N-YHS

THE NEW-YORK HISTORICAL SOCIETY

INDEX

TO THE

AUCTION SALES, CONVEYANCES, LEASES, MORTGAGES, PROJECTED BUILDINGS,

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Index to Vol. XCI of the

Record and Guide

For Manhattan and the Bronx Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

NOS. 2338 to 2363 JANUARY—JUNE, 1913, INCLUSIVE. VOL. XCI.

PREFACE.

The following is the semi-annual Index of Volume XCI of the Record and Guide, containing complete lists of the Auction Sales, Conveyances, Leases, Mortgages and Buildings Projected in Manhattan and Bronx during the first six months of 1913. Those wishing to keep a file of past six months for permanent reference should see that all the numbers are complete and have them bound. Cost of binding, $3.50 per volume. A suitable temporary binder, holding one volume, can be obtained at the office, 115 to 119 West 40th Street; price, one dollar.

The Record and Guide is now published in two sections; Section One containing auction sales and projected buildings, Section Two containing conveyances, mortgages and leases.

The folios on both sections start with page one continuing consecutively up to the end of the volume.

In order that there may be no confusion all auction sales folios are preceded by an asterisk (*) and all projected buildings folios are preceded by a dagger (†). These marks indicate that these folios will be found in Section One, all folios not so marked will be found in Section Two.

THE KEY.

Auction Sales.

The * before any folio indicates an auction sale, which will be found in Section One.

Conveyances

are distinguished by numbers without having signs attached thereto. In many instances there will be found streets, etc., indexed under pages which, on being examined, show at once that they are not in their proper order according to our customary alphabetical and numerical arrangement. A further examination will disclose the fact that while the properties appear more prominently under the other street descriptions, they nevertheless extend to the streets, etc., indicated by the Index, and having a frontage on same have been included in the paging, and it will necessitate a somewhat more thorough search than usual to locate it. The Leases, Mortgages, Auction Sales and Projected Buildings are indexed in a similar manner to the plan followed with the Conveyances.

Leases.

The figures in parenthesis denote that the transaction on the page given is Leasehold, an assignment of lease or a lease running for a short or long term of years. This explanation is made so that subscribers searching for transfers in fee can at once distinguish between the former and the latter without referring to the pages mentioned.

Mortgages.

Figures preceded by capital letters are mortgages, said capital letter indicating the first letter of the name of the mortgagor.

All the mortgages are indexed against the street or avenue in which the property is located, and memoranda added to enable searchers to find the particulars in "The Record and Guide." See "Example."

The streets and avenues are so subdivided that very few references are necessary. All readers of "The Record and Guide" are aware that the mortgages appear weekly in alphabetical and numerical order. This publication of an index against property completes the information which those interested may require.

Projected Buildings.

The † before any folio indicates a Projected Building, which will be found in Section One.

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On pages 17, 261 & 307 conveyances will be found.
On page (121) a lease will be found.
On page W72 mortgages will be found.
On page †738 plans for a new building will be found.

Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

BOROUGH OF MANHATTAN STREETS.

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Allen to Orchard..(190).
Essex to Norfolk..L 69, K 94, 112, 115, (156), S 157, (180).
Norfolk to Suffolk..(133).
Suffolk to Clinton..G 216.
Clinton to Attorney..H 7.
s s, Attorney to Ridge..(215).
s s, Ridge to Pitt..140, W 147, F 169.
n s, Pitt to Willett..198, (203), †372. †905.
n s, Willett to Sheriff..292.
n s, Columbia to Cannon..292, *1251.
n s, Cannon to Lewis..50, (239).
n s, Goerck to Mangin..(68).
s s, Corlears to Monroe..234, G 240.
Great Jones, from Bway to Lafayette..(56), (80), A 181.
Lafayette to Bowery..(105), B 229.
Greene, from Grand to Broome..164, 304, *1100.
Broome to Spring..(190), (263), 294.
Prince to Houston..14, S 20.
Houston to Bleecker..176, *840, *1005.
Bleecker to 3d..234.
Washington pl to 8th..A 264, *1299 *1340.
Greenwich, from Battery pl to Morris..112, H 287, (309).
w s, Morris to Rector..L 44, (55), S 80.
w s, Albany to Cedar..(68).
Liberty to Cortlandt..(227).
Vesey to Barclay..(274), O 275.
Park pl to Murray..L 57.
Warren to Chambers..(168).
Reade to Jay..M 8.
Jay to Harrison..(309).
Beach to Hubert..162, (168), W 169.
Canal to Spring..198.
Vandam to Charlton..L 157, 304.
Leroy to Morton..76, 208.
Morton to Barrow..K 32.
Christopher to 10th..C 275.
10th to Charles..K 240, D 240.
Charles to Perry..234.
11th to Bank..154, P 169.
12th to Jane..(119), F 121, 198, 292.
Horatio to Gansevoort..H 105, V 298.
Grove, from Bedford to Bleecker..J 229.
Bleecker to 4th..(119), O 275, T 298.

Hamilton pl, from 136th to 138th....113, (156), 176, D 181, D 192, 292, D 298, †1017.
141st to 143d..140, *728.
143d to 144th..198.
Hamilton, ns, from Catherine to Market..86, C 94, 140, 208, S 216.
s s, Catherine to Market..(30), 50, 86, (263).
Hamilton ter..234, A 253, (309), H 310.
Hancock..(30), (119), 304, (309).
Harrison, from Hudson to Greenwich....112.
Greenwich to Washington..S 94.
Washington to West..M 121.
Hawthorne (also see 204th)..I 218, †905, †1112.
Henry, from Catherine to Market....38, (68), 76, K 81, 86, (92), R 94, S 94, 140, (190), 282, S 310.
s s, Birmingham to Pike..(119).
n s, Market to Pike..M 192, M 287.
Pike to Rutgers..(43), (133).
Rutgers to Jefferson..J 192.
Jefferson to Clinton..(19), H 32, (43), R 69, 86, L 94, 115, M 253, 268, M 310.
Clinton to Montgomery..268.
Montgomery to Gouverneur..(168), L 229, K 275.
s s, Scammel to Jackson....86, H 94, 208.
Hester, from Essex to Ludlow..2, 38, D 44, J 121, 268.
Orchard to Allen..(92), 208, M 240, 304, *730.
Allen to Eldridge..186, 292.
Eldridge to Forsyth..282, 284.
Forsyth to Chrystie..E 216.
Chrystie to Bowery..(31).
Mulberry to Baxter..(7), L 7, L 8, R 8.
Horatio, n s, from 4th to Hudson..S 157.
s s, 8 av to Hudson..S 157.
Greenwich to Washington..39.
Hospital la..208.

NOTE.—Key explaining the signs used will be found on page 3.

Houston, n s, e of Goerck..W 105, 162.
s s, Mangin to Goerck..*82, 112.
n s, Manhattan to Sheriff..162, *624.
n s, Sheriff to Av C..140, K 147, *520.
n s, Avs C to D..162, (252).
s s, Ridge to Attorney..(252).
s s, Attorney to Clinton..(215).
n s, Avs B to A..B 8, L 11, (180), (228).
s s, Clinton to Suffolk..222, R 229.
n s, Av A to 1 av..112, (227), (228), (252), (309).
s s, Suffolk to Norfolk..(43).
n s, 1 to 2 avs..O 20, (203).
s s, Eldridge to Forsyth..(228), (297).
s s, Forsyth to Chrystie..188.
n s, 2 av to Bowery..C 9.
s s, Chrystie to Bowery..(180), M 181, (190), M 192, (228).
Elizabeth to Mott..(30), (145), L 147, (190).
Mott to Mulberry..14, 112, S 121.
Bway to Mercer..G 193.
Mercer to Greene..(30), 268, 282.
Greene to Wooster..292.
Wooster to W Bway..4, 52, S 56, *674.
W Bway to Thompson..62, P 69.
Thompson to Sullivan..50, 292, *1251.
n s, Hancock to Bedford..304.
n s, Bedford to Varick..(145).
Howard, from Centre to Lafayette..(68), M 147, 222, 292.
s s, Lafayette to Bway..128, G 229.
n s, Lafayette to Crosby..†147.
n s, Crosby to Bway..102, 199, *840.
Hubert, from Hudson to Collister....38, *82.
Greenwich to Washington..162, (168), W 169.
Hudson, from Chambers to Reade..(79).
s s, Worth to Leonard..†205.
Franklin to No Moore..(7), (227).
No Moore to Beach..L 191.
Beach to Hubert..38, *82.
Laight to Vestry..246.
Watts to Broome..*136, 162.
Leroy to Morton..(92), 208.
Morton to Barrow..*1052.
10th to Charles..(133).
Charles to Perry..H 310.
Perry to 11th..(133), W 134, (180).
11th to Bank..(19).
w s, 12th to Jane..304, *892.
Gansevoort to 13th..40.
13th to 9 av..(145).

Irving pl, from 14th to 16th..2.
16th to 18th..198, 259.
Isham..235, 283.

Jackson, w s, from Henry to Madison....(239).
Madison to Monroe..R 240.
Monroe to Cherry..R 121.
Cherry to Water..(227).
Water to Front..S 32.
Front to South..*950.
Jacob..M 147.
Jacobus pl..*893.
James, from Park row to New Bowery..(145), (274).
Madison to Oak..(7), 26, *136, 304.
Batavia to New Chambers..246.
Jane, from Greenwich av to 4th..S 123.
8 av to Hudson..38.
Greenwich to Washington..14, (119), F 121.
Washington to West..(119).
Jaunceys la..76, 87.
Jefferson, from Henry to Madison..(180).
Madison to Monroe..249.
John, from Bway to Nassau..38.
n s, Nassau to Dutch..(263).
s s, Nassau to William....R 147, 200, (203).
William to Gold..(297).
n s, or e s, Gold to Cliff..89.
Jones..38, (92), F 94, F 134, 268.
Jones al..(80).
Jumel pl..B 56, 86, S 94.
Jumel ter..112, 186, W 264, *359, *468.

Kenmare..176, L 192, †580.
King, s s, from Macdougal to Varick..M 169, 260.
n s, Congress to Varick..224, (239).
Knapps la..86, C 94, 101, 153, 199.
Lafayette, from Reade to Duane..H 32.
Franklin to White....76, 112, A 121. (190).
Canal to Howard..(68), (104).
Howard to Grand..†147, 222, 258, 292. †1066.
Grand to Broome..112, N 121, 268, B 275, *840.
w s, Broome to Spring..38, 294, †580.
Spring to Prince..50, H 56.
Houston to Bleecker..224.
Bleecker to Bond..†147.
Gt Jones to 4th....177, (180), 234, A 241, *520, †738, †849, †964.
4th to Astor pl..M 275, 304.

Lafayette pl (also see Lafayette)....177, *520.
Laight, n s, from Hudson to Greenwich..(104), M 105.
Washington to West..H 32.
Lane..152.
Lawrence, n s, from 126th to 127th..M 169.
s s, Morningside av E to Ams av..14, L 20, 28, W 56, 234, D 242, 268, (309), *1052.
Ams av to Old Bway..M 71.
Old Bway to 129th..208, 224.
Leonard, from Hudson to W Bway..(56), 76.
Bway to Lafayette..292, J 298.
Leroy, from Bleecker to Bedford..2, P 44, 176.
Bedford to Hudson..2, D 8, D 9, 14, 162, 268, B 310, *1146.
Hudson to Greenwich..M 94.
Greenwich to Washington..162.
Leroy la..163, M 170.
Lewis, from Grand to Broome..26, G 32, 112, L 121, (156), 292.
Broome to Delancey..100, K 121.
Delancey to Rivington..S 8, 62, S 287.
Rivington to Stanton....K 94, W 94, (168), 268, R 275.
Stanton to Houston..14, 100, 112.
Houston to Bleecker..(92), (274), D 275.
e s, Bleecker to 3d..L 20, 112.
3d to 4th..112, B 121.
Macombs pl..D 12, F 12, 244, W 258.
Madison, s s, from New Chambers to James..(168).
n s, Roosevelt to James..(7), 304.
James to Oliver..(43).
Oliver to Catherine..*1004, *1005.
Catherine to Market..G 32, (215), 258.
Pike to Rutgers..R 8, R 32, R 34, 198, 234, 258.
Rutgers to Jefferson..R 32, A 34, 112, S 114, (180).
Jefferson to Clinton..S 20, 76, 224.
Clinton to Montgomery..26, R 32, W 181.
Montgomery to Gouverneur..L 94, 112, L 121, *412.
Scammel to Jackson..38, 62, 76, 86, M 94, 140, 162, 222, 224, S 229, *250, *573.
Maiden la, from Bway to Nassau..W 8, (19).
Nassau to William..B 32, 38.
s s, William to Pearl..U 44.
Pearl to Water..86, 246, H 253.
Water to Front..246.
Mangin, from Broome to Delancey..176, C 181, 202, *1000.
Delancey to Rivington..258, 268.
Rivington to Stanton..*156, (190).
Stanton to Houston..162, †266.
Manhattan (11th Ward)..K 32, M 94, 112, M 121.
Manhattan, from St Nich av to 125th..62.
125th to Ams av..(7), R 8, 186.
n s, Ams av to Bway..K 56, 162, 165, E 169, F 181.
s s, 124th to Bway..62, W 96, (180), 292.
Marion..140, *572.
Marginal..H 81.
Market, from Henry to Madison..C 157, O 298.
Madison to Monroe..86, C 94, R 94, 112.
Hamilton to Cherry..62, 86, *136, (263)
Cherry to Water....76, (168), A 169, 252, A 298, *1196.
Water to South..176, *730.
Mercer, from Canal to Grand..(286), Z 287.
Broome to Spring..246, C 253, H 277, 292.
Spring to Prince..K 20, 176, 223, 304.
Prince to Houston..(30), 235.
Bleecker to 3d..(30), 128, S 147, B 275, 292, *950.
Washington pl to 8th..G 56, 165, H 277, *1299, *1340.
Minetta..M 70, A 81, 112, A 298.
Minetta la..M 70.
Mitchell pl (also see E 49th)..M 204, 304, *1196.
Monroe, from Catherine to Market....14, (19), 86, C 94, 128, B 134, (215), 258.
Market to Pike..86, C 94, D 287.
s s, Pike to Pelham..I 8, S 105, (239), 268.
n s, Pike to Rutgers..65, C 192, R 229, (263).
Rutgers to Jefferson..G 70, M 94, F 192, (215), 304.
Jefferson to Clinton..208, 246.
Clinton to Montgomery..S 229, M 275, G 275, 304, †529.
Montgomery to Gouverneur..100, 112, B 121, 128.
Scammel to Jackson..152, G 192, (252), 304.
Jackson to Corlears....R 240, 268, *1006.
Corlears to Grand..234, N 240.
Montgomery, from E Bway to Henry....(145), (168).
Monroe to Cherry..234, L 240.
Moore, from Water to Front..J 8.
Morris, from Bway to Trinity pl..294.
Greenwich to Washington..112.
Morton, from Bleecker to Bedford..(79), S 80, 112, G 121.
Bedford to Hudson..14.
Greenwich to Washington..208.
Washington to West..87.
Mott, e s, from Chatham sq to Pell..M 44.
Bayard to Canal..L 56, (133), (263), (274), 282, R 298.
Canal to Hester..(168), (180), (215), 222, 224, L 229, (263).
Hester to Grand..(156), 208, Z 216, Z 240, (286), M 287, *730.
Grand to Broome..26, (43), T 94, D 275, L 287, T 287.
Broome to Spring..(215).
Prince to Houston..14, (30), 38, 86, D 310.
Houston to Bleecker....(19), 26, 50, (55), S 56, 186, 188, F 192, *195, *1052, *1146.
Mott or Stryker la..2, 4.
Mulberry, from Bayard to Canal..D 32, M 32, L 80, M 157, P 157, (239), C 240.
Canal to Hester..(7), R 8, 208.
Hester to Grand..(68).
Grand to Broome..50, (79), 128, 130, 152, 216, Z 253, *840.
Broome to Spring..(190).
Spring to Prince..112, L 275.
Prince to Houston..*1054.
Murray, from Bway to Church..115.
Church to W Bway..(227).
WBway to Greenwich..C 94, 115.

Nassau, from Pine to Cedar..210, E 218.
Maiden la to John..C 134, 186, 200, (203).
John to Fulton..258.
Ann to Beekman..(30), 112, (119), V 147, K 147.
Beekman to Spruce..(215).
New, from Exchange pl to Beaver..(133), H 134, (180), W 248.
New Bowery, from New Chambers to Roosevelt..234, T 275.
e s, James to Oliver..52, C 58, *82.
w s, James to Park row..(168).
New Chambers, from Park row to William..(215), R 240, B 253.
s s, Pearl to New Bowery..234.
Oak to Batavia..62, R 70, *82, 246, P 253, *892.
n e s, Batavia to James..246.
s w s, Batavia to Cherry..89, 128, S 134.
New Church..B 94.
Nichols pl..38, *136.
Norfolk, from Grand to Broome....162, (180), (215), P 216.
Broome to Delancey..(168), †205, K 216, (252), S 253.
Delancey to Rivington..14, (203), S 204, K 287.
Rivington to Stanton..77, W 134.
Stanton to Houston..86, S 181, 258.
North Moore, from Washington to West..(146), C 147.

Oak, n s, from New Chambers to James..26.
s s, Roosevelt to James..(156).
James to Oliver..*136.
Oliver to Catherine..(274).
Old Church la..51, 115.
Old Slip, from Pearl to Water..(297).
Oliver, from Cherry to Water..R 32, (239)
Orchard, from Canal to Hester..50, (104), (190), 208, A 216, 304.
Hester to Grand..(215), C 216, L 287.
Grand to Broome....(168), (203), G 204, 282.
Broome to Delancey..76, 224.
Delancey to Rivington..L 70, B 192.
Rivington to Stanton..(156), 208.
Stanton to Houston..F 169.
Overlook ter..283.

Park pl, from Greenwich to Washington..L 57.
Park ter E..H 70.
Park ter W..R 56.
Pearl, from State to Whitehall..292, V 298, 304.
Whitehall to Broad..140, 165, *1196, *1341.
Broad to Coenties al or sl..2, (168), M 169.
Pine to Maiden la..U 44, (156).
e s, Maiden la to Burling sl..86, 112, *136, 208.
e s, Burling sl to Fulton..112, *136, 258, 268.
w s, John to Fulton..(79).
Fulton to Beekman....86, (168), 200, *728.
w s, Beekman to Ferry..258, 268.
e s, Beekman to Peck sl..112, *136.
e s, Dover to New Chambers....282, *1146.
s s or w s, Rose to Park row..198, B 204.
s s or w s Park row to City Hall pl..(145), S 204.
Lafayette to Bway..(239).
Peck sl, from Pearl to Water..B 264.
Front to South..(168).
Pelham..I 31.
Perry, from Waverly pl to 4th..198, S 216, H 310.
Bleecker to Hudson..112, 282.
Hudson to Greenwich..222.
Greenwich to Washington..112.
Washington to West..S 157, *840.
Pike, from Division to E Bway..H 70.
E Bway to Henry..(133), M 287.
Henry to Madison..162, C 169, 304, K 310.
Madison to Monroe..26, B 70, (263).
Pine, from Bway to Nassau..38, 210, E 218.
Nassau to William..P 275.
Pearl to Water..2.
Water to Front..128, G 134.
Pitt, from Grand to Broome..(55), W 134, H 134, (190), 246, *950.
Broome to Delancey..50, (68), S 169, (227), 258.
Delancey to Rivington..76, 86.
Rivington to Stanton..W 192.
Stanton to Houston..16, (19), 222.
Platt, from Pearl to Gold....162, H 169, *468.
Prince, from Elizabeth to Mott..63, 112, (203).
Lafayette to Crosby..*306.
Crosby to Bway..28.
Bway to Mercer..115.
Mercer to Greene..26, 86.
Greene to Wooster..222, H 298.
W Bway to Thompson..(68), K 70.
Thompson to Sullivan..246.
Sullivan to Macdougal..162.
Prospect pl, from 40th to 41st..C 147, S 170, 176, S 181.

Reade, from Lafayette to Bway..(55).
Bway to Church..86, I 94, 223, 235.
Hudson to Greenwich..76, (79), A 81, 140, I 192, 222.
Greenwich to Washington..L 57, 268.
Rector, from Trinity pl to Greenwich..(215).
Renwick..C 181.
Ridge, from Grand to Broome..2.
Broome to Delancey..W 229, M 253, 304.

NOTE.—Key explaining the signs used will be found on page 3.

Delancey to Rivington....B 94, 198, 304.
Rivington to Stanton..S6, C 24, 202.
Stanton to Houston..283.
Riverside ter..*573.
Rivington, from Bowery to Chrystie ..(286).
Chrystie to Forsyth ..(130), (168).
Eldridge to Allen..S6, C 24, (150).
Allen to Orchard ..L 79, (194), (133), K 134, M 134, K 240, K 253.
Orchard to Ludlow..L 6.
Ludlow to Essex..4, D 121, 152, M 204, F 298.
Norfolk to Suffolk..76, 77, (79), 292, B 310.
Suffolk to Clinton..(79), 100.
Clinton to Attorney..G 70, K 169.
Pitt to Willett ..(14), L 8, M 8, 140, J 229, F 249, J 253.
Willett to Sheriff..S 20, M 20, C 229, G 229, 258, G 275.
Sheriff to Columbia..(252).
Cannon to Lewis ..(92).
Goerck to Mangin..(79), 100, C 105, C 181.
Mangin to Tompkins..86, B 216.
Roosevelt, w s, Park row to Madison.... 294.
e s, New Bowery to New Chambers.. (215).
w s, Madison to New Chambers..234, T 275.
e s, Oak to Batavia..62, R 70, *82.
w s, Oak to Cherry..632.
Rose, n w s, from Frankfort to Duane.. B 8, (252).
s e s, Frankfort to Pearl..(79), †738.
Rutgers pl..208, 246.
Rutgers, from Canal to E Bway..(92).
E Bway to Henry..(92), (190).
Henry to Madison..(104), 128, (133), K 134, 152.
Monroe to Cherry....65, (68), R 94, (252), 304.
Water to South..(92).
Rutherford pl..100, *306.
Ryders al..*306.

St Lukes pl..14, C 229, 268, B 310.
St Marks pl, from 3 to 2 avs..2, (55), 62, 65, (68), W 70, S 94, (133), A 148, B 159, (168), B 183, P 205, *796.
2 to 1 avs..112, V 121, (215).
1 av to Av A..W 94, 129, F 135, (168), (252).
St Nicholas pl..U 81, 140, S 147, 162, 304, 306, †905.
St Nicholas ter..P 216.
Scammel, from Madison to Monroe..H 20, 38.
Sheriff, from Delancey to Rivington....R 32, 100, 222, *1340.
Rivington to Stanton..26, 86, G 147, 258.
Stanton to Houston..140.
Shinbone al..†147.
South, from Broad to Cuylers al..C 20.
Fulton to Peck sl..(309).
Peck sl to Roosevelt..(180).
Roosevelt to Oliver..C 192, S 264.
Market to Rutgers..198.
Clinton to Gouverneur sl...A 121, W 287.
Gouverneur sl to Corlears..*950.
So William, from William to Beaver..282.
Beaver to Broad..(55), B 94.
Spring, from Bowery to Elizabeth..26, B 94, 234, C 241, S 241.
Elizabeth to Mott..(7), (215).
Mott to Mulberry..140.
Mulberry to Lafayette..(180), (239).
Lafayette to Crosby..50, G 192.
Bway to Mercer..306.
Greene to Wooster..86.
Wooster to W Bway..14, 62, *306.
W Bway to Thompson....28, (30), J 275.
Thompson to Sullivan..I 181, P 287.
s s, Sullivan to Clarke..258.
Varick to Hudson..R 157.
Hudson to Greenwich..(297).
Greenwich to Washington..62, 76.
Washington to West..(43), Q 44.
Spruce, from Nassau to William..100.
Stanton, from Bowery to Chrystie..H 20, K 20, 139, F 287.
Chrystie to Forsyth..(19).
Forsyth to Eldridge..*468.
Allen to Orchard..50, K 56, 100, K 105, (156), *195.
Essex to Norfolk..(252), 292, M 298.
Norfolk to Suffolk..292.
Suffolk to Clinton..B 94, W 134, (146).
Clinton to Attorney..(30), 76, G 81, 152, K 157, 162, C 169.
Attorney to Ridge..52, 86, C 94, 140, S 147, 152, 164, 211, 223, F 229, I 241, (286), D 287, M 287, C 298.
Pitt to Willett..14, (156), W 157.
Willett to Sheriff..112, 258.
Sheriff to Columbia..176.
Columbia to Cannon..(263).
Cannon to Lewis..A 44, 234.
Lewis to Goerck..162, 198, 246, *674.
Goerck to Mangin..62, 258.
State, from Whitehall to Pearl....(239), 246, V 253, 292, V 298, 304.
Stewart..236, M 243, S 243, 294.
Stone, from Whitehall to Broad..(20), D 241.
s s, Broad to Coenties al..2.
Strikers or Mott la..2, 4.
Stuyvesant..2, L 8, 14, C 20, C 70, 128, C 134, *136, (180).
Suffolk, from Hester to Grand..S 94, G 216.
Grand to Broome..198, G 204, 222, G 298, (308).
Broome to Delancey..(80), 162, 208, 268.
Delancey to Rivington..50.
Rivington to Stanton..100, M 105, N 241, N 264.
Stanton to Houston..(43), (68), B 70, (104), K 105, H 105, 112, T 121, (215), (239), *250, *306.
Sullivan, from Grand to Watts..R 134.
Broome to Spring..R 32, 86, 100, K 105.
Spring to Prince..R 81, (227), P 287.
Prince to Houston..14, C 105, (239).
Houston to Bleecker..292, *1251.
Bleecker to 3d..258, 260.
Sylvan pl..(19), K 169.

Thames, from Trinity pl to Greenwich.. (30), D 56, B 94.
Theatre al..40, H 45, (92), 112, (119), V 147, K 147, 211.
Thomas, from Bway to Church..(68).
Church to W Bway..B 105.
Thompson, from Canal to Grand..P 105, 128, *468.
Broome to Spring..(7), (30), 102, 152, (190), 198.
Spring to Prince..(43), M 229, 234, C 241.
Prince to Houston..(156), 198, C 201, 211, 222, C 229, (239), C 275, *964.
Houston to Bleecker..(203).
Bleecker to 3d..112, V 121, (168).
3d to 4th..2, 100, 112, 176, E 181, †1209.
Tompkins, from Broome to Delancey..D 157.
Delancey to Rivington..86.
north of Stanton..W 105.
Trinity pl (also see Church), from Morris to Rector..(55), S 80, 294.
Thames to Cedar..(30).
Union sq E, from 14th to 15th..128.
15th to 16th..208, (252), *893, *1100.
Union sq W, from 14th to 15th..*1299.
15th to 16th..T 105, D 105, *195, 258.
16th to 17th..62, (68), V 70, W 81, *468.
University pl, from 8th to 10th..*1052.
10th to 12th..J 8.
12th to 14th..(190), 208, (309).

Van Corlear pl..62, B 216.
Van Nest pl..2, 26.
Vandewater..140, 186, T 192, †1066.
Varick, from Canal to Watts..M 169, 268.
Broome to Dominick..(156).
e s, Downing to Carmine..T 20, 268.
Verdant la..88.
Vesey, from Bway to Church..40, 246.
Church to Greenwich..50, *195.
Greenwich to Washington..(274), O 275.
Washington to West..M 275, (309).
Vestry, from Washington to West..76.
Walker, from W Bway to Church..258.
Church to Bway..261, 294, *1300.
Bway to Lafayette..2, 76, S 81, 152, G 193, 222, 292, 304, S 310.
s s, Centre to Baxter..†849.
Wall, n s, from Bway to Nassau..38.
n s, Nassau to William..77.
s s, Broad to William..208, 249, †632.
s s, Hanover to Pearl..U 8.
Front to South..222, 224, (227).
Warren, from Church to W Bway..(190), 258, 268.
W Bway to Greenwich..234, M 243, 258.
Washington to West..(156), D 157.
Washington, from Battery pl to Morris.. R 32, 112, 246.
Morris to Rector..S 204.
Cortlandt to Dey..234.
Dey to Fulton..S 264.
Vesey to Barclay..L 57.
Barclay to Park pl..P 56, (146).
Park pl, to Murray..(19).
Warren to Chambers..L 57.
Chambers to Reade....L 57, (180), N 241.
Harrison to Franklin..S 94.
No Moore to Hubert..(133).
Vestry to Desbrosses..76.
Desbrosses to Watts..R 241, †424
Watts to Canal..F 121.
Canal to Spring..*786.
Spring to Charlton..L 157, 304.
Leroy to Morton..208.
Christopher to 10th..176, R 192.
10th to Charles..(30), F 32.
Charles to Perry..38.
Perry to 11th..76, *1145.
Bank to Bethune..L 287.
12th to Jane..115, 128.
Jane to Horatio..(119), 222.
Horatio to Gansevoort..14, (180), 198.
Gansevoort to Little W 12th..(252).
Washington sq S..100, †1209.
Washington sq N..(133).
Washington pl, from Mercer to Greene.. *1299, *1340.
Greene to Washington sq..A 264.
Macdougal to 6 av..162, R 169, 211.
s s, 6 av to Barrow..(55), 260.
Water, from Whitehall to Moore....112. *412.
Moore to Broad..J 8, *1196, *1341.
Broad to Coenties sl..112.
Coenties sl to Old sl..(274).
Old sl to Wall..(297).
Pine to Maiden la..76, 246, H 253.
Maiden la to Fletcher..76.
Burling sl to Fulton..C 44, 294.
Fulton to Beekman..(119), V 298.
Beekman to Peck sl..U 94.
Peck sl to Dover..*1147.
Dover to Roosevelt..C 32.
Roosevelt to James sl..C 192, S 263, †632.
Oliver to Catherine sl..R 32, *892.
Catherine sl to Market..208, P 216.
Market to Pike..76, 176, *730.
Pike to Rutgers..198.
Rutgers to Jefferson..(92).
Clinton to Montgomery....222, L 229, *785, †1354.
Montgomery to Gouverneur sl...222. *785.
n s, Gouverneur sl to Scammel..198, †1017.
n s, Scammel to Jackson..76.
Watts, from Wash to West..304.
Waverly pl, from Mercer to Greene....W 147, H 277.
s s, Greene to Wooster, or Washington sq E..86, C 94, 162.
s s, Macdougal to 6 av..R 8, (252).
n s or e s 6 av to Clay..4.
s s or w s 6 av to Christopher..198.
10th to Charles..50, M 56, *82, 198.
West, from Battery pl to Rector..246.
Albany to Liberty..(55).
Dey to Fulton..(19).
Barclay to Murray..(168), 234, S 241, *892.
Murray to Chambers..(156), D 157, S 298.
Harrison to No Moore..(80), C 105, C 121, (146), C 147.
Hubert to Vestry..H 32.
Vestry to Watts..76, 304.
Watts to Canal..115.
Canal to Charlton..(43), Q 44.
Leroy to Barrow..87.
Barrow to 10th..B 20.
10th to Charles..(263).
Charles to Perry..258.
Perry to Bank..(19), G 20.
12th to Horatio..(239), C 310.
White, from W Bway to Church..176, M 230, *810.
Church to Bway..130.
Bway to Lafayette..76, (190), †632.
Centre to Baxter..14, 86.
Whitehall, s e s, from Bway to Stone.. (20).
Bridge to Pearl..165.
n w s, Pearl to State..292, V 298.
s e s Front to South..H 216.
Willett, from Grand to Broome..292.
Delancey to Rivington..50, B 70, L 105, L 169, J 229.
Rivington to Stanton....50, (156), W 157, 186, M 192, J 253.
William, from Maiden la to John..26, B 32, N 32, 258.
John to Fulton..246, C 253.
Ann to Beekman..(190).
Spruce to Frankfort..B 229, (297).
Frankfort to Duane..(252), (263): New Chambers to Pearl..246.
Wooster, from Canal to Grand..(146), S 204.
Grand to Broome..*1005.
Broome to Spring..D 94, (190).
Prince to Houston..4, 52, S 56, 162, B 169, (180), 222, H 298.
Houston to Bleecker..38, 62, (119), 186, 188, B 192, 198, N 204, 304, F 310.
Bleecker to 3d..(274).
3d to 4th..(152), 292, G 298.
Worth, s s, from Bway to Lafayette.... †682.
s s, Centre to Park..306, S 310.
s s, Park to Mulberry..86, C 94.
York..102.

1st, from Av A to 1 av..140, Y 147, (263) (227), (228), (252).
1 to 2 avs..(30), 50, (55), L 56, M 56, (119), 128, 176, 186, 208, 246, C 275, 304, B 310.
2 av to Bowery..(156), 198, (203), 258 (297), N 310, B 311, †964.

2d, from Avs D to C..76, A 81, 140, K 147, 208, W 229, N 287, *520.
Avs C to B..F 20, 100, S 121, (297).
Avs B to A..162, K 216.
Av A to 1 av..Y 20, 114, W 121, A 121, 141, R 169, R 170, 236, 248.
2 av to Bowery..B 32.

3d, e of Goerck..W 105, 162.
from Goerck to Lewis..F 94, F 95, 112, M 287, 304, *412.
s s, Manhattan to Av D..M 32, M 94, 112, M 121.
Avs D to C..(55), (93), W 218, (227), G 253.
Avs C to B..26, 62.
Avs B to A..30.
Av A to 1 av..(104), (239), (297).
1 to 2 avs..40, (168), 176, H 181, 292, (309), S 310.
2 av to Bowery..62, 86, O 94, H 216, I 264.
Bway to Mercer..50, 292, *950.
Wooster to W Bway..(43), I 96, 154, F 169, M 275, 292, G 298.
W Bway to Thompson..100, C 159, 176, C 181, C 182, 198, E 204, †1209.
n s, Thompson to Macdougal..2.
Macdougal to 6 av..102, *468, *892.

4th, east of Av D..*82, 86, 100, V 105.
Avs D to C..14, 16, C 21, (55), (93), I 158, 304.
Avs C to B..162, I 204, A 253, 258.
Avs B to A..39, (69), 86, (119), B 121, L 134.
Av A to 1 av..26, S 32, W 229.
1 to 2 avs..38, G 45, 130, G 135, *359.
2 av to Bowery..P 71, A 95, 112, 152, 162, 198, (228), 258.
Bowery to Bway..(55), R 56, 76, M 81, 177, (180), 234, A 241, *520, †738, †849, †964.
Bway to Greene..N 33.
n s, or e s, Greene to Washington sq E..*785, *892.
s s, W Bway to Thompson..100, †1209.
n s, or e s, 6 av to Barrow..176, 260.
s s or w s, 6 av to Cornelia..T 58.
Charles to Perry..2, 26.
Perry to 11th..(146), F 147.
Bank to 12th..V 81, D 275, H 275.
w s, Horatio to Gansevoort..S 157.

5th, from Lewis to Av D..L 32, 86, S 95, 176, (180), S 298.
Avs D to C..F 95, S 275.
Avs C to B..(19), (120), 128, B 134, (146), *728, †964, †1016.
n s, Avs B to A..(119), (120), (252).
Av A to 1 av..(92), H 171.
1 to 2 avs..H 32, T 70, 140, B 216, R 241, D 241, Z 264, S 310.
2 av to Cooper sq..A 8.

6th, from Lewis to Av D..38, 86, C 94, G 105.
Avs D to C..2, (31), (146), F 192, (263), (274), 292, 304.
Avs C to B..26, A 32, M 33, S 81, P 298
Avs B to A..14, 186, 198, F 204, *412.
Av A to 1 av..S 32, B 81, P 181, B 204, 270, (274), N 277, (297).
1 to 2 avs..R 44, 62, R 72, B 81, 208, R 229, 236, W 243, 271.
2 av to Cooper sq..(7), 26, R 32, F 216, (240).

NOTE.—Key explaining the signs used will be found on page 3.

7th, from Lewis to Av D..86, 100, 101, F 105.
Avs D to C..64, H 71, S 158, (180), P 216, K 287.
Avs C to B..14, 176, R 192, (239), S 298, *728.
Av A to 1 av..38, E 81, R 95.
1 to 2 avs..(19), .(68), H 82, W 95, (146).
2 to Bowery..(31), (80), G 109, 268.

8th, from Lewis to Av D..62, K 181, 304.
Avs D to C..2, G 121, 140, * 157, 162, (227), 270, 282.
Avs C to B..50, S 95, S 134, 186, S 204, U 216, T 229, (239), G 275.
Av A to 1 av..W 94, 129, S 134, F 135, (252).
2 to 3 avs..A 148, P 205.
s s, Bway to Greene..(215), B 216, T 216, *786.
n s, University pl to 5 av..(239).
s s, Greene to 5 av..(30), (309).
n s, 5 to 6 avs..2 A 20, (43), 176, (180), 222, D 229, J 298.
s s, Macdougal to 6 av..(168), 186, (215).

9th, east of Av D..(80), 176, †478.
Avs D to C..11, W 20, M 44, (92), 176, 186, (190), M 216, R 216, W 275, F 275.
Avs C to B..A 8, K 147, 246, 268, (309), M 310, *1052.
Av A to 1 av..S 8, 100, L 264.
1 to 2 avs..W 32, N121, 128, 282.
2 to 3 avs..100, H 105, N 275.
Bway to 5 av..(31), (263), K 310, *572, *840, *1052.
5 to 6 avs..B 5, 77, (80), (92), (93), 129, E 147, 177, E 183, F 183, 222, 258, 271.

10th, s s, from Avs D to C..2, 62, 128, 162, 198.
Avs C to B..(43), G 44, 222, (227).
Avs B to A..100.
Av A to 1 av..(80).
1 to 2 avs..M 32, B 106, S 192, (203).
2 to 3 avs..S 44, R 121, S 121, *136, 268, 282.
3 av to Bway..(43).
Bway to 5 av..50, 62, B 70, G 105, 140, 162, M 277, 282, *1052.
5 to 6 avs..26, A 32, 40, B 229, 246, A 264, 268, E 275, *1006.
6 to Greenwich avs..(157), A 159, (228).
4th to Bleecker..T 275.
Bleecker to Hudson..(133), M 169, S 169.
Washington to West..(30), F 32.

11th, from Dry Dock to Av C..H 20, (146).
Avs C to B..26, L 216, 268.
Avs B to A..(80), (104), D 106.
Av A to 1 av..F 81, 176, 178.
1 to 2 avs..2, (7), A 8, K 81, (92), (120), 176, (180), 186, P 241.
2 to 3 avs..26, 152, 222, G 229, *306.
Bway to 5 av..62, I 70, 222, *950.
5 to 6 avs..4, B 9, (80), (120), S 124, B 169, 246, U 253, 271.
4th to Bleecker..R 20, 222, P 229.
Hudson to Greenwich..50, (133), W 134.
Greenwich to Washington..S 95, 268, W 310.
Washington to West..(19), G 20, *468, *892.

12th, from Dry Dock to Av C..100, 234, 246, (252), H 254, 258, (263), R 265, S 277, H 277, 282, M 287, 304, *1005.
Avs C to B..(156), 162.
Avs B to A..(19), 258, 304.
Av A to 1 av..50, B 147, 162, 176, 178, G 181, (239), (253).
1 to 2 avs..14, C 20, C 70, 128, C 134, (180), K 194, S 216, M 287.
2 to 3 avs..(104), 115, H 123, (133), B 229, 258, 268, A 275, 284.
3 to 4 avs..186, O 192.
4 av to Bway..(43), W 46, P 182, 199, †905.
Bway to 5 av..26, L 32, (55), (80), 115, 222, *468, *840.
5 to 6 avs..26, 130, (190), L 192, 304, H 310.
Greenwich av to 4th..G 157, D 275, H 275.
Hudson to Greenwich..*892.
Greenwich to Washington..140, *468.

13th, from Avs D to C..268.
Avs C to B..2 (68), 292, L 298, *1196.
Avs B to A..50, 140, P 147, (252), (263), (297), 304, *1052.
Av A to 1 av..(43), L 147, W 157, W 181, W 204, (227), (239).
1 to 2 avs..(146), R 157, 162, R 169, 176.
2 to 3 avs..(92), 128, I 264.
3 to 4 avs..50, F 56, *82, (120), (263), B 265.
4 av to Bway..G 193.
Bway to University pl..(20).
University pl to 5 av..S 147, 208, (215), (309).
5 to 6 avs..16, †1209.
6 to 7 avs..208, (228), (297).
7 to Greenwich avs..86, 222, G 253.
Greenwich to 8 avs..234.
8 av to Hudson..112, (145), S 157, 186.
Hudson to Washington..40, (120), S 157.
Washington to West..(180), (191).

14th, s s, from Avs C to B..305.
s s, Avs B to A..(7), 234, 258, *674.
n s, Av A to 1 av..F 275.
n s, 1 to 2 avs..R 32, K 70, 176, M 229, *728.
s s, 1 to 2 avs..(215), (228), (274).
n s, 2 to 3 avs..140, (203), 234, D 298.
s s, 2 to 3 avs..(92), (203), I 264.
n s, 3 to 4 avs..128.
s s, 3 to 4 avs..F 192.
s s, University pl to 5 av..(215).
n s, 5 to 6 avs..(215), (297), *785.
s s, 5 to 6 avs..(69), E 72, M 107.
n s, 6 to 7 avs..S 192, K 265.
s s, 6 to 7 avs..D 20.
n s, 7 to 8 avs..14, K 20, T 32, T 106, (227).
s s, 7 to 8 avs..D 32.
s s, 8 to 9 avs..86, R 95, 128, W 134, (145), †1017.
n s, 9 to 10 avs..(297), †425.
s s, 9 to 10 avs..(31), (297).

15th, n s, from Avs C to B..38, C 44, 258.
n s, Avs B to A..198, B 287.
s s, Avs B to A..†1262.
s s, 1 to 2 avs..62, 186, (191), E 192, 246.
s s, 2 to 3 avs..S 204.
s s, 3 to 4 avs..(43), 304.
s s, 4 to 5 avs..*1299.
s s, 5 to 6 avs..140, P 147, 165.
n s, 6 to 7 avs..N 44.
s s, 6 to 7 avs..(216), K 265, 292.
n s, 7 to 8 avs..222.
s s, 7 to 8 avs..112, 140, 198, M 204, *572.
n s, 8 to 9 avs..100, S 134.
s s, 8 to 9 avs..(156).

16th, n s, Avs C to B..26, S 32, 128, (252), (263).
s s, Avs C to B..208, W 216, S 216, 222, *840.
n s, Avs B to A..268.
s s, Avs B to A..14, *82, (215), S 298.
s s, Av A to 1 av..(146).
n s, 1 to 2 avs..B 20, L 95.
s s, 1 to 2 avs..(31), D 34.
s s, 2 to 3 avs..S 123.
n s, 3 to 4 avs..(189).
s s, 3 to 4 avs..2, (56), K 106.
s s, 4 to 5 avs..T 105, *195, 258, *1100.
n s, 5 to 6 avs..14, L 44, 112, (133), 186, C 192, M 192, (215), 246, S 310, C 310, *412, *785, *786.
s s, 5 to 6 avs..292.
s s, 6 to 7 avs..V 34, H 158, 282, F 287, (309).
n s, 7 to 8 avs..50, B 56.
s s, 7 to 8 avs..B 106, M 121.
n s, 8 to 9 avs..112, B 241.
s s, 8 to 9 avs..K 70, 162, 165.
n s, 9 to 10 avs..100, P 106, P121, (169), 268, I 275.
s s, 10 to 11 avs..†632.

17th, n s, from Av A to 1 av..27, 62, W 287, W 298, *892.
n s, 1 to 2 avs..B 134, P 169, P 181.
s s, 1 to 2 avs..(146).
n s, 2 to 3 avs..62, 65, D 70.
s s, 2 to 3 avs..100, *306.
n s, 3 to 4 avs..(7), B 81, 198.
n s, 5 to 6 avs..26, H 96, H 97, *892.
s s, 5 to 6 avs..B 134, 222, *572.
n s, 6 to 7 avs..W 192.
s s, 6 to 7 avs..(252).
n s, 7 to 8 avs..M 204.
s s, 7 to 8 avs....H 8, (104), N 106, (133), (156), O 287.
n s, 8 to 9 avs..S 264.
s s, 8 to 9 avs..208, *840.
n s, 9 to 10 avs..P 32, B 32, (93), (156), C 194, C 205, L 310.
s s, 9 to 10 avs..234, *1340.

18th, s s, from Avs B to A..76, S 81, H 81, B 81, 86, B 95.
n s, Av A to 1 av..S 32, 268, (274), W 277.
s s, Av A to 1 av..W 169, 186, V 192, C 264.
n s, 1 to 2 avs..268.
s s, 1 to 2 avs..209, D 216.
n s, 2 to 3 avs..(215), (227), 271, L 277.
s s, 2 to 3 avs..162, 234.
n s, 3 to 4 avs..(92), 234.
s s, 3 to 4 avs..234, S 241, 259, 306, *892.
s s, 4 to 5 avs..(19), H 20.
n s, 5 to 6 avs..K 265, 271, (274).
s s, 5 to 6 avs..(68), H 96, H 97, (168), G 194, (203), (274).
n s, 6 to 7 avs..(69), K 265.
s s, 6 to 7 avs..(69).
n s, 7 to 8 avs..(55), 162, D 310.
s s, 8 to 9 avs..2, (121), 128, 222.
n s, 9 to 10 avs..(168), 209, K 275.
s s, 9 to 10 avs..234, Q 241.

19th, n s, from Avs B to A..(168).
s s, Avs B to A..†906.
n s, Av A to 1 av..209, L 216, B 216.
s s, Av A to 1 av..K 57, M 204.
s s, 1 to 2 avs..(93), T 96, S 229.
n s, 2 to 3 avs..14, (43), 62, 86, 140, M 147, 246, S 253, 268, *674.
n s, 3 to 4 avs..162, G 171.
s s, 3 to 4 avs..(168), I 194.
n s, 4 to 5 avs..M 44, 178.
s s, 4 to 5 avs..306, W 311.
n s, 5 to 6 avs..14, L 21, 50, 100, S 106, L 106, (168), (252).
n s, 6 to 7 avs..38, 62, B 204, R 204.
s s, 6 to 7 avs..222.
n s, 7 to 8 avs..K 95.
s s, 7 to 8 avs..26, 76, R 81, *82.
s s, 8 to 9 avs..(252).
n s, 9 to 10 avs..J 95.
s s, 9 to 10 avs..76, J 95, 128, A 288.

20th, s s, from Avs B to A..†147.
s s, Av A to 1 av..209, †964.
n s, 1 to 2 avs..F 134.
n s, 2 to 3 avs..N 158.
s s, 2 to 3 avs..(69), 86, C 94.
s s, 3 to 4 avs..2, M 8.
n s, 4 to 5 avs..(203).
s s, 4 to 5 avs..(55), 64, E 72, (80), B 229.
n s, 5 to 6 avs..140.
s s, 6 to 7 avs..86, S 253.
n s, 7 to 8 avs..B 275, *1052.
s s, 7 to 8 avs..86, (169), 209.
s s, 8 to 9 avs..38, A 44, 176, (286).
n s, 10 to 11 avs..B 95.
s s, 10 to 11 avs..38, M 44.

21st, s s, from 2 to 3 avs..(309).
s s, 3 to 4 avs..E 34, 236.
n s, 4 to 5 avs..112, 209, 211, H 218, L 275, *412.
s s, 4 to 5 avs..(120), T 123, 141, B 192, (203), 208, 211, G 216, 222, *250, *573.
n s, 5 to 6 avs..(69), *136, (286).
s s, 5 to 6 avs..M 8, (55), 140.
s s, 7 to 8 avs..L 192, N 192, D 253.
n s, 8 to 9 avs..14.
s s, 8 to 9 avs..(169), (309).
n s, 9 to 10 avs..100.
s s, 10 to 11 avs..H 81.

22d, n s, east of Av A..B 230.
n s, from Av A to 1 av..38.
n s, 2 to 3 avs..(43), 268.
s s, 2 to 3 avs..162, D 169, 186.
n s, 3 to 4 avs..(120).
s s, 3 to 4 avs..2, 52, 65.
s s, 4 to 5 avs..(31), M 241.
n s, 5 to 6 avs..L 44, 142, (156), 209, P 217, *358.
s s, 5 to 6 avs..162, 176, J 181, 209, (215), G 217, (228), (239), *(286).
n s, 6 to 7 avs..(239).
s s, 6 to 7 avs..2, 128, (133), 152, I 158, I 169.
n s, 7 to 8 avs..B 32, 152, H 158, *414, *1196.
n s, 8 to 9 avs..162.
s s, 8 to 9 avs..(30), S.
n s, 10 to 11 avs..(55).

23d, s s, east of Av A..B 230.
n s, from 1 to 2 avs..(252).
s s, 2 to 3 avs..S 169, (274).
n s, 3 to Lex avs..186, A 192, *950.
n s, Lex to 4 avs..N 8, N 21, (80).
s s, Lex to 4 avs..(104), (120), (146), 259, *892.
s s, 4 to 5 avs..(203), (297).
n s, 5 to 6 avs..(7), 76, F 136.
s s, 5 to 6 avs..142, (156).
n s, 6 to 7 avs..209, (240), C 241, (274).
s s, 6 to 7 avs..(92), M 95, 100.
s s, 7 to 8 avs..D 192, M 204, *964, †1017.
n s, 8 to 9 avs..C 70, 112.
s s, 8 to 9 avs..(203), (274), (309).
n s, 9 to 10 avs..*624.
s s, 9 to 10 avs..26, C 44, W 121, 128.
n s, 10 to 11 avs..M 170, 292, †1112.
s s, 10 to 11 avs..M 95.

24th, n s, from Av A to 1 av..(239).
s s, Av A to 1 av..152, *624.
n s, 1 to 2 avs..K 170.
s s, 1 to 2 avs..(133), W 136.
n s, 2 to 3 avs..186, 268.
s s, 2 to 3 avs..164, (274), A 277, A 288, 292, 294.
n s, 3 to Lex avs..102, †1066.
n s, Lex to 4 avs..D 32, L 121, D 181, 224.
s s, Lex to 4 avs..(191), 223, 235.
n s, 4 to Mad avs..162, C 181.
n s, 5 to 6 avs..2, R 170 (203).
s s, 5 to 6 avs..F 136.
n s, 6 to 7 avs..D 70, 162, 178, S 205, *786.
s s, 6 to 7 avs..(274).
n s, 7 to 8 avs..†632.
s s, 7 to 8 avs..R 241.
n s, 8 to 9 avs..S 134, (228).
s s, 8 to 9 avs..C 70, 112.
n s, 9 to 10 avs..L 229.
s s, 10 to 11 avs..(80).

25th, s s, from 1 to 2 avs..S 183, 198.
n s, 2 to 3 avs..62, H 134.
s s, 2 to 3 avs..198, R 204, O 275, 282, 304.
n s, 3 to Lex avs..F 81.
s s, 3 to Lex avs..K 58, *1100.
n s, Lex to 4 avs..(69), 77.
ss, Lex to 4 avs..164, L 170, B 170, M 171, 209, *359, *412.
n s, 4 to Mad avs..211, (309).
s s, 4 to Mad av..M 96, M 123, *1100.
n s, 5 to 6 avs..38, C 44, S 298.
s s, 5 to 6 avs....E 21, S 121, (203), (228), †1209.
n s, 6 to 7 avs..249.
s s, 6 to 7 avs..A 21, W 81, (191), 209, 268, (274), O 276, K 310, †1066.
n s, 7 to 8 avs..G 8, 186, B 192, *893.
s s, 7 to 8 avs..140, 176, L 192, 198.
n s, 8 to 9 avs..M 9, 162, K 204, 211.
s s, 8 to 9 avs..C 147, †205.
n s, 9 to 10 avs..R 287.
s s, 9 to 10 avs..R 81, M 276.
s s, 10 to 11 avs..102.

26th, n s, from 1 to 2 avs..M 9, (203), (274).
s s, 1 to 2 avs..(56), 162, S 264, 271.
n s, 2 to 3 avs..86, G 253.
s s, 2 to 3 avs..62.
n s, 3 to Lex avs..50, (92), (93).
s s, 3 to Lex avs..14, 222.
s s, Lex to 4 avs..(69), 77, (215).
n s, Mad to 5 avs..2, (146).
n s, 5 to 6 avs..(80), (120).
s s, 5 to 6 avs..(7), 102, (105), E 107, 153, S 158.
n s, 6 to 7 avs..(19), (31), 128, W 192.
s s, 6 to 7 avs..(31), F 34, F 44, 140, 142.
s s, 7 to 8 avs..(191).
n s, 8 to 9 avs..D 82, (156), H 158, (274).
s s, 8 to 9 avs..40, G 46, M 46, *195.
n s, 9 to 10 avs..77, 236, 283.
s s, 9 to 10 avs..128, *195, 234.
n s, 10 to 11 avs..152, †964.
s s, 10 to 11 avs..G 8, 112, M 121.

27th, n s, from 1 to 2 avs..(43).
s s, 2 to 3 avs..26, F 287.
n s, 3 to Lex avs..W 81.
s s, 3 to Lex avs..27, D 72, (157), 292, L 298.
n s, Lex to 4 avs..W 9.
s s, Lex to 4 avs..14, H 22, 113, 140 (215).
n s, 4 to Mad avs..162, L 170, 292.
n s, Mad to 5 avs..T 56.
s s, Mad to 5 avs..2, (146).

NOTE.—Key explaining the signs used will be found on page 3.

n s, 5 to 6 avs..G 21, B 95, (146), (215), (228), N 288, *785.
s s, 5 to 6 avs..K 32, *1340.
n s, 6 to 7 avs..T 32, T 44, T 70, 198.
s s, 6 to 7 avs..G 32, M 32, (69), (203), (252), (286).
n s, 7 to 8 avs..62.
s s, 7 to 8 avs..2, K 8, (104), R 121, C 158, (286).
n s, 8 to 9 avs..R 122, F 134, M 147, S 158, E 264, (286).
s s, 8 to 9 avs..S 70, *168.
s s, 9 to 10 avs..52, 292.
n s, 10 to 11 avs..113, G 122, 246, F 253.

28th, n s, from 1 to 2 avs..200, M 218.
s s, 1 to 2 avs..2.
n s, 2 to 3 avs..N 241.
s s, 2 to 3 avs..*728.
n s, 3 to Lex avs..52, 129.
s s, 3 to Lex avs..B 264.
n s, Lex to 4 avs..89.
s s, Lex to 4 avs..H 218.
n s, 4 to Mad avs..62, F 70, (80), (104), 142, I 149, †1017.
s s, 4 to Mad avs..(120), (146), 259, T 264.
n s, Mad to 5 avs..(252).
s s, Mad to 5 avs..50, (55), T 56.
n s, 5 to 6 avs..50, H 255.
s s, 5 to 6 avs..50.
n s, 6 to 7 avs..E 34, 50, T 70, 186, O 192, 246, †796.
s s, 6 to 7 avs..T 229, 268, R 276, T 287, (286).
n s, 7 to 8 avs..86.
s s, 7 to 8 avs..50, 76, *195, 209, W 217, M 311.
n s, 8 to 9 avs..W 70, (252), 306.
s s, 8 to 9 avs..246, 306.
n s, 9 to 10 avs..234.
n s, 10 to 11 avs..(297), †319.
s s, 10 to 11 avs..65, 249.

29th, ns, east of 1 av..*136, 152.
s s, from 1 to 2 avs..222.
s s, 2 to 3 avs..87, (180), 209, H 218, (286), †1354.
n s, 3 to Lex avs..2, W 81.
n s, Lex to 4 avs..L 57, T 181, 224, †205, *730.
n s, 4 to Mad avs..(31), R 230, R 231, 304, W 310.
s s, 4 to Mad avs..(43).
s s, Mad to 5 avs..292, *730.
n s, 5 to 6 avs..(7), F 58, †682.
s s, 5 to 6 avs..(19), (202), (80), C 82, *250.
n s, 6 to 7 avs..16, (80), (228).
s s, 6 to 7 avs..50, 52, N 57, 62, 186, O 192, †738.
s s, 7 to 8 avs..(69), (80), W 82.
n s, 8 to 9 avs..2, 162, P 170.
s s, 8 to 9 avs..306.
s s, 9 to 10 avs..(121).
n s, 10 to 11 avs..87, 113, M 219.
s s, 10 to 11 avs..H 57, (93), 306.
s s, west of 11 av..65, 306.

30th, s s, east of 1 av..*136.
n s, from 1 to 2 avs..2, L 44, 164, K 171, 248.
s s, 1 to 2 avs..H 44.
n s, 2 to 3 avs..C 21.
n s, 3 to Lex avs..(120).
s s, 3 to Lex avs..M 276.
n s, Lex to 4 avs..C 44, M 158.
s s, 4 to Mad avs..129, K 135, 162, S 170, 294, 304, W 310.
n s, Mad to 5 avs..*892.
s s, Mad to 5 avs..(7), (43), H 148.
n s, 5 to 6 avs..(93), J 158.
s s, 5 to 6 avs..H 16, 52, M 57.
n s, 6 to 7 avs..140, 178, F 181, 236, K 241, M 243, S 243.
s s, 6 to 7 avs..(56).
n s, 7 to 8 avs..76, 77, F 122, F 192, *674.
s s, 7 to 8 avs..(7).
n s, 8 to 9 avs..87.
s s, 8 to 9 avs..26.
n s, 10 to 11 avs..2, (7).
s s, west of 11 av..2, (7), 306.

31st, n s, from 1 to 2 avs..V 181, V 192.
s s, 1 to 2 avs..77.
n s, 2 to 3 avs..K 287.
s s, 2 to 3 avs..113, E 122, C 147, 234 (240), M 243, 246.
s s, 3 to Lex avs..(31), S 32.
n s, 4 to Mad avs..77, W 82, *195.
s s, Mad to 5 avs..14, 16, N 21, (43), 176, 198.
n s, 5 to 6 avs..102, F 106, 113, 209, (215).
s s, 5 to 6 avs..S 57, 62, S 70, R 81, (180), (191), (215), 246, 306, (309), G 311.
n s, 6 to 7 avs..C 70.
s s, 6 to 7 avs..(19), M 97, 140, 153, 224, M 231, A 231, S 231, 271.
s s, 7 to 8 avs..140, K 149, 198, W 204, †964.
s s, 8 to 9 avs..178.
n s, 9 to 10 avs..S 170, 211.
s s, 9 to 10 avs..140, 282, C 287.

32d, s s, from 1 to 2 avs..14, 16, (191), 304, F 310.
n s, 2 to 3 avs..186, M 192, *674.
s s, 2 to 3 avs..140.
n s, 3 to Lex avs..50, (69).
s s, Lex to 4 avs..R 217.
n s, 4 to Mad avs..B 229.
s s, 4 to Mad avs..(93), P 95, (104), *195, (239).
s s, Mad to 5 avs..(31).
n s, 5 to 6 avs..(104), 113, A 122, (215), (239), N 288, *785.
s s, 5 to 6 avs..(120), M 253, M 287, M 310, †632.
n s, 6 to 7 avs..38, 40.
s s, 6 to 7 avs..C 70, H 82, (120), (191), (216).
s s, 10 to 11 avs..16.

33d, s s, from 1 to 2 avs..(7), 50, D 57.
n s, 2 to 3 avs..M 204.
s s, 2 to 3 avs..100.
n s, 3 to Lex avs..I 253, 304, C 310.
s s, 3 to Lex avs..26, G 204, J 204, S 277.
n s, Lex to 4 avs..G 70.
n s, 4 to Mad avs..M 229, 260, 282, 284, T 287, (297), †632, †1310.
n s, Mad to 5 avs..(119), 38, (146).
s s, Mad to 5 avs..(93).
n s, 5 to 6 avs..(215), *785.
s s, 5 to 6 avs..W 9, 38, (120), (133), *136, (215), 222, 261, 304.
n s, 6 to 7 avs..R 8, S 192, 234.
s s, 6 to 7 avs..38, 40.
n s, 7 to 8 avs..62.
s s, 9 to 10 avs..(43), M 44, 128, M 134, 140, G 147, M 287, (297), (309).
n s, 10 to 11 avs..W 122, 162, D 170.

34th, n s, east of 1 av..246, (274).
n s, from 1 to 2 avs..(191).
n s, 2 to 3 avs..222.
s s, 2 to 3 avs..162, B 170, B 310.
n s, 3 to Lex avs..(69).
n s, Lex to Park avs..(55).
n s, Park to Mad avs..(43).
s s, Park to Mad avs..(55), M 229.
s s, Mad to 5 avs..(69).
n s, 5 to 6 avs..(19).
s s, 5 to 6 avs..V 44, (156), (168), (309).
n s, 6 to 7 avs..88, (274).
s s, 6 to 7 avs..65, C 70, K 70, (93), O 97, S 192, 259.
n s, 8 to 9 avs..E 170, H 217.
s s, 8 to 9 avs..D 95.
n s, 9 to 10 avs..Y 32, 162, 209, Y 217, 283, T 288, 292.
s s, 9 to 10 avs..(263).
s s, 10 to 11 avs..89, W 122.
s s, west of 11 av..87, 102, 176.

35th, n s, from 2 to 3 avs..(43), M 45, 50, M 57, *82.
s s, 3 to Lex avs..14, P 229.
n s, Lex to Park avs..H 8, (80).
n s, 5 to 6 avs..38, (43), T 147, (156), T 158, 162, M 170, H 170, (191), 282, (297), *674, †964, †1310.
s s, 5 to 6 avs..V 44.
n s, 6 to 7 avs..62, M 253, †372.
s s, 6 to 7 avs..D 96.
n s, 7 to 8 avs..26, 50, F 134, F 147, *306.
s s, 7 to 8 avs..(20), (69), M 72, (80).
n s, 8 to 9 avs..304.
s s, 8 to 9 avs..(31), 62, (133), O 136, R 136, H 217.
n s, 9 to 10 avs..S 70, 259, R 264.
s s, 9 to 10 avs..*674, *785.
s s, 10 to 11 avs..209, D 217.
n s, west of 11 av..186, N 192.
s s, west of 11 av..186, N 192.

36th, n s, east of 1 av..(146).
n s, from 2 to 3 avs..S 170.
n s, 3 to Lex avs..S 170, R 253.
n s, Lex to Park avs..304.
s s, Lex to Park avs..M 204.
n s, Mad to 5 avs..H 106.
n s, 5 to 6 avs..C 21, T 21, 115, (133), 211.
s s, 5 to 6 avs..W 32, (180), 292.
n s, 6 to 7 avs..(203), †1017.
s s, 6 to 7 avs..62.
s s, 7 to 8 avs..26, H 44, F 147.
n s, 8 to 9 avs..(120), 234.
n s, 9 to 10 avs..26, 62, (156), 176, D 181.
s s, 9 to 10 avs..128, G 287.
n s, 10 to 11 avs..†424.
s s, 10 to 11 avs..(287).
n s, west of 11 av..186, N 192.
s s, west of 11 av..102, 186, N 192.

37th, s s, east of 1 av..(146), †964.
n s, from 1 to 2 avs..B 8.
s s, 1 to 2 avs..M 95.
n s, 2 to 3 avs..292, 294.
s s, 2 to 3 avs..G 147, S 170.
n s, 3 to Lex avs..38, F 241, 306.
s s, 3 to Lex avs..153, M 158, 294.
n s, Lex to Park avs..O 70.
s s, Lex to Park avs..234, J 253, F 310.
n s, Mad to 5 avs..(120).
s s, Mad to 5 avs..(31), H 106.
s s, 5 to 6 avs..113, 128, 162, I 170, 282, 284.
n s, 6 to 7 avs..(120), (180), †738, †1017.
s s, 6 to 7 avs..50.
n s, 7 to 8 avs..M 57, L 95.
s s, 7 to 8 avs..S 287.
s s, 8 to 9 avs..292, *1100.
n s, 9 to 10 avs..K 192.
s s, 9 to 10 avs..B 94, (309), W 311.
n s, 10 to 11 avs..292.
s s, 10 to 11 avs..W 8, 100.
n s, west of 11 av..(121), (133), M 171, (216), M 219.

38th, s s, east of 1 av..138.
n s, from 1 to 2 avs..100, M 106, S 170, 186, 236.
s s, 1 to 2 avs..*82, 128, 198, *840.
n s, Lex to Park avs..89, 162.
n s, Mad to 5 avs..(120), C 181.
n s, 5 to 6 avs..14, S 44, 65, 113, 115, B 129, B 132, (133), 140, F 147, C 170, B 217, †318, †372.
s s, 5 to 6 avs..W 21, 50, 113, 115, H 122, (146), B 158, (180), 292, S 298, S 299, 304.
n s, 6 to 7 avs..115, (263).
s s, 6 to 7 avs..(80), 115, (180).
n s, 7 to 8 avs..S 170, 209, H 217, R 310, *1341.
s s, 7 to 8 avs..S 192.
s s, 8 to 9 avs..L 136, 179, H 264.
n s, 9 to 10 avs..O 136, E 136.
s s, 9 to 10 avs..282.

39th, n s, from 1 to 2 avs..186, 209, H 217, 304, *650.
s s, 1 to 2 avs..140, (228), (252).
n s, 2 to 3 avs..62.
s s, 2 to 3 avs..113, 128, 209, 222, †1112.
s s, 3 to Lex avs..S 264, †795.
n s, Lex to Park avs..186, M 192, *572.
s s, Mad to 5 avs..(146), 165, K 170, C 181.
n s, 5 to 6 avs..G 106, 128, G 134, B 217, B 310, S 310, †372.
s s, 5 to 6 avs..S 70, 113, 115, B 123, (133), (275), †318.
s s, 6 to 7 avs..115, B 149, (203), (215).
n s, 7 to 8 avs..C 70, A 106.
s s, 7 to 8 avs..(69), N 117, 152, B 170, H 264.
n s, 8 to 9 avs..77, (120).
s s, 8 to 9 avs..(31), P 32, M 70, 234.
n s, 9 to 10 avs..140, F 147.
n s, 10 to 11 avs..176, U 181, †682, †738.

40th, ns, from 1 to 2 avs..C 147, 152, S 170, 176, S 181, K 204.
n s, 2 to 3 avs..62, 63, J 70, *82 (297).
s s, 2 to 3 avs..62, 63, *82, 128, H 134 (146).
n s, 3 to Lex avs..270.
n s, Lex to Park avs..211.
s s, Lex to Park avs..64, H 71.
n s, Mad to 5 avs..I 122.
s s, Mad to 5 avs..14, S 21, 87.
s s, 5 to 6 avs..162, E 170, B 217, C 217, N 310.
n s, 6 to 7 avs..D 241.
s s, 6 to 7 avs..152, M 158, S 170, 246, B 253.
n s, 7 to 8 avs..63, K 70, L 241.
s s, 7 to 8 avs..(169), H 253.
n s, 8 to 9 avs..113, S 122, (146).
s s, 8 to 9 avs..63, C 70, (93), (240), E 253, (275), V 278.
n s, 9 to 10 avs..L 21.
s s, 9 to 10 avs..113, C 241.
n s, 10 to 11 avs..*1146.
s s, 10 to 11 avs..128, 304.
s s, west of 11 av..(133), †529.

41st, n s, from 1 to 2 avs..163, E 217.
s s, 1 to 2 avs..C 147, 234, 292.
n s, 3 to Lex avs..88, (93), D 96, 130, (168), L 264.
s s, Lex to Park avs..(146).
n s, Mad to 5 avs..N 81, 162, (286).
s s, Mad to 5 avs..C 107.
n s, 6 to 7 avs..38.
s s, 6 to 7 avs..(105), (180), D 204, (240), (263), F 265, (297).
n s, 7 to 8 avs..176, B 181, 186.
s s, 7 to 8 avs..L 134.
n s, 8 to 9 avs..(56).
s s, 8 to 9 avs..186, (203), †424.
s s, 9 to 10 avs..S 95, P 147, U 147.

42d, s s, from 1 to 2 avs..100, N 106, 152, L 310.
n s, 3 to Lex avs..(43), (93), (239), (240), F 242, (286), (297).
s s, 3 to Lex avs..(93), (228), †682.
n s, Mad to 5 avs..261.
s s, Mad to 5 avs..(69), (157), (274), †738, †1017.
n s, 5 to 6 avs..(146), S 147, (156), (191), (215), (216), A 218, *785.
n s, 6 to 7 avs..(31), 87, 140, O 147, Y 217, (228), (274), 292, G 299.
s s, 6 to 7 avs..(31), L 32, (252).
n s, 7 to 8 avs..O 21, 38, O 44, (120), (156), (169), M 181, (252), O 310.
s s, 7 to 8 avs..(93), †93, D 106.
n s, 9 to 10 avs..†964.
s s, 9 to 10 avs..246, 249, (253).
n s, 10 to 11 avs..(93), M 97, 304.
s s, 10 to 11 avs..152.
n s, west of 11 av..A 204.
indef..(168).

43d, ns, from 1 to 2 avs..*1340.
s s, 1 to 2 avs..260.
n s, 2 to 3 avs..M 21, (93), B 96.
s s, 2 to 3 avs..140, (146), W 149.
n s, 3 to Lex avs..M 181.
s s, 3 to Lex avs..W 171, (286).
s s, 5 to 6 avs..(146), S 147, (263).
n s, 6 to 7 avs..K 70, (309), *1196.
s s, 6 to 7 avs..(31), M 32, 140, O 147, 163, J 170, (240), O 242, O 255, O 277, 292, E 299 F 299.
n s, 7 to 8 avs..(121), (253).
s s, 7 to 8 avs..38, O 44, B 219.
s s, 8 to 9 avs..(56), (146), B 147.
n s, 9 to 10 avs..M 21, H 134.
s s, 9 to 10 avs..76.
n s, 10 to 11 avs..209, (215).

44th, ns, from 1 to 2 avs..113, 209, K 241.
s s, 1 to 2 avs..D 264.
n s, 2 to 3 avs..176, (203).
s s, 2 to 3 avs..G 58, (69).
n s, 3 to Lex avs..76, W 81.
s s, 3 to Lex avs..292.
n s, Park to Mad avs..D 45, (263).
n s, Mad to 5 avs..265.
s s, Mad to 5 avs..222.
n s, 5 to 6 avs..H 21, N 21, C 276, S 310.
n s, 6 to 7 avs..E 44, E 95.
s s, 8 to 9 avs..87, B 95, 249.
n s, 9 to 10 avs..76, B 81.
s s, 9 to 10 avs..(20), R 44, (55), (93), 100, R 106, 128, †848.
n s, 10 to 11 avs..(7), S 9, 113, *412.
s s, 10 to 11 avs..14, 163, F 170, 209, H 217, (274), M 287.

45th, n s, from 1 to 2 avs..176.
s s, 2 to 3 avs..50, M 57, 63, E 70, *82, N 147, P 217, 248.
n s, 3 to Lex avs..C 253, 305.
s s, 3 to Lex avs..A 22, 26, (104), M 253.
n s, Mad to 5 avs..C 158, 186, 211, †1157.
s s, Mad to 5 avs..(181).
n s, 5 to 6 avs..28, K 57, K 95, 140.
s s, 5 to 6 avs..2, B 8, H 21, F 170, F 181, (263).
n s, 6 to 7 avs..(55), (69), H 122, H 134, †1310.
s s, 6 to 7 avs..14, *32, E 95, 113, (120), O 122, *195, 224.
n s, 9 to 10 avs..87.
s s, 9 to 10 avs..16, 26, P 32, F 204, (239).
s s, 10 to 11 avs..63, Z 70, 305, W 310.

46th, n s, east of 1 av..(180).
n s, 1 to 2 avs..188, 209, D 217, 259.

NOTE.—Key explaining the signs used will be found on page 3.

s s, 1 to 2 avs..178, 268.
n s, 2 to 3 avs..268, *1052.
s s, 2 to 3 avs..63, H 70.
n s, 3 to Lex avs..R 41.
s s, 3 to Lex avs., B 158, M 192.
s s, Mad to 5 avs..392, (169), (191), (215), J 217.
n s, 5 to 6 avs..(69), (180), 246, 248, 249, S 253, F 255, 268, (274), Q 276.
s s, 5 to 6 avs..50, 52, (55), T 57, S 70, 128, (133), 140, S 170, (252), (263).
s s, 6 to 7 avs..(43), L 181, (252).
n s, 7 to 8 avs..142, 165.
s s, 7 to 8 avs..B 106, G 171, W 183, (252).
s s, 8 to 9 avs..165.
n s, 9 to 10 avs..292.
s s, 9 to 10 avs..(80).
n s, 10 to 11 avs..(31), H 32, D 57.

47th st, ns, east of 1 av..113, S 147, 259.
s s, east of 1 av..(180).
n s, from 1 to 2 avs..(120).
s s, 1 to 2 avs..50.
s s, 2 to 3 avs..260.
n s, 3 to Lex avs..234, L 241, *520.
n s, Mad to 5 avs..M 8, M 21, 246, T 253, 294, †682.
n s, 5 to 6 avs..100.
s s, 5 to 6 avs..(19), 198, G 205, (215), 282.
n s, 6 to 7 avs..163, 186, J 192, S 192, S 217, (286), *359.
s s, 6 to 7 avs..*1251.
n s, 7 to 8 avs..(43), S 45, (56), †93, (104), (120).
s s, 7 to 8 avs....176, (239).
n s, 8 to 9 avs..(215), B 229.
s s, 8 to 9 avs..(7), C 8, Z 44, L 170.
n s, 9 to 10 avs..(156), 176, K 181.
s s, 9 to 10 avs..26, 38, 50.
n s, 10 to 11 avs..76, (80), R 81, H 299.
s s, 10 to 11 av ..76, 234, 294.
n s, west of 11 av..63, B 70, T 81, †205 (298).
s s, west of 11 av..F 182.

48th, n s, east of 1 av..259.
s s, east of 1 av..4, 259, 282, O 287.
n s, from 1 to 2 avs..163, 209, D 276.
s s, 1 to 2 avs..14, (120), S 217, *1341.
n s, 2 to 3 avs..14, C 21, 163, L 170, 222, J 299, *358.
n s, Mad to 5 avs..50, K 57, 77, P 134.
s s, Mad to 5 avs..R 205, 268, (274), H 276.
n s, 5 to 6 avs..(31), 40, (80).
s s, 5 to 6 avs..W 21, 26, Q 32, (93), 100, (133), C 134.
n s, 6 to 7 avs..26, H 32, (168), (180), 211, E 218, (228), †424.
s s, 6 to 7 avs..S 149, (156), O 182, C 182, 186, 224, 246, (252), *572.
n s, 7 to 8 avs..40, O 217, O 229, (240), M 288.
s s, 7 to 8 avs..14, (43), (56), F 192, †682.
n s, 8 to 9 avs..26, V 299.
s s, 8 to 9 avs..(215).
n s, 9 to 10 avs..(69), M 72, 305.
s s, 9 to 10 avs..113.
n s, 10 to 11 avs..209, †319.
s s, 10 to 11 avs..(169), N 170, 268, K 276.
n s, west of 11 av..38, 76, F 81, †632.

49th, s s, east of 1 av..†580.
n s, from 1 to 2 avs..(157).
s s, 1 to 2 avs..50, P 81, M 241.
n s, 2 to 3 avs..B 287.
s s, 2 to 3 avs..282.
n s, 3 to Lex avs..38, S 44, 50, U 57, 113.
s s, 3 to Lex avs..M 8, M 32, 224.
n s, Park to Mad avs..C 8, W 287, C 287.
n s, Mad to 5 avs..A 32.
s s, Mad to 5 avs..G 106.
n s, 5 to 6 avs..(146), (228), P 229.
n s, 6 to 7 avs..M 287, S 287.
s s, 6 to 7 avs..100, 101, 209.
n s, 7 to 8 avs..(31), F 32.
s s, 7 to 8 avs..(133).
n s, 9 to 10 avs..R 22, 186.
s s, 9 to 10 avs..K 219.
n s, 10 to 11 avs..259, H 264.
s s, 10 to 11 avs..222.
n s, west of 11 av..88, 89.

50th, ns, east of 1 av..282, 284, V 287.
s s, east of 1 av..140.
n s, from 1 to 2 avs..F 8, 128, 209, 246, M 253.
n s, 2 to 3 avs..128, G 253, C 299.
s s, 2 to 3 avs..M 122.
n s, 3 to Lex avs..236, V 242, 248, *573.
s s, 3 to Lex avs..26.
n s, Lex to Park avs..(297).
n s, 5 to 6 avs..(93).
s s, 6 to 7 avs..4.
n s, 7 to 8 avs..(93), S 96, (228), 249, (263).
s s, 7 to 8 avs..211.
n s, 8 to 9 avs..V 21, 113, 186, V 192, K 287.
n s, 9 to 10 avs..26, 28, M 32, (253), B 300.
s s, 9 to 10 avs..(93), (168), M 170.
n s, 10 to 11 avs..113, 128, H 229.
s s, 10 to 11 avs..(215), 305, *1251.
n s, west of 11 av..(93).
s s, west of 11 avs..(121).

51st, n s, east of 1 av..R 21, 292.
s s, east of 1 av..*1299.
n s, from 1 to 2 avs..G 57, (240).
s s, 1 to 2 avs..(133), 282, G 287.
n s, 2 to 3 avs..76, (168).
s s, 2 to 3 avs..1, R 57 (297).
s s, 3 to Lex avs..210, 211, H 218, V 218, H 230, V 230, 236, V 242, 248, K 311, *572, *573.
s s Lex to Park avs..113, K 122.
n s, Park to Mad avs..H 95
s s, Park to Mad avs..(69), L 182.
n s, 5 to 6 avs..14, T 21, T 310.
s s, 5 to 6 avs..(93).
n s, 6 to 7 avs..162
n s, 7 to 8 avs..B 21, 100, W 123, (133), S 158, (168), (240).
s s, 7 to 8 avs..B 70.
n s, 8 to 9 avs..R 21, 26, L 32, 76, P 182, R 264.
s s, 8 to 9 avs..186, 209, W 217, 259.
s s, 9 to 10 avs..152, R 299, *1300.
n s, 10 to 11 avs..236.
s s, 10 to 11 avs..38, 39, H 44, (69), M 72, E 182.
n s, west of 11 av..163, †478.
s s, west of 11 av..(93), (169).

52d, n s, east of 1 av..A 57, F 95, 209, F 217.
n s, from 1 to 2 avs..(228).
n s, 2 to 3 avs..(133), 186, *785.
s s, 2 to 3 avs..H 22, 87, E 95.
n s, Lex to Park avs..B 287.
s s, Lex to Park avs..R 276, †372, †632.
n s, Park to Mad avs..J 32, L 106, D 158.
n s, Mad to 5 avs..(180)
s s, Mad to 5 avs..115, K 122.
n s, 5 to 6 avs..B 95, (146), S 192.
s s, 5 to 6 avs..26.
n s, 6 to 7 avs..R 241.
s s, 6 to 7 avs..M 217.
n s, 7 to 8 avs..50, K 170, (191), *730.
s s, 7 to 8 avs..C 32, W 123, (133), (168), *195, (228), 292, *1005.
n s, 8 to 9 avs..26, 51, 87, 236, C 300, 305.
s s, 9 to 10 avs..(121), H 124, 259.
n s, 10 to 11 avs..176, G 182.
s s, 10 to 11 avs..26, F 217.
s s, west of 11 avs..163, R 299.

53d, n s, from Av A to 1 av..W 134.
n s, 1 to 2 avs..(20).
n s, 2 to 3 avs..282.
s s, 2 to 3 avs..N 95, 292, *1145.
n s, 3 to Lex avs..249, G 253.
s s, 3 to Lex avs..(7), 14, N 21, H 22, 305, †905.
n s, Lex to Park avs..14, O 44, 76, 152, O 170, A 182, †424, †849.
s s, Park to Mad avs..F 22, 113, *136.
n s, Mad to 5 avs..†1112.
s s, Mad to 5 avs..E 32
n s, 5 to 6 avs..87, G 95, B 183, 292.
s s, 5 to 6 avs..16, 130, D 136, 305, †1112.
n s, 6 to 7 avs..(146), M 147, D 158.
s s, 6 to 7 avs..E 287, 292, 293, E 299, †372.
n s, 7 to 8 avs..I 194.
n s, 8 to 9 avs..T 45, 222, G 229, G 276, 306.
n s, 9 to 10 avs..163, G 170, 224, (253), M 287.
s s, 9 to 10 avs..(180).
n s, 10 to 11 avs..154, B 159.

54th, ss, from Av A to 1 av..W 134.
n s, 1 to 2 avs..T 95, 222, 259, T 310.
s s, 1 to 2 avs..(31).
n s, 3 to Lex avs..87, 152, R 170.
s s, 3 to Lex avs..F 21.
n s, Lex to Park avs..G 21, H 170, 177.
s s, Lex to Park avs..B 253, M 253.
n s, Park to Mad avs..268, B 276.
n s, 5 to 6 avs..U 46, B 70, 165.
s s, 5 to 6 avs..211.
s s, 6 to 7 avs..C 229.
n s, 7 to 8 avs..51, S 57, (133), E 170, (239).
n s, 8 to 9 avs..K 45, 246.
s s, 8 to 9 avs..T 45, 222, G 229, G 276.
n s, 9 to 10 avs..268, M 276.
s s, 9 to 10 avs..40, W 45, 152, 154, D 158, 259.
n s, 10 to 11 avs..(240).
s s, 10 to 11 avs..154, B 159, (275).
indef..†906.

55th, n s, east of Av A..141, 153.
n s, from 1 to 2 avs..O 241.
n s, 2 to 3 avs..259, 261, A 264.
s s, 2 to 3 avs..F 45.
n s, 3 to Lex avs..76.
s s, 3 to Lex avs..39, (239).
n s, Lex to Park avs..G 230.
s s, Park to Mad avs..H 122.
n s, Mad to 5 avs..163.
s s, Mad to 5 avs..M 70, M 106, †1209.
n s, 5 to 6 avs..2, U 204, T 264.
s s, 5 to 6 avs..40, U 46.
n s, 6 to 7 avs..77, 140, 178.
s s, 6 to 7 avs..2, B 8, 63, H 70, †1310.
n s, 7 to 8 avs..2, A 264, 293, (297).
s s, 7 to 8 avs..186, 222, B 299.
n s, 8 to 9 avs..O 122.
s s, 8 to 9 avs..C 265.
n s, 9 to 10 avs..87, H 95, †206, H 254, †372.
n s, west of 11 av..†1112.

56th, n s, from Av A to 1 av..(191)
n s, 1 to 2 avs..W 134, B 147, W 147, W 158.
s s, 1 to 2 avs..R 147, 154.
n s, 2 to 3 avs..D 96, 100, 140, 222, 293.
s s, 3 to Lex avs..N 148.
n s, Park to Mad avs..129, L 218, A 229
s s, Park to Mad avs..R 204.
n s, Mad to 5 avs..R 21.
s s, Mad to 5 avs..D 32, (55), S 106.
s s, 5 to 6 avs..(93), 176, K 254.
n s, 6 to 7 avs..F 81, 129, 234.
s s, 6 to 7 avs..178.
n s, 7 to 8 avs..*572.
s s, 7 to 8 avs..51, M 57, (309)
n s, 9 to 10 avs..2, R 8, K 33, 246
s s, 9 to 10 avs..(80), M 82, S 312.
n s, 10 to 11 avs..176, H 182, H 192.
n s, west of 11 av..†93, †478.
s s, west of 11 av..†1112.

57th, n s, from Av A to 1 av..S 229, 246.
n s, 1 to 2 avs..D 34, F 147, S 170, 234, 246.
s s, 1 to 2 avs..H 229.
n s, 2 to 3 avs..N 147.
s s, 2 to 3 avs..51.
s s, 3 to Lex avs..A 241.
s s, Lex to Park avs..(55), O 57, 63, A 70, 163, B 171, 198, (228).
n s, Park to Mad avs..209.
s s, Park to Mad avs..L 218.
n s, Mad to 5 avs..A 204.
s s, Mad to 5 avs..(133), 163.
n s, 5 to 6 avs..C 264.
s s, 5 to 6 avs..40, S 46, M 217, 222
n s, 6 to 7 avs..113, F 122, (286), †529.
s s, 6 to 7 avs..V 33, (43), L 45, (93).
n s, 7 to 8 avs..(93), (105).
n s, 8 to 9 avs..113, C 124, (191).
s s, 8 to 9 avs..186.
n s, 9 to 10 avs..14.
n s, 10 to 11 avs..R 21, V 192, 247, C 299, *1052.
s s, 10 to 11 avs..(168), 176, H 182, H 192, †796.
n s, west of 11 avs..(31), (274).
s s, west of 11 av..(31), W 288.

58th, n s, from Av A to 1 av..247, 259.
s s, Av A to 1 av..268
n s, 1 to 2 avs..51, M 204.
n s, 2 to 3 avs..H 22, (104), G 158.
s s, 2 to 3 avs..C 229.
n s, 3 to Lex avs..87, 176.
n s, Lex to Park avs..(157), E 158.
s s, Park to Mad avs..186, S 192, †849.
s s, Mad to 5 avs..129, 130, P 134, P 147.
n s, 5 to 6 avs..L 70, 209, 293.
n s, 6 to 7 avs..(43), C 204.
s s, 6 to 7 avs..260, 261.
s s, 7 to 8 avs..P 58, P 265.
n s, 8 to 9 avs..113, H 122, 222, 224, 247, H 254.
s s, 8 to 9 avs..39, (104).
n s, 9 to 10 avs..65.
s s, 9 to 10 avs..N 8, 152.
s s, 10 to 11 avs..(55).
n s, west of 11 av..I 194.
s s, west of 11 av..(31), (274).

59th, s s, from Av A to 1 av..(159), (203), 247, 259, (263).
s s, 2 to 3 avs..(156), M 158, (228), 268, K 276.
n s, Lex to Park avs..(120). T 123, 234.
n s, Park to Mad avs..16, 63, P 70, F 70, 140, 142, O 158, C 158, 176, C 287.
n s, Mad to 5 avs..305.
s s, 5 to 6 avs..T 70.
n s, Grand Circle to Col av..(93), *136, (263), M 265, 282, S 287, 305, E 310, *1100.
s s, 8 to 9 avs..247, H 254.
n s, Col to Ams av..(133).
n s, Ams to West End avs..S 204.
s s, 8 to 9 avs..(20), M 22, (31), L 33.
s s, west of 11 av..I 194.

60th, n s, from Av A to 1 av..(105), (309).
n s, 1 to 2 avs..S 33, V 81, 152, 163, 198.
n s, 3 to Lex avs..14, 163.
n s, Lex to Park avs..247.
s s, Lex to Park avs..28, S 182, A 229.
n s, Park to Mad avs..P 241.
s s, Park to Mad avs..209, R 217, M 288.
n s, Mad to 5 avs..L 9, D 148.
n s, C P W to Col av..77, 87, 89, P 95.
s s, C P W to Col av..(31).
n s, Col to Ams avs..51, 87, K 95.
n s, Ams to West End avs..14, 100, 129, B 134, 222, (286), K 287.
s s, Ams to West End avs..305.
s s, west of West End av..†1157.

61st, n s, east of 1 av..113.
s s, east of 1 av..270.
s s, from 1 to 2 avs..(240).
s s, 2 to 3 avs..198, G 241, 247, (263). (286), 293.
s s, 3 to Lex avs..88, 211.
n s, Park to Mad avs..S 261, 268, K 276.
s s, Park to Mad avs..T 264.
n s, Mad to 5 avs..176.
s s, Mad to 5 avs..B 134.
n s, C P W to Col av..141.
s s, C P W to Col av..87, 89, P 95, (120), 186, L 192, †632.
n s, Col to Ams avs..E 45, 76, 209, P 217, 247, *786.
s s, Col to Ams avs..52, D 57, 188, 271.
n s, Ams to West End avs..3, 87, 152, *250 ,W 158, (297).
s s, Ams to West End avs..259.

62d, n s, from 1 to 2 avs..M 147.
n s, 2 to 3 avs..52, M 58, L 81, *82, (146), W 149, 234, 236, H 241, G 276, H 276.
s s, 3 to Lex avs..A 21, J 57.
n s, Lex to Park avs..222, C 229.
s s, Lex to Park avs..176.
n s, Park to Mad avs..R 134.
s s, Mad to 5 avs..*1005.
n s, C P W to Col av..64, D 71.
s s, C P W to Col av....(120), F 123, *1299.
n s, Col to Ams avs..S 45, J 122, 271.
s s, Col to Ams avs..H 229.

63d, ss, from Av A to 1 av..(80).
n s, 1 to 2 avs..R 95.
n s, 2 to 3 avs..(20), †478.
n s, Lex to Park avs..T 193, A 229.
s s, Lex to Park avs..C 58.
s s, Park to Mad avs..B 171, B 217.
n s, Mad to 5 avs..87, M 171, H 171.
s s, Mad to 5 avs..87, P 95, *136, D 217, 305, C 310.
n s, Col to Ams avs..14, 141, 152, E 217, *572.
s s, Col to Ams avs..26, 27, 28, A 33, W 229, B 310.
s s, Ams to West End avs..M 58, 306.

64th, s s, from Av A to 1 av..T 21, †632.
n s, 1 to 2 avs..163, (168), 209, †478.
n s, 2 to 3 avs..†529.
n s, 3 to Lex avs..(203), N 241.
s s, 3 to Lex avs..65, L 70.
s s, Lex to Park avs....2, 87, D 117, (252).
s s, Park to Mad avs..113, B 147.
n s, Mad to 5 avs..†1310.
s s, Mad to 5 avs..63, B 70, 100, 268.
s s, C P W to Col av..I 21, 51, 188, 200, 260.
n s, Col to Ams avs..51, (120).
s s, Col to Ams avs..14.
n s, Ams to West End avs..14, B 147.
n s, west of West End av..152, 198, 209, 259, 268.

NOTE.—Key explaining the signs used will be found on page 3.

65th, n s, from Av A to 1 av..113, M 158, 198.
s s, 1 to 2 avs..113, 234, S 241, (263).
s s, 2 to 3 avs..158.
s s, 3 to Lex avs..234.
n s, Lex to Park avs..294.
n s, Park to Mad avs..H 33, L 106, 223.
n s, Mad to 5 avs..B 264.
n s, C P W to Col av..(240), †849, †964.
s s, Col to Ams avs..R 96.

66th, n s, east of 1 av..J 254.
s s, from 1 to 2 avs..C 106.
n s, 2 to 3 avs..241, (250).
s s, Lex to Park avs..W 288.
n s, Park to Mad avs..129, 163, 236.
s s, Park to Mad avs..26, G 33, (120), 211, 269, L 276.
s s, Mad to 5 avs..186.
s s, C P W to Col av..C 70.
n s, Col to Ams avs..100, 198, M 230, F 230.
s s, Col to Ams avs..(180).
n s, Ams to West End avs..B 33, (191), 223, †682.
n s, west of West End av..D 277.
indef..†682.

67th, s s, from Av A to 1 av..223, H 229.
n s, 1 to 2 avs..†424.
n s, 2 to 3 avs..2, 4, K 95.
s s, 2 to 3 avs..(180), *1300.
n s, Park to Mad avs..M 81.
s s, Park to Mad avs..O 217.
n s, Mad to 5 avs..39, T 45, 76.
n s, Col to Ams avs..3, M 9, W 96, 199, 234, C 241, (297).
s s, Col to Ams avs..R 171, M 264.
n s, Ams to West End avs..259, 269.
s s, Ams to West End avs..152, F 158.

68th, s s, from 1 to 2 avs..†424.
s s, 2 to 3 avs..B 264, 293.
s s, 3 to Lex avs..248, (286), *893, †1157.
n s, Park to Mad avs..39, 113, D 122, 261, †905.
s s, Mad to 5 avs..163, H 170, 200, 209, *306.
n s, C P W to Col av..52, 87, B 95, C 170, H 311.
n s, Ams to West End avs..200.
s s, Ams to West End avs..198, D 204, *674.
s s, west of West End av..100, 305.

69th, ss, from Av A to 1 av..14, 26.
n s, 1 to 2 avs..(309).
n s, 2 to 3 avs..F 81, S 122.
s s, Mad to 5 avs..100.
n s, C P W to Col av..163, M 229.
s s, C P W to Col av..16, C 45, G 57, G 276.
n s, Col to Ams avs..163, 234.
s s, Col to Ams avs..51, R 170.
n s, Ams to West End avs..K 299, *950.
s s, Ams to West End avs..W 170.
s s, west of West End av..J 21, G 33.

70th, n s, east of Av A..14.
s s, from Av A to 1 av..76, (274), *307.
n s, 1 to 2 avs..L 192, F 192, C 194, M 299.
s s, 1 to 2 avs..N 182, 259, (263), T 264, 271.
s s, 3 to Lex avs..2, 87, O 95, 306, †632.
s s, Lex to Park avs..E 8, 186, 188, C 204, 269, †1157.
s s, Park to Mad avs..B 254.
n s, Mad to 5 avs..198.
s s, Mad to 5 avs..39.
n s, C P W to Col av..63.
s s, C P W to Col av..C 70, C 134, R 241.
n s, Col to Ams avs..T 57, 63.
s s, Col to Ams avs..K 241.
n s, Ams to West End avs..129.
s s, Ams to West End avs..63, D 70, D 182.
n s, west of West End av..C 310.
s s, west of West End av..S 34, N 134.

71st, n s, from Av A to 1 av..G 21, 100, 114, K 123, 248.
s s, Av A to 1 av..M 57.
n s, 1 to 2 avs..(55), N 57.
n s, 3 to Lex avs..H 229.
s s, 3 to Lex avs..H 254.
n s, Lex to Park avs..269.
s s, Lex to Park avs..R 45, 209, L 217.
s s, Mad to 5 avs..163, 177, B 182, 234, Z 241.
s s, C P W to Col av..163.
n s, Col av to Bway..M 70, 223, H 229.
s s, Col av to Bway..63.
n s, Bway to West End av..209, M 217.
n s, west of West End av..S 57.
s s, west of West End av..16, 39.

72d, n s, east of Av A..R 217, *894.
s s, east of Av A..(168), F 254.
n s, from Av A to 1 av..V 122.
s s, Av A to 1 av..C 57, 87, 177, C 217, L 217.
n s, 1 to 2 avs..63.
s s, 1 to 2 avs..269, R 276.
s s, 2 to 3 avs..J 136.
n s, 3 to Lex avs..14, 16, T 21, T 147, T 158.
s s, 3 to Lex avs..C 192, K 192, 293, †1354.
n s, Lex to Park avs..B 70, G 182, 282, F 287.
s s, Lex to Park avs..163, 165, E 171, V 192, †849.
n s, Park to Mad avs..2.
s s, Mad to 5 avs..T 170.
n s, C P W to Col av..S 45, 223.
s s, C P W to Col av..142, 259.
n s, Col to Ams avs..102.
s s, Col to Ams av..247, M 264, M 276, A 299.
s s, Ams to West End avs..(20), D 21, 223, G 229.
n s, west of West End av..C 106, 259.

73d, n s, east of Av A..247, *1006.
n s, from Av A to 1 av..247.
s s, Av A to 1 av..K 45, 209, (286).
n s, 1 to 2 avs..(146).
s s, 1 to 2 avs..(240).
n s, 2 to 3 avs..39, 51, H 57, 113, 293, 305, *412.
s s, 2 to 3 avs..(181), S 287.
s s, 3 to Lex avs..(215).
n s, Lex to Park avs..T 230.
s s, Lex to Park avs..2.
s s, Park to Mad avs..H 21, 87, S 95, 269.
s s, Col to Ams avs..H 192.
s s, Ams to West End avs..63, H 287.
s s, west of West End av..Z 8.

74th, s s, east of Av A..177, O 182.
s s, from Av A to 1 av..153, P 194, 269.
n s, 1 to 2 avs..(104), N 106, (297).
s s, 1 to 2 avs..(31), M 276.
n s, 2 to 3 avs..(43), K 45, 163, M 170.
s s, 2 to 3 avs..M 182.
n s, 3 to Lex avs..186, 209.
s s, Lex to Park avs..269.
n s, Park to Mad avs..S 254.
s s, Park to Mad avs..M 45, S 58, 270, B 277.
n s, Mad to 5 avs..M 8, 177, L 182.
s s, Mad to 5 avs..2.
n s, C P W to Col av..101, 129, J 134, 141, 163, *358.
s s, C P W to Col av..L 57.
n s, Col to Ams avs..63, C 70, 186, O 204, 234, †293.
s s, Col to Ams aves..K 21, 141.
n s, Ams to West End avs..63.

75th, n s, east of Av A..129, 141, I 148, 236.
s s, from Av A to 1 av..259.
n s, 1 to 2 avs..C 8, 14, H 21, 26, M 57, 269, W 276, 293, H 299.
n s, 2 to 3 avs..2, 101, 102, 186, 282, *1146.
s s, 2 to 3 avs..L 217, C 217.
n s, 3 to Lex avs..B 122.
n s, Park to Mad avs..209, 293, 294.
s s, Park to Mad avs..P 192.
n s, Mad to 5 avs..S 159, 163, 164, 269, 282.
n s, C P W to Col av..163, R 170, 209.
s s, C P W to Col av..M 70, H 310.
n s, Col to Ams avs..G 95, D 95, R 264.
s s, Col to Ams avs..S 230.
n s, Ams to West End avs..T 158, (228).
n s, west of West End av..S 70, L 158.

76th, n s, from Av A to 1 av..*950.
s s, Av A to 1 av..B 310.
n s, 1 to 2 avs..87, 101.
s s, 1 to 2 avs..(105), (120), (215), †633.
n s, 2 to 3 avs..F 122, C 192, E 288.
n s, 3 to Lex avs..2.
s s, 3 to Lex avs..K 278.
n s, Park to Mad avs..282, B 288.
n s, Mad to 5 avs..B 70.
s s, Mad to 5 avs..293.
s s, C P W to Col av..87, B 95.
n s, Col to Ams avs..305, *785.
s s, Col to Ams avs..O 45.
n s, Ams to West End avs..142, R 229, W 276.
s s, Ams to West End avs..†1016.
n s, west of West End av..W 21, U 254, S 276.
s s, west of West End av..H 70, H 182.

77th, n s, from Av A to 1 av..(31), G 33, G 45, G 57, 87, 282.
s s, Av A to 1 av..K 21.
n s, 1 to 2 avs..186, 198, 293, W 299.
s s, 1 to 2 avs..H 58, 76, 129, W 182.
n s, 2 to 3 avs..234.
s s, 2 to 3 avs..15, 269.
s s, 3 to Lex avs..154.
s s, Park to Mad avs..N 122, 129, 177, *195, 223, 224, E 230, 269.
s s, C P W to Col av..152, 259, 261.
n s, Col to Ams avs..W 170, N 182.
s s, Col to Ams avs..154, (191).
n s, Ams to West End avs..C 264.
s s, Ams to West End avs..101, 210.
n s, west of West End av..87, S 95, P 95.
s s, west of West End av..K 33.

78th, n s, from Av A to 1 av..305.
n s, 1 to 2 avs..39, B 45, S 170.
s s, 1 to 2 avs..O 81, K 241.
n s, 2 to 3 avs..D 95.
s s, 2 to 3 avs..51, 141, (203) 234, I 241.
n s, 3 to Lex avs..2, L 134, 234.
s s, 3 to Lex avs..(93), 284.
n s, Lex to Park avs..271, P 276, M 310.
n s, Park to Mad avs..W 8, 152, 223, †905.
s s, Park to Mad avs..234.
n s, Mad to 5 avs..163.
s s, Mad to 5 avs..P 57, 209, W 217.
n s, Col to Ams avs..63, 130, S 134, B 229.
s s, Col to Ams avs..26, 87, H 241.
n s, Ams to West End avs..*892.
s s, Ams to West End avs..113.
s s, west of West End av..163, F 170, C 194, 269.

79th, n s, east of Av A..*950.
s s, east of Av A..C 241.
s s, from Av A to 1 av..2, 15, J 204, †1066.
n s, 2 to 3 avs..63.
s s, 2 to 3 avs..S 182, 282.
n s, 3 to Lex avs..G 122, G 276.
s s, 3 to Lex avs..(80), 235, M 241, 247, B 254.
s s, Lex to Park avs..63, M 70, 247, P 276.
n s, Mad to 5 avs..D 204.
s s, Mad to 5 avs..63, 65, 114.
n s, Col to Ams avs..26, 163, 269.
s s, Col to Ams avs..235, V 241, 247, V 254.
n s, Ams to West End avs..B 33.
s s, Ams to West End avs..2, W 217.
n s, west of West End av..187, *306, *412, *520.
s s, west of West End av..2, C 8.

80th, n s, east of Av A..*32, C 57, (93), 152, *572.
s s, east of Av A..51, (55), 163, S 170, 209, *674.
n s, from Av A to 1 av..K 71, (80).
n s, 2 to 3 avs..235, K 241.
s s, 2 to 3 avs..113, 269, 293.
s s, 3 to Lex avs..39, 77, *136, C 158.
n s, Park to Mad avs..L 255.
s s, Park to Mad avs..L 70, K 122.
n s, Col to Ams avs..26, J 70, B 217, 247.
s s, Col to Ams avs..51, 152, P 158, P 170, S 170, M 192, 209, P 217, O 230, 269.
s s, Ams to West End avs..M 182, Z 182, G 299.
n s, west of West End av..*1340.

81st, n s, east of Av A..76, (180), S 204.
s s, east of Av A..G 22, (297), *412.
n s, from Av A to 1 av..(157), 293, M 299.
s s, from Av A to 1 av..G 21, Z 276.
n s, 1 to 2 avs..S 134, D 299.
s s, 1 to 2 avs..2.
n s, 2 to 3 avs..G 241, 269, 282, W 288.
s s, 2 to 3 avs..(191).
n s, 3 to Lex avs..W 254, K 254.
s s, 3 to Lex avs..269.
s s, Lex to Park avs..140.
n s, Park to Mad avs..M 57.
s s, Park to Mad avs..C 95, 129, M 134, 247.
n s, C P W to Col av..235, M 241.
n s, Col to Ams avs..15, H 21, 209, Y 217.
s s, Col to Ams avs..113, W 122, †738.
n s, Ams to West End avs..65, (69), 141, 142, B 148, 186, E 192, K 192, R 193, 235, (239), S 241, C 241, M 241, M 242, C 242, S 254.
s s, Ams to West End avs..15, (191), †633.
s s, west of West End av..163.

82d, n s, east of Av A..H 8.
s s, east of Av A..(180), R 217, R 229.
n s, from Av A to 1 av..87, *412.
s s, 1 to 2 avs..H 57.
s s, 2 to 3 avs..K 276.
n s, 3 to Lex avs..C 45, 87.
n s, Lex to Park avs..15.
s s, Lex to Park avs..S 34, F 106, F 122, 235, M 288.
n s, Park to Mad avs..A 33, 211.
s s, Park to Mad avs..113.
n s, Mad to 5 avs..198.
s s, Mad to 5 avs..198, 269, (309), *412, *1100.
n s, C P W to Col av..259, 293, G 299.
s s, C P W to Col av..H 57, 63.
n s, Col to Ams avs..76, 129, B 276, †580.
s s, Col to Ams avs..39, S 45, C 217, W 299.
n s, Ams to West End avs..W 170, (309), †964.
s s, Ams to West End avs..L 106.

83d, n s, east of Av A..101, S 148.
s s, east of Av A..S 8, W 8.
n s, from Av A to 1 av..235.
s s, Av A to 1 av..G 277, (286).
n s, 1 to 2 avs..3, 87, 198.
n s, 2 to 3 avs..P 170.
s s, 2 to 3 avs..A 8, 129, S 193, *414.
n s, 3 to Lex avs..198.
n s, Lex to Park avs..15, 269.
s s, Lex to Park avs..2, 3, 63.
n s, Park to Mad avs..L 21, B 33, 88.
s s, Park to Mad avs..M 33, M 34, A 34, 113, S 129, 163, N 229.
n s, C P W to Col av..39, 101, B 106.
s s, C P W to Col av..305.
n s, Col to Ams avs..3, C 33, W 57, 87, C 95, 129, K 135, C 193, D 242.
s s, Col to Ams avs..U 122, G 158, R 288, 294.
n s, Ams to West End avs..51, A 57, 63, *82, C 218.

84th, s s, east of Av A..101.
n s, from Av A to 1 av..(89).
s s, Av A to 1 av..P 57, M 276.
n s, 1 to 2 avs..S 122, N 242.
n s, 2 to 3 avs..E 81.
s s, 2 to 3 avs..(120).
s s, 3 to Lex avs..152, B 158.
n s, Lex to Park avs..†147, 163, (215).
s s, Lex to Park avs..259.
n s, Park to Mad avs..113, 152.
n s, C P W to Col av..M 229, F 229, 293.
n s, Col to Ams avs..39.
s s, Ams to West End avs..L 57, L 82, S 135, 140, (309), M 310.
n s, west of West End av..101.
s s, west of West End av..235, T 242.

85th, n s, east of Av A..129, 187, M 193, S 193.
s s, east of Av A..N 217.
n s, from Av A to 1 av..101, S 254.
s s, from Av A to 1 av..26, L 33, 101.
n s, 1 to 2 avs..141, M 254.
s s, 1 to 2 avs..141, (240), (252).
s s, 2 to 3 avs..W 57, (168), O 171.
n s, 3 to Lex avs..(240).
n s, Lex to Park avs..†147, 165, 247, C 276, †905, †1066.
s s, Lex to Park avs..113, H 122, F 122, 187, A 193, 211, 224, 236, M 242, †1262.
s s, Park to Mad avs..113.
n s, C P W to Col av..B 310.
s s, C P W to Col av..D 70, 223.
s s, Col to Ams avs..W 71, 87, A 95, 113.
n s, west of West End av..W 123, 209, L 217.

86th, n s, from Av A to 1 av..(7), 113.
n s, 1 to 2 avs..S 310.
n s, 2 to 3 avs..(31), K 33.
s s, 2 to 3 avs..(120).
n s, 3 to Lex avs..3, Y 8, 113, L 122.
s s, 3 to Lex avs..211.

NOTE.—Key explaining the signs used will be found on page 3.

n s, Lex to Park avs..V 22, 141, (180), 247, S 254.
s s, Lex to Park avs..H 204, 209, H 217, (252), *674.
s s, Mad to 5 avs..T 299.
n s, C P W to Col av..(263).
s s, C P W to Col av. 152, L 193.
n s, Col to Ams avs..209, 293, A 299, 305.
n s, west of West End av..27, K 34, G 57.
s s, west of West End av..F 230.

87th, s s, east of Av A..C 310.
s s, 1 to 2 avs..(133).
s s, 2 to 3 avs..15, S 21.
n s, 3 to Lex avs..(286), (297).
s s, 3 to Lex avs..2, 3, P 57, 198.
n s, Lex to Park avs..224, W 230, 235.
s s, Lex to Park avs..269, W 276, 282.
s s, Park to Mad avs..87.
n s, C P W to Col av..305, *520, *1300.
s s, C P W to Col av..259, 293, J 299.
n s, Col to Ams avs..63, H 71, 87.
s s, Col to Ams avs..187, 293, P 299, W 299.
n s, Ams to West End avs..G 135.
n s, west of West End av..101, K 182, K 276, *306.
s s, west of West End av..3, 40, 51, *136, 154, 247, M 254, *730, *840.

88th, s s, east of Av A..G 81.
n s, 1 to 2 avs..K 71, 223.
n s, 2 to 3 avs..*136, 152.
n s, 3 to Lex avs..(80), (146), †580.
n s, Lex to Park avs..G 22.
s s, Lex to Park avs..S 182, B 217.
n s, Park to Mad avs..115.
s s, Park to Mad avs..S 106, U 204, B 311.
s s, Mad to 5 avs..*1100.
n s, C P W to Col av..S 106.
s s, C P W to Col av..282, (286), B 299.
s s, Col to Ams avs..27, M 33, K 81, *82, 198, R 276, 293, S 299.
n s, Ams to West End avs..235, V 242, 247, 259, 293, 305.
s s, Ams to West End avs..164, (180).
n s, west of West End av..269, V 276, 305.
s s, west of West End av..293, L 299.

89th, n s, east of Av A..W 276.
s s, from Av A to 1 av..E 45, S 45, M 81.
n s, 2 to 3 avs..G 81, M 242.
s s, 2 to 3 avs..39.
n s, 3 to Lex avs..87, N 95.
n s, Lex to Park avs..235, (252).
s s, Lex to Park avs..51.
n s, Park to Mad avs..E 242.
n s, Mad to 5 avs..293, †1209.
s s, Mad to 5 avs..L 45, 305, 306, D 311.
s s, C P W to Col av..113, (120), 152, K 182, 198.
n s, Col to Ams avs..27, 76, (133), *136, F 230, *250, W 276.
s s, Col to Ams avs..165, 187, O 193.
s s, Ams to West End avs..T 21, S 193, 209, 210, 293, 305.
n s, west of West End av..3, H 8, 27, 39, Y 95, 101, 282, 293, E 299.

90th, n s, east of Av A..†319, †682.
n s, from Av A to 1 av..K 22.
s s, 1 to 2 avs..R 182.
s s, 2 to 3 avs..W 277.
n s, 3 to Lex avs..G 22, (252).
n s, Lex to Park avs..88, W 107.
s s, Lex to Park avs..198, 247.
n s, Park to Mad avs..89.
s s, Mad to 5 avs..164, G 171.
n s, C P W to Col av..51, (133), 141, F 254.
s s, C P W to Col av..M 71, R81, 114.
n s, Col to Ams avs..G 135.
s s, Col to Ams avs..113, H 122, *250.
s s, Ams to West End avs..†682, *1052.
s s, West End av to Riverside dr..63, *468.

91st, s s, east of Av A..†319.
s s, from Av A to 1 av..198.
s s, 1 to 2 avs..3, 15, 63.
s s, 3 to Lex avs..88, 89, 269.
n s, Lex to Park avs..M 310.
s s, Lex to Park avs..N 57, B 217.
n s, Park to Mad avs..B 8, 305.
n s, C P W to Col av..C 254.
s s, C P W to Col av..C 8, (120), G 123, 163, 177, C 182, 187, W 204, B 230.
n s, Col to Ams avs..H 264.
s s, Col to Ams avs..101, M 288.
n s, Ams to West End avs..O 135, (168), (274), B 277.
s s, Ams to West End avs..(146), B 148.
s s, West End av to Riverside dr..B 148, *468.

92d, n s, from 1 to 2 avs..187.
s s, 1 to 2 avs..15, 63, K 300.
n s, 3 to Lex avs..76, 101.
n s, Lex to Park avs..39.
s s, Lex to Park avs..88, 89, 187.
n s, Park to Mad avs..S 33, 269, W 276.
s s, Park to Mad avs..B 217.
s s, Mad to 5 avs..282.
n s, C P W to Col av..15, K 95, 294.
s s, C P W to Col av..282, 293, D 299.
n s, Col to Ams avs..(20), E 217.
s s, Col to Ams avs..51, 113.
n s, Ams to West End avs..(105).
s s, Ams to West End avs..51, 294.

93d, s s, from 1 to 2 avs..39.
n s, 3 to Lex avs..27, A 264.
n s, Park to Mad avs..L 230.
s s, Park to Mad avs..51, 87, 211, H 230.
n s, Mad to 5 avs..52.
n s, C P W to Col av..76, 87, 261.
s s, C P W to Col av..G 242.
n s, Col to Ams avs..E 122, 177, S 182.
s s, Ams to West End avs..87, M 95, 163, 177, 248.
s s, West End av to Riverside dr.. 115, E 123.

94th, s s, from 1 to 2 avs..M 158, 209.
n s, 2 to 3 avs..259.
n s, 3 to Lex avs..(286), M 300.
n s, Lex to Park avs..4, B 9, V 148.
s s, Lex to Park avs..235.
n s, Mad to 5 avs..89, 115, 259, P 264, *1300.
s s, Mad to 5 avs..15, N 21.
n s, C P W to Col av..H 81.
s s, C P W to Col av..87.
n s, Col to Ams avs.. W288.
s s, Col to Ams avs..15, H 204, F 276.
n s, Ams to West End avs..(157), †795.
n s, West End av to Riverside dr..M 57, 177, R 299.
s s, West End av to Riverside dr..177.

95th, s s, east of 1 av..(168).
n s, from 1 to 2 avs..39, 129, 235, G 242, G 276.
s s, 1 to 2 avs..129, 152.
n s, 2 to 3 avs..63, (80), E 82.
s s, 2 to 3 avs..63, 77, 247, *1052.
n s, 3 to Lex avs..R 33, *1054.
n s, Park to Mad avs..76.
n s, Mad to 5 avs..113.
s s, Mad to 5 avs..163.
n s, C P W to Col av..177.
s s, C P W to Col av..*674.
s s, Col to Ams avs..51, W 148, 152, K 193, 209.
n s, Ams to West End avs..(133), K 135, P 135, K 193, P 242, K 242, 282.
s s, Ams to West End avs..†529, †1354.
s s, West End av to Riverside dr..J 242.

96th, s s, from 1 to 2 avs..113, W 122, S 288, 293, B 299.
s s, 2 to 3 avs..K 9, *1251.
n s, 3 to Lex avs..S 21, A 218.
s s, Lex to Park avs..260.
n s, Park to Mad avs..199, 211.
s s, Park to Mad avs..163, F 170.
n s, Mad to 5 avs..77, 152, 163, R 170.
s s, Mad to 5 avs..4, G 9, 142, G 149.
s s, C P W to Col av..(31).
s s, Col to Ams avs..87, 187, C 193.
n s, Ams to West End avs..(69), N 72, (168), (249).
s s, Ams to West End avs..I 194, (203), (252).
n s, West End av to Riverside dr..B 81, M 81.
s s, West End av to Riverside dr..(7), 293, *306.

97th, n s, from 1 to 2 avs..269.
n s, 2 to 3 avs..L 45, 63, H 71, 111, L 148, 209, L 276, *573.
s s, 2 to 3 avs..(180), P 254.
n s, 3 to Lex avs..M 71.
s s, 3 to Lex avs..B 21, T 204.
s s, Park to Mad avs..H 242, E 242.
s s, Mad to 5 avs..M 242.
n s, C P W to Col av..113, F 276.
s s, C P W to Col av..3, L 8, 39, 129.
n s, Col to Ams avs..(80).
s s, Col to Ams avs..152, K 288, *624.
s s, Ams to West End avs..269.

98th, n s, from 2 to 3 avs..(69), 223, Y 310.
s s, 2 to 3 avs..S 45, S 135, 178.
s s, 3 to Lex avs..39, *195.
n s, Park to Mad avs..163, O 170.
n s, Mad to 5 avs..(105), 164, *624.
n s, C P W to Col av..199, P 204, P 242, *840.
n s, Col to Ams avs..39, 235, 269, S 276.
n s, Ams to West End avs..64.
s s, Ams to West End avs..†38, 101, M 265.
n s, West End av to Riverside dr.. 269.
s s, West End av to Riverside dr..F 255.

99th, ns, from 1 to 2 avs..130, K 136.
n s, 2 to 3 avs..(156).
n s, 3 to Lex avs..39, M 45, G 182, B 299, (309), B 311.
n s, Park to Mad avs..(146).
s s, Park to Mad avs..(191), 209, L 230, 259.
n s Mad to 5 avs..269.
s s, Mad to 5 avs..187, *728.
n s, C P W to Col av..236, 284, C 310.
s s, C P W to Col av..4, 284, (309).
n s, Col to Ams avs..(156), (253), 283.
s s, Col to Ams avs..M 135, 283.
s s, Ams to West End avs..111, 217, 293, 294, P 299.
n s, West End av to Riverside dr..27.

100th, n s, from Pleasant to 1 avs..15, 163, *674.
n s, 1 to 2 avs..15, 77, G 118, 247, F 254, P 254, *306.
s s, 1 to 2 avs..141.
n s, 2 to 3 avs..113, M 122, 282, 284, D 288, *359, †1157.
s s, 2 to 3 avs..R 45, 209, (298).
n s, 3 to Lex avs..64, G 72 (93), M 96.
s s, 3 to Lex avs..(181), G 182.
n s, Lex to Park avs..*1251.
n s, Park to Mad avs..3, 40, 87, B 95, (105), S 107, 187, G 193, 305, (309), S 310.
s s, Park to Mad avs..(168).
n s, C P W to Col av..(168), (309), A 311.
s s, C P W to Col av..199, 249, C 254, (309).
n s, Col to Ams avs..B 33, (146).
s s, Col to Ams avs..283, (309).
n s, Ams to West End avs..113, 163.
n s, West End av to Riverside dr..M 106, M 135, (168).
s s, West End av to Riverside dr..115, E 123, 269, 294, (309), *1146.

101st, n s, from Pleasant to 1 avs..87, †147, 284, S 288.
s s, Pleasant to 1 avs..C 33.
n s, 1 to 2 avs..(191), W 194, F 194, S 204.
s s, 1 to 2 avs..P 81.
n s, 2 to 3 avs..51, F 71, 77, 223, (228), *250, 259, M 264, 293, K 311, *892.
n s, 3 to Lex avs..27, R 33, R 218.
s s, 3 to Lex avs..64.
s s, Lex to Park avs..15, N 21
n s, Park to Mad avs..63, 77, 101, (105), 269, *1145.
s s, Park to Mad avs..64, 247, *1005.
n s, C P W to Col av..114, H 122, G 135.
s s, C P W to Col av..15, U 135, (297), N 299.
n s, Col to Ams avs..39, 199, C 254, 282.
s s, Col to Ams avs..52, G 71, G 135, 269, Z 276.
s s, Ams to West End avs..101, 235, 236, T 242.
n s, West End av to Riverside dr..3, B 299.
s s, West End av to Riverside dr..177, L 194, *674.

102d, s s, from Pleasant to 1 avs..87, W 95.
n s, 1 to 2 avs..(93), 101, S 107.
s s, 1 to 2 avs..51, 223, B 254, 259, (263).
n s, 2 to 3 avs..15, S 21, 182, 114, J 122, J 135, (191).
s s, 2 to 3 avs..101, S 106, (120).
n s, 3 to Lex avs..27, (31), 248.
n s, Lex to Park avs..H 21, 113, G 122, 152, D 158.
s s, Lex to Park avs..248, G 264.
n s, Park to Mad avs..(120), A 122, (228), 269.
n s, C P W to Col av..B 217, D 288.
s s, C P W to Col av..3, U 8.
n s, Col to Ams avs..259.
s s, Col to Ams avs..H 45, S 182, G 193.
s s, Ams to West End avs..I 135, 235.
n s, west of West End av..J 148.
s s, west of West End av..114.

103d, ns, from 1 to 2 avs..(55), 63, 199, (297), P 299.
s s, 1 to 2 avs..101, S 311.
n s, 2 to 3 avs..27, L 33, 77, (191), 271.
s s, 2 to 3 avs..51, 269.
n s, 3 to Lex avs..15, (252), 294.
s s, 3 to Lex avs..27, 51, M 57.
n s, Lex to Park avs..3, W 8, J 8, 247.
s s, Lex to Park avs..247, (252), A 254, A 299, 305.
s s, Park to Mad avs..(20), 51, (55).
s s, Mad to 5 avs..(146), L 288.
n s, C P W to Col av..G 170, A 217.
s s, C P W to Col av..235.
n s, Col to Ams avs..152, C 158, 163, M 170, *1341.
s s, Col to Ams avs..3, 141, J 182, (297), F 299.
n s, Ams to West End avs..3, L 21, 247, M 255.
s s, Ams to West End avs..(252).

104th, n s, east of Pleasant av..(274).
s s, 1 to 2 avs..(203), F 205.
n s, 2 to 3 avs..15.
n s, 3 to Lex avs..(43), (120), S 123, (191), 209, W 217, 269.
n s, Lex to Park avs..F 118, 269, K 276.
s s, Lex to Park avs..V 181, V 193.
n s, Park to Mad avs..S 122, *1005.
s s, Park to Mad avs..S 122, 259, W 264.
n s, Mad to 5 avs..114, 115, (215), 235, R 300.
n s, C P W to Col av..W 21.
s s, C P W to Col av..40, 271.
n s, Col to Ams avs..(156), (157), C 158, (168), M 218.
s s, Ams to West End avs..3.

105th, s s, east of Pleasant av..(274).
n s, from Pleasant to 1 avs..(215), 293, A 299.
n s, 1 to 2 avs..209, (297).
s s, 1 to 2 avs..(297), A 299.
n s, 2 to 3 avs..G 182, 188, 200.
s s, 2 to 3 avs..269, S 276.
n s, 3 to Lex avs..B 135, 223, *674.
s s, 3 to Lex avs..101.
s s, Lex to Park avs..O 230, 305, H 311.
s s, Park to Mad avs..3, (286).
n s, Mad to 5 avs..293, E 299.
s s, Mad to 5 avs..115, †1209.
n s, C P W to Col av..27, M 218.
s s, C P W to Col av..B 22, 271, N 277, S 311.
n s, Col to Ams avs..†796, †1066.
s s, Col to Ams avs..114, (215), S 299, (309).
n s, Ams to West End avs..177, M 182, W 300.
n s, West End av to Riverside dr..B 21, W 193.
s s, West End av to Riverside dr..D 8.

106th, n s, from 1 to 2 avs..249, (263).
s s, 1 to 2 avs..(7).
n s, 2 to 3 avs..(252).
s s, 2 to 3 avs..M 217.
n s, 3 to Lex avs..(157).
n s, Lex to Park avs..51, (120), K 123, (297).
n s, Park to Mad avs..153, 163, 269, H 311.
s s, Park to Mad avs..W 217.
n s, Mad to 5 avs..(69), 101.
s s, Mad to 5 avs..†1112.
n s, C P W to Col av..269.
n s, Col to Ams avs..247, 259, *1005.
s s, Col to Ams avs..77, B 81.
n s, Ams to West End avs..V 148.
s s, Ams to West End avs..†148, (168), M 242.
s s, West End av to Riverside dr..B 288.

107th, n s, from Pleasant to 1 avs..(43), S 45, (309).
s s, Pleasant to 1 avs..(105), 114, P 123.
n s, 1 to 2 avs..(20), 77, 88, 114, 153, †529.
s s, 1 to 2 avs..(191).
n s, 2 to 3 avs..H 33, (133), 153, G 170, P 182, (252), †1066.
s s, 2 to 3 avs..199, 210, 269, N 276, *785.

NOTE.—Key explaining the signs used will be found on page 3.

n s, 3 to Lex avs..O 276.
n s, Lex to Park avs..B 135.
s s, Lex to Park avs..114, 141.
n s, Park to Mad avs..87.
s s, Park to Mad avs..163, 187.
n s, Mad to 5 avs..*728.
s s, Mad to 5 avs..125, 293.
s s, C P W to Col av..M 135, 199.
s s, Col to Ams avs..G 9, (180), 101, (157).
s s, Ams av to Bway..88, 114.

108th, n s, from Pleasant to 1 avs..(7), L 9.
n s, 1 to 2 avs..52.
s s, 1 to 2 avs..210, *358.
n s, 2 to 3 avs..(130), S 135.
s s, 2 to 3 avs..284.
n s, 3 to Lex avs..B 148, T 148.
s s, 3 to Lex avs..P 95.
n s, Lex to Park avs..51, *82, 164, 259.
s s, Lex to Park avs..(69), 259, L 264, *1005.
n s, Park to Mad avs..S 217.
n s, Mad to 5 avs..27, 141, L 148, 165, D 170, 199, 282, *468.
n s, C P W to Col av..*883.
n s, Col to Ams avs..B 265, L 276.
n s, Ams av to Bway..114.

109th, n s, from Pleasant to 1 avs..39, 284, S 311.
s s, Pleasant to 1 avs..(180).
n s, 1 to 2 avs..178, 210, E 217, A 217.
s s, 1 to 2 avs..E 148, 223, O 230, (274).
n s, 2 to 3 avs..3.
s s, 2 to 3 avs..(105), 114, A 122.
n s, 3 to Lex avs..210, 247, 282, *624.
n s, Lex to Park avs..A 8, B 57, 87, G 95, 142, (146), A 148, (180).
n s, Park to Mad avs. *250, B 254, 259, *520.
s s, Park to Mad avs..A 81, B 135, 199.
n s, Mad to 5 avs..50, K 148.
s s, Mad to 5 avs..D 254.
n s, C P W to Col av..(31).
n s, Col to Ams avs..187.
n s, Ams av to Bway..87, 114, P 170, M 182.
s s, Bway to Riverside dr..M 288

110th, s s, from Pleasant to 1 avs..L 300.
s s, 1 to 2 avs..D 33.
n s, 2 to 3 avs..15, S 106, S 148, 284.
s s, 2 to 3 avs..187.
s s, 3 to Lex avs..40.
n s, Lex to Park avs..K 217, A 254.
s s, Lex to Park avs..3, F 8, 15.
n s, Park to Mad avs..(309).
s s, Park to Mad avs..G 81, H 230
n s, Mad to 5 avs..B 158, B 182.
s s, Mad to 5 avs..K 58, 305.
n s, 5 to Lenox avs..38, (146), (239), S 264, †633, †1066.
n s, Lenox to 7 avs..283, *1146.
s s, Lenox to 7 avs..†1354.
s s, Col to Ams av..187.
n s, Ams av to Bway..(191).
s s, Ams av to Bway..304, P 310.
s s, West of Bway..964.

111th, n s, from 1 to 2 avs..P 57, G 95, 141.
s s, 1 to 2 avs..(252).
n s, 2 to 3 avs..(56), 141.
s s, 2 to 3 avs..153, 199, 210, (215), (252), 269.
s s, Lex to Park avs..P 33.
n s, Park to Mad avs..51, S 57, 63, 77, *82, 114, W 122, 269, H 276.
s s, Park to Mad avs..C 182.
n s, Mad to 5 avs..101, 141, 153, G 159, S 311.
s s, Mad to 5 avs..3, L 8, 187, B 311.
n s, 5 to Lenox avs..G 33, 51, (55), L 71, 141, 153, S 158, K 170, G 204, 269, L 276, L 288, *468.
n s, 5 to Lenox avs..51, 141, 187, 210, V 217, 269, (297), P 300, †1066.
n s, Lenox to 7 avs..247, L 254.
s s, Lenox to 7 avs..F 21, 63, 65, K 71, N 71, 163, M 170, A 170, *674, *1251, *1300.
n s, 7 to 8 avs..39, G 45, 87, G 95, (121), *136, 163, G 170, P 170, 269, *359, *674.
s s, 7 to 8 avs..S 57.
n s, 8 to Manhattan avs..114, H 122.
s s, 8 to Manhattan avs..F 254.
n s, Ams av to Bway..(80).
s s, Ams av to Bway..39, M 45, 235, 236, V 242, V 254.

112th, n s, from 1 to 2 avs..D 276.
s s, 1 to 2 avs..63, (120), 187, (203), D 205, P 242.
n s, 2 to 3 avs..235.
s s, 2 to 3 avs..63, (93), 247.
n s, 3 to Lex avs..3, C 170.
s s, 3 to Lex avs..63, (93), A 95.
n s, Lex to Park avs..51, 224.
s s, Lex to Park avs..3, (286).
n s, Park to Mad avs..87, *306, *307.
s s, Park to Mad avs..63, (69), *196, 305, *840.
n s, Mad to 5 avs..63, 65, W 106, 114.
s s, Mad to 5 avs..210.
n s, 5 to Lenox avs..163, 247, R 254.
s s, 5 to Lenox avs..(252), 282.
n s, Lenox to 7 avs..S 8, G 182.
s s, Lenox to 7 avs..(7), M 22, 259.
n s, 7 to 8 avs..114, F 122, 141, D 276, *359.
s s, 7 to 8 avs..50, 87, 101, B 148, (252).
n s, Ams av to Bway..K 276, F 276.
s s, Ams av to Bway..15, B 193.
n s, Bway to Riverside dr..F 193, 199, indef..(168).

113th, n s, from 1 to 2 avs..M 8, 247, (252), D 274, 279, S 299, D 311, *1200
s s, 1 to 2 avs..V 217.
n s, 2 to 3 avs..*1005.
s s, 2 to 3 avs..39, (93), 210, S 276, W276, *950.
n s, 3 to Lex avs..141, H 148, (252), N 276.
s s, 3 to Lex avs..R 135, S 254.
n s, Lex to Park avs..A 8, C 122, 236, A 242, B 242, 247.
s s, Lex to Park avs..T 82.
n s, Park to Mad avs..211, 212, L 218.
s s, Park to Mad avs..114, W 122, 259, 307.
n s, Mad to 5 avs..3, (146).
s s, Mad to 5 avs..51, 269, M 276, *1251.
n s, 5 to Lenox avs..51, S 57, L 106, 176, 188, 236, 247, (252), 305.
s s, 5 to Lenox avs..51, 141, 210, L 299.
n s, Lenox to 7 avs..(31), 64, N 71, N 72.
n s, 7 to 8 avs..S 204.
s s, 7 to 8 avs..3, 293, 305.
n s, 8 to Manhattan avs..L 158, 260.
n s, Ams av to Bway..39, H 45, E 171.
s s, Ams av to Bway..210, (274).
s s, Bway to Riverside dr..87.

114th, n s, from 1 to 2 avs..C 217, C 230, M 242, (252), N 254, 283, 284, (286), H 288, A 288, *1052.
s s, 1 to 2 avs..B 311.
n s, 2 to 3 avs..63, 114, 141, 210, H 276, 283, B 288, *1145.
s s, 2 to 3 avs..B 135, 210, 222, B 230.
n s, 3 to Lex avs..15, M 21, 177.
s s, 3 to Lex avs..R 95, 129, 187.
n s, Lex to Park avs..(120), A 230, 283.
s s, Lex to Park avs..247, (252), (274).
n s, Mad to 5 avs..178,.
s s, Mad to 5 avs..G 122, G 135, T 217, M 264.
n s, 5 to Lenox avs..27, G 33, S 81, H 254, 283.
s s, 5 to Lenox avs..(146), L 148, 153, 210, G 254.
n s, Lenox to 7 avs..F 254, F 264.
s s, Lenox to 7 avs..64, N 71, N 72, P 193.
s s, 7 to 8 avs..M 57, H 170, I 230, 235.
n s, 8 to Morningside av..140.
n s, Morningside dr to Ams av..†580, †632, †1017.
s s, Ams av to Bway..B 45.
n s, Bway to Riverside dr..4, 63, N 71, K 182.
s s, Bway to Riverside dr..153.

115th, n s, from Pleasant to 1 avs..(31), (168), (252).
s s, Pleasant to 1 avs..T 21, 63, L 71, 259, C 264.
n s, 1 to 2 avs..P 22, P 72.
s s, 1 to 2 avs..51, G 57, 63, P 71, P 122, 163, P 170, F 243.
s s, 2 to 3 avs..(240).
n s, 3 to Lex avs..S 71, B 193, D 311.
s s, 3 to Lex avs..(146).
n s, Lex to Park avs..(69), 210, E 217, 223, F 254.
n s, Park to Mad avs..259.
s s, Park to Mad avs..27, (168), S 204, C 230, (274), S 276.
n s, Mad to 5 avs..63, K 71, E 71, (93).
s s, Mad to 5 avs..15, (120), 187, 234, W 242.
n s, 5 to Lenox avs..86, C 94, 177, W 255, N 311, *728.
s s, 5 to Lenox avs..3, 163, R 276, 293, 305, *674.
n s, Lenox to 7 avs..J 8, (191), 223, 248, 249, S 254, B 277.
s s, Lenox to 7 avs..163, U 170, H 170, 224, U 230.
n s, 7 to 8 avs..15, R 34, L 34, (121), A 170, S 217.
s s, 7 to 8 avs..O 9, H 45, 63.
n s, 8 to Morningside av..†93, †1066, †1116.
s s, Morningside dr to Ams av..15, (120), H 204, L 242.
s s, Morningside dr to Ams av....27, *32, D 299.
n s, Bway to Riverside dr..L 193, P 193, 283, 305.
s s, Bway to Riverside dr..101, G 106, 177, M 182.

116th, n s, from Pleasant to 1 avs..283.
s s, Pleasant to 1 avs..M 148, 269, P 276, B 276.
s s, 1 to 2 avs..3, C 8, S 81, R 106, 187, 199, 210, C 217, *674, *728, *950.
n s, 2 to 3 avs..259.
n s, 3 to Lex avs..27, Z 33, 177.
s s, 3 to Lex avs..16, 39, 40.
n s, Lex to Park avs..L 95, L 96, 114, (297).
s s, Lex to Park avs..224, *728.
n s, Park to Mad avs..(93).
s s, Park to Mad avs..153, 247, (252).
n s, Mad to 5 avs..A 82, *414.
s s, Mad to 5 avs..(120), 153, R 158, 305, *468.
n s, 5 to Lenox avs..R 33, N 33, (168), R 276, †372.
s s, 5 to Lenox avs..39, (93), †1112.
n s, Lenox to 7 avs..(120).
s s, Lenox to 7 avs..(168), O 193, M 242, 270, 293, A 299.
n s, 7 to 8 avs..*32, 199.
s s, 7 to 8 avs..163, (228), K 230.
n s, 8 to Morningside av..88, 140.
s s, 8 to Morningside av..114.
n s, Morningside dr to Ams av..†1066.

117th, n s, east of Pleasant av..15, (215), †682.
s s, east of Pleasant av..(228), 269.
n s, from Pleasant to 1 avs..(215).
s s, Pleasant to 1 avs..A 45, M 45, 63, 64, 114, M 122, G 122, *195, 200, (203), (252), C 254, 305, B 311.
n s, 1 to 2 avs..15, 77, 114, S 122.
s s, 1 to 2 avs..(168), 210.
n s, 2 to 3 avs..63, 77, (156), 210.
s s, 2 to 3 avs..B 148, 210, 223.
s s, 3 to Lex avs..63, (180).
n s, Lex to Park avs..52.
s s, Lex to Park avs..114, 141, B 148, 199, *358.
n s, Park to Mad avs..224, 236, G 242.
n s, Mad to 5 avs..16.
s s, 5 to Lenox avs..R 33, 247.
n s, Lenox to 7 avs..224, F 230, G 264.
s s, Lenox to 7 avs..(105), M 106, 153, (157), G 264, *624.
n s, 7 to 8 avs..K 21, N 170, 211.
n s, 8 to Morningside av..F 34.
s s, 8 to Morningside av..140.
n s, Morningside dr to Ams av..39.

118th, n s, east of Pleasant av..27, 39, B 45, B 58, W 106, 115.
s s, east of Pleasant av..S 288, †1310.
n s, from Pleasant to 1 avs..130, F 136.
s s, Pleasant to 1 avs..M 45, 235, 269, 305.
n s, 1 to 2 avs..63, 199, B 204.
s s, 1 to 2 avs..141, 153, 269, C 276, 283.
n s, 2 to 3 avs..210, 247, 269.
s s, 3 to Lex avs..39, C 217.
n s, Lex to Park avs..(105), *1005.
s s, Lex to Park avs..177.
n s, Park to Mad avs..101, *468.
s s, Park to Mad avs..(56), *1005.
s s, Mad to 5 avs..3, T 8, L 97, 153, S 158, *624.
n s, 5 to Lenox avs..39, 63, (80), G 95, 187, 210, 223, 259.
s s, 5 to Lenox avs..27, B 57, P 122, 235, 236, P 242, *468, *572, *674.
n s, Lenox to 7 avs..K 242, R 276.
s s, Lenox to 7 avs..15, F 21, 187.
n s, 7 to 8 avs..87.
n s, 8 to Morningside avs..142, B 148.
s s, 8 to Morningside avs..223, *950.
n s, Morningside dr to Ams av..163, E 254, L 255.
s s, Morningside dr to Ams av..211.

119th, n s, east of Pleasant av..27, D 33, 177.
s s, east of Pleasant av..27, 163, *1340.
s s, from Pleasant to 1 avs..3, C 45, T 96.
n s, 1 to 2 avs..Q 81, (228), J 242, 247, D 254, 259, Y 276.
s s, 1 to 2 avs..S 33, 51, *136, 153, 199, 210.
n s, 2 to 3 avs..235, P 242.
n s, 3 to Lex avs..S 278.
s s, 3 to Lex avs..†38, (240), (274).
n s, Lex to Park avs..C 95.
s s, Lex to Park avs..187, S 217, P 217.
n s, Park to Mad avs..86, C 94.
n s, 5 to Lenox avs..F 276.
s s, 5 to Lenox avs..259.
n s, Lenox to 7 avs..R 57, 87, 141, 163, 269.
s s, Lenox to 7 avs..N 170, 247.
s s, 7 to 8 avs..B 135.
n s, 8 to Morningside av....77, 223, 259, *1196.
n s, Morningside dr to Ams av..248.

120th, n s, east of Pleasant av..*358.
s s, east of Pleasant av..28, A 34, J 34, (105), (263).
n s, Pleasant to 1 avs..†964.
s s, Pleasant to 1 avs..101, G 106, (168), C 171.
n s, 1 to 2 avs..63, (69), 153, 260, *1005, *1340.
s s, 1 to 2 avs..M 57.
n s, 2 to 3 avs..52, 63, 247, S 254, C 254, *520.
s s, 2 to 3 avs..261.
n s, 3 to Lex avs..(19), 211.
n s, Lex to Park avs..203, B 217.
s s, Lex to Park avs..3, 129, L 135, *307.
n s, Park to Mad avs..187, 283, B 288, 306, *786, *840.
s s, Park to Mad avs..B 45, (56), K 58.
n s, Mt Morris Pk W to Lenox av..M 288.
s s, Mt Morris Pk W to Lenox av..88, 89, 223.
n s, Lenox to 7 avs..163, 293, *573, *1251.
s s, Lenox to 7 avs..27, S 217, 223, *840.
n s, 7 to 8 avs..224.
n s, 8 to Morningside av..154, F 230.
s s, 8 to Morningside av....77, T 82, M 135, 223.
n s, Morningside dr to Ams av..129, F 135, †964.
s s, Morningside dr to Ams av....C 81, C 82.

121st, n s, from Pleasant to 1 avs..(31), 115.
s s, Pleasant to 1 avs..142.
n s, 1 to 2 avs..129, (180), 223.
s s, 1 to 2 avs..15, 51.
n s, 2 to 3 avs..3, (120), P 170, 259.
n s, 3 to Lex avs..M 71.
n s, Lex to Park avs..M 57, (133).
s s, Lex to Park avs..(69), M 72.
n s, Park to Mad avs..163, 199.
s s, Park to Mad avs..*1341.
s s, Mt Morris Pk W to Lenox av..E 33, 199.
n s, Lenox to 7 avs..141, O 170, 177, M 193, 236, 248.
s s, Lenox to 7 avs..86, C 94, 114, 187, C 218, C 219, 223, P 230, 259, 269, 271, 283, *786.
n s, 7 to 8 avs..64, N 71, N 72, 141, *358.
s s, 7 to 8 avs..39, C 45, 51, 52, B 57, M 81, 163.
s s, 8 to Morningside av....27, G 182,
n s, Morningside dr to Ams av..H 170, 247.
s s, Morningside dr to Ams av..177, W 182, 271.
n s, Ams av to Bway..294, *1300.

122d, n s, from Pleasant to 1 avs..W 106.
s s, Pleasant to 1 avs..15, 177, B 182, 187, S 193, S 218, 293, *1251.
n s, 1 to 2 avs..163 *674.
s s, 1 to 2 avs..M 95.
n s, 2 to 3 avs..101, A 122, 153.
s s, 2 to 3 avs..15, *32, 129, 130, 141, 210.
n s, 3 to Lex avs..B 9, W 183.
s s, 3 to Lex avs..141, O 242, 247.
s s, Lex to Park avs..M 57.
n s, Park to Mad avs..R 21.
s s, Park to Mad avs..39, *136.
n s, Lenox to 7 avs..199, N 311, *1100.
s s, Lenox to 7 avs..187, 305.
n s, 7 to 8 avs..77, 163, 259, T 288.
s s, 7 to 8 avs..O 288.
n s, 8 to Morningside avs..B 218, S 218, H 255, H 300.
s s, 8 to Morningside avs..101, 199, C 264.
s s, Ams av to Bway..T 81.

NOTE.—Key explaining the signs used will be found on page 3.

123d, n s, from Pleasant to 1 avs..269.
s s, Pleasant to 1 avs..15, 63, C 71, 153, 235, *520, *786.
s s, 1 to 2 avs..15, 87, (228), 305, E 311.
n s, 2 to 3 avs..R 33, 153.
s s, 2 to 3 avs..L 170.
s s, 3 to Lex avs..(105), 247.
n s, Lex to Park avs..E 170, 259.
s s, Lex to Park avs..(120).
n s, Park to Mad avs..†632.
s s, Park to Mad avs..M 218.
n s, Lenox to 7 avs..177, *730.
s s, Lenox to 7 avs..3, 15, 269, *1145.
n s, 7 to 8 avs..†796.
s s, 7 to 8 avs..77, T 254.
n s, 8 to Morningside avs..B 148, 210.
s s, 8 to Morningside avs..39, 115, 187, H 255.
n s, Morningside av to Ams av..129, 153.
n s, Ams av to Bway..114, N 123, S 123.
s s, Ams av to Bway..3, 114, O 135, (180), O 182, O 193, 235, O 242, 284.

124th, n s, from 1 to 2 avs..27, 270, *1145.
s s, 1 to 2 avs..(31), 77, 141, W 148, M 230, *250.
n s, 2 to 3 avs..39, M 45, 63, *82.
s s, 2 to 3 avs..163, S 204, 247, S 254.
s s, 3 to Lex avs..283, 305, D 311.
n s, Lex to Park avs..15.
s s, Lex to Park avs..(120).
s s, Park to Mad avs..27, S 33, 129.
n s, Mad to 5 avs..3, 305, R 311, *1100.
n s, Mt Morris Pk W to Lenox av..R 57, 259, †1262.
s s, Mt Morris Pk W to Lenox av..141, (146), R 148.
n s, Lenox to 7 avs..K 276, J 276.
n s, 7 to 8 avs..B 81, L 81.
s s, 7 to 8 avs..77, 114, B 122.
n s, 8 to Morningside avs..40, (133).
n s, Morningside av E to Ams av..632, †738.
s s, Morningside av E to Ams av..P 8, P 95, W 95, D 95, S 106, 177, 270.
n s, Ams av to Bway..63, (69), B 71, (191), 283.
s s, Ams av to Bway..51, 87, 210, C 218, M 230, O 242, 247, M 311, †318.

125th, s s, from 1 to 2 avs..27, 51, (133), 163, 199, 247, R 254, 260, (309), *671, *892, *1100.
n s, 2 to 3 avs..163, 210, N 218, (263), *468, *674.
s s, 2 to 3 avs..W 57, (146).
n s, 3 to Lex avs..(7), (69), 89, E 122.
n s, Lex to Park avs..(203).
n s, Park to Mad avs..63, H 81, (156), (228).
n s, 5 to Lenox avs..N 71, 77, V 96, 101, V 122, (133), 235.
s s, 5 to Lenox avs..27, F 33, (43), (69), (93), 114, 115, I 122, 129, 210, M 218.
s s, Lenox to 7 avs..(80).
n s, 7 to 8 avs..(56), B 230.
s s, 7 to 8 avs..B 81, L 81, L 135, (263).
n s, 8 to Morningside avs (105), (216), (252), (298), K 300, R 311.
s s, 8 to Morningside avs..40, (69), (309).
s s, Morningside av to Ams av..A 21, 27, 62, (80), *136, L 199.
n s, Ams av to Bway..114, 115, B 123, (228), 247, R 254.
n s, west of Bway..L 33, 65, N 71.
s s, west of Bway..270.

126th, s s, from 1 to 2 avs..163, L 288.
s s, 3 to Lex avs..(215).
n s, Lex to Park avs..51.
s s, Park to Mad avs..39, G 288.
n s, Mad to 5 avs..200.
n s, 5 to Lenox avs..E 276.
s s, 5 to Lenox avs..3, 247.
n s, 7 to 8 avs..(20), (157), (275).
s s, 7 to 8 avs..(20), D 22, 223, B 230.
n s, 8 to Morningside avs..B 264.
s s, 8 to Morningside avs..283.
s s, Morningside av to Ams av..234.
s s, Ams av to Bway..(80).

127th, n s, from 2 to 3 avs..(157), B 159, †425.
s s, 2 to 3 avs..129.
n s, 3 to Lex avs..260.
s s, 3 to Lex avs..(215).
n s, Lex to Park avs..142, 177, 235, D 264.
s s, Lex to Park avs..S 8, 39, W 45, 51, 177.
s s, Park to Mad avs..164, 187.
n s, Mad to 5 avs..52, 153, S 158, 306, M 311.
n s, 5 to Lenox avs..C 57.
s s, 5 to Lenox avs..C 97.
n s, Lenox to 7 avs..153, 293, 294, I 299.
s s, Lenox to 7 avs..164, M 171, B 218, 223, 305, S 311, V 311, *893.
n s, 7 to 8 avs..W 21, L 21, M 288.
s s, Morningside av to Manhattan av ..M 169.
n s, Manhattan av to Bway..62, W 96, 292.
n s, Bway to Riverside dr..247, 249, D 254.

128th, s s, east of 2 av..224.
s s, from 2 to 3 avs..88, J 96, 102, (105), 129, D 135, A 230, 248, A 254, 270, 283, 305, *1300.
n s, 3 to Lex avs..15.
s s, 3 to Lex avs..270.
n s, Lex to Park avs..*785.
s s, Lex to Park avs..G 22, 178.
n s, Mad to 5 avs..15.
s s, Mad to 5 avs..247, 293, 305.
n s, 5 to Lenox avs..114, 177, P 182, 210.
s s, 5 to Lenox avs..293.
n s, Lenox to 7 avs..Q 71.
n s, 7 to 8 avs..S 158, S 230, 247, *950.
s s, 7 to 8 avs..223.
n s, St Nich to Convent avs..261, M 264, M 288, 294.

129th, s s, from 3 to Lex avs..(157).
n s, Lex to Park avs..101, 141, 164.
s s, Lex to Park avs..3, 248, M 255.
n s, Park to Mad avs..S 230, †738.
s s, Park to Mad avs..V 71.
s s, Mad to 5 avs..154.
n s, 5 to Lenox avs..64, M 71, L 71, W 81, *195, S 254.
s s, 5 to Lenox avs..27, S 33, 294, *1300.
n s, Lenox to 7 avs..3, P 21, 164, 199, *674.
n s, 7 to 8 avs..15, K 21, K 148, 269, 293.
s s, 7 to 8 avs..269.
s s, 8 to St Nich avs..64, M 96, 270.
n s, St Nich ter to Convent av..P 216.
s s, St Nich ter to Convent av..M 135, 199, 294, †738.
n s, Ams av to Bway..64, M 96.
s s, Ams av to Bway..208, 224.
n s, west of Bway..M 230.
s s, west of Bway..L 9, (180).

130th, n s, from Park to Mad avs..B 218.
n s, Mad to 5 avs..177, 199, 270.
s s, Mad to 5 avs..223, *785.
n s, 5 to Lenox avs..223, 270, *950, *1146.
s s, 5 to Lenox avs..64, 101.
n s, Lenox to 7 avs..H 205.
s s, Lenox to 7 avs..51, 64, *82, *250, I 254.
n s, 7 to 8 avs..129, 187, 223.
s s, 7 to 8 avs..(146), H 149, 305.
n s, Convent to Ams avs..K 204.
n s, Ams av to Bway..3, 64, 261, 294.
s s, Ams av to Bway..(20), *1300.
n s, west of Bway..129.
s s, west of Bway..M 230.

131st, n s, from Park to Mad avs..164, L 171, L 182.
n s, Mad to 5 avs..H 299.
s s, Mad to 5 avs..3, M 45, 141, N 148, W 230, 260, 261, S 264.
n s, 5 to Lenox avs..51, B 193, *196, M 218, R 230, 270.
s s, 5 to Lenox avs..3, 39, S 45, 114, L 171, 270, *1146.
n s, Lenox to 7 avs..27, *32, 141, 153, B 158, 164, 177, 305, 306, B 311.
s s, Lenox to 7 avs..15, 88, G 96, B 135, 153, W 158, 164, 187, 199, 235, B 242, 247, A 254, 283, *1251.
n s 7 to 8 avs..K 81, H 254, M 278.
s s, 7 to 8 avs..51, 77, R 81, 129, 153, H 158, 305.
s s, Ams av to Bway..B 106, 114, P 288, (309).
n s, west of Bway..164, M 171, 235, D 254, *468.
s s, west of Bway..G 45, G 264.

132d, s s, from Park to Mad avs..129.
s s, Mad to 5 avs..64, G 193, 199, (228), 248, 260.
n s, 5 to Lenox avs..I 194.
s s, 5 to Lenox avs..15, 187, B 193, R 193, 235, *950.
s s, Lenox to 7 avs..R 135, C 204, 271, 306, O 311.
n s, 7 to 8 avs..64, 88, 129, 153, (215), 305, *359.
s s, 7 to 8 avs..247, 260, 305.
n s, Ams av to Bway..A 204.
s s, Ams av to Bway..G 135.
s s, west of Bway..G 243, G 255.

133d, n s, from Park to Mad avs..27, P 182.
s s, Park to Mad avs..164, M 171, 235.
n s, 5 to Lenox avs..15, 164, (215), W 242, S 242, 270, 271.
s s, 5 to Lenox avs..3, 114, 199, B 276, 283, 293.
n s, Lenox to 7 avs..88, S 106, 153, 210, L 218, 223, 270.
s s, Lenox to 7 avs..(31), M 34, 51, *195, R 218, M 276, H 276, 293.
s s, 7 to 8 avs..210, L 218.
s s, 8 to St Nich avs..305.
n s, Ams av to Bway..4, 101, 129, 153, 177, 283.
s s, Ams av to Bway..S 45.
n s, west of Bway..248, 283.
s s, west of Bway..H 218, L 230.

134th, n s, from Park to Mad avs..199, M 261.
n s, Mad to 5 avs..51, S 148, 223, 247.
s s, Mad to 5 avs..(69).
n s, 5 to Lenox avs..R 204.
s s, 5 to Lenox avs....39, 51, B 57, S 57, F 57, G 81, 210.
n s, Lenox to 7 avs..164, 199, 283, *785.
s s, Lenox to 7 avs..D 45, 153.
n s, 7 to 8 avs..64, 88, 223, C 230, 247.
s s, 7 to 8 avs..164.
n s, 8 to St Nich avs..130, G 135.
n s, Ams av to Bway..4, 15.
s s, Ams av to Bway..4, 15, R 71, 283.
s s, west of Bway..248, 283.

135th, n s, from 5 to Lenox avs..G 21, (93), 199, (286), (309).
s s, 5 to Lenox avs..51, (105), (120), (133), 293, (309).
s s, Lenox to 7 avs..129, (228), *1300, *1340.
n s, 7 to 8 avs..O 33, C 33, (44), 129, W 135, N 135, 187, P 193, *195, 270, L 276.
n s, 8 to St Nich avs..†738.
s s, 8 to St Nich avs..247.
n s, Convent to Ams avs..51.
n s, Ams av to Bway..15, E 22, Z 135.
s s, Ams av to Bway..4, 15, M 33, J 71, 86, C 94, 130, N 135, 199, 247, 383.
s s, Bway to Riverside dr..114, R 135, 210, 211, T 218.

136th, n s, from Mad to 5 avs..†1354.
s s, 5 to Lenox avs..(191).
n s, Lenox to 7 avs..88, 177, 199, 293, 294, M 299, *1340.
s s, Lenox to 7 avs..F 33, 64, S 71, 101, 153, H 158, P 158, 187, 269, D 264, 283, R 288.
n s, 7 to 8 avs..F 45, B 193.
s s, 7 to 8 avs..27, L 33, W 96, C 96, 247, 305.
s s, Edgecombe to Convent avs..†1478.
s s, Convent to Ams avs..K 122, W 122 S 122, 164.
s s, Ams av to Bway..65, N 71, (146), B 148.
n s, Bway to Riverside dr..27, B 33, B 45, M 71, 77, 89, 210, B 218, 223, 283.
s s, Bway to Riverside dr..305.

137th, s s, east of 5 av..†1354.
n s, from 5 to Lenox avs..77, G 311.
s s, 5 to Lenox avs..(120).
n s, Lenox to 7 avs..M 276.
s s, Lenox to 7 avs..64, 77, 235, 248, 249, *1052.
n s, 7 to 8 avs..15, *32, 64, 88, 141, 153, 187, 199, 210, 270, *893, *1196.
s s, 7 to 8 avs..51, *195, 223, 248, 283, K 288, *1005, *1196.
n s, 8 to St Nich avs..L 9, A 135, 153, 164, 270, Y 277.

138th, n s, 5 to Lenox avs..(93), 270, S 271, 283.
s s, 5 to Lenox avs..C 243, (274).
n s, Lenox to 7 avs..39, 114, A 122, 129, S 135, 199, G 204, M 204.
s s, Lenox to 7 avs..D 158, (239).
n s, 7 to 8 avs..27, 64, T 277.
s s, 8 to Convent avs..187, D 193, 260, K 264.
n s, Bway to Riverside dr..S 218.
s s, Bway to Riverside dr..D 277.
n s, west of Riverside dr..154.

139th, s s, east of 5 av..C 46.
s s, from Lenox to 7 avs..39, S 45, 51, G 231, S 288.
n s, 7 to 8 avs..15, 28, 51, 77, D 96, D 106, B 193, C 193, E 193, G 193, F 193, H 193, A 193, H 194, A 194, L 277.
s s, 7 to 8 avs..27.
s s, 8 to St Nich avs..S 255, †529.
n s, Ams av to Bway..86, C 94, C 277, C 311.
s s, Ams av to Bway..114.
s s, Bway to Riverside dr..K 242, M 242, L 277.
s s, west of Riverside dr..154.

140th, n s, from 5 to Lenox avs..D 106, 114, (120), B 122, 210, *414.
s s, 5 to Lenox avs..235, R 242, †906.
n s, 7 to 8 avs..177, G 182.
s s, 7 to 8 avs..86, C 94, 210, 283.
n s, 8 to Edgecombe avs..305, B 311, *412, *1052.
s s, 8 to Edgecombe avs..294, 297.
n s, Edgecombe to Ams avs..101.
s s, Edgecombe to Ams avs..A 135.
n s, Ams av to Bway..H 218, S 218.
s s, Ams av to Bway..141.
n s, Bway to Riverside dr..64, N 71, 89, D 96.

141st, n s, from 5 to Lenox avs..129, 130, L 135.
s s, 5 to Lenox avs..223.
n s, Lenox to 7 avs..15, S 45, 64, 65, (93), 128, M 149, 188, 294, (309), *674.
s s, Lenox to 7 avs..(298).
n s, 7 to 8 avs..64, 88, 164, 260, 261, I 264.
s s, 7 to 8 avs..3, S 9, S 71, 88, S 171.
n s, Convent to Ams avs..64, 164.
s s, Convent to Ams avs..114, N 123, 271, D 277, N 277.
n s, Ams av to Bway..187, 270, *728.
n s, Bway to Riverside dr..27, *82, 223, †1209.
s s, Bway to Riverside dr..64, N 71, E 106.

142d, n s, from 5 to Lenox avs..*1340.
s s, 5 to Lenox avs..(31), 223, K 230, *786, *1100.
n s, Lenox to 7 avs..64, 141, S 242, Y 288, W 299.
s s, Lenox to 7 avs..15, S 45, 64, 65, 128, 187, 188, K 193, K 243.
n s, 7 to 8 avs..199, *730.
s s, 7 to 8 avs..77, L 171.
n s, 8 to Edgecombe avs..3, N 9, F 122.
s s, Edgecombe to Convent avs..40.
n s, Convent to Ams avs..177, B 182.
s s, Convent to Ams avs..64.
n s, Ams av to Bway..77, R 81, R 106, 114, 140.
s s, Ams av to Bway..(20), (239), M 299.
n s, Bway to Riverside dr..77, 114, N 122.
s s, Bway to Riverside dr..(31).

143d, s s, from 5 to Lenox avs..129, *1340.
n s, Lenox to 7 avs..(93), M 97, 177, 283.
s s, Lenox to 7 avs..27.
n s, 7 to 8 avs..4, S 21, 88, 129, 223, 235.
s s, 7 to 8 avs..*136.
n s, 8 to Bradhurst avs..S 254.
s s, 8 to Bradhurst avs..(133).
n s, Convent to Ams avs..15, L 21.
s s, Convent to Ams avs..A 96, S 299.
n s, Ams av to Bway..P 33, 64, *136.
s s, Ams av to Bway..140, 153.
n s, Bway to Riverside dr..(105).
s s, Bway to Riverside dr..52, I 194, 294.

144th, s s, from 5 to Lenox avs..3, 39, U 45, †147.
s s, Lenox to 7 avs..101, K 122, 248, *1052.
n s, 7 to 8 avs..(43), 101, 142, B 205, (309).
s s, 7 to 8 avs..39, 51, 141, M 242, 283, *306.
n s, 8 to Bradhurst avs..77, 141, 294, 305, S 311.
s s, Hamilton ter to Convent av..39, *196.
n s, Convent to Ams avs..27.
n s, Ams av to Bway..(69), 88, 141, *624.
n s, Bway to Riverside dr..187, W 1[illegible]

145th, n s, from Lenox to 7 avs..77, 101, 270, *671.
n s, 7 to 8 avs..J 118, S 158, C 204, F 264, 283.
s s, 7 to 8 avs..(286), F 288.
s s, 8 to Bradhurst avs..B 254.

s s, Bradhurst to St Nich avs. G 9, 223, C 230
n s, St Nich to Ams avs. U 45 (120).
s s, St Nich to Ams avs. 129
n s, Ams av to Bway (56), G 171, M 182.
s s, Ams av to Bway 39
n s, Bway to Riverside dr..129, 248

146th, s s, east of Lenox av..†372.
s s, Lenox to 7 avs. 250
n s, 7 to 8 avs. 248
s s, 7 to 8 avs..(143), (146), G 149, (286).
n s, 8 to Bradhurst avs..115, 130, W 136, W 159.
s s, St Nich to Convent avs..27, T 33, T 57, 64, T 71.
s s, Convent to Ams avs..(20).
n s, Ams av to Bway..27, H 33, (93), (105), 154, (157), A 158, B 158, E 242, †266.
s s, Ams av to Bway..15, 52.

147th, n s, from 8 to Bradhurst avs..M 278.
s s, 8 to Bradhurst avs..16.
n s, Colonial Pkway to Convent av..101.
n s, Ams av to Bway..51, J 122, 153, M 171.
s s, Ams av to Bway..154, (157), A 158, B 158, 177, M 182, B 242, *1052.
n s, Bway to Riverside dr..†1262.
s s, Bway to Riverside dr..B81.

148th, n s, from 7 to 8 avs..153.
s s, 7 to 8 avs..64, 187, O 193, 305.
s s, 8 to Bradhurst avs..249.
n s, St Nich to Convent avs..R 135, 235, A 265.
s s, St Nich to Convent avs..(93), M 265, *950.
s s, Convent to Ams avs..(252).
s s, Ams av to Bway..O 57, E 81, 141, 210, 235, *1006.
s s, Bway to Riverside dr..P 193, M 193, P 300, †1262.

149th, s s, from 7 to 8 avs..(69), *728.
n s, 8 to Bradhurst avs..P 9, E 149, 235.
s s, 8 to Bradhurst avs..141, (216).
s s, St Nich to Convent avs..236, E 242, S 254, *1052.
s s, Convent to Ams avs..164, 270.
n s, Ams av to Bway..27, 88, B 96, 141, 270.
s s, Ams av to Bway..51, (93), 294.
s s, Bway to Riverside dr..270, *1146.

150th, n s, from 7 to 8 avs..40, L 45, P 72.
n s, 8 to Bradhurst avs..102, 116.
s s, 8 to Bradhurst avs..236
n s, St Nich pl to Convent av..T 96, 165.
n s, Convent to Ams avs..L 45, J 135, (309), C 311.
s s, Convent to Ams avs..141, N 148, 271, N 277.
s s, Ams av to Bway..3, 27, W 193.
n s, Bway to Riverside dr..270, L 277, †906.
s s, Bway to Riverside dr..270, B 277.

151st, s s, from 7 to 8 avs..40, P 72, †1017.
s s, 8 to Bradhurst avs..114, (157).
n s, St Nich pl to Ams av..248.
s s, St Nich pl to Ams av..L 57, 64, N 71, 260.
n s, Ams av to Bway..88, 142, 187.
n s, Bway to Riverside dr..77, 115, R 123.
s s, Bway to Riverside dr..270, L 277.

152d, n s, from St Nich pl to Ams av..153.
s s, St Nich pl to Ams av..(120), (239).
n s, Ams av to Bway..199.
s s, Ams av to Bway..114, G 122, G 182,
n s, Bway to Riverside dr..4, K 21, K 148, 294, B 299.
s s, Bway to Riverside dr..A 21, 88, F 96, †580.
n s, west of Riverside dr..154.

153d, n s, from 7 to 8 avs..260, 283.
s s, 8 to Bradhurst avs..M 57, (253).
s s, St Nich pl to Ams av..270, C 277, 306.
s s, Ams av to Bway..15, 305.
s s, Bway to Riverside dr..K 21.
s s, west of Riverside dr..154.
indef..15, G 22.

154th, n s, from 7 to 8 avs..E 96, 271, W 278.
n s, 8 to Bradhurst avs..115, *520.
n s, St Nich pl to Ams av..H 171.
s s, St Nich pl to Ams av..S 81, 210 *950.

155th, n s, east of 8 av..(105)
s s, east of 8 av..271, W 278.
n s, Colonial Pkway to Bway..*359, *412.
s s, Colonial Pkway to Bway..(274).
n s, west of Riverside dr..*1146.

156th, n s, from Ams av to Bway..S 71, S 182, S 254, 260
s s, Ams av to Bway..27, (215), 223, (228), J 288.
n s, Bway to Riverside dr..F 158, (168).

157th, n s, from St Nich to Ams avs..130.
s s, St Nich to Ams avs..A 33
n s, Ams av to Bway..M 106, C 106, 164, 223.
s s, Ams av to Bway..51.

158th, n s, east of St Nich av..†849, *1100
s s, east of St Nich av..111, R 118, 224, R 288.
n s, from St Nich to Ams avs. L 96, 248.
s s, St Nich to Ams avs..M 148, (239).
n s, Ams av to Bway..K 33, 51, 270.
s s, Ams av to Bway..(297), B 299.
west of Riverside dr..(239), H 254, †796.
indef..†266.

159th, east of Colonial Pkway..178.
s s, from Colonial Pkway to Ams av..(69), R 71, 248.
n s, Ams av to Bway..(133), C 158.
s s, Ams av to Bway..15, T 21, 27, S 33.

160th, n s, from Ams av to Bway..86, C 94, 187, 248, C 254.
s s, Ams av to Bway..223.
n s, Bway to Riverside dr..3, 4, M 9, 15, S 22, D 106, L 106, S 106, 164, (205), 236, N 242, M 265.
s s, Bway to Riverside dr..164.
n s, west of Riverside dr..260.

161st, n s, from Ams av to Bway..M 277.
s s, Ams av to Bway..86, C 94, R 277, K 311.
n s, Bway to Riverside dr..3, V 96, 141, S 148, 153, 199, F 205, 210, H 299, M 300, †318, *624, †1112.
s s, Bway to Riverside dr..3, V 9, 199, F 265, D 311, L 311, †529, *624.
n s, west of Riverside dr..88, 260.

162d, s s, from Ams av to Bway..27, E 33, 39, S 158, H 158, W 171, R 204.
n s, Bway to Riverside dr..16, B 22, 65, N 71, H 96
s s, Bway to Riverside dr..3 F 9, 88, V 96, 141, S 148.

163d, n s, from Colonial Pkway to Ams av..(7), D 182.
n s, Ams av to Bway..B 22, 114, 115, S 122, L 158.
s s, Ams av to Bway..4.
s s, Bway to Riverside dr..16.

164th, s s, from Colonial Pkwy to Ams av..†1262.
n s, Ams to Aud avs..40, C 45, 89, C 96, 115, A 123, 305, M 311, †682.
s s, Ams to Aud avs..(56), 260, (263), *1006.

165th s s, from Colonial Pkway to Ams av D 33.
n s, Ams av to Bway..M 298, 304, †633.
s s, Ams av to Bway..39.

166th, n s, from Colonial Pkway to Ams av..15, S 135.
s s, Colonial Pkway to Ams av..W 158.
s s, Ams av to Bway..A 123, L 123, K 123.

167th, s s, from Colonial Pkway to Ams av S 15, 111, S 122, 129.
s s, Aud av to Bway..210, R 218.

168th, n s, from Ams to Aud avs..(69), P 96.
s s, Ams to Aud avs..L 96, 114.

169th, n s, from Ams to Aud avs..64, †905.
n s, Bway to Riverside dr..88, 114, 153.

170th, n s, Ams to Aud avs..129.
s s, Ams to Aud avs..142.
n s, Aud to St Nich avs..27, C 33 153.
s s, west of Ft Wash av..R 135.

171st, n s, from Ams to Aud avs..S 135, S 148, F 193, W 242, †529.
s s, Aud to St Nich avs.. (20), 40.

172d, s s, from Ams to Aud avs..177, 235, (252), K 254, *728, *1006.
n s, Aud to St Nich avs..(105).
s s, Aud to St Nich avs..141, *572.
n s, St Nich av to Bway..283, *1146.

173d, n s, from Ams to Aud avs..293.
s s, Aud to St Nich avs..15, 260.

174th, n s, from Ams to Aud avs..†1157.
n s, Bway to Ft Wash av..†372.

175th, s s, from Ams to Aud avs..L 22, D 96, 235.
n s, Aud to St Nich avs..294, H 299, H 300.
n s, St Nich av to Bway..4.
s s, St Nich av to Bway..4, C 34.

176th, n s, from Ams to Aud avs..H 135, R 148, 270, *1005.
s s, Ams to Aud avs..3, N 82, 199, A 288.
n s, Aud to St Nich avs..101, W 106, N 106, †372.
s s, Aud to St Nich avs..114, P 122, †424.
s s, St Nich to Wadsworth avs..†478.

177th, n s, from Ams to Aud avs..141, 199, (203), B 204, I 204, (215), *572, †1157.
s s, Ams to Aud avs..88, N 96, R 148, 153, 271, N 277, 306.
n s, Aud to St Nich avs..101, W 106, N 106.
s s, Aud to St Nich avs..(80), 101, W 106, N 106, 224, B 230, 236, †372.
n s, Wadsworth av to Bway..L 57, *1340.
s s, Wadsworth av to Bway..†1017.
n s, Ft Wash to Buena Vista avs..*573,

178th, s s, from Ams to Aud avs..248.
n s, Aud to St Nich avs..S 106, 248.
s s, Aud to St Nich avs..101, W 106, N 106.
s s, St Nich to Wadsworth avs..3, M 9, (133).
n s, Wadsworth av to Bway..S 148, 210, 270, P 277.
s s, Wadsworth av to Bway..(274), M 277, 294.
n s, Bway to Ft Wash av..270, F 277.
n s, Ft Wash to Buena Vista avs..*573.
s s, Ft Wash to Buena Vista avs..248, H 255, *573.

179th, n s, from Ams to Aud avs..(20).
s s, Aud to St Nich avs..129, K 135, †795.
s s, Wadsworth av to Bway..†906.
s s, Bway to Ft Wash av..210, 223, 271.
n s, Ft Wash to Buena Vista avs..52, 165, B 171, D 182.
s s, Ft Wash to Buena Vista avs..142, 187, *573.

180th, n s, from Ams to Aud avs..177.
s s, Ams to Aud avs..306, U 311.
n s, Aud to St Nich avs..64, 77, †1112.
s s, Aud to St Nich avs..*195.
n s, St Nich to Wadsworth avs..211.
n s, Bway to Ft Wash av..164.
s s, Bway to Ft Wash av..52, 64, †478.
n s, Ft Wash to Haven avs..E 123, E 135.
s s, Ft Wash to Haven avs..115, M 122, M 123, B 123, 210.

181st, n s, from Ams to Aud avs..164, †849.
s s, Aud to St Nich avs..†738.
n s, St Nich to Wadsworth avs..(31).
s s, St Nich to Wadsworth avs..(252), (263), L 288.
s s, Wadsworth av to Bway..†849.
s s, Bway to Ft Wash av..52, G 57, 88, O 96, 199, (205), 248.

182d s s, from Ams to Aud avs..27, S 311.
n s, Aud to St Nich avs..40, D 71.
s s, Aud to St Nich avs..270.
s s, St Nich to Wadsworth avs..40.

183d, n s, from Ams to Aud avs..283, P 288, †1157.
n s, Aud to St Nich avs..114, L 123, 129.
s s, Aud to St Nich avs..M 96, *840.
n s, Wadsworth av to Bway..235.
s s, Wadsworth av to Bway..164.

184th, n s, east of Ams av..N 193.
n s, from Ams to Aud avs..3, 39, 129, 164, †738.
s s, Ams to Aud avs..W 9.
s s, Aud to St Nich avs..H 230.
s s, St Nich to Wadsworth avs..T 277.
n s, Wadsworth av to Bway..224, 294.

185th, n s, from Aud to St Nich avs..223, B 230, F 277.
s s, St Nich to Wadsworth avs..305, F 310.
s s, Wadsworth av to Bway..52, 224, 294.

186th, n s, from Ams to Aud avs..235, 260, J 265, *840.
s s, Ams to Aud avs..O 135, S 158.
n s, Aud to St Nich avs..L 230.
s s, Aud to St Nich avs..129, 153.
s s, St Nich to Wadsworth avs..16, 64.

187th, n s, from Ams to Aud avs..200 248.
s s, Ams to Aud avs..27, 235, 260, J 265, *840.
n s, Aud to St Nich avs..A 9, A 22, S 45.
s s, Aud to St Nich avs..†849.
n s, St Nich to Wadsworth avs..177, C 182.
s s, St Nich to Wadsworth avs..40, B 58, B 82, 142.
n s, Wadsworth av to Bway..39.
s s, Wadsworth av to Bway..270.
n s, west of Bway..†580.

188th, s s, from Ams to Aud avs..200, 248, 270.
s s, Aud to St Nich avs....A 9, A 22, *624.
s s, Wadsworth av to Bway..64, *82.

189th, from Ams to Aud avs..52, 101, R 135.

190th..200, 270, 271, W 277, †1016, †1017.

191st..39, B 82, 115, O 123, 260, O 265, †424, †964
192d..B 82, 260, O 265, †905.
202d..177, 178.
204th.. (also see Hawthorne), from Post to Vermilyea avs..188, 211, I 218, †905.
205th..64.
206th..3, 236, D 243.
207th (also see Emerson st & pl), east of Ams av..(80).
from Ams to Vermilyea avs..16, H 171, (263), W 288, (309), W 311, †529, †796, †905.
Vermilyea to Cooper..153, 187, G 218, M 230, (263), (297), †682, †905.
Cooper to Prescott avs..*136, M 193.
209th..51, B 82, G 82, 236, *1054.
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40th to 42d..(120), (146), 211.
56th to 58th..P 135.
62d to 64th..B 171, T 193.
64th to 66th..(120), (146).
68th to 70th..261.
70th to 72d..D 123, 163, E 171, †849.
72d to 74th..115, T 230, 270, B 277, †1157.
76th to 78th..130, 223, 224, E 230
78th to 80th..R 311.
80th to 82d..S 34, G 80, T 82, N 82, L 255.
82d to 84th..113, S 123, 211.
84th to 86th..40, 211, 224, 236, M 242, 270, H 300, †1262.
86th to 88th..4, M 242.
88th to 90th..115, G 123, M 148, 134, W 171.
90th to 92d..153, 211, 270, W 277.
94th to 96th..4, B 9, 15, E 22, R 255, W 265, F 300.
96th to 98th..115, *250.
98th to 100th..259.
100th to 102d..64, 153, 224, 248, G 255, 270, *840.
104th to 106th..(286).
106th to 108th..(120), K 123, (297).
108th to 110th..15, B 135, 142, 164, (180), 200, 259, 260.
112th to 114th..211, 212, L 218, 247, (274).
114th to 116th..224, F 254, 259, *728.
116th to 118th..(56), L 96.
118th to 120th..(56), K 58, 115, 200, 294, *468, *1251.
120th to 122d..(133).
124th to 126th..(203).
126th to 128th..88, N 96, 142.
130th to 132d..†38, †93.
132d to 134th..187.

Park row, e s, from Ann to Beekman..40, H 45, 211, (286), †964, †1017, †1157.
e s, No William to New Chambers.. (263).
w s, Chambers to Pearl..4, 248.
w s, Baxter to Mulberry..52, 164, 211, 223, F 230.
e s, James to New Bowery..(168).

Pinehurst, from 177th to 179th..142, 187.
179th to 181st..52, 64, E 123, 165, B 171, 210, 211.
181st to 183d..164.

Pleasant, from 104th to 106th..(274).
114th to 116th..177, 270, I 277.
116th to 118th..200, (215), 248, C 254, E 255, 283, *1005, *1100, *1196.
118th to 120th..F 9, 28, A 34, J 34, B 45, B 58, T 96, 115, 294.
120th to 122d..142.

Post, from Dyckman to 204th or Hawthorne..52, G 58, B 72, B 82.
204th, late Hawthorne, to Ams av.. 200, *1340.

Prescott..4, (228).

Riverside dr, from 72d to 74th..G 34, *786, *840.
76th to 78th..142.
78th to 80th..187, *306, *412, *520, †905.
86th to 88th..27, K 34, 40, *136.
88th to 90th..27.
90th to 92..*468.
92d to 94th..115, E 123.
96th to 98th..F 255.
98th to 100th..115, E 123.
100th to 102d..260.
104th to 106th..27.
114th to 116th..4.
118th to 120th..212, C 218, †1017.
127th to 129th..L 9, 211.
138th to 140th..L 277.
140th to 142d..†1209.
144th to 146th..187, W 193.
146th to 149th..P 193, M 193, P 300.
149th to 150th..270, B 277.
150th to 152d..77, 115, R 123.
154th to 156th..*1146.
158th to 160th..164, 306.
160th to 162d..260.
e s, 171st to 179th..27, *573.
181st to 183d..101, 283.
indef..165, 224, (228), V 230, 249.

St Nicholas, from 112th to 114th..64, N 71, N 72, 306.
114th to 116th..224.
116th to 118th..211.
120th to 122d..27.
122d to 124th..115, S 218, H 255, H 300.
124th to 126th..(105), 283.
128th to 130th..270.
130th to 132d..K 288.
132d to 134th..283, F 288.
134th to 136th..130, G 135, †478.
136th to 141st..64, S 71, 88, H 96, A 135, 270, Y 277, †529.
e s, 145th to 150th..236, 270, S 277, M 288, *893.
w s, 147th to 148th..(93), *950.
152d to 154th..S 148, 306, *1196.
154th to 156th..294, *359, *412, *1251.
156th to 158th..4, 130.
158th to 160th..248, *1100.
162d to 165th..40, C 45, 89, C 96, 115, A 123, 260, †682, *1006.
165th to 168th..K 123, 210, R 218.
170th to 172d..(20), 40, (43).
172d to 175th..4, (105), (274).
175th to 178th..4, (80), (133), A 159, 224, B 230, 236, 294, H 300, †478.
178th to 179th..M 58, (274).
179th to 181st..(252), L 288.
181st to 183d..(31).
183d to 185th..H 230.
185th to 187th..16, 40, B 58, B 82.
187th to 189th..S 45, 52, 177, C 182, *624.
189th to 191st..200, †1017.
191st to Fairview av..B 82.
w s, Fairview av to Dyckman..224.
indef..224.

Seaman..4, R 123.

Sherman, from Bway to Dyckman..212, †964, †1262.
Dyckman to 204th, late Hawthorne.. 236, 283, †795, †964, †1209.
204th, late Hawthorne, to Isham..16, 27, L 34, S 96, H 171, 200, 224, †905, †1112.
north of Isham..S 82, 283.

Terrace View..40, 52, C 58, 211, 294.

Vermilyea, from Dyckman to 204th, late Hawthorne..52, 188, 211, I 218, 235, †633.
204th, late Hawthorne, to Isham..52, A 58, 101, 102, M 107, †905.

Wadsworth, from 173d to 175th..C 34.
175th to 179th..4, (93), S 96.
179th to 181st..211, †849.
181st to 184th..40.
184th to 187th..64, 115, C 123, B 123, 142, 224, 270, 294, †1157.
189th to 191st..115, O 123, †424.
191st to 193d..260, O 265, †905, †964.

Warren rd (old)..38.

West Broadway, from Warren to Chambers..(190).
Chambers to Reade..H 171.
Duane to Thomas..A 218.
Worth to Leonard..(7).
Leonard to Franklin..(43), (56), W 72.
e s, Franklin to White..M 230, 236, L 242, *674.
w s, York to Canal..102.
Grand to Broome..C 135, 176.
Broome to Spring..G 45.
Spring to Prince..62, 224, 236, F 255, *306.
Prince to Houston..27, R 34, 142, J 148, 208, 211, R 255.
Houston to Bleecker..M 171, M 242.
Bleecker to 3d..P 72, I 96, G 123, 154, C 159, 176, C 181, C 182.

West End, from 59th to 62d..†1157.
62d to 64th..M 58, 306.
64th to 66th..(7), †682.
66th to 68th..D 277, †682.
68th to 70th..S 34, D 82, L 82, (309).
70th to 72d..T 72.
72d to 74th..4, G 9, B 193, 259.
74th to 76th..T 82.
76th to 78th..115, 142, C 194, 270, *730.
80th to 82d..163, (286).
82d to 84th..C 218.
84th to 86th..W 123.
86th to 88th..164, A 230.
88th to 90th..177, H 230, *468.
90th to 92d..52, 64, 77, O 135, 188, 270, 294.
92d to 94th..211, 248.
96th to 98th..C 34, †38, N 72, L 96, 211, E 218, M 265.
98th to 100th..248.
100th to 102d..L 194.
102d to 104th..(252), 260, R 265.
104th to 106th..W 300.
north of 106th..294, S 300.

1st, from Houston to 2d..(133), Y 148, G 148, 236, 248.
2d to 4th..(20).
4th to 6th..G 45, 77, B 96, 130, G 135, H 171, (181), D 218, K 255, (274), *359.
6th to 8th..177, 270, N 277, (297).
8th to 10th..(7), (120), 130, 177, 224, 246, 248, (263).
10th to 12th..K 193, K 194.
12th to 14th..W 72, 224, G 230, S 230, (240).
14th to 16th..(31), D 34, C 58.
16th to 18th..27, (146).
18th to 20th..(93), T 96, M 218, (294).
20th to 22d..G 136, K 148, (309).
22d to 24th..40, G 45, M 58, K 194, (252).
24th to 26th..153.
28th to 30th..M 218, (228).

NOTE.—Key explaining the signs used will be found on page 3.

30th to 32d..(240).
32d to 34th..142, K 148, F 182.
36th to 38th..C 31, 61.
40th to 42d..C 147.
42d to 44th..(157).
46th to 48th..4, 164, 258, 260.
48th to 50th..88, L 96, (181).
52d to 54th..H 96, R 107, (228).
54th to 56th..40.
56th to 58th..O 242.
58th to 60th..88, F 311, *359.
60th to 62d..A 96, (105), 177, 270, (309), *674.
64th to 66th..(168), 283, W 288.
66th to 68th..D 34, †424.
68th to 70th..E 230.
70th to 72d..64, 77, M 230, 236, N 242.
72d to 74th..M 22, K 45, (105),(146), 153, (157), P 194, (203).
74th to 76th..(43).
76th to 78th..(31).
78th to 80th..16, F 22, 248.
80th to82d..(157).
82d to 84th..64, R 72, 101, T 107, G 277, (286).
86th to 88th..(133).
88th to 90th..101, 115, M 123, R 182.
90th to 92d..K 22, S 22, (80), 188, K 300.
96th to 98th..(93), M 96, 211, 224, 294, 298.
98th to 100th..4.
100th to 102d..15, S 72, W 193.
102d to 104th..(203), F 205.
104th to 106th..77, F 194, (215), (228).
106th to 108th..(43), S 45, (105), H 123, P 123, 188, (215), (309).
108th to 110th..(7), L 9, 52, C 58, 77, 88, E 148, 164, B 171, L 300, S 311.
110th to 112th..77, (203), D 205, M 243.
112th to 114th..101, L 107, (181), C 182.
114th to 116th..F 9, A 34, 40, 164, (168), E 171, (191), *196, (252), 294, P 300.
116th to 118th..64, (215).
118th to 120th..130, F 136, (168), C 171, (228), D 277.
120th to 122d..164, 200, (203), L 205, E 288.
122d to 124th..(31).

2d, from Houston to 2d..115, (203), (252), (297), †964.
2d to 4th..52, (168), 177, 200.
4th to 6th..(7), (80), (120), W 148, (191), (228), (240), (309).
6th to 8th..(31), R 72, (80), H 82, 115, (146), 236, (240), W 243, 271, (286).
8th to 10th..(20), (43), (133), A 148, (168).
10th to 12th..40, M 45, N 218.
12th to 14th..115, H 123, (228), (252), H 255, 284.
14th to 16th..(203).
18th to 20th..(263), 271, L 277.
22d to 24th..(43), D 96, (133), W 136, 164, S 183, 260, A 277, A 288, 294.
24th to 26th..(56), S 183, (215), 271, (274).
26th to 28th..M 9, (93).
28th to 30th..B 34, 200, H 218, B 265.
30th to 32d..77, 142, K 149, 164, K 171, 248.
32d to 34th..V 149, S 230.
34th to 36th..M 194, S 194.
36th to 38th..S 265, 283.
38th to 40th..236, B 255, (263).
42d to 44th..(93), B 96, (168), H 194, H 255, (297).
44th to 46th..(31), T 45, B 45, (56), T 58, (133), K 183, 260.
46th to 48th..(120), *1341.
48th to 50th..88, F 96, G 96, (157), (252).
50th to 52d..4, 16, S 22, (240).
52d to 54th..306.
54th to 56th..248, K 255.
56th to 58th..B 22, D 34, (191), (215).
58th to 60th..H 22.
60th to 62d..(43), (69), (240), A 265.
62d to 64th..52, M 58, *82, (120).
64th to 66th..153.
66th to 70th..(309).
70th to 72d..188, C 194, S 194.
72d to 74th..65, 178, (181), (240), W 243.
74th to 76th..(43), O 45, 64, (105), (146), (297), O 300.
76th to 78th..L 9, (31), K 34, H 58, 153, K 159, (181), 211, M 311.
78th to 80th..188.
80th to 82d..130, (157), (181).
82d to 84th..L 58, (93), (120), F 243.
84th to 86th..C 34, 52, 65, 101, 164, 177, (215), (240), (252).
88th to 90th..200, W 277.
90th to 92d..J 34, E 45, 177, W 183.
92d to 94th..L 265.
94th to 96th..(31), (56), 77, B 82, 88, 164, 211, F 218, (228), (274).
96th to 98th..F 230.
98th to 100th..130, K 136.
100th to 102d..(191), F 194, (263).
102d to 104th..(56), 101, S 107, 153, (191), 271, 294, M 300, L 311, S 311, *1196.
104th to 106th..(120), 188, 200, D 205, (297).
106th to 108th..88, L 107, 188, 283, 529.
108th to 110th..52, (120), 130, *1300.
110th to 112th..P 82, (215), (252), P 255.
112th to 114th..(43), (80), B 107.
114th to 116th..P 22, 64, 65, P 72, (80), 211, H 218, 236, F 243, 248, G 288.
116th to 118th..211, *786.
118th to 120th..(31), L 34, 77, (240), H 243, 248.
120th to 122d..(31), (93), H 218, 260, (298), *1005.
122d to 124th..248.
124th to 126th..64, (168), 224, 283, *1196.
126th to 128th..52, 177, 224, 248, †633.

3d, from 7th to 8th or St Marks pl..P 205.
8th or St Marks pl to 10th..(80), B 159, B 183, (252).
10th to 12th..260, (309), *840.
14th to 16th..(43), (56), (120), S 123, (228), (240).
16th to 18th..(7), L 9.
18th to 20th..(69), G 171, (298).
20th to 22d..28, (80), (93), (191), G 194, 283, C 288, (309).
24th to 26th..K 58, 102.
26th to 28th..27, D 72, (93), K 96, (157).
28th to 30th..(20), (31), 177.
30th to 32d..(56), 225, (240), M 243.
32d to 34th..(69).
34th to 36th..(43), M 45, (69), (93), (203), 211.
36th to 38th..153, H 194, H 205, 306.
38th to 40th..102, G 107, (146), G 171, 306, *359, *412.
40th to 42d..88, (93), D 96, 130, (168), (228), †905.
42d to 44th..G 58, (69), (93), (146), W 149, W 171, (263), 283, 284, S 288, S 311, *520.
44th to 46th..A 22, L 205, 248.
46th to 48th..F 9.
48th to 50th..27, C 34, (56), D 58, 200.
50th to 52d..H 22, N 171, 188, (191), K 311.
52d to 54th..(43).
56th to 58th..D 96, (168), (263).
58th to 60th..K 194, (203), (215), (298).
60th to 62d..(191), 260, (286).
62d to 64th..(146), W 149, †1112.
64th to 66th..2.
66th to 68th..27, 177, H 183, K 183, 200, 248, H 255, 260, (286), *893.
68th to 70th..(203), 306.
70th to 72d..J 136.
74th to 76th..115, K 123, K 278.
76th to 78th..(93).
80th to 82d..88, 89, 164, H 171, G 171, V 218, 248.
82d to 84th..(181).
84th to 86th..(157), (168), O 171, (240), S 243, 261.
88th to 90th..88, S 96, *136, (215), 248, 249, D 255, C 255.
90th to 92d..R 34, (252).
94th to 96th..K 9, (80), B 82, 142, (157), N 171, 188, (215), (240), 283, (298), M 300, *786.
96th to 98th..O 9, (31), 115, L 123, (203), 211, 224.
98th to 100th..S 107, (298), (309), B 311.
100th to 102d..B 58, (203).
102d to 104th..27, (31), K 34, (43), †206, (252).
104th to 106th..16, (43), (120), S 123, (191).
106th to 108th..B 136, (298), †1066.
108th to 110th..(105), 177, S 183.
110th to 112th..(56), (93), A 95.
114th to 116th..(56), (133), (146), (240).
116th to 118th..164, B 171, 177, (181).
120th to 122d..115, (309).
122d to 124th..(146), W 183.
124th to 126th..(7), W 58.
126th to 128th..(157), B 159, (263).
128th to 130th..(252).

4th, from Astor pl to 10th..(20).
12th to 14th..(43), W 46, (263), B 265.
14th to 16th..128, 208, *893.
16th to 18th..306.
18th to 20th..64, E 72.
20th to 22d..E 34, (120), T 123, 142, 211, H 218, 236.
22d to 24th..(191).
24th to 26th..(69), 77, 130, P 136, (146), (215), 224, (309), †738.
26th to 28th..H 22, (120), (146), H 218, 271, H 278.
28th to 30th..(31), H 34, 102, 142, I 149, 224, R 230, R 231, *730.
30th to 32d..77, W 82, (169), (263), S 311, *674.

5th, from Washington sq N to 8th..(146), (309).
8th to 10th..G 105, *572, *840.
12th to 14th..16, (69), E 72, M 107, 115, *468.
14th to 16th..(215), D 300, *785.
16th to 18th..H 96, H 97, G 194, (215), (263), *785.
20th to 22d..(31), (168), (275), *674.
22d to 24th..F 136.
24th to 26th..(7), 102, (105), E 107, (146), †1262.
26th to 28th..(120), (146), (215).
28th to 30th..4, B 9, H 46, 188, 200.
30th to 32d..(31), 102, (191), (203), 306, G 311.
32d to 34th..(215), N 288, *785, †796.
38th to 40th..(120), B 123, (146), (275), (298), †372.
40th to 42d..(69), (157).
42d to 44th..88, (263), T 311.
44th to 46th..K 9, O 46, †93, J 95, 115, M 123, (169), (181).
46th to 48th..F 9, (80), 88, F 97, H 171, B 194, H 231.
48th to 50th..N 72.
50th to 52d..(286).
52d to 54th..130, D 136, (146), 211, †1112, †1354.
54th to 56th..40, U 46, (93).
56th to 58th..40, S 46.
60th to 62d..L 9.
66th to 68th..†319.
70th to 72d..†205.
76th to 78th..211.
88th to 90th..142, 164, G 171, 306, G 311, D 311.
90th to 92d..282.
94th to 96th..4, G 9, 89, 115, 142, G 149.
104th to 106th..115, †1112, †1209.
106th to 108th..(69).
110th to 112th..77, (146), S 278.
112th to 114th..52, S 58, H 58, S 171, 188, (228).
114th to 116th..G 22, (169).
116th to 118th..16, A 82, L 97, S 107, (169), O 171, H 194, W 255, *414.
118th to 120th..N 183, 200, 211, 212, I 218, D 231, C 231, 249.
124th to 126th..*572.
126th to 128th..C 97, 200.
128th to 130th..294, *1300.
130th to 132d..16, 64, 211, S 218, V 218, (228), 248, *250, 260, (275), *412, *730.
132d to 134th..(69), (146), 211.
134th to 136th..306, *1196.
136th to 138th..C 243, †1354.
138th to 140th..C 46.

6th, ws, from Carmine to 4th..T 58.
e s, 3d to 4th..M 255, S 278.
e s, Washington pl to 8th..4, 164, 224, E 231, (252).
e s, 8th to 10th..L 34, 77, (93), (105), 177, E 183, F 183, (228), 271, (275).
10th to 12th..4, B 9, (120), S 124, C 149, (157), A 159, 224, C 231.
12th to 14th..(20), (228), (263), (286).
14th to 16th..(133), (216), 236, C 243, 294.
16th to 18th..(44), (69), (146), G 149.
18th to 20th..K 265.
20th to 22d..88, P 97, 154, P 278, *306.
22d to 24th..(7), (93), (240).
24th to 26th..(121), (286), (298).
26th to 28th..(157), 211, (228), R 255.
28th to 30th..(7), 16, (20), (31), M 34, (56), F 58, (80), C 82, (157).
30th to 32d..H 82, (93), M 97, (105), (120), (191), (216), 224, (228), M 231, A 231, S 231, 236, M 243, S 243, A 278, 294, 306, *350, 964.
34th to 36th..(105), (252).
36th to 38th..16, 115, (181), (228), (240), (263), (286).
38th to 40th..(69), 115, B 149, (203), (216), (275).
40th to 42d..(240).
42d to 44th..(216), A 218, *785.
44th to 46th..(105), (133).
46th to 48th..R 194, G 205, 248, F 255, 271.
48th to 50th..40.
50th to 52d..(93).
52d to 54th..B 183.
54th to 56th..165.

7th, from 14th to 16th..V 34.
16th to 18th..(133).
18th to 20th..(169), (191), (309).
20th to 22d..M 159, (169).
22d to 24th..142, (181), 188, (191).
24th to 26th..(31), F 34, 178, J 183, (191), S 205, F 288, *786.
26th to 28th..(121), M 311.
28th to 30th..(7).
30th to 32d..88, K 149, *306.
32d to 34th..40, S 58, D 96, O 97, S 107, (146), S 149, (169), V 278, J 278.
36th to 38th..B 97, B 124.
38th to 40th..(216).
40th to 42d..(146), †478.
46th to 48th..S 149, 224, (252), *572.
48th to 50th..211, E 218, (240), M 288.
50th to 52d..(191).
52d to 54th..(7), R 9, 52, 164, E 171, 188, (191), 249, A 255.
54th to 56th..77, 140.
56th to 58th..P 58, 260, 261, P 265.
110th to 112th..M 22, 50, 283, *1146, *1251, *1300.
112th to 114th..M 231.
114th to 116th..O 9, R 34, L 34, (121).
118th to 120th (146), P 205.
120th to 122d..64, N 71, N 72, 86, C 94, (216), C 218, S 219, 224, 236, 248.
124th to 126th..(56).
126th to 128th..(20), S 159, 164.
128th to 130th..115, 271, *468.
130th to 132d..4, R 9, 16, (191), M 278, K 311.
132d to 134th..(31), M 34, W 46, W 58, W 72, 88, M 97, B 97, (133).
138th to 140th..H 194, G 231.
140th to 142d..64, 88, (93), M 149, B 183, G 183, 224, G 231, 236, M 243, H 243, K 243, G 255, (298).
142d to 144th..88, (93), M 97, 248, *1052.
144th to 146th..40, 142, (286), (309).
146th to 148th..(146), 248, 294.

8th, from Abingdon sq to Jane..200.
w s, 13th to 14th..H 171.
16th to 18th..(44), (121).
18th to 20th..142, (169), 248, (286).
20th to 22d..(169), 248, (252).
22d to 24th..(157), (203), (309).
24th to 26th..(228), *306.
26th to 28th..*468.
28th to 30th..R 22, (69), (80), W 82, 306.
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*Reed's Mill la..†529, *1054.
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Reservoir Oval E..6, 90, 130, 145, 167.
Reservoir Oval W..19, 30, 66, R 73.
Reservoir pl..†319.
Ritter pl..C 232, K 278, 307.
River..285.
Riverview ter..67, E 73.
*Robertson pl..17.
Rogers pl, from Westchester av to Hall pl ..4, P 10, 78, V 82, †93, 188, O 194, 308.
*Rose..K 107.
*Rose pl..L 150.
*Roselle..201, S 205, 225.
*Rosewood..B 278.
Sacrahong..(240).
St George's Crescent..W 34, 225, *468.
St Marys from Powers to Concord avs.. 42, S 47, 54.
Concord av to So blvd..W 134.
St Pauls pl, from Webster to Brook avs ..L 10.
Samuel (also see 180th)..90, 103, S 205.
*Saw Mill la..251.
*Schieffelins la..179, S 184, 226, 274.
*Scofield..91, 178, W 183, 272, *358, †849.
Seabury pl, from Charlotte to 172d..28, A 34, 66, 68, W 72, 154, 189, 225, L 231, A 278, 284, 308, A 312.
172d to Boston rd..103, E 107, 131, C 136, E 159, S 265, 284, S 300, †796.
*Seddon..B 73, 90, 154, 155, M 206.
*Seminole..295.
*Sheil..103, F 108, 201, K 205, 249.
Sidney..S 73.
*Silver..102, W 107, 225, W 312.
Simpson (also see Fox), from Fox to 163d, late Dongan..S 97, 116, S 124, 143, S 149, 165, G 312, †682, †849.
163d late Dongan to Westchester av.. 4, P 10, A 10, A 72, S 97, 116, P 124, S 124, G 124, R 124, 154, K 159, 212, 225, 237, 249, H 255, L 255, †478, †1112.
Westchester av to 167th..17, W 72, *82, (121), 261, 307, †738.
167th to Home..53, K 58, 90, K 107, 143, W 183, K 256, K 278.
Spring (old)..202.
Station pl..132.
*Storrow..103, 249.
Suburban pl (also see 201st)..179, 201.
*Swinton..103, 104, †634.

*Tacoma..18, *32.
*Taylor..188, 307.
Terrace pl..42, S 172, 178.
*Theriot..130.
*Thompkins..78.
*Thwaites pl..132, P 183.
Tiffany, from East Bay to Randall avs.. 225, 227, M 231.
Spofford to Lafayette..30, B 279.
Whitlock to So blvd..(240).
Fox to 163d, late Dongan..A 46, S 82, S 124, M 159, H 194, M 194, 201, 237, S 243, 272.
163d, late Dongan, to 165th..30, U 35, (56), (105), B 149, 165, K 172, L 172, (203), B 278.
165th to 167th..66, 251, W 255, N 255, W 278.
167th to 169th..90, G 97, M 159, G 183 307, S 312, †683.
Timpson pl, from 147th to 149th..295, B 300.
149th to Whitlock av..T 46, M 108, 131, 155, 201.
*Timpson..178.
*Tompkins..17, 28, S 34, R 34, 78, 165, 167.
Tower pl..M 289.
Trafalgar pl..166.
*Tremont ter..†1112.
Troy..S 73.
*Troy..66.
Truxton..41.
Unnamed..M 172, R 172.
*Unnamed..4.

*Van Buren..5, F 46, 53, D 183, †266, †1210
*Victor..91, 212, †319, †1262.
*Vincent..28, W 107.
Vineyard pl..17, 18, M 22, D 23, 144, D 150.
*Vine..66.

*Waldo pl..H 82.
*Walnut..178.
Walker (old)..90, C 220.
*Walker..(216).
*Washington..17, M 24, D 72, 143, 273, R 279, B 300, *468.
*Washington pl..261.
Waverly..C 83.
West..W 22, L 22, 131, F 137, P 312.
*Westchester sq..(56), (121), (216).
Whalen..5, 6, M 10, J 10, N 58, K 82, 103, M 107, 144, W 150, 250.
*Whitehall pl..41, 43, G 46.
Whittier, from Lafayette to Seneca avs.. H 10, 227.
Seneca to Garrison avs..53, 66, 155, 225, 226, M 231.
Garrison to Whitlock avs..68.
indef..286.
*Wilcox..90.
William (also see 161st and 186th)..K 172, 214.
*William..B 24, 117.
*Willow la..B 220.
*Willow..225.
*Wilson pl..M 82, 237.
*Wood..H 46.
*Woodmansten pl..*1243.
*Wright..C 22.
*Wright..C 22, 116, M 301, F 301.
*Wyatt..201, 237, *1006.

1st..156, 259.
*1st..66, 250, T 256, 262, M 266, A 278.

2d..227.
*2d..78, 178, M 219, 237, Z 278, 307.

3d..227.
*3d..156, D 173, 179, 251, 262, M 266, 273, Y 312, G 312.

*4th..156, D 173, 262, L 266, B 312.

*5th..M 83, Z 278, B 312.

*6th..250, Z 278.

*7th..67, 71, 78, 91, 179, M 256.

*8th..67, 90, S 97, 202, 238.

*9th..166, 178, 202.
*10th..M 83, P 108, N 313.

*11th..79, 201.

12th..17.
*12th..102, 103, W 107, 145, 226, J 231.

*13th..117, 238, K 244.

*14th..250, Y 312, G 312, *1052.

*15th..*1052.

*18th..237, 307, *1052.

*19th..S 256, 261, 262.

132d, from St Anns to Cypress avs..(169). Cypress to Willow avs..165.
Willow to Walnut avs..G 302.

133d (also see So blvd), from Alexander to Willis avs..53, 131, S 137, 143, 155, 156, W 159, 238.
Willis av to Brown pl..103, 272, *1052.
Brown pl to Brook av..28.
Brook to St Anns avs..53, H 58, 286.
Cypress to Willow avs..17, 19, N 22, 165, (309).
Willow to Walnut..G 302.

134th, from Alexander to Willis avs..5, S 10, 53, 143, 156, W 159, *1005.
Willis av to Brown pl..188, 190, W 194, T 231.
Brown pl to St Anns av..(134), 141, (203), 261, 272.
St Anns to Cypress avs..116, B 123, (146), Q 149, (169), Q 172, R 205, 261, M 279.
Cypress to Willow avs..143, 145, 261, L 265, 305, 306, 307, *1052.

135th, from Park to 3 avs..41, 272.
3 to Lincoln avs..(80), N 83.
Lincoln to Alexander avs..N 172.
Alexander to Willis avs..53, C 149, 212, 249.
Willis av to Brown pl..C 10, G 82, 90, A 97, S 194, B 219, (240), 249, (263), 307, *674.
Brown pl to Brook av..165, P 171.
Brook to St Anns avs..O 183, (275), B 312.
St Anns to Cypress avs..5, I 108, 116, B 123, 155, 249, 295.
So Blvd to Willow av..L 97, 103, 143, 145, D 149, B 149.

136th, from 3d to Lincoln avs..91, 104, B 109, B 173, 238, *306, *1005.
Lincoln to Alexander avs..17, P 22, 53, 66, (169).
Alexander to Willis avs..Q 183, 188, *572.
Willis av to Brown pl..116, K 124, 261.
Brown pl to Brook av..131.
Brook to St Anns avs..(44), B 135, 201, H 205, (216), G 219, (240), G 243, (263), G 278, †1210.
St Anns to Cypress avs..W 82, W 107, K 124, 165, 188, W 194, 237, (263), W 278, 284, 285, (298), 307, 308.
Cypress to So blvd..6, H 35, 249, B 255, †478.
So blvd to Willow av..17.

137th from Rider to 3 avs..(20), P 22.
Alexander to Willis avs..30, C 35, 90, 212, *306.

NOTE.—Key explaining the signs used will be found on page 3.

Willis av to Brown pl..53, 55, C 58, S 150, B 172, S 183, 202.
Brown pl to St Anns av..(140), M 82, (124), (150), 213, (240), S 243.
St Anns to Cypress avs..A 10, 28, (44), C 17, 53, 91, H 124, 131, 188, 284, R 289.
So blvd to Willow av..C 10, L 10, 28, C 34, 103, 165.

138th, west of Gerard av..28, 78.
From Gerard to Mott avs..B 24.
Park to Rider avs..(253), 244, (683), (1262).
Rider to 3 avs..(94).
3 to Alexander avs..29, R 35, L 159.
Alexander to Willis avs..(69), S 231, T 231.
Willis to Brook avs..53, 55, C 58, 165, (166), R 255, B 279, 295, H 300.
Brook to St Anns avs..(124), A 289.
St Anns to Cypress avs..(7), R 34, (56), S 58, 143, K 143, N 149, Z 150, (157), 261.
Cypress to So blvd..167, 179, (181).
So blvd to Walnut av..Z 205.

139th, from 3 to Alexander avs..(93), (157), I 231.
Alexander to Willis avs..E 265.
Willis to Brook avs..28, C 34, D 34, L 10, M 58, T 97, 131, 212, H 219, 237, 307.
Brook to St Anns avs..272, 284, 296, *1251.
St Anns to Cypress avs..W 58, Z 150, 225.
Cypress to Jackson avs..53, 178, T 183.
So blvd to Walnut av..W 194.
Walnut to Locust avs..227.

140th, from Rider to Morris avs..P 194.
Morris to 3 avs..41, 272.
Alexander to Willis avs..117, B 124, R 125, (134).
Willis to Brook avs..S 22, M 58, 90, I 97, 116, 143, S 149, P 150, L 150, 155, 189, G 194, 250, 272.
Brook to St Anns avs..155.
St Anns to Cypress avs..(133), (157), 166, P 172, M 278.
Cypress to Jackson avs..18, Q 23, 29, T 149.
Jackson av to So blvd..296, B 301.
So blvd to Walnut av..28.
Walnut to Locust avs..227, *674.

141st, from Alexander to Willis avs..(216).
Willis to Brook avs..5, R 58, 201, 202, 212, 250, B 265, 274, *840, †1017.
St Anns to Cypress avs..J 205, 225, 261, U 265.
Jackson av to So blvd..178, B 183.
Walnut to Locust avs..17, M 24.

142d, from College to 3 avs..(203), C 206.
Alexander to Willis avs..M 58.
Willis to Brook avs..L 9, 17, P 58, 201, 250, D 255, *840.
Brook to St Anns avs..(309).
Powers to Jackson avs..29.
Concord to Wales avs..W 134.
Wales to So blvd..30, P 35.

143d, from Morris to College avs..117, K 125, 131.
College to 3 avs..K 125, W 172.
3 to Willis avs..250, S 255, B 290, †426, †1066.
Willis to Brook avs..118, (169), 201, G 205, 226, W 232, 250, 294, S 300.
Brook to St Anns avs..†906.

144th, from Mott to Park avs..(80), S 108
Park to Morris avs..C 22, 41, R 46, 90, P 98, 116.
College to 3 avs..116.
3 to Willis avs..225, Y 231.
Willis to Brook avs..225, *840, †1262.
St Anns to Concord avs..M 23.

145th, from College to 3 avs..B 35, M 35, 53, M 82.
Willis to Brook avs..19, 143, B 172.
Brook to St Anns avs..103, K 107 143, (146), N 149, K 149.
145th (old)..67.

146th, from Walton to Park avs..296.
Park to College avs..28, 116, 131, 189, H 191.
College to 3 avs..201.
3 to Brook avs..(7), G 58, 90, (121), (147), 272, 295, H 300, *1251.

147th (see also Dater), from Willis to Brook avs..17, E 22, H 22, (31), G 107, 165, 201, *520.
Brook to St Anns avs..S 136, (146), 155, (216), B 231, 261, 307, W 312.
Tiffany to Jackson av..C 194.
Concord to Wales avs..C 47.
Tinton av to So blvd..42, G 47, *1052.
Timpson pl to Austin pl..143, 225, S 231.
east of Austin pl..154, B 159.

148th, from Park to Morris avs..D 22, 41, 42, 131.
Morris to Courtlandt avs..M 34, C 149, C 219, 227.
Courtlandt to 3 avs..250, B 255, 261, 295, 297, B 300.
Bergen to Brook avs..H 278, (309).
Brook to St Anns avs..53, 66, (133), S 265, M 278.

149th from Gerard to Walton avs..(69)
Walton to Mott avs..H 108.
Park to Morris avs..B 22, 28, T 34, T 278, S 289.
Morris to Courtlandt avs..(157), B 159, 189.
Courtlandt to 3 avs..J 47, (69), S 72, B 136, M 150, 272, K 312.
3 to Bergen avs..239.
Bergen to Brook avs..29, 30, (34), (80), (121), (181), 212, M 289.
Brook to St Anns avs..W 134, (157), (263).
Trinity to Jackson avs..G 22, (253).
Jackson to Concord avs..(69).

150th, (also see Fox), west of Cromwell av..(101).
Walton to Mott avs..66.
Park to Morris avs..42, 76, 79, (105), M 107, *572.
Morris to Courtlandt avs..28, 29, 143, R 149.
3 to St Anns avs..B 278.
Wales to Tinton avs..(157), †965.
Union to Prospect avs..167, R 173, †739.
*150th..H 46, H 98.

151st, (also see Beck), from Walton to Mott avs..90.
Park to Morris avs..18, 29, N 98, (191), S 279, 284, 307, F 312, *1146, *1251.
Morris to Courtlandt avs..41, 90, Z 97, 272, Z 278, *1100.
Courtlandt to Melrose avs..†738.
Melrose to 3 avs..29, G 82, 143.
3 to Jackson avs..(240).
Concord to Wales avs..180, P 184, 250, †1112.
Union to Prospect avs..(94).
*151st..16.

152d (also see Kelly), from Park to Morris avs..(146).
Morris to Courtlandt avs..79, (157), *572.
Courtlandt to Melrose avs..17, 143, 144.
Melrose to 3 avs..144, K 206, †683.
3 to Bergen avs..(169), S 172, 179.
Bergen to Brook avs..144, C 232, *573.
Jackson to Wales avs..29, 178, N 183, K 183, 189, 212, F 219, 237, N 243.
Wales to Tinton avs..(121).

153d, from Park to Morris avs..79, 261, F 279.
Morris to Courtlandt avs..(298).
Courtlandt to Melrose avs..66, 90.
Melrose to Elton avs..17.

154th, from Park to Morris avs..262.
Morris to Courtlandt avs..66, A 72, 165, (191), (228).
Courtlandt to Melrose avs..M 58, 131, B 136, 237, 250.
Melrose to Elton avs..272, M 300.

155th, from Morris to Courtlandt avs..(169), 189.
Courtlandt to Melrose avs..29, 53, 131, K 136, 178, S 183, 189, R 194, S 194.
Melrose to Elton avs..189.
Elton to 3 avs..285.
Wales to Tinton avs..116, 225.
Tinton to Union avs..D 22.
Union to Prospect avs..238, 285.

156th, from Park to Morris avs..W 231.
Morris to Courtlandt avs..5, B 10.
Courtlandt to Melrose avs..53, 55, B 58, 66, B 72, 131, R 205.
Melrose to Elton avs..(191), (216), 261.
3 to Brook avs..S 124, (191).
Eagle to Cauldwell avs..(69), †1210, *1299.
Cauldwell to Trinity avs..213, B 219, 296.
Trinity to Jackson avs..L 150, A 288.
Jackson to Forest avs..(240), S 244.
Westchester to Union avs..308, G 313.
Union to Prospect avs..L 266, 295, 297, W 300, *1251.
Prospect av to Dawson..237.
Dawson to Kelly..G 149, 155, B 312.
Kelly to Beck..41, W 46.
Fox to So blvd..307, C 313, *1251.

157th, from Courtlandt to Melrose avs..B 125, B 184.
Melrose to Elton avs..M 98, 144, B 149, 154, E 159, E 265, †796.
Elton to 3 avs..(56).

158th, from River to Gerard avs..†39.
Gerard to Walton avs..155.
Morris to Park avs..286, R 289, H 290, R 290.
Park to Courtlandt avs..53, H 72.
Courtlandt to Melrose avs..155.
Melrose to Elton avs..41.
Cauldwell to Trinity avs..237, E 280, 295.
Trinity to Jackson avs..†683.
Tinton to Union avs..18, 117, 118, H 125, V 125, S 160.

159th, from Mott to Sheridan avs..R 11.
Park to Courtlandt avs..N 24, 284, †1354.
Courtlandt to Elton avs..78, 179, C 265, 284, †319, †1066.
Elton to Washington avs..M 23.
Brook to St Anns avs..R 266.
St Anns to Eagle avs..†93, 144, H 150, 284.

160th, from Morris to Park avs..166, *674
Park to Courtlandt avs..90, 201, 296, S 301, *950.
Courtlandt to Melrose avs..78, 155, 259.
Melrose to Elton avs..W 97, B 107, H 265.
Elton to Washington avs..C 219.
Washington Cauldwell avs..214.
Tinton to Union avs..251.
Union to Westchester avs..(7), 214, U 244, 251, U 256.

161st, from Grant to Morris avs..†1017.
Morris to Park avs..C 24.
Courtlandt to Melrose avs..R 136, 144.
Melrose to Elton avs..66, 90.
Elton to Washington avs..214.
Eagle to Cauldwell avs..L 150.
Cauldwell to Trinity avs..M 82, 178.
Trinity to Jackson avs..239.
Jackson to Forest avs..H 149, 308.
Forest to Tinton avs..66, S 73, G 73, I 73, 90.
Tinton to Prospect avs..(121), (309).

162d, from Morris to Teller avs..O 82, M 205, (309), †1310.
Courtlandt to Melrose avs..B 34, 284, L 289, †1310.
Melrose to Elton avs..103, 131, †148, 166, *358.
Brook to 3 avs..(20), (309).
Prospect to Westchester avs..J 83, F 124, L 124, G 136.

163d (also see Dongan), from Sherman to Grant avs..K 73, 90, K 98, †529.
Morris to College avs..189, 226.
College to Teller avs..C 47.
Melrose to Brook avs..17.
Washington to 3 avs..189.
Cauldwell to Trinity avs..29.
Forest to Tinton avs..†965.
Tinton to Union avs..(20), M 172.
Intervale av to Kelly..17, S 23, (181), 274, S 279, M 289.
Kelly to Tiffany..(105), 165, K 172, (309).
Tiffany to Fox..B 149, B 278.
Fox to So blvd..A 72, 116, P 124, 143, S 149, 165, †478, †849.

164th, from Woodycrest to Anderson avs †580.
Morris to College avs..103, 132.
Brook to Washington avs..214.
Prospect to Stebbins avs..250.

165th, from Woodycrest to Anderson avs S 205.
Sherman to Grant avs..308, R 313.
Grant to Morris avs..N 125, 145, M 149, 179, R 183, 273, 297, M 300, M 301, M 313.
Morris to College avs..17, (310).
College to Findlay avs..179, (310).
Clay to Webster avs..R 138.
Park to Brook avs..131, C 136.
Washington to 3 avs..235.
3 av to Boston rd..(93), A 288.
Boston rd to Cauldwell av..250.
Jackson to Forest avs..F 23, F 312.
Forest to Tinton avs..189, 190, H 195.
Tinton to Union avs..R 58, 225, C 231.
Prospect to Stebbins avs..M 10.
Stebbins av to Rogers pl..H 34, S 82, S 83, (169).
Rogers pl to Intervale av..226.
Intervale av to Kelly..(191).
Kelly to Tiffany..66, S 219.

166th, from Ogden to Nelson avs..189.
Nelson to Woodycrest avs..117, W 125, †1066.
Woodycrest to Anderson avs..67, 68, M 74, M 266, B 266, B 290, †319.
Sherman to Grant avs..T 46.
Morris to College avs..W 97, R 98, W 243, 250.
Findlay to Teller avs..S 266.
Clay to Webster avs..†266.
Park to Washington avs..166, R 172, *572, *893, †1066.
Fulton to Franklin avs..5.
Franklin to Boston rd..284.
Boston rd to Trinity av..66, T 73.
Forest to Tinton avs..67, 117, C 125, 238, A 256, A 266, †682.
Tinton to Union avs..(181), (191), 202, 227, A 232, †683, *840.
Union to Prospect avs..H 24, 104.

167th, west of Sedgwick av..118.
from Sedgwick to Lind avs..78, K 136, C 300, †796.
Cromwell to River avs..225, H 232.
Walton av to Concourse..208, 211, 284.
Sheridan to Sherman avs..D 35, T 46.
Sherman to Grant avs..42.
Findlay to Teller avs..†39, 202, S 206.
Teller to Clay avs..285.
Clay to Webster avs..(44).
Park to Washington avs..261, †580.
Washington to 3 avs..188, 237.
Boston rd to Prospect av..41, 118, 144, 212.
Stebbins to Intervale avs..19, C 23, 130, 225, 237.
Kelly to Tiffany..90, G 97, †372, †683.
Tiffany to So blvd..28, 53, K 58, 90, K 107, 251, W 255, N 255, K 256, K 278, G 312, †738.
Hoe av to West Farms rd..17, R 23, *674, *1251.
West Farms rd to Bryant av..118, B 125.
Bryant to Westchester avs..307.

168th, from Nelson to Woodycrest avs..103.
Walton av to Concourse..208, 211, 284.
Sheridan to Sherman avs..T 46.
College to Findlay avs..167, 227, R 232.
Clay to Webster avs..M 23, 131, 213, (298).
Webster to Brook avs..296, 297, H 301.
Park to Washington avs..90, 116, N 124, 145, B 150.
Franklin to Boston rd..90.
Boston rd to Forest av..212.
Forest to Tinton avs..†1354.
Tinton to Union avs..A 184.
Union to Prospect avs..251, *1052.

169th, from Ogden to Plympton avs..W 290.
Nelson to Shakespeare avs..53, 54, *136.
Shakespeare to Boscobel avs..273.
Morris to College avs..155.
Findlay to Teller avs..78.
Clay to Webster avs..43, B 47, 145, V 150, 296, C 302.
Washington to 3 avs..6, L 11, 67, †580.
Fulton to Franklin avs..E 205.
Franklin to Boston rd..66, M 243.
Boston rd to Tinton av..189, 251, †1210.
Union to Prospect avs..F 11, F 184.
Prospect to Stebbins avs..(310).
Stebbins to Intervale avs..143, (191), *624.
Tiffany to 167th..5, 102.

NOTE.—Key explaining the signs used will be found on page 3.

170th, from Ogden to Plympton avs..214.
Boscobel to Cromwell avs..179.
Cromwell to Inwood avs..68.
Teller to Clay avs..S 184, 237, *893.
Washington to 3 avs..(203), P 206, 286.
3 to Fulton avs..(31), *1006.
Franklin to Clinton avs..144.
Clinton to Crotona avs..67.
Crotona av to Boston rd..17, *195, 250, G 312, *1100.
Prospect av to Bristow..5, K 136, S 205, (216), 250.
Bristow to Stebbins av..104, 117, 155, †1158.
Stebbins av to Wilkens av..155, B 160.
Wilkens av to Charlotte..130, 189, M 194, †1018, †1262.
*170th..N 58.

171st, from Webster to Brook avs..*1005.
Park to Washington avs..17, 189.
Washington to 3 avs..*1146.
3 to Fulton avs..S 219, 227, R 231, 250, B 256, R 289.
*171st..B 265.

172d, from Nelson to Shakespeare avs.. 78, 202.
Walton av to Concourse..S 173.
Park to Washington avs..41, K 83, 155, †1113.
3 to Fulton avs..T 125, †624, †633.
Fulton av to Boston rd..225.
Boston rd to Minford pl..103, E 107, 131, C 136, E 159, S 183, 189, 214, 225, L 231, S 265, 272, 284, S 300, S 312 †796, †1262.
Minford pl to So blvd..P 136.
So blvd to Hoe av..118, S 173.
Hoe to Vyse avs..(181).
Vyse to Bryant avs..54, K 59, 117, M 125.
Bryant to Longfellow avs..67, R 73, 307.
*172d..79, 261.

173d, from Eastburn to Weeks avs..308.
Topping to Clay avs..M 46, 117, M 125, 295, M 300.
Carter to Webster avs..202, N 206, †1209.
Webster to Park avs..†1209.
Park to Washington avs..(31).
Washington to Bathgate avs..F 278, F 289.
Bathgate to 3 avs..(287).
3 to Fulton avs..67.
Boston rd to So blvd..T 58, 132, A 137, 145, T 149, (191), 202, T 206, 271, 272, T 300, T 301, †849, †850, †1209, †1262.
So blvd to Hoe av..131, (191), B 301.
Hoe to Vyse avs..†206, 238, M 244.
Vyse to Longfellow avs..C 108, C 136, C 137, 155.
*173d..118, 145, C 172,

174th, from Nelson av to McCombs rd.. T 83, S 205, 213, S 289.
Jerome to Walton avs..226.
Eastburn to Weeks avs.. W159.
Weeks to Mt Hope..91, F 98.
Mt Hope to Topping avs..202, 308.
Clay to Anthony av..131, 155, C 159, C 243, 272, M 278, †1112.
Anthony to Carter avs..B 278.
Webster to Park avs..D 47, 261, *728, *950.
Park to Washington avs..17, K 23.
Washington to Bathgate avs..I 35.
Bathgate to 3 avs..D 47.
So blvd to Hoe av..K 206, H 278, 297, 308, T 313, †372.
Hoe av to Vyse avs..272, W 279, T 279.
Longfellow to Boone avs..†1354.
indef..T 83.
*174th..79, 118, 145, F 206, 213, 295.

175th, from Nelson av to Macombs rd..T 83, 178, 213, G 220.
Mt Hope to Topping avs..G 23, G 34, P 266.
Clay to Anthony avs..*1054.
Webster to Park avs..C 205, 273, W 280, *950.
Park to Washington avs..41, L 46.
Washington to Bathgate avs..201, B 205, 262, B 266, *728.
Bathgate to 3 avs..41.
3 to Fulton avs..(146), 156, 190.
Arthur to Crotona avs..41, S 289, C 312.
Crotona to Prospect avs..103, 116, 131, 144, 167, 250.
Prospect to Marmion avs..131, C 136, A 243.
Marmion to So blvd..W 172, M 172, †319, †738.
*175th..18, D 24, 53, M 72, 166, 251, 285.

176th (late Mott), from Sedgwick to Undercliff avs..273, *1146.
Andrews to Aqueduct avs..66, 78, 307, †1209.
Macombs rd to Harrison av..226.
Harrison to Grand avs..226.
Grand to Jerome avs..226.
Townsend to Walton avs..R 184, 237, *840.
Walton to Morris avs..237.
Mt Hope to Anthony avs..179, C 183, †425.
Anthony to Tremont avs..43, O 46, O 97.
Carter to Webster avs..*1251.
Webster to Park avs..A 278, A 280, 285.
Park to Washington avs..261, 272.
Washington to Bathgate avs..272, 285, E 289, G 289.
Bathgate to 3 avs..B 74.
Arthur to Crotona avs..5, (7), 41, B 46, 155, (191), 201, *520, †1262.
Crotona to Clinton avs..103, 104.
Prospect to Marmion avs..M 97, 131, R 137, 189, L 289, W 313, †849.
n s Marmion to So blvd..53, 55, M 58, W 59, 115, B 150, 166, C 172, C 183, 251, †738.
s s Trafalgar pl to So blvd..166, D 278.
So blvd to Daly av..29, L 35.
Bryant to Longfellow av..226.

177th, from Tremont to Jerome avs..250.
Jerome to Walton avs..P 183, 189, 190, 201, 202, W 232, (275), †633.
Walton av to Concourse..M 46, 272.

177th (also see Tremont av)..(44), C 83, 90, C 150, 296, E 301, *950.
*177th..91, 117, 131, 166, 201, 202, 237, 251, 285, †682.

178th, west of Cedar av..155, 201..
from Concourse to Anthony av..P 195.
Valentine to Webster avs..156, (263), *624.
Webster to Park avs..G 150, M 256.
Park to Washington avs..5.
Washington to Bathgate avs..C 232.
3 to Monterey avs..144, M 149, M 232, 261, †796.
Crotona to Clinton avs..R 278.
Clinton to Prospect avs..17.
Prospect av to So blvd..42, 239, D 244, D 279, 372, †478, †529.
So blvd to Mohegan av..285.
Honewell to Daly avs..131, W 136, 237, W 243.
Daly to Vyse avs..K 59.
*178th..117, 118.

179th, from Walton to Morris avs..189, J 195, †633.
Concourse to Anthony av..18, (146), 213, L 219, P 220.
Valentine to Webster avs..6, E 150.
Webster to Park avs..67.
Park to Washington avs..17, C 35, C 73, 261.
Washington to Bathgate avs..(216).
Bathgate to 3 avs..273, T 280, 286, A 290, M 313.
3 to Monterey avs..†964.
Monterey to Lafontaine avs..6.
Arthur to Hughes avs..307.
Hughes to Belmont avs..285, A 289, 308, †633.
Belmont to Crotona avs..103, E 124, 189.
Clinton to Prospect avs..66, 68, 226.
Prospect to Mapes avs..53, 213, M 220.
Marmion to So blvd..251.
Mohegan to Honeywell avs..17, O 46, O 159, 285, L 313 †372.
Vyse to Bryant avs..M 11, 104, K 108, S 108, S 125, 178, K 183, 202, 213, S 220, K 232, 237, P 243, 273, †819 †964, †1017.
Bryant av to Boston rd..166, †906.
*179th..226.

180th, from Andrews to Aqueduct avs..68.
Concourse to Anthony avs..103.
Anthony to Ryer avs..202.
Valentine to Tiebout avs..226, 227.
Webster to Park avs..L 124.
Park to Washington avs..285.
Bathgate to 3 avs..(203), (298).
3 to Monterey avs..(69), F 74, (298), 308.
Lafontaine to Arthur avs..103, S 136.
Hughes to Crotona avs..K 108, (203), 250, K 256.
Crotona to Clinton avs..H 159.
Clinton to Prospect avs..17, (240), G 243, 307.
Prospect to Mapes avs..(44), 189, L 205.
Mapes av to So blvd..(133), 144, 214.
Mohegan to Honeywell avs..(20), †739.
Honeywell to Daly avs..29, 103, 273, H 279.
Daly to Vyse avs..A 98.
Vyse to Bryant avs..A 46, A 47, 90.
Bryant av to Boston rd..S205, L 289.
indef..†850.

181st, from Aqueduct to Grand avs..M 219.
Jerome to Walton avs..53, 145, W 150, *414.
Walton to Morris avs..55, S 173.
Ryer to Valentine avs..91, T 98, 238, T 244, T 256
Monterey to Arthur avs..W 278.
Arthur to Hughes avs..213, C 219, 262, †906.
Hughes to Belmont avs..214, 226, L 231, 272, P 278, P 312.
Belmont to Clinton avs..66, 90, 226, C 232, 272, *306, *1146, †1262.
Prospect to So blvd..130, S 136, R 266, 272, †738.
So blvd to Mohegan av..117.
Mohegan to Daly avs..L 22, 237, W 243.
Vyse to Bryant avs..R 72, 155.
Bryant av to Boston rd..201, L 205.

182d, from Concourse to Valentine av.. 202, C 206, W 256.
Valentine to Webster avs..*674.
Park to Washington avs..*82, 90, S 98, 118, S 125, C 137, 189, R 300.
Washington to Bathgate avs..*32, 78, L 83, 295.
Bathgate to 3 avs..†1112.
3 to Arthur avs..29, S 35.
Arthur to Hughes avs..18, 117, K 205, (216).
Hughes to Crotona avs..G 195, 237, *786.
Crotona to Prospect avs..116, 118, 200, 212, O 219, O 255, O 256, K 289, 295, N 301, N 312, †1262.
Prospect av to So blvd..R 183, T 183, S 266, S 278, G 278.
So blvd to Mohegan av..131, F 136, F 137.
Mohegan to Daly avs..225.

183d, from Aqueduct to Grand avs..78.
Grand to Davidson avs..M 183, I 195.
Morris av to Concourse..E 125.
Valentine to Webster avs..91, H 124.
Park to Washington avs..(20), M 24, C 124, C 195.
Bassford to Bathgate avs..D 107.
Bathgate to 3 avs..A 72, A 243, 261, A 266.
Arthur to Adams pl..(309), K 312.
Hughes to Belmont avs..D 205.
Belmont to Cambreling avs..66, †1310.
Cambreleng to Beaumont avs..178.
Prospect to So blvd..155.

184th, from Cedar to Sedgwick avs..79, B 83, (298).
Grand to Jerome avs..90, 91, (146), 189, 201, (298).
Tiebout to Webster avs..O 83, L 97, W 107, 116, O 124, L 159.
Webster to Park avs..67, †964.
Park to Washington avs..17, 21, 23, 67, B 125, †206.
Washington to Bathgate avs..I 83 †206, 262, M 266, 296, 297.
Bathgate av to Lorillard pl..(147), (253).
Lorillard pl to Arthur av..O 59, 66, 91, (191).

185th, from Park to Washington avs..78.
3 av to So blvd..67 213.

186th, from Park to Washington avs..W 47, 237, M 243, *359, *786.
Washington to 3 avs..†683.
Arthur to Belmont avs..103, L 108, K 108, 156.
east of Belmont av..41, I 46, I 47, E 47.

187th, from Valentine to Marion avs..18, 19, C 24.
Marion to Park avs..M 60.
Park to Washington avs..53, L 59, 201, S 205, 307.
Bathgate av to Lorillard pl..T 124.
Lorillard pl to Hoffman..78, N 300.
Hoffman to Arthur av..T 46, T 59, 145, C 149, (216), 237, P 243.
Arthur to Hughes avs..(105), C 107, 117, C 125.
Hughes to Belmont avs..†906.
Belmont to Cambreleng avs..29, *82, (203).
Cambreleng to Beaumont avs..189, 250, N 256, †1210.
Beaumont to Crotona avs..41, C 46.
Crotona to Prospect avs..5, (7), C 10, E 10, N 10, N 59, N 184, C 184, O 312.
Prospect av to So blvd..66, 78, P 137, M 137, N 137, 167, 250, G 256, *624.
*187th..M 301, F 301.

188th, from Sedgwick to Aqueduct avs.. 53, 201, M 205.
E Fordham rd to Concourse..78, L 83.
Concourse to Valentine av..213, M 256, †1354.
Valentine to Webster avs..W 24, †93, 295, S 312, †1017.
Park to Washington avs..201, 202, 214, 225, 286, K 290, S 290, *1052.
Washington to Bathgate avs..M 47, 116, 155, 167, H 183, 250, 261, *359, *624.
Hoffman to Hughes av..(253), (275).
Hughes to Cambreleng avs..66, 117, G 124, G 125.

189th, from Concourse to Tiebout av..295.
Park to Washington avs..201, 202, 214, 286, S 290, *1005, *1052.
Washington av to Lorillard pl..†39, 167, G 173, 251, †633.
Arthur to Belmont avs..S 219, D 232, F 232, (253).
Beaumont to Crotona avs..117.

190th, from Morris to Creston avs..167, W 172, W 312, †849, †964.
Creston av to Fordham rd..166.

191st, s s, from Bathgate to Hughes avs.. H 98.

193d, from Jerome av to Concourse..103, K 108, 295, S 300.
Marion to Decatur avs..155, 272.
Decatur to Webster avs..D 243.

194th, from Concourse to Briggs avs..104, T 108.
Briggs to Marion avs..H 83, T 136.
Marion to Decatur avs..N 219, R 300.
Decatur to Webster avs..213, L 219, 296.

195th, from Marion to Decatur avs..M 59, 79, M 83.

196th, from Creston av to Concourse..J 47.

197th, from Creston av to Concourse..29, 78.
Concourse to Valentine av..78, 118.
Valentine to Briggs avs..67, B 266, †425.
Bainbridge to Marion avs..K 172.
Marion to Webster avs..E 98, G 98.

198th, from Creston av to Concourse..5, 66, G 72, 116, 117, R 219, *306.
Concourse to Valentine av..103, R 108, *156
Valentine to Briggs avs..(191), F 290, †634.
Briggs to Marion avs..L 184, †1209.
Decatur to Webster avs..213.

199th, from Valentine to Briggs avs..227, G 272.
Marion to Webster avs..O 23, 155, 272, 307.

200th (see Bedford Park blvd).

201st, from Valentine to Briggs avs..250, 295.
Briggs to Perry avs..W 72, 131, H 172, 179, 226.
Perry to Decatur avs..(216).
Decatur to Webster avs..5, (263).

202d, from Concourse to Valentine av.. 155.
Valentine to Briggs avs..155, P 159, *198
east of [illegible] av..H P

203d, from Concourse to Valentine av..155, G 183
Valentine av to Mosholu pkway..S 35.
east of Webster av..S 83.
*203d..189, 214, 227, K 256.

204th, from Concourse to Mosholu pkway..5, D 10, V 205, 226.
Decatur to Webster avs..53, (146), (240).

205th, from Concourse to Mosholu pkway B 34, 53, R 108, B 124, 226.
Mosholu pkway to Perry av..53, 78, D 83.
Decatur to Webster avs..131.

206th, from Concourse to Mosholu pkway M 83, 117, M 124, 225, M 256, *111, *168.
Woodlawn rd to Perry av..213.

207th, from Woodlawn rd to Perry av..130.
Perry to Hull avs..295, M 300.
Decatur to Webster avs..212.

208th, from Jerome to Kossuth avs..296.
Steuben to Bainbridge avs..238, C 279, C 290.
east of Bainbridge av..30, 66, R 73.

209th, from Perry to Decatur avs..C 173 *730.

*210th..*1146.

*211..19, 29, 272, *468.

212th..42, M 73, 272, 285.
*212th..19, 189, 190, W 195, D 195, M 205, (228).

*213th..L 46, J 159, 262.

*214th..29, 103, F 108, 117, S 124, 201, K 205, 237, D 243, 250, S 301, †529, *950.

*215th..17, D 23, 41, 55, L 59, C 59, 66, 117, F 124, B 219, 250, T 256, 262, *306, *1054, †1210.

*216th..29, 78, 117, 166, 178, 189, K 231, 237, T 243, *266, M 266, †580, *786, †964

*217th..5, C 10, J 59, H 59, C 59, 189, L 195, 239, 251, D 256, 261, M 266, †319, †634.

*218th..C 10, 19, M 46, M 124, 131, L 266, Z 278, B 312, *359.

*219th..17, 41, 73.

*220th..L 73, S 159, †206, W 243, Z 278, G 289.

*221st..103.

*222d..17, 52, P 59, W 73, (80), 90, S 97, 103, 104, P 108, 131, 212, *674.

*223d..17, 41, 144, 166, G 172, 178, L 183, 226, H 231, (240), 250, 251, 272, †426, *573.

*224th..C 10, 19, 66, M 83, P 108, M 124, P 124, (134), S 136, 144, (146), F 149, C 150, M 219, K 231, S 256, S 266, 272, 274, W 312, †796.

*225th..5, 53, K 59, 212, 272, 307, †1158, *1196.

*226th..41, J 46, A 46, 54, *82, 103, A 108, P 136, 226, *250, J 231, G 231, 250, *250, A 278, B 300, G 300, A 300, 307, †964, †965, *1196.

*227th..103, S 108, 117, R 124, K 124, 155, 201, M 289, *306, *840.
227th..S 73, †372.

*228th..103, S 108, 250, Y 312, G 312.

*229th..29, 41, S 46, 66, B 73, 103, C 124, 166, 237, *250, 285, *893.

230th, from Bway to Bailey av..R 256.
Bailey to Kingsbridge ter..250, 297.
*230th..G 73, 78, 144, N 150, 272, P 312, †906.

231st, from Bway to Albany rd..†1354.
Albany rd to Bailey av..†1209.
*231st..66, 117, S 136, D 172, 178, 237.

*232d..H 136, 180, 237, 272, 307, †1262.

233d, west of Bailey av..D 35.
from Mt Vernon to Napier avs..17, C 23, 29.
Kepler to Katonah avs..*950.
*233d..30, D 34, 53, M 59, 155, 166, 201, M 205, 237, 250, S 256, 261, 262, 272, M 312, *950.

234th, west of Bway..G 59, *1196.
from Bway to Bailey av..D 35.
Katonah to Verio avs..66.
*234th..30, 272.

235th, west of Riverdale av..18, P 300.
from Mt Vernon to Napier avs..226, L 232, *1196.
Napier to Oneida avs..41.
Oneida to Kepler avs..41, B 183, 272.
Kepler to Katonah avs..29, 66, 90, 166, Z 256, 273, †319.
Katonah to Martha avs..66.
*235th..K 124, 144, 201, N 289.

236th, west of Bway..189, D 195.
Mt Vernon to Oneida avs..†93, 129, 297, P 300, B 301, 1017.
Oneida to Kepler avs..42, R 47, 90, 296.
Kepler to Katonah avs..C 97, E 108, 201, *572, *1251.
Martha to Webster avs..5, 212, 213, C 219, H 219, 237, H 243, *785.
east of Webster av..†1017.
*236th..90, L 159, 155, E 159, K 183, K 195, W 219, †796.

237th, from Kepler to Katonah avs..155, 739.
Martha to Verio avs..144, 156, 296, W 301, W 312, †906.

238th, west of Bway..5, 7.
from Bway to Putnam av E..S 219.
Albany rd to Sedgwick av..29, G 34 213.
Mt Vernon to Kepler avs..41, 103.
Kepler to Katonah avs..C 23, 90, *1006.
Katonah to Martha avs..17, 18, 53, 78, G 83, 165, I 184.
Martha to Verio avs..156, 166, D 172, 259.
*238th..†1310.

239th, from Mt. Vernon to Katonah avs..79.
Martha to Verio avs..66, 179, F 183.
*239th..17, M 23, 41, *82, 250, S 256, *786.

240th, west of Bway..43, I 194.
from Mt Vernon to Katonah avs..M 23, 78, 79, C 83, *1005.
Katonah to Martha avs..†1066.
east of Martha av..B 59, 189.

*241st..29, 201, L 205, *786.

242d..17, 43, 78, G 83, I 194, 213, (228).
*242d..166, E 183, A 196, 214, K 219, *730.

245th..†1066.

246th..†93, 132, †478, †683, †964.

251st..132.

252d..55, 132.

253d..55.

254th..19, 68.

256th (also see Hawthorne av)..5, 7, 19, 179, 285, †1112.

259th..5, F 10, 118, 144, F 150, 166, †425.

260th..5, C 10, S 10, E 10, F 10, 18, 19, R 23, 29, G 35, 41, 53, 54, H 59, M 59, B 59, S 59, 118, 132, M 137, 166, 167, G 172, M 172, S 172, T 172, T 173, 285, H 289.

261st, from Bway to Spencer av..5, 7, D 10, 131, H 137, M 137, 144, 145.
Spencer to Tyndall avs..17, 272.

Tyndall av to Av Von Humboldt..41, 145.
Av Von Humboldt to Riverdale av..W 266.

262d..5.

AVENUES.

*Albany..43, 66, 116.
Alexander, from 132d to 134th..262, *1005.
134th to 136th..(44).
138th to 140th..29, R 35.
140th to 143d..117, B 124, 213.
*Allerton..79, 91.
*Amsterdam..226, 259, 262.
*Amundson..5, 103, H 124, *359.
Andrews, from Aqueduct to Burnside avs..78, 307.
Burnside av to 180th..68, †319.
181st to 183d..†93, C 278, B 301.
183d to Fordham rd..17, 53, 55, H 59, 145, 250 272, S 278, *893.
Anderson, from Jerome av to 165th..S 205.
Anthony (also see Grand blvd & Concourse), from Clay av to 174th..131, 155, C 159, 201, 226, N 231, M 231, 237, C 243, M 266, B 278, (309), †1112.
174th to Prospect pl..5, C 108, H 125, 272, M 278.
Prospect pl to 176th..*1054.
176th to Tremont av..43, O 46, O 97, 179, C 183.
Tremont av to 178th..53, C 59, C 83.
178th to Burnside av..R 172, 213, L 219.
Burnside av to 180th..N 124, (228).
180th to Concourse..B 59, 103, J 243, †796.
Anthony (old)..42, 103, W 243, E 312 *786.
*Appleton..*1251.
Aqueduct, e s, from 170th to Boscobel av..155, †1209.
w s, 169th to Boscobel pl..M 172, R 172.
e s, Boscobel av to Featherbed la..A 59, T 59, 226, M 231.
e s, Featherbed la to Macombs rd..M 83, 189, K 195, †674, †738.
w s, 176th to Tremont av..296, 297, B 301, †1209.
Burnside av to 181st..68.
181st to 183d..54, L 195, B 256.
183d to Fordham rd..41, E 231.
Fordham rd to 190th..262, G 266.
190th to Kingsbridge rd..W 231, 285, †906.
Aqueduct av (East), from Clinton pl to Buchanan pl..54, 189.
Buchanan pl to Evelyn pl..B 301.
Evelyn pl to 184th..M 23.
Arlington..5, 19, W 46, S 73, P 300.
*Arnold..296.
*Arnow..17, N 23.
Arthur, from 175th to 176th..5, 41, B 46, 144, B 150, 179, 237, *674, *1005, †1262.
176th to Tremont av..(44).
179th to 181st..F 73.
181st to Oak Tree pl, 41, †93, R 194, I 195, M 195, 213, C 219, 250, S 256, 262, 272, W 278 †906.
Oak Tree pl to 182d..41, M 46, 117, K 136, 307.
182d to 183d..(308), K 312.
e s, 183d to 187th..S 150, 166, C 278, 285, *1100.
w s, Belmont pl or 184th to 187th..5, S 10, †29, T 23, M 83, S 97, (105), T 172, †426.
187th to 188th..117, C 125, (253), 296, T 301.
189th to Fordham rd..V 301.

*Ash..41, 250, C 256, (287), *1340.
Av A..M 150.
*Av A..91, S 124, 156, D 173, D 243.
*Av B..67, 102, M 266, 273, 285, M 289.
*Av C..91, 144.
*Av D..T 232, 285.
Av St John, from Timpson pl to So blvd..M 108.
Kelly to Prospect..5, R 10, 103, L 124.
Av Von Humboldt..5, 29, S 35, 41, 79, 166, 167, G 172, M 172, H 172, 213, W 266.

Babcock..D 10.
Bailey, w s, from Sedgwick av to 192d..296, D 301.
e s, Sedgwick to Heath avs..286, F 289, †964.
Kingsbridge rd to 230th..131, 189, Y 195.
w s, 230th to 231st..66, 90, 118, 226, B 231, †633.
e s, Boston av to Ft Independence..66, P 183, H 183, T 183, C 183, 213, B 219, A 243, W 243, A 301.
238th to Van Cortlandt Pk S..29.
Bainbridge, from Kingsbridge rd to 194th..17, T 23, V 23, K 23, †39, 54, M 59, 66, B 73, 117, 131, T 136.
194th to 196th..C 150.
196th to 198th..272, R 278, L 279, *1052, †1209.
Bedford Pk blvd to Mosholu pkway..179.
Mosholu pkway to 206th..117.
e s, 207th to 210th..19, 30, 66, R 73.
w s, Gun Hill rd to 212th..G 46, 273, 306, 308, *950, *1052.
w s, 213th to Jerome av..131.
*Baisley..66, 307.
*Baker..E 183, 213, 214.
*Balcom..17, S 23, 41, 66, 227.
*Barker..6, L 11, 17, G 22, 78, K 219, 285, †1354.
*Barkley..H 10, B 195, F 195, G 289.
*Barnes..5, C 10, 19, 41, 42, *82, J 46, 54, 66, V 73, C 73, P 74, 79, *82, 90, 91, P 97, 117, M 124, 155, 166, V 172, 190, 201, 213, 214, 238, 251, 262, 285, R 289, K 289, 296, 297, S 301, †529, *1054, *1192, *1243, *1295, †1354.
*Bartholdi..17, 19, 54, A 124, 272.
*Bassett..54, 131, M 136, 213, 226, D 231, *840.
Bassford, from 182d to 183d..103.
183d to 184th..†206, 262, M 266.
184th to 3 av..I 83, 296, 297, *1100.
Bathgate, from Wendover av to 172d..(7), (56), 66, (157), D 172, (191), D 205.
172d to 173d..78, 90, P 124, L 301, *359.
174th to 175th..155, 189, (191), M 195, 201, H 205, B 205, 213, 262, B 266, M 312, *728, †1354.
175th to 176th..117.
176th to Tremont av..F 159, C 266, 272, 285, E 289, G 289.
178th to 179th..C 289, 307.
179th to 180th..F 150, 179.
181st to 182d..5, K 23, 29, *32, D 46, 78, L 83.
182d to 183d..S 136, C 136, 285, M 289.
184th to 3 av..272, 285, *1146.
3 av to 187th..29, M 35, D 35, S 312.
187th to Fordham rd..T 124, 167, H 183, 226, M 243, 250, 261.
*Bay..132, B 136, P 172, *412.
*Baychester..54, 66, 189, 226, M 232, 307, 308, *1300.
Beach (also see Tinton av)..117, G 137, 225, G 313.
*Beach..54, 66, 166, 238, D 256, 259, 272, 285, 307, D 312, †426.
Beaumont, from Grote to 183d..117, B 124.
183d to 187th..41, 144, S 150.
187th to 188th..41, 66, 78, 90, C 97, 131, †683.
188th to 189th..144.
*Becker..296, 307.
Bedford Pk blvd..19, 54, 66, *195, 213.
*Beech..17, G 23, 213, D 219.
Beekman..K 172, 226, K 231, M 231, †738.
*Bell..41.
Belmont, from 175th to 176th..T 10, 103, 189, T 195, B 195.
Tremont av to 179th..42, 67, M 172, R 219, 272, 285, †633.
179th to Oak Tree pl..308.
Oak Tree pl to 180th..(203).
180th to 181st..66, 226, C 232, 250, K 256, †1262.
181st to 182d..17, 54, 131, G 136, 250, 272, J 301, *1146, †1354.
182d to 183d..†1310.
183d to Crescent av..A 47, 131, C 136, 201, 296.
Crescent av to 187th..41, I 46, I 47, E 47, 103, L 108, K 108, 156, 250, B 289, †1017.
187th to 189th..66, 144, 250, G 301, S 301.
189th to Fordham rd..S 219, (263).
*Benedict..103, 144, B 150, 249, S 279, †426.
*Benson..(56), O 59.
Bergen, from 148th to 149th..(275).
149th to Westchester av..239.
Westchester av to 153d..144, (169), S 172, 179, M 183, C 232, (319), S 313, *573.
153d to Brook av..213.
Berrian..273.
*Birchall..L 124.
*Blackrock..5, R 10, 19, 67, 78, Z 124, 166, K 172, 202, T 206, 227, 238, †319, †634, †738.
*Bland..66.
*Blondell..(93), 117, F 125.
*Bogart..5, 238, 239, 250, 251, 296, 297, *1243, *1246, *1248, *1250, *1295, *1297, *1298, *1299.
*Bolton..†39, 213.
Boone (also see Boone st), from Freeman to West Farms rd..213.
West Farms rd to Jennings..†683.
Jennings to 172d..166.
172d to 173d..17.
173d to 176th..201, R 244.
Boscobel, from 169th to Shakespeare av..179.
Plympton to Aqueduct avs..201.
Boston..F 23, 79, E 83, P 125, E 159, W 243, K 312, †738.
*Boyd..103, 179, 274, S 279, C 312.

NOTE.—Key explaining the signs used will be found on page 3.

*Boynton..7, A 10, 55, A 60, 118.
*Bracken..144, O 150, 166, 272, 296, *359.
*Brady..239, 250, 251, *1192, *1243, *1295.
*Bremer..145.
Bremer..145.
*Bridge..(275).
Briggs, from Kingsbridge rd to 194th..131, T 136, T 172, 213, 250.
194th to 196th..42, 55, H 83, T 108, *850, †1310.
196th to 198th..66, 117, S 125, (191), 250, 285, †634, *893.
198th to Bedford Pk blvd..(240), 262.
Bedford Pk blvd to Mosholu pkway..131, H 172, G 183, 250, 295.
*Briggs..29, 66, 144, 155, R 232.
*Brockett..273.
Broadway..5, 7, S 10, M 10, J 10, 17, B 23, 29, D 35, M 35, 41, G 59, (93), 131, Z 136, H 137, M 137, 144, 145, H 150, W 150, 179, I 194, S 219, (228), 250, 285, 307, †478, †1354.
*Broadway..78.
*Bronx blvd..103, 144, 166, 201, L 205, 212, S 220, 239, 307, *786, †1017, *1100.
*Bronx Pk..78, 91, 117, 118, 237, *1006.
*Bronxdale..29, S 46, M 97, (169), O 232, G 243, 250, (253), 272, *1146, *1244, *1246, *1250, *1295, *1299.
*Bronx & Pelham pkway..238, 262, *1100, *1192, *1243, *1244, *1295, *1296.
*Bronx River..79, 91, 118, †372, †1017.
*Bronxwood..M 83, 144, 166, 250, Z 278, 307, 308, N 312, B 312, †683.
Brook, from 132d to 134th..28, (203).
134th to 136th..S 59, (105).
136th to 138th..5, C 10, (121), 131, 155, M 159, 213, (240), S 243.
139th to 141st..144, N 150, 201, W 266, 296, †1017, *1251.
141st to 142d..J 10, 155, M 159, (309).
142d to 144th..W 219, 226, W 232, 250, W 256, 294, †906.
144th to 146th..41, 43, M 47, (146), (157), S 159, 286.
146th to 148th..(69), 91, 144, D 195, (203).
148th to 149th..29, 30, (31), (169), (181), (263), (309).
149th to Westchester avs..M 83, B 137, (157), 213.
158th to 161st..H 173, R 266.
161st to 163d..(309).
w s, 163d to 165th..103.
e s, 164th to 165th..S 73, 103, 226.
165th to 167th..54, 66, T 73, C 108, L 108.
167th to 169th..5, H 10, 189, C 219, C 279, P 289, 296, 297, H 301, *728, *893.
e s, 169th to 170th..17, 296.
w s, 169th to Anna pl..P 150.
170th to St Pauls pl..(44), A 47, L 59, (80), 117, 201, 238.
St Paul's pl to 171st..179, S 184, 262, (263), 296, †634, *786.
171st to Wendover av..H 47, 226, J 232.
*Brown..G 301.
*Bruner..G 59, 272, 286.
Bryant, from Eastern blvd to Randall av..(240).
Lafayette to Seneca avs..103, 144, 166, D 195, 201, †266, †683.
Seneca to Garrison avs..54, 144, P 150, 179.
Garrison av to Aldus..91.
Aldus to Bancroft..214, †1158.
Bancroft to Westchester av..R137, R 172.
167th to West Farms rd..307.
West Farms rd to Home..A 125, A 244.
Home to Freeman..H 97, S 159.
Freeman to Jennings..K 97, 155, 166, (203), *728.
Jennings to 172d..54, K 59, (93), 226.
172d to 173d..67, R 73, O 73, 90, (93), B 97, 307.
173d to 174th..C 108, C 137, 155.
Tremont to 178th..90, C 220.
178th to 180th..213, †906.
180th to 182d..17, T 59.
indef..286.
*Bullard..†739.
*Buhre..273.
*Burdett..M 301.
*Burke..166, 179, M 184, M 256, M 279, *1168.
Burnside, from Sedgwick to Andrews avs..68.
Andrews to Grand avs..68, †319.
Grand to Jerome avs..R 73.
Concourse to Anthony av..(228), *1146.
Anthony to Ryer avs..(169), L 232.
Ryer to 178th..156, *624.
*Bussing..250.
*Byron..145.

Cambreleng, from Grote to 183d..†1310.
183d to 187th..A 137, R 184, 238.
187th to 188th..R 47, 103.
188th to 189th..G 124, G 125, 144 189, R 195, 201, L 205, 213, 262, 307, S 312.
189th to Fordham rd..T 73, (93), 166, C 184, D 301, *730, *840.
Cambreleng (old)..103, E 124, 189, G 266.
Carter, from 173d to 174th..237, B 278, †1262.
*Carpenter..41, *82, 103, H 136, 155, E 159, M 219, 250, S 256, 262, C 266, Z 278, 307, *572, *786, *950.
Carr..284.
*Castle Hill..R 10, 41, 67, 91, 117, B 125, 144, 166, 189, M 195, S 219, (228), M 232, *250, 262, 296, S 302, †319, †634, *1054, *1251, *1340.
Cauldwell, from Westchester av to 156th..189, H 195, 213, B 219, (253), 272, 296, 307, A 312, †478, *1150.
156th to 158th..H 137, 213, 262.
158th to 161st..155, 156, W 159, W 219, 262, †1112.
161st to 163d..L 150, 166, M 172, 189, W 195.
165th to Boston rd..A 288, S 289.
Cayuga..132.
Cedar, from Sedgwick av to 177th..17, 67, E 73, M 125, *136.
177th to 178th..238.
178th to 179th..166.
179th to 180th..E 279, F 279.
184th to Fordham rd..(298), *840.
Cedar la..90.
*Cedar ln..L 23, 201, P 205.
Central..41, 153, 226, B 244.
*Central..6, N 11, 18, 190, 202, 238.
*Centre..W 83.
*Chatterton..C 23, 67, 78, 91, 117, B 125, F 137, 144, 155, R 159, 179, L 195, 238, *250, 250, M 256, S 279, *1340.
*City Island..5, D 23, S 34, B 59, H 73, W 83, †580, *674, †850.
*Clarence..29, 202, 272.
*Classon pt..238, 259, 272.
Clay, from 165th to 166th..18, S 266, *1196.
166th to 167th..18, G 23, (44).
167th to 168th..90, 131.
168th to 169th..M 23, 213, 250, (298).
w s, 169th to 170th..S 184, 250.
e s, 169th to Webster av..T 47, 131, B 195, W 137, 237, 238, P 266, 312, S.
w s, Belmont to 173d..S 59.
173d to 174th..117, M 125, 131, 155, C 195, 166, O 172, 179, 220, N 231, M 231, C 243, (309), †1112.
174th to 175th..68, G 73, H 125.
*Cleveland..42.
Clinton, from 175th to Fairmount pl..(44), 103, 116, I 125, 167, I 172, 250, 262.
Tremont av to 178th..F 289.
178th to 179th..90, M 97.
179th to Oakland pl..R 59, L 97, 226, 262, T 266, 307.
Oakland pl to 180th..189.
180th to 181st..66.
181st to 182d..78, 145, M 150, M 159, B 195, B 205, B 206, N 301, N 312.
Clinton (old)..66, 262, (287).
*Coddington..O 10, T 24, 29, 166, 167, N 220, †796, †906.
*Colden..*1192, *1193, *1194, *1195, *1196, *1243, *1244, *1246, *1247, *1248, *1254, *1295, *1296, *1297, *1298, *1299.
College, from 141st to 143d..117, K 125, 131.
145th to 146th..201.
163d to 165th..L 23, C 47, 179, C 289.
165th to 166th..W 97, R 98, 166, W 243, 250, (310).
168th to 169th..67, 167, 190, 227, R 232, *893.
169th to 170th..18, 19, L 35.
*Columbus..D 83, 104, 179, 213, A 232, Z 232.
*Commonwealth..29, 90, W 98, 238, 285, M 289, 307, *412, *572, *1100.
Concord, from 141st to 142d..18, 90, 226.
142d to St Mary's..W 134.
St Mary's to 147th..C 47, 78, 103, B 184, *425.
147th to 149th..(69), 285, D 289.
149th to 151st,.250.
151st to Kelly or 152d..78.
*Concord..213.
Coolidge..189, D 195, *478.
*Cornell..238.
*Cottage Grove..179.
*Country Club..189.
Courtlandt, from 3 av to 149th..†206, 285, J 289, S 289.
149th to 150th..J 47, 189, C 195.
150th to 151st..272, *1146.
156th to 157th..(31), (157).
157th to 158th..(157), 189, 213, 226, G 232, L 232.
158th to 159th..18, W 23.
159th to 160th..78, 90, 201.
Courtlandt (old) (also see Newton)..179.
Crescent, from Arthur to Hughes avs..C 23, P 219.
Hughes to Belmont avs..103, L 108, K 108, 156, C 195, 201, 250, †529.
Belmont to Cambreleng avs..29, 41, I 46, I 47, E 47, *82, (203), 296.
north Cambreleng..189.
Crescent (old) (also see Faraday)..179, N 256.
Creston, from 179th to 181st..†39, 250.
182d to 183d..117, E 125.
183d to Field pl..E 184, 213.
184th to 190th..78, L 83, 155, 166, 167, W 172, 201, O 206, 250, 285, M 289, 296, 307, M 312, †849.
192d to Kingsbridge rd..103, K 108.
196th to 197th..29, 272, 307, O 312.
197th to 198th..78, 103..
Crimmins, e s, from 141st to Oak ter..17, 90.
w s, 141st to St Marys..A 150.
e s Oak ter to Beech ter..18.
Cromwell, from 164th to McClellan..202.
McClellan to 169th..W 195.
169th to 170th..67, 68, B 73, K 83, 285.
170th to Macombs rd..N 73, N 98.
*Crosby..166, 262, 272.
Crotona pkway..29, L 35, 117, 131, F 137, C 220, 285, 296, S 301, †1158.
Crotona, from 170th to Crotona Pk S..67, †195, 250, 271, *1100.
Crotona Pk N to 175th..†849.
175th to 176th..(7), 42, 90, (191), 201.
176th to 177th..155, *520.
177th to 179th..213.
180th to 181st..M 150.
181st to 182d..18, 29, 42, W 47, *82, 250.
Garden to 183d..262.
183d to 187th..307.
187th to 189th..5, (7), C 10, E 10, N 10, D 23, 66, D 83, N 184, C 184, 213, M 219.
189th to So blvd..H 59.
*Cruger..R 47, 145, 166, 213, 285.
Cuthbert..272.
Cypress (also see Trinity av), from 133d to 135th..116, B 123.
137th to 139th..167, 179, (181).
140th to 141st..18, Q 23, 29, 166, P 172.

Daly, from 176th to Tremont av..29, M 47, S 73, 91, M 98, W 98, H 172, M 184, 213, P 219, H*219, C 220, †478.
178th to 180th..O 23, O 47, J 47, †148, 189, B 195, †1017.
180th to 182d..29, 103, B 184, C 279, S 279, †725.
Davidson, from Tremont to Burnside avs..29, R 73, 131, G 137, 250, E 256, 272, S 279.
183d to 184th..†1354.
184th to 190th..67, L 73, 189.
*Dean..G 289.
Decatur, from Kingsbridge rd to 179th, R 184, D 243.
194th to 197th..19, M 59, 131, 213, L 219, 307.
197th to 198th..18, 155, 213.
199th to 201st..155, 307.
201st to Mosholu pkway..5.
Mosholu pkway to 204th..226, F 232, 238.
204th to 205th..C 47, L 125.
205th to 207th..131, 212, V 279.
207th to 209th..53, 54.
209th to Gun Hill rd..296, E 301, †1354.
De Kalb..29, 42, W 59, M 73, 201, 238, 262, 272, 285.
*Delavelle..213, †1017, †1018.
*Demilt..C 172, 213, 214, 285.
*Deriemer..226, 227, L 232, M 232, L 232, C 232, H 232, C 243.
*Dewey..*32, 59, 91, C 108, 212, 244, 279.
*Dorsey..C 195, 261.
Drive..6.
*Dudley..5, 18, H 73, 117, 179, 213, J 220, 272.
*Duncombe..G 22, 42, K 172.
*Dyre..54, D 312.

Eagle, from 149th to Westchester av..M 125, (157), 166, B 172, W 206, S 206, J 244, †1068.
Westchester av to 156th..(69), 272, *1251.
156th to 159th..†1210.
159th to 161st..†93, 144, H 150.
161st to 163d..C 195.
*Eastern blvd..5, 67, B 220, 227, 251, 272, †906.
Eastern blvd (also see Oak Point av)..(240), 286.
Eastburn, from Belmont to 173d..5, K 10.
173d to 174th..296, *950.
174th to 175th..18, W 159, *196.
175th to Concourse..W 244.
Eden..42, 179, F 184.
*Edenwald..67, 179, N 184.
*Edison..H 10, 55, 201, B 206.
*Edson..273, 274.
*Edwards..18, 54, 66, 262, D 279.
*Elder..(20), 91, W 98, A 98, W 109, 201.
*Elliott..103, M 109, 144.
*Ellis..42, 227, B 232, 238, K 244, †1018.
*Ellison..W 47, C 73, 166.
*Elizabeth..144.
*Elsworth..67, F 73, 201, 307.
Elton, from 154th to 156th..67, E 74, E 98.
157th to 158th..5.
158th to 159th..250, 273.
161st to 162d..131, 308, S 312, D 312.
162d to Brook av..131.
*Esplanade..*1193, *1244, *1296.
*Ely..54, 55, R 59, R 184, 286.
*Evans..†1158.
*Evergreen..19, P 23, A 23, 91, P 98, A 98, 132, P 137, A 137, 166, 251, P 256, A 256, P 266, P 289, A 289.

*Fairfax..144, M 256, 274, 307.
Fairmount (old)..103.
*Faimount..5, 18, 202, 307, †1017.
Faraday..C 83, 179.
*Fay..213, 273.
*Ferris..6, L 10, N 11, 238, 307, 308.
Fieldston (also see Suydam)..H 159, 179.
Findlay, from 164th to 166th..(310).
168th to 169th..103, S 108, 132, 190, 227, R 232.
169th to 170th..5, 78, 144, 166, 201, C 206, 308, S 313.
Fleetwood..S 173, 202.
Fordham..K 109.
*Fordham..B 83, 91.
Forest, from Westchester av to 156th..(298), *840.
156th to 158th..214.
158th to 160th..H 59.
160th to 161st..5, 66, S 73, G 73, I 73, 308.
161st to 163d..F 23, 167, 238, 262, S 266, †1210.
163d to 165th..189, 190, H 195, H 301, K 301.
165th to 166th..F 23, 90, H 98, 144, A 256.
166th to Home..5, F 10, 17, (20), 28, G 98, 166, 201, S 244.
*Forest..R 83.
*Fowler..29, 54, V 150, *1244, *1246, *1250, *1296, *1298, *1299.
*Fox..274, S 279.
Franklin, from 3 av to 166th..5, (253).
167th to 168th..5, 273.
168th to 169th..E 206, *1054.
e s, 169th to Jefferson pl..S 35.
w s, 169th to 170th..29, 30, K 35, †148, K 195.
e s, Jefferson pl to 170th..155, 201, 213.
*Frisby..285.
Fulton, from 167th to 168th..B 47, †580.
168th to 169th..18.
169th to 170th..S 150, 262.
170th to 171st..238, *1006.
171st to 172d..54, 179, 308.
174th to 175th..131.

*Gainsborg..55, H 73.
Garrison, from Barretto to Hunts Pt rd..B 83, B 125.
Hunts Pt rd to Faile..67, 249, 284, S 289, *1052.
Bryant to Longfellow avs..201.
Longfellow av to Whittier..V 23.
Gerard, from 157th to 161st..R 21, 30, †39, 155, R 159.
Gerard (old)..153.
*Gifford..78, 79, P 83, 189, H 195, 202, P 206, 238, H 244, 308, †478, †906.
*Gillespie..166, 167, 213, N 220, †738.
Gouverneur..201.
*Gleason..29, E 35, F 35, 41, C 59, W 59, 90, 91, 102, 103, W 107, 131, (133), 144, 145, F 206, R 220, 238, K 244.
*Glebe..68, M 73, 103, 117, 155, 167, R 195, 202, *412.

NOTE.—Key explaining the signs used will be found on page 3.

*Grace..29, 55, 102, W 107, 117, 166, M 266, 285, W 289, M 301, †633.
Grand, from 181st to 182d..S 150.
Buchanan pl to Evelyn pl..296, S 301, *728.
Evelyn pl to 181th..226.
181th to Fordham rd..29, 30, J 35, G 137, S 137, 238.
Fordham rd to 188th..166, P 172, †906, †1112.
Grant, from 163d to 165th..K 73, 90, 103, D 137, 189, 297, M 301, 308, M 313, R 313.
165th to McClellan..E 10, T 46, 273, 296.
McClellan to 169th..42, T 46.
Grand Blvd & Concourse (also see Anthony av), from 163d to 165th..*82, 117, W 125, *359.
165th to McClellan..K 10, M 98.
McClellan to 168th..167, 211, 227, R 232.
e s, Morris to Weeks avs..G 150.
w s, 175th to 176th..W 244.
Mt Hope pl to Tremont av..285, W 290.
179th to Burnside av..18, P 220, 249, S 256, *1146.
Burnside av to 182d..F 232.
182d to 184th..E 184.
184th to Fordham rd..18, 54, R 59, 103, 117, 179, 213, F 279, †1354.
Kingsbridge rd to 196th..J 47.
196th to 198th..J 47, 78, 103, R 108, 118, *196.
198th to Bedford Park blvd..42, 226, M 232, W 243, 273, M 279, *786.
Bedford Park blvd to 204th..5.
*Grant..179, 180, 213, S 289.
*Gray..200.
*Green..273.
*Gridley..29.
*Gunther..90, †683.

*Haight..*1193, *1196, *1244, *1246, *1247, *1248, *1250, *1296, *1297, *1298.
*Halperin..262.
*Hall..296, M 301.
*Harrington..5, 213, N 220, *1340.
*Harrison..F 206, 226, 238.
*Harrod..P 23, 78.
*Havemeyer..67, 131, W 137, M 266, 273, S 279, 285.
*Haviland..91, 117, B 125, 141, *250, K 279, N 313.
Hawthorne..179.
Heath, e s, from Kingsbridge rd to 230th..29, 30, B 35, 67, 189, 213, 238, *674, *786, *840, *950.
230th to Sedgwick av..F 23, L 73, 250, R 256, 297, A 301.
*Hering..68.
*Hermany..L 23, S 184, 213.
*Hill..144, W 172, M 172, 238, 273, J 279, 296, †478.
Hoe, from Hunts pt av to Aldus..6, M 10, 18, O 24, A 47, E 125, A 125, 131, 132, A 137, K 150, 155, B 159, J 159, A 159, A 172, A 279, M 279, O 279, A 301, E 301, †372, †529, †580.
Aldus to Westchester av..42, 54, 55, F 59, A 59, B 60, J 206, A 255, R 289, G 289.
Westchester av to 167th..273, *674, *786, *1251.
167th to Home..6, 42, 131, 144, 189, 296, R 301, *520.
Home to Freeman..O 47, O 206.
Freeman to Jennings..H 59, B 150, 189, B 195, 226, *1006, †1066.
Jennings to 172d..117, T 125.
172d to 173d..18, 29, (31), 117, 131, 166, †206, 213, 238, M 244.
173d to 174th..308, T 313.
174th to Boston rd..K 206, 272, W 279, T 279.
*Holland..53, †93, 155, (169), D 172, 213, D 266, 295, †850.
*Hollywood..29, 239.
*Hone..144, R 150, *1193, *1194, *1195, *1196, *1244, *1245, *1246, *1247, *1248, *1250, *1295, *1296, *1297, *1298, *1299.
Honeywell, from Tremont av to 178th..M 220.
178th to 179th..273, K 279.
179th to 180th..78, 103, T 108, 273, 296.
180th to 181st..29, 103, 273, H 279.
181st to 182d..78, 225, C 256, C 301.
Hornaday..131, F 137.
*Houghton..42, 54, 179, 226, 308.
Hughes, from Tremont av to 179th..42, 67, T 98, 285, A 289, †633.
179th to 180th..273, 296, M 301, 307, 308, *1100.
180th to 181st..54, 78, C 83, K 108, 250, K 256.
e s, 181st to 182d..B 73, S 83, 103, 117, 262.
w s, Oak Tree pl to 182d..18.
182d to 183d..54, 67, *136, (216).
183d to Crescent av..54, C 195, 262, V 266, †529, *1052.
186th to 187th..(105), C 107.
187th to 188th..117, C 125, 131, E 137, P 150.
188th to 189th..6, R 10, D 232, F 232, (253), P 279, †1066.
189th to Fordham rd..18, 78, 131, P 137, 166, 179, C 184, 308.
north of Fordham rd..78, H 98, 308.
*Hughes..213.
Hull, from Mosholu pkway to 204th..42, 54, 103, S 125, 213, 238, *359.
204th to 205th..29, 226, G 232.
205th to 207th..67.
209th to Gun Hill rd.. J 59, 189.
Hunts Pt, from Falconer to Farragut..E 231.
Bryant to Spofford avs..201.
Gilbert pl to Garrison av..179, 200.
Lafayette to Garrison avs..G 108, D 184, 200, B 206, 226, 238, 308, †478, †1017.
Garrison av to So blvd..286.
indef..286.
*Hunt..144, 155, 166, D 172.
Huxley..5, 6, S 10, D 10, R 10, R 11, B 11, C 11, T 11, S 11, P 11, D 11, 18, R 23, G 23, 79, 117, 118, C 125, 131, 132, M 137, 144, F 150, 214, 285, H 289, 296.

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NOTE.—Key explaining the signs used will be found on page 3.

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170th to Wendover av..67, (94), 132, H 137, 167, 273.
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174th to 176th..18, S 24, H 160.
176th to 178th..G 150, 213.
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181st to 182d..67, C 137, 155, P 206, 227, M 244.
182d to 183d..(20), M 24, 90, †93, S 98, 189, M 301.
e s, 184th to 185th..67, B 125, †206.
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*Pierce..M 73, 239, W 301, *1195, *1244, *1245, *1250, *1298.
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w s, Boston rd to 175th..†93, †319.
175th to 176th..6, (31), 117.
w s, 176th to Fairmount pl..145, B 150, 251, D 256, †1158, †1354.
w s, Fairmount pl to 177th..67, R 73, 214, B 220.
179th to 180th..54 55, 251, L 256
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w s, 183d to 185th..18, G 195, W 206, *1196.
w s, 187th to 189th..167, *624.
w s, Fordham rd to Webster av..†1310.
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*Starling..190, 273, R 279, 296, *468, *730.
Stebbins, from Dawson to Westchester av ..273, F 279, †964.
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163d to 165th..S 83, 214, G 220, G 301, †1158.
165th to 167th..H 108, (169), 238.
167th to Home..G 256, G 301.
169th to Lyman pl..18, (31).
Lyman pl to Chisholm..F 98, 167, 285, 296.
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Freeman to Jennings..30, *32, 42, 54, 55, 67, S 73, 296, F 312, F 313, †1262.
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170th to Boston rd..30, I 35, 42, 104, 190, F 290, †739, †1158.
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e s, 165th to 166th..238.
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Sylvan..18, 30, C 83, 179, M 184, 227, F 256, †426, †738.
*Taylor..29, F 35, 104, 117, 132, Z 137, M 150, F 206, P 206, 238, 239, 262, Z 290, B 290, 308, †425, *573.
Taylor (old)..117, 296.
Tee Taw (also see Webb av)..67, 104, 132, H 138.
Teller, from 162d to 164th..L 23, 117.
164th to 165th..55.
165th to 166th..K 11, 42, 273, B 279, 308, *1300.
166th to 168th..†39, 202, S 206, S 266, 285.
168th to 169th..190, H 195.
169th to 170th..G 125.

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*Thomas..18, D 24, F 82, 90, 214, K 220, 262, *1006.
Tibbett..U 125, D 313.
Tiebout, from 180th to 181st..226, 227.
181st to 183d..67, 155, G 256.
183d to 184th..155.
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187th to 189th..C 24, 167, S 312, †1017.
*Tieman..117.
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*Tompson..55, 189, K 256, M 313.
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151st to 152d..179, 273.
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155th to 156th..225, 262, 285, 286, G 290, 308, G 313.
156th to 158th..42, K 73, (146).
158th to 160th..167, *250.
160th to 161st..67, 251.
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165th to 166th..67, 117, C 125, S 206, M 206, 248, A 266, 282
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158th to 160th..79, (80), †683.
160th to 161st..239.
163d to 164th..132, B 137, 251, D 256.
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163d to 165th..90, K 220, 262.
165th to 166th..J 24, H 60, 104, (181), 273.
166th to Home..S 24, H 24, 179, (181), (191), 214, *840.
Home to 168th..214, S 220, 239.
168th to 169th..67, 132, 251, †849, *1052.
w s, 169th to Boston rd..132, W 137, M 137, (203), (275).
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183d to 184th..M 47, 190.
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199th to Bedford Pk Blvd..213, 227, G 232.
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205th to Van Cortlandt av..(56), †93, †1066.
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147th to 149th..R 60, 67, 154, T 160, 167.
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151st to Kelly or 152d....180, P 184, 273, †964, †1112.
*Walker..(56), 91, W 98, 104, 117, 118, M 206, 238, 261, A 266, †319, †683.
*Wallace..18, R 24, D 24, 55, B 60, 79, 118, C 125, 165, 180, 190, 214, 227, 251, 308, *358, †796.
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182d to 184th..145, 202, 227, 273, *520.
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*Ward..30, 79, 91, 118, 145.
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167th to 168th..90, 145, E 150, 156, L 160, 188, 261, C 280, *728
168th to 169th..6, L 11, 180, (216), †580.
169th to 170th..67, (94), L 125, 167.
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171st to Wendover av..(253).
172d to 173d..132.
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179th to 180th..19, G 24, 104, 117, 118, G 125, 145, 214, (216).
180th to 181st..C 184, 227, M 232, 285.
181st to 182d..43, M 47, 67, *82, S 98, 118, (121), S 125, 145, 156, 202, N 206, M 206, S 206, *250, 297, N 302, D 302, S 302,
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188th to 189th..6, †39, N 74, 167, G 173, 251.
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*Washington..42, 91, 167, 227, 262, *1251.
*Waterbury....42, 55, 166, 214, 239, 272, †1017.
*Watson..R 10, 91, D 109, 117, 118, B 125, 156, D 173, 202, T 206, 227, B 232, *250, T 266, 296, †319, †478, †634.
Webb (also see Tee Taw av), e s, from Devoe ter to 190th..67, 104, 132, H 138, *412.
e s, 190th to Kingsbridge rd..†906.
Webster, w s, from 165th to 166th..132, R 138, †266, *412.
168th to 169th..43, B 47, 145, V 150, 297.
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e s, 169th to 170th..30.
e s, 170th to St Pauls pl..M 10, 43, †796.
e s St Pauls pl to 171st..*1005.
w s, Clay av to 173d..202, N 206, 238, S 244, †1209.
e s, Wendover av to 173d..†580, †1262.
173d to 174th..145, L 280, D 290.
174th to 175th..D 47.
175th to 176th..(169), (253), 273, W 280, A 280, 285, *950, *1251.
176th to 178th..(229).
178th to 180th..6, 43, 67, D 206, (263), *1100.
w s, 180th to 181st..43.
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w s, 181st to 183d..156, N 160, N 173, 202, C 206, *674.
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e s, 183d to 186th..67, R 98, 104, K 109, 145, K 184, R 184, †580, †964.
e s, 186th to 188th..19, M 60, M 98.
w s, 183d to 189th..285.
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e s, Fordham rd to Bedford Pk Blvd..(157), G 160.
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e s, 204th to Gun Hill rd..30, M 173
w s, 204th to 205th..(240).
Gun Hill rd to 233d..156, 190, 214
236th to City line..6, M 11, 67.
Webster (old)..117.
Weeks, from Belmont to 173d..132, C 138, 308.
174th to 175th..91, F 98, 308.
*Wellman..H 266.
Wendover, from Webster to Park avs..W 125, M 138, 145.
Park to Washington avs..(94), 273.
Washington to 3d avs..B 24, L 74, 190, (253).
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*Western..6, N 11, 55, 238.
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s s, Wales to Tinton avs..273, K 280, 285, 286, G 290, 308
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Prospect av to Rogers pl..W301, 308.
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Intervale av to Kelly..19, (20), B 24, (105), F 289.
Kelly or 152d to Tiffany..(56), (298).
Tiffany to So Blvd..30, U 35, (121), (134), (203), E 206.
So Blvd to Hoe av..(240).
n s, Hoe to Bryant avs..118, B125.
Westchester (old)..*840.
*Westchester..6, 7, A10, N11, 19, (20), P23, A23, P24, N47, 55, (56), O59, A60, 67, 91, D98, W98, 104, W109, S109, 156, (157), G173, A184, 190, R195, 202, S206, B206, 214, (216), W220, 238, 251, A256, 262, 285, P289, A289, 296, S302, 308, †683, †796, †964, *1054.
*Westervelt..273, 274, S 280.
*Wheeler..19, P24, 30, M35, A35, 55, M60, A60, M83, 91, M 98, A98, K98, 104, S109, 156, K160, A160, 180, M184, A184, 251, M 256.
*White Plains..17, 19, M24, 30, 103, S108, M109, S109, 118, P125, 132, (181), 214, M220, B220, 237, 251, 262, †266, 286, W290, 296, B302, Y312, G312, *468, †580, †634, †850, †1017, †1018.
Whitlock, e s, from Leggett av to 156th..189.
156th to Longwood av..†850.
Longwood av to Tiffany..104, H109, K195.
Barretto to Hunts Pt av..43, C60.
Hunts Pt to Bryant avs..286.
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*Wickham..167, 273.
*Wilcox..55, 104.
Wilkins, from So Blvd to Jennings..19, F 47, 67, F 74, (147), L 195.
Jennings to 170th..G98, 118, 190, G 290.
170th to Boston rd..(7), (80), 132, R 302, †372.
Boston rd to Crotona Pk E..B60, 202.
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*Willett..104, *468.
Willis, from 132d to 134th..67, G74, 118, H125, 190, 251.
134th to 135th..30, A47, S74, (147), (263).
135th to 136th..(157), (240).
136th to 137th..30, C35, 118, M125.
137th to 138th..S150, (253).
140th to 141st..R125, (134), P150, L150, 202.
142d to 143d..L9, 132, B290.
143d to 144th..249, S254.
145th to 146th..6, (7), 19, F244.
146th to 147th..(121), (147), (157), (275), (287).
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Woodycrest, from 164th to 165th..†580.
165th to 167th..67, 68.. B74, M74, 91, 214, M220, 227, B232, 262, M266, B266, B 290, †319.
167th to 168th..D 280.
Woodruff (also see 176th)..29.
Worth..L280.
*Zerega..5, 7, B11, 19, B35, R47, 55, W74, C83, 91, 117, B125, 156, T160, B173, 227, 273, 286, *250, 251, *468.
*Zulette..167, K206.
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2d..17, N35, 53, 259.
*2d..144, 214.
3d, south of 134th..118.
134th to 136th..238, *1005.
136th to 137th..7, B11, 91, 104, B109, B173, *306.
137th to 138th..(94).
138th to 139th..W 280.
139th to 140th..(157).
w s, 142d to 143d..(203), C206.
144th to 145th..B35, M35, (121).
146th to 148th..(169), (310).
148th to 149th..M196, (263).
e s, 149th to Westchester av..239.
w s, 150th to 151st..G83, (191).
w s, 151st to 152d..55.
152d to 153d..K206, (310), S313, †1310.
e s, 153d to 156th..L9, 43, (181), (191).
w s, 154th to 155th..285.
156th to 157th..L 9, 189.
157th to 158th..(56).
e s, 158th to Brook av..140, H173, 213.
w s, 161st to 163d..(20), G184.
e s, St Ann's av to 165th..(94), C138, (169).

NOTE.—Key explaining the signs used will be found on page 3.

e s, Boston rd to Franklin av..H138, 308, †964.
e s, Franklin av to 166th..(253)
167th to 168th..K109, 132, K150.
168th to 169th..227, D232.
169th to 170th..N173, (203), P206.
170th to St Paul pl..19, M24, (31), 43, S47, S74, 132, 286, *893.
St Pauls pl to 171st..W11, W47, K47, 55, W98, 190, 214.
171st to Wendover av..S24, (31), S60, 273, G280, 286.
Wendover av to 172d..M24, (56), T125, (275).
172d to 174th..30, 67, 118, 156, 167, 214, (287), 296, 308.
174th to 175th..41, D47, *82, 104, C109, 132, (146), L150, 156, Z160, 190, 202, 214, C220.
176th to Tremont av..B74.
Tremont av to 178th..C83, (191), C 196, (216).
178th to 179th..273, T280, 286, A290, M313.
179th to 180th..(69), F74, (203), J244, (298), †1066.
180th to 181st..(298), 308.
w s, 181st to 182d..V256, 274, 286, †1112, *1146.
w s, 182d to 183d..†1158, †1310.
w s, 183d to 184th..(94).
e s, Hoffman to Lorillard pl..(253).
w s, 184th to Bassford av..(147).
e s, Lorillard pl to Bathgate av..202, 308, B313.
Bathgate av to 187th..†683.
187th to 189th..214, 286, K290, S290, *1052.
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*3d..104, L195, 262.
*4th..117, †148, 201.
*5th..55, K73, 144, 166, 250, 259, 307.
*6th..S159, W243, *1052.
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*7th..103.
*8th..W73, 131, 166.
*9th..L183, A196.
*10th..66, M124, 144.
*12th..144.
*13th..103, 155.
*14th..103, 285.
*15th..66, B73.
*16th..G73.
*18th..272.
*19th..272.
*21st..K124.
*22d..90.

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238th to Vancortlandt Pk S..213.
Albany Post (old)..307.
Boston (also see Boston av), w s, 3d av to 166th..C 23, 54, L 59, (69), G73, (93), 285, A 288, 308, *1340.
e s, 164th to 166th..66, T73, 272, S289.
ws, 166th to 167th..238.
w s, 167th to 168th..*195, †580.
168th to 169th..144, L150, (169), M172, 189, O195, C195.
w s, 169th to Jefferson pl..†683.
e s, 169th to Union av..(31), (203), (275).
w s, Jefferson pl to Prospect av..17, 179, G312, †529.
w s, Suburban pl to 173..79, 201, 262, *893.
e s, Charlotte pl to Minford pl..272.
e s, Minford pl to 174th..T23, T58, (191).
e s, West Farms rd to 179th..I 194.
180th to 182d..201, L205, (287), †1066.
*Boston..B35, 79, 91, 226, M232, L232, 286.
Boston rd (old)..214, 285.
*Boston Post..(80), 251, 274, W312, *1052.
*Classon Pt..5, (20), 42, 54, M136, 144, (287), †1210.
*Eastchester..I 10, (93), 103, L 172, 225, 238, †906.
*Eastchester Landing..155, 202, *730.
Edgewater..H10, 54, 55, S59, 90, 166, 226, M232, 238, D256, 285.
Fieldston..5, 18, M23, 29, G35, 41, 53, 54, 55, H59, 90, 91, S206, 296, †634, †683, †1112.
Fordham, from Cedar to Sedgwick avs..*840.
Sedgwick to Andrews avs..226, †906.
Grand to Davidson avs..G137, 166, 189.
Jerome to Morris avs..†39, S59, †683, †1158.
Morris to Creston avs..78, L83, 166, 167, W172.
Concourse to Valentine av..F279.
Marion to Webster avs..179, R184.
n s, Hoffman to Hughes av..H98.
Hughes to Belmont avs..179, 189, 308.
Belmont to Cambreling avs..(93), 201, P206.
n s, Webster av to So Blvd..†1310.
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REAL ESTATE RECORD AND BUILDERS GUIDE.

JANUARY 4, 1913

OUR GAINS FROM THE ERIE AND PANAMA CANALS

Freight From Middle West, Which Has Gone to the Pacific by Rail, Will Hereafter Come Through New York—Natural Advantages Restored to the "Gateway of the Continent."

By FREDERICK B. De BERARD, Statistician of the Merchants' Association

THE completion of the Panama Canal will greatly modify the existing currents of transportation, not only upon the sea, but throughout a large part of the area of the United States.

To the effect of the Panama Canal in changing the direction of transportation movements will be added that of the Erie Canal; and the result will be profoundly beneficial to the North Atlantic States, and particularly to the City of New York and its adjacent territory.

Hitherto the main currents of transcontinental traffic have been by rail, the west-bound rail traffic (including the rail and water routes via the Gulf ports) to Pacific terminals in 1911 aggregating approximately 3,481,600 tons, as against 494,600 tons moving by the water routes via the Panama and Tehuantepec isthmuses.

Until 1907 this disparity was still greater, despite the fact that water rates were from 20 to 60 per cent. less than rail rates. The reason for the relatively small use of the water routes was the control of the steamship lines by the transcontinental railroads, which discouraged shipments by bad service, inadequate facilities and extreme slowness; and which prevented competition by independent lines by temporary rate-cutting until competitors were driven out of the field. After 1907 these conditions were bettered by the opening of the Mexican State railroad across the isthmus of Tehuantepec and the operation in connection therewith of the American-Hawaiian Line, which has rapidly developed a large traffic.

Trammels Will Be Removed.

The completion of the Panama Canal will at once remove all the trammels which have hitherto throttled the water traffic in order to force the greater part of the traffic over the railroads, at higher rates. Free competition in water carriage will at once result, by reason of that provision of the recently passed law regulating canal tolls, which forbids railroad ownership of or interest in any steamship line. From this freedom of competition will follow speedy and adequate service, hitherto prevented, so that the cheaper water routes will become available for much of the traffic hitherto forced over the rail routes.

New York and the East generally have been placed at a serious disadvantage by the largely compulsory use of the transcontinental rail routes, for the reason that it has been deprived in large degree of the benefit of low water rates, which if untrammelled would give it nearly all the Pacific Coast trade. The interest of the rail lines west of Chicago has been to exclude New York as far as possible from the Inter-mountain and Pacific territories to be served by Western cities. This is because the rail rate from all points east of the Missouri River to points on the Pacific Coast is the same. Thus the amount received for hauling a carload from New York, or from Chicago, to San Francisco is the same, but in the former case the amount is divided between the Eastern and the Western railroads, while in the latter case the Western railroads keep it all. The potential water competition has had the effect, however, of forcing a very low transcontinental rail rate—much lower than the local rates exacted by Western lines between intermediate points. The latter have fought vigorously against this discrimination; and it has recently become evident, from the attitude of the Interstate Commerce Commission, that the Western railroads must either abandon their policy of abnormally low through rates to Pacific points, made to meet water competition, or correspondingly scale down their now highly profitable local rates.

Will Reverse Traffic Currents.

There can be little doubt as to what they will do in this dilemma. The transcontinental traffic is of very doubtful profit at best; the local traffic at high rates is vital; and it is likely that, with the real and vigorous competition of water rates following the opening of the Panama Canal, the Western railroads will abandon the attempt to force traffic to reach the Pacific Coast by rail, by means of a highly artificial rate system.

The abandonment of the blanket rate between points east of the Missouri River and Pacific terminals (already practically ordered by the Interstate Commerce Commission) and the advent of untrammelled water carriage between the Atlantic and Pacific Coasts will cause a radical change in the traffic current between the Atlantic and Pacific Coasts, not only by substituting the water for the rail route, but also by causing a partial reversal of the rail movement. Even at present water rates, commodities originating 500 miles west of New York and destined for the Pacific Coast can reach their destination most cheaply if shipped eastward to New York and thence by water. The present obstacle is defective service.

More Freight Business Here.

Under the new conditions, with lower rates and ample service, a great volume of freight which has hitherto moved westward by rail to the Pacific Coast will hereafter move eastward by rail for trans-shipment by water, thus concentrating on New York the bulk of the large trade with the Pacific Slope.

To sum up the effect of the Panama Canal upon the trade relations between New York and the Pacific Slope: The existing railroad control of the situation will be broken up. The influences which have been tending more and more to deprive New York of the far Western trade will be nullified, and through its command of a through water-route freed from railroad control and with rates made by genuine competition, it will be confirmed in its control of the already very important and rapidly growing Pacific Coast trade. In addition it will become the shipping point for a wide range of manufactured products made within a radius of 500 miles or more, of New York's City Hall which now reach the Pacific Coast by the westward all-rail routes.

New York Chief Beneficiary.

The influence of the Panama Canal upon foreign trade relations is complicated by many economic conditions. One fact is certain: that as America's volume of exports increases those exports will mainly find their outlet from Atlantic and Gulf ports, with a great preponderance in favor of New York, because of its more available water route, via the Erie Canal, from the interior. The Central States must of necessity be the situs of great manufacturing development, not only by reason of contiguity to raw materials and fuel, but also because of central location with reference to a large consuming population. In many branches of industry in which freight is not a large factor the Eastern States will continue large producers. When the Panama Canal is available, such part of these manufactured products as is exported can with few exceptions reach any part of the world more cheaply through New York than through any other American port. Hence, whatever benefit the Panama Canal confers in the promotion of foreign trade, New York will be a chief beneficiary, as it will surely become the great export market where American manufacturers of every class will maintain selling agencies.

The Erie Canal's Part.

Let us now consider the part which the Erie Canal will take in this economic readjustment. For many years past the Erie Canal has been obsolete, although it has exerted an important influence in the modification of rail rates upon grain and coarse freights. Many elements of waste have entered into canal freights which thereby have been maintained at a higher level than would otherwise be economically necessary.

Moreover, the canal has not been useful as a carrier of high-class freights by reason of slowness of transit. In the carriage of bulk freights small units have been employed at an excessive

cost for operation, and the freights have been subjected to the heavy and needless charges of rehandling.

With the canal reconstructed these elements of waste will disappear. Large transportation units will be employed of such a kind as to permit their use both upon the Lakes and upon the Canal without the necessity of rehandling, and the facilities will be such, through electric traction or otherwise, as to permit a rate of speed substantially equal to that of the usual freight train after making allowance in the case of the latter for the detention at junction points and for transfers.

A Far More Important Canal.

Thus a wide range of commodities which are not now carried by the Canal may be transported under favorable conditions by water carriage from points more than a thousand miles in the interior. It will be at once realized that these changed conditions will make the Erie Canal a far more important transportation element than it ever has been in the past, both in the volume of commodities transported and in their character.

The influence of this waterway in concentrating upon New York manufactured articles destined for export will be readily seen, and it is open to little doubt that the region penetrated by the Canal will offer an extremely favorable location for manufacturing industries of many kinds. This is especially true of manufactures of iron, steel and copper, particularly those for export, for the reason that the line of the Erie Canal will afford the most economical possible point of assemblage of raw materials and likewise afford the cheapest means of transit for the finished product to the seaboard at New York for export.

Will Help Iron Works.

The ore used in the iron manufacture in the Pittsburg region is now transported by water from Lake Superior mines to Cleveland and other Lake ports. It is then rehandled and transported by rail to the point of consumption. The fuel employed is subject, however, to but a short rail haul. The manufactured product, in whatever direction it may be sent, is subject to rail charges. In the case of iron working establishments located, say, at Syracuse, the ore would be brought direct by water from Lake Superior without breaking bulk, and without rehandling or additional rail charges. The fuel would require a considerable rail haul, but the aggregate of freight charges would in all probability be less in the case of Syracuse than in the case of Pittsburg. In the distribution of its product, Syracuse on the Erie Canal would have a very great advantage by reason of its direct water carriage, not only to all points upon the Atlantic Coast but also for shipments to the Pacific Coast and for export.

Similar conditions would prevail with relation to copper products, and a great variety of manufactured products, for consumption in the Eastern States and for export, could be made under the most economical conditions along the line of the Canal.

The Cheapest Highway.

The Canal would also, as pointed out in connection with the railroad situation, afford the cheapest possible highway for the movement of manufactured products from the Central West to New York City for water distribution from this point.

In conclusion, giving due consideration to the conditions outlined above, the important changes in the railroad rate structure which will follow the opening of the Panama Canal, the reversing of trade currents which have hitherto flowed to the westward, and the great increase in the eastward flow of traffic incident to the Erie Canal, it seems reasonable to predict that New York will, within the next few years, experience an enormous expansion of its commerce, become the seat of a great industrial development covering many classes of products not hitherto made in this city, and become the center of an immense export trade.

WHERE BIG INCREMENT IN VALUES WILL OCCUR

Mr. Morgenthau Points Out the Midtown District as the Most Notable Section of Real Estate Activity During the Coming Boom—Rule of Fashion in Light Manufactures.

THERE are two elements of interest in an interview with a man of achievement—the matured opinions it conveys and the glimpse of psychology it affords. What is the habit of mind, the scope of investigation, the method of constructive thought of a real estate operator engaged in large affairs?

The first thing that struck the reporter of this twenty-minute talk which Henry Morgenthau consented to give to the Record and Guide was the quality of the inductive reasoning by which Mr. Morgenthau supported his views and the readiness with which he translated his ideas into flawless close-knit speech. The pleasure taken in conversation marked by control of logic and command of expression is analogous to that derived from the production of an artist who is master of his medium. You begin by feeling assured that there will be no false note or touch, and you next give yourself up to undisturbed enjoyment.

His Versatility.

It was not until the talk was pretty nearly over that the sense of receptive gratification gave way to a comprehension of the varied and frequently anything but inspired sources of Mr. Morgenthau's premises, of the assimilation of dry economics and drier statistics, the detailed study of industry, commerce, finance, the alert and unremitting curiosity that had gone into the making of this survey of the real estate prospect in a great city of complicated activities. And presently came the realization that if all roads leads to Rome, all knowledge bears on real estate.

The average operator argues that New York can't stop growing and that growth will turn any loosely reasoned venture into a profit. If his practice



MR. HENRY MORGENTHAU.

were as bad as his philosophy—if he did not habitually look for initiative to the leaders in his profession—there would be more failures to record. However, the wisdom of his class is summed up in the epigram of a personage who some years ago startled the town with a meteorics series of purchases: "In buying New York real estate, you may be twenty-five (or was it thirty) per cent. wrong, and yet make money." Mr. Morgenthau doesn't belong to that school of thought.

Mr. Morgenthau, indeed, believes we are approaching the greatest real estate boom in the history of the city. The reasons he gave need not concern us; they are by this time common property, although they were not common property a year ago when Mr. Morgenthau foretold the present country-wide revival of business and its sequel within a reasonable space of time of an unprecedented activity in New York real estate. But he does not anticipate that the boom will cause a general advance in land values. On the contrary, the increment in prices, while tremendous in the aggregate, will be notably concentrated, differing in this respect from the effects of earlier booms.

New Territory for Settlement Soon.

"The new rapid transit will open up for settlement more land than can be occupied at once, or, indeed, for some years; and, moreover, there is reason to believe that the provision of transit facilities will hereafter tend to keep pace with the growth of the city. Immense stretches of land now isolated and, consequently, low priced, will be made available as sites for one and two family dwellings and for the common run of tenements and flats. This land will come into competition with that which already is adapted for such utilities. We may look for a readjustment of prices in all but the more expensive grades of residence sites. In certain quarters there will be a loss, in others a moderate gain, of value; but the average level of prices will be lower than that which has prevailed along the traditional lines of transit expansion.

"Formerly new transportation invested all the real estate tributary to it with a monopoly value. There was never enough transportation to introduce effective competition in land. In the future competition will be a regulating factor. Except at traffic junctions, monopoly value will inhere in natural advantages, such as fine outlook, congenial surroundings, light and

air, rather than in the purely artificial factor of transportation."

Construction Work.

This turn of thought, it is evident, has interesting applications. It implies, for example, that there will be less vacant lot speculation than has usually developed in the past from new transportation. The profits will lie mostly in constructive work, the fitting of land for immediate use and the building of houses, rather than in the retailing of lots to non-productive speculators for a rise. Improvements will be encouraged on a large scale by moderate prices, advancing in response to actual settlement. The business of suburban development will be greatly modified in the direction of soundness and stability.

Influence of New Transit on Prices.

Mr. Morgenthau's remarks on the influence of the new transit on prices in the case of lower grade residence property served as an introduction to his main thesis, which was that the big increment in value during the coming real estate boom would be in the midtown district of Manhattan, the district devoted to retail and wholesale trade, light manufacturing, hotels, clubs and theatres. Any property centrally situted between, say, Twenty-eighth and Thirty-third streets, and between Forty-fourth and Fifty-ninth, will, in his opinion, share notably in this enhancement, as will also, and more particularly, all corner sites at the congested traffic centers between the upper and the lower of the crosstown streets mentioned. Other realty of exceptional prospects is that enjoying intrinsically valuable easements fronting on public squares or situated on Riverside Drive or on any of the wide avenues and streets adapted for costly apartments, residences, clubs and hotels—for the use of people who can afford unique prices for commodities that are coming to be so scarce in New York as are direct sunlight, good ventilation and a restful view.

An Interesting Thesis.

Remembering that some fifteen years ago Mr. Morgenthau had foreseen the demand for office space consequent upon the "trust movement" then beginning to attract attention, and that he had organized the first company with large financial resources to operate in real estate in the office building district, and having in mind also the fact that a good many observers think the midtown district already too much exploited, the interviewer was curious to learn how Mr. Morgenthau would develop this rather surprising thesis. An instructive array of economic facts the reporter expected as a matter of course, and he was not disappointed; but he was hardly prepared for the remarkably well-informed disquisition on art, education, literature, on social and political reform, on efficiency, engineering, on the ferment of new ideas in all branches of endeavor which occupied the larger part of the interview, and, indeed, constituted the most important element in Mr. Morgenthau's argument.

An Economic Transformation.

The local transit conditions that are centering the traffic of the metropolitan district in midtown Manhattan were referred to, as were also the changes in water and railway transportation which are bringing about a new era in the national and international carrying trade, an era of augmented prosperity for New York as a port and as a canal and railway terminal. The chief emphasis was laid, however, on the commercial value of the hegemony which New York has achieved in skilled handicrafts and in manufactures subject to the influence of fashion.

"The last few years have been characterized by an amazing degree of intellectual activity throughout the United States. This activity is traceable to several causes. Among them may be mentioned the growth of a wealthy leisure class, a class which hardly existed a generation ago, and which of recent years has turned toward cultural pursuits and social work rather than idle amusement. We have, of course, had a certain concentration of wealth in late years, and a consequent increase of demand for luxuries and the costlier works of art. But at the same time there has been a remarkable diffusion of material prosperity, partly because employment has become more regular under large-scale business organization, partly because of the advancement of agriculture as a profession. In other words, economic conditions have enabled a greatly increased proportion of the population to gratify its normal aspiration for self-education and intellectual entertainment. The demand for books and periodicals, the prosperity of the stage and the opera, the purchase of works of art, the attendance at colleges, universities and schools of every description—all point toward the same conclusion. ,

"While economic conditions have favored the development of intellectual activity, this activity has been raised to very high level by a complete revolution in our educational ideals and methods. Our entire educational system from kindergarten to university has been remodeled under the influence of German practice and theory, and as we know, the wonderful development of the German Empire is due fundamentally to the efficiency of its system of public instruction. Our system of education to-day provides at once for the highest degree of specialization in advanced study and for the simplest and briefest of elementary courses. Twenty years ago universities worthy of the name could be numbered on one hand, and these were confined to the Eastern States. To-day nearly all the Western States have fully equipped universities, capping a splendid system of common schools, normal schools and agricultural colleges. It is astonishing how much brilliant research work is being done by professors of international reputation in their specialties in States which twenty years ago had no such system of higher education.

The Popular Taste.

"Meanwhile, the Federal government and many of the States are spending millions of dollars in the maintenance of experts devoting their time to scientific investigation and in the distribution of popular knowledge through monographs, bulletins and reports. University extension courses, night schools, circulating libraries are additional aids to popular education. There probably never has been another age or country in which education has been so accessible to the generality of a people.

"I want to emphasize this point as strongly as possible, because it has a direct bearing on the real estate prospect in New York. This general diffusion of knowledge reacts upon the popular taste. The artistic sense is awakened. There is appreciation of skilled workmanship. Good taste is a common possession in quarters where it formerly did not exist at all. Respect for the dictates of fashion is stronger and far more universal than it was. This means that in all handicrafts and in all manufactures where art and fashion are controlling influences New York has a tremendous market advantage over other American cities. New York is the one great center of artistic and fashionable products, and it is so for very good reasons. The creative artists are here and the skilled workmanship. Besides, the manufacturing of the products influenced by fashion make irregular demands upon labor. They belong to the 'seasonal industries,' which employ operatives by the thousand at certain times of the year and few if any at others; and no other city has the variety of seasonal industries to provide employment for, say, needleworkers, the year through.

Labor and Values.

"I must not forget to add that, while our popular education has prepared the average purchaser to appreciate and demand good taste in what he buys, it has not supplied skilled workmen. For reasons partly connected with labor unionism, industrial training has been neglected in the United States and we are importing skilled artisans from Switzerland, Germany and England; but these countries also are flourishing industrially. The fact is that the supply of skilled labor the world over is short of the demand, and New York is supplying its needs only by paying the highest salaries paid anywhere. The pick of the world's creative talent in the industrial arts, have greatly en- in workmanship is to found here, and New York is consequently the originator of fashions not only for America, but in a growing number of things also for the world.

Expanding Market for Light Manufacturing.

"Have I made clear my reasons for believing that the big real estate increment of the near future must be in the midtown district? The extension of education, coupled with the development of artistic appreciation, the diffusion of material prosperity, and the concentration here of creative talent in the industrial arts, have greatly enlarged our market for the products of light manufacturing. Such manufacturing is centering in the midtown section near the wholesale and retail stores, which sell its products. Here also must be congregated the prinicpal hotels, clubs and places of amusement, for here is to be enjoyed the patronage of the out-of-town buyers and visiting shoppers.

Industrial Expansion.

"One thing more. The local market for the light manufactures of New York has been greatly expanded, partly by the introduction of large scale business organizations, partly by improved and cheaper transportation and means of communication generally, and partly by the growing prestige of the New York imprint. Our local market to-day covers a tremendous territory, extending for 500 miles in every direction and comprising some 30,000,000 of people, a territory which has more purchasing power than has all the rest of the country and which is growing with amazing rapidity in population and wealth."

Yes, there can be no doubt that the midtown district will experience some mighty interesting real estate developments in the not distant future.

Date for Barge Canal Opening.

State Engineer Bensel predicts that the enlargement of the Erie canal will be finished in the Spring of 1916, or about a year and a half after the opening of the Panama canal. The work is two-thirds done. The enlargement of the Erie canal will make it possible to bring barges, such as are in use on the Great Lakes, through to this port without breaking cargo. The principal terminals in this harbor will be at Spuyten Duyvil, Gowanus Bay and Newtown Creek. These will be equipped with warehouses operated by the State and with appliances for the load and unloading of boats.

THE SUCCESSFUL OFFICE BUILDING

It Should Pay Six or Seven Per Cent. Upon the Whole Investment—Why Some Office Buildings Pay Less—Dark Rooms Hurt Income.

By WILLIAM H. CHESEBROUGH

I HAVE been asked to write about office buildings in reply to the comments which have been made from time to time by other people to the effect that tall office buildings in New York City do not pay an adequate interest return. In my judgment the reasons are obvious. They embrace the following causes, one or more of which may well operate to destroy their productiveness:

Badly located.
Improperly planned.
Badly managed.
Built upon land, the cost of which has been excessive.
Built during an era of high construction cost.
Tall skyscrapers built upon interior plots (not corners) which, generally speaking, ought never to be built at all.
Wasteful methods of construction.
Inferior construction and arrangement of mechanical details.

We hear so many cases of important office buildings where the owner says the building only pays 4 per cent. It is my belief that no office building which pays less than 6 or 7 per cent. upon the entire cost of land and building, including architects' fees, carrying charges during construction, interest, taxes, etc., is a successful investment. It should be remembered that office structures, like every other kind of building, depreciate in value year by year. I estimate the depreciation in modern office structures to be at least 1½ per cent. per annum. If, therefore, a building is earning 6 per cent. net upon the total cost, it is really not paying more than 4½ per cent.

A number of rich institutions and individuals have erected office structures in New York, and have an many cases left the determination as to what should be built and how it should be built entirely to the architect selected. I have dealt with a considerable number of the large architectural firms of this city, and believe them to be as competent as any architects elsewhere. I greatly admire the artistic work of many of these firms. It is a fact, however, that not all architects who are given carte blanche by an owner to design and construct an office building are able to produce a structure which possesses all the elements of a commercial success.

The Architect's Responsibility.

If they draw a picture of the exterior elevation of the proposed building first, and then endeavor to fit the interior to that picture, the income producing quality of the building suffers in proportion to the extent it benefits if this method of procedure is exactly reversed. Probably no one will ever build an important office building and get it finished without seeing at least one or more minor details where it could be improved upon; but in my judgment a substantial proportion of the tall office buildings which have been built have been foredoomed to failure before completion because those responsible for their production did not realize what tenants demand in arrangement, light, and ventilation.

One of the important factors adverse to the success of many large office structures is the fact that they contain a very substantial percentage of dark office space, which, when rented, averages a low price, and which, moreover is likely to remain untenanted except during periods of great prosperity.

Targets for Tax Assessors.

Another factor which has operated greatly to reduce the net income from office structures has been the fact that whenever a prominent tall office building has been built it has immediately become a target for the tax assessor, and it is, in my judgment, undoubtedly true that no other class of property has been so harshly treated in the tax levy as have large office buildings. Where some of these structures have been built as pioneers in locations theretofore used for inferior purposes, the tax department has almost invariably singled them out for assessment to the maximum limit, making no allowance for the enterprise and courage of their projectors, nor for the benefit to the city through the general improvement in tax values in the surrounding location, which has resulted from their construction.

Office buildings, on the other hand, when properly located, planned, and managed, and built upon land which has not cost an excessive price, and which possess, owing to their situation and design, a maximum of light, sunshine and ventilation, have generally proved good investments upon their original cost. This applies especially to those where the cost of foundations has not been excessive and which have been built during a period when construction cost was comparatively cheap. There is further to be said in favor of office building investments that the repair and renewal account is not large in comparison with other forms of real estate investment, hotels for instance, and that they are not subject to the vicissitudes of fortune or to structural depreciation in anything like the degree that hotel properties are subject to.

These Are Successful.

During the last eleven years, the writer has built or caused to be built for syndicates formed and managed by him, nine large fireproof office structures on Manhattan Island, five of which were from eleven to twelve stories in height, and four higher, one being fourteen, one fifteen, one seventeen, and one thirty-two stories high. All of them were at least 90 per cent.



Park av at north corner of 40th st. Ewing & Chappell, La Farge & Morris } Architects. Associate

A BUILDING THAT IS BEING ERECTED FOR THE USE OF ARCHITECTS.

rented and occupied on the day they opened their doors for tenants, and all of them have produced revenue largely in excess of that estimated when they were projected.

Six of them have been sold at a profit ranging respectively from $200,000 to approximately $1,000,000 each, and the three which remain unsold could have been sold at a substantial profit; and have not been sold only because they were not for sale. All of the above, with the exception of two, were built upon land which cost a very moderate price per square foot when it was purchased. When land upon which an office building is to be constructed costs so much per square foot that in order to show a fair return upon the investment it is necessary to build an exceptionally high building, it is the general rule that the project is not a good one. There are, of course, exceptions to this rule, where the location is exceptionally desirable or commanding.

Restriction of Height.

Some of the buildings recently erected have raised a very strong question in the minds of the public generally as to whether it is not desirable to pass laws restricting the heights of buildings. Personally, I am not opposed in principle to a limitation of building heights, but urge only that the subject is of tremendous importance, and that if artificial limitation is to be substituted for the natural laws which have heretofore prevailed and which have resulted in building up the best real estate values in the world, most careful study and consideration of the subject should be given to it by a non-political commission of high-class experts, and that any legislation which may follow shall be based upon the recommendations of such a commission, empowered to consider every phase of the question.

MANHATTAN RETROSPECT AND PROSPECT

Activity in Construction, But Dullness in Real Estate Sales—1913 Is Expected to Be the Best Year For Real Estate Since 1907.

THE year 1912 has not been a prosperous one for the owners of Manhattan real estate. On the whole, the demand for real property, entirely for speculative or investment purposes, has not been active; and in those few localities where it has been active the activity has rarely resulted in advancing prices.

The total volume of real estate business transacted has been somewhat smaller than during the preceding year. Rental conditions have not been favorable in the largest half of the borough. In almost every locality there has been a larger or a smaller amount of overbuilding. This is not true, of course, of the older tenement house districts, in which building has practically ceased and where conditions have temporarily settled down into something like quiescence. But it is true of all the new districts and of all the old ones in which building is still active.

Conditions Found in Each District.

Washington Heights has not yet recovered from the spurt in new apartment-house construction which took place a couple of years ago. A sufficient number of new buildings have been erected on the West Side to give tenants an advantage over landlords. The new leasable space along Park avenue on the East Side is being absorbed with fewer concessions, but a good many vacancies exist.

In the new mercantile district the very large amount of construction which has taken place on Fourth avenue will hardly be digested within another year. Conditions on the West Side are somewhat better, but not sufficiently better to encourage any great amount of building in 1913. The same general condition prevails or will prevail in the financial district. An enormous addition to the capacity of the office buildings in that neighborhood is being made, which will assuredly not be so fully occupied until the expiration of some years.

Building Brisk, But Buying Slow.

The most singular characteristic of the past year has been the co-existence in Manhattan of the investment of a large amount of money in new construction with a dull and stationary real estate market. The year 1912 will rank as one of the most active seasons of building which the borough of Manhattan has ever seen. The plans filed call for an expenditure of about $125,000,000 upon about 750 buildings which has only been exceeded once or twice in the history of the borough; and of this large sum, about $90,000,000 has been invested in business buildings. The number of new tenements erected and their estimated cost has been almost precisely the same as in 1911. The whole increase over the year preceding amounting to almost $20,000,000, has been spent upon office and mercantile buildings, which has assumed a volume unprecedented in the history of the city. Ten years ago, when New York was obtaining the benefit the process of business centralization, characteristic of that period, it was considered a good year when $15,000,000 was spent for new office buildings. Last year $38,000,000 was spent, or rather was planned to be spent on this class of construction.

The Consequestial Abnormal Taxation.

The reason for this condition of dullness in real estate with activity in building is, of course, the increase in taxes. Real estate is assessed at its full value and at the same time taxes are very high. The tax bills of the average property owner are anywhere from fifty to 100 per cent. bigger than they were seven years ago. There has been no corresponding increase in income, except in a few favored localities. The consequence is that property owners have a tremendous inducement to improve all unimproved or under-improved real estate. They cannot afford to carry an expensive lot unless it is covered with a modern building. In this way the streets of Manhattan are being lined with more new buildings than are necessary, and both speculation and investment in real estate are discouraged.

Real Estate to Be Active This Year.

A general feeling exists that the coming year will prove to be a better one for the real estate market than any year since the panic of 1907; and this feeling seems to be based chiefly upon two grounds of encouragement. In the first place general business is undeniably more active and more remunerative than at any time during the past five years. It is pointed out that during these five years of dull business, the enormous growth of the new mercantile and retail districts has taken place. If the mercantile communities can appropriate such a huge amount of new construction during a period of comparative business depression, it should have no difficulty in taking care of the essential surplus of rentable space during a period of business prosperity and expansion. This argument probably contains a good deal of truth. No great accession of speculative or building activity are to be expected in the business districts during the next few months, but if the expansion of general business continues, conditions may soon be sufficiently improved to warrant a resumption of operations on a large scale.

Delayed Subway Construction Hurts.

The other reason for encouragement is derived from the anticipated effect of the definite settlement of the subway problem. It is true that the actual completion of the two new subway systems is still too remote to have any general effect either upon values or upon activity. In view of the heavy taxes speculators cannot afford to buy under-improved property and hold it for a period of five years or more. At present a speculative transaction is rarely profitable unless it is quickly consummated. But certain parts of the new system will soon be in operation. The Steinway Tunnel, for instance, will be operated within a year, and its operation will benefit not only certain parts of Queens but the whole 42d street district in Manhattan. The necessary improvements can also be made in the elevated roads in comparatively short time, which will better conditions and stimulate activity on both the East and the West Sides.

The improved employment of labor will have its effect in an increasing demand for a superior quality of residential accommodation. The Dyckman tract will be rapidly built over. A large amount of money will be invested in that neighborhood during the coming year. All that new influences may well produce a different mental attitude towards real estate speculation and investment.

Simply a State of Mind.

Dullness in any particular class of business is at bottom more than anything else a state of mind. Activity and prosperity is also fundamentally a state of mind. If only men with money to invest begin to believe once again in increases in real estate values, those increases will take place as a consequence of that belief. In the long run real estate is bound to increase in value in a city whose population is increasing at the rate of 175,000 a year, and whose business expands still faster.

OUTLOOK FOR REAL ESTATE IN THE BRONX

A Far-Reaching Industrial Development Expected to Stimulate the Market and Urge Builders to New Activities.

By Hon. CYRUS C. MILLER, Borough President of The Bronx

THE Borough of The Bronx is going rapidly through a transition period. Until recent times The Bronx was in every respect a suburb. Its people looked to Manhattan for employment and the varied enjoyments of city life. Now, without forgetting that it is a part of the Greater New York, it is developing into a city in itself; theatres and other places of amusement are building; banks, department stores, and manufactories are being established and the people are increasing in borough spirit and looking forward to a far-reaching industrial development within the borough. This is bound to have a favorable effect on real estate. Vacant spaces in residence sections will be improved with dwellings and some sections now occupied by dwellings will be given over to business. Other vacant places will serve as sites for manufactories, piers and terminals.

Real estate in The Bronx has been somewhat inactive in sales during the past year owing to the high taxes imposed because of the City's necessity to raise funds for rapid transit and other improvements. The building of apartments and tenement houses has gone on apace, as it is necessary for us to meet the incoming tide of immigration from other places to The Bronx. The building operations in the borough during the past year have amounted to $34,368,750, divided as follows:

	Number.	Cost.
Dwellings	344	$1,732,950
Apartment houses	603	25,022,500
Hotels	1	10,000
Stores	65	659,950
Office buildings	17	740,875
Factories	65	1,357,050
Schools	7	919,000
Churches	3	53,000
Theatres and concert halls	41	1,494,700
Miscellaneous buildings	155	2,378,725
	1,301	$34,368,750

The number of theatres and concert halls built in The Bronx during the past year shows that the people here intend to have their own community life. It is to be noted that there is a large disparity between the values of apartment houses and business houses built during the last year. This has been because The Bronx has not entered into the commercial development which is likely to come during the next ten years.

The Anti-Encroachment Victory.

This administration came into office on January 1, 1910. From that time until October constant troubles arose from the conflicting claims of the city government and its citizens over the question of encroachments of buildings beyond the street lines. This matter had been a source of contention with various city departments for some years and had not been met squarely. After extended study by me of the question from every viewpoint an order was issued in October to the effect that after November 15, 1910, no such encroachments. Storm signals immediately indicated local disturbances. Builders, owners, architects and others entered in a chorus of protest over the abrogation by the Borough President of privileges which had been exercised so long that they were considered rights. The order remained and went into force. Since that time no plans have been approved here showing such encroachments, and it is safe to say that if the builders had their own way they would not return to their former methods. A prominent builder told me recently that an apartment built under the new rule would sell for $1,000 more than one built under the old rule. The result will be that a strip of land from 5 to 8 feet in width on both sides of the hundreds of miles of streets in this borough, will be reclaimed for public use. The value of such reclaimed land is enormous. Also the lesson learned by private individuals that public streets are for public use will be of great value in the future.



HON. CYRUS C. MILLER.

Boosters for Real Estate.

As the streets of The Bronx were not congested except in a few cases, it was thought not necessary to remove all encroachments on a street at once, but rather to adopt the slower policy of compelling every new structure to be placed within the building lines. As the borough is being rebuilt rapidly and old buildings torn down to be replaced by new ones, in the course of time the entire borough will have undergone a change without the drastic action necessary in other communities, which results in so much expense to property owners. This was the first borough in which such action against encroachments was taken. President McAneny of Manhattan is deserving of great credit for applying the idea to the congested streets of that borough, where it was necessary to remove encroachments at once. The improved condition of such streets as Fifth avenue, 42d street, 34th street, Broadway and others, gives an object lesson to the people of the city of the great value of building back of the line. It has had the result of improving the appearance of those streets and increasing the renting values of stores. The effect in The Bronx will be lasting. The stand taken in this matter by the different boroughs of the city is indicated as follows:

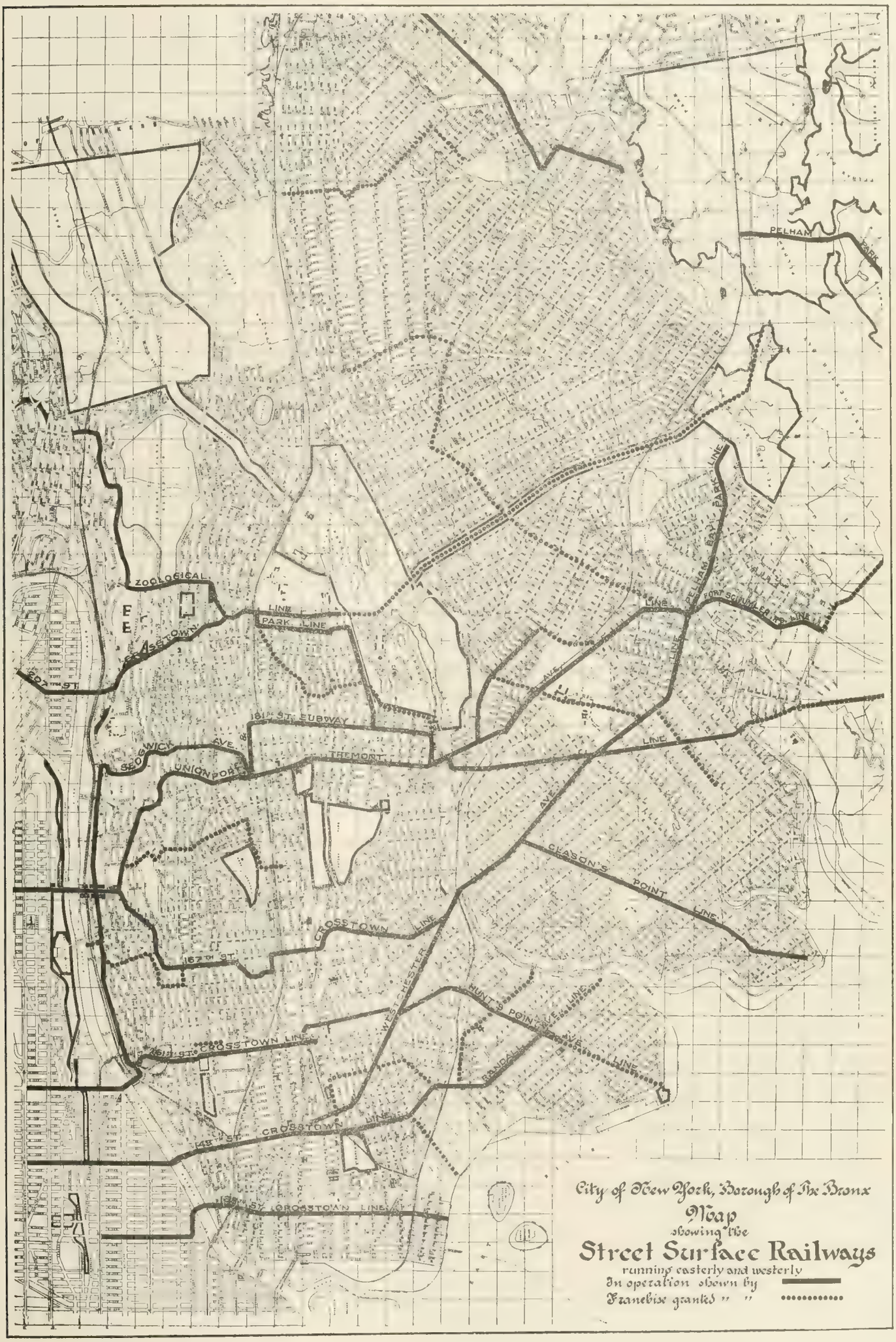
Borough	Date Operative.	Ruling
Bronx	Nov. 16, 1910.	Encroach. prohibited
Queens	Sept. 11, 1911.	Encroach. prohibited
Richmond	Jan. 13, 1912.	Encroach. prohibited
Manhattan	Dec. 15, 1910.	Encroach. restricted
Brooklyn	Nov. 9, 1911.	Encroach. restricted

The outlook for real estate in The Bronx is exceedingly bright. There are many causes why this must be so: The nearness to completion of the Catskill aqueduct, bringing an almost limitless supply of the best water directly into the borough; the building of many new schools; the approaching completion of the Barge Canal, with three terminals in The Bronx, bringing raw materials and food supplies down the Hudson Valley, through the Harlem River and into The Bronx; the completion of the Cape Cod Canal and the Panama Canal, and the Hell Gate Bridge, connecting the main line of the Pennsylvania Railroad from the South and East for freight and passengers, with the main line of the New York, New Haven and Hartford for the East and North. The development of our waterfront by an industrial railway around its south and east shores, connecting all the various railroads and docks and terminals in the borough will give us an impetus along commercial lines whose effect can hardly be estimated.

The Remarkable Shore Front.

The trend of immigration from Manhattan is northward. The phenomenal growth of The Bronx in the past ten years is not diminishing, but increasing. The development of The Bronx along commercial lines will bring more people to the borough. A short study of the shore front of The Bronx will convince anyone that this commercial development must come. From McComb's Dam Bridge around the shore, following the indentations to Pelham Bay Park is a shore front of 36 miles, much of it on water sufficiently deep for the largest ships. It is to be expected that the residents of Harlem will see the commercial facilities near at hand to be as convenient for Harlem as they are for the people of The Bronx. The two sections of the city will work together for their common development, eliminating the Harlem River as a dividing line. The ideal development for a city consists of docks and terminals along the waterfront, factories next to them, and dwellings next to them. This will be the form of development within the section of the city composed of Harlem from 110th street north, taken together with the Borough of The Bronx. In Harlem there are 800,000 people, among them many highly skilled laborers. In The Bronx there are upwards of 500,000 people of the same kind. Two subway lines will run directly through the populous sections of Harlem to and through the East Bronx, where the commercial development is expected, so that the residents of Harlem will be within a few minutes' ride of the manufactories of The Bronx. The prime requisites for manufactories are cheap raw materials, railroad and shipping facilities, and good labor supply. All of these will be had within the territory named, to a surprising amount. In addition to this, the East Bronx has been laid out with many broad streets, 80 and 100 feet wide, which will give room for the people and traffic yet to come.

During the past year the Board of Estimate and Apportionment has come to a practical agreement with the Inter-


PELHAM PARK
ZOOLOGICAL
PARK LINE
PELHAM BAY PARK LINE
FORT SCHUYLER LINE
181st ST. SUBWAY
SEDGWICK AVE.
UNION PORT
TREMONT
CLASON'S POINT LINE
CROSSTOWN LINE
167th ST.
WESTCHESTER AVE.
HUNT'S POINT LINE
RANDALL AVE. LINE
149th ST. CROSSTOWN LINE
138th ST. CROSSTOWN LINE
City of New York, Borough of The Bronx
Map
showing the
Street Surface Railways
running easterly and westerly
In operation shown by
Franchise granted " "

borough Rapid Transit Company for the operation of the new lines now building by the city. One of such lines is to be used in combination with the Ninth Avenue Elevated Railroad and the Lexington Avenue Subway, which are to meet at 162nd street and River avenue and proceed up Jerome avenue to Woodlawn Road. The eastern branch of the Lexington avenue subway is to cross 138th street in The Bronx to Southern Boulevard, run up Southern Boulevard to Westchester avenue and thence run east along Westchester avenue as an elevated structure to Pelham Bay Park. The Third Avenue Elevated Railroad is to be third-tracked so as o give additional rapid transit facilities.

Crosstown Trolley Lines.

In order that our dwellers in The Bronx may avail themselves of the commercial facilities of the East Bronx many crosstown trolley lines have been opened in The Bronx running east and west, so that the residents of the west side may be within a short ride of their work on the east side. These crosstown trolleys likewise will serve as feeders to the north and south rapid transit lines running through the borough, so that hardly a quarter square mile of the entire Bronx will be without immediate connection with rapid transit lines.

The Board of Estimate and Apportionment has become impressed with the necessity for many more schools in The Bronx to meet the needs of our rapidly growing population, and it is expected that appropriations for more schools will be made within a short time and the building of them begun at once thereafter. One new school has just been completed; three more buildings and three additions to present buildings, which additions will contain 63 classrooms, are now in course of erection. Three more buildings are authorized and will be begun as soon as possible, and negotiations are started for eight more and for five additions to present buildings, to increase their capacity by 70 class-rooms the building of all of which will probably be authorized in a short time.

A Public Market for Moderate Prices.

The wholesale terminal market for farm products which I have projected for The Bronx is progressing favorably. It is designed to be a union market so that loaded cars from all railroads can run into it. Here retailers from Harlem and The Bronx can get supplies cheaply and directly. Public opinion must be educated to favor such a large proposition before it can be undertaken. The plan is a new one in this country and public opinion turns slowly, but I expect that actual building will be taken up during the first half of the year 1913. This will be a great boon to dwellers in The Bronx, and consequently to real estate.

To sum up, I believe that the coming year will see a marked change for the better in real estate conditions in The Bronx.

BROOKLYN WAITING AND EXPECTANT

Ready Buyers For Small Dwellings on Transit Lines— Real Estate Generally Marketable Only at Reduced Prices

By CECIL C. EVERS, Vice-President of the Lawyers Mortgage Co.

THE real estate market, like other markets, passes automatically through various stages, at more or less regular intervals; periods of great activity, nearly always carried to excess, are followed by others of stagnation, accompanied by diminished earnings, necessitating a readjustment of values which is evidenced by the cancellation of equities that have ceased to exist, by the reduction or extinction of third and sometimes even of second mortgages, first mortgages also being scaled down to a proper proportion to new values.

Following on several years of very great activity, Brooklyn real estate has been undergoing since the year 1908 a readjustment of values or liquidation, which may be considered as approaching its termination in the year 1912.

In normal times foreclosures in Brooklyn average about $2,000,000. In the year 1908 these were about $7,000,000, and in the years 1909, 1910 and 1911 the average was between $10,000,000 and $11,000,000. In the present year these have been about $8,000,000, showing a downward tendency; which is emphasized by the fact that they amounted to nearly $4,750,000 in the first half of the year, as against a little over $3,250,000 in the second half. This showing would tend to indicate a decided improvement in the general condition of real estate for the year 1913.

One of the noticeable features of the past year has been the difficulty experienced in finding purchasers for investment properties in most sections of the city, except at very reduced prices. Renting, however, has shown considerable improvement; vacant apartments have filled up and the number of vacancies throughout the city have been greatly reduced.

A Ready Market for Small Dwellings.

One exception to the inactivity in the selling market has been in the case of the small one-family houses within easy reach of transportation, of which so many have been recently built. These, where well located and properly constructed, have found a ready market at good prices, showing that they meet a popular demand. Apartment houses erected during the past year have been much harder to market, though they have rented so readily that builders in a great many cases have been able to carry them through the year without selling them.

Adverse Circumstances.

The lack of buyers for all except small houses is largely accounted for by two principal causes: First, the steady increase in taxes, due to the growth of city expenditures, and the uncertainty as to whether there is to be any limit to this increase; secondly, the delays which have taken place in preparing and letting the contracts for the construction of the dual transportation system, and the hesitation on the part of the investors and operators to accept as assured any system on which work is not actually begun.

On account of the known tendency of all land to increase in value, whilst all buildings depreciate, the Borough of Brooklyn has felt this increase of taxes more than other boroughs, by reason of the low value of the land as compared with the cost of the buildings erected on it.

The value of new buildings in Manhattan and even in The Bronx is seldom greatly in excess of that of the land on which they are erected. In the case of old buildings, the land nearly always exceeds the value of the buildings. The result is that in the latter boroughs and in normal times property as a whole does not depreciate in total value, except where there is some change of utilization going on, such as has occurred in the downtown Broadway commission section.

A reasonable increase in taxation where the value of the land and buildings is well balanced, where rents are increasing, or at least established for a number of years by long leases, does not work anything like the hardship on property owners which it does in Brooklyn, where so many buildings exceed very greatly in value that of the land they cover, resulting in what is known (especially in apartment house and tenement property) as "investments of diminishing value," frequently accompanied by diminished rentals.

Railroad Flats Hard to Rent.

In this borough this condition is intensified by the serious reduction in the rentals of the older type of "railroad" flat, of small units of size (from 25 to 30 feet), due to the competition of more modern buildings erected in the past few years on plots of a unit of frontage of from forty to sixty feet in width and offering accommodation more concentrated in planning and hence more convenient for tenants. Furthermore, the older types of two-family houses, four rooms deep, erected in blocks, where some of the rooms have no communication with the outer air, have been largely superseded by the small one-family house, two or three rooms deep, offering privacy, better accommodation, and all outside rooms, at but slightly increased cost.

Mortgage Money Plentiful.

Mortgage money has been quite plentiful in the last year, though the total amount of loans was slightly reduced from that of the previous year, being about $95,000,000 in 1911 and about $85,000,000 in 1912. Until the last week or two there has also been a tendency towards lower and firmer rates, and it is to be hoped that general financial conditions will be such that by the early part of 1913 these conditions will continue.

The volume of building in the past year has been between $6,000,000 and $7,000,000 in excess of that of the previous year. The amount in both these years was moderate, being about $31,000,000 in 1911 and $37,000,000 in 1912, as compared with an average of $48,000,000 from 1906 to 1909, and a total of $64,000,000 in 1907.

If the contracts for the new transportation systems are let and work started in the early part of 1913, and especially if this could be accompanied by some assurance that there will be a proper reduction of assessed values on property which has generally depreciated in

earning capacity, and hence in value; there is no doubt but that there will be a general revival of activity in real estate, accompanied by a readjustment and increase in values in those locations which are to receive the benefits of new transportation facilities. This, of course, provided no complications or financial disturbances due to European or other conditions intervene.

Waiting for the Dual System.

Brooklyn has never had any adequate system of rapid transit; the prevailing low land values in many sections are due to this condition. Hence the importance to its future of the dual system, which promises to raise values and increase their stability by adding greatly to the convenience of access of the territory to be served. Even since the electrification of the elevated railroads, these have been so crowded and of comparatively slow speed, especially on those lines which run at the street level after leaving their elevated structures, that the borough has been greatly handicapped in this respect. The subway communicating with the Flatbush avenue terminal of the Long Island Railroad, though it has not as yet brought about any great amount of new building in the territory it traverses, has had a decided effect on the value and rentals of properties within easy reach; its influence, moreover, has been greatly felt in those residential neighborhoods served by other lines acting as feeders to it, and to which the time necessary for communication with other boroughs has been materially reduced as the population increases.

BUILDING DEMAND AS SHOWN BY REMOVALS

General Expansion Among Business Houses Already Occupying Space From Union Square South. Commercial Shifting Less in 1912 Than in 1911.

By W. J. MAXWELL, Service Manager of the Trow Directory Company

I HAVE been asked to answ r the following questions:

1—What kind of tenant is moving into the downtown mercantile section?

2—What kind of tenant is moving into the new uptown commercial districts?

3—Is there any expansion noted by rentals during the last year among those business houses?

4—Do your statistics show a need for more commercial buildings north of Union Square and south of 42d street?

5—What is the general commercial character, if any, of the new 42d street zone?

6—How do commercial removals during 1912 compare with those of 1911?

Keeping Tabs on Leases.

To fully answer these questions it is necessary to state just how I arrive at my deductions. We have a staff of investigators constantly following up removals of all kinds so that we have in our office a complete file constantly kept up to date of every tenant in the city and we know when he moves out and when another tenant moves in. My answers to these questions are, therefore, based upon actual removals during the last year.

As to what kind of tenant is moving into the downtown mercantile section I find that there was a marked tendency among the textile trades to halt in their northward march. There is, however, a constantly increasing demand from small manufacturers to move into the old sections whese textile and general merchandise interests formerly were located, but during the last year, for one cause or another, there was not so great a tendency on the part of these business interests to shift northward. Owners down there are doing more alteration work to accommodate old and new customers, and some are actually rebuilding to keep the jobbing and general wholesale merchandise trade that still remains.

The Midtown Central Demand.

With reference to the character of business that is moving into the uptown, or as well call it central midtown, we find that in the district between Fourth and Seventh avenues from 15th street north to 34th street, the greatest removals have been among light manufacturing interests such as shirtwaists, cloaks and suits, women's dresses, skirts, silks, velvets, ribbons, etc., dry goods, laces and embroideries, neckwear for men and women and upholstery goods.

So great has been the demand for rentable space in modern buildings in that section of the city during the last year that we consider it as already permanently established as the new business districts for these particular lines.

The next question asks whether there has been any expansion noted among tenants who moved into the new midtown central zone during the last year. Most emphatically yes. In tnis district there has been a tremendous demand for larger space from those interests which left the old business districts, one, two, three or four years ago. And this brings up the question of tendency. Many persons think that this trend is continually toward the north. Our reports show that having established itself in the midtown central section, this class of trade is reversing the general order of things and is moving southward. From 14th street, between Third avenue and Sixth avenue, the greatest expansion at the present day is taking place. The reasons for this are hard to place, but the commercial exodus northward in recent years has had a tendency, doubtless, to lower rents and houses already established in the boundaries named are more inclined to move into larger quarters in the district where they have always been located than to shift uptown, for the very simple reason that they are in close proximity to the new commercial centers and the new transportation terminals and enjoy lower rents.

Where the Greatest Expansion Is.

Generally classified, I find the greatest expansion among specialized business in that district to have been as follows: wholesale clothiers, raincoat manufacturers, paper box manufacturers, knit wear makers and wholesalers, hosiery jobbers, wholesale hats and caps, cap manufacturers, manufacturing furriers, wholesale millinery goods, men and women's underwear manufacturers, jobbers, and distributors, manufacturing tailors, women's hat manufacturers, feathers, fancy leather goods, manufacturing and distributing and human hair goods manufacturers.

As to whether there is a need for more commercial buildings north of Union Square, I cannot authoritatively answer that question. It must be borne in mind, however, that the filling up process is now under way in all classes of commercial buildings, but there is always a large shifting population both residential and commercial in Manhattan. I do not believe that New York is over-built, as a whole. There may be a plethora of a certain type of structure in a given center, but new and modern buildings are rented sooner or later at slight, if any, concessions.

There is a big future for new building construction on the East Side from 10th street north to 34th street, and the great West Side is still, you might say, undeveloped. West Hudson street probably will continue to be a great candy manufacturing, grocery and warehouse district as far north at 38th street, but from there up, a tremendous development is bound to take place as the 42d, 34th, 33d and "upper 20's" districts xepand toward the Pennsylvania station.

Building Interests Concentrating.

And this leads me to the fifth question: the character of the new business centering in the 42d street zone. Here is where the big suburban real estate mart of the Metropolitan district is being established. Every new office building that goes uptown is being rented fast either by real estate and allied interests, such as building material, including brick, steel, stone, cement and building specialties, and household furnishing establishments as well, including rugs and carpets, and art goods. Into this district the printing interests seem to be moving, although the tendency is not yet general. But there is another strong factor leading the way into a part of the new 42d street district, and that is the concentration of architects and allied interests in the vicinity of the Grand Central Terminal. The new architects' building at Park avenue and 40th street, standing next to the Terminal building, occupied largely by mason material supply distributors, contractors, stone, marble and other building material supply concerns, is a strong drawing card for the neighborhood.

The last question is a simple one to answer. The number of removals reported during 1912 are considerably fewer than were those in 1911, and you can draw your own conclusions as to whether that means a lessening of demand for new building construction or whether it is attributable to the policy of expansion to which I have heretofore referred.

—At the annual meeting of the Heights Taxpayers' Association representing the West Bronx from High Bridge to Kingsbridge, the following officers were elected for 1913: Albert E. Davis, president; T. Riordan, first vice president; Geo. F. Kalle, second vice president; P. J. Murphy, secretary; A. V. Overbaugh, treasurer, and Chas. F. Kalle and James P. Haight, executive committee.

THE QUEST FOR NEW UPTOWN BUILDINGS

A Commercial Need That Has Only Recently Been Realized by Building Investors, and How the East Twenty-Third Street Association is Helping to Meet It.

By ROBERT B. MOYER
Secretary and Manager of the E. W. Bliss Buildings, Inc.
Secretary of the East Twenty-Third Street Association.

IN the first place, I do not pose as an authority on the subject of the realty needs of the Middle East Side, but during the decade just closing I have been won over from an attitude of casual interest in the development of the Middle East Side as a new commercial and manufacturing center to an out and out enthusiast in its future.

Is there a need for new uptown manufacturing buildings? I can speak from my own experience as a renter of commercial and industrial space when I say that there is not only a need, but a very real demand for suitable buildings where finished articles can be placed on display by wholesalers and jobbers and for buildings in which manufacturing, both light and heavy, can be carried on. There are continual demands for rentable space from large concerns doing business as jobbers, commission men or manufacturers downtown who want to move uptown so as to be near the new wholesale and importing centers of Manhattan island. So far as manufacturing buildings are concerned, this need is not now being met in any degree worthy of the constantly increasing demand, and I firmly believe that there is an excellent opportunity for investors specializing in building construction to study this situation with profit.

This city has been pushing steadily northward ever since the Dutch rigged up their little church and bowling alley at the Battery. Until the last few years it has been the custom to crowd as much of the island's business population into the narrowest strip of land possible. The result has been congestion of population and confusion of traffic until Father Knickerbocker in plain self-preservation had to let out a few more holes in his belt to expand. The process of filling up is now in progress.

Most Remarkable Development.

The development of the great new business section in and immediately contiguous to Fourth avenue between Seventeenth and Thirty-fourth streets is the most remarkable development in New York realty that has ever taken place. The erection of modern loft buildings of a high class has been very rapid and renting agents show that the space has been gobbled up almost as fast as it was made available. Now, then, is there any reason why this development should be concentrated only in Fourth avenue? Is New York going to repeat the mistakes of the past and converge and congest its commercial and industrial population into as narrow a margin as possible when land values are comparatively cheap and opportunities exist on every hand for spreading out? I hate to think so.

Making Realty Investors See.

It is the purpose of the East Twenty-third Street Association to make realty investors see the opportunities that exist in the Middle East Side. We are following out a definite, concerted plan to bring these opportunities to the attention of just such a class of investors as the Record and Guide reaches, namely, the men who are looking about for desirable sites to develop, especially where there is an actual need such as exists in this part of the city today.

Low insurance rates, better natural light, wider and more regularly laid out streets, fireproof buildings designed to meet the special requirements of prospective tenants according to the character of goods they handle or manufacture, elevator service and modern appliances, especially in the matter of better and more sanitary toilet accommodations for employes are bound to prevail sooner or later against all influences to hold given lines of business in the old commercial districts. Give a manufacturer the light, airy, sanitary loft building he requires, that will insure him freedom from annoyance from the tenement, building, health, factory and a hundred and one other city inspectors, and he will welcome the opportunity to move uptown even though he has to pay a little higher rent.

Elements of the Proposition.

Let the prospective building investor consider that the East Side is a bully labor center; let him consider that it is entirely logical for the retail and the wholesale and the manufacturing interests to be comparatively close together, geographically; let him consider the saving in time and wear and tear effected by trucking his wares through broad, well paved streets, regularly laid out, as against the narrow, cross-currented canyons of the lower part of the city, and he cannot doubt but that there is a good field for investment on the Middle East Side of the city.

We as an association have been urging the city to dispose of some of its great realty holdings in this part of the city and turn them over to private owners for commercial development. The land can be sold at a very good profit to the city and still permit bargain hunters a chance to take a profit from property that is ready for immediate development and improvement. This would not only put millions in the city treasury but also add greatly to the taxables of that part of the city. The development of the East River water front at points where small West Indian and coast steamers and traffic with all the prosperous New England towns and cities can be handled easily and profitably right at the very doors of manufacturing interests which get their raw materials either from down east or from the Great Lakes region is another matter in which we are deeply interested. With the completion of the Erie Canal extensions slow freight facilities via the Harlem River ship canal and Hudson River will be vastly improved and should have an important influence on the middle East Side.

Wholesale Center of the Future.

The belief is general among many students of realty improvements that the section from Twenty-third street to Thirty-fourth street, between Madison avenue and Third avenue, is destined to be one of the greatest wholesale centers in the city, if not the greatest. The exodus from downtown can only be temporarily checked. The signs all seem to point to the development of the section between Third and First avenues in the tens, twenties and lower thirties as a great manufacturing center. Recent improvements along this line are typified by the new structures of the group of E. W. Bliss buildings at Second avenue and Twenty-third street, the Schlegal building at Second avenue and Twenty-second street and the new Bush Terminal building and the Frankel building farther north not to mention other modern manufacturing buildings of a high order.

Advantages of the Middle East Side.

There is a need that nowhere is being met, so far as I have been able to ascertain, and that is in supplying the very small manufacturer with desirable space. The tenement and building laws are very strict about the conversion of tenement houses into manufacturing establishments, and the result is that a great many new loft building managers in the Middle East Side are constantly besieged with applicants for small rooms in which to carry on light manufactlring work. The demand is there, and it has seemed to me that in the hands of specialists buildings specially designed to meet it might be made to pay fairly well.

That is the building situation in the Middle East Side as I see it, and as I judge it from my own personal experience I firmly believe that a prosperous future awaits this part of the city, and I confidently look forward to a big building movement in that section within the next few years.

The Subway Negotiations.

During the past week the Public Service Commission for the First District has been holding daily conferences with representatives of the Interborough Rapid Transit Company and those of the Brooklyn Rapid Transit Company for the purpose of completing the contracts for the operation of the dual system of rapid transit, so that the statutory hearing on the forms of contracts may be held as soon as possible. These contracts were prepared by counsel for the commission last September, and since that time the representatives of the companies concerned and the commission have been carefully going over details of the instruments and harmonizing points of difference between the city and the corporations. It is expected that the contracts will be so far perfected that the commission this week can adopt a resolution calling for a public hearing. Two weeks' notice by advertisement must be given of such hearing, after which the contracts will be put in permanent form and forwarded to the Board of Estimate and Apportionment for its approval. The contracts will involve the expenditure by the city and the companies for the construction and equipment of the new lines amounting to more than $300,000,000.

WILL THE LITTLE JOBBER FOLLOW UPTOWN?

What the Character of the Downtown Commercial Transformation Really Is —The Problem of Accommodating the Light Manufacturing Establishment.

By F. K. ANDERSON, Vice-President, National 5 and 10 Cent Store Magazine.

YOU have asked me to give my views of the probable trend of the small jobbing trade in the matter of building accommodation and what I have found to be the character of tenant moving into the old district in the lower part of Greenwich village. In the first place, the small jobber is following the big commission house uptown, and in the second place the quarters vacated by him are being taken up with light manufacturing establishments uptown. A year ago the light manufacturer came in where vacancies occurred. Today the small jobber is being driven out by these interests. And here begins a startling story of the rise and fall of commercial renting values uptown and downtown.

Stepping back a decade we find the distributing business centered in certain well defined districts with lower Broadway as the backbone of the drygoods, silk, lace, millinery and general merchandise zone. Those were the days when the retail shopping center was at 14th street, and 23d street was the bonton bazaar zone. That was before the auto and the subway became practical, commonplace entities in city life. The wholesale districts clung close to the main postoffice station at Park Row, because mail distribution was slower then and the big railroads dumped the Western buyer along the lower end of West street, a step or two from the big houses.

Today the mail is shot by pneumatic tubes to all sections of the city, and much of Manhattan's population is also shot through tubes from the wholesale to the retail districts, and from there by tunnel and tube to the manufacturing plant itself a dozen miles into the heart of East Jersey. The Western manufacturer's representative and the Canadian, Pacific Coast, Southern and Down East buyers are dumped in a heap in the center of the new jobbing district and do not have to take a street car to reach their hotels, theatres, clubs or trains back home.

Must Keep With the Push.

Here is your answer to the question whether the little jobber will follow the big fellow uptown. He's got to, in order to keep in business any length of time. Of course, there are some big houses like A. Steinhardt & Bros., Samstag & Hilder Bros. and Dieckerhoff, Raffloer & Co., not to mention houses like Claflins, Butler Bros. and Charles Broadway Rouse, who still hold out in the downtown districts. They can affor dto be independent, but the little jobbers, those who are not so well known, are at present about equally divided between nestling close to the big long-established giants of their trade or hiking uptown to be near the new transportation terminals and the new, modern buildings and more progressive, though younger, houses.

But we must not lose sight of the fact that not all of downtown commercial New York is moving uptown. There is a big army of old-established houses which has not yet shifted. There is the glassware district in West Broadway Greenwich, and there are the importers of novelties heretofore mentioned who have remained pat, and then there is the big art pottery and drygoods trade. Why do they stay downtown when so many advantages are being offered them uptown?

As a matter of fact, they were not content to remain downtown until the last year when owners of buildings in the old district found themselves confronted with two distinct problems: they would have to provide their present trade tenants with better buildings, or they would have to let the light manufacturers from the East Side crowd into the old ones at lower rents. Some of the owners decided to tear down and rebuild on their tenants' plans buildings especially designed to meet the particular requirements of the class of trade they represented.

Others Are Standing Pat.

New building construction is the only way realty owners in the downtown sections can hope to keep the jobbers and commission men in the textile and allied trades in the old districts. There must be enough of these specialty buildings erected to firmly establish the character of the neighborhoods to be developed because the East Side light manufacturer is determined to creep into the new territory with its assurance of future subway connection with every part of the city and outlying sections, and they are willing to occupy the old lofts and showrooms vacated by the commission men and jobbers. When this element strikes into any old-established mercantile district, up go insurance rates, and this makes necessary the establishment of annexes in other parts of the city.

Leasing Annexes.

Some startling instances of the tendency on the part of important jobbers and commission houses to lease annexes at widely separated sections of the city to avoid the constantly increasing fire risk and consequent advancing rates, are shown in the case of the H. B. Claflin Co., Calhoun & Robbins, Chas. Broadway Rouse, Frederick Vietor and Achilles, Lord & Taylor (wholesale), and practically every big jobber in the business. Even the uptown department stores, crowded as they have been by manufacturing establishments creeping up to their back doors, have been compelled to seek numerous annexes for their reserve stock in different parts of the city.

This runs up the renting account on the books of jobbing houses, and there is a general protest against conditions which make this additional expense necessary, but with almost total absence of sprinkler equipped and otherwise modern commercial structures in the commercial district there has been no alternative but to distribute jobbing stocks in different and widely separated sections of the city.

Most of the available annexes downtown are not suitable, because they are old, flimsy and far from fireproof buildings, as compared with the modern, fireproof and sprinkler equipped buildings on the upper East and West Sides.

My conclusion is, therefore, that there is a good demand among general merchandise, glassware, imported novelties, light machinery, pottery, domestic and importing grocery, woodenware and printing trades for bigger and better buildings downtown. The struggle is on to maintain the supremacy of the lower West Side of the city as a commercial district over the aggressive efforts of the East Side light manufacturing concerns to encroach upon the new domain with its promised quick transportation facilities. The owners of property in those districts can check the upward march of their tenants if they care to make the investment, but if they continue to maintain the air of indifference they have shown in the past they will have to be content in the future with a different class of tenant, bringing greater wear and tear upon their properties and paying lower rents themselves being less permanent.

Generally speaking, only the silk and woolen interests have moved uptown as a trade. Can the realty investors get together in time to prevent other trades from shifting?

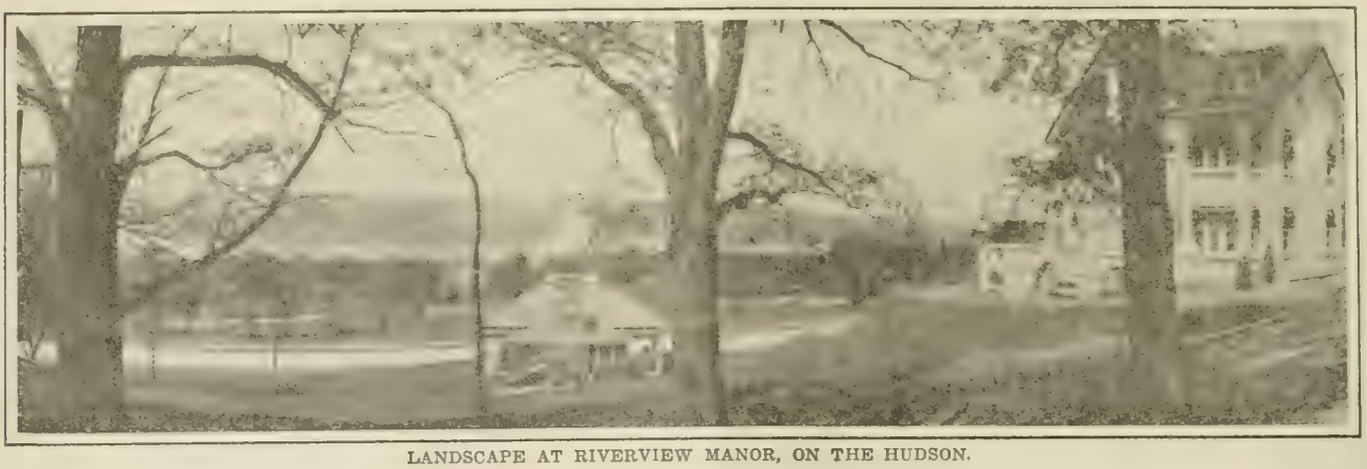
Hearings on "L" Extensions.

The Public Service Commission has selected Friday, January 17, as the date for hearings on the certificates for the extensions and third tracking of the existing elevated lines of the Interborough Rapid Transit Company in Manhattan and The Bronx and of the Brooklyn Rapid Transit Company in Brooklyn and Queens.

The Interborough certificate authorizes it to construct and equip at its own expense a three-track extension of the Third avenue line from Pelham and Third avenues, a two-track extension of the Ninth avenue line from 157th street, a two-track extension of the Second avenue line from a point between 58th and 60th streets across the Queensboro Bridge, and a two-track extension of the Third avenue line from about 143d street to a connection with the West Farms division of the present subway.

The franchise for these extensions is to be for eighty-five years. One-half of the net profits of the elevated lines, with the extensions, in excess of the average annual earnings of the existing roads for the two years ending June 30, 1911, shall be paid to the city as compensation for the extensions, less the rental paid to the city for the additional tracks under the third tracking certificate.

The third tracking certificate permits the Manhattan Elevated Railway Company to complete its third tracks on the Third, Sixth and Ninth avenue elevated lines. The Brooklyn Rapid Transit certificate provides for tracks on the Broadway, Fulton street and Myrtle avenue lines, and for the extension of the Broadway line from Crescent street along Jamaica avenue to Grand street, Jamaica; of the Fulton street line from Liberty avenue to Lefferts avenue, Queens, and of the Brighton Beach line, already referred to.



LANDSCAPE AT RIVERVIEW MANOR, ON THE HUDSON.

ECONOMIC CAUSES OF THE SUBURBAN MOVEMENT

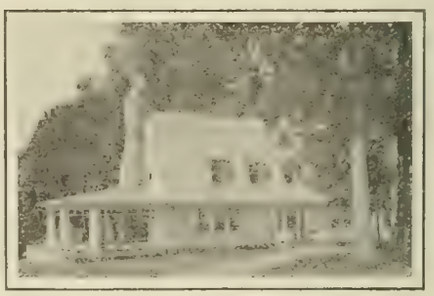
Attitude of City Governments Toward Congestion and New Sanitary Ideas are Important Influences—Rapid Transit—Large-Scale Suburban Developing.

By WILLIAM HERBERT.

A GREAT many indications point to the fact that during the next twenty-five years New York is destined to enjoy a wholy unprecedented suburban growth. At the end of that time a very much larger proportion of the population than at present will be living under distinctly suburban conditions. Considering the relatively slow suburban development of the past in and about New York, this prediction may seem to be hazardous; but it is justified by a careful consideration of the social, economic and engineering conditions which will hereafter determine the manner of life of the population of large cities. Those conditions have of recent years changed in certain essential respects. They are destined to change still more radically during the next quarter of a century, and the tendency of all these changes will be to distribute the urban population over larger stretches of territory. They will dominate the development of practically all the large cities of the world; but their effect will be peculiarly important in New York City, because of its enormous size, its unprecedented growth for so large a city, and the great efforts which are being made to take care of that growth.

This article is the first of a series of fourteen, of which twelve are by William Herbert, author of "Houses for Town and Country," and two by A. F. Brinckerhoff, landscape architect. The series is the first systematic study of the practice and theory of the business of suburban development, including land improvement, landscape architecture, house planning and selling.

The suburb is of course the creation of mechanical transit. As long as horses supplied the only means of locomotion, suburbs were impossible, except for a very short distance on the immediate outskirts of a city. When it took longer to travel from the City Hall to 38th street than it now does to go from the Pennsylvania Station to Jamaica, the possible development of suburban life was extremely limited. During the days of horse cars and omnibuses, people lived either in the country or in the city. All well-to-do people who lived in the city occupied private houses, and there was no congestion of population except in the poorer neighborhoods. After the war the service offered by the steam railroads improved to such an extent that certain suburban developments took place around all large cities. The whole inner



ARTISTIC AND INEXPENSIVE.

suburban region of New Jersey was developed by the steam railroad, as were places like Yonkers, Mount Vernon, New Rochelle, and White Plains to the north. Later, particularly in small cities, the trolley did the work even more effectually than did the steam railroads. Almost all the medium-sized cities of this country are suburban in general character, because the quicker surface transit which was offered by the trolley lines came before any very considerable congestion of population had taken place. The majority of middle Western families live not merely in individual but in detached houses.

In New York City, however, the growth in population was always running ahead of the improvement in means of transit. The geographical location of Manhattan made it enormously expensive and difficult to provide any machinery of travel sufficient to prevent congestion. Broad stretches of water barred the way in every direction, except to the north, and population spread so rapidly in that direction that the horse car service broke down sooner than in any other city in the country. Elevated roads were built early, but they were scarcely constructed before some kind of an express service was found necessary, and before the subway was in operation it was already evident that it would be wholly inadequate to meet the needs



ENTRANCE TO KENSINGTON, LOOKING EAST.



A NEW RESIDENCE AT GARDEN CITY.



MOORISH BUNGALOW AT BRIGHTWATERS.

even of that part of the city which touched upon its route.

The consequence was that a really stupendous effort had to be made by the municipal government of New York to provide for the distribution of the city's population. When the new subway system is finished the circulatory system of the city will for the first time in a couple of generations be emancipated from certain preventable causes of congestion, and its population will be able to expand freely in almost every direction. But the freedom of expansion which New York has purchased at so much expense of money and work has been obtained very much more easily in other cities of this country and Europe. In all English speaking countries and in Germany the movement towards suburban residences is stronger than it ever was before. It is assisted by the constant



A RESIDENCE AT PARK HILL.

improvements which are being made in the suburban service of railroads. As yet very few of these railroads, except in New York, have electrified their suburban service, but the tendency is in that direction, and gradually the great majority of suburban trains will be run by electricity. In the New York, Boston and Westchester Railroad the city of New York already possesses the type of the future suburban means of transit, which will consist of a combined express and local service operated by electricity at exceptionally fast time. The electrification of the suburban steam roads will make as much difference to the comfort and convenience of the passengers using them as did the electrification of the elevated roads in New York City.

But while the most important condition the world over in favor of suburban development is the improvement in means of communication, it is far from being the only condition. A considerable influence is exerted by a certain general improvement in moral and sanitary standards. Thousands of families are moving to the suburbs because they are coming to believe that suburban life is more wholesome for mind and body. This motive is peculiarly strong in New York, for life in the ordinary apartment house is neither pleasant nor healthful, particularly for families with children. Comparatively poor people make great sacrifices of money and time so that they can bring up their children under better normal and physical surroundings. Indeed this motive is frequently the dominant one. Probably in the majority of cases it would be as cheap, if not cheaper, to live in the city, but the semi-country is preferred for its own sake and in spite of many inconveniences and drawbacks.

In the second place, city governments all over the world, appreciating the physical and moral advantages to their inhabitants of semi-rural surroundings, are deliberately and ingeniously encouraging the distribution of their population. In countries like Belgium and Prussia where the railroads are owned by the state, the encouragement takes the form of very cheap fares, which enable a laboring man to live at a considerable distance from his work in a place where rents are really cheap. In Germany the distribution of population is encouraged also by scientific methods of town planning, whereby the factories are usuallly located at points remote from the center of population or of commercial life, and the population is further scattered by this device. No English or American city has carried town planning as far as it has been carried in Germany, but in this country the new manufacturing plants built by private capital are usually placed with much more care than they used to be. Low cost of production demands the most approved means of handling and shipping their freight, and this usually means a site on the margin of a city, near a railroad, where land is not too expensive.

But in our own country, and particularly in and near New York, one important reason for the accelerating suburban development is the more intelligent methods used by the companies which engage in the business of selling suburban land. They are making suburban life more possible and more attractive to thousands of families by more intelligently meeting the real needs of their customers. During the last few years the methods used by these companies has changed very radically, and every change has been in the direction of making it easier and pleasanter for a family to move into the country. The surroundings have become more attractive than formerly. The companies are finding it more and more necessary to sell houses rather than lots. The houses are better planned and designed, and they are offered to intending purchasers on very convenient terms. Selling methods have been worked out with the utmost care and on the basis of a comprehensive experience. Enterprises of this kind have come to demand the employment of large amounts of capital and a high order of business ability. The consequence is that a family that is hesitating about buying a suburban house is not likely to hesitate for long. If such a family is discovered it is usually won. The opportunities of the business are developed as never before.

Future City a Vast Suburb.

It is becoming more and more apparent, consequently, that the city of the future is on its domestic side likely to become one vast suburb, and that an enlightened municipal administration will co-operate with private enterprise in order to bring about this result. Certain phases of the business life of our cities are likely to be intensely concentrated in a few unusually desirable neighborhoods, but their inhabitants will live scattered over larger and larger areas and will live healthier and better lives because of this fact. The congestion of population, which is the most dangerous aspect of modern urban life, particularly in New York, will be gradually eradicated, and every thrifty citizen can, if he pleases, own his own home and small garden.



THE PAINE MONUMENT AT NEW ROCHELLE—ENTRANCE TO "WYKAGYL

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

Real estate agents in New York are also generally building managers. That is, they as a rule have full charge of buildings, purchasing the supplies and hiring the help. This arrangement has certain advantages. An agent who buys for a number of buildings is able to purchase advantageously; and the economies he may effect in this direction place him in a position to shave rents, yet maintain the owner's normal net returns. The ability to offer especially attractive rents on occasion is a matter of the first importance where the competition for tenants is so keen as it is in New York. It may mean all the difference between a full and profitable rent roll and a ruinous percentage of vacancies.

The custom of uniting the functions of agent and building manager in one person is a traditional one in New York, although it is by no means universal. It has grown more common since the introduction of tall buildings. And, by the way, tall buildings are of pretty recent origin. Twenty-three years ago there were only eighteen buildings of ten or more stories in Manhattan. Today there are 1,156, of which not fewer than sixty contain from twenty to fifty odd floors. The changes in architecture, engineering and the building trades caused by the tall building have been most radical. It has brought increased importance and rising prosperity to a great number of professions and trades, as well as augmented growth to New York.

No profession has benefited more by the multiplication of tall buildings than has the real estate profession, particularly the agency branch of it. But it has also placed more exacting demands upon real estate men, for the management of a complex modern office building, mercantile structure or apartment house calls for a higher order of executive ability than was demanded by the low and simple construction of a quarter of a century ago. It is estimated that the managers of buildings within the metropolitan district have the expenditure of some $481,000,000 a year. In other words, a great deal more money is spent annually on the upkeep of existing buildings than is spent on the construction of new ones, a statement which was probably not true upwards of twenty years ago.

Now, the building managers of New York are as a rule primarily real estate men. They have been obliged to acquire their knowledge of modern management by experience. As yet there is no comprehensive treatise or text book on the successful theory and practice evolved by this experience. The Record and Guide purposes to supply this want in the present department of Building Management, under the supervision of Mr. Roberts, our former real estate editor, now building manager for the American Real Estate Company. We ask for Mr. Roberts the co-operation of our readers in making this department of practical help to the real estate profession.

REDUCING THE COST OF FUEL

Grades of Coal That Are Not in Common Use May Be Burned in Place of the Higher-Priced Domestic Sizes.

ONE of the most important problems that the building manager has to contend with is the purchase and use of fuel. Coal is one of the most expensive articles which he has to purchase, and price, quality and certain deliveries are very vital considerations. Not only must the manager know how to buy, but a study must be made of the conditions confronting him in each individual plant, so he may be able to determine what grade of coal is best suited to the needs of each individual building.

Millions of dollars are spent annually for fuel in New York City alone, and yet it is fair to say that over one-half of the buyers of coal know almost nothing about the best way to use this commodity. To most people coal is simply coal, and the only question asked is how much does it cost per ton.

The sizes of anthracite coal offered on the general market range from broken coal, the largest, to No. 3 buckwheat and yard screenings or dust, and the price varies according to the size, the larger sizes being the most expensive. In the last few years the price of anthracite has been steadily increasing, but the rate of increase has been much higher in the domestic sizes than in the smaller grades. As a consequence, the up-to-date building manager should carefully study his plant with a view to burning the smallest size which will keep the necessary steam under his boilers.

No. 3 Buckwheat Is Very Usable.

In the majority of cases it is entirely practical to burn No. 3 buckwheat in any mercantile building. If the natural draft is good, it is always possible. Many buildings are using pea, but in most of them No. 3 buckwheat could be burned if the grate bars were made small enough. With the contract price of pea coal at $4.25 a ton and No. 3 Buckwheat at $3.50 a ton, the saving to be obtained by the use of the smaller grade is very apparent. In determining the size of coal adapted to any one plant the building manager will ofen find it advisable to call in expert advice and not trust entirely to the advice of his own engineers.

The smaller coal requires more firing than the larger grades, and there are many not over-scrupulous engineers who will not hesitate to tell their owner or manager that his plant will not burn small coal, simply because the engineers wish to save themselves a little work. The writer has known of many instances where an engineer has been obliged to try a small grade of coal at the demand of the manager and has prevented its continued use by opening an unseen by-pass in the furnace or placing a few bricks in the flue to spoil the draught. This little trick would never be discovered except by drawing the fires and having the furnaces and flues examined by an expert.

There are a number of reliable engineering companies making a specialty of heating problems, and for a moderate fee their advice can be obtained. It is often a good idea to also consult the maker of the furnace. If the maker and the outside expert both agree that a certain grade of coal can be used, the building manager is then in a position to tell his engineer that he expects him to produce the necessary steam from that particular grade of fuel or there will be a vacancy to be filled in the engine room staff. This method of handling the situation will usually prove effective. In a certain large building downtown the owners have been buying hundreds of tons a year of egg coal simply because the engineer who has been in the building for many years, insists that egg is the only grade adapted to the plant. The owners have thus needlessly been spending several hundred dollars a year purely on the advice of a dishonest engineer.

Buying Under Contract.

Having ascertained the lowest possible grade of coal which will economically produce steam, the next question which confronts the manager is the buying of fuel. Large consumers will nearly always find it advisable to buy under contract, and contracts are usually made in the Spring for the next Winter's supply. At present there is not much competition in price between the big retail dealers, and on this account the main thing to be considered is the reliability of deliveries. Some dealers are much better than others in this respect, and the manager will discover that he may save himself many sleepless nights during the Winter if he picks a dealer who can be relied upon to give him coal whenever and wherever he needs it.

Many large owners in New York buy their coal from wholesalers and have it delivered in barge lots alongside the wharves. They then make a contract with some stevedoring company to deliver the coal to the various buildings. In this way the retailer's profit is saved, but this method of purchasing is only possible where the bunker capacity of the buildings is large. In the great majority of buildings in New York the bunkers are very small, and the buyer must necessarily deal with the retailer. Wholesale buying will generally effect an average saving of about twenty-five cents a ton.

The quality of coal must be a matter of serious consideration with the building manager if he wishes to operate his buildings in an economical manner. In the last few years many coal users have become educated to the idea of buying coal not simply by the pound, but by the number of heat units contained in the coal. The most important considerations in anthracite coal are the ash, the moisture, and the heat units. The amount of energy produced by a pound of coal is measured by the number of

heat units contained therein, and the standard measurement is known as the British Thermal Unit, commonly called the B. T. U. Good anthracite coal caries in ash from 11 to 16 per cent., and should contain close to 12,000 B. T. U.'s.

Determining Quality.

Of course the only way that the quality can be determined is by expert analysis, and there are a number of engineering companies which make a business of analysing coal. Where one is a large consumer of coal a contract by the year can be made with one of these companies for analysis of coal, and the expense is amply justified by the results.

A good illustration of this is furnished by a case which recently came under the personal observation of the writer. The manager of a certain building, acting on expert advice, had decided to change the grade of his coal from pea to No. 1 buckwheat. The first time he tried it he had trouble in developing the necessary steam. He was therefore on the point of going back to the use of pea when a friend induced him to have an analysis of the coal made. This he did, and the result showed about 18 per cent of ash with less than 11,000 B. T. Us. By comparing the result with other analyses he was able to see at once that his coal was of a much poorer quality than usually furnished by the dealer, from whom he always bought. He immediately called the dealer's attention to this fact, and a much better grade of fuel was supplied. He had no more trouble with his plant and is now burning No. 1 buckwheat with entire satisfaction and at a saving of 75 cents a ton over the former cost of his coal.

Not only does a high percentage of ash reduce the energy of the coal, but it increases the daily amount of ashes to be handled. This means extra labor for the engine room force, and as each can of ashes in a mercantile plant costs from four to seven cents for removal, the sum which this amounts to in the course of a year is well worth considering.

Some dealers are now making contracts with buyers on the basis of quality alone. That is to say, the dealer guarantees that his coal will not run over a certain fixed percentage of ash nor under a certain number of B. T. Us. If the coal does not come up to specifications, the dealer pays a penalty, while if it exceeds the specifications he receives a bonus from the buyer.

There is no reason why the manager or owner should not pay as much attention to the quality of his fuel as he does to that of his other supplies. A little careful study along scientific lines will enable him to make a material saving in his annual fuel bills and will at the same time insure better service to the buildings under his charge.

—Building managers frequently have occasion to remove varnished tile paper from walls. The best way to do this is to soak the paper with hot water and remove it by the scraper process. If Venice turpentine or Canadian balsam has been used in the paste, this will be very difficult to remove the paper in this way. If a small quantity of ammonia is added to the hot water it will help. Managers having their rooms equipped with steam will find that a jet applied from a small hose with a sharp nozzle discharge, will simplify the work. Lime spots should be first treated with vinegar and when this has dried they should be touched up with a thin size of wall varnish and turpentine.

HOW TO CHECK WATER METERS

Practical Suggestions from Commissioner Thompson on the Readings of the Dials.

Before attempting to read a water meter, see that it is registering. To do this you must turn on the water and allow it to pass through the meter. If the meter is registering, the pointer on the lower dial will move; but if it does not move under these conditions, you should notify the water department at once, as this will tend to lessen disputes as to charge for water consumed while your meter was out of order.

Commence reading the meter by noting carefully the value of the unit in which the dial reads. These figures indicate the value of one complete revolution of the pointer, therefore, each division of a dial represents one-tenth of the amount marked against each dial. It should further be noted the one complete revolution of a pointer of any dial is equal to one division of the dial of next higher value.

Care must be taken to note the direction of movement of the pointers which rotate on alternate dials in opposite directions.

Read the dials commencing with the one marked 10 and continue in the order shown by figures on outside of each dial, setting down the figures as read, i. e., the reading in the tens column, etc.

Always set down the figure, on each dial, that has been passed last or is just covered by the pointer.

As the reading of each dial depends upon the reading of the one of next lower value, care must be taken, when the pointer of the dial being read is close to or covering a figure, for unless the dial of next lower value has completed a revolution or passed the 0, the pointer which is being read has not completed the division upon which it may appear to rest and the last figure which it has entirely passed should be set down on the record.

When the meter has registered its full capacity, that is one complete revolution of the highest dial, it returns to 0 and starts again. Whenever this happens, place in front of the reading of all the dials, the figure 1. You must do this in order to obtain the present reading.

Substract from the present reading the previous reading and calculate the difference at ten cents (10 cents) per 100 cubic feet, and you have the amount of your bill in dollars and cents.

There are two types of meter dials. One a direct reading dial which needs no instruction. The other is shown below:

Dial		10 Reads	5
"		100	40
"		1,000	300
"		10,000	8,000
"		100,000	90,000
	The reading is		98,345 cu. ft.

The city charges for metered water $1.00 per 1,000 cubic feet.

Meters will be installed and repaired by city plumbers on the failure of property owners to have this work done within the time specified by department orders. The cost of such work will become a lien upon the property.

The meter approved for use by the Board of Aldermen are the Worthington Piston Water Meter, the Crown Water Meter, the Thomas Water Meter, the Trident Water Meter, the Nash Water Meter, the Standard Water Meters, the Hersey Disc Water Meter, the Hersey Rotary Water Meter, the Worthington Disc Water Meter, the Keystone Water Meter, the Trident Crest Water Meter and the Worthington-Turbine Water Meter.

NEW THINGS

Uninfluenced by advertising consideration, this information is offered on its merits for the benefit of building managers.

A New Type of Flush Tank.

Realizing the need of a design of flush tank to meet modern requirements, Merritt & Company, of Camden, N. J., are supplying a tank known as the Merritt Semi-Automatic Water Saving Flush Tank. The advantages of this tank are that the flushing can be done at any frequency whatsoever and secondly, by

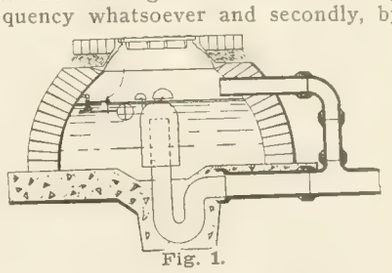


Fig. 1.

reason of the decreased frequency of flushing permissible, more water can be used per flush and more effective cleansing obtained, while at the same time, the total yearly consumption of water is far less than would be the case with automatic tanks.

The figures 1 and 2 show two styles of siphons as used in semi-automatic tanks and the general appearance of the semi-automatic cut-off valve. The siphons are entirely automatic, the semi-automatic feature is secured by the cut-off valve. Fig. 1 shows a Type K overhead siphon with internal sewer vent controlled by a Priestman Patent Pilot Pipe. Fig. 2 shows a low head semi-automatic flush tank with the type M

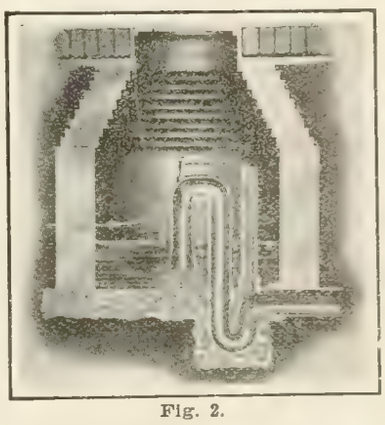


Fig. 2.

siphon requiring a minimum of excavation for the trap. Both siphons can also be used for automatic tanks. In fact, all semi-automatic flush tanks can be readily converted to automatic tanks. The difference lies in a semi-automatic cut-off valve. The amount of water used per year may be cut down to the minimum necessary to insure sanitary conditions throughout the system; at the same time a large volume of water may be used at each flush, if the gradient is flat and the sewer large. Further particulars will be supplied on request.

—In figuring the cost of elevator equipment it is important that the manager take into consideration whether his electric power is supplied from a service system or by an isolated plant. If the current is generated in the building he must not neglect to figure in certain overhead charges, which should be included. There is much to be said in favor of the outside service system, and there is also much to be said in favor of the isolated plant as a source of power, but in the cause of equality all conditions must be taken into consideration in estimating cost to reach true cost comparisons.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Frank P. Lucke, of 1353 Park Place, Brooklyn, is sending to his tenants a New Year's card, the back of which serves as a rent receipt for payments due January 1.

A letter from Mayor Gaynor, Borough President McAneny and other members of the Board of Estimate was sent yesterday to Gov. Sulzer, asking him to reappoint William R. Willcox as chairman of the Public Service Commission. A merited recognition.

Post office officials in Jersey City are quoted as saying that if the department stores of Manhattan take advantage of the parcels post in delivering wares to their patrons in Jersey City, as indicated by the week's business, and if the manufacturers of that city post packages, as they are expected to do, the new half-million-dollar Federal Building, which will not be completed until next August, will be swamped.

In view of the difficulties which the municipalities in Westchester County are having over their water supply, owing to this city's exclusive rights in the Croton water shed, it is interesting to read in the "Consular and Trade Reports" that the Province of Groningen in the Netherlands contemplates establishing a water supply for the entire province, in collaboration with 37 of the 55 municipalities in the province. The supply will be drawn from deep wells.

The "department theatre" is the latest novelty in show houses. It is to be opened by William Morris, of booking acts fame, in Ziegfeld's Moulin Rouge, on the east side of Broadway, between Forty-fourth and Forty-fifth streets, which Mr. Morris has leased from Klaw & Erlanger and which will be renamed "All Wonderland." There will be plenty of room for a good-sized cross section of Coney Island, as Mr. Morris' lease includes all of the big Broadway block front, erstwhile Oscar Hammerstein's, except the Criterion Theatre at the Forty-fourth street end and some offices in the fifth floor of the building.

An Italian builder who contracted to buy the old East Eleventh street cemetery a couple of years ago backed out of the deal when he learned that some 5,000 bodies had been removed from it so recently as 1909. His countrymen, he said, were afraid of ghosts. For years builders of loft structures intended for light manufacturing refused to go higher than twelve stories, on the ground that no tenant employing foreign operators would think of renting the thirteenth floor. However, the potency of unlucky numbers was dispelled some time ago, when tall loft buildings began to be erected in the midtown section; and the recent sale of the cemetery is evidence that ghosts can be allayed by a determined real estate man.

Next Week's Paper.

The larger of the current economic influences that bear upon New York real estate—together with the market situation and the prospect in the distinctly urban boroughs of Manhattan, Brooklyn and The Bronx, form the theme of this number of the Record and Guide.

Next week's number will be devoted to the suburban boroughs of Queens and Richmond and to the commuting territory in New Jersey, Westchester County, and on Long Island. Conditions in the suburbs, including Newark and Jersey City, have undergone noteworthy changes during the year, changes which promise to react on city property.

We hope also to find space for valuable articles on special phases of the building movement in and about the city.

Governor Sulzer and the Public Service Commission.

Real estate owners of New York will be pleased at the reiteration of Governor Sulzer's promise to introduce rigorous economy into the administration of the State government and to pay particular attention to the needs of New York City in transportation and transit. So far as the transit problem is concerned, he will have an early opportunity of showing his good faith. The term of the chairman of the Public Service Commission, Mr. Willcox, expires on February 1, and Mr. Sulzer will have the naming of his successor. We believe that a large majority of the property owners of New York would be much gratified in case Mr. Willcox were re-appointed. He has played an essential part in the subway negotiations of the past few years, and the official dual system owes almost as much to him as it does to Mr. McAneny. He is, consequently, better equipped than would be any substitute for carrying on the difficult task of guarding the public interests invoked by the construction of the new systems.

Much, however, as the Record and Guide would like to see Governor Sulzer take the Public Service Commission out of politics by naming its chairman for business rather than political grounds, that is not the essential aspect of the matter. The essential thing is that the new chairman should be pledged to the support of the new subway system. The one thing which public opinion in New York would not tolerate is the appointment of a commissioner who would do anything to overturn, obstruct or delay the carrying out of the official plan. It must be remembered in this connection that two of the existing commissioners, Messrs. Cram and Maltbie, have been opposed to the dual system and that the appointment of a third opponent would give to the opposition a majority of the commission. It must be remembered also that two of the gentlemen whose names have been strongly recommended to Mr. Sulzer are known to be hostile to any arrangement with the Interboro Company.

The question is, consequently, a serious one and the friends of the dual subway system should make sure that the Governor does not appoint a maker of trouble without fully realizing what he is doing.

The dual system has already cost so much delay, negotiation, apprehension and controversy, and the solution reached is so generally satisfactory to public opinion that anyone who does anything to imperil the solution would make himself very unpopular. At the present time apparently the only remaining threat to the legal adoption of the official plan covers the attitude of Mr. Willcox's successor.

Radical Measures Needed on Fifth Ave.

The proposals now being made to accelerate the movement of traffic on Fifth avenue by additional regulations will unquestionably be very useful in case they can be carried out, but it must be remembered that they would only postpone the day when the problem must be dealt with in some more thorough-going manner just as the widening of the roadway has merely encouraged its additional use, so that classification of the traffic and the exclusion of some kinds of wheels would merely result in the substitution of others. The Record and Guide does not mean by this comment that it is opposed to the proposed methods of classification. We only mean that such stop-gaps should be supplemented by more radical measures.

The only way of effectively relieving the traffic congestion on Fifth avenue is to divert the traffic by giving it additional outlets, and of all the plans which have been proposed to accomplish this result the Park, Fifth and Seventh avenues would combine greater serviceability with less expense than would any other available plan. It would create in effect a thoroughfare terminal corresponding to Broadway, but removed from the lower West Side to the upper East Side. It would really divert traffic and business from Fifth avenue, besides improving considerably in other respects the means of communication between different parts of Manhattan. Nothing is more certain than that sooner or later some such action must be taken and that the longer it is postponed the more it will cost.

Architecture of the Grand Central.

An eminent French architect, who has recently passed through New York, has gone out of his way to express his admiration of the grandeur and simplicity of the design of the new Grand Central Station, and the Record and Guide believes that his tribute to the work performed by the architects of that station and by the engineers and directors of that railroad company will be cordially echoed by the great majority of New Yorkers. That station is unquestionably one of the greatest monuments of engineering skill which has ever been erected in the world.

The problem of the Pennsylvania Railroad was nothing by comparison, because it did not have to arrange for the transportation of anywhere near such a large volume of traffic and because it did not have to keep the terminal in operation during the process of construction. Considering the difficulties of this second task the public has suffered a surprisingly small amount of inconvenience during the progress of the work, and now that it is approaching completion admiration for the result is constantly on the increase. The conveniences of the general arrangement promises to be all that could be asked; and its appearance is equally satisfactory. The most durable and handsome materials have been used for the interior finish. The effect of the passages, the corridors and the lower concourse is pleasant and even exhilarating, but this effect is not effected by any unusual architectural extravagancies. It is the result of using attractive materials, of convenient arrangement, and of careful attention to the details of lighting and the like.

The interior is characterized by the

utmost simplicity, and this statement is as true of the upper waiting room as it is of the less important parts of the station. That waiting room is not as noble and impressive an apartment as is the waiting room of the Pennsylvania Terminal, but it is none the less a room whose simplicity and grandeur of treatment is highly creditable to its designers. And it has one considerable architectural merit as compared to the only other room in New York, with which it can be compared, viz., the waiting room of the Pennsylvania Terminal and the reading room of the Public Library. The architects of these last two buildings have made no attempt to make the unusual dimensions of these apartments count effectively in the internal appearance of the building. They have removed them from the street frontage and tried to conceal rather than to emphasize them. The architects of the Grand Central Terminal, on the other hand, made the street frontage express the dimensions and the importance of the huge waiting room.

The resultant facade does not fulfill the requirements of a traditional standard of architectural effectiveness as well as the Seventh avenue facade of the Pennsylvania Terminal does, but it is none the less a fine example of modern French design without any of the extravagances of that architectural style. It is, moreover, a candid and intelligent treatment of the essential problem raised by a large city station. The two Manhattan railroad terminals will rank not only as the two most effective stations in the world from the architectural point of view, but also as the two stations which afford the sharpest contrast between a method of architectural design which fundamentally is utilitarian and one which is fundamentally aesthetic.

The Subway Negotiations.

Property owners in different parts of the city are showing symptoms of being restless over the delay in signing the contracts for the new subways; and it is natural that they should feel uneasy, because nothing is certain until the contracts are signed, and the future development of the city depends absolutely upon the construction of the new rapid transit system. But they must remember that the city officials are just as anxious as they are to close the matter up, and while the preparing of the contracts has been delayed beyond expectation, there is no cause for alarm. In all probability there never has been a case in the history of public or private business of contracts which had to provide for such a complicated and difficult set of requirements as the two contracts with the Brooklyn Rapid Transit and the Interboro companies. The public should, consequently, be patient. They can be certain that the gentlemen who are attending to this business for the city are reaching a final settlement as fast as the satisfactory adjustment of a vast number of dubious details will permit; and there is every reason to believe that the delays will soon be over.

The dangerous obstacles do not concern the terms of the contract so much as the opposition of certain property owners in William street and in Greenwich village to the carrying out of the plans of the commission. But even these obstacles will not prove to be insurmountable. The courts will hardly sustain the William street property owners in their opposition to plans so essential to the welfare of the community; and the property owners have too much to gain from the construction of the Seventh avenue subway along the extension of that avenue not to accelerate the preparations. It is to be hoped, however, that the Broadway property owners who are trying to have the express subway on the Broadway line moved from 48th to 42d street will succeed in their attempt. The arguments which have been recently brought forward in favor of this change are thoroughly convincing, and there can be little doubt that if the commission insists upon its present plan, it will do so at the expense of the convenience of the traveling public.

THE WEEK IN REAL ESTATE.

Considering that the holiday season was at its height during the last fortnight, the real estate market this week displayed good strength and tone. Transactions were made that indicate an interest in real estate throughout Manhattan generally, and this is a good omen of well diversified dealing. Greenwich Village was well represented, and it is probable that some of the very old holdings that changed hands there will be improved with modern structures. The Christopher street and the Ninth street stations of the Hudson River tunnel connect Greenwich Village with New Jersey, where thousands of business men reside, as well as bringing this old part of New York into direct touch with the lower West Side and the Herald Square sections. It looks as though Greenwich Village would eventually play a greater part in the commercial growth of the city. The subway has tended to enhance values in the section by making it more accessible, whereas in the past it was comparatively remote. To bear out our statement of the growing commercial importance of the lower West Side our building news column contains the news of a large new factory building to be built there by the National Biscuit Company.

The sale of the old Second Street Methodist Episcopal Church, on the East Side, to a Hebrew organization emphasizes the great change that has taken place in the character of population in that part of the city. The membership of the church had become a negative quantity on account of the extensive movement of the Protestant element of the population to newer parts of the city. The old York Street Methodist Church, in Brooklyn, was also sold recently because its membership had dwindled away and the character of the population roundabout lacked recruits for a church of that denomination. Probably nothing else so strongly illustrates the changes in and the expansion of the city of New York as the abandonment of church structures in divers neighborhoods or the sale of them to church corporations typifying the belief of the new class of population that has gained ascendency in the particular vicinity.

Harlem, Washington Heights, and the upper West Side were well represented in the sales of the week just ended. A notable feature of this phase of the dealing was that the major part of it comprised good-sized plots, as our news columns will indicate. The Dykman tract contributed one good sale to the week's total. Gen. Lloyd S. Bryce sold a vacant parcel in the upper Fifth avenue neighborhood.

The Bronx was not sluggish in its real estate movement. Several very good sales of improved property were made, and one large corner plot was another transaction, while a large vacant corner plot changed hands f r improvement. Although the new year opened auspiciously for the northern borough of the city.

The dealing in Brooklyn, this week, was not extensive. A large transaction in the Flatbush section was closed and most of the dealing was in the outlying parts of the borough. The prospects for a good spring season in Brooklyn are bright, however. Probably the most significant sale in Brooklyn was that of several parcels, at Broadway and Ditmars street, to the Brooklyn Rapid Transit Company. This corporation plans to join the tracks of its Broadway line and its Myrtle avenue division, which is close by, and it needs the property it has secured for that purpose. Our news columns will show the exact properties taken. The Broadway properties acquired for the purpose comprise part of a strong business block, and it remains to be seen how much the railroad improvement will impair the rental power of property there. It does not seem to us that the railroad company's plan would help business in the adjacent premises.

How Shall the Seventh Avenue Assessment Be Laid?

Eaitor of the RECORD AND GUIDE:

The total cost of the extension of Seventh avenue and the widening of Varick street will be not less than $12,000,000, of which total eighty-five per cent. would fall upon property in the Borough of Manhattan, if the report of the committee of the Board of Estimate should be adopted.

The city of New York does not pay one cent of the cost of this improvement, though it collects a revenue from the subway, no part of which is to be paid back to those property owners who furnish the capital. This is clearly illegal and is a revolutionary innovation in the use of the taxing power.

The assessment is not fair or just. Property on Central Park West, Cortlandt and West streets, and Broadway and Maiden Lane, being far removed from benefit of improvement, pays the same rate as Seventh avenue and 12th, 13th and 14th streets, as well as West Broadway and Worth street, closely contiguous to the line of improvement; this certainly is not scientific or economical.

The opening takes and damages 272 parcels and leaves 117 small gores and 63 small lots averaging 750 square feet, which are utterly useless for building purposes.

This proceeding offers the fattest pickings the assessment lawyers have had for many years, and they are exerting most powerful influences to have the assessment levied, so as to get 25 per cent. from taxpayers for having it set aside, either by the courts or the Legislature. The Board of Estimate, if it accepts the recommendation of the committee, will practically say to each taxpayer, "You will either pay the assessment lawyer $87.50 or $125, or you will pay the city $350 or $500—take your choice." Will you stand for this?

My aim is to prevent the assessment being ordered.

Taxpayers must look to the members of the Board of Estimate from other boroughs for relief, as the two members from Manhattan have signed the report.

That the improvement is for subway purposes is thus evidenced. In the report of the same committee, on June 27, 1910, appear these words, "By the opening of Seventh avenue and the widening of Varick street the directness of

the route possible for the Seventh avenue subway will be of material moment, and will render unnecessary for the city to condemn easements for that subway," and on November 23, 1912, the Public Service Commission wrote that unless Seventh avenue were opened at once they would adopt another and longer route, adding 1,400 feet in length to subway, with its cost, and 46,000 train miles, costing $46,000 per year.

So as to save the cost of easements which the city would have to pay for, it opens a street and assesses you therefor. The city does not assess for the loops between the two Brooklyn bridges, nor does it assess for the subway damages in Brooklyn or approaches to all Brooklyn bridges.

If this improvement will enormously enhance the value of property, as the engineer says, why would it not be most advantageous for the city to pay the cost, as the increased valuations would add so largely to its tax income that, after paying interest and amortization, it would have several hundred thousand dollars per year in excess?

Taxpayers in the area of assessment are requested to attend the hearing on the committee's report to be held by the Board of Estimate at the City Hall January 9, at 10:30 a. m., and oppose the acceptance of the committee's report.

R. FLAHERTY.

New York, January 2.

Is This a Hidden Asset?

Editor of the RECORD AND GUIDE:

In the Aldermanic investigation of the police, George A. Sipp testified that he sold his hotel for $114,000. Your records show a contract recorded for the sale, in which $85,000 represents the fee value. The balance must have been paid for good will and chattels. The premises are assessed for taxation purposes at $80,000. Now who, or which municipal department collects on this $55,000.

Again, this agreement contains a clause saying that in case of failure to deliver title by reason of a defect in the same, that the intending purchaser can, instead, lease for twenty-one years at ten and twelve thousand dollars per annum. Must there not be some potential element of value which the plain fee value does not provide for?

A READER.

New York, January 1, 1913.

—Bids were opened Tuesday by Borough President Connolly of Queens for contracts for building the dry weather flow, or house sewer, in the Corona section, to act as a part of the big outlet main for the entire section of the town of Newtown, Second Ward of Queens, north of Middle Village and east of Maspeth and Elmhurst systems, and extending northerly to Flushing Bay and Bowery Bay. The successful bidders were Peace Bros.; amount of bid, $225,290.80.

—Brooklyn, a pleasant sounding and uncommon name, is better than "East New York," which has been proposed by some unromantic geographer. Instead of forgetting the old names, they should be perpetuated. Local names like Bloomingdale, Chelsea, Greenwich, Yorkville, Clairmont, Harlem and the rest, all should be retained for daily use, if we want to be represented by anything more than mere figures on a map and have any neighborhood pride left.

—Keep your file of the Record and Guide complete.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN

CONVEYANCES

	1912-1913 Dec. 27-Jan 2	1911-1912 Dec. 29-Jan. 4
Total No	161	179
Assessed value	$9,837,200	$10,496,900
No. with cousideration	18	17
Consideration	$769,140	$725,975
Assessed value	$810,000	$648,900
	Jan 1 to 2	Jan. 1 to 4
Total No	37	123
Assessed value	$2,213,000	$7,350,400
No. with consideration	5	12
Consideration	$105,790	$584,725
Assessed value	$138,000	$485,900
	1912	1911
Total No. for year of	8,690	9,092
Total Amt. for year of	$56,722,357	$45,007,144

MORTGAGES

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.	101	138
Amount	$2,839,327	$4,889,427
To Banks & Ins. Cos.	26	24
Amount	$1,408,000	$1,564,500
No. at 6%	45	54
Amount	$926,827	$1,242,433
No at 5½%	6	6
Amount	$246,500	$178,500
No at 5%	17	37
Amount	$796,000	$1,437,400
No at 4½%	10	19
Amount	$531,000	$724,000
No. at 4%	.....	2
Amount	.....	$23,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	23	20
Amount	$339,000	$1,284,094
	Jan. 1 to 2	Jan. 1 to 4
Total No	29	90
Amount	$900,196	$3,686,207
To Banks & Ins. Cos	5	13
Amount	$453,000	$892,500
	1912	1911
Total No. for year of	6,003	7,166
Total Amt. for year of	$285,429,930	$295,748,432

MORTGAGE EXTENSIONS

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.	27	65
Amount	$905,850	$2,267,000
To Banks & Ins. Cos.	9	10
Amount	$574,000	$527,000
	Jan. 1 to 2	Jan. 1 to 4
Total No	15	52
Amount	$510,350	$1,865,500
To Banks & Ins. Cos.	2	7
Amount	$251,000	$438,000
	1912	1911
Total No. for year of	2,142	2,261
Total Amt. for year of	$77,583,140	$89,094,827

BUILDING PERMITS

	Dec. 28-Jan. 3	Dec. 30-Jan. 5
New buildings	4	16
Cost	$540,150	$1,459,750
Alterations	$115,154	$179,805
	Jan. 1 to 3	Jan. 1 to 5
New buildings	1	12
Cost	$20,000	$584,750
Alterations	$36,175	$70,780
	1912	1911
Total No. for year of	558	824
Total Amt. for year of	$107,829,235	$97,845,250

BRONX

CONVEYANCES

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No	137	124
No. with consideration	46	15
Consideration	$168,625	$108,862
	Jan. 1 to 2	Jan. 1 to 4
Total No	20	88
No. with consideration	1	10
Consideration	$19,000	$61,362
	1912	1911
Total No. for year of	7,716	7,111
Total Amt. for year of	$9,953,768	$5,028,200

MORTGAGES

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.	108	115
Amount	$1,012,985	$945,892
To Banks & Ins. Cos.	5	14
Amount	$64,300	$166,350
No at 6%	35	45
Amount	$613,995	$226,482
No. at 5½%	7	7
Amount	$98,700	$29,750
No. at 5%	41	32
Amount	$172,245	$450,200
Unusual rates	3	.....
Amount	$10,200	.....
Interest not given	22	31
Amount	$117,845	$239,460
	Jan. 1 to 2	Jan. 1 to 4
Total No.	17	78
Amount	$82,585	$590,000
To Banks & Ins. Cos.	2	9
Amount	$37,500	$109,850
	1912	1911
Total No. for year of	5,894	6,039
Total Amt. for year of	$52,840,201	$50,502,375

MORTGAGE EXTENSIONS

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.	7	15
Amount	$132,500	$68,750
To Banks & Ins. Cos.	4	.....
Amount	$94,500	.....
	Jan. 1 to 2	Jan. 1 to 4
Total No.	.....	10
Amount	.....	$45,750
To Banks & Ins. Cos.	.....	.....
Amount	.....	.....
	1912	1911
Total No. for year of	701	685
Total Amt. for year of	$11,710,671	$10,978,977

BUILDING PERMITS

	Dec. 28-Jan. 3	Dec. 30-Jan. 5
New Buildings	18	12
Cost	$504,050	$351,700
Alterations	$83,325	$30,900
	Jan. 1 to 3	Jan. 1 to 5
New buildings	7	8
Cost	$223,300	$81,450
Alterations	$69,100	$6,900
	1912	1911
Total No. for year of	1,302	1,321
Total Amt. for year of	$34,692,535	$23,065,935

BROOKLYN

CONVEYANCES

	1912-1913 Dec. 26-Jan. 31	1911-1912 Dec. 28-Jan. 3
Total No	302	414
No. with consideration	29	25
Consideration	$183,260	$173,372
	Jan. 1 to Dec. 31	Jan. 1 to 3
Total No.	24,651	179
No. with consideration	1,556	5
Consideration	$13,412,754	$65,300
	1912	1911
Total No. for year of	24,651	25,346
Total Amt. for year of	$13,412,754	$13,115,669

MORTGAGES

	Dec. 26 to 31	Dec. 28-Jan. 3
Total No.	218	338
Amount	$880,216	$1,348,380
To Banks & Ins. Cos	70	86
Amount	$515,734	$565,700
No. at 6%	137	180
Amount	$325,830	$491,235
No. at 5½%	14	55
Amount	$42,400	$358,198
No. at 5%	57	79
Amount	$484,805	$425,052
Unusual rates	.....	4
Amount	.....	$20,050
Interest not given	10	20
Amount	$27,181	$53,845
	Jan. 1 to Dec. 31	Jan. 1 to 3
Total No.	19,434	165
Amount	$79,943 885	$662,620
To Banks & Ins. Cos.	4,877	39
Amount	$44,478,484	$305 050
	1912	1911
Total No. for year of	19,434	22,088
Total Amt. for year of	$79,943,485	$96,213,669

BUILDING PERMITS

	Dec. 27 to Jan 2	Dec. 28-Jan.
New buildings	70	96
Cost	$512,100	$407,965
Alterations	$65,585	$24,600
	Jan. 1 to 2	Jan. 1 to 3
New buildings	19	11
Cost	$124,200	$407,965
Alterations	$17,565	$9,850
	1912	1911
Total No. for year of	5,329	5,181
Total Amt. for year of	$38,883,499	$32,307,065

QUEENS

BUILDING PERMITS

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
New buildings	37	80
Cost	$124,335	$285,375
Alterations	$193,965	$6,000
	Jan. 1 to 2	Jan. 1 to 4
New buildings	.....	46
Cost	.....	$145,575
Alterations	.....	.....
	1912	1911
Total No. for year of	4 681	5,337
Total Amt. for year of	$22,313,925	$21,546,438

RICHMOND

BUILDING PERMITS

	Dec. 27 to Jan. 2	Dec. 29-Jan. 4
New buildings	18	2
Cost	$71,450	$6,500
Alterations	$2,485	$750
	Jan. 1 to 2	
New buildings	.....	.....
Cost	.....	.....
Alterations	.....	.....
	1912	1911
Total No. for year of	961	
Total Amount for year of	$2,894 121	

—The new Equitable Building will be bigger in area than the Woolworth and the Municipal buildings combined, the architects say. It also will be bigger than the two Hudson Terminal buildings together. The actual office area is given as 1,100,000 square feet.

BUILDING MATERIALS.

A REVIEW OF THE MARKET SHOWS SIGNS OF PROMISING FUTURE.

Tracing the Struggle from a Weak Demand and Overstocked Factories and Mills, Up Through Gradually Stiffening Conditions and Heavy Call to a Veritable Stampede for Structural Contracts at the Year's End.

WHEN 1912 opened, building material interests throughout the Metropolitan district were shaking and quaking in fear that they were entering upon a panicky year. As it closes, these same interests are hitching and twisting to find a way to guarantee deliveries at any price. As 1913 enters, it finds the driven drivers striving to maintain a safe and sane market against as strenuous an attempt to stampede to prosperity as any new year in recent times has felt.

Commercial jingos sought to usher in the late lamented 1912 with sackcloth and ashes, and tried to set it in the quicksands of calamity, but out from under the shroud of doubt and fear and tremblings for the sins of omission and commission of the year before there came a stability never suspected in a year emburdened with a Presidential vote, a Pujo Committee, a Balkan War, a shortage of labor, hostile legislation against big business, and a tremendous demand for money to move the world's biggest crop. The mouse brought forth by the laboring mountain proved to be a disturbing element at first, but in reality it led the way to the horn of plenty toward which all the hosts of building interests are reaching out in eagerness instead of cringing and crawling toward every business enterprise as they were a year ago this month.

During the last twelve months there has been a complete reversal of conditions in building materials. The year opened with Portland cement selling on a basis of sixty cents, mill, whereas today it is on a ninety-cent basis. Rosendale was quoted at eighty cents, and now it is ninety-five cents, New York. Steel beams opened the year at $27.50, and they are being contracted for at $29.00 today, while tomorrow they may go over $30. Nails are $2 a ton higher than they were a year ago. Sand is fifteen cents a cubic yard higher; crushed stone is ten cents a cubic yard in advance of its price last year; slate runs ten to twenty-five cents a square over 1911 quotations in this market, and yellow pine timber, which was quoted at $26.50 to $28 in December a year ago, is now $28 to $30, and probably will go higher. Common brick is in a relatively stronger market with a demand even at this time of the year, almost sufficient to cause manufacturers to worry about where they will get enough of this commodity to take care of the demand two months hence.

Keeping the Brakes On.

And yet, in spite of this, the United States Steel Corporation closes the year with more than 7,000,000 tons of orders still unfilled, and pig iron is running into third quarter deliveries, and actual stampede conditions prevailed just prior to December thirty-first to get existing contracts specified before the time limit set by the producers expired. Listen to the conditions at the close of the year in the steel and iron trades, the barometer and backbone, respectively, of all other departments of building material:

The trade closes the year with a new record for output of pig iron, crude steel and rolled steel products, though the year's total in rails will fall slightly behind the old record, made in 1906. Estimates of the total output for the country in pig iron place the total at 29,700,000 tons, as against 27,303,00 tons in 1910, the best previous record for a calendar year; for crude steel, about 30,000,000 tons, or 2,000,000 tons more than the best previous year; in rolled iron and steel about 25,600,000 tons, as against the best previous record of 21,620,000 tons in 1910.

Persons close to the sales department of the Steel Corporation assert that the December report of unfilled tonnage, which will be issued January 10, will show a gain of probably 400,000 tons over the November 30 report of 7,850,000 tons, making an aggregate gain of approximately 1,700,000 tons for the months of October, November and December. The Steel Corporation's output for 1912 (in crude and finished steel "for sale," as distinguished from the steel used in its own plants), is expected to total about 13,300,000 tons, which is a gain of a million and a half tons above its previous best record.

The scarcity of unfinished steel overshadows every other feature of the operating situation, this shortage having held down finished product output all month and delayed deliveries, particularly from the smaller independent mills. It is anticipated that the finishing mills will lose much time throughout the first quarter as a result of the crude steel famine. The new capacity in open hearth steel that is being rushed to completion in this district is not due to go into operation before the middle of March at the earliest.

Pig Iron the Backbone.

Prices of pig iron did not fluctuate materially in the final week of the year. There was a slightly easier tone in foundry iron, with tonnages offered for January shipment at $17.50 valley furnace as against the abnormal price of $18 at furnace asked a week earlier for spot or nearby deliveries. Bessemer iron was unchanged at $17.25 valleys and some basic changed hands at the seemingly definitely established price of $16.50 at furnace.

Producers of steel making iron have the situation well in hand and promise that there will be no shortage in that grade. Merchant makers are not keen for a runaway market and are content to take moderate profits rather than face the demoralization that always follows a skyrocket rise in prices.

And so the year that everyone thought would be panicky closes.

Everybody in building material activity knows that prosperity in the steel department is not felt in other basic building material lines until six months or more after its existence is first known. The condition revealed above began to be anticipated way back in June of last year, when the steel interests announced a temporary drop in price to encourage building and other steel-using interests to get into the market early. This brought out a large number of building plans which had been shelved for operation this year, and it started the building ball rolling.

Heavy Drain on Mills.

Then the heavy stocks with which producers came into the year 1912 began to dwindle, and when it came time to take on more help to increase the outputs, it was discovered that there was a serious shortage of labor, and the mills could not produce as much as they wanted to. This condition prevailed even as close to New York as the Hudson river brick industry, and the result was that capacity had to be obtained by working overtime.

With this condition in vogue in many mills, along came the heavy Southern floods which crippled the very mills wherein the heaviest demand was felt, namely hardwood lumber. This put them back a quarter of a year and just about that time the west began to call for money to move what promised to be record-breaking crops. Then money became tight for building construction here, and, to make matters worse, a car shortage developed a little while later and further tied up building operations, because steel and other commodities could not be delivered on contract time.

Where the Demand Came From.

In the meantime, investors began to hear that a movement was under way to boost interest rates, and everybody tried to get under cover. This resulted in another heavy inquiry for materials for new construction, although actual orders have not so far figured prominently in these inquiries, which accounts for the Steel Corporation fixing January first as the time limit for specifying on steel contracts not completed on that date.

When the builder and realty investor looked about him at the close of the first quarter, and discovered that new building operations showed a gain of $13,367,492 over those for a corresponding period last year, and later discovered that the first half showed a gain of $24,335,739 over building operations going ahead in the first half of 1911, he began to sit up and take notice; and finally, when at the end of the third quarter the total gain ran up to $31,584,596, he began to get right busy and was fully prepared to cast aside all doubts regarding the future, even though the Presidential election was still a month away and there was "danger of tariff tinkering," a menace which the same commercial jingos had firmly impressed him with earlier in the year.

Keep Behind the Market.

Taken as a whole, the year just closed has been remarkable for the genuineness of its stability. As the new year opens every indication points in the direction of continued prosperity, but it is no time for booms or inflated demand; neither is it a time for extreme conservatism. In other words, let the building operations of next year be a little behind, rather than a little ahead of the market and prosperity should continue when 1913 has passed into history.

COMMON BRICK TRANSACTIONS.

Official North River brick transactions for last week, with records covering corresponding week last year, follow:

1912.
Left over (Open), Dec. 23—63.

	Arrived.	Sold.	Covered.
Monday	14	5	0
Tuesday	9	1	Note
Wednesday	0	0	0
Thursday	13	17	3
Friday	2	2	0
Saturday	2	1	0
Total	40	26	3

Condition of market, weak. Prices, Hudsons, $6.75 to $7. Raritans, $6.75 (Wholesale, dock, N. Y.). For dealers prices add his profit and cartage. Left over Dec. 30 (open), 69. Total reserve, 39. No quotations on covered cargoes. Total covered barges cold, 4. 1 sunk.

1911.
Left over, Dec. 24—17.

	Arrived.	Sold.	Covered.
Monday	22	9	7
Tuesday	0	1	0
Wednesday	16	13	2
Thursday	7	8	1
Friday	0	2	2
Saturday	4	3	4
Total	49	36	16

Condition of market, unsteady. Prices, Hudsons, $6.50 to $7. Raritans, no quotation. Left over, Dec. 31, 30. Total covered, 71. Total covered barges sold, 7.

Note: A barge containing 280,000 common brick, consigned to Greater New York Brick Co., by the Ann Lahey Estate, was sunk at its berth on the north side of the West 50th street dock. The cargo, not covered by insurance and valued at $1,890, was lost. The barge was partly covered by insurance. It is presumed that the barge rail became caught under the dock cribbage on a flood tide and thus permitted the boat to fill.

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REAL ESTATE NEWS.

THE WEEK'S BROKERAGE SALES, LEASES AND PUBLIC AUCTIONS.

Transactions Were Well Diversified, and Some Good Sales Reported.

There was a buoyancy to the real estate market this week that would seem to presage a good movement of it. Selling, while not frequent, was quite general over a wide area of the city, and some of the properties that changed hands were of more than ordinary size.

The Manhattan sales totaled 24, against 27 last week and 30 a year ago.

The number below 59th street was 6, against 11 last week and 20 a year ago.

The sales north of 59th street aggregated 18, compared with 6 last week and 10 a year ago.

From the Bronx 16 sales at private contract were reported, against 16 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $718,177, compared with $823,852 last week. The figure for the corresponding week last year was $102,228.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CHRISTOPHER ST.—William A. White & Sons sold for James Roddy the 2-sty building at 53 Christopher st, on lot 25x75.

JANE ST.—Charles Cohn sold for George K. and Walter Louden 89 Jane st, a 2-sty building, on lot 28x87.6, to Archibald McInnes, who owns Nos. 91 and 93 adjoining, and now controls a plot with a frontage of 64 ft on Jane st, adjoining the northeast corner of Washington st.

MORTON ST.—Edgar T. Kingsley sold for William H. Pulver and Mrs. H. W. Spencer, trustees of the estate of Peter Pulver, 60 Morton st, near Hudson st, a 3-sty brick dwelling on lot 25x100. James Galbraith is the buyer, who owns the adjoining property at No. 58, and now has a plot 50x100. The late Peter Pulver took title to the property on March 4, 1881, from John McLean.

2D ST.—The old Second Street Methodist Episcopal Church, one of the landmarks of the East Side, has been sold to the Directors of the Austrian Hebrew Free Burial Association and Orphan Asylum of 65 Pitt st for about $66,000. An orphan asylum to accommodate about 500 children will be erected on the site at a cost of $120,000. Simon Leiman is President of the association. The old church occupies a plot 100 feet square, known as 274, 276, 278, and 280 2d st, between Avs C and D. Title to the property was held by the New York City Society of the Methodist Episcopal Church. Owing to changing conditions in the neighborhood and the fact that the majority of its congregation moved uptown, the structure as a church really outlived its usefulness.

16TH ST.—Henry Brady sold for P. G. Tighe to the Public Service Realty & Mortage Co., Samuel Hellinger, president, the 5-sty tenement and store at 429 West 16th street.

31ST ST.—Samuel Braunstein sold for Martin L. Campbell to Mrs. Ann Eiseman the 3-sty house at 212 East 31st st on lot 20x98.9.

Manhattan—North of 59th Street.

68TH ST.—The 4-sty dwelling owned by the estate of Frederick D. Tappen at 49 East 68th st, on lot 25x100.5, has been sold. The property adjoins the residence of Percy R. Pyne, at the northwest corner of Park av.

81ST ST.—H. H. Hazelton and C. R. Levy sold for the United States Trust Co., as trustee for the Rogers estate, to W. B. Harned 147 West 81st st, a 4-sty dwelling, on lot 19.6x102.2.

87TH ST.—Slawson & Hobbs sold for the Russell Raymond estate 151 West 87th st, a 3-sty dwelling, on lot 16.8x100.8, located between Columbus and Amsterdam avs. The buyer will occupy the house.

87TH ST.—The Brixton Construction Co. sold the 9-sty apartment house known as the Brixton, at 314 to 320 West 87th street, on plot 80x100.8, between West End av and Riverside Drive. It was held at $450,000. The site was purchased by the construction company, of which Edwin S. Brickner is president, in June, 1911, from I. Randolph Jacobs, who accumulated the plot from various owners. The house was completed on October 1 of this year.

89TH ST.—The Herald Square Holding Co. (George Backer and Arnstein & Levy) bought the three 3-sty dwellings at 313, 315 and 317 West 89th st, from Charles T. Henry, J. Cleveland Cady and Alina B. Young respectively. Albert B. Ashforth and George Ranger were the brokers in the deal. The houses occupy a plot 60x100.8, on the north side of the street, located about midway between West End av and Riverside drive, on the block with the Clark-Potter mansion, which was purchased recently by William H. Barnard, and also the Rice mansion, now owned and occupied by Solomon Schinasi.

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89TH ST.—Gibbs & Kirby sold for S. D. Jordan, 321 West 89th st, a 5-sty American basement dwelling, on lot 17x100x irregular.

90TH ST.—Florence D. White sold 312 West 90th st, a 4-sty dwelling on lot 19.6x100.8.

95TH ST.—General Lloyd S. Bryce sold the plot 50x100, in the north side of 95th st, 100 ft. east of 5th av. The seller owns the adjoining 5th av corner. The rear of the plot just sold abuts the lot in 5th av now being improved with a residence for Miss Helen O. Brice. Adjoining in the east of the 95th st parcel is the 100-ft. plot bought recently by Ernesto G. Fabbri from the estate of W. G. Park.

95TH ST.—The Herman Arns Co. sold for the estate of Joseph F. Hillenbrand to a Mr. Rooney 104 West 95th st, a 5-sty flat, on lot 25x100.8, adjoining the southwest corner of Columbus av.

103D ST.—Henry Michaelis sold to Leonard Weill 144 West 103d st, a 5-sty flat, on lot 27x100.11, located between Columbus and Amsterdam avs.

110TH ST.—J. P. & E. J. Murray sold for the Elliott-Melville Co. to Roger Foster the 3-sty brick synagogue and store at 112 East 110th st on lot 25x75.

113TH ST.—Grossman Brothers & Rosenbaum sold 210 to 214 East 113th st, a new 6-sty new law house, on plot 45x100.11, located 140 ft east of 3d av. The buyer, Joshua Silverstein, gave in part payment 8 lots, 200x100, at the northeast corner of Tinton av and 147th st. The deal, which involved about $110,000, was negotiated by Jacob Rosenbaum.

125TH ST.—The Intercity Land and Securities Co. bought from the Degelman Realty Co. 16 West 125th st, a 5-sty building, on plot 37.6x100. The property had been held at $150,000.

139TH ST.—Edward Palmer has sold for Solomon L. Pakas the Marthmoore, a new 6-sty elevator apartment house, at 508 to 514 West 139th st on plot 100x100, located 150 ft west of Amsterdam av.

141ST ST.—The William Lemberg Co. sold for Millard Veit 212 and 214 West 141st st, a 6-sty elevator apartment house, on plot 50x100, to the South Bensonhurst Building Co., which gave in part payment 1037 Bergen st, Brooklyn, a 4½-sty double flat, on plot 30x100, also 381, 383 and 387 East 91st st, Brooklyn, three one-family houses on plot 20x100 each; also four one-family houses at 978, 980, 982 and 984 Lenox rd, near 91st st, Brooklyn. The total consideration was about $210,000.

145TH ST.—Ristori Leerburger and others sold 340 West 145th st, southwest corner of Edgecombe av, a 4-sty flat with stores on lot 20x90.

148TH ST.—The Athos Realty Co. bought 514, 516, 518 and 520 West 148th st, two 5-sty apartment houses, each on plot 41.8x100, from Mrs. Hazel Marie Shannon. The buildings were each held at $60,000 and each has a gross rent roll amounting to $6,000. There are four suites on each floor. Mrs. Shannon acquired the properties on December 19 from the Dakota Realty Company.

184TH ST.—Daniel H. Renton & Co. sold for the De Ruyter-Van Orden Corporation the 5-sty apartment house at 511 West 184th st, on plot 50x99.11, located between Amsterdam and Audubon avs. The buyer is an investor.

COLUMBUS AV.—Isidor H. Kempner, as president of the New Amsterdam Realty Co. and the estate of Nathan Kempner sold the southeast corner of Columbus av and 101st st, a 5-sty flat with store on lot 25x75. The property has been leased for the last 10 years at $4,400 a year.

PRESCOTT AV.—Frank J. Riley sold for Ernest C. Hinck 9 lots, Prescott and Seamen avs, 206th st, to a client of George Finck. The buyer gave in part payment residence property, South Mountain av, Montclair, valued at $35,000.

RIVERSIDE DRIVE.—J. Romaine Brown & Co. sold for the Loyal L. Smith estate to the Emmay Realty Co. the northeast corner of Riverside Drive and 160th st, 117x116, for improvement with a 12-sty apartment house. The construction movement in this section has removed two old landmarks, the erstwhile homes of Mayor Kingsland and Sheppard F. Knapp, who erected Colonial houses in the Drive between 160th and 163d sts.

RIVERSIDE DRIVE.—Barton Chapin sold for the Riverside Drive Realty Co., A. C. and H. M. Hall, the Hamilton Apartment House, 13 stories high, on the plot 101.2x114 at the north corner of Riverside Drive and 114th st. The building was completed last October and is fully tenanted, the gross rentals aggregating about $130,000. The property was held at $1,250,000. There are seven apartments on each floor, containing five to nine rooms each, which rent from $1,000 to $2,500 each. Mrs. Rebecca Mayer is the buyer and gave in part payment the two block fronts in the east side of Broadway between 133d and 135th sts, 199.10x90 each.

ST. NICHOLAS AV.—David Weinstein and B. Chenken sold for Beatrice Tunick to I. Israel 202 St. Nicholas av, a 5-sty flat, on plot 36.3x88.3x irregular, adjoining the northeast corner of 120th st.

Bronx.

ARDEN TRACT.—McDonald & Steuer sold for a client to Joseph G. Benford 7 lots on the line of the New York and Westchester Railroad at Arden estates, Williamsbridge.

COSTER ST.—Nicholas Lopard sold for the Coster Realty Co. the two-family detached brick dwelling at 665 Coster st to J. Mongiolo.

KELLY ST.—H. Hornstein sold to William Greenberger a 4-sty new law double flat at 887 Kelly st, on plot 33.4x100. Jacob Leitner and Bernard Lichtig were the brokers in the deal.

KELLY ST.—B. Horn bought from H. Hornstein a 4-sty double new law flat at 891 Kelly st, adjoining the corner of Intervale av, on a plot of 33.4x100. Adolph Fox was the broker.

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133D ST.—The H. M. Weill Co. sold for the Sun Insurance Co., of London, the 4-sty single flats, on lot 20x100 each, at 347 to 359 East 133d st and 340 and 342 East 134th st, to a client. The property was held for $100,000.

136TH ST.—A. J. Madden sold for the Bungay Co., 301 East 136th st, a 4-sty tenement on lot 25x100.

170TH ST.—An investor bought from H. Selisberger 815 East 170th st, a 3-family house, on lot 25x100. Alexander Selkin and Desider Schoen were the brokers in the transaction.

BROOK AV.—William J. Nolan sold in conjunction with Joshua L. Evans for the John H. Buscall Co., 1258 and 1260 Brook av, near 168th st, to Mrs. M. Higgins, who gave in part payment 26 East 131st st, a 3-sty dwelling, on lot 18.3x100.

CROMWELL AV.—Lee T. Alton sold for the Alwold Realty Co. to an investor 2 corner plots, one at the northeast corner of Cromwell av and 165th st, 202x143.2, and the other at the southeast corner of Cromwell av and 165th st, 135x98. The property is located in the active section of Jerome av, and was held for $75,000. The subway is under construction through Mott and River avs. The Eighth Avenue extension line will parallel it in that vicinity. Properties in this location are held firmly, as the majority of the present owners will not sell until the subway is in operation.

HOE AV.—A. J. Madden sold for William R. Helbig 1171 Hoe av a two-family house, on lot 25x100.

JACKSON AV.—David G. Baird and Mathilda S. Davis sold 821 and 823 Jackson av, two 3-sty dwellings, on plot 36x75.

JACKSON AV.—Arthur Weyl & Co. and E. Sheldon Robinson sold for Johan Hofmann 1120 Jackson av, a two-family brick dwelling, on lot 23x87.5 to a client for occupancy.

SOUTHERN BOULEVARD.—Arthur Weyl & Co. and E. Sheldon Robinson sold for Reville Siesel Co., builders, 1555 Southern Boulevard, a 5-sty apartment house, on plot 40x100, to an investor.

WASHINGTON AV.—H. J. Radin sold for Mrs. Thomas W. Houchin to the L. & S. Co. the southeast corner of Washington av and 169th st, a plot 100x100, on which the buyers will erect two high-class apartments with stores.

WEBSTER AV.—Henry F. Keil bought from Jane L. Kenn 2543 and 2545 Webster av, two 2-sty tenements, on plot 50x77.7, extending through to Decatur av, located 258.7 ft south of 193d st. Mr. Keil recently acquired the adjoining property to the north, extending to 193d street. The combined plot measures 313.6 ft on Webster av, 108.11 ft on 193d st, 296.7 ft on Decatur av and 71.7 ft on its southerly line, and comprises the greater part of the triangular shaped block bounded by Fordham rd, 193d st, Webster and Decatur avs. It is said that the buyer will improve the property with apartment houses.

WESTCHESTER AV.—Sonn Bros. bought from the Usona Building Co., the 1-sty taxpayer occupying the block front on the east side of Westchester av between Tiffany and Fox sts, with frontages of 214 ft on the avenue, 95.3 ft on Tiffany st and 145 ft on Fox st.

LACONIA PARK.—John W. Vaughn sold for Laura Leddy plot at 162 Laconia Park to William Gallagher.

Brooklyn.

FULTON ST.—The estate of Millard F. Smith sold to Wm. Berri, 317 to 321 Fulton st., a 5-story stone and brick building, which was built and occupied originally as a hotel. It has long been occupied by the Standard-Union, a daily newspaper that was owned by Mr. Smith and Mr. Berri. In conjunction with the sale of the property by the Smith estate, Mr. Berri also bought Mr. Smith's interest in the newspaper, comprising 106 shares of the stock at $1,000 a share. Mr. Berri is now the sole owner of the stock excepting two shares.

LIVINGSTON ST.—Wm. Berri bought from the estate of Millard F. Smith 289 and 293 to 297 Livingston st., running through to 10 and 12 Grove pl., four old dwellings. It is understood that the buyer will make extensive improvements to this plot, which is on a block that is growing in commercial importance.

McDONOUGH ST.—Henry P. Cain sold 515 McDonough st for Josephine Carr to a client in Brooklyn, a 2-sty, two-family brick dwelling for an investment.

MONROE ST.—Henry P. Cain sold for Elizabeth Mason to an investor, 588A Monroe st, a 2-sty brick dwelling, for occupancy.

QUINCY ST.—Frank J. Mills sold 558 Quincy st, a 2½-sty brick dwelling, on lot 17.6x100, for Leo Wolfson to an investor.

15TH ST.—William H. Goldey sold for John S. Dahl to Theodore Wendling the dwelling in the east side of 15th st, 100 ft. north of Avenue J.

45TH ST.—Van Vlack Bros. & Frey sold for a client to a client 1228 45th st.

67TH ST.—Tutino & Cerny sold for Frank Fanoso, to a client for investment, the 3 lots, size 60x100, on the south side of 67th st, 240 ft east of 19th av.

ARGYLE ROAD.—William H. Goldey sold for Mrs. Kate Tilton to W. D. Winter, 790 Argyle road.

BROADWAY.—For the purpose of making a physical connection between its Broadway and Myrtle avenue elevated lines the Brooklyn Rapid Transit Co. bought the property in Broadway between Myrtle av and Ditmars st and extending along the block to Myrtle av. It is the intention of the Brooklyn Rapid Transit Co. to third track the Broadway and Myrtle av lines from terminal to terminal. The third track will afford express train service during rush hours. The property was bought through the Transit Development Co., a subsidiary of the Brooklyn Rapid Transit.

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FOSTER AV.—William H. Goldey sold the plot 382x100 in Foster av extending from the Brighton Beach Railroad to 14th st, South Midwood, for the Germania Real Estate and Improvement Co. to the E. R. Strong Co., builders, for improvement with bungalows.

ROCKAWAY AV.—Meyer Levenson resold for A. A. Forman, Jr., 892 Rockaway av, a 3-sty brick building, on lot 20x100.

STUYVESANT AV.—Henry P. Cain sold for Sophia Quasick to Anna Conboy, 123 Stuyvesant av, a 2-sty, one-family brick dwelling for a home.

3D AV.—Frank A. Seaver sold the plot, 75x100, on the east side of 3d av, 25 ft south of 62d st, for J. Walsh.

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14TH AV.—F. A. Pellegrino sold the 3-sty brick apartment on lot 27.6x95 at the southeast corner of 67th st and 14th av taking in ex change a one-family cottage and cash, to A. De Lorenzo who buys for investment.

Queens.

ARVERNE.—The Somerville Realty Co. sold at Somerville Park a plot, 40x100, on the east side of Clarence av, to M. Keary; a plot, 40x100, on the west side of Clarence av, to B. Musitano; also William L. Wainwright sold to Charlotte T. Stolle two lots on the east side of Clarence av, near Elizabeth av, and V. Calderone sold two lots on the north side of Amstel Boulevard to N. J. Hawkins and 2 lots to T. Grant.

Richmond.

CASTLETON CORNERS.—J. Sterling Drake sold for Mrs. Katie Mager to Joseph M. Hoffmann the northwest corner of Richmond Turnpike and Manor road, Castleton Corners. A plot of 3½ acres, with 854 ft. street frontage, a 17-room house, store and two small dwellings. This property is best known as the house of the late Tom Keene and the old residence, with its big, open fireplaces and mantels, carved with quotations from Shakespeare, is filled with reminiscences of the jolly times and frequent reunions that made it the Mecca of the theatrical profession a generation ago.

Suburban.

GREAT NECK.—The McKnight Realty Co. sold on the estates of Great Neck to R. Conklin, of Manhattan, a plot having a frontage of 136 ft on Gateway Drive, near the entrance to the estates of Great Neck. The company has also sold the same man a plot of 103 ft frontage on Glover Drive upon which it is the intention of the buyer to erect a large frame dwelling. The ground and residence, when completed, will cost approximately $19,000.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to J. Timmins a plot 40x100 on Booth st.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to J. Glass a plot 40x100 on Merrick road; to J. M. Bassett, a plot 40x100 on St. Marks place.

OCEANSIDE.—The Windsor Land and Improvement Co. sold to A. Memberg, H. Lohlein, a plot 40x100, and to F. Memberg a plot 40x95 on Windsor Parkway.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to E. King a plot 80x100, and to E. Miller a plot 40x100 on Aspen st; to A. Cosgrove a plot 40x107, on Walnut and Spruce sts; to F. H. Barber a plot 40x100 on Geranium av; to L. Rousey a plot 60x100 on Violet av and to M. Roche a plot 40x100 on Crocus av.

NEW ROCHELLE, N. Y.—Joseph P. Day sold at Wykagyl Park a plot 100x155, at the corner of Paine av and Overlook rd to I. C. James. Mr. James is now preparing the plans for his home.

RECENT BUYERS.

DR. JOHN B. CORSIGLIA is the buyer of the tenement at 12 Franklin st, the sale of which by Angelo Legniti was reported recently.

HENRY GILSEY is the buyer of the 4-sty dwelling at 62 East 66th st sold recently by Post & Reese for Charles L. Bernheimer. Mr. Gilsey will occupy the house.

MRS. A. S. D'OENCH is the buyer of 35 East 72d st, recently sold by Pease & Elliman for George Backer and others. Mrs. D'Oench's residence at the northwest corner of 84th st, and Madison av, was destroyed by fire the day before they expected to move to New York.

PHINEAS GORDON is the buyer of the new 7-sty loft building 624 East 13th st, sold recently by Lowenfeld & Prager. In part payment the buyer gave the plot, 225x100, on the west side of Findlay av, 402.8 ft north of 169th st.

SARAH E. JORDAN is the buyer of the 6-sty apartment house at 239 West 103d st, adjoining the northwest corner of Broadway, the sale of which by J. Ward and E. Early through Gibbs & Kirby was reported recently. Mrs. Jordan gave in part payment the dwelling at 321 West 89th st.

H. RITTENBUSCH is the buyer of the dwelling at 31 West 68th st, the sale of which by the estate of Helen R. Mitchell through Pease & Elliman was reported recently.

THE YONKERS HOLDING CO. is the buyer of 151 East 86th st, sold recently by Leon S. Altmeyer.

LEASES—MANHATTAN.

DANIEL BIRDSALL & CO. leased the store and basement in the Bayard Building, 524 to 528 Broadway, corner of Spring st; also the store and basement 98 to 100 Bleecker st, containing about 20,000 ft. of space, to a large dealer in woolens for the Brandegee estate of Boston.

ANDREW J. CONNICK leased to A. G. Karadaghli & Co. the 3d floor in 244 5th av.

H. FREUD leased for M. H. Harris, to Summerfield and Weill, the "Gotham Silk Hosiery Shop," the store in 27 West 34th st, for a term of 5 years and 6 months at $12,000 per annum. It is the record price of $1,333.33 a front foot. That is the highest rental that has been paid for any 34th st store. This is the second lease that H. Freud has made with record price within the last month on this block. The other being the store 11 West 34th st to the Schrafft Co.

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JAMES E. BARRY & CO. and Albert B. Ashforth leased for a term of years space on the 7th floor of the Frances Building to K. & E. Laracy, dressmakers, located at 11 West 46th st for the past 15 years.

MYER BONDY leased the 6th loft in 49 to 53 East 21st st to Julius Siegel & Co., of 473 Broadway; the 1st loft in 116 West 22d st to Loeb & Hartmann, of 49 West 3d st; the 1st loft in 141 and 143 West 28th st to the Goldstein Co., of 10 Waverly pl; the 7th loft in 57 to 61 West Houston st to Max Rosh; the top loft in 114 and 116 West 17th st to H. Fisher & Co., of 97 Greene st; the 4th loft in 3 and 5 Washington pl to the Gotham Feather Co., of 21 West 3d st; the 1st loft in 645 Broadway to N. Maier & Co., and the 4th loft in 208 Greene st to the High Grade Petticoat Co., of 308 Canal st.

FOLSOM BROTHERS, INC., leased for Hon. Howard Conkling, the house at 158 East 22d st to Mrs. Mary Prunty; also for Miss Alice Moore, et al, 75 Washington pl to Miss Sylvia Church for a term of years; also for Richard Lawrence, 29 West 9th st to Mrs. Ernesta Davis; also for the Estate of William H. Gebhard the 2d and 3d floor apartments 59 5th av to Clifford B. Fuller and Lionel Walsh; also studio apartment 6 West 28th st for Renwick C. Hurry to Mrs. Leimdorfer; also for R. F. Putnam top floor apartment in 147 East 33d st to Chapman & Herrick.

JOHN N. GOLDING leased the 10th and 11th floors in the Continental Building at 44 and 46 Cedar st to Bowers & Sands, now located in the Bank of Commerce Building at 31 Nassau st.

THE GUARANTOR REALTY CORPORATION sublet the 5th and 6th lofts in the Donald building, southwest corner 6th av and 32d st, to the Pan-American States Association of 102 West 32d st and the 4th loft in the same building to the International Clearing House Co.; also with the McVickar, Gaillard Realty Co. the 4th loft in 260 and 263 West st to the Janus Vacuum Goods Co., of 10 Beach st; with William A. White & Sons the 3d loft in the same building to John Magee & Co., Inc.; in the Knickerbocker Annex building offices to the Park Booking Circuit for the James B. Regan Importation Co.; in the Columbia Bank building, 507 5th av, an office to Miss Ruth Neiler, 47th st and 7th av, offices to the Greater J. D. Williams Amusement Co.; in East 12th st the 10th loft to the Charlotte Trouser Co., of 15 University pl; lofts in 43 to 47 West 17th st to Friedgood & Sweetgall and S. N. Wood & Co., and offices in the Knabe building, 437 5th av, to the Eastern Mausoleum Co., of 452 5th av.

M. & L. HESS leased from the plans for McKeon Realty Co., to Zeese, Wilkinson Co., of 231 East 24th st, the 11th and 12th floors and pent house, containing about 32,000 sq. ft., in the building now in course of construction at 424 to 438 West 33d st, for a long term of years. Cross & Brown were associate brokers; for Charles W. Hoffman, the building at 223 West 28th st to May & Co., for a long term of years. Duross & Co. were associate brokers; the first loft in 31 East 21st st, to Charles Harris; the 4th loft in 7 and 9 East 20th st to Levine Bros.; the 2d loft in 115 to 123 West 29th st to J. H. Valenstein, of 143 West 29th st; the 5-sty building at 296 and 298 11th av to S. R. Kelso; the 4th loft in 9 West 19th st to Lion Infants Wear Co., 366 West Broadway; the 3d loft in 36 and 38 East 20th st, to Charles Brick.

THE CHARLES F. NOYES CO. leased in the 19-sty Masonic Building, 6th av and 23d st, the entire 18th floor and five offices on adjoining floor to the Kinetograph Co. for a long term of years; also portions of floors in the same building or the connected 24th st building to Daniels & Fisher Stores Co., of 56 Worth st; Max Fuereisen; Aaron Alper, of 56 West 22d st; Harry Meadel, of 36 West 17th st; Harris-Dibble Co., of 46 West 24th st; Advertising & Selling, of 46 West 24th st; Louis Cohen; Bertram H. Manheimer, N. V. H. Walker and Thomas B. Wilgus and the Federated Publishing Co., of 38 West 32d st. These leases represent a total aggregate rental of several hundred thousand dollars and with the exception of a floor and a half in the 23d st building and a few scattered offices, both buildings are entirely rented above the ground floor.

N. BRIGHAM HALL & WM. D. BLOODGOOD, Inc., leased in the Eagle Building, southeast corner of 4th av and 21st st, the greater portion of the 4th loft to Littauer brothers, glove manufacturers, for many years located at Broadway and Washington pl. The owner was represented by Frederick Southack and Alwyn Ball, Jr.

THE M. MORGENTHAU, JR., CO. leased apartments in 307 West 79th st to Mlle. Lucrezia Bori, Louis M. Ogden, Samuel Cohen, C. H. Spotts, F. S. Jordan and Mrs. Georgia Evans.

MAYBAUM & JACOBS, of 340 Canal st, leased space in 373 4th av.

THE CHARLES F. NOYES CO. rented offices for the Lawyers Title Insurance & Trust Company in 37 and 39 Liberty st to Thomas Morch, the exclusive renting agent for the new Equitable Building; also offices in the same building to Benjamin Kulper, of 47 Maiden lane.

WILLIAM J. ROOME & CO., INC., leased for the Astoria Building & Contracting Co., the 9th loft in 132 and 134 West 22d st to Freedman & Adler, furriers of 113 West 27th st; also the store and basement in 48 West 26th st to Nathaniel A. Blank; also the private dwelling at 241 West 19th st for Adele Kneeland.

M. JUST leased for A. V. Donellan, the moving picture theatre, which he has just completed at the northwest corner of 207th st and Amsterdam av, to Louis Gross, of Jersey City, for a period of 5 years. The theatre was opened on New Year's Day. This is one of the first amusement places which has been completed and ready for opening, in the Dyckman tract.

PORTER & CO. leased to Kalmus Brothers, Inc., of 107 West 125th st, the entire 3-sty building at 119 West 125th st. The lease is for a term of 10 years at an aggregate rental of $100,000.

GEO. R. READ & CO. leased for the Marion Realty Co. the store in 80 West 125th st to Unholz & Williams for a term of ten years.

GEO R. READ & CO. rented for Kerby Stevens the entire 11th floor and portion of the 12th floor in 63 and 65 Wall st, to Jardine, Mathewson & Co., Ltd., of 74 Wall st, for a term of years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 4th floor in 5754 5th av to Sourine & Co.

LEWIS L. ROSENTHAL leased to "Sheridan" the furrier, of 29 West 34th st, the entire building at 16 West 23d st, which until recently was the late home of "Renard." The lessee will make extensive alterations and take possession on Jan. 1. The rental asked was $21,000 a year.

H. C. SENIOR & CO. rented for Elizabeth D. Green the 4-sty dwelling 49 West 68th st to a Mr. Wolseley; for Charles Seidler a dwelling 108 West 78th st to Mme. Bertha Mourlin, and for T. A. Stephenson the 5-sty dwelling 169 West 79th st to Joseph S. Cavereaux.

LOUIS C. SCHLIEP leased a loft in 30 East 14th st to Joseph Semel.

SPEAR & CO. rented in 1141 and 1143 Broadway the 2d loft to Jacob Silberman; for Louis Solomon & Co. the 6th loft in 159 to 163 West 25th st to the Royal Petticoat Co., of 466 Broadway; for Geo. Leerburger the 4th loft in 108 East 16th st to B. Frankel & Co.; for Shulsky Bros., the 9th loft in 4 West 16th st to Paris Raincoat Co., of 43 East 21st st; for Apsel & Handel a loft in 141 West 26th st to Geo. Miller & Co., of 57 West Houston st; the 4th loft in 130 to 134 West 17th st to Sampter Bros.; for the Madison Holding Co. in 72 and 74 Madison av a loft to Goldstone Greenburg Co.; for Daniel W. Richman the 2d loft in 133 and 135 West 19th st to the Jersey Button Works Co., of 21 West 19th st.

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THE H. M. WEILL CO. leased the 4-sty dwelling at 361 West 34th st, for the James C. Miller estate to M. Feltman for a term of years.

J. P. & E. J. MURRAY leased for the Budelman estate to Hymen Levin the building at 207 East 110th st for a term of 10 years.

THE CROSS & BROWN CO. leased the building at 536 and 538 West 49th st to the Schacht Motor Car Co., and the 3d and 4th floors in 30 East 23d st to the Photo Machine Co. for a term of years.

ELIAS A. COHEN leased from William M. Chesebrough, as executor of the estate of William A. Chesebrough, the southeast corner of Broadway and John st, a 5-sty building on plot 41.2x137x irregular, through Horace S. Ely & Co. The lease is for 21 years, at an aggregate rental of about $1,400,000. Possession will be given on May 1, 1913. The lessees contemplate material alterations to the structure, involving the demolishing of a portion of the John street frontage erecting on the site a new building adaptable to the needs of the diamond trade. The property has been in the Chesebrough family since 1765 and it is reported that $3,400 was paid at that time for the corner.

WILLIAM CRUIKSHANK'S SONS and Geo. R. Read & Co. leased the dwelling at 707 5th av, adjoining the northeast corner of 55th st, to the Ehrich Galleries, now located at 463 5th av. The lease runs for 4 years and 11 months.

PAYSON McL. MERRILL rented space in 432 4th av, northwest corner of 29th st, to the Henry M. Peyser Co., glove importers, now at 41 Union Square.

M. & L. HESS leased for the Gibson Construction Co., the store and basement in 49 to 53 East 21st st to the Japanese Fan Co., of 519 Broadway, importers of Chinese novelties and kindred lines, for a long term of years; for the 20th St Realty Co., the 1st loft in 115 to 123 West 29th st to Peppercorn, Burger & Lewis, of 40 West 27th st; for the Etagloc Holding Co., the easterly store and basement in 30 and 32 East 20th st, to J. S. Scheff & Co., of 130 Greene st, converters of silks and satins.

G. W. BARNEY leased to Abraham Stein the store, basement and sub-basement in 107 Duane st; also to D. S. Mackay, of 215 4th av, the 1st loft in 483 and 485 Greenwich st, and to Terr, Scheckwitz Co., the 3d loft in 18 East 16th st.

M. M. HAYWARD & CO. leased for a long term of years for William B. Thom the new garage erected at 207 and 209 West 96th st to the Broadway Taxicab Co., of 182 West 90th st, who will use the building for their sole use for the storage of their taxicabs.

K. S. HENESEY leased to F. L. owe, of 35 Nassau st, for 6 months for $6,000 the store, 25x115, in 424 5th av, being the northwest corner of 38th st, part of the plot recently leased by Lord & Taylor for improvement with a new department store. Van Norden & Wilson were the brokers in the lease just closed.

PEASE & ELLIMAN rented a store in 601 and 603 Madison av to Miss Maria Peterson; also for Judge Samuel his residence at 8 West 10th st, to Robert C. Hill.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Levantia M. Boardman, represented by Horace S. Ely & Co., the vacant lot at 231 East 63d st for 21 years to Arthur S. Vernay, of 12 East 45th st, the art dealer, who will improve the plot with a 2-sty building to be used as a warehouse.

H. C. SENIOR & CO. rented 114 West End av, a 2-sty building, to the Manhattan Color Works; offices in the Lincoln Square Court Building to the Spearmint Gum Co., of 1777 Broadway; for Charles Seidler the dwelling 108 West 78th st to Mme. Bertha Mourlan, and for F. A. Stephenson the 5-sty American basement dwelling 169 West 79th st to James S. Cavereaux.

TUCKER, SPEYERS & CO. leased for Eli B. Springs to the Bernard Gloekler Co. of Pennsylvania, space in the building under construction at 29 to 33 West 38th st.

THE CHARLES F. NOYES CO., in conjunction with Pease & Elliman, leased for the Liverpool & London & Globe Insurance Co. to Muller, Schall & Co., of 4 Wall st, at a total aggregate rental of about $300,000, the entire banking floor, 2d floor and other space in the building 45 to 49 William st, between Wall and Pine sts. The premises leased are those now occupied in part by the leasing Company, which is about to move to its new building occupying the block front on William st, between Liberty st and Maiden lane and which it purchased about a year ago through the Charles F. Noyes Co. At present the lessees occupy the entire 2d floor in the Bank of America Building and nearly an entire floor in 90 Wall st, and other scattered space. Over forty years ago the leasing company located at the southwest corner of Pine and William sts and for many years has been located in the Bank of America Building. Extensive alterations will be made to the new premises by Clinton & Russell, and after these alterations have been completed it is stated that their new offices will be one of the handsomest private banking rooms downtown.

W. H. WHITING & CO. leased for Daniel E. Seybel the 1st loft in 71 and 73 Murray st for a term of years to C. E. Jennings & Co., of 42 Murray st. This completes the renting of the entire 12-sty building with the exception of the store and basement.

PEASE & ELLIMAN leased the following apartments in 601 Madison av to Mrs. M. L. Doyle; in 45 5th av to Mrs. W. C. Dudley, and furnished apartment in 144 East 56th st to Mrs. Ruth Baldwin.

LEASES—BROOKLYN.

CHARLES F. MEYER leased 408 to 412 Fulton st for the Abrast Realty Co. to the W. T. Grant Co., of Lynn, Mass. The 1st floor has been sub-leased to the Star Shoe Co. and the 2d floor to the Dentist Supply Co. The aggregate rental, including sub-leases, will be about $500,-

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having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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Under the operation of the New Law, which became effective on January 1, 1911, the loans we are now making provide for monthly payments at the rate of $10 per month per $1,000 of the amount of the mortgage, which payments include interest, or the mortgage can be paid off entirely at any time, and after one year by the payment only of the balance due on the mortgage, plus one per cent of such balance.

Our loans are made on First Mortgage only and are for the exact amount of the cash advanced.

Our New System is so simple and direct that a borrower can tell at any time from the credits in his pass book just what amount will pay off his mortgage.

While the law permits us to loan within a radius of 50 miles, we particularly invite applications on private residential properties in Brooklyn, Queens, Bronx and Westchester.

000.

CHARLES E RICKERSON leased one of the most desirable corners near the baseball field, known as the southeast corner of Sullivan st and Franklin av, an irregular corner 20x50, which will be immediately improved by the erection of a first-class soda, confectionery and cigar store. This plot of ground was leased for a client to Charles Chakales for a term of 10 years.

HOWARD C. PYLE & CO. leased 60 Pierrepont st, a 4-sty brick dwelling, on lot 25x100, to a client, for a term of years.

THE BULKLEY & HORTON CO. leased the 3-sty brown stone dwelling at 1063 Bergen st, between Bedford and Nostrand avs, for Mrs. J F. King to a client for a term of years.

LEASES—QUEENS.

THE ROCKAWAY PARK REALTY CO. leased for the Matinecock Realty Co. their hotel at Rockaway Park, known as the Park Inn. The building has been greatly improved, running water having been installed in all the bedrooms, the cafe enlarged to twice its former size, and the dining room enlarged. The lessee of the property is the Marine Restaurant Co. under the personal management of Chas. A. Carrigan, who has successfully conducted the management of the Park Inn, for a number of years.

REAL ESTATE NOTES.

THE BROOKLYN BOARD OF REAL ESTATE BROKERS will hold its annual dinner at the Brooklyn Club, Clinton and Pierrepont sts, on Saturday, Jan. 25.

GEORGE NEIMAN negotiated the sale of 32 East 32d st for Samuel K. Jacobs to Salo Cohn, who, according to the deeds recorded, gave in part payment 54 Lenox av.

PEASE & ELLIMAN have been appointed agents for the 6-sty apartment house with stores, at 341 to 349 Columbus av.

THE REAL ESTATE EXCHANGE OF LONG ISLAND will hold its 8th annual banquet at the Hotel McAlpin on the evening of Jan. 15. The following speakers have been invited. Gov. Sulzer, Public Service Commissioner Williams, Borough President Connolly, and William H. Prendergast.

FRANK J. RILEY was the broker in the recent sale of 9 lots fronting on Prescott and Seaman avs, located just south of 204th st, for Mayor Ernest C. Hinck, of Montclair, to Laura Bayles. Title passed on Friday. Mayor Hinck took in exchange a residence on South Mountain av, Montclair, N. J.

THE M. MORGENTHAU, JR., CO. placed a first mortgage loan of $65,000 for 4 years for Jos. S. Guthorn on the premises 5 West 30th st. The property consists of an old 4-sty dwelling on a lot 25x98.9 located on the north side of West 30th st 150 ft. west from the corner of 5th av. The mortgage is being taken by an out-of-town investor.

THE FOLLOWING ARE THE NAMES of the officers and directors of the United Assets Corporation, capital $750,000, formed for operating and financing building propositions in New York City and Long Island City with offices at 542 5th av, New York, and Queens Plaza Court Building, Bridge Plaza, Long Island City: President, William D. Bloodgood, of Wm. D. Bloodgood & Co; vice-president, Clinton R. James, president of the Title Insurance Co., of New York; treasurer, William H. Williams, President of First Mortgage Guarantee Co., Borough of Queens. Directors, Jules S. Bache, of J. S. Bache & Co.; J. A. Wigmore, president of Tubes Realty & Terminal Co.; William Brewster, of Brewster & Co.; Cyril Crimmins; Morgan J. O'Brien, Jr.; H. P. Williams, of Leach & Williams, attorneys; John F. James, Jr., of John F. James & Son; H. P. Read; Charles H. Jones, of Charles H. Jones & Co.

GIBBS & KIRBY have been appointed agents of the 10-sty apartment house at the south corner of Riverside Drive and 109th st.

MALCOLM E. SMITH formerly with Albert B. Ashforth, has opened an office in the Cameron Building, corner 34th st and Madison av, where he will conduct a general real estate business.

HARRY H. UHLFELDER was the broker in the sale for the Interboro Rapid Transit Co. of the corner of Court and Joralemon sts, to the Weincross Realty Co., who are going to erect a 12-sty office building on the site. The property was held at $600,000.

J. B. A. SCHARSMITH, JR., real estate and insurance, have opened an office in the Jerome Court apartments at 2645 Jerome av, near Kingsbridge road. They will make a specialty of Jerome av territory. The members of the firm are John E. Scharsmith, Jr., Achilles R. Scharsmith and Richard A. R. Wolf.

DAVID R. BEACH has opened offices at 76 William st, where he will conduct a general real estate, mortgage loan and insurance business.

THE FIRM OF HUBERTH & GABEL has been dissolved. William J. Gabel will engage in the real estate and insurance business at 253 West 58th st and 772 East 175th st. Martin F. Huberth and Harry G. Huberth will continue business at 253 West 58th st under the firm name of Huberth & Huberth.

WEBSTER B. MABIE & CO. have been appointed agents for the renting of 13 and 15 West 24th st.

POST & REESE were the brokers in the recently reported sale of the dwelling at 49 East 68th st for the estate of Frederick D. Tappen.

S. LIEBOVITZ, formerly of 203 West 61st st, has opened offices at 16 West 135th st, where he will continue to conduct a general real estate business.

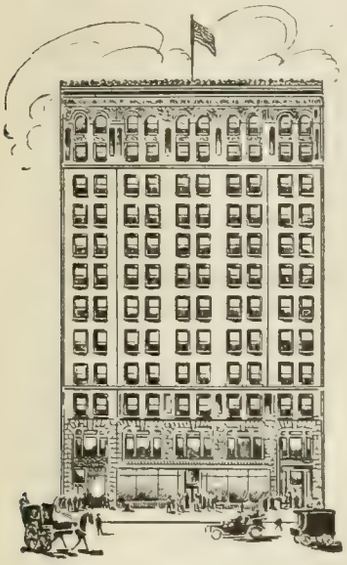
DAN. R. CARROLL has opened offices at the Longacre Building, 42d st and Broadway, where he will conduct a general real estate and insurance business.

MITSUI & CO., LTD., will move about January 11 to the 14th floor of the Madison Av. Building, at 25 Madison av.

THE M. MORGENTHAU, JR., CO. have placed a first mortgage loan of $25,000 at 4½% for 5 years for Mrs. H. Metzger on 13 East 74th st, a 4-sty dwelling on lot 20x102.2, between 5th and Madison avs.

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Tuesday, January 14

At 12 o'clock noon at the Exchange Salesroom, 14 Vesey Street, New York City

N. E. Cor. Pearl St. and Burling Slip and Two Adjacent Parcels

(Known as 240-242 Pearl Street and 3 Burling Slip.)
(To be sold as one parcel.) (Approximately 3200 square feet.)

Nos. 240-242 Pearl Street are two 4½-story and basement brick loft buildings, with one store each. No. 242 Pearl St. contains a hoist and electric light.
No. 3 Burling Slip is a 5-story and basement brick loft building, with salesroom, store, hoist and electric light. Size of entire plot 45.2x78.7x irreg.

S. E. Cor. of Pearl and Fletcher Sts., and Adjacent Parcel

(Known as 206 & 208 Pearl St.) (To be sold as one parcel.)

Two 4-story and attic brick loft buildings with two stores. Size of plot 36.10½x36.10x irreg

290 Pearl Street

(Key to N. E. Cor. of Beekman & Pearl Streets.)

A 5½-story and basement brick loft building with electric freight elevator and electric light. Size of lot, 24.9½x85.5x irreg.

80% of the purchase price may remain on mortgage at 6%

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"The most important duties of the salesman are to instruct and to educate. A salesman must develop the ability to make up people's minds for them. A surprisingly large number of people lack decision, they feel their own ignorance—do not know just what they ought to want. Most of them desire to make a proper choice, if they can be guided successfully and tactfully to it. The best salesman is the one who shows people opportunities they would never apprehend if left to themselves. Many inexperienced people fail utterly to realize how far a little money will go in handling a proposition which can be quickly turned over."

Thus spoke W. W. Hannan of Detroit to the Cleveland Board of Brokers, as reported in the National Real Estate Journal.

"Are you persistent? When you undertake a deal, will you just naturally get a bulldog grip on it that will never relax until it is closed? Stick-to-it-iveness is one of the most valuable qualities a man can cultivate. When I started, it took me three years before I could sell a house—but I never sold it. I have been selling houses ever since. Many a big deal is lost because a man loses his nerve. Never let a man talk you down if you know you are offering him a good marketable piece of property at a fair price. If he can talk you down under these circumstances, it is because you went into his office before you were sufficiently prepared. Never approach a man that you hope to make a customer

of without being fully informed as to all the conditions pertaining to what you have to sell. If he is able to give you points favorable to your own proposition, you lose just that much influence with him.

"But suppose he does outtalk you as to facts, don't lose your nerve. Go out and work up your proposition thoroughly, which you should have done before you ever approached him, then go back; you won't allow yourself to get caught that way many times. If you believe in your own proposition, you can make the other man believe in it if you go at it right. That is the whole art of salesmanship—to make another mind meet yours—to bring the minds of two men together on the points at issue in any given transaction. It is the psychology of the deal."

Method of Assessing Building Values.

It is much more difficult to establish standards for assessing buildings than for assessing land. The assessor should have some formula, sufficiently flexible, by which to appraise the building. The cost of construction for a new building, of the type of the building under consideration, can be worked out. This is not a difficult problem; real estate men and builders can readily supply the assessor with this information. From such information he can construct a table, made up of definite types of buildings, of definite size and construction. If this table is sufficiently worked out, it may be made to include all types of buildings coming within his jurisdiction. If such table is not worked out in this detail, it is possible for the assessor to reduce his table so as to show the cubage cost or the cost per square foot of floor space for each type. Then by ascertaining the cubage or the floor space of the given building and multiplying it by his unit cost he

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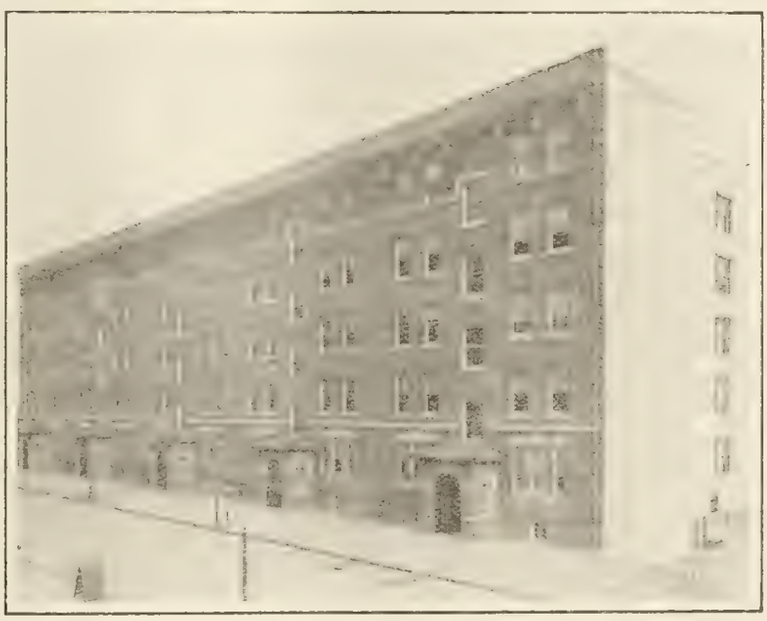
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will have the approximate cost of construction of such a building.

This, however, does not allow for depreciation. Attempts have been made to work out tables of depreciation based upon age, but we have not been able to learn of any table of this kind that is really satisfactory or accurate.

Another thing that must constantly be borne in mind in assessing buildings is that the building must be suitable to the site. A residence standing in the midst of business buildings, far from the usual residence neighborhood, will have small selling value. It may be in the best of repair and admirably designed for residential purposes, but its value will be practically nil, because it is unsuited to the site. Every city, doubtless, has many instances where the transition from residence to business uses has taken all value from some buildings. To assess such buildings on the basis of construction cost or on their actual conditions as dwellings would be a great injustice to the owners.

An assessor can be sure of his land values. But when he assesses buildings by the use of building factors, the result in each case should be tested by his judgment of the additional selling value which the building gives to the lot on which it stands. If the total of land value and building value as thus assessed exceeds the actual selling value, the assessor should go over his figures and reduce his building factor. Otherwise he will not make proper allowance for deterioration or inadequacy of the improvement to the site.—
—From the report of the Committee on Assessment of Real Estate of the National Tax Association.

Traits of a Famous Architect.

In some reminiscences of John W. Root, the architect who was D. H. Burnham's partner, which Theodore Starrett gives in Architecture and Building for November, it is said that the thing that made Daniel Burnham great, if fate intends that he shall be immortal, was the World's Columbian Exposition, and if Burnham is to be immortal John Root should stand beside him—in a sense he should stand before him, because in the elements that made the Fair great, the architecture, as opposed to the construction, there is little doubt. Mr. Root was in a way a New York City product, in that he was graduated from our New York University, and his first job was in the office of Mr. Renwick here, and his second employment in Mr. Snook's office.

In 1871 occurred the Chicago fire and thither he repaired to become foreman of the office of Messrs. Carter, Drake & Wright, architects. A few days after his entrance upon this engagement Root met Daniel Hudson Burnham, who then joined the force of draftsmen in the employ of the firm. The two young men, Root twenty-one and Burnham twenty-five became fast friends and continued so until death parted them.

Burnham got the jobs, Root did them. The way they worked, one was as necessary as the other. Root was a natural architect in the fullest sense of the word. He understood construction and took as much interest in designing a foundation as he did in designing any other part of a building.

"He understood amazingly the philosophy of construction; he had the construction faculty. His face was turned to the truth; he had no truck with the fanciful decoration of the outside of a building to look like something it was not. He was a utilitarian in the sense that he used the materials at hand—bricks and terra-cotta—and delighted to fashion his ideas with them."

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HAS A FINE OUTLOOK.

The New Quarters of the Queens Chamber of Commerce on the Bridge Plaza.

The board of directors of the Chamber of Commerce of the Borough of Queens appointed a committee last June consisting of Richmond Weed, chairman, Louis Windmuller, J. H. Smedley and President W. H. Williams, to furnish suitable offices for the chamber in its new quarters on the Bridge Plaza, Long Island City. This committee, aided by the secretary, Walter I. Willis, spent considerable time during the past summer in selecting furniture and carpets for the new quarters. That the time and money has been spent well is evident from the result, for a very beautiful clubroom is now completely furnished with a color scheme of dark green, brown and yellow that is both harmonious in coloring and restful to the eye.

This large room, which faces the Queensboro Bridge Plaza, and from which one has an excellent panoramic view of the East River and the skyline of Manhattan and the rapidly growing industrial section of Long Island City and the Sunnyside yards, is 35 ft. wide by 56 ft. long, and is covered with a dark green English Wilton carpet. The windows are tastefully draped with green and gold brocatelle hangings. Attractively arranged about the room is a large center table, in a fumed oak stain having upon it two large bronze reading lamps with yellow silk shades; several large comfortable leather chairs and davenports; and also willow settees and chairs in a baronial brown stain upholstered with tapestry.

MUNICIPAL IMPROVEMENTS.

PUBLIC AND LOCAL WORKS CONTEMPLATED IN THE GREATER CITY.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON JAN. 10, AT 2 P. M.

DOUBLEDAY ST.—To have the proceeding to open DOUBLEDAY ST, from Madison st to Traffic st, 2d Ward, discontinued.

1ST ST.—To legally open 1ST ST, from Thomson av to Jackson av, 2d Ward, etc.

HOWARD'S LANDING RD.—To legally close, from South Conduit av to Grimm av, 4th Ward.

PUBLIC PLACE.—To amend the city map by adopting the parcel bounded by Young st, Gale st and Borden av, 1st Ward, as A PUBLIC PLACE.

YOUNG ST.—To amend the proceeding in the matter of the legal opening of YOUNG ST, from Review av to Hunterspoint av, 1st Ward, Borough of Queens, by including the PUBLIC PLACE boundod by Young st, Gale st and Borden av.

STREET SYSTEM.—To change the city map by laying down Butler st, Curtis st, Erickson st, Gilmore st, Humphrey st, McIntosh st, Kearney st, Buell pl and Couch pl, 50 ft in width, as they at present exist upon the ground.

HUNTINGTON (WATER) ST.—To legally open, from Liberty av to Digby (West) st, 4th Ward, for SEWER PURPOSES.

GROVE ST, ETC.—To change the city's plan by altering the lines of GROVE ST, LINDEN ST, GATES AV, PALMETTO ST, WOODBINE ST and MADISON ST, bet Fresh Pond rd and Traffic st; of DOUBLEDAY ST, bet Madison and Traffic sts, and of TRAFFIC ST, from Sigsbee pl to Fresh Pond rd; also to change the SEWER PLAN for the same streets, all of which is shown in detail on the "Map of Proposed Change of City Plan in Territory Bounded by the Long Island Railroad, Brooklyn Heights Railroad and Fresh Pond Road," dated Brooklyn, November 26, 1912, signed Meserole & Middleton, City Surveyors.

CORNELIA ST.—To grade, pave and curb, with asphalt, and cement sidewalks on CORNELIA ST, west from Wyckoff av to the borough line.

SHERMAN ST.—Regulating and paving with a permanent pavement of asphalt block on a 6-inch concrete foundation, and all work incidental thereto, in SHERMAN ST, from Broadway to Grand av, 1st Ward.

VAN DINE ST.—Regulating, grading and laying sidewalks (except where already laid to grade and in good condition) and all work incidental thereto in VAN DINE ST, from Kingsland av to Roosevelt av, 2d Ward.

MADISON ST.—Paving MADISON ST, from Woodward av to Fairview av, together with all work incidental thereto, 2d Ward.

PAYNTAR AV.—Regulating, grading and paving with granite blocks on a concrete foundation, and all work incidental thereto, in PAYNTAR AV, from Van Alst av to Crescent st, 1st Ward

WOODWARD AV AND SILVER ST.—Construction of a sewer basin and appurtenances on the north corner, 2d Ward.

WOOLSEY AV.—Paving with asphalt blocks, on a concrete foundation, the roadway of WOOLSY AV, from Steinway av to 2d av, together with all work incidental thereto.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

BROOKLYN.

73D ST. Grading to a width of 24 ft. on each side of the center line and curbing and flagging 73D ST, from 13th av to 14th av. Adopted.

BUTLER PL.—Paving with asphalt (preliminary pavement) BUTLER PL, from Sterling pl to Plaza st. Adopted.

PILLING ST.—Paving with asphalt (permanent pavement) PILLING ST, from Evergreen av to the Manhattan Beach Branch of the Long Island Railroad. Adopted.

SENATOR ST.—Paving with asphalt (preliminary) where not already paved SENATOR ST, from 4th av to 5th av. Adopted.

UNION ST.—Regulating and grading and paving with asphalt (preliminary) UNION ST, from Albany av to a point 100 ft. west therefrom. Adopted. Title vests in the city, on Feb. 1, 1913.

WHITWELL PL.—Paving with asphalt (preliminary) WHITWELL PL, from Carroll st to 1st st. Adopted.

67TH ST.—Regulating and grading and paving with asphalt (preliminary) 67TH ST, from 1st av to 2d av. Adopted.

71ST ST.—Paving with asphalt (preliminary) 71ST ST, from 13th av to 15th av. Adopted.

EAST 7TH ST.—Paving with asphalt (preliminary) EAST 7TH ST, from Church av to Beverly rd. Adopted.

EAST 28TH ST.—Paving with asphalt (preliminary) EAST 28TH ST, from Clarendon rd to Canarsie la. Adopted.

EAST 8TH ST.—Paving with asphalt (preliminary) and curbing where necessary EAST 8TH ST, from Ditmas av to 18th av. Adopted.

EAST 32D ST.—Paving with asphalt (preliminary) EAST 32D ST, from Snyder av to Church av. Adopted.

WEST 28TH ST.—Paving with asphalt (preliminary) WEST 28TH ST, from Surf av to Mermaid av, excepting the right-of-way of the New York & Coney Island Railroad. Adopted.

GLENWOOD RD, ETC.—Sewers in GLENWOOD RD, from Brooklyn av to East 40th st; EAST 37TH ST, from Glenwood rd to the existing sewer, about 118 ft. north therefrom; EAST 40TH ST, from Glenwood rd to Farragut rd. Adopted.

6TH AV.—Sewer in 6TH AV, from 53d st to 54th st. Adopted.

13TH AV.—Sewer in 13TH AV, from 57th to 58th st. Adopted.

15TH AV.—Sewer in 15TH AV, from 74th st to 75th st. Adopted.

1ST ST.—Sewer in 1ST ST, from Foster av to Webster av. Adopted.

73D ST.—Sewer in 73D ST, from 18th av to the existing sewer west therefrom. Adopted.

82D ST.—Sewer in 82D ST, from 3d av to 4th av. Adopted.

17TH AV.—Sewer in 17TH AV, from 42d to 43d st. Adopted.

67TH ST, ETC.—Sewers in 67TH ST, from 18th av to 19th av; in 19TH AV, from 67th to 70th st. Adopted. Title vests in the city, on Feb. 1, 1913, to 67TH ST, from 18th av to 19th av.

40TH ST.—Sewer in 40TH ST, from 16th av to West st. Adopted.

65TH ST.—Sewer in both sides of 65TH ST, from 14th av to New Utrecht av. Adopted.

SULLIVAN ST.—Sewer in SULLIVAN ST, from Nostrand av to Rogers av.

97TH ST.—Paving with asphalt (preliminary) 97TH ST, from Shore rd to Marine av. Adopted

QUEENS.

1ST ST, ETC.—Acquiring title to 1ST ST, from Greenpoint av to Woodside av, and from Stryker av to Jackson av; to 2D ST, from Howell av to Jackson av; to 3D ST, from Queens Boulevard to Woodside av, and from Stryker av to Jackson av. Adopted, also to fix an area of assessment.

COOPER ST, ETC.—Amending the proceeding for acquiring title to COOPER ST, from the borough line to Cypress av; to COVERT ST, from the borough line to Wyckoff av; to DECATUR ST, from the borough line to Myrtle av; to IRVING AV, from the borough line to Moffatt st; and, to SCHAEFFER ST, from the borough line to Wyckoff av, excluding the right-of-way of the Long Island Railroad from each street except IRVING AV, to conform with changes made in the lines of COOPER ST and of DECATUR ST. Adopted, to amend and to fix a modified area of assessment.

ELMHURST AV.—Request that the proceeding for acquiring title to ELMHURST AV, from Broadway to Roosevelt av be delayed and the whole matter be REFERRED BACK to the Borough President of Queens pending the completion and approval of a map providing for changing the lines of this avenue. Adopted, to refer back to the Borough President.

SUBWAY ROUTE.—The construction plans for the CORONA SUBWAY ROUTE are nearing completion and it is requested by the Public Service Commission that the Board of Estimate provide, by resolution, for vesting title in the city to those portions of QUEENS BOULEBARD and ROOSEVELT AV which will be involved in the proposed contract. Adopted.

PRESTON ST.—Closing and discontinuing PRESTON ST, from Review av to Newtown Creek. Adopted.

ASH ST.—Closing and discontinuing ASH ST, from Murray st to a point about 220 ft. east therefrom. Adopted.

FINAL MAPS.—Establishing the lines and grades of SECTION 7, FINAL MAPS. Adopted.

FINAL MAPS.—Establishing the lines and grades of SECTION 8, FINAL MAPS. Adopted.

RALPH ST.—Changing the grade of RALPH ST, bet Fresh Pond rd and Vincent st. Adopted.

WATERFRONT.—It is suggested that the plan for the pier and bulkhead lines along the NORTH WATERFRONT OF QUEENS, bet Newtown Creek and College Point, be modified by the substitution of straight lines or chords in place of curves. Referred to the Borough President of Queens.

LAMBERTVILLE AV.—In the matter of laying out LAMBERTVILLE AV across the old Southern Division of the Long Island Railroad. Adopted, requesting the Public Service Commission to comply with the recommendations of the Chief Engineer of the railroad company.

MONROE ST.—Rule map, damage map and profile in the proceeding for acquiring title to MONROE ST, from Betts av to Fisk av. Adopted.

DECATUR ST.—Sewer in DECATUR ST, from Myrtle av to Forest av. Preliminary work. Adopted.

BEAUFORT AV, ETC.—Sewers in BEAUFORT AV, from Freedom av to Hatch av; in HATCH AV, from Beaufort av to Jerome av; in THEDFORD AV, from Beaufort av to Jerome av; and, in SHATTUCK AV, from Hatch av to Thedford av. Preliminary work. Adopted.

OCEAN AV, ETC.—Sewers in OCEAN AV, east side, from Jerome av to Beaufort av; and, in LAWN AV, from Jerome av to Beaufort av. Preliminary work. Adopted.

PARSONS AV.—Combined sewer in PARSONS AV, from Queens av to Oak av. Preliminary work. Adopted.

QUEENS AV, ETC.—Stormwater sewer in QUEENS AV, from Elton st to Parsons av, together with combined sewers in ZIEGLER AV, from Queens av to Bayreuth st; in BAYREUTH ST, from Ziegler av to Wentworth av; in CALIFORNIA AV, from Ziegler av to the crown 385 ft east therefrom; in FRANCONIA AV, from Ziegler av to the crown 210 ft. east therefrom; in GEORGIA ST, from Ziegler av to the crown 360 ft. east therefrom; and, in HYACINTH ST, from Ziegler av to the crown 260 ft. east therefrom. Preliminary work. Adopted.

WEBSTER AV.—House connecting drains, where not already laid, in WEBSTER AV, from Vernon av to William st. Preliminary work. Adopted.

RIDGE ST.—Regulating and grading RIDGE ST, from the Boulevard to Ely av. Preliminary work. Adopted.

11TH AV.—Flagging and paving with asphalt block (permanent) 11TH AV, from Broadway to Graham av. Preliminary work. Adopted.

WILLIAM ST.—Paving with asphalt block (permanent) WILLIAM ST, from North Jane st to Beebe av. Preliminary work. Adopted.

THE GREATER CITY.

RURAL CEMETERIES.—Communications from the Borough Presidents of Manhattan, Brooklyn, Bronx, Queens and Richmond, submitting a list of streets which include within their lines LANDS belonging to CEMETERY CORPORATIONS incorporated under the Rural Cemetery Act. Referred to the Corporation Counsel.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have

to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Jan. 28,, at 11 a. m., when testimony will be taken:

MANHATTAN.

166TH ST.—Paving and curbing, from St. Nicholas av to Broadway. Area of assessment: Extends to within one-half the block at the intersecting and terminating streets. List 2844.

BOWERY AND KENMARE ST.—Receiving basins at the northwest corner of BOWERY and KENMARE ST., at the northeast and northwest corners of ELIZABETH ST and KENMARE ST, and at the northwest and southeast corners of Mulberry and Kenmare sts. Area of assessment: Blocks 478, 479, 480 and 481. List 2949.

207TH ST AND POST AV.—Receiving basin at the southeast corner. Area of assessment: Block 2219. List 2950.

BRONX.

DRAINAGE ST, ETC.—Sewers and appurtenances in DRAINAGE ST, south of Boscobel pl; bet Undercliff av and Aqueduct av; in AQUEDUCT AV, bet West 170th st and Ogden av; in OGDEN AV, bet West 169th st and Aqueduct av; in LIND AV, bet West 170th st and the summit south therefrom; in AQUEDUCT AV, east side, bet Boscobel av and Featherbed la; in UNDERCLIFF AV, from existing sewer south of Boscobel pl to Boscobel pl, and in BOSCOBEL PL, bet Undercliff av and Aqueduct av. Area of assessment: Blocks Nos. 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2568, 2522 and 2875. List 2753.

ZEREGA AV.—Regulating, grading, curbing and flagging, laying crosswalks, etc., in ZEREGA AV, from Westchester av north to Castle Hill av. Area of assessment extends to within one-half the block at the intersecting and terminating streets. List 2851.

BROOKLYN.

81ST ST.—Regulating, grading, curbing and flagging 81ST ST, bet 18th and 19th avs. List 2818.

EAST 8TH ST.—Paving EAST 8TH ST, bet Church av and Av C. List 2821.

58TH ST.—Regulating, grading, curbing, flagging, etc., 58TH ST, bet 10th and New Utrecht avs. List 2830.

HENDRIX ST.—Paving, bet Dumont av and New Lots rd. List 2831.

RALPH AV.—Regulating, grading, curbing and flagging RALPH AV, bet Eastern Parkway and East 98th st. List 2835.

67TH ST.—Paving 67TH ST, bet 5th and 7th avs. List 2836.

16TH AV.—Regulating, grading, curbing and flagging 16TH AV, bet 44th and 60th sts. List 2871.

64TH ST.—Regulating, grading, curbing and flagging 64TH ST, bet 6th and Fort Hamilton avs. List 2876.

NOTE.—The area of assessment in each of the above BROOKLYN proceedings extends to within one-half the block at the intersecting and terminating streets.

SEWER BASINS.—Sewer basins at the southeast and southwest corners of AV I and EAST 19TH ST, and on the southwest corner of AV J and EAST 19TH ST; on southwest corner of AV J and OCEAN AV, and on the northeast corner of EAST 18TH ST and AV K. Area of assessment: Blocks 6711, 6712, 6720 and 6721. List 2688.

EAST 98TH ST, ETC.—Sewer in EAST 98TH ST, bet East New York av and Hegeman av, with outlet sewers in EAST 98TH ST, bet Hegeman and Vienna avs; in VIENNA AV, bet East 98th st and Malta st; in MALTA ST, from Vienna av to Wortman av, and in WILLIAMS AV, from Vienna av to Fresh Creek Basin; in MALTA ST, from Wortman av to Fairfield av; in FAIRFIELD AV, from Malta st to Van Sicklen av; in VAN SICKLEN AV, from Fairfield av to the 26th Ward Disposal Works; in BLAKE AV, bet Howard and Saratoga avs; outlet sewers in GRAFTON ST, bet Blake av and East 98th st, and in BARRETT ST, bet Blake av and East 98th st; also an agreement for supporting tracks, etc., of the CANARSIE RAILROAD CO. at Vienna av and Van Sinderen av, in connection with the construction of sewer in East 98th st, from East New York av to Hegeman av; also sewers in East 94th st, bet summit north of Clarkson st and summit north of Lenox rd, and outlet sewer in CLARKSON ST, bet East 94th st and East 98th st, and a tributary sewer in CLARKSON ST, bet East 92d st and East 94th st; also an agreement for supporting tracks, etc., of the N. Y. B. & MANHATTAN BEACH RAILWAY CO. at or near Vienna av and Sackman st, in connection with sewers in East 98th st, etc.; also sewer in UNION ST, bet East New York av and East 98th st, and tributary sewers in SUTTER AV, bet Ralph av and Union st, and in BLAKE AV, bet East 98th st and Union st; also sanitary and storm sewers in WILLIAMS AV, from Vienna av to Hegeman av; in LIVONIA AV, bet Saratoga and Howard avs; in RIVERDALE AV, from Saratoga av to Grafton st; in DUMONT AV, bet Grafton st and Howard av, and an outlet sewer in HOWARD AV, bet Dumont av and East 98th st; also a foundation for a sewer in MALTA ST, from Wortman av to Fairfield av; in FAIRFIELD AV, from Malta st to Van Sicklen av, and in VAN SICKLEN AV, from Fairfield av to the 26th Ward Disposal Works. A sewer in DUMONT AV, from Saratoga av to Grafton st; in HOWARD AV, from Blake av to Dumont av, and a tributary sewer in HOWARD AV, from Sutter av to Blake av; also sewer in TAPSCOTT ST, from East New York av to Sutter av, and an outlet sewer in TAPSCOTT ST, from Sutter av to East 98th st, and tributary sewers in SUTTER AV, from Union st to Tapscott st, and in BLAKE AV, from Union st to Howard av; in GRAFTON ST, bet Sutter and Blake avs; in EAST NEW YORK AV, from East 98th st to Pitkin av, and an outlet sewer in RALPH AV, from East New York av to East 98th st, and tributary sewer in SUTTER AV, from East 98th st to Ralph av. Area of assessment: Blocks Nos. 1399, 1405, 1411, 1477, 3508 to 3511, inclusive; 3530 to 3534, inclusive; 3536 to 3540, inclusive; 3548 to 3560, inclusive; 3565 to 3575, inclusive; 3580 to 3590, inclusive; 3594 to 3603, inclusive; 3607 to 3616, inclusive; 3619 to 3627, inclusive; 3631 to 3652, inclusive; 3868 to 3883, inclusive; 4317 to 4319, 4340 to 4343, 4364 to 4366, 4386 to 4396, 4408 to 4418, 4430 to 4441, 4452, 4600, 4616, 4628 to 4633, 4647 to 4652, 4665 to 4672, 4687 to 4694, 4710 to 4718, 4749 to 4757, 7913, 7914, 7925, 7926, and 8108 to 8123, inclusive. List 2769.

EAST 31ST ST, ETC.—Sewer in EAST 31ST ST, from the sewer summit about 300 ft. south of Av J to Av M, and a sewer in EAST 33D ST, from Av L to Av M, with outlet sewers in AV K, from East 31st st to Flatbush av, and in AV L, from East 33d st to Flatbush av. Area of assesment: Blocks Nos. 7612 to 7618, 7630 to 7637, 7648 to 7655, inclusive; 7810 and 7815. List 2881.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

11TH AV AND 61ST ST, BROOKLYN.—Acquiring title to certain real estate at and near the northwest corner of 11TH AV AND 61ST ST, in the 30th Ward, for the purpose of maintaining and preserving and increasing the supply of pure water. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Feb. 1, at 10 a. m., for the appointment of commissioners of appraisal in the above proceeding.

EXAMINATIONS OF COMMISSIONERS.

COUNTY COURT HOUSE, RICHMOND.—Acquiring title to certain lands and premises in the block bounded by Stuyvesant pl, DeKalb st, Jay st and South st, 1st Ward (NEW BRIGHTON), selected as a site for AN ADDITIONAL COUNTY COURT HOUSE. Russell Bleecker, commissioner of estimate in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Jan. 10, to be examined as to his qualifications by anyone interested.

FINAL REPORTS.

HARSELL ST, QUEENS.—Acquiring title to the lands, etc., required for sewer purposes in HARSELL ST (WILBUR AV), from Vernon av to the bulkhead line of the East River, 1st Ward, as shown on a map submitted June 13, 1910. The final reports of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Part 1, Supreme Court, in the Queens County Court House, Long Island City, on Jan. 7, at 10 a. m.

WEST 207TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening WEST 207TH ST, from 10th av to Emerson st, 12th Ward. The final supplemental and amended report of Charles L. Hoffman, commissioner of assessment in the above proceeding, will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 9, at 10.30 a. m.

SEDGWICK AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending SEDGWICK AV, from Jerome av to a line midway bet the 23d and 24th Wards, at West 169th st, where not already acquired, in the 23d Ward. The final report of the commissioners of estimate and assessment in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 9, at 10.30 a. m.

EASTERN BOULEVARD, BRONX.—Acquiring title to the lands, etc., required for opening and extending EASTERN BOULEVARD from the property of the New York, New Haven and Hartford Railroad to Hunts Point rd, 24th Ward, as amended and corrected by a resolution adopted by the Board of Estimate and Apportionment on April 20, 1911, and by an order of the Supreme Court of Dec. 29, 1911, so as to omit from said proceeding that portion of the said EASTERN BOULEVARD bet Truxton st and the property of the New York, New Haven and Hartford Railroad. The final report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 10, at 10.30 a. m.

BILLS OF COST.

STARR ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending STARR ST (unofficial name), from Brooklyn borough line to Metropolitan av, 2d Ward, as amended by the Supreme Court on Feb. 18, 1910, so as to conform to the lines of said street as shown upon Sections 13 and 14 of the FINAL MAPS OF QUEENS, etc. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Jan. 15, at 10 a. m.

By Comm'rs Estimate and Assessment.

SHALER ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending SHALER ST, from Kossuth pl to Cornelia st, and from Madison st to Traffic st, 2d Ward. John C. Myers and Jas. Callaghan, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 22, at 3 p. m.

John C. Myers, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner at the Municipal Building, Long Island City, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 2, at 3 p. m.

BEACH AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending BEACH AV, bet Gleason av and Bronx River av, 24th Ward. Frank A. Spencer, Jr., Michael J. Scanlan and Jos. C. Luke, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 22, at 2 p. m.

Frank A. Spencer, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 23, at 2 p. m.

AV D, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV D (CORTELYOU RD), from Ocean Parkway to West st, excepting the land occupied by the tracks of the Prospect Park & Coney Island Railroad; ALBEMARLE RD, from West st to East 3d st, and from East 5th st to Ocean parkway, excepting the land occupied by the tracks of the Prospect Park and Coney Island Railroad; CATON AV, from Gravesend av to East 5th st; EAST 2D ST, from Greenwood av to Ditmas av (Av E), and EAST 3D ST, from Fort Hamilton av to Cortelyou rd (Av D), 29th Ward. Thos. H. Troy, Wm. McKinny and W. W. Colne, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 21, at 2 p. m.

Thos. H. Troy, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 22, at 2 p. m.

WEST 138TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening WEST 138TH ST, at its junction with 5th av (unofficial name), 12th Ward. J. Metcalfe Thomas, commissioner of assessment in the above proceeding, has completed his supplemental and amended estimate of benefit, and all persons who are opposed to the same must present their objections in writing to the commissioner, at 90 West Broadway, Manhattan, on or before Jan. 13, and he will hear all such parties, in person, on Jan. 15, at 3 p. m.

BRITTON ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending BRITTON ST, from Bronx Park East to White Plains rd, 24th Ward. Ernest Hall and Jas. F. Donnelly, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 21, at 2 p. m.

Ernest Hall, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 22, at 2 p. m.

Notices to Present Claims.

ROSEBANK AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending ROSEBANK AV, from Southside Boulevard to Broad st, in the 2d and 4th Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Jas. T. Rourke, Geo. W. Stake and Geo. A. Wood, commissioners, at 90 West Broadway, Manhattan, on or before Jan. 9; and, they will hear all such parties, in person, on Jan. 21, at 2 p. m.

AN UNNAMED STREET, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending AN UNNAMED STREET, adjoining the property acquired for the New York and Brooklyn Bridge, extending from William st to North William st. All persons having any claim on account of the above proceeding must present same, in writing, to Chas. L. Hoffman, Chas. J. Leslie and Benno Lewinson, commissioners, at 90 West Broadway, Manhattan, on or before Jan. 9; and, they will hear all such parties, in person, on Jan. 17, at 1 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice that all persons affected by the following improvement assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

EAST 37TH ST. Restoring asphalt pavement in front of 9 and 11 EAST 37TH ST, 21st Ward. Area of assessment: Lot 9, Block 867. Feb. 25.

EAST 46TH ST.—Restoring asphalt pavement in front of 20 EAST 46TH ST, 19th Ward. Area of assessment: Lot 59, Block 1281. Feb. 25.

HAVEN AV.—Opening HAVEN AV, from its present terminal at 170th st to Fort Washington av; and, opening WEST 169TH ST, from Fort Washington av to Haven av, 13th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. Feb. 26.

A TUNNEL STREET, ETC. Acquiring title to an easement in the lands and premises required for opening and extending A TUNNEL STREET, from Broadway, near Fairview av, to the subway station at WEST 191st st and St. Nicholas av, 12th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. Feb. 26.

BRONX.

EAST 190TH ST.—Opening EAST 190TH ST (ST JAMES PL), from Jerome av to Creston av, 24th Ward. Area of assessment: Bounded on the northwest by a line distant 100 ft. northwest from and parallel with the northwest line of Jerome av, the said distance being measured at right angles to the line of Jerome av; on the southwest by a line which bisects the angle formed by the prolongations of the northeast line of Fordham rd and the southwest line of East 190th st, as laid out bet Jerome av and Morris av; on the southeast by a line which is always 100 ft. southeast from and parallel with the southeast line of Creston av, the said distance being measured at right angles to the line of Creston av; on the northeast by a line which bisects the angle formed by the prolongations of the northeast line of East 190th st, and the southwest line of East 191st st, as laid out bet Creston av and Morris av. Feb. 26.

WEST 235TH ST, ETC.—Opening WEST 235TH ST, from Spuyten Duyvil parkway to Riverdale av; opening CAMBRIDGE AV, from West 235th st to West 236th st; opening WEST 236TH ST, from Cambridge av to Riverdale av, 24th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 179th st and 3d av. Feb. 26.

LACOMBE AV, ETC.—Opening LACOMBE AV and RANDALL AV, from the bulkhead line of Bronx River to the bulkhead line of Westchester Creek; and opening COMMONWEALTH AV, from Patterson av to Lacombe av, 24th Ward, annexed territory. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 3d av and 179th st. Feb. 26.

EAST 161ST ST.—Sewer, bet Jerome av and River av, 23d Ward. Area of assessment: Blocks 2357, 2490, 2491, 2492, 2497, 2498, 2499 and 2500. Feb. 20.

LEGGETT AV.—Regulating, grading, setting curbs, flagging sidewalks, laying crosswalks, building approaches and placing fences on LEGGETT AV, from Southern Boulevard to Randall av, 23d Ward. Area of assessment: Both sides of LEGGETT AV, from Southern boulevard to Randall av, and to the extent of half the block at the intersecting and terminating streets. Feb. 20.

BROOKLYN.

FLATBUSH AV EXTENSION.—Constructing sewers in FLATBUSH AV EXTENSION, west side, bet Nassau and Johnson sts; bet Gold and Willoughby sts, and bet Fleet and Lafayette sts, and OUTLET SEWERS in TILLARY ST, bet Gold st and Flatbush av extension; in DUFFIELD ST, bet Tillary st and Flatbush av extension, and to REBUILD THE EXISTING SEWER in TILLARY ST, bet Flatbush av extension and Bridge st, 1st, 3d, 4th and 11th Wards. Area of assessment: Blocks Nos. 87, 88, 97, 98, 103 to 107, 114 to 121 inclusive, 126 to 133, inclusive, 138 to 160, inclusive, 164 to 166, inclusive, 256, 266, 2047 to 2049, inclusive, 2058, 2059, 2060, 2062, 2076 to 2080, inclusive, 2084 and 2093. Feb. 20.

BELMONT AV.—Regulating, grading, curbing and flagging BELMONT AV, bet Snediker and Alabama avs, 26th Ward. Area of assessment: Both sides of BELMONT AV, bet Snediker and Alabama avs, and to the extent of half the block at intersecting avenues. Feb. 20.

EAST 8TH ST, ETC.—Sewer, in EAST 8TH ST, bet Johnson st and Caton pl; and, an outlet sewer in JOHNSON ST, bet East 7th and East 8th sts; and, sewer in JOHNSON ST, bet East 8th st and Coney Island av, 29th Ward. Area of assessment: Blocks 5320, 5321, 5322, 5330 and 5331. Feb. 20.

95TH ST, ETC.—Regulating, grading, setting curbs, flagging 95TH ST, bet 5th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 95TH ST, bet 5th and Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. Feb. 20.

AV P.—Opening AV P, from Ocean av to Nostrand av, 31st and 32d Wards. Area of assessment: Bounded on the north by a line midway bet Av O and Av P and by the prolongation of the said line; on the east by a line distant 100 ft. east from and parallel with the east line of Nostrand av, the said distance being measured at right angles to Nostrand av; on the south by a line midway bet Av P and Av Q, as laid out west of Nostrand av, and by the prolongation of the said line, and on the west by a line midway bet Ocean av and East 19th st. Feb. 20.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 3, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*__Bristow st__ (*), ns, at sws Stebbins av, 100x53.2x113.3, gore, vacant; due, $1,396.87; T&c, $255.14; sub to a 1st mtg of $5,000; Seymour P Kurzman. 6,700

*__Tacoma st, nec Rosedale av__, see Rosedale av, 1424.

*__80TH st, 505-7 E__, ns, 123 e Av A, 50x102.2, 2 5-sty fr storage bldgs; due, $1,334.21; T&c, $1,315.06; corrects error in last issue when description was incomplete; withdrawn.

*__102D st, 223 E__ (*), ns, 330 e 3 av, 25x100.11, 5-sty bk tnt & strs; due, $19,261.81; T&c, $1,230; Geo Radley, etc. 15,000

*__116TH st, 227-9 W__ (*), ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & strs; due, $9,440.25; T&c, $1,265.10; sub to pr mtg of $55,000; Marie M Mills. 57,833

*__116TH st, 231-3 W__ (*), ns, 320 e 8 av, 40x100.11, 6-sty bk tnt & strs; due, $9,427.20; T&c, $1,266.30; sub to pr mtg of $55,000; Marie M Mills. 57,833

*__137TH st, 221 W__ (*), ns, 267 w 7 av, 18x99.11, 3-sty & b stn dwg; due, $14,972.09; T&c, $274.68; Germania Life Ins Co. 15,000

*__182D st, 500 E__, see Bathgate av, 2197.

*__Bathgate av, 2197__ (*), swc 182d, No 500, runs s72.3xw100xs27.8xw54xn100xe158.5 to beg, 2-sty fr dwg, 2-sty fr bldg & vacant; partition; Jas F Loughman. 20,500

*__Digney av__, es, 215.11 s Kingsbridge rd, 100x100; due, $1,591.84; T&c, $303.83; Wm. Walder. 1,700

*__Kingsbridge av, 3742__ (*), ws, 228 n 234th; due, $3,953.30; T&c, $2,000; Andw J Provost exr & trste. 4,500

*__Merriam av__ (*), ss, 268.1 w 170th, 50x96.2x50.6x88.4; vacant; due, $872.30; T&c, $667; sub to a mtg of $2,000; Ella H Laverty. 2,300

*__Rosedale av, 1424__ (*), nec Tacoma, 52.11x108.7x10.6x100; due, $9,932.62; T&c, $141.76. Jno. E. Eymer et al. 8,000

*__Stebbins av, sws, at ns Bristow__, see Bristow, ns, at sws Stebbins av.

HERBERT A. SHERMAN.

*__131ST st, 123 W__ (*), ns, 256 w Lenox av, 18x99.11, 3-sty & b stn dwg; due, $11,726.02; T&c, $236.08; Noah C Rogers, trste. 10,000

SAMUEL GOLDSTICKER.

*__Jerome av__ (*), es, 28.6 n 199th, 51.1x138.6x45x113.9, vacant; due, $5,054.43; T&c, $434.54; Henry S Merkel et al exrs. 3,000

D. PHOENIX INGRAHAM.

*__Kingsbridge Ter__ (*), ns, abt 302 e Heath av, 50.6x160x50x154, vacant; due, $5,650.46; T&c, $370.51; N Y East Annual Conference of the Methodist Episcopal Church. 6,000

SAMUEL MARX.

*__Christopher st, 75__ (*), ns, 101 w 4th, 25x106.2x25x106.1, 6-sty bk tnt & strs; due, $9,666.80; T&c, $338.55; sub to first mtg of $27,000; Harry Hastorf. 37,225

HENRY BRADY.

*__122D st, 208 E__ (*), ss, 105 e 3 av, 25x100.11, 5-sty stn tnt & strs; due, $6,394.92; T&c, $500; sub to first mtg of $19,000; Sigismond Levy. 20,157

BRYAN L. KENNELLY.

*__45TH st, 116-18 W__ (*), ss, 210 w 6 av, 40x100.4, 9-sty bk hotel; due, $84,-918.63; T&c, $——; sub to two mtgs aggregating $135,000; Thos E Greacen. 205,900

J. H. MAYERS.

*__115TH st, 400 W__, see Morningside av W, 44-7.

*__Morningside av W, 44-7__ (*), swc 115th (No 400), 104.3x125.9x100.11x100, 6-sty bk tnt; due, $11,201.30; T&c, $2,640.58; sub to two pr mtgs aggregating $234,192.54; Chas Helborn. 246,529

Total	$718,177
Corresponding week, 1912	426,697
Jan. 1st, 1913, to date	592,295
Corresponding period, 1912	426,697

VOLUNTARY AUCTION SALES.

MANHATTAN AND BRONX.

JOSEPH P. DAY.

JAN. 9.

__Cherry st, 18__, ns, 309.1 w Roosevelt, 24.10x131.8x25.6x126, 5-sty & b bk & stn tnt with str.

__Fulton st, 67__, ns, 140.8 w Cliff, 24.7x95.9x22.11x90.6, 4-sty & b bk loft & str bldg with 1-sty bk ext.

__New Bowery, 49__, es, 50.5 n James, 38x39.8x25x74.4, 5-sty & b bk tnt with strs.

__New Chambers st, 66__, sws, 57.1 ne Oak, 26.1x56.6 to Roosevelt (No 74) x19x38.9, 5-sty & b bk tnt with str.

__Roosevelt st, 74__, see New Chambers, 66.

__Waverly pl, 196-200__, ws, 38.10 s Charles, 56.6x75, 6-sty & b bk & stn tnt.

__13TH st, 141 E__, ns, 100 w 3 av, 25x100, 5-sty bk tnt with str.

__35TH st, 225-7 E__, ns, 280 w 2 av, 40.2x98.9, 6-sty & b bk & stn tnt with str.

__40TH st, 226-8 E__, ss, 255 w 2 av, 50x98.9, 2 6-sty & b bk & stn tnts.

__40TH st, 225-31 E__, ns, 180 w 2 av, 75x98.9, 2 6-sty & b bk & stn tnts.

__45TH st, 216-8 E__, ss, 205 e 3 av, 50x100.4, 2 5-sty & b bk & stn tnts.

__62D st E, nwc 2 av__, see 2 av, 1177.

__83D st, 215-21 W__, ns, 100 w Ams av, 99.9x102.2; 4 5-sty & b bk & stn tnts.

__124TH st, 221 E__, ns, 223 e 3 av, 30x100.11, 5-sty & b bk & stn tnt.

__2D av, 1177__, nwc 62d, 25x70, 5-sty & b bk & stn tnt with str.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Dec. 31, 1912:

WM. H. SMITH.

__Grattan st__, ss, 325 e Porter av, 25x100; Kathryn F Murphy. 9,200

__Pacific st__, ss, 400 e Albany av, 50x107.2; Wm Gremler. 4,000

__18TH st__, nes, 356.6 se 7 av, 15.11x100.2; Alex G Calder. 2,200

__18TH st__, nes, 372.5 se 7 av, 15.11x100.2; Alex G Calder 2,000

__18TH st__, nes, 388.4 se 7 av, 15.11x100.2; Alex G Calder 2,000

__18TH st__, nes, 404.3 se 7 av, 16x100.2; Alex G Calder. 2,000

__18TH st__, nes, 420.3 se 7 av, 15.11x100.2; Alex G Calder. 2,000

__E 25TH st (*)__, es, 400 n Av K, 34.11x100; Louisa Blum. 3,760

__E 26TH st (*)__, ws, 440 n Av K, 28.5x100x29.7x100; Louisa Blum. 3,550

__39TH st__, ns, 250 e 8 av, 75x100.2; also 39TH ST, sec 8 av, 100x50.2; adj to Jan 16.

__39TH st, sec 8 av__, see 39th st, ns, 250 e 8 av.

__40TH st (*)__, ss, 200 e 7 av, 125x100; Bernard Glucksman. 13,000

__41ST st (*)__, ss, 135 e 13 av, 25x100.2; Home Title Ins Co of N Y. 5,600

__E 58TH st__, ws, 380 s Grant, 40x100; Ellen M Flavin. 250

__79TH st__, ss, 340 w 3 av, 80x218.8 to 80th x80x218.4; withdrawn.

__80TH st__, sws, intersec ses 17 av, 15x66x44.7x60; Wm Gremler. 4,000

__81ST st__, nes, intersec ses 17 av, 20x58; Wm Gremler. 4,000

__81ST st__, nes, intersec ws New Utrecht av, 55.2x20x45x22; Wm Gremler. 4,000

__89TH st__, sec 2 av, 90x200 to 90th; Herald Construction Co. 12,000

__90TH st__, sec 2 av, 100x178.6; Herald Construction Co. 9,800

__Atlantic av__, ss, 95 e Albany av, 80x100; withdrawn.

__Av S__, sec E 19th, 120x120; Mary Lang. 4,905

__Church av (*)__, swc Ocean av, 67.10x101.6; Geo J Gillespie. 18,000

__New Utrecht av__, ws, 44.6 n 81st, 22x40x20x50; Wm Gremler. 4,000

__New Utrecht av__, ws, 89.8 n 81st, 44x15x40x35; Wm Gremler. 4,000

__6TH av (*)__, ws, 68 s 6th, 16x78.10; Wm Huus. 5,100

__17TH av__, ses, 60 sw 80th, 20x54 to New Utrecht av x22x44.7; Wm Gremler. 4,000

__Interior lot (*)__, 75 w Marcy av & 125 n Hope, 25x42x11x55; Arthur F Cavanagh. 360

JAMES L. BRUMLEY.

__Dean st__, ns, 240 w New York av, 20x100; Mary E John. 10,300

__Av U (*)__, ss, 40 e East 4th, 20x100; Annie M Shipman. 1,000

__New Utrecht av__, ws, 22.3 n 81st, 22x50x20x60; Wm Gremler. 4,000

WM. P. RAE CO.

__E 23D st__, es, 182.9 n Av D, 46.10x100x irreg; C H Pulis. 5,500

__New Utrecht av (*)__, ses, 400 sw 86th, 50x96.8; Julius Dahlman. 4,050

__21ST av (*)__, es, 40 n Benson av, 50x98.6; Cuba I Ward. 6,000

CHARLES SHONGOOD.

__Chauncey st (*)__, ss, 100 w Patchen av, 100x100; Henry M Ward. 2,000

__Kosciusko st (*)__, ss, 80 w Marcy av, 20x100; Harry Siglag. 3,000

__W 5TH st (*)__, es, 494.4 n Neptune av, 39.7x100; Chas N Brewster. 700

__E 7TH st (*)__, es, 100 s Cortelyou rd, 40x120.6; Leo Bertsch et al. 4,000

__E 18TH st (*)__, ws, 260 n Av P, 40x100; Louis Schlech. 6,200

__E 31ST st (*)__, es, 460.2 n Tilden av, 20x100; Abr Schiff et al. 3,350

43D st (*), ss, 100 w 8 av, 20x100.2; Hannah Mathison et al. 3,750

Blake av (*), nec Powell, 100.9x20; Ida Wittenberg. 12,179

Rogers av, es, 39.4 n Church av, 20x95, withdrawn.

SAMUEL GOLDSTICKER.

East New York av, ss, bet Chester & Bristol, lot 29; foreclos of tax lien; Jacob Levitt. 755

Total $190,509
Corresponding week 1912..... 102,228

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesrooms, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.

JAN. 4.

No Legal Sales advertised this day.

JAN. 6.

Houston st, 493 E, ss, 40 e Goerck, 20x75; 4-sty fr bk ft tnt; Eliza C Farnham agt Rose Messer et al; Wm R Adams (A), 25 Broad; Winter Russell (R); due, $6,-561.63; T&c, $700; Jos P Day.

JAN. 7.

Coster st, 630, es, 460 s Spofford av, 20x100, 2-sty bk dwg; Herman Frank agt Raffael Luongo et al; Isaac Levison (A), 309 Bway; Lewis A Abrams (R); due, $613.46; T&c, $261.78; sub to a 1st mtg of $6,000; Saml Marx.

Market st, 69; ws, 106.6 s Hamilton, 37.7x59.7x37.7x58.9, 6-sty bk tnt & strs; Henry De F Weekes agt Agnes R Brown et al; Weekes Bros (A), 45 William; H C S Stimson (R); due, $32,568.24; T&c, $2,753.74; Herbt A Sherman.

Simpson st, 1057-9, ws, 197.6 n Westchester av, 43.9x100, 5-sty bk tnt; Ida Edman agt Danl Wolkowisky et al; House, Grossman & Vorhaus (A), 115 Bway; Chas L Hoffman (R); due, $7,321.58; T&c, $815; sub to a 1st mtg of $28,000; Henry Brady.

4TH st, 377-83 E, ns, 172.7 e Av D, 67.10 x96. 2 4-sty bk tnts & strs & 2 4-sty rear tnts; Julius Mautner agt Max Verschleiser et al; Emanuel Jacobs (A), 132 Nassau; Chas Putzel (R); due, $50,341.11, T&c, $1,942.63; J H Mayers.

38TH st, 316 E, ss, abt 260 e 2 av,, 21.2x irreg, 5-sty bk tnt & strs; Tax Lien Co of N Y agt Pierre G Carroll et al; Wm Lustgarten (A), 68 William; Abr Benedict (R); due, $2,842.89; T&c, $1,281.17; Saml Goldsticker.

130TH st, 118 W, ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; Wm B Boulton agt Abr S Iserson et al; Low, Miller & Low (A), 30 Broad; Jno Z Lowe Jr (R); due, $26,336.90; T&c, $1,131.59; mtg recorded Jan8'10; Joseph P Day.

182D st E, swc Washington av, see Washington av, 2191-5.

187TH st, 660-2 E, sws, 50 nw Crescent av, runs sw97.3 to Crescent av xsw3.6xnw 47.9xne100xse50 to beg, 5-sty bk tnt & strs; Niagara Life Ins Co agt Simon Lesser et al; Gregg & McGovern (A), 141 Bway; Jas A Allen (R); due, $38,115.31; T&c, $1,093.42; Henry Brady.

226TH st E, nec Barnes av, see Barnes av, nec 226th.

239TH st E, swc Carpenter av, 100x100, Wakefield; Lillian M White agt Wm W Penfield et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $2,-903.13; T&c, $138.54; Jas L Wells.

Barnes av, nec 226th, 75x105, Wakefield; Jno Bussing Jr agt Geo S Livingston et al· Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $2,890.-26; T&c, $406.38; Jas L Wells.

Carpenter av, swc 239th, see 239th E, swc Carpenter av.

Crescent av, ns, 220 e Belmont av, see 187th, 660-2 E.

Crotona av, 2154-8, es, 336.7 n 181st, 81.6x97.9x71.7x105.2, 2 5-sty bk tnts; Manhattan Mtg Co agt G Zingales Co et al; Carrington & Pierce (A), 200 Bway; Orson A Raynor (R), due, $56,693.96; T&c, $274.00; mtg recorded June9'11; Joseph P Day.

Longfellow av, ws, 150 n 172d, 50x100, vacant; Wm R Rose agt Benfra Realty & Holding Co et al; action 1; Alfred L Rose (A), 128 Bway; Saml Strasbourger (R); due, $4,938.18; T&c, $134.13; Saml Marx.

Longfellow av, ws, 100 n 172d, 50x100, vacant; same agt same; action 2; same (A); same (R); due, $4,938.18; T&c, $134.13; Saml Marx.

Longfellow av, ws, 200 n 172d, 50x100, vacant; same agt same; action 3; same (A); same (R); due, $4,938.30; T&c, $134.-13; Saml Marx.

Penfield av, ss, 87.9 e White Plains av, 25x97.2x25x96.7, Wakefield· Caroline Ritter gdn agt Wm W Penfield et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $1,494.85; T&c, $144.71; Jas L Wells.

Washington av, 2191-5, swc 182d, 62.2x 85, 2 2- & 1 3-sty fr tnts & strs; Geo Hahn agt Susan C Steers et al; C Bertram Plante (A), 15 William; Melvin G Pallister (R); due, $3,(2.22; T&c, $1,764.87; Joseph P Day.

9TH av, 671, ws, 56.6 n 46th, 18.9x62.6, 4-sty bk tnt & strs; Susan Harris agt Susan J B Harris et al; exrs Geo H D Foster (A), 2 Rector; Percival H Gregory (R); partition; Joseph P Day.

JAN. 8.

Nichols pl, ws, 61.6 s Prescott av, runs w217.5 to 207th xs100xe40xs100xe100.1xne 217.6 to beg, vacant; Edw O Power, trste, agt Frank C Commandeur et al; Theo Hansen (A); Herbt H Maass (R); due, $13,398.63; T&c, $650; Herbt A Sherman.

19TH st, 274-6 W, ss, 110 e 8 av, 40x 123.5x40.3x128.2, 6-sty bk tnt; Citizens Savgs Bank agt Moses Bachman et al; Pirsson & Beall (A), 5 Nassau; Melvin G Palliser (R); due, $67,633.63; T&c, $3,-318.90; Bryan L Kennelly.

88TH st, 180 W, ss, 100 e Ams av, 25x 100.8, 5-sty bk tnt; Fredk Torkler et al agt Alfred C Bachman et al; Jno T Booth (A), 271 Bway; Jas M Vincent (R); due, $8,987.80; T&c, $674.50; sub to a mtg of $30,000; Henry Brady.

108TH st, 109 E, ns, 105 e Park av, 25x 100.11, 4-sty stn tnt; David Banks et al agt Israel M Finkelstein et al; Frank B Makepeace Jr (A), 23 Park pl; Townsend Morgan (R); due, $13,429.11; T&c, $281.35; Joseph P Day.

207TH st W, es, — s Prescott av, see Nichols pl, ws, 51.6 s Prescott av.

JAN. 9.

16TH st, 536 E, ss, 170.7 w Av B, 24.11x 103.3, 5-sty bk tnt; Fitch Gilbert, trste, agt Luigi Rossi et al; Julius H Seymour (A), 280 Bway; Wm J Reid (R); due, $20,-445.79; T&c, $800; Bryan L Kennelly.

Grand blvd & concourse, 964, es, 34.4 s 164th, 100x188.5x100x191.1, 3-sty & b fr dwg & vacant; N Y Life Ins & Trust Co agt Eliz B Ball et al; Emmet & Parish (A), 52 Wall; Rudolph A Seligmann (R); due, $11,586.53; T&c, $5,111.03; Joseph P Day.

Marion av, 2574, es, 107 s 193d, 25x98x 20.9x98.11, 2-sty fr dwg; Susan V N Rouget, extrx, agt Rebecka Marcus et al; Davison & Underhill (A), 26 Court, Bklyn; Martin C Ansorge (R); due, $3,463.94; T&c, $335.16; sub to a tax lien of $726.12; Joseph P Day.

3D av, 4064, es, 389.9 n 174th, 25x100, 4-sty bk tnt & strs; V Everit Macy et al, trstes, agt Herman J Katz et al; Davison & Underhill (A), 26 Court, Bklyn; Francis W Judge (R); due, $12,583.51; T&c, $1,211.25; Joseph P Day.

3D av, 4066, es, 414.9 n 174th, 25x100, 4-sty bk tnt & strs; same agt same; same (A); same (R); due, $12,076.57; T&c, $1,-265.70; Joseph P Day.

JAN. 10.

Cherry st, 391-3, ss, 71.3 e Scammel, runs s 82.9xe23.9xn4.7xe22xn80xw45.9 to beg, 6-sty bk tnt & strs; National Academy of Design agt Emma Bloch et al; Phelps & East (A), 30 Broad; Gustavus A Rogers (R); due, $36,147.46; T&c, $465.-22; Joseph P Day.

Hubert st, 1, see Hudson, 147-9.

Hudson st, 147-9, swc Hubert (No 1), 38x76, 2 4-sty bk tnts & strs; Wm L Condit et al trstes agt Mary A Kehoe et al; James, Schell & Elkus (A), 170 Bway; Jas M Tully (R); due, $38,241.10; T&c, $4,360.96; Joseph P Day.

111TH st, 63-7 E, ns, 120 e Mad av, 46.9 x100.11, 6-sty bk tnt & strs; Walter M Keck, trste, agt Abr Rothstein et al; Creevey & Rogers (A), 60 Wall; Wm Klein (R); due, $48,383.04; T&c, $2,396.00; Joseph P Day.

141ST st, 605-7 W, ns, 100 w Bway, 75x 99.11; 6-sty bk tnt; Morris Lederman agt Donald Campbell Co et al; Jno L Bernstein (A), 5 Beekman; Robt F Wagner (R); due, $29,736.93; T&c, $——; Henry Brady.

188TH st W (proposed), ss, 95 w Wadsworth av, 50x94.11, vacant; Wm J Carlin agt Chas A Fluri et al; Edmund Coffin (A), 34 Pine; Adam Weiner (R); due, $4,-319.87; T&c, $236.80; Saml Goldsticker.

JAN. 11.

No legal sales advertised for this day.

JAN. 13.

111TH st, 255 W, ns, 56 e 8 av, 36x100.-11, 6-sty bk tnt; Emma Pretzfeld et al agt Abr Kaplon et al; Heyman & Herman (A), 35 Nassau; Thos A Eager (R); due, $44,999.39; T&c, $850; mtg recorded Apr'04; Joseph P Day.

169TH st, 96 W, ss, 108.8 e Nelson av, 29.4x149.2, 3-sty fr tnt; Henry Wacker agt Saint Francis Realty Co et al; action 2; Clocke, Koch & Reidy (A), 391 E 149; Jno Cardone (R); due, $8,005.16; T&c, $500; sub to mtg of $3,000, recorded Nov 18'10; Joseph P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated:

JAN. 4.

No Legal Sales advertised for this day.

JAN. 6.

57TH st, ss, 120 e 13 av, 20x100.2; Paul S Ayers et al agt Louis Christensen et al; Sidney F Strongin (A), 189 Montague; Philip G Gross (R); Chas Shongood.

Albemarle rd, nwc E 11th, 70x100; Jno Mayer agt Ella W Ireland et al; Milton Hertz (A), 391 Fulton; Earl J Bennett (R); Chas Shongood.

Lafayette av, ns, 275 e Tompkins av, 25x 100; Morris Blum agt Mary E Walter et al; A I Nova (A), 924 Bway; W Harry Sefton (R); Chas Shongood.

Meserole av, sec Diamond, 100x20; Annie Armmuth agt Israel Meschnick et al; Edw J Reilly (A), 142 Norman av; Jas V Short (R); Chas Shongood.

JAN. 7.

President st, ss, 275 w New York av, 50x127.9; Margt A Ball agt Mary Kolfoy et al; Niebrugge & Maxfield (A), 487 Bway Manhattan; Noble S Nelson (R); Wm P Rae.

Rodney st, ws, 160 n Ainslie, 20x60; Cath Pallmann agt Margt Growney et al; Johnson & Galston (A), 49 Wall, Manhattan; Jno O Farrell (R); Wm H Smith.

4TH st, ss, 300 w Bond, 20x103.4; Polish-American Co-op Savgs & Loan Assn agt Wladislay Antozewski et al; Clement F Rozanski (A), 17 State, Manhattan; Jno N Zurn (R); Wm H Smith.

7TH st, es, intersec ses Bedford av, 40x 80; Louis Weber agt Mary J McCormick et al; Overend & Buchner (A), 26 Court; Jacob M Peyser (R); Wm H Smith.

76TH st, ss, 226.3 e 3 av, 17.11x109.4; The Thrift agt Wm A Bagnall et al; Francis Jordan (A), 207 Ryerson; Frank W Holmes (R); Wm H Smith.

Lafayette av, ns, 112.6 w Grand av, 18.6 x100; Merchants Co-operative Mtg Co agt Josephine Coheu et al; Henry Wrissmann (A), 391 Fulton; Frank Obernier (R); Chas Shongood.

Pitkin av, nwc Van Siclen av, 25x100; Wm H Robinson et al agt Arcadia Realty Co et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Robt H Ernest (R); Wm H Smith.

Willoughby av, ns, 225 e Tompkins av, 26.8x100; Young Women's Christian Assn of Bklyn agt Wm B Reeve et al Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Chas F Murphy (R); Jas L Brumley.

JAN. 8.

McDonough st, ns, 100 e Marcy av, 40x 100; Peter Greeb agt R Edmund Pendelton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

Sterling pl, ss, 367 e Schenectady av, 38x102.9; also STERLING PL, ss, 329 e Schenectady av, runs s102.9xw39xs25xe160 xnw130.5xs102.9xw38 to beg; Albt Nussle, admr agt Builders Trucking & Material Co et al; Schinzel & Halbert (A), 1293 Myrtle av; Wm Watson (R); Wm H Smith.

Bay 13TH st, es, 325 n Benson av, 20x 108.4; Mary A Jennings agt Isaac H Love et al; Theo Burgmyer (A), 40 Court; Geo W Martin (R); Wm H Smith.

19TH st, sws, intersec nws 8 av, 81x20.2; Emil T Palmenberg agt Luella Judd et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

57TH st, ss, 120 e 1 av, 200x100.2; Jos L Hart agt Abels Gold Realty Co et al; Wm R Murphy (A), 189 Montague; Jas F Collins (R); Wm H Smith.

Bedford av, es, 177.5 n Atlantic av, 20x 100; Brevoort Savgs Bank agt Henry N Corwith et al; Wray & Pilsbury (A), 32 Park pl, Manhattan; Floyd J Ames (R); Wm P Rae.

2D av, nes, 90.7 n Ovington av, 20x90; Kings County Mortgage Co agt Frank A Bandholz et al; Hubbard & Rushmore (A), 26 Court; Donald B Smith (R); Wm H Smith.

JAN. 9.

Grattan st, ns, 135.5 w Varick av, 164.6x 100; Realty Associates agt Patk J Cosgrove et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm H Smith.

State st, ns, 100.1 e Furman, 19.11x61; Amanda V Hoag et al agt Ponce Realty Co et al; Jno S Griffith (A), 44 Court; Leroy W Ross (R); Wm H Smith.

Bedford av, ws, 20.10 n Beverly rd, 20.10 x87.9; Rose Handler agt Klepper Constn Co et al; Jos J Schwartz (A), 361 Stone av; Chas S Taber (R); Wm H Smith.

Bedford av, ws, 20.10 n Beverly rd, 20.10 x87.9; Rose Handler agt Klepper Constn Co et al; Jos J Schwartz (A), 361 Stone av; Chas S Taber (R); Wm H Smith.

5TH av, sec 1st, 23x91.9; Jno H Doscher et al agt Mary A McNamara; Frank Obernier (A), 44 Court; Geo R Holahan, Jr, (R); Wm H Smith.

JAN. 10.

Seeley st, ss, 23 e 18th, 40x100; Cath Jacobs et al agt Mary F Dugan et al; Jacob M Peyser (A), 26 Court; Jas H Scrimgeour (R); Chas Shongood.

6TH st, ns, 155.4 w Prospect Park W, 18.9x100; Chas L Atkinson agt Eleanor C Thomson et al; Harry L Thompson (A), 175 Remsen; Michl H Rose (R); Wm P Rae.

48TH st, ss, 260 e 4 av, 20x100.2; Bay Ridge Savgs Bank agt Helen E Harris et al; Wm J Bolger (A), 149 Bway, Manhattan; J Grattan Macmahon (R); Wm H Smith.

82D st, nes, 150 nw 17 av, 30x100; Mary R Lee agt Milton S Kistler et al; Frank C Mebane (A), 45 Bway, Manhattan; Wm J Pape (R); Wm H Smith.

Av N, nec 4th, 100x160; Trstes sale of estate of Saml H Myers; Jos S Epstein (A), 149 Bway, Manhattan; Saml Marx.

JAN. 11.

No legal sales advertised for this day.

JAN 13.

Debevoise st, ns, 75 e Morrell, 25x100; Morris Berger agt Emerson Land Impt Co et al; Mitchell May (A), 44 Court; Maurice F Miller (R); Chas Shongood.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded Plans Filed and Government, State and Municipal Work.

National Biscuit Co. May Build.

A report was around on Thursday that the National Biscuit Company would soon erect a large fireproof warehouse on the West Side. It will be recalled that about a year ago plans were prepared by the company for a huge structure of this type, to cover the entire block bound by 10th avenue, Marginal, 15th and 16th streets, but building operations were never started. It was also stated that the structural steel necessary for the building has practically been awarded and that the project will cost in the neighborhood of $2,000,000. In all probability further details and particulars of construction will be made known in about one month. The plans will be made by the company.

New York Theatre to Be Altered.

The New York Theatre on the east side of Broadway, between 44th and 45th streets, originally built by Oscar Hammerstein and for the past year renamed the "Moulin Rouge," has been leased by William Morris, who will reopen the building about January 20 with the name "All Wonderland." A. W. Johnson, of 105 West 40th street, has been retained to prepare plans for some changes in the building. The second floor, formerly the concert hall, will be made into a ball room with a floor for dancing, 78x42 feet.

Hotel at White Plains.

The Gedney Farms Hotel Company is taking estimates through Kenneth Murichison, architect, 298 Fifth avenue, Manhattan, for remodeling the old farm buildings at White Plains, Westchester County, for hotel purposes. Bids will be received until January 9. Mr. Farley, of the Scarsdale Estates Company, represents the owners.

Mohansic State Hospital Plans.

State Architect Herman W. Hoefer, Capitol, Albany, is preparing plans for the erection of the Mohansic State Hospital at Yorktown, Westchester County, New York, to cost in the neighborhood of $355,000. The State Hospital Commission has charge of awarding contracts. The buildings will have accommodations for six hundred patients. It is expected that bids will be called for by March 1.

Contractors Figuring Frick House.

Carrere & Hastings, 225 5th avenue, are taking estimates for the marble mansion which Henry C. Frick, of Pittsburgh, Pa., will erect on the east side of 5th avenue, between 70th and 71st streets, to cost about $4,000,000. Owen Brainard, of 225 5th avenue, will be the consulting engineer.

Figuring for Broadway Loft.

H. H. Oddie, Inc., 251 4th avenue, general contractor for the six-story loft building to be erected at the southwest corner of Broadway and 57th street for Klein & Jackson, 149 Broadway, is taking estimates on all subs. The plans are by Rouse & Goldstone.

New Warehouse for the Bronx.

The A. P. Dienst Company, builders' supplies, will soon start the erection of an eight-story warehouse at the northeast corner of 3d avenue and 140th street, the Bronx. Gregory B. Webb, 104 West 42d street, has prepared plans.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

FT. WASHINGTON AV.—Harold L. Young, 1204 Broadway, has been selected architect for the 6-sty apartment house to be erected at the southeast corner of Ft. Washington av and 161st st, for the Melvin Construction Co., 171 Broadway, owner.

NORFOLK ST.—A. F. Leicht, 9 East 42d st, architect, is taking bids for a 5-sty brick and terra cotta tenement with stores, 35x70 ft., to be erected at the northeast corner of Norfolk and Delancey sts, for C. Karg.

AMSTERDAM AV.—J. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-sty tenement, 454 Amsterdam av, for Daniel Meenan, 55 West 88th st, owner. Cost, $5,000.

163D ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty apartment house, 102x irregular to be erected at the southwest corner of 163d st and Ft. Washington av, for the Riverside Viaduct Realty Co., 8 West 39th st, owner. Cost, $200,000.

124TH ST.—Chas. B. Meyers, 1 Union sq, has completed plans for the 6-sty apartment house, 100x87.11 ft., to be erected in the south side of 124th st, 300 ft. west of Amsterdam av, for the Martha Building Corp, 960 Prospect av, owner. Cost, $130,000.

138TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 6-sty apartment house, 89.11x irregular, to be erected in the north side of 138th st, between St. Nicholas and Edgecombe avs, for the Charter Construction Co., 505 5th av, owner. Cost, $110,000.

161ST ST.—Harold L. Young, 1204 Broadway, has completed plans for a 6-sty apartment house 102.2x irregular, to be erected at the northeast corner of 161st st and Ft. Washington av, for the Friedman Construction Co., 171 Broadway, owner. Cost, $300,000.

25TH ST.—Gronenberg & Leuchtag, 7 West 22d st, have completed plans for a 6-sty tenement, 40.6x85.9 ft., to be erected in the south side of 25th st, 284.6 ft. west of 8th av, for the Crest Holding Co., 1200 Madison av, owner. Cost, $55,000.

BANKS.

5TH AV.—Figures are being received for alterations to the building at 160 5th av, for the Union Exchange National Bank of New York, on premises. Harry Allen Jacobs, 320 5th av, is architect.

CHURCHES.

AQUEDUCT AV.—Figures are being received for the 1-sty brick and terra cotta church to be erected at Aqueduct and University avs, for the University Heights Presbyterian Church, 181st st and Aqueduct av, owner. Rev. P. B. Wightman, 2200 Loring pl, is pastor. R. N. Cleverdon, 41 Union sq, is architect.

DWELLINGS.

246TH ST.—G. H. Chichester, 103 Park av, is taking bids on the general contract for a 2½-sty brick and stucco residence, 62x30 ft, to be erected in West 246th st, for Mrs. Charles E. Niles, 345 West 85th st.

HOSPITALS AND ASYLUMS.

136TH ST.—Jennings & Welstead, 227 West 50th st, at $223,669, were low bidders for the addition to the Harlem Hospital at 136th, 137th sts and Lenox av, for the New York Bellevue & Allied Hospitals, from plans by J. H. Freedlander, 244 5th av, architect. F. A. Burdett & Co., 16 East 33d st, steel engineer. W. C. Tucker, 156 5th av, sanitary engineer. Pattison Bros., 1182 Broadway, steam and electrical engineers.

POWER HOUSES.

31ST ST.—The New York Edison Co., 55 Duane st, is taking bids for a 1-sty brick and steel substation, 40x100 ft., to be erected at 340-342 West 31st st, from plans by W. Weissenberger, care of owners, architect. Estimated cost is $35,000.

39TH ST.—F. L. Flory, care of owners, Chicago, Ill., engineer, is preparing plans for a 1-sty brick and steel boiler house, 40x80 ft, to be erected at 641 West 39th st, N. Y. C., for Morris & Co., Chicago, Ill. Cost about $20,000. Owners will call for bids about Feb. 1 on general contract.

PUBLIC BUILDINGS.

RIVINGTON ST.—All bids were rejected for the addition and alterations to the swimming pool and public bath at 324 Rivington st, for the city. Charles G. Armstrong & Son, 149 Broadway, architects, will revise plans and new bids will be received early in January. Cost, about $50,000.

STORES, OFFICES AND LOFTS.

AMSTERDAM AV.—Figures are being received for the 3-sty loft building, 40x74 ft., to be erected at 129-131 Amsterdam av, for Benjamin F. Foster, 80 William st, owner. Oscar Lowinson, 5 West 31st st, architect.

5TH AV.—Townsend, Steinle & Haskell, 1328 Broadway, have plans for alterations to the 6-sty store and loft building, at the northwest corner of 5th av and 35th st, for the Ball Realty Co., 374 5th av. The contract has not been issued.

AMSTERDAM AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 3-sty store and office building to be erected at 129-131 Amsterdam av, from plans by Oscar Lowinson, architect, and desire all bids on subs prior to January 7th.

THEATRES.

AMSTERDAM AV.—H. H. Uris, 525 West 26th st, has received the structural steel and ornamental iron work for the moving picture theatre, 50x100 ft., on the west side of Amsterdam av, 50 ft. south of 180th st, for the Kerlock Realty & Construction Co., George Brown, president, 63 Park row. Von Beren & La Velle, 507 5th av, architects. Cost, about $12,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

146TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 6-sty brick apartment, 50x87 ft, to be erected in the north side of 146th st, 325 ft. east of Broadway, for the Daniel Hallecy Constn. Co., 1704 Anthony av, owner. Cost, about $60,000.

BEAUMONT AV.—Excavating is under way for the 6-sty apartment, 100x100 ft., on Beaumont av, about 200 ft north of 183d st, for Aug. N. Siebrand, 148 Alexander av, owner. J. H. Friend, 148 Alexander av, architect. S. Niewenhous, 1 Madison av, is general contractor. Cost about $50,000.

VILLA AV.—M. W. Del Gaudio, Tremont and Webster avs, is revising plans for a 4-sty brick tenement, 50x80 ft., to be erected on the east side of Villa av, south of Van Courtlandt av, for M. Monaca, Villa av and 206th st.

CHURCHES.

WALKER AV.—Frank A. Rooke, 489 5th av, architect, is taking bids for a 1-sty stone church, 100x115 ft., to be erected at 2547 Walker av, for the Westchester M. E. Church, Rev. A. L. Faust, 1516 Benson av, is pastor. At first only the basement will be built. Seating capacity is 350.

FOREST AV.—The Congregation Beth Hamildrash Hagedal, care of L. Solomon, president, 923 St. Johns av, is taking bids on the general contract for alterations to the 3-sty brick synagogue, at 827-9 Forest av, from plans by Jos. M. Harrison, 230 Grand st, architect. Cost, $30,000.

STORES, OFFICES AND LOFTS.

137TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick store, 50x35 ft., to be erected in the south side of 137th st, 300 ft. east of St. Anns av, for Jacob & Isaac Kauffman, 206 Division st, owners. Cost, about $10,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

22D ST.—Edward B. Chestersmith, 181 Woodruff av, Brooklyn, has completed plans for a 4-sty brick flat, 65x40 ft, to be erected in East 22d st, 109 ft south of Ditmars av, for Henry V. Terboss, 26 Court st, owner. Cost about $40,000. Project will probably not go ahead until the spring.

CLINTON AV.—C. B. Brun, 1 Madison av, N. Y. C., is preparing plans for a 4-sty brick apartment, 25x90 ft., to be erected at the northeast corner of Clinton and Myrtle avs, for the Victor Holding Co., 186 Remsen st. Cost, about $30,000.

OCEAN AV.—Robert Schaefer, 1524 Flatbush av, is preparing plans for a 4-sty brick apartment, 21x68 ft., to be erected on the east side of Ocean av, 180 ft. south of Cortelyou rd, for the Himer-Stolton Co., 2501 Clarendon rd. Cost, about $18,000.

15TH AV.—Millman & Son, 1780 Pitkin av, are preparing plans for five 4-sty tenements, to be erected on 15th av, between 38th and 39th sts, for the S. J. Realty Co. Cost, about $95,000.

ARMORIES.

MARCY AV.—Plans have been completed for alterations to the steam piping and resetting radiators, altering plumbing and gas piping and resetting gas fixtures at the 47th Infantry Armory at Marcy av and Heyward st, for the State Board of Armory Commissioners, 174 State st, Albany.

DWELLINGS.

62D ST.—E. J. Ericson, 640 Fulton st, has completed plans for eight 3-sty brick stores and residence, 20x55 ft, to be erected at the southeast corner of 62d st and 18th av, for the West End Improvement Co., 16 Court st.

FACTORIES AND WAREHOUSES.

DEGRAW ST.—Bids were received by the International Provision Co., on premises, for fire repairs and additions to the 3-sty brick factory in the north side of Degraw st, 100 ft. north of Van Brunt st, from plans by Chas. Werner, 26 Court st, architect. A. E. Kleinert, Court st, was low bidder for the general contract, and Chris Schneider & Son, 867 Flushing av, for carpenter work.

LYNCH ST.—Leonardo Guardino, 226 Lynch st, owner, is taking bids on the general contract for enlarging the tenement and stable in the south side of Lynch st, 225 ft. east of Harrison av, for factory purposes. Chas. P. Cannella, 60 Graham av, is architect. Cost, about $10,000.

POWER HOUSES.

GOLD ST.—Figures are being received for a 1-sty brick and steel addition to the boiler house, at the foot of Gold st, for the Edison Electric Illuminating Co., 360 Pearl st. Boller Hodge & Baird, 149 Broadway, N. Y. C., are consulting and steel engineers. Cost, about $150,000.

MAYBE you once paid to look down on New York City from the top of the World Building, and a few years later you climbed the tower of the Tribune Building. Then the Park Row Building was erected and perhaps you thought that the extreme limit of height had been reached.

Now the Woolworth Building dominates the whole city, and yet we venture to say that some day you will be able to look down upon the Woolworth Building from a higher building, and that *that* building will be almost entirely of Architectural Terra Cotta.

Atlantic Terra Cotta made the Woolworth Building possible.

Booklet on request.

Atlantic Terra Cotta Co.

1170 Broadway, New York

STABLES AND GARAGES.

STEUBEN ST.—Benj. Dreisler, 153 Remsen st, architect, is taking bids for the 2-sty brick stable, 125x160 ft., to be erected in the west side of Steuben st, 100 ft. south of Myrtle av, for William A. Shaw, 545 Lafayette av, owner. Cost, about $25,000.

Queens.

DWELLINGS.

MORRIS PARK, L. I.—Foundations are under way for four 2½-sty frame and stucco residences, 18x40 ft, to be erected here for William Wade, care of architect. H. E. Haugaard, Richmond Hill, is architect.

BEACHHURST, L. I.—J. Harry O'Brien, 1123 Broadway, N. Y. C., architect, is taking bids for a 3½-sty frame residence, 30x42 ft., to be erected on the north side of the Boulevard, 60 ft. west of Harbor rd, for William J. Daly, 5 West 37th st, N. Y. C. Cost about $6,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for four 2-sty frame residences, to be erected on the west side of Valentine pl, 110 ft. south of Cooper av, for Valentine Hoeflein. Cost, about $10,000.

FOREST HILLS, L. I.—Figures are being received for the erection of five residences of terra cotta blocks for the Sage Foundation Homes Co., 24 West 34th st, N. Y. C., owner. Grosvenor Atterbury, 20 West 43d st, N. Y. C, is architect.

FOREST HILLS, L. I.—Figures are being received for a 2½-sty residence of terra cotta blocks, stucco and brick, 38x44 ft., to be erected on the north side of Northfield av, 193 ft. west of Highland st., for H. P. Daniels, care of the Sage Foundation Homes Co., 47 West 34th st, N. Y. C, owner. G. Atterbury, 20 West 43d st, N. Y. C., architect.

FACTORIES AND WAREHOUSES.

LAUREL HILL, L. I.—Bids closed December 27th for the smelting furnace for the Nichols Copper Co., of 25 Broad st, N. Y. C., Philip Boening, care of owner, Laurel Hill, is engineer. Cost, $100,000.

Richmond.

FACTORIES AND WAREHOUSES.

TOTTENVILLE, S. I.—Sommerfeld & Steckler, 31 Union sq, N. Y. C., are taking bids for an addition to the factory at the southeast corner of Church st and Railroad av, for the Tottenville Copper Co.

Suffolk.

DWELLINGS.

BELLE TERRE, L. I.—Foundations are under way for a 2½-sty residence of terra cotta blocks and stucco, 30x40 ft., to be erected near Port Jefferson for Harry A. Fitch, owner, care of Jas. McCarroll, 3 West 29th st, N. Y. C., architect. G. E. Loper, Port Jefferson, L. I., is general contractor. Cost, about $7,500.

EAST NORWICH, L. I.—Peabody, Wilson & Brown, 389 5th av, N. Y. C., architects, are taking bids for a 2-sty frame residence, 30x90 ft., for H. I. Nicholas, 7 Wall st, N. Y. C. Cost, about $23,000.

HOTELS.

BRENTWOOD, L. I.—Plans are being refigured for the 1, 2 and 4-sty terra cotta block and stucco hotel and casino, 45x360 ft. to be erected here by the Brentwood Realty Co., 1 West 34th st, N. Y. C. George M. Bartlett, 103 Park av, N. Y. C., is architect.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—William Brown, Elliott av, owner, is taking bids on separate contracts for a 4-sty brick apartment house, 41x78 ft., to be erected on Elliott av, from plans by William Neapy, 435 South Broadway, architect. Cost, about $30,000.

DWELLINGS.

YONKERS, N. Y.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2½-sty frame residence, 25x33 ft., to be erected at Crestwood Park, for Jean Speckel, 433 Washington st, N. Y. C., owner. Cost about $4,500.

SCARSDALE, N. Y.—Plans are being prepared for a 2½-sty frame residence, 38x25 ft, to be erected on the north side of Boulevard, east of New York Post rd, for Russell G. Swartout, owner and architect, Realty Building, White Plains, owner. Cost, about $6,000.

YONKERS, N. Y.—A. J. Van Suetendael, 17 South Broadway, has plans for a 2-sty frame bakery and residence, 22x30 ft, to be erected on Voss av, for P. F. Christopher, South Broadway, owner.

NEW ROCHELLE, N. Y.—Plans have been completed for the 2½-sty frame residence 26x30 ft., to be erected on Jefferson av, for Katherine Anthers, Bridge and Huguenot sts, owner. The Anthers Construction Co., Bridge and Huguenot sts, has the general contract.

HOTELS.

WHITE PLAINS, N. Y.—Bids will close January 9 for alterations to the farm buildings for the Gedney Farms Hotel, for hotel purposes. K. Murchison, 298 5th av, N. Y. C., is architect.

STABLES AND GARAGES.

MOUNT VERNON, N. Y.—G. H. Chamberlin, 18 South Broadway, Yonkers, has prepared plans for alterations and additions to the 3-sty brick office and stable on North Prospect av, for the Borden's Condensed Milk Company, 108 Hudson st, N. Y. C.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Jos. W. Gahan, 221 Huguenot st, architect, is taking bids for a 2-sty brick store and office building, 30x75 ft., to be erected in Lawton st, for H. J. Dolan, Lawton st, owner. Cost, about $10,000.

THEATRES.

MT. VERNON, N. Y.—Foundations have been completed for the 5-sty brick theatre, stores and offices, 100x150 ft., at 4th to 5th avs, for F. F. Proctor, Prospect av, Larchmont, N. Y., owner. Arland W. Johnson, 105 West 40th st, N. Y. C., is architect. W. A. Burr & Co., 606 West 110th st, N. Y. C., have the mason work, and Russell B. Smith, Inc., 17 Madison av, N. Y. C., the carpentry.

NEW JERSEY NEWS.

Covering Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

THE FOLLOWING PLANS HAVE BEEN APPROVED BY THE BOARD OF TENEMENT HOUSE SUPERVISION AT THE MAIN OFFICE, NEWARK, N. J., TO BE ERECTED IN THESE COUNTIES FOR THE WEEK ENDING DEC. 31.

EAST ORANGE.—Nathan Friedman, s w cor South 17th st and 4th av, 3-sty brick, $14,000.

NEWARK.—Morris & Steinberg, s e cor Woodland av and Pierce st, 3-sty frame, $8,000; Kaplan Bros., 502 South 14th st, 3-sty frame, $7,000; Agnes M. Reichert, 244 South 19th st, 3-sty frame, $5,000; Anna Gaylock, 110 Albert av, 3-sty frame, $7,000; Edwin J. Rosenbaum, 445-447 Mt. Prospect av, 4-sty brick, $35,000.

BAYONNE.—Isaac Hoberman, 573 Boulevard, 3-sty brick, $8,000; William Tuder, 395 Boulevard, 3-sty frame, $5,000; Morris Resnick, 443 Avenue C, 3-sty frame alteration, $200.

MAPLEWOOD.—Pietro Frusclono, Valley st and Vaux Hall rd, 2-sty frame, $2,000.

WEST NEW YORK.—William Bahn, s w cor Bergenline av and 10th st, 4-sty brick, $16,000; Edward Beck, e s Bergenline av, 100 n of 18th st, 2-sty frame, $5,000.

WEST HOBOKEN.—Henry Bolte, n w cor Boulevard and Traphagen st, 3-sty frame alteration, $500.

TOWN OF UNION.—William Walters, 218-220 Second st, 3-sty frame alteration, $2,500.

HOBOKEN.—Ernest A. Meyer, 309-11-13 Grand st, 3-sty frame alteration, $1,200.

RIVINGTON.—Samuel Koenigsberg, 121 23d st, 3-sty frame, $6,000; Joseph Blum, e s 21st st, near 16th av, 3-sty frame, $5,000.

JERSEY CITY.—Josephine Nieman, 28-30 Cole st, 4-sty brick alteration, $800; Miles W. Beemer, n w cor Boulevard and Glenwood av, 5-sty brick, $160,000.

PASSAIC.—Louis Tiech, 112 2d st, 3-sty frame alteration, $3,000.

GARFIELD.—Samuel Zaretsky, 226 Jewell st, 2-sty frame, $6,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Plans are ready for the 3-sty brick flat, 27x70 ft, to be erected at the southwest corner of Summit av and Grace st, for Morris Schiller, 1165 Summit av, owner. Leo Feinen, 3649 Hudson Boulevard, is architect. Cost about $12,000.

NEWARK, N. J.—Plans have been completed for a 3-sty frame and stucco flat, 25x70 ft, to be erected at the southwest corner of Woodland av and Pierce st, for Morris & Steinberg, South 11th st, near 15th av.

JERSEY CITY, N. J.—Emil Guhl, architect and owner, 19 Charles st, has taken bids for the 3-sty brick double flat, 25x74 ft, to be erected at 21 Charles st.

EAST ORANGE, N. J.—E. V. Warren, 22 Clinton st, Newark, is preparing plans for a 4-sty and basement apartment house, 45x107 ft., to be erected in Burnett, near Main st, for P. J. Bowers, 185 Market st, Newark. Cost, $45,000.

NEWARK, N. J.—R. Bottelli, 191 Market st, is preparing plans for a 4-sty brick apartment house, 52x110 ft., to be erected on Elizabeth av, for Morris Sharff, Ordway Building. Cost, $40,000.

JERSEY CITY, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for a 5-sty brick apartment house, 90x108 ft., to be erected on Fairview av, for Geo. Hurber, 46 Gautier av. Cost, $70,000.

CHURCHES.

HOBOKEN, N. J.—Foster, Gade & Graham, 15 West 38th st, N. Y. C., have completed plans for a 1-sty brick church, 38x65 ft., to be erected at 1241 Willow av, for the Norwegian Congregational Church, W. Olsen, president of the Board of Trustees, 512 Willow av, owner. Cost, about $10,000.

DWELLINGS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 2-sty brick residence, 22x55 ft, to be erected at 217 Manhattan av, for the Manhattan Building Co., 363 Germania av. Cost about $5,000.

NEWARK, N. J.—Excavating is under way for a 2½-sty brick and frame residence, 39x44 ft, at 927-929 South 15th st, for Herman C. Schuetz, 755 Clinton av, owner. E. A. Wurth, Union Building, architect. Chas. Cooper, 45 Clinton st, has the mason work. Cost about $12,000.

ENGLEWOOD, N. J.—Aymar Embury, 132 Madison av, N. Y. C., architect, is taking bids on the general contract for a 2½-sty frame residence for Stanley G. Clark, care of architect, owner. Cost, $15,000.

NEWARK, N. J.—Work will soon start on the 2½-sty frame residence, 24x54 ft, at 396 Sandford av, for Louis Vaillancourt & Son, 45 Palm st. Cost about $5,000,

ORANGE, N. J.—Stephenson & Wheeler, 2 West 45th st, N. Y. C., are preparing plans for a 2½-sty brick residence, 46x29 ft, to be erected on Warick av, for John Rankin, 147 Turrell av, owner. Kelly & Boland, 75 Sanford st, East Orange, have the mason work for foundations.

ELIZABETH, N. J.—E. H. Schmieder, 286 North Broad st, is preparing plans for a 2½-sty frame and stucco residence, 30x35 ft, to be erected in Stiles st, for Mrs. M. Moss, Stiles st, owner.

MONTCLAIR, N. J.—John Picken, 750 Valley rd, has received the general contract to erect the 2½-sty residence, 30x22 ft, at 726 Valley rd, for S. P. Cobler. Cost, $5,000.

ELIZABETH, N. J.—Excavating is under way for the 2½-sty frame residence, 22x44 ft, at 43 De Hart pl, for Miss B. A. Elmger, owner. W. C. Stephens, 952 Lafayette st, is general contractor.

WEST NEW YORK, N. J.—Foundations are under way for a 2-sty frame store and dwelling, 50x75 ft, at Bergenline av and 19th st, for Edward Beck, Hudson Boulevard. William Mayer, Jr., 693 Bergenline av, is architect. Cost, about $7,000.

MONTCLAIR, N. J.—Excavating is under way for the 2½-sty frame residence, 34x35 ft, at 40 Glenwood rd, for Mrs. Eugene Webb, owner, care of Spatz & Law, 223 State st, Bloomfield, general contractors.

MONTCLAIR, N. J.—Spatz & Law, 223 State st, Bloomfield, have received the general contract to erect a 2½-sty frame and stucco residence in Willow st, for Mrs. Emily F. Webb. Leonard Bros., Orchard st, Bloomfield, have the mason work. Cost, $7,500.

IRVINGTON, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for ten 2½-sty frame residences, 20x36 ft each, five to be erected in Grove st and five on Maple av, for Charles Decter, 131 Somerset st, Newark, owner.

BAYONNE, N. J.—A. Schule, 360 Av C, has completed plans for a 2-sty brick residence, 20x34 ft, to be erected at 122 West 15th st, for H. Toepfler, 407 Boulevard, owner. Cost, about $3,500.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Alfred Peter, 238 Washington st, has prepared plans for a 3-sty brick factory, 38x90 ft, to be erected at 282 Sussex av, for the E. L. Keller Iron Works. Estimated cost about $14,500.

RED BANK, N. J.—Excavating is under way for a 4-sty addition to the brick factory on Monmouth av, for Sigmund Eisner, this place, owner. J. C. Delatush, 70 Broad st, is architect. Earling, Johnson & Frake, Bridge av, have the general contract. Cost about $18,000.

SEWAREN, N. J.—Plans have been completed for rebuilding the 3-sty factory for the Vulcan Detinning Co., 114 Liberty st, N. Y. C., owner, Eugene E. Spiegelberg, president. Bids will be called for about January 15. Cost, $40,000.

HOTELS.

ALLENHURST, N. J.—Bids are in for a 6-sty reinforced concrete, terra cotta and stucco hotel, 180x42 ft, to be erected on Corlies av, for Robert S. Schultz, of this place. Brazer & Robb, 1133 Broadway, N. Y. C., are architects.

MUNICIPAL WORK.

CRANFORD, N. J.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has received the contract to erect the reinforced concrete highway bridge across the Rahway river, also reinforced concrete arch dam and concrete gatehouse and complete gate equipment at the same point, to be used for water storage and power purposes. Work will be started at once, to be completed by spring. Oakley & Son, Elizabeth, N. J., are the consulting engineers.

WEST NEW YORK, N. J.—Limouze & Bro., 410 Bulls Ferry rd, Weehawken, have received the general contract to erect the 2-sty brick and stone fire house, 25x50 ft., in the north side of 22d st, between Polk st and the Hudson Boulevard, for the Town Council. C. H. A. Muller, this place, is architect.

SCHOOLS AND COLLEGES.

SUMMIT, N. J.—B. V. White, 110 East 23d st, N. Y. C., architect, is taking bids for a 3½-sty hollow tile and stucco school, 50x147 ft, to be erected here.

STABLES AND GARAGES.

WEST HOBOKEN, N. J.—J. Lugosch, 408 Kossuth st, Union, architect, has taken bids for a 2-sty brick garage, 30x50 ft, to be erected in Morgan st, between New York and Palisades avs, for Franz Pirl, Morgan st, Union Hill.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Essex Construction Co., 85 Academy st, has received the general contract to erect four 1-sty brick stores, 75x75 ft, on the south side of Springfield av, near Belmont av, for the Prospect Investment Co., 507 Orange st, owner. Charles P. Baldwin, 45 Clinton st, architect.

NEWARK, N. J.—Chas. P. Baldwin, 45 Clinton st, is taking bids for a 7-sty office building, 45x70 ft., to be erected at 38-40 Clinton st, for the New Jersey Fire Insurance Co., on premises. Cost, about $150,000.

THEATRES.

NEWARK, N. J.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the theatre and store building to be erected at the southeast corner of Bradford pl and Halsey st, Newark, N. J., from plans by William E. Lehman, architect, and desire all bids on subs prior to January 13.

NEWARK, N. J.—Work will soon start on the 1-sty brick moving picture theatre, 22x100 ft, at 94 Hamburg pl, for Albert T. Sessing, on premises, owner. F. E. Hammel & Son, 131 Van Buren st, have the general contract. Cost, about $8,500.

WEST HOBOKEN, N. J.—C. E. Horn, 1440 Broadway, N. Y. C., has completed plans for a 4-sty fireproof theatre, apartments, stores

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Carrier Lumber & Manufacturing Company, Sardis, Miss.

and cafe to be erected at Summit av and Cortland st, for the Rex Amusement Co. Bids will be called for about Jan. 9. Estimated cost, $150,000.

MISCELLANEOUS.

RAHWAY, N. J.—The Penn R. R. Co., Broad St Station, Phila., Pa., has taken bids for the 1-sty brick freight station, 25x250 ft, to be erected here from plans by W. H. Coolman, Broad St Station, Phila., Pa., architect.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM, N. Y.—Henry W. Grieme, of this city, is revising plans for two 3-sty brick stores and flats, 36x70 ft, to be erected in Main st, for William B. Hobert. Cost about $16,000.

DWELLINGS.

NYACK, N. Y.—James T. Jessuna, Lafayette Building, Utica, N. Y., is preparing plans for a 2-sty frame double residence, 45x38 ft, for Charles A. Turner, of 280 Seymour st, Utica, to be erected here this spring.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Colson-Hudson, 315 Dun Building, is preparing plans for a brick and steel manufacturing plant to be erected on Dewey av and the Belt Line, for the Cyphers Incubator Co. H. L. Plumer, 312 Prudential Building, is consulting engineer. No power plant engineer has been selected. The plant will consist of a 1-sty factory, 160x380 ft., 1-sty warehouse, 120x380 ft., 2-sty office, 50x150 ft., laboratory, 75x125 ft., 1-sty boiler house and a dry kiln, 80x120 ft. The estimated cost is placed at $500,000.

HOSPITALS AND ASYLUMS.

JAMESTOWN, N. Y.—Freeburg & Fidler, 302 Fenton Building, are preparing plans for a 3-sty and basement brick nurses' cottage, 35x60 ft., to be erected on the hospital grounds near Barrett av, for the city of Jamestown. Dr. Parker is the chairman of the hospital committee. Cost about $15,000.

MUNICIPAL.

OLEAN, N. Y.—The City of Olean, P. C. Foley, mayor, contemplate paving West st and King st, from plans by H. E. Bunce, City Hall, engineer. Bids have not been taken.

POWER HOUSES.

FRANKLINVILLE, N. Y.—B. G. Taylor, 254 North Union st, this place, is preparing plans for a concrete, brick and tile power house, 50x120 ft., to be erected for the Ontario Knife Co. Cost about $41,000.

PUBLIC BUILDINGS.

AUBURN, N. Y.—Bids were received by the Treasury Department, Washington, D. C., for remodeling and extending the post office and court house here from plans by Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect. The King Lumber Co., of Charlottesville, Va., was low bidder at $51,900.

SCHOOLS AND COLLEGES.

ILION, N. Y.—Fuller & Robinson, 95 State st, Albany, have completed plans for the 3-sty high school, 112x132 ft, for the Board of Education of Ilion, A. D. Richardson, president. Bids will be taken at once. Estimated cost is $90,000.

APOLLO, PA.—Bids will be received by the Board of Education, Apollo, Pa., on February 3, for the erection of a new high school building to cost about $30,000, John T. Simpson, Essex Building, Newark, N. J., is architect and engineer.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Preliminary plans by Green & Wicks, 110 Franklin st, this city, have been approved for the 20-sty office building to be erected at the corner of Main and Erie sts, for the American Express Co., James C. Fargo, president. Working drawings will be started in January. The cost is placed at $500,000.

THEATRES.

TROY, N. Y.—Arland W. Johnson, 105 West 40th st, N. Y. C., has been selected architect for the 3-sty brick and stone theatre, 120x130 ft., to be erected at 82-88 4th st, for F. F. Proctor, 1493 Broadway, N. Y. C., owner.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

CHICAGO, ILL.—A contract for the Raymond Concrete Piles, in the foundation of a new apartment building on Walton pl, Chicago, has been awarded to the Raymond Concrete Pile Co., of N. Y. and Chicago, William Ernest Walker, architect.

WEST END AV.—The H. E. Champoli Operating Co., 116 West 190th st, has received the mason work for the 12-sty apartment house, 100x100 ft, to be erected at the southwest corner of West End av and 104th st, for the M. E. Paterno Realty Co., 601 West 115th st, owner. Gaetan Ajello, 1 West 34th st, is architect.

55TH ST.—E. Shuttleworth, Vernon av, L. I. City, has received the cut stone work for the apartment house, 50x100 ft, to be erected at 39-41 West 55th st, for the George Backer Const. Co., 62 West 45th st. Sommerfeld & Steckler, 31 Union sq, architects. Peter Comes, 75 East 108th st, has the mason work.

179TH ST.—The Mutual Iron Works, 404 East 104th st, has received the structural steel work for the 10-sty apartment, at 700-702 West 179th st, for Donald Robertson, 312 West 109th st, owner.

BANKS.

WALL ST.—Marc Eidlitz & Son, 489 5th av, have received the general contract for alterations to the bank building at 50 Wall st for the Mechanic & Metals National Bank, 33 Wall st, owner. Palmer, Hornbostle & Jones, 63 William st, are the architects. Cost, about $200,000.

DWELLINGS.

LARCHMONT GARDENS, N. Y.—S. A. Thomas, of Larchmont, has received the general contract to erect a 1½-sty residence, 30x40 ft, for William W. Buffman, of the Hotel Manhattan, 19 East 42d st, N. Y. C.

MISCELLANEOUS.

BROOKLYN.—Maximilian Zipkes, architect, 220 5th av, has awarded the contract for the erection of a granite mausoleum at Salem Field's Cemetery for Morris Morrison, of 108 Fulton st, N. Y. C. This will be the first building to be equipped with the Zipkes "Patent Ventilating Door." Ground will be broken at once and the building will be completed early in spring. The Herman Adler Monumental Works, 147 East 57th st, has the contract.

BROOKLYN.—Maximilian Zipkes, architect, has awarded the contract for the erection of a granite mausoleum to be built at Mt. Neboh Cemetery for Mrs. Herman Popper. Ground will be broken at once and the building will be completed early in spring. The Herman Adler Monumental Works, 147 East 57th st, has the contract.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV, s e cor 98th st, 12-sty apartment house, 99.11x81.9; cost, $500,000; owner, T. J. McLaughlin's Sons, 345 Amsterdam av; architects, George & Edward Blum, 505 5th av. Plan No. 689.

FACTORIES AND WAREHOUSES.

38TH ST, s s, 125 e 1st av, 1-sty coal storage pocket, 31.4x47.4; cost, $20,000; owner, Kips Bay Brewing Co., 1st av and 37th st; architect, T. W. Taylor, 770 East 12th st, Brooklyn. Plan No. 691.

STORES, OFFICES AND LOFTS.

119TH ST, 176 E, 4-sty loft, 25x90.11, slag roof; cost, $20,000; owner, The Ridley Estate, care of Edward R. Finch, 34 Nassau st; architects, Satterlee & Boyd, 3 West 29th st. Plan No. 1.

MISCELLANEOUS.

PARK AV, e s, between 130th and 131st sts, 1-sty temporary shop, 12x24x16; cost, $150; owner, McMullen, Snare & Triest, Inc., 121 East 123d st; architect, Walter J. R. Wilson, 121 East 123d st. Plan No. 690.

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APARTMENTS, FLATS AND TENEMENTS.

SENECA AV, s s, 123.7 e Hunts Point av, 5-sty brick tenement, slag roof, 50x87; cost, $40,000; owners, George C. Graham Construction Co., George C. Graham, 6 Church st, president; architect, C. Steinmetz, 6 Church st. Plan No. 922.

189TH ST, s e cor Washington av, four 5-sty brick tenements, slag roof, 34.11½x91.11½, 40x 93.1½, 41x111; cost, $160,000; owner, John O'Leary, 991 East 167th st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 926.

BAINBRIDGE AV, e s, 172.11 n Fordham rd, 5-sty brick tenement, tar and gravel roof, 50x67.10; cost, $40,000; owner and architect, Wm. Guggolz, 2740 Creston av. Plan No. 1.

INTERVALE AV, w s, 185.4 s Jennings st, two 5-sty brick tenements, plastic slate roof, 42.6x92; cost, $90,000; owners, Jacob Streifler Co., Jacob Streifler, 1135 Intervale av, president; architects, Charles Schaefer, Jr., Co., 401 Tremont av. Plan No. 3.

TELLER AV, swcor 167th st, two 5-sty brick tenements, plastic slate roof, 40x90, 38.4x79; cost, $85,000; owner, Otto J. Schwarzler, 1340 Brook av; architects, Charles Schaefer, Jr., Co., 401 Tremont av. Plan No. 2.

DWELLINGS.

CRESTON AV, s e cor Bush st, 2½-sty brick dwelling, tile roof, 40.6x37.4; cost, $8,000; owner, Dr. W. H. Kahrs, 1720 Washington av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 4.

FACTORIES AND WAREHOUSES.

SEDGWICK AV, w s, opp 165th st, 1-sty frame storehouse, 20x20; cost, $600; owners, N. Y. C. & H. R. R. R. Co., 31 East 125th st; architect, M. S. Hitesman, 81 East 125th st. Plan No. 923.

STABLES AND GARAGES.

INDEPENDENCE AV, w s, 150 n 248th st, 1-sty brick garage, slag roof, 39.4x34.10; cost, $2,500; owner, George W. Perkins, Riverdale; architect, R. M. Byers, 59 Pearl st. Plan No. 925.

CRESTON AV, s e cor Bush st, rear 1-sty brick garage, tin roof, 14.4x21.4; cost, $300; owner, Dr. W. H. Kahrs, 1720 Washington av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 5.

STORES, OFFICES AND LOFTS.

JEROME AV, n e cor Fordham rd, 2-sty brick stores and offices, tin roof, 126.9x82.9; cost, $75,000; owner, H. N. Singhi, 121 West Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 929.

MISCELLANEOUS.

BOLTON AV, w s, 125 s Lacombe av, 1-sty brick shop, tin roof, 50x20; cost, $2,000; owners, Karl & Herrman Gluck, 882 Longwood av; architect, Louis Kaysser, 1711 Pitman av. Plan No. 924.

158TH ST, n s, 82 e River av, 1-sty frame shed, 11x30; cost, $50; owner, Mrs. M. Richard Reid, 87 East 158th st; architect, Wm. C. Reid, 1023 Summit av. Plan No. 928.

GRAND AV, e s, 81 n 157th st, two 1-sty frame sheds, 56x35; cost, $600; owners, Maguire Bros. Co., 845 Walton av; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 927.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CARROLL ST, n s, 100 w Nostrand av, 4-sty brick tenement, 40x90, gravel roof, 12 families; cost, $25,000; owner, Patk McTiernan, 241 Rutland rd; architect, F. T. Hine, 370 Jefferson av. Plan No. 7622.

ALABAMA AV, w s, 100 n Hegeman av, 19 3-sty brick tenements, 26.1x60, gravel roof, 6 families each; total cost, $228,000; owner, Georgia Bldg Co., 318 New Lots rd; architect, Chas Infanger, 2634 Atlantic av. Plan No. 7626.

WATKINS ST, e s, 50 s Liberty av, 4-sty brick tenement, 50x68, slag roof, 20 families; cost, $22,000; owner, Willoughby Const. Co., 748 Myrtle av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7608.

WATKINS ST, s e cor Liberty av, 4-sty brick tenement, 50x68, slag roof, 20 families; cost, $22,000; owner, Willoughby Const. Co., 748 Myrtle av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7609.

EAST 22D ST, w s, 109.2 s Ditmas av, 4-sty brick apartment house, 64.7x86.6, gravel roof, 12 families; cost, $32,500; owner, Henry V. Terboss, 26 Court st; architect, Edward B. Chestersmith, 181 Woodruff av. Plan No. 21.

LIVONIA AV, s e cor Powell st, 4-sty brick tenement, 50x90, slag roof, 23 families; cost, $25,000; owner, Powell Improvement Co., 397 Snediker av; architects S. Millman & Sons, 1780 Pitkin av. Plan No. 20.

DWELLINGS.

EAST 15TH ST, w s, 320 n Av O, two 2-sty frame dwellings, 17x30, tin roof, 1 family each; total cost, $6,000; owner, George V. Fink, 306 Lenox rd; architect, Brock J. Stock, 7416 3d av. Plan No. 7568.

HENDRIX ST, n w cor Jamaica av, 2-sty brick dwelling, 20x35, tar and gravel roof, 1 family; cost, $2,800; owner, Frank Richards, Ridgewood av and Ashford st; architect, Ernest H. Tatje, 106 Van Siclen av. Plan No. 7613.

HENDRIX ST, s w cor Sunnyside av, 2-sty brick dwelling, 20x35, tar and gravel roof, 1 family; cost, $2,800; owner, Frank Richards, Ridgewood av and Ashford st; architect, Ernest H. Tatje, 106 Van Sicklen av. Plan No. 7611.

HENDRIX ST, w s, 25 n Jamaica av, nine 2-sty brick dwellings, 20x35, tar and gravel roof, 1 family each; total cost, $25,200; owner, Frank Richards, Ridgewood av and Ashford st; architect, Ernest H. Tatje, 106 Van Siclen av. Plan No. 7612.

EAST 18TH ST, w s, 238 s Av N, 2-sty frame dwelling, 20.2x31.8, shingle roof, 1 family; cost, $4,500; owner, Midwood Associates, 805 Flatbush av; architect, Slee & Bryson, 153 Montague st. Plan No. 7575.

EAST 18TH ST, w s, 308 s Av N, 2-sty frame dwelling, 20.2x31.8, shingle roof, 1 family; cost, $4,500; owner, Midwood Associates, 805 Flatbush av; architect, Slee & Bryson, 153 Montague st. Plan No. 7579.

EAST 18TH ST, w s, 268 s Av N, 2-sty frame dwelling, 30.2x22.8, shingle roof, 1 family; cost, $5,000; owner, Midwood Associates, 805 Flatbush av; architect, Slee & Bryson, 153 Montague st. Plan No. 7576.

EAST 25TH ST, n w cor Av D, 2-sty brick dwelling, 20x51, gravel roof, 1 family; cost, $3,500; owner, Chas Goell, as pres, 504 Sutter av; architect, Chas Infanger, 2634 Atlantic av. Plan No. 7624.

AV D, n s, 20 w East 25th st, 4 2-sty brick dwellings, 20x42.6, gravel roof, 2 families each; total cost, $12,000; owner, Chas Goell as pres, 504 Sutter av; architect, Chas Infanger, 2634 Atlantic av. Plan No. 7625.

RIVERSIDE AV, s w cor West 3d st, 4 1-sty frame dwelling, 16x50, tar and gravel roof, 12 families; cost, $4,000; owner, Fredk W Kister, — West 8th st; architect, Richard Marzan, 285 West 6th st. Plan No. 7621.

EAST 22D ST, —, 127.4 n Kings Highway, 2-sty frame dwelling, 20x42, shingle roof, 1 family; cost, $4,500; owner, George A. Disbrow, 1558 East 17th st; architect, B. F. Hudson, 319 9th st. Plan No. 19.

EAST 35TH ST, w s, 300 n Av K, nine 2-sty brick dwellings, 20x35, slag roof, 1 family each; total cost, $39,500; owner, Harry Karp, as president, 1780 Pitkin av; architect, James Millman, 1780 Pitkin av. Plan No. 6.

79TH ST, n s, 100 w 13th av, two 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, $9,000; owner, Julius Omdel, 528 St. Mark's av; architect, F. W. Stork, 328 St. Mark's av. Plan No. 10.

FOSTER AV, s s, 208.6 e Rugby rd, three 2-sty frame dwellings, 20x38.2, shingle roof, 1 family each; total cost, $12,000; owner, E. R. Strong, 598 East 21st st; architects, Slee & Bryson, 153 Montague st. Plan No. 4.

FACTORIES AND WAREHOUSES.

EAST 27TH ST, w s, 140 s Av Z, 1-sty frame storage shed, 10x11, shingle roof; cost, $100; owner, James F. Brewster, 2634 East 27th st; architect, —. Plan No. 7566.

6TH ST, s s, 180.9 e 3d av, 2-sty brick factory, 80.4x90, tar and slag roof; cost, $20,000; owner, Richard Vom Lehn, Jr., 2749 Bedford av; architect, R. Vom Lehn & Sons, 2701 Glenwood rd. Plan No. 7602.

Important Announcement

TO

Architects, Engineers, Contractors and Owners

Davis Carpenter & Co., Inc., of 124 East 41st Street, New York, announce that they have taken over the

Steel-Concrete Vault Light Construction

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STORES AND DWELLINGS.

9TH AV, e s, 20.2 n 52d st, two 3-sty brick stores and dwellings, 20x55, tar and gravel roof, 2 families each; total cost, $8,000; owner and architect, R. Van der Veen & Co., 961 52d st. Plan No. 7615.

STABLES AND GARAGES.

ST. MARK'S AV, n s, 215.4 w Utica av, 1-sty brick stable, 20x27, tin roof; cost, $1,000; owner, Antonio Cannella, 1139 St. Mark's av; architect, Charles P. Cannella, 60 Graham av. Plan No. 7592.

THEATRES.

BEDFORD AV, e s, 84.2 s Degraw st, 1-sty brick moving picture show, 22.11x89, tar and gravel roof; cost, $10,000; owner, Jas V Camardella, 215 Montague st; architect, Albert E Parfitt, 26 Court st. Plan No. 7628.

MISCELLANEOUS.

BUTLER ST, n s, 200 w Nevins st, 1-sty brick animal shelter, 38x100, tar, felt and gravel roof; cost, $12,000; owner, S. P. C. A., 26th st and Madison av, N. Y.; architects, Renwick, Aspinwall & Tucker, 320 5th av, N. Y. Plan No. 7575.

LOUISIANA AV, w s, 137.6 n Warehouse st, 1-sty frame junk shop, 20x40, tar and gravel roof; cost, $900; owner, Joe Cohen, —; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 22.

SHERIDAN AV, e s, 97.5 s Blake av, 1-sty frame milk house, 22x14, tin roof; cost, $800; owner, Osias Engelberg, 165 Richmond st; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 18.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Albert st, w s, 100 n Wilson av, 4-sty brick tenement, 37x83, slag roof, 16 families; cost, $16,000; owner, Mentel & Swertzer, 555 11th av, L. I. C.; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 3964.

L. I. CITY.—11th av, e s, 100 s Grand, 4-sty brick tenement, 40x89, gravel roof, 16 families; cost, $18,000; owner, George A. Violante, 241 Camelia st, L. I. City; architect, F. Braun, 311 10th av, L. I. City. Plan No. 3986.

L. I. CITY.—9th av, w s, 95 s Washington av, 4-sty brick tenement, 35x89, gravel roof, 16 families; cost, $18,000; owner, Queens Bohemian Realty Co., 65 6th av, L. I. City; Frank Braun, architect, 311 10th av, L. I. City. Plan No. 3987.

DWELLINGS.

LONG ISLAND CITY.—8th av, e s, 145 s Graham av, 2-sty brick dwelling, 18x53, gravel roof, 2 families; cost, $2,500; owner, Charles Kohler, adjoining premises; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 3959.

RICHMOND HILL CIRCLE.—Filbert av, e s, 95 s Lulu av, 2-sty frame dwelling, 25x26, shingle roof, 1 family; cost, $1,000; owner, Edward Chattfield, 12 Filbert av, Richmond Hill Circle; architect, Albert Mass, Richmond Hill Circle. Plan No. 3962.

ROCKAWAY PARK.—Newport av, w s, 60 w 7th av, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, $4,500; owner, Vito Contresso Realty Co., 90 Newport av, Rockaway Park; architect, John A. Lasher, 9th and Newport avs, Rockaway Park. Plan No. 3961.

ST. ALBANS.—Llanarch rd, s s, 180 w Kenmore rd, two 2½-sty frame dwellings, 21x35, shingle roof, 1 family; cost, $6,000; owner, W. E. Packard, St. Albans, L. I.; architect, W. S. Phillips, 103 Park av, N. Y. C. Plan Nos. 3956-57.

AQUEDUCT.—Hawtree av, e s, 160 n Grimm av, two 2-sty frame dwellings, 30x30, shingle roof, 1 family; cost, $7,000; owner, Howard Estates, Singer Building, N. Y. C.; architect, Wm. Rapp, Jr., Singer Building, N. Y. C. Plan No. 3965-66.

ARVERNE.—Clarence av, n e cor Morris av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family; cost, $4,000; owner, M. Hennessey, Arverne; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3971.

CORONA.—Summit av, w s, 125 n Locust st, 2½-sty brick dwelling, 20x30, shingle roof, 1 family; cost, $3,000; owner, Phillip Wag, 55 Central av, Corona; architect, Andrew F. Brems, 83 Corona av, Corona. Plan No. 3968.

ROCKAWAY BEACH.—Dodge av, e s, 26 s Ocean av, two 2-sty frame dwellings, 20x24, felt and slag roof, 2 families; cost, $2,000; owner, M. & H. Flecker, South Pleasant av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 3972-73.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard, two 2-sty frame dwellings, 26x18, shingle roof, 2 families; cost, $2,000; owner, M. Blau, Arverne; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 3969-70.

ARVERNE.—Clarence av, e s, 260 s Amstel blvd, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, $4,000; owner, Mary Karcey, Summerfield av, Arverne; architect, J. E. Moore, Remington av, Arverne. Plan No. 3980.

BAYSIDE.—Maurice av, n s, 225 w Vernam av, 1-sty frame dwelling, 16x26, shingle roof, 1 family; cost, $300; owner, Joseph Danberg, Vernam av, Bayside. Plan No. 3983.

COLLEGE POINT.—2d av, n s, 25 w 2d st, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, $2,700; owner and architect, R. C. Meyer, 15th st and 8th av, College Point. Plan No 3985.

CORONA.—Stevenson pl, n w cor Lent st, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, $2,500; owner, Mary A. Iaricci, 65 Vine st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3988.

EAST ELMHURST.—Bay 2d st, w s, 100 n Manhattan blvd, two 2-sty brick dwellings, 20x33, shingle roof, 1 family; cost, $5,000; owner, J. Gifford, 36 50th st, Corona; architect, Wm. E. Helm, 81 50th st, Corona. Plan Nos. 3978-79.

GLENDALE.—Valentine pl, w s, 190 s Cooper av, two 1-sty frame dwellings, 14x40, tin roof, 1 family; cost, $2,000; owner, Valentin Hoeflein, premises; architects,, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3976.

WOODHAVEN.—Shoe and Leather st, n s, from Park pl to Canal st, 2-sty brick dwelling and school, 42x45, tin roof; cost, $4,000; owner, Church of the Nativity, Woodhaven; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3984.

STABLES AND GARAGES.

JAMAICA.—Norris av, w s, 350 s Remsen av, 1-sty frame garage and shed, 24x15, tin roof; cost, $300; owner, M. Puncella, Norris av, Jamaica; architects, Lars Olsen, Fulton st, Jamaica. Plan No. 3967.

LONG ISLAND CITY.—Old Bowery Bay rd, e s, 130 s Flushing and Astoria turnpike, 1-sty frame stable, 48x20, tin roof; cost, $500; owner, Thomas C. Capone, 428 Potter av, L. I. City; architect, John M. Baker, 21 Jackson av, L. I. City. Plan No. 3958.

GREAT NECK.—Westmoreland pl, s e cor Shore rd, 1½-sty brick garage, 18x18, tile roof; cost, $400; owner, W. G. Hirsh, Douglas Manor; architect, W. S. Worrall, Jr., 9 Twombley pl, Jamaica. Plan No. 3981.

STORES AND DWELLINGS.

RIDGEWOOD.—Sandol st, s e cor Glasser st, 3-sty brick store and dwelling, 20x60, tin roof, 2 families; cost, $5,000; and e s Sandol st, 20 ft s Glasser st, two 2-sty brick dwellings, 20x60, tin roof, 2 families; cost, $8,000; owner, Albin Wagner, Dill pl and Cooper av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3974-75.

STORES, OFFICES AND LOFTS.

RIDGEWOOD.—Myrtle av, n e cor Cornelia st, 1-sty brick store, 80x79, gravel roof; cost, $1,500; owner, Meruk & May, 1126 Myrtle av, Ridgewood; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 3960.

L. I. CITY.—Shore rd, n e cor Potter av, 1-sty frame temporary lunchroom, 24x14; cost, $50; owner, Max Chaimson, 1016 2d av, L. I. City. Plan No. 3982.

MISCELLANEOUS.

FLUSHING.—Central av, n e cor Chestnut st, 1-sty frame shelter shed, 15x6; cost, $85; owner, N. Y. & N. S. Traction Co., Roslyn, L. I. Plan No. 3963.

Richmond.

DWELLINGS.

RAILROAD AV, 400 e, 350 n Clove av, Grassmere, 2-sty frame dwelling, 26x35; cost, $3,500; owner, Olivia L. Vreeland, 413 36th st, Brooklyn; architects, Condit & Berry, Grassmere; architect builds. Plan No. 805.

PINE ST, e s, 100 s Brighton av, New Brighton, two 2-sty frame dwellings, 25x60; cost, $2,700 each; owner, Jacob Cohen, New Brighton; architect, John Davies, Tompkinsville; owner builds. Plan No. 807.

EDGEGROVE AV, w s, 160 w Washington, Annadale, 2-sty frame dwelling, 20x30; cost, $3,000; owner, Frank Hawkins, Annadale; architect, Wm. Bogert, Annadale; builder, Wm. J. Keely, Rosebank. Plan No. 806.

OVERLOOK AV, s s, 360 w Vista av, Dongan Hills, 2-sty frame dwelling, 36x20; cost, $3,150; owner, Gwynne C. Price, Dongan Hills; architect, John J. McHenry, New Brighton; architect builds. Plan No. 808.

HARVEY ST, s s, 100 n Turnpike, Westerleigh, ten 2½-sty frame dwellings, 20x28; cost, $50,000; owner, Thomas J. Wearrin, Westerleigh. Plan No. 809.

NEW YORK AV, s s, 134 e Jewett av, Westerleigh, 2-sty frame dwelling, 28x27; cost, $3,800; owner, B. F. Funk, New Brighton; architect, James Whitford, Crabtree Building, St. George; builder, E. K. Whitford, New Brighton. Plan No. 810.

NEW DORP LA, s s, 160 e Cedar Grove av, New Dorp, six frame bungalows; cost, $2,800 total; owner, George A. Avent, 2108 Madison av, N. Y. C.; builder, B. B. Babbitt, New Brighton. Plan No. 811.

GLEN AV, w s, 75 s Stanley av, New Brighton, 2-sty brick dwelling, 23x35; cost, $2,500; owner, Mamie Sullivan, New Brighton; architect, C. S. Babbitt, New Brighton; builder, James D. Sullivan, New Brighton. Plan No. 812.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BARCLAY ST, 35-37, alter show windows, steps, encroachments to two 5-sty stores and lofts; cost, $3,500; owner, Estate S. R. Van Duzer, 35 Barclay st; architect, H. G. Knapp, 111 Broadway. Plan No. 3276. H. H. Vought & Co., 340 Madison av, general contractor.

CHURCH ST, s e cor Cortlandt st, alter columns, steps to 22-sty office and store; cost, $500; owner, City Investing Co, 165 Broadway; architect, B. W. Levitan, 20 W. 31st st. Plan No. 4.

GREENWICH ST, 398, partitions, windows to 4-sty tenement and store; cost, $250; owner, Estate Jacob Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 3.

NORTH MOORE ST, 20-24, columns, partitions to 9-sty warehouse; cost, $2,000; owner, Adolf Kuthroff, 128 Duane st; architect, T. W. Taylor, 770 East 12th st, Brooklyn. Plan No. 3252.

NORTH MOORE ST, Nos. 20-24, columns to 9-sty warehouse; cost, $500; owner, Adolph Kuhoff, 128 Duane st; architect, T. W. Taylor, 775 E. 12th st, Brooklyn. Plan No. 3279.

VESEY ST, s e cor Washington st, partitions, windows to 4-sty store and dwelling; cost, $1,500; owner, Thomas R. McNell, 106 West 75th st; architect, August Mugler, 1905 Davidson av, Bronx. Plan No. 3258.

9TH ST, 422 East, partitions, windows, toilets to 5-sty tenement; cost, $2,500; owner, Laura M. Staiber, 125 East 23d st; architect, Nast & Springsteen, 21 West 45th st. Plan No. 3262.

9TH ST, No 423 E. 3-sty rear extension, 6.8x9, plumbing partitions, show windows to 4-sty tenement; cost, $2,800; owner, City Real Estate Co, 176 Broadway; architect, C. L. Sefert, 45 W. 34th st. Plan No. 5.

11TH ST, 59 West, partitions to 5-sty tenement; cost, $50; owner, Sampson H. Schwartz, 198 Broadway; architect, Charles B. Meyers, 1 Union sq. Plan No. 3260.

13TH ST, 530-532 East, partitions, windows, toilets to 6-sty tenement; cost, $500; owner, Ciro Damats & Giovanni Cangialoso, premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3256.

14TH ST, 241 East, stairway, show windows to 4-sty store and loft; cost, $1,500; owner, Frank Jackson, 241 East 14th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3274.

17TH ST, 10 West, partitions to 3-sty store and loft; cost, $250; owner, Estate Catherine L. Kernochan, Tuxedo, N. Y.; architect, H. J. Dangler, 215 Montague st, Brooklyn. Plan No. 3264.

17TH ST, 627-631 East, alter coal pocket; cost, $2,500; owner, Consolidated Gas Co., 15th st and Irving pl; architect, James P. Gaagan, 627 East 17th st. Plan No. 3265.

17TH ST, 627-31 East, alter coal pocket; cost, $1,800; owner, Consolidated Gas Co., 15th st and Irving pl; architect, James P. Gaagan, 627 East 17th st. Plan No. 3266.

18TH ST, 149 East, partitions, windows to 3-sty dwelling; cost, $300; owner, Jane M. Haslam, 605 Whitaker st, Savannah, Ga.; architect, James E. Mitchell, 332 West 24th st. Plan No. 3255.

23D ST, 119-121 West, tank to 10-sty store and loft; cost, $3,500; owner, Isaac Clothier, Philadelphia, Pa.; architect, The Rusing Co., 39 Cortlandt st. Plan No. 8.

25TH ST, 141-155 East, 26th st, 140-156 East, pent house to 7-sty loft and sub-station; cost, $30,000; owner, New York Railways Co., 165 Broadway; architect, Charles E. Corby, 621 Broadway. Plan No. 3268.

38TH ST, 518-520 West, alter stable; cost, $1,000; owner, Hugh F. Ward, 540 West 38th st; architect, J. H. Knubel, 305 West 42d st. Plan No. 3254.

44TH ST, 144 East, partitions, show windows to 4-sty dwelling; cost, $2,500; owner, Charles H. Chetwood, 25 Park av; architect, David S. Comyns, 147 4th av. Plan No. 3272.

46TH ST, 11 West, partitions, windows, interior changes to 5-sty stores and workshop; cost, $12,000; owner, Mary E. Tomoney, 118 West 75th st; architect, J. E. Nitchie, 302 World Building Plan No. 3257.

48TH ST, 72 West, partitions, windows, toilets to 4-sty store and dwelling; cost, $1,500; owner, Helen M. Constable, 180 West 59th st; architect, Thomas W. Lamb, 501 5th av. Plan No. 3263.

113TH ST, 77 E, partitions, windows, toilets to 5-sty tenement; cost, $5,000; owner, Sadie Levy, 320 Broadway; architect, M. Bernstein, 131 East 23d st. Plan No. 7.

120TH ST, 119 East, partitions to 4-sty tenement; cost, $175; owner, Joseph Prinner, 422 East 134th st; architect, George S. Greene, 401 East 143d st. Plan No. 3259.

125TH ST, 301 East, partitions, windows to 5-sty tenement; cost, $500; owner, Business Men's Realty Co., 37 Liberty st; architect, Morris Schwartz, 194 Bowery. Plan No. 3253.

BROADWAY, 29, steps, partitions to 15-sty office; cost, $250; owner, Spencer Aldrich, 29 Broadway; architect, Frank T. Cornell, 125 East 23d st. Plan No. 3275.

BROADWAY, 487, Broome st, 445-451, windows, partitions to 13-sty store and loft; cost, $754; owner, James G. Haggin, 587 5th av; architect, James Cartwieght, 62 Cortlandt st. Plan No. 3261.

BROADWAY, 2566, 96th st, 231 West, store front, piers to 7-sty store and tenement; cost, $1,500; owner, Max E. Bernheimer, 2566 Broadway; architect, Adolph Balschun, 448 East 145th st. Plan No. 3271.

BROADWAY, 463-467, partitions, change stairs to 6-sty stores and offices; cost, $150; owner, John W. T. Nichols, 82 Worth st; architect, J. J. Diemer, 45 Leonard st. Plan No. 3269.

BROADWAY, 271, Chambers st, 70-74, change sidewalk, platforms, show windows, install vaults to 11-sty bank and office; cost, $7,500;

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owner, Metropolitan Bank, 1 Madison av; architect, D. E. Waid, 1 Madison av. Plan No. 3270.

BROADWAY, No. 1448-1450, sign to 8-sty hotel; cost, $75; owner, 41st St Realty Co, 5 Beekman st. Plan No. 2.

CATHEDRAL PARKWAY, 12-18, alter roof, piers to 1-sty garage; cost, $150; owner, Samuel I. Ferguson, 25 Broad st; architect, W. J. N. Anna, 25 W 42d st. Plan No. 12.

EAST BROADWAY, 19-23, boilers, to 7-sty store and loft; cost, $300; owner, L. Levy, 13 Catharine st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3273.

EAST END AV, s w cor 84th st, partitions, windows, toilets to 5-sty store and tenement; cost, $500; owner, M. Frey, 504 East 87th st; architect, Chas. Stegmayer, 168 E 91st st. Plan No. 15.

1ST AV, n w cor 106th st, partitions, toilets, store fronts to 5-sty store and tenement; cost, $700; owner, Frank Garafalo, 419 East 116th st; architect, N. Langer, 81 East 125th st. Plan No. 3277.

2D AV, n w cor 5th st, hand lift, windows to 6-sty tenement; cost, $200; owner, Alfred Hahn, 1242 Madison av; architect, J. H. Friend, 2353 Davidson av. Plan No. 14.

2D AV, No. 1152, 1-sty rear extension, 20x25, partitions, alter walls, plumbing to 4-sty store and tenement; cost, $2,500; owner, Moses Oppenheim, 1242 50th st, Brooklyn; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 6.

2D AV, ne cor 92d st, alter windows, exits to 5-sty tenement and hall; cost, $400; owner, Geo Ehret, 235 East 92d st; architect, L. E. Dell, 343 River st, Hackensack, N. J. Plan No. 9.

3D AV, 2162-2166, partitions, iron stairs to three 4-sty stores and dwellings; cost, $1,000; owner, Sanders Gutman, 452 Broadway; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 11.

4TH AV, 379, change stairs, partitions, piers to 5-sty cafe and tenement; cost, $750; owner, Patrick J. Cuskley, 1122 Broadway; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 3267.

5TH AV, 520, stairways, mezzanine floor, new front, show windows to 4-sty store; cost, $10,000; owner, Geo. Henry Warren Est., 68 Broad st; architect, A. N. Allen, 2 West 45th st. Plan No. 10. Gillies Campbell Co., 1 Madison av, has contract.

5TH AV, s e cor 56th st, show windows, partitions to 12-sty store and hotel; cost, $800; owner, 719 Fifth Av. Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 13.

5TH AV, No. 375, beams, stairs, to 6-sty store and loft; cost, $8,500; owner, Mrs. Mary E. Crocker, 402 5th av; architect, Herbert R. Mainzer, 105 W. 40th st. Plan No. 1.

10TH AV, s e cor 13th st, alter 4-sty backing plant; cost, $2,500; owner, Swift & Co, on premises; architect, B. H. Coffey, 149 Broadway. Plan No. 3278.

Bronx.

BOONE ST, w s, 149.7 n West Farms rd, move 2-sty brick dwelling; cost, $1,000; owner, P. C. Kiernan, 437 East 121st st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 567.

FULLER ST, s s, 100 e Zerega av, move 2-sty frame dwelling; cost, $600; owner, Melchior Ill, on premises; architect, B. Ebeling, 1407 Taylor av. Plan No. 573.

HOME ST, 910, new partitions to 3-sty frame store and dwelling; cost, $100; owner, Peter J. Stumpf, 1209 Hoe av; architects, Toelberg & Son, 1167 Fox st. Plan No. 570.

HOME ST, 864 and 866, new show window to 3-sty frame store and tenement; cost, $300; owner, John J. Bowe, 1338 Prospect av; architect, Robert E. La Velle, 2801 Valentine av. Plan No. 1.

AQUEDUCT AV, n w cor University av, 1-sty stone extension, 70x90, to 2-sty stone church; cost, $65,000; owners, University Heights Presbyterian Church, Collins P. Bliss, 2204 Andrews av, chairman Building Committee; architect, Robert N. Cleverdon, 4 East 42d st. Plan No. 2.

BOSTON RD, e s, 260 s 169th st, new booth, new partitions, etc., to 3-sty brick stores and amusement hall; cost, $1,000; owner, Jennie Halpert, 1260 Boston rd; architect, George Hof, Jr., 371 East 158th st. Plan No. 568.

BOSTON TURNPIKE, s s, 136.11 w Reeds Mill rd, 1-sty frame extension, 48.6x94.9 to 3-sty frame hotel and hall; cost, $1,000; owner, Henry Dickert, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 571.

BROOK AV, e s, 116 s 169th st, new store front, new partitions and lower to grade, 3-sty frame store and tenement; cost, $3,000; owner, C. Ernst, 35 Nassau st; architect, Max Kriendel, 338 East 121st st. Plan No. 4.

HUGHES AV, e s, 40 n 189th st, raise and grade 3-sty brick store and tenement; cost, $200; owner, Antonio Ciavanni, 678 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 572.

ST. ANN'S AV, 742 to 810, new elevator to 6-sty brick brewery; cost, $800; owners, Ebling Brew Co., on premises; architect, Harry N. Paradies, 288 East 201st st. Plan No. 3.

WESTCHESTER AV, Nos. 446 and 448, build 1-sty of brick upon 2-sty brick store; cost, $9,575; owner, Armuccio Santini, 441 East 149th st; architect, Chris F. Lohse, 626 St. Ann's av. Plan No. 569.

3D AV, 2808, janitors' quarters, built upon 7-sty brick offices; cost, $750; owners, Columbia Knickerbocker Trust Co., on premises; architects, Moore & Landsiedel, on premises. Plan No. 566.

Brooklyn.

BEAVER ST, Nos. 80-84, new stairway, etc., 5-sty and basement store and tenement; cost, $600; owner, Jacob Siris, 64 Allen st, N. Y.; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 7588.

BERGEN ST, 472, new store front, 4-sty tenements; cost, $200; owner, — Longman, 297 Pearl st, N. Y.; architect, M. Kaplan, 535 Dean st. Plan No. 7589.

BRIDGE ST, 115, front wall, etc., 3-sty and attic store and dwelling; cost, $1,000; owner, Thomas McLaughlin, 121 Bridge st; architects, Brook & Rosenberg, 44 Court st. Plan No. 7590.

COURT ST, s e cor Bergen st, store front and partitions; cost, $500; owner, Wm. Geiger, 45 West 34th st; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 7.

DEAN ST, Nos. 1309-11, windows, etc., 4-sty dwelling; cost, $7,000; owner, Arthur G. Shaffner, 177 Montague st; architect, Wm. Debus, 86 Cedar st. Plan No. 7604.

DEGRAW ST, s s, 27.6 e 4th av, interior alterations; cost, $200; owner, C. Wischette, 684 Degraw st; architect, PJoseph G. Hartung. Plan No. 3.

DEVOE ST, No. 112, interior alteration 3-sty dwelling; cost, $200; owner, August Mangels, on premises; architect, David A. Lucas, 98 3d. st. Plan No. 7598.

FERRIS ST, No. 83, windows, &c, 4-sty tenement; cost, $800; owner, Eliz Collins, 195 Adams st; architect, David A. Lucas, 98 3d st. Plan No. 7616.

FULTON ST, s s, 125 e Alabama av, extension, 1-sty and plumbing; cost, $400; owner, Morris Miller, 2586 Fulton st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 5.

GRAND ST, s s, 225 w Havemeyer st, exterior and interior alterations; cost, $125; owner Sarah Rosenthal, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 7623.

HERKIMER ST, s w cor Sackman st, interior alterations, 2-sty telephone office; cost, $19,000; owner, N. Y. Telephone Co., 15 Dey st, N. Y.; architect, Edward A. Munyer, same address. Plan No. 7593.

HICKS ST, 548, interior alterations, 2-sty clubhouse; cost, $100; owner, Ann Peters, on premises; architect, W. J. Conway, 400 Union st. Plan No. 7569.

LYNCH ST, s e cor Bedford av, repair elevator; cost, $1,800; owner, N. Y. & Brooklyn Casket Co., on premises; architect, Gust Seaberg, 407 Douglass st. Plan No. 7560.

PIERREPONT ST, n s, 102.3 w Henry st, plumbing alterations; cost, $140; owner, B. H. Smith, 79 Pierrepont st; architect, C. Shepherd, 129 Atlantic av. Plan No. 13.

STANHOPE ST, e s, 46 s Myrtle av, plumbing to 1-sty synagogue; cost, $100; owner, Cong. Asche Emes, 136 Stanhope st; architects, Shampan & Shampan, 772 Broadway. Plan No. 7614.

STOCKTON ST, s s, 180 w Throop av, remove porch and alter roof; cost, $500; owner, Alex Krefetz, 194 Vernon av; architects, Brook & Rosenberg, 44 Court st. Plan No. 15.

UNION ST, 644, change front 2-sty and basement dwelling; cost, $500; owner, Angelina Russo, 187 4th av; architect, W. J. Conway, 400 Union st. Plan No. 7570.

WARWICK ST, No. 540, new doors and interior alterations, 2-sty dwelling; cost, $900; owner, Frank Hess, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 7619.

WASHINGTON ST, 1031, remove store front, etc., 3-sty store and dwelling; cost, $400; owner, Rachel Davis, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7585.

WASHINGTON ST, s e cor Johnson st, repair elevator; cost, $325; owner, Brooklyn Daily Eagle, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 7573.

YORK ST, n s, 46.10 e Jay st, windows, plumbing and interior alterations; cost, $1,800; owner, National Lead Co., 11 Broadway; architect, Frank H. Quinby, 99 Nassau st. Plan No. 11.

NORTH 6TH ST, 290, interior alterations, 2-sty and basement dwelling; cost, $200; owner, Tony Geswaldi, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 7577.

BAY 23D ST, e s, 50 s Benson av, dormer window, 1½-sty dwelling; cost, $70; owner, Laura S. Bishop, 123 Bay 23d st; architect, Francis S. Collard, 122 Bay 23d st. Plan No. 7586.

WEST 25TH ST, s w cor Surf av, change front 2-sty and attic hotel; cost, $650; owner, Hugh P. Skelly, 37th st and 1st av, N. Y.; architect, L. P. Murphy, P. O. Building, Surf av. Plan No. 7567.

57TH ST, s w s, 260 s e 8th av, new bath room; cost, $125; owner, Patrick Kennedy, 672 54th st; architect, Frank E. Kelly, 390 McDonough st. Plan No. 8.

ASHFORD AV, s s, 25 w Linwood st, plumbing &c; cost, $150; owner, Joseph Eiseman, 276 Arlington av; architect, Jos Miller, 2740 Atlantic av. Plan No. 7629.

ATLANTIC AV, 500, remove rear wall, 2-sty moving picture show; cost, $2,500; owner, Max Weisberg, 209 Dean st; architects, Brook & Rosenberg, 44 Court st. Plan No. 7582.

ATLANTIC AV, 498, windows, doors, etc., 2-sty dwelling; cost, $500; owner, Max Weisberg, 209 Dean st; architects, Brook & Rosenberg, 44 Court st. Plan No. 7580.

SAME PROPERTY, remove chimney, porch, etc.; cost, $500; owner and architect, as above. Plan No. 7581.

ATLANTIC AV, n e cor Linwood st, interior and exterior alterations; cost, $2,500; owner, Wm. C. Bowne, Jr., 658 St. Mark's av; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 12.

ATLANTI CAV, s s, 40 w Smith st, plumbing only; cost, $700; owner, Anna Finkelstein, 36 Gouverneur st; architects, Brook & Rosenberg, 44 Court st. Plan No. 16.

BELMONT AV, s w cor Schenck av, change store front, etc., 3-sty store and dwelling; cost, $1,000; owner, Morris Feman, 484 Belmont av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7571.

BROADWAY, e s, 20 s Kosciusko st, wall to extension, 1-sty (light) storage; cost, $200; owner, Herman Mayer, 271 75th st; architect, John C. Wandell & Co., 4 and 5 Court Square. Plan No. 7617.

FLUSHING AV, n s, 90 w Thornton av, extension to 4-sty tenement; cost, $2,000; owner, Dorothea Giebrich, 695 Flushing av; architect, C. W. Hine, 338 East 82d st, N. Y. Plan No. 14.

GREENPOINT AV, 450, cover driveway, 2-sty storage; cost, $500; owner, Columbus Distilling Co., on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 7584.

HUDSON AV, e s, 25 s Evans st, plumbing and interior alterations; cost, $200; owner, Maria Hackett, on premises; architect, Robt A Austin, 174 Sands st. Plan No. 7627.

KENT AV, 899, remove walls, etc., 3-sty light mfg.; cost, $2,000; owner, Harry Aronson, 40 Manhattan av; architect, Brook & Rosenberg, 44 Court st. Plan No. 7583.

Lexington av, Nos. 830-2, elevator shaft, 1-sty iron works; cost, $500; owner, Wm. Schwenn, on premises; architect, Chas Infanger & Son, 2634 Atlantic av. Plan No. 7601.

MONTROSE AV, 27, store front, 3-sty and dwelling; cost, $2,500; owner, Antonio Di Graci, 27 Montrose av; architect, Charles P. Cannella, 60 Graham av. Plan No. 7591.

NEW LOTS AV, No. 880, extension 2-sty dwelling; cost, $250; owner, Cath. M. Cornell, New Lots and Shepherd avs; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 7600.

ST. MARK'S AV, No. 1069, new stairway, etc., 2-sty dwelling; cost, $250; owner, Guiseppi Dento, on premises; architect, Wm. Keegan, 108 Milton st. Plan No. 7599.

SHERIDAN AV, e s, 97.6 s Blake av, interior alterations and plumbing to 2-sty cow stable; cost, $1,200; owner, Osias Engelberg, 165 Richmond st; architects, Edward Rose & Son, Grant st, Elmhurst. Plan No. 17.

SUTTER AV, 481, remove walls, etc., 2-sty store and dwelling; cost, $700; owner, Enish Greenberg, 528 Sutter av; architect, Max Cohn, 280 Bedford av. Plan No. 7578.

TOMPKINS AV, No. 75, windows and interior alteration, 3-sty store and tenement; cost, $200; owner, Henry Rosenthal, 64 Graham av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 7603.

TOMPKINS AV, s w cor Kosciusko st, extension to 3-sty tenement; cost, $7,500; owner, Charles Ehleis, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 1.

WASHINGTON AV, 46, repair elevator; cost, $1,600; owner, Henry Von Glahn & Sons, 66 Washington av; architect, Gust. Seaberg, 407 Douglass st. Plan No. 7559.

5TH AV, s w cor 39th st, store front and doors; cost, $500; owner, Robt. Rosenbrock Estate, 3902 5th av; architect, Morris Schwartz, 194 Bowery, N. Y. C. Plan No. 7605.

Queens.

FLUSHING.—Smart av, e s, 200 n Laburnam av, erect new concrete block foundation under dwelling; cost, $175; owner, Fred Kline, 149 Smart av, Flushing. Plan No. 1405.

JAMAICA.—Fulton st, 236, erect new wood sign; cost, $25; owner, Premier Realty Co., 176 Broadway, Brooklyn. Plan No. 1411.

LONG ISLAND CITY.—6th st, n s, 200 w Vernon av, general interior alterations to 2-sty building; cost, $1,000; owner, Frederick Russell, 6th st, L. I. City. Plan No. 1410.

LONG ISLAND CITY.—Purvis st, e s, 425 s Jackson av, new plumbing in dwelling; cost, $60; owner, W. Kenney, 41 Purvis st, L. I. City. Plan No. 1408.

LONG ISLAND CITY.—Creek st, e s, bet 3d and 4th sts, 1-sty frame extension on side factory, 20x120, slag roof; cost, $1,000; owner, Irving Iron Works, premises. Plan No. 1406.

LONG ISLAND CITY.—William st, w s, 150 n Jane st, install new plumbing in dwelling; cost, $50; owner, Patrick Trainor, 135 William st, L. I. City. Plan No. 1407.

RICHMOND HILL.—Jamaica av, s s, 100 e Diamond av, erect new store front on real estate office; cost, $91; owner, Carl Timmen, 529 Garfield av, Richmond Hill. Plan No. 1404.

FAR ROCKAWAY.—Central av, 257, install new plumbing in store; cost, $90; owner, H. Lunninb, premises. Plan No. 1409.

FLUSHING.—Lincoln st, s e cor Union st, extend present store front out 3 ft; cost, $300; owner, Phillip Ferris, premises. Plan No. 1385.

FLUSHING.—Hamilton st, w s, 25 s Warren st, 1-sty frame extension, 12x14, on rear 2-sty frame dwelling, shingle roof; cost, $125; owner, Sarah Skeuse, 44 Pine st, Flushing. Plan No. 1394.

FLUSHING.—Jager av, s e cor Maple av, install new plumbing in dwelling; cost, $350; owner, F. G. Whittley, premises. Plan No. 1384.

JAMAICA.—West st, e s, 200 s Bandman av, install new plumbing in dwelling; cost, $45; owner, John Kopp, Allen st, Jamaica. Plan No. 1374.

LONG ISLAND CITY.—10th st, foot of East River, install new plumbing in factory; cost, $650; owner, Devoe Oil Co., premises. Plan No. 1382.

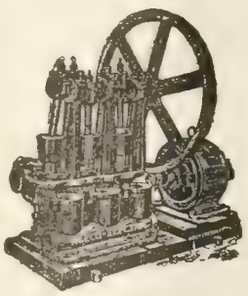
LONG ISLAND CITY.—Ridge st, e s, 75 s Radde st, erect new foundation under stable; cost, $300; owner, Louis Cohn, 267 Radde st, L. I. City. Plan No. 1403.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., December 21, 1912.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 30th day of January, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States Post Office at Biddeford, Me. The building is of one story and basement, and has a ground area of approximately 5,200 square feet; fireproof construction throughout; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Biddeford, Me., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

HEARINGS ON SUBWAY CONTRACTS.

The Public Service Commission for the First District will hold public hearings on the form of contracts containing terms and conditions to govern joint construction by the City, and by the Interborough Rapid Transit Company, and by the New York Municipal Railway Corporation, of certain rapid transit railroads embraced in the Dual System, and operation by those companies respectively of the portions of said lines allotted to each in conjunction with existing rapid transit roads now operated by each.

The hearings will be held on January 14, 1913, in Room 305, No. 154 Nassau Street, New York City, as follows:

On the New York Municipal Railway Corporation contract at 10:00 A. M.

On the Interborough Rapid Transit Company contract at 2:00 P. M.

Copies of the proposed contracts are for sale at one dollar each.

PUBLIC SERVICE COMMISSION FOR THE FIRST DISTRICT,
By, WILLIAM R. WILLCOX, Chairman.
TRAVIS H. WHITNEY, Secretary.
December 30, 1912.

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LAYSIDE.—Broadway and Bell av, erect new electric sign; cost, $60; owner, Wagner & Story, Bayside. Plan No. 1429.

COLLEGE POINT, 1st av, s w cor 10th st, general interior alterations and new bay window; cost, $2,500; owner, John W. Rapp, 1st av, College Point; architect, C. Ritterbusch, 156 5th av, N. Y. C. Plan No. 1435.

CORONA, 42d st, e s, 175 n Polk av, install new plumbing in dwelling; cost, $40; owner, Patrick Farrell, 74 Randell av, Corona. Plan No. 1421.

CORONA.—Orchard st, n s, 100 e Myrtle av, interior alteration to 1-sty dwelling to provide for two families; cost, $300; owner, M. Bloom, 125 Myrtle av, Corona. Plan No. 1435.

CORONA.—East Jackson av, No. 30, new electric sign; cost, $50; owner, Joseph Kuhn, 1176 2d av, N. Y. C. Plan No. 1432.

DOUGLASTON, L. I.—Cherry st, s w cor Prospect st, install new plumbing in dwelling; cost, $350; owner, Helen Stewart, Douglaston. Plan No. 1431.

EAST WILLIAMSBURG.—John st, w s, 100 n Prospect st, 4-sty brick extension, 129x116, on rear of Public School; cost, $165,000; owner, Board of Education, 500 Park av, N. Y. C. Plan No. 1424.

EDGEMERE.—Frost av, w s, 100 s Boulevard, 2-sty frame extension, 12x13, extension on rear 2-sty dwelling, shingle roof; cost, $300; owner, John Mehrtens, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan No. 1426.

GLENDALE.—Webster av, w s, 530 s Myrtle av, 1-sty frame extension, 20x8, on front 1-sty frame dwelling, tin roof; cost, $140; owner, Elizabeth Laier, 249 Webster av, Glendale. Plan No. 1415.

JAMAICA.—Division st, w s, 150 s Fulton st, new stone foundation under stable; cost, $250; owner, John J. Brown, Division st, Jamaica, N. Y. Plan No. 1437.

LONG ISLAND CITY.—Hancock st, No. 480, 1-sty frame extension, 24x26, on side factory, tar roof; cost, $400; owner, John Polachek, Park av and 85th st, N. Y. C. Plan No. 1417.

LONG ISLAND CITY.—Jackson av, s s, 50 e Honeywell st, erect covering over loading platform; cost, $500; owner, Ford Motor Co., premises. Plan No. 1419.

LONG ISLAND CITY.—Winthrop av, n s, 660 e Barclay st, erect new elevator hatch; cost, $300; owner, Astoria Light, Heat & Power Co., premises. Plan No. 1418.

LONG ISLAND CITY.—Sunswick st, e s, 275 n Wilbur av, building to be raised and 1-sty built underneath; cost, $2,000; new plumbing; owner, Angeleo Mojlio, 88 Sunswick st, L. I. City; architect, Chas Hewitt, 717 Crescent st, L. I. City. Plan No. 1423.

LONG ISLAND CITY.—3d av, e s, 250 n Jamaica av, 1-sty added to dwelling and interior alterations; cost, $2,000; owner, W. J. Thomas, 466 3d av, L. I. City; architect, Chas. Hewitt, 717 Crescent st, L. I. City. Plan No. 1422.

LONG ISLAND CITY.—Railroad av, No. 3, install new freight elevator; cost, $5,000; owner, The American Agri. Chemical Co., 2 Rector st, N. Y. C. Plan No. 1428.

LONG ISLAND CITY, 4th av, w s, 348 n Potter av, 1-sty frame extension, 14x12, on rear of shed; cost, $40; owner, Zajic & Hardlicka, 1133 4th av, L. I. City. Plan No. 1434.

LONG ISLAND CITY.—Grand av, s e cor Crescent st, general interior alteration, club house; cost, $2,000; owner, Arthur Keating, 62 Jackson av; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 1429.

LONG ISLAND CITY.—Boulevard, No 406, raise 4 family dwelling, 7x7, and erect new foundation; cost, $700; owner, Mary O'Brien, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1425.

METROPOLITAN.—Forest av, e s, 25 n Prospect st, install new plumbing in dwelling; cost, $100; owner, Geo. Bayer, premises. Plan No. 1412.

OZONE PARK.—Belmont av, n s, 50 e Wyckoff av, interior alterations to dwelling to provide for 4 rooms; cost, $200; owner, John Devowz, Ozone Park. Plan No. 1417.

ROCKAWAY BEACH.—Dodge av, e s, 264 s Boulevard, 1-sty frame extension, 8x30, on side of 2-sty dwelling, new foundation; cost, $1,500; owner, Mrs. Sassia, premises; architect, J. B. Smith, Rockaway Beach, N. Y. Plan No. 1433.

ROCKAWAY BEACH.—Holland av, n e cor Ocean av, 3-sty frame extension, 31x30, on front of hotel, tin roof; cost, $4,200; owner, The G. W. Craft Realty Co., premises; architect, William Kurz, 192 Bowery, N. Y. Plan No. 1430.

WINFIELD.—Grove st, w s, 690 n Woodside av, install new plumbing in 1-family dwelling, cost, $175; owner, L. Allbrecht, premises. Plan No. 1416.

LONG ISLAND CITY.—16th av, No. 169, install new plumbing in two dwellings; cost, $250; owner, J. Scharf, 169 16th av, L. I. City. Plan No. 1436.

JAMAICA.—Hillside av, w s, 120 n Shelton av, 2-sty frame extension, 14x6, on rear 2-sty frame dwelling, tin roof; cost, $150; owner, Fred Warte, premises. Plan No. 1438.

RICHMOND HILL.—Fulton av, n e cor Briggs av, erect outside stairs and interior alterations to 1-family dwelling; cost, $1,500; owner, Mrs. E. A. Sasse, premises. Plan No. 1427.

Richmond.

CANAL ST, s s, cor Front, Stapleton, alterations to brick saloon; cost, $85; owner, H. Davidson, Stapleton; builder, J. McDowell, Stapleton. Plan No. 502.

CENTER ST, Tottenville, alter frame dwelling; cost, $200; owner, H. R. Yetman, Tottenville; builder, W. E. John, Tottenville, S. I. Plan No. 498.

GORDON ST, w s, 50 n Elm, Stapleton, add frame printing shop; cost, $700; owner, John Wallig, Stapleton; builders, Hesse & Offenjest, Stapleton. Plan No. 500.

TAYLOR ST, e s, 250 n Cary av, West New Brighton; add frame dwelling; cost, $400; owner, Mary A. Rourke, premises; builder, Fred Deppe, Sr., West New Brighton. Plan No. 501.

VANDERBILT AV AND ROFF ST, Stapleton, alter frame tenement; cost, $100; owner, Wm. Schroeder, Stapleton; architect, John Davies, Tompkinsville; owner builds. Plan No. 499.

BOARDWALK, 450 e Sand la, South Beach, add frame hotel; cost, $1,000; owner, S. Beach Imp. Co., South Beach; builder, D. N. Hood, South Beach. Plan No. 503.

Personal and Trade Notes.

WILLIAM H. BOGART, architect, 250 Jackson av, Jersey City, desires catalogs of combination wash trays and sinks.

GRONENBERG & LEUCHTAG, architects, formerly of 7 West 22d st, have moved to new offices at 303 th av. New telephone number, Madison Square 8360-61.

JOHN J. SWAN, formerly with the Chicago Pneumatic Tool Co., New York, as manager of the New York office and later as mechanical engineer in the compressor department, has become associated with the Oil Power Engineering Corporation, New York.

JOHN T. SIMPSON, one of the organizers, and for the last five years President of the American Concrete Steel Company, of Newark, N. J., has sold his entire interest in that company and opened an office at 1224 Essex Building, Newark, to follow the practice of architecture and engineering.

THE INDICATIONS are that the midwinter convention of the American Institute of Electric Engineers under the auspices of the Standards Committee, will be of great interest. A large number of papers are being prepared under the general direction of Dr. A. E. Kennelly, chairman, and under the particular supervision of Messrs. Lamme and Steinmetz, of the sub-committee on General Revision of Rules, and Messrs. Merrill, Robbins and Powell, of the sub-committee on Rating.

Government Work.

NEW YORK.—Sealed proposals will be received until January 25, for three electric passenger elevators in connection with the reconstruction of the United States Barge Office, New York, N. Y., in accordance with the drawing and specification, copies of which may be had at the office of the Supervising Architect. O. Wenderoth, Wash., D. C.

CEDARTOWN, GA.—Sealed proposals will be received until January 31, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post office at Cedartown, Ga. The building is 1 sty and basement, and has a ground area of approximately 3,940 sq ft. First floor only fireproof, stone and brick facing, and tin roof. Drawings may be obtained from the custodian of site at Cedartown, Ga., or at the office of the Supervising Architect. O. Wenderoth, Wash., D. C.

BIDDEFORD, ME.—Sealed proposals will be received until January 30, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Biddeford, Me. The building is 1 sty and basement, and has a ground area of approximately 5,200 sq ft; fireproof construction throughout; stone and brick facing, and tin roof. Drawings may be obtained from the custodian of site at Biddeford, Me., or at the office of the Supervising Architect, O. Wenderoth, Wash., D. C.

Why the Stairs Fell.

Hearings to investigate the recent collapse of a stairway at the Nostrand avenue station of the Long Island Railroad in Brooklyn are being held by the Public Service Commission. The stairway, which was an apparently substantial structure, of steel frame, gave way while one man was descending it, and had killed him in its collapse. While no report has yet been made, testimony has been given tending to show that the collapse was due to the breaking of the connection between the steel girder, forming the side of the stairway, and a castiron post on the first landing, against which the end of the girder rested. The commission has directed its engineers to make examination of all similar stairs from all elevated railroads, with the view of disclosing any defects which may exist in their condition.

—The State of New York indeed ought to have a building of its own here, in order to house its many local offices, but our landlords would hate to lose them as tenants.

DEPARTMENTAL RULINGS

BUREAU OF FIRE PREVENTION.
Orders Served.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance.
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

Manhattan Orders Served.

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133-5 Amsterdam av agt John J. Mooney ..... A-G-L-K
480 Amsterdam av agt H. Schlenoff ..... A
38 Bowery agt Imperial Photograph Co ..... D
290-4 Bway agt R. G. Dun & Co. C-B-A-G
299 Bway agt James Barclay.... A-F-G
632-4 Bway agt Phil. Wolf & Co H
632-4 Bway agt B. Stern & Son. H
632-4 Bway agt Kass & Tenenbaum ..... H
692-4 Bway agt Levy & Schildt. H
692-4 Bway agt Coleman Tailoring Co. ..... H
693-7 Bway agt J. L. Taylor & Co. ..... H
694 Bway agt Harris Suspender Co. ..... H
715-19 Bway agt Cohn, Brown & Co. ..... H
632 Bway agt Apple & Co..... H
740-44 Bway agt Addressograph Co. ..... H
740 Bway agt Alfred Benjamin & Co..... H
740 Bway agt Currick, Leiken & Baudlen ..... H
803 Bway agt Ruben Sadowsky.. H
813 Bway agt Morris M Einson.. H
676 Columbus av agt Sigmund Klein ..... D
79-81 Duane st agt Chas. F. Hoffman ..... D
79-81 Duane st agt Consolidated Gas Co. C
25 Duane st agt James K. Shaw & Co. ..... D
28-30 E 12th st agt G. M. Thomas, G-A-B-C-F
10 E 33d st agt Albert B. Ashforth .....D-A-C-F-G-E-H
223 Greene st agt Harry Herche. G
9-15 Murray st agt Franklin Bldgs. Co. .....C-D-A-F-H-B
37 9th av agt Conron Brothers.. G-C
30 Suffolk st agt Levey & Herzog ....A-F-C-B-H-G-E
12-14 W 37th st agt Cross & Brown .....H-F-A-G
206 W 77th st agt W. Dixon Ellis C-K
250-3 West st agt Cortlandt P. Dixon ..... A-B
169 Wiliam st agt Van Zandt Real Estate Co.....C-E-F-G-H
105 Worth st agt Colonial Real Estate Co. ..... D
62 E 4th st agt W. Rosenberg... B-F-G
549-55 Bway through to 120-26 Mercver st agt Peter W. Rouss, D-C-A-G-B-E-F
621 Bway agt New York Railways Co. ..... A-B-C
47 Cortlandt st agt Maurice Brill. B-E
94 Division st agt Harry Sammet, B-E-C-A-D-F-G
103 E Bway agt Bernard Shanowsky ..... D-C
12 E 3d st agt Nathan Crosovsky L
331 E 125th st agt Meyer Panish. C
123-5 Mercer st agt Peter W. Rouss ..... A
113 Park Row agt John H. Speilman ..... D-C
73 Pine st agt Amos F. Eno..... L-C-B
477-81 10th av agt Richard E. Thibaut .....H-C-B-E-A-L
729 10th av agt David H. Nathanson ..... A-G-H
2231 3d av agt John P. Kelly....J-G-D-F
2291 3d av agt Wendolin Nauss.. D-F-C
49 Vesey st agt J. A. Murray.... E-C
186 W Bway agt Julia Livingston Estate ..... B
61 W 14th st agt E. S. Manheimer .....K-D-C-G-L
31 W 4th st agt J. B. Williams... H-G
44-50 W 18th st and 47-53 W 17th st agt Henry Phipps Estate.C-A-G-F-H
129 W 22d st agt Beader Bros... G
148-56 W 23d st agt J. Luhs..... G-H
27-35 W 24th st agt Andrew Kerwin .....G-H-A-C-F
225 W 39th st agt Am. Press AssnG-K-L-A
231-3-5 W 40th st agt N. Y. Motor Car Co. ..... K-L
234 W 48th st agt Wessex Realty Co. C
129 W 51st st agt H. C. Fricke... K-L
112-14 W 52d st agt Joscelyn Stable Co. ..... K-L
417 W 55th st agt F. B. Stearns Co. of New York..... D-K-L
419 W 55th st agt Mitchell Motor Co. of New York..... K-L

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Bureau of Buildings, Borough of Manhattan.

Plumbing Applications.

BULLETIN NO. 56, 1912.—New forms upon which to file applications for plumbing and drainage will be in use in this bureau on January 1, 1913. In these revised forms, all unnecessary questions have been eliminated as far as possible, and the procedure generally has been simplified. All blanks used in connection with these applications must be typewritten and filed in triplicate—that is, one original and two carbon copies.

Plumbing applications will bear an independent serial number, and applicants are requested to refer to this record number in all subsequent correspondence with the bureau. The two blank lines constituting the heading on each page (entitled "P. & D. Application No....." and "Location.....") should not be filled in by the applicant.

When filing a plumbing application in the first instance, only two blanks will be required (in addition to such plans as may be necessary), namely:

Form entitled P. & D. Application (Page 1).—This is the application proper, one copy of which, after approval by the Superintendent, will be issued to the applicant as the permit required by the Building Code.

Form entitled P. & D. Application (Specifications).—This page is intended to give the Bureau all information required which can not well be shown on the plans and which is not already definitely covered in the Building Code or the Plumbing Rules (a copy of which rules may be had on application). One copy, when finally approved, will be returned to the applicant.

If the application is not approved as originally submitted, a list of objections will be sent to the applicant on form entitled P. & D. Application (Objections).

These objections should then be answered by filing the necessary amendment on form entitled P. & D. Application (Amendment). If this amendment is not approved, the amendment sheet will be so marked and returned to the applicant. It will then be necessary for the applicant to file another amendment on a similar form, properly answering the objections. When the amendment is approved, a copy will be issued to the aplicant. Amendments to plumbing applications will be accepted only on the blue forms provided for that purpose.

As soon as the aplication is finally approved and before beginning the work, an affidavit as required by the Plumbing Rules must be filed by a registered plumber on form entitled P. & D. Application (Plumber's Affidavit). This form need only be filed in duplicate and only one copy need be sworn to by the plumber.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Dated December 28, 1912.

Building Trades Wages, 1913.

Prevailing Rate of Wages—Issued by the New York Building Trades, Headquarters, Brevoort Hall, 154 East 54th st, New York City. Phone 3349 Plaza. This schedule is based on 8 hours work per day, from 8 A. M. to 5 P. M., except on Saturday, when work in the Building Trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can engage the same through the above office upon application. All recognized Legal holidays and Sundays are to be figured at "double time"; Asbestos workers, boiler felters, pipe coverers, insulators, $4.50; asbestos workers' helpers, $2.80; blue stone cutters, flaggers, bridge and curb setters, $4.50; blue stone cutters' helpers, $3; boiler makers and iron ship builders, $5.00; boiler makers' helpers, $3.50; bricklayers, $5 60; bricklayers' helpers, $3.00 carpenters and framers, $5; cabinet makers, $5; cement and concrete masons, $5; cement, concrete and asphalt laborers, $3; derrickmen and riggers, $4; decorators and gilders, $4.50; decorative art glass workers, $5; elevator constructors, $5; elevator constructors' helpers, $3.20; electrical workers, $4.50; electricians' helpers, $2.20; electrical fixture workers, $4.50; engineers, stationary, $4.50; engineers, portable hoisting, etc., $27.50 weekly, by the day, $5.50; granite cutters, $4.50 yard, bridge, $5; house shorers, mover and sheath pilers, $3.75; house shorers' helpers, $2.65; housesmiths and bridgemen, $5; ironworkers, $5; ironworkers' apprentices, $3; ironworkers' helpers, $3.50; metallic lathers, $5; marble cutters and setters, $5.00; marble carvers, $5.50; marble polishers, $4.50; marble sawyers, $4.75; marble bed rubbers, $5; marble cutters' helpers, $3, on derrick work, $4; mosaic workers, $4.50; mosaic workers' helpers, $3; machine stone workers, $4; machinists of all description, $5; paper hangers, price list; plate and sheet glass glaziers, $3.50; plasterers, plain and ornamental, $5.50; plasterers' laborers, $3.25; plumbers and gas fitters, $5.50; painters, $4; decorators and gilders, $4.50; riggers on machinery, dynamos, boilers, etc., $4; roofers, tar, felt, composition, damp and waterproofers, $4; rockmen, $2.50; rock drillers and tool sharpeners, $3.75; sheet metal workers, coppersmiths, tinsmiths, metal roofers, $4.75; slate and tile roofers, $5; steam and hot water fitters, $5.50; steam fitters' helpers, $3; tile layers, $5 50; tile layers' helpers, $3; tunnel and subway constructors, $3.75; upholsterers of all description, $4.50; wood lathers, $5.

METALLIC PAINTS.

Subject of a Report to International Congress on Testing Materials.

The following is part of an official report to the International Congress for Testing Materials, by J. A. Cushman, an American delegate.

The efficiency of a paint for metallic structures depends upon (1) the excellence of the vehicle used, (2) the influence of the pigment on the vehicle with which it is mingled, and (3) the influence of the pigment upon the underlying metal. By far the greater number of authorities who have published upon this subject within the last three years have become convinced that the electrolytic explanation, based upon the modern theory of solutions can be made to account for the mechanism of all rusting and corrosion reactions. The fact that chromic acid and its soluble salts had been discovered by a number of observers to render the surface of iron passive, and thereby to check or inhibit corrosion, seemed to promise a new field for investigation in the production of protective coatings. At the same time, the well-known prohibition of rusting afforded by strong alkaline solutions appeared also to indicate that the well-known protective power of many basic pigments might be explained from the same point of view. Many highly basic pigments have been found excellent for prime coatings as is instanced in the well-known and almost universal use of red lead for this purpose. At the same time a great difference of opinion has existed among engineers in regard to the value of red lead, so that it could not be said at any time that the problem of protecting iron and steel had been solved beyond possibility of great improvement.

A recent inspection of the steel paint test panels at Atlantic City, N. J., showed that the corroded white lead films have chalked to a considerable extent and show heavy rusting. The zinc films have checked and crooked badly. The sublimed white lead and sublimed blue lead films were in good condition and indicated the value of such basic pigments as protectives of steel. The red lead films which have given good protection to the metal to which they were applied, showed slight surface coating of carbonate of lead, due to the action of the carbonic acid of the atmosphere. The iron oxide films were all in very fair condition. The graphite and carbon black paints were shown to be pitted in several places, with excrescence of rust. The inert pigments, such as barytes, whiting, silica and asbestine, gave very fair service for a short time, and then decay progressed, quite rapidly in most cases. The plates painted with the chromate pigments were in most excellent condition in nearly every case. This was especially true of the plates painted with zinc chromate, basic lead chromate (American vermillion) and chrome green, the surfaces of these paints not having visibly chalked, checked or disintegrated, and freedom from corrosion being shown throughout the test.

The recent shortage of the flax crop and the consequent rise in price of linseed oil have resulted in an attempt on the part of the manufacturer to utilize other oils which are of a slow-drying or semi-drying nature. A most elaborate series of paint exposure tests upon various oils is being conducted at the present time on the grounds of The Institute of Industrial Research, at Washington.

A paint suitable for the protection of metal work should be composed of a suitable pigment in intimate association with a liquid vehicle excelling in the

following particulars: (1) chemical permanence, (2) chemical inertness toward iron, (3) resistance toward physical damage, (4) imperviousness toward air and moisture, (5) elasticity.

While we may safely admit these conclusions, the researches of the last few years seem to indicate that we should include another heading, perhaps the most important of all, namely, the inhibitive value of the pigment, for if this point is given attention the importance of the other qualifications is to some extent minimized. Slight openings or abrasions of the protective coatings are necessarily of less importance if a rust inhibitive action is provided by the pigmentary portion of the vehicles.

Lighting of the Panama-Pacific.

Describing the illumination of the Panama-Pacific International Exposition, W. D. A. Ryan, the illuminating engineer, who planned the lighting of the Niagara Falls and the illuminating of the Hudson-Fulton celebration, says in a letter just received:

"One of the special features will be the introduction of jewels in the place of incandescent lamps so commonly used at previous expositions. The whole effect will be surmounted by a forty-eight electric scintillator—one for each State, which will be mounted off the main axis of the exposition, about five or six hundred yards out in the water. It will be placed on barges anchored in the bay, and will require sixty trained men to operate the lights. These will go through an evolution of color, forming Auroras and various effects in the sky and over the exposition, and will spread like a great lily, and will be seen in all the surrounding Bay cities and on clear nights will be visible in the sky for forty or fifty miles.

"We have a great deal of fog here and this will assist us greatly in producing wonderful lighting effects.

"The lighting of this exposition will, without doubt, surpass anything in lighting in the world's history. One of the strongest features of the lighting will be the fact that effects will be produced here that have never been seen before.

"The entire lighting is new in every respect and it marks an epoch in illumination. The advance since the last big exposition in science and art of electric engineering and development of electric apparatus has been so great that we are now able to produce effects with economy which would have been physically impossible five or six years ago. In other words, the exposition is to be a magnificent picture by night, with the architectural splendor brought out to the best possible advantage in both form and color, maintaining the daylight perspective."

On the Other Side of the World.

Once every month the Record and Guide office receives a visitor from South Africa, the Master Builders' Federation Journal, published at Johannesburg. From reading its pages it is learned that the building industry is making remarkable progress in South Africa. A great change has come over the country in the last twenty years.

This present year the Transvaal is seeing the largest development in building operations ever experienced there. In Johannesburg work is going on to the approximate value of six million dollars, and this is exclusive of the cost of private dwellings, which are being put up in large numbers in all the suburbs.

Mr. H. G. Veale, in an address as president to the Transvaal Institute of Architects, stated that in his opinion South Africa has reached the condition of a solid and steadily progressing country. Money is now being invested in building schemes, he said, at the rate of ten to twelve per cent., whereas formerly architects were expected to design buildings to return twelve to fifteen per cent. The large warehouses being put up by merchants were a pretty good index of the solid character of the progress, while the thousands of dwellings that had been erected by salaried men during the past year was also a mark of confidence and settled feeling.

Flourishing associations of master builders are to be found at Durban, Cape Town, Port Elizabeth, East London, Bloemfontein, Kreugersdorp, Pretoria, Johannesburg, Potchefstroom, Kroonsstad and Boksburg, besides the National Association of Building Trade Employers which was established in 1904, the year after our New York City B. T. E. A. was founded, and which sends delegates to the annual conventions of British builders in the old country. South African builders keep informed on construction affairs in America, especially in New York City, and the current number of the Journal has an interesting commentary on the Equitable fire, giving the names of the successive architects of the building and an explanation of the reason why it fell such an easy prey to the flames.

From a paper read before a society at Jeppstown, and reproduced in the Journal, by Edward H. Waugh, A. R. I. B. A., on "The Modern House and Town," it is noted that "it is useless to lay down rules for the architecture of South Africa, for the people will have what they want and need and the most an architect can do is to mould and form these ideas as well as his ability permits. It's of no use for an architect to tell a Johannesburg shopkeeper that his fine building must not appear to be resting on plateglass instead of solid piers, for he wants the glass and not the piers, and he will have what he wants."

In the columns of the Journal all kinds of building materials are advertised. For the greater part these are imported from Britain. All the building trades and professions are practised and there are technical schools for the training of the youth.

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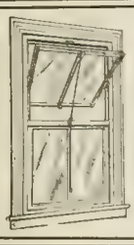
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The Beauty of White Paint.

Simultaneously with the growing popularity of extremely plain forms of architecture, the use of white colors for the exteriors of detached dwellings has become notably prevalent. In the suburbs of our Southern cities white colors predominate, not alone in the adornment of Colonial types of houses, but in the decoration of almost every newly built home, whether the structure be one of wood or concrete. In some suburbs there is now a pronounced line of demarkation between the older dwellings and those of recent construction. In the one section we find numerous tints on both walls and roofs together with many and various combinations of colors on a single house. In the newer neighborhood we see only white and black, and the suggestion of freshness and cleanliness is delightfully enticing. But while white colors prevail, there is not a rigorous adherence to the Colonial type of architecture. It is actually the exception to find any houses at all which are not painted white.

For the outside painting of houses, white lead is a particularly desirable pigment, whether the lead be procured and used already mixed in the form of a good mixed white paint, or whether it be bought pure and mixed by the painter.

It is understood, of course, that a house is not necessarily white because it is painted with white lead, as the lead can be mixed with other colors. In general, however, the lighter the color with which a house is painted, the more durable the paint will be, and the more comfortable the house itself will be, both in winter and summer, white paint having a surprising effect in reflecting the sun's rays in hot weather and keeping the house behind it cool, as well as in preventing radiation of the heat in winter.

The old impression about white being a troublesome color to keep clean is open to question. Is white actually any more susceptible to dirt and fading than yellow, for instance?—"Practical Decorator."

A New Method in Stone Construction.

The past year has been one of the biggest from a builder's standpoint in the history of the United States. During that time a greater number of big structures have been completed in record-breaking time than were ever handled before along similar lines. Every city in the country has been able to point with pride to big new buildings which were rushed to completion in a fashion calculated to make the expert constructionist of twenty years ago sit up and take notice.

It is evident that the demand of the times is not only for big buildings but also for quick work upon them. In this connection the new feature of the stone trade has developed, according to the "American Stone Trade." It is becoming the rule with progressive stone workers that their work upon extensive jobs shall be begun as soon as the frame of the structure projects above the ground to a sufficient height to allow the masons to forge ahead without interruption. The old practice of the stonecutter was to commence his portion of the work as soon as the frame and general details of the building were completed, making it necessary for two processes of construction from the ground up to be followed before the physical make-up of the job was completed.

A couple of years ago the trade changed its plans. It was in the East that the difference first became apparent. Only a comparatively short time ago stone-cutting concerns in New York, Philadelphia and other cities decided that they might as well begin upon their respective jobs at the earliest possible opportunity, instead of allowing the concrete and steel construction to have full sway over the situation until along toward the last, when the masons got their innings.

The innovation has gained in practice and has spread from the East through the Middle West, until to-day there are a large number of up-to-date stone companies which specify in their contracts that they be allowed to push ahead with their work as soon as a chance for this is afforded.

Hints to Homebuilders.

The interior trim, the mantels, paneling, wainscoting, and the staircase, are generally included in the builder's contract. For this work the architect's details are followed, and his designs accepted without question. Yet, how often is a carefully paneled room utterly ruined by the wall coverings, curtains, and furniture, because the owner, with the best intention in the world, considers these matters—which make or mar an interior—to be outside of an architect's province, or too personal for him to advise upon. Albro & Lindeberg, in their new book, "Domestic Architecture," give this professional advice to laymen about to build a country house:

The rooms in a house should be homogeneous, not a collection of samples of historical periods. To design a Jacobean dining room and a Louis XV. drawing room, in a Georgian building, immediately makes the house a series of unrelated compartments. On the other hand, when the rooms of a whole floor are treated broadly, we have, as a result, not only a unity of effect, but a fine sense of spaciousness.

The average man contemplates the building of a house with misgivings, not unmixed, at time with fear. He has been told that building is an expensive luxury, and that the cost of a house invariably exceeds the initial estimates.

On this subject we can speak from our own experience. We have designed some houses which have been finished within the expenditure originally proposed, and others in which the initial estimates have been doubled. But we believe we are stating the experience of architects in general, when we say that the additional cost has, in every instance, been incurred at the client's express demands.

In this matter of cost, there are two ways for a client to approach his architect. He may say, "I have $25,000 to spend; show me what I can get for it." Or he may say, "These are my requirements; keep the cost as low as possible." But he cannot say, "I must have this and that, and I will not pay over $25,000 for it."

The details and complications of building even the small house may seem at the outset to be many; but there is one way for the owner to avoid most of his worries, and that way is to place at the start a little real faith in the architect he employs. If you wish a successful house, give the architect free admission into your confidence and faith. He will work many times harder, knowing that you trust his judgment and stand behind his decisions. For the profession of architecture, like that of medicine and law, is one in which the results are judged by the services performed, and the creation of a beautiful and useful building is to the true architect his best reward.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

Dec. & Jan.
28 Anson, Franklin R—W K Aston....1,332.10
28 Archer, Saml B—E V Harman & Co....79.88
30 Aronowitz, Morris—A D Katcher et al....111.16
30 Aronowitz, Morris—A D Katcher et al....27.41
30 Allen, Jno R—E J Meyers et al...202.49
30 Antopolski, Morris—L Stern.....190.36
31 Anderson, Arlington R—L J Ladinski....64.08
2 Aronov, A—S Spiro....38.67
2 Alexander, Henri P—S Spiro....254.56
2 Arrigale, Vincenzo—Italian Importing Co of N Y....36.41
3 Alexander, Henri P—S J Bischoff.38.72
3 Aremowitz, Benj—A C Rothstein..68.07
3 Arnstein, August & Frank Goldenberg*—Weber-Binke-Lange Coal Co....259.41
3 Acovino, Salvatore & Maria—G Acierno....34.41
28 Bennett, Ella & National Surety Co—People, &c....500.00
28 Burstein, Maurice J—F Schlesinger....374.65
30 Berger, Henry & Geo O Kohler—Kalt Lumber Co....36.81
30 Burrell, Edw—City of NY.costs, 118.89
30 Burrell, Edw gdn—same...costs, 118.59
30 Bell, Robt W—Emil Fleischl & Son....264.57
30 Berkowitz, Max—City of N Y....264.41
30 Brasjones, Anton—same....264.41
30 Bialkin, Dometrie—Bklyn Range Boiler Co....costs, 22.78
30 Bohlken, Geo N—F H Hines....113.81
30 Bowers, Ogden H —C A Tucker....costs, 151.36
30 Brown, Matthews J Brewer et al....33.16
30 Borrelli, O Costanze—N Charlat.196.00
30 Brown, Geo—M Siegel....424.65
30 Bingham, Richd J—Henry Kelly & Sons....868.06
31 Block, Eugene H—C C Rice....2,076.48
31 Butcher, Edw Jr—American Surety Co of N Y....34.41
31 Belinge, Geo A—N Y Tel Co....17.24
31 Beihoff, Geo J same....18.16
31 Buddy, Lewis Jr—E Hough....82.25
31 Budell, Alfred E—Stoddard Motor Co....186.81
31 Buhler, Leon H* & Chas Lauter—Noonan & Price Co....238.97
31 Blume, Robt* & Rosa—M Kaplan.87.88
2 Benedict, Hattie—K E Henesey..69.66
2 Bender, Jos B—Bloom & Hansen..41.49
2 Ball, Anna—N Y Edison Co....9.76
2 Bauml, Sigmund—same....27.49
2 Baer, Wm L—Walker & Pattison Inc....62.41
2 Boyle, Thos—E Baumgarten....costs, 80.90
2 Bass, Edw—L Robison et al....649.66
2 Braun, Allo—M Wahl & Son....206.54
2 Becker, Saml—Blutter & Bros..79.65
2 Brenner, Saml—Hallett & Davis Piano Co....95.72
2 Brannan, Jeff T—Tenny Press...31.03
2 Boetcher, Wm—G Miller....29.80
2 Bottega, Vincent—S Elfrus....61.96
2 Burkert, Wm & Jno C—Burnhart Bros & Spindler....40.41
2 Batton, Eugene C—Bedell Co...128.90
2 Batten, Eugene C—Bedell Co....costs, 22.80
2 Berman, Abr A—M Daly....96.27
3 Bonagur, Antonio—Globe Fireproof Door & Sash Co....70.47
3 Boyle, Edw M—Equitable Trust Co of N Y....74.41
3 Barey, Elysey—A H Joline et al....costs, 68.00
3 Bell, W Torrance—J H Fay, Inc.300.09
3 Bernstein, Abr—P Reinherz et al.348.70
28 Curley, Richard & Jos Sherman—Motor Finance Co....916.70
28 Carr, Austin—Mantle & Co....537.33
30 Cicio, Vincenzo* & Antonio Franzone —Tenement House Dept....62.00
30 Coogan, W Gordon—F S Hutchins....476.79
30 Catlin, Donald C—J Quinn.costs, 77.56
30 Carey, Harry D—National Printing & Engraving Co....365.42
31 Carlson, Arvid N—N Y Tel Co....17.62
31 Cohen, Louis P—L Spring....487.71
31 Considine, Lula—Dunlap & Co...84.07
31 Cox, Rachel E—S M Chapman..1,791.32
31 Cassano, Paul—Swift & Co....125.85
31 Cummings, Mary—B J Lenahan....costs, 122.66
2 Chameides, Wolf S—Simon Spiro & Co....480.09
2 Collins, G Fred—"Eduard"....264.45
2 Ciletti, Saml—S Spiro....228.75
2 Croft, Kenneth—Stockholm Hotel Co....1,136.29
2 Cofinas, Constantine* & John C Costy W Rudolph....39.91
2 Cukor, Bela—JN Sohl....279.41
2 Caldwell, Watson H, Harry Fowler & Otto Rademan—Smith & Hemenway Co....22.40
2 Cervadoro, Dominick—Wm Kerby Co....455.98
3 Cockburn, Jenny—A J Thoren...785.00
3 Clinton, Henry F & Clinton Holding Co—B F Jayne Co....1,651.47
3 Cohen, Elias & National Surety Co—People, &c....500.00
3 Catalano, Gregorio—E Catalano....costs, 100.66
3 Cohen, Julius—J Ratner et al....costs, 108.14
3 Cook, David—523 West 112th St Co....325.85
3 Copeland, Saml R—Equitable Trust Co of N Y....37.91
3 Cisney, Geo W—M Weinstein..4,236.88
3 Carroll, Jno A—L A Hueber et al....costs, 90.42
3 Coletta, Eliza—California Wine Assn....915.42
3 Carroll, Keaim F—J A Kraemer.454.17
3 Colleran, Michl—Noonan & Price Co....218.74
3 Cartier, Lewis P—A J Kohn....1,875.82
3 Campbell, Wm—Hoosac Valley Lime & Marble Co....113.53
3 Carroud, Philip—A H Joline et al..costs, 68.00
28 Dunay, Emanuel or Emanuel Dunaj —M H Rogers....44.77
30 Dailey, Wm—J Dailey.....costs, 121.86
30 Daintrey, Laura admrx—A G Evans et al....costs, 21.52
30 Daniel, Richd C—E V McFadden.217.07
30 Dressler, Anna—G W Walker..3,605.37
31 D'Ascoli, Wm R—Feller Engineering Works....74.10
31 Davis, Philip J—E Davis..costs, 110.55
31 Dorfman, Jos A & Louis—Union Exchange National Bank....188.67
31 Deutsch, Fredk—Louis Ash & Co..74.91
31 Doctor, Lester—E A Manice & Co..costs, 111.24
2 Duntlin, Frank C—N Y Edison Co.12.32
2 Dispotedes, Geo—Carlucci Bros...23.55
2 Dick, David S—S Cohn....74.51
2 D'Amico, Nicolina—F Torregrossa et al....11.41
2 Dykeman, Conrad V—J W Cleary....2,326.31
3 Dangler, Anna—Voss & Stern....153.30
3 Dineen, Wm—H B Hardenburg & Co....115.23
3 Dann, Jos—Saml Phillipson & Co.402.54
3 Dessauer, Hannan G—H W Mack et al....45.61
28 Effros, Bessie—T P Cooper.....183.23
28 Errett, Anne—H H Tepper....1,096.58
30 Elfman, Saml—M Finkelstein et al....235.73
31 Einhorn, Henry—J Samuel.....130.01
2 Eschi, Jacob—Geo F Hills Co...167.02
3 Ehrenberg, Louis—P McClees....187.67
3 Eisenstein, Adolph—M Cohen....200.87
30 Flank, Michl L—K Griffin.....863.44
30 Fuerst, Sydney M—W H Maxwell....costs, 47.30
30 Freedman, Asher—I A Levitt....92.98
30 Fossman, Nathan—I Eisenstein et al....95.26
30 Finkelstein, Benj W & Jos C Benson—Langrock Bros Co....44.22
30 Frankenthaler, Benj — Tenement House Dept....272.00
30 Friend, Barnet & Wolf Flaxman—City of NY....264.41
30 Frankenthaler, Mary—Tenement House Dept....272.00
30 Fishman, Louis—Bloom & Keller.22.40
30 Friedman, Wm H—S Goldenkranz....144.15
31 Ferguson, Emille C—O A Olsen..131.15
31 Frankel, Abr—J Morrison et al..200.51
31 Fulick, Abr & David Lougheim—M Goldberg....112.15
31 Fanning, Jas—Noonan & Price Co.71.43
31 Frank, Max—D A Harrington..450.54
31 Furlong, Richd—Noinan & Price Co....235.94
31 Flaacke, Katherine & Henry—Peoples Trust Co....2,355.20
31 Frey, Jacob L—M H Rogers....205.56
2 Farrelly, Thos or Thos Farley—United Electric Light & Power Co....63.35
2 Falter, Adolph—N Y Edison Co....12.70
2 Farrando, Louis—same....43.13
2 Feld, Elias—Congregation Atereth Chaim Halberstam....costs, 109.43
2 Friesinger, Geo—V Meyer....53.37
2 Fein, Saml—M Rabinewitz....95.00
2 Friedman, Jeno—W H Hendelman et al....12.65
2 Fleischman, Morris L—M Rabinowitz....76.28
2 Froute or Fronte, Luigi—Italian Importing Co of N Y....20.94
2 Flanman, Nathan—R Dorfman....64.65
2 Fordon, Isaac—F H Lockwood et al....249.21
2 Ford, Clarence D—H J Schweitzer....38.81
3 Fisher, Yetta—M Washal et al....costs, 23.90
3 Ferguson, Emily C—F V Buston et al....204.84
3 Frankel, Shaindel—A H Joline et al....costs, 68.00
3 Fitzpatrick, Ernest J—A Berliner et al....98.82
3 Fruchthandler, Max—R Fixel....487.75
28 Gridley, Wm T—Johnston Heating Co....111.70
28 Genser, Jos—S Saland....99.41
28 Grannis, Arthur E—J Stevens et al....costs, 68.48
28 Gerlando, Gennie—Lawyers Title Ins & Trust Co....112.50
28 Goldsmith, Philip & Emanuel Willner—M Sabswitz....61.50
23 Gerliet, Aug—A Henderson....37.80
30 Graboff, Simon—S Kaplan & Co..88.13
30 Goodman, Louis—B Cohen....92.27
30 Goldfarb, Wm—Max Siegel, Inc..102.72
30 Goldfarb, Wm & Ida—Max Siegel, Inc....131.65
30 Gross, Henry A—Gansevort Beef & Provision Co....69.58
30 Glockner, Valentine—J Finck...115.41
30 Gordon, Max & Saml Jacobson—A Goodman....30.77
30 Gleckle, Barnet—Tenement House Department....262.00
30 Gillig, Jno G—Tenement House Department....262.00
30 Gebhard, Geo & Marcus S Van Praag —Tenement House Dept....57.00
30 Griffin, Sylvester—N M Brown...309.67
31 Grabfelder, A Lincoln—N Y Tel Co....15.85
31 Goeltz, Chas H—A L Payton...1,754.55
31 Gleichmann, Louis—H Schreiber..96.97
31 Grossman, Eva & Alice Foster—Stein Tire & Rubber Co....146.57
31 Gattino, Rose—City of N Y....112.22
31 Grohs, Hilda—A Maas et al....53.72
2 Grealish, Edw F—N Y Edison Co.49.72
2 Greenstein, Oscar—A Calef....44.01
2 Goldberg, Yetta—Tirill Gas Machine Lighting Co....192.84
2 Goldman, Saml—Cosmopolitan Bank....113.52
2 Greenberger, John & Richd Schwartz —Andover Mfg Co....73.29
2 Granowitz, Jacob—O L Lichtenstein....31.31
2 Gold, Louis—Sablove & Bahn....77.90
2 Gelbstein, Murray H—T Rushmore et al....800.41
2 Golden, Nathan—J Steinberg....183.11
2 Goldman, Meyer—J Heims....59.59
3 Goldberg, Isaac & Myron—Eastern Products Co....36.67
3 Giroux, Guy E—W Althouse.costs, 75.83
3 same—same....costs, 27.72
3 same—same....costs, 275.72
3 same—same....costs, 275.72
3 same—same....costs, 76.72
3 same—same....costs, 309.02
3 same—same....costs, 27.67
3 same—same....costs, 27.72
3 same—same....costs, 78.33
3 Gintel, Louis & Mark—A Tencer..81.29
3 Glazer, Alfred—N Hutkoff & Co..104.41
3 Goodfried, Emanuel B—Fred Mendelson & Co....188.12
28 Hutchinson, David W—Atwood Violett & Co....1,071.34
28 Harris, Annie M— BMoss....293.30
28 Hiller, Abr—L Nastel et al....134.22
28 Hicks, Annie E—Stern Bros....78.75
31 Hough, Jos C—H W Fairfax....43.31
31 Heilpern, Harry C—N Taubenfeld.37.31
31 Hillers, Aug H—Ess Eff Realty Co....1,081.42
31 Henninger, Albert—C Huth....264.65
31 Homler, Sam—Chas Jacobs Co....53.81
31 Horsley, David & Nestor Film Co—M M Dientenfass....16,029.62
31 Harnisch, Fredk R—A Berliner et al....361.31
31 Heyum, Sol—City of N Y....112.22
31 Horwitz, Frace De Mar & Minnie M Wood—M Frank....178.29
2 Hirshfeld, Anna—N Y Edison Co.24.78
2 Hillowitz, Harry—Jacob Kulla Co....279.16
3 Hochstetter, Fred—G L Oertel....99.41
3 Hasbrouck, Stephen—F C Grimme.31.82
3 Hamilton, Schuyler V C—C Lilianthal....416.38
3 Hyman, Jos—T L Jacobs....29.65
3 Hilbert, Jos—L F Henderson....74.32
3 Hawley, Chas B—B B Pleasant..466.06
3 Hein, Isa W—W S Valentine....costs, 131.98
3 Hicks, Jas P & Arthur A Johnson—Aetna Life Ins Co....1,668.44
3 Hoenninger, Arthur E—J Seeman et al....143.01
3 Hartjens, Regina—Henry Miles & Sons....219.59
3 Hibert, Florence—A H Joline et al..costs, 68.00
30 Isaac, Bertha—Tenement House Department....62.00
31 Infanto, Frank—F J Wheeler...125.98
28 Janes, Henry E admr—City of N Y....111.35
28 Jenness, Robt—David Shannon Co....441.41
30 Joly, Louise L—Freeport Bank..297.00
31 Jurgens, Harry—Saml Streit....33.77
31 Jungman, Julius—M Ratzker....372.73
31 Johnson, Fred—I N Miller....34.41
2 Jackson, Clarence S—N Y Edison Co....14.15
2 Jacobson, Benj—M Rabinowitz..130.61
2 Jungurath, Isidore & Tillie Jungwirth*—Manhattan Veal & Mutton Co....42.30
3 Jacobson, David—J Rose....354.27
3 Jansen, Hilma S May....170.65
3 Jacobson, Marius—Meyer & Nelson....624.40
3 Jurgs, Dittmer—G Heintzman...391.90
3 Jacobi, Otto—Jno Wanamaker, N Y....70.25
28 Kaufer, Rudolph & Harry Zanderer —N Vlodinger....34.02
28 Kaufman, Bernard—Milbury Atlantic Mfg Co....80.90
28 Kanner, Max—L Zabrinsky et al..57.39

28 Kalisz, Amelie or Amelia Stone—A & J Engel, Inc.....127.34
30 Keirns, Saml F—J H Kierns....673.11
30 Krulewitch, Emanuel M—Seamen's Bank for Savgs 2,853.08
30 Kutner, Estelle—D D Lindenborn.. .....328.72
30 King, Eleanor R & Jas M—Northern Bank of N Y 148.69
30 Kraus, David—Northern Bank of NY. 237.42
30 Keeler, Jno C—A R Levy.....228.16
30 Koch, Ike—M E Rogers.....29.26
30 Kleinfeld, Isaac & Isaac Rothfeld—Metropolitan Trust Co of City of N Y 2,650.53
31 Kearney, Jno W—E C E Mott...128.85
31 Kane, Harry J & Martin Memeroff—J Gubbins 157.62
31 Keller, Dorothy—N Y Tel Co.....32.52
31 Knapp, Horace G—same 41.46
31 Knickerbocker, Josephine Y—same. 42.28
31 Kaplan, Meyer E —same 20.21
31 Killoran, Mary—Swift & Co.....13.06
2 Kurznok, Raphael—N Y Edison Co. 32.99
2 Kaplan, Hyman—Belnord Realty Co 261.02
2 Knecht, Fred—J Ruppert 201.62
2 Kornhauser, David—B K Bloch ..276.31
2 Kahn, Max & Sol—Clifton Woolen Mills 57.21
2 Kuntz, Henry—Metropolitan Savings Bank 203.33
2 Korth, Martha L—McCall Co....452.90
3 Klask, Annie & Hyman D Shapiro—A Dill .....costs, 152.40
3 Klein, Louis—Cohen & Lehman, Inc. 148.38
3 Kleinfeld, Isaac—T P Cooper.....96.60
3 Kitson, Edwin F—Brooks Bros..305.65
28 Liebler, Theo A & Geo C Tyler—G Gaudenzi ....costs, 165.13
28 Levin, David & Louis—E Judson et al .....costs, 27.41
28 Lottimer, Alfred L—W Card 63.35
28 Liebes, Arthur—E Faber 234.79
28 Levey, Irene—A Gerchtruk 90.35
30 Laux, Caroline admrx—City of N Y .....costs, 120.89
30 Lese, Louis—Tenement House Dept. 262.00
30 Liela, Aaron—A Darrow....costs, 4.01
30 Lewis, Jos—J Schreiner 143.85
31 Lyons, Robt T—L Stein.....304.26
31 Lewless, Jas E—J Spatt.....95.41
31 Luhrs, Jno—B K Bloch.....487.61
31 Levy, Jacques—W Hirsch 102.72
31 Landgos, Geo—A L O'Shea.....171.16
31 Laura, Jas J—N Hutkoff.....141.41
31 Latimer, Isabelle M—W J Spein..737.93
31 Lulince, Isidore—N Y Tel Co.....21.91
31 Lerman, Danl A—G Feincker....322.29
31 Lanter, Chas—Noonan & Price Co.238.97
31 Levi, Maurice—H Grahman & Co..34.06
31 Leon, Isidore—Embroiderers Supply Co..... .....44.60
2 Levy, Benj—J Slattery 48.84
2 Litwin, Jos W—N Y Edison Co....79.24
2 Leibholz, Martin—same 46.20
2 Lupowitz, Wm—G Miller 29.80
2 Loiacono, Frank—F Torregrossa et al 16.65
2 Ludman, Jos—F J Dahlmeyer....46.80
2 Longwinoff, Mary & Julius Schwartz —Brown Metal Ceiling Co of N Y. 141.01
2 Lassman, Philip, Robt Podolsky & Morris Fischer—S Josephson et al. 38.41
3 Lockwood, Travis D—C W Kinsella. 89.31
3 Levin, Morris—City of N Y.....29.72
3 Levy, Chas S—same 24.72
3 Langer, Geo R—P Gurian.....110.35
3 Louri, Inte I—H K Mulford & Co..77.06
3 Locascio, Giuseppe O—A H Joline et al .....costs, 68.00
3 Leggeri, Michl & Our Lady of Mount Carmel Church—Doyle & Shields Co 515.10
3 Licausi, Vito—A H Joline et al.... .....costs, 68.00
3 Lafose, Tony—same.....costs, 68.00
3 Langman, Louis—same.....costs, 68.00
28 Musliner, Louis—A A Weigert et al. 208.25
28 Moriarty, Michl J—J Creelman et al .....costs, 256.63
28 Malkan, Jos—M Kirschen et al..34.40
28 Miller, Sampson I—A I Klein...109.23
30 Mishkin, Louis & Alter—Tenement House Dept 62.00
30 McIntosh, Wm E—Gutenberg Press. 98.01
30 Merwin, Horace Jr—Brooks Bros.146.43
30 McGuire, Jos P—A McGuire.costs 114.65
30 Mayper, Fannie & Abr Kommel—Peoples Bank of City of N Y.....829.19
30 Myers, Maurice—Tenement House Department 272.00
30 McCormick, Sarah—same 262.00
30 Megay, Otto F—E Werner.....53.79
30 Moscow, Danl—Lockwhit Co.....32.15
30 Moore, Laura M* & Jno C exrs—Tenement House Dept 262.00
31 Mezey, Albt—N Y Chair Co.....74.17
31 Matthews, Oscar—E Grossman....348.28
31 Munnich, Alfred—W P Kaufmann. 191.44
31 Meyerhoff, Henry—National Printing & Engraving Co..... .....295.86
31 Murray, Jane—N Y Tel Co.....17.84
31 Muchink, Louis & Sarah—I Julien.66.72
31 Marane, Nellie L—N Y Tel Co....30.27
31 Mayer, Nathan—O Lustig.....144.41
31 Morris, Wm L—C C Marks et al.124.90
31 Meininger, Jno—R Fixel 225.77
31 Marsden, Albt L—Avoca Realty Co. 72.01
31 Merrill, Wm J—H Frank Jr.....47.19
2 McCulloch, Lizzanna J—Mode Hat Co 96.28
2 Meyer, Max—N Y Edison Co.....16.43
2 McCarthy, Chas P—same 16.32
2 McLauchlen, Jas R—J S Sutphin.292.41
2 Merra, Salvatore—H Goldfarb....34.41
2 McCarthy, Frank M—J M Tierney.48.14
3 Merron, Michl—L Mayer et al....48.19
3 Moscato, Francesco & Rosario Spitaleri—Copolla Contracting Co....487.97
3 MacLean, Geo B—Jno Wanamaker, N Y 95.16
28 Nevins, Geo—E E Bruce 47.30
28 Newman, Max H recvr—A Ullman. .....costs, 114.48
30 Nealis, Jas & Bridget*—Tenement House Dept 62.00
31 Niewejaar, Otto—De Graw Aymar & Co.....249.41
2 Nielsen, Niels M—L Feldman 17.51
2 Nieberg, Benj—M Mayer et al...163.06
3 Norcross, Chas P—American Locomotive Co 545.67
30 O'Connor, Edmund—J P Mulqueen. 420.33
31 O'Donohue, Jos J recvr—Neptune Realty Co .....costs, 12.65
31 Oakes, N. Eleanor—Revel Realty & Securities Co.....162.76
31 O'Connor, Nellie or Ellen—Klein Bros. 200.69
2 Osborn, Wm—C Houst 50.73
3 O'Neill, Nora admtrx—Bernheimer & Schwartz Pilsener Brewing Co.... .....costs, 71.68
3 Olmstead, Ellis F—Brooks Bros.299.51
3 Ottenheimer, Alfred—M E Boas..385.07
28 Perilli, Giuseppe—L De Petris...224.91
28 Polatscheck, Morris A—Sterling Showe & Gossett 43.86
28 Parlato, Angolina, Gaspare Parlato, Anthony Petralgia & Vincenzo Mennella—W H Freedman 539.07
28 Payne, Wm I—J Heffer 77.61
30 Payman, Isaac—M Levenson et al.76.71
30 Poth, Jno—City of N Y.....264.41
30 Padula, Jas H—H G Weiss.....302.72
31 Parks, F Jas—House Furnishing Review Co.... .....247.97
31 Powers, Jas—J Rubin 232.08
31 Pflum, Anna H, Doane Pflum, Stephen T Williams & Stephen T Williams staff—Coal & Iron National Bank of City of N Y 1,884.63
31 Pascucci, Michele—G P Plonsky..380.11
31 Parks, Frank J—N Y Tel Co.....17.67
31 Patapatas, Constantmas—G Rockewell .....costs, 23.68
31 Prachinsky, Benj—J Fuchs.....101.65
2 Purdy, Michl—Thos Wright Co..41.71
2 Pannuzzio, Giovanni—N Y Edison Co 170.00
2 Presser, Annie—M Wahl & Son...34.71
2 Polansky, Jacob—M Rabinowitz..20.93
2 Podley, C Edw—W E Erdiet.....17.65
2 Pages, Paul H—J Blourock.....26.11
2 Patitiw, Hyman—S Isaacs 34.65
2 Pigueron, Wm G—Pacific Electric Co 116.91
3 Pope, Angelo—Seminole Distilling & Distributing Co 141.91
3 Pincus, Abr—Cohen & Lehman (Inc) 99.09
3 Potter, Edw C Jr—Jno Wanamaker, N Y 288.25
3 Polnoroff, Benj—A H Joline et al.. .....costs, 68.00
3 Petrone, Vito—D Altieri 30.02
2 Quin, Frank—M Friedman 2,500.00
2 Quinn, John—N Y Edison Co....171.44
28 Roach, Jno J—J A Keiser et al..32.03
30 Rosenzweig, Hirsch, Louis & Max—Sam H Harris Inc 41.00
30 Rose, Saml—I Benowitz 174.22
30 Redman, Mary A—C Focassi...1,521.62
30 Ripke, Herman—A C Wiener....104.41
30 Reilly, Thos A & Patk—J Wetsell... .....10,130.25
31 Rainer, Chas G—N Y Safe Repair Co. 150.91
31 Rosenthal, Berenice—S Singerman.. .....costs, 91.45
31 Root, Wm G—McGraw Pub Co..619.90
31 Rebain, Wm G & Jas W Whitherspoon —N Y Tel Co 40.15
31 Reardon, Thos J—same 15.26
31 Rohkohl, Louis—Geo Liss & Co..223.82
31 Reese, Jno L—N Orlando.....628.75
31 Rizzo, Nic & Smith Bros Feather Co —G Wacht 60.65
31 Ross, Jno D—Noonan & Price Co.192.73
31 Rosenberg, Louis—City of N Y...59.72
31 Rothfield, Max & Saml Axelrod—M Faganson 49.31
2 Rosenzweig, Joe gdn—L L Firuski.. .....costs, 106.83
2 Rocke, Anna—N Y Edison Co....48.37
2 Rose, Chas M—B Mayer 59.31
2 Ritchie, Adele—F W Howe 215.57
2 Rademan, Otto, Harry Fowler & Watson Hallett Caldwell—Smith & Hemingway Co 22.40
3 Ruby, Francis J & Albt Ellinger—Beacon Falls Shoe Co of N Y....96.32
3 Richman, Sol—M E Pritchett..... .....costs, 98.10
3 Robinson, Frank B—A L Parker.168.92
3 Rank, Homer R—H M Bloch.....84.31
3 Rosenthal, Saml—Victor Hotel Co.88.40
28 Smith, Grant, Willard Hausen, Chas Locher, Isaac F J Mac, Eric V Hausen & Smitn Hausen, Locher & Co—H W Palens Sons 930.31
28 Sharkey, Geo—M O'Beirne.....502.84
28 Sandhop, Anna—S Malorina.....76.21
28 Schurger, Robt B—Second Natl Bank of City of N Y 172.10
28 Springer, Jno H—J L Miller..... .....costs, 116.35
28 Seklir, Aaron & Herman—Bushwick Livery & Garage .....costs, 37.31
28 Schapse, Benno—H Frank Jr.....89.66
28 Stroh, Wm—L Nastel 32.22
30 Shanahan, Louise—Baumann & Co. 23.56
30 Springer, Mary—Tenement House Department 57.00
30 Sollinger, Morris D—Tenement House Dept. 262.00
30 Southgate, Henry—Lord & Taylor. 205.97
30 Seymour, Fredk—C A Tucker..... .....costs, 151.36
30 Siegelbaum, Henry—Saml Phillipson & Co..... .....90.11
30 Stetler, Caroline S—M I Knapp...149.65
30 Showalter, Edna B—Henry W Savage Inc .....costs, 107.85
30 Smith, Milton—W R Owens.....164.47
30 Steinhardt, Jenni—Harriman Natl Bank of City of N Y 421.91
30 Schwartz, Julius M—M Roth 215.97
31 Sparber, Harris gdn—City of N Y... .....costs, 124.25
31 Salinger, Geo W—Adams Stenographer, Inc 402.65
31 Smith, Edwin P—N Y Tel Co.....30.75
31 Skelly, Jno P—same 42.65
31 Strichartz, Esther—same 22.92
31 Sanborn, Bessie L—same 17.65
31 Suchoff, Louis—same 17.29
31 Schiller, Hyman—J Rosenberger..26.41
31 Sweet, Saml—C Riggles.....331.22
31 Simpson, Karl R—House Furnishing Review Co..... .....117.91
31 Strasberger, Abr—H A Harrington. 169.70
31 Schwartz, Berel—same 60.27
31 Swan, Kingsley—P Wilson 354.65
2 Slaughter, Moses W treas—S E Green 127.31
2 Silverman, Isadore—D Friedwald... .....costs, 17.65
2 Siroti, Morris—B Miller....costs, 17.65
2 Schwebel, Mary—Marcus Bros....19.15
2 Smith, Saml—L Atolzberg 107.73
2 Schaefler, Frank C & Kath H—German Exchange Bank 5,472.42
2 Simons, Harry—N Y Ry Co.....350.00
2 Steierman, Julius—T B Walker...81.31
2 Schier, Max—Lansing & Shombard.. .....164.36
2 Schneider, Pincus—H Katz & Co.375.52
2 Sinclair, Richd R—E Tannenbaum.12.15
2 Soulrada, Frank—N Y Edison Co.30.72
2 Svigels, Sol—same 12.61
2 Sayles, Alice—Vogue Hat Co....179.30
2 Steinfeld, Louis—H J Mische et al.94.50
2 Siclari, Natali—Italian Importing Co of N Y 24.65
2 Snell, Wm J—S Bookman.....78.00
2 Sugarman, Israel—G M Rittenhouse et al 1,075.90
2 Silk, Harry, David Silk & Dora Silk & Joe Newhouse—M Cohen 39.65
3 Stevens, W Lewis—I Dreyfuss et al 1,239.52
3 Schwarz, Chas R—F W Schwarzwalder 99.42
3 Schmedes, Henry R—L P Deffaa.... .....costs, 90.60
3 Stone, Thos—Wotherspoon Plaster Mills (Inc) 219.98
3 Schleggel, Henry C—Koenig & Schusta 86.41
3 Stead, Hayden R—E Greenfields Sons 250.46
3 Schwartz, Isidore, gdn—A H Joline et al .....costs, 68.00
3 Slimak, Jno gdn—A H Joline et al .....csts, 68.00
28 Triebelhorn, Marie A—Oppenheim, Collins & Co.....236.74
28 Tursi, Guiseppe—G Bitetto 60.01
30 Thornton, Ellis—L B Weisl.....519.67
30 Talcott, Jas—Verlenden Bros, Inc. .....costs, 97.07
30 Taylor, Wm—J Marshall & Ball, Inc. 49.73
30 Tripler, Caroline—Tenement House Dept 62.00
31 Tibbetts, Fredk R—W E Sibley..501.93
31 Tauger, Emil—A Leiman.....36.91
31 Tur, Solomon B—Archdeaconry of N Y 7,692.56
31 Thompson, Andw M Nadler.....40.51
31 Torti, Antonio—M Nadler 40.81
2 Tribos, Mark—N Y Edison Co....12.43
2 Thomson, Jacob—Cary Safe Co...14.65
2 Teitler, Wm—C Glatner 193.86
2 Trip, John H—Matheson Lead Co.251.48
3 Traver, Philip—Mattson Rubber Co. 65.52
3 Ullman, Louis—Stern Bros 83.07
3 Ulmer, Jos—L Abraham 68.50
3 Unger, Leonard—A Rosenfeld...234.01
28 Van Antwerp, Wm—S Casolar et al. 139.20
28 Vogel, Regina & Aaron—Levy & Rosenthal 119.41
30 Volk, Jacob—Tenement House Dept. 62.00
30 Vale, Travers—National Printing & Engraving Co..... .....433.66
31 Vaughan, Cordelia C—A Sololic...144.55
2 Veit, Bert—Simon Spiro & Co...247.98
2 Vogel, Saml—H Katz et al.....227.23
2 Vogel, Fred—C L Weinstock.....74.15
28 Weill, Isaac—T L Harding.....12.61
28 Winters, F Wm—Interborough Rapid Transit Co 111.38
28 Weintraub, Wolf—L Zubrinsky...40.41
28 Weintraub, Dora—F Mescia et al.37.62
30 Weissager, Alex—Meyer Goldberg & Sons 133.77
30 Wiberg, Axel E—E Eppleur.....75.23
30 Wall, Liela B—City of NY.....264.41
30 Wiedermann, Rosa—G Robitzek & Bro, Inc 25.72
30 Wexler, Rosie—M A Elias 159.31
30 Wells, Wm J—C Allen 94.06
31 Wiener, Henry—L Fehenschmidt.25.00
31 Williams, Robt—L E Muller.....68.66
31 Weiss, Mildred G—same 29.62
31 Warren, Christian J—M E Woodworth 134.40
31 Wells, Francis D—E Wolf.....166.40
31 Warner, Chas S—J D Wubber...408.56
31 Wyckoff, Clarence F—Diamond Rubber Co of N Y 1,160.09
31 Williams, Jno T—J Meyer.....283.46
2 Weinstock, Saml—S Spiro 82.72
2 Wagner, Oscar—J Stern 367.47
2 Weissman, Louis—S Spiro.....60.36
2 Weil, Markus & Sallie—Simon Spiro & Co 401.72
2 Watral, Geo—St Matthew Society, Branch 45 .....costs, 35.00
2 Wendel, John G—J W Clark..... .....costs, 107.35
2 White, Wm De C Jr—N Y Edison Co. 20.01
2 Westervelt, Isaac—same 48.85
2 Winkle, Mathew—Beadleston & Woerz 151.25
2 Weissberger, Jos—Cosmopolitan Bank 113.52

2 Wegener, Paul R H -C J Hazen.130.08
2 Watson, Grace E—H Fisher et al.164.11
2 Waldman, Wm—O O'Beirne.....132.42
2 Weiner, Jacob—S Weinstein Constn Co .....costs, 23.68
2 Williams, Chas A Jr—E M Day..113.34
2 Walsh, Patk—Compagnia Generale Translantique .....costs, 23.28
3 Wannop, Jos—C Peterson..costs, 27.65
3 Wisner, Jas T—Jno Wanamaker, N Y 96.62
3 Wogelt, Sam—A H Joline et al.... .....costs, 68.00
3 Ware, Edgar T—Brewster & Co.... .....1,284.72
3 Webber, Chas—E Hoffman 26.61
3 Weinstein, Louis—Herringbone Metal Lath Co 180.42
3 Wichner, Louis—S H Kanner..... .....costs, 22.65
3 Wragge, Wm—A Kerwich..costs, 17.72
3 Woram, Chas—Curb Pub Co.....39.41
31 Young, Gibeon L—J Meyer 284.06
28 Zachorowitz, Jos—H Koehler & Co. 49.27
31 Zlotkowski, Antonio—B K Bloch..61.71
31 Zeeman, Anna—N Y Tel Co.....21.47
2 Zeccola, Vincenzo—Jacob Kulla Co. 179.05
2 Zalkin, Harry—M Feinstein 72.90
2 Zubatkin, Morris—B Jaffe.....48.87
3 Zubatkin, Theo—Jonas Federman et al 150.57
3 Zuckerman, Jacob—H Federer...68.81
3 Ziegfeld, Florenze Jr—Sheffield Farms, Slawson-Decker Co ..3,043.22
3 Ziegfeld, Florenze Jr—Sheffield Farms, Slawson-Decker Co....118.96

CORPORATIONS.

28 Columbia Fullers Earth Co—M Krimmert et al 379.78
28 Chicago, Milwaukee & St Paul Ry Co—C F Droste et al 469.74
28 Hasbrouck Piano Co—W Lyon..215.50
28 Lamus Realty Co—N Y Edison Co. 630.27
28 N Y Pennsylvania Real Estate Associates—N Y Edison Co.....1,051.07
28 N Y Sweater Mfg Co—Esseff Knitting Mills 262.41
28 Peerless Bookbinding Co—C Connors 5,637.73
28 Rieser Realty & Constn Co—H Z Pokress 68.64
28 same—M Pokress et al 77.64
30 Broadway & 96th St Realty Co—City of N Y 264.41
30 Folberth, Inc—H Woolley 44.41
30 Mayden Realty & Constn Co—Tenement House Dept 262.00
30 August Belmont Hotel Co—J E Mayhew .....costs, 101.45
30 Long Island Taxicab Co—Brighton Beach Casino, Inc 37.47
30 Regal Automobile Co, Inc—Union Marine Life Inc, Ltd 31.15
30 Ocean View Cemetery—Ocean View Cemetery Creditors Adjustment Co, Inc. 12,692.49
30 American Printing Telegraph Securities Corpn—Multigrapned Letter Co. 138.80
30 Cincinnati Abattoir Co—R Heiser.... .....costs, 99.80
30 Maier-Usoskin Co—T Morgan...201.17
30 Harmony Oil Co, Moe H Baron & Nettie Baron—Montauk Bank 2,814.54
30 Globe Storage & Carpet Cleaning Co —A Gulick 300.00
30 William A Brady Ltd—J K Hackett. .....costs, 96.00
30 Butterick Pub Co—L Purdy et al. .....costs, 77.80
30 Phoenix Metallic Bed Co—A Dann. 38.40
30 Rickert Finlay Realty Co—Illinois Surety Co.....89.97
30 Buckley Cartwright Co—Knickerbocker Silk Co 788.21
31 A Bernhard Buge Co—City of N Y. 264.41
31 Alfred E Norton Co—E D Pratt..... .....costs, 135.73
31 N Y Transportation Co—F J Root.. .....costs, 17.67
31 Consolidated Timber Co—N Y Tel Co. 149.08
31 Dreshi Realty Corpn—N Y Tel Co..93.78
31 Hacienda Groves Co—same 57.92
31 New Art Embroidery Co—same...29.75
31 Tremont Park Realty Co & Fredk M Mallert—G Feincke 324.52
31 Abraham Waltzer & Co—Citizens Central Natl Bank of N Y 377.68
31 Bellmer & Singer—McLeid & Henry Co..... .....219.45
31 Central R R of N J—N Schroeder.... .....costs, 93.50
31 Savoy Improvement Co—V Laperta. 675.02
31 same—same 1,018.00
31 same—same 669.13
31 Spring Hill Constn Co—Pennsylvania Coal & Coke Corpn.....175.85
31 N Y Frame & Picture Co—S & R Frame Mfg Co 140.11
31 Danzig Stove Repair Co—M Price.227.87
31 same—I D Richter 114.65
31 Harmony Leather Co—M H Rogers. 21.20
31 National Surety Co—Rockford Furniture Co... .....268.16
31 McRizzo & Smith Bros Feather Co—G Wacht 60.56
31 International College of Languages —E Finchman Rosenthal 6.745.85
31 Maier-Usoskin Co—C H Bahrenburg et al 340.55
2 Goldberg Co—N Y Edison Co....15.71
2 International Room & Apartment Renting Co—same 66.71
2 J Josephson Sons Co—same.....12.38
2 Sakolsky Furniture Co—same....25.02
2 Thirty-second Street Hotel Co—same 438.47
2 City NY—Donlon Contrg Co...8,012.53
2 Sonders Bros—Civic Centre Co..225.80
2 Granite Spring Water Co—F W Wardell 235.66
2 Parsons Dyeing & Cleaning Co—A Erdman .....costs, 85.05
2 Reichhard Soap Co & Merwin Block —S D Leidesdorf 61.51
2 Harlem Automobile Co—Diamond Rubber Co of N Y.....394.77
2 Mechanics & Traders Bank of City N Y—F Forscheim.....costs, 349.83
2 Monaton Realty & Investing Corpn —Robt Gordon & Son Inc.....334.01
2 Picken & Lilly Constn Co—Germania Life Ins Co 596.79
2 Hudson Garment Co & Chas Robertson—J E Spingarn et al.....106.32
2 Local Advertisers Co & Louis S Salo —W Siegrist 738.53
3 Frankum Sand & Blast Co -F W Wright 1,527.72
3 Post & McCord—J Johnson.costs, 105.05
3 Gronx Consolidated Mines Co —W Altschul .....costs, 75.52
3 same—same 27.72
3 same—same 77.03
3 same—same 275.72
3 same—same 27.72
3 same—same 75.83
3 same—same 314.03
3 same—same 275.72
3 same—same 27.67
3 New Berlin Silk Mfg Co—H A Andrews 112.71
3 West Side Mason Contracting Co—W Bryla 148.91
3 Mechanics Constn Co—R V Salerno.. .....30.33
3 Malaga Realty & Development Co—R Gorenson 73.89
3 Bostock & Co, Inc—C Hyman...448.69
3 White House Lunch Co, Isaac Dincin & Philip Dincin—I S Long et al.395.51
3 same—same 188.65
3 Universal Standard Electric Co—F D'Arcy 786.66
3 Union Collecting & Reporting Co—Ferguson Pub Co 109.00
3 Western Union Telegraph Co—S Koffer 1,158.80
3 D H Morey & Co—Gerlach-Barlow Co 155.57
3 Halley Land & Improvement Co—Westchester & Bronx Title & Mortgage Guaranty Co 726.64
3 Kolb Candy Co—H Mallard 222.60
3 Washington Heights United Presbyterian Church—J L Hervey.....443.55
3 New York Pennsylvania Real Estate Ass'n of N Y—Hartung Bros....684.36
3 Hope Constn Co—R I W Damp Resisting Paint Co 172.31
3 Ancient Order of Hibernians—Jno P Kane Co 5,387.74
3 Halley Land & Improvement Co & Edwin L Gilbert—D Girardi 379.72

Borough of Brooklyn.

DEC.
26 Ash, Ernest H—City N Y.....50.06
26 Alexander, Morris E—same 227.19
26 Armstrong Gordon—same 220.36
27 Anwander,* Sophie & *Chas L—S A Clarkson 328.15
27 Apy, Edw—C J Watts 105.46
30 Abramowitz Cut Stone Co—S Dunaif 114.15
30 Agnew, Kenneth G—Spencer Heating Co 157.98
30 Aronowitz, Morris—A D Katcher & ano 27.41
30 same—same 111.16
31 Abrahams, †Julia—M Salowitz....10.50
31 Albert, Gott—Jacob Dold Packing Co 39.33
31 Allen, Geo S—Matheson Lead Co..97.35
31 Almind, Mary C—Sea Beach Railway Co 61.27
31 Anson, Franklin R—W K Aston.1,332.40
31 Athing, Fred & Louisa—N T Swezey's Son & Co.....153.51
26 Braunstein, Alex—City N Y.....45.84
26 Beaudel, Arthur—same 220.36
26 Beaudel, Chas, Jr—same 220.36
26 Berry, Henry T—same 59.17
26 Bevell, John G—same 220.36
26 Buzzell, Jessie M—same 32.89
26 Bernstein, Nathan—same 220.36
26 Burns, Thos—same 220.36
26 Butler, David J—same 220.36
26 Butler, Israel—same 220.36
26 Brougham, A Leonard—same.....30.38
26 Bondhus, Saml T—same 34.92
26 Butts, Harry H—same 220.84
26 Blumenfeld, Benj—same 220.84
26 Beggs, Charlotte—American Slicing Machine Co 83.60
26 Blenk, Adolph S—W A Boykin...79.99
26 Buckley, Edmund C (infant) by Mary —B H R R Co.....83.40
26 Bishop, Leopold—L Frank & ano.227.46
26 Bonacci, Domonick—Bramhall, Deane Co 38.66
27 Berenstein, Jos—N Y Tel Co.....34.26
27 Brown, Wm J—same 52.95
27 Baron, Moe H & Nettie—Montauk Bank 2,814.54
27 Bristol, F Thos—F H Thompson.143.11
28 Bach, Andreas & Babetta—J Barudio .....(D) 393.38
28 Browne, Wm J—A J Prunier 293.78
28 Byck, Minnie—G & M Impt Co....94.40
28 Brown, Elias & Esther—E F Gross. 73.45
30 Benson, Jos C—Langrock Bros Co.44.22
30 Baier, Henry—United Stove & Repair Co 119.67
30 Blinderman, Harry—H Novik & ano 34.40
31 Batkin, Abr—Jennie Cohen.....1,112.57
31 Boband or Ochs, Wilhelmina—Wm Ulmer Bwy 2,013.05
31 Bonner, Robt—W Green.....0.06
31 Bootelkoff, Isaac—F Ambruster.249.85
31 Butcher, Edw Jr—American Surety Co 34.41
26 Coletta, Eliza—H J Gazzolo et al.350.37
26 Cohen, Sol (infan) bty Morris—Bklyn Woven Wire Mattress Co...106.82
27 Carabba, Julian V—N Y Tel Co..21.25
27 Cohen, Saml—same 20.07
27 Cohen, Louis—N Y Tel Co.....25.03
27 Calvello, Louis—N Y & North Shore Traction Co 63.64
27 Cohen, Barnett—N Tokotsky.....102.50
28 Clayton, Harry A—S H Rathgeber... .....(D) 1,386.72
28 same—G E Dewey .....(D) 1,387.08
28 same—E Packer as trste.(D) 1,390.15
28 Cody, Jas A & Wm J as exrs—City N Y 119.16
28 Cubberly, Francis R & Wm C as exrs Jas —same 19.42
28 Cimino, Nicola—same 435.63
28 Cragg, Walter H as exr, &c Mary A Combs—same 161.96
28 Cunningham, David F—same....220.84
28 Cunningham, Thos J—same 220.84
28 Crown, John H— same 220.84
28 Campbell, John B—same 220.84
28 Carolan, Jas J—same 220.84
28 Cavanagh, John G—same 220.84
28 Carey, Harry L—same 220.84
28 Coyle, Patk—same 220.84
27 Dessner, Jacob M—N Y Tel Co...15.96
26 Davidson, Geo L—M Tecla & Co.. .....1,316.33
26 Dedonato, Domenico—P Dacchillo.89.40
27 de Szymanski, Etienne—D W Schwenk 176.90
27 Deane, Marjorie—N Y Tel Co.....15.35
27 Dempsey, Garret J—Commr Excise. 1,819.97
30 De Franco Concetto & Serafino—Bway Trust Co 1,492.20
31 Darpe, Gaspre—Levy & Baird....106.85
31 Dick, Jacob—B K Bloch.....207.21
31 Dincin,* Philip & Isaac—F H Leggett & Co 218.41
31 Douglas, Clinton—J H Charlton...60.40
31 Dowling, Michl as exr &c Christian —City N Y.....208.44
31 Diss, Jno B—same 34.92
31 Dunn, Wm J—same 220.36
31 De Bevoise, Mary J as extrx—same. 21.33
31 Daunt, Margt as extrx—same....418.88
28 Engelbert, Eugenio—F Jordan ...32.40
31 Elfman, Saml—M Finkelstein & ano. 235.73
31 Eschai, Jacob—Geo F Hills Co...167.02
26 Fitch, †Mary—M Stein 48.90
26 Frost, Jesse—L Frank & ano....227.46
27 Findlay, Norman P—Rowland J Simies Jr & Wm H Roberts as committee of Le B B Johnson—City N Y 106.78
27 Finigan, Rose M—City NY (Bd of Education) 76.37
27 Fuller, Henry H—W H Tice.....309.40
28 Feldberg, Henry B—S Kalishken.128.72
28 Freifeld, Harry—J Barudio..(D) 393.38
30 Feinstein, Jacob—P Rabinowitz.109.82
30 Finkelstein, Benj W—Langrock Bros Co 44.22
30 Fishman, Louis—A H Bloom & ano 22.40
30 Forage, Vincent—City NY 24.40
31 Findeisen, Ernst—J H Scheidt...323.80
31 Friedrich, Oscar—Sarah F Cotheal.. .....102.23
31 Fromberg, Gustav—Jos Fallert Bwg Co 1,507.93
31 Fry, Jno C as exr &c—Jno C Fry (dec)—C Billett 3,185.65
31 Fryer, Margt—W T Minzer.....108.35
26 Gallagher, Wm—W A Prendergast, Comptroller, &c 46.85
26 Gill, Chas M—W W Smith 309.17
26 Gaghegan, Mary—B H R R Co...95.19
27 Garrity, Michl—City N Y.....110.72
27 Goldberg, Isaac—N Avrach.....26.40
27 Gorinsky, Bennie—Jennie Bernstein as admtrx 254.43
27 Goldstein, Meyer—N Y Tel Co....15.96
27 Gsanger, Harry L & Jno J—Olga Greenebaum et al 465.65
28 Germain, Edmund—B R Duncan..264.40
28 Giacolone, Giuseppe—State N Y.500.00
28 Gerwitz, Emma B—same 500.00
28 Glicksman, Louis—B K Bloch...206.53
28 Greenberg, Max & Elke—E F Gross. 733.45
30 Gordon, Max—A Goodman 30.77
30 Ginty, Frank A—C L Baumann & Co 100.65
30 Gordon, Jacob—S Dunaif 114.15
30 Grieve, Louis H—Equitable Trust Co 151.71
30 Griffin, Sylvester C—Nancy M Brown 309.67
31 Gerstein, Jos—J Barudio.....2,300.39
31 Glass, Siegfried—M Garlick & ano.. .....287.18
31 Gold, David—F Armbruster.....64.65
31 Glass, Louis—Kreider Baker Shoe Co 75.97
31 Ginefra, Guiseppe—J Savino.....94.40
31 Gordon, Saml—F Armbruster....249.85
31 Goetz, Henry F—L A Proudfoot...81.75
26 Hamilton, Henry P—J F Schmadeke. 123.51
26 Harber, Hyman—M S Rappaport..45.45
26 Harber & Rubin—same.....45.45
26 Heslin, Chas—Jos Beck & Sons...116.91
26 Herman, Isaac—W P Nollman & ano. 147.97
27 Hall, Chas M—N Y Tel Co.....86.50
27 Holmes, Jas H—City N Y.....105.72
27 Herrmann, Chas—N Y Tel Co.....23.44
27 Heaney, Mary—Annie McGuire....32.40
27 Harker, Wm & Mary A—S Jenkins.81.90
28 Herman, Benj —B Abel 548.12
28 Holden, Jno—J Johnston.....2,029.39
30 Hann, Emily—H Graf 217.67
30 Hohman, Geo—H Friedman 29.99
30 Huppenlacher, Wm J—N Y Independent Meat Co 376.91
30 Holzchlag, Danl & *Benj—Ragus Tea & Coffee Co 38.85
31 Hake, Jos—W Sherman 17.40
31 Hurwitz, Jac & David—Franklin Bwg Co 2,621.40
31 Hochenberg, Morris—Sarah F Cotheal 102.23
31 Holtzberg, Harry—B Hershenov.123.43

31 Hombler, Sam—Chas Jacobs Co ...53.81
31 Hoyt, Kath T—G W Buckridge...22.40
31 Hanewald, Julius—N T Swezey's Son & Co 269.15
26 Jaeger, Fredk E—Keystone Varnish Co 210.02
26 Jewell, Edw H—Atlantic Bangas Co 197.31
26 Joseph, Saml—Mutual Alliance Trust Co 566.59
30 Jacobs, Saml—A Goodman 30.77
31 Johnson, Gustaf A—J C Bloom...55.33
31 Johnson, Esther J—W C Johnson.190.32
26 Kamentsky, Alex—Henry S Wampole Co 27.51
26 Katske, Max A—Commonwealth Glue Co 150.17
26 Kaufman, Jacob Rose Sugarman... .....2,129.62
26 Keular, Henry (infant) by Minnie—Bklyn Heights R R Co.....109.40
27 Kelly, Jas D—Bklyn Elev & Milling Co 227.46
27 Kornles, Emery H—E M Houghtaling & ano 157.73
28 Klein, Chas—C Valentine 71.54
28 Kleinfield, Irving L doing business as M Kleinfield Son & Co—L Black. 72.42
28 Kennedy, Jas—A E Barette 291.47
30 Kostakowsky, Wolff N—J Levinson .....(D) 1,024.34
30 *Kent, Jos A—Spencer Heating Co 157.98
31 Kane, Jas—Jos B Friedlander Co.109.12
31 Kassel, Lena, indiv & as committee of Wm Popp—H C Underhill.....32.39
31 Katzka, Gustav—S Polstein & ano.84.40
31 Koetzel, Fredk—F O'Donnell.....50.00
31 Kasper, Wm—same 50.00
26 Lufty, Abad—City N Y.....32.54
26 Lutkins, Theo L—same 93.44
26 Lopez, Jas or Jos—same.....215.33
26 Lurie, Saml—same 313.62
26 Loorya, Hyman—same 30.54
26 Lahm, Isaac—same 28.58
26 Lanter, Chas—same 42.33
26 Leonard, Henry W—same 313.62
26 Lucas, Eliz D M—same.....411.92
26 Lazarowitz, Mollie—B H R R Co..99.47
26 Lazarowitz, Bernhard—same 99.97
26 Lewis, Abr—Mutual Alliance Trust Co 566.59
26*Lippman, Mitchell—B N Dorman.172.40
27 Laugling, Herny—N Y Tel Co....21.98
27 Lefevre, Josiah P—F N Du Bois et al 166.80
27 same—Nason Mfg Co.....166.80
27 Levien, Douglas A—Title G & T Co. 78.40
28 Larson, Torkel—Proser Realty Co. 35.40
28 Lewless, Jas E—Richardson & Boynton Co 241.50
31 Lammers, Aug L—N Y Veal & Mutton Co 210.95
31 Ledyard, Wolters—H B Delatour.276.90
31 Levin, Saml M—Sarah F Cotheal.102.23
26 Meany, Harry T—Lizzie E Smith & ano as exrs 161.70
26 Moser, Chas H—Josephine H Toerge & ano 27.40
27 Miller, Abr—C Reizenstein.....1,284.02
27 McAfee, Bernard J—City N Y....215.33
27 McCabe, Chris—same 215.33
27 Martin, Patk—same 215.33
27 Mantell, Max—same 215.33
27 Manning, Wm T—same 215.33
27 Marshall, Jno—same 215.33
27 McFadden, John—same 215.33
27 McFarland, Everett O—same.....215.33
27 McGowan, John—same 215.33
27 McNamee, Edw A—same 215.33
27 McLaughlin, Michl L—same 215.33
27 McPhee, Archibald—same 215.33
27 McKay, Frank—same 215.33
27 McVeigh, Wm—same 215.33
27 Manix, John E—same 215.33
27 McGovern, John—same 215.33
27 Madden, Jas—same 215.33
27 Martin, Frank—same 215.33
27 Mason, Jno D—same 215.33
27 Maxwell, Edw J—same 215.33
27 Maus, Martin—same 215.33
27 McClurg, Frank R—same 215.33
27 McGarry, Wm—same 215.33
27 Markland, Jno B—same 215.33
27 McClean, Wm F—same 215.33
27 Maguire, Geo—same 215.33
27 Marks, Elias—same 215.33
27 Madigan, John—same 215.33
27 McCleary, Edw J—same 215.33
27 McCarthy, Edw—same 215.33
27 McCaffrey, Wm C—same 215.33
27 McCartney, Jno—same 215.33
27 Mann, Geo H—same 215.33
27 Matthews, Jos—same 215.33
27 May, John—same 215.33
27 Matthews, John—same 215.33
27 McElroy, Thos—same 215.33
27 McCarthy, Margt—same 117.29
27 Martin, Herman—same 215.33
27 Martin, Jos—same 215.33
27 Mays, Edw H—same 38.41
27 Mackay, Geo D—same 215.33
27 Mannish, David—same 215.33
28 Malkan, Jos—M Kuschen & ano..34.40
28 Miller, Albt E—City N Y.....60.43
28 McAllister, Jas—same 60.43
28 Manes, Germaino as exr—same..208.44
28 McNananey, Robt J as admr—same. 175.08
28 Mannix, Thos E—same 224.69
28 Morreale, Mariano—State N Y.1,500.00
28 same—same 1,500.00
28 Murray, Nelson—J G McTigue ..383.57
28 Malone, John—City N Y.....215.33
28 McCullough, Edw—same 215.33
28 Martin, Robt E—same 215.33
28 Marnell, Walter F—same 610.00
28 McCarthy, Thos F—same 44.37
28 Martin, F H or F R—same.....215.33
28 Marnell, Walter F—same 610.00
28 McCarthy, Thos F same 44.37
28 Martin, T H or F R—same.....215.33
28 Mason, Geo—same 215.33
28 Matthews, Robt D—same 215.33
28 Miles, Wm O—same 215.33
28 Metzger, C E—same 215.33
28 Murphy, Edw J—same 215.83
28 Murphy, Chas—same 215.83
28 Murphy, Frank J—same 215.83
28 Mullin, Thos—same 215.83
28 Mullin, John P—same 215.83
28 Mercness, Chas H—same 215.83
28 Morrow, Thos P—same 215.83
28 Mulon, Richd—same 215.83
28 Mullon, David—same 215.83
28 Mooney, John A—same 215.83
28 Muir, Ernest W—same 215.33
28 Morrison, Chas—same 215.83
28 Miller, Geo M—same 215.83
28 Myers, Gustave—same 215.83
28 Moran, Patk J—same 215.83
28 Morgan, Jos F—same 215.83
28 Mullin, John P—same 215.83
28 Mullecker, Peter M—same 215.83
28 Muslmer, Jos J—same 215.83
28 Morrisey, Sarah—same 215.83
28 Mitchell, Alex—same 215.83
28 Mullen, Bernard F—same 215.83
28 Meehan, Jas—same 215.83
28 Manley, Jno—same 220.36
28 Meyers, Jos—same 32.81
28 Mykrantz, Howard B—same 28.83
28 Miller, Wm—same 28.83
28 Moore, Thos C—same 220.36
28 Meyer, Benj J—same 30.84
28 Max, Saml L—same 175.99
28 Moore, Edwin L or Edw L—same.220.36
28 Moran, Annie or A—same.....523.99
30 Mass, Todris—F G Mintram & ano 324.53
31 Macy, Eleanor J—S Kaphan.....8.40
31 Meyersohn, Hyman—Title G & T Co. 119.40
31 Molic, Frank—B Griffin.....83.77
31 Morgenthaler, Fredk—J H Scheidt.. .....323.80
31 Maggin, Borris—Jennie Cohen.1,112.60
31 Morris, Wm L—C C Marks et al..124.90
31 McDermott, Wm J—State N Y...200.00
26 Norris, Benj F—City N Y.....32.65
26 Noethiger, John A—same 33.17
26 Nelson, Alex—same 215.83
26 Neil, Wm—same 215.83
26 Noonan, Walter—same 215.83
26 Nesselhauf, Jno—same 215.83
26 Nelson, Chas—same 215.83
26 Nelson, John—same 215.83
26 Noble, Wm J—Bklyn Heights R R Co 109.15
26 Noble, John F (infant) by Wm J—same 109.15
26 Norton, Max—W P Nollman & ano.. .....147.97
27 Neville, Michl K—H Meehan.....60.42
27 Noll, Rudolph—Aetna Life Ins Co.44.35
27 Nelson, Walfried—F Correale.....32.07
31 Nagler, Edw & Lottie—A M Schwartz & ano 76.41
26 O'Brien, Harry—Metropolitan Tobacco Co 34.10
26 O'Connor, John—Bklyn Heights R R Co 80.36
26 Ottate, Tony—Michaels Bros 126.20
27 Olson, Oscar E—F Correale 32.07
27 Olson, Nelson & Sorenson—F Correale 32.07
27 Otterstedt, Henry—High Ground Dairy Co 251.64
30 Oppenheimer, Arthur—J B Wilson Co 68.73
31 O'Connor, Nellie or Ellen—S Klein & ano 200.69
26 Parker, Josephine—B H R R Co.116.46
26 Pasternack, Max & Rosie—Sea Cliff Bank 421.93
26 Pastone, Jos—B H R R Co.....83.22
26 Pender, Eliz—J G Ficken 382.94
26 Pitropofsky, Jack—Michaels Bros.91.40
26 Prince, Simon H—same 46.40
27 Payton, Corse—N Y Tel Co.....71.04
27 Petersen, Siva—W S Douglass...108.27
27 Price, †Jacob—S Lefschutz et al..115.12
27 Pletscher, Martin—Title G & T Co.. .....296.25
28 Patterson, Jos—J Miller & ano....99.40
28 Puritz, Ella—State N Y.....1,500.00
28 same—same 1,500.00
30 Pfuhl, Fred L—C J Kramer & ano 60.47
30 Plean, Morris—L I R R Co.....18.72
30 Quinn, Jno—Kerin & Dunn.....98.56
31 Quimby, Frank P & Margt as exrs &c David W—City N Y.....1,042.20
31 Quinnby, Jno H—same 220.36
26 Riordan, Cornelius D—G H Gould.51.42
26 Rubin, Harry—M S Rappaport....45.45
26 Rutherford, Little—Michaels Bros.32.25
27 Rosen, Saml—N Y Tel Co.....20.88
27*Rosman, Philip—D Skolkin.....123.30
28 Rahinsky, Annie & Morris—E F Gross 733.45
28 Ring, Chas E—Union Bank ..49,936.97
28 Rydberg, Gustave, doing business G Rydberg & Co—Pratt & Lambert Inc 295.31
30 Reilly, Thos A & Patk—Josephine Wetsell as admtrx &c Chas Wetsell 10,130.25
30 Rosenzweig, Hirsch *Louis & *Max—Sam H Harris (Inc) 41.00
30 Reynolds, Jas—Auto-Renting & Repair Co 36.40
31 Reitz, Edw—City N Y.....215.83
31 Randolph, Russell—same 215.83
31 Rabinowitz, Israel—same 215.83
31 Reger, Wm L—same 215.83
31 Rockwell, Fenton—same 215.83
31 Rodriquez, Louis—same 215.83
31 Ross, Bertie——City N Y.....227.19
31 Ryan, Michl—same 227.19
31 Rosenthal, Saml—same 220.36
31 Robinson, Saml—same 28.49
31 Rainos, Juan A—same.....220.36
31 Ross, Jno or Jno F—same.....220.36
31 Rowley, Henry—same 215.83
31 Rodriquez, Alfred M—same.....215.83
31 Roe, Hugh—same 215.83
31 Rowensky, Jno—same 215.83
31 Rowley, Henry—same 215.83
31 Rader, Henry—same 215.83
31 Rainey, Jno—same 215.83
31 Ragnarson, Peter—same 215.83
31 Rasheed, Monbaddo L—same.....215.83
31 Reardon, Jno—same 215.83
31 Riley, Patk J—same 215.83
31 Rudge Chas H—same.....215.83
31 Ruppel, Henry C—same.....215.83
31 Russell, Frank—same 215.83
31 Rick, Jno G—same 215.83
31 Rieser, Wm—same 215.83
31 Rider, Jno—same 215.83
31 Risley, Robt H—same.....215.83
31 Rockliff, Chas—same 215.83
31 Ryan, Wm P—same 215.83
31 Ratner, Rebecca—same 215.83
26 Sakalanckos, Bitantas—Bklyn Heights R R Co 109.15
26 Schechter, Herman—Swift & Co...35.31
26 Schulze, Frank & Louisa—Bank of Coney Island 589.63
26 Scott, Theo T—Metropolitan Tobacco Co 100.50
26 Smith, Sidney—P A Nugent 81.50
26 Stark, Jos—B N Dorman.....172.40
27 Salvio, Katrina—S Guggenheim..329.77
27 Shea, Edw J—Title G & T Co....186.90
27 Stern, Augusta—J Dahlman....1,686.22
27 Smith, A Remington—Wagner Comb Mfg Co 503.99
27 Schoenberg, F Theo—Title G & T Co 78.40
27 Skalka, Herman—N Y Tel Co.....15.76
27 Schettino, Vincent—same 15.04
27 Smith, Bertrane G—N Y Tel Co...30.85
27 Smith, Albt A—Emily B Smith...217.90
27 Settel, Sam—Jennie Bernstein as admtrx 495.63
27 Sorenson, †Louis C—F Correale ...32.07
27*Spitnak, †Saml—D Skolkin 123.30
28 Sarantucius, Chris—P Rost.....159.65
28 Schlesinger, Saml—M Grossman..36.90
28 Shaheen, Shaheen A—J Prezioso.227.64
28 Skilling, Henry—Interborough R T Co 112.38
28 Smith, Jas L—Henrietta Smith..139.40
28 Slutzky, Herman—C S Addy as trste 34.40
30 Schaeffer, Wm H—C Wolf 203.08
30 Schenk, Jno—H Friedman 29.99
30 Schenk & Hohmann—same 29.99
30 *School, Jos—United Stove & Repair Co 119.67
30 Segal, Geo G—Eddy Glickman Bldg Concreting & Impt Co 216.50
30 Seklir, Aaron & Herman, doing bus as A Seklir & Co—Bushwick Livery & Garage 37.31
30 Shubert, Louis—City N Y.....29.40
30 Small, Jennie—L Lichtenhein & ano 47.50
30 Stander, Jacob A—N Y Independent Meat Co 376.91
30 Steppler, Kath—L Schulman & Co.44.08
31 Schulmann, Edw—Jos Fallert Bwg Co 173.10
31 Schwartz, Philip—J Barudio....2,300.39
31 Sidoti, Nicolo—N B Evens.....74.03
31 Simon, Esther—J H McCrodden..121.40
31 Sinnot, Thos J & Louise—Eagle Metal & Supply Co 229.20
31 Swirsky, Gus—F Rosenthal.....45.90
31 Schulze, Louisa—Wm Ulmer Bwy.452.00
31 Schwarz, Chas R—F W Schwarzwalder 99.42
31 Stack, Jas J—Natl Casket Co...1,049.78
26 Taub, Meyer—T Miretzky 447.78
26 Tibbits, Henry B, doing business H B Tibbitts & Co—Western Elec Co.296.60
26 Timony, Thos K & Jas K—Henry Roth Bldg Co 352.90
26 Tuck, Jacob—H L Preston 835.00
26 Tully, Margt—E A Arnold 35.65
26 same—H W Beer 53.04
27 Tucker, Chas H—U S Tire Co.....470.90
27 Tucker, Fredk H Jr—N Y Tel Co..21.68
30 Tolmack, Julius—M J Malament.224.40
30 Taggart, Lucius B—Lincoln Mtg Co 299.95
31 Tritschler, Stephen—J H Scheidt.323.80
27 Unger, Chas G—N Y Tel Co.....24.64
27 Vitello, Jno—B Perelman 135.37
30 Von Weel, Henry—Parshelsky Bros 425.84
27 Williams, Gladys C—N Y Tel Co..30.07
27 Wright, Thos F—same 16.79
27 White, Oscar—same 22.24
27 Wolovsky, Wm—D Skolkin 123.30
27 Woods, *Amelia & Seymour H—S A Clarkson 328.15
30 Weinstein, Herny—J Miller et al.85.15
30 Wren, Thos J—City NY 220.36
30 White, Theo L—same 220.36
30 Wilson, Jno—same 220.36
30 Wolfenden, Jas—same 220.36
30 Wall, Jas H—same 220.36
30 Walsh, Jos W—same 220.36
30 Walsh, Jno C—same 220.36
30 Wohltman, Jno J—same 220.36
30 Whalen, Jas A—same 38.91
30 Walsh, Jno T—same 28.85
30 Wells, Freeman—same 220.36
30 Walker, Fredk A—same 220.36
30 Wagner, Fredk—same 220.36
30 Webster, Fredk—same 220.36
30 Wernig, Fredk A—same 220.36
30 Walsh, Michl J—same 220.36
30 Wallastate, Morris—same 220.36
30 Welson, Martin—same 220.36
30 White, Elmer S—same 220.36
30 Wundeschaefer, Emma—same ...119.80
30 Watkins, Edw—same 28.85
30 Watson, Owen—same 220.36
30 Watts, Geo—same 220.36
30 Waters, Chas H—same 220.36
30 Wadsworth, Chas W—same 220.36
30 Webber, Chas G—same 220.36
30 Weber, Constance—same 220.36
30 Watt, Wm Y—same 220.36
30 Wallace, Wm—same 220.36
30 Walker, Walter D—same 38.91
30 Williams, Wm E—same 220.36
30 White, Wm—same 220.36
30 Wood, Wm G—same 220.36
30 Webster, Wm V—same 220.36
30 Wachsman, Adolph—same 220.36
30 Woll, Louis H—same 220.36
30 Willson, Harland G—same 220.36
30 Weissman, Henry—same 220.36
30 Whitehouse, Sml S—same 220.36
31 Washburn, Emily R & Harriet P—W F Spencer 66.83
31 Weisskopf, Saml—City N Y.....220.36
31 Wedegartner, Herman—same....220.36
31 Wood, Jno G—same 220.36
31 Whelan, Jas A—same 220.36
31 Weeks, Arthur H—same.....220.36

31 Wardenhauer, Andw—same.....79.22
31 Weymouth, Walter—same.....220.36
31 Wolff, Armand—same.....227.19
31 Wander, Geo by Mary Hopp admtrx—same.....331.41
31 Williston, Sadie S as extrx—same.96.13
31 Wills or Wills, Martin—same..220.36
31 Wells, Chas M—same.....266.68
31 Weisberg, Pauline—J Tepmon....27.40
31 Weisberg, Jac A & Pauline H—same.....27.40
31 Wexler, Rosie—M A Elias.....159.31
31 Zark, Julius—State N Y.....200.00

CORPORATIONS.

26 Ernest, Triblehorn Inc—J A Roeblings Sons Co N Y.....126.37
26 Great United Sales Corpn—S Lyons.....902.84
26 Manhattan Shoddy Mills—J Nass.971.80
26 Midwood Contrtg Co—Henry Poth Co.....332.906
27*Auerbach & Goldberg—D Skolkin.123.30
27 Chas Wenz Inc—N Y Tel Co.....38.52
27 Dresner & Co—N Y Tel Co.....15.96
27 Frank Dunham Co—R M Hollinshead Co.....45.57
27 Harmony Hall Co—Montauk Bank.....2,814.54
27 Maier, Usoskin Co—C W Bahrenburg et al.....340.55
27 Payne Constn Co—J C Creveling.155.57
27 Steeplechase Park Co—W J English.....4,151.07
27*White House Lunch Co—F N Du Bois et al.....166.80
27* same—Nason Mfg Co.....166.80
27 U S Paper Bottle Co—Florence J Maxwell.....4,659.53
27 Wyona Bldg Co—E M Houghtaling & ano.....157.73
28 Homesborough Realty Co—S Kalishken.....128.72
28 Phoenix Development Co—Buckley, Woodhull & Burns.....(D) 1,185.32
30 Borough Park Cong Church—H A Rutan.....412.65
30 City N Y—H L Parsons.....200.00
30 Gravity Heating Co—Spencer Heating Co.....157.98
30 Phoenix Metallic Bed Co—A Dann.....38.40
30 Regal Auto Co (Inc)—Union Marine Ins Co.....31.15
30 Supreme Council of the Royal Arcanum & Val M Schmitz, Regent De De Witt Clinton Council No 419—S Green.....459.32
31 City N Y—Mary T Parsons.....472.19
31 Jos L Burton Constn Co—S Ostergren.....524.21
31 National Column Co—Eagle Metal & Supply Co.....229.20
31 New Bklyn Turkish Bath Co, doing bus as Clynta Water Co—Sackett & Wilhelm Co.....84.55
31 Swedish Augustana Home for the Aged—F J Marhoger.....111.84
31 Union Poultry Co—M Garlick & ano.....467.54

SATISFIED JUDGMENTS.

Manhattan and Bronx.

DEC. 28, 30, 31, JAN. 2 & 3.

Amador, Estevan—Sprague Nat'l Bank; 1912.....1,642.75
Blout, Emanuel—Thos A Edison Inc; 1912.....2,858.20
Bernstein, Isidore, Elias, Aaron & Morris—H Schwartz; 1912.....517.05
Barth, Max—M Kelland; 1912.....56.19
Blendermann, Fredk D & Minnie K—C R Lee; 1912.....1,035.34
Brown, Menno—J Silverstein et al; 1912.....5,749.54
Bush, Fredk & Eugene J Flood—People, &c; 1912.....1,000.00
Broederman, Alfd—S Ahlers; 1912.2,431.63
Same—same; 1912.....97.69
Carroll, Mary E—D Quinn; 1912....152.18
Carter, Mary A—G A Thompson; 1912.....120.11
Cohen, Max, Chas & Harris M—M L Rohman et al; 1911.....87.15
Clute, Lloyd S—Fluri Constn Co; 1912.....106.54
Dennehy, David F—D A Skinnell; 1909.....182.91
Di Giacomo, Alex—A Gilbo; 1907....808.10
Ebstein, Israel & Jennie Epstein—J C Cady; 1911.....444.54
Flagler, Jno B—G A Wilson; 1912..1,238.00
[1]Forman, Saml N & Annie Corn Exchange Bank; 1911.....491.47
Fischer, Jacob & Bernhard Levy—M Reilly; 1912.....750.00
Fitzsimons, Matilda F—E Mitchell; 1912.....1,432.36
Graham, Mary F—Revillon Freres; 1912.....59.80
Harawitz, Abr—Edw Thompson Co; 1909.....260.03
Hendrickson, Chas S—J B Grevatt et al; 1904.....114.39
[1]Herman, David L—JSpero; 1912....264.40
Hopkins, Louis A—T E Seaich; 1912.306.89
Hughes, Rupert & Storiettes Pub Co—W N Jennings; 1895.....326.03
Same—same; 1895.....502.52
Hyman, Adolph & Michl Meirowitz—N Y Tel Co; 1909.....67.86
Jacobs, Edwin—E R Wolff; 1912....218.10
Kayser, Julius—M Craven; 1912....6,138.03
Kashowitz, Morris—L Schwartzreich, 1912.....2,931.97
Kahn, Louis J—N Y Veal & Mutton Co; 1907.....417.29
Kingston, Saml F—Wm Knabe Mfg Co; 1912.....366.29
Kip, Laura W W—R L Titus; 1912..177.71
Lillibridge, Ray D—Broadway Bldg Co; 1912.....557.70
McIntyre, Mary & Lincoln Trust Co—W W Farley; 1912.....1,874.47
[1]Morrison, David H & Pedro J Candeau—People, &c; 1912.....200.00
[1]McDonald, Thos C—J J McDonald; 1912.....1,146.53
Mendelsohn, Saml—A M Birkhahn; 1911.....102.41
Mezger, Chas A—Class Journal Co; 1904.....155.85
May, Theodora M—A S Litten; 1912..75.66
[6]Orently, Abr—J Olman; 1908.....84.65
Reardon, Patk J—J von der Heyde; 1912.....600.00
Riggs, Leon C—A J Blumberg; 1912.250.00
Rouss, Peter W—R Buchi; 1912....5,131.98
Rosenthal, Oscar M—H Corn; 1912..169.65
Stiner, Oscar—Lehn & Fink; 1912..1,158.01
[1]Schanger, Isaac—N Mondlinsky; 1910.....110.15
Seymour, Fredk—C A Tucker; 1912..151.36
Suchoff, Louis & Jos—B Rubin; 1912.84.25
Solomons, Henry, Geo Cohn & Yvette Hair Goods Co—P A Landau; 1912.....1,906.87
Southgate, Henry—E T Burrowes Co; 82.15
Tucci, Battiste—W H Fitch; 1910...452.22
Tucci, Battista—Thos B Bowne & Son Co; 1909.....328.22
Vinitz, Jacob—B Kupinsky; 1912....49.27
Warshawsky, Saml—H Lipman; 1912.114.34
Woodruff, Amos E—E H Squire; 1912.....100.90
Whalen, Margt—J F Hannigan; 1912.654.16
Zirinsky, Jos—B Frankenthaler et al; 1912.....80.37

CORPORATIONS.

United Surety Co—D Musco; 1912....900.00
Erie Transfer Co—E Costello; 1912...86.50
Same—same, 1911.....2,631.73
Hydrolithic Cement Co—Waterproofing Co; 1912.....230.08
Modern Woodmen of America—J Lenz; 1912.....650.00
Frazer Roland Co—U S Metal Mfg Co; 1912.....88.63
Same—same; 1912.....72.28
Jos F Clarke Co, Ellen A Stewart & Mary A Horton—Reedy Elevator Co; 1912.....96.17
N Y, New Haven & Hartford R R Co—F Dunn, 1912.....96.35
Same—same, 1912.....500.00
United Carpet Cleaning & Repairing Co—A Reich; 1912.....278.91
Zeltner Brewing Co—M N Clement; 1908.....160.00
Mendscheim & Co—M Fisher; 1912..197.95
Monaton Realty Investing Corpn—Sterling Bldg & Operating Co; 1912...137.24
Same—D S Morgan & Co; 1912....131.91
N Y Breweries Co Ltd—M Gaynor; 1911.....4,579.41
Same—same; 1912.....341.95
Stiles & Merriam Inc—P O'Flynn; 1912.....182.90
Friedland Realty Co—L W Allen; 1912.....302.67
Same—same; 1912.....27.67
[6]Illinois Surety Co—A Carannante; 1910.....581.76
[6]Same—B Cotello; 1910.....1,401.58
[6]Same—P Damian; 1910.....711.08
[6]Same—L Hirsch, 1910.....539.41

Borough of Brooklyn.

DEC. 26, 27, 28, 30 AND 31.

Amador, Estevan—Sprague Nat'l Bank; 1904.....1,642.75
Same—same; 1904.....1,026.97
Same—same; 1906.....2,669.80
Barnaby, Walter M & Nellie F—Mechanics Bank; 1906.....428.20
[1]Boyle, Jno & Jas J Lahey—State N Y; 1912.....
Cuppadonna, Jno—J I Clark; 1911..174.25
Same—same; 1912.....183.25
[1]Cuneo, Andrew—H L Preston; 1912.835.00
Comfort, Virgie—N Y Tel Co; 1912..18.39
di Giacomo, Alexandro—Ada Gilbo; 1907.....808.10
[1]Foley, Frank—Tenement House Dept; 1910.....55.00
Hall, Saml S—D K Fairchild & ano; 1912.....159.34
Hollander, Ike, Solomon Pariser & Louis Schwartz—S Kaplan et al; 1912..506.26
Hollander, Ike, Sol Pariser & Louis Schwartz—S Kaplan et al; 1912...503.81
Herman, David L—J Spero; 1912....264.40
Landsness, Ole—J A E Steen; 1909..94.20
Mooney, T os J—Burns Bros; 1911..171.15
Mullen, Eliz G—Cuba Cigar Co; 1912.504.73
Mietke, Adolf E—Longenecker Bros; 1912.....26.75
Minns, Walter J—J Maguire; 1912..300.00
Rubens, Sacharo—P Cohen; 1910.....40.40
Salter, Michl J & Michl Weinsier doing bus as Salter & Weinsier—S Grossman (an infant); 1912.....475.00
Scarano, Pellegrimo & Ferdinando, doing bus as Scarano Bros—Leon Sachs; 1911.....66.90
Spence, Geo L—O L Perfect & ano; 1912.....27.40
Same—same; 1912.....194.40
Spitzer, Adolph & Chas Donin—A J McCollum; 1912.....123.14
Slutz, Chas B & Rosy & Isidor M & Lena Knauer & Star Dress Mfg Co—Citizens Trust Co; 1912.....317.18
[4]Silverman, Moses—W Solomon; 1908.113.48
Stone, David & Rachel—D Waters & ano; 1907.....279.03
Weisberg, Theo—N Y Tel Co; 1912..14.85
Wisch, Benj W—J Egel; 1912.....167.86
Webster, Mary E—Isabel Sanford; 1912.....93.78
Zick, Wm F & Charlotte—H L Redfield; 1912.....69.58

CORPORATIONS.

Clinton Holding Co, Henry F & Annie C Clinton—M Byk; 1912.....328.90
Miller Bldg Co & Isaac Miller—Cohn Cut Stone Co; 1912.....430.80
Payne Mfg Co—J & E Homan Co; 1912.....252.52
Bklyn Heights R R Co—J F Daley, 1912.....637.78
Emigrant Industrial Savings Bank—Sarah Friedberg; 1912.....1,319.99
Filtrine Mfg Co—R W Booth Jr; 1912.....499.40
Waterbury Co—J P Gray (infant); 1912.....106.60
Same—same; 1911.....2,630.85

[1]Vacated by order of Court. [2]Satisfied of appeal. [4]Released. [5]Reversed. [6]Satisfied by execution. [8]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

DEC. 26.

Plot 228, map of Arden prop; Jas W McElhinney agt Wesley Thorn; Action No 1; Jas W McElhinney (A); Edw R Finch (R); due, $458.47.

Plot 237, map of Arden prop; same agt same; Action No 2; same (A); same (R); due, $458.47.

Plot 255, map of Arden prop; same agt same; Action No 3; same (A); same (R); due, $458.47.

DEC. 27.

109TH st, 75 E; F Albt Thomas agt David Sommer; Abr A Silberberg (A); Irwin Kurtz (R); due, $2,655.50.

5TH av, ws, 130 s 132d, 19.11x75; Pauline Boettger agt Lillian Gingold; Bandler & Haas (A); Geo W Whiteside (R); due, $10,510.

DEC. 28.

No Judgments in Foreclosure Suits filed this day.

DEC. 30.

112TH st, 46-8 E; Saul Singer et al agt Abram Finkelstein; Maurice B & Danl W Blumenthal (A); Henry M Stevenson (R); due, $9,090.

Southern blvd, ws, 412.6 n Jennings, 37.6 x100; Michl Fauser agt Martha Realty Co et al; Robt S Patterson (A); Lester Lazarus (R); due, $2,654.16.

117TH st, 424 E; Beatrice W Miller agt Sunflower Realty & Security Corpn; Cary & Carroll (A); Edw J Crummey (R); due, $7,556.11.

117TH st, 422 E; Chas H Lowerre agt Aaron Moses; Cary & Carroll (A); Edw J Crummey (R); due, $7,556.11.

117TH st, 420 E; Chas H Lowerre agt Sunflower Realty & Security Corpn; Cary & Carroll (A); Edw J Crummey (R); due, $7,556.11.

DEC. 31.

137TH st, ss, 507 w 7 av, 18x99.11; Germania Life Ins Co agt Chas E Picken; Dulon & Roe (A); Jno E Donnelly (R); due, $13,583.19.

Monticello av, ws, 375 n Randall av, 35.1 x100; Aloysius Fellenstein agt Nelly Nelson; Jos L Zoetzl (A); Andw S Hamersely (R); due, $763.

Lot 458, map of Sec A, Vyse Estate, Bronx; Alfred Howey; Chas Reilly (A); Jos V Mitchell (R); due, $5,559.27.

LIS PENDENS.

Manhattan and Bronx.

DEC. 28.

No Lis Pendens filed this day.

DEC. 30.

Maiden la, 126; also BEEKMAN ST, nes, adj lands Jas B & Walter B Townsend, 66.8xirreg; also PEARL ST, 230 and 281; also DUANE ST, 60; Jas W Adams agt Edwin H Stewart et al; partition; Wood, Cooke & Seitz, attys.

34TH st, 243 W; Christopher W Mitchell agt Rebecca Greacen; action to establish trust; Appell & Taylor, attys.

Ludlow st, ws, 125.4 s Stanton, 25.1x87.6; Saml Ershowsky agt Stuyvesant F Morris et al; notice of application to register title; Reeves & Todd, atty.

West Farms rd, nws, & Hoe st, es. Lots 55, 59, 61, 62, 63, 64 & 65; Mary F Martin agt Alfred C Bachman et al; Arnstein, Levy & Pfeiffer, attys.

102D st, ns, 78.10 w 2 av, 26.2x100.6; Sarah Newman agt Harry Lehr et al; action to set aside conveyance; M S Feiler, atty.

DEC. 31.

Madison av, 1629; Florence Levy agt Sarah Jackson et al; partition; Gilbert & Wessel, attys.

Ridge st, 79; Abe Warm agt Rosie Rothman et al; action to foreclose mechanics lien; L Freiman, atty.

2D av, 2306; Carl Stein agt Henry D Greenwald et al; Uterhart & Graham, attys.

JAN. 2.

Catherine st, 66; Domenico Gatto agt Henry S Brightman; action to declare mtg void; R A Rendich, atty.

32D st, swc 2 av, 100x24.8; Loretto M Donohue agt Jas W Coogan et al; action to compel conveyance of ⅛ pt; T E Rush, atty.

JAN. 3.

Franklin av, nws, 16.8 e Fulton av, 17.2 x83.6, & other property in Kings County; Abr Kane agt Simon Tarbes et al; action to set aside conveyance; B F Schwartz, attv.

25TH st, 127-31 W; Max Mandel agt Jno E Olson Constn Co et al; action to impress lien; L M White, atty.

Borough of Brooklyn.

DEC. 26.

Harrison st, swc Cheever pl, runs nw 21.4xsw39.2xsw37.2xse26xne75 to beg; Philip S Wengrow agt Benj Tockerman et al· M Sulzberger, atty.

Ewen st, ws, 50 n Jackson, 25x100; also PROP in Queens Co; Chas Meegan agt Mary Howland et al; partition; L O Van Doren, atty.

46TH st, ss, 120 e 17 av, 20x100.2; Alfred B Kutscher agt Michl Melody et al; Cary & Carroll, attys.

Fleet st, 12; Robt McM Barrow agt Constance Barrow; to set aside deed; W H Smith, atty.

Johnson st, ss, 60 w Pearl, 25x100; Louis C Gerken & ano agt Adolf Berlin et al; W G W Laley, atty.

16TH st, sws, 203.10 nw 4 av, 39.6x124.9 x39.6x125.7; N Y Mtg & Security Co agt Himmelstein & Acker Co et al; C C Suffren, atty.

Ocean av, ws, 250 n Av G, 50x150; Trustees of Reformed Prot Dutch Church of Flatbush agt Jno R Corbin Co et al; J Z Lott, atty.

Barrett st, ws, 100 s Pitkin av, 50x100; Louis J Cohen agt Max Appelbaum et al; to establish a claim; M Storch, atty.

37TH st, ws, 107.6 n Av H, 40x100; Myron Straus agt Margt Murphy; M Monfried, atty.

Van Sicklen av, es, 300 n Blake av, 25x100; David Bolke agt Gussie Nass; I Levison, atty.

Van Brunt st, es, 80 s Union, 20x80; Jas P Collins agt Gaetano Paturzo et al; F C Haven, atty.

Prospect Park W, ws 16th, 20x52; Anna Hoffman agt Dora Grant et al; Moore, Williams & Upson, attys.

Johnson st, 33; Julia F Rogers agt Hannah Fine et al; Coombs & Wilson, attys.

DEC. 27.

Av W, ss, 57 e E 12th, 28x100; Carl E Randrup agt Howard L Jones et al; C E Randrup, atty.

Clarendon rd, ns, 20 w E 26th, 20x80; Merchants' Co-op Mtg Co agt Jacob D Ranck et al; M Hertz, atty.

60TH st, ns, 280 e 11 av, 20x100.2; Fannie Bloch & ano agt M Silman Realty Co et al; L J Moss, atty.

State st, sws, 248.3 se Clinton, 26.9x100x 26x—; Jas A Wilson agt Andw Nicola et al; A Van Wagoner, atty.

8TH av, sec 40th, 25x100; R Annie Armstrong & ano as exrs &c Roland D Armstrong agt Annie Olsen et al; R T Griggs, atty.

3D st, ns, 180 w Bond, 15x90; Penelope T Tuttle agt Hugh Lee et al; H L Thompson, atty.,

Midwood st, ss, 325 e Bedford av, 20x 100; Seymour Rosenberg agt Elizabeth M Holmes; W L Durack, atty.

3D av, swc 82d, 100x110; Danl O B Hegeman as exr &c Anna C Hegeman agt Moritz Glauber et al; Davison & Underhill, attys.

21ST av, ses, 240 sw Benson av, 70x96.8; Sarah H Corwith agt Gustav W Neuman et al; Davison & Underhill, attys.

Bergen st, ns, 200 w Hopkinson av, 20x 107.2; Lawyers Mtg Co agt Wm Niblock et al; Cary & Carroll, attys.

17TH st, sws, 198.1 nw 8 av, 26.10x100; Chas L Sicard agt Wm H Winberry et al; J Siegelman, atty.

17TH st, sws, 171.3 nw 8 av, 26.10x100; same agt Moses Lempert et al; same atty.

Knickerbocker av, nes, 220 nw Putnam av, 20x85; Wm T Carlisle agt Wm Treacy et al; R A B Dayton, atty.

Av O, nwc E 10th, 30x100; Louise Buechner agt Heuchel & Brennan et al; Reynolds & Geis, attys.

DEC. 28.

Sherlock pl, es, 198.7 n Atlantic av, 12.8 x100; Herman C Drake agt Fannie G Lynch et al; J W Greenwood, atty.

3D av, sec 46th, 20.2x70; Henry Cordes by Chas H Cordes, committee agt Mayer Harris; to recover possession; Hirsh & Newman, attys.

12TH av, ses, 130.4 ne 38th, 20x100; Louis Oslon agt Hyman Berkowitz & ano; to create a trust; Goldstein & Goldstein, attys.

3D av, es, 65.7 s 19th, 20.2x100; Lena Futoransky agt Barney Spatz & ano; to acknowledge a satisfaction of mtg; Schleider & Schleider, attys.

Dean st, 1285; Union Heights Realty Co agt Chas W Moore et al; B R Duncan, atty.

Dean st, 1289; same agt same; same atty.

73D st, ns, 424 e 10 av, 28x100; Jno P Steich agt Fannie F Quinn et al; W H Smith, atty.

DEC. 30.

Moore st, ss, 296.5 e Bushwick av, 25x 100; Fannie Parker agt Annie Weitz et al; S H Weinberg, atty.

Troutman st, ses, 175 ne Knickerbocker av, 25x100; Williamsburgh Savgs Bank agt Geo Gangle et al; S M & D E Meeker, atty.

Lots 323 & 324, blk 12, map of 1197 lots belonging to Wm Ziegler; Peter Axmacher agt Edw J Doyle et al; H Greenberg, atty.

Av W, ss, 57 e E 12th, 28x100; Chauncey R Watson agt Edith Tillman et al; A Dession, atty.

Warwick st, es, 150 s Blake av, 20x90; Sam Ettlinger & ano agt Dave Seidman et al; Herzfeld & Sweedler, attys.

Cleveland st, ws, 160 n Glenmore av, 20 x90; Wortzman Realty Co agt Becky Kotimsky et al; M C Loskowitz, atty.

Greene av, ns, 177.6 e Stuyvesant av, 17.6x100; Dora Dippel agt Chas M Newins et al; Fisher & Voltz, attys.

58TH st, ns, 540 w 13 av, 20x100.2; Frank X Jagocki agt Mary A Smith et al; A I Stark, atty.

Hopkinson av, ws, 180.8 s Hegeman av, 20.7x100; Mahlon W Newton agt Leonard Bronner et al; C F Corner, atty.

Hopkinson av, ws, 201.4 s Hegeman av, 20x100; same agt Harry Langsam et al; same atty.

Hopkinson av, ws, 160.8 s Hegeman av, 20x100; same agt Anna Levy et al; same atty.

Hopkinson av, ws, 281.6 s Hegeman av, 18.6x100; same agt Annie Levey et al; same atty.

Hopkinson av, ws, 261. s Hegeman av, 20x100; same agt Benj Mustin et al; same atty.

Parkside av, ss, 280 w Bedford av, 20x 121.8; also PARKSIDE AV, ss, 320 w Bedford av, 20x121.7; Wm B Vansize agt Wm A A Brown; specific performance; G W McKenzie, atty.

99TH st, sws, 138.6 se 4 av, 26x97.6; Wm L Dowling agt Marcy Constn Co et al; A H T Banzhof, atty.

Atlantic av, nes, 150 se Smith, 25x90; Wm H Costigan as exrs, &c, Lydia Cairns agt Monaton Realty Investing Corpn et al; W J Pape, atty.

3D av, swc 42d, 25.2x100; Annetta M Klinke agt Margt J Dolan & ano; W S Burt, atty.

Waterbury st, swc Maujer, 49.2x95; also MAUJER ST, ss, 142.10 w Waterbury, runs w200xs95xw49.6xs95 to Ten Eyck xe214.8 xn95xe34.10xn95 to beg; Theressa Mager & ano agt Martin Mager et al; W F Hendrickson, atty.

Stockholm st, 353; Rubin Meinberg agt Henry Freund & ano; foreclosure mechanics lien; A Levitt, atty.

DEC. 31.

Hart st, ss, 100 w Lewis av, 18x100; Ida L Barnes agt Mary Reilly et al Phillips & Avery, atty.

E 48TH st, nec Webster, 100x200; Prudential Savgs Bank agt Jas A Timony (decd); F B Mullin, atty.

Schenectady av, ws, 80.9 s Sterling pl, 26.4x100; Williamsburgh Savgs Bank agt Jakwar Realty Co et al; S M & D E Meeker, atty.

Bushwick av, wc Granite, 25x90; Williamsburgh Savings Bank agt Chas Lighte Jr et al; S M & D E Meeker, atty.

81ST st, sws, 201 nw 13 av, 20x100; Sarah C Rodenstein agt F W Crane Realty & Constn Co et al; E A Smith, atty.

Carroll st, swc Utica av, runs w62.6xse 157.9xe33.6xw143.2 to beg; Hermine Rufly agt Melanie Pfizenmayer; Murthaa & Hanson, atty.

Osborn st, nec Glenmore av, 50x100; Abr Belanowskv agt Jacob Silver et al; A Rockmore, atty.

Sterling pl, ns, 100 w Sterling pl, 125x 127.9; Empire City Lumber Co agt S & I Holding Co et al; A Rockmore, atty.

Eastern Pkway Ext, ses, 111.1 ne Sterling pl, runs se70.4 to pl xe24.4xn18.4xnw 76.8 to ext xsw25 to beg; Williamsburgh Savgs Bank agt Tepfer Realty Co et al; S M & D E Meeker ,atty.

Road leading from Flatbush to Canarsie, ns, where same int es land of Jerome A Suydam, contains 24 825-1,000 acres; also ROAD leading from Flatbush to Canarsie, ns, where same int ws land John S Schenck, contains 820-1,000 of an acre; also ROAD leading from Flatbush to Canarsie, ss, where same is int ns of rd abandoned by former Town of Flatlands, contains 42-1,000 of an acre, excepting certain premises; Edwin Tatham et al as exrs &c Ellen Collins agt Hawthorne Realty Co et al; F Willets, atty.

16TH st, ns, 227.5 e 4 av, 19.8x100; H W Barker Linen Co agt Philip Settel & ano; Yankauer & Davidson, attys.

Rogers av, es, 75 s Av D, 40x102.6; Chas M Gage agt Savoy Trust Co et al; H J Davenport, atty.

Kouwenhoven pl, ws, at int cl Schenectady av, runs n 473 to cl Av H xw140xn 855xw124.8xne125.1xs18.3xse430.1xs1048.3xs w403.9 to beg, excepting certain premises; Mary G Voorhees agt Chas C Clouser et al; Davison & Underhill, atty.

Belmont av, sec Hendrix, 25x100; Eliz Stygall agt Abr Brodsky et al; Kiendl & Sons, attys.

Vanderbilt av, ns, 60 e 19th, 20x90; Eversley Childs agt Siegel Hines Realty Co et al; E E Mercelis, atty.

Vanderbilt av, ns, 20 e 19th, 20x90; same agt same; same attv.

49TH st, nes, 300 nw 13 av, 50x100.2; Jno P H De Wint agt Sophie D Spence & ano; O S Carroll, atty.

Prospect pl, ss, 120 w Nostrand av, 20x 106; Thos W Weeks agt Jno Weiss et al; R W Kenyon, atty.

Vanderbilt st, ns, 40 e 19th, 20x90; Eversley Childs agt Siegel Hines Realty Co et al; E E Mercelis, atty.

E 16TH st, ws, 70 s Ditmas av, 52x75; Bway Trust Co as exr &c Theo B Lott (decd) agt Mary E Murphy et al; J Z Lott, atty.

100TH st, ns, 160 w Ft Hamilton av, 20x95; Wm L Dowling agt Bay Ridge & Ft Hamilton Realty Corpn et al; A H T Banzhaf, atty.

100TH st, ns, 140 w Ft Hamilton av, 20x95; same agt same; same atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

DEC. 28.

Webster av, nec 175th, 99.2x31.1xirreg; Dollar Savgs Bank of the City of NY agt Geo M Katzenberger et al; amended; Lexow, Mackellar & Wells, attys.

Catherine st, 66; Henry S Brightman agt Candeloro Gatto et al; Grauer & Rathkopf, attys.

Lots 309, 315-322, 261, 262, 257-260, 263, 264, 270, 256, 265-269, & 310-314, City Island; Helen Arnow agt Mary J Farley; J P Duff, atty.

..120TH st, ns, 125 e 7 av, 18x100.11; Morris S Thompson et al agt Celia Friedman et al; G F Warren, Jr, atty.

Katonah av, ws, 75 s 238th, 25x85; Central Mtg Co agt Henrietta T Nickels et al; Otis & Otis, attys.

St Anns av, nwc 158th, 48.3x100; Harlem Savings Bank agt Lorenz Weiher et al; E S Clinch, atty.

11TH st, 326 W; D Comyn Moran agt Helena H Brickell; M S Borland, atty.

Grand st, ss, 88.2 w Pitt, 31x96.10; Albt H Atterbury agt Rose Smigel et al; A H Atterbury, atty.

DEC. 30.

Heath av, es, — s 230th, 20.6x100.7; Annie E King agt Pouch Realty Co et al; Kindelberger & Robinson, attys.

100TH st, ns, 100 e 1 av, 37.1x100.11; Wm L Cahn agt Arthur Boerner et al; Cahn, Leventritt & Goetz, attys.

236TH st, 245 E; Jas H Beals agt Roy Paulding et al; E G Duval, atty.

Columbus av, nec 209th, 99.11x100; Laurence D Rumsey et al agt Frances Keegan et al; Harris & Towne, attys.

Faile st, 1015; Julius Schwarzkopf agt Blume Hess; J Pawel, atty.

60TH st, ns, 115 w 2 av, 20x100.5; Dry Dock Savgs Institution agt Katherine G Farrell et al; F M Tichenor, atty.

Broome st, 211; Eldon Bisbee agt Jos Price et al; C E Rushmore, atty.

93D st, ss, 200 e 2 av, 37.6x100.8; De Witt H Stern agt Hannah Solomon et al; A O Ernst, atty.

Park av, es, 74 n 109th, 26.11x80; Agnes W Evans agt Maria Duggan et al; J C Danzilo, atty.

228TH st, ns, 150.11 w 5th, 4.1x114.6; Chas D Graff agt Wm J Koch et al; action to recover possession; J F Frees, atty.

170TH st, nwc Crotona av, 40.6x100.4; Wm F A Kurz agt Woodson R Ogelsby et al; J F Frees, atty.

Broadway, nec 162d, 99.11x100; Samuel Heyman agt Castleton Constn Co et al; M Stern, atty.

DEC. 31.

Lyon av, ns, 55 w Parker av, 25x100; Martin Caflisch agt Frank B Glover et al; F D Arthur, atty.

3D av, ses, 21 n 20th, 21x75; Guarantee Trust Co of N Y agt Mary C O'Beirne et al; A W Booraem, atty.

Railroad av E, ses, 83.9 ne 153d, 27.11x 66.2; Model Building & Loan Assn of Mott Haven agt Mary M Malloy et al; H Reeves, atty.

160TH st, 531-537 W; two actions; Hamilton Holding Co agt Danl F Mahoney et al; Arnstein, Levy & Pfeiffer, attys.

Grant av, es, 57.8 n 165th, 25x102.4x25x 102.6; Manhattan Mortgage Co agt Mary E Dolan et al; Carrington & Pierce, attys.

Mulberry st, 163; County Holding Co agt Michele Voccoli et al; Merrill & Rogers, attys.

Goerck st, swc 3d, 77.4x100x90.1x100.10; Saul Lefkowitz agt Morris Pedolsky et al; Simmons, Harris & Rofrano, attys.

Hughes av, ws, 382.8 s 180th, 25.1x100; Jno E O'Brien agt Magdalena Marx et al; W Berg, atty.

Bradhurst av, sec 147th, 49.11x100; Isabel H Cohen agt J Willett Fox et al; Gettner, Simon & Asher, attys.

JAN. 2.

47TH st, ss, 512.6 e 7 av, 37.6x100.5; Edw J Moloughney agt Benven Realty Co et al; A M Clute, atty.

Cypress av, es, 40.7 n 133d, 21x80; German Savgs Bank in City NY agt Katharina Voelcker et al; Amend & Amend, attys.

Hoe st or ave, ws, 67.3 s Home, 30x65; Henry Brill agt Nathan Passman et al; amended; Wolf & Kohn, attys.

3D av, swc 189th, 58.3x104.4; Peter Otten agt Geo Keller Constn Co et al; A A Hovell, atty.

JAN. 3.

Lots 7 to 10, map of lots of the Century Investing Co, Bronx; Alfd C Gants agt Jno F Kaiser et al; Todd & St John, attys.

St Nicholas av, 930; Austin E Pressinger agt Hyman Goldfarb et al; Pressinger & Newcombe, attys.

Lots 136, 137, 224, 215, 97, 98 & 99, map of Samler Estate, property at W 256th, Bronx; four actions; Stuard Realty Co agt Irene A Therry; A S Gilbert, atty.

Howard st, nec Bway, 97.8x60.10; Metropolitan Life Ins Co agt Jas A McMillin et al; Woodford, Bovee & Butcher, attys.

Wooster st, 179-83; Moe A Isaacs agt Jos Gross et al; Jerome, Rand & Kresel, attys.

Bergen av, sec 152d, 51.5x100; Manhattan Mortgage Co agt S & B Bldg Co et al; Carrington & Pierce, attys.

Monroe st, 284; Amelia A Purdy agt Wm Rankin et al; A Knox, atty.

St Nicholas av, 930; Austin E Pressinger agt Hyman Goldfarb et al; amended; Pressinger & Newcombe, attys.

3D av, es, 52.6 n 170th, 26x100; German Savings Bank in City NY agt Wm H Zeltner et al; Amend & Amend, attys.

Ludlow st, nws, 100 sw Houston, 24x 87.10; Saul Lefkowitz agt Louis Karp et al; Simmons, Harris & Rofrano, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

DEC. 28.

Prospect av, ws, whole front bet 169th & Freeman, —x84.6x—x88.3; City Mtg Co loans Freemin Street Co, Inc, to erect two 5-sty apartments; 9 payments. 130,000

156TH st, ss, 399.7 w Cortlandt av, 100 x98.7; Rockland Realty Co loans Benenson Realty Co to erect two 5-sty apartments; 12 payments. 40,000

DEC. 30.

Hoe av, ws, 84 s Aldus, 42x111; City Mtg Co loans Mack Constn Co, Inc, to erect a 5-sty apartment; 11 payments. 30,000

Hoe av, ws, 126 s Aldus, 42x150; same loans same to erect a 5-sty bldg; 11 payments. 30,000

DEC. 31.

162D st, ss, 175 w Bway, 152x192.3; Montrose Realty Co loans Friedman Constn Co to erect a — sty bldg; — payments. 162,500

Fox st, es, 100.6 n 163d, through to Simpson, 120x—x128.2x—; City Mortgage Co loans Podgur Realty Co to erect six 5-sty apartments; 11 payments. 150,000

129TH st, ss, 125 e Riverside dr; also RIVERSIDE DR, nes, 193.10 se 129th, —x —; Comity Mortgage Co loans London Constn Co to erect a —sty bldg; — payments. 60,000

JAN. 2.

No Building Loan Contracts filed this day.

JAN. 3.

Av A, es, 49.5 n 22d, & 24.9 s 23d, 123.4x irreg to ss 23d & ns 22d; Ogden Brower & Howard E White loan Henry J Benjamin & Auto Truck Storage & Exchange Co; to erect a —sty bldg; — payments. 10,000

ATTACHMENTS.

Manhattan and Bronx.

DEC. 26, 27 & 28.

No Attachments filed these days.

DEC. 30.

Bank of Silver City; Chas A True; $2,100; Rollins & Rollins.
Terriss, Thos; Malcolm Douglas; $4,817.93; Eing & Wing.

DEC. 31.

Eastern Trust Co; Chae, Talbot & Co; $2,-210.13; H W Goodrich.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

DEC. 27, 28, 30, 31, & JAN. 2.

Spiegel, Paul. 234 E 117th..Fairbanks Co. Machinery. 150
Cieri Constn Co. Bryant av, nec 173d, —x—..Eureka Chandelier Co. Chandeliers. 375
Golding, Monroe M. 114-20 E 23d..Colwell Lead Co. Plumbing Fix. 4,000
Golding, Monroe M. 1-13 E 33d..Colwell Lead Co. Plumbing Fix. 3,250

Borough of Brooklyn.

AFFECTING REAL ESTATE.

DEC. 26, 27, 28, 30 & 31.

Barrett Constn Co. Barret st nr Pitkin av..Wm Kerby Co. Ranges. 330
G C (Inc), 146 Grafton..Kopkle Lumber & Mfg Co. Mantels. 540

MECHANICS' LIENS.

Manhattan and Bronx.

DEC. 28.

10TH st, 77 E; Max Zwerdling agt —— Schwaab & Harry Cohen (238). 33.00

216TH st, ns, 100 w Laconia av, 25x109; Jas H Ceburre agt Mario P Dalo & Angelo Geraci (239). 510.50

Audubon av, 386; Leslie B McClure agt Edw Bishop & Mary Bishop (240). 15.23

Broadway, 1671; Louis Jaffe agt 52d Street Hotel Co & Ludin Realty Co & Henry Siegel (241). 14.85

Home st, swc Fox, 94x109.1; Norwalk Lock Co agt Home Fox Co & Saml Barkin (242). 350.00

3D av, es, 175 s 171st, 50x100; I W & C Horn Co agt Wendover Bronx Co & Abr Silverson (243). 225.00

Eastchester rd, es, 75 n Chester, 30x97.5 x36x97.4; Michele Alfano agt Herman H Isch (244). 127.00

105TH st, 112-38 W; Jno H Buscall agt Mary A Loeffler, Louis Burghardt, Wm R Coney, Lillian A Coney, Chas T Miller, Maude C Miller & Wm H Heddendorf (245). 2,000.00

Hughes av, ws, 15.11 n Crescent av, 50x 87.5; Hudson Wood Working Co agt European Constn Co & Angelo Di Benedetto (246). 875.00

81ST st, 203-11 W; Chas Katz agt S B Constn Co (247). 4,755.52

DEC. 30.

Market st, 72; Raffaele Constantine agt Morean Delano, W B Reed & C E Wickham Co (248). 120.00

Freeman st, ns, Longfellow av to West Farms rd, 88x54x56; Jos Shanske agt Gatano Zingalero & Jno Narro (249). 45.00

142D st, 537 W; Jacob Armbrust agt Wm Gamble & Henry Roth (250). (R) 194.00

Bathgate av, 2325-7; Title Guar & Trust Co agt Jno Berry (251). 80.00

Hughes av, ws, 40.11 n Crescent av, 50x 87.6; Hudson Wood Working Co agt European Constn Co & Angelo Di Bennedetto (252). 875.00

81ST st, 203-11 W; Gurney Elevator Co agt S B Constn Co (253). 1,300.00

Stebbins av, 1272-80; Lazarus Bergman agt Stebbins Holding Co (254). 54.57

216TH st, ns, 125 w Laconia av, 25x114; Angelo Geraci agt Maria Pappilo Dalo & Domenico Dalo (255). 1,763.00

216TH st, ns, 125 w Laconia av, 25x109; National Plumbing Supply Co agt Mario P Dalo & Angelo Geraci (256). 122.00

Fordham rd, sec Grand blvd & concourse, 102x222x irreg; Contractors Equipment Co agt Jno A Keil, Kramer Contracting Co, Borough Fire Proof & Concreting Co (257) 78.96

81ST st, 203-11 W; Chas Katz agt S B Constn Co (258). 4,755.57

DEC. 31.

Eastchester rd, es, 75 n Chester, 30x97.5 x36x97.4; Silvis Federici agt Herman N Isch (259). 325.00

Hughes av, ws, 15.11 n Crescent av, 75x 87.6; G B Raymond & Co agt European Constn Co & Angelo Di Benedetto (260). 118.00

Christopher st, nec Weehawken, 30.5x 65.11; Berger Mfg Co agt Geo S O'Neil, Wm Burns, Max Siegel & Blight Overfield Co (261). 137.00

6TH av, swc 28th, 49.3x77.11; Berger Mfg Co agt Estate of Saloman Rich, Matilda Rich, Fannie M Kingsbury, Jos C Rich, Michl P Rich & Blight Overfield Co. (262). 59.00

120TH st, 239 E; Jos Diamond agt Jack Vigarito (263). 35.00

E Houston st, 115; Power Bros agt Minsker Realty Co, Max D Steuer & Leslie Bros Engineering Co (264). 165.00

146TH st, 237 E; Nicola Pizzani agt Jos Isaofano (265). 417.60

14TH st, 52 W; Knickerbocker Metal Ceiling Co agt R Smith & Co & S Kandel (266). 43.00

Greenwich st, nwc Fulton, 20x50; Interborough Marble Co agt Jno Doe, Richd Roe & Edw Murphy (267). 60.00

128TH st, ns, bet St Nicholas & Convent avs, —x100; G B Raymond & Co agt Louis Golde & O'Shea & McClennan (268). 105.70

5TH av, nec 116th, 100x110; Geo H Reed Inc agt Ancient Order of Hibernians, Patk Gallagher & Geo A Amos (269). 1,598.94

127TH st, 611 W; Robt Griffin Co agt Faultless Constn Co (270). 361.31

Pinehurst av, ws, whole front bet 179th & 180th, 200x100; Mandel Stern agt Rountree Realty Constn Co (renewal) (271). 225.40

216TH st, ns, 125 w Laconia av, 25x114; Saml Schaner agt Maria P Dalo & Angelo Geraci (272). 40.00

57TH st, 106 W; Hyman Zerman agt Wm M Leslie Jr & Christian H Lang (273). 59.00

Decatur av, 3155; Morris Rothberg et al agt Chas Hulzman & Kaffenberg & Ternan (274). 35.00

21ST st, 433 W; Jos Goldberg et al agt Jas C Thomson & Jno J Reilly, agent (275). 16.00

Prospect av, nec 179th, 50x100; Alberene Stone Co agt O'Rourke Bros Co & T J Loughlin (276). 199.50

11TH av, nwc 37th, 50x100; Rufus Darrows' Sons agt Peter McGirr & Payne Constn Co (277). 424.00

207TH st, ns, 249.3 w Perry av, 50x50; E Magaldi Co Inc agt Walter & Kate Williams (278). 1,300.00

Belmont av, ws, 100 n 187th, 75x100; American Iron Supply Co agt Church of Our Lady of Mt Carmel, M Di Menna Constn Co & North Side Iron Works (279). 422.56

JAN. 2.

Jerome av, 2639-45; Iroquois Door Co agt Magda Operating Co & Westchester Wood Working Co (1). 700.00

Giles pl, 3409; J. P. Knowles agt Estate of Emily D Martin, Lillian M N Stevens & Anna A Gordon & Anders J G Wittlock (2). 276.00

Park st, 103; Colwell Lead Co agt Bertolmo Gauzza & Louis Macousey (3). 226.29

96TH st, 200 W; John H Scheier agt Abr Holdberg (4). 3,962.30

Marion av, swc 198th, 50x101; Jacob Peter agt Theo Riehl & Latham Realty Co (renewal) (5). 674.65

5TH av, 1425; Herringbone Metal Lath Co agt Ancient Order of Hibernians, Geo A Amos & Geo H Reed, Inc (6). 498.60

96TH st, 200 W; American Luxfer Prism Co agt Abr Goldberg & John H Scheier (7). 250.00

34TH st, 228 W; Baumgarten & Fuchs agt Pennsylvania R R Co & Walz & Morton (8). 30.00

JAN. 3.

Purdy st, es, 196 n Westchester av, 50x 108; Richmond Radiator Co agt Eliz C Fonda & Thos E J Moffett (9). 262.08

204TH st, 225 E; Uzzi & Sinno agt Rachela De Fino & Constantino Avallone (10). 467.00

Canal st, 73; Morris Nassau agt Abr Siff & Victor & Fagan (11). 75.00

Borough of Brooklyn.

DEC. 26.

Hopkinson av, ws, 100.3 s Livonia av, 100x150; Phillippo Lopreste & ano agt Michl Isaacs. 415.00

Hopkinson av, es, 125.3 s Sutter av, 50x 100; Morris Epstein agt Adelson Rosenstein Realty Co, Wolf Rosenson & Saml Adelstein as Pres & Sec. 125.00

Columbia st, 418; Sam Bassewitz agt Fulton Land & Mtg Co & Vincenzo Polito. 50.00

DEC. 27.

81ST st, 1640-4 & 1648-62; Edw M Richard agt Rocella Realty Co & Sidoti Bros. 83.08

Vanderveer pl, nec E 23d, 253x108.1; Smyth-Donegan Co agt Jaret Constn Co & Saml H Morris. 329.07

Bay 14TH st, ses, 90 se Benson av, 160x 108.1; Smyth-Donegan Co agt Alvin Constn Co & Saml H Morris. 72.15

Blake av, swc Grafton, 100x100; Geller Floor & Wall Tile Co agt Kay Bldg Co. 40.20

S 3D st, ss, 22.6 w Havemeyer, 57.6x95; Thos Parker Co agt J & W G Murphy. 250.00

Bergen st, ns, 95 w Ralph av, 106.9x 113.5x107.2x113.5; Bernhard Goetz & ano agt Cordova Realty Co & M & M Realty & Constn Co. 38.09

Blake av, swc Grafton, 100x100.3; Bernhard Goetz & ano agt Kay Bldg Co. 35.45

DEC. 28.

Withers st, 30; Harry Levin agt Michele Cannizziaro & Vito Corriglio & Salvatore Benielle. 100.00

Nassau st, sec Jay, 176.1x100; Ridgewood Iron Works agt Cary Mfg Co & Hennebique Constn Co. 126.22

Utica av, 173; Fred C S Tengzeluis agt Maximilian Mosson & Isaac E Juseluis. 244.00

Troy av, swc Pacific, 100x107.6; Northwestern Cornice & Roofing Co agt Troy Pacific (Inc). 375.00

Bergen st, ns, 180 w New York av, 120x 114.5; Northwestern Cornice & Roofing Co agt New York Bergen Co & Salvatore Squillaci. 650.00

Alabama av, es, 70 n Glenmore av, 80x 100; Breen Plumbing Co agt F & J Realty Co & Jacob R Schiff. 835.00

Same prop; Barnet Ginsberg & ano agt F & J Realty Co & Jacob M Schiff. 151.35

Hopkinson av, 482-6; Michl J Rush agt Sam Howe Amusemen Co, J Marinelli Co & Wm Henderson (Inc). 275.00

DEC. 30.

Pacific st, 852-4; Jos Schanen agt St Joseph's Catholic Church & United Water Proofing Co. 30.00

Union st, ss, 225 w Ralph av, 146.5x104.2 x123.10x102.3; Aaron Klinafsky agt Reese F Alsop & Jimmie Polido. 225.00

Neptune av, ns, 88.8 e E 3d, —x—; Sigmund Seiden agt Jacob Sommer Inc & Jacob Sommer. 83.00

Lincoln pl, 977; Conrad S Johansen agt Henry Gerhardt & "Mary" Kollmer. 90.00

Bergen st, ns, 95 w Ralph av, 106x109; East N Y Mason Material Co agt Cordova Realty Co Inc & M & M Realty & Constn Co. 191.30

Gravesend av, ws, 240 n Av C, 240x100; Building & Construction Corpn of Louis Principe Co agt G C Inc. 1,600.00

81ST st, ss, 325 w 17 av, 153x100; Edwin A Hayward agt Sadoti Bros. 45.00

2D pl, 35; Louis Tow agt Nellie Weinstein & Jacob Goldstone. 150.00

Classon av, 740, & Park pl, 530; Michl Penna agt Frank Vigdante. 1,951.00

Withers st, ss, 325 w Lorimer, 25x100; Construction, Material & Coal Co agt Mike Cannissaro, Vincenzo Chiza & Salvatore Bonniello. 1,776.22

Bergen st, nwc Saratoga av, 95x107.2; Parshelsky Bros agt Palace Bldg Co & Max Neufeld. 2,500.00

Madison st, 308; Robt C Vernes agt Garrett & Margt Moore. 225.00

DEC. 31.

Blake av, sec Hinsdale, 100x100; Schwartz & Cohn agt Allwin Constn Co, Wm Lemberg, Adolph Krandler & Bath Beach Cornice & Roofing Co. 135.00

77TH av, 294; Godol Kramer agt Jno Otterstedt & Eliz Dowitt. 80.00

DeKalb av, ss, 175 e March av, 75x100; Michl Ingrisano agt Harry Ratner & Rutland Constn Co. 127.00

Nevins st, 174; Acme Metal Ceiling Co agt Jas J McGarry. 75.00

Johnson st, ss, 225 e E 8th, 50x100; Gowanus Wrecking Co agt P & S Constn Co. 281.12

Nevins st, 18; Isser Siegel agt Caroline Cristadoro & Jas Rocioppo, Wm Mussman & Louis Cohen. 100.00

SATISFIED MECHANIC'S LIENS.

Manhattan and Bronx.

DEC. 28.

[1]**Davidson av, 2349-53;** Fred Degenhardt agt Davidson Ave Realty Co et al; Aug 10'12. 42.00

3D av, 102; Wolf Rabinowitz et al agt Isaac Blynn et al; Sept28'12. 153.00

DEC. 30.

[3]**27TH st, 10-14 E & 26TH st, 15-19 E;** Sexauer & Lemke agt Kroywen Realty Co et al; May24'12. 11,815.00

22D st, 132-4 W; Louis Greenberg agt Victoria Bldg & Contracting Co Inc et al; Dec13'12. 314.00

34TH st, 11 W; Max Bloehner et al agt R S S Co et al; July31'12. 80.00

Same prop; Partheymueller & Gloekler agt Jane Harris et al; Aug21'12. 220.00

DEC. 31.

[3]**Church st, 315-17;** also LISPENARD ST, 38; Aug H Hillers agt Ess Eff Realty Co et al; Oct7'11. 1,500.00

4TH st, 313 E; Max Friedman agt Jos Hoffman et al; Apr10'12. 114.80

143D st, 519 W; Robt Griffin Co agt Lloyd Constn Co et al; Dec5'12. 189.12

72D st, 172 W; Expanded Metal Engineering Co agt Henry R Mygatt et al; Nov29'12. 56.15

JAN. 2.

[3]**125TH st, 161 E;** Hurwitz & Finkelstein Iron Works agt Emma L Harris et al; Oct25'09. 600.00

[3]**Same prop;** Harry A Berger agt same; Oct25'09. 165.00

[3]**Same prop;** Isidor Lerner agt same; Oct25'09. 125.00

[3]**Same prop;** New York Prism Co agt same; Oct25'09. 102.00

[3]**Same prop;** Lieberman & Henken agt same; Oct26'09. 841.90

[3]**Same prop;** Jacques Basinger & Co agt same; Oct27'09. 259.50

[3]**Same prop;** Max Belinsky agt same; Oct28'09. 205.00

[3]**Same prop;** Fort Hamilton Fireproof Sash & Door Co agt same; Dec21'09. 141.50

48TH st, 220-28 W; Harris Silvers Baker Co agt Frazee Realty Co et al; Nov29'12. 2,600.00

Same prop; Henry Maurer & Son agt same; Nov29'12. 858.00

Same prop; Hoffman & Elias agt same; Nov29'12. 1,301.62

Same prop; E E Dey & Sons Co agt Frazee Realty Co; Dec29'12. 548.12

Same prop; Federal Terra Cotta Co agt same; Nov29'12. 4,880.00

Same prop; Standard Sand & Gravel Co agt same; Dec12'12 444 24

Same prop; David Brown agt same; Dec 3'12. 6,200.00

Same prop; B Mason & Co Inc agt same; Dec2'12. 8,347.72

Same prop; Lewis Harding & Co agt same; Nov29'12. 7,445.00

Same prop; Candee, Smith & Howland Co agt same; Nov27'12. 10,240.99

Same prop; Edw H Nevins agt same; Nov30'12. 600.00

Same prop; Herringbone Metal Lath Co agt same; Dec2'12. 87.50

Same prop; Wm Henderson Inc agt same; Nov29'12. 84.809.00

96TH st, 734 W; American Luxfer Prism Co agt Abr Goldberg et al; Dec27'12. 250.00

1ST av, 1107; Water Supervision Co agt Louis Sepersky et al; Oct10'12. 85.70

93D st, 161-65 W; Frank Pearson agt Nippon Club et al; Dec24'12. 915.00

[1]**179TH st,** ns, 100 e Clinton av; Christian Vorndran & Sons agt Antonio Galiani et al; Feb20'12. 150.00

JAN. 3.

44TH st, 408-10; Harry Zudek agt Schanhaut & Root et al; Nov13'12. 200.00

48TH st 220-28 W; A Schwoerer & Sons Inc agt Frazee Realty Co et al; Nov29'12. 1,700.00

3D av, 1953; Victor Iron Works Inc agt Morris Prowler et al; Aug24'12. 47.00

Essex st, 126; Herman Hutter agt Rubin Auerbach et al; June25'12. 85.00

57TH st, 205-9 E; B Masor & Co Inc agt Two Hundred & Five & Two Hundred & Nine East Fifty-Seventh St Co et al; Dec 24'12. 1,215.00

Borough of Brooklyn.

DEC. 26.

Brooklyn av, sec St Johns pl, 200x120.7; Meserole Masons Material Co agt Kings & Westchester Land Co & Kinko Builders (Inc); Nov20'12. 264.49

[2]**Rockaway av,** nwc McDougal, 100x100; National Fireproofing Sash & Door Co agt Beckie Shoenfeld; Dec2'12. 330.00

Williams av, es, 200 s Blake av, —x—; Julius Grodin agt Grant Bldg Co; Oct30'12. 425.00

Same prop; Simon Holland agt same; Oct25'12. 600.00

Same prop; Jos Errante agt same; Oct 30'12. 525.00

72D st, ns, 200 e 8 av, 100x100; Pasquale Sanese agt Grove Constn Co & Jos De Felice; Nov19'10. 29.10

Same prop; Genaro Giorello agt same; Nov19'10. 16.90

Same prop; Tony Light agt same; Nov 19'10. 72.00

Same prop; Emilio De Siderio agt same; Nov19'10. 59.00

72D st, ns, 200 e 8 av, 100x100; Tony Vitale agt Grove Constn Co & Jos De Felice; Nov19'10. 64.46

Same prop; Rocco Bonnone agt same; Nov19'10. 72.06

Same prop; Vincenzo Vitale agt same; Nov19'10. 72.00

Same prop; Construction Material & Coal Co & ano agt Grove Constn Co & Wm L Dowling; Jan31'12. 3,898.64

Albemarle rd, 150; Dayton & Montgomery (Inc) agt Anna S D Wreck & J Lehrenkrauss & Sons; Dec18'12. 33.00

DEC. 27.

Fulton st, ss, 130 e Kingston av, —x—; Jas O'Connor agt Costos Stamatis, Mathew Chrystmos & Saml Berghoffen; Aug1'12. 105.00

Vienna av, ss, 100 e Crescent, —x—; Geo Porth agt Stanislaw Wermkowsky & —— Hopper; Oct28'12. 20.60

Hooper st, ns, 100 w Bedford av, 89.4x100; Kayfetz Bros (Inc) agt Eastern District Constn Co; Dec3'12. 3,600.00

[2]**Sterling pl,** ns, 100 e Bklyn av, 100x115; Saml Malafsky agt Novelty Bldg Co; Dec 17'12. 400.00

DEC. 28.

39TH st, 1812; Isaac Horowitz agt Peoples Union Realty Co & S B Blounstein & Sons; Nov8'12. 277.50

Myrtle av, 885; Adolph Rutka agt Wm Francis & Jas Cinque; July9'12. 27.00

Church av, ss, 138 w E 18th, 50x100; Geller Floor & Wall Tile Co agt Albt Edwards Realty Co; Nov25'12. 286.50

West st, nwc 35th, 100x100; Harry Ratner agt Humphries Constn Co; July31'12. 740.00

DEC. 30.

Prospect pl, ns, — w Ralph av, —x—; Bklyn Union Cornice & Roofing Co agt Miller Bldg Co; Dec24'12. 472.00

Prospect pl, ns, 100 w Ralph av, 320x100; Sam Zitowsky agt same; Dec26'12. 4,650.00

Prospect pl, ns, 264 w Ralph av, 164x127.9; Curtis Bros Lumber Co agt same; Dec23'12. 1,000.00

Prospect pl, ns, 100 w Ralph av, 328x127.9x328x120; Carlo Rosso agt Miller Bldg Co & Isaac Muller; Dec11'12. 2,605.66

Bedford av, es, from President to Carroll, 260.7x115; Max H Steinhardt agt Ontario Bldg Co; June7'12. 639.50

50TH st, ns, 90 e 5 av, 45.7x100.2; Saml Kahn & ano agt P & G Theatre Co (Inc); Dec12'12. 11,480.00

DEC. 31.

8TH av, nec 8th 100x100; Audley Clarke Co agt Martella Realty Co & David Binder; Dec11'12. 1390.83

8TH av, nec 8th, —x—; same agt same; 1912. 1,000.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

DEC. 26.

No Orders filed this day.

DEC. 27.

56TH st, ss, 270 e 16 av, —x—; C Pasqual F Moyeson on Home Title Ins Co to pay C I Constn Supply Co. 330.11

DEC. 28.

Johnson st, ss, 122 w Coney Island av, 50x100; P & S Constn Co on Title Guar & Trust Co to pay Fisher & Voorhies. 724.11

Sterling pl, ns, 100 w Howard av, 125x127.9; S & I Holding Co on Title Ins Co N Y to pay Saml Gorelick. 478.00

DEC. 30.

New Lots rd, swc Williams av, —x—; Vermont Bldg Co on Title Ins Co to pay Colwell Lead Co. 750.00

DEC. 31.

W 17TH st, es, 180 n Mermaid av, 40x118; S Aspromonti on Michl De Bittetto to pay C I Constn Supply Co. 2,660.00

Hooper st, ns, 100 w Bedford av, 89.4x100; Eastern Dist Constn Co on Title Guar & Trust Co to pay Kayfetz Bros. 2,000.00

January Motor Truck Show in New York.

Seventy or more different makes of motor trucks and delivery wagons will be exhibited in the commercial vehicle section of the thirteenth National Automobile Show to be held in New York City from January 11 to 25. The second week of the show has been set aside for the exclusive display of motor cars for industrial, commercial, municipal and federal service, and of motor car parts, equipment and supplies. There will be about 200 exhibitors of accessories.

To house this great exhibition it was necessary to secure the use of the new Grand Central Palace in addition to Madison Square Garden. All of the exhibition space on the three levels in both buildings will be completely filled, making this show more than twice as large as any other industrial exhibition held anywhere in America except in the automobile industry.

The tremendous development of the motor truck industry within the last two or three years is revealed by the fact that the truck show will be fully as large this winter as the passenger car show, which will be held in the same buildings the preceding week. The two sections constitute one continuous exhibition, held by the Automobile Board of Trade.

Concrete Work in Low Temperatures.

At this season of the year the greatest care must be exercised in using reinforced concrete. Cool weather, with its attending atmospheric conditions, even though not freezing, has a bad effect on concrete. The following points are recommended by a firm of concrete contractors:

During cool weather, even though not freezing, the setting of cement is delayed. Sometimes two weeks or more after placing, it is possible to drive a nail into the concrete, which indicates how serious is this delay in the setting. The only sure way of knowing when the cement is fully set and the concrete properly hardened, is to actually test it with a hammer for hardness. To do this it is necessary to remove small portions of the form work in each section of the structure to be certain that there are no soft spots. Bear in mind, this delay and indefiniteness in the setting of cement is not due to freezing, but merely to medium cold weather and attending atmospheric conditions.

Be careful to avoid freezing of the concrete. While the days may not be particularly cold, the nights are often below freezing temperature. Therefore protect all freshly laid concrete by covering it with some material that will prevent freezing. Be especially careful to protect this concrete during the nights. It is said, and may be true, that frozen concrete will reset under certain conditions, but it is not advisable to depend upon such an uncertainty. The safest plan is to entirely avoid freezing.

WORLD'S LARGEST HOTEL.

Has the Most Imposing Lobby and Other Halls of Great Beauty.

The McAlpine, whose opening to the public was a notable occurrence of the week, is easily the last word in modern scientific hotel construction. Modernity sets limits which hotels of other days were not required to conform to, and therefore before there can be an intelligent comparison there must be an intelligent classification under which New York city hotels would probably be classified by themselves because of their having to overcome peculiar difficulties of construction and somehow obtain compensation for the limitations of ground area.

In point of size, mechanical equipment, labor and time-saving devices and fire protection, the McAlpine is the best hotel construction New York city has yet produced. Proof of its superiority in one particular is presented in the fact that it has the lowest insurance rate given any hotel structure in New York. Of course doors and trim of steel are plain in appearance compared with the rich carvings of other days, but they are safer. Interior corridors where the sunlight cannot well penetrate are scarcely an improvement in planning over the bright hallways of the hotels in other cities, but we are in New York where sunlight is definitely quoted on the real estate exchange.

The exterior of the McAlpine has been publicly pictured and admired for a year, and it is the interior which interests us now. First, it is important to note one feature which largely influences the plan and arrangement of the first and second stories, an arrangement which marks a distinct departure from the established New York type of hostelry. This consists in utilizing the valuable retail store-renting space facing three streets and the location of the dining-room and restaurant service of the house one story above street level, all of which has been accomplished while still retaining sufficient space on the ground floor to provide the hotel with the largest lobby in the city.

The Lobby.

Entering from 34th street one encounters a broad one-storied corridor, which leads to a spacious one-storied aisle surrounding the central lobby that rises three stories in height above the pavement, perhaps the most imposing apartment of its kind in the city. It is designed in severe and simple Italian Renaissance, executed in marble and caen stone, and consists of a series of arched openings supporting a vaulted ceiling; the arched openings are decorated with broche violet marble columns supporting a cornice and balustrade at the second-story level, where openings give a general view of the lobby below from the Tapestry Gallery. The remaining space within the arched openings form lunettes which are exquisitely decorated by mural paintings by T. Gilbert White.

Three chandeliers suspended from the ceiling of the central lobby are a striking feature of its decorative effect, executed in carved wood, colored deep red and dull gold, while the accessory lighting effect is secured by bronze side brackets affixed to each of the lobby piers and by bronze torchers mounted on marble pedestals in each corner of the apartment.

The ceilings of the surrounding corridors both on the first floor and the Tapestry Gallery on the second form a part of the general picture presented to the observer's eye from the ground floor, these ceilings being decorated in a general ground work of dull gold, relieved by touches of dull blue and red in the background of the ornament, forming a rich contrast to the general light gray effect of the central lobby.

On the second floor one of the principal points of interest is the "Tapestry Gallery," so called because of its wall decoration of Herter tapestry, woven on order for this apartment. This gallery, which is broad and spacious, extends entirely around the central lobby and overlooking it. It is especially created for the use of the guests of the house and separated from the traffic and turmoil of the main floor.

A Louis-Seize Dining-Room.

The Tapestry Gallery leads direct to the main dining-room, along the entire 34th street frontage of the building. This room is decorated in the Louis-Seize period in light natural oak, all ornament gilded, with side walls hung with an old gold silk damask. The windows are draped with the same gold damask with embroidered valances, with filet laces at the windows. The treatment of the columns and pilasters of this room with mirrors produces one of the most unique effects ever accomplished in this country in a room of this kind. The decorations of the ceiling are in monotones of cream and gold, which not only diffuse the light in the room, but lend to it an imposing effect of height, breadth and length, with its crystal chandeliers and bronze and crystal side brackets. The lighting effect of this room reflected in myriads of directions by the mirrors together with the monotones of cream and gold, the hand-tufted rugs on the floor, the specially-designed oak chairs with cushions of velvet produce an effect which no other dining-room in New York can parallel.

Directly to the west of the Tapestry Gallery along the Broadway front is the banquet-room, with groined vaulted ceiling carried out in the French style adapted from the Italian. The walls are in green and gold, divided into panels by pilasters and cornice and the panels draped with green damask reproduced from antique fabric by special order. The lunette panels on the sidewalls produced by the cross vaulting of the ceilings are decorated with beautiful paintings in antique tones harmonizing with the room.

The ladies' parlor is in the most charming color of gray. The woodwork has been glazed to the antique in the monotones of antique grays and the side walls are hung with a broche reproduced from an antique original used in Versailles. Hangings and laces are all made in harmony with the decoration in gunmetal blue blended with chintz colors, which give an effect quite new to the New York public. A savonnerie rug covers the floor and the furnishings harmonize with the rooms.

Beyond the ladies' parlor on 33d street is the general writing room, decorated after the manner of the French Renaissance, with walnut woodwork, above which is the artificial process stone for the walls, and ceiling decorated with paintings by well known artists.

With reference to the bedroom floors, it may be generally stated that the hotel offers a variety both in size, price, decoration and furnishing, with corresponding rates, ranging from $1.50 to $5 per day. The bedroom floors, beginning at the third, are arranged with two open light courts facing Broadway, so that all rooms have access to outside light and air. The twenty-sixth floor contains the large ballroom and convention hall, Turkish bath and roof gardens. Below the curb level are four basements.



F. M. Andrews & Co., Architects.
HOTEL McALPIN.

East Tremont Taxpayers.

At the regular monthly meeting of the East Tremont Taxpayers Association which was held at Prospect Hall, Tremont and Prospect avenues, on Friday evening, December 27, the principal topic discussed related to the question of the site for the proposed Bronx County Building. In respect thereto the association through its president, endorsed the recommendation of the Taxpayers' Alliance "That the section of Crotona Park, bounded on the north by Tremont avenue, east by Arthur avenue, south by East 175th street, and West by Third avenue, be set aside as a civic centre for the Borough of the Bronx, and that all municipal, county and borough buildings to be erected in the future in this borough, be located within these boundaries when possible."

This selection is because, it was said, this section is desirably situated in the centre of the Bronx, geographically speaking, and because of the many transit advantages with which it is endowed. Many other considerations favorable to the selection of this location for a civic centre were advanced, but the above-mentioned features are regarded as being the most salient to be brought forward for the consideration of the public.

A committee composed of Henry Boschen, J. J. Hess, Chris. McRae, H. Rattner and J. Koehm, appointed at a previous meeting to make arrangements for the annual banquet, reported that the banquet will be held at the Bronx Casino at Boston Road, between 181st and 182d streets, and that the following had been expressly invited: Borough President Miller, Congressman Goulden, Commissioner Eustis, Commissioner Higgins, Commissioner Niles, Senator Griffin, and Assemblyman McMahon.

Borough President Miller's letter in regards to the new Industrial Railroad, as well as to other matters, was read. The association appreciated his remarks and voted that a letter of thanks be sent.

Classified List of Advertisers

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Reliance Blue Print Co., 105 West 40th st.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')
Brooklyn Builders Supply Co., 6th st. Basin and Gowanus Canal, Brooklyn.
Candee, Smith & Howland Co., Foot E. 26th.
Heaney Co., P. J., 172d st. & West Farms rd.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 11 East 24th st.

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King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 16 East 18th st.
Taylor, Ronald, 520 East 20th st.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave.
Corning Co., E., 100 William st.
Egan, J. F., 162 West 20th st.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 162 E. 23d st.
Robinson Co., A. J., 123 East 23d st.
Steen Co., Thos. J., 30 Church st.
Schlesinger, J., 1265 Broadway.
Vogel Cabinet Co., 535 E. 79th st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Mailloux, C. O.-Knox, C. E., 90 West st.

Cornices and Skylights
Hayes, Geo., 71 8th ave.

Cypress
Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Welsberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st.

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Elevator Repairs
Lord Electric Co., 103 W. 40th st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 109 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 800 W. 110th st.

Flooring
Metropolitan Floor. Co., Flatiron Bldg., N. Y.

Flooring (Composition).
General Kompolite Co., 516 Fifth ave.

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Woodbury Granite Co., Hardwick, Vt.

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Vorndran's Sons, C., 412 E. 147th st.

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Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

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Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Collins, Lavery & Co., 50 Church st.
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 427 W. 13th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.

Paint
Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Oliver, W. H., 104 University pl.

Plaster
King & Co., J. B., 17 State st.

Pumps (Electric)
George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx)
American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Archibald, Wm. H., 316 W. 23d st.
Armstrong, J., 1984 3d ave.
Ashforth, A. B., 50 E. 33d st.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co. J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., Grand Central Term., Man.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duross Company, 153 W. 14th st.
Eckerson, J. C. R., 35 W. 30th st.
Edgar, Herman L. R., 81 Nassau st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 125th st.
Harft, Chas., 58 E. 8th st
How & Co., Hall J., 141 Broadway.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leavy, Benjamin, 35 Nassau st.
Leaycraft & Co., J. E., 17 W. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhlfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Roome & Co., W. J., 177 Madison ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
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Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
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Tucker, Speyers & Co., 435 5th ave.
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Ullman, C. L., 3221 White Plains ave.
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Wells' Sons, J. N., 191 9th ave.
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(Brooklyn)

Brumley, James L., 189 Montague st.
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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2338 New York, January 4, 1913 (1) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

The name and address of the owner has been verified in each of the following conveyances not marked with an *. Those so marked are being investigated and correct names and addresses will be published as soon as possible.

DEC. 27, 28, 30, 31, JAN. 2.

Broome st, 15 (2:321-34), ss, 25.9 e Mangin, 25.9x75, 4-sty bk tnt & strs; Bertha F Reichert, individ & EXTRX &c Richd Kelland, to Margt Kelland, 173 Lafayette av, Bklyn; Dec21; Dec27'12; A$7,500-11,-500. **500**

Broome st, 15; Bertha F Reichert to same; QC; Dec21; Dec27'12. nom

Canal st, 255 (1:209-25), ns, 31 w Lafayette, 25x71.3x25.3x75, 5-sty stn loft & str bldg; Edw A Hannan to City Real Estate Co, 176 Bway; mtg $27,000; July 10; Dec30'12; A$30,000-43,000. O C & 100

Catherine st, 65 (79) (1:253-109), es, 39.1 s Monroe, 14x79.8x13.10x79.9, 3-sty bk tnt & strs; Wm Lustgarten to Realty Redemption Co of NY, a corpn, 68 Wm; Dec 26; Dec27'12. A$10,000-13,000. O C & 100

Charles st, 1 (2:621-61), nwc 4th, 20x 79.4x20x79.3, 3-sty & b bk dwg; Wilber C Goodale to Pauline H Drew, 1969 Bway, & Elena E, wife Wilber C Goodale, 511 W 112; each ½ pt; mtg $11,000 & AL; Dec 23; Dec28'12; A$13,500-16,500. nom

Christopher st, 75 (2:619-75), ns, 101 w 4th, 25x106.2x25x106.1, 6-sty bk tnt & strs; Arthur M Levy, ref, to Harris Hastorf, (o) 271 W 125; mtg $27,000 & AL; FORECLOSED, drawn & recorded Dec30 '12; A $15,550-37,000. **10,000**

Christopher st, 100-4 (2:588-54-56), ss, 123 w Bleecker, 69.6x82.4x69x69.3, 6-sty bk tnt & strs; Jacob Kottek to Chas I Weinstein Realty Co, a corpn, 17 W 120; B&S & correction deed; mtg $17,000; Mar7; Dec27'12; A$34,500-35,500. nom

Duane st, 172-4 (1:141-27-28), ss, 100.2 w Hudson, runs s127.4xw25xn12.8xw25xn 114.10 to st xe50 to beg, 2-sty bk str & 4-sty bk loft & str bldg; Edw S Avery et al ADMRS Mary E Brinckerhoff to Wm O Saxton, (o) 174 Duane; B&S; Dec21; Dec 27'12; A$54,500-71,000. **91,000**

Front st, 3 (1:4-16), ss, abt 70 e Whitehall, 33.3x80x36x80, 2-sty bk str; Jno Bittner to Stock Quotation Telegraph Co, a corpn, 26 Beaver; mtg $22,000 & AL; Dec23; Dec27'12; A$24,000-30,500. O C & 100

Hester st, 57 (1:310-37), ns, 63.6 e Ludlow, 24x75, 5-sty bk tnt & strs; Agnes wife Pennington Whitehead to Chas Schimmer, (o) 10 Wall; QC; Dec23; Dec 27'12; A$22,000-30,000. nom

Irving pl, 24-30 (3:871-60), sec 16th (Nos 122-4), 103.3x80, 12-sty bk loft & str bldg; August Eimer to Edw Rothschild, (o) Spring & Crosby; mtg $545,000 & AL; Jan2'13; A$182,000-P265,000. O C & 100

Leroy st, 19 (2:586-78), ns, abt 150 e Bedford .25x90, 3-sty bk tnt & 3-sty bk rear tnt; Maurice Mandelbaum to Stephen H Jackson, (o) 106 Lex av; mtg $11,500; Dec19; Dec31'12; A$11,000-13,000. O C & 100

Leroy st, 55-7 (2:583-42-43), ns, abt 200 w Bedford, 66.2x60.4x53.4x61.6, 2 5-sty bk tnts; Harris Mandelbaum to Phoebe L De Bold, 1091 Gates av, Bklyn; B&S; Dec31 '12; Jan2'13; A$23,000-35,000. O C & 100

Mott or Striker la (4:1241-pt lot 63¼); plot bounded e by line 240 w Bway, s by cl said lane (closed), n by ns said old lane & w by line 255 w Bway; Ezra O McDowell et al to Judson G Wells, 32 E 26, & Saml H Burr, 88 Monroe, Bklyn, EXRS, &c, Andw J Phillips; QC; Dec23'12; Jan2'13. A$——s——. **750**

Pearl st, 59 (1:29), ns, abt 45 e Broad, 23.5x112.1 to ss Stone (No 24), x17.9x112.2; also PEARL ST, 61 (1:29-this & above lot 3), ns, abt 70 e Broad, 22.7x— to ss Stone (No 26) x19.6x—, 18-sty bk office & str bldg, Wm G Pigueron to Importers & Traders Bldg Co, Inc, a corpn, 59 Pearl; mtg $461,685; Dec31'12; A$93,500-460,000. O C & 100

Pearl st, 61 see, Pearl, 59.

Pine st, 83 (1:39-11), sws, 47.4 w Water, 20.4x40.2x20.2x40.2, 5-sty bk loft & str bldg; Isidor Cohn, ref, to Morris Weinstein, (o) 141 Bway; FORECLOS Dec17; Dec24; Dec28'12; A$13,000-18,000. **10.00 over & above**

Ridge st, 26 (2:341-38), es, 125 s Broome, 25x72, 3-sty bk synagogue; Harris Rosenblum et al to Congregation Shebat Achim, a corpn, 26 Ridge; AL; Dec17; Dec31'12; A $15,000-19,000. nom

St Marks pl 11 (24), (2:464-54), ns, 178 e 3 av, 26x112.10, 5-sty bk tnt; Jno Kreusser to Hannah C Maschman, 154 N 15, East Orange, NJ; B&S & C a G; AL; Dec 30'12; A$22,000-38,000. nom

St Marks pl, 11 (24); Hannah C Maschman to Jno Kreusser, 108 Archer av, Mt Vernon, NY; B&S & C a G; AL; Dec30'12. nom

Stone st, 24, see Pearl, 59.

Stone st, 26, see Pearl, 59.

Thompson st, 235-9, see 3d, 81, on map 79 W.

Walker st, 81 & 81½ on map 81 (1:195-11), ss, 36 e Cortlandt alley, 36x100, 6-sty stn loft & str bldg; Robt Gibson to Henry W Ellison, 615 Prospect pl, Bklyn; B&S & C a G, mtg $45,000 & AL; Dec30'12; A$39,-000-73,000. nom

Walker st, 81 & 81½ on map 81; Henry W Ellison to Sarah L McC Marsh, widow, 327 Park av, Paterson, NJ; mtg $45,000 & AL; Dec30'12. nom

3D st, 81 on map 79 W (2:541-26), nwc Thompson (Nos 235-9), 25.3x109.4x26.9x 109.3, 2-sty bk church bldg; Edw Judson to Corporation of the Memorial Baptist Church of Christ in N Y, 81 W 3; mtg $25,000 & AL; Jan20'00; Dec30'12; A$27,000-33,000. **30,000**

4TH st W, nwc Charles, see Charles, 1.

6TH st, 721 E (2:376-53), ns, 278.10 e Av C, 25.4x90.10, 5-sty bk tnt; Rachel Selinger to Max Selinger, 721 E 6; mtg $28,-500; Dec28; Dec30'12; A$15,000-27,000. O C & 100

8TH st, 365 E (2:378-58), ns, 183 e Av C, 25x93.11, 4-sty bk tnt & strs & 2-sty bk rear shop; Ignatz Gluck to Fanny Cohen, 229 E 12; mtg $15,000; Dec27; Dec28'12; A$16,000-20,000. nom

8TH st, 367 E (2:378-57), ns, 208 e Av C, 25x93.11, 4-sty bk tnt & strs; Ignatz Gluck to Bella Gluck, 228 E 7; mtg $15,-000; Dec27; Dec28'12; A$16,000-19,000. nom

8TH st, 55 W (2:572-71), ns, 152.7 e 6 av, 24.11x93.11, 6-sty bk loft & str bldg; Rose Judson to Arlington Estate (Inc), a corpn, 149 Bway, R 408; mtg $30,000; Dec30'12; Jan2'13; A$22,000-42,000. O C & 100

10TH st, 424 E (2:379-21), ss, 346.4 w Av D, 24.6x92.3, 5-sty stn tnt & strs; Ignatz Gluck to Anna Gluck, 319 E 10; mtg $18,000 & AL; Dec27; Dec28'12; A$13,-000-22,500. nom

11TH st, 327 E (2:453-55), ns, 275.5 w 1 av, runs n107.4 to cl Stuyvesant xw7.5 & 7.6xs6.1xw19.3xsw53.1xs34.3 to ns 11th xe21.3 to beg, 6-sty bk tnt & strs; Filippo Cassola to Antonio Scaturro, 264 W 71; ½ pt; AT; correction deed; mtg $28,500 & AL; Dec31'12; Jan2'13; A$14,000-29,000. O C & 100

11TH st, 327 E; Pancrazio G Galgano & Antonio Scaturro to Jos Anastasio, 671 2 av; mtg $28,500 & AL; Dec31'12; JaJn2 '13. O C & 100

11TH st, 78-80 W, see 6 av, 144-6.

13TH st, 624 E (2:395-18), ss, 318 e Av B, 30x103.3, 7-sty bk loft & str bldg; Hamilton Holding Co to Rosie Markel, 27 Himrod, Bklyn; mtg $16,000 & AL; Dec31'12; A$11,000-P$26,000. O C & 100

16TH st, 122-4 E, see Irving pl, 24-30.

18TH st, 320-2 W (3:741-46), ss, 242.1 w 8 av, 47.11x92, 6-sty bk tnt; Harry Maurer to Jacob Kurtz, 244-6 E 13; ½ pt; mtg $65,000 & AL; Dec30; Dec31'12; A$25,000-65,000. O C & 100

20TH st, 148 E (3:875-48), ss, 100 w 3 av, 25x108; also all title to strip 1 ft. wide in rear, with rights to park or square, 4-sty stn office bldg; Luola M Sprunt et al to Kenneth M Murchinson, 49 E 63; 3-5 pts; AL; June10'12; Jan2'13; A$33,000-37,500. O C & 100

22D st, 116 E (3:877-81), ss, 195 w Lex av, 20x98.9, 3-sty & b bk dwg, 1-sty ext; Bertha H, wife Robt S Minturn, to Susanna S Minturn, 109 E 21; mtg $20,000; Dec26; Dec28'12; A$28,000-31,500. nom

22D st, 136-8 W (3:797-63), ss, 362.6 e 7 av, 41.8x98.9, 7-sty bk loft bldg; Carvert Holding Co (Inc) to Lowell Realty Co, a corpn, 505 5 av; mtg $85,000 & AL; Jan2'13; A$59,000-125,000. O C & 100

24TH st, 13-5 W (3:826-29), ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Brunswick Realty Co to Wilmore Realty Co, a corpn, (R) 1217, 115 Bway; AL; Dec 27; Dec28'12; A$137,000-268,000. O C & 100

26TH st, 15-9 E (3:856-11), ns, 216 e 5 av, 84x197.6 to ss 27th (Nos 10-4), 20-sty bk loft, office & str bldg; Kroywen Realty Co to Jacob Ruppert, a corpn, 1639 3 av; mtg $1,300,000 & AL; Dec30; Dec31'12; A$700,000-—$1,640,000. O C & 100

27TH st, 10-4 E, see 26th, 15-9 E.

27TH st, 232 (3:776-57), ss, 334.9 e 8 av, 24.10x98.9, 3 & 4-sty bk loft & str bldg; Edw A Kohn to Ira L Kohn, 253 W 95; mtg $27,500 & AL; Dec20; Dec27'12; A $15,500-19,000. nom

28TH st, 322 E (3:933-44), ss, 275 e 2 av, 25x98.9, 4-sty bk tnt & 2-sty bk rear tnt; Pietrina Battaglini to Jas & Thos McElroy, 320 E 28; mtg $9,500; Dec30; Dec 31'12; A$10,000-11,500. 1,000

29TH st, 145 E (3:885-37), ns, 164.9 w 3 av, 19.11x98.9x19.7x98.9, 3-sty & b bk dwg; Mary & Ellen Welstead to John J Welstead, (o) 141 E 27; mtg $9,500; June 12'07; Dec31'12; A$18,000-20,000. nom

29TH st, 353 W (3:753-8), ns, 110 e 9 av, 22x98.9, 4-sty & b bk dwg; Alanson J Prime to Wm L & Louis E Olms, 341 W 29; C a G; mtg $13,000; Apr15'11; Jan2'13; A$12,500-25,000. nom

30TH st, 305 E (3:936-7), ns, 80 e 2 av, 20x90, 3-sty & b stn dwg; Mary & Ellen Welstead to Jno J Welstead (o) 141 E 27; mtg $6,500; Sept14'07; Dec31'12; A$8,000-11,500. nom

30TH st, 529-31 W (3:702-19-21), ns, 400 w 10 av, 62x31.6x62x32.10, 2 3-sty bk tnts; Mulchay Realty Co to N Y State Realty & Terminal Co, a corpn, 452 Lex av; mtg $15,000 & AL; Dec27; Dec28'12; A$8,000-10,000. O C & 100

30TH st, 654-8 W (3:675-63), ss, 700.6 w 11 av, 99.6 to es 12 av x49.4, 6-sty bk storage & str bldg; John Jordan to Louis Ferguson, 305 W 93; mtg $45,000; Dec30; Dec31'12; A$25,000-50,000. O C & 100

30TH st W, sec 12 av, see 30th, 654-8 W.

45TH st, 56-8 W (5:1260-63½-64), ss, 240 e 6 av, 40x100.5, 2 3-sty stn bldgs; Herald Square Holding Co to 56 & 58 West 45th St Realty Co, Inc, a corpn, 128 Bway; mtg $125,000; Dec31'12; A$123,000-134,000. O C & 100

45TH st, 66 W (5:1260-68), ss, 160 e 6 av, 20x100.5, 3-sty & b stn dwg; Margt B Mackin, widow & EXTRX Wm J Mackin, to Alex R Boyd, 206 S 13, Phila, Pa; Jan 2'13; A$60,000-66,000. **35,000**

48TH st, 400 E, see 1 av, 856-8.

51ST st, 252 E, see 2 av, 961.

55TH st, 39-41 W (5:1271-17-18), ns, 475 w 5 av, runs n100.5xw25xn0.5xw25xs100.10 to st xe50 to beg, 2 & 3-sty bk garage; Herald Square Holding Co to 39 & 41 West 55th St Realty Co, Inc, a corpn, R 1505-6, 128 Bway; mtg $100,000; Dec31 '12; A$125,000-148,000. O C & 100

55TH st, 140-2 W (4:1007-51-52), ss, 303.1 e 7 av, 46.10x100.5, 9-sty bk tnt; Geo Backer et al to David Banks, 829 Park av; B&S; mtg $165,000; Dec30'12; A$59,500-$——. O C & 100

55TH st, 255 W (4:1027-1½), ns, 81.6 e 8 av, 18.6x75, 4-sty & b stn dwg; Fisher Lewine to Luke Blake, (o) 959 6 av; mtg $19,000; Dec20; Dec30'12; A$23,000-25,000. O C & 100

56TH st, 443 W (4:1066-9), ns, 200 e 10 av, 25x100.5, 5-sty bk tnt; Lena Fishgal to Georgiana Reeves, 122 W 135; mtg $17,-000; Dec24; Dec27'12; A$11,000-22,000. nom

61ST st, 201 W, see Ams av, 40.

64TH st, 114 E (5:1398-67), ss, 132.6 e Park av, 17.6x100.5, 4-sty & b stn dwg; Henrietta M Parker to Brixton Constn Co, a corpn, 314 W 87; Dec30; Dec31'12; A$21,000-28,000. O C & 100

64TH st, 114 E; Brixton Constn Co to Lawyers Realty Co, a corpn, 160 Bway; Dec31'12. O C & 100

67TH st, 205-17 E (5:1422-pt lot 5), ns, 100 e 3 av, 225x100.5, 1 & 5-sty Central Opera House Jacob Ruppert to Kroywen Realty Co, a corpn, 39 W 32; mtg $130,000; Dec27; Dec31'12; A$——$——. O C & 100

67TH st, 121-7 W, see Bway, 1981-7.

70TH st, 178-82 E (5:1404-40½-41½), ss, 75 w 3 av, 52x100.5, 3 3-sty & b stn dwgs; Henrietta M Parker to Brixton Constn Co, a corpn, 314 W 87; Dec30; Dec31 '12; A$43,000-53,000. O C & 100

70TH st, 178-82 E; Brixton Constn Co to Lawyers Realty Co, a corpn, 160 Bway; Dec31'12. O C & 100

72D st, 35 E (5:1387-23), ns, 56 e Mad av, 22x102.2, 4-sty & b bk dwg, 3-sty ext; Lucetta B Makepeace to David Banks, 829 Park av; ½ pt; B&S; mtg $45,000 & AL; Dec27; Dec30'12; A$60,000-77,000. O C & 100

72D st, 35 E; David Banks to Alice G D'Oench at Plandome, Manhasset, LI, all of; B&S; mtg $45,000 & AL; Dec30'12. O C & 100

73D st, 122 E (5:1407-64), ss, 193.9 e Park av, 18.9x102.2, 3 & 4-sty & b stn dwg; Nanine I wife Edgar M Smith to Eugene O Beyer, (o) 43 White; mtg $33,-000; Dec31'12; A$28,000-40,000. O C & 100

74TH st, 24 E (5:1388-58), ss, 54.6 w Mad av, 20x80, 4-sty & b stn dwg; Geo M Clarke to Annie T L Clarke, his wife, 24 E 74; mtg $40,000 & AL; June3'12; Jan 2'13; A$50,000-55,000. nom

75TH st, 237-9 E (5:1430-18-19), ns, 125 w 2 av, 53.4x101.7, with all R, T & I to strip in rear 0.7x—, 2-4-sty stn tnts, strs in 239; Girolamo Meli to Antonino Caltabellotta, 311 E 39; B&S; AL; Dec20; Dec27 '12; A$23,000-38,000. OC & 100

78TH st, 179 E (5:1413-32), ns, abt 100 w 3 av, —x—, 5-sty bk tnt; A$15,000-22,-000; also 3D AV, 1096 (5:1399-35½), ws, abt 60 n 64th, —x—, 5-sty bk tnt & strs; A$15,000-21,000; Abr E Schwartz to Sarah Schwartz, his wife, 494 E 139 or care Abr E Schwartz (o) 234 Canal; AT; B&S; Dec 27; Dec28'12. nom

79TH st, 416 E (5:1473-40), ss, 244 e 1 av, 25x102.2, 5-sty bk tnt; Hannah Steiner to Bessie Hershfield, 1202 Clay av; mtg $25,000 & AL; Dec30; Dec31'12; A $10,000-$25,000. O C & 100

79TH st, 222 W (4:1170-43), ss, 247 w Ams av, 18x102.2, 3 & 4-sty & b stn dwg; Alexis M Leon to Florence M Stewart, 14 W 126; mtg $21,000; Dec30; Dec31'12; A $16,000-24,000. O C & 100

79TH st, 316 W (4:1186-91), ss, 235 w West End av, 65x102.2, 12-sty bk tnt; E A L Holding Co to Lowell Realty Co, a corpn, 505 5 av; B&S; mtg $250,000; Dec 19'12; Jan2'13; A$65,000-300,000. O C & 100

79TH st, 316 W; Lowell Realty Co to Carvert Holding Co (Inc), a corpn, 1123 Bway; mtg $250,000; Jan2'13. O C & 100

81ST st, 350 E (5:1543-32), ss, 125 w 1 av, 24.4x102.2, 3-sty bk theatre; Malvine Schwarz to Elias Rosenbaum, 953 Prospect av; mtg $14,000; Dec30'12; Jan2'13; A $9,000-$——. nom

83D st, 110 E (5:1511-67), ss, 125 e Park av, 25x102.2, 5-sty stn tnt; Lawrence A Powers to Remington P Fairlamb, 342 E 43, Bayonne, NJ; mtg $28,000 & AL; Dec 31; Jan2'13; A$16,000-30,000. nom

83D st, 110 E (5:1511-67), ss, 125 e Park av, 25x102.2, 5-sty stn tnt; A$16,000-30,000; also 87TH ST, 150 E (5:1515-52), sec Lex av (No 1291), 35.2x100.8, with all title to strip on s 0.1½x—, 5-sty bk tnt & strs; A $46,000-75,000; Moses Gluck to Frank J Moore, 1295 Mad av; QC; AL; Dec30; Dec 31'12. nom

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83D st, 110 E; mtg $28,000 & AL; also 87TH ST, 150 E; mtg $78,000 & AL; Frank J Moore to Lawrence A Powers, 1613 E 12, Bklyn; Dec30; Dec31'12. O C & 100

83D st ,315 E (5:1546-11), ns, 250 e 2 av, 25x102.2, 1 2 & 3-sty bk & fr stable; Rudolph Langfelder to Fred Langfelder, 626 W 136; ⅓ pt; AL; Dec31'12; A$9,000-14,000. O C & 100

83D st, 121 W (4:1214-24), ns, 198.8 w Col av, 16.4x102.2, 3-sty & b stn dwg; Henrietta M Parker to Brixton Constn Co, a corpn, 314 W 87; Dec30; Dec31'12; A$9,500-13,000. O C & 100

83D st, 121 W; Brixton Constn Co to Lawyers Realty Co, a corpn, 160 Bway; 001 ⅔ O O $1,[illegible]

86TH st, 151 E (5:1515-23), ns, 62.2 e Lex av, 25.6x100.8, 5-sty bk tnt & strs; Gustav Hirschberg & ano, EXRS &c Mathilda Hirschberg, to Yonkers Holding Co, a corpn, 229 Fulton; mtg $27,000; Dec 31'12; Jan2'13; A$19,500-34,000. **45,040**

87TH st, 150 E, see 83d, 110 E.

87TH st, 314-20 W (4:1248-41-43), ss, 200 w West End av, runs s100.8½xw40xn 0.½xw40xn100.8 to st xe80 to beg, 9-sty bk tnt; Brixton Constn Co to Lawyers Realty Co, a corpn, 160 Bway; mtg $260,-000; Dec31'12; A$60,000-P$60,000. O C & 100

89TH st, 315 W (4:1250-83), ns, 230 w West End av, 20x100, 3-sty & b stn dwg; Jacob Hertzberg to Herald Square Holding Co, a corpn, 62 W 45; mtg $21,000; Dec30; Dec31'12; A$16,000-26,000. nom

89TH st, 315 W (4:1250-83), ns, 230 w West End av, 20x100, 3-sty & b stn dwg; J Cleveland Cady to Jacob Hertzberg, 223 W 121; mtg $15,000; Dec27; Dec30'12; A $16,000-26,000. nom

89TH st, 321 W (4:1250-80), ns, 290 w West End av, runs n100xw10xs24.3xw7xs 75.8 to st xe17 to beg, 5-sty & b bk dwg; Sarah E Jordan to Jas Ward, 522 W 143, & Loretta A Early, 316 W 20; mtg $13,000 & AL; Dec31'12; Jan2'13; A$13,000-27,000. O C & 100

91ST st, 330 E (5:1553-35), ss, 200 w 1 av, 25x100.8, 5-sty stn tnt; Morris Gottsegen to Isidore M Prerau & Tillie his wife, 1211 1 av, tenants by entirety; ½ pt; AT; AL; Dec30; Dec31'12; A$8,500-22,-000. O C & 100

94TH st, 101 E, see Park av, 1199.

96TH st E, sec 5 av, see 5 av, sec 96th.

97TH st, 52 W (7:1832-52), ss, 480 w Central Park W, 20x100, 4-sty & b bk dwg; Fredk H Reed to Wm B E Lockwood, Sandview av, White Plains, NY; Dec30; Dec31'12; A$12,000-20,000. O C & 100

99TH st, 2 W, see Central Park W, 390.

100TH st, 63 E (6:1606-31), ns, 120 w Park av, 30x100.11, 5-sty bk tnt; Melvin G Palliser, ref, to Anna E Donald, at Ossining, NY; FORECLOS Dec23; Dec31'12; Jan2'13; A$12,000-29,000. **20,000**

101ST st, 327 W (7:1889-48), ns, 230 w West End av, 20x100.11, 3-sty & b stn dwg; Fred R Wickwire to Adeline Molyneaux, 454 Fort Washington av; mtg $18,-000; Dec23; Dec27'12; A$17,000-21,000. O C & 100

102D st, 16 W (7:1837-43), ss, 100 e Manhattan av, 26.11x100.11, 5-sty bk tnt; Albt H Ladner Jr to Wm B Upperman, 431 Riverside dr; mtg $32,000; Dec17'12; Jan2'13; A$16,200-31,000. nom

103D st, 105 E (6:1631-2), ns, 32 e Park av, 16x100.11, 3-sty & b stn dwg; Equitable Life Assur Soc of U S to Minnie Witte, 309 Floyd, Bklyn; CaG; Dec31'12; A$7,000-7,500. nom

103D st, 105 E; Minnie Witte to Jeshevah Taros Chaim of Harlem, meaning "Hebrew Living Law Talmudical Academy," a corpn, 62 E 104; mtg $6,000 & AL; Dec31'12. O C & 100

103D st, 144 W (7:1857-56), ss, 209.5 e Ams av, 27x104.9, 5-sty bk tnt; Henry Michaelis to Leonard Weill, (o) 128 Bway; mtg $27,500 & AL; Dec31; Jan2'13; A$17,-000-29,000. O C & 100

103D st, 239 W (7:1875-9), ns, 200 e West End av, 40x100.11, 6-sty bk tnt; Jas Ward & ano to Sarah E Jordan, 1730 Bway; mtg $62,500; Dec30'12; Jan2'13; A $36,000-75,000. O C & 100

103D st, 253 W (7:1875-4½), ns, 80 e West End av, 18x80.11, 3-sty & b stn dwg; Mary E Cooley to Jas A Lynch, 333 W 78; mtg $9,000 & AL; Jan2'13; A$13,-500-19,000. O C & 100

104TH st, 220-2 W (7:1875-42), ss, 100.10 e Bway, 32.7x70.2, 4-sty bk tnt & strs; Geo B Hayes to Geo W Walker, 351 Gregory av, West Orange, NJ; mtg $25,000 & AL; FORECLOSED & drawn; Dec26; Dec31'12; A$20 500-30,000. **15,000**

105TH st, 72-4 E (6:1610-42-43), ss, 80 w Park av, 50x100.11, 2 5-sty bk tnts & strs; Jakob Herskovitz to Fennie Holzhapfel, 644 E 9; mtg $46,000; Dec26'12; Jan 2'13; A$22,000-44,000. O C & 100

109TH st, 213 E (6:1659-8), ns, 187.10 e 3 av, 19.4x100.11, 4-sty bk tnt; Lillian L, wife Danl Vossler, to Danl Vossler, 109 E 112 & Wm C Breed (o) 32 Liberty, EXRS Chas H Heimburg; C a G; mtg $8,000; Dec30'12; Jan2'13; $7,000-11,000. nom

110TH st, 112 E (6:1637-66), ss, 130 e Park av, 25x75, with all title to strip in rear, 25x0.11, 3-sty bk synagogue; Eliot-Melville Co to Roger Foster, (o) Liberty Tower; AL; Dec26; Dec31'12; A$10,500-13,000. nom

111TH st, 12 E (6:1616-67), ss, 119 e 5 av, 18x100.11, 5-sty stn tnt; Smada Realty Co to Frances A Langworthy at Bloomfield, NJ; mtg $12,000; Dec27; Dec30'12; A $9,000-16,500. O C & 100

112TH st, 116 E (6:1639-66), ss, 136.8 e Park av, 17.1x100.11, 3-sty & b stn dwg; A$7,500-8,500; also 112TH ST, 120 E (6:-1639-64½), ss, 170.10 e Park av, 17.1x100. 11, 3-sty & b stn dwg; A$7,500-8,500; also 112TH ST, 163 E (6:1640-28), ns, 220 w 3 av, 25x100.11 4-sty bk tnt; A$10,000-14,-500; Eva Baumgart to Henry Baumgart, 116 E 112; Dec31'12; Jan2'13. O C & 100

112TH st, 120 E, see 112th, 116 E.

112TH st, 163 E, see 112th, 116 E.

113TH st, 7 E (6:1619-7), ns, 150 e 5 av, 25x100.11, 5-sty bk tnt; David Hershfield to Lillian Hershfield, 65 E 114; mtg $20,500; Dec31'12; A$13,000-24,000. O C & 100

113TH st, 9 E (6:1619-8), ns, 175 e 5 av, 25x100.11, 5-sty bk tnt; David Hershfield EXR Rachel Hershfield to Lillian Hershfield, 65 E 114; mtg $19,000; Dec31'12; A $13,000-24,000. O C & 100

113TH st, 250 W (7:1828-49), ss, 383 w 7 av, 16x100.11, 3-sty & b stn dwg; John Walsh to Ellen M Walsh, 250 W 113; Dec 28; Dec30'12; A$8,900-13,000. nom

114TH st W, nec Riverside dr, see Riverside dr, 420.

115TH st, 50 W (6:1598-59), ss, 308 e Lenox av, 17x100.11, 5-sty bk tnt; Rachael Freund et al to Basonio Constn Co, a corpn, 98 Bway, & Morris Berney, 800 E 168; mtg $18,000 & AL; Dec21; Dec27'12; A$10,000-19,500. nom

116TH st, 314 E (6:1687-43½), ss, 211.6 e 2 av, 21x100.11, 5-sty stn tnt; Chas E Lydecker, ref to Jno G Coyle, 226 E 31; FORECLOS Nov20; Dec26; Dec27'12; A $8,500-18,500. **18,500**

118TH st 6 E (6:1623-68), ss, 110 e 5 av, 25x100.11, 5-sty bk tnt; Nellie R wife of & Edw D Birkholz to Herman Timberger, 35 Ft Washington av; B&S & C a G; mtg $23,000 & AL; Dec28; Dec30'12; A$13,000-26,000. O C & 100

119TH st, 414-16 E (6:1806-41-42), ss, 145 e 1 av, 50x100.10, 2-5-sty bk tnts; Louis Fuhs to Chauncey G Cozine, 364 Macon, Bklyn; mtg $26,000; Dec31'12; A$14,000-29,000 O C & 35,000

120TH st, 118 E (6:1768-63), ss, 215 e Park av, 25x100.10, 5-sty bk tnt; Louis H Kopp to Katherina Elias, 404 E 52; mtg $24,000; Dec27; Dec30'12; A$11,000-21,000. nom

120TH st, 120 E (6:1768-62), ss, 240 e Park av, 25x100.10, 5-sty bk tnt; Louis H Kopp to Kath Elias, 404 E 52; mtg $24,-000; Dec27; Dec30'12; A$11,000-21,000. nom

121ST st, 225 E (6:1786-12), ns, 275 e 3 av, 25x100.10, 4-sty stn tnt & strs & 3-sty bk rear tnt; Phoenix Ingraham, ref, to Archdeaconry of N Y, a corpn, 419 Lafayette; FORECLOS Dec17; Dec24; Dec 30'12; A$10,000-17,000. **10 000**

123D st, 108 W (7:1907-39½), ss, 139.10 w Lenox av, 20.1x100.11, 4-sty & b stn dwg; Raymond & Anna Scholze to Anna E Frey, 1737 Carter av; mtg $18,500 & AL; Dec17; Dec28'12; A$12,000-19,000. O C & 100

123D st, 108 W; Anna E Frey to Lillian B Koepke, 1522 Pacific, Bklyn; mtg $18,-500; Dec27; Dec28'12. nom

123D st, 528 W (7:1977-46), ss, 333.3 w Ams av, 33.4x100.11, 5-sty bk tnt; Dennis McEvoy to Delia Zinke, 129 W 97; mtg $36,000; Sept1'05; Dec31'12; A$20,000-35,000. nom

124TH st, 11 E (6:1749-8), ns, 180 e 5 av, 20x100.11, 3-sty & b stn dwg; Florence Eils to Agnes E Kingsbury, 2004 5 av; Dec27; Dec30'12; A$14,000-18,500. nom

124TH st, 11 E; Agnes E Kingsbury to Bette E J Eils & Florence N his wife, 11 E 124, tenants by entirety; Dec27; Dec30 '12. nom

126TH st, 14 W (6:1723-44), ss, 178.9 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Wm H Stewart to Alexis M Leon, 79 E 56; Dec30'12; A$11,000-16,000. O C & 100

126TH st, 14 W; Alexis M Leon to Young Men's Christian Assocn of NY, a corpn, 215 W 23; AL; Dec30'12. O C & 100

129TH st, 130 E (6:1777-57), ss, 25 w Lex av, 20x99.11, 2-sty bk storage bldg; Margt C Meurer to Jacob Meurer, 266 Lincoln pl, Bklyn; AL; Dec31'12; Jan2'13; A $6,000-7,500. O C & 100

129TH st, 163 W (7:1914-7), ns, 123 e 7 av, 27x99.11, 5-sty bk tnt; Ida Hvams to Geo Latour, (o) 898 8 av; mtg $28,500 & AL; Dec27; Dec28'12; A$14,000-26,000. nom

130TH st, 513-5 W (7:1985-20), ns, 279.4 w Ams av, runs ne 64.10xnw5xne121xse25 xne12xse—xs54.7xw55xs99.11 to 130th at pt 205 w Ams av xw74.4 to beg, 2-sty fr rear bldg & 1-sty fr stable; Nestor Holding Co to Jos Rosenberg, 210 W 110; mtg $12,000; Dec27; Dec28'12; A$23,000-23,000. O C & 100

131ST st, 26 E (6:1755-61), ss, 291.9 e 5 av, 18.3x99.11 3-sty & b stn dwg; Maria T Higgins to Jno H Buscall Co, a corpn, 1825 Anthony av; Dec26; Dec27'12; A$7,500-9,-000. O C & 100

131ST st, 4 W (6:1728), ss, 145.4 w 5 av, runs w17.9xs94.11xe3.8xs5xe14.2xn99.11 to beg, 3-stv & b stn dwg; also 131ST ST, 6 W (6:1728-this & above plot 42), ss, 163.2 w 5 av, 17.9x94.11, 3-sty & b stn dwg; Dora Eichler to Thos Johnson, 208 W 133; mtg $18,000; Dec24; Dec30'12; A $14,000-24,000. nom

131ST st, 6 W, see 131st, 4 W.

133D st, 24 W (6:1730-49), ss, 316.3 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Edw T Murphy et al heirs Jas Murphy to Julius Wolford, 50 W 129; mtg $5,000; Dec30; Dec 31'12; A$7,000-8,500. O C & 100

133D st W, nec Bway, see Bway, nec 133d.

134TH st W, nec Bway, see Bway, nec 133d.

134TH st W, see Bway, see Bway, nec 133d.

135TH st W, see Bway, see Bway, nec 133d.

141ST st, 212-14 W (7:2026-43), ss, 225 w 7 av, 50x99.11, 5-sty bk tnt; Millard Veit et al to South Bensonhurst Bldg Co, a corpn, 215 Montague, Bklyn; mtg $58,000 & AL; Dec21; Dec27'12; A$25,000-73,000. nom

142D st, 315 W (7:2043-32), ns, 225 w 8 av, 25x½ blk, 1-sty fr bldg & 1-sty fr rear shop; Karl S Deitz, ref, to Anna Norz, 507 Main, East Orange, NJ; FORECLOS Nov 22; Dec30'12; A$8,500-9,000. **8,350**

144TH st W (6:1741-51-53), ss, 460 e Lenox av, 75x99.11; vacant; Jno C Thatcher to Eliz F Fay, 237 W 132; QC; Jan17'10; Jan 2'13; A$9,000-9,000. **5,000**

150TH st, 536 W (7:2081-46), ss, 340 w Ams av, 15x99.11, 3-sty & b bk dwg; Jno Rasche to Chrystine. M & Terence C Rasche, 536 W 150; mtg $10,000 & AL; Dec 28· Dec31'12; A$7,200-11,500. nom

152D st, 601 W, see Bway, 3675-7.

160TH st W (8:2137-pt lot 11), ns, 125 w Bway, runs n199.10 to ss 161st, xw145.10 to es Ft Washington av xs194.3xse— to 160th, xe— to beg, 2 fr greenhouses & vacant; A$——$——. also 161ST ST W (8:2137-46 & 52), ns, 175 w Bway, runs n 199.10 to ss 162d, xw151.11 to es Ft Washington av xs204.5 to 161st, xe108.10 to beg, 2-sty fr dwg & vacant; A$115,500-116,000; J Romaine Brown & ano EXRS Loyal L Smith to Gertrude A Vanderbeck, 149 W 126; Nov30; Dec30'12. O C & 100

160TH st W (8:2137-65), nec Fort Washington av, runs n10.2xe38.6 to ns of st xw 35 to beg, gore, vacant; City Real Estate Co to Gertrude A Vanderbeck, 149 W 126; B&S; Dec30'12; A$500-500. O C & 100

160TH st W (8:2137-65 & pt lot 11), nec Ft Washington av, runs 102.8x99.11xe124.3x102.2, 2 fr greenhouses & vacant; Gertrude A Vanderbeck to Mark Ash, 316 W 103; B& S; Dec30'12; A$ —$ —. O C & 100

160TH st W (8:2137-65 & pt lot 11), nec Ft Washington av, runs 102.8x99.11xe124.3x102.2, 2 fr greenhouses & vacant; Mark Ash to M J B Constn Co, a corpn, 691 Bway; B& S; Dec30'12; A$——$——. O C & 100

161ST st W, ns, 175 w Bway, see 160th W ns, 125 w Bway.

161ST st W, swc Ft Washington av, see 160th W, ns, 125 w Bway.

162D st W, sec Ft Washington av, see 162d W, ss, 175 w Bway.

162D st W, see Ft Washington av, see 160th W, ns, 125 w Bway.

162D st W (8:2137-pt lot 46), ss, 175 w Bway, runs s99.11xw130.4 to es Ft Washington av xn102.2 to st xe151.11 to beg, vacant; Gertrude A Vanderbeck to Friedman Constn Co, a corpn, 171 Bway; B&S; Dec30'12; $——$ ——. O C & 100

163D st W, see Bway, see Bway, 3890-4.

175TH st, 600-4 W, see St Nich av, 1291-1297.

175TH st W, nec Wadsworth av, see Wadsworth av, 41.

176TH st, 500 W (8:2132-58), swc Ams av (Nos 2324-38), 100x119.10, 6-sty bk tnt & strs; Greystone Holding Co to Edw Fagan, 949 Ams av; mtg $180,000; Dec24; Dec28'12; A$65,000-P92,000. O C & 100

178TH st, 604-10 W (8:2144-38-40), ss, 100 w St Nicholas av, 100x99.10, 2 5-sty bk tnts; Ellen A Stewart & ano to Monaton Realty Investing Corpn, Times Bldg, R 902; mtg $132,000; Dec26; Dec30'12; A$34,-000-102,000. omitted

184TH st, 511 W (8:2156-25), ns, 150 w Ams av, 50x99.11, 5-sty bk tnt; De Ruyter Van Orden Inc a corpn, to Rufus L Weaver, (o) 115 Bway; mtg $55,000; Dec27; Dec30'12; A$15,000-48,000. O C & 100

206TH st W, nes at ses Ams (10th) av, see Ams (10th) av, ses, at nes 206th.

Av A, 1413 (5:1470-24), ws, 51.1 n 75th, 25.6x100x25.4x100, 6-sty bk tnt & strs; Ernest N Adler to Elias Rosenbaum, 953 Prospect av; mtg $28,000; Dec31'12; Jan2 '13; A$9,000-30,000. nom

Av D, 49-51 (2:374-37), ws, 63 s 5th, 44x 80, 6-sty bk tnt & strs; Bertha Halpron to Public Square Realty Co, a corpn, 320 Bway, R 1108; AL; Dec26'12; Jan2'13; A $30,000-55,000. O C & 100

Av C, 215 (2:396-36), ws, 23 n 13th, 22.10x 63, 5-sty bk tnt & strs; Geo B Hayes, ref to Olga R Bayne, 2013 Q st, Washington, D C; FORECLOSED & drawn Dec3; Dec31 '12; A$8,000-13,000. **10,000**

Amsterdam av, 40 (4:1153-29), nwc 61st (No 201), 25.5x92, 5-sty stn tnt & str; Jno Rasche to Chrystine M & Therese C Rasche, 536 W 150; mtg $25,000; Dec28; Dec31'12; A$25,000-40,000. nom

Amsterdam av, 2324-38, see 176th, 500 W.

Amsterdam av (10th) (8:2203-1-5), ses, at nes 206th, 124.11x100, vacant; Edwin S Townsend to J Allen Townsend (o) 10 Wall; ½ pt; B&S; July18; Dec31'12; A $39,500-39,500. O C & 100

Broadway, 1981-7 (4:1139-14-16), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8, 3-4-stv & b stn dwgs & 4-4-stv bk tnts & strs; A$212,000-237,000; also BROADWAY, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x 117.4; 1 & 2-sty bk str & stable; A$70,000-72,000; Eliza J Arkenburgh to Robt McGill at Hoboken, NJ; 1-24 pt; party 1st pt retains life interest; AL; Dec31'12. O C & 100

Broadway, 1991, see Bway, 1981-7.

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Broadway (7:1987-1), nec 133d, 199.10 to ss 134th x99; vacant; A$155,000-155,000. also BROADWAY (7:1988-1) nec 134th, 199.10 to ss 135th x99, vacant; A$170,000-170,000. Rebecca Mayer to Riverside Drive Realty Co, a corpn, 2789 Bway. Dec 31'12; Jan2'13. O C & 100

Broadway, nec 134th, see Bway, nec 133d.

Broadway, sec 134th, see Bway, nec 133d.

Broadway, sec 135th, see Bway, nec 133d.

Broadway, 3675-7 (7:2099-29), nwc 152d (No 601), 99.11x150, 6-sty bk tnt; J Sidney Bernstein, ref, to Herbert R Limburg, (o) 150 Bway, mtg $250,000 & AL; FORECLOS Dec24; Dec30; Dec31'12; A$121,000-315,000. **30,000**

Broadway, 3890-4 (8:2122-52), sec 163d, 99.11x100, 6-sty bk tnt; Rosbert Realty Co to Eliz Hafner, 348 Central Park W, AL, Dec27'12, A$92,000-215,000. O C & 100

Central Park W, 374 (7:1833-32), ws, 75.11 n 97th, 25x100, 5-sty bk tnt; Georgina T Reeve to Geo W Meyer (o) 453 5 av; AL, Dec16, Dec31'12 A$30,000-40,000. O C & 100

Central Park W, 390 (7:1834-36), swc 99th (No 2), 25.2x100, 5-sty bk tnt & strs, Georgina T Reeve to Geo W Meyer (o) 453 5 av; AL; Dec16; Dec31'12; A$42,000-60,000. O C & 100

Convent av, 317 (7:2050-22), es, 479.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Katie Steckler to Chas A Moran, (o) 34 Pine; TRSTE for Emily Lutyens; B&S; mtg $18,000 & AL; Oct10; Dec28'12; A$9,500-19,000. O C & 300

Ft Washington av, sec 161st, see 160th W, ns 125 w B way

Ft Washington av, sec 162d, see 162d W, ss, 175 w Bway.

Ft Washington av, sec 162d, see 160th W, ns, 125 w Bway.

Lexington av, 1291, see 83d, 110 E.

Park row, 130-4 (1:159-47-49 & pt lot 46) ws, 158.11 s Pearl, 56.6x108.10x56.6x111.5, 3-3-sty bk tnts & strs, 1-sty ext; also PARK ROW, 136-8 (1:159-pt Lot 46), ws, 139.11 s Pearl, 19x111.5x17.9x112.7, 3-sty bk tnt & strs, 1-sty ext, with strip, —x—, bet 1st & 2d parcels; Jno Callahan to Julia Callahan, his wife, 257 W 132; AL; Nov 20'07; Dec31'12; A$110,000-120,000. gift

Park row, 136-8, see Park row, 130-4.

Park av, 1071 (5:1516-71), es, 50.4 s 88th, 25.2x82.2, 1-sty bk str; Real Property Mtg Co to Sophie H Salomon, Wild Acre av, Lawrence, LI; mtg $21,000; Dec 28'12; Jan2'13; A$20,000-21,000. O C & 100

Park av, 1199 (5:1523-1½), nec 94th (No 101), 17.8x66, 3-sty & b bk dwg; Charter Realty Co to Gertrude M Bain, 107 E 94; mtg $17,000 & AL; Dec26; Dec31'12; A$11,-000-14,000. O C & 100

Prescott av (8:2248-53, 57 & 117), ss, 614.2 e Bolton rd, runs e207.10xs141.4xw 151.9xs160.7 to ns Seaman av xw50xn158.11 & 158.5 to Prescott av at beg, vacant; Ernest C Hinck to Laura Bayles, 1458 Dean, Bklyn; mtg $25,000; Dec27'12; A $15,200-15,200. O C & 100

Riverside dr, 420 (7:1896-1), nec 114th, runs n76.1xe99.7xn25xe100xs100.11 to ns 114th xw194.4 to beg, 12-sty bk tnt; Riverside Drive Realty Co to Rebecca Mayer, 45 E 82; mtg $800,000; Dec31'12; Jan2'13; A $235,000-$——. O C & 100

Seaman av, ns, 625 w Emerson pl, see Prescott av, ss, 614.2 e Bolton rd.

St Nicholas av, 945-9 (8:2108-65), ws, 51.9 s 158th, 77.8x82.7x74.10x61.11, 5-sty bk tnt; Thos H Baskerville to Emilie W Reichow wid, 215 W 116; mtg $——; FORECLOS Dec26; Dec27'12; A$35,000-78,-000. **10,000**

St Nicholas av, 1291-7 (8:2143-55), swc 175th (Nos 600-4), 65x75, 5-sty bk tnt; Herbt Dongan Constn Co to Realty Co of America, a corpn, 2 Wall; mtg $82,000; Dec 30; Dec31'12; A$29,000-P40,000. O C & 100

St Nicholas av (8:2144-pt lot 61) ws, 100.5 n 175th, runs w100xn9.1xse100.6 to beg, gore, vacant; R Bleecker Rathbone to Robt C Rathbone, 4 W 31; QC; Dec7; Dec30'12; A$——$——. nom

St Nicholas av (8:2144-pt lt 61), ws, 100.5 n 175th, runs w100xn9.1xse100.6 to beg, gore, vacant; Robt C Rathbone to Thos Smith, 2391 Walton av; Dec9; Dec 30'12; A$——$—— O C & 100

Wadsworth av, 41 (8:2144-1), nec 175th, 50x100, 5-sty bk tnt & strs; Herbt Dongan Constn Co to Realty Co of America, a corpn, 2 Wall; mtg $77,500; Dec30; Dec31 '12, A$22,500-85,000. O C & 100

West End av, 267 (4:1184-13), ws, 61 n 72d ,19.6x115, 4-sty & b stn dwg, 2-sty ext; Geo P Brett to Gramercy Investing Co, a corpn, 64 Irving pl; mtg $30,000; Dec30'12; A$23,500-49,000. 60,000

1ST av, 856-8 (5:1359-47-48), sec 48th (No 400), 50.4x75, 2 5-sty bk tnts & strs; Dennis McEvoy to Caroline Z Laubheim & Ella Zinke, both at 129 W 97; mtg $26,500; Dec31'12; Jan2'13; A$25,000-40,000. O C & 100

1ST av, 1945-7 (6:1671-28), ws, 40.11 s 100th, 40x100, 6-sty bk tnt & strs; Isham Henderson, ref, to Metropolitan Trust Co of NY, a corpn, 49 Wall; FORECLOS Nov14; Dec30'12; A$17,500-39,000. **33,500**

2D av, 961 (5:1324-29), swc 51st (No 252), 20.5x80, 4-sty stn tnt & strs; Jos Anastasio to Pancrazio G Galgano, 225 E 28, & Filippo Cassola, 264 W 71; mtg $17,-500 & AL; Dec31'12; Jan2'13; A$13,500-21,-600. O C & 100

3D av, 1096, see 78th, 179 E.

5TH av, 252 (3:830-39), ws, 38.1 n 28th, 17x100, 5-sty stn bldg & str; Irving Judis Bldg & Constn Co to Second National Bank of NY, a corpn, 250 5 av; mtg $145,000; Dec30'12; A$170.000-180,000. O C & 100

5TH av (5:1507-67 to 72), sec 96th, 100.8x 150, vacant; Jno E Marsh EXR &c of Rolph Marsh to Sumner Gerard, (o) 60 Bway; AL; Dec11; Dec31'12; A$335,000-335,000 (True consideration **$250,000**). nom

6TH av, 144-6 (2:574-7), sec 11th (Nos 78-80), 34.6x117x59x70.1, 2-sty bk & fr tnt & strs; Alex McClelland to Wm R Bedell, 100 W 106; Dec30'12; A$45,000-47,000. O C & 100

6TH av, 144-6; Wm R Bedell to Leonard Weill (o) 128 Bway; mtg $38,000; Dec 30'12. O C & 100

7TH av, 2204 (7:1936-31), ws, 58.1 n 130th, 25.10x74.10, 5-sty bk tnt & strs; Thos F Varley et al, heirs &c Michl Varley, to Louis H Rose, 201 Mad; mtg $17,-000; Jul--2'12; Jan2'13; A$17,000-25,000. O C & 100

7TH av, 2204; David Blitzer, GDN Frances C Varley, to same; 1-5 pt; AT; July31'12; Jan2'13. **1,450**

8TH av, 2797 (7:2045-74), ws, 50 s 149th, 25x100, 5-sty bk tnt & strs; Chas Petroll to Henry J Beck, (o) 4208 Bway; mtg $27,000; Dec28; Dec30'12; A$12,000-27,000. O C & 100

12TH av, sec 30th, see 30th, 654-8 W.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Houston st, 65-7 W (2:515-23), swc Wooster (Nos 159-61), 50x95, 12-sty & loft & str bldg; re mtg; John Whalen et al TRSTES to 65 W Houston St, a corpn, R 904, 60 Wall; Oct31; Dec30'12; A$70,000-P872,000 (re-recorded from Dec5'12). O C & 100

Ludlow st, 151 (2:411-23), ws, 125.4 s Stanton, 25.1x87.6, 5-sty bk tnt & strs, 4-sty bk rear tnt; notice of an application for registration of title by plaintiff; Saml Ershowsky, plff, vs. Stuyvesant F Morris, (o) 175 E Houston et al, defts; Dec30 '12; A$23,000-28,000. Torrens system

Mott or Striker la (4:1241-pt lot 63¼); plot bounded e by line 240 w Bway, s by cl said old lane (closed), n by ns said old la & w by line 255 w Bway; Wm S Champ to Judson G Wells, 32 E 26, & Saml H Burr, 88 Monroe, Bklyn, EXRS &c Andw J Phillips; rel tax lien & QC; Dec21; Jan2'13. nom

Rivington st, 109; the business; power of atty; Morris Projansky to Meyer Zieckernick, 109 Rivington; Dec31; Jan 2'13. ——

Waverly pl, 135, see 6 av, 77.

Wooster st, 159-61, see Houston, 65-7 W.

50TH st, 158 W (miscl), the business of the Bargain Auto Supply Co; Jos Moeller to Chas Moeller (o) 158 W 50; Dec 18 Dec30'12. ——

67TH st, 219 (5:1432-pt lot 5), ns, 325 e 3 av, 25x100, vacant; re mtg; Mutual Life Ins Co of NY to Jacob Ruppert (o) 3 av & 90; Dec30; Dec31'12; A$——$——. 20,000

143D st, 245 W (miscl); general re, especially as to chattel mtg dated Aug15'12; Dick Soultanian to Horen Shahbazian, care F Bernard, 275 W 23; Dec27; Dec31 '12. 1,800

160TH st (8:2137-65), nec Ft Washington av, runs n10.2xe38.6 to ns of st xw35, vacant; re mtg; Yale University Corpn to City Real Estate Co, a corpn, 176 Bway; QC; Dec12; Dec30'12; A$500-500. nom

Ft Washington av, nec 160th, see 160th W, nec Ft Washington av.

Northern av (8:2179), land in bed of av, bet a line 760 n 181st & Fort Washington av, —x—; re mtg; Jas G Bennett TRSTE Jas G Bennett, decd, to City NY; QC; July 27'10; Dec31'12. nom

Northern av (8:2179), same prop; re mtg; same to same; QC; July27'10; Dec31'12. nom

6TH av, 77 (miscl); also WAVERLY PL, 135; power of atty; Ellen A & Teresa I O'Reilly to Jos D O'Reilly, 31 W 96. ——

Court order (miscl) appointing Allen W Evarts as substituted trste in matter of application of Lilian L Swann for her benefit under trust executed by Chas E Butler in place of Prescott H Butler, decd; June9'02; Dec31'12. ——

General re of legacy (miscl); David B Warner, heir Adeline Warner, to Smith Williamson, at White Plains, NY, or 364 Alex av, EXR Adeline Warner; Dec31; Jan2'13. 1,245.12

General re of legacy (miscl); Nellie Warner, heir of same, to same; Dec31; Jan2'13. 742.56

General re of legacy (miscl); Sol S Warner, heir of same, to same. Dec31; Jan2'13. 562.56

General re of legacy (miscl); Milnes L Warner, heir of same, to same; Dec31; Jan2'13. nom

General ass (misc) of all R. T & I to extent of $3,000 in estate of P A Fogarty decd; Amie Davis to Geo Schuchman, 142 W 49; Nov26; Dec27'12. nom

Power of attorney (PA); Hugo McD Pollock to Jas C Foley; Dec11; Dec31'12. ——

Renunciation (miscl) of appointment as TRSTE in matter of estate of Henry F Dimock (decd); Lewis C Ledyard to whom it may concern; Dec14; Jan2'13. ——

WILLS.

Borough of Manhattan.

32D st, 11-3 W (3:834-33), ns, 300 w 5 av, 50x98.9, 11-sty bk loft bldg & str; A $225,000-473,000; also 88TH ST, 317 W (4:1250-22½), ns, 195 w West End av, 20 x100.8, 4-sty bk dwg; A$15,000-32,000; Eva Deutsch Est, Alex Deutsch, EXR, 317 W 88; attys, James, Schell & Elkus, 170 Bway; Will filed Dec30'12.

88TH st, 8 E (3:867-66), ss, 175 e 5 av, 25x98.9, 4-sty bk dwg; Mary B Wendell Est, Evert J Wendell, EXR, 8 E 38; atty, Henry W Hayden, 16 Exch pl; A$87,500-102,500; Will filed Dec27'12.

60TH st, 229 E (5:1415-14), ns, 255 w 2 av, 20x100.5, 4-sty bk dwg; Albt F Mando Est; Eliza Mando, EXTRX, 2105 Mad av; atty, Saml A Pease, 4 Court sq, Bklyn; A$12,000-17,000; Will filed Dec20 '12.

88TH st, 317 W, see 32d, 11-3 W.

103D st, 314 W (7:1890-33), ss, 150 e Riverside dr, 17x100.11, 3-sty bk dwg; Margt J Lenane Est, Eleanor B Lenane, EXTRX, 314 W 103; atty, Frank Fitzgerald, 87 Nassau; A$14,400-20,000; Will filed Dec27'12.

108TH st, sec Ams av, see Ams av, 975.

145TH st W, nec 8 av, see Ams av, 975.

Amsterdam av, 590-2 (4:1236-34-35), ws, 25.8 s 89th, 50x100, 2 5-sty bk tnts (½ int); Adam Dengler Est, Julia G Sievers, EXTRX, 494 8 av; atty, Otto J Kalt, 29 Bway; A$42,000-68,000; Will filed Dec30'12.

Amsterdam av, 975 (7:1862-61), sec 108th (No 196), runs s25.5xe82.6xn26.6xw 75.3 to beg, 5-sty bk tnt & str; A$26,000-38,000; also 8TH AV, 2730-40 (7:2031-1-3), nec 145th, 119.10x100, 3 6-sty bk tnts & strs; A$92,000-201,000; Christian Buckman Est, Fred Horling EXR, 275 W 145; atty, Herbert Cracauer, 271 Bway; Will filed Dec30'12.

8TH av, 2730-40, see Amsterdam av, 975.

CONVEYANCES.

Borough of The Bronx.

Belmont st, nwc Eastburn av, see Eastburn av, 1649.

Coster st, 665 (10:2764), ws, 125 s Spofford av, 25x82.5x25.3x86.3, 2-sty bk dwg; Coster Realty Co to Pasquale Mungioli, 615 E 189; mtg $5,000; Dec31'12; Jan2'13 O C & 100

Forster pl (13:3423), ns, 125 w Bway, 50x100; vacant; John Whalen, TRSTE for creditors of Chas J Schmitt to David H Rosenberg, 1565 1 av, & Israel Spark, 1563 1 av; Dec13; Dec27'12. **2,550**

Forster pl (13:3423), ss, 150 w Bway, 25x 100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm Kaestle, 376 Himrod, Bklyn; Dec13; Dec17'12. **1,100**

Forster pl (13:3423), ss, 100 w Bway, 50x100; John Whalen trste for creditors of Chas J Schmitt to Frank Meehan, 96 Kensington av, Jersey City, NJ; Dec12; Dec31'12 **2,666**

Forster pl (13:3428), ss, 59.2 e Huxley av, 50x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm D Grant, 540 W 122; Dec24; Dec27'12. **8,100**

Forster pl, sec Huxley av, see Huxley av, sec Forster pl.

Forster pl, nec Huxley av, see Huxley av, nec Forster pl.

Fox st, es, 100.7 n 163d, see Simpson, ws, 100.7 n 163d.

Freeman st, nwc West Farms rd, see West Farms rd, 1301-3.

Hoffman st, 2360 (11:3065), ses, 309.10 ne 184th, 90x119.1, except pt for st, 1-sty fr dwg, 2-sty fr rear bldg & vacant; Wilmore Realty Co to Brunswick Realty Co, 118 E 28; mtg $5,000 & AL; Dec27; Dec 28'12. O C & 100

Kelly st, 887 (10:2702), nws, 106.4 sw from ws Intervale av, 33.4x100, 4-sty bk tnt; Henry Hornstein to Wm Greenberger, 72 W 98; mtg $19,500 & AL; Dec27; Dec31'12. O C & 100

Kelly st, 1044 (10:2716), es, 230.3 n 165th, 25x100, 4-sty bk tnt; Henry C Scheer to Eliz Inselmann, 1134 Union av; mgt $15,000; Dec16; Dec28'12. O C & 100

Parkside pl (12:3354), ns, 143.1 sw 207th, 75.1x106.8x75x102.2, vacant; Millard F Johnson to Bessie T Houghton at South Orange, NJ; B&S; AL; Dec30; Dec31'12. O C & 100

Reservoir Oval E, es, abt 522 n Holt pl, see Perry av, 3323.

Rogers pl, 982 (10:2699-), es or ses, 642.4 n & ne from nws Westchester av, 30x78.11 x23.1x81.8, 2-sty fr dwg; Fanny R Ross to Jacob O Pedersen, 829 Freeman; Dec26; Dec27'12 O C & 100

Simpson st (10:2724), ws, 100.7 n 163d, runs w223.7 to es Fox xn120xe110.5xn2.5xe 110.5 to Simpson xs128.1 to beg, 2 2-sty fr bldgs & vacant; American Real Estate Co to Podgur Realty Co, a corpn, 931 Southern blvd, AL; Dec30 Dec31'12 O C & 100

Unnamed st (*), nws, 220 from rd from Whitestone Ferry, runs e25xn150xw25x— 150 to beg, lot 55, map S F Myers; Margt L Callaghan & ano to Henry A Wood, 73 Carlton, East Orange, NJ; AL; Dec20; Dec 31'12. nom

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Van Buren st (*), es, 350 s Van Nest av, 50x100; Vito Valentino to Giuseppe Pugliese & Elvira V his wife, 1608 Van Buren, tenants by entirety, AL; Nov7, Dec27'12. O C & 100

Whalen st, swc Bway, see Bway, swc Whalen.

Whalen st (13:3423), ns, 125 w Bway, 25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Morris Lewkowitz, 24 E 120, Dec24, Dec27'12. 1,000

Whalen st (13:3423), ss, 100 w Bway, 50 x100, vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Otto Wehrenberg, 550 W 153; Dec24; Dec27'12. 2,100

Whalen st (13:3423), ns, 150 w Bway, 25.6x95x25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Albt E C Fuchs, 608 St Nicholas av; Dec 24; Dec27'12. 950

Whalen st (13:3423), ns, 100 w Bway, 25 x100; John Whalen trste for creditors of Chas J Schmitt to Frank Meehan, 96 Kensington av, Jersey City, NJ; Dec12; Dec31'12. 1,150

Whalen st, nec Huxley av, see Huxley av, nec Whalen.

134TH st, 340-2 E (9:2296), ss, 89.6 e Alex av, 42x100, 2-4-sty bk tnts; Herbt L Griggs & ano TRSTES in U S for Sun Ins Office of London, Eng, to Bernhard Seymann, 1232 45th, Bklyn; CaG; Dec20; Dec27'12. nom

135TH st, 617 E (10:2548), ns, 504.6 e St Anns av, 40x100, 5-sty bk tnt; Louis Sander to Benenson Realty Co, a corpn, 407 E 153; mtg $33,500; Dec26; Dec28'12. nom

136TH st E, swc Southern blvd, see Southen blvd, swc 136th.

141ST st, 490 E (9:2285), ss, 859 e Willis av, 37.6x100, 5-sty bk tnt; Frank Fischer to Robt J Moorehead, 415 E 140; mtg $31,000; Dec16; Dec30'12. O C & 100

156TH st, 298-300 E (9:2415), ss, 474.7 w Cortlandt av, 50x98.7x50x98.8, 2-sty fr dwg; Benj Benenson to Benenson Realty Co, a corpn, 407 E 153; AL; Dec26; Dec 28'12. O C & 100

166TH st E, swc Franklin av, see Franklin av, swc 166th.

169TH st, 480-8 E, see Washington av, 1286-92.

169TH st E (10:2718), sws, 63.5 nw Fox, runs sw63.11xs15xw26.2xn30xne67.2 to st x se30 to beg, vacant; Mason Constn Co to 152d St Constn Co, a corpn, 661 Tinton av; mtg $2,200 & AL; Dec24; Dec27'12. O C & 100

170TH st, 815 E (11:2963), ns, 39.9 w Bristow, 16.4x86x19.9x88, 3-sty fr tnt; Hattie Seligsberger to Rose Lopard, 883 Trinity av; mtg $5,500; Dec31'12; Jan2'13. O C & 100

176TH st, 630 E (11:2945), sec Arthur av, 100x100, except pt for Arthur av & 176th, vacant; Henry M Stevenson ref to Northern Bank of NY, a corpn, 60 Bway; FORECLOS Dec19; Dec30'12. 20,500

178TH st, 457 E (11:3035), nes, 150 se Park av, 16.8x108, 2-sty fr dwg; Edw A Woodman to Martha L Woodman, his wife, 457 E 178; mtg $2,500; Dec30'12. nom

179TH st, 370 E, see Webster av, 1995-2001.

179TH st E, swc Lafontaine av, see Lafontaine av, swc 179.

187TH st, 731 E, see Crotona av, 2400.

187TH st, 731-9 E, see Crotona av, 2400.

198TH st, 114 E (12:3315), ss, 43.6 w Grand blvd & Concourse, 25x98, 2-sty fr dwg; Leighton Lobdell, ref, to Central Mtg Co, a corpn, 60 Wall; FORECLOS Dec 24; Dec30; Dec31'12. 6,000

201ST st, 381 E, see Decatur av, swc Mosholu pkway S.

204TH st, 252 E, see 204th, 256-60 E.

204TH st, 256-60 E (12:3309), ss, 150.5 w Mosholu pkway S, 50x38.9 to land Jerome Park R R x50x38.10, 3 2-sty fr dwgs & strs; also 204TH ST, 252 E (12:3309), ss, 112.4 e Valentine av, 23x38.8 to said R R x22.1x38.8, 3-sty bk tnt & strs; Josephine Weymann, widow, to Edw Regenhard, 443 Gregory av, Weehawken, NJ; AL; Jan2'13. O C & 150

217TH st E (*), ns, 60 e Paulding av, 20x95; Max S Levine, ref, to Vincenzo Laporta, 586 Morris av; FORECLOS; Dec11, Dec24; Dec30'12. 580

217TH st E (*), ns, 40 e Paulding av, 20 x95; Max S Levine, ref to Vincenzo Laporta, 586 Morris av; FORECLOS Dec11; Dec24; Dec30'12. 580

217TH st E (*), nec Paulding av, 20x95; Isidor Cohn, ref, to Vincenzo Laporta, 586 Morris av; FORECLOS Dec11; Dec24; Dec 30'12. 900

225TH st E (*), ss, 286.3 w Paulding av, 50x109.6; Benj G Hebe to Louis Sander, 3135 Bway; mtg $4,450; Dec17; Dec27'12. nom

236TH st E (Opdyke av) (12:3384), swc Verio av, runs s82.7xw117.7xs25xw29xn100 to ss 236th xe177.3 to beg, fr church & vacant; St Paul's Reformed Episcopal Church of Woodlawn to Trustees of the Sustentation Fund of the Reformed Episcopal Church, a corpn, 214 Bway; mtg $3,500 & AL; Dec19; Dec28'12. nom

238TH st W (13:3406 & 3414), swc Kingsbridge av, runs nw725 to es Spuyten Duyvil rd xn60 to ns st xse725 to av xsw—to beg, being land in bed of 238th; Louisa Dash to City NY; AT; Mar23; Dec28'12. nom

256TH st W (13:3425), swc Arlington av, runs n across 256th —x—xs to ss st xw across av — to beg, being land in bed of st; Burghard Steiner to City NY; Jan 27; Dec28'12. nom

256TH st W (13:3421), ss, 63.10 e Valles av, 50.3x96.6x50.6x91.10, vacant; Jas S Segrave to Thos W O'Keefe, 1722 Sansom, Phila, Pa; Dec26; Dec27'12. nom

256TH st W (13:3421), same prop; Thos W O'Keefe to Jas S Segrave, 713 Eagle av; Dec24; Dec27'12. nom

259TH st W (13:3423), ns, 24.11 e Huxley av, 49.10x100.4x44.4x100; Henry Forster to Thos Fagan, 217 E 57; Dec19; Dec30'12. O C & 100

260TH st W, nwc Bway, see Bway, nwc 260th.

260TH st W (13:3423), ns, 175 w Bway, 52x122.2x51.3x110; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Bertha Tzschentschler, 175 6 av; Dec24; Dec27'12. 3,300

260TH st W (13:3423), ns, 100 w Bway, 75x110x75x107.4; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Fidelio S Carter, at Mound City, Ill; Dec 12; Dec27'12. 6,100

260TH st W (13:3423), ns, 225 w Bway, 34.7x125x7.5x122.2; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Lena Clark, 109 W 129; Dec24; Dec27'12. 1,125

260TH st W (13:3423), nwc Huxley av, runs w80xn100xw25xn25xe105 to Huxley av xs125 to beg; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Geo W Simmons, 1061 St Nicholas av; Dec24; Dec27'12. 6,000

260TH st W (13:3423), ns, 30 e Spencer av, 100x100; John Whalen trste for creditors of Chas J Schmitt to Thos Fagan, 217 E 57; Dec26; Dec31'12. 3,600

260TH st W (13:3423), nec Spencer av, 30x100; John Whalen trste for creditors of Chas J Schmitt to Thos Fagan, 217 E 57; Dec26; Dec31'12. 1,550

261ST st W (13:3423), swc Huxley av, 27.7x100x5.6x102.4; Henry Forster to Frank De Caro, 725 Greenwood av, Bklyn; Dec16; Dec30'12. O C & 100

262D st W, swc Fieldston rd, see Fieldston rd, swc 262d.

Anthony av, 1727 (11:2890 & 2891), ws, 67.9 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg; Blume Rubinowitz to Legation Realty Corpn, a corpn, 320 Bway; mtg $6,000; Dec26; Dec27'12. O C & 100

Av St John, 907 (10:2686), es, 51.11 s Prospect av, 20.3x99.11x20.2x96.6, 4-sty bk tnt; Smada Realty Co to Jos Resnik, 743 Forest av; mtg $6,700; Dec31'12. O C & 100

Av Von Humboldt (13:3423), ws, 200 n 261st, 26x49.7x33.3x62.1; vacant; Henry Forster to Conburgton Constn Co, a corpn, 85 Miller av, Bklyn; Dec17; Dec28 '12. O C & 100

Amundson av (*), ws, 425 s Nelson av, 25x100; Timothy F Giles to Inga C Giles, 996 Simpson; B&S; Dec31'12. nom

Arlington av, swc 256th, see 256th W, swc Arlington av.

Arthur av, 2329 (11:3065), ws, 219 n Belmont pl, late Kingsbridge & West Farms rd, 25x120, 3-sty fr tnt & str, 1-sty ext; Jos Cademartori to Herman Schrank, 2306 Arthur av; mtg $3,500; Jan2'13 O C & 100

Arthur av, sec 176th, see, 176th, 630 E.

Barker av, sec Mace av, see Mace av, sec Barker av.

Barnes av (*), es, 64 n 230th, 50x105, Wakefield; Henry M Stevenson, ref, to Hugo C Cook, 2311 St Raymonds av; mtg $——; FORECLOS Dec16; Dec27; Dec28'12. 2,375 over & above 1st mtg

Bathgate av, 2182 (11:3048), es, 173.3 s 182d, 16x110.7, 2-sty fr dwg; Arthur Wills to Anna A Hunter, 2186 Bathgate av; mtg $3,600; Dec21; Dec31'12. nom

Bathgate av, 2186 (11:3048), es, 141.3 s 182d, 16x110.7, 2-sty fr dwg; Fredk C Hunter to Wm E McReynolds, 109 W 88; mtg $4,000; Feb28'10; Dec27'12. nom

Blackrock av (*), ns, 205 w Castle Hill av, 100x108, Unionport, except pt for Blackrock av; Anna T Hoffmann to Roman Catholic Church of the Holy Family, a corpn, 1071 Castle Hill av; mtg $5,000; Dec27'12. O C & 100

Blackrock av (*), ns, 279.9 w Castle Hill av, 99.11x108, except pt for av; Anna T Hoffmann to Martha C Bergman, 319 E 156; AL; Dec27; Dec30'12. O C & 100

Blackrock av (*), same prop; Martha C Bergman to Emil R Hoffmann & Anna T his wife, 2159 Blackrock av, tenants by entirety; AL; Dec27; Dec30'12. O C & 100

Bogart av (*), es, 400 s Neil av, 50x100; Grace A Harrison, heir &c Jennie Hunter, to Edwin H Dixon, 37 Barker av, White Plains, NY; AT; B&S; AL; Dec18; Dec28'12. 500

Broadway (13:3423), swc Whalen, 25 x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Edw F Jackman, 1468 51st, Bklyn; Dec13; Dec27 '12. 4,700

Broadway (13:3423), nwc 260th, 30.6x 100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Francis R Core, 898 St Johns pl, Bklyn; Dec26; Dec 27'12. 6,100

Broadway (13:3423), ws, 30.6 n 260th, 25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Sadie Sanders, 961 Tiffany; Dec13; Dec27'12. 3,300

Broadway (13:3423), ws, 50 s Whalen, 50x100; vacant; Jno Whalen, as TRSTE for creditors of Chas J Schmitt, to Ernest McNeill, 611 W 113; Dec13; Dec27'12. 5,800

Broadway (13:3423), ws, 25 s Whalen, 25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm Wiese, 234 W 55; Dec24; Dec27'12. 3,000

Brook av, 197-9 (9:2264), ws, 40 n 136th, 40x100, 6-sty bk tnt & strs; Cream City Holding Co to Katie Opp, 1985 Ams av, m s; $39,000; Dec30; Jan2'13. O C & 100

Brook av, 2158-60 (9:2395), es, abt 213 s 169th, 45x100.6 to N Y & H R R, except strip conveyed by party 1st pt to Kath A Mahoney by deed recorded Sept6'12, 5-sty bk tnt; Jno H Buscall Co to Maria T Higgins, 2038 Mad av; mtg $28,000; Dec28; Dec27'12. O C & 100

Central av, sec Main av, see Main av, sec Central av.

Central av, sec St Agnes av, see Main av, sec Central av.

Central av, nwc Seaview av, see Main av, sec Central av.

City Island av (*), es, 100 n Cross, 75x 100; Lydia A Scofield to Fletcher P Scofield, 1447 Pacific, Bklyn; AL; Sept12; Jan 2'13. nom

Classon Point rd (*), es, abt 255 s 150th, 50x100; Aug20'03; Alice L Beach to Willard P Beach, her husband, on Patterson av, ns, near Taylor st; Dec31; Jan 2'13. nom

Crotona av, 2400 (11:3104), nec 187th (No 731-9), 200x100, 2-5-sty bk tnts with strs on cor & vacant; Michele Bolognese to Nista Constn Co, Inc, a corpn, 655 E 189; mtg $21,625; May31; Dec30'12. O C & 100

Crotona av, 2400 (11:3104), nec 187th (No 731), 100x50, 5-sty bk tnt & strs; Nista Constn Co Inc to Antonio Esposito, 155 W 83; mtg $39,000; Dec30; Dec31'12. O C & 100

Decatur av, ses, at nes 201st, see Decatur av, swc Mosholu pkway S.

Decatur av (12:3281), swc Mosholu pkway S, 51.4x74.9x12.2x87.3; vacant; also DECATUR AV (12:3281), ses, at nes 201st (No 381), 105x74.9x120.2x46.7, 2-sty fr dwg; Wm W Lyon, EXR Wm J Winghart, to Martha A Winghart, 3505 Bway; Dec27 '12; Jan2'13 19,000

Dudley av (*), ss, 75 e Mapes av, 75x100; also ZEREGA AV (*), es, 139 s Maclay av, 19x100; Frank Gass to Wm Reichelt, 1654 Zerega av; ½ pt; AL; Dec9; Dec30'12. O C & 100

Eastburn av, 1649 (11:2794), nwc Belmont, 50x100, except part for av, 2-sty fr dwg & str; Minnie Diedrich to Rudolph Kanze, 441 E 170; Dec28; Dec31'12. O C & 100

Eastern blvd, es, 275 nw Fairmount av, see Harrington av, ss, 120.6 e Ft Schuyler rd.

Elton av, 781-3 (9:2379), ws, 50 n 157th, 50x100, 2-sty & b bk dwg & 3-sty fr dwg; Rosie Ried to Julius Heiderman & Marie his wife as joint tenants, 783 Elton av; C a G; Dec19; Dec31'12. O C & 100

Fairmount av (*), ns, 25 e Vincent av, 25x100; Margt Tracey to Annie Curran, 301 W 154; Dec16; Dec31'12. nom

Ferris av, swc St Agnes av, see Main av, sec Central av.

Fieldston rd (13:3423), swc 262d, runs s 262xe60 to es of rd xn262.11 to ss 262d xw 60 to beg, being land in bed of rd; American Real Estate Co to City NY; Apr22; Dec28'12. nom

Findlay av (11:2783), ws, 402.8 n 169th, 75x100, vacant; Max Block to Rosie Markel, 27 Himrod, Bklyn; mtg $3,600; Dec30; Dec31'12. nom

Findlay av (11:2783), ws, 402.8 n 169th, 225x100; Rosie Markel to Hamilton Holding Co, a corpn, 149 Bway; mtg $10,800; Dec30; Dec31'12. nom

Forest av, 853 (10:2647), nws, 172.6 s 161st, 25x100, 4-sty bk tnt; Jas A Foley, ref to Saml Friedmann, 16 W 117; FORECLOS Dec20; Dec30'12. 50

Forest av, 1129 (10:2651), ws, 190 s Home 20x87.6, 3-sty bk dwg; Robt J Moorehead to Frank Fischer, 2184 Valentine av; mtg $7,500; Dec21; Dec30'12. O C & 100

Franklin av, 1205 (10:2611), ws, abt 145 s 168th, 17.9x83.6x16.8x80, with strip in front bet old & new lines of av, 2-sty fr dwg; Rebecca Tarbes to Morris Wattenberg, 3500 3 av; QC; Dec24; Dec27'12. O C & 100

Franklin av, 1205; Morris Davidson to same; mtg $4,450; Dec24; Dec27'12. O C & 100

Franklin av (10:2608), swc 166th, old lines 110x89x100x136, ruins of a 2-sty fr dwg & vacant; Howard Campbell to Jas S Lawson, 7207 Shore rd, Bklyn; 1-24 pt; QC; AL; Dec28; Dec31'12. nom

Franklin av (10:2608), swc 166th, old lines, 110x89x100x136, ruins 2-sty fr dwg & vacant; Saml Campbell to Howard Campbell, Sr, 1718 E 17, Bklyn; ⅛ pt; B& S; AL; Aug9; Dec31'12. nom

Grand blvd & concourse (12:3309-3310), ws, abt 200 s 204th, 25x113.10x25x115.1; vacant; Concourse Bldg Co to Otto Nauss, 2045 Valentine av; QC & correction deed; Dec24; Dec26'12; reprinted from last issue, when property was given as lot 116. nom

Harrington av (*), ss, 126.6 e Ft Schuyler rd, 25x105; also EASTERN BLVD (*), es, 275 nw Fairmount av, runs w39.1xn 52.7 still along blvd xe100xs39.2xse25.9x sw100 to beg; also TREMONT AV (11:2869), nws, 366.2 on curve from es Harrison av, runs nw151.4xne61.1xse153.3xsw on curve of av 125 to beg; Alphonse J Simendinger to Marie C Simendinger, 268 W 84; B&S; Nov25'12; Jan2'13. nom

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Hoe av, 1171 (10:2745), ws, 147.3 s Home, 25x100, 2 sty fr dwg, Wm R Helbig to Dwyer & Carey Constn Co, a corpn, 906 E 176, mtg $3,000, Dec31, Jan2'13. O C & 100

Hoe av (10:2712), ws, 84 s Aldus, runs w111xs21xw39xs63xe150 to av xn84 to beg, vacant; American Real Estate Co to Mack Constn Co, Inc, a corpn, 931 Southern blvd, AL, Dec24, Dec27'12. O C & 100

Hughes av, 2175 (11:3077), ws, 245 n 180th, 50x87.6, 4-sty bk tnt, Sole Realty & Constn Co to Rosina Roscignio, 2175 Hughes av, mtg $20,000, Dec31, Jan2'13. nom

Huxley av (13:3423), ws, 325 n 260th, 50x105, vacant, Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm L Thompson, 45 Pinehurst av, Dec24, Dec 27'12. **1,700**

Huxley av (13:3423), es, 100 n 260th, 100x95x irreg x100, vacant, Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Jno F Cavanagh, 1140 St Lawrence av, Dec24, Dec27'12 **3,600**

Huxley av (13:3423), ws, 150 n 260th, 25 x105, vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Michl A Cavanagh, 257 W 128, Dec12, Dec27'12. **800**

Huxley av (13:3423), ws, 125 n 260th, 25x105; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Grant F Chase, 319 W 57, Dec13, Dec27'12. **900**

Huxley av (13:3423), ws, 175 n 260th, 25x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Anthony B Cavanagh, 257 W 128; Dec12; Dec27'12. **800**

Huxley av (13:3423), ws, 375 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm L Thompson, 45 Pinehurst av; Dec24; Dec 27'12. **1,700**

Huxley av, nwc 260th, see 260th W, nwc Huxley av.

Huxley av (13:3423), ws, 144.4 s 261st, 125x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Andrea Scalvini, 445 W 153; Dec24; Dec27'12. **4,750**

Huxley av (13:3423), ws, 369.4 s 261st, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Emil & Eugene Philipp, 506 Ams av; Dec24; Dec 27'12. **1,800**

Huxley av (13:3423), ws, 102.4 s 261st, 42x105x18.7x107.6; Jno Whalen TRSTE for creditors of Chas J Schmitt to Frank De Caro, 725 Greenwood av, Bklyn; Dec24; Dec31'12. **1,400**

Huxley av, swc 261st, see 261st W, swc Huxley av.

Huxley av (13:3423), es,, 16.7 s Forster pl, 50x75.6x51.3x64.3; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to David H Rosenberg, 1565 1 av, & Israel Spark, 1563 1 av. **1,050**

Huxley av (13:3423), sec Forster pl, 16.7 x59.2x30.2x64.3; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to David H Rosenberg, 1565 1 av; Dec13; Dec27'12. **500**

Huxley av (13:3423), nec Forster pl, 25.7x91.3x25x96.10, vacant; Jno Whalen TRSTE for creditors of Chas J Schmitt, to Michl G Byrne, 444 W 50; Dec12; Dec 27'12. **1,600**

Huxley av (13:3423), nec Whalen, runs n100xe75.6xs xe50xs95 to Whalen xw149 to beg; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Edith T Bates, 71 W 11; Dec24; Dec27'12. **4,600**

Inwood av, 1376 (11:2856), es, 145 s 170th, 25x100, 3-sty fr tnt; Lillian Tannenbaum to Geo Schweppenhauser, 2417 Jerome av; mtg $9,500 & AL; Dec31; Jan 2'13. O C & 100

Kingsbridge av, swc 238th, see 238th W, swc Kingsbridge av.

Lafontaine av (11:3061), swc 179th, 97.5 x100x112.9x101,1, vacant; Geo P Breckenridge, ref, to Mutual Life Ins Co of N Y, a corpn, 34 Nassau; FORECLOS Dec 24; Dec27; Dec30'12. **11,500**

Lawrence av, es, 25 n Central av, see Main av, ws, 125 n Railroad av.

Lawrence av, es, 75 & 100 n Central av, see Main av, sec Central av.

Lawrence av, nec Westchester av, see Main av, sec Central av.

Longfellow av, 1400, see West Farms rd, 1301-3.

Mace av (*), sec Barker av, 50x100; Ralph L Sachs to Maxwell C Lewis, 452 Ft Washington av; Dec28; Dec30'12. O C & 100

Main av, ws, 125 & 225 n Central av, see Main av, sec Central av.

Main av (*), sec Central av, 50x100; also SEAVIEW AV (*), ws, 175 n Railroad av, 25x100; also ST. AGNES AV (*), sec Central av, 100x100; also SEAVIEW AV (*), es, 25 s Central av, 25x100; also WESTERN AV (*), sec Westchester av, 125x100; also LAWRENCE AV (*), es, 75 n Central av, 25x100; also MAIN AV (*), ws, 125 n Central av, 50x100; also MAIN AV (*), ws, 225 n Central av, 25x100; also LAWRENCE AV (*), es, 100 n Central av, 75x100; also ST AGNES AV (*), es, 25 n Central av, 25x100; also SEAVIEW AV (*), nwc Central av, 50x100; also LAWRENCE AV (*), nec Westchester av, 25x 100; also MAIN AV (*), nwc Westchester av, 50x100; also ST AGNES AV (*), swc Ferris av, 375x200 to St Marys av x375 to Ferris av x200; also FERRIS AV (*), n wc St Agnes av, 200 to St Marys av x280 to Pelham River xirreg to St Agnes av x 190, except parts for Baychester & Briggs av; also all R T & I as follows: MAIN AV (*), ws, 75 n Central av, 50x100; & also in & to any other lots on said map now owned by party 1st part & to land under water, etc; Walter W Taylor to Wm R Nash, 378 Montgomery, Bklyn; mtg $27,000 & AL; Dec27; Dec 30'12. O C & 100

Main av (*), ws, 125 n Railroad av, 25x 200 to Lawrence av; also LAWRENCE AV (*), es, 25 n Central av, 25x100, except parts for Baychester & Briggs avs; Walter W Taylor to Wm R Nash, 378 Montgomery, Bklyn; mtg $1,200 & AL; Dec27; Dec30'12. nom

Monaghan av (*), ws, 300 n Jefferson av, 25x100; Bengt Nelson to Lillie A Thomas, 213 W 53; mtg $500 & AL; Dec6; Dec31'12. nom

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Robt F Wagner ref to Augusta Duer, 107 E 64th; Eliz S Hamilton, 520 Park av, & Emily G Hadden at Hempstead, NY, as EXRS Mary W Hamilton; FORECLOS Dec3; Dec27'12. **8,000**

Mosholu pkway S, swc Decatur av, see Decatur av, swc Mosholu pkway S.

Muliner av (*), es, 207.2 s Neil av, 26.1x 84.5x25x74.9; Thos G Sinclair to Lester A Blackford, 131 Ogden av, Jersey City, NJ; AL; Dec31; Jan2'13. O C & 100

Netherland av (13:3426), cl 100 s 259th, runs s111.9xe177.9xn110.8xw165.6 to beg; vacant; Jno H Thorn to Danl S Morrison, 5695 Riverdale av; AL; Jan2'13. O C & 100

Newport av (*), land in bed of st, 60x 500, extending from land formerly of Theo Wilkins on s to land of Westchester Heights West, formerly of Robt J Turnbull on n; deed of session; Sophia K Miller to City NY; B&S; Aug28; Dec28'12. nom

Old Boston rd (*), ws, 250.8 n Elizabeth, 50.1x139x50x141, with all RT&I to a highway adj, except pt for White Plains rd; Jas H Macwilliam & Eliz, his wife, to Eliz M Macwilliam, 3327 White Plains rd; AL; Dec28; Jan2'13. nom

Paulding av (*), es, 95 n 217th, 19.4x 100; Isidor Cohn, ref, to Vincenzo Laporta, 586 Morris av; FORECLOS; Dec11; Dec30'12. **625**

Paulding av, nec 217th, see 217th E, nec Paulding av.

Perry av, 3323 (12:3343), ws, 522 n Holt pl, 22x85.2 to es of the Drive or Reservoir Oval E, 22x84.5, 2-sty fr dwg; Robt J Moorehead to Frank Fischer, 2184 Valentine av; mtg $5.500 Dec21; Dec30'12. O C & 100

Prospect av (*), ns, at line bet said lands & land Mary A Booth, runs n150xe 16 to land Joshua Banta xs50 to land Wm N Baxter xe24 to land Wm P Cook xs 100 to st xw40 to beg, City Island; Wm E Slevin, ref, to Geo P Koehler, 435 E 155, GDN Florence Koehler will Phillip Koehler; FORECLOS Dec19; Dec24; Dec 30'12. **3,500**

Proposed rd 50 ft wide (13:3406), nws, 350 ne of another 33 ft rd 50x150, being ne part lot 76 map Mary C P Macomb; also PROPOSED RD 50 ft wide, nws, 300 ne of another 33 ft rd, runs nw327xne100xse 177xsw50xse150xsw50 to beg; also PROPOSED RD 33 ft wide, nws, 300 ne of another 33 ft rd 100x— to creek, including rd in front of above & lot 76 on said map, lots 77 to 79 & letter E, including rd extending bet lots 77 to 79 & letter E & ½ of said rd adj that part of letter E not opposite lots 77 to 79, excepting out of letter E that part & rd in front lying bet lot 76 & the creek bounding lot E on w; Chas A Singer to Caroline H Singer, his wife, Larchmont, NY; 1-3 pt; AT & CaG, AL, Dec27; Jan2'13. gift & 100

Rosedale av (*), es, 75 n Merrill, 25x 100, except 5 ft strip taken for Rosedale av; Annie wife & Wm Balkin to John Neilson, 1468 Rosedale av; mtg $3,000; Dec30; Dec31'12. O C & 100

St Ann's av, 150 (10:2547), es, 80 s 135th, 20x80, 4-sty bk tnt & str; Micke Berg to D Clinton Mackey, 25 8 av, Bklyn; AL; Dec28; Dec30'12. nom

St Agnes av, es, 25 n Central av, see Main av, sec Central av.

St Agnes av, sec Central av, see Main av, sec Central av.

St Agnes av, swc Ferris av, see Main av, sec Central av.

St Lawrence av (*), ws, 175 n Gleason av, 25x100; August A Hoglund to Eliz D Hassard, 16 E 62; B&S; mtg $5,350; Dec 27; Dec28'12. O C & 100

St Raymonds av (*), ss, 88.10 w St Peters av, runs w49.8xn30 to cl of av xe 49.8xs30 to beg, being land in bed of av; Cath Murray et al to City NY; Oct15; Dec 28'12. nom

Seaview av, ws, 175 n Railroad av, see Main av, sec Central av.

Seaview av, nwc Central av, see Main av, sec Central av.

Southern blvd, 347-9 (9:2296), ns, 171.6 e Alex av, 40x100, 2-4-sty bk tnts & strs; Herbt L Griggs & ano TRSTES in U S for Sun Ins Office of London, Eng, to Bernhard Seymann, 1232 45th, Bklyn; Dec26; Dec27'12. nom

Southern blvd, 353-9 (9:2296), ns, 231.6 e Alex av, 80x100, 4-4-sty bk tnts & strs; Herbt L Griggs & ano TRSTES in U S for Sun Ins Office of London, Eng, to Bernhard Seymann, 1232 45th, Bklyn; CaG; Dec26; Dec27'12. nom

Southern blvd (10:2564), swc 136th, 36.11 x119.2x32x137.8, 5-sty bk tnt & strs; Selina Rosner to Robt Henderson, 468 W 24; mtg $47,000; Dec10; Dec31'12. nom

Southern blvd, 1831-3 (11:2958), ws, 53.10 s 176th, runs w85.11xs25xe15xs25xe 87.9 to st xn52.9 to beg, 5-sty bk tnt & strs; Dwyer & Carey Constn Co to Wm R Helbig, 1171 Hoe av; mtg $34,687.69; Dec 31; Jan2'13. nom

Spencer av (13:3423), es, 300 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Geo Stein, Jr, 989 E 167; Dec24; Dec27'12. **1,650**

Spencer av (13:3423), es, 100 n 260th, 25 x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Eugene O & Anna M F Krings, both at 50 Myrtle av, Bklyn; Dec24; Dec27'12. **825**

Spencer av (13:3423), es, 125 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Jno G Beck, 6009 Bway; Dec26; Dec27'12. **1,500**

Spencer av (13:3423), es, 350 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Emile Brunel, 285 W 261; Dec24; Dec27'12. **1,700**

Spencer av (13:3423), es, 500 n 260th, 25 x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Margery Pugh, 133 E 50; Dec24; Dec27'12. **775**

Spencer av (13:3423), es, 525 n 260th, 20.4x107.6x43.7x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Jos Zilli, 270 W 261; Dec24; Dec27'12. **1,025**

Spencer av, nec 260th, see 260th W, nec Spencer av.

Stebbins av, 1302 (10:2973), es, 250.11 s Freeman, 25x110, 4-sty bk tnt & strs; Eva Hackel to Frank Baumann, 1302 Stebbins av; mtg $14,000 & AL; Nov2'11; Dec27'12. O C & 100

Tenbroeck av (*), land in bed of av, 60x475, extending from land formerly of Theo Wilkins on s to land of Westchester Heights on w land formerly of Robt J Turnbull on n; deed of cession; Sophia K Miller to City NY; B&S; July29; Dec28'12. nom

Tinton av, 527 (10:2581), ws, abt 150 s 149th, 25x100, 2-sty fr dwg; Sheriff sale under execution July21'11; Julius Harburger, Sheriff, to Josephine I Charleton, 527 Tinton av; all R T & I of Casper E Charleton, deft; Oct30; Dec30'12. **3,656**

Tinton av, 591-7 (10:2653), ws, 100 n 150th, 75x95.2x75x94.11, 2 5-sty bk tnts; Maurice Meyer, ref, to Fulson Realty Co, a corpn, 261 Bway; mtg $——; FORECLOS Dec30'10; Jan3'11; Dec30'12. **2,000 over & above all liens**

Tremont av, nws, 366.2 on curve fr es Harrison av, see Harrington av, ss, 120.6 e Ft Schuyler rd.

Verio av, swc 236th, see 236th E, swc Verio av.

Villa av, 3098 (12:3310), es, 585.3 n Bedford Park blvd, 25x82.4x25x83.8, 3-sty fr bk ft tnt & str; Battista Tucci to Biagio Giugliano ,3090 Villa av; mtg $4,500; Dec 20; Dec30'12. O C & 100

Vyse av, 1904 (11:3005), ses, abt 140 e Boston rd, 72x77x72x92.6, except pt for av, 2-sty fr dwg; Wm R Helbig to Dwyer & Carey Constn Co, a corpn, 906 E 176; Dec31; Jan2'13. O C & 100

Wales av, 429 (10:2577), nws, 100 ne 144th, 50x100, 2-sty & b bk dwg; Estate of I A Lustgarten, a corpn, to Realty Redemption Co of N Y, a corpn, 68 Wm; Dec28; Dec30'12. nom

Washington av, 1286-92 (9:2373), sec 169th (Nos 480-8), runs e 113.7xs50.9xe1.3 xs50.9xw116 to av xn101.6 to beg, except part for av, also except land lying e of line 100.7 e of av, —x—, 3-sty bk & f factory, 1-sty fr factory & 2 & 3-sty fr dwg; Louisa R Houchin to L & S Constn Co, a corpn, 1834 Clinton av; mtg $28,865 & AL; Dec2; Dec28'12. O C & 100

Washington av, 2459, see Washington av, 2461.

Washington av, 2461 (11:3042), ws, 213 n 188th, 25x110, 2-sty fr dwg; also WASHINGTON AV, 2459 (11:3042), ws, 188 n 188th, 25x110, 2-sty fr dwg; Jos F Sanford to Laura M Nelson, 2164 or 2461 Washington av; QC; Nov26; Dec27'12. nom

Washington av, 2461& 2459; Florence Powell to same; QC; Dec2; Dec27'12. nom

Washington av, 2461 & 2459; Stephen C Powell et al to same; QC; Dec4; Dec27'12. nom

Washington av, 2461 & 2459; Walter E Sanford to same; QC Nov29; Dec27'12. nom

Webster av, 1995-2001 (11:2815), swc 179th (No 370), 100.7x99.4x99.9x102.8, 2 6-sty bk tnts & strs; Palmer Heights Realty Co to Fanny Roseff, 11 Park av, Mt Vernon, NY; mtg $72,500 & AL; Dec28'12. O C & 100

Webster av, 4300 (12:3401), es, 90.1 n 236th, 59.5x100.3x50x120.11, 2-sty fr dwg; Geo H Engelhard, ref to Wm H Mullen, 458 Mott av; PARTITION; Sept28; Dec31 '12. **2,825**

Western av, sec Westchester av, see Main av, sec Central av.

West Farms rd, 1301-3 (11:3007), nwc Freeman, 56.5x137.1 to Longfellow av (No 1400), x54.8x88.10, except part for rd, 5-sty bk tnt & strs; Maria M Rubino to Jos Henschel, 288 E 161; mtg $62,350; Dec 30; Dec31'12. O C & 100

Westchester av, nec Lawrence av, see Main av, sec Central av.

Westchester av, sec Western av, see Main st, sec Central av.

Willis av, 461 (9:2307), ws, 25 s 146th, 25x106.6, 5-sty bk tnt & strs; Margarethe Rasche to Chrystine M & Therese C Rasche, 536 W 150; mtg $12,000; Dec28; Dec31'12. nom

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Zerega av, es, 139 s Maclay av, see Dudley av, ss, 75 e Mapes av.

Zerega av (*), es, 100 n Westchester av, 125x100; Frank M Clendenin to Bronx County Constn Co, a corpn, 2720 3 av; A L; Dec30; Jan2'13. nom

Lots 77 to 79 & Letter E map Mary C P Macomb, see p oposed rd 50 ft wide.

Plot (*), begins 990 e White Plains rd at point 295 n along same from Morris Park av, runs e 97.4xnw25.5xw92.5xs25 to beg, with right of way over strip to Morris Park av; Agnes Schano to Carrie Conkel, 541 W 50; ½ pt; mtg $4,000; Dec27; Dec28'12. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of The Bronx.

238TH st W (13:3406 & 3414), swc Kingsbridge av, runs nw725 to es Spuyten Duyvil rd xn60 to ns of st xse 725 to av xsw— to beg, being land in bed of 238th; re mtg; Anzonetta B Bininger to City NY; AT; QC; Apr12; Dec28'12. nom

256TH st W (13:3425), land in bed of st described in mtg dated May16'05 & recorded in l 6 p 374, being land n of ss of 256th & bounded w by es of Independence av; re mtg; Troy Savgs Bank to Burghard Steiner, on es Independence av, 350 n 254th; QC; May6'09; Dec28'12. nom

Boynton av, nec Westchester av, see Westchester av, nec Boynton av.

Broadway (13:3423), 261st st, &c; permit to lay gas mains, etc., on property as shown on map of 463 lots of Forster & Schmitt; John Whalen TRSTE for creditors of Chas J Schmitt to Westchester Lighting Co, a corpn, cor 1st & 1 av, Mt Vernon, NY; Dec27; Dec31'12. nom

Broadway (13:3423), 261st st, &c, same prop; similar permit; Chas J Schmitt to same; Dec27; Dec31'12. nom

Kingsbridge av, swc 238th, see 238th W, swc Kingsbridge av.

Newport av (*), land in bed of av described in mtg recorded Mar12'09 l 103 p 159; re mtg; Union Dime Savgs Bank to City NY; QC; July19; Dec28'12. **nom**

Summit av, 914 (9:2524), es, 175 s 162d, 25x100, 2-sty bk dwg; re judgt; Gants & Reynolds, a co-partnership to Geo F Bache, 914 Summit av; Dec27; Dec31'12. O C & 100

Tenbroeck av (*), land in bed of av described in mtg recorded Mar12'09 in l 103 p 159; re mtg; Union Dime Savgs Bank to City NY; QC; July19; Dec28'12. nom

Westchester av (*), nec Boynton av, 50.1x99.5x50x95.11; re mtg; Henry R C Watson EXR &c Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; May22; Dec27'12. 7,000

3D av, 2507-9, see 3 av, 2505.

3D av, 2505 (9:2320), nws, 175.6 ne 136th, 25x100, owned by Isaac Boehm; also 3D AV, 2507-9, ws, adj above on n, owned by J A Murray; boundary line & party wall agmt; J Archibald Murray, 57 E 66, with Isaac Boehm, 981 Mad av; Dec 23; Dec28'12. nom

LEASES.

Borough of Manhattan.

DEC. 27, 28, 30, 31, JAN. 2.

[1]**Hester st, 182,** see Mulberry, 127.

[1]**Hudson st, 114** (1:189), all; Max Ullmann to Henry D Luhmann, 1125 Tinton av; 9 4-12yf Dec14; Dec31'12. 2,100

[1]**Hudson st, 114** (1:189), asn Ls; Henry D Luhmann to Dietrich Degenhardt, 473 E 134, & Fredk Degenhardt, 17 2d, Bklyn; Dec16; Dec31'12. nom

[1]**Ludlow st, 75** (2:408), 6-sty bldg; Geo. Hassler to Philip Wolff, 19 Lewis av, Bklyn; 10yf July1'11; Dec27'12. 3,300 & 3,400

[1]**Ludlow st, 75** (2:408); asn Ls; Philip Wolff to Herman Tolk, 334 Grand; Dec26; Dec27'12. nom

[1]**Madison st, 40** (1:116), all; Rebecca O'Brien to Geo Contos, 40 Madison & ano; 8yf May1'14; Dec31'12. 1,800

[1]**Manhattan st, 19** (7:1966), 25x100, all; L & K Ungrich to Otto Rupp, 39-41 Manhattan; 5yf Nov1; Dec30'12. 2,700

[1]**Mulberry st, 127;** also HESTER ST, 182 (1:206), str & c; Katie Pittelli to Jos Russo, 5 Baxter; 5yf Dec1; Dec30'12. 1,500

[1]**Rivington st, 228** (2:339); asn Ls; Jacob Holzman et al TRSTE to David Levine, 5211 15 av, Bklyn; Nov11; Dec31'12. nom

[1]**Spring st, 17** (2:493), str & b; Pietro Alvino to Antonino Montana, 20 Spring; 5yf Nov1; Dec31'12. 780

[1]**Thompson st, 59-61** (2:489; all; Selig A Kors to Nicola De Alia, 215 Sullivan; 3yf Jan1; 2 y ren; Jan2'13. 5,000

[1]**11TH st, 327 E** (2:453); sur Ls; Domenico Venezia to Pancrazio G Galgano, 225 E 28, & Filippo Cassola, 264 W 71; Dec13; Jan2'13. nom

[1]**14TH st E, sec Av A,** see Av A, sec 14.

[1]**17TH st E, nwc 3 av,** see 3 av, 188.

[1]**23D st, 67 W** (3:825); asn Ls; Haaren & Gerdes Co to Peter J Groll, 147 E 53; Dec 23; Jan2'13. nom

[1]**26TH st W** (3:827), ss, from 5 av to Bway, store "D" & part b & part sub b in new bldg in course of erection; 5th Av & 26th St Co, 220 5 av to Exchange Buffet Corpn, 3 Broad; 20 11-12yf Sept1'13; Dec 31'12. 14,000 & 16,000

[1]**29TH st W, nec 6 av,** see 6 av, 482.

[1]**30TH st, 521 W** (3:702); agmt as to sur Ls; Udell Mfg Co to N Y State Realty & Terminal Co, a corpn, swc Lex av & 45th; Aug27; Jan2'13. nom

[1]**30TH st W, sec 13 av,** see 13 av, sec 30th.

[1]**33D st, 308-14 E** (3:938), all; Minnie Stern with Wolf Morgenrath & Max Blumenrich, 172 Rivington; 3yf Jan1'13; Dec 31'12. 9,502

[1]**44TH st W, nec 11 av** see 11 av, 592.

[1]**47TH st W, swc 8 av,** see 8 av, swc 47th.

[1]**53D st, 160 E** (5:1307), west str; Emily Cooke to Vincenzo Volpe, 160 E 53; 4 10-12yf May1'11; Dec31'12. 384 & 420

[1]**86TH st, 429 E** (5:1566), asn two leases; Edw Levinsohn to Henry Salzman, 1028 Anna, Elizabeth, NJ; AL; Dec26; Dec30 '12. nom

[1]**96TH st, 330 W** (4:1253); asn Ls; Henry Beicke to Fredk Wahl, 401 E 156; mtg $——; Dec27; Dec30'12. nom

[1]**106TH st, 312 & 312½ E** (6:1677); all; Rubin Schlegman to Salvatore Vennagallo, 330 E 106 & ano; 5yf Jan1'13; Dec27'12. 3,600

[1]**108TH st E, nec 1 av,** see 1 av, 2106.

[1]**112TH st, 116-18 W** (7:1821); all; Julius Blauner to Jos Shenk, 62 W 107; 5yf Jan 1; Jan2'13. 6,750

[1]**112TH st, 120-2 W** (7:1821); all; Isidore Blauner to Jos Shenk, 62 W 107; 5yf Jan 1; Jan2'13. 6,750

[1]**125TH st E, nwc 3 av,** see 3 av, nwc 125th.

[1]**163D st W, nec Ams av,** see Ams av, nec 163.

[1]**Av A** (2:407), sec 14th, str & pt b; Salvatore Catalano to Jacob S Ganeless, 224 Av A; from Jan1'11 to May1'16; Dec27'12. 1,200 to 1,320

[1]**Av B, 224-6** (2:407), all; Jacob Selig to Leon Kranz, 406 Madison; 2yf Jan1'13; Dec31'12. 4,500

[1]**Amsterdam av, 861** (7:1857), str; Louise Specht & ano EXRS &c Jno Brueggemann to Peter J Little, 501 W 170; 5yf May1'15; Dec28'12. 2,400 & 2,500

[1]**Amsterdam av, 861;** asn Ls, recorded Jan3'10; Jno E Driscoll to same; Dec19; Dec28'12. nom

[1]**Amsterdam av** (8:2110), nec 163d; str & pt b; Jacob Ruppert, a corpn, to Siegfried Appel, 2087 Ams av; 4 4-12y & 19 days f Dec12; Dec27'12. 2,000 & 2,100

[1]**Broadway, sec 26th,** see 26th W, ss, fr 5 av to Bway.

[1]**Broadway, 1741** (4:1027), all; Jane E Faitoute to American Auto Supply Co Inc, 1697 Bway; 10yf Feb1'13; Dec28'12. 8,000 to 8,500

[1]**Broadway, 2848** (7:1882), sur Ls; Oscar B Abbott & ano to American Purchasing Assn, 910 Col av; Dec24; Dec28'12. nom

[1]**Lexington av, 495** (5:1301), all; Ferd T Hopkins to Geo Day, 495 Lex av; 14yf Nov1; Dec30'12. 3,000 to 5,000

[1]**Madison av, 112-6** (3:859), str & b; Lee Holstein Constn Co to A S Rosenthal Co, a corpn, 45 Greene; 5yf Feb1'13; Dec31'12. 12,000

[1]**West End av, 114** (4:1156), es, 25 s 65th, 25x100, 2-sty bk bldg; Louis Richard to Adolph Schwartz, 197 Ams av; 3yf Jan1 '13; Dec27'12. 2,000 & 2,100

[1]**W Broadway, 177** (1:176); str, b & 2 upper flrs; Alma Schmults to Martin Mayer, 177 W Bway; 3yf Dec1'12; Jan2'13. 1,680

[1]**1ST av, 141** (2:450), str & b & 4 rooms on 3d fl; S Kraus & Bro to Adolf Freund, 141 Av C; 1 3-12yf Feb1'13; 3y ren; Jan2'13. 1,416

[1]**1ST av, 2166** (6:1702), nec 108th; cor str; Teresa Vigorito to Vincenzo Marinelli, 331 E 108 & Carmine Liberti, 336 E 114; 2 9-12yf May1'12; Jan2'13. 960

[1]**2D av, 101** (2:461), cor str & b; Wm Rosenthal to Wm Levine, 225 Rivington; from Jan1'13 to Apr30'18; Dec28'12. 1,800

[1]**3D av, 188** (3:873), nwc 17th; asn Ls; Lina Hoberg to Herman F Schaer, 217 E 82; AL; Dec28; Dec30'12. nom

[1]**3D av, 188** (3:873); str & c; Stephen C Barnum, TRSTE Ann C Morton, to Herman F Schaer, 217 E 82; 3yf May1'14; Jan 2'13. 2,500

[1]**3D av** (6:1774), nwc 125th; rear portion 2d fl, 18x23; Wieben Bros (Inc) to Henry Storck, 206 E 119; 5yf May1'11; Jan2'13. 600

[1]**5TH av, swc 26th,** see 26th W, ss, from 5 av to Bway.

[1]**6TH av, 384-6** (3:825), es, 61.8 s 24th; asn three leases; Gus Zimmermann to Geo T Zimmermann, 240 E Tremont av; Dec 27; Dec28'12. nom

[1]**6TH av, 482** (3:831), nec 29th, all; Philip J Kearny to Geo J Kehoe, 435 Spruce, Richmond Hill, B of Q, & ano 10yf May 1'12; Dec30'12. 6,000 to 7,000

[1]**7TH av, 360** (3:779), two strs & c; Coleman Constn Co to Edw Levinsohn, 544 E 86; 8 4-12yf Jan1'13; Dec30'12. 4,000 to 6,000

[1]**7TH av, 823** (4:1006), str & part b; Bernhard Seymann to Geo W Reynolds, 169 Manhattan av & ano; 3yf Jan1'13. Dec30'12. 3,000

[1]**8TH av** (4:1037), swc 47th, —x—; asn Ls; Jas P Shields to Jno B Zeller, 1649 Ams av; mtg $12,000; Dec16; Dec30'12. O C & 100

[1]**8TH av, 2055** (7:1846), str fl & bake shop in b; Marvel Baking Co to Geo Hinrichs, 2055 8 av & ano; 10yf Dec1; Dec30 '12. 2,400 & 2,700

[1]**11TH av, 592** (4:1073), nec 44th, str fl; Jane Connor to Philip Stipisich, 600 11 av; 5yf Sept1; Dec31'12. 1,200

[1]**13TH av** (3:675), sec 30th; sur ls; Theo Kilian & ano to Jno Jordan, 19 W 85; Dec 12. Dec31'12. nom

LEASES.

Borough of The Bronx.

[1]**Halperin st, sec Williamsbridge rd,** see Williamsbridge rd, 1424.

[1]**138TH st, 624 E** (10:2550), all; Bernard Treptow to Isidore Zimmer, 981 Union av; 5yf Jan1'13; Dec31'12. 1,050

[1]**146TH st, 680 E,** see Willis av, 463.

av, 463.

[1]**176TH st, 670 E** (11:2945); all; Checchina Carucci to Leo Stark, 221 W 120 et al; 5yf Jan1'13; Dec28'12. 5,625

[1]**187TH st E, nec Crotona av,** see Crotona av, nec 187th.

[1]**Bathgate av, 1598** (11:2919), sec 160 sw 172d, 50x56.6, except part for Bathgate av, all; Regina Tape to Harry Walzer, 1598 Bathgate av; 13 5-12yf Dec1; Dec 30'12. 780 to 1,800

[1]**Crotona av, 1843** (11:2945); all; Checchina Carucci to Leo Stark, 221 W 120 et al; 5yf Jan1'13; Dec28'12. 4,125

[1]**Crotona av** (11:3104), nec 187th; asn Ls; Raffaele Bolognese to Ebling Brewing Co, 760 St Anns av; Dec13; Dec31'12. nom

[1]**Crotona av** (11:3104), nec 187th, cor str; Nista Constn Co to Raffaele Bolognese, 2434 Cambreling av; 10yf Nov1; Dec31'12. 780 to 900

[1]**Southern blvd, 959** (10:2725); str; Kellwood Realty Co to Geo Plevretes, 852 Westchester av; 5yf Jan1; 5 y ren at $3,300 & $3,600; Jan2'13. 2,700 & 3,000

[1]**Union av, 844** (10:2677), additional portion of basement; Adam A Koenig to Pasquale Tedesco, 851 Tinton av & ano; 10yf Mar1; Dec27'12. 36

[1]**Wilkins av, 1469** (11:2965); asn Ls; Isaac Broslawsky to Henry Knieriem, 1218 Hoe av & ano; AT; Nov16; Dec31'12. nom

[1]**Wilkins av, 1469;** asn Ls; Henry Knieriem & ano to Frank P Herrick, 160 Bleecker; Dec13; Dec31'12. nom

[1]**Wilkins av, 1469;** asn Ls; Frank P Herrick to Henry Knieriem, 1218 Hoe av & ano; AT; Dec31'12. nom

[1]**Williamsbridge rd, 1424 (*),** sec Halperin; asn Ls & consent to same by Mary McGurl; Fredk J Haas to Vincenzo Manzella, 2230 1 av; AT; Dec6; Dec30'12. nom

[1]**Williamsbridge rd, 1424, or Main st (*),** sec Halperin, Westchester, all, with shed in rear; Mary McGurl to Fredk J Haas, 2402 Butler pl; 5yf Nov1'11; Dec30'12. 780

[1]**Willis av, 463** (9:2307); asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; Dec5; Dec31'12. nom

[1]**Willis av, 463** (9:2307), swc 146th (No 680), str; Kanter Co to Wm Sudbrink, 760 St Ann's av; 5 5-12yf May1'13; Dec31'12. 1,380

MORTGAGES.

Borough of Manhattan.

DEC. 27, 28, 30, 31, JAN. 2.

[m]**Attorney st, 17-9** (1:314), swc Grand (No 433), 100x20; pr mtg $45,000; Dec30 '12; due, Jan1'16, 6%; Rebecca Harris, 231 Rodney, Bklyn, to Morris L Harris, same address. 5,000

[m]**Baxter st, 125-7** (1:206), sec Hester (Nos 194-6), runs s100xe75xn25xw25xn75 to Hester xw50 to beg; pr mtg $——; Dec26; Dec27'12; 5y5%; Otto Lorence & Jacob Lazarowitz to Susan R Kendall, 10 W 55 et al & Isaac C Kendall. 10,000

[m]**Baxter st, 125-7;** sobrn agmt; Dec26; Dec 27'12; same & Camilla E & Rose M Helmle with same. nom

[m]**Baxter st, 125-7,** see Hester, 194-6.

[m]**Beaver st, 85-91,** see Wall, 67-9.

[m]**Bond st, 21** (2:529), ss, abt 426.3 e Bway, 25x114.4 to ns of 15 ft alley, with rights to alley; pr mtg $40,000; Dec24; Dec27'12; due, &c, as per bond; Leon Tanenbaum to Wilhelmina Kellner, 5713 Michigan av, Chicago, Ill. 24,000

[m]**Broome st, 15** (2:321), ss, 25.9 e Mangin, 25.9x75; PM; Dec26; Dec27'12; 3y5%; Margt Kelland, Bklyn, to Elsworth Realty Co, 44 Court, Bklyn. 4,000

[m]**Charles st, 10** (2:621), ns, 202.1 e Bleecker, 20x94.10; Jan2'13; due &c as per bond; Addie S Browne to N Y Savings Bank, 81 8 av. 1,500

[m]**Christopher st, 100-4** (2:588), ss, 123 w Bleecker, 69.6x82.4x69x69.3; PM; pr mtg $17,000; Mar7; Dec28'12; 1y6%; Chas I Weinstein Realty Co, 17 W 120, to Jacob Kottek, 17 W 70; re-recorded from Mar 11'12. 20,000

[m]**Christopher st, 100-4** (2:588), ss, 123 w Bleecker, 69.6x82.4x69x69.3; Dec27'12; 5y 5%; Chas I Weinstein Realty Co to Amos W Wright, 46 Stanhope Gardens, London, Eng, et al, trstes Mary W Wright. 63,000

[m]**Christopher st, 100-4;** consent & certf to above mtg; Dec27'12; same to same.

[m]**Christopher st, 100-4;** sobrn agmt; Dec 27'12; Jacob Kottek with same.

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m**Duane st, 172-4** (1:141), ss, 100.2 w Hudson, runs s127.4xw25xn12.8xw25xn114.10 to st xe50 to beg; PM; Dec26; Dec27'12; due &c as per bond; Wm O Saxton to Title Guar & Trust Co. 30,000

m**Frankfort st, 36** (1:120), nwc Rose (No 2), 26.11x46.4x26.5x42.5; Dec27'12; 3y5%; John V Black to Cath Paris, Charlestown, NH. 25,000

m**Front st, 8** (1:8); **Moore st, 11-17, & Water st, 7;** ext of mtg for $30,000 to Jan 9'16, 4½%; Dec18; Dec31'12; Bankers Trust Co, a corpn, & ano trstes Moses G Baldwin with Fredk B Jennings, 15 Broad. nom

m**Grand st, 264** (2:418), ns, 62.6 w Forsyth, 18.9x75; Jan2'13; due, &c, as per bond; Theo Simon, 201 W 117 to Chas H Young, 31 Poplar pl, New Rochelle, NY, & ano trstes Geo Bell. 15,000

m**Grand st, 433,** see Attorney, 17-9.

m**Greenwich st, 318** (1:139), ws, 25 s Duane, 25x60; ext of $10,000 mtg to Jan11'16 at 5%; Nov4'12; Jan2'13; Harold M Sill & Thos H Dougherty, trste Amelia W Dougherty with David R Morison. nom

m**Hester st, 182,** see Mulberry, 127.

m**Hester st, 194-6;** also BAXTER ST, 125-7 (1:206); agmt changing due date from June20'18 to Dec27'17; Dec26; Dec31'12; Otto Lorence & Jacob Lazarowitz with Susan R Kendall et al, trste Isaac C Kendall. nom

m**Hester st, 194-6,** see Baxter, 125-7.

m**Houston st, 90-4 E,** see Bowery, 281.

m**Houston st, 288-90 E** (2:397), ns, 45 w Av B, 40.5x80; Dec27'12; due &c as per bond; Saml Bonis to New York Savgs Bank , 81 8 av. 42,000

m**Leroy st, 55-7** (2:583), ns, abt 200 w Bedford, 66x60.4x53.4x61.6; Jan2'13; 3y 4½%; Phoebe L DeBold, 1091 Gates av, Bklyn to Havens Relief Fund Society, 49 Wall. 21,000

m**Lewis st, 76** (2:329), es, 100 s Rivington, 25x100; pr mtg $32,000; Jan1; Jan2'13; due July1'15, 6%; Peter & Adolph Sandrowitz to Herman Rickman, 67 2d. 1,000

m**Madison st, 162** (1:272), ss, abt 45 e Pike, 23x100; additional mtg; Aug21'12; Jan2'13; due Aug21'16, 6%; Emil & Barnet Reibstein to Jacob Karp, 25 E 99. 4,500

m**Maiden la, 25** (1:65), asn Ls by way of mtg to secure performance of contract; Nov15; Dec31'12; Isaac Westervelt to Pabst Brewing Co, 606 W 49. nom

m**Manhattan st, 19** (7:1966); sal Ls; Dec 23; Dec30'12; demand, 6%; Otto Rupp to Lion Brewery, 104 W 108. 3,975

m**Monroe st, 81-3** (1:272), asn rents to secure $1,000; Dec27; Dec30'12; installs, 6%; Sol Insky to Abe Axler & Co, 165 East Bway. 1,000

m**Moore st, 11-17,** see Front, 8.

m**Mulberry st, 127;** also HESTER ST, 182 (1:206); sal Ls; Dec27; Dec30'12; demand, 6%; Jos Russo to Lion Brewery, 104 W 108. 1,268

m**Rivington st, 228** (2:339); leasehold; Dec16; Dec31'12; due, &c, as per bond; David Levine, 5211 5 av, Bklyn, to Jacob Holzman, 309 W 99 et al trstes under deed of trust. 13,500

m**Rivington st, 228;** participation agmt; Dec16; Dec31'12;Isaac Marks, 1342 51st, Bklyn, with same. nom

m**Rose st, 2,** see Frankfort, 36.

m**Stuyvesant st, 23** (2:465), ns, 124.11 e 9th, 15.11x59.3x16x62.8; Nov4; Dec31'12; 5y 6%; Antonie wife Ludwig Lievendag to Hans Lass, Hamburg, Germany. 3,400

m**University pl, 72** (2:568), nws, abt 25 s 11th, 23x93.2x23x91.5, sws; Dec27'12; 5y 5%; Isabella B Jones to Fanny G Van Wyck, 107 Joralemon, Bklyn. 2,000

m**Wall st, 67-9** (1:27), ss, 70.5 w Pearl, runs s60.6xse18.4 to ns Beaver (Nos 85-91) xsw99.1xnw48.9xne15.8xn92.2 to Wall xe73.7 to beg; ext of $500,000 mtg to Sept 7'13, 5%; Sept6; Jan2'13; New York Life Ins Co with U S Realty & Impt Co, 111 Bway. nom

m**Water st, 7,** see Front, 8.

m**Waverly pl, 118** (2:552), ss, 159.3 e 6 av, runs se22xsw104xnw33xne7xse1lxne97 to beg; Dec28; Dec30'12; 1y5%; Helen A Roache, 1332 Lex av to Emigrant Industrial Savings Bank, 51 Chambers. 1,500

m**5TH st, 247 E** (2:461), ns, 230 e Cooper sq, 25x97; Dec27'12; due &c as per bond; Albt L Adams to Title Guar & Trust Co. 16,000

m**9TH st, 422 E** (2:436), ss, 300.7 w Av A, 18.8x90.3; Dec21; Dec28'12; 5y4½%; Laura M & Helen E Stoiber of Denver, Col, to Bowery Savings Bank, 128 Bowery. 9,000

m**9TH st, 635 E** (2:392); ext of $2,500 mtg to Jan1'16 at 6%; Dec30'12; Jan2'13; Arthur M Mundt with Barnet Appel, 322 E 4. nom

m**9th st, 635 E** (2:392); ext of mtg for $4,-000 to July1'16 at 6%; Dec30'12; Jan2'13; Arthur M Mundt, 11 W 120 with Barnet Appel, 322 E 4. nom

m**9TH st, 27 W** (2:573); ext of $15,000 mtg to June1'18 at 5%; Dec8; Dec28'12; National Savgs Bank of City of Albany with Stella W Brouner, 27 W 9. nom

m**11TH st, 327 E** (2:453), ns, 275.5 w 1 av, runs n107.4xw7.5xw7.6xs6.1xw19.3xsw53.1x s34.3 to st xe21.3 to beg; pr mtg $28,500; Dec31'12; Jan2'13; due Sept1'15; 6%; Jos Anastasio to Pancrazio G Galgano, 225 E 28. 500

m**11TH st, 78-80 W,** see 6 av, 144-6.

m**17TH st, 240-2 W** (3:766), ss, 293 e 8 av, 35x84; pr mtg $17,000; Dec26; Dec27'12; due &c as per bond; Thos Hinton, 240 W 17 to Jno Sonn, 570 2 av. 2,000

m**20TH st, 148 E** (3:875), ss, 100 w 3 av, 25x109; ext of $23,600 mtg to Jan2'16 at 4½%; Dec1'12; Jan2'13; Harold M Sill & ano trstes Amelia W Dougherty with Kenneth M Murchison et al trste &c Katherine Murchison. nom

m**21ST st, 64 W** (3:822), asn Ls by way of mtg as collateral security for payment of $4,500; Dec23; Dec27'12; Jas Maloney to Pabst Brewing Co, 606 W 49. nom

m**22D st, 328 W** (3:745), sws, 341.6 nw 8 av, 21x98.6; Dec30'12; due Sept21'15, % as per bond; Anna C Goodwin to Farmers' Loan & Trust Co, 22 Wm. 3,000

m**23D st, 115-7 E** (3:879), ns, 156 e 4 av, 56.6x110; bldg loan; Dec31'12; due Oct1'16; 5½%; No 115 E 23d Street, a corp to Metropolitan Life Ins Co, 1 Mad av. 25,000

m**23D st, 115-7 E;** certf as to above mtg; Dec31'12; same to same. ——

m**25TH st, 207-17 W** (3:775), ns, 102 w 7 av, 126x98.9; pr mtg $375,000; July1; Dec 30'12; due July1'31, 6%; Graphic Arts Realty Co of NY as trste to Equitable Trust Co of NY, 37 Wall. gold bonds $350,000

m**25TH st, 207-17 W;** certf as to above mtg; June25; Dec30'12; same to same. ——

m**26TH st, 301 E,** see 2 av, 462.

m**26TH st, 506 W** (3:697), ss, 125 w 10 av, 25x98.9; Dec26; Dec27'12; 3y5%; Griffin Roofing Co, 506 W 26 to Wm W Johnson, 612 N Broadway, Yonkers, NY & ano trstes Oliver J Johnson. 11,000

m**26TH st, 506 W;** certf as to above mtg; Dec26; Dec27'12; same to same. ——

m**26TH st, 506 W;** sobrn agmt; Dec26; Dec 27'12; same & Barrett Mfg Co with same. nom

m**26TH st, 506 W;** pr mtg $11,000; Dec26; Dec27'12; 3y6%; Griffin Roofing Co, 506 W 26 to Mary E Rooney, 562 W 113. 2,500

m**26TH st, 506 W;** certf as to above mtg; Dec26; Dec27'12; same to same. ——

m**27TH st, 133 E,** see Lex av, 100.

m**27TH st, 232 W** (3:776), ss 334.9 e 8 av, 24.10x98.9; PM; pr mtg $27,500; Dec23; Dec27'12; 3y6%; Ira L Kohn to Edw A Kohn, 51 W 81. 20,000

m**33D st, 60-6 W,** see Bway, 1270-80.

m**33D st, 137 W** (3:809); sal Ls; Dec26; Dec30'12, demand, 6%; Morris Reiss to Lion Brewery 104 W 108. 1,500

m**35TH st, 109 E** (3:891); ext $25,000 mtg to Dec27'17 at 4½%; Dec27; Dec30'12; Lawyers Title Ins & Trust Co with Nobie F Hoggson. nom

m**37TH st, 307 E** (3:943), ns, 147 e 2 av, runs n98.9xw10.4xsw49.11xw1.10xs24.8 xw 1.10 to cl Eliza xsw24.11 to st xe25.8 to beg; ext of $7,000 mtg to Apr5'13 at 5%; Oct31'12; Jan2'13; Thos H Dougherty Jr with Mary Busby. nom

m**37TH st, 516 W** (3:708), ss, 250 w 10 av, 25x98.9; pr mtg $4,000; Apr23'08; Dec31 '12; due Apr15'13; 6%; Peter White to Wm J Fitzgerald, 547 W 45. 5,000

m**44TH st W, nec 11 av,** see 11 av, 592.

m**45TH st, 66 W** (5:1260), ss, 160 e 6 av, 20x100.5; given to secure note for $13,500; Jan2'13; 1y6%; Alex R Boyd, Phila, Pa to Margt B Mackin, 66 W 45. 13,500

m**47TH st, 21 E** (5:1283), ns, 44.9 w Mad av, 16.6x100.5; pr mtg $45,000; Dec27'12; 5y4½% ; Margt E McCormick to Bowery Savgs Bank, 128 Bowery. 5,000

m**47TH st, 326 W** (4:1037), ss, 397 e 9 av, 28x100.5; ext of $15,000 mtg to Oct5'17 at 5%; Oct16'12; Jan2'13; Harold M Sill & ano trstes Amelia W Dougherty with Wm Ries & Emma Cochrane. nom

m**49TH st, 43 E** (5:1285); ext of $46,000 mtg to Jan1'16 at 5%; Nov19'12; Jan2'13; NY Life Ins Co with Charlotte D M Cardeza, Phila, Pa. nom

m**49TH st, 150 E** (5:1303); ext of mtg for $20,000 to Jan1'16, 4½%; Dec24'12; Jan2'13, Bankers Trust Co, a corp, 16 Wall, trste Oliver S Carter for benefit Lucy E Pelton with Maze Realty Co, 2650 Bway. nom

m**50TH st, 311 E** (5:1343); ext of mtg for $6,000 to Jan1'16, 5%; Dec19; Dec31'12; Bankers Trust Co, a corpn, as trste, 16 Wall, with Morris & Saml Friedman & Ida Garten & Fanny Klein, 108 E 81. nom

m**55TH st, 140-2 W** (4:1007), ss, 303.1 e 7 av, 46.10x100.5; PM; pr mtg $165,000; Dec30'12; due &c as per bond; David Banks, 829 Park av, to Geo Backer, 51 Hamilton ter, & ano. 25,000

m**56TH st, 443 W** (4:1066), ns, 200 e 10 av, 25x100.5; pr mtg $——; Dec24; Dec27'12; 3y6%; Georgiana Reeves to Lena Fishgal, 33 Moore, Bklyn. 3,500

m**58TH st, 438 W** (4:1067), ext of mtg for $14,000 to Jan1'16; 5%; Dec23; Dec27'12; Bankers Trust Co, a corpn, 16 Wall, as trste with Katharina E Niemeyer, 442 W 44. nom

m**60TH st, 11 E,** see 5 av, 790.

m**67TH st, 121-7 W,** see Bway ,1981-7.

m**70TH st, 134 E** (5:1404), ext of $5,000 mtg to Nov8'15 at 4½%; Nov8; Dec27'12; Allan Marquand et al trstes Henry Marquand with A Leo Everett, 134 E 70. nom

m**73D st, 310 W** (4:1184); ext of $45,000 mtg to Dec1'17 at 4½%; Dec18; Dec31'12; Henry Zuckerman with Union Trust Co, 80 Bway. nom

m**74TH st E** (5:1389), ns, 220 e 5 av, 20x 102.2; Dec30; Dec31'12; 5y4½%; Henne Metzger widow to Guaranty Trust Co of N Y, 30 Nassau & ano as trste Duncan E Mackenzie for benefit Jno Mackenzie. 25,000

m**75TH st 339 E** (5:1450), sal Ls; Dec26; Dec31'12; demand, 6%; Morris Cohen to Central Brewing Co, 533 E 68. 500

m**78TH st, 41 E** (5:1593), ext of mtg for $60,000 to Jan4'16; 5%; Dec23'12; Jan2'13; Maria L Vanderpoel with Jno B White. nom

m**79TH st, 316 W** (4:1186), ss, 235 w West End av, 65x102.2; PM; pr mtg, $——; Jan 2'13; 3y6%; Carvert Holding Co, Inc, a corp to Lowell Realty Co, 505 5 av. 30,000

m**82D st, 503-5 E** (5:1579), ns, 78 e Av A, runs n81.5xe4xn20.9xe36xs102.2 to st xw40 to beg; Dec23; Dec31'12; 1y6%; Fredk Heims of N Y & John F Peters, B of R, NY, to Frank Herwig, 408 E 82. 3,415

m**83D st, 212 E** (5:1528), ss, 177.11 e 3 av, 25.5x102.2; Jan2'13; 5y4½%; Simon Adler to Geo T Strong, 4 Ru du Midi, Lausanne, Switzerland. 3,000

m**83D st, 612 E** (5:1590), ss, 198 e Av B, 25x90x25.2x87.2; Dec30'12, 5y5%; Leon Sobel to Union Trust Co, 80 Bway. 6,000

m**83D st, 612 E;** sobrn agmt; Dec30'12; Max Weil with same. nom

m**86TH st, 151 E** (5:1515), ns, 62.2 e Lex av, 25.6x100.8; pr mtg $27,000; Jan2'13; due Jan1'16, 6%; Yonkers Holding Co to Edwin M Stern, 531 W 112 et al exrs Mathilda Hirschberg. 8,000

m**89TH st, 315 W** (4:1250), ns, 230 w West End av, 20x100; PM; pr mtg $15,-000; Dec30'12; 3y6%; Jacob Hertzberg to J Cleveland Cady, Alpine, Bergen Co, NJ. 6,000

m**91ST st, 73 E** (5:1503); ext of $18,000 mtg to Dec10'17 at 4½%; Dec30; Dec31'12; N Y Life Ins & Trust Co with Julius Ballin, 73 E 91. nom

m**91ST st, 22 W** (4:1204); ext of $14,500 mtg to Jan2'18 at 4½%; Jan2'13; U S Trust Co of N Y with Eliz A wife Patk J Cuskley, 22 W 91. nom

m**94TH st, 101 E,** see Park av, 1199.

m**96TH st E, sec 5 av,** see 5 av, sec 96th.

m**96TH st, 200 E,** see 3 av, 1709.

m**97TH st, 52 W** (7:1832), ss, 480 w Central Park W, 20x100; PM; Dec30; Dec31 '12; due, &c, as per bond; Wm B E Lockwood, White Plains, NY, to Title Guar & Trust Co. 12,500

m**102D st, 16 W** (7:1837), ss, 126.11 e Manhattan av, 26.11x100.11; PM; pr mtg $32,-000; Dec17'12; Jan2'13; 2y5½%; Wm B Upperman with Albt H Ladner Jr, 5000 Chestnut, Phila, Pa. 3,000

m**103D st, 105 E** (6:1631), ns, 32 e Park av, 16x100.11; PM; Dec31'12; 3y5%; Minnie Witte to Bronx Investment Co, 100 Bway. 5,000

m**103D st, 105 E,** same prop; pr mtg $5,-000; Dec31'12; 2y6%; same to Frieda Thorn, 154 Lefferts av, Bklyn. 1,000

m**103D st, 105 E,** see 103d, 107 E.

m**103D st, 107 E** (6:1631), ns, 48 e Park av, 16x100.11; also 103D ST, 105 E (6:1631), ns, 32 e Park av, 16x100.11; PM; pr mtg $6,-000; Dec29'12; Jan2'13; 1y6%; Jeshevah Taros Chaim of Harlem, Meaning Hebrew Living Law Talmudical Academy, a corpn, to Harris Goldstein, 16 E 106 et al. 2,500

m**103TH st, 312 W** (7:1891), ss, 196 w West End av, 20x100.11; pr mtg $9,000; Dec19; Dec27'12; due &c as per bond; Ella P de Cordova to St Marys Free Hospital for Children, 405 W 34. 6,000

m**110TH st, 112 E** (6:1737), ss, 130 e Park av, 25x75; PM; Dec31'12; 2y5½%; Roger Foster to Title Ins Co of N Y. 7,000

m**111TH st, 12 E** (6:1616), ss, 119 e 5 av, 18x100.11; PM; pr mtg $——; Dec27; Dec 30'12, 2y6%; Frances A Langworthy, Bloomfield, NJ, to Smada Realty Co, 391 E 149. 3,500

m**112TH st, 125 W** (7:1822), ext of mtg for $24,000; due Dec1'17; 4½%; Dec21; Dec 27'12; Fred B Stix wid of Chas L Stix, 216 W 100 with An Assoc for the Relief of Respectable Aged Indigent Females NY, 891 Ams av. nom

m**113TH st, 117-19 E** (6:1641), ns, 121.4 e Park av, 42.8x100.11; also 109TH ST, 123-5 E (6:1637), ns, 205 e Park av, 50x100.11; pr mtg $——; Dec20; Dec27'12; due June 20'13; 6%; Acadia Realty Co, 25 W 21 to Estates Mtg Securities Co, 160 Bway. (Corrects error in last issue when property was 131st st, 48 & 50 W.) 1,200

m**113TH st, 333 E** (6:1685); sal Ls; Dec26; Dec27'12; demand, 6%; Pasquale Magliari & Guiseppe De Simone to Henry Elias Brewing Co, 403 E 54. 1,440

m**115TH st, 113 W** (7:1825), ns, 150 w Lenox av, 25x100.11; ext of $5,500 mtg to Dec15'15 at 6%; Dec30; Dec31'12; Jos Jacobs with Rachel Goldstein, 275 Central Park West & Abr Loewenstein, 238 E 82. nom

m**115TH st, 200 W,** see 7 av, swc 115.

m**116TH st, 314 E** (6:1687), ss, 211.6 e 2 av, 21x100.11; PM; Dec26; Dec27'12; 5y5%; Jno G Coyle to Saml Frankenheim, 54 Cathedral Parkway. 12,000

m**118TH st, 6 E** (6:1623), ss, 110 e 5 av, 25 x100.11; agmt changing terms of mtg; Dec 31'12; Jan2'13; Herman Timberger with Wilson M Powell, 324 W 58. nom

m**122D st E, nec Lex av,** see Lex av, 2007-9.

m**124TH st, 426 W** (7:1964), ss, 350 e Ams av, 25x100.11; pr mtg $22,000; Dec 11; Dec30'12, 3y6%; Port Jervis Land Impt Co (Inc), a corpn, to Harry D Gelenter, 342 E 15. 5,000

m**124TH st, 426 W;** certf as to above mtg; Dec24; Dec30'12; same to same. ——

m**127TH st, 132 E** (6:1775), ss, 65 w Lex av, 35.7x99.11; ext of mtg for $32,000 to Dec30'17, 5%; Dec30; Jan2'13; Bertha Seligman with Sol Wiener. nom

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m**129TH st W** (7:1995), ss, 125 e Riverside dr, runs s95xse3.3xw79.3 to es Riverside dr xs50xne92.1xnw1xn115 to 129th xw50 to beg; Dec30; Dec31'12; 1y5%; London Constn Co to Comity Mort Co, 40 Wall. 60,000

m**129TH st W** (7:1995); same prop; certf as to above mtg; Dec30; Dec31'12; same to same. ——

m**129TH st W** (7:1995); same prop; sobrn agmt; Dec27; Dec31'12; Same & Israel Lewis with same. nom

m**137TH st, 305 W** (7:2041); ext of $8,000 mtg to May24'14 at 5%; May15; Dec27'12; Danl J Quinlan, 20 E 130 with Rose Levere, 303 W 137. nom

m**141ST st, 212-4 W** (7:2026), ss, 225 w 7 av, 50x99.11; PM; pr mtg $58,000; Dec27 '12; due July15'15, 6%; South Bensonhurst Bldg Co, 215 Montague, Bklyn, to Valentine Gumprecht, 230 W 97. 3,500

m**142D st, 315 W** (7:2043), ns, 225 w 8 av, 25x ½ blk; PM; Dec26; Dec30'12; due Jan1'18, 5%; Anna Norz, E Orange, NJ, to Lawyers Mtg Co, 59 Liberty. 7,000

m**145TH st, 346-8 W** (7:2051), ss, 52.9 w Edgecombe av, 32.5x104.2x31.10x98.9; Dec 26; Dec27'12; due, &c, as per bond; Glover Constn Co to Lucy Drexel Dahlgren, 103 Madison av. 20,000

m**145TH st, 346-8 W;** certf as to above mtg; Dec26; Dec27'12; same to same. ——

m**149TH st, 303 W** (7:2045), ns, 80 w 8 av, 20x99.11; ext of $11,000 mtg to Jan2'18 at 5%; Jan2'13; Metropolitan Savings Bank, 59 Cooper Sq E, with Morris Philip, 508 E 140. nom

m**160TH st W, nec Ft Wash av,** see Ft Wash av, nec 160th.

m**161ST st W, nec Ft Wash av**, see Ft Wash av, nec 161st.

m**161ST st W, sec Ft Wash av,** see Ft Wash av, sec 161st.

m**162D st W** (8:2137), ss, 175 w Bway, 152 to Ft Wash av x102.2x130x99.11; bldg loan; Dec10; Dec30'12, 1y6% Friedman Constn Co to Montrose Realty Co, 135 Bway. 220,000

m**162D st W** (8:2137), same prop; certf as to above mtg; Dec10; Dec30'12; same to same. ——

m**162D st W** (8:2137); same prop; PM; pr mtg $220,000; Dec30'12; due &c as per bond; same to Gertrude A Vanderbeck, 14- W 126. 22,500

m**178TH st, 604-10 W** (8:2144), ss, 100 w St Nicholas av, 100x99.10; PM; pr mtg $104,000; Dec26; Dec30'12, installs, 6%; Monaton Realty Investing Corpn, 317 W 43, to Ellen A Stewart, 444 Col av, & ano. 28,000

m**184TH st, 510-16 W** (8:2155), ss, 100 w Ams av, two lots each 80x99.11; two mtgs each $7,500; two pr mtgs $——— each; Jan 1; Jan2'13; 3y6%; West 184th St Constn Co, 516 W 184 to Jacob Marx, 170 W 74. 15,000

m**187TH st, 541-3 W,** see Audubon av, 450.

m**187TH st, 541-3 W,** see Audubon av, 450.

m**188TH st W, swc Audubon av,** see Audubon av, 450.

m**188TH st W, swc Audubon av,** see Audubon av, 450.

m**Av B, 28** (2:398), ws, 115.5 n 2d, 24.2x80; pr mtg $28,000; Dec31'12; Jan2'13; 1y6%; Morris Green to Alfred Jaretzki, 121 E 73. 3,500

m**Amsterdam av, 861** (7:1857); sal Ls; Dec19; Dec28'12; demand, 6%; Peter J Little to Lion Brewery, 104 W 108. 8,000

m**Amsterdam av, 955** (7:1861); sal Ls; Dec23; Dec30'12, demand, 6%; David Geraghty to Lion Brewery, 104 W 108. 2,000

m**Amsterdam av, 1528-30** (7:1988); ext of mtg for $48,000 to June30'16, 5%; June9 '11; Jan2'13; Lawyers Title Ins & Trust Co, 160 Bway with Jno Kafka. nom

m**Audubon av, 450** (8:2158), nwc 187th (Nos 541-3), 189.9 to 188th x75; certf as to mtg for $20,000; Dec26; Dec28'12; Audubon Block Front Co to Saul Oliner & ano. ——

m**Audubon av 450** (8:2158), nwc 187th (Nos 541-3), 189.9 to 188th x75; Jan2'13; due Mar1'18, 5½%; Audubon Block Front Co to Metropolitan Life Ins Co, 1 Mad av. 175,000

m**Audubon av, 450;** certf as to above mtg; Jan2'13; same to same. ——

m**Audubon av, swc 188th,** see Audubon av, 450.

m**Audubon av, swc 188th,** see Audubon av, 450.

m**Bowery, 281** (2:456), nec Houston (No 90-4), 23x70.1; Dec30'12; due &c as per bond; Howard Cooper to Title Guar & Trust Co. 35,000

m**Broadway, 198** (1:79); ext of $240,000 mtg to Jan1'16 at 4¾%; Dec6'12; Jan2'13; Bankers Trust Co with Isaac H Clothier, 801 Market, Phila, Pa. nom

m**Broadway, 1981-7** (4:1139), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8; also BROADWAY, 1991 (4:1139), ws, 84.9 s 68th, 28.1x130.2x25x117.4; 1-24 part; PM; Dec31'12; due, &c, as per bond; Robt McGill, Hoboken, NJ, to Eliza J Arkenburgh, 777 West End av. 10,000

m**Broadway, 1991,** see Bway, 1981-7.

m**Broadway, 1270-80** (3:834), sec 33d (Nos 60-6), runs s118.7xe85.9xn17.6xw27.7xn75.9 to 33d xw98 to beg; pr mtg $——; Dec31 '12; due Apr1'21, 5½% until Apr1'16 & 5% thereafter; Edna, Geo B Jr, Graham L & Geo S Wilson indiv & as exrs & heirs Geo B Wilson, & Florence W Martens, heir Geo B Wilson & Fredk W Martens her husband to Metropolitan Life Ins Co, 1 Mad av. 250,000

m**Ft Washington av** (8:2137), nec 160th, 102.2x124.3x99.11x102.1; PM; Dec30'12, 3y 6%; M J B Constn Co to Lawyers Title Ins & Trust Co, 160 Bway. 45,000

m**Ft Washington av** (8:2137); same prop; certf as to above mtg; Dec30'12; same to same. ——

m**Ft Washington av** (8:2137); same prop; PM; pr mtg $45,000; Dec30'12, 1y6%; same to Mark Ash, 316 W 103. 16,250

m**Ft Washington av** (8:2137); same prop; certf as to above mtg; Dec30'12; same to same. ——

m**Ft Washington av** (8:2137), sec 161st, 102.2x124.4x99.11x145.11; Dec30'12, 1y6%; Gertrude A Vanderbeck to Lawyers Title Ins & Trust Co. 40,000

m**Ft Washington av** (8:2137), nec 161st, 102.2x130.4x99.11x108.10; PM; Dec17; Dec 30'12; due &c as per bond; Gertrude A Vanderbeck to Title Guar & Trust Co. 25,000

m**Fort Washington av** (8:2136), ws, at pt where a line distant 150 w Bway would intersect said ws Fort Wash av, said pt being abt 157.4 w Bway measured along ws Ft Wash av as same curves, runs s 115.9xw75xn114.10xw100xn60ve103.6 to av xs93.1 to beg; all title to a small gore on ws Fort Wash av adj above premises on east; pr mtg $180,000; Dec27; Dec28'12; due Feb26'13, 6%; Saranac Constn Co to Emily M Roemer, 494 Greene av, Bklyn. 15,000

m**Fort Washington av** (8:2136), same prop; certf as to above mtg; Dec27; Dec 28'12; same to same. ——

m**Lenox av, 568-70** (6:1736); str ls;Dec6; Jan2'13; due &c as per bond; Max Granitz to W Irving Nathan, 729 9 av. 2,500

m**Lexington av, 100** (3:883), nwc 27th (No 133), 19.9x80; Dec30'12, 5y4½%; Jno J Welstead to Bowery Savgs Bank, 128 Bowery. 7,000

m**Lexington av, 1061** (5:1410), es, 42.2 n 75th, 20x94.9; pr mtg $16,000; Jan2'13; due &c as per bond; Max Jakobson to Edw Hirschhorn, 1025 Lex av. 4,000

m**Lexington av, 2007-9** (6:1771), nec 122d, 28.10x60; pr mtg $16,000; Dec31'12; due &c as per bond; Henry Bierhoff to Clifford V Smith, 85 W 181. 3,500

m**Mt Morris av, 13** (6:1720), ws, 50.11 n 121st, 25x78; ext of $24,000 mtg to Nov1'17 at 5%; Dec16; Jan2'13; N Y Life Ins Co with Laura A Dayton, 13 Mt Morris Park W. nom

m**Park av, 1199** (5:1523), nec 94th (No 101), 17.8x66; PM; pr mtg $17,000; Dec26; Dec31'12; due Jan1'16, 5½%; Gertrude M Bain to Charter Realty Co, 100 Wm. 11,500

m**Pleasant av, 367-9** (6:1807), ws, 40.11 n 119th, 40x75; Dec23; Dec27'12; 3y5%; Gherardo Ferrante to Robt W Cooper, 438 Gates av, Bklyn. 5,000

m**Riverside dr, es, abt 185 s 129th,** see 129th W, ss, 125 e Riverside dr.

m**West End av, 267** (4:1184), ws, 61 n 72d, 19.6x115; PM; pr mtg $30,000; Dec 30'12; due &c as per bond; Gramercy Investing Co, 64 Irving pl, to Geo P Brett, 267 West End av. 15,000

m**1ST av, 2106** (6:1702), sal Ls; Dec19'12; Jan2'13; demand, 6%; Carmine Liberti & Vincenzo Marinelli to Lion Brewery. 4,496.82

m**1ST av, 2251** (6:1687); ext of $1,750 mtg to July2'15 at 6% Jan2'13; Pasqualina Farrisi with Salvatore De Maio. nom

m**2D av, 462** (3:932), nec 26th (No 301), 24.9x70.6; Dec30'12; due Nov15'17, 4½%; Henry Meyer to Citizens Savgs Bank, 56 Bowery. 16,000

m**2D av, 1494** (5:1452), es, 26.2 s 78th, 25x 80; ext of $16.500 mtg to Jan3'16 at 5%: Dec10'12; Jan2'13; Harold M Sill & ano trstes Amelia W Dougherty with Bertha Levy, Mt Vernon, NY. nom

m**3D av, 178** (3:872), ws, 54.10 s 17th, 18.4 x59x18.8x59.3; also 3D Av, 3044-6 (9:2362), es, 49.4 n 152d (as now laid out), 24.6x100; also 3D AV (9:2364), es, 25 n 156th, 50x96; also WILLIS AV (9:2289), nec 142d, 25x 100; also 3D AV, 2980 (.9:2363), es, 50 n 153d, 35x85; 1-6 part; AT; Oct6; Jan2'13; due &c as per bond; Gertrude J Luhs to Jos S Auerbach, 542 W 112 et al. 7,500

m**3D av, 1709, & 96th st, 200** (5:1541); sal Ls; Dec21; Dec30'12, demand, 6%; Mary Keary to Jacob Ruppert, a corpn, 1639 3 av. 3,799.83

m**3D av, 1722** (6:1624), ws, 25.11 s 97th, 25x100; Dec31'12; due, &c, as per bond; Helen M O'Brien to Title Guar & Trust Co. 5,000

m**5TH av, 252** (3:803); certf as to payment of $5,000 on a/c of mtg of $22.000; Dec6; Dec31'12; E Dimon Bird, Robt Connor, Singleton H Bird & Mary S Porter to Irving Judis Bldg Co, 2865 Bway. ——

m**5TH av, 550** (5:1261); ext of $200,000 mtg to Dec15'17, at 4%; Dec26; Dec27'12; New Rochelle Trust Co & ano gdn Dorothy S. Bostwick et al with Max Kaskel, 2 W 59. nom

m**5TH av, 584** (5:1263), ws, 50.5 n 47th, 27x100; leasehold, given to secure deposit of $30,000 as security for payment of rent under said lease; Dec6; Dec28'12; due, &c, as per bond; Federal Estate Corpn to Lichtenstein Millinery Co, 538 5 av. 30,000

m**5TH av, 700** (5:1375), nec 60th (No 11), 100.5x225; pr mtg $900,000; Dec23; Dec27 '12; 3y4½%; Chas Lanier, J Pierpont Morgan & John L Cadwalader trste Metropolitan Club to Helvetia Realty Co, New Rochelle, NY. 25,000

m**5TH av** (5:1507), sec 96th, 100.8x150; PM; Dec31'12; 3y4½%; Sumner Gerard to Jno E Marsh trste Rolph Marsh, Rahway, NJ. 210,000

m**6TH av, 144-6** (2:574), sec 11th (78-80), 34.6x117x59x70.1; PM; Dec30'12, 5y5%; Wm R Bedell to American Mtg Co, 31 Nassau. 35,000

m**6TH av, 144-6;** pr mtg $35.000; Dec30'12, 1y5½% until maturity, & thereafter at 6%; same to same. 3,000

m**7TH av, 823** (4:1006); sal Ls; Dec18; Dec30'12, demand, 6%; Geo W Reynolds & Benj T Cullen to Jacob Ruppert, a corpn, 1639 3 av. 4,592.27

m**7TH av, 2204** (7:1936), ws, 58.1 n 130th, 25.10x74.10; PM; pr mtg $17,000; Dec31'12; Jan2'13; 3y6%; Louis H Rose, 201 Madison to Josephine K Anderson, 61 Spring av, Ridgewood, NJ. 4,000

m**7TH av, 2204;** PM; pr mtg $21,000; Dec 21'12; Jan2'13; due Jan1'15(6%; Louis H Rose to oRsanna M Varley et al, 2207 7 av. 2,300

m**7TH av** (7:1830), swc 115th (No 200), 100.11x100; pr mtg $98,000; Dec26; Dec27 '12; 1y6%; Oak Constn Co to Estate Sender Jarmulowsky, 54 Canal. 85,000

m**7TH av** (7:1830), same prop; certf as to above mtg; Dec26; Dec27'12; same to same. ——

m**9TH av, 246** (3:749); sal Ls; Dec19; Dec 30'12, demand, 6%; Patk McManus to Clausen-Flanagan Brewery, a corpn, 441 W 25. 6,000

m**11TH av, 592** (4:1073), nec 44th; sal Ls; Dec26; Dec31'12; demand, 6%; Philip Stipisich to Geo Ehret, 1197 Park av. 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Agmt** (miscel) of conditional sale & gen mtg for railroad equipment of locomotives, cars, etc; Blair & Co of N Y, vendors, & The Grand Trunk Railway Co of Canada with Bankers Trust Co of N Y as trste; Nov1· Dec27'12; 10y4½%; cash $460.750.47 & 20 installs of $168,000 each; total 3,820,750.47

m**Certf** (miscl) as to mtg covering land in Island of Cuba; Dec23; Dec30'12; Guedes Sugar Co to Bankers Trust Co of NY, trstes. ——

m**Consent** (miscl) to mtg for $408,000 dated Oct31'12; Nov7; Dec28'12; F M Lupton Publisher, a corpn, to Annie E Lupton & ano exrs, &c, Frank M Lupton. ——

m**Certf** (miscl) as to mtg for $408,000 dated Oct31'12; Nov7; Dec28'12; same to same. ——

m**Consent** (miscl) to mtg for $275,000; mtg dated Nov7'12; Dec28'12; F M Lupton Publisher, a corpn, to West Virginia Pulp & Paper Co. ——

m**Certf** (miscl) as to mtg for $275,000 dated Nov7'12; Dec28'12; same to same. ——

m**Certf** (miscl) as to chattel mtg for $2,000; Dec21; Dec31'12; Metal & Machine Mfg Co to J Gelb & Co, Inc. ——

m**Certf** (miscl) as to chattel mtg for $7,322.27; Dec31'12; Hudson Terminal Market, a corpn, to Juliana & Wm Minder. ——

m**Chattel mtg** (miscel); certf as to note or chattel for $2,500 on one motor moving van; Dec26; Dec27'12; M H Powers Co to Mary E Powers. ——

m**Land in Arverne, LI** (miscl); certf as to mtg for $3,250; Dec24; Dec28'12; Almeda Realty Co to Home Mtg Investment Co of NY, 383 Jay, Bklyn. ——

m**Land at Arverne, LI** (miscl); certf as to mtg for $2,000; Dec23; Dec28'12; same to Watson & Pittinger. ——

m**Land in Queens** (mis); certf as to mtg for $5.500; Dec26'12; Jan2'13; Laurelton Land Co to Riverhead Savings Bank. ——

m**Mt Vernon, NY** (miscel); certf as to mtg for $145,000 on property at Mt Vernon, N Y; Dec26; Dec27'12; F F Proctor Mount Vernon Realty Co to Lawyers Title Ins & Trust Co, 160 Bway. ——

MORTGAGES.

Borough of The Bronx.

m**Beck st** (10:2684), ss, 100 w Av St John, 200x125; certf as to mtg for $15,000; July 15; Dec30'12; Ostro Constn Co to Jno H Stoutenberg. ——

m**Belmont st, nwc Eastburn av,** see Eastburn av, 1649.

m**Evelyn pl** (11:3197), ss, 175 w Jerome av, 40x100; Dec30'12, 3y5%; Amelia Schramm, Ridgewood, NJ, to Henrietta S W Archer, 1219 Mad av. 6,000

m**Forster pl** (13:3423), ns, 125 w Bway, 50 x100; PM; Dec13; Dec27'12; 3y5%; David H Rosenberg, 1565 1 av & Israel Spark, 1563 1 av to Jno Whalen, trste, 458 W 155. 1,775

m**Forster pl** (13:3423), ss, 150 w Bway, 25 x100; PM; Dec13; Dec27'12; 3y5%; Wm Kaestle, 376 Himrod, Bklyn to Jno Whalen, trste, 458 W 155. 77(

m**Forster pl** (13:3423), ss, 100 w Bway 50x100; PM; Dec12; Dec31'12, 3y 5%; Frank Meehan, 96 Kensington av, Jersey City, NJ, to Jno Whalen, 458 W 155, trste. 1,800

m**Forster pl** (13:3423), ss, 59.2 e Huxley av, 50x100; PM; Dec24; Dec27'12; 3y5%; Wm D Grant, 540 W 122 to Jno Whalen, trste, 458 W 155. 5,670

m**Forster pl, sec Huxley av,** see Huxley av, sec Forster pl.

m**Forster pl, nec Huxley av,** see Huxley av, nec Forster pl.

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m**Fox st, 663** (10:2684), ns, 353.9 e Av St John, 40.7x125; Dec30; Dec31'12; due Jan1 '15; 6%; Maze Realty Co of NY to Viola S Powers, 57 W 75. 6,000

m**Fox st, 663**; certf as to above mtg; Dec 30; Dec31'12; same to same.

m**Fox st, es, 100.7 n 163d,** see Simpson, ws, 100.7 n 163d.

m**Fox st** (10:2724), es, 100.6 n 163d, 40x 111.4x41.8x111.9; PM; pr mtg $——; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000

m**Fox st** (10:2724), es, 140.6 n 163, 40x110.11 x40x111.4; PM; pr mtg $——; Dec30; Dec 31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000

m**Fox st** (10:2724), es, 180.6 n 163d, 40x 110.5x40x110.11; PM; pr mtg $——; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000

m**Freeman st, swc Prospect av,** see Prospect av, swc Freeman.

m**Kelly st, 1044** (10:2716), es, 230.3 n 165th, 25x100; pr mtg $15,000; Dec16; Dec28'12; 3y6%; Eliz Inselman to Henry C Scheer, 517 E 146. 1,000

m**Loring pl** (11:3225), es, 395.11 n 183d, 75 x103.11x75.1x99.2; ext of $21,000 mtg to Dec19'15 at 5%; Dec19; Dec27'12; Title Guar & Trust Co with Onawin Constn Co, 2322 Crotona av. nom

m**Lorillard pl** (11:3056), ws, 47.11 s 188th, 32.8x90; pr mtg $——; Dec31'12; due Mar 31'13; 6%; Flavius Impt Co, 663 Crescent av, to Gussie Morgenstern, 53 Lenox av. 2,000

m**Lorillard pl** (11:3056), same prop; certf as to above mtg; Dec31'12; same to same.

m**Lorillard pl** (11:3056), ws, 47.11 s 188th 32.8x90; certf that there is advanced $12,-200 on mtg for $18,000; Dec30; Dec31'12; Prospect Investing Co to Flavius Impt Co.

m**Mianna st (*),** ss, abt 3 White Plains av, 75x100x— to av, x—, except pt for White Plains rd; Dec23; Dec28'12; due &c as per bond; Anton Landgrebe, 1724 Barnes av, to Euretta L Clocke, Pasadena, Cal. 1,500

m**Rogers pl, 982** (10:2699), es, or ses, 642.4 n & ne from nws Westchester av, 30x 78.11x23.1x81.8; PM; Dec26; Dec27'12; 1y 5%; Jacob O Pedersen to Fanny R Ross, 968 Rogers pl. 2,000

m**St Pauls pl 4** (11:2896); ext of $30,000 mtg to Dec23'15 at 5%; Dec23; Dec31'12; Robt G Mead, Jr, trste Gertrude Mead with Emily A Loughman, Englewood, NJ. nom

m**Simpson st** (10:2724), ws, 100.7 n 163d, runs w223.7 to Fox xn120xe110.5xn2.5ve 110.5 to Simpson xs128.1 to beg; bldg loan; Dec30; Dec31'12; demand; 6%; Podgur Realty Co to City Mtg Co, 15 Wall. 180,000

m**Simpson st** (10:2724), same prop; certf as to above mtg; Dec30; Dec31'12; same to same.

m**Simpson st** (10:2724), same prop; sobrn agmt; Dec30; Dec31'12; American Real Estate Co with City Mtg Co. nom

m**Simpson st** (10:2724), ws, 100.7 n 163d, 44.1x111.4x40.1x111.10; PM; pr mtg $——; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000

m**Simpson st** (10:2724), ws, 144.8 n 163d, 42x110.11x42x111.4; PM; pr mtg $——; Dec 30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000

m**Simpson st** (10:2724), ws, 186.8 n 163d, 42 x110.5x42x110.11; PM; pr mtg $——; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000

m**Whalen st** (13:3423), ns, 100 w Bway, 25 x100; PM; Dec12; Dec31'12; 3y5%; Frank Meehan, 96 Kensington av, Jersey City, NJ to Jno Whalen, trste. 800

Whalen st, swc Bway, see Bway, swc Whalen.

m**Whittier st** (10:2762-2765),, ws, 100 s Seneca av, 167.2x49.11x irreg x100; also WHITTIER ST (10:2762), es, 100 s Seneca av, 185.1x60.11x219.7x160; also EDGEWATER RD (10:2762), ws, 100 s Garrison av, 426.9x100x425x83.3; also EDGEWATER RD (10:2761), nec Seneca av, 175 x150x191.9x155.6; agmt amending description in mtg so as to read as above; Dec 23; Dec28'12; Hunts Point Realty Co with Emma W Cone, 2350 Bway. nom

m**Whittier st**, es, 100 s Seneca av, see Whittier, ws, 100 s Seneca av.

m**Whittier st & Edgewater rd** (10:2762-2765); same prop; certf as to above agmt; Dec27; Dec28'12; same to same.

m**134TH st, 340-2 E** (9:2296), ss, 89.6 e Alex av, 42x100; PM; pr mtg $13,000; Dec26; Dec27'12; 1y6%; Bernhard Seymann, Bklyn to Wm Goldstone, 2 W 89. 750

m**134TH st, 340-2 E;** asn rents to secure above mtg; Dec26; Dec27'12; same to same. nom

m**134TH st, 340-2 E;** two PM mtgs, each $6,500; Dec26; Dec27'12; due &c as per bond; Bernhard Seymann, 1232 45th, Bklyn to Sol S Marx, 301 W 108. 13,000

m**135TH st E** (9:2279), ss, 170 e Willis av 25x100; pr mtg $——; Dec26; Dec27'12; installs; 6%; Mary Conahan, 414 E 135 to Thos J O'Neill, 153 West Kingsbridge rd. 225

m**137TH st,** 534-6 E (10:2549), agmt as to share ownership in mtg; Dec26; Dec31'12; Mary Altieri with Adrian H Jackson, 134 W 131. nom

m**137TH st E** (10:2566), ns, 240.8 e Southern blvd, 50x100; Dec26; Dec27'12; 5y 5½%; Columbia Wax Products Co to Emma M Levy, 57 W 75. 20,000

m**137TH st E** (10:2566), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.

m**137TH st E** (10:2566), same prop; sobrn agmt; Dec23; Dec27'12; Sigmund Levy & Henry Hollerith with Emma M Levy, 57 W 75. nom

m**142D st E, nec Willis av,** see 3 av, 178, Manhattan.

m**156TH st E** (9:2415), ss, 399.7 w Cortlandt av, 100x98.8x100x98.9; Dec26; Dec28 '12; demand, 6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 40,000

m**156TH st E** (9:2415); same prop; certf as to above mtg; Dec26; Dec28'12; same to same.

m**159TH st E, nec Mott av,** see Mott av, nec 159th.

m**165TH st E** (10:2690), ss, 18.11 w Stebbins av, 18.3x91; ext of $5,000 mtg to Jan 3'16 at —% as per bond; Dec6; Dec27'12; Francis J & Jas V McGarry with Moses & Sigmund Mendelsohn. nom

m**169TH st, 480-8 E,** see Washington av, 1286-92.

m**169TH st E, nwc Prospect av,** see prospect av, nwc 169.

m**179TH st E, see Vyse av,** see Vyse av, sec 179th.

m**187TH st, 731 E,** see Crotona av, 2400.

m**187TH st E, nec Crotona av,** see Crotona av, 2400.

m**204TH st (Potter pl) E** (12:3311), ns, 400 w Cadiz pl, 50x100, except pt for Transverse rd or 204th; pr mtg $8,000; Dec28; Dec31'12; due &c as per bond; Rachel Defina to Estates Settlement Co, 200 Bway. 1,000

m**217TH st E** (*), ns, 105 w Barnes av, 100x228 to 218th, Wakefield, except from above the following: 217TH ST E (*), ns, at line bet lots 469 & 503, runs n 114.3xw25xs114.3 to st xe25 to beg; Dec 27; Dec28'12; due &c as per bond; Mary Coyne to Title G ar & Trust Co. 5,500

m**217TH st E, ns, at line bet lots 469 & 503,** see 217th E, ns, 105 w Barnes av.

m**218TH st E, ss, 105 w Barnes av,** see 217th E, ns, 105 w Barnes av.

m**224TH st E (*),** ss, 230 w of w ½ of Barnes av, 25x114; pr mtg $4,500; Dec27; Jan2'13, installs, 5%; Jacob C Cantey to Jas B Kilsheimer, 251 W 92. 500

m**259TH st W** (13:3423), ns, 24.11 e Huxley av, 49.10x124x44.4x100; PM; Dec19; Dec 30'12, 1y4½%; Thos Fagan to Henry Forster, 138 E 40. 1,500

m**260TH st W** (13:3423), ns, 100 w Bway, 75x110x75x107.4; PM; Dec12; Dec27'12; 3y 5%; Fidelio S Carter, Mound City, Ill to Jno Whalen, trste, 458 W 155. 4,270

m**260TH st W** (13:3423), ns, 225 w Bway, 34.7x125x7.5x122.2; PM; Dec24; Dec27'12; 3y5%; Lena Clark, 109 W 129 to Jno Whalen, trste, 458 W 155. 775

m**260TH st W** (13:3423), nwc Huxley av, runs w80xn100xw25xn25xe105 to Huxley av xs125 to beg; PM; Dec24; Dec27'12; 3y 5%; Geo W Simmons, 1061 St Nicholas av to Jno Whalen, trste, 458 W 155. 4,200

m**260TH st W** (13:3423), nec Spencer av, 30x100; PM; Dec26; Dec31'12; 1y5%; Thos Eagan, 217 E 57 to Jno Whalen, 458 W 155, trste. 1,000

m**260TH st W** (13:3423), ns, 30 e Spencer av, 100x100; PM; Dec26; Dec31'12; 3y5%; Thos Fagan, 217 E 57 to Jno Whalen, trste. 2,500

m**261ST st W** (13:3423), swc Huxley av, 27.7x100x5.6x102.4; PM; Dec16; Dec30'12, 3y4½%; Frank De Caro to Henry Forster. 900

m**Av St John, 907** (10:2686), es, 51.11 s Prospect av, 20.3x94.11x20.2x96.6; PM; pr mtg $6,700; Dec31'12; 5y6%; Jos Resnik, 743 Forest av to Smada Realty Co, 391 E 149. 2,300

m**Arthur av** (11:3065), ws, 219 n West Farms rd, 25x100; PM; pr mtg $——; Jan 2'13, 3y5½%; Herman Schrank, 2306 Arthur av, to Jos Cademartori, 76 Macdougal. 1,400

m**Babcock av** (13:3426), cl being plot 26 map Villa Sites, at Riverdale, belonging to Jos Rosenthal, 100x106.6x100x132.5; pr mtg $2,000; Dec31'12; Jan2'13; 1y6%; Jas & Cath Devaney, 300 W 51, to Geo F Liginger, 765 9 av. 2,800

m**Barkley av, see Edison av,** see Edison av, sec Barkley av.

m**Barker av, sec Mace av,** see Mace av, sec Barker av.

m**Barnes av (*),** es, 64 n 230th, 50x105, Wakefield; PM; pr mtg $2,000; Dec27; Dec 28'12; due &c as per bond; Hugo C Cook, 2311 St Raymond av to Adam Vorndram, 412 E 147. 2,500

m**Belmont av** (11:2945), es, 195.6 n 175th, 25x100; pr mtg $2,500; Dec28; Dec30'12; due &c as per bond; Alice Titus, 1831 Crotona av to Bertha Levy, 1956 Crotona pkwy. 500

m**Blackrock av, ns, 100 w Castle Hill av,** see Castle Hill av, ws, extends fr Blackstone to Watson avs.

m**Blackrock av, nwc Castle Hill av,** see Castle Hill av, ws, extends fr Blackrock to Watson avs.

m**Boynton av (*),** nec Westchester av, 95.11x41.6x98.10x41.7; Dec27'12; 3y5%; American Real Estate Co to McVickar Gaillard Realty Co, 42 Bway. 33,000

m**Broadway** (13:3423), ws, 30.6 n 260th, 25 x100; PM; Dec13; Dec27'12; 2y5%; Sadie Sanders, 961 Tiffany to Jno Whalen, trste, 458 W 155. 2,000

m**Broadway** (13:3423), ws, 50 s Whalen, 50x100; PM; Dec13; Dec27'12; 3y5%; Ernest McNeill, 611 W 113 to Jno Whalen, trste, 458 W 155. 3,300

m**Broadway** (13:3423), swc Whalen 25x 100; PM; Dec13; Dec27'12; 3y5%; Edw F Jackman, 1468 51st, Bklyn to Jno Whalen, trste, 458 W 155. 3,200

m**Brook av, 344** (9:2268), receipt for payment of $1.000 on account of mtg of $10,-000; Dec31'12; Chas L Jones exr Horace J Parmelee to Ella R Dale, 566 Walton av.

m**Brook av** (9:2264), ws, 120 s 137th, 40x 100; ext of $5,500 mtg to Dec30'15 at 6%; Dec30; Jan2'13; Sophie H Cohen with Cream City Holding Co, 60 Liberty. nom

m**Brook av, 2158-60** (9:2395), es, abt 213 s 169th, 45x100.6 to es N Y & Harlem R R; PM; Dec26; Dec27'12; due Jan1'16; 6%; Maria T Higgins, 2038 Mad av to Jno H Buscall Co, a corpn, 1825 Anthony av. 5,000

m**Castle Hill av, nwc Blackrock av,** see Castle Hill av, ws, extends fr Blackrock to Watson avs.

m**Castle Hill av, swc Watson av,** see Castle Hill av, ws, extends fr Blackrock to Watson avs.

m**Castle Hill av (*),** ws, extends from Blackrock av to Watson av, 216x205, except pt for Castle Hill, Blackrock & Watson avs, Unionport; also BLACKROCK AV ns, 100 w Castle Hill av, 100x108; Dec27'12; 5y4½%; Roman Catholic Church of the Holy Family, a corpn, to Emigrant Indust Savgs Bank. 32,000

m**Central av, sec St Agnes av,** see Main av sec Central av.

m**Central av, sec Main av,** see Main av, sec Central av.

m**Central av, nwc Seaview av,** see Main av, sec Central av.

m**Coddington av (*),** ss, 100 e Ft Schuyler rd, 75x91.7x75x88.7; Dec24'12; Jan2'13; due &c as per bond; Jas O'Hern to Margt Elgar, White Plains, NY, et al, 2,500

m**Crotona av, 2400** (11:3104), nec 187th (No 731), 100x50; participation agmt; Dec30; Des31'12; Chelsea Realty Co with Abr Leipzig, 50 W 77. nom

m**Crotona av, 2400;** PM; Dec30; Dec31'12; due &c as per bond; Antonio Esposito to Nista Constn Co, Inc, 655 E 189. 9,000

m**Crotona av, 2400** (11:3104), nec 187th, 100x50; Dec30'12, 5y5½%; Nista Constn Co to Chelsea Realty Co, 135 Bway. 39,000

m**Crotona av, 2400;** certf as to above mtg; Dec30'12; same to same.

m**Eastburn av, 1649** (11:2794), swc Belmont, 50x100, except pt for av; PM; Dec 28; Dec31'12; due Jan1'15; 4½%; Rudolph Kanze to Minnie Diedrich, 703 Genesee. 7,800

m**Eastchester rd (*),** es, 75 n Chester av, 30.3x97.4x40x97.5; Dec10; Dec30'12, 1y6%; Hermann H Isch, 3350 Eastchester rd, to Jacob Lotter, 2127 Baychester av. 1,450

m**Edgewater rd, ws, 100 s Garrison av,** see Whittier, ws, 100 s Seneca av.

m**Edgewater rd, nec Seneca av,** see Whittier, ws, 100 s Seneca av.

m**Edison av (*),** sec Barkley av, 100x100; Dec20; Dec28'12; due &c as per bond; Otto G Hupfel at New Rochelle, NY to North Side Savings Bank, 3230 3 av. 3,300

m**Ferris av, swc St Agnes av,** see Main av, sec Central av.

m**Ferris av (*),** ws, at e end of stone wall at ss lands St Joseph's Institute, runs s 303.5xsw104.5 to Westchester Creek xnw 234.1xne627.10xne147.6xne138.5xne71.11 to beg; pr mtg $——; Jan1; Jan2'13, 3y% as per bond; Albt L Lowenstein to Jas H Donald, 508 W Fairfax av, Norfolk, Va. 10,000

m**Forest av, 1129** (10:2651), ws, 190 s Home, 20x87.6; pr mtg $7,500; Dec21; Dec 30'12; due &c as per bond; Frank Fischer, 2184 Valentine av, to Robt J Moorehead, 415 E 140. 1,000

m**Grant av, 1056** (9:2448), es, 182.8 n 165th 25x101.7x25x101.9; pr mtg $7,500; Feb15; Dec27'12; 2y6%; Johanna R Ernst, 1056 Grant av to Bertha Buschatzke, Terminal Hotel on Ehret av, North Beach, B of Q. 1,500

m**Grand blvd & concourse** (9:2462), es, 76.9 n 165th, runs e66.2xn0.3xe24.7xn25.9xw12xn 0.3xw79.11 to Grand blvd & concourse xs 26 to beg, except pt for Grand blvd & concourse; Dec31'12; 5y5%; Mary Kelly to Emigrant Indust Savgs Bank, 51 Chambers. 5,500

m**Hoe av** (10:2742), ws, 84 s Aldus, runs w100.11xs21xw39xs31xe150 to av xn42 to beg; bldg loan; Dec26; Dec27'12; demand; 6%; Mack Constn Co, Inc, to City Mtg Co, 15 Wall. 55,000

m**Hoe av** (10:2742), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.

m**Hoe av** (10:2742), same prop; PM; pr mtg $55,000; Dec24; Dec27'12; 3y6%; same to American Real Estate Co, 527 5 av. 6,000

m**Hoe av** (10:2742), ws, 126 s Aldus, 42x 150; bldg loan; Dec26; Dec27'12; demand; 6%; Mack Constn Co, Inc, to City Mtg Co, 15 Wall. 35,000

m**Hoe av** (10:2742), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.

m**Hoe av** (10:2742), same prop; PM; pr mtg $35,000; Dec24; Dec27'12; 3y6%; same to American Real Estate Co, 527 5 av. 6,000

m**Hughes av** (11:3077), ws, 245 n 188th, 50x87.6; PM; Dec31'12; Jan2'13; installs; 6%; Rosina Rescigno to Checchina Carucci, 641 E 183. 5,000

m**Huxley av** (13:3423), es, 16.7 s Forster pl, 50x75.6x51.3x64.3; PM; Dec13; Dec27'12; 3y5%; David H Rosenberg, 1565 1 av & Israel Spark, 1563 1 av to Jno Whalen, trste 458 W 155. 735

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m**Huxley av** (13:3423), sec Forster pl, 16.7 x59.2x30.2x64.3; PM; Dec24; Dec27'12; 3y 5%; David H Rosenberg, 1565 1 av to Jno Whalen, trste, 458 W 155. 350

m**Huxley av** (13:3423), nec Forster pl, 25.7 x91.3x25x96.10; PM; Dec12; Dec27'12; 3y 5%; Michl G Byrne to Jno Whalen, trste, 458 W 155. 1,120

m**Huxley av** (13:3423), es, 100 n 260th, 100 x95x irreg x100; PM; Dec24; Dec27'12; 3y 5%; Jno F Cavanagh to Jno Whalen, trste, 458 W 155. 1,500

m**Huxley av** (13:3423), ws, 325 n 260th, 50 x105; PM; Dec24; Dec27'12; 3y5%; Wm L Thompson, 45 Pinehurst av to Jno Whalen, trste, 458 W 155. 1,190

m**Huxley av** (13:3423), ws, 125 n 260th, 25 x105; PM; Dec13; Dec27'12; 3y5%; Grant F Chase, 318 W 57 to Jno Whalen, trste, 458 W 155. 630

m**Huxley av** (12:3423), ws, 150 n 260th, 25 x105; PM; Dec24; Dec27'12; 3y5%; Michl A Cavanagh, 257 W 188 to Jno Whalen, trste, 458 W 155. 560

m**Huxley av** (13:3423), ws, 375 n 260th, 50 x105; PM; Dec24; Dec27'12; 3y5%; Wm L Thompson, 45 Pinehurst av to Jno Whalen, trste, 458 W 155. 1,190

m**Huxley av** (13:3423), ws, 175 n 260th, 25 x105; PM; Dec14; Dec27'12; 3y5%; Anthony B Cavanagh, 257 W 128 to Jno Whalen, trste, 458 W 155. 560

m**Huxley av, nwc 260th,** see 260th W, nwc Huxley av.

m**Huxley av** (13:3423), ws, 144.4 s 261st, 125x105; PM; Dec24; Dec27'12; 3y5%; Andrea Scalvini, 445 W 153 to Jno Whalen, trste, 458 W 155. 3,000

m**Huxley av** (13:3423), ws, 369.4 s 261st, 50x105; PM; Dec24; Dec27'12; 3y5%; Emil & Eugene Philipp, 506 Ams av to Jno Whalen, trste, 458 W 155. 1,250

m**Huxley av** (13:3423), ws, 102.4 s 261st, 42x105x18.7x107.6; PM; Dec24; Dec31'12; 3y 5%; Frank De Caro, 725 Greenwood av, Bklyn to Jno Whalen trste. 950

m**Huxley av, swc 261st,** see 261st W, swc Huxley av.

m**Katonah av, 4323** (12:3378), ws, 25 s 238th, 25x85; PM; pr mtg $5,000; Dec14'12; Jan2'13; due Apr1'14, 6%; Kath Le Brun, 300 Northern av, to C N Shurman Investing Co, 43 Exch pl. 2,300

m**Lawrence av, es, 25 n Central av,** see Main av, ws, 125 n Railroad av.

m**Lawrence av, es, 75 & 100 n Central av,** see Main av, sec Central av.

m**Lawrence av, nec Westchester av,** see Main av, sec Central av.

m**Lincoln av** (9:2317), ws, 50 s 134th, 50x 100; Dec27'12; 3y5%; Patk Goodman to Mary McAdam, 344 E 58. 10,000

m**Ludlow av, (*),** ss, 205, 25x100; Dec27'12; due Dec1'15, —%; Simeon Winterbottom, 322 31st, Woodcliff, NJ, to Helena Schwartz, Av C & 13th, College Pt, LI. 350

m**Mace av (*),** sec Barker av, 50x100; PM; Dec30'12; due &c as per bond; Maxwell C Lewis, 452 Ft Wash av, to Ralph L Sachs, 216 W 100. 3,000

m**McGraw av (old rd)** (*), ss, 150 e Storrow, 25x82.7; pr mtg $——; Dec30'12; due July1'13, 6%; Gidale Lion to Esther Laufer, 118 Columbia. 485

m**Main av, ws, 125 & 225 n Central av,** see Main av, sec Central av.

m**Main av (*),** sec Central av, 50x100; also SEAVIEW AV (*), ws, 175 n Railroad av, 25x100; also ST AGNES AV (*), sec Central av, 100x100; also SEAVIEW AV (*), es, 25 s Central av, 25x100; also WESTERN AV (*), sec Westchester av, 125x100; also LAWRENCE AV (*), es, 75 n Central av, 25x100; also MAIN AV (*), ws, 125 n Central av, 50x100; also MAIN AV (*), ws, 225 n Central av, 25x100; also LAWRENCE AV (*), es, 100 n Central av, 75x100; also ST AGNES A V(*), es, 25 n Central av, 25 x100; also SEAVIEW AV (*), nwc Central av, 50x100; also LAWRENCE AV (*), nec Westchester av, 25x100; also MAIN AV, nwc Westchester av, 50x100; also ST AGNES AV (*), swc Ferris av, 375x200 to St Marys av, x375 to Ferris av x200; also FERRIS AV (*), nwc St Agnes av, 200 to St Marys av x280 to Pelham River xirreg to St Agnes av x190, except pt taken for Baychester & Briggs avs; also A T to Main av (*), ws, 75 n Central av, 50x100; and also in & to any other lots on said map now owned by party 1st pt; PM; Dec 27; Dec30'12; 3y5%; Wm R Nash, Bklyn to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY. 27,000

m**Main av (*),** ws, 125 n Railroad av, 25x 200 to Lawrence av; also LAWRENCE AV (*), es, 25 n Central av, 25x100; except pt for Baychester & Briggs avs; PM; Dec27; Dec30'12; 3y5%; Wm R Nash to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY. 1,200

m**Main av, nwc Westchester av,** see Main av, sec Central av.

m**Mott av** (9:2459), nec 159th, runs n100 xe219.7xs23.5xs27xw10xs49.7 to 159th xw 210 to beg; Dec28; Dec30'12, 3y5%; Jno H J Ronner, Henry H Sherman & Louis A Risse to Marion D Risse, 599 Mott av. 18,000

m**Netherland av** (13:3426), cl 100 s 259th, runs s111.9xe177.9xn110.8xw165.6 to beg; PM; Jan2'13; 3y5%; Danl S Morrison, 5695 Riverdale av, to Jno H Thorn, on ss 239th, e Blackstone av. 1,000

m**Prospect av** (11:2968), nwc 169th, 70.3x 79.11x40x84.6; bldg loan; Dec26; Dec27'12; demand; 6%; Freeminstreet Co, Inc, a corpn, to City Mtg Co, 15 Wall. 65,000

m**Prospect av** (11:2968), same prop; certf as to above mtg; Dec26; Dec27'12; same to same. ——

m**Prospect av** (11:2968), swc Freeman, 75.4x79.11x38x88.3; bldg loan; Dec26; Dec 27'12; demand; 6%; Freeminstreet Co, Inc, a corpn, to City Mtg Co, 15 Wall. 65,000

m**Prospect av** (11:2968), same prop; certf as to above mtg; Dec26; Dec27'12; same to same. ——

m**Prospect av** (11:2968), ws, 75.4 s Freeman, two lots each 50x79.11, two bldg loan mtgs each $40,000; Dec26; Dec27'12; demand; 6%; Freeminstreet Co, Inc, a corpn, to City Mtg Co, 15 Wall. 80,000

m**Prospect av** (11:2968), same prop; two certfs as to above mtgs; Dec26; Dec27'12; same to same. ——

m**Rosedale av (*),** es, 75 n Merrill, 25x 100, except strip 5 ft in depth taken by City NY; PM; pr mtg $3,000; Dec30; Dec31 '12; due June30'15; 5%; Jno Neilson to Annie Balkin, 455 E 182. 1,700

m**St Agnes av, es, 25 n Central av,** see Main av, sec Central av.

m**St Agnes av, sec Central av,** see Main av, sec Central av.

m**St Agnes av, swc Ferris av,** see Main av, sec Central av.

m**St Lawrence av (*),** ws, 125 s Mansion, 25x95; except part for av; Dec27; Dec28'12; due Jan1'16 at 5½%; Mary E. Aikin, 1489 St Lawrence av to Eleanor S Byrt, 1057 E 2d, Bklyn. 3,500

m**St Lawrence av (*),** ws; same prop; pr mtg $3,500; Dec27; Dec28'12; due Jan1'16, 5½%; same to Ellen A Halsted, 174 Prospect pl, Bklyn. 800

m**Seaview av, es, 25 s Central av,** see Main av, sec Central av.

m**Seaview av, ws, 175 n Railroad av,** see Main av, sec Central av.

m**Seaview av, nwc Central av,** see Main av, sec Central av.

m**Seneca av, nec Edgewater rd,** see Whittier, ws, 100 s Seneca av.

m**Seton av (*),** ws, 450 s Randall av, 25x 100; Edenwald; Dec28; Dec31'12; due Jan 1'16; 5¼%; Julius Heiderman to Maria Moritz, 455 E 16. 2,000

m**Southern blvd, 347-9** (9:2296), ns, 171.6 e Alex av, 40x100; PM; Dec26; Dec27'12; due Jan1'17; 5%; Bernhard Seymann, 1232 45th, Bklyn, to Alice Cleaveland, 96 St James pl, Bklyn. 12,000

m**Southern blvd, 353-9 E** (9:2296), ns, 251.6 e Alex av, 60x100; PM; Dec26; Dec 27'12; due &c as per bond; Bernhard Seymann, 1232 45th, Bklyn to Kath L Barbour, 130 E 67. 18,000

m**Southern blvd, 353-9 E** (9:2296), PM; pr mtg $18,000; Dec26; Dec27'12; 1y6%; same to Wm Goldstone, 2 W 89. 1,000

m**Southern blvd** (9:2296), same prop; asn rents to secure above mtg; Dec26; Dec 27'12; same to same. nom

m**Southern blvd** (9:2296), ns, 231.6 e Alex av, 20x100; PM; Dec26; Dec27'12; 3y5%; Bernhard Seymann, 1232 45th, Bklyn, to Sarah D Thomson, 269 N Grove, East Orange, NJ. 6,000

m**Spencer av** (13:3423), es, 100 n 260th, 25 x105; PM; Dec24; Dec27'12; 3y5%; Eugene O Krings, 50 Myrtle av, Bklyn to Jno Whalen, trste, 458 W 155. 500

m**Spencer av** (13:3423), es, 350 n 260th, 50 x105; PM; Dec24; Dec27'12; 1y5%; Emile Brunel, 285 W 261 to Jno Whalen, trste, 458 W 155. 700

m**Spencer av** (13:3423), es, 125 n 260th, 50 x105; PM; Dec26; Dec27'12; 3y5%; Jno G Beck, 6009 Bway to Jno Whalen, trste, 458 W 155. 750

m**Spencer av, nec 260th,** see 260th W, nec Spencer av.

m**Teller av, 1055-7** (9:2428 & 2433), ws, 139.6 n 165th, 40x100; Jan2'13; due May2 '13 6%; Andw Komorowski, of L I City, to Lamont Realty Co, 198 Bway. 500

m**Tinton av, 527** (10:2581), ws, abt 150 s 149th, 25x100; Nov26; Dec30'12; due &c, as per bond; Josephine I Charleton to Louis O Van Doren, 299 Alexander av. 630

m**Tinton av, 985** (10:2659); ext of $3,500 mtg to Dec10'15 at 5%; Nov25; Dec30'12; Lawyers Title Ins & Trust Co with Matilda Schmitt. nom

m**Vyse av** (11:3127), sec 179th, 39.11x100x 36x99.11; ext of $3,000 mtg to Jan8'16 at % as per bond; Dec26; Dec30'12; Geo G & Emma L Davis with Louise McCarren, 428 College av, & Dora Baumeister, 428 College av. nom

m**Washington av, 1286-92** (9:2373), sec 169th (Nos 480-8), runs e113.7xs50.9xe1.4xs 50.9xw116 to av xn101.6 to beg except part for av; also except so much of above as lies to east of a line distant 100.7 e from es Wash av as now laid out; PM; pr mtg $17,000; Dec2; Dec28'12; due &c as per bond; L & S Constn Co, 1834 Clinton av to Louisa R. Houchin, 1292 Wash av. 11,865

m**Washington av, 1690-8** (11:2915), ext of two mtgs for $35,000 each to Dec24'17 at 5%; Dec24; Dec27'12; Lawyers Title Ins & Trust Co with Morris Silverman, Isaac Leader & Jacob Bloom. nom

m**Watson av, swc Castle Hill av,** see Castle Hill av, ws, extends fr Blackrock to Watson avs.

m**Webster av, 4300** (12:3401), es, 90.1 n 236th, 59.9x100.3x50x120.11; PM; Dec31'12; due &c as per bond; Wm H Mullen, 458 Mott av to Fredk C Hardy, 82 Decatur, Bklyn. 2,200

m**Western av, sec Westchester av,** see Main av, sec Central av.

m**Westchester av, nec Boynton av,** see Boynton av, nec Westchester av.

m**Westchester av, nec Lawrence av,** see Main av, sec Central av.

m**Westchester av, nwc Main av,** see Main av, sec Central av.

m**Westchester av, sec Western av,** see Main av, sec Central av.

m**Williamsbridge rd, 1424** (*): sal Ls; Dec23; Dec30'12, demand, 6%; Vincenzo Manzella to Lion Brewery, 104 W 108. 2,250

m**Willis av, nec 142d,** see 3 av, 178, Manhattan.

m**Zerega av (*),** es, 100 n Westchester av, 125x100; PM; Dec30'12; Jan2'13; due &c as per bond; Bronx County Constn Co to Frank M Clendenin, 2244 Westchester av. 6,500

m**Zerega av (*):** same prop; certf as to above mtg; Dec31'12; Jan2'13; same to same. ——

m**3d av, 2505** (9:2320), nws, 175.6 ne 136th, runs nw100 xne— to pt 69.4 s 137th xe100 to av xs24.5 to beg; Dec24; Dec28'12; due &c as per bond; Isaac Boehm to Title Guar & Trust Co. 18,000

m**3d av, 2505;** pr mtg $18,000; Dec27; Dec 28'12; due &c as per bond; same to Mathias Haffen, 652 Courtlandt av. 3,000

m**3D av** (11:2927), es, 175 s 171st, 50x100; pr mtg $39,500; Dec30'12; Jan2'13; due &c as per bond· Wendover-Bronx Co to Moses Cowen, 40 E 83. 3,000

m**3D av** (11:2927); same prop; certf as to above mtg; Dec30'12; Jan2'13; same to same. ——

m**3D av, 2980,** see 3 av, 178, Manhattan.

m**3D av, 3044-6,** see 3 av, 178, Manhattan.

m**3D av, es, 25 n 156th,** see 3 av, 178, Manhattan.

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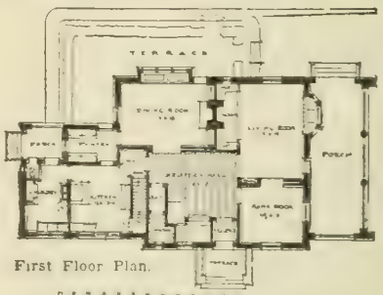


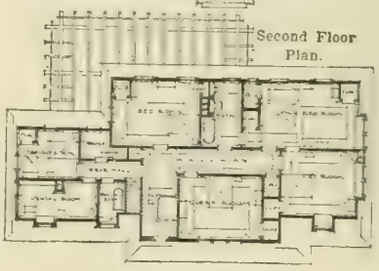
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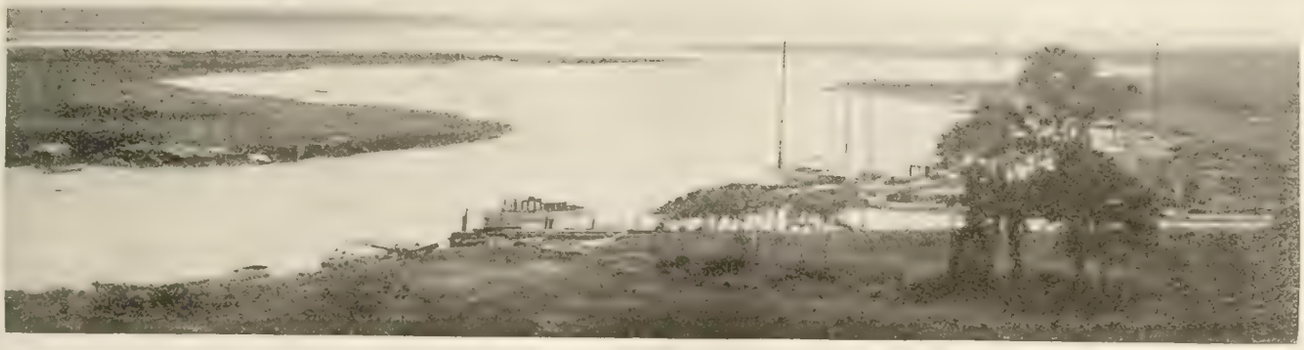
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 11, 1913

THE TRANSIT SITUATION IN GREATER NEW YORK



Local Influences, Not Operative in the Same Degree in Other Cities, Will Induce a Suburban Movement of Exceptional Proportions Here in the Next Ten Years.

By WILLIAM HERBERT.

IN the first article of this series there were pointed out some of the reasons which are making for more rapid suburban development in and around all the large cities of the United States and Great Britain. In the present article the conditions which are making for rapid suburban development in the neighborhood of New York will be discussed in some detail. More than any of the large cities of the world, New Yor' needs to transfer part of its population to the cheaper land by which it is surrounded; and the greatness of the need has given zest to an enormous, sustained and costly effort to break through the physical obstacles which have prevented the expansion hitherto, and consequently to give the population of the city access to the unoccupied areas on its margin.

Flat Life Unnatural.

The people of New York have become so much accustomed to living in tenements and flats that they have almost forgotten that such a method of life is contrary to the ordinary habits and most deeply-rooted instincts of their forebears It seems natural for people of Latin descent, as the French or Italians, to live in multiple dwellings; but English-speaking peoples have always preferred the detached house, and they do so still. All over England and the United States the popular type of residence for the urban inhabitant is the individual house.

Only the poor and a certain class of the well-to-do who want to live in a central location prefer the tenement and apartment house. New York is, of course, so much a cosmopolitan city that many of its residents accept a life in tenements or apartments without any sense of its undesirable aspects; but there can be no doubt that the larger part of the New York families who are paying a rent of $40 a month and over to the owner of a flat would, in case they were able, be living in a suburban or semi-suburban house. It is necessity, or what they conceive to be necessity, rather than choice which determines their manner of life.

Causes of Congestion.

The physical conditions which have caused the congestion of the population of New York are too obvious to require more than a mention. The original city of New York was located on an island, separated on three sides from space to expand by broad bodies of water. These waters were not impassable, and large numbers of New Yorkers have always crossed the East and Hudson Rivers every day. Nevertheless, the easiest outlet was toward the north, and until recently the land to the north claimed the larger proportion of the increase in population. But the inevitable result was that the New Yorker had to travel further on the average in getting to and from his business than the inhabitant of any other big city. Because of the pressure of population on space residential land values waxed very high, so high that in Manhattan the private house became a rare type of improvement. Manhattan became a city of apartment houses and tenements, and even in the outer boroughs a large and increasing proportion of the population were forced to live in multiple dwellings.



MYRTLE BOULEVARD, LARCHMONT GARDENS.

The present series of articles is the first systematic attempt to collect and discuss the trade experience of the several producing and selling branches of the business of suburban developing in and adjacent to Greater New York. Only through a comprehensive study of that experience is it possible to ascertain what are the prevailing tastes and financial requirements of suburban home buyers. Information for use in these articles, which will be generously illustrated with photographs and diagrams, has been obtained from nearly one hundred of the more active suburban companies operating in the local market. The current article is the second in the series, which contains ten more articles by William Herbert, author of "Houses for Town and Country," and two by A. F. Brinckerhoff, landscape architect.

Results of Consolidation.

From the very start unusually costly and energetic attempts were made to meet this strain upon the city's means of transit. The surface cars and the ferries ceased to be anywhere near satisfactory in the seventies, and before 1885 the elevated road and the first Brooklyn Bridge had been built. A few years later the need for a subway with an express service and more bridges had already appeared, and agitation for their construction was begun. For many years, however, this agitation was fruitless. The various plans put forward failed chiefly because the engineering, financial and other obstacles were so considerable that they could not be immediately overcome.

The consolidation of the old City of New York with the counties of Kings, Queens and Richmond was the result chiefly of a widely prevailing opinion that administrative unity was a condition of the ultimate construction of an efficient transit system covering the whole metropolitan area. The first fruits of consolidation was the building of three new bridges, although no arrangements were made to lay out a comprehensive transit system, of which these bridges



LARCHMONT GARDENS CLUBHOUSE.

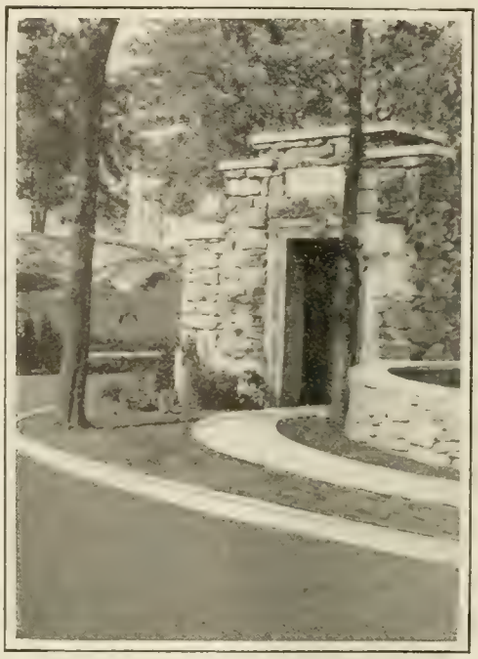
would be connecting links. The first subway followed soon thereafter, and then the Brooklyn subway. All these new means of transit did not, however, do more than meet an actually existing need. They were outgrown within a year after they were completed. It became evident that the only way in which New York City could burst its bonds and reach the cheaper land on its outskirts was by making a really herculean effort to construct a new and an adequate transit system.

Transit Betterments.

That effort is now being made. New York City is about to spend over $250,000,000 in an attempt to create a series of forced draughts of transit, which will rapidly bear its citizens through the densely populated area into the region of open land. These new transit lines will radiate in every direction, and will afford access to a larger supply of cheaper land than its inhabitants have known for a generation. Moreover, the railroad companies are co-operating with the city in this attempt to improve the means of transit. All except one of the railroads which terminate on the New Jersey side of the Hudson River are having their passengers transported by rail to convenient terminals in Manhattan at a considerable saving of time over the old ferries.

Two of these roads have introduced improvements into their service which have reduced the running time and increased the comfort of their passengers. The Long Island Railroad is being electrified and practically reconstructed, with the result that within a few years a vast quantity of additional territory on that island will come within the zone of colonization. It is extraordinarily fortunate for the people who use the railroad that it is owned by a corporation which could afford to invest so much money in the improvement of its service at a time when the existing lines were not profitable. It is fortunate also that the new municipal subway system will be so intimately connected with the Long Island terminals in Queens, Brooklyn and Manhattan.

Finally, an equally colossal effort has been made by the railroads terminating at the Grand Central Station to make their suburban service as efficient and as convenient as possible. In all these cases, except that of the New Jersey railroads,



ENTRANCE GATES TO LARCHMONT GARDENS.

New York has been benefited because it is served by wealthy corporations, which can afford to make investments with but small regard for immediate returns. Within a few years its transit equipment, instead of being as in the past, inadequate to its current needs, will be more than adequate. It will encourage expansion, instead of holding it back, and this fact will have an important bearing not only upon the future distribution of population, but upon that re-distribution of population which will take place within the next ten years.

Undoubtedly the greater accessibility of comparatively cheap land will revive the interest of the New Yorker in the idea of occupying a house of his own; and the kind of house he will want will not be the old brownstone or brick residence built in blocks, but the detached suburban house. In this respect New York will resemble those parts of the middle Western American cities which have grown up since the use of the electric trolley. In such cities the choice is coming to be one between the detached house and the apartment, and so it will be in New York.

Passing of the Old Brownstone Rows.

The city house, massed in blocks, is likely to become an obsolete type. It will be become comparatively obsolete, not merely because enough land should be made available to give every family that wants it more room, but because a larger number of families will want more room. The families that decide to live in detached houses will do so in many cases because they want playgrounds and breathing space for the children, in which respect the city house is not much better than the apartment. Indeed, in this respect the city house is so good as certain types of semi-suburban apartment houses which have been springing up in the middle West.

The accelerated growth of the New York suburbs does not mean merely that a much larger proportion of the future increase of population will seek suburban homes. It means that an increasing displacement of population now living in apartment houses is bound to take place. Among the apartment house inhabitants there is a considerable proportion who were partly forced into choosing that kind of residence, and who have been kept away from the suburbs only because of certain inconveniences of suburban life. Any change in condition which tends to make the suburbs more accessible or more pleasant as a place of residence forces a certain number of apartment house occupants into a condition of residential instability. They can be per-



LAKE AND CLUBHOUSE, SCARSDALE GOLF AND COUNTRY CLUB.

suaded to move, provided they can be made to understand just what are the real advantages of suburban life under the new conditions. The great problem of suburban development companies is to get at these people, to track them down and then to make them understand in what respect conditions have changed. Of course, this knowledge will in any event slowly spread. The conditions which are making in favor of an accelerated suburban movement are fundamental and all-powerful. But under modern methods business men do not wait for conditions to have effect. They seek to anticipate what the new conditions are, and then to take advantage of their appearance.

Individuals and companies interested in suburban property need above all some method of reaching this increasingly important source of business, just as they need about as much the ability to place before possible customers the class of suburban accommodation which will prove to be the most attractive.



QUEENS LEADS IN INCREASES OF VALUES

During the Last Eight Years Its Real Estate Has Increased 258% In Value—As a Place For Investment

By JOHN W. PARIS

THE only excuse one can reasonably offer for assuming to prophesy, is that the laws of nature are immutable, and that the same cause or combination of causes will, under like circumstances, always produce the same effect. Any prediction, therefore, that we make of the future will be made with the past as the basis of judgment.

In the course of this review, where statistics are used, they will, as a rule, appear as percentages. Their meaning will thus be more easily comprehended. It is percentages in which we are all interested. The actual increase in New York City real estate during the last eight years has been 64 per cent., or an average of 8 per cent. per year. This is in addition to the rents collected for the use of the property.

Assuming that the rents would pay all taxes and repairs, and would leave a margin of 3 per cent. on the total value of the real estate, and you have an 11 per cent. investment; that is, Father Knickerbocker, averaging his entire real estate holdings, has an investment which has returned him 11 per cent per annum. While this is the average return, there are sections of the city which fall far below this percentage, and there are other sections of the city that far exceed it. As it is percentages in which we are interested, the shrewd investor will search carefully for those sections of the city wherein the greatest percentage of profit may be assured.

Percentage of Increase in Values.

For the purpose of this article, we will consider only the borough divisions of the city. For a detailed systematic study, this should be carried to a much greater extent, even to a study of the various wards of each borough. The boroughs will have to suffice, however, in this instance.

From 1904 to 1912, or a period of eight years, the per cent. of increase in real estate values in the various boroughs was as follows:



MR. JOHN W. PARIS.

Manhattan	43%	Average	Annual	5.37%
Brooklyn	94%	"	"	11.7 %
Bronx	144%	"	"	18.0 %
Queens	258%	"	"	32.25%
Richmond	82%	"	"	10.16%

During the same period the increase in buildings erected on this real estate was as follows:

Manhattan	26.6%	Average	Annual	4.4 %
Brooklyn	44 %	"	"	7.3 %
Bronx	96.6%	"	"	16.1 %
Queens	116.4%	"	"	19.4 %
Richmond	61.3%	"	"	10.2 %

During the same period, the increase of population in each borough was as follows:

Manhat'n	11.02%	Average	Annual	1.84%
Brooklyn	24.2%	"	"	4.03%
Bronx	74.6%	"	"	12.4 %
Queens	70.2%	"	"	11.7 %
Richmond	23 %	"	"	3.8 %

From the foregoing tables, it is seen that the Borough of Queens leads all the boroughs in increased real estate values by a very large margin.

It would hardly seem possible that real estate in that borough had increased 258 per cent. in eight years, or an average of 32¼ per cent. per year, yet such is the fact.

A Big Building Year.

During the past twelve months, building operations have been quite active in all boroughs of the city, both Manhattan and Bronx exceeding 1911 by a considerable margin. Queens enjoyed an unusual active building movement in 1911. It has not quite reached that same high water mark for 1912. A careful study of the building operations of the borough, however, reveals some interesting features. In the matter of manufacturing plants, we find an increase of 28 per cent. in number for 1912 as compared with 1911, and an increase in cost of 63 per cent. In office buildings, we find that the number of such buildings erected increased by 26 per cent. and the cost by 42 per cent. The industrial life of the borough, therefore, shows a healthy increase over that of 1911. This is highly gratifying, as it is placing our industrial and commercial life in a location where there is ample living room for employer and employee, and those who are sufficiently fortunate to find employment in these new plants require no further thought as to the congestion problem.

Our Investing Status.

America is not recognized as a nation of investors to the extent that some European nations are. In France, Germany, Switzerland and other European countries, practically every individual is a saver and investor. In this country we are becoming known as a

nation of savers, but have not yet reached the stage of investors. As a result, our savings banks are numerous and well patronized. People at large, have not fully grasped the importance of making their savings work. They fully realize the importance of working hard for their savings, but they have not yet grasped the importance of making their savings work hard for them. Our lawmakers and legislative bodies have not awakened to the importance of protecting the saving public from the depredations of the stock gambler, the gold mine and the oil well schemers. Through these channels millions of dollars every year are lost by a savings public which is ambitious to make its savings work, but which is not in a position to analyze and judge the merits and demerits of the various propositions which are placed before it. Legislation is bound to come, whereby investments, whether questionable or otherwise, must be scrutinized by some capable bureau or official before the promoter is permitted to offer same to the public. Legislation of this kind is bound to not only save this enormous loss following unwise investment, but will establish a confidence whereby thousands of savers who are at the present time permitting their funds to lie in savings banks at the very low rate of interest paid by these institutions, to invest their surplus in good, safe productive channels.

From the standpoint of safety alone, New York City real estate surpasses all other known security. Railroad stocks and bonds, industrial stocks and bonds, even government bonds depreciate in value in times of panic. During the panic of 1907, when every other security depreciated in value from 10 to 50 per cent., New York City real estate advanced in value over $100,000,000. The inexperienced investor is liable to become confused in determining where he may best place his savings. A few well established rules may aid very much in this determination.

Rules for Investors.

First—It is population and population only which makes real estate values. Most people have the superficial idea that it is improvements, buildings, street pavings and subway lines which make up real estate values. All of this has no value whatever if there is no one to use them or occupy them.

Second—As population makes real estate values, transportation controls the distribution of this population.

Third—New York City must provide housings and commercial buildings for a population of at least 300,000 persons a year. The birth rate exceeds the death rate by 65,000 a year. The normal immigration into this country is about 800,000 a year. One hundred and fifty thousand of this immigration remains in New York City. Immigration from the various sections of our own country will amount to 35,000 a year. We thus have an actual increase in population of 250,000 a year. The dispossessed population of this city, whose homes are torn down in order that way may be made for new commercial blocks, new school houses, parks, railroad yards, etc., will amount to from 50,000 to 75,000 more.

If it can, therefore, be determined with any degree of accuracy the bulk of this population will settle, each year, it can be most certainly determined where the greatest percentage of profits are to be made. As it is transportation which controls the distribution of population, it therefore becomes purely a question of the study of the trend of transportation

Lines of Least Resistance.

Bodies of people are like bodies of water which constantly follow the channels of least resistance. Resistance as to people is made up of three items only; namely, time, trouble and expense. Where population can travel, therefore, with the least expenditure of time, with the least expenditure of trouble, and with the least expenditure of money, is where they have and always will travel. The building of the subways into the northern parts of the city has been followed by an enormous inflow of population, which settled along these lines. The building of the Williamsburg Bridge was responsible for the building up of Brownsville, where a population of not less than two hundred thousand has congregated during the past six or seven years.

For the past two years the public officials of this city have been in constant negotiations with the transportation companies controlling the two transportation corporations in this city, with the end in view of constructing and putting in operation an enormous amount of additional and much needed transportation. New lines have been laid out and approved by the Public Service Commission, the construction and equipment of which will cost fully $325,000,000, and will considerably more than double the rapid transit facilities of the city. Practically every rapid transit line leading to and from the great commercial center of the city is today carrying up to its maximum capacity and far beyond its humane capacity. It is no trifling task at the present time to enter a subway or elevated train during the rush hours and stand the buffeting, pushing and jamming which is ever present on any of these lines during these hours. The very minute that new lines, therefore, are opened into new territories, this uncomfortable travelling condition will turn large numbers of our population into these new channels of transit, and will immediately cause a rapid building up of territories adjacent to such transit lines, and the consequent rise in values.

New Transit Lines.

As to the sections of the city which are to be benefited by this wonderful extension of the rapid transit systems, Manhattan gets the Lexington avenue line extending up the East Side, and the Seventh avenue line extending down the West Side; Bronx gets the Jerome avenue line, the White Plains avenue line and the Southern Boulevard line, all extending to the outermost limits, of that borough; Brooklyn gets its line between 14th street, Manhattan, and Williamsburg and Cypress Hills; also a line linking Coney Island to Greenpoint; and the tunnel from Varick street, Manhattan, to Fulton street, Brooklyn; the Eastern Parkway line, the Fourth avenue line, and the Nostrand avenue line, all extending to the far outlying sections of that borough; Queens gets the Jamaica avenue extension to Jamaica, the Liberty avenue extension to South Jamaica, the Corona and Flushing extension and the Astoria extension. The Corona, Flushing and Astoria extensions are peculiar in that they are the only dual operating lines in the city. That is, over these lines will operate the trains of the Interborough subway system, the Manhattan elevated system, and the Brooklyn rapid transit subway and elevated systems, thus putting this territory in direct connection with every mile of rapid transit lines now existing or to be built.

Where the Most Profit Can Be Made.

This territory likewise lies within from five to fifteen minutes of the city's great commercial heart, while to reach the unoccupied sections of Bronx, and the unoccupied sections of Brooklyn will take from forty to fifty minutes. It should not be difficult, therefore, when these facts are recognized, for the investor to determine where the greatest profits are to be made or for the family to decide as to the most economical and convenient place to live. The records show that Queens has far exceeded any other borough in physical improvements and profits during the last few years, and the transportation developments prove that it will likewise exceed any other borough in the city in profits and population during the next few years. Fortunate, therefore, is he who selects wisely and quickly.

—A syndicate of Flushing citizens are in conference with the object of building a suitable theatre. They have had plans prepared by Edward Richardson and are negotiating for a lot on Broadway near Murray Lane, now owned by John W. Crawford. The lot will cost $4,500 and the building about $7,000.



A GATEWAY TO A QUEENS BOROUGH DEVELOPMENT.

STATEN ISLAND ON THE EDGE OF A BOOM

By CORNELIUS G. KOLFF

Small Houses Going Up Everywhere on Transit Lines, and Acre Plots in Most Demand.

The New Courthouse Will Advance St. George As a Civic Center—Summer Residents Multiplying.

IN reviewing the activities in real estate on Staten Island during the year now closed there are two distinguishing features forced upon the attention of the close observer in the Borough of Richmond.

In the first place, the activity in the section within walking distance of the ferry landing at St. George is apparent; and in the second place, the large number of sales of small acreage plots, in the interior of the island, is a feature deserving attention.

The St. George development is mainly due to the fact that the conditions of a place of residence within twenty-five minutes of the downtown section of New York, and at a five-cent fare by means of one of the best systems of transportation in New York, are gradually being recognized by those who are engaged in professional and business pursuits in the lower part of Manhattan.

Another feature accounting for the activity is the fact of the selection of the new courthouse site adjoining the present Borough Hall. Not only have those who had their places of business and residences on the site selected been compelled to buy elsewhere, but the building of the courthouse at St. George will have a tendency to create more and more of a civic centre in that particular section of the island, and presumably property will advance in value as this improvement becomes more and more pronounced.

Whether the trend of business will go toward the southward in the direction of Tompkinsville or to the northward and westward towards New Brighton is problematical, and only the future will teach us what many would like to know now. In the meantime, the erection of apartment houses in that section is passing the experimental stages, and the erection of the "Castleton Apartments" and the "Beverly Apartments" has been accompanied by such eminently satisfactory financial results that the field would now appear to be open with assured prospects of success to those who are engaged in the erection of apartment houses.

The distance in time from the Battery to St. George over the bay being so short, and the residential features of the surroundings so sure, it is, indeed, a great wonder that the advantages of this section for apartment houses have not long ago been recognized.

A Good Place to Own a Home.

The erection of one-family dwellings, varying in cost from $2,500 to $7,500, is continuing throughout the island. In fact, there is not a section of the island which is reached by the trolley or steam cars that is not improving by the erection of buildings of this kind.

In the industrial sections of the island, such as the North Shore, the section around Linoleumville and Bullshead, the two-family house still continues to be the popular dwelling—the one mostly in demand. Along the South Shore, particularly in the neighborhood



MR. KOLFF IS SECRETARY OF THE STATEN ISLAND CHAMBER OF COMMERCE AND A REAL ESTATE LEADER.

of the beaches, there is a tremendous activity in small bungalows. This is the case at South Beach, at Midland Beach, at New Dorp Beach, at Giffords, at Eltingville and at other places. These structures, of course, are largely inexpensive ones with a sprinkling of more pretentious buildings, and they are mostly occupied for the summer only, but nevertheless they have the effect of drawing to Staten Island a great many people who, after a residence of one or two summers on the island, become permanent residents.

Acre Plots.

As regards the acreage propositions, there has been comparatively little activity. Some of the larger operators, who have been buying farmland and subdividing it into small plots, have finally recognized the demand for larger plots and have very wisely placed on the market a number of subdivisions of farms, cutting them up into acre plots, which they have been selling with pronounced success and great rapidity to those who do not want their residence confined to one or two lots, but who would prefer to have a little elbow room.

Along the southern shore of the island, at Grassmere, Dongan Hills, New Dorp, Giffords, Annadale, Huguenot, and Prince's Bay, there has been a great deal of activity in the erection of houses. The conditions in this section are being more and more realized by the commuters. The industrial development is in a highly satisfactory condition. The existing concerns have been largely increasing their employees, and a number of new concerns have come to Staten Island within a year or two, such as, for instance, a large, new linoleum plant, established at Elm Park in the neighborhood of the Standard Varnish Works, and the American Linseed Oil Co., the factory of Charles D. Durkee at Grasmere, the new bread machinery plant at Stapleton, the veneering mill at Arlington and a number of other smaller concerns, all of which, of course, contribute to the prosperity of the sections in which they are built and aid in the increase of property values.

The Transit Facilities.

The ferry service between Staten Island and New York shows a great increase, and the ferry service which was maintained during the summer between Staten Island and Brooklyn has been encouraged to the extent which warrants the running of another ferry during the spring, and this summer business will probably result in a steady all-the-year-round ferry service between Staten Island and Brooklyn.

The statistics of the number of passengers carried on the steam cars and electric cars for the last year are very interesting, the number of passengers carried on the steam cars being approximately six and one-half millions and those carried on the trolley cars about thirteen millions. Both the steam cars and the trolley system are attempting to improve their service; the steam cars by double-tracking the road to Tottenville, and the trolley cars by increasing their equipment and double-tracking some of their branches wherever this can be done.

The Waterfront.

As regards the waterfront development, of course everybody familiar with Staten Island affairs realizes that the waterfrontage forms the most valuable commercial asset of the borough, and consequently the public authorities, as well as those interested in the material development of the island, such as the Staten Island Chamber of Commerce, are giving a great deal of their time and energy to the proper development of the twenty-five miles of waterfront of the borough, but the plans so far studied and discussed have not yet taken any concrete form.

In conclusion, it can be stated that the year just closed has been one of average activity and progress, and it is firmly expected, from the indications at the present time apparent, that the year 1913 will be one of more pronounced progress.

SUBWAY ROUTE APPROVED BY COMMISSIONERS.

The Public Service Commission for the First District has received the report of the commissioners appointed by the Appellate Division approving the Whitehall street-East River-Montague street rapid transit one and the order of the court confirming the report. This is the route selected by the commission for the Brooklyn Rapid Transit Company's tunnel to connect the proposed Broadway subway in Manhattan with the Fourth avenue subway in Brooklyn. Commissioners were appointed by the court on the application of the commission because it had been impossible to obtain, as required by law, the consent of property owners to the extent of a majority in value of the property along the route for the construction of a rapid transit railroad thereon.

The estimated population of Richmond in 1912 was 89,573, a growth of 3,604 since the Federal census of 1910.

LONG ISLAND COUNTIES BEYOND CITY LIMITS

Nassau and Suffolk, Which Comprise the Territory, Are Changing Rapidly in Character—Eastern Suffolk County to Be An Area of Landed Estates as Well as Farms.

By D. MAUJER McLAUGHLIN

THE growth of Long Island, east of the city limits of Brooklyn and Queens boroughs, has been so pronounced within the last half decade that the Long Island Railroad Company has found it worth while to greatly enlarge its terminal facilities at Jamaica, which latter point is the clearing house for trains bound to and from all parts of Long Island east of Jamaica. The main purpose of this enlarged terminal is to handle the steadily increasing commutation and general passenger traffic; for Long Island is growing in population and structural improvements daily.

It is this steady influx of people that is causing the remaking of real estate values at every point on Long Island easily accessible to a railroad station, and values are steadily advancing in the extreme interior, where large estates have superseded ancient farms. These estates are from three to four miles from the railroad, but the use of the automobile has made them easily available for country home purposes for the wealthy, while improved highways have made riding attractive.

The All-Year Home Area.

During the last two years the all-year home area of Long Island has been greatly improved, especially in Nassau County, which is just east of the city boundary. The North Shore has been completely transformed. At Great Neck several of the prominent land companies have acquired large country estates fronting on Little Neck Bay and have developed them into substantial and attractive all-year home colonies. Other companies have bought acreage remote from the water, but accessible to the station and have transformed their holdings so completely that Great Neck, within a radius of a mile from the station, is now an all-year home town of importance; and it looks now as if it were only a matter of time when other large country estates at Great Neck would yield to the invasion of home colonies and become sub-divided. Many of these estates belong to wealthy families, but the desirability of the properties for estate purposes is becoming abridged by contact with land developments.

Only last month a syndicate of land developers bought the beautiful country estate of the late Miss Mary Rhinelander King, which forms a promontory known as "Hewlett's" or "King's Point," jutting into Long Island Sound, at Great Neck. It will probably be developed along fine lines; but, the significant thing about the property is that it is remote from the railroad and in a section that abounds in fine country estates.

Changes in Landed Estates.

This would seem to exemplify the prophecy that landed estates on Long Island must eventually find their abode in eastern and central Suffolk, which county comprises the eastern half of Long Island. New transportation facilities to the part of the North Shore of Nassau County adjacent to the city line is the primary cause of the change that is herein described. In addition to the double-tracking and electrification of the North Shore division from Woodside to Port Washington, a new trolley road has been built from Flushing to Port Washington with a branch extending into the hill country at Old Westbury and its environs. Long Island is now growing along the lines of least resistance to new population; and it is evident that another five years is going to show prodigious results. There is room for millions of population in Queens and Nassau counties alone, and there are no sections so close to Manhattan as these counties, except Richmond County, where there is so much room for expansion of population and the amelioration of congested conditions in Manhattan.

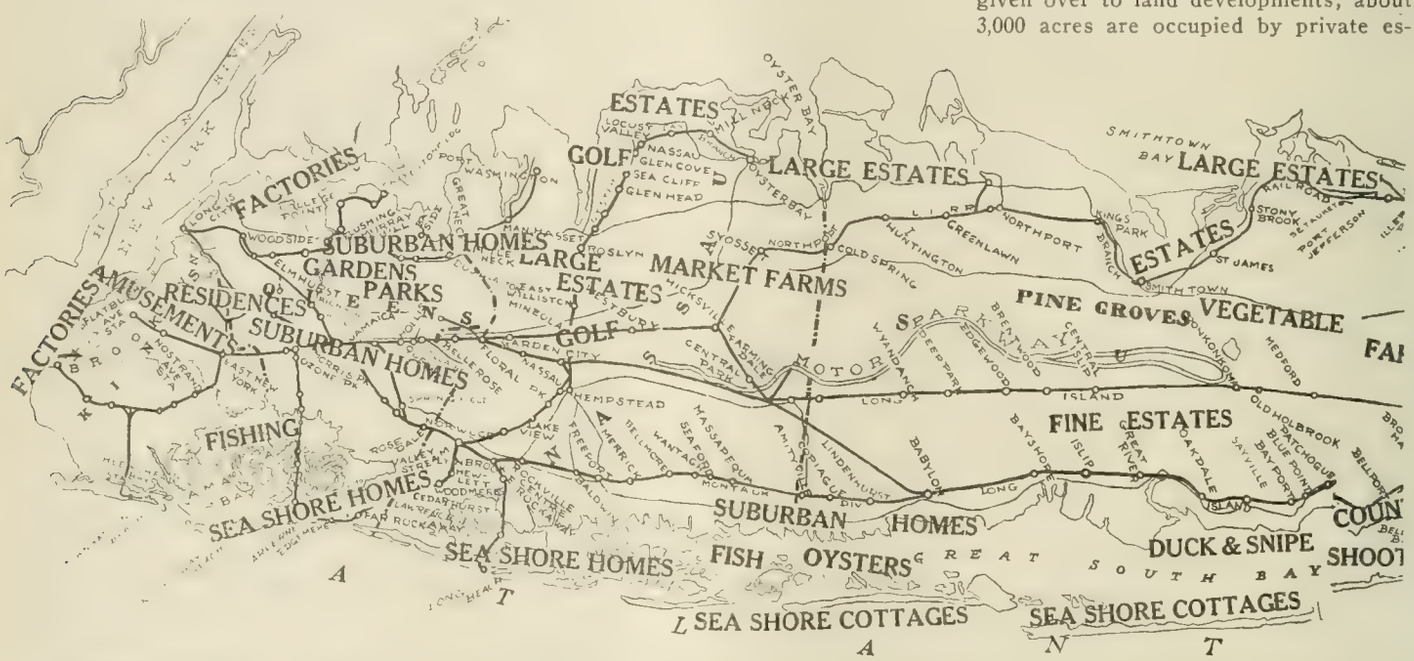
Solves the Housing Problem.

Long Island is the solution of the housing problem for the 200,000 newcomers to New York annually.

There are 82,560 acres or 129 square miles in Queens Borough. Of this acreage 25,000 acres are utilized for residential purposes; there are 25,000 acres given over to land developments; about 3,000 acres are occupied by private estates; country and golf clubs occupy a total of 2,000 acres; cemeteries and public parks cover 4,000 acres; cultivated farms comprise 10,000 acres; and 13,560 acres comprise uncultivated land.

Nassau County embraces 252 square miles or 161,280 acres. Villages and towns occupy 25,000 acres; 15,000 acres are under development by land companies, which means a similar reduction in the amount of tillable land; private estates occupy about 35,000 acres; country clubs use 8,000 acres; about 1,000 acres are utilized for cemeteries and parks; 20,000 are given over to agriculture and 57,280 acres lie dormant, some of which is woodland.

Suffolk County, covering 918 square miles and comprising a total of 587,520 acres, is witnessing only the inception of a suburban home movement. Its most important land development for all year purposes is Brightwaters, on the south side, near Bayshore; while Belle Terre, a 1,300 acre tract overlooking Port Jefferson Harbor, on the north



THE MAP ON THIS AND THE OPPOSITE PAGE SHOWS ALL OF LONG ISLAND AND THE PURPOSES TO WHICH THE VARIOUS PARTS OF IT ARE DEVOTED.

side, is the most important country home colony in the country.

Along the Cross-Island Trolley.

During the last year there has been a remarkable stride of growth at West Hills, and at Fair Ground, south of Huntington and along the line of the Cross-Island trolley road from Huntington to Amityville. More than one hundred houses have been built at Fair Ground, while new houses are very numerous at West Hills, the latter place being a rural community three miles from a railroad station. Many new houses have also been erected in the hill section of Huntington just north of the railroad station. A significant circumstance in connection with the structural improvements at and near Huntington is that the major part of them are along the line of the trolley road, whereas in Amityville, at the south end of the same trolley road and on the most important division of the Long Island Railroad, improvements are few and sporadic.

A Real Estate Prodigy.

Farmingdale, four miles north of Amityville and served by the same trolley road, has grown so rapidly during the last four years that it is recognized as a real estate prodigy. It is on the main line of the Long Island Railroad; but, it is understood that the Cross-Island trolley road has been the main-

There are no important communities on the main line of the railroad east of Farmingdale until Riverhead, which is the county seat, is reached. The railroad between these two points runs through a dense pine belt for many miles. Intervening are Brentwood and Lake Ronkonkoma. The former is a beautiful residential place amid the quietude of the pines with the odor of which the air is laden; while the latter place is chiefly attractive for its picturesque lake. It was recently proposed to have the State of New York buy Lake Ronkonkoma and the contiguous territory and transform it into a state park; and a bill is to be introduced in the Legislature to that effect, some time during the present session.

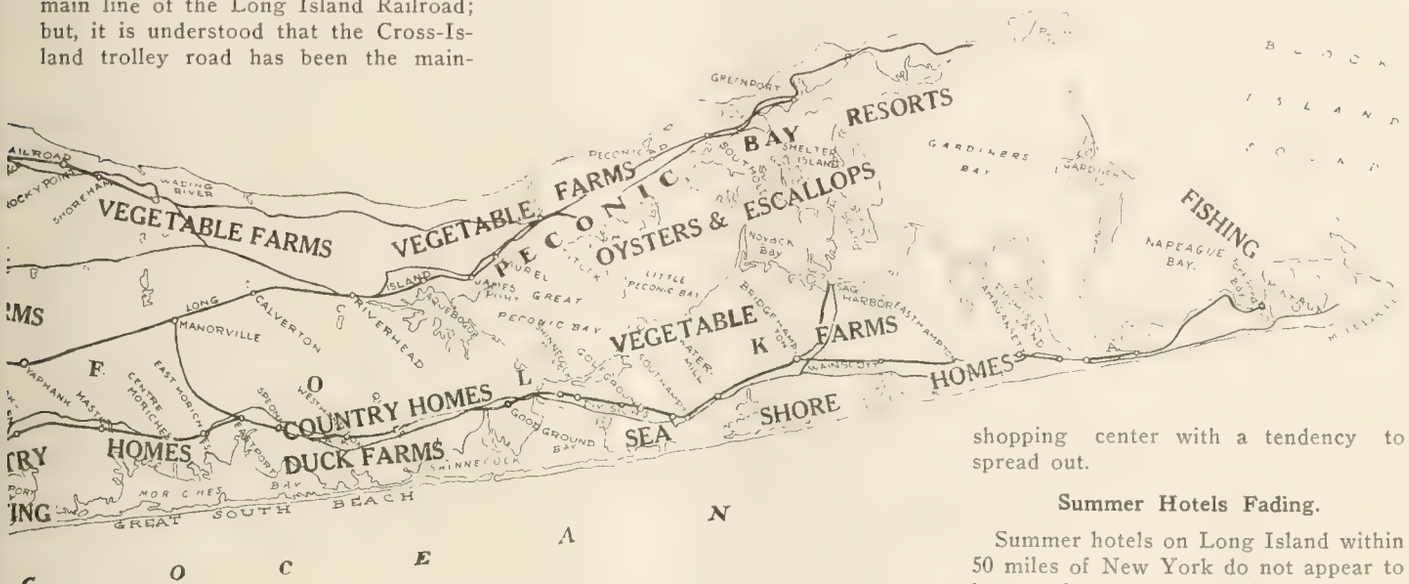
The Vegetable Gardens.

The agricultural utility of land on eastern Long Island is well known. There are raised the potatoes and cabbages that have made the island famous. In late years the Long Island Railroad Company has been emulating some of the far Western railroads by setting forth the agricultural possibilities of the area it penetrates. The company has established two experimental farms, one at Medford and another at Wading River; and on each the company has shown conclusively that the

wealthy men who have created large landed estates in the territories; and many of them are too remote from the railroad to be on the line of resistance. But it is apparent that all of Nassau County that is easily accessible to the railroad will be covered with thousands of all-year homes within the next decade. It is not large landed estates that greatly increase the business of a railroad; and the Long Island Railroad is fast making the bulk of Nassau County one of the most accessible areas adjacent to New York City, an area that, by its position, must necessarily draw population to it as the magnet draws metal objects to itself.

The North Side.

While most of the important residential communities for commuters have been on the South Side of Long Island in the past, the North Side is becoming a keen rival in the race for growth and improvement; and the double tracking and electrification of the railroad will accentuate the rivalry. Garden City, Hempstead, Mineola and Hicksville are communities along the western part of the main line of the railroad that have grown remarkably in the last five years. Garden City is exclusive in tone. Hempstead is becoming a busy residential and



spring of growth in Farmingdale. At least 300 detached dwellings have been erected in Farmingdale, primarily in its east and northeast parts, and adjacent to the trolley road. Through the instrumentality of Benjamin F. Yoakum, who has a large country estate in Bethpage Hills—north of Farmingdale—the latter place is witnessing the coming of several important industrial enterprises, among which is a large factory for the manufacture of the Remington automobile; while a factory for the manufacture of paper cups and boxes is already in operation. A large picture frame factory is situated near the railroad in Farmingdale. No community along the main line of the Long Island Railroad has a better future than Farmingdale. Its population in the past was principally agricultural, but henceforth it will be industrial primarily. A number of new industries are projected for this enterprising inland village. As a result, property is in good demand and it is planned to build homes on an extensive scale that will be suitable for men earning good wages and their families.

so-called scrub oak land on the island can be reclaimed and made fertile and tillable. The company has waged a great campaign of education in this regard and it is bearing fruit. Hundreds of small farms have been established in eastern Suffolk County during the last decade.

The South Side.

The greater part of the south side of Long Island east of Patchogue is gradually being acquired for country estate purposes. Each year witnesses new additions to each summer colony, especially those adjacent to the Great South and contiguous bays and the ocean. It is to the north and south shores of eastern Suffolk that the wealthy seekers for landed estates on Long Island must go henceforth for their quarry. Nassau County, for a distance of 25 miles from New York, is fast being occupied by the great middle class seeking all-year homes in the suburbs. The Wheatley Hills section and the North Shore at Locust Valley, Glen Cove, Oyster Bay and vicinity have not yet surrendered to the general occupancy because they have long been owned by

shopping center with a tendency to spread out.

Summer Hotels Fading.

Summer hotels on Long Island within 50 miles of New York do not appear to be any longer a profitable investment. The extensive use of the automobile and the easy accessibility it affords to many nearby places has, it is believed, done much to make summer hotel life unattractive. It is a striking fact that hotels in the eastern part of Long Island do a far better summer business than hotels within easy run of the city.

The southern coast of the eastern part of the island must ever be a paradise for the summer sojourner. The views of the sea, the invigorating air and the prevailing south breezes, together with steadily improving train service, are irresistible attractions. The North Shore with its rugged front and undulating topography will more and more appeal to the lover of the hills and the sky. The eastern end of Long Island is being brought nearer to New York by the process of municipal growth on the western end.

—The past year in the County Clerk's office of Queens County was the largest that the office has ever experienced. During that time 35,198 deeds, mortgages, releases, assignments, etc., were recorded.

CENTRALIZING THE SILK MARKET

The Uptown Movement Left Vacancies Yet Unfilled—Need of Modern Business Buildings in the Old Silk District

WITHIN the last twelve months the exodus of silk firms located in the downtown silk district, in and about Broome, Mercer and Greene streets, has been quite general toward the new commercial center in Fourth and Madison avenues. But there are influences at work which, the trade believes, tend to create a demand for new building construction in the older center.

The new silk district is mostly established on Fourth avenue between 17th and 32d streets; during the last year and a half, however, it has run over into new commercial buildings erected on Madison avenue lying between 23d street north to the 34th street retail shops. Into these new business buildings the silk interests are spreading out, frequently into twice the floor space they formerly occupied; but a good portion of the firms remaining downtown have closed leases for quarters in the uptown section, and will occupy them by the end of February. Many of them are moving in January. The amount of vacant floor space in these new buildings is more than sufficient to house the remainder of the silk concerns still in the old district, and including those who are in the cotton goods section at and about Worth street. The latter, the trade understands, have virtually pledged themselves not to join the uptown movement.

It was not until quite a number of the silk firms in the old silk district had signed leases and thereby declared their intention of moving uptown, that there was any disposition shown on the part of the owners of the old buildings downtown to modernize them in order to retain their silk firm tenants. Inasmuch, however, as the march uptown had begun, it would not have been good business policy to have the silk market divided into two such widely separated sections as the old district downtown and the new one at Fourth avenue.

This fact was made clear during the last two seasons, when the firms still downtown found that fewer visiting buyers came into the old district than visited the new, so it was conceded to be better for all concerned to centralize the market uptown, a thing that is rapidly being accomplished. There still remain downtown a number of concerns that have as yet not closed leases for new quarters, but who will undoubtedly sooner or later signify their intention of moving to this locality. As many of the new commercial buildings still afford ample accommodations for such prospective tenants, it would seem as if tenants for any more new buildings to be erected in the new commercial center would have to come from other lines of business, as, for instance, the dressgoods people, laces and embroideries, cotton goods and kindred lines, still remaining downtown.

Vacancies in the Former Silk District.

The fact that there has been little, if any, change made in the old buildings in the silk district downtown, and that many of the buildings stand empty and unaltered, as they were left by the silk concerns vacating them, would seem to indicate no disposition on the part of the owners to erect modern structures there. The views of old tenants are that this old silk district, judging from the nature of the trades occupying spaces formerly held by silk firms, is becoming devoted to small manufacturing concerns, and that therefore the old silk district has degenerated and is no longer anything like its former commercial center. Light manufacturing buildings of modern construction are, therefore, needed downtown.

As the new commercial buildings in Fourth and Madison avenues seem ample in every particular for the needs of the silk trade, and inasmuch as the northern boundary does not extend farther than about 32d street, it does not seem at all likely that this trade will go into the 42d street zone, at least, for some time to come.

The silk trade has expanded considerably during the last twelve months, a condition, however, that is not so much due to the occupation of new and more modern quarters in more elegantly equipped offices and salesrooms, as it is the direct result of fashions strongly favoring silk goods. With the silk trade going into the more expensive quarters they now occupy, there must be commensurate trade expansion in order to offset the higher rentals and more expensive office and salesroom equipment.

WHAT THEY SAY ABOUT THE COMING YEAR

Comments of the Daily Press on the Real Estate Situation—The Prospects Reported as Bright—An End to Pessimism.

THE Record and Guide has brought together on this page a number of brief extracts of the editorial comments and personal views which have appeared in the annual real estate reviews of the daily press. Admitting that the influences affecting the market for real property and shaping the intentions of business men in respect thereto are not in every particular satisfactory, there are yet, it is said, good reasons for expecting a resumption of at least normal activity in the private sales market during the year just begun. The remarkable revival which the past year brought to the construction departments of real estate development, the return of normal conditions in manufacturing and merchandising, and the certainty of great improvements in local rapid transit facilities, are among the reasons given. The city is growing in population, general business is again thriving, why should real estate longer be held back? It seems to be agreed among the eminent authorities quoted that the only remaining serious obstacle to widespread investment in income property is a very general belief that real property is being required to carry more than its fair share of the burden of taxation; but this is an objection which cannot govern in every case. Therefore, a confidence is everywhere expressed that 1913 will be a year of steady improvement for the real estate market.

Not Far From a Business Expansion.

(The Globe.)

The year 1913 promises to be one of considerably greater activity than 1912. In Manhattan, as well as in the outlying boroughs, the plans for new transit are very comprehensive, and must sooner or later create speculative trading in anticipation of actual housing and business needs. The demand for residences and sites and for business properties brought under the new transit influences should be very considerable.

There seems every prospect also that we are not far from a business expansion which will create a demand for real property. There is now a preponderance of opinion that our commerce and trade have reached a point where they must soon break through the narrow limits set by the caution and conservatism of the past couple of years. Capital should be plentiful enough for the legitimate needs of even an active market.

Expansion Looked For.

(From the Evening Post.)

With the splendid strength of the market even during a Presidential year, the fact that the dual subway system after ten years of waiting is actually under construction, and the generally low range of valuations throughout the city, there is reason to concur in the belief that 1913 should prove to be a good year. There are, of course, some things which may prove an upset in these calculations, such as high prices of building materials and inability to procure steel as rapidly as required, but under ordinary circumstances the outlook is decidedly favorable toward a

broadening. The generally bright prospect of the business world upon which so much depends for activity in real estate is such at the moment as to make appear certain these expressions.

No Great Optimism.

(The Morning Sun.)

Concerning the coming year there is no great optimism, though some matters already have so shaped themselves as to give promise of at least better business activity during the next twelve months. To overcome conditions which have obtained for a number of years is not the task of a day or month. In every period of the city's growth there were just such obstacles as are encountered today; sometimes they retarded the progress of the city for a short period, but eventually they were forgotten in the remarkable growth and expansion which has been one of the wonders of modern times.

More Consideration for Taxpayers.

(From the American.)

The same optimism that characterized the beginning of 1912 is noted at the opening of 1913. But in contrast with last year, this year already shows prospects for the betterment of conditions that were lacking in the twelve months that have just passed into history.

Those who take a wider view than the boundaries of Manhattan are gratified by the stand that Governor Sulzer appears to have taken. Economy in management of state affairs is as grateful a word to the overburdened owner of New York City real estate as would be the assurance of cheaper administrative methods in the city itself.

Good Times Ahead.

(The Tribune.)

The year 1912 has not been a prosperous one in real estate. Several causes may be assigned for this. The income from rents of all classes of property, with few exceptions, has been less than normal, while expense has been increased in many ways—higher taxes, higher insurance rates, higher mortgage rates, higher cost of repairs, owing to a constant fire of orders from every conceivable governmental department.

But these trials of the real estate owners in course of time will be overcome. The owners of property have had difficulties and burdens in other times, and they have been surmounted and forgotten in the flush of prosperity and rising prices. Many things point to good times ahead.

Better Rented.

(From the Evening Mail.)

Both as to business properties and apartment houses the city is "better rented" than it was a year ago. There have been happenings within the year to cause a decided slow-up in the building of new lofts. Both on the west side and on the heights the builders of apartments have been far from idle, but, with possibly a few exceptions, their new operations have been handled with some regard to existing conditions and the volume of current demand.

Conditions in The Bronx Particularly Good.

(By E. B. Boynton, President American Real Estate Co.)

The year 1913 ought to be a good year for real estate, with a broadening market, and after February first mortgage money is likely to be plentiful again.

Conditions in The Bronx are especially good. The renting season there has been better than last year. There has been a large volume of building construction work and new space has been rapidly occupied.

NEW ERA OF RAPID TRANSIT AT HAND

Hearings Next Week on Terms and Conditions of Proposed Operating Contracts—The New Elevated Extensions.

THE Public Service Commission for the First District has ended the series of conferences with the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company over the terms and conditions of the proposed operating contracts for the Dual System of rapid transit, which is to cost more than $300,000,000. The law requires that public hearings shall be held on such contracts before they are executed. Accordingly the commission has called for public hearings as follows:

On January 14, at 10 a. m., on the proposed contract with the Brooklyn Rapid Transit Company for the construction by the city, with a contribution by the company, of the Broadway and Centre Street Loop subways in Manhattan, a tunnel under the East River and the Fourth avenue subway and its extensions, and the Eastern District subway in Brooklyn, and for the operation of such lines in conjunction with the existing elevated railroad system of the Brooklyn Rapid Transit Company.

Dates for the Hearings.

January 14, at 2 p. m., on the proposed contract with the Interborough Rapid Transit Company for the construction by the city, with a contribution by the company, of the Lexington avenue and Seventh avenue subways in Manhattan, the Steinway Tunnel, a new tunnel under the East River to Brooklyn, and the Eastern Parkway and its extensions in Brooklyn; also for the construction by the city of the Corona and Astoria rapid transit lines in Queens, for operation by both companies.

January 17, at 10 a. m., on the proposed certificates to the Interborough Rapid Transit Company and the Manhattan Railway Company for the right to construct and operate certain extensions to and third track upon existing elevated railroads in Manhattan and The Bronx.

January 17, at 2 p. m., on the proposed certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the right to construct and operate third tracks upon exsiting elevated railroads in Brooklyn and Queens.

January 18, at 10 a. m., on the proposed certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the right to construct and operate certain extensions of existing elevated railroads in Brooklyn and Queens.

After these hearings are held the contracts and certificates will be put in permanent form, adopted by the commission and transmitted for approval to the Board of Estimate and Apportionment, after which they will go to the companies concerned for acceptance and execution.

The contemplated improvements to the Manhattan-Bronx elevated lines are noted as follows:

Diverging from the existing structure of the Ninth avenue elevated line of the Manhattan Railroad near West 157th street and Eighth avenue, and thence running northerly over private property and public streets to the Harlem River, thence crossing the Harlem River and the Putnam Bridge and crossing over the property and right of way of the New York Central & Hudson River Railroad Company to Sedgwick avenue at a point north of 161st street, thence under Sedgwick avenue, private property and public streets to a point near the intersection of 162d street and Ogden avenue, thence under 162d street to a point at or near Anderson avenue, thence curving southerly and easterly through private property and public streets to the intersection of 162d street and Jerome avenue; thence easterly over and along 162d street to a point near River avenue; thence curving northeasterly through private property into River avenue to a point where a connection can conveniently be made with a municipal railroad on River avenue.

Webster Avenue Line.

Diverging from the existing structures of the Third avenue line of the Manhattan Railroad, at or near the intersection of Pelham avenue and Third avenue, thence running northwesterly and crossing over the private right of way of the New York & Harlem Railroad to Webster avenue; thence northerly along and over Webster avenue to, at or near Gun Hill road; thence curving northeasterly along and over streets and private property and the private right of way of the New York & Harlem Railroad to Gun Hill road, thence easterly over and along Gun Hill road to a point at or near White Plains road, where a connection can conveniently be made with a municipal railroad on White Plains road.

West Farms Subway Connection.

Diverging from the existing Third Avenue Elevated Railroad at about 143d street; thence extending through private property and Willis and Bergen avenues to a point near 149th street; thence northeasterly crossing 149th street over a public place, Gerard street, the right of way of the existing Manhattan-Bronx Rapid Transit Railroad constructed under the contract of February 21, 1900, and private property to a point near the intersection of Brook and Westchester avenues, where a connection can conveniently be made with the West Farms Division of the said Manhattan-Bronx Rapid Transit Railroad.

Widens Central Park West.

The Board of Estimate has voted to widen the roadway of Central Park West by cutting seven feet from the east sidewalk. The ordering of the removal of the street car tracks to the center of the roadway has been deferred.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

The engine or boiler room of any large building should be a subject of earnest consideration on the part of the building manager. It is not necessary to have a technical knowledge of electricity or mechanics, but a good general idea of the underground workings of his buildings will always prove of inestimable benefit if he wishes to conduct the operations under his charge in an efficient and economical manner. Knowledge of this kind will enable a manager to work in harmony with his engineers if they are of the right sort, or will help him to check up against them, if they are inclined to be inefficient or lazy. As a general rule, engineers and firemen are a hardworking, intelligent lot of men, and if properly handled will give more than full value for the salaries they receive. The engine room hours are long, and much of the work is exceedingly laborious, and the manager, wherever possible, should endeavor to lighten his employees' burdens without interfering with the efficiency of the plant.

There are many little wrinkles that may be adopted in an engine room that will make the necessary manual labor easier, and wherever possible these should be adopted. One such simple idea was called to he attention of the writer recently by the engineer of a large building.

One of the hardest duties of a fireman is drawing ashes from the pit after the fires have been cleaned. In most engine rooms a very long bar of solid iron with a heavy hoe-shaped end is used for this work. The short leverage which the fireman has in using this bar makes the work of drawing ashes very heavy. The engineer in question has solved this difficulty by fastening the head of a large steel mortar hoe on a short length of one-inch pipe. The end of the pipe is threaded and other lengths can then be added as desired. The whole makes a drawbar about one-third the weight of the one in common use and will last for four or five months. The total cost is not over a dollar and a half, and the little additional expenditure is fully warranted by the physical wear saved to the fireman. He will undoubtedly show his appreciation by a little extra work in other directions.

Readers of this department are invited to ask questions. If we cannot answer the questions ourselves, we will do our best to get the required information from authoritative sources. In order that the information may be available to the inquirer at the time it is wanted, questions will be answered as promptly as possible by mail. If the inquiry appears to us to be of general interest, it will also be answered at our convenience in this department, so that all our readers may have the benefit of the work expended in looking up answers. However, all communications will be treated as confidential, and no names will be appended to such inquiries as may be published. Requests for information should be addressed to The Record and Guide, 11 East 24th street.

EXECUTIVE FUNCTIONS OF MANAGERS

Some Statistics Relating to Commercial Buildings in the Metropolitan District—Making the Investment Pay.

By ALLEN E. BEALS

OF the 21,031 elevator buildings in the metropolitan district 75 per cent., or 15,773, are devoted to commercial uses, and each of these buildings has a manager of some sort, whether agent, superintendent, engineer or janitor. For the purpose of estimating, let us say that $100,000 is the average cost of commercial buildings in the metropolitan district. The investment in commercial construction, exclusive of real estate, will then reach a minimum of $1,577,300,000. Taking as an average 5,000 square feet of rentable space on each floor and counting eight stories as the average height of commercial buildings, with $2 as the average square foot rental, these building managers collect for owners $1,261,840,000 a year, of which they spend $481,841,241 for supplies.

The building manager has charge of an army of "help"—a corps of firemen, stationary engineers, painters, plasterers, masons, carpenters, machinists, riggers, cleaners, window washers, clerks and stenographers—big enough to populate the city of Yonkers with its 75,000 souls. He must be sufficiently familiar with the technique of all the trades represented by his "help" to know whether he is receiving full value for every dollar of the building owners' money he expends, and to know at once which is the quickest and cheapest way to accomplish certain results, whether it be the installation of a new cylinder head on a giant pump and still keep his tenants supplied with all the water they need, whether it be the installation of new elevator ropes and at the same time keep his tenants ignorant of any discrepancy in the service, or whether it be the removal of a busy tenant from a small to a larger office without interrupting the regular daily routine of the tenants' business.

Flirting in the Elevator.

So much for generalship. But there is another side to the profession, and that is the consideration of the whims and criticisms of tenants. The building manager's business is to keep tenants satisfied and buildings filled. Upon the excellence of the service supplied to tenants depends the degree of profit or loss at which a building is carried.

When the elevator boy holds imprisoned in his car a tenant who is rushing for a train to Chicago while the bebuttoned rope yanker stops and goes back three stories to pick up a pretty stenographer who wants to travel one story, and then lingers at the gate while he makes a date for that night, the building manager is liable to hear about it in the form of a pretty curt note or phone call.

Now, it happens that no matter how rigorous the rules against loss of time on the elevator cars may be, flirting cannot be legislated out of existence; but the irate tenant cannot understand it. He wants quick service or he'll move as soon as his lease expires. So the building manager promises to discipline the boy. Then the human side of the irate tenant asserts itself. He considers that perhaps the elevator boy has some other relative dependent upon him, and he hates to be responsible for making that boy one discredit mark nearer discharge, so he pleads that he doesn't want to make trouble for the boy, but adds that the service is rotten. Then he makes the manager promise to give Buttons another chance and the incident is closed. The manager's personal call and evident interest in his case saves a tenant.

"Those Window Cleaners."

When the building manager returns to his desk, the 'phone bell may ring to call him up to 409. Up there he is greeted by a man with a raucous voice who complains that he caught cold while "those ——— window cleaners" let loose a bunch of cold draughts a day or two ago. The manager may wonder whether the tenant expects him to cage all the draughts in the four winds of heaven; but he must nevertheless do something, so he leaves his regrets and a promise to have the windows in his office cleaned after business hours.

The thermostat has been the greatest time saver in the office of the building manager that has been introduced in recent years. This is the thermometer-like instrument that is stuck on the plastered wall and automatically shuts off the heat or lets more steam through the radiator, according to how hot or cold the tenant wishes his office.

Trouble From Below, Too.

Then there are the cavernous depths of the building. The engineer, who may or may not be the recipient of a retainer from an interested outsider, declares by all the powers that the coal is getting worse and worse, and urgently recommends a larger size, or a different kind so as to get better results. The refrigerating plant gets out of kelter, or the tenants complain that they are not getting enough steam, or the freight elevator service is monopolized by other tenants (if they are manufacturers), or the roof leaks or the electric pump needs new packing or the boiler has scaled and needs more compound and a thousand and one other things that effectually removes from the role of mere chair warmer.

A good building manager is born; not made. No college can turn out a finished building manager any more than it can turn out a good business man, although probably most building managers having control of skyscraper investments are college graduates, plus a season of experience in a high-class real estate office.

How the Successful Ones Manage.

The good building manager has no set formulas for meeting contingencies. He measures the degree of his concession or compliance by the value he sets upon that particular tenant. He judges the tenant by the nature of his business, and whether it will grow so as to need larger space. He considers the manner in which the complaint is made, whether it is made in a moment of impetuous anger or is the result of long suffering in silence and hope of improvement. He considers the number of complaints that he has received from other tenants from the same cause and, if necessary, he removes that cause. But first, last and always the building manager is diplomacy itself, because every amicable settlement with a profitable tenant helps him to a share of the $1,261,840,000 annual space tribute collected by the commercial building barons of the metropolitan district.

Helpful Hints on Water Service.

Payments of current water bills are to be made at the Bureau of Water Register in each borough. The cashier is the duly authorized agent of the Water Registrar and the only person empowered to receive payments.

Frontage. Rate bills are due and payable annually in advance on the first day of May in each year and are rendered either personally or by letter by the bureau of Water Register.

Bills for water measured by meter are due and payable when rendered. Water may be shut off if meter bills remain unpaid thirty days after the time they are rendered.

Postage is required for the return of receipted bills, otherwise they will be held subject to order. Addressed and stamped envelopes should accompany checks.

Money will be received by the cashier of the Bureau of Water Register from 9 a. m. to 2 p. m. daily; Saturday, 9 a. m. to 12 m. Payments tendered in person other than at the hours specified will not be accepted.

The official designation of property is by section or ward, block and lot number (district and plot, Borough of Richmond). Consumers should examine their bills carefully to see that they are paying on the right property by comparing section, block and lot on the water bill with the tax maps.

Section 476 of the New York Charter states: "The annual rates which are not paid to the Department of Water Supply, Gas and Electricity, before the first day of August in each year shall be subject to an additional charge of five per centum and those rates not paid before the first day of November in each year shall be subject to a further additional charge of ten (10) per centum." Payments must be received during the hours for collection on or before the last business day of July and October, or interest will be charged as provided in the charter.

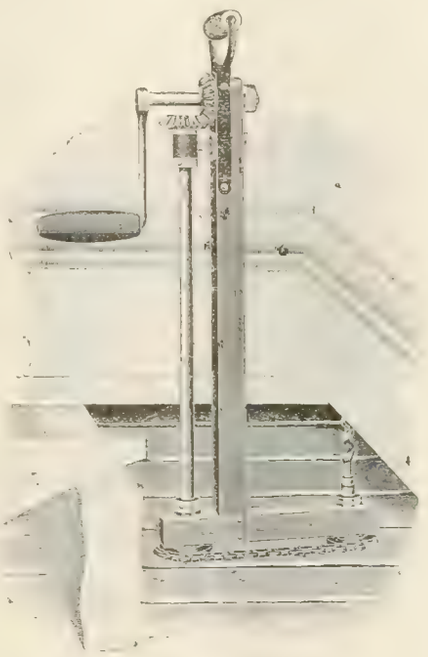
Use of hose is prohibited except when the supply of water is fully metered and permits have been issued by the department.

NEW THINGS

Uninfluenced by advertising consideration, this information is offered on its merits for the benefit of building managers.

Bores Holes Around Corners.

Every building manager is up against the proposition of boring holes through beams and girders in making alterations to offices and suites. Of course, there is always a way to run wires, pipes, etc., through floorbeams by ripping up the ceiling or the floor below, but the Ford Auger Bit Co., of Holyoke, Mass., has a device which actually bores holes



around corners. The apparatus is a very simple one, as well as inexpensive, and consists of a series of cogs on a long pole or on an angular bit which permits of back-handed boring without damaging either floors or ceilings. The accompanying illustration shows one application of the device in boring through a floorbeam upward. This device can be used in almost any combination of angles.

Outlet Box for Concrete Buildings.

In wiring concrete buildings special problems are frequently met. To obviate most of them the Appleton Electric Company, of 22 North Jefferson street, Chicago, is putting on the market a new outlet box. This box is of octagonal form 4x4 inches across and 3.5 inches deep, which eliminates the need for an extension ring. By the old method the cement runs between the box and the ring and thereby causes the box to fill up with cement. The tank outlets are from 2¼ to 2½ inches from the edge of the box, which gives ample room for reinforcement and eliminates the necessity for bending the conduit. By using this box the contractor saves considerable time and money.

Quick Hose Repairs.

Building managers are frequently up against the problem of hose repairs, due to careless handling on the part of cleaners about the building and in the engine room. It is very desirable under those circumstances to make prompt and inexpensive repairs, and for that reason a new device which is simplicity itself seems to have unusual merit. The repairing is done with a hammer and a new form of metal joiner. The hose is cut where the break occurs and the two ends are slipped over the hose mender and a hammer forces metal figures down over the two ends, thus holding them securely even under heavy pressure. Further information regarding this device may be obtained by addressing J. M. Sherwood, 168 Church street, New York.

Standardized Pipe.

Spellerizing is a new method of treating metal which has just been applied to the manufacture of pipe. It consists of subjecting the heated bloom to the action of rolls having regularly shaped projections on their working surface, then subjecting the bloom while still hot to the action of smooth faced rolls and repeating the operation, whereby the surface of the metal is worked so as to produce a uniformly dense texture better adapted to resist corrosion, especially in the form of pitting.

Inasmuch as this process is entirely mechanical and does not in any way depend upon skilled labor beyond keeping up the machinery involved, uniform treatment is assured.

The Spellerizing process is applicable to the smaller sizes of pipe, viz., 4 inches and under, although it is possible in special cases to Spellerize pipe a few sizes larger than 4 inches. This process is, of course, most desirable in the smaller sizes on account of the thinner walls. The larger sizes, owing to their thicker walls, do not require so much extra work of this character; but by other means in blooming and rolling this company aims to produce these thicker plates of such uniform quality that the pipe made from them will show decided superiority over pipe made from ordinary steel skelp.

This process has been adopted by the National Tube Co. in all its products and for the protection of architects and owners it is now rolling at regular intervals on every length of welded tubular product it manufactures, the name "National" (except on the smaller butt-weld sizes where this is not mechanically feasible).

—The main factor tending to render the air of confined places harmful aside from the special problems presented by dust and fumes, is overheating. Here is where the efficient building manager can co-operate with his tenant in giving him satisfaction. Printers and other trades where rapid finger work is necessary to require a uniform temperature around between sixty and seventy degrees. In rooms where much physical exercise is required, as in looms and mirror polishing, etc., the temperature should be nearer sixty degrees. In offices, the temperature should be maintained close up to 70 degrees. When the room becomes too hot, inertia and "three o'clock fag" makes the workers inefficient. When it is too cold both tenant and his employes are apt to berate the manager of the building. Temperatures running over seventy degrees make for tuberculosis and other serious diseases, according to Professor C. E. A. Winslow of the College of the City of New York.

—According to the statistics compiled by the United States Fidelity and Guarranty Co., there are 17,850 elevators in use in New York City. As the average height of elevator buildings in this city is 8 stories and thirteen feet represents the height of the average story, all these shafts placed in one shaft would reach 332 miles into the air. Travelling at the rate of forty-eight feet a minute, it would take 26 hours for the elevator to make the trip.

REAL ESTATE BUILDERS
RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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In authorizing on Thursday of this week the extension of Seventh avenue from Greenwich avenue to Carmine street and the widening of Varick street from Carmine to Franklin and its extension to West Broadway, the Board of Estimate adhered to its arrangement for the area of assessment. The improvement will cost $7,000,000, divided so that the Borough of Manhattan will pay 40 per cent., Brooklyn 11 per cent., The Bronx 4 per cent., the property on the immediate frontage of Varick street 12 per cent., and the secondary area directly benefited 30 per cent.

Register Grifenhagen, in his annual report, announces that he is about to submit to the Legislature a bill authorizing him to photograph documents on the pages of the present libers. This method of recording would not only do away with possible errors of transcription, but would insure a saving that ought to go far toward making the Register's office self-supporting. It would also expedite the return of original documents, besides affording valuable evidence in case of disputes over the genuineness of such originals if lost.

Free transfers are now given between the subway and the elevated road, both belonging to the Interborough, at Third avenue and 149th street. Not long ago the Real Estate Board of Brokers passed a resolution urging that similar transfers at Broadway, Columbus avenue and Sixty-sixth street, at Brooklyn Bridge, at South Ferry, and at other points where subways and elevated roads converge should be made a condition of the rapid transit contracts about to be closed with the Interborough and the B. R. T. As noted elsewhere, final hearings will be held on the contracts this week before the Public Service Commission. If real estate men want such transfers, they will have to speak for them at these hearings.

Not long ago an afternoon paper quoted the president of a lending institution as saying that office buildings were poor investments and that his company was not taking mortgages on such buildings. Well, the best of experts have their pet crotchets, and the Record and Guide knows some pretty big men who refuse to believe there is anything in apartment houses, and others who will not have anything to do with mercantile buildings. As their whims have not stood in the way of successful careers, we long ago came to the conclusion that there are a number of specialties in real estate, of which few men really become familiar with more than one. We know of no person better qualified to tell the facts concerning the investment quality of office buildings as a class than William H. Chesebrough, whose discriminating article in last week's Record and Guide was a contribution of genuine value to the discussion of that live topic of the day in downtown real estate.

Where the Next Outbreak of Speculation Will Occur.

Those readers of the Record and Guide who failed to scan with some care the interview with Mr. Henry Morgenthau, which appeared in our issue of last week, would do well immediately to repair the omission. In that interview Mr. Morgenthau ventures upon a definite prediction as to the locality in which the next outbreak of speculative activity, accompanied by a substantial rise in prices, will take place, and a definite prediction, coming from such a source, is bound to have a great deal of weight. Mr. Morgenthau has proved himself to be one of the shrewdest judges of real estate values in New York City. In making this prediction he has no axe to grind, and he testifies it by reasons which will, we believe, on reflection commend themselves to everybody who is capable of making a close comparative estimate of the several economic forces, which may make in favor of an increase in real estate values.

Mr. Morgenthau's prediction is that the next substantial speculative movement will take place in the middle district of Manhattan—that part of the borough in which is being concentrated the retail, the hotel, amusement, restaurant and a large part of the wholesale business. This prediction may seem to be dangerous in view of the fact that during the past five years this very district has been obtaining the benefit of a large part of whatever activity and increase of value that has actually taken place; but we believe, nevertheless, that Mr. Morgenthau is justified in picking it out as the section which is next likely to be favored by those conditions which still make for an increase in real estate values in New York City.

It is hard to see, for instance, that any considerable amount of money is to be made by the purchase of residential property or unimproved residential land in any part of New York. In this particular class of real estate everything will depend upon the effect of the new subway systems. The new subways will undoubtedly increase the values of vast tracts of unimproved real estate in the outlying parts of the outer boroughs; but they will make accessible such an enormous additional acreage, all at once, that the increase in value will be spread very thin. Furthermore, those owners, who seek to obtain the benefit of a speculative increase without improving their property, will fare ill, because the benefit will soon be absorbed by the higher rate of taxation. On the other hand, the increase in value of those districts which will be made accessible by the new subways will come partly out of the pockets of those owners of residential real estate who benefit from the existing lack of sufficient means of communication. The older residential districts of Manhattan and The Bronx, for instance, may hold their own, but it is difficult to understand how they can be expected to improve.

Neither can any substantial increase in values be expected in the financial district. This part of the city was on the whole the greatest beneficiary of the last period of successful real estate speculation. From 1900 to 1907 the demand for rentable space south of the City Hall increased enormously, owing to the concentration of the financial interest of the country in lower Manhattan, and to the gigantic series of stock speculations which were being engineered. But these causes have ceased to be effective. The process of financial concentration has been checked. For many reasons speculative operations in stock have ceased to be as interesting and possibly remunerative as they used to be. New York has been losing rather than gaining ground as the financial centre of the United States. At the same time the continuation of high assessed valuations with high taxes has continued to stimulate improvements. At present a much larger amount of new construction is being undertaken south of the City Hall than is warranted by the increased demand for rentable space; and under the circumstances no shrewd broker would be justified in advising a speculative purchase based on any betterment of conditions, which is likely to take place during the next five years.

Leaving aside the old wholesale district, which may for various reasons be dismissed from consideration, there remains only the section whose extreme limits are 23d street on the south, 59th street on the north, Lexington avenue on the east and Eighth avenue on the west. That is the only section in which local conditions may still favor a resumption of speculative activity and an advance in values. In this section are concentrated the peculiarly metropolitan commercial activities of New York—the best retail stores, the largest hotels, the most popular restaurants and theatres, and those manufacturing wholesale houses which cater to the fashionable trade. Are there any reasons to believe that this neighborhood, in spite of the large amount of building of the past few years, still possesses certain substantial undeveloped possibilities of business employment?

Mr. Morgenthau urges, we believe, some extremely good reasons for believing that the business of this particular district will be even more brilliant than its past. He urges with great force that all those conditions which operate in favor of higher standards of taste in dress and in all objects of consumption serve to emphasize the position of New York as the commercial metropolis of the country. It is in New York that fashions for the most part are determined, that skilled laborers congregate, and that much of the work which is determined by standards of taste must be performed. That is the reason why New York is becoming more than ever the centre of the vast clothing and drygoods trade of the country. Its proportion of the wholesale and light manufacturing business seems to be increasing rather than standing still—which explains the ability of the city to find tenants for the enormous increase in the number of mercantile buildings which has taken place of recent years. Thus it is that what the city loses in one respect it gains in another. If the process of financial concentration which was making it the national financial metropolis has been checked, the process of commercial concentration has continued at an increasing speed. Of all the forces which make for concentration there is none which operates so powerfully as improved standards of taste and increasing skill in the practical arts. It is the national standards of taste, quite as much as the fact that it is the seat of the national government, which gives Paris its dominant place in the business as well as the social life of France.

Mr. Morgenthau might have added that the new subway system, ven though it tends to equalize rather than increase the level of residential land values, will keep to concentrated business in the middle section of Manhattan. It will enable the population of the huge metropolitan district to increase the amount of money which they spend in the theatres, shops and restaurants of Manhattan. It will enable the workshops and offices of Manhattan to draw their supply of labor from a constantly

increasing area. It will enable the people working in those shops and offices to live under pleasanter and more wholesome conditions and at a smaller average expense for rent. It will, in short, increase the efficiency of New York as a piece of business mechanism; and such an increase of efficiency is favorable to intensive rather than extensive development, at the very time when New York is becoming more than ever the commercial metropolis of the country; it will be equalizing itself for the job by a substantial improvement in its own internal organization and equipment.

There is nothing in the local conditions prevailing in this district which should prevent the predicted increase in value from taking place. There has been a little over-building, but it is of small importance. When the activity in this section took a sudden jump, five years ago, there were large areas of unimproved real estate within its limits; and the consequence was that excluding certain small neighborhoods, a considerable amount of building did not bring with it any correspondingly considerable increase in prices. But during the intervening years a large proportion of the most desirable lots have been sold, improved and advantageously rented. That which remains will soon take on something more like a scarcity value. Before long the New York real estate fraternity will wake up some morning and discover that a general increase and partial readjustment of value has suddenly taken place throughout the whole district. In no other part of Manhattan will there be such a pressure of business on a comparatively small area; and it will be learned that this business can afford to pay higher rents than any which have yet been exacted. The advantages of a good location in this favored district are bound to increase and to possess a larger cash value.

New Jersey and Westchester.

The present number of the Record and Guide is devoted largely to a review of the real estate situation in Richmond, Queens and Long Island. It was the intention originally to cover in this number the entire suburban field, but the articles dealing with New Jersey and Westchester county proved to be too numerous for insertion along with the present contents of the current number. In order to preserve the unity of interest in the territory which they deal with, they will be published together as the "feature" of the Record and Guide for January 25.

THE WEEK IN REAL ESTATE.

The brokerage branch of the real estate market this week responded promptly to the influence of easier money, and if measured by the records of corresponding weeks for some years back made a fairly good showing. The improvement in the monetary situation, it is true, has hardly yet had time to react on new business, but it was responsible for the closing of not a few deals held open from last year and, what was of more importance, brought about a decided change of sentiment. The feeling gathered strength that investment buying is now in the way to be furthered, partly by the month's unusually heavy dividend and interest disbursement, partly by the exceptionally inviting rapid transit prospect.

The sales were widely distributed, but the demand was principally for business holdings and the better sorts of residence property. A good share of the dealing consisted of exchanges of equities by which new mercantile buildings or apartment houses passed into the hands of investors. The amount of cash thus transferred was perhaps not very large, but it was enough to show that existing investment owners are not averse to increasing their holdings and to enable builders to release their capital or credit for new enterprises.

The tendency toward expansion of investment buying noted in the brokerage branch of the market was apparent also in the auction branch. The attendance at the sale of the holdings of the Daniel Cunningham estate from the stand of Joseph P. Day in the Vesey street auction room was large, and the bidding as a rule spirited. The offering consisted of seventeen parcels, mostly small downtown business buildings and tenements on the East Side, from Cherry street to 124th street, together with two parcels on the middle West Side. The bulk of the properties are in neighborhoods which have not been recently active, yet all of them were disposed of, although in some cases the assessed valuations exceed the prices obtained. The total amount realized by the sale was $632,850.

The confirmation by the Board of Estimate of the area of assessment for the Seventh avenue extension cleared the way for real estate activity on the lower West Side. Any one who buys there now will know for certain whether his purchase falls within the area of special assessment and, if so, just how much it will be taxed for the $7,000,000 improvement. It will consequently be possible to figure with the necessary degree of accuracy on the indirect, as well as on the direct, cost of an operation. There cannot be much doubt that a good deal of buying and building will develop along the subway on the lower West Side, as property there is relatively cheaper than in most other parts of town, while local waterfront improvements are of a nature to stimulate the growth of trade and industry.

Frontage Statistics Represented.

Editor of the RECORD AND GUIDE:

In printing a summary of the number of new buildings erected in 1912 it seems to me that it would be very desirable if the Building Department would mention the amount of frontage used for building purposes obtained by the demolition of old buildings in one table, and in another table the amount of frontage built upon where the ground was previously vacant.

Then the above tables could be sub-divided according to the character of buildings, namely: Dwellings, Apartments, Theatres, Lofts, etc., it would give an excellent idea how fast the ground is gradually being taken up for building purposes, and also would show relative demand of frontage for the different classes of buildings erected.

I am aware that the Record and Guide has been in the habit of printing a summary as to projected buildings filed, and as to the estimated cost thereof, but if I am not mistaken no table has been heretofore furnished in the direction which I have tried to indicate above.

F. R. H.

Assessment Methods at Montreal.

Editor of the RECORD AND GUIDE:

In your issue of December 28, 1912, your reply to a communication of the Carrick Limited of this city is evidently made on a statement which is misleading, although, I am satisfied, not intentionally so. They say, "If we were to purchase property today for $14,000 it is probable the assessment commissioners would immediately change the assessment to, say $13,000."

As the assessment roll of this city is homologated on the 20th day of September in each year, it is scarcely necessary to say that no change is or can be made in the assessed valuation of a property after the roll is closed, and such valuations as are found at that date must remain in force until the new roll is homologated, on the 20th of September of the year following.

The system in use by the Assessment Department of the City of Montreal, so far as real estate is concerned, is practically the same as that of New York, and the unit of value of land, which in our case is the square foot, and not the foot front, determined before the assessors go out on the field work, in the month of April each year.

J. HAMILTON FERNS,
Chairman Board of Assessors.
City Hall, Montreal, Jan. 3.

Owners' Names on Tenements?

Editor of the RECORD AND GUIDE:

I have been greatly interested in the question which has been agitated in the columns of your paper by various civic organizations to secure the passage of an ordinance requiring all property owners to post their names and addresses in some conspicuous spot on the outside of the buildings they own. The idea is that landlords who have leased their holdings for immoral or illegal purposes would be more careful in the selection of their tenants, once they were subjected to the glare of publicity, and that on account of the fear of such publicity there would be a reduction in the number of resorts through inability to obtain leases. Representatives of the civic bodies endorsing this idea vie with each other in expounding its merits. May I by virtue of having had some years of experience as a real estate investigator in this city argue the other side?

The main reason why so many real estate owners place their properties in the hands of agents is to avoid the burdens and responsibilities that attend personal management. They desire to receive their incomes unhampered by petty annoyances that arise in the collection of rents, repairing, etc. The placing of their names and addresses on buildings would result in their mail box being flooded with business solicitations of a kind that they do not wish to entertain.

The majority of property owners comprise the best classes of the population of New York, the most respected and respectable, and the great mass are not leasing out properties for illegal purposes. It is not fair that such a number of decent people should be put to a lot of unwarranted and unnecessary inconvenience. The tiny fraction of unscrupulous landlords have reached such a state of mind that the placing of a tin plate on their doors will not lessen their activities or expose their already tarnished reputations to shame. For the latter kind there are many ways of "getting around" the ordinance.

The passing of this one will work as much real benefit as the law which went into effect October 1, 1910, requiring the grantee in a deed of New York City real estate to record his address on the day of the passing of title. This law was aimed at the great evil existing today in the real estate world, namely "the dummy." Has that law accomplished its purpose? Dummies flourish today as they have flourished before. The situation remains unchanged. I have in the course of my work encountered countless instances where the address given in the deed was the residence for one day of the person who took title, and very often they cannot be located at the given addresses. There is nothing to prevent the name of a dummy

with an address in Honolulu from being posted over the entrance to a disreputable house.

Since the name on the tin plate will have to be the name of the owner of record, take the case of a property which has been in the same family for generations and is owned by twenty-seven heirs? Shall twenty-seven names grace the tin plate?

All kinds of difficulties will arise when enforcement of this ordinance is attempted. The only way to tell whether or not the information on the tin plate is correct is by a special investigation. There are at a rough estimate 60,000 real estate owners in New York City and about 200,000 pieces of property. Hundreds of owners will neglect to post the tin plate, just as hundreds dodge taxes. The latter can be reached by a tax sale, but how can the former be reached. It will necessitate the establishment of a bureau for the investigation of tin plates, at considerable expense to the city.

My purpose in writing this letter will be accomplished if it will cause comment and discussion among the readers of your excellent paper, who have been reading about the other viewpoint. It is a big question and worthy of consideration.

JACOB P. LOHMAN.

New York City, January 3, 1913.

BROOKLYN BROKERS.

Real Estate Board Approves of a Boardwalk for Coney Island.

At a meeting of the Brooklyn Board of Real Estate Brokers on Tuesday, Walter E. Warner gave a brief resume of the conditions at Coney Island and the necessity of a boardwalk. William C. Canning, president of the West End Improvement League of Coney Island, also pointed out the advantages of a boardwalk. The members of the board plied the speakers with numerous questions concerning the boardwalk, after which the following resolution was unanimously adopted:

"Whereas, Coney Island should be developed along lines that will forever preserve the beach of the ocean for the use of the people of the city, state and nation; therefore, be it

Resolved, That the Brooklyn Board of Real Estate Brokers heartily indorse the project of Coney Island as proposed by the West End Improvement League of Coney Island."

Annual Banquet.

From the number of applications received by the Dinner Committee of the Brooklyn Board of Real Estate Brokers, it is plain that the seventh annual banquet of the organization to be held at the Brooklyn Club, will be the largest ever given under the auspices of the board. The dinner is limited to two hundred, and will be held on Saturday evening, January 25, at seven o'clock. Mr. F. B. Snow is chairman of the dinner committee.

—The use of red gumwood for interior trim in the United States has increased wonderfully during the past few years. The manner of cutting and seasoning is thoroughly understood now by the leading red gum lumbermen and the matter of warping is therefore done entirely away with by these manufacturers.

—The northeast corner of Fourth avenue and 29th street will be improved with a sixteen-story building, when present leases expire, next May. The corners on Fourth avenue remaining unimproved with modern business buildings are becoming few in number.

REAL ESTATE STATISTICS.

The following table is a resume of the recorded Conveyance, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

Manhattan.

CONVEYANCES

	1913 Jan 3 to 9	Jan. 5 to 11
Total No	174	178
Assessed value	$9,230,700	$18,714,400
No. with cousideration	27	20
Consideration	$859,998	$1,707,515
Assessed value	$873,000	$1,458,500
	Jan. 1 to 9	Jan. 1 to 11
Total No	211	301
Assessed value	$11,443,700	$26,064,800
No. with consideration	32	32
Consideration	$965,788	$2,292,240
Assessed value	$1,011,000	$1,944,400

MORTGAGES

	Jan. 3 to 9	Jan. 5 to 11
Total No.	105	123
Amount	$3,108,491	$3,608,049
To Banks & Ins. Cos.	23	27
Amount	$1,967,000	$1,322,790
No. at 6%	42	49
Amount	$379,616	$1,096,234
No. at 5½%	2	4
Amount	$29,375	$255,000
No at 5%	25	33
Amount	$678,500	$966,660
No at 4½%	9	8
Amount	$804,000	$1,020,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	2	.....
Amount	$55,000	.....
Interest not given	25	29
Amount	$1,162,000	$269,655
	Jan. 1 to 9	Jan. 1 to 11
Total No	134	213
Amount	$4,008,687	$7,294,256
To Banks & Ins. Cos	28	40
Amount	$2,420,000	$2,215,290

MORTGAGE EXTENSIONS

	Jan. 3 to 9	Jan. 5 to 11
Total No.	43	47
Amount	$1,877,685	$2,838,000
To Banks & Ins. Cos.	11	20
Amount	$481,000	$1,313,000
	Jan. 1 to 9	Jan. 1 to 11
Total No	58	99
Amount	$2,388,035	$4,703,500
To Banks & Ins. Cos	11	27
Amount	$732,000	$1,751,000

BUILDING PERMITS

	Jan. 4 to 10	Jan. 6 to 12
New buildings	13	18
Cost	$1,082,750	$1,186 000
Alterations	$237,300	$226,595
	Jan. 1 to 10	Jan. 1 to 12
New buildings	14	30
Cost	$1,102,750	$1,770,750
Alterations	$273,475	$297,375

Bronx

CONVEYANCES

	Jan. 3 to 9	Jan. 5 to 11
Total No.	159	154
No. with consideration	25	16
Consideration	$307,790	$69,095
	Jan. 1 to 9	Jan. 1 to 11
Total No.	179	242
No. with consideration	26	26
Consideration	$326,790	$130,457

MORTGAGES

	Jan. 3 to 9	Jan. 5 to 11
Total No.	117	118
Amount	$1,086,062	$960,746
To Banks & Ins. Cos.	14	15
Amount	$150,700	$109,586
No at 6%	45	30
Amount	$597,977	$343,649
No. at 5½%	11	14
Amount	$74,100	$87,650
No. at 5%	31	24
Amount	$295,590	$331,525
Unusual rates	7	7
Amount	$18,020	$33,636
Interest not given	23	43
Amount	$100,375	$164,286
	Jan. 1 to 9	Jan. 1 to 11
Total No.	134	196
Amount	$1,168,647	$1,550,746
To Banks & Ins. Cos.	16	24
Amount	$188,200	$219,436

MORTGAGE EXTENSIONS

	Jan. 3 to 9	Jan. 5 to 11
Total No.	20	18
Amount	$230,500	$283,500
To Banks & Ins. Cos.	2	4
Amount	$65,000	$124,500
	Jan. 1 to 9	Jan. 1 to 11
Total No.	20	28
Amount	$230,500	$329,250
To Banks & Ins. Cos.	2	4
Amount	$65,000	$124,500

BUILDING PERMITS

	Jan. 4 to 10	Jan. 6 to 12
New Buildings	19	33
Cost	$508,850	$797,180
Alterations	$15,135	$54,450
	Jan. 1 to 10	Jan. 1 to 12
New buildings	26	41
Cost	$732,150	$878,630
Alterations	$84,235	$61,350

Brooklyn

CONVEYANCES

	1913 Jan. 2 to 8	1912 Jan. 4 to 10
Total No	589	466
No with consideration	49	31
Consideration	$508,982	$277,670
	Jan. 1 to 8	Jan. 1 to 10
Total No.	589	645
No with consideration	49	36
Consideration	$508,982	$342,970

MORTGAGES

	Jan. 2 to 8	Jan. 4 to 10
Total No.	399	375
Amount	$1,259,308	$1,323,299
To Banks & Ins. Cos.	83	76
Amount	$426,550	$540,710
No. at 6%	218	208
Amount	$484,022	$607,277
No. at 5½%	39	46
Amount	$176,200	$170,155
No. at 5%	119	103
Amount	$501,976	$478,040
Unusual rates	1	2
Amount	$25,000	$3,000
Interest not given	20	16
Amount	$72,200	$64,827
	Jan. 1 to 8	Jan. 1 to 10
Total No.	397	540
Amount	$1,259,398	$1,985,919
To Banks & Ins. Cos.	83	115
Amount	$426,550	$845,760

BUILDING PERMITS

	Jan. 3 to 9	Jan. 4 to 10
New buildings	45	68
Cost	$527,000	$383,405
Alterations	$61,133	$103,697
	Jan. 1 to 9	Jan. 1 to 10
New buildings	64	79
Cost	$651,200	$791,370
Alterations	$78,698	$113,547

Queens

BUILDING PERMITS

	Jan. 3 to 9	Jan. 5 to 11
New buildings	53	36
Cost	$165,400	$127,730
Alterations	$7,100	$6,140
	Jan. 3 to 9	Jan. 1 to 11
New buildings	53	82
Cost	$165,000	$273,305
Alterations	$7,100	$6,140

Richmond

BUILDING PERMITS

	Jan. 3 to 9	Jan. 5 to 11
New buildings	7	9
Cost	$8,800	$26,000
Alterations	$1,000	$1,090
	Jan. 1 to 9	Jan. 1 to 11
New buildings	7	9
Cost	$8,800	$26,000
Alterations	$1,000	$1,090

Short Form Renewal.

Below we publish the renewal clause used by one of the large property owners of this city and in use for over 30 years. As a short form of renewal that fills its purpose exactly, the Bulletin has no knowledge of a better one:

"We, the parties aforesaid, mutually agree that for the rent reserved and upon the terms and provisions in the within instrument mentioned, the said term thereby demised, is hereby extended to 19—. Dated, New York, —. Witness, ———."

As this renewal clause can be placed upon a lease with a rubber stamp, it reduces the routine work of renewal to a minimum.—R. E. Board of Brokers' Bulletin.

—An incorporated realty company may be wholesome but usually it is a dummy corporation founded to carry on business and give bonds, without personal liability. If a straight mortgage loan could be made, directly on the property, without the futility of loaning on a bond, secured by a mortgage, possibly a quarter of the realty companies would dissolve, as having no reason for existence.—R. E. Board of Brokers' Bulletin.

BUILDING MATERIALS

STATISTICAL REVIEW OF THE LOCAL MARKET OF 1912.

New Records in Many Departments—Prices Generally Higher Toward Year-End—Little Gain in Portland Cement Output—Linseed Oil Prices Sharply Fall—Sand and Crushed Stone Higher—Higher Cost of Raw Paint Materials a Feature—General Summary.

NEW records for building material consumption and generally higher prices characterize the year just closed. It was conspicuous for the bona fide nature of specifications, the speculative element having been almost entirely submerged in a market so tight with legitimate orders since last July that in some instances, notably in steel, restrictive measures were adopted so as to give the legitimate consumer an open and free market.

The Eastern building market also broke all records with an increase of building construction in the Metropolitan district of approximately $50,000,000, although the peculiar fact has developed that there has been a general decrease in the number of new building and alteration plans filed. In Manhattan there was a decrease of 83 in the number of new buildings, while the gain in new construction was $17,787,860. In the Borough of The Bronx there was an increase in cost of $11,807,340 with a decrease in the number of new buildings of 47. Queens showed a decrease in value of new building projects of only $2,570,033 for so great a decrease in the number of new building plans filed of 553. Richmond, on the other hand, showed a gain in value of $897,185 and of 97 in the number of new buildings. Brooklyn's gain in value of projected new buildings was $3,874,137, but shows a decrease in number of new buildings of 183.

The gain in new building construction in the five counties in East Jersey was $2,689,000, with a decrease of 149 new building plans filed, while the building permits issued for New England up to December 24 totaled $198,027,000, representing a 24 per cent. gain over last year's total. Boston alone reported new building permits amounting to $5,500,000. Westchester County's gain is included in the New England total.

This is the clearest proof possible that the cost of building construction sharply advanced during 1912. That the stiffening in prices was not arbitrary, is shown by higher cost and scarcity of labor at producing centers, making the cost of raw materials higher, general advances in freight rates, and the impending increase in rates of interest for mortgage money, not to mention the general desire to complete projected buildings before the passage of a new and more exacting building code, all combining to create an abnormal demand for high-grade building materials at a time when the mills were caught short both as to reserve stocks and available labor.

That this prosperity is not local, but general, and, furthermore, is likely to remain with us for some time, is shown in the computation indicating that the world's international commerce established a new record with an aggregate of $35,000,000,000, as against $31,000,000,000 in 1911. In 1890 the total was $17,500,000,000, having just doubled in twenty years. These figures were obtained from the Statistical Division of the Bureau of Foreign and Domestic Commerce at Washington, and they are based upon official figures of trade of the various countries covering the first six months of 1912.

When world commerce is in a state of healthy prosperity the international security market is generally firm and above manipulation. And when money feels secure home business expands and a demand for new commercial housing in New York and vicinity always results. This accounts for the large quantity of building material orders carrying delivery specifications well into the beginning of 1914, which alone guarantees protracted prosperity for all building material interests.

Common Brick.

NORTH River common brick entering the New York market in January, 1912, gives a total production in this district of 989,000,000 common brick. The production in New Jersey brick-making districts for 1912 will approximate about 111,000,000 brick, making the total production of common brick available for the metropolitan district market 1,100,000,000. This, however, does not take into consideration the volume of Connecticut brick entering this market, which would bring up the total to 50,000,000 more.

In October the total quantity of common brick available in the North River district for winter and early spring consumption was 340,000,000. Since that time an active market has prevailed as a result of lower prices, and this reserve supply has been considerably lessened, owing to remarkably open building weather during the last few months, and it is a matter of considerable interest among consumers and distributors as to whether the available supply up-river is now sufficient to take care of the extraordinary demand which is expected to come about in the latter part of February, March and April, or until the plants can resume manufacturing. Comparisons of production in recent years in the districts supplying this market follow:

1905	1,207,000,000
1906	1,198,000,000
1907	1,064,000,000
1908	875,000,000
1909	1,218,780,000
1910	1,102,265,000
1911	1,000,000,000
*1912	1,100,000,000

*Estimated.

Note.—Total estimated production in Hudson River district, 989,000,000, Hackensack and Raritan River districts, estimated 111,000,000 brick.

Official transactions in the Hudson River brick market with comparisons for the corresponding week in 1912 follow:

1912-13.

Left Over, December 28—73.

	Arrived.	Sold.	Covered
Monday	7	4	2
Tuesday	0	1	0
Wednesday	7	1	0
Thursday	1	4	0
Friday	5	3	2
Saturday	0	3	0
Total	20	16	4

Condition of market, weak. Prices, Hudson $6.75 to $7. Raritan, $6.75. (Wholesale dock, N. Y.) For dealer's price add profit and cartage. Left over, December 30th (opened) 77. Total reserve —41. No quotation on covered cargoes. Number of covered cargoes sold, 2.

1911-12.

Left Over, December 30th—14.

	Arrived.	Sold.	Covered.
Monday	18	4	4
Tuesday	0	0	0
Wednesday	9	5	0
Thursday	11	4	3
Friday	4	1	0
Saturday	5	0	3
Total	47	14	10

Condition of market dull. Prices, $6.50 to $7. Raritan, no quotation. Total covered, 81. Reserved January 6th, 47.

Lime.

FOR the first time in building material history in the Metropolitan district an authoritative lime market review is possible by reason of the fact that the Lime Manufacturers' Association of New York was organized. President O. F. Perry in reviewing the situation writes as follows:

"This Association has had nothing to do whatever in making prices, terms, discounts, credits or regulating the output of supply in any way. It is the purpose of our Association to forward the interest for the uses of lime and to see and demand that lime shall not be discriminated against, and we think this can be accomplished much better through our Association than by individual manufacturers. It is also the purpose of the Association to keep the standard of different materials of the best.

"We find the year 1912 was a record breaker for the building department. I am taking the liberty of using some figures from the Record and Guide, which is issued weekly and gives the records of the Building Departments of Greater New York very accurately. Following are some of the figures from December 21, 1911, to December 27, 1912.

"The building permits in Greater New York totaled $203,198,730 and the alterations for the same time were $17,678,794 and the total number of buildings 12,711, amounting to $220,877,524.

"The building permits for New England, as I understand it, beat all records. The total amount to December 24, 1912, were $198,027,000, or 24 per cent. gain over the year 1911. The permits for Boston alone in November last were $5,500,000. In 1911, according to Government reports, there were 3,392,915 tons used for farming purposes, which you will note is an enormous amount of lime.

"Owing to the increased demand for lime some of our members have constructed new kilns, and one member has constructed new kilns that would increase his output of more than 50 per cent., amounting to over a hundred tons of lime daily. The members of our Association represent about 500 kilns with a capacity of nearly 10,000,000 barrels of 300 pounds each annually, representing an investment of over $15,000,000.

"After reviewing the above statistics there is no question in my mind but what there was more building lime used in the Eastern States in the year 1912 than ever before. The outlook for 1913 is very promising as there is an immense amount of excavating and many buildings partly enclosed."

Officers elected for 1913 are H. A. Brocas, president; H. W. Huke, vice-president; C. J. Curtin, secretary; and F. H. Boyd, treasurer. Directors for 1913 are H. A. Brocas, H. W. Huke, C. J. Curtin, F. H. Boyd, Hugh McDonald, Lowell M. Palmer, Jr., S. R. Wright and Walton N. Cable.

The output of kilns supplying the New York market during 1912 represented 10,000,000 barrels, or 1,500,000 tons. The output in tons for each year from 1906 are as follows:

1912	1,500,000
1911	1,100,000
1910	900,000
1909	950,000
1908	900,000
1907	750,000
1906	600,000

The evidence of the gain in use of lime in this market during the last year is shown in the fact that in 1911 about one-eighth of the total capacity of Eastern lime, or 1,125,000 barrels, were consumed in the New York market. In 1912 with an extra million barrels listed in the output one-seventh, or 1,448,571 barrels, were consumed in the Metropolitan district. In 1910 the total consumption was 1,002,000 (New York City only); 1909—987,000 barrels (New York only); 1908—796,000 barrels (New York only); 1907—784,000 (New York only); 1906—721,000 (New York only).

Hydrated lime shipped into the market during 1911 totaled 4,700 tons, or 31,333 barrels, allowing 300 pounds per barrel, although standard size barrels were not then in vogue. In 1912, with 300 pounds as a barrel standard, the tonnage in this lime was 5,200 tons, or 34,666 barrels.

Sand.

HEAVY concrete construction work required an extra large quantity of sand during the last year. The total consumption in this market ran to about 3,400,000 cubic yards. The year was featured by the stiffening in the price of high grade sand, principally because of heavy building requirements.

Stone.

THE crushed stone market during the last year has been conspicuous for its strength. Prices have advanced from 90 cents per cubic yard for the 1½-inch size to $1 per cubic yard, and from $1.10 to $1.25 per cubic yard on the ¾-inch size. The commodity is stiff at the present levels and the prospects of a further advance during 1913 are very remote. The quantities delivered into this city by scow and rail during 1911 and ruling prices are approximately 2,225,000 cubic yards. The following gradations from 1880 to 1912 covering price per cubic yard and quantities follow:

Year.	Price per cu. yd.			Quantities into New York
1880...	$1.50	to	...	80,000 cu. yds.
1885...	1.40	to	$1.50	120,000 cu. yds.
1890...	1.30	to	...	340,000 cu. yds.
1895...	1.20	to	1.35	500,000 cu. yds.
1900...	1.00	to	1.10	600,000 cu. yds.
1905...	.90	to	1.00	900,000 cu. yds.
1910...	.80	to	.90	1,500,000 cu. yds.
1911...	.75	to	.85	2,010,000 cu. yds.
1912...	1.00	to	...	2,225,000 cu. yds.

(Continued on page 86.)

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REAL ESTATE NEWS.

THE WEEK'S BROKERAGE SALES, LEASES AND PUBLIC AUCTIONS.

Market's First Full Week of the Year Was Buoyant.

The private sales in Manhattan reported this week show some increase of activity, compared with those of last week and with the corresponding week a year ago. The increase was for the most part south of 59th street. The dealing was largely in new mercantile buildings and apartment houses and in small business buildings.

The Manhattan sales totaled 26, against 24 last week and 33 a year ago.

The number below 59th street was 12, against 6 last week and 14 a year ago. The sales north of 59th street aggregated 14, compared with 18 last week and 19 a year ago.

From the Bronx 14 sales at private contract were reported, against 16 last week and 13 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was 71,652,191, compared with $190,509 last week, making a total since January 1 of $44,450,125. The figure for the corresponding week last year was $386,452, making the total from Jan. 1, 1911, $2,057,961.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

DOWNING ST.—E. Sharum sold 45 and 47 Downing st, a vacant plot, 29.7½x90.

PRINCE ST.—Leo M. Mosauer & Co. have sold for Sonn Bros. 96 to 100 Prince st, two 5-sty loft buildings, on plot 74.7x101x irreg., adjoining the southwest corner of Mercer st. The buyer is the Usona Construction Co., which takes the property in part payment for the block front on the east side of Westchester av, between Fox and Tiffany sts.

WASHINGTON ST.—Samuel D. Kilpatrick and James Cruikshank bought, under the name of the St. John's Park Realty Co., the property at 706 Washington st, a 3-sty old fashioned dwelling on a lot 23 ft. wide and 88 ft. long. It is just north of Perry st and abuts a plot on that street owned by the St. John's Park Realty Co. and bought some time ago for improvement with an 8-sty building. This plot is at 155, 157 and 159 Perry st. It is 65.5x92 in size and adjoins the 12-sty loft building erected recently by the same company at 161 to 165 Perry st. The Washington st lot will be incorporated in the new structure, plans for which were filed last May. The Washington st outlet was bought from the estate of Mary Ryan, which has owned the property since 1889. The deal was negotiated by the Duross Co.

WEST HOUSTON ST.—Pepe & Bro. sold for F. Castellani, 92 West Houston st, a 3-sty building on lot 19x100 to Joseph Personelli; the same property was sold by the same brokers about one month ago for Wm. Buchan, Jr.

13TH ST.—Lowenfeld & Prager sold to Rose Markel for investment the 7-sty loft building at 624 East 13th st, on a lot 20x103.3. In part payment the buyer gives 9 lots forming a plot 225x100 on the west side of Findley av, 402.8 ft north of 169th st. Jacob Sado was the broker in the trade.

18TH ST.—Henry Brady sold for the estate of Elizabeth Moneghan, the 5-sty double tenement on lot 25x92 at 417 West 18th st to Mrs. M. Hogan.

19TH ST.—Florence D. White sold 312 West 19th st, a 4-sty dwelling, on lot 19.6x100.8, between West End av and Riverside Drive.

20TH ST.—Albert Feldheim sold for M. L. & C. Ernst represented by Clifford N. Schurman, to the Intercity Realty and Security Co, 11 West 20th st, a 9-sty fireproof store and loft building on plot 28.6x92. The property has been held at $175,000 and carries a first mortgage of $105,000 at 4½%, and has been acquired by the buyer for investment.

26TH ST.—Adam A. Schopp sold for the estate of Helen K. Sumner 226 East 26th st, a 5-sty tenement, on lot 25x103.

29TH ST.—Heil & Stern sold to I. Randolph Jacobs & Everett Jacobs, the property at 130 and 132 West 29th st, on plot 40x98.9, together with the abutting property at 129 West 28th st, on lot 25x98.9, covering a plot of 6,500 sq. ft. The seller is Gustav Baumann, formerly of the Holland House. The Messrs. Jacobs propose to erect on the entire plot at the expiration of the present leases a 12-sty store and loft building ready for occupancy in the Fall of 1913.

38TH ST.—The Edith B. Hicks estate (Henry J. Burchell, Jr., administrator), sold 123 East 38th st, a 4-sty dwelling on lot 17x98.9, adjoining the northwest corner of Lexington av.

42D ST.—Felix Isman bought the four houses owned by Mrs. Sarah Gardner McGill, being 129 West 42d st and the three rear houses,

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126, 128 and 130 West 43d st. The Forty-third Street houses are conducted as a family boarding house and hotel known as the Hotel Gardner. The property is assessed at $333,000, and Mr. Isman has paid close to $500,000. The Forty-third Street frontage is 64.3 ft and 20 ft on 42d st. Mr. Isman bought some time ago the building at 133 West 42d st and title recently passed in another name. Mrs. McGill has conducted the Gardner Hotel for 25 years and she will give up possession in March.

48TH ST.—Luigi Rapuzzi sold 328 East 48th st, a 5-sty tenement, on lot 25x100.5, between 1st and 2d avs.

48TH ST.—Helen C. Brown sold 233 East 48th st, a 3-sty dwelling, on lot 20x100.5, between 2d and 3d avs, to Daniel Casey, Jr. It was formerly the residence of Judge Addison Brown and had not changed hands in over a half century.

49TH ST.—The Beach estate sold to George E. Stuckey 159 East 49th st, a 4-sty single flat, on lot 20x100.5, located 120 ft. west of 3d av.

55TH ST.—The Herald Square Holding Co., composed of George Backer, Arnstein & Levy, bought from Benjamin Stern of Stern Brothers the stable plot at 124 West 55th st. It adjoins No. 126, bought a short time ago, giving the buyers a combined frontage of 50 ft. The parcel will be at once improved with a 9-sty apartment, divided into suites of three to four rooms with kitchenettes. This type of house has been popular in that locality. In connection with this deal the Herald Square Holding Co. gives to Mr. Stern the stable and studio building at 136 West 55th st, in the same block, a plot 25x100. The deal, including the value of the exchanged parcels and the cost of the proposed apartment, represents about $350,000.

Only a few days ago the Herald Square Holding Co. sold the new 9-sty apartment recently completed by them at 140 and 142 West 55th st to David Banks, and about a year ago that bought 147 and 149 West 55th st from the Barney estate and improved it with the Laurelton Hotel. This property was recently sold to the Swetland Realty Co. The three deals mentioned aggregate well over $1,000,000. William J. Roome & Co. were the brokers in the transaction.

2D AV.—Adam A. Schopp sold 186 2d av for the Kaughran Estate, a 5-sty single flat, on lot 23x100.

4TH AV.—Albert Feldheim sold to the C. N. Shurman Investing Co. for The Protective Realty Co., the northeast corner of 4th av and 29th st, a plot 66.2x80, on which are erected 4-sty buiiuings known as 423 to 427 4th av, bringing in nominal rents of over $14,000 yearly. The property carries a mortgage of $290,000 and is held at $400,000. The corner will be improved with a 16-sty building with stores lofts and offices, on the expiration of leases, May 1, 1913, and negotiations are now under way to lease entire building to a downtown wholesale millinery concern. Plans are now being drawn by a leading firm of architects. This is one of the few notable corners still unimproved.

6TH AV.—The Van Schaick Realty Co. sold 485 and 487 6th av and 103 and 105 West 29th st, being the northwest corner of those thoroughfares, four 4-sty buildings on plot 49.4x100x irreg, to Oestreicher Bros., the tenants of the corner building, who will continue to occupy the same space and hold the remainder of the property as an investment.

Manhattan—North of 59th Street.

61ST ST.—Otto Wagner resold 239 West 61st st, a 5-sty tenement on lot 25x100.5.

64TH ST.—Douglas L. Elliman & Co. sold for Dudley Olcott, 2d vice-president of the Central Trust Co., 16 East 64th st, a 6-sty brick front American basement, on lot 20x100.5. One of the features of this house is a large laundry on the roof. The property was held at $150,000, and is opposite the property recently sold by Ernesto Fabbri to M. Orme Wilson, Jr., who intends to erect a fine house in the near future.

76TH ST.—Henry Goldman sold 26 West 76th st, a 4-sty dwelling on lot 25x102.2, between Central Park West and Columbus av. The buyer is Mrs. F. Arthur Ball; H. C. Senior & Co. were the brokers.

79TH ST.—Douglas L. Elliman & Co. sold for the Charles Buek Construction Co. to Dudley Olcott, second vice-pres. of the Central Trust Co., 20 East 79th st, a magnificent new 5-sty English basement house, 42 ft wide. This mansion is one of a group of three just completed by the selling company, at the southwest corner of 79th st and Madison av, and is the finest private house erected by a builder for purely speculative purposes in many years. It has an imposing front of white stone, and is like the other two, of fireproof construction throughout. The house was held at $250,000 and the purchase price was close to this figure. The property forms part of the famous Cook block, which is unrivaled in the city for the uniformity of its improvements and with only the highest class of residences. Mr. Buek bought the three corner lots about 3 years ago from the Lawyers Title Insurance & Trust Co., who had secured them through the foreclosure of a mortgage.

81ST ST.—Julius Sachs sold 149 West 81st st, a 4-sty dwelling, on lot 22.3x102.2, between Columbus and Amsterdam avs. The buyer is

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said to be a dentist. The adjoining house at 117 was reported sold by the Rogers estate to W. B. Harned.

91ST ST.—L. J. Greenberger resold for Annie Sugarman to Minnie Kahn, 334 East 91st st, a 5-sty tenement on lot 25x100. M. & L. Rosenthal represented the buyer. The seller acquired the property last week from Frederick E. Bauer.

93D ST.—Alfred Seton and Charles de Rham, as trustees of the estate of Oscar Egerton-Schmidt, sold 19 West 93d st, a 4-sty dwelling, on lot 19.7x100.8, between Central Park West and Columbus av. The premises adjoin Columbia grammar school on the west.

95TH ST.—The Brown-Weiss Realties sold the 6-sty tenement on plot 35x100.8, at 333 East 95th st, about 140 ft. west of 1st av. The buyer gave in part payment a farm on Long Island located about a mile from Lynbrook.

95TH ST.—Pease & Elliman sold for General Lloyd Bryce, a plot 50x100, on the north side of 95th st, beginning 100 ft east of 5th av and adjoining on the west the property recently sold by Pease & Elliman to Ernesto Fabbri. The buyer of this property is Mrs. Amory S. Carhart, of Tuxedo, N. Y. An interesting feature of this sale is the fact that Mrs. Carhart has agreed to build a 50-ft dwelling for her own occupancy immediately. The negotiations were carried on with General Bryce by cable and the contracts were exchanged Thursday afternoon. Mr. Fabbri has arranged with Grosvenor Atterbury to build a 50-ft house for his use; Judge Gerard is about to build a 40-ft house between 94th and 95th sts on 5th av; Miss Helen Bryce is planning to build a 30-ft house between 95th and 96th sts on 5th av, and Ogden Codman has already practically completed a 40-ft house on the north side of 96th st.

100TH ST.—Ennis & Sinnott bought through M. M. Hayward & Co., 233 West 100th st, a 3-sty building occupied by the Nameoke Club, on lot 25x101.10, adjoining the corner of Broadway.

111TH ST.—E. Sharum sold and resold 304 and 306 West 111th st, a 6-sty apartment house, on plot 37.6x106.2.

115TH ST.—The Brown-Weiss Realties bought from I. Firschbaum 76 East 115th st, a 5-sty flat, on lot 25x100.11.

131ST ST.—The 3-sty dwelling at 108 West 191st st, which was sold early in December by Dr. A. Fitch, is understood to have changed ownership again. The property is 17.6x99.11 and is located 140 ft. west of Lenox av. This house and the two adojining to the west, Nos. 110 and 112, have figured in more deals than any other houses in that part of Harlem. About the time Dr. Fitch was selling 108, 112 was passing into new hands; 110 and 112 have changed ownership half a dozen times in the last 2 years.

139TH ST.—John S. Howell sold 124, 126 and 128 West 139th st, three 5-sty flats, each on lot 26x99.11, between Leonx and 7th avs. Max Marx is said to be the buyer. The Howell family last year disposed of several adjoining flat houses.

146TH ST.—Daniel Coffey sold 527 and 529 West 146th st, old frame buildings, on plot 50x99.11, located 325 ft. east of Broadway.

163D ST.—The Comfort Realty Co., B. House, president, sold 543 to 549 West 163d st, a 6-sty apartment house, on plot 110x99.11, located 100 ft. east of Broadway, to the New York Real Estate Security Co., which gave in part payment a plot with a frontage of 150 ft on the east side of Broadway, located 64.5 ft, north of 185th st, and extending through to Wadsworth av, where the frontage is 154.5 ft. The new owner will erect a 1-sty taxpayer on the Broadway front and three 5-sty flats on Wadsworth av. The McVickar-Gaillard Realty Co. negotiated the deal.

169TH ST.—The Herman Arns Co. sold for Aaron Goodman the 6-sty apartment house at 517 and 519 West 169th st on plot 50x81.7, adjoining the northeast corner of Audubon av. The buyer is Edward B. Corey, who gives in exchange a plot 100x81.7 on the north side of 169th st, 100 ft. west of Amsterdam av. Mr. Goodman will improve the plot with two 6-sty apartment houses similar to the one just sold by him. The amount involved in the transaction is over $250,000.

182D ST.—Mary Hallecy sold 514 and 516 West 182d st, a 5-sty flat, on plot 50x70, between Amsterdam and Audubon avs.

BROADWAY.—The McMorrow Engineering and Construction Co. sold the Sarsfield, a new 10-sty apartment house, on plot 99.11x125, at the southwest corner of Broadway and 143d st, to the Terminal Building Co., a New Jersey corporation of which B. N. Deeke is president and E. L. Sawyer, secretary, which has been held at $650,000. The buyer gave property in New Jersey in part payment.

BROADWAY.—John R. and Oscar L. Foley sold for Anna L. Daly to an investor, the 2-sty taxpayer on lot 25x100 at the southeast corner of Broadway and 146th st; also the adjoining lot, 25x100, on 146th st. It is the intention of the buyer to improve the combined site with a 2-sty taxpayer.

RIVERSIDE DRIVE.—The Palmer Realty Co., Leslie R. Palmer, president, sold the northeast corner of Riverside Drive and 96th st, a 6-sty apartment house, on plot fronting 109.2 ft. on the drive and 50.5 ft. on the street and measuring 100.11 ft. on the easterly line. The buyer is Harry Williamson. The property has been held at $60,000.

RIVERSIDE DRIVE.—William A. White & Sons sold for the McLanahan estate of Washington, D. C., to an investor the large vacant plot on the northeast corner of Riverside Drive and 144th st, 100 ft on the drive and 125 ft on the street. Negotiations have been pending for the transfer of the property for several days. It will doubtless be improved with a high-class apartment house, as the corner is one of the few remaining in the upper Riverside Drive district available for a large building operation.

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Bronx.

MAGENTA ST—The Brown-Weiss Realties bought a plot, 500x100, on Magenta st, between 208th and 209th sts.

SIMPSON ST.—E. Loewenthal & Son sold to a builder the northeast corner of Simpson and 167th st, a lot, 25x90, for improvement with a 5-sty flat.

138TH ST The Mott Haven apartment, an 8-sty structure at 428 to 446 East 138th st, and a 6-sty structure at 425 to 439 East 137th st, between Willis av and Bronx pl, have been sold by the Columbia-Knickerbocker Trust Co. to Leslie R. Palmer. The property fronts 150 ft on each street, being 200 ft deep, and was held at $275,000. The trust company acquired the property in 1911 in foreclosure proceedings. On two different occasions it was owned by the Llewellyn Realty Co.



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146TH ST.—George Goldblatt sold the lot, 25 x100, on the north side of 146th st, 200 ft. west of St. Ann's av, for the Ford estate.

186TH ST—E. Sharum sold for different clients 468 East 186th st, a 4-sty tenement on plot 20x100.

BARKER AV.—R. L. Sachs sold to J. Lewis the plot, 50x100, at the southeast corner of Barker and Mace avs, in the Joel Wolfe estate tract.

BRADHURST AV.—Goodwin & Goodwin sold to a client for investment, for the Placid Realty Co., John Katzman, president, the southeast corner of Bradhurst av and 151st st; a 6-sty modern apartment house on plot 50x85, containing 5 families on a floor, and renting for about $8,000 per annum. The price is reported to be in the neighborhood of $75,000

BROADWAY—John R. and Oscar L. Foley sold for G. F. McKenna the plot, 25x177x irregular, on the east side of Broadway, 12.6 ft south of 236th st.

BROOK AV.—Eugene J. Busher sold for cash, for Mary S. White, the southwest corner of Brook av and 149th st, 5-sty building with stores on plot 35x90x44, to an investor. This corner is only a few doors east of the new Cohen & Harris Theatre which is in the course of construction, and one and a half blocks from the subway and elevated stations at 149th st.

HOLLAND AV—The Brown-Weiss Realties bought a lot, 25x95, on the north side of Holland av, between 214th and 215th sts.

JACKSON AV.—The city, which over a year ago acquired the block front 175x150 on the north side of 158th st, from Trinity to Jackson avs, as a site for a public school, bought seven 3-sty dwellings fronting on Jackson av, giving it a frontage of 260 ft. on that thoroughfare, and five 2-sty houses on Trinity av, which increases its holdings on this thoroughfare to 275 ft. Several other parcels required for the new school site, which could not be acquired for a reasonable figure at private sale, are in process of condemnation.

KATONAH AV.—Albert Feldheim sold to Katherine Le Brun for the C. N. Shurman Investing Co. 4323 Katonah av, a flat on lot 25x85.

MARION AV—The Duross Co. sold for Elizabeth W. Van Atta 2864 Marion av, a 2-sty frame detached dwelling on plot 36x110, located about 100 ft south of Bedford Park Boulevard. The buyer will occupy the house.

MOHEGAN AV—F. Deshler in conjunction with A. A. Krueger and E. F. J. Carpenter sold for Louisa A. Schultz the plot fronting 50 ft on the west side of Mohegan av, 69 ft north of 175th st, and for William J. G. Marks a plot 50x88 ft adjoining in the rear and running through to Vineyard place. The buyer is the Duo Co.

RICHARDSON AV.—F. W. Eggert sold 2 lots on the east side of Richardson av, 100 ft. south of East 237th st, for M. Stubbing, of Oregon, to M. C. Lange, for investment.

STEBBINS AV.—Eugene J. Busher sold for a client of Dutton & Kilsheimer, 5½ lots at the northeast corner of Stebbins av and Freeman st, 113x116x124, for cash. This plot is 1½ blocks from the Freeman st subway station.

WESTCHESTER AV.—Richard Dickson sold for E. Sens to the John Eichler Brewing Co. the northeast corner of Intervale and Westchester avs. It is known as 941 to 945 Westchester av and 978 Intervale av, and is 100 ft on Westchester av, 100 ft on Intervale av and 112 ft in the rear.

Brooklyn.

BAINBRIDGE ST.—Howard C. Pyle & Co. sold 51 Bainbridge st, between Summer and Lewis avs, a 4-sty brick and limestone double apartment building, on a plot 30x100, for D. Walter to an investor.

BERKELEY PL.—Henry Pierson & Co. (Inc.) sold for Grace E. Flagler, 111 Berkeley pl, a 3-sty dwelling.

BOND ST.—Isaac H. Cary sold the two 3-sty brick tenements at 268 Bond st for Annie M. F. Lisle to Lorenzo Regime for investment.

COLUMBIA ST.—Howard C. Pyle & Co. sold the southwest corner of Columbia and Creamer sts, a vacant plot, 100x126, for Mrs. S. K. W. Sellar. The buyer, Miss Agnes Dunne, it is said, plans to erect a factory on the site.

FREEDOM AV.—Frank J. Magerie sold for Mrs. Lohrey 28 Freedom av, a 1-family detached cottage, on a lot 50x100, to a client for occupancy.

HALSEY ST.—John H. Gelhardt, Jr., resold for a client the 4-sty double flat at 274 Halsey st to Mae Louise Williams, wife of George V. S. Williams, Pub 1Sicervice Commissioner.

HARRISON ST.—The Walthers Co., which operates the large L shaped factory covering a plot 103 ft. on Harrison st, and 239 ft. on Tiffany pl, has bought from the Chauncey Real Estate Co. the two tenement houses at the corner of Hicks and Harrison sts, adjoining the factory. It is said that the concern will raze the buildings soon and build on the site an extension to the factory.

McDONOUGH ST.—Henry P. Cain sold for Josephine Carr the 2-sty two family dwelling at 515 McDonough st.

PACIFIC ST.—John E. Henry, Jr., sold the plot, 90x114.5, on the south side of Pacific st, 200 ft east of Nostrand av, for Ellen Wood to a client. The property now has a large frame detached house on it, which soon will be torn down and improved by a large apartment.

PRESIDENT ST—The John Pullman Real Estate Co. sold 804 President st, a 3-sty brownstone dwelling on lot 20x50x100, for Florence A. Redfield to a client for occupancy.

STERLING PL.—Henry Pierson & Co., Inc., sold 148 Sterling pl, a dwelling, for Frank A. Liftchild.

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ANNUAL REPORT OF THE

Lawyers Mortgage Company

JANUARY 1, 1913

RICHARD M. HURD, President

To the Board of Directors:

Gentlemen: The year 1912 has been one of great prosperity to the Lawyers Mortgage Company, the Gross Earnings and Net Profits being larger than ever before. The Gross Sales of Guaranteed Mortgages exceed those of any previous year, and the Net Increase of Guaranteed Mortgages has only once before been substantially surpassed. It is gratifying to note the steady and increasing demand for our conservative mortgage investments in view of the uncertainties during the past year in the market for other securities.

The Gross Earnings of the Company for 1912 amount to $991,387, the amount of Net Profits to $790,611.

The total sales of Guaranteed Mortgages amount to $39,742,271—the net increase in Outstanding Guaranteed Mortgages amounts to $13,137,110, and the total Outstanding Guaranteed Mortgages now amount to $131,168,613.

The comparative figures for recent years are as follows:

	Mortgages Sold.	Net Gain in Outstanding Guaranteed Mtges.	Outstanding Guaranteed Mtges Dec. 31st.
1903	$9,014,014	$5,663,500	$17,677,748
1904	16,269,278	10,442,649	28,110,397
1905	19,922,009	12,766,384	40,876,781
1906	22,959,085	13,577,369	54,454,150
1907	20,316,677	9,225,575	63,679,725
1908	27,152,558	13,598,209	77,277,934
1909	35,333,294	17,424,546	94,702,480
1910	34,495,430	13,517,944	108,220,424
1911	38,411,204	9,811,079	118,031,503
1912	39,742,271	13,137,110	131,168,613

The Gross Earnings and Net Profits of the Company for recent years have been as follows:

EARNINGS.

	1912	1911	1910	1909	1908
Premiums for Guarantee	$614,564	$564,042	$504,559	$410,888	$340,300
Interest on Mortgages	355,480	267,888	262,427	235,925	219,619
Rent, Commissions, etc.	21,343	12,470	16,781	7,362	10,012
Gross Earnings	$991,387	$844,400	$783,767	$654,175	$569,931

EXPENSES.

	1912	1911	1910	1909	1908
Rent	$18,000	$18,000	$19,000	$19,000	$12,984
Salaries	125,120	110,810	102,205	86,625	71,910
Advertising and Stationery	19,485	16,681	14,409	14,404	13,782
Taxes and General Expenses	38,171	31,174	25,414	25,969	21,057
Expenses	$200,776	$176,665	$161,028	$145,998	$119,733
Net Earnings	$790,611	$667,735	$622,739	$508,177	$450,198

The percentages of Expenses to Gross Earnings for the past few years have been as follows: 33% in 1903, 31% in 1904, 25% in 1905, 22% in 1906, 20% in 1907, 21% in 1908, 22% in 1909, 20¼% in 1910, 21% in 1911 and 20% in 1912.

The rates of Earnings and Dividends on the Capital Stock have been as follows:

	Capital.	Earnings.	Dividends.
1902....	$1,000,000	6 per cent.	5 per cent.
1903....	2,500,000	7 per cent.	5 per cent.
1904....	2,500,000	8 per cent.	6 per cent.
1905....	2,500,000	11 per cent.	7 per cent.
1906....	2,500,000	13 per cent.	8 per cent.
1907....	2,500,000	16 per cent.	10 per cent.
1908....	2,500,000	18 per cent.	10 per cent.
1909....	*3,250,000	15½ per cent.	12 per cent.
1910....	4,000,000	15½ per cent.	12 per cent.
1911....	4,000,000	16½ per cent.	12 per cent.
1912....	**5,500,000	14½ per cent.	12 per cent.

*Average Capital, $3,250,000. July 1, 1909, Capital increased from $2,500,000 to $4,000,000.
**Average Capital, $5,500,000. April 1, 1912, Capital increased from $4,000,000 to $6,000,000.

The large increase in Outstanding Guaranteed Mortgages during the past year is but little reflected in the earnings for that period, but will show in future earnings.

UNEARNED PREMIUMS.

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits—which are not carried as assets—amount to $1,400,176.

The Assets and Liabilities of the Company on December 31, 1912, were as follows:

ASSETS.

New York City Mortgages	$7,306,294.98
Accrued Interest Receivable	348,134.35
Company's Brooklyn Building, cost.	175,000.00
Real Estate	212,499.46
Cash	991,827.89
	$9,033,756.68

LIABILITIES.

Capital	$6,000,000.00
Surplus	2,500,000.00
Undivided Profits	208,497.63
Mortgages sold, not delivered	268,883.69
Reserved for Prepaid Premiums, etc.	56,375.36
	$9,033,756.68

Since the increase in the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to $3,160,000, in addition to which $1,275,214 has been carried to Surplus or Undivided Profits, making total net earnings of $4,435,214. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to December 31st, 1912, amounts to $1,296,621.

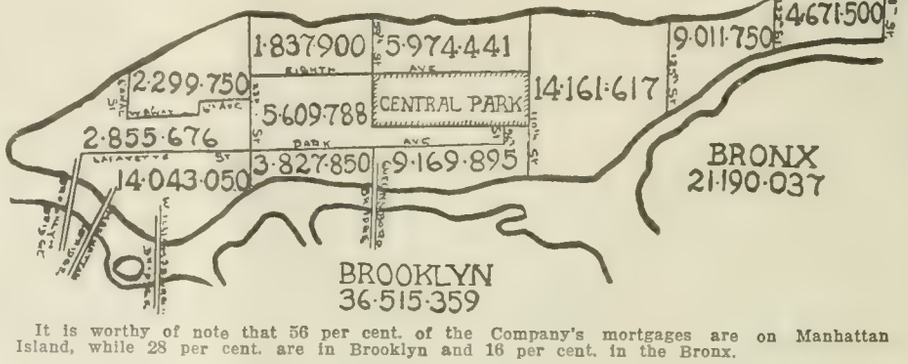
The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of December 31st, 1912, by THE AUDIT COMPANY OF NEW YORK.

There are 9,940 mortgages outstanding, the average loan being $33,000 in Manhattan, $5,600 in Brooklyn and $19,000 in the Bronx.

An analysis of the Outstanding Guaranteed Mortgages of the Company shows that these are divided among the three thousand eight hundred customers of the Company as follows:

Savings Banks	$15,514,540
Trustees	35,060,926
Individuals	47,073,322
Charitable Institutions	11,203,275
Insurance Companies	16,621,600
Trust Companies	5,694,950
	$131,168,613

The following map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on January 1st, 1913, in Manhattan, the Bronx and Brooklyn.



It is worthy of note that 56 per cent. of the Company's mortgages are on Manhattan Island, while 28 per cent. are in Brooklyn and 16 per cent. in the Bronx.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.

	Value of Land.	Value of Buildings.	Total.	Mortgage Loans.	Fire Insurance.
Manhattan	$60,952,455	$51,483,590	$112,436,045	$73,463,217	$61,239,205
Brooklyn	19,859,300	40,962,050	60,821,350	36,515,359	39,372,030
Bronx	10,868,272	21,123,742	31,992,014	21,190,037	20,840,474
	$91,680,027	$113,569,382	$205,249,409	$131,168,613	$121,451,759

The average amount loaned by the Company is 64 per cent. of the Company's own appraisal.

For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following By-Laws:

"The Amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company. This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company.

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residence purposes, and situated within the present limits of the City of New York, or such enlargements thereof as may hereafter be fixed by law.

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies or Life Insurance Companies.

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed.

"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders' meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures. The Company has now under foreclosure 58 mortgages, many of which will probably be paid off or settled prior to foreclosure sale. The Company has sold $409,388 of foreclosed real estate during the past year and now owns $212,499, practically all of which has been recently purchased. The amount of interest delinquent for more than one month is $1,294.

Since December 12, 1894, when the Company began business, 14,956 mortgage loans have been made aggregating about $280,000,000. The total losses of the Company in eighteen years amount to $13,057.

A noteworthy event during the year has been the purchase by the Stockholders of $2,000,000 of new stock, the Capital thus being increased from $4,000,000 to $6,000,000, and the Capital and Surplus to $8,500,000. This action is highly important for the protection of all holders of our Guaranteed Mortgages and follows out the Company's established rule of increasing its capital stock in proportion to its increase in Outstanding Guaranteed Mortgages.

The steady growth of the Company's business in the past eighteen years, bringing the Outstanding Guaranteed Mortgages up to over ONE HUNDRED AND THIRTY MILLION DOLLARS, evidences the public confidence in the stability of the Company's mortgage investments.

The real test of an investment comes in time of panic or depression and the securities which show no losses to investors—as do Guaranteed Mortgages—may fairly claim first place for safety.

The Company will continue to adhere to its present sound and cautious methods and believes that it will add to the service now furnished to its clients, an even more valuable service when periods of depression arrive.

(This report in pamphlet form sent on request.)

2D ST—Burrill Brothers sold the 3-sty limestone private dwelling at 498 2d st, on lot 20x100 for Mrs. Emma S. Venners to a buyer for occupancy.

14TH ST.—The Jerome Property Corporation sold 282 14th st, a 2-sty dwelling, on lot 25x100, for N. Akeson to a builder; also to the same buyer the adjoining house 280 14th st on plot 25x100. The combined properties will be improved with a modern apartment house.

18TH ST.—Milnor Wiley & Son sold for the Ascutney Realty Co. to William Funk the house at 918 East 18th st, Manhattan Terrace.

45TH ST.—Van Vlach Brothers & Frey sold for a client 1228 45th st, a 2-sty dwelling, on lot 25x100.2. The buyer is said to be an investor.

86TH ST—George L. Moore sold 22 lots at 86th and West 8th sts and King's Highway, which will be improved with two-family houses and 3-sty store and flat buildings.

BLAKE AV.—Fox's Agency and Fox, Rubin & Co. sold the 3-sty flat building on the south side of Blake av, known as 800 Blake av, 50 ft. east of Van Sicklen av, on a lot 20.3x100, for Samuel Steinberg and Meyer Brody to clients of the Empire Real Estate and Mortgage Co., for investment.

CROPSEY AV.—Fineberg & Co. sold for the Fultonia Realty & Construction Co. to the Purdy Construction Co. a tract consisting of 140 lots in the Ulmer Park section of Brooklyn, bounded by Cropsey, Bath and 25th avs, on which they will construct several dwellings. In exchange the sellers take two sixteen family apartment houses in New Jersey av near Glenmore av, and six cottages in East 7th st, between Avs O and P. The deal is said to involve about $225,000.

LAFAYETTE AV.—George L. Moore sold 155 to 159 Lafayette av, between Adelphi st and Carlton av, two 5-sty white stone single apartment houses on a plot 50x85x90, for Henry C. Wetzel, of Plainfield, to the Danzollo Realty Co. for $70,000.

OCEAN PARKWAY.—John Bittner, proprietor of the Eastern Hotel in Manhattan, sold his residence at 408 Ocean Parkway to Henry Faulkner. The house is 2½-stys high and is of granite and frame construction. The buyer will occupy it.

5TH AV.—Tutino & Cerny sold for Louis Rubin to a client for investment the 3-sty double brick stores and dwelling, on plot 25x100, at 5506 and 5508 5th av. This is the second sale of this property by these brokers in the past year.

Queens.

ARVERNE.—Dave A. Karelsen sold for S. Weiner his cottage at the southwest corner of Clarence av and Amstel boulevard to S. I. Ferguson.

ARVERNE.—Julius Scott sold for the Samuel Sachs Estate the Sachs mansion on a plot 120x120 at the corner of Storm and Ocean avs, for about $30,000 to Stephen Redding, connected with the firm of H. S. Tavshanjian, importers of oriental rugs.

CORONA.—Mrs. Henry Viebrock sold to Herman Asendorf, of Greenpoint, the old Colton homestead, a massive frame building more than 100 years old and which was famous as a club house in the days of the Old Fashion Race Course, in the sixties, together with the square block bounded by Park, Randall, Evergreen and Jackson avs, for about $45,000. John Jones, father of Mrs. Viebrock, bought the property from the Colton estate in January, 1896, for $10,000 cash. Since that time the taxes have increased from $100 to more than $800 yearly. The property will be cut up into building lots in the spring.

FLORAL PARK—The Windsor Land and Improvement Co. sold to J. O'Connor and L. Basso each a plot 40x100 on Geranium av; to J. J. Hoban a plot 20x100 and to J. Butler a plot 40x100 on Plainfield av; to M. Dowling a plot 60x100 on Crocus av; to E. King a plot 150x197 on Willow st and Floral Parkway.

FLUSHING.—The Murray Hill Theatre Co., composed of investors in the Murray Hill and Bowne Park sections of Queens, bought from John W. Crawford a site for a new $12,000 theatre. The property consists of a plot 45x112 ft. in Broadway, 50 ft. west of Murray la. Plans have been prepared for the structure by Edward Richardson.

LONG ISLAND CITY.—H. Epstein sold to A. Stutzmann 2 buildings on the north side of Potter av, 50 ft west of Purdy st, being completed by the Potter Avenue Construction Co.

Richmond.

CASTLETON CORNERS.—J. Sterling Drake sold for Mrs. Katie Mager to Joseph M. Hoffmann the northwest corner of Richmond turnpike and Manor road. It consists of a plot of 3½ acres, with 854 ft frontage, a 17-room house, with store and two small dwellings.

Suburban.

AIRMOUNT, N. Y.—Norman Elberfeld, for several years a member of the Greater New York Baseball Club, sold his farm, comprising about 43 acres, together with house and outbuildings, located at Airmount, N. Y., about two miles from Suffern. J. J. Brown and W. D. Williams negotiated the sale.

BAYONNE, N. J.—The Bayonne Building Co. bought from Pearl L. Bergoff a plot 141x100, in the west side of Av B, near West 37th st.

BLOOMFIELD, N. J.—The newly organized Watsessing Bank of Bloomfield, N. J., bought a plot 40x85, at the corner of Arch and Dodd sts. It is the intention of the bank, of which David Bingham is president, to erect at once a bank and office building on the site.

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EAST ORANGE, N. J.—The English Lutheran Church of the Holy Trinity bought a plot 40x125 at 73 North Grove st as a site for a new church edifice.

EAST ROCKAWAY.—The Windsor Land & Improvement Co. sold to R. Cademarton and F. Capozzi a plot 120x107 on Rhame av and Lawrence st.

HOBOKEN, N. J.—Julius I. Kislak and J. H. Kruse sold for John Keresey to Michael Mulqueen 56 and 58 Garden st, two 5-sty brick flats, on plot 59x100.

JERSEY CITY, N. J.—Walter L. McDermott sold to Benjamin Gorlin a plot, 75x100, in the south side of Grant av, near Ocean av.

JERSEY CITY, N. J.—John J. Phillips sold to Daniel E. Cleary a plot 100x100 at the southeast corner of West Side and Audubon av.

JERSEY CITY, N. J.—Charles Munch sold to Bertha Leary 19 and 21 Concord st, two two-family houses, on plot 50x103.

JERSEY CITY, N. J.—The 3-sty brick factory building at Ludlow and New sts, in the Greenville section of Jersey City, at one time the plant of the International Watch Co., has been sold to a subsidiary company of the American Tobacco Co., and will be opened immediately as a cigar factory. Over 500 hands will be employed in the new industry. The plant has been idle for three years, following the vacating of the place by the watch company.

NEWARK, N. J.—The Fidelity Trust Co. sold for the Charles I. Bonnell estate to Harry Kolodin, a plot, 107x100, at the corner of Sumner and 2d avs.

NEWARK, N. J.—Oscar Michael bought for investment the property at 54 Park pl, formerly occupied as a school for girls. The property has a frontage of 47 ft. on Park pl and is 117 ft deep, allowing for a frontage on Division pl. On the site is a 3-sty brownstone-front structure which was the home of Samuel L. Dennis for many years.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to P. H. Thomas two plots, each 40x100 on Ebert av.

PALISADE, N. J.—Albert Feldheim sold for W. E. Finn "The Roses" at the southwest corner of Dearborn rd and Bridleway a 3-sty stucco dwelling on a plot, 110x140.

PITTSBURG, PA.—Julius Scott resold 5521 Black st, which he had taken in exchange for New York property to M. T. Murphy, of Pittsburg, Pa.

RIDGEWOOD, N. J.—S. Osgood & Co. sold the property of Clarence H. Eagle, comprising about 176 acres of elevated land located near Ridgewood, N. J. The property consists of six or seven farms acquired by Mr. Eagle and combined into an attractive country estate. The property is adjacent to the summer homes of Dr. August Caille, Judge John J. Freschi, Paul Beardsley, John Brooke Leavitt, Clarence E. Chapman, Edward D. Page, Duncan Mackenzie and many others. The estate of the late George Crocker is also in this vicinity.

RIVER EDGE, N. J.—John P. Stoecker sold for Charlotte M. Briggs, a parcel of about 3 acres, together with dwellings, barns, etc., at River Edge Park. The property fronts on Voorhees av and the River road, and extends to the Hackensack River.

YONKERS, N. Y.—Arnold, Byrne & Baumann sold to Ferguson Brothers & Forshay the 3-sty dwelling on plot 60x137, at 40 Prospect Drive, Park Hill.

RECENT BUYERS.

JAMES A. LYNCH is the buyer of 253 West 103d st, sold recently by Mary E. Cooley.

H. RITTENBUSCH is the buyer of the dwelling 31 West 68th st, sold by the estate of Helen R. Mitchell.

THE CITY REAL ESTATE CO. acting for a client, is the buyer of the dwelling 151 West 87th st.

DR. D. G. YATES is the buyer of the dwelling at 149 West 81st st, the sale of which by Julius Sachs was reported recently.

DANIEL B. FREEDMAN is the buyer of the dwelling at 312 West 90th st, the sale of which by Florence D. White was reported recently.

DR. HENRY MOELLER, JR., is the buyer of the dwelling at 140 West 88th st, the sale of which by Mrs. V. H. Curtiss was reported last month.

J. W. CLARK is the buyer of the dwelling at 49 East 68th st, the sale of which by the estate of Frederick D. Tappen through Post & Reese was reported recently.

DR. EMIL HEUEL is the buyer of the dwelling at 151 West 87th st, the sale of which by the Russell Raymond estate through Slawson & Hobbs was reported recently.

HENRY WILLIAMSON is the buyer of the cemetery property in 11th and 12th sts, between 1st av and Av A, which was recently reported sold and for which a deal is pending for the resale of a portion of the property, 175x200, to the city of New York. Included in the deal is the old school property at 223 to 229 West 41st st, owned by the city.

THE RAISLER HEATING CO. is the buyer of 129 and 131 Amsterdam av, the sale of which was reported several weeks ago. The property was secured from John A. Moore. It consists of a 1-sty building on plot 40x80 adjoining the athletic field of the High School of Commerce. The building will be removed and a 4-sty factory of concrete construction will be erected for the heating company's use. The property was bought in the name of Benjamin F. Foster.

LEASES—MANHATTAN.

H. FREUD leased to the Balcon French Waist House, of 15 West 26th st, (Alice Balcon), for a term of years, the 16th loft in the new building at 12 to 16 West 27th st, for Charles Kaye.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased 10,000 sq. ft. of space in 693 to 697 Broadway, southwest corner of 4th st, to the Riemann-Seabrey Co.

PEASE & ELLIMAN leased lofts in 17 to 21 Cliff st for Dennison & Sons to the Otto A. Schulze Co.; in 269 Pearl st for Fred Ahrend to Ruby Press, of 38 Bond st; in 20 Maiden la for William Todd to A. L. Staudinger; in 195 6th av for I. Leibowitz to Siounki Bros.; also space in 123 Liberty st to S. J. Freeman, W. H. Von Gerichter, Supplies Inc., Peelle Co., of 123 Liberty st; John Jameson, New Jersey Arnold Damper Co., of 149 Broadway, and offices in the Liberty Tower at the northwest corner of Nassau and Liberty sts, to Raloff Oil Carburetor Co., Inwood Farms, J. H. Cruikshank, Standard Fuel Reduction Co., Auto Despatch Bureau, Edward A. Isaacs and Edgeworth Smith, of 55 Liberty st.

PEASE & ELLIMAN leased for Edwin C. Hoyt, 46 East 53d st to George W. Folsom for the winter, furnished; also for a client, 4 West 56th st to Mrs. J. P. Goin; also for DeBow & Teter the parlor floor in 17 East 45th st to Sugarman & Crandell; also an apartment in 104 East 40th st to L. S. Miller.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for Sailors Snug Harbor to Benj. Fechter, of 402 Broadway, 2d loft in 753 and 755 Broadway; for Max Wolf to Sherr Bros, of 546 Broadway, 4th loft in 542 and 544 Broadway; for Douglas Robinson, Chas. S. Brown Co., to H. Lipke & Son, of 47 Great Jones st, 3d loft in 85 to 89 Bleecker st; for Whithaus estate to Levinson, Hart & Goldman, of 737 Broadway, 3d loft in 10 to 14 East 12th st; for Elizabeth Wagner to Equitable Suspender Co., of 327 Broome st, 1st loft in 293 Church st. These leases are for a term of years.

L. & E. STIRN, silk importers and commission merchants, leased, through Frederick Fox & Co., the store basement and 1st loft in the building to be erected at the southeast corner of Madison av and 30th st, by Charles Kaye. The premises leased comprise about 40,000 sq ft of space. The lease is for ten years, at a yearly rental of $35,000. The building, which is to be twenty stories high, will be ready for occupancy next fall, according to the plans of the architect. L. & E. Stirn are now located at 489 Broome st. They are one of the few big concerns remaining in the old district.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for Irvel Realty Co., 5,000 sq ft of space in 36 and 38 West 25th st, to Harry Kirschman, for a term of years.

THE DUROSS CO. leased the 1st and 2d lofts in 46 West 21st st to Zelickson, Lisman & Levine.

GOODALE, PERRY & DWIGHT, INC., as agents of the St. James Building, leased space to Wellington Woolen Co., of 30 West 20th st; Max Hefti, of 45 East 17th st; Harry S. Goldman, Hamilton Embroidery Co., of 467 Broadway; Roshek Bros. Co., W. A. Wieboldt & Co., of 45 East 17th st; C. Siegel & Co., Samuel H. Levy, C. W. H. Moulton Co., of Somerville, Mass., and the City of New York Bureau of Weights and Measures.

WILLIAM H. MATTHEWS & CO. leased for a term of years for A. N. Leventhal the 6-sty elevator apartment house at 470 and 472 West 146th st.

GEORGE R. READ & CO. leased the 1st and 2d lofts in 46 West st to Merhige Bros. & Shohfi, of 140 West 22d st, for a term of years.

WALTER ROSENBERG leased from Frank McKee and William Harris the Park Theatre, at 59th st and Columbus Circle. The lease is for one year with an option of eight years renewal at a rental of $35,000 net per year. Photoplays will be presented at the theatre.

POST & REESE, in conjunction with Douglas L. Elliman & Co., leased for Mrs. Charles P. Perin, 1056 5th av, an American basement house, fully furnished, to Charles P. Williams, of Stonington, Conn.

THE DUROSS CO. leased for August M. Gerdes the 3-sty dwelling at 25 Bank st, for 5 years, to William Alexander Hoefler, of 27 Wooster st.

THE DUROSS CO. leased the 4-sty building at 133 West Washington pl to Henrietta Hidd.

THE J. C. EINSTEIN CO., INC., leased for the Carlisle Construction Co. the 4th loft in 19 to 25 East 24th st to McDonald & Derringer, of 53 Greene st, for the Marmac Construction Co., the 7th loft in 158 to 164 West 27th st, to Peter Samuels & Co., of 31 West 15st st; for the 28th St and 7th Av Realty Co., 6,500 sq ft in 153 to 159 West 27th st to Rich & Sayles, of 151 West 25th st; and for Louis Stern, the top loft in 3 and 5 West 18th st to the Schack Manufacturing Co.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased at 470 4th av space on the 9th floor to Millen, Aikenhead & Co., now at 814 Broadway; also in 101 5th av, to Chas. F. Hayes, importer, on the 10th floor and to Lee Levy on the same floor.

THE McVICKER, GAILLARD REALTY CO. leased for Adelberg & Berman to Brown & Roth, the 5-sty storage warehouse at 138 and 140 East 57th st for a long term of years; also for Frank M. Randall to P. J. W. Kelley, A. L. Kull and J. M. Splitdorf the 8th floor in the Randall Building, at 136 to 146 West 52d st.

J. P. & E. J. MURRAY leased the building at 110 East 110th st for Roger Foster to Abram Millstein, of 301 Broome st, who will open a restaurant on the premises.

WILLIAM A. WHITE & SONS leased to a Mrs. Burritt the 3-sty building at 128 East 19th st. The building will be extensively remodeled and used for studios.

WORTHINGTON WHITEHOUSE leased 40 East 52d st, a 5-sty American basement dwelling for Mrs. H. Van Rensselaer Kennedy to Mrs. John E. Alexander; 51 West 48th st, a 5-sty American basement dwelling, for Mrs. J. C. Byrne to Gifford A. Cochran; also apartments: for H. C. Graef his large apartment in the Carlton House; the 3d floor apartment in 13 West 46th st to Arthur C. Van der Linde; in 145 West 55th st, studio for the Barney Estate Co. to Leonard M. Thomas, and have renewed for James Hazen Hyde to Alfred Vanderbilt lease on the stable at 216 East 58th st.

THE CROSS & BROWN CO. leased the 4th floor in the building 20 to 24 West 37th st to J. W. Davidson for a long term of years.

G. W. BARNEY leased to Joseph Berkowitz 304 West st; also to Alexander Reitlinger the 2d loft in 170 West Broadway, to Brimberg & Margolies, space in 31 West 21st st, and to Oscar Fromme & Bro., of 18 Manhattan Market, in 173 Duane st.

THE BERLIN RENTING AGENCY leased for a term of years for the Barnum estate the northwest corner of 17th st and 3d av for use as a cafe and restaurant at $2,500 a year; also for the Comfort Realty Co., the store in 3883 Broadway.

THE BUILDING OPERATION CO. leased the 3d loft in 132 and 134 West 22d st to Charles Lavin & Co.; also the 5th loft in 6 and 8 West 39th st to the New York Juvenile House

THE CORN EXCHANGE BANK leased from the Realty Holding Co., N. J. Hess, president, the corner store in the new building at the northwest corner of 4th av and 29th st. The lease is for a term of ten years with the privilege of renewal for a similar term, at an aggregate rental of $90,000 for the first term. Edgar A. Manning negotiated the lease. M. & L. Hess represened the owners.

THE DUROSS CO. leased 513 Hudson st to E. J. McManus; also with M. & L. Hess the 6-sty building at 113 West 28th st to May & Co., of 259 6th av.

FREDERICK FOX & CO. leased for Gross, Engel & Co. the 4th loft in 115 and 117 West 27th st to A. Wellish & Co., of 33 East 21st st; for the Lowell Construction Co. the 1st loft in 114 and 116 West 27th st to Louis Malvin & Co.; for Handel & Apsel the 2d loft in 141 and 143 West 26th st to the Fashion Kimona Co., of 32 Greene st; for Ernest E. Johnson the 5th loft in 36 and 38 East 20th st to Wintermute-Munson Co., of 544 Broadway; for the Selkirk Realty Co., the 10th loft in 29 and 31 East 22d st to Hellenberg & Co., of 101 5th av.

THE DENTAL SUPPLY CO. leased 2 lofts in the Candler Building on 42d st, between 7th and 8th avs.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the 4th Ave. and 32d Street Co. space on the 9th floor at 470 4th av to Schweizer & Co., embroideries, now at 105 5th av; also for the 101 Fifth Ave. Co. space in 101 5th av to H. F. Barre, of 101 5th av, and on the 8th floor to Henry Hartmann & Son.

THE CHARLES F. NOYES CO. leased for a term of years the top loft of the new 8-sty building at 410 and 412 Pearl st for Henry J. Weber to Poor's R. R. Manual Co., of 68 William st; also the 11th floor of 124 to 132 White st to Friesleben & Armstrong, of 35 Rose st, and a floor at 57 Ann st to Charles Forte.

SLAWSON & HOBBS leased the following private houses: 141 West 78th st to J. F. Snyder; 304 West 107th st furnished, to James Joyce; 741 West End av to J. S. Black; 610 West 114th st to W. J. Marr.

ALBERT B. ASHFORTH leased the 3d loft in 22 West 39th st for a term of years.

VAN NORDEN & WILSON rented 162 Madison av for Charles H. Leland to Mrs. Frances Lang, for a term of years; also for the Sailors' Snug Harbor, the store in 308 Mercer st to the Metropolitan Delivery Co.; offices in the Professional building, Madison av and 38th st, to Dr. Charles A. Drake, and 138 West 36th st for Samuel Hoffman to C. L. Laurence for business purposes.

THE DUFF & BROWN CO. leased for O. M. Bostwick 144 West 141st st, a 6-sty apartment house for a period of ten years at an aggregate rental of $60,000. They have also leased for the same owner 21 West 69th st, a 4-sty dwelling for a period of three years.

THE CROSS & BROWN CO. leased the two upper floors and pent house of the building 424 West 33d st to the Zeese-Wilkinson Co., of 213 East 24th st, and the 6th floor loft of the building 5 East 17th st to Blum & Mittenthal, of 151 Grand st, for a term of years.

THE CHARLES F. NOYES CO., in connection with F. & G. Pflomm leased the 4th floor in 484 6th av to Valentine Mann, of 137 Greene st; also to Markus Kopf, of 757 Broadway, and P. D. Lisa premises on the ground floor in the "Masonic Building," 23d st and 6th av, for barber shop and service purposes.

POST & REESE leased an apartment in the "Berkshire" at 500 Madison av, to Louis J. Francke furnished for the season, for Mrs. Margaret D. Sibley.

DOUGLAS L. ELLIMAN & CO. leased for Dr. Clement Cleveland a large duplex apartment in 925 Park av to Thomas W. Lamont, of J. P. Morgan & Co., and apartments in the "Westminster," 68 East 86th st, to Mrs. Frederick Kobbe and Charles G. Stoddard; also an apartment in 840 Park av to Mrs. Cornelius Fellowes.

G. W. DRENNAN leased the 11th floor in the Tingue Building at 118 and 120 East 25th st to J. H. Tithian & Co., importers and job-

bers of ribbons. This completes the renting of this building which was finished after the rental season of 1912 and speaks well for the property between 4th and Lexington avs in this district.

THE DUROSS CO. leased the 3d loft in 103 West 14th st to the Unique Novelty Works, of 16 East 23d st, and the 5th loft in 5 West 14th st to Robbins & Co.

LEO J. FISHEL leased the 1st loft in 303 5th av to D. Lisner & Co., now at 5th av and 19th st, for ten years from May 1, 1913.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for the 28th St and 7th Av Realty Co., space in 153 to 159 West 27th st to Gittelson & Steinhaus, of 33 West 19th st, for a term of years.

M. & L. HESS lease din the building at the northwest corner of 4th av and 29th st the centre store and basement, together with the basement under the store, recently leased to the Corn Exchange Bank for its 4th av branch. The lessees are Walter Emmerich & Co., dealers in ribbons, who have been located at 81 Greene st for several years. The lease is for a period of ten years at an aggregate rental of about $90,000.

A. VON OSTERMANN leased in the Emmet Building space to E. M. Sergeant Co., of 132 Nassau st, and A. M. Reichard.

WILLIAM A. WHITE & SONS leased a physician's apartment in 19 West 54th st to Dr. W. Sohier Bryant, and in conjunction with Geo. R. Read & Co. an apartment to William J. Duane.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler to A. Hirsh & Co., of 20 West 31st st, the 2d loft west front in 28 and 30 West 38th st; also for Eli B. Springs to John S. Crawford, of 150 5th av, space in 29 to 33 West 38th st.

CORN & CO. and Benjamin Englander leased for the F. & L. Building Co., 12,500 sq ft in 115 to 125 West 30th st to Michael Bros. for a term of years; also for Edward Kolbert & Co., space in 15 to 19 East 26th st to Greenberg Bros.

SPEAR & CO. leased for the 227 West 17th St Co., the store and basement in 227 to 239 West 17th st to the Standard Mail Order Co., of 243 West 17th st; for Bruno Richter the store, basement and sub-basement in 627 and 629 Broadway to L. Gross & Son, of 661 Broadway; for L. M. Jones the top loft in 652 Broadway to Kantor Bros. Co., of 158 Greene st; for the estate of Max Freund the top loft in 507 West Broadway to S. Seidman's Son, of 83 Mercer st.

JULIUS SCOTT leased for a term of years for Mary E. Joy, of Syracuse, N. Y., to Daniel Reeves, Inc., wholesale grocers, the 5-sty building at 451, 453, 455 West 125th st, running through to 50 Manhattan st, having a 79-ft frontage on 125th st and 25 ft frontage on Manhattan st for store houses.

REAL ESTATE NOTES.

GIBBS & KIRBY have been appointed agents of 930 St. Nicholas av.

HARRY SWANSON, formerly of L. Tanenbaum Strauss & Co., is now connected with the firm of Spear & Co.

ALEXANDER SELKIN and Desider Schoen were the brokers in the sale of 875 East 170th st to Rose Lopard.

WORTHINGTON WHITEHOUSE will move about January 15 to his new offices at 9 East 46th st, adjoining the Ritz-Carlton.

GEORGE W. BOOTH, for ten years with Angell & Co., of Manhattan and Scarsdale, has become the junior member of the firm.

WILLIAM P. ROONEY was associated as broker with the Herman Arns Co., in the recently reported sale of the plot at 104 West 95th st.

C. J. STEIN has entered into partnership with G. A. Derschuch under the firm name of Derschuch & Co., with offices at 150 Broadway.

H. C. SENIOR & CO. were the brokers in the recently reported sale of the dwelling at 26 West 76th st for Henry Goldman to T. Arthur Ball.

JAMES H. ROBINSON, formerly with the Queensboro Corporation, is now associated with the Long Island City Department of the Cross & Brown Co.

J. EMSLIE MILES, formerly with W. M. Benjamin & Co., is now connected with the F. R. Wood, W. H. Dolson Co. as manager of their mortgage department.

THE BULKLEY & HORTON CO. have been appointed managing agent for the new apartment houses at 809 Ocean av, Brooklyn, for the Tiptop Realty Co. These houses are to be equipped with every modern improvement.

ERNEST T. VAN ZANDT, recently with Edward J. Hogan and Andre L. Benel, for several years with Norman Denzer, are now associated with N. Brigham Hall & Wm. D. Bloodgood, Inc.

MAURICE RUNKEL negotiated the sale of 423 to 439 West 55th st, to the Isaac Hopper Construction Co., which will erect a 12-sty building. On completion the structure will be taken over by the Standard Mail Order Co.

A SPECIAL MEETING of the Riverside Civic Council, District No. 1 (96th st to 135th st, from 5th av west to the Hudson river), will be held on Tuesday evening, January 21, in the Hall of the Harlem Board of Commerce, at the southeast corner of 125th st and Lenox av, at 8.15 p. m.

THE REAL ESTATE BOARD OF BROKERS of the City of New York held its regular monthly meeting Thursday afternoon, Albert B. Ashforth, the President of the board, presented his resignation as President, owing to business reasons. The Board of Governors accepted the resignation with regret. E. A. Tredwell, the former Vice President, was elected President, and Charles E. Duross Vice President.

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REPAIRS

THE REAL ESTATE EXCHANGE OF LONG ISLAND at the annual meeting of the members elected the following officers: President, James Frank; Vice Persident for Kings, Lewis H. Pounds; Vice President for Queens, H. Stewart McKnight; Vice President for Nassau, Alfred H. Wagg; Vice President for Suffolk, Samuel Eichen; Treasurer, D. Maujer, McLaughlin; Secretary, Burton Thompson; Secretary in Charge, James E. Wilkinson.

THE CHARLES F. NOYES CO. has secured the managing agency of the 20-sty "Madison Square Building" at 15 to 19 East 26th st, running through to 27th st. This is the building recently sold by the Noyes Co. to Jacob Ruppert for over $2,000,000. The Chas. F. Noyes Co. has also been appointed renting agents for the 10-sty building at 36 to 44 West 24th st. These buildings, together with the 19-sty "Masonic Building" at 6th av and 23d st, through to 24th st, place under control of the Noyes Co. several of the largest buildings in the middle Manhattan section. The brokers announce that the Masonic Building is over 90 per cent rented above the ground floor.

Restoring Old Lanes.

Real estate developers read with keen interest the statement made by Paul D. Cravath, the well-known lawyer, a few days ago, that the owners of large landed estates in the vicinity of Glen Cove and Locust Valley and in the Wheatley Hills section of Long Island have a movement on foot to encourage the restoration of old lanes through the various farms that comprise these beautiful country seats, on the ground that they provide picturesque rambles on foot and horseback. All of the territory in question is in the northern and central parts of Nassau county, and the announcement of Mr. Cravath is considered as an ultimatum that the wealthy men who have estates in the territory contemplate remaining there and that they do not fear possible invasion of land developing companies in the premises

Mr. Cravath himself owns a fine estate near Locust Valley, while the Piping Rock Club, one of Long Island's famous country clubs, is in the vicinity. It looks as though this part of Long Island will remain a stronghold of country seats in the face of the tendency for wealthy men to establish their country estates farther east in Suffolk county. Locust Valley, Glen Cove, Glen Head and Mill Neck are on the Oyster Bay Branch of the Long Island Railroad and are only on the opposite side of Hempstead Harbor from Port Washington, Great Neck and Manhasset, the latter of which are fast growing into all-year home communities.

In the light of the movement announced by Mr. Cravath, real estate developers are inclined to believe that the suburban home movement on the North Shore will not extend further east than Port Washington, which is at the end of the North Shore Division of the railroad.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 10, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Cherry st, 18, ns, 309.1 w Roosevelt, 24.10x131.8x25.6x126, 5-sty & b bk & stn tnt with str; exrs sale; Therese M Casazza. 24,000

*Cherry st, 391-3, ss, 71.3 e Scammel, runs s 82.9xe23.9xn4.7xe22xn80xw45.9 to beg, 6-sty bk tnt & strs; due, $36,147.46; T&c, $465.22; adj to Jan24.

*Fulton st, 67, ns, 140.8 w Cliff, 24.7x95.9 v22.11x90.6, 4-sty & b bk loft & str bldg with 1-sty bk ext; exrs sale; C Hearn. 31,300

*Houston st, 493 E, ss, 40 e Goerck, 20x 75; 4-sty fr bk ft tnt; due, $6,561.63; T&c, $700; withdrawn.

*Hubert st, 1, see Hudson, 147-9.

*Hudson st, 147-9 (*), swc Hubert (No 1), 38x76, 2 4-sty bk tnts & strs; due, $38,241.10; T&c, $4,360.96; Wm L Condit et al trstes. 40,000

*New Bowery, 49, es, 50.5 n James, 38x 39.8x25x74.4, 5-sty & b bk tnt with strs; exrs sale; Therese M Casazza. 20,300

*New Chambers st, 66, sws, 57.1 ne Oak, 26.1x56.6 to Roosevelt (No 74) x19x38.9, 5-sty & b bk tnt with str; exrs sale; Luigi Riga. 12,100

*Roosevelt st, 74, see New Chambers, 66.

*Waverly pl, 196-200, ws, 38.10 s Charles, 56.6x75, 6-sty & b bk & stn tnt; exrs sale; Lawrence M D McGuire. 58,300

*13TH st, 141 E, ns, 100 w 3 av, 25x100, 5-sty bk tnt with str; exrs sale; Geo Form. 34,100

*35TH st, 225-7 E, ns, 280 w 2 av, 40.2x 98.9, 6-sty & b bk & stn tnt with str; exrs sale; Jno Murray. 64,500

*40TH st, 225-7 E, ns, 218 w 2 av, 37x98.9, 6-sty & b bk & stn tnt; exrs sale; Henry Hoffmann. 44,500

*40TH st, 226 E, ss, 280 w 2 av, 25x98.9, 6-sty & b bk & stn tnt; exrs sale; B F Golden. 30,800

*40TH st, 228 E, ss, 255 w 2 av, 25x98.9, 6-sty & b bk & stn tnt; exrs sale; Lorenzo E Tripler. 29,500

*40TH st, 229-31 E, ns, 180 w 2 av, 38x 98.9, 6-sty & b bk & stn tnt; exrs sale; Robt Johansen. 44,250

*45TH st, 216 E, ss, 205 e 3 av, 25x100.4, 5-sty & b bk & stn tnt; exrs sale; Patk McCauley. 23,500

*45TH st, 218 E, ss, 230 e 3 av, 25x100.4, 5-sty & b bk & stn tnt; exrs sale; Chas Eidt. 23,350

*62D st, nwc 2 av, see 2 av, 1177.

*83D st, 215-7 W, ns, 100 w Ams av, 49.4x 102.2, two 5-sty & b bk & stn tnts; exrs sale; S Ausses. 72,000

*83D st, 219-21 W, ns, 149.4 w Ams av, 50.5x102.2; two 5-sty & b bk & stn tnts; exrs sale; H & M Mandelbaum. 65,000

*108TH st, 109 E (*), ns, 105 e Park av, 25x100.11, 4-sty stn tnt; due, $13,429.11; T &c, $281.35; David Banks et al. 12,500

*111TH st, 63-7 E (*), ns, 120 e Mad av, 46.9x100.11, 6-sty bk tnt & strs; due, $48,-383.04; T&c, $2,396; Walter M Keck trste. 40,000

*124TH st, 221 E, ns, 223 e 3 av, 30x100.11, 5-sty & b bk & stn tnt; exrs sale; Eugene McCarthy. 19,850

*130TH st, 118 W (*), ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; due, $26,336.96; T&c, $1,131.59; Wm B Boulton. 20,000

*182D st E, swc Washington av, see Washington av, 2191-5.

*Crotona av, 2154-8 (*), es, 336.7 n 181st, $1.6x97.9x71.7x105.2, 2 5-sty bk tnts; due, $56,693.96; T&c, $274; Manhattan Mtg Co. 56,000

*Grand blvd & concourse, 964, es, 34.4 s 164th, 100x188.5x100x191.1, 3-sty & b fr dwg & vacant; due, $11,586.53; T&c, $5,-111.03; adj to Feb11.

*Marion av, 2574, es, 107 s 193d, 25x98x 20.9x98.11, 2-sty fr dwg; due, $3,463.94; T &c, $325.16; sub to a tax lien of $726.12; Jerry M Carey. 4,200

*Washington av, 2191-5 (*), swc 182d, 62.2x85, 2 2- & 1 3-sty fr tnts & strs; due, $3,762.22; T&c, $1,764.87; Geo Hahn. 23,000

*2D av, 1177, nwc 62d, 25x70, 5-sty & b bk & stn tnt with str; exrs sale; Patk McCauley. 25,500

*3D av, 4064, es, 389.9 n 174th, 25x100, 4-sty bk tnt & strs; due, $12,583.51; T&c. $1,211.25; Cofree Realty Co. 14,200

*3D av, 4066, es, 414.9 n 174th, 25x100, 4-sty bk tnt & strs; due, $12,076.57; T&c, $1,265.70; Cofree Realty Co. 13,750

*9TH av, 671 (*), ws, 56.6 n 46th, 18.9x 62.6, 4-sty bk tnt & strs; partition; Susan Harris. 17,000

BRYAN L. KENNELLY.

*16TH st, 536 E (*), ss, 170.7 w Av B, 24.11x103.3, 5-sty bk tnt; due, $20,445.79; T&c, $800; Fitch Gilbert trste. 20,000

*19TH st, 274-6 W (*), ss, 110 e 8 av, 40x 123.5x40.3x128.2, 6-sty bk tnt; due, $67,-633.63; T&c, $3,318.90; Citizens Savings Bank. 65,000

JAMES L. WELLS.

*226TH st E, nec Barnes av, see Barnes av, nec 226th.

*239TH st E (*), swc Carpenter av, 100x 100, Wakefield; due, $2,903.13; T&c, $138.54; Lillian M White. 1,200

*Barnes av, nec 226th, 75x105, Wakefield; due, $2,890.26; T&c, $406.38; J B Kilsheimer. 3,950

*Carpenter av, swc 239th, see 239th E, swc Carpenter av.

*Penfield av, ss, 87.9 e White Plains av, 25x97.2x25x96.7, Wakefield; due, $1,494.85; T&c, $144.71; H A Wood. 1,700

SAMUEL GOLDSTICKER.

*38TH st, 316 E, ss, abt 260 e 2 av, 21.2x irreg, 5-sty bk tnt & strs; due, $2,842.89; T&c, $1,281.17; Geo B Mullin, party in interest. 5,900

*188TH st W (proposed), ss, 95 w Wadsworth av, 50x94.11, vacant; due, $4,319.87; T&c, $236.80; Robt W Maloney. 6,050

SAMUEL MARX.

*Coster st, 630, es, 460 s Spofford av, 20x 100, 2-sty bk dwg; due, $613.46; T&c, $261.78; sub to 1st mtg of $6,000; Raffael Luongo et al defts. 7,000

*Longfellow av (*), ws, 150 n 172d, 50x 100; vacant; due, $4,938.18; T&c, $134.13; Wm R Rose. 3,500

*Longfellow av (*), ws, 100 n 172d, 50x 100; vacant; due, $4,938.18; T&c, $134.13; Wm R Rose. 3,500

*Longfellow av (*), ws, 200 n 172d, 50x 100; vacant; due, $4,938.30; T&c, $134.13; Wm R Rose. 3,500

J. H. MAYERS.

*4TH st, 377-83 E (*), ns, 172.7 e Av D, 67.10x96, 2 4-sty bk tnts & strs & 2 4-sty rear tnts; due, $50,341.11; T&c, $1,942.63; Julius Mautner. 43,000

HENRY BRADY.

*Simpson st, 1037-9 (*), ws, 197.6 n Westchester av, 43.9x100, 5-sty bk tnt; due, $7,321.58; T&c, $815; sub to 1st mtg of $28,000; Ida Edman. 36,000

*88TH st, 180 W (*), ss, 100 e Ams av, 25 x100.8, 5-sty bk tnt; due, $8,987.80; T&c, $674.50; sub to mtg of $30,000; Fredk Torkler et al. 38,531

*141ST st, 605-7 W (*), ns, 100 w Bway, 75x99.11, 6-sty bk tnt; due, $29,736.93; T &c, $——; sub to pr mtg of $90,000; Morris Lederman. 105,863

*187TH st, 660-2 E (*), sws, 50 nw Crescent av, runs sw97.3 to Crescent av xsw3.6 xnw47.9xne100xse50 to beg, 5-sty bk tnt & strs; due, $38,115.31; T&c, $1,093.42; Niagara Life Ins Co. 39,000

*Crescent av, ns, 220 e Belmont av, see 187th, 660-2 E.

Total	$1,247,194
Corresponding week 1912	1,244,812
Jan. 1, 1913, to date	1,839,489
Corresponding period 1912	1,671,509

VOLUNTARY AUCTION SALES.

MANHATTAN AND BRONX.

JOSEPH P. DAY.

JAN. 14.

Beekman st, 50, ns, 120.9 w Gold, 26.2x 90.7x26x86.7, 4-stv bk loft & str bldg with 2-sty bk ext in rear.

Front st, 33, ss, 73.11 w Coenties sl, 28.7 x105.10x28.4x107, 4-sty bk warehouse.

Stuyvesant st, nws, at ss 10th, see 10th, 128 E.

10TH st, 120 E, ss, 70 w Stuyvesant, 18x 50.6x19.7x44.3, 5-sty & b bk & stn dwg.

10TH st, 128 E, ss, at nws Stuyvesant, 20x37.8x25.4x24, 5-sty & b bk & stn dwg.

21ST st, 5 W, ns, 145 w 5 av, 25x98.9, 4-sty & b bk & stn dwg.

29TH st E, ns, 200 e 1 av, 259.6 to East River x197.6 to 30th x261.4x197.6 with R T & I to land under water of East River, 11 1 & 2-sty bk & fr bldgs & sheds.

33D st, 36 W, ss, 325.5 e Bway, 17.6x98.9, 4-sty & b bk & stn bldg.

59TH st, 345-7 W, ns, 125 e Col av, 50x 100.5, two 5-sty & b bk tnts with strs.

63D st, 2-6 E, ss, 125 e 5 av, 50x100.5, three 4-sty & b stn dwgs.

Trinity av, 708-16, es, 300 s 156th, 100x 100, five 3-sty & b fr dwgs.

BRYAN L. KENNELLY.

JAN. 15.

East Broadway, 290, ns, 22.4 e Gouverneur, 21.2x49.9x—x50, 3-sty & b bk & stn club house.

88TH st, 200½-203 E, see 3 av, 1571-7.

3D av, 1571-7, es, 25.8 n 88th, runs n100 xe75xse24.6xs3.10xe23.11xs100.8 to 88th (Nos 200½-203) xw55.6xn26.11xw62.7 to beg, five 5-sty bk tnts with strs, 4-sty bk factory & 1-sty bk str.

SAMUEL GOLDSTICKER.

JAN. 15.

Kingsbridge rd E, 32, swc Morris av, 18x 80, 3-sty bk dwg.

Morris av, swc Kingsbridge rd E, see Kingsbridge rd E, 32.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Jan. 8, 1913:

WM. H. SMITH.

Fulton st, nwc Middagh, runs n20xw31.8 xn2xw47.4xn38xw49.8xs— to Middagh xe— to beg; Geo H Burtis. 6,850

Herkimer st, ns, 150 w Buffalo av, 16.8x 100; Chas T Lamb. 2,900

Hicks st (*), nec Pacific, 90x82; Alice H Van Anden. 24,000

Rodney st, ws, 160 n Ainslie, 20x60; adj to Jan28.

Sterling st, ss, 367 e Schenectady av, 38x102.9; also STERLING PL, ss, 329 e Schenectady av, runs s102.9xw39xs25xe160 xnw130.5xs102.9xw38 to beg; withdrawn.

Sterling pl, ss, 367 e Schenectady av, see Sterling pl, ss, 367 e Schenectady av.

4TH st (*), ss, 300 w Bond, 20x103.4; Polish-American Co-op Savings & Loan Assn. 1,500

N 7TH st, es, intersec ses Bedford av, 40x80; Jno F Overend. 11,100

Bay 13TH st (*), es, 325 n Benson av, 20x108.4; Mary A Jennings. 4,000

19TH st (*), sws, intersec nws 8 av, 81 x20.2; Emil T Palmenberg. 10,000

57TH st, ss, 120 e 1 av, 200x100.2; Helen I Mecht. 12,000

74TH st, nes, 346.10 se 4 av, 20x90; Jno Johnston. 6,041

76TH st (*), ns, 103.2 e Fort Hamilton av, 59.11x100; Max Kurzrok. 3,000

76TH st, ss, 226.3 e 3 av, 17.11x109.4; adj to Jan21.

85TH st (*), ns, 102 e 7 av, 30x100; Gustave Roittner. 4,700

Pitkin av (*), nwc Van Siclen av, 25x 100; Wm H Robinson et al. 12,000

Bay 13TH st (*), es, 345 n Benson av, 20x108.4; Mary A Jennings. 4,000

Rogers av, es, 99.4 n Church av, 20x95; withdrawn.

Troy av, es, between Dean & Bergen sts, —x—; Geiser Lumber Co. 3,100

2D av, nes, 90.7 n Ovington av, 20x90; Jno J Finnegan. 5,000

WM. P. RAE CO.

Berry st, es, 100 s S 8th, 20x69; Frandel Realty Co. 3,125

Junius st, ws, 140 n Lott av, 20x100; A B Roberts. 3,250

President st (*), ss, 275 w New York av, 50x127.9; Margt A Ball. 3,200

Bedford av, es, 177.5 n Atlantic av, 20x 100; May E Redding. 8,830

Rogers av, es, 119.4 n Church av, 20x95; withdrawn.

Rogers av, es, 59.4 n Church av, 20x95; withdrawn.

JAMES L. BRUMLEY.

Willoughby av, ns, 225 e Tompkins av, 26.8x100; Jno C Fitall. 18,400

CHARLES SHONGOOD.

57TH st (*), ss, 120 e 13 av, 20x100.2; Paul S Ayers et al. 4,400

Albemarle rd, nwc E 11th, 70x100; Jas J McCarren. 32,000

Lafayette av, ns, 275 e Tompkins av, 25x 100; Chas W Young. 4,000

Meserole av (*), sec Diamond, 100x20; Annie Armmuth. 4,250

6TH av (*), nec 55th, 100.2x80; Jos Zimit. 21,500

Total	$213,146
Corresponding week 1912	126,260

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesrooms, 14 and 16 Vesey st, and the Bronx Salesrooms, 3208-10 3 av ,unless otherwise stated.

JAN. 11.

No legal sales advertised for this day.

JAN. 13.

Nichols pl, ws, 61.6 s Prescott av, runs w217.5 to 207th xs100xe40xs100xe100.1xne 217.6 to beg, vacant; Edw O Power, trste, agt Frank C Commandeur et al; Theo Hansen (A); Herbt H Maass (R); due, $13,398.63; T&c, $650; Herbt A Sherman.

111TH st, 253 W, ns, 56 e 8 av, 36x100.-11, 6-sty bk tnt; Emma Pretzfeld et al agt Abr Kaplon et al; Heyman & Herman (A), 35 Nassau; Thos A Eager (R); due, $44,999.39; T&c, $850; mtg recorded Apr1'04; Joseph P Day.

169TH st, 96 W, ss, 108.8 e Nelson av, 29.4x149.2, 3-sty fr tnt; Henry Wacker agt Saint Francis Realty Co et al; action 2; Clocke, Koch & Reidy (A), 391 E 149; Jno Cardone (R); due, $8,005.16; T&c, $500; sub to mtg of $3,000, recorded Nov 18'10; Joseph P Day.

207TH st W, es, — s Prescott av, see Nichols pl, ws, 51.6 s Prescott av.

JAN. 14.

Burling sl, 1-3, see Pearl, 240.

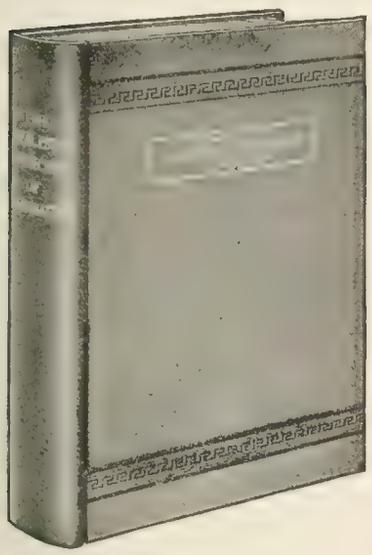
Fletcher st, 1, see Pearl, 240.

James st, 72, nec Oak (No 36½), runs n21xe50xn30xe9xs51xw59 to beg 6-sty bk tnt & strs; Francis B Chedsey agt Martin Garone et al; Jno B Talmage (A), 320 Bway; J Woolsey Shepard (R); due, $31,-227.87; T&c, $950; mtg recorded Oct31'06; Henry Brady.

Mangin st, 101, ws, 55.4 s Stanton, 15.9 x100, 5-sty bk tnt & strs; Wm P Dixon, exr, agt Israel Lewis et al; Jabish Holmes

Exclusive Feature

OF THE



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(A), 32 Liberty; Warren Leslie (R); due, $13,126.05; T&c, $992.68; Joseph P Day.

Market st, 65, ws, 69.1 s Hamilton, 37.4 x58.9x37.4x58.1, 6-sty bk tnt & strs; Henry De F Weekes agt Mortimer Lanzit et al; Weekes Bros (A), 45 Wm; H C S Stimpson (R); due, $5,159.11; T&c, $2,108.59; sub to a 1st mtg $30,000; Herbert A Sherman.

Market st, 69, ws, 106.6 s Hamilton, 37.7x 59.7x37.7x58.9, 6-sty bk tnt & strs; Henry De F Weekes agt Agnes R Brown et al; Weekes Bros (A), 45 William; H C S Stimpson (R); due, $32,568.24; T&c, $2,-753.74; Herbt A Sherman.

Oak st, 36½, see James, 72.

Pearl st, 206-8, see Pearl, 240.

Pearl st, 240, sec Burling sl (No1), 22.6 x54.4x20.6x57.5, 4-sty bk loft & str bldg; also PEARL ST, 242, ss, 22.6 e Burling sl, 22.8x51.2x20.11x54.4, 4-sty bk loft & str bldg; also BURLING SL, 3, es, 57.5 s Pearl, 21.2x40.4x21x41.5, 5-sty bk loft & str bldg; also PEARL ST, 208, sec Fletcher (No 1), 15.1x35.9x13.9x36.9, 4-sty bk loft & str bldg; also PEARL ST, 206, es, 15.1 s Fletcher, 20.3x28x21.5x28.8, 4-sty bk loft & str bldg; also PEARL ST, 290, ss, 25.2 e Beekman, runs s45.7xe3.6xs 38.9xe21.6xn85.5xw25 to beg, 5-sty bk loft & str bldg; Valerie Frankel Cooper agt Albt H Frankel et al; Morris Cooper (A), 20 Vesey; Jacob Frank (R); partition; Joseph P Day.

Pearl st, 200, see Pearl, 240.

143D st, 246 W, ss, 350 e 8 av, 25x99.11, 3-sty bk dwg; Morgan E Coman agt Godspeed Realty Co et al; O'Gorman, Battle & Marshall (A), 37 Wall; Isidor Cohn (R); due, $9,508.17; T&c, $478.49; Joseph P Day.

Cedar av, 1826, see Sedgwick av, 1819.

Hughes av, 2253, ws, 225 s 183d, 25x100, 3-sty bk tnt; Thos C Stephens agt Timothy H Kelley et al; Francis W Judge (A), 90W Bway; Jas C Meyers (R); due, $8,219.46; T&c, $356.05; mtg recorded May 27'07; Joseph P Day.

Prospect av, 1322, es, 181.1 n Home, 37.6 x100, 5-sty bk tnt; Jas McWalters agt Anna McKean et al; Jos Fennelly (A), 2 Rector; Alphonse G Koelble (R); due, $5,250.93; T&c, $1,278.51; Henry Brady.

Sedgwick av, 1819, ns, 296.3 e Cedar av, 28.9x95x25x79.8, 3-sty fr tnt; also CEDAR AV, 1826, ss, 250 e Sedgwick av, 25x80, 2-sty bk tnt & str; Annie L Morris agt Chas F Zeitfuss et al; Henry L Morris (A), 32 Liberty; Paul M Crandell (R); due, $6,031.53; T&c, $258.56 & $339.44; sub to a 1st mtg of $5,000; Joseph P Day.

JAN. 15.

Hudson st, 243-5, ws, 185 n Watts, 25x 80, 3-sty bk & fr tnt & strs; Wm P Dixon agt Rosie Greenberger et al; Jabish Holmes (A), 32 Liberty; Harvey T Andrews (R); due, $16,587.28; T&c, $333.30; sub to a pr mtg of $12,000; Saml Marx.

North st, 32, ss, 75 w Davidson av, 25x 100, 3-sty fr tnt; Bertha E Thomsen agt Helen F Casey et al; Edwin G Davis (A), 93 Nassau; Chas P Robinson (R); due, $2,-229.38; T&c, $369.24; sub to a 1st mtg of $6,500; mtg recorded Oct16'09; Joseph P Day.

53D st, 40 E, ss, 130 e Mad av, 18x100.5, 5-sty stn tnt; Mutual Life Ins Co of NY agt Alice M Olcott et al; Fredk L Allen (A), 55 Cedar; Winston H Hagan (R); due, $63,366.24; T&c, $518.58; Joseph P Day.

87TH st W, sec Riverside dr, see Riverside dr, 147.

89TH st, 137-9 W, ns, 225 e Ams av, 50x 100.8, 5-sty bk garage; Wm C Strange agt Diedrick Brinkman et al; Hardy, Stancliffe & Whitaker (A), 165 Bway; Jno H Judge (R); due, $46,538.75; T&c, $650; Joseph P Day.

119TH st, 314 E, ss, 180 e 2 av, 20x100.11, 5-sty bk tnt; Manhattan Life Ins Co agt Planet Realty Co et al; Rapallo & Kennedy (A), 66 Bway; Jacob A Cantor (R); due, $15,973.10; T&c, $716; Saml Goldsticker.

125TH st, 454 W, ss, 100 e Ams av, 25x 100.11, 6-sty bk tnt & strs; Fitch Gilbert agt Wm Soltz et al; Julius H Seymour (A), 280 Bway; Townsend Morgan (R); due, $28,920.47; T&c, $1,377.36; Joseph P Day.

Amsterdam av, ws, 50 s 180th, 50x100; vacant; Eliz A Van Beuren agt D M Koehler & Son et al; Merrill & Rogers (A), 100 Bway; Richd P Lydon (R); due, $20,-631.98; T&c, $475.80; Henry Brady.

Riverside dr, 147, sec 87th, 25x100, 4-sty & b stn dwg, 2-sty ext; Edw S Clark agt Helen S White et al; Ver Planck, Prince & Flanders (A), 149 Bway; Enos S Booth (R); due, $79,621.83; T&c, $1,944.17; mtg recorded Oct19'09; Joseph P Day.

JAN. 16.

143D st, 521-3 W, ns, 241.8 e Bway, 70.10 x99.11, 6-sty bk tnt; Wm J Ehrich agt Jos H Davis et al; Ernst, Lowenstein & Cane (A), 31 Liberty; Saul E Rogers (R); due, $23,092.61; T&c, $2,070.50; sub to a 1st mtg of $83,000; Joseph P Day.

JAN. 17.

Allen st, 167, ws, 125 s Stanton, runs w 87.6xs25xe41.6xs.06xe46xn25.6 to beg, 5-sty bk tnt & strs & 5-sty bk rear tnt; Aaron Blume et al agt Henry Machson et al; M S & I S Isaacs (A), 52 William; Wm A Keener (R); due, $23,020.00; T&c, $420.-90; Herbt A Sherman.

80TH st, 164 E, ss 250 w 3 av, 30x102.2, 4-sty stn tnt; Jno A Weser agt Henry Stultz; Saml Sturtz (A), 198 Bway; Saml J Wagstaff (R); due, $6,984.01; T&c, $617.-77; sub to a 1st mtg of $25,000; mtg recorded Feb28'11; Joseph P Day.

122D st, 60 E, ss, 201 w Park av, 21x 100.11, 5-sty stn tnt; Alice C Williams agt Pincus Winter et al; Alexander & Green (A), 165 Bway; Willard H Olmsted (R); due, $18,692.13; T&c, $442.61; mtg recorded Feb19'07; Joseph P Day.

169TH st, 94 W, ss, 138.1 e Nelson av, 30x149.4, 3-sty fr tnt; Henry Wacker agt Saint Francis Realty Co et al; action 1; Clocke, Koch & Reidy (A), 391 E 149; Harry A Goidel (R); due, $8,022.84; T&c, $275; sub to mtg of $3,000; J H Mayers.

JAN 18.

No legal sales advertised for this day.

JAN. 20.

Madison av, 1772-4, ws, 60 n 116th 40.11 x110, 2 5-sty bk tnts & strs; Lucius H Beers agt Alfred C Bachman et al; Henry deF Baldwin (A), 49 Wall; Gustavus A Rogers (R); due, $13,670.66; T&c, $—— sub to a 1st mtg of $55,000; mtg recorded Feb2'11; Joseph P Day.

Morris av, 2310, es, 275 s Field pl, 18.9x 117.6, 3-sty bk tnt; Aaron Langstadter agt Nell Offenberg et al; Feiner & Mass (A), 100 Bway; Albt P Massey (R); due, $2,-592.26; T&c, $112; sub to a 1st mtg of $8,-000; J H Mayers.

Tinton av, 923, ws, 79.9 s 163d, 18.4x95, 3-sty & b fr dwg; Sheriff's sale of all right, title, &c, which Henry DeVivo had on Nov1'12 or since; Townsend & Button (A), 165 Bway; Julius Harburger, Sheriff; Henry Brady.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated:

JAN. 11.

No legal sales advertised for this day.

JAN 13.

Debevoise st, ns, 75 e Morrell, 25x100; Morris Berger agt Emerson Land Impt Co et al; Mitchell May (A), 44 Court; Maurice F Miller (R); Chas Shongood.

JAN. 14.

Glenada pl, es, 50 s Decatur, 88.1x50; N Y Life Ins Co agt Wm B Reeve et al; action 1; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

Glenada pl, es, 138.1 s Decatur, 88.1x 103.3; same agt same; action 2; same (A); same (R); Wm H Smith.

State st, ns, 20.4 e Furman, 20x61; Isaac T Swezey et al agt Ponce Realty Co et al; action 1; Robt E Swezey (A), 50 Pine, Manhattan; Jos J Reiher (R); Wm H Smith.

State st, ns, 60.4 e Furman, 20x61; same agt same; action 2; same (A); Bernard J Becker (R); Wm P Rae.

59TH st, sws, 65 se 10 av, 20x100.2; Howard Thornton agt Arcadia Realty Co et al; Harry L Thompson (A), 175 Remsen; John T Walsh (R); Wm H Smith.

Pitkin av, ns, 50 w Warwick, 25x100; Kings County Savings Instn agt Robt Kloiber et al; Harry L Thompson (A), 175 Remsen; Roy M Hart (R); Wm H Smith.

Sheridan av, es, 140 se Atlantic av, 20x 100; also SHERIDAN AV, es, 220 se Atlantic av, 20x100; Katharina Stecher agt Alex Barile et al; Philips S Campbell (A), 44 Court; Chas I Engel (R); Wm P Rae.

Vanderbilt av, ws, 111.11 s Park av, 25 x100; Mensor P Saunders agt Isabella Benton et al; Saml A Pease (A), 4 Court sq; Harry L Thompson (R); Wm H Smith.

JAN. 15.

McDonough st, ns, 100 e Marcy av, 40x 100; Peter Greeb agt R Edmund Pendelton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

Rodney st, ns, 144 e Bedford av, 22x100; Park Mortgage Co agt Aaron Greenberg et al; Fettretch & Seybel (A), 41 Park row, Manhattan; Edw I Garver (R); Wm H Smith.

Watkins st, es, intersec ses East New York av, 78.3x63.4; Title Guarantee & Trust Co agt Richmond Kotcher et al; Harry L Thompson (A), 175 Remsen; Maurice L Rippe (R); Wm P Rae.

54TH st, nes, 175 nw 15 av, 50x100; Harry Vogel agt Louise L Ostrander et al; Louis F Hollenbach (A), 367 Fulton; Wm L O'Malley (R); Wm H Smith.

56TH st, ss, 140 e 7 av, 40x100, Michl F Kelly agt Acme Homes Co et al; Chas J Ryan (A), 26 Court; J Hunter Lack (R); Charles Shongood.

59TH st, sws, 65 se 10 av, 20x100.2; Long Island College Hospital agt Arcadia Realty Co et al; Harry L Thompson (A), 175 Remsen; Geo H Perry (R); Wm P Rae.

64TH st, nes, 80 nw 9 av, 292.11x300.6; Mary J Fitzgibbons agt Isabella A Dinzey et al; Jacob Brenner (A), 26 Court; Michl Furst (R); Wm P Rae.

Bedford av, es, 630 s Clarendon rd, 20x 100; Mortgage Securities Co of N Y agt Mary E Montague et al; Henry J Davenport (A), 375 Pearl; Jno F Nelson (R); Wm H Smith.

New Utrecht av, es, 129.11 s 53d, 20x 68.6; Robt Weldman et al agt Rostof Co et al; Caldwell & Holmes (A), 44 Court; Fred G Milligan (R); Wm P Rae.

Putnam av ns, 260 w Central av, 20x 100; Margt E Farrell agt Thaddeus J G Stack et al; John A Holzapfel (A), 260 Bway; Warren I Lee (R); Charles Shongood.

JAN 16.

Amherst st, ws, 300 n Hampton av, 60x 100; Manhattan Beach Co agt Nils Johnson et al; Austin & McLanahan (A), 135 Bway, Manhattan; Peter W Ostrander (R); Jas L Brumley.

39TH st, ns, 250 e 8 av, 75x100.2; also 39TH st, sec 8 av, 100x50.2; Emilie Huber agt Bridget A Lynch et al; Frank Obernier (A), 44 Court; Chas J Mahnken (R); Wm H Smith.

JAN. 17.

17TH av, nws, 37 ne 76th, 18x100; Ellwood Harlow agt Boone Constn Co et al; Henry W Gaines (A), 81 Fulton, Manhattan; Chas M Hall (R); Wm H Smith.

JAN. 18.

No legal sales advertised for this day.

JAN. 20.

Prospect pl, ss, 120 e Howard av, 20x 127.9; Amelia Hames agt Karl Hafner et al; O'Neil & O'Neil (A), 1098 Bway; Leopold Levy (R); Chas Shongood.

St Johns pl, ss, 270 w Albany av, 30x 95.6x96.4; Fredk Frenz agt Kate Reilly et al; Henry Weissmann (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

Sinclair Estate to Dispose of Important Holdings.

With the offering of an important East River Block Front and the growing scarcity of water frontage in Manhattan, the attention of real estate operators has been focused on the coming sale of the Sinclair property, to be held by Joseph P. Day in the Exchange Salesroom, 14 Vesey street, Tuesday, January 14. Located on the East River, between 29th and 30th streets and adjacent to Bellevue Hospital, this parcel consists of a large upland plot with buildings thereon, together with an extensive stretch of land under water. This point in the East River is an unusual depth permitting vessels of large draft approaching very close to the bulkhead. Another important offering in connection with the above-mentioned estate is a row of three private houses located in the millionaire residential district and adjoining the corner of 5th avenue and 63rd street, known as 2, 4, and 6 East 63rd street. Size of plot, 50x100.5. Also 128 East 10th street and 120 East 10th street, two 5-story and basement brick and stone private dwellings.

Ernestus Gulick.

The death of Ernestus Gulick, at his home, at 1 West 30th st, Manhattan, on Monday, removed one of the most prominent men engaged in Brooklyn and Long Island real estate. He was the president of the Ernestus Gulick Company, the vice president of the Garden City Estates, the president of the Long Island Estates, and the president of the Hempstead South Company.

In the Garden City Estates project alone, which had for its object the transformation of a large tract of land near Garden City, L. I., into a high-class suburban property, about 10,000 lots, valued at more than $6,000,000, are involved. Timothy L. Woodruff, William H. English, Gage E. Tarbell and William G. Gilmore were associated with him in the Garden City project.

A large number of all the leases in the past few years in Fulton street, between the Borough Hall and Flatbush avenue, were made in Mr. Gulick's Brooklyn office, in the Brooklyn City Bank Building.

Mr. Gulick was born in Pekin, Ill., on March 24, 1865, the son of U. de Hart and Virginia Schenck Gulick. He was christened Ernestus Schenck Gulick, but was always known without the middle name. When he came to Brooklyn, in 1883, his first office was at the corner of Fourth avenue and Seventeenth street. His business was successful from the start and required his moving from time to time to larger quarters.

Some of his early suburban deals involved the sale of the old Vanderveer farm, which was developed by Senator William H. Reynolds under the name of Vanderveer Crossings, and the old Mill Island property, which was purchased by the Realty Buyers, the deal involving $500,000. Later developments caused the organization of the "Long Island Estates," the "Estate Agents" and "Flatbush East." With the formation of these large subsidiary companies, Mr Gulick caused the removal of his main office to the Cambridge Building, at 334 Fifth avenue, Manhattan. He was unmarried.

An Appointment Commended.

The United Real Estate Owners' Association at a Special Meeting held January 7 at the Grand Union Hotel, having learned with deep pleasure that Governor Sulzer has appointed to the Tax Commission of the State Mr. Joseph S. Schwab, one of the members of this organization, adopted a resolution commending the action, in the hope that this appointment is a precursor of the day when questions of importance to real estate in the City of New York will be left for determination to those whose training and past associations will command the confidence of real estate interests.

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BUILDING MATERIALS.

(Continued from page 73.)

Steel.

IT is estimated that total contracts were placed for 26,500,000 tons of finished steel contracts during the year, about 8,500,000 tons being derived from railroad and railroad equipment manufacturers, thus leaving about 17,500,000 tons for building construction. The total orders booked for finished steel contracts by all the steel companies exceeded the production of such products by 4,000,000 tons, and it is estimated that new orders exceeded shipments by 5,000,000 tons, while there is a back log of 14,000,000 tons more awaiting rolling and shipment in 1913 and 1914.

In the structural trade, which includes bridges in the steel company's classification, the railroads did not maintain the 1911 proportion of total contracts in a record-breaking business done by fabricating shops. The total tonnage booked was 1,510,000 tons of fabricated material, to which railroads contracted only 25½ per cent., or 384,333 tons for bridges and terminals. Contracts in 1912 exceeded the 1911 orders by 15 per cent. and were also slightly in excess of the 1906 bookings, thus establishing a new record. The American Bridge Company took about 46 per cent. of the total tonnage.

The blast furnace capacity of this country is approximately 42,000,000 tons, furnaces with an annual capacity of 35,500,000 tons were active in the latter part of the year, producing iron at the rate of 32,600,000 tons annually. Stacks with 2,000,000 tons capacity will probably blow in in the next few months, leaving the reserve capacity of approximately 4,000,000 tons per year. The steel companies produced a little under 22,500,000 tons and the Merchant furnaces about 7,230,000,000 tons in 1912. Merchant blast furnace interests sold about 7,435,000 tons during the year, or a little in excess of the output.

In reference to the Eastern division of the steel consuming market with the branch of the American Bridge Company, which took orders for 235,000 tons or approximately 40 per cent. of the 700,000 tons, the total steel tonnage fabricated in December was 114,000 tons, making the fourth quarter tonnage 378,000 tons.

As a result of the enormous volume of business, prices of all finished steel products were advanced from $4 to $10 a ton during the year. The greatest advance was on galvanized sheets which has suffered most in the decline of 1911; but from $2 to $3 per ton of the latter rise was due to the rapid advance in the price of spelter. The following table of extreme price changes during the year, furnished this department by the Journal of Commerce does not take into account the premiums that were paid at various times on referred shipments. These quotations cover fabricated steel orders of all kinds and also include railroad bridges, divided into quarters:

	1912. Structural Material.	1911. Structural Material.
January	50,000	23,000
February	22,000	20,000
March	20,500	19,000
Total 1st qtr.	92,600	62,000
April	16,400	14,850
May	60,000	23,500
June	25,225	30,000
Total 2d qtr.	101,625	68,350
Total 1st half.	184,225	130,350
July	29,500	43,915
August	43,900	33,400
September	15,390	20,000
Total 3d qtr.	88,790	97,315
October	47,000	9,000
November	34,322	46,100
December	30,000	50,200
Total 4th qtr.	111,322	105,300
Total 2d half.	200,112	202,615
Total year..	384,337	332,965

—TRADE LITERATURE

The Value of Fresh Air.

Under the title of "When Fresh Air Buys More Work," Sidney G. Koon contributes to the January "System," (20 cents, 46 East 23d street, N. Y.), an article of particular interest to building, office and factory managers. After describing the increased amount of work that operatives in various industries and offices were able to turn out after ventilating appliances had been installed, Mr. Koon says, in speaking of proper ways and means:

"In heating and ventilating a room by means of air currents, it has been found best to admit the air at a distance from the outside walls and direct it outward toward those walls. In a building subdivided into rooms this is easy. When there are no such partitions, however, it is sometimes necessary to admit the air from flues in or closely adjacent to the walls of the building. With the point of discharge about eight feet above the floor, the ventilating registers, if located in the same wall, should be close to the floor. This arrangement throws the incoming air across the room; as it cools, it settles and falls into the return current along the floor, and thus into the ventilating flue. This complete circuit makes it possible to keep the room under fairly equable conditions of both temperature and air purity.

"The choice of a plant for heating and ventilation involves many considerations. A combined plant must be adequate to perform all the work which may be required of it. Having determined upon the type which will suit the conditions, efficiency and economy in operation become primarily one of first cost and running expense.

"When the owner of a projected building gives the builder a blanket contract, however, the latter is likely to put in the ventilating and heating apparatus costing him the least money. Here ultimate cost is sacrificed to immediate returns upon the building operation, and the owner does not get what he has bargained for. For this reason, owners should always specify, not only the system which is to be used, but also the size, location and make of apparatus to be used as well as other mechanical systems bearing on the daily efficiency of the buildings."

Paints and Oils.

The year 1912 was conspicuous in the paint department for higher prices of such basic elements as of carbonate of lead, basic sulphate of lead, zinc oxide, petroleum products, tin cans, packing boxes, etc. In varnish manufacturing the price of all high grade gums advanced sharply. China wood oil, on the other hand, retracted following the sharp stiffening which characterized the market while the Chinese revolution was in progress. Early in the year linseed oil was stiff in price and slack in quantity. After the receipt of favorable crop reports from Duluth prices began to drop from 60 cents and higher levels to 47 cents, which is the price now prevailing in this market. Prices of linseed oil in 5 barrel lots for the last 12 years follow:

1912	$0.55
1911	.70
1910	.87
1909	.61
1908	.57
1907	.46
1906	.60
1905	.54
1904	.50
1903	.60
1902	.80
1901	.90

Lumber.

H. C. HOWE, editor of the American Lumberman, supplies the Record and Guide with the following summary of the lumber situation, as viewed by mill men:

"In all the mill sections of the country the problem has been to meet the demand for lumber. When business began to show greater strength in the country a few months ago, stocks of retailers generally were greatly depleted, and the stocks of the manufacturers, due partly to inactivity at many mills, had been allowed to go down. Better business conditions set all mills in operation and permitted the manufacturers to obtain much better prices for their product.

The car shortage situation, which was felt in all industries, hit the lumber field severely, and this shortage combined with that of labor, which existed at many mill points, was the chief retardent feature of the industry. The lumber manufacturer did not have to worry about obtaining orders, but the filling of them was the cause of sleepless nights. Now that the car shortage is tending toward improvement, with a promise that within a few weeks it will pass the serious stage, the lumber producer, jobber and retailer are in a more optimistic mood. The open winter has interfered somewhat with logging operations in the northern and northwestern states where logging operations depend upon the fall of snow, but the weather prevailing of late has been of the finest for such operations in the south and southeast.

Low grade as well as high grade lumber has been enjoying a demand larger than the supply, and prices are much improved. Prosperity has made itself felt in northern hardwoods, southern pine, Pacific Coast products and all other woods in such manner that it cannot be accused of playing favorites. Only occasionally is there found a logger, manufacturer, jobber or retailer in a complaining mood or showing pessimism as to the future. The political issues in recent months played little or no part in the lumber industry; every person connected with the industry was too busy to bother about candidates or policies. Some anxiety may be felt now over expected tariff revision, but the anxiety in no instance has reached such a stage that it resembles a nightmare. It is quite generally realized that downward revision of the tariff is inevitable and the results of any revision have already been largely discounted.

Reviewing the lumber industry as a whole, it is now in better shape than it has been for several years and it is confidently expected that 1913 will be a banner business year."

The Lumber Cut.

A preliminary statement of the output of lumber, lath and shingles in the United States during the calendar years 1911, 1910, 1909 and 1908 has just been issued by Census Director E. Dana Durand. The reported production of lumber in the United States during the calendar year 1911, by 28,107 mills, was 37,003,207 M. feet board measure, as against 40,018,282 M. feet board measure reported by 31,934 mills in 1910; 44,509,761 M. feet reported by 48,112 mills in 1909, and 33,224,369 M. feet reported by 31,231 mills in 1908.

While the industry of lumber manufacture is widely distributed throughout the United States, a production during the calendar year 1911, having been reported from every state but one, namely: North Dakota—it is interesting to note that nearly 36 per cent. of the total cut was reported from the five states of Washington, Louisiana, Mississippi, Oregon and North Carolina, ranking in the order named.

Portland Cement.

PORTLAND cement in the Eastern market offers the best illustration of the rise of the early 1912 building material market from a condition of extreme retraction to a position of independence and strength at its close. When the year opened, "60-cent, mill," conditions prevailed; to-day 90-cent, mill, is well maintained in the Lehigh Valley district, and even Rosendale cement is 15 cents a barrel higher in this market than it was a year ago.

Total production for 1910-11 in Eastern Pennsylvania and New Jersey was 25,924,516 barrels, representing an average factory price of $0.763. New York produced 3,314,217 barrels in that time, representing an average factory price of $0.841. The total production for the country was 77,877,236 barrels, a gain of 1.7 per cent over 1910, with the average mill price running $0.867, as against an average mill price for the entire country in 1910 of $0.891. The average price per barrel in 1910 for products from Eastern Pennsylvania and New Jersey was $0.729, and for New York $0.808.

The total production of Portland cement for the New Jersey and Pennsylvania districts and New York for the last year will show only a slight gain, if any. The average price at mill will run a fraction over the average price of previous years. According to estimates based upon railroad freight handlings of this commodity into this market, there were about 4,700,000 barrels during the last year, representing metropolitan district consumption only an approximate total for 1912 of about 79,000,000 barrels.

As for the outlook in 1913, Portland cement enters the year with far better prospects than in many years. The mills are operating nearer to capacity in anticipation of an extremely heavy spring demand, while for a large part of the time last year from 50 to 65 per cent was the rule in the Lehigh and Hudson districts, rather than the exception.

Portland cement, unlike common brick, and other commodities, can be purchased on call, and stacking in this city to any great extent, is not customary. There are some dealers who are well supplied on 60-cent cement under old contracts, but so firm was the market at the close of 1912 that companies holding unspecified contracts on the 31st of December terminated them, so that now the 90-cent mill rate is operative, and probably will continue to be so.

Long Island Realty Men Elect Officers for the Current Year.

The annual meeting of the Real Estate Exchange of Long Island was held Wednesday, January 8, at an informal luncheon at Shanley's Restaurant, 42nd street, New York City. The following gentlemen were elected to the respective offices:

President, James Frank; Vice-President for Kings, Lewis H. Pounds; Vice-President for Queens, H. Stewart McKnight; Vice-President for Nassau, Alfred H. Wagg; Vice-President for Suffolk, Samuel Eichen; Treasurer, D. Maujer McLaughlin; Secretary, Burton Thompson; Secretary in Charge, James E. Wilkinson.

The members extended a vote of thanks

to the retiring president, John W. Paris, for his efficient and conscientious services in the interest of the exchange for the past two years.

The Secretary reported that over 150 reservations have already been made for the annual banquet of the exchange which is to be held on Wednesday, January 15, 1913, at the Hotel McAlpin. He further reported that among the speakers who had accepted the invitation of the exchange were Comptroller Wm. H. Prendergast, Public Service Commissioner Geo. V. S. Williams, Borough President Maurice E. Connolly, Col. Black of the U. S. Engineering Corps.

Among the resolutions adopted at this meeting was one to the effect that suitable expression of approval for the magnificent manner in which the highways of the Borough of Queens have been improved during the administration of President Connolly be conveyed to the Borough President with the assurance that he would, at all times, have the heartiest co-operation and support of the Exchange and its members.

On motion of Mr. H. S. McKnight, a special committee was appointed for the purpose of reporting to the exchange at its next meeting, as to the advisability of having an Appraisal Committee appointed to exercise the same functions in relation to Long Island property as exercised today by the Appraisal Committee of the Real Estate Board of Brokers in relation to Manhattan property.

Retiring President Paris submitted his annual report to the exchange in which the work of the exchange for the past year was gone over in substance. Among the achievements of the exchange for 1912 he directed the attention of the members to the fact that the exchange was the first to enter into the fight for improved highway conditions in the Borough of Queens and that in his report to the Board of Estimate recommending that an appropriation be granted for this purpose, Comptroller Prendergast stated that the attention of the Board had been directed to the evil conditions of highways in Queens by the Real Estate Exchange of Long Island.

MUNICIPAL IMPROVEMENTS.

PUBLIC AND LOCAL WORKS CONTEMPLATED IN THE GREATER CITY.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Chester.

AT MUNICIPAL BUILDING, BRONX, ON JAN. 13, AT 8.15 P. M.

PIERCE AV.—Acquiring title to the lands, etc., necessary for PIERCE AV, from Williamsbridge rd to Eastchester rd.

STORROW ST, ETC.—For constructing sewer and appurtenances in STORROW ST, bet Benedict av and McGraw av, and in McGRAW AV, bet Storrow st and Pugsley av, and all work incidental thereto.

PUGSLEY AV, ETC.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in PUGSLEY AV, from McGraw av to Tremont av, and all work incidental thereto.

PAULDING AV.—Constructing sewer in PAULDING AV, bet Walker av and the property of the N. Y., N. H. & H. R. R. Co., together with all work incidental thereto.

FORT SCHUYLER RD.—To change the present location of FORT SCHUYLER RD, lying bet Morris la and Shore drive, by deflecting it to the west.

EAST 214TH ST.—Regulating, grading, etc., EAST 214TH ST, from White Plains av to Barnes av and all work incidental thereto.

Local Board of Van Cortlandt.

AT MUNICIPAL BUILDING, BRONX, ON JAN. 13, AT 8 P. M.

COLLEGE AV, ETC.—For constructing a sewer and appurtenances in COLLEGE AV, bet East 167th st and East 168th st, together with all work incidental thereto.

EAST 162D ST.—For acquiring title to the lands necessary for EAST 162D ST, from Sherman av to Sheridan av.

MORRIS AV, ETC.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MORRIS AV, from Fordham rd to East 191st st, and in EAST 191ST ST, from Morris av to Creston av, together with all work incidental thereto.

WALTON AV.—For paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of WALTON AV, from 177th st to Tremont av, adjusting curb where necessary and doing all work incidental thereto.

WEST 238TH ST.—For acquiring title to the lands necessary for the widening of WEST 238TH ST, from its intersection with Broadway to Albany rd, on its south side, excluding the right of way of the New York and Putnam Railroad.

SPUYTEN DUYVIL CREEK.—Constructing a temporary crossing at SPUYTEN DUYVIL CREEK along the proposed roadbed at 225th st prolonged, which parallels the railway, so that pedestrians may have convenient access to the subway and trolley lines centering at Broadway and 225th st.

WEST 164TH ST.—To reconsider Local Board resolution (004-07) adopted on December 26, 1907, for acquiring title to WEST 164TH ST, from Summit av to Lind av, which has been returned from the Board of Estimate and Apportionment.

ALBANY RD, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary) the roadways of ALBANY RD, from Van Cortlandt Park South to Bailey av, and BAILEY AV, from Albany rd to Kingsbridge rd, adjusting curb where necessary, and all work incidental thereto.

NEWTON AV.—Regulating, grading, etc., in NEWTON AV (Post rd), from West 253d st to West 260th st, and all work incidental thereto.

WEST 256TH ST.—Changing the grade of WEST 256TH ST, bet Broadway and Fieldston rd; also of SYLVAN AV, bet the same points.

Local Board of Crotona.

AT MUNICIPAL BUILDING, BRONX, ON JAN. 13, AT 8.30 P. M.

VINEYARD PL.—Laying out VINEYARD PL, from 175th to 176th st.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON DEC. 19.

KINGSTON AV.—To regulate, grade, set cement curb and lay a preliminary asphalt pavement on the west side of KINGSTON AV, from President st to a point 105 ft. north. Adopted.

BAY 35TH ST.—To regulate, grade to the present legal grade, set cement curb and lay cement sidewalks on BAY 35TH ST, bet 86th st and Cropsey av. Adopted.

BAY 35TH ST.—To lay a preliminary asphalt pavement on BAY 35TH ST, from 86th st to Cropsey av. Adopted.

18TH AV.—That cement sidewalks be laid on both sides of 18TH AV, from 47th st to 49th st, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $800; assessed valuation, $133,800. Adopted.

AV U.—To regulate, grade, set cement curb and lay cement sidewalks on Av U, from Coney Island av to Gravesend av. Adopted.

AV U.—To lay a preliminary asphalt pavement on AV U, from Gravesend av to Coney Island av. Adopted.

EAST 22D ST.—To lay cement sidewalks where necessary and to lay a preliminary asphalt pavement on the roadway of EAST 22D ST, from Foster av to Newkirk av. Adopted.

EAST 12TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 12TH ST, from Av U to Gravesend Neck rd. Adopted.

EAST 12TH ST.—Recommending to the Board of Estimate and Apportionment that the roadway of EAST 12TH ST, from Av U to Gravesend Neck rd be centrally located and fixed at 30 ft. wide. Adopted.

EAST 17TH ST.—To amend resolution of June 27, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-inch concrete foundation on EAST 17TH ST from Av I to Av K, by including therein the setting of cement curb where necessary, so as to make the amended resolution read as follows:

"To set cement curb where necessary and to lay a preliminary asphalt pavement on EAST 17TH ST, from Av I to Av K." Adopted.

EAST 31ST ST.—To lay a preliminary or permanent asphalt pavement on EAST 31ST ST, from Beverly rd to Canarsie la. Adopted.

BAY AV.—To regulate, grade, set cement curb and lay cement sidewalks on BAY AV, from Elm av to Kings highway. Laid over.

EAST 5TH ST.—To construct a sewer in EAST 5TH ST, from Av F to 18th av. Adopted.

EAST 18TH ST.—To construct a sewer in EAST 18TH ST, bet Av L and the end of the existing sewer bet Avs K and L, and an outlet sewer in AV L, bet East 18th st and East 19th st. Adopted.

BAY 37TH ST.—To open BAY 37TH ST, from 86th st to Cropsey av, excepting the right of way of the Brooklyn, Bath and West End Railroad. Adopted.

BAY 38TH ST.—To open BAY 38TH ST, from Benson av to 86th st, excepting the right of way of the Brooklyn, Bath and West End Railroad. Withdrawn for correction.

TEHAMA ST, ALBEMARLE RD.—To regulate, grade, set cement curb and lay cement sidewalks on TEHAMA ST, from 36th st to West st, and on ALBEMARLE RD, from West st to Gravesend av. Adopted.

TEHAMA ST, ALBEMARLE RD.—To lay a preliminary asphalt pavement on TEHAMA ST, from 36th st to West st, and on ALBEMARLE RD, from West st to Gravesend av. Adopted.

STREET SYSTEM.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by changing the lines and grades in the STREET SYSTEM heretofore laid out within the territory bounded by Av N, Ocean parkway, Av O and Gravesend av, and by changing the grades in EAST 2D ST, from Av M to Av N, and from Cortelyou rd to Ditmas av. Adopted.

AV O.—Recommending to the Board of Estimate and Apportionment that malls be centrally located on AV O, from Ocean parkway to East 15th st. Laid over.

AV O.—To set cement curb and lay a preliminary or permanent asphalt pavement on AV O, from Ocean parkway to East 15th st. Laid over.

EMMONS AV.—That the lots lying on the north side of EMMONS AV, bet East 15th st and the Brooklyn Rapid Transit Railroad, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Laid over.

BAY 20TH ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement where not already paved on BAY 20TH ST, from Cropsey av to 86th st. Adopted.

73D ST.—To lay a preliminary asphalt pavement on 73D ST, from the end of the present macadam pavement about 176 ft. east of 17th av to 18th av. Adopted.

LENOX RD.—To regulate, grade, set cement curb and lay cement sidewalks on LENOX RD, from Albany av to East 45th st, and from Schenectady av to Utica av. Adopted.

60TH ST.—To construct a sewer in 60TH ST, bet 18th and 19th avs. Adopted.

EAST 25TH ST.—To open EAST 25TH ST, from Farragut rd to a point about 460 ft north of Av K, excluding the right of way of the Long Island Railroad. Adopted.

NEWKIRK AV.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by narrowing NEWKIRK AV, bet Ocean parkway and 1st st, from 60 ft to 50 ft, so as to agree with the old road as here in use. Adopted.

NEWKIRK AV.—To amend resolution of July 20, 1910, initiating proceedings to open LAWRENCE AV, from 47th st to Gravesend av and NEWKIRK AV, from Ocean Parkway to Coney Island av, by providing for the opening of Newkirk av, 50 ft wide, bet Ocean parkway and 1st st. Adopted.

NEWKIRK AV.—To lay a preliminary asphalt pavement on NEWKIRK AV, from Ocean parkway to 1st st. Adopted.

FOSTER AV.—To regulate and grade FOSTER AV, from Flatbush av to Nostrand av. Adopted.

UNION ST, ETC.—To reconsider resolution of October 9, 1912, initiating proceedings to grade to a point 5 ft above the curb the lots within the block BOUNDED BY Union and President sts, and Rogers and Nostrand avs, known as Block 1275, with the exception of Lots 40 and 43. Board declined to reconsider.

TROY AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of TROY AV, from Flatbush av to Flatlands av, be fixed at 36 ft. Adopted.

DURYEA PL.—To open DURYEA PL, from Flatbush av to East 22d st. Adopted.

AV P.—Recommending to the Board of Estimate and Apportionment that the roadway width of AV P, from Kings highway to Nostrand av, be fixed at 36 ft. Laid over.

AV J.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement on AV J, from East 40th st to Brooklyn av. Adopted.

75TH ST.—To lay a preliminary asphalt pavement on 75TH ST, from 15th av to New Utrecht av. Adopted.

CONEY ISLAND AV.—To construct sewer basins on CONEY ISLAND AV, east side, about 380 ft south of Av J; east side about 140 ft north of Av M; east side, about 90 ft south of Av M, and at the northeast and southeast corners of AV N, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basins. Estimated cost, $800; assessed valuation, $154,955. Adopted.

CROPSEY AV.—To open CROPSEY AV, from the intersection of Harway av to Stillwell av, excepting the right of way of the Brooklyn, Bath and Coney Island Railroad, and the PUBLIC PLACE bounded by Cropsey av, Harway av and Bay 38th st. Adopted.

CANARSIE LA.—To construct sewers in CANARSIE LA, from Flatbush av to East 26th st, from Rogers av to East 28th st, and from East 29th st to Nostrand av. Amended, as follows: To read from Bedford av to East 26th st, from Rogers av to East 28th st and from East 29th st to Nostrand av. Adopted as amended.

CANARSIE LA.—To construct a sewer in CANARSIE LA, from Rogers av to East 26th st, and an outlet sewer in EAST 26TH ST, from Canarsie la to Clarendon rd. Adopted.

MAPLE ST.—To lay a preliminary asphalt pavement on MAPLE ST, from Nostrand av to New York av. Amended, to read from Nostrand av to Canarsie av. Adopted as amended.

Local Boards of Flatbush and New Lots.

AT BOROUGH HALL, BROOKLYN, ON DEC. 19.

LENOX RD.—Recommending to the Board of Estimate and Apportionment that the roadway width of LENOX RD, for its entire length, excepting the block bet New York av and East 34th st, be fixed at 35 ft. Adopted.

UNION ST.—To amend proceedings to open UNION ST, from New York av to Rochester av, and from Ralph av to East New York av, by excluding from the provisions thereof that portion of UNION ST, bet Kingston and Albany avs, so as to make the amended proceedings read as follows:

"To open UNION ST, from New York av to Kingston av; from Albany av to Rochester av, and from Ralph av to East New York av." Adopted.

SCHENECTADY AV.—To construct a sewer, from Av N to Flatlands av. Adopted.

SCHENECTADY AV.—To regulate, grade, set curb and lay cement sidewalks from Flatlands av to Flatbush av. Adopted.

SCHENECTADY AV.—To lay a preliminary asphalt pavement on SCHENECTADY AV, from Flatlands av to Flatbush av. Adopted.

AV M.—Recommending to the Board of Estimate and Apportionment that the roadway width of AV M, from Flatbush av to Ralph av, be fixed at 36 ft. Adopted.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON DEC. 19.

RIVERDALE AV.—To amend resolution of March 15, 1912, initiating proceedings to pave RIVERDALE AV with asphalt on a 4-inch concrete foundation, from Rockaway av to Junius st, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on RIVERDALE AV, from Rockaway av to Junius st." Adopted.

GEORGIA AV.—To amend resolution of November 22, 1909, initiating proceedings to pave GEORGIA AV with asphalt on a 4-inch concrete foundation, bet Belmont and Sutter avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on GEORGIA AV, from Belmont av to Sutter av." Adopted.

HOWARD AV.—To amend resolution of January 26, 1910, initiating proceedings to construct a sewer in HOWARD AV, from East New York av to Sutter av, by providing for sewers in both sides of HOWARD AV, and to make the amended resolution read as follows:

"To construct sewers in HOWARD AV, both sides, from East New York av to Sutter av." Adopted.

BELMONT AV.—To rescind resolution of October 2, 1912, directing that the lots lying on the south side of BELMONT AV, bet Vermont st and Wyona st, and on the west side of WYONA ST, bet Belmont av and Sutter av, known as Nos. 23, 24, 25, 26 and 27, Block 3757, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $76; assessed valuation, $5,400. Adopted.

NEWPORT ST.—To construct sewers in NEWPORT ST, from East 98th st to Ames st. Adopted.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON DEC. 19.

38TH ST.—To construct a sewer in 38TH ST, from 10th av west about 320 ft. Adopted.

6TH AV, ETC.—That the lots lying on the west side of 6TH AV, bet 46th and 47th sts, and on the south side of 46TH ST, bet 5th and 6th avs, known as Nos. 36, 37, 39 and 39½, Block 757, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $85; assessed valuation, $11,000. Adopted.

8TH AV.—To construct a sewer in 8TH AV, from 37th st to 38th st, and an outlet sewer in 37TH ,ST, from 8th av to the existing manhole about 13 ft east of the east house line of 8th av. Adopted.

12TH AV.—To amend resolution of January 27, 1910, initiating proceedings to pave with asphalt on concrete foundation 12TH AV, bet 75th and 79th sts, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows.

"To lay a preliminary asphalt pavement on 12TH AV, from 75th st to 79th st." Adopted.

85TH ST.—To amend resolution of November 14, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-inch concrete foundation on 85TH ST, from 3d av to Fort Hamilton av, by excluding from the provisions thereof that portion of 85TH ST, bet 4th and 5th avs, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-inch concrete foundation on 85TH ST, from 3d av to 4th av, and from 5th av to Fort Hamilton av." Adopted.

Local Boards of Bay Ridge and Flatbush.

AT BOROUGH HALL, BROOKLYN, ON DEC. 19.

13TH AV.—To lay a preliminary asphalt pavement in 13TH AV, from 73d st to 75th st. Adopted.

61ST ST.—To regulate, grade and set cement curb on 61ST ST, from 12th av to 18th av; also to lay cement sidewalks on 61ST ST, north side, bet 12th av and 15th av, south side, bet 15th av and 16th av, and both sides, bet 16th av and 18th av. Adopted.

Local Board of Staten Island.

AT THE BOROUGH HALL, ST. GEORGE, ON JAN 7.

PENNSYLVANIA AV, ETC.—To construct sewer in PENNSYLVANIA AV, from Tompkins av east to Vermont av, 4th Ward. Laid over until Jan. 21.

IRVING PL, ETC.—To construct sewer in IRVING PL, bet Van Duzer st and the Targee st sewer, 2d Ward. Adopted.

RHINE AV.—To construct a temporary combined sewer with the necessary appurtenances in RHINE AV, bet De Kalb st and its north end; and, through an easement through the prolongation of RHINE AV, in a north direction for a distance of 35 ft., to connect with the existing sewer in an easement through the land owned by GEO. W. VANDERBILT, in the 4th Ward. Adopted.

AMBOY RD.—To construct sidewalks on AMBOY RD, bet Crooke's Crossing and Little Dublin rd; and, on GIFFORD'S LA, bet Amboy rd and the railway station, 4th and 5th Wards. Laid over until the first meeting in June.

SHARPE AV.—To construct sidewalks on SHARPE AV, bet Hatfield av and Charles av, 3d Ward. Laid over until the first meeting in May.

BUSH AV.—To construct curb and gutter and sidewalk on BUSH AV, bet Richmond Terrace and the railroad. Laid over until Jan. 21.

BLACKFORD AV.—To regulate and grade sidewalk, curb and gutter and pave BLACKFORD AV, from Grant st eastward; and GRANT ST, bet Blackford av and Innis st, 3d Ward. Laid on the table.

FOREST AV.—To widen FOREST AV to 60 ft., bet Manor rd and Cherry la; and to extend said FOREST AV to the Richmond turnpike by way of either Lakeview rd or Bartlett boulevard, 1st Ward. Laid over until Feb. 4.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Feb. 4, at 11 a. m., when testimony will be taken:

BROOKLYN.

AV X.—Regulating, grading, curbing and flagging AV X, bet Sheepshead Bay rd and East 14th st, together with a list of awards for damages caused by a change of grade. List 2697.

BAY 29TH ST.—Regulating, grading, curbing and flagging BAY 29TH ST, bet 86th st and Cropsey av. List 2725.

EAST 8TH ST.—Regulating, grading, curbing and flagging EAST 8TH ST, bet Church av and Av C. List 2727.

GERMANIA PL.—Regulating, grading, curbing and flagging and paving GERMANIA PL, bet Kenilworth pl and Amersfort pl. List 2729.

EAST 14TH ST.—Regulating, grading, curbing and flagging EAST 14TH ST, bet Ditmas and Foster avs. List 2783.

82D ST.—Regulating, grading, curbing and flagging 82D ST, bet 17th av and the existing sidewalk bet 16th and 17th avs. List 2786.

52D ST.—Grading, paving, curbing and flagging 52D ST, bet New Utrecht and 13th avs. List 2788.

GARDNER AV.—Regulating, grading, curbing, flagging, etc., GARDNER AV, bet Flushing and Johnson avs. List 2790.

8TH AV.—Regulating, grading, curbing, flagging, etc., 8TH AV, bet 49th and 50th sts. List 2798.

EAST 35TH ST.—Regulating, grading, curbing and flagging EAST 35TH ST, bet Glenwood rd and Farragut rd. List 2801.

58TH ST.—Paving 58TH ST, bet 7th and 8th avs. List 2804

13TH AV.—Paving 13TH AV, bet 36th and 37th sts. List 2813.

14TH AV.—Regulating, grading, curbing and flagging 14TH AV, from Church av to 39th st. List 2871.

SHARON ST.—Regulating, grading, curbing and flagging SHARON ST, bet Olive st and Morgan av. List 2924

NOTE.—The area of assessment in each of the above proceedings extends to within one-half the block at the intersecting and terminating streets.

55TH ST.—Grading lots on 55TH ST, bet 7th and 8th avs. Area of assessment: Blocks 826 and 834. List 2789.

FENCING LOTS.—On the south side of NASSAU AV, bet Van Dam st and Varick av; north side of NORTH 4TH ST, bet Wythe av and Berry st; east side of MONITOR ST, bet Engert and Driggs avs; south side of LOMBARDY ST, bet Kingsland and Morgan avs; north side of HART ST, bet Knickerbocker and Irving avs; south side of HUNTINGTON ST, bet Hendrix st and Hamilton av; south side of 18TH ST, bet 10th and 11th avs, and the south side of 59TH ST, bet 3d and 4th avs. Area of assessment: Only the lots in front of which the work was done. List 2824.

39TH ST.—Grading lots on the south side of 39TH ST, bet 6th and 7th avs. Area of assessment: Only the lots in front of which the work was done. List 2826.

FLAGGING.—In 75TH ST, bet 10th and 11th avs; south side of 19TH ST, bet 7th and 8th avs; north side of 63D ST, bet 4th and 5th avs; south side of 63D ST, bet 4th and 5th avs; north side of LINCOLN PL, bet Buffalo and Ralph avs; east side of SACKMAN ST, bet Dumont and Livonia avs; south side of PACIFIC ST, bet Utica and Schenectady avs. Area of assessment: Only lots in front of which the work was done. List 2737.

FLAGGING.—In 67TH ST, bet 17th and 18th avs; west side of BROOKLYN AV, bet Union and President sts; east side of ST NICHOLAS AV, bet DeKalb av and Stockholm st. Area of assessment: Only the lots in front of which the work was done. List 2809.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

At a Special Term of the Supreme Court for the hearing of motions to be held in the County Court House, BROOKLYN, on Jan. 15, at 10 a. m., the commissioners named in each of the following proceedings will be examined as to their qualifications by anyone interested:

WASHINGTON AV, QUEENS.—Acquiring title to the lands, etc, required for opening and extending WASHINGTON AV (unofficial name), from the East River to Jackson av, 1st Ward. Herman E. Winne, commissioner in place of Samuel J. Campbell, deceased.

VANDEVENTER AV, QUEENS.—Acquiring title to the lands required for opening and extending VANDEVENTER AV (unofficial name), from Old Bowery Bay rd to 2d av, 1st Ward. Wm. J. Hamilton, commissioner in place of Samuel J. Campbell, deceased.

AMBOY RD, RICHMOND.—Acquiring title to the lands, etc, required for opening and extending AMBOY RD, bet Ocean View Cemetery and a radial line 798.75 ft. east from the west terminus of AMBOY RD, at Great Kills rd, the said distance being measured along the north line of AMBOY RD, as said portion of AMBOY RD, as now laid out on the city map, 4th Ward. John A. Lynch, Frank H. Innes and Bertram G. Eadie, commissioners of estimate and John A. Lynch, commissioner of assessment.

ANDREWS ST, QUEENS.—Acquiring title to the lands, etc, required for opening and extending ANDREWS ST (unofficial name), bet Mt Olivet av and the Long Island Railroad, 2d Ward. At a Special Term of the Supreme

Court for the hearing of motions, to be held in the County Court House, BROOKLYN, on Jan. 17, at 10 a. m., Jas A. Dayton will be examined as to his qualifications to act as commissioner of estimate in the above proceeding in place of Peter L. Meninger, resigned.

BILLS OF COST.

At a Special Term of the Supreme Court, to be held in the County Court House, BROOKLYN, on Jan. 21, at 10 a. m., the supplemental and additional bill of costs in each of the following proceedings will be presented, for taxation.

BARBEY ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BARBEY ST, from Belmont av to New Lots rd, 26th Ward.

TRIANGULAR PLACE. Acquiring title to the lands, etc., required for the TRIANGULAR PLACE bounded by Bushwick av, Myrtle av and Willoughby av, 27th Ward.

The bill of costs in the following proceeding will be presented, for taxation, to a Special Term of the Supreme Court, in the County Court House, BROOKLYN, on Jan. 21, at 10.30 a. m.:

EAST 45TH ST, ETC.—Acquiring title to the lands, etc., required for opening and extending EAST 45TH ST, EAST 46TH ST, SCHENECTADY AV, EAST 48TH ST and EAST 49TH ST, from Flatlands av to Flatbush av, 32d Ward.

By Comm'rs Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, JAN. 13.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV and ST. LAWRENCE AV, bet Westchester av and West Farms rd. At 10 a. m.

GRAND AV, ETC., BRONX.—GRAND AV, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct Av East to Davidson av, and of Aqueduct Av East, from West 180th st to West 184th st. At 11 a. m.

AMBOY RD, RICHMOND.—From Foster's rd to Huguenot av. At 12.30 p. m.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd, and VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 11 a. m.

ST. RAYMOND AV, BRONX.—Bet Protectory av and Williamsbridge rd. At 2 p. m.

EAST 233D ST, BRONX.—From Baychester av to Boston rd at Hutchinson river. At 3 p. m.

TUESDAY, JAN. 14.

3D AV, BRONX.—Widening, opposite East 159th st. At 2 p. m.

EAST 217TH ST, BRONX.—From White Plains rd to Oakley st (formerly Ash av). At 1 p. m.

HAVEMEYER AV, BRONX.—Bet Lacombe av and Westchester av. At 2 p. m.

GUERLAIN ST, ETC., BRONX.—GUERLAIN ST, b etBeach av and Unionport rd; ARCHER ST, bet Beach av and White Plains rd; MERRILL ST, bet Rosedale av and Beach av; BEACON AV, bet Rosedale av and Beach av; WOOD AV, bet Beach av and Storrow st; GRAY ST, bet Wood av and Tremont av, and STORROW ST, bet Wood av and the public place at the junction of Tremont av and Westchester av. At 3 p. m.

NEW DIAGONAL ST, QUEENS.—A NEW DIAGONAL STREET, from Jackson av opposite the approach to Queensboro Bridge to the northwest boundary of Sunnyside Yard, and from the southeast boundary of Sunnyside Yard to Thompson av, and of VAN DAM ST, from the New Diagonal st to Greenpoint av, and of GREENPOINT AV, from Review av to Newtown Creek. At 3 p. m.

KNOX ST, ETC., RICHMOND.—KNOX ST, from Richmond Terrace to Market st and MARKET ST, from Broadway to Burger av. (Assessment.) At 11 a. m.

WEST 175TH ST, MANHATTAN.—From Osborne pl to Aqueduct av. At 3.30 p. m.

WEDNESDAY, JAN. 15.

WEST 138TH ST, MANHATTAN.—Widening, at its junction with 5th av. (Assessment.) At 3 p. m.

WEST 172D ST, BRONX.—From Aqueduct av to Plimpton av and from Shakespeare av to Jessup pl. At 11 a. m.

ZEREGA AV, ETC., BRONX.—ZEREGA AV, from Castle Hill av near Hart st to Castle Hill av at or near West Farms rd, being the whole length of Zerega av (including Av A and Green la). At 11 a. m.

THURSDAY, JAN. 16.

COTTON ST, RICHMOND.—From Arrietta st to Griffin st. At 2.30 p. m.

BUENA VISTA AV, MANHATTAN.—From West 181st st to the south line of West 176th st, extended. At 2 p. m.

FRIDAY, JAN 17.

AN UNNAMED ST, MANHATTAN.—Adjoining the property acquired for the New York & Brooklyn Bridge extension, from William st to North William st. At 1 p. m.

McGRAW AV, BRONX.—Bet Beach av (Clason Point rd) and Unionport rd. At 2.30 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

BRNOX.

EAST 152D ST.—Paving and setting curb in EAST 152D ST, from Park av to Morris av, 23d Ward. Area of assessment: Both sides of 152D ST, from Park to Morris avs, and to the extent of half the block at the intersecting streets. (Blocks Nos. 2442 and 2441). March 2.

BARRETTO ST.—Sewer in BARRETTO ST, bet Spofford and Lafayette avs, 23d Ward. Area of assessment: Blocks 2738 and 2763. March 2.

FAIRMOUNT PL.—Paving and setting curb in FAIRMOUNT PL, from Clinton av to Crotona av, 24th Ward. Area of assessment: Both sides of FAIRMOUNT PL, from Clinton av to Crotona av and to the extent of one-half the block at the intersecting avenues. March 2.

EAST 178TH ST.—Paving and setting curb in EAST 178TH ST, from Crotona av to Southern Boulevard, 24th Ward. Area of assessment: Both sides of EAST 178TH ST, from Crotona av to Southern blvd, and to the extent of half the block at the intersecting avenues. March 2.

EAST 178TH ST.—Paving and setting curb in EAST 178TH ST, from the west side of Bryant av to Boston rd, 24th Ward. Area of assessment: Both sides of EAST 178TH ST, from Bryant av to Boston rd and to the extent of one-half the block at the intersecting streets. March 2.

KINGSBRIDGE RD.—Paving and setting curb in KINGSBRIDGE RD, from Jerome av to a point about 75 ft west of Creston av, 24th Ward. Area of assessment: Both sides of KINGSBRIDGE RD, from Jerome av to Creston av, and to the extent of half the block at the intersecting avenues. March 2.

PERRY AV.—Paving and adjusting curb in PERRY AV, from Bedford Park Boulevard to Mosholu Parkway South, 24th Ward. Area of assessment: Both sides of PERRY AV, from Bedford Park blvd to Mosholu Parkway South, and to the extent of half the block at the intersecting streets. March 2.

LYON AV, ETC.—Sewers in LYON AV, bet Castle Hill av and Zerega av; in GLEBE AV, bet Lyon av and Westchester av, and in DORIS AV, bet Lyon av and the summit south of Lyon av, 24th Ward. Area of assessment affects Blocks B, C, D, F, G and H of the Dore Lyon Map, also Plots 15-10-B, 15-10-C, 15-10-D, 15-10-H, 15-10-I, 15-10-J, and Plot 410 OF UNIONPORT. March 2.

EAST 180TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences in EAST 180TH ST, from Bronx River to West Farms rd, 24th Ward, annexed territory. Area of assessment: Both sides of EAST 180TH ST, from Bronx River to West Farms rd and to the extent of one-half the block at the intersecting streets. March 2.

BROOKLYN.

FENCING LOTS.— On west side of 7TH AV, bet 19th and 20th sts; south side of BALTIC ST, bet 4th and 5th avs; south side of LINCOLN PL, bet Brooklyn and Kingston avs; north side of 58TH ST, bet 3d and 4th avs; west side of SCHENCK AV, bet Dumont and Livonia avs; east side of HENDRIX ST, bet Dumont and Livonia avs; west side of WILLIAMS AV, bet Blake and Dumont avs; north side of PITKIN AV, bet Jerome and Warwick sts; east side of SACKMAN ST, bet Dumont and Livonia avs; north side of LIVONIA AV, bet Sackman and Powell sts; west side of POWELL ST, bet Dumont and Livonia avs; north side of PITKIN AV, bet Cleveland and Elton sts; east side of PENNSYLVANIA AV, bet Belmont and Pitkin avs; 8th, 9th, 24th and 26th Wards. Area of assessment affects Lot 45, Block 886; Lots 18 and 19, Block 940. South side of Lincoln place, between Brooklyn and Kingston avs; Lot 54, Block 846; Lots Nos. 4 to 12, inclusive, 23, 24 and 25, Block 4075; Lot 45, Block 3784; Lots 30 and 31, Block 3998; Lots 1, 6 and 45, Block 3796; Lot 32, Block 4001; Lots 9, 10, 11, Block 3738. March 2.

LINCOLN PL, ETC.—Grading lots on LINCOLN PL, south side, bet Classon and Franklin avs, and north side of EASTERN PARKWAY, bet same avenues, 9th Ward. Area of assessment affects Lots Nos. 24, 26 and 74 in Block 1181. March 20. Divided into ten installments where it exceeds 5 per cent. of assessed valuation for 1911.

DEGRAW ST.—Regulating, curbing and flagging DEGRAW ST, bet Washington and Underhill avs, 9th Ward. Area of assessment: Both sides of DEGRAW ST, bet Underhill and Washington avs and to the extent of one-half the block at the intersecting avenues. March 2.

BANKER ST.—Sewer in BANKER ST, bet Meserole and Nassau avs, 17th Ward. Area of assessment: Blocks 2615, 2616, 2639, 2641 and 2642. March 2.

MESEROLE AV.—Paving MESEROLE AV, bet Diamond and Jewell sts, 17th Ward. Area of assessment: Both sides of MESEROLE AV, bet Diamond and Jewell sts, 17th Ward. Area of assessment: Both sides of MESEROLE AV, bet Diamond and Jewell sts, and to the extent of half the block at the intersecting streets. March 2.

MASPETH AV.—Regulating, grading, curbing and flagging MASPETH AV, bet Kingsland and Morgan avs, 17th Ward. Area of assessment: Both sides of MASPETH AV, from Kingsland to Morgan avs, and to the extent of half the block at the intersecting streets. March 2.

WHITE ST.—Regulating, grading, curbing and flagging WHITE ST, bet Cooke and Moore sts, 17th Ward. Area of assessment: Both sides of WHITE ST, bet Cooke and Moore sts, and Siegel st and Johnson av and to the extent of half the block at the intersecting streets. March 2.

PRESIDENT ST.—Paving PRESIDENT ST, bet Nostrand and New York avs, 24th Ward. Area of assessment: Both sides of PRESIDENT ST, bet Nostrand and New York avs, and to the extent of half the block at the intersecting avenues. March 2.

PARK PL.—Paving PARK PL, bet Rochester and Saratoga avs, 24th Ward. Area of assessment: Both sides of PARK PL, bet Rochester and Saratoga avs and to the extent of one-half the block at the intersecting avenues. March 2.

HENDRIX ST.—Regulating, grading, curbing and flagging HENDRIX ST, bet Dumont av and New Lots rd, 26th Ward. Area of assessment: Both sides of HENDRIX ST, from Dumont av to New Lots rd, and to the extent of half the block at intersecting avenues. March 2.

WARWICK ST.—Paving WARWICK ST, bet Belmont and Sutter avs, 26th Ward. Area of assessment: Both sides of WARWICK ST, from Sutter to Belmont avs, and to the extent of half the block at the intersecting avenues. March 2.

SUYDAM ST.—Regulating, grading, curbing and flagging SUYDAM ST, bet Wyckoff and St. Nicholas avs, 27th Ward. Area of assessment: Both sides of SUYDAM ST, bet Wyckoff and St. Nicholas avs, and to the extent of half the block at intersecting avenues. March 2.

SUYDAM ST.—Paving SUYDAM ST, from Wyckoff av to St. Nicholas av, 27th Ward. March 2.

SUYDAM ST.—Paving SUYDAM ST, from Irving av to Wyckoff av, 27th Ward. March 2.

NOTE.—The area of assessment in each of the above PAVING proceedings in SUYDAM ST covers both sides of the street and to the extent of one half the block at the intersecting avenues.

SUYDAM ST.—Regulating, grading, curbing and flagging SUYDAM ST, bet Irving and Wyckoff avs, 27th Ward. Area of assessment: Both sides of SUYDAM ST, from Irving to Wyckoff avs, and to the extent of half the block at the intersecting avenues. March 2.

WILLOUGHBY AV.—Paving WILLOUGHBY AV, bet Irving and Wyckoff avs, 27th Ward. Area of assessment: Both sides of WILLOUGHBY AV, bet Irving and Wyckoff avs, and to the extent of half the block at the intersecting avenues. March 2.

WILLOUGHBY AV.—Regulating, grading, curbing and flagging WILLOUGHBY AV, bet Irving and Wyckoff avs, 27th Ward. Area of assessment: Both sides of WILLOUGHBY AV, bet Irving and Wyckoff avs, and to the extent of half the block at the intersecting avenues. March 2.

IRVING AV.—Paving IRVING AV, bet Palmetto st and Putnam av, 27th Ward. Area of assessment: Both sides of IRVING AV, bet Palmetto st and Putnam av, and to the extent of half the block at the intersecting avenues. March 2.

LINDEN AV.—Sewer in LINDEN AV, north side, from East 34th st to East 35th st; in CHURCH AV, from East 34th st to East 35th st; in SNYDER AV, from East 34th st to East 35th st, and in EAST 35TH ST, from Linden av to Beverly rd, 29th Ward. Area of assessment affects Blocks Nos. 4839, 4840, 4841, 4854, 4855, 4856, 4857, 5869, 4870, 4871, 4872, 4873, 4885, 4886, 4887, 4888, 4889, 4890, 4902, 4903, 4904, 4905, 4906, 4907, 4916, 4917, 4918, 4919, 4920, 4921, 4931, 4932, 4933, 4934, 4935 and 4936. March 2.

EAST 32D ST.—Paving EAST 32D ST, bet Tilden and Snyder avs, 29th Ward. Area of assessment: Both sides of EAST 32D ST, bet Tilden and Snyder avs and to the extent of one-half the block at the intersecting avenues. March 2.

EAST 32D ST.—Regulating, grading, curbing and flagging EAST 32D ST, bet Snyder and Tilden avs, 29th Ward. Area of assessment: Both sides of EAST 32D ST, from Snyder to Tilden avs, and to the extent of half the block at the intersecting avenues. March 2.

GRAVESEND AV.—Paving and curbing GRAVESEND AV, from Av C to Church av, 29th Ward. Area of assessment: Both sides of GRAVESEND AV, from Av C to Church av, and to the extent of half the block at the intersecting avenues. March 2.

NEWKIRK AV.—Paving NEWKIRK AV, from Coney Island av to the bridge over the Brighton Beach Railroad, 29th Ward. Area of assessment: Both sides of NEWKIRK AV, from Coney Island av to the Brighton Beach Railroad, and to the extent of half the block at the intersecting streets. March 2.

12TH AV.—Paving 12TH AV, bet 38th and 39th sts, 29th Ward. Area of assessment: Both sides of 12TH AV, from 38th to 39th sts, and to the extent of half the block at the intersecting streets. March 2.

AV D.—Paving AV D, bet Rogers av and East 28th st, 29th Ward. Area of assessment: Both sides of AV D, from Rogers av to East 28th st and to the extent of one-half the block at the intersecting streets. March 2.

ROBINSON ST.—Regulating, grading, curbing and flagging ROBINSON ST, bet Bedford and New York avs, 29th Ward. Area of assessment: Both sides of ROBINSON ST, from Bedford to New York avs, and to the extent of half the block at the intersecting avenues. March 2.

46TH ST.—Paving 46TH ST, bet New Utrecht and 13th avs, 30th Ward. March 2.

53D ST.—Paving 53D ST, bet 11th and Fort Hamilton avs, 30th Ward. March 2.

59TH ST.—Paving 59TH ST, bet 14th and 15th avs, 30th Ward. March 2.

NOTE.—The area of assessment in each of the above three last mentioned proceedings extends to both sides of the street and to the extent of half the block at the intersecting streets and avenues.

6TH AV.—Paving 6TH AV, from 60th to 63d st, 30th Ward. March 2.

84TH ST.—Paving 84TH ST, bet 3d and 4th avs, 30th Ward. March 2.

NOTE—The area of assessment in each of the last two mentioned proceedings extends to both sides of the street and to the extent of half the block at the intersecting streets and avenues.

14TH AV.—Paving 14TH AV, bet 79th and 86th sts, 30th Ward. March 2.

74TH ST.—Regulating, grading, curbing and flagging 74TH ST, bet New Utrecht and 18th avs, 30th Ward. March 2.

BENSON AV.—Paving BENSON AV, bet 20th and 21st avs, 30th Ward. March 2.

NOTE.—The area of assessment in each of the last three above mentioned assessments extends to both sides of the street or avenue, and to the extent of half the block at the intersecting streets and avenues.

WEST 28TH ST.—Regulating, grading, curbing and flagging WEST 28TH ST, bet Surf and Mermaid avs, excepting land within the right of way of the N. Y. & Coney Island Railroad, 31st Ward. Area of assessment: Both sides of WEST 28TH ST, from Surf to Mermaid avs, and to the extent of half the block at the intersecting avenues, excepting the portion included in the right of way above referred to. March 2.

EAST 29TH ST.—Sewer in EAST 29TH ST, bet Avs K and M, 32d Wards. Area of assessment: Blocks 7628, 7629, 7646 and 7647. March 2.

QUEENS.

CRESCENT.—Sewers on THE CRESCENT, bet Nott av and Jane st; PROSPECT ST, bet Harris av and Jane st; JANE ST, bet the Crescent and Hunter av; HUNTER AV, bet 13th st and Skillman av. Area of assessment: Both sides of THE CRESCENT, from Jane st to Nott av; both sides of PROSPECT ST, from Jane st to Harris av; both sides of HUNTER AV, from Skillman av to 13th st; and, both sides of JANE ST, from the Crescent to Hunter av. Feb. 28.

STEINWAY AV, ETC.—Pipe sewer and appurtenances on STEINWAY AV, bet Washington and Potter avs; and, on BROADWAY, bet Vernon av and Newtown rd. Area of assessment. Both sides of STEINWAY AV, from Washington av to Potter av; and, both sides of BROADWAY, from Vernon av to Newtown rd. Feb. 28.

HARRIS AV, ETC.—Sewer and appurtenances on HARRIS AV, from the bulkhead line of the East River to Hunter av; through HUNTER AV to Henry st; through THE CRESCENT to Jane st. Area of assessment: Both sides of HARRIS AV, from the bulkhead line of the East River to Hunter av; both sides of THE CRESCENT, from a point about 250 ft east of Wilbur av to Nott av; both sides of HUNTER AV, from Harris av to Skillman av; both sides of VERNON AV, from Charles st to Harris av; both sides of HAMILTON ST, from Harris av to a point about 253 ft south of Bodine st; both sides of HANCOCK ST, from a point about 240 ft north of Harris av to a point about 130 ft south of Bodine st; both sides of BOULEVARD, from a point about 240 ft north of Harris av to 14th st; both sides of SHERMAN PL, from a point about 140 ft north of Harris av to 14th st; both sides of MARION ST, from Harris av to 14th st; both sides of VAN ALST AV, from Harris av to a point about 100 ft south of 13th st; both sides of GOVERNOR PL, from Harris av to 14th st; both sides of ELY AV, from Jane st to a point about 100 ft south of 13th st; east side of ELY AV, extending about 125 ft north of Jane st; both sides of WILLIAM ST, (see Bureau of Assessments for particulars); both sides of PROSPECT ST, from a point about 225 ft north of Wilbur av to Harris av; both sides of RADDE ST, from a point about 225 ft north of Wilbur av to Henry st; both sides of ACADEMY ST, from Wilbur av to Jane st; north side of SKILLMAN AV, extending about 60 ft east of Hunter av; both sides of 13TH ST, from the crescent to Van Alst av; both sides of 14TH ST, from Ely av to a point about 150 ft west of Boulevard; both sides of BODINE ST, from Sherman st to Vernon av; both sides of WALLACK ST, extending about 164 ft west of Vernon av; both sides of HENRY ST, from Jackson av to Ely av; both sides of JANE ST, from Hunter av to Ely av; both sides of WILBUR AV, from Skillman av to Academy st, and from Academy st to William st. Feb. 28.

BROADWAY, ETC.—Trunk sewer and appurtenances on BROADWAY, from the East River to Academy st; on ACADEMY ST, to Graham av; on GRAHAM AV to 50 ft east of Academy st; on GRAHAM AV, from 50 ft east of Academy st to 40 ft west of Steinway av; on STEINWAY AV, from Pierce av to Vandewater av; on GRAHAM AV, from 40 ft west of Steinway av to the east line of Steinway av; on GRAHAM AV, from Steinway av to Stemler st; through STEMLER ST to Broadway; and, on BROADWAY, east to Baldwin st and west to Grace st. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Municipal Building, Long Island City. Feb. 28.

STEINWAY AV.—Regulating and paving STEINWAY AV, bet Jackson av and Potter av. Area of assessment: Both sides of STEINWAY AV, from Jackson av to Potter av and to the extent of one-half the blocks at the intersecting and terminating streets and avenues. Feb. 28.

HOYT AV.—Trunk sewer and appurtenances on HOYT AV, from the bulkhead line of the East River to Debevoise av; through DEBEVOISE AV, to Woolsey av; and, through WOOLSEY AV to Steinway av. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Municipal Building, Long Island City. Feb. 28.

JACKSON AV.—Sewers and appurtenances on JACKSON AV, from Anable av to 100 ft north of Nott av. Area of assessment: Both sides of JACKSON AV, from Anable av to a point about 100 ft north of Nott av. Feb. 28.

HENRY ST.—Sewers and appurtenances on HENRY ST, bet Jackson av and Prospect st. Area of assessment: Both sides of HENRY ST, from Prospect st to a point about 100 ft east of Hunter av. Feb. 28.

HOPKINS AV.—Sewers and appurtenances on HOPKINS AV, from Broadway to Elm st; JAMAICA AV, from the Boulevard to Steinway av; VAN ALST AV, from Broadway to Jamaica av; LINCOLN ST, from Hopkins av to the Crescent; CAMELIA ST, from the Boulevard to Van Alst av; SHERMAN ST, from Broadway to Camelia st; KOUWENHOVEN ST, from Broadway to Grand av. Area of assessment: Both sides of HOPKINS ST, from Broadway to Elm st; both sides of JAMAICA AV, from Boulevard to Steinway av; both sides of VAN ALST AV, from Broadway to Jamaica av; both sides of LINCOLN ST, from Hopkins av to Crescent; both sides of CAMELIA ST, from Boulevard to Van Alst av; both sides of SHERMAN ST, from Broadway to Camelia st; both sides of KOUWENHOVEN ST, from Broadway to Grand av. Feb. 28.

HENRY ST.—Regulating, grading, paving, curbing, flagging and laying crosswalks in HENRY ST, from Jackson av to Prospect av. Area of assessment: Both sides of HENRY ST, from Prospect av to Jackson av and to the extent of one-half the block at the intersecting and terminating streets and avenues. Feb. 28.

9TH ST, ETC.—Sewer appurtenances on 9TH ST, bet Jackson and Van Alst avs; 11TH ST, bet Jackson and Van Alst avs; 12TH ST, bet Jackson and Van Alst avs; ELY AV, bet Jackson and Nott avs. Area of assessment: Both sides of 9TH, 11TH AND 12TH STS, from Jackson av to Van Alst av; both sides of ELY AV, from Jackson av to Nott av; north side of JACKSON AV, from Van Alst av to Nott av. Feb. 28.

BROADWAY.—Regulating, grading, paving, curbing, flagging and laying crosswalks in BROADWAY, from East River to Newtown rd. Area of assessment: Both sides of BROADWAY, from the East River to Newtown rd, and to the extent of one-half the block at the intersecting and terminating streets and avenues. Feb. 28.

HUNTER AV, ETC.—Grading HUNTER AV, from Nott av to Skillman av; grading, curbing, flagging, paving and laying crosswalks in PROSPECT ST, from Hunter av to Jane st; grading, curbing, flagging, paving and laying crosswalks in THE CRESCENT, from Hunter av to Jane st; grading, curbing and guttering and flagging JANE ST, from Hunter av to the Crescent; grading, curbing, flagging, paving and laying cross walks in HARRIS AV, from Hunter av to The Crescent. Area of assessment: "Both sides of HUNTER AV, from Nott av to Skillman av; both sides of PROSPECT ST, from Hunter av to Jane st; both sides of CRESCENT, from Hunter av to Jane st; both sides of JANE ST, from Hunter av to Crescent; both sides of HARRIS AV, from Hunter av to Crescent, and to the extent of half the block at all intersecting and terminating streets and avenues. Feb. 28.

9TH ST, ETC.—Regulating, grading, asphalting pavement, curbing, flagging and laying crosswalks in 9TH ST, bet Jackson av and Van Alst av; in 12TH ST, from Jackson av to Van Alst av, and in ELY AV, bet Jackson and Nott avs. Area of assessment. Both sides of 9TH, 11TH AND 12TH STS, from Jackson av to Van Alst av; both sides of ELY AV, from Jackson av to Nott av, and to the extent of half the block at all intersecting and terminating streets and avenues. Feb. 28.

VERNON AV, ETC.—Regulating, grading, paving, curbing, flagging and laying crosswalks in VERNON AV, from 10th st to 100 ft north of Nott av, known as the BOUNDARY LINE of the 1st Ward Improvement District. Area of assessment: Both sides of VERNON AV, from 10th st to 100 ft north of Nott av; both sides of HANCOCK ST, from 12th st to Nott av, and to the extent of half the block at the intersecting and terminating streets and avenues. Feb. 28.

JACKSON AV, ETC.—Completing the regulating, grading, curbing, flagging, laying crosswalks and paving of the unfinished part of JACKSON AV, from Anable av to 100 ft north of Nott av, known as the NORTH BOUNDARY line of the 1st Ward Improvement District. Area of assessment: Both sides of JACKSON AV, from Anable av to 100 ft north of Nott av, and to the extent of half the block at the intersecting and terminating streets and avenues. Feb. 28.

HOPKINS AV, ETC.—Regulating, grading, curbing, flagging and laying crosswalks in HOPKINS AV, from Broadway to Elm st; JAMAICA AV, from Boulevard to Steinway av; VAN ALST AV, from Broadway to Jamaica av; LINCOLN ST, from Hopkins av to the Crescent; KOUWENHOVEN ST, from Broadway to Grand av; CAMELIA ST and SHERMAN ST, bet the Boulevard and Hopkins av, and bet Broadway and Camelia st. Area of assessment: Both sides of HOPKINS AV, from Broadway to Elm st; both sides of JAMAICA AV, from Boulevard to Steinway av; both sides of VAN ALST AV, from Broadway to Jamaica av; both sides of LINCOLN ST, from Hopkins av to Crescent; both sides of KOUWENHOVEN ST, from Broadway to Grand av; both sides of CAMELIA ST, from Boulevard to Hopkins av; both sides of SHERMAN ST, from Camelia st to Broadway, and to the extent of half the block at the intersecting and terminating streets and avenues. Feb. 28.

VERNON AV, ETC.—Extra work in connection with the regulating, grading, etc., of VERNON AV, from 10th st to 100 ft north of Nott av, in the construction, raising and resetting of manholes and receiving basins and appurtenances. Area of assesment: Both sides of VERNON AV, from a point about 100 ft south of 11th st to Nott av; both sides of HANCOCK ST, from 12th st to a point about 136 ft north of 12th st; both sides of 11TH AND 12TH STS, extending about 425 ft east of Vernon av; both sides of DIVISION ST, extending about 108 ft west of Vernon av; east side of VERNON AV, from Nott av to 13th st; south side of 13TH ST, extending about 146 ft east of Hamilton st. Feb. 28.

14TH ST.—Opening, from Broadway to Mitchell av, 3d Ward. Area of assessment: Beginning at a point on the north side of Broadway, which point would be intersected by the middle line of the block bet 14th and 15th sts; thence north and at all times midway bet 14th and 15th sts to the intersection of said line with the south side of Old Bayside av; thence west along the south side of Old Bayside av to a point therein which would be intersected by the middle line of the block bet 14th and 13th sts, and thence south along the middle line bet 14th and 13th sts, to the north side of Broadway, and thence east and south along the north side of Broadway to the point or place of beginning. March 1.

RICHMOND.

SIDEWALKS, ETC.—Constructing and repairing sidewalks in BENNETT ST, bet Jewett and Richmond avs; HEBERTON AV, bet Post av and north end of street; COLUMBIA ST, bet Richmond terrace and Manor rd; RICHMOND TERRACE, bet Columbia st and Nicholas av; MANOR rd, bet Columbia st and Richmond turnpike; RICHMOND AV, bet Morningstar rd and Bergen Point Ferry; SHARPE AV, bet Richmond terrace and Harrison av; JAMES ST, bet Elm st and Sharpe av; GROVE AV, bet Richmond and Sharpe avs; HARRISON AV, bet Nicholas and Richmond avs; MAPLE AV, bet Richmond terrace and Harrison av; ELM ST, bet Richmond terrace and Harrison av; LAFAYETTE AV, bet Richmond terrace and Harrison av; CHURCH ST, bet Richmond av and Av B; VREELAND ST, bet Richmond end of street; ANN ST, bet Richmond av and av and Cottage pl; ELIZABETH ST, bet Richmond av and Cottage pl; BOND ST, bet Jewett av and Heberton av; ANDERSON AV, bet Heberton av and Simonson pl; ALBION PL, bet Richmond av and Washington pl; BROADWAY, bet Richmond terrace and end of street; SIMONSON PL, bet Bond and Catherine sts; JEWETT AV, bet Richmond terrace and Elm av, and in HATFIELD AV, bet Nicholas av and Richmond av, 1st and 3d Wards. Area of assessment:

FIRST WARD—District 4, Plot 2, Blocks 2 and 10; District 6, Plot 1, Block 4; Plot 2, Block 8; Plot 1, Block 4; Plot 2, Block 2; Plot 3, Block 1; Plot 6, Blocks 1 and 2; Plot 4, Block 7; Plot 5, Blocks 79, 82, and 83; District 4, Plot 3, Block 1; District 5, Plot 18, Blocks 2, 4, 7, 8; Plot 19, Block 1; Plot 17, Blocks 1, 7, 10, 13, 16, 18; Plot 14, Block 1.

THIRD WARD—Blocks 1, 4, 5, 6, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 68b, 69, 163 and 164.

43D ST.—Regulating, grading, curbing and flagging 43D ST, bet 8th and 10th avs, 8th and 30th Wards. Area of assessment: Both sides of 43D ST, bet 8th and 10th avs and to the extent of one-half the block at the intersecting avenues. Feb. 23.

DOSCHER ST.—Regulating, grading, curbing and flagging DOSCHER ST, bet Liberty and Belmont avs, 26th Ward. Area of assessment: Both sides of DOSCHER ST, bet Liberty and Belmont avs and to the extent of one-half the block at the intersecting streets. Feb. 23.

TILDEN AV.—Regulating, grading, curbing and flagging TILDEN AV, bet Rogers and Nostrand avs, 29th Ward. Area of assessment: Both sides of TILDEN AV, from Rogers av to Nostrand av and to the extent of one-half the block at the intersecting streets. Feb. 23.

OAKLAND PL.—Regulating, curbing and flagging OAKLAND PL, bet Tilden av and Albemarle rd, 29th Ward. Area of assessment: Both sides of OAKLAND PL, from Tilden av to Albemarle rd. Feb. 23.

59TH ST.—Regulating, grading, curbing and flagging 59TH ST, bet 12th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 59TH ST, from 12th to Fort Hamilton av and to the extent of one-half the block at the intersecting avenues. Feb. 23.

59TH ST.—Grading lots, bet 12th and 13th avs, 30th Ward. Area of assessment: Lots Nos. 22, 23, 24, 30, 31, 32, 33 and 34, in Block 5711, and Lots 51, 55, 58, 62, 63, in Block 5704. Feb. 23.

59TH ST.—Regulating, grading, curbing and flagging 59TH ST, bet 14th and 15th avs, 30th Ward. Area of assessment: Both sides of 59TH ST, from 14th to 15th avs, and to the extent of half the block at intersecting avenues. Feb. 23.

11TH AV.—Grading the west side of 11TH AV, bet 55th and 56th sts; and the north side of 56TH ST, bet 11th and Forth Hamilton avs, 30th Ward. Area of assessment: Lots 5 and 43, Block 5681. Feb. 23.

SENATOR ST.—Regulating, grading, curbing and flagging SENATOR ST, bet 4th and 5th avs, 30th Ward. Area of assessment: Both sides of SENATOR ST, bet 4th and 5th avs, and to the extent of half the block at the intersecting avenues. Feb. 23.

EAST 5TH ST.—Regulating, grading, curbing and flagging EAST 5TH ST, bet Foster av and the Long Island Railroad, 30th Ward. Area of assessment: Both sides of EAST 5TH ST, bet Foster av and the Long Island Railroad and to the extent of one-half the block at the intersecting streets. Feb. 23.

AV S.—Regulating, grading, curbing and flagging AV S, bet Coney Island av and Ocean parkway, 31st Ward. Area of assessment: Both sides of AV S, from Coney Island av to Ocean parkway and to the extent of one-half the block at the intersecting streets. Feb. 23.

AV I.—Regulating, grading, curbing and flagging AV I, bet Brooklyn av and East 40th st, 32d Ward. Area of assessment: Both sides of AV I, bet Brooklyn av and East 40th st and to the extent of 100 ft. on both sides. Feb. 23.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Large Factories at Jersey City.

The Merchants' Refrigerating Company, F. A. Horne, 161 Chambers street, Manhattan, president, have arrangements under way for the erection of a ten-story cold storage warehouse at Second and Warren streets, Jersey City. George Horn, engineer for the company, 161 Chambers street, will make the plans. The details will probably be made known by February 15. At Henderson and Provost streets the National Carbon Company, of Cleveland, Ohio, will erect a four-story reinforced-concrete factory, 100x200 feet, to cost about $125,000. These plans are being prepared by The Osborn Engineering Company, of Cleveland. The two operations together will approximate $350,000.

Plans for a Unique Theatre.

Gaetano Ajello, 1 West 34th street, has prepared plans for a modern three-story fireproof theatre to be constructed in the midtown theatre district by a syndicate which is now forming to erect the building. A feature will be the placement of all fire-escapes in the interior of the building, enclosed in brick walls. The announcement of details of construction, building site, and the names of those interested cannot be made public at this time. The cost, it is estimated, will approximate half a million dollars.

Telephone Building at South Brooklyn.

The New York Telephone Company, 15 Dey street, contemplates the erection of a six-story telephone building, 75x100 feet at South Brooklyn, to cost about $150,000. It is the intention to ultimately increase the structure to twelve stories, so that the foundations will be built to sustain heavy walls. McKenzie, Voorhees & Gmelin, 1123 Broadway, will be the architects. Work will not be undertaken before spring.

L. E. Jallade to Plan Y. M. C. A. Bldg.

Louis E. Jallade, 37 Liberty street, has been selected architect for the new Y. M. C. A. building to be erected at 160th to 161st streets and Washington avenue, by the Young Men's Christian Association of The Bronx. The building is to cost over $400,000, but plans will not be started for some time yet. William F. Morgan is president of the association.

A New Working Girls' Home.

Lawlor & Haase, architects, 69 Wall street, are designing plans for a working girls' home, to be erected in the north side of 120th street, between Morningside Drive and Amsterdam avenue, by Susan Devin, of 220 West 105th street. The general contract will probably be awarded some time in February.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

44TH ST.—Comyns & Todaro, 147 4th av, have completed plans and will soon take bids for a 4-sty brick store, studio and bachelor apartment house to be erected at 144 East 44th st for the Hibson Co., 237 Lexington av.

NORFOLK ST.—Figures are being received for the 5-sty tenement, 35x70 ft., to be erected at the northeast corner of Norfolk and Delancey sts, for C. Karg. A. F. Leicht, 9 East 42d st, is architect.

81ST ST.—Figures are being received for alterations to the 4-sty tenement at the northeast corner of 81st st and 3d av, for Henry C. Tinker, owner. E. Green, 5 Beekman st, is architect.

44TH ST.—M. Muller, 115 Nassau st, has completed plans for alterations to the 4-sty residence 106 West 44th st, for bachelor apartments. John Dunstan, 6th av and 44th st, owner. W. H. & S. J. Griffin, 576 Water st, have the general contract.

71ST ST.—Excavating is under way for the 9-sty apartment house to be erected at 113-115 West 71st st, for the Hennessy Realty Co., Joseph Polstein, president, 220 Broadway. R. E. Moss, 126 Liberty st, is steel engineer. The Passaic Structural Steel Co., 30 Church st, has the steel work. Cost about $250,000.

181ST ST.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment, 92x112 ft., to be erected in the south side of 181st st, 126.42 ft. west of Broadway, for the Alex. Grant Co., 701 West 178th st, owner. Cost about $225,000.

160TH ST.—Geo. F. Pelham, 507 5th av, has completed plans for the 6-sty apartment to be erected at the northeast corner of 160th st and Fort Washington av, for the Saranac Construction Co., 3785 Broadway, owner. Cost about $175,000.

139TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 6-sty tenement to be erected in the south side of 139th st and St. Nicholas av, for the Charter Construction Co., 505 5th av, owner. Cost about $130,000.

106TH ST.—Sommerfeld & Steckler, 31 Union Sq, have completed plans for alterations to two 4-sty tenements at 205-7 East 106th st for A. Granatelle, 220 East 105th st.

DWELLINGS.

246TH ST.—G. H. Chichester, 103 Park av, architect, is taking bids for the 2½-sty brick and stucco residence, 62x30 ft., to be erected in West 246th st for Mrs. Charles E. Niles, 345 West 85th st.

72D ST.—The James Dempsey Co., 502 East 72d st, William J. Dempsey, president, is taking bids for a 2-sty brick residence, 20x60 ft., to be erected at 502 East 72d st.

POWER HOUSES.

39TH ST.—F. L. Flory, care of owners, Chicago, Ill., engineer, has plans for a 1-sty brick and steel boiler house, 40x80 ft., to be erected at 641 West 39th st, for Morris & Co. Cost about $20,000.

STABLES AND GARAGES.

AV B.—Axel Hedman, 367 Fulton st, Brooklyn, architect, is revising plans for a 2-sty brick or concrete garage, 107x92 ft., to be erected at the southwest corner of Av B and East 20th st, for John W. Brookman, care of architect, owner. Cost about $50,000.

STORES, OFFICES AND LOFTS.

6TH AV.—The store and loft building which was to be erected at 298 6th av by the Gilbert Estate, care of Ernestus Gulick, 334 5th av, George Bernard Co., 298 5th av, lessee, has been abandoned.

5TH AV.—Townsend, Steinle & Haskell, 1328 Broadway, architects, are taking bids for alterations to the 6-sty store and loft building at the northwest corner of 5th av and 35th st for the Ball Realty Co., 374 5th av. Best & Co., on premises, are lessees. Cost, $10,000.

119TH ST.—Satterlee & Boyd, 3 West 29th st, are preparing plans for a 4-sty brick loft building, 25x90 ft., to be erected at 176 East 119th st, for the Michigan Furniture Co., 2174 3d av, lessee. Cost about $20,000.

37TH ST.—Figures are being received for the 4-sty loft building, 50x100 ft., to be erected at 601-603 West 37th st and 455 11th av, for Peter McGirr, 774 9th av, owner. Joseph C. Cocker, 2017 5th av, is architect. Cost about $40,000.

WASHINGTON ST.—St. John's Park Realty Co., 50 Pine st, composed of Samuel D. Kilpatrick and James Cruikshank, purchased property this week at 706 Washington st, lot 23x88 ft. They will not improve the property.

THEATRES.

BROADWAY.—Thomas W. Lamb, 501 5th av, is preparing plans for a 4-sty theatre and office building to be erected at the northwest corner of Broadway, 47th to 48th sts, for the Sutphen Estate, John S. Sutphen, 311 West 72d st, owner of land. The M. H. Mark Realty Co., White Building, Buffalo, is lessee of land and owner of building. Architect will soon take bids on general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

174TH ST.—R. Lavelle, 2801 Valentine av, is preparing plans for an 8-sty apartment house, 50x100 ft., to be erected at the southwest corner of 174th st and Southern Boulevard, for Harris Ratner, 34 East 9th st. Cost about $80,000.

41ST ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment house, 50x80 ft., to be erected in the north side of 41st st, 50 ft. east of 6th av, for William F. Schwartz, 135 Garfield pl. Cost, $35,000.

147TH ST.—M. W. Del Gaudio, 401 Tremont av, has plans for two 5-sty brick tenements, 40x88 ft., to be erected at 147th st and Concord av for C. Carrucci, 183d st near Hughes av. Cost about $40,000 each.

VALENTINE AV.—The Kreymborg Architectural Co., 163d st and Southern Boulevard, is preparing plans for ten 5-sty tenements to be erected on the east side of Valentine av, 104 ft. north of 194th st, for John J. Tully, 1602 Boston rd. Cost about $30,000.

BATHGATE AV.—Harry Howell, 149th st and Willis av, architect, is taking bids for a 5-sty brick tenement, 55x82 ft., to be erected on the west side of Bathgate av, 55 ft. north of 184th st.

SOUTHERN BOULEVARD.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 50x88 ft, to be erected on the east side of the Southern Boulevard, 400 ft north of 172d st, for the Wauer Realty Corporation, 1534 Bryant av, owner, Herman Wauer, president. Cost, about $50,000.

FACTORIES AND WAREHOUSES.

BROOK AV.—Geo. F. Hill, 150 5th av, refrigerating engineer, has completed plans for the 5-sty milk station and refrigerating warehouse, 92x89 ft., to be erected on the west side of Brook av, south of 165th st, for the Sheffield Farms Slawson Decker Co., 524 West 57th st. Frank A. Rooke, 489 5th av, is architect.

GRANT AV.—Geo. F. Hill, 150 5th av, consulting engineer, has completed plans for the 3-sty milk plant, 150x100 ft., to be erected at Grant av and 162d st, for the Mutual Milk & Cream Co., 214 East 22d st, owner. James J. Kavanaugh is president, and John H. Kehrer, secretary. Bart & John P. Walther, 147 East 125th st, are the architects.

HALLS AND CLUBS.

216TH ST.—Andrew Ebsen, 2684 Briggs av, architect, is taking bids for a 2-sty brick and limestone masonic hall, 50x114 ft., to be erected in the north side of 216th st, 181 ft. east of White Plains av, for the Hebron Lodge. William Cockburn, Vireo av and 238th st, chairman.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

17TH ST.—Benjamin Hudson, 319 9th st, has plans for seven 3-sty brick tenements, 20x80 ft., to be erected in the north side of 17th st near 10th av, for the William M. Calder Co., 1648 11th av. Cost, $15,000 each.

101H AV.—Benj. Hudson, 319 9th st, is preparing plans for a 2-sty brick tenement, 29x45 ft., to be erected on the east side of 10th av, 50 ft. north of Prospect av, for the William M. Calder Co., 1648 11th av. Cost, $10,000.

LAFAYETTE AV.—Shampan & Shampan, architects, 772 Broadway, Brooklyn, are preparing plans for an apartment house to be erected on a plot 50x100 ft., on the north side of Lafayette av, 325 ft. west of Tompkins av. Cost, $40,000. The Clifton Place Realty Co. is owner.

SACKMAN ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement, 30x100 ft., to be erected in Sackman st, near Liberty av, for S. Nanolosky, owner. Cost about $15,000.

NEW UTRECHT AV.—Chas. P. Cannella, 60 Graham av, is preparing plans for a 3-sty brick tenement, 31x75 ft., to be erected at the southwest corner of New Utrecht av and 63d st for Frank Pasqualina, 6226 New Utrecht av, owner. Calendo & Cordis, 1466 67th st, have the general contract. Cost, $12,000.

DEKALB AV.—Shampan & Shampan, architects, 772 Broadway, are preparing plans for an apartment house to be erected on the south side of DeKalb av, 100 ft east of Lewis av, on plot 50x100 ft. Approximate cost, $40,000. A. N. Bernstein, owner.

CHURCHES.

MARLBOROUGH RD.—The Flatbush Christian Church, Frederick Marsh Gordon, 400 Rugby rd, pastor, is taking new bids for an addition to the church at the corner of Marlborough and Dorchester rds, from plans by George W. Kramer, 1 Madison av, N. Y. C., architect. Cost, about $25,000.

DWELLINGS.

PROSPECT AV.—Benjamin Hudson, 319 9th st, is preparing plans for seven 2-sty brick residences, 18x54 ft., to be erected on the north side of Prospect av and East 11th av, for the William M. Calder Co., 1648 11th av. Cost, $5,500 each.

MANHATTAN BEACH. — Paul Everett, 262 West 22d st, N. Y. C., has completed plans for a 1½-sty bungalow for Victor Zabriskie, 504 West 135th st, N. Y. C., to be erected here this spring. Cost, $7,000.

FACTORIES AND WAREHOUSES.

HUMBOLDT ST.—Shampan & Shampan, 772 Broadway, have plans for a 2-sty brick factory, 25x80 ft., to be erected at 722 Humboldt st, for the Standard Ruober Cement Co., on premises. Cost, about $12,000.

KENT AV.—Julius Kayser & Co., 45 East 17th st, N. Y. C., have plans prepared by William Higginson, 21 Park Row, N. Y. C., architect, for a 7-sty concrete building, 268x50 ft., to be erected on Kent av, between DeKalb and Willoughby avs. cost, $150,000.

POWER HOUSES.

FLUSHING AV.—Adolph Gobel, Morgan av and Rock st, owner, is taking bids for a 1-sty brick power house, 49x78 ft., to be erected on the north side of Flushing av, 114 ft. west of Morgan av, from plans by Louis Allmendinger, 926 Broadway, architect.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education Jan. 6, for installing electric equipment in P. S. 175. T. Frederick Jackson, Inc., was low bidder at $10,369.

STABLES AND GARAGES.

STEUBEN ST.—Bids are in for a 2-sty brick stable, 125x100 ft., to be erected in the west side of Steuben st, 100 ft. south of Myrtle av, for William A. Shaw, 545 Lafayette av, owner. Cost, $25,000.

STORES, OFFICES AND LOFTS.

CORTELYOU RD.—A. White Pierce, 59 Court st, architect, is revising plans for a 2-sty brick bakery, 59x132 ft, to be erected at 1316 Cortelyou rd, for W. B. Ebinger, on premises, owner. Cost, $15,000.

THEATRES.

ROGERS AV.—The Burns Theatre Co., Samuel H. Burns, president, 162 8th av, owner, is taking bids for a 1½-sty brick moving picture theatre, 60x95 ft., to be erected at the southeast corner of Rogers av and Maple st, from plans by E. C. Holmgren, 367 Fulton st, architect. Cost, $18,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Allmendinger, 914 Broadway, Brooklyn, has plans for a 3-sty brick tenement, 26x75 ft., to be erected at Elm and Onderdonk avs, for Barudio & Fretner, 10 Silver st, owners. Cost about $70,000.

DWELLINGS.

MIDDLE VILLAGE, L. I.—Klein & Koen, 9 Debevoise st, Brooklyn, have completed plans for a 2-sty frame and brick residence, 30x55 ft., to be erected at the southeast corner of Main av and Lafayette st, for the Middle Village Building Co., 464 Grand st, N. Y. C.; also a 3-sty frame and brick residence, 20x50 ft., to be erected on the south side of Main av, 30 ft. east of Lafayette st, for the same owners.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for four 2-sty brick residences, 20x53 ft., to be erected on the west side of Diel pl, 20 ft. north of Felix st, for J. & G. Burkhardt. Cost about $16,000.

EVERGREEN, L. I.—L. Berger & Co., Myrtle and Cypress avs, Ridgewood, L. I., have completed plans for two 2-sty brick residences, 48x55 ft., to be erected in the south side of Glasser st, 100 ft. east of Rendol st, for Albin Wagner, care of architect. Cost about $8,000.

FOREST HILLS, L. I.—Albro & Lindeberg, 2 West 47th st, N. Y. C., are preparing plans for a 2½-sty residence, 30x50 ft., of terra cotta blocks to be erected here for Hugh Mullen, care of Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner. Cost, $15,000.

WHITESTONE, L. I.—Thomas W. Lamb, 501 5th av, N. Y. C., has been retained to prepare plans for a residence at the northwest corner of Boulevard and 16th st, for Joseph M. Schenck, 260 West 42d st, N. Y. C., owner. Cost about $50,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Figures are still being received for the factory to be erected at Thompson, Queens and Orton sts, for the Degnon Realty & Terminal Improvement Co., 60 Wall st, owner. William Higginson, 21 Park Row, N. Y. C., is architect. J. M. Wilson, care of owner, 60 Wall st, N. Y. C., is engineer.

THEATRES.

FLUSHING, L. I.—The Murray Hill Theatre Co., composed of investors in the Murray Hill and Bowne Park sections, contemplates the erection of a $12,000 theatre on plot 45x112 ft. on Broadway, 50 ft west of Murray la, from plans by Edward Richardson, this place, architect.

Richmond.

DWELLINGS.

CONCORD, S. I.—James Whitford, St. George, S. I., has prepared plans for a 2-sty brick store and residence, 24x58 ft., for B. & F. Keel, Richmond rd, owner.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Foundations have been completed for the 2½-sty brick residence, 42x115 ft., for George E. Fahys, 54 Maiden la, N. Y. C., owner. James W. O'Connor, 3 West 29th st, N. Y. C., architect.

LONG BEACH, L. I.—B. E. Stern, 7 West 38th st, N. Y. C., architect, is taking bids for a 2½-sty hollow tile and stucco residence for Manuel R. De Costa.

EAST NORWICH, L. I.—Figures are being received for the 2½-sty frame residence, 104x34 ft., for H. I. Nicholas, 7 Wall st, N. Y. C., owner. Peabody, Wilson & Brown, 389 5th av, N. Y. C., architects. Cost, $23,000.

LONG BEACH, L. I.—W. Horatio Day, 14 East 43d st, N. Y. C., is revising plans for a 2½-sty stucco residence, 48x58 ft., for John G. Gerhard, 890 Broadway, N. Y. C., and Long Beach, owner.

MILL NECK, L. I.—Albro & Lindeberg, 2 West 47th st, N. Y. C., are preparing plans for a 2½-sty brick residence, 50x183 ft., and garage for Henry L. Batterman, 190 Montague st, Brooklyn, owner.

MANHASSET, L. I.—Cross & Cross, 527 5th av, N. Y. C., architects, are taking bids for a 2½-sty frame residence for W. Seward Webb, Jr., care of Duvel Green & Co., 74 Broadway, N. Y. C., owner. Cost, $20,000.

Suffolk.

HOTELS.

FIRE ISLAND, L. I.—E. S. Childs, 29 Broadway, N. Y. C., has completed plans for a 3-sty frame hotel, 66x100 ft., for the Fire Island Beach Development Co., 1328 Broadway, N. Y. C., owner, Louis E. Bliss, president; O. F. Loucks, secretary, and Frank A. Hendricks, treasurer, who will take bids on general contract about February 1. Cost, $50,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—George Crosier, White Plains rd, architect, has plans for a 4-sty brick apartment, 49x84 ft., to be erected at the northeast corner of 5th and Sidney avs for D'Avanzo & Frinsciante, Mt. Vernon. Cost about $25,000.

MOUNT VERNON, N. Y.—H. S. Rapelye, 103 South 6th av, has prepared plans for a 3-sty frame store and apartment to be erected at Pearl and South sts, for Julius Lewine, 11 Park av, owner.

MOUNT VERNON, N. Y.—A. Murray Jenks, South 4th av, is preparing plans for a 3-sty brick addition to the store and apartment at the northeast corner of Washington st and Fulton av, for J. C. Smith, 209 Washington av, owner. Cost, $12,000.

DWELLINGS.

YONKERS, N. Y.—Plans have been completed for a 2½-sty frame residence, 24x31 ft. to be erected at Harriet pl and Cross Hill av, for J. R. Raims, Odell av, owner. Jas. A. Cosgrove, 80 Palmer av, has the general contract.

MAMARONECK, N. Y.—Chas. T. Oakley, Thomas Building, architect, is taking bids for an extension of the residence of G. W. Brown of Mamaroneck av.

NEW ROCHELLE, N. Y.—Theodore A. Meyer, 114 East 28th st, N. Y. C., architect, is ready for bids for the 2½-sty residence, 102x40 ft., to be erected at Wykagyl Park, for Edmund J. Levine, 7 Waverly pl, N. Y. C., owner. Thos. Smith & Son, 37 Morris st, have the foundation work. Cost, $20,000.

TARRYTOWN, N. Y.—Figures are being received for a 2½-sty residence, 36x40 ft., to be erected in Grove st, for Charles F. Smith, 181 South Broadway, owner. D. R. Collin, 70 East 45th st, N. Y. C., is architect. Cost, $10,000.

HALLS AND CLUBS.

YONKERS, N. Y.—F. W. Herter Co., 503 Manhattan av, N. Y. C., architect, is taking bids for the 3-sty brick and steel home, 150x174 ft., to be erected on Nepperhan av for the German Odd Fellows Home Assoc., corner of Havemeyer and Unionport avs, N. Y. C. Cost about $150,000

NEW JERSEY NEWS.

Covering Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

THE FOLLOWING PLANS HAVE BEEN APPROVED BY THE BOARD OF TENEMENT HOUSE SUPERVISION AT THE MAIN OFFICE, NEWARK, N. J., TO BE ERECTED IN THESE COUNTIES FOR THE WEEK ENDING JAN. 4:

NEWARK.—Herz Morris and David Steinberg, s w cor Woodland av and South 13th st, one 3-sty frame, $8,000; Samuel Sodowich, n w cor South 19th st and 17th av, one 3-sty frame, $9,000; Richard Graf, 761 Mt Prospect av, one 3-sty frame, $7,000; Max Baer, 110 Sherman av, one 3-sty frame alteration, $1,000.

JERSEY CITY.—Joseph Gatov, 70 and 74 Bostwick av, two 3-sty brick, $18,000; Paul Schilling, 81-83 Romaine av, one 4-sty brick, $20,000.

ATLANTIC CITY.—Samuel Jamison, 1740 Atlantic av, one 3-sty brick alteration, $7,000.

MONTCLAIR.—Nels P. Nelson, 53 James st, one 3-sty frame alteration, $10,000.

ORANGE.—Rose Capasso, n e cor White and Spring sts, one 3-sty frame, $6,000.

DOVER.—Joseph Harris, n s Belmont av near Richards av, one 2-sty frame, $5,000.

WEST NEW YORK.—Fred'k W. Frasch, s e cor 14th st and Bergenline av, one 4-sty brick, $25,000; Guiseppe DiLorenzo, w side Park av bet 18th and 19th sts, one 3-sty brick, $8,000.

SUMMIT.—Louis Maffei, 259 Park av, one 3-sty brick, $10,000

PASSAIC.—Gottfried Krueger, 145 Passaic st, one 3-sty frame alteration, $1,000.

HOBOKEN.—John Peluse, 533 Adams st, one 1-sty frame alteration, $700

APARTMENTS, FLATS AND TENEMENTS.

BLOOMFIELD, N. J.—Frank Grad, American National Bank Building, Newark, is preparing plans for a 3-sty flat and store, 38x90 ft., to be erected in Washington st, for Green & Schreiber, 35 Day st, Orange, owners. Cost about $19,000.

NEWARK, N. J.—Frank Grad, American National Bank Building, architect, is taking bids for a 4-sty brick flat and store, 42x78 ft., to be erected at the northwest corner of Spruce and Broome sts for Nathan Steinfeld, 40 Mercer st, owner.

BANKS.

RED BANK, N. J.—Warrington G. Lawrence, 225 5th av, N. Y. C., is preparing plans for a 1-sty brick and stone bank building, 51x90 ft., to be erected at Wallace and Broad sts, for the First National Bank of Red Bank, Newton Doremus, president of building committee, C. G. Applet, vice-president. Cost about $60,000.

CHURCHES.

BERNARDSVILLE, N. J.—Dennison & Hirons, 475 5th av, N. Y. C., architects, are taking bids for the 1-sty local stone church to be erected in Church st, near the Public High School for the Methodist Episcopal Church, Thomas T. Crawford, pastor. R. F. Randolph, chairman of building committee.

NEWARK, N. J.—Bids close January 8 for a 1-sty brick addition, 35x65 ft., to St. Thomas' Episcopal Church, Edwin D. MacMurray, 296 Roseville av, chairman of building committee.

DWELLINGS.

CALDWELL, N. J.—R. Keenan, Washburn pl owner, is taking bids for a 2½-sty frame residence, 30x28 ft., to be erected on Ward pl, from plans by H. J. F. Bartlett, architect.

MADISON, N. J.—H. King Conklin, 665 Broad st, Newark, has prepared plans for a 2½-sty frame residence, 26x28 ft., to be erected on Maple av, for a Mr. Woolsey.

PLAINFIELD, N. J.—Squires & Wendehack, 27 East 22d st, N. Y. C., are preparing plans for a 2½-sty hollow tile and stucco residence, 30x20 ft., for Henry B. Newhall, Jr., to be erected in this city this spring.

AMPERE, N. J.—Connelly & Connelly, 39 4th av, East Orange, are taking bids for two 2½-sty frame residences, 32x46 ft., to be erected here from plans by H. M. Fisher, 483 Bloomfield av, Montclair, architect. Cost, $5,000 each

SEA GIRT, N. J.—Howard R. Conover, this place, has received the general contract to erect a 2½-sty frame residence, 28x40 ft., at the northeast corner of 1st and New York avs, for Chas. E. Emerick, 2597 Hudson Boulevard, Jersey City, owner. Chas. L. Steinbrenner, Essex Building, Newark, architect.

KEANSBURG, N. J.—Foundations have been completed for a 2½-sty frame residence, 34x52 ft., for Frank Herud, of 886 Broad st, Newark. William Mittenberger, 334 East 154th st, N. Y. C., is architect. Benjamin Covert, Keansburg, is general contractor. Cost, $10,000.

SOUTH ORANGE, N. J.—E. V. Warren, 22 Clinton st, Newark, is completing plans for two 2½-sty frame residences, 27x30 ft., to be erected on Meadow Brook la, for George S. Schreiber, 416 Clark st. Cost, $4,500 each.

MADISON, N. J.—Chapman & Frazer, 112 Water st, Boston, Mass., architects, are taking bids on the general contract for a 2½-sty brick and hollow tile residence, 40x60 ft., for Mrs. Robert F. Ballentine. Cost about $25,000.

NEWARK, N. J.—Figures are being received for a 2½-sty tapestry brick residence, 47x28 ft, to be erected at the southwest corner of Abington av and Parker st, for Mrs. Theodore Thielen, 212 Elwood av, owner. Hughes & Backoff, 22 Clinton st, architects. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—James Connolly, 48 Brentnall pl, has received the general contract for alterations to the leather plant at 12-26 Chapel st, for I. T. Straus, 225 Hamburg pl, owner. F. A. Phelps, Union Building, is architect and engineer.

NEWARK, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, N. J., has received the general contract to erect an addition to the manufacturing plant at Chapel st, Lister and Albert avs, for the Atha Tool Co., Chapel st, owner. F. A. Phelps, Union Building, is architect and engineer. Cost, $80,000.

NEWARK, N. J.—Charles Nonnemaker, Dunellen, N. J., has received the general contract to erect the fertilizer plant on the Newark Meadows and Av R, for the Seltzer-Bennett Co., 90 West st, N. Y. C., owner. Cost about $12,000.

JERSEY CITY, N. J.—George Von Arx, 77 Montgomery st, has completed plans for a 3-sty brick warehouse, 50x90 ft., to be erected on Johnson av, for the Tabriz Renovating Co., and will be ready for bids about March 1. Cost about $30,000.

PERTH AMBOY, N. J.—J. K. Jansen, 190 Smith st, architect, is taking bids for a 2-sty brick factory, 45x234 ft., to be erected at Lehigh av and Stockton st, for the Fords Porcelain Works, at site, owner, Abel Hansen, president. Cost, $16,000.

HALLS AND CLUBS.

ARLINGTON, N. J.—Seymour and Paul A. Davis, 1713 Sansom st, Phila., Pa., have completed sketches for a brick and terra cotta auditorium and two stores for J. C. Fuller, 10 South 18th st, Phila., Pa., owner. Cost about $15,000.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. J.—Geo. S. Drew, State House, Trenton, N. J., has completed plans for a brick addition to the laundry building for the New Jersey State Hospital. Estimated cost about $10,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—A. W. Johnson, 105 West 40th st, N. Y. C., is preparing plans for a 7-sty brick office building, theatre and roof garden, 34x100 ft., to be erected in Market st, between Halsey and Washington sts, for F. F. Proctor, 88 Park pl, owner. He will take estimates on subs about the middle of January.

NEWARK, N. J.—Bids have gone in for the office building to be erected at 38-40 Clinton st, for the New Jersey Fire Insurance Co., on premises, owner. H. A. Hickok, Union Building, is steel engineer. Chas. P. Baldwin, 45 Clinton st, is architect. Cost about $150,000.

PATERSON, N. J.—Chas. E. Sleight, Romaine Building, is preparing plans for a 3-sty brick and terra cotta store and loft building, 27x100 ft., to be erected at 142-144 Main st, for Albert H. Slater, of the Globe Carpet & Oil Cloth Co., 128 Main st. Cost about $12,000.

THEATRES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, architect, is taking bids for a 2-sty theatre and six stores to be erected at the southeast corner of Branford pl and Halsey st, for the Weingarten Bros. Realty Co., 405 High st, owner. The Coarse Payton Stock Co., 1402 Broadway, N Y C., is lessee. Cost, $175,000.

SOUTH RIVER, N. J.—George Allgair, Reed st, owner, is taking bids for a 1-sty brick moving picture theatre, 45x100 ft., to be erected in Ferry st, from plans by Alex. Merchant, 363 George st, New Brunswick, N. J., architect. Cost, $8,000.

NEWARK, N. J.—Oschwald Bros., 845 Broad st, have received the general contract to erect the 1-sty brick moving picture theatre, 15x94x86 ft., at the southwest corner of Bloomfield and Summer avs, for Jos. L. Feibleman, 738 Broad st, owner William E. Lehman, 738 Broad st, is architect

MISCELLANEOUS.

RAHWAY, N. J.—The Penna R. R. Co., Broad st station, Phila., Pa., owner, is taking bids from Philadelphia and New Jersey builders, for a 1-sty brick freight station, 35x250 ft., to be erected on the New York Division from plans by W H. Cookman, Broad St. Station, Phila., Pa.

Other Cities.

BANKS.

SODUS, N. Y.—Mrs. Fannie Austin, this place, owner, contemplates the erection of a 2-sty brick and stone bank building, store and flat in Main st, A. C. Knapp & Co., are lessees. No architect has been retained. Cost about $12,000.

FRANKFORT, N. Y.—Foundations have been completed for the 3-sty bank and office building, 50x83 ft., to be erected in Main st, for John R. Lewis, manager of the Union Fork & Hoe Co. Linne Kinne, Utica, N. Y., is architect. Jerry Gleason, Ilion, N Y., is general contractor Cost about $25,000.

DWELLINGS.

NYACK, N. Y.—Hutton & Buys, 311 Madison av, N. Y. C., are preparing plans for a 2½-sty hollow tile and stucco residence, 32x48 ft., for Otto Goetze, to be erected here.

FACTORIES AND WAREHOUSES.

GENEVA, N. Y.—Gordon & Madden, 300 Sibley Building, Rochester, N. Y., are preparing plans for a 1-sty addition to the dairy building for the White Springs Dairy Co.

HALLS AND CLUBS.

STAMFORD, CONN.—F. B. Stearns, 20 Beach st, Boston, Mass., is preparing plans for a club house for the Suburban Club, L. J. Curtiss, president. Dearby, Robinson & Shepard, 20 Beacon st, Boston, Mass., are consulting engineers.

HOSPITALS AND ASYLUMS.

TROY, N. Y.—R. D. Kimball Co., 15 West 38th st, N. Y. C., are steam and electrical engineers for the new buildings of the Samaritan Hospital at Peoples av and Jacob st, for the Samaritan Hospital, 294 8th st, Troy, owner. George B. Post & Sons, 341 5th av, N. Y. C., architects. The Amsterdam Building Co., 43 West 27th st, N. Y. C., has the general contract. Cost about $500,000.

SCHOOLS AND COLLEGES.

TROY, N. Y.—Lawlor & Haase, 69 Wall st, N. Y. C., have prepared plans for alterations to the chemical laboratory for the Rensselaer Polytechnic Institute. Contracts have not been awarded.

STABLES AND GARAGES.

BINGHAMTON, N. Y.—N. I. Mather, of this city, is preparing plans for a brick garage, 66x148 ft to be erected at Wall and Henry sts, for Earl Knickerbocker, owner. Cost about $40,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS

WEST END AV.—Ravitch Bros., 1182 Broadway, have received the structural steel work necessary for the 12-sty apartment house to be erected at 562-568 West End av by the Summer, Gerard & Hasco Building Co., 17 Madison av, owner. Cost about $350,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Robert Paterson, 222 Main st, has received the general contract to erect the 2½-sty frame residence, 24x38 ft., in Gramercy st., for Sarah S. Briggs, 1 Edgewood av, owner. Lorillard Wise, 254 Huguenot st, is architect.

LAKE MAHOPAC, N. Y.—Kues Bros., Carter av and 175th st, N. Y. C., have received the structural steel and ornamental iron work for the 2½-sty residence for Charles C. Lima, 92 Franklin st, N. Y. C. Delafield & Co., 334 5th av, N. Y. C., have the general contract. Cost about $60,000.

RIVERDALE, N. Y.—The Kinko Builders, 350 Fulton st, Brooklyn, N. Y., have received the general contract to erect the 2-sty terra cotta residence and garage, 40x48 ft, for the Delafield Estate, Inc., 27 Cedar st, N. Y. C., owner. Albro & Lindeberg, 2 West 47th st, N. Y. C., architects.

RYE BEACH, N. Y.—H. S. Townsend, 180 Madison av, Portchester, N. Y., has received the general contract to erect two 2½-sty frame dwellings, 17x36 ft., at Ryan Park, for Jack Frost, owner. W. A. Ward, 1st National Bank Building, Portchester, N. Y., is architect.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, have received the contract from the National Fire Proofing Co. for placing Raymond Concrete Piles for the foundation of a building for the Goodyear Tire & Rubber Co., at Jackson av and Honeywell st.

22D ST.—The National Bridge Works, 1123 Broadway, has received the structural steel work necessary for the tobacco warehouse to be erected at 535-537 West 22d st, for Mary M. Sherman, care of Jas. N. Wells Sons, 191 9th av, owner. Griffin & Wynkoop, 30 Church st, architects. T. J. Bird, 505 5th av steel engineer. The Amsterdam Building Co., 43 West 27th st, has the general contract. Cost about $100,000

PHILADELPHIA, PA.—The Larkin Co. has placed a contract with the Aberthaw Construction Co., of Boston, contracting engineers specializing in concrete, for the building of a $500,000 storage and manufacturing building on the Larkin Company's property at Arch and 23d streets, Philadelphia. The building will be 12 stys, ranking among the high reinforced concrete structures of the country. The construction will be reinforced concrete throughout, the floors carried for part of the way on structural steel columns. Work on this building is to begin in the early spring.

POWER HOUSES.

31ST ST.—The P. J. Carlin Construction Co., 16 East 23d st, has the general contract to erect the 1-sty brick and steel substation, 40x100 ft. at 340-342 West 31st st, for the New York Edison Co., 55 Duane st, owner. A. N. Brady, president; Lewis B. Gawtry, secretary, and Jos. Williams, treasurer. W. Weissenberger, 55 Duane st, is architect.

PUBLIC BUILDINGS.

FLATBUSH AV.—The Silberman Schampain Co., 104 West 42d st, N. Y. C., has received the general contract to erect the 2-sty brick post office building, 34x94 ft., on the east side of Flatbush av, 90 ft. south of Snyder av, Brooklyn, for Percival C. Smith, 46 Cedar st, N. Y. C., owner. U. S. Government, Treasury Department, Washington, D. C., lessee. George F. Pelham, 507 5th av, N. Y. C., architect. Cost, $10,000.

SCHOOLS AND COLLEGES.

UNIVERSITY HEIGHTS.—The Barker Electric Co., 103 Park av, has received the wiring contract for the 3½-sty hall of Philosophy, 90 x53 ft., at University Heights for the New York University, on premises. Crow, Lewis & Wickenhoefer, 200 5th av, and McKim, Mead & White, 160 5th av, associate architects. The E. E. Paul Co., 1 Madison av, has the general contract. Cost, $200,000

STABLES AND GARAGES.

BAYSHORE, L. I.—Thomas Farley, this place, has received the general contract to erect the 2-sty garage on Counetquot av for Richard Ranft, of 213 East 19th st, N. Y. C., owner. Palmer, Hornbostle & Jones, 63 William st, N. Y. C., are the architects. Cost about $10,000.

STORES, OFFICES AND LOFTS.

REMSEN ST.—The A. B. See Electric Elevator Co., 220 Broadway, N. Y. C., has received the elevator contract for the 7-sty office building at 172-178 Remsen st, for the Brooklyn Union Gas Co., 180 Remsen st, owner Frank Freeman, 132 Nassau st, N. Y. C., architect. George A. Fuller Co., 111 Broadway, N. Y. C., has the general contract.

FULTON ST.—John Thatcher & Son, 60 Park av, have received the general contract for alterations to the department store at 420 Fulton st, Brooklyn, for Abraham & Strauss, on premises, owners. Lord, Hewlett & Tallant, 345 5th av, N. Y. architects. Cost, $10,000.

MISCELLANEOUS.

CEDARHURST, L. I.—Richard Carman, Myrtle av, Jamaica, L. I., has received the general contract to erect the 1-sty frame and stucco railroad station for the Long Island Railroad, Penn Station, N. Y. C., owner. William Adams, 15 West 38th st, N. Y. C., is architect. Cost about $10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

115TH ST, n s, 225 e Manhattan, 6-sty tenement, 120x87.4; cost, $150,000; owner, 114th St and 7th Av Construction Co., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 15.

STORES, OFFICES AND LOFTS.

42D ST, 250-252 West, 2-sty store and cafe, 49.6x98.9; cost, $25,000; owners, Horn & Hardart Co., 1557 Broadway; architects, Stuckert & Sloan, 1420 Chestnut st, Phila, Pa. Plan No. 14.

AMSTERDAM AV, 129-131, 3-sty loft, office and dwelling, 49x74; cost, $15,000; owner, Benjamin F. Foster, 306 West 100th st; architect, O. Lowinson, 5 West 31st st. Plan No. 10.

5TH AV, s e cor 46th st, 6-sty store, office and conservatory, 25.5x.00; cost, $75,000; owner, 561 5th av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 8.

THEATRES.

47TH ST, n w cor Broadway, — sty theatre, store and office, 155.7x265.2x235; cost, $500,000; owner, Mitchel H. Mark Realty Corporation, 701 7th av; architect, Thomas W. Lamb, 501 5th av. Plan No. 12.

MISCELLANEOUS.

56TH ST, 609-615 West, 4-sty shop, 100x55.11; cost, $45,000; owner, John Theurer, 804 11th av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 13.

PARK AV, 1921-1937, rear 1-sty frame shop, 96x20; cost, $600; owner, McMullen, Snare & Triest; architect, W. J. R. Wilson, 121 East 123d st. Plan No. 9.

PARK AV, 1921-1937 West, rear 1-sty frame shop, 12x16; cost, $150; owner, McMullen, Snare & Triest; architect, W. J. R. Wilson, 121 East 123d st. Plan No. 11.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

236TH ST, n s, 259 w Oneida av, two 4-sty brick tenements, slag roof, 34x66.4; cost, $60,000; owner, Edward J. Byrne Construction Co., Edward J. Byrne, 329 3d av, president and architect. Plan No. 6.

HOLLAND AV, e s, 50 n 214th st, 3-sty brick tenement, tin roof, 20x53.2; cost, $7,500; owner, David S. Crater, 342 South Columbus av, Mt. Vernon; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 7.

PARK AV, e s, 162.2 s 183d st, two 5-sty brick tenement, slag roof, 36x99; cost, $70,000; owner, Henry Lang, 1616 Washington av; architect, Charles S. Clark, 441 Tremont av. Plan No. 8.

VILLA AV, w s, 188.4 s Van Cortlandt av, two 5-sty brick tenements, tin roof, 50x88; cost, $75,000; owners, Aloha Realty Co., Albert Hartcone, 20 Nassau st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 9.

OAK TREE PL, s e cor Arthur av, 5-sty brick tenement, tin roof, 25x81; cost, $25,000; owners, Rogers & Gallagher Construction Co., Michael A. Gallagher, 2297 Loring pl, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 19.

188TH ST, n w cor Elm pl, three 5-sty brick tenements, tin roof, 38x71.3¼, 29.3¼x74.4; cost, $63,000; owners, Schoen Co., Edward Schoen, 1790 Prospect av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 18

ROGERS PL, e s, 47.5 s 165th st, 5-sty brick tenement, plastic slate roof, 60x70.3; cost, $45,000; owners, Jacob O. Pedersen Construction Co., Jacob Pedersen, 829 Freeman st, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 13.

EAGLE AV, n w cor 159th st, 6-sty brick tenement, slag roof, 50x90; cost, $45,000; owners, Hubener & Escher, 748 Melrose av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 12.

SOUTH BOULEVARD, s w cor Crotona Park East, 5-sty brick tenement, slag roof, 50x90; cost, $60,000; owners, Park Hill Construction Co., H. Ratner, 779 Crotona Park North, president; architect, Robert E. La Velle, 2801 Valentine av. Plan No. 16.

DWELLINGS.

246TH ST, n s, 300 w Waldo av, 2-sty and attic frame dwelling, tile roof, 74.4x32.6; cost, $13,000; owner, Mrs. Charles E. Niles, 345 West 85th st; architect, George H. Chichester, 103 Park av. Plan No. 15.

STABLES AND GARAGES.

139TH ST, n s, 130.3 e 3d av, 3-sty brick garage, slag roof, 49.6¾x98.8½; cost, $25,000; owner, John P. Indorf, 160 St. Ann's av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 17.

ANDREWS AV, 2194, 1-sty frame garage, 13.6x19; cost, $200; owner, Nellie L. Vought, on premises; architect, Robert N. Cleverdon, 4 East 42d st. Plan No. 11.

STORES AND DWELLINGS.

TREMONT AV, s e cor Marmion av, 2-sty brick store and dwelling, plastic slate roof, 45.10x50; cost, $20,000; owner, C. Edward Deppeler, 318 West 85th st; architect, John Brandt, 271 West 125th st. Plan No. 14.

MISCELLANEOUS.

SEA VIEW AV, w s, 50 [illegible] Central av, 1-sty frame shed, 20x40; cost, $150; owner, C. H. Dittmar, 102 West 130th st; architect, Charles S. Clark, 441 Tremont av. Plan No. 10.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DEKALB AV, [illegible] 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $45,000; owner, A. W. Bernstein, 748 Flushing av; architects, Shampan & Shampan, [illegible] Plan No. [illegible]

DWELLINGS.

OCEAN AV, w s, 495.6 s Dorchester rd, [illegible] 1 family; cost, $13,000; owner, Hy. H. Doebler, 600 East 18th st; architect, A. H. Strong, same address. Plan No. 32.

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EAST 9TH ST, e s, 220 s Av U, 2-sty brick dwelling, 26x62, tile roof, 2 families; cost, $8,500; owner, Restoration Co., 292 Broadway; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 40.

STRATFORD RD, w s, 96 n Turner pl, 2-sty and attic frame dwelling, 30.8x34.10, shingle roof, 1 family; cost, $7,500; owner, Anna P. Koch, 1236 Pacific st; architects, Slee & Bryson, 153 Montague st. Plan No. 75.

NEWPORT AV, s s, 80 w Williams av, two 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families each; total cost, $5,400; owner, Howard Invest. Co., 1934 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 59.

SURF AV, n s, 68 e West 17th st, 2-sty frame dwelling, 40x70, tar and gravel roof, 2 families; cost, $7,500; owner, Burt G. Lewis, West 17th st and Mermaid av; architect, Frank Schulze, Surf av, bet 32d and 33d sts. Plan No. 65.

WILLIAMS AV, e s, 20 s Newport av, four 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families each; total cost, $10,400; owner, Howard Invest. Co., 1934 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 58.

WEST 28TH ST, w s, 360 s Mermaid av, 2-sty frame dwelling, 22x30, — roof, 2 families; cost, $2,000; owner, Caterina Guide, 2947 West 28th st, C. I.; architect, George H. Suess, 2966 West 29th st, C. I. Plan No. 87.

GLENMORE RD, n e cor East 96th st, extension to 2-sty dwelling; cost, $350; owner, Mary A. Davenport, on premises; architect, Louis F. Schillinger, 1607 Van Siclen av. Plan No. 96.

STABLES AND GARAGES.

CLASSON AV, s e cor Putnam av, 1-sty brick garage, 80x100, tar felt, and slag roof; cost, $8,000; owner, Louis W. Boughton, 517 Classon av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 37.

GILLEN PL, e s, 98.2 n Jamaica av, 2-sty brick stable, 35.8x68.6, slag roof; cost, $10,000; owner, Frank D. Creamer, 44 Court st; architect, J. Sarsfield Kennedy, 44 Court st. Plan No. 68.

PRESIDENT ST, 1452, 1-sty brick garage, 16x20, tile roof; cost, $500; owner, Leopold Levy, 816 Broadway; architects, Brook & Rosenberg, 44 Court st. Plan No. 73.

SCHOOLS AND COLLEGES.

BAY RIDGE AV, n e, 68th st, s s, and 12th av, e s, 5-sty brick public school, 160x82, slag roof; cost, $200,000; owner, City N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 79.

STORES AND TENEMENTS.

SOUTH 5TH ST, Nos. 386-8, 6-sty brick store and tenements, 50x90, tin roof, 33 families; cost, $50,000; owner, Hyman Hershkowitz, 193 South 9th st; architect, Charles M. Straub, 147 4th av. Plan No. 60.

CATON PL, n e cor Ocean Parkway, 1-sty brick shed, 18x24, tar and gravel roof; cost, $200; owner, Andrew Knippert, on premises; architect, Aug. Kaetner, 201 Greenwood av. Plan No. 78.

BLAKE AV, s w cor Cleveland st, 1-sty brick market, 80x90, gravel roof; cost, $14,000; owner, Alex Ullman, 576 Cleveland st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 93.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—4th av, e s, 150 s Potter av, 3-sty brick tenement, 50x76, tar and gravel roof, 15 families; cost, $17,000; owner, John Permak, 805 2d av, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 25.

DWELLINGS.

ARVERNE.—Wavecrest av, e s, 80 s Elizabeth av, two 2½-sty frame dwellings, 21x30, shingle roof, 1 family; cost, $8,000; owner, Wavecrest Construction Co., Hotel Lafayette, N. Y. C.; architect, Emil J. Erickson, 640 Fulton st, Bklyn. Plan Nos. 8 and 9.

AUBURNDALE.—Dexter av, w s, 200 s Baldwin st, two 2½-sty frame dwellings, 24x33, shingle roof, 1 family; cost, $5,000; owner, Henry Richter, 229 8th st, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 3 and 4.

JAMAICA.—Kosciusko st, s s, 180 e Strenski pl, 2-sty frame dwelling, 16x45, slag roof, 2 families; cost, $1,800; owner, Stanislaw Soliaz, 26 Strenski pl, Jamaica; architect, John F. D. Beball, 324 Fulton st, Jamaica. Plan No. 6.

KEW GARDENS.—Greenfell av, n w cor Quentin st, 2½-sty frame dwelling, 39x25, shingle roof, 1 family; cost, $6,000; owner, D. Henry Green, 663 8th av, N. Y. C.; architects, Slee & Bryson, 153 Montague st, Bklyn. Plan No. 13.

RICHMOND HILL.—Ridge av, n s, 67 e Walnut st, 2½-sty frame dwelling, 26x24, shingle roof, 1 family; cost, $4,500; owners and architects, Riddell & Barri, Briggs av, Richmond Hill. Plan No. 14.

ROCKAWAY BEACH.—Chester av, s s, 200 w Bayside av, two 2-sty frame dwellings, 16x46, shingle roof, 1 family; cost, $6,000; owner and architect, Tim Hurst, Chester av, Rockaway Beach. Plan Nos. 1 and 2.

ROCKAWAY BEACH.—Washington av, s s, 100 w Center st, two 2-sty frame dwellings, 13x21, shingle roof, 1 family; cost, $1,000; owners, Misses K. & M. Ryan, 170 East 90th st, N. Y. C.; architect, J. P. Powers Co. Fairview av, Rockaway Beach. Plan Nos. 11 & 12.

ELMHURST.—Dewey st, e s, 163 s Thompson av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,000; owner, Mary E. Hofman, 182 Forest av, Ridgewood; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 17.

RICHMOND HILL.—Belmont av, n s, 20 w Napier av, 2-sty frame dwelling, 19x50, tin roof, 2 families; cost, $2,500; owner, Mary Esposito, Bedford av, Brooklyn; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 18.

WOODHAVEN.—Hopkinton av, e s, 132 s Atlantic av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $2,600; owners, G. W. Scutt & Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 19.

GLENDALE.—Main av, s e cor Lafayette av, 2-sty frame dwelling, 30x54, tin roof, 2 families; cost, $3,000; owner, Middle Village Building Co., 464 Grand st, N. Y. C.; architect, Klein & Koen, 9 DeBevoise st, Brooklyn. Plan Nos. 31-32. Two buildings.

MORRIS PARK.—Curtis av, s e cor Chichester av, three 2½-sty frame dwellings, 20x30, shingle roof, 1 family; cost, $7,500; owner and architect, A. J. Wick, Pressberger av, South Ozone Park. Plan Nos. 22-23-24.

RICHMOND HILL.—North st, s s, 150 w Union pl, three 2-sty frame dwellings, 16x30, tin roof, 1 family; cost, $6,000; owner, Cosmopolitan Construction Co., Atlantic & Greenward av, Richmond Hill; architect, E. P. Dennis, 64 Welling st, Richmond Hill. Plan No. 26.

RICHMOND HILL.—Cottage av, w s, 119 n Jamaica av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $5,000; owner, Lautenbach & Breyenski, 143 Atlantic st, Richmond Hill; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 27-28.

ROCKAWAY PARK.—Washington av, s s, 60 e 6th av, 2½-sty frame dwelling, 21x33, shingle roof, 1 family; cost, $6,000; owner, Mrs. Christine F. Seckel, 6th av, Rockaway Park; architect, Sprung & Wertheimer, 520 Boulevard, Rockaway Beach. Plan No. 30.

BAYSIDE.—Jackson st, w s, 79 n Ashburton av, 2½-sty frame dwelling, 24x33, shingle roof, 1 family; cost, $3,200; owner, Woodland Construction Co., 4 Shipley st, Woodhaven; architect, Samuel Guilfoy, 4 Shipley st, Woodhaven. Plan No. 42.

EDGEMERE.—Dickerson av, e s, 280 n Edgemere av and Hudson av, e s, 180 n Bay av, five 2-sty frame dwellings, 25x37, shingle roof, 1 family; cost, $17,500; owner, S. & L. Construction Co., Far Rockaway; architect, Howard & Callmann, Far Rockaway. Plan Nos. 48-49-50-51-52.

ROCKAWAY PARK.—9th av, e s, 400 n Triton av, two 2-sty frame dwellings, 24x38, shingle roof, 1 family; cost, $9,650; owner, Jeto Y. Yungetes, 592 91st st, Brooklyn; architect, Albert Hansen, 9 Vernam av, Arverne. Plan No. 40-41.

SPRINGFIELD.—Willow pl, s w cor Davison av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, $4,000; owner, W. W. Gallen, Mill rd, East Rockaway; architect, Henry & Russell, Jamaica. Plan No. 44.

WOODHAVEN.—Clinton av, w s, 460 n Broadway, three 2-sty frame dwellings, 17x37, tin roof, 1 family; cost, $7,500; owner, Mrs. Vitline Lambert, 1241 Bigelow pl, Woodhaven; architect, Jos. Monda, 372 Broome st, N. Y. C. Plan Nos. 45-46-47.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—L. I. R. R., s s, n s Spring st, 2-sty frame storehouse, 100x30, tar and felt roof; cost, $5,000; owners, Holbrook, Cabot & Rollins Corp., 331 Madison av, N. Y. C. Plan No. 15.

STABLES AND GARAGES.

FAR ROCKAWAY.—Central av, n s, 200 e L. I. R. R. Plaza, 1-sty frame garage, 16x16, corrugated iron roof; cost, $150; owner, W. Harvey Beegle, Far Rockaway. Plan No. 29.

ARVERNE.—Boulevard, n w cor Ammermann av, 1-sty brick garage, 144x91, plastic slate roof; cost, $4,500; owner, Era J. Rogers, West Newbury, Mass.; architect, Lorenz J. Weiher, 271 West 125th st, N. Y. C. Plan No. 34.

MIDDLE VILLAGE.—Furman av, w s, 133 s Juniper Swamp rd, 2-sty frame cow barn, 95x79, tar and gravel roof; cost, $6,000; owner, Meyer Krout, Furman av, Middle Village; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 21.

RICHMOND HILL.—Maple st, w s, 227 s Jamaica av, 1-sty brick garage, 15x19, shingle roof; cost, $400; owner, S. E. Grenard, 225 Maple st, Richmond Hill. Plan No. 36.

RICHMOND HILL.—Waterbury av, e s, 55 s Orchard av, 1-sty brick garage, 15x19, shingle roof; cost, $400; owner, Edwin Woodin, 106 Maple st, Richmond Hill. Plan No. 37.

STORES AND DWELLINGS.

CORONA.—National av, w s, 75 n Poplar st, 2-sty brick store and dwelling, 25x53, tin roof, 2 families; cost, $4,000; owner, Thompson Bros., Grant st, Corona; architect, Alfred Debalsi, 51 Grant st, Corona. Plan No. 35.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 100 s Erlin av, 1-sty frame store and dwelling, 25x63, felt and slag roof, 1 family; cost, $2,400; owner, Edwin Roessler, Fresh Pond rd, Middle Village; architect, John W. Vanderveght, 47 Butler st, Evergreen. Plan No. 33.

THEATRES.

SO. OZONE PARK.—Rockaway rd, w s, 140 e Davis av, 1-sty frame moving picture show, 25x92, shingle roof; cost, $3,500; owner and architect, Albert J. Wick, Pressberger av, So. Ozone Park. Plan No. 5.

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MISCELLANEOUS.

ARVERNE.—South Jessica av, No. 22, 1-sty frame platform, 25x35, slag roof; cost, $400; owner, Max Stone, premises; architect, J. P. Powers Co., Rockaway Beach. Plan No. 10.

JAMAICA CREEK.—Bay av, e s, 600 n New York av, 1-sty frame boathouse, 12x28, tar roof; cost, $300; owner, Phillip Kurtz, 3857 3d av, N. Y. C. Plan No. 16.

MASPETH.—Clinton av, s s, 159 w Fisk av, 1½-sty shop, 50x95, tin roof; cost, $4,800 (brick); owner, J. Maryanov, 293 Church st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 7.

MIDDLE VILLAGE.—Furman av, w s, 133 s Juniper av, 1-sty frame milk house, 49x19, tar and gravel roof; cost, $1,000; owner, Meyer Krout, Furman av, Middle Village; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 20.

JAMAICA.—New York av, w s, 522 s Fulton st, 1-sty frame passenger station and platform, 10x48, tar and gravel roof; cost, $4,500; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 38.

JAMAICA.—Johnson av, n s, 225 w Guilford st, 1-sty frame shed, 12x40, tar and gravel roof; cost, $300; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 43.

Richmond.

DWELLINGS.

FISKE AV, e s, 40 n Watchogue rd, Westerleigh, 2-sty frame dwelling, 24x27; cost, $3,200; owner, C. P. Minor, Westerleigh; architect, John O. Johnson, Port Richmond; architect builds. Plan No. 6.

ELM ST, w s, 100 s Hatfield av, Port Richmond, 2½-sty frame dwelling, 20x47; cost, $4,500; owner, Ole Odegard, Port Richmond; architect, W. F. Behler, 84 Clinton av, Port Richmond; owner builds. Plan No. 1.

FACTORIES AND WAREHOUSES.

RICHMOND TERRACE, s s, 50 w Broadway, West New Brighton, 1-sty frame storage, 17x25; cost, $250; owner, Mrs. Daniel Dempsey, West New Brighton; builder, John J. Murphy, West New Brighton. Plan No. 3.

STABLES AND GARAGES.

CLINTON AV, 300 s Lafayette av, New Brighton, 1-sty frame stable, 14x16; cost, $150; owner, James From, Port Richmond; builder, M. Lauternilch, Port Richmond. Plan No. 5.

CEBRA AV, near Turf av, Stapleton, 1-sty frame barn; cost, $150; owner, S. de Frisco, Stapleton; builder, W. F. Dalton, Stapleton. Plan No. 4.

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SHORE RD, s s, 100 s Rossville av, Rossville, frame stable, 30x40; cost, $500; owner, Floyd Decker, Rossville; builder, Wm. H. Daggert, Tottenville. Plan No. 2.

MISCELLANEOUS.

FINGERBOARD RD, s s, 100 w Summer st, Rosebank, 1-sty frame shed, 6x8, cost, $50; owner, E Kratzer, Rosebank; builder, J. M. Steltetson, Rosebank. Plan No. 7.

PLANS FILED FOR ALTERATION WORK.

Manhattan

BLEECKER ST, 124, partitions, stairway to 8-sty store and loft; cost, $400; owner, John Lynn, 48 Bond st; architect, F. Bloodgood, Jr., 8 York st. Plan No. 54.

CANAL ST, 327, windows to 4-sty loft and store; cost, $800; owner, Catherine d'Angelement, care of R. Thomas, 56 Wall st; architect, Charles I. Berg, 331 Madison av. Plan No. 60.

HOUSTON ST, 118-122 West, alter laundry; cost, $900; owner, Wendell & Evans, 120 West Houston st, architect, H. N. Paradies, 231 West 18th st. Plan No. 40.

HOUSTON ST, 210, alter moving picture show; cost, $5,500; owner, Louis Minsky, 228 2d av; architect, L. A. Sheinart, 194 Bowery. Plan No. 48.

LUDLOW ST, n e cor Hester st, change stairs, walls, toilets to 4-sty synagogue and store; cost, $6,000; owner, Morris Marrens, 712 Broadway; architect, L. A. Sheinart, 194 Broadway. Plan No. 52.

MULBERRY ST, 140, partitions, toilets, windows to 2, 4 and 5-sty tenements; cost, $2,000; owner, John H. McCoy, 365 East 62d st; architect, Charles M. Straub, 147 4th av. Plan No. 49.

3D ST, 135 East, 4-sty rear extension, 13.5 x39, partitions, columns, toilets to 4-sty tenement; cost, $5,000; owner, Benedict Bockar, 126 Broome st; architect, O. Reissmann, 30 1st st. Plan No. 65.

7TH ST, 11 East, partitions, windows to 5-sty store and tenement; cost, $1,200; owner, Susan Semten, care of Engesser & Haagg, 403 East 16th st; architect, O. Reissmann, 30 1st st. Plan No. 62.

11TH ST, 321 West, partitions to 5-sty tenement; cost, $50; owner, Wm. Glassheim, premises; architect, Francis A. Norris, 552 Rugby rd, Brooklyn. Plan No. 36.

17TH ST, 221-225 West, alter stable and loft; cost, $1,000; owner, Monahan Express Co., 61 Greenwich st; architect, George M. McCabe, 96 5th av. Plan No. 38.

23D ST, 235-239 West, partitions to 8-sty store and office; cost, $500; owner, The Eastmann Kodak Co., Rochester, N. Y.; architect, R. Rohl, 128 Bible House. Plan No. 41.

25TH ST, 152-156 West, interior changes to 12-sty loft; cost, $1,900; owner, Morris Block, premises; architect, R. J. Mansfield, 135 William st. Plan No. 43.

27TH ST 28-32 West, partitions, windows to 12-sty loft; cost, $1,900; owner, Thomas A. Sperry, premises; architect, R. J. Mansfield, 135 William st. Plan No. 44

34TH ST, 53 East, 1-sty rear extension, 8.4x 14, partitions, stairways, walls to 4-sty dwelling and loft; cost, $16,000; owner, Amelia A. Fox, 164 West 76th st; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 56.

36TH ST, 8-10 West, change shaft, windows, beams to 9-sty store and loft; cost, $5,500; owner, John W. Walker, Bayville, L. I.; architect, L. A. Sheinart, 194 Bowery. Plan No. 57.

39TH ST, 66 West, change windows to 4-sty store and loft; cost, $500; owner, Edwin T. Holmes, 26 Cortlandt st; architect, A. Balschun, 448 East 145th st. Plan No. 55.

42D ST, 348 West, sign to 2-sty stores; cost, $125; owner, John T. Dunseith, 104 West 42d st. Plan No. 45.

42D ST, 403-405 West, 1-sty rear extension, 19x36, beams, partitions to two 4-sty stores and tenements; cost, $10,000; owner, Wm. J. Daniel, care of architect, Thomas H. Styles, 1451 Broadway. Plan No. 64. John Jordan, 1451 Broadway, has contract.

45TH ST, 23 West, windows, to 5-sty loft; cost, $500; owner, Isaac J. Mayer, 15 West 45th st; architects, Schwartz & Gross, 347 5th av. Plan No. 66.

71ST ST, 414 East, toilets, windows to 5-sty store and tenement; cost, $150; owner, Philip Fried, 327 84th st; architect, J. P Voelker, 679 3d av Plan No. 47.

105TH ST, 333-337 East, 1-sty rear extension, 30x10.11, to 3-sty factory; cost, $250; owner, Frank Fallotico, premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No 61.

105TH ST, n e cor 2d av, partitions, toilets, windows to 5-sty store and tenement; cost, $4,000; owner, Hamilton Holding Co., 149 Broadway; architect, R Prager, 149 Broadway. Plan No. 46.

108TH ST, 228 East, partitions, doorways to 4-sty store and tenement; cost, $500; owner, Luge Pittelli, 228 East 108th st; architect, O Reissmann, 30 1st st. Plan No. 63.

123D ST, 343 East, change walls, roof to 1-sty storage shed; cost, $350; owner, Mary A. Gillies, 256 Broadway; architect, H. B. Roberts, 103 Park av Plan No. 53.

AMSTERDAM AV, n e cor 98th st, partitions to 5-sty tenement and store; cost, $50; owner, Solomon Weinhandler, 290 Broadway; architect, Wm. Spannhake, 233 East 78th st. Plan No. 51.

BROADWAY, e s, bet 45th and 44th sts, interior changes to 6-sty theatre; cost, $10,000; owner, New York Theatre Co., 214 West 42d st; architect, A. W. Johnson, 1470 Broadway. Plan No. 42.

BROADWAY, 1255-1261, windows, interior changes to 11-sty store and office; cost, $3,000; owner, W. R. H. Martin Trust, 47 West 34th st, architects, Rouse & Goldstone, 38 West 32d st Plan No. 37.

ST. NICHOLAS AV, 1359, mezzanine floor to 6-sty tenement; cost, $200; owner, A. L. Tufts premises; architect, Charles Schaefer, Jr., Co., 401 Tremont av. Plan No. 59.

2D AV, 845, 1-sty center extension, 25x29, partitions, stairs, fire passage to two 3-sty stores and tenement; cost, $5,500; owner, Charles Tarzian, 57 Thompson st; architect, L. A. Sheinart, 194 Bowery. Plan No. 58.

6TH AV, 514, partitions, windows to 4-sty store and loft; cost, $1,000; owner, James Devaney, 300 West 50th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 39.

6TH AV, 257, columns, windows, partitions to 3-sty shop; cost, $6,250; owner, James Egan, 353 West 34th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 50.

Bronx.

CENTRE ST, s s, 75 w William st, ½-sty built upon 1-sty frame dwelling; cost, $200; owner, Samuel H. Booth, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 9.

DORSEY ST, s s, 399.82 e Zerega av, move 3-sty frame store and dwelling; cost, $1,000; owner, Pasquale Olivet, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 16.

138TH ST, Nos. 428 to 446, new partitions to 7-sty brick tenements; cost, $150; owners, Columbia Knickerbocker Trust Co., 148th st and 3d av; architects, Moore & Landseidel, 148th st & 3d av. Plan No. 7.

146TH ST, n s, 224.5 w St. Ann's av, new partitions to 1-sty frame school; cost, $200; owners, Cong. Talmud Torah Baith Abraham, on premises; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 15.

148TH ST, n s, 101 w Morris av, move and build 1-sty upon 2-sty frame store and dwelling; cost, $1,800; owner, Mrs. Celesta Diorio, 329 East 149th st; architect, Angelo H. Martire, 16 West 31st st. Plan No. 14.

182D ST, 580, new windows, new partitions to 3-sty frame dwelling; cost, $500; owner, Mollie Steinberg, on premises; architect, Jacob Fisher, 25 Av A. Plan No. 18.

CITY ISLAND AV, e s, 134 s Fordham st, new stairs, new partitions to 2-sty frame store; cost, $350; owner and architect, Joseph Lippman, on premises. Plan No. 17.

CONCOURSE, e s, 100 n Tremont av,, 1-sty frame extension, 6x4 to 2-sty frame dwelling; cost, $200; owner, L. Berte, 2819 Creston av; architect, W. C. Martin, 441 Tremont av. Plan No. 13.

CORLEAR AV, w s, 161 s 232d st, 2-sty frame extension, 17x25.11, to two 2-sty frame dwellings; cost, $3,000; owner, David Sage, on premises; architects, Moore & Landseidel, 148th st & 3d av. Plan No. 8.

INTERVALE AV, n e cor 163d st, new door to 6-sty brick tenement; cost, $35; owner, Advance Building Co., 935 East 163d st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 10.

JACKSON AV e s, 157.5 s 160th st, new store front, new partitions, to 2-sty frame store and dwelling; cost, $300; owner, Jas. G. Patton, 812 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 12.

JACKSON AV, e s, 117.3 s 160th st, move 2-sty frame store and dwelling; cost, $2,000; owner, Jas. G. Patton, 812 Jackson av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 11.

TREMONT AV, No. 420, new elevator, new store front, to 4-sty brick store; cost, $5,000; owner, B. F. Lynch, 49 East 78th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 5.

WALKER AV, s w cor St Raymonds av, 1-sty frame extension, 14x15.6, to 2½-sty frame dwelling; cost, $500; owner, Katie Rogers, on premises; architect, B. Ebeling, 1407 Taylor av. Plan No. 6.

Brooklyn.

CLARKSON ST, n s, 100 e New York av, partitions, plumbing, 4-sty hospital; cost, $7,000; owner, City N. Y.; architect, Wm. Winer, 647 Vanderbilt av. Plan No. 95.

CLYMER ST, n s, 150 e Bedford av, new electric sign; cost, $500; owner H. F. Day, 118 Lee av; architect, Federal Sign Co., 229 West 42d st, N. Y. Plan No. 97.

COOK ST, No. 14, store front, &c, 3-sty tenement; cost, $1,500; owner, Aaron Westheim, 687 Broadway; architect, Philip Gresman, 96 Water st. Plan No. 86.

FULTON ST, n s, 82.1 e Vanderbilt av, machine booth, 1-sty moving picture show; cost, $1,000; owner, Geo. W. Greenberger, 895 Fulton st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 33.

FULTON ST, s e cor New York av, flooring and plumbing, 3-sty store and storage; cost, $2,000; owner, Jos. Ryan, 146 Monroe st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 27.

PROSPECT ST, s s, 250 w Bridge st, windows, partitions and plumbing, cost, $800; owner, Antonio Gentile, 118 Prospect st; architect, R A. Austin, 174 Sands st. Plan No. 29.

KEAP ST, 477, repair elevator shaft; cost, $800, owner L J Hopkins, on premises; architect, J. Somerville, 156 West 30th st, N. Y. Plan No. 57.

MALBONE ST, 55, extension to 1-sty shop; cost, $250; owner, C. Robbins Estate, 164 Montague st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 63.

WARWICK ST, e s, 130.7 s Fulton st, alter piazza and interior 2-sty dwelling; cost, $400; owner, Geo T Strekham, 1 West 31st st, N. Y.; architect, Wm. F. Gompert, 2102 Broadway, N. Y. Plan No. 80.

WARWICK ST, e s, 255.7 s Fulton st, alter piazza and interior 2-sty dwelling; cost, $400; owner and architect as above. Plan No. 81.

WARWICK ST, e s, 405.7 s Fulton st, alter piazza and interior 2-sty dwelling; cost, $400; owner and architect as above. Plan No. 82.

WARWICK ST, e s, 220.9 s Fulton st, alter piazza and interior 2-sty dwelling; cost, $400; owner and architect, as above. Plan No. 83.

WATKINS ST, e s, 125 s Belmont av, plumbing, etc., 3-sty store and dwelling; cost, $50; owner, Sophie Lipshitz, on premises; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 71.

4TH ST, n s, 88 w 7th av, new elevator; cost, $400; owner, Boyle & James, on premises; architect, Otis Elevator Co., 26th st and 11th av. Plan No. 99.

13TH ST, n s, 185 w 4th av, plumbing, &c, 2-sty and basement dwelling; cost, $150; owners, Edwin W. Wallace & ano, Rockville Centre, N. Y.; architect, Jas. H. Patten, same address. Plan No. 39.

23D ST, w s, 430 n Mermaid av, remove portion wall, &c, 2-sty dwelling; cost, $150; owner, Antonio Carbone, 181 Montrose av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 89.

EAST 5TH ST, w s, 95.6 s Church av, 2-sty and basement brick dwelling, 20x48, tar and gravel roof; cost, $3,000; owner, Joseph Primovera, 519 2d av, N. Y.; architect, Pasquale Gagliaidi, 239 Navy st. Plan No. 94.

54TH ST, s s, 100 e 13th av, interior alterations to 2-sty dwelling; cost, $200; owner, Carrie L Hadley, 1312 54th st; architect, Chas. H. Hadley, same address. Plan No. 99.

69TH ST, n w cor 14th av, alter booth and interior 1-sty moving picture show; cost, $200; owner, Chas. Gehren, 60th st and New Utrecht av. Plan No. 84.

BATH AV, n s, 99.2 e Bay 19th st, replace front and interior alterations, 2-sty moving picture; cost, $1,000; owner, Frederick Weitzman, 2707 Glenwood rd; architect, Richard Marzari, 288 West 6th st. Plan No. 67.

BROADWAY, s s, 50 e Bartlett st, plumbing, shift doors, &c, 4-sty tenement; cost, $200; owner, P. H. McElroy, 1096 Myrtle av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 26.

BUSHWICK AV, s e cor Hart st, new extension to 3-sty tenement; cost, $500; owner, P. F. Lenhart, 587 Greene av; architect, Wm. Debus, 86 Cedar st. Plan No. 90.

DEKALB AV, s s, 100 w Throop av, 3-sty brick extension, 8.2x16.8; cost, $1,500; owner, Saly Jacobs, 1405 5th av, N. Y.; architects, Brook & Rosenberg, 44 Court st. Plan No. 36.

DIVISION AV, s s, 50.3 e Roebling st, rebuild front wall, &c; cost, $700; owner, Sam'l Goldenberg, 492 Green av; architects, Brook & Rosenberg, 44 Court st. Plan No. 35.

GATES AV, s s, 187.6 e Stuyvesant av, new store front; cost, $133; owner, Geo. Lansing; architect, Sam'l F. Herlin, 299 12th st. Plan No. 34.

GLENMORE AV, No. 131, interior alterations to 2-sty store and dwelling; cost, $350; owner, Louis Seidelman, 131 Glenmore av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 77.

GRAHAM AV, n w cor Stagg st, exterior alterations and plumbing; cost, $750; owners, Obermeyer & Liebman, 4 Noll st; architect, E. J. Messinger, 394 Graham av. Plan No. 38.

GREENPOINT AV, 207, new passageway and interior alterations to 2-sty store and dwelling; cost, $460; owner, Jos. Dadinsky, on premises; architect, Jos. McKillop, 154 India st. Plan No. 74.

NEWKIRK AV, s s, 72.1 w East 15th st, electric sign, &c; cost, $80; owner, Robt. P. Lumley, 1408 Newkirk av; architects, Geo. H. Rice Co., 481 Sterling pl. Plan No. 23.

SKILLMAN AV, 121, extension, etc., 2-sty dwelling; cost, $500; owner, Antonio Santin, 121 Skillman av; architect, Charles P. Cannella, 60 Graham av. Plan No. 64.

WASHINGTON AV, 329, rebuild rear wall 4-sty dwelling; cost, $3,000; owner, E. A. Quin, 120 5th av, N. Y.; architect, G. B. Hooper, same address. Plan No. 76.

4TH AV, w s, 27 s Degraw st, remove sheds, etc., 2-sty store and dwelling; cost, $5,500; owner, John Delegro, 186 4th av; architect, Laspia & Salvati, 525 Grand st. Plan No. 72.

Queens.

CORONA.—Stevenson pl, 3, install new plumbing in dwelling; cost, $170; owner, George Cardinale, premises. Plan No. 2.

FAR ROCKAWAY.—Straighton av, w s, 100 s Ocean av, 2-sty frame extension, 16x20, on rear 3-sty boarding house, tin roof; cost, $800; owner, D. W. Tierney, Centre av, New Rochelle, N. Y. Plan No. 18.

FLUSHING.—Franklin pl, n s, 209 e Jagger av, install new plumbing in dwelling; cost, $225; owner, Mrs. J. Russell Barrett, 70 Franklin pl, Flushing. Plan No. 16.

GLEN MORRIS.—Church st, w s, 180 n Arthur av, 1-sty frame extension, 12x33, on rear real estate office, tin roof; cost, $200; owner, Arthur Jaffers, 47 West 34th st, N. Y. C.; architect, Emil J. Ericson, 640 Fulton st, Brooklyn. Plan No. 5.

JAMAICA.—Union av, s s, 206 n Fulton st, 2-sty frame extension, 15x16, on rear 2-sty hook and ladder house, interior alterations;

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT.—Office of the Supervising Architect, Washington, D. C., January 6, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 17th day of February, 1913, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post office at Bowling Green, Ohio. The building is of one story and basement and has a ground area of approximately 5,400 square feet; fireproof first floor; stone facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Bowling Green, Ohio, or at this office, at the discretion of the Supervising Architect.—O. WENDEROTH, Supervising Architect.

HEARINGS ON SUBWAY CONTRACTS.

The Public Service Commission for the First District will hold public hearings on the form of contracts containing terms and conditions to govern joint construction by the City, and by the Interborough Rapid Transit Company, and by the New York Municipal Railway Corporation, of certain rapid transit railroads embraced in the Dual System, and operation by those companies respectively of the portions of said lines allotted to each in conjunction with existing rapid transit roads now operated by each.

The hearings will be held on January 14, 1913, in Room 305, No. 154 Nassau Street, New York City, as follows:

On the New York Municipal Railway Corporation contract at 10:00 A. M.

On the Interborough Rapid Transit Company contract at 2:00 P. M.

Copies of the proposed contracts are for sale at one dollar each.

PUBLIC SERVICE COMMISSION FOR THE FIRST DISTRICT,
By, WILLIAM R. WILLCOX, Chairman.
TRAVIS H. WHITNEY, Secretary.
December 30, 1912.

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cost, $3,000; owner, City of N. Y., 67th st, N. Y. C.; architect, J. R. Richel, same address. Plan No. 10.

LONG ISLAND CITY.—Jackson av, 426, erect new electric sign; cost, $300; owner, Edward G. McDonell, premises. Plan No. 3.

LONG ISLAND CITY.—Winthrop av, s w cor Albert st, general repairs to dwelling; cost, $700; owner, Thomas C. Capone, 428 Potter av, L. I. City. Plan No. 4.

LONG ISLAND CITY.—3d st, n s, 225 e West av, interior alterations to stable; cost, $200; owner, John M. Neyer, 63 3d st, L. I. C. Plan No. 13.

LONG ISLAND CITY.—Grand av, n s, 96 e Steinway av, install new plumbing in dwelling; cost, $100; owner, A. A. Howell, 447 Grand av, L. I. C. Plan No. 12.

LONG ISLAND CITY.—Crescent st, e s, 250 n Wilbur av, erect new W. C. compartments and install new plumbing in school; cost, $400; owner, St. Patricks Church, 123 Academy st, L. I. Plan No. 14.

LONG ISLAND CITY.—William st, 254, install new plumbing in dwelling; cost, $200; owner, Mr. Kempt, 239 West 126th st, N. Y. C. Plan No. 15.

RIDGEWOOD.—Glasser st, 7, 1-sty frame extension, 24x14, on rear 1-sty dwelling, tin roof; cost, $500; interior alterations; owner, E. J. Hayden, 108 Broadway, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 7.

ROCKAWAY BEACH.—North Hammells av, e s, 600 n L. I. R. R., 1-sty frame extension, 10x20, on side work shop, felt roof; cost, $75; owner, John Lees, premises. Plan No. 1.

ROCKAWAY BEACH.—Grove av, w s, 80 n Boulevard, interior alterations to private garage; cost, $150; owner, Excelsior Mea & Produce Co., 448 Boulevard, Rockaway Beach. Plan No. 6.

WOODSIDE.—Riker av, w s, 30 n 2d st, install new plumbing in dwelling; cost, $30; owner, Otto Graber, 5th st, Woodside. Plan No. 9.

WOODSIDE.—Lincoln av, e s, 180 n Thompson av, install new plumbing in dwelling; cost, $150; owner, Joseph Offmann, Lincoln av, Woodside. Plan No. 11.

Richmond.

ELIZABETH ST, n e cor Heberton av, Port Richmond, alter frame dwelling; cost, $100; owner, I. Place, Port Richmond; builder, John C. Elliott, West New Brighton. Plan No. 3.

VAN DUZER ST, s e cor Broad, Stapleton, alter brick garage; cost, $50; owner, Bechtel Brewery Co., Stapleton; builder, Edward Lineham, Stapleton. Plan No. 6.

AMBOY RD, s s, opposite Main st, Tottenville, add frame public hall; cost, $100; owner, Richmond Lodge, K. of P., Tottenville; builder, H. B. Dunham, Tottenville. Plan No. 4.

BELAU RD, s s, 800 w New York av, Fort Wadsworth, add terra cotta garage; cost, $250; owner, Bertha Dreyfuss, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 5.

MANHATTAN, w s, 225 s Cleremont, Tottenville, alter frame bungalow; cost, $100; owner, Charlotte Cummings, Tottenville; builder, Jas. H. Cummings, Tottenville. Plan No. 2.

PRINCESS BAY AV, e s, 500 n Wilbur st, Princess Bay, alter frame dwelling; cost, $250; owner, E. T. Tillinghast, Princess Bay; builder, Gabriel Dissoway, Tottenville. Plan No. 1.

WASHINGTON AV, s s, 80 w Harbor rd, Mariner's Harbor, add frame storage; cost, $150; owner, J. S. Drake, New Brighton; builder, U. W. Osborn & Son, Mariner's Harbor.

Personal and Trade Notes.

THE PITTSBURGH WATER HEATER CO., of 30 East 20th st, N. Y. C., will move to new quarters at 212 Livingston st, Brooklyn, about January 15th.

OBJECTIONS to the nomination of Herman W. Hoefer as state architect, for a second term, raised by the American Institute of Architects, were not sustained.

JOHN M. VAN GELDER, of Ramsey, N. J., assistant engineer with the Board of Water Supply, of New York City, has been appointed county engineer of Bergen County, N. J.

THE NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention in New Orleans, La., January 15 to 18, when upwards of 200 delegates are expected.

THE ANNUAL MEETING of the Retail Lumber Dealers' Association of State of New York; K. C. Evarts, secretary, Syracuse, N. Y., will be held at the Hotel Utica, Utica, N. Y., on January 29 and 30.

THE ANNUAL CONVENTION of the New York State Master House Painters and Decorators will be held at Buffalo, January 14, 15 and 16, with sessions in the rooms of the Builders' Exchange and headquarters at Hotel Lafayette.

THE AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its sixtieth annual meeting at the society house in New York on Jan. 15 and 16; on Jan. 17 and 18 there will be special meetings for topical discussions upon road construction and maintenance.

NEW MEMBERS of the Municipal Art Commission were appointed by the Mayor this week in the person of George W. Breck, of 160 5th av, and John A. Palmer, of 17 West 31st st. Mr. Breck has been a director of the American Academy in Rome.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—The 4th annual meeting of the Society will be held in New York, on Jan. 14 at which time the following papers will be given: "Legal Hints to Contractors," by W. L. Bowman, and "Fire, Its Effects and Its Prevention," by E. F. Croker.

WALTER FARRINGTON WELLS was made general manager of the Edison Electric Light Company, of Brooklyn, to succeed W. W. Freeman in that capacity, Mr. Freeman having resigned the position the first of the year to enter upon the development of an electrical power plant in Alabama.

THE RAISLER HEATING CO. is the buyer of Nos. 129 and 131 Amsterdam avenue, reported sold several weeks ago by John A. Moore, broker. A four-story factory of concrete will be erected for the heating company's use. The property was bought in the name of Benjamin F. Foster.

ILLUMINATING ENGINEERS.—The annual meeting of the Illuminating Engineering Society was held at the Aldine Club in the 5th Avenue Building, 23d street and 5th avenue, New York City. The meeting proper was preceded by an informal dinner served at 6.30 o'clock. The business meeting began about 8 p. m. The results of the election of officers and of the letter ballot on the constitutional amendments were announced. Addresses were delivered by retiring and incoming officers.

SENATOR AND MRS. JOHN B. ROSE, of Roseton; the Hon. and Mrs. George Washburn and Mr. and Mrs. George Hutton, of Kingston, and Miss Elizabeth Washburn, of Haverstraw, sailed on Jan. 4 for a tour of the West Indies and Panama.

LUCIEN WASHBURN, Miss Louise Washburn and Miss Margaret Scott, of Haverstraw; Denton Fowler, Jr., and family, of Fowler Lake; Mr. and Mrs. David Terry, Mrs. Albert Terry and Mrs. Edwin Terry sail on the 16th for a tour of Mediterranean ports.

HON. W. W. RIDER, a Hudson River brick manufacturer, sails on the 23d for a tour of the West Indies and Panama.

ALONZO ROSE, whose brick plant at Kingston is one of the oldest established in the North River district, died at his home on Monday at the age of 73 years. He was a director of the Greater New York Brick Company and was a member of the Building Material Exchange of this city and a former member of the Mason Material Dealers' Association. Starting in as a young man in the brick business he built up a fortune and under the old system of handling brick in this city he was one of the foremost among local brick agents. The funeral, held at his home, No. 66 Clinton avenue, Kingston, on Thursday was attended by many prominent brick manufacturers along the Hudson and the interment was at Wiltwick cemetery. At the annual meeting of the Greater New York Brick Company on the twenty-first, resolutions of condolence will be introduced.

TRADE LITERATURE

Catalogue of Metal Windows.

Henry Hope & Sons, of 103 Park avenue, are issuing a new casement catalog, which is as complete in the information it contains as any this department has reviewed. It was apparently designed to enable architects and specifiers of metal windows of all kinds to use it as a ready reference not only for actual specification, but to facilitate installation work. This catalog, which is 15 inches long by 10 inches wide, about ¾ of an inch thick, and bound in steel and cloth, and printed on heavy coated paper, thus permitting fine detail in explanatory sketches with duo color type, is being sent gratis to reputable architects and specifiers upon request.

The architect usually finds his best opportunity in the treatment of windows in the use of leaded glass. In the current catalog about a dozen pages are devoted to showing different art designs of leaded glass windows, and other departments contain valuable information relating to sash control. Another added feature of this catalog is the full and half page prints of different buildings of famous architecture both at home and abroad, which are in themselves valuable to the architect seeking suggestions. So distinct are some of these drawings that the detail of brick and stone facades is clear enough for critical study. In the last four pages of the catalog are shown some of the special windows that Henry Hope & Sons have executed, revealing the adaptability of their product to any architectural effect desired. Another feature of the book which will appeal to the busy architect is the fact that the descriptive matter has been greatly condensed to simplify reference as much as possible.

Report of Metal Lath Tests.

Sometime ago a test of metal was made under the supervision of V. D. Allen, City Building Inspector of Cleveland, by the committee which he had appointed to conduct fire tests on partitions. The findings on this test have been completed and compiled and are ready for distribution. Copies may be obtained by addressing H. B. McMaster, Commissioner, 812 Wicks Building, Youngstown, Ohio.

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Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

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B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
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Bway, 475 agt D Edelstein.....	H
Bway, 476 agt Loeser, Anslander Co.	H
Bway, 381-6 agt Tablet & Ticket Co	H
Bway, 454 agt I Miller.....	H
Bway, 428 agt Savada Bros....	H
Broome st, 68 agt George Decker.	G
Broome st, 198 agt Empire Table Co.	H-A-G
Canal st, 238 agt C B Levison..	G
12th st, 34 E agt Webster B Mabie .....H-A-C-F-G-E-D-B	
73d st, 341-53 E agt Fredk & Chas. Rosenthal .....H-C-F-A	
73d st, 341-53 E agt Hyman Goldberg	K
5th av, 418-20 agt E M Gattle & Co. .....H-F-C-G-B	
Grand st, 173 agt Antic Gas & Electric Fix. Co.	H-A
Goerck st, 34 agt A. Sheetman & Son	L
Lafayette st, 64 agt Mrs. Emma Raub	D
Mercer st, 3 agt Francis A. Glover .....C-G-F-H-A	
Spring st, 145 agt Emporium Press	H
Spring st, 157 agt Laxer & Sandberg	H
Spring st, 157 agt J Schlesinger & Son	H
Spring st, 134-6 agt Schiller Bros.	H
Spring st, 134-6 agt J. Rosenberg & Co.	H
Spring st, 145 agt Galef & Bogarts	H
Spring st, 145 agt Empire Garment Co.	H
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Spring st, 145 agt Mermaid Bathing Suit Co.	H
Spring st, 157 agt G. R. Dress & Waist Co.	H
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6th st, 442 agt E. Winters & Son & Co.	K-L
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Water st, 135-9 agt Lanman & Kemp	D
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25th st, 48-54 W agt Abraham E. Lefcourt .....D-G-A-C	
25th st, 24-26 W agt 25th St. Cons. Co. .....B-E-G-H	
14th st, 114 W agt Louis Colquitt	C-B-A
27th st, 113 W agt Treedman & Adler	G-F
White st, 81 agt Louis D. Hopkins	C-D-I
Wooster st, 42-44 agt Edw. N. Tailer .....E-C-G-B-F-A-H	
Bleecker st, 26-30 agt Henry Breslaner	A
Bway, 693-97 agt Philip Brander.	A-C-G-F
Crosby st agt Jos. Gatti.	B-A-F-C-G-E-L
East Bway, 50 agt Abr. J. Tamor	D-C
East Bway, 89 agt David Shaff..	D-C
4th st, 32 E agt Jno. Muller Est.	E-H-G
21st st, 304 E agt Post Grad. Hospital .....G-B-F-A	
82d st, 439 E agt Albert Thiele..	E-A
91st st, 407-11 E agt Jno. Dvorsky	H
117th st, 230 E agt B. Greenberg	A-L
Grand st, 176-80 agt Martin Vogel	E
Lenox av, 347 agt Anna Habicht.	A-C-D
Lexington av, 745 agt Bloomingdale Bros.	C-G-B
Madison st, 392-96 agt Morris Perlmutter .....E-H-C-A-G-F	
6th av, 214 agt Peter A. Minakahis .....B-G-A-F-C-H	
3d av, 1589 agt Luben & Schultz.	K
3d av, 1791 agt Chas. M. Stein....	C
Vesey st, 26 agt The Evening Post Co. .....H-C-B-A-E-F	
18th st, 10 W agt Schoen & Sarkady	H
18th st, 10 W agt Wallach & Reis	H
18th st, 10 W agt Julius Diamond	H
18th st, 10 W agt Royal Trimming Co.	H
18th st, 154-8 W agt Chas Hellmuth	H
18th st, 39-47 W agt Moore & Gibson Co.	H
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27th st, 28-30 W agt Nussbaum-Goldsmith Co. ..... H-C-D
27th st, 28-30 W agt Lack Mfg. Co. ..... H-D-C
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27th st, 28-30 W agt Eschelbacher Bros. ..... C-G-A
27th st, 28-30 W agt H. S. Bisco Co. ..... C-E-G-H-D
27th st, 28-30 W agt Sam'l Abraham ..... C-H-G-F-A-E
27th st, 28-30 W agt Cross & Brown ..... H-A-F-C
Av A, 1318-20 agt S. Anargyruvus ..... C-E-F-A-B
Amsterdam av, 480 agt H. Schlinoff ..... H
Amsterdam av, 2124 agt Harry Farber ..... H-A
Bowery, 15-17 agt Morris Jacoby ..... G-C-B-E-F-H
Bway, 588 agt U. S. Hat Co..... H
Bway, 584-6 agt B. Aptheker.... H
Bway, 560-6 agt Wolf Mfg. Co.. H
Bway, 565-7 agt Max Meyer..... H
Bway, 536 agt Bijou Waist Co... H
Eldridge st, 36 agt Saml J. Silverman ..... B-E-A-C-G-F
181st st, 450-2 E agt Saml Weiss. E
125th st, 15 E agt L. G. Strauss. A-C
103d st, 315-17 E agt John Miller. ..... B-C-E-A-F-G-H
31st st, 4 E agt E. Binehart & Son ..... H-A-C
East Bway, 62 agt Mulfield Realty Co. ..... D-C
64th st, 317-19 E agt Sloane & Moller Inc. ..... A-E
Greene st, 67 agt Abr. Mayer..H-C-B-G-E
Lewis st, 179-83 agt Louis Soulsky ..... H-G-A-C-B-F-I
Spring st, 145 agt Liebman & Hurwitz ..... H
Washington st, 114-16 agt Archibald Russell C
West st, 156 agt M. R. Stewart Est. ..... G-C-E
80th st, 223 W agt Wesley W. Gage ..... C-A-G
45th st, 116-18 W agt Solomon L. Pakas ..... A
24th st, 159-61 W agt C. A. Winch ..... B-E-C-G-F
19th st, 428-30 W agt Autocar Sales Co. ..... K
9th av, 461 agt Morris J. Gordon. H-A-G
151st st, 447-53 W agt John A. Lahn ..... L-H-G-C-K
31st st, 35-7 W agt Jas. B. Speyers & Co. ..... C-A-G-E
38th st, 28-30 W agt Tucker, Speyers & Co. ..... A-F-C-G-E-H
Worth st, 71-3 agt Eliza M Bliss D
Bway, 336-40 agt Jas. H. Dunham & Co. ..... D
Bway, 1275-91 agt Gimbel Bros. ..... C-E-L-G-F-A-H-D
Cliff st, 80 agt Henry G. Trevor. A
Duane st, 65-7 agt S. E. & M. Fernon ..... D
63d st, 327 E agt Chas. Reynolds E
Front st, 98 agt Mrs. Jno. H. Caswell ..... B-C
Park Row, 111 agt Est. of Jno. Spellman ..... D
Roosevelt st, 19-21 agt Wm. G. Wilson ..... D
6th av, 321-37 agt O'Neill Adams Co. ..... A-B-C-G-D-L-F-E-H
6th av, 399-55 agt O'Neill Adams Co. ..... D-A-C-F-H-G-E-L
Amsterdam av, sec 74th st agt Chas. E. Birge ..... A
86th st, ss, 107 ft. w Park av agt Schwartz & Gross ..... A
71st st, ss, 370 ft. w Columbus av agt Rouse & Goldstone..... A
Washington av, 1058-60 agt Washington Garage Co. ..... L-K-B
29th st, 24 W agt Mrs. Coleman. B-C
61st st, 3-7 W agt Columbus Circle Realty Co. ..... A-E-C-F-H
Greenwich av, 122 agt Geo. Diehl K
Greenwich st, 441-3 agt Benjamin Griffen ..... G-H
Hudson st, 633 agt Van Vliet & Place ..... A
Hudson st, 113-15 agt Susman J Valk & Bro. C
James st, 5 agt Lincoln Paper Stock Co. ..... D
Mission pl, 3-6 agt Est. of Chas. A. Dana ..... G
Worth st, 142-8 agt Est. of Chas. A. Dana ..... D
Prince st, 131-5 agt Chas. T. Knoyer ..... G
Perry st, 140-4 agt The Fleischmann Co. ..... K
Spring st, 98-104 agt U. S. Realty & Impt. Co. ..... C-F
Mercer st, 96-8 agt U. S. Realty & Impt. Co. ..... C-H-B
Wall st, 37-43 agt Trust Co. of America ..... A-F
Walker st, 10 agt A. Morton Ferris Est. ..... C-E-G-F-B-H
Washington st, 332 agt Wm. Rhinelander Stewart ..... G-C-A
Washington st, 253 agt C. Dingfelder ..... C-A-E-G
Washington sq S, 73-5 agt Cuneo & Cleric ..... K-L
West st, 313 agt E. Butchard.... H
West st, 70 agt Daniel Edgar.... A-C-E
11th st, 208 W agt Louise Peters G-B
28th st, 37-9 W agt Saml Kempner C
Worth st, 65-7 agt Wm. Weyman Est. ..... D
Worth st, 69 agt E. E. Baltagge. D
Worth st, 109-11 agt Ayres Est.. D

Barrow st, 101 agt Chas. Roese & Co. ..... H-A
Bowery, 159 agt Marcus Freeman ..... B-F-C-L-E-A-G-H
Beaver st, 42 agt Geo. W. Anderson ..... G
Bway, 810 agt Chas. G. Willoughby ..... A
Bway, 633 agt Cruikshank Co.. G-H-C-E-G-T-A-B
Bway, 635 agt Cruikshank Co.. A-G-F-B-E-C-L-H
Bway, 625 agt Max Marks..... B-A-G-E-C-F-D-H
Cliff st, 79-83 agt Harper Bros., C-A-F-B-H
Cliff st, 82-88 agt Harper Bros., D-H-C-A-B-E-G
Cortlandt st, 10 agt Waterman Bldg. Co. ..... A-F-C-B
Crosby st, 15-7 agt Otto Lawrence ..... G-H
Duane st, 69-73 agt Louis Dejonge D
16th st, 18 E agt Morris Wersba H
16th st, 18 E agt Brilliant Shirt & Dress Co. ..... H
16th st E agt H. Muller & Son.. H
16th st, 18 E agt Feinberg & Cohen ..... H
East Bway, 71-73 agt Jno. Muller Est. ..... A-G-C-E
Elizabeth st, 304-12 agt Jno. H. Hanan Realty Co. ..... A-F-G-B-C-H
5th av, 516 agt Rowen Realty Co. ..... E-H-B-A-C-G-F
Greene st, 67 agt Abr. Mayer.... B
Greenwich st, 220 agt Henry Klein & Co. ..... G-L
Av A, 1322-8 agt A. Anargyos.C-A-F-E-G
Baxter st, 13 agt Jno. Griswold G-E-A
Bway, 753-5 agt Sailors Snug Harbor Est. ..... B-E-A-C-G
Bway, 577-9 agt Clara L. Nottbeck, B-C-G-D-F-A-H
Canal st, 49 agt Ben Solomon, C-E-G-A-B-H
Canal st, 159 agt S. Wolarsky.... C
Canal st, 161-8 agt Est of J. Schrenheisen C
Canal st, 260 agt David Bruce-Brown ..... C-D
Canal st, 250 agt David Bruce-Brown C
Layafette st, 111 agt Sonn Bros. D
Canal st, 262 agt W. M. C. Walker & Son ..... D
Canal st, 336-4 agt D. Charnos & Co. ..... E-C-G
Canal st, 336-4 agt Kurtz Bros.. E-C-G
Canal st, 336-4 agt Kline & Kriegel ..... E-C-G
Canal st, 336-4 agt Chas. Goldstein ..... E-C-G
Canal st, 336-4 agt Shaporo Bros, E-C-G
Canal st, 336-4 agt Harmony Leather Goods Co. ..... E-C-G
Canal st, 336-4 agt Kupferburg & Osterman ..... E-C-G
Canal st, 200 agt Brevoort Constn Co. C
Canal st, 242 agt D. Birdsall & Co. ..... D
Centre st, 112 agt Jno Volger.... D
City Hall pl, 32 agt Max J. Foss, C-B-H-G-A-F
Duane st, 63 agt Geo. H. Martins ..... D-C
Thomas st, 62-6 agt Bates Bros. Real Est. Co. ..... C-E-G-F-H-A-B
Division st, 7 agt Harry Lewis.. C-G
East Bway, 39-41 agt Hannah Roggen ..... C-D-L
138th st, 341 E agt R. E. Elliott. K
138th st, 113 E agt The Bacon Piano Co. ..... A-G-C
169th st, 447 E agt Max Goldstein H-A
Elizabeth st, 13 agt Est. of B. G. Weeks ..... D
Gerard av, 366-8 agt Kathodion Bronze Works ..... A-H
Goerck st, 34 agt Jacob Friedman ..... B-E-G-C-F-A-L-H
Grand st, 345-7 agt Leon Milberg & Co. ..... C-E
Greenwich st, 644-50 agt Julius Kayser ..... C-A-H-G-F
Lafayette st, 29-33 agt Stewart Duncan ..... A-B-E
Lafayette st, 107-9 agt Geo. P. Blow ..... D
Lafayette st, 84 agt H. C. Hallenbeck ..... D
Lafayette st, 84 agt H. C. Hallen beck ..... D
Lafayette st, 92 agt R. R. Fogel. C-D
Lafayette st, 100 agt Helen H. Jenkins ..... D
Lafayette st, 106-10 agt Jno. Melscher ..... D
Lafayette st, 112-16 agt David Bruce-Brown ..... D
Leonard st, 156-60 agt Lowenfeld & Prager ..... D
Leonard st, 162-4 agt Jno Simmons Co. ..... C-D
McCombs pl, 75-7 agt Thos. L. Reynolds L
Melrose av & 152d st agt G. M. Haffen Brewing Co. ..... K
Minford pl, 1428 agt Al. Budischauser ..... G
Mott st, 37 agt Jas. Norton's Sons ..... D
New Chambers st, 17 agt August Horrman ..... D
Park av, 103 agt 103 Park Av Co. ..... A-B
Park Row, 178 agt Jno. A. Weeks D
Park Row, 87 agt Peter Egan.... D
Pearl st, 450 agt Thos. F. Connery, Jr. ..... D
Pearl st, 458 agt Phoenix Color Works ..... D
Pearl st, 534 agt Quackenbush Est. ..... D
Pearl st, 535-7 agt C. & M. Envelope Co. ..... D
Rider av & 137th st agt C. Robitzek & Bro. ..... K
6th av, 164 agt Bishops Est....H-G-A-B

3d av, 403 agt David & Harry Lippman .....C-A-F-G-H
3d av, 3121 agt Saml. Pennet..... G
3d av, 3310 agt Chas. Sussman. K
Wall st, 90-6 agt Louis Ettlinger ..... A-C
Walker st, 64 agt Max Sondheim B-C-E
Water st, 121-5 agt Louis Ettlinger ..... A-C
Walker st, 84 agt Phillips Est.. D-C
Walker st, 88-90 agt Saml Hellinger ..... D
West st, 69 agt Edgar Est..... G
West st, 29 agt Chas. Levinson.. G
West Bway, 427-9 agt Amos Eno Est. .....H-C-B-E-G
Westchester av, 702 agt J. Sternschuss & Son ..... A-C-H
13th st, 8-10 w agt Maurice Lesser C
17th st, 13 W agt Louis Rosenberg. .....C-F-G-H
18th st, 145-51 W agt Roosevelt & Son ..... C-B-A
19th st, 8-10 agt Henry C. Lytton, A-E-C-G-F-D-H
19th st, 23 W agt Henry C. Lytton .....B-A-C-G-F-D-H
21st st, 48-50 W agt Philip Rhinelander .....A-C-H-G-D-E
21st st, 132-4 agt The Newstate Co..... .....B-A-C-E-G-A
27th st, 113 W agt J. Rubinton.. G-F-C
29th st, 104 W agt Sigmund Lang Newman ..... C-A
29th st, 106 W agt Sigmund Lang Newman ..... C-A-G
40th st, 207-9 W agt Metropolitan Opera Realty Co.....H-C-A-B-E-G
White st, 93 agt Harry C. Hallenbeck ..... C-D
William st, 163 agt Horace Ely, B-C-E-G-F-H
Willis av, 153 agt Simon Ginsburg ..... A-G-L

BROOKLYN ORDERS SERVED.

Bleecker st, 68 agt Fredk Ottusch M-C
Bushwick av, 436 agt Jacob Green C
Debevoise st, 39 agt Goldblatt & Abushevitz ..... H
Johnson av, 105-7 agt Lechon Realty Co. ..... H
Manhattan av, 401 agt T. Schwartz ..... G
St. Marks av, 1076 agt Morris Hickey ..... C-G
Atlantc av, 414 agt Herman Winkle ..... M
De Kalb av, 360 agt Hiram M. Kirk ..... C-G
Manhattan av, 208 agt Mrs. Emma Fuerst ..... E-G
Siegel st, 45 agt Morris Dembroosky ..... C-M-E
Vermont st, 124-32 agt George Colby ..... L-G

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Clinton av, 175 agt C. V. Anable K
Osgood av & Gorden st agt Barnsby Furniture Co..... C-A-G
Parkinson av agt Perry Austen Mfg. Co. L
Richmond ter agt Clinton D. Van Name ..... K-G
Tompkins av & Arietta st agt Wm Schmidt ..... A-H

BOARD OF EXAMINERS.

APPEAL 201 of 1912, Alteration 2671 of 1912, premises 237 East 17th St., Manhattan, John H. Knubel, appellant.

Question of wall construction and additional story, non-fireproof building; proposed use, sun parlor for use of convalescent patients.

DISAPPROVED.

APPEAL 202 of 1912, Alteration 2592 of 1912, premises 4 West 38th St., Manhattan, Edward Necarsulmer, appellant.

Question of pent house, to be used as a lunch room.

APPROVED.

APPEAL 203 of 1912, New Building 614 of 1912, premises 261-269 Ninth Avenue and 400-406 West 26th Street, Manhattan, Messrs. Shire & Kaufman, appellants.

Question of wall construction.

Withdrawn by appellants.

APPEAL 204 of 1912, Alteration 2724 of 1912, premises 30 East Third Street, Manhattan, Messrs. Samuel Gross and Joseph Kleinberger, appellants.

Question of wall, thickness in extension.

APPROVED.

APPEAL 205 of 1912, New Building 621 of 1912, premises west side Amsterdam Avenue 50 feet south of 180th Street, Manhattan, Messrs. Von Beren & La Velle, appellants.

Question of courts in a theatre.

APPROVED ON CONDITION that two (2) of the exits doors at the sides of the auditorium be moved to the rear at the points indicated in red on the orchestra floor plan, and that a cross-aisle not less than four feet wide be provided opposite these doors; and on the further condition that both fire towers be enclosed in brick walls the full height of the building, and extending through the roof, with ventilating skylight in the top; and that the inside stairs to balcony be re-arranged, and removed from the fire tower.

APPEAL 206 of 1912, New Building 564 of 1912, premises 2633 Broadway, Manhattan, Henry B. Herts, appellant.

Question of skylights in theatre.

DISAPPROVED.

APPEAL 207 of 1912, New Building 627 of 1912, premises 105-7 West 72nd St., Manhattan, Messrs. Geo. & Edw. Blum, appellants.

Question of wall construction. Sections 37-39.

Withdrawn by appellants.

APPEAL 208 of 1912. New Building 604 of 1912, premises northwest corner Broad-

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way and 105th Street, extending through to West End Avenue, Manhattan, Messrs. Schwartz, Gross and Marcus, appellants.

Question of constructing 12-story apartment house with basement entrance, without fireproof wood throughout.

APPROVED ON CONDITION that the pent house be eliminated.

APPEAL 209 of 1912, Alteration 6881 of 1912, premises 899 Kent Avenue, Brooklyn, Max Hirsch, appellant.

Question of conversion of occupancy.

DISAPPROVED.

APPEAL 210, of 1912, New Building 614 of 1912, premises 261-269 Ninth Avenue and 400-406 West 26th Street, Manhattan, Messrs. Shire & Kaufman, appellants.

Question of walls, skeleton construction.

APPROVED.

APPEAL 211 of 1912, New Building 627 of 1912, premises 105-7-9 West 72nd Street, Manhattan, Messrs. Geo. & Edw. Blum, appellants.

Question of walls, curtain and party.

APPROVED.

APPEAL 212 of 1912, New Building 168 of 1912, premises southwest corner Madison Avenue and 42nd Street, Manhattan, Messrs. Buchman & Fox, appellants.

Question of show windows in exit corridors.

APPROVED ON CONDITION that all openings in the partitions dividing the exit passage from the stores be glazed with wire glass, and that the opening in the partition on the 42nd Street end, separating the main lobby from the store, be divided by muntins in the same manner as proposed for other openings in these partitions; and on the further condition that automatic sprinklers, wet system, be installed throughout the store, extending from 41st to 42nd Street.

APPEAL 213 of 1912, New Building 375 of 1912, premises, 16-20 East 28th Street, Manhattan, Howard Greenley, appellant.

Question of pent house on 12-story hotel.

APPROVED ON CONDITION that all finished floors shall be made of cement or other incombustible material, and that means of egress shall be provided from the roof of this building to the roof of the adjoining building.

APPEAL 214 of 1912, New Building 323 of 1912, premises 2-4-6 West 47th Street, Manhattan, Messrs. Cram, Goodhue and Ferguson, appellants.

Question of parquet floor in pent house used as architect's office.

APPROVED.

APPEAL 215 of 1912, New Building 606 of 1912, premises 245-7-9 West 55th Street, Manhattan, Walter Haefeli, appellant.

Question of pent house.

APPROVED ON CONDITION that the standpipes shall not be less than six inches in diameter.

APPEAL 216 of 1912, New Building 364 of 1912, premises 547-557 West 146th Street and 538-540 West 147th Street, Manhattan, George Keister, appellant.

Question of enclosures in courts, theatre building.

DISAPPROVED.

APPEAL 217 of 1912, New Building 351 of 1912, premises Broadway, Seventh Avenue and 48th Street, Manhattan, Lewis R. Kaufman, appellant.

Question of change of classification; exits.

Withdrawn by appellants.

APPEAL 218 of 1912, Alteration 7080 of 1912, premises 126 Smith Street, Brooklyn, Messrs. Adelsohn & Feinberg, appellants.

Question of percentage of lot area occupied.

DISAPPROVED.

BUREAU OF BUILDINGS, BOROUGH OF MANHATTAN
(No. 220 Fourth Avenue)
BULLETIN NO. 56—1912
PLUMBING APPLICATIONS.

New forms upon which to file applications for plumbing and drainage will be in use in this Bureau on January 1, 1913. In these revised forms, all unnecessary questions have been eliminated as far as possible, and the procedure generally has been simplified. All blanks used in connection with these applications must be typewritten and filed in triplicate—that is, one original and two carbon copies.

Plumbing applications will bear an independent serial number, and applicants are requested to refer to this record number in all subsequent correspondence with the Bureau. The two blank lines constituting the heading on each page (entitled "P. & D. Application No....." and "Location.....") should not be filled in by the applicant.

When filing a plumbing application in the first instance, only two blanks will be required (in addition to such plans as may be necessary), namely:

Form entitled **P. & D. Application (Page 1).**—This is the application proper, one copy of which, after approval by the Superintendent, will be issued to the applicant as the permit required by the Building Code.

Form entitled **P. & D. Application (Specifications).**—This page is intended to give the Bureau all information required which can not well be shown on the plans and which is not already definitely covered in the Building Code or the Plumbing Rules—(a copy of which rules may be had on application). One copy, when finally approved, will be returned to the applicant.

If the application is not approved as originally submitted, a list of objections will be sent to the applicant on form entitled **P. & D. Application (Objections).** These objections should then be answered by filing the necessary amendment on form entitled **P. & D. Application (Amendment).** If this amendment is not approved, the amendment sheet will be so marked and returned to the applicant. It will then be necessary for the applicant to file another amendment on a similar form, properly answering the objections. When the amendment is approved, a copy will be issued to the applicant. Amendments to plumbing applications will be accepted only on the blue forms provided for that purpose.

As soon as the application is finally approved and before beginning the work, an affidavit as required by the Plumbing Rules must be filed by a registered plumber on form entitled **P. & D. Application (Plumber's Affidavit).** This form need only be filed in duplicate and only one copy need be sworn to by the plumber.

RUDOLPH P. MILLER,
Superintendent of Buildings.
Dated: December 28, 1912.

MODIFICATION, SECTION 21, ELEVATOR REGULATIONS.

Bulletin No. 60—1912. In re Elevator Application No. 80 No Construction 1912, premises—624 East Thirteenth Street.

In a hand-power elevator, traction type, for a seven-story factory, it is proposed to substitute substantial helical buffer springs instead of substantial oil buffers required by section 21 of the Elevator Regulations.

A modification of section 21 of the Elevator Regulations is requested and hereby granted, to substitute substantial helical buffer springs for the required oil buffers in this case, inasmuch as this form of buffer is good and sufficient to bring the car and its load to rest under normal conditions without undue shock.

Dated: December 10, 1912.
(Signed) ALFRED LUDWIG,
Chief Inspector of Buildings and
Acting Superintendent of Buildings.
APPROVED.
(Signed) E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.

MONTHLY BULLETIN OF APPROVALS, DECEMBER, 1912.
PORTLAND CEMENT.

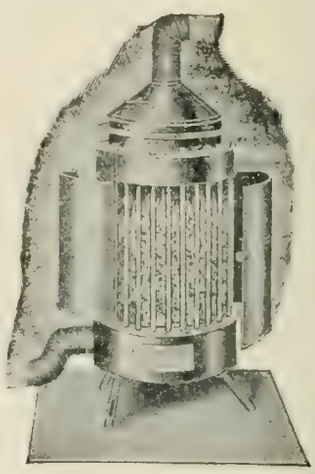
Bulletin 57—1917. The following cement has been added to the list of Portland Cements which meet the requirements of section 16 of the Building Code.

ATLAS WHITE Portland Cement.

RUDOLPH P. MILLER,
Superintendent of Buildings.
Dated: December 31, 1912.

BUILDERS AND PLASTERERS

Can now work continuously during cold weather in new buildings heated by



OUR DRYING PROCESS

METHOD

Fresh, cold, therefore dry air, enters from the outside through the Air Supply Pipe, into a receiving chamber, from there into the tubes surrounding the fire, ascends in a dry, heated state into the room, passes along the ceilings and walls, absorbs dampness from them, sinks down moisture laden, enters the apparatus, ascends after mixing with the coke gases into the outlet pipe for the smoke, and finally goes through the chimney or windows into the open air.

We have solved the problem of Drying-Out Buildings under Construction, in a Quick, Effective, Hygienic and Economical Manner.

Circulars sent upon request

HOUSE DRYING CO.
2999-3005 Third Avenue
Phone, Melrose 482-483

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

JAN.

4 Allen, Fredk L—A W Gerstner Co.51.47
6 Adamek, Josef—N Y Tel Co.....19.08
7 Ash, Saml K—N Y Edison Co....12.61
7 Auerbach, Dorothy—White House Co. 142.91
7 Arden, Clifford—Andre Realty Co.32.83
7 Adler, Arthur E—Chemical Realty Co.....245.71
7 Applebaum, Harry—L Fishman.188.65
7 Arnold, Edna J—W J Bellinger.....1,013.60
7 Ashmore, Jno W—T S Hegeman.74.50
7 Augenblink, Saml—Walker & Pattison, Inc. 53.81
8 Albarracin, Frank & Jose M Aleman —Manuel Caragae & Son.....885.91
8 Abraham, Benj H—S Layefsky...68.71
8 Abo-Arab, Jos—M H Frank et al.77.95
9 Anthony, Geo J—N Y Tel Co.....18.76
9 same—same 18.76
9 Athanas, Steven—Emil Koch Co..63.24
9 Angiulli, Louis—same 21.99
9 Ahlbum, Carl E—D Bresnan.....88.86
10 Angell, Geo O..Olney & Warrin..460.41
10 Armstrong, Perry M—W H Bisson. 197.32
10 Arnold, Edna—J. L. Brady.....87.26
4 Beneke, Wm G* & Julius A Abrahams —Mechanics Bank 614.49
4 Blakely, Delia H—Standard Utility Co 17.61
4 Bacoudi, Mary—N Rosenthal 92.15
4 Bloomer, Anna W—E Wylde....215.91
4 Bollhagan, Fernando—I H Clothier. 276.74
4 Borsella, Edoardo—Interborough Rapid Transit Co .....costs, 115.88
4 Brisacher, Emily—B Cassel.costs, 22.41
4 Breger, Jos* & Jacob—J Flex...21.35
4 Behrens, Ernst—American Extract & Supply Co 48.62
4 Barnes, Walter F—W K Rishel et al 12.90
4 Bensal, J Pembroke—I Masten..735.81
4 same—S Masten 4,111.12
6 Barney, Marshall W—Corliss Macy & Co 102.99
6 Brown, Wm J—N Y Tel Co.....52.98
6 Brackett, Henry & Michl Falco—A Angonon 66.39
6 Bernstein, Anna—same 26.64
6 Berenstein, Jos—same 34.26
6 Bandler, Clarence G—H R Hansen et al 324.80
6 Breitstein, David—D L Satenstein.61.67
6 Brener, Saml—J Johnson 59.41
6 Beall, Jos W—S Strauss 282.32
6 Buckner, Wm P—S W Shipway.551.79
7 Bauer, Leonard—N Y Edison Co..68.47
7 Boorstein, Wm—German Exchange Bank 896.30
7 Bizzari, Vincenzo—N Y Edison Co.15.19
7 Bruguiers, Maryon—Pawuin, Ltd... .....1,451.29
7 Burke, Julia—I M Bailey.....43.14
7 Biondi, Angelo F—L Julian....252.77
7 Barkas, Isidor—M Goldsmith et al. 33.41
7 Belsito, Annunzita, Francesco, Jos & Domenico—M C Meceli.....329.62
7 Same—S Miceli 64.72
7 Blodgett, Tilden—Manhattan Storage & Warehouse Co.....891.96
7 Bloomer, Millard J—D C Fagenson. 148.72
7 Blumberg, Abr—M Fagenson....156.59
8 Beckett, Everett—J Stanford et al. 83.21
8 Bacharach, Simon—W J Salomon.145.18
8 Browne, Thos C—Five Hundred & Three Fifth Avenue Co.....138.79
8 Barnett, Louis—N Taubenfeld....69.31
8 Beshar, Atten—N Y Tel Co.....19.41
8 Beshar, Arten & Said—same.....17.70
8 Beerbohm, Henry M—W J Salomon. 60.10
8 Byrd, Maxwell H—W J Salomon.107.92
8 Brennan, Louis A—E D Vanderbilt et al 144.22
8 Braunstein, Julius—J Wiener...388.70
8 Baldanza, Giovanni—Herman Kiensler Co 152.79
8 Blei, Robt—E Powers 1,585.36
9 Barbera, Jos—E Quittner..costs, 18.00
9 Bicknell, Theodore H—I Endlar..68.01
9 Benner, Fernando W—Brooks Bros. 61.04
9 Byrne, Anna A—J J Smith.....49.41
9 Buzby, Winslow E—McMorrow Engineering & Construction Co.....341.31
9 Bergman, Henry—N Y Tel Co....48.69
9 Blei, Robt—E Powers 2,597.51
9 Brounstein, Harris & David Hirshhorn*—N Y Tel Co.....20.65
9 Bigham, Leon T—Huston & Spraker Co 89.93
9 Bauer, Fredk & Jos Tischer—Henry Morgenthau Co .....costs, 106.28
9 Baldwin, Wilmer A & Jos Mathers—Brookford Mills, Inc 119.41
9 Bloomer, Millard J—W C Palmer..50.14
9 Berkowitz, Harry M—M Gelber...94.06
9 Bush, Martin R—J A Ball.....67.92
10 Bennett, Joseph H.—Sulzberger & Sons Co. 36.51
10 Brown, Samuel—H. B. Claflin Co.121.68
10 Bonner, Albert—Stone Bros. & Block Co. 152.18
10 Bowker, Laura M.—J. Muller....638.48
10 Boebel, Chas. L.—Schild Bros....98.20
10 Braun, Wm. L.—J. M. Graves...295.99
10 Beck, Frederick W.—W. E. S. Strong et al. 270.59
10 Byron, Curtiss P.—Mutual Life Ins. Co. 1,282.70
10 Bliedung, Sophie—D. M. Gallo, costs 12.35
10 Berman, Nathan—A. Bernstein..215.65
10 Battello, Mary G. or Mrs. T. Parkinson Battelle—A. E. Donaldson et al. 48.37
10 Butts, Thomas W. & Adelbert W. Bailey—M. J. C. Carey, costs..104.40
10 Borden, Frank E—J L Brady.....32.91
10 Buckingham, Edw. T.—J. Veldhuysen et al 153.00
10 Biggio, John—J. H. O'Donnell et al. 178.88
10 Benny, Allan—K. F. O'Connor.11,976.54
10 Brode, Moses L. & Max—A. H. Bloom et al. 460.17
4 Chalk, Benett—E Shildkraut 60.41
4 Cordes, Otto H—N Rosenthal 92.15
4 Chenkin, Barnet—Central Trust Co of N Y 1,592.02
6 Cohn, Benj—W Schuster 280.85
6 Cohen, Louis—N Y Tel Co.....25.03
6 Cooper, Wm G—B S Price.....57.40
6 Crapo, Jennie—L E Warren...4,462.10
6 Collins, Roy W—L G Hart.....673.56
6 Corse, Bartholomew—A P Bonica... .....204.43
6 Childs, Jas E, Wm H Duval, Wm M Lovering, Chas M Englis, Chas G West, Wm G Borland, Geo W Mabie, Ernest S Emanuel, Wm R Simons, Geo P Pfeiffer & Archibald C Shenstone—Alaska Banking & Safe Deposit Co .....costs, 334.70
6 Cohen, Amelia—Empire Flour Co.125.39
6 Courtney, John S—N Sumergrade.90.13
6 Courtney, Jno T—Newark Spring Mattress Co 254.65
6 Cohen, Abr—C Hoffman et al....143.73
7 Cohen, Isaac & Max Scholnik*—N Y Edison Co. 27.56
7 Chait, Elias—Northern Bank of N Y 78.12
7 Carroll, Pierre G—N S Jackson..100.00
7 Cerussi, Michl A—N Capobianco.... .....1,627.47
7 Cohen, Jacob, Saml Silverman* & Geo Schor*—W Rosenthal 159.15
7 Cameron, Alex Jr—Jno Forsythe... .....234.56
7 Cunningham, Geo—F W Fehling. 48.36
7 Cushman, Avery F—A E Mooney.65.20
8 Courtney, Jno T—Kramer & Rosenberg 255.88
8 Casaline, Moses—N Y Tel Co.....20.80
8 Carey, Jno F—E L Byrne.....196.01
8 Clinton, Henry F—R S Baylis.....46.91
8 Cohen, Saml—E V Nicholson.....20.31
8 Carmichael, Allen S—W Baume..70.25
8 Carlton, Frank T—W J Salomon.171.97
8 Conner, Fredk W—S B Feinberg et al 53.41
8 Carr, Austin—Eppens Smith Co.275.86
8 Collins, Mathew G—E M Garnsey et al 2,840.54
8 Carroll, Jas—Holtz & Freystedt Co. 87.24
8 Conklin, Jno W—Mohawk Condensed Milk Co 85.61
9 Cole, Wm H—N Y Tel Co.....15.08
9 Carton, W Edward—J Brodie....49.43
9 Crosby, Abe A & Dora Cohn—N E Day 3,177.89
9 Clark, Mamie—M Brady 860.00
9 Calamaras, Nicholas & And—M H Petigor 556.43
9 Cassel, Saml—W Pesselnik.....244.13
9 Campbell, Neill—J F Lovejoy et al. 112.48
9 Carroll, Owen J—Realty Dealers.70.00
9 Cohen, Abr & Louis Doctor—People, &c 500.00
9 Constantine, Robt B—H M Toch et al 179.52
10 Cohen, Hyman—Joseph Stern & Sons, Inc. 126.04
10 Courtney, John T.—Alden Sampson & Sons 135.17
10 Castella, Stefano & Paolino*—A Koutsflino 113.63
10 Clauson, John W.—Cronk & Carrier Co. 14.60
10 Carson, Mathew B. & Bessie B. Carson—R. R. Sherwood.....278.04
4 Dorfman, Jos A & Louis Dorfman—H U Robinson 470.39
4 Dorfman, Jos A & F L Mandlore Co Inc—C Rutenberg 188.69
4 Davis, Walter—Brooklyn Daily Eagle 66.68
4 Dornbush, Leon—I Moskowitz...113.15
4 Dickinson, Jno T—A S Adler..... .....161.15
4 Dornbush, Leon—I Moskowitz....34.65
6 Daly, Irene—E Linn 65.16
6 Delamater, A G & Wm Morris Inc—E M Reid 117.16
6 Davidson, Manuel—S Salomon et al. 60.23
6 Dixon, John T—Jefferson Trust Co .....costs, 136.36
6 De Rosa, Frank—Long Dock Mills & Elevator 169.56
6 Di Martino, Gioacchino—B K Bloch 340.05
6 D'Andrea, Chas P—E A Self 165.75
6 De Millo, Cecil—H C Miner Lithographing Co 16.41
7 Dumm, Adolf—N Y Edison Co....9.97
7 Delli Paoli, Andrea & Jacob Stiegelfest—People, &c 300.00
7 Di Monda, Giulo & Rdolfo—N Y Edison Co 22.83
7 Di Menna, Michl & Toriello 109.22
7 Dawley, Bert M—Lawyers Title Ins & Trust Co 133.29
7 Dierks, Jno—C H Nahmmacher..99.67
7 Demerest, Thos H—Hollywood Co. 131.98
7 Dykeman, Oliver J—C M Rosenthal et al .....costs, 109.15
8 Day, Adelaide E—L Barth & Son.153.02
8 Day, Adelaide—Chr Stoehr Co....87.85
8 D'Amora, Matthew R—N Y Tel Co.85.15
8 Durkin, Jno F—Van Iderstine Co.264.61
8 Douglas, Mildred—W Baume.....83.50
8 Drucklieb, Julius C—Sam H Harris, Inc et al. .....costs, 25.00
9 Donohue, Edw—Geo F Clark Co.43.05
9 Dykeman, Oliver J—F F Losche.223.91
9 Dalberg, Melvin H—Miss Alstons House for Private Patients.....62.82
9 Dibelius, Geo J—M Dibelius..... .....costs, 285.63
9 Dressner, Geo V—Upjohn Co 114.73
9 Dunn, Wm—M F McGunnigle & Son. 45.41
10 Day, Frederick W.—Hahnenann Hospital, City of N. Y. 114.42
10 Dein, Herman H. & Philip—International Heater Co. 178.67
10 Durnick, Joseph & Stephen Batthany—Igoe Bros. 224.57
10 Damato, Joseph—H. Singer.....35.10
10 D'Ascoli, Wm. R.—M. Jaffe.....67.27
10 Dornfield, Chas. P.—J. Sternberg... .....529.72
10 Daub, Emanuel—A. T. Williams Pilgrim et al. 136.41
10 Driscoll, George—O. Lemartz.....30.28
10 Dolphin, Michael M.—T. Stewart.... .....62.06
6 Egbert, Martha E—Geo Barrie & Son .....costs, 124.85
7 Engel, Ludwig—N Y Edison Co..34.93
8 Ellis, Fredk & Geo W Worth—U S Realty & Improvement Co.....131.90
8 Ehrgott, Oscar J—Maxwell Harris & Co 56.59
8 Estes, Louis & Morris Shuman*—W J Salomon 40.41
9 Etkin, Lezze or Lizzie & Louis—E Sobel et al 3,511.26
9 Ertz, Jno—P Horowitz 96.31
9 Evans, Wm S—G H Montague...492.77
10 Emerich, Sandor—J. L. Brady....49.66
10 Eldridge, Frank M—F M Eldridge Printing Co.—L. Pinals.....251.06
4 Fox, Lilly & Leon Boerick—People, &c 1,500.00
4 Femoyer, Albt L—R Jacoby.....362.63
4 Fallik, Kohes—H Kermair.costs, 127.65
6 Fouchtwanger, Sigmund—A E Wendt 96.31
6 Fearon, Peter J—Wm A Brown & Co 489.26
6 Fragner, Isaac—L Cerf 215.41
6 Faludy, Colman—N Y Tel Co....42.67
6 Flagg, Wm L—same 19.98
6 Fuchs, Sigmund—S Wunch 46.18
6 Frazier, Walter A—Americana Co.. .....113.71
6 Friedman, Moritz—H Krulewitch.150.35
7 Flint, Albt H—Stein Tire & Rubber Co. 266.56
7 Fischer-Hanson, Carl—G E Wilson. 53.37
7 Fuhrer, Wm—Societa Castelmezzonese di Mutus Soccorso 26.91
8 Flatow, Isaac—A Werksman et al. 31.66
8 Fonda, Z Frank & Eliz C—H C Sillack, Jr 155.18
8 Freund, Adolf—J Steneck et al.472.41
8 Faecheano, Jas—N Y Tel Co.....27.51
8 Feierverger, Sarah—same 60.41
8 Feinberg, Maurice M or Morris & Nicholas J Hayes, as sheriff—W Oppenheim, possession of chattels & $98.50 or 1,698.60
9 Foye, Andw E & Catherine S—J Barkley 249.78
9 Fay, Benj—Star Finance Co.....48.12
9 Feinberg, Theresa & Michl Satenstein—J M Zittel 250.26
9 Feenaghty, Hugh—Wm B Harris & Co 21.21
9 Feldman, Abr—Morewood Realty Holding Co 463.19
9 Ferrigan, Jos P & Andw W*—B Wasserman Co 31.41
10 Ferrari, Giuseppe—People, etc...200.00
10 Forshaw, Frank E.—J. L. Brady.... .....80.00
10 Freyhan, John A.—Holstt & Schmidt 59.41
10 Friedman, Pauline—Eagle Column Co. 122.01
10 Fontancrosa, Antonio—Moneyweight Scale Co. 99.40
10 Fain, Edmund—Robin Hirsch Co.... .....362.02
4 Grieve, Maurice—Clinton W Schwab Co 50.39
4 Goetchius, Harry B—Durland Co.63.51
6 Green, Gussie by gdn—F Weber... .....costs, 32.65
6 Grosse, Frank—A Sabino 75.50

6 Given, John L—G Beach et al...126.91
6 Greenberg, Israel Artman Bros.87.46
6 Greenbaum, Chas & Robt Campbell—N Y Tel Co 31.09
6 Goetz, Henry F—L A Proudfoot.81.75
6 Gerety, Henry A—N Y Tel Co..22.46
6 Greenberg, Jacob—T M McCarthy et al 46.66
6 Gotthelf, Jacob—O B Coates & Co. 176.20
6 Griffin, Frank J—L Burghardt..574.54
6 Grent, Louis—L M Berliner.....84 85
7 Graves, Horace C—M E Hoffert...220.91
7 Gray, Jno W—N Y Edison Co...20.29
7 Gold, Bernard—same 11.34
7 Glaser, Herman—same 14.64
7 Goldman, Isaac—Independent Provision Co 125.83
7 Greene, Ernest H—Akron Bldg Co. 864.28
7 Goldberg, Wm H—M Koplik....495.00
7 Goetz, Fred—G A Dominion et al. 380.64
7 Goldner, Jacob—D Cassassimo..194.41
7 Greenleaf, Chas H—Olin J Stephens, Inc 14.37
8 Gemmrich, Henry W—F Brakmann. 4,743 36
8 Goldberg, Max—J J Wiesenfeld..30.20
8 Gentile, Michl Patty Duonnolo* & Mich Colandro—N Y Tel Co.....25.56
8 Gale, Gertrude—same 25.63
9 Goldberg, Saml or Sam—H C Gomprecht 64.41
9 Gervers, Max J—J Brodie 59.98
9 Genauer, Annie—S Gutner et al..172.17
9 Goldberg, Jacob E Singer.....292.54
9 Greenfield, Benj J—Bertin Mason Co. 497.06
9 Gardner, Frank J & Wm L Sutphin—J T Smith 219.58
9 Gutman, Harry G—Olin J Stephens, Inc 155.57
9 Goldsmith, Emma G—N Y Tel Co..22.13
9 Goldfine, Jos—Mulvihill & Co....35.01
9 Gutkosh, Aaron H J Margolies..60.74
9 Gesoff, Julius—Primrose Shirt Co.66.45
9 Glecklich, Saml—M L Rozell....355.78
9 Goodman, Jos & Bernard Barth—People, &c..... .....500.00
4 Hahn, Jos—E Quittner 283.93
4 Hagelman, Henry B—Olin J Stephens Inc 98.51
4 Horst, Geo C—J Offenbach 176 41
4 Horenstein, Jos—American Laundry Machinery Co 636.91
4 Harvey, Geo—Pleasant Spring Distillery Co 72.09
4 Horenstein, Jos—J T Stanley...215.61
4 Haase—E V Kohnstamm et al.238.44
6 Hamilton, Frank C—F W Jockel.105.26
6 Hecht, Michl—N Y Coach & Auto Lamp Co 100.41
6 Herman, Louis—H M & L Bloch.62.31
6 Horkimer, Sig—Herman Stursberg Realty Co 77.31
6 Hall, Chas M—N Y Tel Co.....86.50
6 Howlett, Robt W—H K Howlett.950 00
6 Hose, Chas C—N Y Tel Co.....17.53
6 Hervan, John—same 28 08
6 Hess, Ludwig same 35.47
6 Hess, Moses J—same 21.42
6 Hamilton, Francis & John B—U S Trust Co 895.20
6 Horowitz, Adolph or Adolph Horwitz —P Melnick 67.25
6 Hamilton, Francis—U S Trust Co.. .....1,020.61
6 Hoffman, Saml—M Wachsman..115.40
7 Harris, Nella—L Bobrick.....75.43
7 Harris, Selma—N Y Edison Co...80.16
7 Hillquit, Jacob—E P Forster....101.02
7 Horowitz, David—H Heisner...113.88
7 Heubner, Marion M—G H Brooks... .....1,696.39
7 Hunt, Walter S—R E Jones & Co.79.97
7 Healy, Timothy D—M Sulzberger. 614.15
7 same—T Greenbaum 518.79
7 Hultz, Geo W—Seeman Bros....240.90
7 Hennessy, Jno & Patk J—P J Cohlon 1,185.36
8 Helm, Dorothy—N Y Tel Co.....19.07
8 Huyck, Lelia or Mrs C E Hyck—J B Davis 831.69
8 Harris, Chas E—E Laska..costs, 130.18
8 Hannah, Saml D—Geo H Morrill Co. .....costs, 80.36
8 Haight, Allen T—U S Realty & Improvement Co 350.24
8 Harley, Chas C—C O Harley.....134.98
8 Hunt, Jno J—V Sylvain.....108 28
8 Hopper, Isaac A exr—J Berger....89.33
9 Heddendorf, Wm H—N Y Tel Co..19.41
9 Hillenbrand, Mrs Geo—R H Dickinson 116.55
9 Hyde, Lionel R—W A Meyer 170.51
9 Housman, Moses—Keaus Baun Co. 699.81
10 Higgins, Edw F—H S Eckels & Co. 151.81
10 Hoffman, Louis, Rose, Jos & Brunsie —R Sadowsky 2,737.86
10 Herdt Abram W—American Iron Supply Co 866.48
10 Hunter, Grace—National Surety Co —People, &c. 1,500.00
10 Hickman, Jas A—North American Accident Ins Co of Chicago, Ill..96.41
10 Hendricks, John A—T A Fair...148.25
10 Hohnstock, Jacob—H L Munter et al 731.59
10 Hoffman, Christian & Rudolph—J M Y 758.58
10 Gridley, Wm. T.—Goodyear Tire & Rubber Co. 289.49
10 Garry, John H.—J. L. Brady.....41.86
10 Gonzaloz, Oscar—J. L. Brady....15.41
10 Gaskell, Chas. L.—I. Finkler....161.91
10 Gordon, Morris—A. Lachowitz...162.42
10 Goodman, Otto—I Greenbaum 43.78
10 Gifford, Henry B.—F DeL. Smith.... .....282.51
10 Gilbo, Ada—Mogul Paint Co.....42.60
10 Greenberg, Sam—B Zumpetta ...46.91
6 Inglee, Lewis—G Schapper.costs, 90.83
8 Isaacs, Philip—C Weiss 74.65
4 Jennings, David D, Jas B & Frank A—Beekman Estate.....costs, 62.47
4 same—same 5.187.10
6 Jordan, Jas A—J Humborg.....98.84
7 Jaglinsky, Ignacy—M Bernenko.36.10
8 Jones, Geo O—N Y Tel Co.....62.09
8 Johnson, Jno C—E A Isaacs et al.. .....costs, 109.05
8 Jaffe, Henry H—Netune Raincoat Co 49.36
8 Johnson, Thos—Flatbush Parquet Floor Co 64.45
9 Jewett, Robt L—S Aldrich.....92.75
10 Jacobs, Nathan H—Rice & Hutchins N Y Co 246.76
10 Jacobs, Nathan H & Nathan Schwartz —same 280.55
10 Jameson, Mary C & Rose E M—J L Brady 92.41
4 Klein, Max & Rebecca—H Foerster. 92.40
4 Koch, Wm F—S K Jacobs.....376 91
4 Knight, John C—Greenhut & Co.42.65
6 Kaufman, Henrietta—J W Cushman & Co 44.39
6 Keisler, Jos L—N Y Tel Co 85.40
6 Knobloch, Anna—Hochstadter Co.122.38
6 Klug, Bernhard B & Simpson B—S Mainster 59.81
6 Kahn, Jos—N Y Tel Co 15.56
6 King, Anna—E Weil 235.40
6 Kreischer, Harry A W—H A Ritchie et al 165.56
6 Kaufman, Louis B—M Galpier....33.26
6 Kommel, Abr & Fannie Mayper—Peoples Bank 228.60
6 Kirby, Harold S—Bartholdi Realty Co 24.15
6 same—same 61.19
6 Klosty, M Geo—Gimbel Bros N Y.93.98
7 Kraushaar, Emma—N Y Edison Co. 43.40
7 Karmiohl, Louis—I T Rodman et al. 1,218.55
7 Karasinsky, Abr—H B Claflin Co. 286.95
7 Kiraly, Frank & Abr Lux—People, &c 300 00
7 Klein, Jno—Hannis Distilling Co.221.70
7 Kingsbury, Albt J—F J Bryant.304.96
7 Kommel, Abr & Fannie Mayper—Peoples Bank 1,447.46
8 Kaplitz, Leo—N Y Tel Co.....19.57
8 Katz, Louis—same 18.85
8 Katz, Isaac same 47.43
8 Knauss, Henry A—Jno B Ihl Co.86.45
8 Kuzminer, Saml—C R Colyer & Sons 285.60
8 Kaback, Louis—I Vogel 115.65
8 Krause, Oscar O—Meyer & Lange. 153.55
8 Kohn, Theresa—Bank of L I..8,542.30
9 Klink, Roland L—McMorrow Engineering & Constn Co.....44.31
9 Kirby, Lee—N Y Tel Co.....45.26
9 Kutsukian, Jas—H W Monroe et al. .....costs, 27.41
9 Klosky, M Geo—D Kass.....219.32
9 Kavanaugh, Peter J—Blumenthal & Rickert 183.52
10 Kassover, David—J Seiler 33.72
10 Kurtz, Emma—T M McCarthy et al 96.41
10 Kaminsky, Jno—International Provision Co 40.91
4 Lyman, Mollie E or Mollie E Gray—L Kathan 356.72
4 Lewis, Nathan—M Horwitz et al.52.31
4 Leikens, Jos G—E De Wolfe....540.48
4 Locker, Benj—Press Pub Co....160.38
6 Lanali, Aimee—H E Jones et al.499.06
6 Leffler, Andw—N Y Real Estate Security Co 60.31
6 Linch, Geo W rec'r—M Hochberg.94.15
6 Londini, Wm & Saverio Gallo—F Amanna 302.72
6 Leggett, Jules A—C R Smith et al. 128.32
6 Lawn, Fred—Lorraine Hotel Co...64.65
6 Leiman, Jennie—J Kulla et al..... .....costs, 140.08
6 Lapenna, Jas—N Y Tel Co.....45.18
6 Langer, Leopold—Wolf, Sayer & Heller 384.39
7 Levine, Harry—H Heiser 59.56
7 Levy, Morris—L Fishman 141.06
7 Luther, Edw S—F W Fischer....121.36
7 Loewinthan, Max—N Y Edison Co.12.01
7 Levy, Louis C—Lawyers Title Ins & Trust Co..... .....106.99
7 Lydon, Richd P exr Arthur G Kranich & Victor V Kranich—American Bridge Co..... .....141.55
7 Loushein, David & Abr Falik—P Frank 44.41
7 Lasher, Jno A—E A Jackson et al. 58.81
7 Lipman, Sol—J Mandell.....34.93
7 La Grange, Geo C—L M Pokress et al 70.38
8 Labensart, Max J—O Kirsch....147.82
8 Lacy, Mrs Lillian—N L Polinger..64.41
8 Luban, J F C—W Saks.....39.72
8 Landi, Alma—N Y Tel Co.....19.22
8 Lifshitz, David—W H Fischer et al. 52.12
8 Licht, Isaac & Jos Bordin—Olney & Warren 48.96
8 Lecker, Benj & Frank—S Steinberg et al 94.15
8 Leventhal, Morris & Beckie Katz—H Jacobs 159.75
8 Lang, Jno—H Jacobs 83.99
9 Lange, Ludwig W—N Y Tel Co....23.53
9 Leisenheimer, Jno—Jersey City Galvinizing Co 72.63
9 Logan, Jno F—Star Finance Co...67.98
9 Lowitz, Julius M—J L Miller....598.67
10 Lurie, Gustave—City N Y 260.00
10 Lee, Jno T & Jane Doe—People, &c 100.00
10 Litovsky, David—H B Claflin Co..241.54
10 Losin, Morris—L Pinals 310 30
4 McBrien, John G—E Borkstrom.181.72
4 Maverson, Max & Louis—M Itzkowitz 66.01
6 Meyers, Geo M—H R Hanson.....71.26
6 Morris, David F—"Berkely".....347 26
6 Murray, Martha—N Y Tel Co.....30.27
6 Marsh, Converse D—J W Earle..... .....costs, 119.22
6 Meyer, Max—International Amusement & Realty Co 178.43
6 McKibben, John G—City of N Y...81.93
6 Miller, Wm—F Gens 64.65
6 Mulligan, Wm G—Title Guarantee & Trust Co 84.90
6 Meyer, Geo—People, &c 2,000.00
7 Maloney, Edw R—N Y Edison Co. 15.33
7 Mussler, Meinrad—Lang & Co..183.31
7 Maidansky, S—Mutual Life Ins Co of N Y 126.26
7 Ming, Clifford R—W J Ridgway et al 341.32
7 Moynan, Thos—B Pfeiffer 75.96
7 Miller, Abr—H Brand 48.13
7 McDermott, Richd M—Brooks Bros. 189.91
7 Mendel, Jos W—A Posner et al..432.20
7 McGrey, Arthur N—L E E Demelmean 338.80
7 Montanye, Carlton—Neil & Brinker Co..... .....920.32
7 Mackinnon, Belle—C E Quincy.1,428.26
7 Marks, Nona J—F Kammerman.... .....2,523.53
7 Murphy, Arthur—Hannis Distilling Co..... .....587.85
8 Michel, Michl—E Downey 79.65
8 Mosher, Edwin R—Wm Knabe & Co Mfg Co 32.77
8 Miller, Jno E—C E Fink.....27.76
8 Murphy, Hugh C—Richmond Brick Co 264.78
8 Moore, Thos or Appiaha P—J Grunninger 207.47
8 Muhlenbruck, Henry—C P Leggett. 732.10
8 Maillie, Jno F—Products Mfg Co.99.71
8 Margulies, Larry—H F Barre...596.50
8 Matienzo, Jose B & Vincent Sainz—B J Parks 97.08
8 Miller, Stephen I & Jacob H Snook—American Hay Co 1,049.39
8 same—same 1,064.39
9 Meyer, Robt—Emil Koch Co.....52.66
9 Maloney, Jno—Parson, Inc.....386.41
9 Mainetty, Leon P—W S Bainbridge. 177.18
9 Mackey, Margt—N Y Tel Co.....16.16
9 Millert, Jacob M & Herman Branch—Emil Koch Co..... .....78.71
9 McQuade, Dennis C—W R Phelps et al; possession of property and cost .....$131.10 or 1,048.71
9 Myers, Walter P—Germania Bank.. .....3,839.54
9 Meyer, David S—H Schapiro.....164.75
9 Meyer, Morris—Mulvihill & Co....45.01
10 McCarthy, Helen C—J Alexander et al 380.71
10 McGrath, Michl—H R Conklin et al 23.88
10 McCoy, Wm—J L Brady 44.41
10 Milancon, Julius—A Bloom 79.65
10 McCormack, Eliza F—H B Claflin Co 77.63
10 Messer, Rose—S D Multz 121.82
10 Marcowitz, Jacob B—H Rein.. ..61.15
10 Mangelluzo, Andw—Leigh Scale Co. 103.55
10 Mintus, Albt—O B Olchansky 72.05
10 same—M Pollack 485.01
10 Maggin, Isidore—P S Glickman...29.65
10 Meltz, Leon—B Troupiansky 254.65
4 Niemeyer, Wm A—E Paquin.....144.33
6 Nunberg, Sam—N Di Marco.....215.41
6 Neidorof, Max—S Goldenberg....43.24
6 Nagrotsky, Jacob & Rosie—H Goldberg 201.81
6 Nowak, Jos—B C Samuel et al....94.63
8 Norton, Wm M, Edith E & Saml L—First Natl Bank of City of N Y.. .....4,530.30
8 Nagler, David & Jacob Zuckerman—B Troupiansky 269.65
9 Newman, Louis—N Jaffe et al..... .....costs, 17.41
10 Nibur, Benj—A Alton et al 44.67
6 Ottenheimer, Alfd—O Falk & Co.173.91
6 O'Connor, Maurice I—Metropolitan Tobacco Co 144.99
7 Otto, Fredk A—E L Crawford et al. 104 31
7 O'Brien, Virginia—Union Central Life Ins Co .....costs, 360.70
8 Oliphant, Claude J—J A Jennings.. .....482.10
8 O'Reilly, Philip—Standard Oil Co of N Y 176.41
9 Oliver, Jacob—Merrell Soule Co...298.88
9 Ostrowsky, Morris—L Weiss.....60.76
10 Oliver, Jos—Merrell, Soule Co ...289.88
10 Orlinsky, Ida—R Kressner...costs, 78.56
10 Odell, H Brevoort—M Barrlett ..358.69
6 Payton, Corse—N Y Tel Co.....71.04
6 Pisani, Philip—same 27.86
6 Pearce, Chas—E F Wisner et al.... .....costs, 78.36
6 Papadio, Domenico—V Papadia.227.03
6 Parmenter, Isaac W—F S Green et al 125.35
7 Pierone, Frank E—M Abate....100.00
7 Pelletier, Saml H—T Esposito...479.75
7 Polansky, Jos—Pettit & Reed...64.31
7 Pearlman, Benj—Burger & Klein 59.41
7 Pick, Jos & Jacob Steigelfest—People &c 300.00
7 Penfield, Wm W—L Ryan et al.... .....costs, 13.75
8 Picker, Amalia & Amelia—L Englander 1,056 43
8 Pollok, Harry—J Jordan et al...277.84
8 Pandre Peter & Theator Tsaralos—M J Salomon 100.44
8 Phillips, Leo H—Five Hundred & Three Fifth Avenue Co.....84.88
8 Parker, Willard, Jr—J I D Bristol.. .....273.40
8 Prager, Nathaniel—A Opperman et al 156.99
9 Price, Isidor—E Kaufman et al..60.08
9 Palumbo, Theo—H Salomon.....112 16
9 Patterson, Louis—M T Madison.190 50
9 Paxton, Corse—N Y Star Co 43.67
10 Pivarneck, Maurice & U S Guaranty Co—People, &c 100.00
10 Praisner, Sol—American Steel Frame & Band Co 115.41
10 Pell, Henry S—City Real Estate Co. 432.12
10 Pollak, Ignatz—T M McCarthy et al 97.76

4 Quinn, Chas J—Owners Syndicate Co 140.56
6 Quigley, Hugh—T Cunningham...44.40
7 Quirk, Jno H -J L Bradley 302.91
8 Quitman, Max D—M J Berkowitz..41.15
4 Rothrock, Saml W—L L Fulkerson. 154.82
9 Ross, Osias—J Levine 45.00
6 Rosenberg, Barnett—N Y Tel Co.64.57
6 Rosenthal, Morris—Coles & Co....12.08
6 Ruman, Cyrill & Frank Stash—McDougall & Potter Co.....102.01
6 Roswell, Alex—W M Hochdorf...42.65
6 Radin, Max—N Y Tel Co 62.02
6 Ray, Chas W—F H Calcatt & Co..59.88
7 Re, Frank & Joe Penricaro—People, &c..... .....100.00
7 Ratsky, Abr—L I Elson.....140.86
7 Ross, Osias—J Levine.....40.00
7 Rochstrop, Chas—Thomson, Stone Textile Engraving Co.....29.31
7 Rider, Herbert E—H A Post.....60.91
7 Rutnowski, Dan—Fredk Ludlaw Co. 254.73
7 Robinson, Frank E—S A Tannenbaum 106.06
7 Richardson, Josiah—J Hutchinson.. .....149.15
8 Rosenbaum, Nathan, Max Rubin & David Kooperman—I Vogel....225.93
8 Rountree, Moses E & Alice M—Brandt Construction Co 1,701.92
8 Roe, Albt F—Gibson Distilling Co.. .....369.76
8 Robinson, Anthony B—Antillas Tobacco Co 74.14
9 Rex, Wilson A—Hammond & Robbins 36.35
9 Rene, Jno—Justa Realty Co.....41.10
9 Rachamovitz, Saml—R Seril et al.201.87
9 Rickard, Jacob—A Gobel.....32.47
9 Ritter, Christine—E F Caragher..35.57
9 Renehan, Adele—R Greenstein...183.18
9 Relin, Barnett or Louis Relin—H Richter 59.95
9 Rosendorf, Hugo D—Stern Bros..736.99
9 Rosenbaum, Jos or Jos Rose—Progressive Leather Goods Co.....168.96
10 Rodgers, Geo—E R Andrews...1,658.48
10 Rothschild, Fredk—I Jossen 141.65
10 Roesenfeld, Geo—J L Brady 56.91
10 Robinson, Helen J—J Bayer 101.10
10 Rowan, Edmond—International Motor Co 974.35
10 Rogge, Emil H—J A Vaillemier...75.24
4 Sangree, Chalmers—W C Thummel. .....costs, 22.31
4 Stadler, Chas—G Shapiro 115.98
4 Smith, Olive E—C M Silverman et al. 266.28
4 Schmidt, Julius—N Prentkin.. ...41.32
4 Seaman, Franklin T—Liberty Nassau Bldg Co 138.51
4 Sussman, Saml—M H Rogers.....23.02
6 Strouse, Jack—R L Stoddard...207.23
6 Smith, Bertram G—N Y Tel Co...30.85
6 Smith, Arthur E—W N Parks...147.91
6 Smith, Fredk K—J O'Brien et al.364.63
6 Shakski, Jacob—Standard Plumbing Supply Co 163.59
6 Strauss, Emil—Saks & Co.....232.80
6 Segall, Sol—E I Du Pont de Nemours Powder Co 125.08
6 Stead, Henry R—Gardberg Co Inc.40.95
6 Stevens, Ella—S E & M E Bernheimer Inc 230.97
6 Simon, Sol—Webster Iron Works.. .....2,073.02
6 same—same 335.22
6 Sowden, Harry—Henry Meyer Co..98.38
6 Seckel, Walter—Indian Refining Co. 41.41
6 Shapiro, Abr—N Y Tel Co 27.80
6 Schminke, August—Ninth St Garage. 49.73
6 Sonneborn, Selma—O Stegmann..31.65
6 Sher, Benj R—Wohl South & Co.197.81
6 Sirret, Lucien L—O G Lindberg.121.11
6 Samuels, Ella—L Kanishefsky...142.22
6 Soule, Kate—Butler Bros 88.00
6 Smith, Kath C—M R Ward.....23.31
6 Stern, Morris—S Spiro.....74.80
6 Skelly, Thos F & Jno F Wilson—N Y Tel Co 30.08
6 Schmelzer, Joe & Sam Rosenberg—J Kreps et al 89.65
7 Schafman, Jos & Tony Marino—People &c..... .....100.00
7 Shepherd, Grant—Muller, Schall & Co..... .....1,303.41
7 Smith, Graham—M L Thurn....461.43
7 Stewart, Archibald M exr -Royal Trust Co..... .....1,827.38
7 Schaefer, Chas Jr—F Jaeger.4,356.36
7 Silverstein, Max B—M Eichner..225.80
7 Stead, Hayden R -Lamont Corliss & Co..... .....875.22
7 Stewart, Chas—F Bay.....64.65
7 Sheehan, Timothy G & Galvin Kingston—J A Peckham 574.16
7 Soule, Ullman B—W Von Haus.. .....costs, 43.70
8 Shea, Harry A—Wm Knabe Mfg Co. 42.66
8 Sroka, Louis B Silberman 140.65
8 Siegel, Benno—M Kasse.....2,018.82
8 Searls, Fay—N Y Tel Co.....20.84
8 Stetler, Caroline S or Caroline S Wolf—F F Ward.....208.65
8 Sakoloff, Jacob—B Cherin.....39.25
8 Sutphin, Wm L—Belwood Automobile Storage & Supply Co.....29.04
8 Salitzky, Annie—G A Forman...480.16
8 Schwartz, Albt G—J H Bachmeir et al 76.46
8 Sanders, Herman H—J I D Bristol. 118.82
8 Schmulowitz, Abr M—L Miller..108.65
8 Schoenberg, Rose L—503 5 Avenue Co 112.17
8 Schemm, Jno C—W J Salomon....65.70
8 Scott, Wm H Jr—F C Hicks.k...155.72
8 Smith, Harry—J Greenberg.....149.76
9 Silverman, Saml—Olin J Stephens, Inc. 161.91
9 Shaw, Jno—J Brodie 42.36
9 Smith, Frances E—Star Finance Co. 67.06
9 Sternberger, Max—L Weiss.....153.66
9 Solomon, Saml—I Levy 225.00
9 Sonnenberg, Leo—Kohl Scolnik, Inc. 77.67
9 Stout, Jas N—A S White...costs, 48.60
9 Schwenger, Ben—Harman Co.....86.67
9 Silkman, Frank W—A Hason.1,020.83
9 Steinman, Jacob—J I Edelstein ...53.10
9 Sullivan, Michl J—M B Kiem et al. 503.53
9 Stedman, Robt L—L E La Cour...59.41
9 Spitzer, Edw—S Friedenberg et al. 38.21
9 Slotnikoff, Israel—S A Schonbrunn Co..... .....289.78
9 Schoen, Abr—S Schendelman.....66.47
9 Sonnenberg, Leo & Saml Ginsberg—Kohl Scholnik Co, Inc.....78.68
10 Staff, Solomon—L Greenberg....289.90
10 Schreiber, Saml—Hudson Paper & Paper Mfg Co 26.51
10 Schildknecht, Eugenia—B G Oppenheim 119.81
10 Schwartz, Harry—M S Yochelson.29.90
10 Steinfeld, Barney—Frank E Rosen Co 207.82
10 Straub, Jno G—J L Brady.....222.54
10 Schotten, Friederich—F J Loch..65.07
10 Semel, Geo I—F C Hazen.....39.61
10 Steinfeld, Barnett—H Rein.....60.51
10 Skoultchi, Isidor—J Talcott 635.88
10 Small, Jennie—H B Claflin Co ...127.22
10 Shor, Isidor G—H Tautleff 113.43
10 Stein, Saml B—P K Wilson et al.... .....1,215.30
10 Sparks, Harvey B—Z M Davot ...70.95
10 Sabel, Max—P Rosenberg 285.01
10 Schneider, Mary—L Seidler 114.22
10 Solomon, Jacob & Jacob Feldman—H Mindlin et al 35.21
6 Talcott, Fredk L Jr—N Y Tel Co.24.26
6 Timpone, Thelma J—Jacob Ruppert Inc 65.31
6 Tabor, Edw W—J M Parker, Jr..142.16
6 Teperson, Saml D—B Sachs et al.324.80
6 Todd, J Jackson—Martin L Hall Co. 336.55
6 Tucker, Russell E—J K Duryea.674.40
6 Tullidge, Frank G Jr—Jno Forsythe. 106.81
7 Theron, Van Atta—Chicago Varnish Co..... .....41.55
8 Tierney, Frank I & Jos A Conlon—F J Stevens 33.05
8 Thompson, Caroline E & Mme Thompson—R H Macdonald 3,327.37
8 Torsiello, Frank & Matthew—N Y Tel Co 28.51
8 Taub, Abr—Long Dock Mills & Elevator 794.14
9 Thomaschek, Thos—F Alexander.475.94
9 Trachtenberg, Shepsel—M Hausman et al 40.65
10 Tamargo, Caroline—Lawyers Title Ins Co 65.91
10 Tyrell, Thos E—E H Wrightman.100.00
6 Unger, Felix D—L Marx.....100.31
9 Ungrich, Maryon L—H Ungrich, Jr, et al .....costs, 116.28
9 Ullo, Lorenzo—W Brod 3,368.39
8 Ventiniglia, Pasquale—J Trainor.68.72
8 Van Gass, Beck, Jas H—Smith Worthington Co 398.60
9 Vasilas, Christ—Emil Koch Co....18.86
10 Van Pelt, Wm S—Columbia Ribbon & Carbon Mfg Co 131.57
4 Wellman, Walter—H Naumann .....costs, 23.70
4 Wheeler, Elinor—F H Lockwood et al 897.73
4 Weber, Annie—German Ex Bank.. .....1,023.59
4 Wheeler, Alonzo—John H Fay Inc. 102.00
4 Wolferstein, Jane—N Newmark..32.31
6 Weinberg, Saml—N Y Tel Co....29.60
6 Williams, Gladys C—same 30.07
6 Wenzel, Otto—F Faerber 71.52
6 Wrightman, Saml G—C M Smith et al 70.23
6 Weiss, Louis—N Y Tel Co.....21.06
7 Walter, Henry E—"Rectors".....81.38
7 Wall, Wm C—C Adler.....46.91
7 Williams, Eliz M—American Exchange Natl Bank 1,026.19
7 Wadsworth, W—Equitable Trust Co of N Y 93.32
7 Warth, Apollonia—E Heller..... .....costs, 109.57
7 same—G R Oettel et al.costs, 100.97
7 same—C Lehman et al..costs, 92.00
7 same—J O'Brien.....costs, 93.45
7 Whitcomb, Jas A—B Bishop..... .....costs, 122.90
7 Weeks, Nelson—H Velton.....254.41
8 Wolkowisky, Danl—I Edman.....467.77
8 Weyburn, Edw C—F Isman.....54.41
8 Wood, Louise—N Y Tel Co.....19.99
8 Wagner, Abr—same 34.73
8 Wilken, Henry—S N Rosenbaum.45.31
8 Wolf, Wm—Frank V Strauss & Co. 54.07
8 Weitzenkorn, Ben—United Dressed Beef Co of N Y.....44.72
8 Worth, Geo W & Fredk Ellis—U S Realty & Improvement Co.....131.91
8 Wood, Douglass J—C D Davis....73.01
9 Weisberger, Moritz—N Mishkind.... .....costs, 216.65
9 Wolfinger, Hulda—N Y Tel Co....15.41
9 Wagner, Dora recvr—A H Poole.345.20
9 Wilson, Danl T—J E Butler.....409.71
9 Weingarten, Max, Henry Durst, Max Durst & Max Tanenbaum—National India Rubber Co..... .....1,090.73
9 Wortsman, David—N Y Tel Co....23.85
9 Waring, Emma B P—Childs Co.... .....costs, 32.31
9 Weissberg, Hyman—J E Margott Co 60.15
9 Weissmann, Oscar—E Kaufman et al 74.66
10 Woodbury, Nellie L—C L Schmidt.117.40
10 Wilson, Edw I—Fidelity Trust Co.. .....419.51
10 Williams, Saml J—Justrite Products Co 92.19
10 Walter, Mary E & Margt M Irwin—B Kemelhor 52.75
10 same—B Kemelhor 184.49
10 Wildman, Jos W—C H Stevens...91.72
10 Williams, Royal S—R R Eyre....183.99
9 Young, Chas J Brodie .....
6 Zraick, Antonine A—E Prince....47.41
7 Zirinsky, Saml—United Electric Light & Power Co.....26.65
8 Zuckerman, Jno—L W Sweet & Co. 98.11
9 Zimmerly, Emilie—J F Flynn....196.01

CORPORATIONS.

4 Alamo Constn Co & Alger Gildersleeve—D Boyle 1,117.08
4 Boston Mfg Co—Staahl & Pitsch.30.95
4 Bonnell, Iris Aggregate Inc—Knickerbocker Bldg Co Inc 15.41
4 Covering & Supply Co—H F Watson Co 170.86
4 Ernst Krabo Realty Co—Savoy Glass Co 143.82
4 Green Constn Co—Porsth Electric Co 115.03
4 Latham Realty Co—L Larsen ..331.59
4 McCabe Quinn Co—C H Weber..241.72
4 Progress Auto Storage & Supply Co—Borne Serymser Co 106.31
4 R & S Outfitting Co & Benj Z Stanger—B Hessing 140.40
4 Rosena Bros of Rosena Bros Inc—Moehl Lithographic Co 405.79
4 Sterling Mfg Co—C A Willey Co..40.65
6 D Murphy Trucking & Rigging Co—T Sullivan 677.28
6 Remington Standard Motor Co—M F Huberth 79.67
6 Klensall Products Co—Welch Holme Co 194.69
6 Grand Millinery Supply Co—Paul Dressner Inc 196.83
6 Christie Iron Works—H Disston et al 75.80
6 Charles Wens Inc—N Y Tel Co...38.52
6 Continental Finance Co—Assets Realization Co 41,694.26
6 Brooklyn Heights R R Co—S Schneiderman 110.16
6 Berman Blau Realty Co—N Y Tel Co 36.56
6 Monaton Realty Investing Corpn—A E Jacobs 724.41
6 American Bonding Co of Baltimore—J C Fargo .....costs, 143.67
6 Southern Match Co—T E Greacen.. .....15,369.09
6 City of N Y—N Y Mutual Gas Light Co .....costs, 140.08
6 Drucker & Holmstock Co—H L Munter et al 770.54
7 Kilgore Mfg Co—Frank Presbrey Co. 1,148.75
7 Hi Grade Suction Sweeper Co—V H Mooney et al 121.91
7 Imperial Repair & Brazing Co—N Y Edison Co..... .....101.71
7 "Edwards"—Frisbie, Coon & Co..64.50
7 Thos Pepper Constn Co—Transfer Lumber & Shingle Co.....333.00
7 Thos R Lawson Co—Geo N Lowrey Co..... .....137.25
7 George Alexander Co—State Bank. 113.45
7 New Bklyn Turkish Bath Co—H W Vaker-Linen Co..... .....196.63
7 Seneca Falls Paper Co—Fairbanks Co..... .....186.68
7 City of N Y—R R Crowell.....442.14
7 same—same 146.27
7 Karnack Realty Co, Alex Allen, Nich Conforti & Conforti Excavating & Foundation Co—B Klar 1,252.77
7 Conforti Excavating & Foundation Co & Nich Conforti—B Klar .1,241.95
7 Bellows & Avery Co—American Agricultural Chemical Co.....169.90
7 C R Teuboldt & Co—Metzger Motor Car Co..... .....4,595.14
7 Compannia Exportatadora de Cafe de Samtos—B B Peabody.....7,910.48
7 Hansen Co & Frank Feldman—M Helfstein 188.36
7 Volunteer Press—N Y Life Ins & Trust Co..... .....506.81
7 Murray Hill Park—Colwell Lead Co. 267.33
7 Kenkle & Co—International Gas & Electric Fixture Co.....427.21
7 Josephson Harfield Co—Colwell Lead Co..... .....160.84
7 Press Publishing Co—H J Williams 1,344.70
8 Somerville Realty Co—I Cohen..502.65
8 Ericson Realty Co—J H Stoutenburgh 1,692.31
8 Central Long Island Realty Co—W K Goodhue 144.40
8 Aero Club, Italian, U S A—J H Raser .....
8 Christman Aeroplane Co—C C Holley 157.75
8 Broadway Fifty-first to Fifty-second Street Co—N Y Tel Co.....51.78
8 Title Guarantee & Trust Co—F A Paven et al.....costs, 127.40
8 Rountree Realty Construction Co—Brandt Construction Co.....1,925.92
8 Anthracanol Wood Preserving Co—A C Horn Co 89.02
8 Atlantic Beef Co—Jos Stern & Sons, Inc 257.55
8 Universal Truck Co of N Y—Pope & Nelson, Inc .....
8 Hewlett Bay Co—Henry Steers, Inc. 3,039.93
8 Advance Realty & Construction Co—Bannister & Schell 153.27
8 Barron & Cole Co—Glyndon Contracting Co 1,911.97
8 Esseff Knitting Mills—B F Bo Co .....
8 Cawston Construction Co & Dainnico or Daiminico Colucci—M M Menkin. .....
9 Bauman & Ringler, Inc—N Y Tel Co. 23.81
9 Hewlett Tempany Co—Guide Printing & Pub Co..... .....86.07
9 W H Ringgold Co—J Livingston & Co..... .....53.30

9 Wm E Leuchtenberg Co—N Y Tel.43.64
9 Union Feature Film Co—same....57.55
9 Imperial Auto Co, Inc—Sub Court Tripoli I O of F No 4558.....64.41
9 Cohn, Goodstat Co—American Hide & Leather Co.....107.51
9 M Weisberger & Co—N Mishkin.5,223.10
9 Glasgow Assurance Corpn Ltd—C R Demarest 400.00
9 American Cloth Mfg Co of Baltimore City—E L Blimline 1,863.05
9 N Y Central & Hudson River R R Co —U S Leasing & Holding Co.18,132.35
9 Geo W Jackson Co, Inc—S F Leo.... .....1,225.77
9 Pocano Realty Co—S Rosen....689.90
9 Thirty-second Street Hotel Co—Darling Bros Co 115.81
9 United Gas Light & Mfg Co—W R Benjamin 459.62
9 Cunard Steamship Co—C S Chrysson 235.01
9 Brooklyn Union Elevated R R Co—I Rachel 50.00
10 Cosgrove Bros—N Y Central & Hudson River R R Co.....2,030.18
10 Continental Finance Co—Oscar J Gude 20,919.19
10 Sterling Debenture Corp—D Grieme Coal Co 5,156.27
10 Economy Coal Co—same 5,498.83
10 Greenberg & Schlechter—Grossman Bros & Rosenbaum 111.91
10 Halley Land & Improvement Co & Rose Halley—Westchester & Bronx Title & Mortgage Guaranty Co..294.35
10 Independent Waist Band Mfg Co—Singer Sewing Machine Co....243.72
10 Union Photographique Industrielle Establissements Lumiere & Jougla Rennis—H Miller 12.40
10 Covey-McCarthy Co—L C Elliott.... .....1,518.02
10 Lowell Constn Co, Jacob Levy & Nthan Levy—Clark & Co.....8,340.45
10 Attvington Realty Co—M Merlis..227.15
10 Manhattan Center Co—A H Hillers. 593.68
10 Jno Rumore Realty Co—T H Baldwin et al 40.37
10 Koellsted Contracting Co—W H Winn 111.90
10 Boyd Steel Springs Co—Smith Bros Pub Co 120.25
10 Chateau Realty Co—L Levy.....70.72
10 Fleischmann Bros Co—E Sniffin.... .....4,716.23

Borough of Brooklyn.

JAN.
2 Auerbach, Theo E—H Hereth...114:.47
3 Abrahams, Julius A—Mechanics Bank 614.40
3 Ashmore, Jno W—T B Hegeman..74.50
6 Acovino, Salvatore & Maria—G Acierno 34.41
6 Ayerle, Chas—Burroughs Bldg Material Co 123.37
6 Aronowsky, Bennett—S Gordon & ano 82.00
8 Aronson, Peter—Mahnken Bldg Material Co 455.36
8 Attix, Albt A & *Thos F, doing business as Attix Electrical Engineering Co—H Kranz Mfg Co.....298.78
7 Avery, Marcellus C—S Hauser....80.57
2 Bonacci, Dominick—P A Collins..175.42
3 Blankopf, Isidore J—P Potto ...85.75
3 Bolton, Fredk G—J B Sundall...501.06
3 Bottega, Vincent—S Efrus 61.96
2 Bausch, Valentine—Kath Eppig as extrx 301.40
2 Bindewald, Ernst—same 301.40
2 Braunstein, Julius—Thos F Howden 482.90
2 same—same 246.02
3 Balmer, Cath A—J E Morey et al.48.68
3 *Beneke, Wm G—Mechanics Bank 614.40
3 Bernstein, Anna—N Y Tel Co.....26.64
3 Blumers, Wm—N Y Tel Co 16.03
3 Blyman, Jno—I S Vought & ano.825.43
3 Byrnes, Jas F—E Litshitz 72.96
4 Briganti, Michl—L Marx & ano..452.11
6 Bouton, Jno & Chas W—Eliza Mathisman, as exr 590.76
7 Bates, Jos—J Webber 224.40
7 Burzia, Chas C—A Abrahams.....7.87
6 Burkam, Jacob—M Epstein 149.68
8 Belsito, Annunziata, Francesco, Jos & Domenico—S Miceli 64.72
8 same—Maria C Meceli.....329.72
8 Benson, Jno & Mary—Henrietta Johnson 234.40
8 Brown, Margt A—F Buchmann....32.40
8 Bullusky, Ida—A D Case.....37.18
8 Bullusky, Carl (infant)—same...27.19
8 Blomberg, Louis—M Brand Improved Smoking Process Co.....109.86
2 Caldwell, Watson H—Smith & Hemenway Co 22.40
2 Caldwell, E & W H—same 22.40
2 Clark, Benj H—J Hornstein 35.75
2 *Cowen, Aaron S—same 35.75
2 Conklin, Thos F—I Jacobs 217.13
2 Cooper, Wm G—B S Price.....57.40
2 same—same 27.40
3 Carroll, Keaim F—Josephine A Kraemer 434.17
4 Cervadoro, Dominick—Wm Kerby Co 455.93
4 Clinton, Henry F—B F Jayne..1,651.47
4 Coletta, Eliza—California Wine Assn 915.24
6 Corson, Mary E—L J Young & ano 361.15
8 Colelli, Antonono—M D Turner & ano 105.72
8*Conlon, Jos A—F L Stevens.....33.05
7 Chiaramonti, Severio—F Romeo...93.45
3 Dawley, Bert N—N Y Tel Co....18.79
3 Dawley & Wilderoter—same 18.79
3 Dina, Michl & Afonzina—Celia Cafarella as admtrx 36.92
Davis, Walter B—Bklyn Daily Eagle 66.68
4 Dykeman, Conrad V—J W Cleary... .....2,326.31
2 Dincin, Isaac & Philip—I S Long & ano 395.51
4 same—same 188.65
4 Davidson,† Geo—J Davis & ano..32.70
6 Dineen, Wm—H B Hardenburg & ano 115.23
7 Dangler, Anna—P Voss et al....153.30
7 Dogostino, Adolfo—Comm'r Excise.. .....1,819.97
7 Doane, Abram J—W Zimmer 424.65
7 Ducas, Leo—S Hollow & ano....100.30
7 Dallinger,† Mary—G Boehm & ano.44.11
8 Dornbush, Leon—I Moskowitz...34.65
8 same—same 113.15
8 Dunn, Wm—M F McGunnigle....45.41
3 Emrich, Fredk Jr—City N Y.....38.96
3 Engel, Jno—same 28.85
3 Erb, Chas—I M Smith 234.50
3 Edwards, Miranda M—A T Leward 363.36
4 Edwards, Jefferson R—Schratwieser Fire Proof Constn Co.....27.40
8 Enders, Hugo—J Ruppert.....206.49
2 Farrell, Edw J—Hudson Wood Working Co 739.50
2 Flanders, Carrie L, also known as Carrie L Fling—Wm N Horner..370.32
2 Fowler, Harry—Smith & Hemenway Co 22.40
2 Fursich, Jno—Froelich Bros Co..22.48
3 Feyer, Celia—M Reiss 91.40
3 Feltman, Chas L & Alfred, individ & as admr &c Chas—J E Morey et al 48.68
3 Ferguson, Cornelius J as exr—City N Y 83.37
3 Faulk, Carl—same 220.84
3 Foley, Chas—same 220.84
3 Flynn, Jno J—same 220.84
3 Furey, Robt—same 220.84
3 Fielding, Howard E—N Y Tel Co.16.03
3 Feldman, Edw D—same 17.92
6 First, Jos—E Rothschild 30.40
7 Franklin, Thos H—Pacific Impt Co. 111.60
7 Frohling,† Nicholas—Union Bank.367.90
7 Fuchs, August E—W Zimmer....424.65
8 Fearon, Peter J—Wm A Brown & Co 489.26
8 Fletcher, Matthew E—E Wiener & ano 37.26
8 Frankel, Hyman—Geo Colon & Co.27.40
3 Griffin, Delia as extrx Jno—City N Y 418.88
3 Gerdes, Jno H—same 224.69
3 Green, Woolf—same 28.58
3 Graboys, Saml—same 58.10
3 Gassner, Leopold—same 48.23
4 Gerlando, Gennie—Lawyers Title I & T Co 112.50
4 Greenberg, Jos—D Gerson 33.40
8 Green, Saml as gdn &c Gussie Green —F Weber 32.65
8 Gorowitz, Morris (infant) by User—C I & Bklyn R R Co 108.25
8 Graham, Mary F & Jas P—Mechanics Bank 5,716.08
8 Grumwald, Jos—H Rehse 104.40
7 Geller, Abr—S Kheel & ano.....119.40
7 Greenberg, Israel—J Altman & ano. 87.46
7 Goldstein, Abr—City N Y.....109.85
7 same—Clara Bloomngdale et al.. .....108.82
7 Goldstein, Fannie—City NY.....109.85
7 same—Clara Bloomingdale et al. 108.82
7 Goldinger, Jacob—A Harris 91.40
7 Grening, Paul C—H W Baker Linen Co 358.08
2 Harris, Saml—J Musaus 107.87
2 Heninger, Albt—C Huth 264.65
2 Horwitz, Grace DeMar—M Frank.178.29
3 Hirschhorn, Herman—M Rosen..55.40
3 Hirsch, Bessie—I Gingold 124.16
4 Herman, Isaac—J F Fitzgerald...30.30
6 Horenstein, Jos, doing bus Bklyn Independent Steam Laundry—J T Stanley 215.61
6 Same—E V Kohnstamm et al.238.44
6 Horenstein, Jos—American Laundry Mach'y Co 636.91
6 Henninger, *Albt & Marie—J Abrams & ano 65.44
6 Hyde, Lionel R—W A Meyer 170.51
6 Huels, Emil J—O B Frazer 80.70
6 Hartjens, Regina—Henry Miles & Sons 219.59
6 Horowitz or Horwitz, Adolph—P Melnick 67.25
8 Hoagland, Elmo C & Georgianna F—Dorothy Heisenbuttel & ano....126.57
7 Hall, Louis L—Bklyn Citizen 21.63
7 Hartan, Thos J & Grace—Mechanics Bank 480.55
3 Jackson, *Louise & Fannie, doing bus L & F Jackson—Nordlinger-Charlton Fireworks Co 307.56
3 Jenness, Robt—David Shannon Co. 441.41
3 Jones, Helen M—N Y Tel Co.....21.92
3 Jurgs, Dittmer—G Heintzman ..391.90
4 Jackson, Jno J as exr & trste—same 208.44
4 Johnston, Thos J—same 28.58
4 Johnson, David or Jacob—same..215.33
4 Jenkins, Jno S as admr—same....34.14
6 Jacobson, Marcus—Meyer & Nelson 624.40
6 Johnson, Axel—M H Berge & Sons Co 47.50
7 Johnson, †Thos—Flatbush Parquet Floor Co 64.45
7 Johnson, Fred—I N Miller.....34.41
7 Jordan, Nina E—City N Y.....119.80
2 Kelly, Jno H—J O'Shea 248.40
2 Kennedy, Michl J—P A Collins..175.42
2 Kerby, Wm—March-Brownback Stove Co 484.54
2 Kirsch, Hyman or Herman—M L Goldstein 35.91
2 Kurz, Geo—Kath Eppig as extrx.360.70
2 same—same 505.61
3 Kunz, Jos A—I S Vought & ano.825.43
3 Kennedy, J Sarsfield—A W Blanchard (Inc) 84.60
3 Kaufman, Louis B—M Galpier ..33.26
3 Kanner, Max—L Zabrinsky 57.39
3 Keisler, Jas L—N Y Tel Co 85.40
3 Kleine, Edw A—Martin Evans Co.63.88
3 Kline, Rose—Bklyn & N Y Paint Co 55.40
3 Kneer, Jos—S Brody 115.26
4 Kerr, Fredk W—State N Y....15,000.00
6 Kammerlohr, Jos G—Lena M Hawley 552.24
6 *Knorr, †Jno A—Liliza Mathisman, as extrx 590.76
6 Krimko, Esther—Title G & T Co.38.67
6 Koch, Mary or Mame—P Hilton & ano 1,454.82
7*Kaplan, Harry—Oppenhemier & Trebitsch Co 61.62
7*Kaplan & Lebow—same 61.62
7 Keller, Louis—F Mann as exr....44.45
7 Kosko, Annie—J Rubin 38.40
7 Kammerlohr, Jos G—A A Hevia.146.42
6 Kramisen, Saml—B H R R Co...108.47
8 Kuzminer, Saml—W T Calyer & ano. 285.90
2 Levy, Benj—J Slattery 48.84
2 Link, Geo L—C H West & ano...206.16
2 Lewless, Jas E, doing bus Jas E Lewless Co—J Spatt 75.41
4 Lane, Fredk J—Atlas Taxicab Co.25.28
4 Levin, Jos—State N Y.....15,000.00
6 Levy, Chas H—West Publishing Co. 198.71
6 Lindsay, Jas—S Casola & Bros..79.73
6 Lausman, Jos—B Brown 353.90
6 Levey, Robt—S Casola & Bros...173.88
6 Luhrs, Jno—B K Bloch 487.61
7 Lammers, August—N Y Veal & Mutton Co 183.17
7 Lebow, Jacob M—Oppenheimer & Trebitsch Co 61.62
7 Ludwig, Franz—Sophie Enderlein... .....107.40
7 Lynch, †Louis—J Montag 43.40
8 Lee A Rogers—Kertscher & Co.1,288.60
8 Lefkowitz, Jos—Bond & Mtg Guarantee Co.....(D) 1,781.47
8 Lilley, Louis—Max Brand Improved Smoking Process Co.....109.86
2 Magee, Alonzo H—March-Brownback Stove Co 484.54
2 McGlone, Wm—H Bottjer 40.42
3 Murray, Martha—N Y Tel Co....30.27
3 Merron, Michl—L Mayer & ano..48.19
3 Mulligan, Wm G—Title G & T Co.84.90
3 Mushkin, Bessie & Hyman—H Rosenfeld & ano 85.06
4 Martin, Jas as exr—City N Y....418.88
4 Margulies, Abr—J Fuchs 146.55
6 McLoughlin, Thos—G Gru 59.40
6 Mondi, Antonio, as gdn Giovanni—J H McMullin Jr 23.43
6 Moritzky, Nathan—M Epstein ..149.68
6 Martin, Geo—J H Delaney et al...49.90
6 Moore, Wm D—R P Handy 71.54
7 McDade, Margt—S Levy 69.21
7 McNally, Peter V—Comr Excise.1,819.97
7 Murray, Davdi—Caroline Urban.2,324.30
8 Manning, Claude P & Bertie—Winne G Boorn 244.00
8 Mapes, Elbert—J M Bittel.....188.06
8 Mayerson, Max & Louis, doing business as Mayerson Bros—M Itzkowitz 66.01
8 Morrison, Harry L—H Nathan....53.40
3 Neumann, Florine—N Y Tel Co..21.40
4 Neville, Michl K & Mary E—Annie Herbert 710.53
4 Noble, Sarah J or Lemmerman, Sarah J—W Noble 181.50
6 Nagrotsky, Jacob & Rosie—H Goldberg 202.81
6 Nevin, Harris—M Blumberg 203.00
8 Nallen, Wm B—B Kaplan.....187.04
2 O'Malley, Wm B—Hudson Wood Working Co 739.50
6 O'Connor, Nellie or Ellen—S Klein & ano 12.40
7 Opolinsky, Fredk—City NY.....38.54
7 Oliver, Albt—same 79.22
7 O'Brien, Paul E—same 215.83
7 O'Hara, Chas—same 215.83
7 Oechsner, Martin—City N Y.....215.33
7 Olsen, John—same 215.83
7 Olmstead, Geo—same 215.83
7 Osborne, Russell—same 215.83
7 O'Reilly, Luke as exr—same.....20.50
7 Osborne, Geo—same 215.83
7 Ormond, Jas—same 215.83
7 O'Hara, Richd—same 215.83
7 Onderdonk, F S—same.....215.83
7 Oppenheim, L Edwin—same.....215.83
7 O'Neill, Thos—same 215.83
7 O'Keefe, John—same 215.83
7 Opperman, Henry—same 215.83
7 O'Keefe, Thos A—same 215.83
7 Ottenbiem, Fred J—same 215.83
7 Ostroosky, Jacob—same 215.83
8 Otto, Fredk A—E L Crawford & ano. 104.31
3 Pisani, Philip—N Y Tel Co 37.86
3 Pope, Angelo—Seminole Distilling & Distributing Co 141.91
3 Price, Augustus M, individ & as exr &c Jno W Smith (decd)—J H Cohen 84.40
3 Paishelsky, Moses L—R Krasnow & ano 127.88
4 Pavlowitch, Peter—J Jaburg & ano 48.19
4 Peterson, Adolph as gdn Edith—A Lehrfeld 23.43
4 Power, Mary—J D Campbell.....29.41
4 Power, Mary M—Presbrey Coykendall Co 308.18
6 Platt, Eliz A—L Baumann & Co..48.01
7 Pomerantz, Jacob—S F Strongin.140.93
3 Quinlan, Adelaide—N Y Tel Co...20.80
2 Rader, Celia—I Lazarus 33.72
2 Rademan, Otto—Smith & Heinenway Co 22.40
3 Rolnick, Nathan—P Potto 85.75
3 Rouginsky, Bessie—J Koplowitz ..64.40
4 Riffman, Isaac—J F Fitzgerald...30.30
4 Rogers, Saml B—Singer Sewing Machine Co 158.47
6 Rivkin, Boruch—I Munzer 37.40
6 Rye, Chas—B H R R Co 108.47
7 Roberts, Evelyn—I Steinberg ...40.40
7 Roberts, Henry—M E Fulton..1,840.61
8 Rauscher, Martin J—M Minden..479.47
8 Ringer, Abr—Johanna M Ruckhaber. et al 347.63
2 Sass, Robt A—M Stecklow 111.90
2 Streicher, David—J Stern 37.45
3 Scharf, Jos—P Potto 85.75
3 Scharf & Blankopf—same 85.75
3 Siems, Henry—J Heffran (infant) 100.00
3 Slattery, Thos—N Y Tel Co 19.25
3 Schulten, Louis—same 17.60
3 Skelly, Thos F—same 30.03

3 Slater, Jno S—S Brody 115.26
3 Stone, Israel—Central Motor Co..32.40
3 Schaper, Dettmer—Wm Ulmer Bwy 2,109.07
4 Suydam, Geo D—J W Hetherington. 409.94
4 Swan, Kingsley—R Wilson 354.65
4 Schiller, Hyman—J Rosenberger.26.41
4 Shapiro, Albt—S Weltman.....2,242.57
4 Shulman, Hyman M—same.....2,242.57
4 Silva, Manuel—Corning & Co..1,822.55
4 Syverson, Ole—Bklyn & E D Terminal Co 23.43
4 Schneider, Barauch & Max—State N Y 15,000.00
6 Slutzky, Michl—H Zipkin 145.45
6 Spielvogel, Herman—L D Gray...59.40
6 Sullivan, David A—Mercantile Natl Bank N Y 112,305.75
7 Silverstein, Morris & Aaron—S F Strongin 140.93
7 Silverstein Bros—same 140.93
7 Smith, Edgar M—City & Suburban Homes Co 1,316.07
7 Stearns, Harry H—C B Whitcomb.44.91
7 Seyfried, Mary—R & G Corset Co.38.10
7 Seigle, Clarence H & *Annie—W Zimmer 424.65
8 Schulmerich, Chas—J M Bittel..188.06
8 Scott, Wm H Jr—F C Hickok...165.72
8 Seckel, Walter, doing business as Crescent Supply Co—Indian Refining Co.... ....41.41
8 Shaughnessy, Irene—A Schiff & ano. 1,268.61
8 Stack, Thos—E Schroeder.....61 34
2 Thompson, Chas—City N Y 220.36
2 Tyson, Henry—same 220.36
2 Trenkhorst, Henry—same 220.36
2 Tousey, Edw F—same 220.36
2 Tims, Ernest—same 220.36
2 Trahan, Emily—same 220.36
2 Thomas, Saml E—same 220.36
2 Terelee, Smith—same 220.36
2 Tormey, Sylvester J—same 220.36
2 Townes, Wm G—same 220.36
2 Thwaites, Wm G—same 48.99
2 Tompkins, Albt W—same 220.36
2 Tyson, Abr—same 220.36
2 Tiffany, Alex—same 220.36
2 Thwaite, Alice W—same 321.23
2 Titt, Geo—same 220.36
2 Thwaites, Geo—same 220.36
2 Tenbrink, Maurice—same 220.36
2 Toohey, Peter A—same 220.36
2 Taaffe, Frank—same 220.36
2 Tilney, Fredk—same 38.91
2 Taylor, Andw L—same 34.87
2 Townsend, Arthur R—same 36.89
2 Truns, Emanuel J or Jos E Trum—same 220.36
2 Topfer, Wm—same 32.95
2 Toering, Albt J—same 40.92
2 Tormey, Lawrence J as exr—same 208.44
2 Tyson, Jos L—same 220.36
2 Travis, Jas F—same 220.36
2 Trahan, Jos—same 220.36
2 Thyng, Chas H—same 220.36
3 *Tolkow, Morris—I Gingold 124.16
7 Thatcher, John & Edwin H, doing business as John Thatcher & Son—F Quigley 107.40
7 Thorn, Frank—P Karp & ano....71.85
7*Thompson, Albt—Union Bank. .367.90
8 Tierney, Frank I—F L Stevens..33.05
3 Ursino, Rocco V—J Kiplowitz ...64.40
4 Uhl, Felix J—City N Y.....220.36
4 Ullman, David—same 220.36
4 Ullman, Aaron D—same 34.87
4 Van Cleaf, Garret W (exr of)—City N Y 83 37
4 Vaughan, Geo W—same 220.36
4 Van Horne, Jacob P—same 220.36
4 Vail, Jas W—same 220.36
4 Vervalen, Richd Jr—same.....220.36
4 Van Der Leith, Jno—same.....215.33
4 Van Gorden, Ray T—same.....220.36
4 Van Cleve, Jas A—same.....220.36
4 Van Gorden, Irving W—same....220.36
4 Voorhies, A W or Alfred W—same. 220.36
8 Van Ness, Frank—J Sherwin.....24.46
2 Waldschmidt, Henry—Kath Eppig as extrx 107.32
2 Walpole, Mary—Hudson Wood Working Co 739.50
2 Weintraub, Wolf—L Zubrinsky ..40.41
2 Wehrle, Ernest—D Isaacs 131.67
2 Wise, Alwin B—A Knapp 59.65
2 Wood, Minnie M—M Frank 178.29
2 Weissman, Abr—N Starr 84.63
3 *Wilson, Jno F—N Y Tel Co.....30.08
3 Wilderoter, Frank P—same 18.79
3 Weinberg, Saml—same 29.60
3 Warren, Louis H—A H Reinhart.95.25
4 Weber, Jos—Helena Rudtner...1,511.30
4 Westervelt, Otto W & Harry T—Blanche T Meincke.....8,732.97
Wallace, Wm W—T J Donohue..880.22
Wegelin, Margarite—W K Anderson 85.50
6 Wormwood, Chas P—P A O'Neill.311.24
7 Whitelaw, Alex G as trste of Rudolph Baumann for benefit of Wilhelmina Landmesser—F O Walther & ano. 82.56
8 Williams, Eliz M—American Exchange Natl Bank 1,026.19
8 Wyner, Max—Somerville Realty Co. 27.40
8 Wilkie, Jas—A W Seaman as exr &c. ....(D) 541.26
7 Windgrath, Wm—F P Murphy...25.62
7 Young, Jos—City N Y.....220.36
7 Yates, Jas—same 220.36
7 Yondelman, Himan—same 220.36
7 Young, Wm A—same 220.36
7 Yokel, Adolph—same 220.36
7 Youngs, Geo B—same 220.36
2 Zalkin, Harry—M Feinstein 72.90
8 Ziccardy, Domenico—Greenpoint
7 Zabo, Mieczyslaw—H Korn 47.75
7 Zubatkin, Theo—Jonas Federman & ano 150.75
Moulding Co... ....851.89

CORPORATIONS.

3 Atkins Iron Works—S Sokoloff..202.40
2 Bklyn Heights R R Co—W F Lawrence 538.90
2 Bklyn Heights R R Co—Louise MacLaughlin 96.82
3 Builders & Traders Realty Co—W M Young 8,016.15
3 City N Y—Britt 7,642.10
2 Jan A Williams Impt Co—C Rothenbach 87.95
2 Jan A Williams Impt Co—C Rothenbach 337.10
2 Nassau Elec R R Co—Eliz Aber.. ....1,147.49
2 same—S S Aber 200.00
3 Newton Constn Co—N Y Tel Co..15.03
2 Phoenix Fire Ins Co—Mary Rosenzweig 337.07
3 Person & Co—L I R R Co 53.11
3 P P & C I R R Co—J E Morey et al 48.68
3 Verplanck & Co—Mechanics Bank 614.40
4 Clinton Holding Co—B F Jayne.1,651.47
4 Herman & Riffman—J F Fitzgerald. 30.30
4 Union Bank—J E Griswold.....32.40
4 same—same 32.40
4 White House Lunch Co—I S Long & ano 395.51
4 same—same 188.65
6 Bklyn, Queens Co & Suburban R R Co—J J Igoe 13.90
6 same—J J Cox 68.90
6 Jonathan Ring & Son (Inc)—Manufacturers Natl Bank 129.97
6 L I Taxicab Co—Brighton Beach Casino 37.47
6 O'Brien Realty Co—J A Heaney..113.22
6 Rutland Constn Co—W J Palmer & ano 342.90
7 Central L I Realty Co—W K Goodhue 144.40
7 Heuchel Realty & Constn Co—F P Murphy 52.80
7 Fairhurst & Barlow Co—J Elias.67.13
7 John Thatcher & Son—Raymond Concrete Pile Co 641.28
7 United States Dental Assn—City N Y 214.38
7 H Howard Co—same 70.84
7 Edw Weiss Co—same 39.34
7 Williamsburgh Title Co—same...66.66
7 Williamsburgh Merchants Realty Co —same 59.93
7 Geo Alexander Co—State Bank..113.45
7 Wischerth & Dozier—same 50.01
7 Schmidt Motor Chair Co—same.224.69
7 Surf Amusement Co—same 70.23
7 Sussman Bros & Co—same.....70.23
7 Schaffer Tinware Mfg Co—same.115.72
7 Smyth Donegan Co—same 175.07
7 Simpson Foundry Co—same.....128.17
7 Daniel Sheer & Co—same 37.28
7 Fredk M Smith Realty Co—same.70.23
7 Melville Realty Co—same 39.34
7 Throop Realty & Impt Co—same.39.34
7 Vulcan Cement Constn Co—same.49.64
7 Victor Eelectric & Mfg Co—same.30.08
7 Vortex Mfg Co—same 70.23
7 United Plumbing & Contracting Co—same 70.23
7 Utica Amusement Co—same.....59.63
7 A D Lamson Lumber Co—same..59.93
7 Acme Cement Plaster Mills—same. 362.31
8 American Varnish Co—City N Y..422.94
8 Asbestarlin Mfg Co—same 22.79
8 Alsgood Rasch Co—same.....140.40
8 American Pie Baking Co—same..220.36
8 Acme Hall Co—same 69.27
8 Equitable Trust Co—Bklyn Bank... ....3,491.57
8 Kuhn Mfg Co—same 39.34
8 Kensington Iron Works—same...39.34
8 Koh-Stahl Motor Co—same.....224.69
8 H W Schmeelk Oyster Co—same.121.72
8 Jamaica Mainland Impt Co—same.70.25
8 International Milling Co—same..70.23
8 Jno Johnson Co—same 91.70
8 J Monroe Taylor Chemical Co—same 463.22
8 L I Display Adv Co—same.....80.52
8 Lenox Watch Case Co—same....31.10
8 Manhattan Steam Laundry Co—same 121.72
8 Mercantile Motor Car Co—same.121.72
8 Milton Cigar Co—same.....38.65
8 Midwood Contracting Co—same..39.24
8 Morgan Contracting Co—same..101.11
8 Hope Const Co—R I W Damp Resisting Paint Co.... ....172.31
8 Mamon Gewertz Co—F Fredk Jackson (Inc) 124.01
8 New Bklyn Turkish Bath Co—H W Baker Linen Co 196.63
8 Ponce Realty Co—W D Lent...681.98
8 Rountree Realty Constn Co—Brandt Constn Co 1,925.92
8 Square Laundry Co (Inc)—J A Valentine 49.55
8 Universal Trust Co, NY—Donigan & Nielson 235.27

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JAN. 4, 6, 7, 8, 9, 10.

Antonio, Criscuelo—Rosa Realty Co; 1912 ....39.41
Barker, Robt P—Equitable Trust Co of N Y; 1911 ....61.36
Brodsky, Louis B—West Pub Co; 1912. ....46.11
Same—Title Guaranty & Trust Co; 1911 ....405.15
Bennett, Henry M—J J Gabrik; 1911.554.65
[6]Bregman, Israel—E H Bailey; 1910.. ....9,328.62
[6]Bregman, Israel—A I Kaplan; 1910.... ....7,306.07
Barth, Bernard & Harris Cohen—People, &c; 1913 ....500.00
Same—same; 1913 ....500.00
Brooks, Chas H—C W Luyster Jr; 1911. ....17,685.66
Christatos, Morris & John C Koster—Julius Roehrs Co; 1912.....377.93
Cooke, Geo—Eastern Brass & Wood Type Co, Inc; 1912 ....977.07
Cleary, Jos J—N Y Tel Co; 1911.....22.97
Carr, Jno C—H L Judd Co; 1912.....242.55
Christie, Wm & Newton L Schloss—J Van Wagoner et al; 1903 .....139.67
Collins, Mary J E—C H Collins; 1908.... ....2,394.70
Cochrane, Irwin B—Lawyers Title Ins & Trust Co, 1912 ....66.41
Carpel, Edw—Bancroft Holding Co; 1912 ....70.91
Same—same; 1912 ....1,654.13
Carpenter, Warwick—Outdoor News Co; 1912 ....108.13
Same—same; 1912 ....72.50
Driesen, David—State Bank; 1906.883.28
Dingfelder, Henry—American Ice Co; 1901 ....36.59
Egbert, Martha E—G Barrie et al; 1911. ....107.82
Egbert, Martha E—G Barrie et al; 1911. ....92.20
Same—same; 1913 ....124.85
Eckstein, Jacob—N Sandzig; 1912.2,211.45
Same—same; 1912 ....109.72
Frank, Arthur W—Vroom, Inc; 1911.123.01
[3]Fiske, Josiah M—A Salmon; 1912.1,725.08
[1]Frucht, Sigmund W—Haverford Cycle Co; 1912 ....2,752.50
[1]Same—same; 1912 ....345.91
Frankel, Henriette—E J Kornfeld; 1910 ....126.23
Gottlieb, Jacob & Lawrence—A Schoenbrunn; 1912 ....571.83
Goldenstern, Saml—I Jacobson; 1912... ....88.36
Hutchison, Jno W—H Hutchison; 1912 ....40.18
Honofee, Jno J & Jas—B Hutchkiss; 1912 ....637.25
Helmsley, Minnie, Fussie Helmsley & Ida Tonjes—C Travers; 1911 .....300.00
Hughes, Mary—N Y Contracting Co, Pa Terminal; 1906 ....95.95
Holland, Thos G, John L Holland & Marie J Cary—Bronx Borough Bank; 1910.. ....1,249.16
James, Wm—Mallory Steamship Co; 1910 ....23.02
Joline, Adrian H & Douglas Robinson—S Hueston; 1912 ....200.00
Same—I B Master; 1912.....250.00
Keator, Beverly—R E Moss et al; 1912. ....161.32
Kiernan, Patk—M V Schmidt; 1912.2,102.60
Kates, Edw & Jno A Clarke—R C Van Bayer; 1911 ....309.31
Kapp, Harry—M McNamara; 1912...99.69
Katzen, Saml G—B L Singer; 1912.126.41
Keahon, Andw V—J F Hannigan; 1912 ....112.22
[1]Ladew, Harvey S—H Nielson; 1912... ....15,752.88
Larkin, Jos K, Peter Igoe & Andw Igoe —Merchants National Bank of New Haven, Conn; 1911 ....106.24
Lermar, Abr—Rogers Pyatt Shellac Co; 1912 ....43.31
Lorraine, Lillian—M Lyden; 1912...301.09
Lehman, Edgar—M Lazarus; 1912...68.72
McGuire, Wm S—N Y Tel Co; 1912...16.30
Meyer, Edw—E F immermann; 1911... ....1,287.77
[4]Meyer, Edw—E F Zimmermann; 1910. ....345.47
[5]Mayer, Alice & Sarah Kedofsky—People &c; 1912 ....500.00
Morris, Monson—City of N Y; 1908..400.77
Mulvany, Edw P S—M Maniffino; 1912. ....120.90
Mietke, Adolf E—Longenecker Bros Inc; 1912 ....26.75
Morten, Alex—E M Evans; 1912....113.63
Mulvany, Edw S, Margt R, Mack K, Helen C, Irene, Madeline R & Luke—P Ollenkainen; 1911 ....227.40
Messinger, Aaron & Saml Schinberg—Fairbanks Co; 1912 ....267.81
O'Brien, Smith, Wm H Hotchkiss, National Progressive Party, Inc, & Jno J Linson—G D B Hasbrouck; 1912. ....94.76
Payne, Harry L—J J K O'Kennedy; 1912. ....496.41
Prout, Jno T—J Victor; 1912.....136.24
Prihaska, Jno—M Hasbrouck et al; 1910. ....222.07
Rosenthal, Sylvan E—W F Collins; 1912. ....300.00
Reich, Jos—J Drillman; 1912.....525.65
[1]Rosenblum, Jos or Jos Rose—Progressive Leather Goods Co; 1912 .....157.05
[1]Reilley, Cornelius J & Jno Harbowsky—People, &c; 1912 ....500.00
Ranken, Virginia J—M Donovan et al; 1908 ....255.25
Same—C McBride; 1908 ....533.39
Same—R B Doane et al; 1908 .....255.00
Same—M Donovan; 1908 ....75.25
Same—G Knapp; 1908 ....75.00
Same—B R Doane; 1908 ....80.00
Rand, Ezekiel C M—Steurer Pub Co; 1912 ....521.07
[1]Sugarman, Jos H—J Braunstein; 1912. ....74.41
Schwarz, Gustav—E M Gattle & Co; 1910 ....270.67
Sperco, Constant J—B Kalisher; 1912.108.10
Schloss, Newton L—F W Dodge Co, Inc; 1901 ....42.55
Schanz, Jos—C E F McCann; 1908...34.52
Solomon, Lillian & Louis—E Kadane et al; 1912 ....54.14
Spungin, Jacob—W Tager; 1908...329.72
Sherman, A Percy—A Silz Inc; 1912.189.91
Seidenstock, Abr, Abr Kwestal & Sami Weber—M M Diamond; 1911.....664.39
Smith, Claremont E—F D Stimpson; 1912 ....95.71
Talcott, Jas—Verlenden Bros Inc; 1912. ....97.07
Same—same; 1912 ....1,709.07
Timberg, Herman—A S Tenny; 1912...74.62
Tongue, Jos M—National Fire Proofing Co; 1913 ....523.80
[1]Tunick, Beatrice & Carl Hyman—People, &c; 1912 ....1,000.00
Teitelbaum, Louis—J Ascheim; 1898.101.02
Van Haus, Wilhelmina—U B Soule; 1910 ....593.24
Vaccarelli, Paul A—N Y Tel Co; 1910. ....100.62
Vincent, Chas—Warner Instrument Co; 1909 ....63.17

Woodruff, Anna D E A Squire; 1912. .....96.04
[2]Zuckmaier, Chas L Barth; 1910.191.88

CORPORATIONS.

[2]Bailey Land & Improvement Co Westchester & Bronx Title & Mtg Guaranty Co; 1913 .....126.64
[2]Knickerbocker Inv Co—D Geizler; 1903. .....3,306.17
Interborough Rapid Transit Co—S Edelman; 1912 .....109.98
Same—same; 1912 .....1,136.27
Ernst Wegner Co—J N Richards; 1910. .....3,223.73
Same—same; 1913 .....153.57
Same—same; 1911 .....82.20
Knickerbocker Chocolate Co—C Boos et al; 1911 .....91.90
Knickerbocker Chocolate Co—C Boos et al; 1911 .....3,741.28
M P Brakes Mfg Co—F McSwegan et al; 1912 .....950.18
Ernst Rodzschouer Unterstuzemgs Verein L Goldberg; 1911 .....200.00
London Feather & Novelty Co—Realty Supervision Co; 1912 .....368.18
Vari Lace Mfg Co—W D Taylor; 1912. .....2,642.66
Fleischman Bros Co—Coleman & Krause; 1912 .....830.38
City of N Y—K Rosenlund; 1912. .....1,137.92
[2]Sime E G Hoagland; 1912. .....377.80
Central R R Co of N J—H Schroeder; 1912 .....93.50
Interborough Rapid Transit Co & Manhattan Ry Co—D Reynolds; 1912 ..139.92
Same—same; 1911 .....150.85
Same—same; 1910 .....1,083.09
Interborough Rapid Transit Co—D Reynolds; 1910 .....186.16
Empire City Subway Co—A Barone; 1912 .....1,142.20

Borough of Brooklyn.

JAN, 2, 3, 4, 6, 7 & 8.

Adams, Jos & Jno—Nass Contracting Co et al; 1912 .....47.40
Arcowsky, Jos—J Rosenberg; 1907.156.35
Bandell, Fredk D—B Sternbach; 1912. .....214.40
[4]Barker, Francis E as extrx, &c, Chas Barker (dcsd)—F N Le Baron; 1910.. .....195.92
Boband or Ochs, Wilhelmina—Wm Ulmer Bwy; 1912 .....213.50
Brinkerhoff, Isabella—A J Parker; 1912. .....234.09
Brown, Geo D & Jamaica Paragon Plaster Co—L E Lepp; 1912 .....81.45
Buermann, Wm—L Harris; 1912 ...126.90
Clyde, Geo M—Bklyn Union Elev R R Co; 1911 .....112.22
Same—same; 1912 .....122.77
Cochrane, Irwin B -Lawyers Title Ins & Trust Co; 1912 .....66.41
Devine, Cath—E S Anderson; 1910...68.40
Eich, Wm & Amelia—G P Busch; 1912. .....31.70
Engel, Herman—S Yudin; 1908 .....94.65
[3]Feuerstein, Harry&A Hoerle; 1911.112.50
Same—same; 1911 .....112.50
[1]Forman, Saml N & Annie—Corn Exchange Bank; 1911 .....491.47
Grogan, Geo J—Comr Excise; 1912.1,819.97
Hann, Emily—H Graf; 1912 .....327.09
Hinsch, Richd & Frieda—Catskill Natl Bank of Catskill; 1908 .....533.69
Howell, Eugene B as Rec'r L I Real Estate Exchange & Investment Co—People's Trust Co; 1906 .....166.97
Feldman, Esther, Dora Kaufman, Raphael Dworin & Davis Malmowitz—M B Wachtel & ano; 1911 .....230.65
Hann, Emily—H Graf; 1912..... 217.67
Haupt, Harry—C F Kempton & ano as exrs; 1912 .....1,344.66
[3]Helm, Gustave A -T A Ennis & ano; 1907 .....478.93
Same—same; 1908 .....79.72
Hinsch, Richd & Frieda—Catskill Natl Bank; 1908 .....533.69
Kennedy, Jno & Michl & Illinois Surety Co—Collins, Lavery & Co; 1912...90.27
Kip, Laura W W—R L Titus; 1912..177.71
Kennedy, Jno & Michl & Illinois Surety Co—J D Dermest; 1912 .....83.72
Koetzel, Fredk & Wm Kaspir & Frank O'Donnell (infant); 1912 .....50.00
Lee, Alfred—E Anderson; 1912 .....122.67
[4]McBlair, Andw J & Lillian L King—M Perez & ano; 1912 .....390.00
McCarthy, John—R Donovan; 1912.1,110.35
Meyer, Edw—E F Zimmermann; 1911. .....1,287.77
Mulvany, Edw P S, Margt R, Nora K, Helen C, Irene, Madeline R & Luke—P Ollikainen; 1911 .....227.40
Mezger, Jonas A—Class Journal Co; 1904 .....155.85
Nicholson, Albt S—Est of Emeline V Vossnack; 1896 .....212.13
Neville, Michl K—G Lethbridge; 1910... .....431.27
[3]Rogers, Louis—M Lalli; 1909.....1,595.79
Southgate, Henry—E T Borrowes Co; 1911 .....82.15
Saltser, Michl J & Michl Weinsier, doing bus as Saltser & Weinsier—P Grossman; 1912 .....325.00
Schiavone, Michl—B J Sforza; 1909..64.40
Schuss, Yetta—J Bochner; 1912.....64.40
Smith, Claremont E et al doing business Claremont E Smith & Co—F D Stimpson; 1912 .....85.71
Straub, Anna & Frank & Edw Meyer—E F Zimmermann; 1910 .....345.57
Same—same; 1910 .....234.60

CORPORATIONS.

C I & Bklyn R R Co—R P Lumley; 1912 .....461.02
C I & Bklyn R R Co—Irene Orth (infant); 1912 .....6,500.00
Illinois Surety Co et al—A Perlmutter; 1912 .....184.92
Interstate Lightertage Co—J McMail; 1912 .....102.17
Interstate Lighterage & Transportation Co—J McMail; 1912 .....4,668.65
Malnor Realty Co—Geller Floor & Wall Tile Co; 1912 .....65.67

[1]Vacated by order of Court. [2]Satisfied or appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 2.

136TH st, nec 3 av, 130.5x25; Jno B Harrison et al agt Jas T Ferris et al; Stewart & Swearer (A); Wm Klein (R); due, $26,-900.70.

Cherry st, 306; Martin J Keogh agt Annie Pariser et al; Julius H Seymour (A); Chas L Hoffman (R); due, $20,526.98.

JAN. 3.

215TH st, ns, 352 w 4 av, 43x66; Michl Brennan et al agt Pasqualina Amato et al; Jno R Hassey (A); Roy M Robinson (R); due, $6,217,50.

Washington av, ws, 125 s Fletcher, 50x150, Prospect Investing Co agt A Warren Constn Co, Stephen W Collins (A); Albert W Ransome (R); due, $13,570.03.

Suffolk st, 169; Pauline O Stern agt Kath Phelan; Cary & Carroll (A); Edw H Childs (R); due, $19,190.

JAN. 4.

Broome st, 457-9; Adeline I Latham agt Arthur G F Moser; Merrill & Rogers (A); Frank W Chambers (R); due, $82,494.75.

Madison st, 352; Lawyers Mtg Co agt Ella Birnbaum et al; Cary & Carroll (A); Earnest R Eckley (R); due$ 19,613.

JAN. 6.

120TH st, ss, 131.8 e 4 av, 20.10x100.10; Emigrant Industrial Savings Bank agt Annie Monoghan (A); Jno J Hynes (R); due, $4,051.80.

137TH st, 358 E; Jno S Wilson agt Doctor Herzl Assn; Jas C Higgins (A); Jas C McDonough (R); due $15,003.16.

JAN. 7.

Broadway, nec Chambers, 151.3 to Reade x225.4xirregx205.2; Horace Russell et al agt Delix Isman et al; Jas S Darcy (A); Henry Smith (R); due, $3,838,924.15.

JAN. 8.

Ludlow st, 14; Broadway Savings Institution of City of N Y agt Benj Polansky et al; Friend Kelly (A); Thos W Butts (R); due, $47,275.

101ST st, 221 E; Jno M Bowers agt Lena Mahler et al; Middleton S Borland (A); Jas W Hyde (R); due, $10,419.43.

LIS PENDENS.

Manhattan and Bronx.

JAN. 4.

23D st, 106 E; Geo F Gregory agt Geo L Parmly et al; partition; Cannon & Cannon, attys.

Morris av, es, between 182d & 183d, lot 11; Saml H Kupferman agt Mary G Long et al; foreclosure of transfer of tax lien; E Jacobs, atty.

JAN. 6.

Henry st, ns, s pt of lot 179; People of State NY agt Moses Einhorn; notice of levy; C S Whitman, atty.

48TH st, 337 E; City of NY agt August H Drucker; notice of levy; A R Watson, atty.

Haight av, es, 242 n Walker av, 25x100; City of NY agt Henry Nerenberg; notice of levy; A R Watson, atty.

William st, 192; Agatha Glanz agt Elmer E Glanz et al; partition; Man & Man, attys.

JAN. 7.

Brook av, es, 311.2 s 168th, 27.11x104.6x irreg; Herman Knobloch agt Christian Jaissle et al; amended foreclosure of transfer of tax lien; J L Lindner, atty.

9TH av, es, 137.5 s 30th, 18.3x70; Rebecca Shulman agt Augustus R Reynolds et al; specific performance; L B Cohen, atty.

JAN. 8.

Bowery, 208; Augusta U Meinell agt Marguerite M O d'A de Romante; partition; A N Hand, atty.

JAN. 9.

17TH st, ns, 252 w 5 av, 28x92; Geo W Garnar et al agt Wm H Godward; notice of levy; S M Fleischman, atty.

2D av, 687-9; Bessie Moss agt Annie M Harris; notice of levy; M Borowsky, atty.

3D av, nwc 121st, 21x74; City of N Y agt Adolph Wit; notice of levy; A R Watson, atty.

2D av, 2290; Tenement House Dept agt Louis Lese; notice of levy; A R Watson, atty.

30TH st, 232 W; Tenement House Dept agt Maurice Myers; notice of levy; A R Watson, atty.

JAN. 10.

3D av, ws, 24.8 n 41st, 24.8x100; Margaretta Doscher agt Sophia D E Doscher et al; parttiion; S M & D E Meeker, attys.

115TH st, 341 E; Nicholas Albert agt Emilio Sarno; specific performance; J R Corn, atty.

120TH st, 56 E; City of NY agt Hyman Berkman; notice of levy; A R Watson, atty.

2D av, es, 17.5 n 12th, 16.11x78; also 2D AV, es, 34.4 n 12th, 17.7x78; Louis H G Dethloff agt Nellie Voit; specific performance; A S Weltfisch, atty.

Hughes av, 2316; M Mosson Co Inc agt Alida Amabile et al; action to set aside deed; Otterbourg, Steindler & Houston, attys.

Arthur av, es, 75 n 186th, 37.6x87.6; M Mosson Co Inc agt Teresa Lauritano et al; action to set aside deed; Otterbourg, Steindler & Houston, attys.

Lot 69, blk 1867, sec 7, Manhattan; David Lippmann agt Roma H Meade et al; amended foreclosure of tax lien; H Swain, atty.

Morris av swc 154th, 43.6x100; Michl Santangelo agt Lucy E Sileo et al; action to confirm conveyance, &c; J Sapinsky, atty.

Borough of Brooklyn.

JAN. 2.

Freeman st, ns, 120 e Franklin, 25x100; Green Point Savings Bank agt Annie Baron et al; C & T Perry, attys.

16TH st, wc Prospect Park W, 20x52; Anna Hoffman agt Dora Grant et al; Moore, Williams & Upson, attys.

N 6TH st, ss, 20 e Berry, 20x50; Jno Middleton agt Annie Golin et al; Coombs & Wilson, attys.

Bergen st, ss, 440 e 6 av, 20x131x20x130; Julia Redding agt Harry N Beggs & wife; Roy, Watson & Naumer, attys.

St Johns pl, ns, 389.4 e Troy av, 26x120.3; Jno Mayer agt Urban Realty Co & ano M Hertz, atty.

Nostrand av, ws, 55.7 s Hawthorne, 16.8x90; Bond & Mtg Guar Co agt Arthur J Waldron et al; H L Thompson, atty.

Lotts la, cl, at north end land formerly of Jurien Lotts, contains 16 227-1000 acres; Millie H Sayer agt Stenton Realty Co & ano; H L Thompson, atty.

39TH st, nes, 140 nw 10 av, 20x95.2; Mary J Bell agt Anna Stockbridge et al; H L Thompson, atty.

Pine st, ws, 180 s Sutter av, 20x100; also PINE ST, ws, 320 s Sutter av, 20x100; also PINE ST, es, 460 s Sutter av, 20x100; Herman C Huelle & wife agt Patk F Boyle et al; C Reinhardt, atty.

Sutter av, ss, 100 e Pine, 20x100; also SUTTER AV, ss, 120 e Pine, 20x100; also SUTTER AV, ss, 140 e Pine, 20x100; also SUTTER AV, ss, 80 e Pine, 20x100; Katie Weber agt Patk F Boyle et al; C Reinhardt, atty.

Pine st, es, 260 s Sutter av, 20x100; also SUTTER AV, ss, 40 e Pine, 20x100; also PINE ST, es, 40 n Sutter av, 20x100; Hiller PINE ST, es, 20 n Sutter av, 20x100; also PINE ST, es, 40 n Sutter av, 20x100; Hiller Constn Co agt Patk F Boyle et al; C Reinhardt, atty.

Pine st, ws, 380 s Sutter av, 20x100 also PINE ST, ws, 360 w Sutter av, 20x100; also PINE ST, es, 380 w Sutter av, 20x100; Christine Glaessgen agt Patk F Boyle et al; C Reinhardt, atty.

Pine st, ws, 300 s Sutter av, 20x100; also PINE ST, ws, 260 s Sutter av, 20x100; Elmira Gibbons agt Patk F Boyle et al; C Reinhardt, atty.

Pine st, ws, 160 s Sutter av, 20x100; also PINE ST, ws, 140 s Sutter av, 20x100; also PINE ST, ws, 120 s Sutter av, 20x100; also PINE ST, ws, 100 s Sutter av, 20x100; Benj F Sherwood & wife agt Patk F Boyle et al; C Reinhardt, atty.

Pine st, es, 220 n Sutter av, 20x100; also PINE ST, es, 180 n Sutter av, 20x100; also PINE ST, es, 160 n Sutter av, 20x100; also PINE ST, es, 100 n Sutter av, 20x100; also PINE ST, es, 120 n Sutter av, 20x100; also PINE ST, es, 140 n Sutter av, 20x100; also PINE ST, es, 60 n Sutter av, 20x100; also PINE ST, es, 80 n Sutter av, 20x100; also PINE ST, es, 40 n Sutter av, 20x100; Hiller Amalia Miller agt Patk F Boyle et al; C Reinhardt, atty.

48TH st, ss, 260 e 4 av, 20x100.2; Jennie A Wallot agt Helen E Harris; R B Ittelson, atty.

Centre st, ns, 139 e Columbia, 20x100; Chas Held agt Max Turner et al; S Engel, atty.

5TH av, ws, 56.9 n Ovington av, 19.7x94.10x19x99.5; Forrest Co agt Cath L Sullivan et al; R H Koehler, atty.

Narrows av, es, 49.4 s 80th, 60x irreg; Toluca (Inc) agt Alice L Kravigny; specific performance; W L Durack, atty.

JAN. 3.

Bushwick av, ws, 50 s Palmetto, 16.8x75; Conrad Schad & wife agt Margt Spindler et al; Mann, Buxbaum & S, attys.

W 3D st, ws, 110.8 n Sheepshead Bay rd, 30x119.4x30x120.4; also SHEEPSHEAD BAY RD, ns, 157.6 e W 5th, 36.4x92.7x30x112.8; Sarah A Hanghian agt Jos Salvia et al; Wilson & Van Wagoner, attys.

6TH av, nwc 54th, 100x100.2; Levin-Kronenberg & Co agt Harbor View Constn Co et al; foreclosure mechanics lien; A H Spigelgass, atty.

54TH st, sws, 329.2 se 4 av, 19x100.2; Cora Rosquist agt Cath O'Shea et al; E Kempton, Jr, atty.

W 8TH st, ws, 20 n Av S, 15x100x20x—; also W 8TH ST, ws, 155 n Av S, 80x100; also W 8TH ST, ws, 255 n Av S, 20x100; Title Guar & Trust Co agt Irenee A Burnum et al; H L Thompson, atty.

Garfield pl, ns, 120 w 7 av, 30x100; Thos M Freeman agt Saml J Flash et al; H L Thompson, atty.

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Chas H Potter agt Margarete Constn Co et al; S A Potter, atty.

Hawthorne st, ss, 212 n Winthrop, 20x 106; also FENIMORE ST, ns, 105.3 e Bedford av, runs n62xw0.4xn38xe20.1xs100xw 19.9 to beg Anna M Everit agt Jos W Moore et al; G W Pearsall, atty.

Stockton st, 125-7; Abr Kane agt Simon Tarbes et al; to set aside deed; B F Schwartz, atty.

3D av, nws, 25.2 sw 36th, 85.8x97.10; Jas Levine & ano agt Teofila Belling et al; Feldblum, Reizenstein & L, attys.

Christopher av, es, 149.11 s Liberty av, 80.5x irreg; Saml Feinstein & ano agt Kalman Ehrlichman & ano; to recover possession; S A Telsey, atty.

81ST st, sws, 180 nw 13 av, 21x100; Sarah C Rodenstein agt F W Crane Realty & Constn Co et al; E A Smith, atty.

Ovington av, sws, 130 se 14 av, 20x84.3x 20x83.8; Alex Doecks & ano as exrs &c Geo Schwarz agt Michl Schiavone & wife; E L Holywell, atty.

St Paul's pl, es, 101 s Woodruff av, 21.2 x142.5x21x139.5; Williamsburgh Savings Bank agt Henry J Hartmann et al; S M & D E Meeker, attys.

JAN. 4.

23D st, ns, 150 e 6 av, 50x100; Sophy L McCann agt Hedwig G Batcheller et al; Sackett & Lang, attys.

Stagg st, nwc Leonard, 60x80; Jos Kurz agt Balthasar Kurz et al; partition; H Zainikaur, atty.

45TH st, sws, 160 se 13 av, 40x100.2; Frank B Hurd et al as exrs &c Andrew Little agt Solomon Klotz et al; Thornton & Earle, attys.

Snediker av, ws, 60 s Blake av, 100x100; East N Y Mason Material Co agt Snediker Constn Co et al; foreclosure mechanics lien; S L Judelsohn, atty.

Manhattan av, 161; also SCHOLES ST, 108; Nathan Katz agt Wm Erlich et al; S Hoffman, atty.

E 39TH st, ws, 450 n Av P, 30x169x30x 169.8; Robt P Perkins agt Edw P Allen et al; Ward, Hayden & S, attys.

49TH st, sws, 220 se 4 av, 30x100.2; Louis Rosenberg agt Margt H MacCullock et al; W L Durack, atty.

49TH st, sws, 250 se 4 av, 100x100.2; same agt same; same atty.

New Lots av, sec Vermont, runs e200 to Wyona xs99xw—xn97 to beg; Bklyn Kalamein Door Co agt Wyona Bldg Co; foreclosure mechanics lien; E E Rosenblume, atty.

JAN. 6.

Bogart st, ws, 50 n Cook, 25x93.2; Jos Pinson agt Max Kitaeff & ano; specific performance; H Feldman, atty.

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Tillie Karasik agt Loring Realty Co et al; L Karasik, atty.

46TH st, nes, 260 nw 11 av, 20x100.2; Emma C Heyberger agt Wm F Wright et al; H J Davenport, atty.

56TH st, nes, 280 nw 11 av, 20x100.2; Kath A Woolworth agt Wm F Wright et al; H J Davenport, atty.

White st, swc Moore, 91x100; Frances T Ingraham agt Ellemmay Realty Co et al; H L Thompson, atty.

17TH st, ns, 205 e 6 av, 17.6x80; Philip Lipinski & ano agt Frances Hahn et al; H Cook, atty.

Sanford st, ws, 290 s Willoughby av, 25x100; Kath E Madden agt Bernard L Hagen et al; partition; Hauff & Warland, attys.

40TH st, ns, 160 w 12 av, 20x95.2; Mt St Vincent Co-op B & L Assn agt Eliz Schroeder et al; J J O'Grady, atty.

Washington av, 646-8; Szemko & Gaydica agt Harris Weiner et al; foreclosure mechanics lien; A Gronich, atty.

Stanhope st, 16; Johanna S Strohmeier & ano agt Max Manes et al; H J Gaede, atty.

3D av, sec 73d, 20x80; Kath S Muser agt Henry Tietjen et al; H J Gaede, atty.

Beaumont st, es, 100 s Hampton av, 40x 100; Title Guar & Trust Co agt Francesco Vellanti et al; T F Redmond, atty.

50TH st, nes, 140 se 19 av, 20x100.2; Edmund A Gearon agt Brody Bldg Co et al; H M Bellinger, Jr, atty.

Oakland st, ws, 340.6 n Driggs av, 20x 100; Jennie E Asterhoudt agt Margt A Kelly; to set aside deed; S S Schwartz, atty.

Myrtle av, ss, 89.9 e Marcy av, 89.6x100; Windsor Trust Co agt Aaron J Friedman et al; T F Redmond, atty.

Franklin av, es, 67 s Jefferson av, 16.4x 100; Williamsburgh Savgs Bank agt Otto Singer (Inc) et al; S M & D E Meeker, attys.

Putnam av, nes, 265 se Bushwick av, 17.6x100; Wm Shaw agt Robt E Wille et al; L Karasik, atty.

78TH st, nc New Utrecht av, 121.2x100x 72.2x111.4; Benj V Butman agt Abram F Bucher et al; J J Alexander, atty.

Schenck av, ws, 255 s Dumont av, 19.10x 100; Williamsburgh Savgs Bank agt Saml Post et al; S M & D E Meeker, attys.

Java st, ss, 95 w Franklin, 50x100; Williamsburgh Savgs Bank agt Danl Sullivan et al; S M & D E Meeker, attys.

Van Cott av, ns, 26 w Eckford, 33.5x 45.4x33.5x53; Williamsburgh Savgs Bank agt Danl Sullivan et al; S M & D E Meeker, attys.

JAN. 7.

Columbia st, es, 202.2 n Degraw, 20x 97.6; J Clementine Grey agt Michele Maresca et al; T F Redmond, atty.

Montauk av, ws, 90 s Pitkin av, 20x100; Empire City Lumber Co agt Kath Pfeffer & ano; foreclosure mechanics lien; L Sack, atty.

19TH st, sws, 110 nw 4 av, 25x100; Jno Marcello agt Giuseppe Ciccone et al; to set aside deed; E H Holywell, atty.

Flushing av, ss, 16.10 e Beaver, runs e 25.2xs53.11xnw40.8xn21.9 to beg; also BUSHWICK & NEWTOWN TURNPIKE RD, ss, at nec lot land of Benj C Watson, runs e25xs167.3xw—xn125.9 to beg; Saml Cohn agt Anna M Loehr et al; H S & C G Bachrach, attys.

Fulton st, 169; Rebecca Stemmermann as extrx &c Claus Stemmermann agt Patk F Healy et al; Bacchus & Demarest, attys.

86TH st, ns, 180 e 20 av, 20x100; Nils S Sahlin agt Cornell Realty Co & ano; F Carlson, atty.

86TH st, ns, 160 e 20 av, 20x100; same agt same; same atty.

Jamaica av, bet Logan & Richmond sts, Lot 381, map of 995 lots of the Rapelje prop; same, Lots 379-380 & pt 373 & 374, on same map; Roberts Numbering Machine Co agt Bates Machine Co; to convey premises; Wingate & Cullen, attys.

51ST st, ss, 140 e 3 av, 20x100.2; Fredk H Schomburg agt Ida L W Lipple & ano; J M Peyser, atty.

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Chas H Potter agt Margarete Constn Co et al; S A Potter, atty.

New Utrecht av, ws, 66.10 n 81st, 22.3x 35.1x20x44.10; May J Hickerson agt Elevated & Subway Realty Co et al; A J Stark, atty.

JAN. 8.

Sutter av, sec Vesta av, 20x75; Lillian C Schwartzman agt Aron Altman et al; S M Gottesman, atty.

Park av, ns, 450 w Marcy av, 25x100; Mathilda Rieke agt Rosie Horowtz et al; S Berg, atty.

W 8TH st, es, 252.2 n Av S, 19.4x82.5; also W 8TH ST, es, 271.6 n Av S, 19.4x82.5; also W 8TH ST, es, 290.10 n Av S, 19.4x 82.5; also W 8TH ST, es, 310.2 n Av S, 19.4 x82.5; also W 8TH ST, es, 348.10 n Av S, 19.4x82.5; Bond & Mtg Guar Co agt Carl Lubken et al; H L Thompson, atty.

10TH st, ns, 331.10 e 8 av, 19.5x92.6; Gustav A Olsen agt Mary Brown & ano; J J Hood, atty.

E 5TH st, es, 100 n Caton av, 30x100; Bessie O'Hare agt Mary O'Brien; specific performance; Moos, Prince & Nathan, attys.

Starr st, nws, 100 ne Irving av, runs nw 100xn221.1xe103.10xsw194 to beg; Williamsburgh Savings Bank agt Chas Rothenbach Inc et al; S M & D E Meeker, attys.

Bushwick av, ws, 30 n Ten Eyck, 20x75; Rebecca Tepper agt Isaac Wilson et al; E Tepper, atty.

Bushwick av, nwc Ten Eyck, 30x75; same agt same; same atty.

Ainslie st, sec Keap, 19.1x75; Adolph Tepper agt Isaac Wilson et al; E Tepper, atty.

Alabama av, es, 70 n Glenmore av, 80x 100; Est of S Weinstein agt F & J Realty Co et al; F Weinstein, atty.

President st, ec Hamlton av, runs n18.11 xe46.4xne43.5xe10.9xsw100xnw22.10 to beg; Saml Broom & ano agt Jos Zoffer et al; Jonas, Lazansky & N, attys.

Thames st, ns, 150 e Porter av, 25x100; Esther Wolf agt Henry S Levy et al; D Hirschfield, atty.

E 24TH st, es, 175 n Av L, 37.6x100; Home Mtg Investment Co agt Anna Sondergaard et al; H J Davenport, atty.

Essex st, es, 39.6 n Sutter av, 19.6x80; L I Bond & Mtg Guar Co agt Aaron N Schwartz et al; Clarke & Frost, atty.

58TH st, ss, 140 e 9 av, 20x100; Danl D Brown agt Novin G Cooper et al; J W Greenwood, atty.

42D st, sec 16 av, 25x75; Mathilde Rafalovitz agt Hyman Trachtenberg et al; O A Samuels, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 4.

75TH ST, 241 E; Mary S Crowell agt Henrietta Ingber et al; C A Clark, atty.

Lots 19 & 20 map Wakefield, Bronx; Jennie Breitenbach agt Mary Buhler, extrx, et al; W Klingenstein, atty.

Chrystie st, 132; Jefferson County Savgs Bank agt Carrie Lutz et al; Cary & Carroll, attys.

134TH st, nec So blvd, 169.1x107.7; Henry Lingelbach et al agt Myra Moffat et al; Adams & Hahn, attys.

JAN. 6.

Henry st, 23, & Elizabeth st, 168; Jno Aspinwall agt Michele Fava et al; James, Schell & Elkus, attys.

Catherine st, 53-5; Robt McGill agt Jacob Morrison et al; James, Schell & Elkus, attys.

Hewitt pl, es, 216.7 n Longwood av, 40x 100; Geo F Johnson agt Wm P Knapp et al; Ferriss & Storck, attys.

17TH st, 322-26 W; 3 actions; Bertha Loewenstein agt Moritz Weil et al; House, Grossman & Vorhaus, attys.

186TH st, 462 E; Alice S Boruff agt Chas Pinzka et al; Esselstyn & Haughwout, attys.

Beaumont av, es, 133.3 n 187th, 233.3x 100; Mercury Realty Co agt Baldassare Scordate et al; J G Abramson, atty.

148TH st, ss, 100 w Ams av, 41.8x99.11; Sigmund Ashner agt Harris Friedman et al; Goldfogle, Cohn & Lind, attys.

150TH st, 541 E; German Savgs Bank, in City of NY, agt Henry Dammann et al; H Auerbach, atty.

69TH st, 217-21 W; Frederic de P Foster et al agt Lawson C Rich et al; F F de Rahm, atty.

Ritter pl, ss, 96.10 e Union av, 40x85.5; Victor Gerhards et al agt Crownhill Constn Co et al; R Loewenthal, atty.

14TH st, 329 E; Rosehill Realty Corpn agt Gaetano Collina et al; M S Borland, atty.

JAN. 7.

131ST st, ss, 114.1 w 5 av, 35.5x99.11; two actions; New York Savgs Bank agt Michl Schipter et al; Webber & Webber, attys.

Willis av, sec 134th, 100x75xirreg; Atlantic Dock Co agt Reserve Realty Co et al; S G Thomas, atty.

59TH st, 345-7 W; U S Trust Co of N Y agt Edw T Walsh et al; Stewart & Shearer, attys.

45TH st, 150 W; Annie E Copeland agt Benven Realty Co et al; Lewkowitz & Schaap, attys.

56TH st, 244 W; Annie E Copeland agt Rudolph A Rodel et al; Lewkowitz & Schaap, attys.

Madison av, nwc 94th, 100.8x42.9; Mutual Life Ins Co of N Y agt Ranald H Macdonald et al; F L Allen, atty.

Lexington av, es, 50.11 s 108th, 16.8x65; Gottlieb Maier et al agt Pauline Ludewig et al; G M S Schulz, atty.

Mulberry st, 280-2; Abram Morris et al agt Michl Brigante Co et al; R Greenbaum, atty.

JAN. 8.

Teller av, 1061-3; two actions; Henry D Westfehling agt Edw Vaczy et al; H W Kiralfy, atty.

Lots 7 to 10 block 50 map of Sec 1, map of Morris Park, Bronx; Washington Savings Bank agt Edw Schmidt et al; F M Patterson, atty.

Convent av, 433; Abel King et al agt Wilhelmina How et al; Lese & Connolly, attys.

Seton av, ws, 400 s Randall av, 25x100; Anna K Adams agt Annie Metzler et al; C P Hallock, atty.

115TH st, 50 W; Esther Fisher agt Ludwig Freund et al; Kantrowitz & Esberg, attys.

St Peters av, nec Walker av, 148.4x29.4; Washington Savings Bank et al agt Marie Braase et al; F M Patterson, atty.

Road from Westchester to Eastchester, ws, adj land of Lydia A Bliss, —x—, Bronx; Caroline S Wilson agt Sarah F Sullivan et al; Lord, Day & Lord, attys.

171ST st, 458 E; Lawyers Mtg Co agt Max Tannenbaum et al; Cary & Carroll, attys.

Heath av, 2888; Julius Brenzinger et al agt Pouch Realty Co et al; F A O'Neill, atty.

130TH st, 22 E; Metropolitan Savings Bank agt Harry J Smith et al; A S & W Hutchins, attys.

JAN. 9.

New Chambers st, 71-3; Wm H Sands et al agt Michele Brigante et al; M S Borland, atty.

Riverside Drive, 71; Robt F Hubbard agt Geo W Lederer et al; H Swain, atty.

Lafayette st, 184; also ELM ST, 170; American Mortgage Co agt Michele Brigante et al; M S Borland, atty.

166TH st, ns, 95 w Colonial pkwy, 50.1 x60; Sarah Wohlgemuth agt Trial Realty Co et al; Arnstein, Levy & Pfeiffer, attys.

114TH st, 213 E; Meta Blohm trste agt Clare A Mayers; L S Goebel, atty.

Broadway, swc 152d, 99.11x150; Mary J Kingsland agt Sun Constn Co et al; W B & G F Chamberlin, attys.

76TH st, 431 E; Metropolitan Savings Bank agt Mayer Deutsch et al; A S & W Hutchins, attys.

JAN. 10.

Villa av, es, 385.3 n Southern blvd, 24.9 x92.6x24.9x92.6; John Nicklas et al agt Mary R Fitzpatrick; R H Bergman, atty.

107TH st, ss, 135 e 3 av, 21.10x100.11; John C Higham agt Sigismondo Gallina et al; W Bondy, atty.

122D st, ss, 308.4 w Pleasant av, 16.8x 100.1; U S Trust Co of NY agt Sol P Rothschild et al; Stewart & Shearer, attys.

Columbus av, 763-65; Oscar Kunath agt John Rollmann et al; I J Ettinger, atty.

131ST st, 9 E; Anna R Spring agt Chas W Conner et al; Wilson Barker & Wager, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 4 & 6.

No Building Loan Contracts filed these days.

JAN. 7.

163D st, ss, from Intervale av to Kelly, —x100x—x131.3; City Mtg Co loans Simbar Realty Corpn to erect three 5-sty bldgs; 12 payments. 150,000

Crotona av, ws, 80 s 189th, 75x138.5 to Beaumont av, x77x121; Rockland Realty Co loans D'Andrea Constn Co to erect three 5-sty bldgs; 13 payments. 61,000

JAN. 8.

So Boulevard, es, 354.5 s Aldus, 20.11x94; City Mortgage Co loans Oval Constn Co Inc to erect a 1-sty taxpayer; — payments. $40,000

Edgecombe av, ws, intersec cl of 153d, runs s75xw100xn75xe100 to beg; Montrose Realty Co loans Great Centres Realty Co to erect a —sty bldg; — payments. 75,000

Daly av, ws, 231.7 s 180th, 31x114.7; Rockland Realty Co loans Obark Realty Co to erect a 5-sty tnt; 13 payments. 26,000

JAN. 9.

Westchester av, nec Evergreen av, 160x104; City Mortgage Co loans Pew Realty Corp to erect four 5-sty apartments; 12 payments. 90,000

Westchester av, nwc Wheeler av, 40x110; City Mortgage Co loans Pew Realty Corp to erect two 1-sty taxpayers; 3 payments. 8,000

104TH st, 27-31 W; Meyer J Wohlgemuth loans Chas I Weinstein Realty Co to erect a —sty bldg; — payments. 31,000

JAN. 10.

188TH st, ss, 91.7 w 3 av, 37.6x100; Jas G Wentz loans Casolaro Fasany Co Inc; to erect a —sty bldg; — payments. 24,500

Seabury pl, es, 50 s 172d, 135x100; Comity Mortgage Co loans Angel Constn Co; to erect a —sty bldg; — payments. 81,000

Seabury pl, es, 180 s 172d, 90x100; same loans same; to erect a —sty bldg; — payments. 54,000

ATTACHMENTS.

There were no Attachments filed Jan. 2, 3, 4, 6, 7 & 8.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JAN. 2, 3, 4, 6, 7, 8 & 9.

Ray Holding Co. 1525-31 Hoe av..Leon Mayer & Co. Fixtures. 800

Schofler, D. 3627 3d av..Leon Mayer & Co. Fixtures. 75.00

Tarrytown Bldg Co. 131-3 W 28th..A B See Electric Elevator Co. Elevator. (R) 450

West Farms Constn Co. Longfellow av, ss of Home, —x—; also West Farms rd, ss of Home,—x—; 6 bldgs..F J Johnson. Steam Heating Plant. 2,800

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 2, 3, 4, 6, 7 & 8.

Brill Constn Co. 60th bet 18th & 19th avs..A Entenman (Inc). Sashes and Doors, &c. $2,860

Cordova Realty Co. Bergen nr Ralph av..A Weinstock Co. Consols. 720

F & J Realty Co. Alabama av nr Glenmore av..Bushwick Gas Fix Co. Gas Fix. 330

Home Mantel & Tile Co. 520 Van Buren ..Saml Less. Mantels, &c. 180

Miller Bldg Co. Prospect pl nr Ralph av..A Weinstock. Consols. 1,388

Siegelbaum, Louis. Alabama av nr Dumont av..Louis Greenberg. Bath Tubs, &c. 2,275

MECHANICS' LIENS.

Manhattan and Bronx.

JAN. 4.

3D av, nwc 98th, 75x110; Howden Tile Co agt High Grade Amusement Co & Geo Merritt Ward Inc (13). 200.00

Broadway, 2880; Rubenstein Bros agt Loring R Gale, Calder, Nassoit & Lanning (15). 162.50

115TH st, 604 W; Rubenstein Bros agt Jessie B Falk, Calder, Nassoit & Lanning (16). 128.50

102D st, 330 W; Rubenstein Bros agt Philip Livingston, Calder, Nassoit & Lanning (17). 976.90

Riverside dr, 264-70; Rubenstein Bros agt Philip Livingston, Calder, Nassoit & Lanning (18). 1,090.30

Riverside dr, 400; Rubenstein Bros agt Philip Livingston, Calder, Nassoit & Lanning (19). 1,000.85

Riverside dr, 528; Rubenstein Bros agt Wm H McKnight, Calder, Nassoit & Lanning (20). 178.30

Wales av, es, 125 s 149th, 50x100; Standard Plumbing Supply Co agt Gifford Bldg Co & Jas McGonagle (21). 639.98

Chisholm st, 1326; H E Astheimer Co agt Hannah Sweeney & Roth Constn Co (renewal) (23). 75.00

JAN. 6.

11TH av, nwc 37th, 50x100; Colonial Sand & Stone Co agt Peter McGirr, Terence T McKegney & Payne Constn Co (24). 204.90

115TH st, 604 W; Barnet Kimler agt Jessie B Falk, Calder, Nassoit & Lanning & Rubinstein Bros (25). 174.90

Riverside dr, 264-70; Barnet Kimler agt Philip Livingston, Calder, Nassoit & Lanning & Rubinsten Bros (26). 178.85

Riverside dr, 400; Barnet Kimler agt Philip Livingston, Calder, Nassoit & Lanning & Rubinstein Bros (27). 203.67

Convent av, nwc 142d, 99.11x125; Anton Larsen & Son agt Benclare Constn Co (28). 822.00

JAN. 7.

Prospect av, 2132-4; Thos Giaquinto Co agt Regino Constn Co (29). 410.00

1ST av, 770-4; H W Johns Manville Co agt Dennis Harrington Jr or Dannis A Harrington & Jno T Brady & Co (30). 1,367.80

Suffolk st, 171; T H Simonson & Co agt Jno Doe, Suffolk Amusement Co & Cohen & Struick (31). 125.82

Webster av, 2039-43; Antonio Mastracchio agt Cawston Constn Co (32). 325.00

Marmion av, nec 175th, 194x69.11; Louis Shadoff agt Jno W Cornish Constn Co & Chas F Canedy (33). 65.00

105TH st, 112-38 W; Jos W Rowan, Inc. agt Mary A Loeffler; W H Heddendorf (34). 588.30

Central Park W, ws, whole front bet 62d & 63d, 200.10xirreg; Giannattasio Construction Co agt The New Theatre & Ellison Constn Co (35). 780.71

Lorillard pl, ws, 47 s 188th, 25x100; Oriental Fireproof Sash & Door Co agt Flavius Improvement Co (36). 245.00

JAN. 8.

Webster av, 2039-43; North American Wall Paper Co agt Cawston Constn Co (37). 146.99

Audubon av, 404-12; North American Wall Paper Co agt H G Realty Co & Henry Guttmann (renewal) (38). 685.01

47TH st, 629 W; Jacob Perlman agt Jas P Walsh (39). 900.40

Amsterdam av, swc 96th, 35.8x89.9; Kawneer Mfg Co agt Abr Goldberg & Jno H Scheier (40). 155.00

Convent av, nwc 142d, 99.11x125; Jamestown Mantel Co agt Benclare Constn Co (41). 7,652.50

Lind av, ws, 124 n 168th, 50x144; Tobruk Constn Co agt Pasquale Lamberti & Lamberti Constn Co (42). 522.00

47TH st, 222-6 W; Jno Hankin & Bro agt D Brainard Ray, Jno E Stimson, Richd C Burne, Jos W Stinson, exrs, &c. & Estate of Mary E Ray, Jacob M Seidenberg, Jacob Kostman & Seidenberg & Kostman (43). 249.50

Same prop; same agt same & Frolic Restaurant Co (44). 53.25

Home st, swc Fox, 94x109; Jacob B Levine & Alax Rosner agt Home Fox Co (45). 800.00

3D av, 3758-60; Klock Contracting Co agt Wendover Bronx Co & Julius Miller (46). 264.50

3D av, 1770-74; Chas A Worthington, trste agt N Y Elevated R R Co, Interborough Rapid Transit Co. Hudson M Mason, Henry L Gillespie, Hygrade Amusement Co & Geo Merritt Ward, Inc (47). 455.03

11TH av, nwc 37th, 50x100; Thos Mulry & Son agt Peter McGirr, Terrence T McKegney & Payne Constn Co (48). 888.75

Central Park West, ws, whole front bet 62d & 63d, 200.10x irreg; Isador Cristaldi agt New Theatre, Century Theatre & Ellison Constn Co (49). 210.00

JAN. 9.

Chisholm st, 1326; Henry Ahr's Sons Iron Works agt Hannah Sweeney & Roth Constn Co (renwal) (50). 195.00

11TH av, nwc 37th, 49.2x100; Payne Constn Co agt Peter McGirr & Terrence McKegney (51). 29,750.00

169TH st, 773-81 E; Esmonde M O'Brien agt McKinley Square Casino Co & Wm H Weissager (52). 19.25

Grant av, sec 165th, 80.10x103.6; Valentine Zimmermann agt Mitchell McDermott Constn Co & Furlong & Furlong (53). 495.00

3D av, 2857-59; same agt J Clarence Davies & Furlong & Furlong (54). 200.00

Boynton av, nwc Westchester av, 42x106.10; same agt American Real Estate Co & Furlong & Furlong (55). 197.00

Convent av, nwc 142d, 99.11x125; A Pardi Tile Co agt Jno Doe & Benclare Constn Co (56). 1,248.00

Webster av, 2039-43; Domenico A Pezza agt Cawston Constn Co (57). 163.00

14TH st, 52 W; Sam Kaplan agt Edw C Center, Robt S Smith & S Kandel & Son (58). 290.00

127TH st, 152 W; Chas B Nannen et al agt Sanitary Steam Laundry Co & Warfield Laundry Corp (59). 181.20

25TH st, 36-8 W; Press Prism Plate Glass Co agt Irvel Realty Co & Coleman & Krause (60). 68.25

4TH av, 424-32; Pressed Prism Plate Glass Co agt Realty Holding Co & Coleman & Krause (61). 198.45

4TH av, 354-60; same agt Ogden Mills & Hess Building Co & Coleman & Krause (62). 571.20

Hoe av, ws, 25 n 172d, 100x100; Jamestown Mantel Co agt Ray Holding Co & Saml Parnass (63). 2,150.00

Broadway, 1741; Otis Elevator Co agt Jane E Faitonte & Stein Tire & Rubber Co (64). 35.50

131ST st, 4-6 W; Wm Hahn agt Mrs Dora Eischler & Thos Gill (65). 56.70

105TH st, 112-38 W; Jos W Rowan Inc agt Mary A Loeffler & W H Heddendorf (66). 838.30

JAN. 10.

215TH st, ss, 225 w Paulding av, 50x—; Sol Huss agt Rosina Lo Bue (67). 300.00

11TH av, 455-57; Schwartz & Steiner Iron Works agt Peter McGirr, Payne Constn Co & Terence T McKegney (68). 200.00

96TH st, 200 W; Acme Metal Ceiling Co agt Abr Goldberg & John H Scheier (6). 109.50

Same prop; Henry Lehman agt same (70). 174.00

149TH st, Whitlock av, Legget av & Cabot st & East River, blocks, &c; Henry G Silleck Jr agt New York, New Haven & Hartford R R Co, Wm Henderson Inc & Wm Henderson (71). 1,511.83

Eastchester rd, es, 75 n Chester, 30x97.4; Henry Koehler agt Herman M Isch (72). 59.00

Same prop; Thos F Tessel et al agt same (73). 340.00

180TH st, 456-58 E; Benj Silverman agt Melillo Constn Co & V Valente (74). 175.00

19TH st, 37 E; Acme Metal Ceiling Co agt Montrose Realty Co & John H Scheier (75). 142.00

Borough of Brooklyn.

JAN. 2.

Hopkinson av, ws, 92.11 s Pitkin av, 50x100; Mahnken Bldg Material Co agt Sam Howe Amusement Co & Wm Henderson (Inc). 1,297.85

Fulton st, 1354-8; Emil Lazansky agt Ridgewood Realty Associates. 120.93

Withers st, 30; C Perratta & ano agt Mike Cannizzaro & Co & Salvatore Boniello. 450.00

Same prop; Evergreen Steam Stone Works agt Salvatore Bonniello. 266.00

E 39TH st, es, 257.6 n Av J, 40x100; Wm M Young agt Ernst G Hillert & Gotlieb Stiegler. 126.75

79TH st, 469; Spencer Heater Co agt Jno Kaiser & Ruegamer & Auer. 96.80

JAN. 3.

Rogers av, es, from Lefferts av to Lincoln rd, 100x—; Alex K Thompson agt Bradley Realty & Constn Co. 57.00

Union st, ss, 200 e Nostrand av, 100x127.9; Abr Wohl agt Lyn Realty Co & Greenberg & Backer. 559.00

85TH st, ns, 280 e 22 av, 40x100; David Fisher agt Nathan Edison & Abramowitz Cut Stone Co. 42.00

Hopkinson av, swc Newport av, 80x100; Sam Peres agt David Weiss & Max Cheradofsky. 30.00

4TH av, 245-51; Abr Talin agt H E Healey & Co. 140.00

Av O, ns, bet E 47th & 48th, —x—; Jacob Dames agt Jno Leon. 13.13

JAN. 4.

Bay Pkway, ses, 100 sw Benson av, 100x96.8; Jos Di Angelo agt Brill Constn Co. 680.00

81ST st, 1640-62; Vincent Plantamura agt Pasquale Reale. 113.50

60TH st, sws, 250 w 19 av, 238.8x100; Jos Di Angelo agt Brill Constn Co & Saml Brill, Pres. 625.00

E 18TH st, es, 140&180 s Av K, 40x100; Thos A Driscoll agt J C Denion. 396.00

Schenectady av, 173-5; Pasquale Adamo & ano agt Johanna Grafton & West Bway Constn Co. 1,800.00

49TH st, 430-4; Jno McCloskey & ano agt Margt H McCulloch. 123.13

Schenectady av, 173-5; McLaughlin & Donovan (Inc) agt Johanna Grafton. 850.00

Humboldt st, 276; Hull, Grippen & Co agt Peter Doelger & Zajic & Hrdlicka. 218.00

Alabama av, ws, 200 n Dumont av, 100x100; Wm G Kinney agt Angelo Constn Co. 695.41

E 8TH st, es, 380 s Av J, 40x100; Nass Contracting Co agt Theophile Souweine. 3,375.50

Pulaski st, 396; Louis Shainfield agt Mary S Plass & Mary Shaw. 117.25

E 19TH st, es, runs 230 to Ocean av xs 125xw126xs170xw125 to E 19th xe212 to beg; Robt Clarke agt Clara J Moneuse. 468.26

JAN. 6.

Alabama av, es, 200 n Dumont av, 100x100; Wm G Kinney agt Angelo Constn Co. 695.41

4TH pl, 117; Wm Josephson agt Louise M Jansen & Jos A Trapp. 167.00

2D pl, 35; Louis Tow agt Nellie Weinstein & Jacob Goldstone. 150.00

Humboldt st, nec Maujer, 25x100; Henry Kaplan agt Peter Doelger Bwg Co & Zajic & Hrdlicka. 150.00

40TH st, ss, 300 e 5 av, 50x100.2; Emil Hansen & ano agt Ocean Breeze Co. 510.00

50TH st, 553-9, 561 & 571; Isidor Cohen agt Florence A Scheftel. 98.25

JAN. 7.

16TH av, sec —, 75x100; Cologers Tardi agt Koloke Realty Co. 75.00

85TH st, ns, 280 e 22 av, 60x100; Wm O Fredenburg & ano agt Nathan Edison. 198.00

Union st, ss, 200 e Nostrand av, 100x127.9; M Perlman Co agt Lyn Realty Co. 640.00

E 29TH st, ws, 640 n Av F, 80x100; David P Bryon agt Hab Bldg Co. 600.00

Troy av, swc Pacific, 107.2x100; Jas De Mario agt Newkirk Holding Co & Salvatore Squillaci. 300.00

S 3D st, 322; Pittsburgh Meter Co agt Ruegamer & Auer Co. 93.00

Bay 14TH st, ses, 90 ne Benson av, 160x108.4; Mike Ambrosio agt Alvin Constn Co & Saml H Morris. 66.00

Vanderveer pl, nec E 23, 260x100; Mike Ambrosio agt Jaret Constn Co & Saml H Morris. 140.00

53D st, swc 11 av, 220x110; Borough Park Cornice & Roofing Co (Inc) agt L W Beveridge (Inc). 105.00

Lots 49 & 50, blk 4688 map West Waverly; Cross, Austin & Ireland Lumber Co agt Jessie & Jas O'Connor. 163.17

JAN. 8.

Prospect pl, ns, 100 w Ralph av, 328x100; John Elia agt Miller Bldg Co. 2,325.00

Union st, — —, 150 e Nostrand av, 50x127.9; Herman Vossnack Jr Inc agt Lyn Realty Co & John Anderson. 624.12

E 7TH st, es, 160 s Av O, 240x100; Morris Grotenstein & ano agt Drucker Constn Co, Sarah & Nathan Drucker. 475.00

Logan st, ws, 190 s Belmont av, 40x100; Morris Grotenstein & ano agt Sarah Drucker & Nathan Drucker. 525.00

Sterling pl, ns, 100 w Saratoga av, 175x143.2; Metropolis Lumber Co agt Commonwealth Impt Co & East N Y Mason Material Co. 254.86

Sterling pl, ns, 100 w Howard av, 125x127.9; Bennie Wertkin agt S & I Holding Co & Saml Garelick & — Himmelstein. 24.75

Same prop; Abra Shnear agt same. 24.75

Same prop; Sam Stolpner agt same. 24.75

Same prop; Israel Gold agt same. 24.75

Same prop; Abr Aronoff agt same. 22.50

New Jersey av, ws, 112.6 n Glenmore av, 96.8x100; Morris Grotenstein & ano agt Purdy Constn Co & Nathan Drucker. 1,152.60

Schenectady av, 173-5; Saml Maslon & ano agt Johanna J Grafton. 86.60

Alabama av, es, 200 n Dumont av, 120x100; Jos Costino agt Angelo Constn Co 135.00

Union st, ss, 200 e Nostrand av, 100x127.9; Flushing Iron Works agt Lyn Realty Co. 276.84

S 3D st, 236-42; Henry Ginsburg agt John & Wm G Murphy. 2,975.00

New Jersey av, ws, 112.6 n Glenmore av, 96.8x100; Globe Title Co agt Purdy Constn Co. 209.00

Hopkinson av, ws, 100.3 n Riverdale av, 300x100; Wm J Kinney agt Michael ——. 763.25

Alabama av, es, 200 n Dumont av, 120x100; Barnett Sundock agt Angelo Constn Co. 350.00

SATISFIED MECHANIC'S LIENS.

Manhattan and Bronx.

JAN. 4.

29TH st, 337-39 E; Hallahan & Ahearn agt Mohican Realty Co et al; May13'12. 8,428.40

JAN. 6.

37TH st, 20-4 W; John Mandel agt Sternfeld Bldg Co et al; Apr25'12. 220.00

Briggs av, ws, 222 s 194th; Thos Orsini agt Wm C Oesting et al; Dec2'12. 33.73

29TH st, 101 W; Morris Hochberg agt Van Schaick Realty Co et al; Dec20'12. 82.75

Westchester av, 672; Henry Ferester agt Saml L Ruzow et al; Dec9'12. 89.00

JAN. 7.

[2]**46TH st, 227-31 W;** West Side Mason Contracting Co agt Susan H Mount et al; Nov12'12. 11,430.00

Briggs av, ws, 222 s 194th; Raffaele Savino agt Wm C Oesting et al; Dec5'12. 48.00

3D av, nwc 87th; Isidor Schwartz agt Greenwald Bros et al; Dec18'12. 196.57

JAN. 8.

48TH st, 220-28 W; R J Donovan Co agt Frazee Realty Co et al; Nov30'12. 157.50

Same prop; Braunfels Browning & Co agt same; Dec3'12. 79.07

184TH st, nes, 192.7 w Webster av; Standard Plumbing Supply Co agt Crosant Constn Co et al; Jan4'13. 2,425.00

Broadway, sec 9th; Hull, Grippen & Co agt Jno Wanamaker et al; Oct31'12. 42.72

48TH st, ss, 275.6 e 8 av; Jas Kelly agt Frazee Realty Co et al; Dec2'12. 1,302.09

1ST av, 168; Jos Hammerman agt Edw Rafter et al; Jan11'12. 159.00

JAN. 9.

10TH av, 876; Water Supervision Co agt Patk McMahon et al; Jan4'13. 12.00

40TH st, 15-17 E; David S Plummer agt Lillia B Hyde et al; Oct28'12. 1,566.95

JAN. 10.

7TH av, swc 122; Freaney & Newbury, Inc, agt L S Roberts et al; Sept26'12. 61.70

Same prop; same agt same; Sept27'12. 61.70

33D st to 31ST st, 8TH & 9TH avs, block, &c; Hull, Grippen & Co agt Pennsylvania Tunnel & Terminal R R Co et al; Oct31'12. 175.90

8TH av, ws, bet 31st & 32d; Concrete Steel Co agt same; Oct31'12. 218.35

Same prop; Hinkle Iron Co agt same; Nov4'12. 171.40

Same prop; A P Bigelow & Co agt same; Nov1'12. 118.51

Same prop; Standard Sand & Gravel Co agt same; Nov4'12. 148.25

7TH av, ws, 31st to 33d; Donald McLean agt Pennsylvania, N Y & Long Island R R Co et al; Nov13'12. 417.35

Same prop; Jeanette Glass Co agt Pennsylvania Tunnel & Terminal R R Co; Nov 9'12. 5,654.91

Same prop; same agt same; Nov1'12. 4,787.41

8TH & 9TH avs, 31ST to 33D sts, block, &c; United Building Material Co agt same; Nov4'12. 8145.06

Houghton av, ss, 380.2 w Havemeyer av; Unionport Lumber & Mfg agt Barbare Meyers et al; Nov20'12. 438.05

Same prop; Peter Lanzara agt same; Dec10'12. 113.00

Same prop; Adam Mink agt same; Oct22'12. 1,545.00

Webster av, es, 268 s 183d; Lanigan Bros, Inc, agt J Schwartz Contracting Co et al; Dec11'12. 753.30

Same prop; Houghtaling & Sutphen agt same; Dec10'12. 625.00

Prospect av, nec 179th; Alberene Stone Co agt O'Rourke Bros Co et al; Dec31'12. 199.50

29TH st, 202-4 E; Contractors Equipment Co agt Theresa Koehler et al; Jan4'13. 28.00

Grand Blvd & Concourse, sec Fordham rd; same agt Jno A Keil et al; Dec30'12. 78.96

71ST st, 60 W; Saml L Waller agt Henrietta Echeverria et al; Jan6'12. 3,170.76

69TH st, 428 E; Morris Siegel agt Ida B Kelly et al; Dec22'12. 154.45

Broadway, St Nicholas av & 166TH st; Hinkle Iron Co agt Broadway & 165th St Co; Nov13'12. 5,000.00

40TH st, 15-17 E; N J Clay Products Co agt Lillian B Hyde et al; Aug28'12. 1,566.95

Borough of Brooklyn.

JAN. 2.

[3]**Neptune av,** nec Highland av, —x—; Colwell Lead Co agt Acken-Nightingale Constn Co; Sept7'12. 275.96

[3]**Watkins st,** es, 150 s Lott av, 200x100; Jacob Shapiro agt Watkins Stone Bldg Co; Sept10'12. 87.50

JAN. 3.

[1]**Stone av,** es, 100 s East N Y av, 25x100; Solomon Ammenberg agt Donato Ruba; Nov2'12. 102.00

Van Sicien av, es, 125 s Livonia av, —x—; Colwell Lead Co agt Cohen & Schwartz Constn Co; Dec2'12. 500.00

De Sales pl, nec Bway, 300x100; Jno Simmons Co agt Church of Our Lady of Lourdes & P J Duffy & Sons; Dec16'12. 1,054.53

E 15TH st, es, 340 n Av N, 40x100; R L Williams agt Margt Fitzgibbons; Sept18'12. 25.00

Stockton st, 135; Jacob Perlman agt Ernstine Rosenberg & Jacob Cottler; Dec —'12. 100.00

E 18TH st, es, 100 n Av K, 280x100; also E 18TH ST, es, 380 n Av K, 40x100; also E 18TH ST, ws, 260 n Av K, 80x100; Curtis Bros Lumber Co agt Marin-Sigel Realty & Constn Co; July20'12. 2,189.91

JAN. 4.

No Satisfied Liens filed this day.

JAN. 6.

E 12TH st, sec Av R, 87x100; John Olsen agt Hab Bldg Co & Lawyers Title Ins & Trust Co; Nov15'12. 318.00

JAN. 7.

No Satisfied Liens filed this date.

JAN. 8.

Av O, nec E 13th, 40x100; Whelan & Nasdahl agt Victor Constn Co; Nov19'12. 435.00

Thatford av, ws, 175 n Dumont av, 50x100; Saml Adelstein et al agt Congregation Chevrah Thilim; Mar18'12. 4,300.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Borough of Manhattan.

JAN. 9.

153D st, sec Park av, 54.7x87.8; Meyer Friedlander to pay H Gillman & C Schlesinger by Supreme Bldg Co & Jos Popkin. 200.00

Same prop; same to pay same by same. 312.50

Borough of Brooklyn.

JAN. 2.

Hooper st, ns, 100 w Bedford av, —x—; Eastern District Constn Co on Title Guar & Trust Co to pay Reis & O'Donovan. 1,890.00

3D av, sec 30th, —x—; Antonio Sanzo on Title Guar & Trust Co to pay Colwell Lead Co. 200.00

Humboldt st, nec Maujer, —x—; Zajic & Hrdlicka on Jno Briggs to pay Tisdale Lumber Co. 1,000.00

West st, ws, 50 nf 40th, 107x95; Jos B Thomson on Lawyers Title Ins & Trust Co to pay R J Edwards. 50.00

Williams av, ws, 100 n Dumont av, 100x100; Grant Bldg Co on N Y Mtg & Security Co to pay Julius Grodin. 375.00

JAN. 3.

Ft Hamilton av, nwc 59th, 48x106; Israel J Rosenstein on Wm Forger et al to pay Flora Fields. 1,100.00

JAN. 4.

E 5TH st, es, 390 s Cortelyou rd, 60x100; Peter Fahy on U S Title Co to pay Colwell Lead Co. 125.00

JAN. 6

Essex st, es, 96.2 s Atlantic av, 75x100; Jos D Cohen (Inc) on Williamsburgh Savgs Bank to pay Louis Demsky. 300.00

Vienna av, ss, 60 w Crescent, 40x100; Wm Tryesynski & ano on Fredk J Herdenreich to pay Breslin Co. 600.00

Hooper st, ns, 100 w Bedford av, —x—; E D Constn Co on Title Guar & Trust Co to pay Harry Wieser. 1,650.00

JAN. 7.

53D st, ss, 80 w 11 av, 140x100; L W Beveridge (Inc) on Robt Ward Jr to pay Martin Luther. 180.00

JAN. 8.

E 12TH st, es, 260 s Av P, —x—; Hollow Wall Constn Co on Lawyers Title Ins Co to pay C I Constn Supply Co. 100.00

57TH st, ns, 180 e 7 av, 20x100; York Penn Co on Home Title Ins Co to pay S M Grayner. 100.00

Assessment Area for Seventh Avenue Extension.

The Board of Estimate this week adopted the area of assessment for the extension of Seventh avenue that had been recommended by its special committee. The improvement includes the extension of Seventh avenue south from Greenwich avenue to Carmine street; the widening of Varick street, from Carmine street to Franklin street, and the extension of Varick street, from Franklin street to West Broadway.

The assessment for the work, which may cost as much as $12,000,000, will be laid as follows: Twelve per cent. on the immediate frontage of the new street, 33 per cent. on the secondary area extending 200 feet on either side of the thoroughfare, 40 per cent. on the Borough of Manhattan, 11 per cent. on the Borough of Brooklyn and 4 per cent. on the Borough of The Bronx.

Lumber Interests Enjoined.

Judges Lacombe, Coxe, Ward and Noyes in the United States Circuit Court of Appeals handed down a decision granting the petition of the Government for a permanent injunction in accordance with the Sherman anti-trust law against the Eastern States Retail Lumber Dealers' Association, the New York Lumber Trade Association, the Building Material Men's Association, the New Jersey Lumbermen's Protective Association, the Retail Lumbermen's Association, the Lumber Dealers' Association of Connecticut, the Massachusetts Retail Lumber Dealers' Association, the Lumber Dealers' Association of Rhode Island, the Retail Lumbermen's Association of Baltimore, the Lumber Exchange of the district of Columbia, and their officers, directors, members and delegates.

The suit was instituted by the Government in May, 1911. The petition, filed in this district by United States Attorney Henry A. Wise, alleged a conspiracy to control the lumber trade and maintain arbitrary prices.

Fitness for Habitation.

In a recent decision of the Supreme Court, Appellate Term, First Department, it was held that in case of a lease of a furnished home, especially for a short time, indicating the purpose of immediate occupancy, there is an implied warranty of availability of the furniture, so that the presence of bugs in great quantity immediately on the tenant's entry warrants his abandonment of the premises.

Classified List of Advertisers

Blue Prints
Reliance Blue Print Co., 105 West 40th st.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')
Brooklyn Builders Supply Co., 6th st. Basin and Gowanus Canal, Brooklyn.
Candee, Smith & Howland Co., Foot E. 26th.
Heaney Co., P. J., 172d st. & West Farms rd.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 11 East 24th st.

Cement
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 16 East 18th st.
Taylor, Ronald, 520 East 20th st.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave.
Corning Co., E., 100 William st.
Egan, J. F., 162 West 20th st.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 162 E. 23d st.
Robinson Co., A. J., 123 East 23d st.
Steen Co., Thos. J., 30 Church st.
Schlesinger, J., 1265 Broadway.
Vogel Cabinet Co., 535 E. 79th st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Mailloux, C. O.-Knox, C. E., 90 West st.

Cornices and Skylights
Hayes, Geo., 71 8th ave.

Cypress
Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st.

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Elevator Repairs
Lord Electric Co., 103 W. 40th st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 109 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 110th st.

Flooring (Composition).
General Kompolite Co., 516 Fifth ave.

Glass
Werbelovsky, J. H., 98 Meserole st., Bklyn.

Granite
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer.
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork
Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Collins, Lavery & Co., 50 Church st.
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 427 W. 13th st.
Westergren, ...c., M. F., 213 East 144th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.

Paint
Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.
Toch Bros., 820 5th ave.

Painting
Oliver, W. H., 104 University pl.

Plaster
King & Co., J. B., 17 State st.

Pumps (Electric)
George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx)
American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Archibald, Wm. H., 316 W. 23d st.
Armstrong, J., 1984 3d ave.
Ashforth, A. B., 10 E. 33d st.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co. J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., Grand Central Term., Man.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duross Company, 155 W. 14th st.
Eckerson, J. C. R., 35 W. 30th st.
Edgar, Herman L. R., 31 Nassau st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 125d ...
Harft, Chas., 58 E. 8th st
How & Co., Hall J., 141 Broadway.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leavy, Benjamin, 35 Nassau st.
Leaycraft & Co., J. E., 17 W. 42d st.
Lummis, B. R., 25 W 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Mable & Co., W. B., 1478 Broadway.
Manning, E. A., 489 5th ave.
Muhlfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Roome & Co., W. J., 177 Madison ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Watson & Son, T., 200 9th ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton aves
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 939 Broadway.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Kempner, I. H., 17 W. 42d st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Salamanders
House Drying Co., 2999 3d ave.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Trucking
Atlanta Contracting Co., 230 E. 42d st.

Vacuum Cleaners
Santo Electric Appliance Co., Inc., 168 Madison ave.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2339 New York, January 11, 1913 PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Allen st, 185.
Attorney st, 152.
Broome st, 141, 216-20.
Christopher st, 171.
Cooper st (ns), 2242-25.
Downing st, 8.
Eldridge st, 204-6.
Essex st, 126.
Franklin st, 10-2.
Greene st, 138-40.
Houston st, 53-7 E.
Jane st, 89.
Lawrence st, 50.
Leroy st, 55-7.
Lewis st, 113.
Monroe st, 27-9.
Morton st, 60.
Norfolk st, 121.
St Lukes pl, 15.
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Stanton st, 233.
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Washington st, 807.
White st, 134-6.
4th st, 313-5 E.
6th st, 542 E.
7th st, 191 E.
9th st, 726 E.
12th st, 330 E.
14th st, 253-7 W.
16th st, 536 E.
16th st, 23 W.
19th st, 217 E.
19th st, 37-47 W.
21st st, 327 W.
26th st, 136 E.
27th st, 122 E.
31st st, 12-16 E.
32d st, 340-2 E.
35th st, 148-50 E.
38th st, 55 W.
40th st, 14 E.
44th st, 548 W.
45th st, 116-18 E.
48th st, 233, 328 E.
48th st, 218-28 W.
51st st, 33 W.
53d st, 127-9, 146, 158-60 E.
57th st, 457 W.
60th st, 161 E.
60th st, 243-5 W.
63d st, 159 W.
64th st, 146, 150, 227 W.
69th st, 428 E.
70th st, 511-3 E.
72d st, 161 E.
75th st, 317 E.
77th st, 210 E.
79th st, 414-20 E.
81st st, 147, 204-6 W.
82d st, 107 E.
83d st, 112½ & 115 E.
87th st, 242 E.
91st st, 334 E.
92d st, 316-18 E.
92d st, 37 W.
94th st, 10 E.
94th st, 106 W.
100th st, 311, 401, 409, 413-15 E.
101st st, 106 E.
102d st, 213 E.
103d st, 163 E.
104th st, 231 E.
110th st, 112, 209-11 E.
112th st, 540-2, on map 540 W.
114th st, 159 E.
115th st, 215 W.
117th st, 321, 535 E.
118th st, 106 W.
121st st, 340 E.
122d st, 208, 450 E.
123d st, 304, 408 E.
123d st, 126 W.
124th st, 129 E.
128th st, 23, 161 E.
129th st, 217 W.
131st st, 126 W.
132d st, 76 W.
133d st, 65 W.
134th st W, ns (7:1988-pt Lt1).
137th st, 221 W.
139th st, 231 W.
141st st, 117-35 W.
142d st W (ss), 2010-6 & 54.
143d st, 461 W.
146th st, 506-12 W.
159th st, 540 W.
166th st, 453-5 W.
173d st, 568 W.
Av A, 218.
Amsterdam av, 129-31, 1520-2.
Colonial pkwy (ws), 2054-53-55.
Columbus av, 835.
Ft Wash av (es), 2137-65 & pt Lt 11.
Lexington av, 658.
Madison av, 1526 & 1746-8.
Morningside av W, 50-3.
Park av, 1215, on map 1217, 1503.
Sherman av (es), 2223-1
1st av, 1516-8.
2d av, 965 & 9.
3d av, 1893-5.
5th av, 74-6, 1441, 2156.
6th av, 485-7, 646-8.
7th av, 2204.
8th av, 2572, 2715, 2797.
9th av, 585.
10th av, 369, 381.

WILLS.

St Nicholas pl, 10.
21st st, 327 W.
33d st, 157 E.
36th st, 246-8, 405 W.
56th st, 26 E.
61st st, 147 E.
71st st, 21 W.
82d st, 155 E.
84th st, 128-30 E.
85th st, 444 E.
107th st W (ss), 1861-42-45.
Pleasant av, 433.
6th av, 148-50.
7th av, 47.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES

Borough of Manhattan.

The name and address of the owner has been verified in each of the following conveyances not marked with an *. Those so marked are being investigated and correct names and addresses will be published as soon as possible.

JAN. 3, 4, 6, 7, 8, 9.

Allen st, 185 (2:417-28), ws, 75 n Stanton, 25x75, 5-sty bk tnt & strs; Herman Margulies to Israel Bregman, 1534 St Marks av, Bklyn; ½ pt; mtg $22,850 & AL; Jan3; Jan6'13; A$17,000-28,000. nom

Attorney st, 152 (2:345-2), es, 100 n Stanton, 25x100.5, 5-sty bk tnt & strs; Ida Bogolowitz to Dave Brown, 186 Engert av, Bklyn; AT; mtg $31,550; Jan4; Jan6'13; A$20,500-29,500. O C & 100

Baxter st, 84-8, see White, 134-6.

Broome st, 141 (2:341-43), ss, 20 e Ridge, 20x60, 3-sty bk tnt & str, 1-sty ext; Chas D Donohue, ref, to Hyman Greenstone, 850 E 161; FORECLOS Nov20'12; Dec31'12; Jan7'13; A$11,000-13,000. **2,700**

Broome st, 216-8 E, see Eldridge, 204-6.

Broome st, 220, see Eldridge, 204-6.

Christopher st, 171 (2:636-33), ns, 114 w Washington, 22x95.3, 1 & 2-sty bk & fr stable; Herbt M Valentine to Marian A, Lillian L, Grace A, & Aletta V Reed, all at 6 Iowa Circle, Washington, DC; 1-12 RT&I B&S; Dec30'12; Jan4'13; A$14,000-15,000 **1,050**

Cooper st (8:2242-25), ns, 137.6 w Isham, 37.6x100; vacant; Francis S McAvoy, ref, to Timothy F Allen, at Bronxville, NY; FORECLOS of transfer of tax lien Dec11 '12; Jan7; Jan9'13; A$3,700-3,700. **2,050**

Downing st, 8 (2:527-28), ss, 75 w Bleecker, 25x90.8x25.3x87, 5-sty bk tnt & strs; Jno B Phillips et al to Church of Our Lady of Pompei, a corpn, 210 Bleecker; AL; Dec17'12; Jan3'13; A$10,500-17,000. O C & 100

Eldridge st, 204-6 (2:416-5), es, 176.6 n Rivington, 48.11x88.6, 6-sty bk tnt & strs; A$21,000-22,000; also BROOME ST, 216-8 (2:352-30), ns, 42 w Norfolk, 46.9x75.5; 6-sty bk tnt & strs; A$45,000-70,000; also BROOME ST, 220 (2:352-32), ns, 88.9 w Norfolk, 46.9x75.5x46.6x75.5, 6-sty bk tnt & strs; A$45,000-70,000; Jacob Levy to Forsythe St Realty Co, a corpn, (o) 220 Broome; AL; Dec30'12; Jan6'13. nom

Essex st, 126 (2:353-16), es, 52.6 s Rivington, 17.6x50, 3-sty bk tnt & strs; Rubin Auerbach to Edw E Hoenig, 617 W 127; QC; Dec18'12; Jan3'13. A$11,000-12,-500. nom

Essex st, 126; Louis Hoffman et al TRSTES in bankruptcy of Rubina Auerbach et al from Auerbach, Goldberg & Heine to same; B&S; AL; Dec30'12. **17,700**

Essex st, 126 (2:353-16), es, 52.6 s Rivington, 17.6x50, 3-sty bk tnt & strs; Edw E Hoenig to Fannie Innerfield, 67 1 av; AL; Jan4; Jan6'13; A$11,000-12,500. O C & 100

Franklin st, 10-12 (1:167-49), ns, 97.7 e Centre, runs n100xe44.2xs58.8xw0.2xs41.6 to st xw45.11 to be, 6-sty bk tnt & strs; Angelo Legniti to Jno B Corsiglia, 10-12 Franklin; mtg $60,000; Dec31'12; Jan3 '13. A$36,000-65,000. O C & 100

Greene st, 138-40 (2:513-6), es, 225.5 n Prince, 38.1x100.4x38.3x100.4, 6-sty bk loft & str bldg; Louis B Hasbrouck, ref to Cath E Strong, 502 W 143; FORECLOS Nov12'12 Dec23'12; Jan3'13; A$41,000-64,-000. **51,000**

Houston st, 53-7 E (2:509-24-26), swc Mott (Nos 291½-3), 76x64.4x82x63.4, 3 5-sty stn tnts & strs; Rocco M Marasco to Pietro Alvino, (o) 224 Lafayette; mtg $95,000; Jan4; Jan6'13; A$54,000-92,000. nom

Jane st, 89 (2:642-72), ns, 97.5 e Washington, 23x87.5, 2-sty bk shop & stable; Geo K Louden et al to Archibald McInnes, 351 E 143; AL; Jan3; Jan6'13; A $8,500-10.500. nom

Lawrence st, 50 (7:1966-102), sws, 193.6 se Ams av, 24.10x100, 5-sty bk tnt; Jos Loerwald to Chas Loerwald, 50 Lawrence; mtg $13,500; Jan2; Jan4'13; A$11,000-18,-000. O C & 100

Leroy st, 55-7 (2:583-42-43), ns, abt 200 w Bedford, 66.2x60.4x53.4x61.6, two 5-sty bk tnts, Phoebe L to Bella to Bessie Mandelbaum, (o) 135 Bway; mtg $21,000; Jan 2; Jan4'13; A$23,000-35,000. O C & 100

Lewis st, 113 (2:330-26), ns, 175.1 s Houston, 25x100.2, 5-sty bk tnt & strs & 2-sty bk rear loft bldg; Fanny Gruen to Benj M Greenstein, 60 W 95 & Jos L B Mayer, 944 Park av; B&S; AL; Jan2; Jan 3'13; A$15,000-24,000. O C & 100

Monroe st, 27-9 (1:276-14), ns, 376.10 e Cath, 49.8x100 6x50x100.7, 6-sty bk tnt & strs; Sadie Paskewitz to Beckie Kadin, 1800 7 av; mtg $52,000; Dec26'12; Jan4'13; A$36,000-70,000. nom

Monroe st, 27-9; Beckie Kadin to Sam W Rubin at Wellsville, Ohio; mtg $52,000; Jan2; Jan4'13. O C & 100

Morton st, 60 (2:583-14), ss, 155 e Hudson, 25x100, 3-sty & b bk dwg; Wm H Pulver & ano TRSTES Peter Pulver to Jas Galbraith, 49 Leroy; AL; Jan2; Jan3 A$14,000-16,500. **15,000**

Mott st, 291½-93, see Houston, 53-7 E.

Norfolk st, 121 (2:353-27), ws, 60 s Rivington, 20x50, 4-sty bk tnt & strs; Max Borsuk to Rosa Saberski, 45 Gouveneur; mtg $14,350 & AL; Nov25'12; Jan4'13; A$13,000-16,000. nom

St Lukes pl, 15, or Leroy st (2:583-46), ns, 318.9 e Hudson, 21.8x100, 3-sty & b stn dwg; Jos Dauria to Jennie Dauria, his wife, 15 St Lukes pl; AT; AL; Jan4; Jan6'13; A$11,000-13,500. nom

Spring st, 151 (2:501-36), ns, abt 75 e West Bway, 25x75, 6-sty bk loft & str bldg; also SPRING ST, part 153 (2:501), ns, 12 inches w from e l 153 Spring, runs elxn75xwlxs75 to beg; Carrie Gans to Myer Gans, (o) 134 W 26; Jan2; Jan4'13; A$21,000-30,000. O C & 100

Spring st, pt 153, see Spring, 151.

Stanton st, 233 (2:339-19), ss, 75 w Willet, 25x75, 5-sty bk tnt & strs; Morris Bass to Jos Gold, 824 Eastern pkwy, Bklyn; QC; Dac31'12; Jan3'13; A $18,000-27,000. nom

Sullivan st, 136 (2:518-41),, ws, 100 n Prince, 25x100, 3-sty bk tnt & strs & 1-sty bk rear bldg; Alesandro di Giacomo to Antonio Petrino (o) 136 Sullivan; ½ pt; B&S, correction & confirmation deed; Dec 5'12; Jan7'13; A$16,000-17,000. nom

Washington st, 807 (809), (2:643-40), es, 78.6 n Horatio, runs n 18.1xe91xs12.1xw7x sw5.7xw85.5 to beg. 3-sty bk tnt & strs; Geo McCay to Carey Realty Co, a corpn, 97 Horatio; CaG; June28'12; Jan3'13; A$7,-500-8,500. O C & 100

White st, 134-6 (1:198-17), nwc Baxter (Nos 84-8), 44.8x92.11x35.1x98.7, 6-sty bk tnt & strs; Saml Aronson to Wavid A Aronson, 51 E 75; ½ pt; mtg $60,000; Dec 31'12; Jan3'13; A$40,000-P40,000. nom

4TH st, 313-5 E (2:374-60), nes, 150.10 se Av C, 42.10x96, 6-sty bk tnt & strs; Jos Hoffman to David J Fox, 216 W 100, as TRSTE in bankruptcy of Jos Hoffman; QC; AL; Dec19'12; Jan6'13; A$28,000-60,-000. nom

4TH st, 313-5 E; David J Fox as TRSTE in bankruptcy of Jos Hoffman, to Ray Stecher, 490 E 141, & Dora Stecher, 354 E 8; C a G; mtg $50,000; Jan4; Jan6'13. **68,250**

6TH st, 542 E (2:401-31), ss, gore, begins at cl blk bet 5th & 6th, 75 w Av B, runs n—xnw— to ss 6th xw11 to pt 100 w Av B xs97.1xe25 to beg, 5-sty bk stable; Edw Regenhard to Herman C Kudlich (o) 299 Bway; B&S & CaG; AL; Jan3; Jan7'13; A $9,000-18,000. nom

7TH st, 191 E (2:390-60), ns, 173 se Av B, 20x57.5x21.5x49.7, 4-sty bk tnt & strs; Ignatz Gluck to Isidor Gluck, 328 E 19; ½ pt; AT; mtg $8,000; Dec27'12; Jan3'13; A$8,000-12,000. nom

9TH st, 726 E (2:378-20), ss, 332.11 e Av C, 24.11x93.11, 5-sty bk tnt & strs; Wilbur Larremore ref to Lena Welkovitz, 207 E 15; FORECLOS Dec27'12; Jan7; Jan8'13; A$16,000-24,000. **23,000**

12TH st, 330 E (2:453-23), ss, 357.8 e 2 av, runs e25xs93.8 to cl former Stuyvesant xsw17.5xw10.5xn103.3 to beg, 6-sty bk tnt & strs; Chas J Leslie, ref, to Pasqua Cannariato, 234 E 75; mtg $31,200 & AL; FORECLOS Dec3'12; Jan3'13; A$19,000-39,-000. **3,700**

13TH st, 1 W, see 5 av, 74-6.

14TH st, 253-7 W (3:764-7-9), ns, 93.6 e 8 av, 72.6x103.1, 3-4-sty & b bk dwgs, 2-sty exts; Sarah S wife & Robt J Collier to Saml Kilpatrick, 159 W 80; Jan2; Jan3'13; A$54,000-66,000. nom

16TH st, 536 E (3:973-38), ss, 170.7 w Av B, 24.11x103.3, with all title to strip on es 0.1x—, 5-sty bk tnt; Wm J Reid, ref, to Fitch Gilbert, at Gilbertsville, NY, as TRSTE for Gladys Gilbert; FORECLOSED, drawn & recorded Jan9'13; A $9,000-20,000. **20,000**

16TH st, 23 W (3:818-22), ns, 475 w 5 av, 25x92, 3-sty & b bk dwg; Ella C Osborne to Emily A Thorn, 23 W 16; 1-3 pt; AT; AL; Jan6; Jan9'13; A$40,000-44,000. nom

19TH st, 217 E (3:900-13), nes, 364.6 nw 2 av, 16.9x92, 4-sty bk dwg; Robt C Knapp to Swan Brown Co, a corpn, 340 Mad av; ½ pt; B&S; mtg $11,000; Jan12'12; Jan 4'13; A$10,000-12.500. O C & 100

19TH st, 37 W (3:821-19), ns, 545 w 5 av, 25x92, 7-sty bk loft & str bldg; Morris J Hirsch ref to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS, Dec20'12; Jan 8'13; A$52,500-78,000. **50,000**

19TH st, 39-47 W (3:821-14), ns, 244.1 e 6 av, 105.10x92, 12-sty bk loft & str bldg; Conreco Co, a corpn, to Municipal Mtg Co, a corpn, 176 Bway; mtg $626,000 & AL; Nov15'12; re-recorded from Nov19 '12· Jan6'13; A$245,000-500,000. O C & 100

19TH st, 39-47 W; Roscorn Realty Co to same; QC & correction deed; Nov15'12; re-recorded from Nov19'12; Jan6'13. nom

21ST st, 327 W (3:745-20), ns, 400.3 e 9 av, 24.11x98.9, 5-sty stn tnt; Louisa Schirmer to Emma L Schirmer her daughter, both at 1225 Mad av; B&S; mtg $15,-000; Sept21'12; Jan4'13; A$12,500-30,000. O C & 100

26TH st, 136 E (3:881-59), ss, 81 e Lex av, 19x49.4, 3-sty bk dwg; Jas V Graham to Mary E Sandford, at Belleville, NJ; mtg $12,500 & AL; Jan3; Jan6'13; A$11,-500-14,500. nom

27TH st, 122 E (3:882-75), ss, 150 w Lex av, 25x98.9, 3-sty & b stn dwg; M J B Constn Co, a corpn, to Jos Solomon, 1884 7 av; mtg $39.500; Dec2'12;; re-recorded from Dec3'12; Jan9'13; A$30,000-34,000. nom

29TH st, 101-5 W, see 6 av, 485-7.

31ST st, 12-6 E (3:860-74), ss, 166.4 w Mad av, runs s75xe21.4xs17.8xw25xs19.10 xw50xn112.6 to st xe53.8 to beg, 12-sty stn hotel Le Marquis; Natl Centre Realty Co to New Belgravia Realty Co (Inc), a corpn, 165 Bway; AL; Jan2; Jan6'13; A $215,000-468,500. O C & 100

31ST st, 12-6 E; Carnegie Trust Co, a corpn, by Geo C Van Tuyl, Jr, as Supt of Banks of State NY, to same; B&S; Dec 28'12; Jan6'13. court order & nom

32D st, 340-2 E (3:937-46), ss, 170 w 1 av, 36x98.9, 6-sty bk tnt & strs; Harry S Levett to Rosehill Realty Corpn, R 717, 35 Nassau; mtg $45,000; Dec13'12; Jan4'13; A$15,500-45,000. nom

32D st, 500-2 W, see 10 av, 381.

35TH st, 148-50 E (3:890-57-58), ss, 169.3 e Lex av, 44.3x97.6, 9-sty bk tnt; Jno J Hearn Constn Co to Plandome Heights Co, a corpn, 200 5 av, R 659; mtg $145,000; Jan8; Jan9'13; A$48,400$——. O C & 100

38TH st, 55 W (3:840-12), ns, 202 e 6 av, 17x98.9, 4-sty & b stn dwg; Alice S Gibb to Abr Stern, 52 E 61 & Isidore Jackson, 118 E 57; mtg $30,000 & AL; Jan2; Jan3 '13; A$58,000-62.000. O C & 100

40TH st, 14 E (3:869-66), ss, 171 w Mad av, 21x98.9, 4-sty & b stn dwg; Adelaide B Harris to Jos Schanz, 215 Loring av, Pelham Heights, NY; Nov19'12; Jan3'13; A $73,500-82,000. O C & 100

44TH st, 548 W (4:1072-58), ss, 150 e 11 av, 25x100.5, 2-sty bk dwg; Edw W Browning to Annie B Moran, 584 Eagle av; B&S; mtg $10,000; Jan8; Jan9'13; A $9,000-14.000. nom

44TH st, 548 W; Annie B Moran toTailfer Co, a corpn, 225 5 av; mtg $10,000; Jan8; Jan9'13. O C & 100

45TH st, 116-8 W (4:997-41), ss, 210 w 6 av, 40x100.4, 9-sty bk hotel Belmont; Jay N Emley, ref, to Thos E Greacen, (o) 200 Bway; mtg $135,000; FORECLOS Jan3; Jan4; Jan6'13; A$100,000-200,000. **70,000**

48TH st, 233 E (5:1322-15), ns, 260 w 2 av, 20x100.5, 3-sty & b stn dwg; Helen C, wife Addison Brown, to Danl Casey Jr, 233 E 48; Jan9'13; A$8,000-11,000. nom

48TH st, 328 E (5:1340-38), ss, 350 e 2 av, 25x100.5, 5-sty bk tnt; Luigi Rapuzzi to Carlo M Boroni, (o) 32 Mulberry; mtg $18,000; Jan6; Jan7'13; A$9,000-22,000. O C & 100

48TH st, 218-28 W (4:1019-49-53½), ss, 275.6 e 8 av, 99.6x100.8, vacant; Frazee Realty Co to Adlon Constn Co, a corpn, 501 5 av; mtg $36,000 & AL; Dec30'12; Jan 3'13; $180,000- ——. nom

51ST st, 33 W (5:1267-17), ns, 494 w 5 av, 42x100.5, 3-sty & b stn dwg; Julia M Cary to 33 West 51st St Co, Inc, a corpn, 507 5 av; mtg $130,000 & AL; Jan7; Jan8 '13; A$120,000-155,000. O C & 100

53D st, 127-9 E (5:1308-13½), ns, 68 w Lex av, runs n62.8xw2xn62.9xw20xs25xw 10xs100.5 to st xe32 to beg, 3-sty bk garage; Jas Hebron to 118 E 54th St Co, a corpn, 68 Wm; QC; Jan3; Jan4'13; A$26,-000-36.000. nom

53D st, 146 E (5:1307-48), ss, 129 e Lex av, 25x100.5, 3-sty stn tnt & 2-sty bk rear bldg; Beverley R Robinson to Jno W Aitken, 28 W 54; Dec28'12; Jan6'13; A$15,000-20,000. O C & 100

53D st, 158-60 E (5:1307-41-42), ss, 97 w 3 av, runs s75.5xw3.9xs— to cl blk xw42.10 xn100.5 to st xe48 to beg, 2-5-sty bk tnts & strs; Emily Cook individ & EXTRX Peter Cook to Neerg Realty Co, a corpn, 160 Bway; Jan3'13; A$29,000-46,000. O C & 100

57TH st, 457 W (4:1067-9), ns, 208.4 e 10 av, 16.8x100.5, 4-sty & b stn dwg; Ellen Blackburn to Jno Horn, 450 W 57; mtg $11,000; Jan2; Jan3'13; A$8,000-13,000. nom

60TH st, 161 E (5:1395-28), ns, 195 w 3 av, 20x100.5, 4-sty & b stn dwg; Gault Realty Co to Cornelia F Goodwin, 214 W 92; mtg $20,500; Dec13'12; Jan3'13; A$16,-000-21,000. O C & 100

60TH st, 243 W (4:1152-9), ns, 200 e West End av, 24.11x100 5, 4-sty bk tnt; Wm A Keener, ref, to Metropolitan Savings Bank, a corpn, 59-61 Cooper sq E; FORECLOS Nov26'12; Nov27'12; Jan8'13; A$6,000-9,000. **8,500**

60TH st, 245 W (4:1152-8), ns, 175.1 e West End av, 24.11x100.5, 4-sty bk tnt; Wm A Keener ref to Metropolitan Savgs Bank, a corpn, 59-61 Cooper sq E; FORECLOS Nov26'12; Nov27'12; Jan8'13; A$6.-000-9.000. **8,500**

63D st, 159 W (4:1135-11), ns, 250 e Ams av, 20x100.5, 5-sty bk tnt; Frank P Markey to Mary H Markey, his wife, 159 W 63; B&S; mtg $15,000; Jan7; Jan9'13; A$11,000-18,000. O C & 100

64TH st, 146 W (4:1135-51), ss, 316.8 e Ams av, 33.4x100.5, 5-sty bk tnt; Regina Deutsch to Henry Deutsch, 477 W 145; AL; Jan8; Jan9'13; A$20,000-40,000. O C & 100

64TH st, 150 W (4:1135-54), ss, 250 e Ams av, 33.4x100.5, 5-sty bk tnt; Regina Deutsch to Henry Deutsch Jr, 477 W 145; AL; Jan8; Jan9'13; A$20,000-40,000. O C & 100

64TH st, 227 W (4:1156-18), ns, 350 w Ams av, 25x100.5, 3-sty bk garage; Wm Grossman to Beekman Holding Co (Inc), a corpn, R 901, 115 Bway; mtg $20,000; Dec31'12; Jan7'13; A$7.000-15,000. nom

69TH st, 428 E (5:1163-35), ss, 233.4 w Av A, 41.8x100.5, 6-sty bk tnt; Serena Realty Co to Saml Wright, 750 Riverside dr; AL; Jan8'13; A$15,000-47,000. O C & 100

70TH st, 511-3 E (5:1482-10-11), ns, 223 e Av A, 50x100.5, 2-5-sty bk tnts; Jno Adamec to Anna Barak, 423 E 77 & Jno Svasek, 408 E 71; AT; QC; Dec24'12; Jan 3'13; $12,000-36,000. nom

72D st, 161 E (5:1407-31), ns, 125 w 3 av, 25x102.5-sty bk tnt; Margt R Mulvany & ano to Mary A Thornton, 500 W 143; two 1-7 pts; mtg $27.000 on whole; Jan2; Jan3'13; A$25,000-38,000. nom

72D st, 161 E; Viola I Mulvany bv Henry L Schaefer GDN to same; 1-3 of 1-2 pt being A T. dower, &c, in the 1-7 portion of Edw P S Mulvany, her husband; Dec30'12; Jan3'13. **1 597.24**

72D st, 161 E; Mara K Mulvany et al bv Wm G Brown, GDN to same; 5-7 pts A T; B&S; Dec2'12; Jan3'13. **23,928.57**

75TH st 317 E (5:1450-11), ns, 250 e 2 av, 25x102 2, 6-sty bk tnt & strs; Simon Uhlmann TRSTE will Fredk Uhlmann for benefit Elise Blumhardt, to Gertie Halpin, 127 E 117; Jan6; Jan7'13; A$9.000-25,000 O C & 10,000

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77TH st, 210 E (5:1431-41), ss, 180 e 3 av, 25x102.2, 1 & 2-sty bk & fr bldg; Matthew J Byrne to Andw Byrne, 470-2 W 165; mtg $5,500; Dec31'12; Jan3'13; A$11,-000-11,500. nom

79TH st, 414-20 E (5:1473-38-41), ss, 219 e 1 av, 100x102.2, 4 5-sty bk tnts, strs in 420; Clara Thorman to Chas Hammel & Co, a corpn, 1102 Lex av; QC; Jan3; Jan 6'13; A$40,000-100,000. nom

79TH st, 416 E (5:1473-40), ss, 244 e 1 av, 25x102.2, 5-sty bk tnt; Bessie Hershfield to Antoinette Dudensing, 1078 Mad av; mtg $25,000; Jan4; Jan6'13; A$10,000-25,000. O C & 350

81ST st, 147 W (4:1212-15½), ns, 414.6 w Col av, 19.6x102.2, 4-sty & b dwg; U S Trust Co of N Y, as TRSTE Helena Rogers, to Wm B Harned, 249 W 107; AL; Dec 30'12; Jan7'13; A$12,500-21,000. **22,000**

81ST st, 204-6 W (4:1228-39), ss, 137.6 w Ams av, 37.6x102.2, 5-sty bk tnt; Isaac B Hyman et al to Florence H Hyman, 200 W 86, & Florence S Hyman, 601 W 113; mtg $55,000 & AL; Dec24'12; Jan7'13; A $28,000-52,000. O C & 100

81ST st, 204-6 W (4:1228-39), ss, 137.6 w Ams av, 37.6x102.2, 5-sty bk tnt; Florence H Hyman & ano to San Diego Realty Co, Inc, a corpn, 200 W 86; mtg $55,000 & AL; Dec26'12; Jan8'13; A$28,000-52,000. O C & 100

82D st, 107 E (5:1511-5), ns, 100 e Park av, 25x102.2, 2 & 3-sty bk stable; Annie S Arnold to Stephen C Clark, at Cooperstown, NY; Nov12'12; Jan6'13; A$16,000-25,000. O C & 100

83D st, 112½ & 115, on map 113-5 E (5:-1512-7-8), ns, 135.6 e Park av, 50x102.2, 2-5-sty stn tnts; Jno R Merritt et al to Jonas Kahn, 200 W 112; mtg $56,000; Nov30'12; re recorded from Dec2'12; Jan8'13; A$32,-000-61,000. O C & 100

87TH st, 242 E (5:1532-32), ss, 150 w 2 av, 25x100.8, 5-sty bk tnt; Geo B Peyser & ano, EXRS &c Adelaide Peyser, to Nellie Scheyer & Moe B Scheyer, both at 56 E 87; Jan8; Jan9'13; A$11,000-22,000. **18,000**

91ST st, 334 E (5:1553-33), ss, 150 w 1 av, 25x100, 5-sty stn tnt; Minnie Kahn to Louis Greenfield & Clara his wife, 49 E 88, tenants by entirety; mtg $22,000; Jan 3; Jan6'13; A$8,500-22,000. O C & 100

91ST st, 334 E (5:1553-33), ss, 150 w 1 av, 25x100, 5-sty stn tnt; Annie Sugarman to Minnie Kahn, 1084 Park av; mtg $22,000 & AL; Jan3; Jan4'13; A$8,500-22,-000. nom

92D st, 316-8 E (5:1554-41), ss, 250 e 2 av, 50x100.8, 6-sty bk tnt & strs; Louis Safir to Ettie Ginsburg, (o) 29 Orchard; AL; Dec31'12; Jan8'13; A$18,500-58,000. O C & 100

92D st, 37 W (4:1206-20), ns, 465 e Col av, 20x100.8, 3-sty & b stn dwg; Benj J Sforza to Auguste Gahren, 255 W 90; mtg $12,000; Oct17'12; Jan9'13; A$13,000-18,000. nom

94TH st, 10 E (5:1505-65), ss, 178.4 e 5 av, 20x100.8, 4-sty & b bk dwg; Isidor Neuburger to Benj G Paskus, (o) 128 Bway; mtg $18,000; Jan7; Jan9'13; A$40,-000-50,000. nom

94TH st, 106 W (4:1224-37), ss, 100 w Col av, 17.2x100.8, 3-sty & b stn dwg; Mc Nulty Realty Co, of Westchester, a corpn, at Yonkers, NY, to Christopher Land Co, a corpn, 63 S Bway, Yonkers, NY; Jan9'13; A$9,000-15,500. nom

100TH st, 311 E (6:1672-9), ns, 150 e 2 av, 40x100.11, 6-sty bk tnt & strs; Jno Z Lowe, Jr, ref to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS; Dec20'12; Jan8 '13; A$12,500-40,000. **37,500**

100TH st, 401 E (6:1694-1), nec 1 av (No 1940), 50x63.5, 6-sty bk tnt & strs; J Wm Nathanson to Manhattan Holding Co, a corpn, 89-91 Delancey; QC; July14'09; Jan 3'12; A$25,000-52,000. O C & 100

100TH st, 409 E (6:1694-9), ns, 174.7 e 1 av, 37.1x100.5, 6-sty bk tnt & strs; Joshua L Cowen to Manhattan Holding Co, a corpn, 89-91 Delancey; B&S; Aug29 '12; Jan3'13; A$10,500-30,000. O C & 100

100TH st, 413-15 E (6:1694-12), ns, 248.4 e 1 av, 37.1x100.11, 6-sty bk tnt & strs; Joshua L Cowen to Manhattan Holding Co, a corpn, 89-91 Delancey; B&S; Aug29 '12; Jan3'13; A$10,500-30,000. O C & 100

101ST st, 106 E (6:1628-70), ss, 47.9 e Park av, 16x100.11, 3-sty & b bk dwg; Frank G Bossey to Louis Newman, 122 E 101; mtg $3,000; Dec30'12; Jan3'13; A$6,-500-7,500. **7,500**

101ST st, 76 W, see Col av, 835.

102D st, 213 E (6:1652-9), ns, 205 e 3 av, 25x100.9, 5-sty bk tnt & strs; Leighton Williams, EXR &c Jas Bowen, to Beatrice Sanders, 212 E 15; Jan8; Jan9'13; A$10,000-22,000. **15,500**

103D st, 163 E (6:1631-30), ns, 150 w 3 av, 30x100.11, 4-sty bk tnt; Frank Fischer to Annie M Majewsky, 1007 Union av; mtg $18,000 & AL; Dec12'12; Jan6'13; A$12,000-20,000. O C & 100

104TH st, 231 E (6:1654-16), ns, 216.8 w 2 av, 16.8x100.10, 3-sty & b bk dwg; Harris Mandelbaum et al to Union Theological Seminary, in City NY, 3041 Bway; QC; Dec9'12 Jan9'13; A exempt-exempt. nom

110TH st, 112 E (6:1637-66), ss, 130 e Park av, 25x75, with all title to strip in rear, 25x0.11, 3-sty bk synagogue; Jno Shrady to Eliot-Melville Co, a corpn, at Mineola, LI, or care W J Buxton, 18 E 34; B&S & CaG; AL; Dec30'12; Jan3'13; A$10,500-13,000. nom

110TH st, 209 E (6:1660-6), ns, 135 e 3 av, 25x100.11, 4-sty stn tnt; Kry Lyn Realty Co to Hannah E Abell, widow, at Newark, NJ; mtg $13,000; Dec26'12; Jan6 '13; A$10,000-15,500. nom

110TH st, 211 E (6:1660-7), ns, 160 e 3 av, 25x100.11, 4-sty stn tnt; Kry Lyn Realty Co to Hannah E Abell, widow, at Newark, NJ; mtg $13,000; Dec26'12; Jan6 '13; A$10,000-15,500. nom

112TH st, 540-2 on map 540 W (7:1883-57), ss, 125 e Bway, 50x100.11, 6-sty bk tnt; Kiltonga Realty Co to Alpha Holding Co (Inc), a corpn, 165 Bway; mtg $75,000; Dec16'12; re-recorded from Dec16'12; Jan 7'13; A$40,000-90,000. O C & 100

114TH st, 159 E (6:1642-24), ns, 320 w 3 av, 18.9x100.11, 3-sty & b bk bldg; Zachariah Hirsch et al to Patk McGrath, 157 E 114; mtg $4,000 & AL; Dec3'12; Jan7'13; A $7,500-9,000. O C & 100

115TH st, 50 E, see Mad av, 1746-8.

115TH st, 215 W (7:1831-21), ns, 265 w 7 av, 20x100.11, 5-sty stn tnt; Anita H Trop to Benj H Gordon, 215 W 115; mtg $15,600; Jan9'13; A$11,200-16,000. nom

115TH st, 401 W, see Morningside av W, 50-3.

117TH st, 1 E, see 5 av, 1441.

117TH st, 321 E (6:1689-11), ns, 250 e 2 av, 25x100.11, 5-sty bk tnt & strs; Nicola Menza to Louis Alterisi, 2063 E 17, Bklyn; mtg $21,100; Jan7; Jan8'13; A$9,000-20,000. nom

117TH st, 535 E (6:1716-14), ns, 323 e Pleasant av, 100x100.10, 1 & 2-sty fr stable & office & 2-sty fr coal pocket; Jno Scharmann to Herman Harjes, 408 E 76; mtg $17,400; Jan6; Jan7'13; A$20,000-35,000. O C & 100

118TH st, 106 W (7:1902-38), ss, 109 w Lenox av, 17x100.11, 3-sty & b stn dwg; Alfred Freund et al to David Davies, 136 Prospect Park W, Bklyn, ADMR Alice Davies; mtg $13,500 & AL; Dec10'12; Jan 9'13; A$10,200-13,000. order of court

118TH st, 106 W; David Daves, ADMR Alice Davies, decd, to Pauline Lieberman, 63 W 117; mtg $13,500 & AL; Jan9'13. **15,500**

121ST st, 340 E (6:1797-36), ss, 190 w 1 av, 30x100.11, 4-sty bk tnt; Melillo Constn Co to Maria Melillo, 4331 Martha 1 av, 30x100.11, 4-sty bk tnt; Melillo 000-17,500. nom

122D st, 208 E (6:1786-46), ss, 105 e 3 av, 25x100.11, 5-sty stn tnt & strs; Max S Levine, ref, to Sigismond Levy, 77 E 80; mtg $19,000 & AL; FORECLOS Dec30'12; Jan3; Jan6'13; A$10,000-21,000. **500**

122D st, 450 E (6:1809-30D), ss, 87.6 w Pleasant av, 12.6x50.5, 3-sty & b fr dwg; Geo D Smith to Margt Gaffney, 431 E 119; mtg $1,700; Nov23'12; Jan7'13; A$2,000-3,000. O C & 100

123D st, 304 E (6:1799-50½), ss, 80 e 2 av, 28.8x100.11, 6-sty bk tnt & strs; L Harding Rogers, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Dec27'12; Jan9'13; A$8,500-28,500. **27,500**

123D st, 408 E (6:1810-43), ss, 136.6 e 1 av, 25.6x100.11, 4-sty bk tnt; Sol Kohn, ref, to Wm Koch, 361 Ford; FORECLOS Nov14'12; Jan7'13; A$6,000-12,000. **6,000**

123D st, 126 W (7:1907-46½), ss, 316.8 w Lenox av, 16.8x100.11, 3-sty & b bk dwg; Adeline E wife Jno Jasper to Lydia M Jasper, 130 W 123; Jan2; Jan3'13; $10,000-11,000. O C & 100

124TH st, 129 E (6:1773-15), ns, 340 e Park av, 25x100.11, 3-sty bk loft bldg; Natl Gas Governor Co, a corpn, to W C Langley, at Great Neck, LI, & Clinton M Hall, at Garden City Hotel, Garden City, LI, firm W C Langley & Co, 10 Wall; mtg $25,000; Oct31'12; Jan6'13; A$12,000-21,000. nom

125TH st, 23 E (6:1753-13), ns, 90 w Mad av, 20x99.11, 3-sty & b stn dwg; Henry Corn to Rosella Corn, 1966 Bway; 1-3 R, T & I; AL; Jan3, Jan8'13; A$9,500-13,500. O C & 100

125TH st, 161 E (6:1777-28), ns, 193.4 w 3 av, 41.8x99.11, 6-sty bk tnt; Emanuel J Leavitt to Morris Steinberg, 531 W 151; mtg $40,000 & AL; Dec30'12; Jan9'13; A $17,000-46,000. O C & 100

125TH st, 161 E; Morris Steinberg to Millie Schwarz, 1044 Findlay av; AL; Jan 2; Jan9'13. O C & 100

129TH st, 217 W (7:1935-23), ns, 200 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jno W Sterling & ano EXRS &c Miriam A Osborn to Edw M Kirkpatrick at Valley Cottage, Rockland Co, NY; Jan8'13, A $8,500-10,500 O C & 1,000

131ST st, 126 W (7:1915-46), ss, 130 e 7 av, 20x99.11, 3-sty & b stn dwg; Loring M Black Jr, ref, to Wm R Rose, 309 W 85; FORECLOS Dec2'12; Dec31'12, Jan6 '13; A$9,600-14,000. **10,000**

132D st, 76 W (6:1729-65½), ss, 147.6 e Lenox av, 18.6x99.11, 3-sty & b bk dwg; Mary E Pearce wid & heir Willard A Pearce to Mary E Brown, 76 W 132; AL; Jan7; Jan8'13; A$7,000-9,500. nom

133D st, 65 W (6:1731-8), ns, 150 e Lenox av, 25x99.11, 5-sty bk tnt; Jos M Levie et al to Georgena K Wilson, 82 Washington pl W; mtg $19,000; Dec9'12; Jan8'13; A$9,-000-19,000. nom

134TH st W (7:1988-pt lot 1), ns, plot bounded e by line 90 e Bway, n by ss 135th & w by ws Bloomingdale rd (closed); vacant; A$——$——; also 134TH ST (7:1987-pt lot 1), ss, plot bounded e by line 90 e Bway, w by ws Bloomingdale rd (closed) gore all easements & rights of way; vacant; A$——$——; Chelsea Realty Co to Rebecca Mayer, 45 E 82; CaG; Nov29'12; Jan6'13. nom

134TH st W, ss, plot bounded e by line 90 e Bway, &c, see 134th W, ns, plot bounded e by line 90 e Bway, &c.

135TH st W, ss, abt 690 w Ams av, see 134th W, ns, plot bounded e by line 90 e Bway, &c.

135TH st, 501 W, see Am av, 1730-2.

137TH st, 221 W (7:2023-21), ns, 207 w 7 av, 18x99.11, 3-sty & b stn dwg; Walbridge S Taft ref to Germania Life Ins Co, 59 Union sq; FORECLOSED & drawn Dec30'12; Jan3'13; A$8,5000-14,500. **15,000**

139TH st, 231 W (7:2025-16½), ns, 387.1 e 8 av, 18.2x99.11, 4-sty bk dwg; Minnie Dolfini or Donfini to Robt Thedford 2d, 1441 Union, Bklyn; mtg $13,000; Dec31'12; Jan3'13; A$8,500-13,000. nom

141ST st 117-35 W (7:2010-11 & 18), ns, 275 w Lenox av, 250x99.11, 2 6-sty bk tnts; A$104,000-P270,000; also 142D ST W (7:-2010-6 & 54), ss, 100 e 7 av, runs s 199.10 to ns 141st (Nos 137-45), xe125xn99.11xe 25xn99.11 to 142d xw150 to beg, 2 6-sty bk tnts, A$——$——; Klumpf Realty Co to Gertrude A Vanderbeck, 149 W 126; B&S; mtg $697,500; Jan6; Jan7'13. O C & 100

141ST st, 137-45 W, see 141st, 117-35 W.

142D st W, ss, 100 e 7 av, see 141st, 117-35 W.

143D st, 461 W (7:2059-7), ns, 156 e Ams av, 19x99.11, 3-sty & b stn dwg; Emma J Dunnigan to Ellen D Potter, 461 W 143; ½ pt AT; AL; Jan8'13; A$7,600-17,000. O C & 100

146TH st, 506-8 W (7:2077-37), ss, 100 w Ams av, 40x99.11, 6-sty bk tnt; Laura Hirshfeld to Eliz Holling, 275 W 117; mtg $43,262.81 & AL; Jan4; Jan6'13; A$23,-000-50,000. O C & 100

146TH st, 510-2 W (7:2077-38), ss, 140 W Ams av, 40x99.11, 6-sty bk tnt; Laura Hirshfeld to Louis Schmidt, Taylor av, Classons Point; mtg $43,262.81 & AL; Jan 4; Jan6'13; A$23,000-50,000. O C & 100

153D st W, cl (if extended) at ws Colonial pkwy, see Colonial pkwy, ws, at cl 153d (if extended).

159TH st, 540 W (8:2117-16), ss, 237.6 e Bway, 37.6x99.11, 5-sty bk tnt; Ferguson Bros & Forshay to Maria Herkert, 40 Prospect dr, Yonkers, NY; mtg $35,000 & AL; Jan7'13; A$17,000-42,000. O C & 100

160TH st W, nec Ft Wash av, see Ft Wash av, n e c 160th

166TH st, 453-5 W (8:2111-105), ns, 95 w Colonial pkwy, 50.1x60, 5-sty bk tnt; Dean Holding Co to Henry A Goldman, 838 Hewitt pl; AL; Jan8'13; A$12,000-30,000. O C & 100

173D st, 568 W (8:2129-9), ss, 100 e St Nich av, 37.6x100, 5-sty bk tnt; Analeata Rush to Henry Helmsley & Minnie his wife, 560 W 180, tenants by entirety; mtg $43,000; Jan3'13; A$12,000-39,000. O C & 100

207TH st W, sec Sherman av, see Sherman av, sec 207th.

Av A, 218 (2:407-5), es, abt 75 s 14th, —x—, 4-sty bk tnt & strs & 4-sty bk rear tnt; Frank M Avery, ref, to M W Realty Co, a corpn, 30 Church; FORECLOS Nov29 '12; Jan6; Jan7'13; A$19,000-24,000. **20,300**

Amsterdam av, 129-31 (4:1137-63-64) es, 60.5 s 66th, 40x80, 2-1-sty bk strs; Jno A Moore to Benj F Foster, 306 W 100; mtg $27,000 & AL; Jan2; Jan8'13; A$26,000-28,-000. nom

Amsterdam av, 1520-2 (7:1988-103), nwc 135th (No 501) 39.11x100, 6-sty bk tnt & strs; Fredk Plump et al to Frank J Eberhard, 75 W 119; mtg $73,500; Jan7; Jan 8'13; A$42,000-87,000. O C & 100

Amsterdam av, 1520-2; Frank J Eberhard to Chas D Donahue, (o) 291 Lenox av; mtg $88,000; Jan7; Jan8'13. O C & 100

Colonial pkway (7:2054-53-55), ws, at cl 153d, if extended, runs s75xw100xn75xe 100 to beg, 6-sty bk tnt; Chas L Hoffman, ref, to Great Centres Realty Co, a corpn, 45 W 34; FORECLOS Dec18'12; Jan6; Jan 8'13; A$37,000-$——. **10,000**

Columbus av, 835 (7:1836-61), sec 101st (No 76), 25.6x74, 5-sty bk tnt & strs; Louis Kempner et al, EXRS &c Nathan Kempner, to Mary J Noonan, 60 W 101; ½ pt; mtg $28,000 on whole; Dec13'12; Jan7'13; A $29,000-45,000. **24,000**

Columbus av, 835; Isidor H Kempner to same; ½ pt; mtg $28,000 on whole; Jan4; Jan7'13. **24,000**

Fort Washington av (8:2137-65 & pt lot 11), nec 160th, 102.2x124.3x99.11x102.8, pt for greenhouses & vacant; M J B Constn Co to Saranac Constn Co, a corpn, 3785 Bway; mtg $61,250; Dec31'12; Jan6'13; A $——$—— O C & 100

Lexington av, 658 (5:1310-15), ws, 20.5 n 55th, 20x73, 4-sty & b stn dwg; Maurice Mandelbaum to C Alfred Capen, (o) 45 W 34, & Fredk M Capen, 123 W 92; B&S; mtg $22,000; Jan6'13; A$15,000-21,000 O C & [illegible]

Madison av, 1526 (6:1604-53), w c 104th, 25x95, 5-sty bk tnt & strs; Christian Kuhn to Edw C Prescott, 148 W 105, mtg $20,000, Jan2'13; A$[illegible] O C & [illegible]

Madison av, 1746-8 (6:1620-57-58), swc 115th (No 50), 50x75, 2 5-sty bk tnts & strs; Jno Z Lowe Jr, ref, to Reuben Sadowsky, 535 West End av; mtg $57,000 & AL; FORECLOS Dec17'12 Jan2 Jan6'13; A$37,000-60,000. **13,000**

Morningside av W, 50-3 (7:1897-50), nwc 115th (No 101), 100.11x85, 6-sty bk tnt & 2 4-sty bk tnts; Morningside Holding Co to Helen H [illegible] 232 Mad av; mtg $187,000 & AL; Dec31'12 Jan4'13; A$200,000-195,000 O C & 100

Morningside Av W, 50-3; Maxlow Realty Co to same; QC; Jan6; Jan7'13. nom

Park av, 1215 on map 1217 (5:1523-70), es, 20.8 s 95th, 20x69, 3-sty & b bk dwg; Saml Steinfelder to Douglas L Elliman Co; AL; Dec29'12; Jan7'13; A$14,500-17,500. O C & 100

Park av, 1503 (6:1677-44), es, 74 n 129th, 25.11x—, 4-sty bk tnt; Edw F Koch to Clarkson Holding Co, a corpn, 29 Park pl; AL; Jan2'13; A$[illegible] O C & [illegible]

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Sherman av (N:2223-1), sec 207th, 100x100, vacant; Mamaroneck Mtg & Security Co to Chas V Sheehan, 145 W 123; mtg $30,000; Jan8'13; A$27,000-27,000. O C & 100

1ST av, 1040, see 100th, 401 E.

1ST av, 1516-8 (M:1559-2-3), es, 27.2 n 79th, 50x75, 2 4-sty stn tnts & strs; Jere N Martin to Jos Frisch, 1502 1 av; mtg $19,000; Jan4; Jan8'13; A$21,000-38,000. O C & 100

1ST av, 1518 (5:1559-3), es, 52.2 n 79th, 25x75, 4-sty stn tnt & strs; Jos Frisch to Annie Schulman, 55 Av A; mtg $18,750; Jan6; Jan8'13; A$10,500-19,000. O C & 100

2D av, 965 (5:1325-25), ws, 20.5 n 51st, 20x70, 4-sty stn tnt & strs; Henry W Unger & ano EXRS &c Adelaide Peyser to Isabella Unger, 139 W 130; ½ pt; AT; mtg $6,000 on whole; Jan2; Jan4'13; A$9,500-13,500. **4,000**

2D av, 969 (5:1325-26½), ws, 60.5 n 51st, 20x70, 4-sty stn tnt & strs; Henry W Unger & ano EXRS &c Adelaide Peyser to Bertha Peyser, 1919 7 av; mtg $5,000; Jan 2; Jan'13. A$9,500-13,500. **9,000**

3D av, 1893 (6:1654-47), es, 50.5 s 105th, 25.3x74, 4-sty bk tnt & strs; A$15,500-21,-000; also 3D AV, 1895 (6:1654-46), es, 25.2 s 105th, 25.3x74, 4-sty bk tnt & strs; A $15,500-21,000; Eugenie Gordon to Bernard Gordon, her husband, 1881 Mad av; mtg $37,750; Jan8; Jan9'13. O C & 100

3D av, 1895, see 3 av, 1893.

5TH av, 74-6 (2:577-42), ws, 51.7 n 13th, runs n51.7xw125xs103.3 to ns 13th (No 1) xe25xn51.7xe100 to beg, 12-sty bk loft & str bldg; Roscorn Realty Co to Kroywen Realty Co, a corpn, (o) 39 W 32; AL; May 23'12; re-recorded from May31'12; Jan4'13; A$195,000-470,000. O C & 100

5TH av, 74-6 (2:577); also 13TH ST, 1 W; Kroywen Realty Co to Conreco Co, a corpn, (o) 39 W 32; AL; Sept27'12; re-recorded from Oct10'12; Jan4'13. O C & 100

5TH av, 74-6; also 13TH ST, 1 W; Conreco Co, a corpn to Municipal Mtg Co, a corpn, 176 Bway; mtg $430,000 & AL; Nov 15'12; re-recorded from Nov19'12; Jan4'13. O C & 100

5TH av, 1441 (6:1623-1), nec 117th (No 1), 25.9x85, 5-sty bk tnt & strs; Moritz Schlesinger to Laurette Schlesinger, 204 Lenox av; ½ of 1-5 pt; AL; Jan3'13; A$31,-000-50,000. nom

5TH av, 2156 (6:1729-39½), ws, 18 s 132d, 17x75, 4-sty stn tnt; Danl J Mendelson to Edw A Johnson, (o) Tribune Bldg, 154 Nassau; mtg $11,000 & AL; Jan4; Jan 8'13; A$9,500-12,500. O C & 100

6TH av, 485-7 (3:805-52-55), nwc 29th (N s 101-5), runs n49.4xw74.2xn24.8xw2xs5 74 to ns 29th xe100 to beg, 2 4-sty bk tnts & strs & 2 4-sty stn tnts; Van Schaick Realty Co to Oscar, Carl, Isaac, Moritz & Wm Oestreicher, 302 Central Park W; mtg $240,000; Jan3'13; A$232,000-246,000. nom

6TH av, 646-8 (3:839-88-89), es, 59.3 s 38th, 39.6x75, 2 4-sty bk tnts & strs; Albt Baer to Mathilde Baer, his wife, 2119 Ocean av, Bklyn; B&S; Jan8'13; A$116,400-126,000. O C & 100

7TH av, 2204 (7:1936-31), ws, 58.1 n 130th, 25.10x74.10, 5-sty bk tnt & strs; Louis H Rose to Jas S Anderson, (o) 5 Beekman; mtg $23,300; Jan2; Jan7'13; A$17,000-25,000. O C & 100

8TH av, 2572 (7:2023-2), es, 24.11 n 137th, 25x80, 5-sty bk tnt & strs; Henry Helmsley to Analeata Rush, 533 Lex av; mtg $22,000; Jan3; Jan4'13; A$16,000-25,-000. O C & 100

8TH av, 2715 (7:2044-31), ws, 49.11 n 144th, 25x100, 5-sty bk tnt & strs; Saml H Baer et al to Leonard Adair, 336 W 145; mtg $22,500 & AL; May12'06; re-recorded from May31'06; Jan9'13; A$15,000-24,000. nom

8TH av, 2797 (7:2045-74), ws, 50 s 149th, 25x100, 5-sty bk tnt & strs; Henry J Beck to Chas Petroll, 15 E 184; mtg $27,000; Dec30'12; Jan6'13; A$12,000-27,000. O C & 100

9TH av, 585 (4:1052-30), ws, 20.5 n 42d, 20x62, 4-sty bk tnt & strs, 1-sty ext; also chattels &c; Julius Franke, individ & EXR Gottfried Franke, to Jno Walter, 585 9 av; mtg $43,857.80 & AL; Jan6; Jan7'13; A $20,000-26,500. **11,961.40**

10TH av, 369 (3:703-33), ws, 74 n 31st, 24.8x100, 2-sty fr office; Thos Stokes to N Y State Realty & Terminal Co, a corpn, 452 Lex av; Jan4; Jan6'13; A$12,000-13,000. O C & 100

10TH av, 381 (3:703-37), swc 32d (Nos 500-2), 24.8x100, 2 4-sty bk tnts & strs; Kath E Hughes & ano, heirs Mary Hughes, to N Y State Realty & Terminal Co, 452 Lex av; AL; Jan6; Jan7'13; A$16,000-24,-000. O C & 100

Interior strip (4:1002), begins at cl blk bet 49th & 50th & 125 w 6 av, runs w5xn 0.1xe5xs0.1 to beg; Eliz Clark to 50th St Co, a corpn, 225 5 av; B&S & C a G; Jan3; Jan8'13. nom

Interior strip (4:1002), same prop; De Witt C Hayes TRSTE Robt Hayes to same; Jan6; Jan8'13. nom

Interior strip (4:1002), same prop; Mary A Fisher et al to same; B&S; Jan3; Jan8 '13. nom

Interior strip (4:1002), same prop; Winfield L Hayes to same; QC; Jan4; Jan8'13. nom

Interior strip (4:1002), same prop; Robt E Hayes to same; QC; Jan7; Jan8'13. nom

Interior strip (4:1002), same prop; Frances Archer to same; QC; Jan4; Jan8 '13. nom

Interior strip (4:1002), same prop; Sarah G Cunningham to same; Q C; Jan4; Jan8 '13. nom

Interior strip (4:1002), same prop; Ella H Lee to same QC Jan6 Jan8'13 nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st (8:2174-pt lot 85), sws, 129.6 nw Nagle av, 80x130, 2 5-sty bk tnts; re mtg; Union Mtg Co to Brown Bros (Inc), Owners & Builders, a corpn, 33 E 20; QC; Jan8; Jan9'13; A$——$——. 69,184

Broome st, 216-8, see Eldridge, 204-6.

Eldridge st, 204-6 (2:416); also BROOME ST, 216-8 (2:352); certf as to correction of name of grantee in deed recorded Jan6'13; Jacob Levy to Forsyth St Realty Co; Jan 9'13.

Essex st, 126 (2:353-16), es, 52.6 s Rivington, 17.6x50, 3-sty bk tnt & strs; re dower; Bertha wife Rubin Auerbach to Edw E Hoenig, 617 W 127; QC; Dec18'12; Jan3'13; A$11,000-12,500. nom

Pitt st, 123 (109) (2:345-65), ws, abt 125 n Stanton, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; re mtg; David Gordon to Robt W Smith, 120 Riverside dr; AT; QC; Dec30'12; Jan7'13; A$19,000-28,000. nom

4TH st, 313-5 E (2:374-60), nes, 150.10 se Av C, 42.10x96, 6-sty bk tnt & strs; re mtg; Union Exchange Natl Bank of NY to David J Fox, 216 W 100, TRSTE in bankruptcy of Jos Hoffman; QC; Jan3; Jan6'13; A$28,000-60,000. **1,000**

31ST st, 12 E (3:860); hotel Le Marquis; all RT&I to all furniture, chattels, &c; Geo C Van Tuyl Jr, as Supt of Banks in State NY, in charge of affairs of the Carnegie Trust Co in liquidation, to New Belgravia Realty Co (Inc), a corpn, 165 Bway; Oct10'12; Jan6'13. nom

32D st, 340-2 E (3:937-46), ss, 170 w 1 av, 36x98.9, 6-sty bk tnt & strs; re-mtg; Harry McNally to Rosehill Realty Corpn, R 717, 35 Nassau; QC; Dec31'12; Jan4'13; $15,500-45,000. nom

45TH st, 422 W (4:1054); asn rents; Aida A Anderson, at Carmel, NY, to Vahan Z M Boyajian, (o) 141 Bway; Dec 11'12; Jan6'13. 750

53D st, 4 W (5:1268-43), ss, 125 w 5 av, 25x100.5, 4-sty & b bk dwg, 3-sty ext; re dower; Cora Striker Moran Olcott, formerly wife Isaac Cornell Moran, decd, to Juliet K Lamont, 2 W 53, & Paul D Cravath, 107 E 39, EXRS &c Danl S Lamont; AT; QC; Jan4; Jan7'13; A$97,000-130,000. nom

59TH st, 43 E (5:1374); agmt as to holding above in trust in equal shares, &c; Chandlee H Hickok with Lena H&Anne H Ogilby, his sisters; care Jno D Ogilby, 166 Franklin av, West Brighton, SI; mtg $32,-000; Nov27'09; Jan9'13. nom

69TH st, 32 W (4:1121), owned by party 1st pt; also 69TH ST, 34 W, owned by party 2d pt; agmt as to party fence, division line, &c; Sara Rothschild, 32 W 69 with Chas R Smith, 34 W 69; May1'12; Jan7'13. nom

69TH st, 34 W, see 69th, 32 W.

71ST st, 322 W (4:1152-42), ss, 224.5 w West End av, 17x100.5, 3-sty & b stn dwg; CONTRACT; Margt McKeon with Wm E Finn, 165 Bway; mtg $16,500; Nov4'12; Jan 3'13; A$9,500-20,000. **20,000**

72D st, 161 E (5:1407-31), ns, 125 w 3 av, 25x102, 5-sty bk tnts; re mtg; Wm B Trowbridge to Irene, Margt R, Mara K, Helen C Luke & Madeline R Mulvany, all at 452 Ft Washington av, & Edw P S Mulvany at 385 Fort Washington av; QC; Nov 26'12; Jan3'13; A$25,000-38,000. 2,000

116TH st E, see Lex av, see Lex av, sec 116th.

147TH st, 308-10 W, see Bradhurst av, sec 147th.

162D st W, nwc Ft Wash av, see Ft Wash av, swc 163d.

163D st W, swc Ft Wash av, see Ft Wash av, swc 163d.

186TH st W, swc St Nich av, see St Nich av, swc 186th.

Bradhurst av (7:2045), sec 147th (Nos 308-10), 49.11x100; asn rents due under lease to July1'13; J Willett Fox of Yonkers, NY, to Herman Gettner, 746 St Nicholas av; Jan3; Jan8'13. nom

Fort Washington av, nwc 162d, see Ft Wash av, swc 163d.

Fort Washington av (8:2136), swc 163d, —x—, owned by party 1st pt; also FORT WASHINGTON AV (8:2136), nwc 162, —x —, owned by party 2d pt; party wall agmt; Riverside Viaduct Realty Co, a corpn, 420 W 119, with Hilliard Constn Co, a corpn, 2865 Bway; Jan3; Jan7'13. nom

Lexington av (6:1643-52), sec 116th; consent to stairway to 116th st station; Peter Doelger to City NY; Oct—'12; Jan 9'13. nom

St Nicholas av (8:2166-44), swc 186th, 157.2x100x156x100; vacant; re mtg; Benj Blossom to Bendheim Constn Co, a corpn, 128 Bway, R 703; QC; Dec26'12; Jan9'13; A$——$——. 15,000

General re of legacy (miscl); Chauncey S Warner heir, &c, Adeline Warner to Smith Williamson, at White Plains, NY; EXR of Adeline Warner, decd; Jan2; Jan8 '13.

Appointment (miscl) of TRSTE under will; Abr Heyman et al, TRSTES Simon Heyman deed to David M Heyman, 320 W 87; Dec26'12; Jan7'13. nom

Power of atty (miscl); Arthur C James to Jas McLean, 7 E 75; Nov12'12; Jan7'13.

Power of atty (miscl); Douglas S Grant to Edythe Vicomtesse, wife of Vicomte d. Brenil, at Paris, France Dec26'12; Jan6'13.

Power of atty (miscl); Adele, Countess of Essex, wife of Geo Devereux de Vere, Earl of Essex, to same; Dec20'12; Jan6'13.

Power of atty (miscl); Lucie C Viall-Beekman to Calvin S Tilden, both of Boston, Mass; Nov9'11; Jan6'13.

Power of atty (P A); Edith A Forster to Henry Forster, 270 W 84; Jan12'12; Jan 8'13.

Power of atty (P A); Fredk P Forster to Henry Forster, 270 W 84; May27'12; Jan8'13.

Power of atty (miscl); John McB Davidson to Jesse B Low, 728 W 181; Dec27 '12; Jan8'13.

Power of atty (miscl); Margt A Davidson individ & EXTRX Henry Q Davidson to same; Dec26'12; Jan8'13.

Power of atty (miscl); Gilbert C Davidson to same; Dec20'12; Jan8'13.

Power of atty (miscl); Eliz D Jones to same; Dec21'12; Jan8'13.

Power of atty (miscl); Donald Davidson to same; Dec20'12; Jan8'13.

WILLS

Borough of Manhattan.

St Nicholas pl, 10 (7:2054-44), nec 150th, 62.6x100, 2½-sty stn dwg; Louis Schaefer Est, Eugene Schaefer, EXR, 527 Riverside dr; attys, Leary & Goodbody, 55 Bway; A $40,000-70,000; Will filed Dec27'12.

11TH st, 75-7 W, see 6 av, 148-50.

218T st, 327 W (3:745-20), ns, 375 w 8 av, 25x98.9, 5-sty bk tnt; Louisa Schirmer Est; EXRS, Wm & Maria Dwyer, 1225 Madison av; attys, Wesselman & Kraus, 55 Liberty; A$12,500-30,000; Will filed Jan 8'13.

33D st, 157 E (3:889-31), ns, 195 w 3 av, 20x98.9, 4-sty bk tnt; Alice C McGuire Est; Chas A Hickey, EXR, 311 W 102; atty, Henry S Cook, 38 Park row; A$18,-000-20,000; Will filed Jan8'13.

36TH st, 246-8 W (3:785-69-70), ss, 194.8 e 8 av, 38.4x98.9, 2 3-sty bk dwgs; Thos A Hill Est, Mary E F Hill, EXTRX, 440 W 162; atty, Wm R Hill, 141 Bway; A$53,000-57,000; Will filed Jan7'13.

36TH st, 405 W (3:734-29), ns, 100 w 9 av, 25x98.9, 5-sty bk factory; Christian Schumacher Est, Marie B Schumacher EXTRX, 405 W 36; attys, Joline, Larkin & Rathbone, 54 Wall; A$10,000-17,000; Will filed Jan4'13.

56TH st, 26 E (5:1291-57), ss, 25 w Mad av, 26x73, 4-sty bk dwg; Chas A Childs Est, Jennie P Childs EXTRX, 26 E 56; attys, Hatch & Sheehan, 14 Wall; A$60,-000-65,000; Will filed Dec31'12.

61ST st, 147 E (5:1396-24), ns, 101.6 e Lex av, 21x100.5, 4-sty bk dwg; Geo B Watts Est, Eben H P Squire, EXR, White Plains, NY; atty, Allan C Rowe, 149 Bway; A$21,000-35,000. Will filed Dec 5'12.

71ST st, 21 W (4:1124-22), ns, 250 w Central Park W, 25x102.2, 4-sty bk dwg & 2-sty bk extension; ½ int; Sarah Oakley Est, Mary Oakley EXTRX, 21 W 71; atty, L E Warren, 261 Bway; A$22,500-44,-500; Will filed Jan4'13.

82D st, 155 E (5:1511-25), ns, 126.1 e Lex av, 19.2x102.2, 3-sty bk dwg; A$10,000-14,000; also 84TH ST, 128-30 E (5:1512-56 & 58), swc Lex av (Nos 1236-46), 67.2x 102.2, 2 5-sty bk tnts & strs; A$68,000-114,000; Magdalena Herrman Est; EXRS, Adam Stein, 2118 Prospect av, & Henry A Kuhl, Hicksville, LI; attys, Edw Carpel & Gustav Goodman, 346 Bway; Will filed Jan8'13.

84TH st, 128-30 E, see 82d, 155 E.

85TH st, 444 E (5:1564-30), ss, 94 w Av A, 25x102.2, 5-sty bk tnt; Bertha Lehmann Est, Louis Lehmann EXR, 292½ Grand; atty, Moses Morris, 150 Nassau; A $8,500-17,500. Will filed Jan7'13.

107TH st W (7:1861-42-45), ss, 225 w Col av, 100x100.11, bk & fr stable & vacant; Isaac Hopper Est, Thos F Hopper EXR, 254 W 98; atty, Jas B Butler, 76 Wm; A$55,000-55,000. Will filed Dec31'12.

150TH st, nec St Nicholas pl, see St Nicholas pl, 10.

Lexington av, swc 84th, see 82d, 155 E.

Pleasant av, 433 (6:1810-24½), ws, 90.11 s 123d, 15x100, 3-sty bk dwg; Jos C Downey Est, Mary C Downey EXTRX, 433 Pleasant av; atty, Thos B Browning, 2406½ 1 av; A$4,000-6,000; Will filed Dec 31'12.

6TH av, 148-50 (2:575-1-2), nec 11th (Nos 75-7), 42.6x69, 2 3-sty bk tnts & strs & 1-sty fr bldg in rear; pt int; A$45,000-49,000; also 7TH AV, 47 (2:609-4), es, 573 n 13th, 15.6x100, 5-sty bk tnt; pt int; A $12,500-15,500; Cordelia Platt Est, Warren A Clapp EXR, 133 W 87; atty, Noah C Rogers, 100 Bway; Will filed Jan6'13.

7TH av, 37, see 6 av, 148-50.

CONVEYANCES.

Borough of The Bronx.

Beck st, 863 (10:2710), ws, 53.2 s Intervale av, 38x100, 4-sty bk tnt; Robt Marine to Annie Trachman, 318 E 80; mtg $21,875. Jan2; Jan3'13. nom

Beech st (*), nwc 151st, 12.6x34x31.7, gore; Herman Menaker to Henry C Schaefer, 763 Courtlandt av; AT; QC; Jan6; Jan 7'13. nom

Bronx ter (*), es, abt 442 s 224th, 109.6 x105, except pt for E 222d, Wakefield; Mutual Trust Co of Westchester Co to Down Town Realty Co, a corpn, 20 Nassau; B& S; Dec21'12; Jan8'13. nom

Concord st (*), es, 96 n 236th, 50x95; Simone Colavito to Sebastiano Beninati, 213 E 111; mtg $1,270; Jan6; Jan7'13. O C & 100

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Coster st (10:2764 & 2769), ws, 325 s Spofford av, 102.10x111x42.1, gore, vacant; Howard Parkes to Arnold Seizer, 661 Beck; mtg $1,000; Dec30'12; Jan4'13. O C & 100

Featherbed la (11:2874), ss, 48.8 w Nelson av, 24.4x110.1x25x113.6, 5-sty bk tnt; Flannagan & Sweeney Constn Co to Thos J Flanagan, 4012 Hill av; mtg $15,000; Jan 7; Jan8'13. O C & 100

Forest st (*), ws, 325 n Walker av, 50 x100, Westchester; Wellman Finance & Realty Co to Rose Zoglin, 146 W 121; mtg $8,000; Jan2; Jan3'13. omitted

Fox st, 961 (10:2714), ws, 205 n 163d, 40x106.8x40x107.1, 5-sty bk tnt; Gustav P Helfrich to Augusta Sieghardt, 410 E 85; mtg $30,000; Jan8; Jan9'13. O C & 100

Fox st, 1536, see Prospect av, 572-4.

Graham sq (9:2527), es, 486.9 n Lawrence av, 25x100, vacant; also LIND AV (9:2527), ws, 418.6 s 167th, 175x100, vacant; Feuchtwanger Estate Inc to Clara A Feuchtwanger, 6 W 70, EXTRX Abr H Feuchtwanger; Dec23'12; Jan7'13. O C & 10,000

Herkimer pl, nwc 233d, see 233d E, nwc Herkimer pl.

Home st, 756 (10:2661), sec Forest av (Nos 1142-6), 92.10x60.9x92.10x61, 5-sty bk tnt & strs; Annie Tow to Ida Jacobson, 1893 Washington av; 3-5 pts; AT; mtg $52,500; Jan2; Jan3'13. O C & 100

Kelly st, 891 (10:2702), nws, 73 sw Intervale av, 33.4x100, 4-sty bk tnt; Henry Hornstein to Bernath Horn, 125 W 116; mtg $19,500 & AL; Dec30'12, Jan7'13. O C & 100

Kelly st (10:2703), swc 163d, runs s on curve, 131.3xw101 & 86.2 to es Intervale av xn100 to ss 163d xe199.7 to beg, vacant; Henry Morgenthau Co to Simbar Realty Corpn, 931 Southern blvd; B&S; Sept26'12; Jan6'13. nom

Latting st, sec Balcom av, see Balcom av, sec Latting.

Light st (*), ss, 80 w Rombouts av, 20 x100; Dyre Ave Realty Co to Patk Sullivan, 1570 Lex av; mtg $4,000 & AL; Jan7; Jan8'13. nom

Matilda st (*), es, 433.4 s 239th, 16.8x 100; Hyman Rosenfeld et al to Therese R Taupier, 542 W 112; B&S & C a G; AL; Jan7; Jan9'13. O C & 100

Matilda st (*), es, 250 n Eliz, 50x100; Jno G Muth to Louisa M wife Adam Newmann, 212 W 104; mtg $2,500; Jan2; Jan3 '13. O C & 100

Oak ter, 590 (10:2555), sec Crimmins av, 36x100; vacant; Pomac Holding Co to Katie Schneider, 55 Lawrence; QC; Nov21 '12; Jan9'13. nom

Oak ter, 591, see Crimmins av, 340.

Pell st (*), ses, 161 ne Demilt av, 33.4x 100; Cath A & Mary Tone heirs &c Theo F Tone to Alfred Q Elgar, 4814 Osgood, Bronx; B&S; AL; Jan4; Jan6'13. O C & 100

Prospect st (*), ns, adj land Mary A Booth, runs n150 to land of Hawkins xe16 to land of Banta xs50 to land of Baxter x e24 to land of Cook xs100 to st xw40 to beg, City Island; Geo P Koehler GDN Florence Koehler will Philip Koehler to Geo P Koehler, 433 E 155 & Martha W Zehder ,2784 Marion av; Jan4; Jan8'13. **3,500**

Reservoir Oval W, nws, at es Woodlawn rd, see Woodlawn rd, es, at nws Reservoir Oval.

Robertson pl (*), ws, a strip 6 ft in width lying bet said pl on map Penfield prop at S Mt Vernon & line bet NY & Mt Vernon, bounded n by ns Hugenot & lot 161, on said map & s by said pl & e by said ws of pl, except pt conveyed to Geo J Penfield; also SALT MEADOW lying on the Hammocks, begins at cor of Wm Pinkneys meadows, runs e with creek to land Jas Hunts, s by Jos Oakleys, w & s by Abr Valentines xn— to beg; also WHITE PLAINS RD (*), es, 100 n line bet lands of Penfield & Cranford, runs e along 1st M E Church of Mt Vernon 100 x n — to ss Penfield av xw— to rd x — to beg, except pt for rd; also PENFIELD AV (*), ss, at ws lot 145, map Penfield prop at S Mt Vernon, runs s—xw— to land said church xn—to av xe— to beg; Wm W Penfield to Chauncey O Middlebrook; QC; July5'10; Jan7'13; O C & 100

Simpson st, 1057-9 (10:2726), ws, 197.6 n Westchester av, 43.9x100, 5-sty bk tnt; Chas L Hoffman, ref, to Ida Edman, 555 W 151; mtg $28,000; FORECLOS Jan7; Jan8 '13. **8,000**

Tacoma st, nec Rosedale av, see Rosedale av, sec Tremont av.

Tompkins st (*), ws, 150 s 152d, 156.5x 10 to Classons Point rd x178x94.9; Louis Schmidt to Laura Hirshfeld, 45 E 82; Jan 4; Jan6'13. O C & 100

Vineyard pl (11:2958), es, 125 n 175th, old lines, runs e—xsw50xw101.4 to pl xn 50 to beg, with all title to land in pl, 2-sty fr dwg; Wm G J Marks to Duo Co, a corpn, 391 E 149; B&S & C a G; mtg $3,400 & AL; Jan7; Jan9'13. nom

Vineyard pl (11:2958), es, 125 n 175th, old lines, runs e 98.11 to ws Mohegan av, new line, & bounded s by line 75 n 175th & runs e98.10 to ws Mohegan av, e by Mohegan av 50 ft & w by Vineland pl 50 ft, with right to said pl, 2-sty fr dwg; Duo Co to McEvoy & Koester Constn Co, a corpn, 906 E 176; mtg $5,900 & AL; Jan 7; Jan9'13. O C & 100

Washington st (*), es, 175 s Van Nest av, 50x100; Josepha Krueger to Chas H Dittmar, 1691 Clay av; Marguerite D Morgan, Isabella D Peake & Emily D Pratt, all at 102 W 130; Dec21'12; Jan6'13. nom

Whalen st, sec Huxley av, see Huxley av, sec Whalen.

133D st E (10:2562), ns, 29 w Willow av, 50x100, vacant; Jas H Donald to Gustave H Neumeyer, 272 W 90 & Abr J Dimond, 21 Treacy av, Newark, NJ (firm of Neumeyer & Dimond, 82 Beaver or Beam st); Nov14'12; Jan7'13. **5,500**

136TH st, 289 E (9:2312), ns, 175 e Lincoln av, 25x100, 5-sty bk tnt; Thos J Shelley et al to Perfect Home Co, a corpn, 449 Willis av; mtg $16,000 & AL; Jan4; Jan6'13. O C & 100

136TH st, 720-2 E (10:2564), ss, 250 w Willow av, 50x100; vacant; Kenneth T Barnaby to Dunken Realty Impt Contracting & Constn Co, a corpn, at Wilmington, Del; mtg $3,000; Dec13'12; Jan 9'13. nom

136TH st, 720-2 E (10:2564), ss, 250 w Willow av, 50x100; vacant; Chas H Ehrenstrom to Kenneth T Barnaby, 150 W 79; mtg $3,000; May9'12; Jan9'13. nom

140TH st E, nec Cypress av, see Cypress av, nec 140th.

141ST st, 880 E (10:2598), sec Walnut (2d) av, 100x25, vacant; Eliza Miller wid of Wm Miller & mother & heir of Wm F Miller decd to D H McLaury Marble Co, a corpn, at nec 141st & Walnut av; Jan6; Jan7'13. O C & 100

142D st, 453 (709) E (9:2287), ns, 475 e Willis av, 25x100, 2-sty & b fr dwg, 1-sty fr rear factory; Lillie Mayer to Anna M Durner, 521 E 148; mtg $6,700; Jan2; Jan 3'13. O C & 100

145TH st, 401 E, see Willis av, 440.

145TH st, 411 E, see Willis av, 440.

147TH st, 464 E (9:2291), ss, 115 w Brook av, 25x100, 5-sty bk tnt; German Real Estate Co to Mary Eckert, 1342 Clinton av; mtg $15,300; Jan6'13. O C & 100

151ST st E nwc Beech, see Beech, nwc 151st.

151st st, 261 E, see Morris av, 617.

152D st, 387 E (9:2399), ns, 325 e Courtlandt av, 25x100, 3-sty fr factory & 2-sty fr rear stable; Haffen Realty Co to J & M Haffen Bwg Co, a corpn, 398 E 152; mtg $6,000; Dec27'12; Jan6'13. O C & 100

153D st, 415-17 E, see 153d, 419-21 E.

153D st, 419-21 E (9:2375), ns, 195 w Elton av, 37.6x100, 6-sty bk tnt & strs; also 153D ST, 415-17 E (9:2375), ns, 232.6 w Elton av, 37.6x100, 6-sty bk tnt; Geo Herold to Katie Herold his wife, 130 S 6 av, Mt Vernon, NY; mtg $73,000; Dec30'12; Jan 3'13. O C & 100

158TH st E, nwc Union av, see Union av, 801.

163D st E, sec Intervale av, see Kelly, swc 163d.

163D st E, swc Kelly, see Kelly, swc 163d.

163D st, 410 E (9:2384), ss, 75.6 e Melrose av, 37.6x100, 5-sty bk tnt; Robt C Kraft to Mabel L Kraft, his wife, 202 Alexander av; mtg $30,000; Jan3; Jan8'13. nom

167TH st, 987 E (10:2752), ns, 50 e Hoe av, 25x100, 2-sty fr dwg; Wm C Boyd to Roman Catholic Church of St Johns Chrysostom, a corpn, 985 E 167; Dec28'12; Jan7 '13. nom

170TH st E, ss, 130 w Boston rd, see Boston rd, ns, 85 w fr ns Boston rd.

171ST st, 452 (714) E (11:2902), ss, 125 e Park av, 25x90, 4-sty bk tnt; Dora Schwartz to Wm J Diamond, 336 E 166; mtg $17,500; Dec31'12; Jan3'13. O C & 100

174TH (12TH) st, 451 E (11:2907), ns, 100 se Park av, 50x100, 2-sty fr dwg & vacant; Arthur P Massey, ref, to Emil W Klappert, 873 West End av; FORECLOS Nov14'12; Jan7; Jan8'13. **7,625**

178TH st E, swc Mapes av, see Prospect av, ses, 242.10 ne Tremont av.

178TH st E, sec Prospect av, see Prospect av, ses, 242.10 ne Tremont av.

178TH st, 743 E (11:3093), ns, 100 w Prospect av, 72x95, 2-sty fr dwg, 2-sty fr rear stable & vacant; Edw W Boker & ano ADMRS Minna Knoch to Hyman Harkavy, 510 E 85; AL; Dec30'12; Jan8'13. **10,500**

179TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 179th.

179TH st, 446 E (11:3035), ss, 50 e Park av, 33x85, 4-sty bk tnt; Geo Laemmle to Jno B Gsell, 446 E 179; mtg $12,000; Jan 7; Jan9'13. O C & 100

179TH st E (11:3123), ns, 95 e Mohegan av, 50x99.1, vacant; Annie wife Michl J Leahy to Obark Realty Co, a corpn, 1007 E 180; Dec30'12; Jan8'13. O C & 100

180TH st E (11:3094), ss, 42 w from es lot 32, runs s169xw74 to w l lot 31 xn53xe 25xn115 to st xe49 to beg, except pt for st, being pts lots 31 & 32 map (436 in W Co) of East Tremont; Emilia Fuscaldo to Antonio Galiani, 2078 Prospect av; AL; Jan8; Jan9'13. O C & 100

182D st, 622-4 E, see Hughes av, swc 182d.

184TH st, 463 E (11:3039), ns, 128.8 w Washington av, 16.8x100, 3-sty fr tnt; Annie M Majewsky to Frank Fischer, 2184 Valentine av; mtg $6,500; Jan4; Jan6'13. O C & 100

187TH st E, ns, 100 e Valentine av, see Valentine av, sec 187th.

187TH st, 547 E, see Valentine av, sec 187th.

187TH st E, swc Tiebout av, see Valentine av, sec 187th.

187TH st E, sec Valentine av, see Valentine av, sec 187th.

211TH st E, sec White Plains rd, see White Plains rd, sec 211th.

215TH st E (*), ss, 279.5 e Barnes av, 25x195; Lawrence Ryan to Martha A Smith, 313 State, Bklyn; QC & correction deed; Aug23'06; Jan4'13. nom

215TH st E (*); same prop; Martha A Smith to Clara S Dean, 764 Beck; Dec26 '12; Jan4'13. nom

219TH st E (*), nec White Plains av, 80x64, Wakefield; Jos B Huggard to Mary C Varian, 741 E 232; mtg $23,000; Jan4; Jan6'13. nom

222D st E (*), ns, 506.7 e Barnes av, 25x 88.10; Wm Ringelstein to Jno J Plath on es Franklin av nr Du Bois, Detroit, Mich; mtg $4,200; Jan6; Jan7'13. O C & 100

222D st E (*), same prop; Chas Ringelstein, Sr, to same; QC; Oct25'12; Jan7'13. nom

223D st E (*), ss, 305 e Barnes av, 100x 114; also 223D ST E (*), ss, 205 e Barnes av, 25x114, Wakefield; Stanislawa Drews to Sanislaus Belski, both at 834 E 223, party of 2d pt to support party 1st part during her life; AL; Feb17'12; Jan8'13. nom

223D st E, ss, 205 e Barnes av, see 223d E, ss, 305 e Barnes av.

224TH st, 715 E, see Willis av, 440.

233D st E (12:3362), swc Herkimer pl, 50.6x97x50x89.7, vacant; Julius J Frank, ref, to Cath Curran, 325 E 69; FORECLOS Dec2'12; Jan3; Jan7'13. **1,950**

238TH st E, ns, 175 e Katonah av, see 242d E, ss, 160 e Katonah av.

238TH st E, nwc Martha av, see Martha av, 4331.

239TH st E (*), sws, 36 e Fulton, 38.4x 100x36.4x100; Rosalie C Goodman & ano to Michl F McCann, 678 E 239; Dec19'12; Jan3'13. nom

242D st E (12:3390), ss, 160 e Katonah av, 175x100, vacant; also 242D ST E (12:-3390), ns, 95 e Mt Vernon av, runs ne 175.2 to sws Duke pl xse220.6 to ns 242d xw242.6 to beg, vacant; also 238TH ST E (12:3387), ns, 175 e Katonah av, runs n100xe140 to Creek xsw60 & 40 xnw75xsw34 to st xw 2.4 to beg, vacant; also LAND at Yonkers, NY, as follows: DUKE PL (Yonkers, NY), nes, 130.9 e Mt Vernon av, 100xirreg to sws McLean av at ws Martha av x136.7x irreg; Chas L Cohn, ref to Herman Heidelberg, 2 W 72; $3,500 on parcel 4 & pt of parcel 2 & all liens; FORECLOS Dec4'12; Jan4; Jan6'13.
$3,800 over & above liens for parcels 1, 2 & 3 & $2,000 over & above liens for parcel 4

242D st E, ns, 95 e Mt Vernon av, see 242d E, ss, 160 e Katonah av.

260TH st W, nec Huxley av, see Huxley av, nec 260th.

261ST st W (13:3423), ns, 51.2 w Fieldston rd, 40x114.7x40x110.6, vacant; Henry Forster to Jno H Kliegl, 203 W 56; Dec 23'12; Jan3'13. O C & 100

Andrews av, 2236 (11:3218), es, 223.11 s Fordham rd, 25x100, 2-sty fr dwg; H C S Stimpson, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Dec27'12; Jan9'13. **7,500**

Arnow av (*), ns, 75 w Eastern blvd, 25x100; Wm J Hyland to Jno E Nagle. 65 E 125; mtg $1,125; Dec19'12; Jan3'13. nom

Bainbridge av (12:3293), ws, 31.8 s 194th, runs w81xs1.10xw1.2xs38.1xe83.6 to av xn40 to beg, 5-sty bk tnt; Jno J Tully Co, a corpn, to Elkan Kahn, 1018 E 163; mtg $22,000; Jan3; Jan4'13. O C & 100

Bainbridge av (12:3293), ws, 71.8 s 194th, 80x86.3x80.11x83.6, 2 5-sty bk tnts; Jno J Tully Co, a corpn, to Jakob Reich, 822 Beck; mtg $47,900; Jan3; Jan4'13. O C & 100

Bainbridge av (12:3293); same prop; Jakob Reich to Elkan Kahn, 1018 E 163; mtg $47,900; Jan3; Jan4'13. nom

Balcom av (*), see Latting, 50x100, Jacob P Hock to Maximilian J Sonnenberg at the Garfield, 127th st & Claremont av; Jan6; Jan7'13. nom

Barnes av, nec Van Nest av, see Van Nest av, nec Barnes av.

Barker av (*), es, 175 n Waring av, 25 x104.11; Geo W Beal to Elmer D Coulter, 261 W 44; Sept20'12; Jan4'13. nom

Bartholdi av (*), ss, 75 w Pine av, 25x 100, except pt for Bartholdi; Rosario Lo Bue to Talie Jungman, 1186 Lex av; mtg $5,250; Jan8; Jan9'13. O C & 100

Beech av (*), ses, 350 sw Elm, 25x193x 25.7x199, Laconia Park; Wm P McCarthy to Wm Gallagher, 306 E 93; Jan8; Jan9 '13. nom

Belmont av, 2139 (11:3082), ws, 78.7 n 181st, 17.11x84.10x17.11x84.7, 2-sty fr dwg; Hermine B Burkard to Mary Laub, 876 Forrest av, B of Q; mtg $4,250; Jan4; Jan 6'13. nom

Boone av (11:3014), es, 250 s 173d, 50x 72.4x51.7x59.9, 2-sty fr stable & vacant; Michl J Leahy to Annie Leahy, his wife, 1446 Prospect av; Jan6; Jan9'13. nom

Boston rd (11:2937), ns, 85 w from ns Boston rd & ss 170th, runs n102.1 to ss 170th xnw1.1xs28.5xw12.9xs83.8 to rd xe25 to beg; vacant; Wm D Addicks to Andw W Gerlach, 673 Jefferson pl; mtg $3,500; Jan 3; Jan4'13. O C & 100

Broadway (13:3423), ws, 55.6 n 260th, 25x100; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Eliz Bernd, 128 W 67; Dec13'12; Jan3'13. **3,000**

Broadway (13:3423), nwc Mosholu av, 85.6x100x97.7x79.3; vacant; Henry Forster to Ralph Wurts-Dundas, 22 W 86; correction deed; Jan8; Jan9'13. O C & 100

Brook av, 1372 (11:2894), es, 73.4 s 170th, 24.4x100 to land NY & H RR, 4-sty bk tnt; David J Mallen Jr to Barney Saglimbene, 1340 2 av; AL; Dec9'12; Jan4'13. nom

Bryant av, 2122 (11:3138), es, 35.2 s 181st, 38x109.10x38.5x104.9, 5-sty bk tnt; Margarette Kavanaugh to Dora Speckmann, 322 E 86; mtg $31,500; Jan2; Jan 4'13. O C & 100

Cedar av (11:2881), es, 223.11 s 177th, 64.11x73.3 to nws Sedgwick av x 74.9x 111.3, vacant; Aug Lauter to Milton Bldg Co, Inc, 837 Washington av; mtg $5,925 & AL; Dec30'12; Jan3'13; O C & 100

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Cedar av C, ns, 176 e Elm, 50x100, Wm P McCarthy to Laura F Leddy, 599 Walton av, Jan3, Jan3'13. nom

Central av (*), ss blk front bet Lawrence & Main avs, 200x25; all RT&I of estate under will of Terrence McGuire; Warren G Moore to Cath A McGuire, 422 W 147, Nov2'11, Jan6'13. nom

Central av (*), same prop, Viola R Wernecke to same; AT, Nov2'11, Jan6'13. nom

Central av (*); same prop; Cleophas V Moore to same; AT, Nov2'11, Jan6'13. nom

Central av (*); same prop; Terence M Moore to same; AT; Nov2'11; Jan6'13. nom

Central av (*); same prop; Milton J Moore to same; AT Nov2'11; Jan6'13. nom

Classons Point rd, es, abt 150 s 152d, see Tompkins, ws, 150 s 152d.

Clay av, 1047 (9:2428), ws, 125 n 165th, 25x100, 2 & 3-sty & b bk dwgs; August Kirchner to Frances Glander, 757 2 av; mtg $7,000; Jan7; Jan8'13. nom

Clay av, 1133-5 (9:2429), ws, 325 n 166th, 50x97.4x50x93.9, 1 & 2-sty fr dwg & str; Louis Gabriel to Jacob Marx, 170 W 74; mtg $9,000; Dec30'12; Jan7'13. O C & 100

College av, 1360, see College av, 1362.

College av, 1362 (11:2783), es, 276.5 s 170th, 16.8x100, 2-sty fr dwg; also COLLEGE AV, 1360 (11:2783), es, 293.1 s 170th, 16.8x100, 2-sty fr dwg; Kingston Securities Co to Albt Faigle & Louise, his wife, 925 3 av, tenants by entirety; B&S & C a G; Jan2; Jan7'13. O C & 100

Concord av, 333 (10:2573), ws, 120 n 141st, 20x100, 3-sty & b bk dwg; Francis S McAvoy, ref, to Herman C Kudlich, 119 W 57; FORECLOS Apr23'12; Apr29'12; Jan7 '13. **5,500**

Courtlandt av, 813 (9:2418), ws, 76.6 n 158th, 25x98, 2-sty fr dwg & str & 1-sty bk rear factory; Hugo Wegener to Robt F H Wegener & Margaretha his wife, 813 Courtlandt av, as joint tenants; Jan2; Jan 3'13. O C & 100

Crimmins av, see Oak ter, see Oak ter, 590.

Crimmins av, 340 (10:2555), nec Oak ter (No 591), 100x86; vacant; Margt C Post et al to Pomac Holding Co, a corpn, 44 E 23; confirmation deed; Nov21'12; Jan 9'13. nom

Crotona av, 2154-8 (11:3098), es, 336.3 n 181st, 81.6x97.9x71.7x105.1, 2 5-sty bk tnts; Orson A Raynor, ref, to Manhattan Mtg Co, a corpn, 200 Bway; FORECLOS Jan7; Jan8; Jan9'13. **56,000**

Cypress av (10:2567), nec 140th, 100x120; vacant; Richd Vallender to Lulu Quigg, 35 W 83; B&S & C a G; AL; Dec31'12; Jan 9'13. O C & 100

Decatur av, 2764 (12:3278), es, 192.3 s 198th, 26.4x100.7, 2-sty fr dwg; Ward D Williams to Massachusetts Bonding & Ins Co, a corpn, 84 Wm; CaG; mtg $5,000; June 14'12; Jan3'13. nom

Dudley av, ns, 75 e George, see Fairmount av, ss, 50 e Fairfax av.

Eastburn av, 1756 (11:2796), es, 213.3 n 174th, 25x95, 2-sty bk dwg; Sophie Knepper to Taxpayers Holding Co, 99 Nassau; AL; Nov21'12; Jan4'13. O C & 100

Edwards av (*), es, 300 n Latting, 50x100; Jefferson M Levy to Oswin F Fritzsche, 151 E 49; B&S; Jan2; Jan3'13. nom

Edwards av (*), es, 275 n Latting, 25x100; Jefferson M Levy to Oswin F Fritzsche, 151 E 49; B&S; Jan4; Jan7'13. nom

Evergreen av, nec Westchester av, see Westchester av, nec Evergreen av.

Fairmount av (*), ss, 50 e Fairfax av, 25x100; also DUDLEY AV (*), ns, 75 e George, 25x100; L P Fries Co, a corpn, to Sidney B Hickox, 2246 Gleason av; AL; Dec30'12; Jan3'13. nom

Fieldston rd (13:3423), es, 137.1 n 261st, 50x90; vacant; Henry Forster to Jno M Moody, 828 President, Bklyn; Dec17'12; Jan7'13. O C & 100

Fieldston rd (13:3423), es, land in bed of rd, 214.1 s 261st, runs s25xw30 to cl rd xn25xe30 to beg; Jas & Victoria Hession to City NY Nov11'12 Jan8'13. nom

Fieldston rd (13:3423), es, land in bed of rd, begins 189.1 s 261st, runs s25xw30 to cl rd xn25xe30 to beg; Henry Twelvetrees to City NY; Nov13'12; Jan8'13. nom

Forest av, 1142-6, see Home, 756.

Fulton av, 1236 (10:2612), es, 100 n 168th, 14.9x100x x100, except pt for av, with all title to land in rear, 14.7x10x—x 11, 2-sty & b fr dwg; Wm Blau as TRSTE in bankruptcy of the Manhattan Properties Co, bankrupt, to Martin Caflisch, 1439 Prospect av; Dec30'12; Jan4'13. nom

Grand blvd & concourse (11:2812), nec 179th st, runs n88.8xe15.5xs85.2 to 179th x w46.6 to beg, vacant; Wm L Phelan to Phelan Bros Constn Co, a corpn, 1910 Webster av; correction deed; mtg $7,750 & AL; Dec31'12; Jan3'13. O C & 100

Grand blvd & Concourse, 2436 (11:3160), es, 166.8 s 189th (now 188th), 50x37.2x50.1 x33.2, 2-sty fr dwg; Ida A Holland EXTRX Jos H Holland to Ida A Holland, 521 W 125; Dec31'12; Jan6'13. nom

Hoe av (11:2982), ws, 25 n 172d, 100x100, 2-5-sty bk tnts; Ray Holding Co to Stebbins Holding Co, a corpn, 74 Bway; mtg $43,000; Jan3'13; nom

Hoe av, ws, 354.5 s Aldus, see So blvd, es, 354.5 s Aldus.

Hughes av (11:3070), swc 182d (Nos 622-4), 66.11x48.8x80x50.4, 4-sty bk tnt & strs; Sophie Knepper to Taxpayers Realty Co, 99 Nassau; AL; Sept11'12; Jan4'13. O C & 100

Hughes av, 2486 (11:3078), es, 337.10 s Pelham, 25x87.6, 4-sty bk tnt & strs; Rosa Nuovo to Dominic A Trotta, 2159 Mapes av; AL; Dec31'12; Jan7'13. O C & 100

Huxley av (13:3423), nec 260th, 50x100, 1-sty fr dwg; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Thos F Rice, 43 Sidney pl, Bklyn; Dec26'12; Jan9'13. **6,700**

Huxley av (13:3423), es, 25.7 n Forster pl, 76.8x74.6x75x91.3; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Wm Gaul, 15 Philipse pl, Yonkers, NY; Jan 6; Jan7'13. **3,300**

Huxley av (13:3423), sec Whalen, 25x95; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Providenzia Rizzo, 258 E 74, Dec26'12; Jan6'13. **1,100**

Intervale av, sec 163d, see Kelly, swc 163.

Intervale av, 970-8, see Westchester av, 941-5.

Jerome av (12:3320), es, 28.6 n 199th, 51.4 x138.5x45x113.9, vacant; H C S Stimpson ref to Hy G Merkel, 629 Park av & Cath M Schumann, 3750 Bway, as EXRS &c Theo F Schumann; FORECLOS; Dec30'12; Jan 6'13; **3,000**

Johnson av (13:3409), land in bed of av bet 232d & 235th in front of lot 146, map (1129) Hayden vs Arnold; deed of cession; Fred L Smith & ano to City NY; B&S; May31'12; Jan8'13. nom

Johnson av (13:3409), land in bed of av, begins Johnson av cl at cl 235th, runs s 180xw140xn180xe140 to beg; deed of cession; Edw J Gallagher et al to City NY; B&S; May27'12; Jan8'13. – nom

Johnson av, land in bed of av, begins at cls of 235th & Oxford av, runs s along cl Oxford av 330xw270 to cl Johnson av xn330 to cl 235th xe270 to beg; deed of cession; Edw J Gallagher et al to City NY; B&S; May17'12; Jan8'13. nom

Johnson av (13:3409)**&Oxford av,** land in bed of avs as described in mtg recorded Nov14'06 in l 9 p 15; re mtg; Anna Carroll to City NY; QC; May23'12; Jan8'13. nom

Lawrence av, sec Central av, see Central av, ss, blk front bet Lawrence & Main avs.

Lind av, ws ,418.6 s 167th, see Graham sq, es, 486.9 n Lawrence av.

Main av, swc Central av, see Central av, ss, blk front bet Lawrence & Main avs.

Mapes av, swc 178, see Prospect av, ses, 242.10 ne Tremont av.

Martha av, 4331 (12:3387), nwc 238th, 25x100, 2-sty fr dwg & 1-sty fr rear stable; Melillo Constn Co to Maria Melillo, 4331 Martha av; mtg $4,200; June4'12; Jan 6'13. nom

Mohegan av, ws, abt 125 n 175th, old line, see Vineyard pl, es, 125 n 175th.

Mohegan av (11:2958), new ws, with a line drawn from a pt on es Vineyard pl 125 n 175th, old line, runs e from pt on es Vineyard pl, old line, — to ws Mohegan av xw9xs50 to pl at pt 75 n 175th xe—xe again 4.3 to av xn50 to beg; vacant; Louisa H Schultz to Duo Co, a corpn, 391 E 149; Jan4; Jan9'13. O C & 100

Morris av, 617 (9:2441), nwc 151st (No 261), 26.8x100, 6-sty bk tnt & strs; Navasky Realty Co to Fannie Navasky, 1397 Stebbins av; mtg $25,000; Jan9'13. nom

Morris Park av (*), swc Wallace av, 25x100; Johanna Helfst to Frank H G Helfst, 1743 Wallace av; mtg $9,500; Dec 30'12; Jan6'13. O C & 100

Morris Park (*), ss, 25 w Wallace av, 25x100; Johanna Helfst to Lucille Brunjes, 2194 3 av; mtg $1,600; Dec30'12; Jan6'13. O C & 100

Mosholu av, nwc Bway, see Bway, nwc Mosholu av.

Mosholu av (13:3421), ss, 74.9 e Fieldston rd, 50x100.8; vacant; Wm C Prime to Geo Geringer, at swc 259th & Riverdale av; B&S; Dec31'12; Jan3'13. nom

Murdock av (*), ws, 125 n Jefferson av, 25x100; Louis Baltimore to Bessie Aginsky, on Murdock av, ws, 100 n Jefferson av; AL; Dec30'12; Jan8'13. O C & 100

Netherland av (13:3409), bet 232d & 235th, land lying in bed of st in front of Lot 146; said lot being a portion of Plot I, map (1129) lands in partition Hayden vs Arnold et al; deed of cession; Jno Campbell to City NY; May15'12; Jan8'13. nom

Netherland av (13:3409), land in bed of av as described in mtg recorded Oct30'06 in l 8 p 101; re mtg; Mary E Hart to City NY; QC; Mar17'12; Jan8'13. nom

Newbold av, nwc Zerega av, see Zerega av, nwc Newbold av.

Newton av (13:3421), bet W 256th & Mosholu, land in bed of st in front of lot 34, map Sheridan & Segrave; deed of cession; Nich J O'Connell to City NY; June 10'12; Jan8'13. nom

Newton av (13:3421), land in bed of av in front lots 232 & 233, map (1368) Samler Estate; deed of cession & re mtg; Adolph Flegenheimer et al to City NY; B&S; Mar11'12; Jan8'13. nom

North Oak dr (*), ss, abt 425 w So Oak dr, 50x109.7x50x94.2; Emma J Horn to Gustave Illwitzer; AL; June21'07; Jan4'13. O C & 100

Oxford av (13:3409), land in bed of av, begins at cls 235th & Oxford av, runs s 330xw270 to cl Johnson av xn330 to cl 235th xe270 to beg; deed of cession; Edw J Gallagher et al to City NY; May17'12; Jan8'13. nom

Park av, 3408-12 (9:2388), es, 174.3 n 166th, 50.10x200x49.11x212, 2-2-sty fr dwgs; Magdalena Walter to Gotham Mtg Co, 38 Park row; Jan2; Jan3'13. O C & 100

Park av, 4053 (11:2899), ws, 428.10 s 175th, 16.8x120x20.7x120, except pt for av, 2-sty fr dwg; Hyman Serhey to Vincenza Clemente & Jos Scavone, 685 Lex av; mtg $4,500; Jan2; Jan3'13. O C & 100

Penfield av, sec White Plains rd, see Penfield av, ss, at ws lot 145 map Penfield prop.

Penfield av (*), ss, at ws lot 145 map Penfield prop, at So Mt Vernon, runs s 96.7xnw along es of church prop 100 to av xe25 to beg; also WHITE PLAINS RD (*), sec Penfield av, runs s17xe—' to w line of 1st parcel xn— to Penfield av xw— to beg; Thos P Howley et al to Wakefield Methodist Episcopal Church, a corpn, 4746 White Plains rd; AT; QC; AL; Jan6; Jan9'13. nom

Penfield av, ss, at ws lot 145 map Penfield prop, see Robertson pl, ws, a strip, &c.

Penfield av (*), ns, 216.3 e Baker av, 50 x100; Albt & Clara F Liebman to Clara F Liebman, 745 Riverside dr; ½ pt; mtg $1,008; Jan24'12; Jan7'13. O C & 100

Prospect av, 572-4 (10:2683), sec Fox (No 1536), 61.5x114.8x50x78.11, 5-sty bk tnt & strs; Broad Realty Co to Hunts Point Realty Co, a corpn, 165 Bway; B&S; mtg $48,500; Dec30'12; Jan3'13. O C & 100

Prospect av, sec 178th, see Prospect av, ses, 242.10 ne Tremont av.

Prospect av (11:3106), ses, 242.10 ne Tremont av, runs se150.2xsw0.4xse150.2 to nws Mapes av xne52xnw150.2xne0.4xnw 150.2 to Prospect av xsw52 to beg, except parts for Prospect & Mapes avs & 178th, vacant; Nathl Brenner to Saml Goldberger, 8-10 Chrystie; QC; Oct10'12; Jan6'13. O C & 100

Rosedale av, nec Tacoma st, see Rosedale av, sec Tremont av.

Rosedale av (*), sec Tremont av, 52.11 to Tacoma, x—100x—x108, except pt for 177th; Hyman Turchin, ref, to Jno L Eymer, 1765 Av A; FORECLOS; Jan3; Jan4; Jan7'13. **8,000**

Sedgwick av, ws, 223.11 s 177th, see Cedar av, es, 223.11 s 177th.

Sedgwick av (12:3263), ns, abt 225 w Van Cortlandt av, 50x100x72x99.11; vacant; Arbris Realty Co to Rodman E Griscom, at Haverford, Pa; B&S; Jan4; Jan7'13. O C & 100

Southern blvd (11:3113), ws, 75.11 n 184th, 25.3x105.5x25x109.3, vacant; Ellen F wife of Jno J Warner to Margt F Warner at sec Bayside pl & North Fairview av, Rockaway Beach, NY; Dec24'12; Jan3'13. O C & 100

Southern blvd (10:2742), es, 354.5 s Aldus, runs e150xs70.6xe150 to ws Hoe av at pt 425 s Aldus xs20.11xw300 to es of So blvd xn94 to beg; vacant; American Real Estate Co to Oval Constn Co (Inc), a corpn, 1042 So blvd; AL; Jan7'13. O C & 100

Spencer av (13:3423), es, 400 n 260th, 25 x105; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Maurice P Costello, 642 Ams av; Jan2; Jan3'13. **800**

Spencer av (13:3423), es, 425 n 260th, 75 x105; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Jacob Roeser, 2140 Fulton, Bklyn; Dec26'12; Jan3'13. **2,950**

Stebbins av, 1270-8 (11:2973), ses, 100 ne 169th, 150x131.4x150.3x122.11, 3-5-sty bk tnts; Stebbins Holding Co to Threshold Realty Corpn, 74 Bway; mtg $147,750 & AL; Jan6'13. nom

Stebbins av, 1270-8; Threshold Realty Corpn to Anthony Deutsch, 350 E Houston & Adolph Deutsch, 322 E 4; mtg $147,750 & AL; Jan6'13. nom

Sylvan av (13:3421), land in bed of av in front of lot 103, map (1368) Samler Estate; deed of cession & re mtg; Adolph Flegenheimer et al to City NY; B&S; Mar 11'12; Jan8'13. nom

Theriot av (175th st) (*), es, 375 s Ludlow av, old line, or Eastern blvd, 150x 100; Raymond Page to Rosina Dame, 1241 Halsey, Bklyn; Dec31'12; Jan4'13. nom

Tiebout av, swc 187th, see Valentine av, sec 187th.

Tremont av, sec Rosedale av, see Rosedale av, sec Tremont av.

Tyndall av (13:3423), es, 161.9 s 261st, 50x90; vacant; Henry Forster to Geo Steurer, 457 W 42; Jan6; Jan9'13. O C & 100

Union av, 801 (10:2666), nwc 158th, 50x 114.1, vacant; U S Trust Co of N Y to Alice Nilan, widow, 70 Carver, L I City; C a G & correction deed; Dec12'12; Jan4 '13. nom

Unionport rd, 1713 (*), ws, abt 124 n Van Nest av, 25x—x25x—; Josephine De Luca to Saml Freedman, 283 S 4, Bklyn; mtg $11,305; Jan6'13. O C & 100

Unionport rd (*), ws, 199.8 n Col av, 25.1 x107.2x—x109.4; Saml T Wagstaff, ref, to Fredk H Schomburg, 17 State; mtg $5,500; FORECLOS Dec3'12; Dec7'12; Jan4'13. **100**

Valentine av, es, 75 n 187th, see Valentine av, sec 187th.

Valentine av, es, 50 n 187th, see Valentine av, sec 187th.

Valentine av, es, 25 n 187th, see Valentine av, sec 187th.

Valentine av, 2426, see Valentine av, sec 187th.

Valentine av (11:3147), sec 187th, runs e110xs38.3xw25xn25xw85 to av xn13.3 to beg; vacant; also TIEBOUT AV (11:3147), swc 187th, 38.3x125; vacant; also VALENTINE AV, 2426 (11:3147), nec 187th (No 547), 25x100; vacant; also VALENTINE AV (11:3147), es, 25 n 187th, 25x100; vacant; also VALENTINE AV (11:3147), es, 50 n 187th, 25x100; vacant; also VALENTINE AV, 2436 (11:3147), es, 75 n

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187th, 25x100, 2-sty fr dwg; also 187TH ST E (11:3147), ns, 100 e Valentine av, 35x100; vacant; Chas Putzel, ref, to Marie J C Carey, 2438 Valentine av; PARTITION Dec5'12, Jan3; Jan7'13. **24,200**

Valles av (13:3421), land in bed of av in front of lot 26, map (1368) of Samler Estate; deed of cession & re mtg; Adolph Flegenheimer et al to City NY; B&S; Mar 11'12; Jan8'13. nom

Van Nest av (*), nec Barnes av, 25x100; Geo Paolillo to Jos Paolillo, 801 Van Nest av; Dec31'12; Jan6'13. nom

Virginia av (*), cor Blackrock av, land in bed of av in front of lots 302 & 303, map (1045) of Pugsley Estate; deed of cession; Unionport; Wm R Devine to City NY; B&S; Apr15'12; Jan8'13. nom

Virginia av (*), land in bed of av in front of lots 302 & 303, map (1045) Pugsley Estate; re mtg; Annie C Ruhl & Leonora Wurm to City NY; QC; Apr10'12; Jan8'13. nom

Waldo av (13:3414), land in bed of av bet 236th & 238th, in front of lots 166 & 167, map (1345) of Waldo Hutchins; deed of cession; Lucy C Stroub to City NY; B &S; May13'12; Jan8'13. nom

Waldo av (13:3406 & 3414), es, land in bed of av bet 238th & 242d, begins 100 n 238th, runs n to 242d xw— to ws of av x s— to cl of Dash's lane xe— to beg; Louisa Dash to City NY; AT; Mar23'12; Jan8'13. nom

Wallace av, swc Morris Park av, see Morris Park av, swc Wallace av.

Walnut av, sec 141st, see 141st, 880 E.

Washington av, 2055 (11:3036), ws, 248.4 s 180th, 37.6x145, 6-sty bk tnt & strs; Jonas Weil et al to Fanny Gruen, 116 E 90; B&S; AL; Jan3'13. O C & 100

Washington av, 2055 (11:3036), ws, 248.4 s 180th, 37.6x145, 6-sty bk tnt & strs; Fanny Gruen to Jonas Weil, 21 E 82 & Bernhard Mayer, 41 E 72; B&S; mtg $35,000; Jan3'13. O C & 100

Westchester av, 941-5 (10:2704), nec Intervale av (Nos 970-8), runs ne100.1xnw 52.6xw52.6 to es Intervale av xs100.1 to beg, 1-sty bk strs; Edmund Sens to Jno Eichler Brewing Co, a corpn, 3582 3 av; mtg $50,000; Dec31'12; Jan4'13. O C & 100

Westchester av (*), nec Evergreen av, runs n104xe100xs7.10xe100 to ws Wheeler av xs110 to ns Westchester av xw200.5 to beg; American Real Estate Co to Pew Realty Corpn, 931 Southern blvd; AL; Jan 7; Jan8'13. O C & 100

Westchester av (*), nec Evergreen av, runs n104xe100xs7.10xe100 to w s Wheeler av xs110 to ns Westchester av xw200.5 to beg; re mtg; Henry R C Watson EXR &c Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; May22'12; Jan8'13. 24,000

Westchester av, nwc Wheeler av, see Westchester av, nec Evergreen av.

Wheeler av, nwc Westchester av, see Westchester av, nec Evergreen av.

White Plains rd, es, 100 n line bet lands Penfield & Cranford, &c, see Robertson pl, ws, a strip, &c.

White Plains rd (*), sec 211th, runs e 100xs24.2xw100.11 to rd xn2.8 to beg; Jno M Fincke ,as TRSTE, to Mary C Thompson, 827 E 233; Alex Thompson, 815 E 233; Wm J Thompson, 1901 Bussing av; Chas E Thompson, 813 E 233; Emma L Thompson, 827 E 233; Cornelia F Briggs, 729 Gun Hill rd; Edith E T Willis, 680 E 232; Adaline R T Paskett, 820 E 234; Florence M Willis, 1703 Bussing av & Eliza A T Branigan, 827 E 233; Jan9'13. **1,425**

White Plains av, nec 219th, see 219th E, nec White Plains av.

White Plains av (*), ws, 75 s Mace av, 25x100; Max J Russianoff to J Clarence Davies, 14 E 81; B&S & CaG; AL; Jan3; Jan6'13. O C & 100

White Plains rd, sec Penfield av, see Penfield av, ss, at ws lot 145 map Penfield prop.

Wilkins av, 1360 (11:2976), es, 50 s Jennings, 25x94x25.2x96, 3-sty bk tnt & str; Jos Frisch to Lena Feinblatt, 1360 Wilkins av; mtg $8,000; Dec29'12; Jan7'13. nom

Willis av, 440 (9:2290), nec 145th (No 401), 25x100, 5-sty bk tnt & strs; also 145TH ST, 411 E (9:2290), ns, 100 e Willis av, 25x100, 2-sty fr factory; also 224TH ST, 715 E (*), ns, 100 e White Plains av, 100x114; Anton Muller to Kate Muller, Kate Stillwell & Emma & Jacob G Muller, all at 715 E 224; Wm Muller, 391 E 168, & Carrie Zwier, 401 E 145; AT; B&S; Jan8'13. O C & 100

Woodlawn rd (12:3343), es, at nws Reservoir Oval W, 75x56.7x87.7x11.5; vacant; Eliz Horling to Laura Hirshfeld, 45 E 82; AL; Jan4; Jan6'13. O C & 100

Zerega av (*), nwc Newbold av, 108x105, Unionport; Frank H Spurck et al heirs &c Jeannette E Rittenhouse to Lena E Abbott, 1010 28th, Sioux City, Ia; July25'12; Jan6'13. nom

3D av, 3702 (11:2926), es, 26.7 n 170th, 26x100, 5-sty bk tnt & strs; Max J Bernheim, ref, to Thos D Malcolm, 1223 River av; FORECLOS Dec17'12; Jan9'13. **17,000**

3D av, 3712 (11:2926), es, 156.7 n 170th, 26x100, 5-sty bk tnt & strs; Max J Bernheim, ref, to Thos D Malcolm, 1223 River av; FORECLOS Dec17'12; Jan9'13. **17,000**

3D av, 3714 (11:2926), es, 182.7 n 170th, 26x100, 5-sty bk tnt & strs; Max J Bernheim, ref, to Thos D Malcolm, 1223 River av; FORECLOS Dec17'12; Jan9'13. **17,000**

Lots 341, 342, 353, 359, 370, 378, 380, 381, 384, 385, 387-389, 392-395, 397-400, 417-429, 431, 432, 438 & 439 map (1106 in W Co) of Arden prop, Westchester; also PLOTS 533-540, 544, 549-552 & 555-559, map (208) showing addition to Arden prop; except parts for Baychester av; also LOTS 263, 295, 306, 327, 328, 339, 344, 351, 361, 362, 367, 368, 404-408, 411, 457, 462, 468, 470, map (1106) Arden prop; also LOTS 542, 543, 545-547 & 553 & 554 map (208) of Arden prop; except parts for 222d & Baychester av; also LOTS 318, 352, 360, 412, 413, 414, 433, 445-447, map (1106) Arden prop; also PLOT 548, map (208) Arden prop; except part for Baychester av or any other st or av; Henry G K Heath ref to Sarah A Vaden, 428 Tecumseh av, Mt Vernon, NY; FORECLOSED & drawn Dec 11'12; Jan3'13. **72,500**

Plot (*), begins 740 e Whtie Plains rd at point 895 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Rosa Nathan et al EXRS, &c, Marcus Nathan to Henry J McIntyre & Jennie L, his wife, 1912 Wallace av, tenants by entirety; mtg $3,000; Jan6; Jan8'13. **4,300**

MISCELLANEOUS CONVEYANCES.

Borough of The Bronx.

Featherbed la (11:2874), ss, 48.8 w Nelson av, 24.4x110.1x25x113.6; consent to sale of above premises; Flannagan & Sweeney Constn Co to Thos J Flanagan, Jan7; Jan8'13.

Light st (*), ss, 80 w Rombouts av, 20x100; re mtg; Dyre Ave Realty Co to Patk Sullivan, 1570 Lex av; QC; Jan7; Jan8'13. nom

Oak ter (10:2555-27), ns, 125 w Beekman av, 25x100, vacant; CONTRACT; Van Kannel Realty Co, 145 W 45, with Kate Demmerle, 985 Fox; Dec6'12; Jan8'13. **2,000**

Orchard st, nws, at sws Bedford Park blvd, see Bedford Park blvd, sws, at nws Orchard.

133D st E (10:2562), ns, 29 w Willow av, 50x100; vacant; re dower; Nora, wife Patk F Coyle, to Jas H Donald, at Norfolk, Va; AT; QC; Dec10'12; Jan7'13. nom

167TH st, 846-8 E (10:2691), ss, 69.1 e Stebbins av, 50x146.11x53.4x161.8; re asn rents, recorded Aug20'12; Royal Co of NY to Carmine Constn Co, 1228 Hoe av; Jan6; Jan8'13. nom

212TH st, 718-22 E (*); asn rents to extent of $1,400; Menlo Bldg Co, 720 E 212, to Alema Realty Exchange Co, a corpn, 1 W 34; Jan9'13. nom

218TH st E (*). ns, 230 w Barnes av, 25x114, Wakefield; re mtg; Adrienne Blot to Giacomo & Santo Principe, 314 E 114; Q C; Jan7; Jan8'13. 812

254TH st W (13:3421); land in bed of st in front of lots 26, 102 & 103, map (1368) Samler Estate; deed of cession & re mtg; Adolph Flegenheimer et al to City N Y; B&S; Mar11'12; Jan8'13. nom

256TH st W (13:3425), fr ws Riverdale av to ws Arlington av, land lying in bed of st in front of above; deed of cession; Henry D Babcock et al EXRS, &c, Saml D Babcock & ano to City NY; Nov24'11; Jan8'13. nom

260TH st W (13:3423), land in bed of st as changed on curved line bet Spencer av & Tyndall av, —x—; deed of cession; Fredk P & Hy A Forster to City NY; Oct 21'12; Jan8'13. nom

Albany rd (12:3267), ws, bet 231st & 233d; agmt as to re of easement over strip bet above & old line of former Post rd; Mary O'Neil, 46 Henry, Bklyn, & Jno H Morrison, 3240 Corlear av, EXR Bridget Morrison, decd, et al, with Augustus Van Cortlandt, Jr, at Garden City, LI, & Chas K Beekman, 14 E 10, EXRS Augustus Van Cortlandt, decd, & Max Marx, 419 Convent av, et al; Dec17'12; Jan7'13. nom

Bartholdi av (*), ss, 75 w Pine av, 25x100, axcept pt for Bartholdi; re mtg; Alfd Frankenthaler to Rosario Lo Bue, 1299 Laconia av; QC; Nov21'12; Jan9'13. nom

Bedford Park blvd (12:3284), sws, at nws Orchard, now abandoned, 25x100, owned by Kingston; also BEDFORD PARK BLVD (12:3284), ss, 57.7 se Marion av, 50.1x100.5x50x103.9, owned by Kies; also BEDFORD PARK BLVD (12:3284), sws, at ses Marion av, 57.7x103.9x39.9x113.10, owned by Kohl; agmt as to re of restrictions, &c; Mary J Kingston with Jennie E Kies & Augusta C Kohl; Nov26 '12; Jan9'13. nom

Bedford Park blvd, ss, 57.7 se Marion av, see Bedford Park blvd, sws, at nws Orchard.

Bedford Park blvd, sws, at ses Marion av, see Bedford Park blvd, sws, at nws Orchard.

College av, 1360, see College av, 1362.

College av, 1362 (11:2783), es, 276.5 s 170th, 16.8x100, 2-sty fr dwg; also COLLEGE AV, 1360 (11:2783), es, 293.1 s 170th, 16.8x100, 2-sty fr dwg; re mtg; Northern Bank of NY by Geo C Van Tuyl, Jr, as Supt of Banks State NY, to Kingston Securities Co, a corpn, 60 Bway; QC; Dec21 '12; Jan7'13. nom

Decatur av, 2705 (12:3283), ws, 75.6 n 195th, 25x102.6x25x103.6, 3-sty fr tnt; re mtg; Clara Nauss to Annie Mullins, 820 McLean av, Yonkers, NY; QC; Jan3; Jan7 '13. 1,500

Marion av, ses, at sws Bedford Park blvd, see Bedford Park blvd, sws, at nws Orchard.

Morris av (9:2423), es, 66.11 s 164th, 41.8x100, vacant; re mtg; City Mtg Co to Thos D Malcolm Constn Co, 3651 3 av; Jan8'13. O C & 1,000

Morris av (9:2423), same prop; re mtg; N Y Trust Co to same; Jan8'13. O C & 1,000

Underhill av (*), es, 181.8 s Watson av, 50x149.3x50.8x145.4; re judgt; Richd H Arnold to Anna Miller, 240 Audubon av; Jan 3; Jan7'13. nom

Webster av, 2404 (11:3032); agmt as to re mtg on chattels &c, for $600; H Rodman & Son to Chas P Nagler, 3079 Decatur av; Jan6; Jan7'13. nom

LEASES.

Borough of Manhattan.

JAN. 3, 4, 6, 7, 8, 9.

[1]**Essex st, 137** (2:411), s str & b; Bernard Trusch to Fanny Davis, 234 E 100; 5 4-12 yf Jan1'13; Jan6'13. $40

[1]**Forsyth st, nwc Stanton,** see Stanton, 40.

[1]**Front st, 33** (1:5); str; Juliet Wallace to E W Bliss, 33 Front, 12yf May1'07, May1 '05; Jan6'13. 1,400

[1]**Grand st, 218** (2:470), w str & b; Alessandro Delli Paoli & ano to Teresina P Russo, 218 Grand & ano; 2yf Jan1'12; 3 yrs at $840; Jan6'13. 540

[1]**Henry st, 193** (1:285), basement, baths, fixtures, &c; Benj Solomon to Beile Seikewitz, 193 Henry; 5yf Dec1'12; 5y ren; Jan 8'13. 540

[1]**Hudson st, 581** (2:634), s str & b; Cath G Gwyer EXTRX Geo W Gwyer to Jacob Augerman, 581 Hudson; 3yf May1'13; Jan 6'13. 660

[1]**Maiden la, 25** (1:65), str & b; Estate David L Einstein to Isaac Westervelt, — Bway, Piermont, NY; 9 5-12yf Dec1'12; Jan7'13. 5,000 & 5,500

[1]**Monroe st, 27-9** (1:276); sur Ls; Giuseppe Giudice to Sadie Paskewitz, 691 Madison, Bklyn; AT; Jan1; Jan4'13. 1,258.09

[1]**Monroe st, 27-9** (1:276); all; Sam W Rubin to Giuseppe Giudice, 78 Roosevelt; 5yf Jan1'13; Jan6'13; 6,000

[1]**Mott st, 302-4** (2:521), all; Emilio Sarno to S Jarmulowsky, 16 E 93; 5yf Jan1, upon terms & conditions as per agmt dated Jan6'13; Jan7'13. nom

[1]**Pitt st, 123 (109)** (2:345), ws, 25x100; asn Ls; Sarah Gordon to Robt W Smith, 120 Riverside dr; Dec28'12; Jan7'13. nom

[1]**Stanton st, 40** (2:422), nwc Forsyth; str & pt c; Ernst Plath to Jacob Rosenberg, on premises; 5yf May1; Jan9'13. 1,350

[1]**Sylvan pl, 1** (6:1769), nwc 120th; all; Geo Ringer & Co to Wm C Cross, 331 Webster av, Jersey City, NJ, & ano; 3 5-12yf Jan10; Jan9'13. 1,200

[1]**Washington st, 246** (1:129), all; Chas E Rhinelander to Henry E Wessels, 382 McDonough, Bklyn & Chas T, G Wm & Frank L Wessels, all at 59 8 av, Bklyn; 5yf May 1'13; Jan6'13. 2,800

[1]**West st, 126** (1:82); all; agmt modifying Ls & reducing rent to $1,500 & $2,000; Jno Bain Jr, ATTY for Julia M Love et al, with Patk J Ryan, 126 West; Dec23'12; Jan9'13. nom

[1]**West st, 126;** asn Ls; Mariano Pistorino to Patk Murphy, 126 West; mtg $2,481; Nov30'12; Jan9'13. nom

[1]**West st, 126;** asn Ls; Patk Murphy to Patk J Ryan, 126 West; mtg $2,481; Dec 23'12; Jan9'13. nom

[1]**West st, 425** (2:637); asn Ls; Cornelius G Dwyer to Edwin F Grant, 878 E 176; Jan8; Jan9'13. nom

[1]**West st, 425** (2:637), sec 11th; all; Jno Noonan to Cornelius G Dwyer, 374 W 11; 5yf May1; Jan9'13. 3,000

[1]**5TH st, 619-21 E;** asn three Ls; Adelheid Lieb to Mary F Stanley; AT; Sept20 '10; re recorded from Sept29'10; Jan3'13. O C & 100

[1]**5TH st, 619-21 E;** sur Ls; Mary F Stanley by Adolph Kronengold ATTY to Sarah B Reynolds at Kingston, NY; Dec31'12; Jan3'13; O C & 100

[1]**5TH st, 619-21 E;** asn three Ls; Mark Aaron to Augusta Goodman; ½ pt; AL; Sept28'10; re recorded from Feb14'11; Jan3'13. O C & 100

[1]**5TH st, 619-21 E;** sur Ls; Augusta Goodman to Sarah B Reynolds at Kingston, NY; AT; Dec31'12; Jan3'13. O C & 100

[1]**5TH st, 621 E** (2:388), leasehold, agmt & authorization as to Management of above; Adolph Kronengold (agent & atty for Mary F Stanley) & Augusta Goodman with Fredk A Booth, 41 Union Sq, agent & atty for Sarah B Reynolds; July13'12 (re recorded from July15'12); Jan3'13. nom

[1]**5TH st, 621 E,** leasehold; cancellation of above agmt; same with same; Dec31'12; Jan3'13. nom

[1]**7TH st, 83 E** (2:449), parlor fl; Lena Jacobowitz to Benj Kleinberg, 83 E 7 & ano; 2 10-12yf July1'09; 1y ren; Jan8'13. 660

[1]**11TH st W, sec West,** see West, 425.

[1]**12TH st, 528 E** (2:465), asn two Ls; Nathan Tamler to Hyman Tamler, 1164 2 av; Jan2; Jan9'13. O C & 100

[1]**18TH st, 16 E** (3:846), str & b; Louis Bowsky to Jos Herr at Hotel Ariston, 5th av, Rockaway Park, B of Q, from Oct1'12 to May1'20; Jan6'13. 3,600 to 4,200

[1]**26TH st, 151-63 W** (3:802), 3d loft; Simon Sterns & Co to Hyman Levin, 1480 Mad av; 3yf Feb1'13; Jan7'13. 6,000

[1]**29TH st, 54 W** (3:830); str; Patk A Gallagher to Michl Feniello, 354 7 av; from Dec1'12 to Apr30'18; Jan3'13. 780

[1]**31ST st, 120 W** (3:806), top fl, with furniture, scenery, &c, with option to purchase chattels &c for $3,500; De Witt C Wheeler to Wray Physioc, 488 7 av; 90 days fr Jan1; Jan9'13. for term 375

[1]**33D st, 1-13 E** (3:863), 10th loft; 5th Av & 33d St Co, a corpn to Chas G Edmonds, 532 Carlton rd, Westfield, NJ & ano; 5yf Feb1'13; Jan3'13. 8,000

[1]**34TH st, 27 W** (3:836), str; Moses H Harris to Gotham Silk Mfg Co, a corpn, 430 E 53 et al; 5 7-12yf Jan1'13; Jan7'13. 11,000 & 12,000

[1]**35TH st W, sec 8 av,** see 8 av, 496.

[1]**47TH st, 34 W** (5:1262); asn Ls; Angelo Sproviero to Maria G Sproviero, 34 W 47; July8'12; Jan4'13. nom

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[1]53D st 315 E (5:1346-88), all; Thos Tortora to Max Mittman, 329 E 56 & ano; 3 yf Mar1'13. Jan7'13. 720 & 789

[1]59TH st W, see 9 av, see 9 av, see 59th.

[1]63D st E (5:1418-18), ns, 155 w 2 av, 25x100.5, the land; Leverett to W Boardman to Arthur S Verney, 170 W 73; 21yf Feb1; Jan14'13 taxes &c & 550

[1]72D st, W, swc Bway, see Bway, 2077.

[1]92D st, 117-19 W (4:1223), two bldgs; Gustav Stickley et al EXRS &c Jno Bauer to Abbie R Kenyon, 119 W 92; 5yf Oct1'13; Jan3'13. 4,200

[1]103D st, 64 E (6:1608), e str & b; Isaac Kossoff to Harry Feldman, 64 E 103; 3yf May1'11; Jan3'13; re recorded from Sept19'11. 396

[1]103D st, 64 E; asn Ls, Harry Feldman to Wm Toplowitz, 64 E 103 & ano; AT, Nov7'12; Jan3'13. nom

[1]107TH st, 319-21 E (6:1679); all; Israel & Abr Gottlieb to Frank Zangara, 221 E 107th & ano; 3yf Jan1'13; Jan6'13. 3,900

[1]120TH st E, nwc Sylvan pl, see Sylvan pl, 1.

[1]126TH st W, nwc 7 av, see 7 av, 2120.

[1]130TH st, 526 W; also OLD BROADWAY, 2340-2; also OLD BROADWAY, 2344-6 (7:1984), 3 dwgs, all; Fleischmann Realty Co to Ignatz Spitzer, 2742 8 av et al; 3yf Feb1'13; Jan7'13. 13,500

[1]142D st W, see Bway, see Bway, 3478.

[1]146TH st, 470-2 W (7:2060), all; Abr N Leventual to Fredk R Lozier at Coytesville, NJ, 4 9-12yf Jan1; Jan7'13. 5,700

[1]171ST st W, see St Nich av, see St Nich av, sec 171.

[1]179TH st, 517 W (8:2152), ns, 258 w Ams av, 17x100; all; Calabra Bldg Co to Hans G Nickstadt, 4308 Bway & ano; 1yf Jan4'13; Jan6'13. 900 & 1,200

[1]Amsterdam av, 813 (7:1854), s str; Sol Weinhandler to Angelo & Emil Rinaldi, 813 Ams av; 3yf May1'12; 2y ren at $756; Jan8'13. 720

[1]Broadway (1:11), Beaver st, Whitehall & Stone sts, Room G, on ground fl & Room 501 in tower of N Y Produce Exch; N Y Produce Exchange to Consumers Co of America, a corpn, 4 Bway; 5yf May1'12; Jan6'13. 4,600

[1]Broadway, 532-4 (2:497), 12 ft space in front of str, also show windows; David Luster to S A Kalfon, on premises; fr Nov 1'12 to Feb1'14; Jan7'13. 900

[1]Broadway, 835 (2:564), basement; Lilly Seelig, EXTRX Adolph Seelig, decd, to Adolph Seelig (Inc), a corpn, 835 Bway; fr Dec1'12 to Aug31'21; Jan7'13. 3,000

[1]Broadway, 2077 (4:1163), swc 72d, str No 3 & 2 basements; Harsen Co, a corpn, to Malandre Bros, 2094 Bway; 10yf Feb1'13; Jan7'12. 3,500 to 4,500

[1]Broadway, 3478 (7:2073), sec 142d, str & pt c; Helen W Hoefler to Chas Tarr, 3478 Bway; 3yfOct1'12; Jan7'13. 1,500

[1]Old Broadway, 2340-6, see 130th, 526 W.

[1]St Nicholas av (8:2127), sec 171st, cor str & pt b; Ehler J Ernst to Neil A Flannery, 52 East Kingsbridge rd; 10yf Dec1'12; Jan6'13. 1,200 to 2,000

[1]1ST av, 58 (2:431), str & b; Louis Geissler to Jacob Hauben, 58 1 av; 3yf May1'14; Jan6'13. 1,320

[1]2D av, 157 (2:465), all; John Palmieri to Isaac & Minnie Turetsky, 157 2 av; 3yf Jan1'13; Jan8'13. 1,680

[1]3D av, 403, 403½ & 405 (3:909), all; David Lippmann to Max Greenberg, 165 3 av; 10yf Jan1; Jan8'13. 2,850

[1]3D av, 403, 403½ & 405; asn Ls & consent to same; Max Greenberg to Michl A Volino, 208 E 24 & ano; AT; Jan6; Jan8'13. nom

[1]4TH av, 61 (2:555), 1st to 5th lofts; Benj Blossom & ano, TRSTES Minnie P C Blossom, to Sandford, Bell & Lahm (Inc), a corpn, 61 4 av; 5yf May1'13; Jan7'13. 4,250

[1]6TH av, 182 (2:576), front ½ of b; Charlotte M Simpson to Jas P Pinto, 145 Sullivan; 2 4-12yf Jan1; Jan9'13. 216 & 240

[1]6TH av, 480 (3:830); also 29TH ST, 54 W; all; Chas W Wetyen to Patk A Gallagher, 559 W 159; 5yf May1'13; Jan3'13. 9,000

[1]7TH av, 2120 (7:1932), nwc 126th; asn Ls; Wm J Lynch to Wm Zoll, 564 W 149; Dec28'12; Jan9'13. nom

[1]8TH av, 496 (3:784), sec 35th, 25x77.4; all; Saranac Realty Co to Francis J Davidson; 18 2-12y & 15 days f Feb15'03; Apr 10'03; Jan4'13. taxes &c & 3,234

[1]8TH av (7:1931), sec 126th, 49.11x100; all, Hotel Braddock; Ernst Struck & ano to Patk Doonan, 2307 8 av; 35 3-12yf Jan 1'13; Jan3'13. taxes, &c, & 10,714.30

[1]9TH av, 458 (3:759); asn Ls & consent to same; David Isenberg, firm Isenberg Bros, to Isidor Thorner, 11 Fulton, Bklyn, & ano; Jan9'13. nom

[1]9TH av (4:1049), sec 59th, 1-sty bldg; all; Cath E Boland to Alex McMullen, 106 W 61; 5-12yf May1'14; Jan9'13. taxes, &c, & 9,600

[1]10TH av, 612 (4:1053); asn Ls; Reuben Hird to Malcolm G Broadbent, 333 W 27; May13'12; Jan3'13. nom

LEASES.

Borough of The Bronx.

[1]Home st, 756; also FOREST AV, 1140 (10:2661); asn Ls; Harry Picower to Harry Pelesovitch, 756 Home; Jan6; Jans'13. nom

[1]137TH st, 244-6 E (9:2320); all; J L Mott Iron Works, a corpn to Prudential Co-op Laundry Co, 246 E 37; 20yf Oct1'12; Jan9'13. 3,000

[1]162D st E, nwc 3 av, see 3 av, nwc 162.

[1]163D st E, swc Union av, see Union av, 925.

[1]180TH st, 881 E (11:3124), str & b; Tommaso Giordano to Eugene Bonsaing, 904 E 182; 10yf Nov1'12; Jan8'13. 660 to 1,200

[1]183D st E, sec Park av, see Park av, sec 183d.

[1]Arthur av (11:3065), ws, 164 s 187th, 50x115; sobrn of Ls to mtg for $13,000; Filomena Tesoro owner & Bernard & Fanny Feinstein lessees with Jno Bussing Jr, at Mt Vernon, NY; Jan4; Jan6'13. nom

[1]Clason Point rd (*), es, 250 n Gildersleeve rd or 149th, 25x111.6, all; Susan H Rudd to Anton Bubak, 213 E 126; 10yf May1'11; Jan8'13. taxes, &c, & 500 to 745

[1]Elder av (*), nwc Westchester av; c str; Winnie Co to Thos P J Concannon, 1019 Stebbins av; 10yf Jan1; Jan9'13. 1,000 to 2,400

[1]Forest av, 1140, see Home, 756.

[1]Intervale av, sec Westchester av, see Westchester av, sec Intervale av.

[1]Intervale av (10:2703), sec Westchester av, —x—; asn Ls; Bernard Gallagher to Jno J Burke, 361 W 58; Dec31'12; Jan3'13; nom

[1]Park av (11:3038), sec 183d, 90x43.8x90 x47.1; sobrn of Ls & two mtgs of $5,000 each to mtg for $20.000; Herman N Meyer, owner, & Jno H Lansen & Doretta Gaffney, lessees & mortgagees of 4532 Park av, & A Hupfels Sons, a corpn, mortgagor with Caroline Christman, 163 W 95; Jan 6; Jan9'13. nom

[1]Union av, 925 (10:2668), swc 163d, str & b; Solomon Rashbo to Louis Horowitz, 63 E 121; fr Jan1'13 to Apr 28'17; Jan9'13. 1,080 & 1,200

[1]Westchester av, sec Intervale av, see Intervale av, sec Westchester av.

[1]Westchester av (10:2703), sec Intervale av, str, 20x40 & rear of str adj cor on Westchester side of bldg, forming an L with b under cor str; Jacob Leitner to Bernard Gallagher, 1149 3 av; 5yf Oct1'12; Jan3'13 1,200 to 2,400

[1]Westchester av, nwc Elder av, see Elder av, nwc Westchester av.

[1]3D av (9:2367), nwc 162d; str & pt b, sur Ls; dated Nov9'06; Jno Masser et al to Thos J Quinn, 2345 Valentine av; AT; Aug30'12; Jan6'13. nom

[1]3D av (9:2367), nwc 162d, str, 22x55, & s pt b, 27x93; Thos J Quinn to Jno Masser, 923 Eagle av; 10yf Sept1'12; Jan6'13. 3,000 to 3,500

MORTGAGES.

Borough of Manhattan.

JAN. 3, 4, 6, 7, 8, 9.

[m]Allen st, 17 (1:300), nwc Canal (No 73), 75x22.6; Dec27'12; Jan6'13, 5y4½%; Louis I Siff, Dayton, O, to Chas W Cox, Wyoming, NJ, trste. 50,000

[m]Allen st, 17; sobrn agmt; Jan6'13; Ephraim Siff with same. nom

[m]Arden st (8:2174), sws, 129.6 nw Nagle av, 2 lots ea 40x130, 2 mtgs ea $37,500; Jan8; Jan9'13, 5y5%; Brown Bros (Inc), Owners & Builders, a corpn, 33 E 20, to Cora B Rutherfurd, Seabright, NJ. 75,000

[m]Arden st (8:2174); same prop; 2 certfs as to above mtgs; Jan8; Jan9'13; same to same.

[m]Arden st (8:2174); same prop; 2 sobrn agmts; Jan9'13; same & Robt E Phelan with same. nom

[m]Barrow st, 144-50 (2:604), nec West (Nos 384-5), runs e144.2xn59.3xw67.6xw70 to West xs48 to beg; Jan8; Jan9'13, 3y5%, Mary Brennan & Thos F Farrell, exrs &c Wm Farrell & Dora Farrell, widow, to Emigrant Indust Savgs Bank. 85,000

[m]Beekman st, 109-11 (1:95), sws, 53.10 se Pearl, 38.4x48.10x29.1x irreg; ext of $25,000 mtg to Jan4'18 at 4½%; Jan3; Jan4'13; Louise Darrow with Fredk M Hilton, at Briarcliff, NY. nom

[m]Bleecker st, 185-7, also MACDOUGAL ST, 100-2 (2:540); ext of $68,000 mtg to Jan20'18 at 5%; Nov12'12; Jan7'13; Kingston Savgs Bank with Giovanni Lordi. nom

[m]Broome st, 216-8, see Eldridge, 204-6.

[m]Broome st, 216-8 (2:352), ns, 42 w Norfolk, 46.9x75.5; PM, pr mtg $——; Dec30'12; Jan6'13; due Dec1'17, 6%; Forsythe St Realty Co to Jacob Levy, 157 W 119. 10,000

[m]Broome st, 220 (2:352), ns, 88.9 w Norfolk, 46.9x75.5x46.6x75.5; PM; pr mtg $——; Dec30'12; Jan6'13; due Dec1'17, 6%; Forsythe St Realty Co to Jacob Levy, 157 W 119. 5,000

[m]Broome st, 220 (2:352), ns, 88.9 w Norfolk, 46.9x75.5x46.6x75.5; given as collateral security for payment of $5,000; pr mtg $——; Dec30'12; Jan6'13; due Dec1'17, 6%; Forsythe St Realty Co to Jacob Levy, 157 W 119. 5,000

[m]Canal st, 73, see Allen, 17.

[m]Carmine st, 88, see Varick, 230.

[m]Cedar st, 119-21, see Liberty, 114-8.

[m]Chrystie st, 211 (2:427), ws, abt 85 n Stanton, runs w50xs25xe25xs3.6xe25 to Chrystie xn25 to beg; pr mtg $15,000; Jan 3; Jan4'13; 3y6%; Paolo Terregrossa to Ray Ashendorf, 126 Dupont, Bklyn. 2,000

[m]Downing st, 8 (2:627), ss 75 w Bleecker, 25x90.8x25.3x87; PM; Jan2; Jan3'13, 3y 4½%; Church of Our Lady of Pompei, a corpn, to Emigrant Indust Savgs Bank. 12,000

[m]Eldridge st, 204-6 (2:416), es, 176.6 n Rivington, 48.11x88.6; PM; pr mtg $——; Dec30'12; Jan6'13; due Dec1'17, 6%; Forsythe St Realty Co to Jacob Levy, 157 W 119. 5,000

[m]Eldridge st 204-6 (2:352); also BROOME ST, 216-8 (2:416); certf as to correction of name of mortgagor in 4 mtgs, recorded Jan6; Jan9'13; Jacob Levy to Forsyth St Realty Co.

[m]Forsyth st, 14 (1:292), es, 200 s Canal, runs e100xs25xw79.8 to es of a new st x nw29.1 to es Forsyth xn4.4 to beg; Jan4; Jan8'13; 5y4½%; Lewis Adelson to Union Trust Co of NY, 80 Bway. 18,000

[m]Franklin st, 10-12 (1:167), ns, 97.7 e Centre, runs n100xe44.2xs58.8xw0.2xs41.6 to st xw45.11 to beg; PM; pr mtg $60,000; Jan2; Jan3'13; 3y6%; Jno B Corsiglia to Angelo Legniti, 325 E 13. 5,000

[m]Greene st, 138-40 (2:513), es, 225.5 n Prince, 38.1x100.4x38.3x100.4; Dec23'12; Jan3'13; 3y4¾%; Cath E Strong to K Frances Coleman, 50 W 51. 50,000

[m]Houston st, 148 E (2:442), ns, 284.7 w 1 av, 25.4x101.8x25.10x101.5; Jan7; Jan8'13; due &c as per bond; Pauline Ossman wid, Eliz P Lorick & Henry, Stephen, Sylvia, Letitia & Rosalind E Ossman to Stephen Ossman, 1454 3 av. 5,000

[m]Lawrence st, 50 (7:1966), sws, 193.6 se Ams av, 24.10x100; pr mtg $12,000; Jan2; Jan4'13; due &c as per bond; Jos Loerwald to Cath Loerwald, 50 Lawrence. 1,500

[m]Liberty st, 114-8, also CEDAR ST, 119-21 (1:52); ext of $450,000 mtg to Jan21'16 at 4½%; Dec20'12; Jan7'13; Louisine W Havemeyer with Augustus Hemenway, Canton, Mass, et al, trstes Augustus Hemenway. nom

[m]Macdougal st, 100-2, see Bleecker, 185-7.

[m]Madison st, 244-6 (1:270); certf as to payment of $1,000 on account of mtg; Jan 6; Jan7'13; Isaac Shiman, at Cleveland, O, to Mollie Sklamberg.

[m]Mercer st, 109 (2:499), ws, abt 100 n Spring, 25x100; Jan3; Jan4'13; due &c as per bond; Emerick, Louisa & Mary Kiss to Eliz W Burke at Llewellyn Park, Orange, NJ & ano. 15,000

[m]Rivington st, 241-3 (2:338), ss, 125 e Willett, runs s70xw40xn—xe—xn— to Rivington xe40 to beg; Jan3'13; 5y4½%; Hyman Schnitzler & Simon Siegel to German Savgs Bank, 100 E 14. 35,000

[m]Rivington st, 241-3; sobrn agmt; Jan3'13 Jacob Marks with same. nom

[m]Scammel st, 34 (1:266), es, 52.1 n Monroe, 27x95; Nov18'12; Jan6'13, 3y6%; Jeannette Hodes, 434 E 141, to Abr E Rothstein, 131 Bleecker. 2,000

[m]South st, 19 (1:5); ext of $24,000 mtg to Dec27'15 at 5%; Nov14'12; Jan6'13; Theo C Camp as committee Ferd W Suydam with Ellen, wife Jos Crowell. nom

[m]Stanton st, 18 (2:427), ns, abt 100 w Chrystie, 25x100; Jan4; Jan6'13, 5y4½%; Abr Hochman to Frederic de P Foster, Tuxedo Park, NY & ano, trste for Henry M Sands, will Abr B Sands. 22,000

[m]Stanton st, 18; sobrn agmt; Jan4; Jan6'13; Wm Knapp with same. nom

[m]Varick st, 230 (2:528), es, 48.7 s Carmine, runs e48.2xn5xn61.6 to Carmine (No 88) xw18.7 to Varick xs48.7 to beg; Jan6'13, 3y5%; Edw Tully to Emigrant Indust Savgs Bank. 11,000

[m]West st, 384-5, see Barrow, 144-50.

[m]West st, 425 (2:637), sec 11th; leasehold; PM; pr mtg $7,000; Jan8; Jan9'13, installs, 2½%; Edwin F Grant, 878 E 176, to Cornelius G Dwyer, 58 N 9 av, Rockaway Park, NY. 5,000

[m]West st, 425 (2:637); leasehold; Jan8; Jan9'13, demand, 6%; Edwin F Grant, 878 E 176, to Saranac Realty Co, 149 Bway. 7,000

[m]2D st, 112 E (2:430), ns, 193.3 e 1 av, 25x121.11; pr mtg $30,000; Jan8'13, 5y5%; Chas Abrahams to Aaron Morris, 26 Oliver. 5,000

[m]2D st, 238 E (2:385), ns, abt 280 w Av C, 24.9x105.10; ext of $4,50 mtg to Jan1'16 at 6%; Dec26'12; Jan6'13; Hinde Scher with Ferd & Wm Funk, 634 2d, Bklyn. nom

[m]4TH st, 355-7 E, see Av D, 41-3.

[m]5TH st, 55 W (2:572), ns, 152.7 e 6 av, 24.11x93.11; PM; pr mtg $30,000; Dec30'12; Jan3'13; due Jan2'16; 6%; Arlington Estates, Inc, a corpn to Rose Judson, 47 E 112. 6,000

[m]9TH st, 726 E (2:378), ss, 332.11 e Av C, 24.11x93.11; Jan7; Jan8'13; 3y5½%; Lena Welkovitz, 207 E 15 to Ratschel Joseph, 222 Av B. 21,625

[m]11TH st, 718-22 E (2:380), ss, 21.1 w Dry Dock, 62.11x75.4; Jan6; Jan7'13, 3y5%; Max Haefner, 266 W 46, to Barbara Trinks, 10 Pinehurst av. 5,000

[m]11TH st, 276 W (2:622); ext of $10,000 mtg to Jan1'16 at 5%; Dec28'12; Jan6'13; Bankers Trust Co, trstes Wm J Haddock, with Herman Reher, 276 W 11. nom

[m]11TH st W, sec West, see West, 425.

[m]12TH st, 330 E (2:453), ss, 357.8 e 2 av, 25x93.8 to cl former Stuyvesant xsw17.5x w10.5xn10.3 to beg; PM; pr mtg $30,000; Jan3'13; 3y6%; Pasqua Cannariato, 234 E 75 to Abr Dorb, 180 Claremont av. 3,000

[m]14TH st, 152 W (2:618), ss, 100 e 7 av, 25x103.3; pr mtg $20,000; Jan4; Jan9'13, 1y6%; Andw P Dubben to Edw Early, 316 W 20. 2,000

[m]14TH st, 253-7 W (3:764), ns, 93.6 e 8 av, 72.6x103.1; PM; Jan3'13; 3y6%; Saml Kilpatrick to American Mtg Co, 31 Nassau. 55,000

[m]16TH st, 327 E (3:922); ext of mtg for $30,000 to Dec21'15, 5%; Dec3'12; Jan6'13; Alice I Connoly, individ. & Theo Connoly, exr Sarah L Holly, with Sarah A Brevoort. nom

[m]18TH st, 16 E (3:846); asn Ls to secure performance of contract & for repayment of $1,500; AT; Jan3; Jan6'13; Jos Herr to Pabst Brewing Co, a corpn, 609 W 49. nom

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m**19TH st, 35 W** (3:821); ext of $45,000 mtg to Dec28'17 at 5%; Dec28'12; Jan7'13; Herman Levy to Seamens Bank for Savgs in City NY, 76 Wall. nom

m**23D st, 115-7 E** (3:879), ns, 156 e 4 av, 56.6x110; sobrn agmt; Dec13'12; Jan7'13; No 115 E 23d St, a corpn, Annie T L Atterbury, Emily L L Smith, Pearce Bailey, exr Edith L B Bailey, & Chas N Black, with Met Life Ins Co, 1 Mad av. nom

m**25TH st, 40-6 W** (3:826), ss, 196.6 e 6 av, 103.6x98.9; agmt modifying terms of mtg; Aug14'12; Jan7'13; Bldg & Engineering Co with Florence Coleman, 50 W 51. nom

m**25TH st, 158-62 W** (3:800); ext of 3 mtgs for $11,645.85 each to Jan8'16 at 6%; Dec10'12; Jan7'13; Adolph Altman with Wessex Realty Co, 31 Liberty. nom

m**27TH st, 100-12 E**, see 4 av, 381-5.

m**27TH st, 27 W** (3:829), asn Ls by way of mtg to secure $2,250; Jan8'13, Morris Glantz to Pabst Brewing Co, 606 W 49. nom

m**30TH st, 237 E** (3:911), ns, 210 w 2 av, 20x98.9; Oct11'12; Jan8'13, 2y5%; Cath V Corduke, White Plains, NY, to Jos Kenney, 145 E 97. 2,000

m**31ST st, 12-16 E** (3:860), ss, 166.4 w Mad av, runs s75xe21.4xs17.8xw25xs19.10 xw50xn112.6, to 31st xe53.8 to beg; pr mtg $396,802.16; Dec28'12; Jan6'13; due June 15'15, 6%; New Belgravia Realty Co (Inc), a corpn, 165 Bway, to Geo C Van Tuyl Jr, as Supt of Banking Dept State NY, Albany, NY, & ano. 18,500

m**36TH st, 17 W** (3:838), ns, 298 w 5 av, 24x98.9; pr mtg $75,000; Jan3; Jan4'13; due &c as per bond; Charter Oak Realty Co, a corpn to Jno I Downey, 43 E 57. 10,000

m**36TH st, 17 W**; certf as to above mtg; Jan3; Jan4'13; same to same. ——

m**36TH st, 17 W**; ext of mtg for $75,000 to Apr8'15, 5%; Jan3; Jan4'13; Chas G Thompson, 36 E 67 with Charter Oak Realty Co, a corpn, 3 E 35. nom

m**38TH st, 26 W** (3:839), ext of mtg for $87,500 to Jan2'18; 4½%; Jan2; Jan3'13; Helen L Alexandre with Wm H Wheeler, 66 W 51. nom

m**40TH st, 14 E** (3:869), ss, 171 w Mad av, 21x98.9; PM; Jan2; Jan3'13; 5y5%; Jos Schanz to Adelaide B Harris, 11 E 40. $8,500

m**40TH st, 437 W** (4:1050), ns, 150 w 9 av, 25x98.9; Jan6'13, 5y5%; Rozie Lustbader to Lawyers Mtg Co, 59 Liberty. 12,000

m**40TH st, 437 W**; sobrn agmt; Jan6'13; same & Sophia T, wife of & Jno C Harre, with same. nom

m**42D st, 225-7 W** (4:1014), ns, 137.6 e 8 av, 37.6x100.5; Jan7; Jan8'13; 1y % as per bond; Louis V & Mary A O'Donohue & Isabelle O'D Amy to Farmers Loan & Trust Co, 22 Wm. 40,000

m**43D st, 203 E** (5:1317), ns, 80 e 3 av, 25x100.5; pr mtg $10,500; Jan9'13, 1y6%; Agnes M McCaffery, heir & devisee Edw Moran, to Rebecca Jacobs, 400 West End av. 1,500

m**43D st, 459 W** (4:1053), ns, 125 e 10 av, 25x100.4; pr mtg $11,000; Jan8'13; due &c as per bond; David C Miller to North River Savgs Bank, 31 W 34. 1,000

m**44TH st, 27-31 W** (5:1260), ns, 350 w 5 av, runs n200.10 to ss 45th (Nos 26-36) xw 110xs100.5xe35xs100.5 to 44th xe75 to beg; Jan7'13, 5y % as per bond; Harvard Club of N Y City to Farmers Loan & Trust Co, 22 William. 750,000

m**44TH st, 37-41 W** (5:1260), ext of $190,000 mtg to Dec1'17 at 4½%; Jan3'13; New York Life Ins & Trust Co to New York Yacht Co, 37-41 West 44. nom

m**45TH st, 158 E**, see 3 av, 716.

m**45TH st, 26-36 W**, see 44th, 27-31 W.

m**47TH st, 21 E** (5:1283), ns, 44.9 w Mad av, 16.6x100.5; ext of $45,000 mtg to Dec 27'17 at 4½%; Dec27'12; Jan7'13; Bowery Savgs Bank with Margt E McCormick, 21 E 47. nom

m**48TH st, 233 E** (5:1322), ns, 260 w 2 av 20x100.5; PM; Jan9'13, 3y5%; Danl Casey Jr, 233 E 48, to Emigrant Indust Savgs Bank. 9,500

m**48TH st, 233 E**; PM; pr mtg $9,500 Jan 9'13, 2y6%; same to Helen C, wife Addison Brown, 45 W 89. 1,500

m**48TH st, 56 W** (5:1263), ss, 654.3 w 5 av, 18.9x100.5; Dec31'12; Jan6'13, demand, 6%; Wm H White, Tarrytown, NY, to Clinton S Harris, 220 Marlborough rd, Bklyn. 1,000

m**49TH st, 403 W**, see 9 av, 721-3.

m**50TH st, 307 W** (4:1041), ns, 118.4 w 8 av, 19.2x100.5; pr mtg $15,500; Jan7'13, 2y 6%; Eliz A Viau, 232 W 49, to Wm J Fallon, 116 E 54. 2,000

m**51ST st, 419 E** (5:1363), ns, 185.8 e 1 av, 16.8x100.5; Jan7'13, installs, 6%; Bertha Rubenstein to N Y & Suburban Co-op B & L Assn, 147 E 125. 5,000

m**51ST st, 33 W** (5:1267), ns, 494 w 5 av, 42x100.5; PM; pr mtg $130,000; Jan7; Jan 8'13; due May7'13; 6%; 33 West Fifty-first St Co, Inc, a corpn, 507 5 av to Julia M Cary, Ridgefield, Conn. 15,000

m**51ST st, 237 W** (4:1023), ns, 220 e 8 av, 15x100.5; Jan3'13; 3y5%; Benven Realty Co to Margt F Barnes, 161 Washington, Peekskill, NY. 18,000

m**51ST st, 237 W**; certf as to above mtg; Jan3'13; same to same. ——

m**51ST st, 329 W** (4:1042), ns, 343.3 w 8 av, 18x100.5; also GERARD AV (9:2474), nec Juliet (old line) also abt 3 ft n 158th, 52x182 to Walton av; also WALTON AV (9:2474), ws, 51.7 n 158th, 52x92; given to secure note for $4,000; Dec16'12; Jan4'13; 6 mos, 6%; Gustave A Robinson, Richfield Spring, N Y to Augusta L Robinson of same place 1,000

m**52D st E, sec 3 av**, see 2 av, 1103-5

m**53D st, 26-8 E**, see Mad av, 507-11.

m**53D st, 156 E**, see 2 av, 1103-5.

m**53D st, 158-60 E** (5:1307), ss, 97 w 3 av, runs s75.5xw3.9xs—xw42.10xn100.5 to 53d x e48 to beg; PM; Jan3'13; 5y5%; Neerg Realty Co, 160 Bway to Emily Cook extrx Peter Cook, 62 St Marks pl. 38,000

m**53D st, 158-60 E**; PM; Jan3'13; 3y6%; same to same. 2,000

m**54TH st, 131 E** (5:1309), ns, 129.4 w Lex av, 16.10x100.5; Jan9'13; due Aug15'14, 4½%; Eliz H, wife Chester Griswold, to Bank for Savgs, in City NY, 280 4 av. 3,000

m**54TH st, 154-6 E** (5:1308), ss, 70 w 3 av, runs w49xs58.4xw0.6xs42.1xe49.6xn100.5 to beg; pr mtg $——; Jan2; Jan7'13; 5y5%; First Universalist Mission Society of the City of N Y to Mary B Van Etten, 233 W 11. 4,000

m**56TH st, 21 E** (5:1292), ns, 97.11 w Mad av, 22.1x100.5; Jan3'13; due &c as per bond; Jessie S Robertson to Jno Mackenzie, 607 Lafayette av, Bklyn, & ano trstes Duncan E Mackenzie. 30,000

m**57TH st, 563 W** (4:1086), ns, 50 e 11 av, runs n75.5xw50 to es 11 av (No 844), xn25 xeo6.8xs100.5 to st xw16.8 to beg; Jan6; Jan7'13; due &c as per bond; Kath F Reynard to Title Guar & Trust Co. 5,000

m**58TH st E, nwc 2 av**, see 2 av, 1103-5.

m**59TH st W, sec 9 av**, see 9 av, sec 59th.

m**62D st, 154 E** (5:1396), ss, 140 w 3 av, 20x100.5; ext of $21,000 mtg to Jan3'16 at 5%; Jan3'13; Wm B Anderson with Wilson M Powell, trstes Josephine L Travis. nom

m**64TH st, 418 E** (5:1458); ext of $10,000 mtg to Jan1'16 at 5%; Dec14'12; Jan4'13; Bankers Trust Co with Louis Tekulsky, 20 E 120. nom

m**64TH st, 42 W** (4:1116); ext of $30,000 mtg to Jan3'18 at 4½%; Dec31'12; Jan4'13; Chas Steckler with Jacob Israelson & Leon & Nathan L Ottinger. nom

m**69TH st, 310 W** (4:1180), ss, 200 w West End av, 25x100.5; pr mtg $——; Jan7; Jan 8'13; demand; 6%; Arnold Jacob, 967 Ams av to Jos J Brown, 227 W 141. 1,000

m**71ST st, 411 E** (5:1466), ext of $25,000 mtg to Jan16'16 at 5%; Dec10'12; Jan8'13; Jos L R Wood with Saml Golde, 131 E 86. nom

m**72D st, 161 E** (5:1407), ns, 125 w 3 av, 25x102; pr mtg $ —; Jan2; Jan3'13; due Apr1'13, 6%; Mary A Thornton, 500 W 143 to Louise C McCreery, 350 Lex av. 2,000

m**72D st, 240 W** (4:1163); ext of $33,500 mtg to Jan2'18 at 4½%; Jan2; Jan7'13; Jere W Dimick with Bank for Savgs in City NY, 280 4 av. nom

m**73D st, 52 E** (5:1387); ext of $25,000 mtg to Jan1'16 at 5%; Nov26'12; Jan4'13; Sol Bruhl trste with Berthe Hummel, 52 E 73 & Sophie Kaffenburgh, 52 E 73. nom

m**74TH st, 152 W** (4:1145); ext of mtg for $20,000 to Feb9'16 at 4½%; Jan2; Jan9'13; Sarah E Arnold with Nannette E Kaufman, 30 E 83. nom

m**75TH st, 317 E** (5:1450), ns, 250 e 2 av, 25x102.2; PM; Dec23'12; Jan7'13, 5y5%; Gertie Halpin to Arnold Thayer, Port Washington, LI, et al, trstes Geo A Thayer. 19,000

m**76TH st, 321 W** (4:1185); ext of $28,000 mtg to June5'14 at 5%; Aug22'12; Jan7'13; Corpn for the Relief of Widows & Children of Clergymen of the Protestant Episcopal Church with Eliza J Wiggins. nom

m**77TH st, 426 E** (5:1471), ss, 338 e 1 av, 25x102.2, pr mtg $12,000; Jan8'13; 5y6%; Jno Koleszar to Jacob Steiner, 62 Clinton, Corona, LI; 3,500

m**81ST st, 422 E** (5:1560), ss, 256.6 e 1 av, 25x102.2; pr mtg $15,000; Feb1'09; Jan8'13; 3y6%; Ernestine Grabenstein to Anna Fantel. 3,000

m**81ST st, 534-6 E**, see East End av, 28-34.

m**81ST st, 147 W** (4:1212), ns, 414.6 w Col av, 19.6x102.2; PM; Jan6; Jan7'13, 3y5%; Wm B Harned, 249 W 107, to Eliz J Haynes, 440 Riverside dr. 19,000

m**83D st, 51-63 E** (5:1495), ns, 175 e Mad av, 125x102.2; Jan3'13, 5y4½%; Loyola School, a corpn, to Emigrant Indust Savgs Bank. 190,000

m**86TH st, 127-31 E**, see Lex av, 1280-4.

m**87TH st, 242 E** (5:1532), ss, 150 w 2 av, 25x100.8; PM; Jan8; Jan9'13; due &c as per bond; Nellie & Moe B Scheyer to Title Guar & Trust Co. 16,500

m**88TH st, 127 E**, see Lex av, 1324-6.

m**89TH st, 274 W** (4:1236), ss, 82 e West End av, 18x100.8, equal lien with mtg for $15,000 recorded Jan7'07; Jan3'13; due &c as per bond; Mary E Tucker, 274 W 89 to David Wesson, 111 South Mountain av, Montclair, NJ & ano trstes Matilda E Coddington. 5,000

m**90TH st, 145 E**, see Lex av, 1361-5.

m**90TH st E, nec 1 av**, see 1 av, 1740.

m**94TH st, 10 E** (5:1505), ss, 178.4 e 5 av, 20x100.8; pr mtg $12,000; Jan7; Jan9'13, 1y6%; Isidor Neuburger to Wm R Rose, 309 W 81. 6,000

m**96TH st, 163 E** (6:1624), ext of $17,000 mtg to Jan4'16 at 5%; Dec10'12; Jan8 '13; Hudson City Savgs Instn with Saml Stern. nom

m**97TH st, 114 E** (6:1624), ext of $12,000 mtg to Jan3'18 at 5%; Jan3; Jan4'13; Francois Guillot with Jas Barrett. nom

m**101ST st, 106 E** (6:1628), ss, 47.9 e Park av, 16x100.11, PM; Dec26'12, Jan2'13; 2y 5%; Louis Newman to Frank G Bos[illegible] 1062 Hoe av, Bklyn. 3,000

m**102D st, 105 E** (6:1630), ns, 52 e Park av, 25x100.11; ext of $12,000 mtg to Jan3 '18 at 5%; Jan3; Jan7'13; Bertha Seligman with Fredk Holtermann & Jno Meyer. nom

m**102D st, 213 E** (6:1652), ns, 205 e 3 av, 25x100.9; PM; Jan8; Jan9'13; due &c as per bond; Beatrice Sanders to Title Guar & Trust Co. 9,000

m**103D st, 253 W** (7:1875), ns, 50 e West End av, 18x80.11; PM; Jan2; Jan3'13; due &c as per bond; Jas A Lynch to Title Guarantee & Trust Co. 13,000

m**104TH st, 27-31 W** (7:1840), ns, 140 e Manhattan av, 50x100.11; bldg loan; pr mtg $——; Jan8; Jan9'13, 2y6%; Chas I Weinstein Realty Co, 17 W 120, to Meyer J Wohlgemuth, 207 W 110. 31,000

m**104TH st, 27-31 W**; certf as to above mtg; Jan6; Jan9'13; same to same. ——

m**105TH st, 321 W** (7:1891), ns, 100 e Riverside dr, 23x100.11; pr mtg $33,500; Jan3'13; due &c as per bond; Gladys E, wife of, & Ward Brower, 300 Central Park W, to Rhoda H Nicholls, 39 W 67. 2,000

m**111TH st, 136-8 W** (7:1820), ss, 287.6 e 7 av, 37.6x100.11; PM; Dec2'12; Jan8'13; 5y5%; Edw Fagan to Mary J Kingsland, 1026 5 av; re recorded from Dec3'12. 35,000

m**112TH st, 142 W**, see 7 av, 1837.

m**114TH st, 159 E** (6:1642), ns, 320 w 3 av, 18.9x100.11; ext of $4.000 mtg to Jan1'16 at 5%; Jan4; Jan7'13; Bertha Leffler et al, trstes of Emanuel Lodge No 1 Independent Order of True Sisters, with Patk McGrath, 157 E 114. nom

m**115TH st, 301-3 E**, see 2 av, 2240.

m**115TH st, 450 E** (6:1708), ss, 94 w Pleasant av, 24.10x100.10; Jan4; Jan6'13, demand, 6%; Thos Tucci, Tarrytown, NY, to Westchester County Brewing Co, 21 Prospect av, Mt Vernon, NY. 3,000

m**117TH st, 273 W** (7:1923); ext of $18,000 mtg to Jan1'18 at 5%; Jan2; Jan4'13; Louis A Salomon with Abr Kaufman, 629 W 115. nom

m**118TH st, 106 W** (7:1902), ss, 109 w Lenox av, 17x100.11; ext of $13,500 mtg to Nov11'15 at 5%; Dec7'12; Jan9'13; Mary A Howland to Alfd Freund, 158 E 31 & Wm Doob, 1963 Ryer av. nom

m**122D st, 65 E** (6:1748), ext of $2,000 mtg to Jan8'17 at 6%; Jan8'13; Abr Cohl to Abr Rogalsky, 2026 Lex av. nom

m**125TH st, 450 W** (7:1965); certf as to payment of $2,000 on account of mtg; Jan 8; Jan9'13; Jane L Armour to Heinrich Jungk, 450 W 125. ——

m**126TH st, 272 W**, see 8 av, 2342-4.

m**127TH st, 239 W** (7:1933), ns, 310 w 7 av, 15x99.11; Jan7; Jan8'13; due &c as per bond; Irma F Wessely to Title Guar & Trust Co. 6,000

m**127TH st, 239 W**; sobrn agmt; Dec—'12; Jan8'13; Elda A Liberty with same. nom

m**128TH st, 130-2 E**, see Lex av, 2116.

m**129TH st, 151 W** (7:1914), ns, 250 e 7 av, 25x99.11; Jan6'13, 5y5%; Elias S Peets to Julia F Henes, 1209 Park av. 25,000

m**129TH st, 217 W** (7:1935), ns, 200 w 7 av, 16.8x99.11; Jan8'13; 2y5½%; Edw M Kirkpatrick, Valley Cottage, Rockland Co, NY, to Jno W Sterling, 912 5 av. 7,750

m**135TH st, 35 W** (6:1733), ns, 410 w 5 av, 37.6x99.11; pr mtg $35,000; Jan6'13. 3y6%; Oswald Gasteyer to Henry F Kroger, 480 Lenox av. 6,000

m**135TH st, 501 W**, see Ams av, 1520-2.

m**143D st, 261 W** (7:2029); ext of $22,000 mtg to Jan1'18 at 5%; Oct28'12; Jan7'13; Lawyers Mtg Co with Jacob Sternberg. nom

m**143D st, 453 W** (7:2059), ns, 230 e Ams av, 20x99.11; ext of $16,000 mtg to Nov1 '15 at 4½%; Dec28'12; Jan7'13; Margt J Becker with Mary H Lester, 453 W 143. nom

m**152D st, 610 W** (7:2098), ss, 150 w Bway, 75x99.11; pr mtg $95,000; Jan7; Jan9'13; due &c as per bond; Wm J Alexander, Parkersburg, W Va, to Frank E Knox, Grantwood, NJ. 6,000

m**152D st W** (7:2099), ns, 350 w Bway, 25 x199.10 to 153d; Jan7; Jan8'13; due Aug4 '13; 6%; Annie M Kelly, 625 W 152d to Eliz Adams, 614 Hudson, Hoboken, NJ. 700

m**153D st W, ss, 350 w Bway**, see 1524 W, ns, 350 w Bway.

m**153D st W, cl, if extended at ws Colonial pkway**, see Colonial pkway, ws, at cl 153d, if extended.

m**159TH st, 540 W** (8:2117), ss 237 e Bway, 37.6x99.11; ext of mtg for $35,000 to May9'15, 5%; Nov25'12; Jan7'13; Simson Wolf, 22 E 81 & ano exrs Herrman Schiffer with Jas Tyroler, 316 W 79. nom

m**160TH st W, nec Ft Washington av**, see Ft Washington av, nec 160th.

m**162D st W, nwc Bway**, see Bway, 3883.

m**163D st, 549 W**, see Bway, 3883.

m**175TH st, 500-18 W**, see Ams av, 2308-16.

m**187TH st, 541-3 W**, see Audubon av, 450.

m**188TH st W, swc Audubon av**, see Audubon av, 450.

m**Av A, 218** (2:407), es, abt 75 s 14th, —x—; PM; pr mtg $——; Jan6; Jan7'13, 5y 5%; M W Realty Co to Caroline Stern, 51 E 92. 16,000

m**Av D, 41-3** (2:374), nwc 4th(Nos 355-7), 41x80; ext of mtg for $10,000 to May19'14, 6%; May19'11; Jan7'13; Isaac Goodstein with Katie Cohen, 36 W 119. nom

m**Av D, 15** (2:372), ws, 46.10 s 3d, 15.7x 53; pr mtg $6,500; Jan8; Jan9'13, 5y6%; Simon Silverman to Abr Reich, 58 Av A. 1,500

m**Amsterdam av, 726** (4:1243); ext of $22,000 mtg to Jan6'16 at 5%; Nov23'12; Jan8 '13; Gosselke Vagt with Stella Abrahamson, 1306 Mad av & Lillie H Pretzfeld, 981 Park av. nom

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m**Amsterdam av, 1084-6** (7:1885); certf as to payment of $1,000 on account of mtg of $14,000; Jan3'13; St Luke's Realty Co to Frank Rossi.

m**Amsterdam av, 1520-2** (7:1888), nwc 135th, (No 2011), 50.11x100, PM, Jan7, Jan 8'13 due May1'13, & Frank J Eberhard to Frank Plump, 601 W 180 et al. 14,500

m**Amsterdam av, 2308-16** (8:2134), swc 175th (No 500-18), 100x150, asn rents to secure mtg for $110,000, July16'12, Jan 3'13, Lentz Realty Co to Hudson Mtg Co, 135 Bway. nom

m**Audubon av, swc 188th,** see Audubon av, 450.

m**Audubon av, 450** (8:2158), ws 110m 187th (Nos 541-3) to 188th, 189x75; sobrn agmt of mtg for $20,000 to mtg for $175,000; Dec31'12; Jan3'13; Audubon Block Front Co, 220 Bway, & Saul & Isidor Oliner, 117 Av B, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

m**Audubon av, 450** (8:2158), ws whole front from 187th (Nos 541-3), to 188th, —x—; sobrn agmt: Dec31'12; Jan3'13; Audubon Block Front Co & Jacob Levy to Metropolitan Life Ins Co, 1 Mad av. nom

m**Bowery, 312-4** (2:521), ws, 40.4 s Bleecker, 50.1x101.5x50x98.5; Jan9'13; due &c as per bond; Abr King to Title Guar & Trust Co, 176 Bway. 30,000

m**Broadway, 3159** (7:1993), ws, 80 s 127th, 40x100; pr mtg $45,000; Jan8'13, 2y6%; Florence N Silverman to Millie Hellinger, 67 E 90. 5,000

m**Colonial pkway** (7:2054) ws, at cl 153d if extended, runs s75xw100xn75xe100 to beg; bldg loan; Jan6; Jan8'13; 2y6%; Great Centres Realty Co to Montrose Realty Co, 135 Bway. 100,000

m**Colonial pkway** (7:2054), same prop; certf as to above mtg; Jan6; Jan8'13; same to same.

m**Broadway, 3883** (8:2137), nwc 162d; also 163D ST, 549 W (8:2122); agmt that asn of rents made Jan17'12 include & cover indebtedness of $704; Dec21'12; Jan4'13; Barnet House & Comfort Realty Co with Chas Berlin. nom

m**Columbus av, 70** (4:1134), ws, 50 n 63d, 25x100; pr mtg $26,000; Jan3; Jan4'13; 5y5%; Hermann A & Anna Strubbe children of Fredk W Strubbe & Mary Strubbe to Consumers Brewing Co of NY, Lim, 1011 Av A. 4,000

m**East End av, 28-34** (5:1577), swc 81st (Nos 534-56), 102.2x223; also DUNCOMBE AV (*), sec Elizabeth, 200x125; also BARKER AV (*), ws, 100 s Elizabeth, 50x125; also LAND at Buffalo, NY, & Boston, Mass; supplemental to mtg for $5,000,000 dated June1'11; Dec18'12; Jan6'13; due &c as per mtg dated June1'11; General Baking Co to Guaranty Trust Co, 28 Nassau, & ano, trstes.

m**Fort Washington av** (8:2137), nec 160th, 102.2x124.3x99.11x102.8; PM; pr mtg $——. Dec31'12; Jan6'13, 1y6%; Saranac Constn Co, 3785 Bway, to M J B Constn Co, 601 Bway. 3,750

m**Lexington av, 316** (3:894); ext of $21,000 mtg to Nov26'15 at 4½%; Dec3'12; Jan7 '13; Jenny R Meeker with Bowery Savgs Bank, 128 Bowery. nom

m**Lexington av, 1280-4** (5:1515), nwc 86th (Nos 127-31), 100.8x90.6; Jan4; Jan8'13; 3 years; John Volz to Union Trust Co, 80 Bway. 150,000

m**Lexington av, 1324-6** (5:1517), nwc 88th (No 125), 100.8x41.8 to mtg $80,000, Jan 8; Jan9'13, 2y6%; Harriet S Goldsmith to Chas Schlang, 330 W 57. 7,000

m**Lexington av, 1361-5** (5:1519), nec 90th (No 145), 100.4x20; pr mtg $30,000; Jan7; Jan8'13, due &c as per bond; Geo W Godward to Fannie Gersten, 163 Lenox av. 1,500

m**Lexington av, 2116** (6:1776), swc 128th (Nos 130-2), 99.11x40; ext of mtg for $25,000 to Oct10'14, 5%; Dec26'12; Jan7'13; Geo A Gardner, 120 W 86 with Louis Lese, 133 E 80. nom

m**Madison av, 228** (3:856), ext of $80,000 mtg to Jan6'18 at 4½%; Jan6; Jan8'13; U S Trust Co of N Y with Witherbee Real Estate & Impt Co. nom

m**Madison av, 507-11** (5:1288), sec 53d (Nos 26-8), 100.5x47.9 ext of $275,000 mtg to Jan 6'18 at 4½%; Jan3; Jan7'13, Henry Goebel with Udo M Fleischmann, East Millstone, NJ. nom

m**Madison av, 1004** (5:1392), ws, 46 s 78th, 15.2x74; Jan3; Jan4'13; due, &c, as per bond; Mary F Dorgan to Mary Mack, 607 Lafayette av, Bklyn & Geo Lewis Duncan & Mackenzie. 10,000

m**Madison av, 1526** (6:1609), ws, 51 s 104th, 25x95, PM, Jan13, 1y6% Edw P Prescott to Christian Kuhner, 821 Faile. 1,000

m**Manhattan av, 121** (7:1840); ext of $10,000 mtg to Jan1'18 at 5%; Dec18'12; Jan 8'13; Jas A Swan with Robt H Burnside. nom

m**Park av, 1215 on map 1217** (5:1523), es, 20.8 s 95th, 20x69; PM; Jan6; Jan7'13, 3y 5%; Douglas L Elliman, of Noroton, Conn, to Lawyers Mtg Co, 59 Liberty. 16,000

m**1ST av, 1373** (5:1448), ws, 23 s 74th, 28.2 x60; pr mtg $15,000; Jan6; Jan8'13; 3y6%; Frank Mosner, 1373 1 av to Ernest N Adler, 1506 1 av. 5,000

m**1ST av, 1516-8** (5:1559), es, 52.2 ne 79th, two lots, ea 25x75; two PM mtgs, ea $8,750; two pr mtgs $10,000 ea; Jan4; Jan8'13; due, &c, as per bond; Jos Frisch to Jere N Martin, 787 West End av. 17,500

m**1ST av, 1740** (5:1570), nec 90th, —x—; sal Ls; Jan8'13, demand, 6%; Eliz Kruse to Jacob Ruppert, a corpn, 1639 3 av. 5,616.28

m**1ST av, 1745-51** (5:1553); ext of mtg for $2,000 to Jan5'16, 6%; Jan6; Jan8'13; Kath Helms, 326 E 92, with Nelson P Sandqwist, 211 E 88. nom

m**2D av, 948** (5:1343), es, 40.5 n 50th, 20x 70; ext of $2,500 mtg to Jan1'16 at 6%; Jan8'13; Peter Ruge with Abr Seidman, 18 E Bway. nom

m**2D av, 1080** (5:1349), es, 20 s 57th, 30.5x 50; Jan8; Jan9'13, 2y5%; Jas Baird, 535 W 112, to Wm H Rockwood, 513 West End av, & ano, exrs Wm H Sherman. 5,000

m**2D av, 1103-5** (5:1332), nwc 58th; also 53D ST, 156 E (5:1307); also 3D AV, 855-7 (5:1325), sec 52d; asn all R T & I to above premises under will Amelia Herman to secure payment of five notes aggregating $25,000; Jan6; Jan9'13; installs, 6%; Jerome C Herman, 40 W 52, to Stephen H P Pell, Ticonderoga, NY, & ano, firm S H P Pell & Co. 25,000

m**2D av, 2240** (6:1687), nec 115th (Nos 301-3), 20.10x80; Jan2; Jan7'13, demand, 6%; Teresa, wife Antonio Passarelli, to Lion Brewery, 960 Col av. 1,500

m**3D av, 716** (5:1299), swc 45th (No 158), 24.11x95' ext of $30,000 mtg to Jan6'16 at 5%; Jan3; Jan6'13; Geo Goetting with Otto P Amend, 33 W 81. nom

m**3D av, 855-7,** see 2 av, 1103-5.

m**4TH av, 381-5** (3:882), sec 27th Nos 100-12), runs e162.6xs98.9xw62.6xn22.4xw39.8xn 22.7xw60.4 to av xn53.9 to beg, given as additional security for payment of mtg for $1,500,000, covering Madison av, sec 25th, 74x175; pr mtg $600,000; Dec14'12; Jan9'13: due &c as per bond; Albt F Hyde to Title Ins Co of N Y. 100,000

m**5TH av, 1412** (6:1599), ws, 80.11 s 116th, 20x100; ext of $5,500 mtg to Dec24'16 at 6%; Dec24'12; Jan3'13; State Bank to Barnett Goldstein. nom

m**7TH av, 1837** (7:1821), sec 112th (No 142), 28x100; estoppel certf & reduction of mtg to $8,750; Jan7'13; Chas Meyer to Pa Adolphe, 142 W 112.

m**8TH av, 379** (3:752), nws, 161.9 ne 28th, 17.11x60; leasehold; Jan6'13, 3y6%; Max Rosenthal, 385 Central Park W, to Marie Madeleine Isabelle De Courval, Paris, France. 3,500

m**8TH av, 2194** (7:1924); ext of $19,500 mtg to Jan3'18 at 4½%; Jan3; Jan8'13; Chas Petroll with Bowery Savings Bank 128 Bowery. nom

m**8TH av, 2342-4** (7:1931), sec 126th (No 272), 49.11x100, Hotel Braddock; leasehold given to secure 146 promissory notes each for $500; Jan2; Jan3'13; due &c as per bond; Patk Doonan, 2307 8 av, to Ernest Struck & August Schiesheim, 272 E 126. 73,000

m**8TH av, 2715** (7:2044), ws, 49.11 n 144th, 25x100; Jan6; Jan7'13; due &c as per bond; Leonard Adair to Title Guar & Trust Co. 10,000

m**9TH av, 486** (3:761); ext of $22,000 mtg mtg to Jan1'16 at 4½%; Dec18'12; Jan6 '13; Bankers Trust Co & ano, trstes Moses G Baldwin, with Katharina Schmuck. nom

m**9TH av, 511** (3:736), ws, 49.5 n 38th, 24.8x100; Jan2; Jan3'13; due Jan1'19, 5%; Marianna Lackas to Mary Grobet, 438 W 47. 20,000

m**9TH av, 585** (4:1052), ws., 20.5 n 42d, 20x62; PM; pr mtg $40,000; Jan6; Jan7'13; due Nov1'13, 5%; Jno Walter to Geo Ehret, 1197 Park av. 10,500

m**9TH av, 721-3** (4:1059), nwc 49th (No 403), 39.3x80.6; Jan6'13, 5y4½%; Rebecca G Rosenberg, Anna R Kriete & Jno L Gettinger to Lawyers Title Ins & Trust Co. 24,000

m**9TH av** (4:1049), sec 59th; sal Ls; Jan7; Jan9'13, demand, 6%; Alex McMullen to Lion Brewery, 104 W 108. 9,550

m**11TH av, 844,** see 57th, 563 W.

m**Certf** (miscl) & consent to chattel mtg for $2,957; Jan6; Jan7'13; No 25 Maiden Lane Cafe Co, a corpn, to Pabst Brewing Co.

m**Certf** (miscl) as to mtg for $60,000 on steamboats, barges, &c; Dec19'12; Jan7'13; Jno E Moore Co, a corpn, to Thos C Millard, of Danbury, Conn, et al, as trstes.

m**Certf** (miscl) as to mtg for $10,000 dated Dec13'12; Jan2; Jan3'13; Maplewood Hotel Co to Wm J Beattie of Littleton NH & ano.

m**Land at West Rockaway, NY** (miscl); certf as to mtg for $6,500; Dec19'12; Jan8 13; Neponsit Bldg Co to Title Guarantee & Trust Co, 176 Bway.

m**General mtg** (miscl) & equipment agmt, car lease &c; May21'08; Jan4'13; 15y4½%; Guarantee Trust & Safe Deposit Co as trste to Lehigh & New England R R Co. 450,000

MORTGAGES.

Borough of The Bronx.

m**Adams pl, sec Crescent av,** see Crescent av, sec Adams pl.

m**Adams st** (*), es, 222.3 n Van Nest av, 25x100; ext of $2,500 mtg to Dec23'17 at 5%; Dec23'12; Jan6'13; Dorotha Steinkamp et al, exrs Christopher H Steinkamp, with St Luke's Evangelical Lutheran Church of NY City, 1722 Adams. nom

Beck st, es, 175 n 156th, see Ludlow av, nec Harrod av.

m**Belmont st** (11:2791), ns, 50 e Mt Hope av, 45x95; Jan7; Jan8'13; 3y5%; Mary J Price to Bronx Savgs Bank, 429 Tremont av. 9,000

Belmont st, nec Mt Hope av, see Mt Hope av, nec Belmont.

m**Butler pl, swc Herschell,** see Herschell, swc Butler pl.

m**Dawson st** (10:2687), nws, 100 sw Leggett av, 16.8x67.10x16.10x65.7; pr mtg $——; Dec30'12; Jan3'13; due June1'13, 6%; Aaron Solomon to Louis Pickleman, 970 Prospect av. 1,500

m**Elizabeth st, sec Duncombe av,** see East End av, 28-34, Manhattan.

m**Fox st, sec Prospect av,** see Prospect av, sec Fox.

m**Herkimer pl, nwc 233d,** see 233d E, nwc Herkimer pl.

m**Herschell st** (*), swc Butler pl, 25.3x 109.11x25x113.11; Jan6; Jan7'13, 3y5%; Annie Fordyce, 1361 Herschell, to Henry P Clark, at Messena, NY. 5,500

m**Jennings st, 902-6** (11:2976-7), ss, 126 w So blvd, 3 lots together in size 51x128.8x 39.2x126.4; ext of 3 mtgs for $3,000 each to Jan1'16 at 5%; Dec30'12; Jan6'13; Fredk A Pfister, 704 E 175, with Frank Schleninger, 220 Richmond Turnpike, Tompkinsville, SI. nom

m**Juliet st, nwc Walton av,** see 51st, 329 W, Manhattan.

m**Kelly st** (10:2703), ws, ,131.3 s 163d, 135.2x101; sobrn; agmt; Dec23'12; Jan3'13; Harry Morgenthau Co with City Mort Co, 15 Wall. nom

m**Kelly st, swc 163d,** see 163d E, swc Kelly.

m**Kingsbridge ter, swc Boston av,** see Boston av, sec Heath av.

m**Latting st, sec Balcom,** see Balcom, sec Latting.

m**Magenta pl, swc Magenta av,** see Magenta av, swc Magenta pl.

m**Manida st** (10:2768), ws, 300 s Spofford av, 25x100; ext of $4,500 mtg to Jan1'16 at 5%; Dec21'12; Jan9'13; Jas R Strong with Patk J Gaffney, 728 Manida. nom

m**Matitlda st (*),** ses 100s 241st, 50x100, Washingtonville; Jan6; Jan7'13; due &c as per bond; Thos F O'Rourke, 4751 Matilda av, to Martha E Donahue, 4630 Matilda av. 1,000

m**North st, sec Aqueduct av,** see Aqueduct av, sec North.

m**Vineyard pl** (11:2958), es, 75 n 175th, as on map Fairmount, 50x98.11 to Mohegan av as legally opened x50x98.10; PM; pr mtg $39,900; Jan7; Jan9'13; due &c as per bond; McEvoy & Koester Constn Co to Duo Co, 391 E 149. 1,000

m**Washington st, ws, 150 s Van Nest av,** see Unionport rd, es, 141 s Van Nest av.

m**West st** (11:3124), ss, 78.4 e Mohegan av, 42.10x50; pr mtg $13,000; Jan4; Jans '13; 3y % as per bond; Royal L Wolcott, 14 Irving pl, NY; to Henry Rohrssen, 899 Teller av. 2,000

m**West st** (11:3119), sec Mohegan av, 50 132 to 181st x50.1x136, except pt for Mohegan av; Jan7; Jan8'13, 5y5%; Jas T Lyons, 859 E 181, to Frank B Wood, 55 Maple av, New Rochelle, et al, trstes Louisa Randell. 6,500

m**Willam st, sec Scofield av,** see Scofield av, sec William.

m**Wright st** (*), ws, being lot 84 map (1064) 107 lots HudsonPark; Jan7'13; due &c as per bond; Frances M Collins to Martha Handel, 647 E 219. 1,000

m**133D st E** (10:2562), ns, 29 w Willow av, 50x100; PM; pr mtg $——; Jan6; Jan7'13, 5y5%; Gustave H Neumeyer & Abr J Dimond to Jas H Donald, 508 W Fairfax av, Norfolk, Va. 3,800

m**136TH st, 289 E** (9:2312), ns, 175 e Lincoln av, 25x100; PM; pr mtg $16,000; Jan 4; Jan6'13, 1y6%; Perfect Home Co, 449 Willis av, to Thos J Shelley, 1231 Mad av, & ano. 1,500

m**137TH st, 244-6 E** (9:2320); leasehold; Oct8'12; Jan9'13, installs, 6%; Prudential Co-op Laundry Co to Adams Laundry Machinery Co, Troy, NY. 11,482.03

m**138TH st E, nwc Walton av,** see Walton av, nwc 138th.

m**140TH st E, nec Cypress av,** see Cypress av, nec 140th.

m**140TH st E** (9:2285), ns, 317 e Willis av, 68x100; Jan9'13, 5y5%; Second German Evangelical Lutheran St Peter's Congregation in City NY to Emgrant Indust Savgs Bank. 20,000

m**141ST st, 880 E,** see Walnut av, sec 141st.

m**144TH st E, nec Jackson av,** see Jackson av, nec 144th.

m**144TH st E** (9:2340), ss, 50.8 w Rider av, 50.7x102.1x50x110.1; Jan6; Jan8'13; 5y5%; Kate C Clark, 1758 Topping av to Augustus Van Cortlandt Jr, Garden City, LI, & ano trstes Augustus Van Cortlandt. 18,000

m**147TH st, 464 E** (9:2291), ss, 115 w Brook av, 25x100; Jan6'13, 3y6%; Mary Eckert, 1342 Clinton av, to German Real Estate Co, 391 E 149. 2,575

m**147TH st, 464 E** (9:2291), ss, 115 w Brook av, 25x100; PM; pr mtg $13,800; Nov 7; Nov26'12, 2y6%; Aline Hinsche, 330 E 236th, to Max Baron, 5001 5 av, Bklyn; corrects error in issue Nov30, when prop was 147th st, 499 E. 1,500

m**148TH st, E** (9:2337), ns, 225 w Morris av, 25x106.6; Dec23'12; Jan3'13; 5y5½%; Antonina Di Pillo to Mary Dunn, 357 W 55. 6,000

m**149TH st E** (10:2557), ss, 29 w Jackson av, 30x100; ext of $6,000 mtg to Jan1'16 at 5%; Nov14'12; Jan6'13; Fredk Schmitt with Jno Gribben, Hastings-on-Hudson, NY. nom

m**149TH st E** (9:2337), ss, 200.9 w Morris av, 25x106.6, except pt for 149th; Jan2; Jan8'13, 3y6%; Jennie E Brolles, 872 Bronx Park S to Anna M Hoops, 582 E 135. 6,000

m**155TH st E** (10:2665), ns, 157.8 e Tinton av, 20x100; Jan2; Jan3'13; due, &c, as per bond; Alex Duke to Title Guarantee & Trust Co 4,500

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159TH st E (9:2381), ns, 100 e Elton av, 16.10x100; pr mtg $——; Jan1; Jan8'13; 3y6%; Andw Miller to Ina F Burgoyne at Florence, Mass. 3,000

159TH st E, sec Park av, see Park av, sec 159th.

161ST st E, nec Morris av, see Morris av, nec 161st.

163D st E (10:2703), ss, 125 e Intervale av, runs s111.11xw40.3xw11.7xn100 to 163d xe50 to beg; PM; pr mtg $150,000 on this & other property; Sept26'12; Jan6'13; due Mar26'16, 6%; Simbar Realty Corpn, a corpn. to Henry Morgenthau Co, 165 Bway. 12,000

163D st E, sec Intervale av, see 163d E, swc Kelly.

163D st E, sec Intervale av, see Intervale av, sec 163d.

163D st E (10:2703), swc Kelly, runs s 131.3xw101xw86.2 to es Intervale av xn 100 to 163d xe199.7 to beg; bldg loan; Jan 6'13, demand, 6%; Simbar Realty Corpn, a corpn, to City Real Estate Co, 15 Wall. 150,000

163D st E (10:2703); same prop; certf as to above mtg; Jan6'13; same to same.

163D st E (10:2703), swc Kelly, 74.7x 111.11x60.9x131.3, PM; pr mtg $150,000 on this & other property; Sept26'12, Jan6'13; due Mar26'16, 6%; Simbar Realty Corpn to Henry Morgenthau Co, 165 Bway. 24,000

165TH st E, nwc Forest av, see Forest av, nwc 165th.

166TH st E, nec Union av, see Union av, nec 166th.

167TH st, 987 E (10:2752), ns, 50 e Hoe av, 25x100, PM, Jan7'13, 5y4½%; Roman Catholic Church of St John Chrysostom, a c rpn, to Emigrant Indust Savgs Bank. 5,000

167TH st, 846-8 E (10:2691), ns, 69.2 e Stebbins av, 50x149.11x52.1x161.8, pr mtg $15,000, Dec26'12; Jan8'13; due &c as per bond; Carmine Constn Co, 1228 Hoe av to Barbara Lopard, 822 Jennings. 7,000

167TH st, 846-8 E; certf as to above mtg; Dec26'12, Jan8'13; same to same.

168TH st E, nec Clay av, see Clay av, nec 168th.

174TH st, 451 E (11:2907); ns, 100 se Park av, 50x100, PM; Jan7; Jan8'13; 3y 5%; Emil W Klappert to Chas Stahl, 118 East End av. 5,000

175TH st, 241 E (11:2800), ns, 70 w Topping av, 25x105.10x25.4x101.1, except pt for st, pr mtg $6,000; Jan6; Jan7'13, 3y6%; Margt E wife Patk E Gargan, to Margt J Becker, Stamford, Conn. 1,000

181ST st E, nec Mohegan av, see West, sec Mohegan av.

183D st E, sec Park av, see Park av, sec 183.

184TH st E (11:3039), ns, 128.8 w Wash av, 16.8x100, ext of $4,500 mtg to Nov25'14 at 5%; Dec21'12, Jan6'13; Townsend Albertson, trste Margt Hendrickson, with Anna Majewski, 1007 Union av. nom

187TH st E, swc Tiebout av, see Valentine av, sec 187th.

187TH st E, swc Tiebout av, see Valentine av, sec 187th.

187TH st E, ns, 100 e Valentine av, see Valentine av, sec 187th.

187TH st E, nec Valentine av, see Valentine av, sec 187th.

187TH st E, sec Valentine av, see Valentine av, sec 187th.

188TH st E, sec Valentine av, see Valentine av, sec 188th.

199TH st E (12:3284), ns, 25.2 w Decatur av, 62.5x93.6x51.4x100; Jan4'13, 3y 6%; O'Rourke Bros Co, 3185 Hull av, to Anna M Schoele, 2064 Bathgate av. 6,000

199TH st E (12:3284); same prop; certf as to above mtg; Dec31'12; Jan4'13; same to same.

215TH st E (*), ss, 279.6 e Barnes av, 25x194, Wakefield; also 215TH ST E (*), ss, 279.5 e Barnes av, 25x195; Dec31'12; Jan4'13, 3y6%; Clara S Dean, 764 Beck, to Ellen A Halsted, 174 Prospect pl, Bklyn. $50

215TH st E, ss, 279.5 e Barnes av, see 215th E, ss, 279.6 e Barnes av.

233D st E (12:3363), nwc Herkimer pl, 50.6x97x50x89.7; PM, Jan3; Jan7'13; due &c as per bond; Cath Curran, 325 E 69 to Wm Beaman, 447 St Anns av. 1,500

238TH st E (12:3379), ns, bet Kepler & Katonah avs, being lot 74, blk 3379, tax map; transfer of tax lien for years 1897-98, 1900, 1903, 1904 & 1907, assessed to Carrie Cole; Jun6'11; Jan8'13; 3y12%; City NY to Saml Goldsticker, 171 E 64. 1,023.80

239TH st E (*), sws, 36.4 e Fulton, 36.4 x100, So Washingtonville; PM; Jan3'13, 3y5½%; Michl F McCann, 678 E 239, to Rosalie C Goodman, Lenox, Mass. 3,500

240TH st, 263 E (12:3381), ext of $4,000 mtg to Jan10'16 at 5%; Jan8'13; Margt R Pride with Jacob F Mack, 263 E 240. nom

260TH st W, nec Huxley av, see Huxley av, nec 260th.

Aqueduct av (11:3209), sec North, 50.8x 93.3x50x84.10; Jan6; Jan7'13; due &c as per bond; Wm A Murphy, 155 W 68, to Adolph H Schimpf, 840 E 156. 2,500

Arnow av (*), ns, 75 w Eastern blvd, 25x100; pr mtg $——; Dec20'12; Jan6'13; due &c as per bond; Jno E Nagle, 65 W 125, to Wm J Hyland, on Eastern blvd, nr Westchester av. 1,125

Arthur av (11:3065), nws, 164.7 s 187th, 50x124, except pt for av; Jan4; Jan6'13; due Jan4'24, 6%; Filomena Tesoro to Jno Bussing, Jr, Mt Vernon, NY. 13,000

Arthur av (11:3065); same prop; sobrn agmt; Jan4; Jan6'13; same & Giuseppe Iamascia & Concetta Giarmattasio, 624 E 187, with same. nom

Bainbridge av (12:3293), ws, 31.8 s 194th, 40x—; ownership agmt; Jan2; Jan 3'13; John J Tully, 1603 Boston rd, with Amelia Loercher, 233 E 31 & Anna L Beller, 51 E 123.

Bainbridge av (12:3293), ws, 71.8 s 194th, 40x84.10x40x83.6; pr mtg $20,500; Jan3; Jan4'13, 4y5½%; Jno J Tully Co, 1603 Boston rd, to Jno J Tully, 1603 Boston rd. 3,450

Bainbridge av (12:3293); same prop; certf as to above mtg; Jan3; Jan4'13; same to same.

Bainbridge av (12:3293); same prop; ext of $22,000 mtg to Jan2'18 at 5%; Jan2; Jan 4'13; Amelia Loercher & Anna L Beller with Jno J Tully Co, 1603 Boston rd. nom

Bainbridge av (12:3293), ws, 111.8 s 194th, 40x86.3x42x84.10; pr mtg $20,500; Jan3; Jan4'13, 4y5½%; Jno J Tully Co, 1603 Boston rd, to Jno J Tully, 1603 Boston rd. 3,450

Bainbridge av (11:3293); same prop; certf as to above mtg; Jan3; Jan4'13; same to same.

Bainbridge av (12:3293); same prop; ext of $2,500 mtg to Jan3'18 at 5%; Jan 3; Jan4'13; Van Dyck Estate, a corpn, with Jno J Tully, 1603 Boston rd. nom

Bainbridge av (12:3293), ws, 71.8 s 194th, 40x84.10x40x83.6; pr mtg $20,500; ext of $20,500 mtg to Nov1 '17 at 5%; Jan2; Jan6'13; Jno J Tully Co, 1603 Boston rd, with Luke Kouwenhoven, on Shore rd, Steinway, LI. nom

Balcom av (*), sec Latting, 50x100; Jan 6; Jan7'13, 2y6%; Maximilian J Sonnenberg to Jacob P Hock, 1418 Glover. 500

Barker av, ws, 100 s Eliz, see East End av, 28-34, Manhattan.

Bathgate av, 2167 (11:3049), ws, 150 n 181st, 25x147.4x25x146, except pt for av; Jan6'13, 5y5%; Jno Klein, Bklyn, to Emigrant Indust Savgs Bank. 5,000

Beech av (*), ws, 359 sw Elm, 25x193x 25.7x199; Jan8; Jan9'13; due &c as per bond; Wm Gallagher to Wm P McCarthy, 4761 Richardson av. 250

Boston av (12:3256), sec Heath av, runs s94.10xne100.3xnw5xne25.1xnw55xne97 to ws Kingsbridge ter xn121.2 to Boston av xw258.6 to beg; Jan3'13, 3y5½%; Benj T Fairchild to Cath Paris, at Charleston, NH. 10,000

Boston av, swc Kingsbridge ter, see Boston av, sec Heath av.

Boston rd (11:2978), ss, 58.8 n from ss Boston rd & es Minford pl, 2 lots ea 42.6x 100, 2 mtgs ea $5,500; 2 pr mtgs, $—— ea; Jan3; Jan4'13, 3y6%; Trask Bldg Co to Wm Hagerdon, 318 E 85. 11,000

Boston rd (11:2978); same prop; 2 certfs as to above mtgs; Jan3; Jan4'13; same to same.

Boston rd, 1061 (10:2607), ext of $28,000 mtg to Jan3'18 at 5%; Jan2; Jan8'13; Lawyers Title Ins & Trust Co with Rachel Cassel nom

Broadway (13:3423), ws, 55.6 n 260th, 25x100; PM; Dec13'12; Jan3'13, 3y5%; Eliz Bernd, 128 W 67, to Jno Whalen, 458 W 155, trste. 1,400

Cedar av (*), ns, 176 e Elm, 50x100; Jan8; Jan9'13; due, &c. as per bond; Laura F Leddy to Wm P McCarthy, 4761 Richardson av. 325

Chatterton av (*), ns, 155 e Castle Hill av, 25x108; Jan4; Jan7'13; due &c as per bond; Peter Cordary to Wm Ennis, 923 Brook av. 2,000

City Island av (Main st) (*), ws, adj lands of Henry Hunikir, formerly of Van Allen, runs s28 to land A Pell xw168.6xn28 xe168.6 to beg; sobrn agmt; Jan28'08; Jan 4'13; Anna C Patterson with Isabella W Ennist, 248 W 105. nom

Clay av, 1133 (9:2429); ext of $7,000 mtg to Dec15'14 at 5%; Dec15'12; Jan7'13; H Schieffelin Sayers, trste Matilda C Oakley, with Louis Gabriel, 456 W 151. nom

Clay av (9:2427), nec 168th, 34.6x80; pr mtg $28,000; Jan9'13, 3y6%; Amelia Maloney, 391 E 168, to Carl F Markgraf, 1659 Morris av. 3,000

Coddington av, ss, 175 e Ft Schuyler rd, see Pilgrim av, ws, 250 s Evelyn pl.

College av, es, 85 n 163d, see Morris av, ws, 100 n 164th.

College av, ws, 95.6 n 163d, see Morris av, ws, 100 n 164th.

Courtlandt av, 813 (9:2418), ws, 76.6 n 158th, 25x98, except part for av; PM; Jan 2; Jan3'13; due Jan1'18, 5%; Robt F H Wegener to Hugo Wegener, 328 E 236. 5,000

Crescent av (11:3072), sec Adams pl, being lot 9 blk 3072, tax map, transfer of tax lien for years 1886 to 1908, assessed to —— Pollock; Nov27'11; Jan8'13; 3y12%; City of NY to Saml Goldsticker, 171 E 64. 6,538.85

Crotona av (11:3105), ws, 80 s 189th, 75x 138.6x77x121; bldg loan; Jan6; Jan7'13, 1y 6%; D'Andrea Constn Co to Rockland Realty Co, 509 Willis av. 61,000

Crotona av (11:3105); same prop; certf as to above mtg; Jan6; Jan7'13; same to same.

Cypress av (10:2567), nec 140th, 100x 120; ext of $15,000 mtg to Jan11'16 at 6%; Jan3; Jan9'13; Edgar S & John S Appleby with Lulu Quigg, 35 W 83. nom

Daly av (11:3122), ws, 231.7 s 180th, 31 x114.8x30.11x112.9; Jan7; Jan8'13; 1y6%; Obark Realty Co to Rockland Realty Co, 509 Willis av. 26,000

Daly av (11:3122), same prop; certf as to above mtg; Jan7; Jan8'13; same to same.

Duncombe av, sec Eliz, see East End av, 28-34, Manhattan.

Evergreen av (*), nec Westchester av, runs n104xe100xs7.10xe60xs107.3 to Westchester av xw160.4 to beg; bldg loan; Jan 7; Jan6'13; demand 6%; Pew Realty Corpn to City Mtg Co, 15 Wall. 92,000

Evergreen av (*), same prop; certf as to above mtg; Jan7; Jan8'13; same to same.

Evergreen av (*), same prop; sobrn agmt; Jan7; Jan8'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

Evergreen av (*), nec Westchester av, 104x40x106.9x40.1; PM; pr mtg $——; Jan 7; Jan8'13; due Sept1'15; 6%; Pew Realty Corpn to American Real Estate Co, 527 5 av. 6,000

Fieldston rd (13:3423), es, 137.1 n 261st, 50x90; PM; Dec17'12; Jan7'13, 3y4½%; Jno M Moody to Henrv Forster, 138 E 40. 840

Forest av, 892 (10:2658), es, 239.6 n 161st, 23.6x100; Jan4; Jan6'13, 5y5%; Fredk W Faber, 892 Forest av, to Geo Mayer, 762 Forest av. 6,000

Forest av (10:2650), nwc 165th, 88x19.11; ext of $6,000 mtg to Jan1'16 at 5%; Jan3; Jan6'13; Michl Regan with Minnie Flomer, 1027 Forest av. nom

Garrison av (10:2762), nes 25.4 e Longfellow av, 75.9x128.1x76.6x103; pr mtg $2,500 Jan9'13; 1y6%; Walter L Vaughan to Jas B Goggin, 320 8 av, Bklyn. 1,500

Gerard av, nec Juliet, see 51st, 329 W, Manhattan.

Harrod av, nec Ludlow av, see Ludlow av, nec Harrord av.

Heath av, sec Boston av, see Boston av, sec Heath av.

Heath av, sec Boston av, see Boston av, sec Heath av.

Hermany av (*), ss, 205 w Havemeyer av, 50x216 to Turnbull, Unionport; Jan6; Jan8'13; due Nov6'13, 6%; Jno J Lutz to Mendel Marcus, 358 5th, Bklyn. 260

Hoe av, ws, abt 424.5 s Aldus, see So blvd, es, 354.5 s Aldus.

Huxley av (13:3423), nec 260th, 50x 100; PM; Dec26'12; Jan9'13, 3y5%; Thos F Rice, 43 Sidney pl, Bklyn, to Jno Whalen, trste, 458 W 155. 4,690

Huxley av (13:3423), es, 25.7 n Forster pl, 76.8x74.6x75x91.3; PM; Jan6; Jan7'13,3y 5%; Wm Gaul to Jno Whalen, 458 W 155. 2,300

Intervale av, sec 163d, see 163d E, swc Kelly.

Intervale av (10:2703), sec 163d, 100x 74.8x100x75; PM; pr mtg $150,000 on this & other property; Sept26'12; Jan6'13; due Mar26'16, 6%; Simbar Realty Corpn, a corpn, to Henry Morgenthau Co, 165 Bway. 24,000

Intervale av, sec Westchester av, see Westchester av, sec Intervale av.

Intervale av (10:2692), nws, 203.11 sw Home, 25x101.8x27.2x91.1; ext of $4,000 mtg to Jan1'16 at 5%; Jan3; Jan6'13; Louisa Kiss with Michl Klug Jr, 1151 Intervale av. nom

Jackson av (10:2578), nec 144th (Grove), 200x90; also JACKSON AV (10:2758), es, 197.6 n 144th, 75x90; July30'12; Jan4'13; 3y5½%; Anthony McOwen, 752 Hewitt pl, to Fredk J Grace, 127 Riverside dr. 5,000

Jackson av, es, 197.6 n 144th, see Jackson av, nec 144th.

Longfellow av, 1153 (10:2754), ws, 332.3 n 167th, 25x100, pr mtg $——, Jan1, Jan 6'13, 5y5%; Julia A Golden, 1153 Longfellow av, to Margt Grolz, 8 W 102. 6,500

Longfellow av, 1153; pr mtg $6,500; Jan 4; Jan6'13; due July3'14, 6%; same to Henry W Uhl, 528 E 150. 2,000

Ludlow av (*), nec Harrod av, 100x100; also BECK ST (10:2707), es, 175 n 156th, 25x100; pr mtg $8,200; Jan7; Jan9'13; due, &c, as per bond; Richd Plechner to Richd Kohlmann, 352 E 139. 6,000

Magenta av (*), swc Magenta pl, 125x 100; pr mtg $5,500; Jan2; Jan6'13, 3y6%; Donato Pizzutiello to Frank C Mayhew, 3830 White Plains av, trste Levi H Mace. 2,500

McCombs rd (11:2856), ws, abt 120 s 170th, runs w125xs50xe125 to rd xn50 to beg; Jan3'13; 3y6%; Jno A Sonntag, 2 Lenox av, to Danl Stiess, 2324 Davidson av. 7,000

Mohegan av (11:2958), nws, with a line drawn from a pt on es Vineyard pl, 125 n 175th, old line, runs e from pt on es Vineyard pl, old line, to ws Mohegan av xw 9xs50 to pl at pt 75 n 175th xe—xe again 4.3 to av xn50 to beg; PM; Jan4; Jan9'13; 1y6%; Duo Co, 391 E 149, to Louisa H Schultz, 1899 Bathgate av. 1,500

Mohegan av, ws, 75 n 175th, see Vineyard pl, es, 75 n 175th.

Mohegan av, nec 181st, see West, sec Mohegan av.

Mohegan av, sec West, see West, sec Mohegan av.

Morris av (9:2447), ws, 100 n 164th, 69x 105; also TELLER AV (9:2423), ws, 85 n 163d, 57.5x220 to es College av; also COLLEGE AV (10:2755), ws, 95.6 n 163d, 100x 100; pr mtg $20,000; Oct6'11; Jan6'13, 3y 6%; Jacob Luhs to Gertrude J Luhs, 73 W 11. 7,500

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m**Morris av** (9:2423), es, 66.11 s 164th, 41.8x100; Jan8'13; 5y5%; Thos D Malcolm Constn Co to Jno A Rutherfurd, Cooperstown, NY trstes Alfred G Myers. 30,000

m**Morris av** (9:2423), same prop; certf as to above mtg; Jan8'13; same to same. ——

m**Morris av** (9:2421), nec 161st, 123x100; Dec30'12; Jan4'13; due June30'13, 6%; Emily T Cavanagh, widow, to Mt Morris Bank, 85 E 125. 16,000

m**Morris Park av (*)**, sec Unionport rd, 45x100; Jan2; Jan3'13, 3y5%; Geo Lahrmann to Louisa Fink, 2494 Elm pl. 3,000

m**Morris Park av (*)**, ss, 100.4 e Fillmore 50.8x119.5x50x127.6; pr mtg $37,000; Jan7; Jan8'13; due, &c, as per bond; F & W Co, a corpn, 634-8 Morris Park av, to Gustav Trenkner, 158 E 55. 5,000

m**Morris Park av (*)**, same prop; certf as to above mtg; Jan6; Jan8'13; same to same. ——

m**Morris Park av (*)**, same prop; ext of $37,000 mtg to Jan7'16 at 5½%; Jan7; Jan 8'13; National Bond & Mortgage Ins Co with F & W Co, a corpn, 634-8 Morris Park av. nom

m**Mt Hope av** (11:2791), nec Belmont, 95x 50; Jan7; Jan8'13; 3y 5%; Mary J Price, 1646 Mount Hope av to Bronx Savgs Bank, 429 Tremont av. 11,000

m**Ogden av** (9:2528), ws, abt 242.7 n 167th, 25x95; ext of $2,415 mtg to Jan1'16 at 5½%; Jan3; Jan8'13; Edw F Cole with Henry Gerber. nom

m**Osgood av** (*), ses, 161 ne 242d, 33.4x100; PM; Jan4; Jan6'13, 3y5%; Alfred Q Elgar to Mary A Ferris, 159 W 87. 1,800

m**Park av, 4053** (11:2899), ws, 428.10 s 175th, 16.8x120x20.7x120, except part for Park av; PM; Jan2; Jan3'13; due July2 '14, 6%; Jos Scavone & Vincenza Clemente, 685 Lex av, to Hyman Serhey, Noroton Heights, Noroton, Conn. 350

m**Park av** (9:2418), sec 159th, 37.11x98.3x irreg x79.6; ext of $25,000 mtg to Dec23'17 at 5%; Dec23'12; Jan6'13; Dorotha Steinkamp et al exrs Christopher H Steinkamp with Noble & Gauss Constn Co, 406 E 149. nom

m**Park av** (11:3038), sec 183d, 47.1x90x 43.8x90, except part for Park av & 183d; Jan2; Jan8'13, 5y5%; Hermann N Meyer to Caroline Christman, 163 W 95. $0,000

m**Park av** (9:2442), es, 109.3 s 153d, 54.3x 113.10x50x92.4, except pt for av; pr mtg $——; Jan8'13; due &c as per bond; Angela, wife Ferdinando Montelone, to Manhattan Mtg Co, 200 Bway. 7,000

m**Pilgrim av (*)**, ws, 250 s Evelyn pl, 25 x100; also CODDINGTON AV (*), ss, 175 e Ft Schuyler rd, 25x91.7x25x92.7; Jan7; Jan9'13; due, &c, as per bond; Hervey Thompson to Alice E Worthington, 17 W 126. 600

m**Prospect av** (10:2683), sec Fox, 61.5x 114.8x50x78.11; ext of mtg for $7,500 to Nov25'14 at 6%; Dec30'12; Jan3'13; Wm L Clark, at Passaic, NJ, with Broad Realty Co, a corpn, 784 E 156. nom

m**Prospect av** (11:3095), ws, 95 n Tremont av, 25x119x24.10x119; Jan7'13, 5y5%; Sophia C Wogram to Elisabetha Ludtke, 1256 Brook av. 7,500

m**St Lawrence av, 1538 (*)**, es, 375 n Mansion, 25x100, except pt for av; Jan4; Jan6'13, installs, 10y5½%; Jno Stradinger to Title Guar & Trust Co. 2,700

m**St Lawrence av (*)**, ws, 106.8 s Gleason av, 50x100; Jan3; Jan4'13; due &c as per bond; Susana C Lubcker, 1159 St Lawrence av ,to Minnie E Uhl 1211 Beach av. 2,500

m**Scofield av (*)**, sec William, 50x108, City Island; Jan6; Jan7'13; due &c as per bond; Wm H Booth to Jas G Lock, 1937 Anthony av. 4,500

m**Scofield av (*)**; same prop; sobrn agmt; Jan6; Jan7'13; Sarah B Scofield with same. nom

m**Sedgwick av** (12:3263), ns, abt 225 w Van Cortlandt av, 5'0x100x72x99.11; PM; Jan6; Jan7'13, 3y4½%; Rodman E Griscom, of Haverford, Pa, to Arbris Realty Co, 52 William. 2,000

m**Southern blvd** (10:2742), es, 354.5 s Aldus, runs e150xs70.6xe150 to Hoe av xs20.11xw300 to So blvd xn94 to beg; bldg loan; Jan7'13, demand, 6%; Oval Constn Co (Inc), a corpn, to City Mtg Co, 15 Wall. 40,000

m**Southern blvd** (10:2600), es, bet St Joseph & Crane, being lot 8, blk 2600, tax map; transfer of tax lien for yrs 1902 to 1908, assessed to Mary E Smith; Apr18'12; Jan8'13; 3y4%; City of N Y to W Stebbins Smith, 960 Brook av. 1,219.63

m**Southern blvd & Hoe av** (10:2742); same prop; certf as to above mtg; Jan7'13; same to same. ——

m**Southern blvd & Hoe av** (10:2742); same prop; PM; pr mtg $40,000; Jan7'13; due Dec1'15, 6%; same to American Real Estate Co, 527 5 av. 20,000

m**Spencer av** (13:3423), es, 400 n 260th, 25 x105; PM; Jan2; Jan3'13; 3y5%; Maurice P Costello, 642 Ams av, to Jno Whalen, 458 W 155, trste. 400

m**Stebbins av** (10:2698), es, 403.8 n Westchester av, 25x80; Jan3; Jan9'13, 3y5%; Fredericka Trefzger to Jno Seeke, 1249 Brook av. 4,000

m**Teller av, ws, 85 n 163d**, see Morris av, ws, 100 n 164th.

m**Theriot av (175th st) (*)**, es, 375 s Ludlow av, old line or Eastern blvd, 150x100; PM; pr mtg $——; Dec31'12; Jan4'13, 3y 6%; Rosina Dame, of Bklyn, to Geo Schaffner, 360 Lewis av, Bklyn, gdn Harold R Schaffner. 1,200

m**Tiebout av, ws, 100 n 187th**, see Valentine av, es, 100 n 187th.

m**Tiebout av, swc 187th**, see Valentine av, sec 187th.

m**Tremont av** (11:3106), ns, 109 w Mapes av, 36.3x190x36.3x190.1; Jan7; Jan9'13, 5y 5%; Borough Estates to Caroline S Hartwig, 724 Hudson, Hoboken, NJ, extrx Ferd Hartwig. 20,000

m**Tremont av** (11:3106); same prop; certf as to above mtg; Jan3; Jan9'13; same to same. ——

m**Tremont av** (11:2804), ss, 184 e Mt Hope av, 42x83.11x42x84.2; pr mtg $——; Jan3 '13, 3y6%; August Jacob Constn Co to Dora Schwenk, 3200 3 av. 6,000

m**Tremont av** (11:2804), same prop; certf as to above mtg; Jan3'13; same to same. ——

m**Tremont av** (11:2804), ss, 142 e Mt Hope av, 42x84.2x42x84.5; pr mtg $——; Jan2; Jan7'12, 2y6%; August Jacob Constn Co to Mary Holdermann, 2117 Mapes av. 6,000

m**Tremont av** (11:2804); same prop; certf as to above mtg; Jan6; Jan7'13; same to same. ——

m**Turnbull av, ns, 205 w Havemeyer av**, see Hermany av, ss, 205 w Havemeyer av.

m**Tyndall av** (12:3323), es, 161.9 s 261st, 50x90; PM; Jan6; Jan9'13, 3y4½%; Geo Steurer to Henry Forster. 1,400

m**Union av, 1081** (10:2670); ext of $5,000 mtg to Dec19'17 at 5%; Dec16'12; Jan8'13; Geo H Watson exr Anna J Watson with Bernard H Joost. nom

m**Union av, 1146** (10:2680), es, 95.2 s Home, 18.9x100, except pt for av; Jan3; Jan4'13; due &c as per bond; Wm Schoy to Title Guar & Trust Co. 5,500

m**Union av** (10:2680), nec 166th, 40x100; ext of $5,000 mtg to Jan2'14, at 6%; Jan2; Jan3'13; Bertha Hofmann to Max Hofmann. nom

m**Unionport rd, sec Morris Park av**, see Morris Park av, sec Unionport rd.

m**Unionport rd (*)**, es, 141 s Van Nest av, runs s54xe114 to Washington xn25xw70xn 25xw65 to beg, except pt for White Plains rd; Dec17'12; Jan8'13; due &c as per bond; Kath Muller, 1672 Unionport rd, to Edw R Koch, 655 E 158. 500

m**Valentine av, es, 25 n 187th**, see Valentine av, sec 187th.

m**Valentine av, es, 50 n 187th**, see Valentine av, sec 187th.

m**Valentine av, es, 100 n 187th**, see Valentine av, sec 187th.

m**Valentine av, nec 187th**, see Valentine av, sec 187th.

m**Valentine av** (11:3147), sec 187th, runs e110xs38.3xw25xn25xw85 to av xn13.3 to beg; also TIEBOUT AV (11:3147), swc 187th, 38.3x125; also VALENTINE AV, 2426 (11:3147), nec 187th (No 547), 25x100; also VALENTINE AV (11:3147), es, 25 n 187th, 25x100; also VALENTINE AV (11:-3147), es, 50 n 187th, 25x100; also VALENTINE AV, 2436 (11:3147), es, 75 n 187th, 25x100; also 187TH ST E (11:3147), ns, 100 e Valentine av, 35x100; also VALENTINE AV (11.3147), es, 100 n 187th, runs e135xn1.11xe100 to ws Tiebout av xn100.1 xw235 to av xs101.11 to beg; pr mtg $30,-000; Jan3; Jan4'13; due &c as per bond; Marie J C Carey to Louis O Van Doren, 299 Alexander av. 10,000

m**Valentine av** (11:3147), nec 187th, 100x 135; also VALENTINE AV (11:3147), sec 187th, runs e255 to ws Tiebout av xs38.3 xw150xn25xw85 to av xn13.3 to beg; PM; Jan3; Jan4'13; due &c as per bond; Marie J C Carey to Title Guar & Trust Co. 15,000

m**Valentine av** (11:3147), es, 100 n 187th, runs e135xn1.11xe100 to Tiebout av xn100.8 xw235 to av xs101.11 to beg; Jan3; Jan4 13, 3y5½%; Marie J C Carey to Mortimer Smith, Great Barrington, Mass. 15,000

m**Valentine av** (11:3147), sec 188th, 113.6x 120; Jan8; Jan9'13; due &c as per bond; Frances Weiss, of Albany, NY, to Title Guar & Trust Co, 176 Bway. 15,000

m**Valentine av, 2436**, see Valentine av, sec 187th.

m**Vyse av** (11:3138), es, 100 s 180th, 72x 113.6x70x114.8; Dec31'12; Jan4'13, 1y6%; Jno H Kelly to Geo H Scheele, 731 Melrose av. 1,250

m**Vyse av, 2073** (11:3127); ext of $18,500 mtg to Jan31'16 at 5½%; Dec28'12; Jan6 '13; Julia G De Haven with Seddon Realty Co. nom

m**Wales av** (10:2653), sws, 175 sw 151st, 25x105, except pt for av; pr mtg $——; Jan4; Jan6'13, 3y6%; Luigi Naccarato to Giovanni C Arata, 5 Charlton. 1,000

m**Wallace av (*)**, es, 200 n Van Nest av, 25x100; Jan2; Jan3'13, 3y6%; Minnie Richter, widow, & Peter A G Richter, son & heir Gustave Richter, to Henry C Van Hise, 78 Clermont av, Bklyn. 750

m**Wallace av (*)**, es, 100 s Van Nest av, 25x100; Jan8; Jan9'13; due Jan1'18, 5%; Oscar Dressler to Xavier Biehler, 319 W 37. 3,200

m**Walnut av** (10:2598), sec 141st (No 880), 25x100; PM; Jan6; Jan7'13, 3y5%; D H McLaury Marble Co to Eliza Miller, 699 E 149. 2,500

m**Walton av, nwc Juliet**, see 51st, 329 W, Manhattan.

m**Walton av** (9:2344), nwc 138th, 102.2x 28.1x100x49.1; pr mtg $27,000; Jan3'13; due, &c, as per bond; Bacon Piano Co to Louis Merzbach, 80 Morningside av. 9,000

m**Walton av** (9:2344), same prop; certf as to above mtg; Jan2; Jan3'12; same to same. ——

m**Walton av, ws, 51.7 n 158th**, see 51st, 329 W, Manhattan.

m**Washington av, 2055** (11:3036), ws, 248.4 s 180th, 37.6x145; Jan3'13; 5y5%; Fanny Gruen to Henry L Shattuck, 135 Marlborough, Boston, trste Augustus Aymar. 35,000

m**Washington av** (11:3050), es, 73.7 n Fletcher, 36.7x73.4x36x79.11; Sept9'12; Jan 3'13; due, &c, as per bond; Nora Constn Co to Webster Iron Works, a corpn, 1240 Webster av. 1,000

m**Wendover av** (11:2912), ss, 151.7 e Washington av, 25.3x169.7x25x173.2; Jan7; Jan8'13; due, &c, as per bond; Olga Balaban, 2065 Ryer av to Simon Russek, 137 W 86. 2,500

m**Westchester av, nec Evergreen av**, see Evergreen av, nec Westchester av.

m**Westchester av (*)**, ns, 40.1 e Evergreen av, 40.1x109.6x40x106.9; PM; pr mtg $——; Jan7; Jan8'13; due Sept1'15, 6%; Pew Realty Corpn to American Real Estate Co, 527 5 av. 5,000

m**Westchester av (*)**, ns, 80.2 e Evergreen av, runs n109.6xe20xs7.10xe20xs104.5 to ns Westchester av xw40.1; PM; pr mtg $——; Jan7; Jan8'13; due Sept1'15, 6%; Pew Realty Corpn to American Real Estate Co, 527 5 av. 5,000

m**Westchester av (*)**, ns, 120.3 e Evergreen av, 40.1x107.3x40x107.5; PM; pr mtg $——; Jan7; Jan8'13; due Sept1'15, 6%; Pew Realty Corpn to American Real Estate Co, 527 5 av. 5,000

m**Westchester av** (10:2703), sec Intervale av, —x—; sal Ls; Dec31'12; Jan8'13; demand, 6%; John J Burke to Geo Ehret, 1197 Park av. 3,000

m**Westchester av (*)**, nwc Wheeler av, 40.1x107.3x110; bldg loan; Jan7; Jan8 '13; demand, 6%; Pew Realty Corpn to City Mort Co, 15 Wall. 8,000

m**Westchester av (*)**, same prop; certf as to above mtg; Jan7; Jan8'13; same to same. ——

m**Wheeler av, nwc Westchester av**, see Westchester av, nwc Wheeler av.

m**White Plains av (*)**, ws, 159.2 n 240th, 25x115.2x25x—; pr mtg $3,500; Dec28'12; Jan6'13; due Jan2'16, 5%; Vincenzo Maffucci, 4611 White Plains av, to Vincenzo N Lucrezia, 4640 Garden pl, Bronx. 1,500

m**3D av, 3702** (11:2926), es, 26.7 n 170th, 26x100; PM; Jan9'13, 5y5%; Thos D Malcolm to German Savgs Bank, 157 4 av. 14,000

m**3D av, 3712-14** (11:2926), es, 156.7 n 170th, 2 lots ea 26x100, 2 PM mtgs ea $14,000; Jan9'13, 5y5%; Thos D Malcolm to German Savgs Bank, 157 4 av. 28,000

m**3D av, 3818** (11:2928); ext of $6,000 mtg to Jan3'16 at 6%; Jan3; Jan4'13; Chas Petroll with Herman Schulze, 1416 Ams av. nom

m**3D av, 3890** (11:2929), es, 119 s 172d, runs e 125xn19xw25xn8xw100 to 3 av xs27 to beg; Jan6; Jan7'13, 5y5%; Frank Mucha to Lawyers Mort Co, 59 Liberty. 15,000

m**Plot (*)** begins 740 e White Plains rd at point 895 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; pr mtg $3,000; Jan7; Jan8'13; installs, 6%; Henry J McIntyre to Rosa Nathan, 188 St Nicholas av et al exrs Marcus Nathan. 800

m**Plot (*)** begins 740 e White Plains rd at point 650 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; pr mtg $3,500; Jan4; Jan6'13, 2y 6%; Wm J Cook to Magdalena Erzer, 1180 Jackson av. 1,200

MISCELLANEOUS MORTGAGES.

Borough of The Bronx.

m**Certf (*)**, as to mtg for $15,000 dated Dec17'12; Dec31'12; Jan8'13; Holler Ice Mfg Co to J Addison Young exr Isaac M Daggett. ——

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 18, 1913



THE OLD NEW YORK SUBURB AND THE NEW

Small Operators Have Given Way to Large-Scale Enterprises, the Purpose of Which Is to Develop Entire Communities—Selling Methods Changed, Too

By WILLIAM HERBERT

IT is an interesting fact that at the very time when the movement of population from the centre of the city to the outlying districts is likely to be larger, both absolutely and proportionally, than it ever has been in the history of New York, the suburban development companies are doing more than ever before to attract residents to the open country. They are adopting a much better conceived group of methods to sell their property than was formerly the case, and they are making it both easier and pleasanter for the city resident to move out to the suburbs. These methods have been gradually worked out as the result of a long and trying process of development. They are the consequence of many failures and successes, of much ingenuity and experimentation, and of the necessary employment of constantly larger supplies of capital.

The Pioneers.

The original exploiter of suburban property was usually a man of small capital, who merely tried to make a quick turn on a rising market. He would purchase an available tract of land, lay out the lines of a few streets, without spending much of anything on the improvement of the property, and then offer the lots for sale. Usually the sale was made at auction, and was widely advertised in the newsapers. An attempt to attract a crowd to the premises was made by hiring a brass band, furnishing food and drink, and sometimes by the offer of transportation. These sales might be attended with a considerable measure of success during a time of rising prices and antecedent public interest, but they obviously constituted a very poor method of developing suburban property and attracting permanent and desirable residents to a particular vicinity. Many of the purchasers were petty speculators, who had no intention of improving, so that this method of development was adapted only to comparatively cheap property and to distinctly second-rate neighborhoods.

More Responsible Methods.

There succeeded a period in which more responsible methods were used and the appeal was made to a better class of buyers. During this period the average development company was obliged to invest a much larger amount of capital in its business than was formerly necessary. An attempt was made to secure a comparatively attractive piece of property; and this tract was laid out with more or less care, so as to bring out its natural advantages, and offer desirable residential sites. It was fully "improved"; that is, it was provided with all the necessities and conveniences, such as sewers, water, electric light, etc., which modern American house builders cannot do without. In the better class of enterprises restrictions began to be imposed upon the purchasers. They were sometimes required to build within a certain period or to put up a house of not less than a definite cost. Nuisances of all kinds were prohibited. It was gradually learned that a suburban settlement was by way of being a community, and that, if certain common standards were imposed on all purchasers, the result was likely to be a much more substantial success. But such a success implied the investment of a great deal of capital and somewhat slow returns. These methods worked in favor of the large, experienced company, which was developing a number of different tracts at the same time, which knew precisely what conditions to impose, and how much of an investment it could afford to make, and which could afford to maintain a large and efficient selling agency.



RESIDENCE OF A. SWEITZER.
Estates of Great Neck.

Increasing Supply.

This phase of suburban development operations was characteristic of the early years of the 20th century. During 1905 and 1906 the companies using these methods in an intelligent and honest manner were extremely prosperous. A period of expanding business coincided with a period of real estate excitement all over the country. In the vicinity of New York real estate on the margin of the city which was suitable for suburban development, or soon would be, advanced rapidly and considerably in price. An unusually large number of small investors were in the market, and an unusually large number of Manhattan residents were being driven from the city by the increase in rents. At the same time, the large demand for suburban lots naturally had the effect of increasing the supply. Many new



AN ALL-YEAR RESIDENCE AT LYNBROOK, L. I.

tracts were opened up. A large number of new companies went into the business. Competition became severe. During a period of large sales, but also of large offerings, competition naturally took the form of a very complete organization of the sales department. In the case of the large companies these departments became very efficient, but they also became very large and very expensive. Lots were sold largely by personal solicitation. The whole effort of the management was directed temporarily, not toward any actual improvement in the character of the lots which they offered for sale, but rather toward the quick disposal of certain goods, which conformed to an established standard.

When the Panic Came.

Such was the condition when the panic of 1907 overtook the business of the country and temporarily cut down the sales of the development companies to almost nothing at all. This calamity compelled a radical readjustment of the prevailing methods. The elaborate sales organizations which had been built up to meet the previously prevailing demand were to a considerable extent allowed to fade away. They became a burden rather than an economy. The weaker companies could not stand the strain and were forced to the wall. The stronger companies, which were carrying a large amount of property in the face of a stagnant demand, began inevitably to search for means to stimulate purchases. They sought for means to make their property more attractive than ever to buyers, so that they could create a new market.



Broadway—Flushing.
Cost, $15,000.

Speculative Builders.

The most recent phase of the policy of the suburban development companies has been the result of the foregoing general situation. A large amount of suburban property had been developed, but remained unsold. A still larger amount was available for improvement and would soon come upon the market. The demand for lots picked up after the crisis of the panic passed away, but it was never large enough to make the business of selling easy. A market had to be partly created, and the more enterprising and resourceful of the companies went ahead to accomplish this creative work. They changed their methods in certain essential respects.

Speculative Builders.

For one thing, they began to offer houses for sale as well as lots. Hitherto they had not come into competition with the speculative builder. The latter had frequently operated on semi-suburban property, but in that case he always built dwellings of substantially the same design in rows and separated only by narrow alleys. The suburban development company had frequently been in this sense a speculative builder, but since 1908 they have become speculative builders in another sense. They have erected houses of individual design on larger pieces of property, which made their appeal to a much more fastidious clientele. They have been obliged, consequently, to exercise their ingenuity more than ever in order to make these houses attractive to buyers. They have been obliged to study the tastes and needs of their clients much more carefully than the ordinary speculative builder was obliged to do. Their purchasers were not forced to accept what the suburban development company offered, as was the purchaser who dealt with the ordinary speculative builder. He had a genuine choice. He had to be more than ever attracted and pleased, and this necessity has resulted in a still further development of the methods of the companies to which we shall turn in the next article of this series.



Broadway—Flushing.
Cost, $7,500.

It is interesting to note also that speculative building in the suburbs, intended to appeal to comparatively well-to-do and fastidious people, has come in just as the speculative building of residences in the heart of the city, intended to appeal the same class of people, has almost entirely ceased. The days when a thousand comparatively expensive private houses were built and sold every year in Manhattan are over. At present there are none built and sold in Manhattan, and very few in the other boroughs. The suburban development companies had the field to themselves. Their only competitors are expensive apartment houses, and in the long run they should be able to get the better of that kind of competition. The pleasing and convenient suburban house, situated in an attractive country and not too remote from Wall street and Broadway, has so many intrinsic advantages over the apartment house in a congested city that the development companies should be able little by little to make serious inroads on its patronage.



Broadway—Flushing.
Cost, $10,000.

What Rapid Transit Will Do for Queens

"We know as a fact that many large concerns are simply waiting for a closer connection with Manhattan Borough to be established to locate their factories and other business interests in Queens," says Borough President Connolly. "These concerns have made inquiries from our Building Bureau and a number of them already have their plans for building prepared and options obtained on the property on which they are locating. They must have the transit, however, as the labor market is in Manhattan and the workingmen will not come to this borough now when they have to pay from sixteen to twenty cents car fare a day."

—About $37,500,000 was invested in mortgages in the Borough of Queens last year, the larger part in factories and apartment houses.



WYKAGYL. RESIDENCE OF F. W. LIVINGSTON.

THE METROPOLITAN OFFICE BUILDING

A New Building Type Evolved In Consequence of the Demand For Offices Uptown — The Latest Fireproof Construction

LAST year plans were filed for forty-eight office buildings to be erected in Manhattan Borough, which was three less in number than were planned during the previous year f 1911. But the forty-eight buildings of 1912 will cost nearly eleven million dollars more than the fifty-one that were planned in 1911, showing a remarkable increase in average cost.

The average office building planned last year will cost ere it is completed $635,000 for construction alone, while those which were planned in 1911 will cost on the average but $384,000. The total estimated cost of the office buildings for which plans were filed during the year 1912 in Manhattan is $30,501,000, which is to be compared with $19,591,000, the estimated total cost of the buildings planned in 1911.

The very much larger appropriations of last year furnishes a key to the character of the work now in the hands of contracting builders. It is the heaviest work on the whole that the business community has ever undertaken, and indicates, better than any other one thing that could be pointed to, the higher requirements of the age.

Office buildings hold the premiership over all other classes of buildings erected through private enterprises, being the largest and costliest. They must be erected nearly always where the cost of land is greatest, where the most people want to congregate and where the fever of money-getting is highest. They must be erected according to the soundest rules of construction; they must be divided by partitions mostly permanent into a great number of office units, and these units must be individually lighted, heated and made easy of access.

Distinguishing Marks.

An office building being distinct from a store, loft or factory building or workshop of any kind, is taken to mean one that is divided into rooms above the first story, is intended to be used for business purposes and is in no part for living purposes, except by the janitor and his family.

A commercial building of the loft type may under the law occupy the entire lot or lots upon which it stands, but the office building may cover but ninety per cent. of its site, if occupying an inside frontage. Loft buildings must have stouter floors, stairways suited in number and kind to the nature of the occupancy of the building, and recently many laws have been enacted which tend to broaden the difference between the two types of business buildings.

A Composite Type.

A type of business building has come into prominence recently which is intended in part for offices and in part for salesrooms. Owners will subdivide a building of this sort in a manner to suit tenants, but manufacturing will in no event be permitted. There will be floors devoted exclusively to suites of offices, and floors containing both salesrooms and offices for firms whose factories are elsewhere in the city or in distant towns. The new Fourth avenue contains a number of examples of this composite type, buildings which are largely, though not entirely, used for office purposes and which are considered socially superior to the regulation loft building. On Madison avenue, at the southeast corner of 25th street, facing Madison Square, is an excellent instance of this special class of construction, suited for both offices and salesrooms of the most representative firms the country can produce.



Cass Gilbert, Architect.
THE WOOLWORTH BUILDING.

Economic Duration.

It is a noteworthy fact that several of the earliest examples of office buildings classified as fireproof, having outlived their economic usefulness, are about to be succeeded by modernly contrived skyscrapers. One is the Drexel at the corner of Wall and Broad streets, and another is the Western Union, at Broadway and Dey. These two with the Equitable, which was ruined by fire a year ago, were the first important office buildings of the so-called fireproof class to be erected in New York, Even before the Equitable was burned, the directors had under consideration its replacement with a new building.

The Drexel Building dates from the year 1872, the Western Union from 1873. Forty years of progress has made them obsolete. The Equitable was built in sections, the first in 1870, and George B. Post was architect of the later work, as he was also of the Western Union Building as a whole. In the first section the floors were constructed of common brick arches between iron beams, and furred underneath with metal lath. The minor partitions were of angle iron studs covered with metal lath and plastered.

Fireproof construction has had different meanings in different eras, but always it has meant the least burnable and the best construction of which the times were capable. The Drexel was built as an elevator building, seven stories high, of white marble, the last of the French type of business edifices of note. The Western Union was the first of the really large office buildings ten and a half stories high, equipped with two elevators, one of these a water balance (the first in the city), the other a steam elevator. Then came the plans for the Tribune Building (since enlarged and carried higher), the Boreel, which has been replaced by the U. S. Realty Building, the Morse and the original Temple Court, all planned before 1880. Beginning with that year there came in order during the next five years a notable list of office buildings of the new elevator type, but built with solid masonry walls; the United Bank, the Mills and Potter Buildings, the Produce Exchange, the Welles, the Standard Oil and the Washington.

It was the elevator that first taught men to build higher and higher, and the invention of steel skeleton construction which taught them how. After the adoption of the skeleton construction for high buildings, the Columbia Building, at 29 Broadway, was in the opinion of the late William J. Fryer, the most prominent and successful of the skeleton structures erected in New York up to that date. Other cities had been building skyscrapers, too. Other skeleton buildings of greater area and greater height followed in rapid succession, including the Manhattan Life, the American Surety, the Park Row Syndicate Building and the Empire.

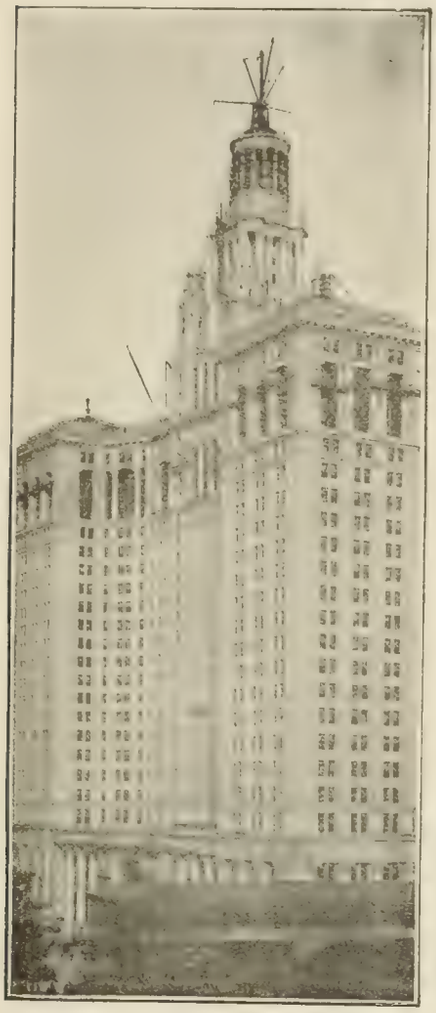
Economic Depreciation.

These brief recollections of the earlier office buildings make plain that they, like every other class of buildings, have been subject to the law of economic depreciation. Built virtually to the limit, as we build now, and no matter how substantially, they yet in instances already numerous enough to prove the rule have become obsolete within about the same length of time as buildings of less substantial construction. In other words, the best buildings of the last generation endured no longer than their predecessors, not so much because of physical deterioration as on account f the irresistible economic forces which New York City has generated as no other metropolis ever has. Time only can tell whether the office buildings of our generation will successfully defy those forces.

A very obvious lesson from the foregoing is that in the financial accounts of every owner and building manager there should be an annual amortization charge for depreciation. Mr. Chesebrough, who has built nine office buildings in very recent years, buildings which exemplified the last word in fireproof construction at the date of their planning, has stated that he has adopted the plan of charging off a certain percentage each year for depreciation.

It is not to be assumed by the reader

that there is not compensation for the loss of the building in the increased value of the land in the case of office buildings which have been replaced with newer ones; but inasmuch as depreciation is now a recognized force and constitutes a financial outgo, real estate experts have adopted the view that it



McKim, Mead & White, Architects.
THE MUNICIPAL BUILDING.

should be estimated and taken into account as well as any other item of profit or loss.

Safety for the Investment.

An owner of an office building is safe if he has wisely selected his location where men will always want to congregate most. But imagine what would happen in the financial district if, for instance, the Stock Exchange should move uptown. Imagine the chaos in real estate if the New York Central had abandoned the Grand Central Depot at the crisis when it was ordered by the city and state to change its motive power, and do other things which have required the pouring out of money by the millions. Things happen which divert wealth and population from old channels. Just as the Erie Canal and the Panama Canal change commercial currents, so things have happened here in New York which have left sections of the city financially high and dry, and such possibilities should be provided against.

Elements of Stability.

When office buildings are considered as investments, there are at least two important elements of permanency working in their favor. First, it is certain that there will always be an imperative demand for them. Second, the present type will be practically unchanged in its broad outlines. Apart from bulk and external design, there has been no improvement in planning, constructing and equipping skyscrapers which gives the latest buildings such an advantage over the early examples of the steel skeleton type as to injure their financial chances by lessening their desirability. And looking forward, it is improbable that there will be any great change in the type in the future.

If a man has placed his building where business wants to be, if he has guarded against any diminution of his light and has heartily complied with the modern laws of fireproof construction and fire prevention, it is unlikely that his investment will be impaired either by loss of tenants or by exactions imposed by municipal boards. The most recent improvement in planning business buildings have been inspired or insisted upon by legislation under the head of fire prevention.

Protect Your Light.

The conviction seems to have become general that the failure in past times to impose more restrictions by law against building on the full area of the lot without regard to the height of structures is one of the important causes of the failure of many downtown office buildings to show a proper return upon the capital invested. The multiplication of tall buildings on comparatively narrow streets has shut out direct sunlight from many floors above the street level, making it impossible to rent these floors except at heavy concessions. In other words, the reductions in rent required in order to fill a large proportion of the floors of a tall building are frequently so great as to bring down the net income of the building to an unprofitable figure.

An illustration of the importance of good natural light was pointed out by an officer of one of the big lending institutions, who said that he knew of a building in the financial district which, originally a profitable investment, has now ceased to earn more than two and a half per cent. on its cost, including, of course, the site. Its decreased revenue is accounted for partly by heavier taxation, but more especially by lower rentals for the floors from the third to the tenth story. In the case of these floors the light has deteriorated under the gradual substitution of tall buildings for the original low structures on adjacent sites. Because of the concessions on these floors the building rents at an average of only $1.75 a square foot per annum, although the average in adjacent better lighted buildings is $2.50. In the case of this building, the question has arisen whether it would not pay to shave off ten per cent. of the rear in order to let in more light, and the question has been answered in the affirmative by experts called in for consultation.

If this is true of one building in the financial district, it is undoubtedly true of others. In any event, the time has come, in the opinion of those best informed on renting conditions, for some sort of restriction having for its purpose the protection of light and ventilation in the case of office buildings. Just what the restriction should be is a matter of doubt, but the opinion prevails that the matter should be settled by a committee of disinterested experts.

The Height of Buildings.

The office building represents the class most concerned by the long continued agitation for some limitation upon either the height or bulk of buildings, but the movement holds nothing ominous for skyscrapers already in being. Whatever consequences there may be in the successful consummation of the movement for restriction will rather fall upon land hereafter to be improved. In any event the well-planned office building will be secure as an investment.

An office building of marked distinction, because of its modernity, uptown situation and special purpose, is the one completed last year by the United States Rubber Company for its own use. At first the building was intended for loft occupancy in part, which may account for one feature seldom if ever before put on a regulation office building. This refers to the exterior fire tower. With amended plans the building was completed for office and mercantile purposes exclusively. The United States Tire Company has the ground floor for its salesrooms and the basement and sub-basement for storing and handling automobile tires. The United States Rubber Company, with the United States Tire Company and other subsidary corporations have their offices in the stories above the twelfth. It is a building with a special purpose, obviously intended as a headquarters for the rubber industry in this city, and though far uptown, at the corner of Broadway and 58th street, is yet right in the center of the automobile industry, one of the largest consumers of rubber.

A Modern Work.

A complete description of the huge white marble edifice, twenty stories high, would very nearly detail what is known to-day as the best forms of fireproof construction. Insurance men are authority for the statement that a fire in the United States Rubber building would not travel beyond the room in which it originated. There will not be one unbroken floor area in the entire building when it is fully tenanted. It may be assumed by the reader that all the usual fireproof forms are here present. The partitions between offices are generally either hollow tile blocks wedged between floors or else they are hollow metal. Fireproof wood is used in the partitions of special rooms in two of the upper stories.

The greater portion of the interior trim is of hollow metal. Wireglass is used in glazing windows and doors in interior partitions. All the windows in the south and east walls, including the light court, are made of solid wireglass in hollow metal frames. The windows on the Broadway and 58th street sides have plate glass in kalamein frames. The service stairs are enclosed at each story



Carrere & Hastings, Architects.
THE U. S. RUBBER CO.'S BUILDING.

with hollow tile partitions, in which there is a fire door of hollow metal and wire glass.

There is a private fire-alarm box on every floor connecting with the nearest call box in the street. In the fire tower and in the elevator hall there are hose connections for each floor, half the capacity of a 15,000-gallon tank is reserved for fire purposes, and the building is furnished throughout with automatic sprinklers.

The year just ended was an extraordinary one for the erection of large buildings other than apartments. Of the grand total of $116,325,000 appropriated for buildings planned during the year 1912, in Manhattan Borough alone, more than fifty per cent., or $59,700,000, was for office buildings, stores and lofts, without considering factories and workshops.

Notable buildings under construction at the present time or contemplated are those which are to replace the Equitable, the Western Union, and the Drexel, as heretofore referred to; the first named to rise thirty-seven stories and to cost no less than $8,000,000, and the second to have twenty-eight stories and to cost $4,000,000. The foundations of a building for the Adams Express Company to be thirty-two stories high and cost $2,000,000 are being laid at Broadway and Exchange Place. The beautiful Woolworth, the highest building in the world, is in the finishing stages, and the same is true of the giant Municipal Building. The Bankers' Trust, the Guarantee Trust, and also the graceful Liberty tower, are noteworthy office buildings of recent date in the financial section.

Uptown, among the notable buildings classified as office buildings, is the one which the Aeolian Company completed during the past year in 42d street, between Fifth and Sixth avenues, running through to 43d street; another is under construction for the William Astor estate at the northeast corner of 42d street and Broadway, in the heart of a district which is becoming a highly important busines center as well as the theatre section.

The Emmet Building on lower Madison avenue, sixteen stories high, and costing $500,000, is used in part as a residence for its owner, T. Addis Emmet, as well as for offices and salesrooms. One of the most costly office buildings of the year uptown is the Madison Avenue Building, at the corner of 25th street, twenty stories high, owned by A. Filmore Hyde, and estimated to cost for construction alone $1,300,000.

Notable buildings in the Times Square section officially classified as loft buildings but which will be used in part for offices and, having architectural qualities above the average, are the Candler Building in 42d street west of Seventh avenue and the twenty-eight-story tower building of E. W. Browning on the south side of West 40th street, east of Broadway and opposite the tall Lewinsohn Building, also about ready for occupancy.

LOFT BUILDINGS AS INVESTMENTS

Sharp Advance in Rental Rates—Improved Building Methods—Woodwork Now Being Excluded—Builders Advised to Slow Up

By FREDERICK C. ZOBEL, Architect

THE year 1912 showed increased activity in the field of loft building construction. Buildings completed quickly found tenants from among firms which had become dissatisfied with their quarters in antiquated, non-fireproof structures in the older business sections. The quick absorption of loft space in modern fireproof buildings and, more particularly, the low prices prevailing during the beginning of the year naturally tempted builders to continue the construction of this type of building, and also attracted many new investors and operators into the field.

The number of loft buildings in construction increased suddenly to such an extent that this very activity quickly caused rentals to rise and about May 1 prices were 15 to 20 per cent. higher than at the beginning of the year.



Fourth Avenue, at Thirtieth Street.
THE PASSAVANT BUILDING.

Tall Buildings the Usual Thing.

Only a few years ago seven-story non-fireproof loft buildings were common, and a twelve-story building was quite an affair; the former is now extinct as a new building type and the latter has become the usual thing. Even fifteen or twenty-story buildings no longer cause comment.

The type of buildings constructed during 1912 is very similar to that constructed during the previous year; nevertheless, most of the buildings show a marked improvement over those of 1911 by including in their design light courts, complete automatic sprinkler equipment, smokeproof or enclosed stairways, and the liberal use of fireproof windows, doors, and finished floors, to the exclusion of woodwork.

So general was the use of fireproof windows and doors that the industries engaged in their production were utterly unprepared to answer the enormous demands made upon them, and the completion of many buildings was seriously delayed on account of the inability of the fireproof window and door manufacturers to supply these materials.

Attempts to erect buildings for a particular line of business or industry have not been successful, as it limits the owner to a small class from which to draw tenants. In some cases where buildings were erected or leased by leading merchants, lines affiliated but not in direct competition with them were attracted to these buildings. Even the mere restricting of buildings against manufacturers handicaps the renting.

Manufacturers as Tenants.

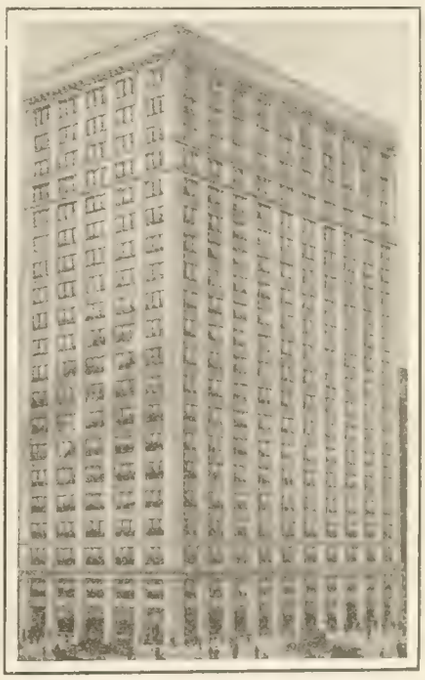
In the Fourth avenue district the policy of excluding manufacturers has been strictly adhered to so far. It is doubtful, however, whether there is sufficient demand for salesrooms to fill all the new buildings now being completed in this district, and many of the buildings built in 1910 and 1911 have been converted wholly or in part into office buildings in order to secure tenants.

By barring manufacturers, the Fourth avenue owners have lost the largest class of space seekers, although perhaps not the most desirable class, and therefore renting will be slow in this section.

In the Fifth avenue district manufacturers are considered acceptable tenants, and renting will be brisk, especially as the Lord & Taylor store will draw many manufacturers to its vicinity.

A Recession Expected.

Loft building construction during 1913 will show a decided slump. The present supply of loft space warrants a conservative production until the supply has been absorbed by tenants, which will not be until next October. Builders should refrain from augmenting this supply and making competition against themselves. If this course is followed, 1914 will be a good year for loft building activity.



Fourth Avenue, at Twenty-eighth Street.
THE HESS BUILDING.

APARTMENT BUILDING THE LIFE OF TRADE

An Architect Predicts Activity For the Coming Year, But Warns Against Pioneering—How to Make a House Panic-Proof

By MAXIMILIAN ZIPKES

WHAT is the most important fact in the upbuilding of a section? For multi-family houses, known to the law as "tenements," high, medium or low class, there is but one answer, transit facilities. The subway has been a great factor in the development of The Bronx and upper Manhattan. Already great activity is manifested along the new Lexington avenue subway.

Taking The Bronx by sections, we look first to the Hunt's Point section. Here we find what may be called "a city within a city." A year ago the Hunt's Point, erected by the Henry Morgenthau Co.; the Tiffany Arms, erected by the Zipkes Construction Co.; the Seville, erected by former Building Superintendent P. Revell, and the Vodasea, erected by the Advance Realty Co., were the only notable apartment houses in this immediate section.

These buildings created the life and trade of 163d street, east of Westchester avenue. During 1912 a large number of new buildings have been built up around this neighborhood, and 163d street has become the business center of the section. The Simbar Realty Co., a building company that has added greatly to the Hunt's Point section, is now constructing a whole block front between Kelly street and Intervale avenue, facing 163d street, from plans of the present writer. It would be interesting to see a picture of the section at the time the Intervale avenue station was opened and compare it with a picture taken at the present time.

The Tremont Section.

Following the northward movement, we reach the great crosstown street Tremont avenue. The section bordering this thoroughfare has a brilliant future. It appears to me that a safe prediction would be that in less than twenty-five years Tremont avenue will be the 125th street of The Bronx. Following this street from east to west, we find at its extreme east end much activity in five and six-story apartments in all adjoining streets, rapidly replacing and displacing one and two-family houses.

Tremont avenue at this point has many new three and two-story buildings known as "taxpayers," showing the necessity of stores and business structures, because of the great activity in the form of tenement construction. These "taxpayers" are also being put up because of the faith in the future of Tremont avenue as a business center. In the middle of the Tremont avenue section in the neighborhood of Boston Road and McKinley Square, one will find amusement halls, restaurants, theatres and stores indicative of the population surrounding this avenue. All of the activity surrounding this avenue is due to transit facilities. Tremont avenue has a crosstown car service which connects with every north and south surface line in The Bronx, with the Amsterdam and Broadway surface cars and with the west side branch of the subway.

Around McKinley Square.

In the vicinity of McKinley Square, Louis E. Kloban, an active builder, is erecting three buildings on the west side of Franklin avenue north of 169th street which promises to be a novel proposition in this section of The Bronx. The lots upon which the buildings are erected are 200 feet in depth, leaving a yard space in back of the houses of 90x150 feet, which will be improved as an artificial park with walks, tennis courts, playground and swimming pool for the exclusive use of the tenants. The apartments are of medium grade, bringing only about $7 per room.

At Tremont and Jerome avenue is the next center where great activity will be seen. It is being rumored that the Sixth and Ninth avenue elevated is to be continued via Jerome avenue, as well as the Lexington avenue subway. Already many land owners are refusing substantial profits with a view to holding for improvement with stores and other large buildings this end of Tremont avenue.

The Van Cortland section is the latest seat of activity since the continuation of the West Side subway. Charles Hensle has been one of its pioneer builders. He is referred to as the creator of the 207th street section, which has a fine future, provided the land owners will give builders the proper support.

Coming down the upper West Side, on Washington Heights, we find that the activity in this section has not been quite so pronounced as in other sections, due to the fact that the section is already well built up. It contains a class of apartments known as "medium price," which does not seem to be the kind most needed in this city to-day. We are now confronted with a demand for "reasonable apartments," the kind that rent from $5.50 to $7 a room and which dominate The Bronx and also will the Van Cortland section.

We have, however, a demand for the very high-class apartments, which can be found below 125th street in the section of Riverside Drive, West End avenue, the side streets, Park avenue and the adjoining streets in Yorkville.

The laws should never have placed twelve-story buildings under the classification of tenements. Apartment houses should be under separate regulations. The stairway facilities are to my mind entirely inadequate in case of panic, fortunately they have never been put to a panic test. I never have had much fear as to fire under the present improved manner of construction,



Claremont Avenue. A MORNINGSIDE HEIGHTS OPERATION. Maximilian Zipkes, Architect.

but I dread the day when our great twelve-story apartment houses containing 75 or 100 families are put to a panic test. I would strongly recommend fire-escapes in yards and courts with long balconies and connecting corridors to the main hall, as in hotels.

Rules for Panic Prevention.

I would strongly recommend a smokeproof tower and a separate elevator entirely away from the general elevator and stair accommodations. I would also urge a sprinkler system in all elevator shafts and stair halls, controlled by valves. I do think, however, that concessions should be made in the laws to overcome the provisions suggested for panic prevention. The additional elevator or the smokeproof tower should be permitted to encroach upon the yards or courts. Non-fireproof partitions within an apartment should be permitted so long as the partitions enclosing an apartment are entirely fireproof.

The prospect for apartment construction during the coming year is greater than ever. New York is increasing in its business enterprises every day. Office building after office building and loft building after loft building is being built rapidly to accommodate the increase of business. Representatives from all over the world are ever increasing in numbers in the city and it is necessary for the apartment house builder to keep abreast of the conditions and provide homes.

A Risk in Pioneering.

A speculative pioneer builder in a new section will invariably find the landowner painting beautiful pictures as to the future of the section, exploiting the great improvements which are contemplated and the exhaustive advertising campaign which is planned for the section. He will even get an attractive building loan, but when the operation is finished the pictures have faded, the improvements have not been confirmed, and the advertising has been done by himself. When it comes to getting a permanent mortgage, his answer everywhere will be, "We don't lend in that section, it is not quite ripe; come down into civilization." Meanwhile the interest and taxes accumulate in the empty houses, and the builder faces loss. The mechanics also face loss, while the land owner has had a part of his holdings improved at the pioneer builder's expense, and the builder, like the child, is left in the road to shift for himself. Let the man who sells you the land get your permanent mortgage; if he can't get it for you, you have your answer before you start.

Money and building operations have a great future and prospects for 1913, but be conservative. The most healthy state of building, to my mind, would be when contractors will refuse to build for any operator who has not a combination building and permanent loan, unless he is a cash builder, of whom there are few.

SHALL WE TAX THE UNEARNED INCREMENT?

Representative Men in the Realty and Mortgage Fields Are Against This Method of Securing Revenue.

THE RECORD AND GUIDE presents the views of representative men in the real estate and mortgage fields on the plan to tax the unearned increment on land, as recommended in the report of the Mayor's Commission on New Sources of City Revenue. This proposed measure for adding to city revenue by increasing the tax on real estate is, of course, of profound interest, and promises to create more discussion than any measure, either suggested or applied with the possible exception of the single tax plan advocated by the late Henry George.

The report was officially presented to the Board of Estimate on Thursday of this week.

The Real Estate Board of Brokers, through its Taxation Committee, will oppose the measure at such public hearings as may be held before the Board of Estimate and Apportionment. David A. Clarkson is chairman of this committee. The Allied Real Estate Interests has also appointed a special committee to make a detailed report on this recommendation for new taxation. This committee consists of Joseph L. Buttenwieser, Alfred E. Marling and E. A. Tredwell.

The specific recommendation for the taxation of the unearned increment of land made by the Mayor's Commission is as follows:

The Recommendation.

We recommend an increment tax of 1 per cent. per annum to be perpetual upon all increments of land values as shown by comparison with the assessed valuations of the year 1912, and to be in addition to the general tax levied upon all real estate. If, for instance, the assessed value of a piece of land rises from $100,000 in 1912 to $110,000 in 1913, the owner would be called on to pay the general tax, say at the rate of 1.83, which would amount to $2,013, and in addition the increment tax of 1 per cent. of $10,000, or $100.

The proposed tax should not be levied upon any increment which results from the labor or expenditures of the owner. If land appreciates because of improvements paid for by the owner, such as grading and clearing, or connections for water, light and sewerage, or street openings, paving, etc., such an increment, to the extent that it represents capital invested by the owner, would not be subject to the tax. We propose, in short, that the tax shall be levied only upon the "unearned increment," which results from the growth of the city and from improvements made by the city or by others than the owner himself.

If, therefore, the value of a piece of land should rise from $100,000 in 1912 to $110,000 in 1913, and the owner can show that he has expended $4,000 in permanent improvements, either upon his own initiative or in payment of special assessments levied by the municipality, he would be subject to an increment tax on only $6,000; and therefore the base valuation of the land, from which future increments would be calculated, would be $104,000 instead of $110,000.

Assuming that land values now represent a capitalization of income on a basis of 5 per cent., the present tax rate of 1.85 is equal to 27 per cent. of the income from land, and is responsible for a corresponding permanent depreciation in the market value of the land. An increment tax of 1 per cent. would be equivalent to the annual appropriation of only about 12.5 per cent. of the increased yield or rent underlying the increment of capital value.

The average increase in the land values of New York City during the past decade was about $150,000,000 a year. On that basis an increment tax of 1 per cent. would yield in the first year a revenue of $1,500,000; in the second year, $3,000,000; in the third year, $4,500,000; in the fourth year, $6,000,000; and so on until the tenth year its yield would approximate $15,000,000.

The opinions which follow are almost unanimously against the tax:

Means Lowering of Values.

Louis V. Bright, president Lawyers' Title Insurance and Trust Co.: "We, who are largely interested in real estate in this city, had hoped that the commission for suggesting new sources of revenue for the city would not recommend any additional taxes upon real estate; not entirely for selfish reasons, but because of the very heavy burdens now resting upon that form of property, not only in the way of taxation, but also in the way of tenement house, fire prevention and other departmental orders. Assuming these latter to be necessary, the expense of compliance, though it does now flow into the city treasury, is, so far as the owners are concerned, the equivalent of taxes.

High Rates on Interest.

"For a long while comparatively high rates of interest have prevailed upon mortgage loans in this city. This has been brought about by the bid of other borrowers for investment capital, and as the investor can invest in stocks and other securities which are tax exempt, like mortgages, the borrower on real estate has had to meet the competition of this class of securities.

"The causes which have forced up the rate of yield on stocks and bonds have forced up the rate on mortgage loans, and this increase in rate, while it does not flow into the city treasury, is really a tax so far as the owner of real estate is concerned. The city's need of capital, in the same way has resulted in a steady increase in the rate of interest paid upon its issues of bonds, which in turn has increased the running expenses of the city and has directly increased the tax on land.

"It goes without saying that unless the investor in a piece of land, properly utilized, can pay all the burdens and get a fair return on his investment it will no longer attract as an investment, or to put it differently, to tempt the investor the price must be brought to a point where the investor finds the yield on the investment attractive. Therefore these burdens, if further continued, as in the purpose to tax the increase in land values, must tend to lowering the value or price of the commodity. This can mean only lower values for real estate and will make it less available as collateral for a loan. As nearly all of the real estate in the Greater City is

mortgaged, this feature of the situation is very serious.

"It seems to me, therefore, that all persons interested in real estate in the city should now realize what this step in the direction of a surtax on real estate means, and if they intend to conserve their interest they must absolutely oppose any further extension of the tax plans so far as real estate is concerned.

"In all this discussion it seems to be assumed that the city needs additional sources of revenue. I am not an expert on taxation, and therefore canot say that this is not so, but it does seem to me that something must be done to check expenditures. The city must forego something in this way of spending if it is to do any saving. If every citizen of New York could really be made to understand that he, directly or indirectly, pays the cost of all waste in city management, we might get a more intelligent handling of these questions so far as the voter is concerned.

"No one seems to have taken into account the man who has invested in real estate and found after a long period of ownership that the value has, for no fault of his own, depreciated. The plan is to tax only increases in value. It would seem to be equitable to relieve the investor in some way where his investment depreciates. Most of these suggestions have been made over and over again, but they are as true as ever and their truth must be the excuse for their reiteration."

What if Land Decreases?

Richard M. Hurd, president Lawyers' Mortgage Co.: "Replying to your inquiry, I would say that in the statements relative to the proposed tax on the unearned increment in New York City land values, I have seen no mention of a provision for the removal of this tax when land values decrease. All who are familiar with real estate in New York know that values decrease in many sections while they are increasing in other sections.

"I would add that the burdens of taxation have been very heavily increased of late upon the owners of New York City real estate."

Leaves Much to Assessors.

Elmer Dean Coulter, of the Astor estate: "I thought this committee was to report on additional sources of taxation, not additional ways of taxing real estate. The proposed increment tax should be opposed for several reasons:

"First, because real estate overburdened with taxation and taxes depreciates.

"Second—The 'unearned increment' is to be determined arbitrarily—it is to be the amount the Tax Department considers property increases in value over the assessment of 1912.

"While I have the greatest regard for the ability of the Tax Assessors in valuing real estate, I have known them to be over optimistic. To have the unearned increment, in addition to the full market value of the property, determined in this way would work great hardship, particularly to the smaller owner, where the amount involved would not justify the expense of litigation.

"Further, assessed valuations have been increased at least once, under instructions to do so with a view to increasing the city's borrowing capacity.

"Third—New York realty values do not always go up. They have been known to depreciate. Suppose one has paid an 'unearned increment' and the property depreciates, or he might be paying this tax while the value of the property was really going down. Does the owner get a rebate or a refund?

"Fourth—Because the whole idea of raising money by additional taxes on real estate is wrong. Let your annual tax continue to go up, with a resultant depreciation in land values. Ultimately this will restrict the city's borrowing capacity. What is needed is not additional sources of taxation, but economy in administration and elimination of waste and extravagance."

Can More Be Justly Taken?

David A. Clarkson: "Private ownership of land has been authorized by the State in this and other civilized countries as being advantageous, and apparently with good reason if we contrast the results with those in countries where land has been held in common.

"Although this has resulted sometimes in the creation of great wealth by those buying and holding unimproved land, yet it is a question if the same amount of capital saved, with interest compounded, would not have resulted in greater wealth. Certainly this generation has seen the rapid creation of even larger fortunes in personalty in one lifetime.

"Does the recommendation of the Commission of New Sources for City Revenue, that an increment tax of 1 per cent. per annum be levied, seem just on its own statements? It means the taking annually of one-fifth of the amount of rent, 5 per cent., which the Commission states is the income which is yearly derived from land. This is in addition to the annual tax rate of 1.85 now levied, also stated by the Commission to be equivalent to 27 per cent. of the income from land.

"This tax rate has risen from 1.41 in 1903 by gradual increases. While this tax, which it is admitted now takes 27 per cent. of the annual value, and which is no way limited but is continually rising, is in force, would it be just to assess this additional charge on the owners of real estate? A tax on land once placed is never remitted and becomes a perpetual charge, with consequent taking of value from the landowner. As private ownership of land is established should owners thus be deprived of value?"

Based on False Premises.

E. A. Tredwell, president Real Estate Board of Brokers: "The unearned increment tax with us is in effect double taxation, as we tax the selling or speculative value of the land and the tax assessor follows up the rise in value quite closely. So much so that many parts of the city of New York are over-valued to-day because the proper margin of economic safety has not been left between the boom prices of 1907 and the depression of the succeeding years.

"In foreign countries where the taxation of land is on the renting value, in effect a wrong principle, some form of additional taxation is needed to reach the selling or speculative value, such as an unearned increment tax, but this is a bad cure for a basic mistake. With us, as we fully tax the unearned increment now, to add to it again is practically double taxation and it is not a common sense method of laying on the burden of necessary governmental expense.

"The views expressed are personal, as the Real Estate Board of Brokers has not had time or opportunity to take up this important matter. It is to be regretted that proposed improper taxation methods should be luridly headlined in the newspapers, as their effect in deterring investment is out of proportion to either their worth or their ultimate result.

"It might be pointed out that the annual rise in land value in the city of New York is almost in direct proportion to the growth of population, viz., 4 per cent. per annum, and that it costs approximately 7 per cent. per annum to carry vacant land. An operator holding vacant land over five years under our present taxation system cannot hope for any considerable profit, but must be content under the most favorable circumstances with only the same interest rate that he could get out of a mortgage investment.

"With the factory legislation now before the State Factory Commission in the form of thirty-three bills tentatively suggested, and the unearned increment tax based on false premises under our tax system, real estate is being treated with some violence, a matter of profound importance considering almost the entire revenue of the city government is obtained from real estate. But the American people are naturally a common sense folk, and there is little doubt the ultimate end of this matter, after much noise and bother, will be satisfactory to all concerned. You cannot permanently scare an optimist to death, and the American people are the one great nation of optimists the world at large possesses, and we have good reason to be."

Burdens Are Already Tremendous.

Alfred E. Marling, of Horace S. Ely & Co.: "I am against it absolutely. The burden of taxation on real estate is already tremendous. To add this other tax is practically to make the burden unbearable."

In Line With Modern Thought.

A. C. Pleydell, secretary New York Tax Reform Association: "In general the recommendations of the Mayor's Commission are in line with modern thought and progress, the tendency of which is everywhere to place more of the tax burden upon values resulting from community effort and expenditures and upon special privileges conferred by the State, and to relieve the producer and consumer from their present undue proportion.

"Personally I prefer a lower assessment or rate on buildings to the proposed 'unearned increment' tax, but the latter is based on the same general idea of relieving the improver. The privilege taxes proposed for subsurface spaces and for signs are correct in principle, and the change suggested in the special franchise tax is important and fair.

"The one proposition open to serious objection is the 3-mill rate on personal property, with abolition of offset for debts. As investment capital is now reached by special laws, this change would affect chiefly merchants and manufacturers.

"To abolish offset of debt while taxing all credits and stocks of goods would be a serious matter to large enterprises. Nor would the low rate remedy the present difficulties of reaching and valuing assessable personalty and the resulting inequalities.

Long Island real estate developers and brokers, numbering more than 200, attended the seventh annual dinner of the Real Estate Exchange of Long Island at the Hotel McAlpin on Wednesday night. James Frank, president of the exchange, reviewed the work of the association during the past year, and spoke enthusiastically about the effect upon realty of the new roads throughout Queens and Long Island. Col. William M. Black of the United States Engineering Corps spoke of the plans for harbor improvements. Other speakers included Comptroller Prendergast, Public Service Commissioner Williams, President Connelly of Queens and Commissioner Pounds of the Department of Public Works in Brooklyn.

THE YEAR'S BUILDING.

Manhattan's Building Plans for the Twelve Months Show Large Gains.

According to the revised figures of the building superintendents of the five boroughs, the year 1912 closed with a better record for the amount to be expended compared with the preceding year 1911 by $34,364,522, although the number of new buildings filed was less than in 1911 by 866 in actual numbers. In Manhattan the increased specified cost over last year was $17,787,860, the gain being chiefly in stores and lofts costing over $30,000, office buildings and municipal buildings, while the decrease was 83 buildings compared with last year, showing a falling off in dwellings, churches, stores and lofts costing less than $30,000. In the Bronx the increased cost was $11,807,340, showing that more brick tenements are to be erected. In Brooklyn the increased cost was $3,874,137, the decrease being 183 buildings. In Richmond there was an increase of 97 new buildings, costing $895,185, showing that more garages and frame dwellings are to be constructed. In Queens there was a falling off mainly in brick tenements, brick stores and tenements, manufactories and work shops, stables and other frame structures. The following tables show the number and estimated cost of new buildings for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn, rejected and revised:

Manhattan

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE.

	1911 No.	1911 Cost.	1912 No.	1912 Cost.
Dwel'gs, houses over $50,000	12	$1,460,000	13	$1,265,000
Dwel'gs, houses betw'n $20,000 and $50,000	17	702,000	5	173,000
Dwel'gs, houses under $20,000	10	101,500	10	94,000
Ten'm't houses	194	29,178,000	182	30,452,000
Hotels	10	5,900,000	12	7,185,000
St'r's, l'fts, etc., over $30,000	116	19,961,000	114	29,214,500
St'r's, l'fts, etc., betw'n $15,000 and $30,000	36	812,000	21	496,000
St'r's, l'fts, etc., under $15,000	23	170,100	21	153,700
Office buildings	51	19,591,800	48	30,501,000
Manufactories and Workshops	36	4,829,450	42	4,703,700
Schoolhouses	10	1,380,000	13	1,547,000
Churches	19	1,304,000	6	446,000
Public Build'gs Municipal	17	1,293,300	26	2,204,000
Public Build'gs Places of Amusement, etc.	72	6,200,700	78	6,347,600
Stables and Garages	65	1,443,130	42	1,373,125
Other Structures	151	210,295	124	169,510
Railroad Stations	1	4,000,000		
Totals	840	$98,537,275	757	$116,325,135
	757			98,537,275
Decrease No. Bldgs 1912	83			
Increase Cost 1912				$17,787,860

PLANS FILED FOR ALTERATIONS IN MANHATTAN, JANUARY TO DECEMBER 31, INCLUSIVE.

	1911 No.	1911 Cost.	1912 No.	1912 Cost.
Dwelling houses	657	$1,664 959	584	$1,354,416
Tenements	1065	1,218,881	909	1,419,689
Stores, lofts, etc.	769	2,700 123	955	2,297,784
Office buildings.	384	2,489,893	467	2,100,094
Manufactories and Workshops	233	691,985	197	509 079
Schoolhouses	40	241.910	43	147,195
Churches	35	231,750	32	192.435
Public Build'gs Municipal	20	629,010	18	279,250
Public Build'gs Places of Amusement, etc.	239	1,176,760	249	1,062,495
Hotels	117	1,276,087	123	1,062,760
Stables and Garages	123	427,825	110	719,160
Other Structures	4	3,950		
Totals	3686	$12,753,133	3,687	$11,144,357

Bronx

NEW BUILDINGS.

	1911 No.	1911 Cost.	1912 No.	1912 Cost
Dwell'gs, brick bet. $50,000 and $20,000	2	$45,000	1	$22,000
Dwell'gs, brick less than $20,000	294	1,786,950	156	953,750
Tenem'ts, brick over $15.000.	355	14,329,000	598	25,098,000
Tenem'ts, brick less than $15,000	15	160,500	8	86,500
Tenements frame	2	10,500	1	8,000
Hotels	4	530,000	1	10.000
Stores, over $30,000	4	190,000	5	205 000
Stores, between $30,000 and $15,000	26	439,000	12	256,000
Stores, less than $15,000	63	342,375	49	273,950
Office Build'gs.	28	710,000	17	740,875
Manufacturies & Workshops	50	514,625	65	1,357,050
Schoolhouses	4	129,000	7	919,000
Churches	8	226,150	3	53,000
Public Build'gs —Municipal	16	540,600	9	445,500
Public Build'gs —Places of Amuse'nt, etc.	68	1,507,650	53	2,086,600
Stables and Garages	82	198,360	91	339,045
Dwell'gs, frame	264	1,160,200	187	779,200
Other Structures	72	17,150	47	10,970
Totals	1,357	$22,837,060	1,310	$34,644,400
	1,310			22,837,060
Decrease No. of Bldgs, 1912	47			
Increase Cost, 1912				$11,807,340

ALTERATIONS.

	1911 No.	1911 Cost	1912 No.	1912 Cost
Dwellings, brick	40	$43,600	32	$48,750
Dwellings, frame	314	278,520	279	238,205
Ten'm'nts, brick	62	48,175	68	54,855
Tenements, frame	25	14,400	24	19,785
Hotels	11	15,100	10	15,200
Stores	32	162,225	33	50,200
Office buildings	10	4,725	24	211,125
Manufactories and Workshops	47	337,970	59	258,305
Schools	5	326,175	6	27,000
Churches	5	4,700	7	109,000
Public Buildings	18	292,850	28	100,625
Stables and Garages	31	44,925	29	36,900
Miscellaneous	13	2,882	1,930	235,520
Totals	613	$1,576,247	2,529	$1,405,470

Brooklyn.

NEW BUILDINGS.

	1911 No.	1911 Cost.	1912 No.	1912 Cost.
Dwellings, 1 family, over $50,000	1	$72,000	1	$50,000
Dwellings, 1 family, btwn. $20,000 and $50,000	4	100,000	7	205,000
Dwellings, 1 family, under $20,000	2 295	9,048,600	967	3,730,600
Dwellings, 2 family, under $20,000	....	....	749	3,186,675
Tenements between $20,000 and $50,000	187	5,234,975	346	10,670,500
Tenem'ts under $20,000	323	2,782,750	342	3,217,000
Stores, over $30,000	2	95,000	1	40,000
Stores, between $15,000 and $30,000	2	24,000	1	20,000
Stores, under $15,000	31	130,400	31	105,100
Stores and two families	336	1,831,500	232	1,298,950
Office buildings	5	56,350	8	123,400
Manufactories and Workshops, brick	83	3,428,910	76	1,863,757
Manufactories and Workshops, frame	89	42,805	10	60,925
Schoolhouses	7	1,040 000	10	1,568,000
Churches	15	496,200	12	401,500
Public build'gs, Municipal	3	223,000	25	1,607,500
Public build'gs, Places of Amusement, etc	17	1,007,800	47	1,924,350
Stables	191	753,120	165	426,960
Warehouses	....	....	6	257,000
Brick sundries.	158	2,069,535	253	736,435
Dwell'gs, frame	1,071	3,538,145	1,267	4,117,590
Tenem'ts, "	39	191,600	75	487,900
Stores, frame, two family	13	34,250	13	48,700
Other frame structures	416	397,300	461	333,535
Totals	5,288	$32,598,240	5,105	$36,472,377
	5,105			32,598,240
Decrease No Build'gs, 1912	183			
Increase Cost, 1912				$3,874,137

ALTERATIONS.

1911 No.	1911 Cost.	1912 No.	1912 Cost.
7,123	$5,112,827	6,303	$4,065,407

Queens.

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE.

	1911 No.	1911 Cost.	1912 No.	1912 Cost.
Dwell'gs, frame	2,658	$7,657,641	2,691	$7,890,089
Dwell'gs, brick.	1,105	4,082,305	674	2,860,850
Stores and dwell'gs, fr	70	194,000	65	179 825
Stores and dwell'gs, brk.	226	1,300,850	176	869,900
Tenem't houses, frame	30	135,500	1	4,000
Tenem't houses, brick	329	3,100,700	203	1,954,800
Stores and Tenem'ts, fr.	....	....	1	4,500
Stores and Tenem'ts, brk	121	1,146,500	17	167,500
Public build'gs —Places of amusements, etc.	45	238,200	52	523,100
Manufactories, and Workshops	65	1,223,200	83	2,922,150
Churches	7	45,000	6	98,500
Schoolhouses	7	4,670	6	428,000
Hotels & boarding houses	20	4,004	20	274,100
Hospitals	4	1,250,000	1	87,000
Storage warehouses, etc.	37	714,485	23	97,050
Office buildings.	19	185,140	22	240,875
Garages	147	148,451	214	143,798
Stables	122	79,980	97	104,365
Other frame structures	360	143,503	456	139,820
Municipal buildings	2	90,000	13	652,000
Totals	5,374	$22,212,255	4,821	$19,642,222
	4,821	19,642,222		
Decrease No. Buildings and Cost, 1912	543	$2,570,033		

Richmond

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE

	1911 No.	1911 Cost.	1912 No.	1912 Cost.
Dwell'gs, frame	582	$1,367,010	688	$1,325,712
Dwell'gs, brick.	70	250,850	63	637,700
Manufactories and Workshops	40	101,005	36	276,050
Stables	42	20,107	43	16,815
Stores	25	33,345	19	21,563
Schools	1	2,689	1	68,000
Public Build'gs, Places of Amusement, etc.	21	336,925	17	715,000
Garages	30	11 445	17	38,070
Office Buildings	10	54,032	6	3,155
Tenements	4	11,400		
Churches	2	44,000	1	6,000
Hotels			1	1,000
Other Structures	81	25,262	85	43,590
Totals	911	$2,258,070	1,008	$3,153,255
			911	2,258,070
Increase No. Bldgs., and Cost, 1912			97	$895,185

PLANS FILED FOR ALTERATIONS IN RICHMOND, JANUARY TO DECEMBER 31, INCLUSIVE.

1911 No.	1911 Cost.	1912 No.	1912 Cost.
548	$379,244	512	$406,040

Big Auctions Help Real Estate Situation.

(By Joseph P. Day.)

The three successful sales of the Van Cortlandt estate, the Murray estate, and the Forster-Schmitt property not alone helped, to the writer's mind, to show the possibility of success of large lot offerings, but helped the whole real estate community. Some of the biggest operators have said to the writer that these three sales—but particularly the Van Cortlandt and the Forster-Schmitt sales—had not only helped the real estate situation as a whole, but had proved to a great many skeptics that real estate was a commodity that could be marketed at any time and under all conditions, if it were properly presented to the public and properly managed.

On Giving One's Opinion.

Tell the truth. That's different from telling your opinion—opinions differ, no buyer cares as much for your opinion as he does for your exact knowledge and statement of fact—that sells the property. A salesman's opinion is only a wishy washy one after all, the buyer knows that. Come now. Don't fool yourself as to the selling value of your own opinion. Conceit does not sell real estate.—R. E. Board of Brokers' Bulletin.

—The city of New Brunswick has authorized the sale of $8,500 worth of bonds to purchase a site for a new armory.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

The recommendation by the Mayor's Commission on New Sources of City Revenue to tax the "unearned increment" is a sharp reminder of the necessity for careful study of the elements of depreciation that are supposed to be taken care of by the sinking fund. An unearned increment tax is bound to increase the percentage of the cost of a building that has to be covered by the sinking fund, as under such a tax the increase in land value to offset depreciation in the building will naturally be smaller. There was a time when there was little need of close figuring as regards depreciation in buildings. So recently as twelve years ago John Howard Cromwell in his "American Business Woman," pubished by G. P. Putnam's Sons—the book, by the way, contains a lot of information valuable to men as well as to women—considered 1 per cent. to be a fair allowance for the purposes of sinking funds in the case of the first-class buildings. In 1900 there was some excuse for such a low estimate, an estimate based upon the probable duration of the structural, as distinct from the economic, life of buildings. But the rapid deterioration in the value of buildings that has taken place in late years, particularly in the last ten years, has forced managers universally to base their estimates upon the economic life of buildings, almost without regard to their structural wearing qualities.

Economic life is determined by a variety of influences, which, so far as we know, have never been made the subject of any thorough investigation. However, every building manager is familiar with some of the more important. He knows, for example, that the introduction of steel construction has rendered obsolete practically every business building in Manhattan erected prior to 1890. He has observed the effect of the shifting of trade centers to new localities in consequence of changes in transportation, and he has had some experience of the ways in which legislation can confiscate investment values. Building managers have not been in the habit of giving much thought to legislation as a cause of depreciation. However, legislation is just now among the principal influences affecting the economic life of buildings. Legislation is merely an expression of public sentiment, and public sentiment has probably undergone a more radical change with respect to fire protection, sanitation and taxation in the last ten years than it had in the preceding generation. Formerly public sentiment altered slowly in the matter of property rights, and legistures and the courts were conservative. Today all this is changed, and building managers are obliged to base their sinking fund calculations largely upon such an intangible thing as the popular sense of "social justice," as well as upon concrete economic factors.

Where, as is the rule in New York, the owner of the land is also the owner of the building, the prospects of a rise or of a fall in the value of the land should be taken into account in the sinking fund, as the purpose of such a fund is to offset any loss that can be foreseen in the owner's investment as a whole. If the land increases in value, the sinking fund may be smaller; for in that case the building, when obsolete, may be replaced with the assistance of a larger mortgage on the site. But the effect of the unearned increment tax will be to confiscate a substantial part of this augmented borrowing value. According to the commission's own showing, assuming that land values represent a capitalization of income on a basis of 5 per cent., the new tax will appropriate 12.5 per cent. of the increased rent underlying the increment of capital value. But, as we know, the borrowing capacity of the land is much less than its capital value. Hence, the new tax will make a big difference in sinking fund calculations.

The tax further complicates matters through the fact that as a rule land values rise faster than rents. The land increments are usually in neighborhoods that are building up rapidly with new constructions, and the supply of space is consequently ahead of the demand. Land values are, indeed, based on expected future rents, and the actual current rents are not always sufficient to show a proper return on the investment if an adequate sinking fund allowance is made.

The foregoing ideas have been thrown out in the hope that they may lead to a helpful discussion of the right practice with respect to sinking fund accounting. Unless the sinking fund accounting is correct, it is impossible to know whether a building is losing or making money for its owner.

IMPORTANCE OF PROPER MANAGEMENT

Sixty-Five Per Cent. of the Apartment Houses of New York Inadequately Kept Up—How Owners Can Save Money.

By G. RICHARD DAVIS

As the value of all real estate lies in the income which it produces, and as it requires a building of some kind to produce any income, except the immaterial one from the rental of vacant property, it is obvious that the care of the building and its occupants is of great importance.

Property owners pay insufficient attention to this matter unless they are directly in charge of their property, and unfortunately also they are not as a rule trained in the care and management of property and are apt to be guided more by general custom than their own best interests.

The owner of improved real estate who holds it as a permanent investment must consider not only the income that he will receive, but also the maintenance and value of his property.

The purchaser of a new building fully rented will obtain a maximum income for the first few years and the temptation is strong not to invest this income in maintenance or repairs. The result at the end of from three to ten years, according to the character of the property and as to how well or poorly constructed, is that it is in bad condition. No longer is it easily rentable, and the income, instead of being satisfactory, is quite the reverse. A large percentage of vacancies occur and the cost of upkeep and repair is very great.

Pays Double Measure for Neglect.

Such an owner is paying in double measure for his mistake of the previous years in not maintaining his property and keeping it always in first-class condition.

I believe that fully 65 per cent. of the apartment houses and business buildings in this city are maintained in the fashion above described; in fact, the percentage may be larger rather than less.

In making this statement I am aware that I am criticising the majority of property owners and not attributing to them the good judgment which it is naturally supposed men who are successful enough to own real estate as an investment should be possessed of.

The trouble is due partly to lack of knowledge, but more largely to the fact that the majority of owners place their property in the hands of brokers who naturally desire to obtain the best result at first, and are loth to influence the owner to spend money on his property and reduce the income, although they know from past experience that it would be wise advice to give and the proper thing to do.

Putting Off the Day of Reckoning.

In a great many cases the agents of the property are also the brokers in the sale of the property to the owner. In their natural wish to show the owner good returns from the investment made as a result of their advice, they fail to disclose the needed repairs, particularly if the building is poorly constructed, and put the day of accounting off as long as possible in the hope that it may never come.

Ask the tenants of the majority of the apartment houses and of business buildings in the city if the property they reside in or do business in is properly managed. Their answer will be the proof of the above statements.

Some of the large estates with their own trained staff of employees are conspicuously well managed; they insist on keeping their property in repair. Often at the inconvenience of the tenant and without his desire, he is obliged to allow painters, plumbers and other mechanics to go through his residence or business quarters to make repairs which the owner deems necessary, but which the tenant is willing to forego rather than be inconvenienced.

In the same way that the proper maintenance of property is neglected, so are the other details of management and upkeep likewise improperly conducted.

Poor and insufficient service is a common fault. The way to keep tenants is to make them satisfied and contented. Poor service is the quickest way to accomplish the opposite. Vacancies are expensive luxuries and the cost of repairs increases in ratio proportionate to vacancies. New tenants mean redecorating, which would be unnecessary if the old tenant remained.

Consequence of Poor Service.

Long established customs have governed the management of property and these are adhered to by brokers and property owners, despite the fact that times have changed, and that with altered conditions and the competition of new buildings, different methods are necessary.

The advertising of apartment houses is much the same now in method as it was ten years ago, except that its volume is very much greater. The advertising matter seen in newspapers, represents a great deal in volume and cost, but very little in result. The advice of a trained advertising agent is badly needed by apartment house advertisers.

Hints on Management.

The kinds and qualities of coal that are used for heating purposes should be varied according to conditions, but little attention is paid to this, and the majority of boiler rooms are supplied with coal, the quality and weight of which are unconsidered or unchecked by expert advice, easily obtainable, but rarely sought.

In electric lighting, the use of a modern Mazda lamp, with proper reflecting shades, make it possible to cut lighting bills in half. Despite this, one-half of the large office buildings, public lighted corridors and halls in apartments and business structures are poorly lighted at an extreme cost.

Many other items of expense and methods can be curtailed or obviated by careful consideration of the subject and by the adoption of up-to-date methods.

In the running of some buildings and in the training of their employees, the lack of system and efficiency is very marked. If the same amount of care were given to the detail of management and upkeep by property owners as is given by those in charge of our well run public corporations or of building managers, the returns to the investor would be greater and real estate would be more popular.

It is interesting to note that at a conference of building managers, held in Seattle last year, this subject was carefully discussed and the employment of efficiency engineers in systematising the management of a building, and the employment of the advice of experts in lighting, heating, etc., was voted a necessity by the up-to-date building manager.

—Soap should never be used on linoleum, because the alkalis in it eat out the oils giving the fabric body. Clear water has not so bad an effect upon it, but it is best to mix equal parts of raw linseed oil and turpentine and apply it to the linoleum at night and remove the excess with a cloth the next morning. A good way to restore life to linoleum is to apply ordinary floor wax in liquid form, which will make it look like new.

—"Never patch a dry piece of concrete and then let the finish dry out. You cannot get a hard surface without plenty of water and keeping it wet and free from use for at least a week."—Leonard C. Wason, President of the Aberthaw Construction Co.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Scraping Office Building Floors.

Prospective tenants are more inclined to be influenced by the appearance of a well surfaced retouched floor in looking over suites than they would be by a dirty, splintery and unkempt floor. Floor surfacing is usually an expensive luxury. As a matter of fact, all that is required is a skillful operator and an efficient machine. Something new in the way of a floor scraper, which the average building employee can use, is being manufactured by the Fox Supply Company, of Madison, Wis.

The scraper has few parts, is complete in every detail, and has nothing to break or wear out about it. The machine is in a solid casting and is perfectly balanced on three wheels. While scraping practically all of its weight is on the blade, which lies flat against the planed surface on the front of the casting. A rubber pad is placed over the blade to prevent chattering or waving and protects the blade and flooring when going over rough or knotty spots.

The workman operating the machine pulls it toward him. This throws the weight of the scraper on the blade and two of the wheels. The third wheel serves as a brush to throw the shavings out of the way of the blade. When the scraper is pushed forward the weight is automatically lifted from the blade to the third wheel, enabling the operator to easily turn the machine in any direcion. Further data will be provided upon application.

Encaustic Burnt-On Enamel Ceilings.

The fact that these ceilings are completely finished in a handsome and serviceable manner before being erected, and that no painting or decorating is needed afterward, makes an instant appeal to owners or busy occupants of stores, etc. Ceilings composed of this material, it is said, can be erected at a cost about equal to the cost of putting up and painting the unfinished kind. The Wheeling Corrugated Company, of Wheeling, W. Va., claims these ceilings never need re-decorating or painting as they may be washed any number of times without affecting their surface. They can be furnished with gold decorations at a slight advance in price and are made in any color or shade desired.

QUESTIONS and ANSWERS

Removing Stains on Brickwork.

An inquirer wants to know how to remove stains on brick work. Brown, white and yellow stains appearing on brick work are the result of a saline efflorescence, which may sometimes be removed by washing with slightly acidulated water when pure water proves inadequate. First try vinegar in proportion of about one gill to the gallon. If this does not suffice, use one part saturated solution of boric acid to one gallon of water. The stains are caused by particles of soluble salts, which have been carried to the surface by water, and are then crystallized by evaporation.

These salts comprise sulphates of potassium, sodium, aluminum, magnesium and calcium. Calcium is the most common form of stain and is the most resistent to rain or ordinary washing with pure water. Sometimes stains are also due to the presence of chlorides and carbonates in the brick. Because these salts eminate from the waters and earths from which bricks are made, building interests and especially architects will do well to study the source of brick supply and to stick firmly to that brand of brick in particular construction work.

Inasmuch as some of these salts preexist in some cements and mortars, trouble may be avoided by finding certain brands that give no trouble in the matter of creating brick stains and specifying only the brand found to be reliable in this particular. The reliability of the brick manufacturer is also important, because careless selection of coal used in the burning of his brick will inject into the finished product salts which will produce stains under favorable circumstances. Where salt water beach sand is used in tempering, great danger of stains appearing on finished brick work exists.

Valuation of Real Property.

I am in search of an American book treating of the valuation of real property, similar to the English work by Webb on the subject.

Answer.—The only American book we know of which in any way covers this subject systematically is Richard M. Hurd's "Principles of City Land Values," published by the Record and Guide. Cecil C. Evers's series of articles, entitled "The Commercial Problem in Buildings," which appeared in the Record and Guide from April 6 to October 26, 1912, is in effect a discussion of the correct principles underlying building values. This series will appear presently in book form. If any of our readers know of any other American book that would serve the purpose of the inquirer, we should be glad to hear from him.

Two Lifts in One Shaft.

I wish to secure a copy of your recent issue which contained an article concerning the operation of two elevator cars in one shaft. Will you kindly advise me which issue this appeared in?

Answer.—December 14, 1912, page 1097.

How to Cut Down Water Bills.

Each citizen of New York must either directly or indirectly, whether his supply is metered or not, pay toward the cost of water. That is, water wasted even by consumers whose places are not metered becomes a burden on them through the necessity for increased taxation. The active co-operation on the part of consumers to check the waste of water would help to reduce this expenditure and will be of great general benefit to the city.

Consumers should inspect their meters frequently to guard against leaks, which are often the cause of water bills being larger than the consumer expects.

To determine the presence of hidden leaks, consumers should occasionally close all outlets and observe the meter to see if it registers or not.

Do not neglect leaking toilets, for a leaky toilet will waste from $10 to $30 worth of water a year. This leak may occur without being visible, but can be detected by listening on the pipe leading from the tank or on the tank itself.

If care is exercised when installing piping, to keep the hot water and cold water pipes at least a foot apart, it will be necessary to let a faucet run to get a cool drink.

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Building Construction and Building Management
in the Metropolitan District

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The "Bulletin" of the Real Estate Board of Brokers says that if all exempt property in the city were taxed there would be an increased revenue of $29,410,072. This sum, the "Bulletin" points out, represents gifts on the part of the city which are not shown as an expense on the city's books.

Five men, contracting masons, dealers in masons' supplies, and a representative of the Bricklayers' Union were arrested this week and held in $1,000 bail on a charge of conspiring in restraint of trade. Evidently the "community of interest" principle as practiced in the building trades is to be subjected to scrutiny, too.

San Diego, in anticipation of the Panama-California International Exposition, recorded an unusual number of permits in 1912 for new constructions. These included a large proportion of hotels and apartment houses, and during the next two years such accommodations for exposition visitors will be multiplied. The new structures are not of a cheap or temporary character. While they are being erected to meet the demand that will come with the exposition, they are solid, substantial, modern, fireproof structures.

Fire Commissioner Johnson, in his report on incendiarism submitted to the Mayor, estimated that of the annual loss of $16,000,000 through fire in Greater New York at least $4,000,000 is due to arson. The Commissioner stated that the largest proportion of fires occurs in the district bounded by Madison avenue, the East River, and Ninety-sixth and One Hundred and Sixth streets, which he calls the "firebug zone." The Commissioner's figures were hotly challenged, but the debate over the precise figures seems to have lost interest after the "arson trust" case came up for trial.

The delay in signing the rapid transit contracts and the "unearned increment" tax proposed by the Mayor's Commission on New Sources of City Revenue are the themes of resolutions adopted by taxpayers' and other associations holding annual meetings at this time of year. From the tenor of the resolutions it is evident that there is a strong feeling among real estate owners that they are being inequitably treated, and the sentiment is also expressed in some cases that owners should combine for political action. Such action is contemplated by the Twenty-fourth Ward Board of Trade at the suggestion of its president, Christian C. Ruckert, and by the Real Estate Owners' Protective Association of the Twelfth and Twenty-second Wards.

About New Sources of Revenue.

As may be inferred from the interviews published on another page, the real estate interests of New York have been very much disappointed by the report of the Mayor's Commission on New Sources of Taxation. The Commission was appointed to meet a very serious situation. During the past six years the taxpayers have been obliged to meet a constantly increasing burden of public charges. The current tax rate applied to the current increase in assessed valuation has not been sufficient to meet the increased expenditures of the city.

The tax rate has been going up and so have the tax bills. The heavier burden of taxation has, except in a few favored regions, been sufficient to absorb any increase in real estate values; and this very fact is depriving the existing system of all elasticity. The increase in real estate assessments from which the city might derive a larger revenue is prevented by the constantly augmenting tax rate; and it is evident that if this condition continues indefinitely the result must be bankruptcy. The city is beginning to live not on its taxable income, but on its taxable principal.

A commission was consequently appointed to devise new sources of taxation. It was generally understood that its effort would be to suggest methods of raising money from classes of property other than real estate, on the general ground that real estate was already being taxed to the limit. In a preliminary statement issued some time ago it was announced that the committee, while opposed to the taxation of any business, which could escape the burden by removal, would propose to tax those peculiarly metropolitan forms of business activity which were tied to New York. But in its actual report the committee has done no such thing.

The only new source of taxation which it has devised is a new method of taxing real estate. If its proposals are adopted the city will automatically collect upon all increases in ground value an increased tax. The method proposed is, we believe, the best way which has yet been devised of collecting a tax on the "unearned increment;" but the excellence of the method does not make its proposal any less exasperating to the average real estate owner. He was not asking for any relief from existing burdens. He was only asking that in the future burdens be not allowed to accumulate so constantly that the taxation would be equivalent to confiscation, and the answer he gets is that the only means which he has of meeting these increasing burdens, viz., by increase in ground value, shall in some measure be hereafter taken away from him. Naturally he will claim that the committee's report is wholly without authority.

He will point out that the only representative of real estate interests on the committee, the late Edgar J. Levey, died during its deliberations. He will also remark that its membership did not contain an economist of importance. He may approve certain of the minor recommendations for increasing the city's income, but he will know that the increased money derived from these sources will only be a drop in the bucket. The committee depends for five-sixths of its increase in income upon the increment tax, and the real estate owner will feel that no committee in which real estate interests had enjoyed a fair representation would have made such a report. It has not devised new sources of taxation. It has simply recommended another method of getting more milk from the same old cow.

The Rapid Transit Crisis.

Many property owners in New York City have not liked the recent developments in the rapid transit situation. In spite of the fact that all negotiations have been completed between the city and the two companies, and that the contracts are ready for signature, apprehension is still acute that the arrangement may fall through at the last moment. At the present time the grounds for this apprehension are chiefly political. The most unreasonable and embittered opponents of the proposed dual system have been two Democratic newspapers, both of whom supported with great warmth the election of Governor Sulzer. One of these newspapers, whose support of Mr. Wilson was lukewarm, was peculiarly enthusiastic in its support of Mr. Sulzer, and the apprehension felt by well-informed property-owners hangs upon this fact.

A gentleman connected with this newspaper has been mentioned as a possible appointment to the vacancy in the Public Service Commission created by the expiration of the term of Chairman Willcox. Any such appointment would be received by New York public opinion with genuine alarm. It would mean the control of the Commission by a majority inimical to the dual subway system, for two of the members of the present Commission voted against it. These apprehensions were increased by the announcement that bills were to be introduced legislating the two existing Commissions out of office and consolidating them into one commission, whose jurisdiction would include the entire State. The only possible result of such a plan would be to deprive New York of that special attention to its rapid transit needs, which the local commission was intended to give.

The plan of consolidating the two Commissions is said to be abandoned, but nothing has transpired which indicates that the other danger is any less serious. Under such circumstances every New York property-owner who is in a position to exercise any influence in favor of the appointment in Mr. Willcox's place of a friend of the Dual System should not fail to do so. If the existing arrangement should be upset, and if a few more years should have to be consumed in order to work out a substitute, the property-owners and the people of New York would have reason for the profoundest discouragement. The future prosperity of the city and the health and comfort of its inhabitants depend upon the immediate construction of a subway system which will place at the disposal of the people of New York the cheaper land on the outskirts of the city.

The proposed dual system will give to the New Yorker a larger radius of choice in return for the payment of a

nickel than any system which has yet been contrived. Indeed, no other system which can be contrived would accomplish as much, because it utilizes the credit of the city and the credit and machinery of the two existing transit companies just as far as it is physically and financially possible.

No alternative plan could put to such good use all the available resources. The objections to the new system developed at the hearings before the Public Service Commission have been trivial. In spite of the utmost efforts of hostile interests, no effective body of public opinion is created against the plan. The Governor should be made to feel that any action on his part which tends to upset it would be received with profound and almost unanimous disgust by the property-owners of New York.

THE WEEK IN REAL ESTATE.

Signs of improvement in the real estate market have not been wanting this week. There was a better investment demand, notably for apartment houses and mercantile buildings; and speculative purchases were more numerous than they had been. The influence of easier mortgage money and the presence of a good deal of ready capital in the hands of investors made themselves felt, although in a very moderate degree.

Despite an undoubted tendency toward expansion, the dealing was not what it might be expected to be at this season of the year, particularly at a time when the general industrial situation and an exceptional activity in public improvements would seem to encourage buying in anticipation of rapid growth in population and trade. The favorable influences just mentioned are, unfortunately, offset to a large extent by the delay in connection with the rapid transit contracts and by the increasing expense imposed by the city and State authorities upon real estate.

There is no doubt that many of those best informed concerning real estate investments are just now pretty much discouraged over the prospect. They feel that with new and exacting fire prevention laws, factory laws, employers' liability laws, and tax laws already in force or in prospect, the chance for real estate to earn a fair income is not what it should be. So strong, indeed, is this feeling that the taxpayers' associations and other organizations interested in real estate which are at present holding their annual meetings, almost without exception adopt resolutions calling for relief from the burden of taxation and the costly annoyance of all manner of orders and inspections.

Some of them are talking of combining for political action. This remedy, however, is of doubtful practicability. A better method would seem to be for all the associations having to do with real estate to form a confederation, not with a view to going into politics, but with a view to educating public opinion —in other words, to exercise the same sort of effective influence that the philanthropic associations of the city are exercising. This method was discussed a year ago by a group of leading real estate agents and operators, but nothing tangible resulted from the discussion. Possibly the recommendation by the Mayor's Commission on New Sources of City Revenue to tax the "unearned increment" may convince real estate men of the necessity of better representation before the Board of Estimate, the Legislature and other administrative and law-making bodies.

Such bodies are influenced by the arguments that are placed before them, and in recent years the arguments of propagandists of one school or another have been presented by men better trained in economics and sociology than the men who have spoken on behalf of real estate owners. This is true also of discussions intended to mould public opinion. The result is that just now property rights, and particularly rights in real property, are held in little esteem. In other words, while some years ago property rights were exalted too far, they are now being pretty generally ignored.

Real estate investments will never be secure or profitable until the social questions of the day have been equitably solved, but equitable solutions will hardly be effected if the men familiar with the economic laws governing real estate investments do not contribute their share to the discussion.

This general line of complaint and argument was heard during the week in the majority of brokerage offices. Professional sentiment was a curious mixture of optimism and pessimism. Meanwhile there can be no doubt from the reports of transactions closed that market conditions are gradually improving. The private sales were more numerous than they were the week before, and the budget of mercantile leases was especially encouraging.

HOW TO BUILD UP THE OUTSKIRTS.

Editor of the RECORD AND GUIDE:

THE real estate interests, brokers and agents, in New York City would perform a splendid service to the city and directly promote their own business interests if they would combine and adopt a systematic and a vigorous plan to bring new manufacturing industries to New York.

Manufacturing industries mean good payrolls and create a demand for apartments, stores and homes, besides developing values and stimulating building activity. New factories coming in would put to use more or less of the acreage now being made available through present transit improvements. Factories would give employment to thousands of residents of the city within a reasonable distance of their homes.

There is a very important distinction between having available in the city large sums of capital for vast enterprises and having millions of dollars released weekly in wages through the payrolls of active industrial plants employing thousands of wage-earners. The latter is especially advantageous to the city when the product produced by the labor of those employed is distributed and sold and paid for in all sections of the country, so that the money flows back to the average household in New York, to stimlate rentals, construction and real estate activity.

There are three important steps in obtaining new industies.

First—Finding the prospect. This is made difficult because many factories refrain from letting their plans be known for the following reasons: (a) They do not wish their competitors to know their plans. (b) They do not wish their customers to know that their plant may be disturbed. (c) They do not wish their employees to know that their location may change. (d) They often do not wish their banking or financial arrangements disturbed which might be the case in the event of removal.

Without elaborating the four points above, it will be seen that it might easily operate to the disadvantage of the manufacturer to have his contemplated change of location widely known; but proper methods will result in securing prospects in spite of the reluctance of manufacturers to make known their wants.

Second—Getting the manufacturer's confidence, and getting him and his board of directors interested in a given city, or locality, or plot of property and induce them to investigate and examine it.

Third—Closing the deal. The real estate interests and brokers and agents in New York City could very profitably make a careful analysis of what is required to attract additional manufacturing plants to New York, and all of these interests would benefit, while they could engage in the sale of factory properties, and in case a new factory were established would stimulate the other branches of the real estate business.

Seaboard Sites Preferred.

Many European manufacturers are selling their product in the United States who are locating factories in this country, in order to avoid the transatlantic transportation charges and also the import duties. The proprietors of Peter's Chocolate have during the last two or three years established a factory in New Jersey, and "Pear's Soap," of London, is at present contemplating the establishment of a plant here. A large number of Western manufacturers who have developed a large export business with foreign countries are locating at or are about to migrate to Atlantic seacoast cities, in order to accommodate their export trade and avoid the railway transportation charges from inland points.

Through the co-operation of all branches of the real estate interests of the city, such manufacturers and others desiring to be located in the midst of so large a consumptive market as the metropolitan district could be brought to New York to utilize the hundreds of acres of unused property upon which taxes and interest are being paid year after year without any revenue.

As large plots of property hitherto unavailable for factory uses, owing to lack of transit facilities for employees are now to be made accessible through the rapid transit improvements, such parts of this property as are not suitable for residential purposes could be utilized for the erection of factories with profit to the entire community.

No other single activity in which the real estate interests could collectively engage would be so beneficial for the city. It would create taxable values, produce a revenue for improvements and also provide employment for the citizens of the city. No other pursuit would for the same expenditure in time or effort or money yield so large a profit, both immediate and permanent, to all branches of the real estate business.

W. R. MESSENGER.

Dinner of the Consolidated Credit Men's Association.

The Consolidated Building Trades Credit Association held its annual banquet Thursday night in the grand ballroom of the Hotel Astor. From the diners' point of view, the number and enthusiasm surpassed all previous ones.

There were nearly six hundred guests present, and among them most of the prominent building and loan men of the city. Peter C. Spence, first vice-president of the association, was toastmaster, while seated at a table with him were

the honored guests and speakers of the evening.

Among the special speakers were A. C. Horn, president of the association, Commissioner John S. Murphy, of the Tenement House Department, Superintendent Rudolph P. Miller ,of the Bureau of Buildings, Commissioner Joseph J. Johnson, of the Bureau of Fire Prevention, and George Gordon Battle, of the well-known law firm of O'Gorman, Battle & Marshall. Charles F. Eberhart was chairman of the dinner committee.

At the guest table were also seated Charles Paterno, Leo Bing, Walter Stabler, Comptroller of the Metropolitan Life Insurance Co.; Frederick A. Snow, George Palen Snow, William Crawford, John C. Myers, John W. Moore, E. Skannel, Charles F. Murtha, Alexander Walker, Joseph Paterno, Charles F. Eberhart, and J. Sargeant Cram, member of the Public Service Commission.

Commissioner Johnson began his speech by making a suggestion that would be of great aid to both the builders and the fire department. "There is no law," he said, "which compels a builder to submit his plans to the fire department, but to do so would give the fire department an idea of the size and location of the exits, which might save the builders a lot of trouble." Mr. Johnson also said, in referring to modern fire insurance, that this country was paying ten times the amount that the European countries were paying in premiums.

Mr. Battle in his speech made the assertion that the present business conditions are good, and that the horizon for the association was commercially bright. He also said that although he could not speak for President-elect Wilson he knew it was his purpose to make this a prosperous year.

Following the speeches came a vaudeville entertainment. The souvenir was an antique brass ink well with the date and name of the association inscribed upon it.

BUILDING COMPANY EXPANDS.

Cauldwell-Wingate Co. to Increase Its Capital to a Quarter of a Million Dollars.

The Cauldwell-Wingate Company in the twenty-five months of its existence as a building organization has completed buildings aggregating $8,000,000 in value, and have additional buildings representing several millions more under contract. To provide for necessary expansion this company on January 31 will increase its present authorized capital of $150,000 to $250,000, paying for same out of profits earned. The officers and directors are S. Milbank Cauldwell, president; Walter S. Faddis, vice-president; Roy W. Wingate, secretary and treasurer. Frank C. Poucher is chairman of the Board of Directors, which include in addition to the officers A. Filmore Hyde, Paul R. Towne, and H. Oakey Hall.

—The Manufacturers' Association, for business reasons, is in favor of dropping all the local names within the bounds of the city that tend to differentiate in the mind of the people of the rest of the world between the respective municipal divisions, "A single borough," the association says, "enjoys the prestige, good will or trademark, so to speak, carried by the title or firm name of New York City." A good many manufacturers in the outer boroughs have adopted the expedient of giving their address as New York City.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(The right hand column enables the reader to make a comparison with the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

Manhattan.

CONVEYANCES

	1913 Jan. 10 to 16	1912 Jan. 12 to 18
Total No	134	182
Assessed value	$8,032,000	$12,833,000
No. with cousideration	23	18
Consideration	$1,354,971	$439,000
Assessed value	$1,339,000	$380,300
	Jan. 1 to 16	Jan. 1 to 18
Total No	345	483
Assessed value	$19,475,700	$38,897,800
No. with consideration	55	50
Consideration	$2,320,759	$2,731,240
Assessed value	$2,350,000	$2,324,700

MORTGAGES

	Jan. 10 to 16	Jan. 12 to 18
Total No.	125	123
Amount	$4,785,340	$3,837,415
To Banks & Ins. Cos.	30	26
Amount	$3,354,500	$2,021,500
No. at 6%	56	47
Amount	$353,490	$863,714
No at 5½%	4	8
Amount	$1,963,000	$129,000
No at 5%	32	31
Amount	$1,693,000	$1,538,500
No. at 4½%	10	11
Amount	$230,500	$682,935
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	$2,000	.....
Interest not given	22	26
Amount	$543,350	$623,266
	Jan. 1 to 16	Jan. 1 to 18
Total No	259	336
Amount	$8,794,027	$11,131,671
To Banks & Ins. Cos.	58	66
Amount	$5,774,500	$4,236,790

MORTGAGE EXTENSIONS

	Jan. 10 to 16	Jan. 12 to 18
Total No.	71	66
Amount	$2,228,000	$2,015,100
To Banks & Ins. Cos.	35	20
Amount	$1,410,000	$917,000
	Jan. 1 to 16	Jan. 1 to 18
Total No.	129	165
Amount	$4,616,035	$6,718,600
To Banks & Ins. Cos	46	47
Amount	$2,142,000	$2,668,000

BUILDING PERMITS

	Jan. 11 to 17	Jan. 13 to 19
New buildings	9	19
Cost	$632,000	$1,478,225
Alterations	$231,345	$84,000
	Jan. 1 to 17	Jan. 1 to 19
New buildings	23	49
Cost	$1,734,750	$3,248,975
Alterations	$504,820	$381,375

Bronx

CONVEYANCES

	Jan. 10 to 16	Jan. 12 to 18
Total No.	132	139
No. with consideration	16	14
Consideration	$166,325	$70,560
	Jan. 1 to 16	Jan. 1 to 18
Total No.	311	381
No. with consideration	42	40
Consideration	$493,115	$201,017

MORTGAGES

	Jan. 10 to 16	Jan. 12 to 18
Total No.	68	102
Amount	$703,420	$708,880
To Banks & Ins. Cos.	5	15
Amount	$127,500	$280,980
No at 6%	23	35
Amount	$115,830	$367,200
No. at 5½%	7	15
Amount	$149,300	$76,900
No at 5%	18	22
Amount	$164,240	$175,050
Unusual rates	3	.....
Amount	$81,500	.....
Interest not given	17	30
Amount	$192,550	$89,730
	Jan. 1 to 16	Jan. 1 to 18
Total No.	202	298
Amount	$1,872,067	$2,259,626
To Banks & Ins. Cos.	21	39
Amount	$315,700	$500,416

MORTGAGE EXTENSIONS

	Jan. 10 to 16	Jan. 12 to 18
Total No.	8	11
Amount	$169,500	$248,500
To Banks & Ins. Cos.	1	6
Amount	$40,000	$179,000
	Jan. 1 to 16	Jan. 1 to 18
Total No.	28	39
Amount	$400,000	$577,750
To Banks & Ins. Cos.	3	10
Amount	$105,000	$303,500

BUILDING PERMITS

	Jan. 11 to 17	Jan. 13 to 19
New Buildings	8	25
Cost	$155,276	$748,000
Alterations	$5,400	$16,800
	Jan. 1 to 17	Jan. 1 to 19
New buildings	34	66
Cost	$887,426	$1,626,630
Alterations	$89,635	$78,150

Brooklyn

CONVEYANCES

	1913 Jan. 9 to 15	1912 Jan. 11 to 17
Total No.	436	492
No. with consideration	21	29
Consideration	$124,265	$387,156
	Jan. 1 to 15	Jan. 1 to 17
Total No.	1,025	1,137
No. with consideration	70	65
Consideration	$633,247	$730,126

MORTGAGES

	Jan. 9 to 15	Jan. 11 to 17
Total No.	355	377
Amount	$1,230,026	$1,610,212
To Banks & Ins. Cos.	79	82
Amount	$434,600	$442,900
No. at 6%	170	193
Amount	$337,711	$595,608
No. at 5½%	57	68
Amount	$240,830	$252,261
No. at 5%	105	95
Amount	$559,600	$684,625
Unusual rates	5	2
Amount	$19,000	$1,700
Interest not given	18	19
Amount	$72,885	$76,018
	Jan. 1 to 15	Jan. 1 to 17
Total No.	752	917
Amount	$2,489,424	$3,596,131
To Banks & Ins. Cos.	162	197
Amount	$861,150	$1,288,660

BUILDING PERMITS

	Jan. 10 to 16	Jan. 11 to 17
New buildings	66	46
Cost	$284,580	$239,300
Alterations	$45,600	$49,103
	Jan. 1 to 16	Jan. 1 to 17
New buildings	130	12
Cost	$935,780	$1,030,670
Alterations	$124,298	$162,650

Queens

BUILDING PERMITS

	Jan. 10 to 16	Jan. 12 to 18
New buildings	47	32
Cost	$133,102	$152,545
Alterations	$11,390	$4,655
	Jan. 1 to 16	Jan. 1 to 18
New buildings	120	114
Cost	$298,102	$425,850
Alterations	$18,490	$10,795

Richmond

BUILDING PERMITS

	Jan. 10 to 16	Jan. 12 to 18
New buildings	4	12
Cost	$12,000	$37,900
Alterations	$3,175	$4,515
	Jan. 1 to 11	Jan. 1 to 18
New buildings	11	21
Cost	$20,800	$63,900
Alterations	$4,175	$5,605

—A pleasing variation from the monotony of grey tones which have dominated stone work in the metropolis for many years past is observed in the stone work of the new Synod House on the grounds of the Cathedral of St. John the Divine. This beautiful Gothic building, now being roofed over, is walled with blocks of sandstone of a deep yellow color, quarried in West Virginia.

—The Ft. Washington section, which has quickly developed into a large civic center, is gradually acquiring the institutions necessary for a self-centered community. The Ft. Washington Reformed Church is erecting as an addition to its edifice in 181st street, a large brick church house and Sunday school in the Colonial style, from plans of Nelson & Van Wagonen, of 15 West 38th street. It is estimated to cost $35,000.

BUILDING MATERIALS AND SUPPLIES

Cold Spell Tends to Equalize, Temporarily, Consumption of Basic Materials and Available Supply of Steel—Portland Cement Interests Looking Over Export Field—Brick Demand Lighter With More Barges Going Under Cover—General News.

THE U. S. Consular report quoting advices from Italy to the effect that a heavy tide of Italian labor is expected to turn toward America during the spring and summer was received by building material interests in the Metropolitan district with some evidence of relief, in view of the fact that scarcity of labor at present existing will have a powerful influence in bringing about higher prices when the heavy building movement begins next month. This promised flood of immigrants will release to the building material producers Hungarian and Polish labor that has been drafted from factories and mills to railroad construction and track work throughout the east, since the Turko-Italian and Balkan Wars began.

Open weather conditions have permitted such a large volume of building construction to go ahead this winter that the producing interests are already laying plans for taking care of a demand that is almost sure to result from the heavy inquiry now ruling in all lines. Here in New York, the scarcity of steel has offset the call for other basic materials, to a certain extent, but in the suburbs there has been practically no cessation of small building construction and this has resulted in a continual drain upon wholesalers' stock and jobbers' reservations.

Price advances have been announced in some lines, notably, building hardware, Portland and natural cement, roofing slate, crushed stone and some clay products, among them common brick. In the crushed stone department, prices remain very stiff, although winter quarry operations have been halted and in some cases, no orders of size can be filled, as the exceptional fall business took all the available supply of stone over and above the quantities reserved for subway construction. Since the work of burrowing under New York for greater rapid transit facilities has progressed much faster than stone producers estimated, holders are inclined to maintain the present stiffness of the market to large operations until quarry operations can be resumed.

In the steel department orders continue to come in for structural materials despite recent price advances, which are said to have been made to protect the mills against speculation and against crowding the outputs of furnaces. Rivets are up two dollars a ton and sheets are very firm at the dollar advance reported last week.

Common brick sales are being restricted because steel deliveries continue slow. In many building operations in this city work is either entirely suspended or only half of a building is going up at a time. Some North River brick moved out at $7.25 this week, although $6.75 to $7 for Hudsons and Raritans is basic.

In the oil and paint department crude oil has advanced and buyers are making purchases at the wells at approximately fifty per cent. in excess of levels prevailing last year at this time. This means that most of the oil and paint commodities used in construction may be expected to move up since raw chemicals are also stiffer on heavy demand.

ASBESTOS IN STRONG MARKET.

General Quotations Show Stiffening Tendency in Entire East.

ASBESTOS building materials are in a stiffening market. This is partly due to greater demand and exceptional inquiry for earlier 1913 delivery. Quotations follow:

Building felt and sheeting, less than ton lots, 3½c. per lb. light, 4 cts. per lb. heavy. Light runs from 6 to 30 lbs. and heavy 45 to 56 lbs. Standard sheet mill board, 40x40 ins. and 41x40 varying 1-32 and ½-ins. and from 2 to 27 lbs. per sheet, is quoted at 5 cts. per lb. in 100-lb. lots. Asbestos wood for fireproofing in standard shapes, 36x48 ins., 42x48 ins. and 42x96 ins., are quoted, Nashua, N. H., as follows:

Thickness.	Weight.	Price.
1/8-in.	1 lb.	$0.08
3/16-in.	1½ lbs.	.12
1/4-in.	2 lbs.	.16
5/16-in.	2½ lbs.	.20
3/8-in.	3 lbs.	.28
7/16-in.	3½ lbs.	.28
1/2-in.	4 lbs.	.32
9/16-in.	4½ lbs.	.36
5/8-in.	5 lbs.	.40
3/4-in.	6 lbs.	.44
7/8-in.	7 lbs.	.48
1-in.	8 lbs.	.52
1¼-in.	10 lbs.	.56
1½-in.	12 lbs.	.64
1¾-in.	16 lbs.	.72
2-in.	16 lbs.	.80

BRICK SALES LIGHT.

Some Brick Moves Out at $7.25 Level—Basic Quotations, $6.75 to $7.

BUYING in the brick market was light this week reflecting that of last week. Navigation is still open, but shortage of steel continues to cripple building construction, hence brick requirements are not pressing. There are now 55 barges under cover.

Official transactions at wholesale docks last week with comparisons for the corresponding week in 1912 follow:

1913.
Left Over, January 4—77.

	Arrived.	Sold.	Covered.
Monday	13	7	5
Tuesday	0	0	0
Wednesday	5	4	4
Thursday	1	1	2
Friday	19	3	13
Saturday	0	1	0
Totals	38	16	24

Condition of market, dull. Prices, Hudsons (basic), $6.75 to $7. Covered, $7.25. Raritans, $6.75 (Wholesale dock N. Y.). For dealer's price add profit and cartage. Left over, Jan. 6—99. (Open) Total reserve, 55. Number of covered barges sold, 10.

1912.
Left Over, Jan. 6—37.

	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	1	1	0
Wednesday	0	3	2
Thursday	0	3	2
Friday	0	0	0
Saturday	0	0	0
Totals	1	7	4

Condition of market, dull. Prices, $6.50 to $7. Raritans, no quotation. Total reserve, Jan. 15—68. Left over, open market, Jan. 15—34.

AFTER EXPORT BUSINESS.

Cement Interests Feeling Foreign Field to Take Care of American Capacity.

CEMENT manufacturers are now making a profit on the material they turn out, and the prospect is for enormous business in the vicinity of New York. The new dam in Westchester County will take 1,000 barrels a day; the new Bronx Park reservoir and filtration plant will call for 500,000 to 800,000 barrels; subway work will take a large quantity, and in addition there is much material which will have to be delivered to close up the Ashokan contract. Aside from all this, the demand for cement for road building purposes will probably be greater than any other one use. The Highway Department in Albany has been experimenting with cement roads, and it is probable that many million barrels of cement will be used on highway construction alone.

The exports of cement has never amounted to anything, comparatively speaking, except the cement which went to the Panama Canal. In 1913, however, it is expected that a new business will be developed, chiefly because the British and German manufacturers have all the orders on their books they can take care of without reaching out for foreign trade, and this business must of necessity come to America if it can be filled at all.

Conditions in the natural cement market are more favorable. There is a larger demand than has been reported in some time. Rosendale in New York is quoted at 90 cents a barrel, which new price level is being very well sustained.

LUBRICATING OILS STEADY.

Packing Prices Vary Within Wide Limit in This Market.

THE condition of the lubricating oil trade is stronger. Building managers seem to be in the market with more aggressiveness in anticipation of heavy oils following the recent price advance in lighter petroleum products such as gasoline and benzine. In 5 barrel lots for standard tested oils, quotations follow:

	Cents per gal.
Cylinder, dark	20@27
Cylinder, steam, refined	14@22
Stainless white, 32 to 34 gravity	28@29
Lemons, 33 to 34 gravity	17@19
Dark, 32 gravity	15@18
Crank case oil	15@17

Packing is another department of the building supply market which is meeting with rather exceptional demand for this time of the year. Quotations follow: Asbestos, wick and rope, 13c. per lb.; sheet rubber, 11 to 13c.; pure gum rubber, 40 to 45c.; red sheet packing, 40 to 50c.; cotton packing, 16 to 25c.; jute, 5 to 6c.; Russian packing, 9 to 10c.

Linseed oil is quoted at 46 to 47c. for raw, city American seed.

SAND PRICE CHANGES EXPECTED.

Heavy Demand Due to Subway and Other Construction.

SAND and gravel are in exceptional demand for this season of the year. Purveyors of this commodity declare that owing to the difficulty of mining and transporting sand and gravel under the existing high pressure demand, it seems entirely probable that present price levels cannot long continue. Open weather has permitted construction work in concrete to progress later and in heavier volume than usual for January.

STRUCTURAL STEEL STIFFER.

Advance of $1 a Ton Makes a Little Change in New York Conditions.

BUILDERS and contractors are considerably bothered to know just what to make of the advance of a dollar a ton in structural steel recently announced. They are inclined to criticise the steel companies for breaking faith with consumers.

The Record and Guide was able this week to obtain information from a very high source in the steel supply trade explaining the present conditions. According to this statement it seems that the demand for new structural steel instead of showing a falling off as was expected early in January, is no less to-day than it was during December. While a slight advance has been made, the real effect of it has been somewhat offset by use of discounts in structural specifications.

This action was made necessary in order to keep down speculative buying and to protect the market to legitimate buyers. While the speculative element is not prominent in the Metropolitan district at present, there is a very heavy western speculative movement which the steel companies must guard against.

Quotations in New York to-day on prompt delivery is unchanged at 1.75c., Pittsburgh. Pittsburgh quotations on I-beams over 15 inches, 1.55c.; H-beams over 18 inches, 1.55c.; angles over 6 inches, 1.55c.; deck-beams and bulb angles, 1.80c.; hand rail tees, 2.25c.; checkered, trough and concrete floor plates, 2.40c.

The general plate market is operating under heavy pressure but little of this is going into structural fabrication at the present time. Most of the pressure at the steel mills is on car orders.

Plate quotations are being steadily maintained at the $1 advance reported recently. Futures are being quoted at 1.50 and 1.55c., spot shipments are quoted at 1.75 and 1.80c., Pittsburgh.

An advance of $2 a ton is now effective on rivets. Structural rivets are now quoted at 2.10 and 2.20c. An advance has been made in the terms, and nuts, bolts and rivets are sold at 30-day contracts instead of 60 days.

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REAL ESTATE NEWS AND NOTES

THE WEEK'S BROKERAGE SALES, LEASES AND PUBLIC AUCTIONS.

Practically All Parts of the City Were Represented in the Dealing.

Some very good transactions comprised part of the dealing in real property this week, and the general selling embraced many parts of the city. A parcel on 6th avenue was sold to Col. Thomas Dimond, who will be remembered for his sale of real estate near the Pennsylvania Station to the Pennsylvania Railroad. Several pieces in the West Side, toward the river, changed hands, as well as some dwellings near 5th avenue. North of 59th street the sale of several important properties took place, some of them being corner holdings.

The Manhattan sales totaled 22, against 26 last week and 34 a year ago.

The number below 59th street was 10, against 12 last week and 14 a year ago. The sales north of 59th street aggregated 24, compared with 14 last week and 20 a year ago.

From the Bronx 20 sales at private contract were reported, against 14 last week and 13 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $849,854, compared with $213,146 last week, making a total since January 1 of $2,689,343. The figure for the corresponding week last year was $386,452, making the total from January 1, 1911, $2,057,961.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

LEWIS ST.—The Dean Holding Co. sold 12 Lewis st, a 5-sty tenement on lot 25x100, adjoining the southeast corner of Broome st. In exchange the buyer gave 810 and 812 Westchester av, two 5-sty buildings on plot 50x119, between Union and Prospect avs.

PELL PL. Duff & Brown Co. sold for Mary Tone to E. Elger a plot 133x100 on the east side of Pell pl, between 242d and 243d sts.

WEST WASHINGTON PL.—Ray Hyman bought of Henrietta Kidd 133 West Washington pl, a 4-sty building, on plot 41.4x72.9x irregular. Wilber C. Goodale was the broker.

1ST ST.—The Society of Christian Israelites sold the 3-sty building at 108 1st st to Isaac Yagoda. It occupies a lot 25x100 and has been held by the society since 1852. The consideration was about $18,000. David D. Weinberger, who negotiated the transaction, has secured for the new owner a mortgage of $12,500 on the property at 5 per cent. for 5 years.

19TH ST.—The Citizens' Savings Bank resold to the Ralph Holding Co. the Chesterfield, a 6-sty apartment house, on plot 40x128, at 274 and 276 West 19th st. The bank acquired the property last Thursday in foreclosure proceedings for $65,000. The consideration in the present deal is said to be about $71,000.

19TH ST.—A. H. Landeker bought from the Lawyers Mortgage Co. 37 West 19th st, a 7-sty loft building, on lot 25x92, between 5th and 6th avs. The property has been held at $85,000.

31ST ST.—Ames & Co., in conjunction with Philip Jesselson, sold for Philena C. Smith, of Morristown, N. J., to Louis Auerbach 24 West 31st st, between 5th av and Broadway, a 4-sty business building, on lot 25x98.9. Mr. Auerbach gives in exchange the 3-sty private dwelling at 1228 Madison av, on lot 18.9x75.

40TH ST.—Benjamin Bernstein sold for Pauline Ewert to Maurice Cross 320½ West 40th st, a 4-sty tenement, on lot 25x98.9. Mr. Cross is the owner of 314 to 320 adjoining and contemplates erecting a 12-sty mercantile building on the combined site.

48TH ST.—Ames & Co. sold for James Stanley the 3 lots at 605 to 609 West 48th st. The buyer is the 550 West 44th Street Co., which will build a stable on the lots at once.

48TH ST.—Pease & Elliman sold for James L. Barclay 14 East 48th st, a 4-sty dwelling on lot 25x100.5, between 5th and Madison avs, to Mme. Host, now located at 8 West 39th st, who will alter the house for her business.

48TH ST.—Pease & Elliman sold for James L. Barclay the 4-sty high stoop private residence at 14 East 48th st, 25x half the block, between 5th and Madison avs, to Mme. Host, now a tenant at 8 West 39th st, which will have to be torn down to make space for the new Lord & Taylor establishment. This property was purchased by Mr. Barclay in the autumn of 1877 and he paid at that time less than $60,000; the present sale being more than

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REAL ESTATE NEWS AND NOTES.

(Continued.)

100 ped cent. i ncrease in price. The property purchased i s situated between 12 and 16 East 48th st, both of which properties have recently been improved with 6-sty modern business buildings. Mme. Host will make extensive changes for her business.

50TH ST.—Horace S. Ely & Co. sold for Joseph L. Buttenweiser 134 East 50th st, a 4-sty dwelling on lot 18.4x100.5. The buyer is the Bible Teachers Training School, which recently acquired adjacent property on 49th and 50th sts adjoining their present building on Lexington av.

6TH AV.—Harris and Maurice Mandelbaum sold 850 6th av, a 5-sty building, on lot 23.5x59.9, to Thomas Dimond, who recently sold his large plot in 32d and 33d sts, adjoining Gimbel Brothers' establishment, to the Pennsylvania Railroad. The sellers in the present deal acquired the property last March from the Slater estate. The Douglas Robinson, Charles S. Brown Co. were the brokers. The Messrs. Mandelbaum recently sold 882 6th av, one block to the north of the property just sold to Dr. A. A. Boyer.

Manhattan—North of 59th Street.

99TH ST.—Du Bois & Taylor in conjunction with M. Cohn & Co., sold for the Hamilton Holding Co. (Lowenfeld & Prager) the 8-sty fireproof apartment house, known as "The Paramount" on plot 75x100, located on the north side of 99th st, about 187 ft. east of Riverside Drive. The buyer, an investor, gives in payment the vcant plot on the south side of 150th st, 100 ft. west of Amsterdam av, 100x99.11, and the 3-sty dwelling at 507 West 149th st, on plot 17.6x99.11. The deal totals about $420,000.

70TH ST.—Heinrich Schniewind, Jr., sold 45 West 70th st, a 4-sty dwelling, on lot 20x100.5, between Central Park West and Columbus av. The buyer is the present tenant, Siegfried Peirels of the importing firm of Peirels, Buhler & Co.

74TH ST.—Fred'k Southack & Alwyn Ball, Jr., sold for Alfred Gutwillig to Dr. Anthony Bassler, the 4-sty dwelling at 21 West 74th st, between Central Park West and Columbus av, on lot 25x102.2. Dr. Bassler, who now resides at 126 East 60th st, will occupy this residence upon the completion of extensive alterations.

77TH ST.—E. Sharum sold 318 and 320 East 77th st, two 4-sty single flats, with stores, on plots, 21.6x102.2 each.

83D ST.—Albert E. Ashforth sold for R. P. Fairlamb to Mary M. O'Loughlin the 5-sty apartment, on lot 25x100, at 110 East 83d st. This property is 125 ft. east of Park av.

97TH ST.—Ward B. Belknap sold for George H. Coutts the 5-sty tenement 227 East 97th st, on lot 25x100.11, to an investor, a client of Bernard H. Levy.

105TH ST.—Wolf & Levoy sold to Ferguson Brothers & Forshay 59 West 105th st, a 5-sty flat, on lot 25x100. The property figured in a deal for 732 East 152d st, a 5-sty flat, on plot 50x91. The latter parcel, together with 540 and 542 West 159th st, was taken in exchange by the sellers in the present deal for the Victor Hall, at 622 West 113th st. Arnold, Byrne & Baumann were the brokers in all the transactions.

110TH ST.—Louis Schlesinger, Inc., sold two 4-sty brownstone houses, 209 and 211 East 110th st, on plot 50x110, for the Kry Lyn Realty Co., to Hannah E. Abell, of Newark, N. J., for $40,000.

111TH ST.—John H. Berry sold for the Gray Realty & Development Co., Olin D. Gray, president, the two 8-sty fireproof apartment houses known as the "Charlemagne" and the "Ramona" at 528 to 534 West 111th st, 153 ft. east of Broadway on plot 166x100, containing 80 apartments with a gross rental of $64,000 a year. The buyer is the Meeks estate which gives in part payment the 12-sty loft building 41 and 43 West 25th st between 5th and 6th avs. on plot 50x100; the building is occupied by the John J. Mitchell Publishing Co. under a long lease, and adjoins the 12-sty, 100-ft. building sold by Mr. Berry to John J. Gibbons in November last for $800,000. The total amount involved in this transaction is $1,075,000; the apartment houses were held at $650,000 and the 25th st building at $425,000. Arthur Knox as attorney represented the Meeks' Estate in closing the contracts and Lohmaier & Pellett, attorneys, represented the Gray Realty & Development Co.

114TH ST.—Charles Jacobson sold 3 West 114th st. a 5-sty flat, on lot 25.6x100.11, adjoining the northwest corner of 5th av.

118TH ST.—Goodwin & Goodwin sold for David Davies to Pauline Lieberman the private dwelling at 106 West 118th st, on lot 17x100.11.

120TH ST.—Shaw & Co. sold 152 West 120th st, a 3-sty dwelling on lot 16.8x100.

120TH ST.—Mrs. Susan Devin bought a plot on the north side of 120th st, between Amsterdam and Morningside avs, on which she is preparing to erect a working girls' home. The plot is within 200 ft. of Morningside av, and has a frontage of 75 ft. by 100 deep. The new building will be five stories high, and will have accommodations for about 100 girls, and they will pay from $3 to $5 a week for their rooms. The plot was purchased for about $50,000 from John J. Falihee, who acquired it a short time ago from the Pinkney estate. Mrs. Devin has been interested in improving the condition of working girls, and has assisted the girls' home on West 14th st. The 120th st investment, including the new building and equipment, will be about $175,000. The architects of the structure are Lawlor & Haase.

125TH ST.—D. H. Scully & Co. resold for the Hudson Realty Co. 79 East 125th st, a 5-sty flat, on plot 28x100, adjoining the New York Central Railroad station. The property, which

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REAL ESTATE NEWS AND NOTES.

(Continued.)

was sold by the same brokers to the sellers in the present deal in 1906, was held at $75,000. Title will be taken February 1.

154TH ST.—The Brown-Weiss Realties sold to H. S. Duncan 412 West 154th st, a 4-sty dwelling on lot 23x99.11, near St. Nicholas av.

176TH ST.—The Bright Realty Co. sold the 6-sty apartment house, on plot 75x100, at 555 West 176th st, to Mrs. H. Frank, who gave in part payment the 4-sty dwelling, on lot 20x85, at 2009 Madison av. The Heights apartment was held at $130,000 and was sold subject to a first mortgage of $90,000 and a second mortgage of $10,000, and the dwelling figured in the trade at $30,000, subject to a mortgage of $17,000.

176TH ST.—The Flourish Realty Co., Herman Strauss, sold the plot, 150x85x irregular, on the south side of 176th st, 100 ft. east of St. Nicholas av. The buyer is said to be a builder who will erect an apartment house on the site.

184TH ST.—Daniel H. Renton & Co. resold for R. L. Weaver 511 West 184th st, a 5-sty apartment house, on plot 50x99.11, to the Apartment Homes Co. Mr. Weaver bought the property a few days ago through the same brokers from De Ruyter Van Orden, Inc. Renton & Co. will be the agents for the property.

BROADWAY.—Salomon & Greenbaum sold for C. M. Silverman & Son the Briarcliff, a 6-sty elevator apartment house, with stores, at 3868 to 3874 Broadway, southeast corner of 162d st. The structure occupies a plot fronting Co., S. Morrill Banner, president, which at $250,000. The buyer is the Elmsford Holding Co., S. Morroll Banner, president, which will hold the property as an investment. The house was erected by the sellers about 3 years ago an land acquired from Markus Pollak from plans by Neville & Bagge.

BROADWAY.—Earle & Calhoun sold for Frederick P. Forster 2307 Broadway, a 3-sty building on plot 32.6x137, between 83d and 84th sts. The building was occupied for many years by the West Side Republican Club, and was recently reported sold. That deal, however, was never consummated.

BROADWAY.—Roderick P. and Lewis B. Curtis, of Bridgeport, Conn., bought from the Hilliard Construction Co., Irving Judis, president, and the Manhattan Freehold Co. the 2-sty taxpayers at the southeast corner of Broadway and 107th st, with a frontage of 112.8 ft. in Broadway and 125 ft. in 107th st, the east line being 100.11. ft. and the south line 76.1 ft. The buyers acquired about 7 years ago the adjoining northeast corner of Broadway and 106th st from Honora V. Cabassud and now control the entire block front. William P. Mangam was the broker. No definite plans for the improvement of the plot have been decided upon. The property just sold was held at $400,000. The parcel is desirable as a site for an apartment house, as it faces in the streets, also in Straus (formerly Bloomingdale) sq.

LEXINGTON AV.—Harris and Maurice Mandelbaum bought from the United States Trust Co., as trustee for the Mabbitt estate, the 5-sty flat at 670 and 672 Lexington av, on plot 37x90, adjoining the southwest corner of 56th st. The Douglas Robinson, Charles S. Brown Co. and John N. Golding were the brokers in the deal.

NORTHERN AV.—The Kirby Construction Co., J. Charles and Martin Weschler, sold 65 Northern av, a 5-sty flat, on plot 50x100, located 97 ft. south of 181st st, to Isidor Baer and others, who gave in part payment the 5-sty flat at 139 Edgecombe av, on plot 25.4x 113.3x irregular, north of 141st st. This property has been resold by the Kirby company to a buyer, who gives Long Island property in part payment.

PARK AV.—E. Sharum sold and resold 1503 Park av, a 4-sty tenement on plot 26.11x80.

PARK AV.—Pease & Elliman sold for Amos R. E. Pinchot 1015 Park av, on lot 25.6x82, consisting of an old 5-sty flat, facing Mr. Pinchot's own residence, to Lewis G. Morris, who intends to tear down the present old structure and erect a modern dwelling on it. This property was bought by Mr. Pinchot six years ago to protect himself against any business encroachment. Mr. Pinchot also bought a number of other properties in this section, among them the property next door to him, on which Reginald DeKoven has just completed a 60-ft. modern dwelling; also the southwest corner of Park av and 65th st, which Pease & Elliman sold for him to the Dutch Reformed Church, which was formedly on the corner of 38th st and Madison av.

RIVERSIDE DRIVE.—Slawson & Hobbs sold for the West Side Construction Co., Jacob Axelrod, president, the Wendolyn apartment, a 12-sty building, on the southeast corner of Riverside Drive and 100th st, covering a plot 101.5 on the Drive by 150 on the street. The buyer is William T. Evans, of the firm of Mills & Gibb. Mr. Evans gave in part payment the 9-sty apartment house known as Terrace Court, on the southeast corner of Riverside Drive and 93d st, having a frontage of 145 ft. on the Drive and 111 ft. on the street. The Wendolyn apartment acquired by Mr. Evans covers a part of the old Furniss estate bought about 4 years ago and cut up into apartment plots and fully improved. Adjoining the Wendolyn to the east is the Dorlexa apartment house, on the south side of 100th st, and which was also erected by Mr. Axelrod.

ST. NICHOLAS AV.—Louis I. Harris bought from Constance B. Washington 620 St. Nicholas av, a 5-sty flat, on lot 18.3x105.4x irregular. Mr. Harris owns the adjoining houses, 614 to 618 and 622 St. Nicholas av, and now controls a plot fronting 93.10 ft. on St. Nicholas av and 108.9 ft. on 141st st, at the southeast corner of those thoroughfares.

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Bronx.

AUSTIN PL.—Ernst & Cahn sold for Isabella Heine and Lillie Bohm the southeast corner of Austin place and 147th st, a vacant lot, 25x100.

152D ST.—Arnold, Byrne & Baumann resold for Ferguson Brothers & Forshay, to Wolfe & Levoy 732 East 152d st, a 5-sty tenement, with stores, on plot 50x91, located 104 ft. east of Jackson av. In part payment the buyers gave 59 West 105th st, a 5-sty flat, on lot 25x100.11.

167TH ST.—Philip Steinman & Son sold for George Grazadio 933 and 935 East 167th st, corner of Fox st, a 6-sty apartment house, on plot 80x82, to an investor.

169TH ST.—Hyman Sarner sold the Bronx View, a 5-sty apartment house on plot 52x147, facing McKinley Square, and known as 622 and 624 East 169th st. The property adjoins a public library.

ARTHUR AV.—Ernst & Cahn sold for the estate of P. and Caroline Hofer the 2-sty dwelling at 2122 Arthur av on lot 16.8x91.

BAINBRIDGE AV.—Salomon & Greenbaum sold for a client to the Real Property Mortgage Co. the plot at the northeast corner of Bainbridge av and 208th st. It has a frontage of 75 ft. on Bainbridge av and 12 ft. on 208th st and extends through to Reservoir Oval West, where it fronts 87 ft.

BARNES AV.—John W. Vaugh, in connection with Nicholas Illich, sold to Domenico Picciano 3529 Barnes av, for the Mitchell estate.

BROOK AV.—E. Sharum sold for different clients 1372 Brook av, a 4-sty tenement, on plot 24.6x100.

CLASON'S POINT RD.—Salomon & Greenbaum sold for a client to the Real Property Mortgage Co. the triangular plot at Clason's Point rd and Tompkins st. It fronts 178 ft. on Clason's Point rd and 168 ft. on Tompkins st, 10 ft. in front and 94 ft. at the northerly end.

CLAY AV.—Ernst & Cahn sold for L. Gabriel 1133 and 1135 Clay av, two 2-sty frame dwellings, with stores, on lot 50x97.

CROTONA AV.—Heller & Sussman sold for Samuel Carrucci the southwest corner of Crotona av and 176th st, a 5-sty tenement, on plot 50x100. The buyer, Fanny Jarmulowsky, gives in part payment a 140-acre farm at Cold Spring, N. Y. The entire transaction involves about $108,000.

EVERGREEN AV.—Philip Pollak sold for the Pew Realty Co. one of the five houses just completed on the east side of Evergreen av, 104 ft. north of Westchester av, on the former Watson estate tract.

FRANKLIN AV.—The Inter-City Land and Securities Co. sold 1390 Franklin av, 5-sty tenement, on plot 37.6x100, located 38.1 ft. north of Jefferson pl. The buyers are M. L. & C. Ernst, who take the property in part payment for the 9-sty loft building at 11 West 20th st, the sale of which through Albert Feldheim and Clifford N. Shurman was reported last week.

JACKSON AV.—Philip Steinman & Son sold for Nathan Hutkoff the plot, 50x100, on the west side of Jackson av, 25 ft. south of 147th st, to a builder.

KINGSBRIDGE AV.—Peter J. Shields sold through the Deane Realty Co. the northwest corner of Kingsbridge av and 228th st, 91x125, with a building loan, to a builder, who will improve the site with three 5-sty apartment houses, two having a frontage of 40 ft. and one 45 ft. The property is opposite the old King's Bridge, which spans Spuyten Duyvil Creek, and when completed the structures will be the most northerly flat houses in Manhattan.

OAK TERRACE.—The Van Kannel Realty Co. sold to Kate Demmerle the lot, 25x100, on the north side of Oak terrace, 125 ft. west of Beekman av.

PERRY AV.—George D. Kingston sold 2973 Perry av, a 3-sty brick dwelling, on lot 25x110, located 275 ft. north of Bedford Park boulevard. The buyer will occupy.

TINTON AV.—The D. H. Jackson Co. bought from the Fulsom Construction Co. 591 to 597 Tinton av, two 5-sty tenements, each on plot 50x95, between 151st and 152d sts.

TREMONT AV.—Richard H. Scobie resold for the Borough estates to Meis Bros., of Danville, Ill., 781 and 783 Tremont av, or 177th st, south side, 150 ft. east of Prospect av, on plot 36x190 ft. Building is in course of construction. This vacant plot was sold by the same broker to the Borough estates a short time ago.

WILKINS AV.—J. J. Haggerty sold for the Burnett Weil Construction Co., 5-sty brick flats with stores, 1305 Wilkins av, on plot 42x104x91 to N. Feldman.



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REAL ESTATE NEWS AND NOTES.

(Continued.)

Brooklyn.

BRIDGE ST.—Charles W. Seitz sold 387 Bridge st, between Fulton and Willoughby sts, a 3-sty brick dwelling on lot 20x100.3 for the Everdell estate to an investor.

CARROLL ST.—The Jerome Property Corporation sold 728A Carroll st, a 3-sty brownstone dwelling, for Cecele Vanorden to John E. Brady for occupancy.

CHESTER ST.—Edith S. Harrison bought from the Collective Holding Co. the 4-sty tenement at 353 Chester st.

NORTH OXFORD ST.—H. W. Rozell & Son sold 70 North Oxford st, a 2-sty extension house on lot 25x100 for Mrs. Russell to a client, who will renovate same for occupancy.

PARK PLACE.—Henry Pierson & Co. sold for L. Phillips the 3-sty dwelling house at 388 Park place to a client for occupancy.

PRESIDENT ST.—M. C. O'Brien sold for Mary Ball a plot 50x127.9¼ on the south side of President st, 375 ft. east of Nostrand av, to a builder for improvement. Also for the Eggers estate, an irregular plot of 40 ft. frontage and 127.9½ ft. deep on the north side of President st, 331 ft. east of Nostrand av, to a builder for improvement.

PRESIDENT ST.—The Jerome Property Corporation sold a lot on the south side of President st, 180 ft. west of Rogers av, on lot 25x126, to James Goodwin.

SOUTH 1ST ST.—Joseph Metzger sold the 3-sty single flats 249 and 251 South 1st st, on plot 50x77, for a client to Siris & Maltzman.

ST. JOHN'S PL.—The Jerome Property Corporation sold the 3-sty dwelling at 194 St. John's pl to Thomas Dowling, the 2-sty house at 381 2d st to Francis Kearney and the 3-sty residence at 448 7th st for Mrs. L. Kappa to the Prospect Park West Realty Co.

ST. JOHN'S PL.—William Reitman sold the 4-sty apartment 1311 St. John's pl for W. Race to an investor for $22,500.

5TH ST.—The Jerome Property Corporation sold 33 5th st, on a lot 22x100, for Henry Blume to a client, and resold same to John Greeley, adjoining owner.

14TH ST.—The Jerome Property Corporation sold 280 and 282 14th st, 2 frame buildings on a plot 50x100, to a builder, who will improve the property with modern brick and stone apartment house.

49TH ST.—Tutino & Cerny sold for Samuel Ringler to a client for investment the two 4-sty double steam heated eight-family apartment houses, on plot 60x100, at 414 to 418 49th st. This is the second sale of these buildings by these brokers in the past 9 months.

51ST ST.—Hall & Cuttle sold for Margret Peterson a 2-sty cellar brick house at 631 51st st to Mrs. Louise Burgert, of New York, for investment.

86TH ST.—Frank A. Seaver and F. A. Pellegrino sold for George W. Hanley 20 lots on the south side of 86th st, between 11th and 12th avs, Dyker Heights. The buyer gives in part payment the two-family frame detached house on plot 50x100 at 186 Miller av.

BEDFORD AV.—William Reitman sold to H. Leivey the 4-sty double flat on Bedford av, 32.9 north of Lincoln pl, 32.9x87.97.

CARLTON AV.—De Poix & Von Glahn sold 578 Carlton av, near St. Marks av, for J. Proctor Cowles to a client for investment. This is a 3-sty 2-family house with a brick extension, on a lot 20x100. There is also a 2-sty frame building on rear of lot. After extensive alterations the buyer will occupy.

CATON AV.—Burrill Brothers sold the plot of lots on Caton av, running from Coney Island av to East 10th st, being 300 ft. on East 10th st, 266 ft. on Coney Island av and 271 ft. on Caton av. The sale was made for the Newton Land Co. to a builder, who will improve them at once, building a moving picture theatre on the corner of Coney Island av, and the rest of the lots with stores and apartments. The sale involves about $50,000.

FLATBUSH AV.—Hickey's restaurant property at Fulton st and Flatbush av, has been sold to Max Kurzrok, of the waist manufacturing firm of Kurzrok Bros. It is reported that the buyer paid $150,000 for the building and the good will of the restaurant business, which will be discontinued to make room for a factory and salesroom for the new owner.

FORT HAMILTON AV.—William Reitman sold for E. Kampwirth the northwest corner of Fort Hamilton av and 94th st, a plot 99.5x116.3, with a one-family house.

GRAVESEND AV.—B. J. Sforza sold for Fannie Palermo the 4-family apartment on lot 20x400, at 1533 Gravesend av.

LEE AV.—Arthur T. Weygant, as broker, sold the 2-sty frame dwelling 215 Lee av, on a plot 16.8x80.8, to a client for occupancy.

SCHERMERHORN ST.—Charles W. Seitz sold 195 Schermerhorn st, northwest corner of Hoyt st, a 3-sty frame dwelling with a 2-sty store and loft building on lot 25x100 ft. for Catherine I. Roxbury to an investor.

STUYVESANT AV.—H. E. Colson sold 310 Stuyvesant av, 2½-sty brick dwelling. The buyer will occupy.

STUYVESANT AV.—A. E. Colson, sales manager for the office of David Porter, sold 310 Stuyvesant av, a 2½-sty brownstone and brick one-family house, on lot 20x100, to a client, who will occupy. This is the second time that the house has been sold by this office within the past 6 weeks.

2D AV.—Hall & Cuttle sold the northeast corner of 54th st and 2d av and 2-sty business building to a client for investment.

3D AV.—The H. C. Bohack Co. bought the 2-sty brick building formerly occupied as a branch postoffice at 5121 3d av, near 51st st. After extensive alterations are made the building will be opened by the company as a market.

5TH AV.—The Mclnerney-Klinck Realty Co. sold the 4-sty flathouse, with store, on the east side of 5th av, 68 ft. south of 16th st, on lot 22.6x100, for Frank Sheerin to an investor.

5TH AV.—John F. Burke sold for the Roseland Realty Co. the plot 140x140 on the northwest corner of 5th av and 42d st to the Lanoor Realty Co., who will improve it with six 3-sty and one 4-sty business buildings, and one 4-sty, 40x80-ft. high class apartment house. The broker in this deal also negotiated a loan on the plot for the buyer of $70,000.

7TH AV.—Hall & Cuttle sold for Morris Green & Co. two 2-sty business property now in course of construction which will be known as 5117 and 5119 7th av to clients for investments; also sold for Salvatore Cicotto his 2-sty property known as 5212 7th av to a client for investment.

8TH AV.—Burrill Brothers sold the Victor A. Harder house on the northeast corner of 8th av and Carroll st. This house was built by Thomas Adams, of Tutti Frutti fame, and occupied by him from the time it was built, 1890, to the time he sold it to Mr. Harder in 1900. It is considered one of the finest houses in Brooklyn, and the show house of the Park Slope. It is finished in several very costly kinds of wood, and has 20 rooms and 4 baths. The new owner, Alvin E. Ivie, is a well known New York business man and is associated with the Woolworth Co. Mr. Ivie will occupy his new home about the 1st of March.

8TH AV.—Burrill Brothers sold the row of apartment houses on 8th av, extending to 2d st. They are 4-sty double apartments running from 207 to 215 8th av and 563 2d st, being 117 ft. on 2d st and 100 ft. on 8th av, for Thomas Corrigan, the builder, to a Manhattan investor for $130,000.

Queens.

DOUGLASTON PARK.—C. W. Ennis bought from the Douglaston Realty Co. a plot 80x100 on Virginia road. Dr. C. I. Scofield has added to his holdings at Douglaston Park by the purchase of a plot in the bungalow section on Carolina rd, 60x100. James T. MacDonald bought a plot on the west side of the boulevard, 60x100, and Robert Cranmer a lot 60x100 on Harvard rd, near the boulevard. J. I. Preston bought the easterly corner of Broadway and the Boulevard.

LONG ISLAND CITY.—James B. Thomas sold for the Currie Realty Co. two six-family apartment houses in the west side of 14th av, between Broadway and Graham av, each on a plot 50x100.

Richmond.

WESTERLEIGH.—J. Sterling Drake sold for Mrs. Sarah I. Hoag, of Delhi, New York, to Mrs. Edith Dodd, a plot 51x75 on Wardwell av, on which Mrs. Dodd will erect a strictly modern bungalow.

Suburban.

ELMSFORD, N. Y.—Salmon & Greenbaum sold for S. Morril Banner the Colonial Hall property, consisting of about 33 acres of land and group of 2 and 4-sty buildings. The property, which was held at $60,000, has a frontage of 475 ft. in White Plains rd.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to M. Drumm a plot 40x100 and to J. Cole a plot 60x100 on Geranium av; to P. Doyle a plot 20x101; to G. Eschler a plot 60x100, and to G. C. Giebler a plot 40x100 on Plainfield av; to F. de Berenger and R. Maugoku a plot 50x100 on Daisy av; to A. Loughlin a plot 40x124 on Sycamore st; to A Conlon a plot 60x100 on Carnation av; to A. and M. Hoban a plot 40x78 on Crocus av.

GREAT NECK, L. I.—Louis Cowan sold to the Plainfield Estates a country estate occupying a block front in 1st av, between 3d and 4th sts. The buyer gave in part payment 2660 and 2666 Bedford av, Brooklyn, two 3-sty residences, each on plot 50x100.

HARTSDALE, N. Y.—Fish & Marvin sold for the Walworth Avenue Realty Co. of New York City the corner of Walworth av and Fenimore rd. The property was valued at $10,500 and was purchased for investment.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to L. F. Schwartz a plot 20x98 on Franklin av; to V. and E. Elbert a plot 40x100 on Rosedale av.

JERSEY CITY, N. J.—A. B. Romen sold for the Central Trust Co., trustee, the corner plot, 100x100, at Morgan and Greene avs to Anton Rinschler, Jr. This property has been owned by the Rogers estate over 35 years.

MASSAPEQUA.—The Queens Land & Title Co. sold to W. R. Taylor a plot 150x110 on Ocean av; to N. Cooper, a plot 110x100 on Ocean av; to N. M. Ellis, a plot 140x110 on Ocean av; to D. P. Gunter, a plot 110x50 on Ocean av; to E. Bradford, a plot 140x110 on Chicago av; to C. Johnson, a plot 100x40 on Connecticut av.

MORRISTOWN, N. J.—Vincent Assara bought from the Augustus W. Cutler estate a plot 71x136 at the corner of Speedwell av and Clinton place.

NEWARK, N. J.—Feist & Feist sold for the Alfred L. Dennis estate, 54 Park pl, a 3-sty brownstone dwelling, on plot 46x172, running to Division court, to Oscar Michael, of East Orange, who will convert it for business.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for the Elgin Realty Co., 59 and 61 Market st., 310 to 314 Plane st. The property consists of a plot 30 ft. front in Market st and 125 ft. in Plane st, with 3-sty frame and brick mercantile building. The buyer will take title about Feb. 1, and will erect a mercantile structure upon the expiration of existing leases. The consideration was over $200,000.

NEWARK, N. J.—J. J. Matz & Co. sold 5 lots at Central av for Samuel Williams to Theophile Weil, which were resold to the Drew Realty Co; 229 to 233 Central av for Adolph Tepperman to Joseph Schedel; 258 to 262 Central av for Daniel Vollweller to Isaac Fleischman; 358 Central av for Henry Ost to Samuel Greenberg; 442 Warren st at junction of Central av to Benjamin Wolf; for L. Szanik to Theodore Walters 375 Bergen st a six-family brick flat; for Sarah McDermott to L. Slawinski 28 North 3d st, a six-family frame flat; for Globe Realty Co. to G. Julick 635 Belmont av, a two-family house, and 194 and 196 Renner av for Sarah Muller and C. Williams to the Globe Realty Co.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to B. Woolf and A. C. Miller each a plot 40x100 on Perkins av; to F. and J. Diechkoff a plot 40x100 on Merrifield av; to A. C. Miller a plot 40x100 on Perkins and Dambly avs; to F. Greenebaum a plot 20x100 on Lawson av.

PEEKSKILL, N. Y.—George Fennell bought the Reynolds Building, at the corner of Brown and Division sts, a 2-sty structure, with stores and offices, on a plot 160x143. It was held by the seller, William E. Reynolds, at $150,000. E. Nelson Ehrhart was the broker.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to J. Kossler a plot 40x100 on Harvey av; to P. Zarcone a plot 40x100 on Rockville Centre Parkway; to H. Mohrman a plot 40x100 on Loft av.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to A. Conrad a plot 40x100 on Montague st.

WEST HOBOKEN, N. J.—Greenwood A. Robinson sold for Catharine Grothusen to the Rex Amusement Co. a plot 75x100 at the southeast corner of Summit av and Courtland st. A theatre will be erected on the site.

RECENT BUYERS.

LOUISE HOWLETT is the buyer of 152 West 63d st. John K. Moors and John T. Wall were the brokers.

BARTLETT ARKELL is the buyer of the dwelling at 15 West 10th st, the sale of which by the Arthur J. Peabody estate was reported last month. The price was $36,000.

DANIEL COFFEY is the buyer of the 5-sty flat at 514 and 516 West 182d st, the sale of which by Mary Hallecy was reported recently. The property at 527 and 529 West 146th st was given in exchange.

W. E. B. LOCKWOOD is the buyer of the dwelling at 52 West 97th st, the sale of which by Frederick H. Reed through B. Flanagan & Son was reported last month.

THE FLOURISH REALTY CO. is the buyer of the apartment house at the southeast corner of Bradhurst av and 151st st, the sale of which by the Placid Realty Co. through Goodwin & Goodwin was reported recently. The plot, 150x85, on the south side of 176th st, 100 ft. east of St. Nicholas av, was given in exchange.

LEASES—MANHATTAN.

AMES & CO. leased the 4th loft in the Estelle Building at 277 5th av to Newman King Fashion Co. for a term of years; also for John Murray space in 310 West 39th st to the Commercial Press of 35 West 21st st; and for P. F. H. Smith space in 24 West 31st st to the Clothing Designer Co., Inc., of 621 Broadway.

ARNOLD, BYRNE & BAUMANN leased to Peter Frank for a term of years at a graduated rental 402 East 147th st, a stable and loft building.

JOHN J. CLANCY & CO. leased to the American Auto Supply Co., of 1697 Broadway, the building at 1741 Broadway. The lessee will occupy the premises after extensive alterations have been made.

THE CROSS & BROWN CO. leased the greater part of two floors in the United States Rubber Co. Building, at Broadway and 58th st, to W. E. S. Strong, of 31 Nassau st, and Robert Walker, receivers for the United States Motor Co., and the Reorganization Committee.

DOUGLAS L. ELLIMAN & CO., INC., leased the store in 697 Madison av for Henry W. and Bernard W. Vogel to Harold A. Stern, milliner.

BENJAMIN ENGLANDER leased to the Slater Bros. Cloak aand Suit Co. of 35 West 21st st, and the William H. Davidow Sons Co. of 19 West 21st st, 7th and 9th lofts respectively in 43 to 47 West 24th st; also to Flaxman & Freund of 34 East 10th st, the 3d loft in 129 to 135 West 29th st.

FOLEY & HUGHES leased a store in 206 West 14th st to Dr. John T. Doherty of 212 West 14th st for 5 years.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for the Nodrog Realty Co. space in 164 and 166 West 25th st to Knickerbocker Cloak & Suit Co., of 159 West 25th st, for a term of years.

JOHN J. GILLEN leased from William Waldorf Astor a parcel of 14 lots in the block bounded by 14th and 15th sts, 9th and 10th avs. The plot fronts 250 ft. on the north side of 14th st, 225 ft. west of 9th av, and five lots, 125x100, abutting on 15th st. The lease is for a term of 21 years, with the privilege of two similar renewals. Plans are being prepared for the improvement of the entire property with market structure, three to six stories high. Several of these projected buildings have already been leased.

EDGAR A. MANNING leased for Charles E. Haviland to Mrs. Edna E. Ackerson 14 East 37th st, a 4-sty dwelling, on lot 25x98.9. Mrs. Ackerson has also under lease 18 East 37th st and 228 Madison av.

EDGAR A. MANNING leased for the 19 and 21 West 36th Street Co. to Sibley & Pitman the store and basement in 19 and 21 West 36th st. The lease is for a term of 10 years

LEASES.

(Continued.)

and carries with it an option to renew for a like period. The tenant is a large electrical supply house which has been located for many years past at 26 Warren st.

THE MONAHAN EXPRESS CO., owners of the Monahan Express Co. Building, 216 to 222 West 18th st, report the following leases: American Label Co., of 34 Cooper Sq West, one entire floor; Boucher Cork and Machine Co., of 36 Gold st, one entire floor, and the Standard Mail Order Co., of 243 West 17th st, two entire floors.

THE CHARLES F. NOYES CO. leased the store and basement in 253 Pearl st to Jacobs & Cohen, of 253 Pearl st, for a long term of years; also a floor in 118 and 120 Maiden lane to Charles W. Salomon & Co., of 36 Sullivan st, for three years, and offices in the Madison Square Building for Jacob Ruppert to Samuel Smith; a suite of offices in 45 John st to the Zurich General Accident & Liability Insurance Co., Ltd., and space in 61 Beekman st for John J. Burton to Solomon T. Charlton.

PEASE & ELLIMAN leased apartments in 104 East 40th st to Barclay S. V. McCarty; in 24 West 45th st to William R. Jones; in 24 West 45th st to Robert E. Kerr; and in 56 West 11th st to P. Cusson.

L. TANENBAUM, STRAUSS & CO., INC., leased for the Henry O. Havemeyer estate the easterly store and basement in 3 and 5 West 19th st to Finkelstein Bros. for a term of years; also for Chas. Perceval the 4th loft in 12 Waverly pl to David A. Rugoff, of 27 Walker st; for F. & G. Pflomm the 3d loft in 738 Broadway to Troskin Bros., of 26 Washington pl; for the Ranken Realty Co. 10,000 sq. ft. in 14 West 4th st to various tenants; for the Grand Street Realty Co. 12,000 sq. ft. in 100 and 102 Grand st to various tenants; for Spear & Co. the 2d and 3d lofts in 146 Wooster st to S. Robinson, and for Gustave Lange the 1st loft in 105 Bleecker st to P. Stoopack & Co., of 62 Walker st.

VAN NORDEN & WILSON leased the top loft in 32 East 32d st to Alexander Hazell, of 118 East 28th st.

WILLIAM H. WHITNEY & CO. leased the store in 23 Park Row to Sol Seligman; also the store in 25 Park Row, in conjunction with George Ketchum to Charles Proser, of 1403 Broadway; also loft space in the building at 373 4th av to C. E. Meussell, of 445 Broome st, and Sully & Kleinteich, and space in the same building, in conjunction with S. H. Tyng & Co., to Max Schlesinger, Mabaum & Jacobs and Spero & Jacobs; also a large suite of offices in the Whitehall Building to John F. Murray.

EDGAR A. MANNING leased for a term of years for Charles E. Haviland to Mrs. Edna E. Ackerson 14 East 37th st, a 4-sty dwelling, on lot 25x98.9. Mrs. Ackerson has also under lease 18 East 37th st and 228 Madison av.

HEIL & STERN leased for the Leavitt Realty Co. the 12th floor, containing 8,000 sq. ft., in the building now being erected at 128 to 132 W. 46th st for a term of years at an aggregate rental of $40,000 to Davidson & Schwab, of 87 Maiden lane, diamond jewelers. This is considered to be the beginning of an uptown movement by the diamond jewelry trade.

AMES & CO. leased for Geo. Kern the 6th loft in 350 and 352 West 38th st to F. J. Lawson Co., of 131 West 28th st, for a long term of years; also for G. J. Humphreys the store in 19 West 35th st to Pauker & Forster for a term of years; also for Abram Boudoine the 7th loft in 5 West 31st st to Weiner & Shoenfeld.

JAMES N. WELLS' SONS leased for various owners to the Commercial Trucking and Terminal Corporation for a long term of years at a rental aggregating over $75,000 the stable property at 532 and 534 West 20th st, running through to 531 and 533 West 19th st, which has been occupied for many years by the Knickerbocker Ice Co. The new tenants will improve the stables with modern equipment for their own occupancy. H. J. Sparks, of the office of Osgood Pell & Clark T. Chambers, was associated as broker representing the tenant.

ALBERT B. ASHFORTH has just negotiated a lease for the 42d Street and Madison Avenue Co. to the Travelers Insurance Co. of Hartford of two entire floors for their uptown offices in the new 20-sty building being erected and to be completed about May 1, 1913, at the southwest corner of 42d st and Madison av. The building is being erected by Frederick Johnson, C. K. G. Billings and George O. Knapp. About 70 per cent. of the building above the store floor is already leased and only one store remains to be rented.

CORN & CO. and Benjamin Englander leased 12,500 sq. ft. in 115 to 125 West 30th st to Michael Bros.; also space in 15 to 19 East 26th st to Greenberg Bros.

THE DUROSS CO. leased the 1st loft in 426 Theresa Deery, Amelia Fox and Julia Mooney the 4-sty dwelling at 53 East 34th st, on lot 25x98.9, located between Madison and Park avs. The lessee is Otto Wissner, piano dealer, of Brooklyn, who at present has offices at 5th av and 15th st. The lease is for a long term of years at an aggregate rental of about $200,000. The structure is to be practically rebuilt from plans by Townsend, Steinle & Haskell. This will mark the first business invasion of the block, which is in the zone covered by the Murray Hill restriction. Negotiations are said to be pending for leasing another house in the same block for business purposes.

THE DUROSS CO. leased for Schindler & Liebler, 203 West 13th st, to Katherine Pruefer; also the store and basement in 161 East 123d st to Herman Taglict.

THE DUROSS CO. leased the 1st loft in 426 West 14th st to George P. Schinzel, of 656 Hudson st.

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TEN YEAR LEASE

in a loft building involves the question of maintenance cost on floor or floor covering. Up to date merchants demand the best.

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is a dustless, fireproof composition flooring which requires no up-keep, except cleaning. It is laid in plastic form in attractive designs—like a rug. It is a practical "leader" to offer merchants as an inducement on renewal leases.

We will submit specifications and prices—plain or ornamental designs—furnish the material—lay the floor—and guarantee the job—just write or telephone.

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To rent for a long term of years, six story and basement factory building, occupying space about 94 x 98 (about 47,000 square feet). Building open on all sides, giving exceptionally good light. Equipped with large steam power plant, accessible to shipping, being only three blocks from East River.

Building now in course of thorough overhauling, including two fireproof stairways, electric elevator, new plumbing, etc., etc.

An unusually favorable opportunity for some one looking for an entirely new equipment. Premises may be seen by appointment. Duane St. car at Broadway or Centre St. will take you within one block of building.

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FULL COMMISSION TO BROKERS

LEASES.

(Continued.)

WARREN & SKILLIN leased for a term of years the entire 8th floor in the Stock Quotation Building at 26 Beaver st to the N. K. Fairbank Co., of 27 Beaver st.

LEONARD J. MUHLFELDER leased for William A. White & Sons, as agents, 15,000 ft in 539 and 541 Broadway, to Jacob Propos, of 442 Broadway; for the Victoria Building & Construction Co., 5,000 ft in 132 and 134 West 22d st, to Goldstein & Cooper, of 132 Greene st; for the Security Mortgage Co., 5,000 ft in 148 and 150 West 24th st, to Goldstein & Cooper, of 132 Greene st; for Johnson, Adams & Grecean, 6,000 ft in 10 to 14 East 12th st, to Joseph Colvin; for Alland Bros., 5,000 ft. in 14 and 16 West 17th st, to Eagle Manufacturing Co.

SPEAR & CO. leased 13,000 sq. ft. in 43 to 47 West 24th st for the Rosdorf Co. to Rubenstein & Bacharach, of 36 West 24th st, and Max Dorf, of 116 West 14th st; 15,000 sq. ft. in 17 and 19 Waverly pl to Karl Fried, M. & J. Weinstein, of 60 Lispenard st, and Ontario Thread Co., of 35 East 8th st.; 12,000 sq. ft. in 626 Broadaway to Hirshfield, Blumberg & Newhouse and Samuel C. Winstian, of 50 West Houston st; 5,000 sq. ft. in 73 and 75 West Houston st to the Greeley Hat Co., and for the Astor Estate space in 10 Wall st to Worden & Co., of 3 Broad st.

PEASE & ELLIMAN leased space in the new Aeolian Building, 25 West 42d st, to James Clarke & Co.

L. TANENBAUM, STRAUSS & CO., INC., leased to H. Heller & Co. the store and basement in 78 Greene st for Solomon Cohen; the easterly 3d loft in 17 and 19 Bleecker st to the United Headwear Mfg. Co.; the 3d loft in 77 Greene st to Israel Kapiloff for Samuel J. Reckendorfer; for Lida Haines, 10,000 sq. ft. in 16 East 17th st, to various tenants; for Julius Kayser, et al, 17,000 sq. ft. in 41 and 43 Greene st, to various tenants; the 7th loft in 576 and 578 Broadway to Schapiro & Anderson, of 21 East Houston st; for Manheimer Bros., the 8th loft in 710 Broadway, to Kelson Bros., of 35 Great Jones st, for a term of years; for Estates of S. F. & T. S. Shortland, 7,500 sq. ft. in 209 Greene st, to various tenants.

LEO J. FISHEL rented the 1st loft in 303 5th av to D. Lisner & Co., of 140 5th av for ten years from May 1, 1913.

FOLSOM BROTHERS, INC., leased for the Cruikshank Co. the 4-sty building at 428 Lafayette st to Dr. Fenton B. Turck, for a term of years at the aggregate rental of $11,100.

EDWARD MARGOLIES leased for the Winter Garden Co. the store in 1644 Broadway, which is four stores south of the entrance to the theatre. It is 10 ft. wide and 40 ft. long and is taken by Charles Simon, dealer in silk hosiery, for eight years at $3,500 a year.

THE LEWIS H. MAY CO. leased for the Braender Building & Construction Co. the 5th loft in 104 to 112 West 25th st, to I. S. Wolf & Co., of 99 Greene st, for a term of years.

THE M. MORGENTHAU, JR., CO. rented 139 West 24th st to Freeman & Gates, of 139 West 24th st; also lofts in 141 and 143 West 24th st to Seiden & Wolff, of 143 West 24th st; Urban, Daber & Urban, of 143 West 24th st, Frederick Gailer, the M. B. Fishman Co. and, in conjunction with the Victor Levi Realty Co., to Samuel Sragow, of 209 Greene st.

LEONARD J. MUHLFELDER leased the store and basement in 827 and 829 Broadway to Louis Wolpin, of 135 West 115th st, for a long term of years at an aggregate rental of $60,000. Douglas Robinson, Charles S. Brown Co. represented the owner.

J. V. S. ODDIE leased to Stanford & Stanford, merchant tailors, now located at 176 5th av, the 1st floor in 542 5th av. The lease is for a term of ten years at an aggregate rental of $90,000. The Mary Anderson Warner Co., dressmaker, now occupies this floor.

PEASE & ELLIMAN leased apartments in 563 Park av to Mrs. Trotter; in 116 East 58th st to W. A. Kirkland and William Farquar Payson, and in 144 East 56th st to Max Zinkeison.

GEO. R. READ & CO. leased to Douglas Robison, Charles S. Brown Co. as agents, the entire 10th and 11th floors in 1 Wall st to N. A. Brown & Co., Inc., of 64 Wall st; also the entire 11th floor and portion of the 12th floor in 63 and 65 Wall st to Jardine, Matthewson & Co., Ltd., of 74 Wall st.

THE RULAND & WHITING CO. leased the store and basement at 83 Spring st to Mayor Greenbaum; five floors in 378 Washington st to Kerin & Dunn, Inc., of 466 Greenwich st; the 1st loft in 143 Bleecker st to the Zuino the 1st loft in 143 Bleecker st to the Zunno 530 and 532 East 72d st to N. Y. Reed & Rattan Co., of 959 3d av; the top loft in 31 Beekman st to Demetrius Atheras; the 2d and 3d lofts in 8 Peck Slip to the Standard Handle Co., of 478 Water st, and the top loft in 18 and 20 Oak st to J. M. Horton Ice Cream Co.

THE SHUBERTS THEATRICAL CO. leased for 21 years the warehouse to be erected for Edward Margolies at the northwest corner of 11th av and 47th st. They will pay $28,000 a year, which will aggregate not much under $600,000 for the entire term. Mr. Margolies leased this corner several weeks ago for 42 years. For the first 21 years he agreed to pay $16,000 and the second $17,000.

SPEAR & CO. leased the building at 291 Bowery to Harris Suskind, of 157 Broome st; the 2d loft in 537 and 539 Broadway to Solomon Edman, of 105 Franklin st, and the 2d loft in 10 to 14 East 12th st to Hurwitz & Finkelstein, of 141 Wooster st.

JULIUS STRAUS leased the store and basement in 95 5th av.

THE SURPRISE CLOTHING CO. leased the store in 237 to 243 6th av for ten years.

L. TANENBAUM, STRAUSS & CO., INC., leased to the Universal Textile Co., of 19 Mercer st, the entire building at 96 and 98 Grand st, on a long term lease.

VASA K. BRACHER leased an entire floor at 82 Broad st for Samuel Untermeyer to the Queensbury Publishing Co., editors of "Boxing."

JOHN J. CLANCY & CO. leased to the Auto Exchange Equipment Co. the building at 28 and 40 West 62d st, formerly occupied by the Rambler Automobile Co.; also loft space in 309 and 311 West 56th st to Miller, Hicks & Hewitt, automobile manufacturers.

CORN & CO. leased for the Longacre Land Co., a store on Broadway in the building at the northeast corner of 42d st and Broadway to the Broadway Art Stores of 1389 Broadway for the sale of sheet music and post cards. The lease is for a long term of years at an aggregate rental of $120,000.

THE CROSS & BROWN CO. leased the store, basement and 1st loft in 38 and 40 West 62d st to the Federal Rubber Co. and the 4th floor in 20 to 24 West 37th st to J. W. Davidson for a term of years.

M. & L. HESS leased for the F. & L. Building Co., the 1st loft in 115 to 125 West 30th st, to Hochstin & Bossak, furriers, of 22 West 20th st. The building has a frontage of 165 ft., and contains about 12,000 ft. to the floor. The F. & L. Building Co. bought the property from the Realty Holding Co., through M. & L. Hess, last May, and erected a 12-sty modern mercantile building, which contains a floor area of about 160,000 ft. The making of the lease to Hochstin & Bossak completes the renting of the building.

THE HUDSON REALTY CO., Maximilian Morgenthau, president, leased offices in the new building at the southwest corner of 42d st and Madison av.

WEBSTER B. MABIE & CO. leased in 13 and 15 West 24th st the 10th loft to Hynard & Trier, and the 2d loft to L. Hecht & Co., of 200 5th av.

SAMUEL H. MARTIN leased for John G. Wendel and Otto Schiller the 2-sty building adjoining the northeast corner of Broadway and 63d st to the Perfect Tire Sales Co. of Delaware.

THOMAS J. O'REILLY leased the corner store in the building at the southwest corner of Broadway and 110th st to the Blue Ribbon Candy Co., Inc., for a term of ten years; also a store in 2840 Broadway to the Cathedral Floral Co., of 301 Cathedral Parkway for a period of ten years.

PEASE & ELLIMAN leased a store in the building at the southwest corner of Madison av and 46th st, opposite the Ritz-Carlton, to Max Williams, dealer in old English prints and etchings.

LOUIS SCHRAG leased for Wright Barclay, the 5th loft in 147 West 24th st, to Guigold & Scheffer, for a term of years; for Abraham L. Werner, the 3d loft in 281 and 283 7th av, to Chas. Emmerich & Co., of 291 7th av; for William Naddleman, the 3d loft in 203 7th av, to William Knosofy; for Frederic Michel, the 3d loft in 318 7th av, to E. Krinsky.

VAN NORDEN & WILSON leased for Malcolm E. Smith as agent a corner suite in the Cameron Building at Madison av and 34th st to the Carbon Steel Co., of Pittsburgh.

THE DUFF & BROWN CO. leased for John C. Rodgers to the Beyer Automobile Co. the entire building at 410 West 150th st.

THE M. RADIN CO. leased for a term of years for the Minsker Realty Co. 210 East Houston st, as a moving picture house.

AMES & CO. leased for Life Publishing Co. the store in 21 West 31st st to J. Demaggo for a term of years; also a floor in 407 6th av for J. Valensi to E. Miller; also for J. Devanney the 2nd loft in 514 6th av to Charles S. Lord for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased for the 76th Street and Park Avenue Co. a large duplex apartment in 830 Park av to Raymond B. Price. This completes the renting in this building, which contains 36 apartments; an apartment in the "Wyoming," at 55th st and 7th av, to Dr. M. S. Gregory, of Bellevue Hospital; also an apartment in 5 East 84th st for A. Ogden Jones, to Bartholomew Jacob.

JOHN J. CLANCY & CO. leased the building at 884 9th av to Morris Fisk for a term of years.

JOHN J. CLANCY & CO. leased the 4-sty dwelling at 328 West 58th st to Dr. Helgenson, and the 4-sty dwelling at 344 West 58th st to J. Pollard.

ARTHUR H. COHEN leased the 2d loft in 14 and 16 West 17th st to A. Feldman.

THE CROSS & BROWN CO. leased space in the United States Rubber Co. Building, Broadway and 58th st, to the Interurban General Contracting Co., of 7 East 42d st; and 1601 Broadway and 213 and 215 West 48th st to the C. T. Silver Motor Co., of 1599 Broadway.

BENJAMIN ENGLANDER leased to Joseph Birnbaum the 5-sty building at 271 Canal st, 200 ft east of Broadway.

M. & L. HESS leased the 6th loft in 25 West 15th st to Lustgarten & Bloch, of 5 East 14th st; the 5th loft in 11 East 17th st to Harry Goldberg; the 6th loft in 24 East 22d st to Doykos Bros., of 39 East 20th st; the 2d loft in 121 and 123 East 24th st to the Bradford Mfg. Co., of 29 Mercer st; the 7th loft in 648 Broadway to Max Bernstein; the 5th loft in 216 to 222 West 18th st to Boucher Cork & Machine Co., of 36 Gold st; the 6th loft in 840 Broadway to Schloss Bros. & Co., of 753 Broadway; the top loft in 53 West 24th st to Beglikter & Sternberg; the store and basement in 56 East 11th st to B. Freeman & Co.; the 6th loft in 10 to 14 East 12th st to Spirite Mfg. Co.

THE McVICKAR, GAILLARD REALTY CO. leased for the Kelly-Springfield Motor Truck Co. to the Universal Auto Appliance & Construction Co. the 3d floor in 239 and 241 West 56th st, for a term of 3 years.

PEASE & ELLIMAN leased apartments in 254 West 98th st to B. S. Horkheimer in 438 West 116th st to Mrs. Annie L. Skinner, in 170 and 172 West 72d st to Charles W. Wildrick, Gerald Stratton and Ruth Y. Smith, in 307 West 79th st to a Mr. Bori; also the dwelling at 449 West End av, furnished, to J. N. Rosenberg.

ROBERT R. RAINEY leased the following buildings for five and ten-year periods: 94 Barclay st, for the Price estate; 252 Washington st, for the King estate; 226 to 232 Washington st, and 37 to 45 Jay st, for the Rhinelander estate.

SLAWSON & HOBBS leased the following stores: 325 Columbus av to the Broadway Art Co.; 2328 Broadway to Wright & Co., of 71 West 23d st; 2130 Broadway to S. Bogach, of 2354 Broadway, and 2873 Broadway to Samuel Beck.

GOODWIN & GOODWIN leased for a long term of years in the Hotel St. Andrew to Bendheim & Strauss, of 122 Lenox av, haberdashers, one of the remaining 2 stores in the above newly remodeled hotel. As previously announced in this paper, Goodwin & Goodwin sold this hotel to M. Schinasi.

WORTHINGTON WHITEHOUSE leased for H. C. Graef his furnished apartment in 22 East 47th st; also a smaller apartment to R. C. St. George; 68 East 86th st to J. R. Duff; in conjunction with Payson McL. Merrill in 36 East 40th st to A. S. Webb; in 13 West 46th st to Arthur Von der Linde, and in 145 West 55th st to L. Thompson.

LEASES have been closed with the following individuals and firms for space in the new building at the southwest corner of Madison av and 42d st. The Mirror, Hudson and Morton sts; Consolidated Gas Co., 124 East 15th st; C. D. Barney & Co., 25 Broad st; Al Powell & Co., 827 Broadway; American Blue Print Co., of 44 East 23d st; Jesse Pickard; Gould Coupler Co., of 345 5th av; Witherspoon Plaster Mills; H. P. Wright; A. Pasquini, of 1123 Broadway; C. F. Gyger, of 500 5th av; Dreadnought Flooring Co.; F. W. Burnham; H. A. Whitacre; Anness and Potter Fire Clay Co., of 1 Madison av; Chauncey Matlock, of 225 5th av; American Clay Machinery Co., of 103 Park av; Charles B. Drake; Hazen & Whipple, of 103 Park av; Buchman & Fox, of 11 East 59th st; Reid1Palmer Construction Co. of 11 East 59th st; L. Schreiber & Sons, of 1133 Broadway; Robt. S. Finney, of 103 Park av; C. H. Ruddock, Union Carbide Sales Co., of 79 Wall st; Oxweld Acetylene Co., of 50 Church st; Electric Metallurgical Co.; Kings County Lighting Co., of 54 Wall st; People's Gas Light and Coke Co., of 54 Wall st; Star Electric Co., of 79 Wall st; Williamson & Mead, of 79 Wall st; Linde Air Products Co., of 79 Wall st; J. A. Mears, of 35 Warren st; Blaugas Co. of Cuba, of 503 Times Bldg.; J. Edgar Leaycraft & Co., of 17 West 42d st; G. L. Mittnacht, of 47 West 42d st; National Ice Co., of 16 East 42d st; Marc Eidlitz & Sons, of 489 5th av; the Squash Club; Charles Mayer; Lord & Burnham, of 1133 Broadway; U. S. Rubber Reclaiming Works, 277 Broadway; T. J. Falls, 277 Broadway; R. D. Jewett, of 277 Broadway; Carl P. Johnson, 8th av and 42d st; Travelers Insurance Co. of Hartford, of 76 William st; Frank Allaben Generalogical Co., 8th av and West 42d st; Moore & Wheeler, of 105 West 40th st; Edmund F. Burton, of 47 West 34th st; William S. Moore, of 546 5th av; Samuel Hoff, of 140 Nassau st; Cetnral Trust Co., of 54 Wall st; George W. Perkins; W. T. Graham, of 447 West 14th st; Charles P. Rogge, of 1 Madison av; Alexaander Saunders, of 1 Madison av; Fonda, Johnstown and Gloversville Railroad, of 103 Park av; Progressive National Committee and the Great Northern Paper Co., of 49 Wall st.

LEASES—BRONX.

THE CROSS & BROWN CO. leased the two 4-sty buildings at 1601 Broadway and 213 and 215 West 48th st to the C. T. Silver Motor Co., and the store in 1700 Broadway to William M. McFarland.

RICHARD H. SCOBIE leased for a long term of years for the Brough estate 781 and 783 Tremont av, or 177th st, on the south site, 150 ft. east of Prospect av, to F. W. Woolworth Co. for a "5 and 10-cent" store. Will occupy same when completed, which will be about Feb. 1. Size of plot 36x190, with 1-sty building. This adjoins the new building now being completed by the Bostonian Department Store on plot 50x190, which will be completed about Feb. 1. The broker sold this parcel to the Bostonian people a short time ago. They will have one of the nicest stores in the Bronx when completed, which will make it a very lively section.

RICHARD H. SCOBIE leased for James Butler 685 Tremont av to Stellman & Co. for a long term of years; same to be occupied as a "5, 10 and 19 cent" store.

LEASES—SUBURBAN.

FOLSOM BROTHERS, INC., leased for Robert Craig Van Deventer his country seat, known as "Laurel Grange," at Belle Terre, L. I., to Dean Alvord, for the season of 1913.

REAL ESTATE NOTES.

LOWENFELD & PFIEFFER have been appointed agents for 531 to 537 West 160th st.

SCHINDLER & LIEBLER have been appointed agents for Pavenazza Court at the southwest corner 152d st and Broadway.

JAMES F. WHALEN and A. F. Muhlbacker are now connected with the office of H. Hazelton & C. R. Levy.

CHARLES F. NOYES has been elected a director of the Market and Fulton National Bank. He is the youngest director on the board.

PEASE & ELLIMAN have been appointed agents of 249 and 251 West 109th st, two 5-sty apartment houses.

THE CHARLES F. NOYES CO. negotiated a loan of $20,000 at 4½ per cent. interest for 5 years covering the building at 66 Front st.

A. O. SASSE, formerly with Joseph P. Day, is now connected with the office of Byran L. Kennelly.

BUTLER, WHITE & HILL were interested as brokers in the recent purchase of Ennis & Sinnott of the Nameoki clubhouse property at 233 West 100th st.

HOWARD HAYES & CO. have opened offices at 415 Lenox av, where they will conduct a general real estate and insurance business, specializing in the management of estates.

FRANK A. SHAW, of 1 West 125th st, has been elected a member of the Real Estate Board of Brokers and Richard W. Meade, of 25 West 42d st, an associate member.

DOUGLAS L. ELLIMAN & CO., INC., gave their Second Annual Dinner to their office staff at the Hotel Manhattan, on Saturday evening, January 11.

ALBERT B. ASHFORTH negotiated the lease of two floors in the new building at the southwest corner of 42d st and Madison av to the Travellers Insurance Co. of Hartford.

A. L. MORDECAI & SON and Potter & Brother will, on May 1, move their offices to the new Johnson Building, Madison av and 42d st.

H. J. SCHUM, formerly of 161 Columbus av, has opened offices at 323 West 39th st, where he will conduct a general brokerage and insurance business and specializing in the management of estates.

JOHN K. MOORE and John T. Wall were the brokers in the sale of 152 West 63d st for Lewine & Kempner to Louise Howlett, for whom the same brokers recently sold 318 West 49th st.

DOUGLAS L. ELLIMAN & CO., INC., announce that John Wallace Page, for many years associated with Mooyer & Marston, has resigned from that firm to become manager of their business department.

WALTER C. NICHOLSON, formerly of the firm of Walter C. Nicholson & Co., and Dominic C. De Vito have formed the firm of De Vito & Nicholson and will conduct a general real estate business at 150 Nassau st.

EDGAR A. MANNING was the broker in the recent sale of 124 West 55th st and 136 West 55th st, between the Herald Square Holding Co. and Benjamin Stern, and not William J. Roome & Co., as was erroneously reported last week.

JUDSON S. TODD, the real estate operator, now located at 11 Pine st, will move his offices to 18 and 20 East 41st st aas soon as the new 20-sty building now being erected on the site by the Rivoli Realty Co., of which Mr. Todd is president, is completed.

THE FIRM OF HUGHES & WHITBY, INC., has recently been organized at Montclair, N. J., where it will conduct a general real estate and insurance business. A new building for the exclusive use of the company's offices has been erected at 300 Bloomfield av.

THE TITLE GUARANTEE & TRUST CO. loaned on first mortgage $150,000 to Julius Kayser on the 8-sty fireproof business building located on the corner of Greenwich and Barrow sts. The mortgage is for 5 years at 4½ per cent.

THE EAST TREMONT TAXPAYERS' ASSOCIATION elected the following officers: T. W. Muhlfeldt, president; Henry S. Gamp and Jacob Koehm, vice-presidents; Charles A. Schrag, secretary; Henry Boeschen, treasurer. The trustees are John A. Steinmetz, Charles Forbach and J. Howe.

ARTICLES OF INCORPORATION OF THE FERNBROOK REALTY CO. of Yonkers have been filed with the County Clerk at White Plains. The company takes over all the real estate holdings of the firm of Lynch & Larkin of Yonkers. Articles of incorporation of Lynch & Larkin (Inc.) were filed subsequently, the new corporation to take over the contracting business of the firm. The directors are Mr. Lynch, Mr. Larkins, and their wives, the two men each holding 120 shares and their wives 5 shares each. The company is capitalized at $25,000.

Burden of Workingmen's Compensation

Since the adoption of drastic liability acts dealing with workingmen's compensation, the rates charged by liability insurance companies for insuring employees have necessarily been heavily increased. In some cases they have been quadrupled as a result of the curtailment of the employers' defenses against suits, and of the liberal guarantees made to the employee. Leaving aside all question of fraud and "soldiering" on the part of the employees who are slightly injured or indisposed, there still remains a very heavy burden, and one which in many cases is likely to bridge the difference between profit and loss.

Under such circumstances any legitimate means for reducing the cost of such insurance will be hailed as a direct benefit. Such a means is at hand in the shape of mutual liability insurance written without the use of brokers, and thereby saving their commissions of 17½ to 30 per cent. of the premiums. Norman F. Hesseltine, manager of the Contractors' Mutual Liability Insurance Co., of Boston, points out that a reduction of this sort, while perhaps of minor importance to a concern with heavy capital, is a vital matter to small concerns turning their capital over several times in the course of a year, such, for instance, as some contractors; and that the enforced payment in advance of the sums contemplated by recent legislation, becomes in the latter case a very great hardship.

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AUCTION SALES OF THE WEEK.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 17, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Beekman st, 50, ns, 120.9 w Gold, 26.2x90.7x26x86.7, 4-sty bk loft & str bldg with 2-sty bk ext in rear; voluntary; Wm Birk. $57,000

*Burling sl, 1-3, see Pearl, 240-2.

*Fletcher st, 1, see Pearl, 206-8.

*Front st, 33, ss, 73.11 w Coenties sl, 28.7 x105.10x28.4x107, 4-sty bk warehouse; exrs sale; bid in at $26,000.

*Mangin st, 101 (*), ws, 55.4 s Stanton, 15.9x100, 5-sty bk tnt & strs; due, $13,-126.05; T&c, $992.68; Wm P Dixon, exr. 10,000

*North st, 32 (*), ss, 75 w Davidson av, 25x100, 3-sty fr tnt; due, $2,229.38; T&c, $369.24; sub to a 1st mtg of $6,500; Bertha E Thomsen. 6,550

*Pearl st, 206-8, sec Fletcher (No 1), 36.10x28.3xirregx36.10, 2-4-sty bk loft & str bldgs; partition; Albt H Frankel et al, defendants. 29,750

*Pearl st, 240-2, nec Burling sl (Nos1-3), 45.2x72.3x40x78.7, 2-4 & 5-sty bk loft & str bldgs; partition; O M Lazrus. 80,000

*Pearl st, 290, ss, 25.2 e Beekman, runs s45.7xe3.6xs38.9xe21.6xn85.5xw25 to beg, 5-sty bk loft & str bldg; partition; L J Phillips & Co, for a client. 31,350

*Stuyvesant st, nws, at ss 10th, see 10th, 128 E.

*10TH st, 120 E, ss, 70 w Stuyvesant, 18x 50.6x19.7x44.3, 5-sty & b bk & stn dwg; exrs sale; bid in at $9,500.

*10TH st, 128 E, ss, at nws Stuyvesant, 20x37.8x25.4x24, 5-sty & b bk & stn dwg; exrs sale; bid in at $17,000.

*21ST st, 5 W, ns, 145 w 5 av, 25x98.9, 4-sty & b bk & stn dwg; voluntary; bid in at $48,000.

*29TH st E, ns, 200 e 1 av, 259.6 to East River x197.6 to 30th x261.4x197.6 with R, T & I to land under water of East River, 11 1 & 2-sty bk & fr bldgs & sheds; exrs sale; bid in at $200,000.

*30TH st E, ss, 200 e 1 av, see 29th st E, ns, 200 e 1 av.

*33D st, 36 W, ss, 325.5 e Bway, 17.6x98.9, 4-sty & b bk & stn bldg; voluntary; bid in at $81,000.

*53D st, 40 E, ss, 130 e Mad av, 18x100.5, 5-sty stn tnt; due, $63,366.24; T&c, $518.58; County Holding Co. 60,000

*59TH st, 345-7 W, ns, 125 e Col av, 50x 100.5, two 5-sty & b bk tnts with strs; voluntary; bid in at $75,000.

*63D st, 2-6 E, ss, 125 e 5 av, 50x100.5, 3-4-sty & b stn dwgs; exrs sale; bid in at $187,500.

*80TH st, 164 E (*), ss, 250 w 3 av, 30x 102.2, 4-sty stn tnt; due, $6,984.01; T&c, $617.77; sub to 1st mtg of $25,000; Jno A Weser. 30,200

*87TH st W, sec Riverside dr, see Riverside dr, 147.

*89TH st, 137-9 W (*), ns, 225 e Ams av, 50x100.8, 5-sty bk garage; due, $46,-538.75; T&c, $650; sub to pr mtg of $50,-000; Wm C Strange. 83,232

*111TH st, 255 W, ns, 56 e 8 av, 36x100.11, 6-sty bk tnt; due, $44,999.39; T&c, $850; Louis Greenblatt. 46,000

*122D st, 60 E (*), ss, 201 w Park av, 21 x100.11, 5-sty stn tnt; due, $18,692.13; T&c, $442.61; Alice C Williams. 18,000

*125TH st, 454 W (*), ss, 100 e Ams av, 25x100.11, 6-sty bk tnt & strs; due, $28,-920.47; T&c, $1,377.36; Fitch Gilbert. 30,400

*143D st, 246 W, ss, 350 e 8 av, 25x99.11 3-sty bk dwg; due, $9,508.17; T&c, $478.49; adj sine die.

*143D st, 521-3 W (*) ns, 241.8 e Bway, 70.10x99.11, 6-sty bk tnt; due, $23,092.61; T&c, $2,070.50; sub to a 1st mtg of $83,000; Wm J Ehrich. 104,510

*169TH st, 96 W (*), ss, 108.8 e Nelson av, 29.4x149.2, 3-sty fr tnt; due, $8,005.16; T&c, $500; sub to mtg of $3,000; Henry Wacker. 10,100

*Cedar av, 1826, ss, 250 e Sedgwick av, 25x80, 2-sty bk tnt & str; due $——; T&c, $339.44; sub to pr mtg of $5,000; Peter Eldring. 6,050

*Hughes av, 2253 (*), ws, 225 s 183d, 25x 100, 3-sty bk tnt; due, $8,219.46; T&c, $356.05; Thos C Stephens. 7,500

*Riverside dr, 147 (*), sec 87th, 25x100, 4-sty & b stn dwg, 2-sty ext; due, $79,-621.83; T&c, $1,944.17; Edw S Clark. 70,000

*Sedgwick av, 1819 (*), ns, 296.3 e Cedar av, 29.8x95x25x79.8, 3-sty fr tnt; due $—— T&c, $258.56; Annie L Morris. 5,000

*Trinity av, 708-16, es, 300 s 156th, 100x 100, 5-3-sty & b fr dwgs; voluntary; bid in at $35,200.

BRYAN L. KENNELLY.

*East Broadway, 290, ns, 22.4 e Gouverneur, 21.2x49.9x—x50, 3-sty & b bk & stn club house; exrs sale; Albt Sokolski. 11,450

*88TH st, 200½-201 E, ns, 54.6 e 3 av, 29.6x94x98.6, gore, 5-sty bk tnt, with str & 1-sty bk str; exrs sale; withdrawn.

*88TH st, 203 E, ns, 84 e 3 av, 26x100.8 x23.11x100.11, 4-sty bk factory; exrs sale; bid in at $24,750.

*3D av, 1571, es, 25.8 n 88th, 25x70.5x26.2 x62.7, 5-sty bk tnt with strs; exrs sale; bid in at $25,500.

*3D av, 1573-5, es, 50.8 n 88th, 50x86.1x 52.4x70.5, 2-5-sty bk tnts with strs; exrs sale; withdrawn.

*3D av, 1577, es, 100.8 n 88th, 25x75x28.4x 86.1, 5-sty bk tnt with strs; exrs sale; bid in at $26,750.

HERBERT A. SHERMAN.

*Allen st, 167, ws, 125 s Stanton, runs w 87.6xs25xe41.6xs.06xe46xn25.6 to beg, 5-sty bk tnt & strs & 5-sty bk rear tnt; due, $23,020.00; T&c, $430.90; withdrawn.

*Market st, 65 (*), ws, 69.1 s Hamilton, 37.4x58.9x37.4x58.1, 6-sty bk tnt & strs; due, $5,159.11; T&c, $2,108.59; sub to a 1st mtg $30,000; Henry De F Weekes. 33,437

*Market st, 69 (*), ws, 106.6 s Hamilton, 37.7x59.7x37.7x58.9, 6-sty bk tnt & strs; due, $32,568.24; T&c, $2,753.74; Henry De F Weekes. 30,000

*Nichols pl (*), ws, 61.6 s Prescott av, runs w217.5 to 207th xs100xe40xs100xe 100.1xne217.6 to beg, vacant; due, $13,-398.63; T&c, $650; Edw O Power trste. 14,000

*207TH st W, es, — s Prescott av, see Nichols pl, ws, 51.6 s Prescott av.

SAMUEL GOLDSTICKER.

*119TH st, 314 E (*), ss, 180 e 2 av, 20x 100.11, 5-sty bk tnt; due, $15,973.10; T&c, $716; Manhattan Life Ins Co. 12,000

*Kingsbridge rd E, 32, swc Morris av, 18 x80, 3-sty bk dwg; voluntary; withdrawn.

*Morris av, swc Kingsbridge rd E, see Kingsbridge rd E, 32.

SAMUEL MARX.

*Hudson st, 243-5 (*), ws, 185 n Watts, 25x80, 3-sty bk & fr tnt & strs; due, $16,-587.28; T&c, $333.30; sub to a pr mtg of $12,000; Wm P Dixon. 17,225

HENRY BRADY.

*James st, 72 (*), nec Oak (No 36½), runs n21xe50xn30xe9xs51xw59 to beg, 6-sty bk tnt & strs; due, $31,227.87; T&c, $950; Francis B Chedsey. 30,000

*Oak st, 36½, see James, 72.

*Prospect av, 1322 (*), es, 181.1 n Home, 37.6x100, 5-sty bk tnt; due, $5,250.93; T&c, $1.278.51; Jas McWalters. 6,000

J. H. MAYERS.

*169TH st, 94 W (*), ss, 138.1 e Nelson av, 30x149'4, 3-sty fr tnt; due, $8,022.84; T &c, $275; sub to mtg of $3,000; Henry Wacker. 10,100

Total	849,854
Corresponding week, 1912	386,452
Jan. 1, 1913, to date	2,689,343
Corresponding period 1912	2,057,961

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 15, 1913:

WM. H. SMITH.

Carroll st, 334, ss, abt 250 e Hoyt, 20x 85, 2-sty bk dwg; exrs sale; withdrawn.

Douglass st, 93, ns, abt 285 w Hoyt, 20x 100, 2-sty & b bk dwg; exrs sale; withdrawn.

Rodney st, ns, 144 e Bedford av, 22x100; Saml B Snook. 6,000

State st (*), ns, 100.1 e Furman, 19.11x 61; Amanda V Hoag et al. 3,500

State st (*), ns, 20.4 e Furman, 20x61; Isaac T Swezey et al. 500

48TH st, ss, 260 e 4 av, 20x100.2; withdrawn.

54TH st (*), nes, 175 nw 15 av, 50x100; Harry Vogel. 3,500

59TH st, sws, 65 se 10 av, 20x100.2; A B Roberts. 3,000

Bedford av (*), ws, 20.10 n Beverly rd, 20.10x87.9; Rose Handler. 3,829

Bedford av, es, 630 s Clarendon rd, 20x 100; adj to Jan29.

Pitkin av, ns, 50 w Warwick, 25x100; withdrawn.

Vanderbilt av (*), ws, 111.11 s Park av, 25x100; Mensor P Saunders. 5,000

5TH av, sec 1st, 23x91.9; adj sine die.

WM. P. RAE CO.

State st (*), ns, 60.4 e Furman, 20x61; Isaac T Swezey et al. 200

Watkins st, es, intersec ses East New York av, 78.3x63.4; Isaac Roth. 22,500

6TH st, ns, 155.4 w Prospect Park W, 18.9x100; A G Boemermann. 14,000

59TH st, sws, 85 se 10 av, 20x100.2; A B Roberts. 2,900

64TH st, nes, 80 nw 9 av,' 292.11x300.6; adj sine die.

New Utrecht av (*), es, 129.11 s 53d, 20 x68.6; Robt Weldman et al. 7,000

Sheridan av (*), es, 140 se Atlantic av, 20x100; also SHERIDAN AV, es, 220 se Atlantic av, 20x100; Katharina Stecher. 8,900

Sheridan av, es, 220 se Atlantic av, see Sheridan av, es, 140 se Atlantic av.

SAMUEL MARX.

Av N, nec 4th, 100x160; Trstes sale; withdrawn.

CHARLES SHONGOOD.

Debevoise st, ns, 75 e Morrell, 25x100; Bergen Realty & Constn Co. 3,800

Seeley st (*), ss, 23 e 18th, 40x100; Cath Jacobs et al. 3,350

56TH st (*), ss, 140 e 7 av, 40x100; Michl F Kelly. 33,050

Lafayette av, ns, 112.6 w Grand av, 18.6 x100; withdrawn.

Total	$121,029
Corresponding week 1912	531,945

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

BRYAN L. KENNELLY.

JAN. 22.

31ST st, 47 E, ns, 78.11 w 4 av, 21.1x88.3 x21.1x86.8, 3-sty & b bk dwg.

32D st, 44-50 E, ss, 83.8 w 4 av, runs w 66.4xs98.9xw15.7xs9xe79.4xn110.2 to beg, vacant.

180TH st W, ss, 100 e St Nicholas av, 75 x100, vacant.

198TH st E, sec Grand blvd & concourse, see Grand blvd & concourse, sec 198th.

Grand blvd & concourse, sec 198th, 121.7 x180.11x120.9x164.9, vacant.

JOSEPH P. DAY.

JAN. 23.

Union sq W, 29, swc 16th, 32.6x141.10, 5-sty & b bk loft & str bldgs.

Vesey st, 53, 25x81.2x irreg, 5-sty & b bk loft & str bldg.

16TH st E, swc Union sq W, see Union sq W, 29.

26TH st, 346 W, 25x98.9, 4-sty bk tnt with str & 3-sty bk tnt in rear.

26TH st, 436 W, 25x98.9, 5-sty & b bk tnt with strs.

45TH st, 150 W, 16.8x100.5, 4-sty & b bk & stn dwg.

52D st, 246 W, 20x100.5, 4-sty & b bk & stn dwg.

77TH st, 74 E, 25x102.2, 2-sty & b bk stable & garage.

135TH st, 217-9 W, 50x99.11, 5-sty & b bk & stn tnt.

Boston rd, 1191, 83x—, vacant.

Crotona av, 1408, nec 170th, 52x108.7x irreg, 3-sty & b fr dwg.

ADVERTISED LEGAL SALES.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey st, and The Bronx Salesroom, 3208-10 3d av, unless otherwise stated.

JAN. 18.

No Legal Sales advertised for this day.

JAN. 20.

Madison av, 1772-4, ws, 60 n 116th, 40.11 x110, 2-5-sty bk tnts & strs; Lucius H Beers agt Alfred C Bachman et al; Henry deF Baldwin (A), 49 Wall; Gustavus A Rogers (R); due, $13,670.66; T&c, $——; sub to a 1st mtg of $55,000; mtg recorded (Feb2'11; Joseph P Day.

Morris av, 2310, es, 275 s Field pl, 18.9x 117.6, 3-sty bk tnt; Aaron Langstadter agt Nell Offenberg et al; Feiner & Mass (A), 100 Bway; Albt P Massey (R); due, $2,-592.26; T&c, $112; sub to a 1st mtg of $8,-000; J H Mayers.

Tinton av, 923, ws, 79.9 s 163d, 18.4x95, 3-sty & b fr dwg; Sheriff's sale of all right, title, &c, which Henry DeVivo had on Nov1'12 or since; Townsend & Button (A), 165 Bway; Julius Harburger, sheriff; Henry Brady.

JAN. 21.

Mott st, 307-9, ws, 135.6 s Bleecker, 45.6 x81, 2-5-sty bk tnts & strs; N Y Protestant Episcopal City Mission Society agt Saverio Ursetti et al; Chas A Clark (A), 46 Cedar; Geo Haas (R); due, $37,276.15; T&c, $812.76; mtg recorded Aug25'11; Joseph P Day.

Stanton st, 80, ns, 66.3 e Allen, 21.3x65, 5-sty bk tnt & strs; Thornton F Turner et al trstes agt Laura M Boehmann et al; Von Vorst, Marshall & Smith (A), 25 Broad; Albt P Massey (R); due, $18,268.58; T&c, $1,191.92; Joseph P Day.

144TH st, 427 W, ns, 100 e Convent av, 18x99.11, 4-sty & b bk dwg; Germania Life Ins Co agt Harry W Powell et al; Action 1; Dulon & Roe (A), 41 Park Row; J Gabriel Britt (R); due, $16,029.75; T&c, $577.54; Henry Brady.

144TH st, 425 W, ns, 118 e Convent av, 18x99.11, 4-sty & b bk dwg; same agt same; Action 2; same (A); same (R); due, $16,033.25; T&c, $577.55; Henry Brady.

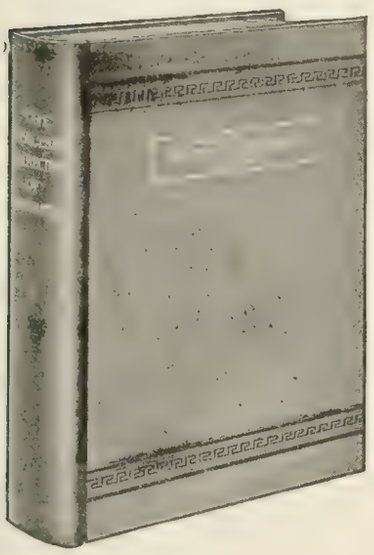
229TH st E, nwc Paulding av, 95x114, Wakefield; Agatha Bruckner agt Benj H Irving et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $1,-866.51; T&c, $544.16; Jas L Wells.

Paulding av, nwc, 229, see 229th E, nwc Paulding av.

1ST av, 2248, es, 75.10 s 116th, 25x95, 6-sty bk tnt & strs; Irving K Taylor et al trstes &c agt Augusta Imperato et al; Wm

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ADVERTISED LEGAL SALES.

(Continued.)

D Leonard (A), 165 Bway, Jas J Golden (R); due, $25,122.50; T&c, $547.62; mtg recorded Apr8'06; Henry Brady.

JAN. 22.

98TH st, 148 E, ss, 170 e Lex av, 25x100.11, 6-sty bk tnt & strs; Eliza S Kernochan agt Hyman Romm et al; Henry F Miller (A), 44 Pine; Edw T Hiscox (R); due, $24,182.81; T&c, $1,992.27; Joseph P Day.

131ST st, 15 W; ns, 205 w 5 av, 15x99.11, 3-sty & b bk dwg; Frederic de P Foster et al trstes agt Robt Caterson et al; Frederic F de Rham (A), 44 Wall; Alfred Steckler, Jr, (R); due, $9,506.37; T&c, $164.70; J H Mayers.

Lot 292, blk 2736, Sec 10, beg at a point 125 s old 145th & 200 e Leggett av, runs se—xs20.11xw33.6xnw246.5xsw88.11xs46.1x w—xne— to beg; East Bay Land & Improvement Co agt Emma W Cone et al; R Clarence Dorsett (A), 25 Pine; F De Lysle Smith (R); due, $780.13; T&c, $143,38; sub to a mtg of $600; Joseph P Day.

JAN. 23.

Hawkstone st, nec Walton av, 38.11x57.5 x6.8x42.9, vacant; Harold Swain agt Robt Byars et al; Harold Swain (A), 149 Bway; Harold H Herts (R); due, $1,522.48; T&c, $729.47; Joseph P Day.

28TH st, 214-8 W, ss, abt 180 w 7 av, 50 x98.9, 3-4-sty bk tnts; Milton Mayer et al agt Emerson Holding Co; Feiner & Maass (A), 100 Bway; Wm A Keener (R); due, $32,243.09; T&c, $400; sub to a first mtg of $40,000; mtg recorded June14'10; Joseph P Day.

133D st, 158 W, ss, 200.9 e 7 av, 16x99.11, 3-sty & b bk dwg; Frederic de P Foster et al trste agt Woronoco Corpn et al; Frederic F de Rham (A), 44 Wall; Phelan Beale (R); due, $9,246.10; T&c, $317.52; Joseph P Day.

Bedford Park blvd, 216, nwc Valentine av, 25x92.6, 2-sty fr dwg; Walter H Mead et al exrs & trstes agt Mary A Costello et al; Jno B Stevens (A), 176 Bway; Wm Lustgarten (R); due, $7,745.35; T&c, $193.18; Joseph P Day.

Eastburn av, es, 276.8 s 175th, 50x95, vacant; Saml H Kupferman agt Jos Monahan et al; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, $2,409.07; T&c, $608.05; Saml Goldsticker.

Gun Hill rd, ss, 73.4 w Tyron av, 30.3x 171.4 to Tryon av, x35.6x127.9 to beg; David Herman agt Montefiore Home et al; Harold Swain (A), 176 Bway; Arthur R Walsh (R); due, $632.95; T&c, $274.77; Joseph P Day.

Nelson av, es, 24.8 s 170th, runs s71.5x e— to Highbridge xne—xn24xw100 to beg; Nathan Kauffmann et al agt Caroline Robson et al; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, $1,656.04; T &c, $330.53; Saml Goldsticker.

Tryon av, see Gun Hill rd, see Gun Hill rd, ss, 73.5 w Tryon av.

Valentine av, nwc Bedford Park blvd, see Bedford Park blvd, 216.

Walton av, nec Hawkstone, see Hawkstone, nec Walton av.

JAN. 24.

Cherry st, 391-3, ss, 71.3 e Scammel, runs s 82.9xe23.9xn4.7xe22xn80xw45.9 to beg, 6-sty bk tnt & strs; National Academy of Design agt Emma Bloch et al; Phelps & East (A), 30 Broad; Gustavus A Rogers (R); due, $36,147.46; T&c, $465.-22; Joseph P Day.

112TH st, 46-8 E, ss, 110.3 e Mad av, 40.3 x100.11, 6-sty bk tnt & strs; Saul Singer et al agt Abram Finkelstein et al; Maurice B & Danl W Blumenthal (A), 35 Nassau; Henry M Stevenson (R); due, $9,-410.83; T&c, $459.50; sub to a first mtg of $41,000; mtg recorded May 3'06; Danl Greenwald.

117TH st, 424 E, ss, 277.4 e 1 av, 16.8x 100.11, 3-sty bk tnt; Beatrice W Miller extrx agt Sunflower Realty & Security Corpn et al; Cary & Carroll (A), 59 Wall; Edw J Crummey (R); due, $7,910.46; T&c, $265.37; mtg recorded Jan27'09; Joseph P Day.

117TH st, 420 E. ss, 244 e 1 av, 16.8x 100.11, 3-sty bk tnt; Chas H Lowerre agt Sunflower Realty & Security Corpn et al; Cary & Carroll (A), 59 Wall; Edw J Crummey (R); due, $7,905.55; T&c, $265.37; mtg recorded Jan27'09; Joseph P Day.

117TH st, 422 E, ss, 260.8 e 1 av, 16.8x 100.11, 3-sty bk tnt; same agt same; same (A); same (R); due, $7,904.75; T&c, $265.37; mtg recorded Jan27'09; Joseph P Day.

129TH st, 35-7 W, ns, 391.8 e Lenox av, 50x99.11, 6-sty bk tnt; N Y Life Ins Co & Lawyers Mtg Co agt Fannie Glick et al; Cary & Carroll (A), 59 Wall; Louis B Hasbrouck (R); due, $65,090.20; T&c, $163; Bryan L Kennelly.

137TH st, 248 W, ss, 507 w 7 av, 18x99.11 3-sty & b stn dwg; Germania Life Ins Co agt Chas E Picken et al; Dulon & Roe (A), 41 Park row; Jno E Donnelly (R); due, $13,987.91; T&c, $316.13; mtg recorded May3'00; Joseph P Day.

Old rd, nec Saxe av, see Saxe av, nec Old rd.

Saxe av (Leland av, 1310), nec Old rd, 75.1x79.1x109.1, Van Nest; Louis M Ebling agt Michl Monahan et al; Cahn, Leventritt & Goetz (A), 128 Bway; Willis B Dowd (R); due, $9,730.79; T&c, $589.31; Joseph P Day.

JAN. 25.

No Legal Sales advertised for this day.

JAN. 27.

Amsterdam av, ws, 50 s 180th, 50x100; vacant; Eliz A Van Beuren agt D M Koehler & Son et al; Merrill & Rogers (A), 100 Bway; Richd P Lydon (R); due, $20,631.98; T&c, $475.80; Henry Brady.

Park av, 1261, es, 75.9 n 97th, 25.2x100, 5-sty bk tnt & strs; Francis K Pendelton et al trstes agt Salamon Farian et al; Anderson, Iselin & Anderson (A), 25 Broad; Jas A Foley (R); due, $23,977.02; T&c, $1,256.65; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated:

JAN. 18.

No legal sales advertised for this day.

JAN. 20.

Prospect pl, ss, 120 e Howard av, 20x 127.9; Amelia Hames agt Karl Hafner et al; O'Neil & O'Neil (A), 1098 Bway; Leopold Levy (R); Chas Shongood.

St Johns pl, ss, 270 w Albany av, 30x 95.6x96.4; Fredk Frenz agt Kate Reilly et al; Henry Weissmann (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

JAN. 21.

Glenada pl, es, 50 s Decatur, 88.1x50; N Y Life Ins Co agt Wm B Reeve et al; action 1; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

Glenada pl, es, 138.1 s Decatur, 88.1x 103.3; same agt same; action 2; same (A); same (R); Wm H Smith.

Troutman st, nws, 150 sw Irving av, 25 x100; Williamsburgh Savings Bank agt Sackett Realty Co et al; S M & D E Meeker (A), 217 Havemeyer; Fredk A Drake (R); Wm H Smith.

Vanderbilt st, ns, 80 e 19th, 20x90; Wm Bruce-Brown agt Siegel Hines Realty Co et al; action 1; Wilson, Barker & Wager (A), 48 Wall, Manhattan; Edwin L Snedeker (R); Wm H Smith.

Vanderbilt st, ns, 100 e 19th, 20x90; same agt same; action 2; same (A); same (R); Wm H Smith.

Vanderbilt st, ns, 120 e 19th, 20x90; same agt same; action 3; same (A); Henry D Lott (R); Wm H Smith.

Vanderbilt st, ns, 140 e 19th, 20x90; same agt same; action 4; same (A); same (R); Wm H Smith.

E 8TH st, ws, 426.8 s Av E, 33.4x120.7; Kingsboro Realty Co agt American Metropolis Realty Corpn et al; Walter T Lindsay (A), 261 Bway, Manhattan; Milton Wright (R); Wm P Rae.

E 18TH st, ws, 380 n Av K, 40x100; Johanna M Thompson et al agt Henry Riehl et al; Louis Karasik (A), 44 Court; Emanuel Tepper (R); Wm H Smith.

76TH st, ss, 226.3 e 3 av, 17.11x109.4; The Thrift agt Wm A Bagnall et al; Francis Jordan (A), 207 Ryerson; Frank W Holmes (R); Wm H Smith.

New York av, 902, ws, 138.6 s Martense, 19.6x100; Herbert L Holly agt Heuchel & Brennan et al; Bergen & Prendergast (A), 25 Broad, Manhattan; Edw H Maddox (R); Wm P Rae.

New York av, ws, 119 s Martense, 19.6x 100; same agt same; action 2; same (A); same (R); Wm P Rae.

Ocean pkwy, es, 807.9 n Coney Island Plank rd, 220x140; Hugo J Panzer agt Penn Constn Co et al; Antonio Madeo (A), 26 Court; Frank Anderson (R); Wm H Smith.

JAN. 22.

Clarkson st, ns, 211.2 w Nostrand av, 20x120; Jeanette G Brown agt Annie C Daub et al; John D Prince Jr (A), 164 Montague; Saml E Maires (R); Wm P Rae.

Av G, nec E 18th, 75x100; Louis Schlech agt Zipporah De Levante; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

Driggs av, 875-77, es, 76.4 n S 9th, 50x 107; also PENN ST, 71, nws, 296.7 sw Bedford av, 20x100; also PENN st, 134, ss, 203.4 e Bedford av, 20.4x100; also PENN ST, 181, ns, 311.2 w Marcy av, 22.1x100; also KEAP ST, 267, ns, 95.4 w Division av, 15.8x52.6; also QUINCY ST, 347, ns, 225 e Marcy av, 14.7x103.3; also QUINCY ST, 347A, ns, 239.7 e Marcy av, 14.2x105.3; also QUINCY ST, 349, ns, 253.9 e Marcy av, 14.2 x107.2; also QUINCY ST, 349A, ns, 267.11 e Marcy av, 14.2x109.2; also QUINCY ST, 351, ns, 282.1 e Marcy av, 14.2x111.2; also QUINCY ST, 351A, ns, 296.3 e Marcy av, 14.3x111.2; also 72D ST, sws, 340 se 8 av, 20x100; Eliza Shenton agt Cath Kelsey et al; Fredk H Chase (A), 307 Washington; Wm Van Wyck (R); (partition); Wm H Smith.

Linden av, ns, 227.3 e Nostrand av, 37.6x 157.6; H G Gundrum Co agt Francis Hall et al; Harrison C Glore (A), 391 Fulton; Geo A Voss (R); Wm P Rae.

Putnam av, ns, 260 w Central av, 20x 100; Margt E Farrell agt Thaddeus J G Stack et al; John A Holzapfel (A), 260 Bway; Warren I Lee (R); Charles Shongood.

14TH av, nws, 20.2 sw 42d, 20x80; Gustave Rader Co agt Himmelstein & Arker Co et al; action 1; Jos Gans (A), 140 Nassau, Manhattan; Elmer G Sammis (R); Wm H Smith.

14TH av, nws, 40.2 sw 42d, 20x80; same agt same; action 2; same (A); Wm R Dorman (R); Wm H Smith.

JAN. 23.

Ocean av, es, 264.11 n Av A or Albemarle rd, 72.1x240; Marquette County Savings Bank agt Grant R Pitbladdo et al; Steele & Otis (A), 25 Broad, Manhattan; Wm H Wadhams (R); Jas L Brumley.

JAN. 24.

Decatur st, ns, 326 w Ralph av, 18x100; Horace Kingsbury agt Maud E Kimball et al; Wesselman & Kraus (A), 55 Liberty, Manhattan; Burt L Rich (R); Bryan L Kennelly.

Hart st, ns, 345 w Sumner av, 30x100; Johanna Bach agt Jos Freedman et al; action 1; Geo H Bruce (A), 320 Bway; Wallace N Vreeland (R); Wm H Smith.

Hart st, ns, 375 w Sumner av, 30x100; same agt same; action 2; same (A); same (R); Wm H Smith.

JAN. 25.

No legal sales advertised for this day.

JAN. 27.

McDonough st, ns, 100 e Marcy av, 40x 100; Peter Greeb agt R Edmund Pendelton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

Sullivan st, ss, 80 w Dwight, 20x100; Albro J Newton agt Eliz Anderson et al; Geo V Brower (A), 44 Court; Alfd J Gilchrist (R); Wm P Rae.

River and Harbor Bill.

The river and harbor bill, carrying a total of $40,000,000 for waterway improvements throughout the country, was reported in the House of Representatives Monday.

The bill provides $20,000 for the improvement of Flushing Bay. Other harbors in this vicinity that come in for appropriations are the Great South Bay, $5,000; Hempstead Harbor, $5,000; Jamaica Bay, $300,000; New York Harbor, $200,000; the East River and Hell Gate, $250,000; Harlem River, $100,000, and Newtown Creek, $30,000.

Mayor Gaynor's Proposed New Avenue.

"Upper Fifth avenue, from 23d street up, has gone, so far as I can see," said Mayor Gaynor, in an address before the Washington Square Association. "It has gone, I think, as a residential street, because people up there did not have enterprise enough to have another avenue opened up between Fifth and Sixth avenues, a distance across of, I think, 1,100 feet, where two avenues could be placed, and every time I mention it now some of them up there are frightened to death. They think I am going to destroy Fifth avenue by having another avenue opened up in that long block of about 1,100 feet from Fifth avenue over West. Why, it would have saved Fifth avenue if it had been opened up years ago. It would do no harm if two avenues were opened up there."

Tenement Law Debate.

The City Club conducted last night a hearing on proposed amendments to the tenement house law permitting toilets to open upon public stairways, reducing the minimum width of rooms from seven to six feet and creating a board of appeals to construe the tenement house law or suspend some of its clauses in individual cases.

Charles H. Strong, the club's president, gave each side an hour to present its case and a quarter of an hour for rebuttal. Professor Charles F. Chandler, president of the Tenement Economies Society, led off for the advocates, followed by George F. Canfield, vice-president of the Charities Aid Association; Dr. William Shannon, of the New York Academy of Medicine; Miss Mary de G. Trenholm, head worker at the East Side Settlement, and Henry Atterbury Smith, architect of the Vanderbilt and John Jay model tenements, on the upper East Side.

They confined themselves to advocating the first two amendments. The argument for toilets and bathrooms opening upon the public stairway pre-supposed an open air stairway in a court. The toilet's presence there would give more outside wall space, they contended, for living and sleeping rooms, and would reduce rents. Smaller rooms, they argued, would permit a greater segregation of the sexes by increasing the number of rooms.

The opponents, led by Lawrence Veiller, secretary of the Charities Organization Society and former Deputy Tenement House Commissioner, insisted that the ventilation of toilets on public stairways would increase the fire risk, the sanitary risk and the moral risk. They denied that it would provide more rentable space and lower rents. As for the seven-foot room, they considered any reduction in size a step backward.

John J. Murphy, the Tenement House Commissioner, followed him in opposition to the proposed amendments; E. R. L. Gould, president of the City and Suburban Homes Company; Alfred T. White, head of the Improved Dwellings Company, Brooklyn; William Guerin, acting chief of the Fire Prevention Bureau; Otto M. Eidlitz, of the board of governors of the Building Trades Employers' Association, and Albert L. Webster, a sanitary engineer, also spoke in opposition.

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MUNICIPAL IMPROVEMENTS.

PUBLIC AND LOCAL WORKS CONTEMPLATED IN THE GREATER CITY.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Jamaica.

AT TOWN HALL, FLUSHING, ON JAN. 24, AT 8 P. M.

FULTON ST, ETC.—For the construction of a sewer and appurtenances in FULTON ST, from Vanderveer av to Ocean View av, and in OCEAN VIEW AV, from Fulton st to Ridgewood av, 4th Ward.

HAMILTON AND MYRTLE AVS.—Construction of a receiving basin and appurtenances, on the northeast corner, 4th Ward.

LIBERTY AV, ETC.—Construction of receiving basins and appurtenances on LIBERTY AV, at the northeast and southeast corners of Stoothoff av, the southeast corner of Hamilton av, the southeast corner of Walnut st and the southeast corner of Briggs av, 4th Ward.

CENTRAL AV.—To legally open CENTRAL AV, from Bayreuth (Beech) st to Bayside av, 3d Ward.

CUSTER ST.—To legally open CUSTER (15TH) ST, from Sandford av to Bayreuth st, 3d Ward.

DUTCHESS ST.—To legally open DUTCHESS (16TH) ST, from Lucerne pl to California (Cypress) av, and from Queens av to Oak av, 3d Ward.

BEAUFORT AV, ETC.—Construction of a sewer and appurtenances in BEAUFORT (GRAFTON) AV, from Freedom (Union) av to Thedford (Oakley) av; in THEDFORD AV, from Beaufort av to Chichester av (University pl); in CHICHESTER AV, from Thedford av to Vanderveer av; in VANDERVEER AV, from Chichester av to Ridgewood av, and in RIDGEWOOD AV, from Diamond st to Woodhaven av, 4th Ward.

JOSLIN ST.—Construction of a sewer and appurtenances in JOSLIN ST, from Jackson av to Mitchell av, and in STATE ST, from Dunsing st to Quaker st, 3d Ward.

CENTRAL AV.—To legally open CENTRAL AV, from Beach st, 3d Ward, in the former village of FLUSHING, to 7th av, in the former village of WHITESTONE.

CENTRAL AV.—To legally open CENTRAL AV, from Broadway to Cypress av, at FLUSHING, 3d Ward, at a width of 80 ft.

CENTRAL AV.—To legally open CENTRAL AV, bet Sandford av and Beech st, 3d Ward, to a width of 80 ft, to conform to that part of CENTRAL AV south of Beech st already deeded to the city by the Realty Trust.

CENTRAL AV.—To lay out CENTRAL AV, at a width of 80 ft, from Broadway to Amity st, and to acquire title to lands necessary for opening CENTRAL AV, from Broadway to Amity st, 3d Ward.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of Chester.

AT MUNICIPAL BUILDING, BRONX, ON JAN. 13.

PIERCE AV.—Acquiring title to the lands, etc., necessary for PIERCE AV, from Williamsbridge rd to Eastchester rd. Adopted.

STORROW ST, ETC.—For constructing sewer and appurtenances in STORROW ST, bet Benedict av and McGraw av, and in McGRAW AV, bet Storrow st and Pugsley av, and all work incidental thereto. Adopted.

PUGSLEY AV, ETC.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in PUGSLEY AV, from McGraw av to Tremont av, and all work incidental thereto. Adopted.

PAULDING AV.—Constructing sewer in PAULDING AV, bet Walker av and the property of the N. Y., N. H. & H. R. R. Co., together with all work incidental thereto. Adopted.

FORT SCHUYLER RD.—To change the present location of FORT SCHUYLER RD, lying bet Morris la and Shore drive, by deflecting it to the west. Denied.

EAST 214TH ST.—Regulating, grading, etc., EAST 214TH ST, from White Plains av to Barnes av and all work incidental thereto. Laid over until Feb. 4.

BARKER AV.—Changing the grade bet Pelham Parkway and Burke st. Denied.

BARKER AV.—Acquiring title to the lands necessary for BARKER AV, bet Bronx and Pelham Parkway and Duncombe av. Denied.

BARKER AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary in BARKER AV, bet Bronx and Pelham Parkway and Duncombe av, together with all work incidental thereto. Denied.

Local Board of Crotona.

AT MUNICIPAL BUILDING, BRONX, ON JAN. 13.

VINEYARD PL.—Laying out VINEYARD PL, from 175th to 176th st. Laid over until Feb. 4.

Local Board of Van Cortlandt.

AT MUNICIPAL BUILDING, BRONX, ON JAN. 13.

COLLEGE AV, ETC.—For constructing a sewer and appurtenances in COLLEGE AV, bet East 167th st and East 168th st, together with all work incidental thereto. Adopted.

EAST 162D ST.—For acquiring title to the lands necessary for EAST 162D ST, from Sherman av to Sheridan av. Adopted.

MORRIS AV, ETC.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MORRIS AV, from Fordham rd to East 191st st, and in EAST 191ST ST, from Morris av to Creston av, together with all work incidental thereto. Adopted.

WALTON AV.—For paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of WALTON AV, from 177th st to Tremont av, adjusting curb where necessary and doing all work incidental thereto. Laid over until Feb. 4.

WEST 238TH ST.—For acquiring title to the lands necessary for the widening of WEST 238TH ST, from its intersection with Broadway to Albany rd, on its south side, excluding the right of way of the New York and Putnam Railroad. Adopted.

SPUYTEN DUYVIL CREEK.—Constructing a temporary crossing at SPUYTEN DUYVIL CREEK along the proposed roadbed at 225th st prolonged, which parallels the railway, so that pedestrians may have convenient access to the subway and trolley lines centering at Broadway and 225th st. Laid over until Feb. 4.

WEST 164TH ST.—To reconsider Local Board resolution (004-07) adopted on December 26, 1907, for acquiring title to WEST 164TH ST, from Summit av to Lind av, which has been returned from the Board of Estimate and Apportionment. Rescinded.

ALBANY RD, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary) the roadways of ALBANY RD, from West 238th st to Bailey av, and BAILEY AV, from Albany rd to Kingsbridge rd, adjusting curb where necessary, and all work incidental thereto. Laid over until Feb. 4.

NEWTON AV.—Regulating, grading, etc., in NEWTON AV (Post rd), from West 253d st to West 260th st, and all work incidental thereto. Laid over until Feb. 4.

WEST 256TH ST.—Changing the grade of WEST 256TH ST, bet Broadway and Fieldston rd; also of SYLVAN AV, bet the same points. Laid over until Feb. 4.

JEROME PARK RESERVOIR.—Laying out A ROAD across the JEROME PARK RESERVOIR, connecting Bedford Park boulevard with Reservoir av. Adopted.

Local Board of Morrisania.

AT MUNICIPAL BUILDING, BRONX, ON JAN. 15.

LONGFELLOW AND SENECA AVS.—To amend resolution of Dec. 23, 1912, which provided for the construction of RECEIVING BASINS at the northeast, northwest, southeast and southwest corners of LONGFELLOW AND SENECA AVS so as to provide only for the northwest and southwest corners. Adopted. The others are provided for at private contract.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON JAN. 10.

DOUBLEDAY ST.—To have the proceeding to open DOUBLEDAY ST, from Madison st to Traffic st, 2d Ward, discontinued. Laid over.

HOWARD'S LANDING RD.—To legally close, from South Conduit av to Grimm av, 4th Ward. Denied.

PUBLIC PLACE.—To amend the city map by adopting the parcel bounded by Young st, Gale st and Borden av, 1st Ward, as A PUBLIC PLACE. Adopted.

YOUNG ST.—To amend the proceeding in the matter of the legal opening of YOUNG ST, from Review av to Hunterspoint av, 1st Ward, Borough of Queens, by including the PUBLIC PLACE bounded by Young st, Gale st and Borden av. Adopted.

STREET SYSTEM.—To change the city map by LAYING DOWN Butler st, Curtis st, Erickson st, Gilmore st, Humphrey st, McIntosh st, Kearney st, Buell pl and Couch pl, 50 ft. in width, as they at present exist upon the ground. Adopted.

HUNTINGTON (WATER) ST.—To legally open, from Liberty av to Digby (West) st, 4th Ward, for SEWER PURPOSES. Adopted.

GROVE ST, ETC.—To change the city's plan by altering the lines of GROVE ST, LINDEN ST, GATES AV, PALMETTO ST, WOODBINE ST and MADISON ST, bet Fresh Pond rd and Traffic st; of DOUBLEDAY ST, bet Madison and Traffic sts, and of TRAFFIC ST, from Sigsbee pl to Fresh Pond rd; also to change the SEWER PLAN for the same streets, all of which is shown in detail on the "Map of Proposed Change of City Plan in Territory Bounded by the Long Island Railroad, Brooklyn Heights Railroad and Fresh Pond Road," dated Brooklyn, November 26, 1912, signed Meserole & Middleton, City Surveyors. Laid over.

CORNELIA ST.—To grade, pave and curb, with asphalt, and cement sidewalks on CORNELIA ST, west from Wyckoff av to the borough line. Adopted.

SHERMAN ST.—Regulating and paving with a permanent pavement of asphalt block on a 6-inch concrete foundation, and all work incidental thereto, in SHERMAN ST, from Broadway to Grand av, 1st Ward. Adopted.

ST. FELIX AV.—Opening ST FELIX AV, from Old Bergen av south to Alden av, at EVERGREEN. Adopted.

ADAMS AV.—Opening of ADAMS (COLUMBIA) AV, from Laurel Hill boulevard (Shell rd) north to Queens boulevard, WINFIELD. No action.

VAN DINE ST.—Regulating, grading and laying sidewalks (except where already laid to grade and in good condition) and all work incidental thereto in VAN DINE ST, from Kingsland av to Roosevelt av, 2d Ward. No action is necessary.

MADISON ST.—Paving MADISON ST, from Woodward av to Fairview av, together with all work incidental thereto, 2d Ward. Rescinded.

PAYNTAR AV.—Regulating, grading and paving with granite blocks on a concrete foundation, and all work incidental thereto, in PAYNTAR AV, from Van Alst av to Crescent st. 1st Ward. Laid over.

WOODWARD AV AND SILVER ST.—Construction of a sewer basin and appurtenances on the north corner, 2d Ward. Adopted.

WOOLSEY AV.—Paving with asphalt blocks, on a concrete foundation, the roadway of WOOLSEY AV, from Steinway av to 2d av, together with all work incidental thereto. Adopted.

DOUBLEDAY ST.—To have the proceeding to open DOUBLEDAY ST, bet Cornelius st and the Manhattan Beach division of the Long Island Railroad, 2d Ward, discontinued. Denied.

BEAVER ST.—Elimination of BEAVER ST, from the east line of Review av to the west line of Starr av. Adopted.

14TH ST.—Eliminating 14TH ST, west of Vernon av to the East River. Laid over until the next meeting.

WAVE CREST SECTION, FAR ROCKAWAY.—To erect and maintain lights, 5th Ward. Adopted.

3D AV.—To erect lights on 3D AV, bet Pierce av and Graham av, 1st Ward. Adopted.

3D ST.—To erect lights on 3D ST, from Anderson av to Jackson av, 2d Ward. Adopted.

GOWN ST AND SEMINOLE AV.—To erect a light on the northeast corner, 2d Ward. Adopted.

SOUTH PARK AV.—To erect lights on SOUTH PARK AV, Rockaway Beach, 5th Ward. Adopted.

MONTVERDE AV.—To erect lights on MONTVERDE AV, from Grand st to a point 600 ft north of Grand st, 3d Ward. Adjourned to Feb. 7.

1ST ST.—To legally open 1ST ST, from Greenpoint av to Woodside av, and from Riker (Stryker) av to Jackson av, 2d Ward. Amended to read: 1ST ST, from Greenpoint av to Woodside av and from Howell st to Jackson av; 2D ST, from Howell av to Jackson av; 3D ST, from Queens boulevard to Woodside av and from Stryker av to Jackson av. Adoted, as to 1ST ST, with the request that the BOARD OF ESTIMATE separate 2D AND 3D ST from the 1ST ST proceeding when it acts on the matter.

Local Board of Jamaica.

AT THE TOWN HALL, JAMAICA, ON DEC. 27

WOODLAND AV.—Laying sidewalks according to the established grade on the east side of WOODLAND AV, at a point 360 ft. south of Brandon st, extending south 40 ft. from said point, 4th Ward. Denied.

WOODLAND AV.—Laying sidewalks according to the established grade in the east side of WOODLAND AV, at a point 180 ft. south of Brandon st, extending south 40 ft. from said point, in the 4th Ward. Denied.

CHICHESTER AV, ETC.—That a proper bluestone flag or cement sidewalk be laid to grade along both sides of CHICHESTER AV, where not otherwise laid, east and west of Guilford st to the entire length of CHICHESTER AV. Denied.

FULTON ST, ETC.—Construction of a temporary sewer and appurtenances in FULTON ST, from Thomas av to Yale av; and, in YALE AV, from Fulton st to Hillside av, 4th Ward. Adopted.

PERCY ST, ETC.—To legally open PERCY ST from Sanford av to Bayreuth (Beach) st, 3d Ward. Adopted.

UNION HALL ST.—Regulating, grading and all work incidental thereto in UNION HALL ST, from South st to Pacific st, 4th Ward. Laid over until spring.

THEDFORD AV.—Regulating, grading, curbing and laying sidewalks and crosswalks where not already laid to grade and in good condition and all work incidental thereto in THEDFORD (OAKLEY) AV, from Chichester av (formerly University pl) to Liberty av, 4th Ward. Adopted.

HATCH AV.—Regulating, grading, curbing and laying sidewalks and crosswalks where not already laid to grade and in good condition and all work incidental thereto in HATCH AV, from Atlantic av to Liberty av, 4th Ward. Adopted, subject to the recommendations of the Borough Engineer.

HUNTINGTON ST.—To legally open HUNTINGTON (WATER) ST, from Liberty av to Digby (West) st, for sewer purposes, 4th Ward. No action taken.

BOTANIC PL.—To construct sidewalks on the west side of BOTANIC PL, bet Amity st and Broadway, where not already laid. Laid over.

HIGBIE AV.—To erect electric lights, from New York av to Farmers av, SPRINGFIELD, 4th Ward. Adopted.

OXFORD AV, ETC.—Construction of a sewer and appurtenances in OXFORD (PROSPECT) AV, from Brandon av to Emerson st (Cleveland av); WATERBURY ST, from Emerson st to the crown 150 ft. south of Brandon av; NOSTRAND PL (Garfield av), from Forest Park to the crown about 410 ft. south of Brandon av; HERALD (Grant) AV, from Forest Park to the crown about 410 ft. south of Brandon av; GUION (Lincoln) AV, from Myrtle av to the crown about 625 ft. south of Brandon av; NAPIER (Washington) AV, from Myrtle av to the crown about 625 ft. south of Brandon av; BRADFORD AV (Welling st), from Ashland st to Jamaica av; GREENWOOD AV, from Myrtle av to Jamaica av, and in CHESTNUT ST, from Myrtle av to Jamaica av, 4th Ward. Adopted.

LABURNUM AV, ETC.—Construction of a sewer and appurtenances in LABURNUM AV, from Jamaica av to Parsons av; PARSONS AV, from Laburnum av to Queens av; QUEENS AV, from Parsons av to 24th st, and in 17TH ST, from Queens av to Cypress av, 3d Ward. Adopted.

BRINKERHOFF AV.—To legally open BRINKERHOFF AV (State st and Morris pl), from Spangler st to Smith st, 4th Ward. Adopted.

ARCHER ST.—To legally open ARCHER ST, from a property line about 280 ft. east of Van Wyck av to Carlisle (Church) st, 4th Ward. Amended to read: From the east line of Van Wyck av to the west line of Division st. Adopted as amended.

SMITH ST.—To legally open SMITH ST, from Brinkerhoff av to Ulster av, 4th Ward. Adopted.

CAMPION ST.—To legally open CAMPION ST, from Jamaica av to Archer st, 4th Ward. Adopted.

SPANGLER ST.—To legally open SPANGLER (VINE) ST, from Cumberland st to Brinkerhoff av, 4th Ward. Adopted.

LAMBERTVILLE AV.—To legally open LAMBERTVILLE AV (Pacific st and Packard av), from Sutphin rd to Merrick rd, 4th Ward. Adopted.

WESTCHESTER AV.—To legally open WESTCHESTER (CENTRAL) AV, from Ulster av to the city line, 4th Ward. Adopted.

ULSTER AV.—To legally open ULSTER AV, from New York av to Westchester (Central) av, 4th Ward. Adopted.

SUTPHIN RD.—To legally open SUTPHIN RD (Guilford st, Jay st and Rockaway Turnpike), from the south line of the right-of-way of the Long Island Railroad to Rockaway Boulevard, 4th Ward. Adopted.

GRAND AV, ETC.—To erect electric lights on GRAND AV, from Hillcrest av to Union turnpike; ORCHARD ST, from Highland av to Hillcrest av; HILLCREST AV, from Highland av to Homelawn av; ACKROYD AV, from Hillside av to Briarwood rd; BRIARWOOD RD, from Grand av to Homelawn av. Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

MANHATTAN.

5TH AV, ETC.—Changing the STREET PLAN at the junction of 8th av, Bleecker st and Bank st. Adopted.

7TH AV, ETC.—In the matter of acquiring title to the lands and premises required for the south extension of 7TH AV, from Greenwich av to Carmine st, for the widening of VARICK ST, from Carmine st to Franklin st, and for the extension of VARICK ST, from Franklin st to West Broadway, as laid out on the map adopted by the Board of Estimate on March 21, 1912, and approved by the Mayor on March 27, 1912. Adopted, that THE COST OF THIS IMPROVEMENT be distributed among the following districts in the proportions indicated: (a) the immediate frontage on the new widened street, 12 per cent; (b) on a secondary area of direct benefit, 33 per cent; (c) on the borough of Manhattan, 40 per cent; (d) on the borough of Brooklyn, 11 per cent; (e) on the borough of the Bronx, 4 per cent.

WEST 138TH ST.—Proposed area of assessment in the matter of acquiring title to WEST 138TH ST, and to WEST 139TH ST, from Edgecombe av to St. Nicholas av. Adopted.

SEWERAGE DISTRICTS.—Modification in the drainage plan for SEWERAGE DISTRICTS NO. 10-F-M and 12-D-V. Adopted.

WEST 155TH ST.—Sewer in the north side of WEST 155TH ST, from Riverside drive to Broadway. Preliminary work. Adopted.

WEST 177TH ST.—Paving with asphalt block (permanent) and curbing and recurbing WEST 177TH ST, from Audubon av to St. Nicholas av. Preliminary work. Adopted.

WEST 178TH ST.—Paving with asphalt block (permanent) and curbing and recurbing WEST 178TH ST, from Pinehurst av to Northern av. Adopted.

CENTRAL PARK WEST.—Fixing the roadway width of CENTRAL PARK WEST at 15 ft, bet Columbus Circle and Cathedral Parkway. Adopted.

BRONX.

NORTH ST.—In the matter of laying out NORTH ST, from Morris av to Walton av. Laid over until Jan. 23.

EAST 138TH ST.—Changing the grade of EAST 138TH ST, from Brown pl to St. Ann's av, and of BROOK AV, from East 137th st to East 139th st. Withdrawn by the Borough President.

3D AV.—Widening 3D AV, bet East 189th (Welch) st and Fordham rd (Pelham av). Adopted.

FORT SCHUYLER RD.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to FORT SCHUYLER RD, from the east boundary line of the land acquired for West Farms rd at Westchester Creek to Shore drive, by excluding that portion of the street south of Morris la. Laid over until Jan. 23.

UNIONPORT RD.—Proposed area of assessment in the matter of acquiring title to UNIONPORT RD, from Morris Park av to Bronx Park East, near Bear Swamp rd. Referred back to the Borough President of the Bronx.

COTTAGE PL.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to COTTAGE PL, from Crotona Park South to East 170th st, so as to relate to the street as now laid out. Adopted.

TRUXTON ST, ETC.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to TRUXTON ST, from Leggett av to Longwood av; to EAST 156TH ST, from Southern Boulevard to Truxton st in such a way as to conform with recent map changes affecting the former street, by the inclusion of an additional short block of the latter street, and by the exclusion of the right-of-way of the New York, New Haven & Hartford Railroad. Adopted.

PUBLIC PARK.—Laying out a PUBLIC PARK at the junction of Hunts Point av, East 163d st and Whitlock av. Public hearing on Feb. 6.

EAST 161ST ST.—Plan showing a readjustment of the lines and grades of EAST 161ST ST, bet Morris av and the approach to the Macombs Dam Bridge, together with the incidental changes in the grades of the intersected streets, and also providing for laying out EAST 162D ST, from Sheridan av to Sherman av, and for making a number of minor adjustments in the dimensions of blocks in this vicinity. Adopted.

BATHGATE AV, ETC.—Change in the grade of THE STREET SYSTEM bounded by Bathgate av, East 182d st, 3d av, East 181st st, Monterey av and East 179th st. Public hearing on Feb. 6.

SHORE DRIVE.—Acquiring title to SHORE DRIVE, from Layton av to Pennyfield av, together with THE PUBLIC PARK bounded by Shore drive, Layton av, Eastchester Bay and Gridley av. Referred back to the Borough President of the Bronx.

TEN BROECK AV, ETC.—Amending the proceeding for acquiring title to TEN BROECK AV, from Bronx and Pelham Parkway South to Sacket av, and to SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av, by including NEWPORT AV, from Morris Park av to Sacket av. Public hearing on Feb. 6.

DYRE AV.—Acquiring title to DYRE AV, from Boston rd to the north line of the city. Public hearing on Feb. 6.

FORDHAM RD.—Rule and damage maps in the proceeding for acquiring title to the widening of FORDHAM RD, from Harlem River Terrace to Webster av, together with THE PUBLIC PARK within the lines of FORDHAM RD opposite its junction with Kingsbridge rd. Adopted.

OLMSTEAD AV, ETC.—Supplementary rule map, damage map and profile in the proceeding for acquiring title to OLMSTEAD AV, from the bulkhead line of Pugsley's Creek to West Farms rd; to ODELL ST, from Unionport rd to Purdy st, and to PURDY ST, from Westchester av to West Farms rd. Adopted.

SEWERAGE DISTRICT.—Modification in the drainage plan of SEWERAGE DISTRICT NO. 33-D-5. Adopted.

ST. RAYMOND AV.—Sewers in ST. RAYMOND AV, from Parker st to Odell st; in PURDY ST, from Parker st to Westchester av; in WESTCHESTER AV, both sides, from Olmstead av to Castle Hill av, and in GLOVER ST, from St. Raymond av to Castle Hill av. Preliminary work. Adopted.

SUMMIT PL.—Regulating and grading and constructing steps in SUMMIT PL, from Heath av to Bailey av. Preliminary work. Adopted.

GLEBE AV.—Regulating and grading GLEBE AV, from Zerega av to Overing st. Preliminary work. Adopted.

EAST 174TH ST.—Grading and regrading, curbing and recurbing, and flagging and reflagging EAST 174TH ST, from Southern Boulevard to Bronx River av. Preliminary work. Adopted.

EAST 168TH ST.—Regulating and grading EAST 168TH ST, from Clay av to Morris av and constructing steps bet Clay av and Teller av. Adopted.

ST. RAYMOND AV, ETC.—Sewers in ST. RAYMOND AV, from Parker st to Zerega av; MACLAY AV, from Parker st to Zerega av, and ZEREGA AV, from St. Raymond av to Lyvere st. Adopted. Title vests in the city, on March 1, 1913, to ST. RAYMOND AV, from Parker st to Zerega av; also to MACLAY AV, from Parker st to Zerega av.

LIEBIG AV, ETC.—Sewers in LIEBIG AV, from West 259th st to West 260th st; WEST 260TH ST, from Liebig av to Riverdale av, and RIVERDALE AV, from West 259th st to West 261st st. Adopted. Title vests in the city, on March 1, 1913, to LIEBIG AV, from West 259th st to the north line of West 260th st.

MACLAY AV.—Sewer in MACLAY AV, from Zerega av to Seddon st. Adopted.

WEST 254TH ST.—Sewer in WEST 254TH ST, from Broadway to Fieldston rd. Adopted. Title vests in the city on March 1, 1913.

PUGSLEY AV.—Sewer in PUGSLEY AV, from Westchester av to McGraw av. Adopted. Title vests in the city on March 1, 1913.

GUN HILL RD.—Approval, by the Corporation Counsel, as to form, of the agreement between the City of New York and the New York Central & Hudson River Railroad Co. granting to the city AN EASEMENT for the construction of A SEWER across the company's right of way on the line of GUN HILL RD. Agreement approved and its execution authorized.

GUN HILL RD.—In the matter of whether GUN HILL RD, as widened, should pass over or under the tracks of the New York & Harlem Railroad Co. or at grade. Referred to the Chief Engineer of the Board of Estimate.

RICHMOND.

ROSEBANK AV.—Changing the grade of ROSEBANK AV, bet Townsend av and the Staten Island Rapid Transit Railway. Adopted.

KISSEL AV.—Proposed area of assessment in the matter of acquiring a sewer easement in KISSEL AV, and in BRIGHTON BOULEVARD, from Castleton av to Richmond terrace, and in A PARCEL INTERVENING bet Richmond terrace and the bulkhead line. Adopted, also to acquire title.

SOUTHSIDE BOULEVARD, ETC.—Change in the line of SOUTHSIDE BOULEVARD, bet Rosebank (Tompkins) av and a point 1,000 ft. south of Parkinson av; together with the laying out of OREGON AV (formerly Southside Boulevard) bet Southside Boulevard and Parkinson av; PARKINSON AV, bet Oregon av and Marie st; BERLEY (FINGERBOARD) RD, bet Clove rd and Marie st; CLOVE RD, bet Berley rd and the Staten Island Railway; and, CHARLES ST, bet St Marys av and the Staten Island Railway. Public hearing on Feb. 6.

PUBLIC HEARINGS.

One or more hearings granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by anyone interested, and all persons who are opposed to these assessments, or either of them, must file their objections, in writing, with the Secretary of the Board, on or before Feb. 11, at 11 a. m., when testimony will be taken:

MANHATTAN.

5TH AV.—Regulating, grading, curbing and flagging 5TH AV, from 140th st to Marginal st. List 2840.

77TH ST.—Regulating, grading, curbing and paving 77TH ST, bet Av A and the new avenue adjoining John Jay Park on its west side. List 2886.

NOTE.—The area of assessment in each of the above proceedings extends to within one-half the block at the intersecting and terminating streets.

145TH ST AND BROADWAY.—Repairing sidewalks at the northwest corner. Area of assessment: Lots 25½ and 26, Block 2092. List 2843.

BROOKLYN.

65TH ST.—Regulating, grading, curbing and flagging 65TH ST, bet 5th and 7th avs, together with a list of awards for damages caused by a change of grade. Area of assessment: Extends to within one-half the block at the intersecting and terminating streets. List 1686.

FENCING VACANT LOTS.—On the west side of DEWEY PL, bet Atlantic av and Herkimer st; northwest corner of OLIVE PL AND ATLANTIC AV; southwest corner of PALMETTO ST AND HAMBURG AV; northwest corner of PILLING ST AND EVERGREEN AV; northeast corner of BLAKE AND PENNSYLVANIA AVS; south side of BLAKE AV, bet Schenck av and Hendrix st; west side of SCHENCK AV and east side of HENDRIX ST, bet Dumont and Blake avs; east side of HENDRIX ST, bet Belmont and Pitkin avs; southwest corner of BELMONT AV AND JEROME ST, and southeast corner of BELMONT AV AND BARBEY ST; west side of ASHFORD ST and east side of WARWICK ST, bet Blake and Sutter avs; south side of BELMONT AV, bet Essex and Linwood sts; west side of NICHOLS AV, about 100 ft south of Jamaica av. Area of assessment: Affecting property in front of which the work was done only. List 2817.

BELMONT AV, ETC.—Sewer in BELMONT AV, bet Euclid av and Crescent st, and basins at northeast and northwest corners of BELMONT AV AND LOGAN ST. Area of assessment: Blocks 4227, 4228, 4233, 4234, 4250 and 4251. List 2853.

NEWKIRK AV AND RUGBY RD.—Sewer basins, at the northwest corner. Area of assessment: Block 5199. List 2860.

37TH ST, ETC.—Sewer in 37TH ST, bet 8th and 9th avs, and outlet sewer in 9TH AV, bet 37th and 38th sts, and in 38TH ST, from 9th av west to the existing manhole at the intersection of 38th st and New Utrecht av. Area of assessment: Blocks 902, 908 and 5581. List 2862.

AV M, ETC.—Sewer in AV M, from Ocean av to East 21st st, and basin in AV M at the northeast corner of East 21st st, East 22d st, East 23d st and East 24th st; northeast and southwest corners of East 25th st, East 26th st, East 27th st, East 28th st, East 29th st; Nostrand av, East 31st st, northeast corner of East 32d st, and northeast, southeast and northwest corners of East 36th st. Area of assessment: Blocks 7638 to 7650, inclusive, 7653, 7654, 7656; 7660 to 7666, inclusive, and 7672. List 2879.

AV H AND EAST 12TH ST.—Constructing sewer basin at southwest corner. Area of assessment. Block 6695. List 2926.

86TH ST AND 15TH AV.—Sewer basin at the north and east corners. Area of assessment: Blocks 6340 and 6341. List 2928.

14TH AV.—Sewer basins on all four corners of 14TH AV and 81st, 82d, 83d, 84th and 85th sts. Area of assessment: Blocks 6280, 6281, 6292, 6293, 6303, 6304, 6309, 6310, 6322, 6323, 6339 and 6340. List 2930.

LITTLE NASSAU ST.—Sewer basins at the southeast corner of LITTLE NASSAU ST AND TAAFFE PL, and on the southeast and southwest corners of LITTLE NASSAU ST AND KENT AV. Area of assessment: Blocks 1883 and 1884. List 2932.

60TH ST AND 12TH AV.—Sewer basin at the west corner. Area of assessment: Block 5717. List 2937.

TROUTMAN ST AND ST. NICHOLAS AV.—Sewer basin at the east corner. Area of assessment: Block 3190. List 2945.

13TH AV AND 80TH ST.—Sewer basin at the north corner. Area of assessment: Block 6267. List 2946.

37TH ST AND FORT HAMILTON AV.—Sewer basins at the north and west corners. Area of assessment: Blocks 902 and 5289. List 2947.

UNION ST AND NEW YORK AV.—Sewer basin at the northwest corner. Area of assessment: Block 1269. List 2948.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 23, at 10.30 a. m., for the appointment of commissioners of appraisal in each of the following proceedings:

PEARL ST, ETC., MANHATTAN.—Relative to acquiring a permanent and perpetual underground right, easement and right of way, and also a temporary right or easement for the construction, maintenance and operation in perpetuity of a RAPID TRANSIT RAILROAD in, under or appurtenant to certain premises situated on the east side of CENTRE ST, and the north side of PEARL ST, at the intersection of the north side of Pearl st with the east side of Centre st, and on the east side of DUANE ST and the north side of CITY HALL PL, at the intersection of the east side of Duane st with the north side of City Hall pl.

MOTT AV AND EAST 138TH ST, BRONX.—Relative to acquiring an estate in fee simple absolute and an estate by way of easement in and to certain several premises situate at and near the intersection of MOTT AV AND EAST 138TH ST, required for the purpose of the construction, maintenance and operation in perpetuity, of a portion of the RAPID TRANSIT RAILROAD commonly spoken of as the Lexington av route.

EXAMINATIONS OF COMMISSIONERS.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, BROOKLYN, on Jan. 27, at 10 a. m., the commissioners named in each of the following proceedings will be examined as to their qualifications to act, and they are subject to challenge by anyone interested:

62D ST, ETC., BROOKLYN.—Acquiring title to 62D ST, from 10th av to 18th av, and from Bay Parkway to West st, including the right of way of the Brooklyn, Bath & West End Railroad and of the New York & Sea Beach Railroad, and of 24TH AV, from 62d st to West st, in the 30th and 31st Wards. Wm. J. Mahon, Robert A. Sharkey and Joseph I. Halstead, commissioners.

EAST 21ST ST, ETC., BROOKLYN.—Acquiring title to EAST 21ST ST, from Av M to a point about 70 ft south of Av O; EAST 22D ST, from Av M to Kings Highway; EAST 23D ST, from Av M to Kings Highway; EAST 24TH ST, from a point 640 ft south of Av L to Kings Highway; EAST 25TH ST, from Av M to Kings Highway; AV D, from the west line of the former village of South Greenfield at the intersection of East 23d st to East 26th st; and AV N, from Gravesend av to Flatlands av, in the 31st and 32d Wards. Edward F. Linton, John M. Drennan and Thos. O'Neil, commissioners.

71ST ST, BROOKLYN.—Acquiring title to 71ST ST, from 15th av to New Utrecht av, and from 17th av to Bay Parkway, 30th Ward. Wm. McKinny, David Hirshfield and Roger Gallagher, commissioners.

BOERUM ST, BROOKLYN.—Acquiring title to BOERUM ST, from White st to Bogart st, 18th Ward. Frank J. Sullivan, John N. Harman and James H. McCabe, commissioners.

CHURCH AV, BROOKLYN.—Acquiring title to CHURCH AV, from Brooklyn av to East 98th st, in the 29th and 32d Wards. John F. Canavan, Sylvester D. Baldwin and W. Seward Shanahan, commissioners.

GEORGIA AV, BROOKLYN.—Acquiring title to GEORGIA AV, from Belmont av to Sutter av, 26th Ward. Francis J. Sullivan, Joseph F. Curran and Solon Barbanell, commissioners.

AV M, BROOKLYN.—Acquiring title to AV M, from West st to Ocean Parkway, 31st Ward. Henry S. Rasquin, Eugene P. Doane and Matthew O'Malley, commissioners.

95TH ST, BROOKKLYN.—Acquiring title to 95TH ST, from Marine av to Shore rd, 30th Ward. Warren Place, Jos. F. Curran and David Skinner, commissioners.

63D ST, BROOKLYN.—Acquiring title to 63D ST, from New Utrecht av to 18th av, and from 23d av to West st, excluding the right of way of the New York & Sea Beach Railroad, in the 30th and 31st Wards. Burt L. Rich, Edward F. Linton and Frederick B. Dalzell, commissioners.

4TH AV, BROOKLYN.—Acquiring title to 4TH AV, from 5th av to Shore rd, 30th Ward. Wm. Watson, Edward J. Reilly and Solon Barbanell, commissioners.

BELMONT AV, BROOKLYN.—Acquiring title to BELMONT AV, from Pennsylvania av to Wyona st and from Eldert la to the old city line, 26th Ward. Wm. M. Russell, Walter J. McGill and John Kilcourse, commissioners.

DITMAS AV, BROOKLYN.—Acquiring title to DITMAS AV, from Ralph av to East 98th st, 32d Ward. John F. Canavan, Jos. A. Guider and Thomas J. Murphy, commissioners.

FINAL REPORTS.

WADSWORTH TERRACE, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending WADSWORTH TERRACE, from West 188th st to Fairview av; of BROADWAY TERRACE, from West 193d st to Fairview av; of WEST 188TH ST, from Wadsworth av to Wadsworth Terrace; of WEST 190TH ST, from Wadsworth av to Wadsworth Terrace; of WEST 193D ST, from Broadway to Broadway Terrace, 12th Ward. The final reports of the commissioners of estimate and the commissioner of assessment in the above proceeding was presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 17.

WESTCHESTER AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending WESTCHESTER AV (unofficial name), from the Bronx river to Main st, 24th Ward. The supplemental and amended last partial and separate report in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 21, at 10.30 a. m.

BILLS OF COST.

SEDGWICK AV, ETC., BRONX.—Acquiring title to the lands, etc., required for widening SEDGWICK AV, bet Fordham rd and Bailey av; of BAILEY AV, bet Sedgwick av and Albany rd; of ALBANY RD, bet Bailey av and Van Cortlandt Park, and for the opening and extending of HEATH AV, bet West 180th st and West 191st st; of the PUBLIC PLACE bet Heath av and Bailey av, south of West 191st st, and the lands and premises required for the widening of KINGSBRIDGE RD, bet Exterior st and Bailey av, as amended by order of the Supreme Court on Nov. 4, 1909, by including therein certain additional lands required, and also excluding therefrom certain lands not required, in the 24th Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation in Special Term, Part 1, of the Supreme Court, Manhattan, on Jan. 28, at 10.30 a. m.

Notices to Present Claims.

BRITTON AV, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending BRITTON AV (Orchard av), from Broadway to Roosevelt av; and of ELMHURST AV, from Broadway to Roosevelt av, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Robt. B. Lawrence, Wm. J. Hamilton and Jas. Dolan, commissioners, at the Municipal Building, Long Island City, on or before Jan. 26; and, they will hear all such parties, in person, on Jan. 28, at 2 p. m.

SPUYTEN DUYVIL RD, ETC, BRONX.—Acquiring title to the lands, etc., required for opening and extending SPUYTEN DUYVIL RD, from West 230th st to West 242d st; and, RIVERDALE AV, from West 230th st north to its junction with Spuyten Duyvil rd, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Peter A. Hatting, Thos. Kiernan and John J. Mackin, commissioners, 90 West Broadway, Manhattan, on or before Jan. 23; and, they will hear all such parties, in person, on Jan. 27, at 2.15 p. m.

By Commissioners of Appraisal.

BRYANT AV, BRONX.—Acquiring title to certain lands, etc., on the west side of BRYANT AV, bet East 172d st and East 173d st, 24th Ward, selected as a site for SCHOOL PURPOSES. Jas. P. Van Kirk, Jas. J. McMahon and Jas. F. Delaney, commissioners in the above matter, have completed their estimate of damage; and, all persons who are opposed to the same must file their objections, in writing, with the commissioners, at Room 401, 258 Broadway, Manhattan, on or before Jan. 24; and they will hear all such parties in person, on Jan. 27, at 11 a. m.

By Comm'rs Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, JAN. 20.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV and ST. LAWRENCE AV, bet Westchester av and West Farms rd. (Assessment.) At 10 a. m.

AMBOY RD, RICHMOND.—From Foster rd to Huguenot av. At 2 p. m.

WEST 172D ST, BRONX.—From Aqueduct av to Plimpton av and from Shakespeare av to Jessup pl. At 12 m.

ZEREGA AV, ETC., BRONX.—ZEREGA AV, from Castle Hill av near Hart st to Castle Hill av at or near West Farms rd, being the whole length of ZEREGA AV, including Av A and Green la. At 1 p. m.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd; and VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 11 a. m.

ST. RAYMOND AV (4TH ST), BRONX.—Bet Protectory av and Williamsbridge rd. At 2 p. m.

EAST 233D ST, BRONX.—From Baychester av to Boston rd at Hutchinson River. At 3 p. m.

AN UNNAMED STREET, RICHMOND.—To extend from the north terminus of Gray st to Gordon st. At 3 p. m.

AMBOY RD, RICHMOND.—From Great Kills rd to Ocean View Cemetery. At 11 a. m.

TUESDAY, JAN 21.

ROSEBANK AV, RICHMOND.—From the Southside Boulevard to Broad st. At 2 p. m.

BRITTON ST, BRONX.—From Bronx Park East to White Plains rd. At 2 p. m.

WHITE PLAINS RD, BRONX.—Closing, from the north boundary of the city to Morris Park av. At 10.30 a. m.

HAVEMEYER AV, BRONX.—Bet Lacombe av and Westchester av. At 2 p. m.

GRAND AV, ETC., BRONX.—GRAND AV, from Burnside av to Fordham rd; WEST 180TH ST, from Aqueduct Av East to Davidson av; and AQUEDUCT AV EAST, from West 180th st to West 184th st. At 12 m.

GUERLAIN ST, ETC., BRONX.—GUERLAIN ST, bet Beach av and Unionport rd; ARCHER ST, bet Beach av and White Plains rd; MERRILL ST, bet Rosedale av and eBach av; BEACON AV, bet Rosedale av and Beach av; WOOD AV, bet Beach av and Storrow st; GRAY ST, bet Wood av and Tremont av; and STORROW ST, bet Wood av and the public place at the junction of Tremont av with Westchester av. At 3 p. m.

WEDNESDAY, JAN. 22.

BEACH AV, BRONX.—Bet Gleason av and Bronx River av. At 2 p. m.

BRITTON ST, BRONX.—From Bronx Park East to White Plains rd. (Assessment.) At 2 p. m.

WHITE PLAINS RD, BRONX.—From a point near Old Unionport rd to a point near Thwaites pl; and to THE AREA bet Bronx Parak East and White Plains rd, south of the north line of Bear Swamp rd. At 3.30 p. m.

WEST 254TH ST, BRONX.—From Broadway to Fieldston rd. (Assessment.) At 3.30 p. m.

13TH ST, QUEENS.—From Hunter av to the bulkhead line of the East River. (Assessment.) At 3.30 p. m.

BEACH AV, BRONX.—Bet Gleason av and Bronx River av. (Assessment.) At 2 p. m.

UNIONPORT RD, BRONX.—From Morris Park av to White Plains rd, near Baker av. At 2 p. m.

COTTON ST, RICHMOND.—From Arrietta st to Griffin st. At 2.30 p. m.

BUENA VISTA AV, MANHATTAN.—From its junction with Haven av at or near West 171st st to West 176th st; WEST 172D ST and WEST 173D ST, from Fort Washington av to Buena Vista av. At 2 p. m.

WEST 172D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 172D ST, from Inwood av to Jerome av, as laid out on section 15, of the Final Maps, 24th Ward. Geo. M. S. Schulz, Jas. V. Ganly and John Davis, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Jan. 31; and, they will hear all such parties, in person, on Feb. 3, at 2 p. m.

Geo. M. S. Schulz, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Jan. 31; and, he will hear all such parties, in person, on Feb. 4, at 3 p. m.

GARFIELD ST, ETC, BRONX.—Acquiring title to the lands, etc., required for opening and extending GARFIELD ST, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av, 24th Ward. Chas. P. Hallock, Herman T. Radin and Sidwell S. Randall, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposted to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Jan. 30; and, they will hear all such parties, in person, on Feb. 3, at 2 p. m.

Chas. P. Hallock, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must file their objections, in writing, with the commissioner, on or before Jan. 30, at 90 West Broadway, Manhattan; and, he will hear all such parties, in person, on Feb. 4, at 2 p. m.

SNYDER AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SNYDER AV, from Canarsie av to Ralph av; and, AV A, from Ralph av to East 98th st, in the 29th and 32d Wards. Harris G. Eames and Edward J. Reilly, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 3; and, they will hear all such parties, in person, on Feb. 4, at 3.30 p. m.

Harris G. Eames, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, on or before Jan. 23; and, he will hear all such parties, in person, on Feb. 5, at 3.30 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

BRONX.

HALL PL.—Paving and setting curb in HALL PL, from East 165th st to East 167th st, 23d Ward. Area of assessment: Both sides of HALL PL, from East 165th st to East 167th st, and to the extent of half the block at the intersecting streets. March 6.

TIFFANY ST.—Paving and setting curb in TIFFANY ST, from the present pavement near Beck st, to the Southern boulevard, 23d Ward. Area of assessment: Both sides of TIFFANY ST, from Beck st to Southern boulevard, and to the extent of half the block at the intersecting and terminating streets. March 6.

BROOKLYN.

FLAGGING.—Flagging, where necessary, both sides of SCHOLES ST, bet Waterbury st and Morgan av; MONTGOMERY ST, bet Washington and Franklin avs; south side of ST JOHNS PL, bet Kingston and Albany ave; both sides of 5TH AV, bet 38th and 39th sts; east side of 5TH AV, bet 40th and 41st sts; and, the east side of WASHINGTON AV, bet F st and Wallabout pl, 8th, 9th, 29th, 24th, 19th and 18th Wards. Area of assessment: Both sides of SCHOLES ST, from Waterbury st to Morgan av; Block 2123; both sides of MONTGOMERY ST, bet Washington av and Franklin av; Lots 16, 17 and 23, Block 1258; Lots 6 and 41, Block 705; Lot 6, Block 909; Lots 1, 2, 3, 4, 5, 6, Block 917. March 6.

FLAGGING.—The south side of FULTON ST, from Hale av to Crescent st; bet Hemlock st and Railroad av; south side of PITKIN AV, bet Chester and Bristol sts; north side of LINCOLN PL, bet Rogers and Bedford avs; south side of GREENE ST, bet Franklin st and Manhattan av; and around TRIANGULAR PUBLIC PARK bounded by Maspeth av, Metropolitan av and Bushwick av, 17th, 18th, 24th and 26th Wards. Area of assessment: South side of FULTON ST, from Logan st to Richmond st, and bet Chestnut st and Euclid av, including Lot 40, in Block 4145; Lot 38, Block 4148; Lot 41, Block 3520; Lots 1 and 2, Block 1253; Lots 12, 22 and 24, Block 2522; Block 2906. March 6.

SUNNYSIDE AV.—Regulating, grading, curbing and flagging SUNNYSIDE AV, bet Miller av and Barbey st, 26th Ward. Area of assessment: Both sides of SUNNYSIDE AV, bet Miller av and Barbey st, and to the extent of half the block at the intersecting streets. March 6.

NEWKIRK AV.—Regulating, grading, curbing and flagging NEWKIRK AV, from Coney Island av to the bridge over the Brighton Beach Railroad, 29th Ward. Area of assessment: Both sides of NEWKIRK AV, from Coney Island av to the bridge over the Brighton Beach Railroad and to the extent of 110 feet at the intersecting streets. March 6.

CHURCH AV.—Regulating, grading, curbing and flagging CHURCH AV, bet Stradford rd and Ocean Parkway, 29th Ward. Area of assessment. Both sides of CHURCH AV, from Stratford rd to Ocean parkway, and to the extent of half the block at the intersecting avenues and streets. March 6.

85TH ST.—Regulating, grading, curbing and flagging 85TH ST, bet 18th and 22d avs, 30th Ward. Area of assessment: Both sides of 85TH ST, from 18th to 22d avs, and to the extent of half the block at the intersecting avenues. March 6.

AV O.—Regulating, grading, curbing and flagging AV O, from East 15th st to Coney Island av, 30th Ward. Area of assessment: Both sides of AV O, bet East 15th st and Coney Island av, and to the extent of half the block at the intersecting streets. March 6.

EAST 18TH ST.—Paving, curbing and flagging EAST 18TH st, from Av K to a point 100 ft. south, 31st and 32d Wards. Area of assessment: Both sides of EAST 18TH ST, from Av K to a point 400 ft. south, including Lot 6, Block 6728, and Lots 43 and 45, Block 6729. March 6.

EAST 14TH ST.—Regulating, grading, curbing and flagging EAST 14TH ST, bet Neck rd and Av C, 31st Ward. Area of assessment: Both sides of EAST 14TH ST, from Neck rd to Av Z, and to the extent of half the block at the intersecting streets. March 6.

National Tax Association's Claims.

The enclosed letter, descriptive of the work of the National Tax Association, is being sent to enlist interest in and support for the association. It is dated from the office of the treasurer, A. E. Holcomb, 15 Dey street, New York.

"No subject is of more vital and personal importance to all citizens and taxpayers at the present time than the proper solution of the vexed problem of how to secure, efficiently and equitably, the revenue needed to defray state and local expenditures. Beyond question, serious attention must at once be given to the subject. Public expenditures are everywhere increasing enormously and the need of careful, scientific and accurate study of ways and means for providing the necessary revenue is apparent. Existing laws, enacted long ago, under far different conditions, are found in many cases to be inadequate to meet present conditions fairly and equitably and, in consequence, much thought is being given to the problem by legislatures, special commissions and executives.

"This association, founded in 1906, furnishes a practical agency for adequately meeting the situation. Under its auspices, representatives from all the various states meet in annual convention, when addresses are delivered upon various topics by students of economic problems, administrators, representative taxpayers and experienced investigators. Thus, careful consideration is assured, with the opportunity to compare conditions in widely separated localities and note the effect of the operation of various forms of legislation designed to cure existing evils free from local or political influences. A great advantage, also, is the opportunity for practical discussion by public officials, charged with the duties of administration, and by the taxpayer, as such, who is free to express his views and to receive full and fair discussion thereof.

"We appeal to all public-spirited citizens to support this movement by joining the association and thus helping to supply the moderate funds necessary to place before the public the volumes containing the proceedings of these annual conferences, in which may be found the opinions of those most competent to make suggestions of value. It would seem evident that these volumes will be of the greatest value towards informing the public mind about a matter which so vitally affects the welfare of the citizen and taxpayer."

How Advertising Helps a Real Estate Man.

One of the great possibilities of advertising is that it assists a man in becoming known as an achiever of results. Every time you dispose of a difficult lease or close a big sale, let the public know who did it; it will inspire confidence in you. A man will watch your sales for a while; then some day he will casually drop into your office and ask what you've got for sale. He reasons that if you are successful in making money for yourself and others, perhaps you can show him a good investment.

To succeed in the real estate field in a large way it is necessary to have practically unlimited capital to draw on. It is not at all necessary that this be individual capital.

As a legitimate and profitable field for the promoter, the real estate field cannot be excelled. Opportunity and the man with money combine to furnish the required raw material for your business, but as raw material, you will discover early in the game that money works up in an incredibly short time. You will never be able to control enough to swing all the deals which you know could be profitably undertaken. You will find that your appetite for promotion will grow by what it feeds upon. It is necessary to be constantly reaching out for new pocketbooks. Constantly reach out and form new groups of men who have money to work with. Attract them to yourself and your business.—From an address by W. W. Hannan of Detroit, as reported in the National Real Estate Journal.

Calder's Opinion on Immigration.

Congressman William M. Calder, of Brooklyn, formerly Superintendent of Buildings in Brooklyn, in an address in the House of Representatives on the subject of immigration, took strong grounds against severe restrictions.

He said the recent immigration has not displaced the native American wage earner and the earlier immigrant, but has only covered the shortage of labor resulting from the excess of the demand over the domestic supply. He added:

"I am competent, I believe, to discuss this question. I have studied it from every phase as affecting the business interests of New York City and the wage earning of the American workman; neither has it increased the hours of labor of the so-called skilled American workman. The real fact in the matter that can be demonstrated clearly is that this immigration has tended to actually decrease the hours of labor and increase the wages of the skilled American workman. I am engaged in the building business in New York City, and from my own observation have noted in the past 25 years first a reduction of the hours of labor of men engaged in that industry from 10 to 8 hours and an actual increase in compensation for every branch of labor of from 30 to 100 per cent."

When Organizing a Real Estate Syndicate.

"Watch the men who are succeeding in their line," was the advice given to a body of real estate men by W. W. Hannan of Detroit, as reported by the National Real Estate Journal. "Just as soon as a man begins to lift his nose from the grindstone and take notice of what other men are doing, you are pretty safe in approaching him. The desire to associate himself with other successful men in promoting big deals is the invariable sequence to individual prosperity. The man who has had a long, hard struggle to attain a position of assured financial ease, has as a rule been a lonesome man.

"He has had to be. All other men were his potential rivals for standing room in the industrial highway, but when the golden moment comes, when he feels he can afford to quit fighting, can join in the general game and keep up his end, he is eager to do so. He is hungry for the pleasure of working with other successful men for a common interest. Watch the coming man, be on the spot with a tempting proposition at the right moment.

"Don't make the mistake of bunching several newly arrived men in a deal together. What they want is to be flattered by having their success recognized. Invite one such man to join you and a half a dozen prominent men in some new enterprise and you will win him as a staunch supporter, who will back your projects to the extent of his resources."

State Cannot Speculate in Realty.

A proposed homestead commission in the state of Massachusetts, was recently declared unconstitutional by the Supreme Court of that state. The commission was to have been organized with power to buy, sell and own real estate, primarily for the purpose of providing "homes for mechanics, laborers, and other wage earners."

In some respects the plan resembled the proposal which New York is considering, termed "excess condemnation proceedings," with the object of lessening somewhat the burdens of taxation.

The court held that to permit such a commission to be organized as a state institution would be to give to it the power of eminent domain and thus private property might be condemned to aid in the sale to individuals of the same property, whose ownership again would be private.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

To Change Equitable Plans.

F. M. Andrews & Co., 1 Madison avenue, are making changes to the new Equitable Building plans. Forty-two stories, instead of thirty-six, may now be the height. Members of the company which bought the Equitable block and will erect the building are considering the matter. The plans as filed a short time ago are also to be changed to allow for a rearrangement of elevators. The new arrangement will admit of as good service for forty-two stories as for thirty-six, so the additional floors are likely to be added. If this addition is made, it will add another seventy-five feet to the height of the structure, which will then rise 550 feet instead of 475, as originally planned.

State School of Agriculture Plans.

Herman W. Hoefer, state architect, Capitol, Albany, has started plans for the new building to be erected by the Board of Managers of the Long Island School for Agriculture somewhere on Long Island. It is expected that the selection of a site will be made within a few weeks. Franklin W. Hooper, secretary of the Brooklyn Institute of Arts and Science, Lafayette avenue, Brooklyn, is a member of the board.

Plans for Market Buildings.

The James S. Maher Building Construction Company, 1328 Broadway, has been selected to prepare plans for the three and six-story market buildings to be erected on the block bounded by 9th and 10th avenues, 14th and 15th streets, for the W. W. Astor estate, of 23 West 26th street. John J. Gillen, 14 West Washington Market, is the lessee. Operations will be started at once.

Another Theatre for Seventh Avenue.

W. W. Hoffman, 610 Empire Building, Philadelphia, Pa., is preparing plans for an up-to-date theatre building with a seating capacity of about 1,000 to be erected on Seventh avenue near 42d street by G. H. Earle, of the Finance Company of Pennsylvania, 424 Chestnut street, Philadelphia, Pa. The architect will probably call for figures early in March.

Lewis G. Morris to Build.

Lewis G. Morris, a broker in antiques at 80 Broadway, has purchased property at the southeast corner of Park avenue and 85th street, 25.6 feet on the avenue and 82 feet in the street. The plot is covered with a five-story flat building, which is to be demolished and replaced by Mr. Morris with a handsome residence for his own occupancy. It is probable that an architect will be selected sometime in February.

William A. Porter Not to Build.

William A. Porter, of J. P. Morgan & Co., 3 Broad street, Manhattan, has issued the statement denying the report that he will erect a new residence at Glen Cove, Long Island, as was reported in the daily press this week.

NO ARCHITECTS SELECTED.

MANHATTAN.—The National Academy Association, Fine Arts Building, West 57th st, has recently been organized and propose to construct an art building somewhere in New York City. They have not yet appointed a committee to discuss site and will probably have competitive plans when the matter shall have reached such a stage. The officers are: President, John W. Alexander; vice president, Howard Russell Butler; secretary, Bert Hansom, and Donn Barber, treasurer.

RIVERSIDE DRIVE.—The Emmay Realty Co., Pinehurst av and 181st st, has acquired the property at the northeast corner of Riverside Drive and 160th st, plot 116x117 ft, and propose the erection of an apartment house, architect for which has not been selected. The matter is in an early stage and the construction may not go ahead for some months.

WATERTOWN, N. Y.—The Board of Education of the City of Watertown, city clerk, F. W. Streeter superintendent, Frank S. Tisdale, contemplates the erection of a 12-room building with about 600 seating capacity, to cost between $50,000 and $60,000.

SCARSDALE, N. Y.—Rev. W. C. Rourke, of St. John's R. C. Church, Hamilton av, White Plains, is raising funds with which to erect a church at Scarsdale. No architect for which has been selected.

GREAT NECK, L. I.—The Rev. J. J. Malloy, pastor of the Great Neck R. C. Church of St. Aloysius plans the erection of a church to cost about $100,000, to seat 6,000. Sketches are now being submitted.

MANHATTAN.—Hayflich & Co., 118 East 115th st, have acquired 111 West 48th st and will alter for business purposes, architect for which has not been selected.

MANHATTAN.—The Technical Club, Walter Large, secretary, 50 William st, has appointed a committee to investigate the attitude of its members toward the removal of their present location at 15 Gramercy Park, the erection of a new building or an addition to their present clubhouse, and the committee will make a report within the next two or three weeks.

PATERSON, N. J.—The Palace Electric Laundry Co., 124-128 Broadway, contemplates the erection of a laundry plant at Paterson. Work will probably not be started until some time during the summer. Architect for which has not been selected.

EAST NORWICH, L. I.—Ogden Mills, of Stetson, Jennings & Russell, 15 Broad st, N. Y. C., contemplates the erection of a residence here, for which no architect has been selected.

EAST ORANGE, N. J.—Officers of the English Lutheran Church of the Holy Trinity have purchased property at 72 North Grove st, on which a church building will eventually be built. A temporary chapel of stucco will be erected in the near future. The property measures 40x125 ft. No architect has yet been selected.

COVE NECK, L. I.—Commodore J. Stuart Blackton, East 15th st, Flatbush, Brooklyn, contemplates the erection of a residence, garage, boathouse and dock, on the Swan property, to cost about $125,000. Architect will probably be selected about the first of February.

MALONE, N. Y.—The Farmers' National Bank, D. W. Lawrence, president, M. C. Ranson, vice president and treasurer, contemplate the erection of a new bank building, to cost $100,000. G. H. Hale is chairman of the building committee. No architect has yet been selected.

FULTON, N. Y.—A special meeting will be held on February 5 to vote upon the question as to whether $6,000 will be enough money to buy a site here for the erection of a school in the Sixth Ward, to cost $22,000. No architect has been selected.

WALLINGTON, N. J.—Competitive plans are being received for a 2-sty brick public school, to contain eight rooms. No exact location has been selected. Mr. Prall is clerk of the Board of Education of Wallington. Cost is estimated at $30,000.

FLUSHING, L. I.—The Flushing M. E. Church, Rev. R. L. Forman, pastor, contemplates the erection of a church here to cost from $75,000-$100,000. No site has been selected and no architect retained. Funds are being raised.

ORANGE, N. J.—Architects who will submit plans for the new school to be erected on the athletic field include Hill & Stout, of N. Y. C.; Guilbert & Betelle and B. P. Kitchell, of Newark; John Rowlands, of Jersey City, and John J. Lamb and Geo. E. Melendy, of Orange.

MANHTTTAN.—The 550 West 44th St. Co. care of Bernard H. Levy, 2 Rector st, contemplate the erection of a 3-sty stable building at 605 to 609 West 48th st. No architect has yet been selected.

YONKERS, N. Y.—The Board of Education has selected a site on Ashburton av, between Park and Palisades avs, for the new high school which is to be erected this summer. The building will be 4-stys in height, 175x200 ft. No architect has yet been selected. Members of the building committee are Samuel Stevenson, George Bullock and Matthew Charde.

MANHATTAN.—Gustave L. Lawrence, 2228 Broadway, will erect a theatre and taxpayer, in the south side of 207th st, 125 ft. west of Sherman av. An architect will probably be selected within a few days.

KINGSTON, N. Y.—The Art Silk Yarn Company, Inc., D. W. Wilkens, president, 38 East 25th st, N. Y. C., contemplates the erection of a brick (mill construction) factory, 1 and 2-stys, 320x200 ft., on Albany av and the West Shore Railroad, to cost about $35,000. No architect has yet been selected.

NEWARK, N. J.—Oscar Michael, East Orange, N. J., has purchased a 3-sty and basement brownstone dwelling, 46x172 ft., at 54 Park pl, and contemplates alterations for business purposes. The title to the property will not pass until February 21, and no plans or architect will be considered until then.

YONKERS, N. Y.—John R. Roberson, 368 South Broadway, contemplates the erection of a $30,000 apartment house, 5-stys, 50x82 ft. The building will be located on Hamilton av and Post rd. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—The Sterling Building Co., Hyman Goldberg, president, 1359 41st st, will take bids on all subs immediately for the 4-sty apartment house, 20x107 ft., to be erected on the south side of Sterling pl, 89 ft east of Bedford av, from plans by Eisenla & Carlson, 16 Court st, architects. Cost about $20,000.

BRONX.—Bids on subs will be called about January 20 for the 5-sty apartment, 42x92 ft., to be erected on the east side of Daly av, 113 ft. south of 181st st, for Forbes Bros., 180th st and Vyse av. Chas. Schaefer, Jr., 401 Tremont av, is architect.

DWELLINGS.

NEW ROCHELLE, N. Y.—Figures are being received on the general contract for the 2½-sty residence, 102x40 ft, to be erected on North av, Wykagyl Park, for Edmund J. Levine, 7 Waverly pl, N. Y. C., owner. Theodore A. Meyer, 114 East 28th st, N. Y. C., is architect. Thomas Smith & Son, 37 Morris st, have the foundation work. Cost, about $20,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 244 Huguenot st, architect, is taking bids for a 2½-sty hollow tile residence, 30x36 ft., to be erected at Forest Heights for Walter Otto, 264 Main st, owner. Cost about $10,000.

MANHATTAN.—Figures are being received for the residence to be erected in West 246th st, for Mrs. Charles E. Niles, 345 West 85th st, owner. G. H. Chichester, 103 Park av, architect.

CHAPPAQUA, N. Y.—Herbert R. Mainzer, 105 West 40th st, N. Y. C., architect, is taking bids for a 2½-sty frame residence, 30x84 ft, to be erected here for C. I. Stralem, King st, owner.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Figures are being received for the 2-sty brick loft and factory building, 25x99 ft. to be erected at 231 East 63d st, for Arthur S. Vernay, 12 East 45th st, owner. Edward King, 311 Madison av, is architect.

NEWARK, N. J.—Bids are being received for the 2-sty brick factory, 50x100 ft, to be erected at 156-158 Astor st, for the John J. Jackson Co., 91 Mechanic st, owner. G. M. Trautschold, 845 Broad st, is architect. Cost, about $9,000.

PORTCHESTER, N. Y.—The Westchester Grain Co., 16 Willett av, owner, is taking bids on the general contract for a 3-sty brick warehouse and stores, 50x60 ft., to be erected on the south side of Willis av and East Main st, from plans by F. A. Rooke, 489 5th av, N. Y. C., architect. Cost around $20,000.

BROOKLYN.—F. H. Quinby, 99 Nassau st, architect, is taking bids for alterations to the 2-sty brick factory in Front st, for the National Lead Co., 111 Broadway, N. Y. C.

MANHATTAN—Figures are being received for a 2-sty brick loft and factory, 25x90 ft., to be erected at 231 East 63d st, for Arthur S. Vernay, 12 East 45th st, owner. Edward King, 311 Madison av, is architect.

HOTELS.

BRENTWOOD, L. I.—Figures are being received for the 1, 2 and 3-sty hotel and casino for the Brentwood Realty Co., 1 West 34th st, N. Y. C. George M. Bartlett, 103 Park av, N. Y. C., is architect.

POWER HOUSES.

BROOKLYN.—Figures are being received for the brick and steel sub-station, 40x50x135 ft, to be erected in the north side of Jay st, 120 ft west of New York st, for the Edison Electric Illuminating Co., 360 Pearl st, owner.

PUBLIC BUILDINGS.

MONTCLAIR, N. J.—Bids are being received until January 27 at 8 p. m. for installing a vacuum cleaning system, fire alarm and cut-off time door springs or hinges in the municipal building on Valley rd and Bloomfield av, for the Town Council of Montclair, N. J., Harry Trippett, town clerk. O. F. Semsch, 183 Montclair av, and 109 Broad st, N. Y. C., is architect. E. M. Waldron & Co., 84 South 6th st, Newark, have the general contract.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John E. Nitchie, 61 Park Row architect, is taking bids for alterations to the residence 11 West 46th st for Mary E. Tomeny. The building will be altered for business.

NEW ROCHELLE, N. Y.—Figures are being received for the 2-sty brick store and office building, 30x75 ft., to be erected in Lawton st, for H. J. Dolan, Lawton st. Jos. W. Gahan, 221 Huguenot st, is architect.

THEATRES.

NEWARK, N. J.—William E. Lehman, architect, 738 Broad st, is taking bids for a 1-sty brick moving picture theatre to be erected at the corner of Ferry and Van Buren sts, for Herman Schlesinger, care of architect, owner. Cost, $15,000.

BRONX.—The Weissager Amusement Co., William H. Weissager, president, 773 East 169th st, owner, is taking bids for a 2-sty brick theatre, office building and garage, 171x165 ft., to be erected on the west side of Boston rd, between 167th st and 168th st.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

146TH ST.—The Hallecy Construction Co., Anthony av, will take estimates on subs and materials for the 6-sty apartment house, 50x87 ft, to be erected in the north side of 146th st, 325 ft east of Broadway, to cost $50,000. Moore & Landsiedel, 3d av and 148th st, have completed plans.

141ST ST.—The Ess En Construction Co., Adolph Newman, president, 247 West 217th st, owner, has taken bids on subs for the 6-sty apartment, 100x135 ft., to be erected in the south side of 141st st, 90 ft. west of Broadway, from plans by Emery Roth, 507 5th av, architect. Cost, $200,000.

44TH ST.—Max Muller, 115 Nassau st, has called for bids for alterations to the 4-sty brownstone residence at 106 West 44th st, 16x57 ft., which will be remodeled for bachelor apartments, for John Dunstan, 6th av and 44th st.

16TH ST.—Gross & Kleinberger, Bible House, have plans for interior alterations to the tenement 427 16th st for Patrick G. Tighe, 124 Park av, Yonkers, N. Y.

3D ST.—John E. Nitchie, 61 Park Row, has completed plans for alterations to the tenement 123 3d st, for the West Side Savings Bank, 110 6th av.

42D ST.—Eugene Schoen, 25 West 42d st, has completed plans for alterations to the tenement 300 East 42d st, for Heyman Vogel, 8th av and 42d st.

ST. NICHOLAS AV.—The Charter Construction Co., 505 5th av, will soon start the erection of a 6-sty apartment house, 20.2x irregular, on St. Nicholas av, between 137th and 138th sts, to cost $130,000. Robert T. Lyons, 505 5th av, architect. Plans have just been filed in the Tenement House Department.

DWELLINGS.

65TH ST.—Eli Benedict, 1947 Broadway, architect, will take bids on the general contract next week for remodeling the residence at 120-122 West 65th st for the Rellim Construction Co., 1947 Broadway, owner.

FACTORIES AND WAREHOUSES.

174TH ST.—F. E. Glasser, 70 Manhattan st, has completed plans for a 6-sty reinforced concrete storage warehouse, 75x95 ft., to be erected in the south side of 174th st, 100 ft. west of Audubon av, for Thos. F. McAvoy, 601 West 156th st.

PUBLIC BUILDINGS.

179TH ST.—Cook & Welch, 3 West 29th st, have completed plans and will soon take bids for a 3-sty brick and limestone Carnegie Library, 50x70 ft., to be erected at 535-537 West 179th st, for the N. Y. Public Library, 42d st and 5th av. Cost about $85,000.

STORES, OFFICES AND LOFTS.

32D ST.—Brody, Adler & Koch, 38 West 32d st, contemplate the erection of a 16-sty office and loft building at 6-8 West 32d st, 40x100 ft., architect for which will be selected in about a week. Property is being razed.

56TH ST.—Bids close January 18 for the 4-sty factory, 95x60 ft., to be erected at 609-615 West 56th st for John Theurer, 804 11th av, owner. Charles Stegmayer, 168 East 91st st, is architect. Cost about $46,000.

BROADWAY.—Roderick P. and Lewis B. Curtis, of Bridgeport, Conn., owners of the plot 112.8x125 ft., at the southeast corner of Broadway and 107th st, have no immediate plans for improving the site.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

167TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty brick, limestone and terra cotta apartment, 60x92 ft, to be erected in the north side of East 167th st, 75 ft west of Tiffany st, for Mrs. Sophy Gruenstein, care of Benjamin Gruenstein, 230 Grand st. Cost, about $65,000.

MOHEGAN AV.—The Kreymborg Architectural Record Co., 1330 Wilkins av, has been selected to prepare plans for a 5-sty apartment house to be erected on the west side of Mohegan av, 69 ft. north of 175th st and abutting plot on Vineyard pl, for McAvoy & Custer, builders, of 176th st.

FACTORIES AND WAREHOUSES.

145TH ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 3-sty brick manufacturing building, 24.9x95 ft., for Patrick Murphy, 371 East 144th st, to be erected in the south side of 145th st, 101 ft. east of College av, to cost $9,000.

STORES, OFFICES AND LOFTS.

INTERVALE AV.—The John Eichler Brewing Co., 3582 3d av, has purchased property at the northeast corner of Intervale and Westchester avs. No building operations are contemplated.

TREMONT AV.—John Brandt, 271 West 125th st, has plans and will soon take bids on the general contract for a 1 and 2-sty brick taxpayer, 46x100 ft., to be erected at the southeast corner of Tremont and Marion avs for C. Deppeler, owner. Cost about $20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EASTERN PARKWAY.—Eisenla & Carlson, 16 Court st, have plans for a 4-sty brick apartment, 50x90 ft., to be erected on the north side of Eastern Parkway, 360 ft. west of Franklin av, for Paul W. Connelly, 5107 New Utrecht av. Cost, $45,000.

61ST ST.—H. Vollweiler, care of C. H. De Lion, 120 Berkeley pl, is preparing plans for a 4-sty brick and limestone tenement, 59x67 ft., to be erected in the south side of 61st st, 59 ft. east of 4th av, for the Gustaf Adolph Realty Co., 44 Court st, owner.

16TH AV.—The 16th Av. Realty & Building Co., David Becker, president, 1154 41st st, owner, has taken bids for a 4-sty brick tenement, 20x75 ft., to be erected at the northeast corner of 16th av and 54th st from plans by Eisenla & Carlson, 16 Court st, architects.

EASTERN PARKWAY.—F. L. Hine, 370 Jefferson av, is preparing plans for a 5-sty apartment house to be erected on the south side of Eastern Parkway, 40 ft. east of Kingston av, for Michael Gleason.

ROCHESTER AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment to be erected on the west side of Rochester av, north of Eastern Parkway, for Oxfeld & Aaron, 361 Stone av.

ROCHESTER AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment to be erected at the southwest corner of Rochester av and Lincoln pl for Oxfeld and Aaron, 361 Stone av.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received January 13 by the Board of Education, for installing electric equipment in P. S. 28. T. Frederick Jackson, Inc., was low bidder at $6,243.

BROOKLYN.—Bids were received by the Board of Education January 13 for installing an electric ash hoist in the Boys' High School. James H. Roberts Elevator Co., was low bidder at $675.

STABLES AND GARAGES.

ATLANTIC AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 2-sty brick garage, 80x95 ft., to be erected on Atlantic av near Grand av, for the Eason Investing Co., 26 Court st. The contract has not yet been issued.

GILLEN PL.—J. Sarsfield Kennedy, 44 Court st, has completed plans for a 2-sty brick stable, 35x68 ft., to be erected on the east side of Gillen pl, 98 ft. north of Jamaica av, for Frank D. Creamer, 44 Court st, owner. Cost about $10,000.

THEATRES.

STERLING PL.—Charles Werner, 26 Court st, architect, is about to take bids on the general contract for a 1-sty brick moving picture theatre, 46x98 ft., to be erected on the east side of Sterling pl, south of Flatbush av, for the Plaza Improvement Co., 35 Nassau st, N. Y. C. Chas. F. Holm, Victor E. Whitlock and Paul B. Scarff are directors.

NOSTRAND AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a moving picture theatre to be erected on the west side of Nostrand av, 70 ft. south of Fulton st, Brooklyn. The Bero Co., of Brooklyn, is the owner.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 311 Steinway av, has made plans for a 3-sty brick tenement to be erected on the east side of 4th av, 150 ft. south of Potter av, for John Permak, 805 2d av, L. I. C.

DWELLINGS.

MANHATTAN BEACH, L. I.—Paul Everett, 262 West 23d st, N. Y. C., has completed plans for a 1½-sty frame bungalow for Victor Zabriskie, 504 West 135th st, N. Y. C., to be erected here at a cost of $7,500.

ROCKAWAY BEACH, L. I.—Powers & Co., Hammels, L. I., have completed plans for ten 2-sty frame bungalows, 15x21 ft., to be erected in the south side of Washington st, 100 ft. west of Center st, for K. & M. Ryan, 170 East 90th st, N. Y. C., owner. Thos. Priestly, 302 Washington st, has the general contract.

CEDARHURST, L. I.—Joe Cornell, Kane Building, Far Rockaway, L. I., has made plans for a 2½-sty frame and stucco residence, 24x40 ft., for Remsen Docker, Far Rockaway, to cost about $7,000.

THEATRES.

FAR ROCKAWAY, L. I.—Molle & Mejo, Hammels, L. I., have completed plans for a brick and reinforced concrete theatre, 70x150 ft., to be erected at Cornaga av and James st, for a syndicate, of which Willet & Willet, attorneys, are representatives.

Nassau.

DWELLINGS.

EAST NORWICH, L. I.—Bids closed on Tuesday for a 2½-sty frame residence, 104x34 ft, for H. I. Nicholas, 7 Wall st, N. Y. C.; Peabody, Wilson & Brown, 389 5th av, N. Y. C., are the architects. Arthur Rotch, 89 State st, Boston, Mass., is landscape architect. Cost, about $24,000.

MILL NECK, L. I.—Bids closed January 17 for the 2½-sty frame residence, stable and garage for the Estate of Henry H. Wood, care of Arthur & Franklin B. Ware, 1170 Broadway, N. Y. C., architects. Cruikshank & Fraser, 103 Park av, are contractors for the foundations.

Westchester.

CHURCHES.

NEW ROCHELLE, N. Y.—R. Garfein, architect, 1133 Broadway, N. Y. C., has prepared plans for a 1-sty brick and stone church, 50x80 ft., to be erected on Winyah av, west of Spring st, for the Bethesda Baptist Church, Av E, near North av. J. B. Boddie, 40 Crescent av is rector, and will take bids on the general contract about January 28.

DWELLINGS.

WHITE PLAINS, N. Y.—Miles Orth, of this place, has purchased through R. Franklyn Hull a plot 100x206 ft, on Prescott rd, where he will erect an attractive residence this spring.

WHITE PLAINS, N. Y.—L. Petry, Depot sq, has completed plans for a 1½-sty frame bungalow to be erected this spring at Silver Lake Park for Miss Louise Coleman, care of architect, owner. Cost about $5,000.

NEW ROCHELLE, N. Y.—Chester A. Patterson, 262 Main st, is preparing plans for a 2½-sty frame residence to be erected at Hazelhurst for Michael Doherty, Hazelhurst, New Rochelle. Work will start in the spring. Cost about $10,000.

WHITE PLAINS, N. Y.—Chester Patterson, 262 Main st, New Rochelle, has completed plans for a 2½-sty frame residence for Wheeler Gambeo, 5 Davis av, to be erected here. Cost about $6,500.

NEW ROCHELLE, N. Y.—C. A. Patterson, Main st, is revising plans for a 2½-sty brick and stucco residence to be erected at Forest Heights for William H. Webster, 143 Echo av, owner.

YONKERS, N. Y.—Excavating is under way for a 2½-sty frame residence on Rockland av, for the American Real Estate Co., Park Hill. Cost about $12,000.

YONKERS, N. Y.—Plans are being prepared for two 2½-sty frame residences, to be erected at Edgecliff Terrace by the American Real Estate Co., Park Hill. Cost about $25,000.

THEATRES.

OSSINING, N. Y.—It is reported here that a representative of a well-known theatrical syndicate of New York City is looking for a site on which to erect a theatre and office building to cost $40,000. The rumor comes from a prominent real estate dealer of this place.

NEW JERSEY NEWS.

Covering Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The Following Plans Have Been Approved by the Board of Tenement House Supervision at the Main Office, Newark, N. J., to be Erected in These Counties for the Week Ending Jan. 4.

NEWARK.—Louis Geltzeiler, 147 Spruce st, 4-sty frame alteration, $2,000; John H. Dunn & Sons, 390 Belmont av, 3-sty frame, $28,000; Samuel Levy, 87 Hamburg pl, 3-sty frame alteration, $300; Vincenzo Guarino, 34 6th av, 3-sty frame alteration, $500; Trivett & Walters Co., 24-26-28-30-32-34-36 North 12th st, seven 3-sty frames, $35,000; John H. Dunn & Sons, 386 Belmont av, 3-sty frame, $28,000; John H. Dunn & Sons, 390 Belmont av, 3-sty frame, $28,000; Mayk Melnyk, n w cor South 20th and Ferdinand sts, 3-sty frame, $8,000; Mayk Melnyk, 3-5 Ferdinand st, 3-sty frame, $9,000.

WEST NEW YORK.—Fillmore Realty Co., e s Fillmore pl, 175 n 16th st, two 3-sty bricks, $32,000; Charles A. Bausch, n s 16th st, 40 e Fillmore pl, 4-sty brick, $18,000.

JERSEY CITY.—Joseph Critelle, n w cor Armstrong & Sterling avs, 2-sty brick, $6,000; Hordes & Gordon, 212 Palisade av, 3-sty brick, $15,000.

PATERSON.—Joseph Ludwig, 130 Water st, 3-sty frame alteration, $500.

ATLANTIC CITY.—William Gordon, Boardwalk, Florida and Bellevue avs, 3-sty brick, $40,000.

BAYONNE.—Abraham Boorstein, 159 Prospect av, 3-sty frame, $5,000.

HARRISON.—Abram Levinson, 115 North 2d st, 3-sty frame alteration, $1,000.

GARFIELD.—Antonio Calleo, 234 Harrison av, 3-sty brick, $5,000.

HOBOKEN.—Michael Lucinano, 514 Adams st, 4-sty frame alteration, $600.

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NEW JERSEY NEWS.

(Continued.)

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty apartment house, 34x66 ft., to be erected at 81-83 Romaine av for Paul Shilling, 444 Jersey av, owner. Cost, $18,000.

NEWARK, N. J.—Edward V. Warren is preparing plans for an apartment house to be erected at the northeast corner of 2d and Summer avs. Harry Kolodin is the owner; 4-stys, 55x97 ft., Indiana limestone and light colored brick. Estimated cost, $65,000.

PERTH AMBOY, N. J.—Goldberger & Greisen, architects, have just completed plans for a 3-sty brick store building, with apartments above, to be erected on New Brunswick av for Samuel Baum, dealer in paper goods and school supplies. Estimated cost, $19,000.

PATERSON, N. J.—Collier & Stein, real estate agents, have plans for a new apartment house with roof garden and dance hall, 83x87 ft, to be erected in Van Houton st. It will accommodate 40 families, all modern improvements including vacuum cleaning system for each apartment. Plans will be completed within a few weeks. Cost, $125,000.

DWELLINGS.

PLAINFIELD, N. J.—W. H. Clum, of this city, has plans for three dwellings, to be erected on 6th st, for I. Friedlander, of 413 Plainfield av. All bids will be awarded by the owner.

CALDWELL, N. J.—George W. Downs, of this place, will erect two frame residences on Central av. P. T. MacLagan, 45 Clinton st, Caldwell, has prepared plans.

ATLANTIC HIGHLANDS, N. J.—Martin & Boeckel have received the contract to erect the 2-sty tile and stucco residence for Louis A. Michaelson, of New York City. Six rooms, hollow tile, 34x40 ft. C. E. White, of this place, has received the plumbing.

MORRISTOWN, N. J.—Plans are being prepared for a new residence on Canfield rd for Geo. Marshall Allen. Work will be started this spring.

BOUND BROOK, N. J.—Foundations are under way for a 2½-sty frame residence, 24x30 ft, in Clinton st, for Clarence Zimmerman, of Bound Brook, owner.

IRVINGTON, N. J.—P. J. Picat, at site, has received the mason work, and Charles Mueller, the carpentry, for the 3-sty frame residence, to be erected at 463 Grove st, for Alfred Chatillen, 57 Columbia av, Newark, owner. J. Sonnenberg, 21 Orange st, is architect.

ALLENDALE, N. J.—The residence of Assemblyman George Cooke was destroyed by fire this week. Particulars of reconstruction have not yet been determined. Estimated loss is $20,000.

GUTTENBERG, N. J.—Geo. Willaredt, 411 23d st, West New York, N. J., has taken estimates for a 3-sty brick flat, 32x83 ft., to be erected at 304-306 24th st for G. Cerere, 200 West 69th st, N. Y. C. Estimated cost about $16,500.

PALISADES, N. J.—Hewitt, Granger & Paist, Bullitt Building, Philadelphia, Pa., have prepared plans and will soon call for bids for a 3-sty hollow tile and stucco residence, 106x35 ft., for Dr. F. Mortimer Lawrence, 220 South 16th st, owner. Cost about $15,000.

PATERSON, N. J.—William T. Fanning, Colt Building, architect, and J. W. Little, 235 Preakness av, owner, have taken bids for a 2½-sty residence, 37x38 ft., to be erected on Preakness av.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—The Wilentz Tobacco factory in New st, recently damaged by fire, is to be reconstructed at once. In addition to the main building being rebuilt an extension 35x25 ft. will be erected. H. J. A. Lund is in charge of operations at site.

PERTH AMBOY, N. J.—The C. Pardee Works, this place, manufacturer of steel billets and bars, will rebuild at once its key-seating and shafting mill which was recently destroyed by fire at a loss of $15,000.

NEWARK, N. J.—The buildings of the Leather & Patent Cloth Novelty Co., 132-6 Frankfort st, were destroyed by fire Saturday last at a loss of about $50,000. Scheyer Nathan of Bay Ridge, L. I., is the owner. Details of rebuilding are yet undetermined.

CALDWELL, N. J.—Excavating is under way for a 2-sty frame and concrete feed and grain building on Roseland av, for Henry Harrison, Washburn pl, owner. Lynn Lockwood, Bloomfield av, is architect. Samuel Harrison, Cleveland st, is general contractor. Cavillino & Intellio, Henford pl, have the mason work. Cost, about $12,000.

BAYONNE, N. J.—The Standard Oil Co., 26 Broadway, N. Y. C., is taking bids for a 1-sty reinforced concrete barrel factory, 325x200 ft., to be erected here at a cost of about $75,000.

HARRISON, N. J.—The Holt Manufacturing Co., 50 Church st, N. Y. C., will take bids on the general contract about February 4, for the manufacturing plant to be erected here at a cost of $50,000. Oswald Hering, 132 Madison av, N. Y. C., is architect. Reinforced concrete construction.

ELIZABETH, N. J.—The Newark Wrapping Machine Co., which has a plant in South Spring st, has purchased 200 ft. of ground in South Spring st, and will erect a new plant. N. J. Matthews is president.

HOTELS.

LAKEWOOD, N. J.—The Hollywood Court, one of the largest hotels here, was completely destroyed by fire this week. Estimated cost is $30,000. Details of rebuilding have not been completed.

MUNICIPAL WORK.

SOUTH AMBOY, N. J.—The Board of Trade of Belmar has been notified that the N. Y. & Long Branch R. R. contemplates a new steel bridge over Shark River. Wallace G. Hooper and James Kidd were appointed a committee to confer with the railroad officials.

PUBLIC BUILDINGS.

PATERSON, N. J.—A new Borough Hall or Municipal building is contemplated. The Councilmen favor erecting a building on four lots at the corner of North 10th st and Belle av. Lambertus Touw is mayor.

SCHOOLS AND COLLEGES.

SUMMIT, N. J.—Directors of the Kent Place School are preparing to erect a new building on Norwood av.

LIVINGSTON, N. J.—Plans are being revised for the new high school to be erected here for the Board of Education of Livingston. All bids received were rejected and new ones will be received about January 22d. The appropriation is $17,500.

MORRIS PLAINS, N. J.—The Morris Township Board of Education contemplates the erection of a new school building on the site of the Presbyterian Church, on Hanover st, plot 125x325 ft, to cost $21,000.

IRVINGTON, N. J.—Bids were received by the Board of Education for the public school to be erected in the west side of Augusta st, from plans by Jos. B. Allen, 11 Sanford av, architect. Percy B. Taylor, 196 Market st, Newark, is steam and electrical engineer. B. & W. Concrete Co., Ordway Building, Newark, N. J., was low bidder at $41,582.

NEW BRUNSWICK, N. J.—St. Ladislaus Church has purchased the Fisher property in Somerset st. The congregation will establish a school and Sister's home there. Address the pastor.

STABLES AND GARAGES.

NEWARK, N. J.—Charles P. Baldwin, 45 Clinton st, architect, has taken bids for a 2-sty brick and reinforced concrete garage, 50x100 ft., to be erected in the north side of William st, near Halsey st, for Mahlon S. Drake, Jr., 66 Hayes st. Cost about $15,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—William T. Fanning, architect, of this city, is preparing plans for a $60,000 office building for the A. J. Van Winkle Hardware Co., to be erected at Main and Van Houten sts. Contracts will be awarded as soon as plans are completed.

ELIZABETH, N. J.—F. F. Proctor, Jr., is preparing plans for a 3 or 4-sty office building to be erected in Broad st for Proctor Theatres, Edward K. Friedlieb, treasurer. Estimated cost, $40,000. It is undecided when work will be started, although Mr. Friedlieb is of the opinion that operations will begin in the spring.

MAURER, N. J.—Plans are being prepared for a 2-sty brick addition to the office building for the American Smeltering & Refining Co. Cost, about $10,000.

NEWARK, N. J.—The Furst Company, dealers in five and ten-cent goods, will remodel a building on Newark av for occupancy. Joseph E. Burnstein is president.

THEATRES.

BLOOMFIELD, N. J.—Eisele & King, real estate, 752 Broad st Newark, contemplate the erection of a moving picture theatre in Broad st, this place. N. Myers, Newark, has prepared plans. All contracts will be awarded by the owners.

NEWARK, N. J.—Bids closed on Wednesday for the 2-sty theatre and six stores to be erected at the southeast corner of Branford pl and Halsey st for the Weingarten Bros. Realty Co., 405 High st, owner. The Corse Payton Stock Co., 1402 Broadway, N. Y. C., is lessee. William E. Lehman, 738 Broad st, is architect. Cost about $175,000.

MISCELLANEOUS.

NEWARK, N. J.—The Erie Railroad Co., 50 Church st, N. Y. C., has taken bids for a 1-sty hollow tile and stucco passenger station to be erected at the Forest Hill station of the Greenwood Lake Division. Cost about $10,000.

PHILLIPSBURGH, N. J.—F. J. Nies, care of owner, Hoboken, is preparing plans for a 1-sty concrete passenger station, 35x70 ft., for the D., L. & W. R. R. Co., to be erected here. Bids on the general contract will be taken about February 1.

Other Cities.

FACTORIES AND WAREHOUSES.

MECHANICSVILLE, N. Y.—The Duffney Brick Co., Main st, Dr. J. M. Francis, president, 39 Francis st, is considering the installation of hollow brick-making machinery.

AVON, N. Y.—Winters & Prophet, of Mt. Morris, have made an offer to the farmers, stating that they will build a new plant here if the farmers will agree to produce the fruit. John F. Winters and Mrs. C. D. Hess represent the company. Cost, about $60,000.

HALLS AND CLUBS.

MIDDLETOWN, N. Y.—Bids will be received about February 1 for the masonic temple, to be erected at North and Cortland sts, for the Hoffman Lodge, J. F. Galloway, chairman of building committee. E. P. Valkenburg, 42 North st, is architect. Cost, around $50,000.

MUNICIPAL WORK.

ALBION, N. Y.—The State Conservation Commission has granted the village of Albion $130,000 for the construction and equipment of a water work system. Address city clerk.

SCHENECTADY, N. Y.—The Common Council is in favor of providing for the issuance of bonds for the construction of a garbage disposal plant to cost $100,000. Address city clerk.

PUBLIC BUILDINGS.

CLINTON, N. Y.—Coolidge & Carlson, 89 State st, Boston, Mass., are completing plans for a stone library to be erected at Hamilton College, M. W. Stryker, president. Elihu Root, 998 5th av, N. Y. C., is chairman of committee and also in charge. Cost, around $100,000.

POUGHKEEPSIE, N. Y.—A new Municipal building is contemplated on the site of the present high school property. The matter will come up at the next meeting of the Common Council. Mayor Frank is in favor of the project.

SCHOOLS AND COLLEGES.

COBLESKILL, N. Y.—An extra appropriation will probably be called for the completion of the 2-sty brick school building, 50x100 ft, for the Board of Trustees of Schoharie State School of Agriculture, 1st National Bank Building. The Hon. D. D. Frisbie is president. Herman W. Hoefer, Capitol, Albany, is architect. C. H. Mitchell, 621 Security Building, Binghamton, N. Y., is general contractor. Cost, about $40,000.

STABLES AND GARAGES.

NEWCASTLE, N. Y.—The property of Blanche Bates, the actress, at Newcastle, 3 miles from Ossining, including a garage, bowling alleys and a valuable library, were destroyed by fire this week at a cost of $40,000. Miss Bates intends to rebuild, but no plans have yet been decided upon.

STERLINGVILLE, N. Y.—A. F. Lansing, Burdick Building, Watertown, has completed plans for a 2-sty frame dairy barn, 106x100 ft, for Frederick C. Anderson, this place, owner, who will take bids on the general contract about March 1. Cost, about $20,000.

MISCELLANEOUS.

HARMON, N. Y.—Excavating is under way for a brick and reinforced concrete coal station for the N. Y. Central R. R. Co., 70 East 45th st, owner, G. W. Kittredge, care of owners, chief engineer. Gronau Campbell Co., of 70 East 45th st, N. Y. C., has the general contract. Cost, about $135,000.

Contracts Awarded.

(All items following refer to general contracts, except those marked "sub".)

APARTMENTS, FLATS AND TENEMENTS.

95TH ST.—(Sub) David Miller, 315 East 103d st, has received the cut stone work necessary for the 9-sty apartment house, in the north side of 95th st, 211 ft. east of Columbus av, for the Gahren Realty Co. Neville & Bagge, 215 West 125th st, architects.

NORFOLK ST.—(Sub) The wrecking contract at 82 Norfolk st has been given to the S. S. Citrow Co., 43 2d av, where a building will be erected by C. Karg, of Yonkers, N. Y., owner. Adolph F. Leicht, 9 East 42d st, is architect.

DWELLINGS.

5TH AV (sub).—The Cauldwell-Wingate Co., 381 4th av, has received the mason work for the marble residence to be erected on the east side of 5th av, 70th to 71st sts, for Henry C. Frick, Frick Building, Pittsburgh, Pa., owner. Carrere & Hastings, 225 5th av, are the architects.

KEW GARDENS, L. I.—J. F. Kendall, 350 Ocean Parkway, Brooklyn, has received the general contract to erect the 2½-sty frame and stucco residence, 39x25 ft., for Dr. Henry Green, 663 8th av, N. Y. C. Slee & Bryson, 153 Montague st, Brooklyn, architects.

HALLS AND CLUBS.

YONKERS, N. Y.—Sebastian Durr, 316 Locust av, Mt. Vernon, has received the general contract to erect the German Odd Fellows Home at Yonkers, estimated to cost $250,000. Work will be started at once.

HOSPITALS AND ASYLUMS.

KINGSBRRIDGE RD (sub.)—The Porsth Electric Co., 10 East 23d st, has received the wiring contract for the 4-sty detention building on the south side of Kingsbridge rd and Sedgwick to Webb avs for the Roman Catholic Orphan Asylum of the City of New York, 470 Madison av. William H. Gompert, 2163 Broadway, is architect. Pattison Bros., 1182 Broadway are steam and electrical engineers. F. D. Gheen & Co., Inc., 1123 Broadway, are general contractors. Cost about $35,000. The contract for lighting fixtures has not been let.

SCHOOLS AND COLLEGES.

NORTH PELHAM, N. Y. (sub.)—The Carey Co., 114 Liberty st, N. Y. C., has received the roofing contract for the 2-sty public school at 4th av and 2d st for the Union Free School District 1, from plans by A. G. C. Fletcher, 103 Park av, N. Y. C. Hemingway & Rohrs, this place, have the general contract, and E. L. Lyons, Pelham, N. Y., the carpentry. Cost about $40,000.

STORES, OFFICES AND LOFTS.

41ST ST (sub.)—Walker & Chambers, 222 East 41st st, have received the heating contract necessary for the 12-sty loft and office building 25x100 ft., at 37-39 East 41st st and 299 Madison av, for the 299 Madison Av. Co., 34 Pine st, owner. Hill & Stout, 1123 Broadway, architects. The Whitney Co., 1 Liberty st, has the general contract. Cost, $150,000.

BEAVER ST.—(Sub) J. J. Spurr & Sons, foot of Warren st, Harrison, N. J., have received the cut stone work for the 21-sty office and exchange building to be erected at the southeast corner of Beaver and William sts., for the N. Y. Cotton Exchange. Donn Barber, 25 East 26th st, is architect. George A. Fuller Co., 111 Broadway, is general contractor.

5TH AV.—Freeman & Gates, 139 West 24th st, have received the general contract for alterations to the 6-sty store and loft northwest corner of 5th av and 35th st, for the Ball Realty Co., 374 5th av, owner. Townsend, Steinle & Haskell, 1328 Broadway, are architects.

HERKIMER ST.—The P. J. Carlin Construction Co., 16 East 23d st, N. Y. C., has received the general contract for alterations to the 2-sty telephone building at the East New York Central Offices, 1430 Herkimer st, Brooklyn, for the New York Telephone Co., 15 Dey st, N. Y. C.

THEATRES.

POUGHKEEPSIE, N. Y.—Bates & Son, of this city, have the contract to erect the new Cohen Theatre. Work to be started about March 1. The building will be the largest theatre in the Hudson River Valley, being 156x106 ft., with a seating capacity of 2,500.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

LAFAYETTE ST, n w cor of Howard, 12-sty printing building, 79x69; cost, $450,000; owners, The Bradstreet Co., Henry E. Dunn, Pres., Chas. Martin Clark, V.-P. and Treas., 346 Broadway; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 18.

101ST ST, n s, 395 e 1st av, 3-sty factory, 21x90; cost, $12,000; owner, John H. Scully, 109 West 126th st; architect, John P. Boyland; owner superintends. Plan No. 20.

HOSPITALS AND ASYLUMS.

LAFAYETTE ST, 348-354, 3-sty animal hospital, 114x25; cost, $50,000; owner, the N. Y. Women's League for Animals, 325 Lafayette st; architects, Elisha H. James & A. W. Cordes, 124 West 45th st. Plan No. 23.

SCHOOLS AND COLLEGES.

85TH ST, 111-115 East, 3-sty school, 56x55; cost, $45,000; owner, Society of the Helper of the Holy Soul, 114 East 86th st; architect, A. G. C. Fletcher, 103 Park av. Plan No. 16.

STABLES AND GARAGES.

AV B, s w cor East 20th st, 2-sty garage, 92x107; cost, $35,000; owner, John N. Brookman, 8 Wall st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn, N. Y.; owner superintends. Plan No. 19.

144TH ST, 30-32 West, 1-sty garage, 50x90; cost, $5,000; owner, James McLaughlin, 28 West 144th st; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 22.

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PLANS FILED FOR NEW CONSTRUCTION WORK.

(Continued.)

STORES, OFFICES AND LOFTS.

BROADWAY, s e cor 106th st, 3-sty brick stores and offices, 27x79; cost, $10,000; owners McMillan Bros., 210 West 12th st; architects, Brociner & Warren, 4 East 42d st. Plan No. 17.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

STORY AV, s s, 90.4 w Olmstead av, 2-sty frame tenement, tin roof, 25x70; cost, $7,000; owner, Charles E. Devermann, 2059 Watson av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 20.

162D ST, s s, 69.57 e Melrose av, 5-sty brick tenement, plastic slate roof, 50.3½x88; cost, $50,000; owner, Benj. Benenson, 40 7East 153d st; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 24.

DALY AV, w s, 153.77 n 179th st, 5-sty brick tenement, slag roof, 31x102.31; cost, $31,351; owners, O'Bark Realty Co., Chas. Krabo, 2122 Bryant av, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 22.

FRANKLIN AV, w s, 154 n 169th st, 6-sty brick stores and tenement, slag roof, 52.5x112; cost, $60,000; owner, Louis E. Klibou, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 26.

DWELLINGS.

RICHARDSON AV, w s, 125 s 241st st, 2-sty frame dwelling, tin roof, 21x52; cost, $4,500; owner, Lena Ohl, 4643 Richardson av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 23.

STABLES AND GARAGES.

CROTONA PARK EAST, e s, 579 n 173d st, 1-sty and attic brick garage, tin roof, 15x25; cost, $2,000; owner, Henry Hinnicke, on premises; architect, Fred Hammond, 391 East 149th st. Plan No. 25.

MISCELLANEOUS.

4TH AV, e s, 491 s 207th st, 2-sty stores and offices, 50x85; cost, $25,000; owner, Michael J. Dowd, Fordham rd and Webster av, Bronx; architect, John P. Boyland, Fordham rd and Webster av, Bronx; owner superintends. Plan No. 21.

LUDLOW AV, n s, 112 e Zerega av, 1-sty frame shop, 44x21; cost, $300; owner, Thomas R. Thorn, 2319 Quimby av; architect, Robert C. Crowie, 2319 Quimby av. Plan No. 21.

ROSEDALE AV, e s, 105 s Westchester av, 1-sty frame shed, 40x15; cost, $125; owner, John Anderson, on premises; architect, J. Selnvalbenberg, 2060 Westchester av. Plan No. 27.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

KENILWORTH PL, n w cor Glenwood rd, 4-sty brick tenement, 21.6x90, tin roof, 8 families; cost, $15,000; owner, Minnie L. Vom Lehn, 2701 Glenwood rd; architect, R. Vom Lehn & Sons, same address. Plan No. 120.

PUTNAM AV, n w cor Downing st, 5-sty brick tenement, 53x140.5, tar roof, 37 families; cost, $75,000; owner, Abraham Silverson, 277 Broadway, N. Y.; architect, Slee & Bryson, 153 Montague st. Plan No. 119.

DWELLINGS.

DOUGLASS ST, w s, 80 n Livonia av, 2-sty brick dwelling, 20x55, — roof, 1 family; cost, $36,000; owner, Harry ernstein, 124 Blake av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 121.

OAKLAND PL, w s, 100 s Albemarle rd, five 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, $22,000; owner, Sunrise Realty Co., 1325 4th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 111.

EAST 24TH ST, e s, 180 s Av M, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $4,000; owner, T. B. Morris, 188 Fenimore st; architect, Brock & Stork, 7416 3d av. Plan No. 108.

EAST 24TH ST, w s, 260 s Av M, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $4,000; owner, T. B. Morris, 188 Fenimore st; architect, Brock & Stork, 7416 3d av. Plan No. 109.

WEST 31ST ST, w s, 140 s Mermaid av, two 1-sty frame dwellings, 15x22, shingle roof, 1 family each; total cost, $1,200; owner, Fredk. Eckhardt, 690 9th av, N. Y.; architect, Rich'd Marzan, 2818 West 6th st. Plan No. 125.

WEST 31ST ST, w s, 140 s Mermaid av, ten 1-sty frame dwellings, 15x22, shingle roof, 1 family each; total cost, $6,000; owner, Fredk. Eckhardt, 690 9th av, N. Y.; architect, Rich'd Marzan, 2818 West 6th st. Plan No. 123.

SAME PROPERTY, ten 1-sty frame dwellings, 15x22, shingle roof, 1 family each; total cost, $6,000; owner, Fredk. Eckhardt, 690 9th av, N. Y.; architect, Rich'd Marzan, 2818 West 6th st. Plan No. 124.

79TH ST, n s, 193.6 e 7th av, three 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $9,900; owner, Peter F. Duryea, 737 79th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 136.

EAST 18TH ST, w s, 338 s Av H, 2-sty frame dwelling, 20.2x34.8, shingle roof, 1 family; cost, $4,000; owner, F. Hill, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 142.

BAY AV, e s, 176.5 s Av N, five 2-sty brick dwellings, 19x35, tar and gravel roof, 1 family each; total cost, $17,500; owner, Malbourne Lucas, 2022 Av M; architect, Benj. F. Hudson, 319 9th st. Plan No. 160.

LOUISIANA AV, e s, 215 n Vienna av, 2-sty brick dwelling, 20x42, tar and gravel roof, 2 families; cost, $2,600; owner, Solomon Germansky, 747 Pennsylvania av; architect, Morris R. Stern, 627 Sutter av. Plan No. 147.

HINSDALE ST, e s, 20 s Newport av, 4 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families each; total cost, $10,400; owner, Howard Investment Co., 1924 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 171.

EAST 18TH ST, w s, 40 s Av N, 2-sty frame dwelling, 20.2x31.8, —— roof, 1 family; cost, $4,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 165.

MERMAID AV, s s, 80 e West 32d st, 1-sty frame dwelling, 19x25, tar and gravel roof; cost, $1,250; owner, E. J. Casey, 2897 Fulton st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 177.

SNEDIKER AV, w s, 315 n Hegeman av, 4 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families each; total cost, $10,400; owner, Mayer Chizner, 28 Osborne st; architect, Morris Rothstein, 627 Sutter av. Plan No. 170.

WEST ST, e s, 360 n Av C, five 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $10,000; owner, Bristol Bldg. Co., on premises; architect, C. G. Wissell, 1456 35th st. Plan No. 184.

FACTORIES AND WAREHOUSES.

LEXINGTON AV, n s, 133.4 e Reid av, 2-sty brick factory, 30x100, tar roof; cost, $10,000; owner, Carl H. Arwe, 1450 DeKalb av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 134.

RUTLAND RD, s s, 300 e Brooklyn av, 1-sty frame storehouse, 16x20, gravel roof; cost, $400; owner, Domenico Guidice, on premises; architects, A. Pope & Bro., ——. Plan No. 157.

STABLES AND GARAGES.

JOHNSON ST, s w cor C. I. av, 1-sty brick garage, 103.5x116.7, tar roof; cost, $12,000; owner, Hy. Fettel, 187 Linden av; architect, Benjamin Driesler, 153 Remsen st. Plan No. 102.

PROSPECT PL, s s, 312 e 6th av, 1-sty steel garage, 10x16, gravel roof; cost, $200; owner, Adelina B. Smith, on premises; architect, Wm. Buchannan, 488 Sumner av. Plan No. 158.

JEFFERSON ST, e s, 205 n Irving av, 1-sty brick stable, 85.6x16, slag roof; cost, $400; owner, Jefferson Holding Co, — Norman av; architect, Abm. Farber, 1028 Gates av. Plan No. 194.

JEFFERSON ST, e s, 205 n Irving av, 1-sty brick stable, 29.6x15, slag roof; cost, $350; owner, Jefferson Holding Co., — Norman av; architect, Abm. Farber, 1028 Gates av. Plan No. 195.

SHEPHERD AV, e s, 50 s Sutter av, 1-sty frame stable, 14x15, felt roof; cost, $250; owner, Francisco Ciancinino, 325 Elton st; architect, E. Dennis, 241 Schenck av. Plan No. 181.

STORES, OFFICES AND LOFTS.

CEDAR PL, w s, 174 n Malbone st, 1-sty frame store, 17.5x40.8, gravel roof; cost, $600; owner, Andrew Johnson, on premises; architect, A. White Pierce, 59 Court st. Plan No. 159.

THEATRES.

STERLING PL, n s, 200.3 w Flatbush av, 1-sty brick theatre, 46x96.8, felt and gravel roof; cost, $15,000; owner, Plaza Impt. Co., 35 Nassau st, N. Y.; architect, Chas. Werner, 26 Court st. Plan No. 145.

MISCELLANEOUS.

LUNA PARK, 50 s Neptune av and 210 e West 12th st, 1-sty frame grandstand, 112x60; cost, $3,000; owner and architect, J. A. Nelson, Luna Park. Plan No. 107.

5TH AV, e s, 25 s 63d st, 1-sty frame exhibition, 14x14, —— roof; cost, $130; owner and architect, McCourt Bros., 6305 5th av. Plan No. 151.

JEFFERSON ST, e s, 205 n Irving av, 2-sty brick mill, 800x60, slag roof; cost, $15,000; owner, Jefferson Holding Co., — Norman av; architect, Abr. Farber, 1028 Gates av. Plan No. 193.

EAST 5TH ST, w s, 420 s Foster av, 2½-sty frame stone crusher, 58x58, shingle roof; cost, $1,500; owner, E. R. Bennett Co., 306 Foster av; architect, C. G. Wissell, 1456 35th st. Plan No. 185.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—12th av, w s, 200 n Broadway, 3-sty brick tenement, 25x70, tar and gravel roof, 6 families; cost, $9,000; owner, Thomas Borgia, 628 6th av, L. I. C.; architect, Frank Sprosser, 527 Broadway, L. I. C. Plan No. 91.

DWELLINGS.

DUNTON.—Elm pl, s s, 95 e Wick st, four 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $8,000; owner, Henry E. Price, 363 Fulton st, Jamaica; architect, Lars Olsen, 363 Fulton st, Jamaica. Plan Nos. 54-55-56-57.

WOODHAVEN.—Allyn Court, n s, 264 e Woodhaven av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $3,000; owner, Joel Fowler, Jamaica av, Richmond Hill; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan No. 53.

WOODHAVEN.—Clinton av, w s, 394 s Broadway, three 2-sty frame dwellings, 17x37, tin roof, 1 family; cost, $7,500; owner, Vitoline Lambert, 1241 Bigelow pl, Woodhaven; architect, Joseph Monda, 372 Broome st, N. Y. C. Plan Nos. 58-59-60.

BELLE HARBOR.—Montauk av, w s, 420 n Newport av, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $3,500; owner, Chris-

tine W. Bullwinkle, Oceanus av, Rockaway Beach; architect, Edward Berrian, Rockaway Beach. Plan No. 63.

DOUGLASTON.—Hollywood av, s s, 170 e West Drive, 2½-sty brick dwellings, 46x25, shingle roof, 1 family; cost, $9,000; owner, Manuel Klein, Broadway and 181st st, N. Y. C. (Hotel Marsculla); architect, Josephine W. Chapman, 4 West 40th st, N. Y. C. Plan No. 67.

ELMHURST.—Evergreen av, e s, 100 e Toledo av, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $3,000; owner and architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 71.

RICHMOND HILL.—Cottage av, w s, 169 n Jamaica av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,500; owner, Emil Lauterbach, 143 Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 69.

ROCKAWAY PARK.—West End av, w s, 440 n Newport av, 2½-sty frame dwelling, 25 x34, shingle roof, 1 family; cost, $4,000; owner, Paul Von Boeckman, Oceanus av, Rockaway Beach; architect, Edward Berrian, Rockaway Beach. Plan No. 62.

ROCKAWAY PARK.—Newport av, n s, 60 e 10th av, 2½-sty frame dwelling, 25x34, shingle roof, 1 family; cost, $4,000; owner, Paul Von Boeckman, Oceanus av, Rockaway Beach; architect, Edward Berrian, Rockaway Beach. Plan No. 61.

ROCKAWAY PARK.—West End av, w s, 480 n Newport av, 2½-sty frame, 25x34, shingle roof, 1 family; cost, $4,000; owner, Paul Von Boeckman, Oceanus av, Rockaway Beach; architect, Edward Berrian, Rockaway Beach. Plan No. 64.

BAYSIDE.—Bayside boulevard, n s, 430 w Medina lane, 2½-sty frame dwelling, 21x30, shingle roof, 1 family; cost, $4,500; owner and architect, Wm. Parkinson, Bayside, L. I. Plan No. 74.

GLENDALE.—Washington av, w s, 233 n Cooper av, four 2-sty brick dwellings, 18x45, tin roof, 2 families; cost, $12,000; owner, Pomerantz & Kreisburg, 25 Fulton av, Middle Village; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 77.

RICHMOND HILL.—Cottage av, w s, 194 n Jamaica av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,500; owners, Lauterbach & Breywinski, 143 Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 75.

MORRIS PARK.—Ward st, e s, 482 s Liberty av, 2-sty frame dwelling, 19x35, shingle roof, 1 family; cost, $2,500; owner, Francis K. Cook, Richmond Hill; architect, Geo. Stahl, Welcome pl, Ozone Park. Plan No. 83.

RICHMOND HILL CIRCLE.—Malcom av, n s, 140 w Walnut av, 1½-sty frame dwelling, x24, shingle roof, 1 family; cost, $400; owner, E. Morris, Richmond Hill Circle. Plan No. 84.

RICHMOND HILL CIRCLE.—Malcom av, n s, 698 E Smith av, 1½-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $700; owner, Ludwig Operberg, 10 Benedict av, Woodhaven; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 79.

RICHMOND HILL.—Green st, e s, 138 n Jamaica av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $5,000; owners, Lauterbach & Brezwinski, 143 Atlantic av, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 86-87.

RICHMOND HILL.—Cottage av, w s, 219 n Jamaica av, two 2½-sty frame dwellings, 18x 30, shingle roof, 1 family; cost, $5,000; owners, Lauterbach & Brezwinski, 143 Atlantic av, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 80-81.

ROCKAWAY BEACH.—Undine av, w s, 100 n Washington av, 2-sty frame dwelling, 16x 36, shingle roof, 1 family; cost, $2,200; owner, Chas. Robinson, 344 West 34th st, N. Y. C.; architect, James B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 78.

JAMAICA.—Desmond av, w s, 440 s Ayling av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $4,000; owner, H. N. Ellender, 1549 Eastern parkway, Brooklyn; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 95.

RICHMOND HILL.—Stoothoff st, w s, 122 s Chichester av, two 2-sty frame dwellings, 17x 52, shingle roof, 2 families; cost, $5,000; owners, Herbert & Floyd Davis, Stoothoff st, Richmond Hill; architect, Chas. B. Snowden, Richmond Hill. Plan No. 93.

ROCKAWAY BEACH.—Park av, w s, 574 s Boulevard, two 3-sty frame dwellings, 36x55, tar and gravel roof, 2 families; cost, $10,000; owner, Mrs. Hornstein & Einhorn, 315 East 94th st, N. Y. C.; architect, Phillip Caplan, Boulevard, Rockaway Beach. Plan No. 90.

ROCKAWAY BEACH.—Dodge av, w s, 264 s Boulevard, 1-sty frame dwelling, 18x42, felt and gravel roof, 1 family; cost, $700; owner, Mrs. Klein, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 94.

WOODHAVEN.—Syossett st, ns, 84 e Ferry st, two 2-sty frame dwellings, 16x45, tar and gravel roof, 1 family; cost, $5,200; owner, James Kane & Sonn, 51 Woodland av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 96.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Borden av, n s, 225 w Haywood st, 1-sty brick factory, 12x17, slag roof; cost, $1,000; owner, Brooklyn Range, Boiler Works, 225 Borden av, L. I. C. Plan No. 70.

LONG ISLAND CITY.—Wilbur av, n e cor Ely av, 1½-sty frame factory, 100x44, tar and gravel roof; cost, $8,500; owner, Rochelle Co., 1167 1st av, N. Y. C.; architect, James J. Googgan, 1123 Broadway, N. Y. C. Plan No. 89.

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PROPOSALS

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TREASURY DEPARTMENT.—Office of the Supervising Architect, Washington, D. C., January 6, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 17th day of February, 1913, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post office at Bowling Green, Ohio. The building is of one story and basement and has a ground area of approximately 5,400 square feet; fireproof first floor; stone facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Bowling Green, Ohio, or at this office, at the discretion of the Supervising Architect.—O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., January 13, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 20th day of February, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office and courthouse at Augusta, Ga. The building is of three stories and basement, and has a ground area of approximately 11,000 square feet. Fireproof construction, except the roof, stone facing; terra cotta and wood cornice; tile and copper roof. Drawings and specifications may be obtained from the custodian of site at Augusta, Ga., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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THE RECORD AND GUIDE

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

PLANS FILED FOR NEW CONSTRUCTION WORK.

(Continued.)

LONG ISLAND CITY.—Van Alst av, s w cor 14th st, 1-sty frame storage shed, 65x18, tar roof; cost, $92.

STABLES AND GARAGES.

DOUGLASTON. Hollywood av, s s, 170 e West Drive, 1-sty concrete garage, 14x20, shingle roof; cost, $200; owner, Manuel Klein, Broadway and 121st st, N. Y. C. Plan No.

CORONA.—Jackson av, n s, 80 w Grant st, 1-sty frame barn, 19x15, sheet iron roof; cost, $150; owner, Catherine A. Hayes, 590 East 170th st, Bronx Plan No. 72.

FLUSHING.—Washington st, s s, 149 e Garden st, 1-sty concrete block garage, 25x30, paroid roof; cost, $600; owner, Gustave Anderson, 104 Lincoln st, Flushing. Plan No. 73.

THEATRES.

FLUSHING.—Broadway, s s, 53 w 14th av, 1½-sty brick moving picture show, 35x90, paroid roof; cost, $10,000; owner, Joseph Egan, Broadway, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 85.

MISCELLANEOUS.

LONG ISLAND CITY.—Jackson, bet Van Alst and 9th st, 1-sty frame portable building, 9x9; cost, $60; owner, Stuard Hirschman, 200 Broadway, N. Y. C. Plan No. 66.

ROCKAWAY BEACH.—Eldert av, w s, 750 n L. I. R. R., 2-sty frame boat house, 20x30, shingle roof; cost, $200; owner, J. Young, 148 Ralph st, Brooklyn. Plan No. 76.

DUNTON.—Jamaica av, n e cor Glen st, erect frame sign board, 100x10; cost, $100; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 88.

RAMBLERSVILLE.—Egan av, s s, 258 e Ekhorn av, 1-sty frame passenger station, 90x200; no cost given; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 82.

Richmond.

DWELLINGS.

BROADWAY, w s, 200 s Amboy rd, Tottenville, 2-sty frame dwelling, 20x30; cost, $2,600; owner, Mr. Ohlrogge, Tottenville; architect, P. P. Plan No. 9.

RICHMOND AV, s s, 50 n John st, Port Richmond, 2-sty brick dwelling, 23x23; cost, $4,000; owner, Engsino Bottigliers, Port Richmond; architect, John Fostoro, Port Richmond; architect builds. Plan No. 11.

FACTORIES AND WAREHOUSES.

CHURCH ST, n e s, 100 s e Richmond av, Port Richmond, two 2-sty frame storages, 27x22; cost, $2,800; owners, Michael & John Tracy, 827 Carroll st, Brooklyn; architect, S. I. Shipbuilding Co., Port Richmond; architect builds. Plan No. 8.

STORES AND DWELLINGS.

TURNPIKE, w s, 24 n Hamilton av, Linoleumville, 2-sty frame store and dwelling, 22x51; cost, $2,600; owner, Mrs. Mary Smarsch, Linoleumville; architect, Jos. Alkieviez, Linoleumville; architect builds. Plan No. 10.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BROOME ST, 380-382, partitions to 6-sty tenement; cost, $100; owner, John Palmeri, 63 Park Row; architect, C. B. Meyers, 1 Union sq. Plan No. 71.

CANAL ST, 62-68, store fronts to 6-sty tenement; cost, $500; owner, Abraham & Harris Cohen, 168 Park Row; architect, C. B. Meyers, 1 Union sq. Plan No. 89.

CHERRY ST, 258, wall to 5-sty tenement; cost, $300; owner, Simon Levy, Sea Bright, N. J.; architect, George Dress, 1436 Lexington av. Plan No. 84.

CHRYSTIE ST, 160-166, stairs, arches, partitions to 4-sty school; cost, $6,500; owner, City of N. Y., Board of Education, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 88.

DELANCEY ST, 48, sign to 3-sty loft; cost, $150; owner, Sam Mayer, 48 Delancey st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 78.

LEWIS ST, bounded by East Houston and East 3d sts, partitions and doors to 5-sty school; cost, $12,000; owner, City of New York, Board of Education, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 87.

MULBERRY ST, 109, walls, sheet metal, to 3-sty dwelling and club room; cost, $2,000; owner, Frank Pannachio, 109 Mulberry st; architect, Otto Reissmann, 30 1st st. Plan No. 92.

MULBERRY ST, s w cor Spring st, partitions, toilets to 6-sty store and tenement; cost, $200; owner, John Palmeri, 63 Park Row; architect, L. A. Sheinart, 194 Bowery. Plan No. 70.

PARK ROW, 139, store fronts, partitions to 3-sty storage; cost, $1,000; owner, William Goldstone, 103 Park av; architect, Abraham Brook, 44 Court st, Brooklyn; carpenter and superintendent, Max Lederman, 190 Wooster st. Plan No. 90.

RIVINGTON ST, 157, partitions to 5-sty tenement; cost, $500; owner, Lena Salzberg, 33 East 9th st; architect, Otto Reissmann, 30 1st st. Plan No. 91.

RUTGERS PL, 71, walls and beams to 5-sty loft; cost, $600; owner, Lawrence Witzel, 519 Water st; architect, Max Muller, 115 Nassau st; Plan No. 110.

WALL ST, 50, wall, steel, masonry, carpentry, elevators, lights, etc., to 6-sty office; cost, $100,000; owner, Mechanics & Metal Bank, 33 Wall st; architects, Palmer, Hornbostel & Jones, 63 William st. Plan No. 105.

WAVERLY PL, 224, partitions to 2-sty parish house; cost, $150; owner, Church of St. John the Evangelist, 224 Waverly pl; architect, S. M. Turner, 752 Richmond rd, Richmond, S. I. Plan No. 81.

14TH ST, s s, 225 e 6th av, stairways to 4-sty lofts; cost, $200; owner, William Rhinelander, 31 Nassau st; architect, Otto Reissmann. Plan No. 109.

18TH ST, 142 East, partitions, windows to two 5-sty tenements; cost, $800; owner, Elizabeth R. Stuyvesant, 246 East 15th st; architect, James Spence, 131 East 18th st. Plan No. 77.

18TH ST, 167 W., columns, cornices, partitions to 3-sty tenement; cost, $1,200; owner, Henry L. Goodman, 214 West 92d st; architect, Max Muller, 115 Nassau st. Plan No. 98.

23D ST, 101-105 E., columns, beams to 3-sty school; cost, $475; owner, Joseph Millbank, 27 East 39th st; architect, H. S. Pingel, 381 4th av; mason, Cauldwell-Wingate Co., 381 4th av. Plan No. 99.

29TH ST, 158-160 W, partitions to 12-sty loft; cost, $400; owner, 25th St. Const. Co., Geo. Felt, Pres., Alex Felt, Sec., 1170 Broadway; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 94.

30TH ST, 329-335 West, alter windows, columns and stairs to 3-sty church; cost, $10,000; owner, John J. Dillon, 409 Pearl st; architect, Frederick Putnam Platt. Plan No. 85.

45TH ST, 53-55 W., partitions and doors to 3-sty offices; cost, $5,000; owner, Joseph Keen, 49 West 45th st; architect, Alfred E. Barlow, 3 West 29th st; rep. of architect, Edwin T. Monahan, 3 West 29th st. Plan No. 97.

50TH ST, n e cor 8th av, windows and plumbing to 4-sty tenement; cost, $350; owner, Central Brewing Co., 68th st and East River; architect, P. J. Murray, 2 Mitchell pl. Plan No. 93.

54TH ST, 11 East, windows, partitions to 5-sty workroom, office and dwelling; cost, $2,000; owner, Mrs. J. R. Drexel, 2 East 62d st; architect, Horace Trumbauer, 200 5th av. Plan No. 74.

56TH ST, 430 West, windows to 5-sty tenement; cost, $500; owner, Harris Hausman, 343 Canal st; architects, Gronenberg & Leuchtag, 303 5th av; owner superintends. Plan No. 104.

107TH ST, 339 East, beams, partitions, steel walls to 5-sty factory; cost, $1,000; owner, Carmelio Tanteri, 339 East 107th st; architect, Charles P. Cannella, 60 Graham av, Brooklyn. Plan No. 112.

114TH ST, 234-250 West, and 115th st, 233-249 West, partitions and elevator shaft to 5-sty school; cost, $18,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 82.

116TH ST, 117-119 West, partitions, toilets to 6-sty tenement; cost, $200; owner, Arthur M. Bier, 721 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 76.

125TH ST, 225 e 7th av, steel, masonry to 3-sty loft; cost, $500; owner, James M. Horton, 205 East 24th st; architect, Nathan Langer. Plan No. 106.

145TH ST, 543-5-7-9-51 West, sign to 2-sty office; cost, $375; owner, Fred. L. Martin, 355 Broadway; architect, William F. Wentz, 935 Broadway. Plan No. 83.

AMSTERDAM AV, 321-31, partitions to 6-sty tenement; cost, $500; owner, M. Bayard Brown, care J. A. Murray, 49 Wall st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 86.

AV B, 1435, n e cor 81st st, plumbing, carpentry, masonry to 4-sty store and tenement; cost, $13,000; owner, Henry C. Tinker, 48 East 57th st; architect, Ernest Greene, 5 Beekman st. Plan No. 102.

BOWERY, 352, sign to 3-sty loft; cost, $150; owner, Hyman Ponker, 271 Broadway; architects, Delano & Aldrich, 4 East 39th st. Plan No. 79.

BOWERY, 50-54, seating, etc., to 1-sty theatre; cost, $10,000; owner, Albert J. Kramer, 50 Bowery; architect, M. Joseph Harrison, 230 Grand st. Plan No. 108.

BROADWAY, 827-829, stairs and plumbing to 4-sty loft; cost, $5,000; owner, Jacob Lorrilard, care of Joseph L. Herman, 128 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 80.

BROADWAY, 444, windows to 5-sty store and loft; cost, $100; owner, Elizabeth Chesebrough, 444 Broadway; architect, M. Bernstein, 131 East 23d st. Plan No. 72.

BROADWAY, s w cor 72d st, windows to 6-sty store and office; cost, $800; owner, Archibald D. Russell, 30 Pine st; architect, Wm. A. Blain, 236 West 50th st. Plan No. 67.

BROADWAY, 478-482, windows, partitions to 5-sty store and loft; cost, $5,000; owner, Roosevelt Hospital, 33 Wall st; architect, M. Bernstein, 131 East 23d st. Plan No. 73.

BROADWAY, 708, elevator shaft to 8-10-sty loft; cost, $500; owner, Est. of Alfred E. Barnes, 100 Washington st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 107.

BROADWAY, 2673-75, masonry to 6-sty tenement; cost, $2,000; owner, Max E. Bernheimer, 2566 Broadway; architect, Adolph Baukebaun, 448 East 145th st. Plan No. 68.

MADISON AV, 540, partitions, windows to 4-sty office and apartment; cost, $5,000; owner, Simon J. Drake, Town of Brighton, Franklin County, N. Y.; architect, Henry C. Pelton, 8 West 38th st. Plan No. 68.

MADISON AV, 931, girders, granite partitions, store fronts to 5-sty brick dwelling; cost, $10,000; owner, Regina B. Saportas, Saratoga Springs, N. Y.; attorney, Arthur J. McClure, 22

William st; architect, Edw. L. Angell, 959 Madison av; superintendent, Chas. E. Miller, 111 Nassau st. Plan No. 96.

WEST BROADWAY, 433, partitions to 6-sty workshop; cost, $245; owner, Est. of Henry Bruner, 395 Broadway; architect, James Cartwright, 69 Harbor rd, Mariner's Harbor, S. I. Plan No. 100.

3D AV, 1964, and 184-186 East 108th st, plumbing, skylights to 4-sty tenement; cost, $75; owner, W. M. Walker, Bayville, L. I.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 101.

6TH AV, 787, steel partitiosn to 4-sty dwelling; cost, $2,500; owner, Mary Willets Pell, care Cruikshank Co., 141 Broadway; architect, Robert E. Rogers, 1133 Broadway. Plan No. 111.

7TH AV, 2011, partitions, windows, toilets to 3-sty store and dwellings; cost, $5,000; owner, Whitherbee Real Estate & Improvement Co., 2 Rector st; architect, J. C. Cocker, 2017 5th av. Plan No. 75.

8TH AV, s w cor Columbus Circle, interior changes to 4-sty hotel and restaurant; cost, $5,000; owner, Eugene Schleib, 5 Columbus Circle; architect, B. W. Levitan, 20 West 31st st. Plan No. 69.

10TH AV, e s, 100 s 42d st, sign to 4-sty apartment; cost, $75; owner, Michael Casey, 566 10th av; architect, Walter A. Faxon, 2376 3d av. Plan No. 103.

BLACKWELL'S ISLAND, opp. East 77th st, chimney, addition to hospital; cost, $800; owner, City of N. Y., foot of East 26th st; architect, Frank Sutton, 80 Broadway, N. Y. C.; H. R. Heinicke, Inc., 147 4th av. Plan No. 95.

Bronx.

CEDAR AV, w s, 140 s 177th st, new partitions to 1-sty frame dwelling; cost, $150; owner, Patrick Murphy, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 23.

FAIRMOUNT PL, n s, 40 e Clinton av, move 2-sty frame tool house; cost, $100; owner, Charles H. Schroeder, 3079 Decatur av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 19.

169TH ST, n s, 117 e Boston rd, 1-sty frame extension, 20x10, to 3-sty frame store and dwelling; cost, $750; owner, Mary L. Fennell, 769 East 169th st; architect, T. J. Kelly, 643 Morris Park av. Plan No. 21.

KINGSBRIDGE RD, s s, from Aqueduct to Webb avs, 2 new steel bridges across court of 4-sty brick asylum; cost, $1,400; owners, Hebrew Infant Asylum, on premises; architect, Edward Necarsulmen, 507 5th av. Plan No. 20.

ST ANN'S AV, e s, 352 s Westchester av, move 1 and 2-sty frame extension, 24.9x15 and 9x10, to 2-sty frame store and dwelling; cost, $2,500; owner, Wm. B. Kirchof, 579 Eagle av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 24.

WHITE PLAINS RD, e s, 276.35 s Guerlain st, move 2½-sty frame dwelling; cost, $500; owners, Christina & Chas. Fetyk, on premises; Plan No. 22.

Brooklyn.

COLES ST, s s, 184 w Hicks st, plumbing to 3-sty factory; cost, $100; owner, Jos. Caralere, 28 Coles st; architect, Maurice A. Dooley, 335 Columbia st. Plan No. 137.

ELLERY ST, s s, 75 e Tompkins av, interior and plumbing to 3-sty dwelling; cost, $500; owner, Philip Rich, 597 Greene av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 188.

HAVEMEYER ST, s w cor Metropolitan av, 1-sty brick extension to tenement; cost, $300; owner, Rose Gainaro, on premises; architect, John Carfogna, 215 North 6th st. Plan No. 126.

HOPKINS ST, n s, 600 e Throop av, plumbing to 4-sty tenement; cost, $250; owner, Philip Leventhal, 58 Orchard st; architect, Max Cohn, 280 Bedford av. Plan No. 105.

INDIA ST, 45, plumbing, etc., 3-sty day nursery; cost, —; owner, Kings Daughters Day Nursery, on premises; architect, A. J. Valentine, 96 Kent st. Plan No. 122.

JEFFERSON ST, w s, 100 n Evergeen av, extension to 4-sty store and tenement; cost, $250; owner, Giovanni Saladino, 115 Jefferson st; architect, Laspia & Salvati, 525 Grand st. Plan No. 180.

LIVINGSTON ST, n s, 100 e Gallatin pl, show windows to department store; cost, $8,000; owner, Abraham & Straus, on premises; architect, Edward Thatcher, 60 Park av. Plan No. 116.

LYNCH ST, s s, 243 e Harrison pl, new extension to 4-sty tenement; cost, $1,000; owner, Leonardo Gaurdine, on premises; architect, C. P. Cannella, 60 Grahame av. Plan No. ——.

LYNCH ST, s s, 225 e Harrison av, interior alterations to 1-sty stable; cost, $4,000; owner, Leonardo Guardino, on premises; architect, C. P. Cannella, 60 Graham av. Plan No. 140.

MALTA ST, w s, 136.5 s New Lots av, interior alterations and plumbing; cost, $100; owner, Morris Londin, 20 Malta st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 148.

MARION ST, n s, 150 e Stuyvesant av, extension and plumbing, to 3-sty dwelling; cost, $1,200; owner, Signia Bromby, on premises; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 166.

RODNEY ST, w s, 100 n Grand st, interior alterations and plumbing; cost, $200; owner, Geo. Ludwig, 49 Ralph st; architect, Max Cohn, 280 Bedford av. Plan No. 164.

SMITH ST, e s, 75 n Bergen st, new store front; cost, $300; owner, L. Blumen, 161 Smith st; architect, ——. Plan No. 187.

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PLANS FILED FOR ALTERATIONS.

(Continued.)

WARREN ST, s s, 287 w Bond st, plumbing; cost, $500; owner, John Ahern, 442 Warren st; architect, C. F. Meeks, 473 52d st. Plan No. 144.

86TH ST, e s, 300 s 22d av, interior alterations and plumbing to 1-sty moving picture show; cost, $5,000; owner, Jos. Manheimer, 197 Bay 28th st; architect, Louis A. Sheenert, 194 Broadway. Plan No. 172.

BATH AV e s, 50 s Bay 21st st, interior alterations to 1-sty store; cost, $100; owner, Jacob A. Moore, 1121 Bay 10th st; architect, Adolph W. Guthiel, 8758 24th av. Plan No. 183.

BLAKE AV, n w cor Junius st, new support for tank; cost, $2,500; owner, Abm. Koeppel, 608 Stone av; architect, Felber Engelks, 103 Park av, N. Y. Plan No. 138.

BROADWAY, w s, 80 s e Halsey st, new 1-sty marquee; cost, $200; owner, Benj. O. Wright, 730 Broadway; architect, Geo. Durham, 155 East 42d st, N. Y. Plan No. 175.

BROADWAY, s e cor Leonard st, interior and plumbing to 4-sty store and tenement; cost, $200; owner, Henry Job, 1712 Broadway; architect, Albt. C. King, 98 Cedar st. Plan No. 189.

BROADWAY, s e cor Hancock st, interior alterations and plumbing to moving picture show and dance hall; cost, $300; owner, Barwin Realty Co., 190 Montague st; architects, Eisenla & Carlson, 16 Court st. Plan No. 179.

CROPSEY AV, s s, 600 e 22d av, extension to 2-sty boat house; cost, $300; owner, C. W. Noyes, 162 Montague st; architect, H. E. Wheeler, 1540 Brooklyn av. Plan No. 132.

DEKALB AV, s s, 395 e Throop av, extension to 3-sty dwelling; cost, $4,000; owner, Frederick Weis, 866 DeKalb av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 101.

FLATBUSH AV, n s, 100.9 w Pacific st, exterior alterations to 4-sty store and tenement; cost, $200; owner, David & Weiss, 470 14th st; architect, Harold Dangler, 215 Montague st. Plan No. 113.

FRANKLIN AV, w s, 222.6 n Park av, new elevator; cost, $1,750; owner, Herman Gehnich, 69 Rutgers st; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 117.

HUDSON AV, e s, 25 s Nassau st, plumbing to 4-sty tenement; cost, $350; owner, Gaetano De Nicola, 311 Hudson av; architect, Robert Austin, 174 Sands st. Plan No. 106.

JOHNSON AV, n s, 75 w Bogart st, plumbing; cost, $75; owner and architect, A. Aron, on premises. Plan No. 143.

LEE AV, n w cor Heyward st, extension to 3-sty store and dwelling; cost, $2,000; owner, Rossa Essig, 199 Lee av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 178.

MANHATTAN AV, n s, interior alterations and plumbing to 4-sty store and tenement; cost, $300; owner, Max Miller, 1065 Manhattan av; architect, Jas. McKillop, 154 India st. Plan No. 155.

MANHATTAN AV, w s, 25 s Frost st, extension to 4-sty store and tenement; cost, $900; owner, Angelo Petrello, 391 Manhattan av; architect, Jas. McKillopp, 154 India st. Plan No. 156.

MYRTLE AV, n w cor Classon av, steel girders to 2-sty dwelling; cost, $150; owner, John Clarke, 310 Jefferson av; architect, Chas. Schneider, 2028 Linden st. Plan No. 141.

NOSTRAND AV, s w cor Herkimer st, interior and plumbing to 3-sty store and dwelling cost, $3,000; owner, J. Whitten, 25 Lefferts pl; architect, Ford W. Whiteside, 75 Morningside Drive, N. Y. Plan No. 176.

NEW JERSEY AV, e s, 127 s Jamaica av, plumbing to 2-sty dwelling; cost, $150; owner, H. C. Lowe, Hempstead, L. I.; architect, E. W. Bocklen, 909 Cedar st. Plan No. 114.

PARK AV, n s, 60 w Skillman st, interior alterations and plumbing to 3-sty dwelling; cost, $800; owner, Bamannie Buglio, 477 Park av; architects, Laspia & Salvati, 525 Grand st. Plan No. 112.

PITKIN AV, s s, 46.6 w Osborne st, exterior and interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Herman Frielutz, 1734 Putnam av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 161.

RAILROAD AV, s w cor W. 25th st, interior and exterior alterations to 2-sty dwelling; cost, $300; owner, Chas. Wirtz, 2958 West 25th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 133.

SUTTER AV, n w cor Essex st, new store front; cost, $500; owner, Jessie O'Connor, East 91st st and Church av; architect, Louis Dananchor, 7-9 Glenmore av. Plan No. 131.

THROOP AV, e s, 23 n Hopkins st, plumbing to 4-sty tenement; cost, $400; owner, Philip Leventhal, 58 Orchard st; architect, Max Cohn, 280 Bedford av. Plan No. 103.

THROOP AV, n e cor Hopkins st, plumbing to 4-sty tenement; cost, $350; owner and architect, as above. Plan No. 104.

WASHINGTON AV, w s, 102 s Gates av, new elevator; cost, $2,925; owner, Stratcona Construction Co., on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 118.

WYCKOFF AV, n s, 80 e Ralph st, extension to 2-sty store and dwelling; cost, $1,500; owner, Frank Miller, 269 Wyckoff av; architect, Christ Bauer, 6 Bedford av. Plan No. 144.

Queens.

CORONA.—National av, 219, 2-sty frame extension, 18x27, on rear 2-sty dwelling, shingle roof; cost, $300; owner, Wm. H. Murphy, on premises. Plan No. 34.

DOUGLASTON.—Bayview av, n s, west of Van Nostrand pl, 1-sty frame extension, 10x11, on rear 2-sty dwelling, tin roof; cost, $1,000; owner, Mrs. F. T. Parsons, Douglaston; architect, G. W. Connell, Little Neck. Plan No. 39.

FAR ROCKAWAY.—Central av, 200 e L. I. R. R., erect new store front; cost, $400; owner, W. Harvey Beegle, Far Rockaway. Plan No. 36.

FAR ROCKAWAY.—Gipson pl, s s, 200 e Cornaga av, 2-sty frame extension, 4x13, on both sides 2½-sty dwelling, shingle roof; cost, $4,000; owners, Max Katz & Harris Lesser, Far Rockaway; architect, Jos. H. Cornell, Far Rockaway. Plan No. 40.

FLUSHING.—Farrington st, 68, 1-sty frame extension, 19x16, on rear 2-sty dwelling, new plumbing; cost, $900; tin roof; owner, Hance Cain, 28 Central av, Flushing. Plan No. 21.

FLUSHING.—Murray st, w s, 160 s Amity st, install new plumbing in dwelling; cost, $25; owner, John Detjen, Madison & Boerum avs, Flushing. Plan No. 24.

JAMAICA.—Washington st, w s, 177 s Fulton st, 1-sty frame extension, 8x19, on rear store, gravel roof; cost, $475; owner, Amsterdam and Mayers, 20 Washington st, Jamaica. Plan No. 19.

JAMAICA.—Archer pl, n e cor Laba pl, 1-sty frame extension, 14x72, on side express stable, galvanized iron roof; cost, $400; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 22.

JAMAICA.—Globe av, n w cor Atlantic st, 2-sty frame extension, 20x32, on rear, 2-sty frame dwelling and store, tin roof; cost, $300; owner, Mrs. M. Stadler, on premises. Plan No. 37.

LONG ISLAND CITY.—Marion st, e s, 100 n Webster av, interior alterations to provide for store front; cost, $50; owner, Raffello Trozesa, 62 Marion st, L. I. C. Plan No. 41.

LONG ISLAND CITY.—Purvis st, e s, 275 s Jackson av, install new plumbing in dwelling; cost, $50; owner, Mrs. O'Connor, 684 43d st, N. Y. C. Plan No. 23.

LONG ISLAND CTIY.—6th av, 64, install new plumbing in dwelling; cost, $100; owner, Samuel Perno, premises. Plan No. 18.

LONG ISLAND CITY.—Marion st, e s, 200 n Freeman av, erect new stone foundation under dwelling; cost, $500; owner, S. Janicki, 21 Marion st, L. I. C. Plan No. 32.

LONG ISLAND CITY.—Bodine st, s w cor Hancock st, 1-sty frame extension, 50x40, on side and front of 2-sty stable and shed, tar and gravel roof; cost, $800; owner, A. C. Horn, on premises; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 28.

LONG ISLAND CITY.—Hancock st, e s, 115 n Washington av, 2-sty frame extension, 13x12, on rear 2-sty dwelling, tar and gravel roof; cost, $500; owner, Karl Tamanek, 392 Hancock st, L. I. C.; architect, Frank Braun, 311 Steinway av, L. I. C. Plan No. 29.

METROPOLITAN.—Grandview av, w s, 40 s Rene pl, install new plumbing in 1-family dwelling; cost, $175; owner, Linden Hill Cemetery Corp., Metropolitan. Plan No. 38.

RICHMOND HILL.—Atlantic st, n w cor Elm st, install new plumbing in dwelling; cost, $65; owner, H. C. Boeschen, premises. Plan No. 20.

RIDGEWOOD.—Seneca av, 579, alter 2-sty tenement to provide for two stores; cost, $1,250; owner, Ross Horn, 440 East 123d st, N. Y.; architect, W. H. Tiedman, 475 North st, Brooklyn. Plan No. 31.

ROCKAWAY BEACH.—Thompson av, w s, 75 s L. I. R. R., 1-sty frame extension, 12x14, on rear, 1-sty frame office, paper roof; cost, $30; owner, Geo. H. Closs, on premises. Plan No. 30.

UNION COURSE.—Snediker av, 55, replace store front; cost, $50; owner, Mary B. Smith, Lexington st, Jamaica. Plan No. 35.

Richmond.

BEACH ST, e s, 150 n Water st, Stapleton, add brick storage; cost, $1,000; owner, John Bardes, Sr., Stapleton; builder, Jos. P. Thompson, Stapleton. Plan No. 13.

CASTLETON AV, s s, 75 w West st, West New Brighton, add frame dwelling; cost, $400; owner, Sabatino Ruocchio, West New Brighton; architect, John Davies, Brighton Heights; owner builds. Plan No. 14.

HOLLAND AV, w s, 1,000 s Richmond terrace, Mariners Harbor, brick storage; cost, $200; owner, M. Wukik, Mariners Harbor; owner builds. Plan No. 12.

TODT HILL RD, w s, 140 n Tyson lane, add squab house; cost, $550; owner, Henry Christ; owner builds. Plan No. 15.

MONTGOMERY AV, n s, nr Turnpike, Tompkinsville, S. I., alter frame dwelling; cost, $100; owner, Mary Crijoglio, Tompkinsville; builder, Sam Barrella, Tompkinsville. Plan No. 8.

NORTHWEST CORNER RICHMOND TERRACE and Westervelt av, New Brighton, alter brick store; cost, $75; owner, Maurice Mord, New Brighton; owner builds. Plan No. 9.

NORTHWEST CORNER SHORE RD AND PRIVATE RD, Princess Bay, alter lunch room, frame; cost, $150; owner, S. S. White Dental Mfg. Co., Princess Bay; owner builds. Plan No. 16.

RICHMOND AV, 770, West New Brighton, add frame store; cost, $300; owner, Satroton Bellezzo, West New Brighton; architect, Cirrito & Spencer, West New Brighton; architect builds. Plan No. 10.

ROFF ST, s s, 200 e Van Duzer av, Stapleton, add frame club house; cost, $400; owner, Stapleton Labor Lyceum Assn., Stapleton; builder, Hy. Spruck & Son, Stapleton. Plan No. 11.

Personal and Trade Notes.

BETZ & LONGYEAR, architects, with offices in the New York State Bank Building, Kingston, N. Y., desire catalogs of all building specialties.

J. H. STOTHOFF, of 637 St. Marks av, Brooklyn, has been appointed Long Island representative for the International Motor Insurance Agency and to write policies at exceptionally low rates on Ford cars.

GEORGE H. SOUTHARD, of Brooklyn, president of the Franklin Trust Co., and a director of the New York Fire Insurance Co., the Corn Exchange Bank and other financial institutions, died at New Bedford on Sunday. In early life he was in the lumber business at Newburgh.

THE PUBLIC SERVICE COMMISSION has ordered a public hearing to be held on January 30 on the form of contract for the B. R. T. subway in Manhattan, between Bleecker st and the Queensboro Bridge. The work from the Battery to Bleecker st is already in course of construction.

CASS GILBERT, architect, of New York City, designer of many prominent buildings throughout the country, including the capitol at St. Paul, Minn., and the custom house and the Woolworth Building of New York City, has been elected a member of the Corporation of the Massachusetts Institute of Technology.

WILLIAM L. BOWMAN, civil engineer, an attorney-at-law, of New York, read a paper on Tuesday afternoon at the annual meeting of the American Society of Engineering Contractors, at 29 West 39th street. His topic was "Legal Hints to Contractors." In the evening the session opened with an address by the incoming president, after which Edward F. Croker, exchief of the New York Fire Department and president of the Croker National Fire Prevention Engineering Company, of New York City, gave a talk, supplemented with lantern slides, on "Fire: Its Effects and Its Prevention."

SAMUEL D. COYKENDALL, one of the foremost business men on the Hudson River, died Jan. 13, aged 76. He was president of the Cornell Steamboat Company, the Ulster & Delaware Railroad Company and the First National Bank of Rondout. He was also interested in the Consolidated Rosendale Cement Company, the Hudson River Bluestone Company, the Kingston Coal Company, the Grand Hotel Company and the Rhinebeck & Kingston Ferry. Mr. Coykendall married a daughter of the late Thomas Cornell, who survives, with the following named children: Edward Coykendall, Frank Coykendall, Thomas C. Coykendall, Harry S. Coykendall, Robert B. Coykendall and Mrs. Kathryn Herzog, of New York.

"New York" Under Waterproof Paint.

The $6,000,000 battleship "New York" left the ways at the New York Navy Yard November 30th last under a coat of "Tockolith," a waterproofing preparation made by Toch Brothers of 320 5th avenue. Under the title "The Protector of the Protector," this firm of paint inventors and manufacturers is sending out to the trade a very attractive folder showing the giant ship passing down the ways of the Navy Yard protected below the water lines with this firm's rust-proof covering. Further information regarding this material will be supplied upon application to the company.

Some Reasons for Failures in the Building Trade.

Some of the more common reasons for the failure of building trade concerns are pointed out in a recent paper by Leonard C. Wason, President of the Aberthaw Construction Company, Boston, Mass. Among these he mentions overhead charges, depreciation of plant, the lack of an accurate accounting system which would show the actual cost of the work performed in detail, and an extraordinarily weak judgment as to credits. The last seems to Mr. Wason to be an almost general weakness of the building trade. It has often been said that any one can get a building erected if he can only occupy a piece of land long enough so that a builder can begin operations.

A Refrigeration Exposition.

The third International Congress of Refrigeration in September will be featured by an Exposition. An association has been organized to manage and finance it and the immense amphitheatre at 42nd and Halsted streets, Chicago, has been engaged. Trackage connection with all of the railways entering Chicago makes magnificent possibilities for a fine exhibition of everything pertaining to refrigeration—cars, machinery of all sorts, fruits, game, poultry, meats, vegetables, eggs, butter and cheese.

This exhibition will be held while between 500 and 600 delegates from Europe and South American countries are attending convention of American ice-makers, meat packers, poultry, game, butter and egg interests.

The officers and directors of this exposition are: President pro tem., William L. Wagner; vice-president, Frank L. Nickerson, and general manager, William E. Skinner, with office at 819 Exchange avenue, Chicago. Directors in addition to the officers are Theo. O. Vilter, John S. Field, F. S. Pilsbry, Arthur Meeker, H. C. Gardner, C. M. Secrist, George S. Haskell, A. D. White and H. W. Hart.

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D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order.)

Manhattan and Bronx.

Albany st, 2—W M A Day.....C
Audubon pl & 158th st—Earle D Wright..L
Barclay st, 6—Wm Astor Est.....C-B-A
Barclay st, 24—U S Picture Frame Co.C-B
Bleecker st, 196-8—Selioya Paper Co..A-E
Bleecker st, 196-8—Tiel Bros.....A
Bleecker st, 196-8—Bethlem Chapel School .....C-E-A-D
Bleecker st, 26-30—S J Nathan & Son..A
Broome st, 415-7—St Phillips Home.C-D-E
Broome st, 359-61—Vacation Bible & Kindergarten School .....B-D-C-A-E
Canal st, 232 —Moe Levy.....G-C-D
Canal st, 202-4—P Derby Co.....C-L-D
Canal st, 196—Harry Washburn.....C
Canal st, 246-8—Sonn Bros.....D-C
Canal st, 158—Newman Cowan.....D-C
Canal st, 264—Homer Foot Jr.....C-D
Cannon st, 89—Bright Side Day Nursery Corpn .....D-C-E
Centre st, 120—Anthony Miller.....C
Centre st, 120—Henry Miller .....D
Charlton st, 4-6—American Female Guardian Society .....C-D-L
Charlton st, 25—Abigail Free School..A-D
Charlton st, 30—Parish School of Sacred Heart Convent .....D-C
Charlton st, 34-40—West Side Italian Mission .....C-A-D
Columbia st, 320—Gilbert B Hall..G-H-A
Columbia st, 12—Miss M E Kennedy.. .....C-F-B-D-A
Cooper sq, 27—Jas W McMullin.....C
East Houston st, 117—Minsker Realty Co. .....A
East Houston st, 105-7—Trinity Parish School .....D-C-A-F-E
East Bway, 42—J H Mulcahey.....D-C-G
East Bway, 193-7—Educational Alliance .....B-D-C-A
East Bway, 287—Matthew P Adams..C-D
East Bway, 225-7—Machzihie Talmud Schorah School .....D-C-A-E
Eldridge st, 185—Robbin Gilman..... .....C-D-B-E-F
Elizabeth st, 297-9—Our Lady of Mt Loretta Parochial School.....D-C-F-A-E
Essex st, 68—Herman Germain....H-A-G
Frankfort st, 13—Wm Denyse & Son..C
Gouverneur st, 40—Jac Terr.C-F-E-A-D-B
Hamilton st, 15—Hamilton House Settlement .....G-E-B-F-D-C-A
Henry st, 184—L Goldberg.....A-E-B
Henry st, 155-7—Helen Rosenberger... .....C-A-E-D
Henry st, 197—Saml J Andron...C-E-A-D
Herald Square—The N Y Herald Co.. .....L-A-C-G
Hudson st, 38—Trinity Trade School.C-A-D
Jackson st, 79—Rev Father Byrnes...C-D
Lafayette st, 312-14—Hyman & Chas Goldstein C
Lafayette st, 417—Schlueter Printing Co .....H-G
Lafayette st, 107-9—Consolidated Gas Co C
Lawrence st, 94—Columbia University.D-C
Madison st, 300—Anna Johnstone..... .....C-E-B-D-A
McDougal st, 60-2—St Anthony's Parochial School .....C-E-A-D
Montgomery st, 29—Hebrew Garden & Day Nursery .....B-C-D-E-A
Mott st, 256-8—Children's Aid Society School .....D-C-F-E
Mulberry st, 272-4—St Patrick's School .....C-E-F-A
Mulberry st, 266—St Patrick's School Annex .....E-C-A-D
New Chambers st, 15—D & W Mullins..D
Park st, 61-5—Private School.....A-C-D
Pearl st, 442—Daniel F Mahoney....D-C
Pearl st, 14—Eagle Lubricating Co.... .....B-D-A-C
Rivington st, 283—Beach Day....D-C-A-E
Rutgers st, 10—St Theresa's School... .....B-D-A-C
Scofield st, 42—J H Rice.....H-A-K
Sheriff st, 77—Hebrew School.....C-D-E
Spring st, 244—Spring St Presbyterian Church .....D-A
Stanton st, 213-9—Parochial School.... .....B-A-G-C-D
Sullivan st, 219-21—Children Aid Society .....C-E-D-A
Thompson st, 2-4—St Alphonsus School .....C-B-D-E-A
Washington st, 109-11—St Jos Parochial School .....C-E-A-D-B
Washington sq, 70—St Vincent De Paul Society .....C-E-D-A
West Bway, 283-7—Simon & Herman.. .....E-L-C-A
West Bway, 324-8—Rev Jno Schneider. .....B-C-E-A
West Bway, 552-64—New Amsterdam Gas Co C
West st, 70—Danl Edgar .....G
White st, 77—Dodd Est .....D
Worth st, 155-9—Private School....C-D-B

2d st, 113-17 E—Rev Thos Myhan..C-A-D
2d st, 121-3 E—St Nich Parish School. .....D-C-B-A
2d st, 44-50 E—La Salle Academy...C-D-A
2d st, 202-8 E—Rev Father Schneider.. .....C-A-D
4th st, 66-8 E—Chas Hirsch..... .....F-E-I-B-C-D-G-A
11th st, 64-6 E—Henry C Hallenbach .....C-E-I-G-A
12th st, 127 W—Lomer Est.....C-E-B
16th st, 535-7 E—Children's Aid Society .....A-D-C
16th st, 533 E—Children's Aid Society..C-D
17th st, 111 W—Progressive Belting Co. .....H-G
17th st, 243-7 W—Philip Lewisohn..H-G
17th st, 243-7 W—I Bleyer & Son.....H
17th st, 243-7 W—Thermos Bottle Co..H
17th st, 243-7 W—Standard Mail Order Co. .....H-C
17th st, 243-7 W—N Y Braid Co.....H
17th st, 243-7 W—J Auslander.....H
17th st, 243-7 W—J W Johnson.....H
17th st, 243-7 W—Bigelow Carpet Co..H
17th st, 111 W—David Osterveis.....C
17th st, 523-9 E—St Mary's School..C-D-A
17th st, 13 W—Zimmerman Bros.....H
18th st, 145-51 W..Adolph Plass..... .....H-G-A-C-B-E-F
20th st, 29 E—Tilly Kehrle.....C
20th st, 45 E—Nelson & Burstein.....H
20th st, 45-7 E—Morris Geratenfeld & Co .....H
20th st, 7-9 E—A L Eisenstadt.....H
21st st, 306 E—Post Graduate Hospital. .....B-F-A-G
21st st, 42 E—Fairchild Press.....H
22d st, 321 W—Henrietta Opst Est.....C
23d st, 527-41 W—Mary M Ogden Sherman L
23d st, 513-5 W—Church of the Guardian Angel .....C-A-B-D
24th st, 513 W—Gimbel Bros...K-A-D-L
25th st, 406-8 E—M L Weiss.....H-A
25th st, 13-5 W—H H Cammann.....C-D
27th st, 22-4 W—S Mitchelbacher..... .....H-A-F-G
27th st, 436-8 W—Hudson Guild.....C-D
28th st, 141-7 E—St Stephens Parochial School .....D-C
29th st, 322-6 E—Carmelite Parochial School .....D-C
29th st, 102 E—Alexander M Ross Est. .....B-D-C
30th st & Lex av, n w cor—New York Society of Applied Designs.....D-A-C
31st st, 143 W—Rev Eusebrus Schlingmann .....D
33d st, 425-9 W—Jno Gleason.....B-C-A
34th st, 347 W—Mary Gunari C
36th st, 49 W—Jno W Brett.....C
36th st, 425 W—St Clare's Church..D-C-A
36th st, s w c 1st av—Rev Father Flood .....D-A-C
37th st, 128 W—Holy Innocenta School. .....D-C
38th st, 417-9 W—Children's Aid Society .....D-C
39th st, 144 E—Mrs D Willis James....K
39th st, 213 W—St Vincent De Paul Orphan Asylum .....D-C
40th st, 264-6 W—Industrial School & Day Nursery .....D-C
41st st, 342 E—Sherman Park Garage.K-L
41st st, 134 E—Geo Schuchman...K-A-L
42d st, 343-9—Convent & College..D-C-A
43d st, 334-40 W—Rev Chas McCready. .....D-C-A
44th st, 20 W—Mechanics Institute...D-C
44th st, 152-6 E—Rev Dr Brann..C-D-A-B
44th st, 19 E—Thos B Hidden.....C
47th st, 312-4 E—Boniface Parochial School .....D-C-A
50th st, 111-13 E—Rev M J Lavelle.... .....B-D-A-F-C
50th st, 424-6 W—Rev John P Newman. .....D-C-A
52d st, 446-56 W—Rev Jos F Mooney..D-C
53d st, 552 W—Children's Aid Society.D-C
54th st, 250 W—Benz Auto Import Co.K-L
55th st, 26-30 W—Mrs C B Spencer..D-C
55th st, 29-31 W—J A Browning.....D-C
57th st, 32-4 E—Private School.....D-C
59th st, 106-8 W—De La Salle Private School .....D-C-A
60th st, 124-30 W—Parochial School.... .....D-C-E-B
62d st, 328 E—Father Jno B Kissmer.. .....D-C-A
63d st, 220-4 W—Miss Van Dyke.....D-C
65th st, 160 W—Chas E Haekley.....C
68th st, 151 W—Saml Robinson.....G-A
69th st, 239 W—Miss R H Parker..D-C-A
70th st, 331 W—The Kelvin School..D-C-A
71st st, 148-66 W—Rev Matthew A Taylor .....D-C
72d st, 270 W—Berkley School.....D-C-A
74th st, 160-2 W—Miss Louise Vetton.D-C
74th st, 502-6 E—Anna Radley.....C
75th st, 168 E—Matthew Conroy....K-H
75th st, 124 E—Lexington Garage....K-L
77th st, 241-3 W—Arthur Warren..D-C-A
79th st, 168-70 W—Blessed Sacrament Convent School .....D-C-A
80th st, 223 W—G E Shaw.....L
83d st, 150-6 W—Bretton Hall Garage Co .....L-K
83d st, 212 W—Holy Trinity Parochial School .....B-D-C-A
89th st, 212 W—West End Auto Palace .....K-L
91st st, 139-7 W—Trinity School...D-C-A
91st st, 121-9 W—St Agnes Parish House & School .....D-C-A
93d st, 5-9 W—Campbell & Wilson..D-C
97th st, s w cor Ams av—Holy Name Parish .....D-C-A
103d st, 310 W—Jos H Steinhart.....C

(Fire Precaution Orders Served Continued Manhattan and Bronx.)

111th st, 234-6 E—D Bravin Tile & Marble Co. .....H
108th st, 234-6 W—Manchester Garage Co .....K-L
114th st, 281-3 W—Martin Lynch.....C
120th st, 174 E—Patk Lenihan.....C
120th st, 176 E—Patk Lenihan.....C
120th st, 180 E—Patk Lenihan.....C
120th st, ns, bet Bway & Ams av—Columbia University .....A-D-C-E
120th & 121st st, e s Bway—Columbia University .....D-C
121st st, 535-9 W—Corpus Christi R C Church .....D-C
125th st, 112 W—Louis Strassburger Est. C
131st st, 461-3 W—Rev F Penny.....D-C
132d st, 66 W—Riker & Hegeman Co. .....D-G-L
135th st, 50 E—J A Roberts.....A
136th st, 145 W—Goodale, Perry & Dwight C
142d st, 523 W—Parish School of Our Lady of Lourdes .....G-C-D
142d st, 513 W—Hamilton Grange Kindergarten .....A-C-D
142d st, 214-16 W—Rev Dr Wall.C-E-D-B
144th st, 349 E—H Young.....L
145th st, 421 W—St Matthews Parish School .....D-A-C
145th st, 518 W—Hulse Garage Co...L-K
151st st, 282-4 W—Rev W J Murphy..C-D
151st st, 233 E—Nicola Tizzarro.....C
151st st, 233 E—Jno Dioria .....G-C
151st st, 233 W—Peter Pinto.....C
152d st, 539-43 W—St Catherine's Academy .....B-E-C-G-D
152d st, 501-3 W—St Catherine's School .....C-A-D
157th & 158th st W, bet 8th av & Harlem River—John Weiner .....K
168th st, 554-6 W—Jos A Adler....A-L-K
171st st, 459 E—Herman Niebuhr & Jno Stadtlindar .....E-G
189th st, 463 E—Stephen Haguhey.....C
216th st, 434 W—Powers Motion Picture Co .....C-D-L-G-L
238th st, 219 E—W Shelton Swallow....O
Allerton av & 201st st—Adelbert Becker .....A-K
Amsterdam av, 1127—Acherle & Johnson C
Amsterdam av, 1123—Acherle & Johnson C
Amsterdam av, 1125—Gorlin & Levine..C
Audubon & St Nich av & 175th st—Incarnation School .....D-A-C
Bway, 1875—A G Spalding & Bros.L-D-K
Bway, 695-9—Young Bros.....H
Bway, 1780—B F Goodrich Co .....K
Bway, bet 131st & 132d sts—Manhattan College .....D-A-E-F-G-C
Brook av, 346—R Spector .....A
Central Park W, 31-3—Ethical Culture School .....D-C
Convent av & 133d st—Sacred Heart Academy & Convent.....D-C-A-E
Courtlandt av, 595-7—L Anna Boehm.B-F
Courtlandt av, 931—O Meceli.....L
Crotona av, 1426—Jno Polensky....F-A-B
Fort Washington av & 165th st—Academic Building .....D-C-E-L
Fort Washington av & 165th st—Trade School Bldg.....D-C-A-G-L
Independence av & 252d st—G B Cortelyou .....K
Lexington av, 174—Wm Smallwood.....C
Madison av, 417-21—Newman & Co..G-A
Morningside av, 168-70—Rev J Huntsman .....D-A-C
Morris av, 529—A Permacchia .....K
Ogden av, 1009—Jos Conish..K-A-L-C-D
Park av & 76th st—Geo & Edw Blum..A
Park av & 82d st—Waid & Carpenter..A
St Nicholas av, 888—Wm J Seaman....C
St Nich av, 721—Norman Commercial School .....E-B-C-D
St Nich av, 149—St Thomas R C Church .....D-C
Webster av, 2032—Antonia Floria....G-C
West Broadway, 427-31—Eno Est.....C
West Broadway, 552-4—Mrs Mary Cairnata .....C-A-G-F-B
West End av, 559—Episcopal Day School .....D-C
West End av, 203—Berkley School.D-C-A
2d av, 240—M D Moses.....C-D
3d av, 443-7—Keeney & McMahon....F-C
3d av, 2733-5—Andw Davey.....F
3d av, 1506-14—Margt B Hayes.....C
3d av, 2314—Progress Theatrical Co.... —
5th av, 509—Martha E Sturges Co..... .....G-A-E-B
5th av, 287—Geo R Reade...E-A-F-C-G-B
5th av, 65—H S Ely & Co.B-C-E-F-A-H-G
5th av, 607—Boarding School.....D-C-A
7th av, 550—St Chrysostumus Chapel & School .....D-C
8th av, 610—Cruickshank & Co.....C

Brooklyn.

Baltic st, 298—St Francis College..D-C-A
Ashland pl, 47-9—Kissicks Business College .....A-C
Berry st, 288-92—Catholic Parochial School .....C-A
Carroll st, 721-3—St Francis Xaviers Roman Catholic School.....D-E-A-C
Concord st, 215—Industrial School....C-A
Congress st, 202—St Paul's Industrial School .....A
Court st, 477— St Mary Parochial School .....D-C-A
Dean st, 695-7—Rev Father McGuirl.A-D
Dean st, 701-9—Rev Father McGuirl..A-D
Debevoise st, 33-9—Parochial School of Our Lady of Mercy .....D-A
Degraw st, 423-7—St Agnes Parochial School .....C-D-A
Fulton st, 1307—Chas Herrman....A-D-C
Gold st, cor Water st—St Ann's Parochial School .....C-A-E
Harrison st, 236—Beith Israel School.A-C
Havemeyer st, 64-6—Catholic Parochial School .....D-A-C
Hooper st, 248-50—Catholic Parochial School .....A-C
Hicks st, 401-5—St Peter's Parochial School .....B-A-D-C
Jamaica & Sanford av—St Chas Baromeo Parochial School .....B-A-D-C
Jay st, 248-54—St James' Academy..C-A-D
Joralemon st, 160-82—Packer Institute .....C-A
Leonard st, 723-9—Catholic Parochial School .....D-A-C
Leonard & Tenyck st—Catholic Parochial School .....A-C-D
Madison st, 26—Rev Jno L Belford.....A
Madison st, 824-30—Packer Institute... .....A-C-D
Madison st, 798-804—Parochial School.. .....C-A-D
Middagh st, 67—Assumption Parochial School .....E-C-D-A
Monitor st, 1-15—Parochial School.D-A-C
Pacific st, 834—Sisters of St Josephs Academy .....D-A
President st, 234-6—Hans S Christian Memorial School .....A-C
Ryerson st, 243-5—Norman P Heffley.C-A
Ryerson st, 207-21—F B Pratt....A-F-B-C
Schermerhorn st, 112—Friends School.A-C
Sidney pl, 23—St Chas Baromeo Parochial School .....C-D-A
Siegel st, 221-3—Catholic Parochial School .....D-A
Sterling pl & Classon av—St Teresa's R C Parochial School .....D-A-C
Steuben st, 101—Bklyn Industrial School .....C-A
Summit st, 133-39—St Stephen's Parochial School .....C-D-E
Taaffe pl, 175—Rev T Taaffe.....D-A-C
Union st, 383—St Agnes Seminary...A-C
Van Brunt st & President st—Sacred Heart Parochial School .....A-C
Visitation pl, 81-3—Visitation Parochial School .....C-D-A
Warren st, 205-9—St Paul's Parochial School .....A-D-E-C
Willoughby st, 111-13—St Boniface's Parochial School .....A-D
Woodhull st, 70—St Bernard's Parochial School .....A
4th st, 23—Industrial School.....C-A-D
N 6th st, 182-6—Catholic Parochial School .....D-A-C
S 8th st, 143-7—Wright's Business College .....D-C-A
9th st, 260—St Thos Aquinas School.... .....D-B-A-C
S 10th st, 89-91—Catholic Parochial School .....D-A-C
11th st, 337—Hebrew School....B-D-A-C
14th st, 195-203—Holy Family R C School .....D-A-C
18th st, 122-6—Industrial School..... .....A-C-D-M-E
21st st, 257-75—St Johns Catholic Parochial School .....D-C-B-A
Bedford av, 1121-5—Y M C A.....B-A-C
Bushwick av, 634-9—St Marks Lutheran School .....A-D-C
Classon av bet Sterling & St Johns pl —Annex of St Teresa's R C Parochial School .....D-A-C
De Kalb av, 775—A P Loesberg.....C-A
De Kalb av, 740-2—Rev Thos F McGronen .....C-A
Driggs av, 187-9—Catholic Parochial School .....D-C-A
Franklin av, 446—Wm P Charles.B-D-C-A
Jefferson & Hamburg av—St Leonard's Parochial School .....C-D
Kent av, 918—Rev Thos Taaffe, Pastor .....C-A-D
Lewis & Willoughby avs—Parochial School .....A-D
Metropolitan av, 172-4—Catholic Parochial School .....
Willoughby av, 273-83—Sisters of Mercy .....E-A-C
4th av & 43d st—St Michael's Parochial School .....A-C-D

QUEENS.

Crescent st, 194—Catholic Parochial School .....D-E-A-C
5th st, 120-4—St Mary's Parochial School .....A-C-D
Madison st, 43—Parochial School...C-A-D
Flushing av, 64—Catholic Parochial School .....D-A-C
Jamaica & Sanford avs—Parochial School .....B-A-D-C

Richmond.

4th st, 139—Beekman Hunt.....A-G-H
Amboy rd, Great Kills—E D Rogers.A-G-H
Bard av—David J Gould.....K
New York av, 1085—Saml Forthere....C
New York av, 1481—J Harry Alexandre .....H-A-G
Southfield Blvd—Geo Cohn .....—
Willow av, Clifton—N Y & Richmond Gas Co. .....K-G

BUREAU OF BUILDINGS.

220 Fourth Av., Manhattan.

Modification—Sections 26 and 39, Building Code.

Bulletin No. 59—1912. In re Application No. 656 New Buildings 1912, premises—377 Fourth Avenue.

In the construction of an eight-story fireproof store and loft building, it is proposed to use the existing southerly brick foundation wall. This foundation wall was built about two years ago for the purpose of underpinning the walls of the then existing building, and is about two feet thick throughout. Under section 26 of the Building Code the thickness should be two feet four inches for about two-thirds of the length of the wall, the remaining third being of legal thickness.

A modification of sections 26 and 39 of the Building Code is requested and hereby granted, to permit the use of the existing foundation wall without lining the same, inasmuch as it is in good condition, is of sufficient strength for the purpose of a foundation wall, and no practical advantage will be gained by the addition of an eight-inch lining.

Dated: New York, December 31, 1912.

(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

APPROVED.

(Signed) E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.

Modifications.

Modifications have been granted similar to those reported in previous bulletins; as indicated below:

(Bulletin No. 22—1910).

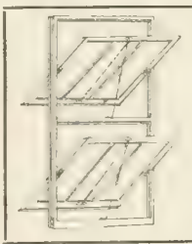
Application No. 655, New Buildings 1912, Premises—146-148 East 49th street. Application No. 375, New Buildings 1912, Premises—16-20 East 28th street. Application No. 606, New Buildings 1912, Premises—245-249 West 55th street. Application No. 624, New Buildings 1912, Premises—39-41 West 55th street. Application No. 3130, Alterations 1912, Premises—237 East 17th street. Application No. 636, New Buildings 1912, Premises—122-140 East 15th stret and 2-4 Irving Place. Application No. 3150, Alterations 1912, Premises—719 Seventh avenue and 172 West 48th street.

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DEPARTMENTAL RULINGS.

(Continued.)

(Bulletin No. 26—1910).

Application No. 654, New Buildings 1912, Premises—19 Hamilton street. Application No. 3045, Alterations 1912, Premises—375 East Tenth street.

(Bulletin No. 50—1910).

Application No. 575, New Buildings 1912, Premises—80-90 West End avenue, 249 West 63d street and 250 West 64th street. Application No. 486, New Buildings 1912, Premises—5 East 38th street and 6 East 39th street. Application No. 655, New Buildings 1912, Premises—146-148 East 49th street. Application No. 543, New Buildings 1912, Premises—425-427 West 44th street. Application No. 324, New Buildings 1912, Premises—2-4 West 26th street, 1134-1136 Broadway and 212-216 Fifth avenue. Application No. 3247, Alterations 1912, Premises—437-453 Eleventh avenue and 600-602 West 37th street.

January 2, 1913.

Modification—Sections 26 and 39, Building Code.

Bulletin No. 59—1912. In re Application No. 656 New Buildings, 1912, premises—377 Fourth avenue.

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A modification of sections 26 and 39 of the Building Code is requested and hereby granted, to permit the use of the existing foundation wall without lining the same, inasmuch as it is in good condition, is of sufficient strength for the purpose of a foundation wall, and no practical advantage will be gained by the addition of an eight inch lining.

Dated, New York, December 31, 1912.

(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

(Signed) E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.

Condensation Under Concrete Roofs.

Discussing the prevention of condensation under concrete roofs in a recent address Leonard C. Wason, president of the Aberthaw Construction Company, of Boston, says that if the air under a concrete roof is moist and hot, provision must be made to prevent condensation. Even with the best provision it is necessary in some places to provide for adequate ventilation, as dripping will occur whenever the air reaches the dewpoint. A thick concrete slab requires some insulation even under only moderately bad conditions of dampness inside the building. Some of the roofing companies provide roofing felt, which is placed under the regulating waterproofing of the roof surfaces.

"The disadvantages of this felt," Mr. Wason says, "arises from the fact that it is soft, and walking or moving any heavy weight about on it will cut the roofing seriously. There is also the question of the permanence of the materials used in the felt. The cheapest and one of the most efficient methods of insulation is to use on top of the roof slab a filling of porous concrete made up of screened cinders and concrete. W. H. Ham, of the engineering office of Frech & Hubbard, of Boston, specifies as follows for such filling. His object is to get as spongy, porous material as possible and one that will have some cohesion, enough so that the roofing felt can be mopped down on to it, with the hope of its setting in position.

"Cinder fill.—Concrete roofs should be covered with a cinder concrete fill of thickness as shown. This fill to form crickets and other grades as indicated, minimum, however, to be not less than 3 inches.

"Concrete for this work shall be mixed with one part by volume of Portland cement, fulfilling specifications required for other portions of the building work, and not more than ten parts by volume of clean, steam boiler cinders.

"The fill shall be placed as carefully as possible, so as to be left porous. After the fill has set up sufficiently to work over, the top surface shall be trowelled over with a flat coat of mortar to give a proper surface for the tar and gravel or other rolling material.

SATISFIED MECHANICS' LIENS.

Borough of Brooklyn.

JAN. 9.

Chester st, es, 100 n Livonia av, 150x100; Wm Robb agt Pauline Constn Co; Oct22'12. 110.00

Gates av, ss, 200 e Lewis av, 25x100; Pellegrino Scarano & ano agt Congregation Sons of Abraham; Dec28'11. 3,000.00

[3]**Bergen st,** nwc Saratoga av, 95x107.2; Parshelsky Bros agt Palace Bldg Co & Max Neufeld; Dec30'12. 2,500.00

JAN. 10.

Hopkinson av, es, 125.3 s Sutter av, 50x100; Morris Epstein agt Adelson Rosenstein Realty Co & Wolf Rosenson & Saml Adelstein as Pres & Secy; Dec26'12. 125.00

Watkins st, es, 150 s Lott av, 240x100; John C Creveling agt Watkins Stone Bldg Co & Geo Frankel, Secy; Sept20'12. 750.00

Humboldt st, nec Maujer, 25x100; Henry Kaplan agt Peter Doelger Bwg Co & Zajic & Hrdlicka; Jan6'13. 150.00

Eastern pkwy, 824, 830 & 832; Congress Varnish Works agt Kellner Constn Co & Geo S Smith; Dec13'11. 111.05

100TH st, ns, 180 w Ft Hamilton av, 20x95; Patk J Canavan agt Eliz Brunner; Oct 18'12; released from lien. 675.00

JAN. 11.

85TH st, ns, 280 e 22 av, 60x100; Wm O Fredenburg & ano agt Nathan Edison; Jan 7'13. 198.00

Louisiana av, ws, 105 s Vienna av, 20x100; Richd Worob agt Max & Louis Kaplan & Louis Cohen; Sept19'12. 45.00

Bergen st, ns, 95 w Ralph av, —x—; Jacob Olstein agt M & M Realty & Constn Co; Dec10'12. 239.50

Carroll st, ss, 140 e Nostrand av, 60x100; D J Cogan agt Montrose Bldg Co; Dec12 '12. 74.00

JAN. 13.

Graham av, es, 80 s Conselyea, —x—; John P Wesch Jr agt Harry Beales; Apr 15'12. 20.80

Blake av, swc Stone av, 50x100; Acme Metal Ceiling Co agt Rosie Levy, David Wolfman & Morris Weiss; Sept12'12. 520.00

Sumner av, es, 56.3 s Floyd, 19x100; Kaplan Goldshear & ano agt Abr & Katie Cohen; Oct23'12. 378.00

E 4TH st, 582; M Sonomsky agt Mary E Downey; Apr8'12. 86.00

Withers st, 30; C Perretta & ano agt Mike Cannizzaio & Co & Salvatore Boniello; Jan2'13. 450.00

Same prop; Construction Material & Coal Co agt Michl Canizzaro, Vincinzo Chiana & Francesco Rumore & Salvatore Boniello; Dec10'12. 1,500

Same prop; same agt same; Dec10'12. 600.00

Same prop; same agt Mike Canninaro, Vincenzo Chiza & Salvatore Boniello; Dec 30'12. 1,776.23

Withers st, 30; Harry Levin & ano agt Vito Corriglio & Michl Cannizziaro; Dec28 '12. 100.00

Same prop; Isaac Feldman agt Salvatore Boniello, Title Guar & Trust Co & Michl Canizairo; Nov15'12. 200.00

7TH av, ws, 50.2 s 48th, 125x100; Bestritzky & Garber agt Sunset Impt Co, Saml M Engel & Benj Gold; Jan10'13. 310.00

Fulton st, 1508; Philip Lucks & ano agt Costos Stamatis & Mathew Chrystmos & S Bergoffen; Oct25'12. 120.00

Same prop; Jos Pinson agt Costos Stamatis, Matthew Chrystmos, Saml Bergoffen & B & S Amusement Co; Aug15'12. 50.00

JAN. 14.

Neptune av, nec E 3d, 100x100; Construction, Material & Coal Co agt Jacob Sommer Inc; Dec12'12. 259.18

Neptune av, nec E 3d, 14.1x—; also E 3D ST, es, 105 n Neptune av, 44.4x108; Sam London agt Jacob Sommer Inc & Jacob Sommer; Dec6'12. 115.00

Flatbush av, 91; Jas V Johnson agt Bernard Rentrop; Sept16'12. 24.50

[1]**W 16TH st,** es, 360 n Neptune av, 20x118.10; Seaside Lumber Co agt Josephine B Di Janni; Oct17'12. 40.36

Flatbush av, es, 309.10 n Hansen pl, 20x70.9; Watson & Pittinger agt Bernard Rentrop & Chas Copello; Sept18'12. 121.80

Neptune av, nec E 3d, —x—; Meyer Kenlandzek agt Jacob Sommer Inc & Jacob Sommer; Nov18'12. 290.00

JAN. 15.

Gravesend av, swc Webster av, —x—; Israel Butler & ano agt Rosedon Realty Co & F Seguin; Jan14'13. 62.59

New Jersey av, ws, 112.6 n Glenmore av, 96.8x100; Louis Pinals agt Purdy Constn Co, Nathan Drucker & Geo Schumer; Jan13'13. 325.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

LAW DEPARTMENT.

Party Wall.

In the case of adjoining houses, the owner of one may alter the party wall between them if he does not improperly increase the burden of his neighbor, or injure the wall; and in the absence of negligence he is not liable for incidental damages.

No recovery can be had for incidental damages caused by the sagging of plaintiff's house and the loosening of the plaster caused by the pounding of defendant's workmen on the beams connecting and running through said house, in the absence of proof that such hammering was excessive.

The Supreme Court, Appellate Term, First Department, decided as above in the case of Mary J. Bicak, respondent, vs. Josephine Runde, defendant. The plaintiff and the defendant owned adjoining houses with a party wall between them. The houses were concededly about fifteen years old. The defendant, desiring to alter her house, cut it completely away from the party wall and moved it a few inches; she then strengthened the party wall, raised it three feet, and re-annexed her house to the altered party wall.

While this work was being carried on some bricks from the party wall were driven through the lath and plaster of plaintiff's house, causing some damage, and very considerable additional damage was caused by the sagging of her house, necessitating considerable repairs. It is not very clear what caused this sagging; but plaintiff claims that, while a small part of the damage may have been caused by the removal of the lateral support accorded by her neighbor's house, the main part of the damage was caused by the pounding of the defendant's workmen on the beams connecting and running through her house. The plaintiff and her husband never saw the workmen at work, and would not testify that this pounding was excessive, but they heard the pounding and formed their own inference that this pounding caused the greater part of the damage.

The appellate court held that the sole possible ground of recovery was that defendant had been guilty of either negligence or trespass. So far as the small damage caused by the dislocation of the bricks was concerned, the proof was sufficient to sustain a recovery either for negligence or trespass, but the larger part of the damage was not connected with these holes. They were, on plaintiff's theory, caused by the hammering on the joists of defendant's house. In the absence, however, of evidence that this hammering was excessive, there can be no recovery for this damage. The defendant had a right to alter her house if she did so without negligence. She shows that, in making the alterations, the workmen were obliged to cut the joists and then to hammer the small pieces remaining in the wall free from the wall.

Elevator Service.

The Otis Elevator Co. of this city is issuing to building managers a little pamphlet illustrating some of the standard elevator lubricants carried by them for use on their elevators. When a big elevator company has the efficiency of its products at stake it is safe to assume that any lubricant or part recommended by such a company has been fully investigated and tested. Engineers declare that most of the wear and tear on elevator equipment is due not so much to inferior material as to the kind of lubricants used in the operation of these devices. To standardize elevator commodities, the Otis elevator service department has been established with factory trained experts in charge, thoroughly familiar with elevator construction and maintenance, where standard oils and lubricants may be ordered. The booklet, "Elevator Service," will be sent upon application at 11th avenue and 26th street.

Book of Pipe Standards.

The 1913 edition of the National Tube Co.'s book of standards will be ready for distribution early in the coming year. The book consists of approximately 600 pages, 4x6½ inches, is leather bound and printed on Canterbury Bible stock. It is a handbook for engineering and building construction use in connection with tubular material, pipe and pipe fittings. It contains data concerning manufacturing sizes, weights, dimensions, test pressures, section joints, physical and chemical properties, bursting, collapsing and column strength of all pipe and tubular goods manufactured by this company. The book also gives information relating to air, gas, water and steam. There is a glossary defining a large number of the terms used in the pipe and fitting trade.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

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11 Arthur, Danl V—N Y Tel Co.....19.27
11 Allweil, Harris J Lewis 385.65
13 Alexander, Henri P—E C Weigold.533.72
14 Altman, Leo, Hirsch Koplowitz & Herman Greenberg*—Public Bank of N Y 216.48
14 Armeny, Geo—A A Noonan.costs, 100.17
14 same—same .....costs, 27.41
14 Attix, Thos F* & Albt A—Tiffany Studios 55.15
14 Abramowitz, Louis—S Katzenstein. 32.40
14 Antler, Sol—C G Burlingham et al. 164.79
14 Abraham, Morris & Jno Aneston—E A Busch 191.05
15 Allen, Edw M—N Y Edison Co...7.49
15 Attanasio, Francesco & Jos—S Caroli .....135.50.
16 Agid, Sam & Sale—Gowanus Wrecking Co 192.03
16 Albee, Reed A—Times Realty & Constn Co 398.46
17 Ackerman, Louis—Armour & Co..99.38
17 Adler, Sarah—L Zalokoff.....319.97
17 Alter, Aaron—J H Goldstein.costs, 23.38
11 Biegel, Berris—N Y Tel Co.....28.39
11 Bennett, Wm R & Herbert E Pearsall —United States Tire Co.....201.33
11 Butta, Jno, Paul Rausa & Antonio Miriglia—M Marks 116.16
11 Boulon, Frank G & Mary S—Peoples National Bank of Brooklyn....483.99
11 Benecke, Fredk & Geo—Producers Sales Co 23.49
11 Benedict, Warren D—B K Bloch.308.10
11 Blixt, Andw P—J F Curran...2,433.10
11 Blumenfeld, Nathan—S Borten..123.33
11 Berman, Nathan & Jos*—M Spielman 59.52
13 Boyiston, Geo A—F Persil.....216.18
13 Bowers, Geo C—P J Langler et al.112.43
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13 Brennan, Carroll P & Harry Carroll —W J Salomon 29.72
13 Benedict, Warren D—Conron Bros Co 196.78
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14 Brown, Rosa—N Y Tel Co.....17.45
14 Bernstein, Max & Hyman Waxman —Jos Beck & Sons 213.50
14 Banks, Meyer & Jas Brown—Fullerton Electric Co.....49.17
14 Bechler, Stonewall J—A Becer.530.47
14 Blum, Sibert—H Schene 107.57
14 Bloch, Edgar A—Broadway Auto Accessories Store, Inc 539.49
15 Bacot, Ceccle C or Cecile C—N Y Tel Co.....80.09
15 Bond, Caroline F—National Surety Co.....costs, 38.23
15 Bellowitz, David—G G Fuss.costs, 24.09
15 Brenner, Max—N Y Edison Co..18.91
15 Braun, Adolph—same 25.44
15 Buss, Louis C & Wm Wanuer—Helmus Paper Box Co.....52.41
15 Brodsky, David—J Raskin et al..119.41
15 Bergen, Thurlow WW or Thurlow Bergen—J S Altschul 121.11
15 Bland, Saml—H Discount..costs, 27.72
15 Bakst, Harry—L Steinberg 366.82
15 Barr, Benj W—R Cohn 30.41
15 Bloomer, Millard J & Home Life Pub Co—Northern Bank of N Y..1,015.62
16 Beverly, Walter E—N Y Tel Co..50.97
16 Benser, Jas & Robt Dougherty—Colwell Lead Co 1,555.42
16 Brettschneider, Sam—M L Lenkowsky 224.28
16 Brenner, Chas A—E M Gilmore.1,874.90
16 Blohm, Jno F & Ezra Schaeffer*—N Y Tel Co.....34.84
16 Beebe, Ira L & Cyrus E Jones—J J Robinson .....costs, 318.35
16 same—G L Robinson 320.53
16 same—J C Kenyon....costs, 418.35
16 Becker, Jacob—Crandall Pettee Co. 84.54
16 Bryerman, Hyman—A Greenspan.98.65
16 Baer, Fredk—C A Weber.....168.97
16 Backer, Vera—M Aisenstein et al. 111.98
16 Brown, W A A—Pittsburgh Water Heater Co.....740.24
17 Barnes, Geo F—B H Caples.....30.65
17 Beiswanger, Fredk W—H M McCullough et al 1,162.47
17 Boyd, Erwin P—Wm Connors Paint Mfg Co 152.17
17 Bohrer, Geo G—M Vogel.....140.13
17 Bunel, Chas A—Star Finance Co..47.22
17 Benner, Clarence A—E M. Gilmore.. .....1,874.90
17 Baldwin, Thos F—T W Onderdonk.. .....34.61
17 Bachman, Moses—Citizens Savings Bank 7,158.34
17 Bowsky, Harry F—Frank H Graf Mfg Co 78.52
17 Bach, Albt—A Sulka & Co.....24.49
17 Brodhead, Walter—Rogers Peet Co.. .....21.07
17 Bedell, Elmer & Drusilla—A L Powell 349.28
11 Conklin, Roscoe—N Y Tel Co.....62.91
11 Corideo, Jas—J A McCarthy & Bro. 263.08
11 Costello or Castella, Stefano—E G Lyons & Raas Co, Inc.....178.47
11 Clonis, Gustav—N Radus 712.77
13 Cohen, Louis—W J Salomon 40.06
13 Cashman, Jos T—M Dunderoff.....79.65
13 Cimiotti, Ferd—F Schmitt.....166.65
13 Cronemeyer, Richd—D Scott.....32.81
13 Coogan, W Gordon—"Liekens"....60.58
13 Casolaro, Salvatore—R Hill.....147.76
13 Crane, Morris—H Buchalter et al.38.65
14 Cameron, Alex Jr—J J Laine....65.65
14 Coyne, Bart F—D Doherty Co....40.15
14 Case, Herbt H—J J Fitzgerald..68.52
14 Cooper, Harry—L Goldsmith et al. 27.41
14 Cosgrove, Walter E—Hanover Press 24.10
14 Caroni, Dominick—E Lubella....123.72
14 Cooley, Richd M—I S Remsen Mfg Co. 21.32
14 Crapo, Jennie—N Y Herald Co..462.44
14 Cullon, Mathew Moore & Gibson Co —R Thomas .....costs, 80.57
14 Cooper, Wm J* & B Wm Sugarman—Kirkman & Son 58.81
15 Coyle, John—N Y Edison Co.....86.54
15 Certain, Jeremiah M—J H Young et al 27.41
15 Cappiello, Angelo and Theresa or Teresa—M Grohs Sons 450.67
15 Coffin, Tristram R—I Richards, Jr. 4,190.28
15 Carroll, Susan C—H McLean et al.72.60
16 Cusick, Michl J—S H Cohen 329.41
16 Cotford, Lewis—J Weismuller....12.72
16 Colford, Lewis—J Weismuller..104.22
16 Cohen, Phillip & Jacob Levine—B Ilchert Jr 215.65
16 Cerulli, Nich—Henry S Wampole Co. 49.08
16 Castelane, Frank—M Wolper .....costs, 109.62
16 Cohen, Danl—S Blemenfeld.....102.90
16 Chesky, Harris—M E Morris et al. 147.41
17 Collins, Jose—C Rosenwasser....72.65
17 Cohen, Morris & Harry Swimmer—G Hoffspiegel 83.76
17 Crockett, Thos B—"Stone".....179.29
17 Cohen, Dora—P Weintraub.....89.05
17 Chalmers, Eliza J & Jno Wylie—Rudolph Bros Co 20.60
17 Coughlin, Frank J & Gennore Fico— A B Beith et al.....431.11
17 Campbell, Jas A—L W Mack 585.85
17 Chasner, Louis—W F Blakeney..95.18
13 Davis, John—C Upmann 87.06
13 De Rosa, Assunta or Vere De Rosa— L D D Meyer 558.44
13 Denn, Emma—A Simons 50.81
13 Daun, Jos—M Cleck et al.....52.00
13 Dahlman, Saml—D Trainor 224.72
14 d'Ajuria, Isabelle—J Levy 1,027.55
14 Dexter, W Fred—S J H Reed....121.53
14 Desowitz, Saml—Anchor Refining Co. 86.51
14 Deets, Louis—N Y Tel Co.....26.00
14 Davis, Albt J—Alfred Nelson Co.177.53
14 Dulberger, Louis L—M M Silverman. 216.15
14 Dealey, Margaretta—T C Reilly.... .....2,019.65
14 Diamond, Harry—Moore & Gibson Co.....80.57
15 Deutsch, Jacob—A Wickstrom....34.31
15 Deady, Josephine T—J Lawrence et al 81.02
15 D'Aquino, James—N Y Edison Co.14.71
15 Davidow, Edward—J Schanz 209.91
15 Dann, Joseph—H F Hat Co.....222.65
15 Dawson, W G—C C Hirschfeld et al 226.11
15 Dann, Joseph—A Chasan 45.04
15 David, Alfred & Max Sultzer—J S Altschul 121.11
15 Dowd, Wm R, trustee—Mfrs Commercial Co, costs 107.47
15 Dongelo, Domenico & Michl Costabili —H Fleischer 119.41
16 Dowding, Chas O—N Y Tel Co...37.48
16 Dayton, Edw L—Vehicle Apron & Hood Co.....114.47
16 Desowitz, Sam—L Keavitt.....355.41
16 Dede, Diedrich—Haaren & Meinken. 514.27
17 Doellner, Louise & Chas F—E E Hoenig 192.63
17 Dumont, P D & Dani E Sickles —National Bank of Orange County..541.93
17 Dillon, Isidor—G B Hurd et al....69.96
17 Duckworth, Albt W—Scranton & Lehigh Coal Co 80.27
17 De Viller, Yves—Ducasse & Co...72.65
17 Dincin, Isaac & Philip—R J Lynch.. .....3,505.79
11 Erber, Emil—A E Marling et al..48.36
13 Elsinger, Wm—E Altman.....157.65
14 Eichner, Saml & Jno Reynolds—Title Guar & Trust Co.....84.40
15 Engel, Philip & Edward Ginsberg —N Y Edison Co.....29.03
15 Ely, Sarah E—R S Cowing.....100.61
15 Ende, Geo V—H Tieber.....174.02
17 Earle, Edna—A Mosel 195.94
17 Estabrook, Howard—J Stracke...84.65
11 Fischer, David—People, &c 10.00
11 Foye, Andw—R Whyte 59.41
13 Farmer, Allen R—E Wolf 654.24
14 Finkelstein, Morris—Review of Reviews Co 98.61
14 Fried, Julius & Henry Herskowitz— American Rubber Fabric Co...431.68
14 Fischer, Anna C—Tiffany & Co..88.21
14 Fell, Edgar—N Y Tel Co.....20.96
15 Fridiger, Louis—A Ferber.....132.00
15 Fieldman, Sol—C T Paterno....400.15
15 Friedman, Simon W—M Goldberg et al 364.34
15 Filer, Augusta—R Shapiro.....858.43
15 Frohling, Nicholas V—Union Bank of Brooklyn 367.90
15 Feuss, Adolph C—T M McCarthy et al 151.16
15 Falber, Marks & Max Tannenbaum —Eureka Fire Hose Mfg Co....605.40
15 Flaherty, Wm E—C Platon Co..519.90
16 Fish, Hyman—Interborough Rapid Transit Co.....costs, 68.38
16 Feinblatt, Sigmund—N Y Tel Co..27.10
16 Elcus, Jno—J Norden .....costs, 27.41
16 Fischer, Paul—C Johner 49.72
16 Fox, Peter—S Schechter.....66.06
16 Fuller, F Wesley—J F Walsh..... .....costs, 60.00
17 Fuchrer, Wm—A Wachenhut ..312.13
17 Fuller, Henry H & Ella G Hull Fuller—Riverside Drive Apts....1,679.44
17 Fraade, Jno J & Leah H—Monolith Realty Co 256.77
17 Frank, Nathan—Oneko Mfg Co..132.47
11 Glass, Jno Jr—N G Merkel et al.2,705.14
11 Goldman, Harry or Morris—M Flauman 341.13
14 Goldberg, Henry—J B Greenspan. 154.64
14 Golden, Saml & Morris Katz—Appomattox Trunk & Bag Co.....69.05
14 Glasser, Saml—Royal Table Co.121.00
14 Grossman, Jos & Martin Hodes— J M Livingston & Co.....74.61
14 Gorman, Mary—City of N Y..... .....costs, 64.30
14 Gerson, Robt, Louis E Jacobson & Saml Jacobson—M Blanck et al.101.37
14 Gans, Frank—A Rothstein.costs, 88.13
14 Goldreyer, Chas A—T F Foley, sheriff .....costs, 100.35
15 Ginzberg, Sam—S Berman et al.131.80
15 Giatras, Pericles—N Y Edison Co.86.19
15 Gentzle, John—United Electric Light & Power Co. 106.71
15 Gregorio, Carmell—I Liebowitz..117.96
15 Goldstein, Murray H—Straw Braid Import Co. 771.16
15 Same—National Nassau Bank of N Y 1,394.57
15 same—S Hyman Co 1,931.74
15 Georges, Bernardina—J J Murray et al 231.41
15 Glovity, Bernard—F Rosenthal...77.09
15 Gutradt, Jacob & Nathan Yelin— Halperin Bros. 70.95
15 Gregorius, Oscar J—J M Leonhardt 60.01
15 Goldstone, Julius, Frederick & Sigmund—A H Nathan.....440.50
16 Gayetty, Harry K—R Thompson.... .....costs, 72.12
16 Grant, Annabelle R—A L Drummond et al 52.41
16 Goldberg, Barnet—M S Heilborn et al 510.28
16 Greenig, Paul—F E Bohmcke et al. 233.20
16 Greenblatt, Pincus H—M J Kalashen .....costs, 110.95
16 Gamache, Jos—Thos B Bowne & Son Inc 146.12
16 Gerber, Nehman—H W Mack et al252.09
17 Goldfinger, Marcus—S C Carroll..94.63
17 Greenberg, Nathan—B M Felerstein 111.91
17 Graf, Henry—Alfred Brumme Co.733.17
17 Goetchins, Henry B—P Weinberg et al 64.41
17 Gormisky, Benj or Benny—Stern & Fineman 122.87
17 Gage, Franklin A—Fry & Friedman. 30.31
11 Haims, Louis—I Braun 137.35
11 Hutton, Alex gdn—Importers Warehouse Co.....72.78
11 Hall, Wm F—Cecile Garage.....102.39
11 Herman, Wm—M Spielman.....100.46
11 Holland, David—F Currie et al.1,402.00
13 Harvey, Hayward A—Tom Botterill Automobile Co 422.72
13 Hall, Eliz—W J Salomon 21.91
13 Hoffman, Delia—A Citron 106.71
13 Herwig, Paul A & Chas Firestone—I R Francis 585.43
13 Haskell, Louis C—J Corday.....225.76
13 Hotchkiss, Edwin A—Barre Bernard Co 26.92
13 same—same 27.17
13 Hazell, Arthur M—M Zemetra.....88.31
14 Holzwasser, Wm, Louis P & Julius S —L F Cooper et al 649.83
14 Hurley, Frank C—S L Pakas....455.19

14 Hiby, Aug & Henriette—M Kreutzer. 730.75
14 Harris, Jacob gdn—Mason Seaman Transportation Co.....costs, 122.18
14 Handler, Morris—J B Greenspan.108.72
14 Hawes, Elmer E—Odell Mfg Co.125.49
14 Hertz, Emanuel—H L Kaufman..78.41
14 Holly, Wm V M & I Weingarten.57.16
15 Holmes, Ernest H & Mary Holmes or Mary Dougherty—E C Worns.36.70
15 Haas, Emanuel—United Electric Light & Power Co.....155.81
15 Hariem, Jacob—Swift & Co 481.23
15 Havens, Clara M E Mullen.....69.65
15 Hoch, Martha F—B Straus et al.560.04
15 Herbst, Chas H & Benjamin B Greller—National Nassau Bank.....503.00
15 Hope, Robert E -Same.....112.63
16 Hand, Julius—S Beidner.....73.25
16 Heissenbuttel, Jno H—Hamms Distilling Co.....66.93
16 Higgins, Frank—R Chapman ..324.97
16 Heilzammer, Morris by gdn—Interborough Rapid Transit Co..... .....costs, 70.88
16 Hexler, Sam—E E deP Hosmer et al 181.00
16 Herman, Isaac—J Haimowitz....133.36
16 Halfand, Jos—Geo L Storm & Co. 30.95
16 Hollander, Elmer R—L Isaac et al. 128.55
16 Hurwitz, Jacob & David—Franklin Brewing Co.....2,621.40
16 Hergesell, Wm—A O Ziener.....94.41
16 Hotaling, Alice D—N J Packard et al 487.99
16 Hearn, Sanford C—E Hulk.....97.63
17 Hall, Robt B—U S Fidelity & Guaranty Co 1,256.25
17 Holden, Edw—W Schmelke.....40.67
17 Hellman, J French—H Spear et al.. .....106.41
17 Herrmann, Anna—America Founding Co 42.31
17 Haims, Louis—J Solomon.....130.15
17 Harby, Marx E—V C B Willis..1,114.69
17 Heimerdinger, Eugene M—A Zilinsky 135.46
13 Israel, Henry M—W F Hamblin & Co 215.44
15 Israel, Chas W—George F Owen & Co, costs 69.30
13 Johnson, Nils—J Kupatt 104.15
13 Jewell, Edw H—A Nettle.....63.07
14 Jacob, Jno—R R Fox.....176.15
14 Jeidell, David J—A Guggenheim.93.71
14 Jordan, Michl & Nicholas—C Georgiades 261.24
14 Jaeckel, Jos—Hope Webbing Co..71.14
14 Johnson, Walter W—F N Drane..... .....1,867.78
14 Jandorf, Ida—J L Lyttle.....132.45
15 Julien, Louis—Nat Nassau Bank.45.87
15 Same—Same 45.98
15 Same—Same 123.09
15 Joseph, Jeanette H—I Herzig..... .....costs, 114.45
16 John, Geo C—Thomas Gill Soap Co. 113.67
17 Johnson, Saml H—Star Finance Co.. .....42.83
17 Jacobs, Jacob—L Danzig et al....98.61
17 Joline, Adrian H & Douglas Robinson, rec'r—E Salt 1,145.45
17 Johnstone, Wm E—S E & M E Bernheimer, Inc 122.67
17 Jarroll, Louis—R E Dietz Co.....26.59
11 King, Ruth—N Y Tel Co.....29.00
11 Kassel, Abr & Ida—Mercantile Natl Bank of N Y 14,526.42
11 Kelly, Patk -P L Barry.....29.67
11 Kaplan, Ira B—B Gold.....62.41
11 Kerrigan, Jos J—P Shotland....364.30
13 Kenner, Saml—C A Briggs.....116.63
13 Kaplan, Louis—L S Simons.....59.66
13 Knight, Edwin Q—B F Jayne & Co. 504.34
13 Kuester, Eugene—F J Salomon....59.66
13 Karnish, Johanna—S Cohen.costs. 32.41
13 Krone, Joel—Francis W Fords Sons Co 27.52
13 Kombos, Peter—I Rosenberg et al.78.72
13 Kleimmair, Alexes—Barre Bernard Co 73.37
13 Kopiloff, Max & Saml—A Goldstein. 1,036.65
14 Kramer, Ignatz—N Y Tel Co....18.48
14 Knox, Theresa G—L B Perkins et al .....costs, 67.80
14 Kleinman, Abr & Harry Schwartz—W R Ellison et al 173.86
14 Karlback, Fred L or Fredk L—Herrmann Aukam & Co.....1,933.57
14 Koller, Morris—L K Ungrich.....27.31
14 Klarer, David—M Josephson.....80.65
14 Koch, Isaac—Globe Bosse World Furniture Co..... .....222.27
14 Kirshner, Jacob—M Heiger 93.65
14 Kaplon, Abr—L Greenblatt.costs, 67.28
14 Knauss, Harry A—Joe H Krenrich Commission Co..... .....51.76
14 Kalker, Ananias—I Friedman 33.57
14 Krauss, Irving—A C Rothstein.133.73
14 Kernochan, Genevieve—M Weingarten et al 293.44
15 Kanner, Samuel—Beinhauer Bros Candy Co. 44.79
15 Kosch, Harry G—Commercial Travelers Mutual Accident Association, costs 135.10
15 Klein, Isidore—Coney Island & Brooklyn R R Co, costs.....123.70
15 Kiernan, Matthew J, Jr—J L Tiemann 445.69
15 Kalashen, Mark J—P H Greenblatt 110.95
16 Keller, Chas E—Trojan Rubber Co. 318.16
16 Kahn, Isaac—J Hirsch Co.....155.29
16 King, W P—Beadelston & Woerz.125.03
16 Kraft, Henry—J P Gordon.....39.22
17 Keefe, N Edwin Jr—Geo Kean & Co. 46.06
17 Kaplitz, Mandel—J Rosenberg & Co. 44.91
17 Kearney, Jno W—Sheffield Farms Slawson Decker Co.....74.72
17 Keller, Hugo P—C R Keller et al.. .....4,234.88
17 Klinger, Louis—Jno W Sullivan Co. 43.81
17 Kelly, Jno—Goodyear Rubber Tire Co of N Y.....156.09
11 Loeb, David S—S Perlman.....35.51
13 Leonard, Wm B—A P Dienst Co..966.45
13 Liebert, Mark—A H Lea et al....68.84
13 Levy, Harry—Realty Advertising & Supply Co 443.71
13 Lucke, Anna E—C F Bishop.....114.98
13 Letkowitz, Nathan—M H Phillips et al 71.16
13 Larkin, E F—Barre Bernard Co...44.54
13 Lillis, Thos F same 44.54
13 Lifshitz, Nathan—W G Hollerock.99.76
13 Levinson, Saul—C C Hardwick...23.96
13 Labensart, Max J—A Strauss....151.77
14 Leonard, Wm B—Sutro Bros & Co. 2,669.30
14 Leahy, Mary E—City of N Y..... .....costs, 70.90
14 Lonzet, Jacob—M Landau.....310.88
14 Leonard, Wm B—S Taylor 1,613.47
14 Lacks, Gustav A—Alpha C Pfizer.... .....costs, 129.20
14 Leichner, Jacob—J Grudeberg...31.65
14 Lipshitz, Abr—Lehn & Fink....117.24
15 Lacketz, K—J Flaumenbaum ..134.71
15 Lischner, Max—A C Lampert et al 76.16
15 Linden, William & Harry Hartjen—United Electric Light & Power Co. 169.49
15 Levin, Adolph—N Y Edison Co..49.12
15 Lichtenstein, Ida—Same 34.38
15 Lichtman, Orrin—Fifth Avenue Tailoring Co. 47.12
15 Law, Burton R—H J Levin.....96.41
15 Linch, Geo W, recr—F Onorato.149.22
15 Ladd, Isaac G—A Mizner.....901.23
15 Luther, Edw S—J Shenfield.....60.16
15 Labensart, Max J & Samuel Dubowy —A Strauss 112.15
16 Luther, Edw S—H A Budd.....242.00
16 Linker, Jos—Morse & Rogers....567.17
16 Laster, Saml—M Baer et al 26.28
16 Liebman, Jos, Saml Kutler & Sam Kotler—P Hellinger 1,396.68
16 Larkin, Peter C—Huron Cigar Co.45.61
16 Lesnick, Jos O Kirsh 75.50
16 Lerman, Saml—L Leavitt.....136.25
16 Liebowitz, Matilda—T Greenbaum.30.35
16 Langello, Gennaro—A Capalado.... .....2,714.90
17 Langtree, Fredk Y—D Nelson....59.31
17 Logan, Jas F—J A Henderson....56.50
17 Lourie, Ignatious I—Armour & Co.. .....34.85
17 Layrucello, Antonio & Jos Lambrosa —J P Sauer 62.60
17 Lowenbein, Edw—S E & M E Bernheimer Co, Inc 94.31
17 Lustig, Wilhelm R—L Michaels..224.65
17 Levine, Herbert—A W Herbst....54.11
17 Liberman, Lena—I Brotsky.....26.54
11 Mannix, Jas A—W B Ager et al.144.45
11 McKenzie, Herbert—De W P Rosenhaim 461.41
11 Meese, Otto A—E N Little's Sons, Inc. 40.16
11 Morey, Flora W—H Spear et al.236.98
11 Mann, Jno—E F D'Zuba.....11,844.45
11 Morandi, Louis—J Canaille.....41.68
11 Myers, J Franklin—C H May....140.67
11 same—same 141.54
11 Miller, Abr—A Abramsky.....35.26
13 Murray, Patk J—Barre Bernard Co.26.20
13 Mosher, Abbie—Jos Swan & Sons.616.81
13 Moran, Bernard T—H A Ritchie et al 67.02
13 McCarthy, Caroline—same 677.24
13 Murphy, John A—K T O'Connor..264.98
13 Meyers, J Franklin—White Studios Inc 45.67
13 McIntosh, Geo M—L T Wald 39.41
13 Myers, Walter P—Bank of Metropolis 3,237.13
13 Mankowski, Lena—W E Schutt.7,029.36
13 McNally, John C—E J Markey....107.44
13 Moritz, Jos I—W J Salomon.....19.96
13 Maclay, Leonora & Josephine A Whittier—W J Salomon 34.84
13 Marlow, Walter D—Renault Taxi Service 171.72
13 Massey, Parke & Ralph C Morgan—M J Drummond 65.72
13 McCarthy, Edw J—Barre Bernard Co. 49.52
14 Momand, Mary M—Stern Bros...296.54
14 McGowan, Francis C—C W Jenkins et al 281.42
14 Moore, Chas S—Brodil Importing Co. 66.09
14 Miller, Nora—M B Faulkner....324.11
14 Mirro, Vito—A B M Thompson...34.61
14 Markuzi, Max—J B Greenspan...46.22
15 Mulhearn, Jas J—J McCormick..182.44
15 Malone, Frank J—United Electric Light & Power Co.....61.11
15 Malone, Martin J—T J Higgins, costs 59.80
15 Mayer, Herbert E—F C Cooper.2,225.63
15 Mittler, Fred—N Y Edison Co....63.39
15 Meyer, Fred G—D F Merritt et al.85.76
15 McAuley, John—M Babcock.....329.41
15 Mandeville, Emma C—J Niebling.107.66
15 Marquardt, J—Hagedorn Bros...123.66
15 Mulligan, Agnes K M—J W Osborne 1,387.82
15 Macurda, R A—Ella Marston....223.50
16 Margules, Michl—A Maurer.....29.91
16 MacWilliams, Jas T—H J Wadman. 100.25
16 Mayer, Geo C—Chas M Decker & Bros 124.73
16 Murray, Henry J—B Rothblatt & Son 50.72
16 McCue, Martin G—Huron Cigar Co. 36.21
16 Murphy, Jos—G F West 116.90
16 Mandel, Isaac—H Tautleff.....38.01
16 Martin, Arthur P—T J Goodwin..26.76
16 Mme. Reba—D B Green 440.23
16 Meyer, Henry J—Swift & Co....28.58
16 Myles, Jas—J Ehrlich & Son...332.41
16 Merrick, Ernest—M Ludwig admr... .....2,832.35
17 Madine, Geo—O'Neill Adams Co.156.26
17 Meyer, Henry C—M A Dempsey...70.41
17 Mandy, Mathus E—M Modownick.29.11
17 Mackenzie, Archibald T—H Hermann Lumber Co 188.11
17 McGann, J—C A Van Renselaer & Co. 44.37
17 Mowdy, Wilson H—Star Finance Co. 158.35
17 Miller, Annie—S Flaum.....164.11
17 Meier, Paul—J Wikle 131.91
17 Meadow, Jas J—H D Johnson.....48.60
17 Marks, Saml—F Westphal et al..23.69
17 Macomber, Walter—G Veilharx..32.195
17 Markowitz, Wm—G G Tegge 77.41
17 Meek, Jas B—T Coffin 34.02
11 Newman, Henry—Chesebro Bros..68.27
13 Norcross, Chas P—Russell Haynes Electric Co 54.54
14 Nicholls, Wm H—H D Harvey..136.01
15 Nickish, Jno H—Jno P Kane Co.192.08
15 Neff, Cath T—L Eisenlohr.....612.59
16 Nierenberg, Tewel—Standard Dairy Co 15.54
16 Norton, Arthur—I Cahn 88.86
16 Noonan, Michl—Astor Mtg Co..951.75
17 Newmark, Solon M—Rogers Peet Co 39.71
17 Nurenberger, Valentine—E H Jube et al 70.31
17 Neugroschle, Saml W—Grosser Knitting Machine Co.. .....42.01
11 Oppenheimer, Carolyn E—C Bauman 352.22
11 O'Brien, Thos—M McFarland....207.91
11 O'Neill, Frank J—N Y Tel Co....39.86
13 O'Donnell, Wm J—Lace Selling Co.. .....132.48
13 Overbough, Jos C—John Wanamaker N Y 98.66
13 O'Hare, John J—Barre Bernard Co.67.82
14 Owcharoffsky, Wasily J—N Y Tel Co..... .....15.51
14 Ormes, Wm H—same 67.12
14 Osnato, Jno—C Cahn 70.65
15 O'Brien, Jno—W W Douglas.....29.72
15 Osborn, Henry C; Fred W Stecher, Jephta H Wade, Jr, and Reg G A Phillips—W H Harrison, costs...10.50
15 O'Neill, John S—J Bauce.....49.19
15 Ornstein, Edward—B Swartz.....33.57
15 O'Neill, Francis—"Rectors" 85.42
15 O'Rourke, Chas & Mary or Mrs Chas—Hagdorn Bros. 146.91
15 Oppenheimer, August—R U Curran 15,285.38
16 O'Brien, Chas T M—N Y Tel Co.25.49
16 Orr, Ronald W—J H Muller 61.24
17 O'Reilly, Geo—N Smandt 120.59
17 Ortelero, Jas V—G S Dougherty.... .....costs, 107.85
11 Pierce, Danl O—A Rosenstrauss..84.41
13 Nothelfer, Peter—E Davis 148.76
13 Palmieri, Vincenzo—Herringbone Metal Lath Co 70.27
13 Pagodo, Nathan—Independent Beef Co. 47.67
13 Payne, Geo L—F Landseidel et al.115.22
13 Palmiter, Clinton C—B H Foss...77.12
13 Pfaff, Carl B—Bauer & Black of N Y 39.22
14 Pfeiffer, Anna—E Cashman.....169.42
14 Price, Theo L—Manhattan Leasing Co..... .....99.41
14 Peachin, Frank—Swan & Fink Co. 130.93
14 Pritchard, Jas—J Thomas 396.93
14 Polansky, Chas—Meyer Lange..113.22
14 Pellegrino, Mebotti—A Julian et al. 77.92
14 same—same 12.41
14 Pierce, Chas W—Clark Hanna Co. 62.80
15 Plitt, Dr Morris—University Society Inc. 37.69
15 Pogoda, Louis—N Y Edison Co...17.47
15 Parker, Elly Z—H J Levin.....156.08
15 Penfield, Wm W & Jean N—Mt Vernon Trust Co. 355.87
15 Pritchard, Jas C—M Enright....550.00
16 Pribal, Maurice—A Lowenberger.77.51
16 Pine, Jas A M—M Asherman.....95.61
16 Perine, Harry—O F Taussig...3,575.50
16 Pierce, Chas W—Clark Hanna Co.63.80
17 Peterson, Ernest & Martha—K Koch 664.42
17 Powell, Llewlyn L—A G Rouse et al 99.71
17 Peck, Bartholomew—T J Harris.64.31
17 Pinckney, Harry—Evans Bros, Inc. 37.41
11 Rollman, Mary J—N Y Tel Co....14.73
11 Ruiz, Chas—P L Barry.....60.90
11 Redmond, Margt S—Northern Bank of N Y 3,933.32
11 Rossback, Fred—Hance Bros Co..71.92
13 Reiness, Rose—P Blackopf 100.91
13 Riley, Jas B—M Reynolds.....146.67
13 Rae, Mary H—L De Camp 191.56
13 Reichman, Benj—B Claiman.....81.41
13 Rifflard, Geo A—H C G Stapler...513.20
13 Rosenbaum, Saml—E G Lyons & Raas 99.81
13 Rothrock, Saml H—Swenarton Stationery Co 140.30
14 Rosenthal, Milton—G W Salinger.399.62
14 Rubinstein, Jacob—O Volkening... .....costs, 48.15
14 Rosen, Max & Max Silberman—J Goldwine 80.53
14 Rosenberg, Herman—W S Gottheil. 84.16
14 Rosner, Louis & Saml Kanner—A K Gardner et al 31.28
14 Regan, Margt—Saguenay Realty Co. 155.87
14 Rosenman, Jacob—Flohr & Harris. 18.66
14 Rubin, Herman—Security Bank of N Y 418.16
14 Reizen, Edw—B Gindin.....163.41
14 Rennick, Richd—F Cornyn.....59.41
14 Raymond, Melville B—Lincoln Trust Co..... .....6,821.01
14 Ritzheimer, Henry C—National Nassau Bank of N Y.....59.54
15 Roth, Henry—J L Graf.....415.55
15 Roth, Geo, Max, Henry & Abraham —Same 408.16
15 Rodman, Joseph & Abraham—Swift & Co. 11.91
15 Rath, Margt—N J Packard et al.327.47
15 Rhines, Edw—E J Anthony.....157.41
16 Rappaport, Benj—A Hauptman..46.55

16 Rome, Granville H—N Y Tel Co..27.56
16 Roshke, Benj—J Rabinowitz....300.65
16 Rieby, Geo—A Holmes 1,234.43
17 Rosenthal, Julius C—S A Arnstein 126.91
17 Rudenski, Ignacy A—North British & Mercantile Ins Co of London & Edinburgh .....costs, 184.88
17 same—Liverpool & London & Globe Ins Co .....costs, 118.38
17 Reid, Geo & Saml Kerr—A W Gertsner Co 226.07
17 Robinson, Margt, Wm G Mulligan & Agnes K Mulligan—Northern Bank of NY 1,280.71
17 Rice, Philip R—F C Turner 68.21
17 Ruppel, Wilhelmina—Frank Goldman Co 10.22
17 Reynolds, Chas E Hull Grippen & Co.....300.72
17 Roberts, Alfred W—J P Mann..478.79
11 Spring, David H—J T Dooling.....costs, 70.15
11 Schramane, Carl J, Hans Triest & H Marquardt & Co W H Wellington et al 824.55
13 Stone, Nathan—503 5th Ave Co....86.18
13 Schornberger, Gustave—J Trainor.....296.72
13 Schnaue, Fred—E Barbig 88.03
13 Sandhop, Chas—New England Box Co 33.76
13 Sims, Lillian—T W Embly 344.58
13 Scott, Geo H—American Underwriters Corpn 36.82
13 Stehn, Anthony C—same 35.65
13 Simonelli, Andw—L A Valenti....139.91
13 Schreiber, Morris R—P Lowenthal.84.65
13 Schulze, Louise—American Exchange Cigar Co 106.70
13 Strauss, Adolf & Max J Labensart—W Becker 68.16
13 Shropshire, Ralph & Alex V A Burlett—J T Wandle 509.67
14 Sullivan, Danl M—Mitchell Motor Co of N Y 151.59
14 Schischkar, Emily—J P Sila...1,101.91
14 Serrell, Lemuel W—Saks & Co..104.06
14 Starr, Louis—M N Anderson .....costs, 71.16
14 Stearns, Jas M—N Y Tel Co.....20.17
14 Seaman, Franklin T—same.....48.93
14 Sparrwardt, Carl O—same 65.27
14 Syrop, Sam—F Markowitz.....84.65
14 Smith, Milton—E M Grossman...102.57
14 Spatz, Sophie—German Exchange Bank 139.83
14 Sugarman, B Saml—Kirkman & Son. 68.81
15 Strittmetter, Charles—Chas Prince Company 164.91
15 Schwartzberg, Joseph B.—L Dorfman 286.72
15 Sultzer, Max & Alfred—J S Altschul 121.11
15 Scheff, Abraham L—A Shapiro..302.90
15 Sackelman, Abraham—J Kleiner..49.65
15 Sondheim, Leopold—Eve Post Job Printing Office 372.13
15 Schloss, Hugo H & Eugene Metzger —Willson & Adonis Company et al, costs 134.05
15 Stedman, R Livingston—Chemung Spring Water Co. 42.42
15 Silverman, Moses & Ben Forma—N Y Edison Co. 65.54
15 Sinsberg, Edw & Philip Engel—N Y Edison Co. 29.08
15 Sarrocco, Jack—United Elec Light & Power Co. 192.71
15 Schwartz, Sam—H Deyer 71.29
15 Schmeckenberger, J—J F Cronin.126.49
15 Sawyer, Alphonzo R & Ella M—Standard Fashion Co, costs....141.93
15 Silverman, Louis J, Jacob Brodie, Max Luria & Louis Engel—C H Enos, adm, costs. 147.80
15 Silverman, Louis—C H Enos Jr..... .....costs, 101.85
16 Sheinart, Leonora—A C Rothstein.74.05
16 Sanders, Jas D—J Cohen 39.31
16 Sehlmayer, Wm—United Confectioners Supply Co 160.95
16 Smith, Jas F—N Y Tel Co.....28.84
16 Smith, Francis E—R J Lynch ...201.80
16 Solomon, Jos—Geisman & Musliner. 307.94
16 Stark, Max & Joe Reisender—J Rosenberger 185.72
16 Streicher, David—K Rubin et al..77.58
16 Stoutenburgh, Jno H—L Sveencki.. .....costs, 12.41
16 Simmons, Michl—Geo L Storm & Co. 72.63
16 Starr, Louis & Saml Rubenstein—J J Kramer 397.29
16 Saulson, Philip J—Colonial Finance Co et al .....costs, 118.80
16 Schulich, Bernard—B J Humphrys. 5,540.21
17 Savage, Jno, pres—H A Porter..... .....costs, 88.50
17 Smith, Eugene F Jr—F C Turner.68.31
17 Schoen, Marie L—E A Platt 395.78
17 Shapiro, Sam—M Harris 334.24
17 Stein, Louis—A Ratkowsky 139.37
17 Silbermuntz, David & Dora—J Baumgold et al 655.75
17 Salovin, Julia—Standard Plumbing Supply Co 107.68
17 Shea, Jos E—J F Swanick 519.41
17 Schulich, Bernard—G J Humphreys 1,235.10
17 Selleck, Herman D—R Guyer ...651.93
17 Shapiro, Jas M—J Coleman et al.601.61
17 Schoen, Marie L—M G Pendelton.525.50
17 Sprague, Arthur E—Holley Mfg Co. 74.11
17 Simpson, Wm T—C E Proctor.$6,319.52
17 Springer, Jno H—J L Miller.costs, 72.50
17 same—same 1,895.00
17 Stewart, Mary M—E C Stewart ..24.41
17 Svigials, Danl—D W Shoyer & Co. 530.88
11 Tannenbaum, Nathan—A Rand...82.99
13 Thomas, Harry A—H H Peters...84.41
13 Turkisher, Edw—Gilbert Pub Co.39.15
13 Tillson, Anah E S—T F Maguire.412.63
13 Thorpe, Jas S—B H Foss.....107.12
13 Thomas, David—Robt Griffin Co...93.10
13 Thompson, Jos & Albt A Attix—B Zeitlen et al 165.23
14 Towner, Wm F—C C Burlingham et al 234.59
14 Tyssowski, Mary R—E J Sanders.... .....costs, 70.50
14 same—same 3,034.70
14 Toplitz, Berthold L—N Y Tel Co...24.31
14 Tischler, Saml—M Reichbach...287.20
14 Turner, Wm H—Keystone Type Foundry 304.04
14 Turman, Abram—State Bank....49.08
14 Trinche, Aristide—J C Pole.....145.91
15 Teza, Peter—J B Owens 215.03
15 Travis, Stuart—N Y Edison Co....20.17
15 Telatsky, Max—same 136.56
16 Tiernan, Cath L—Cramer Meyer Co. 80.26
16 Trautman, Ira—I Kuflik et al...348.97
16 Taylor, Roy E—Wallach Bros....24.11
16 Tichenor, Chas R—Walker & Pattison 59.41
16 Turnbull, Jno W—W C Helfrich..40.93
17 Tarantola, Sam—Colgate & Co ...24.85
17 Tague, Edw P—Standard Typewriter Co 44.67
16 Unger, Saml—W R Ellison et al..140.36
11 Vrana, Frank J—N Y Tel Co....33.35
11 Virzi, Andw—J W Robinson....194.32
15 Vogel, Elias—W Schwartzbarth..64.15
16 Vose, Flora L—J C Conkling et al. .....costs, 146.58
16 Van Gytenbeck, Anton—Louis De Jonge Co..... .....64.15
11 Wise, Louis M & Chauncey B Bradley—Barnes Printing Co.....379.99
11 Wing, Joan E—N Y Tel Co.....24.33
11 Wightman, Hattie—same 20.23
11 Walker, Theo C & Albt E Mitchell—same 32.37
11 Wright, Chas O—Northern Assurance Co of London .....costs, 214.68
11 Wilson, Monmouth B—Brewster & Co..... .....528.31
11 Wasserman, Ascher & Irving Finkelstein—N Y Tel Co 25.44
11 Wakefield, Wm H—J F Boyle Co..41.48
13 Wittstein, Reuben J—J H Lipskey et al 41.41
13 Willner, Abr—American Pearl Button Co 42.47
13 Weyl, Simon S—Bulmers Ltd....148.81
13 Willcox, Wm R, John E Eustis, Wm McCarroll, Milo R Maltbie & Long Acre Electric Light & Power Co—People, &c .....costs, 2,269.05
13 Ward, Herbert—T W Goodin.....93.67
13 Weiss, Rudolph—A Kelly..costs, 100.00
13 same—B Weiss .....cosst, 161.22
14 Woodford, Robt W—M Rock Jr et al 192.22
14 Weston, Geo F—F M Haskin...2,483.29
14 Wasserman, Ascher—H Bregstein. 205.32
14 Warner, Malcolm C—C F Bishop.... .....2,619.26
14 Wagner, Jos—J G Cohen.....195.22
14 Ware, Edgar T—Fidelity Storage Warehouse 96.55
14 Wendt, Fredk—Nathan Hotel Supply Co 70.81
14 Wolf, Chas—N Levy et al 632.04
15 Weeks, Nelson—O C Brown et al.71.50
15 Winberg, August F—N Y Edison Co. 33.13
15 Wolfe, Chas—W H Lucas..costs, 125.12
15 White, Helen S—M J Barkley.10,670.82
15 Whitridge, Fredk W rec'r—P Quinn. 150.00
15 same—A Quinn 450.00
15 Weissman, Oscar—D Lippoff et al.94.96
16 Wolf, Meyer J & Sol Mutterperl—Geisman & Musliner 150.97
16 Wilson, Edw W—G Ehrsam.....45.71
16 Werner, Saml—N Fishman.....150.00
16 White, Helen S—E S Clark...12,280.85
16 Windman, Harold F—C Papa.....91.41
16 Wexler, Sam—E E de P Hosmer et al 181.00
17 Warshawsky, Morris & Emil Kurzvell—D Bernstein 38.77
17 Wald, Jacob & Louis Xeiger—M Tilbor 194.95
17 Williams, Jas J—W J Belford ...61.90
13 Yager, Rose N—E Kaplan 32.76
14 Yellin, Hyman—M L Marcus et al. 174.91
11 Zeitlin, Saml—R P Koenig & Co.267.30
11 Ziegfeld, Florenz Jr—A H Ziegfeld. .....costs, 906.95
13 Zinner, Julius—A Yolin 41.72
15 Zeitlin, Harry M—E H Zwisohn et al. 208.81
14 Ziegenthaler, Sarah—M S Arrne..46.16
14 Zanloughi, Venuto—Westcott Express Co..... .....costs, 32.41
15 Zubrinsky, Abr—L Singer.....229.15
15 Zeitlin, Harry M—E H Zwisohn et al 208.81
16 Ziegfeld, Florenz Jr—J P McGowan. 351.80
17 Zeitlin, Yetta—H W Perlman....158.41
17 Zographas, Avis—J G Son et al..84.51

Corporations.

11 David Kessler Second Ave Theatre Co—Prever Golding Lumber Co..52.05
11 Hasbrouck Piano Co—N Y Tel Co.99.43
11 Lake Hopatcong Land Co—N Y Tel Co..... .....66.37
11 Melvin Stable Co & H S Horton & Co —D Hanly .....costs, 129.60
11 Mechanics & Traders Bank of City of N Y City of N Y 11,328.85
11 Pocano Realty Co & Jas Fanning—B Grutman et al 158.91
11 R & J Specialty Co—J F Boyle..194.62
11 Scott & Fowles Co—N Wright et al. 78.28
11 Tremont Park Realty Co & Fredk M Mellert—M Cerussi 708.71
13 Lake Hopatcong Land Co—White Rats of America Pub Co 132.48
13 Funding Co of America, Edw S Luther & Chas W Abrams—Peoples Bank of Troy 4,915.54
13 Spear & Co—A M Veterans .....77.[illegible]
13 Kuhle Hotel Co—L Gruenstein .....94.[illegible]
13 Hotels Equity Holding Corpn—1st St Realty Co .....1,[illegible]
13 Borough Trading Co—J Weston .....[illegible]
13 Haase & Lippman Constn Co—Frank W Peters Sons 59.72
13 Ludlow Day Realty Co—Realty Records Co 171.15
13 Planographic Utilities Co—W J Salomon 132.91
13 Waldo Constn Co—Tietjen & Lang Dock Co .....113.[illegible]
13 City of N Y—S Hamburger .....91.[illegible]
13 Yonkers Auto Repair Co Inc—Pennsylvania Oil Works Inc.....68.47
13 N Y Telephone Co & Percy Barr—M E Sullivan 7,553.75
13 Catholic Congregation of St Michael Archangel of Mutual Benevolence—F Monteste 91.41
13 North Side Iron Works—C Steiber.. .....356.94
13 Dry Dock Trim Co, Santoro Co & Chas Santoro—F Eckenroth & Son Inc.342.75
13 Economy Milk Machinery Co—Smith Bros Pub Inc 62.40
13 Exclusive Advertising Co—Perth Amboy Foundry & Machine Co....2,829.93
13 Maxlow Realty Co—D Robertson.232.31
13 Traction Materials Co—Lecouver Press Co 42.31
13 American Kennel Club—R Stewart.. .....10,170.18
13 Continental Finance Co—Oscar J Gude 26,715.26
13 Tullin Moss Co—Vaughan Trucking Co 270.12
14 City of N Y—A M Conners....1,273.80
14 S W Jameson Co—A E Choate et al. 2,102.50
14 Hasbrouck Piano Co—Crane Felt Co. 253.14
14 same—same 62.85
14 Wehman Bottling Co—Paddock Cork Co..... .....130.34
14 William T Hookey Inc—Pennsylvania Lime Products Co 71.40
14 British Dyewood Chemical Co—Lord & Nagle Co..... .....75.41
14 National Column Co—R E Parsons Co. 461.41
14 Adamite Abrasive Co—B E French. 796.20
14 N Y & Bklyn Delicatessen & Lunch Supply Co—C K Sherwood Co..64.42
14 Amsterdam Ave Realty Co—Union Bank of Bklyn 23,760.52
14 B & S Amusement Co—Sterling Ceiling & Lathing Co.....150.70
14 Cohen & Levine Constn Co—Patent Scaffolding Co 287.67
14 Cryder & Co—General Automobile Supply Co..... .....21.97
14 N Y Draught Bottle Co—N Y Tel Co 40.54
14 Longacre Electric Light & Power Co —People ex rel N Y Edison Co.... .....costs, 2,259.05
14 Northeastern Amusement Co—S R Ellis 470.30
14 Mangan Wet Wash Laundry Co—J Eaverson & Sons, Inc 154.53
14 A W Nugent Co, Inc—H W Johns Manville Co..... .....247.71
14 Bryant Bros Realty Corpn—C C Burlingham et al 233.65
14 Gilbert Metals Ceiling Co—Berger Mfg Co..... .....388.67
14 Underpinning Foundation Co—E Oswald..... .....5,099.96
15 Brooklyn Howard Colored Orphan Asylum—Croker National Fire Prevention Engineering Co 281.92
15 Douglas & Co—J Kuela....costs, 66.28
15 Ortho Film Co—N Y Edison Co....23.77
15 City of N Y—A W Schob.....522.26
15 Multi Speed Shutter Co—F Marinare 2,144.75
15 J Krusi Co—Labe Importing Co.243.34
15 Panama Realty Co—City NY..... .....costs, 128.93
15 M & E Connelly—O B Frazer....243.81
15 Hoyt Realty & Leasing Co—N Y Edison Co 142.73
15 Royal Automatic Machine Co, Saml Weissglass & Carl Fish*—D Kornblush 113.91
15 Wolkind & Berman Inc—E Arai et al 99.39
15 Brooklyn Heights R R Co—M Solomon 3,130.37
15 Railway Auto Car Co—Pennsylvania R R Co 719.16
15 Rhine Realty & Improvement Co—H W Fairfax 175.65
15 Connecticut Raincoat Co—J Balkin. 245.81
16 Fraade & Fraade—Lestershire Lumber & Box Co..... .....149.99
16 Fraade & Fraade, Jno J Fraade & Leah H Fraade—Lestershire Lumber & Box Co.....668.87
16 Traction Materials Co—National Lead Co..... .....21.75
16 Germania Amusement Co—B Jack et al 18.96
16 A A Sash, Door & Trim Co—Claremont Lumber Co, Inc 259.52
16 Van Nest Woodworking Co—David Gilmour Door Co..... .....137.13
16 Rotterdam Holding Co—J F Boylan. 36.03
16 Knickerbocker Trust Co—H Delaney 180.06
16 Rodney K Haines Co—L M Rosenthal 224.28
16 Roseno Bros Inc—Schmitt Bros.370.56
16 Direct System Co, L A Allen, proprietor, Lou B Kaufman & Geo M Schierer—A Voland et al.....293.59
16 Western Cloak & Suit Co—A Schmidt 27.41
16 same—same 216.41
16 same—same 27.41
16 A Schapierer, Inc—W Marberg et al 26.12

16 Lawyers Supplies Co—A Kasman.37.25
16 United Film Co, Wm S Milliken & Frank H Van Dusen—E J La Voie. 662.46
16 Hotel Marlon Co—M Conboy...1,435.74
16 American Molasses Co—A H Thomas 667.63
16 Anna C McNay, Inc—E A Morrison et al 44.65
16 Bank of Discount—A Bienhauer..... .....1,657.08
16 E Soler & Co—H Zinman.....320.81
16 F A Alford Co—Davison Lumber Co. Ltd.....357.78
16 Prudential Co-operative Laundry Co —G T Roberts 51.23
16 Luhrs Hotel Co—N Katz 78,194.50
16 Uhlfelder Thompson & Co, Julius Weil, P & W Vacuum Cleaner Co & Francesco Ebell—Chelsea Exchange Bank 1,292.34
16 Clemens Constn Co & Richd Clemens—J Miskin 115.49
16 Clemens Constn Co, Chas Klein* & Richd Clemens—J Mirkin.....217.41
16 National Surety Co—W W Farley 1,828.97
16 Fidelity Development Co—Washington Savgs Bank et al 5,611.73
16 same—same 5,614.63
16 same—same 5,615.33
16 same—same 5,608.01
16 same—same 5,611.89
17 Bronx Artificial Stone Works—W Grosskopf et al 53.87
17 Cook-Borstel-Brown Co—Goodyear Tire & Rubber Co 793.70
17 Enterprise Forestry Co—C R H Sonntag 1,339.58
17 Empire Cornice Works, Morris Fine & Maurice H Frumberg—J L McKnight 152.41
17 El Triunfo Consolidated Mining Co—J Mayer 1,824.83
17 Greenwich Stores, Inc—Armour & Co. 93.09
17 G Thelemis Co—Standard Utility Co 25.00
17 Hygrade Foundry Co—Manhattan Rolling Mill 23.26
17 Hub Embroidery Co—Embroiders Supply Co.....173.35
17 Knappet Realty Co—L Freund 65.13
17 Monaton Realty Investing Corpn—A Pirazzine 388.04
17 Manhattan Excursion Co—I Rosenbaum 374.79
17 N Y Times Co—R Villano 5,431.45
17 Sanitary Steam Laundry & Warfield Laundry Corpn—L Winberger ..75.15
17 Shurfoot Horse Shoe Corpn, Isaac Weill & E W Clarke or Edwin Clarke or W Clark Emmons—S Blaut 1,139.00
17 Securities Advertising Agency—N Y Herald Co 183.25
17 Suzette Mfg Co—P Corn et al ...50.00

Borough of Brooklyn.

JAN.
9 Antozewski, Wladislav—Polish-American Co-operative Savgs & Loan Association 713.80
10 Armstrong, Philander B—Star Co. 144.87
13 Ayres, Donald—F Fenty 171.40
14 Abramowitz, Louis—S Katzenstein.32.40
9 Brennan, Louis A—E D Vanderbilt & ano 144.22
9 Berger, Saml—S Bruner et al...196.56
10 Bermel, Jos—M A Jones.....564.57
10*Burmester, Wm H—N Y Tel Co..25.49
10 Bittman, Eva—City N Y.....260.00
10 Bove, Stairo—same 55.00
10 Brislin, Jno—same 260.00
10 Bucholtz, *Fredk & Anna E—City N Y. 260.00
10 Bowers, Geo C—P J Langler & ano. 112.45
10 Brouwer, Milton G—N Y Tel Co...20.15
10 Bruck, Rudolph—same.....18.75
10 Bruck & Reich—N Y Tel Co.....18.75
10 Blohm, Jno F—N Y Tel Co.....34.84
10 Blohm & Schaeffer—N Y Tel Co..34.34
19 Beverly, Walter—N Y Tel Co....50.97
10 Burkhart, Frank—C Froeb.....135.17
10 Beam, Mary—Jennie A Lutkins..84.87
11 Baar, Sigmund—L J Altkrug & ano. 292.95
13 Bricker, Louis—S Gralnick 302.16
13 Buckingham, Edw T—J V Van Zantin & ano 153.00
13 Biggio, Jno—J H O'Donnell & ano. 173.83
13 Bonacci, Dominick—R Caporale.143.85
13 Batthamy, Stephen—Igoe Bros ...224.57
13 Buchner, Robt P—Title Guar & Surety Co. 139.38
13 Bauer, Dorethea, doing bus as Theo Petry Co—F W Engels 166.42
13 Bank, Meyer—Fullerton Electric Co 49.17
13 Bank & Brown—same 49.17
13 Brown, †Jas—same 49.17
14 Bearman, Isaac—S Dubrin 50.85
14 Berlin, Adolph—Parshelsky Bros.715.85
14 Bland, Geo P—H D Lott as exr..80.88
14 Blumenfeld, Nathan—S Borten..123.33
14 Blutstein, Morris—I Heller & ano.82.40
14 Bowden, Appoloine—A Wolf.....7.40
15 Beveredge, Louis W—R Page....105.90
15 Braun, Wm F—Josephine M Graves. 295.99
15 Brown, Isaac—M Otnow 289.40
15 same—same 85.65
15 Brown, Jennie—same 85.65
15 Bruno, Savino—J J Cerricola.....77.14
15 Byrne, Jno F—I H Leventhal....17.40
9 Clark, Thos—C I & Bklyn R R Co. 112.82
9 Carroll, Owen J—Realty Dealers.70.00
10 Catapano, Jno—City N Y.....260.00
10 Cosgrove, Patk J & *Wm T—same. 55.00
10 Cosgrove, Patk—same 260.00
10 Connelly, Danl—N Y & N J Lubricant Co. 147.64
10 Chapman, Hawley—Louis Ellis as extrx 1,373.05
10 Conley, Geo—N Y & Bklyn Casket Co. 314.32
10 Corrado, Carlo—City N Y.....260.00
10 Chapman, Emily E—N Y Tel Co.15.54
10 Cooley, Richd M—I S Remsen Mfg Co. 21.32
10 Colcord, Edw J—Walker & Pattison (Inc) 31.51
11 Campbell, Jas A—W Eckenfelder.434.61
11 Crennan, Wm J M & Mary A—Chas H Brown Paint Co 577.98
11 Carsten-Offerman Coal Co.....38.96
11 Canarsie Amusement Co—same.220.84
13 Clausen, Jno F—Cronk & Carrier Co 14.60
13 Corideo, Jas—Jas A McCarthy & Bros 263.08
13 Cooperstein, †Henry & Philip—Union Bank 358.28
13 Cohen, Abr—L Saul 64.40
13 Calendo, Teresa, also known as Teresa Napoletano—P Govine 44.70
13 Cordes, Otto—N Rosenthal 92.15
14 Cinello, Michl—E V G Scranton..136.90
14 Clinton, Henry F—R S Baylis....46.91
14 Cohen, Haris—H Pollack 28.05
14 Clarke, Mary N—Margt T Streeton et al 67.10
15 Chute, Rainsford K—R Page....105.90
15 Calderazzo, Jos N—State N Y.1,000.00
15 Cohen, Morris—Cohn Cut Stone Co. 91.42
15 Cook, Raymond W (infant) by Wm D—City N Y 138.22
9 D'Andrea, Chas P—Eliz A Self.165.75
9 Delo, Filomena—State N Y.....500.00
10 Degregorio, Jos—City N Y.....260.00
10 Delsarte, Walter W—Atkin Trading Co. 148.13
10 Dowding, Chas O—N Y Tel Co....37.84
10 Dunn, Jay E—N Y Tel Co.....15.13
10 Ducas, Leo—I Goldberg & ano..145.35
10 Dehnert, Henry—C Froeb.....127.06
11 Dachille, Pietro—Clara Malone....49.70
11 same—same 32.40
11 Davis, Elias—J A Weser 88.03
11 Davis, Harry (infant)—same 88.03
13 Davis, Thos—P H Smith 271.15
13 Damsky, Mollie, doing bus as M Damsky & Co—Famous Waist Co....33.20
13 Durnick, Jos—Igoe Bros 224.57
13 Dick, David S—S Cohn.....74.51
13 Dodge, Geo H—R W Shearman ..51.60
14 Damato, Jos—H Singer 35.10
14 Ducas, Leo—M Singer & ano.....63.16
15 Dealey, Margaretta—T C Reilly.... .....2,019.65
15 Dickson or Preston, Edna—City NY. 130.72
14 Delker, Wm Jr—Louise E Delker. 109.44
15 Dillon, Clarence—R & M Constn Co. 96.90
15 Dincin, Phillip & Isaac—I Frank.121.49
10 Edelman, Mary—Nassau Elec R R Co. 123.47
10 Earing, Edw J—N Y Tel Co.....15.13
10 Eldredge, Frank M—City N Y...260.00
10 same—same 260.00
11 Eldridge, Frank M—L Pinals.....251.06
13 Eichner, Emanuel A—Title G & T Co 84.40
15 Epstein, Mendel—Mary J Simmons. 122.63
9 Fleming, Wm H—C Carle.....346.37
9 Feinstein, Abr—C G Street, Jr, et al. 27.40
9 Fetner, Wm—M Blumberg.....164.58
9 Flushing, Alba J—J Brodie.....47.83
9 Finlay, Henry V—T McCloat....120.17
10 Fuchs, Percy J—Bklyn Furn Co.120.28
10*Finkelstein, Aaron—City N Y...260.00
10 Feenaghty, Hugh—Wm B Harris & Co. 21.21
10 Feinblatt, Sigmund—N Y Tel Co..27.10
11 Fain, Edmund—Robin-Hirsch Co.362.02
11 Flugge, Chas F—J Morris 49.76
11 Fackner, Jos M—W E Hallock....27.42
14 Fullerton, Wm J—H D Lott as exr. 80.88
15 Flaherty, Wm H—C Platon Co..519.90
15 Foox, Isaac—Cohn Cut Stone Co.91.42
9 Guthy, Peter—I Levin 126.50
9 Gianotto, Francesco—A J McCollum. 109.03
9 Goldman, Isaac—Independent Provision Co... .....125.83
9 Gallo, Saverio—F Amanna.....302.72
9 Gutrie, Mary & Geo—M Blumberg. 164.50
9 Gutrie & Shortell—M Blumberg..164.58
10 Greenwald, Benj—N Y Tel Co....17.65
10 Gold, *Morris & Lottie—City N Y.55.00
10 Gingliano, Raffaele—same 260.00
10 Ginsburg, Sarah—same 260.00
10 Graham, Bridget E—same.....55.00
11 Gair, Marie—G L Rees.....284.40
11 Gerstenberg & Mullen—same....119.80
11 Grant & Greenberg—same 59.16
11 Greater N Y Iron Works—same.39.34
11 Greenberg & Schlecker—Grossman Bros & Rosenbaum 111.91
13 Gerhardt, Frank & Elsa A—Maria Sendtner 430.11
13 Goodstein, Arthur—F Fenty 171.40
14 Goetter, Wm E—Jos Fallert Bwg Co Ltd 316.90
14 Glazer, Alfd—N Hutkoff et al...104.41
14 Goldstein, Alfd D—C M Wells....36.10
14 Goodman, Louis—B Cohen 92.27
14 Goldman, Harry—May Flauman..341.13
14 Goonick, Nathan also known as Krimmoose—H Pollack 26.67
15 Gregorio, Carmell—I Lebowitz..117.90
15 Goldberg, Max—M Otnow.....289.40
15 same—same 85.65
15 Goodwin, Jno J—Belle Harbor Yacht Club 45.50
9 Hennessy, Jno & Patk J—P J Conlon 1,185.36
9 Hosford, Leonard D—F J Ulrich & ano 34.40
9 Harlan, Thos J—Mechanics Bank. 1,339.52
10 Huyck, Lelia or Mrs C E—Jennie B Davis 831.69
10 Hinikman, Harris—City N Y....260.00
10 Hornburg, Thos—J Sivertsen....170.65
10 Horn, Louis—F De Montebello et al. 169.59
10 Harold, Jno T—C Tisch.....106.40
10 Holzhey, Otto—Walker & Pattison (Inc) 49.66
10 Higginbotham, Josephine—T P Hyatt 112.91
10 Hachheiser, Chas—Francis H Leggett & Co. 53.87
10 Henderson, Elmer E—Isabelle B Hanlin 643.32
10 Housman, Moses—Krausbaum Co. 699.81
13 Hopkins, Wm—Empire State Dairy Co. 68.94
13 Handler, Morris—J B Greenspan.108.72
13 Hayes, Jno—Scranton & Lehigh Coal Co. 37.40
14 Holden, Edw—W Schmelke 40.67
15 Haight, Geo—A J Eno 128.15
10 Irvin, Susan—L C McGuire.....29.47
15 Israel, David—Mary J Simmons..122.63
10 Jones, Leonora—Brightson Boat & Lumber Co. 50.44
13 Jordan, Jas A—J Humborg 98.84
13 Josephs, Jos—A Stern 114.21
15 Jacowitz, Zeller—Cohn Cut Stone Co. 91.42
10 Keating, Hugh—Walker & Pattison (Inc) 35.51
10 Kornlos, Emery H—H Samenfeld. 173.71
10 same—same 277.84
10 Kroll, Louis—same 277.48
10 Koellsted Contracting Co—W H Winn 111.90
10 Kinney, Matilda Z—N Y Tel Co..20.25
10 Kavanaugh, Peter J—Blumenthal & Bickart 183.52
11 Kaminsky, John—International Provision Co 40.91
13 Kotcher, Geo—W W Thomas 96.43
13 Kornblum, Abr—F W Linders & ano 131.74
13 same—Phillips & Sons (Inc)..270.03
14 Karlson, Karl J F—G F Elliott et al. 188.77
14 Keil, Henry A—F W Huber.....382.32
14 Kushner, Jacob—Noa Heiger.....93.65
15 Kaplan, Hyman—Belnord Realty Co. 261.02
9 Love, Saml D—Geo G H C Braun Co. 907.83
9 Londino, Wm—F Amanna.....302.72
9 Londino & Gallo—F Amanna...302.72
9 Laposcia, Peter W—Fred Nolte Co. 91.00
9 Lyon, Mary—A Pisano.....2,526.75
10 Loeffler, Henry—J Bossert & ano. 119.30
10 Lemberg, Leon, Saml & Sophie—Mechanics Bank 3,826.62
10 Lurie, Gustave—City N Y.....260.00
9 Lipshitz, David—W H Fischer et al. 52.12
10 Lorberbaum, Israel—L B Wasserstrom 281.79
10 Ladley, Margt G—N Y & Bklyn Casket Co. 314.32
10 Ladley & Conley—N Y & Bklyn Casket Co. 314.32
11 Langdon, Leah—Lucy E Ongley.344.47
11 Losin, Morris—L Pinals.....310.30
11 Lush, Jas S—O Von Buckow 711.72
13 Lewis, Morris—L Saul 64.40
14 Leonard, Wm B—R Sutro & ano... .....2,669.30
14 same—S Taylor 1,613.47
14 Levin, David—L Levin 72.40
15 Landinsky, Jacob & Jacob, doing business as Landinsky Bros—H Avidson 69.40
15 Liebert, Mark—A H Lea & ano..68.84
15 Lazarus, Sol—H B Claflin Co....71.81
15 Lindenbaum, Lena—M Apatow..110.00
15 Lindenbaum, Lena—M Apatow..110.50
15 Ludwig, Adam & Louis, doing business as Ludwig Bros—A Buchanan, Jr. 144.53
10 Meschnick, Israel & Mollie—Annie Armmuth 1,640.58
10 Monacho, Michila—City N Y.....260.00
10 Meistrell, Henry F—Martin Evans Co. 166.83
10 Meistrell's Garage & Machine Co—Martin Evans Co. 166.33
10 Marcowitz, Jacob B—H Rein....61.15
10 Mann, Alfred—B H R R Co. 108.47
10 Meyer, Richd—same 108.47
10 Monahan, Jno E—I S Remson Mfg Co. 1,778.48
13 Morrisey, Bridget—Anna Eshelman. 202.40
13 Markuzi, Marx—J B Greenspan ..46.22
13 Mears, Elmer E—Waverley Storage Co 119.40
13 same—same 223.72
13 Mehlman, Colman—G R Browner.305.65
14 Maffai, Salvatore & Josephine—South Bklyn Savgs & Loan Assn. (D) 7,454.11
14 same—same .....(D) 7,451.04
14 Mann, John—Emily F D Zinba.11,844.45
14 Muck, Danl—Jos Fallert Bwg Co.316.90
15 Macurda, Rufus A—C M Davis..223.49
15 Marston, Ella C—same 223.49
15 Maggin, Isidore—P S Glickman...29.65
15 Merkert, Jos B—Manhattan Steam Dyeing & Scouring Works.....112.31
15 Montgomery, J B—State N Y..1,000.00
15 Murphy, Jno A—Kath T O'Connor.. .....264.98
9 Nocak, David & Rosa—C L Sicord.9.90
10 Nordstrom, Kath V—N Y Tel Co..16.40
15 Nudelman, Robt—H B Claflin Co..71.81
15 Nugent, Arthur A—B H R R Co..70.47
15 Nugent, Girard (infant) by Arthur—same 62.99
15 Nahra, Dora J—A Simon et al...115.63
10 O'Brien, Chas T M—N Y Tel Co..25.49
10 O'Brien & Burmester—same 25.49
11 O'Connor, Edmund—Sturrock Cut Stone Co .....(D) 213.72
11 same—E J McLaughlin Co (D) 927.80
11 same—W Busby .....(D) 374.12
13 O'Neill, Jno S—J Bauer 49.19
14 Owens, Isaac B—Beyer K Camp Constn Co. 130.26
14 Owens, Benj V W—Ethel M Dixon as extrx 8,540.47
9 Patterson, Louis—Margt T Madison. 190.50
9 Phillips, †Mary—Lillie Schmidt...21.42

9 Purdy, Chas W as exr—City N Y.21.33
9 Pengel, "Edw" W—Chas H Eggert & Bro 30.35
9 Plate, Ernest—same 224.69
9 Phillips, Thos—same 224.69
9 Pickard, Julia as admtrx—same..15.76
9 Price, Jessie—same 38.91
9 Pope, J F—same 215.83
9 Plunkett, Mark—same 215.83
9 Pilgrim, J—same 215.83
9 Phillips, Abr A Jr—same 38.91
9 Passarge, Arved H—same 220.36
9 Parker, Howard S—same.....220.36
9 Prosser, Wm—same 422.94
9 Pasternack, Max—same 215.83
9 Person, F P—same 215.00
9 Pupki, Chas—same 215.83
9 Pupki, Jos J—same 215.83
9 Parmenter, Margue E—same....215.83
9 Parsons, Kenneth—same 215.83
9 Parker, Ernst L—same 215.83
9 Parker, Gustave—same 215.83
9 Pritchard, Thos S—same 215.83
9 Plunkett, Wm—same 215.83
9 Potavin, Chas E—same 215.83
9 Pearson, Chas W—same 215.83
9 Pressler, Jos—same 215.83
9 Palmer, Jno H—same 215.83
9 Prickard, Thos—same 215.83
9 Pollock, West—same 215.83
9 Parker, Chas A—same 215.83
9 Powers, Geo A—City N Y.....28.58
9 Post, Saml C—same 215.83
10 Picker, Amelia or Amalia—L Englander 1,056.43
10*Parenta, Michl—City N Y.....55.00
11 Preble, Walter E—W Eckenfelder.. .....434.61
13 Puttallez, Jno, Frank, Henry & Alphonse—R Reimer, Jr 123.75
14 Phillips, Saml—Parshelsky Bros.715.85
14 Peterson, Ernst—A Spitzer 88.34
14 Praisner, Sol—American Steel Frame & Bond Iron Co 115.44
14 Pratt, David W—W J Atkinson..41.40
15 Parker, Williard Jr—E A Newell.125.80
15 Pollatsek, Adolf—A Schoen.....532.41
15*Potter, Howard L—W S Powell & ano 248.96
9 Rountree, Moses E & Alice M—Brandt Constn Co.....1,701.92
9 Reardon, Wm—E Walsh.....101.77
9 Reese, Jno L—G H Reichers.....85.90
9 Ross, Osias—J Levine 45.00
10 Reilly, Kate—N T Peterson et al.383.51
10 Rome, Granville H—N Y Tel Co..27.56
10 Ryan, Patk J—City N Y.....260.00
10 Rosenblum, Nathan—same 55.00
10 Read, Berkley T—L Escher.....44.40
10*Reich, Alex—N Y Tel Co.....18.75
10 Ruegamer & Auer (a corpn)—M Grossman 519.40
13 Riley, Matthew—S H Coombs et al 119.90
13 Robbins, Rebecca—A A Heira ...136.90
13 Reynolds, Jno—Title G & T Co....84.40
14 Ress, Harris—M J Malament.....149.42
14 Richman, Morris—W Kasper & ano. 52.97
14 Rosen, Frank—J A Greenfield & ano 169.77
15 Robinson, Jas M—Natl City Bk.828.91
Natl City Bk 828.91
15 Roehr, Carl J—W Crabbe 716.21
9 Stone, Louis—S M Kurshan et al.220.13
9 Sherman, Benny—L Hack.....30.00
9 Stockton, Jas K—C P Ross & ano. 134.65
9 Smith, Olive E—C M Silverman & ano 266.28
9 Shortell, Jas—M Blumberg 164.58
9 Shaw, Jno—J Brodie 42.36
9 Smith, Frances E—Star Finance Co. 67.06
10 Sanders, Herman H—J I D Bristol. 118.82
10 Speciale, Frank—City N Y.....55.00
10 Schmerzler, Bertha—same.....55.00
10 Singer, Geo—same 260.00
10 Simonetti, Thos—same 260.00
10 Scharf, Max—same 260.00
10 Stratton, Gilbert M—same 260.00
10 Smith, Harvey—N Y Tel Co.....24.88
10 Simon, Isaac—same 17.65
10 Simon & Greenwald—N Y Tel Co.17.65
10 Silver, Michl & *Saml, doing business as Silver Bros—N Y Tel Co.22.54
10 Steinberg, Steam Cut Stone Co—City N Y 260.00
10*Salters, Jno—City N Y 55.00
10 Steinfeld, Barnett & *Jacob M—H Rein 60.51
10 Smith, Francis E—R J Lynch....201.80
10 Smith, Jas F—N Y Tel Co.....28.84
10 Schickler, Melanie—N Y Tel Co...18.65
10*Schaeffer, Ezra—same 34.84
10 Sockolof, Abr, doing business as Bway Parquet Floor Co—Banner Utilities Co.....71.66
10 Steinfeld, Barney—Frank E Rosen Co 207.82
10 Spence, Peter C—F Phlenberg...177.13
10 Segall, Sol—Bruno Auto Co.....109.37
11 Sabbia, Maria as admtrx, &c Frank—J C Jackson 897.62
11 Solomon, Jas & Adeladie—Lucy E Ongley 344.47
11 Slomkin, Saml as admr, &c, Israel—C I, Bklyn R R Co & ano.....106.20
11 Sopper, Geo—L Schmitz 45.65
11 Standen, Frank C—O Von Buckow. 711.72
13 Stolitzky, Louis—R A Lewis.....68.74
13 Strasdaucki, Benj—North American Bwg Co 470.00
13 Sharkey, Thos A—A Pasquini ...208.85
13 same—same 39.59
13 Schotten, Friedrich—F J Loch ..65.07
13 Shaftel, Lazarus—S Gralnick ...302.15
13 Schulek, Edw—Sophia W Cooper.25.40
13 Shevlin, Michl J—F Loeser & Co..124.33
30 Sutherland, Linna as admtrx &c Kenneth F—Otto Huber Bwg 4,007.14
14 Sharp, Geo B Jr—H D Lott as exr.80.88
14 Steusgard, Helen—J B Given....61.93
14 Schwartz, Harry—M S Yochelson..29.90
14 Scherer, Henry—Jos Fallert Bwg Co. 502.33
14 Sharkey, Danl J—Levy Bros....1,192.72
14 Stein, Louis—H Pollack 25.95
14 Schulze, Louisa—American Exchange Cigar Co 106.70
14 Spinghal, Julius—I Jacobs..... ..75.04
15 Schwartzenfeld, Adolph—G Bleiman. 329.94
15 Strodl, Eliz—Bklyn Queens Co & Suburban R R Co 107.97
15 Strodl, Edw—same 108.47
15 Seckerson, Fredk C—J J Hallenbeck. 289.40
15 Smith, Walter A—W S Powell & ano. 248.96
15 Spitz, Thure—M Ready 32.40
15*Somborn, Alfred—Natl City Bank. 828.91
15 Sullivan, Benj Jr—C Anderson..500.00
10 Townsend, Geo E—Martin Evans Co. 166.83
10 Tamargo, Caroline—Lawyers Title I & T Co.....65.91
10 Thomsen, Jacob—Cary Safe Co...14.65
10 Till, Wm F—J C Newton.....40.90
13 Trustees of the M E Church of Greenfield—A J Dowdeswell 262.92
13 Thompson, Geo R—N J Rowand as trste 174.15
14 Taylor, Nathaniel—J B Gere...5,857.06
15 Taft, Leonard N & Mary R—S F Jones 27.62
14 Viola, Bartholamew—Eliz W Hitchings 445.60
9 Von, Rappaport, Bernard—G Roberts 144.48
9 Worcho, Apollo—State N Y.....500.00
9 Wilson, Danl T—J E Butler.....409.71
9 Woods, Geo W—F Nickel (infant). 2,630.32
10 Watter, Alter—B Rubin 33.95
10 Weeks, Howard F—N Y Tel Co..16.65
10 Walker, Jennie—M A Jones.....564.57
10 same—same 28.25
10 Widding, Jens—J Sivertsen.....170.65
10 Whiteford, Andw—Morgan Silver Plate Co.....173.62
10 Werner, Andreas F—Wolf Sayer & Heller 113.56
10 Walerstein, Morris—F Steinberg.264.65
13 Wehmann, Louis—W Wielandt..92.15
13 White, Wm J—H Rohs & ano ...139.90
13 Weglein, Louis J—Trow Directory Printing & Bookbinding Co. 85.64
14 Williams, Jas J, doing business as Globe Transfer Co—W J Belford.61.90
14 Williamson, Eveline—H D Lott as exr 80.88
15 Wendt, Fredk—Natl Hotel Supply Co. 70.81
15 Williams, Royal S—Rhoda R Eyre. 183.99
9 Young, Chas J—J Brodie.....68.66
13 Yovino, Rafele—L Gerber 86.99
9 Zasloff, Louis L—H Berkowitz..169.40
10 Zegarsky, Mary—C E Walker...108.45
10 Zegarsky, Teafil—same 108.45
13 Zalmowitz, Frieda & Adolph—Unfon Bank 1,034.16
13 Zeeman, Benj—G H Ball 52.40

Corporations.

10 Bklyn Taxicab Co—American Taximeter Co.....597.14
10 City N Y—T Coppolla 534.91
9 Mohawk Valley Cider Co—City N Y. 24.93
9 Montauk Adv Co——same 20.81
9 Manhatan Grill & Fret Works Co—same 214.38
9 McCormick R E Co—same 121.72
9 Nassau Casualty Co—same 224.69
9 National Truck Co—same 22.87
9 National Trading Co—same 24.93
9 Paramount Constn Co—same....121.72
9 Phona Pneumatic Co—same ...80.52
9 Peerless Igniter Mfg Co—same...49.64
9 J C Rasmussen Co—same 39.34
9 Rolled Plate Metal Co—same.....39.34
9 Rechnitz & Potruch—same 121.72
9 Railway Educational Assn—same. 121.72
9 Royal Paper Box Co—same 39.34
9 Savage Mfg Co—same.....224.69
9 Saratoga Amusement Co—same...39.34
9 Shamokin Valley Realty Co—same. 101.11
9 Anglo-American Corpn—same....29.68
9 Brown & Klein Bakery—same....38.91
9 Bklyn Business Institute Co—same. 69.14
9 Bklyn, Canarsie & Bergen Beach Ferry Co—sare 38.90
9 Bay Ridge Lumber Co—same ..175.37
9 Bracken McAneney Co—same...79.37
9 Hewlett, Tempany Co—Est Chas A Coe 338.91
9 New York, Pennsylvania R E Assn—J R Hartung & ano 684.36
10 N Y Times Co—C N Lucker...15,150.85
10 P T Hynes Realty Co—Realty Associates .....(D) 2,015.18
9 Somerville Realty Co—I Cohen.502.65
10 Thos Pepper Constn Co—Rockland Co Trust Co 2,702.04
10 Wyona Bldg Co—R Samenfield.173.71
10 same—same 277.48
11 Alumni Co, doing business as "Alumni Studios"—H F Meyer.....672.61
11 Newburgh Carpet Co—G T Malone & ano 1,001.83
11 F M Eldridge Printing Co—L Pinals. 251.06
11 Hewlett Tempany Co—Guide Printing & Publishing Co 86.09
11 Bay Ridge & Ft Hamilton Realty Corp—Sturrock Cut Stone Co. .....(D) 213.72
11 same—E J McLaughlin Co (D) 927.80
11 same—W Busby .....(D) 374.12
11 Bklyn Electric Equipment Co—City N Y 85.43
11 Bay Ridge & Bklyn Realty Co—same 119.80
11 Block Drug Co—same 39.59
11 Eastern Parquet Floor & Mantel Co—same 97.16
11 Epoch Realty Co—same 119.80
11 Elmont Terrace Realty Co—same.140.00
11 J K Brown Co—same 38.91
11 G A Colgan Co—same 85.43
13 B H R R Co—Eva Borghardt 50.00
13 Tullin-Moss Co—Vaughan Trucking Co. 270.12
13 Asbestolith Mfg Co —B F McGuinness 729.75
13 Amsterdam Av Realty Co—Union Bank 23,760.52
13 Cameron, Chas, as committee &c Louis Kress—Ronalds & Johnson. 414.53
13 German Hospital Soc—Lena Hauck. 636.07
13 Ideal Heating Co—A J Dowdeswell 262.92
13 Nassau Elec R R Co—Lena Holt.1,338.07
13 Pacific Dye Works—L Saul 64.40
13 Ridley Memorial M E Church—A J Dowdeswell 262.92
13 Sharpe Tire or Fire Proection Co—G W Sharpe 954.42
14 Brooklyn Cementing & Impt Co—East N Y Mason Material Co 182.75
14 D & P Constn Co—Re Dumont Mtg & Realty Co et al .....(D) 13,351.65
14 Capiague Park Land Co—City NY.38.96
14 Cook Church Stock Co—same.....38.96
14 Clinton Constn Co—same 38.96
14 Contractors Electric Co—same..99.58
14 Craftsman Decoration Co—same..38.96
14 Consolidated Lamp Co—same 69.14
14 Donegan, Redmond Co—same....38.96
14 Diamond Realty Co—same 49.06
14 Daniel R E Co—same 28.85
14 F W Carlin Constn Co—same.....28.85
14 Fred B Hendersons & Co Inc—same 101.11
14 Hamilton Trunk Mfg Co—same...80.52
14 Hygienic Filter Supply Co—same.39.34
14 A R Maxter Constn Co—same....39.34
14 Alexander McBride Constn Co—same. 39.34
14 New Work Laundry—A Marks..545.94
14 same—same 545.94
14 New York Varnish Co—G F Elliott et al 188.77
14 Walter-Coughlin Co—Robt Gair Co. 720.29
15 B H R R Co—S Scheiderman....110.15
15 F & J Realty Co—Cohn Cut Stone Co. 91.42
15 Granite Brick Co—L I R R Co..160.21
15 Liberty Cleaning & Dyeing Co—M Rosenkrantz 52.75
15 M & E Connelly—O B Frazer..243.81
15 National Fire Ins Co of Hartford—S J Singer et al 107.70
15 Potter & Smith—W S Powell & ano. 248.96
15 T Hogan & Sons (a corpn)—P Ward 6,137.62
15 White House Lunch Co—I Frank.121.49
15 York Penn Co—Borough Park Cornice & Roofing Co 133.90

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JAN. 11, 13, 14, 15, 16 & 17.

Auerbach, Dorothy—Whitehouse Co; 1913 .....142.91
Arnold, Edw J & Peter J Kerrigan—W J Bellinger; 1912 .....292.85
[1]Anderson, Grace & Jas H Ackerman—People, &c; 1912 .....300.00
[1]Ackerman, Jas H & Mary Howard—People, &c; 1912.....300.00
[1]Ackerman, Jas H & Marie Schmidt—People, &c; 1911 .....300.00
Adolph, Freund—J Steneck et al; 1913. .....472.41
Amador, Manuel E—E Amador; 1912... .....1,508.62
[1]Brown & Weiss Realty Co & Martin Weber—City of N Y; 1912.....264.41
Baer, Isidore & Rose Simon—G Robitzek & Bros Inc; 1912 .....595.20
Bayley, Felix R—Fullerton Electric Co; 1912 .....300.40
Bindsell, Herman F—Degonen Contracting Co; 1912 .....122.92
Same—same; 1912 .....118.35
Byrne, Frank J & Fred Race—Pierce, Butler & Pierce Mfg Co; 1912.....184.81
Boyjean, John S & Augustine Constantian—F F Searing et al; 1908....3,120.40
Carmine, Piaonte—N Y Tel Co; 1912..15.62
Capit, David S—Eppens Smith Co; 1910. .....237.16
Cohn, Louis—N N Leo et al; 1912....30.28
Connor, Wm F & Harvey E Barden—Farmers Natl Bank of Granville; 1912. .....3,246.96
Collins, Marie & Marie Carey—D L Delaney; 1907 .....138.06
Duncan, Henry S—De Parquet, Hunt & Moneuse Co; 1908 .....195.70
Desinger, Sophie F—U S Leasing & Holding Co; 1911 .....323.15
Dell Abate, Salvatore—A Del Abate; 1912 .....100.66
[6]Dowley, Bert N—Lawyers Title Ins & Trust Co; 1912 .....133.98
De Rosis, John & Giacono Ghiglione—People, &c; 1909 1,500,000
Elderman, Wm—E Noble; 1912 ....47.19
Fieldman, Aaron—J Kaplan et al; 1912. .....164.93
Farrelly, Stephen—C A Schaettler; 1912 .....127.95
Same—same; 1911 .....103.65
Greene, Frederic S—N Y Tel Co; 1911. .....26.07
Gerstenberg, Chas & Jno E—A Coper; 1911 .....124.72
Giegerich, Wm H—M L V Shepard; 1912. .....188.22
Gluck, Jos—Trans-Atlantic Import Co; 1912 .....2,242.01
Ginsburger, Emil & Jannie—I Londoner; 1912 .....187.03
Goodman, Philip—Fritz & L Rue; 1912. .....71.55
Hulsart, Geo W—M F Weil; 1912....260.88
Hoenig, Edw A—I H Oshlag; 1907....27.21
Henig, Michl & Sol—S Levy; 1910.1,135.25
Hutchinson, Geo C—Windsor Trust Co; 1912 .....16,058.65
Holahan, John E—C J Tomlinson; 1909. .....475.87

Hoffmann, John or John Konrad or John Conrad—J M Carney; 1912.....629.15
Jurgs, Dittmer—G Heintzman, 1913.391.90
Jardella, Ethel—G T Elliott; 1912...30.90
Juthen, Cyrus S—Rembrandt Realty Co; 1911 .....354.31
Jacobs, Nathan H & Nathan Schwartz—Rice & Hutchins N Y Co; 1913....280.55
Kanttowitz, Frank—H L Lederer, 1908. .....121.81
Kearney, Jas & Thos—Standard Plumbing Supply Co; 1912.....841.26
Kelly, Ida B—M Siegel; 1912.....82.65
Kleckner, David—Berlin & Jones Envelope Co, 1912 .....158.12
[1]Laskow, Abr, Abr Ross & Joe Laskow—I Goldowitz, 1912 .....333.68
Levin, Sigmund—W D Cunningham; 1911 .....213.15
Lyden, Richd P, Arthur G Kranich & Victor V Kranich—American Bridge Co of N Y; 1913 .....141.55
Lustgarten Estate—P B Wright et al; 1912 .....396.24
[1]Lese, Louis—Tenement House Dept; 1912 .....262.00
Le Due, Nannie B—C F Fanchild et al; 1911 .....2,094.93
Learnard, Geo E—Hotel Victoria Co; 1912 .....121.21
Loughman, Jas F & Edw L—Bronx Borough Bank; 1910 .....299.92
Lieberman, Morris—J Richman et al; 1912 .....371.08
Mason, Alfd B—B Morgan; 1912....133.78
Mason, Percy C & August J Hess—N Y Tel Co; Feb2'10 .....47.90
McMutrie, Douglas C—B O Chisolm; 1912 .....215.32
Mach, Jos—J Y H Jaburg et al; 1912.321.00
[1]Martine, Wm & Andrae Delli Paoli—People, &c; 1913 .....300.00
[1]Muller, Robt & Jos F Lippe—People, &c; 1912 .....500.00
Mason, Percy C—General Publishing Syndicate; 1912 .....66.51
[1]Myers, Maurice—Tenement House Dept; 1912 .....212.00
Miller, Mandel & Morris Bernstein—M L Rohman; 1903 .....773.03
Meekins, Kate J, Homer Bostwick, Oweido M Bostwick, Anna M Green, Ada L Miller & Hannah R Hawley—R A Kinsella; 1912 .....77.87
Same—same; 1911 .....62.14
Marsh, Robt—F N Du Bois et al; 1912. .....133.46
Mietke, Adolph G—U S Mortgagt & Trust Co; 1912 .....145.89
Nielson, Elin—G Gislason; 1910.....673.91
Osgood, Pell S—E S McVickar; 1912... .....1,582.84
O'Connell, Jeremiah—P Duff; 1912.700.00
O'Neil, Jas A—C J Wetzel; 1904....773.36
Paris, Jno W—C S Trowbridge; 1912. .....1,915.98
Pecker, Nachman & Pecker or Nathan Packer—J Hirsch; 1912 .....392.49
Renn, Wm—J P Kane; 1909 .....625.19
Rubonovitz, Marks or Rubin Marks—M Skullan; 1909 .....826.84
Renn, Mary—H N Kohn; 1912.....259.65
Raubitschek, Max H & Thos S Roys—F Marx; 1907 .....422.11
Rosenbloom, Abr—V Weichmann; 1912. .....59.41
Solomons, Henry, Geo Cohn & Yvette Hair Goods Co—P A Landau et al; 1912.103.91
Smith, Eliza—C G Hanson; 1906....643.55
Samuels, D Livingston—J K Simpson; 1913 .....109.94
Scudder, Myron T & Martha D—C Siener; 1912 .....5,204.44
Steindler, Rose—Hickson & Co; 1907. .....128.20
Schloss, Newton L—M J Neyland; 1904. .....97.16
[1]Silk, Adolph & Harris Hymowitch—People, &c; 1912 .....300.00
Strayer, Luther F & Lillie E C—R Yuill; 1911 .....127.17
Schultz, Lina—C J Musgrave et al; 1912. .....161.70
Sperry, Ida A—Jas McCreery & Co; 1908 .....505.09
Stanley, Alfd T—R Buggelu; 1912.1.303.45
Thorn, Frank, Anthony Schwoerer Jr & Latham Realty Co—Hannegan Plumbing Co; 1912 .....218.67
Tureck, Alois—C Lowerre; 1908.....36.67
Tunick, Isidor S—G Schlesinger; 1909. .....111.17
Van Dyke, Chas—F S Holbrook; 1908.59.91
[1]Ward, Robt—City of N Y; 1909...210.80
William McKinley Memorial Hospital League—R S Knaggs; 1912.....223.88
Winchel, Geo E—A Moyse et al; 1912.507.47
Welles, Frank M & Addison Gardner—A Schaefer; 1912 .....916.55
Wexler, Morris & Rossie Wexler—M A Elias; 1912 .....159.31
Warth, Apollonia—J O'Brien; 1913..93.45
Same—G R Oettel et al; 1913.....100.97
Same—C Lehman et al; 1913.....92.00
Same—same; 1911 .....80.00
Same—S R Oettel et al; 1911.....65.60
Same—E Heller; 1913 .....109.57
Same—same; 1911 .....106.10
[6]Swart, Howard D & Cath H Decker—H A Smith; 1907 .....1,923.65
[6]Same—J P Jackson; 1907 .....7,075.00
Yacobellis, Cataldi—Lehn & Fink; 1910. .....218.55
Zicherman, Bernat & Mini—X H Fenichel; 1910 .....1,220.00

Corporations.

American Trading Co—T R Goodlatte & Sons; 1912 .....26.27
[1]Barron & Cole Co—Glyndon Contracting Co; 1913 .....1,941.97
[6]Illinois Surety Co—C Guarim; 1910.928.38
[2]Zalmon, G Schiles Typewriter Co—J M Fraaz; 1912 .....1,589.47
Kantoex Refining Co & Fredk J Remsen—J S Ulman et al; 1912.....1,057.02
Cunard Steamship Co—G S Chrysson; 1912 .....235.01
Bernhard A Buge Co—City NY; 1912.264.41
Metropolitan Life Ins Co—A Zuccarelli; 1912 .....268.31
Onward Constn Co—M Miman et al; 1913 .....228.00
Pearson Pub Co—J F Hahn; 1912..3,362.41
Parsons Dyeing & Cleaning Co—Kalle & Co, 1912 .....144.01
Yonkers Avenue Impt Co—H L Franklin; 1912 .....184.41
Wainwright, Wm & Canton Constn Co—A Jacoucci; 1909 .....165.02
[1]American Bonding Co of Baltimore—S M Rosenthal et al; 1912.....1,329.15
Riesel Realty & Constn Co—L M Pokress et al, 1912 .....77.64
[1]Renault Taxi Service—A Bisinger; 1912. ....6,134.60

Borough of Brooklyn.

JAN. 9, 10, 11, 13, 14 & 15.

Baltowsky, Barnett—H Julius; 1912.89.40
Bayley, Felix R—Fullerton Elec Co; 1912 .....300.40
Brady, Isaac, Saml Schattman & Jos Bossak J Bogart & ano; 1908.....534.40
Cohen, I David—D Nowak; 1912....101.76
Collins, Mary—F Sieperman; 1911...32.40
Doran, Wm P & Fannie—C E Ehler; 1912. .....59.01
Dick, Dora & Robt J, Dick Realty & Bldg Co & Jos F Dwender—Borough Bank; 1910 .....221.68
Dugro, Jacob—N Langler & Sons; 1912. .....1,454.19
Eagan, M Francis—F Parker; 1912..95.95
Fleming, John W & Agnes M—G J Getrue; 1912 .....84.40
[1]Frucht, Sigmund Jr—Haverford Cycle Co; 1912 .....2,752.91
[1]Same—same; 1912 .....345.91
Gerstenberg, Chas & John E—A Coper; 1911 .....124.74
Haegele, Chas & Theo Klein—Wm Gleichmann; 1912 .....274.53
Same—same; 1912 .....273.03
Same—same; 1912 .....273.03
Huber, Anthony—J Marmuacio & wife; 1912 .....135.75
Same—same; 1911 .....147.83
Holzhauser, John & Rebecca—A M Stein Co; 1911 .....293.65
Hulsart, Geo W—Mary F Weil.....260.88
Hallock, Wm E—L Squires; 1906...121.42
Hunter, Jas F—W A Kirk; 1912.....74.70
Iskiyan, Paul S—United Cities Realty Corpn; 1912 .....282.65
Jurgs, Dittmer—G Heintzman; 1913.391.90
Metzger, Chas—R E Rendell (infant); 1912 .....100.00
Mitchell, Jas P—Jane Manney; 1912.104.40
Ostrander, Geo N—Rose Reis; 1912..116.85
Same—same; 1911 .....98.60
Same—same; 1909 .....235.35
Payne, Harry L—J J Karby & O Kennedy; 1912 .....496.41
Rechnitz, Jacob—R Stone; 1909....2,333.60
Rechnitz & Polruch, Jacob & Mary Rechnitz—same; 1908 .....425.09
Same—same; 1908 .....425.09
Rechnitz & Polruch & Jacob Rechnitz—Thos G Knight Co; 1908 .....701.30
Rivlin, Barnet—M McNamara; 1910.225.40
Sauter, Gottlieb—J Edward; 1912..31.40
Sautter, Gottlieb—Rosie Weisensie; 1911 .....178.87
Same—J Edwards & wife; 1912.....27.50
[1]Shimko, John—G Cogliano; 1911...507.40
[1]Ward, Robt—City N Y; 1909.....210.80
Wexler, Rosie—M A Elias; 1912....159.31

Corporations.

C I & Bklyn R R Co—F Knorz; 1912.400.00
[5]Crescent Trading Co—Isaac Marshall & Moses Bernstein; 1912 .....285.02
City N Y & Eliz S Fay—Annie Lafferty; 1912 .....804.54
Est I A Lustgarten—J R Wright & ano; 1912 .....369.24
Holland Laundry—Henrietta D Valle (infant); 1912 .....5,345.37
Same—same; 1912 .....95.92
Mounts Realty & Bldg Co—C A Katt; 1912 .....188.86
Parsons Dyeing & Cleaning Co—Kalle & Co; 1912 .....144.01
Premium Chocolate Co—M & S Cocoa & Chocolate Co; 1912 .....51.00
Pittsburgh Contracting Co—J Madden; 1912 .....11,093.83
Same—same; 1912 .....103.47
Quin Borough Realty Associates—Colwell Lead Co; 1912 .....531.90
Rutland Constn Co—Hudson Mantel & Mirror Co; 1912 .....10.74
Same—S Kohn; 1912 .....25.15

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 9.

111TH st, 253-5 W; Abr Kaplan agt Sarrosa Realty Co; Louis H Levin (A); Isham Henderson (R); due, $20,059.03.

Palisade av, es, 336 s River, 182x385; Mercantile Exchange National Bank of City of N Y agt Geo D Eldridge et al; Seth B Robinson (A); A Leo Everett (R); due, $549.28.

JAN. 10.

112TH st, ns, 329 w 7 av, 17x100.11; Regina Garrigues et al agt Fannie A Lewis; Bandy, Mooney & Shipman (A); Jerome H Buck (R); due $12,577.50.

198TH st, 112 E; Wm H Birchall agt Bessie Michaelson et al; Brison Howie (A); Edw T Hiscox (R); due, $1,653.16.

Parcel of land beg at a point in swc and adj lands of Saml G Dayton and high water mark of Eastchester Bay, runs e 115xn100xw139xse101 to beg; Wm Webber et al agt Martin J Earley Jr et al; Dominic L O'Reilly (A); Wm T Keleher (R); due, $5,336.34.

JULY 11.

Hull av, 3077; Chas Doblin agt Mary A Costello; Robt L Turk (A); Chas P Sanford (R); due, $2,450.43.

JAN. 13.

47TH st, ns, 60 w 6 av, 20x80; Bernard Mittelstaedt agt Chas B J Mittelstaedt exr; Uriah W Tompkins (A); Marcel Levy (R); due, $5,543.33.

Jumel ter, ws, 98 s 162d, 17.6x100; Jas C Thompson agt Mary J Ferrigan; Geller, Rolston & Horan (A); Saml Markewich (R); due, $12,563.67.

121ST st, 261 W; General Synod of the Reformed Church in America agt Abr Schneider et al; Reed & Pallister (A); Jno H Rogan (R); due, $10,361.11.

JAN. 14.

181ST st, ns, 41.2 e Belmont av, 50x90.1; Tommaso Giordano agt John Violante; Edw F Moran (A); Theo M Richle (R); due, $2,587.08.

100TH st, ns, 140 e 2 av, 40x100.11; Clara De Hirsch Home for Working Girls agt Rose Cohen; Cary & Carroll (A); Chas L Denke (R); due, $41,539.18.

JAN. 15.

144TH st, ss, 400 e 8 av, 50x99.11; Francis H Ross agt Hunterdon Realty & Constn Co et al; Neier, Hance & Van Der Veer (A), Chas Putzel (R); due, $5,191.66.

48TH st, ns, 240 w 2 av, 20x100.5; Henry Wendt agt Phillipp L Hubinger et al; Geo M Bode (A); Robt M Richter (R); due, $5,188.12.

Chambers st, 71-73; Emma Ziegel agt Michele Brigando; Eisman, Levy, Corn & Lewine (A); John Z Lowe Jr (R); due, $4,663.88.

13TH st, ss, 105 e 4 av, 25x114, Bronx; Isaac Varian agt Martha M Schultz et al; C D Manville (A); Isidor Cohen (R); due, $3,130.00.

LIS PENDENS.

Manhattan and Bronx.

JAN. 11.

No Lis Pendens filed this day.

JAN. 13.

20TH st, 244 E; Paul Hunger agt Gerlach et al; action to foreclos mechanics lien; A W Meisel, atty.

Elizabeth st, 15; City N Y agt Elias A Cohen; notice of levy; A R Watson, atty.

101ST st, 317 E; Tenement House Dept agt Maydan Realty & Constn Co; notice of levy; A R Watson, atty.

102D st, 324 E; same agt Bernet Gleckle; notice of levy; A R Watson, atty.

71ST st, 322 W; Altson Co agt Margt McKeon; action to establish lien; T J Brady, atty.

JAN. 14.

87TH st, ss, 150 e 3 av, 16.8x100.8; also 87TH ST, ss, 166.8 e 3 av, 16.8x100.8; also LENOX AV, ws, 53 n 135th, 46.5x56x irreg; also LOT 7609, map Sec C, Sherman Park, Bronx; also LOT 7608, map Sec C, Sherman Park, Bronx; Catharine M Welp agt Caroline Henes et al; partition; P Cook, atty.

Brook av, 875; Sophia Hoebermann agt Gustave Maliski; action to establish lien; F P Burns, atty.

Reade st, 138-42; also BROAD ST, 108; also GREENE ST, 91; also LOTS 104-106 map Undercliff ter, Morris Heights, Bronx, also HUDSON ST, 494 & 496; also BEDFORD ST, 107-115; five actions; Anna Wilner agt Leon Wilner et al; five actions to cancel conveyance; Leventritt, Cook & Nathan, attys.

JAN. 15.

Mulberry st, 280-2; also MOTT ST, 302-304; Louis Marx et al agt Michl Briganti et al; action to set aside conveyance; Morrison & Schiff attys.

Lafayette st, 222; Louis Marx et al agt Michl Briganti et al; action to set aside conveyance; Morrison & Schiff, attys.

228TH st, ns, 150.11 w 5th, 4.1x114.6; Chas D Graff agt Wm J Koch et al; action to recover possession; J F Frees, atty.

Houston st, 495 E; Frank Davin et al agt Ethel Isman; action to set aside assignment, &c; W B Hopping, atty.

JAN. 16.

East Houston st, ns, 312 e Av A, 17.7x111; Wm A Thomas Co agt Golde Rosenbaum et al; action to foreclose mechanics lien; W O Gantz, atty.

JAN. 17.

Bathgate av, — cor 181st, Lot 23; Tax Lien Co of N Y agt Estalle C Evesson et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

132D st, — s, bet Willis av & Brown pl, Lot 50; Tax Lien Co of N Y agt Cath E Schultze et al; amended action to foreclose transfer of tax lien; W Lustgarten, atty.

2D av, 1092; Tenement House Dept agt Mary Frankenthaler; notice of levy; A R Watson, atty.

Same prop; same agt Benj Frankenthaler; notice of levy; A R Watson, atty.

134TH st, 45 E; Tenement House Dept agt Sarah McCormick; notice of levy; A R Watson, atty.

9TH av, 859; Tenement House Dept agt Morris D Solinger; notice of levy; A R Watson, atty.

Borough of Brooklyn.

JAN. 9.

E 19TH st, es, 330 n Voorhies av, runs e125.7xn223.9 to Voorhies la xw64xsw63.6 xs212.1 to beg; Isaac N Heidelberg agt Clara C Moneuse & ano; H L Thompson, atty.

12TH av, ses, 60.2 sw 43d, 40x100; Mary J Wilson agt J Walter Hodges & wife; H L Thompson, atty.

Bergen st, ns, 342.6 e Classon av, runs e9.6xn130xw84xs65xe65.3xse23.10 xs 43 to beg; N Y Mtg & Security Co agt Bertha Schmerzler et al; C C Suffren, atty.

Johnson st, nec Pearl, 25x78.10x25x78.8; E Lizzette Lambert agt Mary J Healy et al; C A Clark, atty.

Sumpter st, ss, 425 e Ralph av, 25x100; I Townsend Burden Jr, as admr &c Augusta Hyatt (decd) agt Saml Cohen et al; Waldo & Ball, attys.

Sterling pl, ns, 100 w Howard av, 125x 127.9; Jeanette Selinger agt S & I Holding Co et al; S A Telsey, atty.

Bedford av, ws, 47 s Park pl, 27x100; also BEDFORD AV, ws, 74 s Park pl, 27x 100; Louis Swerdlow agt Stella Berger et al; J I Wiener, atty

Moffatt st, ses, 75 sw Hamburg av, 25x 100; Margt G Merks agt Herman Huber et al.; Coombs & Wilson, attys.

Myrtle av, nwc Sanford, 22.5x70; Eastern Bwg Co agt Adam H Kugel; notice of levy; S M Fleischman, atty.

13TH av, nws, 20 sw 53d, 20x55.8x23.9x 68.8; Ruben Jacobson agt Rostof Co et al; Aronson & Kutner, attys.

1ST st, ns, 28.9 e Whitwell pl, 24.6x75; Artemas B Smith as sub-trste, &c, Thos H Leggett agt Frank Pitelli et al; H H Bowman, atty.

Bay 10TH st, es, 240 s Benson av, 20x 96.8; Stephen C Halstead agt Clemence Ferlinghetti; G W Pearsall, atty.

Hicks st, sc Fulton, runs sw54.1xse38.8x ne33.4xnw48.9 to beg; also S 9TH ST, ss, 100 e Driggs av, 50x140; also prop in Manhattan; Margaretta Doscher agt Sophia D E Doscher et al; partition; S M & D E Meeker, attys.

Church av, ss, 215 w Stewart av, 45x150; Peter Murray & ano agt Mattie E Turner & ano; foreclosure mechanics lien; C L Fasullo, atty.

West av, swc Ocean pkway, 185x200; also SURF AV, ss, 47.5 e Hendersons Walk, 20 x irreg; also PLOT, begins at high water mark Gravesend Bay & 50 w Bay 44th, 100 x300; Leon P Sangunitto agt Jas J Sangunitto et al; partition; F M Wells, atty.

JAN. 10.

Kosciusko st, ns, 150 e Reid av, 50x100; also DE KALB AV, ss, 325 w Lewis av, 50x 100; also WALTON ST, ns, 275 e Marcy av, 50x100; also ELLERY ST, ns, 330 e Nostrand av, 90x100; also HOPKINS ST, sec Nostrand av, 40x100; also HOPKINS ST, ss, 300 e Nostrand av, runs s84.2xnw10.7xs 19.1xe135xn100xw125 to beg; Peter Punkiert & ano agt Benj Sel et al; partition; A Miles, atty.

Sheridan av, es, 208 s Glenmore av, 20x 100; Minnie Harder agt Harry Freifeld et al; C M Russell, atty.

E 8TH st, sec Turner pl, 20x100; Geo J Van Halten & ano as exrs, &c, John Levis agt Abels, Gold Realty Co et al; Washburn & Sickels, attys.

41ST st, ns, 380 e 13 av, 20x100; Williamsburgh agt Arcadia Realty Co et al; S M & D E Meeker, atty.

41ST st, ns, 300 e 13 av, 20x100; same agt same; same attys.

41ST st, ns, 320 e 13 av, 20x100; same agt same; same attys.

41ST st, ns, 340 e 13 av, 20x100; same agt same; same attys.

41ST st, ns, 360 e 13 av, 20x100; same agt same; same attys.

Jefferson av, ss, 224 e Ormond pl, 21x100; Theodore W Rich agt Edna S Gelhardt et al; C E Minor, atty.

Imlay st, ec William, runs ne175xse110x sw125xnw20xsw50xnw90 to beg; Thos McNeil agt Mary E Post et al; Austin & McLanahan, attys.

Benson av, sws, 306.9 s De Bruyn's la, 50 x103.4x52x102; Eleanor Dearnor & ano agt Sol Horowitz et al; C S Aronstan, atty.

Nostrand av, es, 50 s De Kalb av, 25x100; Jas H Lamb agt Saml Lewis et al; G F Alexander, atty.

Milford st, ws, 650 n Liberty av, 100x 100; Wentworth Holding Co agt A Koeppel Inc et al; J A Kohn, atty.

E 2D st, es, 20 n Av Q, 20x100; Mary N Scranton agt Robinson & Smith Constn Co et al; H J Davenport, atty.

E 2D st, es, 180 n Av Q, 20x100; Sarah E Stillwell agt Robinson & Smith Constn Co et al; H J Davenport, atty.

E 2D st, es, 200 n Av Q, 20x100; same agt same; same atty.

Union st, ss, 520 e Kingston av, 20x100; also UNION ST, ss, 540 e Kingston av, 20x 100; also UNION ST, ss, 620 e Kingston av, 20x100; also UNION ST, ss, 640 e Kingston av, 20x100; Henry L C Wenk agt Jessamine Realty Co et al; C F Corner, atty.

JAN. 11.

Boerum st, ns, 125 e Humboldt, 25x100; Rosie Honig agt Saml Honig et al; S Berg, atty.

Av G, ss, 100 e E 14th, 50x112.6; Mary E Bond agt Ida McCarrier & ano; J Z Lott, atty.

Van Buren st, ss, 300 w Reid av, 14.3x 100; Title Guar & Trust Co agt Wm Foxton et al; H L Thompson, atty.

E 5TH st, es, 270 n Av F, 30x110; Bond & Mtg Guar Co agt Margt Swarts et al; H L Thompson, atty.

Madison st, 1394; Elisabetha Wieland agt Nicolaus Bonnlander et al; W Koch, atty.

Madison st, ses, 60 sw Ridgewood av, 20 x80; same agt same; same atty.

40TH st, ss, 300 e 5 av, 50x100.2; Ephraim Strayer agt Ocean Breeze Co et al; foreclosure mechanics lien; M W Wood, atty.

3D av, es, 50.2 s 45th, 25x100; John R Graham agt Bernard J Geraghty et al; Thatcher & Williams, attys.

Bay 25th st, nws, 300 ne Benson av, 35x 96.8; Lindsay Russell agt Annie Pflum et al; Fletcher, Sillcocks & Leahy, attys.

Garden st, nes, 305.10 se Flushing av, 20 x63.1x25.3x78.7; Jacob N Herrle agt Herman Katz et al; R E Moffett, atty.

Doscher st, es, 220 s Glenmore av, 40x 79.4; Geo Koehl agt Isidore Dresrner & wife; C Reinhardt, atty.

Bay 25TH st, nws, 335 ne Benson av, 35 x96.8; Lindsay Russell agt Annie Pflum et al; Fletcher, Sillcocks & Leahy, attys.

Suydam st, ses, 175 ne Hamburg av, 25x 100; Martha L Miller agt Sol Rosenblum et al; R E Moffett, atty.

JAN. 13.

S 3D st, ns, 37.6 w Marcy av, 18.9x80; Richd Vom Lehn Jr agt Eliza Cooke et al; Van Alen & Dyckman, attys.

2D av, nc 68th, 20.1x102.5x20x104.2; Bklyn Children's Aid Soc agt Beckerman Constn Co et al; Wood, Cooke & Lutz, attys.

Pitkin av, ns, 50 e Barrett, 50x93; Trustees of Union College, Town of Schenectady, agt Barrett-Pitkin Realty Co et al; H L Thompson, atty.

Pitkin av, nwc Saratoga av, 50x93; same agt same; same atty.

Pitkin av, ns, 50 w Saratoga av, 50x93; same agt same; same atty.

Pitkin av, nec Barrett st, 50x93; same agt same; same atty.

E 5TH st, ws, 135 s Av I, 125x100; Lillian B Hutchinson agt Chas F Dubois et al; H L Thompson, atty.

Elton st, sec Glenmore av,, 20x77.6; Welz & Zerweck agt Max Ulman et al; H E Lewis, atty.

Johnson st, ss, 60 w Pearl, 25x100; Louis C Gerken & ano agt Adolph Berlin et al; W G Whaley, atty.

Lot 22 map of 205 lots belonging to Jos Drake's est; Ernest Ullrich agt Jacob Borgesen et al; L Karasik, atty.

86TH st, ns, 200 e 20 av, 20x100; Thos A Kennedy agt Cornell Realty Co et al; Kiendl, Smythe & Gross, attys.

Bay 19TH st, nws, 161 sw Bath av, 18x 70.2x18x69.9; Wm Shaw agt Haskell Realty & Constn Co et al; L Karasik, atty.

Grafton st, es, 180.5 s Pitkin av, 80x100; Benj J Kline agt Fogel & Co et al; W C Wolf, atty.

Dean st, ss, 296 e Classon av, 14x90; Simon J Harding agt Saml L Reid et al; A A Hovell, atty.

E 8TH st, es, 424 n Av T, 18x100; Teachers' Co-op B & L Assn agt Jos T Griffin & ano; F C Leubuscher, atty.

JUNE 14.

Union st, ss, 36 e 4 av, 40x95; Windsor Trust Co agt E M R Realty Co et al; T F Redmond, atty.

N 6TH st, 147; Maria Turano agt Jos Ardito; establish a trust; J G Giambalno, atty.

3D av, nws, 40 ne 94th, 20x85; Geo G Reynolds agt Louis Raskin et al; H L Thompson, atty.

W 3D st, es, 285 n West av, 40x200 to Van Sicklen pl; Theodore A Cullen agt Lena Grabow et al; J Goldstein, atty.

Union st, ss, 200 e Nostrand av, 100x 127.9; Eliz Owens agt Lyn Realty Co et al; Seley & Levine, attys.

Bristol st, ws, 20 n Lott av, 20x60; Eastern Woodworking Co agt Bristol Bldg Co et al; Jones, McKinny & Steinbrink, attys.

St Johns pl, ns, 358.4 e Underhill av, 41.8x123.6; Alfd B Potterton agt Beecher Realty & Constn Co et al; Brewster & Farries, attys.

Union st, ns, 224.8 w Smith, 26x100; Frank M Walsh agt Fredk Opolinsky; specific performance; J J Kean, atty.

Hopkinson av, es, 125.3 s Sutter av, 50x 100; Benj Donde agt Adelstein & Rosenson Realty Co et al; foreclosure mechanics lien; S Perlo, atty.

N 5TH st, sws, 115 nw Havemeyer, runs nw132.7xsw17xs66xse9xne59 to beg; Jos A Burr as trset, &c, of Frank Cangro et al; J T Bladen, atty.

Sterling pl, ns, 100 w Howard av, 125x 127.9; Jeanette Selinger agt S & I Holding Co et al; S A Telsey, atty.

JAN. 15.

45TH st, ss, 280 e 6 av, 20x100.2; Wm E Kay agt Camillo Larsen & wife; W J Boger, atty.

45TH st, ss, 400 e 6 av, 20x100.2; same agt same; same atty.

E 24TH st, ws, 430 n Glenwood rd, 40x 100; Minnie L Vom Lehn agt Jas F Hunter et al; Van Alen & Dyckman, attys.

Ellery st, ns, 250 e Throop av, 25x100; Keive Weinstein agt Rachel Weinstein et al; partition; S Berg, atty.

36TH st, nes, 220 se 14 av, 20x100.2; Christopher Muller agt Yorklan Realty Co et al; R Link, atty.

Jefferson st, ss, 150 w Irving av, 25x100; Stewart B Close agt Peter Fritz et al; C S Stephenson, atty.

Lot 109, map of South Greenfield; Jas M Holland agt Wm Shuttleworth et al; partition; W C Rosenberg, atty.

Ft Hamilton av, swc Gravesend av, runs w48.1xse119.8 to Gravesend av xn126.2 to beg; Belinda L B Carr agt Grant R Pitbladdo & wife; Dana & Clarkson, attys.

Liberty av, nwc Shaw av, runs nw79.2x nw299 to Bway xse655.2 to st xse37.11xse 483.8 to beg; also SPRUCE ST, nwc land formerly belonging Est of Garret V W Eldert, contains 22 50-100 acres; also prop in Queens Co; Jacob D Ranck et al agt Yeagley Realty Co et al; to set aside deed; W C Low, atty.

Hudson av, ws, 250 s Lafayette, 25x100; Jacob Brenner agt Rosie Post et al; H Herdling, atty.

Halsey st, ss, 380 e Saratoga av, 70x100; also HALSEY ST, ss, 360 e Saratoga av, 20x100; also HALSEY ST, ns, 50 e Saratoga av ,16.8x100; also HALSEY ST, nec Saratoga av, 33.4x100; also HALSEY ST, ss, 308.2 e Ralph av, 18.1x100; also SARATOGA AV, sec Hancock, 60x100; also SARATOGA AV, ss, 60 e Hancock, 40x100; also HALSEY ST, ns, 166.8 w Saratoga av, runs n43.6xnw20.6xsw15xse3.4xs47.2 to st xe20.6 to beg; also HOPKINSON AV, es, 50 n McDougal st, 25x100; also HOPKINSON AV, es, 75 n McDougal, 25x100; also HOPKINSON AV, es, 100 n McDougal, 25x100; also DECATUR ST, ss, 460 e Ralph av, 19x100; Rose E Sharkey et al agt Theresa Daub et al; partition; M E Lehman, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 11.

Clason's Point rd, nwc O'Brien av, 105.6 x41.2xirreg; Mtg Holding Co agt Caroline Huerstel; Armstrong & Brown, attys.

97TH st, 217 E; Sarah E Lawrence agt Berthold Veit et al; C L Coon, atty.

236TH st, ss, 72.8 e Verio av, 20x100; Victoria Wild et al agt Wm H Westrup et al; J P Carroll, atty.

JAN. 13.

Barnes av, es, 204.1 n Tilden, 20.2x98.11; Mary J Haviland agt Isabele Mooney; Clocke, Koch & Reidy, attys.

Broadway & 256th st, lot 226, map of Samler Estate; lot 208 map of Samler Estate; 2 actions; Stuard Realty Co agt Benj Friedman; A S Gilbert, atty.

188TH st, ss, 112 w Bathgate av, 20x95; Benj W B Brown agt Mountain Constn Co et al; B W B Brown, atty.

170TH st, 394 E; Paul Armitage agt Wm Stewart et al agt Alfred C Bachman et al; Philbin, Beekman, Menken & Griscom, attys.

111TH st, 251 W; Fannie B Wolfe et al agt Emilie Kampwirth et al; Heyman & Herman, attys.

111TH st, 249 W; Simon Pretzfeld agt Emilie Kampwirth et al; Heyman & Herman, attys.

170TH st, 394 E; Paul Armitage agt Wm A Riley et al; A Douglas, atty.

123D st, ss, 139.10 w Lenox av, 20.1x 100.11; Emma A Marson agt Mary Becker; C P Luscomb, atty.

Prospect st, ss, 217.6 e w shore of City Island at high water mark, 200x110; Jennie M Peressoni agt Martin J Earley et al; Sayers Bros, attys.

105TH st, nwc 2 av, 94x242, Albt V de Goicouris agt Isaac A Benequit et al; Phelps & East, attys.

Webster av, ws, 225.4 n 179th, 75x100; Louis Salzberg agt Gerard Bldg Co et al; L Wendel, Jr, atty.

7TH av, es, 25 n 132d, 25x75; Blanche E Plaut et al agt Marie S W Rutland et al; A Stern, atty.

38TH st, 7 W; Equitable Life Assurance Soc of the U S agt Dorothy A Crovat et al; Alexander & Green, attys.

JAN. 14.

Eastern blvd, cl, 200 e of lands of N Y, N H & Hartford R R Co, runs n603.4xe 337.5xs337.5xw— to beg; also TRUXTON ST (proposed), cl, intersec ss Leggett av, runs nw—xs437.7xe—xn299.3 to beg; also LEGGETT AV, sws, 470 e lands of N Y, N H & Hartford R R Co, —x324.11xirreg, except pt released; East Bay Land & Improvement Co agt Jacob Leitner; R C Dorsett, atty.

Franklin av, es, 35 n 168th, 22x100; Geo B Price gdn agt Abr H Westervelt et al; C F Bishop, atty.

Greene st, ws, 112.8 n 3d, 20.3x87.3; Louise R Holly et al agt Annie Brown; Gay & Goddard, attys.

Leggett av, sws, 470 e lands of N Y, N H & Hartford R R Co, 143.6x437.6xirreg; East Bay Land & Improvement Co agt Jacob Leitner; R C Dorsett, atty.

Lots 51 & 52, map of partition action Mary A Wells, &c, Bronx; Geo Wilding agt Philip H Krausch et al; J J Baker, atty.

E Houston st, ss, 40 e Goerck, 20x75; Eliza C Farnham agt Rose Messer et al; amended; W R Adams, atty.

61ST st, 123 W; Jos Pronick agt Aimee C Barry et al; amended; Cary & Carroll, attys.

175TH st, ss, 111.2 e Clinton av, 27.1x 111; Frank Leslie agt Helena Tischler; Wray & Pilsbury, attys.

Post av, ns, 200 e Emerson, 20x160xirreg; Gustav Sinn agt Minnie Witte; P C Dean, atty.

Parcel of land beg at a point 884.4 n cl of Eastern blvd (proposed), runs w130xs 253.4xe143.6xn314 to beg; also READE ST, 253.4xe143.6xn314 to beg; except parts released; East Bay Land & Improvement Co agt Jacob Leitner; R C Dorsett, atty.

JAN. 15.

152D st, 319 E; Henry H Jackson agt Nich V Cantasano; S H Jackson, atty.

138TH st, 58-60 W; Metropolitan Savings Bank agt African Methodist Episcopal Church of Harlem et al; A S & W Hutchins, attys.

Bergen av, sec 152d, 51.5x100; Manhattan Mtg Co agt S & B Bldg Co et al; amended; Carrington & Pierce, attys.

Southern blvd, nec Tiffany, 150x100; Jos H Schwartz agt Romeo-Serra Constn Co et al; Krakower & Peters, attys.

54TH st, 335 E; Crescent Star Realty Co agt Elias Waldman et al; A D Pape, atty.

54TH st, ns, 264 w 1 av, 19.9x100.5; same agt Bertha Gluck et al; A D Pape, attys.

97TH st, 104 E; Jno J Mahoney agt Moritz Weil et al; P L Mullaly, atty.

97TH st, 132 West; Jno Haydock agt Equitable Realty Co et al; J T Farrell, atty.

136TH st, ss, 126.6 e Alexander av, 17.6x100; Emily Fowler agt Jos Struthers; R Kelly, atty.

44TH st, 557 W; Myron Straus agt Bernadina Gorges et al; M Monfried, atty.

Kelly st, 40; Geo F Johnson agt Morris F Finkelstein et al; Ferriss & Storck, attys.

Pyne st, es, 587.6 ne Bayard, 18.9x107; Saml Campbell agt Chas T Bell et al; S Williamson, atty.

Lincoln av, es, 75 n 135th, 75x100; The Henry McCaddin Jr Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the United States of America and Elsewhere agt Jas E Troy et al; amended; J H Banigan, atty.

JAN. 16.

153D st, ns, 300 e Amsterdam av, 132.3x —; also ST NICHOLAS AV, nwc 153d, 32.9 x25.1; also 153D ST, ns, 432.3 e Amsterdam av, 62.6x irreg; Jacob W Solomon agt M R L Building Co et al; J S Rosalsky, atty.

115TH st, 330-32 E; two actions; Metrol politan Savings Bank agt Vincent Garofallo et al; A S & W Hutchins, attys.

136TH st, ss, 250 e 7 av, 16.8x99.11 Cath A Concklin agt Eva Scott et al; F W Judge, atty.

Irvine st, swc Garrison av, 49.5x50x irreg; Fredk Meyer agt Hene Cooper et al; W H Giegerich, atty.

107TH st, 8-10 E; Isaac Cohen agt Park Madison Co & H M Cohen, atty.

Amsterdam av, nwc 186th, 107.10x100; also AMSTERDAM AV, swc 187th, 107.5x 100; two actions; Hyman Sarner agt Alberto Improvement Co et al; E Jacobs, atty.

Jackson av, 893; Andw J Sloper et al agt John F Cahill et al.

17TH st, 322-26 W; three actions; Bertha Loewenstein agt Moritz Weil et al; House, Grossman & Vorhaus, attys.

Teller av, ws, 139.6 n 165th, 20x100; Beatrice S B Ziegel agt David Robinson et al; S Wechsler, atty.

JAN. 17.

16TH st, ss, 138 e Av B, 25x103.3; Conrad H Bachem et al agt Becky Sobel et al; M S Borland, atty.

142D st, 231 W; Wm W Johnson et al agt Veronica I Whisten et al; Merrill & Rogers, attys.

Jackson av, swc White Plains rd, 52.9x 68.6xirreg; Santa Coppeto agt Pasquale D'Auria et al; M Sulzberger, atty.

Starling av, ss, 50 e Olmstead av, 25x 105; Chas B Lambert agt Starling Realty Co et al; Hedges, Ely & Frankel, attys.

101ST st, ns, 200 e 2 av, 25x100.11; Herman M Hess et al agt Leah Cohn et al; Slensky & Wolff, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 11 & 13.

No Building Loan Contracts filed these days.

JAN. 14.

Prospect av, ws, 473 s 165th, 338x120.8 xirreg; Canal Realty Co loans Zarland Realty Co to erect a 1-sty taxpayer & a 2-sty theatre; — payments. 40,000

Underhill av, es, 100 s Lacombe av, 50x 100; Aug & Minnie Badt loan Gustav A & Anna Sydow to erect a — sty bldg; — payments. 4,000

JAN. 15.

No Building Loan Contracts filed this day.

JAN. 16.

Fieldstone rd, ws, 62 s Faraday av, 25x 100; Bank Clerk's Co-operative Bldg & Loan Assn of N Y City loans Arthur Gorman & Mary A Leeder; to erect a —sty bldg; — payments. 4,200

JAN. 17.

Hoe av, ws, 294 s Aldus, 42x150; City Mtg Co loans Ensign Improvement Co to erect a 5-sty apartment; 1 payment. 3,000

174TH st, ss, 125 e Nelson av, 50x100; same loans Stewart Constn Co to erect a 5-sty apartment; 1 payment. 1,000

Southern blvd, ws, 815.8 s Westchester av, 145.4x134.5; same loans Kellwood Realty Co to erect a — sty theatre, office & store bldg; 9 payments 180,000

Fox st, nwc Tiffany, 145.11x154.6xirreg; Rockland Realty Co loans Adavine Construction Co to erect a — sty bldg; — payments. 80,000

33D st, ss, 268.9 w 9 av, 131.3; N Y Life Ins Co agt McKeon Realty Co to erect a — sty bldg; — payments. 300.00

33D st, ss, 268.9 w 9 av, 131.3x98.9xirreg, Robt McGill loans same to erect a — sty bldg; — payments. 100,000

Intervale av, es, 100 s 163d, 137.2x86.3; Henry Morgenthau Co loans Silshire Constn Co Inc to erect a — sty bldg; — payments. 60,000

ATTACHMENTS.

Manhattan and Bronx.

JAN. 9.

Clonis, Gustav; Nathan Radus; $712.77; A J Herrick.

Rauch, Fredk A & Mary K Lamping; Mark H Rogers; $357.17; J M Schoenfeld.

Pulver, Chas S; Wm H Schlottman; $927.-98; Kellogg & Rose.

JAN. 10.

No attachments filed this day.

JAN. 11.

Oakland Motor Car Co; Irving E Shepherd; $15,000; Hitchings & Dow.

JAN. 13, 14 & 15.

No attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

JAN. 10, 11, 13, 14, 15 & 16.

Beck, Jos. 30 W 29th..Empire Gas Fixture Co. Gas Fixtures. 103

Brown, Michl J .1 031 E 163d..Roesser & Sommer Co. Fixtures. 525

H Buchalter Son. 52 Market..Fairbanks Co. Machinery. 358

Koellsted Contracting Co. 236th st, ss, 105 e Carpenter av..National Plumbing Supply Co. Fixtures. 160

Mayne, C W. 116 W 22d..Wheeler-McDowell Elevator Co. Elevator. 2,000

Orosant Constn Co. 367-75 E 184th.. Metropolitan Chandelier Co. Fixtures. 550

Same. Same prop..same. Fixtures. 55

Sobelson, Elias. 46-8 Suffolk..Wheeler-McDowell Elevator Co. Machine. 365

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 9, 10, 11, 13, 14 & 15.

Associated Midwood Co. E 13th st, bet Avs K & L..Curry & Co. Furnaces. 1,800

Same..same prop. Same. 2,040

Same. E 15th st, bet Avs K & L..same. Same. 1,560

Brown, John H V. 25-7 Boerum pl..M J Shevlin Plumbing Co. Radiators, &c. 291

J V Cunningham Realty & Constn Co. 56th st, nr 7 av..Columbia Gas Fix Co. (R) 280

Michl Dumey Inc. St Johns pl, nr Underhill av..Victor Holding Co. Plumbing. 4,600

Same. St Johns pl, nr Classon av..same. Same. 4,100

Safe Realty Corpn. E 37th st, nr Flatbush av..Wm Kerby Co. (R) 330

MECHANICS' LIENS.

Manhattan and Bronx.

JAN. 11.

Wadsworth av, es, whole front bet 174th & 175th, 190x100; Tony F Carfagno agt West Park Presbyterian Church, Jno Laimbeer, Jr. & Jas McAtee (76). 9,517.75

138TH st, 66 W; Harry Frohman agt Ida B Farley & Morris Borrowitz (77). 14.45

3D st, 318 E; Nathan Horowitz agt Estate of A B Prentice & Harry Levin (78). 45.00

Delancey st, 136; Abr Kaplan agt Sarah Grozoky, Frank Heitzner & Herman Rabbino (79). 359.40

2D av, 45-7; Jos Jacobson agt Luis Turtel & Abe Graud (80). 200.00

184TH st, 520 E; Chas Shapiro agt Philip S Saitta & Benj Levy (81). 30.70

Park av, sec 153d, 54x87; Wm Blumenauer agt Meyer Friedlander, Jos Popkin, Supreme Bldg Co & Reliable Constn Co. (82). 285.25

81ST st, 203-11 W; Keystone Constn Co agt S B Constn Co & S B Barkin Constn Co. (83). 8,046.00

Convent av, nwc 142d, 99.11x125; Jackson Bros agt Benclaire Constn Co. (84). 926.00

Jackson av, nec Westchester av, 53x 39.10; Grant L Gray agt Kellwood Realty Co (85). 46.03

Same property; same agt same. 43.00

120TH st, 108 E; Lordi & De Respiris Constn Co agt Robt I Brown & Levine & Levine Contracting Co. (86). 454.10

JAN. 13.

Arthur av, ws, 164.7 s 187th, 25x114.11; Title Guar & Trust Co agt Filomena Tesoro & J Tesoro (88). 20.00

Broadway, swc 27th, 50.5x60.6; Raphael J Wolkstein et al agt Estate of Maria D Morgan & Philip Liberman (89). 1,669.75

Hoe av, ws, 25 n 172d, 100x100; Norfolk Lumber Co agt Ray Holding Co (90). 443.00

JAN. 14.

6TH st, 720-2 E; Standard Damp Proofing & Roofing Co agt M Klinkowstein (91) 50.00

Convent av, nwc 142d, 99.11x125; Robt Griffin Co agt Benclaire Constn Co & Baude-Papae Co (92). 661.55

96TH st, 200 W; Centre Iron Works agt Abr Goldberg & Jno H Scheier (93). 449.00

128TH st, 28-30 W; J Ruffino & Co agt Leonhard Realty Co & Waldorf Contracting Co (94). 786.22

St Nicholas av, 930; Henry W Jones agt West Side Holding Co, Hyman Goldfarb & Harry Herzog (95). 120.00

Webster av, 2519-21; Navias & Smith agt Jno Noonan & Robt Schollenberg (96) 121.09

Hoe av, ws, 25 n 172d, 100x100; Jackson Bros agt Ray Holding Co & Saml Parnass (97). 1,000.00

Washington av, nwc Fletcher, 152x75; De Luca & Co agt Mora Constn Co (98). 1,300.00

5TH av, nec 116th, 110x100.11; Standard Fire Proof Sash & Door Co agt Ancient Order of Hibernians, Max Kobre, Abr Adelson & Patk Gallagher (99). 2,500.00

128TH st, 28-30 W; Jos J Raffino & Co agt Leonhard Realty Co & Waldorf Contracting Co (100). 786.62

Webster av, 2039-43; Chas Lock agt Cawston Constn Co (101). 300.00

6TH av, 805; Geo C Baerlocher agt Laureabo Lizarralde & London & Martin (102). 105.00

Purdy st, ns, 100 w Westchester av, 50x 100; Carmello Silvestro agt Eliz Fonda & Z F Fonda (103). 82.00

Webster av, 2039-43; same agt Cawston Constn Co (104). 200.00

4TH av, 450-4; Wm Henderson agt Mary R Goelet, Edw De Witt, Robt Goelet, trustees & Jeano Leasehold Co (105). 53,487.61

JAN. 15.

37TH st, 14 E; Danl Marino agt Chas E Haviland & Mary Wendell (106). 12.00

Gleason av, nec St Lawrence av, 100x 100; Colwell Lead Co agt Jacob Cohen & Louis Macousey (107). 330.15

Lexington av, 51-5; also 25TH ST, 136 E; Rund Nilson Co agt 51 & 55 Lexington Av Co (108). 13,800.00

19TH st, 37 E; Oriental Fire Proof Sash & Door Co agt Montrose Realty Co & J H Scheier (109). 100.00

96TH st, 203-9 E; Michl Guagerti et al agt Wm B Thorn & Mescia & Bisantz (110). 130.00

JAN. 16.

96TH st, 200 W; Albt A Nimis agt Abr Goldberg & Jno H Scheier (111). 286.00

TO WHOM IT MAY CONCERN:

A lien was filed January 10, 1913, against the property of the GEORGIA BUILDING COMPANY by Jacob Caraef, claiming a co-partnership with David Loges and Jacob Hoffman, under the firm name of The Paris Model Painting and Decorating Co. I never heard of Caraef, Loges or the said firm until this lien was filed. I have made no contracts for the painting of my buildings. Jacob Hoffman is employed by me as a day laborer and is paid every Saturday night. He is now overpaid $135. He informs me that there is not and never was in existence any such partnership. I have laid the matter before the District Attorney.

January 11, 1913. **GEORGE GERZOG.**

115TH st, 609-15 W; Morris Elser agt Herman Oppenheim (renewal) (112). 123.83

Honeywell av, swc 181st, 45x150; Jos Wirsing agt Angelo Jefferel (113). 245.81

11TH st, 264 W; Hudson Wrecking & Lumber Co agt B Sherman & Chas E Davis (114). 15.88

St Nicholas av, nwc 174th, 124.8x100; Charmack & Held agt Saml Baumann & Henry Gutman (115). 116.00

Pinehurst av, nwc 177th, 125x98; Nathan H Brandt agt Helene Realty & Constn Co (renewal) (116). 1,000.00

236TH st, ns, 475 e Kepler av, 50x100; Jos Puma agt Clemens Constn Co & Richd Clemens (117). 125.00

149TH st, 505 W; Jas Bradley agt Jno J Mahony & Margt F Robinson, agent (118). 100.00

128TH st, 246 E; Fillmore Iron Works agt Henry B Twombley, trste & Knepper Realty Co (119). 32.00

Southern blvd, nwc 183d, 75x117.11; Moritz Arnstein agt Sida Constn Co & Saml Gordon (120). 100.00

Eastchester rd, es, 75 n Chester, 40x97; Unionport Lumber & Mfg Co agt Herman H Isch (121). 392.75

38TH st, sec 10 av, 24.9x52; I Barr Inc agt Estate of Rappelyea, Frank Morris & Danl Downey (122). 175.00

Jackson av, ws, 50 n Pontiac pl, 50x100; A Conforti Contracting Co agt Pasquale & Paride Sontini (123). 2,182.00

JAN. 17.

47TH st, 222-6 W; S B Miller, Inc, agt Martin Beck & Estate of Mary Ray; Jacob M Seidenberg, Jacob Kostman & Frolic Restaurant Co (124). 125.00

Christopher st, nec Weehawken, 30x80; Ciril C Job agt Geo O'Beill & Blight Overfield Co (125). 185.10

Allen st, 97; Hyman Rosenblum agt Minnie L Simon & E B Marks (126). 100.00

Christopher st, 185; Blight,, Overfield Co Inc agt Geo S O'Neil (127). 2,331.63

129TH st, ss, 125 e Riverside dr, 50xirreg to Riverside dr x50xirreg; N Conforti Co agt London Constn Co, Louis London & Albt London (128). 6,332.52

22D st,231-5 W; Kawneer Mfg Co agt Allerton Realty Co (129). 328.00

Eastchester rd, es, 75 n Chester, 40x97; Unionport Lumber & Mfg Co agt Herman H Isch (130). 589.75

Thompson st, 30-32; Nathan Bobie agt Wm C Davidson & Peter J Ryan Building Co (131). 68.00

Eastchester rd, es, 75 n Chester, 30x 97.4; Bernhard Davidson agt Herman N Isch (132). 72.00

Borough of Brooklyn.

JAN. 9.

Wyckoff av, 225; Wm J Elliott agt Morris & Yetta Friedman & Wm H Tiedemann. 112.00

Withers st, 30; Constn Material & Coal Co agt Ike Cannissaro, Vincenzo Chiza & Salvatore Boniello. 1,088.42

Sunnyside av, nwc Miller av, 50x220 to Eastern pkwy ext; Jas Sangiamo agt Anna S Mayer & Frank T Lang. 120.00

Central pl, 39; Henry Magness agt Saml Hammond. 65.00

Park av, 481; Morris Krigsman agt Domenico & Rachele Scafti & "Guiseppi Serpi." 20.00

Christopher av, es, 200 n Pitkin av, 37.6 x100; Jacob Fein agt Bernad S Minkin. 75.00

Alabama av, es, 100 n Dumont av, 100x 100; East N Y Mason Material Co agt Erector Realty & Constn Co. 204.00

Wyona st, es, 75 n Liberty av, 100x100; East N Y Mason Material Co agt Kramer Realty Co. 136.29

Withers st, 30; Constn Material & Coal Co agt Salvatore Boniello, Michele Canizaro, Francesco Coniglio & Vincenzo Chiara. 150.00

Riverdale av, nwc Sackman, 100x100; East N Y Mason Material Co agt Sack River Constn Co. 30.40

Alabama av, es, 200 n Dumont av, 150x 100; East N Y Mason Material Co agt Angelo Constn Co. 30.40

W 12TH st, 1740; Hugh J Lennon agt Jno Ostrander. 59.03

JAN. 10.

Hopkinson av, es, 125.3 e Sutter av, 50 x100.6; General Iron Work agt Adelstein & Rosenson Realty Co. 126.50

S 5TH st, 416-18; Sol Huss agt Alex B Gordes. 600.00

Central av, 66; Adolph Schwartz agt Saverio Cerami. 80.00

Varet st, 146; Alter Miller agt Jennie Fischer & Harry Kaplan & Glaberson & Toorock. 265.00

Alabama av, es, 100 n Dumont av, 100x 100; East N Y Mason Material Co agt Dora Berman, Annie Rothfeld & Erector Realty & Constn Co. 204.00

New Lots rd, ss, from Vermont to Wyona, 200x100; also NEW LOTS RD, ns, from Hinsdale to William, 160x100; also NEW LOTS RD, ss, from Van Sinderen to Snediker av, 200x100; also NEW LOTS RD, ns, from Watkins to Stone av, 200x200; Jacob Careff et al agt Georgia Bldg Co. 11,895.00

JAN. 11.

Fulton st, 1500-8; Eliodore P Dalmasse, Jr, & ano agt Costas Stamatis & Mathew Chrystnos. 4,000.00

Bay 46TH st, es, 360 s Cropsey av, 20x 96; Louis Solomon agt Domenico Nuccio. 30.00

Alabama av, es, 200 n Dumont av, 120x 100; Levin Kronenberg & Co agt Angelo Constn Co. 1,000.00

Alabama av, es, 100 n Dumont av, 100x 100; Madison Iron Works agt Erector Realty & Constn Co. 1,288.95

St Johns pl, ns, 350 w Classon av, 81x 131; Grossman Bros & Rosenbaum agt Victor Holding Co & Flushing Iron Works 400.00

St Johns pl, ns, 400 e Underhill av, 100 x123.6; same agt same. 400.00

JAN. 13.

Alabama av, es, 200 n Dumont av, 120x 100; Geo Singer agt Angelo Constn Co. 143.50

Livingston st, nwc Nevins, 21x67.7; Wm Mussman & ano agt Caroline Christodora & Jas Racippo. 397.00

E 14TH st, 1850; Frey & Zangle agt Norton Contracting & Supply Co. 57.00

Barrett st, ws, 100 s Pitkin av, —x—; Louis Greenberg agt Barrett Constn Co & Louis Siegelbaum. 475.00

40TH st, ss, 300 e 5 av, 50x100; Sun Fireproof Sash & Door Co agt Ocean Breeze Co & McKinly Bk Holding Co & Ephraim Strayer. 96.00

Sands st, 172; Benj Bloom agt Hattie & Francis H Meagher. 339.00

E 29TH st, ws, 640 n Av F, 100x100; American Plumbing Mfg Co agt Hab Bldg Co & Ruegamer & Auer Co. 236.58

Montgomery st, ss, 200 e Nostrand av, 75x100; Jos Timoney & ano agt Tony Costello & Josephine Costello. 349.93

Alabama av, es, 200 n Dumont av, 20x 100; Globe Tile Co agt Angelo Constn Co & Isaac Rottfeld. 675.00

Same prop; same agt Erector Realty Constn Co; Dora Berman & Annie Rothfeld & Isaac Rottfeld. 173.50

Montgomery st, ss, 450 w N Y av, runs s110.2 to Canarsie av xnw146.9 to st xe97 to beg; gore; Timoney Bros agt Josephine & Tony Costello. 349.93

Court st, 165; Geo Rabaiz agt Amelia Marks & Marx Rosenthal. 179.00

Alabama av, es, 200 n Dumont av, 120x 100; S Cascio Marble Works agt Angelo Constn Co. 332.50

Utica av, 173; Chas A Puckett agt Isaac E Juselius. 25.00

Fulton st, 1508; Acme Metal Ceiling Co agt Costas Stamatis & Matthew Chrystmos & Theo Weisberg & E P Dalmasse & Parkway Plumbing Co. 435.00

S 3D st, swc Keap, 20x75; Pittsburgh Meter Co agt Mary E, Wm, Anna S F, Geo, Mary L & Edw Bleck & Ruegamer & Auer Co. 93.00

Neptune av, ns, 88.8 e E 3d, 46.2x106.5; Jacob Levin agt Jacob Sommer (Inc) & Jacob Sommer. 45.00

Sterling pl, nes, 100 w Saratoga av, 175x 143.2x175x110.1; Block & Greenberg Lumber Co agt Commonwealth Impt Co & East N Y Mason Material Co. 298.61

JAN. 14.

50TH st, 513-5; Lally Column Co agt B L Price & Talsky & Sponchik. 63.17

Duffield st, 46; Harris Davidson agt Wm J Chitty. 70.00

Concord st, 73; Harris Davidson agt Wm J Chitty. 33.00

E 8TH st, 1063; Henry Dedrick agt Theophile Souweine & Nass Constn Co. 535.00

Bay 46TH st, es, 360 n Cropsey av, 20x 96; Louis Solomon agt Domenico Nuccio. 30.00

Union st, ss, 150 e Nostrand av, 100x 127.9; Chas H Van Der Leith agt Lyn Realty Co. 185.00

Snyder av, nec Johnson pl, 50x50; Hyman Blackman agt Brettschneider Realty Co & Nathan Firestone (agent). 110.00

Nassau st, sec Jay, 176x45; Sydney J Freidin & ano agt Cary Mfg Co & Hennibique Constn Co. 550.00

Alabama av, es, 200 n Dumont av, 80x 100; Brooklyn Fireproof Sash & Door Co Inc agt Angelo Constn Co. 190.00

Same prop, 120x100; Standard Lime Co agt same. 306.03

Snediker av, ss, 100 e Blake av, 50x100; Hyman S Sulsky agt Snedeker Constn Co. 1,600.00

Washington av, 415; Richd E Thibaut agt Pastine Operating Co & F H Tucker. 97.52

E 37TH st, ws, 140 n Linden av, 20x100; Watson & Pittinger agt Sylvester Baker & Geo J Gunderson. 829.04

Alabama av, es, 100 n Dumont av, 100x 100; Block & Greenberg Lumber Co agt Dora Berman & Annie Rothfeld & Erector Realty & Constn Co. 111.32

JAN. 15.

Union st, ss, 150 e Nostrand av, 50x127.6; Martin Polhammer & ano agt Lyn Realty Co. 1,100.00

Union st, ss, 225 e Nostrand av, 100x 127.6; same agt same. 154.50

Alabama av, es, 100 n Dumont av, 100x 100; Aaron Sonkin & ano agt Erector Realty & Constn Co, Dora Berman, Isaac & Annie Rothfeld. 520.00

Alabama av, es, 200 n Dumont av, 120x 100; same agt Angelo Constn Co. 1,300.00

Blake av, sec Hinsdale, 100x100; Giuseppe De Stefano & ano agt Allen Constn Co. 260.00

40TH st, ss, 300 e 5 av, 50x100; Marzio S Pannone agt Ocean Breeze Co & Ephraim Strayer. 112.00

Essex st, 365; Louis Levine & ano agt Isidore Shapiro. 710.00

Pacific st, ns, 100 w Hopkinson av, 100x 100; Harry Kavshansky & ano agt Ocean Hill Contracting Co. 558.58

Union st, ss, 200 e Nostrand av, 100x 127.9; Harry Green & ano agt Lyn Realty Co. 100.00

Church av, nec E 2d, 107x100; John W Heaslip agt Ludwig Obermeyer, Chas Spring, John & Agnes Kralund. 278.50

Livingston st, 203, 207 & 211; Indiana Flooring Co agt Adolph I Namm & John Thatcher & Son. 3,593.06

Stockton st, 146-8; Mariano Crapa agt New Hebrew School of Brooklyn. 358.32

SATISFIED MECHANIC'S LIENS.

Manhattan and Bronx.

JAN. 11.

No Satisfied Mechanics Liens filed this day.

JAN. 13.

Lexington av, nwc 71st; Nathan Bergstein agt Mary Lyons et al; Nov8'11. 18.00

JAN. 14.

Fort Washington av, 452; Gibson Iron Works agt Geo B Leonard et al; Nov25 '12. 63.00

Prospect av, 2132-4; Thos Giaquinto Co agt Regino Constn Co et al; Jan7'13. 410.00

Beck st, ss, 96 e Prospect av; Keystone National Powder Co agt Aldebaran Co et al; June29'12. 100.54

JAN. 15.

127TH av, 2034-40; Gillman Marble Co agt C R Browning et al; 1912....1,464.50

Same prop; Pardi Tile Co agt same; Dec 6'12 537.92

75TH st, 115 E; Pietro Criscuolo agt Security Constn Co et al; Aug19'12. 267.00

134TH av, 354-60; Pressed Prism Plate Glass Co agt Ogden Mills et al; Jan9'13. 571.20

134TH av, 424-32; same agt Realty Holding Co et al; Jan9'13. 198.45

125TH st, 36-8 W; Pressed Prism Plate Glass Co agt Irvel Realty Co et al; Jan 9'13. 68.25

146TH st, 237 E; Nicola Pizzani agt Jos Isaofano et al; Dec31'12. 417.60

87TH st, 173-7; Louis Neuberger agt Henry D Greenwald et al; Oct 22'12. 322.02

34TH st, 11 W; A Bason Misroch agt Kusch Co et al; Aug6'12. 85.00

Same prop; same agt Jane Harris et al; Aug29'12. 85.00

Washington av, nec Fletcher; Felix N De Luca agt Nora Constn Co et al; Jan 14'13. 1,300.00

JAN. 16.

4TH av, 257-65; Miller, Daybill & Co agt J H Eagle et al; Apr24'12. 2,232.50

Same prop; same agt same; Apr25'12. 2,232.50

Park Terrace E, swc 215th; Vincenzo Toriello agt Wm H Hurst et al; Sept5'12. 700.51

146TH st, 237 E; Alex Basso agt Jos Facipsanio et al; Dec23'12. 47.50

Arthur av, ws, 164.7 s 187th; Title Guar & Trust Co agt Filomena Tesoro et al; Jan13'13. 20.00

JAN. 17.

131ST st, 25-29 W; Brandt Constn Co agt Napoleon Constn Co et al; Dec4'12. 8,304.50

19TH st, ns, 245 e 2 av; Fillmore Iron Works Co agt Cath E McKenna et al; May2'12. 52.00

204TH st, 225 E; Uzzi & Sinno agt Rachela Di Fino et al; Jan3'13. 467.00

205TH st, 225 E; same agt Louis De Fino et al; Dec26'12. 467.00

(For Brooklyn Satisfied Mechanics' Liens See Page 156.)

ORDERS.

Borough of Brooklyn.

JAN. 14.

Essex st, es, 96.2 s Atlantic av, 75x100; Jos D Cohen Inc on Williamsburgh Savings Bank to pay Tankus & Ordansky. 370.00

JAN. 15.

W 17TH st, es, 180 n Mermaid av, 40x 118; D Aspromonti on De Bitetto & Ferante to pay Coney Island Constn Supply Co. 1,250.00

Classified List of Advertisers

Blue Prints
Reliance Blue Print Co., 105 West 40th st.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')
Brooklyn Builders Supply Co., 6th st. Basin and Gowanus Canal, Brooklyn.
Candee, Smith & Howland Co., Foot E. 26th.
Heaney Co., P. J., 172d st. & West Farms rd.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 11 East 24th st.

Cement
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 16 East 18th st.
Taylor, Ronald, 520 East 20th st.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave.
Corning Co., E., 100 William st.
Egan, J. F., 162 West 20th st.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 162 E. 23d st.
Robinson Co., A. J., 123 East 23d st.
Steen Co., Thos. J., 30 Church st.
Schlesinger, J., 1265 Broadway.
Vogel Cabinet Co., 535 E. 79th st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Mailloux, C. O.-Knox, C. E., 90 West st.

Cornices and Skylights
Hayes, Geo., 71 8th ave.

Cypress
Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Welsberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st.

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Elevator Repairs
Lord Electric Co., 103 W. 40th st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 109 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 500 W. 110th st.

Flooring (Composition).
General Kompolite Co., 516 Fifth ave.

Glass
Werbelovsky, J. H., 98 Meserole st., Bklyn.

Granite
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer.
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork
Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Collins, Lavery & Co., 50 Church st.
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 427 W. 13th st.
Westergren, ...c., M. F., 213 East 144th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.

Paint
Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Oliver, W. H., 104 University pl.

Plaster
King & Co., J. B., 17 State st.

Pumps (Electric)
George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx)
American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Archibald, Wm. H., 316 W. 23d st.
Armstrong, J., 1984 3d ave.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., Grand Central Term., Man.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Waltearss & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duross Company, 155 W. 14th st.
Eckerson, J. C. R., 35 W. 30th st.
Edgar, Herman L. R., 81 Nassau st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 6th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d ...
Harft, Chas., 58 E. 8th st
How & Co., Hall J., 141 Broadway.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leavy, Benjamin, 42d st. and Broadway.
Leaycraft & Co., J. E., 17 W. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Mable & Co., W. B., 1478 Broadway.
Manning, E. A., 489 5th ave.
Muhlfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Roome & Co., W. J., 177 Madison ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Watson & Son, T., 200 9th ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton aves
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Kempner, I. H., 17 W. 42d st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Salamanders
House Drying Co., 2909 3d ave.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway
New York Title Insurance Co., 135 Broadway.

Trucking
Atlanta Contracting Co., 230 E. 42d st.

Vacuum Cleaners
Santo Electric Appliance Co., Inc., 168 Madison ave.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2340 New York, January 18, 1913 29 PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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Pike st, 54.
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Van Nest Pl, 1.
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88th st, 140, 180 W.
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99th st, 313-15 W.
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115th st, 76 E.
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118th st, 503 E.
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129th st, 32 W.
131st st, 123 W.
133d st, 63 E.
136th st, 258, 623-9 W.
141st st, 605-7 W.
143d st, 110-12 W.
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159th st, 542 W.
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182d st, 514-6 W.
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WILLS.

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54th st, 39 W.
59th st, 235-9 E.
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63d st, 185 W.
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage
mos—months
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal
(o)—office.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub subject
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
v—vears
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

JAN. 10, 11, 13, 14, 15, 16.

Bleecker st, 136 (132) (2:524-11), ss, 25 e West Bway, 25x100, 3-sty bk loft & str bldg; Alipio Grassotti to Louis Ettlinger, 46 E 72, mtg $17,500; Jan15, Jan16'13; A $24,000-27,000. O C & 100

Bleecker st, 137 on map 135 (2:536-43), n s, 25.1 e West Bway, 25x100, 6-sty bk loft & str bldg; Cora L Penny to Howard P Denison at Syracuse, NY; mtg $46,000; Jan 15'13; A$26,000-50,000. O C & 100

Broome st, 365-9 (2:470-9), sec Mott (Nos 166-70), 72.9x103.8x70.8x108.10, 6-sty bk tnt & strs; Rocco M Marasco to Timothy D Sullivan, 799 Bway; mtg $167,500; Jan24'10; Jan14'13; A$85,000-170,000. nom

Chrystie st, 189 (2:426-33), ws, 175 n Rivington, 25x100, 5-sty bk tnt & strs; Sarah Weinstein to Julius B Fox, 520 Ocean av, Jersey City, NJ; AL; Dec24'12; Jan14'13; A$20,000-31,000. nom

Church st, 167-9 on map 253-5 (1:174-14) es, 75 s Franklin, runs e50xs25xe15xs25xw 65 to st xn50 to beg, 6-sty bk loft & str bldg; Rebecca S Mills, widow, to Lilian E Rice & Henry D Mills, both at Smithtown, LI; Nov30'12; Jan15'13; A$67,000-97,000. O C & 100

Delancey st, 174 (2:348-72), ns, 50 w Attorney, 25x100, 5-sty bk tnt & strs, 5-sty bk rear tnt; Osias Karp to Fanny Gruen, 116 E 90; AL; Jan15; Jan16'13; A$28,000-40,000. O C & 100

East Broadway, 97 (1:282-29), ss, 261.4 e Market, runs s55xexs—xe—xn—xw—xn 55 to st xw25 to beg, 4-sty bk loft & str bldg; Sol Hecht to Bertha Hecht, his wife, 9 E 97; ½ pt; AT; Jan8; Jan10'13; A$25,-000-32,000. O C & 100

Essex st, 80 (2:352-1), ses, 150 sw Delancey, 25x100, 6-sty bk tnt & strs; A$26,-000-47,000; also AV C, 179-81 (2:394-44), nwc 11th (Nos 647-9), 51.9x83, 6-sty bk tnt & strs; A$40,000-90,000; also 3D ST, 227-9 E (2:386-56), ns, 280.11 e Av B, 46x96.2, 6-sty bk tnt & strs; A$35,000-68,000; Hatue Miller to Burt Realty Co (Inc), a corpn. (r) 1409, 149 Bway; AL; Jan8; Jan13'13. nom

Essex st, 126 (2:353-16), es, 52.6 s Rivington, 17.6x50, 3-sty bk tnt & strs; Fannie Innerfield to Harry Rich, 458 Christopher av, Bklyn; mtg $15,500 & AL; Jan 6; Jan10'13; A$11,000-12,500. **19,000**

Front st, 66 (68) (1:32-23), ns, abt 90 w Old sl, 20.8x85x20.8x85.3, 5-sty bk loft & str bldg; Lawyers Realty Co to Phoebe L De Bold, 1091 Gates av, Bklyn; B&S; Jan 16'13; A$13,000-21,000. nom

Goerck st, 125 (2:330-69), ws, 75 n Stanton, 21x100, 3-sty bk tnt & strs & 6-sty bk rear loft bldg; Warren Leslie, ref, to Wm M Reed, 325 Pelhamdale av, Pelham Heights, NY; FORECLOS Dec27'12; Jan10; Jan11'13; A$10,000-15,000. **13,000**

Grand st, 60 (2:475-33), ns, 125 w Wooster, 25x100, 7-sty bk loft & str bldg; Samson Lachman, ref, to Metropolitan Life Ins Co, a corpn, 1 Mad av; FORECLOS Dec27'12; Jan2; Jan14'13; A$25,000-45,000. **35,000**

Grand st, 277-9 (1:306-17-18), ss, 60 e Boysyth, 40x70, with all title to open court in rear, 20x5.1, 3-sty bk loft & str bldg; Jno Dondax to Nicholas Pappas, (o) 116 Delancey; ½ RT&I; AL; Dec7'11; Jan13'13; A$56,000-64,000. nom

James st, 72 (1:278-32), nec Oak (No 36½), 21 on James, 59 on Oak, in rear 51 & along land Stephen Allen 9 ft to land Moore & Waterbury x30x—50 to James, 6-sty bk tnt & strs; J Woolsey Shepard, ref, to Francis B Chedsey (o) 320 Bway; FORECLOS Jan14; Jan15'13; A$21,000-34,-000. **30,000**

Lewis st, 12 (2:326-36), es, 150 n Grand, 25x100, 5-sty bk tnt & strs; Dean Holding Co to Rebecca Goldberg, 838 Hewitt pl; Jan15; Jan16'13; A$13,000-22,000. O C & 100

Lewis st, 12; Rebecca Goldberg to Max Hoffman, 884 E 165; mtg $11,000; Jan15; Jan16'13. O C & 100

Madison st, 275½-77 (1:269-51), ns, 198.2 e Clinton, 29.4x100, 6-sty bk tnt & strs; Louis Gordon to Gussie Rodbell, 850 Kelly; B&S; mtg $43,000; Jan15; Jan16'13; A$20,-500-45,000. O C & 100

Mott st, 166-70, see Broome, 365-9.

Mott st, 302-4 (2:521-26), es, 81.6 n Houston, 60.8x82.9x60.8x83.4, 6-sty bk tnt & strs; Michl Brigante Co to S E S Co, a corpn, 74 Bway; AL; Jan6; Jan13'13; A $35,000-65,000. nom

Mott st, 302-4; Emilio Sarno & ano to same; AL; Jan6; Jan13'13. nom

Oak st, 36½, see James, 72.

Pike st, 54 (1:274-16), ws, abt 30 n Monroe, 24x86, 5-sty bk tnt & strs; Abr S Cohen to Louis Cohen, both at 131 Laffayette, New Haven, Conn; ½ pt; AL; Jan 10; Jan13'13; A$15,500-26,000. O C & 100

Prince st, 96-100 (2:499-17-18), ss, 100 e Greene, runs s101xe29.2xn29xe46.6xn71.9 to st xw75 to beg, 2-5-sty bk loft & str bldgs; Prince St Co to Usona Constn Co, a corpn, 989 So blvd; mtg $75,000; Jan15; Jan16'13; A$80,000-95,000. O C & 100

Sheriff st, 85 (2:339-65), ws, 175 n Rivington, 25x100, 4-sty bk tnt & strs & 4-sty bk rear tnt; Edw I Kleinfeld to Clarence M Van Deusen, (o) 44 W 18; ¼ pt; AT; mtg $20,000; Jan9; Jan13'13; A$19,000-23,000. nom

Spring st, 9 (2:492-43), ns, 25.3 e Eliz, 25.3x101.6x25x95.3, 7-sty bk tnt & strs; Leonardo Guardino et al to Vincenzo & Diego Guardino, both at 228 Lynch, Bklyn; ½ pt; mtg $37,000; Jan3; Jan14'13; A$20,-000-50,000. nom

Van Nest pl, 1, or Charles st (2:621-61), nwc 4th, 20x79.4x20x79.3, 3-sty & b bk dwg; Wilber C Goodale to Pauline H Drew, 1969 Bway, & Elena E, wife Wilber C Goodale, 511 W 112; each ½ pt; mtg $11,000 & AL; Dec23; Dec28'12; $13,500-16,500; corrects error in issue of Jan11, when property was Charles st, 1. nom

William st, 93-7 (1:67-5), ws, 93 n Maiden la, runs n60.3xw84.4xs1.5xw25.6xs 49.11xe25.6xs14.2xe35xs7.5xe48 to beg, 14-sty office & str bldg, with all title to all adj strips or gores & all rights & easements over Nos 59 & 61 Maiden la & adj lands; William st Offices, a corpn, to Julius Kayser, (o) 45 E 17; mtg $600,000 & AL; Jan13; Jan14'13; A$375,000-670,000. O C & 100

3D st, 227-9 E, see Essex, 80.

4TH st, 162-4 E (2:431-20), ss, 200.4 w Av A, 49.5x96.2, 6-sty bk tnt & strs; Justus Oesterlein to Emanuel L Spellman, 792 Washington & Justus Oesterlein, 339 W 88, firm E L Spellman & Co; mtg $55,000; Jan14; Jan15'12; A$39,000-75,000. O C & 100

6TH st, 217 E (2:462-41), ns, 248.5 e 3 av, 23.5x90.10, 4-sty bk tnt & strs, 1-sty ext; Emma E Lehrbach to Ruthenian Greek Catholic Church of Saint George in NY, a corpn (o) 22 E 7; mtg $13,000; Jan 15'13; A$16,000-20,000. O C & 100

6TH st, 625 E (2:389-48), ns, 368.6 e Av B, 24.9x90.10, 5-sty bk tnt & strs; A$16,-000-24,000; also 6TH ST, 627 E (2:389-47), ns, 393.3 e Av B, 24.9x90.10, 5-sty bk tnt & strs; A$16,000-24,000; Louis Weisman to Pauline Landesbaum, 230 W 111; ¼ pt; AL; Jan14'13. nom

6TH st, 627 E, see 6th, 625 E.

10TH st, 15 (51) W (2:574-52), ns, 231.3 w 5 av, 26.8x94.9x26.7x94.9, 4-st & b bk dwg; Archibald D Russell, EXR Arthur J Peabody, to Bartlett Arkell, (o) 95 Broad; AL; Jan13; Jan16'13; A$26,500-33,000. **36,000**

11TH st, 202 E (2:466-10), sws, 80 se 3 av, 23x95, 4-sty & b bk dwg; Robt Brien & ano EXRS, &c, Henry Brien to Michl J Adrian Corpn, 137 E 34; AL; Dec30'12; Jan 15'13; A$15,000-20,000. **16,000**

11TH st, 647-9 E, see Essex, 80.

12TH st, 19 E (2:570-36), ns, 350 e 5 av, 25x156x26x148.5, 2-sty bk stable; Sidney J Baumann et al heirs, &c, Ludwig Bauman to Light Car Corpn, 852 Bway; mtg $17,000; Jan14'13; A$34,000-37,000. nom

12TH st, 23 W (2:576-54), ns, 275 w 5 av, 25x103.3, 4-sty & b bk dwg; Robt Lawson to Genevieve Adams, care Thos J Curran, 20 Nassau; mtg $15,000; RS $6.25; Dec11'01; Jan13'13; A$24,000-28,000. nom

16TH st, 615 E (3:984-12), ns, 238 e Av B, 25x92, 5-sty bk tnt; Henry Schnier to Sinnott Co, a corpn, 967 E 165; Dec31'12; Jan16'13; A$7,500-14,500. exch

17TH st, 403 E, see 1 av, 290.

17TH st, 15 W (3:819-29), ns, 252 w 5 av, 28x92, 11-sty bk loft & str bldg; Wm H Godward to Wilward Realty Corpn (r) 409, 200 Bway; mtg $100,000 & AL; Dec26 '12; Jan13'13; A$52,000-120,000. nom

19TH st, 274-6 W (3:768-77), ss, 110 e 8 av, 40x123.5x40.3x128.2, 6-sty bk tnt; Melvin G Palliser, ref, to Citizens Savings Bank, 56 Bowery; FORECLOS Jan8; Jan13; Jan14'13; A$27,000-85,000. **65,000**

23D st, 422 W (3:720-58), sws, abt 220 w 9 av, 25x98.8, 4-sty stn tnt; Nellie, wife Jacob P Stoltz to Clarence C Rogers, 4346 Park av; QC; AL; Jan16'13; A$15,000-20,-000. nom

23D st, 422 W; Clarence C Rogers to Jacob P Stoltz & Nellie, his wife, 112 Le Moyne av, Washington, Pa, tenants by entirety; QC; Jan16'13. nom

27TH st, 156-8 E, see 3 av, 370-2.

27TH st, 234 (140) E (3:907-39), ss, 160 w 2 av, 20x98.9, 3-sty & b bk dwg; Edwin Woodcock et al EXRS, &c, Wm P Woodcock 2d to Chas H Duffy, 236 E 27; Jan8; Jan10'13; A$9,500-13,000. **13,800**

30TH st, 356 W, see 48th, 311 W.

33D st, 152 E (3:888-50), ss, 206.3 w 3 av, 18.9x25, 3-sty bk office bldg; Dorothy K Gross to Jos F Gross, (o) 152 E 33; Apr 26'12; Jan14'13; A$7,000-10,000. nom

35TH st, 247 W, see 35th, 251 W.

35TH st, 249 W, see 35th, 251 W.

35TH st, 251 W (3:785-15), ns, 262 e 8 av, 23x98.9, 4-sty bk tnt & strs & 3-sty bk rear tnt; A$30,000-31,500; also 35TH ST, 261-3 W (3:785-9-10), ns, 132 e 8 av, 38x98.9, 2 4-sty bk tnts & strs; A$49,000-51,000; also 35TH ST, 247 W (3:785-17), n s, 308 e 8 av, 23x98.9, 4-sty bk tnt & str, 3-sty bk rear tnt; A$30,000-31,500; also 35TH ST, 257 W (3:785-12), ns, 193 e 8 av, 23x 98.9, 3-sty fr tnt & strs & 3-sty fr rear tnt; A$30,000-30,500; also 35TH ST, 249 W (3:-785-16), ns, 285 e 8 av, 23x98.9, 4-sty bk tnt & strs & 3-sty bk rear tnt; A$30,000-31,500; Sidney J Baumann et al heirs, &c, Ludwig Baumann to F M B Realty Co Inc, a corpn, (r) 91 45 Wall; mtg $218,000 & AL on above Nos 260-6 W 36th; Jan14; Jan15'13. O C & 100

35TH st, 257 W, see 35th, 251 W.

35TH st, 261-3 W, see 35th, 251 W.

36TH st, 222 W (3:785-57), ss, 542 e 8 av, 21x98.9, 4-sty bk tnt & strs; Thos S Cochrane to Wm H McWilliam, 16 W 96; ½ pt; AT; B&S & C a G; mtg $15,000; Jan 13'13; A$29,500-31,500. nom

36TH st, 260-6 W (3:785-75), ss, 124 e 8 av, 73.7x98.9, 10-sty bk str; Sidney J Baumann et al heirs, &c, Ludwig Baumann to F M B Realty Co Inc, a corpn (r) 91, 45 Wall; mtg $200,000 on above & Nos 247, 251, 261 & 263 W 35th; Jan14; Jan15 '13; A$112,000-232,000. **302,000**

36TH st, 423 W (3:734-20), ns, 325 w 9 av, 25x98.9, 4-sty bk tnt; Emma Brannick to Louisa Scherer, 66 Edgecombe av; ½ pt; mtg $6,500 on whole; Jan15'13; A$10,-000-15,000. nom

45TH st, 154 E (5:1299-41½), ss, 113.9 w 3 av, 18.9x100.5, 3-sty & b stn dwg; Albt P Baumann to Geo Sosenheimer, at Ridgewood, NJ; mtg $16,500 & AL; Jan13'13; A $13,000-17,000. **19,000**

45TH st, 406-8 W (4:1054-37), ss, 100 w 9 av, 50x100.5, 5-sty bk stable; Saml Sonn to Martin J Potter, (o) 120 E 32; mtg $34,-000; Jan15; Jan16'13; A$23,000-52,000. O C & 100

47TH st, 402-4 W, see 48th, 311 W.

48TH st, 76 W (5:1263-70¾), ss, 39.4 e 6 av, 20x75.4, 4-sty & b stn dwg; Chas Lallouette to Stephen B Quirk, 347 W 44; Dec17'12; Jan16'13; A$34,000-39,000. nom

48TH st, 111 W (4:1001-26), ns, 155 w 6 av, 20x100.5, 4-sty stn tnt; John Dorning to Frank Hayflich, 118 E 115; Jan13; Jan15 '13; A$33,000-35,000. **43,000**

48TH st, 311 W (4:1039-26), ns, abt 150 w 8 av, —x—, 3-sty & b stn dwg; A$13,500-15,500; also 48TH ST, 321-7 W (4:1039-20-22), ns, abt 240 w 8 av, —x—, 4-3-sty & b stn dwg; A$48,000-54,000; also 52D ST, 307 W (4:1043-27½), ns, abt 115 w 8 av, —x—, 4-sty & b stn dwg; A$11,000-14,000; also 47TH ST, 402-4 W (4:1056-36A-36B), ss, abt 60 w 9 av, —x—, 1-3 & 1-4-sty stn tnts; A$14,500-20,000; also 30TH ST, 356 W (3:753-72), ss, abt 175 e 9 av, —x—, 3-sty & b bk dwg; A$11,000-13,500; also all personal prop which party 1st pt may take by distribution from estate Chas F Myers; deed of trust &c; Pantha B Berry of Gloucester, Mass, heir &c Chas F Myers, decd, to Wm A Pew, Jr, of Salem, Mass; AT; Oct18'11; re-recorded from Dec8'11; Jan13'13. nom

48TH st, 321-7 W, see 48th, 311 W.

50TH st E, ss, 45.4 e Lex av, see 50th, 130 E.

50TH st, 130 E (5:1304), ss, 45.4 e Lex av, 18.7x100.5, 4-sty bk tnt; also 50TH ST E (5:1304-this & above lot 52), ss, 45.4 e Lex av, runs s100.5xw4.9xne100.6, gore; all title to this; Geo E Stuckey et al to Bible Teachers' Training School, a corpn, 541 Lex av; mtg $12,000; Jan14; Jan15'13; A $14,000-19,000. nom

50TH st, 132 E (5:1304-51), ss, 63.11 e Lex av, 18x100.5, 4-sty bk tnt; Eliz C McMahon widow to Bible Teachers Training School, 541 Lex av; mtg $11,500 Jan11; Jan14'13; A$12,000-17,000. O C & 100

50TH st, 134 E (5:1304-50), ss, 81.11 e Lex av, 18.3x100.5, 4-sty bk tnt; Jos L Buttenwieser to Bible Teachers' Training School, a corpn, 541 Lex av; B&S & C aG; mtg $13,500; Jan14; Jan15'13; A$11,000-16,000. nom

50TH st, 423 W (4:1060-20), ns, 308.4 w 9 av, 16.8x100, 3-sty & b bk dwg; Franziska Brunner et al EXRS Peter Brunner to Wm J Moore at Hartsdale rd, Elmsford, NY, & Alex Moore, 1 W 68; mtg $8,-000; Jan10'13; A$7,500-$——. O C & 100

51ST st, 319 W (4:1042-22), ns, 245 w 8 av, 20x100.5, 3-sty & b stn dwg; Jas H Martin & anc EXRS, &c, Saml J Huggins to Casper N Lawson, 283 E 5, Bklyn; mtg $12,000; Jan10; Jan15'13; A$14,000-18,500. **18,750**

51ST st, 319 W; Casper N Lawson to Wm Kelly, 231 Berkley pl, Bklyn; AL; Jan 15'13. nom

52D st, 26 W (5:1267-52), ss, 350 w 5 av, 22x100.5, 4-sty & b stn dwg; Olga R Bayne to Henry M Tilford (o) 42 Bway; Jan3; Jan13'13; A$72,000-80,000. O C & 100

52D st, 307 W, see 48th, 311 W.

52D st, 522 W (4:1080-44), ss, 500 e 11 av, 25x100.5, 5-sty stn tnt, 1-sty ext; Algernon S Norton, ref, to Jas J McGuirl, 467 W 57, & Patk McGuirl, 562 W 52, as joint tenants; mtg $10,000; PARTITION Dec10 '12; Jan16'13; A$9,000-18,500. **19,200**

63D st, 152 W (4:1134-60½), ss, 75 e Ams av, 25x100.5, 5-sty bk tnt; Theresa Abelson to Louise Howlett, 450 Lincoln av, Richmond Hill, B of Q; mtg $18,000; Jan 10, Jan11'13; A$13,000-27,000. O C & 100

63D st, 152-4 W, see Ams av, 69-75.

63D st, 154 W, see Ams av, 71-5.

66TH st, 62 E (5:1380-42), ss, 120 w Park av, 20x100.5, 4-sty & b stn dwg; Chas L Bernheimer to Margt & Henry Gilsey, 10 E 36; mtg $25,000; Jan7; Jan10 '13; A$45,000-75,000. O C & 100

66TH st, 201 E, see 3 av, 1131-3.

69TH st, 428 E (5:1463-35), ss, 233.4 w Av A, 41.8x100.5, 6-sty bk tnt; Saml Wacht to Emil Janovic, 1292 1 av; mtg $34,000;; Jan15; Jan16'13; A$15,000-47,000. nom

75TH st, 317 E (5:1450-11), ns, 250 e 2 av, 25x102.2, 6-sty bk tnt & strs; Gertie Halpin to Harris Schwartz, 951 Av St John; mtg $19,000; Jan9; Jan10'13; A$9,-000-25,000. O C & 100

78TH st, 134 W (4:1149-47), ss, 357 w Col av, 18x95.2x18x95.6, 4-sty & b stn dwg; Louise A Stevenson to Ora M Dowling at Glen Ridge, NJ; mtg $23,000; Sept3'12; Jan 10'13; A$13,500-24,000. O C & 100

79TH st, 135 (149) W (4:1210-18), ns, 350 w Col av, 24x102.2, 4-sty & b stn dwg, 1-sty ext; Addison W McLintock to Elliott Mtg Co, a corpn, 277 Bway; 1-16 pt; Jan15'13; A$21,000-35,000. nom

80TH st, 171 W (4:1211-4½), ns, 80 e Ams av, 19.6x102.2, 5-sty bk tnt; Cath Jackson to Archibald C M I Stewart, Mamaroneck, NY; Jan7; Jan14'13; A$12,-500-22,000. O C & 100

85TH st, 448-50 E (5:1564-29), swc Av A (No 1607), 75x25.2, 5-sty bk tnt & strs; Chas O Maas, ref, to Godfrey M Lahm, 311 E 86; PARTITION Dec19'12; Jan16'13; A $13,500-29,000. **26,200**

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86TH st, 353 W, see Riverside dr, 140.

88TH st, 119 W (4:1218-45), ss, 468 e Ams av, 18x100.8, 3-sty & b stn dwg, W Virginia Hill Curtiss to Henry Moeller, 241 W 57. Jan15'13. A$10,000 22,000.
O C & 100

88TH st, 180 W (4:1218-60), ss, 100 e Ams av, 25x100.8, 5-sty bk tnt, Jos M Vincent, ref, to Fredk Tockler, 56 St Marks pl; mtg $30,000; FORECLOS Jan8; Jan10; Jan11'13; A$15,000-35,000. **8,000**

89TH st, 137-9 W (4:1220-10), ns, 225 e Ams av, 50x100.8, 5-sty bk garage; Jno H Judge, ref, to Wm C Strange, (o) 103 Park av; mtg $50,000 & AL; FORECLOS Jan15; Jan16'13; A$27,000-68,000. **32,000**

89TH st, 333-47 W (4:1250-67), ns, 412 w West End av, runs n75.8xe112xn58.6xw to cs Riverside dr (No 170), ns— to 89th xe174.10 to beg, with all title ror right of roadway on n, 1 & 3-sty & b bk dwg, Edw S Clark et al to Wm H Barnard & Lillie F his wife, (o) 2 Rector, tenants by entirety; B&S; AL; Nov27'12; Jan 10'13; A$350,000-500,000. O C & 100

93D st, 181 E (5:1522-30), ns, 160.6 w 3 av, 30x100.8, 4-sty stn tnt; Adolph Cohen & ano EXRS, &c, Herman Jacoby to Solon Berrick, (o) 320 Bway; Nov22'12; Jan14'13; A$14,500-25,000. **23,8?9.69**

99TH st, 313-5 W (7:1?88-7), ns, 200 w West End av, 75x100.11, 8-sty bk tnt; Hamilton Holding Co to Mary E Hastings, at Rhinebeck, NY; mtg $215,000 & AL; Jan15'13, A$?0,000-2?,000. O C & 100

101ST st E, nec Lex av, see Lex av, nec 101st.

102D st, 163-5 E (6:1630-25-26), ns, 264.6 w 3 av, 54x100.11, 2-5-sty stn tnts; Sol Deutsch to Sophie Deutsch, 1433 Lex av; ½ pt; AT; mtg $34,200; Nov26'12; Jan16'13; A$17,000-36,000. nom

103D st, 166 E (6:1630-43),, ss, 156.6 w 3 av, 27x100.11, 5-sty stn tnt; Regina Moskievitz to Regina Baum, 46 W 129; mtg $16,500; Jan13'13; A$11,000-21,000.
O C & 100

103D st, 209 E (6:1653-7), ns, 147.6 e 3 av, 37.6x100.11, 6-sty bk tnt & strs; Wm L Raymond & ano, individ & TRSTES Thos McMullen, to Isaac Lipschitz, 203 W 117; mtg $37,500; Jan9; Jan16'13; A$13,500-43,500. nom

105TH st, 59 W (7:1841-8), ns, 175 e Col av, 25x100.11, 5-sty bk tnt;; Peter Wolfe et al to Ferguson Bros & Forshay, a corpn, 103 Park av; mtg $23,000; Jan14; Jan16'13; A$16,000-26,000. O C & 100

108TH st, 11 E (6:1614-8), ns, 175 e 5 av, 17x100.9, 5-sty stn tnt; Rose T Clements to Jacob Seitz, 635 E 137; mtg $15,000; Dec31'12; Jan11'13; A$9,000-16,000.
O C & 100

111TH st, 3 W (6:1598-32½), ns, 100 w 5 av, 25.6x100.11, 5-sty stn tnt; Chas Jacobson to Moses Goldman, 108 W 111; mtg $20,000; Jan16'13; A$15,000-26,000.
O C & 100

115TH st, 76 E (6:1620-41), ss, 80.6 w Park av, runs s67xe0.6xs33.11xw25xn100.11 to st xe24.6 to beg, 5-sty bk tnt; E & H Levy, a corpn, to Nathan Finkelstein, 210 E 85; B&S, Dec23'12; Jan11'13; A$11,000-21,000. O C & 100

115TH st, 76 E; Nathan Finkelstein to Jos Gross, 215 Audubon av; B&S; Dec23'12; Jan11'13. O C & 100

115TH st, 76 E; Jos Gross to Brown-Weiss Realties, a corpn, 63 Park row; B&S; Jan4; Jan11'13. O C & 100

115TH st, 400 W, see Morningside av W, 44-7.

116TH st, 161 E (6:1644-26), ns, 264.3 w 3 av, 18.9x100.11, 3-sty & b stn dwg; Emilie wife Theo H Schulz to Philip Zugner, 163 E 116; Jan14'13; A$11,000-13,500.
O C & 100

118TH st, 503 E (6:1815-4½), ns, 76 e Pleasant av, 24.2x100.11, 5-sty bk tnt; Ernest A Tappert to Henry Gundlach, 2689 Heath av; mtg $13,000; Nov9'12; Jan10'13; A$5,000-13,000. O C & 100

118TH st, 4 W (6:1601-41), ss, 100 w 5 av, 25x100.11, 5-sty bk tnt; Elias Ellerstein to Martha Broder, 68 Lenox av; AL; Jan8; Jan10'13; A$14,000-27,000. O C & 100

119TH st, 512 E (6:1815-45), ss, 188 e Pleasant av, 20x100.10, 4-sty stn tnt; May Feeney to Peter Capellino, 26 King; mtg $7,500; Jan16'13; A$4,000-8,500. O C & 100

119TH st, 515 E (6:1816-11), ns, 243 e Pleasant av, 20x100.11, 4-sty stn tnt; Abramo Tassoni to Pasquale Natella, 2127 1 av; AT; mtg $10,000; Jan13; Jan14'13; A $4.000-8,500. O C & 100

120TH st, 152 W (7:1904-54), ss, 225 e 7 av, 16.8x79.2 to cl of old Harlem or Bensons Creek x—x81.6, with all title to land on s to cl of blk, 3-sty & b stn dwg; Jas M Scofield to Cecile M McGrann, 54 Sidney pl, Bklyn; mtg $12,000; Jan10; Jan11 '13; A$10,000-14,000. O C & 100

121ST st W, swc Manhattan av, see Manhattan av, 505.

124TH st, 56 E (6:1748-67), ss, 197 w Park av, 18x100.11, 3-sty & b stn dwg; Barbara Feiss to Hermine Schrag, 46 E 124; mtg $7,000 & AL; Jan10; Jan11'13; A $8,500-10,500. O C & 100

124TH st, 315 E (6:1801-8), ns, 175 e 2 av, 18.9x100.11, 3-sty & b bk dwg; Sara O S Larsen EXTRX Anton Larsen to Sara O S Larsen, 3008 Perry av; Jan9; Jan10'13; A$6,500-9,000. nom

124TH st, 317 E (6:1801-9), ns, 193.9 e 2 av, 18.9x100.11, 3-sty & b bk dwg; Sara O S Larsen EXTRX Anton Larsen to Sara O S Larsen, 3008 Perry av; Jan9; Jan10'13; A$6,500-9,000. nom

125TH st, 312 E (6:1801-13), ns, 175 e 2 av, 17.6x100.11, 3-sty & b bk dwg, Sara O S Larsen EXTRX Anton Larsen to Sara O S Larsen, 3008 Perry av, Bronx; Jan9; Jan10'13; A$17,000-22,000. nom

125TH st, 54-62 W (6:1722-58-62), ss, 235 e Lenox av, 125x100.11, 5 4-sty bk tnts & strs; Sidney J Baumann et al, being five heirs, &c, Ludwig Baumann, decd, & each owning 1-6 pt to Hortense B Fischer, at Palmer House, cor Main & North Maple av, East Orange, NJ, the only other heir of said Ludwig Baumann & owning the remaining 1-6 part; mtg $180,000 & AL; Jan14; Jan15'13; A$299,000-351,000. nom

125TH st, 454 W (7:1965-60), ss, 100 e Ams av, 25x100.11, 6-sty bk tnt & strs; Townsend Morgan, ref, to Fitch Gilbert at Gilbertsville NY FORECLOSED, drawn & recorded Jan15'13; A$15,000-33,000. **30,400**

129TH st, 32 W (6:1726-54), ss, 438.6 w 5 av, 21.6x99.11, 3-sty & b bk dwg; Brown-Weiss Realties, a corpn, to Morris Schatz, 32 W 129; mtg $10,000; Jan11; Jan13'13; A$10,000-12,500. O C & 100

131ST st, 123 W (7:1916-21), ns, 256 w Lenox av, 18x99.11, 3-sty & b stn dwg;; Leopold W Harburger, ref, to Noah C Rogers, (o) 100 Bway, TRSTE Jno L Rogers; FORECLOS Jan2; Jan15; Jan16'13; A $8,600-12,500. **10,000**

133D st, 63 E (6:1758-32), ns, 86 w Park av, 27x99.11, 5-sty bk tnt; Lillian V Polak to Wm D Bailey, Main, Mattewan, NJ; mtg $18,500 & AL; Jan7; Jan10'13; A$8,500-18,-000. nom

136TH st, 258 W (7:1941-56½), ss, 185 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Herman Joveshof to Martha Cesner, 62 W 106; mtg $9,000; Jan15; Jan16'13;; A$8,000-11,-000. O C & 100

136TH st, 623-9 W (7:2002-73-75), ns, 316.6 w Bway, 108.6x99.11, 2 5-sty bk tnts; Belgrade Realty Co to Morris Berman, 1212 Beverly rd, Bklyn; mtg $125,000 & AL; Jan14; Jan15'13; A$67.500-130,000.
O C & 100

138TH st, 273 W, see 8 av, 2598-2604.

139TH st, 272 W, see 8 av, 2598-2604.

141ST st, 605-7 W (7:2088-87), ns, 100 w Bway, 75x99.11, 6-sty bk tnt; Robt F Wagner, ref, to Morris Lederman, 17 Livingston pl; mtg $90,000; FORECLOS Jan 10; Jan11; Jan14'13; A$38,000-112,000. **15,000**

143D st, 110-2 W (7:2011-42), ss, 183.4 w Lenox av, 41.8x99.11, 6-sty bk tnt; Ray Weil to Isaac Weil, 210 W 110; Feb29'12; Jan13'13; A$18,000-51,000. nom

144TH st, 453 W (7:2059-43), ns, 94.5 w Convent av, 21.5x99.11, 3-sty & b bk dwg; Frank Curtiss, EXR &c Sophia C Hoffman, to Kittie H Morse, Westchester Hotel, Huguenot, New Rochelle, NY; ½ pt; AL; Dec20'12; Jan13'13; A$8,500-16,500. nom

146TH st, 424 W (7:2060-46), ss, 25 e Convent av, 37.6x99.11, 5-sty bk tnt; Henry Sterne to Annie Tehan widow, 277 W 12; Jan13; Jan14'13; A$17,000-42,000.
O C & 100

146TH st, 535-7 W (7:2078-15-16), ns, 325 e Bway, 50x99.11, vacant; Danl Coffey to Danl Hallecy Constn Co Inc, a corpn, 32 Nassau; mtg $2,500 & AL; Jan11; Jan15'13; A$28,000-28,000. O C & 100

149TH st, 507 W (7:2081-26), ns, 142.6 w Ams av, 17.6x99.11, 3-sty & b stn dwg; A $9,000-13,500; also 150TH ST W (7:2081-37-40), ss, 100 w Ams av, 100x99.11, vacant; A $44.000-44,000; Mary E Hastings to Alfd H Wohlgemuth, 745 Riverside dr; AL; Jan 15'13. O C & 100

150TH st W, ss, 100 w Ams av, see 149th, 507 W.

156TH st W (8:2114-10), ss, 100 e Bway, 125x99.11, 6-sty bk tnt; Saml Glass to Harry Wolfe, 461 3d, Bklyn; AL; Feb9'12; Jan13'13; A$62,000-190,000. O C & 100

159TH st, 542 W (8:2117-14), ss, 200 e Bway, 37.6x99.11, 5-sty bk tnt; Ferguson Bros & Forshay to Ida Murphy & David A Strauss, both at 2049 5 av; B&S; mtg $35,-000; Jan15'13; A$17,000-42,000. O C & 100

162D st, 564-8 W, see Bway, 3568-78.

170TH st, 555 W (8:2127-23), ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Bright Realty Co to Roberta F Frank, 2009 Mad av; mtg $100,000; Jan15; Jan16'13; A$28,-000-102,000. O C 100

182D st, 514-6 W (8:2155-14), ss, 170 e Audubon av, 50x70, 5-sty bk tnt; Mary Hallecy to Danl Coffey, 469 W 166; mtg $35,000; Jan14; Jan16'13; A$13,000-16,500.
O C & 100

187TH st, 530 W (8:2156-74), ss, 56.11 e Audubon av, 18.10x75, 3-sty bk dwg; Chas G Judson et al, EXRS Theresa Judson, to Anna M Judson, 1620 Aqueduct av; Jan16 '13; A$4,500-9,500. nom

Av A, 1607, see 85th, 448-50 E

Av C, 179-81, see Essex, 80.

Amsterdam av, 69 (4:1134-64), es, 73.5 s 63d, 27x75, 5-sty bk tnt & strs; Theresa Abelson to Ida Kempner, 131 Riverside dr; mtg $20,000; Jan10; Jan11'13; A$16,000-27,000. O C & 100

Amsterdam av, 69-75 (4:1134-60½-64), sec 63d (No 152-4), 100.5x100, 5 5-sty bk tnts, strs on av; Emil Heuel & ano, EXRS &c Conrad Stein, to Theresa Abelson, 141 W 120; Jan9; Jan11'13; A$82,000-140,000.
O C & 100

Amsterdam av, 71-5 (4:1134-61-63), sec 63d (No 154), 73.5x75, 3 5-sty bk tnts & strs; Theresa Abelson to Lewine & Kempner (Inc), a corpn, (r) 603, 135 Bway; mtg $62,000; Jan10; Jan11'13; A$53,000-86,000.
O C & 100

Broadway, 876 (3:847-23), es, 24.1 n 18th, 20.5x84.9x23x77.5, 6-sty bk office & str bldg; A$98,000-114,000; also BROADWAY, 878 (3:847-22), es, 44.7 n 18th, 21x91.4x20.6 x84.10, 6-sty bk office & str bldg; A$106,-000-116,000, with all title to any strip or gore on n; Dikran B Donchian to Donchian Realty Corpn, 876 Bway; AL; Jan2; Jan16'13. O C & 10,000

Broadway, 878, see Bway, 876.

Broadway, 3868-78 (8:2120-8), sec 162d (Nos 564-8), 99.11x100, 6-sty bk tnt & strs; C M Silverman & Son (Inc), to Elmsford Holding Co, a corpn, 170 Bway; QC; mtg $160,000 & AL; Jan15; Jan16'13; A$92,-000-215,000. O C & 100

Broadway, 3868-78; Milton M Silverman, as surviving partner of C M Silverman & Son to same; mtg $160,000 & AL; Jan15; Jan16'13. O C & 100

Columbus av, 483 (4:1197-2), es, 25.4 n 83d, runs n25.4xe100xs11xsw94.10 to beg, 5-sty stn tnt & strs; Sarah Elkin to Karl Sohn, 511 W 177; mtg $34,000; Jan6; Jan 13'13; A$26,000-41,000. O C & 100

Edgecombe av, 38 (7:1960-67), es, 72.4 s 137th, 17.6x90, 3-sty bk dwg; Edw A Bell to Plainfield Land & Bldg Co, a corpn (r) 703, 141 Bway; mtg $8,000; Jan14; Jan15 '13; A$10,200-15,000. nom

Haven av or Buena Vista av, ws, abt 185 n 172d (if extended), see Riverside dr, es 754.1 s 177th.

Lenox av, 249 (7:1907-32), ws, 100.8 s 123d, 19x80, 4-sty & b stn dwg; Cecile M McGrann to Jas M Scofield, at White Plains, NY; mtg $20,000; Jan10; Jan11'13; A$15,000-23,000. O C & 100

Lexington av, 1352 (5:1518-59½), ws, 80.8 s 90th, 20x81, 4-sty & b bk dwg; Mary Renn to Jos I Carroll, 106 E 84; mtg $10,000; Dec20'12; Jan14'13; A$13,000-18,000. nom

Lexington av, 1591-3 (6:1629-22-23), nec 101st, 50.11x80, 2 4-sty stn tnts; Arthur Roberts to Eliz Roberts, his wife, 21 Beekman pl; correction & confirmation deed; AL; Jan9; Jan14'13; A$26,500-36,500. nom

Madison av, 2069 (6:1752-51), es, 40 s 128th, 20x85, 3-sty & b stn dwg; Henry Frank to Bright Realty Co, a corpn, 391 5 av; mtg $17,000; Jan6; Jan15'13; A$11,-000-15,000. O C & 100

Manhattan av, 387 (7:1943-14), ws, 19.11 n 116th, 18x50, 3-sty & b stn dwg; Samson Lachman & ano to Reuben E Fichthorn, (o) 115 Bway; B&S; Jan8; Jan13'13; A$7,-500-9,500. O C & 100

Manhattan av, 505 (7:1947-53), swc 121st, 18.5x80, 3-sty & b stn dwg; Georgiana S, wife Thos W Butts, to Wm L Hayward, at Wyncote, Pa; B&S; Jan10; Jan11'13; A $14,000-18,000. nom

Manhattan av, 535 (7:1949-15), ws, 48.5 n 122d, 15x80, 3-sty & b stn dwg; Patk Ferguson to Mary A Ferguson, 59 E 53; ½ pt; B&S & C a G; mtg $8,500; Dec23'12; Jan16'13; A$8,500-11,000. nom

Morningside av W, 44-7 (7:1867-23), swc 115th (No 400), 104x125.9x100.11x100, 6-sty bk tnt; Chas Putzel, ref, to Chas Helborn, 1200 Mad av; mtg $234,192.54; FORECLOS Jan3; Jan15'13; A$130,000-260,000. **3,600**

Riverside dr, 140 (4:1248-1), nec 86th (No 353), 26.5x100, 5-sty & b bk dwg, 3-sty ext ;Geo E Weller, ref, to Jessie E, wife Frank Koewing, on Northfield rd, at W Orange, NJ; FORECLOS Dec10'12; Jan 16'13; A$70,000-115,000. **$100,000**

Riverside dr, 170, see 89th, 333-47 W. ..

Riverside dr, 336 (7:1891-68), es, 30.11 s 106th, 25x100, 5 & 6-sty bk dwg; Farrand D Brower to Minnie P Penfield, 336 Riverside dr; mtg $63,000; Jan8; Jan10'13; A $38,000-67,000. O C & 100

Riverside dr (8:2139-pt lt 275), es, 754.1 s 177th, runs s68.2xe or ne197.1 to ws Haven av or Buena Vista av xn270xsw5.9xs139.1xw 136.5 to beg, with right of way through lane to Fort Washington Depot rd, vacant; Rube R Fogel to Edw Tostman, 168 W 141; mtg $65,000 & AL; Jan8; Jan14'13; A$——$——. nom

St Nicholas av, 202 (7:1926-8), es, 23.5 n 120th, 36.3x88.3x30.11x69.3, 5-sty bk tnt & strs; Beatrice, wife Isidore S Tunick, to Chas Israel, (o) 219 W 28; mtg $25,000; Jan2; Jan11'13; A$16,500-29,000.
O C & 100

Sherman av (8:2226-29), ns, 100 w 207th, 150x150, vacant; R Clarence Dorsett to Gustavus L Lawrence, 2228 Bway; B&S; mtg $18,000; Jan10'13; A$33,000-33,000.
O C & 100

W Broadway, 484 (2:516-23), ws, 48.10 s Houston, 24.5x74, 5-sty bk tnt & strs & 3-sty fr rear tnt; Michl Hallanan, EXR Thos Quinn to Chas R Ruegger at Woodridge, NJ; Jan15; Jan16'13; A$15,000-18,000. **17,500**

1ST av, 290 (3:949-1), nec 17th (No 403), 23x94, 2 5-sty bk tnts & strs; Louis Weisman to Pauline Landesbaum, 230 W 111; ¼ pt; AL; Jan14'13; A$18,500-31,000. nom

3D av, 370-2 (3:882-50), nws, at sws 27th (Nos 156-8), 49.4x112 to alley, with rights to 13 ft alley, 3-sty bk tnt & strs & 4-sty bk tnt & strs; Williamsburgh Trust Co, EXR &c Jno M Ranken, to Augustus P Day, 118 Lee av, Bklyn; mtg $15,000; July 1'10; re-recorded from June3'10; Jan16'13; A$67,000-88,000. **97,500**

3D av, 782 (5:1303-35), ws, 62.8 n 48th, 18.10x76, 3-sty bk tnt & str; Stanley G & Morris Harris to Chas Cahn, (o) 732 3 av; mtg $10,000 & AL; Jan6; Jan10'13; A$15,-000-18,000. O C & 100

3D av, 1131-3 (5:1421-1), nec 66th (No 201), 40.5x100, 6-sty bk tnt & strs; Saml Glass to Isaac N Heidelberg, 42 E 69; mtg $82,000 & AL; Jan14; Jan15'13; A$45,000-84,000. O C & 100

3D av, 1852 (6:1630-35), ws, 49.2 n 102d, 21.5x102.6, 2-sty fr str; Patk Kiernan to Adolf Kreuder, 1421 Mad av; mtg $9,000; Jan14'13; A$13,500-14,000. O C & 100

8TH av, 2590-96, see 8 av, 2598-2604.

8TH av, 2598-2604 (7:2024-64), sec 139th (No 272), 99.11x41.6, 4-sty bk tnt & strs; A $44,000-62,000; also 8TH AV, 2590-96 (7:-2024-1), nec 138th (No 273), 99.11x41.6, 4-sty bk tnt & strs; A$44,000-61,000; David Shaff et al to Chase Realty Co, a corpn, 83 Canal; AL; Jan16'13. O C & 100

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MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st (8:2174-pt lot 186), es, 215 n Nagle av, 27x110, 5-sty bk tnt; also ARDEN ST (8:2174-pt lot 186), es, 296 n Nagle av, 27x110, 5-sty bk tnt; re mtgs; N Y Trust Co to Hessle Constn Co; 3 yrs, 5% int; Q; Jan10; Jan11'13; \$ —x— O C & 1,000

Arden st, es, 296 n Nagle av, see Arden, es, 215 n Nagle av.

Canal st, 30, see E Bway, 158.

Cresby st, 108-42, see Bway, 568-78.

East Broadway, 158 (1:301), ns, 50.4 w Rutgers, 24.6x62.6x irreg x Canal (No 30), x 28.5x93.6; also FORSYTH ST, 56 (1:301), e s, 51.3 s Hester, 24.9x75, with all title to strip in rear, —x—; asn rents; Isaac Lipschutz to E and C Co of NY, 93-5 Nassau; Jan14; Jan15'13. 3,300

Forsyth st, 56, see E Bway, 158.

Lawrence st, 50 (7:1966-102), sws, 193.6 se Ams av, 24.10x100, 5-sty bk tnt; agmt as to support of party 1st pt during his life, etc. by party 2d pt; Jos Loerwald with Chas Loerwald, both at 50 Lawrence; Jan2; Jan10'13; A\$11,000-18,000. nom

Prince st, nec Bway, see Bway, 568-78.

Spring st, 170-2 (2:488-pt lt 17), ss, 82.11 e Thompson, runs e42.9xs66.5xw30.2&13.7x n64.10 to beg, 6-sty bk tnt & strs; re mtg; Jos Yeska to Giovanni Lordi, (o) 62 Mulberry, & Angelo Legniti, (o) 64 Mulberry; QC; Jan10'13. nom

Spring st, 174-6 (2:488-pt lt 17), ss, 40.2 e Thompson, 42.9x64.10x42.10x63.7, 6-sty bk tnt & strs; re mtg; Jos Yeska to Giovanni Lordi, (o) 62 Mulberry, & Angelo Legniti, (o) 64 Mulberry; QC; Jan10'13. nom

45TH st, 17 W (5:1261), ns, 233.6 w 5 av, 16.6x100.5; also 45TH ST, 19 W (5:1261), n s, 250 w 5 av, 25x100.5; asn rents; Midville Realty Co 17-19 W 45 to Royal Co of N Y, 93-5 Nassau; Jan14; Jan15'13. 8,000

45TH st, 19 W, see 45th, 17 W.

50TH st, 423 W (4:1060-20), ns, 308.4 w 9 av, 16.8x100, 3-sty & b bk dwg; re dower; Franziska Brunner widow to Wm J Moore, at Hartsdale rd, Elmsford, NY, & Alex Moore, 1 W 68, NY; AT; QC; Jan10 '13; A\$7,500-8,000. nom

60TH st, 138 E, see Lex av, 752-64.

63D st, 152-4 W, see Ams av, 69-75.

120TH st, 500-2 E, see Pleasant av, 374-6.

133TH st, 259 W (7:2025); judgment & stipulation that Deft be enjoined from using above except for dwelling purposes; Helen E Overton, Plff, vs Henry D Gobber, Deft, 259 W139; Jan13; Jan14'13.

Amsterdam av, 69-75 (4:1134-60½-64), sec 63d (No 152-4), 100.5x100, 5 5-sty bk tnts, strs on av; re dower; Josephine Stein, widow, to Theresa Abelson, 141 W 120, AT; QC; Jan8; Jan11'13; A\$82,000-140,000. nom

Bowery, 252 (miscl); also MONTAGUE ST, 142, Bklyn; also land in Fulton Co, Ill; also bonds, mtgs, &c; power of atty; Gertrude K Tilt et al to Astor Trust Co, a corpn, 389 5 av; Apr2'12; Jan15'13.

Broadway, 568-78 (2:511), nec Prince, 126x200.2 to Crosby (Nos 108-12); consent to stairway at Prince st; Lamsine W Havemeyer et al TRSTS Henry O Havemeyer to City NY; Dec18'12; Jan15'13. nom

Lexington av, 752-64 (5:1394), swc 60th (No 138), 100.5x22.6; consent & easement through above station at 59th; Abr Siegel, 31 W 95, to City NY; Jan7; Jan15'13. nom

Manhattan av, 535 (7:1949-15), ws, 48.5 n 122d, 15x80, 3-sty & b stn dwg; re dower; Kathryn Slevin to Patk Ferguson, at Teebane, Ireland; AT; QC; Nov19'12; Jan16'13; A\$8,500-11,000. 500

Pleasant av, 374-6 (6:1816-49), sec 120th (Nos 500-2), 40x100, 6-sty bk tnt & strs; re mtg; Mutual Alliance Trust Co of NY to Meyer Jarmulowsky, (o) 165 E Bway; Jan10; Jan11'13; A\$20,000-53,000. nom

3D av, 250 (3:876), ws, 70 n 20th, 22x75; consent to 3d track; Robt W Goelet, of Newport, RI, EXR &c Robt Goelet, to N Y Elevated R R Co, & ano, 165 Bway; Oct29'12; Jan13'13. 220

Power of atty (PA); Zarlene W Karrick to Vera A Karrick, 127 W 96; Jan13'13.

Power of atty (miscl); Jenny Faber to Eberhard Faber her son, both at B of R; Mar26'10; Jan14'13.

Power of atty (miscl); Geo Goetting to Amelia Goetting, his daughter; Nov25'12; Jan16'13.

Power of atty (miscl); Nathalie wife Theo Boyton, decd, to Walter Van R Berry, her brother, both at Washington, DC; Nov18'12; Jan15'13.

WILLS.

Borough of Manhattan.

Cliff st, 64-6 (1:98-58-59), es, 84 s Ferry, runs s50.1xe88.7xn50.1xw89.2 to beg, 5 & 3-sty bk loft bldg; A\$38,500-47,000; also PEARL ST, 303 (1:98-41), ws, 75.2 s Ferry, 25x107.10, 3½-sty bk loft bldg; A\$20,500-23,000; also 35TH ST, 27 W (3:837-26), ns, 385 w 5 av, 20x98.9, 3-sty bk dwg; A\$70,-000-75,000; also 54TH ST, 39 W (5:1270-12), ns, 276.3 e 6 av, 22x100.5, 4-sty bk dwg; A \$55,000-67,000; also 62D ST, 140 E (5:1396-49), ss, 120 e Lex av, 20x100.5, 3-sty bk dwg; A\$18,000-25,000; John T Willets Est, Howard Willets EXR, 39 W 54 or New Marlboro, Mass; atty, Frank L Hall, 30 Broad; Will filed Nov25'12.

Greenwich st, 542, see Washington st, 521.

Hamilton pl, 87 (7:2072-39), sec 141st, runs s108.6xe141.7xn99.11xw99.3 to beg, 7-sty bk tnt; A\$75,000-210,000; also RIVINGTON ST, 228 (2:339-35), ns, 75 w Willett, 24x100, 5-sty bk tnt; A\$21,000-37,000; also 37TH ST, 338 W (3:760-64), ss, 275 e 9 av, 25x98.9, 5-sty bk tnt; A\$11,500-22,-500; also 51ST ST, 145-7 W (4:1004-8-9), n s, 175 e 7 av, 50x100.5, 4 & 5-sty bk tnts; A\$62,000-67,000; also 59TH ST, 235-9 E (5:1414-17-19), ns, 130 w 2 av, 75x100.5, 3 5-sty bk tnts; A\$52,500-78,000; also 60TH ST, 242 E (5:1414-31), ss, 155 w 2 av, 13.4x 100.5, 4-sty bk dwg; A\$8,000-12,000; also 5TH AV, 2140-2 (6:1729-33-34), nwc 131st (No 7), 49.10x110, 2 5-sty bk tnts (½ pt); A\$43,000-70,000; Henry Korn Est, Raphael Korn, EXR, 320 Central Park W; atty, Moses Cowen, 87 Nassau; Will filed Nov 14'12.

Pearl st, 303, see Cliff, 64-6.

Rivington st, 228, see Hamilton pl, 87.

South st, 186 (1:110-8), ws, 36.2 s James sl, 33.5x75.10, 4-sty bk loft bldg; A\$17,000-19,500; also WARREN ST, 118 (1:138-22), ns, 115.7 w Washington, 23x80.9, 4-sty bk loft bldg & str; A \$23,000-31,000; Frances R Irving Est, Helen C Irving, EXTRX, 121 E 37; attys, Lord, Day & Lord, 49 Wall; Will filed Jan6'13.

Warren st, 118, see South, 186.

Washington st, 521 (2:596-62), es, 154 s Charlton, runs s25xe154.9 to Greenwich (No 542), xn25xw154.3 to beg, 6-sty bk loft bldg (⅛ int); Henry Spencer Lucas Est, Grace V Lucas, EXTRX, care John Lucas, 322 Race st, Phila, Pa; atty, Louis B Hasbrouck, 257 Bway; A\$20,000-48,000; Will filed Jan15'12.

15TH st, 60-2 W (3:816-75), ss, 80 e 6 av, runs e33.8xs10.3xw13.8xn9.3xw20xn94 to beg, 6-sty bk loft bldg & str; A\$64.000-100,000; also 6TH AV, 222 (3:816-80), es, 72 s 15th, 22x80, 5-sty bk loft bldg & str; A\$72,000-80,000; Chas W Wittenauer Est, Frank C Wittenauer, EXR, 2567 Decatur av; attys, Murtha & Hanson, 55 Liberty; Will filed Jan15'13.

26TH st, 504 W (3:697-40), ss, 100 w 10 av, 25x98.9, 4-sty bk tnt; A\$8,000-11,000; also 63D ST, 185 W (4:1135-1) nec Ams av, 25x75, 5-sty bk tnt & str; A\$27,000-43,000; also AMSTERDAM AV, 60 (4:1154-29), nw c 62d (No 201), 25.5x100, 2-sty bk dwg & 1-sty bk str; A\$25,000-28,000; also AMSTERDAM AV, 495 (4:1214-61), sec 84th (No 162), 27.2x90.10, 5-sty bk tnt & str; A \$35,000-56,000; also AMSTERDAM AV, 955 (7:1861-61), sec 107th, 25x100, 5-sty bk tnt & str; A\$33,000-50,000; also AMSTERDAM AV, 1656 (7:2074-29), nwc 142d, runs n24.11xw102.11xs27.1xe113.6, 5-sty bk tnt & strs; A\$27,000-53,000; Moses Selig Est, Rose Selig, EXTRX, 498 West End av; attys, Kurzman & Frankenheimer, 25 Broad; Will filed Dec5'12.

35TH st, 27 W, see Cliff, 64-6.

37TH st, 338 W, see Hamilton pl, 87.

37TH st, 354 W (3:760-72), ss, 82 e 9 av, 18x49.5, 4-sty bk tnt (pt int); A\$6.000-8,500; also 46TH ST, 405 W (4:1056-29B), ns, 81.3 w 9 av, 18.9x75.3, 3-sty bk dwg (pt int); A\$8,500-10,500; Mary C Vaupel Est, Oscar H Vaupel EXR, 225 W 138; attys, Sheffield, Bently & Betts, 52 Wm; Will filed Dec31'12.

46TH st, 405 W, see 37th, 354 W.

51ST st, 145-7 W, see Hamilton pl, 87.

54TH st, 39 W, see Cliff, 64-6.

59TH st, 235-9 E, see Hamilton pl, 87.

60TH st, 108 E (5:1394-69), ss, 80 e Park av, 20x100.5, 4-sty bk dwg; Yette Dittman Est, Chas Dittman, EXR, 108 E 60; attys, Wolf & Kohn, 203 Bway; A\$30,000-36,000; Will filed Jan10'13.

60TH st, 242 E, see Hamilton pl, 87.

62D st, 140 E, see Cliff, 64-6.

62D st W, nwc Ams av, see 26th, 504 W.

63D st, 185 W, see 26th, 504 W.

84TH st W, see Ams av, see 26th, 504 W.

107TH st W, see Ams av, see 26th, 504 W.

131ST st W, nwc 5 av, see Hamilton pl, 87.

141ST st W, see Hamilton pl, see Hamilton pl, 87.

142D st W, nwc Ams av, see 26th, 504 W.

Amsterdam av, 60, see 26th, 504 W.

Amsterdam av, nec 63d, see 26th, 504 W.

Amsterdam av, 495, see 26th, 504 W.

Amsterdam av, 955, see 26th, 504 W.

Amsterdam av, 1656, see 26th, 504 W.

5TH av, 2140-2, see Hamilton pl, 87.

6TH av, 222, see 15th st, 60-2 W.

CONVEYANCES.

Borough of the Bronx.

Austin pl, ns, 297.8 e 144th, see Austin pl, ns, 72.8 e 144th.

Austin pl (10:2600), ns, 72.8 e 144th, runs e175xn100xw75xn1.8xsw104.7xs71 to beg, 1 & 2-sty fr bldgs of stone yard; also AUSTIN PL (10:2600), ns, 297.8 e 144th, 25x100, vacant; Wm H McWhirter to Jacob S Simons, 1080 3 av; mtg \$26,000 & AL; Jan9; Jan10'13. nom

Austin pl (10:2601), ses, 607.2 ne 144th, 27x120.7x94.7x100, vacant; Josephina Pellegrini to Alemanno, Attilio & Silvestro Tozzini, all at 1663 Zerega av; Jan14; Jan 15'13. O C & 100

Bush st (11:2808), ss, 32.7 e Creston av, 32x75, vacant; Ernst Wenigmann to Frank A Schorer, 2241 Tiebout av; AL; Dec21'12; Jan13'13. O C & 100

Bush st, same prop; Frank A Schorer to Marie Thoma, 158 Bush; AL; Dec21'12; Jan13'13. O C & 100

Exterior st, nwc 138th, see 138th E, nw c Exterior.

Fox st, 1098 (10:2718), nec 167th (No 931), 79.11x57.10x54.7x82.2, 5-sty bk tnt; Rosina Graziadio to Nathan Hutkoff, 121 E 80; mtg \$49,000; Jan10; Jan11'13. O C & 100

Fox st, swc Westchester av, see Westchester av, 980-98.

Freeman st, 871-5, see Stebbins av, 1318.

Home st, 736 (10:2651), swc Forrest av, 87.6x50, 5-sty bk tnt & strs; Geo Laemmle to Louis Rocher, 2 Webster av, mtg \$[illegible]; Jan[illegible]13. O C & 100

Jennings st, 840, see Stebbins av, 1318.

Kelly st, 1079 on map 1077 (10:2705), ws, 127.6 s 167th, 37.6x100, 5-sty bk tnt; Psaty Constn Co to Edw Fishel, 315 W 98; mtg \$33,200; Jan10; Jan11'13. O C & 100

Kingsbridge ter (Nathalie av), 2713 (12:-3256), ws, 75 s Nindham pl, 25x77.3x25.2x 80.2, 2-sty fr dwg; Chas E Ahneman to Bessie F wife of said Chas E Ahneman, 2713 Kingsbridge ter; Jan10; Jan11'13. nom

Lafayette pl (11:3041), ss, 91.7 w 3 av, —x100x37.6x100, vacant; Salvatore Casolaro to Casolaro Fasany Co Inc, a corpn, 663 Crescent av; AL; Jan10; Jan13'13. O C & 100

Lorillard pl, 2410 (11:3056), es, 95.4 n 187th, 25x98, 2-sty bk dwg; Max Leo to Ralph Siconolfi, 305 E 104; mtg \$6,000; Jan 15'13. O C & 100

Minford pl, 1543 (11:2967 & 2977), ws, 205.7 n 172d, 36.2x100, 4-sty bk tnt; Sandow Realty Co to Theo Kelpien & Pauline his wife, 1539 Minford pl, joint tenants; mtg \$17,500; Jan15'13. nom

Oakland pl, swc Prospect av, see Prospect av, swc Oakland pl.

Reservoir Oval W, nwc 208th, see Woodlawn rd, nec 208th.

Seabury pl (11:2966 & 2977), es, 50 s 172d, 225x100, vacant; Cioffi Co, a corpn, to Angel Constn Co Inc, a corpn, 1228 Hoe av; mtg \$35,000; Jan10'13. O C & 100

Tiffany st, 998, see Westchester av, 980-98.

Tompkins st (*), ws, 150 s 152d, 156.5x 10x178x94.9; Laura Hirshfeld to Thos F Ross, 476 W 145; AL; Jan15; Jan16'13. O C & 100

Vincent st (*), ws, 100 n Barkley av, 100x100; David Zoglin to Wellman Finance & Realty Co, 120 Westchester sq; Jan2; Jan14'13. nom

133D st E or Southern blvd (9:2261), nwc Brook av, 90x100, vacant; Sara O S Larsen EXTRX Anton Larsen to Sara O S Larsen, 3008 Perry av; Jan9; Jan10'13. nom

137TH st, 384 E, see Willis av, 219.

137TH st, 635 E (10:2550), ns, 487.6 w Home av, also abt 140 w Cypress av, 37.6x 100, 6-sty bk tnt; Jacob Seitz to Rose T Clements, 122 E 116; mtg \$31,000; Dec31'12; Jan14'13. O C & 100

137TH st, 758-66 E (10:2565), ss, 367.11 e Southern blvd, 62.6 to ws Willow av, x 100, 5-2-sty fr dwgs; Saml Strasbourger ref to Leroy B Crane at the Rhinecliff, 157th & Riverside dr; FORECLOS May23 '12; Jan2; Jan15'13. ➡ **13,750**

137TH st, swc Willow av, see 137th, 758-66 E.

138TH st E (9:2349), nwc Exterior, runs n309.2xsw352.2 to U S Bulkhead line, Harlem River xse166.6 to 138th xe300.7 to beg; all title to land under water adj above 2-sty bk stable, 2-sty bk office & frame coal pockets; Lena wife Wesley H Trimmer to Saml & Alva B Trimmer, 36 Edgecombe av, & Theodor S Trimmer, 131 Vista pl, Mt Vernon, NY; mtg \$170,000; Jan11; Jan13'13. O C & 100

138TH st, 313-9 E, see Alex av, 251-7.

139TH st, 492 E (9:2283), ss, 900 e Willis av, 25x100, 5-sty bk tnt; Lee P Craig EXR Margt Winkler to Mary J Diehl at Massapequa, LI; mtg \$12,500; Jan10'13. **8,500**

140TH st E (10:2592), ns, 211.5 e Southern blvd, 75x125, vacant; Forster Realty Co to Jno C Forster, 343 W 47; AL; Jan9; Jan10'13. O C & 100

140TH st E, nec Cypress av, see Cypress av, nec 140th.

142D st E, swc Jackson av, see Jackson av, swc 142d.

146TH st E (9:2336), ns, (deed reads nec Park av) at es land Harlem R R Co, 213x110x197x111.4, except land conveyed by Otis to N Y & Harlem R R dated Feb8 1899, containing 638.4 sq ft, 1-sty fr stable & vacant; also except rights of NY City to a strip 50 ft wide taken from ws of above for Park av; Alex Steven to Wm W Strouse, 124 Rutledge av, East Orange, NJ; mtg \$15,000; July24'05; Jan15'13. O C & 100

146TH st E (9:2336), same prop; Wm W Strouse to Ensign Realty Co, a corpn, 55 Liberty; mtg \$15,000; Jan14; Jan15'13. O C & 100

146TH st E (9:2336), same prop; Ensign Realty Co to Sigmund Ullman Co, a corpn, 220 E 146; mtg \$15,000; Jan14; Jan 15'13. O C & 100

149TH st, 245 E (9:2338), ns, 225 w Morris av, 25x100, 2-sty fr dwg; Geo E Weller, ref, to Telco Realty Co, Inc, a corpn, 514 W 57; FORECLOS Sept17'12; Jan14; Jan15'13. **9,025**

149TH st, 456 E, see Brook av, 531-3.

150TH st, 315 E (9:2410), ns, 375 w Courtlandt av, 25x118.4, 4-sty bk tnt & strs;; Chas H Cook to Geo Cook, 317 E 150; mtg \$14,000; Jan2; Jan16'13. O C & 100

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150TH st, 317 E (9:2410), ns, 350 w Courtlandt av, 25x118.4, 4-sty bk tnt & strs; Chas H Cook to Geo Cook, 317 E 150th, m/s, $11,000, Jan2; Jan16'13. O C & 100

151ST st, 261 E, see Morris av, 617.

151ST st, 601 E, see Melrose av, 620.

152D st, 732-4 E (10:2643), ss, 104 e Jackson av, 50x91.10, 3-sty bk tnt & strs, Ferguson Bros & Forshay to Peter Wolfe, 532 W 113, & Benj Levoy, 357 W 118, mtg $30,000; Jan15; Jan16'13. O C & 100

155TH st, 368 E (9:2410), ss, 125 e Courtlandt av, 25x100, 5-sty bk tnt, Aug Kaufmann & Gabriel J Cohn to K & C Constn Co, a corpn, 1282 Southern Blvd, Alb, Dft 211, Jan 16'13. O C & 100

155TH st, 368 E; K & C Constn Co to Lena Muller, 1518 Bryant av; AL; Jan15 '13. O C & 100

163D st, 656 E (10:2631), ss, 150 w Trinity av, 21.10x100, 3-sty fr tnt; Mary S Weiffenbach to Adam Weiffenbach, 2039 Washington av, B&S, Jan15; Jan16'13. O C & 100

167TH st, 931 E, see Fox, 1098.

176TH st E (Woodruff av) (11:2851), ns Crotona pkwy, 75x163, except pt for Crotona pkwy & 176th, Vincent Murat Le Groot et al heirs &c Chas G & Rose H Leiton to David J Lyons at Rutherford, NJ; QC; Jan15; Jan16'13. nom

180TH st, 1161 E, see Honeywell av, 2102-4.

180TH st E, nwc Daly av, see Honeywell av, 2102-4.

182D st, 580 E (11:3063), sws, at ses Quarry rd, 20x50x52x59.5, 2-sty fr dwg; Giovanni Pingitore to Amelia Steinberg, 2174 Hughes av; mtg $4,500 & AL; Jan9; Jan19'13. O C & 100

187TH st, 660-2 E (11:3074), sws, 50 nw Crescent av, runs sw97.3 to nwc Crescent av xsw3.6 xnw47.9xne100 to st xse50 to beg, 5-sty bk tnt & strs; Jas J Allen, ret, to Niagara Fire Ins Co, a corpn, at Buffalo, NY; FORECLOS Jan7, Jan13, Jan15 '13. **39,000**

197TH st E, see Creston av, see Creston av, sec 197th.

208TH st E, nec Woodlawn rd, see Woodlawn rd, nec 208th.

208TH st E, nwc Reservoir Oval W, see Woodlawn rd, nec 208th.

211TH st E (*), ns, 186.1 w Barnes av, 26.1x—x25x128; Luigi Salerno to Maria Colonna, 707 E 214; Dec23'12; Jan13'13. O C & 100

214TH st E (*), ss, 92 w Bronx s av, 25x100; Luigi Cossa to Annibale Deluccia, 3550 Holland av; AT; Sept28'12; Jan15'13. nom

216TH st E (*), ns, 125 w Paulding av, 25x109.5; Gennaro, Fico to Giuseppe Liso, 3160 Villa av; mtg $500; Jan16'13. O C & 100

229TH st, S16 E (*), ss, 155 e Barnes av, 25x114.6; Gennaro Fico to Andrea Furtunato, 2496 Arthur av; mtg $4,800; Jan 16'13. O C & 100

233D st E (12:3363), ns, 25.3 w Napier av runs w25.3xn103.4xw50xn25xe100 to Napier av xs25xw25xs99.7 to beg, vacant; Julius J Frank ref to Hugo Lehman at Cranford, NJ; FORECLOS Dec2'12; Jan9; Jan14'13. **2,575**

233D st E, nwc White Plains av, see White Plains av, ws, from ns 233d to ss 234th.

234TH st E, swc White Plains av, see White Plains av, ws, from 233d to 234th.

235TH st E (12:3376), ns, 335 w Katonah av, 50x100; vacant; Gennaro Fico to Giuseppe Liso, 3160 Villa av; mtg $1,000; Jan16 '13. O C & 100

238TH st W, sws, 152 se & s on curve from Albany rd, see Albany rd, es, 75 s 238th.

241ST st E (*), ns, 50 e Mathilda av, 50 x100; Helen F Casey to Jane McMullen, 32 North; B&S & CaG; AL; Dec20'12; Jan15 '13. O C & 100

260TH st W (13:3423), ns, 50 e Huxley av, 75x125xirregx100, vacant; Jno Whalen TRSTE for creditors of Chas J Schmitt to Edw H Grady, 1500 Hone av; Dec20'12; Jan15'13. **3,300**

Albany rd, 3125 (12:3267), ws, 237.10 n 231st, 51.4x65.11 to N Y & P R R x50x57.8, 2-sty fr dwg; Thos J Totten to Jno & Joachim Burfeindt, 5586-8 Bway; AL; Jan14; Jan15'13. O C & 100

Albany rd (12:3267), ws, 289.2 n 231st, 78.5x83.1 to es N Y & P R R x—x65.11, vacant; Thos J Totten to Adam A Volze, 173 W 231; mtg $3,000 & AL; Jan14; Jan 15'13. O C & 100

Albany rd (12:3267), ws, 367.7 n 231st, 54.7x101.5 to es N Y & P R R x—x—, vacant; Thos J Totten to Albt C Nathan, 151 W 231; mtg $1,500 & AL; Jan14; Jan 15'13. O C & 100

Albany rd, 3125 (12:3267), ws, 185.8 n 231st, 236.5x101.5 to es N Y & P R R x 226.4x51.11, 2-sty fr dwg & vacant; Addie J Powers to Thos J Totten, 27 Tyndall av; AL; Jan14; Jan15'13. nom

Albany rd (12:3262 & 3263), es, 75 s 238th, 25x127 to 238th x29.7x113.3; also BAILEY AV (12:3262 &3263), es, abt 375 n Cannon pl, 52.6x132.6x43x127, vacant; Adam Wiener, ref, to Arbris Realty Co, a corpn, 52 Wm; PARTITION Nov8'12; Jan9; Jan11'13. **5,000**

Alexander av, 251-7 (9:2314), nwc 138th (Nos 313-9), 75x100, 2 & 4-sty bk police station; Payne Estate, a corpn to Arnold F Riegger, 3 W 122; mtg $15,000 & AL; Jan13'13. O C & 100

Av Von Humboldt (13:3423), ws, 150 s 261st 50x92.6; vacant; Henry Forster to Ernst Seiquist, 764 Harrison av, Harrison, NJ; Dec23'12; Jan14'13. O C & 100

Bailey av, es, abt 375 n Cannon pl, see Albany rd, es, 75 s 238th.

Bathgate av, 2186 (11:3048), es, 141.3 s 182d, 16x110.7, 2-sty fr dwg; Wm E McReynolds to Amelia A McReynolds, 109 W 88; mtg $4,000; Jan10; Jan13'13. O C & 100

Bathgate av, 2378 (11:3055), es, 115.8 s 187th, 38.6x90, 4-sty bk tnt; Henrietta Hamblen to Mari, Wilhelmina M, Louise M, Wm J & Geo V Bonhag, all at 2672 Briggs av, & Dora Orth, 2162 Washington av; mtg $23,500; Jan15; Jan16'13. O C & 100

Bathgate av, 2382 (11:3055), es, 77.2 s 187th, 38.6x90, 4-sty bk tnt; Ver Planck Estate, a corpn, to Ida McGregor, 2601 Bainbridge av; B&S & C a G; mtg $20,000; Jan15; Jan16'13. O C & 100

Bathgate av, 2382 (11:3055); Ida McGregor to Mari, Wilhelmina M, Louise M, Wm J & Geo V Bonhag, all at 2672 Briggs av, & Dora Orth, 2162 Washington av; mtg $23,500; Jan15; Jan16'12. O C & 100

Bathgate av, 2382 (11:3055), es, 77.2 s 187th, 38.6x90, 4-sty bk tnt; Edw D Dowling, ref, to Ver Planck Est, a corpn, 331 Mad av; FORECLOS Dec5'12; Dec6'12; Jan10'13. **2,500**

Broadway (13:3423), ws, 100 s 259th, 150x100; vacant; Henry Forster to Patk McMahon, ... W 57; Jan15; Jan16'13. O C & 100

Bronxdale av (*), nwc Muliner av, 53.11 x—x75.7x—x75.... Jacob J Goldman to Lollie Goldman, his wife at Mt Vernon, N Y; AL; Jan13'13. O C & 100

Brook av, nwc 133d or Southern blvd, see 133d or So blvd, nwc Brook av.

Brook av, 531-3 (9:2293), swc 149th (No 456), 35x90x43.11x90.5, 5-sty bk tnt & strs; Frank R Houghton to Mary S White, at Mamaroneck, NY; QC; Dec28'12; Jan 14'13. nom

Brook av, 531-3; Mary S White to Peter W Gleckner, 894 Forest av; B&S; Jan4; Jan14'13. nom

Briggs av, 709-13 (*), ns, 72.9 e Maple av, 52x94.5x52x95.5; Simeon M Barber to Vincenzo & Giovanni Trimarco, 245 Grand; Jan10'13. nom

Clarence av (*), nec Gridley av, 50.6x 94.8x50x101.5; Benj Finkel to Harry Lazarus, 7 Oregon, Rochester, NY; Jan7; Jan 10'13; O C & 100

Coddington av (*), nwc Hollywood av, 49.2x101.8x50.5x103.5; Jno E Stevens to Frank J Stevens, 1372 Stebbins av; Jan14; Jan15'13. O C & 100

Coddington av (*), same prop; Frank J Stevens to Jno E Stevens & Mary E his wife, 1372 Stebbins av, tenants by entirety; Jan14; Jan15'13. O C & 100

Commonwealth av, ws, 356.8 s Gleason av, see Commonwealth av, es, 631.8 s Gleason av.

Commonwealth av (*), es, 631.8 s Gleason av, 50x x—x100; also COMMONWEALTH AV (*), ws, 356.8 s Gleason av, 75x x—x—; Benj Finkel to Harry Lazarus, 7 Oregon, Rochester, NY; Jan7; Jan 10'13. O C & 100

Crescent av, ns, 225 e Belmont av, see 187th, 660-2 E.

Creston av, ses, pt lots 123, 126, 127 & 128 map of Met R E Assn, see Creston av, sec 197th.

Creston av (12:3315), sec 197th, 90xirreg x—x76; deed reads CRESTON AV (12:3315), es, 586 n 196th, 100.1x13.2x100.11x 22.3, except pt for 197th, leaving a lot 90.1 x14.1x90.10x22; vacant; also CRESTON AV (12:3315), ses, pt lots 123, 126, 127 & 128 map (903) of Met R E Assn, at Fordham Ridge, which is included bet said av & a line, parallel to said av through a pt 95 e from ses of av & ss 197th, except pt for 197th; vacant; Concourse Bldg Co to German Real Estate Co, a corpn, 391 E 149; QC & confirmation deed; mtg $5,500; Jan 13; Jan14'13. **4,000**

Creston av (12:3315), same prop; German Real Estate Co to Francis W Hagen, 63 W 143; mtg $5,500; Jan4; Jan14'13. nom

Crotona av, 2161 (11:3083), ws, 154.8 s 182d, 22.1x100x23.5x100, 2-sty fr dwg; Lillian B Koepke to Mary Foley, 119 Cherry; AL; Jan15; Jan16'13. nom

Crotona pkwy, nec 176th, see 176th E, nec Crotona pkwy.

Cypress av (10:2567); nec 140th, 100x 120; vacant; Lulu Quigg to Richd Vallender, 3209 Park av; AL; Jan3; Jan14'13. O C & 100

Daly av, nwc 180th, see Honeywell av, 2102-4.

Daly av (11:2985), swc Tremont av, 101 x76.2, vacant; Ferd Kurzman to Seymour Realty Co, a corpn, 25 Broad; Jan10; Jan 13'13. nom

Davidson av, 1913 (11:2862), ws, 125 n 177th, 25x101.4x25.11x94.6, 4-sty bk dwg; Chas J Leslie, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Dec27'12; Jan10; Jan11'13. **9,500**

Davidson av, 1917 (11:2862), ws, 150 n 177th, runs n 25xw99xs8.7xsw6.5xse14.10xe 101.4 to beg, 4-sty bk dwg; Wm C Arnold, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Dec27'12; Jan10; Jan11 '13. **9,500**

Davidson av, 1919 (11:2862), ws, 175 n 177th, 25x99, 4-sty bk dwg; Chas J Leslie, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Dec27'12; Jan10; Jan11 '13. **9,500**

Davidson av, 1921 (11:2862), ws, 200 n 177th, 45.1x102.7x18.2x99, 4-sty bk dwg; Chas J Leslie, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Dec27'12; Jan10; Jan11'13. **9,500**

DeKalb av, 3563 (12:3328), ws, 25 s 212th, 25x100, 2-sty fr dwg; W G Crockett to Albt F Vom Lehn, 2701 Glenwood rd, Bklyn; AL; Jan6; Jan13'13. nom

Fieldston rd (13:3421), ws, 62 s Faraday av, 25x100; vacant; Robt W Murphy to Arthur Gorman & Mary A Leeder, on ws Fieldston rd, 255 n 255th; Dec30'12; Jan16 '13. nom

Forest av, swc Home, see Home, 736.

Fowler av (*), es, 275 s Neil av, 25x 100, Jno Z Lowe Jr, ref, to Washington Savgs Bank, a corpn, by Geo C Van Tuyl Jr, as Supt of Banks of State NY, 60 Bway; FORECLOS Dec18'12; Jan2; Jan14 '13. **50**

Franklin av (11:2931), ws, 136 n 169th, 18x211, except pt for av, vacant; Louis E Kleban Co, Inc, a corpn, to Louis E Kleban, 1116 Jackson av; Jan14; Jan15'13. nom

Franklin av (11:2931), same prop; Louis E Kleban to Edmund B Child, 601 E 169; Jan14; Jan15'13. nom

Gleason av (*), nwc Taylor av, 25x100; Rebecca Del Gaudio to Clara Fink, 1820 McGraw av; mtg $1,500; Jan11; Jan13'13. O C & 100

Grace av (*), nwc St Raymond av, 70.8x 70.8; Edw C Horan to Chas T & Nella E Horan, 640 W 139, & Mabel E Watkins, 293 Stuyvesant av, Bklyn, heirs &c Helen M Horan, decd; QC; Jan8; Jan13'13. nom

Grand av, 2396 (11:3159 & 3198), es, 215 n 184th, 15x98.4x15x99.8, 3-sty bk dwg; Fleischmann Realty Co Inc to Gertrude D Jacot, 2396 Grand av; mtg $5,500 & AL; Dec27'12; Jan10'13. O C & 100

Gridley av, nec Clarence av, see Clarence av, nec Gridley av.

Heath av, 2884 (12:3256), es, 202.1 n land Tecca N Reed, 20.2x100.6x20.2x100.5, 3-sty bk dwg; Stephen J McTague to Kath Baum, 551 W 170; Jan13; Jan14'13. nom

Heath av, 2884 (12:3256), es, 202.1 n land Tecca N Reed, 20.2x100.6x20.2x100.5, 3-sty bk dwg; Pouch Realty Co to Stephen J McTague, 612 W 137; mtg $6,500 & AL; Jan13; Jan14'13. nom

Hoe av, 1535 (11:2952), ws, 145 n 172d, 20x100, 3-sty bk dwg; Utility Realty Co to Alice Gannett, 265 Henry; mtg $7,000; Jan14'13. O C & 100

Hollywood av, nwc Coddington av, see Coddington av, nwc Hollywood av.

Honeywell av, 2102-4 (11:3125), nec 180th (No 1161), 50x192 to ws Daly av x50 to ns 180th x195, 2 2-sty fr dwgs & vacant; Watkin J Morris to Emma J Morris, 31 N Lexington av, Albany, NY; AT; QC; Mar8'12; Jan13'13. nom

Hull av, 3141-3 (12:3345), nws, 251.5 ne 242d, 16x100, 2 2-sty fr dwgs; Martha McAuslin to Mary A H Hulton, 3141 Hull av; mtg $11,500; Jan13; Jan14'13. O C & 100

Intervale av (10:2692), nws, 155.7 ne 167th, 50x121.3x52.9x123.7; vacant; David Kraus to Casualty Co of America, a corpn, 123 William; mtg $8,000; Dec31'12, Jan13 '13. nom

Jackson av (10:2572), swc 142d, 118.9x 100, vacant; Sidney Schoen to Henry Schoen, 340 W 19 & Jos Schoen, 740 Riverside dr; mtg $10,000; Jan7; Jan10'13. nom

Jackson av (10:2572), swc 142d, 118.9x 100, vacant; Jos Schoen et al to Max Schwartz, 362 Riverside dr, given to secure note for $2,000, mtg $10,000, Jan7; Jan10'13. nom

Jackson av, 483-5 (10:2557), ws, 25 s 147th, 50x100; vacant; Nathan Hutkoff to Rosie Grizzi, ... 1644 Fox, mtg $6,000, Jan10; Jan11'13. O C & 100

Jackson av, 953, see Jackson av, 963.

Jackson av, 959, see Jackson av, 963.

Jackson av, 963 (10:2639), ws, 349.1 s 166th, 35.6x75x—x75, 4-sty bk tnt, also JACKSON AV, 959 (10:2639), ws, 384.8 s 165th, 35.2x75, 4-sty bk tnt; also JACKSON AV, 953 (10:2639), ws, 419.10 s 165th, 35.3x75, 4-sty bk tnt; Louis Ruchti to Geo Laemmle, 953 Prospect av; mtg $48,000 & AL; Jan16'13. O C & 100

Liebig av (13:3423), ws, 200 n 261st, 23.9 x95.2x17.7x95, vacant; Henry Forster to Harriett I Noble, 272 Pa..., Bklyn; Jan14; Jan15'13. O C & 100

Matthews av (11:...), ws, 150 n Brady av, 25x100; Jno Z Lowe Jr, ref, to Washington Savgs Bank, a corpn, by Geo C Van Tuyl Jr, Supt of Banks of State of NY, 60 Bway; FORECLOS Dec18'12; Jan2; Jan14 '13. **50**

Matthews av (11:...), ws, 200 s Lydig av, 25x100; Jno Z Lowe Jr, ref, to Washington Savgs Bank, a corpn, by Geo C Van Tuyl Jr, Supt of Banks of State NY, 60 Bway; FORECLOS Dec18'12; Jan2; Jan14 '13. **50**

Matthews av (11:...), ws, 236.1 n Neil av, 25x100; Jno Z Lowe Jr, ref, to Washington Savgs Bank, a corpn, by Geo C Van Tuyl Jr, as Supt of Banks of State NY, 60 Bway; FORECLOS Dec18'12; Jan2; Jan 14'13. **50**

Melrose av, 620 (9:2374), nec 151st (No 401), 114.6x20, except strip on es begins 12.2 n 151st, runs w0.2xn56xe0.6xs50.4 to beg, ... 2-sty fr tnts & strs; Benj Benenson, or Beneson, to Jacob Mann, 170 W 71, ... $[illegible], Jan15; Jan 16'13. O C & 100

Morris av, 617 (9:2441), nwc 151st (No 261), 26.8x100, 6-sty bk tnt & strs; Fannie Navasky to Nathan Navasky, 1397 Stebbins av; mtg $25,000; Jan9; Jan14'13. nom

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Morris Park av (*), ss, 25 e Cruger av, 25x100; Louis Weiss to N Y City Society of the M E Church, a corpn, 150 5 av; Jan 8; $1 and L nom

Mosholu pkway S, see Perry av, see Perry av, see Mosholu pkway S.

Muliner av, nwc Bronxdale av, see Bronxdale av, nwc Muliner.

Muliner av (*), ss, 150 e Brady av, 25x100; Jno Z Lowe Jr, trst, to Washington Savings Bank, a corpn; by Geo C Van Tuyl Jr, as Supt of Banks of State NY, 60 Bway; FORECLOS Dec18'12; Jan2; Jan 11'13. 50

Napier av, ws, abt 100 n 233, [illegible] E ns 25.3 w Napier av.

Park av, nec 146th, see 146th E [illegible] Park av.

Perry av (12:3281), sec Mosholu pkway S, 56.4x110x0.5x123.5, 2-sty fr dwg; Sara O S Lars n EXTRX Anton Larsen to Sara O S Larsen, 3008 Perry av; Jan9; Jan10'13. nom

Prospect av (12:3094), swc Oakland pl, 25x100x25.1x100; vacant; Geo W Glover to Robt J Moorehead, 415 E 140; Jan15; Jan 16'13. O C & 100

Prospect av (12:3281), ws, 57 n Home, 40x105, 5-sty bk tnt; Fredk W Folk to Jno J Tully Co, a corpn, 1603 Boston rd; mtg $34,000 & AL; Jan9; Jan11'13. nom

Quarry rd, ses at sws 182d, see 182d, 580 E.

Road from Westchester to Pelham Bridge (*), [illegible] along rd 551.10xse along land Geo Baxter or Thos C Taylor & 206.9 distant therefrom on said rd to land of Simon Paul xsw483.3 to beg, except pt for Westchester av; Mary G wife of & Jerome F Reilly to Chas C Jacobs, 798 President, Bklyn; Jan14; Jan15'13. nom

Road from Westchester to Kingsbridge (*), es, 272.6 n Boston Post rd, 50x102.1x50 x103.9, Seneca Park; Mary E Golden to Edw Golden, both at 77 E 105; Dec31'12; Jan13'13. nom

St Raymond av, nwc Grace av, see Grace av, nwc St Raymond av.

Seneca av 5 (10:2762), ss, 173.6 e Hunts Pt av, 47.2x165, 5-sty bk tnt; Marmay Realty Co to Inter-City Land & Securities Co, a corpn, 5 Beekman; mtg $43,000; Jan15'13. nom

Seton av (*), ws, 450 s Randall av, 25x 100; Julius Heiderman to Mary Speers, 4119 White Plains av; mtg $2,000; Jan14; Jan16'13. O C & 100

Spencer av, es, 275 n 260th, [illegible] av, es, 175 n 260th.

Spencer av (13:3423), es, 175 n 260th, 25 x105; also Spencer av (13:3423), es, 275 n 260th, 25x105, vacant; Jno Whalen TRSTE for creditors of Chas J Schmitt to Thos J Totten, 27 Tyndall av; Dec26'12; Jan15'13. 1,675

Stebbins av, 1372 (11:2965), es, 532.7 n Freeman, runs n to Jennings (No 840) 52.3xe100.1xs70.3xsw69.5xw46.2 to beg, except pt for Jennings, 2-sty fr dwg & vacant; Jno Stevens to Frank J Stevens, 1372 Stebbins av; Jan14; Jan15'13. O C & 100

Stebbins av, 1372 & Jennings st, Frank J Stevens to Jno E Stevens & Mary E his wife, 1372 Stebbins av, tenants by entirety; Jan14; Jan15'13. O C & 100

Stebbins av (11:2965), es, 200 n 170th, 125x76.9x125.6x87.11, vacant; Inter-City Land & Securities Co to Thos S Quinn, 2391 Grand blvd & concourse; mtg $18,000; Jan15'13. O C & 100

Stebbins av (11:2965), es, 200 n 170th, 100x79x100.5x87.11, vacant; Emil S Levi to Inter-City Land & Securities Co, a corpn, 5 Beekman; mtg $13,000; Dec31'12; Jan15'13. O C & 100

Stebbins av, 1318 (11:2965), es, at nes Freeman (Nos 871-5), runs n 87.5xe124.8xs 116.5 to ns Freeman xw113.1 to an angle xnw25.2 to beg; vacant; Jas A Beha, ref, to Florence M Haskin, 205 W 57; FORECLOS Nov19'12; Jan2; Jan14'13. 21,500

Sylvan av (13:3421), ws, abt 200 s 256th, 50x163.9x52.4x181; vacant; Jules K Wilzin to Freda D Wilzin, 603 W 138; mtg $1,820; Jan9; Jan10'13. O C & 100

Taylor av, nwc Gleason av, see Gleason av, nwc Taylor av.

Tinton av, 668-70 (10:2665), es, 105.5 n 152d, 40.9x112.1x40x104.2, 5-sty bk tnt; Nathan Loewus to Robt L Marks, at Danville, Pa; ¼ RT&I; mtg $36,700; Mar25'09; Jan14'13. O C & 100

Tremont av, swc Daly av, see Daly av, swc Tremont av.

Valentine av, 2196 (11:3144), es, 262.10 n 181st, 16.8x116.8x16.8x116.11, 2-sty fr dwg; Peter A Smith to Jos Siegfried, 48 Ridge; Jan9; Jan14'13. nom

Valentine av (11:3150), ws, 304.9 s 183d, 25x100; vacant; Alice P Murphy to Jas J O'Brien, 2241 Valentine av; Jan14'13. O C & 100

Van Nest av (*), ws, 20 [illegible] 25x100; Anne C Moffett to Sarah Duncan, 1244 Tinton av; mtg $3,700; Jan9; Jan 10'13. O C & 100

Vyse av, 1472-4 (11:2995), es, 150 n Jennings, 50x100, 5-sty bk tnt; Sinnott Co, a corpn, to Henry Schnier, 2998 Perry av; mtg $36,000; Jan15; Jan16'13. O C & 100

Ward av (*), ws, 100 n 172d, 50x100; Jno S Watkins Jr to American Real Estate Co, a corpn, 527 5 av; AL; Jan14'13. O C & 100

Washington av, 1837 (11:2908), ws, 162 s 176th, 27.150, except pt for av & sub to use of 5 ft strip on s for alley, 3-sty bk tnt & strs; Kasper Bischel to Henry V Bischel, 1837 Washington av; mtg $3,000; Jan14; Jan16'13. nom

Webster av, 1326 (11:2893), es, 158.3 n 169th, runs e 65.9xne along cl mill brook 2.8xe23.8xn—xw90 to av xs37.4 to beg, 5-sty bk tnt & strs; Mumford W Lyon to Helen McL Lasher, at Brewster, NY; mtg $24,000; Jan9; Jan16'13. nom

Webster av (12:3357), ses, 175 ne 204th, 50x176.2 to N Y & H R R x50.2x180.4; vacant; Jas Jordan to Margt L Jordan, 1003 So blvd; Jan13; Jan14'13. nom

Westchester av, swc Fox, see Westchester av, [illegible]

Westchester av, S10 (10:2676), ss, 126 ne Union av, 25x119.6, 5-sty bk tnt & strs & 2-sty fr rear dwg; Louis B Samuels to Rebecca Goldberg, 838 Hewitt pl; mtg $20,000 & AL; Jan15; Jan16'13. O C & 100

Westchester av, 812 (10:2676), ss, 151 ne Union av, 25x119.6, 5-sty bk tnt & strs & 2-sty fr rear dwg; Broad Realty Co to Rebecca Goldberg, 838 Hewitt pl; mtg $20,000 & AL; Jan15; Jan16'13. O C & 100

Westchester av, 812 (10:2676), ss, 151 ne Union av, 25x119.6; also WESTCHESTER AV, 810 (10:2676), ss, 126 ne Union av, 25x 119.6, 2-5-sty bk tnts & strs & 2-2-sty fr rear dwgs; Rebecca Goldberg to Franconia Realty Co, a corpn, 378 Grand; mtg $40,000 & AL; Jan15; Jan16'13. O C & 100

Westchester av, S10, see Westchester av, 812.

Westchester av, 980-98 (10:2714), sec Tiffany (No 998), runs s95.3xe102.11xn44.9 xne79.5xe36.3 to ws Fox xn145.1 to ss av xsw246 to beg; Usona Constn Co to Prince St Co, a corpn, 149 Church; mtg $185,000; Jan15; Jan16'13. O C & 100

White Plains av (*), ws, from ns 233d to ss 234th, 181x228.2, Wakefield; Aldus Realty Co to Edgewater Realty Co, a corpn, 524 Willis av; B&S; mtg $53,000; Dec4'12; Jan13'13. nom

White Plains av, swc 234th, see White Plains av, ws, from 233d to 234th.

Willow av, swc 137th, see 137th, 758-66 E.

Willis av, 451 (9:2297), ws, 25 s 135th, 25x81.6, 5-sty bk tnt & strs; Alois L Ernst to Value Realty Co, 170 Bway; mtg $17,000; Jan13; Jan16'13. O C & 100

Willis av, 210 (9:2281), es, 50 n 136th, 25x75, 5-sty bk tnt & strs; Christian Schuck to Chas Schuck, 525 W 141; ½ pt; B&S; AL; Jan13; Jan14'13. nom

Willis av, 219 (9:2299), swc 137th (No 384), 25x81.6, 5-sty bk tnt & strs; Caroline M Behnken to Consumers Brewing Co of NY, a corpn, Av A cor 55th; mtg $25,000; Jan13; Jan15'13. O C & 100

Woodlawn rd (12:3343), nec 208th, 75x 56.9 to Reservoir Oval W, x87.7x11.6, vacant; Laura Hirshfeld to Thos F Roys, 476 W 143; mtg $2,400; Jan15; Jan16'13 O C & 100

3D av, 3737, see 3 av, 3933.

3D av, 3933 (11:2920), ws, 130.8 n 172d, 25.2x100.11x25x98.10, 4-sty bk tnt & strs; mtg $12,000; also 3D AV, 3935 (11:2920), ws, 155.10 n 172d, 25.1x103.1x25x100.10, 4-sty bk tnt; also 3D AV, 3737 (11:2920), ws, 180.11 n 172d, 25.4x105.3x25.3x103 1, 4-sty bk tnt; mtg $12,000; also 3D AV, 3939 (11:-2920), ws, 206.3 n 172d, 24.9x107.5x26.7x 105.3, 4-sty bk tnt; mtg $12,000; Pasquale Baglivi to Michl G Pasca, 2072 1 av; ½ pt; June22'08; Jan16'13. O C & 100

3D av, 3935, see 3 av, 3933.

3D av, 3939, see 3 av, 3933.

Interior strip (12:3750), begins 20 w [illegible] n 144 n 20.4th, runs w5xs [illegible] Park J Sullivan to Mary E Sullivan, his wife, 3255 Parkside pl; Dec 23'12; Jan10'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Minford pl, 1543 (11:2967), ws, 205.7 n 172d, 36.2x100, 4-sty bk tnt; re mtg; Margt Knox to Sandow Realty Co, 198 Bway; QC; Jan15'13. nom

Tiffany st (10:2737), ws, abt 130 n Burnet pl, —x—; deed reads that parts of lots 224 to 230 map (601 in W Co) of Edw T Young, at Westchester which lies s of cl of Tiffany st; vacant; re mtg; Mollie F Steinhardt to Morris Franklin, 134 E 65; QC; Jan14; Jan15'13. omitted

149th st, 784 E, see Webster av, 358.

149TH st, 456 E, see Brook av, 531-3.

Brook av, 531-3 (9:2293), swc 149th (No 456), 35x90x43.11x90.5, 5-sty bk tnt & strs; re judgt; Wm Burns to Mary S White, at Mamaroneck, NY; Dec24'12; Jan14'13. nom

Brook av, 531-3; re judgt; same to same; Dec24'12; Jan14'13. nom

Franklin av (11:2931), ws, 136 n 169th, 18x211, except pt for av, vacant; re mtg; Lucy R Comfort to Louis E Kleban, 1116 Jackson av; QC; Jan13; Jan15'13. O C & 3,000

Franklin av (11:2931), same prop; re mtg; Morris Osmansky to Louis E Kleban Co, Inc, a corpn, 1116 Jackson av; QC; Jan 14; Jan15'13. nom

Gerard av, 844 (9:2474), es, 156 n 158th, 25x80, 2-sty bk shop; CONTRACT; Tillie Simpson, 777 Elton av, with Barbara Simpson, 325 E 163; ¼ pt; AT; mtg $4,000; Sept 18'12; Jan14'13. 400

Grand av, 2396 (11:3199 & 3198), es, 215 n 184th, 15x98.4x15x99.8, 3-sty bk dwg; re mtg; Farmers Loan & Trust Co as TRSTE to Fleischmann Realty Co Inc, a corpn, 507 5 av; QC; Dec27'12; Jan10'13. 800

Grand av, 2396; re mtg; Fredk W Marks to same; QC; Dec27'12; Jan10'13. nom

Heath av, 2884 (12:3256), es, 202.1 n land Tecca N Reed, 20.2x100.6x20.2x100.5, 3-sty bk dwg; re mtg; Emanuel Glauber to Pouch Realty Co, a corpn, 35 Nassau; QC; Jan13; Jan14'13. nom

Wales av, 358 (10:2575), nec 142d (No 781), 137.3 to sws Port Morris Branch R R x58.10x111.6 to st x50, 3-sty loft bldg; sobrn of bldg contract to mtg for $20,000; Josephine Pfriemer, 248 E 52d & Henry Hollerith Constn Co, a corpn, 505 Willis av with Stephan Baumann, 450 E 84; Jan 14; Jan15'13. nom

Wheeler av (*), ws, 110 n Westchester av, 40x100; re mtg; N Y Trust Co to Mercury Realty Co, a corpn, 830 Westchester av; QC; Jan11; Jan13'13. 19,000

LEASES.

Borough of Manhattan.

JAN. 10, 11, 13, 14, 15, 16.

[1]**Bleecker st, 149** (2:537), str; Antonio Masulli & ano to Giuseppe Ladogana, 149 Bleecker & ano, 10yfJan15; Jan15'13. 1,800

[1]**Broome st, 105** (2:336); also AV D, 80 (2:363); asn two Ls; Henry Weinberg to Jacob Klein, 292 Watkins, Bklyn; Dec24 '12; Jan13'13. nom

[1]**Broome st, 118** (2:337); asn Ls; Henry Weinberg to Jacob Klein, 292 Watkins, Bklyn; Dec24'12; Jan13'13. nom

[1]**Catherine st, 21** (1:280); n str; Nathan Silver to Hyman Nachimowsky, 21 Catherine; 5yf May1; Jan14'13. 540

[1]**Cherry st, 436** (1:261); asn Ls; Saml Harkavy to David & Sol Kaplan, 583 Hopkinson av, Bklyn; July17'12; Jan16'13. nom

[1]**Cherry st, 436;** asn Ls; David & Sol Kaplan to Harry Kaplan, 581 Hopkinson av, Bklyn; Jan15; Jan16'13. nom

[1]**Chrystie st, 65,** see Bowery, 87-93.

[1]**Church st or Trinity pl** (1:52), nwc Thames, 5-sty bldg; all; Church of St Peter to Johannes Bade, 96 Trinity pl; 5yf Jan1'13; Jan11'13. 2,100

[1]**Clinton st, 80-2** (2:348), es, 100 s Rivington, 50x100; sur Ls; Jos Feuerstein to Martin J Grossman & ano TRSTES Martin Grossman, 3219 3 av; AT; Dec23'12; Jan 15'13. nom

[1]**Division st, 13-13½** (1:231), strs & bs & 2 flrs above strs; Chas G Friedenberg to Wm Shultz, 32 Division 3yf July1; Jan 14'13. 3,000

[1]**East Broadway, 177** (1:284); asn Ls; Saml Rappaport & ano to Hyman Levine, 44 Pike; mtg $1,400; Jan9; Jan10'13. O C & 100

[1]**Eldridge st, 231** (2:422); n str & b; also ELDRIDGE ST, 235; middle str; Max Krasnoff & ano to Abr Ranofsky; 3yf Dec 20'12; Jan14'13. 660

[1]**Eldridge st, 235,** see Eldridge, 231.

[1]**Grand st, 264** (2:418); sobrn of Ls to mtg for $15,000; Hyman Marcus with Theo Simon, 201 W 117; Jan2; Jan10'13. nom

[1]**Hamilton st, 10** (1:253), asn Ls; Giovanni Ilardo to Giuseppi Alaimo, 10 Hamilton; Dec28'12; Jan13'13. nom

[1]**Hamilton st, 10;** asn Ls; Guiseppi Alaimo to Ebling Brewing Co, 760 St Anns av; Dec28'12; Jan13'13. nom

[1]**Hancock st, 2-12** (2:527), two tenements, all; Bernard Ratkowsky to Aniello Caldarella, 64 Mulberry, 5yf Jan1'13; Jan15'13. 10,000

[1]**Hester st, 130-2,** see Bowery, 87-93.

[1]**Houston st, 53-7 E;** also MOTT ST, 293 (2:509); all; Pietro Alvino to Anthony J Marasco, 293 Mott; 5yf Feb1; Jan13'13. 9,000

[1]**Houston st, 19 W** (2:513), str & b; Thornton Woodbury to Benj Schorr, 170 Orchard; 5y & 9½ mos f Apr15'11; Jan 13'13. 2,000

[1]**Mercer st** (2:532), part of 3d fl of Bway Central Hotel on Mercer st side for bakeshop; Dan C Webb, 643 Bway to Herman Gertner, 119 Henry; 6y & 11½mf Jan15; Jan16'13; to supply party 1st pt with bread, pastry, &c at cost price.

[1]**Mott st, 293,** see Houston, 53-7 E.

[1]**Nassau st, 110-6** (1:92), basement; Levi P Morton to Trust Co of N Y, 31 E 59; 1yf May1'13; Jan13'13. 2,700

[1]**Spring st, 180** (2:488); str & c & 2d fl; Wm Fitzpatrick to Emil Schroeder, 180 Spring; 5yf Feb1; Jan16'13. 1,000 & 1,440

[1]**Stanton st, 178** (2:350-79); consent to asn ls by Gossie Schimkewitz with option to extend same for 2yrs from Nov1'14 at $300 per annum; Martin Neustadter to Louis Gibelman; Dec12'12; Jan15'13. nom

[1]**Thames st, nwc Church,** see Church or Trinity pl, nwc Thames.

[1]**Washington st, 666** (2:636), nwc 10th; str & pt b; Leon Ottinger to Herman Folcke, 569 9 av, Astoria, B of Q; 5yf Jan 13; Jan14'13. 1,020 to 1,500

[1]**Washington st, 666** (2:636); asn Ls; Wm Rhatigan to Herman Folcke, 569 9 av; Jan13; Jan14'13. O C & 100

[1]**Washington st, 666** (2:636), nwc 10th; sur Ls, recorded Aug3'09; Herman Folcke to Leon Ottinger, 175 W 72; AT; Jan13; Jan14'13. nom

[1]**1ST st, 64-8 E** (2:443); all; Maud B Barclay to Barnet Siegel, 420 E 3; 3 3-12y fFeb1'13; Jan15'13. 13,800

[1]**5TH st, 8 E** (2:550), e ½ of str; Saml Medlin to Hy N & Michl Neglia, 180 Stanhope, Bklyn; 2 3-12 yf Feb1'13; Jan10'13. 300

[1]**10TH st W, nwc Washington,** see Washington, 666.

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[illegible]TH st, 115 W (2:1607), all High Knoll to [illegible] W Greenwood & Co, 115 W 11; 3yf May [illegible], [illegible] 3,120

[1]6TH st E, swc 1 av, see 1 av, 279.

[1]2D st E, see 5 av, see Bway, 935-9.

[1]2D st E, see Bway, see Bway, 935-9.

[1]26TH st, 151-63 W (3:802), 3d loft on 4th fl; Simon Sterns & Co to Hyman Levin, 1480 Mad av; 3yf Feb1; Jan16'13. 6,000

[1]26TH st, 162 W, see 7 av, 2-4.

[1]29TH st E, nwc 1 av, see 1 av, nwc 29th.

[1]38TH st, 112-36 E (3:860), ss, 100 w 3 av, 11 [illegible] south of Ls to mtg for $60,000; Yellow Taxicab Co to Bway Savgs Instn, a corpn, 5 & 7 Park pl; Jan9; Jan 16'13. nom

[1]38TH st W, see 8 av, see 7 av, 148.

[1]39TH st, 11 E (3:[illegible]), partition, Helen E Bommersheim to Clara Carpenter, 75 82d, Brklyn, 2 [illegible] Feb'13, Jan15'13. 1,500

[1]39TH st, 306 W (3:[illegible]), str &c; Gerson [illegible] Lesser to Samuel Phillips, 305 2 av; 5yfFeb1'13; Jan15'13. 840

[1]42d st, 101 W (4:995); office No 10; Walter J S Bourne to Mutual Print. Off. 669 5 av; 5yf Feb1; Jan13'13. 1,200

[1]42D st, 124 W (4:994), ss, 225 w 6 av, 25x98.9; all; Woodbury G Langdon to NY Life Ins Co, exempt, 55 Duane, 20yf May1'12; 2 [illegible] of 20 yrs ea; Jan15'13. taxes, &c, & 12,000

[1]42D st, 136 W (4:994), 4th fl; Hugh Dougherty to Alfred Ahrens, 136 W 42; 5yf May15'13; Jan11'13. 1,400 & 1,700

[1]43D st, 118 W (4:995); all; Chas J Follmer to Chas Mutterer, 118 W 43; 1yfMay 1'12; Jan15'13. 3,500

[1]46TH st, 533 W (4:1075), asn Ls; Jno Doyle to Fredk W Henry, 336 E 86; Jan 13'13. nom

[1]48TH st, 65 W (5:1264), ns, 798.6 w 5 av, 22.3x100.5x21.3x100.5; the land; Trstes Columbia College in City NY to Fanny Rouvant, 21yfMay1'09, with renewal; Jan15'13. taxes, &c, & 1,698

[1]49TH st, 225-31 W (4:1021); sobrn of Ls to mtg for $120,000; Roberta F Frank owner & Sidney B Bowman Automobile Co, lessee, with Excelsior Savgs Bank, 79 W 23; Jan11; Jan13'13. nom

[1]54TH st, 350-2 E (5:1346), all; Leopold-Hellinger to Max Greenstein, 612 Lex av & ano; 3yf May1'12; Jan13'13. 3,870

[1]57TH st, 623-5 W (4:1105), ns, 396 e 12 av, 50x200.10 to 58th (Nos 622-4); all; Chas E Appleby to Lieberman & Sanford Co, 623-9 W 57; 5yf May1; Jan16'13. 1,500

[1]58TH st, 622-4 W, see 57th st, 623-5 W.

[1]60TH st, 22 W (4:1112); all; Clarence E Anderson to Saml R West, 102 W 44, & ano, fr Jan1'13 to Jan1'23; Jan16'13. 8,400

[1]74TH st, 324 E (5:1448); east str; Bohemian Realty Co to Danl Pisko, 29 Fulton av, Astoria, LI; 5yfJan1'13; Jan15'13. 420

[1]86TH st, 205-9 E (5:1532), loft on 1st fl; Jno J Dietz to Diedrich O Wuehrmann, 345 E 80th & anor, 3yf May1'12; Jan13'13 2,600 & 2,700

[1]86TH st, 205-9 E (5:1532), asn Ls; Diedrich O Wuehrmann & ano to Otto J Kuhn, 940 Tiffany; Jan13'13. O C & 100

[1]96TH st, 38 W; the business & power to asn Ls &c; power of atty; Verena Schaffroth, [illegible] to Ida Hancox, 40 or 12 E 42; Dec31'11; Jan13'13.

[1]102D st E (6:1630), ns, 102.6 w 3 av, a strip 5 ft wide for fire exit from 1852 3 av; Patk Kiernan to Adolf Kreuder, 1421 Mad av; 10yfMay1'13; Jan15'13. 100

[1]109TH st W, nec Col av, see Col av, nec 109.

[1]113TH st W, nwc Lenox av, see Lenox av, 61.

[1]117TH st, 135-7 E (6:1760), asn Ls; O Antonio Tufaro to Carl Schiettinger, 1239 Union av; Dec6'12; Jan15'13. nom

[1]121ST st, 419 E (6:1809), all; Chas Stamiello to Carmine Annunziata & Antonio Laterza, 419 E 121; 3-3-12yf Jan1; Jan14 '13. 660

[1]124TH st E, swc 1 av, see 1 av, 2419.

[1]133D st W, see 7 av, see 7 av, [illegible] 133

[1]142D st, 70-2 W (6:1739), ss, 75 e Lenox av, 50x99.11; all; Leah Daniels & ano to Jos Jovans, 14 E 114; 3yf Jan1; Jan14'13. Jan [illegible] 4,100

[1]142D st W, swc Bway, see Bway, 3479.

[1]181ST st W, nwc St Nicholas av, see St Nicholas av, 1423.

[1]Av A, 13 (2:429); 1st, 2d, 3d & 4th flrs; Lena Rupp to Fredk Wendel, 13 Av A; 3yf May1; Jan14'13. 1,620

[1]Av A, 231 (3:946), ws, 129 s 15th, 25.9x 94; asn Ls; Josephine L Wells to Max Domosh, 1152 De Kalb av, Bklyn; Jan8; Jan11'13. O C & 100

[1]Av B, 42 (2:399); n str; Fannie Werner to Yetta Karten, 42 Av B; 5yf May1'11; Jan14'13. 900 to 1,200

[1]Av B, 42 (2:399); s str; Fannie Werner to Frank Dostal, 42 Av B; 5yf May1'11; Jan14'13. 900 to 1,200

[1]Av B, 34 (2:398); str; Morris Freedman & ano to Rose Davidson, 342 E 15 & Minnie Segall, 45 E 3; 2 4-12yfJan1'13; Jan 15'13. 1,320

[1]Av C, 86 (2:375); cor str & pt b; Morris Kronovet & ano to Paul Keller & ano, 704 E 6; 5yf May1'12; Jan15'13. 1,800

[1]Av D, 80, see Broome, 105.

[1]Bowery, 87-93; also CHRYSTIE ST, 65 & HESTER ST, 130-2 (1:303); all; Robt W Goelet to Michl Ginzburg, 9518 Farragut rd, Bklyn; 20yf May1; Jan13'13. taxes &c & $11,000 to 15,000

[1]Broadway, 771 (2:561); str fl & 1st b; Trustees of Sailors Snug Harbor to Wm B Riker & Son Co, a corpn, 162 W 34; 2 9-12 yf May1'13; Jan10'13. 7,500

[1]Broadway, 935-9 (3:850), begins 5 av, sec 22d, runs e111.2 to ws Bway xs68.10xw103.-11 to 5 av xn75.8 to beg; all; Richd Mortimer, EXR &c Richd Mortimer, decd, to Bway & 22d St Corpn, 477 Bway; 10 4-12 yf Jan1'13; Jan11'13.
1st y $17,000, & thereafter 41,000

[1]Broadway, swc 22d, see Bway, 935-9.

[1]Broadway, 3479 (7:2088); swc 142d, x—, str; S E & M E Bernheimer Co, a corpn, to Beckie Fox, 827 Col av; 5yf Feb1; Jan14'13. 1,800

[1]Columbus av, 70 (4:1134); all; Herman A Stubbe & ano to Jno J Hahn, 70 Col av; 5yf Jan1; Jan11'13. 3,600 to 4,000

[1]Columbus av (7:1845), nec 109th; str&b; Leon Sobel to Benj L Gluck, 997 Col av; 5yf Nov15'12; Jan15'13. 1,200 & 1,500

[1]Lenox av, 61 (7:1823), nwc 113th; str & pt b; Moritz Neuman to Chas M Eisinger, 61 Lenox av; 3yf May1; Jan13'13. 2,220

[1]St Nicholas av, 1423 (8:2165), nwc 181st str & pt b; Wm J Daniel to Corn Exch Bank, 11 Wm; 11 mos f Jan1; Jan13'13. per month 83.34

[1]1ST av, 279; all; Jennie T Duffy et al to F & M Schaefer Brewing Co, 114 E 51; 5yf Feb1; Jan16'13. 1,800

[1]1ST av, 279 (3:922), swc 16th, —x—; str; F & M Schaefer Bwg Co to Wm Dugan, 319 E 21, 1 3-12yf Feb1; Jan16'13. 1,080

[1]1ST av, 1480 (5:1472), nec 77th; str & b; Leon E Mandel et al, EXRS &c Elias Jacobs, to Germania Bank of N Y, a corpn, 190 Bowery; 5yf May1'15; Jan16'13. 2,400

[1]1ST av, 2419 (6:1800), swc 124; str & b; Annette F Tyson, as TRSTE Chas Tys Jr, to Bernard Salzberg, 362 E 124; 5yfJan1'13; Jan15'13. 1,200

[1]2D av, 117 (2:162), ext of ls for 6yf May1'29 at $2,700 per yr & part of taxes, &c; Cath & Cath E Miller to Bernard Cohen; Apr7'10; Jan15'13. nom

[1]2D av, 847 (5:1319) south str & c; Thos F Baldwin to Louis Thurm, 847 3 av; 5yf May1'11; Jan15'13. 480

[1]2D av, 1481 (5:1432), asn Ls; Wm Bonhag Jr to Jno Kaiser, 432 E 85; Jan13'13. O C & 100

[1]2D av, 1853 (5:1541), all; Theresa Michael to Alfred Abeles, 1853 2 av; 5yf May 1'13; Jan15'13. 900 & 960

[1]2D av, 2303 (6:1783), str & front c; Geo Kramer et al to Barbara Laberheim, 111 E 118; 5yf Jan1'13; Jan15'13. 720

[1]2D av, 2365 (6:1786), ws, 45.11 n 121st, 20x53.11; consent to asn Ls to Rosario Lo Bue; Cornelia A Beekman to Ottillie Hyams; Dec12'12; Jan10'13. O C & 100

[1]2D av, 2365; asn Ls; Ottilie Hyams to Rosario Lo Bue, 736 Bartholdi; mtg $3,-000; Dec17'12; Jan10'13. O C & 100

[1]3D av, 401 (3:909), str & part b; Henrietta R Hutcheson to Saml Hilpoltsteiner, 572 Park av; 5yf May1'12; Jan10'13. 1,850

[1]3D av, 1759 (6:1647); all; Gruenstein & Mayer to Chas Wiener, 132 Vernon av, Bklyn; 5½yf Jan1; Jan14'13. 1,900

[1]3D av, 1759 (6:1647); str & b; Gruenstein & Mayer to Chas Wiener, 132 Vernon av, Bklyn; 5½yf Jan1; Jan14'13. 1,200

[1]3D av, 1852 (6:1630), ws, 49.2 n 102, 21.5x102.6, all; Adolph Kreuder to Wm Salkin, 1894 3 av; 21yf May1'13; Jan15'13. taxes, &c, & 1,850

[1]4TH av (3:859), nwc 29th, pt 1st fl; Realty Holding Co to Corn Exch Bank, 11 Wm; 10yf Feb1; Jan13'13. 6,000 to 9,000

[1]5TH av, 313 (3:861), es, 28.9 s 32d, 28x 150; all, with all title to alley in rear, 18 ft to 32d; El-El Co, a corpn, to Mason & Hamlin Co, a corpn, 492 Boylston; Boston, Mass; 2yf Jan15; Jan13'13. taxes, &c, & 12,500

[1]6TH av, 484-6 (3:831); str & b; Thos Morgan to Harry Kaplan, 486 6 av; 10yf Nov1'12; Jan14'13. 6,500 to 8,000

[1]7TH av, 281; also 26TH ST, 162 W (3:-801); strs & pt b; Madison Square Mtg Co to May Farrelly, 523 W 151; 7 10-12 yf Dec1'12; Jan10'13. 2,500 to 3,200

[1]7TH av (7:1917), sec 133d; str & pt b; agmt as to consent to asn Ls by Ernest Barth & Paul J Struve, also to ext of Ls from Apr30'17 to Apr30'23, at $1,900 & $2,000 per annum; Harry Goodstein Realty Co with David & Gerson Mordo, 306 W 39; Jan13; Jan16'13. nom

[1]7TH av, 2259; asn Ls; Paul J Struve to same; Jan14; Jan16'13. nom

[1]8TH av, 415 (3:754), str &c; H Koehler & Co to Peter Donohue, 261 W 21; f Nov1 '10 to Apr30'15; Jan15'13. 1,500 & 1,800

[1]8TH av, 633 (4:1031); all; Tillie Geiershofer to Abram Lilenfeld, doing business as West Side Credit Co, 137 W 49; 5yf May1; 5y ren at $3,500; Jan13'13. 3,000

[1]9TH av, 448 (3:758), sec 35th, str &c; Adolph Neurad to Bertha Lazaroff & Jos Berkowitz; 2 5-12yf Dec1'12; 5y ren at $1,800 per yr; Jan15'13. 1,500

[1]9TH av (4:1049), sec 59th, 1-sty bldg; all; Cath E Boland to Alex McMullen, 106 W 61; 3 5-12yf May1'14; Jan9'13. (Corrects error in last issue when term of lease was 5-12 yrs.) taxes, &c, & 9,600

[1]11TH av, 837 (4:1104), asn Ls; Obermeyer & Liebmann, a corpn, of Bklyn, to Simon Liebross, 12 Varet, Bklyn; Dec14 '12; Jan14'13. nom

LEASES.

Borough of the Bronx.

[1]Brown pl, 190-204 (9:2264), es, bet 136th & 137th; 4 bldgs; all; Ray Maisel to David Gold & ano, 191 Brown pl; 3yf Jan1; Jan 14'13. 14,400

[1]136TH st E, nec Brown pl, see Brown pl, 190-204.

[1]137TH st E, see Brown pl, see Brown pl, 190-204.

[1]147TH st, 402 E (9:2291), 4-sty bldg; sur Ls; Jas F Ennis to Eliz C Doherty, 2596 Grand av; AT; Nov2'12; Jan11'13. nom

[1]149TH st E, swc Brook av, see Brook av, swc 149th.

[1]170TH st E, nec 3 av, see 3 av, 3700.

[1]173D st, 457 E (11:2906), 50x100, frame bldg, all; F A Sieghardt to Gersmann & Lozner Inc, 455-7 E 173; 3yf Nov1'12; 3y [illegible] $500, Jan16'13. 540

[1]Boston rd, 1318 (11:2961), str & b; Heinrich & Marie Keil to Adolph Steiner & Fredk Jandorf, 1318 Boston rd; ext of Ls for 5yf Apr30'15; Jan10'13. 2,124

[1]Brook av (9:2293), swc 149th; sur Ls; Edwin F Grant to Mary S White, at Mamaroneck, NY; Jan3; Jan14'13. nom

[1]Brook av (9:2293); same prop; Mary S White to Peter W Gleckner, 894 Forest av; B&S; Jan4; Jan14'13. nom

[1]Courtlandt av, 770 (9:2403), str fl; Sigmund J Spiehler to Jacob Jaeger, 332 E 152; 3yf Jan1; Jan13'13. 300 & 360

[1]Hoe av, 1545-7 (11:2982), three bldgs, all; Solid Realty Co to Louis Silverson, 1165 Jackson av; 3yf Feb1; Jan13'13. 17,742

[1]Hoe av, 1561-5 (11:2982 & 2983); 2 bldgs; all; Solid Realty Co to Harry Picower, 756 Home; 3yf Feb1; Jan14'13. 12,226

[1]Locust av, 305 (10:2598), str; Eliz J Martin to Jas Walsh, 305 Locust av; 5yf Oct1'12; Jan15'13. 900 & 960

[1]Prospect av, 2091 (11:3094); all; Paulina Schwartz to Benj Walker, 538 E 139, & ano; 3yf Feb1; Jan14'13. 3,390

[1]Railroad av (*), nec Seaview av, Baychester; asn Ls; Nicholas Hahn to Chas E Unger, on premises; AT; May18'12; Jan 10'13. nom

[1]St Anns av, 167 (9:2263); n str fl; Henry Linsman to Max Zaslove, 167 St Anns av; 3 3-12yf Feb1; Jan14'13. 480

[1]Seaview av, nec Railroad av, see Railroad av, nec Seaview av.

[1]Southern blvd, 547 (10:2683), north str; Richd H Mitchell to Chas Gaydaul, 723 E 163; 5 4-12yf Jan1; Jan13'13. 300 & 420

[1]Southern blvd, 1827 (11:2958), str; also SOUTHERN BLVD, 1825, str & b; Dwyer & Carey Constn Co to Tom Renne, 1827 So Blvd; 3yf Jan1'13; Jan14'13. 300 & 360

[1]Stebbins av (11:2973), ses, 100 ne 169th; receipt of $300 from Stebbins Holding Co & Agmt & consent to asn ls, &c; Deutsch Bros to Threshold Realty Corpn; Jan6; Jan14'13. 300

[1]3D av, 3805 (11:2912); asn Ls; Max Herman to Abr Cooper, 3805 3 av; Jan10; Jan 11'13. nom

[1]3D av, 3700 (11:2926), nec 170th, str & c; August Oesting to Wm Gundlach, 3700 3 av; 3yf Feb1'13; 2y ren at $1,200; Jan15'13. 1,080 & 1,140

[1]Asn Ls (10:2761) & consent same by Chas Kling, original Ls not recorded; Manning Co Inc to Chas Feldman, 907 E 169 & ano; Jan9; Jan15'13. O C & 100

MORTGAGES.

Borough of Manhattan.

JAN. 10, 11, 13, 14, 15, 16.

[m]Arden st, 19 (8:2174), es, 215 n Nagle av, 27x110; Jan13'13, 5y5%; Hensle Constn Co to Walter M Keck, exr Edw W Keck, East Orange, NJ. 22,500

[m]Arden st, 19; certf as to above mtg; Jan 13'13; same to same.

[m]Arden st, 25 (8:2174), es, 296 n Nagle av, 27x110; Jan13'13, 5y5%; Hensle Constn Co to Walter M Keck, exr Edw W Keck, East Orange, NJ. 22,500

[m]Arden st, 25; certf as to above mtg; Jan 13'13; same to same.

[m]Barrow st, 111-5, see Greenwich, 644-54.

[m]Bleecker st, 233-7, see Carmine, 15.

[m]Broome st, 290 (2:414), nec Eldridge (No 132), 20x102.6; ext of $40,000 mtg to July 1'18 at 5½%; Nov12'12; Jan11'13; Isaac Shoman with Abr Bernstein. nom

[m]Broome st, 290 (2:414); ext $10,000 mtg to Dec1'17 at 6%; Jan10; Jan11'13; Abr Bernstein & Marcus Chargin with Nathan Kirsh. nom

[m]Carmine st, 15 (2:589), nec Bleecker (Nos 233-7), 25x100; Mar11'10; Jan13'13, demand, 6%; Mary M Mason to City Bank of New Haven, Conn, a corpn. note 1,500

[m]Cherry st, 230 (1:255), nec Pelham (Nos 16-8), 25.6x108.7x25.1x109.7; pr mtg $28,-500; Jan14; Jan15'13, 2y6%; Rachel Isaacs, 110 W 114, to Esther Rosenberg, 2 W 120. 2,000

[m]Cherry st, 452 (1:263), ns, 150 e Jackson, —x—; ext of $20,000 mtg to Jan1'16, 5%; Jan2; Jan10'13; Astor Trust Co with Sol Goldstein. nom

[m]Columbia st, 122 (2:335), es, 89.11 n Stanton, 20x100; ext of $15,000 mtg to Jan13'15 at % as per bond; Dec28'12; Jan 13'13; Bertha & Leon Sanders with Miguel Alvarez, 230 Gates av, Bklyn. nom

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[illegible] st, 54-6 (1:[illegible], es, 62.5 [illegible] [illegible], ext of $[illegible] [illegible] [illegible] [

m56TH st, 419 W (4:1066), ns, 275 w 9 av, 25x100.5; ext of $15,000 mtg to Jan1'16 at 5%; Jan10'13; Louis W & Miriam H Harlem with Mary J Kell[illegible] 1629 Park av. nom

m57TH st, 102 W (4:1009), ss, 100 w 6 av, 15x100; all title to strip 15x0.5 adj above in rear, pr mtg $22,000; Jan10'13, 5y6%; Mollie H Van Baar, 102 W 57, to Saml Gordon, 997 6 av. 6,000

m59TH st, 316-8 W (4:1049), ss, 425 e 9 av, 50x100.5; Jan15; Jan16'13, 5y4½%; Jas M Lehmaier & Eugene S Benjamin to Walter S Gurnee, Bar Harbor, Me, & ano, trstes for Delia E Gurnee & ano will Walter T Gurnee. 50,000

m60TH st, 349 E (5:1435); ext of $12,000 mtg to Dec1'15 at 5%; Dec11'12; Jan14'13; Equitable Life Assur Soc of U S with Caroline P Swallow, 555 W 58. nom

m63D st, 152 W (4:1174), ss, 75 e Ams av, 25x100.5; PM; Jan10; Jan11'13, 5y5%; Theresa Abelson to Lawyers Title Ins & Trust Co. 18,000

m63D st, 154 W, see Ams av, 75.

m65TH st, 27 E (5:1380); ext of $40,000 mtg to Dec1'15 at 5%; Dec11'12; Jan14'13; Equitable Life Assur Soc of U S with Jeanie Henderson, Southampton, LI. nom

m66TH st, 62 E (5:1380), ss, 120 w Park av, 20x100.5; Jan10'13; 3y4½%; Henry & Margt Gibson to N Y Title Ins Co, 135 Bway. 40,000

m66TH st, 215 W (4:1158); ext of $10,500 mtg to Jan1'16 at 5%; Dec23'12; Jan14'13; Equitable Life Assur Soc of U S with Ernest Biedermann, 564 W 161. nom

m69TH st, 314-6 W (4:1180), ss, 250 w West End av, runs s100.5xw50xn25.2xw0.9 xn75 to st xw50.4 to beg; pr mtg $22,000; Jan11; Jan13'13; due &c as per bond; Giacomo Ghiglione to Jas Pendergast, 35 Morningside av. 2,000

m70TH st, 300 W, see West End av, 217.

m77TH st, 314 W (4:1185); ext of $25,000 mtg to Jan1'16 at 5%; Jan2; Jan11'13; N Y Life Ins Co with Jno J Kennedy, 116 W 77. nom

m77TH st, 421 E (5:1472), ns, 394 w Av A, 25x102.2; pr mtg $11,000; Jan10'13; due, &c, as per bond; Abr Grossman to Bohumil & Terezie Klusacek, 1321 Av A. 2,000

m79TH st, 225 W (4:1227), ns, 284 w Ams av, 16x102.2; pr mtg $——; Nov4'12; Jan 13'13, 2y6%; Ann E Bump, of Egan, So Dakota, to Omar A Jenks, 32 E Kingsbridge rd. 1,150

m82D st E, nec Madison av, see Mad av, nec 82d.

m82D st, 106 E, see Park av, 959.

m83D st E, sec Madison av, see Mad av, sec 83d.

m83D st, 47 E (5:1495), ns, 138 e Mad av, 18x102.2; equal lien with mtg for $17,000; Jan13; Jan14'13, 5y4¼%; Edw L Burlingame to Guaranty Trust Co, 30 Nassau, & ano, trstes Duncan E Mackenzie for Wm & Jno Mackenzie. 2,000

m83D st, 113 W (4:1214); ext of $6,500 mtg to Dec1'15 at 5%; Nov30'12; Jan14'13; Equitable Life Assur Soc of U S with Mary J & Jno Coar. nom

m83D st, 115 W (4:1214); ext of $8,500 mtg to Dec1'15 at 5%; Nov30'12; Jan14'13; Equitable Life Assur Soc of U S with Sarah C Curry, 115 W 83. nom

m83TH st, 448-50 E, see Av A, 1607.

m86TH st, 203-9 E (5:1532); sal Ls; Jan 13'13, demand, 6%; Otto J Kuhn to Jacob Ruppert, a corpn, 1639 3 av. 1,000

m86TH st, 353 W, see Riverside dr, 140.

m88TH st, 140 W (4:1218), ss, 465 e Ams av, 18x100.8, Jan15'13; 1y[illegible]%; Henry Moeller, 341 W 57 to W Virginia H Curtiss, 171 W 79. 3,000

m92D st, 53 E (5:1504); ext of $16,000 mtg to Dec20'15 at 5%; Dec3'12; Jan14'13; Hospital & House of Rest for Consumptives with Edw P Slevin. nom

m93TH st, 179 E (5:1524); ext of $4,500 mtg to Dec1'15 at 5%; Nov30'12; Jan14'13; Equitable Life Assur Soc of U S with Louis J & Saml J Reckendorfer & Daisy Strauss. nom

m95TH st, 181 E (5:1525); ext of $4,500 mtg to Dec1'15 at 5%; Nov3'12; Jan14'13; Equitable Life Assur Soc of U S with Louis J & Saml J Reckendorfer & Daisy Strauss. nom

m100th st, 149 W (7:1855), ns, 250 e Ams av, 25x100.11; ext of $20,500 mtg to Sept 15'17 at % as per bond; Oct31'12; Jan16'13; Theresa Cohn with Chas C Baake, 444 E 140. nom

m101ST st, E, nec Lex av, see Lex av, 1591-3.

m101ST st, 406-10 E (6:1694), ss, 100 e 1 av, 100x100.11; pr mtg $70,000; May1'12; Jan10'13; 1y5%; Chelsea Realty Co to New York Mortgage & Security Co, 135 Bway. 9,500

m103D st, 209 E (6:1653), ns, 147.6 e 3 av, 37.6x100.11; PM; Jan9; Jan16'13; due Jan 15'20, 5%; Isaac Lipschitz to Wm L Raymond, 307 Webster ac, New Rochelle, N Y et al, trstes Thos McMullen. 37,500

m107TH st, 209 E (6:1657), ns, 175 e 3 av, 25x100.11; pr mtg $——Jan2; Jan10'13, 3y 6%; Wm Hof, 587 E 136,to Elsie Schweyer, Lindenhurst, LI. 4,000

m110TH st, 340 E (6:1681), ss, 150 w 1 av, 25x100.10; Jan14; Jan15'13, 5y5%; Maria Grazia Di Somma & Giovannina Auricchio to Wm G Wood, 62 Maple av, New Rochelle, NY, & ano, trstes Maria Wood. 7,000

m110TH st, 340 E; sobrn agmt; Jan14; Jan15'13; same & Chas Wynne with same. nom

m111TH st, 108-10 E (6:1638); ext of mtg for $9,000 to July1'15, 6%; Jan22'10; Jan 10'13; Abel King, 148 E 65, with Isaac Polstein, 311 W 100. nom

m111TH st, 108-10 E (6:1638); agmt as to share ownership in bond & mtg; Nov25'10; Jan10'13; Isaac Polstein, 311 W 100, with Abel King, 148 E 65.

m111TH st, 3 W (6:1595), ns, 100 w 5 av, —x—; ext of $22,000 mtg to Jan2'16 at 5%; Dec30'12; Jan10'13; Astor Trust Co with I Goldberg. nom

m114TH st, 3 W (6:1598), ns, 100 w 5 av, 25.6x100.11; PM; pr mtg $——; Jan16'13, 3y6%; Moses Goldman to Chas Jacobson, 3 W 114. 2,000

m115TH st, 201 W, see 7 av, 1900-2.

m116TH st, 161 E (6:1639), ss, 243 w 2 av, 18.9x100.11; PM; Jan14'13, 3y5%; Philip Zugner, 163 E 116, to Emilie Schulz, 161 E 116. 10,000

m116TH st, 69-71 W (6:1600), ns, 125 e Lenox av, 50x100.11; pr mtg $60,000; Jan 13'13; due July1'13, 6%; Adolph Rosenstein, 1980 7 av, to Aaron Schrier, Hotel St Regis, 5 av & 55th. 5,000

m116TH st, 71 W (6:1600), ns, 125 e Lenox av, 50x100.11; certf as to payment of $5,000 on account of mtg; Jan14'13; N Y Savgs Bank to Adolph Rosenstein, 1980 7 av.

m117TH st, 48 W (6:1600); ext of $20,000 mtg to May20'18 at 5%; Jan15'13; Ethel P Arnold with Abr Rosen, 48 W 117. nom

m117TH st, 371 W, see Morningside av E, 30.

m119TH st, 342 E (6:1795), ss, 175 w 1 av, 27.6x100.10; given as collateral security for payment of mtg of $3,500; pr mtg $16,500; Nov12'12; Jan14'13; due &c as per bond; Isaac Shlanowsky to Frances Asher, 242 W 104. 3,500

m119TH st, 515 E (6:1816), ns, 243 e Pleasant av, 20x100.10; ext of $7,500 mtg to Jan 9'18, at 5%; Jan10; Jan14'13; Geo S Edgell & ano, exrs Austin Corbin, with Giuseppe Didiodato & Pasquale Natalia, 2127 1 av. nom

m120TH st, 500-2 E, see Pleasant av, 374-6.

m121ST st, 24 W (6:1720), ss, 80 e Lenox av, 20x100.11; ext of $16,500 mtg to Dec1 '14 at 5%; Dec7'12; Jan 10'13; Williamsburgh City Fire Ins Co with Stella M Ehrlich. nom

m123D st, 221-3 E (6:1788); two certfs as to reduction of two mtgs; Jan6; Jan14'13; Henry & Frank J Reckhart to whom it may concern.

m124TH st, 56 E (6:1748), ss, 197 w Park av, 18x100.11; PM; pr mtg $7,000; Jan10; Jan11'13, 1y6%; Hermine Schrag to Barbara Feiss, 472 W 141. 1,200

m125TH st, 54-62 W (6:1722), ss, 235 e Lenox av, 125x100.11; Jan14; Jan15'13; 5y 5%; Hortense B Fischer of NY to Margt O [illegible] 2[illegible] 0

m125TH st, 603 W, see Claremont av, 180.

m129TH st, 32 W (6:1726), ss, 438.6 w 5 av, 21.6x99.11; PM; pr mtg $10,000; Jan11; Jan13'13, installs. 6%; Morris Schatz, 32 W 129, to Brown-Weiss Realties, a corpn, 63 Park row. 2,000

m135TH st, 207 W (7:1941); ext of $18,000 mtg to Jan1'14 at 5%; Dec23'12; Jan 14'13; Equitable Life Assur Soc of U S with Francis P O'Connor, 1875 Commonwealth av. nom

m135TH st, 233 W (7:1941); ext of $8,500 mtg to Jan1'15 at 5%; Dec17'12; Jan14'13; Equitable Life Assur Soc of U S with Clayton V R Cotes, 1561 Vyse av. nom

m135TH st, 233 W (7:1941); ext of $10,000 mtg to Jan1'15 at 5%; Dec17'12; Jan14'13; Equitable Life Assur Soc of U S with Clayton V R Cotes, 1561 Vyse av. nom

m135TH st, 504 W (7:1988), ss, 145.10 w Ams av, 45.10x99.11; Jan16'13; due &c as per bond; Jacob Moersfelder & Ray Perelman to Jenny Allen Carew, Norwich, Conn. 46,500

m136TH st, 140 W (7:1920), ss, 350.6 e 7 av, runs s62xw0.6xs37.11xe16.8xn99.11 to st xw16.2 to beg; Jan14; Jan15'13; due &c as per bond; Paula M J Farrelly, 635 W 115, to Guaranty Trust Co of NY, 30 Nassau. 6,000

m136TH st, 224 W (7:1941); ext of $8,000 mtg to Dec1'15 at 5%; Nov30'12; Jan14'13; Equitable Life Assur Soc of U S with Harry Lilly, 224 W 136. nom

m136TH st, 623 W (7:2002); agmt that $10,000 being balance due on mtg for $12,500 shall become due on Dec1'15 at 5%; Jan14; Jan15'13; Belgrade Realty Co to Maple Realty Co. nom

m136TH st, 627 W (7:2002); agmt that $12,500, being balance due on mtg of $15,000 shall become due on Dec1'15, at 5%; Jan 14; Jan15'13; Belgrade Realty Co with Maple Realty Co. nom

m143D st, 503-7 W (7:2075), ext of $[illegible]000 mtg to Jan18'16 at 5%; Apr5'12; Jan 16'13; N Y Life Ins Co with Louise M Penzel, 505 W 141. nom

m146TH st, 424 W (7:2060), ss, 25 e Convent av, 37.6x99.11; PM; Jan13; Jan14'13; due &c as per bond; Annie Tehan, widow, 277 W 12, to Henry Sterne, 230 W 101. 37,000

m146TH st, 535-7 W (7:2078), ns, 325 e Bway, 50x99.11; bldg loan; Jan15'13; demand, 6%; Danl Hallecy Constn Co, Inc, to City Mtg Co, 15 Wall. 60,000

m146TH st, 535-7 W; certf as to above mtg; Jan15'13; same to same.

m155TH st, 519 W (8:2117), ns, 260 w Ams av, 20x99.11; pr mtg $——; Jan9; Jan11'13, 3y5%; Jennie B Kenny to Frances Lang, 624 E 135. 1,000

m159TH st, 542 W (8:2117), ss, 200 e Bway, 37.6x99.11; PM; pr mtg $——; Jan15'13; [illegible] Ida Murphy to Philip Lotze, 569 W 150. 1,500

m162D st 564-8 W, see Bway, 3868-78.

m165TH st, 484 W (8:2111); ext of $19,000 mtg to May1'18 at % as per bond; Jan13 [illegible] W 55. nom

m170TH st, 555 W (8:2127), ns, 100 w Audubon av, 75x100; ext of $10,000 mtg to May1'16 at 6%; Jan15; Jan16'13; Margt Cameron with Bright Realty Co, 31 Nassau. nom

m175TH st, 650 W, see Wadsworth av, swc 175th.

Av A, 1697 (6:1704), [illegible] (No 1450), 25.2x75; PM; Jan16'13, 5y5%; Godfrey [illegible] P Zeltz[illegible]

Av A, 1697; pr mtg $[illegible] Jan16'13, demand, 6%; same to Paul F Lahm, 57 Marlborough rd, Bklyn. 2,000

Av B, 93, [illegible] 7TH ST, 6:1[illegible] (No 389); leasehold; Jan13; Jan14'13, demand, 6%; Louis Morgenstern to Isaac Becker, 1538 Mad av. notes, 2,000

mAmsterdam av, 69 (4:1134), es, 73.5 s 63d, 27x75; PM; Jan10; Jan11'13, 5y5%; Theresa Abelson to Lawyers Title Ins & Trust Co. 20,000

mAmsterdam av, 71 (4:1134), es, 46.8 s 63d, 26.9x75; PM; Jan10; Jan11'13, 5y5%; Theresa Abelson to Lawyers Title Ins & Trust Co. 19,000

mAmsterdam av, 73 (4:1134), es, 20 s 63d, 26x75; PM; Jan10; Jan11'13, 5y5%; Theresa Abelson to Lawyers Title Ins & Trust Co. 20,000

mAmsterdam av, 75 (4:1134), sec 63d (No 154), 20x75; PM; Jan10; Jan11'13, 5y5%; Theresa Abelson to Lawyers Title Ins & Trust Co. 23,000

mAmsterdam av, 726 (4:1243); ext of $22,000 [illegible] Nov23'12 Jan 14'13; Gosselke Vagt with Stella Abrahamson, Mad av & 93d, & Lillie H Pretzfeld, 981 Park av. nom

mAmsterdam av, 726; certf as to payment of $4,000 on account of mtg; Jan6; Jan14'13; Stella Abrahamson & Lillie H Pretzfeld to Gosselke Vagt.

mAmsterdam av, 1955 (8:2107); sal Ls; Jan 6; Jan13'13, demand, 6%; Chas H Abbott to Beadleston & Woerz, 291 W 10. 2,300

[illegible] 689 [illegible] of mtg to secure $1,000; Jan14; Jan15'13; Mose Novich & Isadore W Lyons to Pabst Brewing Co, 606 W 49. nom

mBroadway, 2868-78 (8:2120), sec 162d (No 564-8), 99.11x100; PM; pr mtg $160,000; Jan15; Jan16'13, 3y6%; Elmsford Molding Co to Milton H Silverman, 207 W 110, as surviving partner firm C M Silverman & Son. 26,000

mCentral Park W, 238 (4:1197) ext of $25,000 mtg to Dec1'15 at 5%; Dec1'12; Jan14 '13; Equitable Life Assur Soc of U S with Minnie E Hurst, at Milton Pt, Rye, NY. nom

mClaremont av, 180 (7:1993), nec 125th [illegible] to L'Amoreaux to N Y Real Estate Security Co, 42 Bway. , nom

mLenox av, 249 (7:1907); ext of $22,500 mtg to June1'16 at 5%; Jan10; Jan11'13; [illegible] with Jos M Scofield, White Plains, NY. nom

mLenox av, 409 (7:1915), ws, 75.5 s 131st, 25.4x90; ext of $15,000 mtg to Nov30'14 at 5%; Jan13; Jan16'13; Susan M Hunter with Jacob Bernstein & Max Meyers. nom

mLexington av, 100 (3:883); ext of $23,000 mtg to Dec30'17 at 4½%; Dec30'12; Jan15 '13; Jno J Welstead with Bowery Savings Bank, 128 Bowery. nom

mLexington av, 1352 (5:1518); ext of $10,000 mtg to Dec20'16 at 5%; Dec20'12; Jan 14'13; Theo C L Rose, Mathilda C Rose, Olga L Rose, Harry T Rose & Waldemar H Rose, heirs Marie A Rose, with Mary Renn. nom

Lexington av, 1352 (5:1518), ws, [illegible] s 90th, 20x81; pr mtg $——; Jan13; Jan15 '13, 3y6%; Jos I Carroll, 106 E 84, to Mary Renn, 1352 Lex av. 700

mLexington av, 1591-3 (6:1629), nec 101st, 50.11x80; Jan13; Jan14'13, 3y5%; Eliz, wife Arthur Roberts, to Excelsior Savgs Bank, 79 W 23. 20,000

mMadison av, 527 (5:1289), es, 40.5 s 54th, 20x80; ext of $45,000 mtg to Jan10'16 at 5%; Jan10; Jan11'13; Jennie Dimond with Helen Wilson. nom

mMadison av, 527; ext of $5,000 mtg to Jan10'16 at 5%; Jan10; Jan11'13; Jennie Dimond with Helen Wilson. nom

mMadison av (5:1494), nec 82d, 95x8 Jan16'13; due Mar1'18, 5½%; Alpha Cons Co to Metropolitan Life Ins Co, 1 Mad av. 400,000

mMadison av (5:1494); same prop; certf as to above mtg; Jan16'13; same to same.

mMadison av (5:1494); same prop; sobrn agmt; sobrn of 4 mtgs to above mtg; Jan 16'13; Allenel Constn Co with same. nom

mMadison av (5:1494); same prop; sobrn of asn rents to above mtg; Jan16'13; same with same. nom

mMadison av (5:1494), sec 83d, 109.4x85; Jan16'13; due Mar1'18, 5½%; Mansad Constn Co to Metropolitan Life Ins Co, 1 Mad av. 450,000

mMadison av (5:1494); same prop; certf as to above mtg; Jan16'13; same to same.

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Madison av (5:1494), same prop; pr mtg $566,440; Jan16'13, demand, 6%; same to Allenel Constn Co, 1 Bway. 6,000

Madison av (5:1494); same prop; certf as to above mtg; Jan16'13; same to same.

Madison av (5:1494), same prop, sobrn of 3 mtgs to apl for $150,000, Jan16'13; Allenel Constn Co with Metropolitan Life Ins Co, 1 Mad av. nom

Madison av (5:1494); same prop; sobrn of 3 mtgs to mtg for $150,000; Jan 16'13; same with same. nom

Madison av, 2009 (6:1752), es, 40 s 128th, 20x87, pr mtg $15,000, Jan15; Jan16'13; due &c as per bond; Bright Realty Co, 391 5 av, to Thos Quackenbos, 137 W 110. 2,000

Madison av, 2084 (6:1756), ws, 25 n 131st, 24.11x75; Jan10; Jan13'13, 5y5%; Wilhelm Weiss to Emigrant Indust Savgs Bank. 12,500

Manhattan av, 387 (7:1943), ws, 19.11 n 116th, 18x70, PM; Jan11, Jan13'13, 3y6%; Reuben E Fichthorn to Jacob B Baum, 808 West End av. 6,500

Morningside av E, 30 (7:1944), nec 117th (No 371), 25x100; ext of $30,000 mtg to Dec1'15 at 5%; Jan3; Jan10'13; Andw Wilson, trste Chas E Fleming, with Jno Fitzgerald, 319 W 112. nom

Park av, 959 (5:1510), sec 82d (No 106), 25.2x100; leasehold; AT; Jan14; Jan15'13; due as per notes, 6%; Henry M P Sidden to New Park Cafe, a corpn, 181 Franklin. notes 5,600

Pleasant av, 374-6 (6:1816), sec 120th (Nos 500-2), 40x100; Jan10; Jan11'13, 5y 4½%; Selma Alexander, 201 W 121, to Augustus Van Cortlandt Jr, Garden City, LI, & ano, trstes Augustus Van Cortlandt. 30,000

Pleasant av, 374-6; two sobrn agmts; Jan9; Jan11'13; Meyer Jarmulowsky with same. nom

Riverside dr, 3 (4:1184); ext of $30,000 mtg to Dec1'15 at 5%; Dec1'12; Jan14'13; Equitable Life Assur Soc of U S with Wm Guggenheim, 533 5 av. nom

Riverside dr, 140 (4:1248), nec 86th (No 353), 26.5x100; Jan16'13, 3y5%; Jessie E Knewing to Lawyers Mtg Co, 59 Liberty. 65,000

Riverside dr, 140; PM; pr mtg $65,000; Jan16'13, demand, 6%, same to American Mtg Co, 31 Nassau. 15,000

Sherman av (8:2226), ns, 100 w 207th, 150x150; PM; pr mtg $——; Jan10'13; due, July1'15, 6%; Gustavus L Lawrence to R Clarence Dorsett, 53 W 70. 25,000

Wadsworth av (8:2143), swc 175th (No 650), 63x20x61.10x19.11; Jan15; Jan16'13, 3y 6%; Cath M Cummins to N Y Title Ins Co, 135 Bway. 7,800

W Broadway, 484 (2:516), ws, 48.10 s Houston, 24.5x73.10x24.5x74; PM; Jan16'13, 3y5%; Chas R Rueggeg, Woodridge, NJ, to DeWitt C Romaine, 473 Hudson. 14,000

West End av, 217 (7:1181), swc 70th (No 300), 25.5x100; ext of $32,000 mtg to Nov 29'15 at 5%; Dec13'12; Jan16'13; Harold M Sill & ano, trstes Amelia W Dougherty, wife Mary J Semple. nom

West End av, 772, see West End av, 776.

West End av, 776 (7:1867), es, 37.11 s 98th, 18x100; also WEST END AV, 772 (7:1867), es, 73.11 s 98th, 18x100; agmt as to share ownership in mtg; Jan14; Jan15 '13; City Mtg Co with Wm Colgate, 5 E 82. nom

1ST av, 279 (3:922), swc 16th, —x—; sal Ls; Jan16'13, demand, 6%; Wm Dugan to F & M Schaefer Brewing Co, 114 E 51. 3,358

1ST av, 659-61 (3:943), ws, 25 s 38th, runs w75xs24.7xse28.10xse49.9 to av xn44 to beg; Dec3'12; Jan16'13, 5y4½%; Pellegrino Colletti & Vito Perrone to Woodlawn Cemetery, 20 E 23. 14,000

1ST av, 659-61; sobrn agmt; Jan15; Jan 16'13; same & Rachel Bachrach with same. nom

1ST av, 1229-35 (5:1441), ws, 50 n 66th, 100.10x75; pr mtg $——; Jan14'13, 3y6%; Jos Dub, Lippman Schnurmacher & Anna Levy to Jennie Schnurmacher, 56 E 87. 11,000

1ST av, 2252 (6:1709); ext of $15,000 mtg to Oct15'17 at 5%; Sept28'12; Jan15'13; Crescent-Star Realty Co to Michele Ansalone, 2252 1 av. nom

2D av, 530, see 2 av, 532.

2D av, 532 (3:935), es, 80 s 30th, 20x75.9; also 2D AV, 530 (3:935), es, 79.10 n 29th, 17.8x75; pr mtg $——; Jan13; Jan15'13; 2y 6%; Barnet Berkowsky, 530 2 av to Caroline Levy, 439 E 58. 6,000

2D av, 1084 (5:1350); agmt changing interest days; Jan14; Jan15'13; Chas P Doelger & Fredk J Feuerbach exrs Peter Doelger with German Savings Bank. nom

2D av, 1481 (5:1432); sal Ls; Jan13'13, demand, 6%; Jno Kaiser to Jacob Ruppert, a corpn, 1639 3 av. 4,544.33

2D av, 1630 (5:1547); ext of $12,000 mtg to Jan6'16 at 4½%; Jan14; Jan16'13; Bankers Trust Co, trstes, with Edw L Coster, 25 Broad. nom

2D av, 1760 (5:1554), es, 25.2 s 92d, 25x 80; ext of $18,000 mtg to Dec18'15 at 5%; Dec5'12; Jan16'13; Wm Felchow, 16 Ryer pl, Rutherford, NJ, with Rebecca S & Jno S Jacobus. nom

2D av, 2303 (6:1783); sal ls; Jan8; Jan 15'13; demand, 6%; Barbara Laberheim to Geo Ehret, 1197 Park av. 1,050

3D av, 782 (5:1303), ws, 62.8 n 48th, 18.10 x76; PM; pr mtg $10,000; Jan6; Jan10'13; 3y6%; Chas Cahn to Stanley G & Morris Harris, 123 W 44. 4,000

3D av, 1606 (5:1519); ext of $19,000 mtg to Jan13'18 at 5%; Jan13; Jan14'13; Title Guar & Trust Co with Richd Russell, 1606 3 av. nom

3D av, 1852 (6:1630), ws, 49.2 n 102d, 21.5 x102.6; PM; pr mtg $9,000; Jan14'13; due &c as per bond; Adolf Kreuder to Patk Kiernan, 14 E 83. 3,500

4TH av, 257-63 (3:876), sec 21st (No 100), 11.8x90, Jan7; Jan15'13, 5½%; J H & C K Eadie, Inc, a corpn to Metropolitan Life Ins Co, 1 Mad av. 1,100,000

4TH av, 257-63; certf as to above mtg; Jan13; Jan15'13; same to same.

4TH av, 433 (3:885); ext of $40,000 mtg to Jan10'18 at 4½%; Jan10; Jan14'13; Jno Mackenzie & ano, trstes Duncan E Mackenzie, for Mary L Mackenzie, with Harry C Hallenbeck, 97 Gates av, Montclair, NJ. nom

6TH av, 124 (2:573), es, 65.5 s 10th, 26.9 x78.6; Jan7; Jan10'13; 1y6%; Wauhope Estate to Henry W Unger, 139 W 130. 3,000

6TH av, 467-9 (3:804), ext of $115,000 mtg to Dec1'15 at 5%; Nov30'12; Jan14'13; Equitable Life Assur Soc of U S with Harris Mandelbaum, 12 W 87, & Fisher Lewine, 116 E 78. nom

7TH av, 91-7 (3:791), sec 16th (Nos 156-62), runs e150xs103.3xw50xn25.9xw100 to av xn77.5 to beg; Dec31'12; Jan13'13; due &c as per bond; Jas L Van Alen, Newport, RI, to Title Guar & Trust Co. 20,000

7TH av, 281; also 26TH ST, 162 W (3:-801); sal Ls; Jan9; Jan10'13; demand, 6%; May Farrelly, 523 W 151, to F & M Schaefer Brewing Co, 114 E 51. 5,795

7TH av, 1900-2 (7:1831), nwc 115th (No 201), 100.11x100; Jan13'13, 5y5%; R & A Realty & Constn Co to Lawyers Realty Co, 160 Bway. 200,000

7TH av, 1900-2; certf as to above mtg; Jan13'13; same to same.

7TH av, 1900-2 (7:1831), nwc 115th (No 201), 100.11x100; agmt as to share ownership in mtg; Jan13; Jan14'13; Lawyers Realty Co with Lawyers Mtg Co, 59 Liberty. nom

7TH av, 2259 (7:1917), sal Ls; Jan14; Jan 16'13; demand; 6%; Gerson & David Mordo to Lion Brewery, 104 W 108. 5,700

8TH av, 505 (3:759); ext of $22,000 mtg to Dec1'13 at 5%; Dec19'12; Jan14'13; Equitable Life Assur Soc of U S with Benj Keller, 491 8 av. nom

8TH av, 939-47 (4:1046); ext of $160,000 mtg to Dec1'15 at 5%; Oct22'12; Jan14'13; Equitable Life Assur Soc of U S with Henry E Jones & Edw R Wharton, Paris, France, trstes Geo F Jones. nom

8TH av, 2578 (7:2023); ext of $16,000 mtg to Jan1'15 at 5%; Dec31'12; Jan14'13; Equitable Life Assur Soc of U S with Abraham J Hoffman, 211 E 18. nom

8TH av, 2701 (7:2044); ext of mtg for $14,000 to Jan9'18, 5%; Jan9; Jan10'13; Title Guarantee & Trust Co with Wm Conover, 215 W 106. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Consent & certf (miscl) to mtg dated Jan9'13 for $875; Jan9; Jan10'13; John W Kelly Co to Rathbun & Bird Co, 8-10 Dutch.

Consent (Miscl) & certf as to chattel mtg for $5,500; Jan14; Jan15'13; White's Restaurant Co, Inc, to Lynn W Thompson.

Land in Queens Co (Miscl); certf as to mtg for $2,300; Oct30'12; Jan15'13; Advance Realty Co to Lizzie M Cherey as trste.

Land at Hempstead, NY (miscl); certf as to mtg for $6,750; Jan8; Jan13'13; Baldwin Harbor Realty Co to Title Guar & Trust Co.

MORTGAGES.

Borough of the Bronx.

Austin pl (10:2601), ses, 607.2 ne 144th, 27x120.7x94.7x100; PM; Jan14; Jan15'13; due &c as per bond; Alemanno, Attilio & Silvestro Tozzine to Josephina Pellegrini, 703 E 187. 3,700

Bush st (11:2808), ss, 32.7 e Creston av, 32x75; PM; pr mtg $——; Jan11; Jan14'13; 5y4%; Marie Thoma, Bklyn to Babette Moller, 2015 Concourse. 7,500

Cannon pl (12:3258), sec 238th, runs s abt 490xe100xn—xe100 to Giles pl xne on curve 150xn111.7xw—xn146 to 238th xw150 to beg; Dec16'12; Jan13'13; due &c as per bond; Cath C Giles, 92 St Nich av to J Clarence Davies, 14 E 81. 5,650

Fox st (10:2717), ws 254 s 167th, 2 lots ea 37.6x100, 2 mtgs ea $30.000; Jan13'13, 4y 5%; Reliable Constn Co, 1126 Union av, to Josephine E Carpenter, Bar Harbor, Me. 60,000

Fox st (10:2717); same prop; two certfs as to above mtgs; Jan13'13; same to same.

Fox st, swc Westchester av, see Westchester av, sec Tiffany.

Giles pl, ws, 132 n Cannon pl, see Cannon pl, sec 238th.

Grote st nwc Southern blvd, see Southern blvd, nwc Grote.

Irvine st (10:2761), es, 182.5 s Garrison av, 25x100; Jan14'13; 5y5%; Mamie Freund to Samson Rosenfield, 485 Central Park West. 3,000

Lorillard pl, 2410 (11:3056), es, 95.4 n 187th, 25x98; PM; Jan15'13; 5y5%; Ralph Siconolfi, 305 E 104, to Max Leo, 2410 Lorillard pl. 6,000

Minford pl, 1539-43 (11:2967-2977), ws, 169.5 n 172d, 72.4x100; PM; pr mtg $17,500; Jan15'13; due &c as per bond; Theo Kelpien to Sandow Realty Co, 198 Bway. 6,500

St George's Crescent (12:3312), ss, 50 w Grenada pl, 50.1x86.4x50x87.7; ext of $4,-500 mtg to Jan29'16 at 5½%; Jan11; Jan 14'13; Ida V Ambrose with Margt Wall. nom

Seabury pl (11:2966 & 2977), es, 50 s 172d, 135x100; Jan10'13, 1y5½%; Angel Constn Co Inc, 1228 Hoe av, to Comity Mort Co, 40 Wall. 81,000

Seabury pl (11:2966 & 2977), same prop; certf as to above mtg; Jan10'12; same to same.

Seabury pl (11:2966 & 2977), same prop; sobrn agmt; Jan10'12; same & Jas T Barry with same. nom

Seabury pl (11:2966 & 2977), es, 185 s 172d, 90x100; Jan10'13; 1y5½%; Angel Constn Co Inc, 1228 Hoe av to Comity Mort Co, 40 Wall. 54,000

Seabury pl (11:2966 & 2977), same prop; certf as to above mtg; Jan10'13; same to same.

Seabury pl (11:2966 & 2977), same prop; sobrn agmt; Jan10'13; same & Jas T Barry with same. nom

Tiffany st, see Westchester av, see Westchester av, sec Tiffany.

Tompkins st (*), es, 100 s 152d, 50x100; Jan13; Jan14'13; due Jan1'18; 5%; Gustav A Sydow to Aug Badt, 1334 Wilkens av. 4,000

Tompkins st (*), ws, 150 s 152d, 156.5x 10x178x94.9; Jan 15; Jan16'13; 3y 6%; Thos F Roys, 476 W 143, to Jos Kopp, 785 Courtlandt av. 2,500

136TH st E, swc Southern blvd, see Southern blvd, swc 136th.

137TH st, 758-66 E (10:2565), ss, 367.11 e Southern blvd, 62.6 to Willow av x100; Jan2; Jan15'13; 3y5½%; Leroy B Crane to Norbert Stadtmuller, 132 E 60th. 3,500

137TH st E, swc Willow av, see 137th, 758-66 E.

137TH st E, swc Willis av, see Willis av, swc 137th.

138TH st, 313-9 E, see Alex av, 251-7.

138TH st, 598 E (10:2550), ss, 514.5 w Cypress av, —x—; agmt as to share ownership in bond & mtg; Jan2; Jan10'13; Abr Ruth, 961 St Nicholas av with Lawyers Mtg Co, 59 Liberty.

139TH st, 492 E (9:2283), ss, 900 e Willis av, 25x100; Jan10'13, 3y5%; Lee P Craig exr, &c, Margt Winkler to Emigrant Indus Savgs Bank. 12,500

139TH st, 492 E (9:2283), ss, 900 e Willis av, 25x100; pr mtg $12,500; Jan10'13; 1 y6%; Mary J Diehl at Massapequa, LI, to Jos Mitsch, 323 E 24. 3,500

142D st E, nec Wales av, see Wales av, nec 142d.

145TH st E, swc 3 av, see 3 av, swc 145th.

148TH st, 315 E (10:2301), ns, 275 w Courtlandt av, 25x106.6; pr mtg $——; Jan 13; Jan14'13; 2y6%; Sebastiano Marraffino, Mt Vernon, NY, to Giovanni Mucci, 448 W 42. 2,000

149TH st, 245 E (9:2338), ns, 225 w Morris av, 25x100, except pt for st; PM; Jan 13; Jan15'13; due &c as per bond; Telco Realty Co, Inc, to Ella L Murphy, 147 W 105 gdn Elsie J Murphy. 6,000

149TH st, 245 E; certf as to above mtg; Jan14; Jan15'13; same to same.

162D st E (9:2408), nes, 190 se Courtlandt av, 37.6x100; ext of $8,000 mtg to Nov1'15 at 5%; Dec31'12; Jan10'13; Margt J Becker with Mathilda F S Bleuler, 369 E 162, & Cath M Passe, 389 E 162. nom

162D st E (9:2408), nes, 227.6 se Courtlandt av, 37.6x100; ext of $5,000 mtg to Nov1'15 at 5%; Dec31'12; Jan10'13; Margt J Becker with Mathilda F S Blueler, 389 E 162. nom

165TH st E (10:2698), ss, 40 e Stebbins av, 20x77.8; Jan9; Jan10'13; due Jan1'16, 5%; Peter Half to Adolph Kalbert, 1691 Sr av. 300

167TH st E, nec Sheridan av, see Sheridan av, nec 167th.

174TH st E, nec Washington av, see Washington av, nec 174th.

175TH st, 241 E (11:2800), ns, 70 w Topping av, 25x105.10x25.4x101.1; ext of $6,000 mtg to Jan6'16 at 5%; Jan6; Jan10'13; Margt J Becker with Margt E Gargan, 241 E 175. nom

176TH st E, nec Crotona pkway, see Crotona pkway, nec 176th.

179TH st, E, nec Park av, see Park av, nec 179th.

182D st, 580 E, see Quarry rd, ses, at s ws 182d.

203D st E, sec Valentine av, see Valentine av, sec 203d.

205TH st E (12:3312), ns, 123.1 e Grand blvd & concourse, 25.1x86.11x25x86.8; Jan 2; Jan10'13; 3y6%; Wm Beerli of Bedford Park, NY, to Chas J Hartmann, 1504 Ams av. 1,500

233D st E (*), nes, 31.4 se Bronxwood av, 31.4x114.5x24.4x94.8; Jan13; Jan15'13; 3y5%; Vincent De Meo to Nathan Levy, 2121 Bathgate av. 1,000

233D st W, nec Bway, see Bway, cs, from ns 233d to ss 234th.

233D st W, nec Bway, see Bway, nec 233d.

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m**233D st W, nwc Bway,** see Bway, nec 233d.

m**233D st W, nwc Putnam av,** see Bway, es, from ns 233d to ss 234th.

m**233D st W, nwc Putnam av,** see Bway, nec 233d.

m**234TH st W, sec Bway,** see Bway, es, from ns 233d to ss 234th.

m**234TH st W, sec Bway,** see Bway, nec 233d.

m**234TH st W, swc Putnam av,** see Bway, es, from ns 233d to ss 234th.

m**234TH st W, swc Putnam av,** see Bway, nec 233.

m**238TH st W, sec Cannon pl,** see Cannon pl, sec 238th.

m**260TH st W** (13:3423), ns, 50 e Huxley av, 75x125x irreg x100; PM; Dec20'12; Jan 15'13; 3y5%; Edw H Grady, 1500 Hone av, to Jno Whalen, 458 W 155, trste. 2,310

m**Albany rd** (12:3267), ws, 289.2 n 231st, 78.5x83.1 to es land N Y & Putnam Branch of N Y C & H R R R Co x75x65.11; PM; pr mtg $——; Jan14; Jan15'13; 3y5%; Thos J Totten to Addie J Powers, 728 Lafayette av, Bklyn. 3,000

m**Albany rd** (12:3267), ws, 185.8 n 231st, 52.1x57.8 to es land NY & Putnam Branch of N Y C & H R R R Co x51.4x51.11; PM; pr mtg $——; Jan14; Jan15'13; 3y5%; Thos J Totten to Addie J Powers, 728 Lafayette av, Bklyn. 1,500

m**Albany rd** (12:3267), ws, 367.7 n 231st, 54.7x101.5 to es land N Y & Putnam Branch of N Y C & H R R R Co x50x83.4; PM; pr mtg $——; Jan14; Jan15'13; 3y5%; Thos J Totten to Addie J Powers, 728 Lafayette av, Bklyn. 1,500

m**Albany rd, nwc 233d,** see Bway, nec 233d.

m**Albany rd, ws, 137.2 s 234th,** see Bway, nec 233d.

m**Alexander av, 251-7** (9:2314), nwc 138th (Nos 313-9), 75x100; PM; pr mtg $15,000; Jan13'13, 5y4½%; Arnold F Riegger, 3 W 122, to Payne Estate, 98 Park av. 26,000

m**Av Von Humboldt** (13:3423), ws, 150 s 261st, 50x92.6; PM; Dec23'12; Jan14'13; 3y5%; Ernst Seiquist to Henry Forster, 138 E 40. 1,020

m**Av Von Humboldt** (13:3423), same prop; pr mtg $1,020; Dec23'12; Jan14'13; 3y5%; same to same. 170

m**Bathgate av, 2382** (11:3055), es, 77.2 s 187th, 33.6x90; PM; pr mtg $20,000; Jan 14; Jan16'13; due &c as per bond; Ida McGregor, 2601 Bainbridge av, to Ver Planck Est, a corpn, 331 Mad av. 3,500

m**Bathgate av** (11:3055), es, 115.8 s 187th, 38.6x90; PM; pr mtg $20,000; July31'12; Jan10'13; due, &c, as per bond; Eliphalet L Davis, 249 W 22 to Ver Planck Estate, 331 Mad av (re-recorded from Aug1'12). 3,500

m**Boston rd** (*), ws, 425.10 n Julianna, 100x110x100x116; Jan16'13; 3y6%; Geo W Benjamin, 22-4 White Plains av, to Jno Bussing, Jr, 205 E Lincoln av, Mt Vernon, NY. 3,500

m**Broadway** (12:3268), es, from ns 233d to ss 234th, 363.1x231.1 on 234th to ws Putnam av x334.11x198.11 on ns 233d; also ALBANY RD, ws, 137.2 s 234th, 147.8 to ns 233dx 321.11 to N Y & P R R x147 to beg; ext of mtg for $60,000 to Jan10'16 at 6%; Jan10 '13; Edw E Black, at Yonkers, NY, with Wm B Denison, 221 Clinton av, Bklyn. nom

m**Broadway** (12:3268), nec 233d, 363.1x 231.1 to ws Putnam av W x334.11x198.11; also ALBANY RD (12:3268), ws, 137.2 s 234th, runs s140x again s7.8 to 233d xw 321.11xn147 to beg; pr mtg $60,000; Jan10 '13; due &c as per bond; Wm B Denison, Bklyn, to Edw E Black, Yonkers, NY. 25,000

m**Broadway, sec 234th,** see Bway, es, from ns 233d to ss 234th.

m**Broadway, sec 234th,** see Bway, nec 233d

m**Broadway** (13:3423), ws, 100 s 259th, 150x100; PM; Jan15; Jan16'13, 3y5%; Patk McMahon to Henry Forster. 15,840

m**Broadway** (13:3423); same prop; PM; pr mtg $15,840; Jan15; Jan16'13, 3y5½%; same to same. 2,640

m**College av, 1307** (11:2785), ws, 157 n 169th, 16.6x92.6; pr mtg $3,000; Jan15'13; 2y6%; Johannes W M Lagerfeldt to Jacob Cohen, 34 W 113. 1,000

m**Crotona pkway** (11:2985), nec 176th, runs e6.10xn162.2xw75xs31.3 to pkway xs 147.1 to beg; Jan16'13; due &c as per bond; David J Lyons to Title Guar & Trust Co. 4,000

m**Fieldston rd** (13:3421), ws, 62 s Faraday av, 25x100; Jan15; Jan16'13, installs, 6%; Arthur Gorman & Mary A Leeder to Bank Clerks Co-op Bldg & Loan Assn of N Y City, 26 Bway. 4,200

m**Franklin av** (11:2931), ws, 136 n 169th, 18x211, except pt for av; agmt modifying terms of mtg; Jan13; Jan15'13; Louis E Kleban to Lucy R Comfort at Pleasantville, NY. nom

m**Franklin av** (11:2933), ses, at line bet lots 101 & 104 map Morrisania, runs ne 36.4xse145xsw61.4xnw145 to av xne25 to beg, being pt of lots 101 & 104 on said map; pr mtg $——; Jan15; Jan16'13; 3y 4½%; Fredk Saland, 243 E 5, Bklyn; Jacob A Geissenhainer, Freehold, NJ, & ano, trstes Henry Elsworth. 48,000

m**Gleason av, 2010** (*), ss, 105 e Pugsley av, 18.8x108; pr mtg $4,000; Jan3; Jan10 '13; 1y6%; Helene M Erin to Isabel W Niles, Woodlawn rd, cor 205th. 1,000

m**Gleason av** (*), nwc Taylor av, 25x100; pr mtg $1,000; Jan11; Jan13'13, 3y6%; Clara Fink, 1820 McGraw av, to Rebecca Del Gaudio, 1812 Gleason av. 500

m**Grand av, 2396** (11:3199), es, 215 n 184th, 15x98.4x15x99.8; pr mtg $5,500; Jan10'13; 1y6%; Gertrude D Jacot to Harlan P Wright, 14 W 184. 750

m**Heath av, 2884** (12:3256), es, 202.1 n from w line prop of Tecca N Reed, 20.2x 100.6x20.2x100.5; Jan14'13; due &c as per bond; Kath Baum, 551 W 170 to Mary A Richards, 126 Herkimer, Bklyn. 1,500

m**Jackson av** (10:2648), es, 148.2 s 163d, 76x87.6; pr mtg $66,500; Jan9; Jan10'13; installs; 6%; Jacob Schneider, 902 Jackson av to Jas A Donegan, 529 W 145. 1,200

m**Johnson av** (*), es, 644 s Kingsbridge av, 25x200 to extension of 5 av; pr mtg $2,000; Jan10; Jan11'13; due Apr1'16; 6%; Fredk Trott to Jno Bussing, Jr, 205 E Lincoln av, Mt Vernon. 600

m**Lyon av, 2277** (*), ns, 45 e Doris av, 25x 100; pr mtg $3,500; Jan13; Jan16'13; due &c as per bond; Gottfried Brupbacher, 290 E 143, to Karl Gut, 422 W 150. 1,000

m**Mahan (Robin) av** (*), ws, 183.5 n Middletown rd, 25x100; Jan8; Jan10'13; due Jan1'16, 5½%; Matilda Amsler to Bertha Meitzel, 1269 Theriot av. 2,800

m**Mapes av, nws, 242.10 ne Tremont av,** see Prospect av, ses, 242.10 ne Tremont av.

m**Marmion av** (11:2959), es, 61 s Fairmount pl, runs e106.10xs42.3xw74.11xw35.8 to av xn35.1 to beg; pr mtg $——; Jan10; Jan13'13; due Apr10'13, 6%; Inter-City Land & Securities Co, 5 Beekman, to Gustave A Wandler, 238 Railroad av, Bklyn. 1,200

m**Marmion av** (11:2959); same prop; certf as to above mtg; Jan10; Jan13'13; same to same.

m**Morris (2d) av** (11:2820), ws, 275 s Walnut, 25x100, except pt for av; Jan11; Jan 13'13, 3y5½%; North Bronx Realty Co, a corpn, 2022 Boston rd, to Barbara Schmidt, 771 E 180. 3,600

m**Morris av** (11:2820); same prop; certf as to above mtg; Jan7; Jan13'13; same to same.

m**Ogden av, 1045** (9:2525), ws, 50 s 165th, 25x100, except pt for av; Jan16'13, 2y6%; Paulina Martin, 1045 Ogden av, to Martin P Lodge, 319 W 138. 700

m**Park av** (11:3036), nec 179th, runs e 141xn73xw50xs48xw91 to av xs25 to beg, Jan14; Jan15'13; due &c as per bond; Convent Park Constn Co, a corpn, to Chas Cohn, 51 E 104. 10,000

m**Park av** (11:3036), nec 179th, same prop; certf as to mtg for $10,000; Jan14; Jan15 '13; same to same.

m**Perry av** (12:3343), ws, 78.2 n 207th, runs n25xw100xs8xsw20.2xe111 to beg; Jan 13; Jan16'13, 3y5%; Lillian M Laboda, 3245 Perry av, to Emma Henneberger, 3279 Perry av. 5,000

m**Prospect av** (10:2678), ws, 473 s 165th, runs w 145.3xn120.1xw15.1xn135xe2.11xn 56.5xn25xe156.10 to av xs338 to beg; bldg loan; Jan13; Jan14'13; 1y6%; Zarland Realty Co to Canal Realty Co, 41 Canal. 40,000

m**Prospect av** (10:2678), same prop; certf as to above mtg; Jan8; Jan14'13; same to same.

m**Prospect av** (11:3106), es, 175 n Tremont av, runs e100.1xs175 to ns Tremont av xe50xn190xw150.2 to av xs14.10 to beg; Jan10'13; due, &c, as per bond; Louis E Levy & Nathan Levy to Title Guarantee & Trust Co. 27,000

m**Prospect av** (11:3106), ses, 242.10 ne Tremont av, runs se150.2xsw0.4xse150.2 to nws Mapes av xne52xnw150.2xne0.4xnw 150.2 to Prospect av xsw52 to beg; receipt for payment of $575 on account of mtg of $2,000; Jan13; Jan15'13; Sigmund Levin to Jno Schreyer, 53 W 83.

m**Putnam av, nwc 233d,** see Bway, es, from ns 233d to ss 234th.

m**Putnam av, nwc 233d,** see Bway, nec 233d.

m**Putnam av, swc 234th,** see Bway, nec 233d.

m**Putnam av, swc 234th,** see Bway, es, from ns 233d to ss 234th.

m**Quarry rd** (11:3063), ses, at sws 182d (No 580), 59.5x52x50x20; pr mtg $45,000; Jan9; Jan10'13; due, &c, as per bond; Amelia Steinberg to Giovanni Pingitore, 79 Macdougal. 2,700

m**Seton av** (*), ws, 450 s Randall av, 25x 100; PM; Jan14; Jan16'13, installs, 6%; Mary Speers to Julius Heiderman, 783 Elton av. 700

m**Sheridan av** (9:2453 & 2457), nec Transverse rd, at 167th, 100.9x48.11x114.7x72.7; agmt to rel above upon payment of $3,000; Dec26'12; Jan15'13; Dollar Savgs Bank, a corpn, 2808 3 av, with E Bradley-Currier Co, a corpn, 1123 Bway. nom

m**Southern blvd** (10:2564), swc 136th, 32.9 x119.2x32x137.8; ext of $40,000 mtg to Dec7'13 at 5%; Dec31'12; Jan13'13; N Y Trust Co with Robt Henderson, 468 W 24. nom

m**Southern blvd** (11:3113), nwc Grote, 37.11x115x37.6x120.11; Nov25'12; Jan10'13; due, &c, as per bond; Augustus Gareiss to Bertha A F Bingel, 915 Jackson av (re-recorded from Nov26'12). 5,000

m**Southern blvd** (11:2979), es, 36.11 n Home, 50x100; Jan14'13; due &c as per bond; Moorehead Realty & Constn Co to Title Guar & Trust Co. 36,000

m**Southern blvd** (11:2979), same prop; certf as to above mtg; Jan14'13; same to same.

m**Spencer av** (13:3423), es, 175 n 260th, 25 x105; also SPENCER AV (13:3423), es, 275 n 260th, 25x105; PM; Dec26'12; Jan 15'13; 3y5%; Thos J Totten, 27 Tyndall av to Jno Whalen, 458 W 155 trste. 1,150

m**Spencer av, es, 275 n 260th,** see Spencer av, es, 175 n 260th.

m**Stebbins av** (11:2965), es, 200 n 170th, 125x76.9x125.6x87.11; PM; pr mtg $——; Dec31'12; Jan15'13; 2y6%; Inter-City Land & Securities Co to Emil S Levi, 29 W 71. 5,000

m**Taylor av, nwc Gleason av,** see Gleason av, nwc Taylor av.

m**Tremont av, ns, 100 e Prospect av,** see Prospect av, es, 175 n Tremont av.

m**Valentine av** (11:3144), ws, 357.8 s 180th 16.9x98.4x16.9x98.5; Jan14'13; 5y5%; Annie L wife of & Theo F Haggblom to Bowery Savings Bank, 128 Bowery. 2,500

m**Valentine av** (12:3308), sec 203d, 100x 72.10; Jan13'13, 3y6%; Sara E Stockert to Josephine B Tichenor, at Primrose & Forster avs, Mt Vermon, NY. 4,000

m**Valentine av** (12:3306), nws, 267.6 ne Bedford Park blvd, 25x68.3x33.7x90.8; ext of $6,000 mtg to Jan13'16 at 5%; Jan13 '13; Selena A Dawson with Edw H Kelly, 2971 Valentine av. nom

m**Vyse av, 1159** (10:2752), ws, 380 n 167th, 20x100; pr mtg $——; Dec6'12; Jan16'13, demand, 6%; Wm Lyons to L F & Co, 44 Court, Bklyn. 180

m**Wales av** (10:2575), nec 142d, 137.3x58.10 x111.6x50; Jan14'13; 5y5%; Josephine Pfriemer, 248 E 52 to Stephen Baumann, 450 E 84. 20,000

m**Washington av** (11:2916), nec 174th, 50 x95, as on map Central Morrisania, except pt for Washington av; also WASHINGTON AV (11:2916), nec 174th, 0.5x84.8x0.9 x84.10; pr mtg $——; Jan10; Jan14'13; demand; 6%; Rebecca Isear, 21 E 117, to Hannah Cohen, 174 W 137. 1,000

m**Webster av** (11:3030), es, 268 s 183d, 120.3x90x123.11x90; bldg loan; Dec19'12; Jan13'13; due Sept1'13, 6%; Greystone Holding Co, 52 Bway, to Prospect Investing Co, Purchase, NY. 39,000

m**Webster av** (11:3030); same prop; certf as to above mtg; Dec19'12; Jan13'13; same to same.

m**Webster av** (11:3030); same prop; sobrn agmt; Dec19'12; Jan13'13; same & Harry B Davis with same. nom

m**Westchester av, swc Fox,** see Westchester av, sec Tiffany.

m**Westchester av** (10:2714), sec Tiffany, runs s95.3xe102.11xn44.9xne79.7xe36.3 to Fox xn145.1 to Westchester av xsw246 to beg; ext of $40,000 mtg to Feb1'18 at 6%; Jan15; Jan16'13; American Real Estate Co with Usona Constn Co, 989 So blvd. nom

m**Willow av, swc 137th,** see 137th, 758-66 E.

m**Wheeler av** (*), ws, 110 n Westchester av, 40x100; Jan13'13, 5y5%; Mercury Realty Co to Josiah H DeWitt, 40 W 51. 22,000

m**Wheeler av** (*); same prop; certf as to above mtg; Jan13'13; same to same.

m**Wheeler av** (*); same prop; sobrn agmt; Jan13'13; American Real Estate Co with Josiah H DeWitt, gdn Helen A DeWitt, 40 W 51. nom

m**Willis av** (9:2299), swc 137th, 25x81.6; PM; pr mtg $25,000; Jan13'13; due &c as per bond; Consumers' Brewing Co of NY (Ltd), Av A & 55th, to Caroline Behnken, 384 E 137. 3,500

m**Zerega av** (*), ws, 137.3 n Westchester av, 75x100; Jan9; Jan10'13; 3y5½%; Frances B Badger to Peter Herlich, 916 Kelly. 3,000

m**Zerega av** (*), ws, 200 s Lyon av, 50x 100; Jan9; Jan10'13; 3y5½%; Frances B Badger to Isiah J Wright, 123 W 120. 1,400

m**3D av** (9:2325), swc 145th, runs s58.6xw 80xs20xw20xn78.6 to st xe100 to beg; Jan 10; Jan11'13; due &c as per bond; Borough Estates, a corpn, to Title Guar & Trust Co. 48,000

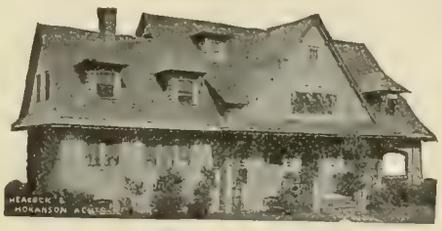
m**3D av** (9:2325); same prop; certf as to above mtg; Jan10; Jan11'13; same to same.

m**3D av** (9:2325); same prop; sobrn agmt; Jan10; Jan11'13; Harris W Marcus with same. nom

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

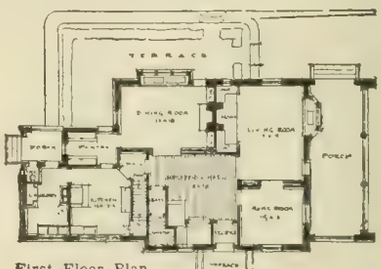


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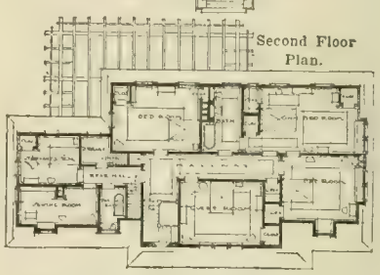
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JANUARY 25, 1913

TENDENCIES IN MODERN DEVELOPING

By WILLIAM HERBERT

Large-Scale Methods of Operating Have Brought About Better Designed and Cheaper Houses.

Other Changes of the Last Few Years Have Also Been Very Favorable to Buyers of Suburban Property.

IN the last article of this series a sketch was given of the conditions which have determined the prevailing tendencies in suburban development. It was pointed out that as a consequence of the active suburban movement in 1905 and 1906, followed by the panic of 1907, competition among development companies became severer than ever before. Those companies whose management was most enterprising and which could command sufficient capital inaugurated a systematic policy of creating a demand for their property by making it easier and more attractive to live in the suburbs. They began not merely to sell lots but also to build and sell houses, and once this practice was started they were compelled to make a very careful and intelligent study of the needs of their customers. Every one who has followed the course of suburban development at New York will admit that as a result of this study a real advance has been made, both in the conveniences of suburban life and in the standards of construction and design of suburban houses.

The development company erecting houses for sale was obliged to meet active competition from two sources and a powerful latent competition from a third source. It was obliged to meet the competition of other companies, some of which controlled large capital and were managed by ingenious and able men. It was obliged to meet the competition of the ordinary speculative builder of houses in the newer residential districts of the outlying boroughs. It was obliged, finally, to satisfy many customers who had been accustomed to an exacting standard of convenience established in their mind by long familiarity with New York apartments. The



RESIDENCE OF FRED A. FLAGG, AT MURRAY HILL.

flat, particularly the cheaper sort, is often small and dark; but, from the mechanical point of view, it makes life very easy for the housekeeper, and a housekeeper who has been accustomed to all the latest expedients for economizing labor will not readily return to a method of living which demands a larger expenditure for hired service or a greater exertion of her own strength.

These various sources of competition made it necessary for the development companies to individualize their houses and make them particularly attractive. Their advantage over the speculative builder consisted in the fact that they could offer to their customers houses which were not so monotonous in location and appearance as the ordinary run of houses built in rows. At the same time, these residences must conform to prevailing standards of taste and conveniences; and must be offered at prices which would make a customer believe that, even though he was paying a little more for his dwelling, he was getting more for his money. He was getting a house in which he could take some pride and which was more likely to increase in value.

The consequence was that, as compared to the ordinary speculative builder, the development companies began to employ a higher grade of architectural ability and training. They did not, of course, usually engage the services of high-priced architects, such, for instance, as a man would employ who was building a house in the country at a cost of $50,000. In a few cases architects of this class were employed with some success to design unusually expensive houses, but as a rule their services are not available, both because they charge more than their market value to the company and because they are reluctant to accept conditions which are imposed by the necessity of financial success. In and around New York, however, there are a large number of young and well-trained architectural designers, with plenty of ability and taste, but not over burdened either with money or reputation. They may be practicing themselves in a small way or they may have obtained valuable experience in the employ of their more successful colleagues. In either event, they are glad to do some designing on their own account under certain general conditions imposed by the management of the development companies. It is young men belonging to this class who have been largely responsible for the design of attractive houses erected in such large numbers of late years in many of the suburbs near New York.

These houses undoubtedly are, on the average, better-looking, more conveniently planned, better constructed and cheaper than they would have been in case they had been erected by the indi-



THE NEW ROCHELLE TENNIS CLUB, AT WYKAGYL.



A GLIMPSE OF THE VENICE-LIKE LAKE SECTION OF BRIGHTWATERS.

vidual buyers of suburban lots. In rare instances such buyers might possess enough knowledge about architecture or enough personal taste to secure a house of some distinction of appearance, but for the most part they would depend for their designs on some architectural manufacturing concern or upon a local builder. The young well-trained men usually employed by the development companies would be capable of designing houses far more attractive and less commonplace in appearance. The same



VIEW OF LIVINGSTON MANOR, NEW BRUNSWICK, N. J.

statement is true of the plans prepared under the supervision of the company's officers. The art of planning a house is one whose complications increase in proportion to the standard of living of the house owner. The more numerous the demands of owners for conveniences and attractions, the more ingenuity and experience are required, in order to meet the demands with economy of space and expenditure. In the offices of the development companies planning has been reduced to a science, just as it has in the offices of certain apartment house architects in Manhattan. A number of economical types have been developed, capable of many minor variations and tested by long and critical observation of the complaints and approvals of the purchasers of the houses. It stands to reason also that the companies can build cheaper than the individual house owner. They are in a position to buy their materials in comparatively large quantities, to make advantageous long-time contracts, to collect an efficient group of mechanics and, in general, to enjoy all those advantages which the large-scale business man has over his smaller competitor.

An uninformed observer would probably be willing to admit that the development companies would be able to build better looking, more convenient and cheaper houses than would the run of men who bought their lots and erected their own dwellings. He might, however, be sceptical about the statement that the development companies have also improved the standard of construction of suburban residences; and his scepticism would apparently be justified by the notorious fact that men who build houses for sale have very little interest in building houses well. It is, of course, true that the speculative builder has usually been a builder of inferior houses and has done much to debase American standards of construction. But the suburban development companies differ from the ordinary builder, in that their interests lie more in the direction of good than poor construction.

The reader will understand why the development companies might be obliged to build well by comparing their situation with that of an ordinary speculative builder. The latter calculates upon his ability to sell a house which he has erected soon after the construction is finished and thenceforward to be freed from all responsibility. The whole transaction is begun and completed within a comparatively short period of time. On the other hand, the suburban development company is engaged in a continuing business transaction. It controls large tracts, which



B. M. HOVEY'S RESIDENCE AT GREENACRES.

are sold off little by little and which are often not entirely sold until the end of many years. The buyers of the houses have a chance to test the quality of their construction, and any company which built badly would get a bad reputation and be unable to keep on selling its houses. Moreover, there is another respect in which the development company is differently situated from



A. R. LUDLOW'S RESIDENCE AT ESTATES OF GREAT NECK.

the ordinary speculative builder. Many of its houses are sold on the installment plan, and the company's relation with the owners of these houses does not terminate for many years. Under such conditions a sound method of construction is essential. A house which developed defects due to poor materials and inferior workmanship would be a source of constant annoyance to the



RESIDENCE OF J. E. POWERS, GREENACRES.

company, and might be productive of quarrels and lawsuits, which would be far from beneficial to its business.

Thus, there can be no doubt that, upon the whole, the changes which have taken place in the business of suburban development since the winter of 1907-1908 have been extremely beneficial to the buyer of suburban property. The companies seeking his patronage could not take it for granted. They have been obliged to make it worth his while to move out into the suburbs, and the means which they have adopted have all tended in the direction of enabling the New Yorker to live more pleasantly, more wholesomely and more economically in the suburbs than has ever been the case hitherto. The consequence is that just at the very time when increasing rents in the center of the city and improved means of transportation promise to stimulate the suburban movement the accommodations which the prospective suburbanite can obtain for a certain amount of money have undergone a substantial improvement.

—The Common Council of the city of Newark has appropriated $401 for a new fire house for Engine Company No. 9. Contracts for the structure have been approved. The original appropriation was $30,000, but when the bids were opened it was found that the lowest amounted to $30,401. E. M. Waldron, of Newark, has been awarded the contract.

—The town of Woodbury, N. J., is going to have a new automobile fire engine combined with ladder truck, chemical engine and hose cart, if the recommendation of Fire Chief C. Walter Shivers is adopted.

PUBLIC UTILITIES AS A BAROMETER OF GROWTH

Work of Suburban Development Companies Reflected in Increased Consumption of Gas and Electricity and in Heavier Street Car and Railway Traffic.

By JOHN L. CONOVER, Jr., Statistician for the Public Service Corporation of New Jersey.

No better barometer of growth of a community can be consulted than the statistics covering the traffic on street car and interurban railway lines and the consumption of water, gas and electricity. When it is found that 1912 exhibits a distinct gain in the use of these services and commodities over 1911, and that 1911 showed a gain over the preceding year, there can be little doubt that the activities of suburban development companies are bringing about a marked increase of population in the metropolitan district of New Jersey.

This district, which comprises the five counties of Bergen, Essex, Hudson, Passaic and Union, and which economically, though not politically, constitutes the sixth borough of New York City, is experiencing a tremendous growth, if statistics prove anything at all. During 1911 the passenger traffic on the street cars and interurban lines of one company showed an increase of 6 per cent. over the year before. The opening of the Hudson and Manhattan tubes between New York and Newark, coupled with other factors, reacted somewhat upon our traffic during 1912; but even so the gain over 1911 was 5 per cent.

Where Growth is Shown.

In gas consumption, the year 1911 showed a gain of 5.5 per cent., while last year's gain was 8.5 per cent. In our electrical department the gain of 13.5 per cent., reported for 1911, was bettered by 5 points; that is, the gain in the consumption of electricity during 1912 was 18.5.

The great problem common to all prospective home builders and commercial building projectors, whether in the city of New York or in the communities dotting the suburban railroad lines, is to discover the direction of future growth—to buy land and build in the path of progress at the earliest possible moment. In a great community the speculative builder anticipates the residential and commercial housing needs of the immediate future; in the suburbs the pioneering movement is conducted largely by development companies. It is the development companies which, next to improved transportation, are mainly responsible for the rapid growth of the commuting population of east Jersey.

We may say that east Jersey's growth as a "borough" of New York began in earnest less than two decades ago. At that time every town and city was a separate entity. Many of them had their own gas, electric and water plants, and many of them had local trolley lines or depended entirely upon the railroads. Inter-community spirit was not developed, and the result was that the basic commodities of home comfort were of the crudest sort.

As the development of outlying real estate proceeded, extension and improvement of the public utilities were demanded. It became evident that, sooner or later, all that territory lying in New Jersey within a radius of thirty miles from the City Hall in New York would be practically one community; as such, it should enjoy one trolley service, concentrated sources of gas, electricity and, as far as possible, of water.

In the meantime, development companies converted farming districts into city lots, and these have been incorporated into existing town and city limits. All of the communities are now served by an efficient, connected street car and interurban service, running thirty miles west to New Brunswick, there connecting with a high speed trolley line to Trenton, whence another similar trolley proceeds to Philadelphia; thirty miles north to Paterson and thirty miles south to South Amboy.

In every direction new town sites have been laid out, developed and populated. Gas and electricity have been provided, to give the suburbanite all the comforts of apartment house or hotel residence, besides fresh air and plenty of lawn room. Still the development of east Jersey has only just begun

The Public Service Corporation of New Jersey today serves in the metropolitan district a population of 1,689,671, according to estimates based upon the 1910 census, a population which is equal to the population of Brooklyn. Here is a tabulation of the figures relating to our different services, which, as you know, extend beyond the metropolitan counties:

Kind of Service.	Municipalities Served.	Population Served.
Electric	161	1,922,526
Gas	151	1,809,170
Railway	119	1,748,926
Total	199	2,025,151

Not only has New Jersey developed notably as a commuting district, but it has also developed wonderfully as an industrial community. The unrivaled freight facilities and the excellent street car service, which brings operatives to and from their homes, coupled with New Jersey's advantages as a recreation ground and as a ready source of supplies, open a future for the Metropolitan District superlative in its possibilities.

The Athens of New Jersey.

Montclair is famous as the richest community in New Jersey. It is also the lair of many of the great literary lions of the day, boasting among its population editors of great metropolitan publications and heads of great business enterprises in New York. Its residents are patrons of high-class local musical, art and literary enterprises, making this city stand high as a community of culture and refinement in suburban life, which accounts for the sobriquet of "The Athens of New Jersey." It has a population of 25,000 and lies at an elevation of from 300 to 500 feet above the sea level. From Montclair a resident can glance out of his front window and overlook an area comprising the homes of approximately five per cent. of the population of the United States, for New York and its entire western environs are plainly visible.

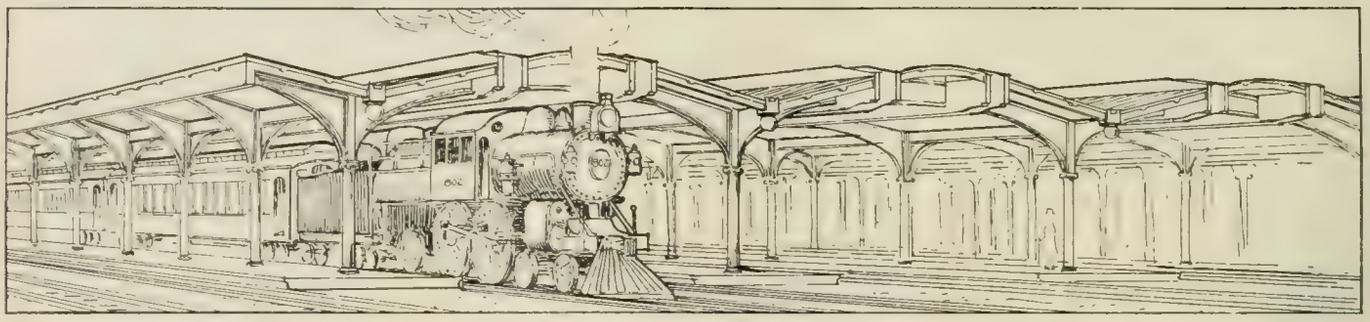


NETHERWOOD, A DEVELOPMENT IN PLAINFIELD SUBURBS, MADE POSSIBLE BY PUBLIC SERVICE COOPERATION.

RAILROAD'S SHARE IN SUBURBAN DEVELOPING

How the Jersey Central Cooperates With Commuting Towns and Development Companies in Building Up the Metropolitan District.

By W. C. HOPE, General Passenger Agent, and T. B. KOONS, Vice-President and Freight Traffic Manager



WHEN all is said and done, there is not so very much difference between the business of running a railroad and the conduct of almost any mercantile or commercial enterprise, for, reduced to the final analysis, it is the railroad which tries hardest to give the public what the public wants and the merchant who caters most painstakingly to popular prejudices that achieves the greatest success. The dealer in dry goods, or door mats for that matter, has this or that brand of merchandise for sale; the management of a railroad has transportation to sell; that is about the only difference, unless one excepts the fact that the business man fixes his own prices and varies them as he sees fit while the railroad man, in the matter of rates—and pretty much everything else—bows to government regulation.

To pursue the analogy, the merchant who attempts to do business in a building that is approaching decrepitude or is situated away from the chief centers of trade can expect little else than failure, or, at the best, stagnation. The public will not seek his wares. By the same token, the railroad manager who essays to operate a system that lacks modern facilities cannot help but invite decreasing traffic and diminishing dividends. The public will not patronize his trains. Then there's another influence that contributes largely to success, or the lack of it; that is the personnel of either organization. The department store salesman who serves customers with scant civility does no more to drive business away than the railroad trainman, or station agent, who handles passengers without courtesy or consideration. In short, pleasing the public is a simple business proposition, in railroading as in everything else that concerns the public.

Pleasing the Public.

What, in particular, is the Central Railroad of New Jersey doing to satisfy the public? For one thing, it is spending many millions of dollars to put its system in the highest stage of perfection, for every dollar expended in the erection of new stations, the elevation of tracks, the acquisition of new rolling stock and motive power, is simply a unit in the process of pleasing the public.

Probably the most important of all the improvements under way, or in contemplation, is the construction work now in progress at Jersey City, the consummation of which will approximately treble the size, capacity and efficiency of existing terminal facilities. Take, for instance, the new trainshed which is being erected and which will take the place of the present high arch structure. The new shed—technically known as the improved Bush type—will consist of a series of nine connected arches and a cantilever at each side, the arches being supported by 18-foot fluted iron columns erected on the centre-lines of the concrete platforms. Of these platforms, four will be sixteen feet wide, four eighteen feet wide and two twenty feet wide. The roofs of the spans will be constructed of reinforced concrete with two lines of skylights, five feet wide, over each platform, and one line of skylights over each pair of tracks. Continuous longitudinal ducts, two to each arch, will provide for escape of smoke and gases from the locomotives, preventing them from coming into contact with the steel work and from being diffused throughout the trainshed.

Within the trainshed will be twenty tracks, sixteen of which will be 800 feet long with a capacity of sixteen twelve-car trains; on the remaining four tracks (at the south side of the shed) each 680 feet in length, four ten-car trains may be placed. By way of comparison—the present high arch trainshed covers only twelve tracks, 470 feet long, with a total capacity, figuring seven cars to a track, of eighty-four cars, as against 232 cars which the new trainshed will be capable of housing.

Two-Deck Ferry Service.

Of scarcely less significance than the enlargement of the trainshed will be the installation of a second-deck ferry concourse, which will establish direct communication between the upper decks of ferryboats and all incoming and outgoing trains. Not only will this innovation add greatly to the convenience of passengers, but it will materially reduce the time of transfer between trains and boats.

In a word, it will mean that Liberty street passengers, for instance, may enter the New York Terminal via the bridge over West street, passing through the second-floor lobby and waiting room to the upper deck of the ferryboats, and, without descending the stairs to the lower cabins, leave on the Jersey side direct from the upper decks at the same time that passengers are leaving the lower decks. In like manner will 23d street passengers leave and enter the upper decks at the Jersey City Terminal.

This direct communication between the upper decks of boats and the train will be made possible by means of wide ramps, or gradually inclined runways, connecting the second-deck ferry concourse with the new train concourse. These ramps will be erected to the north and south, respectively, of the present train level passage ways at either side of the station building proper, and, in addition to the ramps, a broad stairway will lead from the second deck ferry concourse to the ground floor lobby into which the present waiting room will be converted. Passageways at either side will connect the lower-deck ferry concourse with the new train concourse which will extend across the eastern end of the trainshed between the baggage-truck "alley" (running at right angles with the ends of the train platforms and tracks) and the waiting rooms and lobby. This concourse will be sixty-four feet wide and 380 feet long.

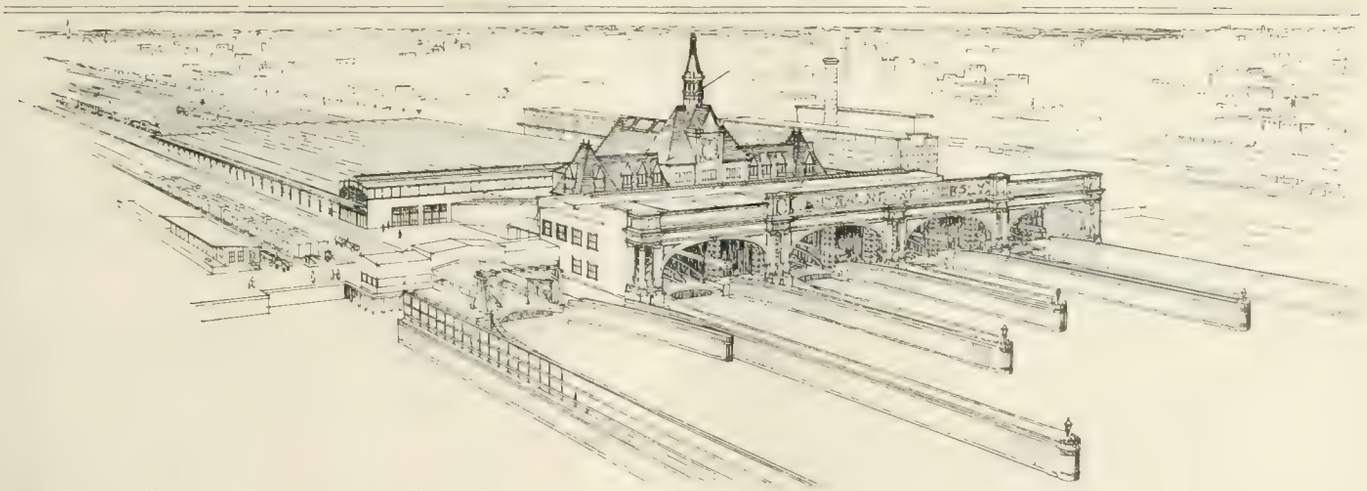
Another noteworthy innovation will be the operation of the ferry "bridges" by electricity instead of, as under present conditions, by hand power. Individual motors will be used for raising and lowering the bridges, and the hanging overhead gangways from the upper decks of the boats to the second-deck ferry concourse, and for operation of the winches, by which the boats are made fast. In addition to the four new ferry slips, the present south temporary slip will be retained for emergency use.

Adjoining the new slip to the north, and in the spaces between the other slips will be erected four double-deck steel buildings in which will be located the baggage room, United States mail station, ferry waiting room, stationer's department and other offices.

New Electro-Pneumatic Switch System.

Two interesting features of the new terminal will be the substitution of an electro-pneumatic interlocking plant for the operation of the yard switches for the present system, and the installation of a novel and effective method of intercommunication linking all departments of the terminal. By providing a number of additional main line and yard tracks for incoming and outgoing trains and for light engines and "dead head" train movements, the new interlocking plant will so facilitate the dispatching of the trains as to treble the efficiency of the terminal in this respect, while the new system of intercommunication, the basis of which will be electric signals, supplemented by the telautograph and telephone, will also contribute to increased facility in the dispatching of both trains and ferryboats.

While work on the passenger station is being pushed the construction of one of the largest engine terminals in the country is well under way. It will be south of the main line tracks in the vicinity of Communipaw Station, and will consist of two roundhouses of a total capacity of sixty-six engines, a 1,600-ton



capacity coaling station, an extensive ashpit, as well as a large machine shop, storehouse, and other facilities.

The scope of improvements also includes the complete reconstruction of the passenger train yard to the north of the present main line tracks and the merging of it with a new yard, which will extend over the entire area now occupied by the present round houses, giving the combined new yard a length of nearly a mile.

The new terminal will in every sense be a union station, for after May 1 it will be used by trains of four railroads—the New Jersey Central, the Philadelphia & Reading, the Baltimore & Ohio and the Lehigh Valley.

Tube Connections Some Day.

Apropos the terminal facilities of the eastern end of the New Jersey Central system, the interesting question arises, How about tube connections? There is no doubt that some day such a connection with the metropolis will be a thing accomplished, yet to-day the manner of its accomplishment presents a problem too stubborn and complex to permit even a suggestion as to the mode of its possible adjustment. However, due provision has been made in the Jersey City terminal improvement plans in anticipation of the final solution.

One of the severest handicaps which is encountered in the operation of a railroad is the obstruction to traffic due to open drawbridges; it is also one of the most difficult to overcome. The navigation laws of the nation say that because the rivers were flowing tranquilly through the land eons before the invading of railroads had the hardihood to attempt to cross them, the craft that ply these peaceful streams must therefore have precedence over any and all trains. Thus it is that a train load of a thousand or more passengers must possess its collective soul in patience—while a brick-laden scow crawls sedately and defiantly through an open draw—under such impetus as a snail-like tugboat can impart. Even the wildest imagination can scarcely picture the pleasure of that portion of the public subjected to delays of this character.

Elevating the Newark Branch.

With a view to eliminating at least some of these vexatious interruptions of traffic on the Newark and New York Branch of the Central, the entire right of way of the railroad from a point half a mile west of the Passaic River to the West Side Avenue Station (now above grade) will traverse an embankment sufficiently high to more than double the present clearance of the intervening bridges spanning the Passaic and the Hackensack. In brief, this elevation of the railroad will mean that approximately 90 per cent. of river craft will be able to pass under the bridges without necessitating the opening of the draws, all of which will reduce to a minimum the number of drawbridge detentions.

A similar remedy has already been applied to that section of the Perth Amboy Branch crossing the Elizabeth River, while in connection with this particular work a new station—one of the largest and handsomest on the road—has been erected above grade just south of Elizabeth avenue. It has been in service for several weeks. Eventually the elevation of the Perth Amboy Branch will be continued northward to Elizabethport station and the intersection of the main line tracks. Just how the details will be worked out has not been definitely determined but the purpose of doing away with that intersection at grade will in some way be accomplished. This work will involve the building of a new and modern Elizabethport station on two levels, while incidentally, the elevation of the tracks wiping out street crossings at grade will permit the rescinding of the municipal ordinance compelling slow speed over this entire stretch of track. That means several minutes slipped off present schedules.

Among other new stations provided for in the program of improvements, one is being built at Westfield on the south, or eastbound side of the tracks, while the present stone structure, with added shelter platforms, will be retained as the westbound station.

Encouraging Expansion at Bound Brook.

Then at Bound Brook, the grade of the tracks will be raised several feet and a new double station will be built on the new grade.

The present passenger train yard and engine terminal at Roselle is destined to pass into oblivion, for a new and larger yard and round house near Cranford station will shortly be in shape for service. One result of this improvement will be the extension of the train runs now terminating at Roselle—Roselle Park farther west to Cranford, incidentally giving the latter the benefit of some forty additional trains.

It seems to be a generally accepted truth that there is no element entering more potently into the growth and prosperity of a suburban community than the quality of its transportation facilities. The efficiency of train service on the New Jersey Central has beyond question been a determining factor in the development of New Jersey Central suburbs. The train service—the facilities which travellers twice daily or transient demand and enjoy—have always been good; they will be even substantially better when the improvements outlined shall have been completed, while their effect upon the communities interested cannot fail to be far-reaching in the benefits so derived. All of which will come as a sequel to pleasing the public.

Making Freight Facilities Count.

It should be of more than ordinary interest to the general public to know, and in fact study, the rapid and enlarged developments in the way of additional facilities on the C. R. R. of N. J. for the better accommodation of both passenger and freight traffic. Improvements in the way of new and enlarged stations, tracks, safety appliances and pier facilities are going on, involving a very large expenditure, all for the benefit of the public.

Dealing especially with the handling



EXCELLENT TRAIN SERVICE IS RESPONSIBLE FOR THE SUCCESSFUL DEVELOPMENT OF NEW SECTIONS LIKE THIS OF UNION STREET, PLAINFIELD NEW $500,000 HIGH SCHOOL IN DISTANCE.

of freight traffic, constant efforts are made in every direction to increase already established superior advantages which are fully evidenced by the many important industries located along said line and new ones added constantly.

It may not be amiss to point out the fact that is possibly not as yet generally known except by shippers located on the road, that the C. R. R. of N. J. is a part of every trunk line operating between points in the west and New York waters. In this respect its position differs entirely from any other of the great carriers operating in the territory referred to, giving advantages to shippers and manufacturers the choice to select whatever route they find desirable to forward their commodities to and from the West, South, or New England territory. In addition, there are close working arrangements with the coastwise steamships via New York, as well as for European and Far East ports, or to the Orient. These unrestricted transportation facilities naturally are helpful to those who are located along this line, and undoubtedly are contributing factors for the rapid enlargement of many industries and their constant increase of production.

With the completion of the extensive improvements at Jersey City for the better handling of all classes of traffic and with the additional and new docks that are now being constructed along most modern lines as rapidly as it is possible, facilities of a character for the handling of traffic to and from vessels or for the harbor of New York will be of that extent that upon completion of all that has been undertaken and is in contemplation it will mean the finest and most extensive means of handling traffic by any road reaching New York waters.

The close proximity of one of the greatest commercial centers of the world should be a further consideration. This feature, we feel, is fully appreciated by those who are already located along the C. R. R. of N. J., and should be of more than ordinary interest to those who are seeking locations in the way of manufacturing sites, or otherwise. There are still many favorable locations that offer advantages for manufacturing and residential purposes.

Those who study in detail what has been briefly referred to will, we feel, learn to their satisfaction that the same energy and efforts that are put forth in the referred-to extensive improvement for the better handling of all classes of business equally applies to enlarged and corresponding train service, both on account of passenger and freight traffic, which cannot be excelled by any railroad. A suggestion may be permitted which is, to watch the rapid industrial progress along this road, corresponding with the broad and liberal policy of this company.

—The city of Plainfield, with a population of 23,000, has only eleven saloons which pay an annual license fee of $1,200 each. North Plainfield, and adjoining borough with a populatiton of 5,000, has seven saloons, which pay a license fee of $250 each. An effort to increase the number of licensed saloons in Plainfield is arousing a storm of protest.

—The Board of Freeholders of Middlesex County has authorized John F. McGovern of New Brunswick to finish the work on the Woodbridge Creek Bridge, begun by contractor P. J. Monaghan, of South Amboy, from whom the contract was taken because the work was not completed within the specified time.

THE "SIXTH BOROUGH"

Metropolitan District in New Jersey Has a Population Exceeding That of Brooklyn.

THE Metropolitan District of New Jersey, comprising the five counties of Bergen, Essex, Hudson, Passaic and Union, constitutes economically the sixth borough of New York. Its communities aggregate a population exceeding that of Brooklyn, with its 1,604,351 inhabitants. In 1890 the population of all of New Jersey was only 1,444,933. In 1910 the total population was 2,537,167, about 200,000 more than Manhattan had. The total population of the Metropolitan district proper in New Jersey is 1,689,671.

The following statistics, classified according to "service districts," were obtained from John L. Conover, Jr., statistician for the Public Service Corporation of New Jersey. All of the towns are within the metropolitan district, comprising the five commuting counties within thirty miles of New York.

Essex Division.

Belleville, 9,891; Bloomfield, 15,070; Caldwell Borough, 2,236; Cedar Grove, 2,409; Chatham, 1,874; East Newark, 3,163; East Orange, 34,371; Essex Fells, 442; Florham Park Borough, 558; Glen Ridge, 3,260; Hanover Township, 6,228; Harrison, 14,498; Irvington, 11,877; Kearny, 18,659; Madison, 4,658; Millburn, 3,720; Montclair, 21,550; Morristown, 12,507; Morris Township, 3,161; Newark, 347,469; North Arlington, 437; North Caldwell, 595; Orange, 29,630; Roseland, 486; South Orange Township, 2,979; South Orange Village, 6,014; Springfield, 1,246; Summit, 7,500; Verona, 1,675; West Caldwell, 494; West Orange, 10,980. Total, Essex Division, 570,589.

Hudson Division.

Bayonne, 55,545; Fairview, 2,441; Guttenberg, 5,647; Hoboken, 70,324; Jersey City, 267,779; North Bergen, 15,662; Secaucus, 4,740; Town of Union, 21,023; Weehawken, 11,228; West Hoboken, 35,403; West New York, 13,560. Total, Hudson Division, 503,352.

Passaic Division.

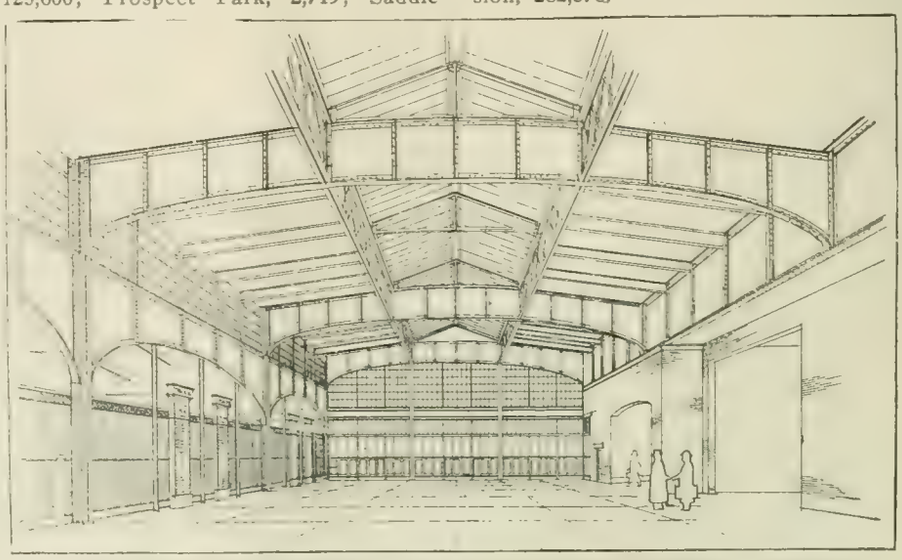
Acquackanonk, 11,869; Garfield, 10,213; Haledon, 2,560; Hawthorne, 3,400; Little Falls, 3,750; Lodi Borough, 4,138; Nutley, 6,009; Passaic, 54,773; Paterson, 125,600; Prospect Park, 2,719; Saddle River Township, 3,047; Totowa, 1,130; Wayne Township, 2,281. Total, Passaic Division, 231,489.

Bergen Division.

Bergenfields, 1,991; Bogota, 1,125; Carlstadt, 3,807; Cliffside Park, 3,394; Cresskill, 550; Delford, 1,005; Dumont, 1,783; East Rutherford, 4,275; Edgewater, 2,655; Emerson, 767; Englewood, 9,924; Englewood Cliffs, 410; Fort Lee, 4,472; Franklin Township, 1,954; Glen Rock, 1,055; Hackensack, 14,050; Hasbrouck Heights, 2,155; Haworth, 588; Hillsdale, 1,072; Hohokus, 488; Leonia, 1,486; Little Ferry, 2,541; Lodi Township, 693; Maywood, 889; Midland, 1,480; Midland Park, 2,001; Moonachie, 638; Old Tappan, 305; Orvil, 970; Overpeck, 4,512; Palisade, 1,141; Palisade Park, 1,411; Ridgefield, 966; Ridgewood, 5,416; Riverside, 736; Rivervale, 450; Rutherford, 7,045; Saddle River Borough, 483; Teaneck, 2,082; Tenafly, 2,756; Union Township, 4,076; Wallington, 3,448; Westwood, 1,870; Woodcliff, 470; Woodridge, 1,043. Total, Bergen Division, 101,668.

Central Division.

Bound Brook, 3,970; Bridgewater, 1,742; Clark, 469; Cranford, 3,641; Dunellen, 1,990; East Brunswick, 1,602; Elizabeth, 73,409; Fanwood Borough, 471; Fanwood Township, 1,616; Franklin, 2,395; Garwood, 1,118; Helmetta, 661; Highland Park, 1,517; Kenilworth, 779; Linden, 1,988; Metuchen, 2,138; Middletown, 6,653; Milltown, 1,584; Monmouth Beach, 485; Monroe Township, 1,723; Mountainside Boro', 362; New Brunswick, 23,388; North Plainfield Borough, 6,117; North Plainfield Township, 886; North Brunswick, 990; Perth Amboy, 32,121; Piscataway, 3,523; Plainfield, 20,550; Rahway, 9,337; Raritan, 3,672; Raritan Township, 2,707; Red Bank, 7,398; Roosevelt, 5,786; Roselle, 2,725; Roselle Park, 3,138; Rumson, 1,449; Sayreville, 5,783; Seabright, 1,220; Shrewsbury, 3,238; Somerville, 5,060; South Amboy, 7,007; South Bound Brook, 1,024; South River, 4,772; Spottswood, 623; Union Township (Union Co.), 3,419; Westfield, 6,420; Woodbridge, 8,948. Total for Central Division, 282,573.



PART OF THE TRAIN CONCOURSE IN THE NEW JERSEY CENTRAL TERMINAL.

ESSEX, THE HEART OF THE COMMUTING AREA

What the Mayor of Montclair Has Done to Keep Up the High Standard of His Community—Progress in The Oranges and Other Commuting Zones.

By J. J. CRAWLEY.

ESSEX COUNTY, the heart of the East Jersey commuting zone, meets every requirement the home-seeker may have. If he desires to be within easy reach of theatres and lecture halls, by railway or motor car, Newark, with its luxurious apartment houses and finely appointed residences, has first claim upon his attention. If, on the other hand, he seeks quiet, fresh air and a distinctive social atmosphere, Montclair bids him welcome. For an unspoiled rural environment Short Hills, Caldwell, Essex Fells, Milburn and Chatham offer inducements that are unexcelled anywhere in the neighborhood of New York city.



HOME COMFORTS THE APARTMENT HOUSE CANNOT SUPPLY.

You ask whether I think the wonderful growth of East Jersey in recent years will continue? I can best reply to that question by inviting you to make a survey with me of Essex County in 1912.

First among the residential towns are the Oranges, Bloomfield, Glen Ridge, Montclair, Essex Fells, Caldwell, Chatham, Short Hills and Milburn. All these are within an hour's ride by train from New York, and are served by the "Road of Anthracite." The social life, character of schools, number of churches and remarkably high civic ideals found in these municipalities entitle them to the attention of the New Yorker seeking to establish his home free from all city influences.

It is small wonder, then, that even though general economic conditions should be undergoing a change which makes for unsettlement in the average community, these towns should be forging ahead. All this is a development of recent years, but principally of 1912, when the communities in question experienced their greatest growth as commuting communities.

This is evidenced by the reports of local real estate brokers, who, one and all, state that the building operations of 1912 have added enormously to the tax income of the county and State. The County Park Commission was wise enough to foresee a few years ago that, if park sites were not soon purchased prices would soon be prohibitive. The commission acted promptly, so now the entire county is well provided with beautiful natural parks, which will insure to this section of Northern New Jersey first place as a recreation ground.

Last year the demand for high-class property was excellent, coming mainly from those who were not interested in speculation, but in building houses and improving their neighborhoods. The advent of the cheap speculator and builder was frowned upon, notably in the case of Montclair, where ordinances were passed which made it almost impossible for this class of developer to do business in the town.

In this connection, it might not be amiss to refer specifically to the class of development which was the feature of the year in Montclair.

In the accompanying illustrations some of the newer development enterprises are presented. They show strictly high-class types of building, one of the houses being in the Georgian and the other in the Elizabethan style of architecture. They were designed by A. F. Norris of New York and Montclair. These two pictures typify the general character of building construction for residence purposes that has made Montclair conspicuous among New Jersey surburban communities. They reflect not only the trend of progress, but also the degree of public spirit with which Mayor Ernest C. Hink is embued, for it is largely to him and to other leading members of the community, that the sobriquet of "The Athens of New Jersey" has been earned for Montclair by its officials in office, its merchants and its residents.

Population Figures Tell the Story.

An idea of the growth of this section of Northern New Jersey may be had when one learns that in Montclair, during the last ten years, the increase in population was 50 per cent, from 14,000 to 21,500; business frontage on the main thoroughfare is now sold at a price equivalent to $32,000 an acre.

Ten years hence the increase in population of Northern New Jersey during the census decade will be nearer 100 per cent than 50 per cent, and Montclair, the Mountain Town, will be well represented in the showing.



A HIGH TYPE OF DEVELOPMENT IN MONTCLAIR.

HOBOKEN AND JERSEY CITY CHANGING

A Complete Modern Sewer System Planned.—McAdoo Tunnels Have Caused An Upbuilding of the Bergen Section of Jersey City.

HOBOKEN and Jersey City, although they adjoin each other, are as distinct as the hands. The former has a population, according to a census taken in 1910, of 70,324 persons, and it covers an area of 837 acres or slightly more than a square mile; while Jersey City is much larger, comprising a population of 267,779 persons and embodying an area extending from the Hoboken City line south to Bayonne and to and including Greenville, Bergen, Hudson and Lafayette on the west. Both cities are traffic served by the Hudson & Manhattan Railway Company or what is commonly known as the McAdoo Tunnels. The ferry traffic between Hoboken and Manhattan has not materially decreased, but the ferry traffic between Jersey City and Manhattan has suffered consequent on the tunnel running through Jersey City and the trains in it stopping at various stations there. In Hoboken the tunnel ends at the river front and connections are made with the various parts of the city by trolley cars which come to the stairs of the tubes. There is a special reason for the continuity of traffic on the Hoboken ferry and that is the Lackawanna Railroad, which has its terminus in Hoboken, issues its commutation tickets between given points on its system and Manhattan; and, inasmuch as the ferry service is included in the commutation cost the railroad figures accordingly in the cost of ferry maintenance. Besides, there is heavy vehicular traffic between Manhattan and Hoboken. Both Hoboken and Jersey City are very old municipalities. The Stevens family, which founded Stevens Institute of Technology, originally owned the greater part of Hoboken, including all of its frontage on the North river. Jersey City was settled largely by the Holland Dutch, and many of the prominent families there to-day bear Dutch cognomens.

Status of Hoboken.

As Hoboken grew in population and importance the Stevens family sold the major part of its land within the city proper and within comparatively recent years the family has transferred its ownership of its waterfront to a corporation known as the Hoboken Land & Improvement Company, which has been largely instrumental in the development of the city's coast line. There is about 1¾ miles of waterfront to Hoboken. The surface of the city generally is quite flat, sloping back gradually to an elevation of only a foot or two above high tide, the only deviation in this uniform surface being the hill know as Castle Point, overlooking the river about midway between its north and south boundaries. Here the old Stevens Castle and Stevens Institute are situated. Cooperating with the Hoboken Land & Improvement Company in the development of Hoboken's commercial advantages is the Hoboken Railroad, Warehouse & Steamship Connecting Company, which is leased for a long period to the Hoboken Manufacturers Railroad Company. This railroad meets the demand for shipping facilities from one part of the city's waterfront to another part, and its tracks extend from the North German Lloyd piers between 3d and 4th streets, to 15th street extended, and then west four blocks and north three blocks where it connects directly with the Erie Railroad. This river front road also serves the Holland-America, the Wilson and the Scandinavian-American line piers. The Hoboken Land & Improvement Company owns most of the water front of Hoboken, including the piers of the Holland-America line. It may not be generally known, but it is a fact, that the widest and longest pier in New York Harbor is on the Hoboken shore front. The Holland-America pier is 150 feet wide and the north side of the Scandinavian-American line pier is more than 1,000 feet long. The steamship companies own a total of three plots, the Pennsylvania Railroad Company one plot, the American Warehouse & Trading Company one plot (foot of 12th street), the Tietjen & Lang Dry Dock Company one plot (in the cove), while the remainder, excepting the ferry slip, is owned by the Hoboken Land & Improvement Company; and it is some of the most valuable waterfront in the world. The company does not want to sell its waterfront holdings and none has been sold since 1904. The property is leased to the occupants for long terms, the owning company making the necessary improvements; and it is asserted that it gets back the cost of the improvements within twenty years as well as having a good investment.

Meeting Demand for Expansion.

About 75 per cent. of the area of Hoboken is improved; and, the bulk of the vacant land lies in the lowest part of the city. This section was known originally as the meadows and it extends from Branch 1 of the Hoboken Manufacturers Railroad Company, from about Garden street north of 14th street, running west and south to a junction with the Lackawanna Railroad. With the exception of a few scattered buildings, this part of the city is now dormant and it is badly in need of a sewerage and drainage system. Hoboken is bounded on the north and west by the lines of an old creek and none of the city is included in the high hill to the rear of it. The Hoboken Land & Improvement Company has created what might be characterized as a "Small Bush Terminal," on the shore of the cove at Garden and 15th streets, in the form of a 10-story concrete building, 100x200 feet in size; and this building is rented in whole floors, half floors and quarter floors. It is connected not only with water shipping, but with all the railroads touching the North River.

At 14th street, Hoboken, the city has been connected during the past year, by an immense viaduct highway, with the high hill back of it. It is one of the notable municipal improvements.

The greatest drawback to Hoboken at the present time is the lack of a complete sewer system. The present system is complex and in places the sewers have settled three to four feet below their proper position. Most of the sewage empties into the Hudson river at 15th street, 14th street, 11th street, 3d street and Ferry street, while a large amount is emptied into the canal just south of the city line. A number of small independent outfalls discharge into the Hudson River from small areas. Practically

(*Continued on page* 185.)



HOBOKEN IS A WELL KEPT, ORDERLY, PROGRESSIVE CITY.

SHALL WE TAX THE UNEARNED INCREMENT?

Professor Johnson Justifies the Work of the Mayor's Commission—Henry Bruere Explains How the German Tax Works—No Occasion, He Thinks, for the New Device.

PROF. JOS. FRENCH JOHNSON, dean of the School of Commerce of the University of New York, thinks that a great deal of unnecessary excitement has arisen over the plan to tax the unearned increment of land, recommended by the Mayor's Commission on New Sources of City Revenue. Professor Johnson is one of the Commission. He thinks that, notwithstanding the furore that the proposed measure has created, especially among real estate men, the commission did the best it could under the circumstances. He thinks also that the tax measure, if adopted, will accomplish its purpose with very much less economic strain than its opponents have predicted; in fact that any disturbance that may result will be temporary and insignificant, compared with the ultimate benefit.

The dean's manner, as he discussed the matter in his quiet office in the University building on Waverly Place yesterday, was one of convincing simplicity. Whatever might be the merits or demerits of the commission's tax scheme, there could be no question of the fact that to Dean Johnson it represented a rational, sincere effort to solve a very difficult problem.

"I would like first to emphasize an important point," said the Dean. "Many criticisms by real estate men of the proposed measure have found fault with the commission for what seems to be considered an application of the Single Tax theory. And what is even more curious, I have received a number of letters from real estate men commending the wisdom of applying the Single Tax method—what they are pleased to term the doctrine of Henry George. For it appears that a man may be engaged in the real estate business and yet be a single taxer.

A Word About the Single Tax.

"Now the doctrine, to put it simply, that the land is the chief source of wealth, rather than its products—such, for instance, as gold and silver—was not original with Henry George. Economists have held this to be so for a long while. Adam Smith recognized it. So did John Stuart Mill. Indeed, the doctrine is two hundred years old, originating with the physiocrats in the 17th century. Henry George merely carried it to its greatest extremes. And let me emphasize the point that I am not a single taxer, and that so far as I know, the other members of the commission are not. At any rate, we did not approach the matter from the single tax point of view at all."

"Is the tax based on the foreign plan of taxing unearned increment—let us say, the German method? What are the essential differences?"

"To some extent, yes," said the Dean. "We considered foreign measures of the same general nature, both the English and German. But we discarded certain features as being unsuitable to our case. I do not at the moment recall all of the details of the German increment tax, but its principal features are that the tax is collected when the property is sold and that it is a graded tax ranging, I think, between ten and thirty per cent. based on the length of time the property has been held by the last owner. We discarded that feature as being too complicated.

"The tax was tried some ten years ago in some of the German municipalities and about three years ago was adopted as a federal tax. Owners at first attempted to evade the law by incorporating, and when amendments made that recourse impossible the attempt was sometimes made to avoid the tax by making wash sales. We have improved upon this feature by basing the tax upon the assessed value."

"You consider the tax, then, eminently just in spite of complaint of already heavy taxes?"

"Let me answer first as to the tax itself.

Landlords As Slot Machines.

"So far as the complaint comes from owners of improved property, it cannot bear very close inspection. There seems to be a remarkable unanimity among owners of improved real estate that they pay all the tax levied against their property. Indeed, that opinion seems to be quite commonly held. I find it even quite difficult to get some of the students here to realize that the tenant pays the taxes. The landlord, of course, pays a proportion of them, but not by any means all. Further than that, the rent question is entirely in the hands of the tenants. The landlords are, in effect, just so many slot machines. The tenants wish to go to a certain neighborhood, to a certain apartment. That is why they go there. And one tenant pushes the $70 slot and another the $80 slot. The landlord does not fix the rent.

Touches Only the Prosperous.

"As regards vacant land, does it not seem reasonable to suppose that a man would rather find himself in the position of being required to pay the tax than not to pay it? Would you not rather pay $100 more in taxes because your land had increased by $10,000 in value, than escape the tax because your land had not increased?

"Finally, is it not plain that the tax will relieve owners of property when values are depreciating—as, for instance, in this vicinity—by shifting the burden to those who are better able to bear it, that is, those whose land is increasing in value?

"And, of course, with regard to the somewhat childish criticism that the framers of the measure seem to have overlooked the necessity for making up to owners, by some sort of rebate, when land decreases in value, the less said about it the better. It has nothing to recommend it but its originality.

"When land ceases to increase, the increment tax ceases automatically.

Other Sources Considered.

"In fairness to the commission I ought to say that we did not come immediately to the point of taxing the unearned increment of real estate. We thought of other things, but had to abandon them. We could not touch incomes, because the federal government will soon do that. The State has already utilized inheritances.

"We considered a tax on business, such for instance as hotels, theatres and so forth; and, personally, I am not sure that that would not be a good thing. But we finally dismissed it on the theory that it might injure business.

"We considered the habitation tax, a tax on rents, graded according to what a man pays to his landlord for residential accommodations. But we thought it inquisitorial, un-American. And so we come perforce to the unearned increment tax. We did to the best of our ability, under the circumstances, what the commission was asked to do."

As to Modern Thought.

"Is that another way of saying that the proposed tax measure is a sort of compromise forced upon the commission by an antiquated and inadequate system of taxation?"

"That is practically so. But the commission as a whole unanimously and without any reservation whatever believes in a tax on the unearned increment."

The questioner was still inquisitive on one point, so he asked:

"Is the preponderance of scientific opinion more in favor of the community benefiting from the unearned increment, than it was a decade ago?"

"I think so."

Henry Bruere Explains the German Tax.

Henry Bruere, director of the Bureau of Municipal Research, was abroad this year, and, among other things which he studied was the German method of taxing the unearned increment on land. In explaining that he takes a fling at the 1 per cent. plan recently proposed. Mr. Bruere, it should be added, speaks for himself, and not as a representative of the Bureau of Municipal Research. He says:

"No one may safely venture an opinion on the efficacy of the new method of taxation until that method is given an adequate trial. The increment tax suggested by the revenue commission accepts a principle now recognized in the tax laws of Germany and England, but modifies the method of its application.

The German Plan.

"In Germany and in England the increment tax is levied once and for all at the time of the transfer of the property. The tax is based on selling values. In the revenue commission proposal, it is a continuing levy on the increase in value of the land as determined by assessment over the assessed value of 1912. The tax is to be based on the assessor's estimate of increased value. So long as the increase in value is maintained, the tax continues. If it disappears, the tax is discontinued.

"The increment tax is a compromise, a modification of present methods of taxation which disregard the increase in value of property due to community growth, except in so far as that increase is included in the assessed valuation of property for the purpose of general taxation. The taxing power under the existing system is not used to check speculation in real estate, to affect the availability of lands now held for speculative purposes, nor to reduce the burdens of the rent payer. Taxation under the existing system is for revenue purposes only and has no corrective purposes. The single tax advocates aim to use the power of taxation not only for revenue purposes, but to protect the users of

(*Continued on page* 185.)

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

John C. Knight, manager of the big Metropolitan Life Building, pointed out the other day an interesting tendency in the profession of building management. The universities and technical schools, he said, are sending out annually from their engineering departments more graduates than there is room for in the engineering professions proper. The best that the majority of such graduates can expect in these professions is a position as draughtsman at, say, $15 a week, and the prospect of advancement is anything but encouraging. A knowledge of engineering, particularly of structural engineering, makes a good educational foundation for the business of building management. This profession is consequently attracting young engineering graduates, especially in Western cities. It offers important administrative positions at good salaries, both as heads of technical departments in big real estate offices and as responsible managers of individual skyscrapers, the property, frequently, of wealthy corporations. In view of the growing demand for building managers of technical training, at least two educational institutions have under consideration plans for establishing building management classes in connection with their engineering courses. Mr. Knight happens to know about these institutions because interested members of their faculties have sought his advice. And, by the way, the Record and Guide has just been on a similar errand to Mr. Knight, for he is quite the right person to go to for broad-gauge professional ideas on building management. In two or three weeks it is hoped to make an interesting announcement in this column as a result of our little journey to the Metropolitan Life Building.

Joseph H. Booth, the author of the very suggestive leading article appearing on this page, may not be as widely known among our readers as are the real estate men who have contributed the earlier articles. A word of introduction may therefore be appropriate here, although it would not be needed in any publication, local or national, devoted to the plumbing trade. Mr. Booth, who is in business at 516 Columbus avenue, is a lecturer in the Twenty-third street Y. M. C. A., and was for years an instructor in a technical school.

The fact may not be generally known, at least the present writer didn't know it until this week, that one of the great lending institutions employs outside specialists to inspect all the construction work on buildings on which it makes building loans. The idea is to make sure through specialists of recognized authority that, in the first place, the plans and specifications of a building on which a loan is made are what they should be and that, in the second place, they are strictly adhered to. The institution, in short, guards itself against the perfunctory, or worse, inspections of public officials and eliminates such temptations as would arise if a salaried employee of its own were entrusted with the supervision of a great number of structural operations. Of course, the cost of the inspections falls upon borrowers, but this cost is small in proportion to the benefit received. The fact that specialists of independent standing and authority have acted as inspectors for the lending institution serves as a guarantee of sound construction to prospective buyers. That inspections of the kind in question are worth something as a guarantee is evident. In one instance, the sum of $20,000 had to be spent to make good a departure from plumbing specifications passed by the Building Department. The main purpose of the lending institution is to see that it has no loans on buildings that are not first class in the matter of both fire protection and sanitation, recognizing that the tendency of the Legislature and the city departments is to exact costly structural improvements in buildings that modern public sentiment regards as unsafe. If the owner is called upon unexpectedly to lay out a heavy sum for alterations, his ability to pay interest on his mortgage is affected. To be safe, therefore, the lending institution, whose building loan is, according to present custom, changed into a "permanent" loan on the completion of the building, insists upon standards of construction that are really in advance of the requirements of the existing building laws. The motive may be purely commercial, but it works to the advantage both of the real estate market and of the community as a whole.

CORRECTING HOT WATER TROUBLES

Lukewarm Discharge at Fixtures is Often Caused by Return Pipes of Insufficient Capacity—Clogging Through Chemical Effects of High Water Pressure.

By JOSEPH H. BOOTH.

AN instantaneous supply of hot water is no longer deemed a luxury, but is a daily necessity. The old segregated manner of living is passing away. Communities of tenants, frequently equal in number to a good sized village, now live under one roof. Their demands for service furnish a problem which must be studied scientifically by physicist, engineer and experienced mechanic.

Disputes between landlords and tenants over the hot water supply have been decided in the courts on broad grounds. The judiciary has refused to make hair-splitting decisions. It has sided with tenants in that they have a right to a good supply of hot water, but it has likewise sided with landlords where it has been proved that they have done everything in their power to better existing conditions. Since there is something to be said on both sides, the question cannot be treated lightly, and causes, effects and remedies must be looked into carefully.

Poor Delivery.

The source of trouble, especially in the newer buildings, can in many an instance be traced to a "robbing Peter to pay Paul" process. The architect and engineer in drawing up the plans make every provision for a plant which will meet all contingencies. Instead of allowing these plans, as originally drafted, to be carried out, it often happens that the contractor and owner "get together" to make a "saving" in cost. The contractor will suggest that by "duplicating" a plant which is giving satisfaction in such and such a building, a great saving will be made; and the suggestion is accepted without considering whether the conditions under which the plant will have to work in the new building are the same as in the old. The architect and engineer are instructed to modify the specifications, in order that the contractor may install his "equally as good" plant. After the work is finished and the apartments are leased, the plant fails to meet demands. This often necessitates the substitution of a new plant.

A common source of complaint is the poor delivery of hot water to fixtures. Tenants find water discharging at a temperature as low as 60° F., and are compelled to waste ten to thirty gallons before warmer water is supplied. This may be accounted for by the fact that the water cannot be returned naturally to the heater and circulation kept alive.

This is frequently caused by the practice of cross-connecting several hot-water risers under cold roofs to a small return pipe of about one-tenth the sum of the areas of the risers. It is a physical impossibility for this return properly to perform its functions; so the water practically becomes "dead." Often pipes are not braced and sag like clotheslines. Then again they are not covered and the water looses all its heat before returning to the heater. One common bad practice is the bushing down of the sizes of tappings in heater, storage tank and fittings, which creates friction and retards the whole plant's efficiency. The natural expansion of pipes is, likewise, in many cases unconsidered, and breaks inevitably result. If a long stretch of pipe is run, a loop or some allowance in the fittings must be made.

Too High for the Heaters.

The ever-increasing altitude of buildings has brought about conditions that a great many heaters, perfectly capable a few years ago, cannot stand. This applies especially to cast-iron heaters. The water is generally supplied in such buildings from the roofs, and when it reaches the heaters, has acquired great pressure. Coupled to this, is the added tension which the heaters must stand from the sudden change in temperature. The water coming to the heaters cold is immediately passed over the fireboxes, which are very hot, a neutralization takes place with such suddenness that the cast iron cannot withstand cracking and explosions occur. The manufacturers no longer guarantee these heaters

to withstand the excessive force and pressure, but still claim their usefulness. A heater must be used, in each such instance, which can bear this tension and carry a working pressure up to one hundred and twenty-five pounds. Many times a system is clogged and does not leave a free passage of water. The hydrostatic pressure necessary makes a condition in which water will not boil at its ordinary temperature. The high temperature of the boiling point forces out lime and magnesium salts, which salts get into the circulating arms and couplings of the heater and clog up the system, retarding circulation throughout the plant. Constant attention must, therefore, be given to cleanliness.

Calling in the Doctor.

The effect of the foregoing hot water trouble has been to make the lot of the manager an unhappy one. Tenants pour troubles into his ears, the source of which is lack of hot water. In desperation, he calls in Dr. "Butt," the plumber, who opens the mouth of the firebox and sees evidence of a state of indigestion on the part of the heater. He sees congestion of the ashpit and stoppage of the alimentary canal, and proceeds to start a reaction by light osteopathic treatment. His overworked subject improves little under the light treatment, and, although the appetite for coal is good, there seems to be a poor assimilation. Dr. "Butt" proceeds to purge the whole system of what he felt deep in his heart was only a little rust. The subject by this time is pretty weak, being suddenly called upon to do its former work; it is not up to the strain, and cracks a rib.

Then "specialists" are called in, who proceed to condemn the whole plant, each recommending his individual specialty, usually a mechanical device.

What was originally a simple hydrostatic problem has now become a complex one in hydraulics. The remedy is to call in a plumber of modern education and training who not only understands the mechanics of plumbing but the theory and physics as well. Such a man studies the plant and the conditions under which it must work. A good heater of ample capacity is installed and the flue put in condition. He considers the natural tendency of water to circulate. He so arranges the plant that this tendency will be allowed full sway. Sometimes the adjustment or addition of loops or connections will do the work.

As an instance of what the application of physics will do, I may cite a case where there was very little hot water supply because the original plant was improperly constructed and where two additions have been made to it. The heaters would not do their work. Supposed experts had condemned the whole plant. Their remedy was worse than the disease. They suggested such drastic changes that the tenants rebelled and the owners were in desperation, for it meant the disruption of the entire system. I remedied the trouble by simply changing a few connections, thereby accelerating the circulation of the "dead" water. The plant is now giving full satisfaction to everyone concerned.

New Trus-con Catalog.

Architects and building managers may now obtain the second edition of the "Trus-con" products catalog, describing water-proofing, damp-proofing and packing paints manufactured by the Trus-con laboratories at Detroit, Mich. This catalog, handsomely illustrated, contains some information regarding water-proofing of steel and concrete that should have a place in all architects' reference libraries. Copies may be obtained by addressing the company at Detroit.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

An Elevator Door Lock.

An elevator door locking device which is applicable to any sliding door, and which has the added distinction of locking in the jamb, is being introduced by the Reliance Elevator Door Hanger



Company, of 1 Madison avenue. All the working parts are stopped by rubber cushions, and all fittings are of composition bronze on steel plates. The lock can be furnished to operate from both the inside of the elevator shaft and the outside, by key.

Some New Electrical Devices.

The Western Electric Company, of 463 West Street, gives in its Bulletin of Progress for 1913 a full report of the new things it has introduced, and which are now being put upon the market. Included in the list are the following devices pertaining to building equipment:

Intercommunicating telephones having a new type of desk set for private line and for outlying station use in master and intercommunicating systems. It is a self-contained instrument having a push button in the stem for signaling other stations and a buzzer in the base.

A switchboard apparatus, known as sectional unit types No. 1800, with magneto, and No. 1801, with central battery lamp signal boards, for small magneto offices and private exchanges.

New standard types of convertible switch boards. No. 1246 is a non-multiple using combined jacks and signals. No. 1013 is a plain combination of jack and signal board and the No. 1040 uses lamp signals. The new feature in regard to these switchboards is that all can be used for either magneto or central battery service, or both, without changing any of the apparatus. This permits small users to change from magneto to central battery gradually at a minimum of expense.

Included in the switchboard improvements for the 1913 market is the No. 194 "line and cut-off" relay for subscriber line use. It is smaller and more compact than the old standards and has the same efficiency. It is also notable for the accessibility of the contact springs, its positive action and the fact that there are no knife-edge or gravity-operated contacts.

The loud speaking telephone has been developed for use in conveying orders or inquiries in noisy rooms from department offices. These loud-speaking telephones are adapted for use in paging in hotels, railroad stations and amusement parks. They are also adaptable for annunciator work of all kinds.

Automobile telephones permitting easy communication in limousine automobiles between passengers and chauffeurs have been improved.

A new type of telephone arm known as No. 1046 is especially designed for use in offices. It is a self-contained arm having a desk stand body with transmitter and receiver at the upper end. It is so arranged that in whatever position the arm may be the desk stand portion is always vertical. The other type, No. 1048, is of the lazy tone principle. It is also self-contained. Both types may be arranged for mounting on a roll top or flat top desk or on walls. A telephone bracket, known as No. 1047, and similar to the 1048 arm, but arranged to take a desk stand of standard design, has also been placed upon the market. A double arm of the No. 147 type, known as No. 247, has been designed for use where there are both independent and Bell service or where there is more than one telephone system in use in offices or buildings.

In power apparatus, improvements have been perfected and have been concentrated largely in the new Western Electric-Sturtevant vacuum cleaners. The 1913 models are made in three durable and three stationary types of different sizes. They are electrically operated. The cleaners of the large volume, high velocity type use a centrifugal fan and are a great improvement over the low volume, high vacuum types.

A New Refuse Destructor.

The entrance into any business field of a new enterprise or a novel piece of apparatus for performing any specified work is always of interest. The remarkable progress made in sanitary engineering education has developed a demand for improved methods of handling and disposing of worthless refuse, and of the economic utilization of such parts f this waste as may be available for sale or for other purposes. The Griscom-Russell Company, of 90 West street, has an improved refuse destructor, in the form of a high temperature furnace for the disposal of all municipal refuse and industrial waste which is said to have exceptional merit.

QUESTIONS and ANSWERS

Testing for Crown Sheet Blisters.

What is a good method of testing for crown sheet blisters?

Answer.—Blistering is a defect in wrought iron plates which is developed when the plates are exposed to a too intense heat. The plate, instead of being solid, becomes laminated in spots; that is, the layers of iron develop impurities between them through the formation of latent pyrites. These impurities are poor conductors of heat. The hammer test is the best method of finding them.

Pumping Hot Water.

Can you inform me why it is a pump will not lift hot water?

Answer.—Pumps are now manufactured which lift hot water. The reason the average pump refuses to raise heated water is because condensation of steam destroys the absolute vacuum, and it is difficult to keep packing properly lubricated in hot water. If you obtain suitable heads and use heavy packing and heavy lubricant with automatic feed cup, you will find hot water can be raised.

Steam Turbine Efficiency.

Can you advise me whether the steam turbine direct-connected generating set is considered as economical for isolated plant work as the simple high speed engine sets?

Answer.—The steam turbine is more economical, as it does not take more than one-half as much floor space, has very few parts to wear out, and requires very little attention after starting. It is considered better than the simple high speed engine, especially in large units.

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The Albany correspondents are beginning to show a keen appreciation of the humor in the rapid transit situation. The humor, in fact, is broad enough; but the cost may come pretty high.

The contribution by Henry Bruere to the discussion of the unearned increment tax, which appears on another page, is of special value because it gives authentic information concerning the workings of the German tax as a corrective social measure. We commend it to the special attention of those who favor the tax primarily as an instrument of reform.

The chairman of the dinner committee of the Real Estate Board of Brokers, Elisha Sniffin, announces as speakers at the banquet to be held at the Waldorf-Astoria on Saturday evening, February 1, George McAneny, William R. Willcox and William McAndrew. Reservations for over seven hundred seats have been asked for. The committee promises a fine dinner, and we have no hesitation in forecasting a very jolly evening.

The Minnesota State Art Society, of which Mr. Maurice I. Flagg is Director, has formulated a novel and interesting plan to improve the architecture of the farm houses of Minnesota, according to "Art and Progress." A competition will be instituted by the society among all Minnesota architects for designs for a farm house to cost $3,500, which shall combine utility with beauty. Five hundred dollars will be given in cash prizes besides which there will be a medal and at least one diploma. The prize winning plans are to be the property of the State Art Society, and will be placed at the service of the farm house builders.

Peril to Real Estate in the Rapid Transit Crisis.

During the past week the danger to the Dual Subway system, which the Record and Guide was first to point out, has become acute. Its enemies have thrown their cards on the table and have indicated plainly their line of attack. After having been out-voted and out-argued in New York City, they have carried their case to Albany. Taking advantage of the election of a new Democratic Governor, who is closely associated politically with Mr. Hearst, they are trying to obtain from Mr. Sulzer the appointment of a chairman of the Public Service Commission who will undo the work of the past seven years. There are two members of the present commission who are hostile to the proposed contracts and the addition of a third would turn the control of the commission over to the enemies of the Dual System.

At the present writing no unequivocal proof has been published that they will be successful. Governor Sulzer has not committed himself one way or the other. There is some evidence that he would like to place himself on record in opposition to the contracts without actually making himself responsible for their rejection. If this should be his state of mind, the friends of the Dual System ought to be able to make a strong political argument in favor of the adoption by Mr. Sulzer of a non-committal position. The Governor should be made to realize clearly the situation in which he would be placed in case he fills Mr. Willcox's place with an avowed enemy of the Dual System. He would upset the settlement of one of the most difficult and complicated problems in the world, which has been reached only after the most disheartening and costly delays.

The interests, convenience and health of many thousands of people in every borough of Greater New York hang upon the building of the Dual System. All these people will be angry and resentful in case the settlement is upset. On the other hand, there is no practicable alternative plan in sight. If the opponents of the Dual System do succeed in defeating it, they have no substitute which would be anything like as popular and useful. The additional mileage that the city itself could afford to build would be small compared to the new mileage offered by the Dual System, and the additional routes would derive no benefit from connections with existing rapid transit lines. The inevitable result would be a long delay, and the ultimate substitution of an alternative plan which would be far less popular and would benefit much fewer people. Any public official who made himself responsible for such a result would suffer severely in the face of public opinion. The thousands of voters who were injured would have long memories and would not hesitate to make their displeasure felt.

When one considers the inevitable consequences of the defeat of the Dual System, it is incredible that any responsible public servant can make himself responsible for incurring them. The Record and Guide hardly dares to predict what the result would be of a failure to sign up the contracts within the next few weeks. In every direction the health and comfort of the inhabitants of New York are imperilled by the lack of adequate means of communication. Every additional month of delay costs the city an incalculable amount in loss of human energy and in commercial efficiency. Finally, the one thing that is keeping up real estate values is the benefits which are expected to follow from the completion of the new system. Its defeat would demoralize the real estate market, and would cause widespread loss and disaster. Real estate owners are depending on the Dual System to bring back to them some of the prosperity of which they have been deprived by recent increases in taxation.

The friends of the Dual System should fight tooth and nail on its behalf. If it is possible to have the contracts ready for signature before the expiration of Mr. Willcox's term, they certainly should be made ready. There is not the slightest need or reason for any delay which is not required by the legal technicalities. The whole matter has been discussed ad nauseam and all the details have received the most patient and prolonged consideration. Indeed, the city's officials have by their insistent attempts to save to the city a few hundred thousand dollars delayed the consummation of the bargain, and by their delay have cost the city many times the amount of the saving. If it had not been for such needless delays, the existing crisis would have been avoided. They have every justification at present to close the bargain before February 1, and it is sincerely to be hoped that they will get together and do so.

But in the meantime the property owners of New York should not be idle. They should make the Governor understand how serious the consequences would be of the defeat of the Dual System. They should hold local meetings all over the city and address remonstrances to him. If necessary, a general mass meeting should be held for the same purpose. They should address letters to him personally and send delegations to see him. He should not be allowed to make the mistake of replacing Mr. Willcox by an enemy of the Dual System without clearly understanding what the consequences will be both to himself and to the City of New York.

The Future of Fourteenth Street.

During the past week Mr. George A. Hearn published in the daily papers a plea for the old retail district between 14th and 23d streets, Sixth avenue and Broadway. In his statement he gives many apparently good reasons to prove that this district should be as available as ever for retail trade. He points out that over 2,000,000 people live in New York and in New Jersey south of the line of 14th street. He shows that the new subway system will connect this population more efficiently than ever before with the old retail district, and his conclusion evidently is that the recent exodus from this district is unreasonable.

There is much truth in what Mr. Hearn says. If those retail shops which remain in the old district can hold out until the new subway system is in operation, their existing locations may prove to be as desirable as ever. But it must be remembered also that no conceivable change in conditions will enable the old retail district to recover the ground which it has lost. Fifteen years ago there was concentrated in the small district bounded by 14th and 23d streets, Sixth avenue and Broadway a very large proportion of the better and bigger retail stores in New York. A few of them had strayed off up Broadway and Fifth avenue, but not many. Since then this district has lost almost all of the more expensive special shops, of which Tiffany & Co. is the best type. It has lost also the better class of drygood stores, of which the best examples are Altman's and Stern's. It has even lost one large department store, viz: R. H. Macy & Co.

None of these will ever be regained. The retail district needed more room. The patrons of the better class of the

retail stores did not like the increasing proximity of the wholesale trade. It was natural that this class of trade should seek a district of its own in and around Fifth avenue. The old retail district is bound to lose the few high-grade shops which still remain within its limits. None of the changes recommended by Mr. Hearn can affect this result and no action by the city in the past could have kept stores like Altman's in their old location. The only question is, will the district bounded by 14th and 23d streets, Broadway and Sixth avenue keep the cheaper class of trade which still remains to it?

This question cannot be answered with any confidence. On the whole, it seems probable that if the new subway system is completed according to schedule the old district will hold its own. No other stores competing with R. H. Macy & Co. has as yet followed its example, but the possibilities should be faced that eventually some such change may take place. The tendency towards concentration in a city like New York is very powerful. The degree of concentration in the retail trade which existed fifteen or twenty years ago will not be repeated, but it is possible that economic causes may bring about more concentration than that which now exists. If the stores now located on Sixth avenue betwen 14th and 23d streets and on 14th street were all moved to Sixth and Seventh avenues, between 23d and 40th street, they would certainly transact a larger gross business than they do at present. A shopper would find it more convenient to go from one store to another and would be more likely to have his needs completely satisfied. Just how powerful this tendency will be remains to be seen, but if during the current year some of the firms now situated south of 23d street do not move the Record and Guide will be very much surprised. Their difficulty is to find an available location which is not too expensive. Probably sites on Seventh avenue not too far from 34th street would meet their needs most completely, particularly in view of the rapid development of the mail-order business with New York as its centre. This class of business finds it convenient to be near the new uptown post-office and in a location in which the street traffic is not congested. The district immediately west of Seventh avenue suits its purpose admirably, and a considerable development of this class of trade in the neighborhood mentioned may be expected. Montgomery Ward & Co. the large mail order house of Chicago is to open a branch in New York, and its selection of a location will constitute a very interesting indication of prevailing tendencies.

—The Jersey Central has no tunnel facilities in New York City, but the speed of its trains and the excellent service rendered gives patrons of its lines transportation quicker than other roads with tunnels give. The Central Railroad is equipping its express trains with new "800" type of locomotives capable of maintaining a speed of 75 miles an hour.

—The members of the Brooklyn Board of Real Estate Brokers will hold their seventh annual dinner at the house of the Brooklyn Club this Saturday evening. Next Saturday evening the New York brokers will dine at the Waldorf Astoria.

—More than 700,000 persons are employed in the factories of New York City, and more than one-half of the clothing for both men and women worn in this country is manufactured here.

THE INCREMENT TAX.

(*Continued from page* 181.)

land from unjust imposition by the owners of the land. The single tax recognizes the use of land as a necessary element in every human enterprise, and aims through the power of taxation to prevent excessive charges for this use.

"The increment tax as worked out in England and Germany and now proposed for New York City, adopts the single tax theory merely for the purpose of increasing public revenue. It justifies an additional tax on certain real estate on the theory that the value of that real estate has been increased through community growth. It seems to me an illogical tax because it does not have the courage of its convictions. If the increase in value is due to community growth, the whole increase should be appropriated for community purposes. If the increase is due in part as real estate operators will claim to 'farsightedness in investment,' to 'frugality,' to 'prudence' and to other qualities which have enriched many traders in real estate and impoverished others, then the increment tax penalizes enterprise and unjustly discriminates against the man who makes his investment in real estate after 1912, the year taken as the basis for determining the valuations upon which the increment is to be figured.

Method of Assessing.

"For the purpose of comparison it may be worth while to review the increment tax as now established under the German Imperial law. A tax of varying amounts depending upon specific conditions is levied on the increase in the value of the property, as determined by the selling price, compared with the price at the last transfer. Preceding sales as far back as 1885 are taken into consideration. For transactions prior to that time, 1885, values are assumed. All charges for improvements made during the time of holding are deducted from the total sales price, and the difference between the actual purchase price and the actual sales price, minus the cost of the improvements, is the basis on which the increment tax is levied. No tax is levied in the case of inheritance or transfer as a gift. Generally if the sales price does not exceed 20,000 marks ($3,000) for improved property, or 5,000 marks ($1,250) for unimproved property, no tax on the unearned increment is levied. This is to exempt small holdings of a non-speculative character. But even these holdings are taxed if the income of the person selling the property exceeds 2,000 marks annually, or if dealing in real estate is a regular part of his business.

"The tax amounts to from 10 per cent. to 30 per cent. of the increased value, depending upon the ratio of the increase over the purchase price. Thus, 10 per cent. of the increase is taxed if the increase over the purchase price does not exceed 10 per cent. and 30 per cent. is levied if the increase equals 290 per cent. The tax decreases 1 per cent. for every year the property was held by the transferrer, the idea being that the longer the tenure the less likelihood that the investment was of a speculative character. Of the total tax the Empire receives 50 per cent., the State in which the property is located 10 per cent. and 40 per cent. to the city. Cities may themselves add an additional tax on the increment, but the special municipal tax may not exceed 100 per cent. of the amount received by the city from the Imperial levy, and in no case may both Imperial and municipal tax exceed 30 per cent. of the total increase in value.

"How this tax operates from a revenue standpoint is indicated by the following table showing the return per capita and the percentage of the total tax receipts derived in 1910 from the increment tax in nine German cities:

City.	Per capita. Mks.	Per capita. Mks.	% of total. Tax receipt.
Berlin	1,000,000	.49	1.1%
Frankfurt	600,000	1.59	2.5
Schonberg	500,000	3.02	6.9
Essen	250,000	0.94	2.4%
Breslau	250,000	0.48	1.3
Wilmersdorf	200,000	2.01	3.5
Coln	194,400	.36	.9
Wiesbaden	180,000	1.67	3.3
Hanover	150,000	0.51	1.6%

An Adverse Criticism.

"Last summer Dr. Albert Sudekum of the Reichstag, who participated in the drafting of the increment tax law in Germany, stated to me that the operation of the law had proved unsatisfactory. In the first place, the increment derived from it is uncertain because no one can foresee what sales are to be made. This defect is overcome by the New York plan. In the second place, he claims the law has failed to operate advantageously as a social measure for correcting the evil of land speculation. He states that in urban transfers the tax is shifted to the transferee and in rural transfers it is met by the transferrer. It does not reduce the value of property, and therefore it does not make the rental burden easier upon the backs of the poor.

"The English law is similar to the German law, except that there is a flat rate of 20 per cent. on all increments of land values revealed by sales, as compared with 1909 valuation. I have no first hand information as to how the law is operating in England.

Does Not Make for Social Reform.

"My view of the New York proposal is that it will not probably materially disturb real estate values and will probably produce a considerable revenue. There does not seem to me to be any occasion for increasing revenues through this device. The city is still far away from the constitutional limitation of taxation on the present basis. If there are evils in connection with the investment in real property in New York City, if there are disadvantages resulting from land speculation, measures should be taken to check these evils and to permit the community to participate in the growth of land values to the extent that this growth is to be credited not to personal enterprise but to the community itself. Unless the increment tax proposed will decrease illegitimate land speculation, unless it will reduce the charge for the use of land to the renter, and particularly to the small business man and the tenement house dweller, this particular measure does not seem to me to have any greater significance than any other proposal for taking money out f private pockets and putting it into the public treasury. As a revenue measure it may be entirely legitimate. As a measure of social reform it seems neither fish, fowl nor good red herring."

JERSEY CITY—HOBOKEN.

(*Continued from page* 180.)

all the existing sewers are on the combined plan, that is they receive both the surface water from the streets and the sewage from buildings and factories. The low level of the city has made its present sewerage system a difficult problem. There are practically now five separate systems called one. To remedy this matter the city administration realizes its bounden duty; and it has called in James H. Fuertes who is prominent as a consulting engineer and who had much to do with laying out a sewer system in Brooklyn. His plan, which yet awaits acceptance, is a system of combined sewers to receive both the sewage and storm water of the unsewered part of the city; the rebuild-

ing of several of the existing sewers; the reduction of the area tributary to certain of the existing sewers by diverting some of the sewage therefrom to the new sewers; the extension of the outfalls, for the dry weather flow of sewage, to the pierhead line; the provision of arrangements for properly flushing the sewers, the establishment of grit chamber and automatically cleaned screens at the outfalls; the diversion of the sewage from the canal and from slips and docks along the river front. The estimated cost of establishing this new sewer system would be $76,840,000 and the annual cost of maintenance and operation about $4,300, exclusive of interest and sinking fund charges, or about $38.15 0annually, including these items at 4½ per cent. and ½ per cent. annually.

The finest residential part of Hoboken is in the Castle Point Terrace section, adjacent to the college, where there are many costly homes which are remindful of the west side of Manhattan. The greater part of the tenement section of Hoboken is west of Garden street or the west half of the city. Running the length of the city is Washington street, which is a wide business thoroughfare penetrated by trolley cars. Hoboken recently remodeled its City Hall; and the city is noted for its clean streets. It has its municipal problems and difficulties which some attempted to remedy at the last session of the Legislature, but Governor Wilson disapproved the plan proposed and said that he favored the commission form of government for Hoboken. It may get it.

Conditions in Jersey City.

Jersey City is witnessing rapid changes consequent on the McAdoo Tunnel penetrating the city, it having stations at Exchange place, Henderson street, Grove street and Summit avenue; and it is within easy reach of Newark by fast electric trains. These stations have tended to cause an extensive upbuilding of the Bergen section which embraces Jersey City Heights. Numerous fine apartment houses have been built, more are in course of construction and even two fine apartment hotels have been erected in this part of Jersey City. Hundreds of persons who formerly resided in Manhattan are now domiciled here, where apartment house rents are lower. Good houses are renting at $50 a month and upward. One apartment house is now in course of construction that will accommodate 60 families.

As a result of the movement of population to the Bergen section new business centers are being established in Jersey City. In the past Montgomery street and Newark avenue were the busy retail trade streets; but now Jackson avenue and Central avenue are becoming shopping thoroughfares. Merchants claim, too, that the easy accessibility to Manhattan by way of the tunnel has made it very convenient for residents of Jersey City to go to Manhattan and shop in the large stores there; and most of these stores have delivery routes in Jersey City. Jackson avenue runs from Hoboken to Bergen Point and a trolley road is operated along its length.

In the west section of Jersey City is a new county park which was acquired and laid out by Hudson county. This breathing spot embraces 207 acres and cost $689,664.13. It was formerly known as the Jersey City Baseball Grounds. It is connected with a grand boulevard that runs through Jersey City. The park fronts on the Hackensack river. The water supply of the city comes from Boonton, N. J., 30 miles away.

Although property values in Montgomery street and in Newark avenue have been impaired by the movement in the Bergen section of Jersey City there are hopes that a restoration of the old time activity will take place in those thoroughfares. In the vicinity notable improvements are taking place. The government is building a costly granite and steel Post Office building on the east side of Washington street, from York to Montgomery street, and a new County Court House has been built on Newark avenue at City Hall place. There are many banks, trust companies and well filled office buildings downtown yet and these, together with the new Post Office tend to save "the face of things." Jersey City is gridironed with trolley roads that lead to and from it in all directions; and these connections necessarily make it a center to be reckoned with. The trolley companies reduced the running time and the service to the foot of Montgomery street, or the Jersey City ferry; but petitions resulted in their running every third car to the ferry near which is a tunnel station to downtown and uptown Manhattan.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.

MANHATTAN.

Conveyances.

	1913 Jan 17 to 23	1912 Jan. 19 to 25
Total No	147	166
Assessed value	$13,400,500	$12,790,100
No. with consideration	20	16
Consideration	$608,500	$604,716
Assessed value	$565,500	$501,800
	Jan. 1 to 23	Jan. 1 to 25
Total No	492	649
Assessed value	$32,876,200	$51,687,900
No. with consideration	75	66
Consideration	$2,929,259	$3,335,956
Assessed value	$2,915,500	$2,826,500

Mortgages.

	Jan. 17 to 23	Jan. 19 to 25
Total No.	90	119
Amount	$5,019,082	$2,670,968
To Banks & Ins. Cos.	28	30
Amount	$1,902,000	$1,169,500
No at 6%	24	41
Amount	$636,875	$328 063
No at 5½%	.....	6
Amount	.....	$425,500
No at 5%	33	32
Amount	$3,079,057	$773,500
No at 4½%	5	16
Amount	$595,000	$547,500
No at 4%	.....	2
Amount	.....	$25,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	28	22
Amount	$708,150	$571,405
	Jan. 1 to 23	Jan. 1 to 25
Total No.	349	455
Amount	$13,813,109	$13,802,639
To Banks & Ins. Cos.	86	96
Amount	$7,676,500	$5,406,290

Mortgage Extensions.

	Jan. 17 to 23	Jan. 19 to 25
Total No.	39	63
Amount	$1,261,000	$2,185,425
To Banks & Ins. Cos.	14	23
Amount	$417,500	$1,211,500
	Jan. 1 to 23	Jan. 1 to 25
Total No.	168	228
Amount	$5,877,035	$8,904,025
To Banks & Ins. Cos	60	70
Amount	$2,559,500	$3,879,500

Building Permits.

	Jan. 18 to 24	Jan. 20 to 26
New buildings	11	14
Cost	$1,339,200	$2,566,750
Alterations	$240,200	$198,300
	Jan. 1 to 24	Jan. 1 to 26
New buildings	34	63
Cost	$3,073,950	$5,815,725
Alterations	$745,020	$579,675

BRONX.

Conveyances.

	Jan. 17 to 23	Jan. 19 to 25
Total No	143	120
No. with consideration	16	13
Consideration	$114,880	$334,952
	Jan. 1 to 23	Jan. 1 to 25
Total No.	454	501
No. with consideration	58	53
Consideration	$607 995	$535,969

Mortgages.

	Jan. 17 to 23	Jan. 19 to 25
Total No.	101	95
Amount	$1.256,519	$692,149
To Banks & Ins. Cos	10	13
Amount	$175,000	$173,510
No. at 6%	45	37
Amount	$675,719	$136,887
No. at 5½%	7	6
Amount	$101,000	$32,500
No at 5%	19	23
Amount	$277,600	$291,530
Unusual rates	.	3
Amount	...	$1,672
Interest not given	30	26
Amount	$202,200	$229,560
	Jan. 1 to 23	Jan 1 to 25
Total No.	303	393
Amount	$3,128,586	$2,951,775
To Banks & Ins. Cos.	31	52
Amount	$490,700	$673,926

Mortgage Extensions.

	Jan. 17 to 23	Jan. 19 to 25
Total No	16	22
Amount	$243,000	$348,700
To Banks & Ins. Cos	.....	6
Amount	.....	$229,000
	Jan. 1 to 23	Jan. 1 to 25
Total No.	44	61
Amount	$643,000	$926,450
To Banks & Ins. Cos.	3	16
Amount	$105,000	$532,500

Building Permits.

	Jan. 18 to 24	Jan. 20 to 26
New Buildings	11	17
Cost	$373,800	$1,313,200
Alterations	$24,325	$5,800
	Jan. 1 to 24	Jan. 1 to 26
New buildings	45	83
Cost	$1,261,226	$2,939,830
Alterations	$113,960	$83 950

BROOKLYN.

Conveyances.

	1913 Jan. 16 to 22	1912 Jan. 18 to 24
Total No	478	424
No. with consideration	38	22
Consideration	$371,660	$130,375
	Jan. 1 to 22	Jan. 1 to 24
Total No.	1,503	1,561
No. with consideration	108	87
Consideration	$1,004,907	$860,501

Mortgages.

	Jan. 16 to 22	Jan. 18 to 24
Total No.	365	300
Amount	$1.258,904	$1,086,665
To Banks & Ins. Cos.	94	53
Amount	$588,375	$507,975
No at 6%	206	174
Amount	$569,153	$344,902
No. at 5½%	47	43
Amount	$228,470	$121,710
No. at 5%	87	64
Amount	$400,360	$528,400
Unusual rates	3	2
Amount	$15,519	$4,378
Interest not given	22	17
Amount	$45.402	$87,275
	Jan. 1 to 22	Jan 1 to 24
Total No.	1.117	1,217
Amount	$3.748,328	$4,682,796
To Banks & Ins. Cos.	256	250
Amount	$1,449,525	$1,796,635

Building Permits.

	Jan. 17 to 23	Jan. 18 to 24
New buildings	50	61
Cost	$544,080	$606,600
Alterations	$54,814	$37,130
	Jan. 1 to 23	Jan. 1 to 24
New buildings	180	186
Cost	$1,479,860	$1,637,270
Alterations	$179,112	$199,780

QUEENS.

Building Permits.

	Jan. 17 to 23	Jan. 19 to 25
New buildings	59	60
Cost	$179.760	$327.795
Alterations	$17.040	$5,210
	Jan. 1 to 23	Jan. 1 to 25
New buildings	179	174
Cost	$477,862	$753,645
Alterations	$35.530	$16,005

RICHMOND.

Building Permits.

	Jan. 17 to 23	Jan. 19 to 25
New buildings	7	31
Cost	$21,375	$513,575
Alterations	$600	$1,080
	Jan. 1 to 23	Jan. 1 to 25
New buildings	18	52
Cost	$42.175	$577,475
Alterations	$4,775	$6,685

BUILDING MATERIALS AND SUPPLIES

Coal in Better Condition—Completed Lumber Inventories Show Stocks Lower at Mill Than Was Expected—Stronger Tone in Building Metals—Managers Find General Stiffening Tendency in Building Supply Market—Rubber Prices Advance—Steel Sheets in Higher Trend—The Annual Gnybco Meeting.

THE building material market this week was featured by an attempt to boost the prices of black and galvanized sheets, making the quotation $2.90 per 100 pounds for No. 29 black and $4.15 for 100 pounds for the same size galvanized sheets.

New business in structural steel has been larger, proportionately, than for several other kinds of steel products. Not only have building operations been very heavy all over the country for a number of months, but there has been such a demand for this kind of steel that many orders are coming out now that had been withheld because of the inability to get deliveries within a reasonable time. Another factor has been the mild winter in nearly the whole country which has enabled construction work to proceed, and some orders have been placed at this time that otherwise would have been credited to spring or summer business.

Very little new business has been booked in wire and wire products, but an improvement is looked for within a few weeks.

In the coal market, heavier orders are being placed by suburban factories and mills for bituminous grades during the present shortage in anthracite. This is having an effect of keeping anthracite prices steady, and it is believed that the stress in this department is rapidly being overcome.

Lumber mills have been taking inventories and have found that their mill stocks are much lower than they had figured, owing to the mild winter weather conditions, which have permitted such a large volume of construction work to proceed.

In the common brick department the mild weather has permitted navigation to continue up the Hudson River later than at any period since 1810, and it is very evident that, were it not for the shortage of steel in the market at the present time, heavy brick consumption would have seriously depleted available stocks long before this.

The prices of general building supplies showed a decided upward tendency this week. In the paint market, however, there was a slight difference because of the fact that linseed oil and lead are running at a low price level.

At the annual meeting of the Greater New York Brick Company, held this week, the present officers were reelected as follows: John B. Rose, President; A. E. Aldridge, Vice-President; Robert Main, Treasurer, and Frank De Noyelles, Secretary. I. J. Rose was elected to membership on the Board of Directors to succeed his father, the late Alonzo Rose and Edwin Brockway was elected a member of the executive committee to fill the vacancy caused by the death of the late director. Reports showed that there was a reserve shed supply of North River brick amounting to 304,000,000 on Jan. 1, as against 289,000,000 at a corresponding period in 1912.

LIGHT DEMAND FOR BRICK.
Fronts in a Stronger Tone as Mild Weather Conditions Continue.

BRICK is in light demand in this market. In New Jersey the call for common brick is much stronger in proportion to the market than it is here. Front brick is reporting an unusual winter movement, but prices have remained fairly steady. The steel situation is still having a retarding effect upon sales at the wholesale market as shown by the fact that only 24 barge loads were sold last week.

Official transactions for North River brick transactions for last week with records covering corresponding week last year follow:

1913.
Left Over, Jan. 11—71.

	Arrived.	Sold.	Covered.
Monday	12	4	1
Tuesday	0	2	0
Wednesday	16	12	3
Thursday	0	1	2
Friday	0	5	0
Saturday	0	0	0
Total	28	24	6

Condition of market, dull. Prices, Hudsons (basic), $6.75 to $7; covered, $7.25. Raritans, $6.75 (wholesale dock N. Y.). For dealer's price add profit and cartage. Left over, Jan. 18—75. (Open) Total reserve, 54. Number covered barges sold, 7.

1912.
Left Over, Jan. 13—32.

	Arrived.	Sold.	Covered.
Monday	0	2	1
Tuesday	0	0	1
Wednesday	0	0	2
Thursday	0	0	0
Friday	0	0	0
Saturday	0	0	0
Total	0	2	4

Condition of market, dull. Prices, $6.75 to $7. Raritans, no quotation. Total covered, 64 barges. Reserve Jan. 20—30.

WIRE ROPE IN HEAVY DEMAND.
Quotations with Discounts on Elevator Specifications.

WIRE rope prices are running without change in spite of the recent advance announced by the American Steel & Wire Company. The demand is exceptional for elevator requirements owing to more vigorous inspection of elevators in this city and vicinity by casualty and other companies. A discount to the larger trade is 42½ and 5 per cent. from list, for galvanized and 50 and 5 per cent. for bright. Prices follow:

Diameter.	Price per ft. Cast. Steel.	Crucible Steel.	Plow Steel.
¾	.10	.11	.13
⅝	.07	.09	.10
½	.06	.07	.07

BUILDING SUPPLIES FIRM.
Managers Find General Stiffening Tendency in Most Lines.

PRICES of general building supplies while steady on quotation are nevertheless showing a stiffening tendency, especially in engine room requirements. Bismuth is quoted in this market by jobbers for small lots at $2.25 per pound; brass sheets, 18½c.; brass rods, 18¼c., and half guaranteed solder, 32c.; zinc sheets, 10¼c.; manganese bronze rods, 18¾c.; manganese bronze in crucible form, 16¾c. The following quotations are current on iron pipe sizes of brass tubes:

¼-in.	$0.23
¾ to 3-in.	.22
3½-in.	.23
4 in.	.23

Linseed oil is quoted by jobbers at 47 and 48 cents for American seed city, raw; 48 and 49 cents for city, boiled, American seed, and 70 cents for raw Calcutta seed.

In the paint market there has been no change in prices, although the tendency as shown by the foregoing linseed oil prices is still upward.

The year has started out well, with paint requirements as shown by orders filed by the general trade; and in view of the fact that this is the eve of the busy season in the paint and varnish business, it is expected that new price levels wherever decided upon will be fully maintained. Quotations for paint ingredients now current in New York seem to indicate that prices will not run, however, to excessive limits. These quotations follow: White lead in oil in 100, 250 and 500-lb. kegs is 7¼ to 7½c. per lb.; in 25, and 50-lb. kegs, 7¾c. per lb. Red lead and litharge, in 100 lb. kegs, 6¼c. to 7¼c. per lb.

Colors in oil are quoted at the following prices per lb.: Lamp black, 12 to 14c.; Chinese blue, 36 to 46c.; Prussian blue, 32 to 36c.; Van Dyke brown, 11 to 14c.; Chrome green, 12 to 16c.; Raw and Burnt Umber, 11 to 14c.

RUBBER PRICES ADVANCE.
This May Affect Prices of Fire and Other Hose and Some Building Supplies.

RUBBER showed a higher price this week as the result of recent general stiffening in this department. The fact that trading was not especially active leads to the impression that the supply is somewhat curtailed. It was reported on Wednesday that the advance in price was made to induce manufacturers of hose, mats, packing and automobile tires to come into the market instead of holding off for a drop, which for some reason, had been predicted as a result of alleged surfeiting of supplies at mills and general withdrawal of orders. The advance is expected to be permanent.

Some reason for this rumor may be found in the fact that statistics of rubber importation during 1912, in the opinion of one prominent dealer, showed greater activity on the part of the manufacturers of rubber products than ever before, so far as the buying of the crude material was concerned. Whether the several thousand extra tons taken in the course of 1912 were put to work, or whether they are what might be called an "invisible supply" and, therefore, detrimental to the present activity of the market is the source of no little speculation.

COAL IN BETTER CONDITION.
More Bituminous Being Used in District Than Heretofore.

F. E. SAWARD, editor of the Coal Trade Journal, gives consumers an encouraging survey of the market. The fact that bituminous coal has made up in part for the scarcity in anthracite coal has led suburban manufacturers and some railroads to use soft coal where boiler conditions permit, and this practice, in consequence, has created a less divided demand here in the New York market. In his review Mr. Saward says:

"While the year 1911 disappointed those who expected it to keep up the record-breaking habit of the American coal trade and fell slightly behind the figures for 1910, the year 1912 saw so great a tonnage produced that it not only establishes definitely a new trade record for itself, but, as one might say, has something to spare for the deficiencies of 1911. All this has been achieved despite a serious interruption of the operation of the anthracite mines, and more or less unsettlement of bituminous matters in the spring, pending settlements in one district and another, following the general settlement arrived at in Cleveland at the opening of the spring season.

"The bituminous output has made up for any shortcomings in the anthracite tonnage, and the large production thereof has been achieved naturally enough in view of the increase in manufacturing and railroad traffic and in foreign trade, as well as in the multiplication of usage for various public utilities such as gas and electric companies, which are using a constantly increasing tonnage of coal. Demand having been brisk in all directions, once it was well established that the political campaign was not to be the unsettling factor that it has been in some presidential years, it followed as a matter of course that the output of bituminous coal amounted high above 460,000,000 tons, and with anthracite showing a total production of more than 80,000,000 net tons, it seems safe to set down a total of 540,000,000 net tons and more as the year's output, overtopping by fully 40,000,000 tons the high mark established in 1910."

LUMBER INVENTORIES COMPLETE.
Results Show Stocks Are Lower at Mill Than Was Expected.

WITH the completion of inventories at the lumber mills, marked surprises have resulted among the trade centering around New York. In the hardwood departments stocks are particularly low. The greater stress is laid on plain oak, but other woods are reporting considerable demand. Large consumers of hardwoods are evidently following out the plan of steady purchases, which indicates that some mills have contracted far in advance on volume. Not in many years has the outlook been so promising in respect to this department as now.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Fifth Avenue Parcel Sold to a Shoe Firm—Smith Baptist Church Sells to a Greek Congregation.

Beside the sale of a Fifth avenue holding, this week, to a firm of shoe dealers who are following the uptown movement of fine retail trade, there were several important sales in the West Side and a good corner sale on Washington Heights, while Levi P. Morton sold some fine apartment houses in Harlem. Other Harlem transactions indicate considerable interest in real estate in that part of the city. The Bronx was not lacking in good sales.

The Manhattan sales totaled 31, against 22 last week.

The number below 59th street was 11, against 10 last week. The sales north of 59th street aggregated 20, compared with 24 last week.

From the Bronx 17 sales at private contract were reported, against 20 last week.

The amount involved in the Manhattan and Bronx auction sales this week was $1,102,791, compared with $213,146 last week, making a total since January 1 of $3,792,134. The figure for the corresponding week last year was $903,547, making the total from January 1, 1912, $2,961,508.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

UNION SQ. WEST.—Wm. F. Decker and Wm. Maucher sold through Douglas Robinson, Chas. S. Brown & Co. to Lowenfeld & Prager the 11-sty brick and stone Decker Building at 33 Union Sq. West, on a plot 30.6x150, with a right-of-way in the rear to 16th st.

CATHARINE ST.—The firm of Leonard J. Carpenter sold for the estate of Howard Crosby to Lowenfeld & Prager 57 and 59 Catharine st and 3 Monroe st, three old buildings, on a total plot 47.9x99.7x irregular, forming the northeast corner of the two streets.

EAST BROADWAY.—Lowenfeld & Prager bought from the estate of Howard Crosby 205 East Broadway, a 4-sty building, on a lot 25x87.6.

HENRY ST.—Irving Bachrach, with H. Bloom, sold for the estate of Jacob Korn 198 Henry st, a 5-sty tenement, with stores, on lot 25.1x100, between Jefferson and Clinton sts.

ST. MARK'S PL.—The McVickar, Gaillard Realty Co. sold for the estate of Carroll Bryce the 4-sty loft building, on plot 26x120, at 6 St. Mark's pl, to David Wasser. J. & C. Port represented the buyer. The buyer intends to erect a modern Turkish and Russian bath.

STANTON ST.—Thornton F. Turner and others as trustees resold 80 Stanton st, a 5-sty tenement, on lot 21.3x65, to Mrs. Edna Koppleman. The property was acquired by the sellers as plaintiffs in a foreclosure sale on Tuesday.

14TH ST.—The Duross Co. sold for Robert J. and Sarah S. Collier the five 4-sty dwellings at 304 to 312 West 14th st, on plot 100x98x irregular, located 100 ft west of 8th av, and adjoining the New York County National Bank building at the southwest corner of 8th av. The property, which has been held at $115,000, it is said, will be improved with two elevator apartment houses. The sellers recently conveyed the property at 253 to 257 West 14th st to Samuel Kilpatrick.

27TH ST.—Edward A. Kohn sold 232 West 27th st, a 4-sty building on lot 25x98.9. The property is located between 7th and 8th avs.

29TH ST.—Horace S. Ely & Co. sold for James L. Delaney 551 West 29th st; for John J. Sheehan, No. 553, adjoining, and for Martha W. Mellen, No. 555. These are three 4-sty buildings, each on lot 16.8x98.9. The combined site, measuring 66.8x98.9, has been purchased by W. & J. Sloane, who will erect an addition to their warehouses, which adjoin on the west the plot acquired.

29TH ST.—Albert B. Ashforth and Horace S. Ely & Co. sold for Mary E. Byrnes, Josephine MacDonald and Irene McDermott 549 West 29th st, a 4-sty building, on lot 16.8x98.9.

32D ST.—William H. Seaich and associates, who are building a 12-sty commercial structure at 38 to 42 East 32d st, bought from the estate of Frank B. Mesick the interior strip at the rear of the site, size 15.7x9.5, for light protection.

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34TH ST.—The trustees of the Amity Baptist Church have arranged to sell the church property at 308 to 312 West 34th st, extending through to 315 West 33d st, to a Greek Orthodox congregation of which Father Lazarus is the pastor. The property is located 150 ft west of 8th av and has a frontage of 75 ft on 34th st and 25 ft on 33d st.

5TH AV.—Henry G. Trevor sold the 6-sty store and loft building at 588 5th av, on plot 27.6x100, located between 47th and 48th sts, known as the Rovert building. The property was formerly Columbia College leasehold, the fee of which was purchased by the present seller in 1905. It is assessed by the city at $380,000, and present selling price is said to be a little under $450,000. Frank Brothers, shoe dealers, are the buyers. John N. Golding was the broker.

10TH AV.—The Kenton Realty Co. sold 848 10th av, a 5-sty building on lot 25.2x80.6, between 56th and 57th sts.

Manhattan—North of 59th Street.

73D ST. Henry D. Winans & May sold for Mrs. Alice H. Hoadley 62 East 73d st, a 5-sty American basement dwelling, on lot 17x102.2, located 66 ft. west of Park av. The buyer will occupy the house.

69TH ST.—Pease & Elliman sold for Edwin A. Richard and Miss Elvine Richard the 4-sty dwelling at 12 East 69th st, on plot 40x100.5, 230 ft east of 5th av. To the west of this house are the residences of P. A. Valentine, Ogden Mills, Mrs. E. H. Harriman, Mrs. Charles Stickney, while to the south are Harry Payne Whitney, Mrs. Anson and Mrs. George Bliss. The buyer intends to change the house to an American basement and will occupy it. This is the most important private dwelling sale since the sale of the Ernesto Fabbri residence at 11 East 62d st to Charles Steele, but it is a little more unusual than that sale in the fact that all cash is to be paid, whereas the Fabbri sale was part trade. The buyer is a prominent New Yorker who at present lives further downtown.

81ST ST.—Slawson & Hobbs sold for the Lyman Rhodes estate 156 and 158 West 81st st; also for Annie S. Kissam the adjoining parcel, at No. 160. The property consists of three 4-sty dwellings on plot 56.3x102.2, located between Columbus and Amsterdam avs, and has been purchased by the Wesley Realty Co., John W Kight, president. The site adjoins the Church of the Disciples of Christ, and will be improved with a 9-sty apartment house, the first multifamily dwelling in this block. The apartments will be laid out in suites of four and five rooms and bath.

95TH ST.—R. E. L. Mordecai sold for James A. Farley to Klein & Jackson the plot 100x100.8, on the south side of 95th st, 100 ft. east of 5th av. Opposite this plot Ernest G. Fabbri and Mrs. Mary Carhart recently bought sites upon which to build 50-ft. dwellings adjoining the corner of 5th av, which is towned by Gen. Lloyd S. Bryce. To the north of this corner on the avenue Miss Helen O. Brice is erecting a dwelling. Justice James W. Gerard is also erecting a residence on 5th av, just south of 95th st.

96TH ST.—John W. Brice sold through Duff & Conger to Jas. A. Farley 58 to 66 East 96th st, five 5-sty single flats, on a plot 100x100.8.

111TH ST.—Wm. Reitman sold for Wm. V. Eberhart, two 6-sty elevator apartment houses at 249 and 251 West 111th st, between 7th and 8th avs, each on lot 72x100.11, for about $140,000.

112TH ST.—I. Rosenthal sold for M. Dasch the 3-sty private dwelling 243 West 112th st, on lot 18x111 to J. Frankle for occupancy.

114TH ST.—The Heathcote Holding Co., H. B. Davis, president, sold Heathcote Hall, a 9-sty apartment house, on plot 100x100.11, at 605 West 114th st, to the New York Real Estate Security Co. The building was held at $450,000 and is located 125 ft. west of Broadway. It was erected in 1910 from designs by Schwartz & Gross.

BROADWAY.—Franklin Pettit, trading under the name of the Leicestershire Realty Co., sold to an investor St. James Court, a 7-sty elevator apartment house at the southeast corner of Broadway and 92d st, covering a plot fronting 108 ft. on Broadway, 125 ft. on 92d st, and having irregular rear lines. Mr. Pettit bought the property from S. E. and M. E. Bernheimer last April. The price at that time was reported to be about $400,000. The Bernheimers had owned the building practically since its erection, about 11 years ago.

BROADWAY.—The Realty Holding Co. bought from the Bull Estate, the northwest corner of Broadway and 145th st, 100 ft on Broadway and 150 ft on the street. This is one of the few remaining plots in this section that has not been improved. The Realty Holding Co. gave in part payment the 7-sty fireproof office building at 133 to 137 Front st, occupying the entire block front between Pine and De Peyster sts. The transaction involves about $600,000, Charles E. Williams being the broker. The 145th st plot has most excellent transportation facilities, having the subway station at the corner and the 145th st crosstown cars nearby. This transaction, no doubt, is but the forerunner of an improvement of the plot with a 12-sty, high-class apartment house.

BROADWAY.—Levi P. Morton sold to the New York Real Estate Security Co. the block front in the west side of Broadway, between 140th and 141st sts, improved with two 6-sty elevator apartment houses, having a frontage in the avenue of 200 ft. and being 90 ft. in each street, and known as Ellerslie Court, North and South. The structure was recently erected from designs by Gross & Herbener. The McVickar, Gaillard Realty Co. and Frederick Zittel & Sons were the brokers.

CLAREMONT AV.—The Heathcote Holding Co., H. B. Davis, president, bought from Adele Kurrus 190 Claremont av, a 6-sty apart-

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Private Sales—Manhattan (Continued).

ment house, on plot 40x100, located 169.8 ft. south of 127th st. It is also reported that negotiations are pending for the sale of the Saranac apartment house, at the southwest corner of Convent av and 151st st, to the same company.

CONVENT AV.—The McVickar, Gaillard Realty Co. sold for the Greystone Holding Co., H. B. Davis, secretary, to the New York Real Estate Security Co. the 6-sty elevator house known as the Saranax at the southwest corner of 151st st and Convent av, on lot 82x108. Negotiations were reported as pending for the sale a few days ago.

MADISON AV.—The Bruce estate sold 1134 Madison av, a 4-sty dwelling on lot 20x70, located 42 ft. north of 84th st, to Edward A. Hannan. The deal was negotiated by Samuel Goldsticker.

MADISON AV.—Kurz & Uren sold for Sarah Arnold 1994 Madison av, northwest corner of 127th st, a 4-sty dwelling, on lot 20.4x35.

MADISON AV.—William H. Matthews & Co. sold for Mrs. Roberta F. Frank 2009 Madison av, a 3-sty dwelling, on lot 20x85.

PARK AV.—Benjamin Stern bought from Bing & Bing the new 12-sty apartment house at 970 Park av, located at the southwest corner of 83d st, on plot 102.2x90. Mr. Stern gives in part payment the block front in 5th av, between 104th and 105th sts, having an avenue frontage of 201.10 ft. and a depth in each street of 200 ft. The two properties are reported to have been valued at $1,400,000. The apartment house is one of two twin structures which occupy the block front in the west side of Park av between 82d and 83d sts, and were completed last year by the sellers. Mr. Stern bought the 5th av property about ten years ago, except the three east lots in 104th st, which he acquired in 1901 from Isaac H. Clothier, of Philadelphia, who a short time previously had bought them from D. Ogden Mills.

ST. NICHOLAS AV. The New York Real Estate Security Co. bought from Levi P. Morton the block front in the east side of St. Nicholas av, between 113th and 114th sts, improved with two 7-sty apartment houses, known as the Lucille and the Shoreham, having a combined frontage of 237 ft. in the avenue, 131 ft. in 114th st and 82 ft. in 113th st. The McVickar, Gaillard Realty Co. and Frederick Zittel & Sons were the brokers.

5TH AV The Two Thousand Forty-One Fifth Avenue Co. sold the 6-sty elevator apartment house known as the Mount Morris at the northeast corner of 5th av and 126th st, on plot 99.11x120, to the Latham Realty Co., Anthony Schwoerer, Jr., president, which gave in part payment a plot 150x100, at the northeast corner of Broadway and 130th st, which is used as a coal yard. The entire transaction involves about $450,000.

7TH AV.—Levi P. Morton sold to the New York Real Estate Security Co. the Douglas apartment house, a 6-sty elevator structure, at the northwest corner of 7th av and 121st st, on plot 50x100; also the Desmond apartment, a similar structure, at the southwest corner of 7th av and 122d st. The McVickar, Gaillard Realty Co. and Frederick Zittel & Sons were the brokers.

8TH AV.—The Duross Co. sold for Jacob and Fredericka Hack 2794 8th av, a 5-sty tenement with stores, on plot 50x80, located between 148th and 149th sts. The buyer is an out of town investor.

Bronx.

FOX ST.—Fannie Rudomin, acting for a syndicate in which Max Hoffman and Wolf Goldberg are interested, bought from the Hendrik Hudson Co., Johnson & Kahn, a plot of 23 lots in the A-R-E-Co section of the Bronx. Charles A. McPherson was the broker. Five of the lots are located in the west side of Simpson st, 369.7 ft south of Westchester av, ten lots abutting and facing in the east side of Fox st, 193.7 ft south of Westchester av, and eight lots in the west side of Fox st, 145.1 ft south of Westchester av. The latter plot is the site of the old John B. Simpson homestead. The properties will be improved with apartment houses.

FREEMAN ST.—Martha Berna bought from Mary A. Larkin and Annie Copeletz the property at 950 and 952 Freeman st, on which the buyer will erect a 5-sty tenement, with stores. The same buyer recently acquired the plot at the southeast corner of Freeman st and Vyse av, which will be improved in a similar manner.

KELLY ST.—S. Oppenheimer & Co., in conjunction with Peter Costa, sold for a client to an investor the 4-sty flat on a lot 25x100 at 1044 Kelly st, near Intervale av.

135TH ST.—Joseph P. Day sold for the estate of Jacob Bonnet 360 East 135th st, a 3-sty frame dwelling, on lot 25x100.

144TH ST.—Kurz & Urens sold for Mrs. Elmyra Oakley the three 2-sty frame dwellings at 259, 261 and 263 East 144th st, on plot 50x100.

154TH ST.—Fred Oppenheimer and Peter Costa sold for Mark & Angelo 302 East 154th st, a 4-sty flat, on lot 25x100, near Courtlandt av, to a Mr. Adamk, who gave in part payment two lots on 13th av, near Wilson av, Astoria, L. I.

BATHGATE AV.—Fred Oppenheimer of S. Oppenheimer & Co. sold the two 4-sty, 15-room new law apartments on the east side of Bathgate av, about 77.6 ft south of East 187th st, and known as 2378 and 2382 Bathgate av, to the William Bonhay estate for investment. Each house being on a lot 38.6x91x irregular.

CASTLE HILL AV.—John F. Fetzer sold for John Fusco a plot on Castle Hill av, near Westchester av to P. Pazzollo.

GRAND AV.—McLernon Bros. sold for Annabelle Oakley the 3-sty dwelling at 2458 Grand av, on plot 50x100, located 147 ft. north of Fordham rd. The buyer will occupy the house.

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RECORD AND GUIDE

JACKSON AV.—Charles Steiber and Marie and Katie Heller bought from Charles A. Oberwager a plot 100.9x100.4, at the southeast corner of Jackson av and St. Mary's st, facing St. Mary's Park, on which Mr. Steiber will erect a 4-sty factory building for his iron works.

MARMION AV.—The John W. Cornish Construction Co. sold the 1-family house 1822 Marmion av, located 144 ft. east of 175th st.

SOUTHERN BLVD.—Richard H. Scobie sold to a client for Geo. Daiker, of Utica, N. Y., the plot of about 5 lots on the west side of Southern Boulevard and Crotona Parkway, 157 ft. north of 176th st, a plot 120 ft. on Southern Boulevard, 105.87 ft. on the north side and 117 ft. on the south. The same broker sold the adjoining corner of 176th st, which is 157 ft. on Southern Boulevard and 145 ft. in 176th st, a few weeks ago for Mr. Daiker. This is the same property which was sold at auction Nov. 26, 1912, by Joseph P. Day.

SOUTHERN BLVD.—Richard H. Scobie sold to a client for John McNulty, builder, 1941 and 1943 Southern Boulevard and Crotona Parkway, a 5-sty, high class, 20-family apartment house, with three large stores. The property has a frontage of 55 ft. on Southern Boulevard, 107 ft. on the south side, and 84 ft. on the north side, and is 82 ft. south of 177th st or Tremont av, on the west side of Southern Boulevard. The property has just been completed, and was all rented before completed. It adjoins the corner just completed by Mr. McNulty, which is a transfer corner, and is becoming a very busy section.

TINTON AV.—The Interne Construction Co. sold the southwest corner of Tinton av and 166th st, a plot 100x68, partly covered with a 2½-sty frame dwelling. The buyer gave in exchange the 6-sty tenement on plot 51.6x100, at the southeast corner of Forest av and 161st st.

WEBSTER AV.—Lauter & Blackner sold for Lillian B. Rogers the plot 75x95 at the northeast corner of 184th st and Webster av to the Fleischmann Yeast Co., which will erect a 2-sty office building and garage.

WESTCHESTER AV.—S. Cowen sold the two 5-sty flats, with stores, at 810 and 812 Westchester av, on plot 50x120, to R. Goldberg.

WILKINS AV.—J. Meyer sold the new 5-sty building at 1476 and 1478 Wilkins av to Morris Levin for investment.

Brooklyn.

FT. GREENE PL.—The Emily Cochran estate sold the 3-sty dwelling at 124 Ft. Greene pl, on lot 21x100, to Mrs. Ella Rosenberg, who will occupy.

GARFIELD PL.—The Jerome Property Corporation sold for Thomas Dowling the 2-sty dwelling at 123A Garfield pl.

HENDRICKS ST.—Joseph Schneider bought from Maltzman & Siris 625 and 627 Hendricks st, two single flats on a plot 40x100 ft. Joseph Metzger was the broker in the transaction.

HENDRICKS ST.—Schneider Brothers resold to H. Helman the two 3-sty single flats, 625 and 627 Hendricks st, on a plot 40x100. Joseph Metzger was the broker in the transaction.

JOHNSON ST.—Pierrepont Davenport sold for the T. & B. Leslie Co. 104 Johnson st, a 3-sty dwelling, and to the Brooklyn Organizers five dwellings, 405 to 411 18th st.

MIDWOOD ST.—Gilbert Elliot sold to August Williams, a builder, for improvement a plot of 15 lots in Midwood st, beginning 300 ft. east of Nostrand av.

ST. FELIX PL.—James C. Donzila bought for investment 10 St. Felix pl, 2-sty lofts, on plot 20x63.

SCHERMERHORN ST.—Burrill Bros. sold 17 Schermerhorn st on lot 25x100, in conjunction with Howard C. Pyle & Co. for Dr. Perry Dickie to a buyer for occupancy.

3D ST.—Burrill Brothers sold the 3-sty new American basement brick and stone house at 587 3d st for the Proser Realty Co. to a buyer for occupancy; also 585 3d st for the same company, in conjunction with the Chauncey Real Estate Co. to J. H. Burns for occupancy.

6TH ST.—The Jerome Property Corporation sold for a client to J. Corrigan the 2-sty dwelling at 370 6th st.

10TH ST.—The Jerome Property Corporation sold for Helen T. Price the 3-sty single flat at 589 10th st.

54TH ST.—Tutino & Cerny sold for Miriam I. Sproul, to a client for investment, the 2-sty 2-family brick dwelling on plot 20x100 at 717 54th st.

73D ST.—Dwight L. Hewitt sold for John Kinsey, builder, the one-family stucco dwelling at 1750 73d st to Mrs. Clara Gardner.

75TH ST.—Dwight L. Hewitt sold for the Rothwell Construction Co. one-family brick dwelling at 1714 75th st to J. E. Vincent.

BLAKE AV.—The American Estate Land & Mortgage Co. (A. P. Fox, president) bought the 3-sty flat at 800 Blake av, 50 ft. east of Van Sicklen av.

CATON AV.—Burrill Brothers sold the block front, 200x266x171, in Caton av between Coney Island av and 10th st for the Newton Land Co. The corner will be improved with a moving picture theatre, also a flat and stores.

FLATBUSH AV.—The Westwood Realty Co. sold for J. Paul Hoffman the 2-sty building with store at 750 Flatbush av to an investor.

FT. HAMILTON AV.—Wm. Reitman sold for E. Kampwirth, of Kingston, N. Y., the northwest corner of Ft. Hamilton av and 94th st, Bay Ridge, a plot 99.5½x116.3, with a one-family house on same, for about $13,500.

GRANT AV.—The Brown-Weiss Realties sold 62 lots in Grant, Sutter and Forbell avs, East New York, to the T. & R. Realty Co. The buyers intend to start the development of the lots by erecting ten two-family houses.

GREENE AV.—Mrs. Frederika Kellar sold the 4-sty apartment house at 90 and 92 Greene av to an investor.

PARKSIDE AV.—The Westwood Realty Co. sold for A. A. Brown a plot 88x120 on the south side of Parkside av near Bedford av, to a builder.

PUTNAM AV.—John E. Henry, Jr., sold for Mrs. Eliza A. Baxter, 346 Putnam av, a 2½-sty dwelling, on lot 17x100, near Marcy av to James G. Sleight for occupancy.

6TH AV.—The Jerome Property Corporation sold for Henrietta Lyons the 4-sty single flat at 348 6th av.

6TH AV.—The Samuel Galitzka Co. sold for the Hudson Fulton Realty Co. to Wm. Weimell the 2-sty two-family brick house on plot 20x100 at 7308 6th av.

14TH AV.—F. A. Pellegrino sold 6712 and 6714 14th av, a cottage on 2 lots, to Gaetano Pepe and F. P. Torrelli, who will occupy same.

MAPLETON PARK.—The Alco Building Co. sold the following Alco style of houses in Mapleton Park: 2162 66th st to H. S. Murphy; 2143 67th st to W. S. Talmadge; 2032 63d st to J. W. Brown; 2109 67th st to J. Paski; 2039 63d st to H. Schneider; 2034 63d st to J. W. Barker; 1956 65th st to Joseph Miller; 1954 65th st to Edward Miller; 1980 65th st to Mrs. Cohick; and 2101 67th st to Mr. Aron.

Queens.

ARVERNE.—The Somerville Realty Co. sold at Somerville Park, to Frank Moalzzo a plot, 40x100, in the east side of Clarence av; to D. Schivano 2 lots in the east side of Clarence av, north of Almeda av, to Agnes Cappiello a plot, 40x100, in the east side of Clarence av; to H. Fisher, 2 lots in the east side of Clarence av and a single plot adjoining to Peter Affate.

DOUGLASTON PARK.—The Douglaston Realty Co. sold to C. F. Tmerson a plot 60x100 on Maryland rd to H. M. Miles of Barre, Vt., a plot 60x100 on the Boulevard, to be improved with a dwelling to cost $9,500, and to Charles W. F. O'Connor a plot 60x100 on the west side of Dartmouth rd.

FLUSHING.—The residence of Bishop Derrick of the African Methodist Episcopal Church, at the northeast corner of State and Prince sts, has been sold to an investor by J. B. Wood. The dwelling, which is known as "Bishops Court," is a brick and frame structure of old English design, occupying a plot of about 20 lots.

LONG ISLAND CITY.—John L. Hammond sold for Daniel W. McKeeman to Geo. A. Just 9 lots on Vernon av, having a frontage of 75 ft on the head of the Canal and 180 ft on Vernon av. Mr. Just intends to improve this property at once in enlarging his present structural iron works.

LONG ISLAND CITY.—The Borden Milk Co. bought from Cornelius W. Clark a plot, 50x90, on the west side of Steinway av, 126 ft. south of Pierce av. The property adjoins the business plant of the Borden Co., which is to be enlarged.

ROCKAWAY BEACH.—G. Taus & Son sold for Anton Jorgensen two cottages at 19 Dodge av to A. J. Kenny, who will erect another cottage on the site; for Andrew J. Kenng a plot on the north side of Elizabeth av, between Wave Crest and Remington avs, and a plot on the east side of Remington av, south of Amstel boulevard to a client for improvement; also for the S. & L. Construction Co. a fifteen-room cottage on the east side of Vernam av, south of Ocean av, to M. Schatz for occupancy; also for A. Strauss a plot on Borroughs av to C. Lapof; for Barclay Ball a plot 150x100 with two cottages thereon to William Liberman, and for William Kletzler 33 South Waverly av, a twenty-room cottage, on plot 50x100, to Mrs. J. Ritchie.

Richmond.

BULLSHEAD.—Cornelius G. Kolff sold for Miss Elizabeth W. Bonner plot 50x200 on the Old Stone road, to Joseph Vitocco.

NEW BRIGHTON.—Abraham Isenstein as trustee in bankruptcy, sold through Cornelius G. Kolff to Mrs. Nellie M. May, a strip of land, 5 ft. wide and 188 ft. long, facing on 1st av in the rear of Horton's Row. This key lot separates the lots on Sherman av from the road in the rear of Horton's Row.



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Hon. Charles Putzel, Referee

Edgar Whitlock, Plaintiff's Attorney

2 RECTOR STREET

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(Private Sales—Continued.)

Suburban.

BELLPORT, L. I.MJohn F. Fetzer sold to P. Pazollo for Samuel Goldberg 5 lots, 125x100.

ELIZABETH, N. J.—The El Mora Land Co. sold a El Mora to F. D. Post a plot 50x100 on Highland av; a plot on Park av, 50x150, to S. H. Blanchard, and to R. J. Bartlett a plot 100x100 on Vista av.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to F. Eschler a plot 100x103 and to E. Warren a plot 40x100 on Spruce st; to M. and George Jaeger each a plot 40x100 on Oak st; to B. Lee a plot 80x100 on Aspen st, and to J. Andorn a plot 40x100 on Maple av.

HASBROUCK HEIGHTS.—The Hasbrouck Park Land Co. sold to John Pekuri a plot 50x100 on Hasbrouck av to Mrs. Kate Shields; a plot, 75x100, on Collins av to R. Anderson; a plot, 50x100, on Longworth av, to O. Molsa; a plot, 50x100, on Hasbrouck av, and to L. Landsburg a plot, 50x125, on Williams av.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to C. Finnelly a plot 40x100 on Emery st; to B. Connelly a plot 40x100, and to A. Stone a plot 100x100 on Victoria pl.

JERSEY CITY, N. J.—A. B. Romen sold for the Central Trust Co., trustee, the corner plot, 100x100, at Morgan and Greene avs, to Anton Rinschler, Jr. This property has been owned by the Rogers estate over 35 years.

JERSEY CITY, N. J.—The Frank J. Mathews Co. sold for Benjamin R. Winthrop to McDermott Dairy Co. a plot, 75x100, at the southwest corner of Grove and 18th sts; also a plot, 50x100, in the north side of 15th st, between Grove and Henderson sts, to Carl Rukhaver for improvement with a 2-sty brick candy factory.

JERSEY CITY, N. J.—William H. Reilly sold to Benjamin H. Bern 76 to 80 Williams av three six family frame flats, on a plot 75x100.

JERSEY CITY, N. J.—Morris Cohen sold to the Michael Improvement Co. 219 to 223 Pacific av, three 3-sty brick flats, on a plot 75x100.

LONG BEACH, L. I.—The Lewis H. May Co. sold for the Casino Hotel Co. (Emanuel Eschwege, treas.) the Long Beach Casino, consisting of a 3-sty fully furnished hotel and casino, fronting on the boardwalk, Long Beach boulevard and Front st, size 120x150. The present casino and restaurant were originally erected by Paul J. Rainey at a total cost of over $160,000. Negotiations are pending for the leasing of a fireproof hotel to be erected upon this site.

MONTCLAIR, N. J.—The Montclair Development Co. bought 200 lots on Watchung av, from the Montclair Holding Co. and Samuel J. Holmes. The property, which is in a restricted residential section, will be cut up into building lots by the buyers. Frank Hughes and Hughes & Whitby negotiated the transaction.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to W. J. Wolf a plot 40x100 on Perkins av; to A. & S. Schmidt 2 plots each 40 x100 on Hoke av; to J. Novak, M. Mitchell and M. A. J. Peltier each a plot 40x100 on Merrifield av; to J. B. Argus a plot 40x100 on Ebert and Lawson avs, and to G. M. Shepherd a plot 57x108x47x105 on Anchor av and Beach rd.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to R. A. A. Brandefine a plot 40x100 on Columbia av.

TUCKERTON, N. J.—J. R. Appleby of Perth Amboy sold 60 acres of land to Mrs. Margaret Kempsey for investment. F. Schuyler Dunn was the broker in the transaction.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to C. McMahon a plot 40x100 on Grove st; to H. I. Silverman a plot 40x100 on Cottage st, and to P. J. Murphy a plot 60x100 on Lincoln av.

RECENT BUYERS.

THE BROAD REALTY CO. is the buyer of 12 Lewis st, exchanged recently with the Dean Holding Co. for 810 and 812 Westchester av.

P. F. MADIGAN is the buyer of 2864 Marion av, Borough of the Bronx, sold recently by the Duross Co.

JAMES W. ELLSWORTH, whose present residence is at 18 East 53d st, is the buyer of the Richard house at 12 East 69th st, sold last week through Pease & Elliman.

AMOS R. E. PINCHOT is the buyer of the former home of the West Side Republican Club at 2307 Broadway, near 83d st, sold last week by Frederick P. Forster through Earle & Calhoun.

JAMES A. FARLEY is the buyer of the dwelling at 76 West 48th st, the sale of which by Charles Lallonette and others was reported some time ago. Stores will be installed on the two lower floors and the upper floors will be converted into apartments.

LEASES—MANHATTAN.

CARSTEIN & LINNEKIN leased part of the 9th floor in the American Woolen Building to the Milton Bradley Co., of 11 East 16th st; 3,000 ft. of space on the 5th floor of 456 to 460 4th av to the Herbert Huesgen Co.; entire floor in the Clarendon Building at 215 4th av to Parker-Wilder & Co., of 62 Leonard st; space on the 7th floor of 456 to 460 4th av to Liebert & Meyerhof, of 621 Broadway; 5,000 ft. of space on the 14th floor of the Passavant Building to H. E. Lesan Advertising Agency, of 381 4th av; part of the 12th floor in 450 to 454 4th av to William S. Gordon & Co., of 66 Leonard st and part of the 10th floor in 450-454 4th av to John Lowry.

THE CROSS & BROWN CO. leased the 50-ft. dwelling at 15 East 52d st for Harley T. Proctor to "Thurn," a dressmaker who for the past 20 years has been located at the northwest corner of 5th av and 38th st. This dwelling, built about eight years ago from plans by Donn Barber, is one of the finest in the city, all of the marble, woodwork and decorations of the main floors having been purchased abroad. Extensive alterations are to be made to the upper part of the building, but the main floor will be left as it is. The lease is for 21 years at an aggregate rental of $500,000.

THE DUROSS CO. leased the store and basement in 16 East 13th st to Frederick Strothmann; also the store and basement in 151 West 14th st to Louis Dern of 358 Bleecker st.

JOHN F. FETZER leased to the Atlantic and Pacific Tea Co. the store in 3295 3d av.

WEBSTER B. MABIE & CO. leased the rear half of the 5th floor in 106 East 19th st to the International Import & Export Co.; the rear of the 4th floor in 1178 Broadway to Sol Pyle & Co.; the 9th loft in 34 East 12th st to Oscar Margolin & Sons, of 97 Crosby st; the 5th loft in 19 and 21 West 24th st to Samuel Pellman, and the store in 956 Broadway to the American Writing Machine Co., of 345 Broadway.

MME. NAJLA MOGABGAB, of 292 5th av, leased from the George Kemp Realty Co. for a long term of years the store at the southwest corner of 5th av and 50th st, opposite the Cathedral.

J. P. & E. J. MURRAY leased the dwelling at 172 East 116th st to Harry Rose.

PEASE & ELLIMAN leased the dwelling at 14 East 40th st to Evick & Lidval for a term of years for business purposes; also the 3-sty building at 28 East 32d st, to the Association of American Painters and Sculptors.

THE ROSE & PEIXOTTO CO., with E. F. Walton, leased space in 500 5th av to the Seasame Shop of 434 5th av.

THE TAYLOR SHERMAN CO. leased the property at 308 to 316 East 48th st for a term of 21 years at an aggregate rental of $120,000. The lessees are the Lee Lash Studios, theatrical scenery artists, now located at Broadway and 49th st. The premises will be altered at a cost estimated at $30,000. The Nichols, Ritter, Goodnow Realty Co. was associated as brokers in the transaction.

HAVILAH M. SMITH leased the 3-sty building, 40x50 ft., on the rear of lots 509 and 511 West 45th st for William C. Smith to the New Sterling Steam Laundry.

LOUIS SCHRAG leased for Revellion Freres, the easterly store in building 17 West 34th st to Mme. Fried; for Silas Swartz, the store in 143 to 149 West 19th st to the American Clothes Dryer Co., of 159 West 24th st for a term of years; for Johnson & Fleishhauer, a store in 107 to 111 West 25th st to the Standard Braid Co., of 124 West 18th st for a term of years.

G. W. BARNEY leased to Henry Rosenzweig the store and basement in 4 West 15th st; also, to the New York Process Letter Co., of 57 Warren st, the 3d loft in 279 to 283 Broadway; also, to Alexander Klahre & Co., of 50 East 10th st, the 4th loft in 35 and 37 East 10th st; also, to Cameron & Byington, of 103 Reade st, the 1st loft in 57 Reade st, and to De Ambri & Scozzari, the 1st and 2d lofts in 810 and 812 Greenwich st.

THE CROSS & BROWN CO. leased the 19th and 20th floors of the Hess Building, southwest corner of 4th av and 26th st, containing 40,000 sq. ft., to the Funk & Wagnalls Co., of 44 East 23d st, publishers of The Literary Digest and literary and educational works. This lease is fo ra long term of years at an approximate rental of $400,000.

O. D. & H. V. DIKE leased to the O. J. Gude Co., of 935 Broadway for a long term, the entire 11th floor and additional space on the 19th floor in the Candler Building to be used as their advertising offices.

EDGAR T. KINGSLEY leased to Emil Schroeder the store, basement and 1st floor in 180 Spring st, corner of Thompson st, for five years and to Ducorsky & Rattner the 1st loft in 381 6th av.

FRANK B. McANERNY leased to the Regime Shoe Co., of 200 5th av, the 3d floor in 4 and 6 White st and 239 West Broadway; also an apartment in 158 East 79th st to Mrs. James H. Rudly.

PEASE & ELLIMAN leased apartments in 116 West 59th st to Miss Nance Swayne, and in 10 East 58th st to Mrs. J. H. Koehler.

THE ROSE & PEIXOTTO CO. and E. F. Walton leased the 2d floor in 14 East 37th st to Emma E. Penfield for a term of years.

MALCOLM E. SMITH leased to Frederick Bull an apartment in 140 West 57th st and offices in 437 5th av to the Mausoleum Co.

L. TANENBAUM, STRAUSS & CO. leased to the State Paper Box Co., of 378 Broadway, for a term of years, the stores and basements in 37, 39, 41 and 43 Greene st.

CARSTEIN & LINNEKIN leased for Lewis B. Preston for a term of years the entire 12th floor in the Clarendon Building at 215 4th av.

CARSTEIN & LINNEKIN leased for Lewis B. Preston the 12th floor in 215 4th av.

CORN & CO. leased for the F. & L. Building Co., 12,500 sq. ft. in 115 to 125 West 30th st to Louis Wintner, of 126 West 22d st; also for the Victoria Building & Contracting Co., 4,000 sq. ft. in 132 and 134 West 22d st to H. L. Bloch.

THE DUROSS CO. leased the 6th loft in 124 West 18th st to Druss & Seiff, of 9 West 19th st, the 4th floor in 10 West 18th st to James Campbell and the 2d loft in 152 West 14th st to George C. Jones; also the 5-sty building at 218 West 30th st to Herbert Johnson.

FREDERICK FOX & CO. leased the store and basement in the Herald Square Building at 141 West 36th st for ten years to Stanley & Patterson, of 23 Murray st, manufacturers of electrical supplies, who will use the premises for their general salesrooms and distribution quarters.

J. P. & E. J. MURRAY leased the 3-sty dwelling at 153 East 114th st to Joseph Frederich.

PEASE & ELLIMAN leased space on the 8th floor of the Francis Building at the southeast corner of 5th av and 53d st to Herbert M. Baer, of 21 West 45th st, for a term of years. Albert B. Ashforth represented the owner.

PEPE & BRO. leased for Miss May Helen Eagan, 42 King st, a 3-sty private house to L. Mitchell for a term of five years, to be occupied by the lessee as a private dwelling.

AMES & CO. leased for Ernest Bocker the 5th loft in 26 West 38th st to Morris Kresel & Co., of 43 East 20th st, for a term of years; also the 4th loft in 110 and 112 West 30th st for Thomas & Eckerson, representing Heywood McAllister, to Morris Schwartzapel, of 27 West 15th st, for 3 years.

HEIL & STERN leased for the Irvel Realty Co. in 36 and 38 West 25th st the 8th loft to S. A. Francke & Co., of 29 West 17th st; for the Irvel Realty Co. in 36 and 38 West 25th st, the 6th loft to Snyder & Schechter; for the Irvel Realty Co. in 36 and 38 West 25th st, the 5th loft to Schwinger & Simon, of 34 West 17th st; for Alland Bros. in 14 and 16 West 17th st, the 10th loft to Sam'l Kaminsky; for Rosdorf Co. in 43 to 47 West 24th st, the 6th loft to D. A. Jacobson, of 33 West 17th st; for David Price in 32 and 34 West 20th st, the 7th loft to Michaelson & Davis, of 207 Greene st; for David Spero in 16 to 20 West 19th st, the 10th loft to Abraham Selwitz, of 124 Wooster st; for Silas Swartz in 143 to 147 West 19th st, the 6th loft to Leo I. Meinard Co.

THE McVICKAR, GAILLARD REALTY CO. leased for Oliver Livingston Jones to the United Cigar Stores Co. the plot at the northwest corner of Broadway and 59th st. The lease is for a long term of years at an aggregate rental approximating $200,000. The property will be extensively altered for occupancy by the lessee.

THE CROSS & BROWN CO. leased the entire building 53 East 34th st to Otto Wissner, of 96 5th av, for a term of fifteen years, and the store 719 5th av to Paul Braus, of 358 5th av, for a term of ten years.

THE CROSS & BROWN CO. leased office space in the New York American Building at the northwest corner of Broadway and 58th st to Missell & Selnick.

FREDERICK FOX & CO. leased for Wissen & Goldstein Realty Co. the 8th loft in 151 to 155 West 25th st for a term of years to Samuel Silver; for Israel Unterberg the 5th loft in 104 and 106 West 27th st to Max Tilove, of 8 West 13th st; for John Hughes & Co., the 2d loft in 114 to 120 West 26th st to M. B. Kaufman, of 137 West 25th st; for Gross, Engel & Co., the 1st loft to H. Reichman & Son, of 113 West 27th st, and the 2d loft to Buchsbaum & Newitz, of 14 2d st, in 113 West 27th st; for the Midville Realty Co., the 2d loft in 6 West 37th st to Manheim & Steinberg; for Samuel Silver the 4th loft in 35 West 19th st to Samuel Gordon, and for Ernest E. Johnson the 9th loft in 10 to 14 East 12th st to the Yorkshire Mfg. Co., of 35 East 12th st.

A. A. HAGEMAN leased the parlor store in 68 West 37th st to A. Barone; the dwelling at 332 West 20th st to Elizabeth Doty; the store in 688 6th av to David Wolff; the 1st loft 618 6th av to Nicholas Thomas, and the 2 loft in 47 West 36th st to B. Sardofonta.

THE SHELTON ELECTRIC CO. leased the 1st loft in 4 and 6 East 42d st for a term of years. The concern is now located at 13 West 42d st.

SPEAR & CO. leased for the Irvel Realty Co. the 3d loft in 36 and 38 West 25th st to Julius Pollack of 72 5th av; for Apsel & Handel the 1st loft in 141 West 26th st; for Louis Cohen the store in 1593 Broadway to David J. Handler; the 3d loft in 1141 and 1143 Broadway to A. D. Kleinrock, of 16 Waverly pl.; the 10th loft in 239 Lafayette st to Max Rosh, Inc., of 192½ Greene st for De Selding Bros; for Adelaide Reade the 3d loft in 73 and 75 West Houston st to Morris White; for P. B. Eagan the 3d loft in 37 East 8th st to Samuel Boilt of 114 Spring st.

LOUIS SWICK leased a loft in 312 and 314 7th av to H. Nechampken & Son and a loft to Susser, Lerner & Goldfard.

THE HESS BUILDING CO. leased space in the Hess Bldg., 4th av, southwest corner of 26th st, to the following firms: Edward F. Stahel & Co., importers and commission merchants, of 621 Broadway; Levenson & Bessels, silk importers; Silk Association of America, of 487 Broadway; L. Newberger & Son, braids and trimmings, of 467 Broadway; Hymon Wilson, silks and woolens, of 395 Broadway; Union-Buffalo Mills Co., of 490 Broome st, and the Platt & Peck Co., publishers, of 395 Broadway.

G. W. BARNEY leased the store and basement in 151 to 155 West 30th st, for a long term of years at an aggregate rental of $122,500, to The House of Krieg, of 110 Reade st, shoe dealer's supplies.

C. BRUNO & SON, manufacturer of musical instruments, located for many years at 356 Broadway, have taken a lease of an entire floor in the building being erected by the Armory Holding Co. (Irons & Todd) on the east side of 4th av, from 25th to 26th sts.

THE CROSS & BROWN CO. leased for Dr. Alfred L Loomis and Julia Loomis Thorn the 5-sty building at 58 East 34th st to Joseph Schwartz, dealer in laces and trimmings, who now occupies part of the building. The lease is for 21 years at an aggregate rental of more than $135,000. Mr. Schwartz took a lease of a small space in the building about a year ago. He will make extensive alterations to the structure and occupy the store and basement.

B. CRYSTAL & SON leased the 2d floor in 50 West st to the Wilbur Manufacturing Co.

THE DUROSS CO. leased for the Motor Mart Co., of New York, represented by John J. Clancy, to the Pacific Motor Car Exchange Co. of 244 West 49th st, store and basement containing 18,000 sq. ft. in the southeast corner of Broadway and 62d st, for a term of years.

CHARLES N. EDGE leased offices in the Carlton Chambers through S. Osgood Pell & Co.

HEIL & STERN leased for the O. B Potter Trust in 740 to 744 Broadway, the top loft to M. Mittelman; also for the O. B. Potter Trust, in 92 to 96 Bleecker st, the 4th loft to B. Schapiro, Inc.; for Ranald H. Macdonald, in 718 and 720 Broadway, the 8th loft to Chas. Spilka, of 716 Broadway; for Johnson Adams & Greacon, in

684 Broadway, the 1st loft to E. Neuman & Sons; for Napoleon Construction Co., in 25 to 29 West 31st st, the 8th loft to Mishel Bros., of 16 East 21st st; for Borgenicht Kornreich & Co., in 84 to 90 5th av, the 7th loft to S. J. Nathan Son & Co., of 760 Broadway.

PEASE & ELLIMAN leased a large apartment in 635 Park av, now under construction at the southeast corner of 66th st and Park av, to Lorenzo E. Woodhouse for Douglas L. Elliman & Co., as agents of the building; also apartments in 969 Park av to Miss I. M. Cammann; and in 144 East 56th st to Dr. John B. Curtis.

PEPE & BROTHER leased for P. J. Molloy, 122 Washington pl, a 3-sty private dwelling to A. M. Pope, for a term of ten years. The property after alteration will be occupied as a private dwelling by the tenant.

THE ROSE & PEIXOTTO CO. leased office space in the United States Rubber Company Building to Cook & Macconnell, of 1451 Broadway.

L. TANENBAUM, STRAUSS & CO., INC., leased for the Estate of Denis Shea, the store in 429 Broome st to Chas. V. Fornes, of 425 Broome st; also for A. Katz to Weinberg Bros. & Co., the 4th loft in 31 to 35 West 15th st to Murray Apple, the 3d loft in 137 5th av; for W. C. Althouse, 7,500 sq. ft. in 146 Greene st to various tenants; the 4th loft in 42 and 44 East Houston st to the Progress Brass Fitting Co., of 24 Downing st; for Douglas Robinson, Chas. S. Brown & Co., the 3d loft in 647 Broadway, to the Modern Hat Works; for the Sailors Snug Harbor, the 6th loft in 749 Broadway to Sussman & Co.; for Daniel Birdsall & Co., the 3d loft in 36 and 38 East 12th st to Levy & Lyons; and the top loft in 93 Bleecker st to the Empire Cap Co., of 93 Bleecker st.

VAN VLIET & PLACE leased the house at 319 West 11th st for William Lorenzo; the house at 3 Abington Square to Mrs. Hayden, and the house at 98 Bank st, for Mr. Gilsey.

WARREN & SKILLIN leased to Moyse & Homes, of 82 Beaver st, the banking floor in the Stock Quotation Telegraph Building, at 26 and 28 Beaver st, for a term of years.

WILLIAM J. ROOME & CO. leased for the Walker estate to the Palher Realty Co., of 27 William st, Paul M. Herzog president, 179 Madison av, a 4-sty dwelling, on a lot 25x100.5, located 50 ft south of 34th st. The lease is for a term of 21 years, and carries with it an option to purchase within the first ten years. A 6-sty store and loft building will be erected on the site. The property abuts the holding of August Belmont at 44 and 46 East 34th st, running through to 31 East 33d st. This is the third long lease on the block between Madison and Park avs for business purposes during the last two weeks, the other leases being the properties at 56 and 58 East 34th st, and 53 East 34th st which is now being altered for the Otto Wissner Piano Co., now at 5 th av and 15th st.

SAMUEL NIXON leased for Eisenberg & Settel the 4th loft, 50x200, in 628 and 630 Broad way through to Crosby st, to Cohen Bros.

H. C. SENIOR & CO. leased for Thos. Dimond to Drs. Joseph & Josmund offices in 2231 Broadway for a term of years; for Lucia Richsteadt, the 4-sty building at 159 West 64th st to Sarah F. Richards for a term of years; for Susie Heuston, 314 West 71st st, to Major Van Cortlandt Anderson; and for William Colgate, the 4-sty dwelling at 776 West End av to Mary F. Park, for a term of years.

THE J. C. EINSTEIN CO., INC., leased for M. Silberman the 7th loft in 56 and 58 West 22d st to Siegel & Zagar; for Thomas & Eckerson, agents, 7,200 sq ft in 110 and 112 West 30th st to Sternschein Bros., of 4 East 8th st; Weingart & Wechsler, of 35 East 8th st, and Mourer, Schechner & Zwiebach; also the 2d loft in 40 East 9th st to Benjamin Naddelman and for M. & L. Hess, space in 28 to 32 West 36th st to C. & J. Colmar, of 45 West 28th st.

LEASES—BROOKLYN.

CHARLES E. RICKERSON leased the 4th apartment west in 388 St Johns pl for a client to Leslie Elmer; also an office in 316 Flatbush av for the Plaza Improvement Co. to the Amitae Club.

DWIGHT L. HEWITT leased for the Revonah Realty Co. the southeast corner of 74th st and New Utrecht av to Grant Food Products Co. for 5 years; also for the same company 7405 New Utrecht av to the United Meat Stores for 3 years.

LEASES—SUBURBAN.

POST & REESE leased the Maxwell place at Cove Neck, Oyster Bay, L. I., for the season of 1913, to a client. The property consists of about 18 acres with large dwelling house and outbuildings, and has shore frontage on Oyster Bay Harbor of about 700 ft.

REAL ESTATE NOTES.

DUFF & CONGER have been appointed agents for 323 and 325 East 36th st.

PEASE & ELLIMAN have been appointed agents for 249 and 251 West 109th st.

KICK & SHARROTT have been appointed agents for the 5-sty building at 69 Murray st.

NICHOLAS LOPARD was the broker in the exchange of 503 East 118th st and 775 Tinton av.

J. ELMSLIE MILES is now connected with the mortgage department of the F. R. Wood, W. H. Dolson Co.

FREDK. SOUTHACK & ALWYN BALL, JR., have assumed the management of the new building recently completed at 18 East 46th st.

THE BERLIN RENTING AGENCY has been appointed agent for the Kinghaven apartments, at St. Nicholas av and 153d st; also of 108 and 110 East 118th st.

LEWIS L. ROSENTHAL, formerly located at 303 5th av, announces that he is now associated with the office of the Julius Friend-Edward M. Lewi Co.

Borrowers

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because in this city, where thousands of families live in apartments, every feature and fixture must be of the latest and best. Tenants observe, and demand even more from the landlord than they would put into their own houses.

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Modern Factory To Rent

160-166 Monroe Street
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To rent for a long term of years, six story and basement factory building, occupying space about 94 x 98 (about 47,000 square feet). Building open on all sides, giving exceptionally good light. Equipped with large steam power plant, accessible to shipping, being only three blocks from East River.

Building now in course of thorough overhauling, including two fireproof stairways, electric elevator, new plumbing, etc., etc.

An unusually favorable opportunity for some one looking for an entirely new equipment. Premises may be seen by appointment. Duane St. car at Broadway or Centre St. will take you within one block of building.

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FULL COMMISSION TO BROKERS

Real Estate Notes (Continued).

PEASE & ELLIMAN have been appointed agents of 830 West End av; also been appointed agents of 5 and 36 West 39th st, two store and loft buildings.

BERT G FAULHABER & CO have been appointed agents for 550 West 160th st, 548 and 558 West 161th st; 9 Fort Washington av, and 609 West 158th st.

HENRY BRADY has been appointed receiver of 244 West 56th st by the Hon. Peter ... Hendrick, Justice of the Supreme Court, pending foreclosure proceedings.

LE ROY W. JOHNSON, formerly of L. W. Johnson, Inc., 500 5th av, has opened offices at 542 5th av where he will conduct a general real estate and mortgage loan business.

THE NEW YORK TITLE INSURANCE CO made a loan of $225,000 at 5 per cent. for five years on 251 to 257 West 42d st, running through to 264 West 43d st, property recently purchased by the Oliverage Co.

THE NEXT REGULAR MEETING of the Harlem Property Owners' Association will be held on Thursday, January 23d, at 8.15 p. m sharp. Important bills affecting real estate interests have been introduced into the Legislature, and these will be explained at this meeting and discussed. Other matters of importance will also come up for discussion.

AN AUCTION OPPORTUNITY.—A piece of property at the mouth of the Pennsylvania station 365 and 367 7th av between 30th and 31st sts consisting of land over 41.11x75 ft., with improvements, at auction under a court order on Thursday noon, Feb. 6 next, at 14 Vesey st. Hon. Charles Putzel is the referee; Edgar Whitlock, Esq., plaintiff's attorney, 2 Rector st. Phillips & Co., auctioneers, 158 Broadway, N. Y.

THE ANNUAL ENTERTAINMENT AND RECEPTION of the United Real Estate Owners' Associations will take place on Wednesday evening, January 29, at Palm Garden, East 58th st. From the returns it seems that the affair will again be a fine success. The entertainment committee is under the leadership of Chas. W. Eidt, assisted by the president of the association, Dr. A. Korn. Harry Bierhoff has charge of the annual year book which will contain special prepared articles by Harold M. Phillips, Chas. H. Schnelle, F. C. Leubuscher, Henry Bloch and M. J. Horan. A novel vaudeville program will be presented under the supervision of Chas. H. Schnelle.

Andrew Powell.

Andrew Powell, who was long identified with the growth and development of the Upper west side of Manhattan, died suddenly on Jan. 11, while visiting the Masonic Building, in West 23d street. Mr. Powell maintained an office for many years at 156 Broadway, and at the time of his death he was president of the Realty Business Corporation. He had been in the real estate business in this city since 1867 and he was born here 75 years ago. Mr. Powell opened an office on the southwest corner of Columbus avenue and 72d street when that part of the city was an outpost of municipal growth and he had seen it grow into a compact residential section. He first made a specialty of real estate in the section west of 8th avenue, from 59th street to 110th street, and negotiated many of the important sales of vacant land there to builders as well as many sales of newly improved property. When the upper West Side was first being recognized as an important residential center Mr. Powell became vice-president of the West End Association, which was originally named the Citizens' West Side Improvement Association. It was organized in his office. For many years the little one-story brick office building of Mr. Powell's was a conspicuous landmark of the section. There were no public schools, letter boxes or postal facilities on the West Side when Mr. Powell first went there. He was active in the movement to prevent the creation of a Speedway in Central Park, maintaining that it was a breathing spot simply, also in the general movement for the installation of all municipal improvements and the elimination of "squatters" from the rocky shore of the Upper West Side. He also dealt in Bronx real estate. Subsequently he engaged in building operations. During the last twenty-three years Mr Powell had resided at Huguenot Park, Staten Island, where he was active in promoting the growth of Richmond. He is survived by two daughters, Mrs. F. H. Walker and Mrs. Ida Powell Priest.

Brooklyn Brokers Dine Tonight.

The annual banquet of the Brooklyn Board of Real Estate Brokers will be held this evening at the Brooklyn Club. President De Hart Bergen will be the toastmaster and other speakers will be Frank Bailey, vice-president of the Title Guarantee and Trust Co.; Judge Frederick Crane, Commissioner L. H. Pounds, Commissioner Geo. V. S. Williams, of the Public Service Commission, and Col. T. S. Williams, of the Brooklyn Rapid Transit.

—The Bergen County Board of Freeholders has awarded to Ernest Abraham of Hackensack at $59,122 contract for the improvement of Anderson avenue road.

Features of Early Building Construction.

The rapid development as a commercial center of that portion of the city lying between Fifth and Sixth avenues in the neighborhood of 42d street, renders more than ordinarily interesting brief reference to some of the notable structures that existed within that zone a half century and more ago. One of the most striking of these was what was known as the Latting Observatory which stood on the south side of 43d street on property on which is now rising the eight-story steel frame department store of Stern Brothers. This observatory was the forerunner of tall structures in New York, as it is only in recent years that its height of 325 ft. has been exceeded. It was entirely of wood, cost about $150,000 and was opened as an amusement attraction in 1853.

Its altitude was somewhat curiously divided, the first story being a refreshment parlor, and it, with the second story, was enclosed. Above this were three stories of open work, then an enclosed landing, where was located the first lookout, 125 ft. from the ground. Then came four open stories, above which was the second landing, 225 ft. above the streets. The next three were open stories and then the third and highest landing, 300 ft. from the base. The tower terminated in a spire, topped with a flagstaff. It was destroyed by fire in 1856 and afforded one of the most spectacular conflagrations ever seen in the city.

Another feature of this section of the city was the Crystal Palace, which occupied a site in Bryant Park. This remarkable building was opened in 1853 and was destroyed by fire in 1858.—"Building Age."

Franchise Valuations.

Albany advices state that details of the State Board of Tax Commissioners' report of special franchise valuations in New York City show the following noteworthy increases:

New York Railways system, from $42,558,000 to $44,060,000; Western Union Telegraph Company, from $700,000 to $980,000; Consolidated Telegraph and Electrical Subway Company, from $7,700,000 to $8,800,000; United Electric Light & Power Company, from $6,000,000 to $6,500,000; New York City Interborough Railway Company, from $700,000 to $900,000; Holmes Electric Protective Company, from $500,000 to $800,000; Consolidated Gas Company, from $21,000,000 to $21,100,000; Flatbush Water Works Company, from $830,000 to $900,000; Kings County Lighting Company, from $2,100,000 to $2,250,000; New York and Queens Electric Light & Power Company, from $1,000,000 to $1,125,000; Woodhaven Water Supply Company, from $350,000 to $375,000; Western Union Telegraph Company (Brooklyn), from $95,000 to $133,000; the Westchester Lighting Company, from $325,000 to $480,000.

The value of the Third Avenue Railway system's franchise was reduced to $16,750,000 from $19,419,000; that of the Brooklyn Rapid Transit Company to $51,816,000 from $51,974,000; that of the New York & Harlem River Railway Company, to $15,374,500 from $15,791,000, and that of the Long Island Railroad Company, to $4,035,800 from $4,284,600.

Broadway Subway Hearings.

The Public Service Commission for the First District has completed the first draft of the forms of contract for the construction of the remaining portions of the Broadway, Seventh avenue and 59th street subway in Manhattan, planned for operation by the New York Municipal Railway Corporation (Brooklyn Rapid Transit). Public hearings on the terms and conditions of these contracts, which cover that portion of the route in Broadway from Houston street north to 42d street, thence through Seventh avenue to 59th street, and thence through 59th and 60th streets to the Queensboro Bridge, have been called for January 30. The commission has also forwarded to the Art Commission, for its approval, plans for the construction of the proposed rapid transit railroad from the Queens end of the Queensboro Bridge to Astoria.

Lower Fares on the Westchester.

The Public Service Commission, Second District, made an order providing that the rates of fare to be charged by the New York, Westchester & Boston Railway Company, from its terminus in the city of New York, to its station in the village of White Plains, shall be 30 cents, and that the maximum rate for 60 trip commutation monthly ticket shall be $7. The present rate provides for a fare of 35 cents single trip and monthly commutation ticket $8. The rate is considerably lower than that charged on the New Haven and New York Central lines in Westchester.

A Bill for a Labor Court.

State Senator Anthony J. Griffin of the Bronx has prepared a bill providing for the establishment of a court for the settlement of labor disputes.

In explaining the detailed workings of his bill, Senator Griffin said:

"The bill I propose to introduce provides that where a strike or lockout occurs in an industry or calling of a quasi-public nature, it shall be lawful where the parties engaged in controversy do not voluntarily solicit the aid of the court for an adjudication of their differences, for any citizen to present a petition to the court setting forth the circumstances of the case and praying that a citation issue respectively to the employer and employed, commanding them to appear personally or by their representatives before the court for an adjudication of their differences and ordering them to avoid the commission or omission of any act which will tend to either precipitate a strike or lockout or continue such strike or lockout, until the determination by the court of the matters in dispute."

The presiding judge, a lawyer designated by the governor, will receive $6,000 a year and $600 for expenses. The other judges' compensation is fixed at $1,500 with an additional per diem allowance of $10 a day for each day actually engaged in attendance at hearings. There will be a clerk at $3,000, a deputy clerk and stenographer at $2,000 each and a marshal at $1,200.

The Overcoat of a House.

No feature of a frame or stucco house is more important than its overcoat, or sheathing of felt or paper to keep out wind and dampness. A thin building paper may not stand the alkali in the stucco. The water may go right through the paper into the sheathing boards and cause them to warp so badly that in a year or two the stucco is pressed off. A thick-coated, sturdy paper should be used. The National Association of Master Sheet Metal Workers in its Tin Roofers' Hand Book specifies as follows: "Sheathing paper * * * is used, to be waterproof. No tar paper or others containing acids allowed."

"Note—Tar paper, pitch and similar substances should never be allowed in contact with tin roofing. If sheathing paper is used it should be of a good waterproof quality."

Some sheathing paper is soap-stoned on the weather side. Soapstone is not only a great water repellent, but a preservative product in itself. A felt which also will shed water like a feather should also be used. Where soapstone paper is used its surface should be turned upward and when used under clapboards, slate, tile, stucco, tin, etc., the gray or soapstone surface should be turned outward. The Hydrex Felt and Engineering Company, of 120 Liberty street, has literature on this subject, which it will send to applicants gratis.

The City of Plainfield has under advisement the purchase of the water supply plant of the Plainfield-Union Water Company. The source of this water is a subterranean lake which lies at a depth of between 60 and 100 feet below the City of Plainfield. This water is cold enough even in the hottest days in summer to be used for drinking purposes direct from the faucet without ice, and the State Department analysis gives it a 98.5 per cent. purity. The water company also supplies from this source most of the largest communities along the Central Railroad of New Jersey in Union County. Some of this water goes to Elizabeth, which is a city of most three times the size of Plainfield, but most of the water supply of Elizabeth is obtained from the "Hummocks." This entire water supply of all the Jersey Central towns in Union County is owned by a company of which former U. S. Senator John Kean is president.

Roebling Street Improvement.

Assistant Corporation Counsel Riegelman issues a statement on behalf of the Bureau of Street Openings defending the bureau from the charges that there has been undue delay in the completion of the Roebling-Taylor street improvement. Mr. Riegelman says the report will be opened next Monday.

—Delay in subway construction and third-tracking will mean the loss of millions to the Bronx in retarded building and real estate operations. It will mean no such influx of additional population as is anticipated when transit facilities are better. It will mean a setback of years for the Borough.—North Side News.

AUCTION SALES OF THE WEEK.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 24, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Cherry st, 391-3 (*), ss, 71.3 e Scammel, runs s $2.9xe23.9xn4.7xe22xn80xw45.9 to beg, 6-sty bk tnt & strs; due, $36,147.46; T &c, $465 22; National Academy of Design. 37,000

*Hawkstone st (*), nec Walton av, 38.11x57.5x6.8x42.9, vacant; due, $1,522.48; T&c, $729.47, Harold Swain. 1,000

*Mott st, 307-9 (*), ws, 135.6 s Bleecker, 45.6x81, 2 5-sty bk tnts & strs; due, $37,276.15; T&c, $812.76; N Y Protestant Episcopal City Mission Society. 28,000

*Stanton st, 80 (*), ns, 66.3 e Allen, 21.3x65, 5-sty bk tnt & strs; due, $18,268.58; T &c, $1,191.92, Thornton F Turner et al trstes. 16,000

*Union sq W, 29, swc 16th, 32.6x141.10, 5-sty & b bk loft & str bldgs, voluntary; withdrawn.

*Vesey st, 53, ss, 154.10 e West Bway, 25x81.2x24.6x81.1, 5-sty & b bk loft & str bldg; admrs sale, C Esberg for a party in interest. 54,000

*16TH st E, swc Union sq W, see Union sq W, 29.

*26TH st, 346 W, ss, 275 e 9 av, 25x98.9, 4-sty bk tnt with str & 3-sty bk tnt in rear; voluntary; Jno H Luskin. 19,300

*26TH st, 436 W, ss, 375 w 9 av, 25x98.9, 5-sty & b bk tnt with strs; voluntary; Jos J Kiernan. 23,400

*28TH st, 214-8 W, ss, abt 180 w 7 av, 50x98.9, vacant; due, $32,243.09, T&c, $400; sub to pr mtgs of $50,000; Realty Holding Co. 65,910

*45TH st, 150 W, ss, 256.4 e Bway, 16.8x100.5, 4-sty & b bk & stn dwg; voluntary; E J Dougan. 64,500

*52D st, 246 W, ss, 225 e 8 av, 20x100.5, 4-sty & b bk & stn dwg; voluntary; Thos Vincent. 36,000

*77TH st, 74 E, ss, 130 w Park av, 25x102.2, 2-sty & b bk stable & garage; exrs sale; Albt R Lawton. 28,000

*98TH st, 148 E (*), ss, 170 e Lex av, 25x100.11, 6-sty bk tnt & strs; due, $24,182.81; T&c, $1,992.27; Eliza S Kernochan. 26,000

*117TH st, 420 E (*), ss, 244 e 1 av, 16.8x100.11, 3-sty bk tnt; due, $7,905.55; T&c, $265.37; Chas H Lowerre. 6,500

*117TH st, 422 E (*), ss, 260.8 e 1 av, 16.8x100.11, 3-sty bk tnt; due, $7,904.75; T&c, $265.37; Chas H Lowerre. 6,500

*117TH st, 424 E (*), ss, 277.4 e 1 av, 16.8x100.11, 3-sty bk tnt; due, $7,910.46; T&c, $265.37; Beatrice W Miller extrx. 6,500

*133D st, 158 W (*), ss, 200.9 e 7 av, 16x99.11, 3-sty & b bk dwg; due, $9,246.10; T &c, $317.52; Frederic de P Foster et al trstes. 9,500

*135TH st, 217-9 W, ns, 275 w 7 av, 50x99.11, 5-sty & b bk & stn tnt; voluntary; David Spero. 39,500

*137TH st, 248 W (*), ss, 507 w 7 av, 18x99.11, 3-sty & b stn dwg; due, $13,987.91 T&c, $316.13, Germania Life Ins Co. 12,000

*170TH st E, nec Crotona av, see Crotona av, 1408.

*Bedford Park blvd, 216 (*), nwc Valentine av, 25x92.6, 2-sty fr dwg; due, $7,745.35; T&c, $193.18, Walter H Mead et al exrs & trstes. 7,000

*Boston rd, 1191, ws, 91.7 s 168th, runs s 83xw98.10xs53.7xw63.3xn136.3xe161.5, 2-sty fr dwg; voluntary; J M Wilson. 25,000

*Crotona av, 1408, nec 170th, 52x100x84x108.7, 3-sty & b fr dwg; voluntary; Jno H Iden. 16,050

*Gun Hill rd (*), ss, 73.4 w Tryon av, 30.3x171.4 to Tryon av, x35.6x127.9 to beg; due, $632.95; T&c, $274.77; David Herman. 500

*Madison av, 1772-4 (*), ws, 60 n 116th, 40.11x110, 2 5-sty bk tnts & strs; due, $13,670.66; T&c, $——; sub to a 1st mtg of $55,000; Lucius H Beers. 65,381

*Tryon av, see Gun Hill rd, see Gun Hill rd, ss, 73.5 w Tryon av.

*Valentine av, nwc Bedford Park blvd, see Bedford Park blvd, 216.

*Walton av, nec Hawkstone, see Hawkstone, nec Walton av.

*Lot 292 (*), blk 2736, Sec 10, beg at a point 125 s old 145th & 200 e Leggett av, runs se—xs20.11xw33.6xnw246.5xsw88.1 x s 46.1xw—xn— to beg; due, $780.13; T&c, $143.38; sub to a mtg of $600, East Bay Land & Improvement Co. 1,600

BRYAN L. KENNELLY

*31ST st 47 E, ns, 78.11 w 4 av, 21.1x88.3x21.1x86.8, 3-sty & b bk dwg; exrs sale; Walter Morris. 64,750

*32D st, 44-50 E, ss, 82.8 w 4 av, runs w 66.4xs98.9xw15.7xs9xe79.4xn110.2 to beg, vacant; exrs sale; Walter Morris. 224,500

*129TH st, 35-7 W, ns, 391.8 e Lenox av, 50x99.11, 6-sty bk tnt; due, $65,090.20; T&c, $163; Louis Monis. 70,000

*180TH st W, ss, 100 e St Nicholas av, 75x100, vacant; exrs sale; bid in at $31,750.

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When all surrounding conditions are satisfactory, we go as far as 75% of value, if necessary, in placing our monthly installment loans.

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IS YOUR ADVERTISEMENT THERE?

Auction Sales Manhattan and Bronx (Continued).

[a]**198TH st E, see Grand blvd & concourse,** see Grand blvd & concourse, sec 198th.

[a]**Grand blvd & concourse,** sec 198th, 121.7 x180.11x120.9x164.9, vacant; exrs sale; Thos J O'Neil. 32,750

SAMUEL GOLDSTICKER.

[a]**Eastburn av,** es, 276.8 s 175th, 50x95, vacant; due, $2,409.07; T&c, $608.05; Wm J Elias. 4,100

[a]**Nelson av (*),** es, 248 s 170th, runs s71.5 xe - to Highbridge xne xn24xw100 to beg; due, $1,656.04; T&c, $330.53; Nathan Kauffmann et al. 2,000

J. H. MAYERS.

[a]**131ST st, 15 W (*),** ns, 295 w 5 av, 15x 99.11, 3-sty & b bk dwg; due, $9,506.37; T &c, $164.70; Frederic de P Foster et al trstes. 9,500

[a]**Morris av, 2310 (*),** es, 275 s Field pl, 18.9x117.6, 3-sty bk tnt; due, $2,592.26; T& c, $112; sub to a 1st mtg of $8,000; Aaron Langstadter. 10,050

HENRY BRADY.

[a]**144TH st, 427 W (*),** ns, 100 e Convent av, 18x99.11, 4-sty & b bk dwg; due, $16,-029.75; T&c, $577.54; Germania Life Ins Co. 12,000

[a]**144TH st, 425 W (*),** ns, 118 e Convent av, 18x99.11, 4-sty & b bk dwg; due, $16,-033.25; T&c, $577.55; Germania Life Ins Co. 12,000

[a]**Tinton av, 923,** ws, 79.9 s 163d, 18.4x95, 3-sty & b fr dwg; Sheriff's sale of all right, title, &c; withdrawn.

[a]**1ST av, 2248 (*),** es, 75.10 s 116th, 25x95, 6-sty bk tnt & strs; due, $25,122.50; T&c, $547.62; Irving K Taylor et al trstes, &c. 20,000

DANIEL GREENWALD.

[a]**112TH st, 46-S E (*),** ss, 110.3 e Mad av, 40.3x100.11, 6-sty bk tnt & strs; due, $9,-410.83; T&c, $459.50; sub to a first mtg of $41,000; Saul Singer et al. 46,000

Total	$1,102,791
Corresponding week, 1912	$903,547
Jan. 1st, 1913, to date	$3,792,134
Corresponding period, 1912	$2,961,508

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 22, 1913:

WM. H. SMITH.

KEAP st, 267, ns, 306.8 e Marcy av, 15.8x 52.6x17.3x50.7, 2-sty & b bk dwg; partition; Frandell Realty Co. 2,450

PENN st, 71, nws, 296.11, sw Bedford av, 20x100, partition, 3-sty & b bk dwg; Mary Rogers. 5,025

PENN st, 134, ses, 203.4 ne Bedford av, 20.4x100, 3-sty & b bk dwg; partition; Est of Ferd Zechiel. 6,300

PENN st, 181, nws, 311.2 sw Marcy av, 22.1 x100, 3-sty & b stn dwg; partition; Roy M Hart. 7,825

QUINCY st, 351A, ns, 296.3 e Marcy av, 14.2x113.1x14.3x111.2, 3-sty & b bk dwg; partition; Roy M Hart. 3,925

QUINCY st, 347, ns, 225 e Marcy av, 14.7 x103.3x14.8x101.3, 3-sty & b bk dwg; partition; Jos R Hodgson. 3,700

QUINCY st, 347A, ns, 239.7 e Marcy av, 14.2x105.3x14.3x103.3, 3-sty & b bk dwg; partition; Mary Rogers. 3,700

QUINCY ST, 349-349A, ns, 253.9 e Marcy av, 28.4x109.2x28.6x105.3, two 3-sty & b bk dwgs; partition; Roy M Hart. 8,005

QUINCY ST, 351, ns, 282.1 e Marcy av, 14.2x111.2x14.3x109.2, 3-sty & b bk dwg; partition; R J Vogt. 3,950

TROUTMAN st (*), nws, 150 sw Irving av, 25x100; Williamsburgh Savgs Bank. 7,000

VANDERBILT st (*), ns, 80 e 19th, 20x90; Wm Bruce-Brown. 3,500

VANDERBILT st (*), ns, 100 e 19th, 20x 90; Wm Bruce-Brown. 3,500

VANDERBILT st (*), ns, 120 e 19th, 20x 90; Wm Bruce-Brown. 3,500

VANDERBILT st (*), ns, 140 e 19th; 20x 90; Wm Bruce-Brown. 3,500

E 18TH st, ws, 380 n Av K, 40x100; Chris J Talbot. 2,500

39TH st (*), ns, 250 s 8 av, 75x100.2; also 39th st, sec 8 av, 100x50.2; Emilie Huber. 9,100

39TH st, sec 8 av, see 39th, ns, 250 e 8 av.

72D st, sws, 340 se 8 av, 20x100, vacant; partition; Chas J Lynch. 530

76TH st. ss, 226.3 e 3 av, 17.11x100.4; withdrawn.

82D st (*), nes, 150 nw 17 av, 30x100; Mary R Lee. 3,000

DRIGGS av, 875-77, es, 76.4 n S 9th, 50x 107x17.8xirreg, 4-sty bk tnt; partition; Roy M Hart. 19,500

OCEAN pkwy, es, 807.9 n Coney Island Plank rd, 220x140; Aaron Benjamin. 51,815

14TH av (*), nws, 20.2 sw 42d, 20x80; Gustave Rader Co. 4,700

14TH av (*), nws, 40.2 sw 42d, 20x80; Gustave Rader Co. 4,700

17TH av (*), nws, 37 ne 76th, 18x100; Ellwood Harlow. 3,000

WM. P. RAE CO.

BARBEY st (*), nwc Hegeman av, —x—, being lot 21 blk 779, Ward 26; foreclos of tax lien; Tax Lien Co of N Y. 250

CLARKSON st, ns, 211.2 w Nostrand av; 20x120; W A A Brown. 4,825

LINDEN av (*), ns, 227.3 e Nostrand av, 37.6x157.6; H G Gundrum Co. 1,800

NEW YORK AV, 902 (*), ws, 138.6 s Martense, 19.6x100; Herbt L Holly. 3,800

NEW YORK av (*), ws, 119 s Martense, 19.6x100; Herbt L Holly. 3,800

JAMES L. BRUMLEY.

AMHERST st (*), ws, 300 n Hampton av, 60x100; Manhattan Beach Co. 2,000

BRYAN L. KENNELLY.

(At 14-16 Vesey St., Manhattan.)

79TH st, s, 341.9 e Narrows av, 100.6x 126.7x100.3xx131.9, vacant; exrs sale; Thos J Parton. 6,875

81ST st, ns, 320 e Narrows av, 160x109.4, vacant; exrs sale; Albt W Bonynge. 12,000

1ST av or COLONIAL rd, nwc 88th, 100x 125, vacant; exrs sale; E R Sanford. 9,325

1ST av or COLONIAL rd, swc 88th, 100x 150, vacant; exrs sale; Albt Aston. 10,200

CHARLES SHONGOOD.

PROSPECT pl, ss, 120 e Howard av, 20x 127.9; M Pickholtz. 1,225

ST JOHNS pl (*), ss, 270 w Albany av, 30x95.6x96.4; Fredk Frenz. 10,700

AV G (*), n ec 18th, 75x100; Louis Schlech 15,100

PUTNAM av, ns, 260 w Central av, 20x 100; Roy M Hart. 3,600

Total	$250,225
Corresponding week, 1912	226,550

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

BRYAN L. KENNELLY.

JAN. 29.

FRONT st, 130, ns, 40.10 w Pine, 23.4x72.1x 22.10x73.6, 4-sty bk loft & str bldg.

29TH st, 32-4 W, ss, 94.5 w Bway, 44x98.9, 4-sty bk bldg with strs.

89TH st, 111-7 W, ns, 200 w Col av, 100x 100.8, 4 5-sty & b bk & stn tnts.

90TH st, 114-8 W, ss, 200 w Col av, 79.6x 100.8, 3 5-sty & b bk & stn tnts.

ADVERTISED LEGAL SALES.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estates Salesroom, 14 and 16 Vesey st, and The Bronx Salesroom, 3208-10 3d av, unless otherwise stated. The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer:

JAN. 25.

No Legal Sales advertised for this day.

JAN. 27.

AMSTERDAM av, ws, 50 s 180th, 50x100, vacant; Eliz A Van Beuren—D M Koehler & Son et al; Merrill & Rogers (A), 100 Bway; Richd P Lydon (R); due, $20,631.98; T&c, $475.80; Henry Brady.

PARK av, 1261, es, 75.9 n 97th, 25.2x100, 5-sty bk tnt & strs; Francis K Pendelton et al trstes—Salamon Farian et al; Anderson, Iselin & Anderson (A), 25 Broad; Jas A Foley (R); due, $23,977.02; T&c, $1,256.65; Joseph P Day.

JAN. 28.

21ST st, 10-14 E, see Bway, 917-19.

109TH st, 75 E, ns, 80 w Park av, 29.4x100.11, 5-sty bk tnt & strs; F Albt Thomas—David Sommer et al; Action 1; Abr A Silberberg (A), 258 Bway; Irwin Kurtz (R); due $3,018; T&c, $420.90; sub to pr mtg $21,000; mtg recorded Mar13'12; Joseph P Day.

229TH st E, nwc Paulding av, 95x114, Wakefield; Agatha Bruckner—Benj H Irving et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $1,866.51; T&c, $544.16; Jas L Wells.

BROADWAY, 917-19, swc 21st (Nos 10-14 E), runs s48.2xw97.1xs46xw46xn92xe128.8 to beg, vacant; Metropolitan Life Ins Co—Broadway & 21st St Co et al; Woodford, Bovee & Butcher (A), 1 Mad av; Jos M Edelson (R); due, $482,-448.60; T&c, $22,532.56; Henry Brady.

LYON av, 2319, ns, 30 w Parker av, 25x100, Westchester; Mary S Stone—Thos Scott et al; Frank D Arthur (A), Cotton Exch Bldg; Phoenix Ingraham (R); due, $4,447.93; T&c, $440.85; D Phoenix Ingraham.

OLD rd, nec Saxe av, see Saxe av, nec Old rd

SAXE av (Leland av, 1310), nec Old rd, 75.1x79.1x109.1, Van Nest; Louis M Ebling—Michl Monahan et al; Cahn, Leventritt & Goetz (A), 128 Bway; Willis B Dowd (R); due, $9,730.79; T&c, $589.31; Joseph P Day.

VYSE av, 1467, ws, 100 n Jennings, 25x100, 3-sty fr tnt & strs; Alfred Howey—Chas Reilly et al; Jno M Rider (A), 44 Cedar; Jos V Mitchell (R); due, $5,847.20; T&c, $130.62; mtg recorded Aug7'06; Henry Brady.

5TH av, 2144, ws, 130 s 132d, 19.11x75, 4-sty & b stn dwg; Pauline Boettger—Jas A Hennessy et al; Bandler & Haas (A), 42 Bway; Geo W Whiteside (R); due, $10,852.32; T&c, $765.11; mtg recorded Aug3'07; Joseph P Day.

PAULDING av, nwc, 229, see 229th E, nwc Paulding av.

JAN. 29.

CHERRY st, 306-8, ns, 233.1 e Jefferson, 25x 80.5 5-sty bk tnt & str; Martin J Keogh exr &c—Harris Falkin et al; Julius H Seymour (A), 280 Bway; Chas L Hoffman (R); due, $27,234.22; T&c, $1,253.46; mtg recorded Jan5'06; Joseph P Day.

61ST st, 243 W, ns, 175 e West End av, 25x 100.5, 5-sty bk tnt; Equitable Trust Co of N Y exr &c—Jennie Gottlieb et al; Spencer, Ordway & Wierum (A), 27 William; Cornelius Huth (R); due, $15,610.35; T&c, $638.27; Jacob H Mayers.

130TH st, 150 W, ss, 270 e 7 av, 18.4x99.11, 3-sty & b stn dwg; Sarah M Schieffelin et al trstes—Jennie L Cohen et al; Ver Planck, Prince & Flanders (A), 149 Bway; Jos O Skinner (R); due, $12,688.68; T&c, $1,364.01; mtg recorded Nov26'06; Bryan L Kennelly.

226TH st, ss, 505 e Barnes av, 100x114, Wakefield; Benj Eisler—Michele Agugliaro et al; Oliver E Davis (A), 3210 3 av; Geo E Weller (R); due, $3,413.02; T&c, $34.94; sub to four mtgs aggregating $16,000; Joseph P Day.

TINTON av, ws, 117.8 s 160th, runs s 10.3xw 110xs100.9xw50xn111.3xe160 to beg, vacant; Harry C Bryan—Jno W Decker et al; Jno H Rogan (A), 145 Nassau; Francis S Root (R); due, $1,928.53; T&c, $260.26; Joseph P Day.

WASHINGTON av, 2183, ws, 125 s 182d, 50x 145, 5-sty bk tnt; Prospect Investing Co—A Warren Constn Co et al; Stephen W Collins (A); Albt W Ransom (R); due, $13,920.60; T&c, $1,167.90; sub to mtg $40,500; mtg recorded Sept15'11; Herbt A Sherman.

JAN. 30.

CLEVELAND pl, 19, es, 192.3 s Spring, 27x 99.3x26.2x99.3, 5-sty bk tnt & Strs; Crescent Star Realty Co—Michl Brigante et al; Adolphus D Pape (A), 95 Liberty; Jas M Vincent (R); due, $5,075.07; T&c, $610; sub to two prior mtgs aggregating $28,000; Joseph P Day.

215TH st, 741 E, ns, 352 w Barnes av, runs n164xw108xs94xse60xs66xe43 to beg; Wakefield; Michl Brennan et al—Mary Perillo et al; Jno R Halsey (A), 141 Bway; Roy M Robinson (R); due, $6,578.54; T&c, $280; mtg recorded June1'06; Joseph P Day.

CASTLE HILL av, nwc Chatterton av, see Chatterton av, nwc Castle Hill av.

CHATTERTON av, nwc Castle Hill av, 80.1x 103.1; ZEREGA av, ws, whole front between Watson av and Haviland av, 216.2x89.8x216.2x 89.10; also POWELL av, ss, 279.1 w Castle Hill av, 99.10x48.10 to 177th, x107.11x103.2, Unionport; Ida T Albert—Georgiana M Albert et al; Wm F Ryan (A), 359 Fulton, Jamaica, NY; Richd J Donovan (R); partition; Joseph P Day.

POWELL av, ss, 279.1 w Castle Hill av, see Chatterton av, nwc Castle Hill av.

S BOULEVARD, 1505, ws, 412.6 n Jennings, 37.6x100; 5-sty bk tnt & strs; Michl Fauser—Martha Realty Co et al; Robt S Patterson (A), 45 Bway; Lester Lazarus (R); due, $2,-865.40; T&c, $932.66; sub to 1st mtg of $35,-000; mtg recorded Feb19'10; Joseph P Day.

ZEREGA av, ws, bet Watson av and Haviland av, see Chatterton av, nwc Castle Hill av.

JAN. 31.

MADISON st, 352, ss, 240.2 e Scammel, 23.3x 94.10x23.3x95.1, 5-sty bk tnt & strs; Lawyers Mortgage Co—Elka Birnbaum et al; Cary & Carroll (A), 59 Wall; Earnest R Eckley (R); due, $20,292.40; T&c, $1,077.75; mtg recorded Jan2'07; Joseph P Day.

SUFFOLK st, 169, ws, 126 s Houston, 24x 100, 3-sty bk tnt & strs & 5-sty bk rear tnt; Pauline O Stern trste—Kath Phelan et al; Cary & Carroll (A), 59 Wall; Edw H Childs (R); due, $19,615.99; T&c, $1,135.74; mtg recorded June29'10; Joseph P Day.

101ST st, 221 E, ns, 310 e 3 av, 25x100, 4-sty bk tnt; Jno M Bowers exr—Millie F Thorne et al; Middleton S Borland (A), 31 Nassau; Jas W Hyde (R); due, $10,795.51; T&c, $342.10; mtg recorded Sept14'06; Joseph P Day.

124TH st, 322 E, ss, 406.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Sarah B Spies—Thos A Jardines et al; Thereon L Carman (A), 50 Church; Jno Z Lowe, Jr (R); due, $7,815.03; T&c, $317.24; Joseph P Day.

FEB. 1 AND 3.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated; first name is plaintiff, second name of defendant (A) means attorney; (R) referee; last name, auctioneer:

JAN. 25.

No Legal Sales advertised for this day.

JAN. 27.

McDONOUGH st, ns, 100 e Marcy av, 40x 100; Peter Greeb—R Edmund Pendelton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

SULLIVAN st, ss, 80 w Dwight, 20x100; Albro J Newton—Eliz Anderson et al; Geo V Brower (A), 44 Court; Alfd J Gilchrist (R); Wm P Rae.

JAN. 28.

CRESCENT st, ws, 90 s Blake av, 124.3x127.5; Linsenmeyer Holding Co—William Guggolz Construction Co et al; Chas Reinhardt (A), 756 Flushing av; Richmond L Brown (R); Wm H Smith.

GLENADA pl, es, 50 s Decatur, 88.1x50; N Y Life Ins Co—Wm B Reeve et al; action 1; Chas C Suffern (A), 203 Motnague; Jos J Speth (R); Wm H Smith.

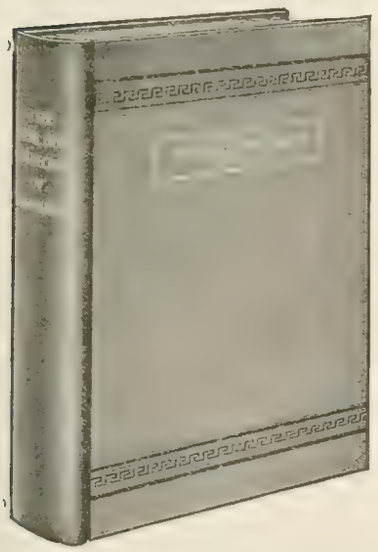
GLENADA pl, es, 138.1 s Decatur, 88.1x103.3; same—same; action 2; same (A); same (R); Wm H Smith.

JAY st, es, 70 n Johnson, 24x30; Sarah M Chapman et al—Geo W Heatley et al; Andw Wilson (A), 154 Nassau; Francis S McDivitt (R); Jas L Brumley.

JEROME st, es, 220 s Dumont av, 20x100; Lorenz Katzenberger et al—Josephine Oswald et al; Walter G Rooney (A), Court; Frank X McCaffry (R); Wm H Smith.

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Legal Sales Brooklyn (Continued).

PINE st, es, 90 s Blake av 287.4x127.5x203.8x100; Eliz Froehlich Wm Guggolz Constn Co et al; Chas Reinhardt (A), 756 Flushing av; Roswell H Carpenter (R); Wm H Smith.

RODNEY st, nws, 100 ne S 3d, 40x61.11; Louis C Wills Paul Hunger et al; Fisher & Voltz (A), St Bway, Arthur L Hurley (R); Wm H Smith.

RODNEY st, ws, 160 n Ainslie, 20x60; Cath Pallmann—Margt Growney et al; Johnson & Galston (A), 49 Wall, Manhattan; Jno O Farrell (R); Wm H Smith.

E 8TH st, ws, 426.8 s Av E, 33.4x120.7; Kingsboro Realty Co American Metropolis Realty Corpn et al; Walter T Lindsay (A), 261 Bway, Manhattan; Milton Wright (R); Wm P Rae.

W 15TH st, ws, 880 n Neptune av, 87x104.3; Chas A Mitchell et al—Alfredo Santo et al; Jos F Giambalvo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood

39TH st, ss, 40 w 10 av, 20x95.2; Fannie Crawford Harrison Clark, Jr, et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Morton Rosenthal (R); Wm H Smith.

85TH st, sws, intersec ws 7 av, 29x113; Liens Purchase Co Max Kurzrok et al; Matthew W Wood (A), 165 Bway, Manhattan; F S McDivitt (R); Wm P Rae.

ATLANTIC av, ss, 470 w Troy av, 15x100; Josephine Herod et al—Mary Anderson et al; Chas S Taber (A), 189 Montague; Edw F Taber (R); Wm P Rae.

FLATBUSH av, nes, 102 se Av D, 20x116.5; Thos D Miller—Minnie Stone et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Abr Rockmore (R); Wm H Smith.

HARRISON av, nes, intersec nws Lorimer, 23x100; Jno Haydock—Celia Fink et al; Thos J Farrell (A), 20 Vesey, Manhattan; Jas F Quigley (R); Wm H Smith.

OCEAN av, nwc Newkirk av, 91.5x60.7; Mtg Securities Co of N Y—Adelaide F Brush; Henry J Davenport (A), 375 Pearl; Almeth W Hoff (R); Wm H Smith.

UTICA av, es, 77.6 s Prospect pl, 19.8x90; Maximillian Mosson—Isaac E Juselius et al; Surpless, Moore & Williams (A), 215 Montague; Abr Levitt (R); Chas Shongood.

5TH av, es, 75 s 12th, 75x97.10; Mutual Life Ins Co of N Y Hugh V Monahan et al; Fredk L Allen (A), 55 Cedar, Manhattan; Howard E Greene (R); Wm P Rae.

JAN. 29.

HEMLOCK st, ws, 23.3 n Belmont av, 23.3x94.4; Jas A Flanagan—Nellie Maternagan et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Bruce R Duncan (R); Wm H Smith.

PARK pl, ss, intersec ses Eastern pkwy, 35.6x93.8; Loftus Hollingsworth—Otto G Weinberger et al; Solinger & Solfinger (A), 179 Bway Manhattan; Mortimer S Brown (R); Wm H Smith.

PARK pl, ns, 130 e Howard av, 45x127.9; PARK pl ns, 175 e Howard av, 45x127.9; PARK pl, ns, 220 e Howard av, 45x127.9; PARK pl, ns, 265 e Howard av, 45x127.9; PARK pl, ns, 310 e Howard av, 45x127.9; PARK pl, ns, 355 e Howard av, 45x127.9; N Y Mtg & Security Co—Amos Constn Co et al; Chas C Suffern (A), 203 Montague; Jas P Collins (R); Wm H Smith.

56TH st, ss, 306.8 e 15 av, 33.4x100; Anna C Hull—Leon Greenberg et al; Foley, Powell & Hacker (A), 206 Bway, Manhattan; Alvah W Burlingame (R); Wm P Rae.

BEDFORD av, es, 630 s Clarendon rd, 20x100 Mtg Securities Co of N Y—Mary E Montague et al; Henry J Davenport (A), 375 Pearl; Jno F Nelson (R); Wm H Smith.

NOSTRAND av, ws, 720 n Av F, 31.2x109; Preston J Searing gdn—Harriet T Banta et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Wm P Rae.

SCHENCK av, ws, 187.6 n Belmont av, 18.9x100; Otto E Reimer—Jos Goldblatt et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R), Wm H Smith.

SUTTER av, swc Milford, 40x90; Edw Taunay- Morris Feinstein et al; Francis J McBarron (A), 32 Liberty; Alonzo G McLaughlin (R); Joseph P Day.

JAN. 30.

GRATTAN ST, ns, 135.5 w Varick av, 164.6x100; Realty Associates Patk J Cosgrove et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm H Smith.

36TH st, sws, 320 nw 15 av, 20x100.2; Saml F Engs—Culver Constn Co et al; Washburn & Sickels (A), 189 Montague; Wm R Murphy (R); Wm H Smith.

59TH st, sws, 125 se 10 av, 20x100.2; Bond & Mtg Guarantee Co—Arcadia Realty Co et al; Harry L Thompson (A), 175 Remsen; Francis C Koehler (R); Wm H Smith.

RENSON av, nes, intersec nws Bay 14th, 108.4x150; Administratrix sale of chattels &c of Edw J Brown, decd; Jno T Canavan (A), 55 Pine, Manhattan; Cath Brown (admrx); Joseph P Day.

WASHINGTON av, ws, 79.11 n Prospect pl 16.2x64.8; Jno B Alliger trste—Dora Littman et al; Harry L Thompson (A), 175 Remsen; Fredk V Drake (R); Wm H Smith.

WASHINGTON av, ws, 79.11 n Prospect pl, 16.2x64.8; Jno B Alliger trste—Dora Littman et al; Harry L Thompson (A), 175 Remsen; Fredk A Drake (R); Wm H Smith.

JAN. 31.

HOPKINS st, ss, 450 w Throop av, 51.9x29.6, Citizens Trust Co of Bklyn—Bertha Janushewsky et al; Jonas, Lazansky & Neuburger (A), 44 Court; Francis C Koehler (R); Chas Shongood.

OSBORN st, es, 225.5 s Dumont av 24.7x100 Michael D Griffin et al, Sackett & Lang (A), 23 Nassau, Manhattan; Eugene O'Connor, Jr (R); Wm H Smith.

LEFFERTS av, ss, 146.6 e Rogers av, 20x100.2; Gustav Johnson—Ella V Meytrott et al; Caldwell & Holmes (A), 44 Court, Chas Burstein (R), Chas Shongood.

OCEAN av, es, 261 s Av I, 40x370; Matthew S McNamara—Stephen R Magaw et al; Albt A Hovell (A), 177 Montague; Edw H Wilson (R); Wm H Smith.

FEB. 1.

No Legal Sales advertised for this day.

FEB. 3.

MANSFIELD pl, ws, 100 s Farragut rd, 50x100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Motnague; Wm J McArthur (R); Wm H Smith.

GATES av, ns, 425 w Ralph av, 25x100; East N Y Savgs & Loan Assn Frank M Richardson et al; Walter L Durack (A), 215 Montague; Walter L Durack, Jr (R); Wm H Smith.

HOPES FOR BRONX COUNTY.

Mandatory Legislation Expected to Overcome Court's Objections.

The Appellate Division of the Supreme Court having declared entirely void Chapter 548 of the laws of 1912, to erect the new County of The Bronx, an appeal has been taken by Louis O. Van Doren, representing the Association of the Bar, and others, to the Court of Appeals, with a request that the case be advanced and decided at the earliest possible day. It is hoped by Mr. Van Doren that the law case will be determined before the Legislature will have finished considering a bill which Senator Stilwell will introduce, making it mandatory upon the State to erect the new county, and overcoming whatever defect there was in last year's bill.

The Appellate Division held that Chapter 548 of the laws of 1912 is unconstitutional because it provided that the present County Clerk, Sheriff and Register of New York County should act for Bronx County till next January 1, whereas the Constitution provides that those officers for any county must be elected by the people of that county. A new bill will probably be introduced in the Legislature to remedy the defect.

Another point against the law was that it provided for a referendum only by the voters of the Bronx. The court held that the voters of New York County, who were also affected by the new law, should have been given a chance to express their opinion on the proposition.

The friends of the new county movement are confident that the Legislature will pass the Stilwell bill, under which it will not be necessary to again submit the question to the vote of the electors.

TITLE COMPANY'S YEAR.

Larger Earnings in Spite of a Backward Real Estate Market.

The annual meeting of the stockholders of the Title Guarantee and Trust Company was held on Tuesday at the office of the company. The following members of the Board, whose terms had expired, were reelected as trustees for a period of three years: Frank Bailey, Edward T. Bedford, Charles S. Brown, Julien T. Davies, Augustus D. Juilliard, Ranald H. Macdonald, William J. Matheson, Frederick Potter, Charles Richardson, Paul M. Warburg.

The annual report of the trustees marks thirty years of business for the company. They report net earnings of $117,000 in excess of 1911. The report says:

Decreasing Number of Mortgages.

"The increase in gross income in title business is particularly gratifying in view of the general condition of the real estate market. The improvement in real estate that has been hoped for each year since 1908 did not come. The number of deeds and mortgages recorded in the Register's Office of the various counties making up Greater New York has grown steadily less each year. This year the grand total of deeds and mortgages recorded has been 113,165, as compared with 115,507 in 1911.

"The greatest falling off has been in mortgages, the number of deeds recorded in Greater New York being about one thousand in excess of last year. The mortgages, however, number something over three thousand less. The gain in deeds has been small in New York, Queens and Richmond, there being a slight falling off in Brooklyn. The only gain in the number of mortgages has been in the Borough of Queens, the other boroughs showing a falling off.

Why Real Estate Is Not Buoyancy.

"The failure of real estate to recover its old-time buoyancy receives various explanations:

"Taxes has been increasing steadily for the past six years. All classes of real estate owners find their income much reduced by the activity of the various city departments. The Tenement House Department, the Building Department and particularly the Fire Prevention Bureau have been insisting upon changes and improvements that are proving very expensive to property owners.

"We do not criticise the motive behind the departments in enforcing these laws nor the motiv of the law-makers who put them on the statute books, but the real wisdom behind some of them is doubtful. Better accommodations cannot be furnished to the inhabitants of New York City without increasing the expense. Owing to the small margin of profit in real estate now, no laws can be passed that will accomplish this improvement at the ultimate expense of the property owner. He is bound to collect his new expenses in rents or his money will find investment in some more profitable directi ."

OWNERS WILL FOREGATHER.

At Real Estate Exchange to Discuss Municipal Questions.

About one hundred names of prominent real estate owners and brokers have so far been penned to a petition in favor of holding daytime meetings at the Real Estate Exchange in Vesey street, with the object of promoting the welfare of property interests. It is hoped to hold a meeting for organization at an early day, at which a plan of organization, together with a method of procedure, will be decided on.

It is believed that brief and snappy meetings of business men, giving expression to views on municipal propositions likely to affect real estate, either by imposing inordinate taxes or injuring the marketability of property, would serve as a balance-wheel for the enthusiasm of those who, having no taxes to pay, are interested only in seeing how much they can extract from the public treasury for their favorite schemes.

Among the signatures to the call are the names of Peter F. Meyer, William A. White & Son, William M. Cruikshank, Charles F. Noyes Co., B. Aymar Sands, E. D. Coulter, Rhinelander Real Estate Co., L. Napoleon Levy, Robert E. Dowling, A. L. Mordecai & Sons, Camman, Voorhees & Floyd, Joseph P. Day, Henry Morgenthau Co., Pease & Elliman, Bryan L. Kennelly, Alfred E Marling, Samuel Goldsticker, F. De R. Wissmann, Lowenfeld & Prager, John L. Parish, E. H. Ludlow & Co., Harris & Maurice Mandelbaum, Goodale, Perry & Dwight, L. J. Phillips & Co., Bradish Johnson, Herbert A. Sherman, Duross Company, Warren Cruikshank, Oscar G. Foley, Bernard Smyth & Sons, Joseph L. Buttenweiser, Daniel B. Freedman, Heilner & Wolff Co., Duff & Brown, and J. Clarence Davies.

—Most of the hollow tile fireproofing material used in the Metropolitan district of New Jersey comes from the vicinity of Staten Island, Raritan Bay, South River and Sayreville.

Municipal Improvements.

(Continued from page 20.)

WEST 231ST ST.—Opening WEST 231ST ST, from Bailey av to Riverdale av, 24th Ward. Area of assessment: Obtainable at the Bronx Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs. March 14.

BROOKLYN.

NORTH HENRY ST.—Regulating, grading and curbing NORTH HENRY ST, bet Norman and Greenpoint avs, 17th Ward. Area of assessment: Both sides of NORTH HENRY ST, from Norman to Greenpoint avs and to the extent of one-half the block at the intersecting avenues. March 13.

QUEENS.

NORTH WASHINGTON PL.—Regulating, grading, curbing, flagging and paving NORTH WASHINGTON ST, from Van Alst av to Willow st, 1st Ward. Area of assessment: Both sides of NORTH WASHINGTON PL, from Van Alst av to Willow st and to the extent of one-half the block at the intersecting streets. March 13.

CENTRE ST.—Regulating, grading, curbing and laying sidewalks in CENTRE ST, from Wyckoff av to Myrtle av, 2d Ward. Area of assessment: Both sides of CENTRE ST, from Wyckoff av to Myrtle av, and to the extent of half the block at the intersecting avenues. March 13.

HOWARD PL.—Laying sidewalks in HOWARD PL, west side, bet Windsor pl and Prospect av; both sides of NELSON ST, bet Hicks st and Hamilton av; south side of 18TH ST, bet 10th and 11th avs; both sides of 85TH ST, bet Colonial rd and Ridge boulevard, and south side of PARKSIDE AV, bet Ocean and Flatbush avs, 12th, 22d, 29th and 30th Wards. Area of assessment: West side of HOWARD PL, bet Prospect av and Windsor pl; north side of NELSON ST, bet Hicks st and Hamilton av, and south side to extent of 150 ft. east of Hicks st; LOTS 12, 18 and 19, Block 884; both sides of 85TH ST, bet Colonial rd and Ridge boulevard; Lots 7 and 9, Block 5054. March 16.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

BROOKLYN.

OCEAN PARKWAY, ETC.—Changing the grades of THE STREET SYSTEM bounded by Ocean Parkway, Av L, East 8th st and Av N. Adopted.

BROOKLYN AV, ETC.—Modifying THE STREET SYSTEM bounded by Brooklyn av, Snyder av, Schenectady av and Clarendon rd. Adopted.

51ST ST.—Proposed area of assessment in the matter of acquiring title to 51ST ST, from 17th av to West st, excluding the right-of-way of the Long Island Railroad. Adopted, also to acquire title.

TROY AV, ETC.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to TROY AV, from Crown st to the Holy Cross Cemetery; to EAST 45TH ST, from Rutland rd to Holy Cross Cemetery; to EAST 46TH ST, from Rutland rd to Holy Cross Cemetery, and to SCHENECTADY AV, from the old City line to the unnamed street located north from and adjoining the right-of-way of the Long Island Railroad, by excluding a section of SCHENECTADY AV located at its south end. Adopted.

JAY ST, ETC.—Request from the Commissioner of Bridges for the approval of a plan showing a READJUSTMENT of THE STREET SYSTEM bounded by Jay st, Sands st, Bridge st and Concord st. Referred to the Borough President of Brooklyn.

14TH AV, ETC.—Change in the grade of THE STREET SYSTEM bounded by 14th av, 37th st, West st and 39th st; and also in the grade of THE STREET SYSTEM bounded by 15th av, 42d st, 17th av and 45th st. Public hearing on Feb. 6.

CLARA ST.—Acquiring title to CLARA ST, from 36th st to West st. Public hearing on Feb. 6.

FLATLANDS AV, ETC.—Amending the proceeding for acquiring title to FLATLANDS AV, from Ralph av to East 76th st; PAERDEGAT AV NORTH, from Ralph av to Paerdegat Basin; RALPH AV, from the junction of Av H and Paerdergat Av North to Paerdergat Av South; to PAERDERGAT AV SOUTH, from Glenwood rd to Av J; AV I, from Ralph av to Paerdergat Av South; EAST 72D ST, from Ralph av to Av U, by eliminating the section of EAST 72D ST, south of Av J, and by including EAST 71ST ST, from Ralph av to Av J. Public hearings on Feb 6.

54TH ST, ETC.—Rule and damage maps in the proceeding for acquiring title to 54TH ST, from Fort Hamilton av to 11th av, from New Utrecht av to 13th av, and from 15th av to 19th av; 55TH ST, from 16th av to 19th av, excluding, in each case, the right-of-way of the Long Island Railroad. Adopted.

MAP T, ETC.—Change in the drainage plan for the territory designated as MAP T, DISTRICT 40, and MAP Y, DISTRICT 45. Adopted.

CLASSON AV SEWERS.—In the matter of the CLASSON AV SYSTEM OF RELIEF SEWERS. Authorization granted for the preliminary work.

LIVONIA AV.—Sewer in LIVONIA AV, from Ames st to Douglass st; and DOUGLASS ST, from Dumont av to East 98th st. Preliminary work. Adopted.

GRAVESEND AV, ETC.—Sewer in GRAVESEND AV, east side, from Vanderbilt st to Fort Hamilton av; FORT HAMILTON AV, south side, from Gravesend av to West st; WEST ST, from Fort Hamilton av to Church av. Preliminary work. Adopted.

NEWKIRK AV.—Regulating and grading, and paving with asphalt (preliminary) from Nostrand av to East 34th st. Preliminary work. Adopted.

POWELL ST.—Regulating and grading POWELL ST, from Riverdale av to Livonia av. Preliminary work. Adopted.

ALBANY AV.—Regulating and grading ALBANY AV, from Clarkson av to Lenox rd. Preliminary work. Adopted.

36TH ST.—Regulating and grading 36TH ST, from Fort Hamilton Parkway to 12th av. Preliminary work. Adopted.

AMBOY ST.—Regulating and grading AMBOY ST, from Blake av to Lott av. Preliminary work. Adopted.

DOUGLASS ST.—Regulating and grading DOUGLASS ST, from Dumont av to Riverdale av. Preliminary work. Adopted.

72D ST.—Grading to a width of 24 ft. on each side of the center line, and curbing and flagging where necessary 72D ST, from 13th av to 14th av. Preliminary work. Adopted.

83D ST.—Curbing and flagging 83D ST, from 16th av to 17th av. Preliminary work. Adopted.

16TH AV.—Paving with asphalt (permanent pavement) 16TH AV, from 47th st to 48th st. Preliminary work. Adopted.

TAYLOR ST.—Paving with asphalt (permanent pavement) the widened portion of the roadway of TAYLOR ST, from Lee av to Bedford av, together with the roadway of THE PUBLIC PLACE at the intersection of Division and Lee avs. Preliminary work. Adopted.

BELMONT AV.—Paving permanently with asphalt BELMONT AV, from Elton st to Chestnut st. Preliminary work. Adopted.

73D ST.—Paving with asphalt (preliminary pavement) 73D ST, from 12th av to 14th av. Preliminary work. Adopted.

72D ST.—Paving with asphalt (preliminary pavement) 72D ST, from 13th av to 14th av. Preliminary work. Adopted.

HUMBOLDT ST.—Paving with granite block (permanent pavement) HUMBOLDT ST, from Norman av to Meserole av. Preliminary work. Adopted.

ROEBLING ST.—Paving with granite block (permanent pavement) the widened portion of the roadway of ROEBLING ST, from Division av to Broadway. Preliminary work. Adopted.

77TH ST.—Regulating and grading 77TH ST, from 12th av to 15th av. Adopted. Title vests in the city on March 1, 1913, to 77TH ST, from 12th av to 15th av and from 16th av to New Utrecht av.

McKINLEY AV.—Regulating and grading McKINLEY AV, from Railroad av to Eldert la. Adopted. Title vests in the city on March 1, 1913.

26TH AV.—Regulating and grading 26TH AV, from Stillwell av to Harway av, excepting the portion occupied by the Brooklyn, Bath & West End Railroad. Adopted. Title vests in the city on March 1, 1913, excepting the part occupied by the railroad.

BAY RIDGE AV.—Regulating and grading BAY RIDGE AV from New Utrecht av to a point about 125 ft east of 16th av, and from a point about 150 ft. east of 17th av to 18th av. Adopted.

EAST 2D ST.—Regulating and grading EAST 2D ST, from Greenwood av to Fort Hamilton av. Adopted. Title vests in the city on March 1, 1913.

78TH ST.—Regulating and grading 78TH ST, from 2d av to Narrows av. Adopted.

LINCOLN PL.—Paving with asphalt (preliminary pavement) LINCOLN PL, from Classon av to the bridge over the Brighton Beach Railroad. Adopted.

INDIA ST.—Paving with asphalt (permanent pavement) INDIA ST, from Oakland st to Provost st. Adopted.

MONTAUK AV.—Paving with asphalt (permanent pavement) MONTAUK AV, from Pitkin av to Liberty av. Adopted.

56TH ST.—Sewer in 56TH ST, from 11th av to 12th av. Adopted.

13TH AV.—Sewer in 13TH AV, from 75th st to 76th st. Adopted.

19TH ST.—Receiving basins on the northeast and southwest corners of 19TH ST, about 710 ft northwest from 3d av. Adopted.

77TH ST.—Sewers in 77TH ST, from 13th av to New Utrecht av; 15TH AV from 76th st to 77th st, and NEW UTRECHT AV, west side, from 76th st to 77th st. Adopted.

EAST 26TH ST.—Sewer in EAST 26TH ST, from Av D to Newkirk av. Adopted.

78TH ST.—Sewer in 78TH ST, from 2d av to Narrows av. Adopted.

NEWKIRK AV, ETC.—Sewers in NEWKIRK AV, from East 35th st to Brooklyn av; and BROOKLYN AV, from Av D to the property of the Flatbush Waterworks. Adopted. Title vests in the city on March 1, 1913, to NEWKIRK AV, from East 35th st to Brooklyn av.

OAKLAND PL.—Paving with asphalt (preliminary pavement) OAKLAND PL, from Tilden av to Albermarle rd. Adopted.

STERLING PL.—Paving with asphalt (preliminary pavement) STERLING PL, from Utica av to Rochester av. Adopted.

STERLING PL.—Paving with asphalt (preliminary pavement) STERLING PL, from Rochester av to Buffalo av. Adopted.

SARATOGA AV.—Paving with asphalt (permanent pavement) SARATOGA AV, from Sutter av to Livonia av. Adopted.

100TH ST.—Paving with asphalt (preliminary pavement) 100TH ST, from 3d av to Fort Hamilton parkway. Adopted.

49TH ST.—Sewers in 49TH ST, from 17th av to the Long Island Railroad; 51ST ST, from 18th av to 19th av; 52D ST, from 16th av to 18th av; and 18TH AV, from 49th st to 52d st. Adopted.

NORTH HENRY ST, ETC.—Sanitary and storm water sewers in NORTH HENRY ST, from Calyer st to Greenpoint av; and GREENPOINT AV, from North Henry st to Jewell st, together with a PUMPING STATION at the intersection of GREENPOINT AV AND JEWELL ST. Adopted.

SHARON ST.—Paving with asphalt (permanent pavement) SHARON ST, from Olive st to Morgan av. Adopted.

POWELL ST.—Regulating and grading POWELL ST, from Riverdale av to Livonia av. Adopted. Title vests in the city on March 1, 1913.

McKINLEY AV.—Fixing the roadway width of McKINLEY AV, from Railroad av to Eldert la. Adopted.

PRESIDENT ST.—Constructing A BRIDGE across the tracks of the Brighton Beach Railroad at PRESIDENT ST. Adopted, to request the railroad to build the bridge.

QUEENS.

ROCKAWAY BEACH BOULEVARD.—Laying out, bet Adirondack boulevard and Beach 125th st (Monmouth av). Adopted.

STEINWAY AV, ETC.—Changing THE STREET SYSTEM bounded by Steinway av, Potter av, 15th av and Astoria av. Adopted.

LOUONA AV, ETC.—Changing THE STREET SYSTEM bounded aproximately by Louona av, North Railroad av, Way av, Corona av, Opdyke st, 51st st, Corona av, Rodman st, Otis av, Orontes st, Marlowe av, Lewis av, Sothern av, Gerry av and Marlowe av. Adopted.

SKILLMAN AV.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to SKILLMAN AV, from the angle point bet Hulst st and Van Pelt st to Greenpoint av, by INCLUDING THE SECTION bet Greenpoint av and Woodside av. Adopted.

JAY AV, ETC.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to JAY AV, from Willow av to Mueller st, so as to conform with the street as now laid out. Adopted.

ARCHER ST, ETC.—Laying out A STREET SYSTEM bounded by Archer st, Branford st, Jamaica av, Carlisle st, Maywood st and Roseville av. Public hearing on Feb. 6.

HEMPSTEAD AV, ETC.—Laying out HEMPSTEAD AV (HEMPSTEAD AND JAMAICA TURNPIKE), from Jamaica av (Jericho turnpike) to 98th av (West Whittier st), and Springfield boulevard (Creed av), from Jamaica av (Jericho turnpike) to 97th av (Creed pl). Public hearing on Feb. 6.

FULTON ST.—Acquiring title to FULTON ST, from Fisk av to Plover pl. Public hearing on Feb. 6.

FERGUSON ST.—Acquiring title to FERGUSON ST, from Alburtis av to Prime st. Referred back to the Borough President of Queens.

TIEMANN AV.—Acquiring title to TIEMANN AV, from Polk av to Corona av. Public hearing on Feb. 6.

RIKER AV.—Acquiring title to RIKER AV, from Steinway av to 12th st. Public hearing on Feb. 6.

SHALER ST.—Request from the Realty Associates for the amendment of the proceeding for acquiring title to SHALER ST, from Kossuth pl to Cornelia st and from Madison st to Traffic st, by excluding the section bet Madison st and Traffic st. Public hearing on Feb. 6.

PIERCE AV.—Supplementary rule map, damage map and profile in the proceeding for acquiring title to PIERCE AV, from Jackson av to the East River. Adopted.

BRYANT AV, ETC.—Rule map, damage map and profile in the proceeding for acquiring title to BRYANT AV, from Benson av to Laurel Hill boulevard; HOLMES AV, from Queens boulevard to Tyler av; IRVING ST, from Queens boulevard to Tyler av; and LONGFELLOW AV, from Queens boulevard to Tyler av. Adopted.

SOUTH ST.—Temporary storm water sewer in SOUTH ST, from New York av to a point about 250 ft. east of Roseville av. Preliminary work. Adopted.

DITMARS AV.—Sewer in DITMARS AV, from Crescent st to East River. Preliminary work. Adopted.

ATLANTIC AV.—Sewers in ATLANTIC AV, south side, from Greenwood av to Lefferts av;

CHESTNUT ST, from Atlantic av to Chichester av; CEDAR AV, from Atlantic av to the crown 215 ft. therefrom. Preliminary work. Adopted.

CREEK ST.—Grading CREEK ST, from Borden av to Hunters Point av. Preliminary work. Adopted.

SENECA AV.—Regulating, grading and paving with granite block (permanent paving) SENECA AV, from Putnam av to Cornelia st. Preliminary work. Adopted.

HUNTERS POINT AV.—Sewers in HUNTERS POINT AV, from Greenpoint av to Van Pelt st; VAN PELT ST, from Hunters Point av to Anable av; and GREENPOINT AV, from Hunters Point av to Anable av. Adopted.

HOPKINS AV.—House connecting drains in HOPKINS AV, from Grand av to Taylor av. Adopted.

NORMAN ST.—House connecting drains in NORMAN ST, from Wyckoff av to Cypress av. Adopted.

WOODBINE ST.—Sewer in WOODBINE ST, from Seneca av to Fairview av. Adopted. Title vests in the city on March 1, 1913.

13TH ST.—Sewer in 13TH ST, from the Boulevard to Van Alst av. Adopted. Title vests in the city, on March 1, 1913.

LAMBERTVILLE AV.—Tunnel for pedestrian traffic under the old Southern Division of the Long Island Railroad at LAMBERTVILLE AV. Adopted.

4TH ST.—Bridge, carrying the Main Line and North Side divisions of the Long Island Railroad over 4TH ST. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested, and all persons who are opposed to these assessments must present their objections, in writing to the Secretary of the Board, at the above address, on or before Feb. 18, at 11 a. m., when testimony will be taken:

MANHATTAN.

ELWOOD ST.—Regulating, grading, curbing and flagging ELWOOD ST, from Nagle av to Sherman av. List 2839.

142D ST.—Regulating, grading, curbing and flagging 142D ST, from a point 450 ft. east of Lenox av to Marginal st. List 2842.

SEAMAN AV.—Regulating, grading, curbing and flagging SEAMAN AV, from 218th st to a point 100 ft. south of 215th st, and constructing necessary retaining wall and laying bridgestone. List 2897.

QUEENS.

BOULEVARD.—Paving, from 14th st to Nott av, 1st Ward. List 2883.

CRESCENT ST.—Paving, from Flushing av to Hoyt av, 1st Ward. List 2884.

DE KALB AV.—Regulating, grading, curbing and flagging DE KALB AV, from Onderdonk av to Woodward av, 2d Ward. List 2885.

3D AV.—Paving 3D AV, from Jackson av to Webster av, 1st Ward. List 2888.

3D AV.—Paving 3D AV, from Webster av to Graham av, 1st Ward. List 2889.

13TH AV.—Paving 13TH AV, from Grand av to Flushing av, 1st Ward. List 2890.

VAN ALST AV.—Regulating and grading VAN ALST AV, from Ditmars av to Winthrop av, 1st Ward. List 2891.

NOTE.—The area of assessment in each of the above QUEENS proceedings extends to within one-half the block at the intersecting and terminating streets.

9TH ST.—Regulating, grading, flagging and fencing vacant lots on 9TH ST, from Vernon av to East av, 1st Ward. Area of assessment: Blocks 47 and 48. List 2887.

FLAGGING.—On the east side of WILLARD AV, from Jamaica av to Ferris st; south side of FERRIS ST, from Manor av to Willard st; south side of JAMAICA AV, bet Shaw av and Suydam st; southwest corner of MANOR AV AND BRANDON ST; east side of WOODHAVEN AV, bet Jamaica av and Syosset st, 4th Ward. Area of assessment: Affects property in front of which the work was done. List 2892.

CEMENT SIDEWALKS.—Laying cement sidewalks on ST. NICHOLAS AV, bet Linden st and Myrtle av; northwest corner of MYRTLE AV AND WOODBINE ST; southeast corner of STANHOPE ST AND ONDERDONK AV; west corner of GREEN AV AND SENECA AV; and south side of BLEECKER ST, bet Seneca and Cypress avs, 2d Ward. Area of assessment: Affects property in front of which the work was done. List 2882.

FLAGGING.—The east side of FLUSHING AV, from Melrose av south to the corner formed by the intersection of the east side of Flushing av with the right-of-way of the New York & Queens County Railway, and on the west side from Fulton st to Terrace av. Area of assessment: Affects property in front of which the work was done. List 2886.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

WHITLOCK AV, QUEENS.—Acquiring title to the land, etc., required for opening and extending WHITLOCK AV, from Brown pl to Calamus av, 2d Ward. Walter H. Bunn, Patrick J. Mara and Wm. J. Hamilton, commissioners of estimate in the above proceeding, will attend trial term, Part 1, Supreme Court, in the Queens County Court House, Long Island City, on Feb. 4, at the opening of court, to be examined as to their qualifications by anyone interested.

FINAL REPORTS.

EAST 172D ST, BRONX.—Relative to acquiring title to the lands, etc., required for opening EAST 172D ST (unofficial name), from Jerome av to Morris av, etc., 24th Ward. In re application for damages to Lots Nos. 24, 25, 26 and 28 in Block 2821, caused by the abandonment, discontinuance and closing of 4TH (Belmont st) AV, bet Grand Boulevard and Concourse and the boundary line of the Village of Mount Eden. In re application for damages to Lot No. 28, in Block No. 1198, caused by the abandonment, discontinuance and closing of 8TH AV and WALNUT ST, bet Jerome av, Townsend av and East 172d st. The supplemental and amended final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 27, at 10.30 a. m.

CRUGER AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending CRUGER AV, from Williamsbridge rd to South Oak drive; CRUGER AV, from South Oak drive to Gun Hill rd; HOLLAND AV, from Williamsbridge rd to South Oak drive, and MAPLE ST, from Gun Hill rd to East 215th st, 24th Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 27, at 10.30 a. m.

LINDEN ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending LINDEN ST (unofficial name), from Brooklyn Borough line to Fresh Pond rd, 2d Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Part 1, Supreme Court, Queens County Court House, Long Island City, on Jan. 28, at the opening of court.

AN UNNAMED STREET, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending AN UNNAMED STREET, extending from Fort George av to Dyckman st, 12th Ward. The supplemental and amended final report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 30, at 10.30 a. m.

BILLS OF COST.

DAVIDSON AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending DAVIDSON AV, from Grand av to West 177th st; GRAND AV, from Macombs rd to Tremont av; WEST 176TH ST, from Macombs rd to Jerome av; and WEST 177TH ST, from Jerome av to Tremont av, 24th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on Jan. 30, at 10.30 a. m.

The bill of costs in each of the following proceedings will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, BROOKLYN, on Jan. 31, at 10.30 a. m.:

AV V, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV V, from 86th st to Van Siclen st, including the right-of way of the New York & Sea Beach Railroad, 31st Ward.

CHESTER AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending CHESTER AV, from Church av to Fort Hamilton av, 29th Ward.

By Comm'rs Estimate and Assessment.

RADDE ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending RADDE ST (unofficial name), from Payntar av to Ridge st, 1st Ward. Geo. A. Gregg, Chas. H. Georgi and Wm. W. Kenerson, commissioners, of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and all persons who are opposed to the same must file their objections, in writing, with the commissioners, at the Municipal Building, Long Island City, on or before Feb. 7; and they will hear all such parties, in person, on Feb. 10, at 2 p. m.

Geo. A. Gregg, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Feb. 7; and he will hear all such parties, in person, on Feb. 11, at 2 p. m.

By Comm'rs Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, JAN. 27.

SPUYTEN DUYVIL RD, BRONX.—SPUYTEN DUYVIL RD, from West 230th st to West 242d st; and, RIVERDALE AV, from West 230th st north to its junction with Spuyten Duyvil rd. At 2.15 p. m.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV, and ST. LAWRENCE AV, bet Westchester av and West Farms rd. At 10 a. m.

BEACH AV, BRONX.—Bet Gleason av and Bronx River av. At 2 p m.

WEST 254TH ST, BRONX.—From Broadway to Fieldston rd. At 3.30 p. m

ZEREGA AV, BRONX.—Zerega av, from Castle Hill av near Hart st to Castle Hill av at or near West Farms rd, being the whole length of ZEREGA AV, including Av A and Green la. At 1 p. m.

ST. RAYMOND AV, (4TH ST), BRONX.—Bet Protectory av and Williamsbridge rd. At 2 p. m.

WEST 184TH ST, MANHATTAN.—WEST 184TH ST, from Broadway to an unnamed street (Overlook Terrace) and opening and extending said UNNAMED STREET from West 184th st to Fort Washington av. At 2 p. m.

TUESDAY, JAN. 28.

3D AV, BRONX.—Widening 3D AV, onposite East 159th st. At 2 p. m.

WHITE PLAINS RD, BRONX.—Closing, from the north boundary of the city to Morris Park av. At 10.30 a. m.

GUERLAIN ST, ETC., BRONX.—GUERLAIN ST, bet Beach av and Unionport rd; ARCHER ST, bet Beach av and White Plains rd; MERRILL ST, bet Rosedale av and Beach av; BEACON AV, bet Rosedale av and Beach av; WOOD AV, bet Beach av and Storrow st; GRAY ST, bet Wood av and Tremont av; STORROW ST, bet Wood av and the public place at the junction of Tremont av with Westchester av. At 3 p. m.

EAST 217TH ST, BRONX.—From White Plains rd to Oakley st, formerly Ash av. At 1 p. m.

HAVEMEYER AV, BRONX.—Bet Lacombe av and Westchester av. At 2 p. m.

WASHINGTON AV, QUEENS.—From East river to Jackson av. At 3 p. m.

WEDNESDAY, JAN. 29.

AMBOY RD, RICHMOND.—From Great Kills rd to Ocean View Cemetery. At 2 p. m.

GRAND AV, ETC, BRONX.—GRAND AV, from Burnside av to Fordham rd; WEST 180TH ST, from Aqueduct av East to Davidson av; and, AQUEDUCT AV EAST, from West 180th st to West 184th st. At 12 m.

THURSDAY, JAN. 30.

ROSEBANK AV, RICHMOND.—From Southside Boulevard to Broad st. At 2 p. m.

BUENA VISTA AV, MANHATTAN.—BUENA VISTA AV, from its junction with Haven av at or near West 171st st to West 176th st; WEST 172D ST and WEST 173D ST, from Fort Washington av to Buena Vista av. At 2 p. m.

COTTON ST, RICHMOND.—From Arrietta st to Griffin st. At 3.30 p. m.

FRIDAY, JAN. 31

AN UNNAMED STREET, MANHATTAN.—An UNNAMED STREET, adjoining the property acquired for the New York and Brooklyn Bridge extension, from William st to North William st. At 1 p. m.

WHITE PLAINS RD, BRONX.—From a point near Old Unionport rd to a point near Thwaites pl; and, THE AREA bet Bronx Park East and White Plains rd south of the north line of Bear Swamp rd. At 3.30 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

BRONX.

PARK AV, WEST.—Paving and setting curb in PARK AV WEST, bet East 177th st and East 189th st, 24th Ward. Area of assessment: Both sides of PARK AV WEST, from 177th st to 189th st, and to the extent of half the block at the intersecting streets. March 16.

CASTLE HILL AV.—Regulating, grading, building approaches and placing fences in CASTLE HILL AV, from West Farms rd to Public pl, at its southerly terminus, and also setting curbstones, flagging sidewalks and laying crosswalk from West Farms rd to Lafayette av, 24th Ward, annexed territory. Area of assessment extends to within one-half the block at the intersecting and terminating streets. March 16.

CARTER AV.—Paving and setting curb in CARTER AV, from East 173d st to East 176th st, 24th Ward. Area of assessment: Both sides of CARTER AV, from East 173d st to East 176th st and to the extent of one-half the block at the intersecting streets. March 13.

AQUEDUCT AV.—Sewer in AQUEDUCT AV, bet Burnside and Tremont avs, 24th Ward. Area of assessment. Blocks 2868 and 2879. March 13.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

E. D. Litchfield to Plan St. Paul Library.

Electus Litchfield, of 244 5th avenue, Manhattan, was selected architect this week by the Library Board of St. Paul, Minn., for a new library structure, to be erected this spring at a cost of $1,350,000. The structure to be erected will include a reference library building, which is the gift of James J. Hill, of that city. Mr. Litchfield, after acting upon the statement of the requirements of the new public library prepared by Charles C. Soule, of Brookline, Mass., the expert advisor employed by the board some months ago, submitted preliminary sketches to the library board and Mr. Hill early last month, which, subject to modifications, were approved. Mr. Litchfield has been professionally connected with the planning and erection of notable buildings in the country, and of a number of library buildings. He formerly lived at St. Paul, being a son of W. D. Litchfield, a former resident in that state. According to the plans submitted, the library will be patterned after the J. P. Morgan library in New York City. It will have two entrances, one probably in Fourth stret and the other in Washington street. Both the public library and the Hill reference library will be under the one roof, but each will be entirely separate from the other. The structure will be of marble, granite and white stone. The construction will be started this spring. In all probability New York contractors will be invited to estimate on the general construction.

The Architectural Exhibit.

The opening of the annual exhibition of the Architectural League will be celebrated at a dinner to be given on Friday evening January 31, in the Vanderbilt Gallery of the Fine Arts Building, 215 West 57th street. The result of the annual competitions held under the auspices of the League will be announced at this time. Two prizes, the Henry O. Avery and a special prize of $300 for the best design submitted by an architect, sculptor and mural painter in collaboration are to be awarded. The subject of the special competition is the construction and decoration of a waiting room and a railroad station, introducing as a decorative feature, a monumental clock. The judgment of the committee of awards will be based on the total effect of the design as a whole, and the feature of successful collaboration of the competing groups. Another feature at this gathering will be the presentation to Col. George W. Goethals by the president of the League of a medal commemorating his achievements as Chief Engineer of the Panama Canal.

Bills Introduced for New Buildings.

The following is an abstract of the latest bills calling for new buildings which have been introduced at Albany but not yet passed. For the construction of the necessary college buildings for the New York State College of Forestry, at Syracuse, N. Y., appropriation, $250,000; the money not to be available until the University has conveyed to the State the land upon which the buildings are to be erected. Establishing a State school of agriculture at Cook Acadamy, cost not estimated. For a building at the New York Agricultural Experiment Station, $100,000. For the acquisition of lands for the New York State School of Agriculture on Long Island, $90,000 and for the construction and equipment of various buildings on the land, $609,500. For the acquisition of a site and the erection of a new State armory at Mount Vernon, N. Y., $87,000. For the acquisition of a site and the erection of a new State armory at Newburgh, N. Y., $150,000.

Astor Properties to be Improved.

It is reported that Vincent Astor will reimprove a number of the properties that have come into his possession. It is even said he is desirous of improving all his real estate in accordance with modern needs, wherever necessary. One of his first operations will be the reimprovement of the premises, now covered with old dwellings, at the northeast corner of Ninth avenue and Little West 12th street, with a six-story fireproof brick warehouse, having ground dimensions of 51x77 feet. Plans have been prepared by La Farge & Morris, of 23 East 26th street. It is understood that the operation will be started immediately. Plans have also been prepared for improving a block in the same section, but the details of this operation cannot yet be given.

Bidders for Filtration Plant.

Water Commissioner Thompson opened bids on Thursday for the construction of the Jerome Park filtration plant, but, as a result of an understanding which the Commissioner had with Controller Prendergast, no awards were made and none will be made until a thorough investigation of the whole proposal is effected, as requested by the Controller. The lowest bid was that of the Keystone Construction Company, which offered to do the work for $5,139,015. The Luke A. Burke Company made the second lowest bid, $5,672,145. The third lowest was put in by McArthur Brothers, $5,783,170.

Woman's University Club to Build.

Nelson & Van Wagenen, 15 West 38th street, are preparing plans for an eight-story clubhouse, 38x100 feet, to be erected at 106-108 East 52d street, for the Woman's University Club, of 99 Madison avenue. Miss Elizabeth Brown Cutting is president; Miss Helen M. Kelsey, secretary, and Mrs. Benjamin Howes, treasurer. The building will include a restaurant, gymnasium and roof garden. In all probability figures will be called for February 1.

New Fountain for Central Park.

Carrere & Hastings, of 225 Fifth avenue, have been commissioned to prepare plans for the erection of a $50,000 fountain in Central Park, at Central Park place, south of the 59th street entrance. The Estate of Joseph Pulitzer, of 80 Broadway, is the donor.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—W. H. Donnelly, real estate, 140 Nassau st, contemplates the erection of a 5-sty apartment with stores at the southwest corner of 9th av and 22d st. No plans or architect have been selected, and it may be quite some time yet before operations will be started.

MANHATTAN.—The Comfort Realty Co., B. House, president, 8 West 39th st, contemplates the erection of three 5-sty flats and a 1-sty taxpayer, 150x325 ft., on the east side of Broadway, 64 ft. north of 185th st. The owners are to take title to the property February 1, and an architect will not be selected until that time.

MANHATTAN.—The Bible Teachers' Training School, 541 Lexington av, W. W. White, president, Jos. T. Brown, treasurer, 358 5th av, and Leslie T. Tompkins, secretary, 48 Wall st, contemplates making alterations to the training school at 130-132 East 50th st and 135-137-139 East 49th st. No architect has yet been selected.

MANHATTAN.—William Sommer, 910 6th av, contemplates the erection of a 12-sty automobile loft building, 67x100 ft., of brick, limestone and terra cotta, at 241-5 West 54th st. No architect has been retained.

MANHATTAN.—The Wesley Realty Company, Inc., John W. Knight, president, 2245 Broadway, contemplates the erection of a 9-sty apartment house on a plot 56x102 ft. at 158 and 160 West 81st st. No architect has yet been selected.

BAYONNE, N. J.—The Board of Aldermen of Bayonne, W. P. Lee, city clerk, contemplates the erection of a new City Hall on the block bounded by 27th, 28th sts, Ave C and Newry pl. No architect has been selected.

SUMMIT, N. J.—Morris A. Tyng, president of the Board of Education, has recommended the construction of a new high school building here to cost $110,000. No architect has been selected.

MORRISTOWN, N. J.—The Board of Education of Morristown contemplates three additions, one to the Liberty st school, one on Speedwell av and one in Mill st, for which no architects have been selected. L. F. Sturgis, care of Sturgis Bros., is chairman of the Board.

NEW BRUNSWICK, N. J.—The Board of Aldermen, Edward Bart, president, is considering the erection of a new City Hall. No action has yet been taken in the matter and probably will not be until spring. No architect has been selected.

NEW BRUNSWICK, N. J.—Alderman Chas. A. Oliver, Liberty st, Alderman Jos. J. Feaster, Throop av, and Alderman Edward Burt, Somerset st, committee, have been appointed to investigate the question of erecting a new city hall. No site or architect have been selected.

NEWARK, N. J.—The First German Baptist Church contemplates the erection of a $30,000 edifice. The location to be selected will probably be in the Clinton and Hill st section. No architect has yet been selected. Rev. R. G. Hack, of 12 Shanley av, is pastor. August Buermann, of 9 Stratford pl, is a member of the Board of Trustees. Work will probably go ahead this spring.

LARCHMONT, N. Y.—Chas. P. Fleming, 105 West 40th st, N. Y. C., contemplates the erection of a frame hotel, 2-stys, 160x100 ft., on Boston Post rd, on the site of the old Blossom Heath Inn. No architect has been selected.

MECHANICSVILLE, N. Y.—The Board of Education of Mechanicsville, William F. Tierney, president, N. W. Kelso, chairman of building committee, contemplates the erection of a 16-room high school to seat about 450. No site or architect has been selected. Cost about $75,000.

NEW ROCHELLE, N. Y.—The Thanhouser Film Corporation, Chas. J. Hite, president, contemplates the erection of a factory here for which no site or architect has been selected. They will require a building approximately 150 x250 ft. and a separate office building to be of either reinforced concrete or brick, stone and steel.

SARATOGA, N. Y.—Geo. N. Ostrander, 443 Broadway, Albany, N. Y., contemplates the erection of a residence here, for which no architect has been selected.

WHITE PLAINS, N. Y.—Harry H. Bender, chairman of the Republican State Committee, 43 West 39th st, N. Y. C., contemplates the erection of a new residence, at this place, to cost $45,000. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The J. H. Buscall Co., 1825 Anthony av, John H. Buscall, president, and John Brewster, secretary, is taking bids on subs and materials for the 5-sty brick tenement, 50x90 ft., to be erected at the northeast corner of Park av and 184th st, from plans by Charles Schaefer, Jr., Co., 401 Tremont av, architect. Cost about $55,000.

BRONX.—The L. & S. Construction Co., Lederer & Silverman, 1834 Clinton av, is taking bids on subs for two 6-sty brick and limestone tenements to be erected at the southeast corner of 169th st and Washington av, from plans by Chas. Schaefer, Jr., Co., Webster and Tremont avs, architect.

MANHATTAN.—Casolaro Fasany Co., 661 Crescent av, owner, is taking bids on subs and materials for the 4-sty brick tenement, 37x88 ft., to be erected in the south side of 188th st, 162 ft. east of Park av, from plans by M. W. Del Gaudio, 401 East Tremont av, architect. Cost about $35,000.

BROOKLYN.—Samuel Hyman & Morri Syreminger, 4819 14th av, are taking bids on subs for a 4-sty brick and limestone apartment, 45x110 ft., to be erected in the west side of East 17th st, 305 ft. south of Albemarle rd, from plans by S. Millman & Son, 1780 Pitkin av, architects. Cost about $35,000.

UNION HILL, N. J.—William Geotz, at site, owner, is taking bids on the general contract for a 4-sty brick apartment house, 28x63 ft., to be erected at the corner of 3d st and Eeltline av, from plans by P. H. Diemer, 128 Humboldt st, architect. Cost about $15,000.

BANKS.

BRONX.—Albro & Lindeberg, 2 West 47th st, architects, are taking preliminary bids for a 1-sty brick and granite bank building, 25x74 ft., to be erected at 375 East 149th st, for the Corn Exchange Bank, 13 William st, owner, Walter E. Frew, president.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—J. K. Jansen, 190 Smith st, architect, is taking bids for a 2-sty brick factory, 45x234 ft., to be erected at Lehigh av and Stockton st, for the Fords Porcelain Works. Estimated cost, $16,000.

MANHATTAN.—La Farge & Morris, 23 East 26th st, architects, are taking bids for a 6-sty brick warehouse, 51x77 ft., to be erected at 9th av and West 12th st, for Vincent Astor, 23 West 26th st, owner.

HALLS AND CLUBS.

MANHATTAN.—A. G. C. Fletcher, 103 Park av, architect, is taking bids for a brick and limestone settlement house, 56x55 ft., to be erected at 111-115 East 85th st, for the Society of the Helpers of the Holy Souls, Mother Mary of St. Ursula, 114 East 86th st. Cost around $45,000.

HOTELS.

ROCKAWAY BEACH, L. I.—K. Kohen, this place, owner, is taking bids for a 3-sty frame boarding house, 50x50 ft., to be erected on the south side of Boulevard, 150 ft. south of Pier av, from plans by J. B. Smith, Hammels, L. I., architect. Cost about $8,000.

STABLES AND GARAGES.

BROOKLYN.—J. Sarsfield Kennedy, 44 Court st, architect, is taking bids for a 2-sty brick stable, 35x68 ft., to be erected on the east side of Gillen pl, 98 ft. north of Jamaica av, for Frank D. Creamer, 44 Court st, owner. Cost about $10,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—Pomerantz Bros., 154 Heyward st, are taking bids on all subs for a 4-sty brick loft building, 50x95 ft., to be erected at 58-60 Walton st, from plans by Samuel Sass, 32 Union sq, N. Y. C., architect. Cost about $20,000.

BROOKLYN.—L. Allmendinger, 926 Broadway, architect, is taking bids for a 3-sty brick and limestone store and office building, 25x85 ft., to be erected on the west side of Covert av, 75 ft. north of Linden st., for George Fogarty, 552 46th st, owner.

MANHATTAN.—The Roosevelt Hospital, 59th st and 9th av, Chas. B. Grimshaw, superintendent, is taking bids for alterations to the 5-sty brick loft building at 478-482 Broadway, from plans by Mitchell Bernstein, 131 East 23d st, architect. Cost between $12,000 and $15,000.

MANHATTAN.—Ernest Flagg, 109 Broad st, architect, is taking bids on separate contracts for the 6-sty reinforced concrete loft building, 100x125 ft., to be erected at the northwest corner of 11th av and 47th st for the N. Y. Fireproofing Tenement Co., 109 Broad st, owner.

BROOKLYN.—Figures are being received for the 3-sty brick and limestone store and office building, 25x85 ft., to be erected on the west side of Covert av, 75 ft. north of Linden st, for George Fogarty, 552 46th st, owner. L. Allmendinger, 926 Broadway, is architect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

103D ST.—Rebecca Kessler, 121 Spruce st, will make alterations to the 4-sty tenement 222 East 103d st, to cost about $5,000. M. A. Simon, 24 Clinton st, is architect.

LEXINGTON AV.—Milton Schnaier, 347 Columbus av, will alter the 7-sty tenement, 1469 Lexington av, from plans by H. S. Lion, 380 West 82d st.

56TH ST.—M. W. Houck, Beechmont av, New Rochelle, N. Y., will alter the 7-sty tenement, 342-44 56th st. P. J. Murray, 2 Mitchell pl, is architect.

ST. NICHOLAS AV.—The St. Nicholas Avenue Construction Co. has secured a loan of $50,000 from the Title Guarantee & Trust Co. for the proposed 5-sty store and apartment to be erected in the north side of 187th st and easterly side of St. Nicholas av.

53D ST.—The City Real Estate Co. has made a building loan of $350,000 to the 118 East Fifty-fourth Street Company on the new apartment to be erected on the south side of 53d st, 68 ft. west of Lexington av, a plot 89.4x62.8 ft.

FACTORIES AND WAREHOUSES.

CLIFF ST.—Geo. F. Pelham, 507 5th av, is preparing new plans for a 5-sty warehouse, 20x100 ft., to be erected at 60 Cliff st, for H. L. Leerburger, 295½ Pearl st, owner. J. E. Linde Paper Co., 84 Beekman st, is lessee. R. T. Prodgers, 50 Fulton st, has the general contract. Cost, $30,000.

169TH ST.—Geo. F. Pelham, 507 5th av, is preparing plans for two 5-sty apartments, 50x89 ft., to be erected in the north side of 169th st, 100 ft. west of Amsterdam av, for the Fair Deal Realty Co., Aaron Goodman, 117 West 119th st, owner. Cost about $90,000.

STABLES AND GARAGES.

BROADWAY.—The Empire Hotel property at Broadway and 63d st is about to undergo extensive alterations. On the 63d st corner the building will be altered for garage purposes.

STORES, OFFICES AND LOFTS.

BROADWAY.—C. B. Meyers, Jr., 1 Union sq, has been selected architect for the 6-sty store and loft to be altered and rebuilt at the southeast corner of Broadway and John st, for Elias A. Cohen, 198 Broadway, lessee.

47TH ST.—Walter Haefeli, 17 Madison av, has been selected architect for the 7-sty store and loft building, 25x80 ft., to be erected at 15 East 47th st for Amos R. R. Pinchot, 60 Broadway, owner. The Hasco Building Co., 17 Madison av, has the general contract, and wrecking is under way.

48TH st.—Frederick Jacobsen, 132 East 23d st, is preparing plans for a 3-sty brick stable and loft, 75x100 ft., to be erected at 605 to 609 West 48th st, to cost $25,000.

MADISON AV.—Figures have gone in for the 21-sty store and loft building, 123x100 ft., to be erected at the southeast corner of Madison av and 30th st, for Charles Kaye, 1133 Broadway, owner. Buchman & Fox, 11 East 59th st, architects.

PEARL ST.—The U. T. Hungerford Brass and Copper Co., now at Pearl and Park sts, has decided to go ahead with the improvement of the site at 486 to 492 Pearl st, east of Park st, with a new business building. This property, which was acquired by the Hungerford Co. about six years ago, has a frontage of about 94 ft. and measures 137.3 ft in depth.

48TH ST.—James A. Farley is the purchaser of the dwelling 76 West 48th st. He will extensively alter the building for business.

34TH ST.—The 6-sty dwelling at 58 East 34th st has been leased to Joseph Schwartz, a lace importer, for twenty-one years, who will make extensive alterations to the building.

THEATRES.

177TH ST.—Louis Sheinart, 194 Bowery, has completed plans for a 1-sty brick and terra cotta moving picture theatre and stores, 84x100 ft., to be erected at the northwest corner of 177th st and Amsterdam av, for Charles M. Rosenthal, 160 Broadway, owner. Cost, $25,000. The owner will take all bids.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VYSE AV.—Harry T. Howell, 3d av and 149th st, has completed plans for a 5-sty brick and limestone tenement, 50x85 ft., to be erected at the southwest corner of Vyse av and Freeman st, for Martha Perna, 1074 Fox st, owner. Cost about $45,000.

138TH ST.—Dodge & Morrison, 135 Front st, are preparing plans for alterations to the 5-sty apartment house, 100x65 ft., at the southwest corner of 138th st and Brook av.

BANKS.

149TH ST.—The Corn Exchange Bank will proceed soon with the erection of its new bank building at 375 East 149th st, Bronx. Notices have been sent out to tenants now occupying the premises to vacate.

HOSPITALS AND ASYLUMS.

BRONX.—Dr. Heiman Staison, 1748 White Plains av, owner, is ready for bids on the general contract for a 3-sty brick private hospital, 50x50 ft., to be erected at 1748 White Plains av, from plans by Goldner & Goldberg, 391 East 149th st, architects. Cost about $20,000.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were received by the Board of Education Jan. 20 for fire protection work at P. S., bids were laid over, for P. S. 42. James I. Newman was low bidder at $617; for P. S. 43, James I. Newman, $763.

THE BRONX.—Bids were received by the Board of Education for furnishing and delivering glass to various schools. James Morris was low bidder at $595.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD.—Max Muller, 117 Nassau st, is preparing plans for a 2-sty brick store and loft building, 50x60 ft., to be erected on the Southern Boulevard, 50 ft. south of Crotona Park East.

WEBSTER AV.—The Fleischmann Yeast Co. has purchased from Lillian B. Rogers the plot 75x95 ft. at the northeast corner of 184th st and Webster av. The buyers will erect a 2-sty office building and a garage.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SACKMAN ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick tenement, 30x100 ft., to be erected at Sackman st near Liberty av for S. Malafsky, 333 Sheffield av.

DWELLINGS.

MYRTLE AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for six 3-sty brick residences, 20x55 ft., to be erected on the north side of Myrtle av, 25 ft. east of Covert av, for Louis Gold, 44 Court st.

COVERT AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 3-sty brick residence, 22x55 ft., to be erected at the northeast corner of Covert and Myrtle avs for Louis Gold, 44 Court st.

FACTORIES AND WAREHOUSES.

CLINTON AV.—Dodge & Morrison, 153 Front st, N. Y. C., are preparing plans for a 5-sty brick, concrete and steel bakery, 80x120 ft., to be erected at Clinton and Waverly avs, for the Drake Bros. Co., 1006 Wallabout Market, owner. Cost, $115,000.

AV. V.—Foundations are under way for the 2-sty brick factory, 51x227 ft., on the south side of Av V, 80 ft. west of Ralph av, for the National Lead Co., 111 Broadway, N. Y. C., owner. Frank H. Quinby, 99 Nassau st, N. Y. C., is architect. John Thatcher & Son, 60 Park av, Brooklyn, have the general contract. Cost about $15,000.

STABLES AND GARAGES.

FLUSHING AV.—Foundations are under way for a 4-sty brick stable, 83x79 ft., on the south side of Flushing av, 26 ft. east of Ryerson st, for Louis Medler, 506 Hart st, owner. W. B. Willis, 1181 Myrtle av, is architect. J. Auer & Sons, 648 Lexington av, have the general contract. Cost about $30,000.

THEATRES.

UNION ST.—Bids closed Friday on the general contract for remodeling the stable at the southwest corner of Union st and 7th av, into eight 3-sty brick stores and a moving picture theatre, 90x100 ft., for the Desmond Dunne Co., 176 Montague st, owner. J. Sarsfield Kennedy, 44 Court st, is architect.

Queens.

DWELLINGS.

BELLE HARBOR, L. I.—Louis Muller, 243 East 75th st, N. Y. C., owner, has plans for two 2½-sty terra cotta blocks and stucco residences, 40x42 ft., for Louis Muller, 243 East 75th st, N. Y. C. Cost, $10,000.

Westchester.

DWELLINGS.

WHITE PLAINS, N. Y.—Plans are being prepared for two houses to be erected on the east side of Brayton pl near Berkeley rd for Earle C. Bacon, formerly of Greenacres. Cost, $10,000 each.

GREENACRES, N. Y.—Plans are being prepared for a residence to be erected on the west side of Walworth av for Emerson W. Adams. Work is to start within two weeks.

GREENACRES, N. Y.—Plans are being prepared for two dwellings to be erected on Brayton pl to cost $10,000 each. Earle C. Bacon is owner of the plots.

OSSINING, N. Y.—John J. Farrell and Laura Farrell have purchased a building site on Prospect av where they will erect a fine residence.

WHITE PLAINS, N. Y.—Kenneth M. Murchison, architect, 298 5th av, N. Y. C., contemplates the erection of a number of new residences near the Gedney Farms. It is understood that Mr. Murchison will also prepare plans for a number of his friends who will erect residences here. Work is to commence as soon as the weather permits.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—The Federal Sugar Refining Co. has applied for a permit to erect a bag drying building on the south side of Fernbrook st, 30 ft. east of West Cross st, 2-stys, 30x119 ft. The construction will be of frame with galvanized iron sides.

PUBLIC BUILDINGS.

YONKERS, N. Y.—The City of Yonkers is considering the construction of an up-to-date bath house to cost $15,000.

SCHOOLS AND COLLEGES.

GREENACRES, N. Y.—A $70,000 school addition is contemplated by the Scarsdale School Board. The matter was brought up at a meeting of the board January 17.

YONKERS, N. Y.—The Board of Education has secured an option to property on Park av for a new high school building to accommodate not less than 1,000 pupils. Chas. Philip Easton is a member of the school board. An addition to school No. 17 is also contemplated.

NEW JERSEY NEWS.

Covering Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in the counties for the week ending Jan. 18:

NEWARK.—John H. Dunn & Sons, 378 Belmont av, one 3-sty frame, $28,000; D. Gustave Strecker, 352 South 12th st, one 3-sty frame $9,000; Kaplan Brothers, 498 and 500 South 14th st, two 3-sty frame, $15,000; Jacob Prager, s e cor South 19th st and 17th av, one 3-sty frame, $10,000; Samuel Gorofsky, 708 Summer av, one 3-sty frame, $7,000; Isaac Shanbransky, 40 Camden st, one 4-sty frame, alteration, $500; John

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New Jersey Building News (Continued).

H. Dunn & Sons, 379 Belmont av, one 3-sty frame, $28,000; Benjamin Handsman, e s Boyd st, 75 ft s of 18th av, one 3-sty frame, $5,000; Frederick Lezgus, n w cor Avon av and South 18th st, one 3-sty frame, $7,000; Frederick Lezgus, 481 Avon av, one 3-sty frame, $5,000; Frederick Lezgus, 797 South 18th st, one 3-sty frame, $5,000; John H. Dunn & Sons, 389 Belmont av, one 3-sty frame, $28,000.

WEST HOBOKEN.—Howard D. McGeorge, e s Palisade av, 1034 ft north of Fulton av, one 5-sty brick, $50,000; Caesar Mangel, 408 Syms st, one 3-sty brick, $8,000.

ATLANTIC CITY.—William W. Dare, 122 St. James pl, one 4-sty brick, alteration, $900.

JERSEY CITY.—Agnes Bradley, 681 Montgomery st, one 4-sty brick, alteration, $300; Frank Lembo, 11 Wallis av, one 3-sty frame alteration, $1,500; Jacob Ammer, 39 Thorne st, one 3-sty frame, $8,000; Frank Latka, 35 Hopkins av, one 3-sty brick, $8,000.

ORANGE.—Fredlander Brothers, 59-61 William st, two 3-sty frame, alteration, $2,400.

BLOOMFIELD.—Joseph Green, 78 Washington st, one 4-sty brick, $20,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Plans have been figured for the 5-sty apartment house, 98x94 ft, to be erected at the northwest corner of Hudson Boulevard and Glenwood av, for the Glenwood Realty Co., M. W. Boerner, 49 Liberty st, N. Y. C., owner. Wortman & Braun, 114 East 28th st, N. Y. C., are architects. Cost, $161,000.

DOVER, N. J.—J. J. Vreeland, 16 Blackwell st, has plans for a 3-sty frame apartment, 40x60 ft, to be erected at 345 Blackwell st, for Paul Rudenskuy, owner. Cost, about $11,000.

HOBOKEN, N. J.—L. Meystre & Son, Savings Eank Building, are preparing plans for two 5-sty brick and stone apartments, 35x75 ft each, to be erected at the corner of Hudson and 12th sts, for Bernard Vezzetti, 921 Castle Point Terrace, owner. Total cost, $50,000.

JERSEY CITY, N. J.—Samuel H. Rubine, at site, has received the general contract to erect the 4-sty apartment, 34x66 ft, at 81-83 Romaine av, for Paul Shilling, 444 Jersey av, owner. Nathan Welitoff, 222 Washington st, Newark, architect. Cost, $18,000.

BANKS.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has been selected architect for the 2-sty brick and stone bank building to be erected at the northeast corner of Summit av and Paterson Plank rd, for the National Bank of North Hudson, Summit av and Demott st, owner, Howell S. Bennett, president. Cost, about $50,000.

CHURCHES.

PLAINFIELD, N. J.—The Swedish Lutheran Church contemplates the erection of a new edifice at 522 East 7th st. Rev. Augustus G. Olsson is pastor. Work is to be started this spring.

DWELLINGS.

ENGLEWOOD CLIFFS, N. J.—Hewitt, Granger & Paist, 671 Bullitt Building, Philadelphia, Pa., architects, have taken bids for a 2½-sty residence of terra cotta blocks, 94x35 ft, for Frederick M. Lawrence, care of architect, owner.

LAKEWOOD, N. J.—Frank J. Wilkins, of Bronxville, N. Y., has purchased a plot on the Ridge road and intends erecting a large residence this summer.

FORT LEE, N. J.—Frank E. Vitolo, 16 East 23d st, N. Y. C., has completed plans for five 2½-sty residences, 25x30 ft each, to be erected in Main st, for John Foglaisso, 127 Bleecker st, N. Y. C., owner. Cost, about $4,000 each.

RIDGEWOOD, N. J.—The Ridgewood Development & Construction Co., this place, has received the general contract to erect a 2-sty frame and stucco bungalow, 28x30 ft, for Mrs. Floral Welton, owner. William Dewsnap, 150 Nassau st, N. Y. C., is architect.

ATLANTIC HIGHLANDS, N. J.—Jos. Swannel, of Red Bank, is preparing plans for an $8,000 residence to be erected on the Ocean Boulevard for Louis Michaelsen. C. E. White, of Red Bank, has the plumbing and A. B. Beegle is electrical contractor.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Plans will soon be completed for the refrigerating and power plant for the Jersey City Dairy Co., 107 Hudson st, owner. Balch & Beardsley, 38 West 32d st, N. Y. C., architects. Otto E. Goldsmidth, 30 West 38th st, N. Y. C., is consulting engineer.

SUSSEX, N. J.—William Richman, has broken ground for a new building, 40x40 ft, for storage purposes.

GARWOOD, N. J.—The Thatcher Furnace Co., Mr. Benedict in charge, 110 Beekman st, N. Y. C., owner, has plans for a 1-sty brick and steel warehouse, 60x100 ft, and is taking preliminary bids on the general contract. Cost, about $25,000.

NEWARK, N. J.—Alfred Peter, 238 Washington st, has plans for a 3-sty brick addition, 39x90 ft, to the E. L. Keller Iron Works; cost, about $15,000.

SOUTH RIVER, N. J.—The Bissel Brick Co., of this place, is making plans for the erection of two patent kilns in connection with their brick plant.

NEWARK, N. J.—The Ballbach Smelting & Refining Co. will erect a steel factory, 1-sty, 110x208 ft., at their plant on the Bay Front from plans by Geo. E. Fulton. Estimated cost, $20,000.

JERSEY CITY, N. J.—George Von Arx, 77 Montgomery st, has plans for a 3-sty brick warehouse, 50x90 ft., to be erected on Johnson av for the Tabriz Renovating Co. Estimated cost, $30,000. Bids will be received March 1.

PERTH AMBOY, N. J.—A report was circulated this week that the Bethlehem Steel Co., Chas. M. Schwab, president, has purchased a large tract of land from the Lehigh Valley R. R. Co., north of their docks at this place. The company contemplates the erection of big steel works there.

WEST HOBOKEN, N. J.—Osmar Boeschal, of West Hoboken, has started the erection of a 5-sty factory loft at 711-713 Sip st. There will be an elevator. The building will be finished in the spring.

HALLS AND CLUBS.

WOODBRIDGE, N. J.—The Woodbridge Realty & Construction Co. intends to erect a casino building with bowling alleys and billiard rooms on the Salamander property. Plans are being drawn by the company.

NEW BRUNSWICK, N. J.—The Board of Directors of the Young Men's Christian Association has sold its buildings at 74-76 Church st and are now looking for a suitable location for a new home. Directors are Wm. R. Reed, president; Percy L. Van Nuis, T. Henry Rastall, Wm. E. Leary, Jr., and others.

ORANGE, N. J.—Plans for a new country club house to be erected on the Orange Mountain are being made by a number of men which have organized the Mountain Ridge Country Club, to be erected midway between St. Cloud and Eagle Rock.

HOTELS.

PATERSON, N. J.—Edward H. Eakins has purchased the Ward Homestead in Clark st, which he will turn into a hotel. Full details have not been completed.

MUNICIPAL WORK.

NEWARK, N. J.—A new engine house is to be erected at 195 and 197 Summer av, 2-stys, 40x70 ft. Jas. S. Pigott is architect. Estimated cost, $30,000. The basement will contain a hot water heating system.

GARFIELD, N. J.—The Borough Council contemplates enlarging its plant and connecting it with the system of the Acquackanonk Water Co.. A. L. Petersen is engineer.

RAMSEY, N. J.—Bids will be received by the Borough Council until 8 p. m., Feb. 4, for construction of a complete water system. Henry R. Parvin is Borough Clerk.

HAWTHORNE, N. J.—H. J. Harder, Borough Engineer, has completed preliminary plans for a water system to be installed here, including a pumping station and a reservoir. Estimated cost, $100,000.

PUBLIC BUILDINGS.

ORANGE, N. J.—The Orange County Council has accepted revised plans for converting the Day st school into a City Hall. Work is to be started immediately.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—A. Durant Sneden, 149 Broadway, N. Y. C., has been selected architect for the 2-sty brick and limestone addition to the school on Park av, 108x40 ft, for the Board of Education of Orange.

JERSEY CITY, N. J.—P. S. 24, in Virginia av, east of West Side av, was destroyed by fire January 22d. The damage is between $50,000 and $60,000. Details of reconstruction have not yet been decided.

STORES, OFFICES AND LOFTS.

NEW BRUNSWICK, N. J.—A 3-sty brick building will be erected by Michael Jelin, of this city. There will be three stores on the ground floor and fourteen offices on the second floor.

THEATRES.

BOUND BROOK, N. J.—Hulsizer & Hamilton, 307 East Main st, owners, have plans for a 2-sty brick and concrete moving picture theatre, 40x100 ft, to be erected here, to cost about $20,000.

Other Cities.

DWELLINGS.

CHATHAM, N. Y.—Wilson Eyre, 41 East 30th st, N. Y. C., architect, has taken bids for a 2½-sty frame and stone residence for Charles K. Seymour, this place, owner.

OLEAN, N. Y.—E. E. Elling has purchased four building lots on East Green st, on which he will erect dwellings in the spring.

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—A tract of 100 acres is about to be purchased by a New York concern for the erection of a large factory building. Clifford Moore & Co., New York brokers in manufacturing and mercantile properties, are the principals, and contemplate the erection of a factory employing 250 foundry men, machinists, engineers, and electricians

NEWBURGH, N. Y.—Swift & Co. will erect a modern factory building on their old site at Front and 1st sts, this city. The buildings will be of brick and concrete construction. Estimated cost, about $200,000. B. C. Burger is manager of the company. Thomas C. Johnston is construction boss of Swift & Co.

POUGHKEEPSIE, N. Y.—James H. Ackley contemplates the erection of a new factory for the manufacture of cut glass at the northwest corner of Main rd and Roosevelt av, 225 x200 ft.

MUNICIPAL WORK.

WEST WINFIELD, N. Y.—The Conservation Commission has approved the maps and plans of W. G. Stone, Mann Building, Utica, N. Y., consulting engineer, submitted by the village for the installation of a water system to cost $33,000.

SCHOOLS AND COLLEGES.

DUNKIRK, N. Y.—Henry L. Spann, 38 Pascal st, Buffalo, has taken bids on the general contract for the high school to be erected on Washington av, for St. Mary's Academy, Rev. Father Clement, at site. Cost, $40,000.

STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—Percival M. Lloyd, architect, is drawing plans for a new department store building to be erected in Main st.

THEATRES.

ALBANY, N. Y.—F. F. Proctor contemplates the erection of a theatre in this city. Howard Graham is president of the Proctor Theatres. The site has not yet been decided on.

Contracts Awarded.

(All items following refer to general contracts, except those marked "sub")

FACTORIES AND WAREHOUSES.

55TH ST. (sub.).—The P. J. Exner Co., 103 Park av, has received the mason work for the 3-sty addition to the stock house at 417 East 55th st, for Peter Doelger, 407 East 55th st, owner. Mortenson & Co., 114 East 28th st, have the general contract.

LYNCH ST.—F. Berlenbach, 36 Suydam st, Brooklyn, has received the general contract for changing the tenement and stable in the south side of Lynch st, 225 ft east of Harrison av, Brooklyn, for factory purposes, for Leonardo Guardino, 226 Lynch st, owner. Chas. P. Cannella, 60 Graham av, architect. Cost, $10,000.

61ST ST.—The Hasco Building Co., 17 Madison av, has received the general contract to erect the 11-sty warehouse and offices, 100x100 ft., at 18-20 West 61st st, for Amos R. E. Pinchot, 60 Broadway, owner. The Locomobile Co. of America, Broadway and 76th st, is lessee. Walter Haefeli, 17 Madison av, is architect.

HOSPITALS AND ASYLUMS.

63D ST.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect the 6-sty brick and stone medical college and hospital, 45x140 ft., at 63d st and Av A for the Flower Hospital and N. Y. Homeopathic Medical College, Av A between 63d and 64th sts. Delano & Aldrich, 4 East 39th st, architects.

BANKS.

BELMONT, N. Y.—P. C. Dentley, this place, has received the general contract to erect the 1-sty brick bank building, 42x49 ft, for the State Bank of Belmont, Dr. William H. Paul is interested. Esenwein & Johnson, Ellicott sq., Buffalo, are architects. Cost, $20,000.

CHURCHES.

NEWARK, N. J.—J. B. Roberts & Co., 1 Madison av, N. Y. C., have received the general contract to erect the 1 and 2-sty church and Sunday school, 167x94 ft, at Abington and Clifton avs, for the Third Presbyterian Church, Rev. Dr. Robert Scott Inglis, pastor, 30 Walnut st. Cady & Gregory, 6 West 22d st, N. Y. C., are the architects. Cost, about $75,000.

DWELLINGS.

ALLENDALE, N. J.—S. T. Van Houten, Jr., has received the general contract to erect the new residence for H. C. Anthony on Park av.

MUNICIPAL WORK.

FREEPORT, L. I.—Wm. M. Sheehan & Co. have received the contract to extend the water and light plants at $17,970. William R. Smith is engineer.

POWER HOUSES.

ATLANTIC AV.—G. M. Ward, 5 East 42d st, N. Y. C., has received the general contract sublet by the Guarantee Construction Co., 90 West st, N. Y. C., for the 1-sty brick machine house, 25x26 ft, to be erected at Ridgewood North Side Pumping Station, Atlantic av and Logan st, for the Department of Water Supply, Gas and Electricity, 13-21 Park Row, Henry S. Thompson, commissioner.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—Evans Almirall & Co., of N. Y. C., have received the general contract to erect the new high school here. Richard D. Kimball Co., of New York, is engineer and C. G. Poggi, of Elizabeth, architect. The estimated cost is $34,822.

STABLES AND GARAGES.

JAMAICA AV.—F. J. Kelly's Sons, 258 Broadway, N. Y. C., have received the general contract to erect the 2-sty brick addition to the stable at Jamaica av and Gillen pl, for the Frank Byron Co., on premises, owner. J. S. Kennedy, 44 Court st, architect.

AV. B.—The Reed Palmer Construction Co., 11 East 59th st, has received the general contract to erect the 2-sty brick or concrete garage, 107x92 ft., at the southwest corner of Av B and East 20th st, for John W. Brookman. Cost about $55,000.

STORES, OFFICES AND LOFTS.

NORTH KANSAS CITY, MO. (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for placing 1,317 standard Raymond concrete piles for the foundation of a new building for Sears, Roebuck & Co. at North Kansas City, Mo. This building is the first unit of the large improvement contemplated by Sears, Roebuck & Co. at this location. George C. Nimmons is the architect. The Swenson Construction Co. has the general contract for the building.

52D ST.—Patrick Reynolds, 102 East 12th st, has received the general contract to erect the 4-sty store and loft building, 50x100 ft, at 15 East 52d st, for Harley T. Procter, 27 Pine st, owner. Mme. L. Thurn, 426 5th av, is lessee. Donn Barber, 25 East 26th st, architect.

13TH ST.—Gustav Steiger, 11 East 128th st, has received the general contract for alterations to the building at 105-107 East 15th st for restaurant purposes for August Luchow, 110 East 14th st, owner. Frank Wennemer, 2136 Honeywell av, architect. Cost about $45,000.

MISCELLANEOUS.

COLD SPRING HARBOR, L. I.—Bingham & Campbell, this place, have received the general contract to erect the 2-sty brick and stucco Record Building for Eugenics, for the Eugenic Society, of this place, owner. Peabody, Wilson & Brown, 389 5th av, N. Y. C., are architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NORFOLK ST, 82-6, 6-sty tenement, 100x27, slag roof; cost, $35,000; owner, Chas. Karg, 58 St. Andrew's pl, Yonkers; architect, Adolph F. Leicht, 9 East 42d st. Plan No. 25.

25TH ST, 324-26 West, 6-sty tenement, 40x85, slag roof; cost, $55,000; owner, Crest Holding Co., Abe Weinstein, pres., Flora Weinstein, treas., 1200 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 26.

160TH ST, n e cor Ft Washington av, 6-sty tenement, 102.2x111.3; cost, $175,000; owner, Saranac Const. Co., Max Liebeskind, president; Henry D. Davis, secretary, 3785 Broadway; architect, Geo. Fred. Pelham, 507 Fifth av. Plan No. 27.

181ST ST, 702 West, 6-sty tenement, 92x125; cost, $225,000; owner, Alex. Grant Co., 701 West 178th st; Alex. Grant, pres., Wm. Adams, treas., 25 Broad st; architects, Schwartz & Gross, 347 5th av; carpenter, Wm. Adams, 25 Broad st. Plan No. 29.

DWELLINGS.

5TH AV, e s, bet 70th and 71st sts, 3-sty dwelling, 189x110; cost, $500,000; copper over felt and T. C. block roof; owner, Henry Clay Frick, 640 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 24.

FACTORIES AND WAREHOUSES.

HUDSON ST, 76, 1-sty storeroom, 20.6x72.3; cost, $200; owner, John Karl, 76 Hudson st; architect, Max Muller, 115 Nassau st. Plan No. 39.

47TH ST, 601-603 West, 11th av, 645-651, 6-sty warehouse building, 125x100.5; cost, $50,-000; owner, Model Fireproof Tenement Co., 109 Broad st; Sheperd K. De Forest, pres., 109 Broad st, Arthur T Sutcliffe, sec. & treas., 109 Broad st; architect, Ernest Flagg, 109 Broad st. Plan No. 28.

9TH AV, 4-8, 6-sty warehouse, 51x77.4; cost, $38,000; owner, Vincent Astor, 23 West 26th st; architects, La Farge, Morris & Cullen, 25 East 26th st. Plan No. 33.

HOTELS.

29TH ST, 119 & 121 East, 7-sty hotel, 50x88.9; cost, $100,00; owner, Fred. L. Merriam, Tarrytown, N. Y.; architects, Valentine & Kissam, 316 4th av. Plan No. 31.

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Plans Filed—Manhattan (Continued).

STORES, OFFICES AND LOFTS.

55TH ST, 423 to 439 West, 12-sty loft, 200x112.6; cost, $600,000; owners, Isaac A. Hopper, Inc., 231 West 125th st; Walter F. Hopper, pres.; architects, Von Beren & La Velle, 507 5th av. Plan No. 34.

THEATRES.

THIRD AV, 1852, 2-sty moving picture show, 21.6x102.6; cost, $6,000; owner, Adolph Krender, 1421 Madison av; architect, Nathan Langer, 81 East 125th st. Plan No. 32.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

184TH ST, n e cor Park av, 5-sty brick tenement, plastic slate roof, 49.10x89.10; cost, $55,000; owners, John H. Buscall Co., John H. Buscall, 1825 Anthony av, president; architect, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 30.

HOE AV, s e cor 173d st, 5-sty brick tenement, plastic slate roof, 75x90; cost, $100,000; owners, Manazzi Const. Co., 408 East 116th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 31.

VYSE AV, s w cor Freeman st, 5-sty brick tenement, tin roof, 50x85.6; cost, $45,000; owner, Martha Perna, 1074 Fox st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 28.

184TH ST, s w cor Bassford av, 5-sty brick tenement, slag roof, 34.1¾x90; cost, $35,000; owners, Moorehead Realty & Const. Co., Robt. J. Moorehead, 415 East 140th st, pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 35.

LAFAYETTE PL, s s, 162.5 e Park av, 5-sty brick tenement, tin roof, 37.6x88; cost, $30,000; owners, Casolora Fasany Co., Angelo Fasany, 663 Crescent av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 34.

VYSE AV, w s, 93.21 n 177th st, 5-sty brick tenement, tar and gravel roof, 57.6x121.4; cost, $70,000; owners, Jos. Diamond Const. Co., 1139 Wyatt av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 36.

DWELLINGS.

220TH ST, s s, 155 w Barnes av, two 2-sty frame dwellings, tin roof, 19.6x29.6; cost, $7,000; owner, Wm. J. Gordon & Son, 648 East 228th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 29.

SEDGWICK AV, w s, 100.22 n 238th st, 2½-sty brick dwelling tile roof, 34.10x36; cost, $9,000; owner, Jules Glorieux, 134 West 104th st; architect, Walter F. Stickles, P. O. Bldg., Mt. Vernon. Plan No. 32.

FACTORIES AND WAREHOUSES.

VAN NEST R. R. YARDS, 132 w Bear Swamp rd, 1-sty brick storage, 75x100; cost, $20,000; owners, N. Y., N. H. & H. R. R. Co., Willis av & 133d st; architect, P. B. Spencer, 133d st & Willis av Plan No. 38.

STABLES AND GARAGES.

SEDGWICK AV, w s, 100.22 n 238th st, rear 1-sty brick garage, tile roof, 18.10x19.6; cost, $800; owner, Jules Glorieux, 134 West 104th st; architect, Walter F. Stickles, P. O. Bldg., Mt. Vernon. Plan No. 33.

COURTLANDT AV, w s, 95.4 n 148th st, 1-sty brick garage, 36.2x37.3; cost, $2,000; owner Central Union Gas Co., 124 East 15th st; architect, W. Cullen Morris, 124 East 15th st. Plan No. 37.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

NEW UTRECHT AV, s w cor 63d st, 3-sty brick store and tenement, 31.3x74.10, gravel roof, 4 families; cost, $9,000; owner, Frank Pasqualino, 6226 New Utrecht av; architect, C. P. Cannella, 60 Graham av. Plan No. 206.

MAUJER ST, s s, 127 e Union av, two 4-sty brick tenements, 36.2x89, gravel roof, 16 families each; total cost, $45,000; owner, Monat Realty Co. (Inc), 74-6 Broadway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 230.

EAST 16TH ST, e s, 219.11 s Cortelyou rd, 4-sty brick tenement, 40x79, tar and gravel roof, 16 families; cost, $30,000; owner, M. Engelhardt R. E. Co., 160 Beverley rd; architects, Cohn Bros., 361 Stone av. Plan No. 227.

41ST ST, n s, 50 e 6th av, 4-sty brick tenement, 50x86, tin roof, 16 families; cost, $20,000; owner, Lewnas Const. Co., 441 Jefferson av; architects, Cohn Bros., 361 Stone av. Plan No. 225.

61ST ST, s s, 59.3 e 4th av, 4-sty brick tenement, 59.3x67.6, tar and gravel roof, 17 families; cost, $25,000; owner, Gustaf Adolf Realty Co., 1703 79th st; architect, Hy. Vollweiler, 120 Berkeley pl. Plan No. 223.

61ST ST, s e cor 4th av, 4-sty brick tenement, 59.3x72, tar and gravel roof, 17 families; cost, $28,000; owner, Gustaf Adolf Realty Co., 1703 79th st; architect, Hy. Vollweiler, 120 Berkeley pl. Plan No. 222.

6TH AV, n e cor 41st st, 4-sty brick tenement, 50x80, tin roof, 20 families; cost, $25,000; owner, Lewnas Const Co., 441 Jefferson av; architects, Cohn Bros., 361 Stone av. Plan No. 226.

BATH AV, n w cor Bay 31st st, 4-sty brick tenement, 70.5x68, slag roof; cost, $100,000; owner, Saml. Brill, 128 Bay 31st st; architect, D. Wortmann & Co., 114 East 28th st, N. Y. Plan No. 249.

54TH ST, n s, 105 e 16th av, 4-sty brick tenements, 25x86, tar and gravel roof, 8 families; cost, $15,000; owner, Daves Becker, 1154 41st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 272.

16TH AV, n e cor 54th st, 4-sty brick store and tenement, 20.2x75, tar and gravel roof, 7 families; cost, $17,000; owner, Daves Becker, 1154 41st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 271.

16TH AV, e s, 20.2 n 54th st, two 4-sty brick tenements, 40x89, tar and gravel roof, 16 families each; total cost, $50,000; owner, Daves Becker, 1154 41st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 273.

DWELLINGS.

84TH ST, s s, 260 w 23d av, two 2-sty brick dwellings, 20x35.10, —— roof, 1 family each; total cost, $8,000; owner, Jennie Winterbottom, 189 31st st; architect, Henry Marx, Bay 29th st and Bath av. Plan No. 228.

12TH AV, n e cor 48th st, 2-sty and attic frame dwelling, 37x57.4, shingle roof, 2 families; cost, $15,000; owner, Ida Herman, 1208 49th st; architect, M. Rosenquist, 1263 53d st. Plan No. 239.

12TH AV, n e cor 48th st, 2-sty and attic frame dwelling, 37x57.4, shingle roof, 2 families; cost, $15,000; owner, Ida Herman, 1208 49th st; architect, M. Rosenquist, 1263 53d st. Plan No. 238.

WEST 1ST ST, w s, 85 s West av, two 2-sty frame dwellings, 18x52, tar and gravel roof, 2 families each; total cost, $5,500; owner, Peter Wolz, West 17th st and Mermaid av; architect, Henry D. Whipple, 7968 East 8th st. Plan No. 251.

EAST 18TH ST, w s, 224 s Av J, 2-sty frame dwelling, 25x32, shingle roof, 1 family; cost, $3,000; owner and architect, Arthur H. Strong, 600 East 18th st. Plan No. 246.

EAST 18TH ST, n s, 368 s Av A, 2-sty frame dwelling, 30.2x23.8, shingle roof, 1 family; cost, $5,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 256.

WEST 29TH ST, e s, 240 s Mermaid av, 1-sty frame dwelling, 14x25, tar and gravel roof, 1 family; cost, $400; owner, Geo. H. Mann, 2941 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 245.

88TH ST, n s, 215 e Narrows av, three 2-sty frame dwellings, 22x40, shingle roof, 1 family each; total cost, $12,000; owner, Theo. Frost, 462 Senator st; architect, Francis W. Stork, 7416 3d av. Plan No. 247.

NEW YORK AV, w s, 240 n Farragut rd, two 2½-sty frame dwellings, 18x55, tar and gravel roof, 1 family each; total cost, $6,000; owner, Danl. Laur, 800 Elmore pl; architect, Benj. Driesler, 153 Remsen st. Plan No. 261

SUNNYSIDE AV, s s, 250 w Miller av, two 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $7,000; owner, Wm. Rose, 1772 Highland boulevard; architect, A. Rose, 1772 Highland boulevard. Plan No. 244.

52D ST, s s, 100 e 12th av, six 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, $30,000; owner, Dan Const. Co., 5223 12th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 282.

FACTORIES AND WAREHOUSES.

BAREEY ST, e s, 100 s Belmont av, 1-sty frame storage, 7x10, iron roof; cost, $100; owner, Anglia Halender, 469 Barbey st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 199.

NEWTON ST, s s, 56.3 e Manhattan av, 1-sty frame storage, 28x50, gravel roof; cost, $1,000; owner, Maria Volpe, 135 Bayard st; architects, Laspia & Salvati, 525 Grand st. Plan No. 200.

ST. MARK'S AV, n s, 87 w Franklin av, 2-sty brick storage, 40x90, tar and gravel roof; cost, $10,000; owner, Mary Lonergan, 654 Franklin av; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 198.

EAST 92D ST, w s, 100.1 s Flatlands av, 1-sty frame storage, 14x20, shingle roof; cost, $400; owner, John H. Vreeland, 1177 East 91st st; architects, Robt. D. Kay & Son, 16 William pl. Plan No. 203.

WALTON ST, Nos. 58-60, 4-sty brick light mfg., 50x95, slate roof; cost, $20,000; owner, Pomerantz Bros., 154 Heyward st; architect, Saml. Sass, 32 Union sq, N. Y. Plan No. 255.

WEST 1ST ST, w s, 85 s West av, 2-sty frame storage, 39.6x18, tar and gravel roof; cost, $700; owner, Peter Wolz, West 17th st & Mermaid av; architect, Henry D. Whipple, 7968 East 8th st. Plan No. 250.

STABLES AND GARAGES.

SURF AV, e s, 637.8 n Neptune av, 1-sty frame garage, 34.4x21, shingle roof; cost, $150; owner, Arthur L. Selig, Sea Gate; architects, Parfitt Bros., 26 Court st. Plan No. 232.

EAST 18TH ST, e s, 100 n Av N, 1-sty frame garage, 10x16, shingle roof; cost, $130; owner, Ernest H. Saniter, 1401 East 18th st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 248.

ATLANTIC AV, s s, 95 e Albany av, 1-sty brick garage, 80x96, gravel roof; cost, $7,500; owner, Atlantic Garage Co., 32 Hampton pl; architect, Wm. Debus, 86 Cedar st. Plan No. 270.

BUSH ST, n s, 125 w Smith st, 2-sty brick wagon house, 25x52, gravel roof; cost, $8,000; owner, David Samson, Bush st & Hamilton av; architect, Thos. Bennett, 52d st & 3d av. Plan No. 286.

STANHOPE ST, s s, 125 e Irving av, 1-sty brick garage, 25x40, tar and gravel roof; cost, $800; owner, Benj C Klingman, 187 Irving av; architect, Nicholas Mitchell, 305 Stanhope st. Plan No. 298.

STORES AND DWELLINGS.

CONEY ISLAND AV, w s, 40.1 s Beverley rd, 3-sty brick store aand dwelling, 20.1x55, slag roof, 2 families; cost, $4,000; owner, Frank M. McQueeney, 906 Beverley rd; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 262.

KINGSTON AV, e s, 120.7 n President st, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, $6,500; owner,

Richard Vom Lehn, Jr., 2749 Bedford av; architects, R. Vom Lehn Sons, 2701 Glenwood rd. Plan No. 259.

STORES, OFFICES AND LOFTS.

BEDFORD AV, NEWKIRK AV & FLATBUSH AV, 1-sty brick stores, 61.2x38, slag roof; cost, $6,000; owner, Emanuel H. Gold, 190 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 208.

THEATRES.

SUTTER AV, n e cor Barbey st, 1-sty brick moving picture show, 25x88, slag roof; cost, $5,000; owner, Emma Siegfried, 264 57th st; architect, Chas. Braun, 459 41st st. Plan No. 252.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Hancock st, w s, 11 n Pierce av, 4-sty brick tenement, 25x68, tar and gravel roof, 8 families; cost, $8,000; owner, Frank De Larauentis, 17 Marion st, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 134.

DWELLINGS.

ARVERNE.—Lucas av, e s, 50 n Boulevard, 1-sty frame dwelling, 16x56, shingle roof, 1 family; cost, $800; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 104.

ARVERNE.—Wave Crest av, w s, 150 s Boulevard, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $4,900; owner, William Scheer, Cedar av & Boulevard, Rockaway Beach; architect, Albert Hansen, 9 Vernam av, Arverne. Plan No. 125.

ARVERNE.—Clarence av, w s, 180 n Elizabeth av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, $4,000; owner, Samuel Englesburg, 56 West 117th st, N. Y. C.; architect, Arthur Weiser, 20 W 117th st, N. Y. C. Plan No. 143.

ARVERNE.—Gaston av, e s, 200 n Morris av, two 2½-sty frame dwellings, 28x32, shingle roof, 1 family; cost, $4,000; owner, Samuel Englesburg, 56 West 117th st, N. Y. C.; architect, Arthur Weiser, 21 West 117th st, N. Y. C. Plan Nos. 142-144.

ARVERNE—Vernam av, e s, 433 s Ocean av, three 2½-sty frame dwellings, 22x36, shingle roof, 1 family; cost, $19,500; owner, Mrs. Margaret White, 424 Central Park West, N. Y. C.; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 150-151-152.

ARVERNE—Carlton av, s e cor Boulevard, two 2-sty frame dwellings, 17x38, shingle roof, 1 family; cost, $7,000; owner, H. Burger, Arverne, L. I.; architects, Sprung & Wertheimer, 70 N. Pleasant av, Rockaway Beach. Plan Nos. 153-154.

BAYSIDE.—Bismark av, e s, 100 s Montauk av, two 2½-sty frame dwellings, 24x35, shingle roof, 1 family; cost, $9,000; owner, Peter Connolly, Bayside; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 105-106.

BELLE HARBOR.—Essex av, w s, 140 s Bayside drive, 2-sty frame dwelling, 16x53, rubberoid roof, 1 family; cost, $3,000; owner, Thomas McKeown, Brighton av, Belle Harbor; architect, John P. Hansen, Belle Harbor. Plan No. 110.

CORONA.—Broad st, e s, 50 s Corona av, two 2½-sty frame dwellings, 19x28, shingle roof, 1 family; cost, $5,000; owner, Giovannia Cuozzo, 40 Lake st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 135-136.

DOUGLASTON.—Hillside av, n e cor Cedar lane, 2½-sty frame dwelling, 39x59, shingle roof, 1 family; cost, $7,500; owner, Douglaston Homes Co., Douglaston, L. I.; architect, J. W. Chapman, 4 West 40th st, N. Y. C. Plan No. 99.

DOUGLASTON.—Forest rd, s w cor Cedar lane, 2½-sty frame dwelling, 34x43, shingle roof, 1 family; cost, $7,500; owner, Douglaston Homes Co., Douglaston, L. I.; architect, J. W. Chapman, 4 West 40th st, N. Y. C. Plan No. 98.

FLUSHING.—Franconia av, s s, 140 w 16th st, 2½-sty frame dwelling, 21x39, shingle roof, 1 family; cost, $3,200; owner and architect, W. S. Harby, 306 Queens av, Flushing. Plan No. 147.

GLENDALE.—Ford av, e s, 40 n Walton av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, $4,000; owner, John A. Fischer, 73 Thompson av, Glendale; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 128.

JAMAICA.—Islington pl, s s, 159 e Warwick av, two 2-sty frame dwellings, 20x39, shingle roof, 1 family; cost, $7,000; owner and architect, C. A. King, 8 Islington pl, Jamaica. Plan Nos. 140-141.

JAMAICA.—Victoria st. w s. 335 n DeGraw av, two 2-sty frame dwellings, 36x42, shingle roof, 1 family; cost, $15,000; owner, E. J. C. Wasmer, 2 Lewis st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 155-156.

KEW.—Austin st, s e cor Onslow pl, 2½-sty frame dwelling. 44x30, shingle roof, 1 family; cost, $9,000; owner, John R. Corbin, 1500 Ave J, Brooklyn; architect, Arthur M. Gaynor, 332 E. 67th st, N. Y. C. Plan No. 148.

KEW.—Pembrooke pl, n w cor Austin st, 2½-sty frame dwelling, 39x26, shingle roof, 1 family; cost, $6,000; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 103.

LITTLE NECK.—Marothan av, n e s, 240 s e Queens av, & s s, 180 e Queens av, two 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, $6,400; owner, North Shore Bldg. Co., 68 William st, N. Y. C.; architect, W. C. Schrenkeiser, 29 Flatcher av, Mt. Vernon, N. Y. Plan No. 157-158.

LONG ISLAND CITY.—Anable st, w s, 67 s Jackson av, 2-sty brick dwelling, 31x46, tar and gravel roof, 2 families; cost, $8,000; owner,

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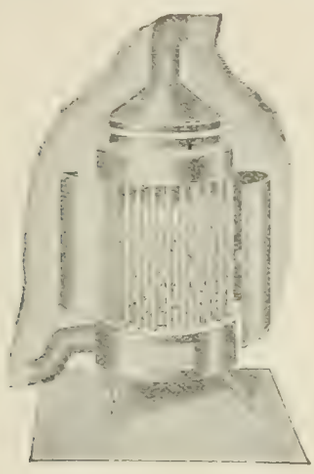
PROPOSALS

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TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., January 13, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 20th day of February, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office and courthouse at Augusta, Ga. The building is of three stories and basement, and has a ground area of approximately 11,000 square feet. Fireproof construction, except the roof, stone facing; terra cotta and wood cornice; tile and copper roof. Drawings and specifications may be obtained from the custodian of site at Augusta, Ga., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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Plans Filed—Queens (Continued).

James D. Trask, Highlands, N. J.; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 107.

METROPOLITAN.—Collins av, w s, 75 n Baltic st, four 2-sty frame dwellings, 20x26, tin roof, 2 families; cost, $10,200; owner, Collins Av. Realty Co., 1514 Metropolitan av, Metropolitan; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan Nos. 126-127.

MORRIS PARK.—Napier av, w s, 141 n Liberty av, 2½-sty frame dwelling, 18x43, shingle roof, 2 families; cost, $3,000; owner, Mrs. Jennie Hill, 1147 St. Marks av, Brooklyn; architect, M. B. Gilbert, 193 Shelton av, Jamaica. Plan No. 102.

RICHMOND HILL.—Chestnut st, e s, 100 s Chichester av, 2-sty frame dwelling, 18x56, tar and gravel roof, 2 families; cost, $4,000; owner, W. C. Johnson, Greenwood av, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 130.

RICHMOND HILL.—Spruce st, e s, 95 n Liberty av, two 2½-sty frame dwellings, 19x36, shingle roof, 1 family; cost, $5,800; owner, A. J. Cisney, 4784 Belmont av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 132-133.

RICHMOND HILL.—Greenwood av, w s, 250 n Broadway, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, $2,000; owner, Suttmeier Bros., Broadway and Grant av, Richmond Hill; architect, Wm. A. Blecher, 4420 Belmont av, Woodhaven. Plan No. 160.

ROCKAWAY BEACH.—Norfolk av, w s, 275 n Washington av, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $4,600; owner, Carolina Hertling, 40 3d av, Rockaway Park; architect, Albert Hansen, 9 Vernam av, Arverne. Plan No. 124.

ROCKAWAY BEACH.—Hollywood av, w s, 150 n Boulevard, three 2-sty frame dwellings, 16x24, shingle roof, 2 families; cost, $3,000; owner, Mrs. R. Ludwig, 1517 3d av, N. Y. C.; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 114, 115, 116.

ROCKAWAY BEACH.—So. Division av, w s, 911 s Boulevard, six 2-sty frame dwellings, 16x23, shingle roof, 1 family; cost, $6,000; owner, T. B. Merovitz, adjoining premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 117, 118, 119, 120, 121, 122.

ROCKAWAY BEACH.—Henry st, e s, 147 n Boulevard, two 1-sty frame dwellings, 44x16, shingle roof; cost, $700; owner and architect, Jos. Curley, Henry st, Rockaway Beach. Plan Nos. 111-112.

UNION COURSE.—2d st, n s, 160 e Snediker av, 2-sty frame dwelling, 17x42, tin roof, 1 family; cost, $2,000; owner, Robert S. Diblin, 164 4th st, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 97.

WHITESTONE.—20th st, s s, 138 e 5th av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $1,800; owner, M. Rooney, 35 8th av, Whitestone. Plan No. 101.

WOODSIDE.—2d st, e s, 200 s Riker av, 2-sty frame dwelling, 21x49, tin roof, 2 families; cost, $3,000; owner, Theresa Then, 2d st, Woodside; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 108.

HOTELS.

ROCKAWAY BEACH.—Boulevard, s s, 100 w Pier av, 3-sty frame hotel, 50x58, felt and gravel roof; cost, $8,000; owner, Kalman Kohen, Boulevard & Chase av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 137.

STABLES AND GARAGES.

FLUSHING.—Parsons av, n w cor Madison av, 1-sty frame garage, 19x23, shingle roof; cost $500; owner, C. M. Offray, 166 Madison av, Flushing; architect, Frank Klein, 57 Grand st, N. Y. C. Plan No. 109.

WOODHAVEN.—Forest parkway & Howard av, 1-sty frame garage, 13x18, shingle roof; cost, $150; owner, Mrs. S. H. Rapelje, premises. Plan No. 129.

JAMAICA.—Park av, e s, 250 n Hillside av, 1-sty brick garage, 16x18, shingle roof; cost, $250; owner, Geo. C. Damon, 9 Park av, Jamaica. Plan No. 145.

STORES AND DWELLINGS.

RIDGEWOOD.—Onderdonk av, w s, 111 n Catalpa av, 2-sty brick store and dwelling, 18x65, tin roof, 2 families; cost, $4,500; owner, Charles Fritz, 10 Silver st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 138.

MISCELLANEOUS.

LONG ISLAND CITY.—11th st, n s, 325 e Vernon av, erect frame fence, 75x9; cost, $100; owner, G. L. Steubner, Flushing. Plan No. 100.

LONG ISLAND CITY.—Plaza, n s, 100 w Crescent st, erect frame fence, 20x12; cost, $15; owner, Disosway & Fisher, 1075 3d av, N. Y. C. Plan No. 113.

LONG ISLAND CITY.—Buchanan pl, 36, 1-sty frame shed, 12x50, corrugated iron roof; cost, $150; owner, John Keegan, 608 2d av, L. I. C. Plan No. 123.

LONG ISLAND CITY.—Marion st, n w cor Webster av, erect brick retaining wall; cost, $25; owner, Louis Novatiny, on premises. Plan No. 139.

JAMAICA CREEK.—Bay av, e s, 1932 s Cross st, 1-sty frame boat house, 12x28, tin roof; cost, $200; owner, Phillip Kurtz, 3857 3d av, N. Y. C. Plan No. 159.

LONG ISLAND CITY.—Marion st, 68, erect brick retaining wall; cost, $100; owner, Mrs. S. Farnerm, premises. Plan No. 149.

ROSEDALE.—Ocean av, e s, 300 s Reiseris av, 1-sty frame barn, 40x20, paper roof; cost, $600; owner, Frank Reisert, Ocean av, Rosedale. Plan No. 146.

WOODHAVEN.—Leggett av, 1115-1117, erect frame fence, 10x40; cost, $70; owner, Harry C. Fetzer, 1119 Jamaica av, Richmond Hill. Plan No. 161.

Richmond.

DWELLINGS.

WINAN PL, n s, 300 n Clifton av, Rosebank, brick dwelling, 2-sty, 27x30; cost, $4,500; owner, Walter Evans, Arrochar (Rosebank P. O.); architect, Chas. F. Post, Rosebank; builder, H. Spruck & Son, Stapleton. Plan No. 12.

HENDERSON AV, s s, 30 e Elm st, West New Brighton, frame dwelling, 2-sty, 20x50; cost, $4,000; owner, Thos. Kieran, Stapleton; architect, F. Benson, West New Brighton; architect builds. Plan No. 13.

SEASIDE BLVD, s s, 200 s Sand Lane, South Beach, frame bungalow, 1-sty, 12x18; cost, $75; owner, James R. Fowler, South Beach; owner builds. Plan No. 15.

FACTORIES AND WAREHOUSES.

RAILROAD AV, n s, 500 w Fisher av, Tottenville, concrete block ice plant, 1-sty, 36x112; cost, $5,200; owner, F. Lapiedier, West Brighton; architect, W. S. Holbrook, Hugenot Park; architect builds. Plan No. 14.

HILLSIDE AV, n s, 900 n Van Duzer, 122, Stapleton, frame workshop, 1-sty, 12x18; cost, $100; owner, Fred W. Harbor, Stapleton; owner builds. Plan No. 17.

RICHMOND TERRACE, n e s and R. R. Pt. Richmond, brick boiler shop, 1-sty, 42x47; cost, $2,500; owner, S. I. Shipbuilding Co., Pt. Richmond; architect, P. P.; builder, Eastern Steel Co., 60 Broadway, N. Y. C. Plan No. 16.

STABLES AND GARAGES.

TURNPIKE, e s, 575 n Eddy st, Tompkinsville, brick garage, 1½-sty, 44x24; cost, $5,000; owner, Emma S Heyn, Stapleton; architects, H. A. Smith, Wm. P. Miller, 1181 Broadway, N. Y. C. Plan No. 18.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 98-100, fireproofing masonry to 8-sty store and lofts; cost, $11,000; owner, Mary B. Brandegee, Faulkner Farm, Brookline, Mass.; architect, Albert G. Boland, 1094 Woody Crest av, Bronx, N. Y. C. Plan No. 146.

CHAMBERS ST, 94, vault lights lowered to street grade, toilets, partitions, concrete floors to 5-sty store and lofts; cost, $250; owner, St. James Church of N. Y. C., 71st st & Madison av; architect, Geo. M. Pollard, 127 Madison av. Plan No. 136.

CHERRY ST, 294, partitions to 5-sty tenement; cost, $150; owner, John Meyer, 318 Hudson st, Hoboken, N. J.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 129.

CHRYSTIE ST, 55 to 59, masonry and carpentry to 5-sty store, theatre and lofts; cost, $700; owner, Sam N. Katz, 202 Centre st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 149.

CHURCH ST, 50, masonry to 22-sty office building; cost, $2,000; owner, Hudson & Manhattan R. R., 30 Church st; architect, Clinton & Russell, 32 Nassau st. Plan No. 126.

CHURCH ST, 30, stairway to 22-sty office building; cost, $2,000; owner, Hudson & Man. R. R., 30 Church st; architects, Clinton & Russell, 32 Nassau st. Plan No. 124.

FORSYTH ST, e s, 62 s Grand st, masonry, carpentry, steel, windows, plumbing, to 5-sty lofts; cost, $5,000; owner, Morris Rose, 63 Orchard st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 120.

GRAND ST, 305-307 & 65-67 Allen st, masonry, steel, doors, windows, sheet metal, to 3-sty loft; cost, $750; owner, Estate of Thomas Lewis, 299 Bway; architect and builder, Freeman Bloodgood, Jr., 8 York st. Plan No. 116.

HESTER ST, 187 (front and rear), partitions, masonry to 4-sty tenement; cost, $500; owner, George J. Kenny and Estate of James Kenny, George J. Kenny and Margaret Kenny, executor and executrix, 80 East Houston st; architects, Bruno W. Berger & Son, 121 Bible House, N. Y. City. Plan No. 130.

LEONARD ST, 113-115, fireproofing and masonry to 5-sty store and loft; cost, $14,000; owner, Jaffray Realty Co. care Wm. A. White & Sons, 62 Cedar st; architect, Fred Putnam Platt, 1123 Broadway. Plan No. 156.

MURRAY ST, 50, new elevator shaft, masonry, steel and iron work to 5-sty store and loft; cost, $900; owner, Herman C. Kupper, 52 Murray st; architect, Harry N. Paradies, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 141.

WATER ST, 666, masonry to 2-sty stable; cost, $1,000; owners, Jacob Kauffman & Isaac Lewenthal, 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 125.

6TH ST, 542 East, fireproofing, doors, skylights to 5-sty stable; cost, $800; owner, Herman C. Kudlich, 299 Broadway; architect, Harry N. Paradis, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 114.

9TH ST, 411 East, new windows to 5-sty store and tenement; cost, $800; owner, Benj. Oshrein, 390 West Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 140.

13TH ST, 105-107 East, walls, steel, floors, elevator, plumbing, to 4-sty museum; cost, $45,000; owner, August Luchow, 105-107 East 13th st; architect, Frank Wennemer, 2136 Honeywell av; mason, Gustav Starger, 11 East 128th st. Plan No. 122.

14TH ST, 240 West, masonry, steel, carpentry, doors, to 4-sty club house; cost, $2,500; owner, Ernest G. W. Woerz, 1 East 63d st; architect, Edw. Hahn, Bridge Plaza, L. I. City; builder, Louis Weber Bldg. Co., 1 Madison av. Plan No. 118.

17TH ST, 627 to 631 East, woodshed over driveway, coal pocket in rear of lot covered with corrugated iron to 1-sty coal pocket office; cost, $5,000; owner, Curtis, Blaisdell & Co., 504 East 56th st; architect, Eugene Rezzi, 155 Worth st. Plan No. 135.

28TH ST, 229-39 West, fireproofing, carpentry to 1-sty factory; cost, $175; owner, Harris Mandelbaum, 12 West 87th st; architect, Julius Jepsen, 229 West 28th st. Plan No. 151.

29TH ST, 17-21 West, masonry, fireproofing and show windows to 7-sty loft; cost, $1,500; owner, Rube R Fogel, 177 Broadway; architect, Max Feldman, 32 Park pl. Plan No. 155.

35TH st, 4 to 22 W, fireproofing, elevators and toilets, masonry to 10-sty department store; cost, $60,000; owners, John Claflin, Morristown, N. J., and Louis Stewart, 4 Washington sq N; architects, Goldwin, Starrett & Van Vleck, 45 East 35th st. Plan No. 148.

54TH ST, 16 West, masonry, fireproofing, plumbing and electric elevator to 4-sty dwelling; cost, $17,000; owner, John D. Rockefeller, Jr., 13 West 54th st; architect, Duncan Candler, 142 East 33d st. Plan No. 153.

57TH ST, 54 West, stairway, partitions and plumbing to 4-sty show rooms, workrooms and apartments; cost, $1,000; owner, Wm. N. Cohen, 515 Park av; architect, S. E. Gage, 340 Madison av. Plan No. 152.

68TH ST, Columbus av & 67th st, Broadway, the block, partitions, carpentry, plumbing and windows to 3-sty armory; cost, $25,000; owner, Armory Board, City of N. Y., Hall of Records; architect, Elisha H. James, 124 West 45th st. Plan No. 154.

69TH ST, 13 East, extension to 3-sty residence; cost, $2,000; owner, Mrs. John W. Minturn, 13 East 69th st; architect, Wm. Keegan, 108 Milton st, Brooklyn; builder, Wm. Crawford, 7 East 42d st. Plan No. 123.

71ST ST, 200 to 204 W, and 232 to 234 Amsterdam av, masonry, partitions and new beams to 7-sty hotel; cost, $750; owner, Megorka Realty Co., 200 West 70th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 143.

77TH st, 206 West, steel, masonry, skylight, stairway, to 3-sty carriage house; cost, $500; owner, Wilbur D. Ellis, 136 West 72d st; architect, Clement B. Brun, 1 Madison av; carpenter, Wm. Craig, 42 West 67th st. Plan No. 131.

82D ST, 200 West, partitions to 5-sty tenement and stores; cost, $5,000; owner, Daniel Meenan, 35 West 88th st; architect, J. C. Cocker, 2017 5th av. Plan No. 157.

86TH ST, s w cor Broadway to 85th st, masonry and doors to 8-sty tenement; cost, $200; owner, Euclid Holding Co., 350 Broadway; architect and builder, Patk. H. Kennedy, 2240 Broadway. Plan No. 115.

103D ST, 331 to 333 East, masonry, partitions and new elevator to 3-sty stable and loft; cost, $2,000; owners, Samuel L & Rubin Bruck, on premises; architect, Jacob Fisher, 25 Av A. Plan No. 142.

125TH ST, 361-363 West, doors, masonry, steel, stairway, to 3-sty picture show, store and dwelling; cost, $2,000; owner, Realty Purchase, Sale & Trading Co., 27 William st; architect, Nathan Langer, 81 East 125th st. Plan No. 132.

1ST AV, 126, masonry to 4-sty tenement; cost, $50; owner, Daniel J. O'Connor Estate, 902 West End av; architect, Wm. A. Blaine, 198 Broadway. Plan No. 119.

BROADWAY, 285, windows to 5-sty store and lofts; cost, $1,500; owners, Frank W. Whitehouse and Francis S. Whitehouse, care of Bank of Montreal, 1 Madison av; architect; John C. Westervelt. Plan No. 128.

BROADWAY, 1230-1238 (new store, 1232), Broadway to 8-sty hotel; cost, $1,000; owner, Eugene Higgins estate, 1 Madison av; lessees, Wm. Manger, 118 West 5th st; architect, H. T. Seyfert, 130 West 83d st. Plan No. 139.

BROADWAY, 2688, masonry, steel, windows and stairway to 5-sty tenement; cost, $800; owner, Irving T. Smith, 149 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 137.

BROADWAY, 756 to 770, fireproofing, masonry to 12-sty store; cost, $2,000; owner, John Wanamaker, Inc., 762 Broadway; architect and engineer, Thos. J. Bird, 505 5th av. Plan No. 145.

LENOX AV, 111, vault under sidewalk to 5-sty store and loft building; cost, $300; owner, Harold Young, 111 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 133.

LEXINGTON AV, 731, masonry, iron columns and stairways to 3-sty store and dwelling; cost, $3,800; owner, The Schaefer Co, 9 East 94th st; architect, Louis E. Dell, 1133 Broadway. Plan No. 138.

MADISON AV, 1186 (87th st, 20-22 East), partitions and show window to 6-sty store and tenement; cost, $175; owner, Fred W. Marks, 70 East 91st st; architect, Herbert M. Lippmann, care H. A. Jacobs, 320 5th av. Plan No. 134.

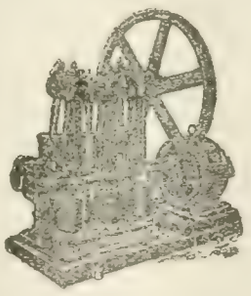
ST. NICHOLAS AV, 536 to 542, glass partitions and stairway to 6-sty tenement; cost, $200; owner, Hancock Construction Co., 430 West 119th st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 150.

WEST BROADWAY, 484, windows, partitions to 5-sty loft; cost, $7,000; owner, Chas. R. Ruegger, 480 West Broadway; architects, Whinston & Polak, 358 Stone av, Brooklyn. Plan No. 127.

2D AV, 1821-23, masonry, steel, store fronts to 5-sty tenement; cost, $2,000; owners, Theresa Michaels, Julia Feldman, Sarah Stamper, 1855 7th av; architect, Jacob Fisher, 25 Av A. Plan No. 117.

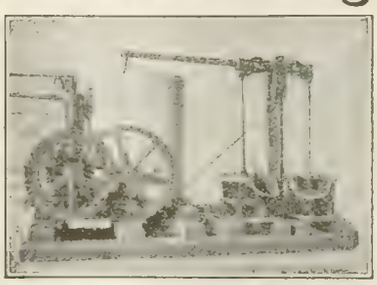
3D AV, 102, masonry to 5-sty tenement; cost, $600; architect, D. Timendorfer, 21 Park Row, Room 630. Plan No. 121.

5TH AV, 366 to 370, masonry and show windows to 11-sty store, loft and office building; cost, $1,000; owner, The 35th St. & 5th Av. Realty Co., 128 Broadway; architects, Goldwin, Starrett & Van Vleck, 45 East 17th st. Plan No. 147.



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Piers, Fried, Alterations, Manhattan (Continued)

STH AV, 633, walls, partitions, stairway, show windows, to 4-sty store and lofts; cost, $2,000; owner, Abram Lilenfeld, 631 8th av; architects, Grokenberg & Leuchtag, 303 5th av. Plan No. 144.

Bronx.

DORSEY ST, n s, 104.88 w Hubbell st, move 2-sty frame store and dwelling; cost, $1,200; owner, Vito Conrado, on premises; architect, Henry Nordheim, 1081 Tremont av. Plan No. 32.

GLOVER ST, w s, 55 n St. Raymonds av, move 2-sty frame dwelling; cost, $600; owner, Mrs. H. Whirtley, 2065 Powell av; architect, B. Ebeling, 1407 Taylor av. Plan No. 30.

GLOVER ST, n e cor Stearns av, move 2-sty frame dwelling; cost, $1,000; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 1407 Taylor av. Plan No. 29.

BRONX BOULEVARD, w s, 100 n 213th st, move ten 2-sty frame dwellings; cost, $20,000; owner, Filomena Cipolla, 3611 Bronx Boulevard; architect, Geo. Crosier, 223d st and White Plains av. Plan No. 31.

OLINVILLE AV, e s, 335 s 216th st, 1-sty frame extension, 6x12, to 2-sty frame dwelling; cost, $225; owner, Geo. Banavia, 727 East 217th st; architect, John Martin, 842 East 228th st. Plan No. 26.

RICHARDSON AV, w s, 225 n 236th st, 1-sty frame extension, 24x16, to 1-sty frame church; cost, $500; owners, Church of St. Francis of Rome, Rev. F. P. Moore, on premises, rector; architect, Wm. Greenlies, 425 East 238th st. Plan No. 25.

TINTON AV, 860, 1-sty frame extension, 10x10, to 2-sty frame dwelling; cost, $200; owner, A. Ercolano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 27.

WHITE PLAINS AV, No. 1373, move 2-sty frame dwelling; cost, $500; owner, Carl M. Watson, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 28.

Brooklyn.

BERGEN ST, s s, 122.6 e Washington av, extension to 3-sty store and dwelling; cost, $500; owner, Herman Wenner, 1429 36th st; architect, Chas. Gens, Jr., 1129 East 2d st. Plan No. 257.

CHESTER ST, e s, 230 s Pitkin av, new extension to 2-sty dwelling; cost, $500; owner, David L. Oster, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No. 294.

CRESCENT ST, n w cor Glen st, exterior alterations and plumbing to 3-sty store and dwelling; cost, $150; owner, Cord Inteman, on premises; architect, Lawrence J. Frank, 206 Crescent st. Plan No. 236.

FULTON ST, s s, 221 e Gallatin pl, extend balcony; cost, $8,000; owner, Abraham & Straus, 422 Fulton st; architect, Hans Arnold, same address. Plan No. 243.

HICKS ST, n e cor Warwick st, new stairway, 1-sty church; cost, $200; owner, St. Peter's R. C. Church, 117 Warren st; architects, Nast & Springsteen, 21 West 45th st, N. Y. C. Plan No. 202.

LORIMER ST, e s, 60.7 n Driggs av, new elevator; cost, $1,854; owner, Royal Lace Paper Works, ——; architect, Otis Elev. Co., 350 11th av. Plan No. 280.

McDOUGAL ST, s w cor Sumner av, exterior and interior alterations to 3-sty store and dwelling; cost, $1,500; owner, Consumers Bwg. Co., 1011 Av A, N. Y.; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 287.

MORRELL ST, 48, new openings in wall to 4-sty lofts and storage; cost, $800; owner, Nathan Bregstein, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 258.

PACIFIC ST, s s, 25 e Hoyt st, interior alterations to 3-sty and attic hospital; cost, $500; owners, Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent; architect, J. E. Ditmas, 115 5th av, N. Y. Plan No. 267.

PACIFIC ST, n w cor Nevins st, extension to 3-sty store and dwelling; cost, $800; owner, Morris Warshaw, 442 Pacific st; architects, Brook & Rosenberg, 44 Court st. Plan No. 291.

POPLAR ST, n s, 100 e Hicks st, interior and plumbing to 4-sty factory; cost, $4,000; owner, Jas. A. Cameron, on premises; architect, Beverly S. King, 103 Park av, N. Y. C. Plan No. 205.

ROSS ST, n s, 194.11 e Wythe av, new plumbing to 2-sty dwelling; cost, $175; owner, Fannie Rosenberg, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 234.

TILLARY ST, n s, 74 w Navy st, new elevator; cost, $1,850; owner, Peter Theobalt, on premises; architect, Otis Elev. Co., 250 11th av. Plan No. 281.

VAN BRUNT ST, s w cor Walcott st, extension to 3-sty store and dwelling; cost, $1,300; owner, Jos. A. McGuinn, 370 Van Brunt st; architect, Jos. Hartung, 548 2d st. Plan No. 201.

EAST 2D ST, w s, 140 s Av M, new plumbing to 2-sty dwelling; cost, $100; owner, Stanford Perry, on premises; architect, A. H. Kraus, 1599 Gravesend av. Plan No. 241.

SOUTH 4TH ST, n s, 100 e Havemeyer st, sky sign; cost, $500; owner, M. B. Evans, 233 South 4th st; architect, Federal Sign Co., 229 West 42d st, N. Y. Plan No. 297.

9TH ST, s s, 133.2 e 5th av, exterior alterations and plumbing to 2-sty stores; cost, $1,000; owner, Mary K. Daly, 33 49th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 213.

SOUTH 9TH ST, s s, 49.8 w Marcy av, new 3-sty brick extension; cost, $1,000; owner, Isidore Altman, 37 Av B; architect, Max Miller, 113 Nassau st. Plan No. 216.

11TH ST, n s, 239.3 e 6th av, exterior alterations and fire-escapes to dairy; cost, $250; owner, E. G. Haviland, 439 11th st; architects, Koch & Wagner, 26 Court st. Plan No. 229.

EAST 22D ST, w s, 140 n Av O, exterior and interior alterations and plumbing; cost, $1,000; owner, Wm. Smith, 1022 38th st; architect, Albt. Ulrich, 371 Fulton st. Plan No. 242.

BAY 25TH ST, w s, 132.6 n Cropsey av, extension to 2-sty dwelling; cost, $600; owner, Jennie Anierose, 196 Bay 25th st; architects, Brook & Rosenberg, 44 Court st. Plan No. 290.

WEST 25TH ST, w s, and Ocean Front, plumbing to 1-sty dwelling; cost, $100; owner, W. P. Skelly, 37th st and 1st av; architect, S. P. Murphy, Bath av and Bay 34th st. Plan No. 212.

EAST 27TH ST, e s, 473.9 n Emmons av, new foundation to 2-sty and attic dwelling; cost, $1,200; owner, Harry A. Crosby, 293 Greene av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 275.

55TH ST, s s, 100 e 3d av, plumbing, etc., to 2-sty dwelling; cost, $135; owner, Anton Bowman, 318 55th st; architect, Mr. Wohkman, 308 48th st. Plan No. 214.

60TH ST, s w cor New Utrecht av, new extension; cost, $500; owner, Philip Leib, 1528 58th st; architect, Jas. Hartnett, 1370 60th st. Plan No. 217.

74TH ST, s s, 160 e 3d av, extension to 2-sty dwelling; cost, $500; owner, Robt. McLean, 308 74th st; architect, Jas. J. Stey, 4805 6th av. Plan No. 285.

92D ST, n s, 162.9 e 3d av, exterior and interior alterations and plumbing to 2-sty dwelling; cost, $2,500; owners, P. H. Kucher & ano, 341 92d st; architect, Harry Rocker, 136 Gelston av. Plan No. 283.

ATLANTIC AV, s e cor 3d av, repair elevator, etc.; cost, $600; owner, Consumers Pie Baking Co., on premises; architect, Gus Seaberg, 407 Douglass st. Plan No. 215.

ATLANTIC AV, n s, 75.1 e Hendrix st, alter windows, 2-sty store and dwelling; cost, $300; owner, Louis Berger, 2825 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 276.

BEDFORD AV, s w cor Dean st, new elevator; cost, $2,750; owner, Levy Bros. Realty Co., 5 Beekman st, N. Y.; architect, Otis Elev. Co., 250 11th av. Plan No. 279.

BROADWAY, s s, 455 w Whipple st, interior alterations and plumbing to 3-sty store and dwelling; cost, $500; owner, Mary Mayerson, 676 Broadway; architect, Abm. Farber, 1028 Gates av. Plan No. 233.

BROADWAY, 680, alter front of 3-sty store and dwelling; cost, $4,000; owner, Herman Kaminester, 490 Ocean parkway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 254.

CARLETON AV, No. 65, exterior alterations, 3-sty and basement dwelling; cost, $200; owner, Title Ins. & Trust Co., 160 Broadway, New York; architect, John Petsche, 1013 Halsey st. Plan No. 277.

FLATBUSH AV, w s, 58.2 s Park pl, new extension to 3-sty store and offices; cost, $1,300; owner, V. E. Whitlock, 35 Nassau st, N. Y.; architect, Chas. Wiener, 26 Court st. Plan No. 219.

KNICKERBOCKER AV, n s, 75 e DeKalb av, interior alterations and plumbing to 4-sty store and tenement; cost, $800; owner, Julius Sadrasky, 609 Monroe st; architects, Brook & Rosenberg, 44 Court st. Plan No. 231.

MESEROLE AV, 133 ft. s therefrom & 78 e Sutton st, interior alterations to dressing rooms, etc.; cost, $700; owner, Standard Oil Co., 26 Broadway; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 253.

ROCKAWAY AV, n w cor Sutter av, store front to 4-sty stores and tenement; cost, $1,500; owner, Annie Kotofsky, on premises; architects, Louis Danancher & Co., 7-9 Glenmore av. Plan No. 263.

SHEEPSHEAD BAY RD, w s, 97 n Emmons av, move building and repair; cost, $1,000; owner, Cologera Vento, on premises; architect, Richd. Marzan, 2818 West 6th st. Plan No. 221.

WASHINGTON AV, w s, 102 n DeKalb av, plumbing, 4-sty dwelling; cost, $100; owner, W. Bristol, 281 Greene av; architect, Rich'd Tretter, 166 East 122d st, New York. Plan No. 264.

WILLIAMS AV, w s, 180 s Sutter av, exterior alterations to 2-sty store anad dwelling; cost, $150; owner, Morris Walterstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 288.

SAME PROP, exterior alterations and plumbing to 1-sty stable; cost, $200; owner and architect, as above. Plan No. 289.

4TH AV, e s, 20 n 37th st, exterior and interior alterations to 3-sty store and dwelling; cost, $200; owner, Angelina Astinta, 250 39th st; architect, Jos. Hartung, 548 2d st. Plan No. 284.

5TH AV, e s, 50 n 51st st, interior alterations to 3-sty store and dwelling; cost, $2,000; owner, Ellen Carroll, 47th st & 4th av; architect, Thos. Bennett, 3d av & 52d st. Plan No. 292.

5TH AV, s w cor 52d st, extension, &c., to 4-sty stores and offices; cost, $3,000; owner, Louis Reissman, 5002 5th av; architect, Thos. Bennett, 3d av & 52d st. Plan No. 293.

7TH AV, s w cor Union st, exterior and interior alterations to 3-sty stable; cost, $4,000; owner, Desmond Dunne Co., 176 Montague st; architect, J. S. Kennedy, 44 Court st. Plan No. 218.

7TH AV, n e cor 52d st, interior alterations to 1-sty picture show; cost, $100; owner, Herman Stegman, 233 Reid av; architects, Brook & Rosenberg, 44 Court st. Plan No. 209.

Queens.

ARVERNE.—Carlton av, w s, 40 n Boulevard, 1-sty frame extension, 65x43, on front and side 2½-sty dwelling, slag roof, new plumbing; cost, $3,600; owner, Chas. Adler, 11 Burling slip, N. Y. C.; architect, W. E. Dietz, 311 Boulevard, Rockaway Beach. Plan No. 57.

ARVERNE.—Vernam av, n w of L. I. R. R., erect post foundation under office; cost, $20; owner, A. E. Karlson, Arverne. Plan No. 51.

BAYSIDE.—Bell av, s e cor R. R., repair porch and cut new windows; cost, $50; owner, J. McKenna, on premises. Plan No. 46.

EAST WILLIAMSBURG.—Emma st, 10, 1-sty brick extension, 6x8, on rear 2-sty tenement, tin roof, new plumbing; cost, $200; owner, Gustave Schumacher, 1436 Metropolitan av, East Williamsburg; architects, L. Berger & Co, Myrtle & Cypress avs, Ridgewood. Plan No. 61.

FLUSHING.—Main st, 29, erect new electric sign; cost, $110; owner, Thomas Dowling, 22 Main st, Flushing. Plan No. 42.

FLUSHING.—Franklin pl, n s, 215 e Cagger av, interior alterations to private residence; cost, $600; owner, Mrs. Russell Barrett, 15 So. Parsons av, Flushing. Plan No. 65.

FLUSHING.—Union st, 151, install new gas fixtures, in store; cost, $50; owner, Sisters of St. Joseph, Flushing. Plan No. 26.

FLUSHING.—Union st, 149, install new gas fixtures in saloon; cost, $50; owner, E. Terrell Estate, premises. Plan No. 27.

FLUSHING.—Union st, 153, install gas fixtures in store; cost, $50; owner, Sisters of St. Joseph, Flushing. Plan No. 25.

JAMAICA.—South st, s s, 27 e Phraner av, 1-sty frame extension, 9x25, on rear of shop, shingle roof; cost, $150; owner, John Poone, 62 South st, Jamaica. Plan No. 50.

JAMAICA.—Beaver st, s w s, 250 s w L. I. R. R., 2-sty frame extension, 3x6, on rear store and dwelling (for storage), shingle roof; cost, $300; owner, Nicholas M. Pette, 59 Beaver st, Jamaica. Plan No. 45.

JAMAICA.—Washington st, 6, 1-sty frame extension, 10x12, on rear store, tin roof; cost, $200; owner, J. Morello, on premises. Plan No. 43.

JAMAICA.—Minnesota av, e s, 225 s Liberty av, install new plumbing in dwelling; cost, $50; owner, Mrs. Bertrand, on premises. Plan No. 44.

LONG ISLAND CITY.—William st, 128, install new plumbing in dwelling; cost, $75; owner, Mrs. Matechi, on premises. Plan No. 52.

LONG ISLAND CITY.—Jackson av, s w cor Anabel st, 2-sty frame extension, 25x80, on side 4-sty lodge rooms, tar and gravel roof; cost, $5,000; owner, James J. Trask, Highlands, N. J.; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 55.

LONG ISLAND CITY.—Sunswick st, s s, 100 w Wilbur av, install gas fittings in dwelling; cost, $25; owner, A. Tasr, 70 Sunswick st, L. I. City. Plan No. 54.

LONG ISLAND CITY.—Jackson av, 393, erect new electric sign on lunch room; cost, $50; owner, Mrs. C. Langfelder, 181 Radde st, L. I. C. Plan No. 48.

LONG ISLAND CITY.—12th av, e s, 200 n Grand av, install new gas fittings in dwelling; cost, $10; owner, Dora Lempkin, on premises. Plan No. 53.

LONG ISLAND CITY.—Marion st, e s, 200 n Freeman av, building is to be raised aand 1-sty built underneath, new plumbing; cost, $2,000; owner, Stanislais Janiske, 21 Marion st, L. I. C.; architect, Chas. W. Hewitt, 717 Crescent st, L. I. C. Plan No. 59.

LONG ISLAND CITY.—7th av, 79, install gas fittings; cost, $25; owner, Thomas C. Capone, 428 Potter av, L. I. C. Plan No. 63.

LONG ISLAND CITY.—William st, 157, install gas fittings; cost, $25; owner, W. A. Cole, 112 William st, L. I. C. Plan No. 62.

MASPETH.—Fisk av, e s, 150 s Franklin st, 1-sty frame extension, 171x15, on front of shed, tar and gravel roof; cost, $1,000; owner, William A. Cating, Fisk av, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 56.

MIDDLE VILLAGE.—Mt Olivet av, s w cor Evelyn av, 1-sty frame extension, 40x60, on rear and side 2½-sty frame store and dwelling, felt and slag roof, new plumbing; cost, $1,500; owner, Louis Niederstein, Middle Village; architect, Chas. W. Hewitt, 717 Crescent st, L. I. C. Plan No. 58.

RIDGEWOOD.—Prospect av, w s, 75 s Pringle st, 2-sty frame extension, 23x10, on rear 2-sty dwelling, tin roof, new plumbing; cost, $1,500; owner, John Fugerer, 62 Prospect av, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 60.

ROCKAWAY PARK.—Triton av, n s, bet 4th & 5th avs, 1-sty frame extension over present extension, 11x39, on 3-sty frame hotel, gravel roof; cost, $250; owner, Matencock Realty Co., 31 Nassau st, N. Y. C.; architect, Axel S. Herdman, 371 Fulton st, Brooklyn. Plan No. 64.

WINFIELD.—Grove st, w s, 120 n Woodside av, install new plumbing in 1-family dwelling; cost, $150; owner, L. Albrecht, premises. Plan No. 33.

Richmond.

ORMOND PL, cor Butler pl, Rosebank, add frame dwelling; cost, $950; owner, Jos. Spinelli, Rosebank; builder, Jos. Danella, 282 Birchall st, Bronx. Plan No. 17.

MAINE AV. e s, 200 n Jacobs st, Tottenville, add frame dwelling; cost, $150; owner, Wesley Slaight, Tottenville, S. I.; builder, W. E. Johin, Tottenville. Plan No. 18.

Personal and Trade Notes.

GUSTAVE BEYER, formerly of the Keystone Varnish Co., is now representing the Hildreth Varnish Co., 90 West st.

GEORGE WESTINGHOUSE came to town this week from his place at Lenox and is spending the winter at the St. Regis.

MARBLE CARVERS are to receive $6 per day after March 1, according to the schedule of the Board of Business Agents in the building trades. This will be a higher rate than bricklayers and plasterers receive.

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Personal and Trade Notes (Continued).

A. L. GUIDONE & CO. (Inc.), mason builders, have moved their offices to new and larger offices in the Fifth National Bank Building, 131-133 East 23d street, corner of Lexington avenue. Their present telephone number, Gramercy 1280, is retained.

HARRISON & MEYER, who make a specialty of artificial stone pavements and cement floors for buildings, will on February 1 move their offices to the Centurian Building, 1182 Broadway, near 28th street. The firm has recently completed several large contracts in the Madison square district.

EDWARD O'CONNELL, who was chief constructor of the Monitor, whose meeting with the Confederate Merrimac was one of the stirring events of the Civil War, died at his home, No. 1834 Bathgate avenue, The Bronx. He was eighty-six years old. Mr. O'Connell received a gold watch from Congress and the personal thanks of President Lincoln for his services to the government.

CARRERE & HASTINGS' designs, which won the honors in the Pulitzer Fountain competition, were on view this week at the Public Library, together with those of the other competitors. The sum of $50,000 was left by Mr. Pulitzer for a fountain to be placed in the 59th street plaza at the entrance to Central Park. Others in the competition were McKim, Mead & White, Arnold W. Brunner, H. Van Buren Magonigle and John Russell Pope.

AT THE JANUARY MEETING of the Master Plumbers' Association of the Oranges, held at Masonic Temple, Orange, N. J., the following officers were installed by Past President Wm. F. Beck: President, Andrew C. Chalmers; vice-president, Otto C. Miller; secretary, Edson Garrabrant; financial secretary, Wm. A. Allen; treasurer, Geo. H. Werner; sergeant-at-arms, Hunter Lindsay; trustees, S. F. Gibbons, A. R. Milne, Chas. E. Harrison.

Government Work.

FRANKFORT, IND.—Sealed proposals will be received until March 1, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Frankfort, Ind. The building is 1-sty, basement, and mezzanine, and has a ground area of approximately 5,000 sq ft; fireproof construction throughout; stone facing and copper and tile roof. Drawings and specifications may be obtained from the custodian of site at Frankfort, Ind., or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

POCATELLO, IDAHO.—Sealed proposals will be received until February 28 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fixtures), of the United States post office and courthouse at Pocatello, Idaho. The building is 3-sty and basement, with a ground area of approximately 4,500 sq ft; fireproof construction, stone and brick facing, tin roof. Drawings and specifications may be obtained from the custodian of site at Pocatello, Idaho, or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

AUGUSTA, GA.—Sealed proposals will be received until February 29 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office and courthouse at Augusta, Ga. The building is 3-stys and basement, and has a ground area of approximately 11,000 sq ft; fireproof construction, except the roof, stone facing; terra cotta and wood cornice; tile and copper roof. Drawings and specifications may be obtained from the custodian of site at Augusta, Ga., or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

Standard Tells Why Gasolene Is High.

The Standard Oil Company gave out a statement signed by Mr. W. H. Libby, relative to the advance in the price of gasoline.

As the inevitable outcome, he points out, of the world-wide increase in 1912 in the demand for petroleum products, especially gasoline, the steadily diminishing production of the qualities of crude oil from which gasoline is derivable and the steady encroachment on surplus stocks on hand, there has been a marked advance in the price of the higher qualities of crude oil.

The statement further adds that although it is hoped higher prices will stimulate the discovery of new fields, there can be little hope for a decline in the price of gasoline.

United Board of Business Agents.

All the old officers of the United Board of Business Agents of the Building Trades of Manhattan and vicinity have been re-elected, as follows: John T. Taggart, president; David French, vice-president; Roswell D. Tompkins, secretary-treasurer; Edward J. Broderick, sergeant-at-arms.

The trustees are A. F. Day, Edward J. Carroll and Alexander Kelso. Credential committee, Joseph McGrane, Thomas P. Nelson, Leonard Klink, Thomas J. Curtis; Grievance committee, William A. Brennan, James P. McGrane, John Hanley, Alexander Kelso, Peter O'Brien.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellanepus.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

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ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Manhattan and Bronx.

Named Streets.

Broome st, 68—George Decker.....G
Broome st, 497—Violet Oil Co.....A-H
Canal st, 255—Britt, Loeffler & Weil..D-L
Cannon st, 35—J Denner L
Centre st, 58-60—Eliz V Swift.....D
Centre st, 66-8—Kingsland Est.....D
Cooper sq, 48-54—Carl Fischer.....G-H
Dover st, 12—J E Gatchell.....A-K
East Bway, 173-5—Forward Ass'n.....I
East Bway, 44—Edw Frank .....G
East Bway, 44—Saml C Wilder.....D-C
Fox st, 1107-9—W M Wendehen.....K-G
Great Jones st, 25—Vito Scicizzo...H-A-C
Henry st, 94—Louis Oslon C
Lafayette st, 150—Jos Laino.....A-C
Lewis st, 77—Jacob H Haar.....L
Pearl st, 456—Mrs Mary Koessel.....D
Pearl st, 297—N Y Consolidated Drug Co. .....G-H-L
Prince st, 109-11—Tannebaum, Strauss & Co .....H-G-E-F-C
Ridge st, 6—Jacob Cohen.....A-L
White st, 127—Peter F Pia Inc.....G-H
Wooster st, 3—Mrs S Cohen.....C
Worth st, 105—Interstate Land Co.....D

Numbered Strcts.

11th st, 810-16 E—Dochtermann Van & Express Co .....A-G-K-C
13th st, 54 E—Cruikshank & Co....A-C-G
13th st, 325-62 W—Frank L Wing.....C
14th st, 126 E—Sullivan & Krauss..B-C-F
16th st, 134 E—Gertrude Kellogg.....C
21st st, 30-2 W—Chas E Hoffman, ...A-H-G-C-E-D
21st st, 22-8 W—Greenberg Bros.....H
22d st, 40-2 W—Kohn Bros.....H
22d st, 40-2 W—Segal & Sinkin.....H
22d st, 40-2 W—Harris Lipschitz.....H
22d st, 40-2 W—Jacobs & Grubman....H
22d st, 16-8 W—Louis Barnett & Son...H
22d st, 16-8 W—Salomon & Newman....H
22d st, 16-8 W—Cohen & Mathews.....H
22d st, 16-8 W—Frankenthal Bros Co...H
22d st, 20-6 W—U S Raincoat Co.....H
22d st, 20-6 W—E C McWatty Co Inc...H
22d st, 20-6 W—Paul Gumbinner Mfg Co.H
22d st, 20-6 W—Lion Mfg Co.....H
22d st, 20-6 W—Lily of France Corset Co.H
22d st, 20-6 W—Kahn & Feldman.....H
22d st, 20-6 W—Reliance Waist Co.....H
22d st, 20-6 W—Princess Waist Co.....H
22d st, 28 W—A Bases.....H
22d st, 36 W—Gabriel Fadool.....H
22d st, 36 W—S J & M Mfg Co.....H
22d st, 36 W—Harris Steinberg.....H
22d st, 36 W—K & P Mfg Co.....H
22d st, 36 W—Albt R Casale.....H
22d st, 40-2 W—D Bussel & Co.....H
22d st, 20-2 W—Edw Frank & Co.....H
22d st, 40-2 W—5th Ave Tailors & Co...H
22d st, 40-2 W—G M Piermont & Co....H
26th st, 114-20 W—Louis Matz.....H-C
26th st, 114-20 W—Louis Matz..... .....C-F-G-A-E-B
28th st, 128 W—Board of Education....D
34th st, 112 W—Sullivan & Farrell.B-C-F
36th st, 209 W—Speedwell Motor Truck Service Co L
36th st, 209 W—Speedwell Motor Truck Service Co .....K
40th st, 123 W—Chris Lorensen Co.....G
45th st, 116-18 E—Thos A Greeshan.....A
51st st, 149 W—Enterprise Lubricating Co .....G
65th st, 214 W—Renault Freres Selling Branch Inc.....K-L-C
106th st, 57 E—Jos Rosenberg.....G-H-A
111th st, 234-6 E—D Brairn Tile & Marble Co .....G-A-K
123d st, 56 E—T Moultrie Mordel.....C
124th st, sec 3 av—Blaney & Spooner Amusement Co.....G-E
135th st, 571 E—Lena Masur.....B-C

Named Avenues.

Av A, swc 24th st—American Society for Prevention of Cruelty to Animals.... .....K-H-A-G
Broadway, nec 29th st—Buckman & Mox.A
Broadway, es & ws from Canal st to Exchange pl—Bradley Contracting Co...G

Broadway, 514-16—Shapiro Bros.....G-A
Broadway, 523—H H Kiffe & Co.....K-H
Broadway, 732—Sakowitz Bros.....G
Clay av, 1781—Alfred Lewin.....C
Fort Washington av & 196th st—C K G Billings .....K-L-C
Madison av, 462-72—Cathedral College.D-C
St Nicholas av, 398—Fred Egler.....A
West Broadway, 186—Maria L Livingston Est. .....C-G-A-E

Numbered Avenues.

1st av, 419—A Gray .....L-A
5th av, 72—Lorillard Est.....A-G-C-D-E-F-A-B-H
7th av, 291-3—A Werner.....A-E-F-C

Brooklyn.

Named Streets.

Adelphi st, 37-9—Rev John Nash...D-A-C
Ainslie st, 39-45—Julius Levy .....G
Bond st, 397—Mary Moran .....M-C
Carroll st, bet Roger & Nostrand avs—Roman Catholic College .....C-A
Clinton st, 186—Mary E Opdyke C
Clymer st, 47—Bell Fire Proofing Co, Harry W Bell, Pres.....G-C
Fleet st, 14—H H Korpp.....G
Herkimer st, 931-5—Parochial School.D-A
Jay st, 176—Chas Blackborne.....C
Lorimer st, 252-6—Brooklyn Union Gas Co. .....A
Lincoln pl & Utica av—Parochial School .....D-A
Livingston st, 130—Bonnet & Blake....G
Lorimer st, 252-6—The Schindel Est, F S Smith, mgr.....G-H
Madison st, 161—Frank S Smith.....C
Malta st, 20—Morris Lander.....M
Melrose st, 278-80—St Leonard's Parochial School .....A-C-D
Meserole st, 61-5—Hebrew School....A-C
Olive st, 22-4—Catholic Parochial School .....D-A-C
Schermerhorn st, 301—W M E Harmon.M
Stockton st, 244½—Mrs Sarah Diner....G
Watkins st, 47—J Gross C
Watkins st, 47—Rubin Bros.....C

Numbered Streets.

2d st, 402-10 S—Wm F Coon.....G-C-E
4th st, 140 S—St Leonards Academy.D-A-C
6th st, 582-8—St Savior R C Parochial School .....D-A-C
95th st, bet 5th & Ft Hamilton av—St Patrick's Roman Catholic Parochial School .....C-A-D

Named Avenues.

Atlantic av, 387—Brooklyn Union Gas Co .....A
Atlantic av, 387—Celine J Thiboult & Margt A Fleming.....A-F-C-G-B-H
Atlantic av, 1888—Industrial School.C-A-D
Atlantic av & Hendrix st—Parochial School .....A-D-C
Broadway, 610—Frank Walker.....G-M
Broadway, 1314—Kruse & Abramson....G
Hudson av, 370—Michl Hockman.....C
Hudson av, 51—Leonardi Superti.....M
Liberty av & Warwick st—Parochial School .....D-A-C
Manhattan av, 934—Isaac Blinky.....G
Marcy av, 954-64—Stephen H Hoff.....G
Nostrand av, 1—Nassau Bwg Co.....C
Pitkin av, 2058—Wm J Engel.....F-E-A
Pitkin av, 1778—David Bershadsky.....M
Prospect Park W—Holy Name Roman Catholic Parochial School .....D-A-C
Rockaway av, 653—Max Popkin.....G

Numbered Avenues.

2d av, bet 90th & 91st sts—Visitation School .....D-A-C
8th av, 514-20—Mrs Julia Rosenstock..M

Queens.

Named Streets.

Prospect st, near Beaver st (Jamaica)—Parochial School .....A-C-D

Numbered Streets.

15th st, 418-20—Parochial School.....A-D

Named Avenues.

Broadway, bet Clark & Comago avs—St Mary Star of Sea Parochial School....A
Shelton av, 209-11 (Jamaica)—Parochial School .....C-A-D
Triton & Beach avs—St Malachy's Home & School .....C-A-D

UNDERWRITERS' LABORATORIES. (135 William St.)

Electric fittings approved by the Underwriters' Laboratories, following examinations and tests conducted under the standards of the National Electrical Code as recommended by the National Fire Protection Association.

The following named devices are rated standard and as being in compliance with requirements of the National Electrical Code. This rating is to be understood as indicating that in their construction the electrical fire hazard has been reduced to an acceptable degree. It is not to be construed as an approval of the devices for use in connection with automatic sprinklers, or similar fire protective equipments, for which services their merits have not been investigated:

SWITCHES, Automatic.—General Electric Company, Schenectady, N. Y. The following have been approved:

Type CR 223 Float Switches for use with automatic motor starters of electrically driven hydraulic pumps, 5-25 amperes, 110, 220 and 500 volts.

Type MC Pressure Governors for electrically-driven air compressors and hydraulic pumps, 20 amperes, 500 volts.

SWITCHES, Push-Button Flush.—Manhattan Electrical Supply Company, 17 Park Pl., N. Y.

Single-pole, 10 amperes, 250 volts, 10 amperes, 125 volts. Catalog No. 5005.

WIRES, Weatherproof.—Waclark Wire Co., Bayway Avenue and South Front Street, Elizabeth, N. J.

Tag on coil to read: National Electrical Code Standard.

WIRE CONNECTOR.—Morriseff Electric Manufacturing Co., 84 Walker Street, City. "Nosplice" Wire Connector, consisting of a brass sleeve containing setscrew clamping jaws and inclosed in a molded composition insulating casing; Types A and B.

Following are general conclusions from laboratory tests and investigation to date:

These connectors are judged to be suitable for use in connecting fixture wires to the supply circuits at fixture outlets, and where open to view or connection motor leads to supply circuits. They are not considered satisfactory as a substitute for soldered joints in general wiring. They will not reliably hold in the same end of the connector wires of different sizes of both standard and solid wires. They are not suitable for use with larger than No. 12 B. & S. gauge.

Building Trade Wages, 1913.

Prevailing Rate of Wages—Issued by the New York Building Trades, Headquarters, Brevoort Hall, 154 East 54th street, New York City. Phone 3349 Plaza. This schedule is based on 8 hours' work per day, from 8 A. M. to 5 P. M., except on Saturday, when work in the Building Trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can engage the same through the above office upon application. All recognized legal holidays and Sundays are to be figured at "double time": Asbestos workers, boiler felters, pipe coverers, insulators, $4.75; asbestos workers' helpers, $3; blue stone cutters, flaggers, bridge and curb setters, $4.50; blue stone cutters' helpers, $3; boiler makers and iron ship builders, $5; boiler makers' helpers, $3.50; bricklayers, $5.60; bricklayers' helpers, $3; carpenters and framers, $5; cabinet makers, $5; cement and concrete masons, $5; cement, concrete and asphalt laborers, $3; derrickmen and riggers, $4; decorators and gilders, $4.50; decorative art glass workers, $5; elevator constructors, $5; elevator constructors' helpers, $3.20; electrical workers, $4.50; electricians' helpers, $2.20; electrical fixture workers, $4.50; engineers, stationary, $4.50; engineers, portable, hoisting, etc., $30.25 weekly, by the day, $6; granite cutters, $4.50 yard, bridge, $5; house shorers, movers and sheath pilers, $3.75; house shorers' helpers, $2.65; housesmiths and bridgemen, $5; ironworkers, $5; ironworkers' apprentices, $3; ironworkers' helpers, $3.50; metallic lathers, $5; marble cutters and setters, $5; after March 1, $5.50; marble carvers, $5.50; after March 1, $6; marble polishers, $4; marble sawyers, $4.25; marble bed rubbers, $4.50; marble cutters' helpers, $3.25, on derrick work, $3.75; mosaic workers, $4.50; mosaic workers' helpers, $3; machine stone workers, $4; machinists of every description, $5; paper hangers' price list; plate and sheet glass glaziers, $3.50; plasterers, plain and ornamental, $5.50; plasterers' laborers, $3.25; plumbers and gas fitters, $5.50; painters, $4; decorators and gilders, $4.50; riggers on machinery, dynamos, boilers, etc., $4; roofers, tar, felt, composition, damp and waterproofers, $4; rockmen, $2.50; rock drillers and tool sharpeners, open work, $3.68; tunnel work, $3.75; sheet metal workers, coppersmiths, tinsmiths, metal roofers, $4.75; slate and tile roofers, $5; steam and hot water fitters, $5.50; steam fitters' helpers, $3; tile layers, $5.50; tile layers' helpers, $3; after July 1, $3.25; tunnel and subway constructors, $3.75; upholsterers of every description, $4.50; wood lathers, on new work, $3.50 per M.; overhauling jobs, $5.

THE TRANSIT CONTRACTS.

May Be Signed Within the Next Few Days—Hearings Concluded.

The Public Service Commission for the First District has concluded its public hearings on the terms and conditions of the proposed contracts with the Interborough Rapid Transit Company and the New York Municipal Railway Corporation (Brooklyn Rapid Transit) covering the construction and operation of the new subway lines and elevated railroad extensions in the Dual System. These contracts were as follows:

1. With the Interborough Rapid Transit Company for the operation of extensions of the existing subway in Manhattan, The Bronx and Brooklyn, the cost of construction to be borne jointly by the City of New York and the company, each contributing $58,000,000. The cost of equipment, estimated at $22,000,000, to be borne by the company.

2. With the Interborough Rapid Transit Company for the construction, at its own expense, of extensions of the existing elevated railroads in Manhattan and The Bronx, to cost about $16,000,000; also the operation thereof by the company.

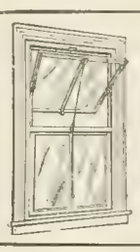
3. With the Manhattan Railway Company for the third-tracking of the elevated railroads in Manhattan and The Bronx leased to and operated by the Interborough Rapid Transit Company, to cost about $11,000,000; also for the operation of the same by the Interborough Company.

4. With the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the construction by the city and the company jointly of the new Broadway subway in Manhattan, two new tunnels

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to Brooklyn and extensions of the Centre street loop subway and the Fourth avenue subway, the company to contribute $14,500,000 and the city about $100,000,000 toward the cost of construction; all to be equipped and operated by the company in conjunction with its existing elevated railroad system in Brooklyn. It is estimated that the new equipment will cost $26,000,000.

5. With the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the construction, at its own expense, of certain extensions to its elevated railroads to Jamaica and other points, and the operation thereof in connection with the rest of the new system. The cost of such extensions is estimated at $8,000,000.

6. With the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the construction at its own expense, of additional tracks on existing elevated railroads and for the operation thereof in connection with existing lines. The cost of such additional tracks is estimated at $6,500,000; also for the reconstruction of existing elevated lines at its own expense at an estimated cost of $10,000,000.

The contracts will now be put in final form. It is hoped that they will be approved by the Board of Estimate and Apportionment and signed by the commission and the companies concerned within the next few days.

THEATRE COLLAPSE.

Building Department Making a Searching Inquiry into the Orpheum Wreck.

The Superintendent of Buildings, Rudolph P. Miller, and Alfred Ludwig, his chief inspector, have begun an inspection of the ruins of the Orpheum Theatre, in 87th street, which it is hoped will lay bare the cause of the fall of the roof. The building was in course of construction, was all enclosed and the white plaster was on the interior walls when, on Wednesday afternoon, a huge truss supporting the roof buckled and came down, bringing all that portion of the roof between the proscenium arch and the balcony with it. So far as known, nobody was buried in the ruins.

Superintendent Miller considers the collapse the most amazing in his experience. That no one was killed was wonderful. The roof might have held until a performance was in progress, and the catastrophe then would have been too appalling to contemplate.

"Until the wreckage has been moved and our experts have had a chance to examine the steel work we shall suspend judgment," Superintendent Miller said, "but the public may rest assured that persons found guilty of either criminal negligence or of disobeying the orders of this department will be severely punished."

The Orpheum was under construction for the Loew Theatre Enterprise Company, 260 West Forty-second street, of which Marcus Loew is President and Nicholas W. Schenck is Secretary. The contract for the brick walls and interior work has been given to the Fleischmann Brothers' Company of 507 Fifth avenue, and that for the steel work to the National Bridge Works, which has its general offices in Long Island City. Thomas W. Lamb was the architect.

"We are certain of but one thing," said Chief Inspector Ludwig, "and this is that the huge truss midway between the front of the balcony and the proscenium arch gave way and took the entire roof with it. If it was built according to specifications it should not have buckled. What we must determine is whether the truss had a flaw, whether the columns upon which it rested were properly built or whether the builders put in proper material of the right dimensions."

Insurance for Employers.

Senator Foley and Assemblyman Walker introduced in both houses of the Legislature a bill authorizing employers in this State to form mutual insurance associations for the purpose of insuring their liability under the proposed workmen's compensation law.

One hundred employers, employing at least 10,000 employees, may form a mutual organization for assuring compensation to workmen who are injured in the course of employment, and only employers who have accepted the provisions of the compensation act are eligible for membership.

PORTLAND CEMENT IN 1912.

Estimate by U. S. Geological Survey Shows Increase of 3,500,000 Barrels.

According to returns received by the United States Geological Survey up to January 15, 1913, it is estimated by Ernest F. Burchard, of the Survey, that the total quantity of Portland cement manufactured in the United States in 1912 was approximately 81,941,998 barrels. It is believed that this estimate is within 1.5 per cent. of the exact figure. This quantity represents an increase of 3,413,361 barrels over the 78,528,637 barrels manufactured in 1911, or 4.3 per cent. The shipments of Portland cement during 1912 are estimated at 84,750,291 barrels, compared with 75,547,829 barrels in 1911, an increase of 9,202,462 barrels, or 12.2 per cent. The production in 1912 was thus held in check sufficiently to permit a material reduction in the stocks of cement at the mills at the close of 1911, which amounted to nearly 12,000,000 barrels.

Business Conditions and Prices.

Practically all mills report having to contend with adverse business conditions during the first six months of the year. Prices were lower than the average for 1911 during this period, and some plants reported the lowest prices for which they had ever sold cement. After the middle of the year conditions improved materially and generally during the last four months of 1912 the demand for Portland cement was sufficient to keep most mills running at full capacity.

In the Lehigh district production was curtailed slightly in order to diminish accumulated stocks. Production and shipments in New York show the greatest proportionate increase of all districts. In the Southeastern States the increase in production and shipments was gratifyingly large, as it was also in the vicinity of Chicago, Ill., and in Iowa and Missouri. Certain plants in Kansas were much hampered by the failure of the supply of natural gas, and were obliged to shut down temporarily while installing coal-burning devices. This feature contributed to the decrease in production in the Great Plains States. In the Pacific Coast States and in certain of the Rocky Mountain States production did not keep pace with that of 1911, owing to the lack of demand for cement for large public works.

The average price for the whole country of Portland cement per barrel in bulk at the mills will probably show a slight decrease when complete returns are received, although at the close of the year prices were much better than they had been during the last two years.

In addition to estimating the total production and shipments of Portland cement during 1912 it is possible to present fairly complete statistics of production and shipments by districts.

Lehigh District.

Eastern Pennsylvania and New Jersey, which together form the leading Portland cement manufacturing district of the United States, produced approximately 24,449,523 barrels of Portland cement in 1912, compared with 25,972,108 barrels in 1911. This represents a decrease of 1,522,585 barrels, or 5.9 per cent. The shipments of Portland cement in 1912 approximated 25,905,257 barrels, compared with 25,192,464 barrels shipped in 1911, an increase of 712,793 barrels, or 2.8 per cent. There were 20 mills reported as active in 1912, against 24 in 1911.

New York.

Mills in the State of New York produced approximately 4,490,180 barrels of Portland cement in 1912, compared with 3,314,217 barrels in 1911. This represents an increase of 1,175,963 barrels, or 35.5 per cent. The shipments of Portland cement in 1912 approximated 4,547,195 barrels, compared with 3,058,463 barrels shipped in 1911, an increase of 1,488,732 barrels, or 48.7 per cent. There were 7 mills reported as active in 1912, the same number as in 1911.

Ohio and Western Pennsylvania.

In Ohio and Western Pennsylvania there were produced approximately 7,239,775 barrels of Portland cement in 1912, compared with 6,756,313 barrels in 1911. This represents an increase of 483,462 barrels, or 7.2 per cent. The shipments of Portland cement in 1912 approximated 7,400,885 barrels, compared with 6,654,269 barrels shipped in 1911, an increase of 746,616 barrels, or 11.2 per cent. There were 9 mills reported as active in 1912, the same number as in 1911.

Michigan and Northeastern Indiana.

This district produced approximately 4,449,274 barrels of Portland cement in 1912, compared with 4,519,726 barrels in 1911. This represents a decrease of 70,452 barrels, or 1.6 per cent. The shipments of Portland cement in 1912 approximated 4,451,838 barrels, compared with 4,550,896 barrels shipped in 1911, a decrease of 99,058 barrels, or 2.2 per cent. There were 12 mills reported as active in 1912, the same number as in 1911.

Kentucky and Southeastern Indiana.

Mills near Ohio River in Kentucky and Indiana produced approximately 3,071,467 barrels of Portland cement in 1912, compared with 2,818,820 barrels in 1911. The shipments in 1912 approximated 3,134,874 barrels, compared with 2,800,526 barrels shipped in 1911, an increase of 334,348 barrels, or 11.9 per cent. Three mills were reported as active in 1912, the same number as in 1911.

Mills in the States of Maryland, Virginia, West Virginia, Tennessee, Georgia, and Alabama produced approximately 4,664,454 barrels of Portland cement in 1912, compared with 4,049,063 barrels in 1911. The output of Portland cement in Iowa and Missouri amounted to approximately 7,557,090 barrels in 1912, compared with 6,067,449 barrels in 1911.

In Kansas, Oklahoma, and central Texas approximately 5,760,938 barrels of Portland cement were produced in 1912, compared with 7,010,396 barrels in 1911.

Colorado, Utah, Montana, and western Texas together produced approximately 2,298,649 barrels of Portland cement in 1912, compared with 2,124,930 barrels in 1911.

The States of California and Washington produced approximately 7,258,542 barrels of Portland cement in 1912, compared with 7,278,274 barrels in 1911.

Bids Invited for Queens Transit Line.

Bids for the construction of a section of the first rapid transit line to be built in Queens Borough have been called for by the Public Service Commission for the First District, to be opened January 28th at 12 o'clock. This section is Section No. 2 of the Astoria, Woodside and Corona rapid transit route, which runs from the Queens end of the Queensboro Bridge north through Second or Debevoise avenue to Ditmars avenue, Astoria. Section No. 2 covers that part of the line north of Beebe avenue. The road is to be an elevated railroad, and the contractor will have eighteen months in which to complete the work.

The engineers of the commission are finishing plans for the rest of this line and bids for its construction will be called for soon. Under the Dual System this road will be operated jointly by the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company. The Interborough company will connect with it by trains from the Steinway Tunnel and the Second avenue elevated railroad, and the Brooklyn Rapid Transit Company by trains through the proposed Broadway, Seventh Avenue and 59th Street Subway.

Flushing Creek Improvements.

The elaborate plans for the straightening and widening of Flushing Creek which have been agitated by the Queens Borough Chamber of Commerce and other organizations have been radically modified by the impossibility of acquiring the land necessary for the project as mapped out. At a conference on Wednesday of Queens Borough business men in the Chamber of Commerce rooms, Long Island City, a resolution was passed urging Congressmen Littleton and Kindred to seek from the present Congress an appropriation for the dredging along the bulkhead lines now laid out by the government.

The New Quebec Bridge.

The revised design for the Quebec bridge is so far advanced that details of the principal members are available. The main span is 1,800 feet long. The top chord members of the cantilevers will consist of double lines of 16-inch I-bars. The bottom chords will have the enormous dimensions of 7 feet height by 10 feet width. The length from panel point to panel point will be 86 feet; each full panel of the bottom chord for one truss will weigh 200 tons. Each cast iron base for the towers will weigh 500 tons. The stringers reaching from panel point to panel point are massive plate girders 10 feet in depth, each weighing about 60 tons.

—The New Jersey State Water Supply Commission is negotiating for the purchase of the Wharton tract of 110,000 acres in Burlington and Atlantic Counties as future water supply for South Jersey municipalities. The cost will be $1,000,000 and bonds for the same will be issued by the commission.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

The first name is that of the Debtor, the second that of the Creditor.

JAN. 18.

Ackerson, Edna E—McDougall & Potter Co.184.80
Beckwith, Edwin -E Harmann.....244.31
Bernstein, Herman & Alex Scheer*—Strauss Pritz Co 145.41
Cahn, Abr—Weeks Human Co.....47.01
Ceapo, Jennie H S Story et al.....62.74
Coughlin, Frank J—E F Disbrow.....214.72
Cantor, Lizzie—R C Kastner Paper Co...330.61
Corey, Jno—J Olinger 311.15
Cohen, Davis—Bronx Poultry Co.....271.82
Cockeros, Cleovoulos G Aaron Buchsbaum Co 402.32
Courtney, Jno S J H Levine.....341.26
Davies, Arthur—Mink Restaurant Co..... .....costs, 48.38
Dickinson, Gustave—American Newspaper Pub Ass'n 142.72
Dennerlein, Frank & Ferd Morrone—People, &c 500.00
Dashifsky, Sarah & Isaac—J Linetzky..1,411.58
Dodds, Jas E—E A Scott.....275.00
Dorfman, Jos—H U Robinson.....481.08
Downing, Royal E J A Seely.....933.19
Edwards, Robt—Codington Co.....costs, 23.38
Felker, Curt C—C R H Sonntag.....1,411.06
Goetchius, Harry B & Maxwell H Eyrd—R T Weaver 272.97
Griffin, Edmund—Codington Co.....costs, 23.38
Gibson, Burton W—H Toch et al.....46.61
Holtje, Jno—F A Pine.....137.84
Hildebrandt, Jno—Schroeder Ice Co.....51.54
Isenberg, Martin—H E Van Horn & Co....31.81
Jackson, Isidore—J R Smith et al..costs, 468.08
Jackson, Edmund—H C Mundy.....29.72
Krinko, Wm H & Jacob—Star Mercantile Co. 80.86
Lockwood, Ernest M—Manhattan Cigarette Co 92.93
Lurie, Harry—Fechheimer Kiefer Co....1,472.48
La Rose, Edith—Thos J Sullivan & Co...296.33
Levin, Jacob—E L Winthrop et al.....333.03
Lincoln, Benj W—Hanover Press.....27.81
L'Hommedieu, Wm A & Louis Greenberg -Stephen Colleti Co.....4,880.93
Munna, Jno—A Bakat et al.....206.91
Mullins, Dennis D—H E Van Horn & Co...63.81
Nicolleti, Antonio—A Richards Shoe Co...81.01
Ostrofsky, Fannie—S Blinder.....costs, 165.10
Pope, Chas H—B Altman & Co.....656.83
Quinn, Jas A—H S Van Horn & Co.....39.31
Ruthenberg, Fredk—Uptown Garage.....39.79
Rabinowitz, Louis—M Podob 36.05
Stern, G Fredk H—C Rosenbaum.....730.75
Sternfield, Simon L—American Book Co...96.61
Schlossberg, Barnet—A Frank 146.01
Saxe, Sigmund—P Kyle 170.51
Stone, Louis—S Kurshan et al.....220.13
Shaunessy, Violet—J J Brazil.....1,328.40
Sussman, Jos D Marks 66.51
Slattery, Wm C—B J Greenhut.....1,587.68
Skinner, Edw S—H E Van Horn.....100.00
Silverman, J Edw—H E Van Horn & Co..36.61
Solomon, Mary—A C Williams.....1,435.63
Smith, Wm N—H E Van Horn & Co.....116.41
Senior, Theo E—Nat'l Casket Co.....240.76
Senior, Ida L—same 247.40
Spellman, Frank P & Will H Hill—L Berni et al 342.17
Tauber, Saml—A Peyser et al.....97.35
Tucker, Chas H—Laplante & Dunklin Printing Co 40.37
Vincan, Jno—H E Van Horn & Co.....51.71
Weil, Benj M—Seamless Rubber Co.....556.00
Warner, Chas A—J K Duryea.....601.13
Weissager, Annie—Gimble Bros, N Y...2,017.23
Wilson, Danl T—E L Young Co.....474.58
Winn, Willis H—F R Page.....232.99
Weinberg, Henry—S Beller 424.68
Weston, Emil E—J Robertson et al.....420.88
Woodward, Hedley R—P Carpenter.....1,790.89
Whisten, Louis O—M K Bowman Edson Co.99.43

CORPORATIONS.

City of N Y—J McCourt.....585.68
Hebbord & Wenz, Inc—Rockaway Rolling Mill 176.27
Irvine Plumbing & Heating Co—Bronx Borough Bank 167.52
Michl Wielandt, Inc—M B Macallister.12,319.52
West Side Iron Works—T H Friend et al.122.49
National Corrugated Box Co, Fredk W Coon & Lew L Harr—Corn Exch Bank...2,080.74
R J Donovan Co—C C Behre.....75.58

JAN. 20.

Abbott, Albt R & Chas S Dorney—N Y Tel Co. 53.80
Alterman, Joe M Grossman et al.....54.02
Aarons, Alfred E—E M Levy.....1,023.53
Ashendorf, Wm A Deutschmeister.....16.27
Burns, Jno J—L J Everard.....34.41
Bruen, Oscar M—F H Brown.....23.36
Besdine, Louis— N Y Tel Co.....27.88
Barnett, Max B—J Flex.....9.92
Brinkman, Diedrick—W C Strange....15,906.77
Bennett, Wm W—B F Corwin.....69.65
Blank, Saml & Jacob Slavin—Brooke & Georger 32.41
Bond, Leslie F F A Barnaby.....72.64
Bowsky, Harry F—Abendroth Bros.....50.81
Bigham, Leon T—S S White Dental Mfg Co.71.90
Brooks, Jacob & Herman Lotstein—C Lichter 159.30
Beasley, Jos—Jas Olwell & Co.....177.98
Batzer, Herman—Jno Wanamaker, N Y...89.46
Breitenbach, Jno—H Gross 178.25
Bowe, Mary—M McBride.....costs, 69.32
Boyle, Millie—W F Greene.....154.41
Baer, Edw—Moneyweight Scale Co.....37.41
Cline, Chas Factor & Grenspan.....640.48
Copeland, Johnnie—N Y Tel Co.....36.55
Callahan, Jos M & Jno Kane*—Louis Ash & Co 65.41
Cohen, Frank & Sidney P Ehrenberg—American Credit Indemnity Co of N Y.....441.47
Chalkiade, Thrasybulus—I Mirsky 187.00
Carlin, Thos G Co Inc—Perfect Safety Scaffolding Co 151.67
Cohen, Abr—W C Read.....77.73
Duckworth, Albt W—N Y Tel Co.....19.08
Davison, Archibald C F Greenebaum.....39.41
Ducas, Leo A Gwirtzman.....169.30
Dustin, Lewis* & Thos O'Callaghan—Warner Instrument Co 166.08
Dougan, Jno J—G M Flogaus et al.....89.82
D'Andrea, Raffaele—O Culligan....costs, 109.38
Evans, Chas M—R E Dunn.....142.77
Ehret, Geo—J H Harty.....3,008.50
Eakins, Wm C—C M Tiffin.....533.58
Esser, Anna A—H Hastorf.....536.40
Fine, Harris—M Borowitzky 32.65
Frobel, Mary L—A S Cochrane.....484.43
Feldblum, Gustave -American Lumberman.45.36
Frank, Jay & Frank Shuster—L B Boilcverie. 172.41
Favor, Emilie—Loose Wiles Biscuit Co..133.29
Foley, Thos H—Ehrman Mfg Co.....671.42
Farrington, Wm D—R H Schenck.....123.91
Fox, Henry E—S Fox.....1,573.20
Fuller, Chas M—H Kleinfeld 149.51
Fox, Arthur F—Seward & Fox.....93.21
Goss, Chas T—N Y Tel Co.....31.39
Glauber, Gottlieb—G F Contant.....143.75
Gilde, Sarah, pres—K Simon.....costs, 27.41
Garfein, Isias—B Hohenberg 131.65
Grill, Jos—A F Young & Co.....192.69
Goldwein, Jack P Unger 97.65
Goldberg, Saml—P Malzman et al.....128.67
Hartigan, Jos—H Kramer 369.31
Hammar, Alfred S—L H Moos.....734.22
Hall, Chas W—B Trohn 54.41
Hollenschmidt, Edw—W B A Jurgens....104.33
Hunt, Cornelius—M A Deering.....180.01
Hefter, Louis—M Cohen & Bros et al.costs, 39.65
Herndon, Richd—H Spear et al.....97.19
Jacobson, Israel M Bresler 27.65
Johnson, Jno R—P H Galbally.....10,250.09
Kelley, Fredk L—Chas M Decker & Bro..249.58
Kastner, Max J Juburg et al.....228.38
Katz, Adolf—F Euler et al.....132.25
Krauss, David—Jordan, Moriarty & Co...286.90
Katz, Louis & Empire Surety Co—People, &c. 1,500.00
Kornbluth, David—A Hass et al.....1,230.90
Lever, Harry Stern Bros.....133.65
Langley, Jno—Empire Door & Trim Co..101.72
Luther, Edw S Jno Wanamaker, N Y...180.86
Lustik, Abr R Fivel 533.50
Lindsay, Jas—S Casola & Bros, Inc.....79.73
Lindsay, Jeffrey D & Mark P Hellyer—W J Becher 115.75
Melander, Theo A—J A Bergman.....30.41
Muller, Chas Werner Instrument Co.....51.91
Muller, Chas—F Kuehn et al.....62.75
Millman, Saml E J Frodie 57.92
McCarrier, Jno—Saint Ann's Academy....108.21
MacAdams, Walter B—Greenhut Siegel Cooper Co 181.57
McClintock, Darwin J Mason Garage Co, Inc. 121.41
Manning, Jos V—O Henschel.....224.41
Mancinelli, Guiseppe & Marziella—M Rezzini et al 266.62
Morse, Waldo J Jr—C Cohen.....costs, 108.82
Meltzer, Benj N—A Schulman.....36.65
Nothelfer, Peter—A P Bigelow & Co.....114.51
Noe, Paul K Hass 1,668.50
O'Reilly, Geo—C W Radiger.....99.38
Parker, Fredk W—Jno Nemeth, Inc....26,061.71
Pignone, Mike or Michele—P Bernagozzi & Bro 49.88
Perlitch, Raymond—Franklin Ins.....38.38
Pancker, Adolf J Holzman 31.15
Roloff, Walter G E—B Kinney.....143.13
Reed, Marvin T- S Keefe.....223.02
Rocamora, Sol R—Stern Bros.....108.55
Rice, Jos—Hartford Suspension Co.....34.79
Reynal, Sarah Mark Cross Co.....286.32
Ruthenberg, Fred—J Singer et al.....34.65
Rogaw, Milton—Blackstone Canal National Bank 98.25
Rubin, Betty -National Starch Co.....90.29
Rothschild, David—F H Mosher.....139.91
Simens, Leopold S Cohen.....159.41
Sexton, Lawrence E trste—Gabriel Fensterer et al .....costs, 285.53
Smith, Clinton H E E Green.....201.00
Stokes, Emma M—H Staples.....costs, 149.40
Sklarew, Ephraim D L Rice et al.....29.30
Smith, Harry B B Griffen.....132.00
Soidman, Morris—E S Kleiner et al.....54.16
Siegel, Israel M Bernstein 69.41
Sherwood, J Nelson S S White Dental Mfg Co 92.96
Stone, Jacob S A Levine.....1,269.03
Sire, Meyer L—N A Son et al.....50.41
Senior, Theo E—M L Van Ness.....62.83
Schattman, Jacob—Central Printing Co...31.55
Schlessel, Max & David Horowitz—J Rosen. 322.00
Tichenor, Walker K—W S May.....1,130.68
Tinkham, Edw—E R Fiske.....303.99
Trindle, Ida—A Firrenting.....20.05
Teller, Geo W & Winfield M & Clarence W—M Howe 72.49
Whalen, Jas F H Deitel.....99.80
White, Jas—P J Carroll.....costs, 68.85
Weiser, Saml—R Watkins.....1,137.72
Walters, Carl J or Carl Jerusalem—H W Jansen 1,045.16
Werner, Andreas F M Bachrach.....78.23
Wernor, Theo D—N Y Tel Co.....28.26
Wiener, Isaac—M Hirsch.....509.03
Wood, Hubert K—R B Cowing.....238.54
Waldo, Wm B—Titan Steel Casting Co...179.20
Whitridge, Fredk W rec'r—J Hannaghan.570.00
White, Geo A—D Robinson et al..costs, 416.41
Younge, May L S Hirshberg.....129.85

CORPORATIONS.

S & S Constn So & Saul Schwartz—M Broitman 236.62
Francis C Wernig Co—Paul Ruinart Champagne So 77.62
N Y & Brooklyn Delicatessen & Lunch Supply Co—N Y Tel Co.....32.47
Melillo Constn Co, Philip Melillo & De Long Woodworking Co*—I Mosson et al....319.71
same—same 267.42
Bankers & Merchants Electric Protection Co—Maiden Lane Realty Co.....80.43
Victor Drug Co—Victor Paper Co.....29.21
R Di Lizia Co—J H Shipway.....1,533.70
City of N Y—J P Butler.....48.82
F C Knapp Co—Durant Dort Carriage Co.171.54
Elk Steam Laundry Co—W Dordan.....75.00
Genealogical Pub Co—J W Lilly.....137.37
Ig Roth, Inc—R Rosenthal.....578.34
Rutherford Realty Co—L L Williams...4,777.70
U S Title Guaranty & Indemnity Co—M M Stone 2,593.32
S Conforti Contracting Co—Aetna Accident & Liability Co 170.63
same—Aetna Accident & Liability Co.64.41

JAN. 21.

Aarons, Alfd E—Pennsylvania R R Co..602.13
Alexander, Louis—Lawyers Co-operative Pub Co 43.66
Barkas, Isidor & Morris Stern—S Kaplan & Co 38.32
Barkas, Isidor—S Kaplan & Co.....246.41
Bauchle, Wm H & Jno U—C A Winch..725.82
same—same 1,194.76
Berkowitz, Julius—W Ferguson et al....29.41
Berlin, Max N Y Tel Co.....16.31
Boyman, Jos same 29.32
Berger, Whale same 29.40
Boyce, Estalle B—J B Squier 1,667.68
Benza, Philip—N Y Tel Co.....24.51
Bunimowitz, Sol & Sarah—R G Carpenter. 1,885.98
Browne, Mildred A—N Y Tel Co.....43.44
Borowitzky, Max—H Fine 32.65
Bache, Geo F—F Arzberger.....170.07
Brewster, Henry—A I Namm & Son.....169.40
Bernascheff, Jos & Josephine—M Nordsiek 1,449.12
Bendix, Henry H—G G Benjamin.....44.31
Beatty, Archibald F M E Smith.....131.10
Brown, Daisy H—P Outerbridge.....3,724.90
Cooper, Jacob—J H Jasper, Inc.....82.41
Cosenga, Francesco—I Sachs.....32.41
Claisse, Hector—M Melnick 74.41
Carson, Carl H H S Kellogg.....71.90
Cuilo, Patk—American Taximeter Co....114.32
Clark, Jas R same 79.06
Crimmins, Danl—N Y Contracting & Trucking Co 461.21
Combs, Thos S & Wm L Sutphin—O A Marsh 33.57
Ducas, Leo—E Singer et al.....25.75
Dane, Richd—Automobile Trade Directory.107.30
Dunn, Robt L F Trenholm.....136.41
Bianco, Giuseppe & Dominick Modica—G Vanna 222.51
Eckert, Wm C C W Tiffin.....533.58
Ewell, Jas L—E B Grannis.....860.62
Faytak, Mary—H Freeman.....147.91
Fischer, Albt—Brentwood Realty Co.....41.97
Field, Richd C—M L'Ecluse 262.94
same same 2,070.63
Flonman, Nathan & Mary—L Klinger....65.85
Fanton, Leroy S—N Y Tel Co.....18.07
Fawsett, Harvey A—P Gallagher.....70.30
Fornecker, Jos—American Typewriter Co.53.27
Garing, Howard—Dr A Wolf.....29.41
Glassberg, Manny J & Nellie A—L Freed.165.81
Grosner, Pauline—C Dreyfuss 242.37
Galaway, Jas—G Robotzek & Bros.costs, 108.75
Goglas, Fernanda, City of N Y...costs, 234.25
Glover, Saml—L Rosenberg et al.....651.96
Gaites, Jos M—C C L'Estrange.....2,195.90
Goodspeed, Wm—L Gollsleban 44.00
Gass, Jno J Neuf et al 157.43
Hanifan, Wm & Jas Garlan -J W Gasteiger et al 744.03
Hollander, Elmer R—No 47 Park Av, Inc.605.22
Helfrich, Wm G—Knickerbocker Ice Co...799.77
Holcombe, Wm F—M M Gleesman.....317.97
Hirsch, Max—S Rosenstock.....39.48
Haves, Jas F—Trow Directory Printing & Bookbinding Co 91.04
Isaacs, Henry C—E Natoli et al.....592.06
Joubert, Jos H—N Y Tel Co.....45.17
Jackson, Wm S same 115.45
Keller, Michl—Atlas Tack Co.....52.12
Korn, Geo W P Friedman.....193.46
Kessel, Edw A—N Y Tel Co.....37.26
Klein, Jos & Jacob -same 50.98
Kopf, Jno C M Schmetterling 28.12
Leba, Paul & Harris Lustgarten People, &c 500.00
Lewenstein, Carl L rec'r—P Emma adm.1,592.00
same R Emma 592.00
Lauricelli, Antonio & Jos Lambrosa—J P Sauer 62.60

Judgments, Mechanics' and Broker's (Continued).

Lerman, Abr—Rubber Mfg Co.....71.61
Livingston, Philip B S Exam.....costs, 11.20
Loeb, Wm S—N Y Tel Co.....21.26
Lehman, Hugo J—Edelman.....39.31
Lebert, Jos—American Taximeter Co.....36.17
Lubell, Jacob—Jacob Hyman Co.....182.65
Lubell, Harry & Philip—Jacob Hyman Co.....182.65
Lefkowitz, Wm—American Taximeter Co.....73.06
La Cagnina, Bernardo & Giovanna, Abs—I de Bellis—United Metal Bedstead Co.....10.78
Leon, Henri M I Bourgeois.....52.17
Levenson, Harry—Bay Cornish Co.....79.40
Leuenthal, Marcus E—H C Schenck.....502.94
Levitt, Victor D—L Blau.....124.29
Mitchell, Louis I—Thatcher Furnace Co.....80.80
McCarthy, Gilbert D C—Sullivan.....106.52
Miraglia, Leonard—S Spiro.....44.31
McCarty, Wm F M—N Y Tel Co.....89.68
Moscow, Danl—S Greenberg.....29.62
Murphy, Pat—H—N Y Tel Co.....22.02
MacRoseb, Thos D & Eva B Wooster (Ltd)—A Hess.....267.46
Murray, Patk—A J Koehler.....101.28
Medical, Dominick & Giuseppe Dam. o C Varno.....222.51
Nolker, Eleanor O—N—Wm Knabe & Co M & Co.....208.02
Nalick, Henry—Art Metal Works.....22.53
O'Reilly, Luke—Baker, Voorhis & Co.....35.16
Price, Theo L—Manhattan Leasing Co.....99.41
Pondrock, Isidore—S Rosenthal....costs, 68.68
Pfeifer, Anna—M A Geesman.....175.46
Pearlman, Louis M—N Y Tel Co.....18.74
Pesce, Mary—same.....17.79
Paine, Wm S—R Podzur.....114.47
Root, Wm G—H M Turk.....2,274.22
Reid, Homer A—Trebla Realty Co.....179.41
Robertson, Wm H & Sparrow Robertson—Sporting Goods Co. In—N J Carlin..88.12
Redden, Jas M—Branagan.....costs, 110.63
Reich, Esther—N Lacognata.....200.00
Sanford, Edw J—Electricity Saving Co..92.01
Sobel, Nathan—P W Mahler.....406.22
Savarese, Salvatore—D P Harris Hardware Co.....41.40
Spitzer, Jno W Stone.....32.31
Shuman, Sam N Rosenbaum.....229.65
Stettel, Anna—F D Higgins.....218.25
Shapiro, Jacob—C Hellerman.....1,000.00
Schussler, Frank—United Dressed Beef Co of N Y.....297.84
Seigel, Henry—same.....133.78
Scott, Wm—Lloyd Sabaudo.....costs, 108.95
Tuller, Coyle C—W N Burritt.....156.86
Taylor, Annie E—E N Eckhardt.....234.15
Tarpy, Thos—W H Hendrickson.....1,152.85
Vande Goorboirgh, Wm—W Stone.....78.31
Weissman, Abr & Rachel—S Schonzeit...562.40
Wellington, Walter J—M Francolini.....224.85
Wolf, Jay S & Leopold Shenfield—J H Keller.....479.42
Wolff, Jos—American Taximeter Co.....62.47
Westheimer Wm—L T Bigham.....27.98
Wolfe, Richd T—J T Malmberry.....45.11
Walsh, Michl F—Codington Co....costs, 72.48
Wilkins, Van S—New England Navigation Co.....811.49
Zweig, Salo—N J Marks.....422.63

CORPORATIONS.

Falcon Waist Co—J Strauss.....92.32
North Side Iron Works—F Spaqua.....67.41
Picturegraph Co—B H Stern.....60.71
Trautman Air Rubber Tube Co—J C Tomlinson, Jr.....267.65
Wm Guggolz Constn Co—N Y Tel Co.....106.77
Motor Car Exchange Co—P Indelli.....723.00
Ranvier & Co—J Bene.....180.29
Fifty-Second Street Auto Repair Co—O R Weiss Realty Co.....709.42
Falcon Waist Co—G L Lindsley.....79.85
Story Brush Co—E Schmeid.....1,000.00
Federal Tile Co & Jas E Seal—E Spott.4,618.20
Casento Roofing Co—Good year Rubber Tire Co of N Y.....137.73
Orwell Realty Co, Jno J Donovan & Michl J Kelly E K Dolling.....7,255.22
Edgecombe Court Co, Inc—S Green...24,643.09
Jackson Bros Realty Co—Gloversville Garden City Realty Co.....10,429.65
Boduky & Co Inc—W Karas.....148.66

JAN. 22.

Aubin, Leo J—W H Wood, Jr.....120.91
Bedell, Jno H—Simpson Crawford Co.....36.30
Burnett, Irene—Simpson Crawford Co...376.05
Bayles, Chester A—Walker & Pattison Inc.....97.20
Boardman, Nete J & Saml H Simon—Berkley Press.....103.01
Binney, Harold & National Surety Co—People, &c.....500.00
Burke, Jno K—Berry Hotel & Commercial Agency.....621.08
Barry, Gerald J—Columbia Knickerbocker Trust Co.....1,835.00
Butler, Harold R—Peck Press.....147.76
Cohen or Cohn, Louis—H Brill.....1,248.98
Crapo, Jennie & Saml S Hatt—Albany Trust Co.....548.36
Casino, Anthony J—E O Sutton et al...297.91
Clapp, Henry B—A C Maerkle.....385.03
Casey, Frank J—City of N Y.....59.41
Carney, Thos J—C W Leavitt, Jr.....1,258.40
Cregenyi, Lados M—Habek.....128.47
Cronin, Jos H—Eastern Safe & Vault Co..31.21
Cocke, Philip St G—Columbus Ins & Banking Co.....9,139.31
Casey, Helen F—B E Thomsen.....2,330.03
Dore, Jas A J M—Lockwood.....102.24
Dicker, Julius—City of N Y.....59.41
Donaldson, Jno—A C Maerkle.....120.91
Dunkelblum, Saml & Amalie—R Zisselman.....42.48
Devine, Patk—American Exchange Cigar Co.....112.70
Dein, Herman H & Philip—Chilton Paint Co.....114.70
Davidson, Manuel—Jersey City Galvanizing Co.....169.63
Dubowy, Sigmund—E Kaufman et al....124.51
Dixon, Chas L—G A Hoffman.....
Ernst, Carl—City of N Y.....264.41
Eadie, Colin M—same.....264.41
Economon, Geo T—A Glick.....543.97
Fenster, Max—L Kind.....280.47
Fuller, Henry H—Century Holding Co...248.70
Friedman, Jos A—Mintz.....202.40
Freeman, Sam—M M Goldfarb.....70.46
Fink, Fanny—Wolfert & Raphael, Inc..126.65
Gilbert, Marguerite—F V Adams..costs, 149.82
Goldberg, Saml—City of N Y.....264.41
Gordon, Abr—same.....264.41
Goodman, Max—same.....264.41
Gordon, Louis S—Muller.....30.14
Gorch, Paul E—et al.....125.98
Garone, Martin—F B Chedsey.....2,757.47
Goodman, Fred F—W H Vander Poel....870.21
Greene, Anson—Hudson Granite Co....61.17
Hersch, Simon—Hartford Fire Ins Co....44.41
Hess, Wm E—same.....433.51
Hess, Geo—N Y Tel Co.....18.00
Hansen, Wm—D G Howell.....540.31
Hencken, Henry—City of N Y.....264.41
Horne, Jno—same.....48.18
Jackson, Stephen H—City of N Y.....264.41
Katz, Ely M—Rothschild.....69.45
Katsenstein, Jos—Sloan & Clapper, Inc..276.71
Kelly, Peter H V H Carroll.....62.88
Kelly, Jno—same.....280.45
Kerr Lack, Patk L—Simpson-Crawford Co.....223.13
Kerr Eng K Sherman.....93.11
Kerr Jno M Crook.....123.57
Kerr, Wm—A Stember.....53.46
Kerr, Wm W C Stemmerman.....12,246.37
Kovacich, Michl, gdn—Acker, Merrall & Condit Co.....costs, 154.34
Licht, Herman—Simpson-Crawford Co....68.01
Lenz, Matthew—W E Bloodgood et al....285.85
Lenz, Peter M J H Knubel.....62.66
Lesser, Geo W & Reine D—Daly Bros Co.....1,445.88
Locker, Benj & Jacob—Friedman Bros & Odelman.....83.53
Locker, Herbert—C J Hillis.....97.65
Lucek, Jno—L Greim.....costs, 105.00
Lucek, Jno—A Greim.....costs, 105.00
Lucek, Anna—L Greim.....costs, 105.00
Lucek, Anna—A Greim.....105.00
Levine, Max & Abr Lipschitz—M Katz..296.65
Lubke, Geo W—D Schultz.....492.63
Lipschitz, Isidore—Morse & Rogers.....37.13
Lindner, Peter—Max Mittenthal & Sons...48.12
Lowe, Addie—A V Rochester.....75.85
Lane, Thos J—Standard Plumbing Supply Co.....222.76
Magdaner, Abr—N Sims et al.....177.65
McGowan, Patk, Robt Wales—Noonan & Price Co.....678.02
Maglio, Jos A—J Halperin.....47.96
Myers, Louis D Myers.....costs, 38.58
Mooney, Keith I H Russek.....107.23
Moore, Herbert E H Simon.....281.93
Mielke, Ewald H, Johannette Mielke & Carl O Ruser C Baer.....1,094.70
Norton, Wm F—W P Taylor Co.....2,100.16
Nallen, Wm B—A Piercy.....365.93
Normoyle, J F—I Moreus Woodworking Co.....34.73
Nichols, Henry J—Bronx Borough Bank..479.39
Oswald, Chas F—Realty & Commercial Co.44.41
Overlaugh, Jos—Simpson-Crawford Co....97.25
Owens, Isaac L—Boyer Klamp Constn Co 130.26
Pittelli, Frank—Eastern Brewing Co....451.40
Parker, Abr Wheat & Pattison Co, Inc..74.86
Pappas, Chas—W of N Y.....264.41
Pell F Livingston—same.....264.41
Potter, Emily H—I J Gibbons.....1,072.18
Policastro, Cleonice, Lewis De Lorenzo & Frodk De Lorenzo—M Flanagan.....74.53
Patterson, Harry D—City of N Y.....59.41
Pearl, Ethan M—Acker Merrall & Condit Co.....103.74
Rich, Nathan—I Levy et al.....102.00
Rubinstein, Bert M—Sabsevitz.....553.40
Rubinstein, Abr M—Mishof.....137.53
Rose, Max—Con N Y Tel Co.....51.76
Rubenstein, I A—same.....43.92
Rosenbaum, Geo J F—Mattesta.....37.72
Rosenblatt, Max G—Abel et al.....166.27
Rosenberg, Jacob—I Capek.....119.91
Rogers, Peet & Johnson Falls Rubber Shoe Co of N Y.....114.28
Rosenthal, Jos M—Joseph.....169.77
Rabinowitz, Max S—Silver et al.....64.65
Reinhardt, Chas J—R C Tillinghast....192.52
Rosenthal, Emily H—Kastens.....costs, 114.62
Rosenthal, Emily H—Kastens.....costs, 107.70
Rotter, Sigmund S—N Y Times Co.....35.83
Stanton, Robert A—Engele.....17.55
Schaumberg, Julius—Walker & Pattison, Inc.....98.56
Sprung, Phil—Hartford Suspension Co....91.86
Schwartz, Jos—Colwell Lead Co.....63.92
Shaw, Jas B—P Overhage.....71.17
Simonds, Edw F—M L Ernst.....536.80
Siegel, Jos—A C Maerkle.....510.67
Starr, Nathan—Security Bank.....165.65
Schirr, Jno H—Kern Bros.....465.77
Stumpf, Anna & Anthony—First Natl Bank of Westwood.....2,668.72
Stern, Leon W—Lehmann.....200.00
Stern, Daniel T F Engle.....527.47
Stern, Jos F—F L Flick.....28.84
Stern, Jos T Wellington & Staff—C W Wolf...31.91
Shanahan, Chas W & Jos—Shapiro—S G Isaac.....70.95
Schwartz, Anthony—C N Y Tel Co.....22.09
Schulman, Jos—Friedman Bros & Odelman 45.25
Snohn, Harry—N Y Tel Co.....42.70
Schuster, Jos S Koetter et al.....52.86
Stern, Peyton—Gerlach Co.....2,508.98
Stern, Sam—Medford Realty Co...415.66
Stern, Wm—N Y Tel Co.....27.80
Whisten, Veronica I—City of N Y.....264.41
Weinstein, Wm—Rosenthal & Bickart Inc.....105.59
Wilson, Harry E—H B Hanson.....80.41
Wilson, Mary—Jos M Elron.....92.50
Wilkes, Nathaniel R—Chandler Oil Cloth & Oil Co.....105.01
Wolf, Wm H Chodzenik.....274.65
Wolf, Harry A Fox.....29.65
Weber, Jos W Grell.....49.61
Wiseman, David J Johnson.....59.41

CORPORATIONS.

Chas A Gowen & Co—I Exan.....429.22
Electrical Auto & Repair Co—R R Ricketts.....112.91
Equitable Trust Co—City of N Y.....59.41
Consumers Co of America—City of N Y..264.41
same.....264.41
Marine Merchants Terminal Co—Donovan Bros.....747.62
Decorators Casting & Constn Co—City of N Y.....264.41
Greenwich Bank—same.....264.41
Wm H Jackson Co, Inc—same.....59.41
Wall Bond & Mtg Co—Singer Sewing Machine Co.....224.41
Wilcox Turpentine Co—Knight Crockery & Furniture Co.....150.83
West End Constn Co—City of N Y.....64.41
Hanover Contracting Co—Chapman Valve Mfg Co.....2,061.19
Ballston Pulp & Paper Co—N Y Belting & Packing Co.....259.63
Congregation Besa Hachneses Milbe & Reuben Fisher—City of N Y.....264.41
Philip A Payton Jr Co—G W Bromley et al.....89.41
Conrady Stevens Co—Grantwood Moulding & Trim Co.....98.01
A A Sash Door & Trim Co—Vogel Cabinet Co.....120.06
Falcon Waist Co—Imperial Braid Co, Inc..27.31
Universal Road Machinery Co—West Side Foundry Co.....926.71
Inslee Co & Louis Duysters—Andw H Kellogg Co.....708.83
Monaton Realty Investing Corpn—A S Malcomson.....1,176.81
Ina E Sees Co—Frank P Hayes Co.....66.75
S Milford & Co..A L Kahn.....34.51
Ponce Realty Co—W D Lent.....681.98

JAN. 23.

Anthony, Mary F—C Stubenbord Jr et al..36.90
Anthony, Eugene—same.....36.90
Alexander, Henri P—M Smith.....131.27
Balch, Florence M—N Y Tel Co.....21.08
Berkowitz, Harry M—same.....15.50
Bavier, Mabell—same.....31.32
Byrne, Wilfred P—G Kern.....113.78
Bodker, Albt J—H Hecht.....104.19
Bang, Otto—H Bang.....costs, 42.91
Brennan, Abr—M Stern.....47.17
Blumberg, Alex J—W F Severance.....176.25
Butler, Wm—R H Dickinson.....107.95
Brunning, Chas—Ragus Tea & Coffee Co..97.23
Call, Richd E—F Hilker et al.....88.01
Chester, Anita C—N Y Tel Co.....13.01
Conway, Julia & Michl—Jos Stern & Sons.112.17
Cook, Leroy—P M Martin.....70.10
Cassen, Sara L—T Blumberg.....1,669.43
Derby, Jno N—L M Moore.....191.04
Du Mahaut, Adolph N—C Weisbecker 123.51
Driggs, Wm S—M E Driggs et al..costs, 102.60
Ernst, Ehler J—Fiss, Doerr & Carroll Horse Co.....677.90
F Iler, Moritz M Morgenthau, Jr.....76.37
Fulham, Blanche N Y Tel Co.....40.20
French, Sarah—Saks & Co.....84.22
Fogel, Abr—Commonwealth Glue Co.....25.41
Freileweh, Fredk—L F Robertson & Son..53.50
Fiore, Jos—Ross Stern Co.....150.60
Fitzell, Anna—J Winterbottom & Son Co.206.28
Feist, Louis—H J Hurowitz et al.....77.65
Evans, Eliz T Floch.....28.52
Freedman, Herman—Uranium Steamship Co Ltd.....61.41
Freedman, Jos & Louis Weinstein—E Kleinhaus.....138.14
Fenton, Michl J—A E Davis.....215.15
Gilder, Jane—F E Bauer.....119.91
Goldstein, Chas, Wm & Harry C K Sanborn.....79.83
Gelwey, Davis R W Hemmendinger.....91.20
Greig, Carrie L M—N Y Tel Co.....17.06
Glennon, Jos P A T Brown.....134.59
Gillies, Jos F—E White et al.....367.47
Gould, Michl—Chas Prince Co.....509.51
Galbraith, Jas E—I Kind.....17.17
Gottheim, Harry F—Ph Weinberg & Sons 64.41
Groh, Fred C H Hart et al.....216.74
Garson, Benj—Lobolt & Co.....124.82
Hammerstein, Eleanor E—N Y Tel Co....29.33
Hermann, Wm J & Wm Rosenstein—Northern Bank of N Y.....261.30
Hess, Geo—M H Walz.....costs, 121.50
Hand, Hermann—N Levy et al.....161.91
Hess, Lawrence R—H Walz.....costs, 108.00
Hasberg, Nathan—Picker Bros.....131.74
Holley, Rose A P Graham.....989.41
Isadore, Ida S Lazarowitz et al.....69.90
Jackson, Salo J or Stanley J—N Y Tel Co 92.51
Joubert, Jos H—Walter J Buzzini Inc..274.50
Karpowitz, Max L Butinsky.....costs, 76.75
Kent, Hannah H Feiner et al.....96.53
Keating, Jos—Holley Hotel Co.....537.29
Kafka, Otto—Davenport Leatherware Co.452.21
Linder, Chas—Henry Kroger & Co.....86.70
Levett, Harry S & Rose—H E Reese....534.41
Levy, Danl B—N Morris et al.....332.28
Lederer, Geo W—"Joseph".....289.65
Lebensfeld, Saml or Sam—N Levy et al.265.70
Mussler, Michl—Ragus Tea & Coffee Co..37.19
Max, Leroy R—S L Harvey et al.....170.73
Munday, Thos E—Jno Wanamaker N Y.137.27
Morrison, Jno E—Rex Mineral Water Co.126.44
Martine, Randolph B J—Murray & Drury.282.41
Macnaughton, Clara H—J Winterbottor & Son Co.....180.18
McIntyre, Jas D M L Rogell.....650.00
Myers, Abr, gdn—J Eisen.....costs, 68.38
Montegriff, Agostino H Jr—A W Meisel..66.15
Mercer, Robt—D Lennox.....186.01
Myers, J Franklyn—C H May.....140.61
Moses, Morton—Gansevoort Beef & Provision Co.....361.31
Mayr, Pierre M—W H Fulton.....202.39
Murray, Wm M—J B Haggin.....705.74
Mosher, Wm J D J M O'Callaghan....494.41
Mynk, Isidore—Knit Goods Excange Inc.1,080.82
Goldenbank, Antoinette G—Elk Realty Co.89.41
Pelletier, Saml H Duparquet Huot & Monruse Co.....118.41
Pearl, Maurice—A A Chiet.....541.19
Puterman, Saml—Boston Excelsior Co....54.17
Plunkett, Christopher—Wm McShane Plumbing Supply Co.....270.44
Petrucci, Nicholas & Caesar—P De Palma.69.68
Pennacchio, Paolo—J J O'Connor.....99.35
Pelletier, Saml H Schlenoff.....32.90
Powell, Harry W—Germania Ins Co....4,874.21
same, same.....4,870.71
Remigio, Zabelli & Pavero.....50.96
Reisler, Chas R Groth.....426.41
Reinhardt, Chas J—Fiss, Doerr & Carroll Horse Co.....164.94
same, same.....527.72
Serber, Benj—F Singer.....250.95

Salzberg, Harry –Jos Stern & Sons Inc..126.26
Stup, David, gdn—Illustrated Postal Card & Novelty Co 108.52
Smith, Graham—J B Thompson et al....467 78
Scaranelli, Louis J -E Brugnoli 110.11
Spiro, Simon—N Siegler et al....costs, 18.41
Sokolic, Anthony—Saks & Co.....49.08
Silver, Benj & Louis Segelbohn—People &c. 2,500.00
Segovitz, Isaac—J Greenberg Co.....48 89
Spencer, Geo B E G Stevens.....126.15
Schepps, Harry B—Japanese Fan Co....121.78
Smith, Jno W—W N Penney.....costs, 117.88
Sayles, Alice—Kilgore & Pertillo Inc....126.39
Tanteri, Carmelo—G Tripari et al.....474.40
Thorne, Fred H - City of N Y.....192 61
Van Zile, Ed S—N Y Tel Co.....64.81
Viau, Eliz A—A Nassoit 50.00
Van Glytenbeck, Anton & Paul E Schmitter—P A Hunt Co 133.15
Williams, Jas—C Schuster 88.30
Warshausky, Morris—Emil Kurzveil—W Salomon 92.61
Zigholi, Guiseppe & Ernesta Robinstelli -M Salla 197.86
Zink, Conrad—Hannis Distilling Co.....454.77

CORPORATIONS.

Marks Adjustable Chair Co—H M Tales..27.57
Zaller Printing Co—Eagle Printing Ink Co.14.32
Novelty Web Co –B Kahn 660.21
Ducci Contracting Co—C M Mapes.....41.52
Greenwich Investing Co—F C Ford et al.103.02
Karat-onyi & Kometz Import Co—C F Eccardt et al 404 16
Troy Pacific Inc—Carter, Black Ayres ..188.90
Faxon Carlson Co—Glokner & Blue Co....79.00
T Richards Co—F W De Voe & C T Reynolds Co 91.92
Astoria Wire Co—Telephony Pub Co.....153.02
Austro Americana Steamship Co Ltd—F Dobek 1,678.63
Knickerbocker Auction Co—H W Donald et al 2,070.20
Solon Constn Co & Massachusetts Bonding & Ins Co—W Buess 950.20
M W May Refining Co –A Rapaport 365.75
Wendover Bronx Co, Abr Silverson & Conforti Excavating & Foundation Co—T C Wood 372.53
Granite Springs Water Co—Frank E Morse Co 708.22
Arthur Ackerman Lighterage Co—J T Clark 337.37
City of N Y—T Lloyd 163.94
same –M Terranova 1,677 98
City of N Y, Snare & Triest Co & Bernard Rolfe—F Drummond .....costs, 9698

JAN. 24.

Alperstein, Bertha—N Y Edison Co.....13.11
Albanos, Theo—M L Phillips 16.69
Alexander, Frank –H & E Gothberg Mfg Co. 149.50
Attix, Thos* & Albt—Benj Electric Mfg Co.43.53
Alexander, Cecil E A C Flamman...costs.100 27
Altman, Benj E Schweinburg 234.27
Aechtold, Adolph—N Y Edison Co.....13.03
Boyle, J Mora same 29.47
Broder, Julius—same 12.02
Barrett, Jennie—same 11.31
Bloom, Jos same 14.70
Berger, Jos & Abr Pollekoff—Nat Buckman Co 227.36
Bolz, Geo & Jacob—Blue & Queripel Co, Inc 144 33
Bishop, Wm T—Bklyn Union Pub Co.....costs, 109.84
Barchas, Rudolph—E Kaufman et al 101.52
Eursch, Gustavus A R H Donnelley 39 41
Boland, Reuben—S J Bloomingdale et al..179.65
Barnett, Chas B -H Freedman 75.15
Baff, Aaron—M H Phillips et al 781.37
Bowsky, Harry –M J Mandelbaum 126.14
Collins Press—N Y Edison Co 65.34
Christopher, Harry D—N Y Edison Co ...44.42
Callanan, Harry D—N Y Edison Co 28.68
Cameron, Alex Jr—R Neeser 127.46
Clarke, Robt E—Commercial Advertiser Assn 73.60
Conly, Geo & Eliz Ladley—R H Donnelley.82.97
Cohn, Leah B Rubel 432.00
Comppe, Geo M Rosenstock 33.45
Connell, Edw S—R Barnes 131.70
Donnatin, Louise—Jas McCreery & Co ...62.65
Davison, Fred J -E Arthur 136.77
De Roy, Emanuel—N Y Edison Co 9 89
Donohue, Jane—17th St Realty Co 126.41
Decy, Robt J—R H Donnelley 46.11
Doherty, Cornelius F—J J Higgins 397.15
De Lacy, Jas O & Jos K*—D L Eates & Bro Co 75.37
Donaldson, Robt J* & Jacob Abbate—H B Clafflin Co 264.35
Condon, Patk S J Plunket et al 42.17
Dietz, Louis A Sayers & Fisher Co 226.81
Einhorn, Henry—N Y Edison Co 18.18
Elliott, Maitland E—S A Kerr et al 69.56
Edelman, Max—F Singer 436.34
Fawcett, Mary A—Jas McCreery & Co....20.75
Finkelstein, Israel M—S Orange 105.24
Fitzgerald, Mary A –L E Muller 544.62
Friend, Arthur G—Gimble Bros 265.83
Fisher, Florence E—C C A Stoll 311.12
Flanagan, Fredk P—A B Warwick 61.41
Globus, Sol A Lercher 35.35
Gillis, Jos F—L H Cornell et al 42.16
Greenblatt, Sarah—Standard Dress Suit Cast Co. 140.80
Gershel, Ben or Benj—M Cohen et al 981.06
Greening, Paul—F K Boemcke et al 232.20
Henninger, Albt—N Y Edison Co 38.81
Hennen, Madge L—H D Tudhope 1,380.62
Hoppenfeld, David—E Osserman et al 40.41
Hose, Chas G—R H Donnelley 102.81
Heidingsfield, Benj L—J L Arguimbau et al. 90.97
Hochreich, Louis & Henry Sacks—Cudahy Packing Co 25.70
Higgins, Edw F—Westfield Plate Co 62.90
Hass, Eugene J Pavers 155 98
Hertheimer, Sigmund –J A Morgan 82 94
Hefferman, Jno F—Title Guar & Trust Co..96.90
Imperator, Augusta—I K Taylor.....6,116.72
Jones, S Seaman—R H Donnelley 74.41
John H Tripler Inc—T Koehler 866.38
Joline, Adrian H & Douglas Robinson, rec'rs—L F Greenfield et al.....447.20
same—T M Franck 495.10
Kramer, Jos & Rebecca Roth—R Hictishman 140.00
Kunz, Louise—J L Lymer.....2,228.46
Keith, Alex R V H Carey 1,000.2
Keenan, Bernard Sr & Bernard Jr—S C Lamport et al .....costs, 12.41
Lane, Louis N N Tecklia & Co .....
Levine, Ben, Funk & Wagnalls Co 89.14
Lamson, Geo L Jas McCreery & Co.....25.17
Lopiito, Cha E M Vickers 220.05
Lipschitz, Emanuel Knit Goods Exchange Inc 174 85
Loring, Wm A C Krusch 1.33.91
Lauterman, Walter L L Schneider 27.68
Little, Wm—Dunbar Box & Lumber Co....51.57
Lansley, Jno same 46.90
Lumley, Robt P—Pure Oil Co 166.95
Multy, Lawrence V B Rogers 554.84
Mayer, Montag J H Cenheim.....45.54
Mayes, Lorenz D & Minnie—F Rydene ..40.40
Morales, Ralph—Interborough Rapid Transit Co .....costs, 69.88
Mandel, Henry J Q M Carthy 6,526.91
Mattioli, Paolo—M A Verdi 28.97
Morris, Herman—H Ebbinghausen et al..323.65
Morrison, Robt A—United Distillers Co ...90.00
Mengerson, Henry B—Diamond Rubber Co of N Y 55.29
Meanley, Eugene L- J A Morgan 73.54
McCarthy, Wm F, Mary McCarthy, Hannah L Corbett, Julia F McCarthy & Mary A Elsen I Wol 3,367.04
Needham, I Gale Frank Shepard Co 40.60
Nichols, Henry J W C Peters 552.12
O'Neill, Mary—G W Z Harper 121.55
Porter, Etta—O'Neill Adams Co 105.34
Provost, Eliz F—P C Kullman & Co.....534.41
Peri, Tony & Raffaele Cupoli—People, &c.500.00
Paper, Abr & Frances S Fishman—People, &c 1,000.00
Plympton, Eben—Liebler & Co.....27.60
Pucci, Antonio G—D J Ahern.....370.20
Powelson, Burt D –E B Sammis.....5.41
Peck, Edw S—Frank Sheppard Co.....34.06
Pichard, Saml—Jas McCreery & Co.....75.26
Rosenberg, Louis—Lee Lash Co.....42.31
Rubin, Rose—J McQuade.....84.39
Rooney, Eugene J—Catskill Supply Co...712.87
Rodgers, Henry R—Butler Bros.....80.25
Richardson, Stephen J -Bronx Home New Pub Co et al.....costs, 256.16
same—C S Horgan.....costs, 75.00
Rinkenberg, Geo E—W H Wooden et al..252.90
Smith, Jas—David Shannon Co.....351.82
Spon, Harry & Herman Even—N Y Edison Co 11.06
Syracuse, Virginia—City of N Y.....264.41
Siegel, Wm & Max Alpersrein—S Dobschutz. 809.88
Seyfried, Mary—E Kaufman et al.....53.20
Schwarzler, Albt J -M Wessel.....1,140.32
Shinkman, Max & Oscar Lustgarten—Adolf Prince Co 744 70
Solinsky, Moses—"Rectors" 141.40
Sayet, Paul—E I Du Pont de Memours Powder Co 50 51
Spadacini, Antonio—same 287.41
Simpson, Barbara—M N Hoguet et al...496.75
Sheehan, Wm F—W W Irwin.....50.86
Singer, Wm & Jacob Abbate—H B Claflin Co 264.35
Streep, Michl—J E Rodgers Mfg Co.....83.74
Sickles, Danl E—A Heckscher.....8,015.82
Silverson, Abr & Wendover Bronx Co—Chelsea Ex Bank 156 98
Tarler, Paul S—G Mannheimer.....29.65
Werner, Alma—E R Cohn.....2,139.26
Wood, Lewis G Jr—E C McGregor.....45.88
Whittemore, Edw L—W E Prudin Hardware Co 59.80
Weisburger, Jos—G Pendorff 31.15
Wendelberg, Alexander—Star Expansion Bolt Co 74 68
Watterman, Franklin—A Tune 47.91
Zuccarelli, Ino –T Brindisi 234 96

CORPORATIONS.

A Balcon Co—N Y Edison Co.....87.91
Eldorado Cafe Co—same 137.94
Greenwich Investing Co—City of N Y....64.41
227-229 West 17th St Constn Co—same..264.41
S Bonewur, Inc N Y Edison Co.....64.43
New York Metal Ware Co—Rome Mfg Co..41.71
Zerega Realty Co & Mamie Costar—H G Silleck, Jr 350.11
Latham Realty Co—J Nehring.....1,896.12
Le Roy Realty Corp—W G Archer.....70.01
Employers Liability Assurance Corp Ltd of London, England—Harbor & Suburban Building & Savings Ass'n 6,165.91
Delpark Productions—M M Henderson.5,760.90
Payne Constn Co J C Crevaling.....155 57
N Y Transportation Co—C McCruden..1,634.84
Bronx Home News Co—J O'Flaherty, Jr.....13,000 62
West Farms Constn Co—City of N Y.....7.00
Raymond D Spaines, Inc J Ramsay.....344.96
West Farms Constn Co—City of N Y.....109.50
Newkirk Garage & Taxicab Co & Delphin H Spicer Diamond Rubber Co of N Y....60.56
same—S F Bowser Co.....92.19
Heinrich Bros—C E Morrifield.....17.41
Heights Metropole Co—M Eberhart & Son Co. 1,434.21
M Groh's Sons- M M Hargrave.....200.00
same—A Hargrave 2,085.00
Sylva Carmen Cigarette Co & Spiro Michareky D Typermass 40.69

Borough of Brooklyn.

JAN. 16.

Abrams, Maurice D—J B Muller.....1,117 86
Baron, Moe—Scranton & Lehigh Coal Co.156.25
Blake, Wm H—Commr Excise.....78.97
Bollowitz, David—G G Fuss.....25.09
Bristow, Charlotte—Louise R Gearhart....98.80
Cataldo, Francesco & Pasquale—Mary Selza.. .....1,073.77
Crosson, Jno F -J E McCarthy & ano as exr, &c 1,968.97
Colbert, Patk J—Philomena F McCleary..192.35
Dina, Salvatore—C L Baumann & Co.....95.60
Danby, Robt J—C Hobohm.....86.25
Duckworth, Albt W—Scranton & Lehigh Coal Co 80.27
Duggan, Jno—T Hogan & Sons.....108.00
Figundio, Biasi—G W Martin.....87.00
Fish, Carl*—D Kornblueh 113.91
Freed, Moses—Bessie Derchinsky (infant).100.00
Fuller, Gains C—Jno A Roebling Sons....74.86
Gifford, Henry E—Anna M Gifford.....108.82
Gold, Abr N Sackler 20.40
Gutman, Rose—Jno A Roeblings Sons.....74.86
Heissenbuttel, Jno H—Hannis Distilling Co.66.93
Higgins, Frank—R Chapman.....324.97
Jandrain, David as exr &c Carl E Katte Junghahn 546.00
Keil, Henry H—Bogert Flour Co.....605.79
Murdock, Harvey—P H Holt & ano.....85.62
Murphy, Jos P—Grace F West.....116.90
Marks, Amelia—I Rosenthal.....10,102.64
O'Connor, Edmund—C W Hall.....20.40
Pell, Minnie E—H Rowley.....21.52
Pitman, Mary E & Wm J—Elie M Curren..98.20
Polo, Andrea—M Dacchille & ano.....105.82
Pritchard, Jas C—Mary Enright.....550.00
Parks, Frank J—N Y Tel Co.....17.67
Storms, Harry I—A T Ghegan & ano.....344.50
Tamarkin, Max—C & E Chapal Freres & Cie. 1,859.28
Vindrella, Baldasario—S Florio.....98.70
Weeks, Nelson—O C Brown & ano.....71.56
Weinschenker, Chas & Jacob C & E Chapal Freres & Cie.....1,859.28
Weinschenker, Chas & Co—C & E Chapal Freres & Cie.....1,859.28
Weissglass, Saml—D Kornblueh.....113.91

CORPORATIONS.

American Molasses Co—A H Thomas.....667.63
Baldwin Realty Co—A McGillin.....2,602.57
same—J M Scannell.....2,602.57
B H R R Co—I Muojo.....1,127.60
Bklyn Howard Colored Orphan Asylum—Croker Nat'l Fire Prevention Engineering Co. 281.92
N Y Lighter Co—Jno A Roeblings Sons....74.86
Royal Automatic Machine Co—D Kornblueh.. .....113.91

JAN. 17.

Abbott, Albt R*—N Y Tel Co.....53.80
Abbott & Dorney—N Y Tel Co.....58.80
Agid, Sam & Sale—Gowanus Wrecking Co.192.03
Albino, Antonio—State N Y.....1,000.00
Andrews, Jas—Bklyn-Touraine Hotel Co..402.42
Eesdine, Louis—N Y Tel Co.....27.88
Bellouny, Jos same 15.47
Bunel, Chas A—Star Finance Co.....47.22
Blau, Henry—City N Y.....17.40
Castle, Fred E—F L Mills & ano.....26.37
Caspersen, Henry—N Y Tel Co.....16.07
Catharine, Rosse E same 16.22
Cohen, Pauline—same 17.61
Copeland, Johnnie same 36.55
Christensen, Louis—Atlantic Supply Co....79.56
Dorney, Chas S—N Y Tel Co.....53.80
Delaney, Jas—same 17.95
Duckworth, Albt W—same 19.08
Falconer, David—Nat'l Surety Co.....2,172.38
Foinstein, Abr—Margt L V Shepard.....216.35
Fitzgibbons, Andw W—N Y Tel Co.....16.37
Fisher, Leonard & *Percy doing bus as Fisher Bros same 15.17
Gesoff, Julius—Primrose Shirt Co.....66.45
Goss, Chas T—N Y Tel Co.....31.39
Hahn, Justin—T Preston (infant).....792.53
Harby, Marx E—C B Willis.....1,114.69
Harvey, Edwin J Jr—Bklyn Citizen.....21.63
Holmes, Alfred F—Clara Heustis as extrx..99.39
Jervis, Vincent—A M Wise.....25.40
Johnson, Clarence B—F H Leggett Co.....51.03
Johnson, Saml D—N Y Tel Co.....16.86
Kahn, Isaac—J Hirsch Co.....155.29
Karman, Jno—N Y Tel Co.....20.39
Koffman, Jacob*—A Kuflik & ano.....348.79
McCloskey, Wm J—B H R R Co.....114.97
Miele, Humbert—N Y Tel Co.....20.58
Miller, Jno E—C E Fink.....27.76
Mirsky, Abr—State N Y.....1,000.00
Neff, Cath T—Luella Eisenlohn & ano....615.95
Noonan, Michl—Astor Mtg Co.....951.57
Payne, Otto W—Julia Flaherty 278.60
Pearsall, Harry E—Margt Paterson & ano.178.65
Pfohlmann, Geo Frank Ewy.....499.35
Pritchard, Jas—J Thomas.....396.93
Rosenagel, Chas—N Y Tel Co.....16.04
Sanitary Steam Laundry—L Weinberger...75.15
Warfield Laundry Corp—same 75.15
Simon, Sophie M—N Y Tel Co.....24.47
Scheckner, Sigmond—Duval Co 31.44
Sullivan, Thos (infant) by Peter J—B H R R Co 107.47
Stacom, Philip & Ellen—A Wagner.....1,335.26
Streicher, David—K Rubin & ano.....77.58
Tichenor, Chas R—Walker & Patterson....59.41
Topel, Meyer, Nathan, Ida & Bessie—Colwell Lead Co 1,127.79
Trautman Air Rubber Tube Co—J Bendrim.. .....519.40
Trautman, Ira F—J Bindrim.....519.40
same—same 519.40
Trautman, Ira—A Kuflik & ano.....348.79
Werner, Theo D—N Y Tel Co.....28.95
Weinmuller, Alois—United Stone & Repair Co. 55.97
Weissman, Sadie—N Y Tel Co.....17.95
Wilkes, Geo same 18.20
Yules, Jno—N Y Tel Co.....16.17

CORPORATIONS.

Island Cities R E Co—W C Roszel.....997.17
Jan A Williams Impt Co—C Rothenbach.269.71
N Y & Bklyn Delicatessen & Lunch Supply Co—N Y Tel Co 32.47
Star Peddlers Supply Co—B Wachs.....423.66

JAN. 18.

Allen, Geo—D A Thomas.....99.30
Ariowitz, Harry—B Robinson.....59.76
Bernstein, Morris—S A Bell.....121.78
Bergan, †Jacob*—J Ryan 61 76
Campbell, Jas A—L W Mack.....595.85
Caster, Harry—B Hershenov 25.22
Davis, Benj—M Herzfeld 761 59
Dougherty, Edna L—B Avery.....5,650.58
Field, Richd C—M L'Ecluse.....262.94
same—same 2,670.63
Gavin, Jno—A Gottersman 108.21
Goldberg, Hyman—C H Hackett et al....123.12
Greenfeld, Pinkas—H Buchler.....107.05
Heslin, Chas—Betsy Gottersman & ano...108.21
Hoffman, Louis -S A Bell.....121.78
Kirk, Marg J—City N Y.....118.65
same—same 73.45
Kotcher, Geo E Kelly 483 34
Kutler, Saml—P Hellinger.....1,395.68

Judgments—Brooklyn (Continued)

Kotler, Sam same 1,357.68
Liebman, Jos P Hellinger.....1,357.68
Logan, Geo A B Avery 5,650.58
Mashu, Hyman J Ryan 60.76
Meyer, Cord A B Avery 5,650.58
Murdock, Harvey T L Leeming & anos & ors 70.47
Markowitz, Wm G G Tesse.....77.11
Rafferty, Jno T State N Y.....125.77
Schmitt, Philip J K Brown.....231.70
Senior, Ida L, Natl Casket Co.....247.56
Senior, Ida L & Theo E same.....240.56
Silverstein, Goldie—Singer Sewing Machine Co 46.97
Sehlmeyer, Wm—United Confectioners Supply Co 169.95
Sohnen, Rachmiel J Hershenov 47.73
Sacks, Abr J Sacks 200.65
Steinfeld, Abr C H Hackett et al 123.12
Zeitler, Eugene—Union Holding Co.....63.40

CORPORATIONS.

Aronson, Peter—Federal Tile Co.....104.48
same same 77.98
Aronson Realty Co—Federal Tile Co.....104.48
same same 77.98
B H R R Co Margt K Rorabacher 300.00
F A Alford Co—Davison Lumber Co.....357.78
H F Hat Co W J Young 130.90
Morse Dry Dock & Repair Co—E H Curnow. 92.17
Morse Dry Dock & Repair Co—M Dempsey 105.37
Mutual Furn Co—H Wiener & ano.....34.40
Ormond Motor Car Co—Jones Speedometer.20.91
R & M Constn Co Bklyn Daily Eagle 155.12

JAN. 20.

Barnett, Max B—J Flux.....9.92
Cohen, Saml M Bergman 36.00
Day, Jno H J Wood 40.65
Druckerman, Abr—A Shapiro.....39.05
Duerr, Geo J E Hulsen 35.00
same Rebecca Hulsen 100.00
Glassberg, Manny J & Nellie A—L Freed.165.81
Goldberg, Saml P Malzman & ano.....128.67
Happe, Cas A—J Jaburg & ano.....49.30
Harmon, Wm E & Clifford B doing business as Wood, Harmon & Co—Borough Devept Co. 113.01
Harris, Harry—A I Stark 85.15
Horowitz, David J Rosen 222.00
Kaufman, Bernard—Milbury Atlantic Mfg Co. 80.90
Knabenschue, Henry S A D Matthews Sons 100.00
Kriess, Nathan A W Herzog 46.90
Meyer, Ernest G Wohlfer 48.91
Machot, Hyman A I Stark 85.16
McMulkin, †Henry S—Bway Wine & Liquor Co. 72.63
Mintz, Nathan—Union Bank.....6,747.25
Misikoff, Meyer—H Caminez & ano.....147.90
Millman, Saml E J Brodie 57.92
Monahan, Jno E—F E Frick.....82.70
Magono, John J Stockus 67.40
Margolis, Morris I Weckstein 220.85
Olsen, Jno—M Levine.....29.53
Olsen, Andw—Jno J Riley Co.....949.63
Perrine, Wm H—A Stevane.....1,672.57
Rosenbaum, Saml—E G Lyons & Roas Co.99.81
Sangiamo, Rocco—S Gilewitz 78.64
Salovin, Julia—Standard Plumbing Supply Co. 107.68
Shenfield, Leopold—J H Keller.....479.43
Smith, Clinton H—E E Green.....204.00
Schlissel, Max J Rosen 222.00
Teller, Geo W, Winfield K & Clarence W— Martha Howe 72.49
Tilney, Mary—H S Pettit 196.90
Werner, Andreas F M Bacarach.....78.23
Weissman, Abr & Rachel—S Schonzeit....562.40
Wetzel, Mary—H Huber 29.40
Wolf, Henry A Seelig 65.60
Wolf, Morris—J Liebling 28.65
Wolf, Jay S J H Keller 479.43

CORPORATIONS.

Brooklyn Union Elev R R Co—Meta Meyer... .....2,126.37
Germania Amusement Co—B Jack & ano...18.96
Hebberd & Wenz (Inc) Rockaway Rolling Mill 176.27
Jackson Bros Realty Co—Esther P Simpson. 2,390.33
Jackson Bros Realty Co Lavina S Gross.... .....2,390.33
King Constn Corpn—I Weckstein.....220.85
Kouwenhoven Realty & Impt Co—Midwood Park Co. 187.53
Nassau Elec R R Co B Cassmose.....1,123.57
Peerless Motor Car Co—A Cashmore (infant) 88.52
United American Realty Co—Union Bank... .....6,747.25
Wolf & Shengeld—J H Keller.....479.43

JAN. 21.

Anderson, Delia—J Checkes.....49.40
Bandholtz, Frank A—Kings Co Mtg Co.1,986.60
Brewster, Henry A I Namm & Son.....169.40
Blick, Saml & Rose W H Hunneberger & ano 194.69
Butler, Grace—M J Drummond, Commr Charities 91.72
Chisholm, Jno H—B V Lott.....1,530.33
Fawsett, Harvey A P Gallagher.....70.90
Fischer, Albt—Brentwood Realty Co.....41.97
Fleming, Wm H & Annie—Nassau Natl Bk 927.68
Garlan, Jas J W Gasteizer & ano.....744.03
Gaynor, Thos V as City Marshal H Wol- man 33.40
Hansen, Geo—M J Drummond, Commr Charities 91.72
Hanifan, Wm—J W Gasteiger & ano.....744.03
Herbst, Abr W—American Iron Supply Co. 866.48
Karatsonyi & Kmetz Import Co—C F Eccardt & ano 104.16
King, Wm P Readbeston & Worrz.....125.00
Kisteo, Fredk W—Commr Excise.....1,819.97
Levy, Wm A Wohl 169.25
Lindenbaum, Philip—W H Henneberger & ano 194.69
Lynch, Fannie G—South Bklyn Savgs & Loan Assn 329.63
same same 329.63

[illegible] 323.85
[illegible] 121.60
[illegible] 226.62
[illegible] Constn Co.....79.40
Mallouk, Elias N, indiv & as admr of Shafia N—W T Louden 153.23
Manus, Harry S—Eddy Glickman Bldg Con- [illegible] 223.55
[illegible] E Weinhold.....30.72
[illegible] A Isabella Holsten.....312.02
Perlitch, Raymond—Franklin (Inc).....38.38
[illegible] 180.29
[illegible] M Eddy Glickman Bldg Co- [illegible] 223.55
Salvatori, Salvatore—D P Harris Hardware 41.40
Van Wart, Harold E—Realty Associates.128.80
Wilson, Edw I—City R E Co.....3,381.80

CORPORATIONS.

American Bonding Co—Commr Excise.1,819.97
[illegible] Weber.....1,146.82
[illegible] Eddy Glickman Bldg [illegible] Co 223.55
Trautman Air Rubber Tube Co—J C Tomlinson, Jr. 267.65

JAN. 22.

Anderson, Helen—City N Y.....32.40
[illegible] Stubenbord Jr & ano 36.90
[illegible] 36.90
Bandholtz, Marion—H Prager.....95.14
Brooks, Jacob—G Lichter as admr.....159.50
[illegible] J W Brahman & ano....127.05
Boyle, Millie—W F Greene.....154.41
Boyce, Estelle B, formerly Estelle B Kaplan— [illegible] 1,667.68
Brosco, Henry Dal—Zach's Lumber Co...34.40
Cooper, Jacob—J H Jasper (Inc).....82.41
Durkin, Jno F—Van Iderstine Co.....264.61
Friedman, Jos—A Mintz 202.40
[illegible] Hemmendinger as exrx 91.20
Geary, Eliz—M F Kelly.....34.40
[illegible] Rosenthal.....77.69
Husser, Arnold, doing bus as A Husser Co— [illegible] 50.28
Harrison, Wm H—Norwich Pharmacal Co. 533.35
Ippolito, Cosmos—Brewer Bag Co.....151.48
[illegible] August M Bair & ano.....38.15
Lee, Geo D—M Huhn & ano.....205.01
Leyendecker, P Jos—A Polo.....128.40
Lotstein, Herman—G Lichter as admr..159.50
[illegible] Frank R A M Wise.....42.02
Meyer, Fred G—D T Merritt et al.....85.76
Micharesy, Spiro—D Typermass.....133.41
Mielke, Ewald J H & Johannette—C Baer... .....1,094.70
Molten, Margt & Chas—Waterbury Hardware Co 89.70
[illegible] & Anne C E Davis & ano.115.15
O'Connell,* Wm—Brewer Bag Co.....151.48
O'Connell & Ippolito—Brewer Bag Co....151.48
Patterson, Jno—G P Renter.....26.80
Pelletier, Saml—H Schlenoff 32.90
Ponemone, Jacob & Nathan doing bus as Ponemone Bros—J Scotti 34.40
Pittelli, Frank—Eastern Bwg Co.....451.40
Rice, Jos & Warren W doing bus as Rice Bros—Hartford Suspension Co.....34.79
Roger, Carl O -C Baer.....1,094.70
Rubenstein, Aaron—E Casabianca.....136.90
Speir, Harry—S J Rode & ano.....349.79
Stolin, Anthony C—American Underwriters Corp 35.65
Storch, Jos—Notwen Lumber Co.....90.40
Skinner, Edw S—H E Van Horn.....100.00
Sheffield, Thos—J Scotti 32.40
Schmitz, Anna—A F Zibell.....36.41
Tierstein, Saml—Parshelsky Bros (Inc)..143.30
White, Jas—P S Carroll.....66.85
Wills, Harry—Commr Excise.....1,189.97
[illegible] A Levy et al.....249.86

CORPORATIONS.

Carmen, Sylva Cigarette Co—D Typermass.. .....133.41
Jackson Bros Realty Co—Gloversville Garden City Realty Co 10,439.65
Monaton Realty Investing Corp—A S Malcomson 125.19
same—same 1,176.81
Ralph Sterling Co—Parshelsky Bros (Inc). 143.30

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the Debtor, the second that of the Creditor.

JAN. 18.

Beebe, Ira L et al; 1913—J J Robinson et al 1,066.73
Delamater, Edw R; 1911—J D Murphy..56.47
Levy, Sol & Julius Martinson; 1913 People, &c 2,500.00
Rodney K Hamer; 1913 -L M Rosenthal 118.93
Robinson, Geo W; 1912 -H E Boucher Mfg Co. 287.96
¹Wecker, Jos; 1910—City of N Y.....199.03
¹Wecker, Max; 1910——same 199.03

JAN. 20.

Blinder, Max; 1912—I Sobin 114.15
Buchner, Robt P; 1911—Title Guarantee & Surety Co 107.25
same; 1911—same 70.63
⁴Bechtold, Aug C; 1912—Torie Optical Co.780.87
¹Cohen, Saml; 1912—G W Salinger.....1,031.97
Markowitz, Nathan; 1912—Natl Meter Co.12.41
Mills, L Heyworth, Emil S Duflot & C Gustav Mouraille; 1912—P Gordon 118.60
Mayer, Jos; 1909—S Hirschberg 274.41
Naccarato, Louis; 1912—American Blue Stone Co 96.19
Pauli, Herman; 1912—M Mayer.....1,453.48
Ripke, Herman; 1912—A C Wiener.....104.41
Reynolds, Chas E; 1913—Hull, Grippen & Co. 300.72
Schomer, Abr S & Morris Rothenberg; 1910—Temple Court Co 199.80
Stern, Morris; 1912 D Rosenthal.....744.64
Singesser, Isaac; 1912—B Lissberger.....68.63

CORPORATIONS.

Halley Land & Improvement Co; 1912—Bellport Light Co 223.95
same; 1912 -O Lustig 128.05
Hensle Charles Realty Co; 1912—City of N Y 106.85
Hancock, Jno Mutual Life Ins Co; 1912 -F Jensen 85.65
Press Pub Co; 1913—H J Williams....1,214.70

JAN. 21.

Abramowitz, Louis; 1913—S Katzenstein..32.40
Cogswell, Henry B; 1910—C Roeser.....257.29
Colvin, Lulu R; 1912—Henry Goodstein Realty Co 54.82
Donohue, Jno; 1912—J Epstein et al.....62.15
Edson, Herman A; 1907 T E Schulz.....81.75
¹Fine, Harris; 1912—M Borowitzky.....32.65
Fries, Rudolph; 1911—J Neumann et al.289.70
¹Hutchinson, David W; 1912—A Voilett et al 1,071.34
Hirschfield, Mary K; 1912—B Seckler et al. 98.54
⁴Jacobs, Sol; 1912—Hanover Bldg Co....933.13
Korn, Henry H; 1912—R Recht 642.28
Kuhn, Frank; 1912 C H Tammany....350.06
Lawson, Wm; 1909 -Empire Auto Top Co.533.53
Links, Wm C, Susan Links & Richd A Fenker; 1911—W H Cowen.....240.85
Nelson, Eliz L; 1912—R Wesselhoft.....379.78
Pesky, Max; 1913—S Spiro.....551.64
Robinson, Abr & Wm C Morris; 1912 Thos J Nugent C P A Agents.....129.67
Reynolds, Sarah J; 1907—T Stokes et al.431.55
Sperry, Ida A; 1908—H L Bantelman.....77.77
Stewart, Rosalie; 1912—Brody, Adler & Koch Co 350.44
Treptow, Jno & Barnard Treptow; 1912—People &c 1,500.00
Williams, Jno D; 1912—S Heinemann...133.83

CORPORATIONS.

⁴City of N Y & Central Park North & East River R R Co; 1912—J E W Maloney.4,070.66
Brooklyn Heights R R Co—1912 -A Lorenzo. 500.00
Gingold Realty Co, Wm H Kirchner & Chas Helbron—P Nobleman; 1912 .....806.71

JAN. 22.

Beck, August & Jos Reinoldi; 1912—E E Alley & Co. 46.22
Carpenter, Earnest J; 1912—523 West 112th Street Co. 342.49
Levy, Harry or Harold; 1911—J Casel..154.40
Links, Susan; 1909—M I Kaughran.....112.15
Links, Wm C & Susan K; 1910—F A Dorman 168.90
Rosenfield, Munroe & Ray; 1911—M Bolan 150.41
Ratner, Jacob; 1912—M Mindlin.....67.65
⁵Rofsky, Alex & Jos Kerler; 1912—People, &c. 500.00
Sperry Ida H; 1907—Lichtenstein Millinery Co. 301.55
⁶Stein, Louis & Mary; 1912—L Biloon..25.31
Trenholm, W De Saussure; 1909—Bordens Condensed Milk Co. 39.52
Wolf, Faivel or Frank or Philip; 1912—J Seidman 1,309.24
⁶Whiteman, Simon H & Benj Lane; 1905—People, &c. 500.00

CORPORATIONS.

American Fire Ins Co of Newark, NJ; 1912—E M Roskilley 15,216.66
City of N Y; 1912—L Rhein.....13.63
National Surety Co & Grace Hunter; 1913—People, &c. 1,500.00

JAN. 23.

Carter, Ada E & Wm Miles; 1911—T P McKenna 1,110.80
Epstein, Mendel & David Israel; 1912—M J Simmons 883.43
France, Chester; 1912—Fluri Constn Co..112.77
¹Francke, Edith E; 1912—H L Spraguel.1,003.32
Goldberg, Jacob; 1912—P Isaacs 411.46
Giloux, Guy E; 1913—W Althouse.....27.72
same; 1913—same 76.72
Giroux, Guy E; 1913—W Althause.....275.72
same; 1913—same 309.02
same; 1913—same 78.33
same; 1913—same 275.72
same; 1913—same 27.67
same; 1913—same 75.83
eame; 1913—same 27.72
Heinrich, Herman; 1912—E C Striffler..324.00
Halladay, Harry K; 1911—Daily & Carlson. 97.46
Lande, Jacob; 1913—A F Lowenthal....394.27
Lesser, Walter; 1911—P J Dubois.....332.31
Noonan, Michl; 1913—Astor Mtg Co.....951.57
Pauline Constn Co, Chas Rater & Pauline Rater; 1912—Colonial Mantel & Roofing Co 156.51
Pryor, Laura McK & S Morris; 1893—J M Gano 15,239.26
⁴Phelps, Dudley F Jr; 1912—University Alliance 146.51
Ruffino, Bernardo; 1908—G Saponto....367.15
Wappler, Electric Mfg Co; 1913—C Brush. 1,116.35

CORPORATIONS.

Botany Tailoring Co, Aquilin Scherger & Frank Kantrowitz; 1907—Northern Bank of N Y 1,125.02
Standard Cleaning & Dyeing Co; 1912—J G Timolat 302.01
Giroux Consolidated Mines Co; 1913—W Althause 27.67
same; 1913—same 314.03
same; 1913—same 27.72
same; 1913—same 75.52
same; 1913—same 275.72

JAN. 24.

¹Berkowitz, Max; 1912—City of N Y..264.41
Cahn, Abr & Louis Silberberg; 1912—Security Bank 86.30
Cohn, Saul; 1911—E W Hester.....75.57
Carey, Marie J; 1911—Jno S Bush Mfg Co. 117.92
⁴Carey, Marie J C; 1910—T W Butts....170.40
¹Daniels, George & Julius Martinson; 1912—People, &c 1,500.00
Donin, Morris; 1911—A J McCollum.....27.41
same; 1912—same 79.21

Fred B Henderson & Co Inc; 1912—City of N Y 101.11
[1]Frankenthaler, Louis; 1909—Tenement House Dept 50.72
[1]Goodman, Robt; 1912—J Cohen 260.00
Husson, Susan H; 1912—C V Gabriel....27.65
same; 1911—same 155.31
Johnson, Geo F Jr; 1908—N Y Athletic Club 98.56
Knox, Hettie & Jno A; 1909—E Thomson.710.86
Pierce, Danl O; 1913—A Rosenstrauss....84.41
Rouland, Cath & Cath M Garry; 1911—V Loewers Gambrinus Brewing Co.....2,236.42
Russell, Edw W; 1913—S Rosenfeld et al.104.41
[1]Tunick, Saml & Isidor S; 1910—Tenement House Dept 55.00
Williams, August; 1912—Robt Griffin Co..46.57

CORPORATIONS.

[1]Atlantic Express Co; 1913—Star Fur Mfg Co 193.57
[6]Illinois Surety Co; 1910—A Parascandola.465.16
Piser & Co; 1913—Press Pub Co.....26.00

Brooklyn.

JAN. 16.

[3]Clinton, Annie C—Mae C Kilbridge; 1911.302.10
Harker, Wm & wife—S Jenkins; 1912.....81.90
Hallock, Wm E—A Cassanese; 1902.....110.57
[3]Perlick, Nathan—C L Apfel; 1912.....64.00
Rechnitz, Jacob—Title Guar & Trust Co; 1908 .....328.90
Schloss, Newton L—M J Neyland; 1904..97.16
Schroeder, Anton—Title Ins Co; 1912.....83.65

JAN. 17.

Caplan, Isaac—M Storch; 1912 .....35.15
Koch, Barbara, Harry & Benj—Lillian Frank; 1911 .....1,342.72
Potruch, Aaron, Mary Rechnitz & Lon Geisman—J F Maillie; 1908.....8,512.90
Rosenzweig, Philip—J Halperin; 1908.....88.86
Schultz, Chas—W Schultz; 1911.....489.90
Sautter, Gottlieb—W A Robinson; 1908...39.40
Same—E Edwards; 1912 .....18.65
Starrett, Howard S—M E Connolly; 1912.103.63
Weinberg, Harris—S Kaiser; 1905.....329.40

JAN. 18.

Anderson, Fred C—C Tanvis; 1912.....92.60
Cozine, Chauncey J—S Jenkins; 1912....517.40
Suydam, Geo D—J W Hetherington; 1912.409.94

JAN 20.

Anderson, Loris R—W H Smith; 1912..200.00
Cutler, Philip, Saml & Paul—N Rothstein; 1912 .....3,512.95
Cohen, Saml—G W Salinger; 1912.....1,031.97
Hirschfield, Mary K—B Sickles & ano; 1912, ...98.54
Kutz, T Jos—Lucy A Kutz et al; 1912...25.01
same—same; 1912 .....20.75
Silverman, Jacob & Philip Singer—I H Singer; 1911 .....61.72
Thatcher, Jno & Edwin H, doing business Jno Thatcher & Son—F Quigley; 1911..99.25
same—same; 1910 .....2,631.88
same same; 1913 .....107.40
[1]Zalmowitz, Frieda & Adolph—Union Bank; 1912 .....1,034.16

CORPORATIONS.

B H R R Co—Fannie G Grogan; 1912..1,062.29
same—Louise MacLaughlin; 1912....150.00
same—same; 1913 .....96.82
Bklyn Union Elev Railway Co—A Bogart; 1912 .....100.00
Brown Realty Co—M Downs; 1912....1,356.28
John Thatcher & Son—Raymond Concrete Pile Co; 1913 .....641.28

JAN. 21.

Buchner, Robt P—Title Guaranty & Surety Co; 1913 .....139.38
same—same; 1910 .....70.63
same—same; 1911 .....107.25
Donohue, Jno—J Epstein & ano; 1912....62.15
Graves, Jno R & Frank Giacalone—F A Aspers; 1907 .....827.41
Hegeman, Jos—M Selig; 1909 .....53.17
[6]Joseph, John & Wm Goldberg, doing business as Joseph & Goldberg & Harry Marcus Iron Works—Grossman Bros & Rosenbaum; 1912 .....424.87
[6]Joseph, Wm, Bernard Goldberg, Ital American Marble Co, Antony Torre & Saml Lavidoff—Forest Box & Lumber Co; 1912..137.81
[1]Katzenstein, Sol—L Abramowitz; 1913...32.40
[1]Shimko, Jno—State N Y; 1912.....

CORPORATIONS.

Nassau Elec R R Co—E Linn; 1912....872.11
Nassau Elec R R Co—G Hibscher; 1912.384.25
same—J Tryano; 1912.....729.35
same—Eliz Jackson; 1912.....250.00
Nassau Elec R R Co—J Crantz; 1912..2,133.17
Pauline Constn Co—Popkin Gas Fix Co; 1912. .....46.55
Van Brunt Street & Erie Basin R R Co—G Munafo; 1912 .....2,640.43

JAN. 22.

Carter, Ada E; 1909—J H Behre.....397.10
Campbell, Ida A; 1910—P J Van Note.3,464.80
Corideo, Jas; 1913—J A McCarthy & Bros. 263.08
Fried, Moses; 1913—Bessie Derchinsky (infant) 100.00
Hachman, Michl & Annie; 1910—T W Gaynor as City Marshal.....176.90
Kutz, T Jos & Eibbe F F & C Adele Coulter; 1912—Lucy A Kutz et al.....20.74
Jno Thatcher & Son; 1913—Raymond Concrete Pile Co 641.28
Levy, Harry or Harold; 1911—J Casel..154.40
St Amant, Saml E; 1911—E T Curran...49.90

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

First name is that of the Plaintiff, the second that of the Defendant; (A) means Attorney.

JAN. 16.

93D st, ns, 248.4 w 8 av, 19.9x100.8; Iverson & Case Realty Co Inc—N Y Edison Co et al; Henson & Zimsser (A); Franklin Brooks (R); due, $10,630.56.

JAN. 17.

20TH st, s s lot 553, map of prop of Geo F & Henry L Opdyke, 25x87.6; Fanny Behlen et al—Maria G Del Gaizo; Theo Hansen (A); Geo W Elkins (R); due, $6,169.17.

JAN. 18.

No Judgments in Foreclosure Suits filed this day.

JAN. 20.

WASHINGTON av, es, 28.1 n 178th, 27x91.10; Harlem Savgs Bank—Matilda Leuchtenburg; Edw S Clinch (A); Jno J Cunneen (R); due, $15,810.42.

WASHINGTON av, es, 55 n 178th, 27x91.10; same—same; same (A); Edw R Finch (R); due, $15,810.42.

132D st, ns, 215 w 7 av, 15x99.11; Chris Moller et al—Gustav Saarinen; Middleton S Borland (A); Phoenix Ingraham (R); due, $8,310.

JAN. 21.

111TH st, 25-27 W; Henry McCaddin Jr Fund—Louis Hoffman et al; Peter Eagan(A); Jas A Foley (R); due, $53,173.61.

JAN. 22.

STERLING av, sec Washington, 108x53.4; Mary B Cash—Isaac E Abbott et al; Ferriss & Storck (A); Edw West (R); due, $3,505.52.

6TH st, 540; Julius Stoloff et al—Henry Machson et al; Abram S Jaffer (A); Chas Putzel (R); due, $1,032.15.

LIS PENDENS.

Manhattan and Bronx.

First name is that of the Plaintiff, the second that of the Defendant.

(A) means Attorney.

JAN. 18.

LOT 77 block 2841 sec 11; Anna R Crossin—Lloyd D Waddell et al; foreclos of tax lien; H Swain (A).

102D st, 16 W; Annie Zimmerman—Clara B Konselman et al; action to set aside deed; Tierney & Conlon (A).

158TH st, ns, 142 w 12 av, 257.6x231x irreg; Jno C Watson—Gingold Realty Co et al; action to declare lien; Menken Bros (A).

LOT 78, blk 2841, Sec 11; Simeon M Barber—Lloyd D Waddell et al; foreclosure of tax lien; H Swain (A).

JAN. 20.

CAMBRELENG av, es, 70 n 187th, 50x55x irreg; Francesco Celentano—Russo Barba Realty Co; action to impress lien; J Langsam (A).

MOTT st, 61 · Rose E Levy—Max Levy et al; partition; L Cohen (A).

187TH st, 456-60 E; Rosie Landes—Benenson Realty Co; specific performance; S N Tuckman (A).

173D st, 932 E; Geo Jackerson—Solid Realty Co et al; action to foreclose mechanics lien; M Glickstein (A).

CRESTON av, nec 184th, 124.1x177.1x irreg; also GRAND boulevard & concourse, nec 184th 136.10x78.5x irreg; also CRESTON av, sec 184th, 96x95; also 184TH st, ss, 100 e Creston av, 25 x96; Jas T P Ryan—Francis J Ryan et al; amended partition; R J Isecke (A).

JAN. 21.

No Lis Pendens filed this day.

JAN. 22.

LAIGHT st, 52; Margt H Hurlbut et al—Lida K Stelle et al; partition; Bunnell & Bunnell (A).

TELLER av, 1356; Philip Weinstein et al—Rosa Feinstein et al; action to declare deed a mortgage; E I Isaacs (A).

22D st, ns, 325 w 4 av, 33.4x98.9; Anna I Hutchinson—Jos T McCaddon et al; action to validity of will void; Johnson & Mills (A).

GREENE st, 204-6; Intercity Land & Securities Co—Nathan Hutkoff; specific performance; Kilroe & Swarts (A).

CRESCENT av, sec Adams pl, 128.6x43.9; Saml Goldsticker—Saml Spoolack et al; foreclosure of transfer of tax lien; E Jacobs (A).

3D st, 417-19 E; Church E Gates & Co, Inc—Frederic D Philips et al; action to foreclose mechanics lien; A Knox (A).

UNION av, ws, 25 n 147th, 275x100; Philip Weinstein (R) et al—Isaac Brown et al; specific performance; E A Isaacs (A).

JAN. 23.

LOT 36, map of Allen Est, Bronx; Barnard Trohn—Giovanni et al; action to foreclose mechanics line; Menken Bros (A).

PROSPECT av, ws, 156.7 s Home, 223.7x118.8; Antonio Bonagur—Henry Sonn et al; action to foreclose mechanics lien; Menken Bros (A).

BERGEN av, nws, 100 sw Rose, 50x100; Libman Contracting Co—Louis A Lehmaier et al; action to foreclose mechanics lien; House, Grossman & Vorhaus (A).

25TH st, ss, 200 w 4 av, 50x98.9; Anna D Atterbury et al—Hilah A Davis et al; amended partition; Ludlow & Townsend (A).

SO BOULEVARD, nwc 183d, 75.11x117.11; Wm Moore—Sida Constn Co et al; action to foreclose mechanics lien; Weschler & Rothschild (A).

JAN. 24.

VILLA av, es, 69.10 n 205th, 25x100; Angelo Capaldo by gdn—Gennaro Langello et al; action to set aside conveyance; C E Rudolph, Jr (A).

Borough of Brooklyn.

JAN. 16.

SUTTER av, swc Douglass, 20x80; Michl J Shea—Harris Nevin et al; J M Rider (A).

DE KALB av, ss, 325 w Lewis av, 50x100; also WALTON st, ns, 275 e Marcy av, 50x100; also ELLERY st, ns, 330 e Nostrand av, 90x100; also HOPKINS st, sec Nostrand av, 40x100; also HOPKINS st, ss, 300 e Nostrand av, runs s84.2 xnw10.7xs19.1xe135xn100 to st xw125; Peter Pinkert & ano—Benj Sel et al; partition; A Miles (A).

CHRISTOPHER st, es, 175 n Belmont av, 25 x100; Houston P Reader as trste of David Wortzman, bankrupt—David Wortzman et al; to set aside deed; F M Applegate (A).

LAKE st, es, 357 se 2d pl, 40x113; Geo W Burnes—Mary Bottega et al; foreclosure mechanics lien; E R Mead (A).

GREENE av, ns, 20 e Waverly av, 20x60; Ida K Barnsdall—Geo H Barnsdall et al; partition; K C & M V McDonald (A).

ELDERT st, es, 311 e Evergreen av, 18x100; Jno Gopefert & wife—JHenry Small Realty Co et al; Picket & Miller (A).

OCEAN av, ws, 97 n Cortelyou rd, 100x130.4; Albt H Dollard—Chas E W Lowell, Jr; to bar defendants; Picket & Miller (A).

LOT 1 to 29 map of prop in Town of Bushwick; Florence K Clarke—Jas W Magrath et al; H L Thompson (A).

HENDRICKSON st, ws, 140 se Av P, 40x100; Title Guar & Trust Co—Rosa Papa et al; H L Thompson (A).

21ST st, nes, 241.8 nw 7 av, 16.8x100; Arthur B Haaser—Henry Osterholt et al; H L Thompson (A).

21ST st, nes, 275 nw 7 av, 16.8x100; Parker Realty Co—Henry Osterholt et al; H L Thompson (A).

LEXINGTON av, ns, 300.4 e Reid av, 25.8x 100; Annie Moran—Annie Von Kaentzel et al; J H Steenwerth (A).

70TH st, ss, 200 e 14 av, 30x100; Jas Pirnie as trste, &c, Cath Miller—Bonaventura Suriano et al; J H Breaznell (A).

PROSPECT av, 160 & 168; also 51ST st, 526; also 51ST st, 258; Ella M Schwick—Geo S Bird et al; W H Dodd (A).

JAN. 17.

GLEN st, ss, 48 w Crescent, 26x100; Minnie Glucksman—Eveline Lawrence et al; F Wasserman (A).

VAN BRUNT st, ses, 50 ne Visitation, 25x90; Jno Finnegan—Chas Carroll et al; partition; G V Brower (A).

CENTRE st, ns, 139 e Columbia, 20x100; Chas Held—Max Turner et al; S Engel (A).

CRYSTAL st, ws, 100 n Pitkin av, 19x100; Edmund A Gearon—Wm H Hard et al; J A McCreery (A).

WARREN st, ns, 282.2 w 4 av, 25x100; Lincoln Trust Co—Margt L Green et al; H L Thompson (A).

LOTS 52 & 53, 42 & 43; Wm Meyer—Mary Forrer; H D Merchant (A).

52D st, ss, 200 e 5 av, 20x100.2; Harriet G Burton—Antoni Sotel et al; W L Durack (A).

E 2D st, es, 156.4 n 22 av, runs e62.10xne18.4 xw69.7xs17 to beg; Herman D Jager & wife—Fred B Kistler et al; Reynolds & Geis (A).

JOHNSON av, sec Union av, 25x75; Christina Roser—Barbara Becker et al; partition; T H Chase (A).

ST MARKS av, ns, 100 w Rockaway av, 16.8x 75; Mariano Manfre—Guiseppa G Monfre; to remove judgment; W E Butler (A).

70TH st, wc 20 av, 60x100; Milton J Platt & wife—Sylvester Shields et al; Reynolds & Geis (A).

20TH av, nws, 60 sw 70th, 40x100; Wm Siebert—Sylvester Shields et al; Reynolds & Geis (A).

JAN. 18.

9TH st, sec 7 av, 20x82.6; Dime Savings Bank—Elenore Fuchs et al; Dykeman, Oeland & Kuhn (A).

PITKIN av, nec Powell, 20x55; Excelsior Bwg Co—Aaron Fisick et al; Hohn, Whitlock & Scarff (A).

EMMONS av, ns, 80 e E 14th, 40x99.8x40x 96.6; Emilie Huber & ano as exrs &c Otto Huber—Harry F O'Brien et al; F Obernier (A).

BAY RIDGE av, ns, 263.4 e 4 av, 25x100; Williamsburgh Savings Bank—Albt Hershman et al; S M & D E Meeker (A).

BROADWAY, nes, 53.4 se Jefferson av, runs se46.8xne102xnw100 to av xsw18xse53.4 to beg; Dime Savings Bank—Edw Stadholz et al; Dykeman, Oeland & Kuhn (A).

CUMBERLAND st, es, 71.7 s DeKalb av, 21x 90; Jas S Strang & ano—Emily Nelson et al; Stitt & Phillips (A).

NEW YORK av, es, 200 n Vernon av, 109x 100x112x100; Est of I A Lustgarten—Nachman Firestone & ano; F C Leubuscher (A).

LINCOLN pl, ss, 85 e Utica av, 20x100; Richd Vom Lehn Jr—Minnie Ringen et al; Van Alen & Dyckman (A).

ST JOHNS pl, ns, 358.4 e Underhill av, 41.8x 123.6; Alfred B Potterton—Beecher Realty & Constn Co et al; Brewster & Furrier (A).

ALABAMA av, es, 100 n Dumont av, 100x100; Sankin & Meltzer—Erector Realty & Constn Co et al; foreclosure mechanics lien; S F Strongin (A).

ALABAMA av, es, 200 n Dumont av, 120x 100; same—Angelo Constn Co et al; S F Strongin (A).

BAY RIDGE av, sws, 320 nw 14 av, 40x100; South Bklyn Savings Inst—Helen S Campbell et al; H L Thompson (A).

WYCKOFF av, nes, 26 se Suydam, 26x99.8x 26x99; Louise S Denio—Jos Grodsky et al; H L Thompson (A).

SHEFFIELD av, es, 260 s Sutter av, 20x95; Lizzie Task—Jos Rubin et al; M C Loskowitz (A).

FURMAN av, ws, 150 sw Bushwick av, 20x 100; Peter W Rohde—J Henry Small Realty Co et al; C W Philiphar (A).

DEKALB av, ss, 75 e Marcy av, 75x100; Lawyers Title Ins & Trust Co—Rutland Constn Co et al; P S Dean (A).

Lis Pendens -Brooklyn (Continued).

FLUSHING av, ss, 50 w N Oxford, 25x110.7x 25.6x105.5; Owen Ahearn Wolf Rudnick et al; F G Wild (A).

CLEVELAND st, ws, 140 n Glenmore av, 20 x90; Lizzie Task—Becky Kotimsky et al; M C Loskowitz (A).

JAN. 20.

FOERUM st, ns, 125 e Graham av, 25x100; Jno Lieberth as exr &c Geo Zintl Jacob Heilbraun et al; L S Goebel (A).

WYCKOFF st, ns, 314.3 w Hoyt, 25.6x100; Anna Holmes (infant)—Geo Rigby & ano; to set aside deed; J S & L W Ross (A).

15TH av, 6312; Geo D Sherman—Carrie M Bogard et al; B A Pryrke (A).

BAY 17TH st, ses, 100 ne Cropsey av, 40x 96.10; Ellen Flanagan—Gaetana Fumagalli et al; A W Seaman (A).

59TH st, se 15 av, 60.2x100; Jos Levine Philip Cohen et al; S Littman (A).

E 15TH st, ws, 100 s Av K, 253.19x100; Lawyers Title Ins & Trust Co—New Amsterdam Development Co et al; P S Dean (A).

LOT 333 block 12 map of 1197 lots belonging to Wm Ziegler; Florence R Smith—Oswald Gueth et al; E J Ludvigh (A).

SHEFFIELD av, sec Fulton, 100x100; Harry Midas—Margt Kelly & ano; J Kapp (A).

LORIMER st, ws, 80 n Nassau av, 20x75; Geo H Gerard agt Hannah Reinitz et al; E H Hazelwood (A).

BREVOORT pl, 31; Sarah O Bryon—Robt D Rosling et al; S B Reed (A).

67TH st, ss, 200 w 12 av, 20x130; also 11TH av, es, 40 s 66th, 20x100; Anna M Everit—Marguerita C Q Costales et al; G W Pearsall (A).

BELMONT av, 644; Simon Passman—Philip Fox et al; S J Rosenblum (A).

20TH av, es Cropsey av, 96.10x166.3x96.8x160; Geo E Nostrand—Otelia Weschky & ano; Furst & Furst (A).

PITKIN av, sec Stone av, 25x100; Cath A Brown—Sarah Levin et al; H W Schmitz (A).

NEW LOTS av, nwc Christopher av, 26.2x77.5 x24.8x68.9; Marie L Balcom—Max Mandel et al; R T Griggs (A).

JAN. 21.

RAILROAD tracks rolling stock and lands upon which such railroad tracks are situated; Cooper & Evans Co—Manhattan Bridge Three Cent Line; foreclosure mechanic's lien; G E Miner (A).

SCHENECTADY av, es, 100 n Park pl, 52.9 x100; C I Constn Supply Co—Johanna Grafton et al; Phillips & Avery (A).

BOND st, ws, 20 n President, 20x75; Giacinte Palumbo & ano—Giovanni Frasca et al; A E Van Thun, Jr, (A).

SUTTER av, ns, 80 e Hendrix, 20x90; Mary E Scott—Bessie Rock et al; Sackett & Lang (A).

FULTON st, swc Elm pl, 20x72.9x20x72.7; also FULTON st, sws, 100 nw Elm pl, 25x73.11 x25x73.8; Chas V Barker—Frances E Barker et al; partition; Hirsh & Newman (A).

62D st, nwc 20 av, 80x200; Emma G Mooney —High Grade Constn Co et al; A F Van Thun, Jr (A).

DEKALB av, ss, 175 e Marcy av, runs s100 xe1.8xs100 to Kosciusko xe73.4xn200 to av xw 75 to beg; Cyrus V Bunce et al—Rutland Constn Co et al; Brussel & Beebe (A).

LAWRENCE av, nwc Ocean av, 126.4x100x 171x109.6; Mary R Hatfield—Peter Ravenhall et al; H L Thompson (A).

FROST st, 115; Bushwick Savings Bank—Enrico Martino et al; R L Scott (A).

5TH st, es, 125 n Meserole av, 25x100; Williamsburgh Savings Bank—Caroline Webb et al; S M & D E Meeker (A).

MONTAUK AV, es, 232.6 s Sutter av, 17.6x 100; Lawyers Title Ins & Trust Co—Stein & Quinton Constn Co et al; P S Dean (A).

BUTLER st, ss, 200 w Smith, 25x100; Knickerbocker Ice Co—Chas S Fallon; attachment; F R Savidge (A).

JAN. 22.

CARROLL st, ns, 11.11 w Albany av, 110x 134.4x80x137.4; CARROLL st, nwc Albany av, 11.11x109x11.11x108; Alonzo E De Baun—Fred W. Pardee et al; partition; C C Suffren (A).

E 7TH st, es, 140 s Av M, 80x100; Wm P Johnston—Jas F Collins et al; H E Lewis (A).

24TH av, wc 82d, 100x180; August Renner—Caroline B Heid et al; M Hertz (A).

W 31ST st, es, 100 n Mermaid av, 237.8x650; Anna C Tolman—Danl Gillespie et al; D J Meserole (A).

E 16TH st, ws, 240 s Av N, 40x47.11;N Y, Bklyn & Manhattan Beach Railway Co—Emelie Zengel et al; partition; J F Keany (A).

KENILWORTH pl, es, 213.1 s Av F, 20x100; Jas Pirnie—Thos E Pierce et al; J H Breaznell (A).

POWELL st, es, 150 n Glenmore av, 40.3x 100; Dora F Mayerson—Pauline Constn Co et al; A Benjamin (A).

PARK pl, nec Buffalo av, 27.9x100; Arthur H Selinger—B & P Constn Co et al; S A Telsey (A).

58TH st, ns, 200 e 1 av, 60x1000.2; Hannah C Lee—Harry A Hanbury et al; E J Fandrey (A).

W 8TH st, es, 136.2 n Av S, 19.4x82.5; Louise C Davis—Taft Constn Co et al; Davidson & Underhill (A).

W 8TH st, es, 155.4 n Av S, 19.4x82.5; same —same; same (A).

W 8TH st, es, 97.6 n Av S, 19.4x82.5; same—same; same (A).

W 8TH st, es, 174.10 n Av S, 19.4x82.5; same —same; same (A).

W 8TH st, es, 213.6 n Av S, 19.4x82.5; same —same; same (A).

AV C, swc E 7th, 34x100; Gullan Ross as trste, &c, Sylvester Ross (dec)—Mortimer M Sless et al; H A Ingraham (A).

KENILWORTH pl, es, 233 s Av F, 20x100; Jos H Breaznell as exr &c Charlotte K De Voin Thos E Pierce et al; C J Ryan (A).

MAREY av, 478; Louis Kaplan—Herman Heidenreich et al; B W Slote (A).

E 13TH st, ws, 100 s Av K, 298.6x100; E 13TH st, es, 100 s Av K, runs e100xs254.7xsw—xw—xn260 to beg; Lawyers Title Ins & Trust Co—Associated Midwood Co et al; P S Dean (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

First name is that of the Plaintiff, the second that of the Defendant.

(A) means Attorney.

JAN. 18.

CARPENTER av, ws, lot 1137, Bronx; Lillie Wilkens et al—Louise Ringelstein et al; J J K O'Kennedy (A).

125TH st, 324-26 E; Jno B Harrison et al —Dora Dubinsky et al; Stewart & Shearer (A).

WEBSTER av; ws, 225.4 n 179th, 75x100; Prospect Investing Co—Cawston Constn Co et al; S W Collins (A).

123D st, ns, 164.10 w Lenox av, 20.1x100.11; Rose Wolf et al—Mary E Deery et al; F I Haber (A).

ROAD leading from Eastchester Church to Eastchester Landing rd, nes, 514.7 se Turnpike rd leading from New York to Boston, —x—; Chas E Watson—Jos Tesoro et al; W D Cameron (A).

STANTON st, 319-21; Eliz B Flagg et al—Harris Maran et al; W H Hagen (A).

109TH st, ss, 153 w Park av, 17x100.11; Rose M Matthews—Morris B Sasmorsky et al; H Swain (A).

JAN. 20.

COLLEGE av, ws, 340 s 169th, 20x85; Francis G Lloyd trste—Christina Clemans et al; Merrill & Rogers (A).

102D st, 316-18 E; State Bank—Concetta D Paoli et al; J A Kohn (A).

83D st, 222 E; N Y Academy of Medicine—Thos J Reilly et al; amended; Guthrie, Bangs & Van Sinderen (A).

WHITE PLAINS rd, nwc Reiss pl, 100.9x 119.6; Jno Ringen—Jno Kadel et al; Gerlich & Schwegler (A).

LONGFELLOW av, ws, 100 n Seneca av, 50x 100; two actions; Chas Spillner—Geo Costar et al; C A Furthman (A).

OAK terrace, ns, 150 w Beekman av, 50x100; Gustav Bartel et al—August Gerleit et al; M Graender (A).

CHERRY st, 297 to 303; also WATER st, 542 to 548; Poughkeepsie Savings Bank—Michl Miller et al; P S Dean (A).

70TH st, ns, 425 w 9 av, 20x100.5; Matthew A Taylor exr—Mary Trageser et al; J H Hayes (A).

VALENTINE av, ses, 180.9 ne 198th, 25x99.11; Wm Sohmer—Abr Kaufman et al; T Carmody (A).

JAN. 21.

BRONX & PELHAM Parkway, ss, adj lands of Harlem Branch of N Y, N H & Hartford R R Co, runs w475.9xs100xw150xn —xw—xse xe xne — to beg, except parts released; Annie M Harrison -Perceval E Nagle et al; E Berry (A).

171ST st, 498 E; Eliz L Golden—Max Tannenbaum et al; W M Golden, Jr (A).

PARK av, swc 134th, 99x140; Henry H Jackson—Gibeon L Young; S H Jackson (A).

96TH st, ns, 100 e Madison av, 50x100.11; Morris L Woolf—Eva Arnold; Riegelman & Bach (A).

HEATH av, 2888: Julius Brenzinger et al—Pouch Realty Co et al; amended; F A O'Neill (A).

130TH st, ns, 175 e Lenox av, 20x99.11; Utica Trust & Deposit Co—Edw Lemberger et al; Cary & Carroll (A).

JAN. 22.

VERIO av, —s, lot 249, map of Hyatt Farm, near Woodlawn, Bronx; Wm A Martin—Jos Stevenson et al; Lachman & Goldsmith (A).

FULTON av, 1565; Clarence A Strouse—Honeoye Realty Corp et al; Kendall & Herzog (A).

107TH st, 240 E; Emily M Coddington—Thos Tortora et al; S B Robinson (A).

MONROE st, 171; Benj F Feiner—Miles Realty Co et al; Feiner & Maass (A).

151ST st, 527 W; Grand Lodge of the U S of the Independent Order Free Sons of Israel—Wm H Davidow et al; M B & D W Blumenthal (A).

CROTONA av, nwc 170th, 40.6x116.2; Wm F A Kurz—Woodson R Ogelsby et al; amended; J F Frees (A).

LOTS 245B, 246A and 246B, map of portion of Penfield property lying east of White Plains av, Bronx; Catherine C Hill—Wm Lechnyr et al; G Hill (A).

JAN. 23.

115TH st, 17 W; Mary E Schleiermacher exr —Gussie Farowich; E A Logan (A).

8TH st, ss, 305 w Av D, 25x108; Geo A Devermann—Jos Zacharzowsky et al; Neier, Hance & Van Derveer (A).

WASHINGTON st, 712-4; Julie M M Grant et al—Marie Ackermann et al; M S Borland (A).

UNION av, ws, 142.10 n 147th, 157.1x100; JEROME av, es, 50 n 175th, 90x100; 2 actions; Prospect Investing Co—Ibrow Realty Co et al; S W Collins (A).

MARKET st, swc Hamilton, 44.1x59.6; MARKET st, ws, lot 856, map of Est of Hendrick Rutgers, 25x57.6; Jacob Runsdorf—Elck Realty Co et al; A Ablowitz (A).

16TH st, 25 W; County Holding Co—Henry Malito et al; Merrill & Rogers (A).

71ST st, 113 W; Gotham Mtg Co—Bond & Investing Co et al; G Y Bauchle (A).

7TH st, 249.8 nw Av C, 33.4x97.6; Lambert Suydam—Mary Krasnoff et al; W R Adams (A).

JAN. 24.

QUIMBY av, sec Havemeyer av, 105x30.10; Ella A Arnold—Unionport Constn Co et al; F Colety (A).

110TH st, ss, 75 w 1 av, 25x100.11; Eliz Berbert—Michl Marrone et al; G B Winthrop (A).

BECKER av, nes, lot 32, map of Washingtonville, Bronx; Letita McMurtry—Minnie Wollner et al; amended; Arrowsmith & Dunn (A).

LOT 76, blk 2, map 1087, map of Tremont er, Bronx; Agnes M Pragnell—Geo Huy et al J E O'Brien, (A).

170TH st, 453 E; Estates Settlement Co—Flora Schreiber et al; Carrington & Pierce (A).

94TH st, ns, 100 w Central Park W, 20x 100.8; Clara Best et al—David O Hayes et al; Arrowsmith & Dunn (A).

97TH st, ns, 213.6 e 3 av, 24.6x100.11; Wm D Barbour et al——Ida Machiz et al; J M Shedd (A).

120TH st, ns, 300 w Park av, 17x100.11; Greenwich Savgs Bank—Patk Goodman et al; F A Sands (A).

CANAL st, 533-41; Seamens Bank for Savgs in the City of N Y—Greenwich Investing Co et al; Strong & Cadwalader (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lender, the second that of the Borrower.

JAN. 18.

No Building Loan Contracts filed this day.

JAN. 20.

ALDUS st, nec So Boulevard, 194x100; City Mortgage Co loans Podgur Realty Co to erect three 5-sty apartments; 1 payment. 10,000

146TH st, ns, 325 e Broadway, 50x99.11; City Mortgage Co loans Dani Hallecy Constn Co to erect a 6-sty apartment; 7 payments. 42,500

JAN. 21.

INTERVALE av, ws, 185.4 s Jennings, 85x 110; Prospect Investing Co loans Jacob Streifler Co to erect two 5-sty apartments; 13 payments. 60,000

BOLTON av, ws, 125 s 152d, 50x100; L Lawrence Schweizer loans Herman & Karl Gluck to erect a — sty bldg; — payments. 4,000

JAN. 22.

No Building Loan Contracts filed this day.

JAN. 23.

53D st, ss, 68 w Lexington av, 88.4x62.8x irreg; City Real Estate Co loans 118 E 54th St Co to erect a 9-sty apartment; — payments. 350,000

187TH st, nec St Nicholas av, 65x75; Title Guarantee & Trust Co loans St Nicholas Ave Constn Co. 50,000

JAN. 24.

SO BOULEVARD, es, 134.3 n Aldus st, 20x 120; City Mtg Co loans Boulevard Theatre & Realty Co to erect a —-sty theatre; 10 payments. 135,000

ATTACHMENTS.

Manhattan and Bronx.

The first name is that of the Defendant, the second that of the Plaintiff, the amount due and name of Attorney.

JAN. 16.

No Attachments filed this day.

JAN. 17.

Engle, Horace M & George S Ettla; N Adams Egbert; $10,000; R L Moffett.

Seager Engine Works; Hydrex Sileny Exhaust Co; $439.75; McCabe, Davis & Kernan.

JAN. 18.

Everwear Hosiery Co; Car Advertising Co; $2,650; B I Kamen.

JAN. 20.

No Attachments filed this day.

JAN. 21.

Poenix Machine Co; Geo B Van Cleve; $1,800; J B Baer.

Winder, Jno H; Jos Gerrardt; $4,492.65; G C Lay.

JAN. 22.

No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JAN. 17, 18, 20, 21, 22 AND 23.

Brook av Constn Co. Brook av, nec 170th..N Reisler Iron Works. 4,050

Flavius Impt Co. Lorillard pl, — s 47 s 188th st —x—..Hudson Mantel & Mirror Co. Mantels. 252

Stancourt Laundry Co. 526 W 48th..Skinner Engine Co. Engine. 1,680

Wendover Bronx Co. 3d av, es, 175 s 171st, —x—..Hudson Mantel & Mirror Co. Mantels. 132

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 16, 17, 18, 20, 21 and 22.

Hartman, J K, Av W, nr Coney Island av.. West End Gas Fix. Co. Gas fixture. 270
Wortzman, Beckie, Rockaway av, cor Riverdale av..Gust. Seaberg Elevator. 380
Angelo Const. Co., Alabama av, nr Dumont av..Excellent Store Mfg. Co. Ranges. 684
Cordora Realty Co. Bergen st, nr Ralph av.. Wm Kerby Co. Ranges. 760
Cordova Realty Co. Bergen st, nr Ralph av.. S Weinstein. Gas fixtures. 337
Erector Realty Co. Dumont av, nr Alabama av..Excellent Stove Mfg. Co. Ranges. 230
Grant Building Co. Williams av nr Blake av.. Excellent Stove Mfg Co. Rangecs. 150
Hudson Homes Co. 84th st, cor 20th av..West End Gas Fix. Co. Gas Fix. 270
Victor Holding Co. St. Johns pl, nr Underhill av..Hudson Mantel & Mirror Co. (inc). Consols. 630
Vienna Const. Co. 65th st, nr 18th av..Kurlandzik & Alpert (inc). (R) 3,425

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the owner or lessee, and the third that of the contractor or sub-contractor.

JAN. 18.

74TH st, 154 E; Beaver Constn Co—Helen M Post (133). 335.00

16TH st, 133-37 E; Hull, Grippen & Co—Jno C Orr; Doubleday, Page & Co; Sterling Debenture Corp (134). 110.96

PROSPECT av, nec 187th, 50x95; Claremont Iron Works—P & F Constn Co (135). 375.00

SUMMIT AV, 914; Saml Goldstein—Christian S Bache & Goe F Bache (136). 129.00

JAN. 20.

204TH st, 371-77 E; Iroquois Door Co—Ebling Co, Westchester Woodworking Co & WmMensch (137). 607.20

23D st, 158 W; Gaetano Tomosulo—Jas Devaney & Barr & Gruber, Inc (renewal) (138) 518.63

14TH st, 61 W; Gaetano Tomosulo—Jas Devaney & Barr & Gruber, Inc (renewal) (139) 37.58

127TH st, 613 W; Robt Griffin Co—Faultless Constn Co (140). 361.31

92D st, 7 W; Abr Wagner—Gustave Fedor (141). 43.60

124TH st, 178 & 180 E; B Lewin & Son—Sophia R E Gentles & Louis C Sorensen (142) 140 00

FLETCHER st, nec Washington av, 75x152, Bronx; Hyman Rappaport—Nora Constn Co. Jacob Frankel, pres (144).....1,150.00

CHRISTOPHER st, 185; Jno Byrns—Geo O'Neill & Blight Ooverfield Co, Inc (145). 441.83

JAN. 21.

152D st, 789 E; Edw Kramer—Josephine Pfriemer, Henry Hollerith Constn Co & Harry F Bowsky (146). 106.04

19TH st, 37 E; Centre Iron Works—Montrose Realty Co & Jno H Scheier (147). 241.75

95TH st, 209 West; Jas McLaughlin Co—Kerlock Realty & Constn Co & Procaris & Co. (148). 45.00

BELMONT av, 2508; Isaac Hyams—Dickson Estate & Martha Hawkins (149). 20.85

78TH st, 351 E; Improved Tenements Co—Jos & Mary Herman & Ernest N Adler (150). 1,650.00

124TH st, 178-80 E; B Lewin & Son—Sophia E R Gentles & Louis C Sorensen (151). 140.00

PARK av, sec 153d, 54.7x109.7; Senft Contracting Co—Meyer Friedlander, Jos Popkin & Reliable Contracting Co. (152). 753.25

BANK st, 82; A Pardi Tile Co—Jno Doe & Fredk J Kuck (153). 215.00

JAN. 22.

142D st, 110 to 120 W; New Jersey Terra Cotta Co—Kramer Improvement Co (154). 2,450.00

VESEY st, 53; Fritschy Bros—Harry L Tissot (155). 160.00

BATHGATE av, 2378; Leopold Wetchler & Son—Henrietta Hamdlen & E J McGroger (156). 28.00

179TH st, ns, whole front between Belmont & Hughes avs, —x ; Elias M Pilzer—Salvatore Varisco & Angelo Geraci; renewal (157). 440.00

124TH st, 178-80 E; B Schacht Iron Works—Sophia E R Gentles & L C Sorenson (158). 1,124.85

S BOULEVARD, nwc 183d, 75.11x117.11x irreg; Duminuco Bros Inc—Sida Constn Co (159). 2,750.00

SAME prop; Wolf Frank et al—Sida Constn Co (160). 1 225.00

19TH st, 37 E; Barker Electric Co—Montrose Realty Co & Jno H Scheier. (161) 263.00

JAN. 23.

SO BOULEVARD, nwc 183d 75.9x117.11x irreg; Wm M Moore—Sida Construction Co & Ida Gordon (162). 5,000.00

142D st, 110-20 W; N J Terra Cotta Co—Kramer Improvement Co (163). 2,450.00

10TH av, 576; Walter Supervision Co—Jas Aspel & H Malone (164). 12.00

BROADWAY, 1270; Jno F Farrell—Alfd E Marling, Robt Thorne & Geo Least, trustees & Jno B Perkins Co (165). 140.00

124TH st, 178-80 E; B Schacht Iron Works—Sophia E R Gentles & L C Sorenson (166). 1,124.85

19TH st, 37 E; Henry H Meise & Son, Inc—Montrose Realty Co & J H Scheier (167). 256.30

124TH st, 178-80 E; Edw J Nevins—Sophia E R Gentles & Louis C Sorensen (168). 69.90

2D av, 2186-88; Abr Feibel—Basonic Constn Co & L Berner (169). 15.90

19TH st, 37 E; Wm Dunker—Montrose Realty Co & Jno H Scheier (170). 555.00

124TH st, 178-80 E; Empire Fire Proof Door Co Sophia E R Gentles & L C Sorenson (171). 510.00

224TH st, 642 E; Robt A Nolan—Mary A O'Neill (172). 57.50

CLAY av, 1755; Danl A Lerman—Bell C Hard & Edith B Hard (173). 135.00

98TH st, 316 W; Chas K Covert—Aug H Hall; renewal) (174). 65.00

JAN. 24.

BROADWAY, 2262-8; B McQuillan Co—Chas Erogan, Inc. (175). 15,097.55

SOUTHERN blvd, nwc 183d, 75.9x117.11; Pollack & O'Neill, Inc—Sida Constn Co & Ida Gordon (176). 4,000

SPRING st, 19; Sol Simon—Carmela Zuccaro & Abr Goldsmith (177). 75.00

SOUTHERN blvd, nwc 183d, 75.11x117.11; Elbert S Karnell et al—Sida Constn Co & Saml Gordon (178). 1,280.00

JEROME av, 2637-45; Jno R Hopkin—Magda Operating Co (179). 1,500.00

SAME prop; Jno R Hopkin—same (180). 4,193.72

MADISON av, 1702; Jno H Haber—Bernard Mainzer (181). 350.00

AMSTERDAM av, nwc 99th, 176x225; Niagara Woodworking Co—St Michaels Protestant Episcopal Church & Henry C Smith (182). 1,100.00

PARK AV, 1188-90; Geo A Pinto—Sender F Von Ohisen Estate & O'Reilly & Hahn, agents (183). 120.00

SOUTHERN blvd, nwc 183d, 75.9x117.11; Guarantee Electric Co—Saml Gordon & Sida Constn Co (184). 200.00

ST NICHOLAS av, swc 148th 24x100; Lewis & Egginton—St Nicholas Holding Co (185). 99.98

109TH st, 304 W; Consolidated Roofing Co Inc—Andw F Murray & W A Shea (186). 66.00

121ST st, 150 W; Sam Elkind—Estate Mary J Lyon & Edw Winslow (187). 117.00

Borough of Brooklyn.

JAN. 16.

85TH st, ns, 280 e 22 av, 60x100; Arlando Marine—Nathan Edison & Abramowitz Cut Stone Co.....200.00

GEORGE st, 122; Adolph Schwartz—Francesco Tneardela 45.00

60TH st, 260; Acme Metal Ceiling Co—M Moscarelli 105.00

WASHINGTON av, 360; Louis Marcus—Noble Realty Co.....6,650.00

SUTTER av, 865; Acme Metal Ceiling Co—M Glassman & D Pelieterie.....45.00

SOUTH 5TH st, 416-8; Nich Masem—Improvement Bldg Co & Alex B Gardee.1,850.00

STEWART st, 63; Jas C Grace—Bruno Wolfodorff 15.00

JOHNSON st, ss, 225 e E 8th, 50x100; Michl F Molinar—P & S Constn Co.....42.57

NEW LOTS rd, swc Pennsylvania av, 30x 85x30x94.10; Standard Lime Co—Regina Broudy, Annie Reisner, Robt Broudy....121.02

PROSPECT pl, ss, 100 e Ralph av, 40x127.9; East N Y Mason Material Co—Plato Realty Co 202.00

WYONA st, es, 75 n Liberty av, 100x100; Geo Singer—Kramer Realty Co.....68.43

WILLIAMS av, es, 280.9 s New Lots rd, 20x100; Isidore Ladinsky—Hyman Mendelowitz & Jacob Mendelowitz.....100.00

JAN. 17.

RIVERDALE av, nwc Sackman, 100x100; Elias M Pilzer—Sack River Constn Co & I Rothfeld 25.00

ST PAULS pl, 130-136-142 & 148; Wood & Shephard Varnish Co—Vera Constn Co & Barnet Rivlin 147.90

HOPKINSON av, swc Newport av, 80x100; Wm Treib & ano—Weiss & Chodorovsky Constn Co, David Weiss & Hyman Mendelowitz 1,350.00

PROSPECT pl, nwc Ralph av, 328x100; Guiseppe De Stefano & ano—Muller Constn Co 1,350.00

HOOPER st, 587-91; Acme Wood Carpet Flooring Co—Eastern Dist Constn Co & Harry Wieser 1,000.00

NEW YORK av, 1044-62; Hyman Heckler—Karp Constn Co 88.75

69TH st, ns, 100 e 3 av, 95x100; Gelband Contracting Co (Inc)—Margrette Constn Co & Jno H Gault.....96.30

BERGEN st, 1834; Jacob Olstein—Jerome Bergen Investigating Co.....396.20

GRAND av, 363; Jno H Read—Julius J Lyons & Jos M Fernandez.....248.27

61ST st, ns, 200 w 15 av, 40x100; R L Williams—J H Walters 35.00

75TH st, sec New Utrecht av, 22.3x56x20x 46.2; R L Williams—W E Ronk.....25.00

E 29TH st, ws, 640 n Av F, 80x100; Wm M Young—Hab Bldg Co, A McBride & Ruegamer & Auer 75.18

65TH st, ns, 180 w 14 av, 40x100; R L Williams—Palerno Bros 25.00

19TH av, nc 63d, runs nw580xne200xse—xnw 200 to beg; also 63D st, wc 19 av, 82.6x482; Wm M Young—Konkle & Co, Muskoka Realty Co, Clara M Konkle, Monroe Young & Lombard Realty Co 58.25

JAN. 18.

PROSPECT pl, ss, 100 e Ralph av, 40x100; Moses Annesberg—Plato Realty Co & Isaac Seid 102.65

WASHINGTON av, 646-8; Sylvester Gass—Weiner Bros & T De Bones.....380.29

PROSPECT PARK W, 2; Sylvester Gass—E Lewnes & T De Bones.....74.72

S 5TH st, 416-8; Jacob H Werbelovsky—Impt Bldg Co & Alex B Gordea.....112.00

PROSPECT pl, ns, 100 w Ralph av, 160x 100; Alessio P Accardi—Miller Bldg Co..900.00

PROSPECT pl, ns, 260 w Ralph av, 160x 100; same—same 500.00

ALABAMA av, es, 200 n Dumont av, 120x 100; Aron Sankin & ano—Angelo Constn Co. 850.00

ALABAMA av, es, 100 n Dumont av, 100x 100; same—Erector Realty & Constn Co, Dora Berman, Annie Rothfeld & N Y Mtg & Security Co 520.00

JAN. 20.

CHRISTOPHER av, ws, 235 s Pitkin av, 60 x100; Block & Greenberg Lumber Co—Crispet (Inc) 73.36

BLAKE av, sec Hinsdale, 100x100; Block & Greenberg Lumber Co—Alvin Constn Co.111.15

40TH st, ss, 300 e 5 av, 50x100.2; Mitchell Parquet Floor Co—Ocean Breeze Co & Ephraim Strayer 555.22

SAME prop; Waldo Strayer—same.....451.50

SACKMAN st, nwc Riverdale av, 100x100; Block & Greenberg Lumber Co—Sack River (Inc) & I Rothfeld 424.69

SAME prop; Morris Rosenblitt—Sack River Co (Inc) 900.00

MONTGOMERY st, sec Canarsie av, runs e 97xs110.2xnw146.9 to beg; Frank Furey—Josephine & Anthony Castello.....23.50

SAME prop; Jas Furey—same.....15.50

E 8TH st, 581, Jno Jordano—Danl D Luyster 245.00

42D st, ns, 425 w 2 av, 25x100.2; American Metal Ceiling Co—Girolamo Corrao.....75.00

BATH av, sec Bay 37th, 39.10x100; Adolph Kriendler—Saverio Ursetti, Emilio Sarno & Michl Brigante 144.00

NEW YORK av, 248-54; Jos Ryan—Alfred Muller 942.61

JAN. 21.

44TH st, ss, 300 e 5 av, 50x100.2; Jas Seccia & ano—Ocean Breeze Co & Ephraim Strayer. 300.50

HOOPER st, 85-91; Waterbury Hardware Co—Eastern Dist Constn Co, Albt & Wm Halpern. 425.00

75TH ST, nec New Utrecht av, 22.3x46.2x20 x56; R L Williams W E Ronk. 25.00

WASHINGTON av, ws, 119.8 n Bergen, 46.2 x80; Jno J Malland—Jno Weiner & Jacob Weiner & F De Bones. 75.00

ATLANTIC av, 397-403; Joe Castino—Erector Realty & Constn Co. 45.00

HOPKINSON av, ws, 100 n Dumont av, 50x 100; L Lapidus Co—Joe Sklar. 3,710.00

HOPKINSON av, 482-8; Klein Material Co —Sam Howe Amusement Co & J Mairinella Co. 248.56

JAN. 22.

UNION av, 12; Fanny Neiger—Christina Roser & Barbara Becker. 127.00

SACKMAN st, nwc Riverdale av, 100x100; Jacob Appelbaum—Sack River Constn Co. 350.00

SAME prop; Jos Harris—Sack River Co. 112.00

ALABAMA av, es, 140 s Sutter av, 80x100; Edwin M Houghtaling & ano—Edifice Realty & Constn Co. 261.50

WARREN st, 329; Patk H Gleason—Jane Cushing. 290.00

DWIGHT st, es, bet Pioneer & King, 200x 100; Louis Paulson—Patk Hayes & Chas Gotthelf. 3,095.40

SAME prop; Wm Haug—same. 741.50

40TH st, ss, 300 e 5 av, 50x100.2; Chas J Woodward Jr—Ocean Breeze Co & Edw D Dunlop & Ephraim Strayer. 576.59

ST MARKS av, ss, 238 w Howard av, 19x 127.9; Isaac Kahn—Bertha & Saml Ginsberg & Rieva Belof. 200.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the owner or lessee, and the third that of the contractor or sub-contractor.

JAN. 18.

PARK pl, nec W Bway; Bartolicius Star Iron Works Inc—Jno Doe et al; Nov2'12. 302.00

SAME prop; Star Fire Proof Door & Sash Co Inc—M B Brown Printing & Binding Co et al; Nov1'1. 60.00

SAME prop; Jeannette Glass Co—same; Nov4'12. 100.00

JAN. 20.

SOUTHERN boulevard, nwc 183d; Moritz Arnstein—Sida Constn Co et al; Jan16'13. 100.00

35TH av, nec 116th; Frank J Fee—Ancient Order of Hibernians et al; Dec7'12. 7,800.00

JAN. 21.

4TH av, 451; Gordon Bros—Harry C Hollenbeck et al; July18'12. 228.55

74TH st, 21 W; Lerman & Goldwasser—Alfred Gutwillig et al; Nov23'12. 154.50

122D st, 102-4 W; Dora Isseks—Victoria Bldg & Constn Co et al; Jan20'13. 82.00

Satisfied Mechanics' Liens—Manhattan & Bronx (Continued).

23D av, 2857-9; Valentin Zimmermann J Clarence Davies et al; Jan9'13 200.00

JAN. 22.

8TH av, 143; B Masor & Co, Inc Coffey Realty Co et al; July27'12. 300.00

26TH st, 244-50 W; D B Pershall & Son—Manning Noble & Co et al; June23'11. 98.44

SAME prop; Jno J McGrath Plumbing Co—same; June22'11. 665.77

BROADWAY, ws, from Barclay to Park pl; Robt A Keaswit—Broadway Park Place Co et al; Nov29'12. 129.00

172D st, nec Vyse av; Louis Weinstein—Mondschein & Co et al; Oct28'12. 200.00

MARMION av, nec 175th; Louis Shadoff—Jno W Cornish Constn Co et al; Jan7'13. 65.00

26TH st, 244 to 250 W; Geo A Amos—Manning, Noble & Co et al; June22'11. 300.00

JAN. 23.

165TH st, ns, bet Summit & Lind avs; Jos T Spearing—Wm Schlichter et al; Dec17'10. 2,073.50

HOUSTON ST, 115 E; Powers Bros—Minskee Realty Co et al; Dec31'12. 165.00

BARROW st, 69; Alter Haiduck—Sant De Domenico et al; Dec27'12. 77.50

SAME PROP; Arthur J Panoff—same; Oct 9'12. 75.00

[2]48TH st, 155-61 W; Willis & Heinrich—Franco Co of Pennsylvania et al; Nov11'12. 196.00

[1]PARK st, 103; Colwell Lead Co—Bertlomo Gauza et al; Jan2'13. 226.29

JAN. 24.

[1]HUGHES av, ws, 200 s 186th; Salvatore Naccarato et al; Oct9'12. 270.00

NORTHERN av, 63; Geo E Sealty Co Inc—Kirby Constn Co et al; May6'12. 8.75

[2]46TH st, 227-31 W; Thos Galligan Inc—Susan Mount et al; Sept28'12. 225.00

[2]WESTCHESTER av, 574-6—Morris Glasser & Co—Ernest A W Wilkens et al; Dec24'12. 140.00

34TH st, 228 W; Abr Baumgarten et al—Pennsylvania R R et al; Jan2'13. 30.00

Borough of Brooklyn.

JAN. 16.

UNION st, 989; Sturrock Cut Stone Co—Margt Burke & Michl Penna; Dec20'12....45.00

NEPTUNE av, ns, 86.8 e E 3d, 14.1x100.1; Sigmund Se.den—Jacob Sommer (Inc) & Jacob Sommer; Dec30'12.....83.00

[1]CHESTER st, es, 100.3 n Livonia av, 150x100; Saml Feinstein—Pauline Constn Co; Dec 19'12 .....115.00

FULTON st, 1354-8; Emil Lazansky—Ridgewood Realty Asosciates; Jan2'13.....120.93

CHESTER st, es, 100.3 n Livonia av, 150x100; Saml Feinstein—Pauline Constn Co & Chas Ratner; Dec19'12.....115.00

JAN. 17.

BARRETT st, ws, 150 s Pitkin av, 50x100; Barrett Constn Co—Penn-Dumont (Inc) & Doris Realty Co; Oct31'12.....210.00

W 17TH st, es, 180 n Mermaid av, 40x118; Jos Koppel—Frank Ferrante, Michl Di Bittelo & D Aspromonte; Dec12'12.....1,450.00

SAME prop; Francesco Valenti—same; Dec 11'12 .....196.80

SAME prop; C I Constn Supply Co—same; Dec31'12 .....2,000.00

LUQUEER st, 115; Saml Mendel—Mary E & Cath Carroll, Bessie & Anna Carroll; Oct 19'12 .....100.40

81ST st, ns, 245 w 17 av, 174x100; Edw M Richard—Roccella Realty Co & Sidoti Bros; Dec 27'12 .....8.08

81ST st, ss, 325 w 17 av, —x—; Edwin A Hayward—Sidoti Bros; Dec30'12.....45.00

81ST st, ss, 270 w 17 av, 204x100; Vincent Plantamura—Pasquale Reale; Jan4'13...113.50

NEW JERSEY av, ws, 112.6 n Glenmore av, 96.8x100; Globe Tile Co (Inc)—Purdy Constn Co; Jan8'13 .....200.00

SAME prop; Gratenstein & Weinstein—same & Nathan Drucker; Jan8'13.....1,152.00

SAME prop; Simon Gasner—Purdy Constn Co & Gratenstein & Weinstein; Oct17'12.1,900.00

JAN. 18.

[1]BAYARD st, 142-4; Isaac Zimmerman—Morris Langsam; Oct30'12 .....800.00

[1]BAYARD st, 142-6; Sam Rosenberg—Morris Langsam; Nov2'12.....43.00

W 8TH st, ws, 100 s Av S, 112.6x100; U S Radiator Corporation—Mapleton Enginering & Constn Co & Ruegamer & Auer; Nov1'12..181.40

JAN. 20.

EOERUM st, ns, 125 e Lorimer, —x—; National Cornice Works—Barnet Weinstein; Sept25'12. 310.00

MERMAID av, ns, bet W 32d & 33d, —x—; Aug Belmont & ano—McFerran Bldg & Realty Co & Illinois Surety Co; July12'12; 181.40

JAN. 21.

BARRETT st, ws, 150 s Pitkin av, 100x100; David Fisher—Penn-Dumont Corpn & Abramowitz Cut Stone Co; Dec18'12. 42.00

ALABAMA av, es, 100 n Dumont av, 100x100; Elias M Pilzer—Erector Realty & Constn Co & I Rothfed & W Berman; Dec23'12. 350.00

BARRETT st, ws, 150 s Pitkin av, —x—; Julius D Schwartzman—Penn-Dumont Co & Abramowitz Cut Stone Co; Dec12'12. 195.00

GRAFTON st, es, 500.5 s Pitkin av, 80x100; Empire City Lumber Co—Diamond Impt Co & Barnet Wiener; Oct28'12. 277.69

GRAFTON st, es, 500.5 s Pitkin av, 80x100; Isidore Krassner—Diamond Impt Co; Oct21'12. 10.00

JAN. 22.

3D av, sec 30th, —x—; Colwell Lead Co—Antonio Sanzo; Jan2'13. 200.00

WILLIAMS av, es, 200 s Blake av, 100x100; Israel Shay—Grant Bldg Co; Jan20'13. 355.00

BAY 46TH st, es, 360 s Cropsey av, —x—; Louis Solomon—Domenico Nuccio; Jan11'13. 30.00

[2]6TH av, nwc 54th, 100x100.2; Levin Kronenberg & Co—Harbor View Constn Co; Dec 18'12.

[1]discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

JAN. 16.

ESSEX st, es, 96.2 s Atlantic av, —x—; Jos D Cohen (Inc) on Williamsburgh Savings Bank to pay Pecker & Powell (Inc).210.00

JAN. 17.

HOOPER st, ns, 100 w Bedford av, —x—; Eastern Dist Constn Co on Title Buar & Trust Co to pay Kurlandzik & Alpert.....1,500.00

ESSEX st, es, 96.2 s Atlantic av, 75x100; Jos D Cohen (Inc) on Williamsburgh Savings Bank to pay Klein Material Co.....130.00

SAME prop; same on same to pay Saml Fix.... .....150.00

JAN. 18.

HOOPER st, ns, 100 w Bedford av, —x—; E D Constn Co on Title Guar & Trust Co to pay Standard Lime Co 1,300.00

JAN. 20.

OCEAN av & Av I, Flatbush; Lanza Bros on Manhattan Terrace Congregational Church to pay Larchmont Natl Bank.....600.00

JAN. 21.

STERLING pl, ns, 100 w Saratoga av, 175x—; Abramowitz Cut Stone Co on Commonwealth Imp't Corp to pay Arlando Marine. 350 00

WASHINGTON av, 646-8; Antonino De Bones on Weiner Bros to pay Cross, Austin & Ireland Lumber Co. 600.00

JAN. 22.

AV F, ws, 640 n Av F, 80x100; Hab Bldg Co on U S Title Co to pay Jno Olsen. 203.00

The Checkered Career of Sand-Lime Brick.

The clayworking industry is pretty well aware that the sand-lime brick idea has blown its horn and, figurative, retired into its hole, but now we have official recognition of the checkered nature of the career of this would-be competitor of clay brick in a recent report of the United States Geological Survey, showing the decline of the industry since 1907. The idea came over here from Germany and started into active business in 1901, and for two or three years it prospered greatly, on the promotion spirit. But when those that had been promoted got down to the regular brass tacks of business things too often failed to plan out the way it was hoped they would.

So the industry began to wither, and in the four years from 1907 to 1911 the number of plants operating dropped off from 94 to 66, and they are still dropping off. In a few instances where peculiar conditions existed, such as good sand easily available and no clay for brick-making, it has done well and actually made a profit for its operators. These instances, however, are the exception.

As a rule, sand-lime brick plants have proven a failure from a profit-making standpoint if so located as to be brought into active competition with clay products. It made a noise for a while, and there will probably always be some market for sand-lime brick in places where it fits in. But as a general proposition the career of sand-lime brick has been so checkered with failures that it has but little in the way of encouragement for the investor left to-day.—"The Clayworker."

Treatment of Hardwood Doors.

The natural finishing of hardwood doors, exterior, is not at all satisfactory from the painter's standpoint, for it is very difficult to get a varnish that will stand for any extended length of time, the varnish, even of the high-grade kind, sometimes breaking down within a few months. Here is a method recently given by a Canadian master finisher: Apply a coat of hot raw linseed oil as a primer; follow this with several more coats of raw oil, applied cold and well rubbed in. In the first two of these coats add a little turpentine, which will assist the oil to penetrate. Be sure to leave no oil on the surface of the wood, but rub all off clean. When dry apply a coat or two of raw oil with some waste or a rag, leaving some oil this time on the surface. This treatment is claimed to give better wear than any varnish coat. The method has long been advocated and practiced by painters or grainers for painted or grained doors exterior for a long time. The finish may be brightened up with oil at any time, and the soft, dull effect is very pleasing. Of course, this treatment will ensure almost perfect wear.

In no case should an outside door of hardwood be varnished and rubbed to a polish or without lustre, for the rubbing will seriously affect the durability of the varnish by removing its protecting film of oil, and so permit the entrance of moisture to the foundation, causing speedy decay of the varnish coat.

One of the worst troubles the painter meets with in the exterior door of hardwood with natural finish is the stains caused by water. These are almost impossible of removal, even by oxalic acid, the sure cure for stains in most cases. Where these stains do occur the only thing to do is to scrape down to the bare wood and then apply the acid, strong as possible, which may remove the traces of stain left. The work, if deftly done, may not show any traces, but usually it is best to remove the varnish from the entire surface and do the door all over, from the bare wood. In this case it is usually an advantage to slightly color some oil and rub it well into the wood, even though it has been paste filled, for this will impart a uniform color to the wood and avoid spottiness, which is sure to be after cleaning off. After this the surface may be well rubbed with curled hair or burlap, to remove any grit, and then be revarnished and finished.—A. A. Kelly in the "National Builder."

For 1913 Clay Products Show.

The prospectus of the 1913 Clay Products Exposition is being distributed. It tells the story of the last exposition and gives the plan of the new one. The last show was a success. Exhibitors considered it profitable. The 1913 exposition will far surpass the 1912 show in every way, including the benefit it will be to the exhibitors and to the clay trade. The aim is to develop the field for the clay products. The dates for the 1913 show are February 26 to March 8. For information regarding space rates and other data, inquiries should be sent to Mr. F. L. Hopley, 815 Chamber of Commerce, Building, Chicago, Ill.

Conflagrations in 1912.

The Insurance Press of January 1 (price 25 cents, 80 Maiden Lane) devotes practically its whole issue to a complete review of the fire record of the country in 1912. It gives the following summary, a comparison of 1912 and 1911 of which follows:

	1912.	1911.
January	$33,151,450	$21,920,775
February	26,918,650	15,963,000
March	14,770,850	30,143,800
April	15,577,400	17,122,550
May	19,141,950	19,694,000
June	12,837,450	19,584,950
July	12,839,100	19,340,150
August	13,508,800	12,243,650
September	12,549,300	10,333,250
October	12,904,650	13,527,000
November	15,244,300	17,045,600
December	18,000,000	20,085,850
	$207,543,900	$217,004,575

Estimated.

Approval of Work.

Where building contracts provide that the work shall be performed under the supervision and direction of an architect, engineer, or superintendent, employed by the builder and subject to his approval, the decision of such person in approving the work as a performance of the contract is, as a general rule, binding upon the builder; and this is especially true where the contract provides that his approval shall be binding upon the parties. Hence, after such approval the builder cannot recover damages from the contractor as for a failure to perform the contract according to the terms thereof; but where the contract provides that it should be performed in a special manner, and in addition it was to be subject to the approval or rejection by the architect or engineer, it was held that the provision for approval or rejection by the architect or engineer was merely an additional safeguard against defects not ascertainable by an unskilled person and, therefore, that the approval of the architect was not conclusive upon the builder to show a performance of contract by the contractor.—W. J. Stanton in National Builder.

Home Sites De Luxe.

To the person seeking the ideal in home environments the literature being sent out to applicants by the Sage Foundation Company of 47 West 34th street is appealing and convincing. It is a composite of almost a hundred illustrations of some of the Forest Hills Gardens homes, many of which are accompanied by floor plans. The folio is arranged in a loose leaf system to facilitate study and perusal and is in every way an attractive way of interesting prospective buyers in Long Island realty.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2341 New York, January 25, 1913 PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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48th st, 623 W.
49th st, 159 E
51st st, 540-2 W.
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57th st, 2 W.
58th st, 304 W.
67th st, 11 E.
68th st, 49 E.
70th st, 12 E.
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73d st, 219 E.
78th st, 343 E.

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Park av, 87-9.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100

CONVEYANCES.

Borough of Manhattan.

The name and address of the owner has been verified in each of the following conveyances not marked with an *. Those so marked are being investigated and correct names and addresses will be published as soon as possible.

JAN. 17, 18, 20, 21, 22, 23.

Barrow st, 69 (2:584-60), ss, 50 w Bedford, 24.4x71 to ns Commerce (No 35), x25 x71, 5-sty bk loft & str bldg, Santa De Domenico to Jno L Bickford, 16 Court, Bklyn; mtg $21,000 & AL; Jan22; Jan23'13; $——$——. O C & 100

Broome st, 65-9 on map 65-7 (2:331-43), swc Cannon (No 19), 50.4x56, 2-4-sty bk tnts & strs; Metropolitan Savgs Bank to Rudolph Wallach Co, a corpn, 68 Wm, (r) 510; B&S & CaG; Jan21; Jan22'13; A$32,-A$ —$——. O C & 100

Broome st, 216-8, see Eldridge, 204-6.

Broome st, 220, see Eldridge, 204-6.

Broome st, 312-14 (2:419-36-37), ns, 50 w Forsyth, 44x100, 2-5-sty bk tnts & strs; Saml Wacht to Fannie wife Sol Frankel, 251 W 92; QC & correction deed; Jan15; Jan22'13; A$44,000-70,000. nom

Broome st, 416-22, see Lafayette, 194-202

Cannon st, 19, see Broome, 65-9 on map 65-7.

Cathedral Pkway (6:1594-17), ns, 400 e Lenox av, 100x100; vacant; Grace W Thomas & ano, ADMRS Mary G Pinkney, to Young Women's Hebrew Assn, a corpn, 1578-82 Lex av; Jan20'13; A$——$——. **68,000**

Charles st, 38 (2:611-20), ss, 100 w Waverly pl, 20x95, 3-sty & b bk dwg; A $9,000-10,000; also CHARLES ST, 40 (2:611-19), ss, 120 w Waverly pl, 20x95, 3-sty & b bk dwg; A$9,000-10,500; also JONES ST, 22-4 (2:590-16), ss, 143.4 e Bleecker, 42.2x97.6, 6-sty bk factory; A$20,000-44,000; Wm F Clare et al TRSTES for Irene S Mellen will of Geo Schenk to Irene S Mellen, 727 High, Newark, NJ; ⅓ R, T & I; Jan14; Jan17'13. nom

Charles st, 40, see Charles, 38.

Chrystie st, 52 (1:302-3), es, 74.2 n Canal, 25x99.4x24.11x98.9, 5-sty bk tnt & strs & 5-sty bk tnt in rear; Louis Lass to Fanny Gruen, 116 E 90; AL; Nov25'12; Jan18'13; A$23,000-35,000. O C & 100

Church st, 41-5, see Dey, 24.

Commerce st, 33, see Barrow, 69.

Dey st, 24 (1:80-6), nec Church (Nos 41-5), 21.2x77.6x30x77.11, 5-sty stn loft & str bldg (valuation $250,000); Jas R Roosevelt et al EXRS Jno J Astor, decd, to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, as TRSTES will Jno J Astor, decd, for benefit Jno J Astor & remaindermen; Jan10; Jan17'13; A$225,000-230,000. nom

Eldridge st, 197 (2:421-72), ws, 100 n Rivington, 25x100, 5-sty bk tnt & strs; Sarah Weinstein to Chas Becker, 57 E 105; mtg $33,500 & AL; Jan21'13; A$22,-000-32,000. nom

Eldridge st, 204-6 (2:416-5), es, 176.7 n Rivington, 48.11x88.6, 6-sty bk tnt & strs; A$41,000-70,000; also BROOME ST, 216-8 (2:352-30), ns, 42 w Norfolk, 46.9x75.5, 6-sty bk tnt & strs; A$45,000-70,000; also BROOME ST, 220 (2:352-32), ns, 88.9 w Norfolk, 46.9x75.5, 6-sty bk tnt & strs; A$45,-000-70,000; also FORSYTH ST, 178-80 (2:-421-46), es, abt 175 n Rivington, 50x100, 6-sty bk tnt & strs; A$44,000-80,000; Forsyth St Realty Co to Dora Levy, 157 W 119; AL; Jan13; Jan18'13. nom

Eldridge st, 204-6; also BROOME ST, 216-18-20; also FORSYTH ST, 178-80; Dora Levy to Jacob Levy, 157 W 119; AL; Jan13; Jan18'13. nom

Emerson st (8:2255-406, 410 & 467), es, 688.11 sw on curve from sws Prescott av, runs e217.5 to nws Nichols pl xsw217.6xw 100.1xn100xw40xn100 to beg, being lots 136 to 143 & 190 to 193 map (725) Dyckman Est; vacant; Herbert H Maass, ref, to Edw O Power, (o) 33 Wall, TRSTE Douglas Gordon; FORECLOS Jan13; Jan17; Jan18 '13; A$7,000-7,000. **14,000**

Forsyth st, 178-80, see Eldridge, 204-6.

Front st, 66 (68) (1:32-23), ns, abt 90 w Old sl, 20.8x85x20.8x85.3, 5-sty bk loft & str bldg; Phoebe L De Bold to Lawyers Realty Co, a corpn, 160 Bway; B&S; mtg $20,000; Jan16; Jan17'13; A$13,000-21,000. O C & 100

Fulton st, 67 (1:94-10), es, abt 120 s Gold, 24.4x95.4x22.11x90.6 ss, 4-sty bk loft & str bldg, 1-sty ext; Louis J Sloane & ano, EXRS &c Danl Cunningham, to Cornelius Hearn, 496 E 17, Bklyn; mtg $18,000; Jan 20; Jan21'13; A$30,000-34,000. **31,300**

Goerck st, 127-9 (2:330-68), ws, 96.3 n Stanton, 25.11x100, 6-sty bk tnt & strs; Benj Hollender to Esther Holober, 270 W 4; AL; Jan14; Jan22'13; A$12,500-30,000. O C & 100

Henry st, 60 (1:277-28), ss, 113.1 w Market, 25x100, with all title to strip 25x0.8 adj on s, 5-sty bk tnt & strs; Ida Rautenberg to Franziska Mandl, 305 E 10; mtg $15,000; May2'12; Jan20'13; A$19,000-29,000. nom

Hester st, 46 (1:297-15), ss, 62.7 e Ludlow, 25x50, 3-sty fr bk ft tnt & strs; Clara Banks et al to Cornelius D Du Bois, at 14 Walden pl, Montclair, NJ; B&S; mtg $12,000; Oct25'12; Jan22'13; A$18,000-19,000. nom

Horatio st, 67, see 97th, 26 W.

Hubert st, 1, see Hudson, 147-9.

Hudson st, 147-9 (1:214-18-19), swc Hubert (No1), 38x76, 2-4-sty bk tnts & strs; Jas M Tully ref to Wm L Condit & Robt McGill both at Hoboken, NJ & Sylvester Pope, 1 W 102, TRSTES Josephine L Peyton; FORECLOS Jan10; Jan15; Jan22'13; A$26,000-30,000. **40,000**

Hudson st, 659-67, see 9th av, 10-20.

June st, 41 (2:626-50), ns, 87.2 w 8 av, 26.6x87.6, 5-sty stn tnt; Alice B Reisig et al, heirs Jno Boyd, to Wm S Bogert, at Grand av, Leonia, NJ; AT; QC; Apr8'12; Jan23'13; A$11,500-29,000. nom

John st, 20 (1:65-22), ss, abt 120 w Nassau, 25x64, 4-sty bk loft & str bldg; Seth S Terry to Alfred L White, (o) 62 Cedar; ½ pt; B&S & CaG; mtg $75,000; Jan16; Jan 17'13; A$100,000-115,000. nom

Lafayette st, 194-202 (2:482-37), nwc Broome (Nos 416-22), runs n136.4xw100.2x s142.6 to Broome xe100.2 to beg, 2-7-sty bk loft & str bldgs; Wm V Astor to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, as TRSTES will Jno J Astor, decd, for benefit Madeleine T F Astor & remaindermen; B&S; Jan15; Jan17'13; A$205,000-350,000. O C & 100

Macombs pl, 21-39, see 8 av, 2830.

Macombs pl, swc 151st, see 8 av, 2830.

Madison st, 330-6, see Scammel, 26.

Maiden la, 57 (1:67-11), ns, 87.2 w Wm, runs n93.2xw1 & 23.10xs90.4 to st xe25.7 to beg, 4-sty bk restaurant; Seth S Terry to Alfred L White, (o) 62 Cedar; ½ pt; B&S & CaG; mtg $110,000; Jan16; Jan17'13; A$135,000-150,000. nom

Mott st, 280 (2:508-17), es, 101.4 s Houston, 25x81.3x25x81.2, 5-sty bk tnt & strs; Moritz Weil et al to Celia Stern, 401 E 154; Jan14; Jan17'13; A$14,000-25,000. nom

Nichols pl, nws, 61.6 sw Prescott av, see Emerson, es, 688.11 sw on curve from Prescott av.

Pine st, 3, see Wall 6.

Pine st, 5, see Wall, 6.

Pine st, sws, 84.4 e Bway, see Wall, 6.

Scammel st, 26 (1:266-73), sec Madison (Nos 330-6), 33x75.5x37x75.5, 6-sty bk tnt & strs; Eli M Nathan to Sol Kaplan, 375 Central Park W; AL; Jan18; Jan21'13; A $30,000-60,000. nom

Wall st, 6 (1:46-pt Lt 12), ns, abt 115 e Bway, runs n120.8xw22.4xs71.2xw6.9xs49 to st xe22.6 to beg, 8-sty bk office bldg; also PINE ST, 3 (1:46-pt Lt 12), ss, abt 85 e Bway, 20.1x66.11x18.11x66.10 es, except pt as follows: PINE ST (1:46-pt Lt 12), sws, 84.4 e Bway, runs sw65.5 & 1 xne65.5 to st xsw1 to beg; also PINE ST, 5 (1:46-pt Lt 12), ss, 104.4 e Bway, 21.2x74.5x21.4x 74.8, this & Pine st, 3, 8-sty bk office bldg; A$750,000-800,000; also BROADWAY, 94-6 on map 96 (1:46-2), es, 84.4 s Pine, 38.4x100x34.8x100, 8-sty bk office bldg; A$650,000-700,000; Jas R Roosevelt et al EXRS Jno J Astor, decd, to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, as TRSTES will Jno J Astor, decd, for benefit Madeleine T F Astor & remaindermen; Jan10; Jan17'13. (Valuation $1,-800,000.) nom

Washington st, 693 (2:632-5), es, 88.7 sw Perry, runs se95.7xs21.7xnw101 to st xne21 to beg, 3-sty bk stable & 2-sty fr stable in rear; Tuting & Heins, Inc, to M C Tuting, 693 Washington; mtg $11,000; Jan16; Jan 17'13; A$9,000-10,500. O C & 100

Wooster st, 175-7 (2:524-21), nws, abt 170 s Bleecker, 50x100, with all title to strip 0.4x100 adj above on n, 7-sty bk loft & str bldg; 175 & 177 Wooster St Co, 318 E 32, to Jos & Louis Frankel, (o) 318 E 32; mtg $80,000; Dec30'12; Jan20'13; A$44,000-90,000. O C & 100

3D st, 151-9 E, see Av A, 42-56.

4TH st, 92 E, see 7th, 99 E.

4TH st, 190-6 E, see Av A, 42-56.

6TH st, 807 E (2:363-27), ns, 125 e Av D, 24.11x90.10, 4-sty bk stable; U S Mail & General Express Co to Federal Mail & General Express Co, a corpn, 805 E 6; ½ pt; mtg $16,100 & AL; Jan20; Jan21'12; A $10,500-17,000. nom

7TH st, 99 E (2:435-53), ns, 161.5 e 1 av, 26.4x97.6, 5-sty bk tnt; A$20,000-37,000; also 4TH ST, 92 E (2:445-12), ss, 125 e 2 av, 25x115, 6-sty bk tnt & strs; A$21,000-45,000; Henrietta or Yetta Tally heir &c Hyman Tally to Rachel Tally, 15 Attorney; AT; AL; Dec24'12; Jan22'13. gift

13TH st, 352-62 W, see 9 av, 10-20.

15TH st, 615 E (3:983-11), ns, 438 w Av C, 25x103.3, 5-sty bk tnt; Gustavus A Rogers, ref, to Nicholas C Cunningham, at 99 Long Beach av, Freeport, LI; FORECLOS Dec18'12; Jan 20'13; A$8,000-14,000. **11,950**

19TH st, 151-3 W (3:795-12), ns, 195.5 e 7 av, 46.7 to cl old Warren rd x90.1x43.4x 90, 12-sty bk loft & str bldg; Geo L Moeck to Builders Protective Co, Inc, a corpn, 128 Bway (r) 1604; B&S & CaG; Jan20; Jan22'13; A$35,000-$——. O C & 100

20TH st, 332 W (3:743-58), ss, abt 395 e 9 av, 16.7x91.11, 3-sty & b bk dwg; Wm C Wilson & ano EXRS Mary J Stafford to Theresa Abelson, 141 W 120; AL; Jan15; Jan17'13; A$8,000-10,500. O C & 100

20TH st, 332 W; Theresa Abelson to Lewine & Kempner, Inc, a corpn, 135 Bway; mtg $7,000; Jan17'13. O C & 100

20TH st, 516 W, see 20th, 528 W.

20TH st, 518 W (3:691-44), sws, 250 nw 10 av, 25x91.11, pt 3-sty bk office; Margt V C wife Francis A MacNutt to Kath T Moore at Scarborough, NY; Dec31'12; Jan 22'13; A$10,000-$——. nom

20TH st, 524 W, see 20th, 528 W.

20TH st, 528 W (3:691-49), sws, 350 nw 10 av, 25x91.11, pt 1-sty bk shop; A$10,000-15,000; also 20TH ST, 524 W (3:691-46-47), sws, 300 nw 10 av, 50x91.11, pt 2-sty bk shop; A$20,000-22,000; also 20TH ST, 516 W (3:691-43), sws, 225 nw 10 av, 25x91.11, 1-sty fr bldg; A$10,000-10,000; Kath E Moore to Kath T Moore, at Scarborough, NY; mtg $19,000; Dec30'12; Jan22'13; O C & 100

22D st, 423 E (3:954-17), ns, 323 e 1 av, 31.7x98.9, 4-sty bk tnt & strs; Moore Realty Co, 80 Bway, to Esther A Moore, sec Park av & Main, East Rutherford, NJ; Jan 2; Jan20'13; A$12,700-19,500. nom

25TH st, 41-3 W (3:827-12), ns, 225 e 6 av, 50x98.9, 11-sty bk loft & str bldg; Jos Meeks et al to Gray Realty & Development Co, 15 Laight; mtg $245,000; Jan11; Jan20 '13; A$138,000-265,000. nom

26TH st, 366 W, see 9 av, 268.

32D st, 137-49 W (3:808-14-20 & 66), ns, 250 e 7 av, runs n101.6xe50xn14xe75xn82 to ss 33d (No 128), xe25xs197.6 to ns 32d xw150 to beg, 6, 4, 1 & 3-sty bk tnts, 3-4-sty bk rear tnts & 6-sty bk loft bldg in 33d; Stuyvesant Real Estate Co to Pennsylvania Terminal Real Estate Co, a corporation, 85 Cedar; Jan2; Jan22'13; A$657,-000-674,000. O C & 100

32D st, 151-61 W, see 7 av, sec 33d.

32D st W, nec 7 av, see 7 av, sec 33d.

33D st, 1-13 E (3:863-6-12), ns, 95 e 5 av, 125x98.9, vacant (valuation $557,500); Jas R Roosevelt et al EXRS Jno J Astor, decd, to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, as TRSTES Jno J Astor, decd, for benefit Ava A M Astor, care Vincent Astor, 1025 5 av & remaindermen; Jan10; Jan17'13; A$437,000-506,000. nom

33D st, 18-28 W (3:838-57), ss, 300 w 5 av, 150x98.9, 1-6 & 1-12-sty bk loft and str bldgs; Wm V Astor to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, as TRSTES will Jno J Astor, decd, for benefit Ava A M Astor & remaindermen; B&S; Jan15; Jan17'13; A$——$——. O C & 100

33D st, 128 W, see 32d, 137-49 W.

33D st W, sec 7 av, see 7 av, sec 33d.

35TH st, 3-7 W (3:837-36-38), ns, 125 w 5 av 75x98.9, vacant (valuation $510,505.80) Jas R Roosevelt et al EXRS Jno J Astor, decd, to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, as TRSTES Jno J Astor, decd, for benefit Jno J Astor, 840 5 av & remaindermen; Jan10; Jan17'13; $285,-000-319,000. nom

37TH st, 141 E (3:893-29), ns, 140 e Lex av, 16x98.9, 4-sty & b stn dwg; Henry L Sprague to Edith E. wife Pedro F Francke, 43 E 25; QC; Jan18; Jan23'13; A$16,000-25,000. nom

41ST st, 125 W (4:994-23), ns, 220.4 w 6 av, 20x98.9, 3-sty & b bk dwg; Albt B King EXR Jno S Pierson to Woodbury G Langdon, 151 Madison av, Morristown, NJ; Jan17'13; A$55,000-58,000. **83,000**

42D st, 251-7 W (4:1014-6-9), ns, 125 e 8 av, runs e 93.9xn100xw18.9xn0.5xw75xs 100.5 to beg, 6-sty stn studio bldg & 4-sty bk office & str bldg; A$285,000-315,000; also 43D ST, 264 W (4:1014-58), ss, 162.6 e 8 av, 12.6x100.4, with all title to strip on s to cl of blk, 4-sty & b stn dwg; A $18,500-19,500; Regent Realty Co to Oliverage Co (Inc), a corpn, 51 Chambers; mtg $150,000 & AL; Jan20; Jan21'13. O C & 100

42D st, 251-7 W; also 43D ST, 264 W; Oliverage Co (Inc) to Geo H Earle Jr, 1337 Spring, Phila, Pa; August B Loeb, 1417 Erie av, Phila, Pa; Jas F Sullivan, 2100 Walnut, Phila, Pa, & Richd Y Cook, at Lansdowne, Del Co, Pa; mtg $320,000; Jan20; Jan21'13. O C & 100

43D st, 264 W, see 42d, 251-7 W.

47TH st, 438 W (4:1056-51), ss, 335.6 e 10 av, 28.6x100.5, 5-sty stn tnt; Saml & Wm J Huston, EXRS Jno Huston, to Saml Huston, 314 W 51; 1-3 pt; AT; mtg 1-3 of $20,000; Dec3'12; Jan20'13; A$14,750-29,000. **9,333.33**

47TH st, 438 W; Annie Huston, widow, to same; 1-3 pt; AT; mtg 1-3 of $20,000; Dec3'12; Jan20'13. O C & 100

47TH st, 438 W Esther Huston et al, heirs &c Jno Huston, to same; 1-3 pt; AT; mtg 1-3 of $20,000; Dec3'12; Jan20'13. O C & 100

48TH st, 71 W, see 6 av, 850.

48TH st, 623 W (4:1096-19), ns, 325 w 11 av, 25x74.6, 2-sty fr stable; Ellen Purcell to Harry C Bock, 417 W 156; 2-3 pt; mtg $2,000; Jan20; Jan21'13; A$7,000-7,000. nom

49TH st, 159 E (5:1304-31), ns, 120 w 3 av, 20x100.5, 4-sty stn tnt; Abr Greenberg ref to Geo E Stuckey, 40 W 106; FORECLOS Nov20'12; Jan17'13; A$12,000-18,500. **19,000**

51ST st, 540 W (4:1079-53), ss, 275 e 11 av, 25x100.5, 5-sty stn tnt; Saml & Wm J Huston, EXRS Jno Huston, to Esther, Wm J, Adam & Sadie Huston, all at 508 W 51, & Saml Huston, 1607 S Hamlin av, Chicago, Ill, all heirs Jno Huston, decd; 1-3 pt; AT; mtg 1-3 of $16,000; Dec3'12; Jan20'13; A$9,000-22,500. O C & 1,000

51ST st, 540 W; Saml & Annie Huston to same; 2-3 pts; AT; B&S; mtg 2-3 of $16,-000; Dec3'12; Jan20'13. O C & 100

51ST st, 542 W (4:1079-54), ss, 250 e 11 av, 25x121.7x25.3x117.10, 5-sty stn tnt; Saml & Wm J Huston, EXRS Jno Huston, to Saml Huston, 314 W 51; 1-3 pt; AT; mtg 1-3 of $16,000; Dec3'12; Jan20'13; A$10,500-24,000. **9,333.33**

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51ST st, 542 W; Esther Huston et al, heirs &c Jno Huston, to same, 1-3 pt; AT; B&S; mtg 1-3 of $16,000; Dec3'12; Jan20'13. O C & 100

51ST st, 542 W; Annie Huston, widow Adam Huston to same, 1-3 pt, AT, B&S; mtg 1-3 of $16,000; Dec3'12; Jan20'12. omitted

55TH st, 156-60 E (5:1309-41-42), ss, 95.1 w 3 av, 50x100.5, 3 5-sty stn tnts; Matilda Daly to Rebecca H & Frank H Daly, 541 Lex av; 2-3 pt; AL; Jan22; Jan 23'13; A$31,500-51,000. O C & 100

57TH st, 2 W, see 5 av, 732-4.

57TH st W, swc 5 av, see 5 av, 732-4.

58TH st, 304 W (4:1048-37), ss, 100 w 8 av, 21x100.5, 5-sty stn restaurant, 1-sty ext; Louis Fischer to Emma R Fischer, 987 8 av; AL; Jan13; Jan18'13; A$32,000-42,000. nom

67TH st, 11 E (5:1382-10), ns, 225 e 5 av, 23x100.5, 4-sty & b stn dwg, 2-sty ext; Clara Bloomingdale to Edw T H Talmage at Bernardsville, NJ; Jan17'13; A$90,000-100,000. O C & 100

68TH st, 49 E (5:1383-32), ns, 100 w Park av, 25x100.5, 4-sty & b stn dwg; Saml Woolverton & ano, EXRS &c Fredk D Tappen, to Margaretta C, wife J Wm Clark, at Bernardsville, NJ; AL; Jan10; Jan21'13; A$70,000-80,000. O C & 100

70TH st, 12 E (5:1384-61), ss, 265 e 5 av, 25x100.5, 4-sty & b bk dwg, 2-sty ext; Lewis S Wolff & Clara F his wife to Dorothea Wolff, 12 E 70; B&S; Jan4'1888; Jan17'13; A$105,000-120,000. nom

70TH st, 12 E; Stanley L Wolff & Helen H his wife & Dorothy S Wolff to Clara F Wolff wid at 12 E 70; B&S; Jan17 '13. O C & 100

71ST st, 330 W (4:1182-45), ss, 293 w West End av, 18x100.5, 3 & 4-sty & b stn dwg; Marie O'Donohue to Josephine Q O'Donohue, 330 W 71; mtg $17,500 & AL; Jan21'13; A$10,000-22,000. nom

73D st, 219 E (5:1428-11), ns, 260 e 3 av, 25x102.2, 5-stv stn tnt & strs; Frieda Hart to M M Hart (Inc), a corpn, 115 Nassau, r 22; mtg $15,000; Oct11'12; Jan21'13; A$11,000-22,000. nom

78TH st, 343 E (5:1453-17), ns, 225 w 1 av, 25x100, 4-stv bk tnt & strs; Mary N Perkins to Leonard Weill, (o) 128 Bway; B&S; Jan18; Jan22'13; A$9,000-14,500. nom

78TH st, 343 E; Leonard Weill to Wm R Bedell, 100 W 106; Jan20; Jan22'13. O C & 100

78TH st, 343 E; Wm R Bedell to Leonard Weill, (o) 128 Bway; mtg $9,000; Jan 20; Jan22'13. O C & 100

80TH st, 164 E (5:1508-47), ss, 250 w 3 av, 30x102.2, 4-sty stn tnt; Saml J Wagstaff, ref, to Jno A Weser, 861 West End av; mtg $25,000; FORECLOS Jan17'13; Jan 21'13; A$15,500-28,000. **30,200**

82D st, 128 W (4:1212-45), ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg, 1-sty ext; U S Trust Co, a corpn, to Thos Stone, 353 W 27; Jan20'13; A$12,000-25,000. O C & 100

83D st, 25 W (4:1197-19), ns, 448.9 e Col av, 21.3x80, 3-sty & b stn dwg; Jerome H Koehler, ref, to David Lippmann, (o) 198 Bway; FORECLOSED & drawn Dec23 '12; Jan23'13; A$14,000-19,000. **14,700**

84TH st, 103 W (4:1215-28), ns, 100 w Col av, 22.4x102.2, 5-sty bk tnt; Jane McGowan to Kathleen V McGowan, 103 W 84; mtg $——; Jan18; Jan20'13; A$13,000-27,-000. nom

87TH st W, see Riverside dr, see Riverside dr, 147.

89TH st, 226 E (5:1534-38), ss, 285 e 3 av, 25x100.8, 5-sty bk tnt & strs; Fanny Gruen to Jonas Weil & Bernhard Mayer, both at 5 Beekman; AL; Jan23'13; A$10,-000-22,000. O C & 100

89TH st, 226 E (5:1534-38), ss, 285 e 3 av, 25x100.8, 5-sty bk tnt & strs; Jonas Weil et al to Fanny Gruen, 116 E 90; B&S; AL; Jan23'13; A$10,000-22,000. O C & 100

89TH st, 315 W (4:1250-83), ns, 230 w West End av, 20x100, 3-sty & b stn dwg; Herald Square Holding Co to Excelsior Holding Co, a corpn, 128 Bway, r 1505-6; mtg $21,000; Jan15; Jan17'13; A$16,000-26,-000. nom

92D st, 129 E (5:1521-14), ns, 73 w Lex av, 17x100.8, 3-sty & b stn dwg; Saml Blumberg to Philip L Liebman, (o) 302 Bway; mtg $14,000 & AL; Jan23'13; A$10,-000-15,000. nom

93D st, 312 E (5:1555-43), ss, 200 e 2 av, 37.6x100.8, 6-sty bk tnt & strs; Hannah Solomon to David, Harriet & Ada Kreisler, all at 95 W 149, & Lillian K Goldwasser, 948 Park av; AL; Jan20'13; A$14,-000-44,000. nom

95TH st, 333 E (5:1558-20), ns, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Brown-Weiss Realties to Potter & Decker Realty Co, a corpn, Remsen, nr Carlton av, Far Rockaway, LI; mtg $27,500 & AL; Jan18; Jan23'13; A$12,000-39,000. O C & 100

97TH st, 26 W (7:1832-41), ss, 200 w Central Park W, 37.6x100.11, 5-sty bk tnt; A$24,000-54,000; also HORATIO ST, 67 (2:-643-63), ns, abt 95 w Greenwich, —x—, 3-sty & b bk dwg; A$9,000-11,000; Antoinette G Onderdonk to Josephine G Hathaway, at Birmingham, Ala; AT; Jan 17; Jan18'13. nom

98TH st, 148 E (6:1625-46), ss, 170 e Lex av, 25x100.11, 6-sty bk tnt & strs; Edw T Hiscox ref to Eliza S Kernochan, 174 Mad av; FORECLOSED, drawn & recorded Jan22'13; A$9,000-29,000. **26,500**

98TH st, 105 W (7:1853-28), ns, 100 w Col av, runs n100.11xw100.11 to st xe 25 to beg, error in courses, 5-sty bk tnt; Frank Canovatchel to Antonio S Esposito, (o) 485 Ams av; ⅓ pt; B&S; mtg $15,000; Sept 16'12; Jan23'13; A$15,000-24,000. O C & 100

98TH st, 147 W (7:1853-14½), ns, 337.6 e Ams av, runs n33.2xne22.1xse22.3xs33.2 to st xw15 to beg, with easement of land bet Nos 145 & 149 W 98th for light & air, 4-sty & b bk dwg; Mary B Steward et al to Drayton Burrill, 69 Prospect, Summit, NJ; B&S; Nov1'12; Jan17'13; A$3,500-7,000. O C & 100

98TH st, 151 W (7:1853-13), ns, 295.6 e Ams av, runs n33.2xne22.1xse22.3xs33.2 to st xw15 to beg, with easement of land lying bet Nos 149 & 153 W 98th for light & air, 4-sty & b bk dwg; Mary B Steward et al to Drayton Burrill, 69 Prospect, Summit, NJ; B&S; Nov1'12; Jan17'13; A$3,500-7,000. O C & 100

99TH st 169 E (6:1627-31), ns, 125 w 3 av, 25x100.11, 5-sty bk tnt; Michaels Realty Co to Bronx Investing Co, a corpn, 99 Nassau; AL; Jan2; Jan20'12; A$9,000-19,000. O C & 100

101ST st, 125-31 W (7:1856-21-23), ns, 225 w Col av, 75x100.11, 2 6-sty bk tnts & strs; Aaron H Levine et al to Abr Adelberg, West Bway, Cedarhurst, LI; mtg $96,000; Dec18'12; Jan21'13; A$45,000-104,-000. nom

109TH st, 425-35 E (6:1703-12), ns, 270 e 1 av, 150x100.10, 2-sty bk & fr stable & fr coal pockets; Ehler J Ernst to Isaac D West, at Danville, Pa; AL; Dec11'12; Jan18'13; A$42,000-52,000. nom

111TH st, 255 W (7:1827-3), ns, 56 e S av, 36x100.11, 6-sty bk tnt; Thos A Eager, ref to Louis Greenblatt, 164 St Nicholas av; FORECLOS Jan13; Jan21; Jan22'13; A $24,000-52,000. **46,000**

111TH st, 528-32 W (7:1882-51-54), ss, 158.4 e Bway, 166.8x100.11, 2 8-sty bk tnts; Jos Meeks to Anna M Meeks, 484 Warburton av, Yonkers, NY; Claudius M Meeks, 506 Ams av, NY, & Reginald V Meeks, 5100 Walnut, Phila, Pa; mtg $448,000; Jan15; Jan20'13; A$134,000-490,000. nom

111TH st, 528 W, see 111th, 532 W.

111TH st, 532 W (7:1882-54), ss, 158.4 e Bway, 83.4x100.11, 8-sty bk tnt; A$67,000-245,000; also 111TH ST, 528 W (7:1882-51), ss, 241.8 e Bway, 83.4x100.11, 8-sty bk tnt; A$67,000-245,000; Gray Realty & Development Co to Jos Meeks, 484 Warburton av, Yonkers, NY; mtg $448,000; Jan15; Jan20 13. O C & 100

113TH st, 210-4 on map 210-2 E (6:1662-44), ss, 140 e 3 av, 45x100.11, 6-sty bk tnt & strs; Grossman Bros & Rosenbaum, a corpn, to Joshua Silverstein, (o) 15 E 26; mtg $45,000 & AL; Jan17; Jan18'13; A $16,500-47,500. O C & 100

113TH st, 527 W (7:1885-19), ns, 340 w Ams av, 20x100.11, 4 & 5-sty & b bk dwg; Henrietta Hartman to Elias Hartman, both at (o) 16 Jay; mtg $18,000; Jan16; Jan21'13; A$14,500-25,000. nom

116TH st, 152 E (6:1643-51), ss, 25 e Lex av, 25x100.11, 5-sty stn tnt & strs; Julia Levy to Abr Zadek, 562 W 113; mtg $34,500; Jan22; Jan23'13; A$15,000-30,000. O C & 100

116TH st, 168-74 E (6:1643-44-46), ss, 175 w 3 av, 63.4x100.11, 4 3-sty & b stn dwgs; Emanuel Alexander to Samson Lachman, (o) 35 Nassau; Abr Goldsmith, (o) 35 Nassau, & Chas Weinberg, 171 W 71; AT; mtg $30,000; Jan21'13; A$38,000-44,000. O C & 100

116TH st, 66 W (6:1599-68), ss, 75 e Lenox av, 25x100.11, 5-sty bk tnt & strs; Robt Forbes to Bessie A Wilson, 66 W 116; mtg $42,500; May1'11; Jan21'13; A $19,000-34,500. nom

117TH st, 411 W (7:1961-49½), ns, 258 e Ams av, 18x100.11, 4 & 5-sty & b bk dwg; Fredk A Goetze to TRSTES of Columbia University, a corpn, Bway & 116th; mtg $20,000; Jan20; Jan21'13; A$13,000-21,000 O C & 100

118TH st, 169 E (6:1645-46), ss, 235.2 w 3 av, 17.1x100.11, 5-sty bk tnt & strs; Eliz Lacy Conner to Irving Cohen, 594 Cleveland, Bklyn; AL; Jan16; Jan17'13; A $7,500-14,000. O C & 100

118TH st, 503 E (6:1815-4½), ns, 76 e Pleasant av, 24.2x100.11, 5-sty bk tnt; Henry Gundlach to Anton Klubnik, 320 Pleasant av; mtg $13,000; Jan15; Jan17'13; A$5,000-13,000. O C & 100

118TH st, 83 W (6:1717-5), ns, 85 e Lenox, av, 20x100.11, 3 sty & b stn dwg; Jno D Arthur to Thos Howard, 319 Atlantic av, Bklyn; mtg $13,500; Jan21; Jan22'13; A$11,000-14,000. nom

121ST st, 218 W (7:1926-42), ss, 203 w 7 av, 15x100.11, 3-sty & b stn dwg; Willy Ehrenhaus & wife to Emma L Crawford, 404 Columbia, West New Brighton, SI; mtg $7,000; Jan10; Jan18'13; A$9,000-10,-000. nom

122D st, 60 E (6:1747-67), ss, 201 w Park av, 21x100.11, 5-sty stn tnt; Willard H Osgood, Jr, as Atty for Williams, 249 W 71; Hope Holding Co, Inc, & Frederick Loeb, 1710 Amsterdam av; [illegible] **18,000**

123D st, 358 W (7:1949-59), ss, 132 e Morningside av E, 16x100.11, 3-sty & b stn dwg; Wells Holding Co to Edw S West, 761 McDonough, Bklyn; mtg $10,000; Jan7; Jan18'13; A$9,000-12,000. O C & 100

124TH st, 221 E (6:1789-10), ns, 223 e 3 av, 30x100.11, 5-sty bk tnt; Louis J Sloane & ano, EXRS &c Danl Cunningham, to Eugene McCarthy, 516 W 57; Jan 20; Jan23'13; A$13,000-26,000. **19,850**

124TH st, 301-19 W, see 8 av, 2309-17.

125TH st, 300-10 W, see 8 av, 2309-17.

126TH st, 66 E (6:1750-41), ss, 90 w Park av, 20x99.11, 3 & 4-sty & b stn dwg; Isaac W Goodhue to Florence K Goodhue, both at 218 E 21, Paterson, NJ; mtg $8,500 & AL; Jan22; Jan23'13; A$10,000-14,500. nom

127TH st, 112 E (6:1775-68), ss, 90 e Park av, 25x99.11, 3-sty & b fr dwg; Cath Palmer to Edw D Webb, at Red Bank, NJ; Jan21'13; A$10,000-10,500. nom

127TH st, 114-6 E (6:1775-67-67½), ss, 115 e Park av, 25x99.11, 2 3-sty & b stn dwgs; Amanda Webb to Edw D Webb, at Red Bank, NJ; Jan21'13; A$10,000-13,000. nom

131ST st, 76 W (6:1728-68), ss, 85 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; Dora Freidus to Millie Schwarz, 1044 Findlay av; Jan20; Jan22'13; A$7,500-10,-000. O C & 100

134TH st, 20 W (6:1731-49), ss, 310 w 5 av, 25x99.11, 5-sty stn tnt; D Clinton Mackey to Isaac Smith, 2330 Belmont av; QC; mtg $17,000; Jan14; Jan23'13; A$9,-000-21,500. **5,000**

138TH st, 129 W (7:2007-13), ns, 282 e 7 av, 26x99.11, 5-sty bk tnt; Louis Millhauser to Matilda Henry, 221 W 141; B&S; mtg $23,000 & AL; Jan13; Jan17'13; A$11,-500-27,000. nom

139TH st, 132 W (7:2007-54), ss, 230 e 7 av, 26x99.11, 5-sty bk tnt; Jas M Ryder to Chas Schimmer, (o) 10 Wall; mtg $17,-000; Jan15; Jan21'13; A$11,500-27,000. O C & 100

142D st W, swc Edgecombe av, see Edgecombe av, 139.

144TH st W (6:1741-51-53), ss, 460 e Lenox av, 75x99.11; vacant; Eliz F Fay to Jas McLoughlin, 209 W 69; mtg $12,000; Jan22; Jan23'13; A$9,000-9 000. O C & 100

144TH st, 234 W (7:2029-43), ss, 225 w 7 av, 25x99.11, 5-sty bk tnt; Selena L Bloch & ano to Ralph Davis, 101 W 115; B&S; mtg $15,000; Jan21; Jan22'13; A$10,-000-18,500. nom

144TH st, 425 W (7:2050-56), ns, 118 e Convent av, 18x99.11, 4-sty & b bk dwg; J Gabriel Britt ref to Germania Life Ins Co, 50 Union sq; FORECLOS Jan21; Jan22'13; A$6,500-16,500. **12,000**

144TH st, 427 W (7:2050-57), ns, 100 e Convent av, 18x99.11, 4-sty & b bk dwg; J Gabriel Britt, ref. to Germania Life Ins Co, 50 Union sq; FORECLOS Jan21; Jan 22'13; A$6,500-16,500. **12,000**

145TH st, 506-8 W (7:2076-39-40), ss, 142 w Ams av, 58x99 11, 2 5-sty bk tnts & strs; Adelaide Lawson, individ & as devisee Danl D Lawson, to Belle Lawson, 1227 Boston rd; ½ pt; Jan18; Jan20'13; A$42,-000-70,000. O C & 100

150TH st W, nwc Macombs pl, see 8 av, 2830.

150TH st W, nec S av, see 8 av, 2830.

151ST st W, swc Macombs pl, see 8 av, 2830.

151ST st W, sec S av, see S av, 2830.

162D st, 564-8 W, see Bway, 3868-78.

164TH st W, nec St Nich av, see St Nich av, 1086.

165TH st, 554 W (8:2122-80), ss, 116.6 e Bway, 16x106.5x16x107.11, 4-sty & b stn hospital; Annie or Nonnie wife Louis Solomon to Washington Heights Hospital, a corpn, 554 W 165; QC & CaG; AT; Jan 14; Jan22'13; Aexempt-exempt. nom

171ST st W, sec St Nich av, see St Nich av, sec 171st.

184TH st, 511 W (8:2156-25), ns, 150 w Ams av, 50x99.11, 5-sty bk tnt; Rufus L Weaver to Apartment Homes Co (Inc), a corpn, 115 Bway, r 1504; AL; Jan16; Jan23 '13; A$15,000-48,000. O C & 100

187TH st, 657 W (8:2170-28), ns, 128.4 w Wadsworth av, 16.8x94.11, 3-sty fr dwg; Chas L Maurer to Isabella Maurer, his wife, 657 W 187; mtg $662.57; Jan20; Jan 23'13; A$3,600-4,700. O C & 100

191ST st W (8:2130-42), ss, 100 w St Nich av, 100x100, 2-5-sty bk tnts; 191st St Constn Co to Henry Feldman, 430 W 154; mtg $90,000 & AL; Jan16; Jan17'13; A$26,-000-$——. O C & 100

Av A, 42-56 (2:399-1-10, 57 & 58), nec 3d (Nos 151-9), to ss 4th (Nos 190-6), 192.4x145, 13-4 & 1-3-1-5-sty bk & stn tnts & strs & 4-2-sty bk rear tnts; Wm V Astor to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, as TRSTES will Jno J Astor, deed, for benefit Madeleine T F Astor [illegible] $244,000-296,000. O C & 100

Av A, sec 4th, see Av A, 42-56.

Av C, 200 (2:382-2), ses, 26.9 ne 12th, 25x62.6, 4-sty bk tnt & strs; Ignatz Gluck to Rose Jacobs, 182 St Nich av; mtg $13,500 & AL; Jan21'13; A$10,500-14,000. nom

Broadway, 94-6, see Wall, 6.

Broadway, 3868-78 (8:2120-8), sec 162d (Nos 564-8), 99.11x100, 6-sty bk tnt & strs; Elmsford Holding Co to Mimie Banner, wife of Max Banner, 34 Lexington av, Atl, Jan 20; Jan21'13; A$92,000-215,000. O C & 100

Columbus av, 186-8 (4:1140-31-32), [illegible] 60.5 n 68th 40x80, 2 5-sty stn tnts & strs; Jos W Blaisdell to Jean B Boyd, David B Blaisdell & Maude B Blaisdell, all at 264 Decatur, Bklyn; ⅓ pt; AT; Jan22; Jan23 '13; A$28,000-48,000. nom

Columbus av, 483 (4:1197-2), es, 25.4 n 83d, [illegible] beg, 5-sty stn tnt & strs; Karl Sohn to Alfred A Herrman, 118 E 25; mtg $34,000; Jan16; Jan18'13; A$26,000-41,000. O C & 100

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Edgecombe av, 139 (7:2051-14), swc 142d, 25.3x112.11 to el old Kingsbridge rd (closed) x25 to ss 142d x109.10 to beg, 5-sty bk tnt, Isidor & Juna Baer to Ray S Stern, 537 W 121, mtg $24,000, Jan17, Jan 21'13, A$30,500-28,000. O C & 100

Lexington av, 1553 (6:1627-22), es, 26 n 99th, 25x95, 5-sty bk tnt & strs; Wm Greenbaum et al to Rosalie Greenbaum, 317 W 99, QC, Jan10, Jan23'13, A$12,000-23,000. O C & 100

Lexington av, 1553; Hattie Hess to same; QC; Dec30'12; Jan23'13. nom

Lexington av, 1553; Rosalie Greenbaum to Marc Kupperman, 1553 Lex av; mtg $18,000; Jan10, Jan23'13. O C & 100

Manhattan av, 456 (7:1946-47), es, 73.11 s 120th, 26.11x94.10, 5-sty bk tnt, Wm J McMahon et al to Jos J McMahon, 456 Manhattan av; QC; Dec26'12; Jan17'12; A $16,500-28,000. nom

Northern av, 65 (8:2177-122), es, 150 n 180th, 50x110, 5-sty bk tnt; Kirby Constn Co to Isidor & Julia Baer, 2 W 129; mtg $47,000; Jan17; Jan21'13; A$13,000-P48,000. O C & 100

Park row, 33 (1:90-12), ses, abt 35 s Beekman, 23.5x86.1 to nws of Theatre alley x25.6x75.5 on nes, with all title to alley, 3 & 6-sty bk office & str bldg, Wolcott G Lane & ano, TRSTES for Caroline S Spencer & ano, will Lorillard Spencer, to Francis Hustace, at Montclair, NJ; Jan 16; Jan20'13; A$130,000-140,000. O C & 100

Park av, 1036 (6:1197-40), ws, 22.2 s 86th, 20x70, 4-sty & b stn dwg; Benj E Paneth to Arthur & Edw Pollak, 1026 Park av & Herman Gottlieb, 121 E 82; ¼ pt AT; mtg $25,000 on w to-be, Jan21 Jan22'13; A$21,000-25,000. O C & 100

Riverside dr, 147 (4:1248-57), sec 87th, 25x100, 4-sty & b bk dwg, 2-sty ext; Enos S Booth ref to Edw S Clark at Cooperstown, NY; FORECLOS Jan15; Jan16; Jan 17'13; A$55,000-105,000. **70,000**

St Nicholas av, 1086 (8:2121-20-23), nec 163th, 10..7x159.1x99.11x121.10, 1 & 2-sty bk & fr factory, 1-sty fr bldg & vacant; Octav Land Co to Church of St Rose of Lima, NY, a corpn, 510 W 165; mtg $46,-000 & AL; Jan20; Jan21'13; A$73,500-73,800. O C & 100

St Nicholas av (8:2127-8), sec 171st, 20x 100, 5-sty bk tnt & strs; Ehler J Ernst Isaac D West, at Danville, Pa; AL; Dec 11'12; Jan18'13; A$18,000-35.000. nom

Terrace View av (13:3402-61), ws, 166.6 s Teunissen pl, 25x100.1x25x101.6; vacant; Jno N Seery to David A Seery, 207 Dyckman; QC; Jan15; Jan20'13; A$3,000-3,000. 450

1ST av, 404 (3:955-52), es, 49.5 s 24th, 24.8x81.6, 5-sty bk tnt & strs; Julius & Michl Maier EXRS &c Louis Maier to Victor Gerhards, (o) 882 E 169; ½ pt; mtg $20,000 & AL; Jan17; Jan22'13; A$13,500-19,000. **22,000**

1ST av, 404; Sarah Cohn to same; ½ pt; mtg $20,000 & AL; Jan17, Jan22'13. O C & 100

1ST av, 989 (5:1347-24), ws, 41 n 54th, runs n 20xw68xs0.7xw12xs20xe12xn0.7xe68 to beg, 4-sty bk tnt & strs, 1-sty ext; Marie Schungel to Geo Eckhardt, 989 1 av; mtg $12,500; Jan22; Jan23'13; A$8,000-13,-000. O C & 100

1ST av, 2248 (6:1709-48), es, 75.10 s 116th, 25x95, 6-sty bk tnt & strs; Jas J Golden ref to Irving K Taylor, 75 Berkeley av, S Orange, NJ & Lloyd Taylor, at New Milford, NY EXRS &c Wm A Taylor; FORECLOSED & drawn Jan21; Jan 22'13; A$11,000-26,500. **20,000**

2D av, 186 (2:453-7), es, 41.4 s 12th, 20.7 x100, 4-sty bk tnt; Margt Donnelly et al, TRSTES &c Jno E Kaughran, to Caesar Millis 65 2 av; B&S; AL; Jan16; Jan21'13; A$18,000-27,000. **26,000**

5TH av, 728, see 5 av, 732-4.

5TH av, 732-4 (5:1272-pt lot 39), swc 57th, 73.5x100, 2 & 3-sty & b bk dwg; also 5TH AV, 728 (5:1272-pt lot 38), ws, 73.5 s 57th, 27x100, 5-sty bk dwg, 2-sty ext; also 57TH ST, 2 W (5:1272-pt lots 38 & 39), ss, 100 w 5 av, 25x100.5; vacant; Harry Payne Whitney to 734 Fifth Av (Inc), a corpn, 60 wall, (r) 705; Jan3; Jan20'13; A $1,275,000-1,450,000. O C & 100

6TH av, 850 (5:1264-1), nec 48th (No 71), 23.5x60, 5-sty stn tnt & strs; Harris Mandelbaum to Jennie Dimond, 20 W 73; B&S & C a G; mtg $45,000 & AL; Jan21'13; A$41,000-49,000. O C & 100

7TH av, nec 32d, see 7 av, sec 33d.

7TH av (3:808-1-12 & 67-87), sec 33d, runs e375xs82xw75xs44xw75xs0.6xw [illegible] 32d (Nos 151-61) xw250 to es 7 av xn197.6 to beg, 5-sty bk tnt, 1-4 & 1-5-sty bk loft & str bldgs & vacant; Pennsylvania Tunnel & Terminal R R Co & St [illegible] Estate Co to Pennsylvania Terminal Real Estate Co, a corpn, 85 Cedar; Jan2; Jan 22'13 A$ [illegible] O C & 100

7TH av, 2513-15 (7:2014-62), [illegible] 146th, 40x100, 6-sty bk tnt & strs; Carl Rosenberger et al to Julius Schalscha, 131 W 129; AL; Jan6; Jan17'13; A$28,000-60,-000. nom

8TH av, 2309-17 (7:1[illegible] 124th (Nos 301-19), runs n201.8 to ss 125th (Nos 300-10), x150, 5-5-sty bk tnts, strs in 125th, 4 & 5-sty bk hotel & 2-sty bk str; Wm V Astor to Jos R Roosevelt & Knickerbocker Club, Douglas Robinson, 9 E 63, & Nich Biddle at 50 E 76, as TRSTES will Jno J Astor, decd, for benefit Madeline T F Astor, $40 5 av & remaindermen; B&S; Jan15; Jan17'13; A$252,000-462,000. O C & 100

8TH av, sec 125th, see 8 av, 2309-17.

8TH av, 2830 (7:2036-61), nec 150th, & at nws McCombs pl (Nos 21-39), runs ne along rd 203.5 to ss 151st xw96.7 to es 8 av, xs179 to beg, 3 6-sty bk tnts & strs; Nettie Robertson to Chas H Peckworth, 84 Fairview av, Jersey City, NJ; mtg $128,500 & AL; June23'08; Jan21'13; A$55.-000-157,000. nom

8TH av, 2913 (7:2047-30), ws, 24.11 n 154th, 25x100, 5-sty bk tnt & strs; Jos Kohn to Rosa wife Abr Greenwald, 27 S 7th, Mt Vernon, NY; QC; July22'12; Jan17 '13; A$10,000-22,000. nom

9TH av, 10-20 (2:628-4), sec 13th (Nos 352-62), runs e94 to ws Hudson (Nos 659-67), xs102xw33.6xs25.9xw100 to 9 av x n128.10 to beg, 7-sty bk factory; Wm V Astor to Jas R Roosevelt at Knickerbocker Club, Douglas Robinson at 9 E 63, & Nich Biddle at 50 E 76, TRSTES will Jno J Astor, decd, for benefit Madeline T F Astor, $40 5 av & remaindermen; B&S; Jan15; Jan17'13; A$90,000-175,000. O C & 100

9TH av, 268 (3:749-84), sec 26th (No 366), 20x55, 5-sty bk tnt & strs; Jno A Moore to 210 West 56th St Co, a corpn, 135 Bway; mtg $22,500; Jan17; Jan21'13; A$10,500-17,000. O C & 100

9TH av, 268; 210 West 56th St Co to Jno A Moore, 311 W 90; mtg $22,500; Jan17; Jan21'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Charles st, 88 (2:620), ss, 112.6 e Bleecker, 25x100; also 72D ST, 417 E (5:-1467), ns, 325 w Av A, 25x102.2; asn rents to extent of $2,500; Ninth Ward Realty Co to Philip Sugerman, (o) 95 Nassau et al; Jan20'13. 2,500

Eldridge st, 133 (2:419); general re, especially to an asn of contract for purchase of above; Wm F Donnelly to Annie B Storm, Bayside, LI; Aug1'06; Jan20'13. 200

Eldridge st, 133 (2:419); gen re; Loro Spivack to Annie B Storm, Bayside, LI; Aug 1'06; Jan20'13. 200

Vesey st, 18 (miscl), ns, 232.7 w Bway, 25x101.4 & all other prop; power of atty; Eugene Meeks & May L his wife, now in Florence, Italy, to Henri Emetaz at Montclair, NJ; Jan4; Jan22'13.

3D st, 80 E (2:445); asn rents to secure notes for $650; Benj & Henry Katz to Frank Gens, (o) 230 Grand; AT; Jan18; Jan20'13. nom

10TH st, 60-2 W (2:573), ss, 150.8 se 6 av, 42.2x92.3; asn rents to amount of $600; Hudson Union Realty Co, 60 W 10 to Geo H Bentley, 147 E 30; Jan20; Jan21'13. nom

54TH st, 402 W (4:1063), ss, 80 w 9 av, 20x50.2; asn rents; Margt E Weill to Wm Goldstone, (o) 103 Park row; Jan20'13. 750

55TH st, 2-4 W, see 5 av, swc 55th.

55TH st W, ss, abt 100.5 w 5 av, see 5 av, swc 55th.

72D st, 417 E, see Charles, 88.

100TH st, 61-3 E, see 100th, 65 E.

100TH st, 65 E (6:1606), ns, 100 w Park av, 20x100.11, owned by party 1st pt; also 100TH ST, 61-3 E (6:1606), ns, 120 w Park av, 60x100.11, owned by party 2d pt; boundary line agmt; Louis Peisackoff & Abr Elkind with David & Jos Ravitch, firm Ravitch Bros (o) 1182 Bway; May26 '03; Jan17'13. nom

104TH st, 18 W (7:1839), ss, 80 e Manhattan av, 20x100.11; asn rents; Jas R Keene to Irving Co of NY, 93-5 Nassau; Jan15; Jan20'13. 1,000

110TH st E, see Lex av, see Lex av, sec 110th.

116TH st, 168-74 E (6:1643-44-46), ss, 175 w 3 av, 63.4x100.11, 4 3-sty & b stn dwgs; re mtg; Samson Lachman to Emanuel Alexander, (o) 87 Nassau; QC; Jan21 '13; A$38,000-44,000. nom

182D st, 551 W (8:2154-56), ns, 325 e St Nicholas av, 25 to ws Audubon av (No 240) x79.9; vacant; re mtg; Samson Lachman to Samson Lachman, (o) 35 Nassau; Abr Goldsmith, (o) 35 Nassau, & Chas Weinberg, 171 W 71; 1-3 pt; QC; Jan21'13; A$11,000-11,000. nom

182D st W, see Wadsworth av, see Wadsworth av, 177.

187TH st W, ss, 103 w St Nich av, see St Nicholas av W, 755 s 187th.

Audubon av, 340, see 182d, 551 W.

Lexington av (6:1637), sec 110th; consent to stairway at 110th st station; J Allen & Elwin S Townsend, 10 Wall, to City NY; Feb21'12; Jan18'13. nom

Northern av, 65 (8:2177-122), es, 150 n 180th, 50x110, 5-sty bk tnt; re mtg; Rudolf Seus to Kirby Constn Co, a corpn, 135 Bway; QC; Jan20; Jan21'13; A$13,000-P $48,000. nom

Northern av, 65; re mtg; Central Building Impt & Investment Co to same; QC; Jan17; Jan21'13. nom

St Nicholas av (8:2166-73 & 76), ws, 55.6 s 187th, runs s44.6xw125xn100 to ss 187th xe22xs55.6xe103 to beg, 5-sty bk tnt & vacant; re mtg; Albt Jarmulowsky et al EXRS &c Sender Jarmulowsky, to Bogam Realty Co, a corpn, 99 Nassau, r 401; Jan [illegible] As $[illegible] nom

Wadsworth av, 177 (8:2165), sec 182d, 70x50; asn rents; Schuylkill Realty Co to Royal Co of NY, 93-5 Nassau; Jan21'13. 1,500

5TH av (5:1270), swc 55th (Nos 2-4), 100.5x125, owned by party 2d pt; also 5TH AV, ws, adj above on s; also 55TH ST W, ss, adj above on w, owned by party 1st pt; agmt as to cornice encroachments, &c; University Club, a corpn, with Fifty-fifth St Co, a corpn, now Hotel Holding Co, (o) 68 William, r 1201; July24'03; Jan18'13. nom

Appointment (miscl) of party 2d pt as Special Deputy Supt of Banks State NY; Geo C Van Tuyl Jr, Supt of Banks State NY, to Benj D Haight, Times Bldg, 42 & Bway; June29'12; Jan18'13.

Asn (miscl) of all RT&I in said estate to extent of $1,500; Paul F Travers, of Mamaroneck, NY, as heir &c Adeline Travers, to Wm J Van Pelt, 349 Convent av; Eugene Van Zandt, 435 Central Park W, & Elwyn S Travers, at Manhasset, LI, as EXRS said Adeline Travers; Dec4'11; Jan 20'13. nom

Asn (miscl) of al RT&I in said estate to extent of moneys advanced pending final settlement of estate; Mary E Davidson, at Manhasset, LI, heir &c Adeline Travers, to same; Dec18'11; Jan20'13. nom

Asn (miscl) of all RT&I in estate of Adeline Travers, decd, to extent of $1,000; Valentine P Travers, of Montclair, NJ, heir &c Adeline Travers, to A F Mitchell, 15 E 26; Feb16'12; Jan20'13. 1,000

Power of atty (miscl); Jas R Roosevelt, Knickerbocker Club, one of the trstes under will Jno J Astor, decd, to Douglas Robinson, 9 E 63, & Nicholas Biddle, 50 E 76, NY, the co-trstes under said will; Jan 8; Jan18'13.

Power of atty (miscl); same as one of the exrs under said will to same, the co-exrs under said will; July2'12; Jan18'13.

Power of atty (miscl); Ellery A Thompson to Robt H Thompson, 69 1st, Troy, NY, his father; Nov27'12; Jan23'13. O C & 100

Power of atty (PA), Wm Mancher to Thos M Debevoise, Summit, NJ; Dec4'12; Jan22'13.

Power of atty; H Stewart McKnight to Arthur M McKnight, nec 7th & Montauk av, Bayside, B of Q; Jan3; Jan22'13.

Power of atty (miscl); Francisco Luongo, at Naples, Italy, to Carmine Luongo, 167 Hester; Apr4'12; Jan20'13.

Power of atty (PA); Francisco Luongo to Carmine Luongo, 167 Hester; Apr4'12; Jan20'13.

Power of atty (miscl); Grazia Tedesco to Michelangelo Tedesco, her husband, 163 Mott; Feb26'12; Jan17'13;

Power of atty (miscl); Jno M Dodd Jr, NY, to Chas G Dodd, of Montclair, NJ, his son: Nov18'10; Jan21'13.

Resignation (miscl) as trustee of will Peter Lorillard, in trust for Kath B Lorillard; Rich S McCreery to Louis L Lorillard, at Newport, RI, & Henry C Barbey, at Katonah, NY, TRSTES under said will; Mar27'12; Jan21'13.

Revocation of power of atty (PA); Whitner Wandell to Wm M Clemens; Jan13; Jan20'13.

Revocation of power of atty (PA); Clifford W Wandell to Wm M Clemens; Jan 13; Jan20'13.

WILLS.

Borough of Manhattan.

Cortlandt st, 63 (1:58-18), ss, 74 w Greenwich, 25x78, 4-sty bk loft bldg & str (pt int); Donald J Judwin Est, Stanley P Judwin, ADMR, 380 Washington av, Bklyn; attys, May & Pilsbury, 32 Park pl; A$65,000-82,000; Will filed Jan16'13.

Duane st, 116 (1:150-19), ss, 100 e Church, 25x116.8, 5-sty bk loft bldg & str; A$60,000-88,000; also 126TH ST, 153 W (7:1911-11), ns, 222 e 7 av, 16.10x99.11, 3-sty bk dwg; A$8,700-14,000; also BROADWAY (8:2170-98), es, 101.4 s Hillside av, runs s50.3xe155.3xn50.3xw160.6 to beg, vacant; A$12,000-$——; Lazarus Fried Est, Emil Fried, EXR, 77 W 85; attys, Eisman, Levy, Corn & Lewine, 135 Bway; Will filed Jan18'13.

Sullivan st, 111, see Sullivan, 114-6.

Sullivan st, 114-6 (2:504-29-30), ws, 150 s Prince, 47.8x100, 3 & 4-sty bk tnts (pt int 114); A$29,500-33,000; also SULLIVAN ST, 111 (2:503-8), es, 201.5 s Prince, 25x 100, 5-sty bk tnt & str & 5-sty bk tnt in rear (pt int); A$16,000-26,000; Jno Cella Est Aurelia Cella, ADMTRX, 114 Sullivan; attys, R & E J O'Gorman, 51 Chambers; Will filed Jan15'13.

57TH st, 351 W (4:1048-8), ns, 175 e 9 av, 22x100.5, 4-sty bk tnt; Lucy M Frisbie Est, Geo B Frisbie, EXR, 79 Clinton av, Newark, NJ; atty, Lewis P Knox, 208 5 av; A$20,500-29,500; Will filed Jan21'13.

65TH st, 10 W (4:1117-39), ss, 150 w Central Park W, 30x100.5, 5-sty bk tnt; A $24,000-37,500; also 103D ST, 134-6 W (7:-1857-50-51), ss, 327.6 e Ams av, 53.10x 104.10, 2 5-sty bk tnts; A$32,500-57,000; Annie F Shardlow Est, Astor Trust Co EXRS, 389 5 av; attys, White & Case, 14 Wall; Will filed Jan20'13.

97TH st W (7:1868-52-58), swc Bway, 175x100.11, bldg under construction & vacant; A$285,000-356,000; also 97TH ST W (7:1869-9-12), ns, 25 w Bway, 100x100.11, vacant; A$102,000-$——; Alphonse H Alker Est, Florence A Alker, EXTRX, 338 Mad av; atty, Wm J Canary, 2 Rector; Will filed Jan18'13.

97TH st W, ns, 25 w Bway, see 97th W, swc Bway.

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126TH st, 64 W (6:1723-61½), ss, 267.3 e Lenox av, 18.9x99 11, 3-sty bk dwg; Willard Ide Pierce Est, Fredk N Whitehorne, EXR, 22 W 123; atty, Wm D Peck, 154 Nassau; A$11,000-16,000; Will filed Jan18 '13.

126TH st, 153 W, see Duane, 116.

142D st, 519 W (7:2074-17½), ns, 171.11 w Hamilton pl, 16x99.11, 3-sty bk dwg; Sophie Singer Est, Saml J Singer, ADMR, 519 W 142; attys, Wahle & Kringel, 220 Bway; A$7,700-13,000; Will filed Jan22'13.

Bowery, 119 (1:304-13), es, 100.5 s Grand, 25.2x102.6, 3½-sty bk & fr tnt & str; Jos Fleischer Est, Eugene J Fleischer, ADMR, 346 E 67; atty, Aaron W Levy, 60 Wall; A $30,000-32,000; Will filed Jan22'13.

Broadway, swc 97th, see 97th, swc Bway.

Broadway, es, 101.4 s Hillside av, see Duane, 116.

Park av, 87-9 (3:895-4-5), es, 59.3 n 39th, 39.6x80, 2 4-stv bk dwgs; Anna M Fraser Est, Geo C Fraser, EXR, 1 Mad av, Morristown, NJ; atty, Louis D Speir, 20 Exchange pl; A$116,000-145,000; Will filed Jan 18'13.

CONVEYANCES.

Borough of the Bronx.

Beech st (*), ws, 125 s 152d, 50x100; Hudson P Rose Co to Karl & Hermann Gluck, 882 Longwood av; AL; Jan20; Jan 21'13. nom

Bristow st, nec Stebbins av, see Stebbins av, nec Bristow.

Carroll pl, ses, 250 ne Green la, see Robbins av, ws, 150 n Tremont rd.

Crotona pl (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.11, vacant; Henry Hofheimer, ref, to Sagovitz & Shapiro, a corporation, 2073 7 av; FORECLOS Dec18'12; Jan17; Jan18'13. **4,700**

Elsmere pl, 865 (11:2960), ns, 245.8 w Southern blvd, 35x100. 4-sty bk tnt; mtg $21,000; also ELSMERE PL, 871 (11:2960), ns, 175.9 w Southern blvd, 35x100, 4-sty bk tnt; mtg $22,400; Chas L Schwerin to Linden Bldg & Constn Co, a corpn, cor Wood & Elizabeth avs, Linden, NJ; Dec9 '12; Jan17'13. nom

Elsmere pl, 871, see Elsmere pl, 865.

Faile st (10:2764), es, abt 140 s Spofford av, 30x79.8x33.7x64.5; vacant; Hermann A Wehmann to Wm Hardick, 658 Faile; AL; Jan8; Jan17'13. O C & 100

Hewitt pl, 752 (10:2695), es, 100 n 156th, 25x76.11x26.11x87, 2-sty fr dwg; Anthony McOwen to Meyer Norkin, 524 Timpson pl & Ida Roseberg, 5 W 118; mtg $5,200; Jan16; Jan17'13. nom

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.11, vacant; Terisina Esposito to Esposito Realty Co, Inc, 2410 Hughes av; mtg $1,000; Dec29'12; Jan22'13. O C & 100

Kossuth pl (12:3327), el 230 n of el 210th, runs e130xn75xw130xs75 to beg, vacant; Paul Noe to Sarah F M Wilber, 293 S 2, Bklyn; B&S; mtg $1,462 & AL; Jan22'13. nom

Kossuth pl; same prop; Sarah F M Wilber to Paul Noe & Anna his wife, 2023 Valentine av, tenants by entirety; B&S; mtg $1,462 & AL; Jan22'13. nom

Latting st, see Balcom av, see Balcom av, sec Latting.

Lester st (*), ns, 125 e Barker av, 25x 105; Mary McGarry to Johana Mandl, 9 Elliott, Mt Vernon, NY; mtg $2,000 & AL; Jan22; Jan23'13. O C & 100

Lorillard pl, 2365-7 (11:3055), nws, 173.8 n from es 3 av, 50x90, 4-sty bk tnt; Rosa P Easterbrook to Jacob Friedman, 828 Dawson; mtg $26,750; Jan21; Jan22'13. O C & 100

Oak Tree pl, sec Arthur av, see Arthur av, sec Oak Tree pl.

St Mary's st, sec Jackson av, see Jackson av, sec St Mary's.

Truxton st (10:2736-292), ws, bet Worthen st & Longwood av, also described as beginning at es lot 55 map (601 in W Co) of Edw T Young, at Springhurst, at pt 215 s 145th & 164.6 s Longwood av, runs nw— to pt 125 s 145th & 200 e Leggett av xs— to s & es of lot 78 & s & es lot 260 on tax map xe— to line bet lots 292 & 293 & ne46x48 & 40.11x246.5&33.6xn20.11 to beg; vacant; F De Lysle Smith, ref, to East Bay Land & Impt Co, 25 Pine; FORECLOS of transfer tax lien & drawn Jan 22; Jan23'13. **1,000**

Whitehall pl (*), ns, 125 e Byron, 50x 125; Amand Busse to Egidio Vitale, 193 West End av; Jan20; Jan21'13. O C & 100

Whitehall pl (*), ns, 100 e Byron, 25x 125; Amand Busse to Caroline R Grezzi, 2423 Hoffman; mtg $400; Jan20; Jan21'13. O C & 100

Whitehall pl (*), ns, 125 e Byron, 50x 125; Isabella Haradon to Amand Busse, 3668 Olinville av; QC; Jan18; Jan21'13. nom

135TH st E (9:2332), ns, 108 e Canal W, runs n along ws Mott Haven Canal 70xe55 to es of canal xs70 to st xw55 to beg; vacant; Mott Haven Canal Docks Co to Jno Curley, 874 Trinity av; AL; Apr29'11; Jan18'13. O C & 100

140TH st, 265 (501) E (9:2321), ns, 216.8 nw 3 av, 16.8x75; Jos Frank to Hans W Goetze, 320 E 144; Jan21; Jan22'13. O C & 100

140TH st, 265 (501) E ; Hans W Goetze to Jos Frank & Emma C his wife, 3070 Bainbridge av; CaG; Jan21; Jan22'13; O C & 100

144TH (Main) st, 259-63 E (9:2335), nes 65.3 w Morris av, 50x100, 3-2-sty & b fr dwgs; Melvin G Palliser, ref, to Thos H Roff at Morganville, NJ; FORECLOS Feb 21'12; Jan20; Jan21'13. **4,100**

147TH st E, nec Tinton av, see Tinton av, nec 147th.

148TH st E (9:2336), sws, 136.10 e Park av, 25x100, vacant; City Real Estate Co to Ensign Realty Co, 55 Liberty; B&S; Jan 15; Jan17'13. O C & 100

148TH st, 200-6 E, see Park av, es, 25.4 s 148th.

148TH st, 215-7 E (9:2337), ns, 143.3 e Park av, 50x106.6, 2-sty bk tnts; City Real Estate Co to Ensign Realty Co, a corpn, 55 Liberty; B&S; mtg $13,000; Jan15; Jan 17'13. O C & 100

150TH st, 216 E, see Park av, 2866-72.

151ST st, 301-3 E (9:2411), ns, 350.3 e Morris av, runs n116.10xe50xs24xw6.6xs 92.8 to st xw43.6 to beg, vacant; Benenson Realty Co to Jorgensen Realty & Constn Co, 1283 Hoe av; mtg $6,500; Jan20; Jan 22'13. O C & 100

156TH st, 960 E (10:2708), ss, 100 e Kelly, 25x100, 2-sty bk dwg; August Nelson to Esther Weingarten, 906 E 178; mtg $8,000, Jan16, Jan17'13. O C & 100

158TH st, 415 E (9:2380), ns, 225 w Elton av, 25x100, 3-sty fr tnt & 1-sty fr rear bldg; Katharina Blankenburg to Anna, Wm & Carrie Blankenburg, all at 415 E 158; Jan16; Jan17'13. nom

167TH st E, swc Grant av, see Sherman av, sec 167th.

167TH st E, sec Sherman av, see Sherman av, sec 167th.

167TH st, 825 E (10:2680), ns, 140 w Prospect av, 40x125, 5-sty bk tnt; Chas Danewitz to Louis Ruchti, 2089 Webster av; mtg $34,000; Jan18; Jan20'12. nom

169TH st E, swc Webster av, see Webster av, swc 169th.

172D st, 459 E (11:2905), ns, 90 e Park av, runs e40xn129.11xw30xs30xw10xs99.11 to beg, 2-sty fr dwg; Michaels Realty Co to Sophie Knepper, 1754 Eastburn av; AL; Oct29'12; Jan18'13. O C & 100

175TH st, 450-8 E (11:2907), ss, 100 w Washington av, 100x108, except pt for st, 2-5-sty bk tnts; Jacob Cohen to Simon Levy, cor Ocean av & River, Seabright, NJ; B&S; AL; Jan18; Jan22'13. nom

175TH st, 668 E (11:2944), ss, 26 w Crotona av, 25x105, 2-sty fr dwg; Rose McKiernan to Anthony H Werneke, 523 W 162; AL; Sept30'12; Jan17'13. nom

175TH st E (11:2922), swc 3 av, 100.7x 102.1x100.3x101.10, vacant; Wm E White to Ayrshire Realty Co Inc, a corpn, 235 E 35; mtg $20,000; Jan17'13. nom

176TH st E (11:2945), sec Arthur av, 100 x100x100x100.5; except pt for Arthur av & 176th; vacant; Northern Bank of NY, by Geo C Van Tuyl, Jr, as Supt of Banks of State NY, to Wm C Bergen, 130 W 180; CaG; Jan13; Jan20'13. **22,000**

178TH st E, swc Mapes av, see Prospect av, ses, 242.10 ne Tremont av.

178TH st E, sec Prospect av, see Prospect av, ses, 242.10 ne Tremont av.

186TH st E, nes, at es Belmont av, see Belmont av, es, at nes 186th.

186TH st E, nwc Crescent av, see Belmont av, es, at nes 186th.

187TH st, 707-9 E (11:3105), ns, 50 e Beaumont av, 50x100, 5-sty bk tnt; Claudia Mungo to Maria Scalzo, 705 E 187; 1-6 pt; mtg $35,000; Dec31'12; Jan21'13. O C & 100

187TH st, 707-9 E (11:3105), ns, 50 e Beaumont av, 50x100, 5-sty bk tnt; Mary Scalzo to Mary G. wife Aniello Celentano, 707 E 187; 1-3 pt; mtg $35,000; Dec31'12; Jan21 '13. O C & 100

212TH st E, swc De Kalb av, see De Kalb av, 3565.

215TH st E (*), ss, 275 w Paulding av, 25x100, Laconia Park; Francesco Giaffoni to Raffaelo Giaffoni, 202 E 97; Aug4'09; Jan21'13. nom

219TH st E (*), ns, 380 e Barnes av, 25x 114; Carmela Magaldi to Jas Filomio, 3637 Bronx blvd, mtg $4,500; Dec4'12; Jan21'13. O C & 100

223D st E (*), ns, 180.7 e White Plains rd, 25x114.3; Marv Vaccaro to Jno De Andrea & Margherita, his wife, 3987 White Plains rd, tenants by entirety; mtg $11,000; Nov11'12; re-recorded from Nov12'12; Jan 20'13. O C & 100

226TH st E (*), ss, 305 w Barnes av, 100x114, Wakefield; Michl Romeo to Arresmeo Constn Co, Inc, a corpn, 752 E 226; mtg $1,500; Dec16'12; Jan22'13. O C & 100

229TH st, S16 E (*), ss, 25x114; Andrea Furtunato to Wm Lombardi, 1932 2 av; mtg $4,000; Jan18; Jan20'13. O C & 100

229TH st, S16 E (*); Gennaro Fico to same; mtg $4,000; Jan18; Jan20'13. O C & 100

235TH st, 60 E (12:3365), ss, 450 w Oneida av, 22x151.5x43x150, with all title to strip bet old line Willard & new line 235th, 2-sty fr dwg; Rose Lindgren to Jos O Ekstrom & Emily his wife, 60 E 235, tenants by entirety; B&S; AL; Jan15; Jan17'13. nom

235TH st, 60 E; Jos O Ekstrom to Rose Lindgren, 66 E 236; B&S; AL; Jan14; Jan 17'13. nom

235TH st, 134 E (12:3369), ss, 150 w Kepler av, 25x100, 2-sty bk dwg; Geo J Lander to Jno M Lander, 134 E 235; QC & correction deed; Jan14; Jan20'13. nom

236TH st E, nwc Kepler av, see Kepler av, nwc 236th.

238TH st, 120 E (12:3372), ss, 200 e Oneida av, 25x100, 2-sty fr dwg; Ernst Keller to Morris Berney, 800 E 168; mtg $5,250; Dec28'12; Jan22'13. nom

239TH st E, swc Carpenter av, see Carpenter av, swc 239th.

260TH st W, swc Fieldston rd, see 260th W, swc Spencer av.

260TH st W, sec Fieldston rd, see 260th W, swc Spencer av.

260TH st W (13:3423), swc Spencer av, 214 to Fieldston rd x83.3x216x113.7; also 260TH st W (13:3423), swc Fieldston rd, runs s212.7xnw— to 260th xe— to beg, gore, vacant; Henry Forster to Fredk P Forster, 268 W 84th & Henry A Forster, 316 W 84; Jan22; Jan23'13. O C & 100

261ST st W (13:3423), sec Av Von Humboldt, 24x100; vacant; Henry Forster to Albin F Schmidt, Northfield rd, Orange, NJ; correction deed; Dec17'12; Jan22'13. O C & 100

Arthur av, sec 176th, see 176th E, sec Arthur av.

Arthur (Central) av, 2122 (11:3070), es, 729.3 s 182d, 16.8x100.6x16.8x100.4, with all title to strip —x— on e except pt for Arthur av, 2-sty fr dwg; Kath McCue to Sigmund Ernst, 281 Edgecomb av, & Junius J Pittman, 2341 Andrews av; mtg $3,000; Jan16; Jan20'13. O C & 100

Arthur av, 2122 (11:3070), es, 729.3 s 182d, 16.8x100.6x16.8x100.4, with all title to strip on e, except pt for av, 2-sty fr dwg; Philip Hofer & ano EXRS, &c, Alice Anderson to Kath McCue, 2341 Andrews av; Jan16; Jan17'13. **3,600**

Arthur av, 2173 (11:3063), ws, 110.2 n Oak Tree pl, 25x93.1x25x93.2, 2-sty fr dwg; Nicola Gallina to Caterina Gallina, his wife, 2173 Arthur av; ½ pt; AT; mtg $6,500 & AL; Jan20'13. O C & 100

Arthur av (11:3070), sec Oak Tree pl, 25 x100, vacant; except pt for av; Clarence C Rogers to Rogers-Gallagher Constn Co, 2297 Loring pl; mtg $3,000; Dec30'12; Jan 20'13. O C & 100

Ash av (*), es, 100 s Corsa av, 100x100, Laconia Park; Mary R Brodil to Chas P Turner, 162 Irving av, Bklyn; mtg $2,000 & AL; Jan21; Jan22'13; O C & 100

Aqueduct av, 2358-64 (11:3212), es, 1188.7 n 183d, runs e100.9 to ws Croton Aqueduct xn100xw87.10 to av xs on curve 74.6x again s26.10 to beg, 1-sty bk strs; Geo A Steinmuller to J Fredk Muller, 1038 Hoe av; mtg $35,000 & AL; Jan21'13. O C & 100

Aqueduct av, 2358-64; J Fredk Muller to Geo A Steinmuller, 1957 Grand blvd & concourse; mtg $35,000 & AL; Jan21'13. O C & 100

Av Von Humboldt, see 261st, see 261st W, sec Av Von Humboldt.

Balcom av (*), sec Latting, 50x100; Maximilian J Sonnenberg to Harriet Realty Co, 1325 Ft Schuyler rd; mtg $500; Jan6; Jan20'13. nom

Barnes av, ns, 75 w 239th, see Nereid av, ns, 100 w Barnes av.

Barnes av (*), ws, 100 s Van Nest av, 25x100; Francis X Fitzgerald & ano to Sarah E Fitzgerald, 427 E 148; QC; Sept 23'12; Jan17'13. nom

Beaumont av, 2316 (11:3103), ses, 200 ne 183d, runs se100xne115xnw100 to av xsw 115 to beg, 2-sty fr dwg & vacant; Eliz Haskins to Anthony H Werncke, 523 W 162; AL; Nov7'12; Jan17'13. nom

Beaumont av, 2440 (11:3105), es, 425 n 187th, 25x100, 2-sty fr dwg; Edw Sherman to Benj H Newell, 294 Cumberland, Bklyn; QC; AL; Jan18; Jan22'13. nom

Beaumont av, 2440; Benj H Newell to Edw & Emma E Sherman, 2440 Beaumont av, joint tenants; QC; AL; Jan22'13. nom

Bell av (*), es, 250 s Randall av, runs e 69.3 to ws Pratt av xsw84.4xw30.8 to Bell av xn75 to beg; Jere O'Conneli to Eliz O'Connell, both at 2437 1 av; Dec9'12; Jan 17'13. nom

Belmont av (11:3074), es, at nes 186th, runs n74.6xe86.4 to ws Crescent av xs96.4 to 186th xw25.3 to beg; vacant; Giuseppe Iamascia to Iamascia Realty Corpn, 636 Crescent av; mtg $11,000; Jan22; Jan23'13. nom

Belmont av, ws, abt 209 n Tremont av, see Hughes av, 1978.

Briggs av, ws, — s 196th, see Valentine av, es, 174.6 s 196th.

Broadway (13:3421), ws, 172 s Mosholu av, 10(x100.7x100x100; vacant; Wm Gaul et al to Kate Denehy, 210 W 82; mtg $5,390 & AL; Dec19'12; Jan17'13. nom

Brook av, 419 (9:2289), ws, 74.10 s 145th, 24.11x90, 5-sty bk tnt & strs; Rebecca Cahn to Bertha Lichtenstein, 419 Brook av; mtg $17,000 & AL; Jan18; Jan20'13. O C & 100

Carpenter av (*), ws, — n 219th & 50 s line bet lots 1136 & 1137, 34.6x105, being pt lot 1137 map Wakefield; Barbara Schaefer to Elinor T Cunningham, at Freeport, LI; AL; Dec24'12; Jan17'13. O C & 100

Carpenter av (*), ws, —n 219th & 50 s line bet lots 1136 & 1137, 34.6x105, being pt lot 1137 map Wakefield; Abr Jacobs to Barbara Schaefer, at Hackensack, NJ; correction deed; AL; Dec23'12; Jan21'13. O C & 100

Carpenter av (*), swc 239th, 100x100; Chas E Moore, ref, to Smith Williamson at White Plains, NY; FORECLOS; Jan7; Jan11; Jan17'13. **1,200**

Castle Hill av (*), nwc Quimby av, 105x 104, Unionport, except pt for Castle Hill av; Jno Schnitzler to Wellman Finance & Realty Co, 120 Westchester sq; mtg $3,000; Jan13; Jan20'13. O C & 100

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Classons Pt rd (*), ws, 66.9 s Westchester av, 25x125.4x25x127.1; Liberato Zicarelli to Maria Zicarelli, widow, 11 Old Bushwick rd, Bklyn, Jan18'13
O C & 100

Cleveland av (*), ss, 84.1 e White Plains rd, 75x100, Sarah Seymour to Martha A Smith, of Bklyn, mtg $2,500, Apr16'08, Jan21'13 O C & 100

Cleveland av (*); same prop; Martha A Smith to Max Marx, 128 Bway, Feb5'09; Jan21'13. O C & 100

Crotona av, 1844 (11:2949), es, 50 s 176th, 41.4x80x41.2x80, 3-sty bk tnt, Rose Pesaty to Morris Wolfmeyer, 1226 49th, Bklyn, & Fannie Spector, 336 E 5, mtg $30,000, Jan15, Jan17'13. O C & 100

Crotona av, 2154-S (11:3098), es, 336.8 n 181st, 81.6x37.9x71.7x105.1, 2 3-sty bk tnts; Manhattan Mtg Co to Florence E Wissert, 281 Summit av, Jersey City, NJ.
O C & 76,000

Crotona av, 2161 (11:3083), new ws, 154.8 s 182d, 22.1x100x23.5x100, 2-sty fr dwg; Mary Foley to Charlotte Riley, 36 Convent av, mtg $6,000, Jan20, Jan21'13.
O C & 100

Crescent av, nwc 186th, see Belmont av, es, at nes 186th

DeKalb av, 3565 (12:3328), swc 212th, 25x100, 2 sty fr dwg; W Parkison Chase to South Britain Realty Corpn, at Southbury, Conn, mtg $4,000 & AL, Jan17; Jan 21'13. nom

Duncomb av (*), nws, 567 sw Elliott av, 100x150 to Bronx River x94.6x150, except pt for Bronx blvd; Frank V Kenebel to Stacy W Kapp, 2411 Grand av; Jan21; Jan23'13. nom

Eden av (11:2823), ws, 43.3 n 173d, 50x100, vacant; Jos Maguire to Annie Downey, 662 W 34, ½ pt; AL, Jan 21; Jan22'13. nom

Ellis av (*), ss, 205 w Olmstead av, 100x216 to ns Gleason or Tremont av, Unionport; Margt Hauptman to Ella Handsuch, 167 Madison, Bklyn; 1-5 pt; Oct23'12; Jan 21'13. nom

Fieldston rd, sec 260th, see 260th W, swc Spencer av.

Fieldston rd, swc 260th, see 260th W, swc Spencer av.

Ft Schuyler rd (*), ws, 52 s Roosevelt av, 52x122.11x50x102.10; Agatha A Brady to Nathan Lamport, 1391 Mad av; B&S; mtg $600; Dec26'12, Jan21'13. O C & 100

Grant av, swc 167th, see Sherman av, sec 167th.

Grand blvd & concourse (Anthony av) (12:3319), ws, 190 s 199th, 25x125, vacant; Mary Williams, heir Anna Magri, to Victor Magri, 2901 Grand blvd & concourse; AT; QC; Feb25'07; Jan22'13. nom

Hoe av, 1038 (10:2749), es, 230 s Bancroft, 40x100, 5-sty bk tnt; Geo A Steinmuller to J Fredk Muller, 1038 Hoe av; mtg $24,000; Jan21'13. O C & 100

Hoe av, 1038; J Fredrich Muller to Geo A Steinmuller, 1957 Grand blvd & concourse; Jan21'13. O C & 100

Hoe av, 1163 (10:2745), ws, 247.3 s Home, 25x100, 5-sty bk tnt & strs; Bernard J Depasse & Aline, his wife, to Jno F Burke, 1215 Gilbert pl; B&S; C a G; mtg $21,000; Jan18; Jan21'13. nom

Hoe av, 1163; Jno F Burke to Aline Depasse, 1215 Gilbert pl; B&S; c a G; mtg $21,000; Jan18; Jan21'13. nom

Houghton av (*), ss, 329.10 w Av C, 24.11x108, except pt for av; Wellman Finance & Realty Co to Jno Schnitzler, 296 Linden, Bklyn; mtg $3,400 & AL; Jan13; Jan18'13. O C & 100

Houghton av (*), ss, 254.11 w Castle Hill av, 24.11x108; Wellman Finance & Realty Co to Jane Henderson, 1358 Herschell; mtg $4,400; Dec10'12; Jan23'13. O C & 100

Hughes av, 1978 (11:3079), es, abt 209 n Tremont av, runs e100 to Belmont av xn25xw100 to av xs25 to beg, 2-sty fr dwg; Eliz Haskin to Anthony H Werneke, 523 W 162; AL; Nov7'12; Jan17'13. O C & 100

Hull av, 3081 (12:3333), ws, 100 s 204th, 25x110, 2-sty fr dwg; Philip Lindner to Le Roy D Ball, 1676 Ocean av, Bklyn, or 290 Bway, NY; B&S & C a G, mtg $5,500; Aug 14'12; Jan21'13. nom

Intervale av (10:2703), es, 100 s on curve from 163d, runs e86.2xs45 & 45 & 45.1xw22.1 to av xn on curve 137.2 to beg, vacant; Henry Morgenthau Co to Silshire Constn Co Inc, a corpn, 872 Macy pl; B&S; Jan17'13. nom

Intervale av, 906-8 (10:2711), nes, 81.10 n Beck, 50x100, 5-sty bk tnt & strs; Weisman & Herman, a corpn, to Martin Grossman, 1018 E 163; mtg $48,500 & AL; Jan 15; Jan22'13. O C & 100

Jackson av, 757-63 (10:2636), ws, 125 n 156th, 100x76.9x100x76.11, 4 bk tnts, abandoned at basement; Anna M Klemann to Geo Kurzman, 608 Tinton av; mtg $8,000 & AL; Jan23'13. O C & 100

Jackson av (10:2573), sec St Marys, 92.8 x100x104.4x100.8; vacant; Chas Oberwager to Chas Steiber, 593 E 139; Marie Heller, 300 Riverside dr, & Kathi Heller, 300 Riverside dr; mtg $10,000; Jan20; Jan21'13. **12,325**

Kepler av (12:3371), nwc 236th, 100x100, vacant; Chas J Leslie ref to Louis W Reinisch at Pleasantville, NY; FORECLOS Dec19'12; Jan22'13. **3,680**

Layton av (*), nec Valentine av, 50x100; also WATERBURY AV (*), ss, 75 e Wilcox av, 25x100; Benenson Realty Co to Jorgensen Realty & Constn Co, a corpn, 1293 Hoe av; mtg $2,150; Jan20; Jan22'13. O C & 100

Mapes av, swc 178th, see Prospect av, ses, 242.10 ne Tremont av.

Marion av, 2864 (12:3284), es, 35.11 n 199th, 35.11x109.4x35.7x103.11, 2-sty fr dwg; Eliz W Van Atta to Patk F Madigan, 2999 Marion av; mtg $8,000; Jan21; Jan22'13. O C & 100

Mayflower av (*), ws, 175 n Alice av, 25 x100; Jno D Hallock to Marie Lehar, 149 W 96, ½ pt, & Geo Tilger & Antonie, his wife, 1346 Cooper av, Bronx, ½ part; mtg $3,000, Jan21, Jan22'13. O C & 100

Mayflower av (*), ws, 200 n Alice av, 50 x100; Wm J Hyland to Marie Lehar, 149 W 96, ½ pt, &Geo Tilger & Antonie, his wife, 1346 Cooper av, Bronx, ½ pt; mtg $900; Jan21; Jan22'13. O C & 100

Middletown rd (*), ns, at es lands now or formerly Jas Ferris, runs n194xe56.3xs 194 to rd xw56.3 to beg, Throggs Neck; Ann E Sellery to Geo W, Hiram H & Abr L Hoffman; Nerisa M Morris, Mary E Appell & Emma E Felch, all heirs Laura Brown; QC; Oct28'09; Jan18'13. nom

Middletown rd (*); same prop; Emma E Felch to Michl O'Hanlon, 3031 Middletown rd; QC; Dec10'12; Jan18'13. nom

Middletown rd (*); same prop; Geo W Hoffman et al to same; QC; July12'12; Jan 18'13. O C & 100

Middletown rd (*); same prop; Abr L Hoffman to same; QC; Dec10'12; Jan18'13. nom

Mosholu av (13:3423), ns, 50 w Newton av, 49.1x117.2x40.6x100; vacant; Henry Forster to Theo B Modra, 640 Mad av; Jan 16; Jan22'13. O C & 100

Muliner av (*), ws, 250 s Brady av, 25x 100; Jno J O'Brien, ref, to Washington Savgs Bank, a corpn, by Geo C Van Tuyl Jr, as Supt of Banks of State NY, 60 Bway; Dec9'12; Jan20'13. **300**

Muliner av (*), ws, 225 s Brady av, 25x 100; Chas C Marrin, ref, to Washington Savgs Bank, a corpn, by Geo C Van Tuyl Jr, as Supt of Banks of State NY, 60 Bway; FORECLOS Oct7'12; Dec9'12; Jan20'13. **300**

Muliner av (*), es, 140.4 n Neil av, 25x 100; Michl J Egan, ref, to Washington Savgs Bank, a corpn, by Geo C Van Tuyl Jr, as Supt of Banks of State NY, 60 Bway; FORECLOS Oct7'12; Dec9'12; Jan20'13. **300**

Nereid av (*), ns, 100 w Barnes av, 50x 122.3x60x154; also BARNES AV (*), ns, 75 w 239th, 25x100; Paul Noe to Sarah F M Wilper, 293 S 2d, Bklyn; B&S; mtg $1,-487.50 & AL; Jan22'13. nom

Nereid av (*), also BARNES AV, same prop; Sarah F M Wilber to Paul Noe & Anna, his wife, 2023 Valentine av, tenants by entirely; B&S; mtg $1,487.50 & AL; Jan 22'13. nom

Ogden av, 1012 (9:2512), es, 100 n 164th, 25x70, 3-sty fr tnt & strs; Geo F Bache to Merwin Realty Co. a corpn, 5 Beekman; AL; Dec20'12; Jan23'13. O C & 100

Old Bear Swamp rd (*), e ½ of said rd, a strip lying in front of to land conveyed by Wm H Leggett et al as EXRS Thos Leggett to Wm Nuttall & recorded June 5'60 in L 436, p 408 in Westchester Co; Equitable Trust Co of N Y, sub-TRSTE Thos Leggett to Jas R Roosevelt at Hyde Park, NY; Douglas Robinson at Warren Township, NY, and Nicholas Biddle, 50 E 76, as TRSTES Wm Astor, decd; Nov24'12; Jan17'13. **1,875.50**

Olmstead av (*), es, 105 s Starling av, 25x100, Unionport; Bernard J Depasse & Aline, his wife, to Jno F Burke, 1215 Gilbert pl; B&S & C a G; mtg $5,600; Jan18; Jan21'13. nom

Olmstead av (*); same prop; Jno F Burke to Aline Depasse, 1215 Gilbert pl; B&S & C a G; mtg $5,600; Jan18; Jan21'13. nom

Park av or Terrace pl (9:2441), es, 63.6 s 152d, 62.2x151.3x59.2x129, except pt for av; vacant; City Real Estate Co to Ensign Realty Co, 55 Liberty; B&S; Jan15; Jan17 '13. O C & 100

Park av (9:2336), es, 25.4 s 148th, runs s76xe103.6xn100 to ss 148th (Nos 200-6), x w25xs25xw66 to beg, except pt for Park av, vacant; City Real Estate Co to Ensign Real Estate Co, 55 Liberty; B&S; mtg $12,000; Jan15; Jan17'13. O C & 100

Park av, 2862, see Park av, 2866-72.

Park av, 2866-72 (9:2338), es, 25.11 s 150th, 77.7x91.2x74.6x71.8, 2 1-sty fr strs; also 150TH ST, 216 E (9:2338), ss, 73.10 e Park av, 20x100, 2-sty fr dwg; also PARK AV, 2862 (9:2338), es, 49 n 149th, old line, 26x80x25x83.3, except pt for av, 2-sty fr dwg; City Real Estate Co to Ensign Realty Co, 55 Liberty; B&S; Jan15; Jan17'13. O C & 100

Pelham rd, ses, 116.9 sw Robbins av, see Robbins av, ws, 150 n Tremont rd.

Pleasant av (*), ws, 400 n 216th, 25x 100, except part for Olinville av; Victor Gerhards to Sarah Cohn, 340 W 86; mtg $4,500; Jan13; Jan22'13. O C & 100

Pleasant av (*), ws, 650 n 216th, 25x 100.4, except pt for Olinville av; Victor Gerhards to Sarah Cohn, 340 W 86; mtg $4,500, Jan13, Jan22'13 O C & 100

Plimpton av, 1355 (9:2522), ws, 125 n 170th, 25x100, 2-sty fr dwg; Harry Cahn et al to Jos McCue, 2341 Andrews av; mtg $5,750 & AL; Dec26'12; Jan20'13. O C & 100

Plimpton av, 1355; Jos McCue to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; mtg $5,750 & AL; Jan 10; Jan20'13. O C & 100

Plympton av (11:2874), es, 135.3 s 172d, vacant, 75x96.5; mtgs $1,575 & AL; also VALENTINE AV (11:3144), ws, 100 n Central av, 50x98.11x50x98.2; mtg $9,000 & AL; Paul Noe to Sarah F M Wilber, 293 S 2, Bklyn; B&S; Jan22'13. nom

Plympton av (11:2874), also VALENTINE AV (11:3144), same prop; Sarah F M Wilber to Paul Noe & Anna his wife, 2023 Valentine av, tenants by entirety; B&S; mtg $10,575 & AL; Jan22'13. nom

Pratt av, ws, 250 s Randall av, see Bell av, es, 250 s Randall av.

Prospect av, 695 (10:2675), ws, 301.10 n 152d, 19.2x95, 2-sty & b bk dwg; Mary O'Sullivan to Jos Kammerer, 733 Prospect av; mtg $5,500; Jan16; Jan17'13. O C & 100

Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100, 5-sty bk tnt; Alphonse G Koelble, ref, to Jas McWalters Jr, 2434 Bway; mtg $28,000; FORECLOS Jan14; Jan17; Jan20'13. **6,000**

Prospect av, sec 178th, see Prospect av, ses, 242.10 ne Tremont av.

Prospect av (11:3106), ses, 242.10 ne Tremont av, runs se 150.2xsw0.4xse150.2 to nws Mapes av xne52 to 178th xnw150.2 xne0.4xnw150.2 to P av xsw52 to beg, except parts for Prospect & Mapes avs & 178th, vacant; Saml Goldberger to Middlebronx Realty & Constn Co Inc, a corpn, 45 Bayard; mtg $48,250; Jan15; Jan17'13. O C & 100

Protectory av (*), nws, abt 80 sw Odell, 28.3x64x25x64; Albt Ascher to Anna C Ascher, 1913 Lex av; QC; Nov8'12; Jan21 '13. O C & 100

Public rd, sec Washington av, see Robbins av, ws, 150 n Tremont rd.

Quimby av, nwc Castle Hill av, see Castle Hill av, nwc Quimby av.

Richardson av (*), es, 120 s 237th, 48x 120; Louis Spier to Minna C Lange, 154 E 61, Jan11; Jan23'13. O C & 100

Robbins av (*), ws, 150 n Tremont rd, 100x100, Tremont ter; also PELHAM RD (*), ses, 116.9 sw Robbins av, runs se169.3 xw50xs25xw50xn129.6 to rd xne119.2 to beg, except part for Westchester av; also CARROLL PL (*), ses, 250 ne Green la, 25x100; also WASHINGTON AV (*), sec Public rd, runs s132xe100xn99.6 to rd leading from Westchester Landing to Bear Swamp xnw59.8 to Public rd xw50 to beg, except part for West Farms rd & Overing; also WASHINGTON AV (*), es, 132 s Public rd, 25x100, except part for Overing & Maclay av; Baxter Howell Bldg Co, a corpn, to Mary A Howell, 1541 Overing; Jan13; Jan20'13. **6,400**

St Peters av (*), sws, 80.8 se Maclay, 27.10x100, Westchester; Freda Baum to Benj Packer, 1631 St Peters av; ½ pt; B&S; C a G; Jan14; Jan21'13. O C & 100

Sherman av (9:2452 & 2449), sec 167th, 100x200 to ws Grant av, vacant; Weisman & Herman to Martin Grossman, 1018 E 163; mtg $8,500 & AL; Jan15; Jan22'13. O C & 100

Southern blvd (11:2977), ws, 25 n Jennings, 200x100, vacant, Wm R Rose to Acorn Realty Co (Inc), a corpn, 761 E 169; Jan17; Jan18'13. nom

Southern blvd, 2003 (10:2725), ws, 743 s Westchester av, runs w128.11 & 2.10 xs 218.3xe139.10 to st xn218 to beg, 1 & 2-sty bk theatre; American Real Estate Co to Kellwood Realty Co, a corpn, 815 Hunts Point av; AL; Jan16; Jan17'13. O C & 100

Spencer av, swc 260th, see 260th W, swc Spencer av.

Stebbins av (11:2972), nec Bristow, runs n100xe53.2 to Stebbins av xsw113.3 to beg; vacant; Geo Wm Clune, ref, to Seymour Realty Co, 25 Broad; FORECLOS Dec31'12; Jan20; Jan21'13. **1,700**

Stebbins av (11:2965), es, 200 n 170th, 125x76.9x125.6x87.11, vacant; Thos E Quinn to Thos Mulligan, Shakespeare av, nec 172d; Jan16; Jan22'13. O C & 100

Summit av, 914 (9:2524-8), es, abt 175 n 161st, —x—, 2-sty bk dwg; Geo F Bache to Christina E Bache, 914 Summit av; AL; Jan16; Jan17'13. nom

Teller av, 1061-3 (9:2428 & 2433), ws, 199.6 n 165th, 40x100, 2-3-sty bk dwgs; Alfonse F Spiegel to Grace E Folk, 112 W 72; mtg $17,500; Dec31'12; Jan18'13. nom

Tinton av (10:2582), nec 147th, 200x100; vacant; Joshua Silverstein to Grossman Bros & Rosenbaum, a corpn, 98 Willow av; mtg $15,000 & AL; Jan17; Jan18'13. O C & 100

Tinton av, 775 (10:2655), ws, 152.8 s 158th, 26.4x135x25.2x135, 1 & 2-sty fr dwg & str; Anton Klubnik to Luigi Papesca, 885 Union av; mtg $10,000; Jan15; Jan21'13. O C & 100

Tinton av, 903 (10:2658), ws, 267.6 n 161st, 41.3x135, 5-sty bk tnt; Chas Pinzka to Eliza Miller, 291 E 154; ½ pt; AL; Jan 15, Jan22'13. O C & 100

Tinton av, 916 (10:2668), es, 154.5 s 163d, 26.7x135, 2-sty & b fr dwg; Jas Casalo to Maria G Bonanno, 834 E 155; mtg $6,-000; Nov4'12; Jan21'13. **8,700**

Tremont av, ns, abt 245 se Ellis av, see Ellis av, ss, 205 w Olmstead av.

Valentine av (12:3301), es, 174.6 s 196th, runs se154.8xs161.2xse5.11 to Briggs av xe 46.4xnw48.10xn150.10xnw9.5xw176.6 to beg, vacant; A Walker Otis, ref, to Howard Haviland, 601 7th, Bklyn; FORECLOS of transfer tax lien Dec6'12; Jan17'13. **5,000**

Valentine av, ws, 100 n Central av, see Plympton av, es, 135.3 s 172d.

Valentine av, nec Layton av, see Layton av, nec Valentine av.

Vyse av, 1306 on map 1306-8 (11:2994), **es, 35 n Freeman,** 40x100, 5-sty bk tnt; Jorgenson Realty & Constn Co to Benenson Realty Co, 407 E 153; mtg $32,000; Jan 20; Jan22'13. O C & 100

Washington av, 1962 (11:3044), es, 82 n 178th, 27.6x92x27.6x91.11, 4-sty bk tnt; Francis E McKiernan to Anthony H Werneke, 523 W 162; Jan16; Jan17'13. nom

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Washington av, 2179-81 (11:3037), ws, 177.2 s 182d, 50x145, vacant; Sophia Gruenstein to Simon Machiz, 751 E 150; mtg $8,000; Jan13; Jan17'13. O C & 100

Washington av, see Public rd, see Robbins av, ws, 150 n Tremont rd.

Waterbury av, ss, 75 e Wilcox av, see Laytor av, nec Valentine av.

Webster av, 1426 (11:2896), es, 360.5 n 170th, 25x136.7 to ws Mill Brook x25.1x 138.5; vacant; Fanny Schevcik et al to Frank Belsky, 823 Manida; AL; Jan11; Jan 20'13. O C & 100

Webster av (11:3028), es, 100 n 178th, 8x 8, pt 1-sty fr str; Mary Owens to Clement H Smith Co, 251 Broad; QC; Nov1'12; Jan 22'13. nom

Webster av (9:2427), swc 169th, 40x100; vacant; Benj Benenson to Benenson Realty Co, a corpn, 407 E 153; AL; Jan20'13. O C & 100

Webster av, 2089 (11:3143), ws, 61.9 n 180th, 33.9x80, 4-sty bk tnt; Louis Ruchti to Chas Danewitz, 319 E 204; mtg $18,500; Jan17; Jan20'13. O C & 100

Whitlock av, 968 (10:2734), ses, 274.4 s w Hunts Point rd, 25x130.1 to land H R & P R R x25x131.7, 3-sty bk dwg; Morris Wolfinger et al to Rebecca Psaty, 3 E 107; mtg $7,000; Jan15; Jan17'13. O C & 100

3D av, 3008 (9:2363), ses, 316 ne 153d, 25x170 to Mill brook, except part for av, 3-sty fr tnt & str; Chas Urstadt to Annie H Schultheis, 1195 Fulton av; mtg $13,000; Jan21; Jan22'13. O C & 100

3D av, 3008; Annie H Schultheis to Chas Urstadt, 649 Elton av; mtg $13,000; Jan 21; Jan22'13. O C & 100

3D av, 3706-10 (11:2926), es, 78.7 n 170th, 78x100, 3-5-sty bk tnts & strs; Isaac N Heidelberg to Katie Schneider, 54 Lawrence; mtg $42,000; Jan10; Jan18'13. O C & 100

3D av, swc 175th, see 175th E, swc 3 av.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Palm st (*), nec Albany av, 50x100; re mtg; Alice Crawford to Gertrude McClellan, 1369 Teller av; QC; Dec10'12; Jan17 '13. O C & 100

Whitehall pl (*), ns, 100 e Byron, 25x 125; re mtg; Isabella Haradon to Amand Busse, 3668 Olinville av; QC; Jan18; Jan 21'13. 400

176TH st, 301-9 E, see Anthony av, es, at ns 176th.

240TH st W (13:3414), ss, at cl Tibbetts Brook, runs n— to cl st xw— to es Spuyten Duyvil rd or av xs— to ss st xe— to beg, being land in bed of st; re mtg; Anzonetta B Bininger to City NY; Apr12 '12; Jan23'13. nom

240TH st W (13:3414), ss, at cl Tibbetts Brook, runs n— to cl 240th xw— to es Spuyten Duyvil rd or av (extended) xs — to ss 240th xe— to beg, being land in bed of sts; Bowie Dash Realty Co to City NY; Nov20'12; Jan23'13. nom

Albany av, nec Palm, see Palm, nec Albany av.

Anthony av (11:2803), es, at ns 176th (Nos 301-9), runs n along av 52xe76.7 to ns 176th xs93.3 to beg, gore, 1-sty bk str; re mtg; Moritz Doob & ano to 176th St & Anthony Av Impt Co, a corpn, 75 3 av; QC; Jan20'13. nom

Brook av, 419 (9:2289), ws, 100 n 144th, 25x100, 5-sty bk tnt & strs; re mtg; Estates Mtg Securities Co to Rebecca Cahn, 228 W 140; QC; Jan11; Jan20'13. nom

Brook av, 419; re asn of rents; Estates Mtg Securities Co to Rebecca Cahn, 228 W 140; Jan17; Jan20'13. nom

Ft Schuyler rd (*), ws, 52 s Roosevelt av, 52x122.11x50x102.10; re mtg; S Alvin Piza to Agatha A Brady, 2084 Valentine av; QC; Dec26'12; Jan21'13. nom

Ft Schuyler rd (*), ws, 78 s Roosevelt av, 26x122.11x25—; re mtg; Nathan Lamport to Agatha A Brady, 2016 Prospect av; QC; Dec26'12; Jan21'13. nom

Lind av, 1694 (9:2526-58); asn rents to extent of $127.00; Mary Haffey to Rose Lukather, 831 Hunts Point av; Jan21; Jan 22'13. nom

Southern blvd (10:2725), ws, 743 s Westchester av, 218x— to pt 107.6 from Simpson st; agmt for passageway on n of above; Kellwood Realty Co, a corpn, 815 Hunts Point av, owner, with City Mtg Co, a corpn, 15 Wall, & American Real Estate Co, a corpn, 527 5 av, mortgagees; Jan16; Jan17'13. nom

Spuyten Duyvil rd (13:3414), ws, at line bet lands of party 1st pt & Hutchins, runs n— to es Waldo av xn along av — to Spuyten Duyvil pkway or 242d xe— cl of rd xs— to cl 240th xe— to es of rd xs— xw— to beg, being land in bed of sts; re mtg; Anzonetta B Bininger to City NY; AT; QC; Apr12'13; Jan23'13. nom

Spuyten Duyvil rd (13:3406), es, land in bed of rd, 175 s 236th, runs n— to nl lot 73 map Wetmore vs Wetmore xw— to cl said rd xs—xe— to beg; Bowie Dash Realty Co to City NY; Nov20'12; Jan23'13. nom

Spuyten Duyvil rd (13:3414), ws, at line bet lands of Dash & Hutchins, runs e— to es of rd xne— to ss 240th xn— to cl 240th xw— to ws of rd xs— to beg, being lands in bed of sts; Louisa Dash & ano to City NY; Nov22'12; Jan23'13. nom

Spuyten Duyvil rd (13:3414), ws, at cl 240th, runs ne— to cl Spuyten Duyvil rd xn— to ss 242d xnw— to es Waldo av (extended) xsw— to ws Spuyten Duyvil rd xne— to beg, being land in bed of sts; Louisa Dash to City NY; Nov22'12; Jan23 '13. nom

Summit av, 914 (9:2524), es, 175 s 162d, 25x100, 2-sty bk dwg; re judgt; Gants & Reynolds et al to Geo F Bache, 914 Summit av; given to correct errors in re judgt recorded Dec31'12; Jan16; Jan18'13. O C & 100

LEASES.

Borough of Manhattan.

JAN 17, 18, 20, 21, 22, 23.

[1]**Allen st, 37** (1:300), all; Wm A Spencer to Kallman Cohen, 32 Pike; 10yf May1'07; Jan17'13. taxes, &c, & 1,300

[1]**Bleecker st, 63** (2:529); b; M Bayard Brown to Julius Goldberg, at Mountaindale, Sullivan Co, NY, & ano; 5 3-12yf Feb13; Jan20'13. 900

[1]**Clinton st, swc Henry,** see Henry, swc Clinton.

[1]**Elizabeth st, 56** (1:203), n str, fl & b; Jacob Paskusz to Pasquale Stagliano, 56 Elizabeth; 5yf May1'13; Jan21'13. 960

[1]**Forsyth st, 167,** see Rivington, 32-4.

[1]**Henry st, 134** (1:273), parlor fl & b; Jas Campbell to Marion S Adler, 134 Henry; 2yf May1'13; Jan22'13. 840

[1]**Henry st** (1:270), swc Clinton, str & b; Saml Rosenberg to Herman Goldstein, 207 Clinton; 5yf May1'13; Jan22'13. 1,260

[1]**Houston st, 267 E,** see Rivington, 32-4.

[1]**Madison st, 44-6** (1:278); all; Nicholas T Brown to Stefano Mesi, on premises; 5yf Feb1'13; Jan20'13. 4,920

[1]**Mott st, 163** (2:471), n str & pt b; Jno Horn to Grazia Tedesco, 163 Mott; 5yf May1'12; Jan17'13. 480 & 540

[1]**Rivington st, 32-4** (2:421); also FORSYTH ST, 167 (2:421); also HOUSTON ST, 267 E (2:355); also SUFFOLK ST, 175 (2:355); asn rents under Ls; Jno H Scheier, 204 W 119, lessee to Max Marcus, 55 E 76; Jan15; Jan20'13. nom

[1]**Spring st, 353,** see West, 301.

[1]**Suffolk st, 175,** see Rivington, 32-4.

[1]**Thompson st, 110-2** (2:502), all; Sol Alter to Lorenzo Ciaffone, 110-2 Thompson; 3 3-12yf Feb1'13; Jan22'13. 4,200

[1]**West st, 301** (2:596), nc Spring (No 353); all; Blanche P Flanagan & ano to Jas D Quinlan, 145 Edgecomb av; 10yf May1'13; Jan20'13. 3,000 & 3,600

[1]**3D st, 43 W** (2:538); asn of money that may become due upon concellation of Ls; Tony Bello to Lion Brewery, 104 W 108; AT; Dec6'12; Jan20'13. nom

[1]**8TH st, 55 W** (2:572); all; Arlington Estates (Inc) to Bernhard Frank, 229-31 E 12; 3yf May1; Jan23'13. 4,200

[1]**10TH st, 77 E** (2:556); str; Nathan Schwab to Benny Schwartz, 76 E 10; 3yf Nov15'12; Jan20'13. 780

[1]**10TH st, 375 E** (2:393), ns, abt 373 e Av B, 20x94.9; all; Rosine Oettinger et al to Harry A Goldberg, 386 Madison; 10 5-12yf Dec1'12; Jan20'13. 1,200 to 1,800

[1]**15TH st, 144-6 E,** see 3 av, 140-2.

[1]**19TH st, 217 E** (3:900); all; Walter H Knapp to Mary Jaeger, 217 E 19; 3 2-12yr Mar1; Jan23'13. 1,200

[1]**22D st E, nwc 2 av,** see 2 av, 381.

[1]**27TH st, 307-11 E** (3:933), all; Hermitage Co to Jos Goldman, 520 E 11; 3yf Feb1'13; Jan21'13. 9,450 & 9,500

[1]**29TH st E, sec Mad av,** see Mad av, sec 29th.

[1]**31ST st, 12-14 E** (3:860); asn Ls; New Belgravia Realty Co to Carnegie Trust Co, 60 Bway & ano; Jan2; Jan22'13. nom

[1]**33D st, 424-38 W** (3:730); 11th & 12th flrs & pent house; McKeon Realty Co to Zeese-Wilkinson Co, a corpn, 213-7 E 24; 10yf May1; Jan20'13. 15,500

[1]**34TH st, 53 E** (3:864); all; Amelia A Fox & ano to Otto Wissner, 76 Lefferts pl, Bklyn, or 55 Flatbush av, Bklyn; 15yf May1; Jan18'13. 9,000 to 11,000

[1]**35TH st, 19 W** (3:837), str; R J Haddock & ano to Benj Pauker, 1705 Bathgate av & ano; 3 5-12yf Dec1'12; Jan21'13. 2,000

[1]**42D st, 157 E** (5:1297); pt of str; Michl Gleason to Jack Weg, 11 W 63; 4½yf Nov 1'12; Jan23'13. 1,825

[1]**46TH st, 126-32 W** (4:998), 11th or top loft; Leavitt Realty Co to Davidson & Schwab Inc, a corpn, 87 Maiden lane; 6yf May1'13; Jan22'13. 5,300

[1]**47TH st, 213-41 W,** see Bway, 1571-85.

[1]**47TH st W, nwc Bway,** see Bway, nwc 47th.

[1]**48TH st, 210-6 W,** see Bway, 1571-85.

[1]**48TH st W, ss, abt 140 w Bway,** see Bway, nwc 47th.

[1]**57TH st, 106 W** (4:1009); asn Ls; Christian H Lang to 131 West 58th St Co, Inc, a corpn, 99 Nassau; Jan15; Jan18'13. 300

[1]**58TH st, 131 W** (4:1011); asn Ls; Christian H Lang to 131 West 58th St Co, Inc, a corpn, 99 Nassau; Jan15; Jan18'13. 300

[1]**74TH st E, nwc 2 av,** see 2 av, 1421.

[1]**104TH st, 183 E** (6:1632), ns, 72 w 3 av, 28x50; permission to use hallway of above as fire exit from rear of 1888 3 av; Henry L Wolff to Geo Gotthelf, 216 E 118; 2yf Sept15'12; Jan17'13. 420

[1]**125TH st, 54 W** (6:1722); all; Hortense B Fischer to Moses H Harris, 54 E 23; 10yf May1; Jan23'13. 6,000 & 6,500

[1]**135TH st W, nec 8 av,** see 8 av, 2536.

[1]**144TH st, 203-5 W** (7:2030), all; also 146TH ST, 202-16 W (7:2031), all; also 146TH ST, 250-6 W (7:2031), all; Cooper Realty Co to Leo Stark, 221 W 120, et al; 4yf Mar1'13; Jan22'13. 28,500

[1]**146TH st, 202-16 W,** see 144th, 203-5 W.

[1]**146TH st, 246-8 W** (7:2031), all; Cooper Realty Co to Leo Stark, 221 W 120 et al; 4yf Mar1'13; Jan22'13. 4,500

[1]**146TH st, 250-6 W,** see 144th, 203-5 W.

[1]**Av A, 211-3** (2:441), all; Saml & Max Hirsch to Louis Fleisher, 211 Av A; 3yf Nov15'12; Jan22'13. 9,571

[1]**Av B, 217** (2:396); asn Ls dated May15 '11; Hyman Rosenson to Max Brustein, 320 E 15, & anos Dec19'12, Jan21'13. nom

[1]**AV B, 217;** asn Ls dated Dec18'12; same to same; Dec19'12; Jan21'13. nom

[1]**Av B, 217** (2:396), n str & b; Lena Jacobowitz to Hyman Rosenson, 217 Av B; 3yf Sept1'14; Jan21'13. 1,080

[1]**Amsterdam av, 1741** (7:2061); str & b; Mary C Van Cott to Great Atlantic & Pacific Tea Co (Inc), 150 Bay, Jersey City, NJ; 5yf May1; Jan23'13. 2,200

[1]**Broadway, 733** (2:548); str; Chas Frankel et al to Max Schwarz, 954 3 av; 5yf Feb1; Jan20'13. 2,400

[1]**Broadway, 1571-85** (4:1019), nwc 47th (Nos 213-41), runs n155.7xw140.5xn47.7 to ss 48th (Nos 210-6) xw75xs100.5xw25xs 100.5 to ns 47th xe277.2 to beg; all, new theatre, strs & offices to be erected, landlord to pay $350,000 & tenants $150,000 thereto; Jno S Sutphen et al, TRSTES Jno S Sutphen, deed, to Eagle Securities Co, a corpn, at Buffalo, NY; 21yf Jan22; 2 rens of 21 yrs each; Jan23'13. taxes &c & 125,000

[1]**Broadway** (4:1019), nwc 47th, runs n 155.7xw140.5xn47.7 to ss 48th xw75xs100.5 xw25xs100.5 to ns 47th xe277.2 to beg; sur Ls; Atlas Development Co to Jno S Sutphen, 311 W 72, et al, TRSTES Jno S Sutphen; AT; Jan17; Jan18'13. nom

[1]**Broadway, 4257** (8:2176); asn Ls & consent to same by Alex Grant Constn Co; St Nicholas Airdrome Co to Lester Amusement Co Inc, a corpn, 114 W 65; Jan14; Jan17'13. nom

[1]**Broadway, 4257** (8:2176), str, 25x104;; Alexander Grant Constn Co to St Nicholas Airdrome Co, a corpn, 4257 Bway; 7 10-12 yf Dec1'12; Jan17'13. 2,500 to 3,200

[1]**Broadway, 4601** (8:2180); asn Ls; Michl J Keenan to Wm Sudbrink, 760 St Anns av; Nov27'12; Jan21'13. nom

[1]**Broadway, 4601;** asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; Nov 29'12; Jan21'13. nom

[1]**Lexington av, 884** (5:1400), front pt 1st fl; Patk G Myers to Chas C Schneider, 884 Lex av; 3yf May1'12; Jan17'13. 480

[1]**Madison av, 112-6** (3:859), 2d loft; Lee Holstein Constn Co to Walter S Finlay, 489 4 av, Bklyn, firm E & W S Finlay; 3y f Feb1'13; Jan21'13. 5,500

[1]**Madison av, 1618** (6:1614); c str & b; Julia Kopperl et al to Alice Sullivan, 2 E 107; 5yf Aug1; Jan23'13. 1,320 & 1,440

[1]**Madison av** (3:858), sec 29th, pt of main hall in Emmet Bldg; Thos A Emmet Realty Co to Dave Weissberger, 134 E 27; 5yf Feb1; Jan23'13. 700 to 1,000

[1]**Madison av, 1680** (6:1617); str & b; Louis Horowitz & ano to Ben Kornhaber, 415 E Houston, & ano; 5yf Feb5; Jan23'13. 720

[1]**Madison av, 1680;** asn Ls; Ben Kornhaber & ano to Eva Kornhaber, 415 E Houston, & ano; AT; Jan22; Jan23'13. nom

[1]**St Nicholas av, 1244½** (8:2129); asn Ls; Emil Grafner to Fredk Grafner, 11 Wadsworth av; Jan18; Jan20'13. nom

[1]**West Broadway, 194** (1:179), str; Angeline Robert individ & EXTRX Danl Robert to Albt Thomas at West Hoboken, NJ; 3yf May1'13; Jan21'13. 2,160

[1]**1ST av, 1452** (5:1470); str fl & pt b; Jos Moses to Morris & Harry L Cahn, 213 E 71; 7yf Feb1; Jan23'13. 1,500 & 1,620

[1]**1ST av, 2070** (6:1701); agmt as conditions & mtg on lease, &c; Maria Bove & Carmela Palladino owners & Pietro Spadafore lessee with F & M Schaefer Bwg Co; Jan20; Jan21'13. nom

[1]**2D av, 155** (2:465); all; Jno Palmieri to Benj M Rossasy, 233 E 10; 3yf Jan1; Jan 20'13. 1,500

[1]**2D av, 381** (3:903), nwc 22d, str, fl & c; Katie F Smith et al EXRS Philip M Smith to Hugh McNamee, 345 E 30 & ano; 5yf Feb1'13; Jan21'13. 1,200 & 1,500

[1]**2D av, 1152** (5:1435); all; Moses Oppenheim to Leon Katz, 125 E 115, & ano; 15yf Feb15; Jan20'13, taxes &c & 1,200 & 1,300

[1]**2D av, 1421** (5:1429), nwc 74th; asn Ls; Patk Huvane to Jno Creeden, 1291 1 av; Oct3; Jan20'13. nom

[1]**2D av, 1421** (5:1429); asn Ls; Jno Creeden to Giles E O'Neill, 11 W 107, & Cornelius Cronin, 234 W 114; Jan13; Jan20'13. nom

[1]**2D av, 2186** (6:1684), str & c; Basonio Constn Co to Hyman Resnick, 2186 2 av; 3yf Jan1; Jan21'13. 540

[1]**3D av, 140-2** (3:870), swc 15th (Nos 144-6); all; Mary E Hutchinson to Saml Glantz, 43 E 27; fr Nov1'12 to Feb1'20; Jan20'13. 7,500

[1]**3D av, 525** (3:916); asn Ls; John Shady to Patk F McGovern, 111 W 90 & ano; Jan17; Jan20'13. nom

[1]**3D av, 859** (5:1326); cor str & b; P Henry Dugro & ano, TRSTES Anthony Dugro, to Mark Aron, 859 3 av; fr Feb1'15 to Sept30 '17; Jan20'13. 1,800

[1]**3D av, 1852** (6:1630), ws, 49.2 n 102d, 21.5 x102.6; asn Ls; Wm Salkin to Ida Salkin, 17 E 101; Jan14; Jan18'13. nom

[1]**3D av, 1907** (6:1655), all; Jno Hinners to Maurice Weinhausen, 51 St Nicholas av; 5yf May1'13; Jan17'13. 1,560

[1]**4TH av, 120-2** (2:564); asn Ls; Henry Wegener to August Wegener, 24 Charles; Jan21'13. nom

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[16TH av, 265 (3.792), s 1, str fl & pt c; Jas Fellows et al, EXRS &c Geo H Beyer, to Isaac Davis, 265 6 av, 2 4-12yf Jan1; 5y ren; Jan18'13. 2,280

[18TH av, 157 (3.811), ass Ls, Benj Taub to Meyer J Simonson, 911 G 182, Jan17; Jan20'13. nom

[18TH av, 2536 (7.1941), bet 175th; asn Ls, Dillon J McDermott to Werner Preyers, 1025 Westchester av, & ano, mtg $5,000 & AL, Jan22, Jan23'13. nom

[Piers (new) 37 & 38 N R (2:655 & 656), as extended, & bulkheads from pt 75 s of pier 37 to pt 95 s of ns pier 38, City NY, by Comr of Docks, to Clyde Steamship Co, a corpn, at Pier 36 N R; 10yf Apr 1, Jan20'13. 128,000.04

LEASES.

Borough of the Bronx.

[Aldus st, nec So blvd, see So blvd, 1,000.

[Beck st, see Intervale av, see Intervale av, sec Beck.

[137TH st, 570 E; also ST ANNS AV, 210 (10:2549); agmt as to consent & asn Ls, Geo S Runk, 10 W 77, with Wm & Dora Dohrmann, 570 E 137, & Jas F Costin, 576 E 139; Jan17; Jan20'13. nom

[137TH st, 570 E (10:2549); power of atty to sell business, asn Ls, &c; Wm Dohrmann, at Jacksonville, Fla, to Dora Dohrmann, 570 E 137; Oct21'12; Jan20'13. ——

[137TH st E (9:2264), ss, 100 e Brook av, 45x100, all; also lot in rear of above on 136th; 7th Av Amusement Co to Y K Realty Co, a corpn, 197 E 7; 10yf Feb1; Jan18'13. 3,500

[167TH st E, see Clay av, see Clay av, sec 167th.

[180TH st, 793 E (11:3110), asn Ls; Jos Seehof to Seehof Co Inc, 793 E 180; AT; mtg $2,800; Jan18; Jan21'13. nom

[Alexander av, 151-9 (9:2310-32); str, b & 1st fl; Payne Estate to Willy Huth, 151 Alex av; 3 7-12yf Nov1; Jan20'13. 660

[Arthur av (11:2947), sec Tremont av or 177th, str adj main hall on s in Bergen Bldg; Mount Hope Bldg Co to Matteo Merola, 4220 3 av; 5yf Dec1'12; 5y ren at $1,000; Jan21'13. 900 & 1,000

[Brook av, 1118 (11:2895); asn Ls; Louis Koplik to Sarah Schwartz, 9 Mitchell pl; Jan18; Jan20'13. nom

[Clay av (9:2426), sec 167th; str & pt c; A J Schwarzler Co to Max Popkin, 59 E 104; 5yf Jan1; 5y ren; Jan20'13. 540

[Clinton av, 1831 (11:2949), ws, 150 s 176th, 33x150, all, with option to purchase for $9,500; Mary Keegan to Thos Morgan, 789 Elsmere pl; 2yf Feb1'13; int on sum of $4,000 at 5%; also taxes, &c; also int of 1st st of $5,500 at 5%; Jan21'13. ——

[Intervale av (10:2709), sec Beck, 4 rooms on 1st fl & 5 rooms on 2d fl; Mott Ave Realty Co to Jos Rudomin, 382 Beck; 10y f Dec1'12; Jan21'13. $70

[St Anns av, 210, see 137th, 570 E.

[Southern blvd, 1000 (10:2743), nec Aldus; agmt as to rights, covenants, &c, under lease, especially as to clause 17; Jno Bracker, lessee, 1072 Fox, with F & M Schaefer Brewing Co, 114 E 51, mortgagee; Jan17; Jan18'13. nom

[Southern blvd, 1000 (10:2743), nec Aldus; str; Podgur Realty Co to Jno Bracker, 939 So blvd; 10yf Jan1; Jan18'13. 1,800 to 2,700

[Southern blvd, 1322-6 (11:2980); two apartment houses; Helen McCartney to Jacob Firestone, 7 E 113; 5yf Nov1'12; Jan23'13. taxes &c & 4,400

[Southern blvd (10:2728), ws, 222 s Home, —x—; asn Ls; Harry Myers to Max Pollak, 229 E 12 & ano; AT; Jan22; Jan23'13. nom

[Tremont av, sec Arthur av, see Arthur av, sec Tremont av.

[Westchester av, 837 (10:2666); str & b; Burkam Realty Co to Saml Morgan, 159 Hillside av, Newark, N J, et al; 4 8-12yf Jan1; Jan18'13. 1,800 to 2,400

[Westchester av, 837 (10:2666); str & b; asn Ls; Saml Morgan et al to Morgan Bushel Co (Inc), a corpn, 837 Westchester av; Jan16; Jan18'13. nom

MORTGAGES.

Borough of Manhattan.

JAN. 17, 18, 20, 21, 22, 23.

[Broome st, 65-9 on map 65-7 (2:331), sw c Cannon (No 19), 50.4x56; PM; Jan22'13; 5y5%; Rudolph Wallach Co, 68 Wm, to Metropolitan Savings Bank, 59-61 Cooper Sq East. 25,000

[Canal st, 255 (1:209), ns, 31 e Lafayette, —x—; ext of $27,000 mtg to Dec5'16 at 5%; July10'12; Jan21'13; Cath E Wills with Edw A Hannan, 334 E 17. nom

[Cannon st, 19, see Broome, 65-9 on map 65-7.

[Greenwich st, 68 (1:180), ws, 299.6 sw Rector, 25.1x100.5x25.3x100; pr mtg $——; Jan22'13; due Sept20'14, 5%; Julia A Laufer, widow, to Saml Gans, 1037 Kelly. 500

[Hester st, 46 (1:297), ss, 62.7 e Ludlow, 25x50; PM; pr mtg $12,000; Oct25'12; Jan 22'13; 3y6%; Cornelius D Du Bois, Montclair, NJ, to Clara Banks, 353 Oakland av, West New Brighton, SI. 5,000

[Houston st, 276 E (2:397), ns, 193.5 w Av B, 20x106.6; Jan20; Jan23'13; due &c as per bond, Alexis & Maurice Lee to Title Guar & Trust Co. 18,000

[Leroy st, 11 (2:586), ns, 125 w Bleecker, 25x90; Jan17'13, 5y5%; Carolina Perazzo to Susan R Kendall, 10 W 55 et al trstes Isaac C Kendall. 12,500

[Madison st, 162 (1:272); sobrn agmt; Jan14; Jan20'13; Emil Reibstein & Jos Jacobs & Abr Germansky with Eastern & Southern New York Realty Co, 87 Graham av, Bklyn. nom

[Madison st, 206 (1:271), ss, 104.6 e Rutgers, 36.3x100; pr mtg $49,000; June1'12; Jan21'13, due, &c, as per bond; David Abrahams, 1235 Lex av, to Louis Kaufmann, 220 W 110. 10,000

[Mott st, 22 (1:162), es, abt 180 s Pell, 25.6x101.6x20x99; Jan17'13, 5y 5%; Andw Muzzio, 945 Sherman av, & Jas Campora, 34 Mott, to Emigrant Indust Savgs Bank. 14,000

[Pearl st 197 (1:42); ext of $15,000 mtg to Jan1'16 at 4¾%; Dec13'12; Jan23'13; Equitable Life Assur Soc of U S with Fritz Uhlenhaut, Jr, 308 N Nigby av, Pittsburgh, Pa. nom

[Spring st, 353, see West, 301.

[Stanton st, 288-90 (2:330); ext of $26,000 mtg to Jan10'18 at 5%; Nov18'12; Jan23'13; Jos H Mittelman with Helen Adams, Lawrence, LI. nom

[Theatre alley nws, abt 35 s Beekman, see Park Row, 33.

[Water st, 185 (1:74), ss, abt 50 e Burling sl, 21.1x56.3x20.10x54.9; also WATER ST, 187 (1:74), sws, abt 65 e Burling sl, 16.9x81.8x16.9x81.5; also ALLEY adj above on w 2.7x54.9x1.6x54.9; Jan17'13; due, &c as per bond; Standish Chard to Title Guar & Trust Co. 20,000

[Water st, 187, see Water, 185.

[West st, 301; also SPRING ST, 353 (2:-596); sal Ls; Jan20'13; demand, 6%; Jas D Quinlan to F & M Schaefer Brewing Co, 114 E 51. 1,200

[4TH st, 131-3 E see 1 av, 67.

[6TH st, 307 E (2:448); ext of $15,000 mtg to Dec24'17 at 5¼%; Dec16'12; Jan 20'13; Trustees of The Estate & Property of the Diocesan Convention of N Y with Henry & Chas Reese. nom

[9TH st, 738 E (2:378), ss, 193 w Av D, 25x93.11; Dec27'12; Jan22'13; installs, 6%; Benj & Herman Moore to Chas Schaefer & Chas Schaefer, Jr, 751 Bushwick av, Bklyn. 8,974.62

[16TH st, 126 E (2:465); ext of $8,000 mtg to Dec1'14 at 4½%; Dec31'12; Jan23 '13; Equitable Life Assur Soc of U S with Saml H Stone, 237 W 74; David Stone, 1108 Clay av, & Moses H Grossman, 210 Riverside dr, exrs &c Elias Stone. nom

[10TH st, 375 E (2.393), ns, abt 290 w Av C, 20x90.9; leasehold; Jan9; Jan20'13, installs, 6%; Harry A Goldberg to Illinois Surety Co, 5 Nassau. 1,000

[12TH st E, nwc 4 av, see 4 av, 120-2.

[15TH st, 615 E (3:983), ns, 438 w Av C, 25x103.3; PM; Jan20'13; 3y5%; Nicholas C Cunningham to Church of The Holy Communion, 328 6 av. 8,000

[15TH st, 147 W (3:710); ext of $10,000 mtg to Jan20'16 at 4½%; Jan20; Jan23'13; Dry Dock Savgs Instn with Andw Nelson Co, 140 Nassau. nom

[16TH st, 21 W (3:818); ext of $25,000 mtg to Dec1 15 at 5%; Dec31'12; Jan23'13; Equitable Life Assur Soc of U S with Andw E Lester, 111 W 70; Adele C Waters, 4322 Chestnut, Phila, Pa, & Mary E Lester, 453 W 143. nom

[19TH st, 37 E (3:848); ext of $28,000 mtg to Jan17'16 at 5%; Jan15; Jan22'13; Mary A Gordon-Jennings with Montrose Realty Co, 135 Bway. nom

[19TH st, 37 E (3:848), ns, 225 w 4 av, 20 x92; pr mtg $28,000; Jan15; Jan20'13; 3y 5%; Montrose Realty Co to Mary A Gordon-Jennings, 401 Claremont av. 12,000

[19TH st, 37 E; certf as to above mtg; Jan15; Jan20'13; same to same. ——

[20TH st, 332 W (3:743), ss, abt 395 e 9 av, 16.7x91.11; PM; Jan17'13; due, &c, as per bond; Theresa Abelson to Title Guarantee & Trust Co. 7,000

[20TH st, 516-24 W, see 20th, 528 W.

[20TH st, 518 W (3:691), sws, 250 nw 10 av, 25x91.11; PM; Dec31'12; Jan22'13; due Jan21'16, 4½%; Kath T Moore, Scarborough, NY, to Margt V C wife Francis A MacNutt at Brixen, Tyrol, Austria. 10,000

[20TH st, 528 W (3:691), sws, 350 nw 10 av, 25x91.11; also 20TH ST, 524 W (3:-691), sws, 300 nw 10 av, 50x91.11; also 20TH ST, 516 W (3:691), sws, 225 nw 10 av, 25x91.11; PM, pr mtg $19,000; Jan21; Jan22'13; 3y5%; Kath T Moore to Kath E Moore, 43 Av du Bois de Boulogne, Paris, France. 21,000

[22D st, 51 W (3:824), ns, 188 e 6 av, 24x 98.9; ext of $50,000 mtg to Nov19'15 at 4¾%; Dec3'12; Jan18'13; J Harvey Ladew & ano trste Harvey S Ladew with Geo, Geo Jr, Christopher M, Clara G & Margaretta M Lowther exrs Cath L Lowther. nom

[23D st, 458 W (3:720), ss, 134 e 10 av, 22x98.8; Jan17'13, 5y4½%; Robt A Chesebrough to Seamen's Bank for Savgs, 76 Wall. 15,000

[25TH st, 41-3 W (3:827); ext of $245,000 mtg to Jan1'15 at 5%; Dec29'09; Jan20'13; Mary E Strong with Michl Coleman. nom

[26TH st, 122-6 W (3:801), ss, 257.1 w 6 av, 67.10x98.9; Jan20'13; 5y5%; Fabian Constn Co to Lawyers Title Ins & Trust Co. 250,000

[26TH st, 122-6 W; certf as to above mtg; Jan20'13; same to same. ——

[26TH st, 366 W, see 9 av, 268.

[27TH st, 153-9 W (3:803); certf as to mtg for $50,000; Jan13; Jan22'13; Twenty-Eighth Street & Seventh Ave Realty Co to Robt McGill. ——

[30TH st, 129 E (3:886), ns, 302.3 e 4 av, runs n98.9xe19.3xs44.4xw0.4xs54.5 to st xw 18.11 to beg, given to further secure mtg on 131 E 30; recorded Feb1'06; Jan18; Jan 23'13; due &c as per bond; Henry R Carse to Greenwich Savgs Bank, 246 6 av. 22,500

[30TH st, 131 E (3:886), ns, 321.3 e 4 av, runs n54.2xe0.4xn44.7xe23.5xs98.9 to st xw 23.9 to beg, given to further secure mtg on 129 E 30; recorded Dec15'04; Jan18; Jan 23'13; due &c as per bond; Henry R Carse to Greenwich Savgs Bank, 246 6 av. 20,000

[30TH st, 325 E (3:936), ns, 275.5 e 2 av, 20x98.9; pr mtg $4,000; Jan20'13; 1y5%; Jennie G Lewis, 325 E 30 to Emigrant Indust Savgs Bank. 1,000

[30TH st, 332 E (3:935); ext of $9,000 mtg to Jan1'15 at 5½%; Dec31'12; Jan23 '13; Equitable Life Assur Soc of U S with Lena Hermes, 332 E 30. nom

[36TH st, 2-6 W, see 5 av, 2-6-80.

[33D st, 424-38 W (3:730); sobrn agmt; Jan16; Jan21'13; Robt L McGehee with Robt McGill, Hoboken, NJ. nom

[33D st, 424-38 W (3:730), ss, 268.9 w 9 av, 131.3x98.9, all title to any strip adj above on east; Jan16; Jan17'13; 2y6% until completion of bldg & 5% thereafter; McKeon Realty Co to New York Life Ins Co, 346 Bway. 300,000

[33D st, 424-38 W; certf as to above mtg; Jan16; Jan17'13; same to same. ——

[33D st, 424-38 W; sobrn agmt; Jan16; Jan17'13; Robt L McGehee, 151 W 86 with same. nom

[33D st, 424-38 W; pr mtg $300,000; Jan 17'13; due July1'13, 6%; McKeon Realty Co to Robt McGill, Hoboken, NJ. 100,000

[33D st, 424-38 W; certf as to above mtg; Jan17'13; same to same. ——

[34TH st, 48 W (3:835), ss, 150 e 6 av, 25x98.9; ext of $145,000 mtg to Dec31'15 at 4½%; Dec3'12; Jan18'13; J Harvey Ladew et al, trstes Rebecca Ladew, with Geo F & Henry K Vingut trstes Eliz F Floyd. nom

[35TH st, 26 W (3:836); ext of $60,000 mtg to Apr1'18 at 4½%; Jan20; Jan22'13; Ver Planck Estate, a corpn, with U S Trust Co of NY & Edw S Avery. nom

[36TH st, 246-8 W (3:785), ss, 285 e 8 av, 38.4x98.9; ext of $45,000 mtg to July6'16 at 5%; Jan20; Jan21'13; Hugh Reilly, 358 W 51, with Mary E F Hill, 440 W 162. nom

[38TH st, 29-33 W (3:840), ns, 446 w 5 av, 64x98.9; Jan20; Jan21'13; due &c as per bond; Eli B Springs to Greenwich Savgs Bank, 246-8 6 av. 300,000

[42D st, 251-7 W (4:1014), ns, 125 e 8 av, runs e93.9xn100xw18.9xn0.5xw25xn100.5 to ss 43d (No 264) xw12.6xs100.5xw37.6xs100.5 to beg; all title to strip of land lying bet rear of 251 W 42 & cl of blk; Jan20; Jan 21'13; 5y5%; Oliverage Co, Inc, a corpn to NY Title Ins Co, 135 Bway. 225,000

[42D st, 251-7 W & 43D st, 264 W; certf as to above mtg; Jan20; Jan21'13; same to same. ——

[42D st, 251-7 W & 43D st, 264 W; PM; pr mtg $225,000; Jan20; Jan21'13; 2y6%; same to Regent Realty Co, 27 W 42. 95,000

[43D st, 264 W, see 42d st, 251-7 W.

[44TH st, 43-5 E, see Mad av, 341.

[44TH st, 149-51 W (4:997), ns, 516.8 w 6 av, 32.10x100.4; pr mtg $85,000; Jan17'13; 5y5%; Frances M Barnes to Emigrant Indus Savgs Bank. 5,000

[44TH st, 408-10 W (4:1053), ss, 150 w 9 av, 50x100.11; Jan20; Jan21'13; 5y5%; Saml Rodt, 936 Kelly & Isaac Schanhous, 702 E 176 to Priscilla T P Starin, 169 W 93 & ano exrs Ransom Parker. 60,000

[44TH st, 408-10 W (4:1053), ss, 150 w 9 av, 50x100.4; pr mtgs $60,000; Jan20; Jan 22'13; 1y6%; Saml Rodt & Isaac Schanhaus to Samson Lachman, 313 W 106. 11,000

[46TH st, 161 E (5:1301), ns, 100 w 3 av, 16.8x100.5; pr mtg $7,500; Jan20'13; due Dec1'15; 5%; Eliza J wife of & Robt Ritchie to The Equitable Life Assur Soc of U S. 2,500

[46TH st, 161 E; ext of $7,500 mtg to Dec1'15 at 5%; Jan20'13; The Equitable Life Assur Soc of U S with Eliza J Ritchie 161 E 46. nom

[47TH st, 213 W, see Broadway, 1571-85.

[47TH st, 324 W (4:1037), ss, 348 w 8 av, 27.6x100.5; ext of $10,000 mtg to Jan1'18 at 4¼%; Jan11; Jan22'13; Henry Wiener with Gottlieb & Mary M Zink. nom

[49TH st, 159 E (5:1304), ns, 120 w 3 av, 20x100.5; PM; Jan17'13; 5y5%; Geo E Stuckey to Jennie G Biddulph, Montclair, NJ. 15,000

[51ST st, 540 W (4:1079), ss, 275 e 11 av, 25x100.5; Dec3'12; Jan20'13; 3y5%; Esther, Wm J. Adam, Saml & Sadie Huston to Saml Huston, 314 W 51. 2,625

[51ST st, 542 W (4:1079), ss, 250 e 11 av, 25x121.7x25.3x117.10; Dec3'12; Jan20'13; 5y 5%; Saml Huston to Annie Huston, widow, 603 W 138. 10,500

[53D st, 121-9 E (5:1308), ns, 68 w Lex av, runs n62.8xw2xn62.9xw20xs25xw10xs1.8xw20xn1.8xw37.4xs100.5 to st xe89.4 to beg; Jan20; Jan21'13; due July 20'14; 6%; 118 East 54th St Co to City Real Estate Co. 176 Bway. 350,000

[53D st, 121-9 E (5:1308), ns, 68 w Lex av, runs n62.8xw2xn62.9xw20xs25xw10xs1.8xw20xn1.8xw37.4xs100.5 to st xe89.4 to beg; certf as to mtg for $350,000; Jan20; Jan22'13; 118 East Fifty-Fourth Street Co to City Real Estate Co. ——

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53D st, 313 W (4:1044), ns, 175 w 8 av, 25x31.10; also 54TH ST, 308-12 W (4:1044) ss, 150 w 8 av, runs s100xe25xs75.6xw49.11 xw25xw25xn167.11 to 54th xe75 to beg; pr mtg $60,000; Jan20'13; due May 1'15; 6%; Trstes of the Amity Baptist Church to Annie Miller, 107 N Bway, White Plains, NY. 7,000

54TH st, 1 & 3 W, see 5 av, nwc 54th.

54TH st, 308-12 W, see 53d st, 313 W.

54TH st, 357 W (4:1045), ns, 100 e 9 av, 25x100.5; ext of two mtgs for $10,000 each to Jan17'18; 5%; Jan17; Jan20'13; Isidor M Kempner, 343 W 87 with Franklin Savings Bank, 656-8 8 av. nom

54TH st, 402 W (4:1063), ss, 80 w 9 av, 20x50.2; Jan20'13; due Nov1'17, 5%; Margt E Weill to Delia S Brush, West New Brighton, SI, gdn Thos Sauer et al. 6,000

54TH st, 402 W; pr mtg $6,000; Jan20'13; 1y6%; same to Wm Goldstone, 2 W 89. 750

55TH st, 242 E (5:1328), ss, 125 w 2 av, 25x100.5; Jan17; Jan20'13; 1y5%; Mary E Ford, 52 E 126 to Jno T Nagle, 163 W 126. 2,432.24

55TH st, 8 W, see 5 av, nwc 54th.

57TH st W, swc 5 av, see 5 av, 732-4.

57TH st W, ss, 100 w 5 av, see 5 av, 732-4.

57TH st, 106 W (4:1009); asn Ls & rents by way of mtg to secure 5 notes for $300 each; Nov18'12; Jan17'13; Christian H Lang to Packard & Co, 97 Nassau. nom

61ST st, 137 W (4:1133); certf as to payment of $1,000 on a/c of mtg & reduction of mtg to $8,000 at 4½%; Jan17'13; Effie L Ewart to Edw H Proudman. ——

62D st, 139 W (4:1134); ext of $14,000 mtg to Dec1'13 at 5%; Jan3; Jan23'13; Equitable Life Assur Soc of U S with Henry Schneider, 434 11th, Bklyn. nom

67TH st, 11 E (5:1382), ns, 225 e 5 av, 23x100.5; PM; Jan17'13; 5y4½%; Edw T H Talmadge at Bernardsville, NJ, to Clara Bloomingdale, 572 Mad av. 70,000

69TH st, 76 W, see Col av, 191-9.

71ST st, 140 E, see Lex av, 974.

72D st, 43 W (4:1125); ext of $65,000 mtg to Jan1'14 at 5%; Dec31'12; Jan23'13; Equitable Life Assur Soc of U S with Geo J Smith Co, 32 Nassau. nom

73D st, 400 E, see 1 av, 1358.

74TH st, 40 E (5:1388); ext of $20,000 mtg to Dec1'15 at 5%; Dec24'12; Jan23'13; Equitable Life Assur Soc of U S with Chas MacVeagh, 40 E 71. nom

74TH st, 209 E (5:1429); ext of $9,000 mtg to Feb1'16 at 5%; Nov1'12; Jan22'13; Benj Sussman, 208 3 av with Bennett J King, 12 E 50. nom

76TH st, 168 W (4:1147); ext of $15,000 mtg to Jan1'16 at 5%; Dec27'12; Jan23'13; Equitable Life Assur Soc of U S with Elsie E Ommen, 168 W 76. nom

77TH st, 421 E (5:1472), ns, 394 w Av A, 25x102.2; Jan22; Jan23'13, 5y5%; Abr Grossman to Alfred Jaretski, 121 E 73. 10,000

77TH st, 421 E; sobrn agmt; Jan22; Jan 23'13; same & Bohumil Klusacek with same. nom

78TH st, 343 E (5:1453), ns, 225 w 1 av, 25x100; PM; Jan20; Jan22'13; due, &c, as per bond; Wm R Bedell to Title Guar & Trust Co. 9,000

82D st, 157 E (5:1511); ext of $9,000 mtg to Jan1'15 at 5%; Dec31'12; Jan23'13; Equitable Life Assur Soc of U S with Margt C Curry, extrx, 157 E 82. nom

82D st, 128 W (4:1212), ss, 305 w Col av, 20x102.2; PM; Jan20'13; 3y5%; Thos Stone to U S Trust Co of N Y, 45 Wall. 18,000

89TH st, 22 E, see Madison av, 1236.

89TH st, 416 E (5:1568), ss, 186 e 1 av, 20x100.8; Jan21; Jan22'13; due, &c, as per bond; David Epstein, 38 N 8, Rockaway Park, LI, to Abr Hafer, 307 W 139. 12,000

89TH st, 416 E; sobrn agmt; Jan21; Jan 22'13; Fredericka Stern with same. nom

97TH st, 233 E (6:1647), ns, 125 w 2 av, 25x100.11; pr mtg $——; Jan20; Jan21'13; due July1'13 without interest; Paola Locurto, 313 E 48 to Jos S Rosalsky, 1847 Mad av. 250

98TH st, 226 E (6:1647); ext of $26,000 mtg to Feb15'18 at 5%; Dec13'12; Jan20'13; J Allen Townsend with Nathan Schancuff. nom

99TH st, 169 E (6:1627), ns, 125 w 3 av, 25x100.11; PM; pr mtg $——; Apr29'12; Jan 20'13; due, &c, as per bond; Michaels Realty Co to Bronx Investing Co, 99 Nassau. 1,400

100TH st, 222 E (6:1649), ss, 230 w 2 av, 25x100.11; pr mtg $16,700; Dec24'12; Jan20 '13; installs, 6%; Harry Rosenwasser, 308 E 2, to Herman Gottlieb, 618 Marcy av, Bklyn. 500

102D st, 106 W (7:1856), ss, 125 w Col av, 25x100.11; Jan20'13; due, &c, as per bond; Jos Hoffart to New York Savings Bank, 81 8 av. 15,000

111TH st, 255 W (7:1827), ns, 56 e 8 av, 36x100.11; PM; pr mtg $37,500; Jan21; Jan 22'13; 5y5%; Louis Greenblatt to Emma Pretzfeld, 295 Ams av et al. 40,000

111TH st, 528-32 W (7:1882), ss, 158.4 e Bway, two lots, ea 83.4x100.11; two mtgs, ea $5,000; two pr mtgs, $224,000 ea; Jan15; Jan20'13; due, &c, as per bond; Jos Meeks to Gray Realty & Development Co, 15 Laight. 10,000

113TH st, 527 W (7:1885), ns, 340 w Ams av, 20x100.11; pr mtg $18,000; Jan20; Jan 21'13; 3y5%; Elias Hartman to Adolph E Schwab, 180 St Nicholas av. 6,000

114TH st, 536 W (7:1885), ss, 300 e Bway, 20x100.11; ext of $28,000 mtg to Aug15'17 at % as per bond; Jan17; Jan22 '13; N Y Chapter House Committee, a corpn, with Augustus C Brown. nom

115TH st, 258-60 W (7:1830); ext of two mtgs for $18,000 ea to Jan1'16 at 5%; Jan 20; Jan21'13; Noah Green with Rose, Mollie & Gussie Harris, 66 E 122. nom

117TH st, 428 E (6:1710); ext of $40,000 mtg to June30'14 at 5½%; June30'11; Jan 22'13; Henry B Wood with Selma Alexander. nom

118TH st, 420 E (6:1711), ss, 228.4 e 1 av, 15.7x100.11; pr mtg $——; Jan16; Jan 20'13; installs, 6%; Henrietta Michelson, Bklyn, to Sophia Goldenthal, 333 Hamburg av, Bklyn. 1,500

118TH st, 501 E, see Pleasant av, nec 118th.

119TH st, 418 E (6:1806), ss, 195 e 1 av, 30x100.10; pr mtg $16,000; Oct2'12; Jan22 '13; 3y6%; Esther & Jos Casper to Henry M Schwarz, 422 E 118. 3,000

121ST st, 218 W (7:1926), ss, 203 w 7 av, 15x100.11; PM; pr mtg $——; Jan10; Jan 18'13, 2y6%; Emma L Crawford, New Brighton, SI, to Willy Ehrenhaus, 137 W 110, & ano. 1,250

124TH st, 221 E (6:1789), ns, 223 e 3 av, 30x100.11; PM; Jan20; Jan23'13, 5y5%; Eugene McCarthy, 516 W 51, to Lawyers Title Ins & Trust Co, 160 Bway. 13,000

127TH st, 112 E (6:1775), ss, 90 e Park av, 25x99.11; PM; Jan21'13; due &c as per bond; Edw D Webb, Red Bank, NJ, to Cath Palmer, Little Britain, Orange, Co, NJ. 4,000

127TH st, 114-16 E (6:1775), ss, 115 e Park av, 25x99.11; PM; Jan21'13; due &c as per bond, Edw D Webb, Red Bank, NJ, to Amanda Webb, 2027 7 av. 4,500

131ST st, 8 E (6:1755), ss, 128.3 e 5 av, 18.2x99.11; also 131ST ST, 10 E (6:1755), s s, 146.5 e 5 av, 18.2x99.11; also 131ST ST, 12 E (6:1755), ss, 164.7 e 5 av, 18.2x99.11; also 131ST ST, 16 E (6:1755), ss, 200.11 w Mad av, 18.2x99.11; Jan14; Jan22'13; due June14'13, 6%; Stephen McCormick to Lamont Realty Co, 198 Bway. 500

131ST st, 10-12-16 E, see 131st, 8 E.

131ST st, 76 W (6:1728), ss, 85 e Lenox av, 16.8x99.11; PM; pr mtg $——; Jan20; Jan22'13; 3y5%; Millie Schwarz to Israel Freidus, 254 Pennington av, Passaic, NJ. 7,500

131ST st, 632 W (7:1997), ss, 275 e 12 av, 25x99.11; pr mtg $7,500; Jan10; Jan18'13; due &c as per bond; Kathryn Gleason, 4137 Westminster av, Phila, Pa, to Bella Smalbach, 265 W 127. 3,000

133D st, 508 W (7:1986), ss, 175 w Ams av 25x99.11; pr mtg $21,500; Jan21'13; due &c as per bond; Hedwig Steinberg, 508 W 133 to Carl Buetow, 508 W 133. 500

134TH st, 110 W (7:1918); ext of $18,500 mtg to Dec29'15 at 5%; Jan17'13; Anna E Donald with Annie Dippel, 1204 Bushwick av, Bklyn. nom

136TH st, 257 W (7:1942); ext of $5,000 mtg to Dec1'15 at 5%; Dec31'12; Jan23'13; Equitable Life Assur Soc of U S with Francisco E Fonseca, 48 W 73. nom

136TH st, 627-9 W (7:2002), ns, 370.6 w Bway, 54.6x99.11; ext of $50,000 mtg to Feb7'17 at 5%; Feb9'12; Jan21'13; Albany Savings Bank with Belgrade Realty Co, 22-8 Bway. nom

139TH st E, sec 5 av, see 5 av, sec 139th.

139TH st, 132 W (7:2007), ss, 230 e 7 av, 26x99.11; PM; pr mtg $17,000; Jan15; Jan 21'13; due &c as per bond; Chas Schimmer to Jas M Ryder, 51 E 121. 2,000

141ST st, 117-39 W; also 142D ST, 148-58 W (7:2010); agmt as to asn rents to secure interest on mtgs &c or until two mtgs for $10,000 shall be paid; Jan6; Jan 23'13; Jos Sagovitz with Kramer Contracting Co, a corpn, 35 Nassau. nom

142D st, 148-58 W, see 141st, 117-39 W.

144TH st W (6:1741); ss, 410 e Lenox av, 125x99.11; certf as to reduction of mtg; Oct3'12; Jan23'13; Union Trust Co to Curtis B Pierce. ——

145TH st, 477 W (7:2060), ns, 100 w Convent av, 25x99.11; pr mtg $17,000; Jan 6; Jan17'13; due, &c, as per bond; Richd E Umgelter to Edw A Wagner, Islip, LI. 2,500

150TH st, 283 W (7:2036), ns, 413.7 w 7 av, 40.11x99.11; Jan21; Jan23'13; due, &c, as per bond; Jno Lurie, Poughkeepsie, NY, to Elliott M Eldredge, 15 S Portland av, Bklyn, trstes Orris K Eldredge. 29,000

150TH st, 477 W (7:2065), ns, 100.8 e Ams av, —x—; ext of $6,000 mtg to Dec1 '15 at 5%; Jan13; Jan20'13; Rachel L Bartley with Gabriel Lloyd, 789 St Nicholas av, & Jno McCahan, 160 W 98. nom

164TH st W, nec St Nich av, see St Nich av, 1086.

167TH st, 440 W, see Colonial pkwy, swc 167th.

187TH st W, nec St Nicholas av, see St Nicholas av, 1540.

211TH st W (8:2191), cl, 325 e 9 av, runs s120xe— to pt 375 e 9 av xn122.10 to cl 211th xw50 to beg, except part for st; Dec21'12; Jan22'13; 1y5%; Jennie H Galbraith, South Orange, NJ & Belle Blauvelt, NY, to Wm Nelson, 325 Edgecombe av. 4,000

Amsterdam av, 1088-90 (7:1885); certf as to reduction of mtg; Jan3; Jan22'13; St Lukes Realty Co to Frank Rogers. ——

Amsterdam av, 1425 (7:1970); ext of mtg for $14,000 to Jan10'16, 4½%; Jan9; Jan20 '13; N Y Life Ins & Trust Co gdn Margt I Stuart with Hilda Simon, 582 Morris Park av. nom

Broadway, 1571-85 (4:1019), nwc 47th (No 213), 155.7x100; Jan22'13; due Jan23'34, 4½%; John S Sutphen, 311 W 72; Amanda A Pope, 173 Prospect, East Orange, NJ, & Adeline E Crockett, 160 W 72, trstes Jno S Sutphen to N Y Life Ins & Trust Co, 52 Wall. 485,000

Colonial pkwy (8:2111), swc 167th (No 440), 8.8x93.8x69.8x111.8; Jan17'13; 5y5% O J Schwarzler Co, 1100 Brook av to Central Trust Co, 54 Wall. 33,000

Colonial pkwy (8:2111), same prop; certf as to above mtg; Jan17'13; same to same.

Columbus av, 191-9 (4:1121), sec 69th (No 76), 100.5x30; Jan21'13; due Dec1'17; 5%; Edw B Corey, Far Rockaway, NY to Annina F Kingsley, Paris, France. 8,000

Columbus av, 191-9; ext of $55,000 mtg to Dec1'17 at 5%; Jan21'13; Annina F Kingsley with Edw B Corey. nom

Lenox av, 61 (7:1823); ext of $37,000 mtg to Feb14'18 at 4½%; Jan15; Jan22'13; Moritz Neuman with Society for the Relief of the Destitute Blind of City NY, 896 Ams av. nom

Lexington av, 974 (5:1405), swc 71st (No 140), 80.5x30, all title to alley adj above on s; ext of $20,000 mtg to Nov23 '15 at 4½%; Dec3'12; Jan18'13; Louise L Williams et al, trstes Rebecca Ladew, with Justus Ruperti, 140 E 71. nom

Lexington av, 1553 (6:1627), es, 26 n 99th, 25x95; pr mtg $18,000; Jan21; Jan23'13, 3y6%; Maic Kupperman, 1553 Lex av, to Isaac Wachtel, 1291 Lex av. 2,500

Madison av, 341 (5:1279), nec 44th (Nos 43-5), 25.5x100; Jan14; Jan17'13; due &c as per bond; Chas A Dards at Mt Vernon, NY, to Jno Mackenzie, 607 Lafayette av, Bklyn et al trstes Duncan E Mackenzie, decd, for benefit Lucy M Mackenzie. 125,000

Madison av, 1236 (5:1500), swc 89th (No 22), runs w138.10xs100.8xe63.10xn75xe75 to av xn25.8 to beg; ext of $150,000 mtg to Jan1'16 at 5%; Jan18; Jan22'13; Bankers Trust Co with E Victor Loew, 7 Wall. nom

Madison av, 1837 (6:1746); ext of $5,000 mtg to Jan17'16 at 6%; Jan17; Jan20'13; Marion M O'Donnel, 229 Smith, Newark, N J, to Saml Block, 310 W 81. nom

Madison av, 2009 (6:1752), es, 40 s 128th, 20x85; certf as to mtg for $2,000; Jan15; Jan21'13; Bright Realty Co to Thos Quigley, 137 W 116. ——

Northern av, 65 (8:2177), es, 150 n 180th, 50x110; PM; pr mtg $——; Jan17; Jan21'13; 5y6%; Isidor & Julia Baer to Kirby Construction Co, 135 Bway. 11,000

Park row, 33 (1:90), ses, abt 35 s Beekman, 23.5x86.1 to nws Theatre alley x25.6x 75.5 on nes; all title to alley; PM; Jan20 '13, 5y5%; Francis Hustace, Montclair, NJ, to Wolcott G Lane, 353 W 184, & ano trstes for Caroline S Spencer & ano will Lorillard Spencer. 150,000

Pleasant av, 340 (6:1815), nec 118th (No 501), 25.5x76; ext of $8,000 mtg to Jan1'16; Jan23'13; Aaron Hirsch with Henry Brin, 2396 1 av & Morris Ettinger, 4682 Park av. nom

St Nicholas av, 1086 (8:2121), nec 164th, 106.7x159.1x99.11x121.10; PM; Jan20; Jan 21'13; due &c as per bond; Church of St Rose of Lima in County N Y, 510 W 165 to Octav Land Co, 71 Bway. 10,000

St Nicholas av, 1540 (8:2158), nec 187th, 75x65; bldg loan; Jan21; Jan22'13; 5y6% until completion of bldg & 5% thereafter; St Nicholas Ave Constn Co to Title Guar & Trust Co. 50,000

St Nicholas av, 1540; certf as to above mtg; Jan21; Jan22'13; same to same. ——

West Broadway, 400 (2:488), nws, 67.6 sw Spring, runs sw22.3 to an alley xnw59x sw4xnw16xne26.3xse75 to beg; all title to said alley; Jan14; Jan21'13; due &c as per bond; Louis F Giordano, Stroudsburg, Pa, & Leon C, Adele Y & Emelie G Giordano, West Hoboken, NJ, to Title Guar & Trust Co. 13,000

1ST av, 67 (2:446); also 4TH ST, 131-3 E (2:446); ext of two mtgs for $10,000 ea to Dec23'16 at % as per bond; Dec23'11; Jan 21'13; Aug Witzel indiv & as exr Julius W Noll, Yonkers, with Frank Gens. nom

1ST av, 404 (3:955), es, 49.5 s 24th, 24.8 x81.6; pr mtg $20,000; Jan21; Jan23'13; due as per bond, 6%; Victor Gerhards, 806 E 169, to Jos E Dutey, 1415 Crotona av. 2,500

1ST av, 1358 (5:1467), sec 73d (No 400), 25.7x88; pr mtg $——; Jan20; Jan22'13; 2 y6%; Eliz Katz, 30 E 119, to Max Katz, 229 E 72 & ano. 12,000

1ST av, 2070 (6:1701); sal Ls; Jan20; Jan 21'13; demand; 6%; Pietro Spadaforo, 322 E 112 to F & M Schaefer Bwg Co, 114 E 51. 2,451.10

2D av, 186 (2:453), es, 41.4 s 12th, 20.7x 100; PM; Jan21'13; due &c as per bond; Caesar Millis to Title Guar & Trust Co. 15,000

2D av, 845 (5:1319), ws, 25.5 n 45th, 25x 100; PM; pr mtg $——; Dec18'12; Jan22'13; installs, 6%; Chas Tarzian to Fannie Bruno, 240 E 116. 750

2D av, 847 (5:1319), ws, 50.5 n 45th, 25x 100; pr mtg $10,000; Jan17; Jan20'13; 3y 5%; Thos F & Margt C Baldwin, 487 2 av to Stern & Goldman Realty Co, 309 Pearl. 2,500

2D av, 1424 (5:1429); sal Ls; Jan13; Jan 20'13; Giles E O'Neill & Cornelius Cronin to Lion Brewery, 104 W 108. 2,000

2D av, 1752 (5:1554); ext of $18,000 mtg to Jan1'16 at 5%; Jan10; Jan17'13; Katie Hoehn with Ida Elbe, 514 W 114. nom

3D av, 525 (3:916); sal Ls; Jan17; Jan 20'13; demand, 6%; Patk F & Michl J McGovern to Jacob Ruppert, a corpn, 1639 3 av. 2,500

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m**4TH av, 120-2** (2,561), nwc 12th; sal Ls; Jan21. Jan22'13. demand. 6%. August Wegener to Geo Ehret, 1197 Park av. 3,000

m**5TH av, 276-80** (3,831), swc 30th (Nos 2-6) 98.9x140. fee & leasehold, ext of $500,000 mtg to July1'17 at 4½%. July19 '12; Jan21'13; Holland House Co with Bank for Savings in City NY, 280 4 av. nom

m**5TH av, 553** (5,1281), es, 78.5 n 45th, 22x51; pr mtg $75.000; Jan20; Jan23'13; due &c as per bond; Wm M Owens & Marie V Sherman & Eva L Johnson to Jno Mackenzie, 607 Lafayette av, Bklyn, & ano, trstes Duncan E Mackenzie for Wm Mackenzie. 30,000

m**5TH av** (5:1270), nwc 54th (No 1), 100.5 x125; also 54TH ST, 3 W (5:1270), ns, 125 w 5 av. 25x200.10 to ss 55th (No 8); ext of $1,100,000 mtg to Jan15'18 at 4½%; Jan 15; Jan21'13; University Club, a corpn, with Bank for Savings in City NY, 280 4 av. nom

m**5TH av, 728,** see 5 av, 732-4.

m**5TH av, 732-4** (5:1272), swc 57th, 50x 100; also 5TH AV (5.1272), ws, 50 s 57th, 23.5x100; also 5TH AV, 728 (5:1272), ws, 73.5 s 57th, 27x100; also 57TH ST W (5:-1272), ss, 100 w 5 av. 25x100.5; Jan14; Jan 23'13; due Nov30'18, 5%; 734 Fifth Ave Inc, a corpn, to Harry P Whitney, 871 5 av. 1,750,000

m**5TH av, ws, 50 s 57th,** see 5 av, 732-4.

m**5TH av** (6:1763), sec 139th, 99.11 to ns approach to Madison av Bridge x434.2 to ws Madison av x43.2 to 139th x420 to beg; ½ pt. AT. Jan16; Jan18'13, 1y6%; Jacob A Cantor, 9 W 70, to Susan L Ernst, 749 West End av. 15,000

m**7TH av, 2249** (7:1917); asn of an interest in a trust deed covering above premises to secure $350 with interest from Aug15 '09; Nov3'12; Jan18'13; Sidney L Welch to Eldon R Walker, Trenton, NJ. nom

m**9TH av, 268** (3:749), see 26th (No 366), 20x55; ext of $5,000 mtg to Jan1'14 at 6%; Jan17; Jan21'13; Henry Goldstone with 210 W 56th St Co, 135 Bway. nom

m**9TH av, 268** (3:749), ext of $17,500 mtg to Jan11'16 at 5%; Jan2; Jan21'13; Alice F Brown with Jno A Moore. nom

MISCELLAENOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to mtg or deed of trust to secure bonds for $1,000.000; Jan16; Jan 23'13; Empire Keystone Impt Co, a corpn, to Geo B Ensworth, as trste.

m**Certf** (miscl) as to mtg for $20,000; Jan 18'13; J H Simmons Publishing Co to Morton M Spaulding.

m**Certf** (miscl) as to mtg dated Jan17'13; Jan17; Jan18'13; Southern Estates Co to Douglas Fenwick, trste.

m**Land at Rockaway Park, LI** (miscl); certf as to mtg dated Jan17'13; Jan17; Jan18'13; Vito Contessa Realty Co to Fredk Middendorf.

MORTGAGES.

Borough of the Bronx.

m**Aldus st, nec Southern blvd,** see Southern blvd, 1000.

m**Beech st (*),** ws, 125 s 152d, 50x100; Jan20; Jan21'13; demand, 6%; Hermann & Karl Gluck to L Lawrence Schweizer, 1323 Plimpton av. 4,000

m**Bristow st** (11:2972), ws, 215 s Jennings, 20x100, given to secure performance of contract for mason work; Jan17; Jan18 '13; due &c as per bond; Herman B Flaxman to Browning & Lorz, 905 E 178. 1,000

m**Catherine st (*),** ses, n ½ lot 80, map South Washingtonville, 25x100, except pt for Catherine st, or Carpenter av; ext of $1,000 mtg to Jan12'16 at 6%; Jan15; Jan 23'13; Jennie Skrivan wid with Mary C McIntyre, 3759 Barnes av. nom

m**Catherine st (*),** ses, n ½ lot 80, map Washingtonville, 25x100, except pt for Catherine st, or Carpenter av; ext of mtg for $500 to Jan13'16 at 6%; Jan15; Jan23 '13; Jennie Skrivan wid, 4436 Carpenter av with Mary C McIntyre, 3759 Barnes av. nom

m**Cruger st** (*), es, 50 s 187th, runs s 50xe 49xe71 to Bronxdale av, xn40xsw—xw43 to beg; Jan21; Jan22'13; 1y5½%; Mariano Scandura to Caroline Haffen, 654 Courtlandt av, & ano, trstes for Mary A Ireland, will Jno Haffen. 6,500

m**Cruger st** (*); same prop; pr mtg $6.500; Jan21; Jan22'13, 1y6%; same to Mathias Haffen, 652 Courtlandt av. 2,000

m**Dawson st, 784** (10:2701), es, 160 s Longwood av, 25x100; Jan23'13; due &c as per bond; Isabel E. wife Fredk L Mosser, to Washington B Beaudine, 4691 Park av et al, trste Washington H Beaudine. 8,000

m**Dawson st, 784;** sobrn agmt; Jan23'13; Wm H T Jones with same. nom

m**Elsmere pl** (11:2960), ns, 245.8 w Southern blvd, 35x100; ext of $4,000 mtg to July 1'15 at 6%; Jan17'13; Linden Bldg & Construction Co with Saml Garry & Heyman Pincus. nom

m**Evelyn pl** (11:3197), ns, 100 w Jerome av, 46x100; Jan20'13, 1y6%; Margt E Geraty, Valatie, Columbia Co, NY, to Margt Jaeger, 207 E 15. 250

m**Faile st** (10:2764), es, abt 140 s Spofford av, 30x79.8x33.7x64.5; PM; pr mtg $750; Jan8; Jan17'13; 1y6%; Wm Hardick to Herman Goetz, 492 2 av. 250

m**Forest st (*),** ws, 225 n Walker av, 25x 100; ext of $2,500 mtg to Jan1'16 at 6%; Jan10; Jan17'13; Emil Kolar with Jos Kolar, 404 E 71. nom

m**Fox st** (10:2711), nws, 100 ne Intervale av ,runs ne145.11 to ws Tiffany xn140.1xn 14.5xsw756.10 to Fox xse100 to beg; bldg loan; Jan16; Jan17'13; 1y6%; Adavine Constn Co to Rockland Realty Co, 509 Willis av. 80,000

m**Fox st** (10:2711), same prop; certf as to above mtg; Jan16; Jan17'13; same to same.

m**Glover st** (*), ws, 200 n Lyon av, 25x 100, except pt for Glover; Jan20'13; due &c as per bond; Wm P Beers to Mary D Rose, 1153 Boston rd. 4,000

m**Hewitt pl, 752** (10:2695), es, 100 n 156th, 25x76.11x26.11x87; PM; pr mtg $5,200; Jan 16; Jan17'13; 5y5%; Meyer Norkin, 524 Timpson pl & Ida Roseberg, 5 W 118, to Anthony McOwen, 515 Wales av. 800

m**Hoffman st** (11:3066), nec 187th, 27.7x 118.1x27.7x118.3; Jan18; Jan20'13; due July 18'13, 6%; Tripoli Realty Co to Wilfred E Wiles, Scarsdale, NY. 1,000

m**Hoffman st** (11:3066); same prop; certf as to above mtg; Jan18; Jan20'13; same to same.

m**Lester st** (*), ns, 125 e Barker av, 25x 105; Jan22; Jan23'13, installs, 6%; Johana Mandl, 9 Elliott, Mt Vernon, NY, to Mary McGarry, 660 Burke av. 1,000

m**McClellan st** (9:2453), swc Grant av, runs w200 to es Sherman av xs413 to ns 166th xe200 to ws Grant av xn413 to beg; also GRANT AV (9:2453), nwc McClellan, runs w200 to es Sherman av xn139xe200 to Grant av xs139 to beg; also SHERMAN AV (9:2457), nwc McClellan, runs w200 to es Sheridan av xn538.2 to ss Transverse rd at 167th xe97.1 to 167th xe94.9 to Sherman av xs554 to beg; also SHERMAN AV (9:2457), nwc 167th, runs w94.8 to Transverse rd x still w72.1 to es Sheridan av xn484.10 to ss 168th xe60.7 to Sherman av xs489.7 to beg; agmt as to consent to the execution by party 2d part of any releases which may be requested by any other owner of a part of premises covered by mtg held by party 2d part; Dec 26'12; Jan21'13; John R Todd et al with Dollar Savings Bank, 2808 3 av. nom

m**McClellan st, nwc Grant av,** see McClellan, swc Grant av.

m**McClellan st, nwc Sherman av,** see McClellan, swc Grant av.

m**Mt Hope pl, swc Morris av,** see Morris av, swc Mt Hope pl.

m**St Marys st, sec Jackson av,** see Jackson av, sec St Marys.

m**Tiffany st, ws, 100 ne Intervale av,** see Fox st, nws, 100 ne Intervale av.

m**Timpson pl** (10:2603), ns, 100 w Av St John, 190.2x100.2x196.11x100; ext of $6,000 mtg to Dec1'15 at 5½%; Jan8; Jan17'13; Wm F Decker with Michl Tiernan, 1420 Shakespeare av. nom

m**Van Buren st** (*), es, 275 n Van Nest av, 25x100; Jan21'13; due &c as per bond; Maria Farago, 1728 Van Buren, to Fredk A Southworth, 410 Riverside dr, trste Jno Southworth. 4,500

m**Whitehall pl (*),** ns, 100 e Byron, 25x 125; PM; Jan20; Jan21'13; due, &c, as per bond; Caroline R Grezzi to Isabella Haradon, Plainfield, NJ. 400

m**Wood st (*),** nwc 150th, 100x98.1; Jan 22; Jan23'13; 3y6%; Susan H Husson to Charlotte A Sundmacker, 1168 Forest av. 2,000

m**137TH st, 570 E,** see St Anns av, 210.

m**139TH st, 434 E** (9:2283); ext of $13,000 mtg to Jan16'16 at 5%; Jan14; Jan18'13; Margt N Maginnis with Nathan Levin & Adelaide Blum. nom

m**144TH st E** (9:2335), ns, 90.4 w Morris av, 25x100.8; Jan21; Jan22'13; due, &c, as per bond; Thos H Roff, Morganville, NJ, to G Emily Reynolds, 401 W 118. 4,000

m**144TH st E** (9:2335), ns, 65.4 w Morris av, 25x100.8x25x100.9; Jan20; Jan21'13; 3y 5%; Thos H Roff, Morganville, NJ, to Emily Z Linton, 1883 Marmion av. 3,000

m**147TH st E, sec Concord av,** see Concord av, sec 147th.

m**147TH st E, nwc Tinton av,** see Tinton av, nwc 147th.

m**149TH st E, nec Courtlandt av,** see Courtlandt av, nec 149th.

m**150TH s E, nwc Wood,** see Wood, nwc 150th.

m**156TH st E** (10:2708), ss, 100 e Kelly, 25 x100; PM; pr mtg $8,000; Jan16; Jan17'13; due, &c, as per bond; Esther Weingarten, 906 E 178, to August Nelson, 193 W 168. 1,000

m**163D st E, nec College av,** see So blvd, es, 325 n Barretto.

m**167TH st E, nec Sheridan av,** see McClellan, swc Grant av.

m**167TH st E, nwc Sherman av,** see McClellan, swc Grant av.

m**169TH st E, swc Webster av,** see Webster av, swc 169th.

m**173D st E** (11:2790), nes, 49.11 nw Clay av, runs n89.6xw47xs76.3 to st xse48.10 to beg; pr mtg $26.000; Jan17; Jan18'13; 3y 6%; Mandel Constn Co to Israel Karp, 16 E 103 & ano. 3,500

m**173D st E** (11:2790), same prop; certf as to above mtg; Jan17; Jan18'13; same to same.

m**175TH st, 450-8 E** (11:2907), ss, 100 w Washington av, old lines, two lots, ea 50 x108, except part for st; ext two mtgs for $31,000 each to Jan20'18 at 5%; Jan17; Jan 22'13; Manhattan Mort Co with Simon & Kassel Levy, Seabright, NJ, & Louis R Frank, 74 Mott. nom

m**176TH st, 301-9 E,** see Anthony av, es, at nws 176th.

m**176TH st E** (11:2945), sec Arthur av, 100x100x100x100.5, except pt for Arthur av & 176th; PM; Jan20'13; due July1'13, 5%; Wm C Bergen to Northern Bank of NY, 60 Bway. 19,000

m**177TH st** (11:2806), ns, 29.7 w Grand blvd & concourse, runs w100xn100xe46.9 to sws Tremont av xse67.1xs59 to beg, except pt for sts & avs; pr mtg $15,600; Jan 22; Jan23'13, 1y5%; Mount Hope Methodist Episcopal Church, a corpn, to Celia J Ferguson, 223 Mt Hope pl. 2,500

m**178TH st E, swc Mapes av,** see Prospect av, ses, 242.10 ne Tremont av.

m**178TH st E, sec Prospect av,** see Prospect av, ses, 242.10 ne Tremont av.

m**179TH st E** (11:3123), ns, 95.2 e Mohegan av, 50x99.1; bldg loan; Jan22; Jan23 '13, 1y6%; Obark Realty Co to Rockland Realty Co, 509 Willis av. 36,000

m**179TH st E** (11:3123); same prop; certf as to above mtg; Jan22; Jan23'13; same to same.

m**180TH st E** (11:3133), ns, 78 e Vyse av, 43x79.11x43x79.2; ext of $30,000 mtg to Jan16'17 at 5%; Jan16; Jan17'13; Edw S Avery with Arc Realty Co, 15 Wm. nom

m**180TH st E, nec Vyse av,** see Vyse av, nec 186th.

m**186TH st E, nec Belmont av,** see Belmont av, nec 186th.

m**186TH st E, nwc Crescent av,** see Belmont av, nec 186th.

m**186th st E, nwc Washington av,** see Washington av, nwc 186th.

m**187TH st, 707-9 E** (11:3105) ns, 50 e Beaumont av, 50x100; pr mtg $35,000; Jan3; Jan21'13; 2y5%; Mary G wife Aniello Celantano, 707 E 187, to Maria Scalzo, 705 E 187. 2,100

m**187TH st E, nec Hoffman,** see Hoffman, nec 187th.

m**188TH st E, sec Washington av,** see Washington av, sec 188th.

m**196TH st E, nes, at nws Grand blvd & concourse,** see Grand blvd & concourse, nwc Kingsbridge rd.

m**202D st E** (12:3330), ss, 125 e Webster av, 25x100; Jan17'13; due Mar1'16, 5½%; Mary Murray, 412 202d to Metropolitan Life Ins Co, 1 Mad av. 4,000

m**213TH st E (*),** ss, 100 e Paulding av, 25x100, Laconia Park; Jan20; Jan21'13; due &c as per bond; Jos F Loughery, 904 E 213, to Myrtis H Freeman, 37 Harvest, Forest Hills, LI. 200

m**213TH st E (*),** same prop; Jan20; Jan 21'13; due &c as per bond; Jos F Loughery, 904 E 213, to Hazel G Roxbury, 240 W 129. 3,800

m**218TH st E (*),** ns, 330 w Barnes av, 25x114, Wakefield; Jan22'13, 3y5½%; Otto Mollenhauer to Mary A Ferris, 159 W 87. 3,500

m**226TH st E (*),** sec Barnes av, 105x 114, Wakefield; Jan16; Jan20'13; due &c as per bond; Michl Josweak, Yonkers, NY, to Emma Ketterer Janss, 795 Crotona Park N. 2,500

m**226TH st E (*),** ss, 305 w Barnes av, 100x114, Wakefield; PM; pr mtg $1,500; Dec19'12; Jan22'13; 3y6%; Arresmeo Constn Co to Lina Romeo, 752 E 226. 4,000

m**226TH st E (*),** same prop; certf as to above mtg; Dec19'12; Jan22'13; same to same.

m**229TH st E (*),** ns, 280 e White Plains av, 100x114, Wakefield; Jan21'13; due &c as per bond; Michl Sullivan to Mary B Egan, 641 E 16. 2,000

m**236TH st E, nwc Kepler av,** see Kepler av, nwc 236th.

m**Anthony av** (11:2803), es, at nws 176th (Nos 301-9), runs n52xe76.7to nws 176th xsw93.3 to beg; Jan20'13; due &c as per bond; 176th St & Anthony Av Impt Co to Title Guar & Trust Co. 8,000

m**Anthony av** (11:2803); same prop; certf as to above mtg; Jan20'13; same to same.

m**Arlington av** (13:3407), nws, 370 ne 227th, 80x145.5; pr mtg $10,000; Jan15; Jan 17'13; due July5'17, 5½%; The "W" Parcels Co to Mary M McKelvey on Palisade av, Spuyten Duyvil, NY. 2,000

m**Arlington av** (13:3407), same prop; certf as to above mtg; Jan15; Jan17'13; same to same.

m**Arthur av, sec 176th,** see 176th E, sec Arthur av.

m**Arthur av, 2122** (11:3070), es, 729.3 s 182d, 16.8x100.6x16.8x100.4, with all title to strip adj on east, except part for av; PM; Jan16; Jan17'13; 3y5%; Katherine McCue, 2341 Andrews av to Edwin Jefferson at New Hamburgh, NY. 3,000

m**Bainbridge av** (12:3328), ws, abt 202 s 212th, 50x103.7x50x103.6; Dec23'12; Jan22 '13; due Nov1'15, 6%; Wm Gaul, Yonkers, NY, to Margt Orme, 496 Lewis, Yonkers, NY. 3,200

m**Barnes av, sec 226th,** see 226th E,, sec Barnes av.

m**Bathgate av** (11:3049), ws, old line, 100 n 181st, old line, 25x144.8x25x143.4, except part for av; pr mtg $5,500; Jan2; Jan 22'13; 1y6%; Hugh Donahoe to Mary E Conway, 784 St John's pl, Bklyn. 1,000

m**Belmont av** (11:3074), nec 186th, 74.6x 86.4 to ws Crescent av x96.4x25.3; bldg loan; Jan22; Jan23'13, 1y6%; Iamascia Realty Corpn to Rockland Realty Co, 509 Willis av. 32,000

m**Belmont av** (11:3074); same prop; pr mtg $32,000; Jan22; Jan23'13; due &c as per bond; same to Henry Elias Brewing Co, 403 E 54. 1,000

m**Belmont av** (11:3074); same prop; certf as to above mtg; Jan22; Jan23'13; same to same.

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m**Belmont av** (11:3074), nec 186th, 74.6x 86.4 to ws Crescent av x96.4 to 186th x 25.3; certf as to mtg for $32,000; Jan22; Jan23'13; Iamascia Realty Corpn to Rockland Realty Co, a corpn, 509 Willis av.

m**Belmont av** (11:3074); same prop; sobrn of two mtgs of $4,000 & $1,000 to mtg for $32,000; Jan22; Jan23'13; Henry Elias Brewing Co, 403 E 54, with same. nom

m**Belmont av, 2318** (11:3088); ext of $3,-500 mtg to Jan15'16 at 5%; Jan16; Jan22 '13; Leon Gottheil gdn Mildred Gottheil Jr with Jno Abbate, 2318 Belmont av. nom

m**Bronxdale av, ws, abt 37 s 187th,** see Cruger, es, 50 s 187th.

m**Brook av, 419** (9:2289); ext of $3,000 mtg to Oct5'15 at 6%; Jan18; Jan20'13; Rebecca Cahn with Ellen Mulhare. nom

m**Brook av, 1407** (11:2898); ext of $5,000 mtg to Jan20'16 at 6%; Jan20; Jan21'13; Israel & Morris Karp with Albion Realty Co, 784 E 156 & Carrie Lazar, 724 Beck. nom

m**Brook av, 1514** (11:2895), es, 100 n 171st, 25x100.10 to N Y & H R R; ext of $11,-000 mtg to Sept1'15 at % as per bond; Sept9'12; Jan21'13; Barnet Jaffe with Bridget Hayes, 440 E 143. nom

m**Cambreling av, 2408** (11:3090); ext of $20,000 mtg to Jan20'16 at 5%; Jan20; Jan 21'13; City Real Estate Co with Russo-Barba Realty Co, 2383 Belmont av. nom

m**City Island av (*),** es, 100 n Cross, 75x 100, except part for City Island av; Jan 18; Jan20'13; due, &c, as per bond; Fletcher P Scofield to Title Guar & Trust Co. 3,000

m**Clay av, 1320** (11:2887), es, 189.11 n 169th, 21x80; Jan18; Jan20'13, 5y5%; Minnie F Thornton, 1320 Clay av, to Adolph Stahl, 1296 College av. 5,000

m**College av, nec 163d,** see So blvd, es, 325 n Barretto.

m**Concord av** (10:2577), sec 147th, 100x 100; Jan21'13; 3y6%; Checchina wife of & Samuele Carucci to Chas Regnault, 2258 Hughes av. 10,000

m**Courtlandt av** (9:2328), nec 149th, 55x 100; Jan20; Jan23'13; due &c as per bond; Saml E Jacobs to City Real Estate Co, 176 Bway. 60,000

m**Crescent av, nwc 186th,** see Belmont av, nec 186th.

m**Crotona av** (11:3098), es, 377.5 n 181st, 40.8x97.9x35.9x101.4; PM; pr mtg $——; Jan 21'13; due, &c, as per bond; Florence E Wissert to Manhattan Mort Co, 200 Bway. 23,000

m**Crotona av** (11:3098), es, 336.8 n 181st, 40.9x101.4x35.10x105.1; PM; pr mtg $——; Jan21'13; due, &c, as per bond; Florence E Wissert to Manhattan Mort Co, 200 Bway. 23,000

m**Cruger av, 1990 (*);** pr mtg $3,500; Jan 16; Jan17'13; 2y, % as per bond; Louis C Rose to Philip De Cillis, 2409 Crotona av. 1,500

m**Daly av** (11:2985), ws, 101 s Tremont av, 50.6x100; pr mtg $——; Jan22'13; 1y 6%; Merrell Realty Co, 35 Nassau to Edgar Whitlock, 694 Putnam av, Bklyn. 10,000

m**Daly av** (11:2985), same prop; certf as to above mtg; Jan22'13; same to same.

m**Daly av** (11:3127), ses, 116.10 ne 178th, 55x169, except part for av; Jan20; Jan21 '13; 3y5%; Cath O'Sullivan, 2008 Daly av, to Sarah M Jefferson, 506 2 av, Asbury Park, NJ. 6,000

m**Daly av** (11:3127), same prop; pr mtg $6,000; Jan20; Jan21'13; demand, 6%; same to J & M Haffen Brewing Co, 398 E 152. 2,000

m**Daly av** (11:2985), same prop; sobrn agmt; Jan22'13; Jos E Johnson with same.

m**Decatur av** (12:3349), ns, 70 w 205th, 50x100; Jan23'13, 4y6%; Edw M Cummings, 2877 Briggs av, to Jno Haupt, 236 Bedford Park blvd. 2,000

m**Ellison av (*),** es, 175 n Marrin, 50x100; Jan21; Jan22'13; 1y6%; Christian Wilhelm, Nesconset, LI, to Caroline Haffen, 654 Courtlandt av & ano trstes for Caroline Haffen will Jno Haffen. 1,000

m**Fulton av** (10:2609), ws, 25 n 167th, 35x 94.11x34.11x92.1; Jan21'13; 3y5%; Gerald J Barry & Percy J King, exrs, &c, Eliz M Barry to Emigrant Indus Savgs Bank. 15,000

m**Grand blvd & concourse** (12:3314), nwc Kingsbridge rd, 665.6 to 196th x100x665.5 x100; also GRAND BLVD & CONCOURSE (12:3315), nws, at nes 196th, 446.5x100x 450.7x100; Jan22'13; 3y5½%; Richd D Jewett, Nyack, NY, to Emigrant Indus Savings Bank. 75,000

m**Grand blvd & concourse, nws, at nes 196th,** see Grand blvd & concourse, nwc Kingsbridge rd.

m**Grant av, swc McClellan,** see McClellan, swc Grant av.

m**Grant av, nwc McClellan,** see McClellan, swc Grant av.

m**Hoe av** (10:2742), ws, 294 s Aldus, 42x 150; sobrn agmt; Jan16; Jan17'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

m**Hoe av, 1213** (11:2979), ws, abt 165 n Home, 25x—; Jan17; Jan21'13, 2y6%; Wm B O'Malley to Margt Knox, 478 Mott av. 1,500

m**Intervale av** (11:2965), ws, 41 n Freeman, 96.6x100; Jan20; Jan21'13; 3y5%; Ferd Hecht to Aron Weil, 23 E 67 & ano exrs, &c, Marx W Mendel. 18,000

m**Intervale av** (10:2703), es, 100 s 163d, runs e86.2xs45xs45xs45.1xw22.1 to av xn 137.2 to beg; bldg loan; Jan17'13; 1y6%; Silshire Constn Co Inc, a corpn, to Henry Morgenthau Co, 165 Bway. 70,000

m**Intervale av** (10:2703), same prop; certf as to above mtg; Jan17'13; same to same.

m**Intervale av** (10:2703), same prop; PM; pr mtg $70,000; Jan17'13, 3y6% same to same. 14,500

m**Jackson av** (10:2573), sec St Mary's, 92.8x100x104.4x100.8; PM; Jan20; Jan21'13; installs, 5%; Chas Steiber, 593 E 139; Marie Heller & Kathi Heller, 300 Riverside dr to Chas Oberwager, 28 St Marks pl. 10,000

m**Jackson av** (10:2636), ws, 175 n 156th, 50x76.9x50x76.11; PM; pr mtg $35,000; Jan 23'13; due Sept15'16, 6%; Geo Kurzman, 608 Tinton av, to Anna M Klemann, 310 5th. 5,000

m**Jackson av** (10:2636), ws, 125 n 156th, 50x76.9x50x76.11; PM; pr mtg $36,000; Jan 23'13; due Sept15'16, 6%; Geo Kurzman, 608 Tinton av, to Anna M Klemann, 310 5th. 5,000

m**Jackson av, es, at ws Westchester av,** see Westchester av, ws at es Jackson av.

m**Jackson av, nec Westchester av,** see Westchester av, nec Jackson av.

m**Kepler av** (12:3371), nwc 236th, 100x 100; PM; Jan22'13; 3y6%; Louis W Reinisch, Pleasantville, NY, to Charlotte E Ebeling, 670 Napier av, Woodhaven, LI. 1,000

m**Kingsbridge rd, nwc Grand blvd & concourse,** see Grand blvd & concourse, nwc Kingsbridge rd.

m**Lyon av (*),** nwc Zerega av, 50x100; pr mtg $28,000; Jan16; Jan18'13; due Nov1'15; 6%; Norbert Robillard Co, 1445 Zerega av to Carl Becker, Litchfield Park, NJ. 10,000

m**Lyon av (*),** same prop; certf as to above mtg; Jan16; Jan18'13; same to same.

m**Mapes av, swc 178th,** see Prospect av, s es, 242.10 ne Tremont av.

m**Marion av, 2864** (12:3284), es, 35.11 n 199th, 35.11x109.4x35.7x103.11; ext of $8,-000 mtg to Dec15'14 at % as per bond; Jan15; Jan22'13; Eliz W Van Atta with Margt C R Lyman, Rye, NY. nom

m**Morris Park av, 669 (*),** ns, 220 w White Plains rd, 25x95; Jan16; Jan17'13; due, &c, as per bond; Wm Landgrebe to Jas D Tierney, 1159; Fox. 2,000

m**Morris av** (11:2827), swc Mt Hope pl, 32.7x95; Jan21'13; 3y5%; Garfield Holding Co (& Earnest R & Jas S Eckley in bond only) to Frank Ritter, 369 East av, Rochester, NY. 9,000

m**Morris av** (11:2827), same prop; certf as to above mtg; Jan21'13; Garfield Holding Co to same.

m**Palisade av** (13:3418-195), pt parcel 11 map Lewis L Delafield et al, begins at nwc parcel 10 at stone monument J D & X V, runs nw300 to cl Palisade av xs—xse335xne185.2 to beg; Jan20; Jan23'13, 3y int as per bond; Margarett T W Delafield to Farmers Loan & Trust Co, a corpn, 22 William. 15,000

m**Perry av** (12:3347), es, 325 s 209th, 25x 100; also land in Westchester Co, NY; pr mtg $2,500; Jan17; Jan18'13; installs; 6%; Mary Frazor to Anna Adolf, 60 Hamburg pl, Newark, NJ. 1,600

m**Plimpton av** (9:2522), ws, 125 n 170th, 25x100; ext of $5,750 mtg to Sept29'15 at 5½%; Jan8; Jan20'13; Agnes G W Bertieri, by Edw Mc Whitney, atty, with Jos McCue, 2341 Andrews av. nom

m**Prospect av** (11:3106), ses, 242.10 ne Tremont av, runs se150.2xse0.4xse150.2 to n ws Mapes av xne52 to 178th xnw150.2xne 0.4xnw150.2 to Prospect av xsw52 to beg, except part for Prospect av, 178th st & Mapes av PM; pr mtg $135,250; Jan15; Jan 17'13; 1y6%; Middlebronx Realty & Constn Co to Saml Goldberger, 10 Chrystie. 5,000

m**Prospect av, sec 178th,** see Prospect av, ses, 242.10 ne Tremont av.

m**Prospect av, 1934-6** (11:2956); ext of $8,-000 mtg to Jan1'16 at 5%; Jan16; Jan22 '13; Ferd Kurzman & ano trstes Edw Gutman with Jas McMahon, 1934 Prospect av. nom

m**Richardson av (*),** es, 120 s 237th, 48x 120; Jan20; Jan23'13; due &c as per bond; Minna C Lange, 154 E 61, to Louis Spier, at Nyssa, Oregon. 800

m**St Anns av, 210;** also 137TH ST, 570 E (10:2549); sal Ls; Jan18; Jan20'13, demand, 6%; Jas F Costin to Jacob Ruppert, a corpn. 4,310.81

m**Scofield av (*),** ss, adj land formerly Jerome Bell & abt 112 from high water mark in Eastchester Bay, runs s100xe100xn 100 to av xw100 to beg, City Island; Jan 20'13, 3y6%; Jno J McDowell, 368 Fordham, City Island, to Martha Stiess, 2324 Davidson av. 3,700

m**Sherman av, nwc 167th,** see McClellan, swc Grant av.

m**Sheridan av, nec 167th,** see McClellan, swc Grant av.

m**Sherman av, sec McClellan,** see McClellan, swc Grant av.

m**Sherman av, nwc McClellan,** see McClellan, swc Grant av.

m**Southern blvd, 1000** (10:2743), nec Aldus —x—; sal Ls; Jan17; Jan18'13; demand; 6%; Jno Bracker to F & M Schaefer Bwg Co, 114 E 51. 5,000

m**Southern blvd** (10:2735), es, 325 n Barretto, 75x100; also SOUTHERN BLVD (10:2735), es, 400 n Barretto, 76.11x100; also COLLEGE AV (9:2423), nec 163d, 85x 120; pr mtg $——; Jan23'13, 1y6%; Columbia Constn Co to Enoch C Bell, Nyack, NY. 5,000

m**Southern blvd, es, 400 n Barretto,** see So blvd, es, 325 n Barretto.

m**Southern blvd** (10:2735); also COLLEGE AV (9:2423); same prop; certf as to above mtg; Jan23'13; same to same.

m**Southern blvd** (11:2977), ws, 25 n Jennings, 200x100; Jan17; Jan18'13; 3y5%; Acorn Realty Co, Inc, 761 E 169 to Wm R Rose, 309 W 81. 36,000

m**Southern blvd** (11:2978), ws, 155.5 n 173d, 84x50; sobrn agmt; Jan23'13; Trask Bldg Co & Ekin Holding Co with Susan R Kendall, 10 W 55, et al, trstes Isaac C Kendall nom

m**Summit av** (9:2523), ws, 361.7 s 165th, 25x92; pr mtg $6,525; Jan20; Jan21'13; 2y 6%; Anthony G Raffo to Wm R Sanders, 2053 Albany av. 500

m**Southern blvd** (10:2725), ws, 515.8 s Westchester av, 145.4x139.10x145.5x134.5; bldg loan; Jan16; Jan17'13; demand, 6%; Kellwood Realty Co, a corpn, to City Mtg Co, a corpn, 15 Wall. 225,000

m**Southern blvd** (10:2725), same prop; certf as to above mtg; Jan16; Jan17'13; same to same.

m**Southern blvd,** same prop; PM, pr mtg $225,000 to extent of $180,000; Jan16; Jan 17'13; due Mar1'16, 6%; same to American Real Estate Co, a corpn, 527 5 av. 42,500

m**Southern blvd** (10:2725), ws, 743 s Westchester av, runs w128.11x again w2.10xs 72.10xe134.5 to blvd xn72.8 to beg; Jan16; Jan17'13; 1y6%; Kellwood Realty Co, a corpn, to American Real Estate Co, a corpn, 527 5 av. 25,800

m**Tinton av** (10:2582), nec 147th, 200x100; PM; pr mtg $15,000; Jan17; Jan18'13; 1y 6% Grossman Bros & Rosenbaum a corpn to Joshua Silverstein, 808 West End av. 6,000

m**Tinton av, 916** (10:2668), es, 154.5 s 163d, 26.7x135; Nov4'12; Jan21'13; 1y5%; Maria G Bonanno to Jas Casalo, 961 Forest av. 700

m**Union av** (10:2676), ws, 116.8 n 156th, 16.8x65.2x17.10x75.11; Jan21'13; due, &c, as per bond; Raphael Davis to Title Guar & Trust Co. 1,000

m**Valentine av** (11:3146), es, 313.1 s 184th, 25x120, except part for av; pr mtg $——; Jan20; Jan21'13; 5y5%; Jos Mauderer to Mark Keckeissen, 789 Cauldwell av. 4,500

m**Vyse av, 1159** (10:2752), ws, 380 n 167th, 20x100; Jan22; Jan23'13; due Mar22'13, 6%; Wm Lyons, Bklyn, NY, to Jennie Kossow, 327 Wyona, Bklyn. 300

m**Vyse av** (11:3133), nec 180th, 77.9x78.1x 79.2x78; ext of $60,000 mtg to Jan16'17 at 5%; Jan16; Jan17'13; Edw S Avery with Arc Realty Co, 15 Wm. nom

m**Vyse av, 1904** (11:3005), es, abt 140 n Boston rd, 72x77x72x92; Jan17'13; due &c as per bond; Dwyer & Carey Constn Co, 906 E 176, to Caroline A Wheeler, 1824 Arthur av. 5,000

m**Vyse av, 1904;** certf as to above mtg; Jan17'13; same to same.

m**Washington av, 2179-81** (11:3037), ws, 177.2 s 182d, 50x145; Jan16; Jan17'13; 5y 5%; Simon Machiz to Moritz Gruenstein, 60 W 95th. 55,000

m**Washington av** (11:3057), sec 188th, runs e 96.10xs100xe95xs73xw191.10 to av xn173 to beg; pr mtg $21,000; Jan17; Jan 20'13; due Feb7'13, 6%; McKeon Realty Co to Robt L McGehee, 151 W 86. 25,000

m**Washington av** (11:3057); same prop; certf as to above mtg; Jan17; Jan20'13; same to same.

m**Washington av** (11:3040), nwc 186th, 50 x91; Jan16; Jan17'13; due, &c, as per bond; Wm J Ward to Title Guar & Trust Co. 12,000

m**Webster av** (9:2427), swc 169th, 40x100; Jan20'13, 5y5%; Benenson Realty Co to NY Trust Co, 26 Broad. 32,000

m**Webster av** (9:2427); same prop; certf as to above mtg; Jan20'13; same to same.

m**Webster av, 1732** (11:2899); sal Ls; Jan 17; Jan20'13, demand, 6%; Angelo D'Elia to Jacob Ruppert, a corpn, 1639 3 av. 5,426.11

m**Westchester av** (10:2645), nec Jackson av, runs ne99.11xnw67.7 to Jackson av x sw117.6 to beg; certf as to mtg for $50,-000; Jan17; Jan18'13; Kellwood Realty Co with N Y Bible & Common Prayer Book Society.

m**Westchester av** (10:2645), ws, at es Jackson av, runs ne99.11xnw67.7 to es Jackson av xsw117.6 to beg; Jan17'13; 5y 5%; Kellwood Realty Co to N Y Bible & Common Prayer Book Society, a corpn, 214 E 23. 50,000

m**Westchester av (*),** ss, abt 51 e Taylor av, abt 51x124.7x50x124.2; Jan23'13; due &c as per bond; Christopher Nally, 626 W 138 to Fredk C Hardy, 82 Decatur, Bklyn. 4,000

m**Wilkins av, 1360** (11:2976), es, 50 s Jennings, 25x94x25.2x96; pr mtg $8,000; Jan 21; Jan22'13; due, &c, as per bond; Lena Feinblatt to Dora Gutman, 600 W 157. 2,000

m**Willis av** (9:2297), ws, 25 s 135th, 25x 81.6; ext of $2,000 mtg to Jan14'16 at 6%; Jan15; Jan17'13; Margt Amann with Value Realty Co, 170 Bway. nom

m**Zerega av, nwc Lyon av,** see Lyon av, nwc Zerega av.

m**3D av, 3706-10** (11:2926), es, 78.7 n 170th, three lots, ea 26x100; three mtgs, ea $2,-000; three pr mtgs $—— ea; Jan21'13; 3y 5%; Katie Schneider, 46 Lawrence, to Isaac N Heidelberg, 42 E 69. 6,000

m**3D av** (11:2927), es, 175 s 171st, 50x100; pr mtg $42,500; Jan16; Jan17'13; demand, 6%; Wendover Bronx Co to Moses Cowen, 40 E 83d. 3,000

m**3D av** (11:2927), same prop; certf as to above mtg; Jan16; Jan17'13; same to same.

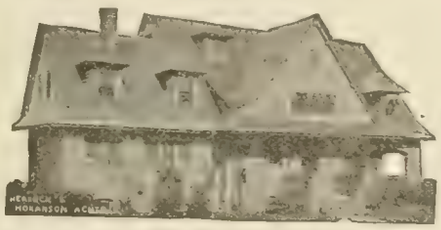
m**3D av, 3780** (11:2927); ext of $16,000 mtg to Mar1'18 at % as per bond; Jan20; Jan22'13; Julius Lichtenstein to Elkan Kahn, 1018 E 163. nom

m**3D av, 4031** (11:2922); sal Ls; Jan17; Jan 20'12, demand, 6%; Angelo D'Elia to Jacob Ruppert, a corpn, 1639 3 av. 6,183.69

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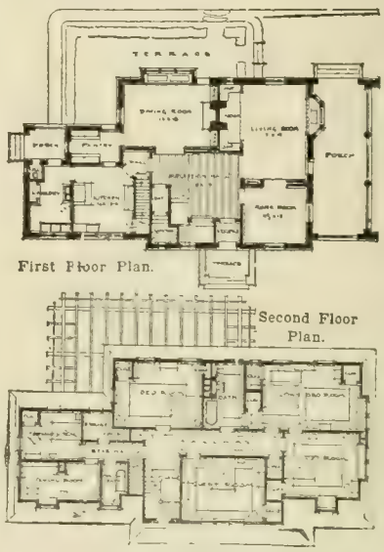


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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 1, 1913

PROPOSED SURTAX ERRONEOUS IN PRINCIPLE

It Will Not Be Taken When the Land is Sold and the Value of the Investment Realized, But Must Be Paid Yearly From Extraneous Income.

By PROF. JOHN BATES CLARK, of Columbia University.

THE general tax now resting on land covers all its existing value at the time of assessment. It is proposed to retain this tax and to impose an additional one on the difference between the value of the land in any particular year and the value which it had in 1912. This second or increment tax will not be taken merely when the land is sold and the owner has thus received the wherewithal to pay it, but must be paid every year from other sources.

On land which now yields no income whatever the owner must pay the tax from the income which he may get by labor, or by capital otherwise invested, and any increase in this tax will force some of this land upon the market. That will happen for two reasons, namely, that the tax will be harder to meet and that the inducement to meet it and retain the land will be lessened. Of course, the value of land will fall from its present level.

Would Be Forced on the Market.

Of land which contains either very old buildings or new ones of the taxpaying variety, some portion would be forced upon the market; and this would happen although no increase of the tax on the increment of value were expected or feared. But such an increase certainly would be feared.

A movement strong enough to carry through this enactment might be strong enough to carry through another which would double the sur-tax and the dread of such an increase would give the measure an effect in destroying land value out of all proportion to the effect that it would have if it were known that the policy would stop with this single measure.

What Henry George Said.

Mr. Henry George was once asked by a member of an audience which he had addressed whether he thought it just to confiscate, in effect, the land belonging to men who had recently paid for it in honest money. His reply was: "If anyone is a great enough fool to buy land when this measure is impending, he does not deserve sympathy."

Shrewd persons would never buy land if the single tax, in its full vigor, were impending as a certainty; but no one can tell precisely what is the degree of probability that the measure will be adopted. The milder measure now proposed may fail of enactment, or it may be enacted and be followed up by a series of others of a kindred sort. The whole future value of land then will become far more speculative than it now is, since it will be based, first, on a guess as to the increase in population and in the demand for buildings and, secondly, on a further guess as to the progress of the policy of confiscation. It will depend, in great part, on the fraction of the future income from land which owners will be allowed to keep. The one certain thing about it is that the income which the owner can realize will be less than it would otherwise be.

The editorial purpose of the discussions on the proposed "unearned increment tax" that have been appearing in the Record and Guide is (1) to ascertain whether the weight of competent opinion is for or against it and (2) how the measure, if enacted, would work out in practice. It is evident that capital, representing frequently the savings of people of small means or the inheritance of dependents, is not safe if it is invested in real estate unless the laws pertaining to real estate are in harmony with public sentiment. A change in public sentiment with respect to fire prevention, for example, may cause new legislation that will destroy an owner's entire equity in a building which conforms to every provision of law in existence when it is erected. Social justice is the only guarantee of stability in public sentiment and in legislation, which presumably, at least, is merely a reflection of the community's conscience; and those who are interested in assuring permanence to investments in real property must therefore be interested also in obtaining equitable solutions of community problems. Is the proposed surtax on the unearned increment of land values equitable? The discussions that have appeared in these pages represent the opinions of academic authorities as well as of experienced real estate men. They show that there is no unanimity of belief even among leading economists and students of taxation and city government. Certainly real estate men are justified in opposing a measure the equity or expediency of which is doubted or denied by such unbiased students as Prof. John Bates Clark, Mr. Henry Bruere, Dr. Frederic C. Howe and Borough President Cyrus C. Miller.

Would Discourage Construction.

In this view, building upon land held in fee simple will be discouraged, and it will take a considerable reduction of the tax on buildings themselves to offset that discouragement. The probability is that such buildings as would be erected would be of a cheaper and less durable character than those which would be erected under the present system of taxation. It is the land which is the permanently valuable part of real estate, and it is the improvements that are perishable. They lose value rapidly, not merely because they fall into decay, but because they become antiquated and therefore undesirable. A vast area in New York city is covered by buildings, once thoroughly good, which at present add nothing to the value of the land that they occupy; and if the owners had had no good value in the land itself, their entire investment would by this time have vanished.

Of course, these facts react unfavorably on the borrowing of money for building purposes. The improvements in themselves are poor security, since they represent a vanishing value. The land is a good security, provided it represents increasing value; but if that increase becomes problematical, money will not be willingly loaned on the two together unless the safety margin is a very large one.

The Beginning of a More Drastic Policy.

In so far as this influence goes, it may be expected to act as a check on the supply of buildings. If the influence is offset by a reduction in the tax on buildings, the number and size of new structures may be as great as before, but the quality is likely to be reduced. Moreover, since new income is needed, throwing off the tax on the buildings will lend two-fold weight to the pressure for an increased tax on the land, and will cause the present measure, which to many persons seems mild, to reveal itself more clearly as the beginning of a more drastic policy of land confiscation.

Will this check building operations and induce the city itself to furnish the capital that is needed? Will it borrow money and lend it to builders in vast amounts on undesirable security? Would the city be able to do this without rendering its own securities so undesirable as to force it to pay an unendurable rate of interest? Personally, I do not anticipate such an action on the part of the city; but I should expect, if the policy foreshadowed by this bill were once entered upon, that grave evils would result, which would lead to a very strong appeal to the city to offer relief.

Land Confiscation.

For one, I object radically to discussing plans of land confiscation on the basis of its practical effects alone. There is involved in it an amount of despoiling of honest men for which it would be difficult to find a parallel; and the fact that it is seriously advocated and calmly discussed on the ground of its effect in yielding more revenue or less revenue, causing more building or less building, is a strange phenomenon of practical morals. It becomes the stranger in view of the fact that, taking the country over, land owners are mostly middle-class persons, and, indeed, mostly laborers, if we use that term to cover those whose income is chiefly a payment for labor. If adopted in its rigor, the single tax would enormously accelerate the crushing out of the middle class, including the more industrious and frugal of the laborers.

WORLD MOVEMENT FOR A SINGLE TAX

Sullivan-Brooks Bill Favored Over the Proposed Sur-Tax—Municipal Taxation Will Continue to Increase and Real Estate Must Bear it.

By FREDERIC C. HOWE, Director of the People's Institute.

THE taxpayers of New York must probably reconcile themselves to two facts brought into prominence by the appointment of the Mayor's Committee on New Sources of Revenue as well as by the report of that committee, recently submitted.

1. Municipal taxes will continue to increase in the future as in the past, possibly not so rapidly but certainly more rapidly than the increase in population or taxable values. Scores of agencies are constantly urging new municipal activities, which can only be met by increased taxation. The demands of education are growing. We have only begun to touch the problem of recreation. Higher standards of health, sanitation, street-cleaning and charitable administration insistently press their claims upon the public. The complexity of city life, the increased socialization which it involves, the increase of poverty—all these will undoubtedly continue to burden the city, as they are burdening all other cities in the civilized world.

The Taxation of Land Values.

2. It is quite obvious that these increased burdens will have to be borne by real estate rather than by newly discovered sources of revenue. All over the world—in Germany, Denmark, Belgium, England, Australia, and Western Canada—the movement for the taxation of land values is receiving increased support, and in all of these countries legislation has been enacted substantially increasing the burdens upon land. Along with this there is a tendency in this country to abandon the general property tax, business taxes and other forms of taxation which bear upon labor, industry and consumption. Both thought and political effort seem irresistibly tending towards the shifting of taxation on to real estate in some form or other, and in almost every country the drift is toward the taxation of land values rather than improvements.

If, therefore, we are to expect constantly increasing demands for municipal needs and at the same time increasing taxes upon real estate, we are confronted with the alternative of collecting the revenues from land, on the one hand, or from improvements, on the other. This alternative must be faced in reaching a decision. Shall improvements and labor bear the increasing burden, or shall it in some form be shifted on to land values?

Reason for the Increment Tax Abroad.

The Mayor's Commission on New Sources of Revenue suggests a modification of the unearned increment tax, first adopted in Germany and later incorporated into the English budget in 1909. German experience was predicated on the experiment of the city of Frankfort, which in 1904 worked out a plan for taxing increasing land values by the so-called "Wertzuwachssteuer." The tax was progressive, beginning at 2 per cent. on the increase in values if the increase amounts to between 15 and 20 per cent., and rising to 25 per cent. of the profits where the increase in value is very rapid and very high.

The rate on unimproved land is higher than the rate on improved land, while the rate of taxation is scaled according to the time in which the unearned increment is made. So successful was this experiment that over three hundred cities adopted it in a very short time, and in 1911 the Reichstag adopted an Imperial law applicable to all cities and communities, following roughly the Frankfort plan. The measure was supported by almost all classes and parties in the Reichstag and seems to meet with all but universal approval in Germany. In addition to the Imperial tax cities are permitted to levy a "Zuschlage" for local purposes.

Germany adopted this form of taxing land values because European countries are not familiar with the taxation of real estate on its capital value. Taxes have always been levied upon the rent actually received by the owner. In 1893, however, the Department of the Interior in Prussia advised cities to substitute the American for the German system of assessment, and the periodical re-appraisal of land made it possible to adopt the "Wertzuwachssteuer," or unearned increment tax.

Prefers Sullivan-Brooks Bill.

In my opinion, the plan proposed in the so-called Sullivan-Brooks bill for reducing the tax on improvements to one-half the rate on land is preferable in every way to the unearned increment tax, as proposed by the Mayor's commission. It is more just, has greater social advantages, and is more easily and honestly administered.

Taxes on improvements should be lower than taxes on land for various reasons. Improvements depreciate. The life of a building in New York is less than a generation. Comparatively new buildings have to be scrapped and thrown away. Capital invested in improvements has to be rapidly amortized. For this reason taxation should discriminate in favor of buildings. This is not true of land. It does not wear out. There are no repairs to be made. It does not require constant care and attention.

In addition to this, improvements have to carry insurance. This, too, is not true of land. The community should recognize these things and adjust its taxes to the facts of life.

Moreover, the increased taxation of land values has a stimulating effect on building. It encourages development and discourages speculation. Just as an old French tax on windows led peasants to close up their windows, so the taxation of improvements discourages improvements.

Higher land taxation stimulates the sale of property. It increases the economic tendency for land to find its most economic use and its proper owners. Undoubtedly the increased taxation of land values will lead to greater activity in real estate transactions.

Canadian Experience.

The experience of the Canadian Northwest indicates too that the taxation of land values distributes values over a wider area, while low taxes upon land values permit concentration of values. Canadian experience also indicates that for a long time to come increasing land taxation does not diminish land values. It does, however, increase its efficient use. It stimulates building and the wider distribution of ownership. More labor is employed, and employed in its most productive way, which in turn tends to the increase in wages.

It is for these reasons that the Sullivan-Brooks bill is preferable to the unearned increment tax. It requires little or no change in the assessment machinery to collect it. No nicely adjusted computations of increasing values are necessary. It encourages the man who builds and discourages idle speculation. In addition, it distributes values more widely and by so doing insures greater permanence in values. The tendency of this would be to a natural limitation of the heights of buildings rather than the sporadic skyscraper close beside the small structure.

PROF. COODNOW'S OPINION.

Thinks the Tax a Proper One, But Suggests an Important Modification.

Prof. Frank J. Goodnow, of Columbia University, when asked what consequential effects he thought the proposed surtax on the unearned increment of land values would have, said:

"I have not had any opportunity to consider, except in a very casual way, the memorandum on the unearned increment tax which you left with me.

"Any opinion which I have or might express is, therefore, of a very general and not of a very valuable character. I have, however, always regarded the increment tax as a fiscal rather than a reform measure. From the fiscal point of view it seems to me to be justified, since it takes from those who have been fortunate in their real estate investments a part of their profit. This profit, I think all would admit, is in some measure due to the influences which are quite apart from the prudence, foresight, etc., of the investor. In other words, the increment is in some measure unearned. The city is therefore justified in taxing it in some degree even more than it is justified in imposing ordinary taxes.

Its Social Effects.

"I am not so certain with regard to the social effects of the tax. By some it is claimed that it reduces the value of land. Others say it does not have this effect. If it does not, its social effect is insignificant. If it does, that effect is, in my opinion, beneficial. For I have never been able to understand how an increase in land value, which is due merely to pressure of population and in no degree to increased productivity, is of any benefit to the community. Any measure which will reduce land value without diminishing productivity seems to me, therefore, to be socially advantageous.

"Two points should, however, be noticed. Any marked and sudden change in land values should, in the interest of the municipal finances, be avoided. For our city financial system is based on land values, and, furthermore, on the supposition that those values will increase. In the second place, the proposed increment tax should not be imposed on an increase in land value following a decrease from a maximum, the increase to which has once been taxed. Thus, if an assessment has been raised from $3,000 to $5,000, and if the increment of $2,000 has been taxed, no subsequent variations in the assessment below $5,000 should be made the subject of taxation.

"With regard to the specific question which you ask, as to the possibility that the proposed tax will oblige the city or

the State to enter into the business of making loans to private builders in order to relieve the rent payer, I am unable to give a definite answer. If all the increment were taken, or so much of it as to discourage speculation in land, this might be the result. But I do not see how such action on the part of the city or the State would relieve the situation. For under the conditions assumed to exist there would not be any builders who would wish to borrow. A result which might conceivably come to pass would be that the State or city would have to enter upon the building business. This result has, however, followed in cities where the increment tax is unknown.

"I do not, however, see how the possibility which you suggest could follow the increment tax which has been proposed. For it is too small to have any great effect one way or the other."

WOULD BE A DOUBLE TAX.

President Miller of The Bronx Tells How City Expenses Can Be Reduced.

THE President of the Borough of the Bronx, Hon. Cyrus C. Miller, says:

"Your letter of January 27th asks for answers to the following questions:

"'(1) Do you look for a continued heavy increase in the cost of city government that will make it necessary radically to alter our present tax laws —for example, by the adoption of a surtax on the unearned increment of real estate?'

"No. The heavy increase in the cost of city government occurs largely because at this time more than at any other time in the history of the city extraordinary expenditures for subways, waterworks, court houses, paving and other expensive structures, come together.

"Every community gets the kind of government it deserves, whether expensive or economical. There is a tendency in all governments towards bureaucracy. Every time a new governmental function is begun a new department must be started for it with new heads of departments, records, clerks, etc., instead of enlarging the powers of the departments already in existence. This makes government expensive.

City Expenditures.

"Our method of government could be cheapened materially by simplifying it instead of complicating it. Every borough should be treated as a unit and ll functions of the borough, such as docks, distribution of water, street cleaning, parks, sewers, etc., should be placed under the control of the borough president. Similar bureaus such as the tenement house and building bureaus should be consolidated. General governmental functions, such as education, health, police, fire and finance, should be exercised as at present.

Effect of Partisan Government.

"So long as the people of New York insist upon partisan government they must pay the bills. It is necessary to the life of political organizations that they make as many places for their followers in the government service as possible. Until New York wakes up to the fact that its business should be conducted on business instead of partisan principles, the cost of government will be high. Re-organization of the city departments on an efficiency basis would result in some savings, some employes now being under-paid, others over-paid.

"I do not favor a tax on unearned increases unless it is coupled with a contribution of undeserved decreases.

"Unearned increments pay a tax every year by means of increased valuation. There seems to be no good reason why the so-called unearned increment on land should pay a double tax, any more than an increase in the value of an investment in clothing or food. Each investor believes that the necessities of the public will compel it to buy his goods at an increased price. In this he may be right or wrong. The land-owner differs in no respect from the others.

"'(2) The cost of city government, as a rule, is increasing in all civilized countries. Do you see any reason to believe that the tendency of city expenditures in New York to outrun the growth of population can be checked?'

"I believe it can be checked if the people are educated not to demand so much of an expenditure of city moneys. Every locality and every individual seems willing to make expenditures at the general expense. Officials must be elected who will deny these requests, and thereby become unpopular. We are drifting also toward paternalism. Many of the things for which we now spend money are good, but they are costly, and the expenditures bear heavily on real estate.

Must Increase City's Resources.

"'(3) Do you consider the growth of population as having a direct bearing upon increment?'

"Yes and no. I think it has when the growth results in a form of development which increases values. Many times, however, influx of population into a district decreases values, at least for a time.

"We must realize that it is necessary for us to increase our resources in order to meet necessary expenditures. We have driven away a great deal of trade from this port by reason of our failure to develop our port facilities. This matter has now awakened public attention and probably will result in a change for the good. Increased port facilities mean more trade and greater values to our real estate. We must establish markets to feed our people better and more economically. This will enable them to live in better quarters and has a tendency to increase the value of real estate."

THEORY KILLED BY FACT.

E. B. Boynton Says Further Taxation of Real Estate Would Prove Disastrous.

"It is my belief," said Edward B. Boynton, president of the American Real Estate Company, "that the proposal to tax unearned increment, however much this plan of taxation may be justifiable ultimately in a more ideal state of society than that in which we now live, is untimely and ill-advised in view of present conditions.

"Some philosopher once made the comment that the greatest tragedy in the history of the world was when a theory was killed by a fact, and that is the tragedy we face in this proposition. The theory that society may rightfully share to some extent in the increased values which it helps to create is in New York City killed by the fact that New York real estate today is bearing all of the tax it can afford to pay and that any further imposition of taxes upon it must result in disaster and loss which would have far-reaching effect and in my belief would ultimately result in loss of revenue to the city rather than gain, by reason of loss of values which would be inevitable to real estate throughout the city.

"So long as society permits, legalizes and indeed encourages the individual ownership of land, I cannot see that it can justly tax the value out of that land or confiscate such property. Thus, by way of suggestion, if we were to deal with this subject on the high plane of social justice, as some of the theorists would have us do, would it not be equally just to provide for a rebate to the landowner for decrement, as well as a tax for increment? If the community is to impose additional taxes where it creates value, should it not with equal justice provide for a return when it destroys value?

"But, as I suggested in the beginning, this is not a queston of theory; it is a question of cold fact, with which the real estate interests of the city must deal. New sources of revenue are desirable, but more desirable would be economy and efficiency in the distribution of tax funds and the proper enforcement of laws covering the collection of other forms of taxation, which are largely futile today.

"The State Legislature is dealing with a sensitive situation, and the credit of the city and its real estate market will not stand trifling with or experimenting with at the present time. Such an experiment as is proposed in this increment tax would, in my judgment, be harmful, impracticable and, indeed, suicidal."

REAL ESTATE BODIES PROTEST.

Adverse Action Expected from Taxpayers' Forums.

So far as heard from, the representative real estate bodies and the taxpayers' associations are all unqualifiedly opposed to the surtax on the unearned increment of real property recommended by the Mayor's Committee on New Sources of Revenue. Very general surprise is expressed that a committee appointed for the special purpose of devising means for relieving real estate taxpayers and rentpayers of at least a part of their burden should, on the contrary, seek to impose another general land tax.

A canvass made by the Record and Guide this week showed that a feeling of resentment is widespread among property owners. Many called attention to the fact that an "unearned increment tax" would not be a "new" source of revenue, as the Tax Department already annually increases the tax on land according to its supposed increase in value. Further, it was said that the proposed surtax would not be logical or fair unless the city pledged itself to return an equal percentage in cases where values depreciate.

Very general regret was expressed that the consideration of subjects of such high importance to real estate should be committed to men not intimately acquainted with the circumstances which control real estate.

None of the leading real estate boards and but few of the associations of property owners, local or general, have yet had opportunity to take formal action, but in numerous cases the prevailing opinion among the membership is so pronounced that the officers have no hesitancy in announcing what the attitude of their boards will be toward the proposition. Thus, the Real Estate Board of Brokers of New York, the Brooklyn Board of Real Estate Brokers, and the Long Island Real Estate Exchange are certain to take strong grounds against the measure should it be seriously considered by the city authorities.

In the Allied Real Estate Interests the recommendations of the Mayor's committee has been referred to a committee for consideration, and formal action by

(Continued on Page 237.)

GENERAL LAY-OUT OF SUBURBAN TRACT.

Importance of Encouraging the Community Idea—Protection From Nuisances and Standards of Local Propriety—Co-operative Stores.

By WILLIAM HERBERT.



WINDING DRIVES AT GREAT NECK VILLA, L. I.

AMONG the aspects of suburban development which of late years have demanded a great deal of attention from development companies has been that of obtaining an economical and effective lay-out for a tract which was about to be placed upon the market. In the early years of suburban settlement little or no attention was paid to any such need. The suburban property which was sold consisted usually of lots on the outskirts of a town, the administration of which had already provided a street system and made the necessary improvements. In case the town government was negligent or slow, the owner of the property might put in some of the necessary conveniences at his own expense, but as a rule he limited his responsibilities and expenditures as much as possible. He had no idea of the advantages which he might have derived from developing a large tract under a general plan which associates all the purchasers of houses and lots and forms a part of that particular enterprise into a sort of community.

The Community Idea.

The general idea of "community" development has of late years come to play an increasingly important part in the business of selling suburban lots and houses. The "community" idea determines more and more frequently the whole policy of the selling company. It starts out to make not so much an extension to an existing city, town or village as a new center of local suburban life, and the families which gather around this center are protected in respect to their common interests and are encouraged to promote their own joint welfare. The working out of this policy includes in its scope not merely a general plan of lot development and restrictions in the interests of all the buyers, but also the organization of joint sources which places at the disposal of all the residents upon the tract certain conveniences which no one of them could afford by himself.

At the present time, for instance, the more enterprising suburban companies usually try to secure tracts of some natural beauty, and a tract of natural beauty must mean one on which the ground is irregular in contour and which is usually covered with a more or less heavy growth of trees. They are enabled to develop property of this kind partly because improved train service has enlarged the area of suburban development, and because local trolley lines will usually carry their purchasers to the station. When the trolley service is inadequate a company will often operate an automobile service to and from the railroad. By one of several of these ways it has become commercially possible to open up tracts which formerly would have been considered too remote for settlement.

In such tracts the developing companies usually make all the improvements. It is better for them to do so when possible, because they can lay out roads and streets and put in the needed drains, pipes and conduits for a smaller sum and in a more prompt and efficient manner than could the local government, and in the making of these improvements the first essential is a good general plan or lay-out. If a company is developing a perfectly level tract, the preparation of such a plan is not necessarily a very difficult matter, although even in cases of this kind the lay-out is of much more importance than the inexperienced man would suppose.

Preference for Picturesque Tracts.

But, as we have seen, the tendency recently has been to secure irregular and picturesque tracts, and even the inexperienced man can understand that the success or failure of the enterprise might very well depend upon the way in which a tract of this kind was laid out. It is essential that the main roads should be planned so as to reach by easy grades as much of the property as possible, that the less important roads or streets should be planned so as to utilize the tract to the best advantage and obtain the largest possible number of desirable building sites.

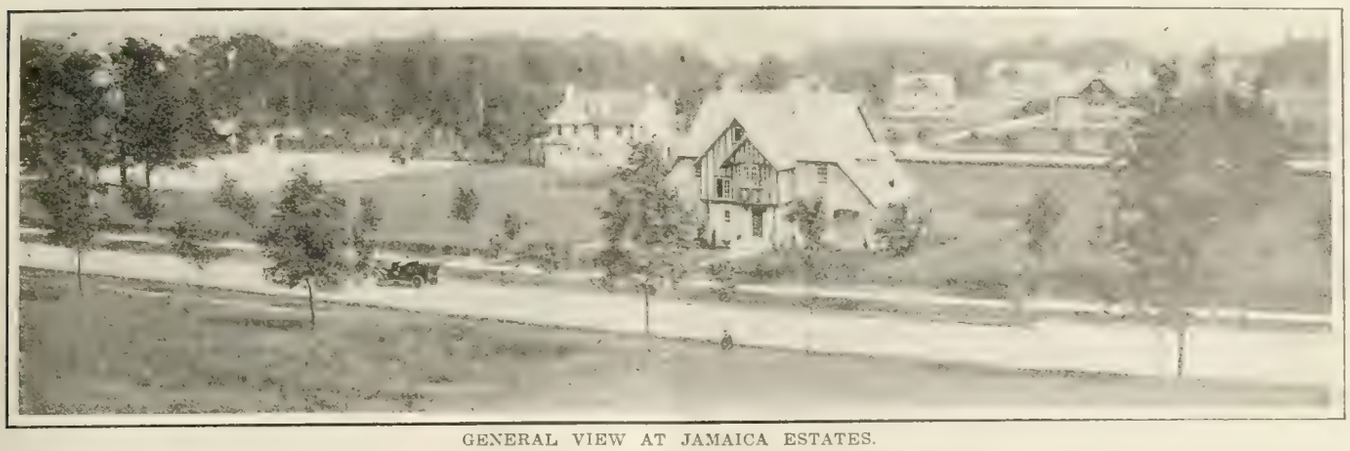
In arranging such a lay-out the means adopted to make the whole tract attractive in appearance are as essential as the means adopted to secure good grades, proper drainage, and the maximum number of salable sites. It is quite as essential that the whole development should please the purchaser as that any particular house or build-



UDALL'S BRIDGE, GREAT NECK, L. I.



MERRICK ROAD, NEAR ROCKVILLE CENTRE, L. I.



GENERAL VIEW AT JAMAICA ESTATES.

ing lot should do so. The consequence is that the larger companies spend a great deal of money upon the services of men who are fully capable of preparing an adequate general plan. Many of them will also spend a good deal of money upon purely decorative features, such as an ornamental gateway to the tract, the planting of shrubbery, or the laying-out of small parks or playgrounds. Of course, these expenditures are not possible except in an enterprise which is intended for comparatively well-to-do people, but it is extraordinary how much even a company which caters to a less exclusive class of customers can do to make the property look attractive without loading the lots or houses with an excessive charge.

Arrangements for Domestic Comfort.

Of course, the most complete provision has to be made by all these companies for the domestic comfort of their customers. In addition to such obvious necessities as a sanitary system of drainage, and an abundant supply of pure water, the modern suburban resident wants all the conveniences of a house or flat in Manhattan. He insists upon a telephone, electric lights, and upon gas for cooking in the kitchen, and even upon steam heat. The old hot-air furnaces are too dirty for the housekeeper of today. The house must be heated by some method of direct or indirect radiation.

Restrictions Must Be Adequate.

Another important aspect of the general policy of the development companies is that of restrictions. The purchasers of houses and lots in a tract whose residents must later form a real community must obviously be protected against nuisances of all kinds, and such a protection was afforded at a very early date by almost every developer who was selling off to individual purchasers more than an acre or two of suburban land. But in proportion as the "community" idea increased in importance a larger and larger number of prohibitions were inflicted upon the individual purchaser in the interest of the whole group.

In general, however, these prohibitions apply only to any use of the property by one purchaser which would tend to injure the property of his neighbors, but in certain cases the attempt has been made to maintain certain general standards of local propriety, the observance of which would be generally beneficial. Some companies, for instance, will not sell lots unless the purchaser agrees to build upon them within, say, a couple of years. In other cases any house which is erected must cost at least a certain sum. In a smaller number of instances attempts have been made to impose certain general standards of architectural property, but these instances are not numerous. The free American citizen does not have to have his right to bad architectural manners circumscribed in any way. A development company that wishes to avoid the disfigurement of its "extension" by any flagrant breach of architectural good taste is practically obliged to build from its own plans all the houses situated in conspicuous locations.



RESIDENCE OF JOHN SHEA, WYKAGYL

Social Attractions.

Of late years a still further development of the "community" idea has been taking. In addition to the ordinary conveniences which every American family demands, certain enterprising companies are attempting to provide a number of additional attractions which help to make the lives of their customers easier and pleasanter. Not infrequently some kind of a country club is organized, which provides for its members tennis courts, perhaps a golf course, and a center of social entertainment. Other companies have organized a co-operative store, which sells groceries and ordinary necessities to the residents of the neighborhood at a price less than the ordinary country retailer would charge. In one instance there has been provided a sort of a clubhouse for the servants which will, it is hoped, help to make the run of cooks and waitresses less discontented with their remoteness from the city and with this clubhouse there is connected an employment agency, which helps to do away with one of the greatest of annoyances of the suburban resident.

Intelligent Co-operation.

Undoubtedly the future of suburban development lies along lines roughly sketched in this article; along the lines, that is, of planning for the benefit and in the interest of the whole group. The residents of any suburban neighborhood are much more dependent on one another for certain conveniences, economies and social pleasures than are the residents of a city block. The latter can draw upon the whole city for their associates and for their necessary services, but the suburbanites need the assistance of their neighbors. By intelligent co-operation they live more economically, more conveniently and more pleasantly. But many of them have not been trained for co-operation and need to be encouraged to do so and to be provided with the necessary machinery. This is what the better managed and more enterprising development companies are doing, and they will have to carry the process still farther during the next few years. It is the only way in which they can forestall the competition of co-operative semi-philanthropic companies which have become very popular in England and are not unknown in this country.



FALLS PARK AT LARCHMONT GARDENS.

VITAL QUESTIONS OF THE HOUR

Discussed at the Brooklyn Board of Brokers' Banquet—Brooklyn Real Estate Securities Extolled and Subway Plans Explained.

THE annual banquet of the Brooklyn Board of Real Estate Brokers, which was held at the Brooklyn Club last Saturday night, was distinguished for the interesting statements made by some of the speakers and for the spirit of camaraderie manifested by the members. It was probably the most largely attended dinner the board ever held. De Hart Bergen, the new president of the organization, introduced the various speakers. The dinner was scheduled for seven o'clock and it was not long after that hour that the diners were seated.

The guests of honor were Public Service Commissioner George V. S. Williams, Col. Timothy S. Williams, president of the Brooklyn Rapid Transit Company; Frank Bailey, vice-president of the Title Guarantee & Trust Company; Commissioner of Public Works Lewis H. Pounds; Assistant Corporation Counsel Edward Riegelmann, who is in charge of the Brooklyn Bureau of Street Openings; Frederick W. Lindais, of the Bureau of Municipal Research, and Justice Crane, of the Supreme Court.

After cigars had been lighted and a number of facetious remarks had been directed at some of the prominent members of the Board of Brokers who were present, especially at David Porter and his lost dog, the vital speeches of the evening were made. Public Service Commissioner Williams aroused the enthusiasm of the brokers by his announcemment that come what might he purposed to stand by Brooklyn and Queens in its fight for more subways; and his statement that the subway question had been one-sided too long received strong approval.

Mr. Williams on Subway Contracts.

"The criticisms of the proposed contracts are not criticisms of the contracts at all. They are a deliberate attack upon the whole scheme of private operation, and made deliberately by those who would make a political issue out of the urgent demand of the people for transit relief. This attack was started months ago. Last winter during the session of the Legislature extensive amendments were prepared by the Public Service Commission, which permitted entering into the contracts proposed with the operating companies. A joint committee of the two houses of the Legislature gave a hearing which was attended not only by members of the Commission, but by a majority of the Board of Estimate, who expressed themselves as in favor of the amendments.

"The opposition was represented by Mr. Shearn, who, representing Mr. Hearst's alleged ideas, spoke for a period covering several hours in opposition to the bill, reviewing in detail all the objections to the dual system, which are now urged. The Legislature passed the bill and it was duly signed by the Governor. Not content with that, certain taxpayers' actions were brought to restrain the Board of Estimate and the Commission from entering into the proposed contracts. These actions were carried through to the Court of Appeals, where a decision was rendered sustaining the legality of the proposed agreements.

"Since that time the Commission has been at work preparing the contracts, and they are now practically completed. It now looks as though we were face to face with a fight between the friends of municipal operation and those who do not believe in that scheme. In discussing this feature I am going to limit my remarks as applying to the boroughs of Brooklyn and Queens, although I believe that the conditions are practically the same in the other boroughs. Were the city able to finish and operate the Triborough route it would mean nothing to a great majority of the people of these two boroughs. Queens would get absolutely nothing out of the proposition. The Borough of Brooklyn, with the exception of the people living along Fourth avenue and New Utrecht avenue, would never know, without paying an extra fare for finding out, that there was a municipal road in existence. This alone should be sufficient to dispose, so far as Brooklyn and Queens are concerned, of the theory of municipal ownership and operation.

Meeting Demand of Majority.

"When the minority of the Board of Estimate and the Public Service Commission speak of the 'subways being already under construction,' and that there is no hurry about operating contracts until they are finished, and when certain newspapers in editorials state practically the same thing, the people of Brooklyn and Queens should bear in mind that this is the 'subway' they speak of—this pet Tri-borough, city-owned, city-operated subway, which would cost the people $200,000,000, and which would take every penny of the city's credit and $34,000,000 besides to complete. The city is already operating ferries—one to Staten Island and one to Thirty-ninth street. The investment of the city in these two ferries is about $20,000,000, and the total receipts from all sources since 1909 lack $3,892,000 of paying even the operating expenses, and there has never been a charge of graft connected with the management of these ferries. It is just one of many instances of loss under municipal operation.

Brooklyn No Longer Step-Child.

"Even if public operation were possible it would be many years before Brooklyn could possibly be benefited. If we had been told a few years ago that we could get express service to Manhattan, even were we dumped out at the portal of one of the bridges, we would have received the news with joy. Now we are to have not only express service to Manhattan, but through Broadway, Manhattan, as far as Fifty-ninth street, all for a single fare, from any part of Brooklyn and many parts of Queens, and those living within the line of the Eastern Parkway, Nostrand and Livonia avenue routes, express service not only to Manhattan but to all parts of the Bronx.

"When these great benefits come—and come they will—Brooklyn and Queens will no longer be step-children in the Knickerbocker family, but will take the places they deserve by reason of their natural advantages and the fact that they are peopled by loyal, enthusiastic, home-loving citizens."

After Frank Bailey, vice-president of the Title Guarantee and Trust Co., who is personally known to hundreds of Brooklyn brokers, had poked fun at some of his broker friends, he spoke in his usual quiet, forceful way of certain conditions pertaining to the real estate business. The salient points of Mr. Bailey's speech follow:

Mr. Bailey on Brooklyn Mortgages.

"There are many officers of New York institutions who consider that they are able and successful in such proportion as they daily assail Brooklyn. These institutions take great pleasure in calling every Brooklyn mortgage under their control. This evening I will not mention any names, but I have in mind two institutions whose officers have directed that all mortgages on Brooklyn property shall be called. They have not lost any money in Brooklyn, but they hate the borough and think that they are important if they take a position inimical to Brooklyn. In one case the mortgages on the homes of the little people were called in order that they might lend the money at the same rate of interest to 'swell' Manhattan institutions.

"A large proportion of the deposits of these New York institutions come from Brooklyn people, and if such discrimination against Brooklyn existed in the State of Oklahoma, the Legislature would at once be appealed to for relief, and the public would demand that an institution which was ready to accept money from a locality should support that locality.

"The strongest savings bank in Greater New York in the percentage of surplus is the Williamsburgh Savings Bank, of Brooklyn, and that bank, instead of buying bonds, which is the lazy way of investing, has accumulated the second largest surplus of any savings bank in the state, because they have freely lent their money in Brooklyn to Brooklyn owners. Brooklyn mortgages today are as safe as Manhattan mortgages, for in no city in the country has real estate depreciated more in the past five years than in many parts of the Borough of Manhattan. Money can be lent in Brooklyn with entire safety, and you should brook no criticism of Brooklyn mortgages.

"The Bond and Mortgage Guarantee Company, in the 20 years of its existence, has made loans amounting to over $300,000,000. Its losses have been less than $30,000. Show me a better record in Manhattan.

"Let us stop this discrimination—it tends to higher rates of interest. Let us stop it—or stop the flow of money into those institutions, the management of which is too grand to lend money in Brooklyn.

"If your organization will direct its energy to this purpose, I think you would end either the discrimination or those who discriminate. Let us try and get even with those who are constantly pounding us. The people of Brooklyn will support such an effort."

Col. Williams on Transit.

Col. Timothy S. Williams, in the course of a speech that defended the Brooklyn Rapid Transit Company, said that he was happy to state that this company, of which he is president, was

quite in harmony just now with city officials on the subway question. "All elements of society," continued Col. Williams, "think transit conditions could be improved, and I agree that this is a platitude that applies to every surface railroad in the world. But all of you apparently forget that a company's efforts to be useful to the public are crippled by the officials handling public thoroughfares. More cars on some thoroughfares mean more congestion and lesser transit, and there are always plenty of travelers, like Don F. Seitz, for example, who can tell us how to operate a railroad and they base their knowledge of railroad operation on the fact that they ride on a car. The Brooklyn Rapid Transit Company, for many years, has received applications for franchises in many Brooklyn streets, where property owners welcome the idea of a railroad; but we cannot get them on terms which any company with self-respect can accept. Very limited franchises are a drawback and are practically worthless. If we want a reasonable franchise we are hampered by extreme delays in the Board of Estimate. The company I have the honor to represent is doing the best it can in a part of the city that is growing rapidly and where legal and municipal obstacles to railroad development abound. The Brooklyn Rapid Transit Company as much as any other factor is aiding the growth and improvement of Broooklyn. For many years the suburban area of the borough has grown tremendously in population, and its only means of cheap and quick transit has been the cars of the Brooklyn Rapid Transit Company."

Judge Crane's Speech.

Justice Frederick E. Crane, of the Supreme Court, followed Col. Williams, and his speech was interspersed with wit. The Judge came directly from court, where he had been until late owing to charging a jury. Among other things Justice Crane said: "You fellows look happier than I do, because you have all had your dinner, and I came in here in time to miss mine. But, then, real estate men always do look well fed. I don't know why you invited me here to speak, because judges are supposed to remain silent, and that is where they differ with the real estate men. I suppose it is permissible to use a legal phrase here and call you gentlemen 'the procuring causes.' The business procured by you is what helps the assets of this great city of ours and that helps to pay the salaries of the judges. But they are a thankless lot, for if any taxpayer gets in trouble the judge might be against him as quickly as he might be for him. It is a shame to ask a judge to talk to you real estate men who can usually talk so well for yourselves. But I suppose it is a case of trying it on the other fellow.

"Gentlemen, when I think of what the real estate business was many years ago, and what it is now I am strongly confronted with the fact that like the world at large the business has improved and that it is even more than a business, it is a profession requiring the very highest order of talent and ability, and in its best and highest sense it is a profession closely allied to the doing of justice. You have a wider field than the lawyer. You sit in condemnation procedings and the court in determining the scope of the work of commissioners must rely upon your intimate and special knowledge. Many years ago Rufus Choate won a celebrated case by the sheer force of his majestic eloquence. He enraptured the jury and made it believe that black was white. Nowadays juries are about as hard-headed as the court itself and they are swayed very little by the oratorical ability of any member of the bar. Facts are well singled out by them from the tangled web of eloquence and cases are decided pretty much on their merits.

"As nearly as I can discern the real estate man has acquired the eloquence that formerly beolnged to the bar. The real estate man is prone to appear before Public Service Commissions, Boards of Estimate, Boards of Aldermen and even before the courts themselves to argue in behalf of certain subjects and to urge public improvements and he impresses them with the force of his logic and the skill of his presentation. Much of the work that was formerly done by lawyers is now done by the real estate man, such as drawing up deeds, examining titles and attending to assessment matters. And to that extent you are in the profession of the law. Whether you are inside the Inner Temple of my profession or not, I can nevertheless wish you godspeed in your profession and express the hope that you will aid the administration of justice within your sphere by honorable dealing between man and man."

Other Speakers.

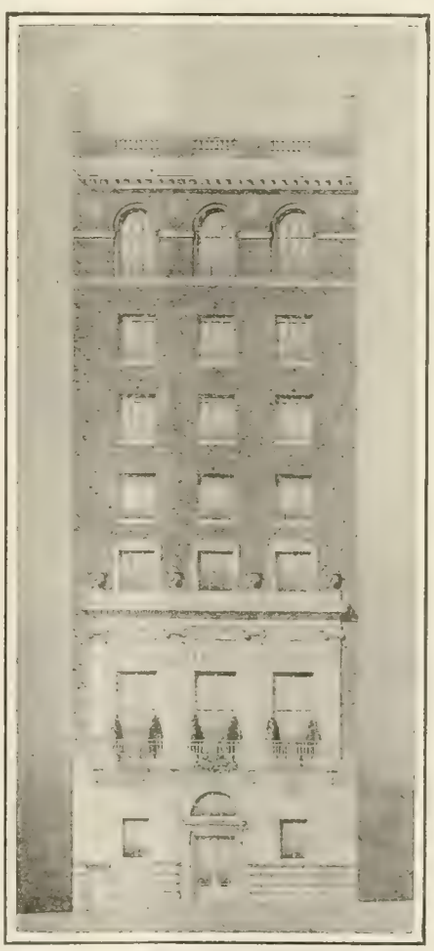
The last speaker was Assistant Corporation Counsel Riegelmann, who delivered a speech full of witty sallies at the real estate men and which contained a humorous description of his experiences with them in the Bureau of Street Openings. He concluded by declaring them to be the "toughest bunch I ever met, but I enjoyed the dinner, nevertheless."

The Diners.

Among those present were J. D. H. Bergen, Frank B. Hall, Herbert O. Hyatt, David B. Hutton, William J. Howie, Arthur B. Gritman, C. R. W. Walden, William P. Rae, William G. Morrisey, Howard O. Campion, Howard C. Pyle, George H. Gray, Thomas F. Martin, Michael F. Gleason, Walter Dewsnap, Remsen Johnson, Nelson B. Simon, Clinton D. Burdick, Henry A. Howarth, F. D. Simonson, William M. Greve, Clifford S. Kelsey, Charles C. Stelle, William H. Rose, Lawrence E. Sutton, Francis Weekes, William W. Taylor, Alexander C. Snyder, F. J. W. Diller, George F. Parmelee, Frank H. Tyler, Henry B. Davenport, Julius B. Davenport, Sig. Cederstrom, W. E. Severn, Clarence B. Smith, W. G. Murphy, John E. Henry Jr., Arthur H. Waterman, Clarence F. Waterman, Z. D. Berry, James L. Brumley, I. O. Horton, George S. Horton, A. J. Horton, Stephen F. Barrerra, Thomas J. Redmond, Charles Partridge, David Porter, Evan J. Rustin, Frederick B. Snow, Charles T. Inglee, Ernest Kraft, Henry B. Lyons, Isaac Cortelyou, William H. Smith, Fenwick B. Small, Nathan Stern, Joseph M. May, Louis Beer Jr., Louis Gold, Harold G. McNulty, James B. Fisher, Harry A. Crosby, Frank A. Seaver, William H. Goldey, A. J. Waldron, John C. Giles Jr., Charles Gilbert, Arnold T. Ghegan, Harry A. Levine, Charles D. Behrens and Henry Flegenheimer.

WOMEN'S UNIVERSITY CLUB'S NEW BUILDING.

Plans for the proposed new home for the Women's University Club to be erected at 106 to 108 East 52d street, which are being completed by Nelson & Van Wagenen, of 15 West 38th street, provide in a remarkable way for the comfort and convenience of its members.



Nelson & Van Wagenen, Archts.
106-108 East 52d St.

ACCEPTED DESIGN FOR WOMAN'S UNIVERSITY CLUB.

The building will be provided with a restaurant and roof garden and will be modern in every way.

On the first floor will be a waiting-room, office and main and private dining-rooms, living-room, lounge and assembly rooms; on the second floor, library, board rooms and bed chambers; on the third, bed chambers; on the fourth, fifth, sixth and seventh floors, lounging-room with adjoining locker and dressing rooms provided for suburban members on the seventh floor, and gymnasium, locker and dressing rooms with servants' rooms on the eighth floor.

The features of the equipment include vastly improved fumigating, disinfecting and laundry plants, incinerators, vacuum cleaners and scrubbers, and every modern appliance for the sanitary upkeep of the property. The facades will be of buff brick with limestone trimmings. The height of the building will be eight stories, fronting 38 feet in 52d street with a depth of 100 feet.

In all probability contracts will be awarded within a few days.

Officers include Miss Elizabeth Brown Cutting, president; Miss Helen M. Kelsey, secretary, and Mrs. Benjamin Howes, treasurer. Within the past few weeks several buildings of this type have been reported under contemplation. The hotel for women which Mrs. Oliver H. P. Belmont contemplates erecting, will be designed to be an inexpensive home for self-supporting working women. A site has not yet been found and final plans have not been prepared. Lawler & Haase, architects, of 69 Wall street, have prepared plans for a working girls home, to be erected in the north side of 120th street, between Morningside Drive and Amsterdam avenue, by Susan Devin, of 220 West 105th street. This contract will be awarded some time in February. The Women's Cosmopolitan Club, of 142 East 33d street, of which Mrs. William Adams is president, has leased for a term of years the building at the northeast corner of Lexington avenue and 40th street and will either alter the building to suit its requirements or erect a new structure.

A BURGLAR-PROOF HOTEL.

The Biltmore Will Also Be Noiseless—Building Material Quantities.

John McBowman, associate to Gustav Bauman, manager of the Hotel Biltmore, is laying out details for the purchase of furniture and supplies for this great new hostelry. The amount of money that will be required to fill this contract will be close to $800,000. This will not include the cost of construction and other equipment.

The contract for the architectural terra cotta on the Biltmore Hotel ranks among the largest orders ever placed in New York City for this material—in all there will be about 3,000 tons. In color, it is to be made of a gray, which will match the limestone and harmonize with the shade of brick to be used on the main shaft of the building. The crown of the building, from the twenty-first story, including the main cornice and penthouse, will be constructed entirely of Federal architectural terra cotta, and there will be a large colonnade of fluted columns and pilasters, extending from the twenty-first to the twenty-third stories, forming the prominent feature on all four elevations of the building. Surmounting these columns is an arched frieze in which occur beautifully designed, spandrel panels. This feature is heavily ornamented and is surmounted by an elaborate cornice of very ornate character. The general order of architecture is Italian Renaissance.

The most conspicuous feature of the building is the roof garden on the Vanderbilt avenue side. This is built in the lower part of the light court in between two wings of the building, and also extends in the form of a pergola across the whole Vanderbilt avenue elevation. This feature will be constructed largely of terra cotta, and prominent in detail will be some large supporting caryatids. The architects' drawings also show some ornate terra cotta vases of unusually large size, which are to set on the balustrade.

Twelve thousand tons of structural steel will be required and more than 4,000,000 common brick, 2,000,000 front gray brick, and approximately 5,000 barrels of Portland cement. The total cost of the structure will be in the neighborhood of $5,500,000.

The building is being erected for the New York Central & Hudson River Railroad Co. from plans by Warren & Wetmore by the Geo. A. Fuller Company, general contractors. It will stand on Madison and Vanderbilt avenues, between 43d and 44th streets, and occupy a plot 200.10 x 215.8, and will rise twenty-six stories above the street level.

Built-In Apartments.

One of the new features of the Biltmore will be fourteen built-in apartments, containing a different number of rooms en suite. While these will be part of the hotel, they will not open directly into it, but will to all intents and purposes be separate entities. Cooking will be forbidden in these apartments, but the occupants will be served from a special kitchen. The purpose is to allow the tenants to make themselves as homelike as possible and yet be guests of the hotel and enjoy the service therefrom, at a rental of from $10,000 to $15,000 a year.

Another new feature will be that all chamber doors will be noiseless. No person will be able to disturb another hotel guest by carelessly slamming his door. The lock on the door will also be silent, and when one has locked his door on the inside an indicator will warn the chambermaid and other employees that they must exercise care in passing through the hall so as not to disturb the guest. When the room is vacated a different indicator will give notice at the office, which then will signal the chambermaid that the room is ready for attention.

In case the guest has valuables in his room, he notifies the clerk at his desk, who electrically seals the doors and windows, and thereafter not even the guest himself can enter the room without the master key or its duplicate, thus making the whole building burglar-proof.

The finished building will have 1,000 rooms and will be designed primarily for the entertainment of the patrons of the New York Central Railroad. The decorative design harmonizes with the rest of the New York Central Station equipment.

A WIDOW'S DOWER.

A Bill in the Senate Would Have This State Follow the New England Law.

Under the law of the State of New York, a wife's signature is necessary to a deed of conveyance of real estate, because of her dower right to a life interest in one-third of the real estate which her husband may leave at his death. In the New England States her signature is not required to a deed of conveyance of property belonging to her husband, for the reason that the wife has no interest in her husband's estate during his lifetime that makes her assent necessary to the conveyance of his real estate

A bill has been introduced in the New York State Senate by Mr. Herrick, read twice, ordered printed and referred to the Committee on the Judiciary, which amends section 190 of article 6 of chapter 52 of the laws of 1909, being chapter 50 of the Consolidated Laws, known as the real property law, in relation to the right of dower.

The bill reads as follows: "A widow shall be endowered of the third part of all the lands whereof her husband was seized of an estate of inheritance at the time of his decease." (The words in the present law, "at any time during the marriage," are stricken out.)

Assemblyman Michael Schaap, leader of the Progressives, has introduced a bill to reduce the tax rate on all buildings in New York City to one-half the tax rate on all land by five equal reductions in five consecutive years. Assemblyman Schaap said regarding this bill: "The bill provides for submitting this proposal to a referendum vote at the next municipal election."

By Senator Pollock.—Concurrent resolution proposing an amendment to Section 7 of Article I. of the Constitution relative to taking of property for public use and relative to excess condemnation by cities.

By Assemblyman McKee—Amending the Greater New York Charter by changing from 5 per cent. of the valuation of real property deemed benefited by a local improvement to any assessment in excess of $50, the cases in which assessments on benefited property may be divided into ten annual installments. Same as or similar to a Senate bill introduced this session.

By Assemblyman Ulrich—Amending the Greater New York Charter in relation to interest on unpaid taxes. It strikes out the provision for the charging of a penalty interest of seven per cent. upon personal property taxes remaining unpaid on the first day of June after they become due. It also strikes out the provision for a similar penalty upon the first half of the annual tax on real estate remaining unpaid on the first day of June after it becomes due, and provides that in the case of the real estate tax the penalty interest shall commence, if it remains unpaid, on the first day of December after it becomes due.

REAL ESTATE BONDS.

Banking Department Head Recommends State Supervision.

George C. Van Tuyl, Jr., State Superintendent of Banks, in his annual report, recently issued, renews his recommendation made last year that the sale of securities by real estate corporations be placed under adequate supervision and examination by the State Banking Department.

The status of several so-called real estate companies which have made a business of selling securities to the public has been called in question during the past year, he reports, and some efforts have been made by the department to improve conditions.

He further states that at the present time it is impossible to determine whether a corporation is simply borrowing money for the purpose of properly developing its real estate, or if the sale of its bonds is the only purpose for which it was organized.

Need for Reform.

The recent failure of a large New York real estate corporation should focus public attention upon the need for reform in the sale of real estate bonds. The liabilities for bond issues of this parent company and its subsidiaries reached the enormous total of nearly $3,000,000. These bonds were unsecured and the bondholders face a serious loss.

The fault in this instance would seem to lie in the total lack of protection provided for investors who have shared in the success or non-success of the ventures, with no recourse in case of failure, no reserves to fall back upon.

Investors themselves are much to blame for their own losses. The unquestioned value of real estate has led to the wrongful assumption that the numerous securities offered in the name of real estate are all of equal merit—simply distinctive as to name—whereas they really represent decided differences in worth, with the interest rates usually increasing in exact ratio to the speculative risk or decreasing protection afforded the purchaser.

While it is true that many persons have reaped returns from speculative real estate bonds, the risk should be well understood when the purchase is made. There would be few losses in this field if investors would base their buying judgment, not upon the exploited advantages of a security, but upon the scarcity of discoverable disadvantages.

Unsecured Promises.

Many so-called real estate bonds are simply unsecured promises to pay with no real estate backing at all. Many are issued against second mortgages. Others are secured by first mortgages, but not all of these are guaranteed by adequate reserves. It may not be generally known that guaranteed first mortgage securities issued under the State banking laws are now obtainable by those who appreciate the difference between a secured first mortgage investment at a moderate rate and an unsecured so-called real estate security at a high rate. It is simply a case of preferring safety at as high a rate as goes with safety to the risk involved in purchasing unsecured bonds at higher interest rates.

Mr. Van Tuyl's recommendations will doubtless not be opposed by those institutions making a practice of providing the utmost protection available for purchasers of their securities.

—Freeholder Borough, of Monmouth County, is considering the subject of equipping its fire department with motor-driven apparatus.

FOR DIOCESAN CONVENTIONS.

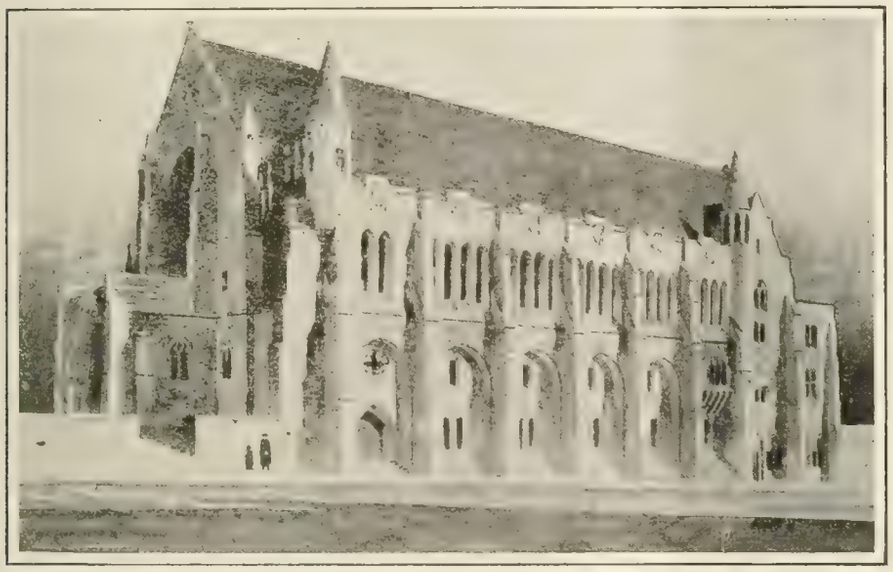
The Great Hall at Synod House Will Be Richly Panelled in Oak.

The Synod House for the Diocese of New York will contain a great hall to be used for diocesan conventions, public meetings, etc. It will be richly panelled in oak up to and including narrow galleries along the sides, and deep galleries at either end. The ceiling will be of very rich open timber construction, decorated in color. There will be an organ at one end of great power and volume.

The main entrance is from the corner of Amsterdam avenue and Cathedral Parkway by means of a stone vaulted vestibule. Below the Synod Hall will be an undercroft of the same size, entirely vaulted in masonry and following somewhat the lines of similar work at Mont St. Michael. This will be used for banquets as well as for meetings, etc. There will also be a large number of committee rooms and conference rooms.

The exterior walls are of rich yellow color, the material being West Virginia stone from the Kingwood quarries. The scheme of sculpture decoration of the exterior will be very complete and elaborate, but the details have not as yet been decided upon. This sculpturing will be largely concentrated around the west porch and west elevation. On the north side facing the Cathedral close there will be an open-air pulpit.

The style is the simplest form of early transitional Gothic, based on those models which are found throughout France, Spain and England, and before the style differentiated itself to any great degree amongst the different nationalities. Cram, Goodhue & Ferguson are the architects.



Cathedral Parkway. Cram, Goodhue & Ferguson, Architects.

SYNOD HALL, CATHEDRAL OF ST. JOHN THE DIVINE.

REAL ESTATE BODIES PROTEST.

(*Continued from page* 231.)

the general body will be taken when this committee is heard from. Allan Robinson, the president, has in the meantime expressed his personal views by saying that he feels that a tax could be more properly placed on personality to relieve real property.

The list of organizations which can be counted upon to oppose an unearned increment tax on real estate includes the following principal bodies:

Real Estate Board of Brokers of the City of New York.
Brooklyn Board of Real Estate Brokers.
Real Estate Exchange of Long Island.
Allied Real Estate Interests.
Realty League.
Seventh Avenue Association.
North Side Board of Trade.
East Tremont Taxpayers' Association.
Harlem Property Owners' Association.
House and Real Estate Owners' Association of the 10th, 11th and 17th Wards.
Real Estate Owners' Protective Association of the 12th and 22d Wards.
Taxpayers' Association of the 18th and 21st Wards.
Greater New York Taxpayers' Association.
South Bronx Property Owners' Association.
Kingsbridge Taxpayers' Association.

General Expressions.

"The proposition of the Mayor's committee for a further general tax on real estate was surely not in the direction where the committee was appointed to work," was the way it was put by a representative of Washington Heights Taxpayers' Association.

"Taking conditions as they exist, the ingenuity of the human mind could not devise a scheme more onerous to and more destructive of the values of real estate than to impose upon it an unearned increment tax, unless absolute confiscation were proposed."—William H. Chesebrough.

"Real estate already is doing more than its fair share. We are told that, of the revenues collected by New York City, real estate furnishes 77 per cent. of the total. In Chicago the realty contribution is 42 per cent.; in Paris 3-10 of 1 per cent.; in Vienna it is even less, and Berlin is charged less than 9 per cent. Why is New York so penalized?"—Herman De Selding.

"The suggested unearned increment tax I believe is unfair, as being double taxation, under our present circumstances of assessment. We assess on the selling or speculative value of the land, and as the price goes up and the tax assessor follows that price very closely, we now pay a tax on the unearned increment. To add a special increment tax amounting to, it is estimated, 12½ per cent. of the rent from such added value, does not seem good judgment, but a grave error."—E. A. Tredwell, President Real Estate Board of Brokers of New York City.

"I think it is a crime to place further burdens on real estate. There are many other methods by which needed revenue may be raised. Real estate is now so burdened that property is selling every day in the auction and at private sale at from 25 per cent. to 40 per cent. less than its assessed value. It is to be hoped that real estate is not to go through an agitation such as that which the financial interests are experiencing through the Pujo Committee."—Herbert A. Sherman.

A NEW PLAZA PROPOSED.

To Connect the Manhattan Bridge with the New Civic Center.

Henry M. Toch, of the firm of Toch Brothers, paint manufacturers, has written to Mayor Gaynor with reference to making a large wide avenue that would connect the beautiful plaza to be built at the entrance to Manhattan Bridge with the new civic center at the Court House and extending on to the City Hall.

"We would then have a thoroughfare," says Mr. Toch, "the effect of which would be not alone to enhance the real estate values in a section that has long been dormant, for new and modern buildings would be erected there, but it would also make the civic center a part of this Manhattan Bridge approach, and would give us breathing space and a beauty spot worthy of the imperial city."

In the last annual report of the Chief Engineer of the Board of Estimate and Apportionment, the following reference is made to the plan for the new civic center:

"Perhaps the most notable undertaking which the city has ever attempted in the direction of a betterment of the city plan, including provision for the convenient and effective grouping of public buildings, is that provided for in the report of the committee on new court house site in the Borough of Manhattan, which report was adopted by the Board of Estimate and Apportionment.

"Not only will this plan furnish an adequate site for the new court house, but if carried out in its entirety it will also be virtually an extension of City Hall Park, to be surrounded by buildings of a dignified character and to have suitable connection with both Brooklyn Bridge and Manhattan Bridge."

New York Men Prominent in the Tax Conference.

Two hundred delegates were in attendance at the third State Conference on Taxation which was in session at Binghamton Tuesday, Wednesday and Thursday of this week. E. E. Woodbury, of Jamestown, former chairman of the State Tax Commission, called the conference to order. Thomas F. Byrnes, of Brooklyn, chairman of the State Tax Commission, was elected chairman of the conference, and Edward L. Heydecker, of New York, secretary.

Mayor John J. Irving welcomed the delegates.

Among the speakers were Lawson Purdy, A. C. Pleydell, Frances M. Whitney, Prof. J. F. Johnson, E. A. Tredwell, Dr. Abraham Korn, Charles T. White, Michael Kingsley, all of New York.

Confident of the Future.

(By Robert E. Dowling.)

On the whole, it looks as if 1913 would be a most important year for us all, and it may prove to be one of the best we have seen since 1906. It would be very interesting, indeed, if we knew now what it would be like. Those of us who have been through the past twenty-five years of the market have the most faith and confidence in the future.

—The first asphalt pavement of any quantity in this country was laid in 1877 on Pennsylvania avenue, in Washington, and since that time it has been in general use all over the country.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

DOWNTOWN OFFICE BUILDINGS.

The Manager's Duties—Planning the Building—Scrutiny of Tenants—Walls and Partitions—Maintaining Adequate Service.

By JOEL S. De SELDING.

IT is now an established fact that the duties of an office building manager generally begin with the excavating for the foundations. Leases are very frequently made before title is taken to the property, and it is expected that manager, owner and architects will cooperate one with the other. No matter how well versed the architect may be in modern building construction, there are always some points regarding rentability of space which only the building manager knows, while the architect does not, and he must contribute to the latter's knowledge the benefits of his highly specialized information. The average architect thinks first of beauty in design and is frequently willing to sacrifice utility to a certain extent in order to carry out this idea. The manager must frequently act as a check on the architect's ambitions. He must also be able to show the owner the proper rent-giving qualities, and by his knowledge of maintenance expenses keep the cost of the projected building to a figure which will make possible an adequate net return on the investment.

The arrangement of offices, the position of elevators and the distribution of windows are all important rent-producing factors, and exterior design, with beautiful halls and entrances, will not produce income if the first named features are neglected.

Must Know the District.

The manager must know thoroughly the district in which his building is to be located, must study the rental rates in the neighborhood and must foresee what class of tenants are likely to be induced to enter the building. In the old financial district this was not a difficult matter to determine, but the rapid changes of the last few years have made foresight in this respect a very important factor. The last few years have witnessed a remarkable expansion in building activity and have produced extraordinary changes in trade centers. Where formerly tall office buildings were confined almost wholly to the southern end of the island, to-day they are found as far north as 59th street; and the first question the manager must ask himself on assuming charge of a new operation is, "What class of tenants is most likely to inhabit the structure?"

Play for the Leaders.

Certain buildings are frequently known to attract certain lines of business, and if the conditions are carefully analyzed it will generally be found that the manager was skillful enough to procure the leaders in these certain lines as tenants before the building was completed. Some lines, such as diamond dealing and architecture, especially desire good north light, and where this can be obtained in abundance it makes a very good talking point in securing such tenants. Other trades desire proximity to the post office or some other activity connected with their regular business. A great public convenience like a big railroad terminal is a very strong determining factor, both as to tenants and as to rent per square foot, while large public buildings, like court houses, the City Hall or the Register's office, are sure to draw certain tenants to the immediate neighborhood.

Should Know What Things Cost.

Determining in advance the details and cost of maintenance are very important features of a building manager's duties, and a thorough knowledge of what it costs to equip, man and clean a building is essential. Help of all kinds, from engineers to scrubwomen, must be considered and their number and kind determined largely by the sort of service the building intends to offer; and this latter frequently determines the class of tenants. The manager must know the cost of each kind of help and must know the minimum wage that can be paid for the kind of service expected. Upkeep and repairs must be nicely figured and features which tend to increase maintenance cost should be eliminated. Exterior brasswork on a building may be very ornamental, but the porter service necessary to keep it in presentable condition may prove to be a considerable addition to the weekly payroll. The kind of plant to be installed should be given the most careful thought, as the cost of coal is one of the largest single maintenance items in a building, and a wise manager is often able to save an owner thousands of dollars a year by his suggestions in this respect.

As to Structural Ornamentation.

It must not necessarily follow, however, that a manager can have no eye for artistic effects. A good exterior does affect rents, and interior ornamentation frequently attracts tenants. The most important part of the exterior is the first few stories and the entrance, and in most cases elaborate architectuural effects on the upper portion of a tall building are a useless waste of resources, as they are entirely non-productive. To some structures, such as the Singer Building and the Metropolitan Tower, this criticism does not apply, as these buildings are designed primarily as the homes of the owning companies, and a certain amount of cost for extraordinary structural ornamentation can be charged off to advertising. This advertising value applies not only to the business of the company, but also to the business of getting tenants, as it undoubtedly is desirable for some tenants to be located in a building known the world over.

Guard Your Building's Good Name.

This fact, however, brings up another consideration to the manager, and that is the careful scrutiny of tenants. The tenant shares to a certain extent in the reputation of the building, and thus it is that we frequently see fraudulent mail-order houses and dishonest stock-selling concerns located in buildings of national repute. One of the best assets a high-class office building can have is a reputation for never housing tenants of doubtful reputation. The mere ability to pay rent is by no means the only consideration in taking a tenant, as some of the worst frauds will willingly pay more than honest concerns and make it a point to pay rent with great promptitude so that they can get a clean bill of health from the landlord when they see fit to give him as a reference.

After a tenant is secured the manager is often called upon to assist the tenant in laying out his office and arranging partitions in an economical and at the same time artistic fashion. A wise manager will guide the tenant away from peculiar arrangements of partitions, as this often saves ripping out of partitions after the tenant has left the building. Painted walls are much more sanitary and cleanly than those covered with paper or burlap, and the tenant should be persuaded against using these latter wherever possible. In course of time the manager comes to know what interior colors are best adapted to certain businesses and will always advise their use. For general office purposes a light buff is a very satisfactory color, as it lightens up a room, is easily kept clean and does not tire the eye. A good stippled wall painted in this color can be washed down at any time and will remain sightly for a number of years. A single fresh coat will often suffice for an incoming tenant where the walls have been so treated; and this is a repair item worth considering. This color, however, would be absolutely fatal for an office intended for occupancy by a jeweler or dealer in precious stones.

Adequate Service.

One of the most important items in modern office building management is the maintenance of adequate service, and the manager must strive to lessen in all possible ways inconvenience or loss of time to tenants. The success of the various tenants is important to a building, as they will generally stay on from year to year if they succeed and quickly move if they fail. The manager should therefore see that everything possible is done to aid their success, and should at all times be willing to listen to reasonable suggestions for increased efficiency.

Good elevator service is a great asset to a building, and a good reputation in this respect will bring many tenants unsolicited to an office building. The manager should insist on courteous treatment of tenants and their visitors by all employees of the building, and particularly by hallmen and elevator runners. He should also insist that his runners be careful and sober men. A careless elevator operator is a menace to safety and will disturb a tenant quicker than almost anything else. In like manner the manager should see that the offices are thoroughly cleaned

and that the work of the porters and scrub-women is carefully watched. The superintendent should be instructed to visit each office at least every other day, and in this way keep track of the cleaners' work. Wherever possible the manager should make friends with his tenants and let them understand that he desires their co-operation in maintaining a high standard of efficiency, and should always be careful not to promise that which he does not intend to perform. If he agrees to make repairs, he should see that they are made; if the repairs can not be made, he should say so at once and not attempt to "bluff." He should, in other words, as far as possible establish a reputation for regarding his tenants' interests as personal, and while safeguarding the owner's interests lead the tenants to know that theirs are always protected.

Signs of Inefficiency.

The first and foremost evidence of inefficiency in an office, machine shop, factory, workroom or office building is the volume of noise created therein. Noise is the result of careless work and slipshod management. Noise is also a positive evidence that everybody is not working in unison or rhythm. In other words, noise is confused sound and confused sound is energy wasting. A noisy elevator is the first indication that it is out of order. Therefore, it is one of the surest proof that a building is well conducted when the little things as well as the big things in its upkeep are in good working order. A loose fire shutter that flops in the wind, a disconnected thermostat, a loose door hinge, or a rattly elevator gate indicates inefficient management on the general principle that if the little things are not attended to larger ones are also neglected.

Doors That Stick.

Doors that stick are out of true. Sometimes conditions do not warrant hanging a new door to relieve the trouble. Correction of this fault can frequently be made by attaching strain bars from the lower outside corner to the inside top corner diagonally across the face of the door. When a turnbuckle is put in the center so that it can be lightened or loosened when occasion demands, the door will not drag. This is desirable on fireproof doors which have become out of plumb and which are supposed to automatically close tight, but do not.

The Burned Clay Tile.

One sees much more burned clay in floor tiling now than formerly. There is both beauty and service qualities about the burned clay tile that appeal. We meet with attractive color tones in both dining-room and kitchens, as well as on porches and in the back yards of city houses.

New York City owns 250 parcels of unimproved property, the estimated value of which is between $12,000,000 and $14,000,000, according to a computation made by the Merchants' Association. More than $3,000,000 worth of this property is held for future use by the Board of Education. Seventeen parcels are held by the city on long-term leaseholds.

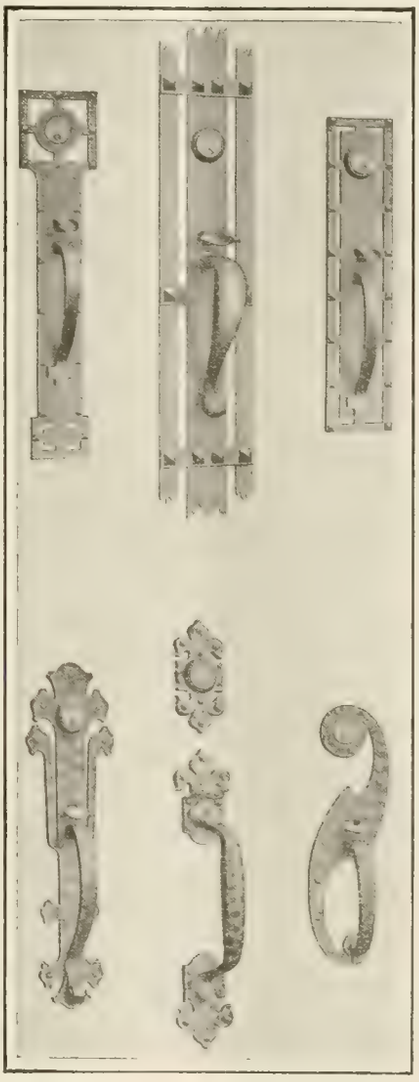
Until quite recently there was no known method of effectively soldering aluminum. There is now a solder on the market, made by William Dixon, Inc., of 39 John street, which will solder aluminum to aluminum. No flux is required.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Bungalow Door Handles.

Sargent & Company, of New Haven and 94 Centre street, New York City, are putting on the market some new types of door handles for special use in bungalows. The general type of door handle will be found to correspond nicely with the general style of bungalow, and especial attention is given in this respect to the entrance door fittings. Five new styles have been introduced so far and are suitable for use in bungalows and in houses of the craftsman or mission styles. They are finished with polish or sand finished on bronze and brass. Inquiry directed to Sargent & Co. will bring the information desired.



A Toncan Metal Terne Plate.

This plate is made with a base of Toncan metal because it makes possible perfect amalgamation that takes place between the Toncan metal base and good rich coating. After the coating is applied by the several processes of dipping, brushing and re-dipping, they are cleaned by hand and the final product is a terne plate combining all the durability, all the coating perfection and more ductility than was possessed by the terne plates of the old English and Welsh iron masters. This is the process for No. 1 ternes. No. 2 ternes have exactly the same quality of coating—oil finish, the same care of manufacture, and it has just as pure, but not so heavy, a coating as the No. 1 plate. It has, however, a heavier coating than it was customary to use on the famous old-time Welsh and English plates. It is redipped and cleaned and is designed to meet the demand for a reliable, durable roofing tin at a conservative price.

The Toncan metal terne plates are now ready for shipment—only waiting to have the name and copyrighted brand stamped on each plate in accordance with the law. Distribution will begin by January first.

QUESTIONS and ANSWERS

Why Hard Coal Does Not Smudge.

Will you be kind enough to inform me why soft coal emits smudgy black smoke and anthracite does not?

Answer.—Anthracite or hard coal contains about 90 per cent. carbon, while soft coal contains only about 70 per cent. and is rich in hydro-carbon gases, which are non-combustible.

Renewing Elevator Cables.

What is the best method of ascertaining when a cable in elevator service should be changed on account of wear, and which is the harder on an elevator cable, the load or the speed?

Answer.—An elevator cable that has seven strands cracked or fractured is considered unsafe to use. It is the load on the cable and its constant bending while passing over the pulleys that presents the heaviest wear. Speed is not an important element in the wear on an elevator cable.

Lifting Water by Pump.

To what height is it possible for a pump to lift water?

Answer.—A pump, under favorable conditions, will lift water 83 feet. In other words, water may be lifted only to a height corresponding to the normal air pressure upon its surface made by the vacuum in the pump itself. Water may be pumped to an indefinite height by applying compressed air to its surface in exact proportion to the height to which it is to be pumped, plus atmospheric pressure to be overcome.

Area of Contact Brushes.

I am desirous of knowing the proper contact area of the brushes of a dynamo or motor.

Answer.—The area of contact depends largely on the material of which they are composed. The width at point of contact should be so that they will not come in contact with more than three segments of a commutator at a time.

Selecting a Dynamo.

We are building a factory which will be illuminated by about 500 incandescent lamps and quite a number of enclosed arcs. The machine power is to be individual motor drive. What would be your suggestion as to type of dynamo, whether shunt or compound wound?

Answer.—A factory with individual motor drive will have a varying load. In a shunt wound dynamo the voltage changes with the load, while in a compound wound dynamo the voltage remains constant with the change of load, so that a compound wound dynamo would be the better to install.

Getting Proper Combustion.

Is it necessary to admit air both under and above fuel in order to get proper combustion?

Answer.—No; the best way to burn coal is by admitting air under the grates. The air passes up through the coal and comes in contact with the gases of combustion.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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The Monthly Bulletin of the Real Estate Owners' Protection Association of the Twelfth and Twenty-second Wards asks: "Why should this city permit a Public Service Commission to sell $170,000,000 of bonds without competition, when the property of the city is involved, and the law expressly forbids such sale of public securities?" The editor of the Bulletin might answer this poser by applying for an injunction to stop the impending act.

The novel idea originating with Joseph P. Day of publishing certified statements of incomes in auction announcements seems to have met with a cordial response from investors. Possibly it may bring notable returns not only to its author but to the entire branch of business in which he is an acknowledged leader. The auction room might have been a more important factor in real estate buying, if auctioneers had not in the past been concerned too much about the interests of sellers and too little about those of purchasers.

The Real Estate Board of Brokers, in a communication to the State Factory Commission, called attention to the importance of placing the responsibility for the enforcement of regulations pertaining to factories upon the persons in direct control of the matters to be regulated—upon owners of buildings for regulations relating to buildings and upon tenants for regulations affecting their employees and premises. The tendency of recent legislation has been to hold the landlord to account for both the morals and the manners of tenants, but it does seem too much to expect him to enforce sanitary and other proper habits in premises to which he has no right of entry.

Absurdity of the Subway Opposition.

At the present writing the subway situation has not been essentially changed. Governor Sulzer has not definitely committed himself, but the indications are that he intends to side-step the whole matter. That is, he will allow Mr. Willcox to hold over for so long an interval that the contracts can be signed. It would be very extraordinary, in case he dared to assume the responsibility of blocking the decision of the New York local administration and the very general approval of local public opinion. During the past two weeks there has been a great uprising all over the city on behalf of the Dual System. There is not a responsible business organization in the city that has declared against it; and the great majority of such organizations have declared vigorously in its favor. Many non-partisan civic organizations, such as the Citizens' Union and the City Club, are also exerting their influence on its behalf. It should have received a much more emphatic endorsement from the organizations interested in social reform than has actually been the case, because when the contracts are signed there will have been instituted the most far-reaching and effective scheme of social legislation that has ever been operated in this city.

The only opponents of the Dual System are two newspapers, one of which is prompted by a bitter personal hostility towards Mayor Gaynor and some loose ends of public opinion, which prefers a municipal subway system, no matter how much such a system will cost the people of New York. There can be no question as to which end of the alternative a sensible and disinterested public servant would take. It is not an issue between popular and corporate interests. The contracts have drawn from the two railroad companies every possible concession, and in obtaining advantageous terms for the city go far beyond anything that could have been anticipated a few years ago. They bind the companies hand and foot. They commit the city also to very large responsibilities, but these obligations are the cost which the city cannot avoid paying for the benefits received. The city is arranging for a subway system which will for the first time in twenty-five years adequately meet its transit needs and provide for the beneficial distribution of its population. The necessary money cannot be obtained on any better terms; and, while these terms are onerous, their onerous character is more than outbalanced by the social and economic advantages of the construction of a really comprehensive system of rapid transit.

The developments of the past week have clearly brought out the utterly unsatisfactory character of the alternative which the opponents of the Dual System have to offer. If the present plan should fail, the city would have to go it alone and begin the creation with its own resources of a new system. This new system would be wholly independent of all existing means of transit, and every passenger who wished to reach a destination, accessible most conveniently by any existing subway or elevated road would be obliged to pay two fares. Constructed as it would be exclusively by the city its range would be limited by the city's power to raise money, and this limitation would mean that the lines that would be immediately constructed would have to be cut in half.

Indeed the city would be obliged to return to the old Tri-borough system, and even this impoverished plan of construction would have to be decidedly reduced or else spread out over a series of many years.

Much of the proposed new construction in the Bronx, Queens and Brooklyn would have to be indefinitely postponed or else constructed out of the proceeds of local assessments. The Seventh avenue extension and the Broadway line north of 14th street would have to be abandoned. The middle and lower West Side of Manhattan would have to wait for any additional means of communication until the city was prepared to construct an entirely new West Side line. The proposed new routes for that part of the city have no meaning, except in connection with the Interborough or the Brooklyn Rapid Transit systems. The whole plan is absurd. It would mean the indefinite continuation of the prevailing congestion. It would mean an impoverished municipal treasury, stationary real estate values, an inconvenient and costly system of communication, the denial of access to comparatively cheap land to the citizens of New York and the prospect of still heavier taxation without the compensation of increased economic resources.

And for all these disadvantages what would the city gain? Well! it would gain the pleasure of preventing J. P. Morgan & Co. from making a few million dollars in brokerage charges on the raising of the $170,000,000 borrowed by the Interborough company. It would gain the inestimable advantage of diminishing the profits which the Interborough company makes out of its existing contract with the city, and of eventually being able to bottle up and possibly ruin that corporation. These advantages may look sufficient to politicians and newspapers who would rather do injury to a corporation and a financier than do good to the mass of their fellow-citizens. But they cannot make any appeal to a disinterested and intelligent public servant.

Condemnation of the Increment Tax.

The letters and interviews which have been printed during the past few weeks in relation to the proposed increment tax make one fact sufficiently plain; it has been universally condemned by the real estate interests of Greater New York. The proposal, made by the committee on congestion, to lighten the burden of taxation on improvements and to increase the burden of taxation on ground values found more advocates among the real estate interests of this city than has the increment tax. It is of course natural that this opposition should arise, because the owners of real estate are those who would have to pay the tax. On the other hand, the friends of the increment tax should not infer that the opposition of the owners of real estate is unjustified because it is not disinterested. They must remember what the prevailing situation is in respect to taxation. For some six years a steady increase in taxation has been taking place, which has been sufficient to transfer to the city almost all the increase in real estate values, which have accrued during that interval. The consequence is that real estate values have been almost stationary.

There have been some increases in a few favored sections, but in all probability they have been fully balanced by the decreases which have taken place elsewhere. The consequences have been very injurious to real estate interests. The owners of real property have been accustomed to the gradual appreciation of the ground values of their holdings. In their systems of accounting the increase in ground value has usually been expected to balance or more than balance the depreciation in the value of the buildings. If this increase in ground value is to disappear or to be very much

diminished hereafter they will have to modify their whole system of accounting. They will have to charge off a certain proportion of their current rentals, which will diminish the book value of their properties. If the recent increase in taxation continues, something of this kind will happen, and the result will be a complete upsetting of municipal finance as well. Municipal finance is based upon the expectation of increased revenues from a steady increase in the assessed valuation of real estate, and if the value of real estate remains stationary or diminishes, the necessarily augmenting expenses of the city can be met only by still further augumenting the burden of taxation upon existing real estate values. Thus, the whole scheme of municipal finance is involved in a vicious circle, of which the manifest result of a constantly growing burden of taxation will be the progressive appropriation by the city of the property, on which taxation is being levied.

The Mayor's commission was appointed to meet precisely this situation. The expectation of real estate owners was that the commission would suggest additional sources of taxation, which would relieve real estate from the apprehension of the gradual appropriation of the value of their property. Instead of so doing, the commission merely suggested another real estate tax. It merely proposed to take away from the real estate owner a share of that future increase in value, upon which the taxpayers were depending to meet their future obligations. Whatever the value of the increment tax under ordinary conditions, it is evident that under the conditions now prevailing in New York, its imposition would be an experiment which would be more likely to add to the difficulties of the situation than to alleviate them.

THE WEEK IN REAL ESTATE.

The real estate market this week was productive of some interesting transactions. Aside from the fact whether the sales were voluminous or not the fact remains that they were numerous so far as their importance was concerned. The southwest corner of Broadway and 21st street, which was long held by Henry Corn as a site for a notable improvement, passed into the hands of Franklin Pettit and within a few months it is very likely that more uptown modern office space will be found on this site. The news columns of the newspapers gave all the particulars about the history of this property so it is unnecessary to reiterate them here. The completion of the assembling of an important plot in 32d street, within 100 feet of Fifth avenue, as a site for a large office building was another sale of moment to the market and marks another step in the abolition of dwellings near 5th avenue. The sale of the new mercantile building at 345 to 349 West 40th street indicates that investors are in the market for good holdings. There was wide scope to the dealing in Harlem, the sales ranging from block fronts for improvement to corner lots and tenements, also a large apartment house at Broadway and 125th street. Dwellings close to Fifth avenue were also in good demand, notable among them being the residence of the late Henry H. Rogers, of the Standard Oil Company. The Dyckman tract has not lost interest for the buyer inasmuch as several parcels there also changed hands.

The Bronx was the scene of some good dealing, while Brooklyn, Queens and Richmond dropped some good sales into the basket of activity. Brooklyn is very much in the limelight at this time consequent on the agitation over subways for it; and, whether it gets all the subway routes it seeks or not the borough and its advantages are being well advertised.

We commend to the perusal of our readers the remarks of Frank Bailey regarding Brooklyn investments, which were made at the dinner of the Brooklyn Board of Real Estate Brokers last Saturday. Inasmuch as the author of them is an important official of a large title company his remarks carry considerable weight. They are remindful of what Mayor Gaynor told a Manhattan audience some months ago when it asked him why he did not remove into Manhattan. He retorted that Manhattan was not the whole of the City of New York and that as a residential center it was becoming a less important quantity. Mr. Bailey's remarks would seem to emphasize the Mayor's opinion.

Bolton Hall on Land Taxation.

Editor of the RECORD AND GUIDE:

In regard to the Mayor's Commission's proposal Mr. Bruere says:

"* * * If the increase is due in part, as real estate operators will claim, to 'farsightedness in investment,' to 'frugality,' to 'prudence' and to other qualities which have enriched many traders in real estate and impoverished others, then the increment tax penalizes enterprise and unjustly discriminates against the man who makes his investment in real estate after 1912, the year taken as the basis for determining the valuations upon which the increment is to be figured."

In view of the fact, as shown in Mr. G. B. Fillebrown's "Handbook of Taxation," that land value is an untaxed value because any tax on it depreciates the property, and is therefore considered in the price that the purchaser pays, it would seem that the discrimination is rather in favor of the man who makes his investment in land after 1912, and would therefore encourage dealing in real estate.

This would be in the interest of the brokers and probably of all dealers in real estate. I think it would help me as a vendor.

Most of the confusion in the discussion of this tax is due to the persistent and apparently intentional mixing-up of a "real estate" tax and a "land value" tax. The commission does not propose to tax real estate, but only a part of the real estate, namely, land value. If you would insist upon your correspondents saying which they mean, it would clear the atmosphere wonderfully.

BOLTON HALL.

New York, Jan. 27.

Sales of Buildings Taken in Condemnation Proceedings.

Editor of the RECORD AND GUIDE:

The following information is given you regarding the sales of buildings within the lines of streets taken in condemnation proceedings. Section 1553 of the Charter provides as follows:

"The property sold (other than land under water) shall be sold at public auction under previous public notice. * * * The proceeds of all sales made under and by virtue of this act shall, except as herein otherwise specially provided, be by the officer receiving the same, immediately deposited with the Chamberlain."

This money goes into the general fund of the city for the reduction of taxation. The property owners within the area of assessment must pay by assessment for the buildings taken. The general city fund gets the proceeds of the sales while the nearby property owners pay the damages. I have prepared a bill to be introduced into the Legislature providing that the proceeds of such sales shall be credited to the proceeding, so as to lessen the amount of the assessments.

Complaint has been made that the owners of buildings are compelled to run the risk of outside bidders competing with them for the houses in which they are interested. Section 205 of the Charter provides that prior to the confirmation of the report of the commissioners of estimate or prior to the purchase of the premises upon which buildings or parts of buildings or other structures are erected, or prior to the vesting of title therein, the Sinking Fund Commissioners may agree with the owner of the building or the person entitled to the award as to the cost and compensation to be allowed and paid for the removal of the structures as the compensation to be awarded by the commissioners or allowed for the damage done. By this it may be seen that the owner may purchase his house from the Sinking Fund Commissioners by private agreement, if he does not wish to run the risk of competing with outside bidders. If owners refuse to avail themselves of this privilege, in the hope of obtaining an award larger than the amount which they may need to pay to buy back the same structure, they must take the risk of outside bidders.

CYRUS C. MILLER.
President of the Borough of The Bronx.
Bronx Borough Hall, Jan. 24. 1913.

On New Sources of Revenue.

Editor of the RECORD AND GUIDE:

The report of the commission appointed by Mayor Gaynor on new sources of revenue, recommending a tax on the unearned increment in real estate values is meeting with opposition everywhere. It would be difficult to determine with any degree of accuracy or justice what property should be taxed under this head. The city's assessors determine the valuation each year for taxable purposes and even now they increase the assessed valuation when there has been no increase—and often a decrease—in marketable value. And inasmuch as the efforts of the Tax Department must be bent toward raising sufficient funds to meet the expenses of the city government, the incentive to over-assessment would, if that increase itself were made an extra source of revenue, be still greater. Some time since I protested to President Purdy against an increased assessment and he told me my property had increased in value, when the fact was I couldn't sell it for what I gave for it and had to reduce the rent $5 a month.

The need of the city is not revenue but decreased expenses. The excessive taxes are driving manufacturing and other industries out of the city. There are too many office holders living at the expense of the thrifty who invest their savings in real estate. There is needless and expensive duplication of work. The Bureau of Buildings, the Tenement House Department and the Fire Prevention Bureau are examples of this. If they were consolidated, at least a million a year would be saved to the taxpayers and a more efficient service rendered.

Three million dollars was recently appropriated for repaving. Much of this is wasted in needless repaving of already well paved streets, on the false theory that, as it comes out of the entire city, the particular section affected is getting something for nothing. The same board which appropriates the city's money should not have charge of its expenditure. The present system of appropriation in which each Borough President has a voice is largely respon-

sible for the excessive increase year after year, because each Borough President supports the other in his demands upon the city treasury lest his own demands may not in turn receive support, and in consequence there is seldom a voice against extravagance or in favor of economy in the Board of Estimate.

If the Mayor would appoint a committee to determine what economies could be effected in the city government without impairing its administrative efficiency, he would be rendering a real service.

If new sources of revenue are to be sought, it should be for the purpose of relieving the excessive share which real estate now bears of the burden of government. It is the enterprise of the men who own property and erect buildings which has made New York City what it is. Yet the thrifty who invest their money in real estate in New York City are punished for it, while those who invest their funds in better paying propositions escape taxation, though they receive the same benefits and protection from the city government. New York City has a population of over 5,000,000, yet only about 100,000 are land owners. Why should two per cent. of the population bear 83 per cent. of the cost of government?

The present city government was elected as a protest against the $163,000,000 budget of the McClellan administration and on a platform pledged to efficiency and economy, yet in three years the budget has leaped t $193,000,000. And, in addition, property owners have been put to four or five millions of additional expense to carry out Borough President McAneny's idea as to what distance building projections may or may not extend; he saying one thing, the ordinances another.

It is time for the taxpayers of New York City to combine in an effective working organization, to secure the nomination at the coming municipal election of men who will not regard the property owners as legitimate subjects for the exploitation of expensive projects and personal hobbies—men who will be in truth public servants after election as well as before—and amenable and responsive to those who pay their salaries. United, the property owners would constitute a force to be reckoned with, and perhaps wield the balance of power.

ALBERT E. DAVIS.

The Bronx, Jan. 29.

"Dolan's" To Move.

Wm. H. Whitney & Co. leased for a client to "Dolan" (Peter J. Meehan) the entire building at 120 Nassau street, between Ann and Beekman streets, for a term of 10 years. This famous restaurant has been on Park Row for 40 years; and is removing to the new address because the building on Park Row has been recently sold. The price was close to $10,000 a front foot.

—There can't be much doubt as to the kind of reception Borough President McAneny and Chairman Willcox, of the Public Service Commission, will have this evening as speakers at the dinner of the Real Estate Board of Brokers at the Waldorf-Astoria.

—The law enacted by the Legislature of 1911 increasing from $2,000 to $5,000 the amount of judgment the City Court of New York may render was declared unconstitutional by the Court of Appeals.

—To get 80-cent gas for Queens County is the object of the Citizens Improvement Association. Bills will be introduced in the Senate.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Jan. 24 to 30	1912 Jan. 26 to Feb. 1
Total No	154	194
Assessed value	$8,348,700	$14,248,600
No. with consideration	27	13
Consideration	$996,702	$1,135,575
Assessed value	$1,025,500	$1,208,300
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No	646	843
Assessed value	$41,224,900	$65,936,500
No. with consideration	102	79
Consideration	$3,925,961	$4,471,531
Assessed value	$3,941,000	$4,034,800

Mortgages.

	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	91	136
Amount	$2,316,976	$4,369,429
To Banks & Ins. Cos.	33	22
Amount	$1,539,300	$2,762,500
No. at 6%	30	55
Amount	$668,801	$1,958,879
No at 5½%	5	3
Amount	$537,500	$661,000
No at 5%	28	48
Amount	$477,050	$985,200
No. at 4½%	5	8
Amount	$55,000	$191,500
No. at 4%	1	1
Amount	$3,500	$1,500
Unusual rates	1	.....
Amount	$30,000	.....
Interest not given	21	21
Amount	$545,125	$571,350
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No	440	591
Amount	$16,130,085	$18,172,068
To Banks & Ins. Cos.	119	118
Amount	$9,215,800	$8,168,790

Mortgage Extensions.

	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	43	54
Amount	$1,286,750	$1,870,500
To Banks & Ins. Cos.	11	12
Amount	$328,000	$910,000
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	211	282
Amount	$7,163,785	$10,774,525
To Banks & Ins. Cos	71	82
Amount	$2,887,500	$4,789,500

Building Permits.

	Jan. 25 to 31	Jan. 27 to Feb. 2
New buildings	4	10
Cost	$341,500	$936,550
Alterations	$177,540	$205,725
	Jan. 1 to 31	Jan. 1 to Feb. 2
New buildings	38	73
Cost	$3,415,450	$6,252,275
Alterations	$922,560	$785,400

BRONX.

Conveyances.

	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	153	183
No. with consideration	14	14
Consideration	$263,835	$142,655
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	607	684
No. with consideration	72	67
Consideration	$871,830	$678,624

What the Five Cent Subway Will Do For Flushing.

Speaking before the Flushing Business Men's Association on last Monday evening, Joseph P. Day, discussed the proposed transit situation as applied to Flushing, from a real estate point of view.

"It means the breaking up of the old residential sites to accommodate the increase in population which is bound to flow in with the new transit facilities," he said. "The speculative builder will come forward and erect apartment houses where the Flushing residents were wont to see gardens and green lawns in front of old fashioned residences.

"As an illustration of the increase in values, allow me to cite the Borough of The Bronx. Before the 'L' service and the 5-cent fare came in, lots sold from $800 to $1200 and now they are up as high as $50,000. There is no reason why history should not repeat itself in a measure for your town."

Mortgages.

	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	110	109
Amount	$1,388,670	$1,006,249
To Banks & Ins. Cos.	15	14
Amount	$601,000	$217,700
No at 6%	44	38
Amount	$526,565	$209,350
No. at 5½%	5	8
Amount	$15,000	$24,750
No. at 5%	21	27
Amount	$530,000	$388,450
Unusual rates	9	.....
Amount	$11,305	.....
Interest not given	31	36
Amount	$305,800	$383,699
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	413	502
Amount	$4,517,256	$3,958,024
To Banks & Ins. Cos.	46	66
Amount	$1,091,700	$891,626

Mortgage Extensions.

	Jan. 24 to 30	Jan. 26 to Feb. 1
Total No.	15	26
Amount	$292,000	$489,450
To Banks & Ins. Cos.	2	10
Amount	$69,000	$121,400
	Jan. 1 to 30	Jan. 1 to Feb. 1
Total No.	59	87
Amount	$935,000	$1,415,900
To Banks & Ins. Cos.	5	26
Amount	$174,000	$653,900

Building Permits.

	Jan. 25 to 31	Jan. 27 to Feb. 2
New Buildings	6	12
Cost	$256,200	$398,100
Alterations	$8,375	$10,325
	Jan. 1 to 31	Jan. 1 to Feb. 2
New buildings	51	95
Cost	$1,512,426	$3,337,930
Alterations	$122,335	$94,275

BROOKLYN.

Conveyances.

	1913 Jan. 23 to 29	1912 Jan. 25 to 31
Total No	403	462
No. with consideration	21	34
Consideration	$118,788	$328,495
	Jan. 1 to 29	Jan. 1 to 31
Total No.	1,906	2,023
No. with consideration	129	121
Consideration	$1,123,695	$1,188,996

Mortgages.

	Jan. 23 to 29	Jan. 25 to 31
Total No.	315	313
Amount	$908,926	$1,019,577
To Banks & Ins. Cos.	73	84
Amount	$297,150	$421,418
No. at 6%	190	199
Amount	$430,608	$424,190
No. at 5½%	43	40
Amount	$193,700	$204,500
No. at 5%	60	62
Amount	$243,660	$321,317
Unusual rates	1	1
Amount	$300	$300
Interest not given	21	11
Amount	$40,658	$69,270
	Jan. 1 to 29	Jan. 1 to 31
Total No.	1,432	1,530
Amount	$4,657,254	$5,702,373
To Banks & Ins. Cos.	329	334
Amount	$1,746,675	$2,218,053

Building Permits.

	Jan. 24 to 30	Jan. 25 to 31
New buildings	58	53
Cost	$351,600	$527,170
Alterations	$35,460	$37,585
	Jan. 1 to 30	Jan. 1 to 31
New buildings	238	239
Cost	$1,831,460	$2,164,440
Alterations	$214,572	$237,365

QUEENS.

Building Permits.

	Jan. 24 to 30	Jan. 26 to Feb. 1
New buildings	91	42
Cost	$365,510	$134,375
Alterations	$54,940	$7,540
	Jan. 1 to 30	Jan. 1 to Feb. 1
New buildings	270	216
Cost	$843,372	$888,020
Alterations	$90,470	$23,545

RICHMOND.

Building Permits.

	Jan. 24 to 30	Jan. 26 to Feb. 1
New buildings	8	12
Cost	$11,990	$33,700
Alterations	$1,750	$57,300
	Jan. 1 to 30	Jan. 1 to Feb. 1
New buildings	26	64
Cost	$54,165	$611,175
Alterations	$6,525	$63,985

BUILDING MATERIALS AND SUPPLIES

Buying Movement Light This Week in All Departments—Prospective Builders Worried About Ability of Manufacturers to Make Shipments on Orders Already in—Metals Stiff—Lumber Steady, but Wholesalers are Well Stocked in Anticipation of Early Call from Retailers because of Open Weather Construction, in City and Suburbs.

PROSPECTIVE builders are showing considerable uneasiness about the state of supply with reference to early building operations this spring. The fact that reserve supplies have been found to be low at mills, and that the steel companies are unable to keep up with new business despite the new capacities blown in this week, are putting the consumer between two fires. If he delays going into the market he stands a good chance of meeting higher prices, and if he stays out he is liable to suffer prolonged delay in getting his supplies when he wants them.

An investigation of the metropolitan district building material market shows speculative movements have already begun. It is becoming more and more apparent that wholesalers have foreseen present conditions for some time, at least the condition of their yards indicate this fact. While mill stocks are reported to be low, stocks of lumber at wholesale points and dealers' stacks of brick are heavy. Iron and steel interests here are well stocked on standard shapes, and even Portland cement is either carried here in quantities larger than those carried last year at this time, or they have arranged for supplies in any quantity for delivery on short notice. In the brick department, for instance, dealers are carrying more than a hundred million more brick this January than they had on hand at the end of the first month of 1912.

The low levels at which linseed oil has been quoted for some time is beginning to have its effect upon the paint market, one important company having announced a reduction in its prices for paints. Lead has, for some time, been easier, and other chemicals entering into the manufacture of paints have tended toward more normal levels. There are reasons why a general reduction in paints, however, may not be expected just now.

There is a marked improvement in the building supply market. Pipe, lubricating oils, packing, rubber goods, coal, electrical equipment and wire departments are all busy and are reporting a demand that usually comes only in February and March. A part of this business is coming in from New Jersey, perhaps a larger proportion than usual, but the large quantity of desirable office space available downtown and the further fact that as the Woolworth building, the Municipal building and others, open their doors to new tenants, managers on the whole are taking more interest in pleasing their present tenants and are inclined to come into the market for supplies heavier than usual. So far the increased demand has not warranted a general price advance, although certain lines are stiffening. Mills supplying those commodities are not understocked.

Pig iron buyers are not quite as aggressively in the market as far as New York and New Jersey are concerned, because they want to test thoroughly the market before operating under last half deliveries. They are now feeling out the building and engineering fields before placing orders approximating 25,000 tons.

RIDING BRICK FROM STACKS.

Sales At Wholesale Dock Light, Probably Due to Wet Weather.

SALES of Hudson River common brick at the wholesale market was considerably restricted this week probably owing to wet weather. There is more activity reported in the Jersey market, however, transactions in Newark, for instance, running fairly well for the season. There is a tendency on the part of dealers to ride brick from stacks probably because they have tied up large sums in reserve brick for such a long time that it is a matter of wisdom to put this brick into circulation. This may account for the falling off in cargo sales at the wholesale dock.

Official transactions for North River brick during the last week with records covering the corresponding week last year, follow:

1913.
Left Over, Jan. 18—69.

	Arrived.	Sold.	Covered.
Monday	13	6	2
Tuesday	0	3	0
Wednesday	10	5	0
Thursday	0	3	0
Friday	3	7	2
Saturday	2	2	0
Total	28	26	4

Condition of market, dull. Prices, common Hudson River, (Basic), $6.75 to $7. Covered, $7.25. Raritans, $6.75. (Wholesale dock N. Y.) For dealer's price ad profit and cartage. Left over, Jan. 25—71. (Open) Total reserve—54. Numbered of covered barges sold—5.

1912.
Left Over, Jan. 20—30.

	Arrived.	Sold.	Covered.
Monday	13	1	1
Tuesday	0	0	0
Wednesday	0	0	0
Thursday	0	1	0
Friday	0	0	0
Saturday	0	0	0
Total	13	6	1

Condition of market, dull. Prices, Hudson River, $5.25 to $5.50. Left over, Jan. 28—11. Quotations on covered cargoes, $5.75.

CURRENT STEEL ORDERS LIGHT.

Pressure Being Exerted on Steel Corporations By Independent Companies.

STRUCTURAL steel was not in its usual heavy demand this week owing to the general disposition on the part of prospective builders to hold off filing plans until they can be assured of better steel deliveries in this market. Many buildings half finished have gone under cover because the steel companies are unable to make deliveries that new builders have been inclined to come into the market with more than usual conservatism.

In the pig iron market foundry purchases are in better inquiry although one or two of the jobbing foundries in New Jersey, who have been in the market for gray, have temporarily withdrawn.

There is still a fair volume of business pending of which 25,000 tons are traceable in the East. Consumers are not disposed to close contracts for the second half of the year without thoroughly testing the market in all sections.

LUMBER BUYING LIGHT.

Prices Remain Firm Because Current Demand Is Keeping Dealers' Stocks Low.

THERE is no material change in the hardwood market and prices are holding very firm. There is plenty of good business in prospect and stocks for the most part are in strong hands. There is also very little reason to expect with the current and prospective demand that there will be any increase above normal supplies for the spring trade.

Spruce has been very strong for the past six months, and while there has been a little easing off in demand recently, the West Virginia mills are busy and prices are holding reasonably firm. Prospects indicate that the markets will readily absorb all spruce offerings for the first six months at good prices.

Yellow pine was practically advanced one dollar on all items January 1. There is a very large inquiry, but buyers appear to be slow in appreciating the conditions at manufacturing points, where it is harder to buy lumber than for months past. In addition to this the car shortage continues and heavy rains in some sections are hindering manufacture. Demand and inquiry for yellow pine from all parts of the country is giving the manufacturers an opportunity to secure high prices, and it is evident that this condition will continue through the spring and summer, in view of which a very strong yellow pine market is anticipated.

Hemlock is firm at the $23.50 base. The demand has eased off slightly during the fortnight, as a result of which stocks at the mills have increased slightly. The general feeling prevails the spring will see still higher prices for this commodity.

In North Carolina pine prices are firm and the outlook excellent for a good spring demand. At manufacturing points labor and other problems incident to manufacturing indicate that difficulties will be experienced in any effort to stimulate manufacture. As to existing conditions governing manufacture and orders, reports from nineteen mills indicate that rough stock was oversold about 31,000,000 feet and dressed stock over 7,000,000 feet. There was no surplus reported in any grades of dressed stock and only a small surplus on four grades of rough stock, while the cut for the period reported upon in the aggregate was over one million feet more than was actually shipped. Stocks on hand are only nominal.

U. S. LUMBER OUTPUT.

Cut for 1911 Shows More Than 37,000,000 Feet Converted Into Building Sizes.

COMPARISON of the lumber cut in the United States for the years 1911, 1910, and 1909 in units of thousand feet board measure has been compiled by the Director of Census at Washington. According to the statistics prepared by the Chief Statistician Incorporation with the Forest Service the report shows a production for 1911 of a little over thirty-seven billion feet, a decrease of about three billion as compared with 1910, seven billion less than 1909 and four billion more than 1908. The 1911 report represented advices from 23,107 mills; 1910, 31,934 mills; and 1909, 48,112 mills.

Because of the discrepancies in the number of mills reporting each year and the fact that the cut of many mills of all sizes were unavailable; also that no record is given of the number of mills cut and the number now in operation, the value of the figure is problematical.

As a general guide, however, the figures presented are of value by way of comparison in the production of the various kinds of lumber as represented in the various states as shown in the attached table.

LUMBER PRODUCTION (M. Feet Board Measure).

	1911.	1910.	1909.
Total U. S.	37,003,207	40,018,282	44,569,761
Washington	4,064,754	4,097,492	3,862,916
Louisiana	3,566,456	3,733,900	3,551,918
Mississippi	2,041,615	2,122,205	2,572,699
Oregon	1,803,698	2,084,633	1,898,995
No. Carolina	1,978,724	1,824,722	2,177,715
Arkansas	1,777,303	1,844,446	2,111,300
Wisconsin	1,761,986	1,891,291	2,025,038
Texas	1,681,080	1,884,134	2,099,130
Minnesota	1,485,115	1,457,734	1,561,508
Michigan	1,466,754	1,681,081	1,889,724
W. Virginia	1,387,786	1,376,737	1,472,942
Virginia	1,359,790	1,652,192	2,101,716
Alabama	1,226,212	1,465,623	1,691,001
California	1,207,561	1,254,826	1,143,507
Pennsylvania	1,048,606	1,241,199	1,462,771
Florida	983,824	992,091	1,201,734
Tennessee	914,579	1,016,475	1,223,849
Maine	828,417	860,273	1,111,565
Georgia	801,611	1,041,617	1,342,249
Idaho	765,670	745,984	645,800
Kentucky	632,415	753,556	860,712
So. Carolina	584,872	706,831	897,660
New York	526,283	506,074	681,440
Ohio	427,161	490,039	524,904
Missouri	418,586	501,691	660,159
New Hampshire	388,619	443,907	649,606
Indiana	360,613	422,963	556,418
Massachusetts	273,317	239,206	361,200
Vermont	239,254	284,815	351,571
Montana	228,416	319,089	308,582
Maryland	144,078	154,554	267,939
Oklahoma	143,869	164,663	225,730
Connecticut	124,661	126,463	168,371
Illinois	96,651	113,506	170,181
Colorado	95,908	121,398	141,710
New Mexico	83,728	83,544	91,987
Arizona	73,139	72,665	62,731
Iowa	59,974	75,446	132,021
Wyoming	33,309	30,931	28,602
New Jersey	28,639	36,542	61,620
Delaware	23,853	46,642	55,440
So. Dakota	13,046	16,340	31,057
Utah	10,573	11,786	12,638
Rhode Island	9,016	14,392	25,489
All other states.	[1]11,786	[1]12,594	[1]15,946
Lath (M)	2,971,110	3,494,718	3,703,195
Shingles (M)	12,113,867	12,976,362	14,907,371

[1]Includes Kansas, Nebraska and Nevada.

DIXON PAINT LOWER.

Linseed Oil Climbing Upward—Petroleum Market Firm.

BECAUSE of the low range of linseed oil prices, the Joseph Dixon Crucible Co., of Jersey City, announces that the selling price of their silica-graphite has been reduced.

A new linseed oil card schedule issued this week showed an advance of two cents a gallon on domestic grades. The demand fell off slightly when it was found that there was no oil available for less than 46 cents. Current quotations on city raw American seed is 49 and 50; city boiled American seed 50 and 51; out of town raw American seed 48 and 49; raw Calcutta holds at 70.

The annual meeting of the stockholders of F. W. Devoe & C. T. Raynolds Co. will be held at the office of the company, 101 Fulton street, on Saturday, February 8, at 11 a. m., for the purpose of electing eight directors for the ensuing year.

Crude oil in barrels at well is quoted as follows: Pennsylvania, $2.19 per bbl. second sand, $2.05 per bbl., Tiona, $2.05 per bbl.; Mercer, black, $1.72 per bbl; Cabell, $1.79 per bbl.; North Lima, $1.28 per bbl.; South Lima, $1.23 per bbl.; Indiana, $1.20 per bbl.; Princeton, $1.08 per bbl.; Illinois, above 30 gravity, $1.11 per bbl.; Kansas and Oklahoma, 83c. per bbl., 30 gravity and above; Caddo, La., light, 88c. per bbl.; Caddo, La., heavy, 68c. per bbl.; Canada, $1.65 per bbl.; Somerset, $1.30 per bbl., 32 gravity and above.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Large 32d Street Plot Near 5th Avenue Was a Prominent Sale of the Week.

The real estate market throughout the greater city, during the week just ended, displayed good tone. In Manhattan some especially good transactions were closed, as our news column below will show. The Bronx was distinguished for the sale of large plots for improvement. In Brooklyn the dealing was well diversified, but the sale of dwellings was the predominating feature. Richmond is more prominent in the news column this week than usual. The Long Island City section of Queens seems to have again awakened to speculative and investment demand, and some good sales of plots for improvements of various kinds were made. Along the ocean front at Long Beach, just over the city line, two hotels were leased, one of them on the plans. Suburban and country sales were also substantial.

The Manhattan sales totaled 37 against 31 last week and 38 a year ago.

The number below 59th street was 14, against 11 last week and 8 a year ago.

The sales north of 59th street aggregated 23, compared with 20 last week and 20 a year ago.

From the Bronx 21 sales at private contract were reported, against 17 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $638,108, compared with $1,102,791 last week, making a total since January 1 of $4,430,242. The figure for the corresponding week last year was $820,748, making the total from Jan. 1, 1912, $3,782,256.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

STANTON ST.—Mrs. Esther Koppelman resold 80 Stanton st, a 5-sty tenement house, on a lot 21.3x65. This is the third transfer of the property within a month. The first sale was by auction, when it was bought in by Thornton F. Turner and others to protect their mortgage; and, they sold it to Mrs. Koppelman.

16TH ST.—The Duross Co. sold for Geo. Finck to the Childs Co., restaurateurs, the 3-sty building, on a lot 18x80, at 251 West 16th st. The buyer also owns 247 and 249, adjoining.

20TH ST.—Patrick Carroll sold 236 West 20th st, a 5-sty tenement house, with stores, on a plot 28x92. It is the first time the parcel has changed hands in 20 years.

20TH ST.—The estate of Mary Jane Stafford sold to Lewine & Kempner through A. A. Hagaman the 3-sty dwelling, on a lot 16.8x92, at 332 West 20th st.

27TH ST.—Marmac Construction Co. sold through Heil & Stern to Henry A. Falk the interior lot adjoining the building 158-164 West 27th st. Mr. Falk, who is executor of the estate of Mary Falk, owns the abutting property at 295 7th av. This squares the buyer's lot at the 7th av number mentioned.

32D ST.—Brody, Adler & Koch and Isidor Mishkind, doing business under the name of the Bradkin Realty Co., bought 2 and 4 West 32d st, two 4-sty and basement dwellings, on a plot 50x98.9, and adjoining the southwest corner of 5th av. The first mentioned number was bought from the estate of Maria Louisa Dehon and the second from Maria H. Dehon. No. 4 forms an L to 310 5th av, but the latter property is not embraced in the sale. The purchasing company also owns Nos. 6 and 8 West 32d st, and its total plot is now 100x98.9, on which it will erect an 18-sty mercantile building.

58TH ST.—John J. Clancy & Co. sold 333 and 335 West 58th st, two 4-sty dwellings, on a plot 42.10x100.5.

29TH ST.—Wm. J. Roome & Co. sold for Harry J. Washburn, as agent, 112 West 29th st, a 3-sty and basement dwelling, on a lot 20x89. The buyers are Reinthal & Newman, publishers of The House of Art, who own the adjoining property, from 104 to 110 inclusive. Their total plot is now 105x98.9.

40TH ST.—M. & L. Hess sold for the St. John's Park Realty Co. (James H. Cruikshank and William D. Kilpatrick) to George B. Leonard the new 8-sty fireproof mercantile building at 345 to 349 West 40th st, between 8th and 9th avs, size 45x98.9. Mr. Leonard

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gave in part payment the northwest corner of 146th st and 8th av, a 5-sty flat, with store, on lot 25x100; also the 5-sty flat at 137 West 138th st, on lot 26x99.11, between Lenox and 7th avs.

40TH ST.—The Equitable Bond & Mortgage Co. sold for Lorenzo E. Tripler 228 East 40th st, a 6-sty tenement house, on a lot 25x98.9. Mr. Tripler recently acquired this property at the auction sale of the Cunningham estate, for $29,500. The adjoining house, 226, was bought at auction for $30,800.

50TH ST.—Rudolph Wallach Realty Co. sold to J. H. and Anton Kligel 323 and 325 West 50th st, two 3-sty and basement dwellings, on a plot 38.4x100.5. J. B. English was the broker.

57TH ST.—John J. Clancy & Co. sold for a client 212 and 214 East 57th st, two 4-sty dwellings, each on a lot 18.9x102.2. Wm. A. Ewing holds title.

BOWERY.—Samuel Goldberg sold to Bakst Bros., wholesale druggists, 101 Bowery, a 5-sty building, on a lot 24.11x121.5xirregular. After alterations to the structure have been made the new owners will occupy the property.

BROADWAY.—Franklin Pettitt has bought the southwest corner of Broadway and 21st st, an L shaped plot, on which he will erect either a 16 or a 20-sty building. The plot fronts 48.2 ft. on Broadway, 128.8 ft. in 21st st, a depth of 92 ft. and a rear line width of 48 ft. Henry Corn owned the plot and cleared it preparatory to erecting an office building there, but he was unable to carry out his plans. Mr. Corn bought the property from the Leland estate in 1911, and obtained a building loan of $850,000 for his proposed structure from the Metropolitan Life Insurance Co. Of this $450,000 had been paid when his company, the Broadway and 21st Street Co., became involved in a suit to foreclose the loan. The Lelands had taken a second mortgage on the property from Corn. This second mortgage they gave to Pettit in part payment for the St. James apartment, at the southeast corner of Broadway and 92d st, which they purchased from him last week. In the settlement of the affairs of Henry Corn the Broadway and 21st st property will pass to Pettit, who will take steps toward its reimprovement. The building which Corn planned for the site was designed by Maynicke & Franke. It was to have been 354 feet high and was to have cost $450,000.

Manhattan—North of 59th Street.

61ST ST.—The Locomobile Company of America sold through Augustus H. Ivins to Amos R. E. Pinchot the old dwellings at 16 to 24 West 61st st, on a plot 100x100, together with the abutting parcel at 25 West 60th st, a lot 58x100, which the selling company bought a year ago as a site for a service station and showrooms. On the combined plot Mr. Pinchot will erect a 12-sty building and will lease it for 21 years to the selling company. The reported price of the land is $300,000 and the estimated cost of the building is $400,000. Walter Haefeli will be the architect of the new building.

69TH ST.—Ristori Leerburger sold through A. L. & S. Wolfson 45 West 69th st, a 4-sty and basement dwelling, on a lot 20x100.5.

60TH ST.—Wallace & Meyers, in conjunction with Lowenthal & Davis, sold for Albert F. Mando 229 East 60th st, a 4-sty double tenement house, on a lot 20x100.5.

64TH ST.—C. R. Woodin sold to Wm. T. Blodgett, for occupancy, 40 East 64th st, a 4-sty brownstone dwelling, on a lot 20x100.5. Douglas Robinson, Chas. S. Brown & Co. were the brokers.

66TH ST.—Douglas L. Elliman & Co. sold for Sumner Gerard, 69 East 66th st, a 4-sty dwelling on a lot 18x80; also for Dr. M. S. Kakels, 71, adjoining, a similar building; also for Mrs. Sara W. Kakels, 73, a like building, and for William A. Boring, 75, at the northwest corner of Park av. The Fullerton-Weaver Realty Co. is the purchaser and will erect on the plot, which has an avenue frontage of 80 ft. and a street frontage of 74 ft., a 12-sty apartment house, having only one suite on a floor, containing 14 rooms and 4 baths. J. E. R. Carpenter is the architect.

71ST ST.—Pease & Elliman sold for Madeline Jackson to a buyer, for occupancy, 20 West 71st st, a 4-sty and basement dwelling, on a lot 19x100.5.

78TH ST.—John D. Ryan, president of the Amalgamated Copper Co., bought from the estate of Henry H. Rogers the 4-sty stone front mansion at 3 East 78th st, which was long the home of the late Standard Oil official. Mr. Ryan will occupy the house.

82D ST.—Dorothy T. Hager sold 3 East 82d st, a 5-sty American basement dwelling, on a lot 25x102.2. The property has been held at $150,000. Pease & Elliman were the brokers.

85TH ST.—N. A. Berwin & Co. sold for Elizabeth A. Wilkinson 110 East 85th st, a 3-sty and basement dwelling, on a lot 18.1x102.2. The buyer recently bought 108, adjoining, through the same brokers, and he now owns a total plot of 36.2x102.2.

89TH ST.—Jacob Schleich sold through Wm. Goldschmidt to John Scharsberger 110 East 89th st, a 5-sty tenement house, on a lot 25.6 x100.8.

92D ST.—Peter D. Stauch has sold 164 West 92d st, a 3-sty and basement dwelling, on a lot 15.6x100.8, adjoining the Central Baptist Church, at the southeast corner of Amsterdam av.

101ST ST.—Henry A. Cassebeer sold through M. M. Hayward & Co. to a buyer, for occupancy, 232 West 101st st, a 3-sty dwelling, on a lot 17x100.

113TH ST.—Tilmil Realty Co. sold 55 West 113th st, a 3-sty dwelling, on a lot 18x100.11.

114TH ST.—Wallace & Myers, in conjunction with Lowenthal & Davis sold for a client 237 East 114th st, a 5-sty flat, on a lot 25x100.11.

138TH ST.—The Haggerty estate sold 621 West 138th st, a 3-sty dwelling on a lot 15x 99.11.

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Private Realty Sales—Manhattan.

139TH ST.—H. K. Brightman, in conjunction with Philip Steinman & Son sold for a client 230 West 139th st, one of the King row of model houses, on a lot 19x100.

139TH ST. Bing & Bing sold through Geo. Neiman to the Solow Construction Co. the block front in the south side of 139th st, between St. Nicholas and Edgecombe avs, embracing a plot of 4 lots. In exchange the buyers give 65 Pinehurst av, a 5-sty apartment house, on a plot 50x100, adjoining the northwest corner of 180th st, being one of two structures completed last year.

BROADWAY.—The Estey Piano Co., John Bolton Simpson, president, has bought the Cynthius, a 7-sty apartment house at the northeast corner of Broadway and 125th st, on a plot 99.11x75. The seller, the Brown-Weiss Realties, takes in exchange the block front on the west side of Southern Boulevard and Cypress av, from 134th to 135th st, a plot fronting 121 ft. on Southern Boulevard, 125 ft. on Cypress av, 29 ft. on 134th st and 125 ft. on 135th st, Bronx. Edward L. King & Co. were the brokers.

BROADWAY.—Hall J. How & Co. have sold for Walter J. M. Donovan the plot 51x101 on the west side of Broadway, 50 ft. north of 207th st, to the Maze Realty Co., which owns adjoining property. An apartment house will be erected on the site.

PLEASANT AV.—L. Tanenbaum Strauss & Co., Inc., sold for Morris Ettlinger, and others, the 5-sty apartment house with stores on the northeast corner of Pleasant av and 118th st, to August Schaeffer.

WEST END AV.—H. C. Senior & Co. sold for Chas. E. Appleby the southwest corner of West End av and 65th st, a vacant lot 25.4x100.

WEST END AV.—Jack Norworth, an actor, bought 624 West End av, a 4-sty and basement brownstone dwelling. The buyer was the tenant for a long time.

5TH AV.—Holzwasser & Co. sold to Solon Singer 1359 and 1361 5th av, two 5-sty flats, on a plot 50x100. The buyer resold 1361 to Isaac Huton for investment. Philip Steinman & Son were the brokers in both transactions.

Bronx.

169TH ST.—Heller & Sussman sold for D. Sarnoff to Abraham Halpin 622 and 624 East 169th st, a 5-sty tenement house, on a plot 55x100.

176TH ST.—Allen T. Murison sold for David J. Murphy to Henry Cleland the irregular plot, 30.16x71.65x25x88.52, in the north side of East 176th st, 90.47 ft. west of Aqueduct av.

182D ST.—John F. Bouillon sold for clients to a builder the southeast corner of East 182d st and Daly av, 200x130. An apartment house will be built on the plot.

189TH ST.—Smith & Phelps sold for the Keller estate the vacant plot 36x92, in the south side of 189th st, running through to 188th st, 100 ft. west of 3d av.

BARNES AV.—Albert Mamlock sold to Harold B. Elgar 3637 to 3641 and 3645 Barnes av, four 4-sty 2-family houses.

BOSTON RD.—Arthur Weyl & Co. sold for the Bronx County Construction Co. the southeast corner of Boston rd and 166th st, a 1-sty "taxpayer" business building, on a plot 106x98x irregular.

CRESTON AV.—The estate of Wm. Wicke sold through Carl Wicke the southeast corner of Creston av and East 193d st, a vacant plot of 10 lots. The buyer will improve the plot.

HUGHES AV.—Richard H. Scobie sold for Wilhelmina Radomskey 2236 Hughes av, a 4-sty double flat, on a plot 30x70.

LAFAYETTE AV.—S. Cowen sold to B. Wrarth the plot 100x100 on the north side of Lafayette av, 56 ft east of Faile st. The site will be improved with a 5-sty flat.

MARMION AV.—John W. Cornish Construction Co. sold 1822 Marmion av, a 2-sty frame dwelling.

MORRIS AV. Kurz & Uren, Inc., sold for Adelia Lankenau to a builder, for immediate improvement, the northeast corner of Morris av and 164th st, a vacant plot, 100x114.

NELSON AV.—Harold H. Harding sold for W. S. Patten and J. L. Van Sant the plot 75 x100 at the northeast corner of Nelson av and 166th st to the newly organized Woodycrest Methodist Episcopal Church Society, which now occupies a store on Ogden av. A church will be erected on the site just purchased.

PARK AV.—Chas. Schaeffer, Jr., Co. sold through Allen T. Murison and John J. Paulsen 4470 Park av, a 5-sty apartment house, on a plot 50x100. The buyer gave in part payment the vacant plot, 168x100x irregular, on the south side of Trattman av, 98 ft. east of Zerega av.

PARK AV.—Smith & Phelps sold for a client 4704 Park av, a 4-sty flat on a plot 37.6x100. It was an all cash sale.

TELLER AV.—Otto J. Schwarzler, who is erecting eleven 5-sty apartment houses, each on a plot 38.4x100, on the west side of Teller av, bet 166th and 167th sts, sold nine of the number to a New Jersey investor on the plans. The two corner houses remain unsold.

TINTON AV.—Mary Schaefer resold to a builder, for improvement, the 2-sty dwelling, on a plot 100x68, at the southwest corner of Tinton av and 166th st. An apartment house will be erected on the plot.

VYSE AV.—Caroline G. Flowers sold through Jas. J. Haggerty to Dunhill Thompson 1477 Vyse av, a detached frame dwelling, on a lot 25x100.

WHITLOCK AV.—Lawrence Nannay sold 868 Whitlock av, a 5-sty flat, on a plot 39x90.

WHITLOCK AV.—Slawson & Hobbs sold for the Lockwhit Co., Chas. W. Graham, president, 856 and 860 Whitlock av, two 5-sty tenement houses, each on a plot 39x90. The buy-

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Hon. Charles Putzel, Referee
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er gave in part payment the 8 lots and buildings running through from Mott av to Walton av, 201 ft. south of 144th st.

3D AV.—Smith & Phelps sold for the estate of Geo. Keller the northwest corner of 3d av and Lafayette pl, a 4-sty apartment house with stores, on a plot 40x101.

Brooklyn.

CLIFTON PL.—A. J. Waldron sold for Emma Drissler to Emma Hundt, 222 Clifton pl, a 3-sty and basement frame dwelling, on a lot 25x100.

GARFIELD PL.—Howard C. Pyle & Co. sold 313 Garfield pl, a 5-sty stone front dwelling for Andrew Meurer to a buyer, for occupancy, on a lot 25x75. The property has been held at $40,000.

PACIFIC ST.—John E. Henry, Jr., resold for the Pierrepont Engineering Co. to Chas. G. Reynolds, a builder, the old frame dwelling on a plot 90x114.5, in the south side of Pacific st, 200 ft east of Nostrand av. The buyer will raze the building and improve the entire plot.

PARK PL.—Harry M. Lewis sold for Jos. and Seymour Rosenberg to a builder, for improvement, the vacant plot, 55x131, in the north side of Park pl, 480 ft east of Classon av and adjoining the Park pl station of the Brighton Beach Elevated road. A 4-sty apartment house will be erected on the plot.

POLHEMUS PL.—E. T. Newman sold for a client to a buyer for occupancy the 3-sty and basement stone front dwelling at 29 Polhemus pl, on the Park Slope.

SACKETT ST.—August C. Barg sold to Mary Barg the northeast corner of Sackett and Hicks sts, a 4-sty brick flat, on a lot 20x75.

EAST 40TH ST.—T. Taft sold to P. J. Reynolds, 639 East 40th st, a frame 2-family house.

51ST ST.—Margaret Peterson sold 631 51st st, a 2-sty dwelling, to a buyer for occupancy.

52D ST.—Tutino & Cerny sold for Frank Taylor to a buyer, for occupancy, 525 52d st, a 2-sty and cellar brick 2-family house, on a lot 20x100.

66TH ST.—B. J. Sforza sold for Chas. Gahren the vacant plot, 40x100, in the north side of 66th st, 420 ft. east of 12th av.

79TH ST.—The Marloe Construction Co. sold, in 79th st, dwellings, as follows: No. 1947 to Robt. E. Linnert, No. 1949 to Robt. L. Shriner, No. 1951 to Wm. Turkes, No. 1953 to Fred Wahl, No. 1911 to H. Wilson, No. 1965 to J. Brandtmann, No. 1977 to K. Siebert, No. 1981 to J. Mangin and 1983 to N. T. Haul.

84TH ST.—The Marlowe Construction Co. sold, from the plans, to Jennie and Edward Winterbottom the two dwellings in course of construction in the south side of 84th st, 260 ft west of 23d av.

DE KALB AV.—The McCullough estate sold through Howard C. Pyle & Co. to a builder, for improvement, the plot 100x100, at the southwest corner of De Kalb and Grand avs, on which there has long stood an old frame dwelling. This structure will be razed and the plot will be improved with brick flats with stores, together with a motion picture house. It will form one of the notable improvements in this part of Brooklyn.

EASTERN PARKWAY.—Arthur H. Waterman, in conjunction with D. W. Hyland and Chas. Mulligan, sold for Herman Arpe to Arthur H. Selinger the plot of 8 lots on the south side of Eastern Parkway, 203 ft west of Schenectady av; also the plot of 5 lots on the north side of Eastern Parkway, 300 ft west of Schenectady av. The buyer will improve both plots with 4-sty apartment houses.

FLATBUSH MANOR.—C. E. Williams Realty Co. sold to the following persons the detached dwellings in the streets of Flatbush Manor indicated: to Mrs. Catharine Hodge, 1576 East 45th st; to Mrs. Christina Kempf, 1556 East 45th st; to Chas. Scriven, 1554 East 45th st; to G. W. Bantel, 1566 East 45th st; to August Anderson, 1564 East 45th st; to Archibald Arbuckle, 1574 East 45th st; to Mrs. Kate Corderman, 1544 East 46th st; to Wm. Bebenroth, 1538 East 46th st; to Mrs. Maude Springsteed, 1560 East 46th st; to Mrs. Elizabeth Wardley, 1568 East 46th st.

GRAVESEND AV.—B. J. Sforza sold for Fanny Palermo, 1533 Gravesend av, a 4-family house, on a lot 20x100.

JAMAICA AV.—Frank J. Magerle sold for Edith M. Kennedy to Wm. A. Ebisch, for occupancy, 672 Jamaica av, in the Cypress Hills section, a dwelling.

MYRTLE AV.—P. J. Reynolds sold to Margaret Sheehan, 1,268 to 1,272 Myrtle av, at the southwest corner of Cedar st, three 3-sty flats.

SARATOGA AV.—Isaac Levingson sold to the Burland Co. the vacant plot, 40x100, on the east side of Saratoga av, 95.7 ft north of Park pl.

2D AV.—Louis Burgert sold the northeast corner of 2d av and 54th st, a 2-sty flat with store.

7TH AV.—Hall & Cuttle sold for Morris Green & Co., 5117 and 5119 7th av, two 2-sty store buildings; also for L. Ciccotto, 5212 7th av, a 2-sty store building.

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Queens.

ARVERNE.—The Somerville Realty Co. sold at Somerville Park, Arverne: plot 50x100 on the south side of Bannister av to Jacob Jaffe; plot 60x100 on the east side of Remington av, south of Isabel av, to A. Castaldi; and a plot of 20 lots on the east side of Meredith av, between Amstel boulevard and Morris av to the Meredith Building Co.

LIBERTY HEIGHTS.—The C. E. Williams Realty Co. sold at Liberty Heights to Louis Boillon west side of Ferry st, 100 ft. north of Dalrymple av; to Robert and Bertha Luthman west side of Ferry st, 40 ft. north of Dalrymple av; to Stephen G. Hopper on Dalrymple av 97 ft. west of Ferry st, all detached dwellings.

LONG ISLAND CITY.—M. Lyons sold through Judson A. Harrington the vacant plot, 75x100, on the east side of Radde st, 214 ft north of Webster av, Long Island City.

LONG ISLAND CITY.—The Cross & Brown Co. sold for Thos. W. Busche a plot 75x186x irregular on the west side of William st, 90 ft. south of Henry st, Long Island City.

LONG ISLAND CITY.—Cross & Brown Co. sold for Lewis Brown the vacant plot, 90x120, at the southwest corner of William and Henry sts, Long Island City. The buyer will improve the plot.

LONG ISLAND CITY.—The Potter Avenue Construction Co., A. B. Gordee, president, sold to Vincent De Orio for investment a 3-sty 3-family house now being completed on the west side of Theodore st, 50 ft. north of Potter av, Long Island City.

Richmond.

BULLS HEAD.—Miss Isabell W. Bonner sold through Cornelius G. Kolff to Gerald Darsey the vacant plot, 175x200, on the east side of Old Stone rd, 1,000 ft south of Richmond av, Bulls Head.

CONCORD.—The St. George Realty & Construction Co. sold through Cuozzo & Gagliano Co. to Antonio Ribaudo lots 11 to 15, inclusive, block 4, Fingerboard terrace, Concord. The buyer will erect two dwellings on the property.

CONCORD.—Cuozzo & Gagliano Co. sold for Geo. Cuozzo to Emma C. Keil a lot, 25x100, at Concord, Staten Island. The buyer will erect on the lot a 3-sty brick flat with store, after plans by Jas. Whitford.

TOMPKINSVILLE.—Cornelius G. Kolff sold for a client to Mayer Rosenholz the plot of 5 lots on the west side of Sherman av, near 1st av, Tompkinsville.

Nearby Cities.

JERSEY CITY.—Meister & Co. sold for Chas. M. Tobyne to John Weber 4 and 8 Madison av, Jersey City, two eight-family brick apartment houses on a plot 75x100. The buyer gave in part payment a plot 50x100 at the southwest corner of Secaucus rd and Summit av, also 220 and 222 Summit av, West Hoboken.

JERSEY CITY.—Henry Byrne sold to Daniel J. Murphy 4 lots in the south side of Bishop st and 4 lots in the rear fronting in State st, near Cornelison av, Jersey City.

JERSEY CITY.—Frank A. Van Winkle sold to William P. Fitzpatrick 310 Summit av, Jersey City, a 2-family house on a lot 20x114.

NEWARK, N. J.—The Fidelity Trust Co., as executor of the estate of Philip N. Jackson, sold to Jos. H. Mayzel and Harry Kruvant the vacant plot at 42 and 44 Broad st, Newark.

NEWARK.—Feist & Feist sold for former Sheriff Geo. Virtue to Dr. Louis W. Biggs the southwest corner of Clinton av and Clinton pl, a detached dwelling, on a plot 100x150.

NEWARK.—The estate of Wm. H. Marcell sold through Feist & Feist to Dr. Edward H. Guthrie and Thos. Cummings the northwest corner of Marshall and Nevada sts, brick buildings, on a plot 27x85x irregular. A modern mercantile building will be erected on the site.

NEWARK.—Feist & Feist sold for Bernard Katz to Samuel Finkel and Benj. Sphenier, 510 and 512 Hunterdon st, a vacant plot on which the buyers will erect two 6-family apartment houses.

Rural and Surburban.

BAY SHORE, N. Y.—W. A. Schwab sold for Mrs. John R. Howell to I. Cohen, of Patchogue, a plot of ground, 62x189 ft, on Main st, Bay Shore, adjoining the property of C. J. Mills and extending back to a 15-foot right-of-way to Maple av. The buyer will improve the plot with a modern business building, and occupy it as a department store.

BRONXVILLE.—Henry F. Keil sold to Burke Stone Nos. 7, 9, 11 and 12 Maple st, Bronxville, four ten-room residences also a plot in Gramatan av, between Bronxville and Mount Vernon. The house at 12 Maple st has been resold to Henri Pauchney, manager of the Hotel Gramatan, at Bronxville.

HARTSDALE, N. Y.—Fisher & Marwin sold for a client to Arthur Myles a plot on the Colvin place, in the Greenacres section of Hartsdale. The buyer will erect a dwelling on the plot.

HASBROUCK HEIGHTS, N. J.—Samuel Kraft has sold for the Hasbrouck Park Land Co., at Hasbrouck Heights, to A. Hoch, a plot 50x125 on Longworth av; to O. Graham, a plot 50x100 on Longworth av; to Alexander Jones, a plot 75x125 on Williams av; to William C. McCarthy, a plot 100x119 on Terrace av; and to Harry Federstone, a plot 75x125 on Stanley av.

LAKE MAHOPAC, N. Y.—Edward Joyce sold for Ryder Bros. to C. P. Young a tract of 4 acres fronting on the west shore of Lake Mahopac.

LONG BEACH, L. I.—The Realty Associates sold to Mrs. Hertha Klug a plot of 4 lots adjoining the board walk at Long Beach. The Realty Associates will improve the plot for the buyer with a hotel which is to be ready for use June 1 next. The architect is Herbert J. Krapp.

MADISON, N. J.—The estate of Edward Rafter sold through the Cruikshank Co. the country estates of Mr. Rafter, at Madison, comprising 22 acres of land and a fine country house and outbuildings.

MT. VERNON, N. Y.—The corporation of the Chester Hill M. E. Church of Mount Vernon bought through Geo. W. Bard the dwelling at 164 Summit av, Mount Vernon, for use as a parsonage.

NEWPORT, R. I.—Rev. Roderick Terry bought from Jas. Alden Swan his country place, known as The Kedge, on Gibbs av, Newport. The buyer owns the adjoining property, known as Linden Gate.

NORTH MOUNTAIN, N. Y.—Rodney D. Chipp is the buyer of the 110 acre tract known as North Mountain, situated directly west of Upper Nyack, Rockland County.

OTISVILLE, N. Y.—Leander Brink sold through E. E. Slocum to S. T. Clulow his country estate of 27 acres, with buildings and residence at Otisville.

OSSINING, N. Y.—Angell & Co., in conjunction with Wm. H. Oliver, sold for a client to E. C. Auer a dwelling and 4 acres of land on the state road at Ossining.

PLAINFIELD, N. J.—Bryan L. Kennelly sold for the estate of Frank S. Neal 329 to 337 Front st, corner Central av, Plainfield, a 1-sty brick and iron building, containing several stores, and a 3-sty dwelling, on a plot 80x116 ft. The property was to have been sold by Mr. Kennelly at auction yesterday.

RIDGEFIELD, CONN.—Folsom Bros., Inc., sold for Garret W. Owens to Chas. A. Humiston his country estate of 25 acres, together with the dwelling and outbuildings, at Ridgefield.

SEWAREN, N. J.—Louis Schlesinger sold for Hannah Abell to the Kry Lyn Realty Co. of New York City the former country home of the late Commodore Abell, at Sewaren, comprising an acre of ground, with residence, garage, boathouse, and private dock, with water frontage on the Kill van Kull.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for Braddin Hamilton to R. Franks a tract of 5 acres on the dunes, at the foot of Cooper Neck la, Southampton, on which the buyer will erect a summer home; also, for Jas. L. Breese to Mrs. P. F. Collier, a tract of 5 acres on the north side of Chinnecock rd, Southampton, on which the buyer will erect a summer home for her own occupancy; also for Mrs. Minnie G. Burnett to John J. Stuber a plot on the north side of Toilsome la, Southampton.

THOMASTON, L. I.—G. Smith Stanton sold for a client to a New York physician the property comprising 90 acres and known as the John T. Wooley farm, near Lake Success, Thomaston.

WHITE PLAINS.—Angell & Co. and Edward M. West, Inc., sold for Clarence J. Hicks to H. Ross Clark his residence at 9 Ridgeview av, White Plains. Mr. Clark has been a resident of Plainfield, N. J.

RECENT BUYERS.

EDWARD E. HANNAN is the purchaser of Convent av and 151st st, sold by the Bruce estate.

MORRIS JACOBSON is the buyer of the dwelling at 55 West 113th st, the sale of which by the Tilmil Realty Co. is reported.

THE MISSES AIDA and Anna Lester, of Chicago, are the buyers of the dwelling at 20 West 71st st, the sale of which by Madeline Jackson through Pease and Elliman is reported. The Misses Lester are at present stopping at the Hotel Rector.

LEASES.

Manhattan.

VAN NORDEN & WILSON leased for I. S. & M. S. Korn to the Hallet & Davis Piano Co., for a term of 21 years, the 5-sty building at 8 East 42d st. The aggregate rental is slightly less than $300,000. On May 1 the lessees will have a modern 6-sty marble front building erected on the site. Messrs Korn also own 4 and 6, adjoining.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for clients the 11th and 12th floors at 112 to 116 Madison av to M. Goldman & Co.

EDWARD J. HOGAN leased to the Marconi Wireless Telegraph Co. of America for its executive offices, the south half of the 18th floor of the Woolworth Building, for a term of years.

AN INDICATION of the value of 125th st as a business thoroughfare is shown by a lease recorded during the week, whereby Henry Lankenau has leased for 5 years from May 1, 1913, the 2d and 3d floors in the building on the northwest corner of 7th av, store at 207 and the west store at 209 West 125th st at the rate of $20,000 a year. Mr. Lankenau occupies most of the property now as a cafe and bowling alleys.

CROSS & BROWN CO. leased the store and basement at 1659 Broadway to Meeley & Pressman and the store at 1930 Broadway to the Miller Rubber Co., both for a term of years.

THE CUOZZO & GAGLIANO CO. leased for Rubin Schlegman, to a client, the 6-sty double tenement at 312-312½ East 106th st, for a term of years, at an aggregate rental of $20,000.

JULIUS FRIEND-EDWARD M. LEWI CO. have leased the entire building at 336 6th av, for Samuel Bloom to Sidney A. Williams.

CAMMANN, VOORHEES & FLOYD leased the building at 176 Front st to Frederick H. Cone; the building at 92 Pearl st to Invader Oil Co.; the building at 276 Water st to Import Chemical Co.; building at 62 Vesey st for a term of 5 years to Bernard Kreizer Leasing Co.; store and basement at 171 Pearl st to Jose Suarez & Co.; store and basement at 3 Cedar st to William D. Barkley; store at 69 Centre st to J. Brause; store and basement at 163 Pearl st to Joseph Victori; store at 89 Murray st to C. I. & M. Dingfelder; lofts at 127 and 129 Water st to Diamond Glue Co. and Manuel Caragol & Co.; loft at 487 and 489 Greenwich st to Lahn & Simons; first loft at 42 Cliff st to Northam Warren.

ARTHUR H. COHEN leased in 601 and 603 Madison av the centre store and basement and the rear part of the second floor to D. E. Butler & Co. for a term of 10 years. The lessees have been located for 35 years at 398 4th av.

THE CROSS & BROWN CO. leased the building at 540 Madison av to Nicholas Martin, importer of antique furniture and decorations, for a term of years.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for Carl Ostreicher to the Star Electrical Co. the store at 487 6th av, for 5 years.

G. W. BARNEY leased to Kollisch & Wallach the store, basement and sub-basement at 45 Murray st; also to Haber Bros. the first loft at 369 Broadway; also to David Kaplor the 7th loft at 36 and 38 East 20th st; and for the Donchian Realty Co. the 2d loft at 876 and 878 Broadway.

BERG BROTHERS leased the 5-sty building at 476 to 482 Broadway for a long term of years at an annual rental of about $20,000.

DANIEL BIRDSALL & CO., leased to John Reyle half of a floor at 198 Broadway; to Charles Daniel space at 2 to 6 West 47th st; to R. Furst, the store and basement at 153 to 159 West 27th st; to H. Hauptman & Co. the 8th loft at 148 and 150 West 24th st; and, in conjunction with W. E. Mabie & Co., to Kapner & Co. the 4th loft at 34 East 12th st.

H. C. SENIOR & CO. leased to Drs. Joseph & Josmund offices at 2231 Broadway for Lucia Richsteadt; the 4-sty building at 159 West 64th st to Sarah F. Richards for Susan Heuston; 314 West 71st st to Major Van Cortlandt Anderson, and for William Colgate the 4-sty dwelling at 776 West End av to Mary F. Park.

E. S. WILLARD & CO., agents for the Kuhn-Loeb Building at 52 and 54 William st, report the following leases: To Millett, Roe & Hagen, bankers, the entire fourth floor; to the estate of Robert E. Westcott and the Exchange Buffet Corporation, the fifth floor, and to George Leask & Co. and Eyer & Co., bankers, the 6th floor.

O. D. & H. V. DIKE leased for a long term of years the 14th and 15th floors in the Candler Building to the Dentists' Supply Co. to be used as offices and salesrooms; also space on the 12th floor to the Lewen Engineering Co. and offices on the 19th floor to Dr. Augustus Walsh.

H. C. SENIOR & CO. leased for Alice F. Ward the 4-sty dwelling at 118 West 64th st for a term of years to Sarah J. Hart.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Caroline Fahnestock to D. Rait Richardson for 5 years the 4-sty dwelling at 30 East 51st st.

A. J. C. SCHMUCK leased to the Standard Statistics Bureau the 9th floor in 47 and 49 West st.

J. C. EINSTEIN CO., INC., leased a suite of offices in 1123 Broadway to the Stock Exchange house of A. J. Elias & Co. and space in 39-41 West 38th st to M. Chambers.

L. TANENBAUM, STRAUS & CO., INC., have leased for the trustees of the Roosevelt Hospital the 5-sty and basement building at 478 to 482 Broadway and 40 Crosby st for a long term of years to Berg Bros., who have been located on Lispenard st for the past 27 years.

EUGENE J. BUSHER leased for the American Real Estate Co. to the Lawyers' Title Insurance & Trust Co. the store in its building at 381 and 383 East 149th st. for a term of 6 years from May 1, 1912. The space will be used as the Bronx office of the title company, and it is right at the 149th st station of the subway.

M. & L. HESS leased for clients to Wm. H. Robinson the second loft in 115 and 117 East 23d st; to Geo. W. Germann the store and basement in 54 West 23d st; to the Carlton Motion Picture Laboratories the second loft in 138 11th av; to Weiss & Willheim the fifth loft in 154 East 23d st; to Grosch & Goldman the store and basement in 716 Broadway; to M. Berkenfelde the front half of the fifth loft in 53 West 24th st, and to Hesse & Co., J. H & M. Samuels and to the Lion Woolen Co. space in 49 to 53 West 21st st.

OGDEN & CLARKSON leased for clients the ninth loft at 158 and 160 West 29th st; one-half the store and the basement of 115 East 23d st; the sixth loft in 153 to 159 West 27th st; offices in the Hess building, at 4th av and 26th st; the first loft at 141 5th av; the seventh loft at 43 East 20th st; the building at 157 South st; and the store and basement at 66 Pearl st; the store, basement, seventh and ninth floors in 225 to 229 West 39th st; the store and basement at 1270 3d av; the building at 342 to 346 Washington st; the building at 214 West st; and the building at 50 Harrison st; also the store and basement at 939 6th av.

THE M. MORGENTHAU, JR., CO. leased the store and basement in 141 and 143 West 24th st to the Trappers and Shippers Co. and J. A. O'Neill & Co., furriers.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased a furnished apartment at 131 East 66th st to the Misses Williams; an apartment at 37 Madison av to August Belmont, Jr., and at 925 Park av, in conjunction with Payson McL. Merrill, to T. Douglas Robinson.

WILLIAM J. ROOME & CO., Inc., leased the store and basement at 120 Water st to Albert J. Roemer.

DOUGLAS L. ELLIMAN & CO. leased for Thomas Snell 326 Lexington av, a 4-sty dwelling, on a lot 19.7x75, to Dr. Cleveland Ferris; also for Thomas Snell, 328 Lexington av, a similar house, to the same tenant, for a term of years from the expiration of the above lease.

PEASE & ELLIMAN leased for a client to Mrs. Edgar H. Booth 40 East 53d st, a furnished dwelling, for the winter months.

THE LEE HOLSTEIN CONSTRUCTION CO. leased the first loft at 112 to 116 Madison av to Cobden & Co.

PEASE & ELLIMAN rented apartments at 969 Park av to Miss I. M. Cammann and at 144 East 56th st to Dr. John B. Curtis.

RALPH J. PRESTON leased for a term of 10 years two suites in the new 17-sty apartment house being erected by Bing & Bing at the northeast corner of Park av and 79th st. One suite, containing 17 rooms, will be occupied by Mr. Preston's sister-in-law, Miss Geraldine Thompson, and the other, a 7-room apartment, will be tenanted by Mr. Preston.

SOLOMON STERN leased to the Consolidated Gas Co. the 8th floor at 30 Irving pl, which completes the renting of the building. The yearly total rental of the structure is about $60,000.

THE VICTOR LEIR REALTY CO. and Morris S. Herman leased the store and basement, at 68 and 70 Grand st, for a term of 10 years, at an aggregate rental of about $30,000.

WALLACE & MEYERS and Lowenthal & Davis leased the dwelling 2111 Madison av to a Mrs. Jackson for a term of 10 years.

L. TANENBAUM, STRAUSS & CO. leased the store and basement at 465 and 467 Broome st to the Knit Goods Exchange for Carstein & Linnekin; the basement at 63 Bleecker st to Goldberg & Rosenfeld for a term of years, for Cammann, Voorhees & Floyd; the store and basement at 106 Prince st to Litt & Nelson, for a term of years the 4th loft at 661 Broadway to J. Stein & Co. for Moses Sahlein; the 1st loft at 25 Union Sq. to Louise Mfg. Co. for H. S. Ely & Co.; for Julius Lowenthal, 14,000 sq. ft. at 413 Broome st to various tenants; for Morris W. Levine, 20,000 sq. ft. at Nos. 40-42 West 17th st to various tenants.

THE CROSS & BROWN CO. leased the store at 1890 Broadway to Drouet & Page Co., and the store and basement at 1888 Broadway to the Garland Auto Co.

MOORE & WYCKOFF, as agents, leased, in the Passavant Building, 440 4th av, offices on the 13th floor to Guy W. Eskridge Co.; space on the 15th floor to the Eclipse Silk Mfg. Co., of Paterson, N. J.; and, the entire 11th floor to The Credit Clearing House.

GEO. R. READ & CO. leased for B. Crystal & Son the entire 10th floor in the building 47 and 49 West st to The Fidelity & Casualty Co. and Davis & Fitzgerald, for a term of years; also, for H. J. Scheuber the building 548 Greenwich st to Calvin Tompkins.

J. B. ENGLISH, in conjunction with Willard S. Burrows Co. leased for the Child's Restaurant Co. to J. Jong Man the entire upper part of the building 1551-1553 Broadway and 201 West 46th st for a term of years, at an aggregate rental of $158,000. The tenants will make extensive alterations and use the premises for a high class oriental restaurant.

N. BRIGHAM HALL AND WM. D. BLOODGOOD leased for Elwood O. Roessle, as agent, the top floor studio at 467 5th av to Mishkin, photographer; a similar studio at 463 5th av to Ira L. Hill; and the store and basement at 467 5th av, for a term of years, to Rich & Fisher, dealers in china and glassware.

Bronx.

PEASE & ELLIMAN leased for L. Napoleon Levy to Joseph Danerhirsch and Irving Latz, doing business as the Daner Co., of 263 8th av, the two east stores at 509½ and 511 Tremont av, for a term of years at an aggregate rental of over $20,000.

Brooklyn.

THE MONTGOMERY-WARD CO., the mail order house of Chicago and Kansas City, leased a large amount of space in the Bush Terminal Co.'s plant, in South Brooklyn. It is understood that the lease involves several floors in the largest structure in the development. Arthur Lynn, the sales manager of the leasing company, states that about 10,000 persons will be employed in the Eastern branch and that negotiations are pending for the establishment of another branch on the Pacific coast, probably at San Francisco.

THE BUSH TERMINAL CO. leased to the Sears Cross Co., manufacturers of speedometers, 10,500 sq. ft. in Model Loft Building 20, at the foot of 39th st, and to Newmark & Danziger, manufacturers of women's underwear, 12,000 sq. ft. in Building 6, at the foot of 34th st, Brooklyn.

WAVERLY AV.—H. W. Rozell & Son leased for the Slocum Amusement Co. to Henry Geismar the auditorium, 48x80, to be built of stucco, on the west side of Waverly av, 70 ft north of Myrtle av, for a term of 5 years.

Country.

LEWIS H. MAY CO. leased for A. S. Iserson to Mrs. B. L. Lindeman the boardwalk property at Long Beach, L. I., known as the Casino. The lessee is also proprietor of the Lindeman Hotel at Edgemere, L. I.

LEWIS H. MAY CO. leased, on the plans, to Mrs. B. S. Lindeman a large fireproof hotel, with every modern improvement, to be built at Long Beach, L. I., for all year use.

PAYSON McL. MERRILL has rented, from the plans, for the estate of Franklin B. Lord six houses with garages now in course of construction on West Broadway, between Cedarhurst and Woodmere, L. I. The houses are on plots of a little over an acre and will be ready for occupancy May 1. The lessees are Edson Lewis, William F. Ladd, Curtis G. Rand, Laurance B. Rand and Edward S. Mills. The same broker has also leased for Arthur F. Cosby to William C. Ivison the property on the corner of Keen la and Willow rd, Woodmere, L. I., and for Mrs. Henry L. Pierson to Frank L. Polk

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Leases, Country—(Continued).

for the coming season the property on the corner of Cedarhurst and Lakeview avs, Lawrence, L. I.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn has rented, for the summer season, at Southampton, for Mrs. Armande Kliesler her cottage on Shinnecock rd, to Willard S. Brown; for Mrs. L. C. Raymond Mallock her Ashton Moor, in First Neck la, to L. du Pont Irving; for George H. Fordham his new cottage on Shinnecock rd, to Howard Page; for James T. Kilbreth, his Daisyfields, on First Neck la, to Eben M. Byers; for Shepard K. de Forest his cottage on Ox Pasture rd, to Mrs. Herbert M. Harriman; for Mrs. Alexander L. Morton her cottage on Little Plains rd, to Mrs. George A. Crocker; for Judge Henry E. Howland his Storm Along in the Dunes to John F. Harris for a term of 5 summers, and for Mrs. H. A. Borrowe the Downs, in the Shinnecock Hills, to J. Hopkins Smith, Jr.

SCARSDALE, N. Y.—Angell & Co. have leased to Vincent T. Pisarria for a term of years the former residence of H. S. Ford, known as Fern Cliff, at Scarsdale.

REAL ESTATE NOTES.

FISHER & IRVING I. LEWINE and Isidor H. Kempner, who have been operating under various company names, have incorporated under the title of Lewine & Kempner.

The Lewis H. May Co. has removed to the Fraser building, at 18 West 27th st, where it will continue to specialize in Queens ocean-front property.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. have been appointed the agents of 39 and 41 West 55th st. The building will be ready for occupancy on or before October 1, 1913.

WALLACE & MEYERS and Lowenthal & Davis have formed a partnership under the title of Wallace & Meyers for the transaction of a general real estate business, with offices at 475 Lenox av.

WM. J. BENJAMIN CO. placed a loan of $240,000 at 4½ per cent. on the 5-sty mercantile building at 433-435 7th av and 168 West 34th st. The building is leased by the Riker-Hegeman Co.

The real estate business of James W. Kelly (Robert J. Kelly, proprietor), which has been established at 673 9th av, Manhattan, since 1864, has been merged with the business of Goodale, Perry & Dwight, Inc., at 1133 Broadway, the merger going into effect today.

JOHN CARLSEN, secretary-treasurer of the Alliance Realty Co., of 115 Broadway, and also of the Broad-Exchange Building, died at his residence, on Bainbridge av, Bedford Park, January 27, aged 70. Mr. Carlsen was born in Germany, came here when a boy and was for many years in the banking business before joining the Alliance Realty Co. He leaves one son. Mr. William H. Chesebrough, the president of the company, was away on a cruise at the time of Mr. Carlsen's death and burial.

SMITH & PHELPS placed a first mortgage loan of $15,000 on the plot, 100x235, on the east side of Valentine av, 100 ft. north of 187th st and running through to Tiebout av also a first mortgage of $9,000 on the 4-sty double flat at 990 Brook av; also a first mortgage of $6,500 on the 3-sty brick dwelling at 569 Mott av; also a first mortgage of $2,500 on the two lots in the north side of 205th st, 250 ft. east of the Grand Boulevard and Concourse; also mortgages aggregating $33,000 on the 5-sty apartment on the north side of 181st st, 95 ft. west of Bryant av.

TWO MORTGAGES aggregating $800,000 were secured last Thursday from the Metropolitan Life Insurance Co. on the Prince George Hotel at 9 to 15 East 27th st, the 12-sty building adjoining at 17 and 19, and the property at 16 to 20 East 28th st, which adjoins the 28th st end of the hotel. The mortgages are given by the Twenty-eighth Street Co., which holds title to the property. The 28th st realty, comprising three 4-sty buildings, was purchased last year by the company as a site for an addition to the hotel. In June plans for this addition were filed. They called for a structure 12 stories high of terra cotta, limestone and brick, on a plot 75x98.9. The cost of the improvement was placed at $450,000. The mortgage on the 27th st property covers a plot 143 ft. frontage. The loan is for 5 years at 6 per cent.

AT THE ANNUAL MEETING of the New Jersey-New York Real Estate Exchange held in Jersey City last week William A. Lambert, of Nutley, was re-elected president and Philip I. Hover, of Ridgewood, secretary and treasurer for the ensuing year. The following were elected governors: W. J. Shearer, Elizabeth; W. I. Scott, Orange; D. S. Goss, Rutherford; A. S. Corbin, Passaic; G. B. Corsa, Bound Brook; S. Hirschman, New York City; E. D. Paulin, Leonia; R. H. Walker, Hoboken; Frank Stevens, Jersey City; E. V. Magee, Hoboken; C. F. H. Johnson, Passaic; E. R. Holden, Westfield; J. W. Doolittle, El Mora; Joseph P. Day, New York; P. A. Gaddis, Jersey City; W. A. Lambert, Nutley; L. F. Menage, Rahway, and Philip I. Hover, Ridgewood.



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AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 31, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Cherry st, 306-8 (*), ns, 233.1 e Jefferson, 25x80, 5-sty bk tnt & str; due, $27,234.22; T&c, $1,253.46; Martin J Keogh, exr, &c. 20,000

*Cleveland pl, 19 (*), es, 192.3 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & strs; due, $5,075.07; T&c, $610; sub to two prior mtgs aggregating $28,000; Crescent Star Realty Co. 30,752

*Madison st, 352 (*), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & strs; due, $20,292.40; T&c, $1,077.75; Lawyers Mortgage Co. 20,000

*Suffolk st, 169 (*), ws, 126 s Houston, 24x100, 3-sty bk tnt & strs & 5-sty bk rear tnt; due, $19,615.99; T&c, $1,135.74; Pauline O Stern, trste. 20,700

*101ST st, 221 E (*), ns, 310 e 3 av, 25x100, 4-sty bk tnt; due, $10,795.51; T&c, $342.10; Jno M Bowers, exr. 10,000

*109TH st, 75 E (*), ns, 80 w Park av, 29.4x100.11, 5-sty bk tnt & strs; due, $3,018; T&c, $420.90; sub to pr mtg $21,000; F Albt Thomas. 23,806

*124TH st, 322 E (*), ss, 406.6 w 1 av, 18x100.11, 3-sty & b stn dwg; due, $7,815.03; T&c, $317.24; Sarah B Spies. 7,500

*226TH st (*), ss, 505 e Barnes av, 100x114, Wakefield; due, $3,413.02; T&c, $34.94; sub to four mtgs aggregating $10,000; Benj Eisler. 13,625

*Castle Hill av, nwc Chatterton av, see Chatterton av, nwc Castle Hill av.

*Chatterton av, nwc Castle Hill av, 80.1 x103.1; also ZEREGA AV, ws, whole front bet Watson av and Haviland av, 216.2x89.8 x216.2x89.10; also POWELL AV, ss, 279.1 w Castle Hill av, 99.10x48.10 to 177th, x 107.11x103.2, Unionport; partition; Wm E Buckley. 12,900

*Park av, 1261, es, 75.9 n 97th, 25.2x100, 5-sty bk tnt & strs; due, $23,977.02; T&c, $1,256.65; Henry Keale, party in int. 22,000

*Powell av, ss, 279.1 w Castle Hill av, see Chatterton av, nwc Castle Hill av.

*Saxe av (Leland av, 1310) (*), nec Old rd, 75.1x79.1x109.1, Van Nest; due, $9,730.79; T&c, $589.31; Louis M Ebling. 7,000

*Tinton av (*), ws, 117.8 s 160th, runs s 10.3xw110xs100.9xw50xn111.3xe160 to beg, vacant; due, $1,928.53; T&c, $260.26; Harry C Bryan. 500

*5TH av, 2144 (*), ws, 130 s 132d, 19.11x75, 4-sty & b stn dwg; due, $10,852.32; T&c, $765.11; Pauline Boettger. 10,000

BRYAN L. KENNELLY.

*Front st, 130, ns, 40.10 w Pine, 23.4x72.1 x22.10x73.6, 4-sty bk loft & str bldg; voluntary; bid in at $26,700.

*29TH st, 32-4 W, ss, 94.5 w Bway, 44x 98.9, 4-sty bk bldg with strs; trstes sale: David S Blair. 149,750

*89TH st, 111-5 W, ns, 200 w Col av, 75x 100.8, 3 5-sty & b bk & stn tnts; trstes sale; J L Taylor. 83,475

*89TH st, 117 W, ns, 275 w Col av, 75x 100.8, 5-sty & b bk & stn tnt; trstes sale; H G Bannon. 30,000

*90TH st, 114 W, ss, 200 w Col av, 26.6x 100.8, 5-sty & b bk & stn tnt; trstes sale; Wm H Minahan. 30,750

*90TH st, 116-8 W, ss, 226.6 w Col av, 53x 100.8, 2 5-sty & b bk & stn tnts; trstes sale; Jno M Hain. 61,500

*130TH st, 150 W (*), ss, 270 e 7 av, 18.4 x99.11, 3-sty & b stn dwg; due $12,688.68; T&c, $1,364.01; Sarah M Schieffelin et al trstes. 11,000

JAMES L. WELLS.

*229TH st E, nwc Paulding av, 95x114, Wakefield; due, $1,866.51; T&c, $544.16; Jos P Barona. 2,700

*Paulding av, nwc 229th, see 229th E, nwc Paulding av.

D. PHOENIX INGRAHAM.

*Lyon av, 2319, ns, 30 w Parker av, 25x 100, Westchester; due, $4,447.93; T&c, $440.85; Agnes Tringell. 5,150

HERBERT A. SHERMAN.

*Washington av, 2183 (*), ws, 125 s 182d, 50x145, 5-sty bk tnt due, $13,920.60; T&c, $1,167.90; sub to mtg $40,500; Prospect Investing Co. 49,500

HENRY BRADY.

*21ST st, 10-14 E, see Bway, 917-19.

*Amsterdam av, ws, 50 s 180th, 50x100, vacant; due, $20,631.98; T&c, $475.80; adj sine die.

*Broadway, 917-19, swc 21st (Nos 10-14 E), runs s48.2xw97.1xs46xw46xn92xe128.8 to beg, vacant; due, $482,448.60; T&c, $22,532.56; withdrawn.

*Vyse av, 1467 (*), ws, 100 n Jennings, 25x100, 3-sty fr tnt & strs; due, $5,847.20; T&c, $130.62; Alfd Howey. 4,500

JACOB H. MAYERS.

61ST st, 243 W (*), ns, 175 e West End av, 25x100.5, 5-sty bk tnt; due, $15,619.35; T&c, $638.27; Equitable Trust Co of N Y exr, &c. 11,000

Total	$638,108
Corresponding week, 1912	820,748
Jan. 1st, 1913, to date	4,430,242
Corresponding period 1912	3,782,256

Brooklyn.

The following are the sales that have taken place during the week ending Jan. 29, 1913, at the Brooklyn Salesrooms, 189 Montague Street:

WM. H. SMITH.

CRESCENT st, ws, 90 s Blake av, 124.5x127.5; Wm T Brice. $3,000

GLENADA pl, es, 50 s Decatur, 88.1x50; Wm Gremler. 25,000

GLENADA pl, es, 138.1 s Decatur, 88.1x103.3; Wm Gremler. 25,000

HART st (*), ns, 345 w Sumner av, 30x100; Johanna Bach. 14,500

HART st (*), ns, 375 w Sumner av, 30x100; Johanna Bach. 14,500

HEMLOCK st (*), nwc Belmont av, 23.3x97.2x94.4, gore; Jas A Flanagan. 90

JEROME st, es, 220 s Dumont av, 20x100; withdrawn.

McDONOUGH st, ns, 100 e Marcy av, 40x100; adj to Mar 3.

PARK pl, ss, intersec ses Eastern pkwy, 35.6x134.2x54.4xirreg; Isidore Gaster. 7,200

PARK pl, ns, 130 e Howard av, 45x127.9; also PARK pl, ns, 175 e Howard av, 45x127.9; also PARK pl, ns, 220 e Howard av, 45x127.9; also PARK pl, ns, 265 e Howard av, 45x127.9; also PARK pl, ns, 310 e Howard av, 45x127.9; also PARK pl, ns, 355 e Howard av, 45x127.9; Wm Gremler. 25,000

PARK pl, ns, 175 e Howard av, see Park pl, ns, 130 e Howard av.

PARK pl, ns, 220 e Howard av, see Park pl, ns, 130 e Howard av.

PARK pl, ns, 265 e Howard av, see Park pl, ns, 130 e Howard av.

Park pl, ns, 310 e Howard av, see Park pl, ns, 130 e Howard av.

PARK pl, ns, 355 e Howard av, see Park pl, ns, 130 e Howard av.

PINE st, es, 90 s Blake av, 287.4x127.5x203.8x100; Wm T Brice. 4,000

RODNEY st, nws, 100 ne S 3d, 40x61.11; withdrawn.

RODNEY st, ws, 160 n Ainslie, 20x60; Michl G Harden. 1,720

39TH st, ss, 40 w 10 av, 20x95.2; withdrawn.

BEDFORD av, es, 630 s Clarendon rd, 20x100; adj to Feb13.

FLATBUSH av (*), nes, 102 se Av D, 20x116.5; Thos D Miller. 8,500

FLUSHING av, ns, 249.7 e Bushwick av, 25x100.6x—x100.5; foreclos of tax lien; Harry Zirinsky. 1,700

FLUSHING av, ns, 274.7 e Bushwick av, 25x100.8x—x100.6; foreclos of tax lien; Harry Zirinsky. 1,825

HARRISON av, (*), nes, intersec nws Lorimer, 23x100; Jno Haydock. 9,000

OCEAN av (*), nwc Newkirk av, 91.5x60.7; Mtg Securities Co of N Y. 21,000

SCHENCK av (*), ws, 187.6 n Belmont av, 18.9x100; Otto E Reimer. 3,000

WM. P. RAE CO.

SULLIVAN st (*), ss, 80 w Dwight, 20x100; Albro J Newton. 500

E 8TH st (*), ws, 426.8 s Av E, 33.4x120.7; Kingsboro Realty Co. 6,000

56TH st (*), ss, 306.8 e 15 av, 33.4x100; Anna C Hull. 5,450

85TH st (*), sws, intersec ws 7 av, 29x113; Liens Purchase Co. 500

85TH st (*), ss, intersec es 7 av, 248.11x18.4x227.8x76.2; Liens Purchase Co. 1,400

ATLANTIC av (*), ss, 470 w Troy av, 15x100; Josephine Herod et al. 2,500

NOSTRAND av, ws, 720 n Av F, 31.2x109; A B Roberts. 5,000

5TH av (*), es, 75 s 12th, 75x97.10; Hugh V Monahan et al. 48,000

JAMES L. BRUMLEY.

JAY st, es, 70 n Johnson, 24x30; Jno S C Bailey. 3,500

OCEAN av, es, 264.11 n Av A or Albemarle rd, 72.1x240; withdrawn.

L. J. PHILLIPS & CO.

S 2D st (*), ns, bet Hooper & Union, —x— & being lot 27 blk 2413 sec 8; foreclos of tax lien; Tax Lien Co. 1,725

JOSEPH P. DAY.

SUTTER av (*), swc Milford, 40x90; Edw Taunay. 1,500

BRYAN L. KENNELLY.

DECATUR st (*), ns, 326 w Ralph av, 18x100; Horace Kingsbury. 4,000

CHARLES SHONGOOD.

W 15TH st, ws, 880 n Neptune av, 87x104.3; adj to Mar28.

UTICA av (*), es, 77.6 s Prospect pl, 19.8x90; Maximillian Mosson. 3,000

Total	$248,110
Corresponding week, 1912	$251,189

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

FEB. 4.

CLIFF st, 27, ws, 60.11 s Fulton, 26.1x164.7 to Ryders al x—x—, 4-sty bk loft bldg with 3-sty bk ext.

PRINCE st, 66, ss, 37.11 e Crosby, 20x53.11x19.6x53.8, 3-sty & b bk bldg with str.

RYDERS al, es, abt 60.11 s Fulton; see Cliff, 27.

11TH st, 212 E, ss, 183 e 3 av, 18x95, 4-sty bk & stn dwg.

35TH st, 233-5 W, ns, 361.1 w 7 av, 42x98.9, 2-4-sty bk tnts with str & 3-sty bk tnt in rear.

68TH st, 12 E, ss, 174.6 w Mad av, 20.6x100.5, 4-sty & b bk & stn dwg.

87TH st, 341 W, ns, 237 e Riverside dr, 20x100.8, 5-sty & b stn dwg with 3-sty bk ext.

8TH av, 286, es, 74 n 24th, 24.8x100, 4-sty & b bk tnt with str & 3-sty bk bldg in rear.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

FEB. 1 & 3.

No Legal Sales advertised for these days.

FEB. 4.

BROOME st, 457-9, ss, 50 w Mercer, runs s 95.9xw24.6xs ½ inch xw25.9xn95.10xe50.8 to beg, 6-sty bk loft & str bldg; Adeline I Latham—Arthur G F Moser et al; Merrill & Rogers (A), 100 Bway; Frank W Chambers (R); due, $82,892.05; T&c, $6,599.04; mtg recorded Feb19'09; Joseph P Day.

RUTHERFORD pl, 1, swc 17th (No 226), 20.3x94, 4-sty & b stn dwg, 2-sty ext—Howard Willets et al trstes—David D Jennings et al; Frank L Hall (A), 30 Broad; Rudolph A Seligmann (R); due, $32,139.92; T&c, $2,177.02; mtg recorded Jan8'07; Joseph P Day.

SPRING st, 157, nec W Bway (Nos 407-9), 25x75.3, 6-sty bk loft & str bldg; Chas B Prettyman—Wm R D'Ascoli et al; Edw S Clinch (A), 41 Park row; Meyer Auerbach (R); due, $23,494.66; T&c, $4.60; sub to first mtg $40,000; L J Phillips & Co.

17TH st, 226 E, see Rutherford pl, 1.

70TH st, 420 E, ss, 317 e 1 av, 21x100.5, 5-sty bk tnt; Herman Heinemann—Annie Lipps et al; Chas L Hoffman (A), 31 Nassau; Max Friedman (R); due, $13,952.20; T&c, $400; Saml Marx.

79TH st W, nec Riverside dr, see Riverside dr, 70.

120TH st, 110 E, ss, 131.8 e Park av, 20.10x100.10, 4-sty stn tnt; Emigrant Indust Savgs Bank—Chas W Bauschat et al; R & E J O'Gorman (A), 51 Chambers; Jno J Hynes (R); due, $5,065.70; T&c, $563.89; mtg recorded July 21 '1887; Henry Brady.

RIVERSIDE dr, 70, nec 79th, 17.4x66.10x17.2x69.8, 5-sty bk dwg; David Gutlohn—Edgar Lehman et al; Judson G Wells (A), 1 Union sq; Wm Klein (R); due, $16,396.60; T&c, $1,601.24; mtg recorded May12'10; Joseph P Day.

W BROADWAY, 407-9, see Spring, 157.

TWENTY-FIFTH ANNUAL STATEMENT

OF THE

American Real Estate Company

FOUNDED 1888

General Offices, 527 Fifth Avenue, New York City

Condensed Financial Statement at close of business, December 31st, 1912.

ASSETS

Rental Properties, comprising Office Buildings, Store and Business Buildings, Elevator Apartment Houses, Non-Elevator Apartment Houses, Theatre Building, etc.	$14,275,500.00
Completely Developed Land Properties, ready for sale in lot parcels for immediate building improvement	8,932,956.42
Land Properties now in process of development, and Land Properties undeveloped	1,396,538.10
New Houses ready for sale	67,817.29
Buildings in course of Construction, and Land therefor	249,268.36
Total Value of Real Estate and Improvements Owned	$24,922,080.17
Mortgages Receivable, including Accrued Interest to Date	1,384,627.82
Cash in Banks and in Offices	414,559.81
Due from Agents	19,422.40
Investments in other Companies	91,950.00
Bills Receivable, including Accrued Interest to Date	138,966.84
Accounts Receivable	84,914.42
Building Materials, Supplies and Equipment	25,259.07
Miscellaneous Assets	121,043.66
Total Assets	$27,202,824.19

LIABILITIES

Bonds and Certificates, with Interest Accrued to Date	$13,265,747.94
Real Estate Mortgages, including Interest Accrued to Date	11,570,922.10
Accounts Payable	25,071.36
Reserves for Final Payments on Completed Buildings, etc.	4,902.92
Miscellaneous Liabilities	147,374.37
Total	$25,014,018.69
Capital Stock	100,000.00
Surplus	2,088,805.50
Total	$27,202,824.19

Full detailed Statement certified to by Appraisers and Auditors will be mailed upon request.

DIRECTORS

EDWARD B. BOYNTON, President — HAROLD ROBERTS, Vice-President
WILLIAM B. HINCKLEY, Vice-President — FRANCIS H. SISSON, Secretary
RICHARD T. LINGLEY, Treasurer — AUSTIN L. BABCOCK, Ass't Treasurer

Manhattan and Bronx Advertised Legal Sales—Continued

INTERIOR lot, beginning at a point 76.11 n of 116th & 145 e Manhattan av, run e 26.1xx165x w25xs23.11, vacant; Jos Rosenzweig, Emma L Pinkney et al; Flock D W Storing (A), 99 Nassau; J Campbell Thompson (R); due, $548.81; T&c, $106.19; Herbert A Sherman.

FEB. 5.

116TH st, 328 W, ss, 141.8 e Riverside dr, 41.8 x100 S, 6-sty bk tnt; J Fred Ross Fulson Realty Co et al; Adolph & Henry Bloch (A), 99 Nassau; Jno H Rogan (R); due, $11,582.90; T&c, $850; sub to first mtg $15,000; Joseph P Day.

112TH st, 47 E, ns, 95 e Madison av, 25x100.11, 5-sty stn tnt & strs; Theo A Swan—Isaac Rosenwasser et al; Action 1; Schenck & Punnett (A), 19 Liberty; Alphonse G Koelbe (R); due, $20,657.26; T&c, $1,266.71; Henry Brady.

112TH st, 49 E, ns, 120 e Mad av, 25x100.11, 5-sty stn tnt & strs; same (A); same (R); due, $20,060.46; T&c, $1,266.71; Henry Brady.

137TH st, 358 E, ss, 306.6 w Willis av, 25x100, 4-sty bk tnt; Jno S Wilson—Doctor Herzl Assn et al; Jas C Higgins (A), 44 Wall; Jas S McDonogh (R); due, $15,324.74; T&c, $602.40; mtg recorded Mar28'06; Herbt A Sherman.

FEB. 6.

136TH st, 261 E, see 3 av, 2488.

215TH st, 741 E, ns, 352 w Barnes av, runs n164xw108xs94xse60xs66xe43 to beg; Wakefield; Michl Brennan et al—Mary Perillo et al; Jno R Halsey (A), 141 Bway; Roy M Robinson (R); due, $6,578.54; T&c, $280; mtg recorded June1'06; Joseph P Day.

S BOULEVARD, 1505, ws, 412.6 n Jennings, 37.6x100; 5-sty bk tnt & strs; Michl Fauser—Martha Realty Co et al; Robt S Patterson (A), 45 Bway; Lester Lazarus (R); due, $2,865.40; T&c, $932.66; sub to 1st mtg of $35,000; mtg recorded Feb19'10; Joseph P Day.

3D av, 2488, nec 136th (No 261), runs n26.5x e121.8 to Lincoln av (No 181), xs25xw130.5 to beg, 5-sty bk tnt & strs; Jno B Harrison et al exrs—Jas T Ferris et al; Stewart & Shearer (A), 45 Wall; Wm Klein (R); due, $27,301.32; T&c, $1,894.14; mtg recorded Nov27'06; Joseph P Day.

6TH av, 334, es, 40 s 21st, 20x73.9, 4-sty bk str, 2-sty ext; Mary I Hodge et al—Wm H McKimm et al; Harold Swain (A), 176 Bway; Henry M Stevenson (R); partition; Joseph P Day.

7TH av, 365-7, es, 46.5 n 30th, 41.11x75x42.3x 75, 4-sty bk tnt & str & 2 & 3-sty bk & fr tnt; Edw T Kennard exr—Kaywood Realty Co et al; Edgar Whitlock (A), 2 Rector; Chas Putzel (R); due, $126,083.98; T&c, $1,200; L J Phillips & Co.

FEB. 7.

100TH st, 307-9 E, ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & strs; Clara De Hirsch Home for Working Girls—Rose Cohen et al; Cary & Carroll (A), 59 Wall; Chas L Denks (R); due, $42,124.96; T&c, $1,947.76; mtg recorded Apr4 '06; Joseph P Day.

144TH st, 242-4, on map 242 W, ss, 400 e 8 av, 50x99.11, 6-sty bk tnt; Francis H Ross—Hunterdon Realty & Constn Co et al; Jno T E Vanderveer (A), 80 Bway; Chas A Putzel (R); due, $12,043.21; T&c, $1,235.03; sub to first mtg $42,000; mtg recorded Nov25'08; Herbert A Sherman.

181ST st, 667-9 E, ns, 41.2 e Belmont av, 50x 80.10, 2-3-sty bk tnts; Tommaso Giordano—Jno Violante et al; Edw F Moran (A), 51 Chambers; Theo M Riehle (R); due, $2,819.80; T&c, $1,030.98; sub two mtgs aggregating $11,000; mtg recorded Sept10'10; Joseph P. Day.

198TH st, 112 E, ss, 125 e Creston av, 25x98, 2-sty fr dwg; Wm H Birchall—Bessie Michaelson et al; Erison Howie (A), 128 Bway; Edw T Hiscox (R); due, $1,808.15; T&c, $83.50; mtg recorded June11'08; Joseph P Day.

227TH st, 810 E, ss, 105 e Barnes av, 25x 114, Wakefield; Isaac Varian—Martha M Schultz et al; C D Manville (A), 10 S 3 av, Mt Vernon, NY; Isidor Cohn (R); due, $3,343.21; T&c, $247.82; Joseph P Day.

FEB. 8 & 10.

No Legal Sales advertised for these days.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

FEB. 1.

No Legal Sales advertised for this day.

FEB. 3.

MANSFIELD pl, ws, 100 s Farragut rd, 50x 100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Montague; Wm J McArthur (R); Wm H Smith.

GATES av, ns, 425 w Ralph av, 25x100; East N Y Savgs & Loan Assn—Frank M Richardson et al; Walter L Durack (A), 215 Montague; Walter L Durack, Jr (R); Wm H Smith.

FEB. 4.

BERGEN st, ss, 424.6 w Rockaway av, 40x 127.9; Voletsky & Jarcho Inc—Worth Patterson Constn Co et al; Jos Schwartz (A), 353 Stone av; Wm W Wingate (R); Jas L Brumley.

ELLERY st, ss, 225 w Sumner av, 25x100; Oscar Ebling exr—Louisa Moossmann et al; Jno E Bullwinkel (A), 80 Maiden la, Manhattan; Wm P Hamilton (R); Wm H Smith.

MIDDAGH st, ns, 178 w Henry, 22.6x100.8; Emil T Palmenberg—Harrison Clark Jr et al; Sackett & Lang (A), 99 Nassau, Manhattan; Mortimer S Brown (R); Wm H Smith.

PARK pl, ss, 449.6 w Vanderbilt av, 26x131; Marie L Macauley—Eugenie M Brown et al; Cardozo & Nathan (A), 128 Bway, Manhattan; Eugene F O'Connor (R); Wm H Smith.

STERLING pl, nec Brooklyn av, 90x20; Dime Savgs Bank of Williamsburgh—Emma Hagedorn et al; Otto F Struse (A), 260 Bway; Edmund F Driggs (R); Wm H Smith.

1ST st, sec 5 av, 91.9x23; Wm J Hazelwood—Mary A McNamara et al; Chas A Clayton (A), 44 Court; Louis Karasik (R); Jas L Brumley.

W 6TH st, es, 620 n Av U, 20x120; Annie M Klock extrx—Haselton M Sloan et al; Henry J Davenport (A), 375 Pearl; Morton L Reed (R); Wm H Smith.

38TH st, ss, 280 w 13 av, 24x95.2; Geo L Nichols trste—Rose Minden et al; Harry L Thompson (A), 175 Remsen; Alex Sachs (R); Chas Shongood.

48TH st, ns, 230 w 3 av, 25x100.2; Wesley W Burden—Orient Development & Constn Co et al; Reed & Pallister (A), 280 Bway; Harris G Eames (R); Wm H Smith.

50TH st, ns, 301.7 w 6 av, 19.1x100.2; Mary Wallace—Jas D Bell et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Chas F Wilcox (R); Jas L Brumley.

53D st, nes, 140 nw 8 av, 20x100.2; Harriet T Dimon—M Silman Realty Co et al; Henry J Davenport (A), 375 Pearl; Louis E Euster (R); Wm H Smith.

NOSTRAND av, es, 50 s Park av, 25x80; Monash Eisig—Isaac Krulewitch et al; K C & M V McDonald (A), 189 Montague; Chas F Wilcox (R); Wm H Smith.

OCEAN pkwy, es, 100 n Ditmas av, 30x150; Julius C Drucklieb—Earl H Mayne et al; Louis O Van Doren (A), 35 Nassau, Manhattan; Eugene V Brewster (R); Wm H Smith.

FEB. 5.

DEAN st, ns, 220 e Nostrand av, 20x100; South Brooklyn Savgs Institution—Agnes I Maillie et al; Coombs & Whitney (A), 44 Court; Fredk A Drake (R); Wm H Smith.

PARKSIDE ter, ws, 135.5 n Parkside av, 20x 95.4; Merchants Co-operative Mtg Co—Louise Sinnott et al; Henry Weismann (A), 391 Fulton; Fredk A Drake (R); Chas Shongood.

PARKSIDE ter, ws, 95.5 n Parkside av, 20x 83.7; Louis Balz—Louise Sinnott et al; Action 1; Henry Weismann (A), 391 Fulton; Fredk A Drake (R); Chas Shongood.

19TH st, es, 141.5 n Vanderbilt, 17.2x80; H Frank Darrow—Pruzin Bldg Co et al; Jno F Stricker (A), 44 Court; Jno E Ruston (R); Wm H Smith.

CONEY ISLAND av, 1083; Lawyers Realty Co—Josie B Kyle et al; Philip S Dean (A), 160 Bway, Manhattan; Thos E Pearsall (R); Wm H Smith.

DUMONT av, sec Hendrix, 100x100; State Savgs Bank of the City of N Y—Emerson Land Improvement Co et al; Robt H Grimes (A), 14 Wall, Manhattan; Leon R Jacobs (R); Wm P Rae.

FEB. 6.

CARROLL st, sws, 80.6 nw 3 av, 20x73; Raffaello Lafemina—Giacomo Sorrentino et al; Clarence B Campbell (A), 189 Montague; Arthur M Milligan (R); Wm P Rae.

W 6TH st, es, 100 n Neptune av, 40x145.6; also NEPTUNE av, ns, intersec land of Prospect Park & Coney Island R R Co, 55.7x120.1; Wm UlmerBwy—Louisa Schulze et al; Robt E Moffett (A), 894 Bway; W Rossiter Redmond (R); Wm H Smith.

E 10TH st, ws, 172 n Av O, 36x100; South Bklyn Savgs Institution—Henry Heuchel et al; Henry M Bellinger, Jr, (A); Howard W Ameli (R); Wm P Rae.

E 15TH st, ws, 360 n Av P, 26.8x100; Leila T Chapman—Jno D Wood et al; Harry L Thompson (A), 175 Remsen; Chas W Philipbar (R); Wm H Smith.

E 18TH st, ws, 180 s Av J, 40x100; Sheriff's sale of all right, title, &c, which Jno S Tebbetts had on Mar16'12, or since; Chas B Law, Sheriff; Wm U Rae.

FEB. 7.

DEAN st, ss, 100 e Hoyt, 25x100; Title Guar & Trust Co—Jos Ehrich; Sheriff's sale of all right, title, &c, which defendant had on Oct7 '12, or since; Chas B Law, Sheriff; Wm P Rae.

ST JOHNS pl, ns, 100 w Albany av, 210x 112.9; Edw M Barlow—Classon Constn Co et al; Robt P Orr (A), 68 William, Manhattan; Wm H Griffin (R); Wm P Rae.

E 2D st, ws, 100 s Av N, 84.1x112xirreg; Geo H Ohnewald et al—Thos Boyle et al; Armstrong & Brown (A), 27 Cedar, Manhattan; Eugene Sherk (R); Jas L Brumley.

CONEY ISLAND av, es, 100 n Av J, 20x100; Albt Berry—Augusta M Lanksbury et al; Geo C Case (A), 189 Montague; Owen F Finnerty (R); Wm H Smith.

UNION av, es, 50 s Wither, 25x100; Guiseppe Calimano et al—Henrietta Rasoft et al; Bernhard Bloch (A), 44 Court; Edw L Collier (R); Chas Shongood.

FEB. 8.

58TH st, ns, 200 e 1 av, 60x100; Thos F Flinn—Harry A Hanbury; Wm H Good (A), 44 Court; Geo Johnston (R); receiver's sale, on the premises at 12 o'clock noon; George Johnston.

FEB. 9.

No Legal Sales advertised for this day.

Sixth Avenue Widening.

No objections to the plan to banish all projections beyond the building line on Sixth avenue, from 13th to 42d street, were advanced at the hearing before the Board of Estimate; so the resolution was passed.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN AND BRONX ORDERS SERVED.

Named Streets.

Allen st, 54 –Jos Spector C
Bleecker st, 154-68—D O Mills Est.....A-C
Broome st, 265-9—Saml Barkin.....A
Canal st, 244 –E F Boehman.....H
Center st, 114—Danl E Edgar Est.....C-D
Charlton st, 116—Alfred Geering .....C-G
Crosby st, 93—Herman B Reef.....H
Crosby st, 93—Est of Henry Miller.....H
Downing st, 24-8—Heubner & Escher.....C
Duane st, 205—C J Westervelt & Co.....H
Greenwich st, 552—Chas W Mead.....C
Greenwich st, 74—Jno C McMillan.....C
Greene st, 189-5—Davizia Lazarus & Co.....H
Greene st, 125-7—Hirsch Bros.....H
Houston st, 70-4—Louis Kraus & Co.....H
Leonard st, 48—Bates Bros Real Est Co.....D
St Marks pl, 6 Max Pfeller .....G-O
Worth st, 127—International Utramarine Works .....H

Numbered Streets.

14th st, 116-18 E—Aug Luchow...C-A-G-E-F-B
18th st, 154-8 W—Chas Hellmuth.....A-B
19th st, 206 E—Annie W Stern C
19th st, 52 E—Consolidated Gas Co.....C
27th st, 132-8 W—Grady Book Binding Co....G
27th st, 140-2 W—Jas McCreery Corpn.....B-C
33d st, 311 E Herbert Baum.....C
34th st, 527-31 W—Gen Electric Co....C-F-A
34th st, 465 W—Ella L Murphy Paddock....C
38th st, 105 W—Mrs L H Jerome.....F-B-H
40th st, 110-12 W—Bushman & Fox.....A
42d st, 26½ E—Wm M Fliess.....C
44th st, 216 W—Shubert Bros.....E
45th st, 502 W—Henry Schultz .....K
45th st, 16 E—Thomas B Hiddens.....
.....E-F-C-B-A-H-D
45th st, 16 W—Nathan Greenberg.....D
45th st, 16 W—Campbell & Burke.....D
45th st, 16 W—Madame Rotter.....D
45th st, 16 W—Madame Noel.....D
45th st, 16 W—H Strauss.....D
53d st, 447 W –Ruth A Wallace.....C
58th st, 205-7 E—Aaron Goodman.....C
59th st, 116 W Herbert M Baer.....A
62d st, 4 E—W Rosenberg .....B
68th st, 148 W—Henry A Collins, Jr.....C
70th st, 318 E—Jas Weil C
70th st, 320 E—Virginia Danziger.....C
70th st, 322 E—Virginia Danziger.....C
72d st, 250 W—Miss Margt Sweet.....C-F-E
75th st, 115-17 E—Ellen Sullivan C
80th st, 121 E—Nathan Hutoff.....C
82d st, 213-15 E—Central Turn Verein.....
.....C-E-F-A-C
85th st, 30 W –Witherbee Real Est Co.....C
87th st, 436 E Eliza Bossong.....C
89th st, 118-20 W –Rachel Rosenblum.....C
122d st, 247 E—Kreniruf Realty Co.....C
127th st, 72 E—L H Perlman.....K
150th st, 525 W—Bernard Loth C
152d st, 307-9 E—Alligero & Spallone Constn Co. C
153d st, 536-8 W—Loretta A Harrison.....C
169th st, 369 E—Paul Roth.....C

Named Avenues.

Bowery, 184—Koppel & Halperin.....C-G
Bowery, 184—Benj De Palma & Co.....C
Bowery, 184—Aug Barth C
Broadway, nec 42d st—Clinton & Russel ....A
Clay av, 1331—Mrs Annie Liss.....C
Crotona av, 2086—Mary Diamond.....C
Jerome av, 1573—Shairott & Thom.....L
Lenox av & 111th st—E L Winthrop Jr.....D
Park av, 1812-14—Wilmurt Realty Co.....C
Park av, 1952—Mrs Annie Fowler.....L
Madison av, 315—Wm M Fliess.....C
Madison av, 276—Eliz Billings.....C-A-B-F-G
Sedgwick av, 1305—Swedenborg Pig & Pub. Co. C
Tremont av, sec Arthur av—Chas. S. Clark..A
West Bway, 502—G B Podesta..D-C-B-E-G-F-H
West Broadway, 137-9—Geo Marcus.....C

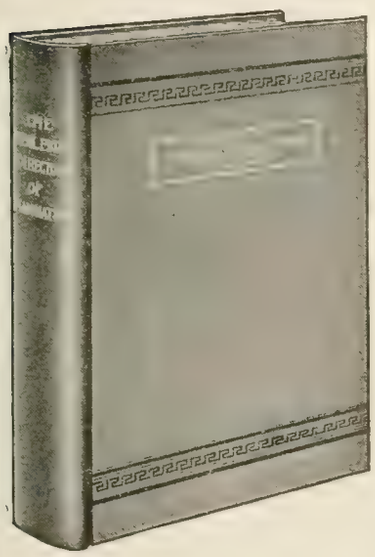
Numbered Avenues.

2d av, 218—N Y Eye & Ear Infirmary.....I
2d av, 380—Leo H Hirsch & Co.....H
3d av, 154—Henry Shephard C
3d av, 3856 Morris Osmansky.....G-C
4th av, 433—Morris Joelson.....C-A
4th av, 433 –Leo L Schwab.....Y
5th av, 139—Cecilia C d'Antigne..C-B-E-G-A-F

(Continued on page 254.)

Exclusive Feature

OF THE



Real Estate Directory

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Departmental Rulings. Continued from page 252.

5th av, 503—Walter J Salomon .....C-F
6th av, 183—Rhineland Real Est Co.....C
6th av, 244-6—Vincent Astor.....C
7th av, 231—Madison Sq Mortgage Co.....G-C
7th av, 700-10—Walter J Salomon.....B
8th av, 614—Louis Massucci C
9th & 10th avs & 59th st—Roosevelt Hospital.D

BROOKLYN ORDERS SERVED.

Named Streets.

Clymer st, 49-61—Chas Leffler Co.....E
Clymer st, 49-61—Est Geo Schneider.....E-G-C
Court st, 76—Felix Campbell Est.....C-M
Dwight st, 137—Peter M O'Neil.....C
Forrest st, 29—Benzion Sobin C
Fulton st, 1882—Isaac Karlson.....C-M
Henry st, 514—Carmela Celona .....M
Henry st, 512—Peter Chiglitte & Nicola Isolo.M
Jewell st, 129—G J Pelise.....M-C
Pacific st, 445—Theo Steinhaus.....G
Sackett st, 87—Salvatore Laure.....C
Sackett st, 87—Frank Mancione.....M-C
S Elliott pl, 66—Mrs Emma L Eckert.....C
Stanhope st, 451-3—Parochial School.....A-D
Sumner st, 114—Max Steckler.....M
Van Buren st, 513—Geo Horner.....M
Watkins st, 148—Abr Friedman.....C

Numbered Streets.

4th st, 104-14 S—Nedwill, Taylor & Co..A-F-H
4th st, 104-14 S—Interstate Elec Co.C-G-A-F-H
4th st, 104-14 S—Borgenichts Kornreich & Co. .....H-G-A-C-F
20th st, 88—Lambert Dickie.....C

Named Avenues.

Av H & E 16th st—Wm R Lusher.....C
Bedford av, 1410-14—Wm Duryea.....B
Belmont av, 395—Morris Wallerstein....C-G-A
Belmont av, 542—Jeremiah Ring.....M
Broadway, 71—Williamsburg Trust Co.....G
Central av, 455—Chas Schirmeister.....G
DeKalb av, 905—Max Bandler C
Flatbush av, 101—Valentine Francesco.....C
Graham av, 196—Est Geo Suttmier....A-C-G-E
Graham av, 196—Est of Geo Suttmier.....B-C
Grand av, 613—Felix Exposito.....G
Liberty av, 599—Abr Friedman .....M
New Utrecht av, 5914—Mrs Esther Morse..M-C
Pennsylvania av, 265—Lowenstein & Powell Realty Co. C
Pitkin av, 1776—David Bershadsky.....M
Railroad av & W 15th st—Antonio Peters...M
Rockaway Plank rd, 3864—Anton Garbe....C-G
Wyckoff av Baptist Church—Long Island Baptist Assn .....G-C

Numbered Avenues.

14th av, 5210—Jas Brenker.....M

QUEENS ORDERS SERVED.

Fulton st, 442 (Jamaica)—D S Wooley....G-C

Named Avenues.

Central av, 275-7 (Far Rockaway)—A Lewis Nebenzahl. .....M
Elm av, bet Onderdonk & Woodward avs—Parochial School .....A-D
Nicholas av, 282-4—Parochial School.....A-D

Numbered Avenues.

13th av, nr Grand av (L I City)—Catholic Parochial School .....D-A-C

East Tremont Taxpayers.

The East Tremont Taxpayers' Association have elected the following officers for the coming year: President, T. W. Muhlfeldt; first vice-president, Henry S. Gamp; second vice-president, Jacob Koehm; secretary, Charles A. Schrag; treasurer, Henry Boeschen; sergeant-at-arms, Samuel Klein; counsel, George M. Schultz. The trustees elected are John A. Steinmetz, Charles A. Forbach and J. Howe.

The members of the association and their friends anticipate spending an enjoyable evening at the annual banquet which is to be held on the night of February 4 next. In the past these have been most pleasant affairs and this year the banquet committee are working harder than ever in an effort to attain even greater success than in former years; accordingly, they have engaged the spacious banquet hall of the new Bronx Park Casino, at 182d street and Boston road, and also have invited a number of prominent speakers, who have signified their intention of being present.

Hudson River Pier Line.

Calvin Tomkins, Commissioner of Docks, recently sent a communication to the Board of Estimate relative to the resolutions adopted by the Board on January 16, requesting him to apply to the Secretary of War for modifications in the harbor lines on the North river, in the vicinity of 79th street, 96th street and 158th street. Regarding the modifications in the pierhead and bulkhead line between Dyckman street and the Harlem Ship Canal the Commissioner states that the plans of the New York Central & Hudson River Railroad Company submitted to the city involve the taking of certain property all the way out to the pierhead and bulkhead line. Inasmuch as the Commissioner has got to fully inform himself of the details of the negotiations with the railroad company the Board of Estimate has decided not to submit to the Secretary of War, at this time, the request for drawing in the bulkhead line in the premises.

Will Investigate Billboards.

Mayor Gaynor has appointed a commission of seven members to make an investigation of the use of billboards, sky-signs and similar advertising devices. The members of the commission are Robert Grier Cooke, Colonel Henry W. Sackett, Reginald Pelham Bolton, Edmund B. Wells, Ingalls Kimball, Albert S. Bard and Walter Stabler.

In a report made by the Commissioner of Accounts last August it was stated that there are 4,600 billboards in Manhattan, with an aggregate advertising space of 3,800,000 square feet, yielding an income of more than $1,000,000 a year. The commissioner recommended limiting billboards to seven feet, with exceptions when the entire construction is of metal.

ROEBLING STREET WIDENING.

Report of the Commissioners in Condemnation Proceedings.

The report of the commissioners in the condemnation proceedings in the case of the Roebling street widening was filed this week in the office of the Street Opening Bureau in Brooklyn. The report is signed by Arthur S. Somers, Samuel S. Whitehouse and George D. Beattys, and affects Roebling street, as widened, from Broadway to Division avenue; the Public Place, bounded by the easterly side of Roebling street, Division avenue, and Lee avenue; and Taylor street, as widened, from Lee to Bedford avenues. The total of the awards is $646,890.

The list of the awards follows:

ROEBLING STREET.

Owner.	Premises.	Award.
T. F. & I. C. Magner, 220 Broadway		$43,000
F. L. Noble, 206 South 8th st		21,000
F. L. Noble, 204 South 8th st		13,000
F. L. Noble, 202 South 8th st		1,500
F. Aumann, 320 Roebling st		7,700
Tompkins Realty League, 322 Roebling st		7,300
T. H. & E. Tippett, 324 Roebling st		6,250
A. D., E. M. and G. J. Allers executors,	203 South 9th st	15,000
Unknown, 201 South 9th st		11,000
M. C. Hedenkamp, 199 South 9th st		6,200
J. R. Howe, 188 South 9th st		11,250
Iroquois Club, 190 South 9th st		25,000
S. L. Hough, 344 & 346 Roebling st		18,500
L. E., F. M., W. B. and W. Baker, executors, 348 Roebling st		18,000
L. E., F. M., W. B. and W. Baker, executors, 350 Roebling st		17,750
J. Rosenthal and L. Newman, 181 Division ave.		12,000
J. Rosenthal and L. Newman, 179 Division ave.		7,900

PUBLIC PLACE.

P. A. Payne, 1 to 7 Lee ave		$15,000
H. J. Ubert, 9 Lee ave		9,000
M. Lang, 11 Lee ave		9,250
M. E. Halpin, 13 Lee ave		10,500
C. Suffir, 158 Division ave		7,000
A. E. Barson, 158½ Division ave		7,100
J. L. Marshall, 15 Lee ave		8,000
Unknown, 19 Lee ave		8,500
Equity Realty League, 160 Division ave.		7,200
A. A. Newman, 162 Division ave		8,600
F. Kirchner and H. Berman, 164 Division ave.		7,900
S. A. Kirk, Executor, 21 Lee ave		9,000
Unknown, 23 Lee ave		10,800
Unknown, 25 Lee ave		10,500
C. Payton, 27 Lee ave		20,500

TAYLOR STREET.

F. L. Schmidt, 20 Lee ave		$34,500
I. and J. Zimmerman, 22 Lee ave		12,000
C. M. Smith, 176 Taylor st		11,020
H. A. Barberie, 174 Taylor st		8,150
N. Segal, 172 Taylor st		11,150
F. W. Wichman, 170 Taylor st		8,520
L., R., B., Jr., and L. Holmes, 168 Taylor st		7,600
I. Katz, 166 Taylor st		10,700
M. Kavanagh, 164 Taylor st		8,650
M. Kavanagh, 162 Taylor st		8,500
M. Kavanagh, 160 Taylor st		8,225
M. Kavanagh, 158 Taylor st		8,625
N. S. Clement, Executor, 156 Taylor st.		10,600
S. C. Ormsby, 154 Taylor st		9,250
R. B. Schofield, 152 Taylor st		12,000
D. S. and H. C. Yeoman, 150 Taylor st.		9,600
M. E. and T. F. Burke, 148 Taylor st..		9,600
C. A. E. Krafft, 146 Taylor st		9,600
E. M. Parkinson, 144 Taylor st		9,600
H. A. Foshay, 142 Taylor st		9,600
C. Bonar, 507 Bedford ave		17,000
M. E. Cameron, 509 Bedford ave		11,500

Asst. Corporation Counsel Riegelmann says the owners whose property was seized by the city will receive their awards, with interest at the rate of 6 per cent., from the time of seizure, within three months.

Best Year Since Panic.

At the annual meeting of the New York Title Insurance Company the statement presented to the stockholders for the year ended December 31, 1912, showed the net profits to have been $216,667.31. This represented the best year the company has had since 1907. Against the net profits there were charged: Reserve for taxes, $3,500; reserve for special legal expense, $5,000; building improvements, $7,790.22. A dividend of 7 per cent., amounting to $140,000, was paid, leaving a surplus to be added to undivided profits of $60,377.09. The company's net profits show an increase of $45,427.32 over the year 1911 and an increase of $53,220.86 over the year 1910, taking into consideration the amounts reserved as stated. In past years these items have not been included in any reserve.

The directors decided that a substantial amount should be marked off from the company's plant, as the undivided profits shown upon the books would warrant this action.

Heretofore the plant has been carried at $538,493.93, which represents the original cost, with the exception of $50,000, which was marked off in 1907. While the plant is a most valuable asset in the conduct of the company's business, it has been deemed wise to carry it, for the present at least, at only $250,000, and there has been marked off $288,493.93, leaving the undivided profits as of this date $420,962.72.

The stockholders at the annual meeting elected Benjamin L. Allen, vice-president of the Columbia Knickerbocker Trust Company, a director to fill a vacancy, the remainder of the board being re-elected. Clinton R. James was re-elected president, John D. Crimmins, vice-president, Cyril H. Burdett, general manager, Frank L. Cooke, secretary, Gerhard Kuehne, treasurer and Chauncey H. Humphreys, assistant general manager and assistant secretary.

—By writ of certiorari the awarding of the contract for the construction of a filtration plant at Westermills, near New Brunswick, has been held up.

OBJECT OF TAX SOCIETY.

To Obtain Relief from Personal Property Taxation.

The twenty-second annual report of the New York Tax Reform Association, prepared by Secretary A. C. Pleydell, contains the interesting information that the association was organized in 1891 to obtain relief from the personal property tax. At that time all kinds of personal property, with a few exemptions, were liable to local assessment and taxation at full local rates. This liability was, of course, largely theoretical, as much property escaped the tax assessor, but such as was found bore an entirely disproportionate share of the public burdens.

The immediate cause of the organization of the association, says the report, was the introduction in the legislature of a listing bill by which it was sought to compel every person to submit a statement of his personal property under oath. The effort required to defeat this bill led to the feeling that continuous educational work on matters of taxation would be the best protection against similar attempts to enforce an unequal and unfair tax by such inquisitorial methods. The wisdom of this course has been justified by the results. As a direct consequence of the work carried on by this association a number of important modifications of the personal property tax have been secured, although in some instances the final steps were taken by the interests most directly affected.

Special Taxes Enacted.

Among these changes have been the substitution of the flat uniform rate on banks and trust companies in place of the former unequal burden of shareholders under the personal property assessment; the mortgage recording tax at the flat rate of ½% paid at the time of recording, with the exemption of mortgages from personal assessment; and the secured debt law, extending the theory and rate of the mortgage recording tax to bonds and mortgages of other states. The inheritance tax law has also been revised and the rates on large bequests increased. This tax has now become the largest single item of state revenue. The special franchise assessments, which are included in the real estate valuations, are in the nature of a return from a form of property or privilege which in many states is classed as personalty and which some states try ineffectively to reach by taxing bonds and shares in the hands of individuals.

Revenue from Special Taxes.

The total revenue, state and local, from the special taxes which have replaced personal assessments, is more than $14,000,000. This does not include the twelve million dollars from inheritance taxes, or the local tax receipts from special franchises, which amount to some ten million dollars. The highest assessment ever made in the state prior to these special taxes was eight hundred million dollars, which at $1.50 would yield only $12,000,000, or less than the present revenue from special taxes.

Corporation Taxes.

"The present system of taxing business corporations is unequal and arbitrary and should be thoroughly revised," says Secretary Pleydell. "The state tax on corporations is imposed by a law of which the courts have said: 'A very simple idea which might have been framed in very plain language has been obscured in a mass of verbiage.'

"This law, under which about forty thousand business corporations are taxed annually, is extremely and needlessly complicated. Few busines men understand it and lawyers are frequently puzzled by its provisions. A tax of this kind, paid by thousands of business corporations, many of them small, ought to be so simple that any officer of the corporation could make out the report and know exactly from its books what the tax ought to be and will be."

Woodside-Winfield Cut-Off.

Work will begin next spring on a large scale in the construction of the Woodside-Winfield cut-off. Some of the steel has already been ordered and the remainder will be ordered at the beginning of the year. A portion of the embankment work is already under way near the junction of the main line and North Shore divisions.

One of the features of this work will be the building of a massive steel bridge for carrying the six main line tracks over Queens boulevard, that will cost not far from $50,000. The line will be straightened, reducing the distance 500 feet and permitting a high rate of speed following the elimination of the Winfield curve.

The elimination of more grade crossings through Queens is on the program for next year. The work has been ordered by the Public Service Commission, the state having made the necessary appropriation for its portion of the expense. This will provide for carrying the main line tracks over Westland, Creed and Madison avenues, Hempstead, and Jamaica Plank road, First or Bennett street, all the way from the city line to Hollis. The cost is estimated at over $1,000,000.

Will Specialize in Hotels.

Pease & Elliman have established a hotel brokerage department, under the management of John R. Newell, who has had many years' experience in this line. Referring to this department of their business, the firm says:

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ALTERATIONS—Queens.

(Continued from page 270.)

RICHMOND HILL.—Atlantic av, n s, 75 w Stotthoff av, install new plumbing in dwelling; cost, $35; owner, H. F. Lindemen, Richmond Hill. Plan No. 78.

RICHMOND HILL.—Stotthoff av, e s, 134 n Scott st, install new plumbing in dwelling; cost, $85; owner, Geo. Lopper, premises. Plan No. 75.

RICHMOND HILL.—Stotthoff av, e s, 70 n Scott st, install new plumbing in dwelling; cost, $75; owner, E. W. Porter, premises. Plan No. 74.

RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, interior alterations to store and dwelling; cost, $20; owner, Wm. F. Neubeck, premises. Plan No. 70.

RIDGEWOOD.—Seneca av, No. 610, general interior alterations to store and tenement; cost, $1,200; owner, Adolph Huegg, 687 Napier av, Woodhaven; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 66.

RIDGEWOOD.—Halleck av, n e cor Anthon av, 1-sty frame extension, 20x37, on rear 2-sty store and dwelling, tin roof; cost, $1,500;; new plumbing; owner, North American Brewing Co., Hamburg and Green avs, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 67.

ROCKAWAY POINT.—200 e from the Westerly Point, erect post foundation for bath houses; cost, $900; owner, James Driscoll, Lenox av and 119th st, N. Y. C. Plan No. 68.

ROCKAWAY BEACH.—Boulevard, s s, 100 e Eldert av, 1-sty frame extension, 27x50, on side garage, tin roof; cost, $1,200; owner, A. Weiner, 445 Boulevard, Rockaway Beach; architect, P. Caplan, Rockaway Beach. Plan No. 79.

WOODHAVEN.—Grafton st, n s, 50 w Morris av, 1-sty frame extension, 15x6, on front 2-sty frame dwelling, tin roof; cost, $350; owner, Herman Dordlin, 183 Pitkin av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 93.

CREEDMORE.—Sheller av, s s, 175 n Rocky Hill rd, 2-sty frame extension, 40x100, on side and rear 2-sty dwelling, tar and gravel roof; cost, $400; owner, Jos. Poleski, Sheller av, Creedmore; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 111.

BAYSIDE.—1st st, w s, 300 s Crocheron av, install new plumbing in dwelling; cost, $100; owner, Jos. Stuchorski, on premises. Plan No. 98.

FAR ROCKAWAY.—Clark av, s s, 100 e Central av, 2-sty frame extension, 13x16, on rear 2-sty frame dwelling, shingle roof; cost, $1,100; owner, John J. Campbell, Cedarhurst, L. I.; architect, A. F. Ketchum, Lawrence, L. I. Plan No. 114.

FAR ROCKAWAY.—Leland av, w s, 375 n Remsen av, repair dwelling after fire damage; cost, $800; owner, Jos. Sebittino, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 124.

FLUSHING.—Main st, 20, install gas fixtures in dwelling; cost, $25; owner, Mr. Lathrop, on premises. Plan No. 108.

FLUSHING.—Congress av, 89, install new plumbing in dwelling; cost, $75; owner, J. King, on premises. Plan No. 115.

JAMAICA.—Union av, w s, 206 n Fulton st, 2-sty frame extension, 19x16, on rear fire house, tar and gravel roof; cost, $3,000; interior alterations; owner, City of New York, 157 East 67th st, N. Y. C.; architect, James P. Ruhil, same address. Plan No. 122.

JAMAICA.—Rockaway rd, s e cor South st, erect balcony on dwelling; cost, $50; owner, Samuel Lieverman, 159 Rockaway rd, Jamaica. Plan No. 113.

JAMAICA.—Cumberland st, s e cor Vine st, rebuild wall of boiler room; cost, $200; owner, Jamaica Water Supply Co., 375 Fulton st, Jamaica. Plan No. 99.

JAMAICA.—Rockaway rd, e s, 100 s Guinsberg pl, remove old and erect new store front; cost, $225; owners, Frank & Max Bernam, 59 Rockaway rd, Jamaica. Plan No. 106.

LONG ISLAND CITY.—Lawrence st, w s, 225 s Potter av, erect bath room extension and install new plumbing; cost, $425; owner, G. Dillman, 104 Lawrence st, L. I. City. Plan No. 117.

LONG ISLAND CITY.—Ely av, w s, 125 n Payntar av, slight repairs to factory; cost, $75; owner, A. McBride, White Plains, N. Y. Plan No. 109.

LONG ISLAND CITY.—Van Alst av, 261, erect new electric sign; cost, $35; owner, Jacob Ornstein, 327 East 66th st, N. Y. C. Plan No. 116.

LONG ISLAND CITY.—9th av, w s, 200 s Winthrop av, install new plumbing in dwelling; cost, $400; owner, Emil Jenks, on premises. Plan No. 120.

LONG ISLAND CITY.—Hobson av, e s, 328 s L. I. R. R. tracks, 1-sty steel extension, 112x78, on front furnace building, corrugated iron roof; cost, $30,000; owner, Nichols Copper Co., Laurel Hill, L. I.; architect, R. W. Boenig, Laurel Hill. Plan No. 123.

LONG ISLAND CITY.—11th av, 913, install new gas fixtures in dwelling; cost, $35; owner, Steinway & Sons, 109 East 14th st, N. Y. C. Plan No. 125.

LONG ISLAND CITY.—Jackson av, 274, install new gas fixtures in dwelling; cost, $125; owner, Daniel Nolan, on premises. Plan No. 118.

LONG ISLAND CITY.—13th st, n s, 225 e East av, 1-sty frame extension, 15x18, rear 1-sty factory, corrugated iron roof; cost, $250; owner, Damard Mfg. Co., on premises. Plan No. 97.

LONG ISLAND CITY.—Chestnut st, w s, 260 s Flushing av, 1-sty frame extension, 22x25, on rear shed, tar and gravel roof; cost, $85; owner, Silvia Palanta, 678 2d av, L. I. City. Plan No. 101.

LONG ISLAND CITY.—Nott av, n w cor Boulevard, 2½-sty brick extension, 20x46, on side factory, tin roof; cost, $2,400; owner, Defiance Button Co., on premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 102.

LONG ISLAND CITY.—Jackson av, n e cor Beebe av, 1-sty frame extension, 8x12, on rear dwelling; cost, $125; owner, J. J. Dolan, on premises. Plan No. 110.

MASPETH.—Hebbard av, n s, 100 w Malcom st, 1-sty frame extension, 13x50, on side 1-sty barn, tar and gravel roof; cost, $350; owner, S. W. Sammis, on premises. Plan No. 119.

MASPETH.—Grand st, s s, 300 e Columbia av, 1-sty frame extension, 20x30, on rear 2-sty store and dwelling, gravel roof; cost, $600; owner, H. Hand & Kerlen, Grand st, Maspeth; architect, Albert H. Stines, Maspeth. Plan No. 105.

MASPETH.—Maspeth av, n s, 150 e Clermont av, 2-sty frame extension, 22x19, on front 2-sty frame dwelling, tin roof; cost, $1,000; owner, John O'Mara, Maspeth av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 107.

RICHMOND HILL.—Grand av, e s, 675 s University pl, 2-sty frame extension, 14x18, shingle roof, 2-sty dwelling; cost, $300; owner, Lillie A. Vierling, 1123 Grand av, Richmond Hill. Plan No. 100.

RIDGEWOOD.—Onderdonk av, 563, erect new store front on tenement; cost, $200; owner, Jos. Schoor, on premises. Plan No. 121.

ROCKAWAY BEACH.—Washington av, n s, 100 w 7th av, erect new dormer window on rear dwelling; cost, $100; owner, A. Oldrina, on premises. Plan No. 103.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard, erect new brick foundation under dwelling; cost, $200; owner, M. Blau, on premises. Plan No. 104.

ST. ALBANS.—Claire av, w s, 325 s Banks av, 2-sty frame extension, 20x6, on rear 1½-sty dwelling, roof to be raised t oprovide story, interior alterations; cost, $1,100; owner, Ferdinand E. Fuchs, Hammond av, St. Albans; architect, Robt. Kurz, 324 Fulton st, Jamaica. Plan No. 112.

Richmond.

MAPLE AV, s s, 200 Center st, Rosebank, alter brick creamery; cost, $900; owner, Bachman Beck Brewing Co., Rosebank; builder, W. S. Lee, Rosebank. Plan No. 20.

SUMNER AV, s s, 240 n w Watchogue rd, Graniteville, addition to frame dwelling; cost, $400; owner, Salvador Aille, Port Richmond; architect, F. H. Skerrett, Port Richmond; architect builds. Plan No. 21.

TOMPKINS AV, e s, 100 s Lyman av, Ft. Wadsworth, addition to frame boarding house; cost, $450; owner, Jos. Coniglio, Ft. Wadsworth; owner builds. Plan No. 19.

NEW RAILROAD STATION.

Long Island Railroad to Build Near Steinway Tunnel Entrance.

In order to meet the traffic demands that will be put upon it when the Steinway tunnel is in operation, the Long Island Railroad Company is having plans prepared for the erection of a railroad station at Van Alst avenue and 4th street, Long Island City, near the entrance to the tunnel. Connection with this projected station will be by way of Woodside, which point connects not only with the North Shore division but with the entire Long Island Railroad system. The new Long Island City station will afford not only easy communication with the Grand Central Station in Manhattan, but it will afford direct access with the tunnels leading to New Jersey and uptown and downtown Manhattan.

The Long Island Railroad Company is also planning to connect its system with the proposed new market in Long Island City.

For a Brooklyn Crosstown "L."

The Crosstown Rapid Transit Committee of Brooklyn and Queens favors the proposed crosstown elevated line from the Brighton Beach road at Fulton street to the Queensboro Bridge Plaza, via Greenpoint, as embodied in the proposed form of elevated extension certificates prepared by the Public Service Commission for the Brooklyn Rapid Transit Company.

This line the Brooklyn Rapid Transit Company offers to build at its own expense so as to avoid Franklin avenue entirely and over a private right of way through the restricted section between Fulton street and Lexington avenue.

As to the contention that elevated lines destroy property values, the committee submits a comparison of values along streets where existing elevated lines run in Brooklyn with values along corresponding stretches of the next parallel streets. This table in which the names of streets having elevated lines are given in capitals makes the following showing in assessed valuations for 1912:

FULTON STREET, from Bedford avenue to Van Sinderin avenue, $7,881,519; Herkimer street, from Bedford avenue to Van Sinderin avenue, $6,721,475.

BROADWAY, from Arion place to Conway street, $14,102,050; Bushwick avenue, from Arion place to Conway street, $6,570,600.

MYRTLE AVENUE, from Cumberland street to Sumner avenue, $6,050,925.

Park avenue, from Cumberland street to Sumner avenue, $4,375,925.

WILLOUGHBY AVENUE, from Cumberland street to Sumner avenue, $4,866,600.

"The only case in Brooklyn," says the committee, "where a comparison of this kind is unfavorable of the elevated, is that of Lexington avenue, from Grand avenue to Broadway, where the assessed valuation for 1912 is $4,286,100 as against $7,004,200 for Greene avenue and $6,629,930 for Quincy street within the same limits.

ATTACHMENTS.

Manhattan and Bronx.

JAN. 23.

Clarke, Ralph L; Chalmers Dale; $10,000; F H Rees.

JAN. 24.

No Attachments filed this day.

JAN. 25.

Packers Motor Truck Co; Colonial Mantel & Refrigerator Co; $3,043; J A Seidman.

The Healy Box Co, Ltd; Henry B Gaylez; $2,-300; H J Mayer.

JAN. 27.

Mothenette Corpn; W Drumond Maxwell; $20,-000; Tausch & Hamilton.

JAN. 28.

General Railways Equipment Co; Matthew R Senter; $637.87; Gay & Goddard.

U S Electric Co; same; $7,775.24; same.

Hartman, Herman; David R Stirratt; $790.36; W H Ostrander.

JAN. 29.

Italiana Ins Co; Frank L Randall; $1,841.04; W Badger, Jr.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JAN. 24, 25, 27, 28, 29 AND 30.

Fassler Iron Works. 442 E 10th..Fairbanks Co. Machinery 363

Flavius Impt Co. Lorillard pl, ws, 47 s 188th ..S. Weinstein. Fixtures. 240

Independent Biscuit Co. 212 E 6th..Fairbanks Co. Machinery. 774.80

Kramer Contracting Co. 142d st, ss, 250 w Lenox av, —x—..Otis Elevator Co. Elevators. 2,700

Same. 142d st, ss, 250 e 7th av, —x—..Same. Elevator. 2,700

Nora Constn Co. Washington av, nec Fletcher pl, —x—..Hudson Mantel & Mirror Co. Refrigerators. 144.50

Silverman, Arthur E. 96th st, ns, 100 e Madison av, —x—..A B See Electric Elevator Co. Elevator. Renewal 1,968.75

Trapp & Kuehnle. 50 Cliff..Fairbanks Co. Machinery. 210

Wolins (L) Contracting Co. 110 W 17th..A B See Elevator Co. Elevator. 2,900

Zingales (G) Co. Prospect av, ws, — n 181st st, —x—..Hudson Mantel & Mirror Co. Ice Boxes. 480

Same. Crotona av, es, bet 181st & 182d.. Same. Mantels. 320

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 23, 24, 25, 27, 28 & 29.

Angelo Constn Co. Alabama av nr Blake av ..Colonial Mantel & Refrigerator Co. Mantels. $432

Hayes, P. 261 Hillside av..West End Gas Fix Co. Gas Fix. 310

Otto Singer Bldg Co. Lincoln pl nr Franklin av..Wm H Curtin Mfg Co. Ranges. 6,500

Rosenstein, I J. 589 3d..Popkin Gas Fix Co. Gas Fix. 425

Troy-Pacific (Inc). Pacific st cor Troy av.. Popkin Gas Fix Co. Gas Fix. 350

ORDERS.

Borough of Brooklyn.

JAN. 25.

ATLANTIC av, swc Warwick, —x—; Wittmann Constn Co on Robt Ward & Son to pay Fiske & Co. 170.00

SAME prop; same on same to pay same. 170.00

SAME prop; same on same to pay same. 175.00

JAN. 27.

WEST st, es, 200 n Av C, 270x100; Dominick Cervadora on Jas Moore to pay Antonio Cervadora. 225.00

JAN. 29.

SNEDIKER av, ws, 100 s Blake av, 50x100; Hyman Sulsky on N Y Mtg & Security Co or Snedeker Constn Co to pay Clara Weiss. 1,600.00

Exodus from Manhattan.

One of the things of the future the average real estate man sees is an exodus of people from the tenement district on the lower East Side, the tide to take a direction toward the quickly reached sections of Queens and Brooklyn.—Merchants' Association Bulletin.

Why the "future" and not of the present and past? Is it not the same old unending movement of population that has been going on for generations, ever since Williamsburgh, Hunters Point, Long Island City, Astoria, East New York, Ridgewood, Brownsville and the rest were detached settlements? Yes, the people of the tenements of the lower East Side are always migrating, and always the voids they leave are quickly filled. Manhattan is like an overflowing fountain, whence the life-giving waters come for the whole Metropolitan district.

MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON FEB. 4, AT 8.10 P. M.

VAN CORTLANDT AV, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT AV, bet Albany rd and Sedgwick av; and in SEDGWICK AV, bet Giles pl and Mosholu Parkway South; and in BAILEY AV, bet Van Cortlandt av and Van Cortladnt Park South; and in VAN CORTLANDT PARK SOUTH, bet Van Cortlandt av and Mosholu Parkway South; and in MOSHOLU PARKWAY SOUTH, bet Sedgwick av and Van Cortlandt Park South; and in DICKINSON PL, bet Sedgwick av and Van Cortlandt Park South; and in SAXON AV, bet Van Cortlandt Park South and Sedgwick av; and in NORMAN AV, bet Van Cortlandt Park South and Sedgwick av; and in GOUVERNEUR av, bet Van Cortlandt Park South and Sedgwick av; and in BAILEY AV, bet Van Cortlandt av and a point about 220 ft. north of West 238th st; and in CANNON PL, bet Bailey av and the summit south therefrom; and in the DRAINAGE STREET west of Van Cortlandt av, bet Albany rd and Bailey av; and in GALE PL, bet Bailey av and Van Cortlandt Park South; and in STEVENSON PL, bet Sedgwick av and Van Cortlandt av, together with all work incidental thereto.

3D AV AND ST. PAUL'S PL.—To repair sidewalk at the northwest corner (No. 3739 3d av).

WEST 239TH ST.—Acquiring title to the lands necessary for opening WEST 239TH ST, from Review pl to Putnam Av West.

VAN CORTLANDT PARK SOUTH, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT PARK SOUTH, bet Broadway and Albany rd; and in ALBANY RD, bet Van Cortlandt Park South and West 238th st; and in PUTNAM AV EAST, bet Van Cortlandt Park South and West 238th st; and in West 238TH ST, bet Putnam Av East and Albany rd, together with all work incidental thereto.

WEST 238TH ST, ETC.—Constructing sewers and appurtenances in WEST 238TH ST, bet Broadway and Putnam Av West; and in REVIEW PL, bet West 238th st and Van Cortlandt Park South, together with all work incidental thereto.

WEST 239TH ST.—Constructing sewers and appurtenances in WEST 239TH ST, bet Review pl and Putnam Av West; and in PUTNAM AV WEST, bet Van Cortlandt Park South and West 238th st, together with all work incidental thereto.

BAILEY AV, ETC.—For constructing sewers and appurtenances in BAILEY AV, bet West 238th st and a point about 220 ft. north therefrom; and in CANNON PL, bet West 238th st and the summit south of Bailey av; and in WEST 238TH ST, bet Cannon pl and Sedgwick av, together with all work incidental thereto.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON FEB. 4, AT 8.30 P. M.

SENECA AV.—Regulating, regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks in and paving with granite blocks on a sand foundation (preliminary pavement) the roadway of SENECA AV, from Hunts Point av to 100 ft. east of Edgewater rd, together with all work incidental thereto.

BECK ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement), the roadway of BECK ST, from a point about 10 ft. north of Leggett av to a point about 35 ft. north of Leggett av, setting curb where necessary, together with all work incidental thereto.

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON FEB. 4, AT 8.20 P. M.

TAYLOR AV, ETC.—For constructing sewers and appurtenances in TAYLOR AV, bet Wood av and Walker av; and in ARCHER AV, bet Theriot av and Beach av; and in GUERLAIN PL bet Leland av and Beach av; and in WALKER AV, bet Taylor av and Commonwealth av; and in WALKER AV (both sides), bet Taylor av and Leland av; and in THERIOT AV, bet Walker av and the summit south of Guerlain pl; and in BEACH AV, bet Walker av and Guerlain pl; and in ST. LAWRENCE AV, bet Walker av and the summit south of Walker av, together with all work incidental thereto.

VIRGINIA AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in VIRGINIA AV, from the public place at the intersection of Westchester av and 177th st to Ludlow av, together with all work incidental thereto.

POWELL AV, ETC.—Constructing sewers and appurtenances in POWELL AV, bet Pugsley av and Virginia av; and in VIRGINIA AV, bet Powell av and Westchester av; and in GLEASON AV, bet Pugsley av and Virginia av; and in ELLIS AV, bet Pugsley av and Virginia av; and in NEWBOLD AV, bet Tremont av and Virginia av, together with all work incidental thereto.

CLASONS POINT RD, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of CLASONS POINT RD, exclusive of the area bet the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary pavement) the area within the rails of said railway, from Westchester av to the East River, adjusting curb where necessary, together with all work incidental thereto.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON FEB. 7, AT 2 P. M.

PACKARD ST.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in PACKARD ST, from Middleberg av to Borden av, 1st and 2d Wards.

BORDEN AV.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in BORDEN AV, from Bradley av to Laurel Hill boulevard (Shell rd), 1st and 2d Wards.

5TH ST.—Regulating, grading, curbing, laying sidewalks and crosswalks where not already laid, and repairing roadway with granite blocks in 5TH ST, from Woodside av to Riker av, 2d Ward.

MADISON ST.—Regulating, grading, curbing, laying sidewalks and crosswalks, and all work incidental thereto, in MADISON ST, from Brooklyn Borough line to Forest av, 2d Ward.

MADISON ST.—Regulating, grading, curbing, laying sidewalks where not in good condition, and all work incidental thereto, in MADISON ST, from Woodward av to Forest av, 2d Ward.

NORMAN ST.—Regulating and paving with sheet asphalt on concrete foundation NORMAN ST, from Wyckoff av to Cypress av, 2d Ward.

HOPKINS AV.—Regulating, grading, curbing, laying sidewalks and paving with asphalt blocks on concrete foundation HOPKINS AV, from Grand av to Main st, 1st Ward.

PERRY AV.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in PERRY AV, from Mueller st to Rust st, 2d Ward.

MOUNT OLIVET CEMETERY.—To compel property owners in Mount Olive av, Fresh Pond rd and Pacific st to fill in pond of stagnant water, etc., 2d Ward.

HARRIS AV.—Regulating, paving with improved granite block with bituminous grouted joints, on a concrete foundation, and all work incidental thereto in HARRIS AV, from Vernon av to Cresent st and from Prospect st to Jackson av, 1st Ward.

11TH AV.—Regulating, paving with asphalt blocks on concrete foundation and all work incidental thereto in 11TH AV, from Potter av to Ditmars av, 1st Ward.

CORNELIA ST.—Regulating, grading, curbing, laying sidewalks and crosswalks where not already laid to grade and in good condition, and all work incidental thereto in CORNELIA ST, from Forest av to Anthon av, 2d Ward.

PUTNAM AV.—Regulating, grading, curbing, laying sidewalks, where not already laid and in good condition, and paving with sheet asphalt on concrete foundation, and all work incidental thereto, in PUTNAM AV, from Woodward av to Forest av, 2d Ward.

5TH ST.—Regulating, grading, curbing and laying sidewalks, where not already laid and in good condition, and repaving roadway with granite blocks, and all work incidental thereto, in 5TH ST, from Woodside av to Riker av, and from Riker av to Jackson av, 2d Ward.

STARR ST.—Regulating, paving with vitrified brick, on a concrete foundation, and all work incidental thereto, in STARR ST, from Brooklyn Borough line to Woodward av, 2d Ward.

ANABLE ST.—Regulating, grading, curbing, laying sidewalks and crosswalks, and all work incidental thereto, in ANABLE ST, from Van Dam st to New Calvary Cemetery, 1st and 2d Wards.

BEAVER ST.—Eliminating BEAVER ST, from the west side of Starr st to the southwest side of Borden av, 1st Ward.

GROVER ST.—To legally open GROVER ST, from Woodward av to Traffic st, 2d Ward.

HARRIS AV.—To construct receiving basins and appurtenances on HARRIS AV, at the northeast and northwest corners of HANCOCK ST, the northeast and northwest corners of the BOULEVARD, the northeast corner of SHERMAN ST, and the northeast and southeast corners of MARION ST, 1st Ward.

PAYNTAR AV.—To lay house connecting drain (where not already laid) in PAYNTAR AV, from Sherman st to Cresent st, and constructing receiving basin at VAN ALST AV and MARION ST, 1st Ward.

PIERCE AV.—To construct a sewer and appurtenances in PIERCE AV, from 3d av to 4th av, 1st Ward.

ANTHON AV.—To construct a sewer and appurtenances in ANTHON AV, from Catalpa av to Cornelia st, and in CORNELIA ST, from Anthon av to Forest av, 2d Ward.

RIDGE ST.—To construct a sewer and appurtenances in RIDGE ST, from the Boulevard to Van Alst av, and in COURT ST, HOPKINS AV AND SHERMAN ST, from Ridge st to Broadway, 1st Ward.

11TH AV (ALBERT ST).—To lay 6-inch house connection, where not already laid, from the sewer to the curb line in 11TH AV (ALBERT ST), from Ditmars av to Potter av, 1st Ward.

BLEECKER AND ONDERDONK AVS.—To construct a catch basin on the southeast corner of BLEECKER AND ONDERDONK AVS, Ridgewood, 2d Ward.

RUST ST.—To construct a sewer and appurtenances in RUST ST, from Clark av to Grand st; and in GRAND ST, from Rust st to Clermont av, 2d Ward.

BATAVIA ST (CONGRESS AV).—To construct a sewer and appurtenances in BATAVIA ST (CONGRESS AV), from HARVEY (MYRTLE) AV to Covert st; and in COVERT ST, from Batavia st to State st, 3d Ward.

Local Board of Staten Island.

AT BOROUGH HALL, RICHMOND, ON FEB. 4, AT 10.30 A. M.

PIERCE ST.To open PIERCE ST, CONCORD, bet Main av and Mosel av, as laid out on the map or plan of the city, and that dedication or private sale be accepted by the city, instead of condemnation proceedings of such land as may be necessary for the proposed increased width of the street.

FOREST AV.—To widen FOREST AV, from the junction of Manor rd and Cherry la to the present east terminus of the street, and to extend said FOREST AV from its east terminus to Richmond turnpike by either Lake View rd or Barrett boulevard (laid over from January 7, 1913).

CASTLETON BOULEVARD.—To regulate and grade, pave, curb and gutter and sidewalk CASTLETON BOULEVARD, bet Forest av and Castleton av.

ST. MARY AV.—Sidewalks on ST. MARY AV, bet Charles st and Reynolds st, ROSEBANK.

WRIGHT ST.—Sidewalk on WRIGHT ST, west of Van Duzer st, STAPLETON.

SIDEWALKS.—On the following streets: (b) RICHMOND TERRACE, bet Jersey st and Broadway, WEST NEW BRIGHTON (d) BROADWAY, bet Forest av and Clove rd; (e) BROOKS AV, bet Columbia st and Clove rd; (f) CLOVE RD, bet Brooks av and Richmond turnpike; (g) OAK ST, bet Clove rd and Richmond rd.

SIDEWALKS.—On the following streets: (h) RICHMOND TURNPIKE, bet Eddy st and Clove rd; (i) bet Clove rd and Manor rd; (j) bet Manor rd and Jewett av; (k) CLOVE RD, bet Oak st and Richmond turnpike; (l) NEW DORP LA, bet 10th st and end of street.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

MANHATTAN.

6TH AV.—Removal of sidewalk encroachments on 6TH AV, from 13th st to 59th st. Adopted.

4TH AV, ETC.—Changing the grade of 4TH AV, from East 32d st to East 34th st; PARK AV, from East 34th st to East 35th st; EAST 33D ST, from 4th av to a point 256 ft. east therefrom; and EAST 34TH ST, from Madison av to a point 238 ft. east of Park av. Laid over for 2 weeks, or until Feb. 13.

BRONX.

WEST 164TH ST.—Acquiring title to WEST 164TH ST, bet Summit av and Lind av. The Local Board, to whom this matter was referred back, has rescinded it.

THROGS NECK BOULEVARD.—Petition for relief from assessment in the proceeding for acquiring title to THROGS NECK BOULEVARD, from Eastern Boulevard to Shore drive. Denied.

FORT SCHUYLER RD, ETC.—Amending the proceeding for acquiring title to FORT SCHUYLER RD, from the east boundary line of the land acquired for West Farms rd at Westchester Creek to Shore drive, by EXCLUDING that portion of the street south of Morris la. Laid over until Feb. 13.

NORTH ST.—Laying out NORTH ST, from Morris av to Walton av. Laid over until Feb. 13.

FORT SCHUYLER RD.—Letter from the Borough President of the Bronx, recommending the denial of the petition for a change in the lines of FORT SCHUYLER RD, bet Morris la and Shore drive. Laid over until Feb. 13.

BROOKLYN.

EAST 16TH ST.—Sanitary and storm water sewers in EAST 16TH ST, from Kings Highway to Av U. Referred back to the Borough President of Brooklyn.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Feb. 6, at 10.30 a. m., the following matters, among other matters, will be considered.

BRONX.

PUBLIC PARK.—To lay out A PUBLIC PARK bounded by Hunts Point av, East 163d st and Whitlock av.

JEROME AV, ETC.—To change the lines and grades of THE STREET SYSTEM bounded approximately by Jerome av, East 162d st, River av, East 164th st, Sheridan av, East 163d st, Morris av, East 158th st, Walton av, East 157th st, Cromwell av, East 158th st, Macombs Dam Bridge approach and East 161st st.

BATHGATE AV, ETC.—To change the grades of THE STREET SYSTEM bounded by Bathgate av, East 182d st, 3d av, East 181st st, Monterey av and East 179th st.

HERING AV, ETC.—Amending the proceeding of May 23, 1912, for acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; TEN BROECK AV, from Bronx and Pelham Parkway South to Pierce av; and SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av, so as to relate to the aforesaid streets between the above mentioned limits, and also by including in the proceeding NEWPORT AV, from Sacket av to Morris Park av.

DYRE AV.—Acquiring title to the lands, etc., required for opening and extending DYRE AV, from Boston rd to the north line of the city.

BROOKLYN.

DURYEA PL, ETC.—To lay out the lines and grades of DURYEA PL, from Flatbush av to East 22d st.

14TH AV, ETC.—To change the grades of THE STREET SYSTEM bounded by 14th av, 37th st, West st and 39th st; and THE TERRITORY bounded by 15th av, 42d st, 17th av and 45th st.

CLARA ST.—Acquiring title to the lands, etc., required for opening and extending CLARA ST, from 36th st to West st.

FLATLANDS AV, ETC.—Amending the proceeding of Oct. 3, 1912, for acquiring title to FLATLANDS AV, from Ralph av to East 76th st; PAERDEGAT AV NORTH, from Ralph av to Paerdegat basin; RALPH AV, from the junction of Av H and Paerdegat Av North to Paerdegat Av South; PAERDEGAT AV SOUTH, from Glenwood rd to Av J; AV J, from Ralph av to Paerdegat Av South; and EAST 72D ST, from Ralph av to Av U, so as to relate to FLATLANDS AV, from Ralph av to East 76th st; PAERDEGAT AV NORTH, from Ralph av to Paerdegat basin; RALPH AV, from the junction of Av H and Paerdegat Av North to Paerdegat Av South; PAERDEGAT AV, SOUTH, from Glenwood rd to Av J; AV J, from Ralph av to Paerdegat Av South; and EAST 72D ST, from Ralph av to Av J; and also including EAST 71ST ST, from Ralph av to Av J..

QUEENS.

ARCHER ST, ETC.—Lay out the lines and grades of THE STREET SYSTEM bounded approximately by Archer st, Branford st, Jamaica av, Carlisle st, Maywood st and Roseville av, in the 4th Ward.

HEMPSTEAD AV (HEMPSTEAD AND JAMAICA PLANK RD).—To lay out lines and grades of HEMPSTEAD AV (HEMPSTEAD AND JAMAICA PLANK RD), from Jamaica av (Jericho turnpike) to 98th av (West Whittier st), and SPRINGFIELD BOULEVARD (CREED AV), from Jamaica av (Jericho turnpike) to 97th av (Creed pl).

FULTON ST.—Acquiring title to the lands, etc., required for opening and extending FULTON ST, from Fisk av to Plover pl.

TIEMAN (MYRTLE) AV.—Acquiring title to the land, etc., required for opening and extending TIEMAN (MYRTLE) AV), from Polk (Flushing) av and Newton av to Corona av.

RIKER AV.—Acquiring title to the lands, etc., required for opening and extending RIKER AV. from Steinway av to 12th st.

SHALER ST.—Amending the proceeding of March 12, 1909, for acquiring title to SHALER ST, from Catalpa av to Traffic st.

RICHMOND.

SOUTHSIDE BOULEVARD (NEW).—To change the lines and grades of SOUTHSIDE BOULEVARD (new), from Monument No. 37 (about 1,000 ft. south of Parkinson av) to Tompkins av (formerly Rosebank av), and laying out the lines and grades of OREGON AV (formerly Southside boulevard), from Southside boulevard (new) to Parkinson av; of PARKINSON AV, from Oregon av (formerly Southside boulevard) to Whitney av; of FINGERBOARD RD (formerly Berley rd), from Marie st to Clove rd; of CLOVE RD, from Fingerboard rd (formerly Berley rd) to the Staten Island Railway, and of CHARLES ST (formerly Warren st), from St. Marys av to the Staten Island Railway.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested, and all persons who are opposed to these assessments, or either of them, must file their objections, in writing, with the Secretary of the Board, on or before Feb. 25, at 11 a. m., when testimony will be taken.

MANHATTAN.

EAST 117TH ST.—Alteration and improvement to sewer in EAST 117TH ST, bet Harlem River and Pleasant av. Area of assessment: Blocks 1715 and 1716. List 2893.

BRONX.

AQUEDUCT AV.—Paving AQUEDUCT AV, from West 181st st to Fordham rd and curbing where necessary. List 2845.

VALENTINE AV.—Paving and curbing, from East 197th st to East 201st st. List 2925.

ROCHAMBEAU AV.—Regulating, grading, curbing, flagging, etc., ROCHAMBEAU AV, from 212th st to a point about 210 ft. south of Van Cortlandt av. List 2955.

EAST 239TH ST.—Paving and curbing, from Martha av to Viero av. List 2956.

WEBB AV.—Paving and curbing, from 188th st to Kingsbridge rd. List 2957.

NOTE.—The area of assessment in each of the above BRONX proceedings extends to within one-half the block at the intersecting streets.

RICHMOND.

GROVE ST, ETC.—Constructing curb in GROVE ST, bet Gordon and Court sts; INNIS ST, bet Morningstar rd and John st; MORNINGSTAR RD, bet Richmond terrace and Prospect st; ST. MARYS AV, bet Tompkins av and Charles st; BRIGHTON AV, bet Jersey st and Glen av. And constructing curb and gutters in GREENLEAF AV, bet Post and Marion avs; HENRY ST, bet Boyd and Grove sts; CLARK ST, bet Broad st and the end of the street; GORDON ST, bet Osgood av and north of Grove st; PINE ST, bet Targee st and Gordon st; HUDSON ST, bet Cedar st and Gordon st; McKEON ST, bet Gordon and Quinn sts; TARGEE ST, bet Laurel av and Van Duzer st; SIMONSON AV, bet Richmond terrace and a point 1,420 ft. south; MESEREAU AV, bet Richmond terrace and Cedar st; SOUTH AV, bet Richmond terrace and railroad crossing; AV B, bet Bennett st and the end of street; SLEIGHT ST, bet Lafayette and Nicholas avs; NICHOLAS AV, bet Richmond terrace and Innis st, and PENNSYLVANIA AV, bet New York av and the railroad crossing, in the 1st, 2d, 3d and 4th Wards. Area of assessment: The property in front of which the work was done. List 2746.

By the Supreme Court.

AMENDED PROCEEDINGS.

EAST NEW YORK AV, ETC., BROOKLYN.—Acquiring title to the lands required for opening and extending EAST NEW YORK AV, from Canarsie av to Pitkin av; LEFFERTS AV, from the west line of Utica av to New York av; and UTICA AV, from Lefferts av to East New York av, 26th and 29th Wards. Application will be made to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 11, at the opening of court, for an order amending the above proceeding by including therein such lands as are necessary to open and extend LINCOLN RD, from Nostrand av to Canarsie av as said road is laid out on the map.

BILLS OF COST.

EAST 182D ST, BRONX.—Acquiring title to the land, etc., required for opening and extending EAST 182D ST, from Park av to Washington av, where not heretofore acquired, in the 24th Ward. The bill of costs in the above matter will be presented for taxation to Special Term, Part 1, Supreme Court, Manhattan, on Feb. 6, at 10.30 a. m.

EAST 161ST ST, BRONX.—Acquiring title to the lands, etc., required for opening EAST 161ST ST, from Elton av to Mott av, 23d Ward. The suplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term, Part 1, of the Supreme Court, for the hearing of motions, in the County Court House, Manhattan, on Feb. 10, at 10.30 a. m.

SENATOR ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SENATOR ST, from 1st to av to 5th av, 30th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 2, of the Supreme Court, for the hearing of motions, in the County Court House, Brooklyn, on Feb. 11, at 10.30 a. m.

SKILLMAN AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SKILLMAN ST, from Old Wood Point rd to Kingsland av, 18th Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 11, at 10.30 a. m.

FINAL REPORTS

STARR ST, QUEENS.—Acquiring title to the lands, etc., required for opening STARR ST, (unofficial name), from the Brooklyn borough line to Metropolitan av, 2d Ward, as amended by an order of the Supreme Court, on Feb. 18, 1910, so as to CONFORM to the lines of said street as shown on SECTIONS 13 AND 14, of the Final Maps, etc. The final supplemental and amended report of the commissioners in the above matter will be presented, for confirmation, to Special Term Part 1, Supreme Court, in the Queens County Court House, Long Island City, on Feb. 6, at 10 a. m.

WEST 184TH ST, ETC, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending WEST 184TH ST, (unofficial name), from Broadway to unnamed street (Overlook terrace); and opening and extending said UNNAMED STREET (Overlook terrace), from West 184th st to Fort Washington av, in the 12th Ward, as amended by an order of the Supreme Court on Oct. 30, 1911, so as to relate to OVERLOOK TERRACE, from West 184th st to Fort Washington av; WEST 184TH ST, from Broadway to Overlook terrace; WEST 186TH ST, from the east line of Overlook terrace, as laid out on December 11, 1903, to the east line of Overlook terrace, as established on January 26, 1911; WEST 187TH ST, from the east line of Overlook terrace, as laid out on December 11, 1903, to the east line of Overlook terrace, as established on January 26, 1911. The supplemental and amended final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 6, at 10.30 a. m.

NORTH ST, BRONX.—Acquiring title to the land, etc., required for opening and extending NORTH ST, from Jerome av to Aqueduct av, 24th Ward. The final report of the commissioners of estimate and assessment in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 6, at 10:30 A. M.

By Comm'rs Estimate and Assessment.

CONSELYEA ST, BROOKLYN.—Acquiring title to the land, etc., required for opening and extending CONSELYEA ST, from Humboldt st to Maspeth av, 18th Ward. Jacob A. Williams, George E. Burr and Max Arens, commissioners of estimate in the above proceeding, have completed their estimate of damages; and all persons who are opposed to the same, must present their objections, in writing, to the commissioners at 166 Montague st, Brooklyn, on or before Feb. 13; and they will hear all such parties, in person, on Feb. 17, at 10.30 a. m.

Max Arens, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same, must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 13; and he will hear all such parties, in person, on Feb. 18, at 10.30 a. m.

BLONDELL AV, BRONX.—Acquiring title to the lands, etc,. required for opening and extending BLONDELL AV, from Barlow st to Westchester av, 24th Ward. Jas. F. Donnelly, John M. Ruhl and Wm. G. Fisher, commissioners of estimate in the above proceeding, have

completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Feb. 14; and they will hear all such parties, in person, on Feb. 17, at 2 p. m.

Jas. F. Donnelly, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Feb. 14; and he will hear all such parties, in person, on Feb. 18, at 2 p. m.

ROEBLING ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending ROEBLING ST, from Broadway to Division av; the PUBLIC PLACE bounded by the east side of Roebling st, extended south in a direct line to the northeast side of Lee av; LEE AV, and DIVISION AV, and TAYLOR ST, as widened, from Lee av to Bedford av, 19th Ward. George D. Beattys, Samuel S. Whitehouse and Arthur S. Somers, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 15; and they will hear all such parties, in person, on Feb. 17, at 2.30 p. m.

George D. Beattys, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 15; and he will hear all such parties, in person, on Feb. 21, at 2.30 p. m.

FURMAN AV, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending FURMAN AV (unofficial name), from Maspeth av to Flushing av, 2d Ward, as amended by the Supreme Court on Aug. 30, 1911, so as to conform to the lines of said street as shown on Section 13 of the Final Maps of Queens as adopted by the Board of Estimate on May 21, 1909, and approved by the Mayor on June 4, 1909; and, also, by excluding therefrom the TWO BLOCKS bet the south side of Grand av and the south side of Maspeth av. Jas. A. Dayton, W. J. Hamilton and Andrew McTigue, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate and assessment; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Feb. 19; and they will hear all such parties, in person, on Feb. 21, at 9.30 a. m.

INGRAHAM ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending INGRAHAM ST, from Stewart av to Flushing av, 18th Ward. Elmer G. Sammis, Jos. A. Kennedy and E. W. C. Cunningham, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must file their objections, in writing, with the commissioners, at 166 Motnague st, Brooklyn, on or before Feb. 17; and they will hear all such parties, in person, on Feb. 18, at 2.30 p. m.

Elmer G. Sammis, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must file their objections, in writing, with the commissioner, at 166 Montague st, on or before Feb. 17; aand he will hear all such parties, in person, on Feb. 19, at 2.30 p. m.

KNOX ST, ETC., RICHMOND.—Acquiring title to the lands, etc., required for opening and extending KNOX ST, from Richmond Terrace to Market st; and MARKET ST, from Broadway to Burger av, 1st Ward. Geo. M. Bayne, Daniel J. Roach and Cornelius Scholer, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Feb. 19; and they will hear all such parties, in person, on Feb. 21, at 11 a. m.

Geo. M. Bayne, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Feb. 19; and he will hear all such parties, in person, on Feb. 24, at 11.30 a. m.

Notices to Present Claims.

WEST 244TH ST, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and etxending WEST 244TH ST, from its intersection with Spuyten Duyvil Parkway and Fieldston rd to Waldo av; WALDO AV, from West 244th st to West 242d st; WEST 242D ST, from Waldo av to Broadway; CORLEAR AV, from West 242d st to West 246th st; WEST 246TH ST, from its intersection with West 242d st and Broadway to the prolongation of the north line of the second unnamed street north of West 242d st; FIRST UNNAMED STREET north of West 242d st, from Broadway to West 246th st; SECOND UNNAMED STREET north of West 242d st, from Broadway to West 246th st; together with the PUBLIC PARK bounded by Corlear av, West 246th st and West 242d st; THE PUBLIC Park bounded by Broadway, West 246th st and the first unnamed street north of West 242d st; and THE PUBLIC PARK bounded by the first unnamed street north of West 242d st, West 246th st, the second unnamed street north of West 242d st and Broadway, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Chas. C. Marrian, John Yule and Wm. H. Ten Eyck, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 6; and they will hear all such parties, in person, on Feb. 13, at 10 a. m.

DAMIS AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending DAMIS AV, from Lafayette av to Westchester av, and BRONX RIVER AV, from Lafayette av to Randall av, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Jos. M. Levine, Geo. A. Levine and Alfred B. Simonds, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 6, and they will hear all such parties, in person, on Feb. 11, at 3.30 p. m.

AMBOY RD RICHMOND.—Acquiring title to the lands, etc., required for opening and extending AMBOY RD, bet Ocean View Cemetery and a radial line distant 798.75 ft. east from the west terminus of AMBOY RD, at Great Kills rd, the said distance being measured along the north line of AMBOY RD, as said portion of AMBOY RD is now laid out on the city map, 4th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to John A. Lynch, B. G. Eadie and Frank H. Innes, commissioners, at 90 West Broadway, Manhattan, on or before Feb. 10; and, they will hear all such parties, in person, on Feb. 14, at 3 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

WEST 207TH ST.—Opening and acquiring title to WEST 207TH ST, bet 10th av and Emerson st, 12th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. March 23.

BRONX.

EAST 222D ST.—Opening and acquiring title to EAST 222D ST, from 7th st to Hutchinson River, 24th Ward (annexed territory). Area of assessment: Bounded on the west by a line 100 ft. west from the west side of White Plains rd and parallel thereto; on the north by a line 2,000 ft. north from the north side of East 222d st and parallel thereto; on the south by a line 2,000 ft. south from the south side of East 222d st and parallel thereto; and on the east by the Hutchinson River. March 23.

ROSEWOOD ST.—Opening and acquiring title to ROSEWOOD ST, from Bronx boulevard to White Plains rd, and from White Plains rd to Cruger av, 24th Ward (annexed territory). Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Bergen Building, Arthur aand Tremont avs. March 23.

WEST FARMS RD.—Opening and acquiring title to WEST FARMS RD, from Bronx River to Westchester Creek, 24th Ward (annexed territory). Area of assessment: Obtainable at the Bureau of Assessment and Arrears, Bergen Building, Arthur and Tremont avs. March 23.

TREMONT AV (EAST 177TH ST).—Opening and acquiring title to TREMONT AV, from the east end of the proceeding now pending on that avenue at the Eastern boulevard to Fort Schuyler rd, 24th Ward (annexed territory). Area of assessment: Obtainable at the Bureau of Asessments and Arrears, Bergen Building, Arthur and Tremont avs. March 21.

BROOKLYN.

4TH ST.—Regulating, grading, curbing and flagging 4TH ST, bet 4th and 5th avs, 22d Ward. Area of assessment. Both sides of 4TH ST, bet 4th and 5th avs, and to the extent of half the block at the intersecting streets. March 20.

PRESIDENT ST.—Paving PRESIDENT ST, bet Bedford and Rogers ave, 24th Ward. Area of assessment: Both sides of PRESIDENT ST, from Bedford av to Rogers av, and to the extent of half the block at the intersecting streets. March 20.

DUMONT AV AND WARWICK ST.—Sewer basins at all four corners, 26th Ward. Area of assessment: BLOCKS 4062, 4063, 4078 AND 4079. March 20.

BLAKE AV AND MILFORD ST.—Sewer basins at the northeast and southeast corners, 26th Ward. Area of assessment: East side of MILFORD ST, bet Sutter and Lots avs. March 20.

TILDEN AV AND EAST 32D ST.—Sewer basins at the northeast corner, 29th Ward. Area of assessment affects BLOCK 4903. March 20.

EAST 31ST ST.—Paving (preliminary) EAST 31ST ST, bet Canarsie la and Clarendon rd, 29th Ward. Area of assessment: Both sides of EAST 31ST ST, from Canarsie la to Clarendon rd, and to the extent of half the block at the intersecting streets. March 20.

CORTELYOU RD.—Paving CORTELYOU RD, bet East 5th st and Gravesend av, 29th Ward. Area of assessment: Both sides of CORTELYOU RD, from East 5th st to Gravesend av, and to the extent of half the block at the intersecting streets. March 20.

CORTELYOU RD.—Paving CORTELYOU RD, bet Ocean parkway and East 5th st, 29th Ward. Area of assessment: Both sides of CORTELYOU RD, from East 5th st to Ocean parkway, and to the extent of half the block at the intersecting streets. March 20.

EAST 2D ST.—Regulating, grading, curbing and flagging EAST 2D ST, from Beverley rd to Cortelyou rd, 29th Ward. Area of assessment: Both sides of EAST 2D ST, from Beverley rd to Cortelyou rd, and to the extend of half the block at the intersecting streets. March 20.

SEELEY ST.—Regulating, grading, curbing and flagging SEELEY ST, bet 18th st and Gravesend av, 29th Ward. Area of assessment: Both sides of SEELEY ST, from 18th st to Gravesend av, and to the extent of half the block at the intersecting streets. March 20.

JOHNSON AV.—Regulating, grading, curbing and flagging JOHNSON AV, bet East 7th st and Coney Island av, 29th Ward. Area of assessment: Both sides of JOHNSON AV, from East 7th st to Coney Island av, and to the extent of half the block at the intersecting streets. March 20.

74TH ST.—Paving 74TH ST, bet 6th and 7th avs, 30th Ward. Area of assessment: Both sides of 74TH ST, from 6th to 7th avs, and to the extent of half the block at the intersecting streets. March 20.

89TH ST.—Regulating, grading, curbing and flagging 89TH ST, bet 1st and 2d avs, 30th Ward. Area of assessment: Both sides of 89TH ST, from 1st to 2d avs, and to the extent of half the block at the intersecting streets. March 20.

19TH AV.—Curbing and flagging 19TH AV, from 86th st to Bath av, 30th Ward. Area of assessment: Both sides of 19TH AV, from 86th st to Bath av. March 20.

BENSON AV.—Regulating, grading, curbing and flagging BENSON AV, bet 20th and 21st avs., 30th Ward. Area of assessment: Both sides of BENSON AV, bet 20th and 21st avs, and to the extent of half the block at the intersecting streets. March 20.

AV J.—Paving AV J, bet Coney Island av and Ocean parkway, 31st Ward. Area of assessment: Both sides of AV J, from Coney Island av to Ocean parkway, and to the extent of half the block at the intersecting streets. March 20.

AV K.—Paving AV K, from Coney Island av to Ocean av; parking a strip 10 ft. in width in center of street for each block, except bet East 15th and East 16th sts, 31st Ward. Area of assessment: Both sides of AV K, from Coney Island av to Ocean av, and to the extent of half the block at the intersecting streets and avenues. March 20.

EAST 13TH ST.—Regulating, grading, curbing and flagging EAST 13TH ST, from Av I to AV J, 31st Ward. Area of assessment: Both sides of EAST 13TH ST, from Av I to Av J, and to the extent of half the block at the intersecting streets. March 20.

WEST 2D ST.—Regulating, grading, curbing and flagging WEST 2D ST, bet Neptune and West avs, 31st Ward. Area of assessment: Both sides of WEST 2D ST, bet Neptune and West avs, and to the extent of half the block at the intersecting streets. March 20.

QUEENS.

WEIRFIELD ST (WILLOW ST.)—Regulating, grading, curbing, recurbing, flagging and resetting manhole covers in WEIRFIELD ST, bet Wyckoff av and Myrtle av, 2d Ward. Area of assessment: Both sides of WEIRFIELD ST, from Wyckoff av to Myrtle av, and to the extent of half the block at the intersecting avenues. March 20.

AMERICAN R. E. COMPANY.

Annual Report Shows a Normal Gain in Assets and Surplus.

The twenty-fifth annual statement of the American Real Estate Company, just published, shows assets of $27,202,824.19 and surplus of $2,188,805.50. Thus this organization has rounded out a quarter century with a satisfactory showing for its business. Notwithstanding the political and other disturbance of the past year, its statement indicates a normal gain in assets and surplus.

Several notable changes during the past year are indicated in the company's detailed statement. First, the substantial increase of the company's holdings of high-grade Manhattan rental properties, such as the Arena Building, a splendid business building, running through from 31st to 32d street, between Broadway and Fifth avenue, the Hendrik Hudson apartment house on Riverside Drive from 110th to 111th street, and the fine East Side apartment house at Nos. 40-46 East 62d street.

These are all rental properties of the best grade, well located and well rented. Indeed, the company reports the past year as having been an unusually satisfactory rental season and states that the rental market is in most localities much firmer than a year ago.

During the past year the company reports large sales, particularly of building lots for immediate improvement. Its properties on Westchester avenue in The Bronx, immediately east of The Bronx River and aggregating over 1,200 city lots, have been developed and over thirty apartment houses constructed in this district during the year.

The judgment of the company in confining its operations to properties located in the line of the northward trend of the city's growth has been well vindicated by the profitable results attained, and its policy of keeping its real estate assets in the two most desirable forms, high grade rental properties and liquid land properties, has been an important factor in its success.

During the twenty-five years of its history this company has, through the medium of its small denominations and instalment bond issues, been the means of serving thousands of investors to whom it has returned upwards of $11,000,000 in principal and interest. It has over 18,000 active investors, a large number of whom are re-investors. The American Real Estate Company can point with pride to its twenty-five years of making good and the service it has rendered to its security-holders.

—Cranford, which has been called the "Venice of New Jersey" because of a most picturesque stream that winds around through its best residential district and on which canoeing is one of the town's attractions, has more wealth represented among its taypayers than any other place of its size in New Jersey.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

New York Central Plans Second Hotel.

Warren & Wetmore, of 70 East 45th street, have plans in preparation and it is understood that estimates will soon be received for the construction of another huge hotel which the New York Central & Hudson River R. R. Co. has planned to build on the site of the old hospital property for the Ruptured and Crippled, measuring 150x110 feet, at the northwest corner of Lexington avenue and 42d street. The hospital society recently completed a new structure at 303-325 East 42d street through to 304-322 East 43d street, which cost about $800,000. The old building is now being removed. As planned, the new hotel will contain 2,000 rooms and the average rate will be $2 per day. It will seek popular patronage, in contrast to that of the new Biltmore Hotel, which the company is now building at Vanderbilt avenue and 43d street. The selection of a name has not yet been made, but in all probability it will be known as "The Terminal." This project was first reported when the tentative plans for the New York Central improvements were laid out. The number of stories which the new hotel will contain has not yet been decided.

Murphy & Dana Win Competition.

Murphy & Dana, of 331 Madison avenue, Manhattan, have been appointed architects of the new group of buildings for the Loomis Institute at Windsor, Connecticut, designs for which were submitted by eleven competitors. The completed design of the building calls for a school and administration building, six dormitories, a refectory, gymnasium, headmaster's residence and minor buildings for about 250 pupils. At present, however, only two dormitories, the refectory building, gymnasium and headmaster's house will be erected, and temporary classrooms will be provided in these structures until the main school is built. It is expected that ground will be broken this spring and that the buildings will be ready for occupancy by the fall of 1914. Henry K. Murphy was graduated at Yale in 1899, and Richard Henry Dana at Harvard in 1900. Both are also graduates of the Ecole des Beaux Arts.

Whitney House Makes Way for Business.

The C. H. Southard Company, 9th avenue and 14th street, has the contract to tear down the William C. Whitney house, at the southwest corner of 5th avenue and 57th street, and the former residence of Charles W. Morse, adjoining. The buildings are to be cleared away for more substantial improvement with business structures, complete details of which have not yet been decided upon. The property is owned by the 734 Fifth Avenue Company, of which G. Elton Parks, of 576 5th avenue, is president. The Southard Company is said to have paid $1,000 for the Whitney house, and the cost for removing the two structures and clearing away the debris is estimated at about $10,000. The amount originally expended in the erection and equipment of the two houses was close to $1,000,000.

Annex on Grand Central Palace Site.

The Rheinfrank House Wrecking Co. has the contract and will begin immediately tearing down the old Grand Central Palace, occupying the block from Lexington avenue to Depew place, 43d and 44th streets, which is to be improved by the New York Central Railroad Co. with a six-story extension to the south half of the post office building recently erected covering the plot 275x200 feet. The building will conform to the architectural lines of the post office building, but it is understood that the general construction will not be started for several months yet. The Palace which for several years past has been used as a railroad station by the company was erected about fifteen years ago, for exhibition purposes. Warren & Wetmore, of 70 East 45th street, are the architects, and Balcom & Darrows will be the engineers.

Church of St. Rose to Enlarge.

The Rev. Edward J. McCue, 510 West 165th street, rector of the Church of St. Rose of Lima, owner of the plot abutting the rear of the church property, at the northeast corner of St. Nicholas avenue and 164th street, will build a school and rectory to cover the entire plot. At this time no architect has yet been selected, and work is not expected to go ahead before next year.

Fleischman Yeast Co. to Build.

The Fleischman Yeast Company, 701 Washington street, Julius Fleischman president, Charles J. Christie secretary and Casper H. Rowe treasurer, contemplate the erection of a two-story office and garage building 75x95 feet at the northeast corner of Webster avenue and 184th street. Further details cannot be announced at this time.

Fulton and Church Street Building.

Louis Goldsticker, of 182 Fulton street, dealer in glassware, will erect a 12-story store and office building at the southeast corner of Fulton and Church 1 Madison avenue, has been engaged to prepare plans. No contracts have yet been issued.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Palker Realty Co., 627 Madison av, lessee, contemplates alterations to the 6-sty store and loft building, 25x100 ft., at 179 Madison av. No architect has been selected.

MANHATTAN.—The Women's Cosmopolitan Club, Mrs. William Adam, president, contemplates alterations to the building at the northeast corner of Lexington av and 40th st, for which no architect has been selected.

MANHATTAN.—Frank Bros., 224 5th av, contemplates either altering or building a business building at 588 5th av. No architect has been selected.

MANHATTAN.—A. L. Loomis, 58 East 34th st, contemplates altering the 6-sty brick and stone dwelling 58 East 34th st, into a business building, for which no architect has been selected.

BROOKLYN.—The T. & R. Realty Co., care of Maurice B. Rich, 66 Broadway, N. Y. C., contemplates the erection of ten frame dwellings fronting on Sutter, Grant and Forbell avs, for which no architect has been selected.

SMITHTOWN, L. I.—The Sweetwater Hygenia Ice Co., A. H. Pardington, president, 551 West 42d st, N. Y. C., contemplates the erection of an ice plant here, for which no architect has been selected. It will contain a fifty-ton capacity and will be erected in the spring.

BUFFALO, N. Y.—The Cleveland Monument Association, William B. Hoyt, president, 78 East Eagle st, contemplate the erection of a bronze and granite base Cleveland Memorial Monument, for which no site or architect have been selected. The cost will approximate $25,000.

EARLVILLE, N. Y.—The Board of Education of Earlville, C. L. Burch, president, contemplates the erection of a brick school for which no site or architect have been selected. The appropriation has been voted, but it is indefinite when operations will be started. Cost about $25,000.

NEW ROCHELLE, N. Y.—The Tannhauser Film Co., Main st, contemplates the erection of a 1-sty fireproof addition of concrete and steel in Main st. No architect has been selected.

BINGHAMTON, N. Y.—Woodman of the World, E. O. Rose, Chairman of the building committee, 65 Court st, Binghamton, contemplate the erection of a lodge building, 3 stories, brick and steel construction, about 50x100 feet, to cost $45,000. The matter will be taken up at the coming convention in April. No architect has yet been selected.

WHITE PLAINS, N. Y.—Dr. D. Sniffin, Hamilton av, contemplates the erection of a residence here to cost about $10,000. No architect has been selected.

YONKERS, N. Y.—The City of Yonkers, James Mahoney, secretary Board of Supply, City Hall, contemplates an addition to the bath house in Jefferson st at a cost of $10,000. No architect has been selected.

RYE, N. Y.—B. F. Gedney, Purchase st, contemplates alterations and additions to the 2½-sty frame apartment in Purchase st. No architect has been selected.

METUCHEN, N. J.—The Board of Education, R. B. Croel, secretary, C. P. Potter, president, W. H. Greewald, chairman of building committee, contemplate the erection of a brick school for which no site or architect have been selected A meeting will be held March 20 to decide upon the erection of either a new four-room school or an addition to the present one. Cost about $15,000.

PERTH AMEOY, N. J.—The Bethlehem Steel Co., Chas. M. Schwab, Bethlehem, Pa., and 111 Broadway, N. Y. C., contemplates the erection of steel works, piers and ships, for which no architect has been selected.

ASBURY PARK, N. J.—The Board of Education contemplate the erection of a 2-sty brick or concrete school. The building committee, including George Pittinger, Dr. W. I. Thompson and F. Baumgartner, are looking for a suitable site. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Excavating is under way for the 8-sty apartment house, 50x100 ft., at the southwest corner of 174th st and Southern Boulevard, for Harris Ratner, 34 East 9th st. The owner is taking bids on subs. Cost about $80,000.

BRONX.—M. W. Del Gaudio, 401 Tremont av, has completed plans for two 5-sty tenements, 40x88 ft., to be erected at 147th st and Concord av, for C. Carrucci, 183d st near Hughes av. The owner is taking bids on subs and materials.

BRONX.—Chas. Schaefer, Jr., Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x78 ft., to be erected in the south side of Garden st, 303 ft. east of Crotona av, for Sarah Browning, 2286 Beaumont av. The owner is taking bids on subs and materials. Cost about $50,000.

BRONX.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for a 5-sty tenement, 50x80 ft., to be erected in 177th st, 90 ft. west of Anthony av, for Henry Cleland, 1849 Anthony av. The owner will take bids immediately. Cost, $35,000.

BRONX.—Chas. Schaefer, Jr., Co., 401 Tremont av, has completed plans for a 5-sty brick tenement, 50x88 ft., to be erected in the north side of 159th st, 217 ft east of Courtland av, for the Cedar Construction Co., 35 Nassau st. The owner is ready for estimates on subs and materials. Cost about $50,000.

LONG ISLAND CITY.—George A. Violante, 241 Camelia st, owner, desires bids on subs and materials for the 4-sty brick tenement, 40x89 ft., to be erected on the east side of 11th av, 100 ft. south of Grand st, from plans by F. Braun, 311 10th av, L. I. C., architect.

PUBLIC BUILDINGS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the Childrens Court to be erected at

137-143 East 22d st, from plans and specifications by Crow, Lewis & Wickenhoefer, 200 5th av, and desire bids for all sub-contracts prior to February 9th.

CHURCHES.

NEWARK, N. J.—McDermott & Hanigan, Inc., 103 Park av, N. Y. C., have been invited to submit figures for the general construction of the Cathedral of the Sacred Heart in this city, plans for which have been prepared by I. E. Ditmars, Manhattan.

FACTORIES AND WAREHOUSES.

MANHATTAN.—A. P. Dienant is taking bids for the 8-sty store and warehouse to be erected at the northeast corner of 3d av and 140th st, from plans by Seifert & Webb, 104 West 42d st, architects. Cost, about $50,000.

NEW HAVEN, CONN.—Estimates are being received for a 4-sty factory, 100x250 ft., to be erected in James st for the National Folding Box & Paper Co. Plans have been completed.

HOTELS.

WHITE PLAINS, N. Y.—Frank N. Goble, 1 East 42d st, has received the general contract for renovating the farm buildings for hotel purposes for the Gedney Farms Hotel, Robert E. Farlet, president, 4 Martine av, owner. K. Murchison, 298 5th av, N. Y. C., is architect. The general contractor is taking bids on all subs.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

38TH ST.—Herbert M. Baer, 21 West 45th st, is preparing plans for a 10-sty apartment house, 25x100 ft., to be erected at the southeast corner of 38th st and Lexington av for the 138th East 38th St. Co.. William Branden, president, and Mesmore Kendall, secretary and treasurer.

NAGEL AV.—Samuel Sass, 32 Union sq, has plans for two 5-sty apartments to be erected at the Junction of Nagel and Hillside aves, for the Psaty Construction Co., 147 East 125th st. Cost about $175,000.

FULTON ST.—Chas. F. Rose, 1 Madison av, is preparing plans for alterations to the 4-sty brick loft building, 25x100 ft., at 218 Fulton st. He will take bids on general contract.

PARK AV.—J. E. R. Carpenter, 1 Madison av, has been commissioned to prepare plans for another high class 12-sty apartment house to be erected at the northeast corner of Park av and 66th st, for the Fullerton Weaver Realty Co., 1 Madison av. The building will contain one suite to a floor of 14 rooms with 4 baths. The Fullerton Weaver Co. has just completed a similar apartment house on the diagonal corner.

BROADWAY.—The Maze Realty Co., 148 East 49th st, has just purchased a plot, 50x103 ft., on the west side of Broadway, 60 ft. north of Emerson st for improvement with a row of 6-sty apartment houses. Nast & Springsteen, 21 West 45th st, will prepare the plans.

44TH ST.—Foundations have been put in for two tenements at 425-427 West 44th st, for Mrs. Catherine D Rogers, 29 West 57th st, owner; G. Atterbury, 20 West 43d st, architect. The contract has been awarded to the Amsterdam Building Co., 43 West 27th st.

MARBLE HILL AV.—L. Pisciotta, 391 East 149th st, is preparing plans for three 5-sty tenements to be erected at the northwest corner of Marble Hill av and West 228th st, for the Crosaul Construction Co., 367 East 194th st. Cost about $125,000.

CANAL ST.—Max Muller, 115 Nassau st, has plans for alterations to the 5-sty tenement at 107-11 Canal st, for Gerald Fitzgibbon, 109 Canal st, owner. Cost about $15,000.

117TH ST.—O. Reissmann, 30 1st st, has plans for a 3-sty tenement, 28x56 ft., to be erected at 450 East 117th st, for the Amenigo Vespucci Realty Co., 313 East 119th st, owner. Cost, $10,000.

38TH ST.—Herbert M. Baer, 665 5th av, architect, has filed plans with the Tenement House Department for the 10-sty apartment house, 24x90 ft., to be erected at 138 East 38th st, for the 138 East 38th St. Co., 27 William st, owner. Cost, $100,000.

53D ST.—W. Haefeli, 17 Madison av, architect, has filed plans with the Tenement House Department for the 8-sty apartment house, 90x85.3 ft., to be erected at 105-11 East 53d st, for the Aeon Realty Co., 17 Madison av, owner. Cost, $300,000.

NORTHERN AV.—J. C. Cocker, 2017 5th av, architect, has completed plans for the 6-sty apartment to be erected on the west side of Northern av, 78 ft. north of 181st st, for the Trosachs Realty Co., 40 East 22d st, owner. Cost, about $175,000.

FT. WASHINGTON AV.—J. C. Cocker, 2017 5th av, architect, has completed plans for a 6-sty apartment, 100x irregular, to be erected at the southeast corner of 180th st and Ft. Washington av, for the Harvey Realty Co., 40 East 22d st, owner. Cost, $125,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education Jan. 25 for installing an electric elevator in the first portion of the New Normal College buildings (Thomas Hunter Hall). Neenan Elevator Co. was low bidder at $1,350.

STABLES AND GARAGES.

48TH ST.—Frederick Jacobsen, 132 East 23d st, is preparing plans for a 3-sty brick and bluestone stable and loft, 75x100 ft., to be erected at 605-609 West 48th st. Estimated cost about $25,000. The contract has not yet been issued.

STORES, OFFICES AND LOFTS.

FULTON ST.—C. F. Rose, 1 Madison av, is preparing plans for a 12-sty store and office building, 25x100 ft., to be erected at the southeast corner of Fulton and Church sts, for Louis Goldsticker, 182 Fulton st, owner. No contracts have yet been awarded. Cost about $60,000.

34TH ST.—Work is ready to start on the residence at 53 East 34th st, which is to be converted into a business building for Miss Amelia A. Fox, 164 West 76th st, owner. Townsend, Steinle & Haskell, 1328 Broadway, are architects. Fountain & Choate, 110 East 23d st, have the general contract.

MADISON AV.—Nicolas Martin, importer of antique furniture and decorations, 6 East 30th st, will make extensive alterations to the building at 540 Lexington av, which he has just leased for a term of years. He has commissioned Henry C. Pelton, architect, to prepare plans for remodeling the building with store fronts on the first and second floors with bachelor apartments above. The cost is estimated at about $15,000. The present building, which is now occupied, will be vacated about March 1, when operations will be commenced.

BROADWAY.—C. P. H. Gilbert, 1123 Broadway, has prepared plans for the installation of an additional elevator in the R. H. Macy building, corner Broadway and 34th st.

VANDERBILT AV.—Excavating is still under way on the south side of Vanderbilt av, between 42 and 43d sts, which the N. Y. Central R. R. Co. is to improve with a store and office building to cost $150,000. Warren & Wetmore, 16 East 47th st, architects. The Wells Bros. Co., 366 5th av, has the general contract.

BROADWAY.—Franklin Pettit, of 2 Wall st, who has just purchased the southeast corner of Broadway and 21st st, 48.2x128.8 ft, contemplates the erection of a 20-sty store and business building on the site. The property has been cleared, having formerly been occupied by the Park & Tilford store, which was recently demolished by Henry Corn, for improvement with a commercial structure.

THEATRES.

207TH ST.—Van Beren & Lavelle, 507 5th av, have been selected architects for the 3-sty brick, limestone and terra cotta theatre to be erected in the south side of 207th st, 125 ft. west of Sherman av, for Gustave L. Lawrence, 2228 Broadway, owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VALENTINE AV.—Chas. Schaefer, Jr., Co., Webster and Tremont avs, has completed plans for a 5-sty apartment, 50x87 ft., to be erected on the west side of Valentine av, 100 ft. south of 181st st, for the Rosa Realty Co., 407 Tremont av.

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Contemplated Construction Bronx (Continued).

PROSPECT AV.—Edwin C. Georgi, 4185 Fulton av, Woodhaven, L. I., is preparing plans for a 6-sty apartment, 60x100 ft., to be erected on the west side of Prospect av, 20 ft. south of 179th st, for Felix Amabile, 151 Taylor st, West New Brighton, S. I., owner.

136TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartments, 50x93 ft. each, to be erected in the north side of 136th st, 100 ft. west of Southern Boulevard to cost $50,000 each. The Joseph Buellesbach Construction Co., 518 Wales av, is the owner.

FACTORIES AND WAREHOUSES.

JACKSON AV—The Steiber Iron Works, Concord av and St. Mary's st, contemplates the erection of a 2-sty brick and stone factory, 50x100 ft., at the southeast corner of Jackson av and St. Mary's st.

STABLES AND GARAGES.

PARK AV.—Fred Hammond, Melrose av and 149th st, is preparing plans for a 4-sty brick wagon manufacturing building, 51x130 ft., to be erected on the east side of Park av, 141 ft. north of 167th st, for Frank B. Hill, owner. Bids on the general contract will be received about February 5 by the architect. Estimated cost about $60,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD.—The Kreymborg Architectural Co., 163d st and Hunts pl, is preparing plans for a 1-sty brick taxpayer, 115 x94 ft., to be erected at the northeast corner of Southern Boulevard and Intervale av, for the Kellwood Realty Co.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ECKFORD ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 3-sty brick tenement, 25x82 ft., to be erected in Eckford st, near Norman st, for William P. & C. J. Sheehan, 200 Greenpoint av, owners.

BROOKLYN.—Chas. B. White, 6319 New Utrecht av, architect, is taking bids on subs for a 3-sty brick apartment, 33x60 ft., to be erected at the southeast corner of Beverley rd and East 9th st for Frank M. McQueen, 906 Beverley rd, owner. Cost about $12,000.

BAY 31ST ST.—Work has not yet been started on the six stores and apartment building, 4-stys, 70x6 8ft. for Samuel Brill, 126 Bay 31st st. Wortman & Braun, 114 East 28th st, N. Y. C., architects.

PARK AV.—A builder has purchased through Harry M. Lewis, real estate broker, a plot, 55 x131 ft., on the north side of Park av, 480 ft. east of Classon av, adjoining the Park pl station of the Brighton Beach Elevated Railroad. Plans are being prepared for the erection of a 4-sty apartment.

EASTERN PARKWAY.—Arthur H. Sellinger has purchased from Herman Arpe eight lots south side of Eastern Parkway, 203 ft. west of Schenectady av, and five lots north side of the Parkway, 300 ft. west of Schenectady av. The buyer will erect 4-sty apartment houses, and has obtained a building loan of $150,000.

14TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty apartment house to be erected on the south side of 14th st, 222 ft. east of 5th av, Brooklyn, for the Rogers Improvement Co., to cost $45,000.

CHURCHES.

CHURCH AV.—Temple Beth Emeth, Flatbush, contemplates the erection of a synagogue at the southeast corner of Church av and Marlborough rd. Several architects have submitted plans. Work will go ahead immediately.

DWELLINGS.

AV J.—Gregory Webb, 104 West 42d st, N. Y. C., is preparing plans for six 2-sty frame residences, 17x40 ft. each, to be erected at the southeast corner of Av J and East 38th st for James B. Rocke, 6720 19th av, owner.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education Jan. 25 for installing electric equipment in P. S. 172. All bids were laid over.

BROOKLYN.—Bids were received by the Board of Education Jan. 25 for installing electric elevator and ash hoists in the Bushwick High School. Neenan Elevator Co., low bidder, at $4,940; and for installing shop equipment, Frank Tracy was low bidder at $49,815.

THEATRES.

BATH AV.—Foundations are under way for a 2-sty brick and limestone theatre, 52x96 ft., to be erected at the northeast corner of Bath av and 20th st for I. Novick & Sons, 1026 Bath av. A. F. Leicht, 9 East 42d st, N. Y. C., is the architect.

UNION ST.—Bids are in for the 3-sty store and moving picture theatre, 90x100 ft., to be erected at the southwest corner of Union st and 7th av for the Desmond Dunne Co., 176 Montague st, owner. J. Sarsfield Kennedy, 44 Court st, architect.

MISCELLANEOUS.

28TH ST.—The old buildings at the foot of 28th st, Brooklyn, have been torn down to make way for a 1-sty dock building, 75x400 ft, which the Estate of David S. Arnott, 810 Carroll st, Brooklyn, is to erect on the site at a cost of about $40,000. T. J. McWalters, of 225 5th av, N. Y. C., has the building contract.

Queens.

DWELLINGS.

ARVERNE, L. I.—H. Jaffrey & Son, Morris Park, L. I., have completed plans for a 2½-sty frame residence, 26x36 ft., to be erected in the north side of Elizabeth st, 250 ft. west of Remington st, for M. Gordon, 582 Boulevard, Rockaway Beach, owner.

JAMAICA, L. I.—Ole Harrison, 354 Fulton st, has completed plans for two 2½-sty frame residences, 18x35 ft., to be erected in the west side of Attfield st, 100 ft. north of Broadway, for the Hillside Construction Co.

JAMAICA, L. I.—Ole Harrison, 354 Fulton st, has completed plans for five 2½-sty frame residences, 16x36 ft., to be erected at the corner of Murray av and Chichester st for T. A. Thompson, 1022 Atkins st, owner. Cost about $15,000.

ROCKAWAY BEACH, L. I.—Foundations have been completed for the 2½-sty hollow tile residence, 27x50 ft., to be erected on the west side of Pleasant av, 260 ft. north of Boulevard for G. Taus & Son, 537 Boulevard, owners. J. P. Powers Co., this place, architect.

ROCKAWAY PARK, L. I.—J. Y. Yungetes, 592 91st st, Brooklyn, will erect two residences on the east side of 9th av, 400 ft. north of Triton av. Plans have been prepared by Albert Hansen, 9 Vernam av, Arverne.

WOODHAVEN, L. I.—Mrs. Vittline Lambert, 1241 Bigelow pl, will erect three residences on Clinton av this spring. Plans for which have been prepared by J. Monda, 372 Broome st, N. Y. C.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—A. Berres, 35 Nassau st, N. Y. C., has completed plans for a 3-sty brick factory, 50x60 ft., to be erected at the northwest corner of Bodine and Hancock sts for A. C. Horn, Bodine st, owner. Estimated cost, $25,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education Jan. 25 for the general construction of P. S. 71. James MacArthur Co. was low bidder at $136,500, and for the plumbing and drainage Charles Williams Co., $16,778. All bids were laid over.

THEATRES.

BABYLON, L. I.—Graham M. Polley, Fulton st, Brooklyn, contemplates the erection of a moving picture theatre, 34x100 ft., to seat 500 people, on the property recently purchased from Cyrus Miller, Brooklyn, on Deer Park av, opposite Railroad av. E. W. Howell has the contract.

Nassau.

DWELLINGS.

WESTBURY, L. I.—Phillip Stevenson, of this place, has taken bids, through Newman & Harris, 1123 Broadway, N. Y. C., for a 2½-sty residence to be erected here this spring.

HOTELS.

LONG BEACH.—Mrs. Hertha Klug has purchased from the Realty Associates of Brooklyn four lots at Long Beach, adjoining the boardwalk, on which a hotel containing 100 rooms will be erected from plans by Herbert J. Krapp, architect. The hotel will be ready for occupancy on June 1, and is being erected by the Realty Associates.

Suffolk.

HALLS AND CLUBS.

EAST ISLIP, L. I.—The Sokol Club has purchased a plot on Carleton av, which will be improved this spring with a modern club house.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Neville & Bagge, 215 West 125th st, N. Y. C., are preparing plans for a 4-sty brick tenement, 50x94 ft., to be erected on the east side corner of East 4th st and South 3d av.

MT. VERNON, N. Y.—Foundations are under way for a 4-sty brick apartment with stores, 47x50 ft., at the corner of 3d st and 9th av, for A. Giachimo, 814 East 242d st, N. Y. C., owner. H. J. Robinson, 24 West 1st st, is architect.

DWELLINGS.

MOUNT VERNON, N. Y.—Foundations have been completed for a residence for Wm. E. Brooks to be erected at the southeast corner of 5th st and Tecumseh av to cost $18,000. The Lucas Building Co., of this place, has the general contract.

YONKERS, N. Y.—Mrs. J. Speckel, 433 Washington st, N. Y. C., has taken estimates for the erection of a residence on the west side of Crestwood av, north of Harriman pl.

OSSINING, N. Y.—Edward C. King, 311 Madison av, N. Y. C., is preparing plans for a 2½-sty frame residence, for Arthur S. Varney, 12 East 45th st, N. Y. C., owner.

YONKERS, N. Y.—Frank Austin, 123 Briggs av, owner, has plans for a 2½-sty frame residence, 20x31 ft., to be erected at 105 Briggs av.

MT. VERNON, N. Y.—Frank Donato, 524 South 10th av, has plans for a 2½-sty hollow tile residence, to be erected at Mundy la and Kingsbridge rd.

WHITE PLAINS, N. Y.—C. A. Patterson, 262 Main st, New Rochelle, architect, is taking bids for the 2½-sty residence, 30x40 ft., to be erected in North st, for Chas. Beresborg.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—H. E. McCormick, 244 Main st, New Rochelle, is preparing plans for a frame stable, 35x50 ft., garage, 18x24 ft., greenhouse, 18x24 ft., and a steel constructed gardener's cottage, 22x25 ft., to be erected in North st.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Jan. 27:

NEWARK.—Morris Sharff, 23 Johnson av, one 4-sty brick, $30,000; Nathan Steinfield, s e cor Spruce and Broome sts, one 4-sty brick, $20,000; John H. Dunn & Sons, 385 Belmont av, one 3-sty frame, $28,000; Morris Tarchis, 117 Custer av, one 3-sty frame, $7,000; Jacob Prager, 292 17th av, one 3-sty frame, $5,000; Annie Schwartz, 163 Howard st, one 3-sty frame alteration, $3,000; Levin, Mendvin & Schneider, 14-16 Stuyvesant av, two 3-sty frame, $14,000; Levin, Mendvin & Schneider, 18 Stuyvesant av, one 3-sty frame, $6,000; John H. Dunn & Sons, 371 Belmont av, one 3-sty frame, $28,000; Frank W. A. Hain, s e cor Clinton pl and Tillinghast st, one 3-sty brick, $20,000; Benjamin Yeshlovsky, n e cor Avon av and South 19th st, one 3-sty frame, $10,000; John H Dunn & Sons, 371 Belmont av, one 3-sty frame, $28,000.

PERTH AMBOY.—Samuel Baum, 395 New Brunswick av, one 3-sty brick, $19,000.

TOWN OF UNION.—Daniel DeMasker, e side Bullsferry rd, between Clifton terrace and Liberty pl, two 3-sty brick, $34,000.

JERSEY CITY.—Tobias Grassman, 259 Griffith st, one 3-sty frame, $7,000; Catherine A. Smith, n side of Sip av, 100 ft. w of Romaine av, one 4-sty brick, $9,000; Abraham Gorlin, 807 West Newark av, one 3-sty frame, $7,000; Chas. J. McCloskey, 308 Monmouth st, one 4-sty brick alteration, $300; Paul Press, 178-180 Randolph av, two 3-sty frame, $14,000.

WEST NEW YORK.—Max Cohen, n e cor Palisade av and 13th st, one 4-sty brick, $28,000; Pasquale Manolia, west side Buchanan pl, between 16th and 17th sts, one 3-sty brick, $8,000; Frank Savino, 126 16th st, one 3-sty brick alteration, $700.

BAYONNE.—Anna Gottke, north side East 28th st, between Av F and Prospect av, one 3-sty frame, $4,000; Benj. Pecker, 739 Broadway, one 3-sty frame, $7,000.

IRVINGTON. Andrew Stoft, 358 Grove st, one 3-sty frame, $7,000.

HOBOKEN.—Charles Vezzetti, 1200-1202 Hudson st, two 5-sty brick, $40,000.

WEST HOBOKEN. Pasquale Cona, n w cor Hague st and Clinton av, one 4-sty brick, $20,000.

BANKS.

RIDGEFIELD PARK, N. J.—The directors of the First National Bank, of this place, contemplate the erection of a bank building on the Abram V. Smith property at the northwest corner of Hackensack rd and Mt. Vernon st. Estimated cost, $25,000.

RED BANK, N. J.—Bids will soon be called for the new First National Bank building of Red Bank, plans for which have been prepared by W. G. Lawrence, of N. Y. C. One-sty, 50x100 ft. Newton Doremus is president.

CHURCHES.

NEWARK, N. J.—The Third Presbyterian Church will erect an $80,000 edifice at Abington av and Ridge st. Cady & Gregory, 6 West 22d st, N. Y. C., have completed plans for a building, including a gymnasium and parish house. Construction will be of yellow brick with terra cotta trimmings.

DWELLINGS.

SPRING LAKE, N. J.—Albert P. Chamberlin, of Hightstown, contemplates the erection of a residence on Essex av, for which contract will be placed immediately.

ELIZABETH, N. J.—S. H. Thorp has purchased 38 lots, 40x100 ft., on Cleveland av, between Bayway and Springfield rd. It is the intention of Mr. Thorp to erect a number of 1-family dwellings at once.

BAYBROOK, N. J.—Frank Lorenze, of Hollywood Heights, will start immediately the erection of a new residence on Long av.

MAPLEWOOD, N. J.—J. W. King & Son, Irvington, N. J., has the general contract to erect a residence on Mountain av for Frederick S. Grow, 197 North 5th st, Newark.

MORRISTOWN, N. J.—Foundations have been installed for a 2½-sty residence for Mrs. Avelina Henghson, of Morristown. C. B. Weir, of this place, is architect. J. J. Lyons and Welch & Sons have the masonry and carpenter work.

NEWARK, N. J.—Dr. Linus W. Bagg has purchased property on the southwest corner of Clinton av and Clinton pl, 100x150 ft. Dr. Bagg contemplates extensive alterations to the residence.

FACTORIES AND WAREHOUSES.

KEANSBURG, N. J.—Charles H. Engler, of Jersey City, will establish a lumber yard with sheds holding 400,000 feet of lumber, planing mill and office on the Central Railroad line. C. G. Mullison, of Dover, N. J., has made plans and will be the manager.

SOMERVILLE, N. J.—Armour & Co., of New York and Chicago, contemplate the erection of a slaughter house near the Johns-Manville plant here.

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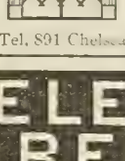
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New Jersey Building News (Continued).

PATERSON, N. J.—The plant of the P. S. Van Kirk Lumber Co. in Fulton st was damaged by fire on Monday, loss between $15,000 and $20,000. Rebuilding has not yet been determined.

NEWARK, N. J.—John H. & Wilson C. Ely, architects, are preparing plans for a 5-sty brick warehouse, 60x105 ft., to be erected at 44-48 Mechanic st, to cost $50,000.

JERSEY CITY, N. J.—The Boynton Furnace Co. contemplates the erection of a new plant at the southern end of Whiton st. Details have not yet been decided upon.

ELIZABETH, N. J.—The Diehl Manufacturing Co. has purchased a site on Newark av, near the Newark city line. Plans are being prepared for a large plant to be built on the property by the company. B. C. Kenyon is president.

HALLS AND CLUBS.

BAYONNE, N. J.—The Y. M. C. A. contemplates the erection of a brick building at Broadway and 38th st to cost $100,000. John Monroe, 854 Av A, and A. Herman Kern, 907 Broadway, are interested.

EAST ORANGE, N. J.—The St. Paul's Boys Club contemplate the erection of a club house in the northern section of East Orange. Robert Tucker is chairman, Rev. William E. Taylor is rector of St. Paul's Church. Another meeting is soon to be held, when it is expected plans will take more definite shape.

MUNICIPAL WORK.

NEWARK, N. J.—Notice is given that the Passaic Valley Sewerage Commissioners have designated Tuesday, Feb. 4, at 2 p. m., when they will meet in the Essex Building, Clinton st, Newark, to receive proposals, in writing, for the construction of Section 7 of the main intercepting sewer, in compressed-air tunnel, in the City of Newark. Particulars that may enable contractors to judge of the character of the work are given below: Item 1, excavation in earth, rock, or rock and earth together, in compressed-air tunnel, for 135-inch circular concrete sewer, and all appurtenant work, 4,930 lin. ft.; Item 2, excavation in earth, rock, or earth and rock together, in compressed-air tunnel, for 141-inch circular concrete sewer, and all appurtenant work, 8,800 lin. ft.; Item 3, concrete masonry, in compressed-air tunnels and shafts, made with Portland cement mortar, and including all appurtenant work, 30,000 cu. yds.; Item 4, brick masonry, in shaft manholes, laid with Portland cement mortar, and all appurtenant work, 300 cu. yds. Drawings, form of contract and specifications, and blank form for proposal may be obtained at the commissioners' office from William M. Brown, Chief Engineer.

FLEMINGTON, N. J.—William Van Keuren, Prior st, Jersey City, has received the contract at 88½ per cent. of the estimated cost for improving Van Wagenen from Stuyvesant to Sip avs from the Board of Street and Water Commissioners. Edward B. See is clerk.

SPRING LAKE, N. J.—Bids will be received by the Mayor and Borough Council until 8 p. m. February 10 for constructing a sewer outlet at the foot of Brighton av. E. V. Patterson is borough clerk.

PRINCETON, N. J.—Bids will be received by the Board of Trustees of Princeton University until 3 p. m. February 5 for the construction of an outfall sewer and sewage purification plant, consisting of settling tanks, sprinkling and sand filter beds. Plans, etc., may be had at the office of G. C. Wintringer, secretary of Business Administration.

PUBLIC BUILDINGS.

PERTH AMBOY, N. J.—The Board of Trade is in favor of erecting a $50,000 home. David Kaufman of Potts & Kaufman is interested in raising the necessary funds.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—The Board of Education of Orange has accepted the plans of Hill & Stout, 1123 Broadway, N. Y. C., calling for a 3-sty public school to face Cleveland st at a cost of about $105,000. Work will be started immediately.

PLAINFIELD, N. J.—A site has been purchased on Muhlenberg pl for a new open air school for the Anti-Tuberculosis League. Wm. S. Tyler is president of the league.

NEW BRUNSWICK, N. J.—Rev. Father Szeneczey, rector of St. Lavislaus Hungarian Catholic Church, has placed plans before Bishop McFaul for a proposed new school house in Summerset st. William H. Boyland has prepared plans. The new school is to have six rooms and an auditorium.

WESTFIELD, N. J.—The Board of Education has selected a school site at Elm and Walnut sts upon which a new high school will be erected.

RARITAN, N. J.—The Board of Education contemplate the erection of a new school here. Wm. Carman is president. The selection of a site has not yet been made. Estimated cost is $20,000.

STABLES AND GARAGES.

PATERSON, N. J.—Frank A. Pawelski, of this place, contemplates the erection of a garage at the corner of Paterson and Governor sts.

STORES, OFFICES AND LOFTS.

NEW BRUNSWICK, N. J.—John Snitzler, of this city, has received the mason work for the new building to be erected by Michael Jelin. The building is to be ready by April 15.

PATERSON, N. J.—Work is under way for addition to the store of Spitz & Sons, 398-400 Main st, from plans by John O'Neil.

THEATRES.

NEWARK, N. J.—Work is to be started immediately on the Arena Theatre which is to be erected at the southeast corner of Washington st and Maiden la. Siegfried Leschziner is the owner. Plans have been prepared by McMurray & Pulis, architects, of this city. Building will have a frontage of 129 ft. and a depth of 150 ft., and a seating capacity of 3,300.

Other Cities.

CHURCHES.

WATERTOWN, N. Y.—A. M. Skinner, of this city, has prepared plans for rebuilding the Stone st Presbyterian Church, Rev. W. P. Moody, 137 Stone st, is pastor.

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—The Atlas Roofing Co. has purchased additional property at 71 Benkard av for the purpose of enlarging its present plant.

POUGHKEEPSIE, N. Y.—The F. I. A. J. Company will increase the size of its automobile factory here with 30,000 sq ft of additional floor space. P. M. Lloyd, of this city, is the architect. John Lurie is vice-president.

KINGSTON, N. Y.—The Hauck Brewing Co., owner of the 3-sty brick hotel at Broadway and Dederich st, will soon have plans prepared for remodeling the building.

ALBANY, N. Y.—The Walker & Gisson Drug Co., 74 State st, will erect a new business building at Broadway and Montgomery st. Nothing will be done before March 1.

TROY, N. Y.—The collar and cuff manufacturing plant of E. J. Conlin & Co., 631-635 River st, Edward J. Conlin, 622 2d av, North Troy, president, Alice H. Bradley, vice-president, and Chas. H. Bradley, secretary and treasurer, was destroyed by fire at a loss of $30,000. Building will probably be rebuilt.

TROY, N. Y.—The Standard Meter Co., of Brooklyn, N. Y., is negotiating for a building site in this city. Nothing definite has yet been determined.

NORTH TONAWANDA, N. Y.—The Niagara Radiator & Boiler Co., E. C. Andrews, general manager, contemplates the erection of a stock house, 600x100 ft., and also an addition to its boiler foundry, 100x200 ft.

SOUTH MANCHESTER, CONN.—The J. T. Robertson Co., soap manufacturer, contemplates the erection of a 2-sty brick plant, 30x140 ft. in Hilliard st.

HALLS AND CLUBS.

BOSTON, MASS.—The Boston City Club has had plans prepared for an 8-sty club house at Somerset st and Ashburton pl, to cost $200,000. Newhall & Blevins, 9 Park st, are architects.

HOTELS.

HOLYOKE, MASS.—Eisenwein & Johnson, Buffalo, N. Y., are preparing plans for a modern fireproof hotel, 110x122 ft, to be erected at Maple and Suffolk sts, for the Holyoke Hotel Co., Thos. S. Childs, president, and Morton Hull, secretary. Cost about $200,000.

MUNICIPAL WORK.

OGDENSBURG, N. Y.—The city of Ogdensburg contemplates the installation of an intercepting sewer about 1,000 ft. long. George A. Tate, of this city, is city engineer. Work will go ahead this spring.

CAYUGA COUNTY, N. Y.—The Board of Supervisors of this county contemplate expending for road improvements $81,000. County bridges will also be erected.

STABLES AND GARAGES.

NOROTON, CONN.—Operations will be started here immediately on a 2½-sty stable, 100x175 ft., to cost $125,000. W. F. Ziegler, owner. H. P. Knowles, 1170 Broadway, N. Y. C., is architect. The J. W. Bishop Co., 345 5th av, N. Y. C., has the general contract.

SCHOOLS AND COLLEGES. hob

WATERVILLE, CONN.—The Sprague School will be rebuilt from plans by Freney & Jackson, 51 Leavenworth st, Waterbury, architects. The structure will be 2 stories and will cost $60,000. E. W. Wright is chairman of building committee.

HAVERHILL, MASS.—Mayor Moulton has requested the legislature for authority to borrow $300,000 for the erection of two schools.

STORES, OFFICES AND LOFTS.

MOUNT MORRIS, N. Y.—The frame structure now occupied by Richard P. Kingston as a dwelling and livery office is to be torn down and a handsome new business block will be erected on the site. Work is to be started immediately.

THEATRES.

MALONE, N. Y.—Fred C. Gilroy, proprietor of the Star Theatre, Ogdensburg, N. Y., will erect a 2-sty fireproof brick theatre in Main st, this place, to cost about $25,000. George E. Wilson, of Ogdensburg, has prepared plans. Old buildings on the property are now being demolished.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—Henry Smith, Fitzgerald Building, 1490 Broadway, has received the general contract for changing the residence at 540 Madison av into stores and apartments for Simeon J. Drake, 66 Broadway, owner. Henry C. Pelton, 8 West 38th st, is architect.

LEXINGTON AV.—D. H. Epstein, at site, has received the general contract for alterations to the 4-sty brick dentist's office and apartments at 287 Lexington av and 134 East 37th st for Mrs. Phillip Crorat, care of J. H. Judge, 261 Broadway, owner. Comyns & Todaro, 147 4th av, are architects. Cost about $10,000.

YONKERS, N. Y. (sub).—Robert L. Stewart, Jackson av, has received the mason contract for the 4-sty brick apartment, 41x78 ft., to be

erected on the east side of Elliott av, 100 ft. south of Morris st, for William Brown, 71 North Broadway, owner. William Heapy, 435 South Broadway, is architect.

WEST END AV.—(Sub.) Clark & Co., 225 5th av, have the contract for foundations for the 12-sty apartment house, 78x100 ft., at 562-568 West End av for the Sumner Gerard & Hasco Building Co., 17 Madison av, owner.

DWELLINGS.

SURF AV.—E. F. Femburger, 2725 Surf av, has received the general contract to erect a 2-sty frame reisdence, 22x51 ft., on the west side of Surf av, 87 ft. north of Beach 48th st, Brooklyn, for the Hill Section Co., 193 Montague st, owner. R. I. Dodge, 331 4th av, N. Y. C., is architect. Cost, $6,000.

NEW ROCHELLE, N. Y.—Thomas Smith & Son, 37 Morris st, have received the general contract to erect a 2½-sty residence at Wykagyl Park for Edmund J. Levine, 7 Waverly pl, N. Y. C. Theodore A. Meyer, 114 East 28th st, is architect. Cost about $20,000.

MAMARONECK, N. Y.—The Lincoln Steel Fleming Co., 17 Madison av, N. Y. C., has received the general contract for alterations and additions to the 3-sty residence, 34x27 ft., on Old White Plains rd for S. S. Prince, Old White Plains rd and 19 West 70th st, N. Y. C., owner. H. M. Baer, 21 West 45th st, N. Y. C., is architect. Cost about $15,000.

FACTORIES AND WAREHOUSES.

VAN NEST.—Casper Ranger, Holyoke, Mass., has received the general contract to erect a 1-sty brick storage building, 75x100 ft., at the Van Nest R. R. Yard, 132 ft. west of Deer Swamp rd, for the N. Y., N. H. & Hartford R. R. Co. P. B. Spencer, 133d st and Willis av, is architect. I. D. Waterman, New Haven, Conn., is engineer. Cost, $20,000.

BALTIMORE, MD.—The American Can Co., New York, N. M. Loney, Engineer, have awarded a contract for placing Standard Raymond concrete piles for the foundation of their new factory at Luzerne and Hudson sts, Baltimore, Md., to the Raymond Concrete Pile Co., of New York and Chicago. The Raymond Co. have recently completed contracts for concrete piling foundations for the American Can Co. in Philadelphia and Brooklyn, and are now working on a similar contract for them in San Francisco.

HOTELS.

WHITE PLAINS, N. Y.—Frank N. Goble, of 27 Tibbits av, this place, has received the contract to erect the new hotel on the Gedney Farms property, to cost $250,000. Work is to be started immediately.

MUNICIPAL WORK.

FREEPORT, L. I.—(Sub.) William Sheehan & Co., 114 Liberty st, N. Y. C., have received the contract for power equipment for the municipal lighting plant for the Board of Trustees of Village of Freeport. Francis Broadnax, 97 Warren st, N. Y. C., is engineer.

SCHOOLS AND COLLEGES.

MADISON, N. J.—H. H. Vought & Co., 340 Broadway, N. Y. C., have received the contract for the construction of a dormitory for the Drew Theological Seminary.

STABLES AND GARAGES.

LAKEWOOD, N. J.—The B. A. Groah Construction Co., of Pittsburgh, Pa., has received the general contract for enlarging the brick stable of Paul A. Sorg, at this place, to cost about $15,000. T. H. Scott, of Pittsburgh, is the architect.

STORES, OFFICES AND LOFTS.

CHURCH ST.—Thomas J. Steen & Co., 30 Church st, have received the general contract for alterations to the office building at 30 and 50 Church st for the Hudson & Manhattan R. R. Co., 30 Church st. Clinton & Russell, 32 Nassau st, architects.

BLEECKER ST.—R. H. Casey, 246 West 16th st, has received the general contract for alterations to the 8-sty store and loft building at 98 and 100 Bleecker st for Mary B. Brandegee, Faulkner Farm, Brookline, Mass., owner. Albert B. Boland, 1094 Woodycrest av, is architect.

42D ST.—W. L. Crow Construction Co., 103 Park av, has received the general contract to erect the 3-sty brick restaurant building, 50x100 ft., at 250-52 West 42d st for the Horn & Hardart Baking Co., of Philadelphia, Pa. Stuckert & Sloan, Crozer Building, Philadelphia, Pa., are architects. Cost about $40,000.

46TH ST.—W. J. Bond, 12 Hallett av, L. I. City, has received the general contract for alterations to the residence at 11 West 46th st for business use. Mary E. Tomoney, on premises, owner. E. Hartwig, 430 5th av, lessee. John E. Nitchie, 61 Park Row, is architect. Cost about $10,000.

NEW ROCHELLE, N. Y.—J. E. Martin, 12 Dewey av, has received the general contract to erect a 2-sty brick store and office building, 30x75 ft., in Lawton st for H. J. Dolan, Lawton st, owner. Jos. W. Gahan, 221 Huguenot st, architect. M. Bartnett, Kings Highway, has the mason work. Cost about $10,000.

4TH AV.—(Sub). The Anderson-Martin Electric Co., Inc., 109 Broad st, has received the electric work necessary for the loft building at 377 4th av. H. P. Knowles is architect. Edward Corning Co., general contractor. Mailloux & Knox, consulting engineers.

THEATRE.

ATLANTIC CITY, N. J.—Irwin & Leighton, 126 North 12th st, have received the contract for the construction of a theatre here.



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APARTMENTS, FLATS AND TENEMENTS.

146TH st, 527 W, 6-sty apartment house, 50x86.11; cost, $60,000; owner, Daniel Hallecy Const. Co., 1704 Anthony av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 35.

HALLS AND CLUBS.

8TH AV, 158TH ST, Polo Grounds, 1-sty club house, locker room, 70x20; cost, $1,500; owner of building, National Exhibition Co., 200 5th av; architect, Frank Ring, 525 West 24th st; builder, James Foster, 200 5th av. Plan No. 36.

SCHOOLS AND COLLEGES.

MANGIN ST, 123-139, w s, 6-sty school, 205.83 x91.16; cost, $250,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 37.

MISCELLANEOUS.

BETWEEN Riverside Drive, e s, and Fort Washington av, w s, n of North av, viaduct, 154 x34; cost, $30,000; owner, Cornelius Billings, 5th av and 44th st architects, Buchman & Fox, 11 East 59th st. Plan No. 38.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SO. BOULEVARD, e s, 400 n 172d st, 5-sty brick tenement, plastic slate roof, 50x88; cost, $50,000; owners, Wauer Realty Corp., Herman Wauer, 1534 Bryant av, pres.; architects, Moore & Landsiedel, 3d av aand 148th st. Plan No. 41.

DWELLINGS.

216TH ST, s s, 250 w Barnes av, 1-sty frame dwelling, shingle roof, 24x34; cost, $1,500; owner, Gustavus Kollie, 710 East 219th st; architect, Geo. H. Alphert, Jr., 677 East 224th st. Plan No. 43.

BRYANT AV, e s, 150 n Lafayette av, 2-sty brick dwelling, 25x25, tin roof; cost, $4,000; owner and architect, Albert Gerhards, 640 Coster st. Plan No. 39.

FACTORIES AND WAREHOUSES.

WHITE PLAINS AV, w s, 565 n Julianna st, 1-sty frame storage, 13x20; cost, $200; owner, John W. Fincke, 3461 White Plains av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 44.

MISCELLANEOUS.

VAN BUREN ST, e s, 175 n Van Nest av, 1-sty frame shed, 66x22; owner, Mary Schaefer, on premises; architect, B. Ebeling, 1407 Taylor av. Plan No. 40.

166TH ST, s w cor Webster av, 5-sty brick dairy building, tar and gravel roof, 194x100; cost, $200,000; owner, Sheffield Farms Slawson Decker Co., Loton Horton, 528 West 57th st, Pres.; architect, Frank A. Rooke, 489 5th av. Plan No. 42.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CLINTON ST, n e cor Myrtle av, 4-sty brick tenement, 25x90, slag roof, 6 families; cost, $25,000; owner, A. S. Fogel, 186 Remsen st; architect, C. B. Brun, 1 Madison av, N. Y. C. Plan No. 329.

EAST 17TH ST, e s, 300 n Beverly rd, 4-sty brick tenement, 50x88.10, slag roof, 16 families; cost, $45,000; owners, Baker Bros., 196 Westminster rd; architects, Shampan & Shampan, 772 Broadway. Plan No. 316.

DWELLINGS.

CARROLL ST, s w cor Brooklyn av, two 2-sty brick dwellings, 20x45, slag roof, 1 family each; total cost, $16,000; owner, Reinhard Hall Realty Co., 1655 45th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 392.

CARROLL ST, s s, 40 w Brooklyn av, three 2-sty brick dwellings, 20x46, slag roof, 1 family each; total cost, $24,000; owner, Reinhard Hall Realty Co., 1655 45th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 391.

46TH ST, s s, 160 w 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,500; owner, Morris Kornblum, 1325 47th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 352.

46TH ST, s s, 240 e 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,500; owner, Morris Kornblum, 1325 47th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 351.

61ST ST, s s, 140 e 17th av, two 2-sty brick dwellings, 20x54, tin roof, 2 families each; total cost, $8,000; owner, Robt. A. McAvoy, 1734 60th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 355.

65TH ST, s s, 320 w 14th av, 2-sty brick dwelling, 20x60, tar and gravel roof, 2 families; cost, $5,000; owner, Domenico Cennio, 1335 65th st; architect, John C. Walsh, 920 Coney Island av. Plan No. 361.

88TH ST, n s, 175 e Narrows av, 2½-sty frame dwelling, 22x39.2, shingle roof, 1 family; cost, $6,000; owner, Theodore Frost, 462 Senator st; architect, Francis W. Stork, 7416 3d av Plan No. 328.

LYME AV, n s, 180 e Highland blvd, 2½-sty frame dwelling, 24.5x45.2, shingle roof, 1 family; cost, $5,000; owner, Clark Nickerson, 149 Montague st; architect, Benj Driesler, 153 Remsen st. Plan No. 375.

SHEFFIELD AV, e s, 480 n Hegeman av, two 2-sty brick dwellings, 20x44, —— roof, 2 families each; total cost, $5,000; owner, Isidore Adelson, 669 Sheffield av; architect, Morris Rothstein, 627 Sutter av. Plan No. 385.

EAST 95TH ST, e s, 113.11 n Av F, 1½-sty frame dwelling, 16x25, shingle roof, 1 family; cost, $800; owner, Geo. A. Morris, 9219 Av G; architect, same. Plan No. 318.

CENTER ST, ss, 200 w Smith st, 2-sty brick dwelling, 25x60, gravel roof, 2 families; cost, $5,000; owner, John Blustein, 200 Center st; architect, John Gibson, 504 Court st. Plan No. 403.

EAST 19TH ST, e s, 340 n Av I, two 2-sty frame dwellings, 22.3x30, shingle roof, 2 families each; total cost, $10,000; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 399.

EAST 19TH ST, w s, 340 n Av I, 2-sty frame dwelling, 22.3x30, shingle roof, 2 families; cost, $5,000; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 400.

46TH ST, s s, 89 w 15th av, 2-sty frame dwelling, 22.2x54.2, shingle roof, 2 families; cost, $6,000; owner, Paul W. Connelly, 51st st anad New Utrecht av; architect, M. Rosenquist, 1269 33d st. Plan No. 394.

AV J, s w cor East 38th st, six 2-sty frame dwellings, 16.10x40, gravel roof, 1 family each; total cost, $18,000; owner, John B. Koche, 6720 19th av; architect, Gregory B. Webb, 104 West 42d st, N. Y. Plan No. 401.

HOPKINSON AV, w s, 20 s Newport av, four 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, $20,000; owner, Louis Lapides Co., 537 Chester st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 398.

15TH AV, s w cor 46th st, 2-sty frame dwelling, 25x52, shingle roof, 2 families; cost, $6,500; owner, Paul W. Connelly, 51st st and New Utrecht av; aarchitect, M. Rosenquist, 1269 33d st. Plan No. 395.

15TH ST, s w cor 47th st, 2-sty frame dwelling, 25x52, shingle roof, 2 families; cost, $6,500; owner, Paul W. Connelly, 51st st and New Utrecht av; architect, M. Rosenquist, 1269 33d st. Plan No. 396.

15TH AV, w s, 40 s 46th st, three 2-sty frame dwellings, 22.2x54.2, shingle roof, 2 families each; total cost, $18,000; owner, Paul W. Connelly, 51st st and New Utrecht av; architect, M. Rosenquist, 1269 33d st. Plan No. 393.

FACTORIES AND WAREHOUSES.

MONTROSE AV, n w cor Newtown Creek, 1-sty frame storage, 125x100, tar and gravel roof; cost, $3,000; owner, John H. Malinken, Myrtle av and Broadway; architect, W. B. Willis, 1181 Myrtle av. Plan No. 313.

SHEEPSHEAD BAY RD, n s, 125 w West 5th st, 1-sty frame store room, 13x22, tarpaper roof; cost, $450; owner, Brooklyn Borough Co., Surf av and West 5th st; architects, Brook & Rosenberg, 44 Court st. Plan No. 307.

BROADWAY, e s, 484 s Ditmas av, 2-sty brivk storage, 23x90.2, slag roof; cost, $12,000; owners, Albert and Chas. Jacobs, 548 West 39th st, N. Y.; architect, W. S. Clark, 438 West 40th st, N. Y. Plan No. 402.

STABLES AND GARAGES.

GATES AV, n s, 100 w Hamburg av, 3-sty brick factory, 30.8x90.3, slag roof; cost, $10,000; owner, Fred Weber, 197 Woodbine st; architect, Benj. Finkensieper, 184 Broadway. Plan No. 366.

MONROE ST, n s, 350 e Sumner av, 1-sty brick garage, 50x100, tar and gravel roof; cost, $6,500; owner, J. H. Waite, 520 Monroe st; architect, F. J. Ganter, 271 Sumner av. Plan No. 365.

PRESIDENT ST, s s, 257 n Schenectady av, 1-sty brick garage, 12x17, gravel roof; cost, $550; owner, Benj. Leslie, 196 Utica av; architects, Luspia & Salvati, 525 Grand st. Plan No. 368.

52D ST, s s, 340 e 20th av, 2-sty frame stable, 30x25, felt roof; cost, $600; owner, Anthony Karpoinz, 2041 37th st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 334.

97TH st, s s, 160 e Shore rd, 1-sty frame garage, 16x22, shingle roof; cost, $300; owner, Henry T. Suden, on premises architect, Francis W. Stork, 7416 3d av. Plan No. 373.

ARLINGTON AV, s e cor Miller av, 1-sty brick garage, 50x75, gravel roof; cost, $400; owner, Edw. Nelmes, 37 Furman st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 350.

LEXINGTON AV, n s, 160 w Nostrand av, 2-sty brick garage, 70x100, tar and gravel roof; cost, $10,000; owner, Louis Schnible, 595 Jefferson av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 330.

RIDGE BLVD, w s, 50 n 83d st, 1-sty frame garage, 12x16, shingle roof; cost, $500; owner, Edw Sloggatt, 169 83d st; architects, Slee & Bryson, 153 Montague st. Plan No. 374.

ST. MARK'S AV, s s, 195 e Classon av, 1-sty brick garage, 28x50, gravel roof; cost, $2,000; owner, Jewish Hospital, on premises; architect, Hans Arnold, 422 Fulton st. Plan No. 367.

STORES AND DWELLINGS.

86TH ST, n s, 340 e 16th av, 1-sty frame store and dwelling, 21.4x48, gravel roof, 2 families; cost, $1,000; owner, M. S. Waldier, Riverside Drive; architects, Slee & Bryson, 153 Montague st. Plan No. 386.

86TH ST, n s, 383.2 e 16th av, 1-sty frame store and dwelling, 21.10x48, gravel roof, 2 families; cost, $1,000; owner M. S. Waldier, Riverside Drive; architects, Slee & Bryson, 153 Montague st. Plan No. 384.

86TH ST, n s, 340 e 16th av, 1-sty frame store and dwelling, 21.10x48, gravel roof, 2 families; cost, $1,000; owner, M. S. Waldier, Riverside Drive; architects, Slee & Bryson, 153 Montague st. Plan No. 385.

STORES, OFFICES AND LOFTS.

LIVINGSTON ST, n w cor Nevins st, 3-sty brick store and dwelling, 21x67.7, tar and gravel roof, 2 families; cost, $15,000; owner, John Hartman, 307 Livingston st; architects, Koch & Wagner, 26 Court st. Plan No. 317.

CHURCH AV, n s, 42.9 e Gravesend av, 3-sty brick store and dwelling, 21.4x80.6, tin roof, 2 families; cost, $8,000; owner, Walter M. Kinstow, 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 322.

PITKIN AV, n w cor Bristol st, 1-sty brick stores, 100x80, slag roof; cost, $8,000; owner, M. A. Dietz, 209 East 112th st; architect, Louis Danan her, 7 Glenmore av. Plan No. 387.

THEATRES.

ROGERS AV, e s, 25 s Av D, 1-sty brick moving picture, 35x102.6, slag roof; cost, $1,500; owner, Saml. J. Flosh, 367 Fulton st; architect, Jacob L. Glassio, 75 73d st. Plan No. 347.

MISCELLANEOUS.

ELLERY ST, s s, 175 e Irving av, 1-sty brick shop, 25x27.6, gravel roof; cost, $1,200; owner, Jacob Reich, 142 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 336.

STERLING PL, intersection East New York av, 4-sty brick shops, 97.2x123.5, tar roof; cost, $20,000; owner, Marcus H. Sang, 98 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 321.

Queens.

APARTMENTS. FLATS AND TENEMENTS.

LONG ISLAND CITY.—Grace st, w s, 525 n Broadway, three 3-sty brick tenements, 28x66, tar and slag roof, 6 families; cost, $24,000; owner, William Allan, 539 Jamaica av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 199.

LONG ISLAND CITY.—Jamaica av, n s, 86 e Sherman st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $25,000; owner, Hellenita Const. Co., 296 Central Park West, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 228.

LONG ISLAND CITY.—9th av, w s, 250 n Broadway, 4-sty brick tenement, 25x77, tar and gravel roof, 8 families; cost, $30,000 (3 houses); owner, John T. Brooks Co., 120 West 42d st, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 229.

DWELLINGS.

ARVERNE.—Summerfield av, ws, 420 s Amstel blvd, 2 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,000; owners and architects, Molle & Mejo, 423 Boulevard, Rockaway Beach. Plan Nos 181-182.

ELMHURST.—Prospect av, n s, 300 w Hanover av, 2½-sty frame dwelling, 38x26, shingle roof, 1 family; cost, $5,000; owner, J. Mariany, 341 5th av, N. Y. C.; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 196.

ELMHURST.—Hanover av, e s, 981 s Corona av, 2½-sty frame dwelling, 22x48, shingle roof, 2 families cost, $5,000; owner and architect, Fred Hoffmann, Main av and Gay st, Elmhurst. Plan No. 233.

FOREST HILLS.—Greenway North, No. 325, 2¼-sty brick dwelling, 50x41, tile roof, 1 family; cost, $12,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architects, Dodge & Morrison, 135 Front st, N. Y. C. Plan No. 243.

FOREST HILLS.—Glen rd, e s, 85 n Highland st, 2-sty brick dwelling, 20x40, tile roof, 1 family; cost, $6,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Eddy Fairchild, 244 5th av, N. Y. C. Plan No. 194.

GLENDALE.—Meade av, w s, 141 n Central av, 2-sty frame dwelling, 18x45, shingle roof, 2 families; cost, $3,000; owner, Glendale Building Co., 84 72d st, Brooklyn; architect, C. J. Pietsch, 84 72d st, Brooklyn. Plan No. 183.

HOLLIS PARK.—Bryan av, n s, 40 e Elanes st, 2½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, $3,000; owner, Louis Wingerath, Maple av, Hollis; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 215.

JAMAICA.—Atfield av, w s, 125 n Broadway, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $4,000; owner, Hillside Construction Co., Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 223-224.

JAMAICA.—Maure st, w s, 175 s Chichester av, five 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost, $2,000; owner, T. A. Thompson, 1022 Atfield av, Jamaica; architect, Ole Harrison, 328 Fulton st Jamaica. Plan Nos. 218-219-220-221-222.

JAMAICA.—Maure av, n s, 100 e Allen st, 2-sty frame dwelling, 18x36, tar and gravel roof, 2 families; cost, $2,800; owner, Paul Mencke, South st, Jamaica; architect, Jos Horstoski, Hollis, L. I. Plan No. 217.

JAMAICA.—Oceanview av, n e cor Lake st, two 2½-sty frame dwellings, 25x36, shingle roof, 1 family; cost, $8,800; owner, Samuel Moskowitz, 55 Patchen av, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 230-231.

JAMAICA.—Remington av, e s, 296 n Beaufort st, four 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $12,000; owner and architect, Harry S O'Neill, 2 Remington av, Jamaica. Plan Nos. 164-165-166-167.

JAMAICA.—Colonial av, w s, 118 n Shelton av, 2½-sty brick dwelling, 20x35, slate roof, 1 family; cost, $20,000 (four houses); owner, Realty Associates, 162 Remsen st, Brooklyn; architect, E. D. Litchfield, 244 5th av, N. Y. C. Plan No. 193.

OZONE PARK.—Washington av, e s, 175 n University pl, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,000; owner, John Russo, 1 Hoffman av, Chester Park; architect, Ed. C. George, 4185 Fulton av, Woodhaven. Plan No. 234.

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Plans Filed—Queens (Continued).

RICHMOND HILL.—Lincoln av, n w cor Cleveland av, three 2½-sty frame dwellings, 18x46, shingle roof, 1 family; cost, $10,500; owner, Lewis Gotthelf Construction Co., 2377 Jamaica av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 212-213-214.

RICHMOND HILL.—Green st, e s, 188 n Jamaica av, six 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $5,000; owners, Lauterbach & Brezinski, 143 Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 197, 198, 201, 202, 203, 204.

RICHMOND HILL.—Chestnut st, w s, 100 n Broadway, six 2-sty frame dwellings, 16x32, tin roof, 1 family; cost, $10,800; owner and architect, L. M. Mowrey, 850 Chestnut st, Richmond Hill. Plan No. 186.

RICHMOND HILL.—Cottage av, w s, 269 n Jamaica av,, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $5,000; owners, Lauterbach & Brezinski, 143 Atlantic st, Jamaica; architect, Wm. McIntyre, 26 Grand av, Corona. Plan Nos. 169-170.

RIDGEWOOD.—Linden st, s s, 100 w Covert av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owners, William & Edward Nolte, 1660 Myrtle av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 187.

ROCKAWAY BEACH.—Washington av, s s, 125 w Center st, two 2-sty frame dwellings, 13 x21, shingle roof, 1 family; cost, $4,000; owners, K. & M. Ryan, 170 East 90th st, N. Y. C.; architect, J. P. Powers Co., Rockaway Beach. Plan Nos. 184-185.

ROCKAWAY BEACH.—S Division av, e s, 450 s Boulevard, two 2-sty frame dwellings, 18 x25, shingle roof, 1 family; cost, $1,800; owner, Mrs. Amy Levy, premises; architects, J. B. Smith, 67 N Fairview av, Rockaway Beach. Plan Nos. 162-163.

ROCKAWAY BEACH.—Gaston av, w s, 30 n Morris av, five 2½-sty frame dwellings, 20x36, shingle roof, 1 family; cost, $22,500; owner, Shore Building Co., 456 Hopkinson av, Brooklyn; architect, James J. Millman, 1780 Pitkin av, Brooklyn. Plan Nos. 173-174-175-176-177.

ROCKAWAY PARK.—5th av, e s, — s Washington av, 4-sty brick dwelling and boarding house, 31x91, tar and slag roof; cost, $20,000; owner, Lawrence Gresser, Webster av, Glendale; architect, Edw. Berrian, Rockaway Beach. Plan No. 211.

ROCKAWAY BEACH.—Washington av, n s, 50 e Wainwright pl, eight 2-sty frame dwellings, 13x22, shingle roof, 1 family; cost, $5,600; owner, Jane A. Delaney, Wainwright pl and Washington av, Rockaway Beach; architect, Edw. Berrian, North Thompson av, Rockaway Beach. Plan Nos. 235-6-7-8-9-40-41-42.

SOUTH OZONE PARK.—Boos av, e s, 320 s Rockaway Plank rd, 2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $2,000; owner, Chas. Gardner, 115 92d st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 226.

UNION COURSE.—Digby st, e s, 177 n Fulton av, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, $4,000; owner, Alfred J. Cobb, Digby st near Fulton av, Union Course; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan No. 232.

UNION COURSE.—John st, e s, 210 s 5th st, 2-sty frame dwelling, 15x38, shingle roof, 1 family; cost, $2,000; owner and architect, Wm. Cajen, 1304 Belmont av, Chester Park. Plan No. 180.

WOODHAVEN.—I pl, w s, 301 s Jamaica av, five 2½-sty frame dwellings, 17x41, shingle roof, 1 family; cost, $15,000; owner, Chas. Sohl, 2d st, Woodhaven; architect, Chas. W. Ross, 47 West 34th st, N. Y. C. Plan Nos. 206 to 210.

FACTORIES AND WAREHOUSES.

EVERGREEN.—Lafayette st, s s, 260 w Cypress av, 2-sty frame storage, 19x36, tin roof; cost, $500; owner Ernest Otto, 272 Cooper av, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 189.

LONG ISLAND CITY.—9th st, n s, 100 w Vernon av, 1-sty brick storage and shop, 93x48, tar and felt roof; cost, $4,000; owners, Escher & Escher, 286 5th av, N. Y. C.; architect, R. L. Bertin, 35 West 32d st, N. Y. C. Plan No. 191.

STABLES AND GARAGES.

ELMHURST.—Medina pl, e s, 100 s Main st, 1-sty frame garage, 12x16, asbestos shingle roof; cost, $250; owner, W. J. Stilling, premises; architect, D. K. Grant, 6th st, Elmhurst. Plan No. 205.

RICHMOND HILL.—Kimball av, n s, 20 w Guion pl, 1½-sty frame stable, 13x18, tin roof; cost, $75; owners, Jos. and Mary Esposito, Bedford av, Brooklyn; architect, Wm. A. Blecher, 4420 Kimball av, Richmond Hill. Plan No. 225.

ELMHURST.—Prospect av, n s, 300 w Hanover av, 1½-sty frame stable, 20x18, shingle roof; cost, $200; owner, J. Marianey, 341 5th av, N. Y. C.; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 192.

STORES AND DWELLINGS.

GLENDALE.—Market st, s s, 25 e Fulton av, 2-sty frame store and dwelling, 20x48, tin roof, 2 families; cost, $2,500; owners, Pomerantz & Kreisberg, 27 Fulton av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 190.

LONG ISLAND CITY.—3d av, 168, 2-sty brick store and dwelling, 22x58, tar and slag roof, 2 families; cost, $5,500; owner, Adam Horn, 161 3d av, L. I. City; architect, Fredk. W. Korfmann, 214 9th av, L. I. City. Plan No. 244.

RIDGEWOOD.—Myrtle av, w s, 23 n Covert av, six 3-sty brick stores and dwellings, 20x55, tar and gravel roof, 2 families; cost, $33,000; owner, Lauchenshire Realty Co., Inc., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 178.

RIDGEWOOD.—Covert av, n w cor Myrtle av, 3-sty brick store and dwelling, 23x37, tar and gravel roof, 2 families; cost, $6,500; owner, Lauchenshire Realty Co., Inc., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 179.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Pierce av, n e cor 3d av, 4-sty brick store and tenement, 20x81, tin roof, 7 families; cost, $10,000; owner, Dennis Collins, 213 Kent st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 188.

STORES, OFFICES AND LOFTS.

RIDGEWOOD.—Seneca av, w s, 45 n Palmetto st, 1-sty frame store, 54x60, slag roof; cost, $3,000; owner, Lyric Ridgewood Heights Amusement Co., 637 Palmetto st, Ridgewood; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 172.

THEATRES.

FAR ROCKAWAY.—James st, w s, 27 n Cornaga av, 1-sty brick theatre, 60x150, tar and gravel roof; cost, $20,000; owner, Imperial Amusement Co., Far Rockaway; architects, Molle & Mejo, Rockaway Beach. Plan No. 171.

MISCELLANEOUS.

ELMHURST.—Dry Harbor rd, w s, 300 n Johnson av, 1-sty frame shed, 12x12, gravel roof; cost, $20; owner, Jno Blasiz, premises. Plan No. 168.

GLENDALE.—Webster av, n s, adjoining cemetery, 1-stv frame shed, 15x7; paper roof; cost, $15; owner, J. J. Ganter, 254 Tompkins pl, Brooklyn. Plan No. 195.

JAMAICA CREEK, NO. 3.—Richter av, e s, 3038 s Schneider pl, 2-sty frame boat house, 20x36, shingle roof; cost, $250; owner, Calanthe Boat Club, premises. Plan No. 216.

LONG ISLAND CITY.—Marion st, w s, 225 s Webster av, erect retaining wall 50 ft long 8 ft. high; cost, $100; owner, Fred Bennett, premises. Plan No. 227.

LONG ISLAND CITY.—18th av, w s, 101 s Flushing av, 1-sty frame shed, 18x20, gravel roof; cost, $300; owner, James Prowse, Jr., 528 Flushing av, L. I. City. Plan No. 200.

Richmond.

DWELLINGS.

GUYON AV, n s, 447 East Southfield, Great Kills, frame bungalow, 1-sty, 14x30; cost, $350; owner, Thos. McQueen, Great Kills; owner builds. Plan No. 19.

WINAN AV, 140, s s, 1,119 e Southfield Blvd, Great Kills, frame dwelling, 1½-sty, 16x24; cost, $465; owner, R. C. Greten, Great Kills; architect, P. P.; builder, Gust. Ross, Great Kills. Plan No. 23.

WOODLAND AV, n s, 100 w Gifford la, Great Kills, two frame dwellings, 2-sty, 20x30; cost, $5,000, total; owner, M. Jurgensen, New Dorp; architect, Julius De Roche, Great Kills; architect builds. Plan No. 22.

RICHMOND TER & R. R. TRACK, Pt. Richmond, 1-sty brick dwelling, 25x36; cost, about $2,600; owner, S. I. Ship Bldg. Co., Pt. Richmond; architect, P. P.; builder, Eusteno Steel Co., 60 Broadway, N. Y. C. Plan No. 25.

FACTORIES AND WAREHOUSES.

DECKER AV, n s, 500 w Hughes av, Pt. Richmond, 1-sty frame storage, 16x20; cost, $150; owner, Jos. Balma, Pt. Richmond; owner builds. Plan No. 26.

STABLES AND GARAGES.

LAKE AV, 1,500 n Amboy rd, Princess Bay, 1-sty frame wagon shed, 25x20; cost, $300; owner, A. Sharrot, Princess Bay; owner builds. Plan No. 24.

STORES AND DWELLINGS.

TOMPKINS AV, n e cor Wadsworth av, Ft. Wadsworth, 3-sty frame and stone dwelling, 24 x36; cost, $3,000; owner, Jos. Coniglio, Ft. Wadsworth; architect, Chas. B. Heucker, Tompkinsville; owner builds. Plan No. 21.

MISCELLANEOUS.

JEWETT AV, 113, e s, 60 s Bond st, West Brighton, 1-sty frame barn, 12x16; cost, $125; owner, Hyman Baron, West Brighton; builder, Mr. Mulbur, Pt. Richmond. Plan No. 20.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 98-100, stairway partitions and wooden beams to 3-sty tenement; cost, $350; owner, John Lardi, 62 Mulberry st; architect, W. G. Clark, 438 West 40th st. Plan No. 188.

DELANCEY ST, 109, movable sash to 1-sty store; cost, $100; owner, Abraham Kasower, 109 Delancey st; architect, Adolph Leicht, 9 East 42d st. Plan No. 193.

DELANCEY ST, 2-4, masonry anad steel to 5-sty store and hotel; cost, $300; owner, Benj. Washingsky, 183 Bowery; architects, Fred. Horenburger & Philip Bardes, 122 Bowery. Plan No. 169.

ESSEX ST, 154-156, and 121 Stanton st, partitions, masonry and columns to 6-sty tenement; cost, $5,000; owner, Emily Garside, 112 West 71st st; architect, Jacob Fisher, 25 Av A. Plan No. 184.

LAFAYETTE ST, 402-408, partitions and drainage to 8-sty loft and store; cost, $300; owner, Alfred C. Barnes Estate, 128 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 185.

MONROE ST, 49, new window and partitions to 4 sty shop and tenement; cost, $1,500; owner, Pierce Brennan, 78 East 92d st; architect, Otto Reissmann, 30 1st st. Plan No. 170.

NASSAU ST, 49, new stairs and reset foundation to 4-sty loft; cost, $600; owner, Thomas Diamond, 139 West 32d st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 195.

ORCHARD ST, 19, masonry, store front, to 3-sty loft; cost, $400; owner, Estate of Abner Chichester; architect, Max Muller, 115 Nassau st; masons, W. H. & S. J. Griffin, 576 Water st. Plan No. 162.

ST. MARKS PL, 6, masonry, stairway, partitions and plunges to 4-sty baths; cost, $20,000; owner, David Wasser, 244 East 3d st; architect, Jacob Fisher, 25 Av A. Plan No. 183.

THOMPSON ST, 27-31, masonry and beams to wholesale meat market; cost, $75; owner, City of New York (W. Prendergast), City Hall; lessees, Bodine & Hinrichs, 27 Thompson st; Architect, E. Glas, 198 Broadway. Plan No. 197.

WASHINGTON ST, 466-70, windows, stairs and new elevator to 8-sty warehouse and loft; cost, $6,000; owner, Lerbro Co., 295½ Pearl st; architect, Geo. F. Pelham, 507 5th av. Plan No. 164.

12TH ST, 1 East, and 53-55 5th av; fireproofing and partitions to 18-sty loft and store; cost, $800; owner, 5th Av and 12th St Co., 39 West 32d st; architect, Harry N Paradies, 231 West 18th st; builder, Odell Whitenack, 231 West 18th st. Plan No. 190.

14TH ST, 245-251 East, stairway, windows and reset gratings to 6-sty tenement; cost, $2,500; owner, Evarts Holding Co, 302 Broadway; architect, Henry Regelmann, 133 7th st. Plan No. 182.

14TH ST, 102 West, masonry, window to 3-sty store and loft; cost, $1,500; owner, Geo. Glendenning, 102 West 14th st; architect, Horace Greeley Knapp, 111 Broadway. Plan No. 168.

20TH ST, 9 West, new piers to 12-sty loft; cost, $900; owner, Ed P. Slevin, 635 West 115th st; architect, Royal J Mansfield, 135 William st; builders, Lippett & Wood, 135 William st. Plan No. 180.

35TH ST, 108-114 West, new floors and new Otis elevator to 9-sty department store; cost, $11,000; owner, Benj A. Aycrigg et al, 102 Chambers st; R. H. Macy & Co., on premises; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 194.

35TH st, 48-54 West, fireproofing, masonry, to 11-sty store, loft and office; cost, $750; owner, Oppenheim Collins Realty Co., 33 West 34th st; architect, James K. Cuddy, Yonkers, N. Y. Plan No. 202.

42D ST, 432 West, new ceilings and iron beams to 4-sty assembly rooms and tenement; cost, $3,500; owner, Estate Lydia S. Cutting, 60 Broadway; lessee, Robert A. Brown, 320 West 8th st; architect, J. Van Wie Bergamm, 134 East 25th st. Plan No. 192.

45TH ST, 131 West, store front to 3-sty store and dwelling; cost, $400; owner, Chas. S. Turner, Butte, Mont.; lessee, Louis Halman, 120 West 45th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 170.

49TH st, 403 West, new windows and masonry to 4-sty tenement; cost, $2,000; owner, Anna R. Krieta et al, on premises; architects, B. W. Berger & Son, 121 Bible House. Plan No. 186.

52D ST, 16 West, plumbing, electric lights, etc., to be removed to 5-sty dwelling; cost, $4,000; owner, Lewis Iselin, 16 West 52d st; architects, Parish & Schroeder, 12 West 31st st; builder, Edwin Outwater, 208 5th av. Plan No. 189.

60TH ST, 206 West, partition and new toilet to 5-sty tenement; cost, $800; owner, Geo. Rothenback, 206 West 60th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 171.

89TH ST, 18 & 20 West, masonry and fireproofing to 4-sty private school; cost, $400; owner, Koeniz Realty Co., 172 West 79th st; architects, Dennison, Hirows & Darbyshire, 475 5th av. Plan No. 161.

97TH ST, 140 E, carpentry and new window to 5-sty tenement and store; cost, $200; owner, Augusta Polifeme, 321 West 92d st; architects, Samuel Gross and Joseph Kleinberger, Bible House, Astor pl. Plan No. 203.

110TH ST, 600-606 West, new stairway to 2-sty store and office; cost, $100; owner, Estate of Robt E. Westcott, 33 Wall st; architects, George F. Pelham, 507 5th av. Plan No. 191.

114TH ST, 203-249 West, fireproof partitions and skylight to 5-sty Wadleigh High School; cost, $18,000; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 159.

124TH ST, 41 West, plumbing to 4½-sty hall; cost, $100; owner, Leo Schwartz, 41 West 124th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 173.

131ST ST, 700 West, elevator shaft and masonry to 2-sty market; cost, $1,000; owner, Swift & Co, 625 Brooke av; architect, Samuel Cohen, 500 West 176th st. Plan No. 181.

153D ST, 540 West, new steel tank to 5-sty tenement; cost, $250; owner, Philip Rau, 210 West 20th st; architect, Otto Reissmann, 30 1st st. Plan No. 177.

AV A, 117, plaster partitions to 4-sty store and tenement; cost, $450; owner, Ed Gattliet, 119 Av A; architect, Otto Reissmann, 30 1st st. Plan No. 178.

BROADWAY, n e c 110th st, plumbing and new living rooms to 2-sty store and office; cost, $490; owner, Estate of Robt E Westcott, 33 Wall st; architect, Herman Kuzel, 107 West 46th st; builders, Liebman Contracting Co., 107 West 46th st. Plan No. 176.

BROADWAY, 273-277, steel beams, railings and paritions to 18-sty store and office; cost, $5,000; owner, Edward R Andrews, 119 Beacon st, Boston, Mass.; architect, Cass Gilbert, 11 East 24th st. Plan No. 187.

BROADWAY, 169, 171 & 1-5 Cortlandt st, show windows, masonry and plumbing to 6-sty store and office; cost, $1,200; owner, Broadway & Cortlandt St. Co., 167 Broadway; architect, Leonidas E. Denslow, 44 West 18th st; lessee, United Cigar Stores Co., 44 West 18th st. Plan No. 163.

BROADWAY, 1776-8, change plumbing, elevators and stairs, to new location, masonry to 4-sty store and loft; cost, $15,000; owner, Benjamin Eichberg, 65 Nassau st; lessee, Fiat Motor Sales Co; architect, Oscar Lowenson, 5 West 31st st. Plan No. 158.

BROADWAY, 815, new balcony to 2-sty store and loft; cost, $150; owner, Chas. V. S. Roosevelt Estate, 33 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 166.

BROADWAY, 135, toilet compartment in cellar to 5-sty tenement and store; cost, $100; owner, B. Kasner, 22 West 119th st; architect, D. Bleier, 545 East 139th st. Plan No. 198.

BROADWAY, 203, remove violation to 4-sty society rooms and dwelling; cost, $1; owner, United Hebrew Community of New York, 203 East Broadway; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 200.

LENOX AV, e s, 136th to 137th sts, partitions, masonry, steel to 5-sty hospital; cost, $35,000; owner City N Y., Dept. of Bellevue and Allied Hospitals, 26th st and 1st av; architect, J. H. Freedlander, 244 5th av. Plan No. 165.

MADISON AV, 1941-3, alter 3-sty store and loft to moving picture theatre; cost, $2,500; owner, David Lentin Realty & Holding Co., 78 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 160.

1ST AV, 2331, fireproofing to 5-sty tenement; cost, $300; owner, Angelina Auzalone, 2264 1st av; architects, De Rose & Caralieu, 2333 1st av. Plan No. 175.

3D AV, 2259 and 2261, masonry and wooden beams to 1, 2 and 3-sty store and tenement; cost, $1,000; owners, Reformed Low Dutch Church, 182 East 122d st; architect, Walter H. C. Hornum, 200 East 123d st. Plan No. 172.

3D AV, 964, electric sign, frame, masonry, iron to 5-sty theatre, store and tenement; cost, $1,500; owner, Fred F. Proctor, 1493 Broadway; architect, John W. Merrow, 145 West 23d st. Plan No. 167.

5TH AV, 619 & 621, new stairs, doors and masonry to 7-sty hotel; cost, $1,000; owner, The Geo. Kemp Real Estate Co., 613 5th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 196.

6TH AV, 209, stairway, masonry and iron to 4-sty hotel; cost, $1,500; owner, Theo J. Wetmore Est., 209 6th av; lessees, John Klyberg & Harry Freeny, 209 6th av; architect, Geo. J. Froelich, n e cor Whitlock and Leggett avs, Bronx. Plan No. 199.

6TH AV, 824, interior masonry and steel to 4-sty store and tenement; cost, $2,000; owner, Emilie Du Mond, Hotel Savoy, New York City; lessee, Falk & Lichtenberg, 824 6th av; architect, Walter G. Stemler, 507 5th av. Plan No. 174.

Bronx.

GLOVER ST, e s, 51.50 e Castle Hill av, move 2½-sty frame dwelling; cost, $250; owners, Geo. & Lydia Williams, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 41.

GLOVER ST, s s, 175.50 e Castle Hill av, move 2½-sty frame dwelling; cost, $250; owner, John Duffy, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 42.

136TH ST, n e cor So. Boulevard, new partitions, new toilet to 2-sty brick store and dwelling; cost, $200; owners, Crispi Const. Co., 241 East 108th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 37.

153D ST, No. 502, new doors, new partitions, to 3-sty frame store and dwelling; cost, $200; owner, John L. Mead, 684 Trinity av; architect, Albert E. Davis, 258 East 138th st. Plan No. 44.

165TH ST, 767, 2-sty brick extension, 19.8x13 to 2-sty frame and brick store and dwelling; cost, $850; owner, Emilio Maresco, 591 St Anns av; architect, Chris F. Lohse, 626 St Anns av. Plan No. 35.

204TH ST, 175 w Cadiz pl, new brick walls to 2-sty brick stable; cost, $75; owner, Tobe Kleinberg, 2143 Amsterdam av; architect, R. F. Knockhauer, 1901 Bathgate av. Plan No. 49.

BATHGATE AV, e s, 173.29 s 182d st, 1-sty frame extension, 8x16, to 2-sty frame dwelling; cost, $600; owner, Anna A. Hunter, on premises; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 45.

GLEASON AV, n w cor Taylor av, move 3-sty frame dwelling; cost, $700; owner, Clara Fink, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 46.

HOLLAND AV, e s, 14 5n Morris Park av, 1-sty frame extension, 11.8x14 to 2½-sty frame dwelling; cost, $400; owner, Max Jackson, on premises architect, T. J. Kelly, 643 Morris Park av. Plan No. 33.

ST PETERS AV.—1631, two 3-sty frame extensions, 6.10x34, 16.10x19 and ½-sty added to 2½-sty frame store and dwelling; cost, $1,800; owner, Benj. Parker, on premises; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 34.

TELLER AV, s w cor 169th st, new girders to 1-sty frame extension to 3-sty frame tenement; cost, $400; owner, Samuel E. Payner, 369 East 169th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 48.

WESTCHESTER AV, n s, 149.9 e Edison av, 2-sty frame extension, 16x28.8, to 1-sty frame stores; cost, $500; owner, Andrew Quinto, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 36.

WESTCHESTER AV, s s, 259.65 w Olmstead av, new columns, new girders to 1-sty frame hotel; cost, $350; owner, Katherine Schnitz, on premises architect, Anton Pirner, 2066 Blackrock av. Plan No. 43.

WHITE PLAINS RD, e s, 396 s Guerlein pl, move 2-sty frame dwelling; cost, $500; owner, Mary Lamond, 1532 White Plains rd; architect, James Anderson, 1790 Walker av. Plan No. 39.

WHITE PLAINS RD, e s, 421.43 s Guerlain pl, move 2-sty and attic frame dwelling; cost, $500; owners, Walls Bros., 1530 White Plains rd; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 47.

WHITE PLAINS RD, e s, 196.45 s Guerlein rd, move 1½-sty frame dwelling; cost, $500; owner, Emily S. Kregel, 1552 White Plains rd; architect, James Anderson, 1790 Walker av. Plan No. 40.

WHITE PLAINS RD, w s, 140 s Guerlein pl, move 2-sty frame dwelling; cost, $500; owner, Ella L. Robinson, 1469 Williamsbridge rd; architect, James Robinson, 1790 Walker av. Plan No. 38.

Brooklyn.

BANKER ST, n e cor Meserole av, new elevator; cost, $1,800; owner, Vulcan Rail Construction Co., on premises; architect, Gust. Seaberg, 407 Douglas st. Plan No. 346.

ELLERY ST, s s, 175 e Irving av, interior alteration and plumbing, 4-sty tenement; cost, $300; owner, Jacob Reich, 142 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 336.

FULTON ST, s e cor Rockaway av, exterior alteration to 4-sty store and dwelling; cost, $2,000; owner, Frank C. Joslin, 147 Dean st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 358.

HOYT ST, n e cor Douglass st, plumbing, &c., to 3-sty store and tenement; cost, $500; owner, Annie E. Sullivan, 613 Vanderbilt av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 308.

KEAP ST, w s, 75 n Ainslie st, iron stairway to 4-sty factory; cost, $200; owner, A. C. Schulz, 214 Broadway; architects, Meyer & Anselm, 173 Van Sinderen av. Plan No. 363.

POWERS ST, n s, 50 e Judge st, new plumbing, &c, to 3-sty tenement; cost, $300; owner, Christiana Roman, 253 Powers st; architect, E. J. Messinger, 394 Graham av. Plan No. 370.

RAYMOND ST, n w cor Johnson st, extension to 4-sty tenement; cost, $350; owner, Crescenzo Spaino, 56 Raymond st; architect, Pasquale Agilardi, 239 Navy st. Plan No. 335.

ST. JOHN'S PL, s s, 178.3 e Rogers av, extension to 3-sty dwelling; cost, $1,000; owner, John Butna, 146 Rogers av; architect, A. Lupien, 672 Lincoln pl. Plan No. 327.

SKILLMAN ST, w s, 211.10 s Myrtle av, exterior and interior alterations to 3-sty dwelling; cost, $225; owner, Salvatore Del Gaudio, 154 Skillman st; architect, Pasquale Agalide, 239 Navy st. Plan No. 388.

VAN BRUNT ST, w s, 62 n Degraw st, plumbing to 3-sty and basement dwelling; cost, $100; owner, Mrs. Lominu, 91 2d pl; architect, E. Hayward, 607 Flatbush av. Plan No. 326.

WATKINS ST, w s, 100 n Lorimer st, new bath rooms, to 3-sty dwellings; cost, $960; owner, Leopold Brandl, 28 West 120th st; architect, Mitchell Blunstein, 131 East 23d st. Plan No. 378.

WYCKOFF ST, s s, 285 e Smith st, exterior and interior alterations and plumbing to 4-sty tenement; cost, $6,000; owner, Max Zaubler, 121 3d av; architect, Morris Schwartz, 194 Bowery, N. Y. Plan No. 320.

EAST 2D ST, n e cor Av F, plumbing, &c, to 2-sty dwelling; cost, $150; owner, W. R. Dupendorf, 164 Montague st; architect, G. J. Dames, 373 Webster av. Plan No. 377.

WEST 8TH ST, n e cor Surf av, exterior alterations and plumbing to 3-sty hotel; cost, $400; owners, J. W. & C. I. Wendelken, on premises; architect, A. H. Hinsdale, 552 56th st. Plan No. 311.

SOUTH 9TH ST, s s, 125 w Wythe av, new stairway to 4-sty factory; cost, $200; owners, Levin Bros., 32 South 9th st; architect, Albert Construction Co., 1200 Park pl. Plan No. 382.

NORTH 9TH ST, s s, 75 e Roebling st, plumbing to 3-sty tenement; cost, $150; owner, ——; architect, Fred Heitel, 441 Metropolitan av. Plan No. 381.

WEST 16TH ST, w s, 170 s Neptune av, plumbing to 3-sty dwelling; cost, $300; owner, Louis Solomon, on premises; architect, Richard Marzan, 2818 West 6th st. Plan No. 372.

EAST 29TH ST, e s, 133.2 s Av F, extension to 2-sty dwelling; cost, $300; owner, Emma Schoneck, 619 East 29th st; architect, Sweet A. Olsen, 1526 Cortelyou rd. Plan No. 354.

44TH ST, s s, 100 w 3d av, extension to 2-sty dwelling; cost, $800; owner, Joe Gold, 7221 5th av; architect, Wm. Harrington, 5906 5th av. Plan No. 343.

ATLANTIC AV, n s, 69 e Nevins st, exterior and interior alterations to 4-sty store and tenement; cost, $1,500; owner, Francis Farmnler, 475 Atlantic av; architect, E. J. Meisinger, 394 Graham av. Plan No. 369.

ATLANTIC AV, n s, 118.9 w Nevins st, interior alterations to 3-sty store and dwelling; cost, $800; owner, Anhueser Busch, 442 Atlantic av; architects, Koch & Wagner, 26 Court st. Plan No. 349.

ATLANTIC AV, n s, 69 e Nevins st, exterior and interior alterations to 4-sty store and tenement; cost, $1,500; owner, Francis Farmnler, 475 Atlantic av; architect, E. J. Meisinger, 394 Graham av. Plan No. 369.

BELMONT AV, n s, 50 w Watkins st, extension to 2-sty store and dwelling; cost, $350; owner, Mrs. Gluehy, 65 Belmont av; architect, Abrm. Farber, 1028 Gates av. Plan No. 342.

Plans Filed—Alterations (Continued).

BELMONT AV, s e cor Rockaway av, exterior alterations and plumbing to 3-sty store and dwelling; cost, $300; owner, Gilla Dombet, 21 Belmont av; architects, Brook & Rosenberg, 44 Court st. Plan No. 302.

SAME PROP., extension to 3-sty store and dwelling; cost, $300; owner and architect, as above. Plan No. 303.

SAME PROP., extension to 3-sty store and dwelling; cost, $3,000; owner and architect, as above. Plan No. 304.

SAME PROP., plumbing, &c., to 3-sty store and dwelling; cost, $200; owner and architect, as above. Plan No. 305.

SAME PROP., exterior and interior alterations to 3-sty store and dwelling; cost, $200; owner and architect, as above. Plan No. 306.

BROADWAY, e s, 75 n Belvidere st, extension to 4-sty tenement; cost, $1,000; owner, Justina Mann, 62 Suydam st; architect, Louis Allmendinger, 926 Broadway. Plan No. 325.

CLASSON AV, w s, 67 n Dean st, plumbing, etc., to 3-sty store and dwelling; cost, $300; owner, A. H. Michael, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 357.

CENTRAL AV, e s, 25 s George st, exterior and interior alterations to 4-sty tenement; cost, $200; owner, Rudolph Bachut; architect, C. P. Cannella, 60 Graham av. Plan No. 341.

CONEY ISLAND AV, w s, 80 n Turner pl, new walls, &c., to 1-sty garage; cost, $300; owner, Lida F. Spitzer, 488 C. I. av; architect, Geo. Spitzer, 18 West 129th st, N. Y. Plan No. 300.

EAST NEW YORK AV, s s, 34.5 e Rockaway av, extension to 1-sty chicken market; cost, $800; owner, Irving Kaufman, 440 Stone av; architect, C. E. Silkworch, 258 Broadway. Plan No. 356.

FLATBUSH AV, e s, 139.6 s Atlantic av, exterior and interior alterations to 4-sty store and tenement; cost, $900; owner, Holm Realty Co., 35 Nassau st, N. Y.; architects, Carlson Bros., 369 Flatbush av. Plan No. 405.

GATES AV w s, 20 n Tompkins av, plumbing to 4-sty tenement; cost, $750; owner, Minnie E. Ellis, 511 8th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 379.

LINCOLN RD, n s, 185 w Flatbush av, extension to 2-sty dwelling; cost, $300; owner, Mary A. Meagher, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 364.

MANHATTAN AV, e s, 25 s McKibben st, extension to 3-sty store and dwelling; cost, $500; owner, Litman Silberman, 76 Manhattan av; architect, C. P. Cannella, 60 Graham av. Plan No. 340.

MEEKER AV, s s, 63 w Graham av, exterior alterations to 2-sty dwelling; cost, $100; owner, Frank George, 26 Meeker av; architect, C. P. Cannella, 60 Graham av. Plan No. 339.

METROPOLITAN AV, s s, 75 w Graham av, plumbing to 3-sty tenement; cost, $350; owner, Wm. N. Decker, Springfield, L. I.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 389.

NASSAU AV, n s, 25 e Kingsland av, extension to 3-sty store and dwelling; cost, $500; owner, Hyman Weingside, 179 Nassau av; architect, Emil J. Messinger, 394 Graham av. Plan No. 314.

NECK RD, n w cor East 2d st, exterior alterations and plumbing to 2-sty dwelling; cost, $250; owner, Fred Kluck, on premises; architect, ——. Plan No. 319.

NORMAN AV, s s, 75 e Diamond st, plumbing to 2-sty engine house; cost, $300; owner, City of New York; architect, Jas P. Rehill, 157 East 67th st, N. Y. C. Plan No. 359.

NO. PORTLAND AV, e s, 134.8 s Flushing av, new extension to 4-sty tenement; cost, $550; owner, Michalangelo Panone, on premises; architect, Wm. A. Hill, 27 Ashland pl. Plan No. 299.

PARK AV, n s, 175 e Throop av, plumbing, etc., to 5-sty store and tenement; cost, $2,000; owner, Max Bilcher, 49 Nostrand av; architects, Shampan & Shampan, 772 Broadway. Plan No. 353.

PITKIN AV, n s, 60 e Montauk av, exterior and interior alterations to 2-sty store and dwelling; cost, $300; owner, Jacob Baker, on premises; architect, Max Cohn, 233 Glenmore av. Plan No. 331.

PITKIN AV, s e cor Grafton st, exterior and interior alterations to 4-sty tenement; cost, $900; owner, David Spain, 1503 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 324.

ROGERS AV, e s, 60 n Av F, plumbing to 2-sty engine house; cost, $300; owner, City of New York; architect, James P. Rehill, 157 East 67th st, N. Y. C. Plan No. 360.

SHEPHERD AV, w s, 150 n Liberty av, plumbing to 2-sty dwelling; cost, $150; owner, Vito Sibis, 658 Liberty av; architect, C. P. Cannella, 60 Graham av. Plan No. 338.

WYTHE AV, s w cor Rush st, plumbing to 3-sty store and dwelling; cost, $200; owner, Chas. F. Schlafer, 307 Washington st; architect, E. W. Widlake, 1156 Fulton st. Plan No. 315.

WYTHE AV, w s, 40 s Clymer st, plumbing to 3-sty dwelling; cost, $150; owner, Abrm. Kroner, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 376.

5TH AV, n w cor Prospect av, plumbing to 3-sty dwelling; cost, $75; owner, Archibald Simpson, 603 5th av; architect, Dobt J. Dick, 250 18th st. Plan No. 397.

Queens.

BAYSIDE.—Bell av, e s, int. L. I. R. R., install new plumbing in dwelling; cost, $175; owner, James F. McKenna, Bell av, Bayside. Plan No. 86.

CORONA.—Corona av, e s, 75 n Home st, erect baker's oven on rear of store and dwelling; cost, $600; owner, H. Sholman, 227 Corona av, Corona. Plan No. 95.

ELMHURST.—Bayshore terrace, w s, 600 n Manhattan boulevard, interior alterations to dwelling; cost, $600; owner, Miner C. Liogren, premises. Plan No. 77.

FLUSHING.—Main st, 25, erect electric sign; cost, $100; owner, Morris Conovitz, on premises. Plan No. 94.

FLUSHING.—Broadway, n s, 659 e Whitestone av, install new plumbing in dwelling; cost, $150; owner, J. D. Wells, Broadway, Flushing. Plan No. 47.

GLENDALE.—De Boo pl, w s, 40 s Myrtle av, 1-sty frame extension, 17x9, on rear 1-sty store, tin roof; cost, $50; owner, Elizabeth Rogers, Madison av, Glendale. Plan No. 82.

JAMAICA.—Carlton av, n w cor Fulton st, install new plumbing in office; cost, $100; owner, Everett Realty Co., Flatiron Bldg., N. Y. C. Plan No. 91.

JAMAICA.—South st, s s, 153 e Rockaway rd, 1-sty frame extension, 20x10, on rear 1-sty store, tin roof, interior alterations; cost, $1,000; owner, Peter Puzennella, on premises. Plan No. 85.

JAMAICA.—Johnson av, s s, 298 w Bergen st, 2-sty frame extension, 22x11, on rear 2-sty frame dwelling, tin roof; cost, $400 ;owner, John Hay, Decatur st and Wyoming av, Jamaica. Plan No. 84.

LONG ISLAND CITY.—Steinway av, 345-347, erect new electric sign; cost, $200; owner, Nathan Marks, premises. Plan No. 81.

LONG ISLAND CITY.—William st, 165, 1-sty frame extension, 6x22, on rear 1-sty dwelling; cost, $125; owner, Geo. Smith, premises. Plan No. 76.

LONG ISLAND CITY.—Academy st, 273, install new plumbing in dwelling; cost, $100; owner, Anna Reges, 304 Grand av, L. I. City. Plan No. 83.

LONG ISLAND CITY.—17th av, w s, 85 n Grand av, install new plumbing in 2 dwellings; cost, $200; owner, Louis Miller, Jersey City. Plan No. 69.

LONG ISLAND CITY.—Jackson av, 426, erect new electric sign; cost, $300; owner, Edw. C. McDonnell, premises. Plan No. 80.

LONG ISLAND CITY.—Willow st, e s, 62 n Washington pl, peak roof to be removed and flat roof constructed; cost, $350; owner, Marietta Mazzard, 80 Willard st, L. I. C. Plan No. 72.

LONG ISLAND CITY.—4th av, w s, 225 n Pierce av, install new plumbing in dwelling; cost, $255; owner, Frank Zuchoski, premises. Plan No. 73.

METROPOLITAN.—Forest av, e s, 406 s Metropolitan, install new plumbing in dwelling; cost, $270; owner, A. Dickman, 653 Bleecker st, Ridgewood. Plan No. 71.

METROPOLITAN.—Fresh Pond rd, w s, 100 n Metropolitan av, 1-sty frame extension, 16x 28, on rear of stable, tin roof; cost, $300; owner, William Frank, 25 Fresh Pond rd, Metropolitan. Plan No. 87.

RICHMOND HILL.—Willard av, n s, 300 e Jamaica av, interior alterations after fire damage to 1-family dwelling; cost, $800; owner, Caroline Barnes, 829 Walnut st, Richmond Hill. Plan No. 92.

RICHMOND HILL.—Elm st, e s, 180 s Stewart st, install new plumbing in dwelling; cost, $75; owner, Frank Voorhes, on premises. Plan No. 90.

RICHMOND HILL.—Elm st, e s, 200 s Stewart st, install new plumbing in dwelling; cost, $75; owner, M. Quippert, on premises. Plan No. 89.

RICHMOND HILL.—Elm st, e s, 140 s Stewart st, install new plumbing in dwelling; cost, $75; owner, A. Zummer, 130 Elm st, Richmond Hill. Plan No. 88.

(Continued on Page 256.)

Personal and Trade Notes.

HARRISON & MEYER, artificial stone pavements, have moved to new offices at 1182 Broadway.

THE GEORGE BACKER CONSTRUCTION CO. has moved to the Aeolian Building on 42d st.

BENJAMIN T. ROBBINS, a well-known architect and builder of Northport, L. I., died Jan. 26.

SIMPLEX WIRE AND CABLE CO.—The name of the Simplex Electrical Co. has been changed to Simplex Wire & Cable Co., but no change of management or interest is involved.

THE NATIONAL CONVENTION of the National Lumber Wholesalers will be held at Atlantic City from March 6th to 7th. The meetings will be held in the Hotel Chelsea.

LEWIS DE COPPET BERGH, architect, of Washington, D. C., died on Tuesday, January 28, of heart disease. Mr. Bergh designed many structures in New York and Washington and notably the Yale University buildings.

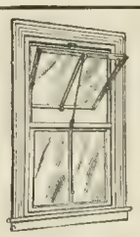
LOUIS BOSSERT, 69 years old, head of the lumber firm of Louis Bossert & Son and President of the Broadway Bank in Williamsburg, Brooklyn, died Wednesday night on board the steamship "Cleveland" of the Hamburg-American line, when one day out from San Francisco. Mr. Bossert, his wife and daughter were on a trip around the world. Death was due to heart disease. He was the owner of the Hotel Bossert at Hicks and Montague sts, Brooklyn, which he built.

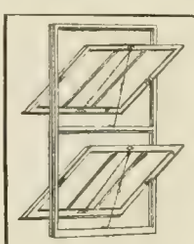
THE HEIDELBERB BUILDING, at Broadway and 42d st, with its incomplete advertising tower, has been placed by an order of the U. S. District Court in the hands of Kenneth McEwen, of 30 Broad st, as receiver. The Heidelberg Building was erected by the Gray Construction Company, of which the head was C. L. Gray, of East St. Louis, Ill., and the original owners turned the property over last summer to Arthur G. Godair and W. T. Wimmer, of St. Louis. The Eastern Steel Company is plaintiff in the present action.

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The Record and Guide
is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under date filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

The first name is that of the Debtor, the second that of the Creditor.

JAN. 25.

Albert, Saml J Jurow 113.91
Brennan, Henry D—Cabot Real Estate Co..461.72
Cohen, Henry J—Franklin Co.....60.34
Cohen, Miachel—Oscar Frommel & Bro..251.42
Dougherty, Wm A & Christina—T Friedberg. 410.03
Doscher, Fredk L—G G Macy.....239.86
Day Adelaide—Gimbel Bros, N Y.....52.80
Ericson, Alfd—L G Jonasson 154.27
Friedman, Louis—G Latenberg et al.....98.13
Graham, Theresa C—E J Healy....costs, 411.75
Gray, Mae E—L J Smith.....125.00
Gillis, Jos F—M E Jacobs.....26.75
Gluck, Danl W—"Clemons" 89.05
Giorno, Jno & Maria—C S Waterhouse et al. 187.01
Hildebrandt, Jno—G B Gross.....59.85
Hindes, Maysie R—J F Little et al.....304.25
Hindes, Maysie adm—same 599.67
Hogan, Jno A—B K Bloch.....183.62
Harris, Wm H—Gimbel Bros, N Y.....43.85
Johnson, Bernard—Savarese Bros Painting & Decorating Co 94.91
Jackson, Israel—I Marks et al.....67.41
Kreichman, Isidore—B J MacCorry.....104.32
Koch, Isaac—Commonwealth Edison Co..127.67
Kahn, Maximilian—Gimbel Bros, N Y....59.77
Lavine, Jas—R Fixel 375.71
Lawrence, Robt C—Morgan & Wright....299.14
Langer, Leo—J Bobsin 133.71
Langer, Gusti—Edw Kolbert & Co.....166.03
Moonshine, Abr—J Lichtenberg 39.72
Mahen Jno—M Callanan.....601.79
McCloskey, Frank—L L Fulkerson 101.72
Miller, Warren A & Geo Strong—J McCormick 147.91
Moeller, Wm—Murray Hill Co.....costs, 69.12
Oderwald, Mrs Conrad—Gimbel Bros, N Y..47.30
Papantonio, Antonio & Emanuel Burlando—H Gillman et al 162.22
Picken, Chas E—Germania Life Ins Co.2,521.35
Rath, Henry C & Margt—A W Stieglitz.474.65
Rittner, Louis—J Oestreicher 606.10
Reizen, Edw—B Ginden 101.41
Relkin, Herman—Bloom & Hansen.....149.25
Scott, Edith G—L Laski.....2,217.51
same—same 232.10
Smith, Josiah T, Wm G H Smith, Geo C Knapp & Robt M Knapp, Jr—N Y Title Ins Co 17,154.44
Stumann, Fredk & Henry H Esselstyn—H Krakower 206.81
Vanoni, Eugenia—Barney Estate Co.costs, 96.23
Wechsler, Leon—A Katzner 99.05
Wilson, Jos W & Jno—H Blatz.....4,649.23
Weinberg, Benj—A Deutsch et al.....32.40
Weiss, Sigmund B—Gimbel Bros, N Y....53.92

CORPORATIONS.

American Encaustic Tiling Co, Ltd—E E Alexander et al .....costs, 138.10
Acme Waist Co—P Voss et al.....35.11
Jno Gass Sons, Inc—Excelsior Meat Market, Inc 161.81
"Murrays"—P McLaughlin 4,655.52
Northeastern Amusement Co—G Neubrick..136.91
Warfield Laundry—S Rappaport 112.41

JAN. 27.

Albert, Paul—Morning Journal Assn.....31.81
Arnson, Adolf—J E Zommir.....71.71
Burke, Patk J—New Taxicab & Auto Co. .....costs, 68.32
Brown, Fredk—Chas Buek Constn Co....696.66
Behr, Mary—Butler Bros.....85.60
Bandolik, Tancher—L Schulman.....33.69
Buss, Louis C—C M Hedden Co.....430.23
Budnik, Snyder—J J Junkowich....costs, 70.73
Carr, Austin—Mantle & Co.....521.88
Collura, Guiseppa C—Penna Coal Co.costs, 13.53
Cashman, Jas J & Jas A McDonald—L McLaughlin 264.31
Casale, Jos, Marion Minucci & Vito Celesta—Jersey Bldg & Developing Co.....66.48
Cohen, Isidore—A Tanzer 39.31
Chesler, Abr—J Feld et al.....267.64
Cohic. Elmer H & Est of Metropolis, Inc—Chelsea Exch Bank 535.00
Chestnut, N—R P Rumsey, Inc.....22.12
Diamond, Philip—"Einson" 21.67
Davids, Walter I—Brentwood Realty Co...88.40
same—same 104.15
Dickinson, Grace G & Jno J exrs—J H Poole 3,784.15
Dien, Herman H—Standard Paint Co.....139.75
De Llaguno, Jose—Y de Llaguno.....619.15
Eschmann, Fredk W R—S Kirschbaum et al. 136.90
Eames, Albt F—C Heitter 89.60
Egan, Wm H—M M Egan.....costs, 210.68
Egan, Florenz M—"Edonard" 65.40
Elkin, Isidor & Morris—S Samach.....154.85
Faulhaber, Jacob gdn—G C Kline..costs, 117.47
Finn, Herman—E T Eberhardt et al.....124.96
Flinck, Morris—M Ettlinger 47.15
Folberth, Inc—New Publication Co.....85.28
Fleming, Patk—M Coyle 229.67
Frenztel, Jno F—A Weiss .....costs, 26.91
Grieco, Angelo & Vito—P Altieri.....29.40
Glubt, Tenny—M Dick .....costs, 96.65
Goldberg, Chas—Box Co of America.....216.30
Gunning, Hyland—M Plum 343.50
Gorra, Salim K—A M Zabalie.....48.31
Henderson, Wm & Wm Henderson, Inc—H G Silleck, Jr 1,028.63
Harlam, Moses & Lena—Northern Bank of N Y 2,194.08
Hill, Frank—R F Rumsey, Inc.....18.58
Hilscher, Fredk M—E Wohlgemuth.....2,862.47
Insler, Bernard—Fidelity & Deposit Co of Maryland 3,339.61
Ilkavitz, Harry & Adolph Davidovitz—Glen Island Realty Development Co 208.36
Jackson, Edgar R—Lord & Taylor.....865.70
Jandorf, Ida—N Golant 50.46
Joyce, Margt—H J Webster et al...costs, 74.70
Jones, Hyman & Abr Hymowitz—L Gourson. 12.65
Kramer, Ignatz—I Moskowitz.....34.65
Kaufman, Morris—L Levin 138.13
Kashefsky, Saml—D Greenspan.....106.34
Komminsky, Wm—City N Y .....costs, 117.41
Lynch, Barbara—A Stecker.....costs, 135.94
Leonard, Jos—J E Redman.....60.37
Levy, Everett A—R C Morris.....68.31
Lippman, Israel—H Frank Jr.....68.59
Le Brun, Geo L—R P Rumsey Inc.....28.20
Loewenthal, Julius—F W Haines...costs, 131.04
Macauley, Chas R—E E Tull 123.91
MacLellan, Jno P—O E Short.....61.48
McCormack, Jno—C Stewart.....65.00
Mandelowitz, Saml—M B Schaenen & Son. 181.06
McCoy, Frank Jr—R P Rumsey, Inc.....65.27
Margolies, Edw G Keister 452.41
same—same .....costs, 27.41
Murphy, Jno gdn—City N Y.....costs, 119.97
Mulligan, Wm G—Monarch Mining Co.....179.92
Nemoiter, Louis—D Strauss 35.64
Nallen, Wm B—A Peircey 366.39
Paltrowitz, Myer—Sheffield, Farms Slawson Decker Co.....costs, 37.67
Phelps, Lewis H—Colonial Development Corpn 427.00
Pell, Mary H—Fidelity & Deposit Co of Maryland 31.41
Payton, Philip A Jr—J Soffen 1,513.03
Proctor, Geo H—P V Hoyler.....1,289.04
Quigley, Jno T—M McCann 521.46
Quaranta, Gennaro & Pasquale—Balfour & Koch Co.....136.75
Robinson, Geo C—Peter H Reilly & Bro Co. 66.61
Rosenbaum, Maelech & Dworeck—O Kirsch. 182.66
Richter, Fredk W—H Frank Jr.....78.08
Ryan, Danl J—Yale & Towne Mfg Co...385.40
same—same 175.16
Robinson, Walter W—New Publication Co.37.91
Richards, Jno S—C Baker 220.48
Stein, Jules—J May 6,438.88
Stone, Alex—A Kennedy 357.64
Scofield, Cyrus L—J Peacock.....177.58
Sweet, Frank B—Erie R R Co.....costs, 23.38
Scott, Geo W—Guarantee Mtg & Title Ins Co. 60.15
Sulivan, Mae A—Riverside Drive Realty Co. 404.75
Simmons, Theo N—M L Van Norden....399.20
Spinghel, Julius—Brown Metal Ceiling Co.35.46
Strunpf, Louis—Standard Dairy Co.....214.65
Sillivan, Mae—C Weisbacker 223.59
Stein, Isadore—Chas F Schmale, Inc.....728.99
Schremmer, Albt—E Schweizer 44.21
Stein, Louis & Mary—L Biloon 25.31
Simowitz, Aaron & Louis—I Margolin.....69.41
Toplitz, Berthold—Acetylene Welding Co.19.88
Tobias, Francis H—Automobile Blue Book Pub Co.....52.84
Tillack, L T—S A Capers 51.37
Tucker, Jno F—R P Rumsey, Inc.....33.07
Turnbull, Jno W—Bernheim Distilling Co. 92.37
Vartabedian, Peter—P Kostowxides.....475.72
Vingut, Geo F—Udall & Bellow.....315.98
Wray, Albt A J Meyers.....45.78
Wise, Louis M—H Liedtke.....220.41
Wachsman, Saml—A C Bernstein.....77.41
Warren, Ulysses G—J S Watson.....347.65
Wilcox, Ransom E & Wm A Shelton—M Levy. 371.39
Whitestone, Danl—B Weiss.....81.08
Wise, Louis M—E S Levi 162.73
Wise, Louis M, Fredk F Goodman & Motor Car Exch—same 222.27

CORPORATIONS.

Leonard, Keil, Inc—Fidelity & Deposit Co N Y 14.85
Wirth Realty & Constn Co—Kurz & Uren, Inc. 435.78
Fifth Avenue Impt & Investing Co—Buonsignore Realty Corpn .....costs, 12.65
St Josephs Home for Polish & Lithuanian Immigrants—F Wilawska 316.88
Litholia Color Co—L Uhlfelder Co.....35.04
Ancient Order of Hibernians—Hedden Iron Constn Co.....2,699.87
Acme Waist Co—Van Keuren & Thornton Co. 145.29
Central Park, North & East River R R Co—A Szalbo 594.32
Cadillac Hotel Co—I Gordon 1,190.30
Ernestus Gulick Co—Sherpe Bldg Co.costs, 67.78
Hauser Co, Henry Hauser, Frank Feldman & Johanna Hauser—N Y Produce Exchange Bank 217.91
Pringle Bros—Philadelphia Casualty Co..... .....costs, 1,048.75
V B Constn Co—City N Y 109.50

JAN. 28.

Austin, Francis S—A A Beyer.....226.45
Bernstein, Abr—H Falk et al.....51.22
Browne, Grant H—J C Rodgers.....1,203.52
Bartholomae, Wm—M L Peiser.....134.65
Bonser, Jas E & Robt Dougherty—Pierce, Butler & Pierce Mfg Co.....1,378.08
Brofman, Aaron—P Araberger et al.....73.89
Buchwald, Bernard—Wm Ayres & Son....159.64
Beldwin, Geo E—S Arluck 49.91
Blinderman, Harry—J Johnson.....9.41
Browne, Wm J—A J Prunier.....293.78
Birner, Louis F—O Kafka, possession of property and 103.98
Bonyer, Isaac & Saml Volinsky—Geneva Wall Paper Co 981.62
Baker, Harold C—W A Numann.....44.15
Barris, Fredk & Benj A Lewis—M Goldwasser et al 189.16
Byrne, Jennie L—J Byrne.....costs, 75.51
Byrnes, Jennie L—J Byrnes.....costs, 64.15
Blumensteil, Alex & Morris J Levi—J Rosenstadt 5,225.22
Bohn, Jos & Richd Schulz—Nozawaya & Co. 196.56
Bernstein, Louis—Public Bank N Y City..52.36
Brush, Jas G—M Young.....31.40
Clark, Chas C—Jno Wanamaker, N Y....454.68
Cole, Ida E—M J Hoffman.....191.42
Chase, Saml—R H Donnelley.....25.16
Carroll, Susan C—M J Odell.....265.61
Crane, Irving M—J M Leddy.....228.57
Craig, Letia—C A Anderson 534.41
Cany, Marco—Manuel Caragel & Son....150.21
Clarke, Frank—O Horwitz et al.....84.87
Crapo, Jennie—W C & H N Allen.....1,162.72
Donoghue, Thos—W H Callanan..costs, 131.28
Downing, Chas B—R H Donnelley.....33.38
Doring, Max B A—M J Prior.....151.91
De Young, Leonard—R H Donnelley.....29.31
Dein, Herman H* & Philip H—N Knudson.61.25
Durant, Virginia L—W M Hollinger.....94.41
Danneman, Mabel L—N Y Tel Co.....31.39
De Jong, Jno—Brenden Trading Co.....49.31
Delli, Paoli, Concetta—J E March.....5,120.53
Eichner, Nathan—Old Dominion S S Co..10.28
Fanton, Hy Burr—G Anthony.....83.61
Friedman, Chas—Weimer, Wright & Watkin Co 93.21
Flood, Frank & Rose—N Y Edison Co.....30.50
Fish, Hyman—B Dokter.....costs, 140.08
Ehreman, Danl W—New England Selling Co. 126.18
Feldman, Louis—E Kantor 32.62
Fitzgerald, Michl—F L Cole.....costs, 93.43
Gilmer, Chas V—New Amsterdam Casualty Co 442.81
Gastwirth, Harry—A Cash 91.04
Gottsogen, Louis & B S Cigar Co—B Bodenheimer 37.41
Gaskill, Harry I—E F Breen.....491.80
Gross, Ignatz—A Teller.....71.65
Gerleit, August & Jos Ruschmann*—Valentine & Co 94.81
same—Edw Smith & Co.....89.52
Gillman, Chas F—N Y Tel Co.....26.90
Geissenheimer, Chas B & Walter D Grand—A M B Scott.....645.05
Godding, Edw A—H L G Staples.....699.36
Goldthwaite, G Tarlton—Brooks Bros....257.56
Glasser, Sam—S M Berlin et al.....34.41
Guttman, Alex J—Northern Bank of N Y.138.71
Heinrich, Herman—R H Donnelley.....26.21
Horowitz, Jacob—S Arluck 36.26
Hanewald, Julius—G F Lawrence.....24.31
Harrington, Herbt W—Geo L Storm & Co.129.21
Herman, Frank H—same 15.31
Hermann, Abram—E Hecht et al.....49.94
Horowitz, Chas S—Concordia Fire Ins Co of Milwaukee .....costs, 12.78
Hand, Eleanor A M—S K Anderson et al.598.94
Howard, Louis C—Class Journal Co.....470.41
Haines, Robt T—H Holmes.....176.18
Haines, Robt T—N B Pruser.....90.41
Ives, Wm H & Harold S Butler—New Netherland Bank of N Y.....217.91
Jones, Wylie B & Wm H Thompson—People, &c 400.00
Jump, Geo W, Geo J Dittmar, Gouverneur E Smith & Stuart D Walker*—Metuchen National Bank 906.78
Kingsley, Oliver C & Wm H Thompson—People, &c 400.00
Kasdan, Max—Max Mittenthal & Sons....74.01
Kelly, Timothy H—Olin J Stephens, Inc..97.27
Konsoter, Jos—H Phillips et al.....206.84
Kerbel, Max—S H Berlin et al.....34.41
Krause, Wm & Jno—E Markus.....356.09
Kanderer, Max & Philip Dolber—Jos Stern & Sons, Inc 98.13
Locker, Benj & Frank—S Arluck.....40.26
Lorenz, Otto—C A Rogers et al.....161.91
Leacock, Fitzgerald* & Junius M Green W C Reed 329.34
Levy, Jules—E L Keyes.....88.41
Loew, Leopold—C P Blaney.....1,196.53
Lucey, Jeremiah, admr—A Coyle.....1,000.00
Miller, Mary—Abbott Hardware Co.....41.85
Morris, Andw R E S Alsop.....139.59
Maliphant, Edw—Wilson & Adams Co....93.89
Monahan, Jno E—I S Remsen Mfg Co..1,778.48
Morrison, Leigh—T Berhalter.....590.92
Michaelson, Abr—Olin J Stephens, Inc....37.42
McManus, Jno A—Star Tire Co.....127.91
Mirsky, Leon—M S Mirsky.....862.72

Judgments Manhattan and Bronx (Continued.)

Miller, Sampson L H Koppell.....117.55
Noonan, Eliz C M C Brenner.....269.72
Norton, Wm F—J Johnson.....14.41
same same.....14.41
Novack, David Francis H Leggett & Co...32.69
Newman, Walter C H L Ingersoll.....221.68
Odell, Frank W N Farley.....costs, 81.47
Poole, Harry H L A Schwagerl et al...77.72
Pell, S Osgood First Natl Bank of Sea Bright, N J.....334.42
Pinckney, Harry I G Victor.....30.52
Price, Jno B & Abr H Kohn—Auto Wear Rain Coat Co.....424.21
Perlman, Gussie—T Mullig.....costs, 32.65
Parker, Willard, Jr—W P Hamilton....1,639.64
Rider, Hobart E R H Donnelley.....86.66
Ramer, Milton C—Louis Auerbach, Inc..111.62
Rossi, Jno Rudolph Wurhtzer Co.....192.95
Rosen, Saml Royerofters.....60.41
Reuss, Chas J Chrest.....34.31
Schulz, Richd—K Takayama et al.....196.56
Spry, Alfred—E Blechner.....32.72
Stecklor, Abr & Alfred Urbach—J Rashbaum.....220.86
Sonneberg, Leo—J Fajans.....1,863.77
Schwenker, Wm M C H Chetwood.....452.87
Spencer, Geo B—P Plunkett.....475.86
Scheina, Jos F—S S White Dental Mfg Co.293.91
Stevens, Edw L—C H Stone.....84.78
Singer, Louis R H Donnelley.....36.34
Smith, Albt L—Block Bros.....36.57
Shappiro, Philip L Low.....127.11
Scharmberger, Gustav—Hull Grippen Co.173.39
Schwab, Emil—M De Vos.....22.72
Sudman, Henzel—M Glaesman.....54.65
Stemm, Ralph V—Hotel Astor.....costs, 54.36
Shavelson, Isidore—Geo L Storm & Co....26.37
Thayer, Herbt C—Premier Engraving Co.62.41
Thompson, G Nelson—H Ruhmzchitiel et al.....71.88
Unger, Morris—S Hyman Co.....37.62
Van Cleef, Elliott—S W Shipway.....713.39
Von Lintig, Henrietta F—S E Hunter....81.41
Vanderberg, Caspar A N Y Tel Co.....43.85
Weierman, Fredk R Mache.....65.32
Walcott, Nathan H A M Kahn.....281.15
Wells, Geo L—F J Britt et al.....293.85
Wallace, Dana—G W Whiteside et al.....74.31
Wilson, Fred & Frank G Emne People, &c.....100.00
Weiss, Fred—L Kohn.....341.91
Werner, Andreas F—N Y Tel Co.....25.84
Wolff, Edmund & Armand Wolff—A D'Angelo.....1,662.83
Zweig, Salo—Dupre Bennett Co.....1,295.23

CORPORATIONS.

Brooklyn Heights R R Co—L Labruzza..431.19
Diamond Drill Carbon Co—A Levine...2,560.88
N Y Transportation Co—C J Fleming...700.42
McCabe-Quinn Co—E D Faulkner.....550.04
Kramer Constn Co—City N Y.....64.41
Jos Meyers & Sons—R H Donnelley.....46.71
Jos Meyer & Sons, Inc—M Fritz.....20.17
Wilbur F Rawlins Co—People, &c.....64.41
Max Wapnik Co, Inc—Felters Co.....463.77
Nassau Fire Ins Co of Bklyn -Ampersand Hotel Co.....1,348.10
North River Ins Co—same.....967.67
Orient Ins Co—same.....1,350.10
North British & Mercantile Ins Co—same.....4,267.39
Natl Fire Ins Co of Hartford—same....1,766.46
same same.....2,599.90
Providence Fire Ins Co—same.....2,182.79
Pennsylvania Fire Ins Co—same.....933.34
Phenix Ins Co—same.....2,274.50
Providence Washington Ins Co—same....624.87
Phoenix Assur Co of London, England—same.....2,273.71
Peter Cooper Fire Ins Co—same.....1,348.10
Phoenix Ins Co same.....2,183.62
Reliance Ins Co of Philadelphia—same.2,275.78
United States Fire Ins Co—same.....1,348.10
Union Ins Co of Philadelphia—same....1,350.09
Westchester Fire Ins Co—same.....1,348.10
National Union Fire Ins Co—Ampersand Hotel Co.....833.34
Atlas Assurance Co—same.....2,183.09
Aetna Ins Co—same.....4,267.39
Connecticut Fire Ins Co—same.....142.50
Commercial Union Assur Co, Ltd—same.2,275.78
Commonwealth Ins Co of N Y—same...2,181.62
Connecticut Fire Ins Co—same.....2,341.23
Empire City Fire Ins Co—same.....1,764.97
Equitable Fire & Marine Ins Co—same..1,350.09
German American Ins Co—same.....2,360.70
Glen Falls Ins Co—same.....967.77
Globe & Rutgers Fire Ins Co—same.....967.99
Liverpool & London & Globe Ins Co—same.....2,711.12
same—same.....4,266.34
London & Lancashire Fire Ins Co—Ampersand Hotel Co.....4,266.34
London Assur Corpn same.....1,839.78
British America Assur Co—same.....1,350.10
Franklin Fire Ins Co of Philadelphia—same.....969.99
Home Ins Co—same.....4,488.18
Hartford Fire Ins Co same.....2,182.99
Ins Co of North America—same.....1,840.56
Spring Garden Assur Co—same.....2,183.62
Security Ins Co of New Haven—same....933.34
Spring Fire & Marine Ins Co—same.....624.87
Spring Fire & Marine Machinery Co—same.....55.50
Star Co—J D Bell.....2,837.88
National Appraisal Co—R H Donnelley....89.41
Wyona Bldg Co—Douglas Whisler Brick Co.....534.56
Colleton Coal Co—N Y Tel Co.....37.34
Lenox Realty Co—H H Herbert & Co....828.25
Ettar Realty Co—B H Fismer.....167.87
Sheepshead Bay Improvement Co—N Y Tel Co.....79.03
McCabe-Quinn Co A & M Karacheusian.266.61
Berkeley Dress Co—S Hyman Co.....9.06
Exclusive Advertising Co—F W Sinclair.....1,643.79
Mechanical Equipment Co S Lewis.....32.41
N Y Vacuum Cleaner Co—Troy Malleable Iron Co.....103.71

JAN. 29.

Adams, Emelia—Acker, Merrall & Condit Co.....36.41
Alesker, Maria—J Wien.....51.16
same—M Mayer.....63.71
Alexander, Henri P & Verope Co*—C Brown.....42.41
Brilliant, Henry Suede Fur Co.....48.65
Brown, Jno L R Portland.....30.00
Berkowitz, Harry M—S B Davega Co....137.37
Bearman, Isaac L Goverz et al.....46.65
Brezel, Max G Wolfenbaut.....92.45
Bachelor, Peter E Hecht et al.....72.65
Bloch, Leon admr A H Joline et al.....costs, 108.88
Brickley, Wm C J S Sorenson.....611.41
Looker, Arbt J G E Walter.....265.19
Condon, Thos G R McCready.....4,564.87
Connolly, Danl—Asbestos Rubber Works of America.....410.31
Chauvin, Geo C A H Joline et al..costs, 116.88
Craig, E Wallace B Gold.....221.41
De Lacy, Jas C & Jos K*—Alpha Electrical Supply Co.....253.41
Dickson, Alfred C -E N Wetzler.....140.10
Dreyfus, David—Ansonia Realty Co.....581.81
Dimon, Philip & Isaac—Francis H Leggett & Co.....214.41
same same.....189.42
Duggan, Dorothy F* & Eliz F Hurlimann -C V Illiun.....214.41
Fitzgerald, Michl J—F L Cole.....121.16
Firestone, Chas & Louis A Sabel -U S Title Guaranty Co.....272.40
Frowein, Jno J—Lamport Mfrs Supply Co..76.42
Fleishman, Jno—Jos J Weil & Co.....33.55
Felton, Sonnay—P Nicola.....29.71
Findlay, Jas A D S—Robinson Clay Products Co of N Y.....144.32
Fuehrmann, Henry T H—Niagara Alkali Co.....114.95
Friedman, Chas—Milbury Atlantic Supply Co.....47.20
Frey, Frank E—Des Arts Studios.....140.32
Goldschmidt, Aaron & Chas H Hollander—Charlin & Bobrow.....235.01
Gowdey, Jos B—Z Van Loan.....77.91
Goebeler, Alma F—A Schaefler.....50.21
Golden, Alfred H R F Ives.....87.41
Graham, Geo H—C Bellinger.....135.91
Gilbert, Fred M & Mathew E Holden—Perkins Goodwin Co.....1,100.29
Goldstein, Jennie—City of N Y...costs, 86.89
Gaines, Chas—C F Collmar.....172.12
Griffin, Chas L & Nellie A -J T Dallas..1,058.28
Goldschmidt, Gustave—M Borowsky et al.29.41
Gleason, Timothy—Merchants Refrigerating Co.....costs, 85.28
Gleiner, Sam Coleman & Kraus Inc.....costs, 25.18
Heiser, Henry A—University Garage....278.05
Hoffman, Saml A Krefetz et al.....194.40
Hutkoff, Saml—Jno Garone & Son, Inc.....costs, 68.43
Henderson, Chas—L H Moos.....70.62
Herndon, Richd G—Acker, Merrall & Condit Co.....71.74
Holmes, Cath E trste—L D Bell.....64.65
Harris, Hyman & Mollie—C G Richter...176.70
Hurlimann, Eliz F—C V Illiun.....214.41
Hillquit, Jacob—C Wasserman.....69.71
Kunin, Isadore & Isaac Hanin—M Zimmermann Co.....295.95
Korn, Henry H—C E Moorhouse.....2,744.20
Kahn, Isaac—Rider Ericsson Engine Co..201.20
Kellard, Mary M—W C Floring.....846.73
Kest, Henry—M Greenspan.....169.33
Kraus, Aug -J Jaret.....164.56
Kaplan, Benj—I Shapiro.....costs, 67.98
Lendsberg, Herman—L Weiss.....59.41
Lincoln, Ethel K or Ethel Kramer or Ethel Hoffman—E Leonard.....474.06
Lounsberry, Helen M—M Vogel.....79.41
Lange, Carl O & Alex Capasso Tobacco Co—V C Rader.....667.47
Lerman, Daniel A—Watrous Varnish Co..77.62
Landsman, Max—L Richwald.....1,228.58
Levin, Henry—A Frankel.....200.00
Longo, Giovanni—A H Joline et al..costs, 108.88
Mathews, Robt V—Acker, Merrall & Condit Co.....22.83
Mow, Thos—H Walker.....119.65
Masterson, Wm H—Lawyers Title Ins & Trust Co.....179.91
Markowitz, Max—S Prigerson.....399.20
Mertin, Adolph—D Klingenbeck & Co...886.73
McCrea, Wm G—H Swain.....64.72
Mattiolo, Paolo—Northern California Wine Co.....158.46
Mueller, Julius—Levenson Wrecking Co.5,507.66
Maxwell, Jas T, David W, J Walter & Wilfred—A Cebrelli et al.....costs, 68.53
Mandelbaum, Israel—R Fried.....274.99
Mannewitz, Dora—W Grandeman & Son.180.07
Melian, Nich & Theocharis—A D Dimon.193.63
McClellan, Norman D—Krower Tynberg Co, Inc.....151.97
Moser, Cath or Cath Wilson—F G E Tarbell.....356.45
Munger, Alfonso—A Buccini.....207.60
Nallen, Wm B—F De Caro.....80.60
Newasky, Tillie—A H Caplan & Co.....182.22
Nissenson, Morris—J Marks.....523.56
Nelson, Ruchardine—H Lorber.....113.15
Nichols, Aaron S—J Herzig.....115.40
O'Donnell, Jas—F Fischer.....231.42
same—A E Thacher.....537.06
Potaras, Gregory—5th Av Bldg Co.....costs, 108.10
Pearl, Zindel or Zabraham—P Tullman.339.63
Price, Theo—J Oppenheimer.....125.00
Potter, Geo W—Holub Dusha Co.....70.91
Pierce, Simon B—W Edebohls.....233.61
Reikowitz, Jacob K—L Towbin.....costs, 81.72
Rosenzweig, Hirsh—Metropolitan Tobacco Co.....883.30
Reardon, Maurice F—L O Koven & Bro..46.67
Rosenthal, Max—A Diamond.....135.47
Scholtz, Bruno—N F Snowber et al.....44.66
Strauss, Chas—S Rasch.....153.85
Salter, Georgina H exr—U S Fidelity & Guaranty Co.....421.72
Stein, Lena W Silberstein.....85.05
Smith, Mary E—W Rau.....205.18
Sutherland, Morris—Manhattan Leasing Co.....319.36
Sirois, Theophile—W G Spaulding et al..69.26
Smith, Russell B—International Heater Co.....405.58
Southgate, Hugh L—W F Parker et al..79.70
Stuurman, Jno H G Jr & Jno H G—S J Reid.....128.82
Scherrer, Louis P—Wulken & Glass Co.147.33
Staneslowicz, Raymond—E R Breck.....208.43
Sutherland, Morris—Acker, Merrall & Condit Co.....71.77
Stead, Hayden R—A M Powell.....2,248.25
Schrieder, Ludolph G—H Hencken.....253.58
Schweizer, Jac—M Dorf.....384.74
Taft, Nellie B—J J McGillen.....355.58
Thorne, Mortimer M—J B Regan.....141.62
Ungar, Morris—C Vietor et al.....90.73
Ungar, Jno—C Lamport et al.....119.22
Wadderin, Albt N—Pratt & Lambert....391.30
Wolkenberg, Jos—P Orda et al.....1,534.03
Waxman, Jac—Bernes & Freedman, Inc.104.68
Wellstood, J Ross—W J Downey.....62.42
Wells, Jno W—Asbestos & Rubber Works of America.....48.46
Weissbard, Rubin M Alterman.....121.35
Wetmore, Judson D—Acker, Merrall & Condit Co.....26.00
Wickware, M Edwin—same.....67.26
Zeterberg, Herman—H Leis et al.....32.31
Zimmerman, Anna—J Mintz.....320.33

CORPORATIONS.

Ray Holding Co—M Arnstein.....185.64
Roumanian Benevolent Society Tarsarotul—A Cipu.....26.47
S N Wood & Co—S Plumer.....489.98
United Amusement Sales Co—Star Fixture Co.....40.47
Auto Service Co G Piel.....68.41
Uncle Remus's Home Magazine—R J Dean.....164.90
Highlawn Estate & Impt Co—F S Loreto.689.94
Victor Drug Co—Deane Plaster Co.....28.51
Conrady Stevens Co—Palisade Park Lumber & Supply Co.....318.83
Societa Espertazino Agricola Ligure—H Antolin.....717.84
Ray Holding Co, Saml Parnass & Conforti Excavating & Foundation Co*—I A Levy.....217.41
same—same.....138.91
American Infusion Steel Process Co—F C Farnsworth & Co.....220.31
Sloss & Flanagan Mfg Co—Peck Stow & Wilcox Co.....75.06
City of N Y—J Grimes.....895.75
Berwyn Investing Co—A L Werner.....3,562.20
Park Vale Realty Co— DEisler.....275.87

JAN. 30.

Abelansky, Morris & Simon Kaufman*—A Kuflik et al.....107.83
Anderson, Jno A—G A Lynch.....114.31
Abramson, Moe G—American Taximeter Co.....66.07
Bernstein, Jos—R W Horner.....costs, 31.40
Belehas, Jas & Gust Nicholson—E Glocker.....455.70
Brady, Wm A & Jos R Grismer -Atrobridge Lithographing Co.....10,737.48
Betge, Eliza—C Charney et al.....62.30
Brockway, Jos D, rec'r—E B Miller et al.26.15
Boyd, Benj Z—W Hyman.....179.51
Blumenthal, Adolph—F Bergusch, Jr.costs, 81.47
Block, Rosa—H Adelman.....893.63
Blake, Clarence M—W E Tuttle Lumber Co.....329.04
Blaustein, Jacob—R Blaustein....costs, 97.85
Cells, Ellen L—City N Y.....costs, 106.85
Blum, Morris—City N Y.....costs, 108.35
Catchings, Silas—G I Rochelle.....169.65
Curzio, Filomena—E Smith et al.....27.72
Cohen, David J & Louis Steinik—M Feltenstein et al.....65.56
Corey, Robt W—Oliver Typewriter Co....31.03
Cohen, Abr & Max—H Egert.....136.21
Cohen, J Quintus—Lawyers Co-operative Pub Co.....31.41
Carter, Asa L—M V Larkin.....102.40
Cohen, Dave—R Cohen.....costs, 92.91
Curran, Julia E, Wm G Mulligan & Agnes K Mulligan -H Lehman.....541.36
Castro, Antonio—M Cappiello.....110.72
Dros nos, Geo—J Skretis.....118.91
De Cantillon, Jos—J Mahoney.....costs, 66.45
De Haue, Morris—S Orbach.....139.91
Duncan, Henry S—M Bolitzer.....176.18
De Stefano, Enrico—L Alleva.....153.71
Davis, Aug—T A Keppler.....119.41
Dumahout, Adolph—W H Israel et al.....31.41
D'Onofrio, Jos—A Julian et al.....39.36
Emig, Lorenz & Emelia L—J S Haskins.170.75
Fox, Jac—M Warshauer.....82.25
Ferguson, Minnie, Wm G Mulligan & Agnes K Mulligan—H Lehman.....272.08
Gaillard, Louis—E Cahn.....135.72
Groom, Jno J—Wm S Gray & Co.....71.41
Clinsky, Sarah, gdn—A H Joline et al.....costs, 78.50
Graff, Philip—J Seeman et al.....78.23
Goodwin, Nat C—W D Turner.....1,035.38
Gillespie, Henry L -"Lickens".....53.80
Goldberg, Benj—L Cohen.....65.16
Glicksman, Louis—J I Edelstein.....36.75
Goodman, Elias & Nathan Gross—Presbyterian Hospital.....759.95
Goldbaum, Jennie—S Rabinovitch.....615.00
Greene, A Hazen—J McKenna.....329.67
Gottfried, Morris—A Ratkowsky...costs, 67.88
Heller, Judah—Hobart Electric Mfg Co..127.65
Horn, Hirch—same.....179.41
Henkel, Frank A—City of N Y...costs, 191.09
Herman, Isaac—S Rosenstein et al.....33.56
Heustis, Fred W—P Shotland.....94.40
Haase, Louis—M M Slattery.....565.66
Heineman, Saml & Leopold Goldstein—S Levy.....6,431.95
Johnston, Wm F—Canavan Investing Co..311.40
Jones, Bessie—People, &c.....200.00
Jackson, Emanuel—Lewis De Groff & Son.149.77
Jackson, Edgar R—Bonwit, Teller & Co.272.24
Julliard, Aug D, Duncan E MacKenzie, Chester A Braman, Fredk A Juilliard, Duncan D Sutphen, Jno MacKenzie & Geo W Clements -N Brody et al.....724.40
Kupferstein, David -L E Bittiner.....83.76
Kimball, Saml E—Jno A Roeblings Sons Co of N Y.....688.72
Kraus, Aug—Ackerman Corpn.....80.02
Knowles, Francis—Willett Press.....48.41
Krakow, Maurice—American School & Correspondence.....70.95
Kaplan, Nathan—American Taximeter Co.75.67
Kehoe, Mary A exr—W L Condit et al.5,006.01
Kruger, Edw R—Henry C Kelly Co.....80.37
Kerschman, Jac—S Gluck.....55.00
Lachner, Lizzie gdn—City of N Y..costs, 166.41
Lasorsa, Peter—People, &c.....200.00

Lang, Morris—A R Conkling.....76.73
Lehner, Rudolph J—G A Dorn Co.....96.60
Mayper, Saml & Hyman Henigson—R Murray 1,323.23
Mix, Davies—S W Johnson, prst.....51.14
Marinakis, Demetrios—A G Psaki.....311.91
Mitchell, Jas M—Rockford Realty Co..1,661.50
Mittler, Jack & Jos D Klein—W R Ellison et al 330.02
Mack, H Arthur—F W H Crane et al....103.13
Mme Reba—D B Green.....223.71
Musty, Fredk—S Shanker 118.33
Matienzo, Jose B—B Fortuno 116.33
Malloy, Mary M—W Heyman 205.26
Mulligan, Wm G & Agnes K Murphy Mulligan—H Beste et al 343.78
McKean, Anna, Jno H & Richd D—J McWalters 849.43
Musso, Marie—E V C Pescia 161.91
Mitchell, Alex—N Hornfeck 198.30
Mullins, Dennis—Kerin & Dunn.....1,287.12
Nothelfer, Peter M E Sexton 557.96
Nichols, Henry J—F X Kelly 30.22
Nessif, Selem D—B K Bloch 292.96
Nemoiter, Louis—C Whitman et al.....68.50
Newman, Jas & Maxwell R Sultzkin—S J Bischoff 84.40
O'Neal, Victor—American Taximeter Co..63.67
Ohlsen, Victor—Bernheimer Distilling Co.101.91
O'Connell, Patk H—Grenlie Halliday Co.97.93
Prinstein, Meyer & Maxwell R Slutzkin—S J Bischoff 84.40
Potter, Edw C, Jr—Stern Bros 913.89
Peterson, Ernest—Lewis De Groff & Son.79.28
Pick, Robt S Perlman 154.21
Peck, Edw S—Lawyers Co-operative Pub Co 105.41
Progzer, Eva, adm—Metropolitan Delivery Co .....costs, 53.88
Polard, Jno—A Sacks 36.31
Poggoli, Frank—A H Joline et al...costs, 34.00
Pinsky, Louis—M Goldberg 25.00
Penton, Thos R Jr—Hennessey Realty Co..89.23
Robinson, Mary E—Lawyers Title Ins & Trust Co 669.56
Rosener, Geo M A L Hersey 50.48
Rubin, Wm & Jos Weine—Manhattan Brass Co 350.82
Rook, Fredk S J S Biesecker 45.71
Rossbach, Fred—Inter Provision Co 80.68
Steinhardt, Jos F—J D Steinhardt..costs, 37.94
Stern, Saml—Henry S Wampole Co.....28.87
Sinks, Clinton R—Kerr & Co.....171.87
Schuler, Fredk C— G M Roden 123.56
Shenkman, Louis—H Harris et al.....61.31
Schwartz, Wm—H Rosenzweig et al....157.69
Schmidt, Bernard—A H Joline et al,costs, 69.50
Senft, Harry B P Bodenstein.....215.88
Stachnik, Paul G—Zenith Butter & Egg Co. 196.96
Schwartz, Benj gdn—A H Joline et al..... .....costs, 68.00
Shea, Wm A—A M Murray 170.79
Schneider, Albt—American Taximeter Co.138.57
Schaefer, Henry—A Selz, Inc 597.66
Stulpin, Geo—B K Bloch 316.38
Tucciarone, Frank—Rock Island Butter Co of N Y 106.86
Vickers, Jas—M A Tennyson 248.65
Vuola, Vincent—W F Nicolai 50.07
Weingarten, David—M J Berlin 1,103.84
Whitlock, Benj, Morris, Cornelius H Whitlock & Graham Brush exrs—Westchester & Bronx Realty & Development Co.....2,091.28
Wagman, Esther—B Pillberg 90.00
Walsh, Louis B—S W Johnson.....66.49
Wilson, Lillie—City of N Y.....costs, 130.23
Wile, Geo C—City of N Y.....costs, 117.73
Weinberg, Isaac—I S Frank 101.58
White, Mike—J M Lowden 24.61
Young, Beatrice M—F J Morse Supply Co.63.41

CORPORATIONS.

Motor Traction & Engineering Co—Greenwich Investing Co 161.91
Chas Schratt, Inc—H B Wesselman etc al.74.41
Simon Herzig & Sons—M Cohen.....2,680.88
Clark & Zugalla—Commercial Envelope & Box Co 77.39
Broadway & Seventh Ave R R Co—City of N Y .....costs, 63.80
Ninth Ave R R Co—same .....costs, 63.80
Autographic Register Co—E W Selle et al 11,028.80
Thomas Auto Service Co—G Piel 68.41
Jewish Maternity Hospital—Troy Laundry Machinery Co Ltd 84.54
Monomoy Co—L Stein 227.76
Elk Steam Laundry—People, &c.....20.00
Koellsted Cont Co & Edw J Koellsted—Smith Operating Co 60.78
European Constn Co—S Naccarato 362.67
Masachusetts Bonding & Ins Co—H Fallert. 2,939.83

JAN. 31.

Baier, David—Brooklyn Heights R R Co.... .....costs, 136.27
Bozzo, Santini & Agostino Bersani—A Terretti et al 124.83
Belvedere, Chas—P McClees 435.02
Burnett, Lucius A—S W Shipway.....666.65
Brightman, Henry S, Isaac Hutkoff & Nathan Hutkoff—L A Hopkins 2,951.54
Bilsky, Aaron & Jos Pitts—J Miller et al.120.99
Baskowitz, Bertha & Louis—C Gauza.....131.41
Bolz, Catherine—City N Y.....costs, 74.91
Barling, Chas A—J G Grauer et al.....49.41
Braunstein, Julius—T F Howden.....482.90
Baron, Louis L—Fredk A Stokes.....63.63
Bormay, Wm J—Electric Press 75.00
Brous, Philip, Herman & Jacob—J Solomon. 1,341.13
same—M Shapiro 841.13
Beltz, Richd—Harry Rosenbaum Iron Wks.126.78
Bachman, Alfred C & Julian Benedict—L H Beers 4,011.79
Cohen, Isaac—L Stone 220.03
Cassebeer, Eleanor G—F W Howes.....97.41
Cohen, Michl—Jno Nix & Co.....471.21
Commings, Hill L—Lion Mfg Co.....210.29
Clarke, Loretta G—Wm Knabe & Co Mfg Co. 68.72
Clements, Albt H—A Block et al.....311.74
Clarendon, Hal—W A Carran.....28.75
Cohn, Danl—Fairfield, Inc 52.90
Dietrich, Eugene L—United Dressed Beef Co of N Y 981.74
Davis, Adolph & Harry Ilkovitz—C Hearn..35.99
Davis, Rosa—M Abramson.....costs, 108.83
Duncan, Henry—A Thompson 288.16
Davis, Walter B—I S Remson Mfg Co.....42.95
De Robert, Arthur L—J Steneck et al....951.69
Eissenbud, Abr—N Y, N H & H R R Co .....costs, 118.54
Fluhrer, Lewis P—A Caffey 1,430.98
Firestone, Chas—T P Cooper 232.20
Frenz, Geo D—E W Fitzpatrick 112.15
Fitzgerald, Mary—Acker, Merrall & Condit Co. 155.23
Fine, Fannie—W M Reed 466.57
Fallon, Wm J—E O Sutton et al.....273.48
Fitzgerald, Jno—Brooklyn Union Elevated R R Co 92.72
same—same 158.82
Goldfarb, Felix H Tananbaum 28.72
Glickman, Peter—City of N Y.....260.00
Glick, Louis—David B Crockett Co.....200.11
Grossman, Nathan—M Prince 120.40
Guiri, Antonio & Lizzie—Northern Bank of N Y 115.56
Gerstenlauer, Jno—F N Du Bois & Co....117.52
Goldsmith, Howard—M J Gallagher et al.275.12
Grilla, Rocco—G C Grilla.....costs, 40.10
Ginninoto, Raffaele—S A Kors.....64.41
Grande, Frank & Angelina—J Mondrone..124.31
Higgins, Chas G W Stretton 38.70
Heyman, Leo M Zimmermann 293.41
Herbst, Abram W & Starling Realty Co—F P Van Riper 138.89
same—J E Braitwaste 141.83
Hauser, Isaac—C B Cham et al.....188.51
Halamka, Jos Jr & Jos—W Rosenfeld 64.11
Hirsch, Patk—P Shotland 167.96
Hawes, Gertrude D—N Y Title Ins Co....205.41
Hutkoff, Saml—Motor Renting Co....costs, 68.13
Hamilton, Alex—H N Hamilton 1,536.48
Jacob, Chas P—Illinois Beta Chapter House Co 172.68
Joline, Adrian H & Douglas Robinson, rec'rs—B J Knoppleman 1,0280.70
Kiley, Thos—M P Haviland 188.80
Kauffman, Louis—K Wulfers 58.23
Kopf, Herman A—G H Stretton.....62.36
Koch, Isaac—International Furniture Co.189.53
Kiefer, Christian—Brooklyn Union Elevated R R Co 114.40
Kearney, Margt—Washington Heights Development & Constn Co 105.31
Lumley, Robt P—E Marshall 3,500.00
Lewitz, Harris & Jacob Phillips—I Levinson. 104.41
Mohr, Fredk W—R Eidel.....costs, 68.85
Mohr, Lydia—E Reidel.....costs, 68.85
Manahan, Jos A—J B Regan.....250.57
MacNeill, Garfield—F Y Robertson et al..945.27
Mollenhauer, Bernard—Interborough Rapid Transit Co .....costs, 81.86
Mapp, Lulu G gdn—M Blackwell 131.41
McNamara, Bernard J—W Clark 133.30
Mednick, Jacob H P Schlessel 86.35
Nagle, Percival—C Corcoran 1,257.50
Poindexter, Paul—N Y Military Academy Realty Co 549.05
Porter, Saml & Fanny—N Y Butchers Dressed Meat Co.....142.28
Plunkett, Jos L—Shubert Theatrical Co 1,951.51
Pollatsek, Adolph—A Berliner et al 95.31
same—A Kramer & Co.....77.31
Partridge, Frank, Sr—S Tobias 24.57
Page, Wm—Clark, Chapin & Bushnell 101.66
Post, Carroll, J, Jr—Perkins Goodwin Co.... .....1,280.27
Palladino, Michl F Romano 1,093.48
Rini, Michl O J F Maher 74.52
Roth, Herman—A F Bucher 130.91
Saxton, Patk H—Abr Arndt & Bros Inc..59.31
Solinsky, Moe—M Winslow 215.41
Simon, Benj—M H Milbank 33.85
Silverman, Saml—M Hochster 44.31
Stick, Sam—M Wolff 59.41
Singer, Louis A Gellman et al 69.62
Smith, Nora B Diamant 224.56
Scherl, Saml—Reddisode Textile Co.....5.54
Straus, Hermine B—G B Leonard 329.41
Strochak, Herman—E Rengensburg & Son.... .....37.81
Smith, Fredk A & Fredk A Smith Co Inc—Motor Finance Co 1,571.56
Senori, Angelo—J Z Lowe, Jr.. .....29.62
Sonnenfloth, Ernst—H Schuman 372.91
Sherman, Michl—H B Claflin Co 158.43
Tucker, Ross—G L Gowen, Jr... .....62.41
Vandiveer, Almuth C—J Williams et al .....costs 92.67
Walz, Jacob F & David Morton—J A Murray et al 506.41
Wilson, Maud Y B—Jas Leo Co.. .....80.17
Wiser, Wm—M E Wiser .....costs 68.34
Weingartner, Lena—Brooklyn Heights R R Co 113.90
Weiss, Otto—S Brookstone et al 79.41
Wurzel, David—Bernard Realty Co..costs 70.03
Weinstock, Wm—B N Dorman 44.24
Wallach, Hyman—Standard Mail Order Co 151.17
Walthall, Pancy B—J Morgan et al 18.86
Wiener, Isaac & Isidor Weisbrod also Simon Jam H Zinkowetzky.....351.12
Wells, Geo L—P H Brickelmaier 267.98
Wilson, Danl—G Peck 144.42
Welch, Howard—Empire Furniture Co....53.53
Xurla, Jos P C B Meyers 119.31

CORPORATIONS.

Amsterdam News—L L Rosenbaum ..2,092.73
Broadway Parquet Floor Co—G M Buttle 146.55
Catholic Editing Co—C Frankel et al 119.88
Consumers Brewing Co—M Rhine 5,161.60
Consumers Brewing Co—J Rhine 800.00
Federal Union Surety Co—E Conway..... .....costs 226.07
Natl Cooperage Co & Aug Schmidt—Pittsburg Steel Co 124.27
Platt & Washburn Refining Co—F P Madden 39.40
Queen Aeroplane Co—L Lewkowicz....2,078.82

Borough of Brooklyn.

JAN. 23.

Brockhagen, Theo—Minnie Ellis.....74.40
Baron, Israel—City N Y.....54.40
Boardman, Neta J—Berkeley Press.....103.01
Barnum, Edw H—N Y Tel Co.....17.25
Block, Abr—same 16.70
Beckley, Jos—same 15.17
Beckley, E Son & A Reis same 15.17
Bennett, Wm W—B F Corwin 69.65
Cohen, Morris—State Bank.....268.15
Conovich, Theo—Commr Public Charities..24.72
Carson, Carl H—H S Kellogg 71.96
Dettmeier, Richd—G W Lebers.....76.89
Dunham, Frank—P Kornstein 28.15
Danneman, Mabel K—N Y Tel Co.....31.39
Fogel, Abr—Common Wealth Glue Co....25.41
Flood, Frank & *Rose, doing business as Fulton Mantel Co—N Y Tel Co 30.50
Fuller, Chas M—H Kleinfeld 149.15
Flash, Saml*—Waters Plumbers' Supplies Co 104.20
Guerin, Jas—Alice M Tennant.....116.90
Goldberg, Hyman—State N Y.....1,000.00
Gillman, Chas F N Y Tel Co.....26.90
Gordon, Mendel—M Garlick & ano.....82.93
Herubin, Wladyslaw & Veronica—R Imbesi & ano 428.15
Hawkins, Maria—I Bregman 68.99
Herz, Harry—C C A Minet 123.37
Hirschhorn, Abr—N Y Tel Co.....23.57
Hargis, Morton L—same 23.95
Holzschlag, Benj & Danl, doing business Holzschlag Bros—S Nestle 157.44
Kelly, Wm—W C Stemmerman.....12,246.37
Katz, Adolf—F Euler & ano.....132.25
Kassinger, Henry—W L McPartland & ano.147.10
Krimko, Wm H & Jacob—I M Ullman et al. 190.66
Linder, Chas—H Kroger & Co.....86.70
Lamarca, Calogero G Gagliano.....96.20
Levine, Isaac—A Brody 27.40
Lubke, Geo W—D Schultz 492.36
Landry, Lucy A—N Y Tel Co.....16.81
Lowe, Addie A V Rochester.....75.85
Lewless, Jas E, doing business as Jas E Lewless Co—Waters Plumbers' Supplies Co.104.20
Montegriff, Agostino H—A W Meisel.....66.15
Martino, Filippo—Jacob Hoffmann Bwg Co.. .....1,505.04
Musicant, Reuben—Star Wood Turning Co.273.05
Maker, Paul*—Comn Public Charities....24.72
Manevitz, Abe—A Markowitz.....39.40
Nevin, Harris—State Bank 268.15
Nelson, Walfried—F Correale 323.25
Olson, Oscar E—F Correale 323.25
O'Connor, Jack—J Prussin 33.17
Pearsall, Harry—F W Randall.....82.68
Rath, Henry C & Margt—A W Stieglitz..474.65
Russo, Sarah—City N Y 29.40
Reis, Albt—N Y Tel Co.....15.17
Regenhard, Franz—same 17.77
Rosse, L E H U Silleck 126.37
Selig, Morris—Welz & Zerweck.....1,034.47
Shea, Jas F—F J Fleck 38.84
Simon, Saml H—Berkeley Press.....103.01
Silver, Benj State N Y 2,500.00
Segelbiohn, Louis—same 2,500.00
Silver, Benj—same 1,000.00
Smith, Maurice W—Martha E Johnson..528.92
Tuttle, Lamar K—N Y Tel Co.....17.49
Vitold, Pazillo*—Commr Public Charities..24.72
Vanderberg, Caspar A—N Y Tel Co.....43.85
Wachstock, Saml R—A Markowitz.....39.40
Werner, Andreas F—N Y Tel Co.....25.84
Ward, Wm H same 20.80

CORPORATIONS.

Cornell Realty Co—N Y Tel Co.....17.58
Colleton Coal Co—N Y Tel Co 37.24
F & J Realty Co—State Bank.....268.15
Interborough R T Co—Marie Dobbs....3,640.85
L I Commercial Car Co—N Y Tel Co.....22.43
Sheepshead Bay Impt Co—N Y Tel Co....79.03
Sheepshead Bay Impt Co—Welz & Zerweck. 1,034.47
Troy Pacific (Inc)—Carter, Black & Ayers.188.90

JAN. 24.

Barene, Otto E—A W Schoppe & ano.....83.13
Boldman, Edwin D—Lincoln Elec Co....53.96
Bertuglia, Frank—North American Bwg Co. 416.78
Bunimowitz, Sol & Sarah—Rebecca G Carpenter 1,883.98
Brotehrage, Henry J—Meader Atlas Co...41.15
Conovich, Theo—California Wineries & Distilleries 64.90
Carlson, Chas—M H Latner 34.40
Cerulli, Morris—R Mayo (infant).....250.00
Charms, Arthur—P Schor.....137.94
Charms & Co same 137.94
Edelstein, Jos—Clara Rafalo & ano....2,431.63
Corcoran, Geo—Minck Bros & Co.....48.70
Ewell, Jas L—Eliz B Grannis.....860.62
Fine, Morris—S Silver 93.23
Glass, Louis & Rachel—Minnie Goldsmith.304.40
Hefferman, Jno F—Title G & T Co.....96.90
Hirshorn, Herman—Sussman Bros.....399.95
Kubik, Max—Commr Excise 1,819.97
Kearney, Jas L—C Walta 61.25
Lynch, Henry F—L S Barrett 298.60
Lipshitz, †Isidore—Morse & Rogers.....37.13
McCarrier, Jno—Saint Ann's Academy...108.21
Mulcahy, Michl—Margt J Dolan.....274.57
Mayer, Christian—Mary A Grenier.....113.33
Mantel, Abr—Commr Excise 1,819.97
Miller, Ernest W—M Blitstein 244.40
McHarg, Ormsby behalf himself & all other creditors Marks Storage Battery Co—C S Whiting et al 50.00
Melillo, Maggie as admtrx &c Jno B—P Tartaglia as extrx 361.90
Nichols, Henry S—Bronx Borough Bank.479.39
O'Donnell, Wm M—M J HMghuc..TbbWD?0b
O'Donnell, Wm M—M J McHugh.....114.15
Person, Geo W & Mary E—N Y Co Natl Bauk 2,089.03
Patterson, Patk J—W Wood 267.80
Raub, Herman—J L Miller.....1,895.00
Rocco, Jos R Mayo (infant) 250.00
Shitarsky, Jacob & Louis, doing business as Shitarsky Bros—Jake Sheyrko 119.40
Stanchi, Marie—M A Springsteed.....29.07
Stone, Oliver C—Boggs & Buhl (Inc)....265.05
Solomon, Louis—J Gordon 32.75
Scharf, Jos—M Lefstein & ano.....74.15
Silver, Hyman & Ida—Mutual Poultry Co.87.52
Taylor, Edwin—J C Otten & ano 67.91
Tubin, Abr—N Toplitzky 37.90
Thanasefsky, Borjo—Clara Rafalo & ano.2,431.63
Wing, Danl E—G Aus 897.95

CORPORATIONS.

Abels, Gold Realty Co—Home Title Ins Co.484.34
B H R R Co—J H McPartland 50.00
B H R R Co—M Solomon.....3,130.37
Divriot, Nick—P Schor 137.94
Empire China Works—J Kurdziel.....4,033.65

Judgments—Brooklyn (Continued).

Geo H Ball & Son—M Barr & ano.....395.38
Lynn Constn Co—A H Waterman (D) 10,671.17
Nassau Elec R R Co—S Aronoff 250.00
Rotary File & Machine Co—Treacy Iron Works 22.78
Rostol Co—R Weidman & ano....(D) 1,656.48
Smith & Loughlin (Inc)—H Schmith & ano. 328.88

JAN. 25.

Comope, Geo—K Rosenstock.....33.45
Croce, Frank—M Scholtz 32.10
Dubroff, Morris A—Sarah Witt.....244 80
Dengel, Cath G—Holmer Music Co.....325.66
Dubliner, Leo M—Dora Pine.....39.40
Dondera, Frank—A Wolff 971.25
same—Mary A Wolff.....1,921.25
Eschmann, Fredk W R—S Kirschbaum et al as exrs 136.90
Garing, Howard—Dr A Wolff.....29.41
Huss, Eugene—J Pavero 155.93
Kane, Alma—East N Y Motor Cab Co....428.80
Koerner, Herman—L Balteransky.....108.13
Provost, Eliz F—P C Kullman & Co.....534.41
Rubin, Rose—J McQuade 84.30
Sachs, Mollie & Magnus—Bklyn Kalamein Door Co 52.40
Seiter, Chas (infant) by Mary A Kennedy—E Matthews 86.77
Tejmecke, Stella—Bway Wine & Liquor Co.94.05
Veit, Chas Antoinette F K McCaughan as admtrx 109.88
Wilson, Danl T—G Peck 144.42
Weinberg, Benj—A Deutsch & ano.....32 40

CORPORATIONS.

Jno E Sias Co—Frand P Hayes Co.....66 75

JAN. 27.

Ayres, Donald F—C P Fenty.....1,363.31
Attix, *Thos & Albt—Benj Elec Mfg Co..43.53
Bloomingdale, Wm J—W Cedarholm.....103.20
Blackowski, Leo—State N Y.....1,000.00
same—same 1,000.00
Carter, Asa L—M V Larkin.....102.40
Elfers, Hermann—Cooke Milk & Cream Co. 155.45
Feier, Isidor—L Linder 5,073.07
Franz, Anton—H Zeiser 429.15
Goldstein, David—M Wyckoff.....83.87
Guignard, Rene—N C Vuestech.....74.10
Giorno, Jno & Maria—C S Waterhouse et al. 187.01
Grieco, Angelo & Vito—P Altieri.....29.40
Higgins, Jno F—E S Marrin & ano.....332.09
Hildebrandt, Jno—G B Gross.....59.85
Jones, *Jno & Edw, doing business as Jones Bros—Geo G H C Braun Co.....124.57
Knapp, Geo C & Robt M Jr—N Y Title Ins Co.....17,154.44
Larsen, Fred I Corris 34.65
Lanz, Mary E—J P Tossing.....202.82
Miller, Nora—Mary B Faulkner as admtrx. 324.11
Mielke, Ewald J H—L Bossert & ano....103.33
same & Johannette—same 468.16
Ogden, J Edw & Ralph—Ida Roseland (infant) 1,200.00
Paddock, Judson H—H C Lehman.....108.55
Pottle, Harry H—Schwagerl Bros.....77.72
Prince, Edw—D Goldberg 89.22
Springer, Annie—State N Y 1,000.00
Smith, Josiah A & Wm C H—N Y Title Ins Co 17,154.44
Sirvis, Theophile—W G Spaulding & ano.69.62
Schmidt, Fred W & Minnie—Ridgewood Natl Bank 196.79
Schuss, Saml R—A Rabinowitz.....60 80
Springer, Jno H—J L Miller.....1,895.00
Steinberg, oMrris—D Greenspan.....97.15
Spinghel, Julius—Brown Metal Ceiling Co.25.46
Teperson, Saml D—B Sachs & ano.....324.80
Tucci, Mary—Title Guar & Trust Co.....145.90
Walsh, Jane—State N Y 1,000.00
Wilkins, Ella—Reid Ice Cream Co.....74.97
Walker, Saml C P Fenty.....1,363.31
Weissberg, Harris—J Herman.....32.40
Wallace, Jno C—W F Cambbell.....91.55

CORPORATIONS.

Bklyn Union Elev R R Co—A A Gill..2,617.25
Capitol Bldg Co—C W Meyer & ano as exrs. .....(D) 1,119.44
C A Hoppe Co—Mary A Hoppe.....224.40
Nassau Elec R R Co—Adrianna A Harned.884.82
Sheepshead Bay Impt Co—D R Harrington.66.40

JAN. 28.

Artadima, Ludovico—State N Y.....1,000.00
Aukner, Sam & Harry—I F Greene.....61.25
Frush, Jas G—Margt Young.....31.40
Bara, Giovanni—B H R R Co.....110.97
Belopolsky, Julius—L Kaminsky 209.90
Cooperstein, Henry—Cooperstein Bros.....79.40
Crutchley, Edw—American Radiator Co..381.29
Di Vito, Michl—G Stortz.....24.99
Dubroff, Morris A—H G Tietze.....230.20
Doyle, Jos A—L Bossert & ano.....230.75
Dickson, Jas D—L H Dickson.....2,027.40
Elkin, Isidor & Morris—S Samach 154 85
Egan, Jos—Robt Gair Co.....108.33
Firestone, Chas—U S Title Guar Co.....272.40
Finkel, Geane P—B H R R Co.....122.59
Fitzgerald, Jno—Bklyn Union Elev R R Co. 92 72
Goodman, Jacob—Dora Wagner 171.00
Guatowsky, †Abr—L Kaminsky.....260.90
Gabriel, Wm—Barbara Gabriel & ano.....68.56
Goldberg, Chas—Box Co of America.....216.30
Hein, Abr—H Riokin 343.20
Hall, Francis—Olena Reusmann 27.40
same—same 27 40
Henry, Leolia—Nassau Elec R R Co.....109.97
Jackson, Edgar R—Lord & Taylor.....865.70
Jones, Kate as admtrx Robt—P Ballantine & Sons 107 33
Kirby, Jno F—Bklyn, Queens Co & Suburban R R Co .....1[illegible]97
Lawrence, Arthur—E H Barnum.....146.13
Lynch, Thos—Krajewski-Peasant Co.....108.33
Latham Realty Co—J Nehring 1,896.12
Losee, Rudolph S—C G Miller & ano 87.09
Lipenske, Felix—B H R R Co.....111.47
Leonard, Wm B—A P Diensh Co.....966.45
Laufer, Henry—Rebecca Cohn 171.92
Morch, Thos—Carnegie Trust Co.....273.41
Mintz, Nathan—H Rivkin 343.20
McGrath, Robt—C E McDonnell 87.60
Meltzer, Sol—J Stein & Sons.....199.45
Moak, Clayton L—C G Wheeler.....2,546.91
O'Day, Patk H—A F Brenmer.....1,070.64
Ponsiglione, Gennaro & Cottella—State N Y. 1,000.00
Prettiman, Marshall H—F C Farnsworth & Co.....26.61
Quennard,* Geo H—Carnegie Trust Co...273.41
Ryan, Danl J—Yale & Towne Mfg Co....175.16
Ryan, Danl J—Yale & Towne Mfg Co....385.40
Ruppert, Geo E—Annie O'Neill 91.00
Schluchtner, Jos—H Rivkin 343.20
Sable, Louis A—U S Title Guar Co.....272.40
Schremmer, Albt—E Schweizer.....44.21
Sundock, Philip—Johnson & Johnson.....46.47
Saunders, Mary—C L Bauman & Co.....41.42
Schusterman, Jennie—Emma Kraus 173.00
Tate, Chas S—E H Barnum 146.23
Tucker, David—Cooperstein Bros 79.40
Tanner, Mary—C L Bauman & Co.....50.10
Tucker, Chas H—Laplante & Dunklin Printing Co..... .....40.37
Wilson, Mae I as admtrx Eliza L Van Alst Georgiana F Dunbar.....142.00
Wanshel, Nathan—Cooperstein Bros 79.40
Wanshel & Cooperstein—Cooperstein Bros..79.40
Wood, Jas H—T J Rees 4,490.99
Zetterbund, Lawrence—Robt Graves Co..156.65

CORPORATIONS.

Bklyn Regal Sales Co—E H Barnum.....146.23
Mayhew Hotel—Ellen Wallace.....2,975.22
Nassau Elec R R Co—P Campano 150.00
Parkvale Realty Co—B Eisler 275.87
S & I Holding Co—I F Greene.....61.25
Yearsley Constn Co—E Hunnewell.....107.50

JAN. 29.

Balteransky, Louis—S Joseph.....50.00
same—Fannie Joseph 175.00
Bevins, M Spencer—A F Caldwell 204.41
Benton, Isabella—M S Saunders as trste.1,427.41
Brezel, Max—G Wolfenhaut.....92.45
Beyer, Henry G—Eliz Gehrieko.....155.40
Brilliant, Henry—Siede Fur Co.....78.65
Cahill, Geo S & Mary A—American Surety Co.....1,092.54
Demarest, Jno F H—Sarah L Taylor..7,326.94
Di Vincenzo, Frank (infant) by Philip V Manning—American Ice Co 111.24
Dougherty, Grace as gdn—City N Y.....110.35
same—W Bradley 114.32
Dougherty, Grace—City N Y.....114.50
Doyle, Jos A & Cath—L Bossert & ano...523.53
Dubroff, Morris A—Smith & Director.....81.85
Eremin, Leon—L P Itzler 31.15
Field, Cornelius J & Agnes M—Sohl & Doscher 66.53
Fields, Nat—T Edelstein 88.90
Fox, Jacob—M Warhawer 82.25
Garelik, Sol—B Morowitz 189.40
Gorinsky, Benj or Benny—L G Stern & ano. 122.87
Grossman, Nathan—M Prince 120.40
Gulliksen, Andw G—Mary A Jennings .....(D) 995.81
Hoffman, Saml—A Krefetz & ano.....194.40
Johnson, Lewis—Nassau Elec R R Co....107.47
Kahn, Isaac—Rider Ericsson Engine Co..201.20
Kerbel, Max—S N Berlin & ano 34.41
Kasdan, †Max—M Mittenthal et al.....74.01
Leddy, Thos—Bklyn, Queens Co & Suburban R R Co 115.97
Le Fevre, Kath—J Knor 124.90
Levy, Rosie & Jacob—I Frankel 60.70
Lerman, Danl A—Watrous Varnish Co.....77.62
Lipschitz, Emanuel—Knit Goods Exchange. 174.86
Love, Isaac H—Mary A G Jennings..... .....(D) 1,240.55
Markowitz, Max—S Prigerson.....399.20
McCarthy, Frank H—City N Y.....106.85
McComb, Harry—L Breckheimer.....44.65
Mellert, Fred M*—Watrous Varnish Co..77.62
Morcerf, Anna—Nassau Elec R R Co.....113.47
Norman, Engrey F—B of D, City of N Y..37.75
Patterson, Jas D—M Efinger.....126.31
Pickard, Wm—Donigan & Nielson.....103.40
Prentiss, Wm C—C E Butz.....236.35
Protter, Jos—City N Y 149.72
Rising Sons & Daughters of Messiah Lodge No 139 of Good Samaritans & Daughters of Samaria—W H Cramer 474.81
Schwartz, Saml—B H R R Co.....114.25
Stothoff, Henry L—H C Wibben 160.12
Smith, Wm & Robt—W E Kay 206.08
Stothoff, Mrs Henry L—H C Wibben.....137.00
Sehlmeyer, †Henry—Natl Cash Reg Co...134.90
Solf, Elsie as admtrx &c Wm H Ehlen - Bklyn, Queens Co & Suburban R R Co.108.47
Twillman, Christian—A W Duckworth....74.40
Tyler, Frank J—Dora Singer 89.40
Ullo, Lorenzo—W Brod 2,368.39
Weiss, Aaron—S Joseph 50.00
same—Fannie Joseph 175.00
Wellstood, J Ross—W J Downey.....62.42
Whalen, Anastasia as extrx &c Richd—M F Kelly 379.65

CORPORATIONS.

City N Y—Maud S White et al.....89.15
same—B Seaman 60.00
Extension Development Co—Glens Falls Ins Co..... .....(D) 11,132.16
same—same .....(D) 11,136.78
same—same .....(D) 11,136.04
same—same .....(D) 15,475.28
Geo Alexander Co—W J Hein & ano.....245.64
same—same 48.13
Indian Splint Mfg Co—C E Butz.....236.35
N Y & Bklyn Delicatessen & Lunch Supply Co—C K Sherwood Co 64.42
S & I Holding Co—B Morowitz 189.40
Uncle Remus' Home Magazine—R J Dean.164.90

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JAN. 25.

Berg, Morris; 1912—H S Klamberg.....274.65
Keenan, Bernard Sr & Bernard Jr; 1913;—S C Lampert et al 12.41
Lande, Jacob; 1912—J Baumgold et al...230.41
Lo Bue, Rosario; 1909—R Jandelson et al.68.47
Rogers, Edw J; 1911—M J Kane 171.91
Shippee, Frank R; 1911—Beman Automatic Oil Can Co 74.52

CORPORATIONS.

Globe Storage & Carpet Cleaning Co; 1912—A Gulick 300.00
Giroux Consolidated Mines Co; 1913—W Altbause 77.03

JAN. 27.

Edson, Herman A; 1908—Stadler & Stadler. 138.15
Fackelman, Geo; 1912—T Rush.....244.41
Hanifan, Wm & Jas Carlan; 1913—J W Gasteiger 744.03
[6]Laksin, Wm & Leonora; 1911—S Scheffler. 41.82
Riederman, Jacob; 1911—M Klein 151.15
Scudi, Michl; 1912—E J Walsh.....50.00
Segall, Carl J; 1905—Geo F Wiemann....38.54
Sperry, Ida; 1908—Lord & Taylor.....384.15
[1]Shirmer, Geo P; 1912—Udall & Ballou...80.78
[6]Tanzer, Albt; 1912—R Recht 392.08

CORPORATIONS.

American Bonding Co of Baltimore; 1910—J C Fargo 7,592.39
same; 1911—same 148.13
same; 1913—same. 143.67
Standard Arch Co; 1912—W Kovor.....1,131.82
U S Trust Co of N Y; 1912—City of N Y. 64.60

JAN. 28.

Carnes, Margt; 1912—J H Muller.....64.52
same; 1912—American Radiator Co..124.07
Decker, Geo C; 1912—W L Groll.....143.31
Friedman, Jos; 1907—J Naughton.....167.98
Lanes, Maxwell; 1909—J Langsner.....51.65
Owens, Minnie; 1911—H L Rausch.....111.17
Paul Maurice; 1913—A A Chiet.....541.19
Roach, Wm, Ira M Black & Wm F Rafferty; 1912—F H Daland 302.01
Sippin, Irving; 1912—B Baff et al.....108.80
Sperry, Ida H; 1907—F Simon et al.....554.75
Witpenn, Henry; 1912—Brooklyn Heights R R Co 93.53
White, Jos; 1910—Huron Cigar Co.....102.11

CORPORATIONS.

Pellegrino, Di Feo; 1912—Harris Distilling Co 453.44
Transit Constn Co; 1912—American Bridge Co of N Y 846.65

JAN. 29.

Cahn, Abr S & Saml J Harris; 1912—M Sexton 676.48
Coughlin, Frank J & Gennoro Fico; 1913—A E Beith et al 413.11
Derrick, Wm B; 1912—D C Watt.....148.50
Einstein, Geo; 1913—G Y Bauchle.....567.45
Faller, Ernest; 1912—A Brauer 64.00
[1]Goldberg, Saml; 1913—City of N Y.....264.41
Jefferson, Susan; 1897—H B Blanchard et al. 125.80
same; 1896—same 26,668.02
Mizroch, Abr; 1910—R Cohen 44.65
McBriar, Henry C; 1912—E V Harman...399.12
Raubitschek, Max H & Thos F Roys; 1908—F Marx 219.41
Sacks, Isidore; 1909—N Y Talking Machine Co.....482.41
Serrell, Lemuel W; 1913—Saks & Co.....104.06
Sutherland, Clarence E & Fred V Austin; 1911—H W McCandless & Co, Inc.....126.31
Scherick, Jacob J; 1912—J Levine.....218.50
Swan, Kingsley; 1912—A Anchorstar et al.. .....1,163.03
Scaturro, Antonio & Jos; also Carmillo Pomarici; 1909—N Y Tel Co. 32.60
Shapiro, Jos; 1913—J Coleman et al...601.16

CORPORATIONS.

Carrie Realty & Constn Co, Morris Kathlowitz & Saml Gordon; 1911—S S Myers.275.15

JAN. 30.

Butts, Thos W & Adelbert W Bailey; 1913—M J C Carey et al 104.40
Butts, Thos W; 1912—M J C Carey 84.45
Brodsky, Sol; 1912—I Schanerson.....69.65
Biscow, Harry B; 1912—M Martin.....119.72
same; 1912—J Martin 89.72
Cotrumano, Antonio & Victoria; 1912—A Azzara 284.01
Collins, Roy V; 1913—L G Hart 673.56
Earley, Martin J; 1913—Harlem Yacht Club. 300.00
Frankfeldt & Lipman; 1912—J Elkin.....31.25
Frey, Henry; 1912—Francis C Neale, Inc.138.61
Gorman, Arthur, Benj & Percy; 1911—N Y Tel Co 57.25
Laski, Leon; 1913—Hutchison Scott Co...95.24
Maibrunn, David; 1900—Armour & Co....102.78
Rabinowitz, Saml; 1911—J Best.....96.81
Smith, Grant, Willard Hauser, Chas Locher, Fredk J Mac Isaac & Eric V Hauser; 1912—H W Palens Sons 930.31
Schrenkeisen, Walter; 1912—S S Johnson.136.12
Sugarman, Harry & Edw A Kahn; 1912—Lawyers Title Ins & Trust Co.....87.07
Thorn, Max; 1912—A H Bonart.....4,101.35

CORPORATIONS.

[4]Lutz & Scheinkman; 1912—F L Cole....874.32
[4]U S Trust Co of N Y; 1910—F H Sutphen. 1,231.90
[5]Dixon, Jos D; 1910—J Lahres.....1,065.07
Liebler, Theo A & Geo C Tyler; 1912—G Ganderezi 7,378.67
same; 1912—same 165.13
Merwin Realty Co; 1910—F G Potter.....29.28
Solow Constn Co & Mass Bonding & Ins Co; 1913—W Buess 950.20
Stafford Constn Co; 1912—J R Glendenning. 339.65

JAN. 31.

Blumberg, Abraham; 1912—R Abramowitz 153.40
Blumberg, Abraham & Ida; 1912—R Abramowitz 434.70
Clements, Rose T; 1912—C A Metzger..488.91
[1]Chew, Phineas P; 1912—City of N Y....59.41
D'Andrea, Antonio; 1912—S Rapisardi..202.58
George, Lizzie L; 1912—Lichtenstein Millinery Co 258.21
Heilbrun, Louis & David Kahn; 1912—G. Clemente.....632.53
Isaacs, Henry C; 1912—E Natoli et al..592.06
McCormack, Nedill; 1912—J L Frazee...699.69

Mailbrunn, David; 1900—I H Wheeler Co.85.11
Same; 1909—K Mucke.....629.31
Same; 1900—A A Whiting.....317.67
Mahoney, Robert J; 1911—N J Packard et al 166.99
Monaton Realty Investing Corp; 1913—Robert Gordon & Son, Inc.....334.01
[1]Morrone, Ferdinando & Frank Dennerlein; 1913—People, &c 500.00
Norris, William; 1910—W H Reynolds..333.40
Same; 1911—Same 106.04
Opsam, Oscar W; 1911 -L Thompson....324.75
Reich, Albert G; 1913—C A Sparks.....206.07
Seymann, Bernhard; 1912 R F Baar et al 87.67
Selkirk, Wm H; 1912—E B Dunn.....84.71
Trieb, Otto; 1911—W H Siebrecht, Jr..59.15
Thayer, Clara C; 1912—M L Elgas, Jr..154.56
Thayer, Carrie C; 1912—Conti Inc.....87.78
Wolfe, Charles; 1913—W H Lucas.....125.12

CORPORATIONS.

William A Brady, Ltd; 1912—J K Hackett 5,455.98
Same; 1912—Same.....96.00
Hudson Manhattan R R Co; 1913—L Flocker 90.05
[1]Same; 1912—Same.....5,244.50
National Fire Ins Co of Hartford, Conn; 1912—S J Singer et al.....1,592.42
Star Co; 1913—J D Bell.....2,837.88

Borough of Brooklyn.

JAN. 23.

Epstein, Mendel & David Israel; 1913 -Mary J Simmons 122.63
same; 1912—same 883.43
Nass, Max; 1911—Manhattan Shoddy Mills.27.42
Noonan, Michl; 1913—Astor Mtg Co.....951.57
Maillie, Jno F; 1911—E Caldwell & ano..326.60
Powers, Robt; 1912—A Ruger.....213.86
same; 1911—same 171.45
Rechnitz, Jac; 1908—N Stern.....1,624.00
[3]Whitman, Simon H & Benj Lane; 1915—State of N Y.....500.00
Wintjen, Henry G; 1913—B H R R Co....93.53

CORPORATIONS.

B H R R Co; 1913—Frances Plaine (infant) 97.49
same; 1912—same 6,134.25
Nassau Elec R R Co; 1912—Rebecca Wilshusen 1,631 25
Pauline Constn Co, Chas & Pauline Rater; 1912—Colonial Mantel & Refrigerator Co. 156.51

JAN. 24.

[6]Baker, Geo A; 1903 -B L Winters....1,639.79
Donin, Morris; 1912—A J McCollum.....79.21
Same; 1912—same 27.41
Ehrich, Jos; 1912—Title Guar & Trust Co.73.80
Lorberbaum Israel; 1913—L B Wasserstrom. 281.79
McGann, Harry E; 1911—A R Baxter....104.90
O'Donnell, Annie; 1912—D O'Donnell et al. 2,186.73
Pipitone, Raffaele & Rosalia A; 1911—J Bonanno 519.40
same; 1911—S Burgio 519.40
[5]Singer, Otto; 1912—Rosenbaum & Co.....80.44

CORPORATIONS.

Fred B Henderson's & Co; 1912—City N Y. 101.11

JAN. 25.

Chisholm, Jno H; 1913—B V Lott.....1,530.33
[1]Ludwig, Adam & Louis, "Ludwig Bros"; 1912—A Buchanan Jr.....144.53
[1]Nowak, David; 1912—C Alden.....94.60
Olsen, Andw; 1913—Jno J Riley Co.....949.63
Rowland, Cath, formerly Cath McGanz; 1911—V Loewers Gambrinus Bwg Co.....2,234.42
Solomon, Cath F; 1911—Bailey & Barrera. 191.27
Wilson, Mary; 1912—Mary A Lawler....637.38

JAN. 27.

Blum, Jos H; 1908—G Kirshhoch.....332.41
Brockhagen, Theo; 1913—Minnie Ellis....74.40
Carter, Ada E; 1910—H Kastner.....81.40
Cogan, Sarah M; 1909—D E Seybel.....140.40
Elder, Robt T; 1912—Citizens Trust Co.11,408.78
Frost, Mary V; 1911—Abr Abraham et al..31.09
Hanifan, Wm & Jas Garlan; 1913—J W Gasteiger & ano. 744.03
Partridge & Co, Henry C Partridge; 1912—Louis L Wendall -Halls Safe Co; execution 40.81
Reichert, Jno & Jno G Mayer; 1912—Rome Brass & Copper Co 366.75
Rocco, Jos & Morris Cerulli; 1912—R Mayo (infant) 250.00
Williams, Aug; 1912—Robt Griffin Co....46.57

JAN. 28.

Bertani, Dominica; 1912—Title Guar & Trust Co 91.63
Campbell, Peter C; 1912—V Bottega....218.60
Ogden, J Edw & Ralph; 1913—Ida Roseland (infant) 1,200.00
White, Jos; 1910—Huron Cigar Co.....102.11
same; 1908—C Feiginspan 53.01

CORPORATIONS.

Quinn Boro Realty Associates; 1912—Changer & Smith 446.42
M Edelson Realty & Constn Co & Nathan Orlona; 1909—E H Ogden Lumber Co..373.09

JAN. 29.

Campbell, Bernard; 1909—Bklyn Union Publishing Co 97.27
Fierstein, Saml & Ralph Sterling Co; 1912—Parshelsky Bros, Inc 143.30
[1]Goodman, Robt; 1912—Jennie Cohen....200.00 .....260 00
Rechnitz, Jacob; 1907—J Wallan & ano..315.40
Siste Michele; 1912—R W Kathan.....185.40
Tarbes, Simon; 1912—A Kane 94.40

CORPORATIONS.

Asbestolich Mfg Co; 1913—B F M McGuinness 729.75
Putnam Coal & Ice Co; 1912—Louis Flynn as admtrx, &c, Jno Flynn 5,540.82
same; 1912 -same 96.55

[1]Vacated by order of Court. [2]Satised of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 23.

No Judgments in Foreclosure Suits filed this day.

JAN. 24.

BURKE AV, ns, 50 e Wallace av, 25x100; Agnes L Kimberly et al Madison Constn Co; Howe, Smith & Sawyer (A); Earnest R Echley (R); due, $1,776.23.

BURKE av, ns, 75 e Wallace av, 25x100; action No 2; same—same; same (A) same (R); due, $4,766.23.

JAN. 25 and 27.

No Judgments in Foreclosure Suits filed these days.

JAN. 28.

131ST st, ns, 100 w Broadway, 50x99.11; Harlem Savings Bank—Adam S Sands et al; Edw S Clinch (A); Chas L Hoffman (R); due, $6,291.67.

7TH av, 2195; David Fawlowitz—Wm Grad; Wolf & Kohn (A); Wm Bernard (R); due, $3,409.24.

JAN. 29.

No Judgments in foreclosure Suits filed this day.

LIS PENDENS.

Manhattan and Bronx.

JAN. 25.

156TH st, ns, 100 e 8 av, 25x99.11, and other property in Kings & Queens Counties; Marie C Lowe—Mary C Leary et al; partition; F Beltz, Jr (A).

229TH st, swc Prospect av, 105x88; City Real Estate Co—North Bronx Realty Co et al; action to foreclose mechanics lien; H Swain (A).

BROADWAY, nec 29th, 64.7x148.7xirreg; Jno E Olson—Rose R Fogel et al; action to declare ownership of ½ pt; Butts & Vining (A).

JAN. 27.

PROSPECT pl, 45; City of N Y—Stephen H Jackson; notice of levy; A R Watson (A).

19TH st, ns, 125 w 10 av, 50x90; City of N Y—Colin M Eadie; notice of levy; A R Watson (A).

81ST st, ns, 100 w Ams av, 112.6x102.2; Keystone Constn Co—S B Constn Co et al; action to foreclose mechanics lien; Weschler & Rothschild (A).

JAN. 28.

JACKSON av, ws, 125 n 156th, 76.8x100; Dibenedetto Realty Co—Jos Kurzman et al; specific performance; M Sulzberger (A).

JAN. 29.

18TH st, 40 W; City of N Y—Chas Pappas; notice of levy; A R Watson (A).

142D st, 231 W; City of N Y—Veronica I Whisten; notice of levy; A R Watson (A).

142D st, 231 W; City of N Y—Veronica I Whisten; notice of levy; A R Watson (A).

JAN. 30.

26TH st, 15-9 E; also 27TH st, 10-4 E; Sexauer & Lemke—Henry Corn et al; action to foreclose 2 mechanics liens; H Kuntz (A).

96TH st, 200 W; H Scheier—Abr Goldberg; action to foreclose mechanics lien; P F Everett (A).

COLUMBUS av, es, 25.11 n 98th, 40x74; Arthur Otten—Alma G L Otten et al; partition; H Wendt (A).

STEBBINS av, 1106; Jno S Williams—Wm Brunner et al; foreclosure of transfer tax lien; J M Williams (A).

JAN. 31.

139TH st, 460-4 E; WILLIS av, ws, 33.4 s 143d, 16.8x100; WILLIS av, ws, 50 s 143d, 25x106; PROSPECT av, nwc 156th, 25x41.1x irreg, ½ part; PROSPECT av, nwc 156th, 25x94.4x irreg; leasehold; 3D av, 2863-65, leasehold; two actions; Jno B Westervelt—Chas S Levy et al; actions to declare trust and declare conveyance void, &c; C C Ferris (A).

228TH st, ns, part of lot 201, map of Village of Wakefield, Bronx; Algernon S Norton, committee—Adam Renz, Jr, et al; action to set aside conveyance; P H Gregory (A).

CAMBRELENG av, nws, 173.7 ne Pelham av, 23x100; Antonio Giavanni—Michele Pascucci ee al; action to set aside deed; H T Cole (A).

MARION av, ws, 25 s 198th, 25x100.6; MARION av, swc 198th, 25x100.8; Jacob Peter—Latham Realty Co et al; action to foreclose mechanics lien; G M S Schulz (A).

3D av, es, 175 s 171st, 50x100; I W & C Horn Co—Wendover Bronx Co et al; action to foreclose mechanics lien; E D Newman (A).

Borough of Brooklyn.

JAN. 23.

FREEMAN st, ns, 100 w Oakland, 25x100; M Marcelle Sloane—Jacob Block et al; J Siegelman (A).

POWELL st, es, 55 n Pitkin av, 20x100; Excelsior Bwg Co—Aaron Fisick et al; Holm, Whitlock & S (A).

SOMERS st, ss, 131 w Stone av, 31.4x100; Eliz T E Carpenter & ano as trstes &c Jessie F Carpenter—Adelgunde Weissmann et al; H L Thompson (A).

SOMERS st, ss, 100 w Stone av, 31x100; Mary A Balfe—Adelgunde Weissman et al; H L Thompson (A).

44TH st, nes, 40 nw 16 av, 20x100.2; Annie G Atkins—Beneficial Realty & Constn Co et al; Phillips & Avery (A).

66TH st, ss, 280 e 14 av, 20x100; Cath E Miller—Antonio Amato et al, M Hertz (A).

82D st, sec Bay Ridge av, 50x50x240; Jas W Adams—Maria I Brown et al; Hood, Cooke & Seitz (A).

FLATBUSH av, nes, 30 nw Dean, runs ne 73.11xs5.4xe10.9xn41xnw70.6xsw40swx40 to beg; Clara J Collins—Mary A Church et al; P A Hatting (A).

LINDEN av, ss, 376.10 e Bedford av, 20x130; Alex Stein—Wm Lovell & ano; W C Lilieholm (A).

MONTAUK av, ws, 240 n Vienna av, 80x100; Harry Zirinsky—Jno Spaldhoff et al; D Zirinsky (A).

13TH av, es, 40 n Bay Ridge av, 20x100; R Annie Armstrong as exrx &c Roland D Armstrong—Ernesta Spairani et al R T Griggs (A).

JAN. 24.

BUSH st, ec Kings, —x200x125x—; Jas A Trowbridge—Patk Hayes et al; H L Thompson (A).

GARFIELD pl, ns, 150 e 5 av, 18.9x96.2x 18.9x95.4; Albt G Weed—Eliz Higgins & ano; J J Cunnullin (A).

HAWTHORNE st, ns, 100 e Brooklyn av, runs e500xn148.2xw500xs148.10 to beg; Rose Reis—Jas A Timony et al; Armstrong & Brown (A).

HIGH st, nec Adams, 21.9x50; Edna G Steele—Wm M Woods et al; E H Miller (A).

PRESIDENT st, ss, 56 e 7 av, 18x100; Annie K Lamb—Warderson Estates et al; A R Johnson (A).

STERLING pl, ss, 100 e Underhill av, 19.2x 123.6; Peekskill Savgs Bank—Emma A Comstock et al; H L Thompson (A).

STOCKTON st, ss, 260 w Throop av, 20x100; Chas Piesch—Fannie Piesch et al; partition; Chilton & Olsen (A).

1ST st, nec Whitehall pl, 28.9x75; Kath Rainsford—Jos Barbieri et al; Speir & Bartlett (A).

13TH st, ss, 147.10 w 5 av, 18.9x100; Bklyn Society for Prevention Cruelty to Children—Jos B Gmelch et al; H L Thompson (A).

22D st, sec 5 av, 25x100; Danl D Whitney—Jas Rich et al; Coombs & Whitney (A).

38TH st, ss, 60 w 13 av, 24x95.2; Jessie B Hudler—Nicola Gallo et al; H L Thompson (A).

40TH st, sws, 250 nw 8 av, 25x100; Natl Savgs Bank, Albany—Henry F Risch et al; T F Redmond (A).

AV W, ns, 100.4 w Coney Island av, 125x100; also AV W, ss, 135.7 w Coney Island av, 146.8x —x174x100; Wm D Emery & ano -Jno K Hartman; attachment; J M O'Neill (A).

ALBANY av, ws, 30 s Bergen, 26x100; Henry P Journeay—Jas O Schwank et al; Bonynge & Bonynge (A).

BROOKLYN av, sec Hawthorne, 100x212; Lydia A Welch—Jas A Timony; Armstrong & Brown (A).

JEFFERSON av, ses, 102 ne Bway, 18x100; Jeanette Wolff—Tessie Stadholz et al, H J Davenport (A).

LAFAYETTE av, ss, 350 e Bedford av, 25x100; Lilly Kohring & ano—Nathan S Teeple et al; Reynolds & Geiss (A).

LENOX rd, ss, 120 e Albany av, 40x90; Bessie F Goetschius—Gustave J Luhn et al; J Siegelman (A).

NEW YORK av, ws, 462.3 n Snyder av, 20x102.6; Jno Wahbizer—Sarah D Fagelson et a;l McGuire, Delany, Niper & Connolly (A).

NEW YORK av, ws, 482.3 n Snyder av, 22.3x102.6; Jon Wahbizer Sarah D Fogelson et al;

PITKIN av, nec Shepard av, 25x100; Chas Boehringer—Mathilda Lauer et al; W H Kinnear (A).

ROCKAWAY av, ws, 36 s Marion, 16x50; Saml S Partridge—Irving Portman et al; I N Williams (A).

ROCKAWAY av, ws, 20 s Marion, 16x50; same—same; same (A).

8TH av, nws, 73.8 sw Windsor pl, 26.4x79.10; Fred H Pouch & ano av exrs &c Alfd J Pouch—Arcadia Realty Co et al; Cary & Carroll (A).

12TH av, ws, 130.4 n 38th, 20x100; Greater N Y Savgs Bank—Chas Rosentover et al; J E Ruston (A).

16TH av, ws, 40 n 70th, 20x100; Franklin Trust Co—Bklyn & L I Realty Co et al; McKeen, Brewster & M (A).

JAN. 25.

FROST st, ns, 133.4 e Leonard, 50x100; Bushwick Savg's B'k—Jacob Baar et al; R L Scott (A).

HARMAN st, ses, 100 ne Irving av, 25x103.8x 25x105.4; Mary A Lataille—Eliz Deppisch et al; partition; H Fuehrer (A).

MONTGOMERY st, sec Bedford av, runs sw 60.10xse308.9xne376xw200 to beg; SULLIVAN st, nec Stoddard pl, runs n379xe143xse—xs287 xw202.4 to beg; Ludlam pl, nec Sullivan pl, runs n194xse213.9xw122.5 to beg, gore; BEDFORD av, nwc Montgomery, runs n17.9xw44.5 xse—xe36.5 to beg; BEDFORD av, nec Montgomery, runs n25xe18.8xne55.2xne166.6xse46.10 xse—xw340.2 to beg; LEFFERTS av, nwc Miller pl, runs n374.8xw—xs376xe202.4 to beg; LEFFERTS av, nec Aitken pl, runs n267.3xe—xs245.3xw202.4 to beg; BROOKLYN av, ws, 114.1 s Snyder av, runs w49xs100xe51.11xn100.1 to beg; BROOKLYN av, es, 116.6 s Snyder av, 80.3x100.4x84.4x100.1 to beg; S 8TH st, ss, 225 e Berry, 22x120; BERRY st, es, 109 n S 9th, runs e223xs9xe47.4xn20xw270.4xs11 to beg; S 9TH st, ns, 73 w Bedford av, runs w25xn100xw 23.8xn20xe31.8xs44xe18.6xs76 to beg; N 13TH st, ss, 200 e Kent av, 50x100; PAIGE av, swc Eagle, runs w400.11xsw183.4xs200 to st xne530.9 to

Lis Pendens—Brooklyn (Continued).

beg; PAIGE av, sec Provost, runs e90.10xsw79.9 xn15.7 to beg, gore; PAIGE av, nec Duck, 200 x425; N HENRY st, cl int cl Huron, runs w—xw along westerly border of Whale Creek Canal in sw direction to cl India xe—xs—to cl Java xw— to cl Provost xs— to cl Kent xse—xw along Kent 12.3 to sec Kent and Provost xs95xe250xn10xe25xs97.10 to cl Greenpoint av xne26.4xn95.6xe25xn4xe25xn72 to cl Kent xe250 xs74.10 to cl Greenpoint av xne— to cl North Henry xn— to beg; also prop in N Y & Queens Co's; Marie C Lowe—Mary C Leary et al; partition; F Beltz, Jr. (A).

RUSSELL st, ws, 100 n Nassau av, 20x100; RUSSELL st, ws, 225 s Norman av, 25x100; Ann Rooney—Eliz F Rooney &ano; establish a claim; G B Hayes (A).

E 18TH st, es, 160 n Av O, 40x100; Investors Imp't Co—Kate C Roberts & ano; Armstrong & Brown (A).

43D st, ns, 200 w 5 av, 20x100.2; Oswego City Savg's B'k—Dora Johnson et al; H L Thompson (A).

GATES av, ss, 262.6 e Lewis av, 18.9x100; Jno Cassidy—Saml Lenkowsky et al; F N Lang (A).

GATES av, ss, 225 e Lewis av, 18.9x100; same—same; same (A).

GATES av, ss, 243.9 e Lewis av, 18.9x100; —same; same (A).

GATES av, ss, 262.6 e Lewis av, 18.9x100; Jno same—same; same (A).

ST MARKS av, ns, 220 w Bedford av, 19.6x 128.6; Saml F Engs—Edw W Van Der Bilt et al; Washburn & Sickles (A).

JAN. 27.

BALTIC st, ns, 275 w Nevins, 25x100; Saml E Burtis—Jno R Anderson et al; H A Ingraham (A).

BUSH st, ec Dwight, —x200x125x—; Jas A Trowbridge—Patk Hayes et al; H L Thompson (A).

COURT st, es, 50 s Huntington, 21x100; Anna M Wichelns—Katie Y Fogel et al; H L Thompson (A).

CRESCENT st, ws, 59.9 n Sutter av, 20x100; J Louis Bosch as exr &c Jno Bosch—Nass Contr Co et al; C Jaffa (A).

DEAN st, ss, 365.4 e Howard av, 134.7x107.2; Chas S Voorhies—Nellie King et al; H L Thompson (A).

FULTON st, sws, 185.3 nw Rockwell pl, runs sw57.2xw61.3xn25xe53.8xne49.10xse25 to beg; also 6TH av, ws, 24.2 s Carroll, 20x93.1x20.1x94.11; also FT HAMILTON pkwy, sc 82d, 101.8x120x100 x101.9; Rudolph Oelsner—Hickey, Kaplan & Wetzek et al; Wesselman & Kraus (A).

KINGS pl, ws, 146.2 s Kings hway, 20x100; Thos J Shea—Vienna Constn Co et al; A A Hovell (A).

LINCOLN pl, ss, 388 e Schenectady av, 18x90; P & B Constn Co—Alex Wallace et al; G H Ittleman (A).

LEFFERTS st, ss, 227 w Rogers av, 20x 102.6; Chas F Stuart—Jessie F Thorn et al; Cary & Carroll (A).

LEFFERTS st, ss, 167 w Rogers av, 20x102.6; Jno Ross as trste Mary J Tobey—Jno Weisbeck; er et al; Cary & Carroll (A).

THAMES st, ns, 150 e Porter av, 25x100; Title Guar & Trust Co—Ulrica Gaigiulo et al; H L Thompson (A).

WALLABOUT st, 184; Max Sotenberg—Ray A Siegel et al; N D Shapiro (A).

S 1ST st, 120; Osias Lasser—City Natl Realty Co et al; specific performance; M A Rabinovitch (A).

E 40TH st, es, 297.6 n Foster av, 20x100; Mary D Allen—Cath Phillips et al; C E Francis (A).

6STH st, ec 15 av, —x—; Alva E Belmont et al as trstes &c Armide V Smith, decd—Peter Olsen et al; H Reeves (A).

BUSHWICK av, nes, 250 nw DeKalb av, runs ne81.5xnw11.8xw29.1xsw54xse22 to beg; Caroline Kock—Michl Furst et al; M Hertz (A).

GRANT av, ws, 100 n Glenmore av, 200x100; Annie E Hommel—Jno Deinhardt Jr & ano; R K Jacobs (A).

LIBERTY av, ns, 25 w Hinsdale, 25x75; Mary A Balfe—Eliz Geiser et al; H L Thompson (A).

RALPH AV, es, 71.8 s Dean, 25x100; Benj H Seaman—Kate Kaplan et al; Davison & Underhill (A).

DRIGGS av, ns, 50 e Homboldt, 25x95; Charlotte Herr—Jno Jarzembowski et al; Seley & Levine (A).

LOT 346, map made by Danl Ewen, City Surveyor, filed Aug8'1838; Leopold Levy & ano—Fannie Felbwacks et al; T Gutman (A).

JAN. 28.

BRIDGEWATER st, ss, 250.11 w Meeker av, 50x136.2x57.10x165.3; Geo W Sammis—Jacob Baar et al; M F McGoldrick (A).

FULTON st, nes, 28.8 se Franklin av, 22x 132x23.5x122.2; East Bklyn Savgs Bank—Anna A Boemermann et al; Phillips & Avery (A).

LEFFERTS st, ss, 187 w Rogers av, 20x102.6; Richd H Moran—Jno Weisbecker et al; Cary & Carroll (A).

14TH st, sws, 256 nw 3 av, 16x90; Alfred Davis—Anna Loven; to create a trust; J A Kennedy (A).

E 19TH st, nwc Cortelyou rd, 54.3x100x95.5x 108.1; Jennie V Wilbur—Anthony M Clegg et al; J Z Lott (A).

79TH st, nes, 171 se 17 av, 20x100; N Y Mtg & Security Co—Gustaf A Johnson et al; C C Suffren (A).

83D st, sws, 463.6 se 20 av, 18.2x100; Jas H Mullarky & ano as trstes Est Jno McConvill—Morris L Bard et al; W H Good (A).

BEDFORD av, es, 257.9 n Myrtle av, 20x100; Frank J Morris—Cath Summers et al; establish a claim; S C Herriman (A).

OCEAN av, es, 114.1 s Av I, 92.8x110; Michl Hellebrand—Sandy Lanza et al; foreclosure mechanics lien; E J Flanagan (A).

OCEAN pkwy, es, 565 n Coney Island Plank rd, 113.11xirreg; Margt A Weir—Agnes Somerville et al; H L Thompson (A).

6TH av, 548; Hopkins Security Co—Herman Reis et al; Jonas, Lazansky & N (A).

LOTS 3-4, being in Township of Flatlands Neck, contains 2 acres; Aug Wuest & ano as admrs Chas Straub—Geo J Jardin et al; C Reinhardt (A).

JAN. 29.

LINCOLN pl, ss, 424 e Schenectady av, 18x 90; T & B Leslie Co—Alex Wallace et al; G H Ittleman (A).

PROSPECT pl, ss, 120 w Nostrand av, 20x 106; Bway Trust Institution—Jno Weiss et al; R Kelly (A).

ST EDWARD st, es, 264 s Flushing av, 18.3x 80; J P Duffy Co—Michl Fischetti & ano; set aside deed; Tuttle & Coughlan (A).

SILLIMAN pl, ns, 110.10 e 2 av, 20.2x90.10x 20x93.3; Julie Kahle & ano as extrs of Marcell Kahle—Buckley, Woodhull & Burns et al; Cary & Carroll (A).

FULTON st, 2056-58; Freling H Smith—Eliphalet L Davis et al; H W Simpson (A).

S 3D st, ss, 100 w Keap, 25x95; Cath Carney—Cath Hertel et al; R M Johnston (A).

N 4TH st, nes, 63 se Wythe av, 25x100; Long Island Safe Deposit Co—Amanda Lissner et al; H L Thompson (A).

23D st, ns, 100 w 3 av, runs n100xw100xs 66.11xe47.8xs33.1 to st xe52.4 to beg; also 3D av, es, 40.2 s 23d, 20x100; Mary G Manning—Danl J Ryan et al; Manning & Buechner (A).

E 35TH st, ws, 190 n Glenwood rd, 40x100; Chas C Aspinwall—David Holmes et al; J N E Kraeger (A).

74TH st, nes, 200 nw 12 av, 30x100; Wilfred D Atkinson—Jno G Arnott et al; Watson & Kristeller (A).

84TH st, nes, 368.3 se Ft Hamilton av, 200x 100; Parshelsky Bros—Ft Hamilton Constn Co & ano; foreclose mechanics lien; H S & C G Bachrach (A).

AV J, sec E 12, runs s100xe100xs700 to Av K xe100 to E 13 xn800 to Av J xw200 to beg; Spencer C Cary & ano—Rose T Elder et al; A A Hovell (A).

AV Q, cl at inter es E 38, contains 40 acres; Cornelius Dwyer—Coleraine R E Assn et al; J Z Lott (A).

AV W, ss, 85 e 12th, 29.10xirreg; Chauncey R Watson—Carl E Randrup & wife; A Ression (A).

GRAVESEND av, ws, 220 n Av F, 20x100; Wm J Rusher—Arthur Barnett & ano; G W Pearsall (A).

MANHATTAN av, es, 48.9 s Meserole, 26.3x 75; Aaron Kalischer—Ellemmay Realty Co et al; Weinberg Bros (A).

3D av, swc 36th, 25x97.10; Mary G Manning—Danl J Ryan et al; Manning & Buechner (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 25.

ATTORNEY st, 98; A Fred Silverstone—Dora Berman et al; H Cohen (A).

BEEKMAN pl, ws, 57 s 50th, 19x90; also 87TH st, ns, 145 e Columbus av, 21x100.8; Meyer Vesell—Dinah Slater et al; Arnstein, Levy & Pfeiffer (A).

CHRYSTIE st, 96; Hannah Antoinette—Hyman Kosberg et al; L Levy (A).

ESSEX st, 11; Louis J Sloane et al—Abr Halprin et al; T F Gilroy, Jr (A).

BROOK av, 1531; Mary Levy, admx—Danl F Mahoney et al; Gilbert & Wessel (A).

CROTONA av, ws, 41.1 n 176th, 76.7x117.8x irreg; 2 actions; Alex Friedman—Nulaw Realty & Constn Co et al; Slade & Slade (A).

JEROME av, es, 408.6 n 165th, 113.4x90; Edgar S Appleby et al—Bedford Boulevard Constn Co et al; Cannon & Cannon (A).

UNION av, ws, 142.10 n 147th, 157.1x100; Prospect Investing Co—Ibrow Realty Co et al; S W Collins (A).

JAN. 27.

PEARL st, 362; U S Trust Co of N Y—Harry Kirschenbluth et al; Stewart & Shearer (A).

WILLETT st, 90; Minna Kreuder extrx—Nathan Bloom et al; H A & C E Heydt (A).

25TH st, 235-7 E; Jonas Weil et al—Morris Edelson et al; M D Sundheimer (A).

63D st, 236-8 E; two actions; Jonas Weil et al—Louis Levin et al; M Sundheimer (A).

100TH st, 206-8 E; two actions; Austin B Fletcher et al—Louis Segelbohm et al; W P S Melvin (A).

145TH st, ss, 346 w Brook av, 30.9x103; Jas S Bryant—Barnet Gurvutch et al; J W Bryant (A).

AV C, nec 7th, 58x105; Jacob Weinheimer—Emma A Wolfrath et al; A & H Bloch (A).

LAMPORT av, ss, 250 w Fort Schuyler rd, 25x100; Aug Funck—Lillian B Koepke; A J Wolff (A).

JAN. 28.

93D st, ns, 220.6 w 3 av, 29.11x100.8; Aimee Oppenheimer—Philip Finkelstein et al; H K Oppenheimer (A).

133D st, 120 W; Jno Hardy exr—Mary Murphy et al; R C Birkhahn (A).

133D st, ss, 95 w Park av, 20x99.11; N Y Public Library, Astor Lenox & Tilden Foundations—Marks Moses et al; A Haviland (A).

133D st, ss, 115 w Park av, 20x99.11; N Y Public Library, Astor Lenox & Tilden Foundations—Millie Schwarz et al; A Haviland (A).

MADISON av, es, 67.11 n 117th, 33x108; Fannie Epstein et al—Chas Verac et al; Cohen & Shiverts (A).

MADISON av, 2034; Dominion Trust Co—Ida R Stewart et al; L F Reed (A).

LOT 116, amended map of Bronxwood Park, Bronx; Danl Mapes Jr—Dietrich Wortmann et al; L G Mapes (A).

3D av, 1704; Herman Wiebke et al—Alice M Love et al; W H Giegerich (A).

JAN. 29.

CHERRY st, nwc Jackson, 100x24.9; also JACKSON st, ws, 24.9 n Cherry, 24.11x100; two actions; Meyer Vesell—Gouverneur Realty Co et al; Arnstein, Levy & Pfeiffer (A).

41ST st, 446 W; Rexton Realty Co—Minnie Shimans et al; Kurzman & Frankenheimer (A).

99TH st, ss, 100 e West End av, 25x100.11; Oscar Kress—Hearn J Power et al; W S Haskell (A).

100TH st, ns, 100 e 1 av, 37.1x100.11; Wm L Cahn—Arthur Boerner et al; amended; Cahn, Leventritt & Goetz (A).

119TH st, ss, 150 w 1 av, 25x100.10; Lillian B Wechsler—Flora J Kohn et al; R V Wechsler (A).

180TH st, ss, 100 w Amsterdam av, 75x100; two actions; Margt S Brandreth et al—Hayman Wallach et al; G Whittlesey (A).

AQUEDUCT av E, nec 181st, 101.3x37.4; Robt E Leber—Belmar Investing Co et al; A & H Bloch (A).

BOWERY, es, 100.2 s Grand, 24.10x103.2; Callahan Estate—Charlotte Fleischer et al; Martin, Fraser & Speir (A).

WOODYCREST av, es, 348.10 s 168th, 75x100; Jessie C McBride—Michl M McDermott et al; N A McBride (A).

3D av, ws, Lot 43, map of Village of Morrisania, 25x140; Louis J Lahm—Wilhelmina K Koenig et al; G A Steinmuller (A).

LOT 80, map of Van Nest Park, Bronx; Bridget Williamson—Jno B Marion et al; Friend & Friend (A).

LOTS 333-6, map of Eliz R B King, City Island; Irene M Keirns—Arline R Keirns; W Anway (A).

LOT 248, map of part of Schieffelin Estate, Bronx; Helen McCartney—Minnie Wollner et al; Corbin & O'Ryan (A).

JAN. 30.

79TH st, ns, 313 e Av A, 135x102.2; Jos Hamerschlag—Wendover Bronx Co et al; Nash & Jones (A).

127TH st, ss, 280 w 2 av, 25x99.11; Emma Knapp—David Gilmore et al; G H Corey (A).

158TH st, nwc St Anns av, 100x48.3; Hattie A Stewart—Carrie J Weil et al; Salter & Steinkamp (A).

PARKER av, ws, 325 s Lyon av, 25x130; Robt F Schorah—Eliz C Fonda et al; Clocke, Koch & Reidy (A).

SIMPSON st, ws, 39.1 n Home, 38.1x110.10; also SIMPSON st, nwc Home, 39.1x101.4; 2 actions; Geo Mandel—Gingold Realty Co et al; H Swain (A).

W BROADWAY, es, 99 n Spring, 51x100; Eleanor B Lenane—Mary A Fitzgerald et al; Wesselman & Kraus (A).

JAN. 31.

14TH st, 344 & 346 W; Saml Wacht—William Wasserstrom et al; I Hershfield (A).

46TH st, ns, 152 w 2 av, 26x100.5; Philip Bardes—Mary J Bornemann et al; J Haberman (A).

75TH st, 241 E; Emil Frankel—Sol Klein et al; Goldsmith, Rosenthal, Mork & Baum (A).

80TH st, ss, 260.6 e Av A, 37.6x102.2; Anna Hess—Martin Gennus et al; G R Winthrop (A).

80TH st, ss, 260.6 e Av A, 37.6x102.2; Saml Mannheimer—Martin Genus et al; M S Schechtor (A).

102D st, 316 & 318 E; State Bank—Concetta R D Paoli et al; J A Kohn (A).

118TH st, 364 W; Danl J O'Conor—Emma B Richardson et al; Gannon, Seibert & Riggs, (A)

131ST st, 64 W; Matthew McNamara—Stephen McCormick; T J Bannon (A).

BROADWAY, 3147; Fanny I M Leith—Cora B Redfern; A M Mittlemann (A).

3D av, es, 51.11 n 96th, 48.10x100; Eliz I Howe—Mary McG Murray et al; P S Dean (A).

Lot 50 map of Laconia Park, Bronx; Michl F Sweeney—Michele Agugliaro et al; Knox & Dooling (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 25.

179TH st, ns, 95.3 e Mohegan av, 50x99.2; Rockland Realty Co loans Obark Realty Co to erect a 5-sty tenement; 12 payments. 36,000

215TH st, ss, 225 w Paulding av, 50x100; Northside Mtg Corpn loans Rosario Lo Bue to erect two 3-sty dwellings; 4 payments. 10,000

HOE av, ws, 168 s Aldus, 84x150; City Mtg Co loans Mack Constn Co Inc to erect two 5-sty apartments; 1 payment. 6,000

NELSON av, ws, 75 s Brandt pl, 75x100; City Mtg Co loans Morrell Realty Co to erect two 4-sty apartments; 1 payment. 2,000

JAN. 27.

ALDUS st, nec Southern blvd, 194x100; City Mtg Co loans Podgur Realty Co to erect three 5-sty apartments; 7 payments. 5,000

181ST st, ss, 126.5 w Bway, 92x125; City Real Estate Co loans Alex Grant Constn Co to erect a 6-sty apartment; 12 payments. 150,000

WEST END av, sec 63d, 75.5x100xirreg; Thos Dimond loans Robt & Katherine M McClenahan to erect a 4-sty concrete bldg; 3 payments. 90,000

JAN. 28.

WILLIAM st, nec Belmont av, 25.3x74.6; Rockland Realty Co loans Iamascia Realty Corpn to erect a 5-sty tnt; 13 payments. 32,000

JAN. 29.

HOFFMAN st, ws, 170.6 s 187th, 25x94.11; Jas G Wentz loans Esposito Realty Co Inc to erect a 5-sty apartment; 9 payments. 15,000

ST LAWRENCE av, nec Gleason av, 25x100; Geo McCausien loans Jacob Cohen to erect a 3-sty bldg; 4 payments. 8,500

WATSON av, ss, 105 e Olmstead av, 50x108; Madeline Landon loans Chas E Devermann to erect a — sty bldg; — payments. 10,000

JAN. 29.

ANDREWS av, es, 348.11 s Fordham rd, 112x100; Bronx Investment Co loans Hurley Bldg Corpn to erect two 5-sty apartment houses; 9 payments. 92,000

BARNES av, es, 64 n 230th, 50.10x105; Richd W Horner, atty, loans Hugo C Cook to erect two 2-sty dwellings; — payment. 9,000

JAN. 31.

28TH st, 16-20 E; Metropolitan Life Ins Co loans Twenty-Eighth Street Co to erect a 12-sty hotel; 10 payments.....400,000

Woodycrest av, nec 166th, 112.6x100.9; City Mortgage Co loans Thos D Malcolm Constn Co to erect a 6-sty apartment; 12 payments. 82,000

MECHANICS' LIENS.

Manhattan and Bronx.

JAN. 25.

32D st, 32 E; David Stour—Josephine Jacobs, Salo Cohn & Jos Poppe (191). 195.00

BROADWAY, swc 97th, 100.11x175; Pennsylvania Cement Co—Ninety-Seventh St & Broadway Realty Co & Atwell Contracting & Constn Co (188). 88.00

HEATH av, 2802-02; Bernard Hirschberg—Wm Anderson & Alex Anderson (190). 31.00

JAN. 27.

34TH st, 43-5 W; also 35TH st, 62-4 W; Harry Rosenbaum Iron Works—Monolith Realty Co (200). 400.00

48TH st, 220-8 W; Gilroy Contracting Co—Frazee Realty Co, Wm Henderson, Inc & Wm T Matthews (199). 130.00

81ST st, 203-11 W; Jos Starobin—S B Constn Co. (201). 375.00

186TH st, ns, whole front bet Belmont av & Crescent av, 25.3x74.5x86.4x96; Jno R Carlucci — Guiseppe Jamascia, Jamascia Realty Corpn & Ralph Ventre (195). 148.00

215TH st, ss, 225 w Paulding av, 50x100; Mechiore Cantone—Rosario Lo Bue & Rosina Lo Bue (192). 203.50

222D st, ns, 581 e Barnes av, 39x88; Henry G Silleck Jr—Chas Rindelstein Sr & Chas Rindelstein, Jr (renewal) (193). 104.93

BROADWAY, nwc 72d, 106.10x180.5; Richd L Walsh—Morris Schinasi, Chas H Davis & Hotel St Andrew Co (194). 750.00

VYSE av, 1426; Saml Haggerty—Chas Diamond (196). 15.50

6TH av, 358-60; Pasquola Lanzetta—A Morton Oppenheim Co, A D Electric Elevator Co & L Gallaher (197). 240.00

JAN. 28.

96TH st, 200 W; Salvatore Cutrone—Abr Goldberg & Jno H Scheier (202). 425.00

VYSE av, nec 172d, 50x100; Stuhlmiller Mantel Works—Mondschein & Co (203). 1,125.00

4TH av, 450-60; Greenpoint Metal Covered Door Co—Mary R Goelet, Edw DeWitt, Robt Goelet, Quondam Land Holding Co, Jeane Leasehold Co & Wm Henderson, Inc (204). 202.67

MONROE st, 171; Teddy Connolly, Inc—Miles Realty Co (205). 900.00

S BOULEVARD, nwc 183d, 75.10x116.10; Anton Larsen & Son—Sida Constn Co (206). 400.00

110TH st, ss, 130 e 3 av, 50x100; Meyer Goldberg—Louis Segelbohn (207). 50.00

WASHINGTON st, 481-3; Church E Gates & Co, Inc—Jno J Radley, Gabler Constn Co & Collins, Lavery & Co (208). 840.58

LORILLARD PL, ws, 47.11 s 188th, 22.8x 90; Colwell Lead Co—Flavius Impt Co & Pierce & Goldstein (209). 800.00

96TH st, 200 W; Nathan Paris—Abr Goldberg & Jno Sheier (212). 265.40

128TH st, 28-30 W; same—Leonhard Realty Co & Waldorf Contg Co (213). 450.00

180TH st, 786 E; Eller Mfg Co—Mary E Lynch & Robt Feinstein (211). 69.00

JAN. 29.

BECK st, ss, 100 w Av St John, 200x125; Harry Zudek—Ostro Constn Co & Max Ratner (223). 185.89

GREENWICH st, 708-12; Wm O Fredenburg et al—Canebrake Realty Co, Value Realty Co & Payne Constn Co (224). 74.50

HESTER st, 53; Louis Greenberg—Benj Doblin & Wm Lustgarten & Louis Siegelbaum (225). 175.00

SPRING st, 40-2; Henry Ikenson—Bessie Barkin (216). 150.00

50TH st, 150 E; Lewis Bergson—Mary Lyons & Jos J Lyons (219). 28.00

184TH st, 365-7 E; Dimock & Fink Co—Orasent Constn Co & Louis Macousey (220). 119.85

187TH st, 654-6 W; Teran Mahaney & Munro Inc—United Electric Light & Power Co & Geo Vassar's Sons & Co Inc (218). 1,943.00

215TH st, ss, 225 w Paulding av, 50x100; Bronx Cut Stone Co—Rosina Maita or Rosina Lo Bue & Rosario Lo Bue (215). 95.00

LEXINGTON av, 51-5; also 25TH st, 136 E; Lewinson & Co—51-55 Lexington Ave Co (222). 34,858.29

RIVERSIDE dr, 244; Lewis Bergson—Monomoy Co, Inc & Jos J Lyons (217). 15.83

ST LAWRENCE av, nec Gleason av, 25x 100; Dimock & Fink Co—J Cohen & Louis Macousey (221). 95.27

JAN. 30.

ELM pl, ws, 210.10 s Fordham rd, 41x106.3x 41x112.8; A Hamilton & Son—Wm S Warren, Inc (231). 11,283.93

HENRY st, 165-7; T Callan Co, Inc—Rabbi Jacob Jos School (227). 1,375.09

57TH st, 10-2 W; Jno H Goetschins—Dreicer Realty Co & Geo Vassar Son & Co. Inc (234). 8,487.00

76TH st, 14 E; Jno H Goetschins—S Reading Bertron & Geo Vassar Son & Co, Inc (235) 526.14

187TH st, 654-6 W; Standard Arch Co—United Electric Light & Power Co & Geo Vassar's Sons & Co, Inc (229). 2,845.04

187TH st, 654-6 W; Jno H Gotechins—United Electric Light & Power Co & Geo Vassar Son & Co, inc (233). 2,482.94

187TH st, 654-6 W; Jos Kollender & Co—United Electric Light & Power Co & Geo Vassar Son & Co (232). 850.00

AV D, 124-6; Barnett L Abrams JK & W Holding Corpn & Sam Fix (230) 112.67

BROADWAY, 346; Nelson Bros Co—N Y Life Ins Co & Cruse Engineering Co (236). 831.29

HUGHES av, ws, 200 s 186th, 50x87.6; Hudson Wood Working Co—European Constn Co & Cologero Dibendetto (226). 875.00

ST NICHOLS av, 753-5; Savoy Glass Co—St Nicholas Holding Co (228). 216.94

JAN. 31.

BECK st, ss, 100 w Av St John, 100x125; Maria Buellesbach et al—Ostro Constn Co (242). 4,765.00

49TH st, 68 W; Patk Dundas—Julia M Tierney (249). 409.80

57TH st, 10-2 W; Monarch Metal Mfg Co—Henry M Bendel & Geo Vassar's Son & Co (243). 1,800.00

57TH st, 10-2 W; Walker & Chambers—Dreicer Realty Co & Vassar's Son Co Inc (237). 3,235.00

SAME prop; Pittsburgh Plate Glass Co—same (238). 626.30

57TH st, 10-2 W; Davis Brown—Dreicer Realty Co & Geo Vassar's Son & Co (240). 2,908.71

57TH st, 10-12 W; Peet & Powers—Michl Dreicer or Dreicer Realty Co & Geo Vassar's Sons & Co, Inc (248). 1,306.88

57TH st, 10-12 W; Jno L Keating—Dreicer Realty Co & Geo Vassar's Sons & Co, Inc (251). 628.87

57TH st, 10-12 W; Otis Elevator Co—Dreicer Realty Co & Geo Vassar's Son & Co, Ins (253). 4,300.00

57TH st, 10-12 W; Architectural Cornice & Skylight Co—Dreicer Realty Co & Geo Vassar's Son & Co, Inc (256). 2,329.00

187TH st, 654-56 W; Pittsburgh Plate Glass Co—United Electric Light & Power Co & Geo Vassar's Son Co (239). 816.61

187TH st, 654-56 W; Clairmont Concrete Co—United Electric Light & Power Co—Geo Vassar's Son & Co (241). 2,252.00

187TH st, 654-56 W; Olman & Rothstein Inc—United Electric Light & Power Co & Geo Vassar's Son & Co, Inc (247). 1,876.74

187TH st, 654-56 W; Otis Elevator Co—United Electric Light & Power Co & Geo Vassars' Sons & Co, Inc (252). 2,850.00

187TH st, 654-56 W; Architectural Cornice & Skylight Co—United Electric Light & Power Co & Geo Vassar's Son & Co, Inc (255). 1,452.24

190TH st, ss, 100 w St Nicholas av, 100x 100; Empire Brick Supply Co—One Hundred and Ninetieth Street Realty Co & Geo Vassar's Sons & Co, Inc (254). 7,286.98

230TH st, ss, 255 e Barnes av, 50x114; Standard Plumbing Supply Co—Francesco Cerbone (renewal) (244) 1,125.00

BROADWAY, 1564; Gilroy Contracting Co—Geo H Earle Jr, Cramp & Co & Macolithe Concrete Co (246). 319.50

5TH av, 935; Jno H Goetschins—S Reading Bertron & Geo Vassar's Sons & Co, Inc (250). 442.46

6TH av, 358-60; Acme Metal Ceiling Co—A Morton Oppenheim Co & Pasqualo Lanzetta (245). 60.00

Borough of Brooklyn.

JAN. 23.

ALBANY av, 273; Wm Buchanan—Wm F Meyer Realty Co & Sylvester E Coffin. 25.00

ALABAMA av, es, 200 n Dumont av, 120x 100; Jacob Applebaum & ano—Angelo Constn Co. 525.00

ALABAMA av, es, 100 n Dumont av, 100x 100; Jacob Applebaum & ano—Erector Realty Co & Annie Rothfeld & Dora Berman. 175.00

HOPKINSON av, es, 125.3 s Sutter av, 50x 100; Th Feldman & Son—Adelstein Robinson Realty Co. 133.50

RIVERDALE av, nwc Sackman, 100x100; Jas J Millinan—Ike Rothfeld & Sack-River Co (Inc). 500.00

SNEDIKER av, ws, 100 s Blake av, 50x 100; Hyman S Sulsky—Snedeker Constn Co. 1,600.00

JAN. 24.

LINCOLN pl, ns, 320 w Franklin av, 160x 131; Johnson Bros—Otto Singer Bldg Co. 8,037.56

ST JOHNS pl, ns, 350 w Classon av, 81x 131; Jacob Baum—Victor Holding Co & Alvin Fuesslein. 115.00

SACKMAN st, swc Riverdale av, 100x100; Jennie Silverstein—Sack River Co. 45.00

SACKMAN st, nwc Riverdale av, 100x100; Turner Contracting & Impt Co—Sack River Co (Inc). 550.00

RUFFLE BAR, ss (mean high water mark) on the Ruffle Bar Channel, 1,312 sw Schmelk's Hotel, runs nw407.6ne1,808 to said high water mark & along same s&w— to beg; also all upland &c on Ruffle Bar including boundaries in Letters Patent granted by State N Y to H L Schmeelk excepting certain parcels; Fred B Langston—Pierre Noel. 1,500.00

E 35TH st, 818, Harry McComb—Jennette Chappell & Bklyn Bond & Mtg Title Co. 42.00

ALABAMA av, es, 100 n Dumont av, 100x 100; Geo Singer—Erector Realty & Constn Co, Annie Rothfeld & Dora Berman. 105.00

NEW JERSEY av, 238-40; Jacob Boyarsky —Purdy Constn Co. 420.48

PITKIN av, nec Sackman, 100x100; Standard Lime Co—Sack River Co. 567.26

RIVERDALE av, nwc Sackman, 100x100; Rosario Ferrara—Sack River Co & I Rothfeld. 100.00

SCHENECTADY av, 173-5; Geo Sabel & ano—Johanna Grafton & Robt J Grafton. 52.60

19TH av, 6216-24; O Aindt & Bro—Muskoka Realty Co, Konkle & Co & Clara M Konkle. 22.05

JAN. 25.

BERGEN st, ns, 95 w Ralph av, 106.9x107.2; Interborough Sash & Door Co—Cordova Realty Co & M & M Realty & Constn Co. 732.15

FULTON st, ss, 20 e New York av, 60x 100; Friedman & Cooper—Ridgewood Realty Associates. 240.00

HART st, 784; Harry Kabinoff—Mollie Singer. 34.35

SCHERMERHORN st, 174; Wm A Hill—Edith R Howard. 137.64

SMITH st, 490½; Edgar E Wright—Richd A Irving. 29.00

40TH st, ss, 300 e 5 av, 50x100.2; South Bklyn Marble & Tile Co—Ocean Breeze Co & Ephraim Strayer. 360.00

BELMONT av, ns, 50 e Barbey, 50x100; Hyman Mendelowitz—Kotler & Cohen. 241.30

ROCKAWAY av, nes, 180 se Church av, 40x 120; J L Hausen Kobbel—Kissina Constn Co. 155.00

JAN. 27.

ASHFORD st, 533; Jos Kerstein & Co—Adolph & Saml Cohen. 100.00

DWIGHT st, es, bet King & William, 200x 100; Dietrich Mahlmann—Patk Hayes. 500.00

MAPLE st, ss, 160 e Nostrand av, runs s 100xw60xs100 to Midwood xe200xn200xw140 to beg; also MIDWOOD st, ss, 100 e Nostrand av, 200x100; Midwood Contr Co Homewood Holding Co, Henriette & Jos P Hamblen, Jr. 371.10

WITHERS st, 30; Jacob J Forcier—Mechel Connizzaro, Vincenz Chiaro & Franchescha Rumore. 434.00

S 5TH st, 416-18; Eureka Tile Co—Improvement Bldg Co & Alex B Gordes. 317.99

BAY 17TH st, sec Bath av, 125x59.10xirreg; Coney Island Constn Supply Co—Savario Ursotti & Michl E Sarno. 122.50

72D st, 518; Edw Erickson—Cath M Cullen. 280.00

ALABAMA av, es, 140 s Sutter av, 80x100; Pirozzi & Son (Inc)—Edifice Realty & Construction Co, Edw I Beiman, Pres, & N Berman, Secy. 700.00

ALABAMA av, 83; Jacob Lefkroff—Harry Sinkovetzky. 61.00

ALABAMA av, es, 150 n Dumont av, 50x100; Pirozzi & Son—Erector Realty Constn Co & Dora Berman. 200.00

ATLANTIC av, 2904; Claus Fischer—Wittmann Constn Co. 275.00

CLASSEN av, 740; Suskin Bros Painting & Decorating Co—Frank Vigliante & Mike Payn. 100.00

RIVERDALE av, nwc Sackman, 100x100; Metropolis Lumber Co—Sack River Co. 168.95

RIVERDALE av, nwc Sackman, 100x100; Steinfeld Cut Stone Co—Sack River Co. 825.00

JAN. 28.

STERLING pl, ns, 100 w Saratoga av, 175x 110; Louis Greenberg—Commonwealth Impt Co & Louis Siegelbaum. 2,500.00

E 29TH st, ws, 640 n Av F, 80x100; Manhattan Grille Co—Hab Bldg Co & A McEride. 80.00

62D st, 1814, 1818, 1822, 1826, 1830, 1834, 1836, 1840, 1844, 1848, 1852, 1854, 1858, 1862, 1866 & 1870; also 63D st, 1813, 1817, 1821, 1825, 1829, 1833, 1835, 1839, 1843, 1847, 1851, 1853, 1857, 1861, 1865 & 1869; also 19TH av, 6202, 6206, 6210, 6214, 6216, 6220 & 6224; International Gas & Electric Fix Co—Muskoka Realty Co, Louis Landes, Arthur E Day, Jas Brown, Wm H Echelmeier, Mac G Reid, Lumbardy Realty Co, Chas N Rosenthal, Wm

Mechanics' Liens, Brooklyn (Continued).

Jackson, Nellie K Rosenthal, Bavarian Realty Co, Jacob Landsberger, Walter R Lord & Konkle & Co. 411.00

84TH st, nes, 368.3 se Ft Hamilton av, 200x 100; Parshelsky Bros (Inc)—Ft Hamilton Constn Co & Abr Brody. 1,920.00

CLASSON av, 740; Alessandro Gelsomino - Frank Vigliante & Michl Pen. 130.00

CHURCH av, nws, 24.10 sw E 3d, runs n 78xsw19.9xs80.6xe20.6 to beg; Jno Morris—Alli de Roode & Paul Korn. 20.85

SAME prop; J Goldberg & Son—same. 71.80

HOPKINSON av, ws, 100 n Dumont av, 50x 100; Spatt Plumbing Supply Co—Joe Sklar & Sam Reisir. 463.77

HOPKINSON av, ws, 100.3 s Livonia av, 300 x100; Standard Lime Co—Michl Isaacs. 155.70

VIENNA av, ss, 60 w Crescent, 20x100; Claus Steffens et al—Wladyslaw Tryczynski. 100.00

VIENNA av, ss, 80 w Crescent, 20x100; Stanislaw Wernikowski—Wladyslaw Tryczynski. 395.00

Vienna av, ss, 60 w Crescent, 20x100; Empire City Lumber Co — Wm Tryczynski, Emilia Tryczynski & Stanislaw Wernikowsky. 137.16

VIENNA av, ss, 60 w Crescent, 20x100; Jos E Steffens—Wladyslaw Tryczynski. 200.00

JAN. 29.

CHESTER st, ws, 200 n Sutter av, 25x100; David Machlin Leibe Kunkin & Sam Goodman Kunkin. 465.00

FULTON st, ss, 20 e New York av, 60x80; Jas O'Connor—Ridgewood Realty Associates, Abr Barasch as pres. 235.00

MONTGOMERY st, sec Canarsie av, runs se 146.9xn110.2xw97 to beg, gore; Gowanus Wrecking Co, Inc—Josephine & Anthnoy Castello. 58.05

UNION st, ss, 200 e Nostrand av, 100x127.9; Mahnken Bldg Material Co—Lyn Realty Co. 329.25

74TH st, 421-42; Emil Hansen & ano—Wm H Fleming. 111.95

ALABAMA av, 397-403; Chas Mele—Erector Realty & Constn Co, I Rothfeld & D Berman. 50.00

ALABAMA av, es, 140 s Sutter av, 80x100; Bell Fireproofing Co—Eidifice Realty & Constn Co. 140.00

BUFFALO av, es, 52.9 n Park pl, 50x127.9; Harry Blechner—South Bronx Realty Co, Robt C Studley & Chas Koenig. 125.00

HINSDALE st, ws, 200 s Newport av, 100x 100; East N Y Mason Material Co—Abr Segalovitz, Louis Freedland & Nathan Perlick. 363.52

PENNSYLVANIA av, 340-6; Jno J McCarthy, agent—Dunaiff Bldg Co & Conover Engineering Co. 600.89

SCHENECTADY av, es, 100 n Park pl, 50x 100; Gowanus Wrecking Co—Johanna Grafton. 655.13

SAME prop; C I Constn Supply Co—same. 2,600.12

VIENNA av, ss, 60 w Crescent, 20x100; Antoni Zawilski—Wladyslaw Tryczynski. 149.10

SAME prop; Ignace Zawil-ki—same. 92.40

SAME prop; Boleslaw Weglarz same. 144.00

WYONA st, swc Belmont av, 80x105; East N Y Mason Material Co—Harry Topp. 592.18

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

JAN. 25.

215TH st, ss, 225 w Paulding av; Gersmann & Lozner Inc—Rosario Lo Bue et al; Nov12 '12. 600.00

SAME prop; Tremont Moulding Mills—same; Nov23'12. 1,200.00

SAME prop; Giovanbattista Ferrara—same; Sept20'12. 1,000.00

BATHGATE av, nec 191st; Candee, Smith & Howland Co—Fordham University et al; March7'11. 1,288.95

SAME prop; Jno Pinches Co—same; March 13'11. 4,214.72

JAN. 27.

5TH st, swc Av B; Jno Gillies Co—Natoma Amusement Co et al; Dec2'12. 1,709.40

Same prop; same agt same; Nov18'12. 1,717.40

227TH st, ss, 305 e White Plains av; Raphael Borelli—Jno C Lord et al; Oct7'12. 85.00

227TH st, ss, 305 e White Plains av; Cipolla Contr Co—Jno C Lord et al; Oct31'12. 114.00

Same prop; Jas H Ceburre—same; Sept9'12. 1,560.74

BATHGATE av, 2325-7; Title Guar & Trust Co—Jno Perry et al; Dec30'12. 80.00

[2]5TH av, nec 116th; Aug Hackenberg—Ancient Order of Hibernians et al; Dec18'12. 700.00

[2]Same prop; Frank J Fee—same; Dec9'12. 7,800.00

[2]Same prop; Jno Jordis Iron Works—same Oct16'12. 5,080.18

[2]Same prop; Van Wagoner Linn Constn Co —same; Oct15'12. 3,658.00

JAN. 28.

HOFFMAN st, ws, 68.1 n 188th; Tony Ciompoli—Cimillo Realty Co; Sept16'12. 108.00

POND pl, nwc 197th; J B Ferguson & Co—Wm Kauffmann Constn Co et al; Jan25'13. 400.00

[3]BATHGATE av, nec 191st; Adam Happel—Fordham University et al; Mar7'11. 14,250.00

[2]5TH av, nec 116th; Gillis Geoghegan—Ancient Order Hibernians et al; Dec5'12. 2,600.00

[2]SAME prop; Geo A Amos—same; Dec9 '12. 3,820.00

[2]SAME prop; Heddon Iron Constn Co—same; Nov14'12. 3,312.00

[2]SAME prop; Queens Borough Cut Stone Co—same; Oct17'12. 525.00

[2]SAME prop; Herringbone Metal Lath Co—same; Jan2'13. 489.60

JAN. 29.

[2]HOUSTON st, 262 E; Wm A Thomas Co—Hamilton Fish Corpn et al; Oct3'12. 376.40

[3]SAME prop; same—Goldie Rosenbaum et al; Oct3'12. 376.40

LORILLARD pl, ws, 47 s 188th; Oriental Fireproof Sash & Door Co—Flavius Improvement Co et al; Jan7'13. 245.00

5TH st, 222; Israel Pargerment et al—Morris Simon et al; Dec9'12. 370.00

13TH st, 405-9 W; Eichenbaum & Bros—Fish Realty Co et al; Nov29'12. 177.71

31ST st, 437 W; Murtha & Schmohl Co—Jos F Reilly et al; July9'10. 537.40

46TH st, 229 W; Geo F Root Co—White Rats Actors Union of America et al; Dec21'12. 196.98

130TH st, 617-21 W; Isidore Aronsohn et al—Louis Strauss et al; Aug29'12. 4,500.00

204TH st, 371-7 E; Iroquois Door Co—Ebling Co et al; Jan20'13. 607.20

[2]BRYANT av, 1522; De Feo & Del Gaudio Constn Co—Cornelius O'Keefe et al; Oct15'12. 2,995.00

[2]GLEASON av, nec St Lawrence av; Colwell Lead Co—Jacob Cohen et al; Jan15'13. 330.15

WESTCHESTER av, nwc Boynton av; Valentine Zimmermann—American Real Estate Co et al; Jan9'13. 197.00

JAN. 30.

TIFFANY st, 910; Harlem Wall Paper Co—Steinmetz Constn Co et al Nov26'12. 36.45

HOUSTON st, swc Wooster; Max Davis—Fluri Constn Co et al; June20'12. 544.82

HOUSTON st, swc Wooster; Louis Goldstein—Fluri Constn Co et al; June28'12. 337.50

SAME prop; Rider-Ericsson Engine Co—same; June27'12. 420.60

SAME prop; Casmento Roofing Co—same; May20'12. 100.00

SAME prop; American Kalamein Works Inc—same; June22'12. 351.00

SAME prop; Otis Elevator Co—same; Aug 16'12. 2,000.00

SAME prop; T F Hahn Constn Co—same; June26'12. 410.00

SAME prop; Rudolph Gersmann—same; June25'12. 1,850.00

61ST st, 239 W; Jas W Hellion—Otto Wagner et al; Jan27'13. 400.00

74TH st, 154 E; Beaver Constn Co—Helen M Post et al; Jan18'13. 335.00

84TH st, 250-6 W; Richd N Spiers—Charlotte R Lee et al; Aug12'10. 232.50

84TH st, 250-2 W; Leslie Bros & Ferguson—Charlotte R Lee et al; Aug3'10. 232.50

SAME prop; same—same; Feb11'10. 8,125.36

BROADWAY, 2315; Jos Elias—Charlotte R Lee et al; Nov20'09. 684.00

MAPES av, nwc 181st; Bronx Cut Stone Co—Regina Constn Co et al; Jan29'13. 2,000.00

WALES av, es, 125 s 149th; Standard Plumbing Supply Co—Gifford Bldg Co; Jan4'13. 639.98

[2]5TH av, nec 116th; Geo H Reed, Inc—Ancient Order of Hibernians N Y County et al; Dec31'12. 1,598.94

[2]SAME prop; Standard Fireproof Sash & Door Co—same; Jan14'13. 2,500.00

JAN. 31.

CANAL st, nwc Allen; Morris Nassau—Abr Siff et al; Jan3'13. 75.00

ELM pl, 2482; Luiz A De Cunha et al—Wm S Warren et al; Oct7'12. 719.90

6TH st, 720 & 722 E; Standard Damp Proofing & Roofing Co—M Klinkowstein et al; Jan 14'13. 50.00

13TH st, 105 & 107 E; Hellmann Constn Co—Augusta Luchow et al; Jan28'13. 640.00

[2]142D st, 789 E; Edwd Kramer—Henry Hollerith Constn Co et al; Jan21'13. 106.04

BRYANT av, 1552; Tozzini & Co—Cornelius O'Keefe et al; Oct14'12. 500.00

SAME prop; Shollenberger & Co Inc—same; Nov14'12. 510.75

SAME prop; Antonio Carella et al—same; Sept23'12. 98.00

SAME prop; Chas Shapiro—same; Oct9'12. 135.15

SAME prop; Tozzini & Co—same; Sept19'12. 500.00

SHAKESPEARE av, ws, 199.11 s 169th; Merchant & Evans—Sacred Heart Roman Catholic Church et al; Jan18'12. 763.76

Borough of Brooklyn.

JAN. 23.

[1]CHRISTOPHER av, ws, 235 s Pitkin av, 60x100; Block & Greenberg Lumber Co—The Crispit (Inc); Jan20'13. 73.36

JAN. 24.

ESSEX st, es, 96.2 s Atlantic av, —x—; Louis Demsky—Jos D Cohen (Inc) & Williamsburgh Sav'gs Bank; Jan6'13. 300.00

SAME prop; Tankus & Ordansky—same; Jan14'13. 370.00

ESSEX st, es, 96.2 s Atlantic av, —x—; Pecker & Powell (Inc)—Jos D Cohen (Inc) & Williamsburgh Sav'gs Bank; Jan16'13. 210.00

SAME prop; Saml Fix—same; Jan17'13. 150.00

SAME prop; Klein Material Co—same; Jan 17'13. 130.00

FULTON st, ss, 60 e Kingston av, —x—; Parkway Plumbing Co—Costas Stamatis & Math Chrystmas; Jan11'13. 4,000.00

SAME prop; Hyman Walovitz—same & B & S Amusement Co & Saml Bergoffer; Sept27'12. 207.26

SAME prop; Acme Metal Ceiling Co—Costas Stamatis, Matthew Chrystmas, Theo Weisberg & E M Dalmasse; Jan13'13. 435.00

UNION st, ns, 180 w New York av, —x—; Ruegamer & Auer Co—H C Partridge & Co & H C Partridge; Jan16'12.

SAME prop; Chas Wenz (Inc)—same; May 1'12. 750.12

SAME prop; Matthew M Woods—Harry C Patridge & L Wendell; Apr17'12. 485.00

UNION st, ns, 264 w New York av, 20x80; Adolf Broman—same; Apr8'12. 250.00

HOPKINSON av, es, 125.4 s Sutter av, 50x 100; General Iron Works—Adelson Rosenson Realty Co; Jan10'13. 126.50

SAME prop; Joe Sklar—Adelstein Rosenson Realty Co, Wolf Rosenson & Saml Adelstein; Nov30'12. 300.00

SAME prop; Benj Donde—Adelstein Rosenson Realty Co; Dec7'12. 423.50

SAME prop; Isidore Krassner—same; Dec 20'12. 87.80

NEW LOTS rd, swc Williams av, —x—; Colwell Lead Co—Vermont Bldg Co; Dec30 '12. 750.00

[1]NEW LOTS rd, ss, 200 ft along New Lots rd & 100 along Vermont st & Wyona av; NEW LOTS rd, ns, 160 along same & 100 along Williams av; NEW LOTS rd, ss, 200 along same & 100 along Snediker av; NEW LOTS rd, ns, 200 along same & 200 along Watkins st & Stone av; Jac Careff et al—Georgia Bldg Co; Jan10'13. 1,550.00

[3]8TH av, es, 100.2 n 41st, 25x100; Nicola Palermo & ano—Wm B & Robt Smith; Oct 9'12. 75.00

13TH av, nec 39th, —x—; Geo W Woods—Peoples Union Realty Co & Nassau Realty Co; Nov6'12. 75.00

JAN. 25.

PACIFIC st, ns, 100 e Bedford av, 75x200; Akron Roofing Tile Co—St Bartholomew's Church, Waldauer-Stevens Co & Person & Co; Apr30'12. 79.41

AV R, ss, 60 w Ryder, 16x36; Hyman S Sulsky—Agnes Furstenburgh, Jack & Sam Furstenburgh & Mich Tevist & Wm S Mack; Oct31'12. 350.00

ALABAMA av, es, 100 n Dumont av, 100x 100; Watson & Pittinger—Erectors Realty & Constn Co; Nov20'12. 137.48

VIENNA av, ss, 60 w Crescent, —x—; Brislin Co—Wm Tryczynski & wife; Jan6'13. 600.00

JAN. 27.

GEORGE st, 122; Adolph Schwartz—Francesico Fneardale; Jan16'13. 45.00

LOGAN st, ws, 190 s Glenmore av, —x—; Simon Gasner—Drucker Constn Co, Morris Gratenstein, Jos Weinstein, Max Kessler & Geo Shumer; Nov8'12. 420.00

E 8TH st, es, 240 s Ditmas av, 40x100; Jno Jordano—Danl D Luyster; Jan20'13. 245.00

E 12TH st, es, 260 s Av P, —x—; C I Construction Supply Co—Hollow Ware Constn Co; Jan8'13. 100.00

SAME prop; same agt same; Sept25'12. 550.00

ATLANTIC av, swc Warwick, —x—; Louis Danancher—Wittmann Constn Co & Rudolph Wittman; Sept24'12. 100.00

SAME prop; Standard Lime Co—Wittmann Constn Co; Oct1'12. 64.30

SAME prop; Fiske & Co—same; Nov1'12. 603.00

SAME prop; Henry Bockrath—same; Oct 23'12. 3,759.30

SAME prop; Henry Sommerfield & ano—same; Oct21'12. 220.00

[1]BLAKE av, ses Hinsdale, 100x100; Block & Greenberg Lumber Co—Alvin Constn Co; Jan20'13. 111.15

[1]BLAKE av, sec Hinsdale, 100x100; Schwartz & Cohn (Inc)—Allwin Constn Co; Dec31'12. 135.00

[1]BLAKE av, sec Hinsdale, 50x100; Atlantic Marble Co—Allen Constn Co; Jan15'13. 260.00

JAN. 28.

BERGEN st, 1834; Jacob Olstein—Jerome Bergen Investing Co; Jan17'13. 396.20

HOWARD av, ws, 15 e Herkimer, —x—; Frank White—Marion Stamm, Nathan & Benj Jarashow; Sept14'10. 87.00

JAN. 29.

CONCORD st, 73; Harris Davidson—Wm J Chitty; Jan14'13. 33.00

DUFFIELD st, 46; Harris Davidson—Wm J Chitty; Jan14'13. 70.00

MAPLE st, swc Kingston av, 20x94.6 Harry Cohen & ano—Ike Charpack & Jacob Zilber; Nov9'12. 90.00

MAPLE st, swc Kingston av, 10x74.4; Ike Charpack—Jacob Zilber; Oct31'12. 465.00

E 13TH st, ws, 380 s Av N, —x—; Jos Sidoti—Slocum Park Constn Co; Oct14'12. 257.00

E13TH st, ws, 380 s Av N, —x—; Bayside Sash & Door Co—Slocum Park Constn Co; Aug19'12. 175.00

E 13TH st, ws, 350 s Av N, 20x100; Victor Torson—Chas Carlton & Slocum Park Constn Co; Aug19'12. 75.00

42D st, ns, 425 w 2 av, —x—; American Metal Ceiling Co—Girolamo Corrao; Jan20'13 75.00

[1]discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

For Attachments, Chattel Mortgages and Brooklyn Orders, see page 256.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2342 New York, February 1, 1913 (31) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Beach st, 55.
Broome st, 65-9, 126, 436.
Cherry st, 35-7.
Crosby st, 9.
East Bway, 61.
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Hamilton st, 38.
Houston st, 110 W.
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Mulbery st, 165.
Orchard st, 27.
Spring st, 63-5.
Stanton st, 80.
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Vesey st, 31-3.
Waverly pl, 196-200.
Willett st, 51, 92.
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11th st, 310 W.
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16th st, 251 W.
26th st, 153 E.
28th st, 20 E.
28th st, 145-7, 214-8 W.
29th st, 112 W.
33d st, 350 E.
35th st, 225-7 E.
35th st, 215-9 W.
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46th st, 48 W.
47th st, 344 E.
47th st, 416 W.
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49th st, 145-9, 342 E.
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54th st, 241 W.
57th st, 212-4 E.
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69th st, 108 W.
73d st, 219 E.
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80th st, 512, 522-4 E.
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83d st W (ns), 1231-pt lt 27.
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111th st W (ss), 1594-50.
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113th st, 8 E.
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119th st, 314 E.
120th st, 235-7 E.
121st st, 340 E.
121st st, 210 W.
124th st, 542 W.
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126th st, 121-3 E.
127th st, 112-6 E.
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Broadway, 415-7, 1744-8, 3495.
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Central Park W, 81-3.
Fort Washington av (2176-36).
Greenwich av, 123.
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Lexington av, 9.
Madison av, 1519, 1772-4, 1994.
Pinehurst av, 45-7.
Post av (ns), 2220-43-44
St Nicholas av (es), 2158-pt lot 33.
Terrace View av (ss), 3402-265.
Vermilyea av, 53-5, 153-9.
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7th av, 823.
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10th av (es), 2203-5.
Interior lot (es), 3:802-pt lot 79.
Interior lot, cl blk 21st-22d (3:877-69).

WILLS.

Beekman st, 130-2.
Christopher st, 87.
Gold st, 8.
Hamilton pl, 3.
Harrison st, 48.
Macdougal st, 115.
Mott st, 278, 284.
Pearl st, 295½.
Prince st, 62-4.
Rivington st, 5.
Water st, 229.
72d st, 26 W.
85th st, 416 E.
107th st, 53-5 E.
122d st, 502 W.
140th st, 502 W.
152d st, 596 W.
3d av, 1461.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
subrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100

CONVEYANCES

Borough of Manhattan.

The name and address of the owner has been verified in each of the following conveyances not marked with an *. Those so marked are being investigated and correct names and addresses will be published as soon as possible.

JAN. 24, 25, 27, 28, 29, 30.

Academy st, see Vermilyea av, see Vermilyea av, sec Academy.

Beach st, 55 (1:214-pt lot 1), ns, abt 25 w Collister, 25x100, pt 6-sty bk storage bldg; Mary A C Talley et al to Jno H Post, (o) 203 Bway; B&S & C aG; Jan27'13. nom

Beach st, 55; Jno H Post to Louise H Crawford, 57 W 130, & Josephine N Shedd at East Orange, NJ; B&S & C a G; mtg $13,500; Jan27'13. nom

Broadway al, 3, see 26th, 153 E.

Broome st, 65-9 on map 65-7 (2:331-43), swc Cannon (No 19), 50.4x56, 2 4-sty bk tnts & strs; Rudolph Wallach Co to Wm Lustgarten, (o) 68 William, & Frederic C Leubuscher, 258 Bway; Jan23; Jan24'13; A $32,000-52,000. O C & 100

Broome st, 126 (2:337-34), ns, 55 e Pitt, 20x87.6, 7-sty bk stable; Harris Schwartz to Gertie Halpin, 127 E 117; mtg $22,000; Jan27; Jan29'13; A$13,500-26,000. O C & 100

Broome st, 126 (2:342-60), nwc Pitt (No 19½), 25x59.6, 6-sty bk tnt & strs; Meyer Greenberg to Ettie Greenberg, both at 727 E 158; AT; AL; Jan29; Jan30'13. A $23,000-40,000. nom

Broome st, 260-4, see Mad av, 86-8.

Broome st, 436 (2:483-37), ns, 129 e Bway, 21.2x117x—x118, 3-sty bk loft & str bldg, 1-sty ext; Carl H Schurz et al to TRSTES of the Presbytery of NY, a corpn, c/o Jas Yereance, treas, 128 Bway; FORECLOS Nov26'12; Jan27; Jan28'13; A$36,000-39,000. **49,000**

Canal st, 294-8, see Bway, 415-7.

Cannon st, 2-6, see Grand, 542-4.

Cannon st, 19, see Broome, 65-9 on map 65-7.

Cherry st, 35, see Cherry, 37.

Cherry st, 37 (1:109-14), ss, abt 80 w Roosevelt, 17x74.8x17x75.4, ws, 4-sty bk tnt & str & 4-sty rear bk tnt; A$6,500-11,-000; also CHERRY ST, 35 (1:109-13), ss, 96 w Roosevelt, —x—, 4-sty bk tnt & strs; A $6,000-7,500; Southern Mtg & Security Co to Jno A Weekes at Oyster Bay, LI, & Bernard Golden, 4820 13 av, Bklyn; Jan22; Jan29'13. nom

Church st, 66-70, see Vesey, 31-3.

Crosby st, 9 (1:233-2), es, 117.1 n Howard, 25x100, 6-sty bk tnt & 6-sty bk rear tnt; Sarah Weinstein to Giovanni Lordi, (o) 162 Mulberry; mtg $37,000 & AL; Jan 28; Jan29'13; A$25,000-34,000. nom

Duane st, 62-4 (1:154-20), ss, 24.6 w Elm, 48.4x78.6x49.7x78.6, 2-5-sty bk loft & str bldgs; A$100,000-115,000; also BROADWAY, 683-5 (2:535-57), nwc 3d, 50x95, 12-sty bk office & str bldg; A$230,000-400,-000; also BROADWAY, 1364-70 (3:812-49-52), sec 37th (No 108), 105.9x72.2x98.9x110, 2-2 & 2-4-sty bk loft & str bldgs; A$774,-000-799,000; also 19TH ST, 29 W (3:821-23), ns, 445 w 5 av, 28x92, 4-sty stn loft & str bldg; A$58,000-65,000; also 28TH ST, 8 W (3:829-46), ss, 175 w 5 av, 25x98.9, 4-sty brk bldg & str; A$87,500-97,000; also 28TH ST, 13-5 W (3:830-30), ns, 225 w 5 av, 50x98.9, 10-sty bk loft & str bldg; A $175,000-325,000; also 32D ST, 153-5 E (3:-888-31), ns, 175 w 3 av, 50x172.6, 3-sty bk stable; A$78,000-117,000; also 7TH AV, 1842-50 (7:1827-33-36), swc 112th (No 200), 100.11x100, 2-5-sty bk tnts & strs; A$101,-400-183,000; all R, T & I to all above real estate situate in Borough of Manhattan of which Robt Hoe died seized, except all title in 98th st, 307 W (7:1888), "the Schuyler Arms"; Arthur I Hoe, 152 W 86, as heir Robt Hoe, decd, to Peter J Shields, 68 Prospect pl; AT; C a G; Jan22; Jan28 '13. nom

East Broadway, 61 (1:280-30), ss, abt 140 w Market, 25x75, 5-sty bk tnt & strs; Rae Bonis to Jennie Bachrach, 17 E 95; Minnie Rogers, 602 W 157; Sarah Bernstein & Flora Weinstein, both at 1200 Mad av; Anna Turkeltaub, 1391 Mad av, & Bella & Mortimer Samilson, both at 55 E 93, all heirs of Harris Samilson, decd; AT; A L; Dec18'12; Jan27'13; A$24,000-30,000. O C & 100

East Broadway, 264, see Division, 251.

Grand st, 277-9 (1:306-17-18), ss, 60 e Forsyth, 40x70, with all title to open court in rear 20x5.1, 3-sty bk loft & str bldg; Jno Condax to Nicholas Pappas, 253 Grand; ½ RT&I; AL; Dec7'11; Jan13'13; A$56,000-64,000; corrects error in issue Jan18, when grantor was John Dondax. nom

Grand st, 542-4 (2:326-30), nec Cannon (Nos 2-6), 50x100, 6-sty bk tnt & strs; A$45,000-95,000; also 109TH ST, 7-9 E (6:-1615-7), ns, 136.3 e 5 av, 36.3x100.11, 6-sty bk tnt; A$18,500-48,000; Kassel Oshinsky, 535 9th, Bklyn, to K O Realty Corpn, 350 Bway, r 615, NY; AL; Jan27'13. nom

Hamilton st, 38 (1:253-43), ss, 164.6 w Market, 27x96.6x25.5x103.6, 5-sty bk tnt & strs & 4-sty bk rear tnt; Henrietta Rosen to Isaac M Peyser, 393-5 Grand, Bklyn; mtg $17,400; Jan24; Jan27'13; A$8,500-17,-000. nom

Houston st, 110 W (2:525-26), ns, 25 w Thompson, 25x100, 5-sty stn tnt & strs; Emily C Thole to Otto C Assenheimer, 863 Carroll, Bklyn; mtg $20,000; May15 '12; Jan30'13; A$20,000-30,000. O C & 100

Lafayette st, 232-6, see Spring, 63.

Lispenard st, 65-9, see Bway, 415-7.

Mott st, 307, see Mott, 309.

Mott st, 309 (2:521-13), ws, 135.6 s Bleecker, 22.9x81, 5-sty & tnt & strs; A $13,000-19,000; also MOTT ST, 307 (2:521-14), ws, 158.3 s Bleecker, 22.9x81, 5-sty bk tnt & strs; A$13,500-19,500; Geo Haas, ref, to N Y Protestant Episcopal City Mission Society, a corpn, 38 Bleecker; FORECLOS Jan21; Jan25; Jan27'13. **28,000**

Mulberry st, 165 (2:471-20), ws, 125.4 n Grand, 25.1x99.9x25.1x99.4, 6-sty bk tnt & strs; Felix A Donnelly, ref, to Rosehill Realty Corpn, 35 Nassau, r 717; mtg $——, FORECLOS Dec10'12; Jan28'13; A$18,500-11,000. **$10,000 in excess of prior mtg $——**

Orchard st, 27 (1:299-26), ws, 178.5 s Hester, 24.2x100x24x100, 5-sty bk tnt & strs & 1sty bk rear loft bldg; Rae Bonis to Jennie Bachrach, 17 E 95; Minnie Rogers, 602 W 157; Sarah Bernstein & Flora Weinstein, both at 1200 Mad av; Anna Turkeltaub, 1391 Mad av, & Bella & Mortimer Samilson, both at 55 E 93, all heirs of Harris Samilson, decd; AT; AL; Dec18'12; Jan27'13; A$19,000-28,000. O C & 100

Pitt st 19½, see Broome, 126.

Spring st, 63 (2:496-34), nwc Lafayette (Nos 232-6), 22.11x76.5x3.5x77.10, 5-sty bk loft & str bldg; A$24,000-28,000; also SPRING ST, 65 (2:496-35), ns, 22.11 w Lafayette, 25.6x77.10x25.7x76.5, 5-sty stn tnt & strs; A$24,000-24,000; Emily C Thole to Otto C Assenheimer, 863 Carroll, Bklyn; mtg $46,500; May15'12; Jan30'13. O C & 100

Spring st, 65, see Spring, 63.

Stanton st, 80 (2:417-72), ns, 66.3 e Allen, 21.3x65, 5-sty bk tnt & strs; Thornton F Turner & ano TRSTES Jno G Floyd, decd, for Janet T Floyd et al to Max Kimerling, 149 Stanton, & Jos Rothman, 178 Chrystie; QC; Jan25; Jan29'13; A$16,000-23,000. **19,052.97**

Stanton st, 80 (2:417-72), ns, 66.3 e Allen, 21.3x65, 5-sty bk tnt & strs; Albt P Massey, ref, to Thornton F Turner, at Bennington, Vt, & Robt G Clarkson, at Sewaren, NJ, TRSTES will Jno G Floyd, decd, for Janet T Floyd et al; FORECLOS Jan20; Jan24; Jan29'13; A$16,000-23,000. **16,000**

Stanton st, 186, see 121st, 238 W.

Suffolk st, 116 (2:348-10), es, 100 s Rivington, 25x100, 5-sty bk tnt & strs; Clara Hillebrand to Augusta Pflugheber, 740 Jackson av; 1-3 pt; B&S; mtg $27,000; May 23'12; Jan25'13; A$25,000-35,000. O C & 100

Vesey st, 31-3 (1:85-18), swc Church (Nos 66-70), 50x6±, 5-sty stn loft & str bldg; Langdon Greenwood to Isaac J Greenwood, c/o Jos R Greenwood, heir, 271 West End av; 1-16 pt; AT; Apr27'11; Jan29'13; A$145,000-165,000. nom

Waverly pl, 196-200 (2:611-24), ws, 38.10 s Charles, 56.6x75, 6-sty bk tnt; Louis J Sloane & ano, EXRS, &c, Danl Cunningham, to Jno J McDonald, 1686 Clay av; Jan24; Jan30'13; A$25,000-63,000. **58,300**

Waverly pl, 196-200; Jno J McDonald to Lawrence M D McGuire, at Cranford, NJ, & 135 Bway, & Wm C Adams, at Glen Cove, LI; mtg $42,000; Jan29; Jan30'13. nom

Willett st, 51 (2:338-30), ws, abt 70 n Delancey, 30.3x98, with use of alley to Delancey, 10x69.9, 5-sty bk tnt & strs; Naftali Messer to Nathan Messer, 3504 Beach av, Chicago, Ill; mtg $32,000; Jan28'13; A $24,000-41,000. nom

Willett st, 92 (2:339-48), es, 225 n Rivington, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Nathan Bloom to Rebecca Bloom, 14 E 103; mtg $22,850; Jan30'13; A $19,500-29,000. nom

1ST st, 31 E (2:442-11), ss, 67.1 e 2 av, 26.2x72.7x36.7x63.7, 5-sty bk tnt & strs; Windsor Constn Co, Inc, to Henrietta Levitt, 22 E 109; ½ pt; AT; mtg $26,500; Oct 28'12; Jan25'13; A$22,000-31,000. nom

3D st, nwc Bway, see Duane, 62-4.

5TH st, 339-41 E (2:391-39), ns, 75 w Av C, 39.9x94, 6-sty bk tnt & strs; Michl Zipser to Amelia Zipser, (o) 23 W 35; AL; Jan24'13; A$30,000-55,000. nom

10TH st, 28 E (2:561-9), ss, 148.9 e University pl, 46x92.3, 12-sty bk loft & str bldg; Mary B Hughes to Annie J Bouillon; 344 Convent av, ½ pt; mtg $225,000; May 2'10; Jan28'13; A$85,000-375,000. O C & 100

10TH st, 28 E; Mary B Hughes & Annie J Bouillon to Horatio H Neiley, 112 St Marks av, Bklyn; B&S & CaG; Jan24; Jan 28'13. nom

11TH st, 310 W (2:633-48), ss, abt 40 e Greenwich, 20.4x76.2x22.1x68.4, ws, 3-sty & b bk dwg; Patk J Toye to Jos Toye, 310 W 11; ½ pt; AT; Jan25; Jan27'13; A$6,500-8,-500. nom

12TH st, 413 E (2:440-53), ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & strs; Giovanni A De Bellis to Gotham Mtg Co, a corpn, 38 Park row, r 309; AL; Feb21'12; Jan29'13; A$16,000-36,000. O C & 100

13TH st, 141 E (2:559-42), nes, 100 nw 3 av, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Geo Form, (o) 94 Ams av; Jan24; Jan27'13; A$20,000-31,000. **34,100**

13TH st, 519 E (2:407-51), ns, 246 e Av A, runs n103.3xe25xs—xe0.2xs68.11 to st x w25 to beg, with all title to strip bet Nos 519 &521 E 13th, 6-sty bk tnt & strs; Van Hoesen Estates Inc to Monterey Property Co, 117 E 24; AL; Dec16'12; Jan 29'13; A$16,000-33,000. O C & 100

16TH st, 251 W (3:766-13), ns, 205 e 8 av, 17x80, 3-sty bk tnt & str; Laura Bayles to Childs Co, a corpn, 200 5 av; mtg $9,000 & AL; Jan28'13; A$7,000-8,500. nom

19TH st, 29 W, see Duane, 62-4.

22D st, 132 E, see Lex av, 9.

26TH st, 153 E (3:882-39), ns, 125 w 3 av, 20x98.9; also known as 3 Broadway alley, with all title to alley, 8-sty bk hotel; Jno Marquette to Irving Grometstein, 158 E 111; mtg $90,000; Jan29'13; A $21,000-66,000. O C & 100

27TH st, 458-60 W, see 10 av, 292.

28TH st, 20 E (3:857-66), ss, 95 w Mad av, 25x98.9, 4-sty & b stn dwg; Hector H Havemeyer to Twenty-eighth St. Co, a corpn, 14 E 28; QC & correction deed; Jan 29; Jan30'13; A$72,000-79,000. nom

28TH st, 8 W, see Duane, 62-4.

28TH st, 13-5 W, see Duane, 62-4.

28TH st, 145-7 W (3:804-11-12), ns, 176.1 e 7 av, 47.9x98.9x47.10x98.9, 3-sty bk bldg & str & vacant; Rudolph Gross to Gross Realty Co, Inc, 268 West; mtg $40,000; Jan 22; Jan28'13; A$66,500-68,000. nom

28TH st, 214-8 W (3:777-52-54), ss, 180.2 w 7 av, 50x98.9, vacant; Wm A Keener, ref, to Realty Holding Co, a corpn, 907 Bway; mtg $50,000; FORECLOS; Jan23; Jan28; Jan29'13; A$31,500-40,500. **15,100**

29TH st, 112 W (3:804-48), ss, 170 w 6 av, 20x98.9, 3-sty bk tnt & str; Henrietta J Fernandez et al, TRSTES &c, Nancy S Edwards decd, to Sig Lang Newman, 32 Manor rd, Douglas Manor, LI, & 106 W 29; AT; Jan28; Jan30'13; A$30,000-31,000. **18,750**

29TH st, 112 W; Sarah E Parker to same; AT; Oct18'12; Jan30'13. nom

29TH st, 112 W; Alice P E & Ida B Washburn to same; AT; Oct18'12; Jan30'13. nom

29TH st, 112 W; Gilbert N Marshall to same; AT; Nov13'12; Jan30'13. nom

29TH st, 112 W; Henrietta J & Marie H Fernandez to same; AT; Oct15'12; Jan 30'13. nom

32D st, 153-5 E, see Duane, 62-4.

33D st, 350 E (3:938-40), ss, 70 w 1 av, 30x98.9; sub to rights of Penn R R Co; 5-sty bk tnt & strs; Jno H Rogan, ref, to Marie M Denison, 53 Clinton av, Stamford, Conn; FORECLOS Oct22'12; Jan21; Jan30 '13; A$12,800-27,500. **20,000**

35TH st, 225-7 E (3:916-17), ns, 280 w 2 av, 40.2x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, &c; Danl Cunningham to Jno Murray, 154 E 38; Jan24; Jan29'13; A $19,500-57,000. **64,500**

35TH st, 215 W (3:785-33), ns, 123.8 w 7 av, 23.8x98.9, 3-sty bk tnt & strs & 3-sty rear bk tnt; Helena M E Lindemann to Kath F Lindemann, NY; Nov14'07; Jan 28'13; A$31,000-31,500. nom

35TH st, 217-19 W (3:785-31-32), ns, 147.4 w 7 av, 42.1x98.9, sub right of way over alley on e, 2-4-sty bk tnts & strs & 2-5-sty bk rear tnts; Helena M E Lindemann EXTRX Jno G Lindemann to Jno G & Emma M Lindemann & Johanna K Von Meyer of NY & Helena M Richter of Tenafly, NJ; all care W G Brown, 160 Bway; Nov14'07; Jan28'13; A$54,000-57,000. nom

37TH st, 108 W, see Duane, 62-4.

38TH st, 40 W (3:839-69), ss, 529 w 5 av, 21x98.9, 4-sty stn bldg & str; Albt J Milbank to Georgianna G Milbank, 107 E 69; B&S; Nov26'02; Jan30'13; A$65,000-82,-500. nom

45TH st, 216 E (5:1318-42), ss, 205 e 3 av, 25x100.4, 5-sty bk tnt; Louis J Sloane & ano EXR &c Danl Cunningham to Patk McCauley, 229 E 39; Jan24; Jan28'13; A $10,000-25,000. **23,500**

46TH st, 48 W (5:1261-61), ss, 310 e 6 av, 20x100.5, 4-sty & b stn dwg, 3-sty ext; Jos Keen to Eugenie Tyler, 201 E 68; Jan 22; Jan24'13; A$59,000-70,000. nom

47TH st, 344 E (5:1339-30¼), ss, 60 w 1 av, 20x84.11, 5-sty bk tnt & str; J Wm Nathanson to Saml Lewis, 1 E 107; B&S; AL; Jan16'09; Jan24'13; A$6,000-13,000. O C & 100

47TH st, 416 W (4:1056-40), ss, 175 w 9 av, 25x100.5, 5-sty bk tnt; Therese R Taupier TRSTE Nich F Seebeck et al to Louis P Deffaa & Lena his wife, 393 West End av, tenants by entirety; B&S; mtg $15,000 & AL; Jan7; Jan28'13; A$13,000-23,500. **25,000**

48TH st, 9 E (5:1284-8), ns, 175 e 5 av, 25x100.5, 7-sty bk loft & str bldg; Forty-Fifth St Realty Co to Jos Keen, at Bronxville, NY; B&S; mtg $135,000; Oct7'12; re-recorded from Oct7'12; Jan24'13; A$95,000-145,000. nom

49TH st, 145 E (5:1304-26), ns, 256.6 w 3 av, 20.5x100.5, 3-sty & b stn dwg; Jos D O'Reilly et al EXRS &c Ellen Fitzpatrick, to Union Land Holding Co, a corpn, 170 Bway; Jan28; Jan30'13; A$12,000-16,-000. O C & 100

49TH st, 115-9 E (5:1304-26-27), ns, 218.5 w 3 av, runs n100.5xw to pt 275 w 3 av xs100.5 to st xe— to beg, 3 3-sty & b stn dwgs; Union Land Holding Co to Wm L Levy, (o) 170 Bway; mtg $51,500; Jan30 '13; A$34,000-46,000. O C & 100

49TH st, 147 E (5:1304-26½), ns, 236.9 w 3 av, 18.5x100.5, 3-sty & b stn dwg; Cornelia A Todd to Union Land Holding Co, a corpn, 170 Bway; mtg $16,500; Jan16; Jan 30'13; A$11,000-15,000. O C & 100

49TH st, 149 E (5:1304-27), ns, 218.11 w 3 av, 18.6x100.5, 3-sty & b stn dwg; Mary G Murphy to Union Land Holding Co, a corpn, 170 Bway; B&S & C a G; AL; Jan 28; Jan30'13; A$11,000-15,000. O C & 100

49TH st, 342 E (5:1341-33), ss, 150 w 1 av, 25x100.5, 5-sty stn tnt & strs; Nathan D Perlman to Lena Kopp, 153 Av B, AL; Jan6; Jan30'13; A$9,000-20,500. O C & 100

52D st, 255 W (4:1024-8), ns, 184 e 8 av, 14x100.5, 3-sty & b stn dwg; May Irwin Eisfeldt to Carroll S Smith, 855 7 av; B&S & C a G; mtg $8,000; Jan17; Jan29'13; $17,000-18,000. O C & 100

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52D st, 303 W (4:1043-29½), ns, 80 w 8 av, 20x100.5, 3-sty & b stn dwg; Guy E Hayward to Emilie B. Kath & Julia Fausner & Wilhelmina H Phillips, all at 303 W 52; mtg $16,500; Dec17'12; Jan30'13; A$13,-000-15,000. nom

54TH st, 241 W (4:1026-11), ns, 250 e 8 av, 20x100.5, 3-sty & b stn dwg; Sarah C wife of & Matthew Beattie to Wm Sommer, 243 W 54; mtg $18,000; Jan27'13; A $29,000-30,000. O C & 100

56TH st W, see Bway, see Bway, 1744-8

57TH st, 212 E (5:1330-43), ss, 135 e 3 av, 18.9x100.4, 4-sty stn tnt; mtg $15,000; A$10,500-16,000; also 57TH ST, 214 E (5:-1330-42), ss, 153.9 e 3 av, 18.9x100.4, 4-sty stn tnt; mtg $10,000; A$10,500-16,000; Jos Berger & ano EXRS Jno J Clancy to Wm A Ewing, 134 W 58; ½ pt; Jan21; Jan28'13. **6,000**

57TH st, 214 E, see 57th, 212 E.

58TH st, 315 E (5:1351-7), ns, 150 e 2 av, 25x100.4, 5-sty stn tnt; Jacob Gerdau EXR Dorothea Gerdau to Jacob Gerdau, 315 E 58; mtg $8,000; Jan23; Jan27'13; A $11,000-12,000. nom

60TH st, 115-17 W (4:1132-24-25), ns, 175 w Col av, 50x100.5, 2-5-sty stn tnts; Wm Loeb to Blanche Leake at Rochelle ter, Pelham Manor, NY; AL; May14'12; Jan28 '13; A$24,000-48,000. O C & 100

62D st, 253 E, see 2 av, 1477.

64TH st, 40-2 W (4:1116-48-50), ss, 380 w Central Park W, 60x100.5, 2 5-sty stn tnts; Jacob Israelson to Marx Ottinger, 20 E 70, & Moses Ottinger, 23 W 75; ⅛ pt; A T; mtg $30,000; Jan22; Jan27'13; A$64,000-86,000. O C & 100

64TH st, 119-23 W (4:1136-24-25), ns, 171 w Col av, 54x100.5, 3 4-sty & b stn dwgs; Gaylord U Smith to Mary E Pinchot, 1615 Rhode Island av, Washington, DC; mtg $80,000; Jan31'12; Jan27'13; A$34,500-57,000. O C & 100

68TH st, 1 W, see Central Park W, 81-3.

69TH st, 108 W (4:1140-36), ss, 80 w Col av, 20x100.5, 4-sty & b stn dwg; Wilbert Garrison to Wm C Runyon, 161 Hillside av, Newark, NJ; QC & CaG; mtg $24,-000; Jan23; Jan25'13; A$14,000-23,000. nom

73D st, 219 E (5:1428-11), ns, 260 e 3 av, 25x102.2, 5-stv stn tnt & strs; M M Hart (Inc), a corpn, to Louis Adelson, 10 Washington pl; mtg $15,000; Jan29; Jan30'13; A $11,000-22,000. nom

78TH st, 264 E (5:1432-28), ss, 72.3 w 2 av, 16.4x76.8, 3-sty & b stn dwg; Frank H Warner to Florence D Warner, 14 W 22; AL; Jan23'11; Jan29'13; A$6,500-8,500. O C & 100

80TH st, 512 E (5:1576-42), ss, 223 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Martin Gennus to Rosario Lagumina, 251 E 109; QC; Jan24; Jan25'13; A$11,000-41,000. nom

80TH st, 522-4 E (5:1576-37), ss, 348 e Av A, 50x102.2, 2-sty bk loft bldg; Martin Gennus to Rosario Lagumina, 251 E 109; QC; Jan24; Jan25'13; A$15,000-24,000. nom

86TH st, 130 W (4:1210-48), ss, 405 e Ams av, 20x102.2, 4-sty & b stn dwg; Costa Rica Fruit Co to Aug A Lindo (o) 1 Bway; mtg $20,000 & AL; Jan29; Jan30'13; A$13,000-26,000. O C & 100

83D st, 219 W (4:1231-26), ns, 149.4 w Ams av, 25.5x102.2, 5-sty bk tnt; Louis J Sloane & ano, EXRS &c Danl Cunningham, to Benj & Saml Aufses, 118 E 73; Jan24; Jan30'13; A$17,500-33,000. **36 000**

83D st W (4:1231-pt lot 27), ns, 149.4 w Ams av, a strip 0.8x102.2; Elias Kempner to Lawyers Realty Co, a corpn, 160 Bway; QC; Nov22'12; Jan30'13; A$——$——. **900**

83D st W; same prop; Lawyers Realty Co to Benj & Saml Aufses, 118 E 73; B&S; Jan29; Jan30'13. nom

83D st, 221 W (4:1231-25), ns, 174.9 w Ams av, 25x102.2, 5-sty bk tnt; Louis J Sloane & ano, EXRS &c Danl Cunningham, to Benj & Saml Aufses, 118 E 73; Jan24; Jan30'13; A$17,500-33,000. **36 000**

87TH st, 342 W (4:1248-52), ss, 180 w West End av, 20x100.8, 3-sty & b stn dwg; Helena M E Lindemann to Kath F Lindemann, care W G Brown, 160 Bway; Nov14 '07; Jan28'13; A$15,000-26,000. nom

89TH st, 110 E (5:1517-64), ss, 184.5 e Park av, 25.5x100.8, with all title to strip on e —x—, 5-sty stn tnt; Jno Schleich to Jacob Schassberger, 1777 1 av; mtg $24,-750; Jan30'13; A$15.000-24,000. O C & 100

90TH st, 25 W (4:1204-20½), ns, 291 w Central Park W, 17x100.8, 5-sty & b bk dwg; Van Hoesen Estates Inc to Monterey Property Co, 117 E 24; AL; Dec16'12; Jan29'13; A$13,000-26,000. O C & 100

92D st, 134 W (4:1122-49), ss, 400 w Col av, 20x100.8, 3-sty & b stn dwg; Stephen J McPartland to Mary A McPartland, widow, 134 W 92; QC; Dec31'12; Jan29'13; A$15,000-25,000. nom

92D st, 214 W (4:1239-44), sec Bway, runs e125xs56.8xw6xs51.3xw119 to es Bway xn108 to beg, 7-sty bk tnt; Leicestershire Realty Co to Eufrasia Leland & Emma L Wesson, both at 123 E 79; mtg $365,000; Jan24; Jan27'13; A$225,000-370,000. O C & 100

93D st, 25 E, see 9 av, 237-9.

93D st, 62 E (5:1504-46), ss, 170 e Mad av, 21x100.8, 5-sty bk tnt; Chas A Hawley to Florence A Hawley, his wife, 62 E 93; AL; July30'12; Jan29'13; A$17,500-27,000. nom

95TH st, 104 W (4:1225-37), ss, 100 w Col av, 25x100.8, 5-sty bk tnt; Eliz Hillenbrand to Wm P Rooney, 269 W 47; Jan29; Jan30'13; A$14,000-27,000. O C & 100

101ST st, 217 E (6:1651-11), ns, 260 e 3 av, 25x100.11, 4-sty bk tnt & strs; Antonio Odato to Stanislao Verusio, 205 Grand; AT; mtg $12,500, Jan20'13; A$10,-000-15,000. nom

102D st, 308 E (6:1673-45), ss, 175 e 2 av, 25x100.11, 5-sty bk tnt & strs; Fanny Brudner to Arnold Brudner, 47-9 2d; mtg $20,000 & AL; Jan30'13; A$8,000-19,000. O C & 100

103D st, 56 E (6:1608-46), ss, 180 w Park av, 40x100.11, 6-sty bk tnt; Richd Dudensing, Jr, to Carl Fischer, 2211 Bway; ½ pt; mtg $40,000; Jan15; Jan28'13; A$17,500-49,-000. O C & 100

103D st, 166 E (6:1639-43), ss, 156.6 w 3 av, 27x100.11, 5-sty stn tnt; Regina Baum to Regina Moskievitz, 200 W 111; mtg $16,-500; Jan27; Jan28'13; A$11,000-21,000. O C & 100

103D st, 166 E; Regina Moskievitz to Louis Sander, 3135 Bway; mtg $16,500; Jan 27; Jan28'13. O C & 100

103D st, 210 E, see 126th, 121-3 E.

106TH st, 107 E (6:1634-5), ns, 80 e Park av, 25x100.11, 4-sty stn tnt; Reba E Cooper to Lillian Weiman, 201 Bay 23, Bklyn; C a G; mtg $12,000; Jan8; Jan24 '13; A$12,000-15,500. nom

106TH st, 107 E; Lillian Weiman to Thos McMahon, 177 E 70; C a G; mtg $8,-000; Jan23; Jan24'13. nom

108TH st, 109 E (6:1636-6), ns, 105 e Park av 25x100.11, 4-sty stn tnt; Townsend Morgan, ref, to David Banks, 829 Park av, & Lucetta B Makepeace, Pearsall pl, Lawrence, LI; FORECLOS Jan8; Jan13; Jan24'13; A$11,000-14,500. **12,500**

108TH st, 301-3 E, see 2 av, 2102.

108TH st, 315-37 E, see 2 av, 2102.

108TH st, 339-41 E, see 2 av, 2102.

109TH st, 7-9 E, see Grand, 542-4.

111TH st, 69-73 E (6:1617-28), ns, 166.9 e Mad av, 46.9x100.11, 6-sty bk tnt & strs; U S Trust Co of NY, a corpn, TRSTE Simon Sterne to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; Jan27'13; A$20,500-58,000. O C & 100

111TH st, 69-73 E (6:1617-28),, ns, 166.9 e Mad av, 46.9x100.11, 6-sty bk tnt & strs; Frank C Schlitt to Robt F Greacen, 384 4th, Bklyn; mtg $45,000; Jan27; Jan28'13; A$20,500-58,000. O C & 100

111TH st, 51 W (6:1595-8), ns, 150 e Lenox av, 25x100.11, 5-sty bk tnt; Chas A Ashmead to Rebecca Meshel, 437 41st, Bklyn; mtg $27,000; Jan7; Jan28'13; A $14,000-27,000. O C & 100

111TH st W (6:1594-50), ss, 345 w 5 av, 100x71.10, vacant; Van Hoesen Estates Inc to Monterey Property Co, 117 E 24; AL; Dec16'12; Jan29'13; A$42,000-42,000. O C & 100

112TH st, 115 E (6:1640-9), ns, 175 e Park av, 20x100.10, 4-sty & b stn dwg; Bernard Blumberg to Birdie Wohlgemuth, 548 W 164; AL; Jan22; Jan24'13; A$9,000-13,000. nom

112TH st, 200 W, see Duane, 62-4.

113TH st, S E, see 134th, 26 W.

113TH st, 55 W (6:1597-16), ns, 343 e Lenox av, 18x100.11, 3-sty & b stn dwg; Tilmil Realty Co to Saml Williams, 71 W 113; mtg $11,000; Jan10; Jan28'13; A$10,-500-12 500. O C & 100

115TH st, 312 E (6:1686-46), ss, 150 e 2 av, 25x100.10, 4-sty bk tnt & strs; Frank Garofalo to Antonio Mastromonaco, 312 E 115; mtg $11,000; Jan18; Jan28'13; A$9,000-13,500. nom

117TH st, 127-35 E, see 2 av, 2102.

119TH st, 344 E (6:1795-46), ss, 180 e 2 av, 20x100.11, 5-sty bk tnt; Jacob A Cantor, ref to Manhattan Life Ins Co, 66 Bway, 6 fl; FORECLOSED & drawn Jan15; Jan24'13; A$7,000-16,000 . **12,000**

120TH st, 235-7 E, see 2 av, 2102.

121ST st, 340 E (6:1797-36), ss, 190 w 1 av, 30x100.11, 4-sty bk tnt; Melillo Constn Co to Maria Melillo, 4331 Martha av; mtg $13,000; Sept6'11; Jan6'13; A$10,000-17,500; corrects error in issue Jan11 as to 4 line. nom

121ST st, 210 W, see 126th, 121-3 E.

124TH st, 542 W (7:1978-57), ss, 100 e Bway, 75x100.11, 6-sty bk tnt; Hoyt Realty & Leasing Co to Clarisse Jackson, 133 W 120; mtg $118,000; Jan21; Jan24'13; A $16,500-120,000. O C & 100

125TH st, 328-30 E (6:1801-36), ss, 337.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Aetna Mtg Co to Wm J Wells, 250 W 88; mtg $38,000; Jan24'13; A$17,000-47,000. nom

125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs s25.6xs100xnw0.6xs33 to el old Church Ln or rd nsw30.2xn150 to beg, 6-sty bk tnt & strs; Aetna Mtg Co to Wm H Rose, 61 Morningside av; B&S; AL; Jan 29; Jan30'13; A$13,000-42,000. nom

126TH st, 121-3 E (6:1775-13), ns, 290 e Park av, 50x99.11, 2 6-sty bk tnts & strs; A$91,000-61,000; also 103D ST, 210 E (6:-1672-41), ss, 150 e 3 av, 25x100.9, 5-sty bk tnt & strs; A$9,000-21,000; also 121ST ST, 210 W (7:1926-3915), ss, 143 w 7 av, 15x100.11, 3-sty & b stn dwg; A$9,000-10,000; Edw A Moynihan to Bessie J Moynihan, both at 2033 Mad av; AL; Jan28; Jan29'13. nom

127TH st E, nwc Mad av, see Mad av, nwc 127th.

127TH st, 112-6 E (6:1775-67½-68), ss, 90 e Park av, 50x99.11, 2 3-sty & b bk & 1 3-sty & b fr dwgs; Edw D Webb to Wm W Shaw, 240 5 Pl, Brklyn; ½ pt; mtg $8,500; Jan30'13; A$15,000-17,000. nom

130TH st, 150 W (7:1914-52), ss, 270 e 7 av, 18.4x99.11, 3-sty & b stn dwg; Jos O Skipper, ref, to Sarah M Schieffelin, 2 E 55; Wm N Clark, 1130 Anderson av & Lawrence Clark, at Geneva, NY; TRSTES Henry M Schieffelin, decd; FORECLOS Jan29; Jan30'13; A$8,800-13,000 **11,000**

131ST st, 45 W (6:1729-28½), ns, 205 w 5 av, 15x99.11, 3-sty & b bk dwg; Alfred Sackler, Jr, ref to Frederic de P Foster, of Tuxedo Park, NY, & Danl K De Beixedon, at Amityville, LI, as TRSTES Mary H Tompkins, will of Ambrose C Kingsland; FORECLOS Jan22; Jan25; Jan30'13; A$6,000-9,000. **9,500**

131ST st, 218 W (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jas D Taylor to Tressa L Taylor, his wife, 218 W 131; mtg $11,000 & AL; Jan28; Jan29 '13; A$8,000-11,000. nom

133D st, 158 W (7:1917-55), ss, 200.9 e 7 av, 16x99.11, 3-sty & b bk dwg; Phelan Beale, ref, to Frederic de P Foster, at Tuxedo Park, NY & Danl K De Beixedon, at Amityville, LI, as TRSTES Augusta L Jones, will of Ambrose C Kingsland; FORECLOS Jan23; Jan24; Jan30'13; A$7,-000-8,500. **9,500**

134TH st, 11-13 E (6:1759-9-10), ns, 200 e 5 av, 50x99.11, 2-4-sty bk tnts & strs; American Mtg & Holding Co to Louis Cohen at Chattanooga, Tenn; mtg $17,500; Dec23'12; Jan28'13; A$16,000-26,000. O C & 100

134TH st, 26 W (6:1731-52), ss, 386 w 5 av, 26x99.11, 5-sty stn tnt; A $9,500-22,-500; also 113TH ST, 8 E (6:1618-66), ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & strs; A$13,000-24,000; Harry Herzog to Lester Realty Co of NY, 132 Nassau; correction deed; May6'12; Jan30-13. nom

134TH st, 26 W (6:1731-52), ss, 386 w 5 av, 26x99.11, 5-sty stn tnt; Lester Realty Co of NY to Pauline Brown, 101 W 140; mtg $21,250; Jan30'13; A$9,500-22,500. O C & 100

135TH st, 54 W (6:1732-64), ss, 215.6 e Lenox av, old line, 18x99.11, 3-sty & b bk tnt & str; also out of town prop, bonds, mtgs, notes, stocks, &c; trust agmt; Grace H B Johnson, NY, to Henry B Twombly, of Summit, NJ in trust for Pauline F Johnson; Mar30'03; Jan24'13; A$8,500-10,-500. nom

135TH st, 495 W, see Ams av, 1519-3.

137TH st, 248 W (7:1942-54), ss, 507 w 7 av, 18x99.11, 3-sty & b stn dwg; Jno E Donnelly, ref, to Germania Life Ins Co, 50 Union sq; FORECLOSED & drawn & recorded Jan24'13; A$8,600-16,000. **12,000**

139TH st, 124 W (7:2007-49), ss, 334 e 7 av, 26x99.11, 5-sty stn tnt; A$11,500-27,-000; also 139TH ST, 126 W (7:2007-50), ss, 308 e 7 av, 26x99.11, 5-sty stn tnt; A$11,500-27,000; also 139TH ST, 128 W (7:-2007-52), ss, 282 e 7 av, 5-sty bk tnt; A $11,500-27,000; Jno S Howell to M M Realty Co, a corpn, 128 Bway (r) 715; mtg $45,-000 & AL; Jan9; Jan30'13. O C & 100

139TH st, 126 W, see 139th, 124 W.

139TH st, 128 W, see 139th, 124 W

139TH st, 253 W (7:2025-7½), ns, 156.1 e 8 av, 19x99.11, 4-sty bk dwg; Henry S Brightman to Lena Holzwasser, 204 E 69; mtg $10,000 & AL; Jan20; Jan24'13; A$9,-000-13,500. O C & 100

143D st W, swc Bway, see Bway 3495, on map 3489-99.

144TH st, 234 W (7:2029-43), ss, 225 w 7 av 25x99.11, 5-sty bk tnt; Ralph Davis to Selena L Bloch, 2115 Bway, & Clarice Engel, — Central av, Lawrence, B of Q; B&S; mtg $14,500; Jan28; Jan29'13; A$10,-000-18,500. nom

146TH st W, sec Bway, see Bway, sec 146th.

147TH st, 545 W (7:2079-13), ns, 225 e Bway, 17x99.11, 3-sty & b bk dwg; Kath A Waters to Edw P Mowton at Hillcrest av, Park Hill, Yonkers, NY; mtg $11,000 & AL; Jan16; Jan28'13; A$8,300-11,000 O C & 100

149TH st, 502 W (7:2080-36), ss, 100 w Ams av, 25x99.11, 5-sty stn tnt; Adolph M Engel to Julia Engel, his wife, 502 W 149; AL; Aug26; Sept3'12; A$13 000-27,000; corrects error in issue of Sept7'12, when property was 149th st, 503 W. nom

157TH st, 508 W (8:2115-30), ss, 166.8 w Ams av, 16.8x99.11, 3-sty & b bk dwg; Adeline E Campbell to Kate Campbell, 508 W 157; ½ pt, AT; mtg $5,000 & AL; Jan 18; Jan25'13; A$8,000-11,000. O C & 100

158TH st, 541-3 on map 541 W (8:2117-59), ns, 225 e Bway, 41.8x99.11, 6-sty bk tnt; Justin Balard to Wm M Walker, at Bayville, Nassau Co, LI; mtg $45,000 & AL; Jan29; Jan30'13; A$20,000-53,000. nom

179TH st W, nec Pinehurst av, see Pinehurst av, 45-7.

185TH st W, see Bway, see Bway, sec 185th.

189TH st W, sec St Nich av, see St Nich av, sec 189th.

209TH st, 432 W (8:2205-12), ss, 171 e Ams av, 18x99.11, 2-sty fr dwg; Ella Ehre to Walter F Ehre & Eliz D, his wife, all at 432 W 209; mtg $3,500; Jan25; Jan27'13; A$2 500-5,000. nom

Amsterdam av, 1519-23 (7:1972-1), nec 135th (No 495), 56x100 6-sty bk tnt & strs; Monaton Realty Investing Corpn to Mary E Horton, 984 Park pl, Bklyn; mtg $91,500 & AL; Jan20; Jan30'13; A$50,000-110,000. nom

Broadway, 415-7 (1:210-21), swc Canal (Nos 291-8), 36 to Lispenard (Nos 65-70) x 125.10x55.6x127.7, 6-sty stn office & str bldg; Manhattan Hotel Co to Canal St Bldg Corpn, 415 Bway; mtg $80,000 & AL Jan29; Jan30'13; A$348.000-390,000. nom

Broadway, nwc Lispenard, see Bway, 415-7.

Broadway, 683-5, see Duane, 62-4.

Broadway 1364-70, see Duane, 62-4.

Broadway, 1744-48 (4:1027-23), sec 56th, 131.9x88.7x120.2x122.7, 7-sty bk tnt Rockingham; Lawyers Realty Co to Edmund L Mooney, 160 37 W 30, QC; AT; Jan25; Jan 30'13; $A525,000-625,000. nom

Broadway, sec 92d, see 92d, 2-4 W

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Broadway, 3459, on map 3489-99 (7:2058-331), swc 142d, 99.11x125.10-81, bk tnt & strs; McMorrow Estate Inc (Cassin Co to) Ernest L Seward, 170 E 75; to be sold; Jan24; Jan27'13; A$[illegible] to $160,000. Jan24; Jan27'13; A$[illegible] to $[illegible]. nom

Broadway (7:2077-58-59), sec 146th, runs e125x99.11xw25xn75xw100 to Bway x n24.11 to beg; vacant; Anna L Daly to Mary J Cunningham, 16 Hamilton pl; 2 pt, C & G; Jan24; Jan30'13; A$57,000-57,000. O C & 100

Broadway (8:2167-8), sec 185th, a strip 5x81.4x5x97, Eliz A Daly to Jno W Daly, 632 W 185, 1-2 pt; AT; B&S, AL; Jan28; Jan29'13; A$2,000-3,000 O C & 100

Central Park W, 81-3 (4:1121-29), nwc 68th (No 1), 75.5x100, 7-sty bk tnt; Alexander S Norton, ref, to Leo S & Alex M Bing, 2170 Bway; mtg $160,000; PARTITION Dec10'12; Jan23; Jan24'13; A$165,000 280,000 **213,250**

Fort Washington av (8:2176-36), sec 190th, 100.1x115.1x100x110, vacant; David W O'Neil et al TRSTES in liquidation of Empire City Wood Working Co to Wm R Harvey at Ridgefield Park, NJ, B&S; mtg $40,000 & AL; Jan10; Jan27'13; A$53,000-53,000. 75,000

Greenwich av, 123 (2:616-23), ws, 82.6 s Horatio, 27.1x96.4x25x85, 5-sty bk tnt & strs; Rudd M Henry, ref, to Jno F Coot, 94 Greenwich av; mtg $12,000. PARTITION Dec19'12; Jan28'13; A$12,500-24,000. **22,000**

Lenox av, 52 (6:1596-3), es, 36.5 n 112th, 32x100, 5-sty bk tnt; Harvey T Andrews, ref, to S E & M E Bernheimer, as a corpn, 2566 Bway; mtg $36,000; FORECLOS Nov 29; Dec31'12; Jan24'13; A$29,000-47,000. **10,000**

Lexington av, 9 (2:877-67), sec 22d (No 123), 71x105, 4-sty bk dwgs, A$146,500-168,000; also INTERIOR LOT (3:877-69), at cl of blk bet 21st & 22d & 60 e Lex av, runs e15xn24.5xw45xs24.8 to beg; for greenhouse; A$9,000-9,000; Sarah C & Eleanor G Hewitt to Amy H Green, at Ringwood, NJ, & on pt, prises; C&G; Jan24'13. O C & 100

Lexington av, 9; also INTERIOR LOT; same prop, Amy H Green to Sarah C & Eleanor G Hewitt, both at Ringwood, NJ, as joint tenants; C a G; Jan30'13 O C & 100

Madison av, 1519 (6:1609-55), es, 84.3 s 104th, 16.8x75, 3-sty bk tnt & strs; Ida R Bonime to Morris Kulesky & Saml Shedlo, both at 1519 Mad av; mtg $9,000; Jan22; Jan29'13; A$8,500-10,500. O C & 100

Madison av, 1772-4 (6:1622-16-17), ws, 60.1 146th, to 11x110, 2 7-sty bk tnts & strs; Gustavus A Rogers, ref, to Lucius H Beers, at Westhampton Beach, LI; mtg $55,000; FORECLOS Jan20; Jan29; Jan30'13; A$31,000-45,000. **10,000**

Madison av, 1994 (6:1752-16), nwc 127th, 20.1x75, 4-sty & b bk dwgs; Carolyn W Crandall to Thos H Reff, at Morganville, NJ; mtg $12,000 & AL; Dec26'12; Jan28'13; A$10,000-14,000. O C & 100

New Bowery, 49 (1:279-49), sec abt 18 ne James, deed reads James st, 18, es, abt 74.9 front, 25.11 in rear, 108 on ns & 113.3 on ss, ex so pt part now included in New Bowery, the part intended to be conveyed, being all that part not now included in New Bowery & known as No 49 New Bowery & fronting 37 ft on New Bowery, 26.4 in rear, 39.10 on one side & 74.3 on other side, 5-sty bk tnt & strs; A$11,000-17,000; Louis J Shorin & ano EXRS, &c Dan'l Cunningham to Angelo L Casazza, 27-29 New Bowery; AL; Jan24; Jan30'13. **20,300**

Pinehurst av, 45-7 (8:2177-156), nec 179th, 100.2x100, 6-sty bk tnt; Matilda W Prower to Beatrice Prower, 200 Central Park W; mtg $165,500; Dec24'12; Jan30'12; A$40,000-165,000. nom

Post av (8:2120-42-41), nw 200 e Dyckman, 50x150, vacant; Chas J Elder to T G Galardi & Co, a corpn, care F G Galardi, (o) 530 W 207; Dec12'12; Jan24'13; A$9,000-9,000. O C & 100

St Nicholas av (8:2158-pt lot 23), sec 189th, 99.11x100; vacant; Gertie A Gorman to Middleton Realty Co, Inc, a corpn, 47 W 24; Jan30'13; A$——$—— O C & 100

Terrace View av, 58 (13:3102-265), es, 100.11 w Adrian av, runs se9.6xsw80xnw72 to av xe101.11 to beg, 2-sty fr dwg; Jno F Clark to Florence L wife Jno H Costello, 5 Terrace View av; mtg $5,000; Jan27'13; A$4,200-7,200. nom

Vermilyea av, 53-5 (8:2225-pt lot 1), sec Academy, 50x100, 5-sty bk tnt & strs; T G Galardi & Co to Chas J Elder, 251 W 95; mtg $46,000; Jan24'13; A$——$——. O C & 100

Vermilyea av, 153-9 (8:2227-8-10), ss, 150 e 207th, 100x150, 2 5-sty bk tnts; Allan Construction Co to Chas F Minor, 26 E 129; mtg $114,000; Jan28; Jan 29'13; A$16,000-[illegible]26,000. nom

West End av, 624 (1:1238-3), es, 17 n 90th, 19x100, 3 & 4-sty & b stn dwgs; Matilda F Pearson to Jack & Nora Davis, Nassau co, lot at 624 West End av; mtg $25,000; Nov15'10; Jan30'13; A$18,000-27,000. nom

1ST av, 2105-7, see 2 av, 2102.

2D av, 66 (2:445-7), es, 41.1 s 4th, 20.6x84, 4-sty bk tnt & strs; Michl Abrams to [illegible] Realty & Bldg Co, Inc, a corpn, $25,500; Jan13; Jan24'13; A$17,000-[illegible]——. nom

2D av, 1177 (5:1417-21), nwc 62d (No 253), 25.5x70, 5-sty stn tnt & strs; Louis J Shorin & ano EXRS & Dan'l Cunningham to Park McCosker, 229 E 79; Jan24; Jan28'13; A$18,500-29,000. **25,500**

2D av, 2102 (6:1680-1), nwc 105th (Nos 301-3), 50x100, 6-sty bk tnt & strs; A$31,000-72,000; also 1ST AV, 2105-7 (6:1680-23), nwc 106th, (Nos 229-41), 50x100, 6-sty bk tnt & str; A$28,500-80,000; also 105TH ST, 315-37 E (6:1680-11-21), ns, 100 w 1 av, 300x100.11, 6 6-sty bk tnts & strs; A$96,000-306,000; also 117TH ST, 127-35 E (6:1645-12-14), ns, 65 w Lex av, 75x100.11, 2 6-sty bk tnts & strs; A$33,000-92,000; also 120TH ST, 235-7 E (6:1785-17), ns, 185 w 2 av, 37.6x100.11, 6-sty bk tnt & strs; A$15,000-41,000; Max Kurzrok to Columbus Holding Co, Inc, a corpn, 31 Nassau, r 609; AL; Jan23; Jan24'13. O C & 100

2D av, 2487 (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; Jan23; Jan24'13; A$10,000-24,000. O C & 100

5TH av, 1359 (6:1619-2), es, 25.11 n 113th, 25x100, 5-sty bk tnt & strs; Rae G & Reuben Holzwasser to Solon Singer, 1445 45th, Bklyn; mtg $25,000; Jan23; Jan24'13; A$20,000-33,000. omitted

5TH av, 1359 (6:1619-2), es, 25.11 n 113th 25x100, 5-sty bk tnt & strs; Solon Singer to Celia Brightman, 120 W 86; mtg $29,000; Jan24; Jan25'13; A$20,000-33,000. nom

5TH av, 1361 (6:1619-3), es, 50.11 n 113th, 25x100, 5-sty bk tnt & strs; Lena Holzwasser to Isaac Hutkoff, 100 St Nicholas av; mtg $25,000; Jan23; Jan24'13; A$20,000-33,000. O C & 100

7TH av, 823 (4:1006-2), es, 25.1 n 53d, 25 x100, 4-sty stn tnt & strs & 5-sty bk rear [illegible]; Bernhard Seymann to Gustave W Cahen, 325 Central Park W; mtg $55,000; Dec10'12; Jan30'13; A$45,000-49,000. O C & 100

7TH av, 1942-50, see Duane, 62-4.

8TH av, 777 (4:1038-31), ws, abt 50 n 77th, x, 5-sty stn tnt & strs; Saml M Jackson, decd, by will to Geo T Jackson, of 11 C 48, his brother, & Fredk W Jackson, 55 Wall, his nephew, as EXRS, &c, under said will; July15'12; Jan27'13; A$47,000-54,000. by will

9TH av, 237-9 (3:722-41-42), ws, 49.4 s 25th, 49.4x100, 2 5-sty bk tnts & strs; A$[illegible]-71,000; also 93D ST, 25 E (5:1505-14) ns, 70.9 w Mad av, 17x68.8, 3-sty & b stn dwg; A$27,000-32,000; Louis Cohen to Sadie C Mainthow, 25 E 93; ½ pt; AL; Mch2'12, Jan30'13 O C & 100

9TH av, 498 (3:761-65), es, 24.9 s 38th, 24.8x100, 3-sty fr tnt & strs; Helena M E Lindemann to Kath F Lindemann, NY; Nov14'07; Jan28'13; A$20,000-24,000. nom

9TH av, 671 (4:1056-31½), ws, 56.6 n 46th, 18.9x62.6, 4-sty bk tnt & strs; Percival H Gregory, ref, to Susan Harris at New Rochelle, NY; PARTITION Jan7; Jan 29'13; A$11,000-14,000. **17,000**

9TH av, 671; Susan J B Harris of Bklyn & ano EXRS, &c, Anne Harris to Susan Harris at New Rochelle, NY; AT; Jan29'13 **956.76**

10TH av, 292 (3:724-66), sec 27th (Nos 458-60), 24.8x74.10, 4-sty bk tnt & strs, 1-sty ext; Bertha Becker to Philip Simon, 191 Palmforth av, Danbury, Conn; mtg $25,000; Jan28; Jan29'13; A$14,000-21,000. nom

10TH av or Amsterdam av (8:2203-5), se s, 99.11 n 206th, 25x100, vacant; J Allen Townsend to Michl J Dowd, 2541 Valentine av; B&S; Jan14; Jan27'13; A$8,000-8,000. O C & 100

Interior lot at cl blk bet 21st & 22d, see Lex av, 9.

Interior lot (3:802-pt lot 79), 100 e 7 av & 48.1 s 27th, runs w15xe20xe15xn20 to beg; vacant; Marmac Constn Co to Henry A Falk, 542 W 159; Jan24'13; A$——$——. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st (8:2174-pt lot 186), es, 188 n Nagle av, 27x110, 5-sty bk tnt; re mtg; N Y Trust Co to Hensle Constn Co, a corpn, 3856 10 av; QC; Jan22; Jan24'13; A$——$—— 1,000

Attorney st, 146-50, see 121st, 238 W.

Baxter st, 4, see 121st, 238 W.

Baxter st, 2-2½, see 121st st, 238 W.

Baxter st, 18-20, see 121st, 238 W.

Columbia st, 28, see 121st, 238 W.

Cornelia st, 25-7, see 121st 238 W.

Division st, 251 (1:284-48), also EAST BROADWAY, 264 (1:284-27); agmt & declaration to lease vacant space in rear of above; Abr Davis, (o) 153 E 40, owner of Grant Constn Co, 25 Broad, r 1036; QC; Jan27'13; A$——$—— 45,000

Houston st, 65-7 (2:515-23), swc Wooster (Nos 159-61), 50x95, 12-sty bk loft & str bldg; re judgt; Hill Dryer Co to 65 West Houston St Corpn, a corpn, 60 Wall; Oct30'12; Jan30'13; A$70,000-P72,000. nom

Wooster st, 159-61, see Houston, 65-7 W.

287½ st E, nec Lex av, see Lex av, nec 28th.

294½ st, 112 W (3:801-48), ss, 170 w 6 av, 20x98.9, 3-sty bk tnt & strs; re mtg; Alice P E Washburn as COMMITTEE of Wm J Edwards, to Sig Lang Newman, at Douglaston, LI; QC; Nov18'12; Jan30'13; A$30,000-31,000. 5,400

29TH st, 112 W; re mtg; Kate St Clair Washburn to Ida B Washburn, at Manhasset, LI; QC; Aug9'12; Jan30'13. nom

30TH st, 28 W (3:831-55), ss, 375 w 5 av, 25x98.9, 5-sty bk loft & str bldg; re mtg; Mary E H Spencer, widow to Albt J Middlebrook, 9 Steele rd, West Hartford, Conn; AT; QC; Jan24; Jan30'13; A$95,000-[illegible] nom

46TH st, 48 W (5:1261-61), ss, 310 e 6 av, 20x100.5, 4-stv & b stn dwg, 3-sty ext; re mtg; Adele Kneeland to Jos Keen, at Bronxville, NY; QC; Dec14'12; Jan24'13; A$59,000-70,000. 70,000

61ST st, 106 W (4:1132), 5½-sty double bs flat; asn rents; Kath Gallaher to Royal Co of NY, 93-5 Nassau; Jan22; Jan24'13. 2,000

101ST st, 108 W (7:1855); asn rents to extent of $380; Sarah J O'Shaughnessy to Rose Lukather, 831 Hunts Point av; Jan 22; Jan27'13. nom

121ST st, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A$10,000-12,000; agmt by party 2d pt to convey above to party 1st pt & to set over to him an interest to extent of $10,000 in following properties: LEXINGTON AV, 864 (5:1399-59½), ws, abt 20 s 65th, —x—, 4-sty stn tnt; A$12,500-17,000; also CORNELIA ST, 25-27 (2:590-43), ns, abt 165 e Bleecker, —x—, 6-sty bk tnt & strs; A$19,000-50,000; also BAXTER ST, 18-20 (1:160-38-39), ws, abt 55 s Worth, —x—, 5-sty bk tnt & strs, 3-sty fr bk ft tnt & strs with 4-sty bk rear tnt; A$41,000-60,000; also PARK ROW, 164-6 (1:160-49), nwc Baxter (Nos 2-2½), —x—, 6-sty bk tnt & strs; A$60,000-92,000; also BAXTER ST, 4 (1:160-47), ws, abt 90 n Park row, —x—, 2-sty bk tnt & strs; A$12,000-13,000; also COLUMBIA ST, 28 (2:332-40), es, abt 100 n Broome, —x—, 5-sty bk tnt & strs; A $15,000-29,000; also ATTORNEY ST, 146-50 (2:345-1 & 36), nec Stanton (No 186), —x—, 4-sty bk tnt & strs; A$41,500-53,500; also 121ST ST, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A$10,000-12,000; & upon payment of sum of $10,000 cash party of 1st pt is to release all title &c in partition suit of estate of Lena or David Finelite, decd, &c, except as to said 238 W 121; Milton Finelite, 606 W 157, party 1st pt, with Rebecca Lewis & Abr & Alex Finelite, parties 2d pt, & Abr & Alex Finelite, EXRS David Finelite, decd, party 3d pt, & Abr Finelite, ADMR Lena Finelite, decd; Jan17; Jan28'13. nom

121ST st, 238 W (7:1926-49), ss, abt 320 e St Nicholas av, —x—, 3-sty & b stn dwg; A$10,000-12,000; also CORNELIA ST, 25-7 (2:590-43), n s, abt 165 e Bleecker, —x—, 6-sty bk tnt & strs; A$19,000-50,000; also LEXINGTON AV, 864 (5:1399-59½), ws, abt 20 s 65th, —x—, 4-sty stn tnt; A $12,500-17,000; also BAXTER ST, 18-20 (1:160-38-39), ws, abt 55 s Worth, —x—, 5-sty bk tnt & strs w 3-sty fr bk fr tnt & strs with 4-sty bk rear tnt; A$41,000-60,000; also BAXTER ST, 4 (1:160-47), ws, abt 90 n Park row, —x—, 2-sty bk tnt & strs; A$12,000-13,000; also PARK ROW, 164-6 (1:160-49), nwc Baxter (No 2-2½), —x—, 6-sty bk tnt & strs; A$60,000-92,000; also COLUMBIA ST, 28 (2:332-40), es, abt 100 n Broome, —x—, 5-sty bk tnt & strs; A$15,000-29,000; also ATTORNEY ST, 146-50 (2:345-1 & 36), nec Stanton (No 186), —x—, 4-sty bk tnt & strs, 3-stv bk tnt & str; A$41,500-53,500; asn ½ RT&I to above agmt for legal servises, &c; Milton Finelite to Hays, Hershfield & Wolf, 115 Bway; Isaac Lutz; Jan24; Jan28'13.

181ST st, 702-4 W (8:2176-pt lot 128), ss, 126.5 w Bway, 92x125, 1-sty stn hall & vacant; re mtg; Adolph Lewisohn to Alex Grant Constn Co, 25 Broad, r 1036; QC; Jan27'13; A$——$—— 45,000

Lexington av (3:884-26), nec 28th; consent to station at 28th; Wm R Hearst to City NY; Mar18'12; Jan24'13. nom

Lexington av, 864, see 121st, 238 W.

Madison av, 86-8 (3:858); also BROOME ST, 260-4; asn rents to secure $1,000; Mary O'Neill to Alema Realty Exchange Co, 1 W 34; Jan15; Jan27'13. nom

Park row, 164-6, see 121st, 238 W.

2D av, 1648 (5:1548), es, 78.2 s 86th, 30x 78; consent to station platform extension; Jno Maisenholder to Interborough Rapid Transit Co, 165 Bway, et al; mtgs $16,000; Jan7; Jan28'13. 260

All RT&I (4:1027 or miscl) to any real estate situate in N Y which may have been derived from Cornelia A James and Judith C Prescott & release City Investing Co et al in action for settlement &c Edwin E Carpenter, 177 6 av, Bklyn, to Lawyers Realty Co, a corpn, 160 Bway; May27'12; Jan30'13. O C & 100

General Release (miscl); Robt W Brins to Smith Williamson, at White Plains, NY, as EXR Phebe Crawford, decd; Jan23; Jan24'13. 66.66

Power of atty (miscl); Ferruccio Piccirilli in Italy, to Attilio Piccirilli, 463 E 142; Jan4; Jan24'13.

Power of atty (miscl); Emil Koser to Jacob Gundlich, 250 E 52; Jan22; Jan27'13.

Power of atty (miscl); Matthew Clarkson to Banyer Clarkson; Jan28'13.

Power of atty (miscl); Carolin Lutz to Isaac Lutz; Jan24; Jan28'13.

Power of atty (PA); Louis M Seltzer to Harry Seltzer, 2734 Pitkin av, Bklyn; Jan 27; Jan28'13.

Revocation of power of atty (PA); David Sears to Chas E Cotting, Boston, Mass; Nov10'03; Jan28'13.

WILLS

Borough of Manhattan.

Beekman st, 130-2 (1:97-46), nec Water, 25x54.6, 4-sty bk tnt; A$24,000-30,000; also GOLD ST, 8 (1:69-20), es, 109.3 n Maiden la, runs s21.1xe71.5xn27.9xw74 to beg, 4-sty bk loft bldg; A$19,000-26,000; also HARRISON ST, 48 (1:183-18), nwc Washington, 33x74.10, 5-sty bk loft bldg & str; A$38,000-55,000; also PEARL ST, 295½ (1:98-45), ws, 119.3 n Beekman, 17.6x99.6, 4½-sty bk loft bldg; A$15,000-21,000; also WATER ST, 229 (1:97-47), es, 25 n Beekman, runs n25.1xe93.4xs25.5xw93.2 to beg, 4-sty bk loft bldg; A$22,000-30,000; Mor-

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ris Goldstein Est, Selig Goldstein, EXR, 600 West End av; atty, A Fred Silverstone, 220 Bway. Will filed June23'12; corrects error issue of Aug3'12, when following properties were also given for this estate: PIKE ST, 30, 3D AV, 456 & 1684-6.

Christopher st, 87 (2:619-82), ns, 66.2 e Bleecker, 25x96.7, 6-sty bk tnt; A $14,000-25,000; also MACDOUGAL ST, 115 (2:543-23), nwc Minetta la, 25x75, vacant; A$24,-000-$——; also MOTT ST, 278 (2:508-16), es, 126.6 s Houston, 25x87, 5-sty bk tnt & str; A$14,500-27,000; also MOTT ST, 284 (2:508-19), es, 51.6 s Houston, 25x 86.11, 5-sty bk tnt & str; A$14,500-27,000; also PRINCE ST, 62-4 (2:496-17-18) swc Lafayette, 27.4x54.11x23.11x54.11, 4-sty bk tnt & str & 1-sty bk str; A$22,500-30,000; also RIVINGTON ST, 5 (2:425-19), ss, 119.5 e Bowery, runs e28.9xs99.4xw22.6xn99.8 to beg, 5-sty bk tnt; A$28,000-38,000; Rocco M Marasco Est Carmine Marasco, EXTRX, 293 Mott; atty, Jno H Gambaldi, 387 Broome; Will filed Jan25'13.

Gold st, S, see Beekman, 130-2.

Hamilton pl, 3 (7:1988-147), nec 136th, runs n27.3xe95.8xs27.3xn103 to beg, 3-sty stn front tnt &str; Aaron C Allen Est, Helen Maud Allen, EXTRX, 832 St Nich av; atty, Jas W Hyde, 10 Wall; A$26,000-34,000; Will filed Jan24'13.

Harrison st, 48, see Beekman, 130-2.

Lafayette st, swc Prince, see Christopher, 87.

Macdougal st, 115, see Christopher, 87.

Minetta la, nwc Macdougal, see Christopher, 87.

Mott st, 278, see Christopher, 87.

Mott st, 284, see Christopher, 87.

Pearl st, 295½, see Beekman, 130-2.

Prince st, 62-4, see Christopher, 87.

Rivington st, 5, see Christopher, 87.

Washington st, nwc Harrison, see Beekman, 130-2.

Water st, 229, see Beekman, 130-2.

72D st, 26 W (4:1124-48), ss, 385 w Central Park W, 20x102.2, 4-sty bk dwg; Clara Heine Est, Arnold B Heine, EXR, 26 W 72; attys, Scheuerman & Limburg, 160 Bway; A$40,000-65,000; Will filed Jan28'13.

85TH st, 416 E (5:1564-42), ss, 201 e 1 av, 29.4x102.2, 4-sty bk tnt; A$10,000-20,-000; also 140TH ST, 502 W (7:2071-37), s s, 100 w Ams av, 25x99.11, 1-sty fr shed, ½ int; A$11,000-$——;John Fuchs Est, Cnas Bitz, EXR, 416 E 85; atty, Jerome Ullman, 299 Bway; Will filed Jan23'13.

107TH st, 53-5 E (6:1613-25-26), ns, 100 e Mad av, 36x100.11, 2 3-sty bk tnts; A $16,000-18,000; also 122D ST, 502 W (7:-1976-37), ss, 100 w Ams av, 50x95.11, 6-sty bk tnt; A$38,000-85,000; Hannah Silverstone Est, Fred Silverstone EXR, 55 E 107; atty, Hyman Cohen, 220 Bway; Will filed Jan23'13.

122D st, 502 W, see 107th, 53-5 E.

136TH st W, nec Hamilton pl, see Hamilpl, 3.

140TH st, 502 W, see 85th, 416 E.

152D st, 596 W (7:2083-62½), ss, 20 e Bway, 16x74.11, 3-sty bk dwg; Ella F Pratt Est, Eugene W Pratt, EXR, 596 W 152; attys, Smith & Tomlinson, 35 Nassau; A$8,000-14,000; Will filed Jan27'13.

3D av, 1461 (5:1528-48), es, 102.2 n 82d, 20x79.8, 5-sty bk tnt; Eva Bauer Est, Jno M Bauer, EXR, 1461 3 av; atty, Henry Herrold, 150 Nassau; A$15,000-22,500; Will filed Jan18'13.

CONVEYANCES.

Borough of the Bronx.

Carroll la (Dorsey), 2424 (*), ss, 250 e Green la, 25x100, except pt for st; Mary A Howell to C Edw Schumacher, 1985 Daly av; mtg $4,250; Jan23; Jan29'13. O C & 100

Coles pl, swc Bainbridge av, see Bainbridge av, swc Coles pl.

Green la (*), sws, at nws St Raymond av, 25x101.6; Frank Gass to Emil Weigand & Kunigunda his wife, 1631 Zerega av, tenants by entirety; AL; Jan28; Jan 29'13. O C & 100

Green la (*), sws, at nws St Raymond av, 25x101.6; Emil Weigand to Frank Gass, 2218 Powell av; mtg $——; Jan27; Jan29'13. O C & 100

Halperin st (*), ns, 150 w Blondell av, 25x100; Westchester; Abr Coakley to Marie S Judge, 1433 Zerega av; AL; May 1'12; Jan29'13. O C &100

Hewitt pl (10:2688 & 2695), ws, 119.6 n 156th, runs n25xw130xsw9xse19xe128.9 to beg, vacant; Gabriel S Kutz et al to Jno Higgins, 876 Macy pl; QC; Nov16'12; Jan 24'13. nom

Highbridge st, nec Nelson av, see Nelson av, es, bet 170th & Highbridge.

Hoffman st, 2391 (11:3054), ws,2 45.4 s 187th, 25x94.6, 5-sty bk tnt; Arthur Ave Realty & Constn Co to Jno A Faiella, at Yonkers, NY; mtg $15,500; Dec16'12; Jan 29'13. O C & 100

Light st (*), ss, 80 w Rombouts av, 20x 100; all property, real & personal, wheresoever situate to which party 1st pt may be entitled; Allen F Volk, now in Home for Incurables, Bronx, to Fred Abeel, at Mt Vernon, NY, in trust for benefit of party 1st pt, & Jennie Volk, his wife; Jan 3; Jan25'13. nom

Magenta st (*), ss, bet Rosewood & Cedar avs, lots 161 & 162 map (426) of lots near Williamsbridge station, each 25x 100; mtg $1,000; also HOLLAND AV (*), ws, 75 s 215th, 25x100; Congettina Ragusa Ruffino to Brown-Weiss Realties, a corpn, 63 Park row; Jan23; Jan24'13. O C & 100

Oak ter (10:2555), ns, 125 w Beekman av, 25x100; vacant; Van Kannel Realty Co to Boscobel Building Co, a corpn, 2689 Heath av; Jan23; Jan24'13. O C & 100

Oak ter (10:2555), ns, 125 w Beekman av, 25x100, vacant; Boscobel Bldg Co to Kate Demmerle, 981 Fox; mtg $2,000; Jan 24; Jan25'13; O C & 100

Parkside pl, 3253 (12:3355), ws, 104.11 n 207th, 25x90, 2-sty bk dwg; also DECATUR AV, 3254 (12:3355), es, 135.4 n 207th, 23.6x 100, 2-sty bk dwg; Wm Freeland to Mary E Sullivan, 3255 Parkside pl; AL; Jan25; Jan27'13. O C & 100

Simpson st, 1120, see 167th, 941 E.

St Mary's st, nec Jackson av, see Jackson av, nec St Mary's.

Van Buren st (*), es, 150 n Van Nest av, 25x100; Max Schwartz to Anna Schwartz, 1335 5 av; ½ pt; mtg $3,500; Nov29'12; Jan 27'13. O C & 100

Whittier st (10:2762), ws, 325 s Garrison av, 25x100, vacant; Perfect Home Co to Laura Maier, 845 E 225; Aug31'12; Jan 24'13. O C & 100

133D st E or Southern blvd, 347-9 (9:2296), ns, 171.6 e Alex av, 40x100, 2 4-sty bk tnts & strs; also 133D ST or SOUTHERN BLVD, 353-9 (9:2296), ns, 231.6 e Alex av, 80x100, 4 4-sty bk tnts & strs; also 134TH ST, 340-2 E (9:2296), ss, 89.6 e Alex av, 42x100, 2 4-sty bk tnts; Bernhard Seymann, Bklyn to Margt E Weill, 634 W 134 & Florence Cahen, 325 Central Park W; B&S; Jan24; Jan30'13. nom

133D st E (9:2260), ss, 125 e Brook av, 37.8x100, vacant; Port Morris Land & Impt Co to Anton Heiss, 148 St Anns av & Eliz Ganns, 516 E 148th, firm of Heiss & Ganns; AL; Jan29; Jan30'13. O C & 100

133D st or Southern blvd, 353-9, see 133d st or So blvd, 347-9.

134TH st, 340-2 E, see 133d st or So blvd, 347-9.

134TH st, 370 E (9:2296), ss, 206.6 w Willis av, old line, 25x100, 1-sty bk str & 3-sty & b fr tnt; Dakota Realty Co to Fortuna Widows & Orphans Fund, a corpn, 151 W 125; AL; Jan22; Jan27'13. O C & 100

135TH st, 360 E (9:2297), ss, 281.6 w Willis av, 25x100, 3-sty & b fr dwg; Byron A Beal EXR Jacob Bonnet to Carlton Realty Co, a corpn, 62 W 142; AL; Jan27'13. **4,600**

136TH st, 289 E (9:2312), ns, 175 e Lincoln av, 25x100, 5-sty bk tnt; Perfect Home Co to Herman C Stinner, 3120 Park av; mtg $17,500 & AL; Jan21; Jan24'13. O C & 100

137TH st, 425-43 E (9:2282), ns, 300 e Willis av, 150x200 to ss 138th (Nos 428-46), 10 6 & 10 7-sty bk tnts with strs in 138th; David C Hirsch, ref, to Orrin R Judd, 22 Hart, Bklyn; FORECLOS May14 '12; Aug22'12; Jan24'13. **200,000**

137TH st, 425-43 E, & 138th st, 428-46 E; Orrin R Judd to Croton Realty Co, a corpn, at Croton-on-Hudson, NY; AL; Jan 23; Jan24'13 O C & 1,000

137TH st, 597-601 E (10:2550),ns, abt 310 e St Anns av, also 825 w Home av, 75x100, 5-sty bk factory; Geo J Christman to Geo J Christman Realty Corpn, 35 W 14; ¼ pt mtg $22,500; Jan22; Jan28'13. nom

138TH st, 428-46 E, see 137th, 425-43 E.

139TH st, 680 E (10:2567), ss, 80 e Cypress av, 40x100, 5-sty bk tnt; Hennion Constn Co to Jno A & Maude M Hennion, 411 W 45; mtg $25,000 & AL; Jan24; Jan 28'13. nom

145TH st, 320 E (9:2325), sws, 100 se College av, 25x100, 2-sty & b fr dwg; Francis W Pollock, ref, to Patk Murphy, 419 E 144; FORECLOS Dec27'12; Jan27'13. **4,475**

148TH st, 517 E (9:2275), ns, 100 e Brook av, 25x100, 4-sty bk tnt & 2-sty bk rear tnt; Chas Kalotkin et al to Sadie Rosen, 1469 Washington av; mtg $11,000 & AL; Jan22; Jan27'13. O C & 100

155TH st, 392 E (9:2401), ss, 350 e Courtlandt av, 25x100, 2-sty fr dwg & str; Jos Courtenay to Geo H Janss, 631 E 168; mtg $5,000 & AL; Jan29; Jan30'13 O C & 100

155TH st, 392 E; Geo H Janss to Antonio Pozzuto, 971 E 165 & Pasquale Zeolla, 1029 Stebbins av; mtg $5,000 & AL; Jan 29; Jan30'13. O C & 100

156TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x99.3x37.6x99.2, 5-sty bk tnt; Benj Benenson to Benenson Realty Co, a corpn, 407 E 153; QC; Jan24; Jan25'13. nom

158TH st, 360 E (9:2417), ss, 338.5 w Courtlandt av, 20x98.6, 3-sty fr tnt; Friedrich Hold to Mathilda Hold, 300 E 158; Mary A Roediger, 209 N Railroad av, Mt Vernon, NY; Anna W Schwarz, 302 E 158, & Fredk W Hold, 45 Elm, Mt Vernon, NY; AL; Jan28; Jan29'13. nom

167TH st, 941 E (10:2728), nec Simpson (No 1120), 25x90, vacant; Fredk A Pfister to Pauline Kaplan, 923 Fox; AL; Jan28; Jan29'13. O C & 100

169TH st, 91 W (9:2517), ss, 138.6 e Nelson av, 30x149.3x30x149.2, 3-sty fr tnt; Harry A Goidel, ref, to Henry Wacker, 8 Oak, Weehawken Heights, NJ; mtg $3,000; FORECLOS Jan17; Jan28; Jan29'13. **7,100**

169TH st, 96 W (9:2517), ss, 108.8 e Nelson av, runs s66.11 & 82.3 xe26.10xn149.2 to st xw29.4 to beg, 3-sty fr tnt; Jno Cardone ref to Henry Wacker, 8 Oak, Weehawken Heights, NJ; mtg $3,000; FORECLOS Jan13; Jan28; Jan29'13. **7,100**

169TH st W, nec Nelson av, see Nelson av, nec 169.

170TH st W, nec Nelson av, see Nelson av, es, bet 170th & Highbridge.

172D st E, swc Bryant av, see Bryant av, 1511.

175TH st E (*), ws, 100 n Clason av, 50x100; Mary Walpole to Wm B O'Malley, 1213 Hoe av; CaG; AL; Jan13; Jan24'13; nom

176TH st, 887 E (11:2959), ns, 245.5 w Southern blvd, 55x153, 2-sty fr dwg & 2-sty fr rear stable; Cornelia E McCormack to Michl Wielandt, 887 E 176; mtg $7,000; Jan25; Jan27'13. O C & 100

179TH st, 775 E (11:3109), ns, 110.3 e Prospect av, 40x29.6, 2-sty fr dwg & strs; Carl F Muxoll to Axel Hingsberg, 1285 or 1385 Hoe av; mtg $5,500; Jan27; Jan28'13. nom

179TH st, 778 E (11:3106), ss, 100 w Mapes av, 45x75, 5-sty bk tnt; Patk M Burke to Leonard P Ernst, 1605 1 av; mtg $26,000; Jan17; Jan27'13. O C & 100

181ST st E (11:3185), ss, 100 e Jerome av, 100 to ws Walton av, x150, vacant; Jos Toye to Patk J Toye, 310 W 11; ½ pt; A T; Jan25; Jan27'13. nom

181ST st E, nec Walton av, see Walton av, 2118.

181ST st E, swc Walton av, see 181st E, ss, 100 e Jerome av.

187TH st, 456-60 (690-4) E (11:3040), ss, 150 e Park av, 50x100, 3 2-sty fr dwgs; Benenson Realty Co to Rose Landes, 1607 Myrtle av, Bklyn; mtg $11,000; Dec31'12; Jan28'13. O C & 100

188TH st, 137 W (11:3219), ns, 550 e Webb av, 33.4x107x33.4x109, 2-sty fr dwg; Jos S Short to M Stella Short, 137 W 188; mtg $5,500 & AL; Aug16'12; Jan27'13. nom

204TH st, 365 E (12:3330), ss, 156.11 n Webster av, 26.1x121.3x25x128.11, 4-sty bk tnt; Thos Basel to Richd Lenniger, 1730 Melville av; mtg $16,000; Jan28; Jan29'13 O C & 100

205TH st E (12:3312), ns, 363.5 sw Mosholu Pkwy S, 26.5x117.11x25x126.7, vacant; Carrie Domke to Harlem Lodge No 281, Knights of Pythias, 151 W 125; mtg $1,-000; Jan22; Jan27'13. nom

205TH st E (12:3341), sws, 59.2 nw Perry av, 59.2x78.10x50x110.7, vacant; Max S Levine, ref, to Warren B Sammis at Huntington, LI; FORECLOS Dec27'12; Jan 27; Jan29'13. **2,000**

222D st E (*), ss, 105 e Carpenter av, 33.4x89; Pouch Realty Co to Henry A Stahl, 2365 Davidson av; QC; Oct3'12; re-recorded from Oct3'12; Jan28'13. O C & 100

222D st E (*), same prop; Henry A Stahl to Gaetano Pastore, 630 E 222d; AL; Oct29'12; Jan28'13. nom

225TH st, 845 E (*), ns, 455 e Barnes av, 25x114.6; Perfect Home Co to Laura Maier, 845 E 225; mtg $4,000; Mar7'12; Jan24'13. O C & 100

225TH st E (*), ss, 286.3 w Paulding av, 50x109.6; Louis Sander to Regina Moskievitz, 200 W 111; mtg $4,450; Jan27; Jan28 '13. O C & 100

226TH st E, nec Barnes av, see Barnes av, nec 226th.

233D st E (*), ss, 55 e Paulding av, 50x 50; Teresina, wife, & Frank P Dursie, to Bronislawa Zylka, 1988 Boston rd; mtg $1,500; Jan3; Jan24'13. nom

238TH st E (2d av) (12:3296 & 3387), ns, 250 w Martha av, 160x27.7x irreg x100, vacant; Julia S Purdy et al heirs &c Hettie Knox to Jno A Knox at Hyde Park, NY; B&S & C a G; Mar30'06; Jan29'13. nom

260TH st W (13:3423), ss, 102 w Fieldston rd, 25.7x140.4x33.6x167.9, vacant; Henry Forster to Jno Meyer, 3049 3 av; Jan27; Jan28'13. O C & 100

260TH st W, swc Fieldston rd, see 260th W, sec Fieldson rd.

260TH st, swc Fieldston rd, see 260th W, ss, blk front bet Fieldston rd & Spencer av.

260TH st W (13:3423), sec Fieldston rd, 26.7x100x26.11x83.3; also 260TH ST W (13:-3423), swc Fieldston rd, 103x99.6x100x82.9, vacant; Henry Forster to Alice G Hudgins, 404 W 116; Jan27; Jan28'13. O C & 100

260TH st W (13:3423), ss, blk front bet Fieldston rd & Spencer av, 215x83.3x215x 113.7; also 260TH ST W (13:3423), swc Fieldston rd, runs w&sw on curve 178xse 125.9xn43.3xe100 to Fieldston rd xn132.10 to beg, vacant; Fredk P & Hy A Forster to Henry Forster; Jan23; Jan27'13. O C & 100

260TH st W (13:3423), ss, 27 e Fieldston rd, 80.11x100, vacant; Henry Forster to Jno G Beck, 6009 Bway; Jan27; Jan28'13. O C & 100

260TH st W (13:3423), ss, 129 w Fieldston rd, 53.6x127x140.4, gore, vacant; Henry Forster to Bertha Schoenberg, 127 Putnam av, Bklyn; Jan27; Jan28'13. O C & 100

260TH st W (13:3423), swc Spencer av, 23.11x103.7x26.11x113.7, vacant; Henry Forster to Frank Bitz, 922 Col av; Jan27; Jan28'13. O C & 100

266TH st W (13:3423), ss, 23.11 w Spenston rd, 53.6x127x140.4, gore, vacant; Henry Forster to Frank Meehan, 96 Kensington av, Jersey City, NJ; Jan28'13. O C & 100

Albany rd (12:3266), es, 140 s 231st, 140 x115x101.8x134.5, vacant; Josephine Edmondson to Adam A & Fredk Volze, 173 W 231; AL; Jan28; Jan30'13. O C & 100

Andrews av (11:3218), es, 348.11 s Fordham rd, 112x100, vacant; Edw Hurley to Hurley Bldg Co, 4021 Bway; mtg $14,500; Jan30'13. O C & 100

Anthony av, 1900 (11:2814), nec Tremont av (Nos 301-5), 100x128.9x100x130, except parts for Anthony & Tremont avs, 2-sty fr dwg & vacant; Pauline Wendel et al to Cleland Realty Co, 1849 Anthony av; Jan27'13. O C & 100

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Aqueduct av, 2174 (11:3211), es, 650 s 183d, 37.6x99.6 to ws Macombs Dam rd x 37.6x100.2, with all title to rd, 2-sty fr dwg & 1-sty rear bk garage; Wilhelmine Gehlhaus to Bernard V Duffy, 2110 Anthony av; mtg $13,500 & AL; Jan17, Jan29 '13. O C & 100

Aqueduct av E (11:3207), es, 50.8 n Clinton pl, 50.8x91.6x50x100, vacant; Herman Aaron to Edw Hyde, NY; C a G; June 19, 1891, Jan30'13. **1,350**

Bainbridge av (Coles la) (12:3293), swc Coles pl, runs s68.6xw130xn68.6xe along Coles pl 130 to beg, with rights over Coles la, except pt for Bainbridge av, 2-sty fr dwg; Geo W Howie to Wm J McGinley, 358 E 183; mtg $7,500; Jan27; Jan28'13. O C & 100

**Barlholdi av (*), ss, 100 w Pine av, 25 x100; Rosario Lo Bue to Francesco Lo Bue, 2897 8 av; mtg $5,250; Jan29; Jan30 '13. O C & 100

Barnes av, 3637-45 (*), ws, 25.5 s 215th, 101.11x94.3x100x74.5; Albt Mamlock to Harold B Elgar, 109 W 78; mtg $12,000 & AL; Jan27; Jan30'13. O C & 200

Barnes av (*), nec 226th, 75x105, Wakefield; Chas E Moore, ref, to Jas B Kilsheimer, 251 W 92; FORECLOS Jan7; Jan 27'13. **3,950**

Bassett av (*), ws, 100 s Saratoga av, 25x100; Thos Nagle to Hudson P Rose Co, a corpn, 32 W 45; Jan22; Jan28'13. nom

Baychester av (*), es, 250 n Edenwald av, 25x75; Louis Bader to Hugh Doon, 448 E 138; mtg $250 & AL; Jan27; Jan28'13. nom

Baychester av (*), es, 275 n Edenwald av, 25x75; Israel Nussbaum to Hugh Doon, 448 E 138; mtg $250 & AL; Jan27; Jan28 '13. nom

Beach av, nec McGraw av, see McGraw av, 1801.

Bedford Park blvd, 221 (12:3306), ns, 50 w Valentine av, 25x92.6, 2-sty fr dwg; Mary L wife Andw Roulston et al heirs &c Jas Lyttle, decd, to Mary Lyttle wid, 221 Bedford Park blvd; Mtg $75,000; Jan 28, Jan29'13. gift

Bedford Park blvd, 311 E (12:3292), es, 40 n Perry av, 76.5x101x75x114, 2-sty fr dwg & vacant; Julia E Bambey to Herman Steinkamp, 110 E 86; Oct16'12; Jan 24'13. O C & 100

Belmont av, 2142-4 (11:3083), es, 127.9 n 181st, 58.10x164.1x58.5x156.10, 2-sty bk dwg & vacant; Crotona Park Realty Co to Ignazio Sillitti, 420 E 13; AL; Jan25; Jan29'13; nom

Belmont av, 2153 (11:3082), ws, 204 n 181st, 25.1x86.6x25.1x86.2, 2-sty fr dwg; Michaels Realty Co to Sophie Knepper, 1754 Eastburn av; mtg $500 & AL; Nov1 '12; Jan25'13. O C & 100

Boston rd, 1057-61 (10:2607), ws, 317.11 s 166th, 75.11x117.9x74x129, 2 5-sty bk tnts; Rachel Cassel to David Lewis, 515 W 177; mtg $32,500; Jan1; Jan27'13. nom

Boston rd, 1063-9 on map 1065-9 (10:-2607), ws, 242.7 s 166th, 75.4x129x76.6x 140.5, 2 5-sty bk tnts; Rachel Cassel to Jos Oshinsky, 19 E 94; mtg $65,000; Jan1; Jan30'13 nom

Briggs av, ws, a strip etc, see Valentine av, ses, 275.8 sw 196th.

Brook av (9:2392), es, 448.1 s 167th, 54x - to lands N Y & H R R x—x112.6, vacant; Edw O Binzen to Geo N Reinhardt, 1341 Franklin av; AL; Aug28'12; Jan28'13. nom

Bryant av, 916 (10:2761), es, 170 s Garrison av, 20x100, 3-sty bk tnt; Martin Pletscher Constn Co to J Homer Hildreth, 362 E 136; mtg $7,250; Jan25; Jan30'13. O C & 100

Bryant av, 1511 (11:2995), swc 172d, 20x 100, 3-sty bk dwg; Jessie B Stern to Cecelia King, 1056 Grant av; mtg $10,000 & AL; Jan28; Jan29'13. O C & 100

Clasons pt rd (*), ws, abt 216 s Westchester av, 51.3x128.4x50x116.7; Michelangelo Casale to Arthur J Sessa, 2367 Hughes av; AL; Nov2'12; Jan28'13. nom

Decatur av 3254, see Parkside pl, 3253.

Decatur av, 3285 (12:3351), ws, 125 s 209th, 25x100, 2-sty fr dwg; Marie Hoenack to Paul Hoenack, 3785 Decatur av; ½ pt; AT; mtg $5,000; Jan24; Jan25'13. O C & 100

Dyre av (*), ws, 102 n Dark, 25x100; Fredk Trott to Ellen M Frankenberg, at Mt Vernon, NY; mtg $2,600 on this & other prop; Jan16; Jan28'13; nom

Dyre av (*), same prop; Ellen M Frankenberg to Fredk Trott & Wilhelmina his wife, 4011 Dyre av, tenants by entirety; B &S; Jan16; Jan28'13. nom

Edgewater rd, ws, 150 n Seneca av, see Seneca av, ss, 50 e Longfellow av.

Edison av, es, 200 s Tremont rd, see Walton av, 2118.

Edwards av (*), ws, 204 n Latting, 26.6 x68.9x25x77.8, Westchester; Francis Trainor to Mary A O'Brien, 493 E 166; mtg $1,-500; Jan27; Jan29'13. nom

Ely av (*), es, 397.9 s 222d, 65.4x—x57.11 x95; Realty & Commercial Co to Chas Rheinlander on Ely av nr Boston Post rd; AL; Jan24; Jan25'13. O C & 100

Fieldston rd, sec 260th, see 260th W, sec Fieldston rd.

Fieldston rd, swc, 260th, see 260th W, s ec Fieldston rd.

Fieldston rd, sec 260th, see 260th W, ss, blk front bet Fieldston rd & Spencer av.

Fieldston rd, swc 260th, see 260th W, s s, blk front bet Fieldston rd and Spencer av.

Fieldston rd (13:3421), ws, land in bed of rd in front of lots 44 to 48 on map (1425) Griswold Est; Thos C Lane to City NY; B&S; July5'12; Jan28'13. nom

Fieldston rd (13:3423), ws, 578.11 s 261st & being at nwc 260th & said rd, runs w156.10xse52&12 to ss 260th xe134.8 to rd xn60 to beg; also FIELDSTON RD (13:-3423), es, 592.3 s 261st & being at nec 260th & said rd, runs s along rd 60xe190 to ws Spencer av xw on curve 49.5xnw101.2 to ns 260th xw53.6 to beg, being lands in bed of 260th prior to change of lines of said st; vacant; City NY to Fredk P Forster, 268 W 84, & Henry A Forster, 316 W 81; AT; B&S; Jan23; Jan24'13. O C & 113.50

Fieldston rd, es, 592.3 s 261st, see Fieldston rd, ws, 578.11 s 261st.

Fowler av, es, 275 s Neil av, see Matthews av, ws, 236.3 n Neil av.

Fulton av, 1531-3 (11:2928), ws, 132.8 s Wendover av, 50x173x50.4x166.10, 5-sty bk tnt; Jas A Rich to Realty Options Co, a corpn, 200 5 av; mtg $48,000; Jan29; Jan 30'13. O C & 100

Fulton av, 1537-9 (11:2928), ws, 82.8 s Wendover av, 50x166.10x50.4x160.6, 5-sty bk tnt; Mary S Rich to Realty Options Co, a corpn, 200 5 av; mtg $49,000; Jan 28; Jan30'13. O C & 100

Gainsborg av, ws, 250 n Tremont rd, see Walton av, 2118.

Grand blvd & concourse (11:3160, 3152 & 3161), es, 24 n 187th, 25x41.2x21x43.1; vacant; N Taylor Phillips, ref, to Jas A Regan, 2019 Anthony av; FORECLOS of transfer tax lien Dec18'12; Jan24'13. **1,500**

Hoe av, ws, 234.3 n Aldus, see So blvd, es, 134.3 n Aldus.

Holland av, ws, 75 s 215th, see Magenta, ss, bet Rosewood & Cedar avs.

Houghton av (*), ns, 105 w Castle Hill av, 50x108, Unionport; Kate Weber to Barbara Seebald, 2163 Houghton av; Sept 24'04; Jan24'13. nom

Hughes av, 2115-9 (11:3070), ws, 138.3 n 180th, 100.3x190 & all title to land adj on w, 2 5-sty bk tnts; Cleland Realty Co to Pauline Wendel, 222 E 188, 4-9 parts, & Mary R Schmid, 2-9 parts; Wilhelmina B Gillhaus, 2-9 parts, & Wm H Schmidt, 1-9 part & life estate in three of the 4-9 parts, all at 305 East Tremont av; mtg $70,000; Jan27; Jan28'13. O C & 100

Hughes av, 2253 (11:3071), ws, 225 s 183d, 25x100, 3-sty bk dwg; Jas C Meyers, ref, to Thos C Stephens, 285 Central Park W; FORECLOS Jan14; Jan27; Jan28'13. **7,500**

Hughes av, 2308 (11:3087), ses, 150 ne 183d, 25x100, 4-sty bk tnt; Corby Contracting Co to Nicola Trionfo, 2326 Bathgate av; mtg $15,500 & AL; Nov1'12; Jan 25'13. O C & 100

Hull av, 3081 (12:3333), ws, 100 s 204th, 25x110, 2-sty fr dwg; LeRoy D Ball to Sophia R E Gentles, 3079 Hull av; mtg $5,500; Jan30'13. nom

Jackson av (10:2573), nec St Mary's, runs n141.4 to P M Branch R R xse— to ns St Mary's xw171.3 to beg, gore, vacant; Geo J Christman to Geo J Christman Realty Corpn, 35 W 14; mtg $5,250; Jan22; Jan28'13. nom

Jackson av, 700-4, see Westchester av, 695-705.

La Salle av (*), ns, 805.9 e Ft Schuyler rd, 25x100; Wm C Wunnenberg to Matilda F Wunnenberg, 369 E 162; Jan20; Jan29'13. nom

Leland av, 1337 (*), swc Tremont av, runs s58.9xw100xn75xe50xn11.3xe51.7 to beg; except pt for Tremont av; Myron Sulzberger ref to Martha A Arnow, 2525 Westchester av; FORECLOS Dec20'12; Jan 23; Jan24'13. **8,030**

Leland av (*), same prop; Martha A Arnow to Eliza M Hughes, 390 Wadsworth av & Bertha Taub, 485 E 140; Jan23; Jan 24'13. nom

Macombs Dam rd, ws, 650 s 183d, see Aqueduct av, 2174.

McGraw av, 1801 (*), nec Beach av, 62x 100x—x100; also McGRAW AV (*), ns, 13 w Tremont av, 50x— to Tremont av, x56x —; Wm R Burkhard to Eliz B Friedricksen & Minnie C Burkhard, both at 1801 McGraw av; 1-3 pt; AT; Jan18; Jan29'13. nom

McGraw av, ns, 13 w Tremont av, see McGraw av, 1801.

Matthews av, ws, 150 n Brady av, see Matthews av, ws, 236.3 n Neil av.

Matthews av (*), ws, 200 s Lydig av, 25x100; Washington Savgs Bank by Geo C Van Tuyl, Jr, as Supt of Banks, State NY to Jno W McKinnon, 337 Riverside dr; B&S; Jan18; Jan25'13. court order

Matthews av (*), ws, 236.3 n Neil av, 25x100; also FOWLER AV (*), es, 275 s Neil av, 25x100; also MATTHEWS AV (*), ws, 150 n Brady av, 25x100; also MULINER AV (*), es, 150 s Brady av, 25x100; Washington Savgs Bank by Geo C Van Tuyl, Jr, as Supt of Banks, State NY to Jno W McKinnon, 337 Riverside dr; B&S; Jan18; Jan25'13. court order

Mead av (*), ns, 125 e Garfield, 25x100; Max Schwartz to Anna Schwartz, 1335 5 av; Nov29'12; Jan27'13. O C & 100

Merriam av (9:2531), ss, 268.1 w 170th, 50x96.2x50.6x88.4, vacant; Fredk Gladden, ref, to Ella H Laverty, 136 Madison, Bklyn; FORECLOS Dec31'12; Jan30'13. **300**

Montgomery av, 1715 (11:2877), ws, 173.8 n 176th, 25x100, 2-sty fr dwg; Geo W Short to Emma Ervin, 1046 Teller av; mtg $7,000 & AL; Jan29'13. O C & 100

Montgomery av, 1715; Emma Ervin to Jas B Sexton, 1715 Montgomery av & Jno A Doran, 1788 Ams av; mtg $7,000 & AL; Jan29'13. nom

Morris av, 2062 (11:3179), es, 94 n Burnside av, runs e20.1xs0.2xe79.11xn20x w100 to av xs19.9 to beg, 2-sty bk dwg, given as collateral security for payment of $1,342.50; Chancy W Frees to Buyers-Sellers Automobile Co, Inc, 949 Bway; Jan27; Jan29'13. nom

Morris av, 2369 (11:3183), nws, abt — s 184th, 25x102x25x101.9, 2-sty fr dwg; Susan wife Thos Fitzpatrick to Peter F Kane, 981 Park av; Jan27; Jan30'13. nom

Muliner av (*), es, abt 158 ne Bronxdale av, 26.1x127.10x25x131.6; Jas E Heaney to Thos Heaney, 153 E 113; ⅓ pt; B&S; Jan27; Jan30'13. nom

Muliner av (*), same prop; same to Wm Heaney, 153 E 113; ⅓ pt; B&S; Jan27; Jan 30'13. nom

Muliner av, es, 150 s Brady av, see Matthews av, ws, 236.3 n Neil av.

Nelson av (9:2519), nec 169th, being a strip in bed of former Orchard st in front lot 101 on map (524 in W Co) of Claremont, & lying bet old ns Orchard & new ns 169th; Norman Corsa heir Eliz Corsa to Haffen Realty Co, a corpn, 398 E 152; QC; Dec23'12; Jan29'13. nom

Nelson av (9:2519), nec 169th, same prop; Seybolt Corsa heir Eliz Corsa to same; QC; Nov19'12; Jan29'13. nom

Nelson av (9:2519), nec 169th; same prop; Eliz D Harris & ano, heirs &c Eliz Corsa to same; QC; Nov23'12; Jan29'13. nom

Nelson av (9:2519, nec 169th; same prop; Nettie Ross et al, heirs, &c, Eliz Corsa to same; QC; Nov21'12; Jan29'13. nom

Nelson av (9:2519), nec 169th; same prop; Harvey Kidd et al, heirs, &c Eliz Corsa to same; Q C; Nov19'12; Jan29'13. nom

Nelson av (9:2519), nec 169th; same prop; Dayton Corsa et al, heirs, &c Eliz Corsa to same; QC; Nov14'12; Jan29'13. nom

Nelson av (9:2520-16), es, bet 170th & Highbridge sts, 71.5x100x24x110.8 on ss, vacant; Henry M Goldfogle ref to Nathan & Carrie Kauffmann, both at 62 Ave Malakof, Paris, France; FORECLOS of transfer tax lien & drawn Jan23; Jan29'13. **2,000**

Nelson av (9:2520); same prop; all R, T & I to deed drawn from David Campbell to Thos Robson, recorded in 1 2037, p 50, vacant; Caroline Robson devisee Thos Robson decd to same; QC; Jan22; Jan29'13. nom

Nelson av, nec Highbridge, see Nelson av, es, bet Highbridge & 170.

Nelson av, sec 170th, see Nelson av, es, bet 170th & Highbridge.

Old Albany rd (13:3415), ns, being n ½ lot 4 map Jos Delafield, 68x176x68x166, ns; Letitia A wife Wm Garrison to Jno Parsons, 3006 Bailey av; Apr22,1874; Jan27'13. **1,000**

Parker av (*), ws, 153 s Glebe av, 50x 100; Robt P Barker to Irving C Bennett at Waterbury, Conn; AL; Jan23; Jan25'13; nom

Prospect av, 622-8 (10:2685), es, 100 s Kelly, 75x100, 2 5-sty bk tnts; Benj Levy to Jacob L Andron, 1061 Boston rd; QC; AL; Jan24'11; Jan24'13. O C & 100

Prospect av, 622-8; Jacob L & Ida Andron to Julius A Bernstein, 125 W 115, & Bernard Bernstein, 974 Prospect av; AL; Feb24'11; Jan24'13. O C & 100

Prospect av (*), ss, 650 e Throggs Neck rd, 25x110.6x25x109.7, Westchester Mer; Eugene F McLaughlin to Harriet Realty Co, a corpn, 1328 Fort Schuyler rd; mtg $225; Jan15; Jan29'13. nom

Road leading through West Farms to Hunts pt (11:3015), ws, adj land now or late Danl Mapes Sr, runs w243xs50xe236 to said rd xn50 to beg except part for rd; Hawthorn Bldg Co & ano to Miner D Randall, South Norwalk, Conn; QC; Jan 27; Jan30'13. nom

St Anns av, 286 (10:2551), es, 142.5 n 139th, 27.6x101.11x27.6x101.2, 5-sty bk tnt; Aug K Rasche to Chas E Rasche, 784 E 165; B&S; mtg $15,000; Jan29; Jan30'13. O C & 100

St Anns av, 286; Chas E Rasche to Aug K Rasche & Katie his wife, 784 E 165; mtg $15,000; Jan29; Jan30'13. O C & 100

St Raymond av, nws, at sws Green la, see Green la, sws, at nws St Raymond av.

Seneca av (10:2762), ss, 50 e Longfellow av, 100x100; also EDGEWATER RD (10:-2762), ws, 150 n Seneca av, 426.6x83.3x425 x100, vacant; Hunts Point Realty Co to Broad Realty Co, a corpn, 784 E 156; B&S; Dec30'12; Jan25'13. O C & 100

Southern blvd, 63 (10:2546), ns, 150.11 e St Ann's av, runs n89.2xe5xn5xe20xs90.4 to st xw25.4 to beg, 5-sty bk tnt; Sarah H Arnold to Carolyn W Crandall, 601 W 141; mtg $16,750; Sept16'12; Jan27'13. O C & 100

Southern blvd (11:3108), ws, 397 s 180th, 66x150, vacant; Chas B Joseph et al by Richd J D Keating GDN to Jno P Leo, 765 St Nicholas av; AT; mtg $6,250; Jan28'13. **12,500**

Southern blvd (10:2743), es, 134.3 n Aldus, runs e 203xn100xe97 to ws Hoe av xn20xw300 to So blvd xs120 to beg; vacant; American Real Estate Co to Boulevard Theatre & Realty Corpn, 931 So blvd; AL; Jan23; Jan24'13. O C & 100

Spencer av, swc 260th, see 260th W, swc Spencer av.

Spencer av, swc 260th, see 260th W, ss, blk front bet Fieldston rd & Spencer av.

Stebbins av, 1338, on map 1336-8 (11:-2965), es, 158.9 n Freeman, 50x126x50x127.2, 5-sty bk tnt; August K Rasche to Chas E Rasche, 784 E 165; B&S & C a G; mtg $36,800; Jan29; Jan30'13. O C & 100

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Stebbins av, 1338 on map 1336-8; Chas E Rasche to Aug K Rasche & Katie his wife, 784 E 165; mtg $36,800, Jan21; Jan 30'13. O C & 100

Teller av, 1061-3 (9:2428 & 2433), ws, 199.5 n 165th, 40x100.1, 2 3-sty & b bk dwgs, Grace E Fouk to Isabel Kiraffy, 375 E 199; mtg $17,500, Jan17; Jan27'13. O C & 100

Timpson av (*), es, 175 n 205th, 10 x 100; Geo McCanslan to Cath C Hill, 61 Beechwood rd, Summit, NJ; mtg $1,000, April6'12, Jan29'13. O C & 100

Tremont av, 301-5, see Anthony av, 1900.

Tremont av (11:3106), ns, 109 w Mapes av, 36.3x190.1, except part for Tremont av, vacant; Borough Estates, a corpn, to Alphonse & Jos Meis, both at Danville, Ill; mtg $20,000; Jan27; Jan28'13. O C & 100

Tremont av, swc Leland av, see Leland av, 1334.

Tremont av, ss, 15 w McGraw av, see McGraw av, 1801.

Valentine av (Williamsbridge rd) (12:-3300), ses, 275.5 sw 196th (Rodney), 25x194.8 to nws 1 av, except pt for Valentine av, vacant; also BRIGGS AV (12:-3300), ws, a strip in bed of old 1 av bet above and new ws of Briggs av, 25x—; Reba E Cooper to R E C Realty Co, Inc, a corpn, 2381 Bway; Jan23; Jan24'13. nom

Vyse av (11:2988), ws, 100 n Jennings, 25x100, 3-sty fr tnt & str; Jos V Mitchell, ref to Alfd Howey 64 Jane; FORECLOSED & drawn; Jan28; Jan29'13. 4,500

Wallace av, 1912 (*), plot begins 740 e White Plains rd at point 945 n along same from Morris Park av, runs e100xn25xw100 xs25 to beg, with right of way over strip to Morris Park av; Rosa Nathan et al EXRS, &c, Marcus Nathan et al to Henry Brennfleck & Emma, his wife, 1910 Wallace av, tenants by entirety; mtg $3,500; Jan7; Jan28'13. 4,200

Walton av, 2118 (11:3178), sec 181st, 25 x94.7x26.8x85.4, 3-sty fr tnt; mtg $8,000; also EDISON AV (*), es, 200 s Tremont rd, 25x100; also GAINSBORG AV (*), ws, 250 n Tremont rd, 25x100; Ernst Schiefer to Caroline Hammer, 865 Barry; Jan27; Jan28'13. nom

Walton av, swc 181st, see 181st E, ss, 100 e Jerome av

Waterbury av (*), ss, 94.3 w Zerega av, 94.3x103x94.4x103, Unionport; Eliz Pratt to Wm E O'Grady, 3063 Decatur av; ½ R, T & I; mtg $1,000 & AL; Jan21; Jan24'13. O C & 100

Waterbury av, swc Zerega av, see Zerega av, swc Waterbury av.

Westchester av (*), ss, plot begins at nce plot herein described adj land Thos C Taylor, runs s353.11 to land Simon Paul xw85 to land Geo Baxter xn308.6 to av xe97.1 to beg, except part for av; Harry Westfield to Marie Westfield his wife, 3250 Westchester av, ½ pt; AL; Jan28; Jan30'13. nom

Westchester av, 695-705 (10:2645), ws, at es Jackson av (Nos 700-4), runs ne along Westchester av, 99.11xnw67.7 to Jackson av xsw117.6 to beg, 4-sty bk office & str bldg; Kellwood Realty Co to J F M Co, a corpn, 1029 E 163; AL; Jan24; Jan28'13. nom

Westchester av, nec Western av, see Western av, nec Westchester av.

Western av, es, 125 n Westchester av, see Western av, nec Westchester av.

Western av (*), nec Westchester av, 100x100; also WESTERN AV (*), es, 125 n Westchester av, 50x100, except pt for bldg; Kellwood Realty Co to J F M Co, a Birnbaum, Denver, Col; AL; Jan24; Jan 27'13. nom

Wilcox av (*), ws, 100 n Fairmount av, 25x100; Jas E Heaney to Thos Heaney, 153 E 113; ⅓ pt; B&S; Jan27; Jan30'13. nom

Wilcox av (*), same prop; same to Wm Heaney, 153 E 113; ⅓ pt; B&S; Jan27; Jan30'13. nom

Zerega av (*), swc Waterbury av, 108x 205, Unionport; Augustus Stuckardt to Wm E O'Grady, 3063 Decatur av; ½ pt; AT; mtg $2,500; Jan17; Jan24'13. nom

Zerega av (*), swc Waterbury av, 102x 94.3, Unionport; Wm E O'Grady to Eliz Pratt, 855 E 167; ½ R, T & I; mtg $2,500 & AL; Jan21; Jan24'13. nom

3D av, 2935-2935½ (9:2374), ws, 30.8 s 152d, 30.8x112.1x28.6x123.9, 3-sty fr tnt & strs, 1-sty bk ext; Chas Vollmer to Katharina Vollmer his wife, 2935 3 av; ½ pt; AL; Jan29'13. nom

5TH av (*), ws, 125 n Nelson av, 50x 100; Land Co "D" of Edenwald to Timothy Connell, 420 E 20; AL; June20'12; Jan25'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2743), ns, 110 s So blvd, 42x105, 5-sty bk tnt; re-mtg; NY Trust Co, a corpn, to Podgur Realty Co, a corpn, 931 So Blvd; Dec30'12; Jan29'13. nom

Crotona pl, 1643, see 3 av, 3752.

Faile st, ws, 125 s Aldus, see So blvd, es, 125 n Aldus.

137TH st, 425-43 E (9:2282), ns, 300 e Willis av, 150x200 to ss 138th (Nos 428-46), 10 6- & 10 7-sty bk tnts with strs in 138th; re dower; Lena M, wife Wm E Gilmore, to Orrin R Judd, 22 Hart, Bklyn; AT; QC; Jan21; Jan24'13. nom

138TH st, 428-46 E, see 137th, 425-43 E.

156TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x99.7, 5-sty bk tnt; re mtg; Greenwich Mtg Co to Benenson Realty Co, a corpn, 407 E 153; QC; Jan21; Jan25'13. nom

176TH st E (11:2959), ns, 300.5 w Southern blvd, 70x151.5x70x153, vacant; re mtg; Lawyers Mort Co to Cornelia E McCormack, Middletown, NY; Jan24; Jan27'13. 5,000

215TH st E (*), ss, 225 w Paulding av, 50x100, Laconia Park; re mtg; Alfred Frankenthaler to Rosario Lo Bue, 738 Bartholdi; QC; Jan23; Jan25'13. nom

Andrews av, 2312 (11:3218), also prop adj above on n; agmt as to retaining wall &c; Jeannette D Stewart with Edw Hurley; Jan13; Jan25'13.

Boynton av, nwc Westchester av, see Westchester av, nwc Boynton av.

Edgewater rd (10:2762), ws, 150 n Seneca av, 426.6x83.3x425x100, vacant; re mtg; Emma W Cone to Hunts Point Realty Co, a corpn, 165 Bway; QC; Dec24'12; Jan25'13. nom

Ely av (*), es, 397.9 s 222d, 65.4x x57.11 x95; re mtg; Fredk C Stork to Realty & Commercial Co, a corpn, 30 Church; QC; Jan21; Jan25'13. nom

Ely av (*), same prop; re mtg; Crawford Real Estate & Bldg Co, a corpn to same; QC; Jan23; Jan25'13. 700

Fieldston rd (13:3421), **ws land in bed of rd in front of lots 44 to 47 on map** (1425) Griswold estate; re mtg; Mary A W Heaton to City N Y; QC; Oct18'12; Jan28 '13. nom

Fieldston rd (13:3421), cl being land in said rd lying in front of lots 24, 29, 30, 31, 32 & 33, map (1425) 58 lots Griswold Est; also FIELDSTON RD (13:3421), cl being land lying in front lot 58, same map; also all land lying bet ns Fieldston rd & c l thereof; & bet ws Waldo av & c l thereof; as said lines are extended; also all land lying bet ns Fieldston rd & c l thereof & bet es 253d st & c l thereof as said lines are extended; also all land lying bet ns Fieldston rd & c l thereof & bet es 252d st & c l thereof as said lines are extended; re-mtg; Rivers Est, a corpn, to Newton Holding Co, 55 Liberty; QC; Jan 28; Jan29'13. nom

Grace av (*), es, 553.5 s Boston rd, 25x 95; re mtg; Crawford Real Estate & Bldg Co to Edw C Rieser, 537 E 161, QC; Oct 31'12; Jan24'13. 375

Hoe av (10:2743), ws, 195 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan28'13. nom

Hoe av (10:2743), ws, 150 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan28'13. nom

Hoe av (10:2743), ws, 240 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan28'13. nom

Hoe av (10:2743), ws, 285 s 165th, 45x 125, 5-sty bk tnt; re mtg; Harlem Savgs Bank to Fox Square Bldg Co, 773 Westchester av; Jan28'13. nom

Hoe av, ws, 125 n Aldus, see So blvd, es 125 n Aldus.

Southern blvd (10:2743), es, 125 n Aldus, runs e300 to ws Hoe av, xn150xw150x s75xw150 to So blvd xs75 to beg; vacant; also FAILE ST (10:2746), ws, 125 s Aldus, 50x100; re mtg; vacant; Mutual Life Ins Co to American Real Estate Co, a corpn, 527 5 av; QC; Jan21; Jan24'13. 28,650

Southern blvd (11:3108), ws, 397 s 180th, 66x150; vacant; re dower; Eva Joseph, widow, to Jno P Leo, 765 St Nich av; AT; QC; Jan28'13. nom

Teller av, 1037 (9:2432&2424); asn rents; Prospect Investing Co to Isidor Lubowith, 1230 Boston rd; Aug14'12;Jan30'13. nom

Westchester av (*), nwc Boynton av, 125x112x125x121; re-mtg; Henry R C Watson EXR &c Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; May22'12; Jan29'13. 17,500

Wheeler av, 1213 (*), ws, 150 n Westchester av, 40x100; re mtg; N Y Trust Co to Mercury Realty Co, a corpn, 830 Westchester av; QC; Jan22; Jan24'13. 1,000

3D av, 3752 (11:2927), es, 127.4 n St Pauls pl, 25x100; also CROTONA PL, 1463 (11:2927), ws, 284.10 s 171st, 25x100; easement & right to contract & maintain sewer, &c; Chas N Mazza, 3752 3 av, owner of both parcels to whom it may concern; Jan23; Jan25'13.

LEASES

Borough of Manhattan

JAN. 24, 25, 27, 28, 29, 30.

[1]**Broad st, 81** (1:29); str & pt b; Frida Rinckhoff individ & ADMTRX Otto F Schmedes to Cord Bohling, 436 Hudson; 10yf Jan23'13; Jan24'13. 3,000

[1]**Canal st, 170-2** (1:201), all; Ida F Bryant to Saml Blum, 916 Southern blvd; 5yf May 1'13; Jan27'13. 3,000

[1]**Church st** (1:81), ws, bet Dey & Fulton, part str in Fulton Bldg; Neuberger Jewelry Co to Isidore Jacobson, 1469 Fulton av & ano; 4 8-12yf Sept1'12; Jan29'13. 2,400

[1]**Delancey st, 340** (2:319), all; Michl F Burns to Hyman Etkin, 31-3 Market, & Isaac J Esterson, 80 Willett; 5yf Jan1'13; Jan27'13. 900

[1]**Front st, 27** (1:5), all; Dow Realty Co to Main Paper Stock Co, 27 Peck sl; from Jan1'13 to May1'15; Jan27'13. 1,200

[1]**Goerck st, 108** (2:324); asn Ls; Leon Tratter or Tretter & ano to Frieda Dicker, 108 Goerck; Sept13'12; Jan24'13. nom

[1]**Goerck st, 108;** asn Ls; Frieda Dicker to Esther Treter, 108 Goerck; Nov11'12; Jan 24'13. 400

[1]**Great Jones st, nec Bway,** see Bway, 684.

[1]**Greenwich st, 59;** also TRINITY PL, 18 (1:19), two strs & bs; Eleanor R Murphy to Jos Natale, 59 Greenwich; 5yf Jan1'13; Jan28'13. 1,380

[1]**Liberty st, 146,** see West, 102.

[1]**Ludlow st, 16** (1:297); all; Aron Safro to Moses Friedman, 31 Canal; 5yf May1'12; Jan24'13. 2,040

[1]**Mott st, 314** (2:521); asn Ls; Nicola Sarconi to Stefano Spinelli, 314 Mott; Jan30 '13. nom

[1]**Pitt st, 11** (2:341), all; Lena Weissberg to Sarah & Jos Glogover, 17 Pitt; 3 yf Mar1'13; 1y ren; Jan28'13. 4,230

[1]**Reade st, 20** (1:154), str & b; Julia B Peck & ano to Henry P Wood & Son, 20 Reade; 3yf Feb1'13; Jan27'13. 2,500

[1]**St Marks pl, 12** (2:463); all; Deutsch Amerikaniche Schwitzer Gesellshaft to Conrad Stoerer, 12 St Marks pl; 5yf Jan23 '13; Jan 25'13. 3,700

[1]**Trinity pl, 18,** see Greenwich, 59.

[1]**Washington pl W, 122** (2:592-8), 3-sty & b bldg, all; Margt T Maloy to Alfonso M Pepe, 25 King; 10yf Mar1'13; Jan30'13. 780

[1]**West st, 102 & Liberty st, 146** (1:56), asn Ls; Geo P Spittall to Saml Lewis, 102 West; AT; Jan13; Jan25'13. nom

[1]**West st, 102 & Liberty st, 146** (1:56); asn Ls; Saml Lewis to Arthur Jost, 159 W 129; Jan13; Jan25'13. nom

[1]**1ST st, 58 E** (2:443), all; Maud B Barclay to Josef Friedman, 316 E 8; 3 3-12yf Feb1'13; Jan27'13. 600

[1]**3D st, 285 E** (2:373), nes, 146 se Av C, 21x96.2; asn Ls; Rachel Goldwasser to Abr Kraus, 272 Rivington; Dec5'12; Jan 27'13. nom

[1]**4TH st, 35 E** (2:544), basement str; Raffaele Pepe to Gennaro Ragozzino, 35 E 4; 1yf Dec1'12; 5y ren; Jan24'13. 900

[1]**4TH st, 344-6 E** (2:373); asn Ls; Schmerl Benis to Saml Weidhorn, 52 Av D; Aug1 '12; Jan25'13; 1,291.66

[1]**4TH st, 344-6 E** (2:373); asn Ls; Saml Weidhorn to Ignatz Klein, 57 Av D; Aug 20'12; Jan25'13. 1,350

[1]**12TH st, 10-14 E** (2:569), ss, 225 e 5 av, 61x103.3, all; Guy H Witthaus to Ernest E Johnson, 180 Claremont av; 10yf Feb1'13; 11yrs ren at $22,000; Jan27'13. 20,000

[1]**16TH st, 14S E,** see 3 av, 162.

[1]**16TH st E, swc 3 av,** see 3 av, 162.

[1]**18TH st, 211 W** (3:768), 4-sty & b factory; all; Herman F Epple to Wm Fowler, 252 W 136; 10yf Nov1'12; Jan25'13. 2,100 to 2,400

[1]**20TH st, 36-8 E** (3:848), ss, 200 w 4 av, 40x92, all; Guy H Witthaus to Ernest E Johnson, 180 Claremont av; 10yf Feb1'13; 11yrs ren at $14,000; Jan27'13. 12,000

[1]**21ST st, 54-62 W** (3:822), asn Ls; Conreco Realty Co to Henry Corn, 1966 Bway; Jan23; Jan25'13. nom

[1]**22D st, 541-3 W** (3:694), ns, 500 w 10th av, 50x98.9; all; Margt V C wife Francis A MacNutt to Jos Elias; 21yf Jan1'10; Jan 25'13. taxes &c & 3,660

[1]**28TH st, 18 E** (3:857); sur Ls; C S & A J Arencibla to Twenty-eight St Co, a corpn, 14 E 28th; AT; Jan27; July30'13. 5,000

[1]**34TH st, 58 E** (3:863), ss, 243.11 e Mad av, 18.8x98.9, all; Alfd L Loomis & ano to Jos & Mary Schwartz, 171 Broome; 21yf Feb1'13; Jan28'13. taxes, &c, & 6,120 & 7,120

[1]**34TH st, 107 E** (3:890), all; Emily Braine to Hewlett Scudder, 107 E 34; 3yf May1'13; Jan29'13. 3,500

[1]**41ST st, 357 W,** see 9 av, 562.

[1]**43D st, 300 W,** see 8 av, 671-7.

[1]**44TH st, 414 W** (4:1053), all; Margt M A Gerard to Geo Niedermayr, 414 W 44; 3 yf May1'08; 3y ext at $1,020 & $1,080; Jan 29'13. 960 & 1,020

[1]**45TH st, 141-7 W** (4:998), parts of; asn Ls; Max Shenkman & ano to Emanuel Chanin, 60 Essex; Nov12; Nov13'12; corrects error in issue of Nov16'12 when 2d party was Emanuel Chauin. nom

[1]**46TH st, 16-18 W** (5:1261); sur Ls; Schneider-Anderson Co to Sixteen West Forty-Sixth St Co, 62 Cedar; Jan25; Jan 28'13. nom

[1]**46TH st, 16-18 W** (5:1261), all; 16 W 46th St Co to Schneider-Anderson Co, a corpn, 311-9 W 43; 21yf Feb1'13; 3mos ren at $6,750 for term; Jan28'13. taxes, &c, & 27,000

[1]**47TH st, 213-41 W,** see Bway, 1571-85.

[1]**48TH st, 210-6 W,** see Bway, 1571-85.

[1]**56TH st, S E** (5:1291); all; Louisa G Gulliver to Thos Waters, 8 W 108 & ano; 5yf Jan1; Jan25'13. 5,500

[1]**57TH st, 130 E** (5:1311); sobrn of Ls to mtg for $14,000; Edgar Odell with Title Guar & Trust Co, 176 Bway; Jan29'13. nom

[1]**58TH st, 540-50 W** (4:1086), ground fl; Mayal Realty Co to Harry Rosenbaum Iron Works, 157-61 W 29; 4yf May1'13; Jan28'13. 3,000

[1]**71ST st, 321 E** (5:1446), str fl & pt b; Frank Zvanovec to Jos E Nejedly, 299 E 73; 10yf Feb1'13; Jan27'13. 900

[1]**80TH st, 516 E** (5:1576), 6-sty bldg; all; Martin Gennus to Vincenzo Lagumina, 251 E 109; 3yf Feb1; Jan25'13. 3,000

[1]**103D st, 331-3 E** (6:1675), all, except east str & front b; Saml L Bruck & ano to Morris Markowitz, 310 E 103, & ano; 10 yf Mar1'13; Jan27'13. 2,460 & 2,820

[1]**103D st, 62 E** (6:1608), all; Jos Goldner to Sigmund Greenberg, 64 E 103; 3yf Feb 1'13; Jan28'13. 4,800

[1]**111TH st E, nec 3 av,** see 3 av, 2025.

[1]**111TH st, 51-3 W** (6:1595), all; Rebecca Meshel to Jos Eisenberg, 52 E 117th; 3yf Feb1'13; Jan30'13. 4,000

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[1]**120TH st, 72 E,** see Park av, 1714.

[1]**125TH st W** (7:1931), nwc 7 av, 2d & 3d floors, also 125TH ST, 209 W (7:1931), w str, 20x100, also n & e bs, each 20x90; also 125TH ST, 207 W, str, 20x90; Wendolin J Nauss to Henry Lankenau, 2056 7 av, 3yf May1'13; Jan28'13. 20,000

[1]**125TH st, 207-9 W,** see 125th st W, nwc 7 av.

[1]**145TH st W, nec Bway,** see Bway, nec 145th.

[1]**161TH st W, swc Ams av,** see Ams av, swc 161th.

[1]**Av A, 216** (2:407), s str & pt c; Emilie C Leukel to Salvator Arcieri, 202 Av A; 3yf Feb1'13; Jan27'13. 420

[1]**Amsterdam av** (8:2121), swc 164th, asn Ls; Danl H Reilly to Edw Gallagher, 800 E 235; mtg $4,000; Jan24'13. nom

[1]**Broadway, 684** (2:531), nec Great Jones, 41x130, all; Guy H Witthaus to Ernest E Johnson, 180 Claremont av; 10yf Feb1'13; 11 yrs ren at $37,500; Jan27'13. 35,000

[1]**Broadway, 1571-85** (4:1019), nwc; also 47TH (Nos 213-41), runs n155.7xw140.5xn 47.7 to ss48th (Nos 210-6), xw75xs100.5xw 25xs100.5 to 47th, xe277.2 to beg; asn Ls; Eagle Securities Co to Mitchel H Mark Realty Corpn, room 528 White Bldg, Main st, Buffalo, NY; mtg $485,000; Jan23; Jan 28'13. nom

[1]**Broadway, 3671** (7:2098), apartment No 53; Monaton Realty Investing Corpn to Clarence H Peters, 3671 Bway; 1½yf Oct 1'12; Jan28'13. 840

[1]**Broadway** (7:2077), nec 145th; consent to asn Ls; Jno W Kight to Geo H Gay; Jan 15'08. Jan27'13.

[1]**Madison av, 578** (5:1292); s pt basement str; Wm Sittenham to Danl J Healy, 410 W 130; 3yf Feb1'13; Jan24'13. 1,200 to 1,400

[1]**Madison av, 1675** (6:1617), all; Henrietta Gordon to Harry A & Saml Brown, 125 E 112; from Feb1'13 to May1'23; Jan27'12. 1,250

[1]**Park av, 1674** (6:1623), cor str & b; Ben M Gruenstein & ano to Benj Kramer, 56 E 117th; 3yf May1'11; Jan30'13. 780

[1]**Park av, 1714** (6:1746), swc 120th (No 72); all; Elise F Klenke to Simon Liebross, 10 Varet, Bklyn; 20yf Feb1'13; Jan27'13. taxes, &c, & 2,750 to 3,500

[1]**Park av, 1714** (6:1746), swc 120th (No 72); asn Ls; Simon Liebross to Wm Quinn, 461 Neptune av, Bklyn; AT; Jan24; Jan 27'13. nom

[1]**West Broadway, 190** (1:179) cor Leonard str & b; Angeline Robert individ & EXTRX Danl Robert to Harry Webb, 604 Park pl, Bklyn; 5yf Jan1'13; Jan24'13. 2,100

[1]**2D av, 458** (3:931); str; Patk Gaffney to Thos Daly, 333 E 30; 5yf Jan23, option of ren; Jan24'13. 1,100

[1]**2D av, 843** (5:1319), str & b; Cath Siemann to Louis Beier, 891 2 av; 5 1-12yf Apr1'12; Jan24'13. 1,080 & 1,200

[1]**2D av, 1861** (5:1541), str, b & 4 rooms on 2d fl; Morris Freundlich & ano to Jacob Abramovitz, 300 E 95; 5yf Apr1; Jan25 '13. 720

[1]**2D av, 2004** (6:1675); asn Ls; Esther Bernstein to Meyer Kestenbaum, 2004 2 av; ½ pt; AT; Jan28; Jan29'13. nom

[1]**3D av, 162** (3,871), swc 16th, cor st & b; also 16TH ST, 148 E (No 357), str; John Weymann to Henry Reese, 986 Tinton av, & ano; 5yf May1'13; Jan29'13. 2,000

[1]**3D av, 443-7** (3:911), store room; Apollo Athletic Club, a corpn, to David Green, 21 Attorney; 5yf Junel'13; Jan27'13. 377

[1]**3D av, 777** (5:1322); asn Ls recorded July12'10; Jos McDonald to Jas Doris, 585 E 180; Jan29; Jan30'13. nom

[1]**3D av, 777;** asn Ls recorded even date, Jno Connelly to same; Jan29; Jan30'13. nom

[1]**3D av, 777;** asn of all title to money that may become due upon sur of Ls; Jas Doris, 585 E 180, to Lion Brewery, 104 W 198; Jan29; Jan30'13. nom

[1]**3D av, 777** (5:1322), str & front b; Eliz Kenedy to Jno Connelly, 207 E 48; 5yf May1'13; Jan30'13. 1,200 to 1,500

[1]**3D av, 2025** (6:1661), nec 111th, cor str & b; Mary McTeague individ & GDN of Lillian McTeague et al to Andw Stone, 2183 8 av; 4 10-12yf Dec1'11; Jan30'13. 1,500

[1]**3D av, 2096** (6:1642); n str & pt c; Minnie Fisher to Lillian B Getzler, 2110 3 av; 3yf May1; Jan25'13. 1,104

[1]**6TH av, 482** (3:831); asn Ls; Geo J Kehoe & Wm J Doran to Emil W Fraudsen, 448 West Bway; Jan27; Jan28'13. nom

[1]**6TH av, 499** (3:805); str; Robard Realty Co to Jos Leblang, 501 W 110; 12 4-12yf Jan1; Jan25'13. 1,200

[1]**7TH av, nwc 125th,** see 125th, nwc 7 av.

[1]**8TH av, 671-7** (4:1033), swc 43d (No 300), 100.5x100, all; Mary A McPartland et al heirs, &c, Stephen McPartland to McPartland & O'Flaherty Dry Goods Co, 677 8 av; 10yf Feb1'13; 10y ren; Jan30'13. int on mtgs of abt $325,000, taxes, &c, & 5,000

[1]**8TH av, 734** (4:1017), s str; Archangelo Yasill to Jno Navatta, 443 W 39; 3 3-12yf Feb1'13; Jan28'13. 780

[1]**8TH av, 2198** (7:1924); str fl & b; Jacob Mertens to Geo Grunig, 2198 8 av; 5yf May 1'11; re recorded from May8'11; Jan24'13. 1,560

[1]**8TH av, 2198;** consent to asn Ls & ext of same to Apr30'18; Jacob Mertens to Sophie Bromm; Jan18; Jan24'13. nom

[1]**8TH av, 2418** (7:1935), str & b; Saml Posner to Leopold Oppenheimer, 507 W 110; 5yf May1'13; Jan27'13. 1,200

[1]**9TH av, 260** (3:749), all; Geo Vellmar to Otto Wagner, 311 E 89; 10yf Feb1'13; Jan 27'13. 1,450

[1]**9TH av, 562** (4:1032), nec 41st (No 357), all; Mantle Realty Co to Jno Mooney, 319 W 21st; 3 3-12yf Feb1'13; Jan28'13. 2,800 to 3,200

LEASES.

Borough of the Bronx.

[1]**Fink or Grant st,** see **Westchester sq,** see Westchester sq 70.

[1]**Tiffany st, nwc Westchester av,** see Westchester av, nwc Tiffany.

[1]**Westchester sq, 70** (*), or West Farms rd or Main st, sec Fink or Grant st; asn Ls; Adam Hoffmann to Wm H Lubben, 70 Westchester sq; Aug5'12; Jan28'13. nom

[1]**Westchester sq 70 (*);** asn Ls; Wm H Lubben to Olef Larson, 237 E 124; AL; Jan24, Jan28'13. nom

[1]**Westchester sq, nwc Benson av,** see Benson av, nwc Westchester sq.

[1]**138TH st, 583 E** (10:2551), east str; Wm Wagler, Jr, to Sol Kottek, 1940 Pacific, Bklyn; 3yf Feb1'; Jan24'13. 480 & 540

[1]**157TH st, E, nwc 3 av,** see 3 av, nwc 157.

[1]**Bathgate av, 1598** (11:2919), ses, 160 sw 172d, 50x56.6; ratification of Ls recorded Dec30'12; Robt D, husband of Regina Tape to Harry Walzer, 1598 Bathgate av; Jan18; Jan24'13. nom

[1]**Benson av (*),** nwc Westchester sq, the bldg only & no grounds except right of way over strip in rear from rear door to Benson av; Chas Van Riper to Victorene Olpp, 103 Westchester sq; 5yf Jan1'13; Jan28'13. 780 to 1,500

[1]**Morris Park av, 619;** str fl, 1st fl & pt c; Eliz Beckemeyer to Leopold Wurtzinger, 619 Morris Park av; 5yf Dec1'12; Jan24'13. 660 & 720

[1]**Prospect av, 598** (10:2684), n str & b; H A F Holding Co to Kuciel Horowitz or Hurwitz, 598 Prospect av; 2yf Jan1'13; Jan 29'13. 600 & 540

[1]**Prospect av, 876** (10:2690), 1st & 2d fls & all title to grade fl & b; Fred Sinauer to Otto Young, 876 Prospect av; 4 1-12yf Sept 1'12; Jan24'13. 2,124 to 2,400

[1]**Villa av, 2163** (12:3322), str fl & c; Felix Grimley to Wm Suddrink, 760 St Anns av; 5yf Feb1; Jan24'13. 360 to 480

[1]**Villa av, 3163** (12:3322); asn Ls; Wm Sudbrink to Ebling Bwg Co, 760 St Anns av; Jan23; Jan24'13. nom

[1]**Walker av, 2400 (*),** asn Ls; Jacob Leopold to Dal Hawkins, 2100 Walker av & ano; mtg $2,000; Jan18; Jan24'13; nom

[1]**Westchester av, 452** (9:2294); all; Sarah Teitelbaum & ano to Saul Enowitz, 449 Westchester av; 5yf Feb1; Jan25'13. 1,020

[1]**Westchester av, 2321 (*),** ns, 43 w Parker av, front part of str & c; Alruth Realty Co to Guiseppe De Christophero, 2315 Westchester av; 10yf Oct1'12; Jan27'13. 180

[1]**Westchester av** (10:2715), nwc Tiffany; theatre bldg to be constructed; all; Henry Acker Co, 2472 Grand av to Tiffany Operating Co, Inc, a corpn, 23 Park row; 15yf May1; Jan25'13. 4,500 to 7,000

[1]**2D av,** (9:2379), nwc 157th, str, 14x50; Burnett-Weil Constn Co to Adolf Schlesinger, 255 E 50; 5yf Dec1'12; Jan30'13. 900 to 1,020

3D av, 3876-8 (11:2929); asn Ls; Abr Graff to Jos Konovitch, 1065 Boston rd, & ano; Jan21; Jan30'13. nom

MORTGAGES.

Borough of Manhattan.

JAN. 24, 25, 27, 28, 29, 30.

[m]**Academy st** (8:2237), ws, 150 s Seaman av, 25x153.3x25.3x157.3; ext of $3,000 mtg to Oct 23'15 at 5 %; Jan23; Jan27'13; Mary F Weston with Jno C Weston. nom

[m]**Arden st** (8:2174), es, 161 n Nagle av, 27x110; Jan28; Jan29'13; 3y5%; Hensle Constn Co to Andw Wilson, Newark, NJ, trste Chas E Fleming. 22,000

[m]**Arden st** (8:2174); sans prop; certf as to above mtg; Jan28; Jan29'13; same to same.

[m]**Arden st** (8:2174), es, 188 n Nagle av, 27x110; Jan22; Jan24'13, 5y5%; Hensle Constn Co to Wm G Wood, 62 Maple av, New Rochelle, NY, & ano, trstes Margt Wood. 22,000

[m]**Arden st** (8:2174); certf as to above mtg; Jan23; Jan24'13; same to same.

[m]**Beach st, 55** (1:214), ns, abt 25 w Collister, 25x100; PM; Jan27'13; due, &c, as per bond; Jno H Post to Title Guar & Tr Co 13,500

[m]**Broome st, 583** (2:578), ss, 134.8 e Hudson, 22x68; Jan28'13; due &c as per bond; Edw K Kelly to Title Guar & Trust Co. 5,000

[m]**Canal st, 294-8,** see Bway, 415-7.

[m]**Charles st, 6-8** (2:611), ext of $42,000 mtg to Dec18'15 at 5%; Dec18'12; Jan28'13; Abr M Lasser with Roman Catholic Orphan Asylum in City NY, 470 Mad av. nom

[m]**Chambers st, 153,** see 74th st, 14 W.

[m]**Cornelia st, 2-8,** see 6 av, 33-9.

[m]**Duane st, 209** (1:142), ns, abt 105 w Washington, 25x29; Jan28'13; due Nov15 '17; 4½%; Alphonse Freund to Citizens Savgs Bank, 56 Bowery. 10,000

[m]**Greenwich st, 242-6,** see 74th st, 14 W.

[m]**Houston st, 65-7 W** (2:515), swc Wooster (Nos 159-61), 50x95; pr mtg $195,000; Jan28; Jan29'13; due &c as per bond; 65 West Houston St Corpn, 60 Wall, to Edgar M Sidman, 478 Centre, S Orange, NJ. 18,000

[m]**Houston st, 65-7 W;** certf as to above mtg; Jan28; Jan29'13; same to same.

[m]**Jumel pl** (8:2112), es, 138.7 s Colonial pkway, runs e140.2 to sws Colonial pkway xnw198 to Jumel pl xs138.7 to beg, 2-sty fr bldg & 1-sty fr stable; Jan29'13; 3y 5½%; Jno Brown to Commonwealth Savings Bank, 2007 Ams av. 5,500

[m]**Lafayette st, 254** (2:496), ws, 186.1 s Prince, 19.6x50.10x17.8x46; pr mtg $5,000; Nov30'12; Jan24'13; demand; 6%; Mary L Halpin & Eliz A Cleary to Jno J McManus exr Jno McManus, 212 E 57. 3,948.71

[m]**Lawrence st, 10** (7:1966), ss, 92.2 w from ss 126th, 25.9x100; ext of $6,000 mtg to Oct23'15 at 5%; Jan23; Jan27'13; Mary F Weston to Jno C Weston. nom

[m]**Lawrence st, 12** (7:1966), ss, 117.11 nw from ss 126th, 20xirregx5.3x100; ext of $6,000 mtg to Oct23'15 at 5%; Jan23; Jan27 '13; Mary F Weston with Jno C Weston. nom

[m]**Lispenard st, 5-9,** see Bway, 415-7.

[m]**Ludlow st, 16** (1:297), es, abt 160 n Canal, 19x87.6; Jan23; Jan24'13; due &c as per bond; Aron Safro to Title Guar & Trust Co. 16,000

[m]**Ludlow st, 16;** sobrn agmt; Jan16; Jan 24'13; Bertha Strassohn with same. nom

[m]**Manhattan st, 127-9** (7:1982); ext of $55,000 mtg to Jan30'16 at 4½%; Jan27; Jan29'13; N Y Life Ins & Trust Co to Lillian Korn, 1350 Mad av. nom

[m]**Mercer st, 304** (2:548), es, 213.3 n Waverly pl, 26x100; also BROADWAY, 745 (2:548), ws, 135 s 8th, 26x100, leasehold; AT; pr mtg $4,600; Jan23; Jan24'13; due Feb1 '15; 6%; Josef & Isaac Guzy to Sol Mangel, 346 Central av, Jersey City Heights. 15,000

[m]**Mott st, 59** (1:200), ws, 75 n Bayard, 25 x100; agmt cancelling extension agmt dated Dec11'12; Jan24'13; Max Levy exr Lena Bimberg & Bessie L Marks trste Lena Bimberg with Ettie Levy. nom

[m]**Mott st, 314** (2:521); sal Ls; Jan30'13, demand, 6%; Stefano Spinelli to Kips Bay Brewing & Malting Co. 1,100

[m]**Park pl, 79-81,** see 74th, 14 W.

[m]**Park ter W** (8:2243), ws, 241.4 s 218th, 25x100; Jan23; Jan24'13; 3y5%; Jno S Routh, 18 Sylvan ter to Cath Corcoran, 1361 Mad av. 1,000

[m]**Reade st, 169,** see 74th, 14 W.

[m]**Stanton st, 80** (2:417), ns, 66.3 e Allen, 21.3x65; PM; Jan28; Jan29'13; 3y5%; Max Kimerling & Jos Rothman to Thornton Floyd Turner at Bennington Vt & ano, trstes Jno G Floyd for Janet T Floyd et al. 16,000

[m]**Thames st, 15½** (1:52), ns, 14.10 w Trinity pl, 33.2x32.4; pr mtg $8,000; Jan25; Jan 28'13; 3y5%; Cassie J Doyle, Danl T, Nellie I, Standard S & Norah McCarthy, all at 4416 5 av, Bklyn, to Cruikshank Co, 141 Bway 1,000

[m]**Washington st, 218-20,** see 74th, 14 W.

[m]**Washington st, 228** (1:128), ws, 58 n Barclay, 22.1x55.10x22.3x55.6; Jan30'13, due &c, as per bond; Claire R Phillips to Title Guarantee & Trust Co. 2,000

[m]**Washington st, 281,** see 74th, 14 W.

[m]**Washington st, 297,** see 74th, 14 W.

[m]**Waverly pl, 196-200** (2:611), ws, 38.10 s Charles, 56.6x75; PM; Jan24; Jan30'13, 5y 5%; Jno J McDonald, 1686 Clay av, to Lawyers Title Ins & Trust Co. 42,000

[m]**Wooster st, 159-61,** see Houston, 65-7 W.

[m]**1ST st, 31 E** (2:442), ss, 67.1 e 2 av, 26.2x 72.7x36.7x63.7; Jan8; Jan25'13; 5y5%; Henrietta Levitt & Jacob Kerner to Albt G Morganstern, 14 E 78. 26,000

[m]**1ST st, 31 E;** sobrn agmt; Jan7; Jan25'13 Bernhard Mayer with same. nom

[m]**1ST st, 31 E;** sobrn agmt; Jan23; Jan25 '13; Clarence Mayer with same. nom

[m]**4TH st, 35 E** (2:544); asn Ls by way of mtg as collateral security for loan of $1,465; Jan13; Jan24'13; Gennaro Ragozzino to Ebling Brewing Co, 780 St Anns av. nom

[m]**4TH st W, swc 6th av,** see 6 av, 33-9.

[m]**4TH st W, sec Cornelia,** see 6 av, 33-9.

[m]**9TH st, 438-42 E,** see Av A, 141.

[m]**13TH st, 141 E** (2:559), nes, 100 nw 3 av, 25x100; PM; Jan24; Jan27'13; 5y5%; Geo Form, 111 W 83, to Lawyers Title Ins & Trust Co. 22,700

[m]**16TH st, 251 W** (3:766); ext of $9,000 mtg to Feb28'16, at 5%; Jan20; Jan29'13; Lawyers Mtg Co with Laura Bayles. nom

[m]**16TH st, 251 W** (3:766); ext of $9,000 mtg to Feb28'16 at 5%; Jan20; Jan28'13; Lawyers Mtg Co with Laura Bayles. nom

[m]**27TH st, 9-19 E** (3:857), ns, 95 w Mad av, runs w143xn98.9xe18xn98.9 to ss 28th (Nos 10-14), xe50xs98.9xe75xs98.9 to beg; given as collateral security for mtg of $400,000; Jan30'13, due Mar1'18, 6% until completion of bldg, 5½% thereafter; Twenty-eighth St Co to Met Life Ins Co, 1 Mad av. 400,000

[m]**27TH st, 9-19 E, & 28TH st, 10-4 E;** certf as to above mtg; Jan30'13; same to same.

[m]**28TH st, 10-4 E,** see 27th, 9-19 E.

[m]**28TH st, 16-20 E** (3:857), ss, 95 w Mad av, 75x98.9; Jan30'13, due Mar1'18, 6% until completion of bldg & 5½% thereafter; Twenty-eighth St Co to Met Life Ins Co, 1 Mad av. 400,000

[m]**28TH st, 16-20 E;** certf as to above mtg; Jan30'13; same to same.

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29TH st, 105-7 E (3:885), sobrn agmt; Jan28'13; Wm L Levy with New Rochelle Trust Co, 264 Main, New Rochelle, NY, & ano as gdns Dorothy S Postwick et al nom

29TH st, 112 W (3:804), ss, 170 w 6 av, 20x98.9; PM; Jun29, Jun30'13, 3½%; Sam Lang, Newman to Lawyers Mort Co 59 Liberty. 30,000

29TH st W, nec 6 av, see 6 av, 487

29TH st, 540 W (3:700); ext of $13,000 mtg to Jan15'16, at 5%; Jan22; Jan29'13; Thos S Ollive, committee Edwin O Brinckerhoff, with Frank Hahn, 1443 E 9, Bklyn. nom

30TH st, 28 W (3:831), ss, 375 w 5 av, 25x98.9; Jan22; Jan30'13, due, &c, as per bond; Albt J Middlebrook to Title Guarantee & Trust Co. 20,000

31ST st, 24 W (3:832), ss, 350 w 5 av, 25x98.9; pr mtg $60,000, Jan27; Jan28'13, 5½%; Philena C Smith to Oscar B Smith, Jr, Morristown, NJ. 6,250

33D st, 350 E (3:938), ss, 70 w 1 av, 20x98.9; PM; Jan21; Jan30'13, 5½%; Myrtle M Denison, Stamford, Conn, to German Savings Bank, 157 4 av. 13,000

35TH st, 225-7 E (3:916), ns, 250 w 2 av, 40.2x98.9; PM; Jan24; Jan29'13; 5y5%; Jno Murray, 154 E 38 to Lawyers Title Ins & Trust Co. 23,000

37TH st, 241-5 W (3:787); ext of $270,000 mtg to Jan24'18 at 5%; Jan21; Jan27'13; Lawyers Mort Co with Marmac Constn Co. nom

44TH st E, sec 3 av, see 3 av, sec 44

45TH st, 216 E (5:1318), ss, 205 e 3 av, 25x100.4; PM; Jan24; Jan28'13; 5y5%; Patk McCauley, 229 E 29 to Lawyers Title Ins & Trust Co. 15,600

45TH st, 51-3 W (5:1261), ns, 267.7 e 6 av, 27.6x100; pr mtg $——; Jan13; Jan24'13, 2x6%; Jos Keen to Engl Dutch-tone Womans Exchange Bldg, Pittsburgh, Pa. 14,000

45TH st, 51-3 W (5:1261), ns, 307.6 e 6 av, 27.6x100.5; pr mtg $——; Jan13; Jan29'13; due June9'13, 6%; Jos Keen to M & F Keller, 120 W 44. 2,000

46TH st, 48 W (5:1261), ss, 310 e 6 av, 20x100.5; PM; Jan23; Jan24'13; due &c as per bond; Eugenie Tyler to Title Guar & Trust Co. 54,000

46TH st, 533 W (4:1075), sal Ls; Nov1; Nov4'12; demand; 6%; Jno Doyle to Geo Ehret, 1197 Park av. (Corrects error in issue Nov 9 when mortgagor was Jno Boyle.) 654

48TH st, 9 E (5:1284), ns, 175 e 5 av, 25x100.5; pr mtg $135,000; Jan17; Jan24'13; due &c as per bond; Jos Keen, Bronxville, NY, to Mary G Davis, 2370 Bway. 16,500

49TH st, 145 E (5:1304), ns, 255.6 w 3 av, 20.5x100.5; PM; Jan28; Jan30'13, 3y5%; Union Land Holding Co to Jos D O'Reilly, 31 E 96, et al, exrs, &c, Ellen Fitzpatrick. 17,500

49TH st, 147 E (5:1304), ns, 236.9 w 3 av, 18.5x100.5; PM; Jan15; Jan30'13, 3y5%; Union Land Holding Co, to Chas F Tieth, 2277 Welsh av 10,500

49TH st, 149 E (5:1304), ns, 218.11 w 3 av, 18.6x100.5; PM; Jan28; Jan30'13, 3y5%; Union Land Holding Co to Mary G Murphy, 617 W 179. 17,500

51ST st, 246-8 E (5:1324); ext of $40,000 mtg to Feb5'18 at 5%; Jan17; Jan29'13; Lawyers Mtg Co with David Rosenzweig & Strause Realty Co. nom

51ST st, 311 E (5:1344); ext of $8,000 mtg to Mar1'18 at 5%; Jan10; Jan24'13; Jacob H Grubman with Lawyers Title Ins & Trust Co. nom

52D st, 429 E (5:1364); ext of $7,000 mtg to Apr2'14 at 5%; Jan14; Jan24'13; Louise A S Hardt with Rosalie Assenheimer. nom

54TH st, 241 W (4:1026), ns, 256 e 8 av, 20x100.5; PM; pr mtg $18,000; Jan27'13; 2 yrs 6%; Wm Sömmer to Sarah C Beattie 238 W 51. 12,000

56TH st W, see Bway, see Bway 1744-8

57TH st, 130 E (5:1311), ss, 45 w Lex av, 22.6x27.5; Jan29'13; due &c as per bond; Odell Realty Co to Title Guar & Trust Co. 14,000

57TH st, 137 E; certf as to above mtg, Jan29'13, same to same. — —

58TH st, 200 W, see 7 av, 912-20.

61ST st, 138-40 W (4:1132); ext of $28,000 mtg to Jan24'18 at 5%; Jan4; Jan24'13; Phillips Phoenix with Dominican Sisters of the Sick Poor. nom

62D st, 144 E (5:1396), ss, 160 e Lex av, 20x100.5; pr mtg $——; Jan20; Jan29'13; due June16'13, 6%; Rosalie Joel, 141 E 62, to Henry W Unger, 139 W 130. 11,29

62D st, 253 E, see 2 av, 1177.

63D st E, swc Lex av, see Lex av, 820-2.

63D st W, see West End av, see West End av, 70-4.

69TH st, 36 W (4:1121); ext of $20,000 mtg to Jan14'18, 4½%; Jan14; Jan30'13 Greenwich Savings Bank with Aug Goldsmith, 36 W 69. nom

70TH st, 145 W (4:1142), ns, 425 w Col av, 20x100.5; Jan30'13, 3½%; Mary M Trageser to Bowery Savings Bank, 128 Bowery. 5,000

71ST st, 321 E (5:1446); sal Ls; Jan27'13; demand, 6%; Jos E Nejedly to Geo Ehret, 1197 Park av. 1,500

71ST st, 486 E (5:1467), sal Ls; Jan13; Jan28'13; demand; 6%; Adam Mauch to Central Dwg Co, 533 E 68 567

71ST st, 347 W (4:1182); ext of $20,000 mtg to Dec27'15, at 5%; Dec1'12; Jan29'13; Herbt C Smyth to Edw Kent & Wm B Willcox trste Mary J Havemeyer. nom

72D st, 428 E (5:1466), ss, 380 e 1 av, 25x102.2; pr mtg $20,000; Jan4; Jan24'13, 1y6%; Netty, Albt & Leo Cohn, of NY; Rose Salmore, Regina Deoeze & Lillian Weimer, all of Bklyn, & Alvina L Pfeiffer, of NY, to Bertha Cohn, 75 Av C, Bayonne, NJ. 2,000

73D st, 219 E (5:1428); ext of $15,000 mtg to Dec31'15 at 4½%; Jan23; Jan27'13; M M Hutton, Inc, a corpn, with Frederic de P Foster, Tuxedo Park, NY, & ano trstes Augusta L Jones will Ambrose C Kingsland. nom

74TH st E, sec Madison av, see Madison av, 931.

74TH st, 14 W (4:1126), ss, 200 w Central Park W, 25x102.2; also PARK PL, 79-81 (1:129), nwc Greenwich (Nos 242-6), 41.11x52.9; also WASHINGTON ST, 297 (1:-139), ses, 27.1 s Reade, 27.5x48.1x24.6x56.7; also READE ST, 169 (1:139), ss, 65.1 e Washington, 20x48.3x20x49; CHAMBERS ST, 153 (1:140), ns, abt 175 w Hudson, 25 x75; also WASHINGTON ST, 281 (1:138), es, 68.1 s Chambers, 26.6x75.6 to a Cartway, x25.8x75.6; also WASHINGTON ST, 218-20 (1:84), ws, 21.3 s Barclay, 42.4x63x 40x48.7, together with any estate real or personal of which Seaman Lichtenstein died seized; all R T & I; Jan28; Jan29'13; due Feb1'14, 6%; Wm H & Henry S Lichtenstein to Agnes Y Cole. 104 W 70. 7,000

75TH st, 339 E (5:1450), sal Ls; Jan13; Jan28'13; demand; 6%; Jno Mihalik to Central Dwg Co, 533 E 68 375

77TH st, 421 E (5:1472), ns, 194 e 1 av, 25x102.2; pr mtg $10,000; Jan22; Jan25'13; 5y5%; Abr Grossman to Wm Ryba, 986 1 av. 1,000

77TH st, 421 E; pr mtg $13,000; Jan22; Jan25'13; due Apr22'13; 6%; Abr Grossman to Pauline Pollak, 1506 1 av. 360

77TH st, 421 E; sobrn agmt; Jan22; Jan 25'13; same & Bohumil Klusacek with Wm Ryba, 980 1 av. nom

78TH st, 16 E (5:1392), ss, 241 e 5 av, 17x 102.2; Jan24'13, 1y % as per bond; Wm A Prime to Farmers Loan & Trust Co, 22 William. 42,000

80TH st, 505 E (5:1577), ns, 123 e Av A, 75x102.2; sobrn agt; Dec26'12; Jan30'13; Chelsea Realty Co with Empire City Savings Bank, 231 W 125. nom

81ST st, 36 E (5:1492), ext of $25,000 mtg to Feb8'15 at 5%; Jan23; Jan28'13; Bankers Trust Co as TR with Edw J McGuire, 51 Chambers. nom

82d st, 304 E (5:1544), ss, 82 e 2d av, 18x 51.2; Jan30'13; 1y5%; Fanny T Healy to Emigrant Indust Savgs Bank. 500

82D st, 10 W (4:1195), ss, 157 w Central Pk W, 18x100; Jan28; Jan29'13; due Jan1 '15, 5%; Josepha B Hitze to N Y Life Ins [illegible] 1,000

83D st, 165 W (4:1214), ns, 175 e Amsterdam av, 25x102.2, pr mtg $——; Jan29'13, due [illegible] Realty Co to Lincoln Mtg Co, 100 Bway. 22,000

83D st, 165 W; certf as to above mtg [illegible]

83D st, 219-21 W (4:1231), ns, 149.4 w Ams av, two lots ea 25.5x102.2; two PM [illegible] Jan23; Jan30'13, 5y5%; Benj & Saml Aufses, 118 E 73 to Lawyers Title Ins & Trust Co. 40,000

[illegible] st, 212 E (5:1370), ss, 155 e 3 av, 25x100; Jan14; Jan24'13; 1y6%; Kunnie wife of & Henry Wachter to Chas Fueth, 807 Eagle av. 600

84TH st, 410 E (5:1563), ss, 100 e 1 av, 19.11x102.2; pr mtg $7,500; Jan25'13; 3y6%; Jas M Power, Oceanport, NJ to Jas Power, 410 E 84. 1,500

84TH st, 250-6 W, see Bway, 2309-15.

86TH st, 249 W (7:1248), ns, 251 w West End av, [illegible] Jan24'13; 5y5%; Lizzie L wife W R Gregg, to Bowery Savings Bank, 128 Bowery. 17,000

87TH st, 150 E (5:1515), sec Lex av, No 1291), 35.2x100.8; ext of $15,000 mtg to Aug1'14 at 6%; Jan23; Jan30'13; Jos Hahn with Lawrence A Powers. nom

91ST st, 118 E (5:1519), ss, 215 e Park av, 20x100.8; ext of $13,000 mtg to Nov1'15 at 5%; Jan24; Jan28'13; Mayer Neuberger, 494 E 50 with Union Dime Savgs Bank, 701 6 av. nom

94TH st, 321 W (4:1253); ext of $130,000 mtg to Jan15'19 at 5%; Jan21; Jan27'13; Wm Rankin with Morris Mayers, 321 W 94 & David Tigner, 321 W 94. nom

[illegible] st, 166 E (5:1650), ss, 156.6 w 2 av, [illegible] ext of $12,000 mtg to Jan17'15 at 5%; Dec12'12; Jan28'13; Louisa H Scudder with Rose Moskievitz, 200 W 111. nom

102D st, 166 E (5:1630), ss, 156.6 w 3 av, 25x100.11; pr mtg $16,500; Jan27; Jan28'13; due as per bond; 6%; Louis Sander to Ellen F Donlin, 2681 Marion av. 2,500

109TH st, 133-5 E (6:1637), ext of $36,000 mtg to Jan1'13 at 5%; Jan27; Jan28'13; Equitable Trust Co of NY with Jos Bernhard & Fred Goldstein. nom

111TH st, 69-73 E (6:1617), ns, 166.9 e Mad av, 46.9x100.11; PM; Jan27'13; 5y5%; FrankC Schlitt, 495 Ocean av, Jersey City, NJ, to U S Trust Co, 45 Wall, trste Simon Sterne. 45,000

111TH st, 383 E (6:1662), ns, 75 e 2 av, 27.1x100.11; ext of $4,000 mtg to Jan2 at % as per bond; Jan17; Jan27'13; Michl Pernetti with Michl Palladino, 417 E 116. nom

111TH st, 208-10 W (7:1826), ext of $43,000 mtg to Jan24'18, at 5%; Jan24; Jan29'13; Lawyers Title Ins & Trust Co with Max Shlivek. nom

111TH st, 208-10 W (7:1826); ext of $43,000 mtg to Jan24'18 at 5%; Jan24; Jan 29'13; Lawyers Title Ins & Trust Co with Max Schlivek nom

113TH st, 55 W (6:1597), ext of $11,000 mtg to Dec16'17 at 4½%; Dec16'12; Jan 28'13; Cath Wander with Geo W Silberhorn, 255 W 90; re recorded from Dec16'12. nom

114TH st, 218 W (7:1829); ext of $20,000 mtg to Feb25'18 at 5%; Jan24; Jan27'13; Margt McEnroe with Frederic de P Foster, Tuxedo Park. nom

115TH st, 312 E (6:1686), ss, 150 e 2 av, 25x100.10; ext of $13,000 mtg to Jan7'18, at 5%; Jan7; Jan29'13; Timothy Davenport & ano, trstes Roswell Smith with Frank Garofalo, 419 E 116. nom

118TH st, 501 E, see Pleasant av, 340.

118TH st, 4 W (6:1601); ext of $21,000 mtg to July24'16 at 5%; Jan20; Jan24'13; Martha Broder & Gustave Jaretsky with Bernardina H Heymann & Everett B Heymann, 254 W 98, et al. nom

118TH st, 4 W; agmt as to share ownership in mtg; Jan20; Jan24'13; Leo Solomon with same. nom

119TH st, 149 W (7:1904); ext of $12,000 mtg to Jan21'16 at 5%; Jan10; Jan27 '13; Mary M Bottome, South Orange, NJ, with Sophie Rotholz, 149 W 119. nom

120TH st, 72 E, see Park av, 1714.

120TH st, 318 E (6:1796), ss, 236 e 2 av, 19.5x100.11; Jan21; Jan25'13; 3y5%; Mary Mercadante wid to Equitable Life Assur Soc of U S. 5,500

121ST st, 119 E (6:1770); ext of $5,000 mtg to Dec8'15, at 5%; Jan6; Jan29'13; Susan E, Mary A, Walter M & Ida M Smith; Susan E Crisp; Adeline Horton; Nettie L Simpson & Jessie B Greenberg with Minnie Mork. nom

121ST st, 252 W (7:1926), ss, 194.10 e St Nich av, 18x100.11; ext of $8,500 mtg to Jan 20'16 at 5%; Jan20; Jan28'13; Julia S Smallwood with Marguerite M Smith Basiet, 250 W 121. nom

122D st, 112 E (6:1770), ss, 112.6 e Park av, 27.6x100.11; pr mtg $14,000; Jan27'13; due, &c, as per bond; Anton Meyers, 112 E 122, to Augusta Thierbach, 299 W 153. 625.

124TH st, 61 W (6:1722), leasehold; PM; Jan27; Jan30'13; installs; 6%; Mary Z Raport to Harry Hall, 444 Elliott sq, Buffalo, NY. 2,500

125TH st, 258 E (6:1789), ss, 25.6 w 2 av, 27x100.11x24x irreg; ext of $14,000 mtg to Jan7'16, at 5%; Jan8; Jan30'13; Isaac O & Chas F Purdy exrs Oscar Purdy with Chas G Wubbenhorst, 20 Highland av, White Plains, NY. nom

127TH st, 79 W (6:1725), ns, 84 e Lenox av, 25.6x99.11; Jan24; Jan30'13; due &c as per bond; Edw L Clarkson, Tivoli, NY to Title Guar & Trust Co. 14,000

134TH st, 26 W (6:1731), ss, 386 w 5 av, 26x99.11; Jan30'13; 5y5%; Pauline Brown, 101 W 140 to Wm Rankin, 119 W 77. 15,000

134TH st, 26 W; sobrn agmt; Jan28; Jan 30'13; State Bank with same. nom

134TH st, 26 W; sobrn agmt; Jan30'13; Anselm Frankenthaler with same. nom

146TH st, 424 W (7:2060), ss, 25 e Convent av, 37.6x99.11; pr mtg $37,000; Jan 13; Jan24'13; due Apr 30'15, 6%; Annie Tehan to Alex Levy, 442 53d, Bklyn. 5,000

148TH st, 536 W (7:2079); ext of $10,000 mtg to Dec29'17 at 5%; Dec26'12; Jan24'13; Poughkeepsie Savings Bank with Susan W Ogden. nom

151ST st, 454 W (7:2065), ext of $15,000 mtg to Jan6'18 at 4½%; Jan6; Jan30'13; Levy Loewenstein with Bowery Savgs Bank, 128 Bowery. nom

152D st W (7:2046), ss, 100 e Bradhurst av, 25x199.10; Jan29'13; due &c as per bond; Thos Molloy 9 W 84, to Jno H Hallinan, 31 W 12 7,000

177TH st W, nec Bway, see Bway, 4180

181ST st, 702-4 W (8:2176), ss, 126.5 w Bway, 92x125; bldg loan; Jan27'13; 1y6%; Alex Grant Constn Co to City Real Estate Co, 176 Bway. 150,000

181ST st, 702-4 W; certf as to above mtg, Jan27'13; same to same. — —

187TH st, 600 W, see St Nicholas av, swc 187th.

Av A, 307 (3:950), swc 19th (Nos440-4), 22x90; Sept26'12; Jan24'13; 5y4%; Diedrich Katt, Charlestown, NY, to Henry Katt, Catskill, NY. 3,500

Av B, 261 (2:963), certf as to payment of $6,000 on account of mtg; Jan18; Jan [illegible] Mary E Blodgett to Jos Holzman 149 W 122.

Av D, 71 (2:375), nws, 48 s 6th, 28x89; pr mtg $25,000; Jan17; Jan24'13; 3y6%; Isaac Beck, 1928 Bergen, Bklyn, to Louis Lesser, 205 Henry. 3,000

Broadway, 115-17 (1:[illegible]), swc Canal (Nos 294-8) 36 to Lisenard (Nos 65-9) x 98.10x55.6x127.7; Jan26'12; due &c as per bond; Canal St Bldg Co to Title Guar & Trust Co. 170,000

Broadway, 115-17; Canal st, 294-8 & Lispenard st, 65-9; certf as to above mtg Jan29; Jan30'12, same to same. — —

Broadway, 745, see Mercer, 304.

Broadway, 1744-8 (4:[illegible]), [illegible] 58x85.7x irreg x 127.7, [illegible] $140,000 Mortgage Loan Co to Edmund L Mooney, 60 Wall, & Jos S Appleby, Glen Cove, LI, & Mary D Conrad, 795 7 av nom

Broadway, 2309-15 (4:[illegible]), swc 84th (Nos 250-6), 100.2x111.5x100.2x112.7, [illegible] Jan26'12; due May1'15; Charlotte P Isaacs to Mutual Life Ins Co of N Y. 36,000

Broadway, 4180 (12:[illegible]), [illegible] 187th, 97.9x irreg x irreg, [illegible] Jan24'13; due May1'15; Equitable Trust Co of NY with Equitable Life Assurance Soc of U S, Mutual Life Ins Co of N Y, Penn Mutual Life Ins Co, Lawyers Mtg Co with NY Life Ins Co. nom

[illegible] Daniel Rhoads, exrs, et al to Imperial [illegible] 128 Jas Clark et al, exrs

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Lexington av, 820-2 (5:1397), swc 63d, 41.11x80, Jan7'13; 1y5½%; Anita M Cahill to Emigrant Indus Savings Bank. 5,000

Lexington av, 1291, see 57th, 150 E.

Madison av, 931 (5:1388), sec 74th, 22.2x80; Jan24'13; 3y4½%; Regina E Saportas, Saratoga Springs, NY, to NY Title Ins Co. 30,000

Madison av, 1519 (6:1609), es, 84.3 s 104, 16.8x70, pr mtg $9,000; Jan22; Jan29'13; due &c as per bond; Morris Kulesky & Saml Sheollar to Ida R Romine, 783 Beck 1,000

Madison av, 1648-50 (6:1615); ext of $53,000 mtg to Jan10'18 at 5½%; Jan21; Jan 24'13, Lawyers Mort Co with Rachel & Mary King. nom

Morningside av 6 (7:1849); ext of $28,750 mtg to May1'16 at 5%; Jan7; Jan24'13; Henry F Schwartz with Simon Anhalt, 6 Morningside av. nom

New Bowery, 49 (1:279), ses, abt 48 ne James; mort reads James st, former 18, e s, 74.9 front, 25.11 in rear, 108 on ns x 113.3 on ss, except part now included in New Bowery, the part intended to be conveyed, being all that part not now included in New Bowery & known as No 49 New Bowery & fronting 37 ft on New Bowery, 26.4 in rear, 39.10 on one side & 74.3 on other side; PM; Jan24; Jan30'13; 5 y5%; Angelo L Casazza, 27-29 New Bowery, to Lawyers Title Ins & Trust Co. 13,500

Park av, 1714 (6:1746), swc 120th (No 72); agmt as to deposit of $2,000 by tenant to secure performance of conditions in lease; pr mtg $22,000; Jan21; Jan27'13; 20y4%; Elise F Klenke, landlord, with Simon Liebross, 10 Varet, Bklyn, tenant. 2,000

Pleasant av, 340 (6:1815), nec 118th (No 501), 25.5x76; ext of $15,000 mtg to Jan1 '18 at 5%; Jan23; Jan27'13; Rose, Caroline & Wm Rosenstein with Henry Brin, 2396 1 av & Morris Ettinger, 4682 Park av. nom

Post av (8:2220), ns, 200 e Dyckman, 50 x150; PM; Jan23; Jan24'13; 5x5%; T G Galardi & Co to Angel J Simpson, 530 W 207 et al exrs Henry C Raynor. 6,000

St Nicholas av, 1367 (8:2162), ws 57 n 178th, 18x80; Jan28; Jan29'13; 5y5%; Jno Mara to Emigrant Indus Savings Bank. 10,000

St Nicholas av (8:2166), swc 187th (No 600), 100x125; ext of $65,000 mtg to Feb 1'18 at 5%; Jan22; Jan24'13; Bergan Realty Co to Greenwood Cemetery, 170 Bway. nom

Terrace View av, 58 (13:3402), ss, 109.11 w Adrian av, 101.11x72x80x9.6; pr mtg $5,000; Jan27'13; 2y6%; Florence L wife Jno H Costello to Park Mort Co, 41 Park row. 1,200

Vermilyea av, 153-9 (8:2227), ss, 150 e 207th, 100x150; pr mtg $95,000; Jan28; Jan 29'13; due &c as per bond; Allen Constn Co to Margt C Hoey, 375 College av. 19,000

Vermilyea av, 153-9; certf as to above mtg; Jan28; Jan29'13; same to same.

West End av, 70-4 (4:1154), sec 63d, runs e150xs100.5xw50xn25xw100 to av xn75.5 to beg; Jan24; Jan27'13; 5v5½%; Robt McClenahan, 121 E 40, to Thos Dimond, 20 W 73. 90,000

1ST av, 275 (3:922), ws 43.3 s 16th, 20x80; also 1ST AV, 277 (3:922), ws, 23.3 s 16th, 20x80; pr mtg $30,000; Jan24'13; 1y 6%; Max Canno, Bklyn, to Abr Goldsmith, 50 W 75. 3,000

1ST av, 277, see 1 av, 275.

1ST av, 404 (3:955); ext of $20,000 mtg to Julv1'15 at 5%; June26'12; Jan24'13; Magdalene Siegman & Geo W Young with Julius Maier, 1186 Lex av, & Michl Maier, 150 E 78, exrs Louis Maier, & Sarah Cohn, Rockaway Park, NY. nom

1ST av 2127 (6:1681); sal Ls; Jan25; Jan27'13; demand, 6%; Nicola Capozzollo & Angelo Iannuzzi to Geo Ehret, 1197 Park av. 1,000

2D av, 845 (5:1319), ws, 25.5 n 45th, 25x100; Jan23; Jan24'13, installs, 6%; Chas Tarzian, 845 2 av, to Acme Metal Ceiling Co, Inc, 2295 2 av. 2,675

2D av, 1177 (5:1417), nwc 62d, (No 253), 25.5x70; PM; Jan24; Jan28'13; 5x5%; Polk McCauley, 229 E 39 to Lawyers Title Ins & Trust Co. 17,000

2D av, 1470 (5:1451); ext of $28,000 mtg to Jan16'18 at 5%; Jan21; Jan24'13; Lawyers Mort Co with Hamilton Holding Co. nom

2D av, 1586 (5:1545), es, 26.2 n 82d, runs n18.6xe55xs3xe45xs15.8xw100 to beg; Jan 24; Jan27'13; 5y4½%; Valentine Lapp to German Savings Bank, 157 4 av. 10,000

3D av, 338 (3:880); ext of $35,000 mtg to Nov22'17 at 5½%; Nov11'12; Jan24'13; Claus Bolling with Edw J King, Jr, 7 E 82. nom

3D av, 777 (5:1322), sal Ls; Jan29; Jan 30'13, demand, 6%; Jas Doris to Lion Brewery, 104 W 108. 5,000

3D av (5:1317), sec 44th; sal Ls; Jan29; Jan30'13; demand; 6%; Thos Gaffney to Geo Ehret, 1197 Park av. 2,000

3D av, 1830 (6:1629), ws, 20.11 n 101st, 20x100; ext of $5,000 mtg to Feb1'18 at 5%; Jan28'13; Deborah Cori with Margt D Bishop, 39 W 46

3D av, 2306-8 (6:1774), ext of $5,000 mtg to Feb1'16 at 5%; Jan29; Jan30'13; East River Savgs Instn with Ray H Winstein, 304 West End av. nom

5TH av, 1359 (6:1619), es, 25.11 n 118th, 25x100; PM; pr mtg $25,000; Jan23; Jan24 '13; due, &c, as per bond; Solon Singer, Bklyn, to Lena Holzwasser, 204 E 69. 4,000

5TH av, 1361 (6:1619), es, 50.11 n 113th, 25x100; PM; pr mtg $25,000; Jan23; Jan24 13; due, &c, as per bond; Isaac Hutkoff to Lena Holzwasser, 204 E 69 4,000

6TH av, 33-9 & Cornelia st, 2-8; [illegible] to above mtg; Jan22; Jan25'13; same to same.

6TH av, 482 (3:831), nec 29th, sal Ls; Jan27; Jan28'13; demand; 6%; Emil W Fraudsen to Lion Brewery, 104 W 108. 8,065

7TH av, 431 (3:809), es, abt 75 s 34th, 24.8x100; pr mtg $28,000; Jan23; Jan29'13; due, &c, as per bond; Walter I Scott & Josephine A Scott of East Orange, NJ & Victoria E Nichols, Albany, NY, to Bowery Savgs Bank, 128 Bowery. 7,000

7TH av, 912-20 (4:1029), swc 54th (No 200), 100.5x100; sobrn agmt; Jan21; Jan24 '13; Paterno Constn Co & ano with Metropolitan Life Ins Co, 1 Madison av. nom

7TH av, 2247 (7:1917), es, 25 n 132d, 25x 75; Jan30'13; 5y5%; Marie S Wiggins to Excelsior Savgs Bank, 6 av nec 23. 18,000

10TH av or Amsterdam av (8:2203), ses, 99.11 n 206th, 25x100; PM; Jan14; Jan27'13; 5y5½%; Michl J Dowd, 2541 Valentine av to J Allen Townsend, Irvington, NY. 11,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Agmt (miscl) as to indebtedness in sum of $5,200, also as to loan of $120 to carry on appeal from judgment agt parties hereto by Geo D Beattys as trustee in bankruptcy of party 1st part, &c; Nov17 '10;; Jan29'13; Martin V Cook, NY, with Christine Straiton, 435 W 123. nom

Agmt (Miscl) equipment, trust & conditional sale of 400 cars at $762.35 per car & extras of $121.95 per car & 19 locomotives to cost $——; Dec2'12; Jan28'13; Blair & Co of NY, vendors, with Grand Trunk Railway Co of Canada.
due &c as per [illegible]

Land in Queens Co (Miscl); certf as to above mtg; Jan24; Jan28'13; S & L Constn Co to Title Guar & Trust Co.

Land in Bklyn, NY (miscl); certf as to mtg for $3,000; Jan20; Jan29'13; Forest Parkview Inc, to Saml H Sternberg.

Valley Stream, L I (Miscl), certf as to mtg for $60,000; Jan28; Jan30'13; Valley Stream Development Co to Stephen C Clark.

MORTGAGES.

Borough of the Bronx.

Aldus st (10:2743), ns, 110 e Southern blvd, 42x105; Dec30'12; Jan29'13; demand, 6%; Podgur Realty Co, 1029 E 163, to N Y Trust Co, 26 Broad. 35,000

Aldus st (10:2743), same prop; certf as to above mtg; Dec30'12; Jan29'13; same to same.

Aldus st (10:2743), same prop; sobrn agmt; Jan28; Jan29'13; American Real Estate Co with same. nom

Aldus st (10:2743), same prop; ext of $35,000 mtg to Jan28'18 at 5%; Jan28; Jan29'13; Josephine E Carpenter trste Franklin E James with Podgur Realty Co, 1029 E 163. nom

Aldus st (10:2746), ss, 37 e Hoe av, 42x 107; sobrn agmt; Jan30'13; American Real Estate Co with Thos B Hidden, trste Henrietta A Webb. nom

Belmont st, nwc Clay av, see Clay av, n wc Belmont.

Carlisle pl (*), es, 164 n 211th, 25x100; Jan24; Jan27'13;1y6%; Angelo Justo, 764 E 213 to Antonio Luisi, 764 E 213. 500

Carroll pl (*), ss, 150 e Zerega av, 25x 100; Jan27'13; due, &c, as per bond; Vaclav Pavelka to Jacob Ruppert, a corpn, 1639 3 av. 800

Carroll pl (*), ss, 250 e Zerega av, 25x 100; Jan23; Jan27'13; due, &c, as per bond; C Edw Schumacher, 1985 Daly av, to Wm D Howell, 1541 Overing. 750

Centre st (*), ss, 100 w William, 25x 112.7x25x112.11; City Island; Jan28'13; 3 y6%; Geo S Booth to Clarence E Fleischman, 31 Centre, City Island. 500

Coles pl, swc Bainbridge av, see Bainbridge av, swc Coles pl.

Cottage pl, 5 (11:2932), ws, 190 n 170th, 25x100; pr mtg $4,000; Jan27; Jan28'13; due, &c, as per bond; Celia Mautner to Jos Kalbac, 3493 3 av. 550

Glover st (*), nes, 150 nw Rose pl, runs nw25xne100xnw8.7xne69.7xse49 x s w 60 x nw50xs100 to beg; pr mtg $4,000; Jan14; Jan27'13; due, &c, as per bond; Alfonso or Alfonzo De Salvo to John J Dietz, 159 E 90. 1,000

Glover st (*), nes, 75 se St Raymond av, 25x100, except part for Glover; Jan25; Jan 27'13; 3y5½%; Margt Buckridge to Henry Stevens, 2656 8 av. 2,000

Hoffman st (11:3054), ws, 170.6 s 187th, 25x94.10; bldg loan; Jan24; Jan25'13; demand; 6%; Esposito Realty Co, Inc, to Jas G Wood, 25 W [illegible] Bklyn.

Hoffman st (11:3054), ss [illegible] as to above mtg; Jan24; Jan25'13; same to same.

Hoffman st, nwc 184th, see 184th E, n wc Hoffman.

Hoffman st, nec 187th, see 187th E, nec Hoffman.

Hoffman st (11:3066), es, abt 68 n 188th, 25x120.2x25x120.1; ext of $11,000 mtg to Jan27'16 at 5½%; Jan27; Jan28'13; Geo Wolf with Antonia Cimillo, 2438 Hoffman. nom

Jennings st (11:2988), ns, 50 w Vyse av, 50x75; ext of $7,000 mtg to Jan31'16 at 6%; Jan25; Jan30'13; Bridget Taggart with Theo A Peart, Claremont, NH. nom

Light st (*), ss, 80 w Rombouts av, 20x 100; ext of $4,000 mtg to Dec1'17 at 5½%; Jan7; Jan25'13; First Mtg & Real Estate Co with Dyre Av Realty Co, 165 Bway. nom

Lorillard pl (11:3056), ws, 47.11 s 188th, 32.8x90; pr mtg $20,000; Jan27'13; due Mar 15'13, 6%; Flavius Impt Co to Alema Realty Exchange Co 1 W 34. 1,500

Minford pl (11:2978), nec 173d, runs n 53.5 to ss Boston rd xne58.8xse25.9xs93.7 to 173d xw50 to beg; ext of $46,000 mtg to Jan23'18 at 5%; Jan23; Jan25'13; U S Savings Bank of City N Y with Trask Bldg Co, 1662 Boston rd. nom

Oak ter (10:2555), ns, 125 w Beekman av, 25x100; PM; Jan23; Jan24'13; 3y5½% until Jan23'14, & thereafter at 6%; Boscobel Bldg Co to Libbie N Lyon, 28 W 105. 2,000

Oak ter (10:2555), same prop; certf as to above mtg; Jan23; Jan24'13; same to same.

Railroad sq, swc St Mary's av, see St Mary's av, swc Railroad sq.

Simpson st, 1120 (10:2728), nec 167th (No 941), 90x25; PM; Jan28; Jan29'13; due, &c, as per bond; Pauline Kaplan to Fredk A Pfister, 204 E 175. 5,700

133D st E (9:2260), ss, 125 e Brook av, 37.8x100; PM; Jan29; Jan30'13; due &c as per bond; Anton Heiss & Eliz Ganns, doing bus as Heiss & Ganns, to Port Morris Land & Impt Co, 141 Bway. 5,500

137TH st, 425-43 E (9:2282), ns, 300 e Willis av, 150x200 to ss 138th (Nos 428-46); PM; Jan23; Jan24'13; 5y5%; Croton Realty Co, a corpn, at Croton-on-Hudson, NY, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 165,000

137TH st, 425-43 E & 138TH st, 428-46 E; pr mtg $165,000; Jan23; Jan24'13; due Jan 15'17, 5%; same to Florence K Hoppie, 79 Hamilton pl. 75,000

137TH st, 425-43 E & 138TH st, 428-46 E; certf as to above mtg for $75,000; Jan23; Jan24'13; same to same.

138th st, 428-46 E, see 137th, 425-43 E.

138TH st, 598 E (10:2550); ext of $35,000 mtg to Sept27'17 at 5%; Dec30'12; Jan 24'13; Lawyers Mort Co with South Side Constn Co. nom

139TH st E (10:2551), ns, 100 e St Ann's av, 25x100; Jan25; Jan28'13; 2y6%; Karoline F Wichtendahl, 573 E 139, to Geo Schuchman, 142 W 49. 2,000

139TH st, 477 E (9:2284), ns, 716.8 e Willis av, 16.8x100 pr mtg $——; Jan23; Jan 25'13; 2y6%; Mary C Mahony to Agnes Loeloff, 2634 Decatur av. 800

140th st, 444 E (9:2284), ss, 166.8 e Willis av, 16.8x100, pr mtg $——; Jan24; Jan25 '13; 2y6%; Mary C Mahony to Barbara Lauer, 373 E 125. 1,600

141ST st, 436 E (9:2285); ext of $6,000 mtg to Jan7'16 at 6%; Jan7; Jan30'13; Fredk Schoy with Jos H Reichert, 436 E 141. nom

142D st E (9:2304), ss, 131.6 e Alex av, 50x100; Jan30'13; 5y5%; Jno J McDonough to Emigrant Indust Savgs Bank. 2,500

142D st E (9:2287), ns, 500 e Willis av, 125x100, except part for 142d; Jan22; Jan 24'13; 3y5%; Attilio, Ferruccio, Furio, Masaniello, Orazio & Getulio Piccirilli to Jennie Currier, 5 W 81 & ano exrs Geo C Currier. 20,000

146TH st, 460 E (9:2290); ext of $21,000 mtg to Feb15'18 at 5%; Jan3; Jan30'13; Saml Adler & Jos Lax with Sarah C Goodhue, at New Preston, Conn. nom

154TH st E (9:2400), ss, 200 e Courtlandt av, 25x100; Jan23; Jan24'13; 5y5%; Martha Mensch to Emilie Gerlach, 332 E 155. 4,000

157TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x100; Jan24; Jan25'13; 3y 5%; Benenson Realty Co to Jacob Plaut, 474 E 141. 26,000

157TH st, 368 E; certf as to above mtg; Jan24; Jan25'13; same to same.

167TH st, 206 E (9:2626), ss 17.9 e Teller av 20.6x100; Jan15; Jan30'13, 3y6%; August K Rasche to Carrie Schaeffler, 784 E 165. 1,500

167TH st, 941 E, see Simpson, 1120.

170TH st E (*), nwc Pugsley av, 29.4x [illegible] Jan28'13; due &c as per bond; Christopher Nalli, 626 W 128 to Fredk C Hardy, 82 Decatur, Bklyn. 2,200

172D st E, swc Bryant av, see Bryant av, 1511.

173D st, 907 E (11:2978), ns, 50 e Minford pl, 50x67.5x56.5x93.7; pr mtg $28,000; Jan24'13; 3y6%; Trask Bldg Co to Cath M Bostwick, 1359 73d, Bklyn, NY. 5,000

173D st, 907 E; certf as to above mtg; Jan24'13; same to same.

173D st E, nec Minford pl, see Minford pl, nec 173d.

176TH st E (11:2959), ns, 300.5 w Southern blvd, 35x153; Jan25; Jan27'13; due Jan 1'16, 6%; Cornelia E McCormack, Middletown, NY, to North Side Mort Corpn, 391 E 149. 2,500

176TH st E (11:2959), ns, 335.5 w Southern blvd, 35x151.5x35x153; Jan25; Jan27'13; due Jan1'16, 6%; Cornelia E McCormack, Middletown, NY, to North Side Mort Co, 391 E 149. 2,500

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176TH st, 887 E (11:2959), ns, 245.5 w Southern blvd, 55x153; PM; Jan25, Jan27 '13; due, &c, as per bond; Michl Wielandt, 887 E 176, to Cornelia E McCormack, Middletown, NY. 2,500

178TH st, 936 E (11:3126), sws, 100 nw Vyse av, 49x142.6x50.3x142.6; ext of $8,000 mtg to Jan26'15 at 6% as per bond; Jan25'13; Frank Cohen & Sidney P Ehrenberg with Chas L Keil, 2061 Ryer av. nom

184TH st E (11:3054), nwc Hoffman, 23.9 x108.8x20.3x121.1; Jan28'13; due, &c, as per bond; Jno S O'Meara, 130 E 93, to North Side Savings Bank, 3230 3 av. 8,000

187TH st E (11:3066), nec Hoffman, 118.3x27.7x118.1x27.7, except part taken for sts; Jan26; Jan29'13; 1y6%; Tripoli Realty Co to Frank Lacativa, 305 or 205 E 109 1,000

187TH st, 737 E (11:3104), ns, 50 e Crotona av, 50x100; Jan24; Jan25'13; due &c as per bond; Nista Constn Co Inc a corpn to City Real Estate Co. 32,000

187TH st, 737 E, certf as to above mtg; Jan24, Jan25'13, same to same.

187TH st, 456-60 (690-4) E (11:3040), ss, 150 e Park av, 50x100; pr mtg $11,000; Dec31'12, Jan28'13, 2y6%; Rose Landes, 1007 Myrtle av, Bklyn, to Benenson Realty Co, 407 E 153. 1,750

187TH st E, nec Webster av, see Webster av, nec 187th.

195TH st E swc Decatur av, see Decatur av, swc 195th.

195TH st E, swc Decatur av, see Decatur av, swc 195th.

215TH st E (*), ss, 225 w Paulding av, 50x100, Laconia Park; Jan24; Jan25'13; due &c as per bond; Rosario Lo Bue, 738 Bartholdi to North Side Mortgage Corpn, 391 E 149th. 10,000

215TH st E (*), same prop, sobrn agmt; Jan24; Jan25'13; David S Crater with same. nom

215TH st E (*), same prop; pr mtg $10,000; Jan24; Jan25'13; due &c as per bond; Rosario Lo Bue to Alfred Frankenthaler, 1215 Mad av. 250

215TH st E (*), same prop; sobrn agmt; Jan24; Jan25'13; David S Crater with same. nom

217TH st, 1012 E (*), ss, 50x109.4; pr mtg $1,000; Jan27'13; due, &c, as per bond; Stephanie Jossier to Chas Mengelle, 69 W 93. 1,000

217TH st, 963 E (*), ns, 25x114.5; pr mtg $3,000; Jan27; Jan28'13; due, &c, as per bond; Marion E wife of John G Hoffman to Adele Taylor, 1044 Kelly. 750

217TH st E (*), ss, 280 w Bronxwood av, 25x114, Wakefield; Jan23; Jan24'13; 3 y6%; Geo A Crump to Henry L Meise, 719 Burke. 2,000

222D st E (*), ss, 105 e Carpenter av, 33.4x114, except part for 222d; PM; Jan29 '12; Jan28'13; 5y5%; Gaetano Pastore, 630 E 222; to Henry A Stahl, 2365 Davidson av. 3,000

225TH st E (*), ns, 350 w Paulding av, 25x109; pr mtg $3,500; Jan2; Jan27'13; Philip H Krausch to Albt Weiser, 2943 3 av. 600

225TH st E (*), ns, 300 w Paulding av, 25x109; pr mtg $3,500; Jan24; Jan27'13; 2 y6%; Philip H Krausch to Albt Weiser, 2943 3 av. 600

233D st E (*), nes, 62.8 se Bronxwood av, 31.4x134.1x24.4x114.5; bldg loan; Jan 27; Jan28'13; 5y6%; Merendino Soda Water Co Inc, 3210 3 av, to Thos Burke, 453 W 37. 2,500

233D st E (*), same prop; certf as to above mtg; Jan27; Jan28'13; same to same.

234TH st W, sec Kingsbridge av, see 234th W, sws, extends from Bway to Kingsbridge av.

234TH st W (13:3405), sws, extends from Bway to Kingsbridge av, 374.3x95x 360.5x100.6; Jan28'13, 3y5%; Martha E Geer to Wm Y Marsh, Williamtown, Mass. 18,000

240TH st E (12:3393), ss, 150 e Martha av, 25x100; ext of $5,000 mtg to Jan27'16 at 5%; July25'12; Jan29'13; Margt J Becker with Chas Braun, 414 E 240. nom

260TH st W (13:3423), ss, 25.11 w Fieldston rd, 76x99.6x75x89.10; three PM mtgs, ea $420; Jan27; Jan28'13; 3y4½%; Alice G Hudgins to Henry Forster, 138 E 40. 1,260

260TH st W (13:3423), sec Fieldston rd, 26.7x100x26.11x83.3; PM; Jan27; Jan28'13; 3y4½%; Alice G Hudgins to Henry Forster, 138 E 40. 660

260TH st W (13:3423), swc Fieldston rd, 25.11x89.10x25x82.10; PM; Jan27; Jan28'13; 3y4½%; Alice G Hudgins to Henry Forster, 138 E 40. 750

260TH st W (13:3423), ss, 102 w Fieldston rd, 25.7x140.4x33.6x167.9; PM; Jan27; Jan28'13; 3y4½%; John Meyer to Henry Forster, 138 E 40. 400

260TH st W (13:3423), ss, 27 e Fieldston rd, 80.11x100; PM; Jan27; Jan28'13; 3y 4½%; Jno G Beck to Henry Forster, 138 E 40. 1,150

260TH st W (13:3423), ss, 129 w Fieldston rd, 53.6x127x140.4, gore; PM; Jan27; Jan28'13; 3y4½%; Bertha Schoenberg to Henry Forster, 138 E 40. 690

260TH st W (13:3423), ss, 23.11 w Spencer av, 79.3x100x80.11x102.7; PM; Jan28'13; 3y4½%; Frank Meehan to Henry Forster, 138 E 40. 1,395

Andrews av (11:3218), es, 348.11 s Fordham rd, 112x100; bldg loan; Jan30'13; 1y 6%; Hurley Bldg Corpn, a corpn, to Bronx Investment Co, 100 Bway. 92,000

Andrews av (11:3218), same prop; certf as to above mtg; Jan30'13; same to same. nom

Anthony av (11:3156), es, 125.11 n 180th, 45.7x98.3x64.5x97; Jan29; Jan30'13; due, &c, as per bond; Oscar & Aaron Bartelstone, 2090 Anthony av, to David A Tower, 151 W 79. 9,000

Anthony av, 1900 (11:2814), nec Tremont av (Nos 301-5), 100x128.9x100x130; Jan27 '13; due June1'16, 5%; Cleland Realty Co to Dollar Savings Bank of City NY, 2808 3 av. 20,000

Anthony av, 1909; certf as to above mtg; Jan27'13; same to same.

Aqueduct av, 1492; agmt changing interest days; Jan23; Jan24'13; Mayer S Auerbach & Leopold Weil with Towanda Constn Co, 1801 1 av. nom

Aqueduct av, 1492; certf as to above agmt; Jan22; Jan24'13; same to same.

Aqueduct av (11:2875), es, 760.2 s Plympton av, 56.4x131x46.9x136.11; asn rents; Jan 23; Jan24'13; Towanda Constn Co with Michel Real Estate & Mort Co, 227 E 117. nom

Bainbridge av (Coles la) (12:3293), sw Coles pl, being lots 8, 9 & 10, map lands Josiah & Peter Briggs, 68.6x130, except part for Bainbridge av; PM; pr mtg $7,500; Jan27; Jan28'13; 1y6%; Wm J McGinley to Geo W Howie, 329 E Fordham rd. 1,000

Benson av (*), nwc Westchester av, —x—; sal Ls; Jan24; Jan28'13; demand, 6%; Victorine F Olpp to Central Brewing Co, 533 E 68. 2,253

Boston rd, ss, at es Minford pl, see Minford pl, nec 173d.

Boston rd, 1059-61 (10:2607), ws, 317.11 s 166th, 37.7x123.4x37x129; pr mtg $——; Jan 1; Jan30'13; due July1'14; 6%; David Lewis to Jos Oshinsky, 19 E 94. 3,356.76

Boston rd, 1055-7 (10:2607), ws, 355.6 s 166th, 37.6x117.9x37x123.4; pr mtg $——; Jan1; Jan30'13; due July1'14, 6%; David Lewis to Jos Oshinsky, 19 E 94. 3,356.76

Boynton av, nwc Westchester av, see Westchester av, nwc Boynton av.

Broadway, swc 234th, see 234th st W, sw s, extends from Bway to Kingsbridge av.

Brook av, 136 (9:2262); ext of $10,000 mtg to Jan28'18 at 5%; Jan28; Jan29'13; Jno & Patk Leahy with Chas K Schellhorn, 136 Brook av. nom

Brook av (11:2896), ws, 87.6 n 170th, 37.6 x90; ext of $23,000 mtg to June1'15 at 5%; Jan23; Jan24'13; Dollar Savings Bank with Augusta Levy, 106 E 105. nom

Bryant av, 1511 (11:2995), swc 172d, 20x 100; PM; pr mtg $10,000; Jan28; Jan29'13; due Aug1'14, 6%; Cecelia King to Jessie B Stern at Paris, Ky. 1,000

Bryant av, 2122 (11:3138); agmt as to share ownership in Mtg; Jan20; Jan28'13; Title Guarantee & Trust Co with Louis Rosenthal, 331 W 27. nom

Bruner av (*), ws, 200 s Nereid av, 50x 97.6; Jan22; Jan24'13; 1y6%; Fredk Gambel to Jas Brooks, 20 Beach, Mt Vernon. 1,000

Clay av (11:2790), nwc Belmont, runs w 95xn30xe—xn55.9xe139.11 to av xs65.8 to beg; Nov14'12; Jan27'13; due, &c, as per bond; Harold Swain to Eliz H Childs, 137 E 55. 3,500

City Island av or Main st (*), es, 109 s Fordham, 25x100, City Island; Jan10; Jan 27'13; 1y6%; Mary L Roeder to Andw J Bilhoefer, 108 W 119. 650

Clinton av (11:3094), ses, 50 ne 179th, 25x100; Jan28'13; due Dec1'13, 5%; Robt Robinson to Rachel L Bartley & Leah Bartley, 122 Elm, New Rochelle, NY. 4,500

Crotona Park E, sec Wilkins av, see Wilkins av, sec Crotona Park E.

Crotona av (11:3091), nws, 90 ne 189th, 120x112x131x118.1, except part for av; ext of $10,000 mtg to Jan2'14 at 6%; Jan25; Jan27'13; Wahlig & Sonsin Co, a corpn, with Peter Herche, 26 Manhattan av. nom

Decatur av (12:3282), swc 195th, 54.11x 109.3x20.10x121.3; pr mtg $34,000; Jan28 '13; due, &c, as per bond; Miltner Bros Inc, a corpn, to Title Guar & Trust Co. 1,000

Decatur av (12:3282), same prop; certf as to above mtg; Jan28'13; same to same.

Decatur av (12:3282), swc 195th, 54.11x 109.3x20.10x121.3; pr mtg $35,000; Jan28; Jan29'13; 3y6%; Miltner Bros Inc, a corpn, to Jno P Dauth, 2650 Marion av. 5,000

Decatur av (12:3282), same prop; certf as to above mtg; Jan28; Jan29'13; same to same.

De Kalb av, 3514 (12:3328), es, 157.2 n Gun Hill rd, 50x118.6x0.5x125.3; probable error; being lots 68 & 69 map (1105) Bruner Estate; pr mtg $6,000; Jan24; Jan25 '13; 2y6%; Lottie E wife of & Jarrard L Welch, 3514 De Kalb av to Hadasah Discount, 198 Col av. 2,000

Edgewater rd (11:3017 & 3018), es, abt 305 n Westchester av, —x—, except part for Edgewater rd; Jan30'13; 1y5%; Olin J Stephens Inc, a corpn, to Bowery Savings Bank, 128 Bowery. 35,000

Edgewater rd (11:3017 & 3018), same prop; certf as to above mtg; Jan30'13; same to same.

Ely av (*), es, 397.9 s 222d, 65.4x—x57.11 x95; PM; Jan24; Jan25'13; 3y6%; Chas Rheinlander to Pauline Sosch, 216 E 73 2,000

Fieldston rd, swc 260th, see 260th W, s we Fieldston rd.

Fieldston rd, sec 260th, see 260th W, sec Fieldston rd.

Fordham rd, nwc Morris av, see Morris av, nwc Fordham rd.

Forest av (10:2658), es, 396.10 n 158th, 27x135; Jan27; Jan28'13; 3y4%; Herman Hillebrecht to Henry Hillebrecht, 882 Forest av. 3,500

Gleason av (*), nec St Lawrence av, 100 x25; Jan29'13; 3y5½%; Jacob Cohen to Herman F Epple, 2516 Grand av. $500

Gleason av (*), ns, 205 e Pugsley av, 100x87.2—x—; Jan14; Jan27'13; due July 14'14, interest as per bond; Geo H Walker to Antoinette A McCollum, 668 Macon, Bklyn. 2,000

Grand blvd & concourse (11:3152), 3160 & 3161), es, 44 n 187th, 25x41.1x21x43.1, except part for Grand blvd & concourse; PM; Jan 24'13; due, &c, as per bond; Jas A Regan to Corporate Mortgage Co, 27 Cedar. 1,250

Hoe av (10:2743), ws, 150 s 165th, four lots, ea 45x125; four mtgs, ea $37,500; Jan28'13; due, &c, as per bond; Fox Square Bldg Co, 773 Westchester av, to Harlem Savings Bank, 124 E 125. 150,000

Hoe av (10:2743), ws, 150 s 165th, 180x 125; certf as to four mtgs for $37,500 ea; Jan28'13; Fox Square Bldg Co to Harlem Savings Bank, 124 E 125.

Hoe av (10:2743), same prop; sobrn agmt; Jan28'13; American Real Estate Co with same. nom

Hoe av (11:3109), ws, 183.7 n Freeman, 25x100; Jan2; Jan28'13; 5y6%; Axel Hingsberg to Jno Gloeckner, 701 Union av. 1,500

Hoe av, ws, 234.3 n Aldus, see Southern blvd, es, 134.3 n Aldus.

Hull av (12:3348), ws, 225 n 209th, 25x 100; Jan22; Jan29'13; 3y6%; Harry Jackson to Anna R Bohling, 2204 Creston av. 1,000

Katonah av, 4337-9 (12:3379), ws, 60 n 238th, 40x85; Jan28; Jan29'13; 2y6%; Jennie R wife of & Benj H Irving to Jno Jr & Amanda Bussing, 205 East Lincoln av, Mt Vernon, NY, joint tenants. 2,500

Kingsbridge av, sec 234th, see 234th W, sws, extends from Bway to Kingsbridge av.

Leland av (*), swc Tremont av, runs s58xw100xn75xe50xn— to Tremont av xe— to beg, except part for Tremont av; Jan 23; Jan24'13; 5y6%; Eliza M Hughes, 390 Wadsworth av, & Bertha Taub, 485 E 140, to Martha A Arnow, 2525 Westchester av. 6,000

Leland av (*), ws, 133 s Tremont av, 50 x100; Jan27; Jan28'13; 2y6%; Selma P wife Geo J Newhouse to Albt Weiser, 2943 3 av. 1,000

Mayflower av (*), ws, 200 n Alice av, 50 x100; certf as to amt due on mtg; Jan22; Jan28'13; Nellie G Byrnes with Marie Lehar, 149 W 96 & Geo Tilger, 1346 Cooper av.

Middletown rd (*), ns, adj lot 4, map land Fredk Baxter, runs n158.9xe42.8xs 157.6 to Middletown rd xw44.7 to beg, being part lot 5 on said map; Jan28; Jan30 '13; 3y5½%; Richd W Shaw to Jno H Bruning, 566 Brook av. 500

Montgomery av 1715 (11:2877), ws, 173.8 n 176th, 25x100; PM; Jan29'13; due, &c, as per bond; Elmer Ervin, 1046 Teller av, to Geo W Short, 12 W 123. 7,000

Morris av (9:2123), es 25 n Bonner pl, 41.8x100; Jan27; Jan28'13; 3y5%; Thos D Malcolm Constn Co to N Y Trust Co, 26 Broad. 30,000

Morris av (9:2423), es, 108.4 n Bonner pl, 41.8x100; Jan27; Jan28'13; 3y5%; Thos D Malcolm Constn Co to N Y Trust Co, 26 Broad. 30,000

Morris av (9:2423), same prop; certf as to above mtg; Jan28'13; same to same.

Morris av, 2076 (11:3178 & 3179), es, 263.9 n Burnside av, 25x100; ext of $400 mtg to May1'13 at 6%; Jan25; Jan30'13; Wm L Phelan with Wm Connell, 2076 Morris av. nom

Morris av, 2369 (11:3183), nws, abt — s 184th, 25x101.9; PM; Jan30'13; 3y4%; Peter F Kane to Susan Fitzpatrick, 2359 Morris av. 1,500

Morris av (9:2123), es, 25 n Bonner pl, 41.8x100; certf as to mtg for $30,000; Jan 30'13; Thos D Malcolm Constn Co to N Y Trust Co.

Morris av (11:3189), nwc Fordham rd, 177.8x110x178.3x108.3; Jan24; Jan25'13; 1y 6%; Henry U Singhi to Mutual Bank, 49 W 33. 32,000

Mott av, 569 (9:2347), ws, 125 s 150th, 25 x90; Jan27; Jan28'13; due, &c, as per bond; Theo Sutro, 320 W 102, to Henry F Bolte, 1066 3 av. 6,500

Mt Hope av, 1752 (11:2798), es, 270 n 174th, 25x95; pr mtg $9,165; Jan27; Jan28 '13; 2y6%; Malwine A Schaefer to Hamilton F Dean, 214 E 31. 835

Park av (11:2904), es, 98.7 n Wendover av, 175x150; ext of $25,000 mtg to Dec6'15 at 5%; Dec16'12; Jan30'13; Dressel Railway Lamp Works, a corpn, with Bowery Savings Bank. nom

Prospect av, 750 (10:2688), es, 85 n 156th, 20x80; pr mtg $4,500; July18'12; Jan 25'13; due Aug1'13; 5%; Caroline Weippert, 141 Rector, at Elizabeth, N J, to Herman G Weippert, 128 E 87 1,000

Pugsley av, nwc 170th, see 170th E, nwc Pugsley av.

Read leading from village Westchester to Fort Schuyler (*), nes, lots 62 & 63, map Schuylerville, 70x150x80.9x173; Dec16 '12; Jan27'13; 3y6%; Fred Judge to Louis Schmidt, Kensington, Conn. 1,000

St Mary's av (*), swc Railroad sq, 26.4 x101x40.7x100; Jan23; Jan28'13; due June1 '16, 6%; Henry M Hunter, New Rochelle, NY, to Walter D Edmonds, Booneville, N Y. 1,600

St Lawrence av, nec Gleason av, see Gleason av, nec St Lawrence av.

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m**Southern blvd** (10:2743), es, 134.3 n Aldus, runs e203xn100xe97 to Hoe av xn20xw 300 to Southern blvd xs120 to beg; bldg loan; Jan23; Jan24'13; demand, 6%; Boulevard Theatre & Realty Corpn, a corpn, to City Mort Co, 15 Wall. 200,000

m**Southern blvd & Hoe av** (10:2743), same prop; certf as to above mtg; Jan23; Jan 24'13, same to same. ——

m**Southern blvd & Hoe av** (10:2743), same prop, PM, pr mtg $200,000; Jan23; Jan24 '13; due Aug1'17, 6%; same to American Real Estate Co, 527 5 av. 80,000

m**Stebbins av** (10:2698), es, 378.8 n Westchester av, 25x80; Jan28'13; 4y5%; Tonie wife of & Max Elkind to East German Conference of the Methodist Episcopal Church, 48 St Marks pl. 5,000

m**Tremont av, 301-5,** see Anthony av, 1900.

m**Tremont av, 784-6 E** (11:2956), ss, 400 w Marmion av, 50x100; Jan30'13; due &c as per bond; John McNulty to Title Guarantee & Trust Co. 40,000

m**Tremont av, swc Leland av,** see Leland av, swc Tremont av.

m**Union av, 1055** (10:2670), ws, old line, 329.8 n 165th, runs w170xn19.3xe60.7xs1xe 105.5 to av xs18.3 to beg, except part for Union av; Jan22; Jan24'13; due, Dec1'15, 5%; Karl Haffner to Rachel L Bartley, 122 Elm, New Rochelle, NY. 5,000

m**Union av, 1055;** sobrn agmt; Jan22; Jan 24'13; Henry Hesch with same. nom

m**Wales av** (10:2581), es, 225 s 149th, 25x 100; ext of $12,500 mtg to July29'16 at 5%; Jan25; Jan29'13; Emma Ackermann with Wm Ruscher, 893 Trinity av. nom

m**Wallace av (*),** es, abt 535 s Bronxdale av, 25x100; ext of $3,500 mtg to Jan28'16 at 5%; Jan18; Jan28'13; Rosa Nathan with Henry Brennfleck, 1910 Wallace av. nom

m**Webster av** (11:3032), nec 187th, 37.2x 102.1x30.4x100; ext of $37,000 mtg to Feb 21'16 at 5%; Jan22; Jan25'13; Carrie Toelle with Michl Murtha, 3366 Barker av. nom

m**Westchester av, nwc Benson av,** see Benson av, nwc Westchester av.

m**Westchester av (*),** nwc Boynton av, 41.8x103.11x41.7x106.10; Jan29'13; due June 1.16; 5%; American Real Estate Co to Dollar Savings Bank, 2808 3 av. 32,000

m**Wheeler av, 1213 (*),** ws, 150 n Westchester av, 40x100; Jan23; Jan24'13; 5y5%; Mercury Realty Co to D Gesina Hildebrand, 383 Ft Wash av et al extrx Jno H Tietjen for A Juliana Bollow. 21,500

m**Wheeler av, 1213 (*);** certf as to above mtg; Jan23, Jan24'13; same to same. ——

m**Wheeler av, 1213 (*);** sobrn agmt; Jan 23; Jan24'13; American Real Estate Co with same. nom

m**Whitlock av, 958** (10:2734), es, 374.4 s Hunts Point rd, 25x125.3 to ws land Harlem River & Portchester Railway Co, x25 x126.3; Jan25; Jan30'13; due, &c, as per bond; Robt W Curtis to Title Guarantee & Trust Co, 176 Bway. 7,000

m**Wilkins av, 1567** (11:2938), sec Crotona Park E, 100.6x46.11x100x39.10; agmt as to share ownership in mtg; Jan25; Jan28'13; Wm O Bartlett with Lawyers Title Ins & Trust Co, 160 Bway. nom

m**Wilkins av, 1567** (11:2938), sec Crotona Park E, 100.6x46.11x100x39.10; ext of $35,000 mtg to Jan24'14 interest as per bond; Jan31'11; Jan28'13; Jerry Altieri Co with Josephine M Brown, 140 Riverside dr & Xantha S Bartlett, 22 E 68, extrx Geo V Bartlett. nom

m**Williamsbridge rd (*),** ns, abt 2,000 e Pelham av (building only); leasehold; Jan28; Jan29'13; demand, 6%; Guiseppe Falasco to Liugi D'Angelo, 851 Olmstead av. 500

m**3D av, 3819** (11:2912), ws, 115.3 s Wendover av, 25x100; pr mtg $16,000; Jan27; Jan28'13; due, &c, as per bond; Adam Schaefer to Christian Biersack, 280 E 201. 1,600

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 8, 1913

EFFICIENCY IN APPRAISING VALUES

How to Go About It—Factors That Affect the Operation—Analyzing the Factors—Unit Values—The Mathematical Operation.*

By E. W. DOTY.

MUCH is being said in the magazines and upon the platform about the lack of efficiency. This lack of efficiency, as I view it, is largely traceable to the lack of analysis. We are all of us prone to attempt performance without knowing exactly what the task is, what parts make up its whole. In other words, we lack analysis. Especially is this lack of analysis noticeable in the task that we call appraising land values, or assessing the value when the land is taken in connection with the tax department.

You are engaged in the real estate business. Many of you are called upon from time to time to express opinions as to the value of sites, and your clients always, or nearly always, depend upon you for your judgment of value. You are accustomed to give these opinions with perhaps little thought as to just what factors you base your judgment upon. And yet you never give an opinion but that you consciously or unconsciously analyze the factors that cause you to form your opinion.

The great trouble is that generally speaking you will not consider all of the factors, or you will consider them out of proportion with each other, without a specific analysis of what you are attempting to do. The result is that you are much more liable to form your opinion based upon prices actually demanded or paid for that or similar property; and then it is more difficult for you to substantiate your opinions even to yourself.

If we will all of us analyze the task of appraising before we attempt to perform it, we will be able to give our clients safer opinions of the values of city real estate.

Forming an Opinion.

Upon examination and reflection we find that the expression of the judgment of value of a site is but the forming and uttering of an opinion. But we find that there are two elements in the forming of that opinion. In other words, there are two things done to express an opinion of value of a city site: One is mental; the other is mathematical. The mental operation, of course, cannot be done by machinery or by a system. Any number of reasons may affect the mind of a person about to express an opinion. His mind will sort ut all of those that appeal to him, weigh them and consider them. The simpler the conditions for considering all of the factors, the easier the mind operates, the more certain is the result of its operation. An expert in cotton cloth considers many facts in appraising a case of such merchandise, but he does not express his opinion of more than a unit of that cloth, a yard; nor does he examine every piece of goods in the case, nor all of one piece, but rather a very small part of one piece will answer his purpose. Having exercised his judgment of the value of that kind of cloth in that market, the expression of value is made in the price of one unit.

Next comes the mathematical side of the operation, which the same expert may perform or which may be performed by others. A clerk can ascertain the number of units of cloth in the case and multiply and set down the result, which is really the judgment of the expert as to all of the cloth in the case. This operation is just as divisible in judging site values as it is cloth values, or ought to be.

First, a Unit of Quantity.

When we come to judge site value we find further analysis necessary; that is, analysis of the factors that affect it. To perform the mental side of the task easily we ought to have a unit of quantity. Land in cities is the only commodity—if we may call it a commodity—that is bought and sold, for which we have no unit of quantity. If you tell me that land on the next street is worth $500 a front foot, there are four reasons why I don't know exactly what you mean.

First, I don't know how deep the lot is over there, I don't know whether the side lines of the lot are parallel or not, I don't know whether there is an alley at the rear or not, and I don't know whether you mean a frontage at or near or far away from the corner. You have to explain each of these items to me before you have conveyed to me all that you mean by $500 a front foot.

If you and I had 100 of these operations to go through, you would have to make 400 explanations to me just to convey your opinions to me. Would it not be better for us to agree upon some unit, say a foot wide, 100 feet deep, with no alley, and the location in the middle of the block? With such a unit of quantity you can convey to me definite and certain information or opinion which I can criticise and converse about.

A Mathematical Operation.

If we should do this, we would be able to perform the mental side of our task much easier, because we could talk with more people and absorb more reasons for our final opinion. Having expressed our opinion as to the value of a unit foot, the other part of the task could be performed by anyone who has mathematical knowledge of the relation which size and shape bears to size and shape. Such work is comparable to the work of the clerk who ascertains the value of the case of cotton cloth after the expert has judged the value of a unit of that cloth; namely, a yard.

Let us analyze the possibilities under this method. When you say that land on a street is worth $500 a unit foot and on another street it is worth $1,000 a unit foot, you really mean that the second street at that point is worth twice as much as the first street. This leads us to see that it is the usefulness of our city streets that we must estimate before we can come to a real judgment of the value of the sites abutting thereon. It is not really site value that we assess or appraise, but really street value.

What we commonly call site value or lot value is that part of the usefulness of the street that a particular piece of ground absorbs, and that absorption is based upon the amount of ground there is, its shape, and the relation of both to the street. This latter is mathematical and may be ascertained by mathematics; valuing the street—or the unit value, which is but another expression of the value of the street—is the mental side of the problem.

Analyzing the Factors.

When we come to analyze the factors that enter into or affect the value of a single lot, we find that there are not less than three such factors. These three are size, shape and location. Sometimes there are two location factors, as in the case of a corner lot, and sometimes there is an alley factor; but we will consider only the three that are in every city lot. When you say to me that a lot over on the main street any city is worth $50,000 you mean that a lot of a certain size, of a certain shape and in a particular place in that city is worth $50,000. If you change any one of these three factors, you change the value to a sum greater or less than $50,000 probably.

It is difficult for the human mind to make comparisons of things in combination. The natural way is to separate each kind by itself and make comparisons in that way. It is easy for the human mind to compare a square lot with a triangular lot; that is, shape with shape; it is easy to compare a lot containing 10,000 square feet of area with a lot containing 5,000 square feet; that is, size with size; and it is easy to compare location with location, a comparison that more people in a city make from day to day than any other.

So we see that it is necessary to separate size, shape and location and consider each separately. The unit foot makes this possible, because the unit foot is always the same size and the same shape, and it is located in the middle of each block, thus leaving the varia-

(Continued on page 293.)

*Synopsis of an address by E. W. Doty, representing the Manufacturers' Appraisal Company and the Somers Unit System of Realty Valuation, before the New York State Real Estate Association at Binghamton.



THE METROPOLITAN LIFE INSURANCE COMPANY AIDED IN THE ERECTION OF THESE HOMES, AS DESCRIBED BELOW.

FINANCING THE SMALL HOUSE

Some of the Difficulties in the Way—How a Big Insurance Company Is Helping Ambitious Men to Get Homes of Their Own.

By DR. LEE K. FRANKEL.*

THE problem of financing ownership in his house is one that constantly confronts the homeseeker. The difficulties which lie in the way of such ownership have frequently forced wage-earners to continue paying monthly rent rather than to assume responsibilities of ownership which they may not be able to control.

Financing the small house has in the past been possible in many sections of the country and particularly in Philadelphia through the so-called building and loan associations. These associations have served a useful purpose and have no doubt aided and assisted many a wage-earner to own his own home who without the aid of the association could not have accomplished this result. Where such associations are carefully supervised and where the laws under which they come into being safeguard the interests of the members, the building and loan association offers an excellent opportunity for the wage-earner to invest his savings.

A few of the objections that have been raised to this form of home financing are inherent in the system. As a rule, the shares of the association mature in from ten to eleven years. The mortgage which is paid off in this time is frequently only a second mortgage, the first mortgage being left intact. This means that (1) the owner at the expiration of the period must himself look after the renewal of the mortgage from time to time; (2) where there is a considerable demand for money on the part of borrowers, the latter may be required to pay a premium which increases the interest rate the borrower must pay; and (3) since the association is mutual, there is no guarantee that the investments of the association will earn a sufficient interest to equalize the interest paid by the borrower.

It should be said that as a rule these associations have been well conducted at a comparatively low expense and with the interest of the members constantly in mind. There are instances, however, on record, of associations in which the demand for loans on the part of members has been comparatively limited, and as a result the associations have been compelled to seek outside investments. At times the funds of these associations have been loaned to builders and contractors on second mortgage and on building operations which could hardly be considered conservative.

Elements to be Considered.

In considering the question of financing ownership in the home from the standpoint of the small wage-earner, the following elements enter into consideration:

1. The ability of the purchaser to make a small initial payment.
2. Freedom from worry in the renewal of mortgages and the payment of fees, etc., for such renewal.
3. The possibility of obtaining the mortgages for longer periods than those commonly current.
4. The protection of the home for his family in case of his death before the mortgage is paid off.
5. The interest rate on mortgages comparable to that paid on conservative investments for larger real estate holdings.
6. The absence of a speculative profit in the cost of the property.

A Natural Aspiration.

Ownership of his home is an ideal to which nearly every man aspires, irrespective of his station in life. It is probably true that the small wage-earner has this ideal even more strongly developed than the individual better circumstanced. The difficulties which lie in his way, however, are inexperience and ignorance of real estate methods. His fear that he will not be able to renew mortgages when they fall due, a suspicion that he is paying more for his home than it is really worth—all tend to make him believe that he is safer in renting a house or an apartment than he would be in attempting to become an owner.

Insurance Companies as an Aid.

The question has frequently been raised whether it is not possible for insurance companies in the United States to lend funds for building purposes. On its face, this would appear a perfectly simple problem. As a practical proposition, difficulties at once arise. Under the laws of many States, insurance companies are limited as to the character of the investments they may make and are held strictly accountable for the trust funds in their hands. If the insurance companies were to lend funds on mortgages to individual borrowers, the probability is that the cost of conducting such a business would cut sharply into the interest rate.

Furthermore, it is possible for the average insurance company to obtain conservative investments for large amounts in well-known sections of large cities at favorable interest rates and under conditions which require comparatively little supervision on their part. In the belief, however, that the building of small homes should be fostered, the Metropolitan Life Insurance Company, a little over a year ago, agreed to advance approximately $650,000 for the building of small homes in the Borough of Brooklyn. The real estate company which took this loan contracted that the building plan should be submitted to the insurance company for supervision and that the cost of the houses to the purchaser should include only a fair profit over the actual cost of the land and the construction of the building. This condition which the insurance company imposed made it plain at the outset that the purchaser of such a home would obtain a well-built house and that the price he would pay for it would not include any exorbitant or extravagant profit for a speculative purpose.

Well-Built Houses.

The houses which have been built under this plan can hardly be called workingmen's houses, since they are sold at $5,500 each. The Metropolitan, however, believes that if houses of this kind can be sold, that is, if demand were shown for them under the conditions of the sale, smaller houses at lower cost could similarly be built in other sections of the city and in other parts of the United States.

The land values in most parts of the Borough of Brooklyn make it prohibitive to build a house at a lower cost than the one above given. The particular value to the purchaser of the houses which are offered for sale in Brooklyn depends upon the fact that he is not required to renew his mortgage at the end of five years. It is indicated from the experience gained at the time of the depression in 1907 that many small owners were unable to renew second mortgages and in some instances even first mortgages. It furthermore appeared that in certain instances, where such

*Dr. Lee K. Frankel was recently elected sixth vice-president of the Metropolitan Life Insurance Co., in charge of the welfare work of the company. He was formerly manager of the United Hebrew Charities and later associated in the work of the Russell Sage Foundation. The paper here partly reproduced was read at the National Conference on Housing, Philadelphia, Dec. 4.

mortgages were renewals, a very considerable premium had been paid. Under the plan, the Metropolitan takes a first mortgage of $3,250. The said mortgage is payable in semi-annual installments in twenty years. After the first mortgage, the building company takes the second mortgage, which is payable semi-annually in twelve years. A payment of $750 is asked from the purchaser, but this need not all be paid at one time. As the plan was finally evolved, payments are made as follows:

What It Costs.

Price of Home	$5,500.00
Initial payment which need not all be made at one time	750.00
Balance consists of the two fully insured mortgages:	
the 1st runs 20 years.	$3,250.00
the 2nd runs 12 years.	1,500.00
Balance	$4,750.00

FIRST TWELVE YEARS.

	Per annum.
Interest and principal on 20-year 1st mortgage payable semi-annually, Feb. 1st and Aug. 1st	$281.20
Interest and principal on 12-year 2nd mortgage, payable quarterly, Jan. 1st, Apr. 1st, July 1st, Oct. 1st	176.28
Taxes and water (about)	60.00
Fire insurance	5.50
Total per annum for first twelve years	$522.98

which is equal to an average of $43.58 per month for the first twelve years.

LAST EIGHT YEARS.

The second mortgage being now paid up, payments during the remaining eight years are $176.24 less per annum, as follows:

	Per annum.
Interest and principal on 20-year 1st mortgage	$281.20
Interest and principal on 12-year 2nd mortgage, which is now fully paid up and cancelled	000.00
Taxes and water (about)	60.00
Fire insurance	5.50
Total per annum for last 8 years	$346.70

or an average of $29 per month for the last eight years, making the total average for the entire twenty years only $37 per month.

A Novel Insurance Policy.

It is the impression of real estate men that houses similar to these in the Borough of Brooklyn ordinarily bring from six to seven thousand dollars. The character of the construction has been carefully supervised by the insurance company and it is safe to say that these houses are well built. It should be added that the cost of $5,500 includes the single premium on a life insurance policy under which if the owner dies before the mortgage is paid up, the property reverts free and clear of all encumbrances to his estate. This form of policy is novel in that a single premium is asked and the amount of insurance from year to year exactly covers the amount of mortgage still outstanding. Under this scheme the lowest possible premium necessary to protect the property is secured. For a purchaser at the age of thirty, it may for our purpose be assumed that the premium for the mortgage of $3,250 approximates $300. This as stated above is included in the original cost of the house. The insurance, however, is not compulsory. If the purchaser does not desire this protection, the house is sold to him for $5,500, less the cost of the single premium.

Two Hundred Houses Planned.

Under the original arrangement with the building company, it was planned to build 200 houses, on each of which the company was to place a mortgage of $3,250, if desired. As an indication of one of the difficulties which lie in the way of an enterprise of this kind, it might be stated here that during the time that the first houses were being erected, the building company, as well as the trust company which guaranteed completion of the buildings, both failed. Later, another building company furnished a guarantee satisfactory to the company and the building operations were resumed. Twenty-seven houses have been completed and sold. On ten of these a loan of $3,250 has been made. The latter sum included an insurance policy. On three additional, loans of $2,900 have been made, as the purchasers did not desire insurance. Fourteen houses are ready for sale and twenty-seven are in course of completion. The interest on both the first and second mortgages of these houses is 6 per cent.

Freedom From Worry.

From the standpoint of the owner, the particular merit of the plan inaugurated with the Metropolitan is the freedom from worry regarding renewal of mortgages. While it is understood that an initial payment of $750 should be made, this is a rule not adhered to and if the prospective purchaser is not in a position to pay this amount, a smaller initial payment is taken. After the deed has once been placed in his hands, he has no further concern than to meet the principal and interest payments as they mature. These have been so calculated that the borrower pays a similar amount at each payment period during the term of twenty years. If, in addition, he desires it, he can have the satisfaction of knowing that, should he die before the installments are fully paid, the property, owing to the insurance policy which covers it, will revert to his estate free and clear of all encumbrances.

Similar Propositions in the Future.

Assuming that the houses in Brooklyn will be sold advantageously, it is pertinent to consider the prospective attitude of the Metropolitan or other insurance companies to similar propositions in the future. Under the laws of the State of New York and of many other States, there are definite restrictions in the investment of insurance funds.

On the assumption that the reserves of an insurance company which constitute the largest percentage of its assets are trustees' funds and that they are invested for the benefit of the policyholder, it is required of the insurance company that these funds be invested to obtain the largest possible return consistent with the restrictions imposed by law. There can be no doubt that insurance departments would view with disfavor the attempt on the part of an insurance company to lend money at a lower rate of interest, for the purpose of facilitating or encouraging the erection of workingmen's homes, than could be obtained in the open market on mortgage investments.

The Metropolitan Life Insurance Company has been carefully considering the advisability of making loans similar to those above at an interest rate of 5½ per cent. Whether it would be permitted to do so is problematic. It is evident that the cost for examination, appraisal, supervision of the architect, and the other incidental expenses in lending a million dollars on several hundreds of small mortgages would be considerably larger than to place one such mortgage on a large office building in the heart of New York City, or any other large city, whose present value and whose future value during the period of the mortgage can be definitely determined.

The Mortgage Term.

The practice of having a mortgage fall due at the end of three or five years is generally a necessary protection to the lender. Under the principle of amortized mortgages adopted in Brooklyn, only 15 per cent. of the principal has been paid off at the end of five years. Real estate men generally are of the impression that this is too little. It is not at all unlikely that properties of this kind may not be well kept up and that owing to the changes in the character of the neighborhood, the values of such property may materially decrease.

These are some of the difficulties which are mentioned here, which must be considered by any insurance company, which is primarily responsible to its policyholders for the careful and sane investment of their funds. The officers of the Metropolitan are, however, strongly of the impression that since these funds come to a greater or lesser extent from policyholders who wish to own their own homes, every legitimate opportunity should be fostered to enable them to become such owners. The attitude of the insurance company would be very much simplified if it were possible in the United States to develop building associations similar to those in Belgium. Such an association would act as the intermediary between the company and the borrower. The association would look after the collection of interests, make the necessary arrangements with the purchaser for the erection or sale of his house, and through its capital stock as a security would practically be able to guarantee to the insurance company the repayment of both principal and interest.



A PAIR OF "ALCO" HOUSES, TYPICAL OF A LARGE NUMBER BEING ERECTED IN THE MAPLEWOOD SECTION OF BROOKLYN, UNDER THE PATRONAGE OF THE METROPOLITAN INSURANCE CO.

POPULAR TYPES OF SUBURBAN HOUSES

No. 1—THE BUNGALOW

Its Moderate Cost and Attractive Features—Must Be Low in Height, But May Cover Much Ground—An Agreeable Substitute for the Old Type of House.

By WILLIAM HERBERT.







BUNGALOWS COSTING FROM $1,800 TO $3,500 MAKE LONG ISLAND AVAILABLE TO THE MAN OF MODERATE MEANS AS WELL AS THE MILLIONAIRE.

IN the preceding numbers of this series I have been discussing suburban houses from the point of view of a number of common, economic, practical and architectural characteristics. It is now necessary to make certain distinctions among the different classes of suburban houses. Manifestly they differ one from another in quite as many respects as they agree with one another.

The suburban house may vary in cost anywhere from $1,700 to $50,000. It may not be surrounded by very much more land than an ordinary city dwelling; or its site may include an acre or two of valuable property. It may be a one-story or a three-story building. It may be built of wood, brick, hollow tile, or concrete. Its design may be reminiscent of any of a half-dozen historic architectural styles, and the merit of the design may be considerable, or it may be nothing at all.

Three Types.

For the purpose of these articles, however, suburban houses may be roughly grouped into three types. There is, in the first place, the house which costs between $1,700 and $6,000 to construct, and which of late years has been coming to assume more and more the type of a bungalow. Then there is the house which costs from $7,000 to $30,000 to construct, and which deserves to be called the ordinary or average type of suburban dwelling. Finally, there are the houses which cost more than $30,000, and which are comparatively rare. This last type is, indeed, so unusual that it may be dismissed from consideration in this series of articles. These houses are not determined to the same extent as the others by definite commercial consideration. Their owners generally purchase a spacious piece of property, employ the services of a skilled architect, and are at liberty to gratify special personal peculiarities in the design and arrangement of the building.

Dwellings of Moderate Cost.

The cheaper type of houses, which we have discussed as bungalows, are, of course, built for people of limited means. Such families rarely, if ever, employ more than one servant, and frequently do not employ any at all. Their size is limited, consequently, not merely by the amount of space the family can afford to pay for, but also by the amount of space which the housewife can find time and energy to keep clean. These dwellings have to be economical in every respect. They are almost always built of wood, because if any less inflammable material were used, the space which could be obtained within the limit of cost would be very small. The number of rooms cannot be large, and the plan and the design vary within comparatively small limits. In spite, however, of the rigid restrictions which conditions impose upon the builders of these houses, it is surprising how much of an improvement has been made in their appearance and convenience by the employment on their plans of a little more care and of a little more taste. Certain of the so-called bungalow suburbs which have been built up of recent years contain many very attractive homes and are exceedingly pleasant places in which to live.



AT LARCHMONT GARDENS.

Time was when the suburban residence of this class was, in spite of certain superficial differences, absolutely stereotyped. It consisted of a two-story or two-story and attic frame building of the so-called Queen Anne style of architecture. It was built on a narrow lot, with merely an alleyway between it and its neighbor; it had a small porch on the front of the building, a yard in the rear and a grass plot separating the house from the street. Dwellings of this kind were built by tens of thousands in and around New York without differing one from another any more than one old brownstone house on a street in Manhattan differed from its neighbor.

Of course many thousands of these houses are still being erected, but of late years the more enterprising companies engaged in selling the cheaper classes of suburban property have had the good sense to substittue for this old type of house a new one which first became popular in this country on the Pacific coast.

The So-Called Bungalow.

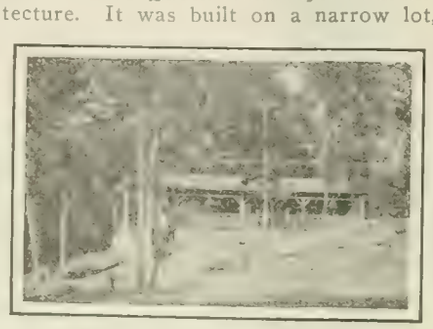
The bungalow is, properly speaking, a one-story residence consisting of large rooms with large openings between them, intended to make life tolerable in a tropical country. In California the bungalow proved popular, because, being light, it could be erected in a frostless country on wooden stilts, and so dispense with the cost of foundations. Furthermore it usually contained only one comparatively spacious living-room, which served as a dining-room as well, and which suited the informal way in which Californians lived. Some of these characteristics could not be transferred to a house built in the vicinity of New York and intended for occupation throughout the whole year; but other characteristics were preserved, and the conditions which enabled them to be preserved are interesting.

What a Bungalow Must Be.

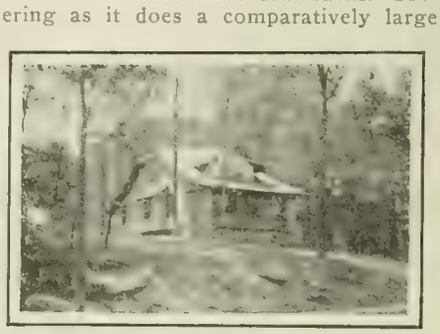
Whatever else a bungalow is or is not, it must be a low building with plenty of roof. It cannot be more than one story or one story and attic in height, and it must occupy a very considerable area—considering its cubical contents. But a building which is limited to one story or one story and a half has at least three drawbacks. Covering as it does a comparatively large



A BUNGALOW IN THE WOODS.



AT LARCHMONT GARDENS.



ANOTHER LARCHMONT BUNGALOW.



A SEMI-BUNGALOW WITH DOUBLE PORCHES AT LITTLE FARMS, S. I.



BUNGALOW AT ANNADALE, S. I.

area, it demands a great deal of foundation work; it is difficult and expensive to heat with a furnace; and it can hardly be occupied by a large family, because a large family would need too many rooms. These drawbacks would some years ago have been fatal to the popularity of any such type of building; and if they are less fatal now the reason seems to be that the Manhattan apartment house has modified the requirements of many of the newer suburban residents.

Suitable for Small Families.

The newer inhabitants of the suburbs tend to be drawn, as we have seen, from families now occupying flats in Manhattan. Such families are rarely burdened with very many children, but they usually have some. They could hardly live in a bungalow in case children were numerous; but if the children are kept down to what may be called the apartment house limit, a one-story and a half building becomes possible. Furthermore, apartment house residents are accustomed to live all on one floor. They do not like to run up and down stairs; and this fact has contributed to the popularity of bungalows among people who are moving from Manhattan into the suburbs. Finally, this same class of people are accustomed to steam heat, and usually demand it. A steam-heated bungalow is much better heated than is one which depends upon a hot-air furnace, because much of the furnace heat is lost whenever the pipes are carried for long distances on one level from the source of the heat.

It is undoubtedly the case also that the bungalow appeals to the former resident of an apartment house not merely because it fits into certain of his needs and habits, but because it satisfies his taste. Bungalows are picturesque little buildings and are much more rural in appearance than are two-story and attic frame cottages of the old type. They fill a family, which is moving into the semi-country, with sentimental illusions about the real country. They are, consequently really attractive to the people for whom they are built. They add to the self-esteem and to the domestic pride of their inhabitants; and there is every reason why they should.

A Pleasantest Type of Cheap Residence.

These bungalows are assuredly the best-looking and pleasantest type of cheap residence that has ever been erected in considerable numbers in this country. In their simplicity and propriety they are comparable to the old one-story or one-story and attic New England farmhouse—a type of building which, indeed, they would resemble were it not for the fact that the bungalow is usually shingled. It differs from the early farmhouse of New England also in having a spacious porch, and in the better utilization of the opportunities for architectural effect afforded by the roof. But it is the worthy successor to a worthy type, and its increasing popularity is a matter for congratulation. Its adoption by suburban development companies as a kind of residence which would tempt urban residents into the suburbs has proved to be an emphatic success and is a salient indication of the beneficial results which have followed from the entrance of the development companies into the building business.

NORTH SHORE OPTIMISM.

Rapid Transit Situation Attracting Bronx Builders—A Big Year Expected.

The same optimism that characterized the beginning of the year 1912 is noted at the opening of 1913, and in contrast with last year, this year already shows prospects for the betterment of conditions that were lacking in the twelve months that have passed into history. This is particularly true regarding the North Shore of Long Island, which should be the centre of steady activity during the coming year.

There were no dealings of a sensational nature along the North Shore of Long Island during the year of 1912, but in the past few months builders who heretofore have been operating in The Bronx, Brooklyn and in Westchester County, have been attracted to the North Shore of Long Island by the fact of the Dual Subway System coming into that borough and the near completion of the through electrification of the North Shore Division of the Long Island Ry. as far as Port Washington.

The rapid transit situation is nearly cleared up after months of negotiation between the operating companies and the city, and the people of Queens now have the assurance that further delay in the building of Corona and Astoria extension of the Dual Subway System is not to be feared, and that by the middle of April the contracts will have been let and construction work begun.



HOW A BUNGALOW WAS BUILT UPON A TERRACE.
Price, $13,000. Location, Hastings, N. Y. Feature: Garage in basement, kitchen and dining room with pergola on second floor



A CLEVER IDEA IN BUNGALOW DESIGN.
Price, $6,000. Location, Bronxville. Feature: Harmony with landscape and upstairs sleeping rooms.

THE REAL ESTATE BOARD OF BROKERS' DINNER

Addresses by Borough President McAneny, Public Service Commissioner Willcox and Prof. McAndrew Greeted With Enthusiasm by Some 600 Diners.

CELEBRATING its seventeenth birthday, the New York Real Estate Board of Brokers held its annual banquet last Saturday night at the Waldorf-Astoria Hotel. More than 600 persons attended, and the enthusiasm of the occasion did not lag a minute. E. A Tredwell, the president of the Board, presided, and he was flanked on either side by a line of prominent guests, among them Borough President George McAneny, Public Service Commissioner William R. Willcox, Elbridge Gerry Snow, Prof. William McAndrew, of Columbia University, and Clinton R. James, of the New York Title Insurance Company.

Borough President McAneny was the first speaker introduced by Mr. Tredwell. He said that he hesitated to speak about subways, but he got his courage up to the subway point.

The Borough President, before taking up the subway contracts, reviewed briefly the work of his office in eliminating encroachments on the highways, and declared that while real estate men might not like his action in this regard, nevertheless he was sure he had done property interests a good service and that he had helped to solve the problem of congestion of traffic on important streets.

Mr. McAneny on Subways.

Regarding subways, President McAneny said in part: "Our carefully laid scheme for an immense and thorough transportation system has suddenly been attacked in the eleventh hour; what the motive is behind the attack remains to be seen. There is not one argument out of the abundant stock of arguments against the dual plan that is new. They have all been threshed over again and again. There is no argument within reason that can prevail.

"We have made the very best deal possible in the name of the city of New York, and it is a good, clean, profitable business deal. In planning this large system of city railways the committee of the Board of Estimate, of which I happen to be the chairman, recognized that this city of five millions is still in its infancy; that it is going to grow far beyond its present limits.

"We must therefore have a city plan, laid on proper lines of transit, which have nothing to do with private interests or individual requirement—lines that will relieve the growing congestion when operated in conjunction with the existing lines, all of which are operated under long time franchises. It is first necessary to acquire the use of these lines as the nucleus of the great system which we wish to build up

About Competing Lines.

"We have discouraged the idea that the greatest usefulness is to be found in competing lines and in building up the present system we have given the companies the lowest terms to which we could beat them down. I want to say right here that the companies have not yielded willingly, even to the terms which were finally agreed upon.

"It is plain at the start that the city can not finance this great system which we have proposed. Two years ago the proposal had only to do with the richest lines, but it is a far cry from that day to this. We have produced a system with treble the mileage of the existing lines.

"Such a system would be impossible without carrying the losses of the outside lines. It stands to reason that many of these lines could not pay for themselves for some time to come and we must guard them through the earnings from the richer districts.

"I predict that there will come through the building of these lines an increase in values netting eight or ten millions of dollars a year more in taxes to the city treasury. Furthermore when the new system goes into operation there will be sixty million double fares which will become single, and this benefit will go into the pockets of the people each year, aside from all tax increases. That alone will justify every dollar we spend on these contracts with the Interborough system.

"Remember, the city would never be able to build these lines on its own credit. The system will cost, in round numbers, $300,000,000; we have available about $140,000,000. If we were to stop suddenly because the financial situation would not allow us to go farther at least one-half of this great system would fall to the ground.

He Prods His Critics.

"And right here I would like to ask the critics of the proposed contracts which of the lines they would prefer to withdraw. It would mean the taking out of the lower West Side lines, the 7th avenue line, the William street line, the tunnel under the East River and the line through the eastern section to the sea, the Bronxville system, the entire Steinway tunnel system and doubtless many other branches. The connection which we propose with the Broadway lines, the connection at Union square, with the vast territory across the East River—all would be lost. And in the name of what?

"The payments to be made to the operating companies are the result of the best business deal New York could possibly make. They will result in the carrying of passengers over a mileage three times as great as that covered by the existing system. These companies have our system; we can't deny that. We can't take it away from them now, even by legislation. They have grown rich, it is true, but the property is theirs. If we want it we must pay for it.

"Now we are asked to give up all the advantages of this great connecting system because certain critics hold that a so-called preference should not be given—because someone is receiving one-half of one per cent. more for underwriting the bonds than they should. I repeat we have made the best bargain we possibly could, and we will stand by it. As a matter of fact, there were two bids for the underwriting of these bonds. One was 93.5 and the other 94.2."

Mr. Willcox Speaks.

Public Service Commissioner Willcox concluded his exposition of the dual system of transit by stating that the contracts would in all probability be signed this week, and that interested the diners most. The commissioner evidently did not anticipate the action of the Supreme Court last Tuesday, when it granted a temporary injunction against the signing of the contracts.

Great credit is due to Elisha Sniffin, who, as chairman of the dinner committee, made the banquet such a great success.



BROOKLYN AND QUEENS DELEGATION AT ALBANY.

The accompanying picture illustrates the delegation from the boroughs of Brooklyn and Queens that went to Albany on January 31 to urge Governor Sulzer not to do anything that would in any way interfere with the adoption of the dual system of rapid transit for the entire city of New York. Among the delegation were Borough President Connolly, of Queens and Commissioner of Public Works Pounds, of Brooklyn. The picture shows the entire delegation from those boroughs standing at the bottom of the steps to the capitol.

A CALL TO TAXPAYERS.

Mass Meeting at the Real Estate Exchange Next Monday Afternoon Will Discuss Subways.

A mass meeting of property owners has been called for next Monday afternoon at 2 o'clock, at the Real Estate Exchange, 14 Vesey street, to consider the crisis in the subway negotiations and measures for the protection of real estate interests in connection with the pending subway contracts. Only brief remarks will be invited, and these must be directly to the point. No speaker will be permitted to monopolize the time of another or to introduce extraneous subjects. James L. Wells, president of the Auctioneers' Association, will preside.

A large number of signatures representing the principal men and interests concerned with real estate affairs have been signed to a petition to the governors of the exchange to permit of the assembly hall being opened to citizens for the discussion of municipal matters affecting property rights. This request having been granted, the call for the first meeting has been issued and the subject announced.

Among the new signatures to the petition are Walter Stabler, Comptroller of the Metropolitan Life Insurance Company; J. Romaine Brown & Co., Walter Lindner, solicitor to the Title Guarantee & Trust Company; Ranald H. McDonald & Co., F. B. Wood-W. H. Dolson Company, Douglas L. Elliman & Co., De Selding Bros., Clarence H. Kelsey, president, and J. Wray Cleveland, secretary of the Title Guarantee & Trust Company, Folsom Bros., the New York Title Insurance Company, C. M. Silverman & Son, N. A. Berwin & Co., Frank Kiernan & Co., John B. Hibbard, Dubois & Taylor, William S. Patten, Robert E. Simon, James B. Stewart, George F. Moody, Wilber C. Goodale, Leonard Weill, James R. Murphy, W. D. Morgan, Herald Square Realty Company, Julius Bachrach, Fenton T. Newbury, Meyer Auerbach, David Wallace, Roosevelt & Kobbe, John Biddle Clark, William J. Hamilton, Cambridge Construction Company, William P. Rooney, J. Allen Townsend, Charles H. Bliss, Albert Erdman, John A. Evans, Duff & Conger, Gibbs & Kirby, J. Edgar Leaycraft & Co., Bing & Bing, Frederick Zittel & Sons, L. Tanenbaum, Strauss & Co., Edward B. Boynton, Frederick Johnson, David Stewart.

CERTIFIED BUILDERS.

Bill Will be Introduced to License Architects and General Contractors.

The Superintendent of Buildings in Brooklyn, Mr. P. J. Carlin, has prepared a bill for introduction in the Legislature which has for its object the licensing of architects, architectural engineers, and builders, and, by this means, the regulating to some extent of the building business. Superintendent Carlin, who is a member of the Building Trades Employers' Association, has long been an advocate of some measure which would restrict the supervision of building operations to competent men. The bill, which was introduced at Albany by Senator Wagner, provides for a Board of Master Builders' Examiners, which shall examine the qualifications of all who wish to engage in the building business, except duly qualified architects and architectural engineers. On and after the first of next year, if the bill becomes a law, nobody will be allowed to enter the building business without a certificate from the board.

According to the superintendent's bill, the board will be composed of two mason builders, one structural steel builder, one reinforced concrete builder, and one carpenter builder of not less than ten years' experience, appointed by the Mayor, and the Superintendents of Buildings in the five boroughs. The five specially appointed members are to receive $10 a day for their services, the superintendents serving without extra compensation.

The bill further provides that every employing or master builder carrying on his trade, business or calling in any city of the first class in this State shall register his name and address at the office of the superintendent of buildings, or other official having general supervision of the construction and alteration of buildings in said city, or a borough thereof, under such rules as such officer shall prescribe, and, thereupon, he shall be entitled to receive a certificate of such registration; provided, however, that such employing or master builder, unless he shall be an architect or an architectural engineer, shall, at the time of applying for such registration, hold a certificate of competency from a board of master builders' examiners issued in the city in which such board shall be organized. It shall not be lawful for any person to engage in or carry on the trade, business or calling of employing or master builder in any city of the first class unless his name and address shall have been registered in the city or borough thereof in which he carries on or conducts such business, pursuant to the provisions of this section.

All certificates of registration issued under the provisions of this section shall expire on the 31st day of December of the year in which they shall be issued. Such certificates may be renewed within thirty days preceding such expiration, the renewal to be for one year from the 1st day of January in each year.

Other Legislative Measures.

Assemblyman Eisner has introduced a bill to amend the real property law in relation to registering titles to real property, providing that "the final judgment and decree of registration vesting a fee simple absolute in the plaintiff or in any person claiming with, by or through such plaintiff, shall be conclusive evidence that the title to said real property is good and marketable; and said judgment and decree of registration shall be binding not only upon subsequent grantees, but also upon all persons or corporations making mortgage loans upon real property; and upon all corporations organized and incorporated for the purpose of searching titles to real property and issuing their policies of guaranty or insurance thereon. It shall be the duty of the Attorney General of the State of New York to take proceedings in behalf of and in the name of the People of the State of New York to procure the forfeiture of the charter of any corporation violating the provisions of this Act."

ARCHITECTURAL EXHIBITION.

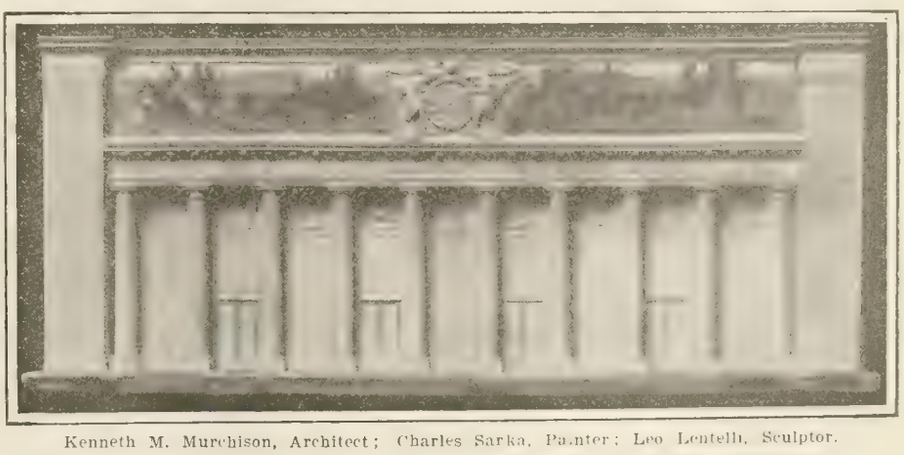
Cram, Goodhue & Ferguson Win the Annual Prize for Architecture.

While the architectural end of the exhibition of the Architectural League, now open at the Fine Arts Building, in West 57th street, may not be as noteworthy as in some previous years, the exhibition as a whole is interesting and attractive. The past year or two has not been as fruitful in architectural works of great distinction as was the period immediately preceding. This has been particularly true in New York City, and the consequence is that metropolitan examples are not so numerous in the galleries.

The opening of the exhibition was celebrated by a banquet on Friday evening, Jan. 31, at which the annual prizes were awarded. The firm of Cram, Goodhue & Ferguson, of Boston and New York, received the architectural prize, A. A. Weinman the prize for sculpture, and Colonel Goethals, of Panama Canal fame, was awarded the only prize ever given by the league for engineering. The collaborative competition was won by Kenneth M. Murchison, architect; Charles Sarka, painter, and Leo Lentelli, sculptor.

"Castlegould," at Port Washington, L. I., is possibly the most prominent architectural work in the exhibition. It has the "finish" that belongs to all dwellings designed by our foremost architects. The Black, Starr & Frost Building, by Carrere & Hastings, will stand for the best sort of store building along 5th avenue—perfect in every detail. Willauer, Shape & Bready's Building, "Fifty Broad Street," now in course of erection, stands for the latest work in office buildings. Donn Barber's office is represented by a perspective of the proposed New York Cotton Exchange, a photograph of Dr. Stone's unique house at Flushing, and by a drawing of the new Y. W. C. A. Building on Lexington avenue. Cram, Goodhue & Ferguson are represented by sketches and photographs of churches and details. Delano & Aldrich have on view a drawing of Mrs. C. B. Alexander's house at Bernardsville, N. J.; Aymar Embury II. shows a number of country houses, and among the other architects who have exhibits on the walls are J. H. Freedlander, Alfred Hopkins, E. D. Litchfield, McKenzie, Voorhees & Gmelin, McKim, Mead & White, Kenneth M. Murchison, Arthur T. Remick, Rouse & Goldstone, E. K. Rossiter, Boyd & Satterlee, School of Architecture, Columbia University; Society of Beaux Arts Architects, Tracy & Swartwout, Trowbridge & Ackerman, Upjohn & Connable, D. Everett Waid, Walker & Gillette, Wallis & Goodwille, and York & Sawyer.

Lack of sufficient space is, perhaps, one reason for the smallness of the architectural exhibit. At any rate, the painters and sculptors predominate.



Kenneth M. Murchison, Architect; Charles Sarka, Painter; Leo Lentelli, Sculptor.
COLLABORATIVE PRIZE AT THE ARCHITECTURAL LEAGUE EXHIBITION.

FAILURES AMONG CONTRACTORS

Due to Rising Building Material Prices and the Growing Practice of "Bunching" Jobs—Credit Situation Sound and Construction Outlook Good.

RECENT failures in close sequence among building and engineering contractors of more or less prominence have inspired surmises among building material interests as to what factors could possibly be existent at this time sufficiently potent to precipitate such firms as George Vassar's Son & Co., Charles H. Peckworth, and Weatherlow & Korn, among others. Current queries betray some anxiety as to whether basic conditions are really as sound as building interests have been led to believe.

The primary factors in the troubles of firms suffering business embarrassment at this time are three: First, failure on the part of those figuring jobs to discount the steadily rising prices of building materials; second, under-estimating, and, third, taking business beyond the capacity of their resources through the process of "bunching." An attempt has been made to attribute some of these failures to slowness of steel deliveries, but those who are in close touch with the credit market say that this factor, instead of being potent, is only mildly contributive.

Basic construction conditions are excellent. The real estate market is more active than it has been in almost six months. Building money is comparatively easy, especially for gilt-edged propositions; and the building material market is firm, with mill supplies conservatively low, prices stiffening, and the distributing market well stocked. Dodge reports show a healthy tone in the matter of prospective building operations throughout the entire metropolitan district, and architects as a rule report full boards. Such being the case, delay in deliveries of structural material, while possibly temporarily embarrassing to contracting firms by reason of withholding of progress payments, should not precipitate a sound building firm. The real causes of failures, therefore, must be looked for in other quarters.

"The Unwritten Law."

Competition among building contractors and engineering companies in recent years has been very keen. So many new concerns with limited resources have entered the building field that established houses have had to depend largely upon old customers and upon their reputations for reliability for new contracts. The result has been a partial recognition, at least, of what has come to be the "unwritten law" among contractors.

This code of ethics sharply defines three important classifications of building contractors: the "big" firm, the "small" contractor, and the speculative builder. The first classification embraces those firms which have good connections, whose stability is founded upon prestige, reputation and earned dividends, while the second class refers to that army of builders, the majority of whom are financially sound, but whose resources and capacity are limited, and the last is made up by speculators who do construction work and leave a large part of their money in the finished structure.

The small contractor, pushed hard to keep enough business in hand to hold his organization together, is sometimes tempted to ape the big firms and "bunch" a number of operations simultaneously. He figures that by averaging his profits on all his jobs he can afford to accept a smaller profit on each building because his aggregate will, in a measure at least, compensate him.

Suddenly some branch of the building material market reports an advance in price between the time his bid went in and the time he specifies on his contract, or when the building is actually ready for the superstructure steel or some other commodity is delayed in delivery and his payments are held up. The material man renegs, and the result is he cannot promptly meet his obligations.

But building material and contracting interests were not inclined seriously to consider this phase of the matter at this time. They flatly put it down to a combination of circumstances that may be classified as plain bad business luck, superinduced by inevitable results of price-cutting competition and failure to take into the matter the increased cost of building materials and construction.

Building contractors are going into bids on an unprecedented material market. During the last five years, during which time no less than two hundred and twenty new construction concerns of one kind or another have come into existence, the average cost of building construction and building materials has advanced between fifteen and eighteen per cent., most of which has occurred within the last nine months.

Building Costs Advanced 15 Per Cent.

During the last two years common brick has moved up from $5.75 a thousand, wholesale, to $6.75 and $7 (summer quotations). Portland cement two years ago this spring was as low as 70 cents a barrel, Lehigh Valley, while the prospects are that it will be considerably over a dollar a barrel before the spring building season actually starts. Structural steel, two years ago, was considered high at $27, while today it is stiff at $31. Lumber, in all departments, has advanced at least five per cent. since 1909, and this week's reports show that practically all lines will move to even higher levels than have heretofore existed when the spring season opens. Stone, sand, roofing, equipment and labor all cost more today, and the increasing demand for fireproof construction only tends to make the cost of construction move higher.

In the face of this sharp rise in material prices, competition has been such as to force construction prices down, and the inevitable consequence has been smaller profits, if not actual losses.

There are three elements to every building operation, whether it be large or small: cost, quality, speed. If one of these factors is crowded out of the equation or even cramped, one of the remaining two, or both, must suffer. Slowly, but surely, this fact is coming to be realized by owners. But until it becomes universally recognized as the only sound working basis for constructing buildings, contractors are going to be caught short, owners are going to have their buildings tied up, and building material interests are going to suffer great inconvenience, if not actual loss, when inequality of building conditions and uneasiness of commodity prices undermine heavily loaded firms whose resources are not sufficient to tide them over a tight place.



MORTON BUILDING.
681 Fifth Avenue.
McKim, Mead & White, Architects.

Fifth Avenue's Latest Building.

The twelve-story business building which Hon. Levi P. Morton, of 120 Nassau street, has just completed at 681 Fifth avenue, between 53d and 54th streets in the center of Fifth avenue's most fashionable shopping district, contains store and showrooms, with open lofts above. The equipment includes two electric passenger elevators, one large electric freight elevator and one sidewalk lift. Ample facilities have been provided for receiving and shipping merchandise. The floors have a heavier live load carrying capacity per square foot than is usual in other buildings on Fifth avenue. The upper six floors have side windows, affording excellent light and ventilation.

Another feature of importance is a concealed sprinkler system, only the sprinkler-heads showing in the ceilings, all pipes being invisible. This arrangement renders each floor especially available and attractive for show purposes, and effectually reduces the insurance on the structure and its contents. The first three stories will be occupied by E. P. Dutton & Company, publishers, booksellers and stationers Pease & Elliman are the agents.

THE FLUSHING-JAMAICA CANAL.

A Legislative Bill Appropriates $40,000,000 For Its Construction.

In the bill introduced in the Assembly a few days ago providing for an issue of $40,000,000 worth of bonds for the improvements of State waterways there is an item of much interest to residents of Long Island and to those who are interested in its development; and that is the provision for the construction of a canal from Flushing Bay on the north shore to Jamaica Bay on the south. Flushing Creek in the south part of Flushing, flows due north into Flushing Bay. It is proposed to deepen and widen the creek and extend it due south past Maple Grove Cemetery through Richmond Hill to about Remsen's Creek at Jamaica Bay and thus make it an adjunct of the Jamaica Bay improvement. This canal was proposed once before in the Legislature, but that was before the Jamaica Bay improvement took concrete form. This proposed cross island canal, while it would penetrate Queens Borough, would redound to the benefit of all Long Island even beyond Queens.

The Federal government plans to build a deep water course through the bays skirting the Long Island coast east of Jamaica Bay; and, in order to join this waterway with the Jamaica Bay improvement, the government proposes to cut a waterway from Middle Bay and Hewlett Bay—south of Oceanside and East Rockaway—across the Rockaway Peninsula into Beach Channel, Jamaica Bay. Thus the south side waterway would be linked not only to Jamaica Bay but to the waterways of the country.

Benefits Expected.

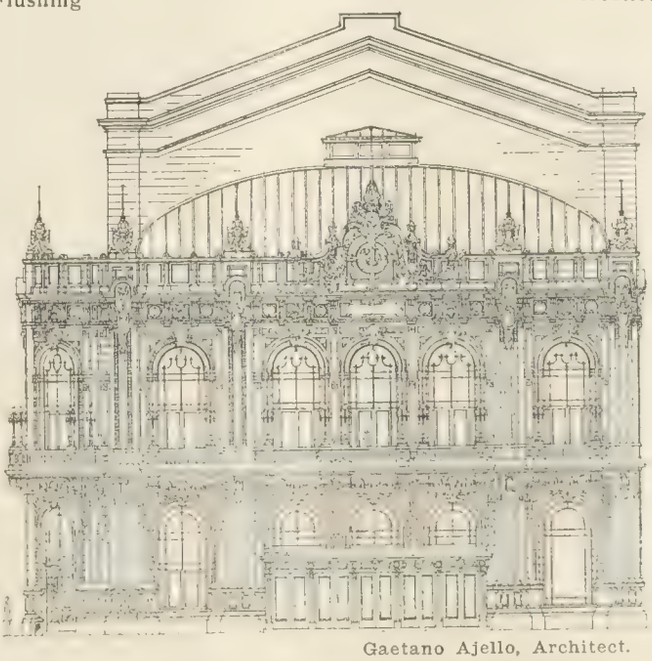
The effect of the canal across Queens Borough would be to make inland shipments between the north and south shores of Long Island easy; and, it would tend to give the villages of the south side a commercial prestige by water that they otherwise can not possess. The benefit of a deep waterway to the south shore of Long Island is amply illustrated at East Rockaway where the Windsor Land and Improvement Company of its own initiative has built a waterway nearly a mile long with a depth of six feet of water at low tide. This canal connects with Hewlett Bay, which is directly back of Long Beach and adjacent to the proposed cut across Rockaway Peninsula. The important waterways of the south side of Nassau County that flow into the bay and are susceptible of development for commercial and pleasure navigation are Mott Creek, at Rosedale, Bedell Creek, at Oceanside, and Mill Creek, at Rockville Centre.

Real estate men point out that inasmuch as the great level section of Nassau County, extending from Hempstead south to the bays, is growing rapidly in population on account of its contiguity to New York City, that the state would find it a good investment to improve these waterways the same as the Federal government has discovered the utility of creating an inside waterway from Jamaica Bay east to Shinnecock Canal; and, these village waterways, if improved, would connect directly with the Federal waterway mentioned. It is pointed out that the expenditure of money on these south side creeks is of more advantage to the State than the improvement of small streams in remote parts of the commonwealth

Large Theatre Buildings Projected.

The past two years have been years of unusual progress for theatre building in Manhattan. The marked success of Marcus Loew and William Fox is leading other managers into the field, and theatre construction cannot therefore be said to have reached its limit. Since the first of January this year there has been renewed activity to a marked degree by individuals and syndicates to assemble properties in the midtown theatre zone at desirable locations for playhouses.

The vaudeville theatre which the Mitchell H. Mark Corporation is about to erect on the Brewster factory site at Broadway and 47th street, from plans by Thomas W. Lamb, will cost half a million dollars. It will have a Broadway frontage of about 155 feet, will be of white terra cotta and have a seating capacity of 2,936. The roof garden will be, it is said, the largest in the world.

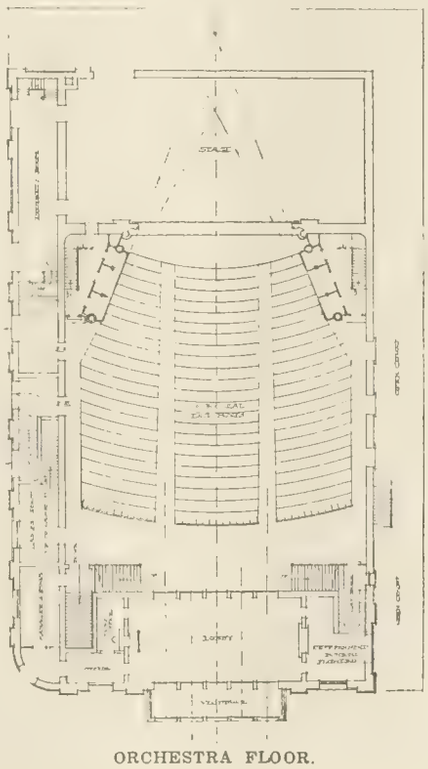


Gaetano Ajello, Architect.

UNIQUE THEATRE FOR THE MIDTOWN DISTRICT.

Another of the latest amusement enterprises was made known last week by a syndicate which is now forming for the purpose of erecting a modern theatre (a sketch of which is shown herewith) in the central theatre district to cost not less than $500,000. The plans for the latter have been tentatively prepared by Gaetano Ajello, of 1 West 34th street, and show several unique features in theatre designing. A chief factor in the scheme is the interior fire-escape arrangement enclosed in brick walls within the building.

This condition is a new departure for the most modern structures of this type now building, it being the architect's purpose to render an artistic facade unobstructed by iron stairs and landings. A full detailed announcement will soon be made giving the building site and the names of those interested. Felix Isman, of Philadelphia, who contemplates the erection of a theatre in 42d and 43d streets, between Broadway and Sixth avenue, 129 West 42d street, and 126-130 West 43d street, will take possession of the property on March 1.



ORCHESTRA FLOOR.

A Good Business to Pursue.

"Real estate is a good business to pursue and the chance to succeed in it above the average, because it is a business of stability," said W. W. Hannan, of Detroit, in an address before the Cleveland Real Estate Board. "As a commodity, its extent is fixed. There is just so much of it and there never will be any more to serve the needs of the entire human race. If a real estate operator exercises only ordinarily good judgment in buying, or as a broker, in advising his clients to buy, he cannot fail to profit by the increase in values bound to prevail as population becomes more dense and industrial activities expand. Not only are original values bound to increase, but I believe the time is not far distant when securities supported by real estate will find a quicker market than stock and bonds."

Efficiency in Appraising Values

(Continued from first page).

tions of opinion entirely for the differing locations. Thus we can express our judgment—the mental side—as to the differing qualities of location without being compelled to take into consideration any reference to size and shape. When a merchant says a certain kind of cloth is worth fifty cents a yard, he is expressing the value to him of a certain definite quantity well understood by him and his customer. He is not mixing in anything with regard to quantity. Cloth at a dollar a yard is understood to be worth twice as much for the same quantity, whatever it may be.

We see, therefore, that it is more effective to know just what our task consists of before we attempt to perform it. I have only attempted in these remarks to convey to you the necessity for more study of factors and greater appreciation of what enters into a conclusion of opinion on your part or what ought to. I have not the time nor, perhaps, is this the occasion to go into the details of the mathematical side of the question. It is just as easy to compute mathematically the value of varying sizes and shapes as compared with the value of a unit foot as it is to compute the value of 10 yards of cloth when we know that one yard is worth 50 cents; that is, it is just as easy when you have all of the formulae worked out.

—The Borough of Queens during the year 1912 installed 20,505 lineal feet of concrete sewer, 39,102 lineal feet of pipe sewer and 16,650 feet of 6-inch pipe for house connection drain. Ninety receiving basins and 356 manholes have also been built. The work cost $404,891.46.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

THE laws and ordinances affecting the management of buildings in this town are so numerous and scattered that it is virtually impossible to know whether or not they are being complied with in the case of any particular building. They frequently come to the attention of a manager only through some notice from a public official that such and such a provision is being violated, and that the owner is subject to a penalty; or an order may be received to make some structural alteration. Most managers are willing enough to comply with the law. There is no money in taking charge of property that is run down or antiquated, unless the manager is permitted by the owner to put it in good shape as soon as he accepts the agency. Repeated violation notices from city or State departments involve too much waste of time, as the most trivial matter, when once it becomes enmeshed in official red tape, calls for an endless series of visits, conferences, negotiations and correspondence.

To avoid loss of time, if for no other reason, managers are anxious to have as little to do with violation orders as possible. But, even with the best of intentions, it is not always possible to keep clear of them. One can't possibly be informed on the City Charter, the Building Code, the Tenement House Act, the ordinances of the Board of Aldermen and the health, fire prevention, factory, and other laws, not to speak of regulations adopted by public officials having discretionary or "legislative" power. It would be a great help both to responsible public officials and to real estate agents if all the provisions of law falling within the province of building management were brought together in a single codification. It would not be necessary, perhaps, to make such a code an official statute. It might with propriety be compiled by, for example, the Board of Estimate as a means toward economy in the city administration. Such a code, if sold at cost, would be in the hands of all real estate men, with the result that the number of unintentional violations would be reduced to practically nothing. Probably a third or even more of the clerical work of city departments connected with violation orders would fall away, so that quite a staff of tax-eating clerks could be dispensed with.

Such a code would have another important effect. It would expose the present duplications of inspection work on the part of city and State departments and, what is more, would bring into juxtaposition the many legal contradictions in the existing hodgepodge of statutes. At present a manager may, for example, be told by the Building Department to swing doors leading to halls one way, only to be informed later by the factory inspector or Fire Prevention Bureau to swing them the other way. If the Board of Estimate were to set about such a codification as the one in question, its attention would of necessity be drawn to the present legal inconsistencies in a way that might induce it to seek remedial legislation.

If the city authorities really care to have the cooperation of real estate agents and owners in obtaining sanitary and fire protective conditions, they must see to it that the desired sanitary and fire protective conditions are clearly set forth in legislation, that the responsibilities of owners and tenants are equally clearly defined, and that the knowledge of what the law requires is accessible to all concerned. With this knowledge at hand, the building manager would virtually become a public inspector. It is to his advantage that neither owner nor tenant should unintentionally come in conflict with the law, for when such conflict occurs it is generally his time that is wasted.

BEST WAY OF MANAGING APARTMENTS

Co-operation Between Manager and Owner Pays Well—Developing Mutual Respect—Heavy Demands on Time and Patience.

By RANSOM E. WILCOX, of Wilcox & Shelton.

ANY dwelling in New York City that contains more than two families is a tenement house. The term includes the plainest three or four-room cold-water flat that rents for eight or ten dollars, and the spacious elegantly appointed houses where the monthly rent runs into hundreds. It is clear that a very large majority of the people of Manhattan and The Bronx are apartment house dwellers. The care of such property is the larger part of the business of most offices that give attention to the collection of rents. Its magnitude demonstrates its importance and proves it worthy of discussion and study.

A successful manager is an expert in rental values. He perceives, moreover, the natural level of style and appearance to be maintained, and the class of people that will be best served by what he has to offer. He knows when to pour out money freely and when to withhold. He is a student of every locality in which he has interests and he is ever on the watch to see what others in similar conditions are achieving.

Develops Mutual Respect.

He is the first to discover new conditions that necessitate changes in his property and he is acquainted with the best means of effecting such changes. He is a good judge of people and chooses wisely his servants and helpers, and when relations have been established he labors to develop a mutual respect and esteem that puts every man to his best endeavor for the success of their joint enterprise.

The character of the property has much to do in determining the success of the manager. Unfortunately, much tenement property has been produced in New York so poorly constructed or so ill adapted to its locality as to make success impossible. There are hundreds of tenement houses, and they are not all on the East Side, that have never had a successful year, and cannot be made to pay upon any basis approaching their cost.

If buyers and loaning concerns were sufficiently discriminating, the difficulty of marketing such property would be an effectual bar to its making. Happily, under the present operation of our Tenement House Law, the higher requirements of the Building Department and the conditions wisely insisted upon by the makers of building loans, a much better product is being furnished by professional builders.

A much smaller amount of it is permanently destined for the foreclosure market than was the case a decade ago. With most of this property a skillful manager has a chance to produce a satisfactory income.

Owners Want To Be Shown.

The owner has much to do with the success of an investment in tenement property. Few investors in real estate are willing to accept the returns without question, as they do their dividends on their railroad stock. They want to be shown, and they want their own ideas carried out.

The wise manager will keep close to his owner. It is the owner's right to have his property managed to suit him. The skilful agent will patiently strive to get his owner's confidence and then never to abuse it. He will endeavor to show to his owner the wisest measures and methods, but he will go no faster and no farther than he can carry the owner with him.

The best success is often achieved by the two working together with open minds. Many an owner by wise suggestion, timely encouragement and patient confidence has been rewarded by returns which he had not dared to anticipate.

Working Together.

The agent himself is, of course, the largest element in the question of his success. He must believe in the dignity and value of the business he is conducting. It is no light thing to be the means of making real estate investments safe and profitable. Millions of dollars have been put into real property in the belief that the sum so invested will be at all times secure, and that a stable income will result.

The manager of such property is in a position of trust. His industry and skill are challenged to the end that such funds shall not be wasted and such efforts to secure permanent income shall not fail. And this consideration is in force in small operations as well as in large.

The man or woman who has put a few hard-earned thousands into a small flat house is as well entitled to the best labor and skill of the manager as is the man who has invested millions. The income from trust funds by which women and children are supported, and by which

benevolent institutions are maintained is in a large degree dependent upon his efforts.

Good Management Pays.

The importance of the business of managing real property is further demonstrated by the fact that it pays. It provides the means by which an office can be supported and a staff of workers maintained for an all-around real estate business. In dull periods when selling is slow and there is little doing in other lines, it furnishes a steady income. Moreover, the knowledge it gives of property is a valuable asset. In the last analysis, property is valuable in proportion to the income it will produce.

The experienced manager should be the very best appraiser of real estate values, and the wisest counselor to those who are making purchases or placing loans. It gives a valuable acquaintance among real estate owners. An office that has had a successful period of real estate managing, comes to have clients who will not purchase or sell or loan but upon its advice.

The business of managing tenement property makes heavy demands upon one's time and patience. There is a mass of detail that must have effective attention. Often trifles call for an expenditure of effort that seems out of all proportion to their value. There must be system and division of labor, but the successful manager must pervade it all. There should exist between principal and assistants a mutual respect and liking. And this should extend to the owner on one side and to the tenant upon the other. Only by such co-operation in persistent effort can the best results be achieved.

Abating the Smoke Nuisance.

The city of Chicago has a "Smoke Department," which has adopted a policy of educating the public in the methods of preventing smoke. Plant owners, engineers and firemen are shown the proper method of constructing furnaces for various kinds of service and are also instructed in the best manner of handling the equipment they have. For this educational work the department has a number of engineers whose duty it is to work with the owners and operators of plants, investigating and advising means which from the experience of the department teaches them to be best under the circumstances.

The problem in each plant is carefully investigated and thoroughly considered by the engineers, after which recommendations and suggestions are made to the owner as to the method of handling his plant or as to the reconstruction work necessary in order to operate within the smoke ordinance.

Sometimes entire boiler plants are rebuilt in order to stop smoke, and very often furnaces are reconstructed throughout. It sometimes happens that after a new plant is put in operation it smokes, and the operating crew finds it difficult to run without making objectionable smoke. The department gives such a plant special attention and stays on the job until the cause of the trouble is definitely known and changes have been made that will rectify matters.

Construction Work Supervised.

There are no certain makes or styles of furnaces that cover every case; in fact, the largest number of furnaces installed in the city since the organization of the present Smoke Department have been designed especially for the plant in which they are used.

It is the aim of the department to get automatic stokers in all plants that are large enough to warrant the expenditure. As long as furnaces are hand-fired there will be trouble in keeping the smoke down.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Anti-Window Sweating Sash.

The Detroit Show Case Company, of Detroit, Mich., has recently placed on the market a copper sash that may be used in store fronts and other windows. The moulding is fitted with ventilation ducts to prevent the glass from either frosting or sweating. Shopkeepers, generally, are demanding that their windows be installed so as to overcome frosting and sweating in the winter months. Particulars concerning this new sash may be obtained by writing the home office of the company at 491 West Fort street, Detroit, Mich.

Safeguards Elevator Passengers.

Managers of buildings are constantly liable to civil actions for damages for injuries to frequenters of their buildings resulting from falls due to the failure of the elevator operator to bring his car flush with the corridor floor. The Elevator Automatic Signal Company, of 28 Elm street, this city, is putting on the market a lighting device which throws a strong direct light on the threshold when the elevator door is open, thus permitting occupants to make sure of their footing when stepping from the elevator car to the floor at which they are alighting. The contrivance is a simple one. Each device is complete, so that any competent mechanic can install it at minimum charge.

A New Translucent Ware.

Something new in the way of illuminating glass ware is being introduced by the Gill Brothers Company, of Steubenville, Ohio. This glass has the appearance of an alabaster globe, but it is claimed for it that it has a still higher translucency. It takes its name from the celebrated Parian marble, which it resembles in appearance. This glass possesses great reflecting power, accompanied by perfect diffusion and minimum absorption of light, producing a soft effective white ray with an absence of glare. The new material is being made up into globes and shades for all purposes, including classic bowls for semi-direct lighting.

QUESTIONS and ANSWERS

Finding the Level of an Engine.

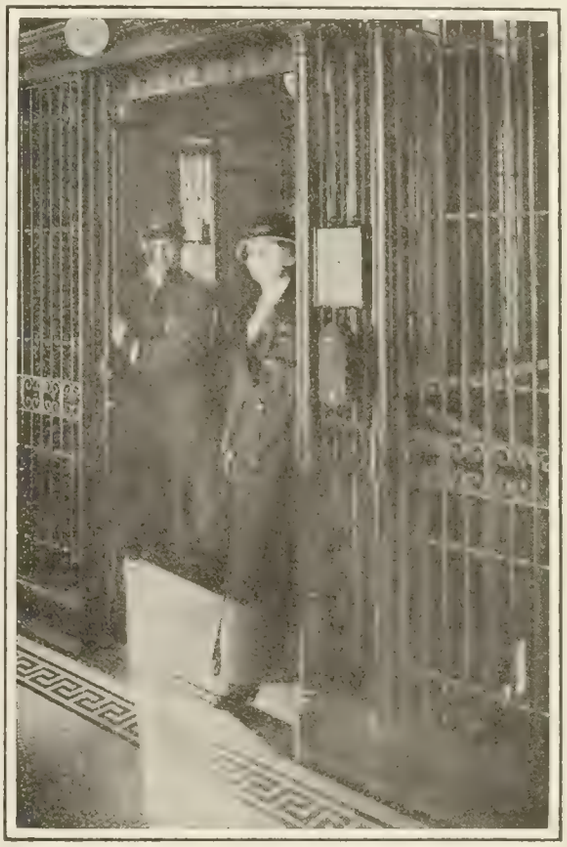
We have an engine that does not seem to be set properly when placed on head or crank centers. With the valve stem and piston rod packing removed and all working parts connected, the crank pin rotates to the bottom of the crank case. How can I determine if the engine is out of balance?

Answer.—To determine whether the crank settles in standing balance of the engine on account of the weight of the connecting rod, detach the crank end of the connecting rod and vibrate the flywheel by hammer strokes square against the side of the wheel. If the wheel stands balanced in every position the crank is in standing balance. The lack of balance when the rod is connected up is due to the weight of the connecting rod not being balanced in standing balance. The engine may not be in standing balance, but may be in running balance. Running balance can only be adjusted by placing different weights in different positions on the flywheel when the engine is running at its proper speed. The weighting thus required is not generally suitable for standing balance.

Finishing Cypress.

We have a painter in our employ who finishes cypress by first burning the wood and then rubbing it down with a steel brush. Is this a good method?

Answer—Cypress is like cedar, very tough, but on account of its long fibre it is very troublesome to finish. This may be the reason for his process for staining it by fuming because the grain is not raised in the fuming process. Rubbing down with steel wool and waxing produces the best finish on cypress.



TH ELEVATOR STOPS FLUSH WITH THE FLOOR.

Water Heaters.

Will you please tell me through your Questions and Answers Column the difference between open and closed feed water heaters?

Answer.—In an open feed water heater the water to be heated comes in direct contact with the steam, while in a closed heater the water is pumped through a pipe which passes through the steam.

Protecting Structural Steel.

The foreman in charge of our painters has asked if there is any book published dealing with corrosion and preservation of iron and steel. Can you supply this information?

Answer.—There is a book published by Allerton S. Cushman, A. M., Ph. D., of Harvard, and Henry A. Gardner, that very fully covers this matter. It may be obtained from the Painters Magazine Publishing Co., 100 William street. Price $4.

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Building Construction and Building Management
in the Metropolitan District

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At the annual banquet of the South Brooklyn Board of Trade last Tuesday, Mayor Gaynor, in a spirited defence of the dual subway contracts, made this interesting statement: "It is the first time in my life that any railroad operation has gone through without the issue of bonds and stocks as a bonus for those in the enterprise." The fact is that the contracts mark a new and cleaner era in the financing of public service enterprises, and a very high degree, indeed, of astigmatism is required to see the "steal" of city money we hear so much about.

An excellent account of the public markets of the United States, the British Isles, Germany, France, Austria-Hungary, Holland and Belgium is given in a pamphlet, entitled "A Terminal Market System: New York's Most Urgent Need," by Mrs. Elmer Black, of the Advisory Board of the New York Terminal Market Commission. The publication has reached us through the courtesy of Borough President Miller, chairman of the commission appointed by the Mayor to suggest a proper market system for New York.

The Bijou Theatre, which is to be sold by auction from Mr. Day's stand in the Vesey street exchange next week, is one of the few remaining landmarks of the old Broadway Rialto. Built in 1876 as the Brighton Theatre, and later known successively as Wood's Theatre, the Bijou Opera House, and the Bijou Theatre, it will have a lasting place in the history of the New York stage as the scene of such notable "runs" as the 600 performances of "Adonis," brought out by Henry Dixey, and the still longer continuance of David Belasco's "Music Master," with Warfield in the title role.

What Does It All Mean?

The hopes entertained by the people of New York that sometime early during the past week the contracts legalizing the new subway system would be signed have proved to be illusory. The prospect of immediate and favorable action appears at this writing to be worse than at any time since the current crisis began. After holding off for some days until it looked as if he would refuse to take any action about Mr. Willcox's successor which would complicate the subway situation, Governor Sulzer at the last moment sent in the name of Justice McCall, which was confirmed by the Senate with the utmost expedition. He accompanied this action by a public statement, in which he deplored the long delay that had attended the planning of a new subway system and expressed his determination not to interfere with the settlement of the matter by the local authorities. But these fine sentiments did not prevent him from endangering the plan, which had been adopted after a scrupulously careful deliberation by the municipal government and from adding still further to the delay, from which the city was suffering. The consequence has been a lively feeling of resentment and chagrin on the part of thousands of people, who had been looking forward for months to the adoption of the contracts; and these feelings will have more important political consequences than the enemies of the dual system seem to anticipate.

Just what the meaning of the events of the past week is the Record and Guide does not pretend to know. It is apparent that some kind of a political game is being played, the stakes being a more advantageous situation in relation to the municipal election next fall. It is a pity that the Governor has allowed himself to be drawn into such a business, and it is a pity that among the stakes are the inestimable advantages which the people of New York may expect to enjoy from the construction of the dual subway system. The only consolation is that nothing has yet occurred which assumes the final defeat of the official plan. The Governor's own attitude is non-committal. The new chairman of the Public Service Commission has not announced any intention of preventing the eventual signing of the contracts. So far as one can judge the attitude of the local Democratic organization is not unfavorable, because it allowed the legislation necessary to the signing of the contracts to be passed at the last session of the Legislature. It is altogether probable, consequently, the contracts will eventually be legalized, but even if they are legalized public opinion in New York will not soon forgive the unnecessary apprehensions which have been created during the crisis.

The ultimate reason for the conviction of the Record and Guide that the dual system will be authorized and built is that the plan is fundamentally right. The Record and Guide held firmly to this faith even during those dark months when it was apparently impossible to reach an agreement acceptable both to the Board of Estimate and the Interborough Company. At that time there even seemed to be a majority in the Board of Estimate opposed to any such agreement. Fortunately, one influential and open-minded member of the Board, Mr. Prendergast, became convinced of the impossibility of any of the alternatives and with his cooperation the dual system was eventually worked out. The strategic situation of that system is as strong as ever. Its advantages are as overwhelming as ever. The alternatives to it are as impossible as ever. Its popularity is more emphatic and widerspread than ever. That it will be legalized and constructed is as certain as anything can be, just as it is certain that if constructed it will accomplish more for the comfort, health and prosperity of the citizens of New York than its most sanguine friends now anticipate.

Engineers and the Public Service Commission.

The American Institute of Engineers recently made a recommendation to Governor Sulzer in respect to the appointment of Public Service Commissioners, which have not received the attention and comment, which on their merits it was entitled. The Institute advised the Governor to appoint on each of the service commissions a man of some engineering training and experience, on the ground of the extreme importance of the engineering problems connected with the work of the commission. The recommendation was ignored, but it should not have been ignored. It should have been not only accepted but enlarged. It is not only desirable that the Public Service Commission should include among its membership one competent engineer but that a majority of the commission should consist of experts, specially qualified to carry on its work. The original appointments of Governor Hughes did not measure up to a proper standard in this respect, and his successors have not improved on his example. In fact, a practice appears to be growing up of making these appointments exclusively on political grounds, and if this practice continues it may well result in the failure of the whole policy of the regulation of service corporations by New York State. That policy has achieved its most emphatic success in States like Wisconsin, whose railroad commissioners have proved to be so well qualified for their work that they have in several instances been transferred to the service of the national government. The decisions of these Wisconsin commissions are contributing substantially to the building up a code of administrative law and public policy which will have a very general application, and they are justifying the practice of regulation in the eyes of the courts, in the opinion of the officers of the corporations. No such results have as yet been obtained in New York State, and no such results can be obtained as long as the commissioners are selected chiefly because of political reasons.

Opening of the Grand Central Station.

The Record and Guide has frequently expressed the feelings of pride which possess the citizens of New York when they contemplate such local monuments of engineering and architectural skill as the Grand Central Terminal. The two railroad corporations with stations in Manhattan have done more to increase the architectural interest of the city than has the municipal government itself during its long period of building activity; and the result of their work has been profoundly to modify the business importance of the districts in which they have built. It might be hoped that other railroads would follow their examples, but so far as can be anticipated at present no other terminal will be erected in Manhattan. After the plans of the Pennsylvania Railroad Company were announced, it was expected that one or more of the other railroad companies which reached Manhattan by ferries across the Hudson river would build into Manhattan. We understand that an attempt was once made to unite the Jersey Central, the Lackawanna, the Erie and some of the minor roads upon some such plan, but it

failed. It is not likely to be repeated. The expense of such a construction is is so huge that only railroads with enormous resources and with infinite possibilities in the development of traffic can afford the expense. The Pennsylvania Railroad, for instance, may never get back the interest on the capital cost of the Manhattan terminal out of the pockets of the users of the station.

The decision to underrate the enterprise was probably due chiefly to the consciousness that its prestige would always suffer in the eyes of the American public—in case it allowed the New York Central to possess the only railroad terminal on Manhattan Island. Even then its directors would probably have shrunk from the expense, in case the ownership by the Pennsylvania of the Long Island Railroad had not offered to it an indirect opportunity of meeting some of the outlay by means of the building up of that property. Moreover in 1901 railroad corporations were much more likely to engage in costly projects of development than they are during a period of systematic regulation and increased cost of living.

These terminals are magnificent, but they are an extravagance. They belonged to an epoch when the board of directors of a rich corporation could afford to permit themselves some extravagances in the expectation of re-imbursement at the public expense. But now no railroad corporation is so rich or so optimistic about its future income that it can afford to put $100,000,000 into a terminal. It is too bad that the era of big enterprises could not have continued for a period long enough to allow New York the benefit of another terminal or two, but doubtless the loss to the Borough of Manhattan is more than balanced by the gain to the country.

THE WEEK IN REAL ESTATE.

Probably no week so far this year has produced a better volume of business in the real estate market of this city than did this week. All parts of the borough of Manhattan especially were well represented; and, the Fifth avenue section figured prominently in the total. Property in the part of Fifth avenue from 34th street to 42d street is in pretty good demand just now; and, some of the activity is undoubtedly based on the coming of the firm of Lord & Taylor into Fifth avenue at 38th street and the decision on the part of the Public Service Commission to provide for a station of the Sixth Avenue Elevated Railroad at 38th street, thus making the stretch from 33d street to 42d street more directly accessible from both up and down town. A perusal of our Private Sales column will show a wide scope to the dealing in high class real estate. The purchase by Willard D. Straight of a Fifth avenue corner in the ninety streets, as a site for a fine town house for his own use, is an indication that all of the wealthy men have not abandoned New York for large landed estates in the suburbs as places of residence; and, it also marks another accretion to the improvements contemplated for Fifth avenue north of the Carnegie mansion. The Straight purchase was the banner transaction of the week, but there were other sales practically as interesting. A vacant plot, 35x100 feet, at 9 East 96th street, which adjoins a parcel that is undergoing improvement with a fine residence, changed hands. The indications are that the buyer is a prominent man, as the plot was bought through a third party, and it is even hinted that the plans for a house for this plot are in course of preparation. Three brownstone dwellings at 2 to 6 East 63d street were bought, and they occupy a plot 50x100.5 feet and adjoin the home of Joseph H. Choate. It is very likely that these houses will make way for a costly home to cover the total plot. Sold by the Sinclair and Armstrong estates, the plot was held at $200,000. Last month it was offered at auction, but the highest offer obtainable then was $187,500, at which figure it was bid in. Evidently the price at private sale was better. Another sale of interest was the purchase, by Marshall J. Dodge, of the house at 37 East 68th street, a 4-story structure, which the new owner will occupy. Another decade will witness all of Fifth avenue, north of 90th street to 110th street, built up with fine homes with a resultant improvement of tone in the intersecting streets and a consequent expansion of the Fifth avenue district. If the price reported to have been paid by Mr. Straight is correct, then his new home site cost him close to $7,000 a front foot; and, this is possible for a corner plot, of which there are very few left on Fifth avenue

A story is rife that a large hotel will be built on the east side of the Times Square block running from 45th to 46th street and that negotiations are under way for the purchase of the 18 parcels necessary for the site. Thomas B. Hidden is owner of 13 of the 18 parcels needed. His representative declares he is not aware of any negotiations in the premises. However, the real estate market is keenly interested in the report.

Most prominent of the many leases made during the week is that of the immense space reserved for restaurant purposes in the new Grand Central Station, which was leased by the John R. Thompson Company, which, while it owns many restaurants throughout the West, makes this its fourth venture in New York City, and it is only within the last year that it has sought business here at all. Its latest lease forms the largest store in the 42d street group of the station.

Probably nothing so strongly indicates the northward growth of New York City and the increment of its real estate values as the announcement made a few days ago that a theatre will be erected on a plot in the Dyckman tract. It is only about five years ago that real estate in this part of the city was beyond the pale of demand and more than one prominent operator was well tied up financially because of his holdings there; and, yet, improvements have followed on an extensive scale and are continuing. Of course, the operation of the subway north to Van Cortlandt Park had much to do with the movement of population to the neighborhood; but, the whole circumstance tends to show the wonderful recuperative power of real estate on Manhattan Island. The new theatre will be built by Gustavus L. Lawrence on a plot in 207th street, between Sherman and Vermilyea avenues. The same builder erected the Wadsworth theatre at 181st street and Wadsworth avenue.

Borough President Cromwell on the Danger of a Further Unearned Increment Tax.

Editor of the RECORD AND GUIDE:

You have asked my views on three very important questions. The first is: "Do you look for a continued heavy increase in the cost of the city government that will make it necessary radically to alter our present tax laws—for example, by the adoption of a surtax on the unearned increment of real estate?" The present laws are not altogether just, and do not wholly place the burden of taxation where it belongs. If a property owner by obstinate refusal does not improve his land, waiting for its increase in value due to the energy, efforts and expenditures of neighboring owners, it would seem, on some accounts, as if he ought to be compelled to keep pace with others in development; but the general principle upon which this whole country is founded is individual freedom of action; but the courts are rather leaning to the principle that freedom of action is only permissible to the extent that it does not interfere with the paramount interests of the general public. With the advancement of that doctrine, a tax upon the unearned increment of real estate may become a necessity as a measure of justice to other property interests. I should not expect it, however, to be forced by a continued heavy increase in the cost of city government.

The second question reads: "Do you see any reason to believe that the tendency of city expenditure in New York to outrun the growth of population can be checked?" The City of New York has, to some extent, certain political and geographical limitations as to size, not yet fully reached, but reachable. Until its population reasonably covers this natural territory, the tendency will be for an increase of expenditure beyond the growth of population, so as to develop the capabilities of this area for housing the prospective population and give to it the comforts and conveniences which an urban population demands, and which the great wealth and prestige of New York City warrants. The cost of government should, however, not increase in anywhere near the same ratio. . New York possesses the governmental machine to care for a population of ten millions as readily as five millions; with, of course, increased expenditures for the necessary technical, clerical and laboring service which population would entail.

As to question No. 3: "Do you consider the growth of population as having a direct bearing upon increment?" There can be but little doubt that in the main an increase in population brings a direct increase in the value of unimproved real estate; not always, however, for the character of the locality may be so changed in the matter of population as to depreciate values rather than increase them.

While real estate is a sound fundamental basis of value for taxing purposes, average values are safer to go upon for taxing purposes than estimates of individual properties. A certain value may be there today and be gone tomorrow, due to some cause entirely beyond the control of the owner; consequently, the whole proposition of assessing upon unearned increment is a dangerous one, unless such large districts are considered as to discount purely local effect.

GEORGE CROMWELL.

St. George, Feb. 4.

Westchester County's Opportunity.

Editor of the RECORD AND GUIDE:

The Grand Central Station is completed and now in readiness to take care of much additional traffic. The immediate vicinity of the station is now undergoing a most wonderful change. In fact, no section of New York has changed so rapidly in a short time as the radius of five blocks about Grand Central Station. The housing facilities for offices and business concerns, either under construction or completed, will take care of more than a quarter of a million more people than could be taken care of in the year 1912.

Forty-second street is destined to be the greatest retail street in New York City. Already some of the largest department stores are building and more are to follow. This is all brought about

by reason of the centralization of traffic facilities to Grand Central Station. The Interborough Subway has a station right in the building. The Lexington Avenue Subway and McAdoo Tube will also have stations inside; the Steinway Tube ends here; the Elevated, and Broadway, Madison avenue, 34th street, 42d street and Lexington avenue cars all pass the door. There is no other spot in New York so easily reached as the Grand Central Station. To reach the trains of any other terminal requires very often a walk of blocks. No tunnels or bridges to contend with puts Westchester County in a class to compete with every suburban district about New York with its home sites.

All of these additional busine s people centering here today must live somewhere, and it is up to Westchester County to see that they move to Westchester County, because it is reached easier than any other district.

We who know the many advantages of Westchester County know it is the only place for an all year home in the suburbs. Its varied topography, with the Sound on the east and the Hudson on the west, and its myriad of lakes and streams, combine to give one anything in a most beautiful homesite with every adjunct possible.

If we do not let the public know what we have they will naturally be drawn to other sections.

I have suggested to the Board of Supervisors of Westchester County that the county inaugurate a publicity campaign—such as has been so successful in the West—the establishment of a central bureau where full information about Westchester county can be obtained. Broad publicity of facts about the county will thus draw the attention of those contemplating a change of residence to Westchester County, especially if extended in a general manner and not colored to promote private enterprise.

The City of New York grows to the extent of 250,000 every year. There is no reason why for the next few years the population of Westchester County cannot be increased 100,000 a year. The initial investment to draw these new people into our midst would be repaid a thousand fold in the increased assessments placed on your tax rolls. No one individual can do this. Every taxpayer in Westchester County is interested, and any money expended in furthering the growth of population of the county is the best use you can put the money to.

Today is the day to get busy. The moving germ is broadcast to get a business location near the Grand Central. The seed to sow is "Live in Westchester County because you can get there easier than you can get to Upper Manhattan, The Bronx, Long Island or New Jersey, and have a much more desirable home place."

CHAS. L. VAN FOSSEN.

New York, Feb. 4, 1913.

ALLIED REAL ESTATE DINNER.

Governor Sulzer Will Attend and Speak.

The first annual banquet of the Allied Real Estate Interests will be held in the Waldorf-Astoria Hotel on February 28. A notable guest of the event will be Governor Sulzer, who in accepting the invitation, is making an exception to his rule not to attend public dinners. Because the real estate interests of the entire state will be represented on the occasion is the reason for the acceptance. The Governor will probably speak of his efforts to reduce the expenses of the state government.

The dinner committee consists of Joseph P. Day, chairman; Lawrence B. Elliman, Warren Cruikshank, Albert B. Ashforth, Edward B. Boynton, Charles A. Cone, Randolph C. Hurry, ex-officio.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Jan. 31 to Feb. 6	1912 Feb. 2 to 8
Total No	214	178
Assessed value	$14,258,050	$16,379,700
No. with consideration	36	17
Consideration	$917,800	$641,775
Assessed value	$992,800	$502,500
	Jan 1 to Feb 6	Jan. 1 to Feb. 8
Total No	860	1,021
Assessed value	$55,482,950	$82,316,200
No. with consideration	138	96
Consideration	$4,843,761	$5,113,306
Assessed value	$4,933,800	$4,537,300

Mortgages.

	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.	130	116
Amount	$3,955,340	$7,732,616
To Banks & Ins. Cos.	33	34
Amount	$917,900	$4 387,100
No. at 6%	36	41
Amount	$427,407	$863,266
No at 5½%	2	4
Amount	$140,000	$49,000
No at 5%	31	37
Amount	$805,333	$5,806,500
No at 4½%	16	11
Amount	$476,000	$745,500
No. at 4%	1	.....
Amount	$15,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	44	23
Amount	$2,091,600	$268,350
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.	570	707
Amount	$20,085,425	$25,904,684
To Banks & Ins Cos	152	152
Amount	$10,133,700	$12,555,890

Mortgage Extensions.

	Jan. 31 to Feb. 6	Feb 2 to 8
Total No.	33	67
Amount	$911,800	$5,005,500
To Banks & Ins. Cos.	8	26
Amount	$331,300	$3,729,000
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No	244	349
Amount	$8,105,585	$15,780,025
To Banks & Ins. Cos	79	108
Amount	$3 218,800	$8,518,500

Building Permits.

	Feb. 1 to 7	Feb. 3 to 9
New buildings	8	19
Cost	$878,000	$1,844,550
Alterations	$143,000	$120,275
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 9
New buildings	46	92
Cost	$4,293,450	$8,096 825
Alterations	$1,065,560	$905,675

BRONX.

Conveyances.

	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No	163	146
No. with consideration	12	6
Consideration	$59,893	$149,925
	Jan: 1 to Feb. 6	Jan. 1 to Feb. 8
Total No	770	830
No. with consideration	84	73
Consideration	$931,723	$828,549

Mortgages.

	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.	98	103
Amount	$882,355	$868,078
To Banks & Ins. Cos.	13	10
Amount	$277,000	$256,000
No. at 6%	48	42
Amount	$433,210	$419,512
No. at 5½%	13	7
Amount	$57,800	$38,700
No. at 5%	19	17
Amount	$308,025	$190,410
Unusual rates	.....	1
Amount	.....	$2,781
Interest not given	18	36
Amount	$83,320	$216,675
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.	511	605
Amount	$5,399,611	$4.826,102
To Banks & Ins. Cos.	59	76
Amount	$1,368 700	$1,147,626

Mortgage Extensions.

	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No	16	25
Amount	$295,400	$413,750
To Banks & Ins. Cos.	3	3
Amount	$76,000	$76,500
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.	75	112
Amount	$1,230,400	$1,829,650
To Banks & Ins. Cos.	8	29
Amount	$250,000	$730,400

Building Permits.

	Feb. 1 to 7	Feb. 3 to 9
New Buildings	23	17
Cost	$551,700	$509,900
Alterations	$13,150	$57,750
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 9
New buildings	74	112
Cost	$2,064,1-6	$3,847,830
Alterations	$135,485	$152,025

BROOKLYN.

Conveyances.

	1913 Jan. 30 to Feb. 5	1912 Feb. 1 to 7
Total No	513	516
No. with consideration	34	34
Consideration	$243,680	$266,591
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 7
Total No.	2,419	2,539
No. with consideration	163	155
Consideration	$1,367,375	$1,455,587

Mortgages.

	Jan. 30 to Feb. 5	Feb. 1 to 7
Total No.	335	337
Amount	$1,404,823	$1,934,541
To Banks & Ins. Cos.	69	68
Amount	$588,855	$1,072,550
No at 6%	195	169
Amount	$499,127	$415,848
No. at 5½%	34	45
Amount	$139,350	$190,300
No. at 5%	82	95
Amount	$615,885	$448,063
Unusual rates	2	5
Amount	$1,450	$726,700
Interest not given	22	23
Amount	$149,011	$153,630
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 7
Total No.	1,767	1,867
Amount	$6,062,077	$7,636,914
To Banks & Ins. Cos.	398	402
Amount	$2,335,530	$3,290,603

Building Permits.

	Jan. 31 to Feb. 6	Feb. 1 to 7
New buildings	66	44
Cost	$643,300	$364,725
Alterations	$62,450	$37,716
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 6
New buildings	304	283
Cost	$2,474,760	$2,529,165
Alterations	$277,022	$275,081

QUEENS.

Building Permits.

	Jan. 31 to Feb. 6	Feb. 2 to 8
New buildings	68	45
Cost	$192,540	$158,360
Alterations	$11,315	$10,400
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
New buildings	338	261
Cost	$1,035,912	$1,046,380
Alterations	$111,785	$33,945

RICHMOND.

Building Permits.

	Jan. 31 to Feb. 6	Feb. 2 to 8
New buildings	16	6
Cost	$32,345	$7,650
Alterations	$2,650	$1,833
	Jan. 1 to Feb. 6	Jan. 1 to Feb.8
New buildings	42	70
Cost	$86,510	$618,825
Alterations	$9,175	$65,818

Electrical Engineers.

The February number of the Proceedings of the American Institute of Electrical Engineers, reporting the midwinter convention held in this city on February 26-8, is being distributed, price, $1, 33 West 39th street. The contents follow: "A. I. E. E. Regular February Meeting Omitted"; "A. I. E. E. Midwinter Convention"; "Secretary Hutchinson Convalescent"; "Presentation to Mr Herbert Adams of Engrossed Resolutions of Thanks"; "A. I. E. E. Lectures on Radioactivity"; "Directors' Meeting January 10, 1913"; "The Forum, Constitution of the Institute," W. D. Weaver; "Engineering and Efficiency," by H. G. Stott; "A. I. E. E. Meeting in New York, January 10, 1913"; "Recommendation for Transfer to Grade of Members, January 2, 1913"; "Transferred to Grade of Fellow, January 10, 1913"; "Transferred to Grade of Member, January 10, 1913"; "Associates Elected January 10, 1913"; "Applications for Election"; "Students Enrolled January 10, 1913"; "The Myriawatt Recommended as a Power Unit by Joint Committees of the A. S. M. E"; and A. I. E. E.; "Past Section Meetings"; and "Personal." The second section deals with papers, discussions and reports.

Kissena Park Association.

Thirty residents and taxpayers of the Kissena Park section met at the home of H. S. Stoddard, on Oak street, Kissena Park, and organized the Kissena Park Civic Association. President, F. G. Randall; Vice-President, Burdette Phillips; Secretary, H. J. Wilson; Treasurer, H. S. Stoddard.

BUILDING MATERIALS AND SUPPLIES

Recent Embarrassment of Certain Contracting Firms Fails to Upset Even Tenor of the Building Material Market.

Common Brick Slightly Stiffer as Real Winter Weather Sets in—Steel Situation Improving—Crude Oil Moves Up 3 Cents More—Linseed Oil Advances Another Cent—General Lumber Demand Good With Prices Firming—Portland Cement May Rise.

FAILURES reported by certain contracting firms had a slight tendency to unnerve the building material market this week, mainly because the failures are generally thought to be due to the neglect upon the part of the contractors affected to discount the gradual rise in the price of building materials. Dealers and distributors were inclined, however, to take an optimistic view of the market as a whole, and attributed the difficulty to individual shortcoming rather than a general weakening of the construction market.

Realty and building material interests report generally healthy conditions with competition, both in the matter of construction, contracting, and in supplying building materials exceptionally keen. The big contracting companies aver that the volume of business coming out is only normal for this time of the year, which is contrary to general supposition. Financial engagements, while unusually large, are slow in going into construction work, and an improvement in this line is not expected to develop until after the spring building season starts. At the same time, the building material market is anticipating a heavy inquiry. Practically all grades of lumber are sharply stiffening in the wholesale market, although few direct changes in list quotations are being made at present. Portland cement is being heavily ordered on prospective delivery in New York and New Jersey. Common brick stiffened as the thermometer dropped to a normal winter level. Crude oil at the Pennsylvania wells advanced another three cents. Linseed oil moved up one cent more to 50 and 51 cents for city raw American seed, and there was a stiffening tone in the steel situation.

These conditions could not prevail unless there was an inquiry sufficiently strong to warrant them. In the paint market, for instance, there is an inquiry sufficiently large to more than justify the stiffening trend of prices in certain lines of paint, especially where comparatively little lead is used, but where linseed oil and similar ingredients are important ingredients. In the brick market the stiffening may be attributable to the fact that practically all of the available bottoms are here in the market under load. Front brick is in rather unusual demand for this time of the year, and it may be that quotations will move to slightly higher levels if this inquiry results in annual orders in the next thirty or sixty days.

On the whole there is a stability about the general building material market which should inspire continued confidence, not only among distributors but among dealers.

The week closed with a determined effort on the part of the independent steel wire interests to advance prices and a very optimistic attitude among cement interests regarding the outlook. One distributor went so far as to predict dollar-and-a-quarter cement by April because the demand was growing every day and mill stocks were only moderate. There is a very general impression that Portland cement will be quoted at a dollar a barrel in the near future and that the stability of the industry is assured.

BRICK MARKET STIFFENING.

North Rivers Stiffer with Prices Firming —Newark Demand Light.

LITTLE uniformity is found in the common brick market. Here in New York the derell; secretady, R. J. Birch; financial secretary, mand is a little stronger, although sales on the whole are light. In Newark requirements for building material hitherto above minter normal fell off this week, probably because of the marked drop in temperature. Newar yard quotations on common brick are $8.25 and on Portland cement $1.35 net. This allows a 40 cent bag rebate per barrel.

Shipments into this market from Hudson River points continued unabated, although with 122 barges arriving since January first and practically all the other bottoms held under load, producers cannot ship very heavily despite the unprecedented fact that the Hudson is open as far north as Whitehall, or seventy-five miles above Troy. For the first time in history, boats arrived from Rondout in February. As far as the local market is concerned brick is moving to jobs slowly, although steel shipments are said to be coming in with more regularity and with better adherence to schedule.

Official transactions for North River common brick during the last week, with records covering the corresponding week last year, follow:

1913.
Left over, Jan. 25, 67.

	Arrived.	Sold.	Covered.
Monday	2	1	0
Tuesday	8	2	0
Wednesday	0	3	0
Thursday	0	6	0
Friday	0	3	0
Saturday	3	2	0
Total	13	17	0

Condition of market, dull to stiffening. Prices, common Hudsons (basic), $7 to $7.25. Raritans, $7. (Wholesale, dock, N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over, Feb. 1, 63 (open). Total covered, 5. Total covered on reserve, 50.

1912.
Left over, Jan. 27, 22.

	Arrived.	Sold.	Covered.
Monday	0	0	2
Tuesday	0	1	0
Wednesday	0	0	2
Thursday	0	1	3
Friday	0	0	1
Saturday	0	0	1
Total	0	2	9

Condition of market, dull. Hudson, prices $6.75 to $7. Raritans, no quotations. Total covered barges, 52. Left over, Feb. 3, 20. Quotations on covered barges, $7.50.

NOTE.—In last week's report of the Hudson River prices for 1912, the figures were erroneously given as $5.25 to $5.50. The prices **should have read, $6.75 to $7.** Quotations on covered cargoes were reported as $5.50. The correct quotation is $7.50.

The situation in the Raritan valley is very similar to that in the Hudson. Open weather conditions up to this week have brought in a demand somewhat above normal, but we are informed that the supply of brick is sufficient for all spring needs, both in this market and in Newark. Ice was reported in the South River, a branch of the Raritan, on Thursday, but boats were then still able to get through to the Staten Island sound and to New York. The Passaic and Hackensack rivers are still navigable.

PORTLAND CEMENT FIRMER.

Dealers Buying Conservatively—Fair Demand in East Jersey.

THE Portland cement market is firm. Dealers are buying conservatively, at the new price levels, but there is sufficient nw construction now going ahead to keep the agents here optimistic regarding the spring building season. Some expect dollar mill prices this year.

In Newark Portland cement is in normal demand for this season, but there is a prospective inquiry that probably will materialize in large business early next month. Dealers are stocked moderately in the belief that what early demand materializes, they will put squarely up to the distributors to deliver.

This is exactly what the lumber dealers have been doing with the result that lumber mills are finding themselves short and prices are advancing. Whether this also will be the case with the Portland cement mills is problematical, but the probabilities are that the producer will be able to take care of the market's requirements. Such a policy is not always safe for the dealer to maintain, because it gives the manufacturer no idea of the probable requirements of the market, and when the producer is caught short, prices are almost sure to rise.

The dealer, however, argues that prices have advanced sharply within the recent past, and that he has had experience before with overstocks; in fact, he does not have to stretch his money more than twelve months to pick up mementos of costly overstocks. He is therefore assuming the position of letting the market show him, first. This is the sort of conservatism that prevails throughout the district today; not because there is any doubt regarding the volume of building that is going to come out next spring, but he does not want to tie up money unnecessarily.

CRUDE OIL GOES STILL HIGHER.

Touches $2.50 at Pennsylvania Wells—May Affect Floor Oils and Lubricants.

CRUDE oil advanced three cents at Pennsylvania wells this week making the current price $2.50 for second sand and Tiona, thus establishing a new high level exceeded only by the $2.69 price ruling in April, 1895. The market for refined petroleum continued strong, but no change has so far ben reported in prices, although there is a good consuming movement reported in prospect. This week's quotations (Thursday) are as follows:

Pennsylvania, $2.50 per bbl.; second sand, $2.50; Tiona, $2.50; Mercer, black, $2; Corning, $2; New Castle, $2; Cabbell, $2.07; North Lima, $1.31; South Lima, $1.26; Indiana, $1.26; Princeton, $1.14; Illinois, above 20 gravity, $1.14; Kansas and Oklahoma, 30 gravity and over, $.88; Cado, La., light, $.91; Caddo, La., heavy, $.89; Canada, $1.65; Somerset, 32 gravity and above, $1.35; Ragland, for 22 and 28 gravity, $.70.

The market in linseed oil advanced another cent this week, the current prices ranging now at 50 and 51 cents for city raw, American seed. The local demand was stronger and while no change in card quotations has been made, an advance in the schedule is believed to be impending. There is still available in this market oil at 48 to 49 cents and a moderate business was reported, but there is no question that a rise is due.

A firmer tone has prevailed in the lubricant market all week. This was thought to reflect the advance in the price of crude oil at the wells but increased demand was more generally attributed as the cause. Building managers, painting contractors and fabricators using petroleum products in large quantities will do well to get into the market early.

China wood oil is now quoted at 7½ and 8 cents.

BUILDING METALS EASY.

Structural Demand Somewhat Lighter—Steel Boiler Tubes Advance $2.

STRUCTURAL steel was in demand principally by car interests this week. Fabricators are reporting a slight falling off in construction tonnage, but inasmuch as they are figuring on a fair quantity of prospective operations that will come out after the spring building season starts, they are not worrying over the temporary lull.

The fact that the United States Steel Corporation is buying from 8,000 to 10,000 tons of billets is looked upon by fabricators as a favorable sign that the stability of the heavy construction market is not a matter of concern. Shipments are being made closer to schedule and, in fact, store deliveries cannot be used much longer as a contributing cause of delay in building construction. New mill capacity has been added and the unfilled tonnage is being rapidly reduced.

Contractors are preparing bids for the third section of the Queens elevated road extension, but it is a matter of considerable gratitude among building interests that the steel companies are more cautious in giving options on large tonnages without a guarantee that the prices they quote will be used in the bidding and that in the event of the general contract being awarded to the contractors thus favored, they shall secure the steel tonnage at the prices quoted prior to the submitting of bids.

Steel boiler tubes are up another $2 per ton, but iron boiler tubes have not followed the upward trend.

LUMBER PRICES STIFFENING.

Most of the Mill Supplies Low—Maine Logging Hampered by Lack of Snow.

THE general lumber market is exceedingly active. Prices show an upward tendency in all departments. Mills are filling heavy spring orders, but early deliveries are hard to get. Local and suburban lumber dealers' stocks are being seriously depleted, because of open building weather, and wholesalers are looking forward to an active spring market despite promised higher prices.

Eastern spruce is firm. West Virginia mills have ample sawing in hand, inquiries and orders are plentiful and prices show a slight advance over those prevailing thirty days ago. Short spruce is in good call at 50 cents to $1.50 increase over the previous list. Supplies are only nominal. The lack of snow is hindering Maine logging operations.

Yellow pine is in good demand, and inquiries continue to increase. Twelve-inch and up show a slight advance with the strong conditions prevailing at manufacturing points. Prices are moving upward. Yellow pine flooring is firm. Grades in "A" sap and lower show an advance of fifty cents to one dollar over prices quoted thirty days ago. Hemlock is firm on a $23.50 base for both Pennsylvania and West Virginia stock. Higher prices are predicted with the opening of the spring trade.

Hardwoods continue to hold their own in all departments. Good lumber is not over plentiful and is bringing its price. Low-grade stock is enjoying its full share of trade. Cypress is moving fairly active and the spring market will be strong. There is no change in prices.

White pine stocks at wholesale points are fair, but the demand at mill points already warrants higher prices.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Fifth Avenue and Its Neighborhood the Scene of Many Sales This Week.

The dealing in real property throughout the greater city this week was good, while in Manhattan it quite surpassed expectations. The Fifth avenue district was prolific in transactions. Some good dwellings in the Upper West Side changed hands. Selling was by no means slow in Brooklyn, while a valuable commercial plot in Long Island City was bought. This column shows the activity that prevails in the suburban districts beyond the city limits, and there appears to be strength there, much of which may be atttributed to the open winter.

The Manhattan sales totaled 45, against 37 last week and 48 a year ago.

The number below 59th street was 15, against 14 last week and 18 a year ago.

The sales north of 59th street aggregated 30, compared with 23 last week and 13 a year ago.

From the Bronx 14 sales at private contract were reported, against 21 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $759,887, compared with $638,108 last week, making a total since January 1 of $5,190,129. The figure for the corresponding week last year was $788,160, making the total from Jan. 1, 1912, $4,570,416.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BANK ST.—The Winters estate sold 33 and 35 Bank st, two 3-sty buildings, on a plot 50x95.

BLEECKER ST.—Pepe & Bro. have sold for Sarah Lowenstein 118 Bleecker st, old buildings, on a lot 25x75, located 50 ft. east of Wooster st, to Charles Garibaldi. The property will be improved with a 4-sty building.

COMMERCE ST.—John J. Bogart sold to Leonard Schultz, of the firm of William H. Mathews & Co., 9 Commerce st, a 3-sty and basement house on a lot 21x40. This property will be the corner of 7th av and Commerce st when 7th av is cut through and extended.

PIKE ST.—Douglas Robinson, Chas. S. Brown & Co. sold for the Children's Aid Society to the Congregation Chevra Adas Wolkowisk the 3-sty building, on a lot 25x85, at 28 Pike st. The new owners will alter the structure into a school.

LITTLE WEST 12TH ST.—Fleming & Peters sold through the Duross Co. to P. Lawless & Sons, provision dealers, 53 Little West 12th st, a 3-sty mercantile building, on a lot 25x103.3. It is on the north side of the open market space and is an Astor leasehold which has 15 years yet to run with a privilege of a 21 year renewal.

19TH ST.—A. H. Laudeker resold to Sholita Bros. 37 West 19th st, a 7-sty loft building, on a lot 25x92. In payment the buyer gave 1810 to 1828 Clinton av, Bronx, ten frame dwellings, including the northeast corner of 175th st.

25TH ST.—E. Riebstein sold to A. Davis & Son 235 and 237 East 25th st, a 6-sty tenement house, on a plot 40x100.

34TH ST.—Jas. McCutcheon & Co. bought from the Improved Property Holding Co. (Henry Corn, president), 2 to 6 East 34th st, 100 ft. east of 5th av, a 5-sty building, on a plot 53.7x98.9. It is an Astor leasehold. The McCutcheons occupy the building.

44TH ST.—Mrs. C. T. Canfield sold through John J. Hoeckh to a builder, for improvement, 404 West 44th st, a 3-sty frame building, on a lot 25x100. A 6-sty apartment house will be erected on the site.

44TH ST.—John J. Hoeckh sold for a client 404 and 406 West 44th st, two 3-sty dwellings, on a plot 50x100. The buyer will reimprove the plot with a 6-sty apartment house.

45TH ST.—John N. Golding sold for Rose Binner Scognamillo to Edward Fagan 18 East 45th st, a 4-sty and basement dwelling, on lot 18x100.5, located 113 ft. west of Madison av, and opposite the Home Club.

47TH ST.—Pease & Elliman sold for the estate of Harriet Hayden to Amos R. E. Pinchot 5 East 47th st, a 4-sty and basement dwelling, on a lot 25x100.5. The buyer will remodel the structure into a business building.

MADISON AV.—Douglass L. Elliman & Co. sold for the estate of Jas. E. Janvrin to Mrs. Sarah C. Goodhue 191 Madison av, a 4-sty

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brownstone dwelling, on a lot 24.8x100, between 34th and 35th sts. For many years the dwelling was the home of Dr. Jas. E. Janvrin. Mrs. Goodhue owns the property on either side of her latest purchase. When the Cameron building, at the northeast corner of 34th st and Madison av, was built a few years ago, Mrs. Goodhue sought to restrain its erection on the ground that the site was restricted against business uses. Many other property owners on Madison av sympathized with the suit; but the courts declared that because the restrictions covered less than one-third of the lot in question the future of the whole could not be affected thereby. Therefore the Murray Hill restrictions did not apply to the 34th st corner. Beside the Madison av frontage mentioned, Mrs. Goodhue also owns 43 East 34th st and 20 East 35th st.

5TH AV.—Maria H. Dehon sold 310 5th av, a 4-sty and basement dwelling, on a lot 24.8x100. It is understood that the buyer is Jacques Krakauer, a linen dealer at 308 5th av. The buyer now owns a combined plot of 49.4x100.

5TH AV.—The trustees of Columbia University sold through Taylor Bros. to Klein & Jackson the plot 100.5x250 at the northwest corner of 5th av and 47th st. The land is covered now with 580 5th av, occupied by the Windsor Trust Co.; 582 5th av, occupied by Dreyfus & Co.; 584 5th av, a new building in course of construction, which has been leased to Lichtenstein & Co. for a term of years; 586 5th av, occupied by Lowebein & Co.; 1 West 47th st, occupied by Mrs. Rionda; 3 West 47th st, occupied by J. W. Sterling; 5 West 47th st, occupied by Harvey Durand; 7 West 47th st, occupied by Mrs. Seccombe; 9 West 47th st, occupied by a daughter of Isaac Brokaw; and 11 West 47th st, occupied by Mrs. Edwards. The university has owned the property since 1814 when it was bequeathed to it by the State of New York. There will be no renewal of present leases to the property.

Manhattan—North of 59th Street.

61ST ST.—Gustavus W. Rader sold through B. Flanagan & Son 157 West 61st st, a 4-sty and basement dwelling, on a lot 20x100.5. It is the first sale of the property since it was built 40 years ago.

70TH ST.—Wm. S. Coe sold to David W. Bucklin 50 West 70th st, a 4-sty and basement dwelling, on a lot 23x100.5. The buyer will occupy the dwelling.

60TH ST.—The New Amsterdam Realty Co. sold through John T. Wall and John K. Moors 143 West 60th st, a 5-sty cold water tenement house.

72D ST.—Elizabeth B. Griscom sold 111 East 72d st, a 4-sty and basement dwelling, on a lot 25x102.2, located 100 ft. east of Park av. The buyer is Marshall J. Dodge, the present tenant.

72D ST.—Lloyd C. Griscom sold to Marshall J. Dodge, who was the tenant, 111 East 72d st, a 4-sty dwelling, on a lot 25x102.2.

74TH ST.—Slawson & Hobbs sold for Theresa A. Ellinger 33 West 74th st, a 4-sty and basement dwelling, on a lot 20x102.2, between Central Park West and Columbus av. The buyer will occupy the house.

84TH ST.—Pease & Elliman, in conjunction with J. J. Kavanagh, sold for Anson W. Hard, of the firm of Hard & Rand, the 3-sty private garage at 51 East 84th st, on a lot 25x100.8½.

85TH ST.—Esther W. Dryfoos bought through N. A. Berwin & Co. 108 and 110 East 85th st, two 3-sty dwellings, on a plot 36.2x102.2. The buyer also owns 106 adjoining, and she new controls a plot 59.4x102.2.

85TH ST.—John J. Meenan sold for L. J. Anger to a buyer, for occupancy, 118 East 85th st, a 3-sty and basement dwelling, on a lot 18.9x102.2.

88TH ST.—Wm. Rosenberg sold to E. S. Levy 14 West 88th st, a 4-sty and basement dwelling, on a lot 17.6x100.8.

92D ST.—Philip L. Liebmann bought from M. L. Blumberg 129 East 92d st, a 3-sty and basement dwelling, on a lot 17x100.8.

92D ST.—Frank S. Bond sold to a buyer, for occupancy, 52 West 92d st, a 4-sty dwelling, on a lot 18x100.8.

95TH ST.—Casriel Benjamin sold through Paul A. McGoldrick to Jos. B. Peck 220 East 95th st, a 5-sty flat, on a lot 25x100.

100TH ST.—Chas. F. Noyes Co. resold for Ennis & Sinnott, 233 West 100th st, adjoining the northwest corner of Broadway, a 3-sty and basement dwelling, on a lot 25x100.11. The buyer will remodel the building for business purposes.

108TH ST.—John Cullen sold through M. W. Del Gaudio the 1-sty market, on a plot 50x100, in the south side of East 108th st, 125 ft. west of 1st av.

111TH ST.—Dr. Samuel Schneider resold to Wm. Wolff 63 to 67 East 111th st, a 6-sty tenement house, on a plot 46.9x100.11.

120TH ST.—Max Kurzrok sold 235 and 237 East 120th st, a 5-sty tenement house, on a plot 37.6x100.11. Mr. Kurzrok recently transferred this property together with other holdings to the Columbus Holding Co.

AUDUBON AV.—Washington Heights Development & Construction Co. sold the four large apartment houses covering the two block fronts on the west side of Audubon av, from 176th to 178th sts. Each building is 6 stories in height and on a plot 99.11x100.

CLAREMONT AV.—John R. Davidson, in conjunction with the McVickar-Gaillard Realty Co., sold for Mrs. Rebecca Goldsmith, of Baltimore, to the New York Real Estate Security Co. 182 Claremont av, a 5-sty apartment house, on a plot 40x100. The buyer owns the adjoining northeast corner.

FORT WASHINGTON AV.—The Fort Washington Construction Co. sold to the Brown-Weiss Realties the 6-sty elevator apartment house known as the Nathan Hale, on a plot

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Private Realty Sales—Manhattan.

173 9x140.6, at the southeast corner of Fort Washington av and 181st st. In payment the buyers gave the 2-sty concrete "taxpayer" at 176 to 182 Montague st, Brooklyn, on a plot 100x100, which stands on part of the site of the old Brooklyn Academy of Music. It is understood that the Fort Washington Construction Co. will reimprove the Montague st site with a 12-sty office building. L. M. Strunsky was the broker.

LEXINGTON AV.—Simon Dreier sold through Douglas Robinson, Chas. S. Brown & Co., to Lowenfeld & Prager 1738 Lexington av, a 5-sty tenement house with stores, on a lot 25x100.

MADISON AV.—Jos. L. B. Meyer sold to Friedman & Feinberg, 1471 Madison av, at the northeast corner of 101st st, a 5-sty flat with store, on a lot 25.5x73.7x irregular. The buyers gave in payment the northwest corner of Stebbins av and 170th st, a plot 200x100.

NORTHERN AV.—M. I. Strunsky & Co. sold for the Kirby Construction Co. to Philip and Isador Baer 61 Northern av, a 5-sty apartment house, on a plot 50x110.

ST. NICHOLAS AV.—Albion Construction Co. (Isaac Krulewitch and Reuben Weinstein) bought through H. H. Uhlfelder from the Chas. Buek Construction Co. the northwest corner of St. Nicholas av and 164th st, a plot of 7½ lots. The plots front 133.5 ft on the avenue and 171.5 ft. in the street and 125 ft. on its west and 99 ft. on its north line. The buyers will improve the plot with a 6-sty elevator apartment house.

5TH AV.—Emanuel Blumenstell and Al Hayman sold through Douglas Robinson, Chas. S. Brown & Co. to Willard D. Straight the north corner of 5th av and 94th st, a vacant plot 35x102. The buyer will improve the purchase with a house for his own occupancy. He is a member of the firm of J. P. Morgan & Co. and a son-in-law of the late Wm. C. Whitney.

8TH AV.—The Duross Co. resold for a client to Jos. Burke 2794 8th av, a 6-sty tenement house, on a plot 50x80.

8TH AV.—Jennie F. Levey sold 2731 8th av, a 5-sty flat with stores, on a lot 25x100.

8TH AV.—Herman F. Bindsell sold to Bernard Schlegel the northwest corner of 8th av and 150th st, a 7-sty apartment house, on a plot 100x112.6. The buyer gave in part payment the Greater New York Casino and Park, at Glendale, Queens Borough, and two 3-sty flats with stores, on a plot 70x85, at Jamaica, Queens Borough, and a theatre at Vernon av and 8th st, Long Island City.

INWOOD HILL.—J. B. English sold for the Burns Realty Co. the 60 lots known as the Talcott estate on Inwood Hill overlooking the Hudson River, just north of the Dyckman tract. J. J. Hayden is the buyer. The reported price is $5,000 a lot, subject to a mortgage of $110,000 which was on the property. The city's plan for the improvement of Riverside Drive will cause 22 of these lots to front on that thoroughfare. The upper end of the property is at the north end of the proposed Fulton viaduct, above Dyckman street. It is understood that negotiations are pending for the sale of the remainder of the Burns holdings in the vicinity consisting of 120 lots.

INWOOD HILL.—Mitchell A. C. Levy sold through J. B. English to Jesse R. Grant, a son of the late Gen. Ulysses S. Grant, the tract of 113 lots on Inwood Hill, east of Riverside Drive. The buyer will improve the tract with a fine residence for his own occupancy.

Bronx.

KELLY ST.—H. Hornstein sold for the Longville Construction Co. to Jacob Grossman, the 4-sty new-law apartment house at 879 Kelly st, on a plot 33.4x100. The purchaser bought for investment.

OAK TREE PL.—Matthew W. Del Gaudio sold for the Rogers-Gallagher Construction Co. the southeast corner of Oak Tree pl and Arthur av, a 5-sty brick flat with stores, on a lot 25x90.

145TH ST.—Kurz & Uren, Inc., sold for Herman D. Judge the lot, 25x99, in the south side of 145th st, 150 ft. west of St. Ann's av, to a builder.

149TH ST.—Smith & Phelps, real estate brokers, bought from the Teller estate the vacant lot, 25x98xirregular, at 437 East 149th st, adjoining their office at 435. They will reimprove the combined plot with an office building for their own use.

161ST ST.—Louis Reiss, in conjunction with Adam Dennerlein sold for a client to Richard Rauscher, 402 East 161st st, a 3-family frame house, on a lot 25x65. The buyer also recently acquired the adjoining southeast corner of Melrose av and 161st st, 25x65; and he now has a plot 50x65.

223D ST.—G. Varanelli sold through Matthew W. Del Gaudio the 3-sty brick and stone dwelling, on a lot 21x100, on the north side of 223d st, west of Laconia av.

BAILEY AV.—Isador Sacks resold through Kurz & Uren, Inc., to a builder for improvement, the vacant plot of 5 lots on the west side of Bailey av, 75 ft south of 231st st. Five story flat will be built on the plot.

BEAUMONT AV.—Matthew W. Del Gaudio sold for E. Parago the 5-sty brick and stone flat, on a plot 50x irregular, on the west side of Beaumont av, 125 ft. north of 187th st.

BELMONT AV.—Frank Barber sold through Matthew W. Del Gaudio the 4-sty brick and stone flat on a plot 25x75, on the west side of Belmont av, 75 ft. south of 187th st.

EVERGREEN AV.—The Pew Realty Co. sold through Nathan Wilson to investors 1218, 1222 and 1226 Evergreen av, on the Watson estate, three 5-sty apartment houses, each on a plot 40x100.

STERLING AV.—Obark Realty Co. sold through John A. Steinmatz 90 Sterling av, a 2-sty brick 2-family house, on a lot 25x100.

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VYSE AV.—Chas. P. Hallock sold to a builder, for improvement, the southeast corner of Vyse av and 179th st, a plot 180x118x irregular.

WASHINGTON AV.—Heller & Sussman sold for Meisel & Druzin 1718 Washington av, a 5-sty tenement house, on a plot 41.9x109.

WASHINGTON AV.—Schwab & Co. resold for Mary Garrecht the northeast corner of Washington av and 169th st, a 3-sty flat with stores, on lot 26x70.

Brooklyn.

CARROLL ST.—Thos. Rosecrans sold for Chas. E. Sangren to a buyer, for occupancy, 742 Carroll st, a 3-sty and basement brownstone dwelling.

5TH ST.—L. L. Waldorf Co. sold for a client to John D. Books 504 5th st, a 3-sty American basement dwelling.

EAST 15TH ST.—Oswald Gueth sold to the Orient Development & Construction Co., 608 and 620 East 15th st, two 4-sty apartment houses, each on a lot 20x100. In part payment the buyer gave 92 lots at Rutherford, N. J.

EAST 15TH ST.—Mrs. T. Unger sold to L. Dober 626 East 15th st, a 4-sty flat, on a lot 20x100.

53D ST.—Percy L. Fox sold for Mrs. H. Comber 466 and 470 53d st, two 3-sty single flats.

53D ST.—Tutino & Cerny sold for Wm. Shanahan, 469 53d st, a 2-sty and basement frame dwelling, on a lot 20x100. The buyer will remodel the structure for business purposes.

56TH ST.—Percy L. Fox sold for Wm. A. Ferren 321 56th st, a brick, 3-family house.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Pauline Schmickl the 2-sty brick flat with store on the west side of Flatbush av, 97.11 north of Dorchester rd, Flatbush.

GATES AV.—De Poix & Von Glahn sold for D. S. Yeoman to a buyer, for occupancy, 898 Gates av, a 3-sty and basement dwelling, on a lot 20x100.

GRAND AV.—Bulkley & Horton Co. sold for John J. Brumley the vacant plot, 50x100, on the east side of Grand av, 215 ft south of Park av.

GREENE AV.—J. D. H. Bergen & Son sold for Mrs. Frederika Keller to Jas. C. Danzilo the 4-sty brick and stone double apartment house, on a plot 42x74, at 90 and 92 Greene av, southwest corner of Vanderbilt av. This property is on the crest of the Hill.

ROCKAWAY AV.—Meyer Levenson sold for Adolph Feldlebloom 894 Rockaway av, a 3-sty brick building, on a lot 20x100.

3D AV.—Francesco Le Cropane sold through Percy L. Fox 5722 3d av, a business building.

6TH AV.—Samuel Galitzka Co. sold for Lutz & Schwartz to E. Schilling, of Manhattan, the 2-sty and cellar 2-family house, on a lot 20x100, at 7314 6th av.

6TH AV.—Loutz & Schwartz sold through Samuel Galitzka Co. to E. Shilling 7314 6th av, a 2-sty brick 2-family house.

8TH AV.—Herbert A. Sherman sold for the estate of Elizabeth T. Gardiner to the Kings & Westchester Land Co. the northwest corner of 8th av and 3d st, a plot 90x98, on which the company will erect four duplex houses.

9TH AV.—The Greenwood Cemetery Corporation bought from Miss Josephine Malone the plot 100x150, at 9th av and 20th st, which the buyer will use as a site for a new entrance to the cemetery. It has been seeking to buy this parcel for ten years. A florist has a lease on the land which the cemetery corporation will have to buy also.

Queens.

BELLEROSE.—C. D. Hoagland, vice-president of the New York Dock Co., bought at Bellerose a semi-bungalow with a large plot on the corner of Superior and Delaware rds; Anna M. Hill, of Richmond Hill, bought a plot on Ontario rd, upon which she is erecting a Colonial tile stucco house; Virginia Rogers, of Manhattan, bought a plot 60x130 on Pennsylvania boulevard; Arthur W. Jondrey bought a plot on Michigan rd, upon which he is erecting a dwelling, and Edward Schmand is building a Dutch Colonial house upon a plot just purchased from the United Holding Co. on Michigan rd.

LONG ISLAND CITY.—Charles A. Christman & Son, lumber dealers, purchased through the Cross & Brown Co. from various owners a plot of ten lots at the southwest corner of William and Henry sts, Long Island City. The property, which fronts 200 ft. on William st and 125 ft. on Henry st. is within 300 ft. of the bridge plaza, about four blocks west of Jackson av. The purchasers will erect an office structure to meet their own requirements. Mr. Christman recently sold the property now occupied by the firm on West 57th st, Manhattan, to the Sheffield Farms-Slawson-Decker Co.

LONG ISLAND CITY.—The Cross & Brown Co., in conjunction with M. C. Beringer, sold for Dr. Nelson Smith, Jr., and George Ripperger a plot, 50x200, on Academy and Radde sts, 75 ft. south of Freeman av, to John and Alexander List, builders and contractors.

Richmond.

BULLSHEAD.—H. Klage, Jr., bought a plot 50x200 on the east side of Richmond av, near the Richmond turnpike, Bullshead, Staten Island. Cornelius G. Kolff was the broker.

BULLS HEAD.—Charles Ahrend has increased his holdings at Bullshead by the purchase of a plot of six lots, having a frontage of 150 ft and a depth of 200 ft on the Old Stone rd, from Miss Isabel W. Bonner. The buyer will use the property for farming purposes. Cornelius G. Kolff was the broker.

CONCORD.—Cuozza & Gagliano Co. sold for the St. George Realty & Construction Co. to Peter Nastasi and Vincent Valenti, builders, lots 4 and 5, block 1; lots 13 and 14, block 3, Fingerboard Terrace, Concord, Staten Island.

NEW SPRINGVILLE.—Cornelius G. Kolff sold for Miss Isabel W. Bonner to Henry Meyer a plot 25x200 on the Old Stone rd, New Springville. The buyer is a well known market gardener of Staten Island.

TOMPKINSVILLE.—Cornelius G. Kolff sold for Walter H. De Nike to Mrs. Nellie May a plot of 4 lots, on the east side of 1st av, near Westervelt av, Tompkinsville.

Near-By Cities.

BAYONNE, N. J.—Philip Turshman bought from Adolph Newman Co. 81 to 95 West 13th st, Bayonne, eight 1-family houses, on a plot 250x100.

BAYONNE, N. J.—Robert Rollston sold to Lyons & Sons Brewing Co. 766 and 768 Broadway, corner of East 34th st, Bayonne, two store buildings, on a plot 50x100.

JERSEY CITY, N. J.—Frank W. Towey Improvement Co. sold to Emma Boehmcke 270 Hancock av, Jersey City, a 6-family brick flat, on a plot 33x100.

JERSEY CITY, N. J.—Abram Gorlin sold to Jacob Fein 165 Jackson av, corner Stegman av, Jersey City, a brick store building, on a lot 20x64.

NEWARK, N. J.—H. C. Reynolds sold for C. T. Shipman to Chas. Hartdegan 2 to 6 Broad st, Newark, brick and stone apartment houses accommodating a total of 16 families.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Thos. A. Boyle to Chas. Hood and Max Mendl 298 Plane st, at the southeast corner of Campbell st, a business building, on a lot 29x113. The buyer owns 296, adjoining.

Rural and Suburban.

EAST ORANGE, N. J.—Feist & Feist sold the 4-sty Arsdale Court apartments, 420-424 William st, East Orange, on a plot 70x100, for Roseville Realty Co. to Thomas J. Hicks.

ENGLEWOOD CLIFFS, N. J.—E. E. Slocum sold to Dr. Frederic Mortimer Lawrence, of Philadelphia, a tract of 3 acres at Englewood Cliffs, fronting 250 ft. on the Palisades. Plans have been completed for a house that will have a frontage of 120 ft. and will cost $50,000. It is to be built of hollow tile and reenforced concrete and a feature, rather novel in house construction, is that all doors will be of fireproof material.

FLORAL PARK.—The Windsor Land & Improvement Co. sold at Floral Park to M. Kelly and K. Sullivan each a plot 40x100 and to M. Schlecter a plot 60x100 in Willow st; to J. F. Linker a plot 50x100 and to P. Kelly a plot 40x100 on Verbena av; to E. F. Schlmeyer a plot 40x100 and C. W. Sells a plot 50x100 on Gladiolus av; to T. Schwartz a plot 40x100 in Belmont st; to John Bunny a plot 60x100 on Tulip av; to A. T. Markey a plot 40x100 in Oak st; to A. Carreras a plot 50x100 on Geranium av; to C. Krauss a plot 40x100 on Violet av.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold at Hempstead, to E. Harris a plot 40x100 on Windsor Parkway.

LAKEWOOD, N. J.—John D. Rockefeller bought a plot of 129 lots at Faywood Park, at Lakewood. The property, which adjoins the Rockefeller place on Ridge av, was purchased from the Rev. J. D. Fay, of Eatontown, N. J. Morehouse & Ford, of Red Bank, were the brokers.

MONTCLAIR, N. J.—F. M. Crawley & Bros. sold for a client to Robt. Bixley the Edward Madison building, at Bloomfield and Glen Ridge avs, Montclair. The property is in the heart of the business district.

OCEANSIDE.—The Windsor Land & Improvement Co. sold, at Oceanside, to F. Meyer and H. Schriefer each a plot 80x100 and to E. and A. Sturke a plot 40x100 on Hoke av; to Wm. Broer a plot 80x100 and to T. and E. Cavanagh a plot 40x100 on Ebert av; to A. B. Sunter a plot 40x100 on Merrifield av.

PEEKSKILL, N. Y.—J. V. Alexander sold to James W. Husted 80 acres, known as the Dakin farm, on the state road, for James F. Thompson. The property contains a large dwelling.

PLAINFIELD, N. J.—Edward P. Hamilton & Co. sold for Mrs. Ethelyn Hoyt Parker the dwellings and grounds at 933, 937 and 945 West 7th st, Plainfield.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold, at Rockville Centre, to F. and J. Dieckhoff a plot 40x100, on Columbus av.

SHORT HILLS, N. J.—Roche, Craig & Wiley sold to J. F. Porter Stone a dwelling in Ferncliff Terrace, Short Hills; also in the same development sites to Captain James L. Risk and William H. Shepard.

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Private Sales (Continued).

SCARSDALE, N. Y.—The Scarsdale Estates sold at Scarsdale, to Kenneth Wilbur, of South Bethlehem, Pa., the home of Gerard Fountain, on Greenacre ave, Greenacres. In this same section, a plot on the west side of Walworth av to Frank W. Allen, 100x150 ft.; to George T. Seabury, a plot on the east side of Walworth av, 75x100 ft.; and to Dr. H. T. Kelly, a plot on the east side of Walworth av.

SIMSBURY, CONN.—E. E. Slocum sold the S. W. Eddy farm of 156 acres at Simsbury, Conn., together with portions of the Baldwin and Shepard farms adjoining, making a tract of 200 acres. The tract adjoins the estates of J. B. Thomas and Senator McLean. There are two dwellings on the property. These will be used by the farm help, as the new owner plans to erect a costly dwelling for his own use.

TARRYTOWN, N. Y.—Oscar L. Straus, of New York City, bought the 80 acre tract known as the Horton farm, on Bedford rd, between Tarrytown and Pleasantville. Mr. Straus will erect a substantial but not an over-costly summer home on the property.

TARRYTOWN, N. Y.—Princess Giovanni Del Drago, formerly Mrs. Josephine Schmidt, widow of the proprietor of the Lion brewery, sold her estate of 13 acres facing on Broadway and the Hudson River, at Tarrytown, N. Y., to Jacob Ruppert, Jr. The property was held at $150,000.

TUXEDO, N. Y.—Henry M. Tilford, of the Standard Oil Co., is reported to have purchased the Julia C. Redmond place at Tuxedo, N. Y. The property is understood to have been held at $175,000. Mr. Tilford recently purchased the Bayne house at 26 West 52d st, New York.

WOODCLIFF, N. J.—David Kraus sold for Mrs. Babette Moller the four dwelling houses 229, 233, 235 and 237 33d st, Woodcliffe. The dwelling houses were built by Sloane & Moller about a year ago and were held at $7,500 each.

LEASES.

Manhattan.

DAVID CHENKEN leased the following tenements for a term of years: to Joseph Friedman 58 East 1st st; 64 to 68 East 1st st to C. Siegel and to J. Lehrer 136 Rivington st and 256 and 258 East 10th st.

E. H. & D. B. JANOVER leased the 5th floor in 127 Madison av.

L. TANENBAUM, STRAUSS & CO. leased the store, basement and 4th loft in 46 and 50 Wooster st for a term of years to Leopold Gans Co.; the store and basement in 15 and 17 Mercer st to Daniel Greenwald; the 7th loft in 141 to 145 Wooster st to Jacob Simon; the 5th loft in 610 to 614 Broadway to A. W. Rosen & Co., of 128 Chambers st; the store and basement in 623 Broadway to Abraham C. Rothstein, of 50 Bond st, and the store and basement in 50 Bond st to Charles Feldman & Son, of 52 Bond st.

JAMES N. WELLS' SONS leased two floors in the new fireproof building at 521 and 523 West 23d st to the Garry Iron & Steel Co., which is the New York representative of the Brier Hill Steel Co., of Warren, Ohio; also the top floor in 521 and 523 West 23d st to the West Virginia Pulp & Paper Co., of 200 5th av, for the use of one of their departments; also for Augustus Meyers the store in 124 11th av to Jacob Altman, to be used as a restaurant.

TUCKER, SPEYERS & CO. leased for Joseph T. Case to William Lang the store and basement in 957 Madison av for 5 years; also in conjunction with Stephen H. Tyng, Jr., Co. to Herbert Cockshaw, of 220 4th av, offices in 29 to 33 West 38th st; also in conjunction with the J. C. Einstein Co. to Mark Chambers the 6th loft in 39 and 41 West 38th st.

THE AMERICAN REAL ESTATE CO. leased in the Stockton annex, 11 East 31st st, the 3d floor to Goldman Brothers, the 4th floor to Strauss & Gleitsman and the 5th floor to the Progressive Dress Co.; also from the plans in the Vanderbilt Building, at 42d st and Vanderbilt av, offices to Dr. Henry A. Colson, of 503 5th av, and the Underhill Brick Co.

G. W. BARNEY leased to the National Leather Co. the building 336 to 340 East 38th st; also to Morris & Bendien, of 872 Broadway, the 1st loft in 872 Broadway, and to G. E. Davis the 2d loft in 68 Murray st.

HARVEY BLOOMER leased for Wendolin J. Nauss to Henry Lankenau, of 207 West 125th st, the stores in 207 and 209 West 125th st, and also including the 2d and 3d floors, 100x125, in the Nauss Building, comprising 25,000 sq. ft. There will be extensive alterations. The lease runs for a term of years.

MYER BONDY leased the eighth loft in 55 West 16th st to Adolph Deutsch; also the 8th loft in 28 and 30 East 10th st to Litzky & Scholsberg, of 54 East 8th st; also the 1st loft in 137 Grand st to Milady Underwear Co.; also the 4th loft in 65 and 67 East 8th st to A. Goldberg; also the 4th loft in 179 to 183 Wooster st to J. Cohn & Son; also the 2d loft in 461 Broome st to the International Agency; also the 2d loft in 18 East 17th st to Republic Manufacturing Co., of 491 Broadway, and the 8th loft in 29 East 17th st to P. Goldberg.

THE CROSS & BROWN CO. leased the basement store in 72 West 48th st to Abraham Wimmer and the building at 15 East 52d st to Sidonie Thurn, of 426 5th av, and Carolyn T. Windmuller, of 426 5th av, for a term of years.

DU BOIS & TAYLOR leased for a term of years for Fred L. Martin to the Robert Griffin Wall Paper Co. store and basement, or about 5,000 sq. ft., in the Martin Building, at 545 West 145th st.

THE DUROSS CO. leased the 11th loft at the southeast corner of 14th st and 7th av to the Hygeia Antiseptic Tooth Pick Co.; also the store and basement in 253 West 13th st to Henry Schwartz.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment in 840 Park av, in conjunction with Payson McL. Merrill, to Franklin S. Richardson; apartments in 930 Madison av to Seth H. Sheldon and W. B. Lawrence; also an apartment in 696 Madison av to Mrs. Raymond Belmont.

CAROLYN S. FAHNESTOCK leased the residence 30 East 51st st, a 4-sty building, on a plot 30x65x64.8, through the Douglas Robinson, Charles S. Brown Co., to D. Rait Richardson, of 31 West 31st st, for 5 years. The house is an English basement structure 30x55x64.8.

B. FLANAGAN & SON leased 230 and 232 West 39th st for Kate I. Kelly to H. M. Laloy for 3 years; also 141 West 53d st for 3 years to Lymas Williams.

FOLEY & HUGHES leased 230 and 232 West 39th st for Kate I. Kelly to H. M. Laloy for 3 years; also 141 West 53d st for 3 years to Lymas Williams.

GOODWIN & GOODWIN leased for a term of 5 years the dwelling at 56 West 120th st for Bertha Tannenbaum Heiman to Dr. John P. Ogden.

PEASE & ELLIMAN leased for Lawrence Atterbury, executor for the estate of Charlotte Pearsall Walker, deceased, 142 East 37th st, a 4-sty high stoop brownstone dwelling to Mrs. Caroline M. de S-Verdi; also an apartment in 56 West 11th st to Edwin J. Pierce.

PEASE & ELLIMAN leased to the Josephson Rubber Co., of 84 5th av, the store in 168 and 170 Fulton st.

PEASE & ELLIMAN leased offices in 501 5th av to M. Fisher; also an apartment in 58 West 58th st to Miss Emma S. Turpin.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Clarke estate the 4-sty dwelling 36 East 35th st to John Wallace Brett.

THE M. ROSENTHAL CO. leased to Z. Garfain the 2d loft in 20 West 29th st and to Karp & Kass, of 55 West 28th st, the 3d loft; also to Joseph Autler Co., of 114 5th av the 11th loft in 153 to 159 West 27th st.

LOUIS C. SCHLIEP leased the store in 14 East 13th st to the Vending Machine Co. of America, of 32 Union Sq East.

H. C. SENIOR & Co. leased the 2d floor at the southeast corner of 64th st and Broadway to Heriberto Barron, representing the Mexican government, to be used for the display of Mexican products; also for the Ballantine Brewing Co. 494 Amsterdam av to James Haggerty; stores in 106 West 63d st to Henry Mehrtens and James Fein; for Charles Sooysmith the vacant plot, 40x200, 100 ft. west of West End av, running through from 66th to 67th st, to the O'Brien Express Co., and for Alice F. Ward the 4-sty dwelling 118 West 64th st to Sarah J. Hart.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased to "Pierre," a hairdresser, of 14 West 33d st, the store and basement in 18 East 46th st. The lease is for a long term of years at an average yearly rental of $6,500. They have also leased the 3d loft in this building to Otto Beck, ladies' tailor, of 29 West 33d st.

VAN NORDEN & WILSON leased for I. S. & M. S. Korn, of 505 5th av, 8 East 42d st, 22x100, to the Hallet & Davis Piano Co. for a term of 21 years on a net basis. The lessees will take possession on May 1 and will demolish the present 5-sty building and erect a new 6-sty building having a white marble facade. The adjoining property, 4 and 6 East 42d st, running through to 3 and 5 East 41st st, a plot 44x200, is also owned by the Messrs. Korn.

LEONARD J. MUHLFELDER leased for the Sailor's Snug Harbor 5,000 ft. in 5 and 7 University pl to J. Dvorkin, of 95 Bleecker st; for Max A. Singer 5,000 ft. in 130 to 134 West 17th st to S. Gelb; for Carstein & Linnekin, as agents, 5,000 ft. in 465 and 467 Broome st to Philip Florin, of 71 Mercer st; for J. Halleron 5,000 ft. in 33 to 37 Bleecker st to Morris E. Friedlander, of 160 Mercer st; for E. W. Gray 2,500 ft. in 28 West 15th st to A. Rinzler; for Moore & Wyckoff 2,500 ft. in 93 Crosby st to Spivack Bros.

THE BROAD EXCHANGE CO. leased the 4th and 5th floors in 41 Broad st to the Industrial Supply Co., of 25 Broad st, a subsidiary of the banking firm of Ladenburg, Thalmann & Co. The lease is for 3 years.

DOUGLAS L. ELLIMAN & CO., INC., leased for the house of Philip Oriel, the store in the building opposite the Ritz Carlton, at 366 Madison av, to Louis Altman, tailor. The house of Philip Oriel recently leased through Douglas L. Elliman & Co., a store in the Carlton Chambers, northwest corner of 47th st and Madison av.

HORACE S. ELY & CO. leased the store in 330 4th av to Bulmers, Ltd., stationers, of 323 Canal st.

J. B. ENGLISH leased for the Wessex Realty Co. to Mrs. Mary Donnegan the 3-sty dwelling at 234 West 48th st.

JOHN N. GOLDING leased the entire 9th floor in 27 and 29 Pine st to Robert C. Morris, of 135 Broadway; the 13th floor in the Continental Insurance Building at 44 and 46 Cedar st to Charles A. Brodek, of 220 Broadway; the store and basement in 687 Madison av to Dicks & Co., and the store, basement, and 1st floor in 5 East 35th st to the Metcalf Co., of 2 West 39th st.

EDWARD J. HOGAN leased to the Parker Pen Co., of 11 Park Row, for a term of years the store known as 234 and 235 Broadway, in the Woolworth Building, directly adjoining the main entrance. The annual rental is approximately $14,000.

PEPE & BRO. rented for A. W. Thompson, 46 Barrow st, a 4-sty building for a term of years to Della McEntee. The premises will be used by the tenant as private dwelling. The same firm also leased for D. E. Knott the 3d loft in 50 South Washington sq.

H. C. SENIOR & CO. leased the 4-sty building 412 West 48th st to Percy Greeley, and the store 426 West 125th to the Riley Hogan Co., a newly formed furniture concern.

FRED'K SOUTHACK & ALWYN BALL, Jr., leased 398 to 402 4th av and 48 and 50 East 28th st for Robert Walton Goelet to United Cigar Stores Co. for a long term of years. The property has a frontage of 65 ft. 3 ins. on 4th av and 85 ft. on East 28th st, and is now covered with three old 4-sty buildings. Upon the expiration of the existing leases, the United Cigar Stores Co. will remodel and modernize the present structures for business purposes and will occupy one of the stores as a branch store of their company. This lease gives the United Cigar Stores Co. control of this prominent corner with its subway station, this corner being one of the most valuable on 4th av, and is the only corner in this vicinity which is adapted for retail trade. Messrs. Southack & Ball have leases pending for store space on 4th av to several prominent retail concerns.

GUSTAVE BRITT leased for Washington Smith Estate the 2d and 3d floors in 161 8th av to Charles Roebeck for business purposes for Mrs. C. M. Benson; the 3-sty dwelling at 265 West 11th st to Francis M. McGee.

EDWARD RUBIN & CO. leased the 2d, 3d and 4th lofts in the Edward Rubin Building at 36 and 38 West 25th st.

G. W. BARNEY leased the store, basement and sub-basement in 57 Reade st to the Sonora Phonograph Corporation, of 78 Reade st; also for the Douglas Robinson, Charles S. Brown Co. the 1st, 2d and 3d lofts in 827 and 829 Broadway to J. Altenberg, of 35 Murray st; also to Erich Keinzle the 4th loft in 33 Park pl, and to Blimblum & Greenberg the 5th loft in 35 West 21st st.

THE CROSS & BROWN CO. leased the basement store in 72 West 48th st to Abraham Wimmer, and office space on the 10th floor in 20 to 24 West 37th st to Julia A. Murphy for a term of years.

THE CROSS & BROWN CO. leased the store, basement, 1st and 2d lofts in the Sternfeld Building, 20, 22 and 24 West 37th st, to Whitcomb McGeachin & Co. for a term of 15 years at an aggregate rental of about $300,000. The lessees for a number of years have been located at 874 Broadway.

E. H. & D. B. JANOVER, mourning gowns, now located at 43 East 21st st, have leased the entire 5th floor in 127 Madison av.

THE McVICKAR, GAILLARD REALTY CO. leased part of the 4th floor in the Motor Mart Building at Broadway and 62d st to the Lippard-Stewart Motor Sales Co., of 1700 Broadway, for a term of 3 years.

PEASE & ELLIMAN leased a store in 601 and 603 Madison av to Frank H. Hamlin, doing business under the firm name of D. B. Butler & Co., now located at 398 4th av.

PEASE & ELLIMAN leased an apartment in 969 Park av to Mrs. Daniel Bacon; also an apartment to Mrs. Marshall Bacon; also in the new Grand Central Palace 4,100 ft. of floor space to the Permanent Census Board of the City of New York, now located at 59th st and Park av.

THE REALTY HOLDING CO. leased the entire 10th floor in 424 to 432 4th av to the Metropolitan Magazine, of 286 5th av, and "Town & Country," of 389 5th av, for a term of years. The owners also report space leased to the following firms: Corn Exchange Bank; Walter Emmerich & Co., ribbons, of 81 Greene st; Martin L. Cohen & Co., silks; Taylor-Friedsam Co., ribbons; Puritan Publishing Co., of 3 East 14th st; William Salomon, commission merchant; Merchant Tailors Co-Operative Society, of 241 5th av; Henry M. Gallen, advertising agent, of 286 5th av; the E. T. Howard Advertising Agency, of 154 Nassau st; the New England Art Co.; "Rider & Driver," of 1123 Broadway. With the consummation of the lease to the Metropolitan Magazine, the owners, although the building is not yet completed, have leased more than 50 per cent. of the floor area.

H. C. SENIOR & CO. leased for Eliza J. Arkenburgh the corner store and basement at the northwest corner of 67th st and Broadway; for Walter Dickinson the 4-sty building at 412 48th st to Percy Greeley, and for Susie Scott Hall the store at 426 West 125th st to the Riley-Hogan Co., a newly formed corporation for the sale of furniture.

VAN VLIET & PLACE rented for Conron Bros. Co. space in 402 to 408 West 14th st.

MILTON WEBER leased from the estate of William Wheeler Smith, represented by the United States Trust Co. the basement in 7 Wall st. The building was formerly the home of the Bankers Trust Co. and the lease covers an unexpired term of the trust company's lease and carries with it an extension of 10 years.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for the Selkirk Realty Co., the 8th floor in 29 and 31 East 22d st, to Chicago Society of Art Needlework, for a term of years.

GOODWIN & GOODWIN leased for Melbie Williams to Bertha Winkler, the 3-sty private dwelling at 7 West 119th st.

THE CROSS & BROWN CO. leased the sub-basement in 1876 Broadway to Chas. C. Tough, of 511 East 72d st, and the 1st basement in the same building to the Pacific Motor Car Exchange Co., of 244 West 49th st.

HARVEY BLOOMER leased for Wendolin J. Nauss, to Henry Lankenau, the stores 207 and 209 West 125th st, and also including the 2d and 3d floors, 100x125, in the Nauss Building, comprising 25,000 sq. ft. There will be extensive alterations. The lease runs for a term of years.

JOHN N. GOLDING leased for the Fire Companies Building Corporation in 80 Maiden lane and 27 Cedar st offices on the 18th floor to the Burglary Insurance Underwriters Association, of 1 Liberty st, on the 17th floor to Fred Kaufman, A. A. Peterson and Thomas F. Peterson, on the 4th floor to Charles F. Smilie, of 64 Wall st, on the 20th floor to Walter D. Edmonds, of 31 Nassau st, on the 6th floor to John S. Braude, on the 20th floor to the Charles F. Garfigues Co., on the 14th floor to Fuller & Swinton, on the 13th floor to Wing &

Wing, of 27 Cedar st, and Pitcher & Stern, of 56 Pine st, on the 11th floor to the Rax Sales Co., of 90 West st, the Hooper-Holmes Information Bureau, of 87 Nassau st, and Frank & Du Bois, of 45 William st, and on the 16th floor to Strauss & Singer, of 160 Broadway, Henry P. Mansfield, the Financial Graphic Co., of 80 Maiden lane, the Faulkner & Wagner.

JOHN N. GOLDING leased the entire 9th floor in 27 and 29 Pine st to Robert C. Morris, of 135 Broadway; also the 13th floor in the Continental Insurance Building, at 44 and 46 Cedar st to Charles A. Brodek; the store and basement in 687 Madison av to Dicks & Co., and the store, basement and 1st floor in 5 East 35th st to the Metcalf Co., of 2 West 39th st.

R. M. HAAN leased the 1st loft in 590 5th av to Scott & Fowles, art dealers, who are now the tenants of the store in the same building. The lease is for a term of eight years. Miss E. R. Rice, who at present is the tenant of the 1st loft in No. 590, has leased for a term of eight years the 1st and 2d lofts in 574 5th av.

THE HAMERSLEY ESTATE leased the store in 57 Murray st to the David Killoch Co., of 193 Greenwich st.

LOWENFELD & PFEIFFER leased for Solomon Lowenfeld the store and basement in 1077 3d av.

THE McVICKAR, GAILLARD REALTY CO. leased the corner store in the Borchard apartment house, at the southeast corner of Broadway and 98th st, to which they will remove their branch office now located in the Hotel Endicott, Columbus av and 81st st.

MOOYER & MARSTON sold for the Mrs. Osborn Company the unexpired term of their lease on 24-26 East 46th st to Ella M. Johnson, owner of the property.

THE RULAND & WHITING CO. leased the store in 69 Cortlandt st to the Mill End Tailors; the store in 2204 7th av to Davin & Gabriel; the 2d loft in 143 Bleecker st to Philip J. Gavio, of 580 Broadway; the 2d loft in 177 Pearl st to O. S. Dickson & Son, of 181 Pearl st, and the 3d loft in 478 Pearl st to Silber, Pinkowitz & Ackerson, of 29 Bleecker st.

THE LOTON H. SLAWSON CO. leased space in the Cuyler Building at 116 to 120 West 32d st to the following: P. D. Dumont, of 22 Exchange pl, E. J. Wessels, of 200 5th av, M. P. Gould, of 31 East 22d st, Max A. Conrad, of Winona, Mich; Technical Literature Co., of 90 West st, and the American Dry Goods Co., of 70 Franklin st; also space in the same building to Alfred Fantl through Stephen H. Tyng, Jr., & Co. and to Jacobs & Young through Horace S. Ely & Co.

THE F. R. WOOD-W. H. DOLSON CO. leased the dwelling at 165 West 71st st for Dr. E. Cudlipp.

THE CROSS & BROWN CO. leased office space in 1876 Broadway to Funke Demountable Rim Co., and the store in 49 West 64th st to Establishment Bergouguau.

Brooklyn.

HOWARD C. PYLE & CO. leased 208 Schermerhorn st, a 3-sty brownstone 20x100 dwelling house to a client for a term of years; also 21 Hunts alley, a 2-sty garage, 20x50, to a client for a term of years; also the upper part of the building 161 Pierrepont st, a 3-sty brick 20x60, to the Sanitary Mattress Co. for a term of years, and in 40 Myrtle av corner store, 40x100, to a client.

Queens.

THE LEWIS H. MAY CO. leased for Mrs. Jennie S. Simon The Plaza, Alexander av, Arverne, to Miss Rose Sichel for a summer hotel.

REAL ESTATE NOTES.

PAUL A. McGOLDRICK was the broker in the sale of 220 West 95th st, a 5-sty flat.

DUFF & CONGER have been appointed agents for the building at 169 East 81st st, at 1434 and at 1574 3d av.

JAS. McCUTCHEON & CO. acquired title last Saturday to the 5-sty building which they occupy at 2 to 6 East 34th st, Astor leasehold.

JULIUS KAYSER is the buyer of the dwelling at 18 East 71st st, which was sold recently by C. W. Luyster, Jr.

N. BRIGHAM HALL AND WM. D. BLOODGOOD have been appointed agents for the houses at 67 West 49th st, at 1407 3d av and at 204 East 80th st.

MAURICE WERTHEIM, who, during the last 18 years, was associated with Henry R. Winans & May, has embarked in business for himself at 149 Broadway.

JAMES E. BARRY & CO. have been appointed agents of 557 to 561 West 149th st and the northeast corner of 178th st and St. Nicholas av.

LOWENFELD & PFEIFFER have been appointed agents for 7 to 11 Prince st, also for 531 to 537 West 160th st and 453 and 455 West 166th st.

THE SALE of 70 Riverside drive, which was scheduled to be sold at auction last Tuesday, was adjourned to Feb. 18 and not sold to the plaintiff, as reported.

D. M. GARDINER is the buyer through Pease & Elliman, of the dwelling at 3 East 82d st, the sale of which by Dorothy T. Hager was reported recently.

LOUIS KEMPNER & SON have moved their office from 2598 Broadway to 2443 Broadway, where they will continue to conduct a general real estate and insurance business, making a specialty of property management.

M. & L. ROSENTHAL have dissolved partnership, and the business will be carried on by M. Rosenthal with offices in the Princess Building, Broadway and 29th st, under the firm name of M. Rosenthal Co.

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having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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160-166 Monroe Street
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To rent for a long term of years, six story and basement factory building, occupying space about 94 x 98 (about 47,000 square feet). Building open on all sides, giving exceptionally good light. Equipped with large steam power plant, accessible to shipping, being only three blocks from East River.

Building now in course of thorough overhauling, including two fireproof stairways, electric elevator, new plumbing, etc., etc.

An unusually favorable opportunity for some one looking for an entirely new equipment. Premises may be seen by appointment. Duane St. car at Broadway or Centre St. will take you within one block of building.

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Real Estate Notes (Continued).

FREDERICK SOUTHACK and Alwyn Ball, Jr., negotiated the recently reported lease of the property at the southwest corner of 4th av and 28th st for the Goelet estate to the United Cigar Stores Co.

PROPERTIES owned by Adolphus Busch at Broadway and 98th st, 11th av and 36th st and Northern av, north of 181st st, were attached last Wednesday and a lis pendens filed against them to that effect. This is part of an action going on in Rochester against Busch.

THE FIRST MEETING to be held in the Real Estate Salesroom, 14 Vesey st, in accordance with the plan to make that place a sort of forum for the discussion of matters affecting real estate, will be held on Monday afternoon at 2 o'clock. The matter to be discussed will be the present effort to block an early settlement of the subway problem.

THE NEW YORK TITLE INSURANCE CO. is making a building loan of $300,000 to the Riverside Drive & 150th Street Realty Co. for the purpose of erecting a 10-sty fireproof apartment house at the northeast corner of 150th st and Riverside Drive. It is proposed to have the building ready for occupancy the latter part of the coming summer.

TITLE to Durland Farms, located near Warwick, Orange County, N. Y., passed, last Wednesday, to the city of New York for the new Inebriate Home. The property contains nearly 800 acres and includes a part of Wickham Lake. The tract was purchased from Major T. D. Landon, the sale being negotiated by Howard Goldsmith.

THE M. MORGENTHAU, JR., CO. has placed $80,000 on first mortgage loans on Far Rockaway property, has placed a first mortgage of $30,000 on the Shelbourne Hotel property on Hudson av, between Fulton av and the Atlantic Ocean at Edgemere, L. I., and $50,000 on the property of the Stiner Leasing Co. at the northwest corner of Broadway and Oak st, Far Rockaway, a plot about 430 ft. on Broadway by about 350 ft. on Oak st, improved with two dwellings.

MATERIAL DEALERS who supplied the substance of which are made the Fitzgerald Building and Cohan Theatre at the southeast corner of Broadway and 43d st, form the corporation known as the 1482 Broadway Co. which, as was recently reported in these columns, has taken over the property. The original lessees of the land who erected the office and theatre building became involved in financial troubles and to settle them the material dealers formed the new company and assumed ownership of the building.

ELISHA SNIFFIN, secretary of the New York Real Estate Board of Brokers, has received many congratulations both by mail and telegraph on the splendid success of the annual dinner, held at the Waldorf last Saturday night. Many have assured him that it was positively the premier affair of the kind of the season. Mr. Sniffin is making his plans for another trip to Europe this summer. On his last tour, it will be remembered, he carefully studied real estate conditions in Germany and upon his return gave the readers of the Record and Guide a most interesting account of his observations and conclusions.

ON FEB. 1 the firm of A. L. Mordecai & Son was reorganized, and Mr. Edwin Goldsmith was admitted into the corporation. The officers of the corporation now are Mr. B. Mordecai, President; Mr. G. Richard Davis, Treasurer, and Mr. Edwin Goldsmith, Secretary. The company announces its intention of retiring entirely from the real estate brokerage business and devoting its time and capital exclusively to the buying and selling of real estate for its own account, building for its own account and building under contract for others. The firm of A. L. Mordecai & Son is one of the oldest in the real estate business in the city, having been established in the year 1867 by the late Allen L. Mordecai. On May 1 they will remove their offices from 135 Broadway to the 42d Street and Madison Avenue building.

HOGGSON BROS., contracting designers at 7 East 44th st, have taken title to the southwest corner of Lexington av and 40th st, two dwellings covering a plot fronting 39.6 ft. on Lexington av and 85 ft. in 40th st, where they will erect a building for their own use. The improvement is the first of its kind planned in that section and is to be made because the buyers believe that 40th st and Lexington av are to be important thoroughfares; 40th st because the Park av viaduct from the Grand Central Station will end at that street and is likely to cause it to be one of heavy traffic, and Lexington av because of the subway. Details of the proposed building have not been decided. It is likely to be of 12 stories. For the opposite or northeast corner of Lexington av and 40th st, the Women's Cosmopolitan Club is negotiating. They would like to lease it for a clubhouse site. Pease & Elliman negotiated the sale of the southwest corner.

ELISHA SNIFFIN, of No. 135 Broadway, has negotiated the following building and permanent mortgage loans: $800,000 on the Borchardt 12-sty apartment building southeast corner of Broadway and 98th st; $400,000 on the 9-sty apartment building at No. 104 East 40th st for Ferguson Bros. and Forshay; $170,000 for the Fox Square Building Company on the southeast corner of Hoe av and East 163d st, which is the first fireproof steel constructed 8-sty apartment building in the Bronx, and a fine success from the beginning; $165,000 on the 6-sty apartment building on the north side of 157th st, 200 ft. east of Broadway, for the Irving Judis Building and Construction Company; $375,000 on the National Realty Company's 19-sty office building at Tacoma, Washington; $1,500,000 for the Musgrave Realty Company on the 20-sty office building, known as the "Madison Avenue Building," southeast corner of Madison av and 25th st, and also several large second mortgages, each in an amount over $100,000.

Big Chicago Lease.

ARTHUR TRUSLOW in conjunction with Chandler, Hildreth and Co. of Chicago, leased from the plans to The Hilton Co., men's clothiers and outfitters, the large corner store (33½ x144) in the 21-sty building recently erected by Jacob L. Kesner at the northwest corner of State and Quincy sts, Chicago. The store will be located on one of the busiest thoroughfares in the world and is in the very centre of the retail clothing district of Chicago. The term of the lease is 12 years beginning May 1, 1913.

Climax of the Northward Business Movement.

Herbert A. Sherman believes the craze for moving northward has about reached its top notch mark and that the future will see old established firms remaining where they have been for years and expanding there, in a building sense, to meet their needs. There might have been cause for old firms deserting their old premises some years ago, he says, but the transit facilities of Manhattan are such that one district is almost as well located as another.

Automatic Sprinklers.

Comparatively few local agents now oppose the installation of automatic sprinklers, regardless of the effect upon their income, realizing that they are a highly desirable improvement so far as the public and private interests are concerned, says the Insurance Press. Very frequently, however, the local agent suffers severely. In one case an agent placing a line of $700,000, with an average rate above 3 per cent., had the rate cut to 65 cents by the installation of sprinklers and other improvements, reducing the premium on that risk $16,000 a year.

Must Build New Station.

The Public Service Commission adopted a resolution this week calling upon the Interborough Rapid Transit Company to construct an elevated railroad station at 38th street and Sixth avenue, to be ready for use on December 31.

The order directs the company to obtain the consents of abutting property owners or to extinguish such rights by condemnation. If such proceedings are necessary the company is ordered to institute them immediately. Plans for the new station must be submitted to the commission for its approval.

Favor Dual Subway System.

At a meeting of the Chester Taxpayers' Alliance, held in Wagner Hall, at Westchester and Castle Hill avenues, Bronx, last Monday evening, a resolution was adopted favoring the dual system of subways. A lively discussion followed pertaining to the paving of various streets in the Chester section.

J. Vincent Ganley was re-elected president; George Hefter, vice-president; Charles Maier, recording secretary; Thomas Murray, corresponding secretary; Harry A. Cokely, financial secretary, and Leon Losere, treasurer.

An Income Tax Assured.

Ratification of the income tax was announced in the U. S. Senate on Monday. The text of the income tax amendment to the U. S. Constitution is as follows:

"Article XVI—The Congress shall have power to lay and collect taxes on incomes, from whatever source derived, without apportionment among the states, and without regard to any census or enumeration."

It is understood that a bill will be introduced providing for a tax of 1 per cent. on all earned incomes of $5,000 or more, a tax of 1½ per cent. on unearned incomes above that figure and a still higher but graduated tax on incomes from swollen fortunes and large real estate holdings.

The London, Liverpool and Globe's Statement.

The Liverpool & London & Globe Insurance Co., Ltd., a stock company, has issued the 65th annual statement of its United States Branch for the calendar year 1912. It shows total assets of $13,739,218, which includes real estate amounting to $1,401,958; United States Government 4 per cent. bonds, $229,140; state and city bonds and railroad stocks and bonds, $5,896,110; bonds and mortgage loans, $3,244,696; bank balances and all other assets $2,967,314. The company reports unearned premiums and all other liabilities $9,723,246.05, leaving a surplus of $4,015,972.92. The New York directors are: John A. Stewart, chairman; Edmund D. Randolph, Thatcher M. Brown, Walter C. Hubbard and Seymour J. Hyde. Henry W. Eaton is manager; George W. Hoyt, deputy manager; J. B. Kremer, assistant deputy manager, and T. A. Weed, agency superintendent.

The Fire Record of 1912.

A record in the number of fires, but a smaller average loss during 1912, are noted by Fire Commisisoner Johnson in his annual report to the Mayor. Another record was set in the number of convictions for arson—forty in all.

The average loss for each fire was reduced from $855 in 1911 to $580 in 1912, despite the Equitable building fire. The fire marshals report the estimated actual loss in 1912 as $9,069,580, as against $12,470,806 in 1911, a reduction of $3,401,226. In the entire city 15,633 fires occurred in 1912, while in 1911 there were 14,547 fires. In 1912 there were 7,808 in tenement houses, as against 7,297 in 1911.

The budget for 1913 is $8,945,945, as against $8,537,365 for 1912. Of the 1913 appropriation, $8,156,976 is for salaries and $788,968 for supplies.

Contracts for the erection of twenty-one new fire houses were let in 1912, and the plans are now being drawn for nine other houses. By Dec. 31, the commissioner says, there should be forty-three new fire houses ready for occupancy.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's acount.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 7, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Broome st, 457-9 (*), ss, 50 w Mercer, runs s95.9xw24.6xs ½ inch xw25.9xn95.10x e50.8 to beg, 6-sty bk loft & str bldg; due, $82,892.05; T&c, $[illegible],599.04; Adeline I Latham. 85,000

*Cliff st, 27, ws, 60.11 s Fulton, 26.1x164.7 to Ryders al x—x—, 4-sty bk loft bldg with 3-sty bk ext; voluntary; bid in at $50,000.

*Prince st, 66, ss, 37.11 e Crosby, 20x53.11 x19.6x53.8, 3-sty & b bk bldg with str; voluntary; Geo D Ebermayer. 12,000

*Rutherford pl, 1 (*), swc 17th (No 226), 20.3x94, 4-sty & b stn dwg, 2-sty ext; due, $32,139.92; T&c, $2,177.02; Howard Willets et al trstes. 35,000

*Ryders al, es, abt 60.11 s Fulton, see Cliff, 27.

*Suffolk st, 169, ws, 126 s Houston, 24x100, 3-sty bk tnt & strs & 5-sty bk rear tnt; due $19,615.99; T&c, $1,135.74; Pauline K Taylor. (Corrects error in last issue as to purchaser). 20,700

*11TH st, 212 E, ss, 183 e 3 av, 18x95, 4-sty bk & stn dwg; voluntary; Saml H Stone. 13,925

*17TH st, 226 E, see Rutherford pl, 1.

*35TH st, 233-5 W, ns, 361.1 w 7 av, 42x98.9, 2 4-sty bk tnts with str & 3-sty bk tnt in rear; voluntary bid in at $9,500.

*68TH st, 12 E, ss, 174.6 w Mad av, 20.6x100.5, 4-sty & b bk & stn dwg; exrs sale; J H Jones. 70,000

*79TH st W, nec Riverside dr, see Riverside dr, 70.

*87TH st, 341 W, ns, 237 e Riverside dr, 20x100.8, 5-sty & b stn dwg with 3-sty bk ext; exrs sale; August Kastor. 33,000

*96TH st, 328 W, ss, 141.8 e Riverside dr, 41.8x100.8, 6-sty bk tnt; due, $11,582.90; T &c, $850; sub to first mtg $45,000; adj sine die.

*100TH st, 307-9 E (*), ns, 140 e 2 av, 47 x100.11, 6-sty bk tnt & strs; due, $42,-124.96; T&c, $1,947.76; Clara De Hirsch Home for Working Girls. 40,000

*136TH st, 261 E, see 3 av, 2488.

*181ST st, 667-9 E (*), ns, 41.2 e Belmont av, 50x80.10, 2 3-sty bk tnts; due, $2,819.80; T&c, $1,030.98; sub two mtgs aggregating $11,000; Tommaso Giordano. 15,200

*198TH st, 112 E (*), ss, 125 e Creston av, 25x98, 2-sty fr dwg; due, $1,808.15; T &c, $83.50; Wm H Birchall. 7,700

*215TH st, 741 E (*), ns, 352 w Barnes av, runs n164xw108xs94xse60xs66xe43 to beg, Wakefield; due, $6,578.54; T&c, $280; Michl Brennan et al. 5,600

*227TH st, 810 E, ss, 105 e Barnes av, 25 x114, Wakefield; due, $3,343.21; T&c, $247.82; Geo Kilian. 3,850

*Riverside dr, 70 (*), nec 79th, 17.4x66.10 x17.2x69.8, 5-sty bk dwg; due, $16,396.60; T&c, $1,601.24; David Gutlohn. 40,312

*Southern blvd, 1505 (*), ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & strs; due, $2,865.40; T&c, $932.66; sub to 1st mtg of $35.000; Michl Fauser. 38,000

*3D av, 2488 (*), nec 136th (No 261), runs n26.5xe121.8 to Lincoln av (No 181), xs25xw130.5 to beg, 5-sty bk tnt & strs; due, $27,301.32; T&c, $1,894.14; Jno B Harrison et al exrs. 23,000

*6TH av, 334 (*), es, 40 s 21st, 20x73.9, 4-sty bk str, 2-sty ext; partition; Mary I Hodge et al. 60,000

*8TH av, 286, es, 74 n 24th, 24.8x100, 4-sty & b bk tnt with str & 3-sty bk bldg in rear; receiver's sale; bid in at $33,000.

L. J. PHILLIPS & CO.

*Spring st, 157 (*), nec W Bway (Nos 407-9), 25x75.3, 6-sty bk loft & str bldg; due, $23,494.66; T&c, $4.60; sub to first mtg $40,000; Chas B Prettyman. 62,150

*West Broadway, 407-9, see Spring, 157.

*7TH av, 365-7 (*), es, 46.5 n 30th, 41.11x 75x42.3x75, 4-sty bk tnt & str & 2 & 3-sty bk & fr tnt; due, $126,083.98; T&c, $1,200; Edw T Kennard, exr. 100,000

HERBERT A. SHERMAN.

*137TH st, 358 E (*), ss, 306.6 w Willis av, 25x100, 4-sty bk tnt; due, $15,324.74; T &c, $602.40; Jno S Wilson. 16,000

*144TH st, 242-4, on map 242 W (*), ss, 400 e 8 av, 50x99.11, 6-sty bk tnt; due, $12,043.21; T&c, $1,235.03; sub to first mtg $42,000; Francis H Ross. 43,000

*Interior lot (*), begins at a point 76.11 n of 116th & 145 e Manhattan av, runs e 26.1xn16.5xw25xs23.11, vacant; due, $518.81; T&c, $103.19; Jos Rosenzweig. 50

HENRY BRADY.

*112TH st, 47 E (*), ns, 95 e Madison av, 25x100.11, 5-sty stn tnt & strs; due, $20,-057.96; T&c, $1,266.71; Theo A Swan. 17,500

[a]112TH st, 49 E (*), ns, 120 e Mad av, 25 x100.11, 5-sty stn tnt & strs; due, $20,060.46; T&c, $1,266.71; Theo A Swan. 17,500

[a]120TH st, 110 E, ss, 131.8 e Park av, 20.10x100.10, 4-sty stn tnt; due, $5,065.70; T&c, $563.89; Malcolm R Brown. 7,100

SAMUEL MARX.

[a]70TH st, 420 E (*), ss, 317 e 1 av, 21x100.5, 5-sty bk tnt; due, $13,952.20; T&c, $400; Herman Heinemann. 14,000

Total	$759,887
Corresponding week, 1912	788,160
Jan. 1st, 1913, to date	5,190,129
Corresponding period, 1912	4,570,416

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 5, 1913, at the Brooklyn Salesrooms, 189 Montague Street:

WM. H. SMITH.

DEAN st, ns, 220 e Nostrand av, 20x100; withdrawn.

ELLERY st, ss, 225 w Sumner av, 25x100; Jos Bauer. 6,575

MIDDAGH st, ns, 178 w Henry, 22.6x100.8; withdrawn.

OSBORN st (*), es, 225.5 s Dumont av, 24.7x100; Michael D Griffin et al. 2,300

PARK pl, ss, 449.6 w Vanderbilt av, 26x131; adj to Feb 18.

STERLING pl, nec Brooklyn av, 90x20; Bertha Schwabb. 13,000

W 6TH (*), es, 620 n Av U, 20x120; Annie M Klock extrx. 1,000

19TH st (*), es, 141.5 n Vanderbilt, 17.2x80; H Frank Darrow. 2,500

36TH st, sws, 320 nw 15 av, 20x100.2; Eliza Brundage. 3,050

48TH st (*), ns, 230 w 3 av, 25x100.2; Wesley W Burden. 12,250

53D st, nes, 140 nw 8 av, 20x100.2; withdrawn.

59TH st, sws, 125 se 10 av, 20x100.2; A B Roberts. 2,500

CONEY ISLAND av, 1083 (*), es, 244 s Av G, 20.5x—; Lawyers Realty Co. 6,500

GATES av, ns, 425 w Ralph av, 25x100; Augusta Wolski. 2,550

NOSTRAND av (*), es, 50 s Park av, 25x80; Monash Eisig. 7,250

OCEAN av (*), es, 364 s Av I, 40x370; Matthew S McNamara. 5,500

OCEAN pkwy (*), es, 100 n Ditmas av, 30x150; Julius C Drucklieb. 9,200

WASHINGTON av, ws, 79.11 n Prospect pl, 16.2x64.8; Edgar Improvement Co. 4,275

JAMES L. BRUMLEY.

BERGEN st (*), ss, 424.6 w Rockaway av, 40x127.9; Voletsky & Jarcho, Inc. 12,579

1ST st (*), sec 5 av, 91.9x23; Mary A McNamara et al. 18,000

50TH st (*), ns, 301.7 w 6 av, 19.1x100.2; Mary Wallace. 2,500

WM. P. RAE CO.

DUMONT av (*), sec Hendrix, 100x100; State Savgs Bank of the City of N Y. 500

JOSEPH P. DAY.

BENSON av, nes, intersec nws Bay 14th, 108.4x150; Administratrix sale of chattels, &c; Susan Halliby. 6,600

(At 14-16 Vesey Street, Manhattan.)

MONROE pl, 11, ws, 125 s Clark, 25x100, 4-sty & b bk & stn dwg; voluntary; bid in at $16,500.

ATLANTIC av, 1585-7, nwc Troy av (No 46), 40x99, 3-sty fr tnt with str, 1-sty fr str & 2-sty fr stable; exrs sale; Wm O Wehrenberg. 6,200

NOSTRAND av, 182 ws, 200 n Willoughby av, 20x100, 2-sty & b fr dwg; voluntary; Jno J Morz. 3,300

NOSTRAND av, 266, ws, 75.4 s DeKalb av, runs s24.8xw77xn—xw92xn100 to DeKalb av (Nos 602-14) xe151.9xs75.4xe23.3 to beg, 2-sty bk & fr dwg, 2-2-sty fr bldgs with strs, 2-sty bk bldg with str & 1-sty fr ext & vacant; voluntary; bid in at $21,000.

CHARLES SHONGOOD.

HOPKINS st (*), ss, 450 w Throop av, 51.9x29.6; Citizens Trust Co of Bklyn. 5,000

PARKSIDE ter (*), ws, 95.5 n Parkside av, 20x83.7; Louis Balz. 8,500

PARKSIDE ter (*), ws, 135.5 n Parkside av, 20x95.4; Merchants Co-operative Mtg Co. 8,500

38TH st, ss, 280 w 13 av, 24x95.2; W R Roberts. 1,800

LEFFERTS av, ss, 146.6 e Rogers av, 20x102.2; withdrawn.

Total	$151,929
Corresponding week 1912	$151,707

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

FEB. 11.

4TH st, 131-3 E; see 1 av, 67.

22D st, 47-9 W, ns, 274.5 e 6 av, 48x98.9, 2-4-sty bk loft bldgs.

25TH st, 132-4 E; see Lex av, 54-8.

74TH st, 3 W, ns, 100 w Cetnral Park W, 20x102.2, 4-sty & b bk & stn dwg with 3-sty ext.

120TH st, 509-17 E, ns, 123 e Pleasant av, 103.5x121.10, 3-sty bk & fr bldg with 1 & 2-sty bk exts.

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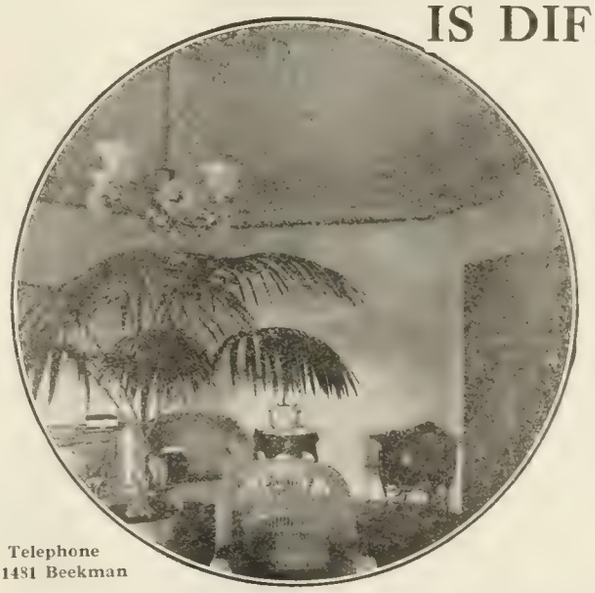
STATEMENT 31st December, 1912

REAL ESTATE	$1,401,958.07
U. S. GOVERNMENT 4 PER CENT. BONDS	229,140.00
STATE & CITY BONDS & R. R. STOCKS & BONDS	5,896,110.00
BOND & MORTGAGE LOANS	3,244,696.00
BANK BALANCES AND ALL OTHER ASSETS	2,967,314.90
Total Assets (Value as at 31 December, 1912)	**$13,739,218.97**
UNEARNED PREMIUMS AND ALL OTHER LIABILITIES	9,723,246.05
Surplus	**$4,015,972.92**

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Voluntary Auction Sales, Manhattan & Bronx (Continued).

155TH st, W, nec St Nich av; see St Nich av, 908.

186TH st E, nec Park av; see Park av, nec 186th.

BROADWAY, 1237-9, ws, 63.8 n 30th, 41.1x 23x3 to 6 av (Nos 502-4) x42.2x249.5, 5-sty bk theatre & office bldg & 2-4-sty bk bldgs with strs.

LEXINGTON av, 54-8, swc 25th (Nos 132-4), 49.4x53.6, 4-sty bk office & str bldg & 3-sty bk dwg.

ST NICHOLAS av, 908, nec 155th, 23.9x99.11 x51.3x103.7, 2-sty & b bk dwg, with 2-sty ext.

PARK av, nec 186th, 50x100, vacant.

1ST av, 67, nwc 4th (Nos 131-3), 24.5x99.3, 5-sty & b bk tnt with strs & 1-sty bk ext.

3D av, 594, ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt with str & 1-sty bk ext.

6TH av, 502-4; see Bway, 1237-9.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

FEB. 8 & 10.

No Legal Sales advertised for these days.

FEB. 11.

JUMEL TER, 18, ws, 98 s 162d, 17.6x100, 3-sty & b stn dwg; Jas C Thomson—Mary J Ferrigan et al; Geller, Rolston & Horan (A), 22 Exchange pl; Saml Markewich (R); due, $12,769.64; T&c, $876.94; mtg recorded Aug16 '07; Bryan L Kennelly.

LUDLOW ST, 14, es, 124.3 n Canal, 32.4x87.4 x32.4x86.10, 5-sty bk tnt & strs & 5-sty bk rear tnt; Broadway Savings Inst of City N Y—Benj Polansky et al; Richd Kelly (A), 170 Bway; Thos W Butts (R); due, $47,691.63; T&c, $1,935; mtg recorded July12'06; Joseph P Day.

48TH ST, 235 E, ns, 240 w 2 av, 20x100.5, 3-sty & b stn dwg; Henry Wendt—Philipp L Hubinger et al; Geo M Bode (A); Robt M Richter (R); due, $5,756.59; T&c, $11; mtg recorded Apr5'73; Joseph P Day.

112TH ST, 241 W, ns, 329 w 7 av, 17x100.11, 3-sty & b bk dwg; Regina Garrigues et al—Fannie A Lewis et al; Blandy, Mooney & Shipman (A), 37 Wall; Jerome H Buck (R); due, $12,904.45; T&c, $469.15; mtg recorded Jan25'11; Henry Brady.

162D ST, 433 E, ns, 306 e Melrose av, 35x 100, 2-sty fr dwg; Henry Dreyer et al—Jas J Martin et al; Elfers & Abberley (A), 277 Bway; Fredk C Hunter (R); due, $1,189.20; T&c, $188.36; sub to a mtg of $5,500; Joseph P Day.

218TH ST, ss, 255 w Olinville av, 50x114, Wakefield; Louis Halperin et al—Geo S Livingston et al; Sol S Schwartz (A), 4 4Court, Bklyn; Chas A Oberwager (R); due, $2,308.37; T&c, $322.25; Jacob H Mayers.

AMUNDSON av, es, 300 s Randall av, 50x 100; MONTICELLO AV, ws, 375 n 233d, 35.1 x100x36.4x100, Eastchester; Aloysius Fellenstein—Nelly Nelson et al; Jos L Zoetzl (A), 68 William; Andw S Hamersley (R); due, $898.96; T&c, $259.38; sub to a first mtg of $3,500; Bryan L Kennelly.

GRAND BLVD & CONCOURSE, 964, es, 34.4 s 164th, 100x188.5x100x191.1, 3-sty & b fr dwg & vacant; N Y Life Ins & Trust Co—Eliz B Ball et al; Emmet & Parish (A), 52 Wall; Rudolph A Seligmann (R); due, $11,586.53; T&c, $5,111.03; Joseph P Day.

HULL av, 3077, ns, 150 w 204th, 25x110, 2-sty fr dwg; Chas Doblin—Mary Costello et al; Robt L Turk (A), 115 Bway; Chas P Sanford (R); due, $2,645.24; T&c, $16.10 sub to a 1st mtg of $5,500; mtg recorded May17'07; Joseph P Day.

MONTICELLO av, ws, 375 n 233d; see Amundson av, es, 300 s Randall av.

Feb. 12.

No Legal Sales advertised for this day.

FEB. 13.

ASH st, ns, 200 e Syracuse av, 100x100; Jas W McElhinney—Wesley Thorn et al; action 1; Jas W McElhinney (A) 41 Park row; Edw R Finch (R); due, $578.89; T&c, $100; Joseph P Day.

ASH st, ss, 400 e Syracuse av, 100x100; same —same; action 3; same (A); same (R); due, $578.89; T&c, $100; Joseph P Day.

BURKE st, nec Wallace av, 25x100; Barnett Nelson et al—Madison Constn Co et al; action 1; Lawrence E French (A), 41 Park row; Edw R Rayher (R); due, $928.21; T&c, $200; Joseph P Day.

BURKE st, ns, 25 e Wallace av, 25x100; same—same; action 2; same (A); same (R); due, $818.37; T&c, $200; Joseph P Day.

OAK st, ns, 300 e Syracuse av, 100x100; Jas W McElhinney—Wesley Thorn et al; action 2; Jas W McElhinney (A); Edw R Finch (R); due, $578.89; T&c, 100; Joseph P Day.

47TH st, 107 W, ns, 60 w 6 av, 20x80, 5-sty bk loft & str bldg, 1-sty ext; Bernhard Mittelstaedt—Agnes Wolf et al; Uriah W Tompkins (A), 257 Bway; Marcel Levy (R); due, $5,-946.49; T&c, $715.50, sub to a 1st mtg of $30,-000; mtg recorded Sept15'09; J H Mayers.

82D st, 407 E, ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; Philip A Zoller—Abr Grossman et al; Wm H Sage (A), 156 Bway; Chas J Leslie (R); due, $5,466.45; T&c, $171.27; Joseph P Day.

100TH st, 215 E, ns, 250 e 3 av, 25x100.11, 4-sty bk tnt; Harry Hardesty—Saml Epstein et al; action 1; Frank B Colton (A), 52 Wall; Jno C Gulick (R); due, $11,123.65; T&c, $274.50; Jas L Wells.

100TH st, 217 E, ns, 275 e 3 av, 25x100.11, 4-sty bk tnt; same—same; action 2; same (A); samé (R); due, $11.127.65; T&c, $274.50 Joseph P Day.

108TH st, 324-8 E, ss, 200 w 1 av, 75x117.10 x—x79.10, 2-1-sty fr bldgs & vacant; Jno Culen—Sidney H Hersch et al; Stoddard & Mark (A), 128 Bway; Wm Klein (R); due, $31,-999.97; T&c, $2,878.08; Joseph P Day.

111TH st, 253 W, ns, 92 e 8 av, 36x100.11; 6-sty bk tnt; Henry F Schwarz—Louis Greenblatt et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Edmund D Hennessy (R); due, $43,212.47; T&c, $731.66; Henry Brady.

117TH st, 106 E, ss, 47.6 e Park av, 15.10x 64.11, 3-sty bk dwg; Adelaide O Floyd—Mary McCarthy et al; Jno M Rider (A), 44 Cedar; Edw L Parris (R); due, $5,695.81; T&c, 239.54; sub to a mtg of $4,250 Joseph P Day.

132D st, 223 W, ns, 215 w 7 av, 15x99.11, 3-sty & b stn dwg; Christopher Moller et al—Gustava A Saarinen et al; Middleton S Borland (A), 31 Nassau; Phoenix Ingraham (R); due, $8,-694.16; T&c, $185.55; mtg recorded Oct12'85; D Phoenix Ingraham.

188TH st, 512 E, ss, 72 w Bathgate av, 20x 91.2x20x90.9, 3-sty bk tnt Tunis S Bogart—Mountain Constn Co et al; Chas H Lott (A), 206 Bway; Jas F Curnen (R); due, $8,202.36; T&c, $357.92; Joseph P Day.

WALLACE av, nec Burke; see Burke, nec Wallace av.

1ST av, 1073, ws, 75.5 s 59th, 25x100, 6-sty bk tnt & strs; Max Katz et al—Morriss Weiner et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Saml S Isaacs (R); due, $8,717.38; T&c, $882.39; Joseph P Day.

FEB. 14.

SCHOFIELD st, ns, 150 w Long Island Sound, 50x119, City Island; Vivian W Davis admr—Addie S Wood et al; O'Neil & O'Neil (A), 1098 Bway, Bklyn; Adam Wiener (R); partition; Joseph P Day.

121ST st, 261 W, ns, 573 w 7 av, 17x100.11, 3-sty & b stn dwg; General Synod of the Reformed Church in America—Abr Schneider et al; Reed & Pallister (A), 280 Bway; Jno H Rogan (R), due, $10,693.61; T&c, $437.29; mtg recorded Oct27'03; Joseph P Day.

BATHGATE av, 1637, ws, 155 n 172d, 25x 114.5, 3-sty fr tnt; Jno Lynagh et al—Harry Berend et al; Robt H Bergman (A), 3219 3 av; Leopold W Harburger (R); due, $6,140.14; T&c, $1,016.10, sub to a 1st mtg of $4,500; Jacob H Mayers.

BRACKEN av, ws, 100 n Randall av, 25x 100, Wakefield Henry McCaddin—Neden Realty Co et al; Wm E Slevin (A), 271 Bway; Alex Wolf (R); due, $732.02; T&c, $198.39; J H Mayers.

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

6TH st, 540 E, ss, 100 w Av B, 23x97.5x29x 97.1, 6-sty bk tnt & strs; Julius Stoloff et al—Henry Machson et al; Abr S Jaffer (A), 198 Bway; Chas Putzel (R); due, $1,208.73; T&c, $739.47, sub to 2 mtgs aggregating $38,000; mtg recorded June4'06; Joseph P Day.

82D st, 407 E, ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; Philip A Zoller—Abr Gressman et al; Wm H Sage (A), 156 Bway; Chas J Leslie (R); due, $5,466.45; T&c, $171.27, sub to a 1st mtg of $13,000; Joseph P Day.

206TH st, 168 E, ss, 162 e Grand blvd & Concourse, 25.6x92.6x25x87.7, 2-sty fr dwg; Fanny Behlen et al—Maria G Del Gaizo et al; Theo Hansen (A), 35 Nassau; Geo W Elkins (R); due, $6,449.07; T&c, $1,389.09; mtg recorded Dec18'06; J H Mayers.

MACLAY av, nwc Zerega av; see Zerega av, 1700.

ZEREGA av, 1700, nwc Maclay av, 19.11x 78.11x20.3x79.10, Unionport; Fredk A Southworth et al exrs—Zerega Ave Improvement Co et al; Wm R Brinckerhoff (A), 68 William; Albt W Ransom (R); due, $6,378.67; T&c, $69.42; Herbert A Sherman.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

FEB. 8.

58TH st, ns, 200 e 1 av, 60x100; Thos F Flinn—Harry A Hanbury; Wm H Good (A), 44 Court; Geo Johnston (R); receiver's sale, on the premises at 12 o'clock noon; George Johnston.

FEB. 10.

No Legal Sales advertised for this day.

FEB. 11.

OSBORNE ST, e s, 150 n Lott av, 200x100; Ida Kass—Benj Mogilewsky et al; action 1; Leo Lerner (A), 230 Grand, Manhattan; Wm Watson (R); Wm H Smith.

OSBORNE ST, nec Lott av, 150x100; same—same; action 2; same (A); Frank Obernier (R); Wm H Smith.

E 5TH ST, es, 249.9 n Caton av, 30.3x100; Hannah Felleman—Wm J McDermott et al; Louis J Moss (A), 26 Court st; Thos J Evers (R); Chas Shongood.

43D ST, ss, 200 w 4 av, 20x100.2; Emma W Wingate—Evelyn K Stratton et al; I Newton Williams (A), 31 Liberty, Manhattan; Wm T Simpson (R); Wm H Smith.

80TH ST, swc Stilwell av, 129.4x145.7; Edw F Tierney—Thos A Nugent et al; Jno Mulholland (A), 280 Bway, Manhattan; Jos W Middlebrook (R); Chas Shongood.

NOSTRAND AV, es, 125 s Lefferts av, 20x76; Arthur T Sullivan, trste—Ritaro Realty Co et al; Chas C Suffern (A), 203 Montague; W Frank Harrington (R); Wm H Smith.

6TH AV, es, 25 n 22d st, 21x72.1; Ellen Ward et al—Edith A Philbrick et al; Albt A Hovell (A), 177 Montague; Amy Wren (R); Wm H Smith.

Feb. 12.

No Legal Sales advertised for this day.

FEB. 13.

GRATTAN st, ns, 135.5 w Varick av, 164.6x 100; Realty Associates—Patk J Cosgrove et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm H Smith.

65TH ST, ss, 100 w 6 av, 75x41.11; Alvan R Johnson—Bay Ridge Lumber Co et al; Alvan R Johnson (A), 189 Montague; Thos F Garvey (R); Thos F Garvey.

BEDFORD AV, es, 630 s Clarendon rd, 20x 100; Mtg Securities Co of N Y—Mary E Montague et al; Henry J Davenport (A), 375 Pearl; Jno F Nelson (R); Wm H Smith.

HAMILTON AV, nes, 106.9 se President, 20x 51.10; Welz & Zerwick—Manuel Silva et al; Harry E Lewis (A), 215 Montague st; Cecil C Van Valkenburgh (R); Wm P Rae.

WOODRUFF AV, swc Kenmore pl, 102.9x 20.4; Alice R Sprague—Isabella McNaugh Thompson et al; Foley & Powell and Hacker (A), 206 Bway, Manhattan; Wm W Wingate (R); Jas L Brumley.

FEB. 14.

SILLIMAN PL, ss, 261.10 e 2 av, 40.3x84.2; Arthur L Williams—Neal & Brinker Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Clarence A Spear (R); Wm H Smith.

E 3D ST, es, 175 n Av C, 25x100; Insa R Meisel—Monaton Realty Investing Corp et al; Harry L Thompson (A), 175 Remsen; Jno S Bizel (R); Wm P Rae.

W 27TH ST, ws, 180 s Neptune av, 20x118.10; Orion H Cheney—Gesson Frank et al; Frank M Patterson (A), 27 William, Manhattan; Geo R. Brush (R); Wm H Smith.

59TH ST, sws, 105 se 10 av, 20x100.2; Herbert F Gunnison gdn—Minnie Schmidt et al; Edwin Kempton (A), 175 Remsen; Fredk B Maerkle (R); Wm P Rae.

NEPTUNE AV, ns, adj land of Patk McElroy, 48.9x100; Alonzo E De Baun—Herman Hotop et al; Albt W Seaman (A), 16 Exchange pl, Manhattan; Alois J Keogh (R); Jas L Brumley.

OCEAN PARKWAY, ws, 45 n West av, 60x 200; Annie M Bythrow—Fredk Oppikofer et al; Slensby & Wolff (A), 3302 Jamaica av, Queens; Amy Wren (R); Wm P Rae.

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

MANSFIELD pl, ws, 100 s Farragut rd, 50x 100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Montague; Wm J McArthur (R); Wm H Smith.

New Colony At Steinway.

Operations about to be undertaken by the McKnight Realty Company are the opening of Steinway Park, a tract of 1,000 lots in Long Island City and in Elmhurst; the work of development of 750 lots is now in progress. This development will be known as Elmhurst-South and according to the plans of the dual subway both properties are in close proximity to the elevated structures, and when the rapid transit projects are finished these properties will aid in solving the problem of increasing congestion of population, formerly confined to downtown East side districts, due largly to emigrant settlement.

The problem of housing this class of population, which pays a minimum and is compelled to live within walking distance of the work shop, or an area of the five cent fare, has engaged the attention of charity organizations and municipalities of this country and abroad for the past ten years to a greater degree than ever before, caused by the increasing congestion, and, consquently in increased death rate, more particularly of infants. It is proposed to take a section of the Long Island City or the Elmhurst tracts, construct a central utility plant, which will supply electric lights, heat and hot water to a model tenement, and, as the cost of the lots will be about $1,500 each (as against $15,000 in Manhattan) and as the cost of heat, light and hot water will not exceed $1.50 per week average for the year, a rental rate, it is argued, will be established far below the minimum of the Manhattan rate.

The Foreign-Born Population.

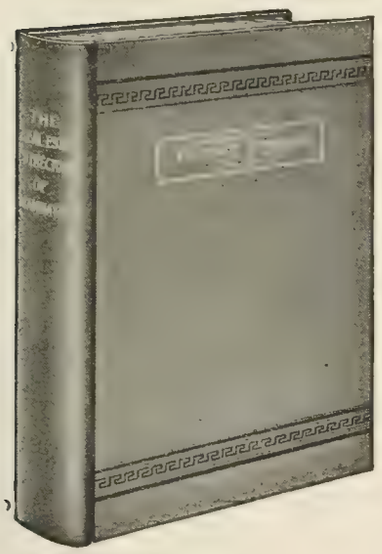
The Population Research Bureau of the New York Federation of Churches finds that in the section bounded by West 62d street, Sixth avenue, West 14th street and the North River, 24,-192 immigrants have been added since 1905 to a population of 261,951, based on the census of 1910. The Irish outnumber any other foreign born nationality, with 32,210; the German, 13,-181; Italian, 14,107; English, 6,242; Russian, 4,443; Finnish, 158; Austro-Hungarian, 4,551; Swedish, 1,268; Norwegian, 341, and all others, 16,821.

The district bounded by East 64th street, Fifth avenue, East 14th street and the East River has a census population of 239,280, of which 31,828 were immigrants since 1905. The Irish led the foreign born, with 30,868; Italian, 20,564; German, 16,455; Austro-Hungarian, 12,-386; Russian, 6,654; Finnish, 671; English, 5,175; Swedish, 4,045; Norwegian, 692, and all others, 12,294. The whites showed a percentage of 45.89 out of 109,804 foreign born.

The percentage of natives born of foreign parentage in the West Side section was 27.65, against 28.29 for the East Side section.

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DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

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ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN AND BRONX ORDERS SERVED.

Named Streets.

Bedford st, 3-5—Alfred & Wm Alectano.....C
Bedford st, 7-5—Nathan Perlman.....C
Broome st, 32—Jos Jacobs.....E-C-F-A-G
Broome st, 32—Drilling & Klots....C-F-A-G-H
Broome st, 426—Bloomfield & Meyer.....H
Canal st, 368—JZimmerman & Son.....H
Canal st, 368—M Schachter & Co.....H
Canal st, 368—Podbreshy & Golden.....H
Canal st, 368—Silverstein & Ambroseno.....H
Canal st, 368—Thos Humphrey.....H
Canal st, 368—J Zimmerman & Son.....H
Centre st, 204—L Kehlmann.....H
Church st, 253-5—E A Bromund & Co.....H
Church st, 253-5—E Holzman.....H
Classon Point Park—Smith Contr Co.....C
Clinton st, 98—Morris Merker.....C
Clinton st, 204-6—Tobias Krakower.....C
Clinton st, 98—Aaron Rosenberg.....C
Clinton st, 98—Jacob Levine.....C
Duane st, 65-7—J C & W E Powers.....H
East Bway, 100—L Luria & Son.....G
East Bway, 100—Harris Cohen.....C
East Bway, 100—Mendelberg & Shervach....C
Front st, 139—Harwitz & Son.....C
Grand st, 309-11—Pinner & Friedberg.....C
Grand st, 309-11—Max Holtzer.....C
Grand st, 209—Vincenzo Caropreso.....C
Gerard st, 858—Arrow Realty Co.....C
Greene st, 201—Adolph Weil.....H
Greene st, 201—Pearlstein & Strom.....H
Greene st, 125—Colonial Cloak & Suit Co....H
Greene st, 125—Silver Bros.....H
Greene st, 125—H Alsofrom.....H
Greene st, 125—Supreme Waist Co.....H
Greene st, 127—H & P Horowitz.....H
Greene st, 132-4—M Furman & Co.....H
Greene st, 132-4—Goldstein & Cooper.....H
Greene st, 132-4—M Scher & Co.....H
Greene st, 197-9—Stevens, Wiederman Co..H
Greene st, 197-9—I Mittelman & Co.....H
Greene st, 197-9—Weinrub Bros.....H
Hudson st, 55-61—Austin, Nicholas & Co.....C
Hudson st, 340—Frank G Boyle.....C
Lafayette st, 54—Bassett & Sutphin.....F
Lafayette st, 54—Merchants Association of N Y.....F
Lafayette st, 54—Consolidated Telegraph & Electric Subway Co.....F
Lafayette st, 54—1st Dist Municipal Ct.....F
Lafayette st, 54—Civic Center Co.....C-F
Lafayette st, 54—Municipal Civil Service Comm.....F-E
Lafayette st, 139-45—National Button Works.H
Lafayette st, 324—N Y Miniature Lamp Works.....H
Lispenard st, 23-5—L Alter & Bros.....H
Lispenard st, 23-5—N Y Post Card Co.....H
Lispenard st, 44-8—Berg Bros.....H
Leonard st, 61-3—Jos L Porter Co.....H
Maiden lane, 51-3—Sanford & Bennett Co....H
Mercer st, 71—S J Levy.....H
Mercer st, 71—Leo Wertheimer.....H
Mercer st, 171—H Kaslin & Co.....71
Mercer st, 25—Frank & Bauer.....H
Mercer st, 47—R & C Corset & Waists Mfg Co.....H
Mercer st, 79—Louis Nashley.....H
Mercer st, 79—Goldstein & Kirshner.....H
Mercer st, 85-7—H Zimmerman.....H
Mercer st, 85-7—United Muslin Underwear Co.....H
Mercer st, 85-7—Lowerre & Co.....H
Mercer st, 91-3—Scotland Knitting Mills.....H
Mercer st, 160—Grenfeld & Co.....H
Mercer st, 160—King Leather Goods.....H
Mercer st, 153..S & R Frame Co.....H
Mercer st, 193-5—Bernstein Bros.....H
Mercer st, 237—Peritz & Lipman.....H
Mercer st, 237—Harris & Tipograph.....H
Mercer st, 237—Harrison & Co.....H
Mercer st, 237—U S Frame Co.....H
Mercer st, 237—E M Cummings & Co.....H
Roosevelt st, 19-21—Vincent J Slattery.....D
St Marks pl, 6—Carroll Bryce.....G-C
Sullivan st, 5-15—J H Bunnell & Co.....H
Washington pl, 3-5—Harry Luptig.....H
Washington pl, 3-5—Harry S Morris & Co....H
Washington pl, 3-5—Prashher Bros.....H
Washington pl, 3-5—Poruiran Panama Hat Co.....H
Washington pl, 26-8—Naftale Goldberg.....H
Washington pl, 26-8—Solars & Greenstein....H
Washington pl, 26-8—Chas P Thill.....H
Waverly pl, 20—Rich & Leeder.....H
Waverly pl, 25—A Wumpfheimer.....H
Waverly pl, 25—J Lowenstein & Bros.....H
Waverly pl, 25—Eastern Mill Paints Co.....H
Waverly pl, 25—Cohen & Block.....H
Water st, 300—Am Steel Frame & Band Iron Co.....H
West Houston st, 184—Albt Worcester.....C
West Houston st, 182-6—Deminica & Joseph Rovingno.....C
West Houston st, 28-30—A Alpi & Co.....H
West Houston st, 28-30—Emil Mayer Baby Cap Co.....H
West Houston st, 28-30—B Waldstein.....H
West Houston st, 28-30—Rothchild & Co.....H
West Houston st, 19—H Weinstein.....H
West Houston st, 19—S S Yarn Co.....H
West Houston st, 21—Flora Mfg Co.....H
West Houston st, 21—Teitelbaum & Demarinis.....H
West Houston st, 25-7—A Shirek & Son, Ltd..H
West Houston st, 25-7—Phoenix Waist Co....H
West Houston st, 25-7—Baer Bros.....H
William st, 136—Berlin & Jones Envelope Co..C
William st, 162—Bernhard Schaefer.....C
William st, 165-7—The Gaelic American.....H
Worth st, 83-5—John Downey.....D
Wooster st, 101-3—Elias Schmerler.....H
Wooster st, 101-3—Spindel, Rosenthal & Co...H
Wooster st, 12—Durbrow & Hearne Mfg Co...H
Wooster st, 199—A Herman.....H
Wooster st, 212-4—Chas W Williams & Co....H
Wooster st, 135—P Crotty & Co.....A-C
Wooster st, 135—Universal Shirt Co.F-A-G-E-C
Wooster st, 135—Max Solomon.....F-A-C
Wooster st, 135—International Flouncing Co.....F-A-G-E-C

Numbered Streets.

4th st, 48 W—Morris Asinof & Sons.....H
4th st, 48 W—J Eisner.....H
4th st, 48 W—Soapitor Sales Co.....H
4th st, 48 W—Jacob Rabinowitz.....H
4th st, 50 W—Buchstal & Lewis.....H
4th st, 48-50 W—S Brookstone & Sons.....H
10th st 81 E—Nathan Schwab.....E-C-G
20th st, 25 W—Ethel Jacobs.....C
20th st, 25 W—Wm Hurdon Co.....C
22d st, 306 W—Julia E Shotland.....C
24th st, 30-2 W—A Schwartz & Co.....H
24th st, 30-2 W—Friedberg & Yondelman.....H
24th st, 30-2 W—Stern & Cohen.....H
24th st, 30-2 W—Rotherson Bros.....H
24th st, 30-2 W—Nathan H Jacobson & Co..H
24th st, 30-2 W—M & H Rentoner.....H
24th st, 30-2 W—Schutzer, Dessau & Lucks..H
24th st, 148-50 W—Security Mtg Co..E-A-F-C
37th st, 60 W—Victorine Cormody.....C
42d st 426 W—Harry Shwager.....C
43d st, 26 W Louise P Davenport.....C
52d st, 230 E—Magadalina Baumann.....C
58th ts, 513-9 W—Wm Zinsser & Co.....H
61st st, 236 W—David Kass, Jr.....C
61st st, 232 W—Chas M Siegel.....G-C
69th st, 221 E—Ida Fishkin.....C
88th st, 13 W—Harry Rosenthal.....C
88th st, 217-9 W—Ludlow Realty Co.....C
114th st, 604 W—Omego Association.....C
116th st, 125-7 E—Helen I Hubbard.....C
116th st, 129 E—Sarah P Valentine.....C
119th st, 12½ E—Eliz Brady.....C

Named Avenues.

Bway, 375-9 Kuttner & Fibel.....C
Bway, 2834—Wm Fox.....C
Bway, 721—Chas D Jaffee Co.....H
Bway, 428 Selmore Co.....H
Bway, 428—Peerless Garter Mfg Co.....H
Bway, 428 L Baum & Co.....H
Wales av, 687—Christine Ott.....C

Numbered Avenues.

7th av, 209 Adolph Kroncke.....C
8th av, 229—Edith A Jackson.....G

BROOKLYN ORDERS SERVED.

Named Streets.

Bainbridge st, 297—Melvin Smith.....C
Bergen st, 57-9—Soloman Less.....C-M
Bergen st, 616—Jno J Magilligan.....L-K
Bergen st, 651—Frank Wenstrom.....H-A-G-K
Bergen st, 671-89—Herman & Grace.....A-G-H
Bergen st, 38—Chas A Freed.....K-G-C-L-H
Boerum pl, 27—Boerum Place Garage.....H-G-A-D-K-C
Chauncey st, 193—Renault's Garage..D-K-L-C
Clymer st, 49-61—Wm H Baker, Inc....G-C-M
Crescent st, near Atlantic av—Jos B Markey.....C-G
.....C-G
Dean st, 665—W K Voorhees.....H-A
Freeman st, 125—Frank Schneider.....C
Freeman st, 250—J C Rouse.....A-G-E-H
Fulton st, 304—Cranford Bros.....C
Fulton st, 463—Stephen M Van Allen.....C
Fulton st, 304—Geo Cranford.....M-C
Fulton st, 484-96—F Loeser & Co.....K
Fulton st, 1324—J Bergman.....A-C-K-H
Fulton st, 1239—Carpenter Motor Vehicle Co.....L-K
Gold st, 236—Jos Goldman.....C
Gerry st, 89—Chas Lutz & Sons.....H-A-C
Garfield st, 173—Mandel Gilman.....H-C-A
Halsey st, 668-6—Enterprise Garage Co....H-C-A-L-G-D-H
Havemeyer st, 99—Jas Cavanagh.....M
Noble & West st—American Mfg Co..C-A-K-H
Pacific st, 1135—Jno H Gelhardt.....C
President st, 622—Jas Solono.....C
Quincy st, 71—A E MacAdam.....A-K-G-H
Rockwell pl, 14—Edison Elec Illuminating Co.....C-K-D-L
St Johns pl, 618—Jos S Cortelyou....L-G-K-C
Skillman st, 2—Seraphino Media.....M-G
Stanhope st, 394 Nich Dannenhofer.....M-C
Stanhope st, 6—Emiel H Bauer.....L-K
Sterling pl, 296—Levy Bros.....M
Tillary st, 205—Nick Trovey.....A-C-H
Union st, 785—Chas Colber.....C
Van Buren st, 556-8—Jno H Lubben...K-C-L-H
Vine st, 336 Mrs Opitz.....M
Wither st, 270—Antonio Carrano.....C-A-H

Numbered Streets.

7th st, 307 N—C Dalia.....H
7th st, 307 N—C Dalia.....A
8th st W (Coney Island)—W F Mangels Co.....K-A-H
10th st, foot of N—Standard Oil Co....A-G-C-H
13th st, 348-56—So Bklyn Auto Livery & Sales Co.....K-C-L-A-H
16th st, 2811 W—Ralph Melani.....C

Named Avenues.

Atlantic av, 108—Alex Diker.....C-M
Atlantic av, 108—Alex Diner.....C-M
Atlantic av, 354—B Hurwitz.....A-G-H
Atlantic av, 1023—Jno F Ahern.....A-H
Atlantic av & Schenectady av—Wichert & Gardiner.....A-D-K-C-H
Atlantic av, 414—Jos Waldstein.....C
Bedford av, 1070—C A Breitenstein....A-G-H
Bedford av, 1104—Bedford Branch Y M C A.....K-L
Bedford av, 1108—Edgar E Chinnock, Jr.....G-C-L-H
Bway, 1216—Herman C Levy.....E-C-G
Bway, 1752—H L Goldberg.....C-G-K-C-H
Church av, ss, 150 w Prospect st—Bklyn Union Gas Co.....A
Clermont av, 175—Munro Est.....D
Driggs av, 178—Frank Beneroluc.....O
DeKalb av, 290—M E Potter, Md.....K-A
Flatbush av, 302—Jno Duryea.....G-K
Franklin av, 688—J Kops.....A-H
Flatbush av, 342-4—A W Blanchard.C-D-G-L-K
Graham av, 330—Jno Blyman.....A-H
Greenpoint av, 38-44—C M English.....A-H
Greenpoint av & Kingsland av—Rockland & Rockport Lime Co.....H
Greenpoint av & Newtown Creek—Chris Cunningham Co.....A-H
Kent av, 230—Thos W Kiby & Co.....A-G-K-D-G-H
Nassau av, 113—Alex Bressler.....A-C-H
Nassau av, 121—Barton Miller.....A-H
Nostrand, av, 237—Kalman Klein..A-L-C-K-H
Ocean av, foot of—Archie Steinhaus....K-A-H
Ocean pkway, 1-2—Otto Huber Brewing Co.F-E
Pulaski st, 248-52—Excelsior Bwg Co.....K-H
Putnam av, 72—Hicks & Fuller.....L-K
Reid av, 92—Fredk Schmidt.....G
Rockaway av, 758—Henry Whizin.....C
Rochester av, 264—W B White.....K
Sea Gate av—S B Whitlock.....A-H
Tompkins av, 181—Simon Faerber.....M
Underhill av, 105-13—W Beckers Aniline & Chemical Works.....L-H
Vanderbilt av, 630-2—Chateau Garage...K-C-J

Numbered Avenues.

4th av, 166—Berger Machine Works.....A-L
7th av, 123A—Sarah Jacobson.....M

QUEENS ORDERS SERVED.

Named Streets.

Creek st, near Borden av (L I City)—Wm P Collins.....C-M
Main st, 79 (Flushing)—Vollkommer & Co.H-A
Park st, 319 (Richmond Hill)—Martin A Meyer Jr.....A-G-K-H
Vine st, 652-61 (Richmond Hill)—Keiner-Williams Stamping Co.....C-K

Named Avenues.

Bayside av, 318 (Flushing)—W J Maxwell.L-K
Broadway, 107 (Flushing)—Flushing Auto Garage.....K-C-G-L
Bway, 338 (Flushing)—D L Van Nostrand....D
Congress av (Flushing)—Gaumont Co.....G-L-C-D-K-A-H
Grand av, 13 (Corona)—Jno Boughay...A-K-H
Grand av & Mary st (Corona)—H S Johnston.....D-A
Hunter av, 104 (L I City)—Thos R Dalon.....H-L-K-C
Jackson av, 30 (L I City)—Jno H Lurngston Est.....C-M
Jackson av, 324-6 (L I City)—Clarence C Calkins.....A-C-K-L-H
Jackson av, 385 (L I City)—Sampel Dolcort..C
Lefferts av, 227 (L I City)—E C Molby.....A-C-K-H
Lefferts, near Jamaica av (Richmond Hill)—T K Kernochan.....K-C-A-G-L-H
Metropolitan & Lefferts av (Richmond Hill)—Jno Zoellner.....D-A-K-G
Metropolitan av (Richmond Hill)—Geo B Wicke.....C-D-G-H
Nott av, foot of (L I City)—Maurice E Conley.....A
Sanford & Jamaica avs (Flushing)—Dr Wm Stone.....K-G-D-A-H
Vernon av & Flushing av (L I City)—L I R R Co.....A
Vernon av, 401 (L I City)—N Y Architectural Terra Cotta Co.....K
West Jackson av, 48-50 (Corona)—Maresca Bros.....A-H

RICHMOND ORDERS SERVED.

Named Streets.

Jersey st, 327 (New Brighton)—Isaac Morris..A

Named Avenues.

St Marys av, 283 (Rosebank)—Mary Mandia.A
Virginia av, 119 (Rosebank)—Frank Picehineda.....F-A
Foot of Main st (Tottenville)—Richmond Athletic Club.....F-C-A

S. H. POMEROY CO. (Inc.), manufacturers of metallic window frames and sashes, have removed their offices and plant to their new factory building 282 to 296 East 134th st near Lincoln av, Bronx, where they will have larger and better facilities for the manufacture of the specialties. The sales office and show room will be in the Townsend Building, 1123 Broadway.

NEW YORK CHAPTER of the American Institute of Architects will have its annual dinner on the evening of February 20, at the Plaza Hotel. Mr. Tracy, of Tracy, Swartwout & Litchfield, is chairman of the dinner, and Mr. Swartwout is the secretary of the chapter. On this occasion announcement will be made of the award of prizes for the best designed apartment houses recently completed. These prizes are awarded annually to the owners of the buildings at the time of their erection.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President

Local Board of Kips Bay.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.15 A. M.

EAST 14TH ST.—Constructing sewer in EAST 14TH ST. from 1st av to the East River.

EAST 50TH ST.—Fencing vacant property at 235 to 241 EAST 50TH ST.

Local Board of the Bowery.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.25 A. M.

CANAL ST.—Recommending the regulating, grading, curbing and paving of the widened portion of CANAL ST, bet the Bowery and Chrystie st.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.10 A. M.

1ST AV.—Construction of sewers in 1ST AV, bet 95th and 106th sts; and, an outlet sewer in 96TH AND 102D STS, bet Harlem River and 1st av.

MADISON AV AND 108TH ST.—Requesting the erection of a fence at the northeast corner.

EAST 95TH ST.—Requesting the fencing of vacant lots Nos. 304, 306, 308 and 310.

Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.20 A. M.

129TH ST.—Requests the paving with improved granite blocks, on a concrete foundation of 129TH ST, bet Convent av and Amsterdam av.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11 A. M.

BROADWAY AND 146TH ST.—Erecting fence to enclose property at the southeast corner.

FORT WASHINGTON AV.—Widening and extension of FORT WASHINGTON AV, at its junction with Broadway.

PARK TERRACE WEST.—Regulating and grading PARK TERRACE WEST, through Isham Park, from Isham st to a point about 160 ft. south of the north house line of West 214th st.

WEST 134TH ST.—Reconstructing, bet Broadway and Riverside Drive.

Local Board of the Heights.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, 2.30 P. M.

MIDDAGH ST AND WILLOW ST.—That the lot lying on the northwest corner, known as No. 12; also 4 ft. of LOT NO. 14, located on the north side of MIDDAGH ST, bet Willow st and Columbia st, in block 209, to be enclosed with a board fence 6 ft. high, at the expense of the owners. Estimated cost, $60; assessed valuation, $4,500.

HUDSON AV.—Laying cement walks on the east side of HUDSON AV, bet Front st and York st, where not already laid, at the expense of the owner or owners of the lots in front of which the sidewalks are laid. Estimated cost, $50; assessed valuation, $4,500.

FLATBUSH AV.—To lay preliminary or permanent granite block pavement in FLABUSH AV, from Fulton st to Concord st.

Local Board of Bedford.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 2.35 P. M.

HANCOCK ST.—Laying cement walks on the north side of HANCOCK ST, bet Stuyvesant av and Reid av, in the front of LOT 52, block 1656, at the expense of the owner or owners of the said lot. Estimated cost, $60; assessed valuation, $4,300.

CHAUNCEY ST.—That the lot lying on the south side of CHAUNCEY ST, bet Howard av and Saratoga av, known as No. 11, block 1514, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lot. Estimated cost, $10; assessed valuation, $2,000.

GREENE AV.—That the lot lying on the south side of GREENE AV, bet Patchen av and Broadway, known as No. 6, block 1623, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lot. Estimated cost, $20; assessed valuation, $14,650.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, at 2.40 P. M.

CYPRESS AV.—That the lots lying on the south side of CYPRESS AV, bet Stanhope st and Himrod st, and on the west side of HIMROD ST, bet Cypress av and St. Nicholas av, known as Nos. 31 and 34, block 3272, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lots. Estimated cost, $25; assessed valuation, $7,000.

Local Board of Williamsburgh and Bushwick.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 2.45 P. M.

SCOTT AV.—To regulate, grade, set cement curb and lay cement sidewalks on SCOTT AV, from St. Nicholas av and Troutman st to Johnson av.

Local Board of Williamsburgh.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 2.50 P. M.

GREENE ST.—To construct a sewer in GREENE ST, from Provost st to the end of the existing sewer, about 211 ft. east from Oakland st.

OAKLAND ST.—To construct sewer basins on OAKLAND ST, at the northeast corner of PAIDGE AV, and at the southeast corner of WATER ST, at the expense of the owner or owners of the lots fronting on the portion of the streets draining into the said basins. Estimated cost, $400; assessed valuation, $60,000.

SCOTT AV.—To rescind resolution of Nov. 26, 1906, initiating proceedings to regulate, grade, set curb on concrete and lay cement sidewalks on SCOTT AV, bet Flushing av and Metropolitan av.

BENTON ST (NOW JACKSON AV).—To construct a sewer in BENTON ST (NOW JACKSON AV), from Kingsland av to Debevoise av, and an outlet sewer in BENTON ST (NOW JACKSON AV), from Debevoise av to Morgan av.

ANTHONY ST, ETC.—To construct a sewer in ANTHONY ST, bet Morgan av and Porter av, and an outlet sewer in VANDERVOORT AV, bet Anthony st and Lombardy st.

GARDNER AV.—To construct sanitary sewers and storm water sewers in GARDNER AV, from Randolph st to Grand st.

GARDNER AV.—To lay preliminary pavement of second-hand granite blocks on a sand foundation in GARDNER AV, from Randolph av to Randolph st.

GARDNER AV.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation in GARDNER AV, from Randolph st to Grand st.

PUBLIC PARK OR PLAYGROUND.—Recommending to the Board of Estimate and Apportionment, by locating and laying out as a PUBLIC PARK OR PLAYGROUND the property bounded by McKibben st, Bogart, Siegel st and White st.

PUBLIC PARK OR PLAYGROUND.—To acquire title for a PUBLIC PARK OR PLAYGROUND to the property bounded by McKibben st, Bogart st, Siegel st. and White st.

NORTH 15TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on NORTH 15TH ST, from Banker st to Nassau av.

NORTH HENRY ST.—To construct a sewer basin on the southwest corner of NORTH HENRY ST, and NORMAN AV, at the expense of the owner or owners of the lots fronting on the portions of the streets drained into the said basin. Estimated cost, $250; assessed valuation, $130,850.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 3.10 P. M.

BAY 38TH ST.—To open BAY 38TH ST, from 86th st to Harway av, excepting the right of way of the Brooklyn, Bath and West End Railroad.

NEW YORK AV.—To amend resolution of Nov. 14, 1912, initiating proceedings, to lay a permanent granite pavement on NEW YORK AV, from Crown st to Malbone st, and to set stone curb on concrete foundation, from Montgomery st to Malbone st.

NEW YORK AV.—To lay a permanent granite pavement on NEW YORK AV, from Malbone st to Sterling st.

NEPTUNE AV.—To construct storm water sewers in NEPTUNE AV, from West 19th st to West 21st st, and from West 23d st to West 24th st, from West 25th st to West 30th st, and from West 31st st to West 33d st.

59TH ST.—To construct a sewer in 59TH ST, from 18th av to 19th av.

WEST 28TH ST.—To amend resolution of Jan. 24, 1910, initiating proceedings, to lay a preliminary or permanent asphalt pavement on WEST 28TH ST, from Mermaid av to Neptune av.

GRAVESEND AV.—That cement sidewalks be laid where not already laid on GRAVESEND AV, bet Ditmas av and Av E, at the expense of the owner or owners of the lots in front of which sidewalks are to be laid. Estimated cost, $70; assessed valuation, $16,000.

CHURCH AV.—To amend resolution of Dec. 15, 1911, initiating proceeding to lay a preliminary or permanent asphalt pavement on CHURCH AV, from Ocean Parkway to Gravesend av.

EAST 14TH ST.—To amend resolution of Dec. 28, 1910, initiating proceeding to regulate, grade, set cement curb and lay cement sidewalks on EAST 14TH ST, bet Sheepshead Bay rd and Emmons av, excluding the right of way of the Brooklyn Rapid Transit and Long Island Railroads.

EAST 18TH ST.—To amend resolution of March 9, 1910, initiating proceedings, to regulate, grade, set cement curb and lay cement sidewalks on EAST 18TH ST, from a line about 100 ft. south of Av K to Av L.

EAST 13TH ST.—To amend resolution of Oct. 14, 1908, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on East 13th st, from Sheepshead Bay rd to Gravesend Neck rd.

EAST 3D ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 3D ST, from Fort Hamilton av to Beverly rd.

EAST 3D ST.—To lay a preliminary or permanent asphalt pavement on EAST 3D ST, from Fort Hamilton av to Beverly rd.

WEST 24TH ST.—To construct a sewer in WEST 24TH ST, from Neptune av to Mermaid av.

TEHAMA ST.—To open TEHAMA ST, from 36th st to West st.

TEHAMA ST.—To construct a sewer in TEHAMA ST, from 36th st to West st.

NEWKIRK AV.—Recommending to the Board of Estimate and Apportionment a plan to reduce the width of NEWKIRK AV, from 60 ft. to 50 ft. from Coney Island av to 1st st.

3D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 3D ST, from 18th av to Forster av.

WEST 32D ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST 32D ST, from Neptune av to a line about 300 ft. south of Surf av, and to construct a timber bulkhead.

AV O.—Recommending to the Board of Estimate and Apportionment, that malls be centrally located on AV O, from Ocean Parkway to East 15th st.

AV O.—To set cement curb and lay a preliminary or permanent asphalt pavement on AV O, from Ocean parkway to East 15th st.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of Staten Island.

AT BOROUGH HALL, RICHMOND, ON FEB. 4,

PIERCE ST.—To open PIERCE ST, CONCORD, bet Main av and Mosel av, as laid out on the map or plan of the city, and that dedication or private sale be accepted by the city, instead of condemnation proceedings of such land as

may be necessary for the proposed increased width of the street. Laid over until Feb. 18.

FOREST AV.—To widen FOREST AV, from the junction of Manor rd and Cherry la to the present east terminus of the street, and to extend said FOREST AV from its east terminus to Richmond turnpike by either Lake View rd or Barrett boulevard (laid over from January 7, 1913). Laid over until Feb. 18.

CASTLETON BOULEVARD.—To regulate and grade, pave, curb and gutter and sidewalk CASTLETON BOULEVARD, bet Forest av and Castleton av. Adopted, except as to paving.

ST. MARY AV.—Sidewalks on ST. MARY AV, bet Charles st and Reynolds st, ROSEBANK. Laid over until Feb. 18.

WRIGHT ST.—Sidewalk on WRIGHT ST, west of Van Duzer st, STAPLETON. Laid on the table.

SIDEWALKS.—On the following streets: (b) RICHMOND TERRACE, bet Jersey st and Broadway, WEST NEW BRIGHTON (d) BROADWAY, bet Forest av and Clove rd (Laid over until the meeting in June) (e) BROOKS AV, bet Columbia st and Clove rd; (f) CLOVE RD, bet Brooks av and Richmond turnpike; (g) OAK ST, bet Clove rd and Richmond rd. (Laid over until the meeting in March.)

SIDEWALKS.—On the following streets: (h) RICHMOND TURNPIKE, bet Eddy st and Clove rd; (i) bet Clove rd and Manor rd; (j) bet Manor rd and Jewett av; (k) CLOVE RD, bet Oak st and Richmond turnpike (all laid over until the meeting in June); (l) NEW DORP LA, bet 10th st and end of street. (Laid over until the meeting in March.)

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON FEB. 4.

TAYLOR AV, ETC.—For constructing sewers and appurtenances in TAYLOR AV, bet Wood av and Walker av; and in ARCHER AV, bet Theriot av and Beach av; and in GUERLAIN PL bet Leland av and Beach av; and in WALKER AV, bet Taylor av and Commonwealth av; and in WALKER AV (both sides), bet Taylor av and Leland av; and in THERIOT AV, bet Walker av and the summit south of Guerlain pl; and in BEACH AV, bet Walker av and Guerlain pl; and in ST. LAWRENCE AV, bet Walker av and the summit south of Walker av, together with all work incidental thereto. Laid over until Feb. 24.

VIRGINIA AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in VIRGINIA AV, from the public place at the intersection of Westchester av and 177th st to Ludlow av, together with all work incidental thereto. Adopted.

POWELL AV, ETC.—Constructing sewers and appurtenances in POWELL AV, bet Pugsley av and Virginia av; and in VIRGINIA AV, bet Powell av and Westchester av; and in GLEASON AV, bet Pugsley av and Virginia av; and in ELLIS AV, bet Pugsley av and Virginia av; and in NEWBOLD AV, bet Tremont av and Virginia av, together with all work incidental thereto. Adopted.

CLASONS POINT RD, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of CLASONS POINT RD, exclusive of the area bet the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary pavement) the area within the rails of said railway, from Westchester av to the East River, adjusting curb where necessary, together with all work incidental thereto. Laid over until Feb. 24.

MEAD ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MEAD ST, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until Feb. 24.

BAKER AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in BAKER AV, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until Feb. 24.

EAST 214TH ST.—Regulating, grading, seting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in EAST 214TH ST, from White Plains to Barnes av, and all work incidental thereto. Laid over until Feb. 24.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON FEB. 4.

VAN CORTLANDT AV, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT AV, bet Albany rd and Sedgwick av; and in SEDGWICK AV, bet Giles pl and Mosholu Parkway South; and in BAILEY AV, bet Van Cortlandt av and Van Cortladnt Park South; and in VAN CORTLANDT PARK SOUTH, bet Van Cortlandt av and Mosholu Parkway South; and in MOSHOLU PARKWAY SOUTH, bet Sedgwick av and Van Cortlandt Park South; and in DICKINSON PL, bet Sedgwick av and Van Cortlandt Park South; and in SAXON AV, bet Van Cortlandt Park South and Sedgwick av; and in NORMAN AV, bet Van Cortlandt Park South and Sedgwick av; and in GOUVERNEUR av, bet Van Cortlandt Park South and Sedgwick av; and in BAILEY AV, bet Van Cortlandt av and a point about 220 ft. north of West 238th st; and in CANNON PL, bet Bailey av and the summit south therefrom; and in the DRAINAGE STREET west of Van Cortlandt av, bet Albany rd and Bailey av; and in GALE PL, bet Bailey av and Van Cortlandt Park South; and in STEVENSON PL, bet Sedgwick av and Van Cortlandt av, together with all work incidental thereto. Adopted.

3D AV AND ST. PAUL'S PL.—To repair sidewalk at the northwest corner (No. 3739 3d av). Adopted.

WEST 239TH ST.—Acquiring title to the lands necessary for opening WEST 239TH ST, from Review pl to Putnam Av West. Adopted.

VAN CORTLANDT PARK SOUTH, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT PARK SOUTH, bet Broadway and Albany rd; and in ALBANY RD, bet Van Cortlandt Park South and West 238th st; and in PUTNAM AV EAST, bet Van Cortlandt Park South and West 238th st; and in West 238TH ST, bet Putnam Av East and Albany rd, together with all work incidental thereto. Adopted.

WEST 238TH ST, ETC.—Constructing sewers and appurtenances in WEST 238TH ST, bet Broadway and Putnam Av West; and in REVIEW PL, bet West 238th st and Van Cortlandt Park South, together with all work incidental thereto. Adopted.

WEST 239TH ST.—Constructing sewers and appurtenances in WEST 239TH ST, bet Review pl and Putnam Av West; and in PUTNAM AV WEST, bet Van Cortlandt Park South and West 238th st, together with all work incidental thereto. Adopted.

BAILEY AV, ETC.—For constructing sewers and appurtenances in BAILEY AV, bet West 238th st and a point about 220 ft. north therefrom; and in CANNON PL, bet West 238th st and the summit south of Bailey av; and in WEST 238TH ST, bet Cannon pl and Sedgwick av, together with all work incidental thereto. Adopted.

WALTON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary) the roadway of WALTON AV, from 177th st to Tremont av, adjusting curb where necessary, and all work incidental thereto. Adopted.

SPUYTEN DUYVIL CREEK.—Constructing a temporary crossing at SPUYTEN DUYVIL CREEK, along the proposed roadbed at 225th st prolonged, etc. Laid over until Feb. 24.

ALBANY RD.—Paving with bituminous concrete on a cemetn concrete foundation (preliminary) the roadways of ALBANY RD, from Van Cortlandt Park South to Bailey av; and BAILEY AV, from Albany rd to Kingsbridge rd, adjusting curb where necessary and all work incidental thereto. Adopted.

NEWTON AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in NEWTON AV (Post rd), from West 253d st to 260th st, together with all work incidental thereto. Laid over until Feb. 24.

WEST 256TH ST.—Laying out a change of grade in WEST 256TH ST, bet Broadway and Fieldston rd; also in SYLVAN AV. Adopted.

SPUYTEN DUYVIL RD, ETC.—Sewer and appurtenances in SPUYTEN DUYVIL RD, bet Riverdale av and West 240th st; in WEST 240TH ST, bet Supyten Duyvil rd and the east side of Broadway at Van Cortlandt Park. Adopted.

SPUYTEN DUYVIL RD, ETC.—Sewer and appurtenances in SPUYTEN DUYVIL RD, bet West 230th st and West 240th st; in WEST 240TH ST, bet Spuyten Duyvil rd and the east side of Broadway at Van Cortlandt Park. Adopted.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON FEB. 4.

SENECA AV.—Regulating, regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks in and paving with granite blocks on a sand foundation (preliminary pavement) the roadway of SENECA AV, from Hunts Point av to 100 ft. east of Edgewater rd, together with all work incidental thereto. Laid over until Feb. 24.

BECK ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement), the roadway of BECK ST, from a point about 10 ft. north of Leggett av to a point about 35 ft. north of Leggett av, setting curb where necessary, together with all work incidental thereto. Laid over until Feb. 24.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON FEB. 4.

ELSMERE PL.—Acquiring title to the lands necessary for ELSMERE PL, from Crotona Parkway to Daly av. Adopted.

VINEYARD PL.—Laying out VINEYARD PL, from 175th st to 176th st. Denied.

Local Board of Jamaica.

AT TOWN HALL, FLUSHING, ON JAN 24

FULTON ST, ETC.—For the construction of a sewer and appurtenances in FULTON ST, from Vanderveer av to Ocean View av, and in OCEAN VIEW AV, from Fulton st to Ridgewood av, 4th Ward. Adopted.

HAMILTON AND MYRTLE AVS.—Construction of a receiving basin and appurtenances, on the northeast corner, 4th Ward. Adopted.

LIBERTY AV, ETC.—Construction of receiving basins and appurtenances on LIBERTY AV, at the northeast and southeast corners of Stoothoff av, the southeast corner of Hamilton av, the southeast corner of Walnut st and the southeast corner of Briggs av, 4th Ward. Adopted.

CENTRAL AV.—To legally open CENTRAL AV, from Bayreuth (Beech) st to Bayside av, 3d Ward. Denied.

CUSTER ST.—To legally open CUSTER (15TH) ST, from Sandford av to Bayreuth st, 3d Ward. This street has been dedicated; therefore this resolution is rescinded.

DUTCHESS ST.—To legally open DUTCHESS (16TH) ST, from Lucerne pl to California (Cypress) av, and from Queens av to Oak av, 3d Ward. Laid over.

BEAUFORT AV, ETC.—Construction of a sewer and appurtenances in BEAUFORT (GRAFTON) AV, from Freedom (Union) Av to Thedford (Oakley) av; in THEDFORD AV, from Beaufort av to Chichester av (University pl); in CHICHESTER AV, from Thedford av to Vanderveer av; in VANDERVEER AV, from Chichester av to Ridgewood av, and in RIDGEWOOD AV, from Diamond st to Woodhaven av, 4th Ward. Adopted.

JOSLIN ST.—Construction of a sewer and appurtenances in JOSLIN ST, from Jackson av to Mitchell av, and in STATE ST, from Dunsing st to Quaker st, 3d Ward. Adopted subject to the establishing of city's title in the street.

CENTRAL AV.—To legally open CENTRAL AV, from Beach st, 3d Ward, in the former village of FLUSHING, to 7th av, in the former village of WHITESTONE. Adopted.

CENTRAL AV.—To legally open CENTRAL AV, bet Sandford av and Beech st, 3d Ward, to a width of 80 ft., to conform to that part of CENTRAL AV south of Beech st already deeded to the city by the Realty Trust. Denied.

CENTRAL AV.—To lay out CENTRAL AV, at a width of 80 ft., from Broadway to Amity st, and to acquire title to lines necessary for opening CENTRAL AV, from Broadway to Amity st, 3d Ward. Denied.

CENTRAL AV.—To legally open CENTRAL AV, from Broadway to Beech st, FLUSHING, 3d Ward. Denied.

SAYRES ST.—To erect electric lights on SAYRES ST, from Merrick rd to George st, JAMAICA, 4th Ward. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Feb. 13, at 10.30 a. m., the following matters, among other matters, will be considered:

QUEENS.

TERMINAL FACILITIES.—Plans for TERMINAL FACILITIES AND EQUIPMENT thereof, to be located on the lands described as follows: Bounded by Hunters Point av, Van Dam st, Nott av, School st, Thompson av, Meadow st, and the north shore freight connection of the Long Island Railroad, and includes water and car float connections on Dutch Kills Creek at its head near Hunters Point av.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

CHICAGO ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending CHICAGO ST, from Corona av to Queens boulevard; TOLEDO AV, from South Railroad av to Queens boulevard; PARCELL ST, from Gay st to Corona av; MEDINA PL, from Gerry av to Corona av, and to THE PUBLIC PLACE bounded by Chicago st, Justice st and Laconia st, 2d Ward. George E. Blackwell, Patrick J. Mara and Ellis P. Butler, commissioners of estimate in the above proceeding, will attend Special Term, Part 1, of the Supreme Court for the hearing of motions, in the County Court House, Long Island City, on Feb. 17, at the opening of court, to be examined as to their qualifications by anyone interested.

BILLS OF COST.

WEST 138TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending WEST 138TH ST, at its junction with 5th av (unofficial name) 12th Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 3, of the Supreme Court, for the hearing of motions, in the County Court House, Manhattan, on Feb. 17, at 10.30 a. m.

NEW DIAGONAL ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending a NEW DIAGONAL ST, from Jackson av opposite the approach to the Blackwell's Island Bridge, to the northwest boundary of the Sunnyside Yard, and from the southeast boundary of the Sunnyside Yard to Thomson av, and of VAN DAM ST, from the new diagonal

Public Hearings (Continued).

st to Greenpoint av, and of GREENPOINT AV, from Review av to Newtown Creek, 1st Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, for the hearing of motions, in the County Court House, BROOKLYN, on Feb. 21, at 10 a. m.

FINAL REPORTS.

RIVERSIDE DRIVE, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending RIVERSIDE DRIVE, bet West 155th st and West 156th st, 12th Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 13, at 10.30 a. m.

RICHARD ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending RICHARD ST (unofficial name), from Bronx and Pelham Parkway to Morris st, 24th Ward, in reapplications for damages to Lots Nos. 27, 40, 41, 42, 43 and 44 on map of Thwaites estate, caused by the closing and discontinuance of Thwaites pl; in re application for damages to Lots Nos. 1201, 1202 and 1217 on map of property belonging to Peter Lorillard, deceased, caused by the closing and discontinuance of Elliott av. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 13, at 10.30 a. m.

By Comm'rs Estimate and Assessment.

WEST 254TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 254TH ST, from Broadway to Fieldston rd, 24th Ward. Thomas N. Cuthbert, Mortimer Boyle and Edwin Outwater, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objection, in writing to the commissioners, at 90 West Broadway, Manhattan, on or before Feb. 20; and they will hear all such parties in person, on Feb. 24, at 3 p. m.

Thomas N. Cuthbert, commissioner of assessment, in the same proceeding, has completed his estimate of benefit; and, all persons opposed to the same must present their objections, in writing to the commissioner, at 90 West Broadway, Manhattan, on or before Feb. 20; and, he will hear all such parties in person, on Feb. 25, at 3 p. m.

AV I, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV I, from Ocean Parkway to the east line of East 15th st, and from the east property line of the lands of the Long Island Railroad, within the lines of East 17th st, to East 34th st, 31st and 32d Wards. R. W. France, Patrick Harte and F. Matthew Saauze, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties in person, on Feb. 25, at 2 p. m.

R. W. France, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and he will hear all such parties, in person, on Feb. 26, at 2 p. m.

66TH ST, ETC., BROOKLYN.—Acquiring title to the land, etc., required for opening and extending 66TH ST, from 4th av to the west line of New Utrecht av, and from the east line of New Utrecht av to 22d av, excluding the land of the New York and Sea Beach Railroad, 13th Ward. John P. Hurley and Richardson Webster, commissioners of estimate in the above proceeding, have completed their estimate of damages; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties, in person, on Feb. 25, at 11 a. m.

John P. Hurley, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and he will hear all such parties, in person, on Feb. 26, at 11 a. m.

81ST ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 81ST ST, from 3d av to 4th av, 30th Ward. Thos. H. Troy, Frank E. Johnson and Richardson Webster, commissioners of estimate in the above proceeding, have completed their estimate of damages; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties, in person, on Feb. 25, at 3 p. m.

Thos. H. Troy, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 16 Montain writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and 26, at 3 p. m.

FENIMORE ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending FENIMORE ST, from Nostrand av to Kingston av, and from Albany av to Troy av; and RUTLAND RD, from Nostrand av to Canarsie av, 29th Ward. Francis McCloskey and Chas. S. Aronstam, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties, in person, on Feb. 25, at 3.30 p. m.

Chas. S. Aronstam, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and he will hear all such parties, in person, on Feb. 26, at 3.30 p. m.

Notices to Present Claims.

All persons claiming to have been injured by a change of grade, in regulating and grading the following named streets, must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 11, at 11 a. m., when testimony will be taken:

MANHATTAN.

PARK TERRACE EAST.—Bet West 218th st and a point about 100 ft. south of West 215th st, except a triangular area on the west about 40 ft. south of West 218th st. List 3072.

BRONX.

JEROME AV.—Bet Mosholu Parkway North and the north line of the city. List 3047.

MT. VERNON AV.—From East 233d st to the north line of the city. List 3075.

BROOKLYN.

MAPLE ST.—Bet Nostrand av and Albany av. List 2994.

EAST 12TH ST.—Bet Av H and Av I. List 3008.

EAST 18TH ST.—Bet Av S and Neck rd. List 3009.

LIVONIA AV.—Bet Powell st and Junius st. List 3013.

AMES ST.—Bet Sutter av and Dumont av. List 3024.

AV I.—Bet Coney Island av and the Brighton Beach Railway. List 3025.

AV L.—Bet East 35th st and Flatbush av. List 3026.

AV M.—Bet Coney Island av and Ocean parkway. List 3027.

AV V.—Bet Ocean av and Coney Island av. List 3028.

BATTERY AV.—Bet 92d st and Warehouse av. List 3029.

EAST 13TH ST.—Bet Av H and Av I. List 3031.

EAST 15TH ST.—Bet Av H and Av I. List 3032.

EAST 15TH ST.—Bet Av R and a point 320 ft. south. List 3033.

EAST 28TH ST.—Bet Emmons and Voorhies avs. List 3034.

57TH ST.—Bet 15th av and 16th av. List 3037.

61ST ST.—Bet 8th av and 9th av. List 3045.

66TH ST.—Bet 13th av and New Utrecht av. List 3046.

CARROLL ST.—Bet Washington av and Bedford av. List 3051.

EAST 12TH ST.—Bet Kings Highway and Av S. List 3054.

EAST 13TH ST.—Bet Av O and Gravesend Neck rd. List 3055.

48TH ST.—Bet 10th av and Fort Hamilton av. List 3057.

METROPOLITAN AV.—Bet Grand st and the borough line. List 3061.

74TH ST.—Bet 10th av and 11th av. List 3064.

19TH ST.—Bet 3d av and a point 1260 ft. west. List 3066.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

RECEIVING BASINS.—At the northwest corner of BOWERY AND KENMARE ST; at the northeast and northwest corners of ELIZABETH ST AND KENMARE ST; at the northwest and southeast corners of MULBERRY ST AND KENMARE ST, 14th Ward. Area of assessment: Blocks 478, 479, 480 and 481. March 27.

166TH ST.—Paving, curbing and recurbing 166TH ST, from St. Nicholas av to Broadway, 12th Ward. Area of assessment: Both sides of 166TH ST, from St. Nicholas av to Broadway, and to the extent of half the block at the intersecting streets. March 27.

207TH ST AND POST AV.—Receiving basins at the southeast corner, 12th Ward. Area of assessment: Block 2219. March 27.

CHRYSTIE ST.—Restoring asphalt pavement at the southwest corner of Houston st, 17th Ward. Area of assessment Lot 27, block 427, which is the corner mentioned. March 30.

EAST 28TH ST.—Restoring asphalt pavement in front of 3 and 5 EAST 28TH ST, 21st Ward. Area of assessment: North side of EAST 28TH ST, about 125 ft. east of 5th av, known as Lot 6, Block 858. March 30.

BRONX.

PARK AV WEST.—Paving and setting curb in PARK AV WEST, from Morris av near 156th st to East 162d st, 23d Ward. Area of assessment: Both sides of PARK AV WEST, from Morris av to East 162d st and to the extent of half the block at the intersecting streets. March 30.

BURKE AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, drain walls and erecting fences on BURKE AV, from White Plains rd to Bronx boulevard, 24th Ward, annexed territory. Area of assessment: Both sides of BURKE AV, from Bronx boulevard to White Plains rd and to the extent of half the block at the intersecting streets. March 30.

BROOKLYN.

53D ST.—Paving 53D ST, bet 7th av and 8th av, 8th Ward. Area of Assessment: Both sides of 53D st, bet 7th av and 8th av, and to the extent of half the block at the intersecting streets. March 27.

RALPH AV.—Regulating, grading, curbing, and flagging RALPH AV, bet Eastern Parkway and East 98th st, 24th and 29th Wards. Area of assessment. Both sides of RALPH AV, from Eastern parkway to East 98th st, and to the extent of half the block at the intersecting streets. March 27.

HENDRIX ST.—Paving HENDRIX ST, bet Dumont av and New Lots rd, 26th Ward. Area of assessment: Both sides of HENDRIX ST, from Dumont av to New Lots rd, and to the extent of half the block at the intersecting streets. March 27.

EAST 8TH ST.—Paving EAST 8TH ST, bet Church av and Av C, 29th Ward. Area of assessment: Both sides of EAST 8TH ST, from Church av to Av C, and to the extent of half the block at the intersecting streets. March 27.

16TH AV.—Regulating, grading, curbing and flagging 16TH AV, bet 44th st and 60th st, 30th Ward. Area of assessment: Both sides of 16TH AV, from 44th st to 60th st, and to the extent of half the block at the intersecting streets. March 27.

64TH ST—Regulating, grading, curbing and flagging 64TH ST, bet 6th av and Fort Hamilton av, 30th Ward. Area of assessment: Both sides of 64TH ST, from 6th av to Fort Hamilton av, and to the extent of half the block at the intersecting streets. March 27.

81ST ST.—Regulating, grading, curbing and flagging 81ST ST, bet 18th and 19th avs, 30th Ward. Area of assessment: Both sides of 81ST ST, from 18th av to 19th av, and to the extent of half the block at the intersecting streets. March 27.

SEWER BASINS.—At the southeast and southwest corners of AV I and EAST 19TH ST; southwest corner of AV J and OCEAN AV; northeast corner of EAST 18TH ST and AV K, 31st Ward. Area of assessment: Blocks 6711, 6712, 6720 and 6721. March 27.

58TH ST.—Regulating, grading, curbing and flagging 58TH ST, between 7th and 8th avs, 8th Ward. Area of assessment: Both sides of 58TH st, and to the extent of half the block at the intersecting streets. March 30.

LINCOLN PL.—Paving LINCOLN PL, from a point 660 ft. east of Classon av to Franklin av, 9th Ward. Area of assessment. Both sides of LINCOLN PL, from the Brooklyn & Brighton Beach Railroad to Franklin av and to the extent of half the block at the intersecting streets. March 30.

CARROLL ST.—Paving CARROLL ST, from Nostrand av to a point 200 ft. west of New York av, 24th Ward. Area of assessment: Both sides of CARROLL ST, from Nostrand av to New York av. March 30.

DEWEY PL.—Regulating, grading, curbing and flagging DEWEY PL, bet Herkimer st and Atlantic av, 25th Ward. Area of assessment: Both sides of DEWEY PL, from Atlantic av to Herkimer st, and to the extent of half the block at the intersecting street and avenue. March 30.

SUNNYSIDE AV.—Regulating, grading, curbing and flagging SUNNYSIDE AV, bet Vermont st and Miller av, 26th Ward. Area of assessment: Both sides of SUNNYSIDE AV, from Vermont st to Miller av, and to the extent of half the block at the intersecting street and avenue. March 30.

EAST 31ST ST.—Regulating, grading, curbing and flagging EAST 31ST ST, bet Clarendon rd and Church av, 29th Ward. Area of assessment: Both sides of EAST 31ST ST, from Clarendon rd to Church av, and to the extent of half the block at the intersecting streets. March 30.

13TH AV.—Paving 13TH AV, bet 37th st and New Utrecht av, 29th and 30th Wards. Area of assessment: Both sides of 13TH AV, from 37th st to New Utrecht av, and to the extent of half the block at the intersecting streets. March 30.

57TH ST.—Regulating, grading, curbing and flagging 57TH ST, bet 8th and 12th avs, 30th Ward. Area of assessment: Both sides of 57TH ST, from 8th to 12th av, and to the extent of half the block at the intersecting avenues. March 30.

12TH AV.—Regulating, grading, curving and flagging 12TH AV, bet 65th st and Bay Ridge av, 30th Ward. Area of assessment: Both sides of 12TH AV, bet 65th st and Bay Ridge av, and to the extent of half the block at the intersecting streets. March 30.

14TH AV.—Regulating, grading, curbing and flagging 14TH AV, bet 60th and 69th sts (except that portion of street occupied by the tracks of the Long Island and Sea Beach Railroad). Area of assessment: Both sides of 14TH AV, from 60th to 69th st, and to the extent of half the block at the intersecting streets. March 30.

62D ST.—Regulating, grading, curbing and flagging 62D ST, bet 6th and 7th avs and bet 8th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 62D ST, from 6th to 7th av, and bet 8th and Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. March 30.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Cauldwell-Wingate Co.'s Big Contract.

The Cauldwell-Wingate Co., 381 4th avenue, has just signed the general contract to erect the twelve-story office and loft building which the Bradstreet Company, of 346 Broadway will build at the northwest corner of Lafayette and Howard streets, with frontages of 114 feet in Lafayette street and 90 feet in Howard street, containing about 10,500 square feet. The architects, McKenzie, Voorhees & Gmelin, 1123 Broadway, estimate the cost at about $450,000. Clark MacMullen & Riley, of 80 Maiden lane, will be the steam and electrical engineers. Directors of the Bradstreet company include, Henry E. Dunn, president, Charles L. Beckwith, secretary, and Charles Martin Clark, treasurer. Building operations are to be started at once. There were five 3-story and basement buildings and a frame stable on the property, two of the lots are vacant. Together they were assessed at $127,000.

Several New Residences Planned.

Willard D. Straight, 22 East 67th street, of the firm of J. Pierpont Morgan & Co., 3 Broad street, contemplates the erection of a fine residence at the northeast corner of 5th avenue and 94th street, on a plot 35x100 feet. No architect has yet been retained. Another residence in this neighborhood is about to be erected at 9 East 96th street, for a client of the Reliance Realty Company, of 149 Broadway, F. De R. Wissman, president. This structure will be either five or six stories in height, and no architect has been selected. Another fine residence to be erected, for which property has just been purchased at 2-6 East 63rd street, a plot 50x100 feet, will be built this spring by a client of Strong & Cadwalader, lawyers, of 40 Wall street. The owner's name for the present is withheld.

Architects for Newark Bank Building.

Crow, Lewis & Wickenhoefer, of 200 Fifth avenue, Manhattan, were commissioned this week to prepare plans for an expensive marble and terra cotta bank building, to be erected at the southwest corner of Springfield avenue and High street, Newark, N. J., for the West Side Trust Company, of 59 Springfield avenue, Newark. The award was made in an open competition, in which several well known architects took part.

Departmental Building Contemplated.

Herman W. Hoefer, Capitol Building, Albany, N. Y., has plans in hand for the construction of a departmental building to be erected on Capitol Hill, Albany, for the State of New York, to cost in the neighborhood of $2,500,000. The matter has already been presented to the State Legislature for approval. Further details of construction cannot be announced at this time.

Empire Hotel for Showrooms.

George & Edward Blum, 505 Fifth avenue, have prepared plans for extensive alterations to the Empire Hotel, at Broadway and 63rd street, to cost approximately $20,000. The hotel, which is owned by the Marewood Realty Holding Company, will convert the entire first floor of the building into stores probably for automobile purposes. A dining room will be located in the Columbus avenue corner of the building. The architects are now taking estimates on the general contract.

Cadillac Motor Company to Build.

The Cadillac Motor Car Company, of 1819 Broadway, Manhattan, contemplates the erection of a salesroom building, three or four stories in height, about 75x100 feet in size, at 3-7 Lafayette avenue, Brooklyn, at a cost of about $36,000. No plans have yet been started, and no architect has been selected.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Beth Israel Hospital, 70 Jefferson st, contemplates the erection of a 10-sty hospital building, on plot 200x200 ft, to cost $500,000. No site or architect have been selected.

MANHATTAN.—Henry Hencken, coal dealer, 534 West 27th st, contemplates the erection of a 12-sty loft building in the north side of 25th st, between 9th and 10th avs, on a plot measuring 125x200 ft. Taxpayers now occupy the property and it is understood that the erection of a building is dependent upon securing a tenant for a long term lease. No architect has yet been selected.

BROOKLYN.—The Cadillac Motor Car Co., 1819 Broadway, N. Y. C., contemplates the erection of a 3 or 4-sty sales building, 75x100 ft., at 3 to 7 Lafayette av, Brooklyn, to cost about $35,000. No architect has yet been selected.

BRONXVILLE, N. Y.—Frank J. Wilken, Lawrence Park, contemplates the erection of a 2½-sty frame residence at West Lawrence Park to cost $15,000. No architect has been selected.

SCHENECTADY, N. Y.—The Children's Home, Mrs. E. C. Whitmeyer, chairman of the board of trustees, 76 Union st, contemplate the erection of a children's home in this city. The project will probably go ahead in the spring and no architect has been retained.

ARLINGTON, N. J.—The First Presbyterian Church of Arlington, Rev. William Coombe, pastor, have raised funds for the erection of a new edifice at the southeast corner of Mearney and Lawrel avs. The building will cost about $35,000. No architect has yet been selected. It is understood that Olop Johnson, at site, will have the building contract. James Salmond, 526 Elm st, is chairman of the building committee.

CRANFORD, N. J.—The people of Cranford have voted in favor to purchase the site on Alden av between Union and Springfield avs, for $30,000, on which a $90,000 school will be built. No architect has yet been selected.

DUNELLEN, N. J.—The Board of Education of Dunellen, Middlesex County, contemplate the erection of a new school, 60x90 ft., 2-stys, fireproof, hollow tile and brick. Theodore W. Day, is chairman of building committee. No architect has yet been selected.

ELIZABETH, N. J.—J. W. Masury & Son, 50 Jay st, Brooklyn, N. Y., who some time ago acquired an extensive tract of land on Middlesex road, will build a paint factory, but have not selected any architect as yet. It is expected however that the operation will go ahead in the spring.

MONTCLAIR, N. J.—The Montclair Lodge 891, Mayor Ernest C. Hinck, Ralph W. Grout, Harold M. Anderson, Upper Montclair, and others, contemplate the erection of an Elks' home on Glenridge av to cost $40,000. No architect has been selected. The building committee is composed of John Blondel, John Carlson, A. G. Wilson, M. Kirsch and J. W. Van Geisen.

WESTFIELD, N. J.—The Board of Education will vote February 24th on a proposition to authorize the board to buy property at the corner of Elm and Walnut sts as a site for a new high school. Dr. C. M. Egels is president of the Board, but no building committee has been appointed and the selection of an architect has not been made.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Herbert M. Baer, 665 5th av, architect, is taking bids for the 10-sty apartment house, 25x100 ft., to be erected at 311 Lexington av, for the 138 East 38th St. Co., William Branden, president; Mesmore Mendall, secretary and treasurer.

BROOKLYN.—Farber & Murick, 830 Putnam av, are preparing plans for two 4-sty brick tenements, 17x82 ft., to be erected in the west side of Jewell st, 95 ft. north of Norman av, for the Perfect Building & Construction Co., Jos. Kellner, 1546 Union st, owner, who builds and will take bids on subs immediately. Cost about $11,500 each.

FACTORIES AND WAREHOUSES.

ATLANTIC CITY, N. J.—Bids are being received by Peuckert & Wunder, architects, Philadelphia, Pa., for the construction of a 2-sty bottling plant for the Moerlein Brewing Co., at Massachusetts and Mediterranean avs.

NORTH PARKWAY, L. I.—John Russell Pope, 527 5th av, N. Y. C., architect, is ready for bids for the 1-sty frame and stucco service building, 26x55 ft., to be erected near Jericho, L. I., for the Long Island Parkway Service Co., care of architect, owner.

HOTELS.

LONG BEACH, L. I.—Kirby & Petit, 103 Park av, N. Y. C., architects, are taking approximate estimates on the general contract for the casino and restaurant building, 60x130 ft., for Dr. Wicks, to be erected here. Cost about $25,000.

MUNICIPAL WORK.

ATLANTIC CITY, N. J.—Bids will be received until Feb. 13 at 2 P. M. for laying a 24-in. and 20-in. c.-i. water main in Arctic av, from Missouri av to Main av, with lateral mains on intersecting streets. Specifications may be seen at the office of the Water Department, Harry Bacharach, commissioner.

STABLES AND GARAGES.

MANHATTAN.—A. T. Sutcliff, 109 Broad st, architect, is taking bids for the 2-sty brick and limestone stable, 25x80 ft., to be erected at 449 Washington st, for Daniel & Newbold Edgar, care of H. H. Camman, 84 William st, owners.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PELL ST.—Richard Rohl, 128 Bible House, has completed plans for alterations to a 5-sty tenement, 18 Pell st, for the Lee Dondong Realty Co., 677 3d av, owner. Cost about $5,500.

44TH ST.—Mrs. C. T. Canfield has sold to a builder a 3-sty frame dwelling, 404 West 44th st, on lot 25x100 ft., who will erect a 6-sty apartment house.

137TH ST.—Milton Zeisler, 433 East 74th st, has completed plans for alterations to the 5-sty tenement 110-12 West 137th st, for the Arbutus Realty Co., 27 William st, owner. Cost, about $7,000.

RIVERSIDE DRIVE.—The Riverside Drive Realty Co. has just obtained a building loan of $300,000, with which to erect the 10-sty apartment house at the northeast corner of Riverside Drive and 150th st.

176TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty apartments, 75x75.1 ft., to be erected in the south side of 176th st, 100 ft. west of Audubon av, for the Placid Realty Co., 35 Nassau st, owner. Cost, $100,000.

176TH ST.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 5-sty tenement, 56.9x irregular, to be erected at the southwest corner of 176th st and St. Nicholas av, for the T. & J. Smith Holding Co., 2391 Walton av, owner. Cost, $87,200.

228TH ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for three 5-sty tenements, 40x78, 40x78, and 45x81 ft., to be erected at the northwest corner of 228th st and Marble Hill av, for the Crosant Construction Co., 367 East 184th st, owner. Cost, $125,000.

NAGLE AV.—Samuel Sass, 32 Union sq, has completed plans for a 6-sty tenement, 50x irregular, to be erected on the south side of Nagle av, 146.1 ft. west of Hillside av, for Isaac Blitstein, 134 Melrose st, owner. Cost, $50,000.

FORT WASHINGTON AV.—The Brown-Weiss Realty Co. World Building, Park Row, has purchased the property at the southeast corner of Fort Washington av and 181st st, 140x173 ft, for investment. The property was improved about two years ago with an expensive apartment house.

Contemplated Construction, Manhattan (Continued).

75TH ST.—Peabody, Wilson & Brown, 389 5th av, are preparing plans for alterations to the apartment at the northwest corner of 75th st and Broadway, for the Estate of John Jacob Astor, 21 West 26th st. F. A. Burdette & Co., 15 East 23d st, are engineers. The general contract will be awarded without competition.

66TH ST.—The Fullerton-Weaver Realty Co., 1 Madison av, has not completed details for the 12-sty apartment to be erected at the northwest corner of 66th st and Park av, from plans by J. E. R. Carpenter, 1 Madison av, architect.

DWELLINGS.

INWOOD HILL.—The reported sale of about 113 lots at Inwood Hill, east of the proposed Riverside drive extension between Dyckman tract and the former holdings of the McCreery estate, to Jesse R. Grant, son of the late Gen. Ulysses S. Grant, for improvement with an Italian villa, was authoritatively denied on Tuesday. The facts are that Mr. Grant has no plans personally, for building at Inwood, and the names of the real buyers can not be disclosed at this time. There is some possibility, however, of a building of this nature being erected there at a future time, but the plans are very indefinite as yet. The property was formerly owned by Mitchell A. C. Levy, of 35 Nassau st. Mr. Grant is in California.

HOSPITALS AND ASYLUMS.

99TH ST.—Work will begin about July 1 on the new Mount Sinai Hospital to be erected at 15-19 East 99th st for the Mount Sinai Association. Isaac Stern is president, E. Asiel, treasurer, and Edgar Hallman, secretary. Arnold W. Brunner, 320 5th av, has prepared plans. No building contract has been awarded.

HOTELS.

EAGLE AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 2-sty hotel, dwelling and stores, 100x100 ft., to be erected at the southwest corner of Nagle av and Dyckman st, for John V. Fitzpatrick, 1543 St. Nicholas av, owner. Cost, about $25,000.

MUNICIPAL WORK.

CATSKILL AQUEDUCT.—Sealed bids will be received by the Board of Water Supply, 165 Broadway, N. Y. C., until Thursday, Feb. 18, for Contract 84, for furnishing and delivering bronze shaft caps and appurtenances for city tunnel of Catskill aqueduct, in New York City. Pamphlets containing information for bidders, and contract drawings can be obtained at the above address by depositing the sum of $10 for each pamphlet.

STORES, OFFICES AND LOFTS.

LEXINGTON AV.—Hoggson Bros., builders and designers, of 7 East 44th st, have purchased two dwellings, 350-352 Lexington av. The buildings will be razed and either a 7 or 12-sty building will be erected on the site. Details of construction are yet incomplete, but the plans will be prepared by the owners.

5TH AV.—Klein & Jackson, 149 Broadway, have purchased the land at 5th av and 47th st formerly owned by the trustees of Columbia University, having a frontage of 100.5 feet on 5th av and 250 ft in 47th st, which is covered with ten buildings, including the Windsor Trust Co. building. Some of the leases run for 10 years. They have purchased this property for investment only.

BLEECKER ST.—Chas. Garibaldi has just purchased a lot 25x100 ft. at 118 Bleecker st which he will improve with a 4-sty loft building.

BROADWAY.—Clarence True, 107 West 88th st, has been retained to prepare plans for a taxpayer store building at the southeast corner of Broadway and 146th st for Oscar Foley, of 149 Broadway.

5TH AV.—Goldwin Starrett & Van Vleck, 45 Union sq, and Hazzard, Erskine & Blagden, 437 5th av, associate architects for the 10-sty department store to be erected on the west side of 5th av, 38th to 39th sts, for Burton Bros. & Co., 384 Broadway, owners of land, and Lord & Taylor, Broadway and 20th st, lessees, will take bids from five contractors already selected. Ashley & Kaufman, 417 5th av, are consulting engineers.

MISCELLANEOUS.

ST. MARKS PL.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 4-sty brick turkish bath building at 6 St. Marks pl, for David Wasser, 242 3d av, owner. Cost about $20,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BAILEY AV.—A builder has purchased through Kurz & Uren, Inc., five lots on the west side of Bailey av, 75 ft. south of 231st st, the Bronx, who will immediately improve the property with 5-sty apartments.

CHURCHES.

HIGHBRIDGE.—The Woodycrest Methodist Church, No. 1074 Ogden av, Highbridge, has purchased a site for $14,000 and work is to be started immediately on a new edifice. Rev. George M. Elsbree is pastor.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for two apartment houses to be erected on the west side of Ocean av, 100 ft. north of Beverly rd, for the Ditmas Realty Co. Estimated cost about $130,000.

SOUTH 5TH ST.—Foundations have been completed for the 6-sty tenement, 50x90 ft., at the southwest corner of South 5th and Hooper sts for Hyman Herschkowitz, 193 South 9th st. Chas. M. Straub, 147 4th av, N. Y. C., is architect. Cost about $50,000.

CHURCHES.

14TH ST.—The Congregation B'nai Shalaum, Rabbi I. H. Levinthal, has purchased property at 14th st and 8th av and will erect a $50,000 edifice, to accommodate 1,500 people. Funds are now being raised. The committee is in charge of H. C. Seidenberg.

DWELLINGS.

8TH AV.—The Kings & Westchester Land Co. has purchased the northwest corner of 8th av and 3d st, a plot 90x98 ft, on which they will erect four Kinko duplex houses from plans by Aymar Embury, 2d, 132 Madison av, N. Y. C., architect.

STORES, OFFICES AND LOFTS.

BOERUM ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 3-sty brick addition to the telephone building at Boerum st, Williamsburg, for the New York Telephone Co., 15 Dey st, N. Y. C. Architects will soon take bids. Cost, $50,000.

Queens.

DWELLINGS.

GREAT NECK, L. I.—Seward Webb, Jr., has started the erection of a $75,000 residence on the Old Court House rd, adjoining the estate of Ralph Pulitzer.

DOUGLASTON, L. I.—Foundations have been completed for the 2½-sty residence, 46x25 ft., on the south side of Hollywood av, for Manuel Klein, Broadway and 181st st, N. Y. C., owner. Josephine W. Chapman, 4 West 40th st, N. Y. C., architect. F. Lurze, Elmhurst, L. I., is general contractor.

EDGEMERE, L. I.—W. T. Kennedy & Co., Rockaway Beach, have completed plans for a 2-sty frame residence, 24x27 ft., to be erected on the north side of Seaview, 190 ft. south of the L. I. R. R. for the S. & L. Construction Co., Far Rockaway, owner.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., has completed plans for two 2-sty frame bungalows, 18x25 ft., to be erected on South Division av, 450 ft. north of Boulevard, for Miss Amy Levy, Davis pl, owner.

FAR ROCKAWAY, L. I.—Thos. O'Kane, this place, has completed plans for a 2-sty residence, 33x50 ft., to be erected at Windsor Park, for John Reid, 248 West 154th st, N. Y. C., owner. Cost about $12,000.

ROCKAWAY BEACH, L. I.—W. T. Kennedy & Co., Rockaway Beach, has plans for a 2½-sty frame residence to be erected on the east side of Pleasant av, 110 ft. north of Boulevard.

ROCKAWAY PARK, L. I.—Colton Bros., Rockaway Park, have completed plans for a 1½-sty frame bungalow, 20x43 ft., to be erected at 134 Washington st, for Mrs. E. Snider, care of architects, owner.

ARVERNE, L. I.—Foundations are under way for a 2½-sty frame residence, 40x56 ft., to be erected on Vernon av, 430 ft. south of Ocean av, for Mrs. Margaret L. White, 424 Central Park West, N. Y. C. W. T. Kennedy & Co., Rockaway Park, L. I., is architect. Cost about $15,000.

HOTELS.

ROCKAWAY BEACH, L. I.—Colton Bros., this place, have completed plans for a 3-sty frame boarding house, 24x57 ft., to be erected on the east side of 2d av, 141 ft. south of Washington st, for Josephine Pasovsky, 675 Jackson av, L. I. City. Cost about $8,000.

THEATRES.

FAR ROCKAWAY, L. I.—The Imperial Music Co., former Congressman Willett, president, will erect a steel and brick theatre on James st, 50x100 ft., seating capacity about 2,000. Estimated cost, $20,000. The building will be finished in time for the opening of the summer season.

MISCELLANEOUS.

LONG ISLAND CITY.—John & Alex List, builders and contractors, 105 West 40th st, have purchased a plot, 50x200 ft., at Academy and Radde sts. 75 ft. south of Freeman st. They will not build but will use it for storage of lumber.

Nassau.

SCHOOLS AND COLLEGES

LONG BEACH, L. I.—J. G. Gerhard, school commissioner, and H. B. Snow, clerk, are members of the committee which has been appointed to select plans for a school to be erected here at a cost of $250,000.

Richmond.

DWELLINGS.

CONCORD, S. I.—Peter Nastasi & Vincent Valenti, builders, of this place, have purchased four lots on Fingerboard terrace, Concord, upon which they contemplate the erection of two modern dwellings to cost about $5,500 each.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—Barrett Andrews is having plans prepared for the erection of a 16-family apartment building on Pondfield rd, near Maple st.

YONKERS, N. Y.—Jas. A. Watson, 34 Warburton av, has plans for a 4-sty brick apartment and store to be erected at the corner of McLean and Cornell avs, for McGrath Bros., 142 Warburton av, owner. Cost about $25,000.

DWELLINGS.

TARRYTOWN, N. Y.—Oscar S. Straus, 5 West 76th st, having purchased about 80 acres on Bedford rd, between Tarrytown and Pleasantville, Westchester County, has plans for the erection of a new residence or remodeling the present farm house on the property. Complete details have not been determined, although Mr. Straus stated on Thursday that he had selected an architect, and that operations would go ahead next fall.

BRONXVILLE, N. Y.—Frank J. Wilkins, of this place, is having plans prepared for the erection of a $15,000 residence on Govern's rd.

HALLS AND CLUBS.

MT. VERNON, N. Y.—The Westchester Woman's Club Realty Co. will start operations this spring on a new clubhouse on Crary av. Mrs. G. M. Basford is president.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The Plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 1:

NEWARK—Schneider & Kirch Co., 585 Warren st, one 4-sty brick, $20,000; Harry Waxman, 13 Sommerset st, one 3-sty frame, alteration, $1,000; Harry Kolodin, n e cor Summer and 2d aves, one 4-sty brick, $40,000; Abraham Levy, 394 Badger ave, one 3-sty frame, $8,000; Abraham Levy, 395 Badger ave, one 3-sty frame, $8,000; Louis Rosenbaum, n e cor Washington and Grafton avs, one 5-sty brick, $25,000; Joseph H Hayzel Co, 44-46 Broad st, one 4-sty brick, $32,000; Louis Limon, 250-252 Belmont av, two 3-sty frame, alteration, $1,000; Alexander Rothenberg, s e cor 17th av and South 20th st, one 3-sty frame, $9,000; Alexander Rothenberg, 610 South 20th st, one 3-sty frame, $8,000; Rudnewitz & Rudin, 43 Holland st, one 3-sty frame, $7,000; Greenwald & Ege, 282 2d av, one 3-sty frame, $8,000.

BAYONNE.—Samuel Boorstein, north side 28th st, 118 east of Av C, two 3-sty frame, $10,000.

PERTH AMBOY.—Caroline Sandorff, west side Water st, 75 north of Gordon st, two 3-sty brick, $12,000.

HOBOKEN.—Max Berman, 108 Clinton st, one 4-sty frame, alteration, $1,000.

EAST ORANGE.—Roseville Cons. Co, s e cor William and Mulford sts, one 4-sty brick, $32,000; State Realty Co., 18 Burnet st, one 4-sty brick, $49,000; Essex Building Co., 276-280 Halstead st, two 3-sty frame, $12,000.

HARRISON.—Morris Meltz, south side Harrison av, 50 east of Manor av, one 3-sty brick, $20,000.

JERSEY CITY.—George Thurber, 105-109 Fairview av, one 5-sty brick, $90,000; Henry Frank, 130-132 Grant av, one 2-sty frame, $2,000; Henry Schumacher, 169-171 Ocean av, one 3-sty brick, alteration, $200.

IRVINGTON.—Winterbottom & Van Houten, 34 Howard st, one 3-sty frame, $7,000.

PASSAIC.—Hyman Kuperschmidt, 35-39 Dayton av, two 3-sty frame, alteration, $2,000.

PATERSON.—Gaetano Migliorino, 849 Main st, one 3-sty brick, $6,000; Marzino Lembo, 585 River st, one 3-sty frame, alteration, $900; Nicoli DeMarco, 587 River st, one 3-sty frame, alteration, $900.

BLOOMFIELD.—Henry Lindsay, 25 Myrtle st, one 3-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Harry Klodin, of this city, will start work immediately on a 4-sty apartment at 2d and Summer avs to cost $40,000. The building will be 55x97 ft., with an exterior of tapestry brick and limestone trim.

NEWARK, N. J.—O. C. Gonnelli, architect, has prepared plans for a 3-sty brick apartment for 3 families to be erected at 184 Ridge st to cost about $10,000. James Julian, in care of the architect, is the owner.

CHURCHES.

RIDGEFIELD PARK, N. J.—The First Presbyterian Church, Rev. J. P. Stofflet, pastor, will start work about April 1 on a new edifice to cost about $20,000.

LEONIA, N. J.—The Financial Committee of the Methodist Episcopal Church reports that $11,500 has been raised toward the fund of a $30,000 church building to be erected this spring.

ROSEVILLE, N. J.—The congregation of St. Thomas' Church contemplate the erection of a church here to cost $50,000. Address Chairman of the Building Committee in care of the pastor.

JERSEY CITY, N. J.—The combined congregations of Beth Abraham and Agudas Sholom of Jewish faith have voted to purchase a site in Bergen av and will start operations immediately on a $50,000 synagogue. The building committee includes Samuel Nadel, Louis Max, Israel Max, A. J. Goldstein, Elias Jacobowitz, Samuel Ruskin, Jacob Lieberfeld, Jacob Scherr, Nathan Abrahamson and Abraham Brower.

NETCONG, N. J.—A new Baptist Church will

be erected here. Address the pastor for particulars. Netcong is near Hackettstown.

DWELLINGS.

RED BANK, N. J.—Walter and Joseph Harrison, of this place, contemplate the erection of two residences on the Buyer Tract near South st.

RED BANK, N. J.—O. Manson, of the firm of Manson & Sons, of this place, has purchased property on Maple av upon which he will erect a residence this spring.

NEW EGYPT, N. J.—Earl H. Davis, of this place, has purchased property on Railroad av and will at once start the erection of a new residence.

NORTHVALE, N. J.—The foundation has been completed for a new residence on Sherer st. Contractor Firenze, of Tenafly, will have charge of the erection.

NEWARK, N. J.—Frank Grad, architect, has completed plans for a 3-sty frame dwelling, 22x73 ft., to be erected at 418 Jelliff av, to cost $8,000.

MORRISTOWN, N. J.—Mrs. Eva Hughson has purchased a lot in Cutler Park on Speedwell av. She intends to erect a 9-room residence.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—Work is to begin shortly on the rebuilding of the Henry Muhs plant at Central av and Monroe st, recently destroyed by fire. Work will cost $24,000. Chas. E. White of 12 Hamilton st, Paterson, N. J., is the architect.

NEWARK, N. J.—Sammon Bros., Arlington av, Newark, have received the contract to erect a 2-sty factory for the Atha Tool Co., 169x168 ft. Frederick A. Phelps, 9 Clinton st, is architect.

NEWARK, N. J.—The Balbach Smelting & Refining Co., Bay Front, this city, will erect a steel smelting furnace, 64x85 ft, 1-sty, to cost $5,000, and a factory, 110x208 ft, 1-sty, steel frame, to cost $20,000.

WALLINGTON, N. J.—The Pure Oil Co., which recently erected a plant in Lodi rd, is considering enlarging its plant.

NEWARK, N. J.—Isaac Straus, 18 Chapel st, Newark, has plans for two manufacturing buildings, 16x50 ft, and 18x63 ft, also a warehouse, 60x90 ft, 2 stories, to be erected here at a cost of $20,000.

JERSEY CITY, N. J.—The Vroman Construction Co. of North Bergen, has received the general contract to erect a business building for Felib Wachstein, of Newark, on the north side of Hoboken av, between Baldwin and Oakland avs. John J. O'Neil is architect. Brick construction, 3 stories, 50x110 ft, with an extension. Estimated cost, about $16,000.

PORT MURRAY, N. J.—The National Fireproofing Co., of this place, will build a large addition to its factory and will also install an electric light pant.

NEWARK, N. J.—The storage warehouse of E. A. Kirch & Co. at 87-89 Bank st, will be rebuilt at once, while no definite plans have been made a building similar to the one which was destroyed by fire will be erected on the site. The estimated cost is $100,000.

HALLS AND CLUBS.

WEST ORANGE, N. J.—The Mountain Ridge Country Club contemplate making extensive improvements. Felix Fuld is president of the club. Wm. E. Lehman, of Newark, architect, was commissioned to start work remodeling the club house, and making other improvements.

LITTLE FALLS, N. J.—A new concert hall, 2-stys and basement of brick with limestone trimming, 80x45 ft., will be erected here. The second floor will be for lodge rooms. Bowling alleys in the basement. Seating capacity about 400. Steam and electricity. Estimated cost, $20,000. Work is expected to start in the spring. Address the Town Council.

HOSPITALS AND ASYLUMS.

NEW BRUNSWICK, N. J.—St. Mary's Orphan Asylum contemplates the erection of a new home. Funds are now being raised.

MUNICIPAL WORK.

TOMS RIVER, N. J.—Bids will be received about March 15 by the Island Heights and Sea Side Park Bridge Co. for the construction of two timber trestles and one earth fill across Barnegat Bay. Arthur C. King, this place, is consulting engineer. Cost, about $85,000.

PASSAIC, N. J.—Garwood Ferguson, county engineer, has prepared a report recommending the construction of a bridge at the foot of 8th st, for the Board of Freeholders, to cost about $55,000.

HAWTHORNE, N. J.—The Borough Council has applied to the State Water Supply Commission for permission to install a water system.

LAKEWOOD, N. J.—Arthur C. King, engineer, of Toms River, is preparing plans for the proposed toll bridge from the foot of Washington st to Hamilton av and Seaside Park Heights. The bridge will be 200 ft. short of two miles in length, or 10,361.94 ft. long. The plans have not yet been filed with the War Department for approval.

POWER HOUSES.

FREEHOLD, N. J.—The Monmouth Lighting Co., of Freehold, Peter Vrendenburgh, president, will soon start alterations to its plant.

SOUTH RIVER, N. J.—The Board of Public Works has recommended that $25,000 be spent on improving the electric lighting plant. Address chairman of the Board.

MORRISTOWN, N. J.—Morris County is contemplating the erection of a water power plant to supply Morristown, Madison, Chatham, Summit and adjacent territory. Mr. Melick represents the Northern New Jersey Power Company.

PUBLIC BUILDINGS.

JERSEY CITY, N. J.—It is said that an addition to the new post office is contemplated. W. K. Liscombe, superintendent of construction, who is overseeing the building of the new $1,000,000 post office structure here, has consulted with the Government at Washington in the matter. It is proposed that a wing be erected.

PATERSON N. J.—Wm. T. Fanning, architect, of this city, has completed plans for a public comfort station to be located in the basement of the City Hall. Bids are now being solicited for the work. Estimated cost about $6,000.

SCHOOLS AND COLLEGES.

LITTLE FERRY, N. J.—The Board of Education contemplate the erection of a new school house here. Address the chairman of the Board of Education.

NEW BRUNSWICK, N. J.—State Architect is preparing plans for a 3-sty building to be erected at the State College Farm, to cost $100,000.

GLEN GARDNER, N. J.—A proposition to build a $12,000 school here will be voted. Address chairman of the School Board.

PISCATAWAY, N. J.—The Raritan Township Board of Education held a meeting at Metuchen January 31 in reference to the proposed new school here. Alexander Merchant is architect for the proposed building.

STABLES AND GARAGES.

RIVERSIDE, N. J.—Harry McCoy, of this place, is having plans prepared for the enlargement of his garage with an extension on 40 x60 ft.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—John J. Diskon, of this place, contemplates the erection of a department store at the corner of Main and Van Houten sts.

PATERSON, N. J.—The construction of a public market building to cost $170,000 is contemplated. City Engineer Harold J. Harder has prepared his report on the construction.

NEW BRUNSWICK, N. J.—Alexander Merchant, architect, has plans for alterations to two stores at 165 and 167 French st. The Middlesex Construction Co. has the contract for the work.

NEWARK, N. J.—Oscar Michael, of this city, who has purchased 54 Park pl, is planning to erect a modern business building on the site, extending through to Division pl.

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THEATRES.

NEWARK, N. J.—Excavators started work on Monday for the new theatre to be erected at Washington st and Malden lane. John Cort, of New York, has leased the theatre for 13 years, which is to be completed by September 15. The seating capacity will be 3,300. Siegfried Leschziner, a real estate dealer, is financially interested in the project. The structure will be the next largest to the Hippodrome in Manhattan.

NEWARK, N. J.—Dr. I. J. Rachlin has purchased property at the southeast corner of Washington and Canfield sts for improvement with a theatre, 90x116 ft. The building will be used for a new stock company here by Western managers. The purchase price of the property on which old store buildings now stand was about $155,000.

MISCELLANEOUS.

RAHWAY, N. J.—Louis Haven's Sons, contractors of Philadelphia, Pa., have received the general contract to erect the new Pennsylvania R. R. freight station at New Brunswick av and Albert st, to cost about $22,000. The building will be of concrete, 277x36 ft, one story.

Other Cities.

CHURCHES.

ALBANY, N. Y.—Rev. Patrick F. Scully, pastor of St. Francis de Sales Church, at West Albany, is looking for a site for a new edifice for St. James' church. It will be erected in the Delaware av section and Father Scully will be in charge.

WEBSTER, MASS.—The Parish of St. Joseph, R. C., contemplates the erection of a stone church here to cost about $150,000.

GREENWICH, CONN.—The Roman Catholic Church, Rev. J. J. Fitzgerald, contemplates the erection of a new edifice and parish house on the property occupied by the home of A. J. Finney at Post rd and Riverside av.

ALBANY, N. Y.—The First Baptist Church has purchased a site at Hudson av and Philip st for improvement with a new edifice. Address the pastor for information.

FACTORIES AND WAREHOUSES.

DANIELSON, CONN.—The Connecticut Mills Co. contemplates the construction of a yarn mill opposite its plant.

SYRACUSE, N. Y.—The Dynamo Electric Co., Elbridge, N. Y., has increased its capital to $200,000 and contemplates the construction of a new plant here.

SPRINGFIELD, MASS.—Bids will be received by the Sturtevant Merrick Co. for the construction of a 5-sty brick and steel warehouse, 90x120 ft, to be erected in Chestnut st, from plans by McChristock & Craig, architects.

WATERBURY, CONN.—The Scoville Manufacturing Co. contemplates the erection of a brick and steel casting shop, 125x160 ft, on Hamilton av.

POUGHKEEPSIE, N. Y.—The Cannon Trucking Co. contemplates the erection of a 3-sty semi-fireproof building at 432 to 440 Main st. Plans are being submitted to contractors for estimates.

HALLS AND CLUBS.

NEWBURGH, N. Y.—A large addition and extensive interior improvements are to be made to the Newburgh City Club building in 3d st. W. H. Hilton has the contract. Mould & Beers have the contract for interior decorating. Wm. F. Cassidy is president.

HOSPITALS AND ASYLUMS.

FAIRPORT, N. Y.—A special meeting of the Wayne Baptist Association was held January 28. The object of the meeting was to consider a proposition from the Monroe Baptist Association to co-operate in the building of a new $35,000 addition to the baptist home at Fairport. Funds will be raised immediately. Rev. G. E. Finnlay was made chairman of the committee.

ORANGE COUNTY, N. Y.—About 800 acres known as the Durland Farms, located in Orange County, near Warwick, N. Y., has been purchased from T. D. Landon, of Bordentown. The new Inebriate Home will be erected there.

HOTELS.

SPRINGFIELD, MASS.—The owners of the Worthy Hotel will tear down the adjoining MacIntosh building and erect an 8-sty addition to the hotel. William M. Kimball is manager.

MUNICIPAL WORK.

COOPERSTOWN, N. Y.—Chas. S. Lee, engineer, has been authorized to prepare surveys and map out a complete sewer system, in accordance with the recommendations of the State Health Department, for the Board of Village Trustees.

CORTLAND, N. Y.—Plans are being prepared for the construction of a pumphouse and the installation of the necessary equipment, also for laying about 1,000 ft of 16-in. water main, for the Board of Public Works, E. L. Becker, superintendent.

OSWEGO, N. Y.—The Concrete Steel Engineering Co., 17 Park Row, N. Y. C., is preparing plans for the construction of a concrete and steel bridge over the Oswego River, between Oswego and Eolney. Estimated cost, $50,000 and $75,000.

MARATHON, N. Y.—The Municipal Water and Light Commisioners contemplate installing a new equipment in the municipal electric-light plant.

HERKIMER, N. Y.—Bids close February 8th for the construction of a bridge over Steele's Creek at Main st, Ilion, N. Y., and a bridge over Fulmer Creek on Main st, Mohawk, N. Y., from plans by Wilbur J. Watson & Co., consulting engineers.

ALBANY.—Sealed proposals will be received at the Capitol in Albany, N. Y., until Tuesday, Feb. 18, for improving the New York State canals pursuant to the provisions of chapter 147 of the laws of 1903.

POWER HOUSES.

SCRANTON, PA.—The Scranton Electric Co. contemplates the construction of a 3-sty boiler house here. Duncan T. Campbell, this place, is general manager.

SCHOOLS AND COLLEGES.

JOHNSTOWN, N. Y.—Fred Comstock, of this city, has been commissioned to prepare plans at once for an addition to the Park st school. It is expected that final plans will be ready for bids within a few weeks.

ENDFIELD, CONN.—The Board of Education, Francis P. Leary, a member, contemplates the erection of an 8-room school, to cost about $45,000.

WORCESTER, MASS.—Frost & Chamberlain, architects, Springfield, are preparing plans for an addition to the Classical High School, to cost about $185,000.

LYNN, MASS.—Bids will be received by the Board of Education for the construction of a 2-sty school in Myrtle st for the Board of Education, to cost about $60,000.

STABLES AND GARAGES.

SPRINGFIELD MASS.—The Stoddard Motor Co. contemplates the construction of an addition to its garage, 60x65 ft, 2 stories, brick and steel.

STORES, OFFICES AND LOFTS.

ROCHESTER, N. Y.—McKenzie, Voorhees & Gmelin, architects, 1123 Broadway, N. Y. C., are preparing plans and will take bids for the erection of a 3-sty addition to the telephone exchange building for the N. Y. Telephone Co.

MISCELLANEOUS.

UTICA, N. Y.—Stem & Fellheimer, architects, 7 East 42d st, N. Y. C., have completed plans for a passenger station, baggage and express building, 204x192 ft, for the N. Y. Central R. R. Co. Cost, $500,000.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

DWELLINGS.

WESTBURY, L. I.—J. W. Fogarty, 8 Leavitt st, Flushing, L. I., has received the general contract to erect the 2½-sty frame residence, 30x75 ft., for Phillip Stevenson, of Westbury, owner. Newman & Harris, 1123 Broadway, N. Y. C., are the architects.

FACTORIES AND WAREHOUSES.

LAUREL HILL, L. I. (sub.).—John K. Turton, 39 West 32d st, N. Y. C., has received the contract for the foundation and Grant & Ruhling, 373 4th av, N. Y. C., the superstructure steel for the smelting and furnace plant to be erected here for the Nichols Copper Co., 25 Broad st, N. Y. C., owner, William H. Nichols, president, George M. Luther, secretary, and Edward R. Nicholas, treasurer. Philip Boenig, care of owner, engineer. Cost about $100,000.

JERSEY CITY, N. J.—De Riso & Arena, 322 5th st, Town of Union, have received the general contract to erect the 3-sty brick factory on Paterson Plank rd, near Congress st, for the American Chocolate Almond Co., 901 Jefferson st, owner, E. P. Pamolian, general manager. P. A. Vivarttas, 110 4th st, Union, N. J., is architect. Cost about $50,000.

MUNICIPAL WORK.

ULSTER COUNTY, N. Y.—The City of New York has awarded the contract for a boulevard about the Ashokan reservoir to a firm in Ohio. It will be of brick construction. Work will be started in the spring.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST.—The Cauldwell Wingate Co., 381 4th av, has received the general contract to erect the 12-sty office and loft at 144-146 Lafayette st, and 12-20 Howard st, for the Bradstreet Co., 346 Broadway. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects.

MADISON AV.—Chas. A. Cowen & Co., 1123 Broadway, have received the general contract to erect the 21-sty loft building, 123x100 ft., at the southeast corner of Madison av and 30th st, for Chas. Kaye, 1133 Broadway, owner. Buchman & Fox, 11 East 59th st, architect. Thomas Barwick, 21 Park Row, is electrical engineer.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

124TH ST, 516-522 West, 6-sty apartment house, 100x87; cost, $130,000; owners, Martha Building Corporation, 960 Prospect av., pres, Samuel Lipman, 960 Prospect av; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 41.

161ST ST & FT. WASHINGTON AV, n e cor, 6-sty apartment house, 102x117; cost, $275,000; owner, Friedman Const. Co., 171 Broadway, pres,, Henry Friedman; architect, Harold L. Young, 1204 Broadway. Plan No. 39.

5TH AV, 424 to 438 and 1 to 11 West 38th st, 2-14 West 39th st, 10-sty brick department store (Lord & Taylor's)), 148x260; cost,

$2,000,000; owners, John H. & Frank V. Burton, 384 Broadway and 23 East 56th st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 44.

DWELLINGS.

5TH AV, 853, 5-sty private dwelling, 25x79; cost, $75,000; owner, Horace Havemeyer, 129 Front st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 40.

STABLES AND GARAGES.

48TH ST, 505 to 509 West, 3-sty brick stable, 75x95; cost, $25,000; owners, 550 West 44th St. Co., Ed. Fausett, pres., 2048 East 17th st, Brooklyn; architect, Fred. Jacobsen, 132 East 23d st. Plan No. 45.

STORES, OFFICES AND LOFTS.

AV A, e s, 90th to 91st sts, office and asphalt plant, 84x142 & 44x34; cost, $117,000; owner, City of N. Y., City Hall; architect, Wm. R. Patterson, 13 Park av. Plan No. 42.

THEATRES.

AMSTERDAM AV, 1324-1326, 2-sty brick store and moving pictures, 46x100; cost, $15,000; owner, N. Y. Railway Co., 165 Broadway; The Arch Amusement Co., lessees, 165 3d av; architect, Louis A Sheinart, 194 Bowery. Plan No. 46.

MISCELLANEOUS.

28TH ST, 537-545 West, 45 ft. coal pockets and barn, 30x100, and 40x54; cost, $41,000; owner, Henry Hencken, 534 West 27th st; engineer, Geo. P. Carver, 53 State st, Boston. Plan No. 43.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GARDEN ST, s s, 303.61 e Crotona av, 5-sty brick tenement, plastic slate roof, 50x78; cost, $50,000; owner, Sarah Browning, 2286 Beaumont av; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 51.

KELLY ST, n intersection Intervale av, 5-sty brick tenement, slag roof, size irregular; cost, $75,000; owners, Fair Deal Realty Co., Aaron Goodman, 117 West 119th st, Pres.; architect, Geo. F. Pelham, 507 5th av. Plan No. 56.

159TH ST, s s, 217 e Courtlandt av, 5-sty brick tenement, 50x88, plastic slate roof; cost, $50,000; owners, Cedar Construction Co., Jos. J. Lise, 35 Nassau st, pres.; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 52.

175TH st, n s, 68.80 w Southern Boulevard, 5-sty brick tenement, slag roof, 60x88; cost, $50,000; owner, W. A. J. Bldg. Co., W. A. Janota, 862 East 220th st, Pres.; architects, Kreymborg Archtl. Co., 163d st and Southern Boulevard. Plan No. 62.

WASHINGTON AV, e s, 100.8⅜ n 170th st, 6-sty brick tenement, plastic slate roof, 51.5x 97.1 9-16; cost, $50,000; owners, L. & S. Const. Co., Jos. Silverman, 1834 Clinton av, Pres.; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 46.

WOODYCREST AV, n e cor 166th, two brick tenements, tin roof, one 6-sty, 62.6x90, and one 5-sty, 50x88; cost, $120,000; owner, Thos. D. Malcolm, 3651 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 60.

CHURCHES.

WALKER AV, n s, 253 e Hone av, 1-sty stone church, slag roof, 73x79; cost, $10,000; owners, Westchester M. E. Church, Alfred L. Faust, 1516 Benson av, rector; architect, Frank A. Rooke, 489 5th av. Plan No. 45.

DWELLINGS.

RESERVOIR PL, s s, 139 w Perry av, 2-sty frame dwelling, tin roof, 20x53.8; cost, $5,000; owner, Hugo Giller, 380 East 136th st; architect, Chas. G. Ceker, 178 Fulton st. Plan No. 47.

235TH ST, n s, 335 w Katonah av, two 2-sty brick dwellings, 22x53, tin roof; cost, $15,000; owner, Carmine Zullo, 2452 Hughes av; architect, Wm. A. Faiella, 550 East 187th st. Plan No. 55.

WATSON AV, s s, 130 e Pugsley av, 2-sty frame dwelling, tin roof, 20x50; cost, $3,500; owner, Augusta Glanz, 2041 Watson av; architect, Frank Glauz, 148th st and 3d av. Plan No. 49.

FACTORIES AND WAREHOUSES.

RESERVOIR PL, s s, 139 w Perry av, 2-sty frame shop, tin roof, 15x47.6; cost, $1,500; owner, Hugo Siller, 30 East 136th st; architect, Chas. R. Peker, 178 Fulton st. Plan No. 48.

SCHOOLS AND COLLEGES.

VICTOR ST, w s, 145 n Morris Park av, two 1-sty frame portable schools, 25x37; cost, $500; owners, New York City; architect, C. B. J. Snyder, 500 5th av. Plan No. 59.

ANDREWS AV, n e cor Burnside av, two 1-sty frame portable schools, 25x37; cost, $700; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 57.

CASTLE HILL AV, e s, from Blackrock to Watson avs, two 1-sty frame portable schools, 25x37; cost, $500; owners, New York City; architect, C. B. J. Snyder, 500 5th av. Plan No. 58.

STORES AND DWELLINGS.

217TH ST, n s, 480 e White Plains rd, 1-sty stone synagogue, 33⅓x65, tin roof; cost, $1,500; owner, Congregation Ansha Amas, Paul Epstein, 3811 White Plains rd, see Architect Herman Goldberg 2968 Briggs av. Plan No. 53.

SOUTHERN BOULEVARD, w s, 50 s Crotona Park E., 2-sty brick store and dwelling, tin roof, 50x65; cost, $7,500; owner, Chas. S. Simpson, 346 West 71st st; architect, Max Muller, 115 Nassau st. Plan No. 61.

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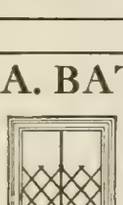
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Plans Filed—Bronx (Continued).

WESTCHESTER AV, n e cor St Anns av, two 1-sty brick stores, dwelling and amusement hall, plastic slate roof, 42x62 and 34x106; cost, $100,000; owner, Samuel E. Jacobs, 115 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 50.

MISCELLANEOUS.

VAN NEST R R YARD, 300 w Bear Swamp rd and 130 s Van Nest av, 1-sty brick power house, 120x48, slag roof; cost, $11,000; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, M. W. Lord, New Haven, Conn. Plan No. 54.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BEVERLY RD, s e cor East 9th st, 3-sty brick tenement, 60x30.3, tin roof, 6 families; cost, $10,000; owner, Frank M. McQueeny, 906 Beverly rd; architect, C. B. White, 6323 New Utrecht av. Plan No. 465.

BRISTOL ST, e s, 100.3 n Livonia av, two 4-sty brick tenements, 30x86, gravel roof, 15 families each; total cost, $24,000; owner, Abraham Koeppel, 608 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 491.

MARTENSE ST, n s, 271.11 w Nostrand av, 4-sty brick tenement, 25x86.4, gravel roof, 8 families; cost, $20,000; owner Michl Pomerance, 159 East 22d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 457.

CLINTON AV, e s, 25 n Myrtle av, two 4-sty brick tenements, 46.6x88, slag roof, 16 families each; total cost, $70,000; owner, A. S. Fogel, 186 Remsen st; architect, C. B. Brun, 1 Madison av, N. Y. C. Plan No. 418.

EASTERN PARKWAY, n s, 330 w Franklin av, 4-sty brick tenement, 30x92.9, gravel roof, 17 families; cost, $40,000; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 461.

EASTERN PARKWAY, n s, 360 w Franklin av, 4-sty brick tenement, 50x90, gravel roof, 17 families; cost, $45,000; owner, Paul W. Connolly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 460.

HINSDALE st, east cor Newport av, 3-sty brick tenement, 20x47, gravel roof, 3 families; cost, $4,500; owner, Howard Investment Co; architect, Morris Rothstein, 627 Sutter av. Plan No. 522.

SENATOR ST, s s, 160 e 4th av, two 4-sty brick tenements, 50x94, slag roof, 20 families each; total cost, $90,000; owner, Boyd Realty Co., 235 55th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 536.

38TH ST, s w cor 15th av, 4-sty brick tenement, 35.2x88, slag roof, 20 families; cost, $22,000; owner, Ogair Sherman, 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 523.

39TH ST, n w cor 15th av, 4-sty brick tenement, 35.2x88, slag roof, 20 families; cost, $22,000; owner, Ogair Sherman, 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 524.

15TH AV, w s, 35.2 n 39th st, three 4-sty brick tenements, 40x88, slag roof, 16 families each; total cost, $66,000; owner, Ogair Sherman, 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 525.

DWELLINGS.

BAREEY ST, w s, 214 s Fulton st, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,500; owner, Geo. Schmidt, 5 Winton st; architect, E. H. Tatje, 106 Van Siclen av. Plan No. 443.

CORBIN PL, e s, 100 s Oriental blvd, 2-sty frame dwelling, 30x46.6, shingle roof, 1 family; cost, $6,000; owner, Emily C. Groden, 240 West 36th st, New York; architect, E. B. Chesterswith, 187 Woodruff av. Plan No. 473.

PRESIDENT ST, n e cor Albany av, five 2-sty brick dwellings, 20x45.6, gravel roof, 1 family each; total cost, $50,000; owner, Geo. W. Martin, 1444 Union st; architect, J. L. Brush, 534½ Pacific st. Plan No. 481.

ST. JOHN'S PL, n s, 83 e Brooklyn av, seven 4-sty brick dwellings, 20x40.6, slate roof, 2 families each; total cost, $56,000; owner, Kings & Westchester Land Co., 350 Fulton st; architect, Agman Embrey, 132 Madison av, N. Y. C. Plan No. 417.

EAST 13TH ST, w s, 480 s Av I, 2-sty frame dwelling, 18x38.6, shingle roof, 1 family; cost, $4,500; owner and architect, Wm. S. Rustin, 252 East 9th st. Plan No. 503.

WEST 16TH ST, e s, 140 n Av Z, 1-sty frame dwelling, 20x16, gravel roof, 1 family; cost, $350; owner, Guiseppe Caciro, 73 West 16th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 488.

EAST 17TH ST, w s, 380 n Av J, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $4,500; owner, Wm. Bradfield, 643 East 34th st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 467.

EAST 17TH ST, w s, 260 n Av J, 2-sty frame dwelling, 24x32.2, shingle roof, 1 family; cost, $4,500; owner, Wm. Bradfield, 643 East 34th st; architect, R. A. Schaefer, 1522 Flatbush av. Plan No. 466.

EAST 27TH ST, w s, 120 s Voorhies av, 2-sty frame dwelling, 20x50, shingle roof, 2 families; cost, $3,000; owner, Wm. Driver, 163 Decatur st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 439.

WEST 31ST ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 18x45, shingle roof, 1 family; cost, $1,150; owner, Max B. Boyce, Railroad av and West 30th st; architect, Geo. H. Smess, 2966 West 29th st. Plan No. 450.

WEST 31ST ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 14x45, shingle roof, 1 family; cost, $900; owner, M. B. Boyce, R. R. av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 504.

AV N, n w cor East 18th st, 2-sty frame dwelling, 30.2x23.8, shingle roof, 1 family; cost, $2,500; owner, Fredk Hill, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 455.

FOSTER AV, s s, 258.6 e Rugby rd, four 2-sty frame dwellings, 20x38.2, shingle roof, 1 family each; total cost, $16,000; owner, E. R. Strong, 599 East 21st st; architects, Slee & Bryson, 153 Montague st. Plan No. 436.

OCEAN AV, e s, 140 s Av S, 2-sty frame dwelling, 23x32, shingle roof, 1 family; cost, $5,200; owner and architect, John G. McDonald, 2014 East 17th st. Plan No. 419.

REMSEN AV, w s, 175 n Flatlands av, 2-sty frame dwelling, 19x46, shingle roof, 2 families; cost, $3,500; owner, Edw. F. Jones, 9507 Av F; architect same. Plan No. 494.

SURF AV, n e cor West 32d st, 5 1-sty frame dwellings, 13x38, shingle roof, 1 family each; total cost, $5,000; owner, Simon Bros. Co., 1252 Myrtle av; architect, Fred'k J. Hassan, 1373 Broadway. Plan No. 498.

WEST END AV, e s, 180 s Oriental blvd, 2-sty frame dwelling, 28.6x43, shingle roof, 1 family; cost, $6,000; owner, Paul Synustart, Frick Building, Pittsburgh; architect, E. B. Chestersmith, 187 Woodruff av. Plan No. 472.

NEWPORT AV, n s, 80 e Amboy st, 2-sty brick dwelling, 20x52, gravel roof, 1 family; cost, $4,500; owner, Isaac Gulick, 829 9th av, N. Y.; architects, S. Millman & Son, 1780 Pitkin av Plan No. 535.

55TH ST, s s, 80 e 17th av, four 2-sty frame dwellings, 15x39.6, felt roof, 1 family each; total cost, $6,000; owner, Hy. M. Prehn, 124 West st; architect, C. G. Wessel, 1456 55th st. Plan No. 518.

FACTORIES AND WAREHOUSES.

KOSCIUSKO ST, s s, 80 w Tompkins av, 3-sty brick storage, 20x41.8, gravel roof; cost, $5,000; owner, Albert Ehlus, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 475.

SNYDER AV, n s, 50 w Bedford av, 1-sty brick storage, 48x35, tin roof; cost, $2,000; owner, Frank Lank, on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 464.

STABLES AND GARAGES.

BERGEN ST, s s, 220 e Buffalo av, 1-sty brick stable, 26x27, slag roof; cost, $450; owner, R. W. Curtis, 3290 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 493.

CLEVELAND ST, e s, 137.6 s Ridgewood av, 1½-sty brick garage, 18x22, —— roof, cost, $800; owner, Chas. J. Tiensch, 123 Cleveland st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 440.

ELMORE PL, w s, 175 s Av —, 1-sty frame garage, 13x20, shingle roof; cost, $150; owner, Wm. K. Daybell, 1192 Elmore pl; architect, ——. Plan No. 505.

47TH ST, n s, 150 e 12th av, 1-sty brick garage, 16x20, gravel roof; cost, $200; owner, E. J. Gelhardt, on premises; architect, same. Plan No. 478.

CORBIN PL, w s, 190 n Esplanade pl, 1-sty brick garage, 20x18, shingle roof; cost, $500; owner, John F. Dreger, 2021 Dorchester rd; architect, Benj. Driesler, 153 Remsen st. Plan No. 526.

MOORE ST, s s, 200 e White st, 2-sty frame stable and dwelling, 40x35, gravel roof, 2 families; cost, $3,000; owner, Michael Kesher, Stagg and Varick av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 514.

STORES AND DWELLINGS.

BAY 47TH ST, w s, 420 n Cropsey av, 3-sty frame store and dwelling, 20x36, tar roof, 2 families; cost, $3,500; owner, Palo Lauzio, 87 Bay 47th st; architect, W. J. Conway 400 Union st. Plan No. 462.

BEDFORD AV, s w cor Av D, 3-sty store and dwelling, 18.7x70.3, gravel roof, 2 families; cost, $6,000; owner, Jacob Blank & Son, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 421.

7TH AV, w s, 40.2 s 52d, 1-sty store and dwelling, 20x14, gravel roof, 2 families; cost, $500; owner, Ida Cohen, on premises; architect, A. J. McManus, 1905 86th st. Plan No. 426.

STORES, OFFICES AND LOFTS.

MIDWOOD ST, s s, 325.4 e Canarsie av, 1-sty frame store, 13x23, gravel roof; cost, $500; owner, Jos. Petruccio, on premises; architect, Alex. McLean, 883 East 35th. Plan No. 437.

NORTH 8TH ST, s s, 95 e Havemeyer st, 1-sty brick stores, 20x30, gravel roof; cost, $600; owner, Theo. F. Cucumello, 20 Havemeyer st; architect, Max Cohn, 280 Bedford av. Plan No. 521.

MISCELLANEOUS.

DINSMORE PL, — —, 148 e Logan st, 1-sty brick motor house, —x—; cost, $1,500; owner, City N. Y.; architect, Gamanter Const. Co., 140 Cedar st, N. Y. Plan No. 409.

PELLINGTON PL, e s, 128.9 n Bushwick av, 1-sty frame florist shop, 45x17, gravel roof; cost, $2,000; owner, Louis Rodman, 43 Conway st; architect, W. J. Conway, 400 Union st. Plan No. 463.

FLATBUSH AV, e s, 180.5 n Av C, 1-sty brick theatre, 25x100, gravel roof; cost, $4,000; owner, Robt. Ford, 246 East 25th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 459.

WILLENK ENTRANCE, Prospect Park, 1-sty brick comfort station, 69.8x23.10, tile roof; cost, $15,000; owner, City of N. Y., ——; architects, Edw. H. Finkensieper & ano, 190 Montague st. Plan No. 510.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Pierce av, n s, 20 e 3d av, four 3-sty brick tenements, 20x55, tin roof, 3 families; cost, $16,000; owner, Dennis Collins, 213 Kent st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 275-6-7-8.

RIDGEWOOD.—Catalpa av, n s, 138 West Onderdonk av, three 3-sty brick tenements, 17x55, tin roof, 3 families; cost, $18,000; owner, Chas. Fritz, 10 Silvert st, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 301.

RIDGEWOOD.—Catalpa av, n s, 34 West Onderdonk av, four 3-sty brick tenements, 26x73, tin roof, 6 families; cost, $32,000; and Catalpa av, n e cor Onderdonk av, 3-sty brick tenement, 24x106, tin roof, 5 families; cost, $9,000; owner, Chas Fritz, 10 Silver st, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan Nos. 302-303.

DWELLINGS.

ARVERNE.—Frank av, e s, 83 s Boulevard two 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, $1,600; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan Nos. 263-64.

ARVERNE.—Frank av, e s, 127 s Boulevard, two 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, $1,600; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan Nos. 250-251.

ARVERNE.—Lucea av, w s, 75 s Boulevard, three 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, $1,600; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan Nos. 247-8-9.

ARVERNE.—Wave Crest av, n e cor Elizabeth av, two 2½-sty, frame dwellings, 21x30, shingle roof, 1 family; cost, $8,000; owner, Wavecrest Construction Co., Hotel Lafayette, N. Y. C.; architect, Emil J. Erickson, 640 Fulton st, Brooklyn. Plan Nos. 290-291.

BAYSIDE.—Woodland av, e s, 140 n Palace Boulevard, two 2½-sty frame dwellings, 28x28, shingle roof, 1 family; cost, $4,500; owner and architect, Geo. Harnden, 3d st, Bayside. Plan Nos. 245-246.

BELLE HARBOR.—Dover av, e s, 76 s Washington av, 2-sty frame dwelling, 28x38, shingle roof, 1 family; cost, $3,000; owner, Louisa Schilling, Rockaway Beach; architect, Thomas O'Kane, Far Rockaway. Plan No. 256.

BELLE HAREOR.—Park av, e s, 600 s Washington av, 2½-sty frame dwelling, 28x45, shingle roof, 1 family; cost, $8,000; owner, Louis Reichert, 73 Nassau st, N. Y. C.; architect, Edw. Berrian, Rockaway Beach. Plan No. 298.

BROOKLYN MANOR.—Avondale pl, s s, 140 e Woodhaven av, 2½-sty brick dwelling, 20x61, asbestos shingle roof, 1 family; cost, $4,000; owner, Jos. Ferris, 26 Dennington av, Woodhaven; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 273.

COLLEGE POINT.—Breen av, n s, 161 e College av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $4,500; owner, Henry Breen, 156 9th st, L. I. City; architect, E. Lee McCracken, Manhattan Court, College Point. Plan No. 289.

CORONA.—Benjamin st, e s, 225 n Shell rd, three 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, $10,500; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 286-7-8.

CORONA.—High st, s s, 350 e Sycamore av, 2-sty frame dwelling, 20x30, tin roof, 1 family; cost, $2,000; owner, A. Schrott, 35 Prospect st, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 285.

EDGEMERE.—Ocean Breeze Camp, 1000 s Frank av, three 1-sty frame dwellings, 16x18, Bermite roofing, 1 family; cost, $900; owner, Ocean Breeze Camp Ass'n, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan Nos. 259-61.

EDGEMERE.—Frank av, w s, 150 n Hantz pl, 2-sty frame dwelling, 24x36, shingle roof, 1 family; cost, $2,000; owner, T. G. Toote, Edgemere, architect; J. H. Cornell, Far Rockaway. Plan No. 262.

GLENDALE.—Valentine pl, w s, 190 s Cooper av, two 1-sty frame dwellings, 14x40, tin roof, 1 family; cost, $2,000; owner, Valentine Hoeflin, Cooper av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 304.

JAMAICA.—Homer Lee av, e s, 269 s Hillside av, 2-sty frame dwellings, 24x33, shingle roof, 1 family; cost, $3,600; owner, Tobias Waitz, 132 Norfolk st, Brooklyn; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 297.

JAMAICA.—Remington av, w s, 50 s Otto pl, 2-sty frame dwelling, 16x45, tar and gravel roof, 1 family; cost, $7,800 (3 houses); owner, Frank Harahall, 4708 Park av, Morris Park; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 305.

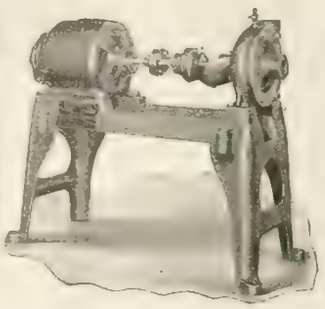
JAMAICA.—Flushing av, w s, 515 n Oceanview av, 1-sty frame garage, 17x18, shingle roof; cost, $400; owner, Chas. Baker, North Washington st, Jamaica; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 280.

JAMAICA.—Frost av, w s, 350 s Broadway, three 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $10,500; owner, John Ostman, 270 South st, Jamaica; architect, owner. Plan Nos. 281-282-283.

KEW.—Greenfell av, e s, 240 s Quentin st, two 2½-sty frame dwellings, 37x33, Spanish tile roof, 1 family; cost, $17,000; owner, John R. Corbin, 1500 Av J, Brooklyn; architect, A. M. Gaynor, 332 East 67th st, N. Y. C. Plan Nos. 257-258.

MASPETH.—Grandview av, e s, 120 s Warren st, two 2-sty brick dwellings, 20x45, tin roof, 2 families; cost, $6,000; owner, Albert Surdakowski, Carter st, Elmhurst; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 292.

RIDGEWOOD.—Bleecker st, n s, 82 w Amory av, 2-sty brick store and dwelling, 23x23, tin roof, 2 families; cost, $3,500; owner, Balthasn Klee, 14 Kossuth pl, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 300.



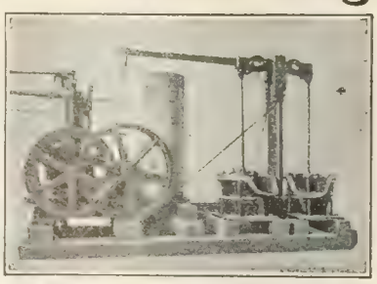
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Plans Filed, New Buildings, Queens (Cont.).

RIDGEWOOD—Silver st, n s, 63 w Forest av, 2-sty brick dwelling, 18x35, tin roof, 2 families; cost, $4,000; owner, Mary M. Golly, 1 Silver st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 274.

ROCKAWAY BEACH.—Hollywood av, e s, 100 n Boulevard, seven 1-sty frame dwellings, 20x19, shingle roof, 1 family; cost, $1,750; owner, Thomas W. Rodman, 861 Putnam av, Brooklyn; architect, Chas. Vollmer, Ocean av and Henry st, Brooklyn. Plan Nos. 265-66-7-8-9-270-271.

ROCKAWAY BEACH.—Waverly av, e s, 175 s Boulevard, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, Mrs. A. A. Larkin, 16 South Waverly av, Rockaway Beach; architects, Molle & Mejo, 488 Boulevard, Rockaway Beach. Plan No. 253.

ROCKAWAY BEACH.—Hollywood av, w s, 175 n Boulevard, four 1-sty frame bungalows, 20x16, shingle roof, 1 family; cost, $400; owner, Mrs. H. Simon, 298 Washington av, Rockaway Beach, architect; Wm. S. Rothschild, 55 Washington av, Rockaway Beach. Plan Nos. 293-294.

WOODSIDE.—Shell rd, n s, 60 w Holmer av, 2-sty frame dwelling, 14x33, shingle roof, 1 family; cost, $2,200; owner, Otto Lottene, 11 25th st, Elmhurst; architect, I. P. Card, Corona. Plan No. 278.

HOTELS.

LAUREL HILL.—Filting st, s e cor Thompson av, 3-sty brick hotel and dwelling, 20x65, tar and gravel roof, 1 family; cost, $8,500; owner, Ida Clare, 17 Ely av, L. I. City; architect, A. H. Stines, 16 Cauldwell av, Maspeth. Plan No. 279.

MISCELLANEOUS.

CORONA.—Jackson av, n e and n w cor 45th st, erect 2 frame sign boards; cost, $50; owner, Disosway & Fisher, 1075 3d av, N. Y. C.. Plan Nos. 254-55.

CORONA.—Crown st, s e cor Central av, 1-sty frame shed, 16x20, tin roof; cost, $100; owner, Frank Greco, 75 Sycamore av, Corona. Plan No. 299.

MIDDLE VILLAGE.—Metropolitan av, No. 1788, erect frame shed for boiler; cost, $40; owner, Frank Lang, 1790 Metropolitan av, Middle Village. Plan No. 252.

Richmond.

DWELLINGS

BARNARD AV, w s, 300 n Amboy rd, Tottenville, 1-sty frame bungalow, 12x14; cost, $200; owner, John Thompson, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 30.

NEW YORK AV, n s, 105 w Manor rd, 28x30, West New Brighton, 2½-sty frame dwelling; cost, $3,000; owner, Marcella B. Meehan, West New Brighton; architect, John Davies, Tompkinsville; owner builds. Plan No. 32.

BROADWAY, w s, 100 n Meserlau av, Pt. Richmond, three 2-sty frame dwellings, 19x30; cost, $3,000 each; owner, A. Prall, Port Richmond; architect, Edgar K. Whitford, Port Richmond; architect builds. Plan No. 28.

OAKLAND AV, w s, 66 8 n Forest av, West New Brighton, 2-sty frame dwelling, 30x28; cost, $5,000; owner, James J. A. Hassein, New Brighton; architect, James Whitford, St. George; builder, John P. From, Port Richmond. Plan No. 34.

4TH S., n s, 50 w Pine st, New Dorp Manor, 2-sty frame dwelling, 18x24; cost, $2,500; owner, B. W. Hitchcock, 25 Ann st, N. Y. C.; architect. Geo. Haverkamp, Richmond; architect builds. Plan No. 36.

PELTON AV, e s, 100 n Castleton av, two 2-sty frame dwellings, 19x30; cost, $3,000 each; owner, Patrick Brennan, West New Brighton; architect, P. P.; owner builds. Plan No. 37.

CASTLETON AV and Richmond st, West New Brighton, three 2-sty frame dwellings, 18x50; cost, $9,000; owner, J. H. Rosenstein, care of architect; architect, John Davies, Tompkinsville; builders, Steinberg & Cohen, Stapleton.

NEPTUNE ST, n s, 80 e Cedar Grove av, South Beach, 1-sty frame bungalow, 14x25; cost, $300; owner, Thos. Greegan, South Beach; builder, B. B. Babbitt, Rosebank. Plan No. 33.

STABLES AND GARAGES.

AMBOY RD, 7310, Tottenville, 1-sty frame garage, 12x16; cost, $75; owner, Z. J. Graham, Tottenville; owner builds. Plan No. 31.

THEATRES.

BROOK ST, n s, 50 e Canal st, Stapleton, frame moving picture theatre; cost, $120; owner, Martin Leo, Stapleton; architect, W. Springer, 116 3d av, N. Y. C.; architect builds. Plan No. 27.

MISCELLANEOUS.

LINCOLN AV, s s, 125 e Railroad av, Grant City, 1-sty frame wagon shed, 17x24; cost, $150; owner, Albert P. Semler, Grant City; owner builds. Plan No. 29.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CEDAR ST, 57-59, masonry and new offices to 8-sty brick offices; cost, $15,000; owner, The Mutual Life Insurance Co., 32 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 241.

CORLEARS ST, 13-23 and 304-312 Monroe st, masonry to 3-sty car barn; cost, $350; owners, Dry Dock, East Broadway & Battery R. R. Co., 2396 3d av; architect, Ed. H. Schirmer, 2396 3d av. Plan No. 232.

DEY ST, 24, masonry, steel, new partitions and stairways to 5-sty stone and brick store aand offices; cost, $6,300; owners, John J. Astor Est., 23 West 26th st, James Roosevelt as trustee; architects, Denslow & Morcom, 44 West 18th st. Plan No. 258.

EAST BROADWAY, 173 & 175, masonry, fireproofing and new partition to 10-sty brick store and lofts; cost, $3,000; owners, The Forward Association, Max Pine, Pres., 173 & 175 East Broadway; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 255.

FULTON ST, 46, roofing, masonry and steel to 4-sty stores and lofts; cost, $750; owner, Isaac Fried, 46 Fulton st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 234.

FULTON ST, 218 and 222, new stairway, hallway and fireproof elevator and elevator shaft to 4-sty store and loft; cost, $7,500; owners, Martin Goldsticker, 254 West 98th st, and Louis Goldsticker, 256 West 113th st; architect, Charles Fred Rose, 1 Madison av. Plan No. 205.

GRAND ST, 165-71, masonry and new elevator to 6-sty brick factory; cost, $15,000; owner, Louis Eisenberg, 165 Grand st; architect, Emery Roth, 507 5th av. Plan No. 236.

GREENE ST, 37-43, masonry and fireproofing to 6-sty loft and store; cost, $500; owner, Julius Kaiser, 37-43 Greene st; architect, Joseph Harrison, 230 Grand st. Plan No. 213.

HESTER ST, 97-97½, masonry to 5-sty store and tenement; cost, $150; owner, John C Boyle, 178 West 81st st; architect, George M. McCabe, 96 5th av. Plan No. 208.

HOUSTON ST, 35-39 E, new tanks, 12,000 and 9,000 gals., for automatic sprinkler to 9-sty brick store and lofts; cost, $2,600; owners, Est of Jacob Ottmann et al, 295-309 Lafayette st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 256.

HOWARD ST, 22-26, new elevator and shaft, masonry to 6-sty lofts and workshop; cost, $4,000; owner, Sidney Maddock, care A. H. Mathews, 82 Nassau st; architect, Richard Rohl, 128 Bible House; builders, Krep & Nezold, 80 Duane st. Plan No. 227.

RIVINGTON ST, 108, new windows, stairs and partitions to 3-sty store and dwelling; cost, $750; owner, Henry Hesse, 399 6th av; architect, Max Muller, 115 Nassau st. Plan No. 206.

ROSE ST, 29, masonry and fireproofing to 5-sty loft; cost, $2,000; owner, Ed. G. Hewitt, 48 Beekman st; architect, Gust. Seaberg, 407 Douglas st, Brooklyn. Plan No. 235.

SOUTH ST, 260-261, masonry, steel, iron to 5-sty stone and brick loft; cost, $1,000; owner, Lawrence Witzel, 519 Water st; architect, Max Miller, 115 Nassau st. Plan No. 254.

SULLIVAN ST, 209-211, new skylights, stairway, elevator enclosure to 5-sty storage and lofts; cost, $5,000; owner, Samuel McCreery and others, 104 West 81st st; architect, Joseph Wolf, 103 Park av. Plan No. 215.

WILLIAM ST, 193, new 1-000-gal. tank, steel, partitions to 5-sty brick lofts; cost, $1,-000; owners, Wm. Zinsser Realty Co., 299 Broadway; architect, John H Knubel, 305 West 43d st. Plan No. 25.

WOOSTER ST, 25, masonry to 3-sty dwelling and stores; cost, $150; owner, Caesar Bianchi, 25 Wooster st; architect, Joseph Martine, 40 Baxter st. Plan No. 216.

13TH ST, 449-51 West, new ammonia condensers to 2-sty ice plant; cost, $500; owner, Couron Bros. Co., 10th av and 13th st; architects, Charles Schaefer, Jr., Co., 401-3 Tremont av. Plan No. 214.

14TH ST, 331 East, masonry, windows and fire-escapes to 5-sty tenement and stores; cost, $1,000; owner, Morris Neuman, 304 Pearl st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 230.

14TH ST, 205 E, masonry and new partitions to 5-sty stone and brick tenement; cost, $300; owner, Est. of Alice M. Connolly care of Margaret E. Burns, 137 East 47th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 252.

14TH ST, 42 East, and 23 University pl, two new cedar tanks to 5 and 6-sty store and loft; cost, $1,000; owner, Childs Co., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 221.

20TH ST, 39 East, new standpipe tank to 11-sty loft; cost, $900; owner, J. Cleveland Cady, 39 East 20th st; architect, Earl C. Maxwell, 30 Church st; builders, Earl C. Maxwell & Co., 30 Church st. Plan No. 224.

21ST ST, 551 West, new doors, windows and partitions to 3-sty brick stores and loft; cost, $600; owner, Acme Mortgage Co., 360 7th av; architects, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 246.

23D ST, 335 East, masonry, new toilet rooms and window to 3-sty stone and brick tenement; cost, $500; owners, Elizabeth Caffrey, Est. of Mary H. Caffrey, 47 East Main st, Freehold, N. J.; architect, I. J. F. Gavigan, 1123 Broadway. Plan No. 253.

24TH ST, 148-150 E, steel, carpentry and masonry to 2-sty brick stable; cost, $100; owner, Wm. Bradley Const. Co., 151 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 244.

25TH ST, 152-56 West, new tanks, steel and fireproof pent house to 12-sty loft; cost, $3,-000; owners, Block & Goodman, 152 West 25th st; architect, Earl C. Maxwell, 30 Church st; builders, Earl C. Maxwell, same address. Plan No. 225.

25TH ST, 141-155 East, new coal bin, sprinkler, reservoir and locker room to 7-sty loft; cost, $7,500; owner, New York Railways Co., 165 Broadway; architect, Charles E Corby, 621 Broadway. Plan No. 209.

26TH ST, 36 West, new fire escape to 5-sty loft and store; cost, $200; owner, Herman Laster, 202 South 1st st, Brooklyn, N. Y.; architect, Lee Samenfeld, 1199 Broadway. Plan No. 207.

31ST ST, 39-41 West, partitions, masonry and fireproofing to 16-sty stores, offices and lofts; cost, $500; owners, American Real Estate Co., 527 5th av; architect, Richard Rohl, 128 Bible House; builders, Krep & Nezold, 80 Duane st. Plan No. 226.

41ST ST, 154-160 West, masonry and steel to 5-sty brick theatre and offices; cost, $10,000; owners, Broadway & 41st St. Co., Real Estate Trust Bldg., Phila., Pa.; architect, Wm. Henry Hoffman, 39 West 38th st, care of J. R. Whiskeman. Plan No. 250.

43D ST, 544-546 West, windows and partitions to 5-sty tenement; cost, $200; owner, Eugene Higgins, 1 Madison av; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 233.

45TH ST, 141 to 147 West, new offices with partitions to 12-sty loft and office; cost, $4,000; owner, William Crawford, 10 West 30th st; architect and builder, Christian H. Lang, 145 West 45th st. Plan No. 220.

48TH ST, 76 West, steel, masonry, partitions and plumbing to 4-sty brick residence; cost, $5,000; owner, James A. Farley, Windsor Arcade, 46th st and 5th av; architect, Geo. Mart Pollard, 127 Madison av. Plan No. 248.

55TH ST, 349 East, new story to 3-sty dwelling; cost, $2,000; owner, Rev. Jas. J. Flood, 351 East 55th st; architect, John V. Van Pelt, 381 4th av. Plan No. 222.

58TH ST, 225-227 West, masonry, fireproofing, lighting, carpentry to 4-sty brick stable; cost, $15,000; owner, Jerome H. Monheimer, 2421 Broadway; architect, mason and carpenter, Christian H. Lang, 145 West 45th st. Plan No. 259.

62D ST, 152-154 East, steel and masonry to 5-sty brick tenement and stores; cost, $1,900; owner, Wm. E. Good, Westwood, N. J.; architect, Joseph Mitchell, 332 West 24th st. Plan No. 242.

82D ST, 266 East, masonry, windows and partitions to 5-sty brick store and dwelling; cost, $6,000; owner, Henry Siegel, 307 6th av; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 237.

94TH ST, 11 E, masonry and windows to 4-sty dwelling; cost, $1,500; owner, Rose Kraus, 11 East 94th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 217.

95TH ST, 101 West, new doors and partitions to 5-sty bk store and tenement; cost, $100; owner, Mary Kidd, 101 West 95th st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 239.

101ST ST, 76 East, steel, masonry and new partitions to 5-sty brick, store and tenement; cost, $1,200; owner, Gumpert Seide, 24 East 99th st; architect, Frank Straub, 25 West 42d st. Plan No. 260.

103D ST, 105-107 East, masonry, steel, new partitions and stairway to 3-sty stone and brick synagogue; cost, $12,000; owners, Gesheva Toras Chain of Harlem, 62 East 104th st; architect, Frank Straub, 25 West 42d st. Plan No. 217.

106TH ST, 205-207 East, masonry, steel, new stores and partitions to 4-sty tenements; cost, $7,000; owners, Antonio & Theresina Granatelli, 200 East 105th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 243.

127TH ST, 65 W, partitions and masonry to 6-sty brick tenement; cost, $200; owner, Philip Weinberg, 65 West 127th st; architect, Mitchell Shaub, 857 Beck st. Plan No. 240.

128TH ST, West, s s, 193.8 e of Amsterdam av, masonry and fireproofing to 4-sty brew house; cost, $10,000; owners, Bernheimer & Schwartz, 128th st near Amsterdam av; architect, Fred S. Keeler, 140 Cedar st. Plan No. 229.

154TH ST, 169 West, new sky sign to 5-sty tenement; cost $150; owner, Frank Bach, 1658 1st av; architect, William F Wentz, 935 Broadway. Plan No. 212.

AV B, 185, windows and new partitions to 4-sty brick store and tenement; cost, $150; owners, Est. of Mary Griffen, care of N. Y. Life Ins. & Trust Co., 52 Wall st; architect, T. J. Ivans, 7 Cannon st. Plan No. 249.

BOWERY, 176, masonry and partitions to 3-sty store and lofts; cost, $800; owner, Henry Blyn, 162 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 204.

BROADWAY, 1970-72, new stairs, dumbwaiter and partitions to 5-sty store and warehouse; cost, $4,500; owner, Amos R. E. Pinchot, 60 Broadway; architect, Walter Haefeli, 17 Madison av. Plan No. 218.

BROADWAY, 1560, masonry to 4-sty store and loft; cost, $500; owners, Goodhue & Ed. de P. Livingston, Southampton, L. I.; architect, James J. F. Gavigan, 1120 Broadway. Plan No. 223.

MADISON AV, 412, masonry to 5-sty tenement; cost, $350; owner, Chas. L. Greenhall, 300 West 109th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 231.

PARK AV, 720-730, new windows and masonry to 5-sty hospital; cost, $1,500; owner, Fred Sturges, pres., Presbyterian Hospital, Madison av and 70th st; architects, Wm. S. Gregory & J. Cleveland Cady, 6 West 22d st. Plan No. 228.

PARK AV, 103, stairway and petitions to 12-sty brick store and offices; cost, $1,000; owners, 103 Park Av. Co., 103 Park av; architect and engineer, James P. Whiskeman, 39 West 38th st. Plan No. 251.

PARK AV, 948, new partition to 5-sty store and tenement; cost, $150; owners, L. B. & A. S. Gutman, 12 East 80th st; architect, J. Sullivan, 245 East 80th st. Plan No. 219.

5TH AV, 239, masonry, wooden beams and skylights to 4-sty store and loft; cost, $300; owner, Estate of Charles A. Coe, 69 Wall st; architect, Frank Schreiber, 125 Foster av, Brooklyn. Plan No. 211.

6TH AV, 190-208, new entrance to brick department store; cost, $1,000; owners, The 14th St. Store, Henry Siegel, Pres., 311 6th av; architects, Geo. & Ed. Blum, 505 5th av. Plan No. 245.

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Plans Filed, Alterations, Manhattan (Continued)

8TH AV, 2339, masonry and show windows, to 2-sty brick store and offices; cost, $350; owner, Michael J. Adrian Corp., 137 East 34th st; architect, Chas. M. Sutton, 70 5th av. Plan No. 238.

8TH AV, 814-828, partitions and new store window to 4-sty market and storehouse; cost, $2,500; owner, New York Railways Co., 165 Broadway; architect, Charles E. Corby, 621 Broadway. Plan No. 210.

Bronx.

MACY PL, No. 857, 1-sty brick extension, 22 x25, to 3-sty brick dwelling; cost, $2,500; owner, Louis Amden, on premises; architect, Moore & Landsiedel, 148th st and 3d av. Plan No. 51.

188TH ST, 659, 1-sty frame extension, 16x10 to 2-sty frame dwelling; cost, $250; owner, Pietro Criscuola, 655 East 188th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 57.

BATHGATE AV, 1604, 1-sty frame extension, 10.6x7 to 2-sty frame store and dwelling; cost, $200; owner, Biagio Ginche, 344 West 45th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 53.

BOSTON ROAD, w s, from 181st to 182d st, 1-sty of brick built upon 2 and 3-sty brick Casino; cost, $8,000; owner, Wm. Lowe, on premises; architect, Frank Wermeiner, 2136 Honeywell av. Plan No. 52.

CORLEAR AV, 3125, raise to grade 2-sty frame dwelling; cost, $350; owner, Mrs. Jos. Flanagan, on premises; architect, John V. Squire, 3199 Broadway. Plan No. 58.

TREMONT AV, No. 486, new show windows, new partitions, to 3-sty frame store and dwelling; cost, $200; owner, Chas. A. Becker, Tremont and Park av; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 50.

WHITE PLAINS AV, s e cor Wood av, move two 2-sty frame dwellings; cost, $1,000; owner, Adam Vorndran, 412 East 147th st; architect, B. Ebeling, 1407 Taylor av. Plan No. 54.

WHITE PLAINS AV, e s, 326.4 s Guerlain pl, move 2½-sty frame dwelling; cost, $350; owner, P. McGovern, on premises; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 55.

WHITE PLAINS AV, 1377, move 2-sty frame dwelling; cost, $300; owner, Mary Walsh, 4460 Park av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 56.

Brooklyn.

CLARKSON ST, s s, 130.4 e Nostrand av, repair fire damage to 3-sty distributing station; cost, $10,000; owner, Abraham & Straus, 422 Fulton st; architects, Lord, Hewlett & Tallant, 345 5th av, N. Y. Plan No. 527.

COLUMBIA PL, e s, 20 s State st, interior alterations to 4-sty tenement; cost, $300; owner, Alfonso Clemente, 193 Navy st; architect, W. J. Conway, 400 Union st. Plan No. 435.

COLUMBIA ST, s w cor Gates av, new elevator; cost, $2,250; owner, Levy Baird, 2070 Bath av; architect, Reedy Elevator Co., 13th st and Willow av, Jersey City. Plan No. 480.

COLUMBIA ST, n e cor Mell st, extension to 3-sty factory; cost, $1,000; owner, Sabbatino Del Monino, 437 Columbia st; architect, David A. Lucas, 98 3d st. Plan No. 476.

COURT ST, w s, 295 s Bryant st, plumbing to 1-sty saloon; cost, $500; owner, Gustave Rodella, on premises; architect, David A. Lucas, 98 3d st. Plan No. 515.

FULTON ST, s w cor Cooper st, plumbing to 2-sty store and dwelling; cost, $150; owner, Matilda Lubeck, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 469.

FULTON ST, s s, 93.6 w Hoyt st, exterior and interior alterations to manufacturing plant; cost, $1,500; owners, Kramer & Epstein, 438 Fulton st; architect, Abm. Markowitz, 367 Fulton st. Plan No. 432.

HALSEY ST, s s, 60 w Throop av, exterior alterations to 2-sty dwelling; cost, $300; owner, Wm. Jones, 320 Halsey st; architect, W. J. Conway, 400 Union st. Plan No. 441.

HEMLOCK ST, e s, 100 s Ridgewood av, exterior alterations and plumbing to 3-sty dwelling; cost, $300; owner, Leo Lang, 185 Hemlock st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 496.

JUNIUS ST, w s, 100 s Sutter av, new 1-sty extension, 22x30, to storage; cost, $600; owner, Jacob Saltzman, 276 Junius st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 413.

LINWOOD ST, w s, 200 n Liberty av, interior and exterior alterations to 3-sty tenement; cost, $200; owner, Bunardo Blande, 715 Liberty av; architect, C. P. Cannella, 60 Graham av. Plan No. 477.

LOMBARDY ST, n s, 103.10 from Kingsland av, hood covering for steam condenser to 1-sty ice plant; cost, $800; owner, Ice Mfg. Co., 1170 Broadway, N. Y.; architect, E. H. Coffey, 149 Broadway, N. Y. Plan No. 447.

MONTAGUE ST, n s, 200 w Court st, interior alterations to office; cost, $200; owner, City N. Y.; architects, Slee & Bryson, 153 Montague st. Plan No. 416.

RALPH ST, n s, 375 w Central av, new extension, 3-sty dwelling; cost, $1,000; owner, Cath. Hink, 77 Ralph st; architect, Fred'k J. Hassan, 1373 Broadway. Plan No. 497.

ROSS ST, s s, 150 e Bedford av, interior alterations and plumbing to 3-sty dwelling; cost, $400; owner, Wm. S. Salomon, 305 Broadway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 470.

SEDGWICK ST, n s, 140 w Columbia st, plumbing to 4-sty factory; cost, $150; owners, Leker & Fink, 120 William st; architect, Chas. Wauthke, 15 Hull st. Plan No. 446.

WALTON ST, n s, 220 w Throop av, plumbing to 4-sty tenement; cost, $100; owner, Caroline Meuser, 5 Moore st; architect, Louis Allmendinger, 926 Broadway. Plan No. 407.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., January 31, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 14th day of March, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Brookings, S. Dak. The building is to be of one story and basement and has a ground area of approximately 5,000 square feet; fireproof construction throughout, except roof; stone facing and copper and tile roof. Drawings and specifications may be obtained from the custodian of site at Brookings, S. Dak., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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9TH ST, s s, 100 e 4th av, exterior and interior alterations to 3-sty dwelling; cost, $400; owner, E. Divechtsen, 291 9th st; architects, Koch & Wagner, 26 Court st. Plan No. 458.

BAY 17TH ST, e s, 130 s Bath av, alter roof of 3-sty dwelling; cost, $3,500; owner, Severeno Ursetto, 218 Lafayette av; architect, C. M. Straub, 147 4th av, N. Y. Plan No. 442.

67TH ST, n s, 260 e 12th av, extension to 3-sty dwelling; cost, $550; owner, Edla M. Almquist, 1233 67th st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 501.

76TH ST, s s, 140 e 1st av, new elevator; cost, $3,000; owner, Geo. Andrews, 226 76th st; architect, Gust Seaberg, 407 Douglass st. Plan No. 513.

CENTRAL AV, s e cor Bleecker st, moving picture booth in 1-sty Parish Hall; cost, $150; owner, Rev. Jas. Hanselman, on premitect, C. P. Ward, 134 Chester av. Plan No. No. 474.

CHESTER AV, n e cor Church av, plumbing to 2-sty dwelling; cost, $150; owner and architect, C. P. Ward, 134 Chester av. Plan No. 453.

FLATBUSH AV, w s, 335 s Farragut rd, extension to 3-sty store and dwelling; cost, $200; owner, John Zemuling, on premises; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 468.

FLATBUSH AV, e s, 62.3 n East 37th st, new store front; cost, $400; owner, Simon J. Harding, 60 8th av; architect Peter William, 189 Montague st. Plan No. 519.

FLATBUSH AV, n e cor East 37th st, new store front; cost, $175; owner and architect, as above. Plan No. 520.

GRAHAM AV, e s, 25 n McKibben st, exterior alterations to 3-sty store and show rooms; cost, $300; owner, Hyman & Philip Cancenza, 118 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 486.

NASSAU AV, s s, 25 e Kingsland av, new extension to 3-sty dwelling; cost, $1,500; owner, Hyman Weingarten, 179 Nassau av; architect, Emil J. Messinger, 394 Graham av. Plan No. 485.

NEW YORK AV, n w cor Dean st, bay window to 3-sty dwelling; cost, $150; owner, Jas. H. Bennett, 1265 Dean st; architect, S. P. Swenson, 348 93d st. Plan No. 445.

OCEAN AV, w s, 75 n Ditmas av, extend bay window of 2-sty dwelling; cost, $250; owner, J. F. Edwards, on premises; architect, Darien Greser, 589 Lexington av, New York. Plan No. 484.

OCEAN AV, e s, 337 n Albemarle rd, move 3-sty dwelling; cost, $9,000; owner, John Z. Lott, 930 Flatbush av; architect, Ernest Greene, 5 Beekman st, N. Y. Plan No. 517.

PROSPECT PARK WEST, e s, 20 s 18th st, toilet to 3-sty store and dwelling; cost, $225; owner, Augusta E. Flick, 485 6th av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 456.

RIDGE BLVD, n e cor Shore road, enlarge 1-sty garage; cost, $125; owner, Miss Tolar, on premises; architect, Geo. Poval, 9014 Ft. Hamilton av. Plan No. 454.

RIDGE AV, s e cor Gates av, marquise to 3-sty dwelling; cost, $200; owner, L. Passorolli, 852 Reid av; architect, Chas. Stucker, Jr., 449 West 38th st, N. Y. Plan No. 433.

ROCKAWAY AV, n w cor Somers st, exterior and interior alterations and plumbing to 3-sty dance hall; cost, $10,000; owner, Daniel Heyman, 260 Arlington av; architect, W. Rolak, 358 Stone av. Plan No. 495.

RUTLAND RD, n s, 60 w Brooklyn av, plumbing to 2-sty dwelling; cost, $125; owner, Augusta Jensen, 451 Rutland rd; architect, Thos. F. Denche, 1092 Nostrand av. Plan No. 420.

SHERIDAN AV, w s, 102 n Liberty av, move building 3-sty dwelling; cost, $1,200; owner, Louis Culolo, 1139 Liberty av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 444.

STONE AV, w s, 25 n Belmont av, new 2-sty extension, 4x11.2, to shop; cost, $350; owner, Michael Diamond, 408 Stone av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 415.

STONE AV, w s, 50 n Belmont av, extension to 3-sty store and dwelling; cost, $800; owner, Michael Diamond, 408 Stone av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 414.

SURF AV, s s, 255 e West 10th st, general repair to 1-sty amusement; cost, $200; owner, Saml. Gumperlo, Parkway Baths, C. I.; builder, ——. Plan No. 449.

WAVERLY AV, w s, 70 n Myrtle av, extension to 1-sty theatre; cost, $5,000; owner, A. L. Fogel, 186 Remsen st; architect, C. B. Brun. 1 Madison av. Plan No. 492.

WILLIAMS AV, w s, 175 n Sutter av, extension 2-sty dwelling; cost, $500; owner, Louis Behfart, 272 William av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 430.

4TH AV, n w cor 77th st, exterior and interior alterations to 2-sty dwelling; cost, $500; owner, T. V. Cain, 44 Court st; architect, J. S. Kennedy, 44 Court st. Plan No. 499.

5TH AV, s e cor Dean st, store front to store and tenement; cost, $250; owner, Michl Bennett, 448 Dean st; architect, W. J. Conway, 400 Union st. Plan No. 434.

5TH AV, s w cor 53d st, exterior and interior alterations to office building; cost, $3,500; owners, Glass & Liebermann, 5302 5th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 512.

Queens.

CORONA.—Central av, e s, 50 s Buena Vista st, erect new store front and other repairs; cost, $200; owner, J. Ehrelich, 224 13th st, College Point. Plan No. 138.

CORONA.—DeWitt st, w s, 240 n Jackson av, 1-sty frame extension, 20x25, on rear 2½-sty frame dwelling, tin roof; cost, $300; owner, W. Peck, premises; architect, A. DeBlasi, 51 Smith st, Corona. Plan No. 133.

EAST ELMHURST.—Bay Shore Terrace, n s, 540 w Manhattan boulevard, erect new stone foundation under dwelling; cost, $500; owner, Herman Vaaeck, premises. Plan No. 137.

FAR ROCKAWAY.—Central av, 253, erect new electric sign; cost, $200; owner, Frank Lovell, 253 Central av, Far Rockaway. Plan No. 131.

GLENDALE PARK.—Oceanview av, w s, 300 s Myrtle av, 2-sty frame extension, 20x18, on rear 2-sty dwelling, tin roof; cost, $500; owner, Nicholas Boch, Oceanview av, Glendale Park; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 129.

GLENDALE.—Myrtle av, s w cor Witte st, 1-sty frame extension, 20x11, on rear 2-sty store and dwelling, tin roof; cost, $200; owner, John Flach, 14 Witte st, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 127.

JAMAICA.—Brown av, e s, 150 s South st, 1-sty frame extension, 13x19, on rear 1-sty frame dwelling, tin roof; cost, $150; owner, E. Catolino, on premises. Plan No. 130.

(Continued on Page 334.)

PERSONAL AND TRADE NOTES.

HERBERT M. BAER, architect, has moved to the Francis Building at 665 Fifth avenue.

CLARENCE C. ISBELL, a manufacturer of stationary engines, died of pneumonia on Tuesday at his home, 540 West 165th street.

SENATOR JOHN B. ROSE and party are expected back from their recent Panama trip the first of next week. Mr. Rose is president of the Greater New York Brick Company.

THE HALL PARQUET FLOOR CO. has opened offices at 918 Fulton st, near Washington av, Brooklyn, and will cater to private trade in hardwood and parquet floors, scraping and refinishing a specialty.

THE ELECTRICAL EXPOSITION AND MOTOR SHOW of 1913 will be held at the Grand Central Palace, Lexington avenue, 46th to 47th streets, on October 15 to 25. The general offices of the exposition are at 124 West 42d street.

THE THOMAS T. HOPPER COMPANY, with main offices at 1326 Broadway, New York, has opened a branch office at Poughkeepsie. The company has erected a number of important buildings in that section.

CHARLES B. TRAVIS, who has been the contracting engineer for the Levering & Garrigues Co., structural steel engineers, since 1904, has severed his connection with that firm and taken an interest in the Cauldwell-Wingate Co., which he will serve in a similar capacity.

IN THE QUESTION AND ANSWER department of February 1 the statement was made that a pump under favorable conditions will lift water 83 feet. This was a typographical error and should read 33 feet, although it is seldom that a rise of more than 23 feet can be obtained.

The headquarters of the Brooklyn Water Heater Co., manufacturers of the well-known instantaneous gas waterheaters of that name, have been removed from 56 Myrtle avenue, Brooklyn, to larger and better quarters at 195-97 Plymouth street. Increased business has necessitated the change.

For the current year the following have been elected to pilot the White Plains, N. Y., Association of Master Plumbers; President, Wm. Hibbins; vice-president, James C. Farrell; secretary, R. J. Birch; financial secretary, George Geitel, and treasurer, R. J. Ellis.

Monday and Tuesday, April 14 and 15, 1913, will be the days of the first annual convention of the National Pipe and Supplies Association, to be held in Chicago, Ill. The Hotel Sherman has been selected as the headquarters, and all sessions will be held there.

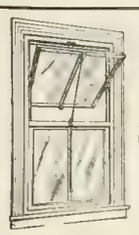
THE MUNICIPAL ART SOCIETY is sending invitations to a meeting of the society on the evening of February 12, in the National Arts Club, 119 East 19th street, Manhattan, when the subject of Municipal Lighting will be discussed by Arthur Williams, general inspector of the New York Edison Company; C. F. Lacombe, chief engineer of the Department of Water Supply, Gas anad Electricity; William Wentz, second vice-president of the O. J. Gude Company, and Charles R. Lamb.

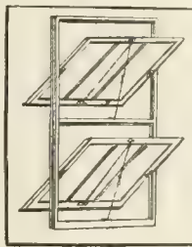
CHARLES H. PECKWORTH.—A petition in bankruptcy has been filed against Charles H. Peckworth, builder, of 631 Hudson street. Among his latest contracts were a post office building, two churches, building in Bank street for Enoch Morgan's Sons, and a building in West 127th street for the Bernheimer & Schwartz Brewing Company. His financial statement of May 1, 1911, showed assets $802,619, liabilities $522,092. He was the lowest bidder in 1911 for a section of the Lexington Avenue Subway from 40th to 53d street, his bid of $2,750,000 being $1,100,000 below the next bid; but he afterward withdrew his bid. Delay in awarding the contract was given as the reason.

BERRY BROTHERS, LTD., Detroit, Mich., has been incorporated with a capitalization of $3,000,000. This sum is about the same amount, but in different form, of the limited partnership capitalization which was maintained until the articles of incorporation were filed to take effect January 1. The directors of the new organization are Thomas Berry, George H. Russell, Edwin Lodge, W. E. Pendleton and Frank W. Blair. The officers are: President, Frank W. Blair; vice-presidents, Thomas Berry and E. W. Pendleton; treasurer, George H. Russell; secretary, Edwin Lodge; assistant secretary, F. L. Colby; assistant treasurer, W. R. Carnegie; general manager, James S. Stevenson. The business was begun in 1858 by the late Joseph Berry. The limited partnership was organized about 20 years ago.

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OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in the column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.
* signifies not summoned.
† signifies that the first name is fictitious real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

The first name is that of the Debtor, the second that of the Creditor.

FEB. 1.

Aldred, Jane E—H Weinshank et al.....81.13
Amowsi, Jno—A Mishler 194.72
Baldwin, Jno—L Perlstein et al....costs, 38.02
Battelli, Armando—G W Bricka....costs, 81.97
Berger, Benj—H Chalmers et al.....82.15
Brenner, Saml—J S Kile 274.01
Battele, Parkman J Shenfield 45.12
Berry, Margt M Manheim.....costs, 13.15
Cohn, Abe—H L Levant 37.35
Casebeer, Elinor G P—Brooks Bros....106.65
Collins, Josephine N Stark.....costs, 12.90
same—E C Fassett .....costs, 13.15
Carden, Jas, Jr—D Albert et al.....186.12
Di Lizia, Raeffle & Indiana Cut Stone Works—Lincoln Iron Works 138.25
Danell, Andw P—M M Denison.....8,041.89
Dorfman, Saml A D Katcher 183.43
Einhorn, Moses & Annie B—I Cohen.....164.72
Eichhorn, Richd—J H Mead Co.....34.07
Fast, Saml M Grundfast 115.90
Friedhoff, Maria R & Annie M exrs—M Brill et al 2,629.54
Gabriele, Antonio—T Filarda 141.91
Gaskell, Wm & Robt E—M Liebman.....236.32
Greenberg, David—Weiss & Klaw Co....91.68
Gerbino, Louis J—R J Donovan Co.....38.12
Hart, Edw—Wallach Bros.....costs, 109.28
Habnel, Chas A—M Habnel.....costs, 97.24
Hayden, Thos G C Milk 83.54
Halpin, Wm—Chelsea Exchange Bank.1,248.05
Joline, Adrian H & Douglas Robinson rec'rs—T Smith 1,307.78
Joline, Adrian H & Douglas Robinson rec'rs—H Hassall 440.68
same J Hassall 1,135.52
Kaplan, Isaac L S B Blood 43.31
Katzen, Jacob A—F D Griffin.....304.24
Lipschitz, Albt T J McLaughlin & Sons.....costs, 68.00
Larentznen, Hans K—Chas F Hubbs & Co..46.39
Laux, Cath—I Schulman 218.63
Murphy, Edw D—Karbiak Chemical Co..68.19
Moersch, Philip, Jr—M Buntrock.....2,091.85
Monahan, Patk E & E B Eising.....448.79
Queen, Wm et al—First Natl Bank of New Bethlehem 1,659.71
Stirrup, Frank & Chas—H S Hanaford....80.87
Sasson, Jos—L Spiro 41.81
Silver, Jno H—Simpson-Crawford Co....194.04
Sire, Leander S—T J Hayes Printing Co.1,578.37
Small, Jas G—F G Braun 1,535.88
Stiner, Oscar—Northern Bank of N Y....298.25
Smith, J. Beakley B J Conroy 236.41
Stein, Saml J—E Moyse et al.....2.000.00
Travis, Alvia B—G Attanasio 162.17
Van Rensselaer, Lindsay W Naddelman 66.65
Von Klein, Jessie—G Wilson.....265.40
Weissager, Annie—Bronx Natl Bank City of N Y 416.96
Weissager, Alex—N Galant.....84.77
White, Frank E—Continental Co.....65.30

CORPORATIONS.

Conrady Stevens Co—M Greenberg.....317.91
Davis, Leheney & Co, Inc—J E Dodge..109.29
Felix Reich Agency, Inc—E Lovett.....800.78
Kracker Sales Co—A W Shaw Co.....202.79
Liederman Realty Co—J Gans....costs, 140.08
Motor Finance Co—P J Todd, possession of chattels .....costs, 102.33
N Y Bergen Co—E M Houghtaling et al.443.47
Remington Standard Motor Co—M F Huberth 79.69
Trend Magazine Pub Co Inc & Drew & Lewis Inc—Naumann Mfg Co 334.21

FEB. 3.

Ahrons, Geo M—Frank Russek Fur Shop, Inc. 374.16
Albers, Henry F—J Schanz.....203.96
Angelas, Angel, or Angel Angelops—S Kaswitz et al 308.35
Aquillina, Michl—D Brown et al.....68.88
Baxter, Chas T—M L Petersen 31.15
Barneman, Edw—Carl Viale Co.....44.58
Bachmann, Jas—T E Greacen.....28.52
Barrett, Jno M—Jno Forsythe.....38.02
Broun, Margt—H Simon 192.70
Buss, Louis C—J Steiner et al.....206.18
Brunswick, Geo—United Secret Service Agency Inc 53.24
Brenner, Saml—J Finn 85.02
Bogachick, Saml—Lowell Realty Co.....216.61
Corby, Chas A—L Van Riper.....45.51
Conville, Wm T—T J McGuire.....213.40
Chapman, Wm H—Southern Electric Co.120.94
Currie, Wm H—American Play Co.....220.51
Crane, Morris—E S Popper et al.....174.65
Curtis, Mabelle P—S E & M E Bernheimer Co Inc 374.16
Cohen, Jennie L & Jack Quintus Cohen—A M Schiefelbein et al 3,609.30
Cucce, Frank—D Centola 88.44
Castillo, Camilo—Eller Mfg Co.....114.67
Cells, Ellen N—A K Rasche .....costs, 110.06
Chapman, Wm—Southern Electric Co.....120.94
Cohen, Louis—S Weltzenblum.....62.72
Conklin, Jno W—Quaker Oats Co.....90.09
Casselius, Henry—H C Asendorf.....166.92
Clahr, Henry—J Hausman 88.30
Donnelly, Jas Jr—M Donnelly....costs, 27.90
Desowitz, Saml & Kate—S Gordon.....1,874.38
Eckman, Saml—S Kantor 79.72
Fechter, Adolph Jr—I Pressman 26.98
Flichtenfeld, Moritz—C A Auffmordt & Co. 280.38
Friedberg, Morris—A Koupka 9.72
Fine, Morris—Advance Bldg Co 73.41
Frank, Nathan—L D Greenfield et al...276.16
Gyves, Margt A—Fifty-ninth St Madison Av Co..... .....479.04
Gladstone, Alice—L Adler 31.65
Gray, Jas A Jr—S V Appel.....77.60
Griffin, Chas L—B Karp 83.74
Heyman, Abr—S Levy 41.25
Harris, Thos A—F Mork.....420.90
Hill, Sara D—S E & M E Bernheimer, Inc.42.50
Hunter, Jas V—Motor Finance Co.....280.65
Iskowitz, Henri—S H Kurtz.....29.65
Jackson, Jos W & Benj C—A Bleischer..361.95
Junken, Jos de F—J Schanz.....96.29
Kosloff, Theo—V Novotny 300.31
Le Vino, Alex—P Sussman 63.46
Lane, Frank A—Surplus Assets Co..costs, 90.10
Locke, Chas E—State Bank of Norwood.1,133.25
Miller, Bernard L & Harry—E E Belfour et al 1,832.86
Montegriffe, Agostine H—A W Meisel.....66.13
Mowbray, Sydney J—Tomahawk Realty Co. 44.41
McGrath, Geo W—Northern Bank of N Y. 615.23
Miller, Clarence J H—L G Blower.....236.16
Maloney, Edw J—United Distillers Co....68.70
McPartland, Stephen J—Louis Rosenheim & Co..... .....946.22
Minaldi, Jno A—Yorkville Roofing Co.....79.72
Metcalf, Harry W—De Rivas & Harris Mfg Co..... .....225.12
Messimer, Hillary C—W E Lake et al....520.80
Normoyle, Jno S J Hahn et al.....79.75
Ottenheimer, Alfred & Lillie—G J Adams.. .....2,268.18
Pergament, Benj—S Jacobs et al.....175.95
Rubsamen, Ernest E—E J Ryan.....368.08
Rapp, Wm Jr—J M Hess.....796.38
Renesz, Simon—United Distillers Co.....68.70
Robert, Henry J—D Robinson et al.....51.41
Reardon, Wm—Hans Rees Sons, Inc.....265.32
Reader, A Landon—F W H Crane et al..294.19
Same—same 274.04
Ropiok, Morris—Shaffer & Kaplan.....155.31
Reilly, Chas—A Howey 1,648.39
Rendall, Robt J & Louis C Le Page—W J Harrigan .....costs, 20.50
same—Dry Goods Pub Co et al..costs, 10.50
Schell, Frank R & Nathl Huggins—J L Boisse 830.63
Sayles, Alice—N Galant et al.....20.31
Swan, Danl F & Herbt E Crandell—Cortland Savgs Bank 1,086.72
Simone, Paul J L Moriarty 128.50
Strickland, Alfred J—F E Oswald..costs, 12.35
Sperry, Wilber M—Thibaut & Walker Co.107.29
Sire, Leander S—T J Hayes Printing Co..254.54
Schor, Geo—Traubner Levison Co.....177.16
Spry, Sarah A Blechner.....costs, 108.85
Sheinberg, Saml—L Keller 120.11
Schwartz, Leon—J M Kendal.....185.70
Sutphin, Wm I—M H Pulaski.....21.41
Stillenwerf, Harold E—E Thees et al.....287.41
Tomashefsky, Abr—M Stern et al.....182.99
Tilley, Harry H—Waterbury Co.....99.26
Tagliavia, Fredk T—T M Randolph et al. .....costs, 271.80
Travis, Walter W—Sheppard Knapp & Co.118.85
Williams Wm A & Kath M—Interborough Sign Co..... .....152.32
Ward, Beverly C T Mernar 46.24
Warner, H Dudley—Ostrander & Co, Inc.108.95
Wechsler, Adolph—W & J Sloane...costs, 71.94
White, Clayton E exr J Rankin.....371.49
Zirinsky, Jos—I Pinner & Son.....29.40

CORPORATIONS.

Bermuda Atlantic Steamship Co—P Manson. 17,422.11
Bankers Surety Co—Suburban Land & Improvement Co..... .....71.78
Glenada Holding Co—Otis Elevator Co..132.36
G F Hall Co S Duberstein 773.38
Halley Land & Impt Co (now known as the Annex Home of N Y City Inc)—J Fuss.287.28
Independent Order Ahawas Israel—L Midler. 551.03
K & J Soap Mfg Co—Grady Mfg Co.....36.11
Mercury Realty Co—J Finn.....30.90
Northern Hotel Co—V Forman.....1,021.87
New Jersey & N Y R R Co—W F Kline.2,625.07
N Y & Florida Lumber Co—J S Webb...599.50
Richmond Press Co—J Irving.....80.12
Occidental Constn Co—C Miller...costs, 109.60
Trautman Aur Rubber Tube Co & Ira Trautman—A W Veunn 499.02
United Gas Light & Mfg Co—W R Benjamin. 461.12
W E Smith Inc—Sargent & Co.....201.77
Walkup, Baldwin & Co, Inc—E W Hatch.... .....costs, 96.08

FEB. 4.

Acee, Acee M—S R Sakal 181.17
Anderson, Sarah—N Y Tel Co 29.43
Attila, Rose S same 29.57
Atwell, Geo same 31.43
Abramson, Etta & Max Loewinthan—Century Bank of City of N Y.....529.41
Barkom, Meyer E Kaufman et al 143.54
Boyce, Edwin W & Fenwick Hatfield—Curtis-Blaisdell Co 1,004.50
Becher, Nathan—A Sanders 185.00
Blank, Saml—S Solomon 136.54
Beckow, Sigmund—E Kaufman et al....146.64
Beckelman, Harris, Jacob Moskowitz* & Jos Kaufman*—State Bank 343.84
Byrne, Ethel H—N Y Tel Co.....15.77
Burke, Claire M—same 38.25
Brown, M Nelson—Standard Plate Glass Co 148.35
Benedetto, Michl—Security Bk of N Y..1,033.90
Benedetto, Michl & Maria—same.....649.85
Becher, Nathan—N Y Tel Co.....15.41
Bassermann, Henry—same 18.78
Blumenfeld, Jac—S Greene.....costs, 13.36
Berman, Morris W same 25.22
Bevins, M Spencer—A F Caldwell.....204.41
Bruckenstein, Adolph—Aaron Buchsbaum Co 1,364.38
Black, David—Commercial Casualty Ins Co 64.41
Bergoffen, Saml & Annie*—R Franklin....57.72
Blassie, Frank & Vincent Vicerro—N Y Tel Co 50.82
Bonigshn, Ray F—N M Sullivan 41.31
Bernstein, Abr—B Trusch 29.65
Burrows, Wellington E—A Hussey Leaf Tobacco Co 164.78
Catalano, Guiseppe—P Weber 680.00
Custy, Mary—F Grauer 49.67
Cheiman, Saml B Goldman.....costs, 107.35
same—G F Johnson, Jr.....costs, 108.13
Ciarlante, Ariberto—E Ciarlante...costs, 111.03
Callan, Jno & Natl Surety Co—People, &c. 1,000.00
Danzig, Louis J Meislin & Sons.....254.99
Dubinsky, Harry—Ed Freund & Co.....95.81
Dale, Theo B & Emil Weiss—People, &c.500.00
Dunaway, Frank E & Mary S—N Y Tel Co.21.92
Denzer, Sydney W—same 84.00
Dunn, Jos—same 59.99
Decker, Garret B—E W Thompson 517.27
Drucker, Mary exrx—E Grodjinski or E Davis .....costs, 68.00
Denfert, Caroline—N Y Tel Co.....19.31
Dein, Herman H & Philip H—N Knudson.61.25
Daniels, Sadie—L Sprinz 84.67
Di Pano, Cesaer—J Santora.....69.01
Elkin, Morris* & Israel—J L Block....119.98
Ebbert, Milton R—M Caspe.....124.55
Finkelstein, Israel M—D Banks et al..1,530.48
Freund, Adolph P J Dunn.....59.72
Friedman, Henry S Levine et al.....60.31
Feintuch, Myer & Sarah Bloom—M Plotkin. 151.41
Freeland Wm, Patk J Sullivan Co & Roland J Kusling—M Malbin 531.78
Earl, Robt—N Y Tel Co 34.23
Fallour, Ellen—Hotel Martinque 23.26
Frazee, Ethel K or Ethel K Mittenthal—C F Kechoe 1,213.79
Goldberg, Abr I—J J Healy.....35.61
Goldbaum, Harry L State Bank 229.72
Gregory, Jas—Mauser Mfg Co.....51.75
Golden, Louis M Litwin 32.72
Glasener, Henry—D Westerman....costs, 23.36
Gangi, Rosario—Ed Corning Co....costs, 23.36
Gillis, Jos F & Bertha E Merrell Frank & Limbert, Inc 461.21
Gulbrandsen, Michl A admr—Lord Electric Co .....costs, 104.28
Gerrity, Kate City of N Y.....108.29
Gerrity, Chas—same .....costs, 108.29
Gennus, Martin—Lawyers Title Ins Co.105.54
Goldowitz, Isaac & Abr Epstein—Henry Kupfer Co 92.40
Huels, Emil J M S Birkhahn 145.35
Horwitz, Arthur J D Rich et al.....62.41
Hoagland, Chas F & Edmund Batchis—C A Hoagland 340.88
Hillman, Harry—New Amsterdam Holding Co 230.95
Horowitz, Jos A Cohen 120.63
Herter, Otto J—E. Kampl 184.23
Hursin, Perla—C Bernstein 23.36
Hartford, Jno A—Greenwich Bank.....168.39
Jackson, Jac W & Benj C—A Bleischer.361.95
Karpless, Herman—R D Lillibridge.....187.11
Kaiser, Carl F B Sullivan 36.91
Knight, Herbt—W E Rudge 135.32
Karp, Henry T—M Albert.....costs, 23.36
Kelly, Jos P—Mutual Auto Accessories Co of America 66.12
Kleinberg, Jac R W Horner.....costs, 23.36
Kirsch, Abe—J L Graf 325.57
Lipuman, Israel M Reider 103.93
Leavitt, Geo—E Hemmendinger.....67.01
Lindner, Isaac—M Srulovitz et al.....199.59
Lansman, Saml—S Phillips et al.....171.01
Long, Franklin B—A Hussey Tobacco Co.43.91
Levin, Louis & Jac B Cooper—B Brown.5,659.97
Lichtenstein, Julius—N Y Times Co.....231.01
Milman, Herman—L J Rubenstein.costs, 70.15
Myles, Jas J Ehrlich & Son 584.09
Marcuson, Sam—Smith, Perkins & Co....60.18
Mitchell, Wm—F Garday 300.00
Melius, Norman T M—L S Watts....11,896.10
Martinowitz, Herman & Simon Freiman—L Schaffler .....costs, 97.97
Moss, Geo A—Farrington & Whitney....345.48
Mildner, Wm C N Y Tel Co 28.24
Myer, Julius & Chas Golden—People, &c.500.00
McDonald, Jas P—E McDonald....costs, 125.02
Mendelsohn, Morris J—D Hurwitz et al..28.41

Moore, Cecil G—H Samuels et al.....80.63
Mizl, Louis—S I Hyman et al....costs, 98.36
Mayer, Jos B rec'r—H H Vreeland..costs, 95.86
Mincho, Carrie—M H Titelbaum 27.51
McDonald, Josephine—J B O'Neil.....225.69
Michaelson, Sam—A Cohen 193.99
Munson, Sarah C—H W P Johnson....395.53
Newack, Elka—City of N Y.....133.95
Newson, Nathan—J Apel 433.78
O'Day, Chas T—T C Wilwerth 21.63
Probst, Eliz. exr & McNulty Bros—Rochester Hotel Corpn 8,900.62
Pinckney, Irvington H, Albt J Schurz & Randolph M Newman—Fred W Jackson & Sons Inc 112.66
Price, Elvin J & Orville B—F R Jones..589.10
Pronk, Edw R—A Duff 69.67
Pinto, Peter—Church of St Brigid.....101.29
Polhemus, J Arthur—German American Ins Co 308.76
Queenan, Thos—Central Park North & East River R R Co.....costs, 109.45
Rosthal, Saml—David Stevenson Brewing Co. 385.31
Rosthal, Jas & Saml—same 283.27
Rogers, Isaac—Cross, Austin & Ireland Lumber Co 586.13
Rosner, Louis, Meyer Pascal & Saml Kanner—N Y Tel Co 26.29
Rosenthal, Emanuel—I H Birnbaum et al.846.69
Rothschild, Rudolph—R W Freedman...256.54
Rocco, Lucia—C F Kinsley 59.41
Rich, Berthold R—Abcedo Auto Co.....36.91
Ross, Sylvester, Jr—A Schwoerer & Sons Inc .....costs, 141.55
Rogaliner, Maurice—J Dukas 174.85
Rosenblatt, Benj—El Arco Radiator Co..393.67
Riker, Ellwood S & Chas E Egan—H W Fairfax 41.55
Stark, Abr—Saml Kaplan & Bros.....82.88
Sabsowitz, Jno—J Kaufman 25.54
Strickland, Josephine—M Baumann.....40.64
Sherusky, Saml—Otis Elevator Co.....281.41
Sloan, Wm H—G Sloan.....costs, 28.86
Steinert, Harry & Saml Marx—People, &c.500.00
Schulze, Frank—Coney Island Constn Supply Co 160.66
Siviglia, Ernesto—A C Dodge.....39.67
Sendorowitz, Pincus -P Unger 40.65
Slutzkin, Harry—Henry C Riddle & Co..104.15
Smedley, Mary C—W J Hallett.....1,024.55
Svigals, David M & Danl—L C Ferour..695.60
Sullivan, Mary E & Poter Biersack A Fleshher et al 76.35
Stone, Aug S—B S Samuel et al.....119.08
Simon, David—S M Orgler 52.12
Salmon, Sydney A & Geo A—J A Mitchell.34.31
Sinise, Frank R—Nathan Kean & Co....45.66
Starr, Nathan—F Rischer 965.76
Toplitz, Bernard L—Texas Co.....70.57
Talcott, Maria T & Geo G adm—J M Haskell 5,000.00
Vincent, E B gdn National Fire Proofing Co .....costs, 13.03
Ullman, Max M R Stern 62.13
Vicarro, E Vincent—N Y Tel Co.....21.38
same—same 50.82
Violante, Jno & Jno Violante Realty Co—I Giannelli et al 533.55
Weiss, Aaron & Louis Balteransky—S Joseph 50.00
same—F Joseph 175.00
Wood, Howard—C S Rice 33.07
Weiman, Geo G—Westerly Shirt Co.....85.61
Winter, Julius & Wm Heller—F Irato adm, possession of property .....costs, 178.68
Walker, Jas H -L Landes 544.68
Wilkinson, Eltoft W -C C Wilkinson..... .....costs, 190.34
same—W H Horton .....costs, 41.85
Wolf, Henry—A Sellig 69.00
Whittaker, Thos E—N Y Tel Co.....32.28
Wiener, Abr K Ravell 23.41
Weiss, Fred—L Tilzer et al 50.80
Zirmsky, Jos—I Primer et al —.—.—29.40
Zellman, Jos—Musical Leader & Concert Goer 85.81

CORPORATIONS.

Atterbury Motor Car Co—S Zimmermann... .....1,106.63
Frank Dunham Co—Texas Co.....55.78
T Bloom & Co -Texas Co.....67.41
Hennessey Realty Co & Jos Polstein—M Leerburger 291.47
J A Wigall Co—N Y Tel Co.....32.28
Francis Howard Corpn—Maval Realty Co 353.71
Randerson Auto Parts Co—Phenix Tube Co. 67.01
Gordon Theatre Co -Acme Metal Ceiling Co 178.36
Birch Realty Co—Herman Raabe & Henry Raabe -M Chargin 1,462.42
Legal Realty & Mtg Co -N Y Tel Co....62.01
Broadway & 43d St Bldg Co -G Keister..... .....31,030.37
S E Constn Co, Gustav Scharnberger & Mary Scharnberger*—NY Produce Exchange Bank 519.41
Reliable Trading Co—W L Cahn.....78.93

FEB. 5.

Arbuckle, Susie—Silverson & London Constn Co..... .....206.91
Anspacher, Jos E -E D Wright.....52.16
same—J A Lahn 67.36
Attix, Albt A—F W Dodge Co.....160.67
Aiken, Jos—R H Donnelley 28.66
Brand, Meyer—G C Young.....68.72
Bailey, Rachel—Beith & Reilly Co.....219.47
Baldwin, Willard C—M C Stone et al....653.38
Ball, Walter T—Herringbone Metal Lath Co. 82.42
Bursky, Marv & Chas—B Aronowsky.....61.65
Burns, Wm M—J H Fitzpatrick.....506.97
Bernbach, Nathan—Robert Reis & Co.....215.65
Brenner, Jos—Sulzberger & Sons Co.....79.23
Blanch, Jas—same 99.66
Bailey, Chas & Rachel—T Durante.....217.12
Brennan, Agnes L—Harry D Phillips.....79.67
Burlet, Alex V, A Ralph Schropshire & Mrs Jennie T Wandle*—R J Stein 80.03
Cerbone, Frank—L R Pettinati.....162.88
Clarke, Jas—E Hecht et al 68.98
Call, R Ellsworth—N Y Edison Co.....17.96
Coggeshall, Sumner G—F Berg & Co 323.36
Carlo, Salvatore & G Hercules Nuovo—J R Scott 197.22
Conover, Edwin K* & Walter W Robinson—Class Journal Co.....28.81
Cohen, Dudley—R H Donnelley.....32.16
Cohen, Reuben—N Y Times Co.....costs, 114.00
Cluen, Jno—C Enowitz 60.41
Cannon, Wm F—G L Bannon.....183.20
Cantey, Henry E—C B Jordan.....114.15
Chaikin, Harris & Jacob Schainwooks—F F Pels et al 209.91
Dudley, Sarah T—J C Gulick.....298.18
De Gruchy, E Douglass—A H Thurston et al. 48.66
Dobris, Benj & Jno Sidlezky—N Y Edison Co. 13.01
Durinick, Jos C & Stephen Battany—R H Donnelley 25.21
Dynes, Jos C—W Forman 116.41
Daub, Emanuel—H Eggers et al 244.60
Danziger, Israel—Johnston & Oswald Co.116.04
De Villiers, Theresa L—F Busto.....823.93
Dede, Diedrich—J McCann 398.74
Driesen, Chas M—Henry S Wampole Co..17.41
Frisbie, Clara B, Miles R & Chester C—Second National Bank of Elmira.....476.17
Feldman, Hyman—J Feldman.....82.70
Farley, Wm W, comm—S Noar....costs, 115.05
Foye, Andw E—Tiffany & Co.....955.15
Fail, Robt C—B Raff et al .....costs, 23.32
Freeman, Morris—M A Goldstein et al...124.41
Friedlander, Wm T—Library Bureau.....29.99
Ford, Jno—C Enowitz.....34.67
Fox, Emanuel—J Hammel 904.41
Ferrigan, Mary F—B K Bloch 256.16
Gregg, Chas G—M Lipshitz 21.08
Gilbert, Sarah—Fried Mendelson & Co....84.43
Guttentag, Jos—W W Davidson.....287.15
Gray, Jno—K Gelb et al.....39.72
George, A Moss—Farrington & Whitney..345.48
Gingold, Lillian—P Boettger.....1,869.35
Goldfarb, Mamie—L Levy 46.52
Goodspeed, Benj F—H L Picke.....201.86
Gitt, Harry N—Erlich Mfg Co.....5,014.89
Hicks, Geo H—Hotel Albert.....41.85
Huss, Eugene H R H Donnelley.....26.61
Herman, Golda—B Goldstein 84.31
Hunt, Wm H -P Shotland 132.30
Harris, Ira H—American Lithographic Co.133.71
Hills, Wm & Wm Jr—W P Callahan Co..97.60
Hynd, Wm & Robt—J Cohen 445.40
Hakanson, Terese—H Kingsley....costs, 126.03
Helliger, Percy—Rogers Peet Co.....34.64
Jewett, Edw W Jr—Chas Quenzer, Inc...94.50
Jacobs, Bessie—H B Endicott et al.....440.66
Kosofsky, Jacob—N Y Edison Co.....49.05
Keller, Louis—Fritz Hendrick & Sons Inc.48.67
Kelly, Arthur J & Jas R—E Ackerman....56.61
Kelly, Michl J—J Dunphy 5,250.00
same same .....costs, 261.90
Kramonetsky, Alex—M Stein Cosmetic Co. 25.65
Kahn, Jacob—A Kauser 515.96
King, Harry D—F H Agan 335.16
Klinger, Henry—Wallach Bros.....40.41
Kelly, Franklyn -J E Murray 116.67
Keller, Jas or Joe—A Smith.....514.12
Kipus, Wm -S Knoth 219.34
Luke, Jos C—Southard Robertson Co.....43.01
Lipschitz, Alex W Hecht et al.....36.87
Loebel, Milton F -I Hirsch et al.....30.45
Leviton, Annie—German Exchange Bank.629.69
Montgomery, Fredk G—S Appel et al.....31.31
Murray, Nelson S—Broadway Auto Accessories Stores Inc 67.77
McKibbon, Martha R—Zacharias Garage Co. 54.86
McCall, Anna—N Y Edison Co.....15.63
Mittenzwei, Fredk—D A Harrington.....124.50
Muller, Gustav P—R Chapman 37.60
Maltin, Leo—Fulton County Silk Mills...105.28
Matonti, Domenico—Wm S Gray & Co.....43.31
Miller, Abr -M Lessler & Son.....377.36
Mertin, Adolph—E D Cordts.....29.30
Miller, Edw—W H Rubin.....32.45
McMurtie, Douglas C—Phototype Engraving Co. 109.67
Meyers, Jno J—M A Geishel.....1,576.18
McGill, Jas -L C Neuberger 150.16
McGlone, Chas T—Kreps & Nezold.....154.51
Meyer, Marguerita T—M Badt.....409.50
Meyer, Louis—R H Donnelley.....27.01
Morrison, Nathan—Fredk Stearns & Co...39.36
Mandel, Oscar—Frank V Strauss & Co....88.40
McAllister, Jno V—R H Donnelley.....30.03
Mrgvenow, Mlondenor H—A Pollman....158.85
Maier, Chas E & Chas E Maier Inc—M Cohen 406.66
McCreary, Alfred A—Terry & Tench Co Inc. 103.12
Mason Cassity E, Rufus W Atwood, Mary Atwood & Mary W Torrence—G Victor.669.91
Mark, Wm A & Jno H Deane—N Y East Annual Conference of M E Church.....271.71
Newlin, Chas—D J Carroll 1,052.92
Nicholls, Wm—59th St Madison Av Co..194.85
O'Connor, Jas L—L F Yglesias et al..1,930.23
O'Bierne, Mary—L J Kaufman, Inc.....214.15
Opper, Lena—A C Rothstein.....293.48
Petrone, Maria, Michl Cerrato & Pasquale Viggiano—G Calarco 29.41
Puff, Harry O -U S Radiator Corpn.....97.71
Putenzano, Jno—M Epstein.....22.65
Potter, Fredk & Clarence H Kelsey trstes &c -—A Levine 1,637.88
same—J Levine 5,138.88
Quinn, Wm H—W C Reed 141.13
Robinson, Walter W—Class Journal Co...28.81
Reichman, Morris—N Y Edison Co.....54.31
Rouss, David—N Y & Bklyn Brewing Co...42.90
Rabinowitz, Chas & Isaac—N Y Edison Co.12.05
Ryer, Luther A—J N Weber.....22.50
Reeber, Wm C -Laurie & Harper Inc.....142.15
Roth, Henry—Tozzini & Co.....133.02
Reynolds, Wm F—S Kahn 27.67
Rae, Albt F—N Y Tel Co.....337.47
Ruvek, Valeri—C F Cornelius.....86.02
Roth, Anthony—O Bartelstone et al.....100.27
Schropshire, Ralph—R J Stein 30.03
Schwartz, Adolph—Marinette Knitting Mills 254.77
Simmonds, Caroline—B Doktor.....48.31
Schomer Abr I -Frank E Rosen Co.....133.70
Steinberg, Sarah—Robt Reiss & Co.....41.26
Schwartz, Nathan—Marinette Knitting Mills. 317.38
Seregano, Cosimo—A Julian et al.....84.87
Schoen, Saml—Louis De Jong & Co.....261.60
Smith, Jas F—Electro Surgical Co.....43.28
Speck, Wm J—R H Donnelley.....25.01
Schettini, Pavlo—E Rosenberg et al.....96.18
Shirk, Barnet—J Fine 150.51
Scharff, Edw—E W Davidson.....75.35
Schmitter, Paul E & Aug Van Gytenbeck—Louis De Jong & Co.....64.15
Smith, Geo V—A L Drummond et al.....87.37
Simon, Kassel Frank Farman & Haskell Epp —S Kaimsky 195.80
Steinert, H Wm—E S Howard et al.....29.01
Silberman, Meyer—M Walzer 100.91
Siegel, Chas M—M Cohen et al.....38.15
Shaffer, Chas W—American Motor Co..... .....costs, 112.62
Schwartz, Abr—National Cloak & Suit Co.... .....costs, 48.78
Schlesinger, David—H Singer 30.03
Schwartz, David—United Electric Light & Power Co..... .....16.75
Stanton, Willard G—J L Raynor 104.91
Solmka, Nathan—Sol Frankel Inc 311.80
Siebrecht, Henry A C W Anderson.....322.09
Towner, Wm T—H Rush 22.59
Tracy, Fletcher—N Y & Bklyn Bwg Co..400.42
Vanderhoof, Frank E—Class Journal Co..37.67
Wetmore, Judson D—Yellow Taxicab Co..17.91
Weissberg, Meyer—M Watkins 40.65
Weindell, Chas F R H Donnelley.....126.91
Weaver, Thos N—S F Jayne & Co.....733.96
Weisflog, Oscar—Sulzberger & Sons Co...132.54
Wollenschlager, Geo A—H Frank Jr.....50.09
Wagner, Dominick & Alphonse—Bochman & Shepard 848.44
Woods, Howard T—L A Lehmaler.....207.51
Youngman, Wm L—North Electric Co..... .....costs, 261.20
Yetman, Chas E—C H Nolte..... .....153.13

CORPORATIONS.

M R E Holding Co—G R Bristor.....59.88
same—same 336.23
Paragon Press Co—E Junger et al.....133.91
Birch Realty Co—United Electric Light & Power Co..... .....70.55
JonesKeyser Co—N Y Edison Co.....68.38
U S Parlor Suit Co—H Behlen & Bro.....62.98
Greenwich Cold Storage Co—Kreps & Nezold. 77.91
Automobile & Cycle Co of America—Ridgway Co..... .....24.21
Sitka Fur Dyeing Works—L Schwartz....96.05
Consolidated Gas Co—M Steinhardt.....89.41
Whitehouse Lunch Co & Philip Dincin—J T Smith 861.23
Chautauqua Planing Mill Co—Jno Thatcher & Son .....costs, 198.50
Aronson Mercantile Co—J Schultz 367.41
Century Sales Co -E V Harman & Co....7.85
Legal Realty & Mortgage Co—Chicago Varnish Co..... .....79.94
Companhia Exportadora de Cafe de Santos—W E Hanna 10,244.83
Jos Beck & Sons—S Tynberg.....costs, 97.78
Northern Counties Investment Trust Ltd —C F Street et al .....costs, 146.35
New York White Cross Milk Co—Knox Automobile Co..... .....1,433.17
Knickerbocker Ice Co—J Kaufman.....1,383.85
Dutlih-Amith McMillan & Co—W H Mullins Co..... .....costs, 14.22
Dreseher Rothberg Co & United Glass Lamp Mfg Co—W I & J Cohn 114.32
European Constn Co—American Blue Stone Co..... .....70.41

FEB. 6.

Andrus, Leon A—Kampfe Bros.....134.79
Baum, Leo C—Boquet Flower & Feather Co. 26.11
Bodker, Albt J—A J Crawford Co.....170.91
Burns, Jeremiah—Pratt & Lambert.....133.71
Bercowitz, Carl—J Shakin et al.....113.45
Buxton Benj A G Weis 173.22
Bendheim, Adolph M & Hyman D Baker—Canavan Bros Co 106.10
Bloch, Herman—International Sign Co..... .....costs, 22.41
Barnes, Wm—D Zelden 112.13
Bianchi, Vincent—City of N Y..costs, 131.44
Bianchi, Ernest J—same .....costs, 131.44
Baker Grace by gdn—same.....costs, 127.75
Benesch, Miriam—Columbia Realty Co..471.82
Berg, Jacob & Morris—M O'Neill.....17.31
Cangialosi, Victoris—L De Mott.....311.64
Caldwell, Mark A—F W Merriam.....776.56
Church, Mary A—N Goldberg et al.....217.32
Callinan, Irene—F Hayden 101.31
Coleman, Geo D—N S Eastman....132,791.84
Campbell, Ida—Bay Ridge Lumber Co..464.59
Cowen, Chas A & Boris Kazman—C Brand 72.70
Carey, Wm E J by gdn—P J Candy.....101.19
Cameron, Doris—J A Stevenson & Co....123.91
Duncan, Henry S & Bradley Realty & Constn Co—C A Wessell 581.60
Diaz, Jose & Victor—M Wisch 79.41
Doscher, Geo—McElraevy & Hauck Co....99.27
Dika, Juliette—F Hayden 45.59
Druss, Louis—C C Rieder 90.55
Drucker, Louis—Sulzberger & Sons Co..126.41
Drucker, Sol—same 171.77
Davis, Jos H—W J Ehrich 5,340.92
Dahlgren, Einthrop—F F Blanchard.....26.22
Dunn, Wm T—A Siegel 112.44
Doyle, Anna J—F Tilusty 959.07
Eliovich, David, Oslas Maller* & Saml Goldberg—State Bank 50.70
Emanuel, Benj G—Metro Lithograph Co.131.67
Flinn, Walton H—J M Martin et al.....37.36
Front, Louis—City of N Y.....112.22
Frederickson, Oscar—H H Tilley 25.50
Fenick, Saml—C G Reider 135.80
Foye Andw E—C P Berdell Jr et al....301.76
Grant, Wm—L G Jones et al 29.66
Gallagher, Jos—P K Bloch.....437.85
Gray, Geo F—Bayles Pulp & Paper Co..721.96
Gallagher, Thos P by gdn—Club Taxi Co. .....costs, 23.10
Grosman, Eva & Alice Foster—Fisk Rubber Co 197.76
Goldner, Hyman by gdn—City of N Y..... .....costs, 107.85
Goodman, Judah—Mulvihill & Co.....30.01
Gmelch, Jos P Nelson, Baker & Co.....29.79
Greene, Headley M—M Colsurdo.....72.41

ments—Manhattan and Bronx (Continued).

Gutman, Rose & Gaines G Fuller Jno A Roebling & Sons Co—N Y.....7496
Goldberg, Maurice M Goldblatt.....53.11
Friedman, Philip L B Wasserman & al...29.41
Hazel Pharmacy A C F Eschmann.....2929.95
Kasper Inst Co C F Sehon.....59.41
Henry Max Hogan & Co.....costs, 118.27
Hope Mfg Co of N Y.....costs, 118.27
Herrmann Realty Co & Claude Saunders—
Wm Lyon Phelps Co.....49.16
Hyer & Dyer R A Achwal.....91.76
Equitable Trust Co.....329.65
Lewis David M Lamodo et al.....51.31
Harris & Chas Latimer N Y Dis-
trict Telegraph Co.....73.76
Wm Schroeder Co.....
Jackson Realty Co & Max H Jozen B Davis.155.00
Kurtzbuk Jos Manhattan Strawboard Co.
.....78.41
Kelly, Jos F M Krooklky.....70.65
Klenk, Adt Title Guaranty & Surety Co.523.53
Karlin, Aaron—Sulzberger & Sons Co...130.74
Kerwin, Wm adm City of N Y..costs, 128.75
Korn, Isaac—M Lehman et al.....108.40
Krikawa, Chas—Travelers Ins Co.....51.45
Leber, Edw L Greenberg.....28.62
Lipschutz, Ralph—Lehman Jacobi & N Y.81.09
Lloyd, Bernard E—S S White Dental Mfg Co.
.....76.86
Lennon, Thos—A G Reeves et al.....123.65
Leichner, Jacob H Turkel.....59.41
Little, Edw S C W Ray.....134.91
Loewenthal, Irwin S & Dauntless Realty Co—
M H Thompson.....73.15
McLaughlin, Jno gdn—Board of Education et
al.....costs, 122.30
same—same.....costs, 122.30
Mitchell, Leland A—W C Allen et al.....31.16
Moser, Arthur G F—A W Latham.....5,172.99
McElravey, W Lincoln—Jno Trageser Steam
Copper Works.....392.78
Miller, Barney—David Stevenson Brewing Co
.....costs, 129.25
.....56.11
Mass, Abr—M Meyerson.....98.75
Margolis, Eliza—Chas Scribners Sons.....78.78
Murta, G Morgan same.....34.40
Moller, Johan P—C W Swanson.....269.64
McAdoo, Malcolm R—H C Quinby.....3,370.90
Maurice, Chas H—C H Dunn.....39.61
Murray, Walter A—E Hoffman.....
McCord, Ira L—E I DuPont De Nemours
Powder Co.....1,037.85
McDonnell, Jos D & Wm A Taylor*—Heights
Plumbing Co.....391.41
Nirel, Neten or Neten Nurst, Israel Gruberg
& M Rosenhine*—S Jollofsky.....321.19
Maggio, Antonio—R Hill et al....costs, 118.75
Odhner, Victor—Northern Pacific Ry Co....
.....costs, 118.33
.....33.91
Preston, Chas—F Cornyn.....
O'Shea, Chas W & Walter McClelland—G B
Raymond & Co.....119.41
Purdy, Fred G—C C Miller.....costs, 103.20
Priess, Adele D—R Waldo.....costs, 103.05
Racka, Jno—C Linquist.....289.66
Regan, Jno J & Wm McCann—Blumenthal &
Bickart.....316.81
Rose, Oscar B—J Weiss.....59.91
Rosenthal, Milton—Carl H Page & Co...264.43
Risnicoff, David—M Jasper.....402.31
Rogers, Robt M—Eighty-third St Co....142.07
Rothstein, Louis—Plaza Motor Renting Co.32.67
Rappaport, Barney—People, &c.....20.00
Raudenbush, Wallace G—A B Mayer et al.....
.....costs, 88.00
Robinson, Mary E—Olin Stephens, Inc..289.52
Reilly, Edw J—Green Turtles Co.....34.65
Ruffo, Angelo—C L Lignante.....159.41
Saunders, Claude—West Disinfecting Co..49.16
Stager, Adolph—M Preveden.....74.65
Sweeney, Mary A—R E Walsh.....225.26
Schwartz, Barned—H Koehler & Co.....51.60
Simon, Sol or Solomon—A Pardi Tile Co.298.02
Selvagzi, Nicholas—Z P Taylor.....21.31
Schoeck, Jno & Christine—C Mattes....531.22
Stoller, Jacob—City of N Y.....260.00
Sado, Jacob, Morris Freeman & Abr Rubin—
C S Harris.....60.31
Silverman, Saml—D Ziepser.....132.15
Schwartz, Saml—M J Drummond.....73.72
Smith, Mary—A J Provost.....1,795.00
Spanuth, Hans A—G S Maior.....costs, 23.24
Sullivan, Thos—J A Armstrong....costs, 22.60
Tribelhorn, Marie—J Maidrunn.....122.31
Turner, Thos W—C H Anderson.....169.67
same—W Vaughn.....204.67
Trager, Geo & Belas Unger—J & M Fried-
man.....67.95
Tansey, Thos F gdn—Club Taxi Co.costs, 23.10
Wild, Jennie—W J Reilly.....costs, 68.36
Wanamaker, Jno—M A Connor.....1,104.12
Watso, Thos E N Y Rigging Co.....41.52
Walsh, Edw—Superior Motor Garage Co..81.41
Wineburgh, Max—National Can Co.....308.44
Weeks, Frank—W F McCord.....898.44
Wheeler, Wm D—D Eben.....1,080.07
Weinstock, Abr—Wolf, Sayer & Heller..81.31
Zibelli, Gaetano—City of N Y.....274.41

CORPORATIONS.

Acken Nightingale Constn Co—Carter, Black
& Ayers.....372.41
Weller Mfg Co—O B Frazer.....319.77
M Bowsky Fur Dressing & Dyeing Co—D E
Raimbard.....32.20
same same.....2,958.48
N Y House Wrecking Co—W Keller.costs, 88.55
Central Park, North & East River R R Co—
M Murtha.....costs, 101.55
Wm B Curtiss Co—Maurice O'Meara Co..34.78
United Women's Apparel Co—D I Ullman.
.....610.13
Lanigan Bros, Inc—J J McGuire.....80.31
Italian Wine & Oil Co & Clelia De Siana—
Italian Vineyard Co.....500.16
F & J Realty Co & Chas Brein—Geo E
Sealy Co.....161.11
Spring Hill Constn Co—Wick Bros.....102.99
Eden Theatre Co & Albt E Lowe—M J Flan-
agan.....174.53
Jacob Sommer Inc—G B Ferrara.....145.41
Brunswick-Balke-Collender Co of N Y—Post
& Arnold.....4,994.35
N Y Electro Pneumatic Tool Co—J H
Devereux.....10,369.87

Carl Mack Mfg Co Reedy Elevator Co..380.41
M Hartley Co—W M Keepers.....8,221.22
Clemens Constn Co & Richd Clemens—Willson
& Adams Co.....825.17
Advance Realty Constn Co—Title Guar &
Trust Co.....104.45
Wyeha Bldg Co, Emerich H Komolos, Abe
Baum & Julius Hochman B Block....66.30
Perfection Stone Co—F E Johnson.....410.02
McKinley Storage & Van Co—Gulf Refining
Co.....68.49
Harrison Granite Co—T J Murphy.....1,451.73
Hennebique Constn Co—Republic Iron &
Steel Co.....608.12
Saint Francis Realty Co—Thos Stokes & Sons
Inc.....233.12
Abramson Engesser Co—H M Susswein et al
.....278.04

FEB. 7.

Adams, Jno Q—A Kelly.....costs, 85.00
same—J M Gardner et al.....costs, 106.72
Appell, Aug—E D Willenbrock.....30.16
Apy, Edw—D B Fleming & Sons.....116.25
Albanos, Jno—G Stockman et al.....49.83
Akerman, Fredk & Regina—M Wachtsman.
.....229.05
Anderson, Fredk W—C A Archambalut..348.47
Buttner, Simon—N Y Edison Co.....113.45
Brogan, Chas & Chas Brogan Inc—S Win-
ters.....4,317.40
Bolton, Michl J & Edw A—McDougall & Pot-
ter Co.....69.64
Beatty, Geo—W Rich.....82.31
Bloom, Isador—Banker Surety Co.....116.86
Brophy, Jno A Jr—I Weaver.....65.00
Burns, Jesse D—National Printing & Engi-
neering Co.....102.12
Blumenthal, Joe & Louis Leffler—I Berg..65.76
Barran, Henry M—W Feinberg....costs, 108.10
Burns, Patk—S Hennessey.....costs, 13.10
Clotworthy, Hal—N Y Edison Co.....11.17
Claman, Morris—M Claman.....costs, 125.85
Cunningham, May—A Northrop.....494.87
Creelman, Chas S—Johnston & Collins Co.394.64
Castelalnos, Paul—C Fitzhugh.....63.17
Colletti, Paoli—Ideal Concrete Machine Co.65.66
Corkey, Jos A & Lottie—S McCormick..224.31
Cutting, Jas De adm—R F Taggart.....200.00
Cohen, Harry or Harry Cohn—M Racowitz.152.15
Cary, Robt F—Stern Bros.....390.84
Cunningham, Jas T—H Koehler & Co....108.42
Collins, Matthew G—C F Buente.....86.40
Crutchly, Edw—Pierce, Butler & Pierce Mfg
Co.....430.55
Dixon, Milton A—N Y Edison Co.....11.13
Daniels, Anna K—same.....24.85
Davidson, Manuel—same.....27.71
Dreyfus, Walter F M Lockwood & Co...27.41
Downs, Francis E—E Downs.....costs 35.55
Dein, Herman & Philip—Chilton Paint Co.165.71
Daly, Chas N—S J Bloomingdale et al..228.97
Daly, Margt—J S Barrett.....157.15
Dunn, Warren H—W Webster et al.....264.02
Ehrlich, Leonidas—D S De Jough.....74.04
Eisman, Emil—Stern Bros.....121.65
Erickson, Effie A—same.....147.53
Edgar, Geo & Edgar Co—J C Forks..4,187.68
Enstein, Hyman—A D Dimon.....costs, 107.98
Feinichel, Chas H—H Leventhal.....265.91
Fels, Aug B—A S Walker.....97.29
Foy, Jas—R A E McLoud.....costs, 77.45
Feldheim, Otto—J D Graziadei.....78.65
Gillian, Jno—L Hartung.....2,028.07
Gage, Franklin A—N Y Edison Co.....12.17
Gossweiler, Katie & Herman—J Doelger et al
.....520.18
Geering, Adolph—O Obermeyer.....costs, 69.55
Hatfield, Jno G—Greenhut, Siegel Cooper Co.
.....195.19
Hillier, Jno—Bush Terminal R R Co.....12.08
Helf, J Fred—Phoenix Engraving Co....148.91
Hartley, Geo—N Y Transportation Co. ....
.....costs, 49.54
Herman, Gussie—Security Bank of N Y..113.16
Higgins, Jas—N Y Edison Co.....13.64
Haight, Fredk A & May L—W E Woolard.628.68
Halpern, Charlotte—G E Egel.....237.65
Howard, Francis—Edwin A Jackson & Bro
Inc.....72.01
Helmick, Geo C—A L Bossert.....707.36
Herter, Peter—W Siegrust.....30.16
Harrington, Marie—Jno Wnaamaker N Y.200.57
Hyman, Wm—A Kuflik et al.....133.93
Hirschhorn, Jos or Joe & Etel—S Steiger.536.65
Hochstim, Max—J A Sonntag.....costs, 21.47
Jensen, Harold—David Shannon..costs, 268.64
Keim, Chas H—N Y Edison Co.....12.45
Kane, Alma K—W A Moore.....198.00
Kulla, Jacob—Southern Cotton Oil Co....79.20
Kleeblatt, Saml—I Rabinowitz.....89.65
Kleam, Arthur—I Hirsch.....45.83
Knight, Edwin & Thos N Weaver—H T
Smith.....70.31
Kiebrick, Michl—I Weaver.....45.00
Lashinsky, Benj—L Dickman et al.....178.78
Liebenthal, Jos—Francis W Fords Sons..168.30
Landeken, Adolf H—Property Security Co
et al.....68.67
Levy, Nathan & Isaac—J Fishman.....202.61
Lawner, Mark—N Y Transportation Co...49.54
Levin, Harry—S Schwartz.....241.82
Lyons, Robt T—Manhattan Fire Alarm Co.544.77
Lieberman, Morris—M L Polansky.....74.96
Menkes, Cnas—N Y Edison Co.....27.32
Morgenstern, Morris—Traubner Levison & Co
.....95.01
Myers, Merwin M—S Bainbridge.....102.55
Morison, Margt & Andw P—E Hyams.costs, 89.26
Magaldi, Amitto—S W Williamson.....74.97
Millstein, Hyman M—Thibaut & Walker Co.
.....55.94
Murray, Lawrence—I Weaver.....45.75
McCullough, Wm J—A Kreth.....29.01
McAuliffe, Jno—P Lynn.....119.22
McKenna, Thos P—Stoddard Motor Co...840.48
Miglioccio, Jas—A Grushman.....1,542.78
Mlicko, Ludwig—W H Fissell.....69.13
Nacht, Jos—S Kamisky.....28.99
Popkowitz, Barnett & Saml—N Y Edison Co.
.....11.41
Probansky, Max F—F A O Schwarz.....186.32
Poldow, Jos—R Meyer.....281.65
Pope, Robt A—J H Ranger.....29.41
Peterman, Frank & Louis Kovner—F R Coul-
by.....106.91
Rassi Davido & Maria—N Massa.....392.51

Ross, Chas B M M Hamilton.....38.12
Reichman, Elias—W I Cohn et al.....1,050.27
Searsello, Jno & Natale Franzette—N Y Ed-
ison Co.....22.20
Schoen, Gustav—N Trojar.....159.03
Schini, Robt—N Y Edison Co.....9.80
Sellers, Patk S Muller.....275.54
Steele, Jno F—N Y Edison Co.....10.20
Sloan, Jas F—J Sloan.....costs, 536.15
Salomans, Myer—J Zimet.....64.40
Seitz, Sarah, gdn—P J Gandy....costs, 101.19
Skinnerhorne, Geo—L Hirsch.....73.91
Sanger, Fanny G—C N Windhorst.....85.77
Sommer, Hadley P—W K Palmer.....40.91
Strand, Anna, gdn—Wm Messer Co.costs, 276.58
Standish, Jos V—I Weaver.....45.00
Springer, Mary—R Hyman.....100.00
Schultze, Herman H—David Shannon Co.258.32
Tolk, Nathan—S Danson.....85.65
Weiner, Solomon—H Golding.....237.95
Wagener, Jno J—J M Cahn et al.....31.52
Wolins, Harris—Mark Cross Co.....32.04
White, Arthur H—Empire Brick & Supply Co
.....86.15
Woods, Howard T—Siegel Cooper Co.....36.14
Weller, David & Abr Chesler—A H Bliss et
al.....120.02
Weinstein, Israel J Mandel.....39.25
Wolfson, Morris—Thibaut & Walker Co.124.32
Young, Irving W—Simpson Crawford Co.133.85
Ziegfeld, Florenz, Jr—E M Gattle & Co.1,700.59

CORPORATIONS.

Sun Constn Co—United Electric Light &
Power Co.....162.35
Sunray Electric Lamp Mfg Co—N Y Edison
Co.....13.98
Star's Fifth Avenue Lunch same.....13.78
Angelo Constn Co & Isaac Rothfeld—J Lieb.
.....113.93
Hamburger, Paper & Co—N Y Edison Co.28.27
Acken-Nightingale Constn Co—Sargent & Co.
.....353.34
same—same.....331.96
Eastern Seaboard Securities Co—W L Wal-
lace.....129.41
Elgie Cloak & Suit Co—S Rauch et al..130.22
United Beef & Supply Co—United Electric
Light & Power Co.....51.46
Universal Standard Electric Co—New Am-
sterdam Casualty Co.....100.01
Greenwich Cold Storage Co—B Behan....400.00
Same—W Behan.....400.00
American Voltite Co—T J Mooney.....532.31
Hennebique Constn Co—Lehigh Portland Ce-
ment Co.....598.32
Interstate Specialties Sales Co—W F Macy
et al.....76.00
Blossom Heath Inn—T D Healy.....1,313.91
Enterprises of Max Rabinoff, Inc—National
Printing & Engraving Co.....503.68
same—same.....476.06
Beemin Co—Kleebold Press.....578.05
Woolkind & Berman—Van Woud Rubber Co.
.....68.21
Middleboro Realty Co—Manhattan Fire Alarm
Co.....370.20
Brooklyn Heights R R Co—A Lindenblatt.187.97
Gabriel Bros Constn Co—London Guarantee
& Accident Co, Ltd.....2,080.74

Borough of Brooklyn.

JAN. 30.

Apotow, Morris—City N Y.....260.00
Amsterdam, Edw & *Mary—D Spitzer et al.
.....185.90
Barbarin, F Hyde—G H Imholz.....21.40
Bogard, Carrie H—City N Y.....260.00
Bruno, *Michl & Mary—same.....260.00
Beacher, Rudolph C—same.....260.00
Bearman, Isaac—L Gevertz & ano.....46.63
Brockway, Jos D as recvr Emil B Miller—
Emma B Miller et al.....26.15
Cotte, Wm H—Moser Palace Carriage Co.....
.....1,022.01
Campbell Ida A—City N Y.....260.00
Cohn, Jos—same.....260.00
Capo, *Jos & Josephian—same.....260.00
Connaughton Martin—same.....260.00
Cosenga, Francesco—I Sachs.....32.41
Dal Bosco, Henry—Zacks Lumber Co.....34.40
Drysdale, Geo—W Morris.....3,133.52
Diamond, Morris—City N Y.....260.00
De Vries, Jos C—W F Moore Jr.....144.65
De Cantillon, Jos—J Mahoney.....66.45
Dealy, Margarita—Laura Opper.....352.39
Donaldson, *Robt J & Ellen M—Comr Char-
ities.....51.72
Dincin, Philip & *Isaac—F H Leggett & Co.
.....214.41
same—same.....189.42
Edelstein, Sarah—City N Y.....260.00
Earl, Robt—N Y Tel Co.....34.23
Elcus, Jno—J Norden.....27.41
Finkelstein, Dora—H Schendlinger & ano.119.73
Fortuno, Giovanio & Eugenio*—City N Y.55.00
Fischetti, Amato—Tenement House Dept..260.00
Frances, Salvator—City N Y.....260.00
Firestone, Nathan—H Silverstein.....123.96
Flaherty, Jas—Howard & Fuller Bwg Co.101.90
Green, †Fred B—O G Pfeiffer.....37.40
Goldbaum, Jennie—Sophia Rabinovitch..615.00
Glickman, Peter—City N Y.....260.00
Grogan, Jas—same.....260.00
same—same.....260.00
Greenberg, Moe*—same.....260.00
Goldstein, Henry—N Y Tel Co.....23.45
Gadeberg, Johanna M—A Jaret.....113.63
Gadeberg, Nis J—same.....108.38
Greene, Annie M—Mary A Greene & ano.
.....110.52
Hoffman, Frederica—City N Y.....260.00
Hyman, David—same.....260.00
Heitman, Jno—same.....260.00
Hertel, Fred—City N Y.....260.00
Hillenmayer, Aug—N Y Tel Co.....16.83
Hahn, Chas F M—same.....18.55
Horn, Peter—same.....22.45
Hampton, Margt—Nassau Elec R R Co..110.97
Johnson, Esther J—W C Johnson.....50.00
Kouhenhouven, Caroline—City N Y.....260.00
King, Jos—same.....260.00
Kotinsky, Becky—same.....260.00
Kurtz, or Katz, Wm—Edith O Michaels..61.29
Kanner, Saml—N Y Tel Co.....26.29
Livoti, Jenny—City N Y.....260.00

Lewis, Burt G—same 260.00
Levy, Jos -City N Y 260.00
Levin, Morris—same 260.00
Lerner, Jacob -same 260.00
Lewis, Wm—High Ground Dairy Co.....61.05
Mahoney, Margt H—B H R R Co.....141.47
Musty, Fredk—S Shanker 118.33
Murray, Patk—B H R R Co.....115.47
Malmschmidt, Jacob Jr—City N Y 260.00
Mildner, Wm C—N Y Tel Co.....28.24
Mott, Jessie A—same 23.46
Morrison, Walter*—City N Y.....260.00
Moskowitz, Harris—City N Y 260.00
Max Saml -same 260.00
Monochi, *Jos & Rosie—same 260.00
Manzolino, Domenico*—same 260.00
Miller, Clarence J H—L G Blower.....236.16
Newman, Jas S J Brodroff 84.40
O'Connor, Edmund—Seaver Bros.....119.88
Papa, Pietro E McCarthy 98.57
Packard, Myra—N Y Tel Co.....19.95
Palley, Saml—City N Y 260.00
Pascal, Meyer & Leon*—N Y Tel Co.....26.29
Palley, Saml—City N Y 260.00
Prinstein, Meyer—S J Bischoff.....84.40
Quinn, Jno J & Mary J W L Walsh. 260.00
Rubinroth, Davidw—Reich, Reinhart Co..91.20
Rosenthal, Jos*—City N Y.....260.00
Rosner, Louis*—N Y Tel Co.....26.29
Reich, Henry—City N Y 260.00
Rothbel, Benj -same 260.00
Isley, Hugh -J C Macaulay 77.70
Rossi, Antonio -A Ecker 67.90
Slutzkin, Maxwell R S J Bischoff.....84.40
Slutzkin, Maxwell R—S J Bischoff.....84.40
Stark, Abr—H Sokohl & ano 44.12
Scott, Anna—Nassau Elec R R Co.....115.47
Susman, Philip—N Y Tel Co.....20.52
Smith, J Beakley B J Conroy.....236.41
Sinnott, Thos J—N Y Tel Co.....24.47
Sandler, Louis same 21.60
Simonson, Isaac D*—City N Y 260.00
Scheched, Meyer & Levy*—City N Y..260.00
Schroeder, Henry G—same 260.00
Sinnott, *Louise & Thos A—same 260.00
Shanker, Minnie as extrx Jno—same....260.00
Shea, Dennis—same 260.00
Schloss, Herman—same 55.00
Tiktin, Rachel—City N Y 260.00
Throckmorton, Claire A—N Y Tel Co....16.93
Tate, Laura A—same 15.03
Tunney, Jos T—R T Russell 41.90
Veiole, Mariannina—City N Y.....260.00
Volpe, Emily—same 260.00
White, Jos—City N Y.....260.00
Weiss, Edw A*—same 260.00
Whittaker, Thos E—N Y Tel Co.....32.38
Zorn, Sol H—City N Y 260.00

CORPORATIONS.

Board of Education, City N Y—J Fay..1,782.84
Columbia Machine Works—A L Kellogg.106.46
C I-Bklyn R R Co—J Obermaier.....200.00
Empire Keystone Impt Co—City N Y...260.00
Highlawn Estate & Impt Co—F S Lorito.689.94
J A Wignall Co—N Y Tel Co.....49.41
Malleable Iron Co—A L Kellogg.....106.46
Marcus Craig R E Co—City N Y.....260.00
Mechanics & Traders Bank, City N Y—Fannie Forschirne 349.83
Mechanics & Traders Bank—Fannie Forschirne 109.68
Vienna Candy Mfg Co—N Y Tel Co.....26.29
Victor Drug Co -Deane Plaster Co.....28.51

JAN. 31.

Bernstein, Dora—J C Cole, City Marshal..80.15
Bonner, Luddie—Strauss Bros 55.66
Bilsky, Aaron—J Miller & ano.....120.99
Bloomberg, Saml—F Ciccone 719.74
Clements, Albt—A Block et al.....311.74
Cosgrove Bros -N Y C & Hudson River R R Co **2,030.18**
Cisney, Geo W—M Weinstein....(D), 4,256.88
Dreyer, Michl—B H R R Co.....160.33
Drew & Lewis, Inc—Naumann Mfg Co..331.21
Hellman, Morris Rigney & Co 61.28
Heesch, Wm H—W Yarm 138.90
Hannan, Patk J W Olsen 1,641.92
Hickey, Patk E—same 1,641.92
Kane, Harry J—J Gubbins 157.62
Klauber, Fannie as admtrx Meyer E—C Werner 399.10
Kueschle,† Edw—Eagle Column Co.....61.90
Kiefer, Christian—Bklyn Union Elev R R Co. 114.40
Lauro, Salvatora—B Trackiman.....99.40
Leslie, Alex F W -W E Ulm.....27.06
Layburn, Thos—I Kaplan 48.80
Miller, Saml J—H Friedberg & ano.....823.86
Memeroff, Martin—J Gubbins 757.62
Merwin, Geo P—Margt Robertson.....86.13
same—same 85.31
same—same 90.15
McMullen, Arthur—B Anderson.....117.00
O'Connel, Patk H—Greenlie Halliday Co..97.93
Pinsky, Louis -Mary Goldverg 25.00
Pitts, Jos—J Miller & ano 120.99
Ruggiero, Pasq—D D Ambrosio 49.20
Reardon, Maurice F—L O Koven & ano..46.67
Sony, Rose—Nassau Elec R R Co.....115.47
Selleck, Herman R Guyer 657.93
Smith, Chas D, Walter L—WOlsen....1,641.92
Scott, Jno R & Edw J—same 1,641.92
Van Buskirk, Clarence R*—W E Ulm....27.06
Walsh,† Louis B—S W Johnson as pres..66.49
Weintraub, Rubin & *Morris—L Kuperstock 225.15
Waxman, Jac—Berner & Freedman.....104.68
Weingartner, Lena—B H R R Co.....113.90
Weinstock, Wm—B N Dorman 44.24
Wahoff, Nathan H—A M Kahn.....284.15

CORPORATIONS.

C I & Bklyn R R Co—H Doyle 3,630.50
Platt & Washburn Refining Co—F P Madden 39.40
Seaside Lumber Co—W S Embrey, Inc..419.31
Sea Beach Railway Co—D Keane.....4,649.45
Trend Magazine Pub Co—Naumann Mfg Co. 334.21
Wyona Bldg Co—Douglas Whesler Brick Co. 534.56

FEB. 1.

Barling, Chas A—J G Grauer & ano.....49.41
Bon Klein, Jessie—G Wilson 265.40
Cappiello, Angelo & Teresa—M Groh's Sons 450.67
Conroy, Thos—K A Agar 47.42
Casebeer, Elmer G P—Brooks Bros.....106.65
Davidson, †WM A—B G Latimer & Sons Co. 175.02
Diele, Wm—O Hesse 410.31
Danzig, Louis—J Meishu & Sons.....254.99
Fritz, Albt R—A W Mooz as admr &c..4,138.69
Gordon, Mary -A Savarese 99.15
Hoffman, Nich R—Cath Hoffman.....75.50
Johansson, Frans W—M Cohn 110.56
Kerby, Elsie E—Prospect Park Bank..2,764.59
National Cooperage Co—Pittsburgh Steel Co 124.27
Miller, Wm H—Caroline Brettenbecker...98.62
Mack, Amory—F W Landlaw 83.82
Meyer, Herman H—R A Fordham.....227.60
Marzioff, Louis—J Ryan 47.05
Monaghan, Jas P—Anna R Monaghan....94.50
Olwete, Anthony—H & A Lock Co.....110.48
Partridge, Frank Sr—S Tobias 24.57
Rubin, Saml W Kasper & ano.....89.42
Rollhaus, Philip D—O P Barker.....143.93
Radcliffe, Thos—T M Delaney.....135.22
Schmidt, Aug & Julia—Pittsburg Steel Co. 124.27

CORPORATIONS.

Parkway Home Co—H Thornton as exr.....(D) .631.54
same—L I College Hospital....(D) 725.82
Ruth Realty Co—Knickerbocker Mantel Co. 362.02

FEB. 3.

Bonavales Sam, F J Lippmann 503.59
Bohneck, Hyman Jos Stern & Sons....173.88
Collins, Andw J as exr Jane—A Bernstein.. .....2,360.40
Corey, Robt W—Oliver Typewriter Co....31.03
De Levante Zipporah L Scheeb..(D) 4,069.81
Ducas, Leo A Gwirzman 189.30
Faber, Sam & Clara—Goodman & Cohen....90.53
Goebeler, Anna F—A Scheaffer & ano.....50.21
Golden, Alfred H—R F Ives.....87.41
Gmellin, Louisa—M Wendel.....65.45
Gruber, Jac—D Blumberg 278.89
Jacobs, Albt M—S Ettinger.....126.22
Kashefsky, Saml—D Greenspan.....106.34
Loewenthal, Irwin S—M H Thompson.....73.15
Montegriffo & Agostino H—A W Meisel....66.15
Mello, Jno P J Lippmann 503.59
Mello & Benevides—same 503.59
Moore, Herbt (infant) by Aug—Thayer, Wilkinson Co 120.57
same—E E Thayer 106.47
Moritzky Nathan—A Wohl 108.04
Pearlstein, Jas or Jeremiah—M B Juditsky. 75.97
Rath, Henry C—Ehz Klein 146.65
Rothfeld, Isaac—J Lieb 113.93
Rouss,† David—N Y & Bklyn Bwg Co....42.90
Russell, Chas T—Bklyn Daily Eagle....137.57
Sullivan, Denis—Ferd Munch Bwy.....7,703.63
Sullivan, Benj—M Evans 376.35
Tichenor, Chas R—B J Conroy.....40.48
Tracy, Fletcher—N Y & Bklyn Bwg Co..400.42
Walker,† Emily—B J Conroy 21.65
Winkler, Geo—Frances Hachammer.....69.17
Weinstock, Nathan—H Sokohl & ano....141.45
Weisbecker, Francis A, Sr & Jr, & Geo H, doing business Francis A Weisbecker & Sons—G Di Martino 150.00
same—M Di Martino 1,770.25

CORPORATIONS.

Angelo Constn Co—J Lieb 113.93
Dauntless Realty Co -M H Thompson....73.15
Nassau Elec R R Co—N Randano.....150.00
Nostrand Amusement Co—Albany Ins Co of Albany 27.55

FEB. 4.

Betta, Jos D—Natl Cash Reg Co.....208.85
Beltz, Richd—Harry Rosenbaum Iron Wks.126.78
Cohen, Michl—O Frommel & Bro.....251.42
Coleman, Jno M—F A Kunzinger 28.45
Doell, Henry—F W Huber 52.73
De Lacey, Thos R P O Wahlman.....30.83
Froeb, Wm A—Peoples Natl Bank.....616.38
Fox, Edw D D F Taber 42.85
Gray, De Wayne L—Howard C Pyle Co.6,932.50
Grill, Jos—A F Young & Co.....192.69
Greening, Paul—F E Boehmcke & ano..233.20
Goldstein, Jac—M Barr & ano.....59.40
Hueles, Emil J—M S Birkhalin 145.35
Halpern, Albt—M Barr & ano.....59.40
Holstein, Jac—same 59.40
Homler, Sam & Brana—F Walker.....169.45
same—same 84.47
Knickman, Henry, Jr—P Jardin 118.50
Kotinsky, Nathan—M Barr & ano.....59.40
Katzen, Jac A -F D Griffin 304.24
Kennedy, Michl—Jno N Robins Co.....103.90
Mayer, Jos—T Rosencrans 94.40
Nichols, Wm H—H D Harvey 136.01
Nolting, Andw J—Carolina Schleich as admtrx 274.93
Norton, Wm M & Edith E—Sadie Campbell .....(D) 44.88
O'Day, Chas T—T C Wilwerth 21.63
O'Connor, Vincent—J B Brady.....76.50
Pearsall, Harry W Wenz 44.85
Rogers, Isaac—Cross, Austin & Ireland Lumber Co .....(D) 586.13
Rimler, Jac & *Jennie—Peoples Natl Bk.210.06
Rosen, Saml S—The Roycrofters 60.41
Rosiello, Chas—Mildred A Bergen.....612.48
Stock, Henry & Eliz—J F Morgan.....427.87
Selesky, Leonard—L Haubt 165.93
Sehlmeyer,† Henry—Natl Cash Reg Co..134.30
Snyder, Anna S—Merchants Co-op Mtg Co.75.30
Tydings, Basil S—G S Thain.....2,094.69

CORPORATIONS.

Acme Homes Co—M F Kelly.....401.12
Bklyn Union Elev R R Co—Rebecca Koop et al 1,222.25
Eureka Stop Motion Co—C Hertz & ano..99.40
Frank Dunham Co—Texas Co.....55.78
Kings Impt Co—P R Jennings et al.....79.67
Nassau Elec R R Co—Mary A Prosser (infant) 637.52

FEB. 5.

Altieri, Pietro—G Daniels 42.10
same—same 1,425.00
Andrus, Leon A—Kampfe Bros.....134.79
Bazzicchetta, Louis—City N Y 75.00
Blake, Charles M—W E Turner Lumber Co 329.64
Boyce, Jos A Morrison Bldg Material Co. 578.01
Carroll, *Rose & Jno—City N Y.....260.00
Cooperman, *Lieb & Bessie—same 260.00
Cohen, Michl—Jno Nix & Co.....471.21
Cantey, Henry B—B Jersak.....114.15
Clarke, Jas—E Hecht et al.....68.98
Cohn, Abe—H L Levin 54.35
Cusick, Mary B—Thos W Woods Sons (Inc) 79.33
Daub, Emanuel H Eggers & ano.....244.60
David, Jno F—G Wolff.....74.40
Deiffenbach, Geo—R L Cuthbert.....165.27
Dowding, Thos State N Y 1,000.00
Dyer, Robt O—Frick Lowrie & Co (Inc) 86.40
Driscoll, Jno -City N Y 55.00
Bondero, Toney -Wm K Vanderbilt Coal Co. 14.82
Dinan, Isaac & Philip—R J Lynch....3,567.75
Ehrlich, Michl—Spear & Co.....282.64
Enright, Jas & Winifred C—J H Dick & ano. 83.40
Ferber, Jno—City N Y.....260.00
Faxon, Eliz—Nassau Elec R R Co.....112.47
Faxon, Marshall B—same 150.47
Fredrickson, Oscar—H H Talley.....25.59
Glickman, Nathan—Rosen Bros 89.72
Goldberg, Saml—State Bank 59.70
Hellenschmidt, Edw—W B A Jurgens...104.33
Hotchkiss, Saml S—U S Title Co.....161.09
Harris, Hyman & Mollie -C G Richter..176.70
Hornbostel, Jno—J Rosenberg 278.49
Horowitz, Morris—A O Kum.....467.30
Hynd, *Wm A & Robt—Schwartz Cafe..299.87
Hynd, Wm & Robt doing bus Hynd Bros—J Cohen 445.40
Jackson, Jas A—R L Cuthbert.....165.27
Kaiser, Carl—F B Sullivan.....36.91
Kowes, Gustave & Johanna—H Hahn..14,791.83
Lansman, Saml—S Phillips et al.....171.01
Lipschitz, Alex—E Hecht et al.....36.87
Litovsky, David -H B Claflin Co. 241.54
Lilliendahl, Jno W & Bernhard Hannah Mathison & ano as extrx &c.....614.46
Logan, Oliver—Packard Motor Car Co..106.40
Luyster, Danl D—W B Ellsworth.....102.58
Mellish, *Wm H & Anna—City N Y.....260.00
Malkin, *Harry & Abrm—same 260.00
Mildner, Wm C—R Rudolphi.....119.65
Mitchell, Grace W—W H McNutt.....108.13
Martin, Jos -same 107.63
Mohrmann, Clarence G—G Daniels.....42.10
Moore, Harrison B Jr—R C Shephard...106.82
Nelson, Richardine—H Lorber 113.15
Pines, Louis—Eastern Commercial Assn...64.40
Rechtreit, Jacob H* -City N Y.....260.00
Rudes, Saml—Sadie Voccaro 200.00
Sabasawitz, †Jno—J Kaufman 25.54
Scharff, Edw—E W Davidson.....75.35
Steller, Jacob -City N Y.....260.00
Schleicher, Bernard—Helene Minzie.....394.14
Sauer, Geo*—same 394.14
Sperusky, Saml—Otis Elev Co.....281.41
Shanerman, Nathan*—S Phillips et al...171.01
Sokohl, Hyman & Harry* -same.....171.01
Sisto, Michl—State N Y.....1,000.00
Tracey, Jno T—J F Burke.....12,186.67
Wagner, Carl—Ida Kullman 68.46
Wheeler, Albt C—Annie Bruchhausen....164.40
Weisfeld, Henry,* Frank & *Louis—Schwartz Cafe 299.87
Wilson, Ellis—R L Cuthbert 165.27

CORPORATIONS.

Woodhull, Jesse W—A Treadwell.....152.16
Advance Realty Constn Co—Title G & T Co. 104.45
Glenada Holding Co—Otis Elev Co.....132.36
Haverstraw Dyeing Co—H Hahn....14,791.83
L I Contracting & Suply Co—Mahnken Bldg Material Co 378.01
Nassau Elec R R Co—B Diamond (infant). 300.00
Sheepshead Bay Impt Co—Press Publishing Co 60.54

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

FEB. 1.

Doyle, Andw; 1904—H Frew 66.37
Roth, Edw A; 1912—N Y Tel Co.....39.06
Miller, Jno W; 1910—L M Jones et al..142.67
Stansfield, Eugenia; 1912—S J Pulise et al. 167.28
Trieb, Otto; 1910—Husy Importing Co...53.41

CORPORATIONS.

Auto Owners Sales Co; 1912—R Hernandez. 143.92
Northern Bank of N Y; 1912—L Manevetz.110.34
Packard Motor Car Co of N Y; 1912—W G Bagg 3,518.75

FEB. 3.

Adler, Carl; 1912—Manhattan Leasing Co.372.16
Bechtold, A Chas—A Bechtold Inc & Walter S Goldsmith; 1912—J F Bendernagel, Jr. 178.73
Byrnes, Matthew B; 1912—H K Baldwin..65.66
Jullien, Cyrus; 1911—S J Henry.....2,025.05
Kaplin, Saml; 1911—I Saretzky.....795.21
Kovalsky, Max & Wm; 1911—S G McCafferty 169.31
Mahoney, Robt J & Harry T Bowsky; 1912—Century Bank of N Y 218.17
‡Murdock, Jno; 1902—Market & Fulton Natl Bank 108.52
Rader, Aug C; 1906—D Kleinberger..1,335.11
Rosenberger, Ernst; 1909—H Lubutkin..684.90
Spina, Domenico; 1912—J L Bissell et al..77.67
Swan, Kingsley; 1912—C Rosenwasser...203.62
Sacks, Isadore; 1910—Barnett Bros.....92.21
Spielholtz, Gutman & Max Tiger; 1911—People, &c 100.00
‡Trisdorfer, Martin H; 1905—M Angelo Elias. 262.53
Whitridge, Fredk W; 1913—A Quinn....450.00
same; 1913—P Quinn; 150.00

Satisfied Judgments, Manhattan & Bronx (Continued).

FEB. 4.

Baans, Cornelius P; 1912—J I Weller et al. 1,007.12
Furniss, Wm P; 1912—B A Furniss.....140.48
Hand, Eleanor A M; 1913—S K Anderson et al 588.47
Henry, Edw M; 1912—F A Raftery 261.28
Hubbell, Jno J & Jno M Beninger; 1912—J P Nordell 850.00
Lawrence, Robt C; 1913—Morgan & Wright. 299.14
Loftus, Thos J; 1912—J T MacWilliams..181.64
Mechlowitz, Philip; 1912—V Samet.....363.33
Rodriguez, Adelaide; 1911—Central Chandelier Co. 66.91
Seaman, Franklin T; 1913—Liberty Nassau Bldg Co. 138.51
Strauss, Albt H; 1912—D C Thomas..1,113.91
Watson, Grace E; 1912—H Fischer et al..164.11

CORPORATIONS.

Hoyt Realty & Leasing Co; 1913—N Y Edison Co 143.73
Roccela Realty Co; 1912—Empire Grille Co. 189.66

FEB. 5.

Altman, Benj; 1913—E Schweinberg.....234.27
same; 1910—same 9,029.52
same; 1911—same 288.95
Engbrock, Jos; 1912—M Scheiblick et al.203.13
Fiedelman, Morris; 1912—A Sender.....26.91
Grady, Robt O Jno O; 1912;—Fleming Cont Co, Inc 342.04
Hirsche, Harvey; 1912—G Fischer et al...85.60
Holtz, Henry; 1909—City of N Y.....105.48
Manahan, Jos; 1910—J B Regan 250.57
McElravey, W Lincoln; 1912—R A Keasby Co 165.55
McGilliray, Duncan; 1903—E R Maitinsky.57.60
Robins, Thos; 1909—People, &c.....1,000.00
Stecnberg, Isidor P; 1910; Stone Bros Dress & Waist Co 43.26
Taaffe, Jno P; 1901—A C Gildersleeve...146.61
Trainor, Jno & Geo; 1912—H Davidson..149.72
Wylie, Jno & Eliza J Chalmers; 1913—Rudolph Bros Co 2,060.00

CORPORATIONS.

American Encaustic Tiling Co, Ltd; 1911—E E Alexander et al 124.91
American Encaustic Tiling Co, Ltd; 1913—E E Alexander et al 138.10
same; 1910—same 5,941.38
City of N. Y, Snare & Triest Co & Bernard Rolf; 1911—F Drummond 2,736.46
same; 1913—same 96.98
Kitchen Impt Co; 1912—C Shapiro.....399.53
Kitchen Impt Co, Peter Bock, Jno Schmidt; 1912—Knickerbocker Lime Co.....115.56
Mason Seaman Transportation Co; 1913—H Goldman 71.66
W A Mallett Co & Wm A Mallett; 1912—Greater N Y Brick Co.....1,035.67

FEB. 6.

Clark, Arthur G; 1911—P C Ten Eyck..71.50
Goldberg, Dora & Wm H Goldberg; 1912—H H Harris 148.20
Goldberg, Dora; 1912—H H Harris 509.41
Holtz, Henry; 1911—City of N Y.....45.82
Hermann, Aug; 1913—O Alshut 500.00
Hennon, Madge I; 1913—H D Tudhope.1,380.62
Hawley, Arthur A; 1907—Bowker Fertilizer Co 81.34
Levett, Harry S; 1909—J Klein 60.57
Loughran, Wm H; 1912—Wm Sherwood, Inc. 44.50
Pollet, Meyer; 1912—A H Molomat.....149.00
Schaefer, Rudolph L; 1912—A Richards Shoe Co 39.41
Strohfi, Salim; 1905—L Burger et al.....407.32
Schaefer, Rudolph L; 1912—Amsterdam Rubber Co 168.77
same; 1912—Shoe & Leather Mercantil Agency Inc 75.51
same; 1912—H Hirsch et al 159.36
same; 1912—A J Bates & Co.....231.14
Snyder, Wm L; 1912—North River Lumber Co 81 71
Strohecker, Jno A; 1911—McNamara 52.86
Sinks, Clinton P; 1913—Kerr & Co, Inc..171.87
Tyrrell, Jno J; 1909—C Adler.....106.09
Wolf, Meyer J & Sol Mutterperl; 1913—Geisman & Musliner 150.97

CORPORATIONS.

N Y Transportation Co; 1913—C MacCruden. 1,643.84
M Cohen & Bros & Israel Pitkowsky; 1913—L Hefter 39.65

FEB. 7.

Blair, Ethel B; 1912—Whitehouse Co....119.41
Bottjen, Henry J; 1912—W L Blumberg et al 47.80
[6]Gottlieb, Saml; 1910—R Reiss.....1,660.80
Marsden, Jno & U S Fidelity & Guaranty Co; 1913—People, &c 1,000.00
Mooyer, Mary E; 1913—Fred V Calder..485.55
Rosencrans, Henry; 1912—G F Pawrence.375.41
Rausch, Henry L; 1912—Ronalds & Johnson Co 137.60
Stannard, Ambrose B; 1913—Van Kannell Revolving Door Co 436.43

CORPORATIONS.

Hamilton Terrace Co; 1912—A Pardi Tile Co. 209.41
Post & McCord; 1913—J Johnson.....105.50
same; 1912—same 13,128.06
Alfred E Norton Co; 1912—E D Pratt....135.73
same; 1911—same 11,315.78
D Murphy Trucking & Rigging Co; 1913—T Sullivan 677.28
Social Reform Press; 1912—J McDonald.... .....2,188.34
W H Mullins Co; 1913—Butilh Smith, McMillan & Co 14.32
Rock Plaster Mfg Co: 1913—H Taylor..3,127.37
Catholic Women's Benevolent Legion; 1906—T Wise 704.31
[1]Wells & Marvin Co; 1913—H Greene..1,627.24

Borough of Brooklyn.

JAN. 30.

Ciccone, Guiseppe & Pasquale; 1912—J Marcello 336.90
Carter, Ida E & Wm Miles; 1911—T P McKenna 1,110.90
Hollister, Stanislaus T; 1910—Columbia Mantel Co 50.62
Mitzger, Frodk; 1908—A Levy.....177.37
Partridge, Harry C & Lewis L Wendell; 1912—W J Kelly 96.88
Partridge, Henry C & Louis L Wendell; 1912—Lieb & Buchalter.....59.40
Sanders, Danl O & Saml; 1912—Spencer Heater Co 100.40
Schrenkeisen, Walter & Francis Baumer; 1912 S S Johnson 189.11
same; 1912—same 136.12
[1]Serr, Rose; 1912—J S Sulsky 54.40
Smulian, Jos; 1907—C A Miller 37.91
Worthley, Herbert S; 1911—N Y Tel Co...35.12

CORPORATIONS.

Brooklyn, Queens Co & Suburban R R Co; 1912—Mary E Smith 405.60
Nassau Elec R R Co; 1912—A Mathews.325.00
same; 1912—N F Ryder 3,878.85

JAN. 31.

Findlay, Norman P, Rowland J Simes, Jr & Wm H Roberts as Comr Creditors Ie Baron B Johnson; 1912—City N Y...106.78
[1]Haggerty, Agnes F, Frances F, Jno F & Jos J McCullough; 1912—S Rosenberg..—
Rader, Aug C; 1906—D Kleinberger...1,335.11
Ryan, Walter; 1912—Einney-Godfrey Co. 173.04

CORPORATIONS.

National Fire Ins Co of Hartford, Conn; 1913—S J Singer et al 107.70
same; 1912—same 1,592.47

FEB. 1.

Morton, Thos F; 1912—P M Pelletreau..198.15
Safferson, Rose; 1911—Lawyers Mtg Co.359.67
Swan, Kingsley; 1912—Anne Anchorstar...11.56

FEB. 3.

Campbell, Jas F; 1911—City N Y.....106.47
Clancy, Alex, indiv & as exr, &c Cath Clancy; 1912—J H Tracy.....163.14
Koehn, Mary; 1912—B R Duncan.....111.90
[4]Holdsworth, Wm H & Percy J, doing bus as Wm H & Son; 1912—C A Limerick..17,405.14
Hopcraft, Eva & Mable Barrett; 1912—State N Y 500.00
[2]Purcell, Jos & Michl; 1912—V Mulcahey (infant) 1,133.35
Schenck, Jno & Geo Hohman doing bus as Schenck & Hohmann; 1912—H Friedman. 29.99
[2]Werbelovsky, Jacob H; 1912—T Fienan (infant) 2,633.53

FEB. 4.

Bishop, Chas T; 1912—B J Conray.....133.65
Jervis, Annie E; 1912—B J Conray.....39.23
Kaplan, Saml; 1911—I Saietzky.....795.21
Kay, Clarence; 1911—Curtis Bros Lumber Co 432.87
Kister, Fredk W; 1912—Comm'r Excise...86.97
Kister, Fredk W & American Bonding Co; 1913—Commr Excise 1,819.97
Leggett, Julius A; 1912—P Lauckhardt.... .....1,822.07
Paddock, Judson H; 1912—H C Lohman.911.34
same; 1913—same 108.55
Swan, Kingsley; 1912—C Rosenwasser...203.62
Turnly, Jos A; 1912—B J Conroy.....25.94

CORPORATIONS.

Diamond Impt Co (Inc), Barnet Wiener & Isaac Modansky; 1912—Interborough Sash & Door Co 85.70
Flatbush Estates; 1902—F L Bartlett....84.58

FEB. 5.

Keppler, Ignatz; 1912—J E Ransom.....153.29
[1]Lynch, Thos; 1913—Krajewski—Pesant Co. .....
Mattis, Yetta; 1911—Riva Goldstein.....629.35
O'Grady, Robt & Jno; 1912—Fleming Contracting Co (Inc) 342.04
Simon, Isaac & Benj Greenwald, doing bus as Simon & Greenberg; 1913—N Y Tel Co.17.65
Stothoff, Henry L; 1912—H C Wibben...160.12
Rocella Realty Co; 1911—Empire Grill Co.. .....199.41
same; 1912—same 189.66

CORPORATIONS.

Empire Cluna Wks; 1913—J Kurdzeil.4,033.65

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

JAN. 30 & 31.

No Judgments in Foreclosure Suits filed these days.

FEB. 1.

SO BOULEVARD, nwc 187th, 50x132.8; Dollar Savings Bank of the City of N Y—Francis Conlon et al; Lexow, Mackellar & Wells (A); Jos D Fackenthal (R); due, $10,401.82.

FEB. 3.

PROSPECT AV, sec Jennings, 19.7x59.11; Arpad G Gerster—Liberty Brewing Co; Theodore Hansen (A); Wm P Schoen (R); due, $10,727.22.

FEB. 4.

HOE ST OR AV, ws, 67.3 s Home, 30x65; Henry S Brill—Nathan Passman; Wolf & Kolin (A); Bernard M L Ernst (R); due, $10,129.85.

147TH ST, ns, 387.9 w Brook av, 45.3x100.1; Wm Rankin—Giovanni Arcabasso et al; Patterson & Brinckerhoff (A); Carl L Schurz (R); due, $6,677.66.

5TH AV, ses, lot 3, 15th Ward; Bowery Savings Bank—Danl E Sickles; Strong & Cadwalader (A); Branch P Kerfoot (R); due, $31,323.75.

FEB. 5.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 1.

176TH st, 442-50 E; Harry Zirinsky—Jno P Leo et al; foreclosure of transfer of tax lien; D Zirinsky (A).

197TH st, ns, bet Briggs & Bainbridge avs, lot 83; Harry Zirinsky—Mary J Rizzuto et al; foreclosure of transfer of tax lien; D Zirinsky (A).

LOTS 10-11, map of prop of David B Cocks, Bronx; Henry F Keil—Jane L Kenn et al; specific performance; Bergman & Davis (A).

FEB. 3.

216TH st, ss, 125 w Laconia av, 25x114; Angelo Geraci—Domenico Dalo et al; action to foreclose mechanics lien; J Mathew (A).

FEB. 4.

11TH st, 219 W; Clemuel R Woodin—Geo H Budke; notice of attachment; H H Williams (A).

38TH st, 267 W; Nellie Sinnott—Margt T Albus et al; action to declare deed void &c; I Frey (A).

150TH st, 143 E; also 150TH st, ns, 183.6 w Mott av, 16.6x125; also 150TH st, ns, 29.4 e Walton av, 16.10x95.1xirreg; three actions; Arthur C Mott—Margt Mott; three actions to declare deeds void &c; F G Woglom (A).

MADISON av, 1538-48; City of N Y—Rosalie M Greenbaum; notice of levy; A R Watson (A).

2D av, 2124; City N Y—Virginia Syracuse; notice of levy; A R Watson (A).

FEB. 5.

BROADWAY, swc 98th, 100.11x175; also 11TH av, swc 36th, 24.9x—; also 11TH av, ws, 49.5 n 35th, 123.4xirreg; also NORTHERN av, ws, 178.3 n 181st, 242.10xirreg; also NORTHERN av, ws, at division line bet land of Jno A Havens & Gideon Buck, map of prop of Ft Washington, —x—; Barbara Cook—Adolphus Busch; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Albrecht Vogt—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Erickson Perkins—same; notice of attachment; J Van Voorhis. Sons (A).

SAME prop; Wm R Mack—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Simeon Wile adm—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Amos P Mack—same; notice of attachment; J Van Voorhis' Sons (A).

FEB. 6.

BROOME st, 568-70; City of N Y—Jos Shestokas; notice of levy; A R Watson (A).

37TH st, 546 W; Matthew Reilly—Alice J Early et al; action to set aside deed; E C Miller (A).

ST NICHOLAS av, nec 164th, 149.3x149.6; Jas Butler—Gingold Realty Co et al; J H Rogan (A).

LOTS 325-33, map of Adee Park, e Botanical Gardens, Bronx Park; Peter A Kuerzi—Emily A Kuerzi et al; partition; J P Everett (A).

FEB. 7.

126TH st, ns, 290 e Park av, 50x99.11; also 103D st, ss, 180 e 3 av, 25x100.9; also 121ST st, ss, 143 w 7 av, 15x100.11; Eliz Moynihan—Edw A Moynihan et al; action to declare deed void; T A Clements (A).

BOSTON POST RD, ns, adj property of David Smith, containing 10.862 acres; Julia Dumphy, extrx—Michl J Kelly; notice of levy; V S Lippe (A).

4TH AV, swc 18th, 42x78.7; 4TH AV, ses, 80 ne 17th, 25.6x115; 17TH ST, nes, 115 nw 4 av, —x—, ¼ pt; BROADWAY, ws, equidistant bet 60 & 61st, runs n28.10xw125.4xs25xe139.10 to beg; MADISON AV, sec 78th, 82.8x100x irreg; MACOMB'S DAM RD, ws, plots 1 to 6, map of property belonging to E H Johnson in the Town of West Farms, Bronx; Mary B Averill et al—Forbes J Hennessy et al; partition; Goldsmith, Cohen, Cole & Weiss (A).

Borough of Brooklyn.

JAN. 30.

HANCOCK st, ss, 424.10 w Reid av, 18.10x99.4 x18.10x99.2; Minnie L Greason—Eliz A F Randolph et al; Chas A Clayton (A).

PROSPECT pl, ss, 330 w Howard av, 20x127.9; Williamsburgh Savgs Bank—Princess Anne Co et al; S M & D E Meeker (A).

W 32D st, ws, int bulkhead line Atlantic Ocean, 41.1x135; Almira Anderson—Cath F Salmon et al; H J Sokolow (A).

BAY 34TH st, ses, 650 sw Benson av, 30x96.8; Lida P Bell—Milton Constn Co et al; O'Neill & O'Neill (A).

BAY 34TH st, ses, 620 sw Benson av, 30x96.8; Jas Bell—same; same (A).

40TH st, sws, 251.4 se 10 av, 20x100.2; Frances C Lebret—Eagle Savgs & Loan Co; Latson, Tamblyn & Pickard (A).

80TH st, ss, 180 w 4 av, 40x109.4; Anna Otten—Louis May et al; H H Babcock (A).

CHURCH av, ss, 77.4 e Lloyd, 40x97.3x40x96.7; Saml Ringler—Agnes A Cole et al; S E Klein (A).

HOPKINSON av, ws, 241.6 s Hegeman av, 20x100; Minnie Stone—Benj Mustin et al; R Stone

ROGERS av, es, 75 s Av D, 40x102.6; Chas M Gage—Savoy Trust Co et al; Hy J Davenport (A).

STONE av, 629, Morris Goldstein & ano—Harris Freedman & ano; foreclosure of mechanics lien; Sigmund Rubin (A).

JAN. 31.

HIMROD st, nws, 130 sw St Nicholas av, 25x100; Abr Klein—Isaac Klein et al; Benj Rich (A).

LEFFERTS st, ss, 147 w Rogers av, 20x102.6; Emily T Miller & ano—Jno Weisbecker et al; Cary & Carroll (A).

PACIFIC ST, ns, 118.4 e Saratoga av, 18x100; Annie Hommel—Ellen Callahan et al; partition; F J Sullivan (A).

WARREN st, ss, 70.3 e Columbia, 27.9x74.10; Bond & Mtg Guarantee Co—Eugene L Parodi et al; Harry L Thompson (A).

WEST 23D st, 2848-52; Corinne L Peake—Benj Frindel et al; Herbert Peake (A).

3D st, ns, 195 w Bond, 15x90; Mary F. Wilkinson—Hugh Lee et al; Harry L Thompson (A).

40TH st, ss, 300 e 5 av, 50x100.2; Ephraim Strayer—Ocean Breeze Co et al; Matthew W Wood (A).

73D st, ss, 287.6 w 11 av, 31.3x100; Julia F Hellwig—Louis P Schein et al; Felix Reifschneider, Jr (A).

73D st, ns, 280 e Narrows av, 20x100; Melissa S Leslie—Eliz A Shelton et al; H Peake (A).

CLARENDON rd, ns, 80 w E 23d, 20x60; Fredk Kiep & wife—Geo E Wilson et al; Reynolds & Geis (A).

GRAVESEND av, nwc land of Jane Voorhies, runs n99.6xnw274.11xn48.4xw135xs49.3xse 97.2xne1.9xse313.4 to beg; also VAN SICKLEN st, nwc land of Jane Voorhies, runs n99xnw 592.9xse112.2xse554.3; Kraslow Constn Co—International Metal Ceiling Co et al; S N Freedman (A).

GREENE av, ns, 150 w St Nicholas av, 20x 100; Francis Jezek—Mary E Hilferty; specific performance; R E Moffett (A).

LIBERTY av, ns, 50 e Sackman, 25x100; Alice Wilson—Isaac Sandler et al; Clarke & Frost (A).

LOTS 43-44, map "Rugby"; Ella E Wilding —Rugby Investors Bldg Co et al; L S Coit (A).

FEB. 1.

PROSPECT pl, ns, 100 w Ralph av, runs n 127.9xw288xw40.9xs120xe328 to beg; Chelsea Realty Co—Miller Bldg Co et al; Chas C Suffren (A).

TROUTMAN st, nws, 125 sw Bushwick av, 25 x100; Fredk Wills—Eliza Wills et al; partition; Henry Bonawitz (A).

GRAHAM av, ws, 75 s Scholes, 25x100; Jno Durmann—Geo Klinghoefer et al; Geo H Ittleman (A).

NEW JERSEY av, ws, 68.9 n Glenmore av, 43.9x100; Josephine K Anderson—Edwin I Anderson et al; partition; R Gordon Mackay (A).

PARK av, ss, 180 w Marcy av, 25x100; Williamsburgh Savgs Bank—Michl Seitz et al; S M & D E Meeker (A).

VIENNA av, cl int cl of Thatford, runs e— to cl of Osborn xs—xsw—xn404.7xn— to beg; Anna M Donahue & ano—Sol Wolf et al; Robt E Swezey (A).

12TH av, ws, 100.2 s 40th, 50x100; Jno S Cameron—Ferd Ehrlich et al; Reeves & Todd (A).

FEB. 3.

BALTIC st, ss, 100 w Hicks, 20.6x104.10x 26.7x105; Henry D Hesser—Annie M Eastman & ano; A F Tuozzo (A).

DECATUR st, ns, 326 w Ralph av, 18x100; Horace Kingsbury—Maud E Kimball et al; Wesselman & Kraus (A).

ECKFORD st, ws, 400 n Calyer, 25.2x100x25 x100; Mina Goldberg—Bertha Goodman et al; Jonas, Lazansky & N (A).

HENRY ST, nwc land of Mrs Cappell, runs ne35xnw139.6xsw35xse139.6 to beg; Rachel Richman—Saml Theil et al; A S Galitzka (A).

RUSSELL st, ws, 40 n Meeker av, runs w60 xn28.10xe74.4xs25 to beg; Effie L Linke—Alfred Cassanes et al; J H K Blauvelt (A).

EAST 10TH st, ws, 208 n Av O, 36x100; Ernst Meyer & wife—Heuchel Realty & Constn Co et al; Wood, Cooke & Seits (A).

66TH st, es, 175 n 6 av, 25x100.2; Caroline Hillman—Thos Pisaira et al; R R Dikeman (A).

80TH st, ss, 180 w 4 av, 40x109.4; Anna Otten —Louis May et al; H H Babcock (A).

DUMONT av, ss, 20 e Alabama av, 20x79.10; Progressive Realty & Impt Co—Saml Solomon et al; J G Abramson (A).

FLATLANDS av, ns, at int cl E 85th, 275x 140; Gustave Selner—Jno H Johnson & wife; J M Peyser (A).

JAMAICA av, nec Bushwick av, runs nw 102.2 to Pellington pl xn128.10xnw12.3xe238.5xs 142.11 to av xsw195.2 to beg; Thos G Field as trste, &c, Henry Well—H A F Holding Co et al; Strong & Caldwalader (A).

STEWART av, ec 101st, 50x86.6; Alice F Dewey as admtrx, &c Wm T Dewey—Jno Hunt et al; H L Thompson (A).

FEB. 4.

DEAN st, ss, 166.7 w Rochester av, 20x100; Jno P Craney—Morris Schwartz et al; H L Thompson (A).

ELLERY st, ns, 330 e Nostrand av, 90x100; also HOPKINS st, sec Nostrand av, 40x100; also HOPKINS st, ss, 300 e Nostrand av, runs s84.2xnw10.7xs19.1xe135xn100xw125 to beg; Peter Pinkiert & ano—Benj Sel et al; partition; A Miles (A).

MILFORD st, ws, 650 n Liberty av, 100x100; Mechanics Bank—Jno W Wilkes et al; Kiendl, Smyth & Gross (A).

ST JOHNS pl, ns, 304.7 e 7 av, 20x100; Francis R Simmons as trste, &c, Henry Ginnel —Robt V Mathews et al; A R Johnson (A).

SEIGEL st, swc Graham av, runs s100xw100 xn23xe36xn77 to st xe64 to beg; Max J Anenberg—State Bank et al; specific performance; J A Whitehorn (A).

57TH st, ss, 260 w 11 av, 40x100.2; Nachim Burstein—Nathan Edelman & ano; Kheel & Orenstein (A).

58TH st, ns, 160 w 13 av, 40x100.2; Mary A Callahan—Rev Wm J McAdam et al; J F Clarke (A).

CHURCH av, ns, 80 w Utica av, 20x80; Julius Hirshkind—Gustave J Luhn et al; Caldwell & Holmes (A).

DE KALB av, ss, 175 e Marcy av, 75x100; Lawyers Title Ins & Trust Co—Rutland Constn Co et al; P S Dean (A).

GATES av, nws, 175 sw Central av, 25x100; Anthony Mayer—Mary Wiebel et al; H C Glore (A).

LINDEN av, ss, 376.10 e Bedford av, 20x130; Christian Bahr & ano—Helen S Carpenter et al; F Obernier (A).

PITKIN av, swc Barbey st, 25x100; Adam Rohleder—Kath Ott et al; J W Gottlieb (A).

SCHENECTADY av, ws, 218.3 s Av L, 23x 100; Wm Grantham—Lillian E Koepke et al; Caldwell & Holmes (A).

SUTTER av, ns, 40 w Cleveland, 20x90; Lawyers Title Ins & Trust Co—Isaac Adelman et al; P S Dean (A).

LOTS 11 & 12, map Rugby; Ada M Tice—Chas A Bourdette & ano; establish a title; C D Rust (A).

FEB. 5.

BERGEN st, sws, 439.2 se 3 av, 20.10x100; Delia M Davenport—Margt O'Brien et al; H J Davenport (A).

COOK st, being Lot 35, map prop in Bushwick Village, Williamsburg; also LOT 36 on same map; Mary J Cochrane—Jno M Dierckes; to gain possession; Peirce & Hulbert (A).

DOUGLASS st, ns, 100 e Bond, 25x100; Margt McGinnis—Annie Foley et al; partition; C A Wick (A).

KIMBALLS or LOTTS la, cl at division line bet Lots 4 & 5 on plan estate of Jno H & G Lott & subdivision in seven parts, —x—; Robt S Ingraham—Millbourne Realty Co et al H C Thompson (A).

MAUJER st, ns, 46 w Waterbury, 46x100x45.9 x100; also MAUJER st, swc Waterbury, runs s 190 to Ten Eyck xw394.8xn95xe49.6xn95 to st xe 269.1xs95xe24.7xn95xe49.2 to beg; Seitz Bwg Co —Geo N Webster et al; to impress a trust; Paskus, Cohen & Gordon (A).

OAK st, ss, 277 w Franklin, 21x75; Jno F Des Caso as exr &c Cecelia A Purdy—Jno W Stiles & ano; L S Goebel (A).

WILLOW pl, nws, 100.7 ne State, 150xirreg; Jno Best & ano—Paul B Smith et al; E G Nelson (A).

45TH st, ns, 264.2 e 2 av, 20x100.2; Wm Strittmatter—Anna M Timmerman et al; B Bloch (A).

56TH st, sws, 180 nw 16 av, 40x100.2; Chris Bobbe—Florence Delventhal et al; M Aaron (A).

62D st, nec 15 av, runs e95xw95 to av xs36.11 to beg; Nettie Eames—Peter Olsen et al; H O Patterson (A).

64TH st, nes, 147.3 se New Utrecht av, 20x83.8 x18.11x—; Mary Brassman—Maria Adamo et al; H J Sokolow (A).

74TH st, sec New Utrecht av, 80xirreg; Roscoe Humprey—Lawrence E Blake, Sr, et al; F C Mebane (A).

88TH st, nes, 200 nw 4 av, 25x100; Edw J Kelly as exr &c Mary Tasso—Addie C Johnston et al; E J Byrne (A).

GREENWOOD av, ns, 75 w E 4th, 25x100; Potrykus & ano—Jno Strong et al; D Gans (A).

KENT av, nws, 66 sw N 11th, 44x100; Stanton Eldredge—Anna Kovacs & ano; specific performance; O F Struse (A).

KENT av, ses, 75 sw N 11th, 25x100; Stanislawa Przybylski—Patk Lynch; specific performance; H J Rosenson (A).

LAFAYETTE av, sws, 200 se Parrott pl, 200x irreg; Edw J Kelly as exr &c Marq Tasso—Addie C Johnston & ano; E J Byrne (A).

WILLOUGHBY av, ns, 385 e Tompkins av, 20 x100; Peoples Trust Co as trste of Julia E Martine—Louis Meyer et al; Cary & Carroll (A).

16TH av, ws, 40 n 70th, 20x100; Franklin Trust Co—Bklyn & L I Realty Co et al; McKeen, Brewster & Morgan (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 1.

ELDRIDGE st, es, 105.2 s Stanton, 45x87.6; Rachael Samuels—Paulina Schwartz et al; B E Burston (A).

CAMBRELING av, es, 568.9 ne 188th, 18.9x 107, Bronx; Walter L Crow—Chas T Bell et al; S Williamson (A).

47TH st, ss, 124.10 w Bway, 16.5x95.3x irreg; Esther Gruber—D Brainerd Ray et al; J Rosenzweig (A).

114TH st, 213 E; Meta Blohm trste—Clara A Mayers et al; L S Goebel (A).

FEB. 3.

100TH st, ns, 51 e Park av, 25x75; Alex McL Jeffrey—Jonas W Nathanson et al; Campbell & Moore (A).

124TH st, ns, 290 e 2 av, 20x100; Andw Jackson—Realty Transfer Co et al; C H & J A Young (A).

139TH st, ss, 272.4 e Brook av, 37.6x100; P Chauncey Anderson—Abram Abelman et al; Anderson, Iselin & Anderson (A).

AMSTERDAM av, swc 175th, 100x150; Hudson Mtg Co—Sun Constn Co et al; W F Clare (A).

3D av, sec 68th, 25.5x100; Farmers & Mfrs National Bank of Poughkeepsie—Cath A Griggs et al; F B Lown (A).

LOTS 383-4, blk L, Mapes Estate, Bronx; Leopoldina Siebert—Francis Gordon et al; B Shaw (A).

FEB. 4.

7TH st, ns, 249.8 nw Av C, 33.4x97.6; Lambert Suydam—Mary Krasnoff et al; amended; W R Adams (A).

9TH st, ss, Lot 202, map of Unionport, Bronx; Jas L Clare exr—Kathryn Taylor et al; C J Kelaher (A).

101ST st, ss, 150 e Mad av, 20x100.11; Margt T Westcott—Isidor Tager et al; W Hauser (A).

107TH st, 8-10 E; Isaac Cohen—Sarah Adler et al; H M Cohen (A).

117TH st, ns, 105 e 2 av, 20x100.11xirreg; Wm E Kenyon et al—Ida Katz et al; H Smith (A).

117TH st, 305 E; Woldemar A Franze—Ida Katz et al; Gerlich & Schwegler (A).

AUDUBON av, sec 172d, 50x100; N Y Savgs Bank—Washington Heights United Presbyterian Church et al; Webber & Webber (A).

UNION av, ws, 25 n 147th, 275x100; Prospect Investing Co—Ibrow Realty Co et al; S W Collins (A).

WESTCHESTER av, swc Castle Hill av, 73.11 x130.7; also 14TH st, ns, Lot 396, map Unionport, Bronx; also AV C, nwc 14th, 100.8x39, Bronx; Dollar Savgs Bank of City of N Y—Jos Wagner et al; Lexow, Mackellar & Wells (A).

FEB. 5.

MONROE st, 171; Benj F. Feiner—Miles Realty Co, Inc, et al (amended); Feiner & Maass (A).

PEARL st, 44-8, BROAD st, 102-8 & WATER st, 16; Myer Phillips—Lower Manhattan Realty Co et al; Hymes, Woytisek & Schaap (A).

OAK st, 54; City Real Estate Co—Hannah V C Bassett et al; H Swain (A).

60TH st, 115-7 W; 2 actions; Annie H Wohlfrom—Louis F Comellas et al; Curtis, Mallet-Provost & Colt (A).

AV A, 1425; City Real Estate Co—Lorenzo Scinto et al; H Swain (A).

PROSPECT av, es, 143.6 n Home, 37.6x59.1x irreg; Danl Guggenheim trste—Jno H McKean et al (amended); Cary & Carroll (A).

LOT 48, map of Hunter Est, Bronx; R Strong —Jas Lista et al; McGuire, Horner & Smith (A).

FEB. 6.

ELDRIDGE st, es, 105.2 s Stanton, 45x 87.6; N Y Post Graduate Medical School & Hospital -Rachel Samuels et al; Taylor, Jackson & Brophy (A).

PERRY st, 161-5; Fredk J Agate—Anne E Carroll et al; E Smith (A).

TINTON av, ws, 210.6 n 161st, 24x100; Sarah A Thurber—Margt J Tyrrell et al; F P Trautmann (A).

FEB. 7.

MOUNT HOPE PL, 18; Hannah D Newton —Annie E Gaffney; S A Du Cret (A).

PYNE ST, es, 587.6 ne Bayard, 18.9x107; Saml Campbell—Chas T Bell et al; amended; S Williamson (A).

PYNE ST, es, 568.9 ne Bayard, 18.9x107; Walter L Crow—Chas T Bell et al; amended; S Williamson (A).

65TH ST, 425 E; Public Bank of N Y City—Isaacs Realty Co et al; Stroock & Stroock (A).

65TH ST, 421 E; Public Bank of New York City—Isaacs Realty Co et al; Stroock & Stroock (A).

75TH ST, ns, 230 w 2 av, 25x102.2; Tini Linzer—Solomon Huder et al; Lewkowitz & Schaap (A).

80TH ST, ss, 260.6 e Av A, 37.6x102.2; Anna Hess—Frank Cammono et al; amended; G B Winthrop (A).

BAY AV, nec North, 30x100; Julia Lipps—Mary L Roeder et al; S Williamson (A).

SO BOULEVARD, ns, 265 e Willis av, 100x 100x irreg; David H Morris—Edwin R Maslen et al; Irwin & Orr (A).

2D AV, nec 120th, 40.11x80; Emanuel L Spellman—Wm Wolf et al; Davis & Davis (A).

7TH AV, nec 110th, 70.11x100; Jno S Cram exr—Julius Schattman et al; G E Weller (A).

8TH AV, es, 49.11 n 148th, 50x80; Jno H Kerkmann—Jos P Burke et al; Elfers & Aberley (A).

LOTS 190 & 191, map of Hunts Point Realty Co, Bronx; two actions; Allen H Remsen—Mary Walpole et al; Einstein, Townsend & Guiterman (A).

LOT 130, map of building lots, 24th Ward, Bronx; G B Raymond & Co—Rosario Lo Bue et al; De La Mare & Morrison (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lender, the second that of the Borrower.

FEB. 1.

HUNTS POINT rd, es, 35.11 s Seneca av, 41.1x115.3xirreg; Theo Wentz loans Geo G Graham Constn Co to erect a 6-sty apartment; 8 payments. 33,000

HUNTS POINT rd, sec Seneca av, 35.11x 123.6xirreg; same loans same to erect a 6-sty apartment; 8 payments. 42,000

FEB. 3.

233D st, nes, 62.8 se Bronxwood av, 31.4x 114.5; Thos Burke agt Merendino Soda Water Co, Inc to erect a — sty bldg; 3 payments. 2,500

BAINBRIDGE av, es, 172.10 n Fordham rd, 50.1x80; Excelsior Mtg Co loans Bainbridge Realty Co to erect a 5-sty apartment; 9 payments. 28,000

BROOK av, sec St Pauls pl, 46.7x100.7; Jas G Wentz loans Andw Kitchen Realty Co, Inc, to erect a 5-sty apartment; 7 payments...20,500

POST av, ns, 300 w Academy, 50x150; also POST av, ns, 250 w Academy, 50x150; American Mtg Co loans Bendheim Constn Co to erect a — sty bldg; — payments. 80,000

Building Loan Contracts, Manhattan & Bronx (Continued.)

FEB. 4.

59TH st, 38 W; Robt McGill loans Thirty-eight West Fifty-ninth Street Co to erect a 12-sty apartment; 8 payments. $5,000

FEB. 5.

178TH st, ss, 200 w Courtlandt av, 50x100; Title Guar & Trust Co loans Hoetzel Constn Co to erect a 6-sty apartment; — payments. 28,000

FEB. 6.

GAINSBORO av, ws, 100 n Madison av, 25x100; North New York Savings & Loan Assn loans Jno R Hanken to erect a 2-sty dwelling; — payment 3,750

ATTACHMENTS.

Manhattan and Bronx.

JAN. 30 & 31.

No Attachments filed these days.

FEB. 1.

Harcum, O Marwin; Chas Crutchfield, $200. McKelvey & Fay.

Steel Products Import Co; Milton E Lederer; $2,800; F D Arthur.

FEB. 3.

No Attachments filed this day

FEB. 4.

Budke, Geo H; Clemyel R Woodin, $2,666.67. H H Williams.

FEB. 5.

No Attachments filed this day.

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 30, 31, FEB. 1, 3, 4, 5.

Galinko, Nathan. 734 Williams av..Globe Mantel & Mirror Co. Mantels. 64.00

Elgin Bldg Co. 23d av, nr 86th..Wm Kerby. (R) 450

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JAN. 31-FEB. 1, 3, 4, 5, 6.

Armorino, Jno. Webster av, sec Gun Hill rd, —x— Berth Realty Co. Plumbing materials. $40.00

Guth, Anna. 217 W 14th..Fairbanks Co. Machinery. 236.84

H & N Carburetor Co. E F Nicolai & J J Hauxhurst. 38-40 W 62..Fairbanks Co. Machinery. 374.55

Hensle Constn Co. Pinehurst av, nwc 177th, —x—..Consolidated Chandelier Co. Gas Fixtures. 1,805.00

Regina Constn Co. Prospect av, es, 46 n 181st, —x—..Colonial Mantel & Refrigerator Co. Refrigerators. 212.50

Zingales, G Co. Clinton av, ws, 264 n 181st, 12Sx125..Mayer Malbin. Iron Work. 3,729.00

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lessor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

FEB. 1.

WATER st, swc Coenties sl, 45x76.10; E G Hantsche Co—Baker, Carver & Morrell & Geo Vassar's Son & Co (15). 581.75

14TH st, 52 W; David Weiner—Robt S Smith, Edw C Center & S Kandel & Son (20). 225.00

57TH st, 10-2 W, J I Hass, Inc—Dreicer Realty Co & Geo Vassar's Son (25). 440.00

57TH st, 10-2 W; Sykes Co—Dreicer Realty Co & Geo Vassar's Son & Co (21). 932.00

57TH st, 10-2 W; American Hardware Corpn—Drecier Realty Co & Geo Vassar's Son & Co (18). 1,126.30

SAME prop; N Y Vault Light Co—same (19). 176.00

57TH st, 10-2 W; Jno P Kane Co—Dreicer Realty Co & Geo Vassar's Son & Co (13). 566.44

57TH st, 10-2 W; Hull, Grippen & Co—Dreicer Realty Co & Geo Vassar's Son & Co, Inc (22). 106.03

SAME prop—Jno Jordis Iron Works—same (23). 2,384.04

SAME prop; Rudolf Sens—Michl Dreicer or Dreicer Realty Co & Geo Vassar's Son & Co (24). 1,685.00

147TH st, 517-29 E; Sun Fire Proof Sash & Door Co 1brow Realty Co & Isaac Brown (8). 250.00

187TH st, 654-6 W; G B Raymond & Co—United Electric Light & Power Co & Geo Vassar's Son & Co (16). 45.00

187TH st, 654-6 W; Jno P Kane Co—United Electric Light & Power Co & Geo Vassar's Son & Co (14). 5,348.33

187TH st, 654-6 W; Henry Maurer & Son, Inc—United Electric Light & Power Co & Geo Vassar's Son & Co (9). 150.00

SAME prop; Howell, Field & Goddard, Inc —same (10). 236.00

SAME prop; N J Foundry & Machine Co—same (11). 435.00

SAME prop; H W Johns Manville Co—same (12). 1,082.76

187TH st, 654-6 W; Orman W Ketcham—United Electric Light & Power Co & Geo Vassar's Son & Co (2). 1,025.03

SAME prop; Sykes Co—same (3). 1,069.00

SAME prop; South Amboy Terra Cotta Co same (4). 795.00

SAME prop; D H M Laury Marble Co—same (5). 2,104.00

SAME prop; L K Comstock Co—same (6). 6,138.64

SAME prop; Hull, Grippen & Co—same (7) 52.45

190TH st, ss, 100 w St Nicholas av, 100x100; G B Raymond & Co—One Hundred & Ninetieth St Realty Co & Geo Vassar's Son & Co (17). 165.00

190TH st, ss, 100 w St Nicholas av, 100x100; Harbison Walker Refractories Co—One Hundred & Ninetieth St Realty Co & Geo Vassar's Son & Co (1). 3,243.00

FEB. 3.

BANK st, 155-61; Theo C Wood—Enoch Morgan's Sons & Chas H Peckworth (40). 2,991.63

WATER st, swc Coenties sl, 45.2x76.8; American Diamond Blast agt Baker, Carver & Morrell & Geo Vassar's Son & Co (37). 1,470.00

57TH st, 10-12 W; Nason Mfg Co—Dreicer Realty Co & Geo Vassar's Son & Co (28). 1,539.56

57TH st, 10-12 W; Jas McCarthy—Dreicer Realty Co & Geo Vassar's Son & Co (31). 1,419.90

57TH st, 10-12 W; Impervious Products Co —Dreicer Realty Co & Geo Vassar's Son & Co (41). 110.00

57TH st, 10-12 W; Kemlein & Leahy Inc—same (42). 634.00

121ST st, 222 W; Christopher Nally—Wm M Weil (36). 86.45

127TH st, 617-19 W; Jacob Zimmerman et al—Faultless Constn Co & Israel Lippman (38). 525.00

127TH st, 423-7 W; Theo C Wood—Bernheimer & Schwartz Brewing Co & Chas H Peckworth (39). 3,039.61

187TH st, 654 W; Nason Mfg Co—United Electric Light & Power Co & Geo Vassar's Son & Co (29). 934.86

187TH st, 654-6 W; Standard Damp Proofing & Roofing Co—same (30). 70.00

187TH st, 654 W; Ronalds & Johnson Co United Electric Light & Power Co & Geo Vassar's Son & Co. 193.00

187TH st, 654-6 W; Michl McGrath—United Electric Light & Power Co & Geo Vassar's Son & Co. (26). 410.25

SAME prop; Sargent & Co—same (27). 501.00

190TH st, ss, 100 w St Nicholas av, 100x100; Chas Zanini—One Hundred and Nintieth Street Realty Co & Geo Vassar's Son & Co (33). 1,507.10

PROSPECT av, ws, whole front bet 169th & Freeman, 245.8x84.6x—x88.4; Jno J Wilson—Thos Mulligan & A Fillipi Co (35). 325.00

1ST av, es, whole front between 110th & 111th, 200x100; Henry Bonnard Bronze Co —Standard Gas Light Co, Great Eastern Constn Co & Milliken Bros, Inc. (34). 25,207.00

FEB. 4.

BANK st, 155-7; Thos Mulry & Son—Enoch Morgan's Sons & Chas H Peckworth (49). 568.25

BANK st, 155-61; G B Raymond & Co—Enoch Morgan's Sons & Chas H Peckworth (63). 41.15

BANK st, 155-7; McDougall & Potter Co—Enoch Morgan's Sons & Chas H Peckworth (64). 60.00

OLIVER st, 45; Jno F O'Rourke—Bernard Friend (71). 238.30

PINE st, 81 & WATER st, 128; Peerless Heater Co—Arthur H O'Malley & P B Miller (54). 374.25

4TH st, 344-6 E; Bernard Zucker—Weidhorn & Klein & Mr Weinberg (60). 10.35

5TH st, 714 E; Bernard Zucker—Weidhorn & Rieger & Nathan Goetz (59). 18.20

11TH st, 614 E; Bernard Zucker—W Messinger & Saml Weidhorn (58). 8.60

47TH st, 256 W; Wm Ackerman—Hattie Korn & Henry H Korn (48). 275.00

57TH st, 10-12 W; Howden Tile Co—Dreicer Realty Co & Geo Vassar's Son & Co, Inc. (61). 148.00

57TH st, 10-12 W; J I Hass, Inc—Dreicer Realty Co & Jno Vassar's Son & Co, Inc. (62). 110.00

127TH st, 423-7 W; Pfotenhauer Nesbit Co —Bernheimer Schwartz Pilsener Brewing Co & Chas H Peckworth (50). 1,225.00

127TH st, 423-7 W; Church E Gates & Co, Inc—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (42). 236.58

127TH st, 423-7 W; McDougall & Potter Co—same (43). 10,893.98

180TH st, 786 E; Hyman Emdin—Mary E Lynch & Robt Feinstein (65). 100.00

187TH st, 654-6 W; David E Kennedy, Inc —United Electric Light & Power Co & Geo Vassar's Son & Co (45). 724.00

187TH st, 654-6 W; Mulcahy & Gibson Inc —United Electric Light & Power Co & Geo Vassar's Son Co, Inc (53). 3,090.00

190TH st, ss, 100 w St Nich av, 100x100; Vermont Marble Co—One Hundred and Ninetieth Street Realty Co & Geo Vassar's Son & Co, Inc. (70). 134.00

BROADWAY, 2260-8; Clark, MacMullen & Riley, Inc—Chas Brogan (67). 666.00

SAME prop; Jno Liddle Cut Stone Co—Chas Brogan, Inc (68). 13,500.00

BROADWAY, 2115; David E Kennedy, Inc —W E D Stokes & Geo Vassar's Son & Co (46). 17.00

BROADWAY, 2262-8; Hay Foundry & Iron Works—Chas Brogan, Inc (44). 37,500.00

BROADWAY, LEONARD st, LAFAYETTE st & CATHERINE la, block &c; Frank Cheesman et al—N Y Life Ins Co & Cruse Engineering Co (55). 141.16

BROADWAY, nec 81st, 75x150; Candee, Smith & Howland Co—Chas Brogan, Inc (51). 786.00

SAME prop; same—Chas Brogan, Inc & Mungo Constn Co (52). 4,999.13

BRYANT av, 1522; Bronx Cut Stone Co—Cornelius O'Keefe & De Feo & Del Gaudio Constn Co (69). 200.00

EDGECOMBE av, 42; Edw Ovens—Rose Fitzpatrick & Wm F Fitzpatrick (47). 62.70

RIVERDALE av, es, 125 n 259th, 25x100; Wm H Vandusen—Mina Gohler & Gus Gohler (57). 270.70

SOUTHERN blvd, 847-53; Katz & Kanter, Inc—Levine & Atlas Co, David Levine & H Atlas (66). 2,623.00

5TH av, 548; Edwin Shuttleworth Co—Isabella A Robey, Andw Alexander & J C Vreeland Bldg Co (renewal) (56). 1,154.00

FEB. 5.

BANK st, 155-7; Jas H Harnden—Chas S Peckeroth (76). 184.36

BANK st, 155-61; Manhattan Sand Co—Enoch Morgan's Sons & Chas H Peckworth (82). 1,543.50

BANK st, nec West, 210.11x152; Wm P Youngs & Bro—Enoch Morgan's Sons & Chas H Peckworth (78). 150.46

HUDSON st, ws, Clarkson to Leroy, —x—; Clifford LeP Tostevin—Corporation of Trinity Church & Chas H Peckworth (89). 420.69

LORILLARD pl, ws, 47 s 188, 32.6x89; Alessandro Medici—Flavins Improvement Co (91). 420.00

MADISON st, 176; Morris Hochberg—Dworetz Realty Co & Mandel Gershowitz (83) 50.00

19TH st, 37 E; Hull, Grippen & Co—Montrose Realty Co & J H Scheier (87). 16.69

57TH st, 10 W; A J Corcoran, Inc—Dreicer Realty Co & Geo Vassar's Sons & Co, Inc (80). 200.00

125TH st, 17-27 W; H Greenberg Sons—Schaefer Bwg Co & Jas Power (92). 132.50

127TH st, 423-7 W; Clifford LeP Tostevin —Bernheimer & Schwartz Pilsner Bwg Co & Chas H Peckworth (88). 3,228.00

127TH st, 423-7 W; Lenox Sand & Gravel Co—Bernheimer & Schwartz Pilsener Bwg Co & Chas H Peckworth (84). 307.63

127TH st, 423-7 W; Jas H Harnden Co—Bernheimer & Schwartz Pilsener Bwg Co & Chas H Peckworth (79). 2,100.00

127TH st, 423-7 W; White Fireproof Construction Co—Bernheimer & Schwartz Pilsener Bwg Co & Chas H Peckworth (73). 5,000.00

127TH st, 423-7 W; M F Westergren Inc—same (74). 2,458.00

130TH st, 617 W; Wm S Finberg—Louis Strauss & Morris Wolf (96). 300.00

187TH st, 654-6 W; Jos M Purcell—United Electric Light & Power Co & Geo Vassar's Son & Co, Inc (85). 130.00

187TH st, 654-6 W; A C Horn Co—United Electric Light & Power Co & Geo Vassar's Son & Co (93). 120.00

190TH st, ss, 100 w St Nich av, 100x100; Annett & McConnell—One Hundred and Ninetieth Street Realty Co & Geo Vassar's Son & Co, Inc (81). 990.00

BROADWAY, 2260-8; Hull, Grippen & Co—Chas Brogan Inc & Chas Brogan (86). 55.69

BROADWAY, 2260-8; M J Callahan Co—Chas Brogan Inc (98). 24,300.00

BROADWAY, 2260-8; Mungo Constn Co—Chas Brogan Inc (95). 19,850.00

BROADWAY, nec 81st, 102.2x182.7; Ading G Pierce Co—Chas Brogan Inc (77). 17,000.00

KINGSBRIDGE av, 3049; McDougall & Potter Co—Episcopal Church of the Mediator & Chas H Peckworth (75). 42.10

LEXINGTON av, 287; David H Epstein—Dorothy A Crovat (99). 16,500.00

MORNINGSIDE av, 6; Edw R Hotaling—Simon Anhalt (97). 18.15

5TH av, nwc 26th, 75x150; Clifford LeP Tostevin—Croisic Realty Co & Chas H Peckworth (90). 32.85

6TH av, 783-5 & 45TH st, 102-4 W; C C Bohn Electric Co—Susie E Fitchett, Emily W Burns & Annie E De Camp & Burns Restaurant & Hotel Co (94). 410.00

FEB. 6.

BANK st, 155-7; Albt Oluver—Geo F Morgan & Chas F Peckworth (103). 423.77

57TH st, 102 W; Jiffy Fire Hose Rack Co—Dreicer Realty Co & Geo Vassar's Son & Co (115). 257.80

81ST st, ns, 100 w Amsterdam av, 112.5x102.2; Jas R Seal Co—S B Constn Co (117). 1,400.00

127TH st, 423-7 W; Michl J O'Brien & Co —Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (104). 2,249.87

127TH st, 423-7 W; J P Duffy Co—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (107). 87.56

127TH st, 423-7 W; J W Cody Shoring & Contracting Co—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (119). 353.00

130TH st, 143 W; Henry Thompson—Susan Devin (102). 11.00

155TH st, ss, 125 e Courtlandt av, 25x100; Wm J Fowler—K & C Constn Co, Abr Kaufman & Lena Muller (110). 729.65

SAME prop; same—same. 713.21

222D st, ns, 581 e Barnes av, 39x88; Unionport Lumber & Mfg Co—Chas Ringelstein, Sr, & Chas Ringelstein, Jr (114). 168.82

225TH st, ns, 380 e Bronxwood av, 100x100; Frank Del Angelo—Philip H Krausch (116). 130.00

BROADWAY, nec 81st, 100x100; Tornatore & Guarino Co—Chas Brogan, Inc (101). 1,245.00

BROADWAY, 2262-8; David Kraus—Chas Brogan, Inc & Chas Brogan (113). 3,034.00

Jersey Terra Cotta Co—Defender Constn Co & Kramer Cont Co (121). 532.00

DALY av, ws, 556 s 177th, 50x100; New KINGSBRIDGE av, 3049; J P Duffy Co—Rectory, Warden & Vestry of the Church of the Mediator & Chas H Peckworth (106). 44.96

KINGSBRIDGE av, swc 231st, —x—; Thorp Iron Co—Church of the Mediator & Chas H Peckworth (118). 600.00

MADISON av, 1; McKune, Hayes Co—Metropolitan Life Ins Co & Chas H Peckworth (111). 85.00

MADISON av, 187; P M Hughes—Glengarry Realty Corpn & Geo B Wix (105). 460.00

MADISON av, 628; Geo Hoffman—Jno D Crimmins & Jno Faas (122). 202.00

MADISON av, 23D & 24TH st & 4TH av, block, &c; Knoburn Co—Metropolitan Life Ins Co & Chas H Peckworth (120). 133.00

UNION av, ws, 142.10 n 147th, 137.1x100; David Kraus—Ibrow Realty Co (112). 800.00

WEST BROADWAY, 500; Ambrose S Teter—Pauline Arnoux & Geo Vassar's Son & Co, Inc (108). 56.50

3D av, 102; W J Tillack—Albt E Smith & J Blyns Sons (100). 672.00

5TH av, 935; Ambrose S Teter—S Reading Bertron & Geo Vassar's Son & Co, Inc (109). 206.50

FEB. 7.

BANK ST, 155-7; Wm J Fitzgerald—Enoch Morgans Sons & Chas H Peckworth (134). 115.20

44TH ST, 561 W; 11TH AV, 592; Bernard J Reynolds—Mrs Connors, I Barr & Philip Stipisich (132). 210.00

47TH ST, 222 W; Saul Sussman—Estate of Mary E Ray, Jos W Stinson, Ray D Brainerd, Jno E Stinson & Richd C Burne, exrs &c, Jacob M Seidenberg, Jacob Kostman & Frolic Restaurant Co (133). 301.50

132D ST, 33 W; Hugh H Graham—Margt A Barker & Geo A Angevino (135). 48.15

231ST ST, ss, whole front bet Kingsbridge av & Van Corlear av, 300x300; Lawrence Bros, Inc—Church of the Mediator & Chas H Peckworth (126). 295.02

BROADWAY, 2262-68; Tornatore Guarino & Co—Chas Brogan, Inc (125). 1,245.00

BROADWAY, 2262-68; Jas McLaughlin Co—Chas Brogan, Inc (127). 1,758.50

BROADWAY, 2328; Sargent & Co—Laura W Parsons & Weatherlow & Korn (128). 25.00

LEXINGTON AV, 287; Alfred David Co—Dorothy A Crovat & David H Epstein (129). 1,325.00

CROTONA PARKWAY, es, 604 s 177th, 114 x130; New Jersey Terra Cotta Co—Defender Constn Co & Kramer Contracting Co (130). 533.00

MAPES AV, nwc 181st, 50x150; Rubin Bloom et al—Regina Constn Co (138). 590.00

MAYFLOWER AV, 1581; Freaney & Newbury, Inc—Jno Kemp & Cantwell & O'Neil (131). 46.83

MOHEGAN AV, es, 165 n 179th, 75x100; Tri Borough Contracting Co—Benny Savio Realty Co & Christina Aspromonte (136). 511.72

WENDOVER AV, swc Brook av, 26x75.6; Berger Mfg Co—Pauline Levy & Jacob Levy (124). 65.50

WEST BROADWAY, 500; Ambrose S Tester—Pauline A MacArthur & Geo Vassar's Son & Co, Inc (137). 56.50

Borough of Brooklyn.

JAN. 30.

BAYARD st, 144; Wm O Fredenberg & ano—Morris Langsan, Phillips & Rotatsky. 94.50

DWIGHT st, es, bet King & William, —x—; Barbara Strubel—Ptak Hayes. 454.49

HOPKINS st, 238; Morris Pomerantz—Tewye Steinberg & Pachtman & Smerin. 65.00

PROSPECT pl, 637; Benj Shurack—Rosalie Rosenfeld. 750.00

SACKMAN st, nwc Riverdale av, 100x100; Henry Wolfman—Sack River Co, Inc. 84.00

ST PAULS pl, ws, 101 n Church av, 268.4x irreg; Watson & Pittinger—Vera Constn Co. 700.00

ALABAMA av, es, 140 s Sutter av, 80x100; Henry Wolfman—Emanuel & Esther Berman & E T Berman. 100.00

BEDFORD, NEWKIRK & FLATBUSH avs, triangular block; Carmine Cairaturo—Lehigh Land Co & Morris Singer & Emanuel H Gold as pres. 260.00

GEORGIA av, nwc Hegeman av, 95x100; Jas Sangiamo—Hegeman Bldg Co. 112.50

NEW LOTS rd, nec Williams av, runs e—to Alabama av n88xw200 to Av S 158.2 to beg; Jas Sangiamo—Hegeman Bldg Co. 875.00

VIENNA av, ss, 60 w Crescent, 20x100; Steava Tryczynsky—Wladyslaw Tryczynski. 55.00

WILLIAMS av, ws, 300 s Blake av, 100x100; Jas Sangiamo—Grant Bldg Co. 400.00

JAN. 31.

FULTON st, 1354-8; Peter Russo—Ridgewood Realty Associates & Abr Barasch. 60.00

STERLING pl, ns, 100 w Saratoga av, 175 x—; Terminal Lumber Co -Commonwealth Impt Co & Hyman Meyersohn as pres. 786.09

8TH st, 427; also 7TH av, 305-7; Robt C Vernes—J Denton Shea, Philip Du Pont & Chas J Doersch. 50.00

50TH st, 513-5; Saml Talsky & ano—P & G Theatre Co & Kahn Bros. 718.17

79TH st, 1947-65 Waterbury Hardware Co—Marloe Constn Co, Mrs T M Linnert & Henry Marx. 60.22

GRAVESEND av, ws, 240 n Av C, 240x100; Harris Leven—G C, Inc, & Abr Fuchs. 266.00

ROCKAWAY av, nes, 180 se Church av, 40x120; Henry Miles & Sons—Jno Patterson & Kissina Constn Co. 32.00

FEB. 1.

MADISON st, 1234; Jno Pfadenhauer—"Ellen" Costello. 47.45

MAPLE st, swc Kingston av, 10x74.6; Geo W Woods—Jacob Zilber & Ik Chaprack. 80.00

78TH st, 357; Sylvester Ross Jr (Inc)—Jno C Christianson & F W Carlin. 144.93

CHRISTOPHER av, 158-60; East N Y Tile Co—The Crispit (inc) & Harry Fredtlander. 350.00

FEB. 3.

BERGEN st, nwc Hopkinson av, 40x80; Aaron Chorost—Rose Gorodiz & — Sepkin. 24.09

53D st, ss, 460 e 17 av, 106x107; Simon Gasner & Sons Co—Wm J Koenig & J Phillips. 350.00

ALABAMA av, es, 200 n Dumont av, 100x200; Elias M Pilzer—Angello Constn Co. 275.00

CLARENDON RD, 2517; Harold Hanson—Valentine & Ida Ebel. 60.00

PROSPECT PARK W, 2; Szemho & Gaydica—E Lewnes & Tony De Bones. 200.00

WILLIAMS av, ws, 100 n Dumont av, 100x100; Simon Gasner & Sons Co—Victorious Land & Impt Co. 1,025.00

FEB. 4.

HOOPER st, ns, 100 w Bedford av, 89.4x100; Chas I Rosenblum—Eastern Dist Constn Co. 542.14

MARION st, 143; Jno Feldman F N L Baron. 75.00

ST JOHNS pl, ns, 350 w Classon av, 81x131; Robt C Purvis—Victor Holding Co. 600.00

ST JOHNS pl, ns, 400 e Underhill av; same—same. 675.00

ALABAMA av, es, 140 s Sutter av, 80x100; Estate of S Weinstein—Edifice Realty & Constn Co & Berman Bros. 87.30

ALABAMA av, es, 140 s Sutter av, 80x100; Arnold Krimont & ano—Edifice Realty & Constn Co & Edw Berman. 133.38

BLAKE av, sec Hinsdale, 100x100; East N Y Tile Co—Alvin Constn Co & Harry Friedlander. 116.21

HEGEMAN av, 1100; Angermann & Peppers—Mr & Mrs Genario Passarello. 50.97

ROGERS av, nec Newkirk av, 100x100; Jas E Lewless Notlin Realty Co & Geo J Amrheim. 853.47

VIENNA av, ss, 60 w Crescent, 20x100; Jacob Goldman & Sons—Wm & Emilia Tryesynski & Wladyslaw Tryesynski. 22.00

FEB. 5.

DE SALES pl, 82-6; Jas C Grace—Lucy Kuhlmann, Frances Hahn & Zygmont Ostronski. 21.07

W 6TH st, ws, 320 n Av U, 80x120; Saml Glazer & ano—Patk J Driscoll & Jas Moore 326.00

E 25TH st, es, 400 n Av K, 34.11x100; also E 26TH st, ws, 440 n Av K, 28.5x100; Mayhew Constn Co—Louisa Blum. 960.00

E 29TH st, ws, 640 n Av F, 80x100; Chas Rothenbach (Inc)—Hab Bldg Co. 509.60

AV R, sec E 12th, 86.8x100.4; Chas Rothenbach (Inc)—Hab Bldg Co. 400.00

ALABAMA av, es, 140 s Sutter av, 80x100; Geo Singer—Edifice Realty & Constn Co & Berman Bros. 60.82

EAST N Y av, nec New York av, 31.6x100; Jos Koppel—Gaetano Quaranto. 200.00

12TH av, 3706; Myer B Kaufman—H or Harry Berkowitz. 50.66

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

FEB. 1.

3D st, 5 E; Jacob Hecht—Wyoming Realty Co et al; Aug16'12. 600.00

SAME prop; Isidor Schwartz—same; Sept 4'12. 334.86

SAME prop; Hyman Rosenberg—same; Sept6'12. 280.00

SAME prop; Wm W Levy Co—same; Sept 23'12. 225.00

SAME prop; Grand Iron Works, Inc—same; Sept19'12. 500.00

SAME prop; Friedman & Cooper—same; Aug18'12. 600.00

SAME prop; Jacob Hecht—same; Aug9'12. 600.00

21ST st, 433 W; Goldberg & Rubinstein—Jas C Thomson et al; Dec31'12. 16.00

FEB. 3.

ST PAULS pl, sec Brook av; M Altieri & Sons—Kitchen Improvement Co et al; Oct 8'12. 550.00

HOUSTON st, swc Wooster; Nelson Bros Co—Fluri Constn Co et al; June27'12. 275.25

[3]Tinton av, ws, 100 n 150th; J Rosenblum & Co—Tinton Avenue Constn Co et al; Sept 29'09. 55.80

[3]SAME prop; same—same; Sept29'09. 200.00

[3]SAME prop; Port Morris Marble & Tile Co—same; Oct1'09. 420.00

4TH av, sec 21st; Thos C Raines—J H & C K Eagle et al; Feb13'12. 23.00

FEB. 4.

BECK st, ss, 100 w Av St John; Maria Buellesbach—Oster Constn Co et al; Jan31'13. 4,837.00

64TH st, 67TH st, EXTERIOR st & AV A, block; Jesse Baum—Rockefeller Institute for Medical Research et al; Sept26'11 114.50

166TH st, 735 E; Jno J Green—Couch Realty & Improvement Co et al; Dec18'12. 151.25

184TH st, 367-75 E; Dimock & Fink Co—Orasent Constn Co; Jan29'13. 119.85

215TH st, ss, 225 w Paulding av; D & J Izmirian—Rosario Lo Bue et al; Dec12'12. 240.00

AV D, 124-6; Barnet L Abrams—K & W Holding Corpn et al; Jan30'13. 112.67

MANHATTAN av, 282; Jacob Kauser—Virginia Scott et al; May11'11. 358.05

SAME prop; same—same; May11'11. 344.45

FEB. 5.

SIMPSON st, 1136; Hyman Cohen—Josephine Hochbaum et al; Oct26'12. 52.00

173D st, 932 E; Benj Jackerson—Solid Realty Co et al; Dec13'12. 332.50

HOE av, 1545-63, & 173D st, 932 E; Geo Jackerson—same; Dec18'12. 332.50

HOE av, ws, 25 n 172d; Louis Weinstein—Ray Holding Co et al; Sept19'12. 146.00

HOE av, 1551-63, & 173D st, 932 E; Geo Jackerson—same; Dec18'12. 332.50

FEB. 6.

WATER st, 113; Abr Sacks—Henry A Weingart et al; May27'12. 100.00

296TH st, ns, 300 w West End av; Nelson Bros Co—N Y Life Ins Co et al; Jan30'13. 831.29

BATHGATE av, 1587-9; Max Muller—Jacob Wolfe et al; Dec20'12. 110.00

FEB. 7.

141ST ST, 117-19 W; Harlem Wall Paper Supply—Kramer Contracting Co et al; June 18'12. 83.24

129TH ST, 20-22 W; Michl Cohen & Co—Morris Michaelson et al; Sept5'12. 50.00

Borough of Brooklyn.

JAN. 30.

McDONOUGH st, ns, 200 e Marcy av, 100x100; Earnett Krackov—Algros Constn Co & Henry Huchel (agent). 146.50

BELMONT av, ns, 50 e Barbey, 50x100; Hyman Mendelowitz—Kotler & Cohen; Jan25 '13. 241.30

JAN. 31.

ST PAULS pl, ws, 101 n Church av, 268.4x irreg; Watson & Pittinger—Vera Constn Co; Jan30'13. 700.00

STOCKTON st, 146-8; Mariano Crapa—New Hebrew School of Bklyn; Jan15'13. 358.32

STOCKTON st, ss, 90 w Tompkins av, 34x100; Bklyn Builders Supply Co—same & Crapa Mariano & Mariano Galant; Nov7'12. 62.00

SAME prop; Louis Linder—New Hebrew School of Eklyn & Grapa Mariano; Nov11'12. 150.00

BEDFORD av, 339-41; Guiseppe Stirace—Wm B Baker & Christian Lutz; Dec21'12. 22.00

SAME prop; Epifanio Friscia—same; Dec 21'12. 60.00

SAME prop; Pietro Grippaldi—same; Dec 21'12. 32.90

Same prop; Antonino Defini—same; Dec 21'12. 30.25

FEB. 1.

[1]ALABAMA av, es, 100 n Dumont av, 100x100; Chas Mele—Erector Realty Co; Jan29 '13. 50.00

[1]ALABAMA av, es, 150 n Dumont av, 50x100; Pirozzi & Son (Inc)—same; Jan27'13. 200.00

[1]ALABAMA av, es, 100 n Dumont av, 100x100; Joe Castino—same; Jan21'13. 45.00

[1]SAME prop; Geo Singer—same; Jan24'13. 105.00

HOPKINSON av, nec Riverdale av, 20x75.3; Harry Feinberg—Sol Paller & —— Miller; Aug16'12. 53.00

FEB. 3.

WYONA ST, swc Belmont av, 80x105; East N Y Mason Material Co—Harry Topp; Jan 29'13. 592.18

E 7TH ST, es, 160 s Av O, 240x100; Morris Gratenstein & ano—Drucker Constn Co, Sarah & Nathan Drucker. 475.00

ALABAMA AV, es, 100 n Dumont av, 'Ox100; East N Y Mason Material Co—Erector Realty & Constn Co; Jan9'13. 204.00

ALABAMA AV, es, 100 n Dumont av, 100x100; Bell Fire Proofing Co—Erector Realty & Constn Co; Dec19'12. 70.00

ALABAMA AV, es, 100 n Dumont av, 100x100; Sankin & Meltzer—Erector Realty & Constn Co, Dora Berman, Annie Rothfeld & Isaac Rothfeld; Jan15'13. 520.00

SAME prop; Madison Iron Wks Erector Realty & Constn Co; Jan11'13. 1,288.95

ALABAMA AV, es, 100 n Dumont av, 50x100; East N Y Mason Material Co—Dora Berman, Annie Rothfeld, & Erector Realty & Constn Co; Jan10'13. 204.00

SAME prop; Globe Tile Co (Inc)—same & Isaac Rothfeld; Jan13'13. 173.50

SAME prop; Block & Greenberg Lumber Co—Dora Berman, Annie Rothfeld & Elector Realty & Constn Co; Jan14'13. 111.32

SAME prop; Jacob Appelbaum—same; Jan 23'13. 175.00

FEB. 4.

AMBOY ST, es, 100 n Dumont av, 150x100; Michl Gitzoff & ano—Crystal Constn Co; Sept9'12. 138.00

SAME prop; Schwarz & Cohen—same; Sept 5'12. 50.00

AMBOY ST, es, 100 n Dumont av, —x—; Abr Sacks (Inc)—same; Apr22'12. 350.00

LOGAN ST, ws, 190 s Belmont av, 40x100; Gratenstein & Weinstein—Sarah & Nathan Drucker; Jan8'13. 525.00

ST JOHNS PL, ns, 350 w Classon av, 81x131; Grossman Bros & Rosenbaum—Victor Holding Co & Flushing Iron Works Jan11 '13. 100.00

Satisfied Mechanics' Liens, Brooklyn (Continued).

ST JOHNS PL, ns, 350 w Classon av, ——x ——; Jacob Baum -Victor Holding Co & Alvin Fuesslein; Jan24'13. 115.00

AV O, ns, bet 47th & 48th, —x—; Jacob Dames Jno Leon; Jan3'13. 13.13

FEB. 5.

STERLING PL, ns, 100 w Saratoga av, —x—; Levin Kronenberg & Co—Commonwealth Impt Co & East N Y Mason Material Co; Nov13'12. 216.69

SAME prop; Abramowitz Cut Stone Co—Commonwealth Impt Corporation; Nov7'12. 350.00

SAME prop; Metropolitan Lumber Co—Commonwealth Impt Co & East N Y Mason Material Co; Jan8'13. 254.86

SAME prop; Block & Greenberg Lumber Co—same; Jan13'13. 298.61

SAME prop; Louis Greenberg—Commonwealth Impt Co & Louis Siegelbaum; Jan 28'13. 2,500.00

STERLING PL, ns, 100 w Saratoga av, 175x147; B Goetz & Bro—Commonwealth Impt Co; Nov12'12. 141.55

SAME prop; East N Y Mason & Material Co Commonwealth Impt Corporation; Nov 11'12. 3,228.72

STERLING PL, ns, 100 w Saratoga av, 175 x100; Morris Turner—Commonwealth Impt Corporation; Nov11'12. 1,350.00

SAME prop; Hyman Simon & ano—same; Nov4'12. 1,300.00

SAME prop; Terminal Lumber & Trim Co—same; Jan31'13. 786.09

SAME prop; Hyman Simon—same; Dec 9'12. 3,580.00

SAME prop; Joe Sklar—Commonwealth Impt Co; Nov18'12. 295.00

STERLING PL, ns, 100 w Saratoga av, 175 x148; Knauth, Nachod & Kuhne—Commonwealth Impt Corporation; Nov13'12. 5,229.08

STERLING PL, ss, 175 e Ralph av, —x—; Moses Anmenberg—Saml Tierstein; Oct29'12. 100.00

GLENWOOD RD, ns, 40 e E 39th, 60x95; Jno Morton's Sons Co—Louis Winckler & Chas L Parker; Feb1'12. 149.06

2D AV, nec 10th, 31x64; Coal Tar Product Co—Thos Paulson & Son & Andw TMack; Nov16'11. 89.50

ORDERS.

Brooklyn.

JAN. 30, 31, FEB. 1, 3.

No Orders filed these days.

FEB. 3.

TROY av, swc Pacific, 107.2x100; Troy Pacific (Inc) on Home Title Ins Co to pay Saml Savedoff. 325.00

SAME prop; same on same to pay Crescenzio Errante. 300.00

FEB. 4.

VERMONT st, es, 97 s New Lots rd, —x— (20 houses); Vermont Bldg Co on Title Ins Co N Y to pay Midwood Plumbing Co. 375.00

Queens Alterations (Continued).

(Continued from Page 325.)

JAMAICA.—Sylvester av, s s, 210 n Rockaway road, install new plumbing in 3 dwellings; cost, $225; owner, Adam Falkenberg, premises. Plan Nos. 146-147-148.

LONG ISLAND CITY.—Potter av, n e cor 2d av, building to be moved back and repaired; cost, $100; owner, Geo. Eifert, 835 2d av, L. I. City. Plan No. 141.

LONG ISLAND CITY.—Jackson av, 244-246, install new plumbing in lodge rooms; cost, $50; owner, Island City Lodge, premises. Plan No. 144.

LONG ISLAND CITY.—Broadway, n e cor Hopkins av, install gas fixtures in dwelling; cost, $25; owner, M. Waterman, premises. Plan No. 139.

LONG ISLAND CITY.—Payntar av, 132, install new gas fixtures in dwelling; cost, $70; owner, M. E. Haggerty, 135 11th st, L. I. C. Plan No. 136.

LONG ISLAND CITY.—Sunswick st, w s, 216 s Payntar av, install new plumbing in factory; cost, $200; owners, Touroff & Karp, premises. Plan No. 134.

LONG ISLAND CITY.—Boulevard, 622, install new plumbing in dwelling; cost, $300; owner, B. J. McLoughlan, 2678 Briggs av, Bronx. Plan No. 135.

LONG ISLAND CITY.—Clark st, n s, 200 e Van Alst av, install gas fixtures in stable; cost, $25; owner, S. DeCocia, on premises. Plan No. 126.

LONG ISLAND CITY.—Wilbur av, s s, 50 e Crescent st, erect cellar entrance to dwelling; cost, $30; owner, Jos. Gilbert, on premises. Plan No. 128.

LONG ISLAND CITY.—William st, 137, install gas fixtures in dwelling; cost, $25; owner, E. Hozlik, on premises. Plan No. 132.

RICHMOND HILL.—Stotthoff av, e s, 114 s Fulton st, install new plumbing in dwelling; cost, $65; owner, Chas. Adams, premises. Plan No. 143.

RICHMOND HILL.—Stotthoff av, w s, 195 n Concord av, install new plumbing in dwelling; cost, $65; owner, John Fleet, premises. Plan No. 142.

ROCKAWAY BEACH.—Interior alterations to provide water closet compartments, new plumbing; cost, $200; owner, Oscar Sandholm, premises. Plan No. 140.

RIDGEWOOD.—Woodward av, 560-662-664, general interior alteration to 3 tenements, to provide for stores; cost, $7,500; owner, Goodman & Stern, 591 Woodward av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 150.

ROCKAWAY BEACH.—North Chase av, w s, 450 n Boulevard, alter interior partitions to provide for W. C. compartments, new plumbing; Cost, $300; owner, Oscar Sandheim, premises. Plan No. 140.

WOODHAVEN.—Jamaica av, 1135, erect new electric sign; cost, $85; owner, Katherine Voltz, premises. Plan No. 149.

Richmond.

GORDON ST, w s, 68 s Elm st, Stapleton, addition to 2-sty frame shop and dwelling, 20x 22; cost, $1,000; owner, Mrs. John Willey, Stapleton; builder, Hesse & Offergrist, Stapleton. Plan No. 22.

MARION AV, 56, Stapleton, fire repairs to 2½-sty frame dwelling; cost, $1,300; owner, Benj. J. Stonton, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 23.

BOULEVARD, s s, 100 w Sand la, South Beach, addition to frame bath houses; cost, $350; owner, John G. Myer, South Beach; builder, Louis Garavinto, South Beach. Plan No. 24.

Government Work.

NEW ORLEANS, LA.—Sealed proposals will be received until March 13 for the interior finish of the United States post office and court house at New Orleans, La. Drawings and specifications may be obtained at the office of the architects, Hale & Rogers, 11 East 24th st, N. Y. C., at the discretion of the Supervising Architect, Oscar Wenderoth, Washington, D. C.

BRISTOL, PA.—Sealed proposals will be received until February 26 for the construction complete (including mechanical equipment and approaches) of the United States post office at Bristol, Pa. Drawings and specifications may be obtained from the custodian of site at Bristol at the discretion of the supervising architect, O. Wenderoth, Washington, D. C.

SPRINGFIELD, MO.—Sealed proposals will be received until March 13 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits, and wiring, interior lighting fixtures, and approaches), of the United States post office and court house at Springfield, Mo. The work contemplated is the construction of a 3-sty and basement extension of approximately 4,700 sq. ft. ground area. The first floor only is fireproof construction, exterior facing of stone, with a slate roof, and there will be certain repairs and alterations in the present building. Drawings and specifications may be obtained from the custodian of the building, Springfield, Mo., or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

DENISON, IOWA.—Sealed proposals will be received until March 17 for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Denison, Iowa. The building is 1-sty and basement and has a ground area of approximately 4,200 sq. ft.; fireproof first floor; stone and brick facing and tin and tile roof. Drawings and specifications may be obtained from the custodian of site at Denison, Iowa, or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

BROOKINGS, S. DAK.—Sealed proposals will be received until March 14, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Brookings, S. Dak. The building is to be 1-sty and basement and has a ground area of approximately 5,000 sq. ft.; fireproof construction throughout, except roof; stone facing and copper and tile roof. Drawings and specifications may be obtained from the custodian of site at Brookings, S. Dak., or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

NORTH PLATTE, NEBR.—Sealed proposals will be received until Feb. 27, for the installation complete of an electric passenger elevator in the United States post office and courthouse at North Platte, Nebr. O. Wenderoth, supervising architect, Washington, D. C.

Are Fire-Escapes Fire Traps?

Outside fire-escapes for crowded factory buildings (except where there could be a separate stairway from each floor which would not pass any windows) were properly condemned as worse than useless by experts testifying before the Factory Investigating Commission. The Fire Chief of this and every other city in this State where hearings were held united in this expression. They deprecated the recognition in building codes of these so-called "fire-escapes." They averred that they are really fire traps, not fire-escapes at all, having caused accidents and injuries, instead of preventing them. For example, in the Asch Building disaster, those who used the fire-escape were tumbled up on it.

For years experts have recognized that it is a misnomer to speak of these things as fire-escapes, and have advocated their abolition. Those who are engaged in planning cities beautiful have in mind buildings with no such unsightly excrescences.

Yet the new Fire Prevention Bureau of the Fire Department is literally plastering the fronts of buildings throughout the city with these fire traps! We had looked for modern instead of obsolete methods from this new Bureau.—H. F. J. Porter in "The Searchlight."

FUTURE SKYSCRAPERS.

Will Have but Few Features Entirely New—Theodore Starrett's Prophecy.

There is no reason why the giant building of future years may not be beautiful, even though it does its work well. It will be like a great ocean-going steamer, which is beautiful in an abstract way, although efficient, and to the understanding eye is far more picturesque than any old sailing vessel that ever sailed the seas. Ornamentation there will be, but it will be of a nature not to interfere with the form. The unfortunate notion that a building must be covered over with meaningless bumps and excrescences, a notion borrowed from foreigners, will be tabooed. Color will be used to produce the contrasts which the eye delights in.

I don't believe that the sort of building I am speaking about will have any overhanging cornice. One reason of this is that as the building becomes old the cornices crumble and drop off. This has happened occasionally and is likely to happen more and more, for the best type of skyscrapers are all very new. Hardly any of them are over 25 years old, and the really big ones, in New York at least, are less than a dozen years of age.

Aeronautic Platforms.

The tall building of the future, too, will, in the cities, have a tendency to uniform height, with roofs equipped with aeronautic platforms; for the development of the airship will exercise a tremendous influence upon all architecture in the next fifty years. There will probably be city regulations governing specific heights; so all buildings within certain areas will reach up, by means of these aeroplane landings, to this prescribed plane. The airship will also largely modify the roofs of great office buildings, upon which at present regular little settlements are built.

This aeroplane notion is coming faster than we think. Three years ago I allowed my imagination to run away with me on the subject of aeroplane stations on the tops of skyscrapers. Within a month the newspapers announced that the Bellevue-Stratford Hotel, in Philadelphia was to have an aeroplane landing on its top. Whether the idea was ever carried out I don't know. When people get to entering the big buildings from the top there will be entrances there, too, as well as from the street. There will be reception halls at the top. Traffic will come at both ends of the building then.

In these upper reception rooms there will be no necessity for heavy pillars, such as characterize reception halls and rooms at the base of a building. The elaboration of roofs, too, will come into the scheme of things from this increased traffic through the air. Summer gardens will bloom. There will be pergolas and trellises. The tall building of the future will be very pleasant from the top.

Cooling Arrangements.

But viewing the great building in its economic aspect and returning to essentials as opposed to the outward form there is one great improvement in building, one which it has surprised me has not been made long ago. It is such a very obvious thing. It is the cooling of offices by artificial means on the same idea as that by which we now heat them. This will probably be one of the last reforms. You will regulate your "cool" as you now regulate your heat from your radiator.

The tendency of the great building of the future, too, as judged from its evolution in the past, will be to develop a huge machine of cleanliness. It will be a building hygienically as perfect as that of any hospital today, toward whose conditions the whole trend of modern building development is working. It will be a dustless place. All the corners at walls and floors and ceilings will be rounded. Useless, dust-collecting mouldings will be omitted and never will be missed. It is probable that the air issuing into it will be filtered and there will be assuredly some arrangement by which all impurities of air generated within it will be sucked out of it as quickly as such impurities are formed. Even now at the New York Municipal Lodging House there is such a mechanism.

Cities in Themselves.

The most interesting fact, however, in the great buildings that lie before us is that tendencies indicate that they will be cities in themselves. They will, for instance, group themselves about great transportation terminals, or indeed be transportation terminals, as the Hudson Terminal Building has already done, for within them will be all the forces practically that can supply civilized man with all his needs.

There will be a market which is an obvious thing to say, as a market has already arrived in the Hudson Terminal Building. This market will include all the supplies that are deemed necessary to commerce. The presence of banks will become a necessity. They will naturally be arranged on the street level immediately over the market, which may be underground. Then will come the offices for twenty-five or thirty tiers. Above this would naturally be expected the exchange and club concourse and elevator transfer. A couple of stories might be given over to this sort of business. * * *

For the future office building, of course, a roof garden would be essential. A country club in the city, too, is not a surprising thing when you view it in relation to the tall building of the future. There would certainly be tennis, a gymnasium and a swimming pool; though most of these things have been done already.

So the office building of the future is not so wonderful as it seems. For it will only, after all, represent a collection of human facilities which have individually, almost all, been included in one building or another at present in America. And even the aeroplane platform at the top is not such a long way off.—Theodore Starrett in "Building Management."

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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121st st, 226 W.
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Amsterdam av, 829.
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West End av, 815-7.
3d av, 1604.
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
off—office.
pr—power.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square
s—south.
s—side.
sty—story
subj—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—West.
y—years
(O C & 100—other consideration and $100

CONVEYANCES.

Borough of Manhattan.

We point the names and addresses of the owners as presented, both are, however, verified and where name or address is found to be incorrect or ficticious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with a * are being investigated and if found incorrect will be shown in a later issue.

JAN. 31, FEB. 1, 3, 4, 5 & 6

Allen st, 91, see Broome, 276-8.

Allen st, 115 (2:415-40), ws, abt 25 n Delancey, 25x87.6, 5-sty bk tnt & strs; Mary E Fitts & ano EXRS &c Jacob Valentine to Mary E Fitts [Hotel Gramatan], Bronxville, NY; Jan28; Feb5'13; A$22,000-29,000. nom

Bleecker st, 120-2 (2:524-44-45), sec Wooster (Nos 192-4), 50x75, 3 3-sty bk loft & str bldgs & 2-sty fr tnt & strs; Reuben Isaacs to Augusta Isaacs, his wife, 220 West End av; AL; Jan10; Feb4'13; A $50,000-53,500. nom

Broome st, 276-8 (2:414-25), nwc Allen (No 91), 44.2x75, 2-5-sty bk tnts & strs; Jacob Blumberg to Safety Holding Co, a corpn, 5 Beekman; AL; Jan17; Jan31'13; A $47,000-50,000. O C & 100

Broome st, 457-9 (2:474-11), ss, 50 w Mercer, runs w50.8xs95.10xe25.9xn0.½-in x e24.6xn95.9½ to beg, 6-sty bk loft & str bldg; Frank W Chambers ref to Adeline L Lichtenstein, 16 E 58; FORECLOS, Feb4, Feb5; Feb6'13; A$67,000-110,000. **85,000**

Cherry st, 18 (1:112-51), ns, abt 135 e Pearl, 24.10x125.9x25x127.9, ws, 5-sty bk tnt & strs & 5-sty bk rear tnt; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Therese M Casazza, 5805 7 av, Bklyn; Jan24; Feb3'13; A$15,000-24,000. **24,000**

Cherry st, 306 (1:257-10), ns, 233.1 e Jefferson, 25x86, 5-sty bk tnt & strs; Chas L Hoffman, ref, to Hahnemann Hospital of City NY, 657 Park av, & Presbyterian Hospital of City NY, 41 E 70; FORECLOSED & drawn Jan29; Feb4'13; A$13,-500-20,000. **20,000**

Cherry st, 391-3 (1:260-56), ss, 71.3 e Scammel, runs s82.9xe23.9xn4.7xe22xn80 to st xw45.9 to beg, 6-sty bk tnt & strs; Gustavus A Rogers, ref, to Natl Academy of Design, a corpn, 175 W 109; FORECLOS Jan24; Jan31'13; A$16,500-45,000. **37,000**

Cliff st, 60 (1:98-56), ss, abt 115 e Beekman, 19.8x100x20x100, 3-sty bk loft & str bldg & 4-sty bk rear loft bldg; Henry Leerburger to Edw Greenebaum, 151 W 121; B&S; Feb3; Feb5'13; A$13,000-17,000. nom

Columbia st, 98 (2:334-51), es, 300 n Rivington, 25x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; Harry Wolff to Max Wolff, 98 Columbia; mtg $19,000; Feb4; Feb5'13; A$18,000-24,000. nom

East Bway, 290 (1:288-60), ns, 22.4 e Gouverneur, 21.2x50, 3-sty & b bk dwg; Thos F Cusick & ano EXRS Annie F Doyle to Eliz Ahearn, 294 East Bway; Feb6'13; A$11,000-12,500. **11,450**

Forsyth st, 141-3 (2:420-28-29), ws, abt 105 n Delancey, 48x100, 2-5-sty bk tnts & strs; Mary E Fitts & ano EXRS &c Jacob Valentine to Josephine V Treat, 153 W 87; Jan28; Feb5'13; A$45,000-62,000. nom

Grand st, 59 (1:228-25), ss, 64 e West Bway, 22x67, 4-sty bk loft & str bldg; Arthur Essing or Eisig to Anna Zimmerman, 201 Avon av, Newark, NJ; mtg $16,-000; Feb3; Feb4'13; A$16,000-19,000. nom

Houston st, 92 W (2:525-58), ns, 37.6 w West Bway, 18.9x98, 2-sty bk tnt & strs; Wm Buchan Jr to Jos Personeni, 43 Charlton; Feb1; Feb3'13; A$17,500-20,000. O C & 100

Lewis st, 62-4 (2:328-43-44), es, 100 s Rivington, 50x100, vacant; Mary E Fitts & ano EXRS &c Jacob Valentine to Mary E Fitts, at [Hotel Gramatan], Bronxvile, NY; Jan28; Feb5'13; A$26,000-26,000. nom

Madison st, 340 (1:266-68), ss, 95.3 e Scammel, 24.7x96, 5-sty bk tnt & strs; Anna F Cooper, widow, to Abr I Kantrowitz 32 W 114; AT; C a G; mtg $16,000; Jan28; Feb3'13; A$15,500-26,500. O C & 100

Madison st, 352 (1:266-62), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & strs; Earnest R Eckley, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Jan31; Feb4'13; A$15,000-23,000. 20,000

Manhattan st, 1456 (deed reads 1250 **st** [illegible] ns, 100 e Morningside av, runs e7.2xse along ss Manhattan, 132.9 xs39.9xw125xn100.11 to beg, 4-4-sty bk tnt [illegible] Haskin Estates, Inc, et al to Florence M Boswell, 145 W 125; [illegible] A$51,500-82,500. nom

Manhattan st, 14-16, see Manhattan, 26.

Manhattan st, 20, see Manhattan, 26.

Manhattan st, 26, or 125TH st, 416 W (7:1965-41), begins 125th, ss, 225 w Morningside av, runs e along 125th, 7.2xse along ss Manhattan, 13 xs94.11xw18.9xn 100.11 to beg, 4-sty bk tnt & strs; A$10,-500-16,000; also MANHATTAN st, 20 (7:-1965-39), sws, 150 w Morningside av, 21.1x 75.5x18.9x65.8, 4-sty bk tnt & strs; A$7,500-13,000; also MANHATTAN ST, 14-16 (7:-1965-37-3714), sws, 100 w Morningside av, [illegible] 2-3-sty [illegible] E H [illegible] M K W Ho, 145 W [illegible] Feb5'13. O C & 100

Manhattan st, 26, see 125th, 416 W.

Manhattan st, 120 (7:1981-72), ss, bounded [illegible] 127th, No 500 w [illegible] Bloomingdale rd, [illegible] & [illegible] road, 1-sty fr shop; A$25,000-25,000; also 127TH ST W (7:1981-pt lot 74), ns, at ns Blackberry alley, closed, runs w along alley — to es old Bloomingdale rd, closed xs— to ns 127th xe— to beg; A$——$——; Marie A B Chandler, daughter of Jno L Buckley to Jas A Deering, 22 E 47; AT; Jan25; Jan31'13. nom

Market st, 65-7 on map 65 (1:253-34), w s, 69.1 s Hamilton, 37.4x58.9x37.4x58.1, 6-sty bk tnt & strs; H C S Stimpson ref to Henry DeF Weekes, at Oyster Bay, LI [111 5 av]; FORECLOS Jan14; Jan31; Feb 6'13; A$16,000-40,000.

$2,600 over & above all liens

Market st, 69 (1:253-32), ws, 106.6 s Hamilton, 37.7x59.7x37.7x58.9, 6-sty bk tnt & strs; H C S Stimpson ref to Henry D F Weekes, at Oyster Bay, LI [111 5 av]; FORECLOS, Jan14; Jan31; Feb6'13; A$16,-000-40,000. **30,000**

New Chambers st, 66, see Roosevelt, 74.

Prince st, 21 (2:508-48), ns, 40 w Elizabeth, 20x73.2x20x75.9, 4-sty bk tnt & str & 3-sty bk rear tnt; Frank Verrastro to Antonio Lisanti, 247 Mulberry; mtg $16,-500; Jan30; Feb5'13; A$12,500-18,500. O C & 100

Roosevelt st, 74 (1:111-41), es, abt 40 s New Chambers (deed reads ws at New Chambers (No 66), bounded n by No 72 Roosevelt & s by No 76 Roosevelt, —x—; also all R, T & I to gore as follows: New Chambers st, sws, bounded s by No 76 Roosevelt & w by land Danl Cunningham, 3.8x1.9 on s & 1.11 on w, 5-sty bk tnt & strs; Louis J Sloane & ano EXRS &c Danl Cunningham to Luigi Rega, 40 Oak; Jan 24; Feb3'13; A$11,000-15,000. **12,100**

St Marks pl, 6 (2:463-12), ss, 100 e 3 av, 26x120, 3-sty bk tnt & strs; Lloyd S Bryce & ano to David Wasser, 242 E 3; B&S; Jan14; Feb4'13; A$23,000-28,000. nom

Spring st, 157 (2:501-39), nec West Bway (Nos 407-9), 25x75, 6-sty bk loft & str bldg; A$32,000-65,000; also WEST BWAY (2:501), es, 75 n Spring, a strip, 0.3x25; Meyer Auerbach ref to Chas B Prettyman, 764 So Broad, Philadelphia, Pa FORECLOS; Feb6'13. **19,000**

Spring st, 327 (2:596-96), ns, abt 60 e Washington, 20.6x60, 3-sty fr bk ft tnt & strs; Geo J Vestner, EXR &c Cath Hand, to Thos Lynch, 401 W 24; AL; Feb3; Feb 4'13; A$7,500-8,500. **10,000**

Stanton st, 329 (2:324-15), ss, 59.10 e Goerck, 21x81.3x20.1x81.3, 5-sty bk tnt & strs; A$9,500-14,500; also STANTON ST, 331 (2:324-16), ss, 80.10 e Goerck, 18.8x81.3, 5-sty bk tnt & strs; A$9,500-14,500; also STANTON ST, 333 (2:324-17), ss, 99.6 e Goerck, 19.6x55.4, 5-sty bk tnt & strs; A $6,500-10,500; also STANTON ST, 335 (2:-324-18), ss, 119 e Goerck, 20.2x55.4, 5-sty bk tnt & strs; A$6,500-10,500; Arthur Fishmann to Selara Holding Co, a corpn, 5 Beekman; mtg $40,000; Jan30; Feb3'13. O C & 100

Stanton st, 331, see Stanton, 329.

Stanton st, 333, see Stanton, 329.

Stanton st, 335, see Stanton, 329.

Union sq W, 33 (3:844-19), ws, 32.6 n 16th, 30.6x150, 11-sty bk office bldg; Harris Mandelbaum et al to Gertrude A Vanderbeck, 149 W 126; mtg $120,000; Jan28; Feb1'13; A$175,000-370,000. O C & 100

Union sq W, 33; Gertrude A Vanderbeck to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; mtg $225,000; Jan31; Feb1 '13. O C & 100

Union sq W, 39 (3:844-25), ws, 31.6 s 17th, 28.6x150, 5-sty bk office & str bldg & 3-sty bk rear loft bldg; Grandison Downes heir &c Chas J Downes to Levi S Tenney, at Montclair, NJ [25 Wm]; 1-12 pt; CaG; mtg $75,000 & AL; Feb3; Feb5'13; A$156,000-176,500. O C & 100

Van Corlear pl, 27 (13:3402-438), es, 85 s 227th, runs e50xs15xe50xs20xw100 to pl xn35 to beg, 2-sty bk dwg; trust deed; Fredk P Hummel et al to Harry H Holbert, 118 W 227, & Fredk P Hummel, 22-4 Marble Hill av, in trust for Emma Sauter, his daughter; B&S; Jan30; Feb4'13; A$3,-700-$——. nom

Wooster st, 192-4, see Bleecker, 120-2.

3D st, 541 (3:510-47), ns, 104.4 e Bowery, 25x96.4, 9-sty bk loft & str bldg; Wyoming Realty Co to Babette Moller, 2015 Grand Blvd & Concourse; mtg $52,000; Jan31; Feb3'13; A$21,000-$——. O C & 100

39 st, 541 E (3:510-47), ns, 212.4 Av B, runs n19.6x43.11x32.8xe27.10xs96.2 to st, xw26.5 to beg, 6-sty bk tnt & strs; Ida [illegible] to [illegible] W B, [illegible] 000; Feb4; Feb6'13; A$21,000-42,000. nom

6TH st, 333 E (2:448-39), ns, 200 w 1 av, 25x90.10, 5-sty bk tnt; Jno F McCullough to Wm E Sengens, 57 E 86; AL; Jan20; [illegible] O C & 100

7TH st, 280-2 E, see Av D, 91.

8TH st, 395 (405) E (2:365-11), nec Av D (Nos 112-4), 77x47.6, 6-sty bk tnt & strs; Jos Isaac to Elinor M Koch, 1457 Lex av; B&S; mtg $74,000; Jan30; Feb4'13; A$36,-000-67,500. nom

[illegible] st, [illegible] E (2:562-11), [illegible] University pl, 44.5x94.9, 8-sty bk loft & [illegible] A Nordlinger to Wm Baxter, 504 W 112; mtg $138,500 & AL; Jan27; Feb4'13; A$80,000-145,000. O C & 100

10TH st, 410 E (2:379-14), ss, 173 e Av C, 20x92.3, 6-sty bk stable; Eva Stern to Jos Engel, 138 Av D; AL; Feb4'13; A$10,-000-20,000. O C & 100

11TH st, 63 E (2:563-44), ns, 248.9 w Bway, 27x103.3, 5-sty bk loft & str bldg; Reuben Isaacs to Augusta Isaacs, his wife, [illegible] AL; Jan16; Feb4'13; A $45,000-48,000. nom

15TH st, 324-6 E (3:921-51), ss, 271.4 e 2 av, 26.4x103.3, 6-sty bk tnt; Selara Holding Co to Arthur Fishmann, 239 E 18; mtg $38,750; Jan31'13; A$18,000-42,000. O C & 100

17TH st, 239 E (2:[illegible]-22), ns, 101.3 nw 2 av, 17.3x104, 4-sty & b stn dwg; Fannie M Keppel wid to Elena wife Celestino de Marco, 3 Rutherford pl; Feb5; Feb6'13. nom

17TH st, 413 E (3:940-90), ns, 194 e 1 av, 25x92, 5-sty bk tnt & strs; Sarah Cohen to Jacob Wolf, 55 St Marks pl; ½ pt; confirmation deed; AL; Jan25; Feb1'13; A$11,-500-16,500. O C & 100

19TH st, 217 E (3:900-13), nes, 364.6 nw 2 av, 16.8x92, 4-sty bk stws, Swan Brown Co to Walter H Knapp, at Canandaigua, NY; ½ pt; B&S; mtg $11,000 & AL; Feb3; Feb4'13; A$10,000-12,500. O C & 100

19TH st, 159 W (3:795-pt lot 8), ns, 126.2 e 7 av, 23.1x90; pt 4-sty bk stable; Isidor Straus to Oscar S Straus, 5 W 76; Sept25 [illegible]; Feb4'13; A$——$——. nom

19TH st, 159 W; Oscar S Straus to [illegible] Straus, 27 W 72; C a G; Jan16; Feb4'13. nom

19TH st, 161 W (3:795-pt lot 8), ns, 103.1 e 7 av, 23.1x90, pt 4-sty bk stable; Jesse I Straus, individ, EXR, &c Isidor Straus, decd, et al, to Nathan Straus, 27 W 72; C a G; Jan16; Feb4'13; A$——$——. nom

20TH st, 50-2 E, see 4 av, 242-50.

22D st, 128 E, see Lex av, 4-8.

25TH st, 235-7 E (3:906-19), ns, 155 w 2 av, 40x98.9, 6-sty bk tnt & strs; Emil Reibstein to Abr & Louis Davis, 241 W 113; mtg $47,500; Jan31; Feb3'13; A$20,-000-55,000. O C & 100

26TH st, 226 E (3:906-41), ss, 222.6 w 2 av, 27.6x98.9, 5-sty bk tnt; Frances S Pullen et al EXTRXCES, &c, Helen K Sumner to Ella A Milligan, 149 Maple, Bklyn; mtg $20,000 & AL; Feb3'13; A$13,-500-30,000. **31,000**

27TH st, 225 W (3:777-27), ns, 267.8 w 7 av, 24.6x98.9, 5-sty bk tnt & strs; Maurice Cohen to Catarina Torraca, 261 Mulberry; mtg $25,000; Jan24; Feb4'13; A$15,-500-34,000. O C & 100

27TH st, 225 W; Catarina Torraca to Michele Ragamata, 261 Mulberry; mtg $25,000; Feb3; Feb4'13. O C & 100

28TH st, 31-3 E (3:858-27-28), ns, 175 e Mad av, 45.10x98.9, 1 3- & 1 4-sty bk tnts & strs; Birchwood Realty Co to Fabian Constn Co, a corpn, 1133 Bway; mtg $95,-000 & AL; Feb1; Feb4'13; A$100,500-110,-000. exch & 100

28TH st, 506-2 W, see 10 av, 309 A.

29TH st W, ss, 100 w 11 av, see 11 av, ws, 100 s 29th.

29TH st, 126 W (3:804-55), ss, 320 w 6 av, 20x98.9, 4-sty & b bk dwg; Julia P Parrott, widow, to Chas A Smith, at Forked River, NJ, & Caroline L Imlach, 309 West End av, NY, EXRS, &c, of Chas Smith decd; AT; QC; Jan27; Jan31'13; A $30,000-31,000. 25

31ST st, 24 W (3:832-50), ss, 350 w 5 av, 25x98.9, 4-sty stn loft & str bldg; Philena C Smith to Louis Auerbach, 75 E 80; mtg $66,250; Jan29; Feb1'13; A$95,000-101,-000. O C & 100

33D st, 247 W (3:783-[illegible]), ns, 150 w 7 av, 20x98.9, 3-sty & b bk dwg; Martha R McKibbin to Saml McKibbin, 219 W 128; ⅛ pt; B&S; mtg $1,700; Jan25; Jan31'13; A $28,000-29,000. nom

35TH st, 139-41 W (3:811-14), ns, 300 e 7 av, 50x105, 4-sty bk warehouse; A$115,-000-120,000; also 35TH ST, 145 W (3:811-13), ns, 275 e 7 av, 25x98.9, 5-sty bk warehouse; A$50,000-56,000; Lee Kohns to Nathan Straus, 27 W 72; C a G; AL; Jan 16; Feb4'13. nom

35TH st, 145 W, see 35th, 139-41 W.

35TH st, 306-S W (3:758-46-47), ss, 62 w [illegible] 2-3-sty bk tnts strs in 306; Valencia Realty Co to Mildred Hirsch, 427 W 119; QC & confirmation deed; Feb1; Feb 4'13; A$37,000-41,000. nom

36TH st, 136 W (3:811-53), ss, 350 e 7 av, 16.8x98.9, 3-sty & b bk dwg; Bond, Mtg & Securities Co to Isidor & Nathan Straus [27 W 72]; B&S; Apr25'07; Feb4'13; A$40.-000-41,000. nom

36TH st, 136 W; Nathan Straus et al, individ & EXRS &c Isidor Straus, decd, et al, to Nathan Straus, 27 W 72; B&S; C a G: Jan16; Feb4'13. nom

36TH st, 138 W (3:811-54), ss, 325 e 7 av, 25x92.3, 4-sty bk tnt & strs; Bond, Mtg & Securities Co to Isidor & Nathan Straus; [27 W 72]; B&S; June11'07; Feb4'13; A$58,-000-60,000. nom

36TH st, 138 W; Nathan Straus et al, individ & EXRS &c Isidor Straus, decd, et al, to Nathan Straus, 27 W 72; B&S & C a G; Jan16; Feb4'13. nom

36TH st, 433 W (3:734-5), ns, 72 e 10 av, 28x98.9, 6-sty bk tnt & strs; Morris Steinberg to Saml H Glasser, 462 W 151; ½ pt; sub to ½ of AL; Jan25; Feb4'13; A $10,000-33,000. O C & 100

39TH st, pt 235 E (3:920-pt lot 21), ns, 245 w 2 av, a strip, 10x98.9, pt 3-sty bk dwg & pt 6-sty bk factory; Adeline Sanford & ano heirs Jno G Ash to Rees & Rees, a corpn, 232 E 40; QC; Nov9'10; Jan31'13; A $——$——. nom

40TH st, 225-7 E (5:1314-16), ns, 218 w 2 av, 37x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Henry Roffmann, 231 2 av; mtg $30,000; Jan24; Jan31'13; A$18,000-47,000. **44,500**

40TH st, 226 E (3:920-50), ss, 305 e 3 av, 25x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS &c Danl Cunningham to Bernard F Golden, 262 Wm; mtg $20,000; Jan 24; Feb1'13; A$11,500-30,000. **30,800**

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40TH st, 228 E (3:920-48), ss, 250 e 3 av, 25x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Sydney Ballin, 1391 Mad av; mtg $20,000; Jan 24; Jan31'13; A$11,500-[illegible]. 29,500

40TH st, 229-31 E (5:1314-17), ns, 150 w 2 av, 38x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Robt Johanson & Dorothea, his wife, 23 months, tenants by entirety; Jan24; Jan 31'13; A$18,000-47,000. 44,250

40TH st E, swc Lex av, see Lex av, 352.

40TH st, 207 W (4:1012-28), ns, 100 w 7 av, 25x98.9, 5-sty bk tnt; Wm J Sloane to Jacob Kaplan, 320 E 87; Dec23'12; Feb1'13; A$40,000-50,000. O C & 100

40TH st, 320½, on map 320A, W (3:768-53), ss, 325 w 8 av, 25x98.9, 4-sty bk tnt & strs; Pauline Ewert to Maurice Cross, 318 W 40; mtg $9,500; Feb3; Feb5'13; A $13,000-17,500. nom

45TH st, 218 E (5:131-41), ss, 270 e 3 av, 25x100.4, 5-sty bk tnt; Louis J Sloane & ano EXRS Danl Cunningham to Chas W Eidt, 873 2 av; Jan24; Feb1'13; A$10,000-25,000. 23,350

45TH st, 522 W (4:1073-46), ss, 325 w 10 av, 25x100.4, 5-sty bk tnt & strs; Eliz F King et al EXRS Edw King to Geo L Zimmerman, Inc, a corpn, 776 8 av; Jan17; Jan31'13; A$9,000-18,500. 16,250

46TH st, 232 E (5:1319-36), ss, 250 w 2 av, 25x100.5, 5-sty bk tnt; Richd M Henry ref to Fredk L Haug, 225 E 51; PARTITION; Dec19'12; Jan31; Feb1'13; A$10,000-19,000. 18,500

47TH st, 613-15 W, see 47th, 617-19 W.

47TH st, 617-19 W (4:1095), ns, 275 w 11 av, 50x100.5; also 47TH ST, 621-3 W (4:1095 this & above lot 18) ns, 325 w 11 av, 50x100.5, this & above, 3-sty bk factory; A$35,000-55,000; also 47TH ST, 613-15 W (4:1095-22), ns, 225 w 11 av, 50x100.5, 3-sty bk stable; A$17,000-20,000; Edw F Beinhauer to Beinhauer Brothers Realty Co, a corpn, 617 W 47; mtg $103,000; Jan3; Feb 5'13. O C & 100

47TH st, 624-3 W, see 47th, 617-19 W.

55TH st, 124 W (4:1007-44), ss, 275 w 6 av, 25x100.5, 3-sty bk stable; Benj Stern to Herald Square Holding Co, a corpn, 33 W 42; Jan31; Feb1'13; A$32,000-36,000. O C & 100

55TH st, 136 W (4:1007-49), ss, 400 w 6 av, 25x100.5, 4-sty bk stable, 2-sty ext; Herald Sq Holding Co to Benj Stern, 59 W 55; mtg $26,250; Jan30; Feb1'13; A$32,000-39,000. O C & 100

57TH st, 118 E (5:1311-63), ss, 154.6 w Lex av, 20x100.5, 4-sty & b stn dwg; Fanny A Hesse, widow, to Eugenie Agassiz at Lausanne, Switzerland; Theo R P Eilshemius, at Birmingham, Eng, & Louis M & Henry G Eilshemius, each at 118 E 57, NY, all heirs of Henry G & Fredk E Eilshemius, decd; 1-6 pt; AT & C a G; mtg $18,000; Dec23'12; Jan31'13; A$30,000-38,000. O C & 100

58TH st W, nec 10 av, see 10 av, nec 58.

59TH st, 47-51 E (5:1374-28), ns, 140 e Mad av, 50x100.5, 3 4-sty bk tnts & strs; De Anjou Pearsall et al to 49 E 59th St Corpn, 51 E 59; mtg $105,000; Feb3; Feb 4'13; A$125,000-175,000. O C & 100

62D st, 47 W, see Bway, 1881-5.

64TH st, 16 E (5:1378-63), ss, 230 e 5 av, 20x100.5, 5-sty & a bk dwg; Dudley Olcott 2d to Chas Buek Constn Co, a corpn, 5 E 42; B&S; Feb3; Feb6'13; A$72,000-105,000. O C & 100

70TH st, 45 W (4:1123-12), ns, 285 e Col av, 20x100.5, 4-sty & b stn dwg; Heinrich Schniewind Jr to Siegfried Peierls, 45 W 70; mtg $30,000 & AL; Feb1; Feb3'13; A $18,000-35,000. O C & 1,000

70TH st, 143 W (4:1142-16), ns, 201.4 e Bway, 18.1x100.5, 4-sty & b stn dwg; Allendale Bldg Co to Realty Mtg Co, a corpn, 135 Bway; B&S & C a G; AL; Jan 30; Jan31'13; A$14,500-25,000. O C & 100

70TH st, 143 W; Realty Mtg Co to A L Mordecai & Son, a corpn, 135 Bway; B&S & C a G; AL; Jan31'13. O C & 100

70TH st, 206-40 W (4:1161-30-49), ss, 125 w Ams av, 300x100.5, 8-4 & 10-3-sty & b bk dwgs; Estate of Chas F Hoffman, a corpn, to Directors Realty Holding Co, a corpn, 160 Bway; AL; Jan30; Jan31'13; A $180,000-332,000. O C & 100

71ST st, 138-44 W (4:1142-48), ss, 370 w Col av, 80x100.5, 9-sty bk tnt; Allendale Bldg Co to Realty Mtg Co, a corpn, 135 Bway; B&S & C a G; mtg $280,000; Jan30; Jan31'13; A$ [illegible]. O C & 100

71ST st, 138-44 W; Realty Mtg Co to A L Mordecai & Son, a corpn, 135 Bway; B& S & C a G; mtg $280,000; Jan31'13. O C & 100

72D st, 315 E (5:1447-9), ns, 200 e 2 av, 20x102.2, 4-sty stn tnt & strs; Isaac Sachar to Saml Finc, 315 [317] E 72; mtg $12,-025 & AL; Jan13; Feb6'13; A$8,000-15,000. nom

73D st, 274 W (4:1164-61), ss, 82.9 e West End av, 17.3x76.8, 3-sty & b bk dwg; T J McLaughlin Sons Inc to Thos J McLaughlin, 274 W 73; mtg $17,000; May31 '10; Feb6'13; A$15,000-20,000. nom

73D st, 276 W (4:1164-61½), ss, 65.6 e West End av, 17.3x76.8, 3-sty & b bk dwg; T J McLaughlin & Sons Inc to Thos J McLaughlin, 274 W 73; mtg $17,000 & AL; Feb6'13; A$15,000-20,000. nom

74TH st, 163 W (4:1146-4½), ns, 63 e Ams av, 18x70.4, 3-sty & b bk dwg; Frances G Ring to Henry A Casson, 305 Ams av; AL; Feb4'13; A$12,000-18,000. O C & 100

74TH st, 251 W (4:1166-6), ns, 130 e West End av, 20x102.2, 3-sty & b bk dwg; A L Mordecai & Son, a corpn, to Realty Mtg Co, a corpn, 135 Bway; B&S; mtg $25,000 & AL; Jan30; Jan31'13; A$19,000-24,000. O C & 100

78TH st, 171 W (4:1150-3), ns, 52.6 e Ams av, 22.6x102.2, 5-sty bk tnt; Rudolph Schweizer to Frank J Schweizer, 2123 Vyse av; AL; Jan30; Jan31'13; A$16,500-31,000. nom

79TH st, 20 E (5:1393-57), ss, 18 w Mad av, 41.11x70.2, 5-sty & b stn dwg; Chas Buek Constn Co to Sarah C Olcott, at [Normandy Pkway] Morristown, NJ; AL; Feb3; Feb6'13; A$——$——. O C & 100

79TH st, 104 E (5:1413-69½), ss, 40 e Park av, 20x84, 4-sty & b stn dwg; Cabot Real Estate Co to Carolyn W Morris, 104 E 79; B&S & C a G; Jan31; Feb3'13; A$23,-000-32,000. O C & 100

79TH st, 231-3 E (5:1525-16-17), ns, 375.2 e 3 av, 50x102.2, 2-4-sty stn tnts; Louis Becker to Lucy Spiro, 67 Maple av, Danbury, Conn; mtg $33,500; Jan28; Feb1'13; A$25,000-40,000. O C & 100

82D st, 74 W (4:1195-61), ss, 100 e Col av, 16x102.2, 4-sty & b stn dwg; Isabel V Cook to Chas F Street, 443 Col av; mtg $17,000; Feb3'13; A$12,000-21,000. O C & 100

83D st, 110 E (5:1511-67), ss, 125 e Park av, 25x102.2, 5-sty stn tnt; Remington P Fairlamb to Mary M O'Loughlin, 39 W 27; mtg $28,000; Jan22; Feb5'13; A$16,000-30,000. nom

83D st, 215-7 W (4:1231-27-28), ns, 100 w Ams av, 49.4x102.2, 2-5-sty bk tnts; Louis J Sloane & ano EXRS Danl Cunningham to Harris & Maurice Mandelbaum, 12 W 87; ½ pt, & Central Bldg Impt & Investment Co, a corpn, 149 Church, ½ pt; mtg $50,000; Jan24; Feb3 '13; A$35,000-66,000. 65,000

87TH st, 151 W (4:1218-16), ns, 408.4 w Col av, 16.8x100.8, 4-sty & b bk dwg; Geo Raymond & ano, EXRS &c Russell Raymond, to Edw A Hannan, 334 E 17; Jan 28; Feb4'13; A$10,000-18,000. O C & 100

87TH st, 151 W; Edw A Hannan to City Real Estate Co, 176 Bway; mtg $14,500; Feb3; Feb4'13. O C & 100

90TH st, 312 W (4:1250-106), ss, 180 w West End av, 19.6x100.8, 3 & 4-sty & b stn dwg; Florence D wife & Jas T White to Chas Gulden, 318 W 102; mtg $22,000; Feb 3'13; A$15,000-26,000. O C & 100

91ST st, 332 E (5:1553-34), ss, 175 w 1 av, 19x100.11, 5-sty bk tnt; Cornelius W Hammer to Theresa Hammer, 1133 Mad av; Feb1; Feb3'13; A$8,500-22,000. nom

92D st, 346 E (5:1554-31), ss, 100 w 1 av, 25x100.8, 5-sty bk tnt & strs; Julia Bachrach & ano EXRS Abram Bachrach to Rae Marcus, 503 E 180; mtg 16,000; Jan30; Jan31'13; A$8,500-18,500. 16,500

93TH st, 220 E (5:1540-37), ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Casriel Benjamin to Jos B Peck at Rochester, NY; AL; Feb1; Feb3'13; A$9,000-18,000. nom

93TH st, 233 E, see 95th, 235 E.

95TH st, 235 E (5:1541-20), ns, 100 w 2 av, 25x100.8, 5-sty bk tnt & strs; mtg $14,500; A$9,000-18,500; also 95TH ST, 233 E (5:1541-19), ns, 125 w 2 av, 25x100.8, 5-sty bk tnt & strs; mtg $13,700; A$9,000-18,500; Helen Ornstein to Selara Holding Co, a corpn, 5 Beekman [r 305]; Jan31; Feb1'13. nom

97TH st, 227 E (6:1647-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & strs; Geo H Coutts to Martin B Hofman, 161 W 36; AL; Feb1'13; A$9,000-17,000. nom

97TH st, 227 E (6:1647-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & strs; Martin B Hofman to Anna Potash, 259 W 121; mtg $16,500 & AL; Feb1; Feb6'13; A$9,000-17,000. O C & 100

98TH st, 207-9 W, see Bway 2600-10.

100TH st, 177 E, see Lex av, 1567-77.

100TH st, 177 E see Lex av, 1567.

101ST st, 57 E (6:1607-25), ns, 250 w Park av, 25x100.11, 5-sty bk tnt; Isabel A McKinstry to Edw Goldschmidt, 307 W 76; C a G; mtg $18,000; Jan31; Feb3'13; A $10,000-20,000. nom

101ST st, 76 E, see Park av, swc 101st.

101ST st, 176 E, see Lex av, 1567.

101ST st, 176 E, see Lex av, 1567-77.

103D st, 227-33 E (6:1675-150), ns, 150 w 1 av, 50x100.11, 2 & 3-sty bk stable; Saml L Bruck to Saml Eckstein, 2670 Marion av; ¼ pt; mtg $27,000; Dec4'12; Feb5'13; A$16,000-28,000. O C & 100

111TH st, 69-73 E (6:1617-28), ns, 166.9 e Mad av, 46.9x100.11, 6-sty bk tnt & strs; Robt F Greacen to Esther L Smith, 777 West End av; B&S; mtg $40,000; Jan31'13; A$20,500-58,000. O C & 100

111TH st, 136-42 W (7:1820-51-53), ss, 250 e 7 av, 75x100.11, 2-5-sty bk tnts; Edw Fagan to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $70,000; Feb4; Feb 5'13; A$48,000-92,000. O C & 100

112TH st, 15 E (6:1618-10), ns, 244 e 5 av, 19x100.11, 5-sty bk tnt; Cornelius W Wickersham TRSTE in bankruptcy of Jos Krupp individ & trading as Jos Krupp & Co to Saml Jacobs, 85 Bowery; AT; B&S; AL; Jan30; Feb3'13; A$10,000-19,000. O C & 100

112TH st, 46-8 E (6:1617-48), ss, 110.3 e Mad av, 40.3x100.11, 6-sty bk tnt & strs; Henry M Stevenson, ref, to Saul Singer, 601 W 168; mtg $41,000; FORECLOS Jan 24; Jan30; Jan31'13; A$17,500-50,000. 5,000

112TH st, 176 E (6:1639-40½), ss, 100 w 3 av, 19.6x100.10, 5-sty bk tnt & strs; Cath Kennedy et al to Jno Fennell, 234 E 82; mtg $10,000 & AL; Jan30; Feb3'13; A$8,-000-14,500. O C & 100

112th st, 234-6, on map 232-6 E (6:1661-35), ss, 345 e 3 av, 50x100.11, 6-sty bk tnt & strs; Harry Miller to Arthur Kohn, 200 W 118; Feb4; Feb5'13; A$18,000-53,000.

112TH st, 306-8 E (6:1683-47), ss, 100 e 2 av, 42.6x100.11, 6-sty bk tnt & strs; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg $33,000; Jan31; Feb6'13; A$14,500-43,-500. O C & 100

113TH st, 117 W, see St Nich av, 60.

114TH st, 211 E (6:1664-9), ns, 185 e 3 av, 25x100.11, 5-sty stn tnt & strs; Rose Harris et al to Holmes J Corbett, 181 Lincoln rd, Bklyn, as TRSTE for the benefit of creditors of Harris Bros; deed given as security for payment of notes; mtg $44,000; Jan7; Feb4'13; A$30,000-46,000. nom

114TH st, 122 W, see St Nich av, 66-72.

114TH st, 609 W (7:1896-14), ns, 125 w Bway, 100x100.11, 9-sty bk tnt; Heathcote Holding Co to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $305,000; Jan 31; Feb4'13; A$88,000-P250,000. O C & 100

115TH st, 11 E (6:1621-9), ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & strs; Jno Dobrer to Balon Klein, 422 E 10; mtg $35,-000 & AL; Jan28; Feb1'13; A$18,000-37,000. O C & 100

115TH st, 11 E (6:1621-9), ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & strs; Balon Klein to Delaware Coal Co, a corpn, 349 E 10; mtg $35,000 & AL; Jan29; Feb6 '13; A$18,000-37,000. O C & 100

115TH st, 328 E (6:1686-38½), ss, 340 e 2 av, 20x100.11, 4-sty bk tnt & strs; Gennaro Cupolo to Carmela Palermo, 327 E 115; mtg $7,000 & AL; Feb5; Feb6'13; A $7,000-11,500. O C & 100

115TH st, 426-30 E (6:1708-36), ss, 270 e 1 av, 50x100.11, 6-sty bk tnt & strs; Broadway Trust Co, a corpn, to Giovanni Lordi, 26 1 pl, Bklyn; B&S & C a G; Jan30; Jan 31'13; A$16,000-50,000. O C & 100

115TH st, 258-60 W (7:1830-50-51), ss, 325 e 8 av, 50x100.11, 2 5-sty stn tnts; Rose Harris et al to Holmes J Corbett, 181 Lincoln rd, Bklyn, TRSTE for benefit of creditors of Harris Bros; deed given as security for payment of notes; mtg $44,-000; Jan7; Feb4'13; A$30,000-46,000. nom

117TH st, 176 E, see 120th, 313 E.

117TH st, 231-3 E (6:1667-16), ns, 185 w 2 av, 50x100.11, 6-sty bk tnt & strs; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg $40,000; Jan31; Feb6'13; A$20,000-60,000. O C & 100

117TH st, 400-2 E, see 1 av, 2274.

117TH st, 420 E (6:1710-40), ss, 244 e 1 av, 16.8x100.11, 3-sty & b bk tnt; Edw J Crummey, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Jan24; Jan29; Jan31'13; A$4,500-6,000. 6,500

117TH st, 422 E (6:1710-39½), ss, 260.8 e 1 av, 16.8x100.11, 3-sty & b bk tnt; Edw J Crummey, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Jan24; Jan29; Jan31'13; A$4,500-6,000. 6,500

117TH st, 424 E (6:1710-39), ss, 277.4 e 1 av, 16.8x100.11, 3-sty & b bk tnt; Edw J Crummey, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Jan24; Jan 29; Jan31'13; A$4,500-6,000. 6,500

118TH st, 347 E (6:1735-[illegible]), ns, 100 w 1 av, 25x100.11, 3-sty & b bk dwg; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg $7,000; Jan31; Feb6'13; A$9,000-10,000. O C & 100

118TH st, 83 W (6:1717-5), ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Jno D Arthur to Thos Howard, 319 Atlantic av, Bklyn; mtg $13,500; Jan21; re recorded from Jan22'13; Feb5'13; A$11,000-14,000. nom

120TH st, 235-7 E (6:1785-17), ns, 185 w 2 av, 37.6x100.11, 6-sty bk tnt & strs; Columbus Holding Co (Inc) to Wm H Von Bergen, 770 E 179; mtg $32,000 & AL; Feb 3; Feb4'13; A$15,000-41,000. nom

120TH st, 313 E (6:1797-8), ns, abt 175 e 2 av, —x—, 3-sty & b stn dwg; A$4,300-6,500; also 117TH ST, 176 E (6:1644-44), ss, abt 175 w 3 av, —x—, 5-sty bk tnt; A$11,-000-19,500; Emelie A Nones, 73 Riverside dr, et al, to David C Andrews, 210 W 79; 2-3 pt; AT; AL; Jan30; Feb4'13. 3,500

120TH st, 341-3 E, see 120th, 345 E.

126TH st, 345 E (6:1797-20), ns, 150 w 1 av, 37.6x100.11, 6-sty bk tnt; A$12,000-36,000; also 120TH ST, 341-3 E (6:1797-18), ns, 187.6 w 1 av, 37.6x100.11, 6-sty bk tnt; A$12,000-36,000; Bernhard Seymann to Edw J Lynn at Tafton, Pike Co, Pa; mtg $71,500 & AL; Jan31; Feb1'13; nom

121ST st, 201 W, see 7 av, 2022-4.

123D st, 402-6 E (6:1810-44-44½), ss, 83 e 1 av, 53.6x100.11, 3-4-sty bk tnts; Jno R [illegible], Inc, a corpn, at ss Gifford av, 300 e Balcom av; mtg $5,000; Feb1; Feb3'13; A$12,000-22,-

124TH st, 221 E (6:1789-10), ns, 223 e 3 av, 20x100.11, 5-sty bk tnt; Eugene Mc-[illegible], Bklyn; mtg $13,000; Jan30; Jan31'13; A $13,000-26,000. nom

124TH st, 221 E; John J O'Reilly to Eugene McCarthy & Eliz, his wife, 516 W 51, tenants by entirety; mtg $13,000; Jan30; Jan31'13. nom

124TH st, 541 W [illegible] Bway, 108x100.11, 6-sty bk tnt; Fabian [illegible] corpn, 156 Bway; mtg $100,000; Feb1; Feb 1'13; A$67,000-170,000. O C & 100

[illegible] Park av, 27.11x99.11, with all title to strip on e, 0.1x99.11, 4-sty bk tnt & strs; Hudson Realty Co to Jno Haase, 506 W 149, & Louis Sasse, 117 W 131; mtg $45,000 &

125TH st, 118 W [illegible]

125TH st, 661 W [illegible]

125TH st, 705 W [illegible]

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129TH st, 35-7 W (C 1727-18), ns, 391.8 e Lenox av, 50x99.11, 6-sty bk tnt; Louis B H Sherwood, ref to Louis Monis, 188 Broadway; FORECLOS Jan24; Feb6'13. A $26,000 to 70,000 **70,000**

129TH st, 35-7 W; Louis Monis to Abr Morris, 345 W 111. A Jr to H Morris, 61 Central Pl, W; B&S, AL, Feb6'13. O C & 100

129TH st, 306 W (7:1955-20), ss, 125 w 8 av, 25x99.11, 5-sty bk tnt; Owners Standard Realty Corpn to Saml Goldberg, 729 Ams av; mtg $22,500; Jan31'13; A$13,000-22,000. nom

129TH st, 543 W, see Old Bway, 2337-41.

130TH st, 64-6 W, see Lenox av, 390-8.

130TH st, 118 W (7:1914-12), ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; Jno Z Lowe, Jr, ref to Joshua Isaacs, 878 Macy pl, FORECLOS Jan7 Feb4, Feb5'13. A $13,000-31,000. **20,000**

130TH st, 579 W, see Bway, 3240-52.

132D st, 18 E (6:1756-60), ss, 93 w Mad av, 27x99.11, 5-sty bk tnt; Jacob Freund to Diedrich Meyer, 690 E 158; mtg $24,950 & AL; Jan10; Feb1'13; A$9,500-25,000. exch

132D st, 245 W (7:1938-16), ns, 368 w 7 av, 16x99.11, 3-sty & b stn dwg; Eliz Hoskins to Wm H Lotte, 243 W 132; July 14'04; Jan31'13; A$7,200-10,000. nom

134TH st, 271 W (7:1940-6½), ns, 131.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Jno Hallahan, EXR, &c, Mary A C Hallahan to Jas Ahearn, 204 W 114; ½ pt; AL; Nov1'09; Feb3'13; A$6,800-8,000. **4,500**

134TH st, 271 W; Martha Ahearn to same; ½ pt; Nov1'09; Feb3'13. nom

134TH st, 271 W (7:1940-6½), ns, 131.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Jas Ahearn, 204 W 114; ½ pt; AL; Feb1; Feb 4'13; A$6,800-8,000. nom

134TH st, 271 W; same to Estate of Mary A C Hallahan, decd, office 271 W 125; ½ pt; AL; Feb1; Feb4'13. **4,500**

136TH st, 130 W (7:1920-46), ss, 300 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Sampson H Schwarz to Wm D Brown, 146 W 53; B&S; mtg $6,000; Feb5'13; A$7,300-10,500. O C & 100

137TH st, 110-12 W (7:1921-40), ss, 150 w Lenox av, 41.8x99.11, 5-sty bk tnt; Jacob Blauner to Arbutus Realty Co, a corpn, 27 Wm [r 110ST; mtg $34,000 & AL; Jan31; Feb3'13; A$18,300-41,000. nom

137TH st, 223 W (7:2053-20), ns, 285 w 7 av, 18x99.11, 3-sty & b stn dwg; Stella R Krause to Horoscope Realty Co, a corpn, 74 Bway; mtg $14,000; Jan30; Jan31'13; A $8,500-14,500. O C & 100

138TH st, 245 W (7:2024-13), ns, 465.6 w 7 av, 17x99.11, 3-sty & b bk dwg; Geo H Walker to Mary C Russell, 234 W 21; mtg $10,000; Feb4'13; A$8,000-13,000. O C & 100

140TH st, 601 W, see Bway, 3441-7.

141ST st, 117-35 W (7:2010-11 & 18), ns, 275 w Lenox av, 250x99.11, 2-6-sty bk tnts; A$101,000-P270,000; also 142D ST W (7:2010-6 & 54), ss, 100 e 7 av, runs s 199.9 to ns 141st (No 137-45), xe125xn99.11xe25xn99.11 to 142d xw150 to beg, 2-6-sty bk tnts; A$——-$——; Gertrude A Vanderbeck to Jos Sagovitz, 148 W 142; B&S; mtg $697,500; Jan6; Feb5'13. O C & 100

141ST st, 117-45 W (7:2010), also 142D ST W, same prop; Jos Sagovitz to Kramer Contracting Co, a corpn, 25 Nassau; B&S; mtg $697,500; Jan31; Feb5'13. O C & 100

141ST st, 137-45 W, see 141st, 117-35 W.

141ST st W, nwc 7 av, see 7 av, 2420.

141ST st, 477 W, see Ams av, 1641-59.

141ST st, 600 W, see Bway, 3449-59.

142D st, 131 W (7:2011-20), ns, 270 w Lenox av, 40x99.11, 6-sty bk tnt; Bernhard Seymann to Margt E Weill, 634 W 138 & Florence Cahen, 225 Central Park W; mtg $41,000 & AL; Nov4'12; J 31'13; A $17,000-47,000. O C & 100

142D st, 478 W, see Ams av, 1641-59.

142D st, 521-3 on map 523 W (7:2075-11), ns, 241.5 e Bway, 70.10x99.11, 6-sty bk tnt; Saml E Powers, ref to Wm J Ehrich, 141 W 71; mtg $82,000; FORECLOS; Jan16; Jan30; Jan31'13; A$25,000-107,000. **20,300**

142ND st, 421 W (7:2068-16), ss, 95 e Convent av, 27.6x99.11, 5-sty bk tnt; Annie Tobin to Eli Hamm, 120 W 116; mtg $45,500; Feb5'13; A$17,000-19,000 nom

143RD st, 229-35 W (8:2032-54), ss, 500 w 7 av, 100x99.11, 2-sty bk stables; Oscar S Straus, t Northern Steam, 37 W 72; B&S & C a G; Jan8; Feb4'13; A$35,000-46,000. nom

151ST st W, swc Convent av, see Convent av, 470.

152D st, W, nec Ft Wash av, see Ft Wash av, sec 180th.

160TH st W (8:2134-6, 2154), ss 100 w Ams av, 100x81.7, except Edw B Corey & Minnie B, his wf, to Fair Deal Realty Co, a corpn, 117 W 119; mtg $18,500; Jan21'13; A $26,800-26,800. O C & 100

169TH st, 517-9 W (8:2126-54), ns, 95 e Audubon av, 50x81.7, 6-sty bk tnt; Fair Deal Realty Co to Edw B Corey, at nec Franklin & Meadow avs, Far Rockaway, B of Q; mtg $48,000; Jan31'13; A$——-$——. O C & 100

180TH st W, nwc Audubon av, see Audubon av, nwc 180th.

180TH st W, sec Ft Wash av, see Ft Wash av, sec 180th.

180TH st W, sec Wadsworth av, see Wadsworth av, sec 186th.

188TH st W (8:2170-16), ss, 97 w Wadsworth av, 50x94.11, vacant; Alice Wurtz wf to Edw F Maloney, 2121 Kingsbridge av; FORECLOS Jan10; Feb5'13; A$3,800-3,800. **6,050**

205TH st, 407 W (8:2202-31), ns, 150 w 9 av, 50x99.11, 5-sty bk tnt; Kath Hunter to Jos Rutherford, 509 W 146; mtg $48,600; Mar22'12; Feb4'13; A$7,000-40,750. O C & 100

Av D, 91-4, see 8th, 395 (405) E.

Amsterdam av, 1641-59 (7:2058-1), sec 142d (No 478), runs e30xs99.11xe5xs99.11 to ns 141st (No 477) xw35 to av xn199.10 to beg, 7-sty bk tnt & strs; Max Marx to Cornelius J Behan, 715 Argyle rd, Bklyn; L PT&I, mtg $167,500 on whole; Jan31; Feb4'13; A$65,500-165,000. O C & 100

Audubon av (8:2153-77-80), nwc 180th, 100x100, vacant; Reba E wife Lorenz F J Weiher to Howard T Cole, 906 St Johns pl, Bklyn; AT; AL; Mar25'11; Feb3'13; A $50,000-50,000. O C & 100

Bowery, 101 (1:304-4), ses, 75.4 n Hester, 25x119.2x25x119.5, 5-sty stn loft & stn bldg; Saml Goldberg to Max & Abr Baker, 138 Hewes, Bklyn; mtg $49,500; Jan29; Feb5'13; A$34,000-47,000. O C & 100

Broadway, 1881-5 (4:1115-7), nwc 62d (No 47), 87.3x46.1x75.5x89.11, 4-sty bk garage; Panhard & Levassor Bldg Co to Detroit-Cadillac Motor Car Realty Co, Inc, a corpn, 1819 Bway; B&S; mtg $177,000; Jan 15; Jan31'13; A$260,000-300,000. O C & 100

Broadway, 2600-10 (7:1870-20 & 26), nec 98th (Nos 207-9), 100.11x202.4 to c l Old Bloomingdale rd, x101.11 to 98th, x188.3, 12-sty bk tnt & strs & 8-sty bk tnt; T J McLaughlins Sons Inc to Gramont Holding Co, Inc, a corpn, 274 W 73 [98th & Bway]; mtg $835,000; Feb6'13; A$322,000-P1,050,000 nom

Broadway, 3240-52 (7:1985-1-4), nec 130th (No 579), 149.10x100, 2-sty bk office, 3-sty bk stable & fr coal pockets; Wilson C Reed to Two Thousand Forty-one Fifth Ave Co, 27 Cedar; mtg $80,000; Jan24; Jan 31'13; A$106,000-108,000. O C & 100

Broadway, 3441-7 (7:2088-29), nwc 140th (No 601), 99.11x90, 6-sty bk tnt & strs; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A $97,000-208,000. O C & 100

Broadway, 3449-59 (7:2088-36), swc 141st (No 600), 99.11x90, 6-sty bk tnt & strs; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A$97,000-208,000. O C & 100

Claremont av, 190; L K Comstock Co to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $39,000; Feb3; Feb4'13; A$32,000-50,000. O C & 100

Claremont av, 190 (7:1993-104), es, 260 n 125th, 40x100, 5-sty bk tnt; Adele Kurrus to L K Comstock Co, a corpn, 30 Church; AL; Jan20; Feb4'13; A$32,000-50,000. O C & 100

Convent av, 470 (7:2065-48), swc 151st, 108.11x43.5x99.11x86.10, 6-sty bk tnt; Edgar Ellinger to Greystone Holding Co, a corpn, 52 Bway; mtg $125,000; Aug28'12; Feb4'13; A$45,000-123,000. O C & 100

Convent av, 470; Greystone Holding Co to N Y Real Estate Security Co, a corpn, 42 Bway; AL; Feb3; Feb4'13. O C &100

Edgecombe av (7:2048-pt lot 1), ws, 359.9 n 137th, 129.11x116.4 to es St Nicholas av, x131.8x94.6 to beg, vacant; Sutherland Realty Co to Solow Constn Co, a corpn, 507 W 113; mtg $34,000 & AL; Feb1; Feb 3'13; A$——-$——. O C & 100

Fort Washington av (8:2176-36), sec 180th, 100.1x115.1x100x110.9; vacant; Wm R Harvey & ano to Harvey Realty Co, a corpn, 40 E 22; B&S; mtg $40,000 & AL; Jan10; Feb4'13; A$53,000-53,000. O C & 100

Lenox av, 390-8 (6:1727-69-72), sec 130th (Nos 64-6), 99.11x85, 1-sty bk strs; Max Marx to Thos W Myers, 44 W 77; mtg $60,000; Jan28; Jan31'13; A$81,000-88,500. O C & 100

Lexington av, 350 (3:895-77), ws, 19.9 s 40th, 19.9x85, 4-sty & b stn dwg; Jno A McCreery et al to Hoggson Bros, a corpn, 7 E 44; mtg $35,000; Feb4'13; A$27,000-34,000. O C & 100

Lexington av, 352 (3:895-78), swc 40th, 19.9x85, 4-sty & b stn dwg; Ruth A Watrous, widow, to Hoggson Bros, a corpn, 7 E 44; AL; Jan31; Feb4'13; A$40,000-49,000. O C & 100

Lexington av, 1061 (5:1410-21¼), es, 42.2 n 75th, 20x94.9, 5-sty stn tnt; Max Jakobson to Louis Jakobson, 1061 Lex av; mtg $20,000; Jan2; Jan31'13; A$14,000-22,000. O C & 100

Lexington av, 1567-9 (6:1628-20), es, 50.11 n 100th, 50x95, 6-sty bk tnt & strs; Benj M Gruenstein et al to Fanny Gruen, 116 E 60; B&S; mtg $16,000; Feb2'13; A $24,000-60,000. O C & 100

Lexington av, 1567-77 (6:1628-20, 22, 50 & 52), nec 100th (No 177), 201.10 to ss 101st (No 176), x95, 4-6-sty bk tnts & strs; Fanny Gruen to Benj M Gruenstein, 60 W 95, & Jos L B Mayer, 944 Park av; AL; Feb3'13; A$113,000-270,000. O C & 100

Lexington av, 1567 (6:1628-20), nec 100th (No 177), 50.11x95, 6-sty bk tnt & strs; A$32,500-75,000; also LEXINGTON AV 1571-7 (6:1628-50), sec 101st (No 176), 100.11x95, 2-6-sty bk tnts & strs; A$32,500-75,000; Bernhard Mayer to Fanny Gruen, 116 E 60; B&S, mtg $168,000 & AL; Feb3'13. O C & 100

Lexington av, 1571-7, see Lex av, 1567.

Lexington av, 1641 (6:1631-52), es, 50.11 s 104th, 25x95, 4-sty stn tnt; Berent C Gerken to Ida M King, 2528 Bway; mtg $15,000; Jan30; Jan31'13; A$11,000-17,500. O C & 100

Madison av, 1728 (5:1500-54), ws, 81.11 s 89th, 18.9x75, 3-sty & b stn dwg; Pauline Auerbach to Philena C Smith, 110 Park av; Jan27; Jan31'13; A$24,000-27,000. O C & 100

Old Broadway, 2337-41 (7:1984-12), nwc 129th (No 543), 100x33.9x99.11x38.10, 6-sty bk tnt & strs; Marion Holding Co to Sadie Moses, 133 W129; mtg $55,000; Jan30; Jan 31'13; A$25,000-70,000. O C & 100

Park av (6:1606-40), swc 101st (No 76), 25.11x80, 5-sty bk tnt; Heinrich Stephan, heir &c Ludwig Stephan, to Esther Seide, 24 E 99; QC; Jan21; Feb4'13; A$14,000-25,000. nom

Park av (6:1606), swc 101st (No 76); same prop; Anna Gau, heir &c Ludwig Stephan, to same; QC; Jan21; Feb4'13. nom

Park av (6:1606), swc 101st; Magdalena Brugel, heir Louis Stevens or Stephens, to Esther Seide, 24 E 99; QC; Jan21; Feb4'13. nom

Pinehurst av, 65 (8:2177-132), ws, 53.6 n 180th, 46.6x111.2x46.6x109.1, 5-sty bk tnt; Solow Constn Co to Sutherland Realty Co, 505 5 av; mtg $51,000 & AL; Feb1; Feb3'13; A$16,500-P$47,000. nom

St Nicholas av, 60 (7:1823-18), nec 113th (No 117), 118.5x144.2x100.11x82.3, 7-sty bk tnt & strs; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan 31'13; A$90,000-140,000 O C & 100

St Nicholas av, 66-72 (7:1823-47), sec 114th (No 122), 118.9x69.2x100.11x131.2, 7-sty bk tnt & strs; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A$95,000-250,000. O C & 100

St Nicholas av, es, abt 350.9 n 137th, see Edgecombe av, ws, 359.9 n 137th.

Wadsworth av (8:2166-33 & 8:2167), sec 186th, 155.2x200x157.2x200, vacant; Saxonia Constn Co to Edw Fagan, 949 Ams av; mtg $65,000 & AL; Jan31; Feb5'13; A $——-$——. nom

West Broadway, es, 75 n Spring, see Spring 157.

West Broadway, 407-9, see Spring 157.

West End av, 624 (4:1238-3), es, 45 n 90th, 19x100, 3 & 4-sty & b stn dwg; Jack Norworth to Nora Bayes Norworth, his wife, 624 West End av; mtg $25,000; Oct 30'12; Jan31'13; A$18,000-27,000. nom

1ST av, 635 (3:942-30), ws, 74 n 36th, 24.8x80, 5-sty bk tnt & strs; Martin B Hofman to Anna Potash, 259 W 121; mtg $18,500 & AL; Dec2'12; Feb6'13; A$11,000-17,000. O C & 100

1ST av, 1308 (5:1465-2), es, 30.4 n 70th, 25x87, 5-sty bk tnt & strs; Antonie Bohaty to Jno Masek at Hicksville LI; mtg $28,000; Feb1; Feb3'13; A$10,000-22,500. O C & 100

1ST av, 1604 (5:1563-2), es, 27.2 n 83d, 25x84, 5-sty bk tnt & strs; Jacob Selig et al to Ludwig Rosenberg, 1602 1 av; mtg $20,000; Feb3; Feb4'13; A$11,000-22,000. **30,500**

1ST av, 2274 (6:1710-47), sec 117th (Nos 400-2), 25.2x94, 4-sty bk tnt & strs, 3-sty bk tnt & 1-sty bk str; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg $12,000; Jan31; Feb6'13; A$17,000-25,000. O C & 100

1ST av, 2282 (6:1711-3), es, 50.5 n 117th, 25.7x94, 5-sty bk tnt & strs; Eliz A Brown to Cath Morone, 121 St Nich av; mtg $14,000 & AL; Jan31; Feb6'13; A$11,000-21,000. O C & 100

2D av, 1436 (5:1449-50), es, 18.11 s 75th, 23.9x100, 4-sty bk tnt & strs; Wm N Shannon to Mary E Lynch & Andw McCormick both at 1436 2 av; re judgt; AT & QC; Feb4; Feb6'13; A$13,000-18,000. nom

2D av, 1436; Mary E Lynch & ano to E Louise Bonynge, 90 Bentley av, Jersey City, NJ; mtg $13,760; Feb5; Feb6'13. O C & 100

2D av, 2250 (6:1687-52), es, 80.11 s 116th, 20x80, 4-sty bk tnt & str; Jos Rinaldi to Carmela Palermo, 327 E 115; mtg $11,500; Jan17; Jan31'13; A$9,500-12,000. nom

2D av, 2250 (6:1687-52), es, 80.11 s 116th, 20x80, 4-sty bk tnt & str; Carmela wife Sebastiano Luciano to Carmela Palermo, 327 E 115; QC; Jan31; Feb5'13; A$9,500-12,000. nom

2D av, 2250; Carmela Palermo [327 E 115] to Moses Oppenheim, 1242 50th, Bklyn, mtg $10,000; Feb3; Feb5'13. nom

2D av, 2456 (6:1802-50), es, 19.11 s 126th, 26.8x100, 5-sty stn tnt & strs; Robt Bader to Flora Bachrach, 22 E 90, & Rebecca Bachrach, 16 E 96; mtg $20,500; Nov7'12; Feb4'13; A$11,500-22,500. O C & 100

4TH av, 242-50 (3:848-43), swc 29th (Nos 50-2), runs w87xs92xw13xs23xe36xn15xe64 to av xn100 to beg, 12-sty bk loft & str bldg; 248 4th Av Co, a corpn, to Wm T Evans, at Montclair, NJ; mtg $700,000 & AL; Feb1; Feb3'13; A$428,000-P$538,000 O C & 100

5TH av, 2144 (6:1729-35), ws, 130 s 132d, 19.11x75, 4-sty stn tnt; Geo W Whiteside, ref to Pauline Boettger, at Independence av & W 254th; FORECLOS Jan28; Feb1; Feb3'13; A$11,000-14,000. **10,000**

7TH av, 2022-4 (7:1927-29), nwc 121st (No 201), 50.11x95, 6-sty bk tnt; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A$53,000-115,000. O C & 100

7TH av, 2026-8 (7:1927-31), ws, 50.11 n 121st, 50x95, 6-sty bk tnt; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A$40,000-90,000. O C & 100

7TH av, 2420 (7:2027-29), nwc 141st, 49.11x75, 5-sty bk tnt; Marion S Irwin Martin to Anna Smith, — Woodland av, Englewood, NJ [o 331 Mad av]; AL; Jan 30; Jan31'13; A$40,000-70,000. nom

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8TH av, 2794 (7:2034-3), es, 49.11 n 148th, 50x80, 5-sty bk tnt & strs; Jacob Heck to Jos P Burke, 342 52d, Bklyn; mtg $57,500; Jan25; Feb4'13; A$23,500-45,000. O C & 100

10TH av, 309A (3:699-37), swc 28th (Nos 500-2), 24.8x100, 2-4-sty bk tnts & strs; Louis Becker to Lucy Spiro, 67 Maple av, Danbury, Conn; mtg $30,000; Jan28; Feb 1'13; A$16,000-28,000. O C & 100

10TH av (4:1068-pt lot 1), nec 58th; all R, T & I to bldg on land of Roosevelt Hospital, used as laboratory also all R, T & I under agmt dated Jan11'12, covering land upon which bldg stands; Lewis R Morris to Harriman Research Laboratory, a corpn, 58th & 10 av; B&S; Feb5'13; A exempt-exempt. nom

10TH av, 758 (4:1061-64), es, 75.5 s 52d, 25x75, 5-sty bk tnt & strs; Rudolph L Schaefer to Chas O Renken, 762 10 av; mtg $16,500; Feb1; Feb4'13; A$13,000-22,-000. O C & 100

10TH av, 858 (4:1066-3), es, 115.2 s 57th, runs e100xs5.2xw20xs20xw80 to av xn25.2 to beg, 5-sty stn tnt & strs; Kenton Realty Co to Grace A Kempner, 251 W 92; mtg $16,500; Jan29; Feb3'13; A$13,000-25,000. O C & 100

11TH av (3:674-33), ws, 49.4 s 29th, 24.8 x100; vacant; A$11,000-11,000; also 29TH ST (3:674-36-38), ss, 100 w 11 av, 75x98.9; vacant; A$24,000-24,000; Devonshire Realty Co to Erie Land & Impt Co, a corpn, at Jersey City, NJ [60 Church], mtg $[illegible], Jan29; Feb4'13. O C & 100

Interior strip (5:1368-pt lot 44½), 125.5 e 1 av & 98.2 n 56th, runs n2.3xse18.1xs1.11 xw18.1 to beg; Cath T Moriarty to Mary R & Robt Goelet, both at Newport, RI, as TRSTES Ogden Goelet, decd, ½ pt & Robt Goelet, individ, ½ pt; B&S; May20'12; Jan 31'13. A$ —$—. 220

Interior strip (5:1368-pt lot 44), 143.6 e 1 av & 97.4 n 56th, runs n1.11xse18.1xs2.8x w18.1 to beg; Jacob Finkelstone to Mary R & Robt Goelet, both at Newport, RI [9 W 17], as TRSTES Ogden Goelet, decd, ½ pt, & Robt Goelet, individ, ½ pt; B&S; May20'12; Jan31'13; A$ —$—. 260

Interior strip (5:1368-pt lot 46½), 94 e 1 av & 99.7 n 56th, runs w4.3xn3.2xse17.11 xs2xw13.7 to beg; Nora wife John Doherty to Mary R & Robt Goelet, both at Newport, RI, as TRSTES Ogden Goelet, decd, ½ pt & Robt Goelet, individ, ½ pt; May 20'12; Jan31'13. 290

Interior strip (5:1368-pt lot 45), 107.7 e 1 av & 99.7 n 56th, runs n2xse17.10xs2.3 xw17.10 to beg; Frank Davin to Mary R & Robt Goelet, both at Newport, RI, as TRSTES Ogden Goelet, decd, ½ pt, & Robt Goelet, individ, ½ pt; May27'12; Jan31'13; A$ —$—. 230

Interior strip (3:920), at cl of blk bet 39th & 40th & 250.8 w 2 av, runs w0.5xs 28.6x e0.8xs8.6xe0.5xn8.6xw0.8xn28.6 to beg; Jos H Ash individ, EXR &c will of Jos H Ash, decd, to Rees & Rees, a corpn, 232 E 40; Jan31; Feb1'13; 250

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Monroe st, 113 (1:272-17), ns, abt 100 w Rutgers, —x—, 5-sty bk tnt & strs; A$20,-000-33,000; also RUTGERS ST, 55 (1:256-36), es, abt 100 n Cherry, —x—, 5-sty bk tnt & strs; A$17,500-34,000; gen rel & asn of all RT&I in estate of Alex Rittmaster, father of party 1st pt; Gilbert Rittmaster, heir &c Alex Rittmaster, to Annie Rittmaster, his mother, 19 E 95; Aug6'12; Feb 3'13. nom

Rutgers st, 55, see Monroe, 113.

St Marks pl, 6 (2:463-12), ss, 100 e 3 av, 26x120, 3-sty bk tnt & strs; re dower; Edith C, wife Lloyd S Bryce, to David Wasser, 242 E 3; AT; QC; Jan20; Feb4'13; A$23,000-28,000. nom

17TH st, 239 E (3:898-22), ns, 161.3 w 2 av, —x—, 4-sty & b stn dwg; re-claim or int in legacy, etc., under will of Fredk Keppel decd; Fredk P Keppel to Fannie M Keppel, 239 E 17; Feb5; Feb6'13; A $13,800-18,000. nom

22D st, 128 E, see Lex av, 4-8.

34TH st, 108-10 W (3:809-49), ss, 643 e 7 av, 47.3x98.9, 12-sty bk office & str bldg; declaration that lease is merged in fee, and that this declaration is made to induce N Y Savings Bank to take asn of mtg for $450,000; Childs Unique Dairy Co to Childs Co, a corpn, 200 5 av; Jan24; Feb 3'13; A$350,000-600,000.

38TH st, 29-33 W (3:840-23-25), ns, 446 w 5 av, 64x98.9, 16-sty bk loft & str bldg; re judgt; Hanover Natl Bank of NY to Eli B Springs, 1730 Bway; Jan31; Feb4'13; A $235,900-256,000. nom

64TH st, 164 E (miscl), power of atty to borrow $15,000 on above; Anna S Lincoln at Goshen, NY, to Drayton Burrill [69 Prospect], Summit, NJ; Nov4'12; Feb3 '13.

79TH st, 20 E (5:1392-57), ss, 100 w Mad av, 41.1x70.2, 5-sty & b stn dwg; re mtg; Lawyers Title Ins & Trust Co to Charles Buek Constn Co, a corpn, 5 E 42 [illegible], 24; Feb6'13; A$——$——. 175 00

81ST st, 203-11 W (4:1229), "The Barrington"); agmt as to management & collection of rents until notes for $6,000 are paid, &c; S B Constn Co, a corpn, with Slawson & Hobbs, a corpn, 162 W 72; Dec 4'12; Jan31'13. nom

111TH st, 136-42 W, see Ft Wash av nec 162d.

112TH st, 15 E (6:1618-10), ns, 244 e 5 av, 19x100.11, 5-sty bk tnt; order of court confirming sale of all R, T & I in above for $150,00; Peter B Olney, ref in bankruptcy of Jos Krupp, individ & trading as J Krupp & Co, bankrupt, to Saml Jacobs [85 Bowery]; AL; Jan23; Feb3'13; A$10,000-19,000.

112TH st, 15 E; order of court approving bond for $8,000 of Cornelius W Wickersham as TRSTE in matter of Jos Krupp, bankrupt; July25'12; Feb3'13.

125TH st, 603 W, see Claremont av, 180.

136TH st, 520-6 on map 520-2 W, see Ft Wash av, nec 162d.

136TH st, 528-34, on map 524-6 W, see Ft Wash av, nec 162d.

141ST st, 117-35 W (7:2010), ns, 275 w Lenox av, 250x99.11; asn rents as collateral for notes, &c; Kramer Contracting Co to Abr L Kass, 226 S 9, Bklyn; Feb5'13. nom

141ST st, 117-39 W (7:2010); also 142D ST, 148-58 W (7:2010); cancellation of agmt dated Jan6'13 & recorded Jan23'13; also general re; Jos Sagovitz with Kramer Contracting Co, a corpn, 35 Nassau; Jan31; Feb5'13. nom

142D st W, ss, 160 e 7 av, see 141st, 117-35 W.

Claremont av, 178-84 on map 180, see Ft Wash av, nec 162d.

Claremont av, 180 (7:1993-112), nec 125th (No 603), 100x100, 6-sty bk tnt; re mtg; Nethul Realty Co to N Y Real Estate Security Co, 42 Bway; QC; Feb3'13; A$95,000-210,000. nom

Edgecombe av, 58 (7:2041-3½), es, 92 n 137th, 15.10x100, 4-sty stn tnt; re mtg; Sterling Piano Co of Bklyn to Grace L Cloos, Longo, 1348 77th Bklyn; QC; Sept5 '12; Jan31'13; A$7,000-14,500. nom

Fort Washington av (8:2137-40), nec 162d, 98.11x187.11x68.9x164.11, 6-sty bk tnt; A$66,000-265,000; also 136TH st, 520-6, on map 520-2 W (7:1988-123), ss, 400 w Ams av, 100x99.11, 6-sty bk tnt; A$50,000-155,-000; also 136TH ST, 528-34, on map 524-6 W (7:1988-127), ss, 500 w Ams av, 100x 99.11, 6-sty bk tnt; A$50,000-155,000; also CLAREMONT AV, 178-84, on map 180 (7:-1988 & 1993-112), nec 125th (No 603), 100x 100, 6-sty bk tnt; A$95,000-210,000; also 111TH st, 136-42 W (7:1820-51-53), ss, 250 e 7 av, 75x100.11, 2-5-sty bk tnts; re mtg; NY Trust Co, a corpn as TRSTE to NY Real Estate Security Co, a corpn, 42 Bway; QC; Feb4; Feb5'13; A$48,000-92,000. nom

Fort Washington av (8:2136-pt lot 50), ws, 250.5 w Bway on curves, runs w parallel with ns 158th, 103.5xs60xe100xne45.3 to av xn41.4 to beg, 6-sty bk tnt; re mtg; Emily M Roemer to Saranac Constn Co, a corpn, 3785 Bway; QC; Feb3; Feb5'13; A [illegible] O C & 100

Fort Washington av (8:2136-pt lot 50), ws, 150 w Bway on curve, runs s115.9 to pt 115 n 158th xw75xn114.10xne45.2 to av xs51.10 to beg, with all title to small gore [illegible] adj above on E [illegible], 6-sty bk apt tenement; Emily M Roemer to Saranac Constn Co, a corpn, 3785 Bway; QC; Feb3; Feb5'13; A$ —$—. O C & 100

Lexington av, 4-8 (3:877), swc 22d (No 128), runs s66xw70xs32.9xw20xn98.9 to 22d xe95 to beg; also property adj above on s; agmt as to encroachment, &c; Russell Sage Foundation, a corpn, 105 E 22, with Hoyt, A C Taylor, E st rd, South Portsmouth, RI; Jan3; Jan31'13. nom

Lexington av, 687 on map 689, see Lex av, 1 on map 691.

Lexington av, 689 on map 691 (5:1311-52), es, 50.5 s 57th, 25x100, 4-sty & b stn dwg; A$22,500-33,000; also LEXINGTON AV, 687, on [illegible] (5:1311-53), es, 75.5 s 57th, runs e100xs25xw28xn0.6xw72 to av x n24.6 to beg, 4-sty & b stn dwg; A $22,500-33,000; re mtg; Grenville L Winthrop & ano EXRS Robt Winthrop to A Leo Everett, 134 E 70; QC; Jan22; Jan31'13. 30,000

2D av, 1389-91 (5:1427), ws, 50.2 n 72d, runs w [illegible] to av xs50 to beg; consent to station platform ext; Mathilde E Sutro to Interborough Rapid Transit Co, 165 Bway, et al; mtg $100,000; Dec27'12; Feb4'13. 800

2D av, 1632-4 (5:1584-1), es, 21.2 s 116th, 56x 78; consent to station platform ext; Lina Sternkopf to Interborough Rapid Transit Co, 165 Bway, et al; mtg $32,000; Jan6; Feb4'13. 960

2D av, 2250 (6:1687-52), es, 80.11 s 116th, 20x80, 4-sty bk tnt & strs; re mtg; Ebling Brewing Co to Carmela Palermo, 327 E 115; QC; Feb4; Feb5'13; A $9,500-12,000. 1,500

Interior strip (3:920), at cl blk bet 39th & 40th & 250.8 w 2 av, runs w0.5xs28.6x e0.8xs8.6xe0.5xn8.6xw0.8xn28.6 to beg; re [illegible] Jos H Ash individ, EXR &c will of Jos H Ash, decd, to Rees & Rees, a corpn, 232 E 40; Jan31; Feb1'13. nom

Interior strip (5:1368- pt lot 44), 143.6 e 1 av & 97.4 n 56th, runs n1.11xse18.1xs2.8x w18.1 to beg; re mtg; Mutual Benefit & Burial Soc of the Congregation of Prayer to Mary R & Robt Goelet, Newport, RI, TRSTES Ogden Goelet, decd, & Robt Goelet individ; May20'12; Jan31'13; A$——$——. omitted

Power of atty (Miscl); Mary A Kemeys [illegible] Jersey City, NJ, to Wm H Wilcox [illegible] NY; Jan17; Feb1'13.

Power of atty (miscl); Walton A Green, Weston, Mass, to Alex Kendall, of Cambridge, Mass; Jan30; Jan31'13.

Power of atty (miscl); John T Terry to John T Terry, Jr, his son, 100 Bway; Feb 2'05; Jan31'13.

Power of atty (miscl); Anna A Winter to Chas A Winter both at Great Neck, LI; Nov[illegible]'12; Feb4'13.

Power of atty (PA); Maria D Pringle to Chalmers Wood, 948 Lex av; Apr1'12; Feb 5'13.

Power of atty (PA); Susan Pringle to Chalmers Wood, 948 Lex av; Apr1'12; Feb 5'13.

WILLS.

Borough of Manhattan.

Goerck st, 35 (2:327-57), ws, 149.2 s Delancey, 25x100, 7-sty bk tnt & str; A $12,000-33,000; also LEWIS ST, 102 (2:330-40), es, 75 n Stanton, 21x100, 6-sty bk loft & str & 6-sty bk loft in rear (½ int); A $13,000-24,000; also 11TH ST, 329-31 E (2:-453-52), ns, 225.3 w 1 av, runs n40xnw25.2 xe6xn39.6xnw26xsw—xs—xe6.1xs abt 103 xe50.1 to beg, 6-sty bk tnt & str; A$33,000-79,000; also 58TH ST, 442 E (5:1369-29½), ss, 121.6 w Sutton pl, 20x100.5, 5-3-sty & b stn ft dwg; A$7,000-8,500; Hyman Rosenblum Est, Abr Rosenblum, ADMR, 442 E 58; atty, Abr Rosenblum, 320 Bway. Will filed Jan28'13.

Lewis st, 102, see Goerck, 35.

11TH st, 329-31 E, see Goerck, 35.

18TH st E, nec Bway, see 56th, 66 W.

25TH st, 48 E (5:854-32), ss, 225 e Mad av, 25x98.9, 4-sty stn front dwg (¼ int); Francis G Van Woert Est, Wm Van Woert EXR, 86 Prospect st, Montclair, NJ; atty, Timothy Davenport, 92 Wm; A$57,500-63,-500; Will filed Jan30'13.

26TH st, 109-15 W (3:802-31), ns, 125 w 6 av, 50x98.9, 11-sty bk loft bldg & str (½ int); A$88,000-235,000; also 27TH ST, 31-7 W (3:829-16), ns, 137.7 w Bway, 100x98.9, 12-sty bk loft bldg & str (½ int); A$330,-000-720,000; also WEST END AV, 815-17 (7:1888-74), swc 100th (Nos 300-4), 100.11x 125, 12-sty bk tnt (½ int); A$140,000-700,-000; Henry W Boettger Est, Pauline Boettger EXTRX, Independence av & 254th; attys, Bandler & Haas, 42 Bway. Will filed Jan28'13.

27TH st, 31-7 W, see 26th, 109-15 W.

28TH st, 105 E on map 101 (3:884-5), ns 80 e 4 av, 22.6x98.9, 4-sty stn front tnt; Jas H Burke Est, Sarah I Burke, EXTRX, 105 E 28; atty, David C Lewis, 141 Bway; A$29,000-36,000. Will filed Jan31'13.

52D st, 305 W (4:1043-28), ns, 100 w 8 av, 16.8x100.5, 4-sty & b stn ft dwg; A $11,000-14,000; also 52D ST, 309 W (4:1043-27), ns, 133.4 w 8 av, 16.8x100.5, 4-sty & b stn ft dwg; A$11,000-14,000; Annie Katherine Zuelch Est Conrad H Zuelch EXR, 309 W 52; attys, Lewis & Elgas, 40 Exchange pl. Will filed Jan31'13.

52D st, 309 W; see 52d, 305 W.

56TH st, 66 W (5:1271-70½), ss, 75 e 6 av, 25x100.5, 4-sty & b bk & stn ft dwg; A$50,000-63,000; also 74TH ST, 303 W (4:-1184-74), ns, 100 w West End av, 30x64, 3½-sty bk dwg; A$29,000-58,000; also BROADWAY, 874 (3:847-24), nec 18th, runs n24.1xne77.5xn44.4xe22.7xs92xw88.4 to beg, 10-sty bk loft bldg & str; A$330,000-410,-000; also 6TH AV, 990-2 (5:1271-71-72), se c 56th (No 68), 51.6x75, 2 5-sty bk tnts & strs; A$87,000-107,000; Ewen McIntyre Est, Jno G McIntyre, EXR, 303 W 74; attys, Patton & Patton, 40 Wall; Will filed Jan27'13.

56TH st W, sec 6 av, see 56th, 66 W.

57TH st, 351 W (4:1048-8), ns, 175 e 9 av, 22x100.5, 4-sty & b stn front dwg (½ int); Florence V W Frisbie Est, Geo B Frisbie, EXR, 79 Clinton av, Newark, NJ; atty, Lewis T Knox, 208 5 av; A$20,500-29,500; Will filed Jan30'13.

58TH st, 442 E; see Goerck, 35.

74TH st, 303 W, see 56th, 66 W.

79TH st, 214 W (4:1170-40½), ss, 171 w Ams av, 19x102.2, 3½-sty bk dwg; Geo W Crossman Est, Columbia Knickerbocker Trust Co, EXRS, 60 Bway; atty, Eugene Smith, 49 Wall; A$17,000-25,000; Will filed Feb4'13.

80TH st, 140 E (5:1508-57½), ss, 19.2 w Lex av, 18.4x102.2, 3-sty & b stn ft dwg (1-6 int); Henry N Asiel Est, Addie White head EXTRX, 1350 Mad av; atty, Henry Amster, 114 Liberty; A$14,500-19,500; Will filed Feb1'13.

90TH st E, nwc 3 av, see 3 av, 1604.

100TH st, swc West End av, see 26th, 109-15 W.

121ST st, 226 W (7:1926-41½), ss, 258 w 7 av, 18x100.11, 5-sty bk tnt; Julius Lobenstein Est, Max Rosenwald, EXR, Carpenter av, Sea Cliff, LI; attys, Mandelbaum Bros, 90 Wall; A$10,800-16,000; Will filed Jan20'13.

148TH st, 459 W (7:2063-9), ns, 200 e Ams av, 19x99.11, 3-sty bk & stn ft dwg; Charlotte Beyer Est, Marie Borkel, EXTRX, 459 W 148; attys, Dulon & Roe, 41 Park Row; A$7,600-16,000; Will filed Feb 4'13.

Amsterdam av ,829 (7:1855-64), es, 75.11 s 101st, 25x75, 5-sty bk tnt & str; Apolonia A Buchholtz Est, Geo Andres, EXR, 125 Manhattan av; atty, Louis Campora, 93 Nassau; A$18,000-26,000; Will filed Jan 20'13.

Broadway, 874, see 56th, 66 W.

West End av, 815-17, see 26th, 109-15 W.

3D av, 1604 (5:1519-33), nwc 90th (No 177), 20x73.5, 5-sty bk tnt & str (pt int); Jno H D Meyer Est, Herman Blume, EXR, 1512 Lex av; atty, Jno M Ruck, 271 Bway; A$21,000-30,000; Will filed Feb4'13.

6TH av, 990-2, see 56th st, 66 W.

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CONVEYANCES.

Borough of the Bronx.

Bristow st, 1376 [illegible] e, 65 n Jennings, 25x100; Frank S Cusack to Annie [illegible] 1376 Bristow, mtg $[illegible] Jan27; Feb3'13. O C & 2,500

Carroll st [illegible] s w shore of h w m of [illegible] 16.9x100x15.5 to shore x—with strip 16.½ ft in width on n for st purposes; Jno Hallahan to Edgerton Park Co, a corpn, 271 W 125; ½ pt; AL; Feb3, Feb4'13. nom

Carroll st (*), same prop; same to Cath Ahearn, 371 Edgecombe av; ½ pt; AL; Feb3; Feb4'13. nom

Carroll st [illegible] s w cor Wm Scofield, at City Island, 135 to h w mark x—x110x98, with strip in front to cl of st 98x16½; Jas Ahearn & ano to Cath, wife Jas Ahearn, 371 Edgecombe av; mtg $[illegible] O C & 100

Carroll st, adj land Wm Scofield, see Scofield av, ns, adj land Jacob Brady.

Coster st [illegible] w, 250 s Spofford av, 50x67.2x50.7x74.9, vacant; Thekla Nathan to Emma Abraham, 980 Prospect av & Sadie Cohen, 887 Forest av; mtg $1,500; Feb6'13. O C & 100

Coster st [illegible] w, 250 s Spofford av, 50x67.2x50.7x74.9, vacant; A Max Wolf to [illegible] Nathan, 980 Prospect av, Bronx; mtg $[illegible] Feb6'13. O C & 100

Coster st (10:2764), ws, 125 n Spofford, 25x83.2x25.4x87.5, vacant; Eliz Ryan to Laura Curry, 327 E 58; Feb6'13. O C & 100

Dawson st, 1083 (10:2687), ns, 136.8 w Leggett av, 16.8x80.11x—x74.7, 2-sty fr dwg; Saml Watstein to Ida Watstein, his wife, 1083 Dawson; AL; Jan20; Feb1'13. nom

Freeman st, 871 E, see Stebbins av, 1318.

Fordham st, ns, adj land Jno Miller, see Hughes av, 2002.

Forster pl (13:3423), ss, 150 w Bway, 25x100, vacant; Wm Kaestle to Wm D Grant, 540 W 122; mtg $770 & AL; Feb4; Feb5'13. nom

Fox st, 1164 (11:2974), es, 100 n Home, 25x100, 2-sty fr dwg; Henry Morgenthau Co to Wm & Benj Mandolowitz, both at [illegible] E 23d, B&S, Jan31; Jan31'13. nom

Gerard st (9:2294), ns, 154 e Bergen av (Retreat av), 25x100; also strip bet old & new lines Gerard st, in front of above, vacant; Bankers Trust Co EXR Saml A Teller to Wm F Smith, 954 E 181, & Walter E Phelps, 2731 Creston av; Feb6'13. nom

Harrison st (*), ws, 312.10 n Davis, 50x86x irreg x81.9; Antonio Pozzuto to Geo H Janss, 631 E 168; AL; Jan29; Jan31'13. O C & 100

Hawkstone st, nec Walton av, see Walton av, nec Hawkstone.

Hewitt pl, [illegible] & [illegible] es, 216.7 n Longwood av, 40x100, 5-sty bk tnt; Anna Seligson, [illegible] Jacobson, 310 W 72; mtg $38,700 & AL; Jan30; Jan31-13. nom

Kelly st, 1613 [illegible] (10:2704), ws, 100.5 s 165th, 25x100, vacant; Saml Resnik to Wm Simon, [illegible] E 165th; mtg $4,000; Jan31; Feb1'13. nom

Kingsbridge ter (road from Kingsbridge to Williamsbridge) (12:3257), nws, abt 302 e Heath av, 50.6x160x50x154, vacant; Wilbur Larremore, ref, to N Y East Annual Conference of the M E Church, a corpn, 150 5 av; FORECLOS Dec31'12; Jan31; Feb 5'13. 6,000

Matilda st (*), ses, 200 n 240th, 50x100, Washingtonville; Thos J Brogan to Kath Brogan, 4620 Matilda av; AT; Jan18; Jan 31'13. nom

Manida st (10:2768), ws, 275 s Spofford av, 25x100, vacant; Cath Baker to Margt E Baker, 1422 Vyse av; Jan30; Jan31'13. O C & 100

Manida st [illegible] ws, 275 s Spofford av, 25x100, vacant; Margt E Baker to Frank Baker, 726 Manida; Jan30; Jan31 13. O C & 100

Prospect st (*), ss, 217.6 e from w shore of City Island at h w mark, runs s110xe 100xn110 to st, xw100 to beg; also 16½ ft on st, in front of above; Jno Hallahan & ano to Edgerton Park Co, a corpn, 271 W 125; ½ pt; AL; Feb3; Feb6'13. nom

Prospect st (*), ss, 217.6 e from w shore, City Island, at high water mark, runs s [illegible] 16½ ft strip in street in front of above; Jno Hallahan & ano to Cath wife Jas Ahearn, 371 Edgecombe av; ½ pt; AL; Feb3; Feb5'13. nom

Reservoir Oval W, nwc 208th, see Bainbridge av, nec 208th.

Seabury pl, 1458-60 on map 1460 (11:2977), es, 275 s 172d, 37.6x100, 4-sty bk tnt; Christina Kronenberger to Anna Wittekind, 1344 Wilkins av; mtg $28,000; Jan 31; Feb5'13. O C & 100

Tiffany st, 1021 (10:2716), nwc 165th (No 955), 43x71.5x47.11x68.3, 5-sty bk tnt & strs; Frankfeldt & Lippmann, a corpn, to Harris Lurrie, 231 1 av; mtg $35,950; Jan31; Feb4'13. O C & 100

Vine st (*), es, 100 s Troy av, 100x100; also ALBANY AV (*), ns, blk front bet Vine & Troy, 200x200; Arthur G F Moser to Frances J Brisbane, 1148 Martine av, Plainfield, NJ; AL; Feb3; Feb4'13. 1,000

Whittier st (10:2762), ws, 250 s Garrison av, 50x100; vacant; Annie D Wallace to Abram C Neefus, 1320 Clay av; mtg $2,000 & AL; Jan13; Jan31'13. O C & 100

136TH st, 301 E (9:2312), ns, 225 w Alex av, 25x100, 4-sty bk tnt; Bungay Co of N Y to Eliz L Morris & Sadie M & Loretta M [illegible] 62 W 97; mtg $8,000, Jan21; Jan31'13. nom

148TH st, 520 E (9:2274), ss, 166.8 e Brook av, 16.8x100, 2-sty & b fr dwg; Jacob Berman to Yetta Horowitz, 546 E 145; Feb6'13. nom

150TH st, 146 E (9:2347), ss, 170 w Mott av, 18.6x100, 3-sty & b bk dwg; Francis S McAvoy, TRSTE Wm H Montanye, to Vincent M Jelliffe, 504 W 136, & Elsie J Carrington, 52 Berkley av, Newark, NJ; B&S; AL; Jan27; Feb4'13. 6,000

153D st, 377 E (9:2400), ns, 200 e Courtlandt av, 37.6x100, 6-sty bk tnt; Minnie A, wife Wm F A Kurz, to Chas Dammeyer, 440 E 156; mtg $32,000; Jan20; Feb4'13. O C & 100

154TH st, 302 E (9:2413), ss, 370.3 e Morris av, 24.11x100, 4-sty bk tnt; Angelo Borgatta et al to Jno Adamec, 322 E 154; mtg $9,000; Jan3; Feb4'13. O C & 100

156TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x99.3x37.6x99.2, 5-sty bk tnt; Benenson Realty Co, a corpn to Peter Freess, 1148 Park av; mtg $28,000; Feb1; Feb3'13. nom

161ST st, 750-4 E (10:2657), sec Forest av, 100x51.2, 6-sty bk tnt & strs; Mary Schafer to Interne Constn Co, 320 Bway; mtg $65,000; Jan31; Feb4'13. O C & 100

161ST st, 402 E (9:2382), ss, 21 e Melrose av, 25x63.10x25x63.9, 3-sty fr tnt; Helena Bruckner to Henry Rohleder, at Rahway, NJ; QC; Feb5; Feb6'13. nom

161ST st, 402 E; Henry Rohleder to Annie Rauscher, 827 Melrose av; Feb5; Feb6 '13 O C & 100

165TH st, 955 E, see Tiffany, 1021.

166TH st E, sec Boston rd, see Boston rd, 1086.

166TH st, 770 E, see Tinton av, swc 166th.

166TH st W, nec Woodycrest av, see Woodycrest av, nec 166th.

169TH st, 481-7 E, see Washington av, 1294.

169TH st, 622-4 E (10:2615), ws, 143 s Franklin av, 50x202x48.4x185.11, except part for 169th, 5-sty bk tnt; Hyman Sarner to Abr Halprin, 1031 Union av; mtg $46,000; Jan30; Feb1'13. O C & 100

169TH st, 622-4 E (10:2615), ws, 143 s Franklin av, 50x202x48.4x185.11, except pt for 169th, 5-sty bk tnt; Abr Halprin to Esther L Feinberg, 1229 Union av; mtg $46,000 & AL; Feb3; Feb4'13. nom

170TH st, 661 E, see Crotona av, 1401.

172D st E, nec Bryant av, see Bryant av, 1510.

173D st, 539 E, see 3 av, 2972.

176TH st W (11:2878), ns, 90.5 w Aqueduct av, 30.2x88.6x25x71.8; vacant; David J Murphy to Henry Cleland, 1849 Anthony av; mtg $1,890 & AL; Feb4'13. O C & 100

179TH st, 401-5 E, see Webster av, 2020-6.

179TH st, 778 E [illegible] ss, 125 w Prospect av, 36x95, 5-sty bk tnt; Ernst Keller to Bischoff Constn Co, Inc, a corpn, 1225 Webster av; mtg $29,000; Feb5; Feb [illegible] O C & 100

181ST st, 722 E (11:3096), ss, 41.1 w Clinton av, 25x100, 3-sty fr tnt; Concourse Bldg Co to German Real Estate Co, a corpn, 391 E 149; mtg $6,750 & AL; Jan 27; Feb1'13. O C & 421

181ST st, 726 E (11:3096), swc Clinton av, 19.1x94.6, 3-sty bk tnt; Concourse Bldg Co to Aline Hinsche, 330 E 236; mtg $6,-350; Jan27; Feb1'13. nom

183D st, 669 E (11:3088), ns, 75 e Belmont av, 25x100, 3-sty fr dwg; Alice F Walsh et al to Eduardo Scardaccione, 29 W 61; mtg $3,500; Feb6'13. O C & 100

184TH st, 441 E, see Park av, 4568.

184TH st E, see Webster av, see Webster av, nec 184.

184TH st E (road from West Farms to Kingsbridge (11:3065), ns, abt 35 w Arthur av, being land in bed of st in front of above; Mary A McKeon widow to Jno J Brady, 2395 Valentine av; QC; Jan29; Feb4'13. nom

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Podgur Realty Co to Leslie B McClure, 1222 Vyse av, & Saml Robinson, 517 W 148; mtg $18,-000; Jan31; Feb4'13. O C & 100

188TH st, 653 E, see Belmont av, 2115-7.

197TH st, 230 E, see Valentine av, 2802.

198TH st, 114 E (12:3315), ss, 43.6 w Grand blvd & concourse, 25x98, 2-sty fr dwg; Central Mtg Co to Anne Gully, 389 3 av; AL; Jan30; Jan31'13. O C & 100

208TH st E, nec Bainbridge av, see Bainbridge av, nec 208th.

208TH st E, nwc Reservoir Oval W, see Bainbridge av, nec 208th.

215TH st (61st st), E [illegible], ns, 50 e Laconia av, 25x100, Laconia Park; Arthur E Norris to Ernest Kurtl, 14 E 63; Jan10; Jan31'13. O C & 100

215TH E (166th av) [illegible], ss, [illegible] Plains rd, 50x114.6, Wakefield; Dominico Lacovara to Maria Lacovara, 738 E 224; ½ pt mtg $4,500; Jan4; Feb6'13. O C & 100

229TH st E (15th av) [illegible] w Barnes av, 33.4x114, Wakefield; Marcella M Oakes to Benj F Brown Jr, 758 E 229; AL; Feb3'13. 4,000

231ST st E [illegible], ns, 370 w Lawton av, 50x114.9; Wm A Rooney & Mary, his wife, to Annie Rooney, 741 Jennings; mtg $600 & AL; Nov19'10; Feb1'13. nom

234TH st E, ns, 225 e Katonah av, see 235th st E, ss, 225 e Katonah av.

235TH st, E (12:3376), ns, 335 w Katonah av, 59x100x50x100, vacant; Giuseppe Liso to Carmine Zullo, 2452 Hughes av; mtg $1,000; Jan27; Feb3'13. O C & 100

235TH st E (Willard av) (12:3383) ss, 225 e Katonah av (2d), 50x200 to ns 234th (Clinton av), vacant; Geo S Fowler to Sadie L Fowler at Greenberg, Pa; Jan21; F[illegible] O C & 100

239TH st, 415 E (12:3393), ns, 125 e Martha av, 25x100, 2-sty fr dwg; Saml Robinson to Leslie B McClure, 1222 Vyse av; AT; B&S & C a G; Oct31'12; Feb4'13. nom

239TH st, 415 E; Leslie B McClure to Podgur Realty Co, a corpn, 931 So blvd; mtg $4,500; Feb4'13. nom

Albany av, ns, from Vine to Ivy, see Vine, es, 100 s Troy.

Bailey av, 3078 (12:3261), es, 450 n Boston av, 50x101.5x50x98, 3-sty stn dwg & 2-sty fr rear stable; Patk F Gilmartin to Geneva Gilmartin, his wife, 3100 Bailey av; Feb 5'13. nom

Bailey av (12:3266), ws, 107 s 231st, runs s125xw100.2xn121.2xe31.3 & 116.7 to beg, vacant; Benenson Realty Co to Isedor Sacks, 1766 Sterling pl, Bklyn; mtg $5,000; Jan30; Jan31'13. O C & 100

Bainbridge av (12:3286), es, 172.10 n Fordham rd, 50x80, 2-sty fr bldg; Inland Holding Co to Bainbridge Realty Co, a corpn, 2740 Creston av; AL; Jan29; Feb 3'13. O C & 100

Bainbridge av (Woodlawn rd) (12:3343), nec 208th, 75x56.9 to Reservoir Oval W x87.7x11.6; vacant; Thos F Roys to Real Property Mtg Co, a corpn, 135 Bway; mtg $3,900 & AL; Jan15; Feb4'13. omitted

Baisley av (*), nwc Valentine av, 30x 100; Michl A Bonomo to Geo Baldwin, 124 W 99; Jan31; Feb3'13. nom

Balcolm av (*), es, 450 n Latting, 25x69 to Edwards av x26.5x72; also all lands described in three deeds dated Aug8'92, recorded in Westchester Co in l 1293, p 53, on Oct27'92; deed dated Dec27'93 in l 1337, p 337 on Dec28'93, & deed dated Nov14'95, in N Y County in l 3, p 311 (*), on Nov19 '95; Jefferson M Levy to L Napoleon Levy, 18 W 72; B&S; Jan27; Feb1'13. nom

Barnes av (*), es, 110 n Briggs av, 55x 95.6x55x36.11 (?); Isabella Williamson to Stacy W Kapp, 2411 Grand av; mtg $1,000; Feb3; Feb4'13. O C & 100

Barnes av, nec Briggs av, see Briggs av, nec Barnes av.

Bathgate av, 1601 (11:2913), ws, 143.4 s 172d, 16.8x120, except part for av, 2-sty fr dwg; Emma Rowe to Sol Kaufman, 861 Freeman; mtg $3,350 & AL; Feb4; Feb5'13. 4,500

Baychester av (*), es, 325 n Edenwald av, 25x75; Jos Bader to Hugh Doon, 448 E 138; mtg $250 & AL; Feb3; Feb4'13. nom

Baychester av (*), es, 300 n Edenwald av, 25x75; Harry Strizever et al to Hugh Doon, 448 E 138; mtg $250 & AL; Feb3; Feb4'13. nom

Beach av (*), es, 150 s Lacombe av, 75 x100; Willard P Beach to D J Dillon Co, a corpn, Boston Post rd, Larchmont, NY; AL; Feb3; Feb4'13. O C & 100

Beaumont av, 2418 (11:3105), es, 166.8 n 187th, 33.4x100, 4-sty bk tnt; Baldassare Scordato to South Jersey Land Co, a corpn, 220 Bway; Dec16'12; Feb4'13. nom

Bedford Park blvd, 225 (12:3306), nes, at nws Valentine av, —x92.0x25x92.6, 2-sty fr dwg; Wm Lustgarten, ref, to Jno B Stevens, at Westhampton, LI, EXR, &c, Jno B Stevens, decd; FORECLOS Jan23; Feb1'13. 7,000

Belmont av, ws, abt 461.8 ne Tremont av, see Hughes av, 2002.

Belmont av, 2115-7 (11:3081), ws, 145.5 n 189th, 50.8x81.11x50.8x80.8, 5-sty bk tnt; also BELMONT AV, 2450 (11:3075), nec 188th (Nos 653), 95x50, 6-sty bk tnt & strs; also CROTONA AV, 2409 (11:3155), ws, 75 n 187th, 25x80, 4-sty bk tnt; also LOTS 958 & 959 (*), map Gleason property; D'Auria Constn Co to Clarence C Rogers, 4346 Park av; AL; Jan27; Feb6'13. nom

Belmont av, 2115-7; [illegible] BELMONT AV, 2450; also CROTONA AV, 2459; also LOTS 958 & 959 (*); same prop; Clarence C Rogers to Pasquale D'Auria, 670 E 180; AL; Jan27; Feb6'13. nom

Belmont av, 2450, see Belmont av, 2115-7.

Bland av (*), es, 425 n Nelson av, 50x 100; Land Co "D" of Edenwald to Mary J Buckley, at Larchmont, NY; AL; Jan30; Jan31'13. nom

Boston rd, 1086 (10:2633), sec 166th, 106.4x62.4x97.11x19.10, 1-sty bk strs; Bronx County Constn Co to Bernard Treptow, 340 E 138; mtg $22,000 & AL; Feb4'13. O C & 100

Briggs av, 2763 (12:3301), ws, 220 n 196th, 20x93.9x20x93.5, 3-sty bk dwg; Geo E Buckbee to Ferd Alexander, 641 Macon, Bklyn; B&S; mtg $8,750; Jan28; Jan31'13. nom

Briggs av (Tilden av) (*), ns, 50 e Barnes av, 50x110; Chas J Mooney to Stacy W Kapp, 2411 Grand av; mtg $1,-500; Feb3; Feb4'13. O C & 100

Briggs av (Tilden av), (*), nec Barnes av, 50x110; Delia Cary to Stacy W Kapp, 2111 Grand av; mtg $1,000; Feb3; Feb4'13. O C & 100

Brook av, 1108-10 (9:2392), es, 253.3 s 167th, 47.10x119.3 to N Y & Harlem R R x50x119.9, 2-sty fr dwg & 2-1-sty fr stables; Hugh Smallen to Victor L Tolf, 1170 Clay av & Gustaf T Lindahl, 1272 Clay av; AL; Feb1; Feb3'13. O C & 100

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Bryant av, 1540 (11:30 1), nwc 172d, 29 x100, 3-sty bk tnt; Wm Sinnott Co to Saul Resnik, 1041 So blvd; mtg $19,000; Jan31, Feb1'13. O C & 100

Bryant av, 1576 (11:3041), s, [illegible] s 173d, 24x100, 3-sty bk dwg; Nicholas Lepard to Margt Hardy, 887 Forest av; mtg $6,000, Exec, Feb1'13. O C & 100

Castle Hill av (*), sws, 600 se Green la, 25x105.2; Pasquale Zeolla to Geo H Janss, 631 E 165; AL; Jan29, Jan31'13. O C & 100

Cedar av, 1826 (Riverview ter) (11:2881), es, 250 n Sedgwick av, 25x80, 2-sty bk tnt & strs; Paul M Crandall, ref, to Peter Elding, 1826 Cedar av; mtg $5,000; FORECLOS Jan14; Feb4'13. 1,050

Clinton av, swc 181st, see 181st, 726 E.

College av, 1267 (9:2439), ws, 100 s 169th, 20x85, 2-sty fr dwg; Mary A Phelan to Sarah J Phelan, 1267 College av; AL; Feb3; Feb4'13. O C & 100

College av, 1271 (9:2439), ws, 360 s 169th, 20x85, 2-sty fr dwg; Phelan Bldg Co Inc to Sophia C Phelan, 1271 College av; AL; Feb3; Feb4'13. O C & 100

Cromwell av (11:2864), es, 112.3 s 170th, 101.2x134.1x101.2x134.1, vacant; Mary E Nolan to Ellen Breen, 1272 Cromwell av; Feb4; Feb5'13. O C & 100

Crotona av, 1401 (11:2936), nwc 170th (No 661), 40.5x100.2x37.6x116.1, 5-sty bk tnt; Woodson R Oglesby to Henry Koster, 115 Locust Hill av, Yonkers, NY; B&S; Jan 17; Jan31'13. nom

Crotona av, 2409, see Belmont av, 2115-7

Davidson av (11:3199), ws, 150 n 184th, 50x100, 4-sty bk tnt; Henry U Singhi to Edwin G Le Cato, at Grantwood, NJ; mtg $28,000; Feb1; Feb3'13. nom

Eastern blvd (*), es, 225 n Fairmount av, 25x100; Emile Coletti to Leo E Coletti, 135 W Tremont av; Aug5'11; Feb5'13. nom

Eastern blvd (*) es, 200 n Fairmount av, 25x100; Emile Coletti to Andw D Coletti, 135 W Tremont av; Aug5'11; Feb5'13. nom

Edenwald av (*), swc Murdock av, 50x100; Ottilie Gscheidle to Sandrock Realty Co, a corpn, 261 Bway; mtg $1,500; Feb1; Feb3'13. nom

Edwards av, ws, abt 450 n Latting, see Balcom av, es, 450 n Latting.

Ellsworth av (*), ws, 100 n Fairmount av, 50x100; Henrietta Shotten to Dora Frank, 95 E 121st; [illegible] nom

Elton av, 761-3 [illegible], ws, 50 n [illegible], 50x100, 3-sty fr tnt & str & 2-sty fr stable & shop; Wilhelmina Weber et al to Charlotte Ewald, 308 E 201; Feb5; Feb6'13. O C & 100

Forest av, sec 161st, see 161st, 750-4 E.

Fort Schuyler rd (*), nec Pilgrim av, 25x100; Lily Barron to Fort Schuyler Hotel Co, Inc, a corpn, nec Ft Schuyler rd & Pilgrim av; mtg $11,500; Jan21; Feb1'13. nom

Garrison av, 1462 (10:2761), ss, 57.4 w Faile, 28.8x102.5x25x116.5, 5-sty bk tnt; Bernard J Brown to Julia Fay, 350 W 48; mtg $20,500; Jan31; Feb1'13. O C & 100

Havemeyer av (7th), [illegible], ws, [illegible] Chatterton av (7th) to ss Blackrock av (8th), 216x100, except pt for Tremont, Blackrock, Havemeyer & Chatterton avs; [illegible] to [illegible] Davis, 370 Hollywood, [illegible]; [illegible] & AL on [illegible] & other pp; Jan28; Feb1'13. O C & 100

Heath av, 2892, see Heath av, 2902.

Heath av, 2902 (12:3256), es, 175.8 s 230th, 20.10x100.7, 3-sty bk tnt; also HEATH AV, 2892 (12:3256), es, 279.10 s 230th, 20.10x100.7, 3-sty bk tnt; Wm Anderson to Isabella Anderson, 117 W 142; mtg $7,500 & AL; Jan27; Feb4'13. nom

Hughes av, 2002 (11:3079), old, ses, 461.8 ne Tremont av, runs se100 to Belmont av xs18.6xnw50xnw50 to Hughes av at pt 442.4 n Tremont av xne19.4 to beg, except pt for Hughes av; also FORDHAM ST (*), ns, adj land Jno Miller, runs w along st 50 to land Frances Scofield xn100xe50xs100 to [illegible] Scofield to Geo A Scofield, her husband, 103 Fordham, City Island; Dec9'12; Jan31'13. nom

Hughes av, 2036 (11:3079), [illegible] n Sedgwick av, 30x70, 4-sty bk tnt; Arthur Radomsky to Jno McNulty, 3058 Bainbridge av; mtg $11,000; Jan31; Feb1'13. O C & 100

Hull av, 3228 (12:3350), es, 432.4 n 205th, 25x100, 2-sty fr dwg; Richd L Fischer to Ella Fischer his wife, 3228 Hull av; mtg $6,200; Jan31; Feb3'13. nom

Intervale av (10:2705), es, 144.3 n 165th, 50x100, vacant; David Cohen to Rose Levin, 216 Clinton; AT; QC; mtg $5,750 & AL; Feb5; Feb6'13. 500

Intervale av; same prop; Rosie Levin to Benj Martin, 928 8th, Bklyn; ½ pt; mtg $5,500; Feb5; Feb6'13. nom

Intervale av, 997 (10:2699), ws, 293.10 n Westchester av, 50x100, 2-sty fr dwg; Bischoff Constn Co Inc to Ernst Keller, 4374 Martha av; mtg $11,000; Feb5; Feb6'13. nom

Jackson av, 1120 (10:2651), es, 250.9 n 166th, 22.7x87.6, 2-sty & b bk dwg; Johann C Hofmann to Reville-Siesel Co, a corpn, 1555 Southern blvd; mtg $10,000; Feb1; Feb3'13. O C & 100

Katonah av, 4323 (12:3378), ws, 25 s 238th, 25x85, 2-sty fr dwg; C N Shurman Investing Co to Kath Le Brun, 300 Northern av; mtg $5,000; Dec[illegible] O C & 100

Kepler av, 4312 (12:3378), es, 40 n 237th, 24x100, 2-sty fr dwg; Henry J Goldsmith ref to Adelaide V Wright, 453 W 23; FORECLOS, Aug2'12; Feb1; Feb3'13. 4,000

Kingsbridge rd, 50 E (11:3177), ss, 25 e Morris av, 20x77.8x20x78.8, 3-sty bk dwg; Charlotte D Meisel et al to Henry U Singhi, 121 W Kingsbridge rd; B&S; AL; June14'12; Feb5'13. O C & 100

Kingsbridge av, 3427 (13:3406), ws, 228 n 234th, 50x100, 2-sty fr dwg; Melvin G Palliser ref to Andw J Provost, 403 Wash av, Bklyn, EXR, &c, Jno Hillyard; FORECLOS, Jan14, Feb4; Feb6'13. 4,500

Lafayette av (10:2764 & 2762), ns, 50 w Longfellow av, 100x100, vacant; Lawrence Davis to Riedt Realty Co, a corpn, 2104 Bathgate av; mtg $5,000; Jan31'13. O C & 100

Lafontaine av (11:3063), ws, 75 n 181st, runs w174 to Quarry rd xne89.1xe63.4xne26.3xe55 to av xs100 to beg, vacant; Frank [illegible] to H Ward Fox, 1559 Crotona av; AL; Nov11'12; Feb1'13. nom

Lawrence av (*), swc Westchester av, 125x100, except pt for Briggs av; Walter W Taylor to Jas R Foster, 57 W 35; AL; Sept7'12; Feb3'13. nom

Lawrence av (*), same prop; Jas R Foster to Francesca d'Aulby, 38 E 29; Feb3'13. O C & 100

Longwood av, 1112 (145th) (10:2736), ss, 125 e Garrison av (Whitlock av), 25x100, except pt for Longwood av, 2-sty fr dwg [illegible] sen to Emil Nikolai, 4051 Barnes av; mtg $4,000; Jan30; Feb4'13. O C & 100

Murdock av, swc Edenwald av, see Edenwald av, swc Murdock av.

Newton av (13:3421), es, abt 300 s Mosholu av, 25x100, vacant; Meta Schroder to [illegible] nom

Park av, 3722 (11:2902), es, 179 n 170th, 25x150, 3-sty fr dwg; Sol Zetterbaum to Hyman Zetterbaum, 722 Bway or 3722 Park av; Jan30; Jan31'13. nom

Park av, 3894 (11:2904), es, 34.9 s 172d, runs e95xs25xe5xs12.6xe5.100 to av xn37.6 to beg, 5-sty bk tnt; Ernst Keller Constn Co to Sadie Klein, 792 Putnam av, Bklyn, & Emil Greenberg, 25 Greenpoint av, Bklyn; [illegible] Jan31; Feb1'13. O C & 100

Park av, 4470-2 (11:3037), es, 52.2 s 182d, 50x101, 5-sty bk tnt; Chas Schaefer Jr Co, a corpn, to Jacob F Paulsen Jr at Mt Vernon, NY; mtg $37,500 & AL; Jan31'13. O C & 100

Park av, 4568 (11:3039), nec 184th (No 441), 50x100, vacant; Reyam Realty Co to Jno H Buscall Co, a corpn, 1825 Anthony av; mtg $5,000; Feb1; Feb3'13. O C & 100

Pilgrim av, nec Ft Schuyler rd, see Ft Schuyler rd, nec Pilgrim av.

Pratt av (*), es, 840.3 s Kingsbridge rd, 25x100, Edenwald; Karoline Stichtenoth to Emma K Leihbacher, 465 E 145; [illegible] 500

Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100, 5-sty bk tnt; Jas McWalters, Jr to Maurice Cohen at Crestwood, Yonkers, NY & Morris Steinberg, 531 W 151; mtg $33,500; Feb1; Feb3'13. O C & 100

Quarry rd, es, abt 100 s Oak Tree pl, see Lafontaine av, ws, 75 n 181st.

Randall av (*), ns, 75 e Wilder av, 50x75; Land Co "C" of Edenwald to Martin Kisman, 345 Audubon av; AL; Jan21; Jan 31'13. nom

St Josephs av (*), all R, T & I to land to cl of av in front plots 1 to 8, inc, map Charlton Ferris et al, tract A, at Throggs Neck; Saml C Haight et al EXRS &c Stephen S Haight to Saml C Haight, 1426 Clinton av; Dec14'12; Feb3'13. O C & 100

St Josephs av (*), same prop; Mary A Haight wid et al to same; AT; B&S; CaG; Dec14'12; Feb3'13. nom

Scofield av (*), ns adj land Jno C Brady, runs e95 to a 25 ft lane xn117 to land of Earley xw95 to land Haver xs117 to beg; also CARROLL ST (*), adj land Wm Scofield, runs e94.6xs100xw94.6xn100 to beg; also 16½ ft strip in bed of st, City Island; Jas Ahearn & ano to Cath Ahearn, 371 Edgecombe av; AL; Feb3; Feb4'13. O C & 100

Sedgwick av, 1784 (11:2880), es, 774.5 n 176th, 26.9x86.11x25x96.4, 2-sty fr dwg; Eliz Smith to Ella H Corbett, 64 Cornell av, Yonkers, NY; mtg $3,500 & AL; Jan30; Feb3'13. nom

Sedgwick av, 1819 (11:2881), ws, 296.3 n from es Cedar av (Riverview ter), 28.9 x95x25x79.8, 3-sty fr tnt; Paul M Crandell ref to Annie L Morris, 428 Mad av; FORECLOS Jan14; Feb4; Feb6'13. 5,000

Southern blvd, 1555 (11:2977), ws 355 n 172d, 40x100, 5-sty bk tnt & strs; Reville Siesel Co, a corpn, to Johann C Hofmann, 1120 Jackson av; mtg $35,000; Feb1; Feb3'13. nom

Southern blvd, 1941 (11:2960), ws, 82.4 s Tremont av, runs w84.5xs25xe0.5xs25xe106.9 to blvd xn54.11 to beg, 5-sty bk tnt; John McNulty to Arthur Radomsky, 895 Teller av; mtg $40,000; Jan31; Feb1'13. O C & 100

Stebbins av, 1318 (11:2965), es, at nes Freeman (No 871), runs n87.5xe124.8xs116.5 to ns Freeman xw113.1 to an angle xnw25.2 to beg, vacant; Florence M Haskin to Lillian G Sullivan, 1290 Fulton av; AL; Jan31; Feb3'13. nom

Tiebout av (11:3143), es, 24.11 s Ford, 75x100.4x79x100, vacant; Amelia Auletta to River Realty Co, a corpn, 1009 E 180; mtg $6,000; Jan29; Jan31'13. O C & 100

Tinton av, 848 (10:2667), es, 81.3 n 160th (Denman pl), 20.3x92, 2-sty & b fr dwg; [illegible] to [illegible] av; mtg $3,500 & AL; Jan8; Feb1'13. O C & 100

Tinton av (10:2660), swc 166th (No 770), 100x66.10x100x66.9, 2-sty & a fr dwg; Interne Constn Co to 174th St Constn Co, a corpn, 35 Nassau; mtg $10,000 & AL; Jan 31; Feb4'13. O C & 100

Tompkins av (*), ws, 150 s 152d, 156.5x 10x177.10x94.10; Thos F Roys to Real Property Mtg Co, a corpn, 135 Bway; mtg $2,500 & AL; Jan15; Feb4'13. omitted

Tratman av (*), scs, 99.7 e Zerega av, 167.1x110; Jno J Paulsen to Sarah Browning, 2286 Beaumont av; Jan31'13. O C & 100

Tremont av, swc Havemeyer av, see Havemeyer av, ws, from ns Chatterton av to ss Blackrock av.

Trinity av, 982 (10:2639), es, 320.6 s 165th, 16.8x100, 2-sty fr dwg; Kate Baker to Mary Bruckert, 925 Eagle av; mtg $8,200; Jan14; Jan31'13. O C & 150

Trinity av, 1052 (10:2640), es, 351.2 n 165th, 20x87.5, 5-sty bk tnt; J Edw Wagner et al heirs, &c, Margt Wagner to Otto Wagner, 1052 Trinity av; AT; mtg $5,500; Jan30; Jan31'13. nom

Union av, 1229 (10:2673), ws, 208.10 n 168th, 20x132.7, 3-sty bk tnt; Esther L Feinberg et al heirs Jacob N Feinberg to Abr Halprin, 1031 Union av; mtg $6,000 & AL; Feb3; Feb4'13. O C & 100

Valentine av, 2789-93 (12:3304), ws, 115.2 s 197th, 79.2x44x77.7x39.6, 3 & 4-sty bk tnt; Geo E Buckbee to Clarence M Coddington at Englewood, NJ; mtg $23,000; Jan30; Jan 31'13 O C & 100

Valentine av, 2802 (12:3301), sec 197th (No 230), 90.1x26.9x90x31.11, 2-sty bk dwg; Jno F Tiencken & M Magdalena his wife [illegible] Jan30; Feb5'13. O C & 100

Valentine av, nwc Baisley av, see Baisley av, nwc Valentine av.

Valentine av, nws, at nes Bedford Park blvd, see Bedford Park blvd, 225.

Vyse av, 1467 (11:2988), ws, 100 n Jennings, 25x100, 3-sty fr tnt & str; Alfred Howey to Mercy A Walker, 105 E 24; [illegible] O C & 100

Wales av, 532-4 (10:2581), es, 125 s 149th 50x100, 5-sty bk tnt; Gifford Bldg Co Inc a corpn to Jno R Cummings, 2040 7 av & Mary F Baldwin, 340 W 87; mtg $39,000 & AL; Feb1; Feb3'13. O C & 100

Walton av (11:2838), nec Hawkstone, 42.9x6.8x57.5x38.11, vacant; Harold H Herts ref to Harold Swain, 1650 Grand blvd & concourse; FORECLOS Jan23; Feb4'13. 1,000

Washington av, 1294 (11:2910), nec 169th (Nos 481-7), 26x69.11, 3-sty fr tnt & strs & 2-1-sty bk strs; Mary Garrecnt to Simon I Schwartz, 87 Hamilton pl; mtg $10,500; Jan31; Feb1'13. O C & 100

Washington av, 1987-9 (11:3035), ws, 242 n 175th, 53.10x146x53.10x146.3, 5-sty bk tnt; Maurice Steiner to Acacia Inc, a corpn, 35 Nassau; AL; Feb6'13. O C & 100

Washington av, 2183 (11:3037), ws, 125 s 182d (Fletcher), 50x150, except 5 ft strip taken for av, 5-sty bk tnt; Albt W Ransom ref to Peter A Peterson, 63 Smith, Perth Amboy, NJ; FORECLOS Jan29; Jan 30; Feb5'13. $9,000 over encumbrances

Webb av, 2446 (Tee Taw av) (11:3219), [illegible] 100x43x100, 2-sty fr dwg; Phelan Bldg Co, a corpn, to Wm L Phelan, 2049 Ryer av; Mar21'12; Feb4'13. O C & 100

Webster av, 2020-6 (11:3029), nec 179th (Nos 401-5), runs n100xe100xs50xe2.1xs34.1 to 179th xw105.9 to beg, 2-1-sty bk strs & 2-sty fr dwg & strs; Franklin T Burrows to Clement H Smith, 1773 Clay av; ½ pt; mtg $39,600 & AL; Mar31'11; Jan31'13. nom

Webster av (11:3034), nec 184th, 75x 95.10x70.6x92.2, vacant; Lillian B Rogers to Fleishmann Co, a corpn, 699 Wash; Feb 6'13. O C & 100

Webster av, 4350-60 (12:3401), es, 140 s from city line, runs s150xe125xn125xe295.7 to cl Bronx river xn25.11xw429.7 to beg, 2-sty bk stable; Jesse I Straus et al individ & EXRS &c Isidore Straus decd et al to Nathan Straus, 27 W 72; CaG; Jan16; Feb 4'13. nom

Westchester turnpike (*), ss, at line bet land Francis Larkin & Cobb or lots 1 & 2; runs se424.4xne20xn426.4 to rd xw206 to beg, being part lot 2 of the Pugsley farm at Westchester; re mtg; Title Guar & Trust Co to Martin Schrenkeisen, 1070 Mad av, as EXR & TRSTE of Martin Schrenkeisen, decd; QC; Jan6; Feb1'13. nom

Westchester av, swc Lawrence av, see Lawrence av, swc Westchester av.

White Plains rd (*), ws, 75 s Mace av, 25x100; J Clarence Davies to Jos Loewi, 46 E 76; Jan28; Jan31'13. O C & 100

Wilkins av, 1305, on map 1305-7 (11:2976), ws, 352.5 s from es Intervale av, 42.5 x104.11x38x91.9, 5-sty bk tnt & strs; Burnett-Weil Constn Co to Morris Feldman, 1410 Wilkins av; B&S; Feb1; Feb5'13.

Willis av, 126 (9:2278), es, 50 n Southern blvd, or 133d, 25x80, 5-sty bk tnt & strs; Sandrock Realty Co to Ottilie Gscheidle, 789 Elton av; mtg $13,500; Feb1; Feb3'13. O C & 100

Woodycrest av (9:2509), nec 166th, 112.6 x100x100x100.9, vacant; Bagot Realty Co to Thos D Malcolm Constn Co, a corpn, 3651 3 av; Jan8; Jan31'13. O C & 100

3D av, 3972 (11:2929), sec 173d (No 530), 25x99.6x34.9x100, 4-sty bk tnt & strs; Albt L Schwartz to Arthur Essing, 44 W 91; mtg $20,000; Feb1; Feb4'13. O C & 100

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Lots 958 & 959, see Belmont av, 2115-7.

Lot 130S6, see 13S (12.3360) of Woodlawn Cemetery, contains 20ft superficial ft, Woodlawn Cemetery to Howard L Thiessen, 10 Morningside dr, Nov 6'12; Feb6'13. 1,345.25

Plot (*), begins 740 e White Plains rd at point 570 n Bronx Sane from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av, Rose Nathan et al EXRS Marcus Nathan to Moses Dankberg, 544 Fox; mtg $3,000, Jan28; Feb1 13. 4,400

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2711), ns, 152 e Southern blvd, 42x105, 5-sty bk tnt; re mtg; N Y Trust Co to Peo [illegible] Co, 931 Southern blvd; QC; Dec30'12; Feb4'13. nom

Aldus st, 941, see Southern Blvd, 1000.

Aldus st, nwc Whitlock av, see Whitlock av, nwc Aldus.

Beck st (10:2711), ses, at es Intervale av, 55.7x100x112.6 to av x115, 5-sty bk tnt & strs; re mtg; N Y Trust Co, a corpn, to Mott Av Realty Co, a corpn, 447 Southern blvd, qc; Jan28; Feb1 13. O C & 1,000

Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; re mtg; Jno J Tully Co to Dertinger Constn Co, a corpn, 4029 Lowerre pl; QC; Feb4; Feb 5'13. nom

Gray st (*), ws, 300 n McGraw av, runs e30xn31.11xw30.7xs37.9 to beg, land in bed of st; deed of cession; Emelie Ochsner to City NY; B&S; Sept16'12; Jan31'13. nom

Gray st (*), ws, 250 n McGraw av, runs e30xn50xw30xs50 to beg, land in bed of st; deed of cession; Emelie Ochsner to City N Y; B&S; Sept16'12; Jan31'13. nom

Loring pl, nec Burnside av, see Burnside av, nwc Loring pl.

Loring pl, nwc Burnside av, see Burnside av, nwc Loring pl.

Osborn pl, nec Burnside av, see Burnside av, nwc Loring pl.

Senbury pl (11:2977), es, 312.6 s 172d, 37.6 x100; also SEABURY PL (11:2977), es, adj above on n; certf as to payment of ½ the cost of party wall; Lawrence Kronenberger Constn Co to Christina Kronenberger; Jan31; Feb5'13. ——

Whittier st, nec Whitlock av, see Whitlock av, nec Whittier.

166TH st W, nec Woodycrest av, see Woodycrest av, nec 166th.

170TH st W, swc Inwood av, see Cromwell av, ses, 112.3 s 170.

179TH st, 748 E (11:3063), ss, 136 w Prospect av, 36x95, 5-sty bk tnt; re mtg; Chas H Mapes EXR Clara E Mapes to Ernst Keller, 4374 Martha av; QC; Feb4; Feb6'13. O C & 100

180TH st E, swc Aqueduct av, see Burnside av, nwc Loring pl.

180TH st E, sec Andrews av, see Burnside av, nwc Loring pl.

254TH st W (13:3421); also LOTS 19 & 23, map (1368), Samler Estate land in bed of st in front of above; Richd Ockendon to City N Y; Sept6'12; Jan31'13. nom

254TH st W (13:3421), lots 17 & 18, map (1368), Samler Est, land in bed of st in front of above; re mtg; Stuard Realty Co to City NY; Sept7'12; Jan31'13. nom

254TH st W (13:3421), lots 172-173, map (1368), Saniler Est, land in bed of st in front of above; Richd Ockendon to City NY; Sept16'12; Jan31'13. nom

254TH st W (13:3421), lots 17 & 18, map (1368), Samler Est, land in bed of st in front of above; Jeanette Ockendon to City NY; Sept6'12; Jan31'13. nom

254TH st W (13:3421), lots 19 & 23, map (1368), Samler Est, land in bed of st in front of above; re mtg; Fredk C Hardy to City NY; Oct8'12; Jan31'13. nom

Andrews av, sec 180th, see Burnside av, nwc Loring pl.

Andrews av, nwc Burnside av, see Burnside av, nwc Loring pl.

Aqueduct av, swc 180th, see Burnside av, nwc Loring pl.

Aqueduct av, nec Burnside av, see Burnside av, nwc Loring pl.

Burnside av (11:3228), nwc Loring pl, 360.10 to Osborn pl, x448.5x393.11 to Loring pl, x567.6; also BURNSIDE AV (11:3221), nec Loring pl, 190.10 to Andrews av, x487.7x322.6 to Loring pl, x564.10; also 180TH ST E (11:3216), sec Andrews av, abt 400 to Aqueduct av, x200x280.6x59.6; also BURNSIDE AV (11:2868), ses abt 200 sw Harrison av, 228x—x abt 180 x—; also BURNSIDE AV (11:3210), nec Aqueduct av, 43.4x24x53, gore, vacant; deed reads, ROAD to McCombs Dam adj land Emma Dashwood, runs nw13chains&41links&3c& 85 l to lot 3 xne— to land of M L Whitlock xse— to stone fence, xne— to lot 2, xse— to rd xsw14c&72 to beg, being part lot 1 of Wm & Saml D Archer, West Farms; also ROAD to McCombs Dam, ses, bounded ne by lane of Saml D Archer, se by Old Croton Aqueduct, xsw by land Thos W Ludlow, except lots 15 to 20 on map of Emmeline H Johnson, West Farms; re dower; Eleanor G wife Richd W Parker to Forbes J Hennessy, 97 Central Park W; Ellen M Parker, 155 Lex av; Michl Coleman, 50 W 51, as EXRS, &c, Ellen M Hennessy decd & Danl J Bradley & Mary B Averill both at Lake Mahopac, NY; AT; QC; Jan31; Feb5'13. O C & 150

Burnside av, nec Aqueduct av, see Burnside av, nwc Loring pl.

Burnside av, ses, abt 200 sw Harrison av, see Burnside av, nwc Loring pl.

Burnside av, nec Loring pl, see Burnside av, nwc Loring pl.

Burnside av, nwc Andrews av, see Burnside av, nwc Loring pl.

Burnside av, nec Osborn pl, see Burnside av, nwc Loring pl.

Clay av (11:2891), es, 192.6 n 174th, 25x 95, vacant; re mtg; Mary K Owen to Julia E Hard, 158 W 131; QC; Oct2'12; re recorded from Oct8'12; Feb6'13. 1,500

Cromwell av (11:2864), ses, 112.3 s 170th, 100x192 to nws of Cromwells or Doughtys Brook, x102x186 sws, excepts pt for av & owned by party 1st pt; also Inwood av (11:2864), swc 170th, x— to c l said Brook, owned by party 2d pt; boundary line agmt; Mary E Nolan wid with Erie Basin Impt Co, a corpn, at Port-Lewis, Mexico, Jan31, Feb6'13. O C & 250

Glebe av, nws, at nes St Peters av, see St Peters av, nes, at nws Glebe av.

Hering av (*), nec Sackett av, runs n— Mnws [illegible] Hering av x—to Sackett av x e— to beg, being part plot 13, lot 8 on tax map, land in bed of av; deed of cession; Danl Mapes Jr et al EXRS, &c, Matson S Arnow to City of NY; B&S; July18'12; Jan 31'13. nom

Intervale av, es, at ses Beck, see Beck, ses, at es Intervale av.

Inwood av, swc, 170th, see Cromwell av, ses 112.3 s 170.

Park av, 3894 (11:2904), es, 34.9 s 172d, runs e99xs20xe5xs12.6xw100 to Park av x [illegible] 3-sty bk tnt; re mtg; Chas H Mapes EXR Clara E Mapes to Ernst Keller Constn Co, 4374 Martha av; Jan29; Feb1'13. 2,000

St Peters av (*), nes, at nws Glebe av [illegible] re mtg; Mary Kuhmann to Wm A Mallett, 2554 St Raymonds av; QC; Dec18'12; Feb5'13. nom

Sackett av, nec Hering av, see Hering av, nec Sackett av.

Sackett av (*), nec Williamsbridge rd, runs e— to cl of av xw— to rd xn— to beg, part plot 13, lot 8, on tax map, being land in bed of av; deed of cession; Danl Mapes Jr et al EXRS, &c, Matson S Arnow to City NY; B&S; July18'12; Jan 31'13. nom

Southern blvd, 1000 (10:2743), nec Aldus (No 941), 100x110, 5-sty bk tnt & strs; re mtg; N Y Trust Co to Podgur Realty Co, a corpn, 931 Southern blvd; QC; Feb3; Feb6'13. 98,000

Spuyten Duyvil rd (13:3406), land in bed of road known as damage No 20; also all title to old road included in Nos 22 & 23 & to bed of Tibbits brook as damage Nos 20A & 21; deed of cession; Francis W Pollock to City NY; Sept10'12; Jan31'13. nom

Spuyten Duyvil rd (13:3406), the w ½ said rd from s line Jas R Whiting or lot 362 on [illegible] 54 to ns lot 362, being land in bed of rd in front lot 362 on tax map; deed of cession; Henry W Hayden et al indiv & TRSTES Harriet W Hayden to City NY; July23'12; Jan31'13. nom

Spuyten Duyvil rd (13:3406), damage parcels, 20, 20A, 21, 22 & 23 of land in bed of rd; re mtg; Sarah T Umpleby EXTRX Jno J Umpleby to Francis W Pollock, 3121 Kingsbridge av; QC; Sept16'12; Jan31'13. nom

Tenbroeck av (*), bet Pierce & Van Nest avs, being part of plot 13, lot 8 on tax map land in bed of av; deed of cession; Danl Mapes Jr et al EXRS, &c, Matson S Arnow to City NY; B&S; July18'12; Jan31'13. nom

Whitlock av (10:2755 & 2759), nwc Aldus, runs w22.3xn314.6xnw358.8 to ss 165th xe 20.4 to ws of av xse362.5xs on curve 310.1 to beg; also WHITLOCK av (10:2759), es, 0.8 n Whittier, runs ne22.7xn320.10xnw330.3xnw again 63.8x—63.8 to es of av xse455.7 xs326.2 to beg, being lands in bed of av; re mtg; Mutual Life Ins Co to American Real Estate Co, 527 5 av; QC; June18'12; Jan31 '13. nom

Whitlock av (10:2759), nwc Aldus, runs w22.3xn314.6xnw358.8 to ss 165th xe20.4 to ws of av xse362.5xs on curve 310.1 to beg; also WHITLOCK AV, es, 0.8 n Whittier, runs ne22.7xn320.10xnw330.3xnw again 63.8 x—63.8 to es of av xse455.7xs326.2 to beg, being lands in bed of av; American Real Estate Co to City NY; B&S; July17'12; Jan 31'13. nom

Whitlock av (10:2759), nec Whittier, runs n0.8xne22.7xs11.8 to st xsw20 to beg, for street purposes; Wm Simpson to City NY; B&S; June11'12; Jan31'13. nom

Whitlock av (10:2755 & 2759), all lands within lines of av for st purposes described as two parcels in deed from party 1st part to party 2d part, dated July17'12 as below; American Real Estate Co to City NY; QC; correction & confirmation deed; Jan14; Jan31'13. nom

Whitlock av, es, 0.8 n Whittier, see whitlock av, nwc Aldus.

Williamsbridge rd, nec Sackett av, see Sackett av, nec Williamsbridge rd.

Woodycrest av (9:2509), nec 166th, 112.6 x100x100x100.9, vacant; N Y Trust Co to Thos D Malcolm Constn Co, 3651 3 av; Jan28; Feb1'13. 6,000

Woodycrest av (9:2509), same prop; re mtg same to same; Jan28; Feb1'13. nom

Damage parcels 81 & 81A (*), to open [illegible] West Farms 81 to Public pl & the Public pl at Castle Hill av fronting on Westchester Creek, East River & Pugsleys Creek; re mtg; Frank Hasenstab to Edw A Schill, 860 Van Nest av; QC Jan30; Feb4'13. nom

Same prop (*); re mtg; Diedrich Fedden to same; QC; Jan25; Feb4'13. nom

Parcel (*), No 19 on damage map to open Taylor st (or av), from East River to Westchester av; re mtg; Dollar Savings Bank with City NY; Nov22'12; Jan31 '13. O C & 100

LEASES

Borough of Manhattan

JAN. 31, FEB. 1, 3, 4, 5 & 6.

[1]**Bleecker st, 58** (2:522), all; also CROSBY ST, 165 (2:522), part rented as express office; Marie V Robert EXTRX, &c, Jno C Robert to Hermann B Michaelsen, 1423 Av H, Bklyn; 10yf May1'13; Feb5'13. 5,000

[1]**Bleecker st, 63** (2:529); asn Ls; Julius Goldberg & ano to Harry Rappaport, 1514 Eastern Pkway, Bklyn; Jan30; Jan31'13. 600

[1]**Bleecker st, 63** (2:529); asn Ls; Harry Rappaport to Bernard F Golden, 262 William, Feb1, Feb6'13. nom

[1]**Bleecker st, 288-90;** also COMMERCE ST, 1 & 3 (2:587); all; Hyman & Jos Schlesinger to Guiseppe Pieretti, 64 Macdougal, & ano; 4yf Junelf Feb1'13. 6,709

[1]**Broome st, 222** (2:482), asn Ls; Jacob Tolinsky & ano to Morris Herman, 248 Broome; Feb4; Feb5'13. nom

[1]**Canal st, 198-200** (1:200), 1st loft; Louis L Finnski to Harris Blum, 293 E 10, 5yf May1'12, Feb6'13. 1,200

[1]**Canal st, 369** (1:228), ns; all; Benj C Faulkner et al to Jno F Dour, 369 Canal; 5yf Feb1; Feb6'13. 1,200

[1]**Columbus Circle, 45** (4:1049); space & windows on S av & on circle, also cigar privilege &c in restaurant & roof garden; Eugene Schaap to D A Schulte, Inc, a corpn, 63 Park row; from Oct1'13 to Oct1 '21; Feb4'13. 6,000

[1]**Commerce st, 1 & 3,** see Bleecker, 288-90.

[1]**Crosby st, 165,** see Bleecker st, 58.

[1]**Duane st, 101** (1:151), ns, 309.7 e Church, 25x87.6, the land; Soc of N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & ano ADMRS Emilie Funke; 21yf May1'13; 21y ren; Feb3'13. taxes, &c, & 2,100

[1]**Duane st, 103** (1:151), ns, 284 e Church, 25x87.6, the land; Soc of N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & ano ADMRS Emilie Funke; 21yf May1'13; 21y ren; Feb3'13. taxes, &c, & 2,100

[1]**Grand st, 380** (2:321), all; Emma Geizler to Louis Rosenberg, 169 East Bway; 10yf Feb1; Feb5'13 taxes in excess of year 1913 & 756

[1]**Greenwich st, 128** (1:54), str & back b; Wilhelm & Mary Reichert to Max Samuels, 104 W 130 & ano; 5yf Feb1'13; Feb 3'13. 1,320

[1]**Henry st, 31** (1:280); all; Josef Preiser & ano to Harry Silverman, 31 Henry; 5yf Nov1'12; 5y ren at $2,300; Feb6'13. 2,200

[1]**Howard st, see Lafayette,** see Lafayette, 129.

[1]**Lafayette st, 129** (1:208), sec Howard; str, b & 1st loft; Inverness Realty Co to Whiting Paper Co, a corpn, Holyoke, Mass; 5 4-12yf Oct1'12; Feb6'13. 10,000 & 10,500

[1]**Mulberry st, 140** (1:237); str & pt b; asn Ls; Luigi Gaeta to Zelinda Mennillo, 369 Broome; mtg $4,417.66; Jan15; Feb6'13. nom

[1]**Pitt st, 21-3** (2:342); asn Ls; Saml Weidhorn to Isidor Rieger, 21-3 Pitt; Jan27'12; Feb3'13. nom

[1]**Prince st, 151** (2:516); asn Ls; Consumers Brewing Co of N Y to Emil W Frandsen, 151 Prince; Jan30; Feb3'13. nom

[1]**Prince st, 151;** asn Ls; Emil W Frandsen to Geo J Kehoe, 435 Spruce, Richmond Hill, B of Q; Jan27; Feb3'13. nom

[1]**Rutgers st, 54** (1:255); sur Ls; Peter Meyer to Mary Schulman, 202 E 6; Jan 25; Jan31'13. 621.66

[1]**St Marks pl, 5** (2:464); all; Maud B Barclay to Chas Birnbaum, 5 St Marks pl; 3 3-12yf Feb1; Feb6'13. 2,640

[1]**Suffolk st, 171** (2:355), all; Lena Krellberg to Shea Nass, 100 Attorney & ano; 5 yf Feb1'13; 5y ren; Feb3'13. 3,750

[1]**Thomas st, 10** (1:151), ss, 309.7 e Church, 24.4x87.6, the lot; Soc of The N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & Thos M Debevoise, 9 Parmley pl, Summit, NJ, ADMRS Emilie Funke; 21yf May1'13 (privilege renewal); Feb3'13. taxes, &c, & 1,800

[1]**Thomas st, 12** (1:151), ss, 284 e Church, 25.7x87.6, the lot; Soc of The N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & Thos M Debevoise, 9 Parmley pl, Summit, NJ, ADMRS Emilie Funke; 21yf May1'13 (privilege renewal); Feb3'13. taxes, &c, & 1,800

[1]**Union sq W, 33** (3:844), ws, 32.6 n 16th, 30.6x150; sur Ls & sale of bldg; Wm F Decker & ano, to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; AT; Jan31; Feb1'13. O C & 100

[1]**7TH st, 74 E** (2:44); sur Ls; Chas Samuel & ano to Dora Weisberg, 838 Kelly; AT; Jan31; Feb6'13. nom

[1]**7TH st, 76 E** (2:448); sur Ls; Chas Samuel & ano to Dora Weisberg, 838 Kelly; AT; Jan31; Feb6'13. nom

[1]**13TH st, 618-20 E** (2:395), ss, 243 e Av B, 50x103.3; asn Ls; Henry C Glaser to Margt Brady, 1800 Lex av; Feb5; Feb6'13. O C & 100

[1]**14TH st, 2 W,** see 5 av, swc 14th.

[1]**18TH st, 6-8 W** (3:819), 9th fl; Rosa Von Zimmermann to Saml Schachner, 729 E 9, et al, firm Schachner, Hueller & Co; 2yf Feb1; Feb6'13. 2,300 & 3,000

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[1]**18TH st, 155 W** (3:794), all; District Realty Co to Donald Gow, 1116 Decatur, Bklyn; 5yf May1'12, Feb5'13. 1,500

[1]**18TH st W, swc 6 av,** see 6 av, swc 18th.

[1]**20TH st E, sec 3 av,** see 3 av, sec 20th.

[1]**21ST st, 37 W** (3:823); str & pt b; Jno Schreyer to Pauline Spinnger, 554 E 51; 5yf Aug1'12; Jan31'13. 1,200 to 1,600

[1]**25TH st E, nec 4 av,** see 4 av, sec 26th.

[1]**26TH st E, sec 4 av,** see 4 av, sec 26th.

[1]**27TH st, 114-6 W** (3:802), 1st fl & pt b; Louis Levy to Royal Eastern Electrical Supply Co, a corpn, 114 W 27; 5yf Feb1'13. 3,500

[1]**32D st E, nwc 3 av,** see 3 av, 470.

[1]**34TH st, 44-6 E** (3:863), ss, 100 e 5 av, 53.1x98.9, 1 3- & 1 4-sty & b stn dwg; leasehold; Arthur Berry, special master under FORECLOSURE, & Jos J O Donohue Jr, as receiver of property of Improved Property Holding Co, to Jas McCutcheon, at Greenwich, Conn [4 E 34]; Jan30, Feb1'13. **25,000**

[1]**34TH st E, nwc 3 av,** see 3 av, nwc 34th.

[1]**35TH st W, sec 8 av,** see 8 av, 496.

[1]**39TH st, 230-2 W** (3:788); all; Kate I Reilly to Henrietta M Laloy, 230-2 W 39; 3yf May1'13; Jan31'13. 6,000

[1]**44TH st E, sec 3 av ,** see 3 av, 701.

[1]**45TH st, 131 W** (4:998); all; Mrs C S Turner to Louis Holmin, 120 W 45; 5 3-12 yf Feb1'13; Jan31'13. 2,000 & 2,100

[1]**46TH st, 61 W** (5:1262), ns, 185 e 6 av, 20x100.5, all, Jno J Boyd individ et al TRSTES, &c, Sarah A M Brown et al to Emil Fraad, 1301 Av N, Bklyn; 21yf Jan1'13; Feb3'13. taxes, &c, & 2,041.62 to 5,250

[1]**48TH st W, nec 10 av,** see 10 av, 686.

[1]**51ST st, 30 E** (5:1286), all; Carolyn S Fannestock to D Rait Richardson, 41 E 60; 5yf Oct1'13; Feb3'13. 4,700

[1]**51ST st W, swc 10 av,** see 10 av, 751.

[1]**81ST st, 203-11 W** (4:1229); asn Ls; S B Constn Co to Albt Jarmulowsky, 1295 Mad av et al EXRS &c Sender Jarmulowsky, decd; AT; Jan28; Jan31'13. nom

[1]**96TH st W, nwc Bway,** see Bway, nwc 96th.

[1]**98TH st, 227-9 E** (6:1648); all; Jennie Kind to Isadore Geller, 334 E 100; 5yf Feb1; Feb6'13. 3,175 & 3,225

[1]**98TH st 231 E** (6:1648); all; Jennie Kind to Isadore Geller, 334 E 100; 5yf Feb1; Feb6'13. 3,175 & 3,225

[1]**106TH st E, nec 5 av,** see 5 av, nec 106th.

[1]**108TH st E, swc Lex av,** see Lex av, 1730.

[1]**112TH st, 46-8 E** (6:1617); all; Saul Singer to Wm Klenert, 254 W 112, & ano; 2 7-12yf Feb1; Feb6'13. 4,400

[1]**115TH st ,121-3 E** (6:1643), all; Jennie Matz to Saml Bernstein; 5yf Aug1'12; Feb 5'13. 4,200

[1]**120TH st, 341-5 E** (6:1797); all; Bernhard Seymann to Raffaele Gianninoto, 341-3 E 120; 5yf Nov1'12; Feb6'13. 6,250

[1]**121ST st E, swc Lex av,** see Lex av, 1978-80.

124TH st W, nwc Ams av, see Ams av, nwc 124th.

[1]**125TH st, 149 E** (6:1774), str & c; Matilda Weisbecker et al EXRS, &c, Chas Weisbecker to August F Ehler, 2023 Lex av; 5yf Feb1'13; Feb3'13. 3,000

[1]**125TH st, 64 W** (6:1722), str & b; Allen Tucker et al to Harry Hall, 64 W 125; 5 2-12yf Aug1'12; Jan31'13. 4,600 to 5,000

[1]**125TH st, 64 W**; asn Ls & consent to same; Harry Hall to Mary Z Raport, 158 W 106; AT; Jan27; Jan31'13; nom

[1]**125TH st, 326 W** (7:1951); str fl & b; Roanoke Realty Co to Thos Machcinski, 330 W 125; 10yf Feb15; Feb6'13. 2,500

[1]**132D st, 165 E,** see 3 av, 470.

[1]**144TH st, 517-23 W** (7:2076); two bldgs; all; Louis Manheim to Jos Halperin, 25 E 105; 3yf Dec1'12; Feb6'13. 9,600

149TH st W, sec 8 av, see 8 av, sec 149th.

[1]**159TH st W, see Ams av,** see Ams av, 1995-7.

[1]**168TH st W, nwc Ams av,** see Ams av, nwc 168th.

[1]**Av A, 56** (2:399), str fl & b; Carl Klingelhoeffer to Adolf Blum, 56 Av A; 5yf Sept1'08; re-recorded from Oct7'08; Feb3 '13. 1,500 to 1,700

[1]**Av A, 56,** str fl & b; same to same; ext Ls; 4 8-12yf Sept1'13; Feb3'13. 1,700

[1]**Av A, 249** (3:947), str fl & b; Jos Koellerer to Ebling Brewing Co, a corpn, 760 St Anns av; from Feb1 to May1'19 (5y ren); Feb5'13. 1,200

[1]**Av A, 249** (3:947), str fl & b; Ebling Brewing Co to Adolph Goldberg, 249 Av A, from Feb1 to May1'19 (5y ren); Feb5'13. 1,200

[1]**Av A, 249** (3:947); asn Ls; Ebling Brewing Co to Jos Koellerer, 236 9 av; Feb3; Feb5'13. nom

[1]**Amsterdam av** (7:1979), nwc 124th; 4th str & b n of cor; Wm H Hall to Jno Stelljes, 501 W 124; 5yf Jan1'12; 5yren; Feb6'13. 1,200

[1]**Amsterdam av, 1995-7** (8:2108), sec 159th; bill of sale of chattels, Ls &c; Peter Mergenthaler to Wm Bonhag, 2593 Bainbridge av; mtg $3,046.88; Apr12'12; Feb1 '13. 7,606.88

[1]**Amsterdam av, 1995-7;** bill of sale of chattels, Ls, &c; Wilhelmina Bonhag, ADMTRX Wm Bonhag, decd, to Chas Bokamp, 261 Division av, Bklyn; mtg $3,-046.88; Jan14; Feb1'13. nom

[1]**Amsterdam av, 1995-7** (8:2108); asn Ls; Chas Bokamp to Max Rosenhain Jr, 540 E 149; AT; Jan31; Feb1'13. nom

[1]**Amsterdam av** (8:2125), nwc 168th; str & b; Lizzie D Gerleit to Frank Diegener, 502 W 169th; 5yf Feb1'13; 5y ren at $1,800; Feb4'13. 1,500 to 1,700

[1]**Broadway, 775** (2:561), ws, 46.2 n 9th, 23.1x101.11x23x100.4; sur Ls & all R, T & I to bldg, Bernard King individ et al EXRS, &c, Henry King to Trustees of Sailors Snug Harbour in City N Y, 31 Nassau; Jan2; Feb3'13. 5,700

[1]**Broadway, 1488** (4:995), es, 26 s 43d, 11.6x40; Bway & 43d St Bldg Co to 'Disnev Hats," a corpn; 10yf Sept1'10; Feb5 '13. 8,200 to 9,000

[1]**Broadway** (7:1887), n wc 96th; s str & b; Bway & 96th St Realty Co to Max Marx (Inc), 1600 Bway, et al; 10yf Mar1; Feb6'13. 4,000 to 6,000

[1]**Lexington av, 1730** (6:1635), swc 108th; b str & fl above str, also cellar; Rose Lukather to Mendel Sperling, 1733 Lex av; 5yf May1, Feb6'13. 480 & 540

[1]**Lexington av, 1978-80** (6:1769), swc 121st, two strs & bs; Louis S Barnard to Mary Marine, 2267 1 av; 7 9-12yf Feb1; Feb3'13. 1,500 & 1,620

[1]**Lexington av** (6:1769), swc 121st; sur Ls; Arthur G Schlemmer to Louis S Barnard, 175 E 79; AT; Feb1; Feb3'13. nom

[1]**Madison av, 1677** (6:1617); all; Abr H Sarasohn to Chas Goldberg, 1675 Mad av; 3yf May1; Feb6'13. 1,200

[1]**2D av, 1166-8** (5:1797), all; Zelda Berkowitz to Raphael Gianninoto, 59 Tnompson; 3yf Oct1'12; Feb6'13. 4,000

[1]**3D av, 470,** nwc 32d; also 32D ST, 165 E (3:888); asn Ls; Jno G Nugent & ano to Jno Walsh & Peter Gibbons, both at 470 3 av; Nov24'12; Feb6'13. nom

[1]**3D av, 470** nwc 32d; also 32D ST, 165 E (3:888); asn Ls; Jno Walsh & ano to Arthur Jost, 159 W 129; Nov24'12; Feb6'13. nom

[1]**3D av** (3:890), nwc 34th, 23.6x51.1; asn Ls; Henry Daubert to Henry Schult, 8 St Luke's pl; Jan31; Feb1'13. O C & 100

[1]**3D av, 701** (5:1317), sec 44th, 20x80, all; Ethel B Robinson to Thos Gaffney, 701 3 av; 9 11-12yf Feb1'13; Feb3'13. taxes, &c, & 2,000

[1]**3D av** (3:900), sec 20th, 19.6x20; asn Ls; Henry C Glasser to Margt Brady, 1800 Lex av; Feb5; Feb6'13. O C & 100

[1]**4TH av, nec 25th,** see 4 av, sec 26th.

[1]**4TH av** (3:881), sec 26th, runs e120xs 98.9xw30xs98.9 to ns 25th xw90 to es 4 av xn197.6 to beg; 8th fl; Armory Holding Co to C Bruno & Son (Inc), a corpn, 356 Bway; 10yf Feb1; Feb6'13. 12,000

[1]**5TH av** (2:577), swc 14th (No 2), 73.3 x107; all; Van Schaick Realty Co to 80 Fifth av, Inc, a corpn, 115 Bway; 16yf Feb 1'13; 21y ren; Feb4'13. taxes &c & 70,000

[1]**5TH av, 501** (5:1276), office 204 & store room in b; Edwin Wolf of Phila, Pa, to Keep Mfg Co, 501 5 av; 3yf May1'13; Feb 5'13. 1,200

[1]**5TH av, 2199** (6:1758); asn Ls; Jacob Gensler auctioneer to Jas D Freeman, 309 W 138; AT; Jan27; Feb4'13. nom

[1]**5TH av, 2199;** asn Ls; Jas D Freeman to Max H Eysler, 2199 5 av; AT; Jan27; Feb 4'13. nom

[1]**5TH av, 2199** (6:1758); asn Ls & bldgs as security for note & c hattel mtg for $4,-000; Max H Eysler to Jas Everard's Breweries, a corpn, 12 E 133; Jan27; Feb5'13. nom

[1]**5TH av** (6:1612), nec 106th, 162x100; all; Geo H Earle Jr, & ano, to North Star Amusement Co, Inc, a corpn, 115 Bway; 20yf Jan1' Feb1'13. taxes &c & 11,500

[1]**6TH av, 670** (3:840); str & b; Jno H Wright et al to Sol Karpf, 670 6 av; 5yf May1; Feb6'13. 2,500 & 2,600

[1]**6TH av** (3:793), swc 18th, 92x100; agmt as to confirmation of Ls dated May16'02 to expire Nov1'17 at annual rental of $16,000; Jno L Tonnele as TRSTE Jno Tonnele, decd, to Jas Fellows, 1312 Mad av; Amelia B Huber, 41 W 90 & Lena B Fellows, 1312 Mad av, EXRS, &c, Geo H Beyer, decd; Oct18'11; Jan31'13. nom

[1]**6TH av,** swc 18th, 92x100; agmt confirming Ls as above; same to same; Nov 1'12; Jan31'13. nom

[1]**8TH av, 378** (3:778); sur Ls & bldgs; Ellen Gordon to J Denton Shea, 28 Prospect Park W, Bklyn; AT; Jan24; Feb4'13. nom

[1]**8TH av, 496** (3:784), sec 35th, 25x77.4; sur Ls; Francis J Davidson to Saranac Realty Co, a corpn, 149 Bway; AT; Jan27; Jan31'13. nom

[1]**8TH av, 2603** (7:2041); str; H Aldhous to Harry Weinshank, 2603 8 av; 2y & 10½ mos f Nov15'12; Feb4'13. 480 & 600

[1]**8TH av** (7:2034), sec 149th, str & b; Chas Cohen to Jas Cavanagh, 301 W 150; 5 yf May1'13; Feb5'13. 1,680 to 1,920

[1]**10TH av, 686** (4:1058), nec 48th; cor str &c; Mary A McEntegart GDN of Ellen McEntegart et al to Jas McEntegart, 437 W 57; ext of Ls to Feb1'17; Dec20'12; Feb 4'13. 2,100

[1]**10TH av, 751** (4:1079), swc 51st st, str & c; agmt as to ext of Ls to Feb1'17; Mary A McEntegart INDIVID & as GDN Ellen McEntegart to Peter McMahon, 55 Horatio; Dec20'12; Feb5'13. nom

[1]**Interior lot** (1:151), 78.6 s Thomas & 334.7 e Church, runs s8.11xe20.5xn8.11xw 20.6 to beg, the land; Soc of N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & ano ADMRS Emilie Funke, 21yf May1'13; 21y ren; Feb3'13. taxes, &c, & 200

LEASES.

Borough of the Bronx.

[1]**Aldus st, nec Southern blvd,** see Southern blvd, nec Aldus.

[1]**Home st, nec Jackson av,** see Jackson av, nec Home.

[1]**138TH st, 370 E** (9:2300); asn two Ls; Bernard Treptow to Jacob Leopold, 535 E 138; Jan31; Feb5'13. nom

[1]**149TH st, 368 E** (9:2327), asn Ls; Jno E Tuppack & ano to Isaac Silverman, 874 Southern blvd & ano; Feb3; Feb4'13. nom

[1]**149TH st, 740 E** (10:2579), cor Concord av; str; M J B Constn Co to Victor Gayda, 691 E 149; from Mar1'13 to Apr30'18; Jan 31'13. 420 to 660

[1]**149TH st E, nwc Walton av,** see Walton av, 553.

[1]**156TH st E, sec Eagle av,** see Eagle av, sec 156th.

[1]**180TH st E, sec 3 av,** see 3 av, sec 180th.

[1]**Boston rd, 1013-5** (10:2607); sur Ls; recorded Apr16'10; Interborough Amusement Co to Chas Kling, 369 Mosholu Pkway; AT; Jan27; Feb3'13. nom

[1]**Boston rd, 1013-5** (10:2607), all; Chas Kling to G & S Amusement Co, Inc, a corpn, 1316 Clay av; 5yf Feb1; Feb3'13. 3,000

[1]**Boston rd, 1013-15** (10:2607); sur Ls recorded Dec19'11; Erbograph Co to Interborough Amusement Co, a corpn, 794 Hewitt pl; AT; Jan27; Feb4'13. nom

[1]**Brook av, 498** (9:2274), all; Jacob Berman to David Horowitz, 546 E 145; 2yf Mar1; Feb6'13. 2,400

[1]**Concord av, cor 149th,** see 149th, 740 E.

[1]**Eagle av** (10:2624), sec 156th, 100x52.6; Jno Hallahan to Cath Ahearn, 371 Edgecombe av; ½ pt; Feb3'13. nom

[1]**Eagle av** (10:2624), sec 156th, 100x52.6; same to Edgerton-Park Co, Inc, a corpn, 271 W 125; ½ pt; Feb3'13. nom

[1]**Jackson av, 1160** (10:2652), nec Home; str & b; Adolph Cohn to Geo Hecht, 1178 Jackson av; 5yf Oct1'11; Jan31'13. 600 & 720

[1]**Jerome av, 2439** (11:3199), str fl & pt c; Jno Brown to Wm Mayer, 2439 Jerome av; 5yf Mar1'13; Feb4'13. 420 & 480

[1]**Southern blvd** (10:2743), nec Aldus, 100 x110; sobrn of Ls to mtg; Podgur Realty Co et al with Bowery Savings Bank, 128 Bowery; Feb3; Feb5'13. nom

[1]**Walton av, 553** (9:2352), nwc 149th, str fl & pt c; Jas B Powers to Edw Ehlers, 553 Walton av; 5yf May1'15; Feb1'13. 1,000

[1]**3D av** (11:3061), sec 180th; asn Ls; Patk F Conroy to Jno J Fay, 201 W 98; mtg $ ——; Jan31'13. nom

MORTGAGES.

Borough of Manhattan.

JAN. 31, FEB. 1, 3, 4, 5 & 6.

m**Bayard st, 57** (1:163); ext of $24,000 mtg to Feb4'18 at 4½%; Feb4'13; Mary Brinn, Sol Finburg & Moses Levy, individ & as exrs Aaron Levy, with Louisa Minturn, 13 E 69. nom

m**Bleecker st, 282** (2:587), ws, 47 s Commerce, 21x75; Jan30; Jan31'13; due Feb1 '16; 5%; Fannie Herz, 84 Bedford to De Witt C Romaine, 473 Hudson. 4,000

m**Cherry st, 18** (1:112), ns,abt 135 e Pearl, 24.10x125.9x25x127.9; PM; Jan24; Feb3'13; 5y5%; Therese M Casazza, 5805 7 av, Bklyn to Lawyers Title Ins & Trust Co. 16,000

m**Delancey st, 39-45,** see Forsyth, 126-8.

m**Eldridge st, 136** (2:414), ses, abt 95 s Delancey, 25x97.6; pr mtg $25,000; Jan30; Jan31'13; due Jan1'19, 5%; Jos Fisch, 112 Eldridge to Moses Zwiebel, 688 Cauldwell av. 9,000

m**Forsyth st, 106** (2:418); ext of $18,000 mtg to Jan30'16 at 5%; Jan30; Feb4'13; Helene G Benjamin with Aaron Sarnoff, 208 W 119. nom

m**Forsyth st, 126-8** (2:419), sec Delancey (Nos 39-45), 100x48.11x100x49.4; Feb3'13; due June1'18; 5%; Chebrah Poel Zedek Anschei Illia to Green-Wood Cemetery, a corpn, 170 Bway. 8,000

m**Goerck st, 134** (2:325), es, 174 n Stanton, 26x100; Feb4; Feb6'13, 3y6%; Carmana Realty Co to Anna Amend, 38 W 74. 4,500

m**Goerck st, 134;** certf as to above mtg; Feb4; Feb6'13; same to same. ——

m**Goerck st, 136** (2:325), es, 200 n Stanton, 25.9x100; Feb4; Feb6'13, 3y6%; Carmana Realty Co to Amelia Wiegand, extrx Geo Wiegand, 454 St Nicholas av. 4,500

m**Goerck st, 136;** certf as to above mtg; Feb4; Feb6'13; same to same. ——

m**Grand st, 361** (1:311), ss, 50 e Essex, 16.8 x70.9; pr mtg $15,000; Feb3'13; 3y6%; Frances Lautenburg to Jos F Schwartz, 268 Bowery. 6,000

m**Henry st, 197** (1:285), ns, abt 120 w Clinton, 25x87.6; given to secure note of $5,000; Nov11'12; Feb6'13; due &c as per bond; Rabbi Jacob Joseph School Corpn, 197 Henry, to Nathan Lamport, 1391 Mad av, et al. 5,000

m**Houston st, 92 W** (2:545), ns, 37.6 w West Bway, 18.9x98; PM; Feb1; Feb3'13; due &c as per bond; Jos Personeni, 43 Charlton to Wm Buchan, Jr, 76 Sherman av, Glen Ridge, NJ. 12,000

m**Lawrence st, 81,** see Ams av, 1360.

m**Macombs pl, 21-39,** see 8 av, 2830.

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Minetta la, 1-5 (2:542), sec Minetta (No 19), 57.9x47.5; Jan29; Feb5'13, 5y5%; Alice J Merriam, Waterford, Conn, to Emigrant Indust Savgs Bank. 7,500

Minetta st, 17, see Minetta la, 1-5.

Monroe st, 134 (1:256); ext of $11,000 mtg to Mar27'16 at 5%, Jan24; Feb6'13; Mary Le Boutillier with Morris Goldsmith & Louis Foreman. nom

New Chambers st, 66, see Roosevelt, 74.

Orchard st, swc Rivington, see Rivington, 81-3.

Park ter E (8:2243), nws, at sws 215th, 50.1x114.4x50x119.10; also PARK TER E (8:2243), ws, 50.1 s 215th, 50.1x108.11x50x 114.4; Feb1; Feb4'13, 2y5%; Wm H Hurst to Geo H Fearons, Glen Ridge, NJ. 30,000

Park ter E, ws, 50.1 s 215th, see Park ter E, nws, at sws 215th.

Pike st, 3 (1:283), es, 40.6 n East Bway, 17.3x55.2x17.3x55.3; pr mtg $1,000; Jan31 '13; 3y5%; Jno A & May Halloway of NY & Nellie H Mergardt of Brewster, NY, to Emigrant Indus Savgs Bank. 2,000

Pike st, 46 (1:274); ext of $20,000 mtg to Jan30'16 at 4½%; Oct30'12; Feb6'13; Lawrence Schorr with Jno A Brown Jr, Newtown Township, Pa. nom

Prince st, 151 (2:516), sal Ls; Jan27; Feb 3'13; demand; 6%; Geo J Kehoe with Lion Brewery, 104 W 108. 1,975

Rivington st, 81-3 (2:415), swc Orchard, 50.2x50; pr mtg $10,000; Jan21; Feb6'13; 5 y6%; Litrovnick & Co (Inc), a corpn, 286 Bleecker, to German Exchange Bank, 330 Bowery. 4,900

Rivington st, 81-3; certf as to above mtg; Jan21; Feb6'13; same to same. ——

Rivington st, 167 (2:348), ss, 25 e Clinton, 25x65.6; Jan29; Feb3'13; due &c as per bond; Sol Gossett & Louis Isaacs to Title Guar & Trust Co. 18,000

Roosevelt st, 74 (1:111), es, abt 40 s New Chambers, —x—, to New Chambers, (No 66); also all title to gore on s ws New Chambers, being 3.8 on New Chambers, 1.9 on ss & 1.11 on ws; PM; Jan24; Feb3'13; 5 y5%; Luigi Rega, 40 Oak, to Lawyers Title Ins & Trust Co. 8,000

St Marks pl, 6 (2:463), ss, 100 e 3 av, 26x120; PM; Feb4'13, 3y5%; David Wasser to Lloyd S Bryce, Roslyn, LI, & ano. 17,000

Suffolk st, 186 (2:350); ext of $10,000 mtg to Mar1'18 at 5%; Jan31; Feb5'13; Augusta Parkin with Henry Brodman. nom

Union sq W, 33 (3:844), ws, 32.6 n 16th, 30.6x150; Jan30; Feb1'13; due &c as per bond; Gertrude A Vanderbeck to City Real Estate Co, 176 Bway. 225,000

Willett st, 71 (2:338), ext of $10,000 mtg to June1'17 at 5%; May1'12; Feb3'13; Chas P Buckley gdn Dorothy J Oakley with Buruch Blum, 71 Willett. nom

5TH st, 331 E (2:447); ext of $22,000 mtg to Mar12'18 at 5½%; Jan23; Feb5'13; Minnie M Herrman & ano exrs, &c, Max Hilson with Abr Treibitz. nom

6TH st, 301 E, see 2 av, 104-6.

10TH st, 31-3 E (2:562), ns, 204.3 e University pl, 44.5x94.9; Feb4'13, 1y6%; Wm Baxter to Fredk C Zobel, 315 Central Park W. 5,000

11TH st, 63 E (2:563), ns, 248.9 w Bway, 27x103.3; PM; Jan10; Feb4'13, 5y5%; Augusta Isaacs to Esperanto Mtg Co, 37 Liberty. 8,000

12TH st, 330 E (2:453), ss, 50.8 e 2 av, runs e25xs93.8 to cl former Stuyvesant xsw 17.5xw10.5xn103.3 to beg; Feb4; Feb5'13; due &c as per bond; Pasquale Cannariato, 234 E 75, to Herman Gottlieb, 618 Marcy av, Bklyn. 400

14TH st, 317 E (3:921), ns, 187.6 e 2 av, 23.3x103.3; Jan29; Feb5'13, 5y5%; Edwin B King at Warrenton, Va, to Metropolitan Savgs Bank, 59 Cooper sq. 15,000

14TH st, 2 W, see 5 av, 80-2.

16TH st, 342 W (3:739), ss, abt 270 e 9 av, 25x62.3x25x60; Feb5'13; due May2'16, 5%; Kitty Kiernan & Annie T McDevitt to Emigrant Indust Savgs Bank. 2,000

17TH st, 239 E (3:898), nes, 161.3 nw 2 av, 17.3x104; PM; Feb5; Feb6'13, 5y4½%; Elena, wife Celestino de Marco, to Fannie M Keppel, widow Fredk Keppel, 239 E 17. 15,000

20TH st, 50-2 E, see 4 av, 242-50.

23D st, 331-5 W (3:747), ns, 325 w 8 av, runs w58.6xn142.4xe24.6xn55 to ss 24th xe 9xs55xe24.11xs142.4 to beg; pr mtg $60,000; Jan31; Feb1'13; due July1'13, 6%; Peter P Cappel, 333 W 23 to Jas Boyd, 235 W 103. 10,000

24TH st, 119-25 W (3:800), ns, 225 w 6 av, 100x98.9x irreg x115.6; ext of $29,000 mtg to Feb1'15 at 5%; Jan31; Feb6'13; Elmer A Darling with Graf Realty Holding Co Inc. nom

24TH st W, ss, abt 350 w 8 av, see 23d, 331-5 W.

27TH st, 153-9 W (3:803), ss, 205.4 e 7 av, 99.1x98.9x97.3x98.9; ext of $50,000 mtg to Feb6'15 at 6%; Feb6'13; Morris W Levine with Twenty-Eighth St & Seventh Av Realty Co. nom

27TH st, 156-8 E, see 3 av, 372.

27TH st, 328 W (3:750), ss, 150 e 9 av, 25x98.9; Jan27; Feb4'13; due Feb1'16, 5%; Eliz M & Kath H Sweeney, 328 W 27, to Mary E Brady, 371 W 23. 1,000

28TH st, 45 E (3:858); sal Ls; Feb6'13, demand, 6%; Jno Fink to Geo Ehret, 1197 Park av. 5,000

28TH st, 141-3 W (3:804), ns, 223.10 e 7 av, 46.7x98.9; ext of $170,000 mtg to Feb4 '18 at 5%; Feb1; Feb4'13; New Rochelle Trust Co et al gdns Dorothy S Bostwick et al with Twenty-Fifth Constn Co, 1170 Bway. nom

28TH st, 141-3 W (3:804), ns, 223.10 e 7 av, 46.7x98.9; ext of $140,000 mtg to Feb4 '18 at 5%; Feb1; Feb4'13; New Rochelle Trust Co et al gdns Dorothy S Bostwick et al with Twenty-Fifth Constn Co, 1170 Bway. nom

28TH st, 329 W (3:752), ns, 325 w 8 av, 25x98.9; Jan31'13; 5y4½%; Sidonia Weiss, 329 W 28 to Harris D Colt, 515 Park av & ano, trstes Richd S Ely. 15,000

28TH st, 329 W subrn agmt Jan31'13; Sidonia & Sophie Goodman with same. ——

31ST st, 24 W (3:832); ext of $63,800 mtg to Feb1'18 at 5%; Jan29; Feb1'13; Philena C Smith with U S Trust Co of NY. nom

31ST st, 133 W, see 31st, 135-9 W.

31ST st, 135-9 W (3:807), ns, 275 e 7 av, runs n126xe25xn71.6 to ss 32d (No 146) xe 25xs49xe75xs148.6 to 31st xw125 to beg; also 31ST ST, 133 W (3:807), ns, 375 w 6 av, 24.6x98.9; also 31ST ST W (3:807), ns, 399.6 w 6 av, 0.6x98.9; pr mtg $62,750; Feb 4; Feb5'13, 1v4½%; Church of St Francis of Assisi, a corpn, to Emigrant Indust Savgs Bank. 21,000

31ST st W, ns, 399.6 w 6 av, see 31st, 135-9 W.

32D st, 146 W, see 31st, 135-9 W.

33D st, 135 E (3:889), ns, 158.8 w Lex av, 29.4x80; Jan30; Jan31'13; 5y4½%; Geo W Godward to American Mtg Co, 31 Nassau. 30,000

33D st, 137 E (3:889), ns, 129.4 w Lex av, 29.4x80; Jan30; Jan31'13; 5y4½%; Geo W Godward, 227 Riverside dr to Annie R Gilbert, 563 Park av & ano trstes Riley M Gilbert. 30,000

34TH st, 108-10 W (3:809), ss, 643 e 7 av, 47.3x98.9; ext of $420,000 mtg to Feb1 '18 at 4½%; Jan29; Feb3'13; Childs Co with N Y Savings Bank, 81 S av. nom

34TH st, 140 W (3:809); ext of $80,000 mtg to Feb6'16 at 4½%; Feb6'13; Edw E Black with Mary E Keister, 140 W 34. nom

34TH st, 140 W (3:809), ss, 275 se 7 av, 25x98.9; Feb6'13; due &c as per bond; Mary E Keister to Edw S Clark, Cooperstown, NY. 20,000

35TH st, 441 W (3:733, ns, 495.6 w 9 av, 17x98.9; Feb1; Feb6'13, 5y5%; Adolf Schindler to Adele Kneeland, on West, Lenox, Mass. 13,500

37TH st, 123 E (3:893), ns, 80 w Lex av, —x—; ext of $37,000 mtg to Jan17'16 at 4½%; Jan17; Feb6'13; Robt Hoe with Jane E Oothout, 218 Mad av. nom

39TH st, 56 W (3:840); ext of $50,000 mtg to Feb8'16 at 4½%; Jan17; Feb1'13; Cathedral Church of St John the Divine of Diocese of NY with Alice B Scott. nom

39TH st, 56 W (3:840), ext of $12,000 mtg to Feb3'15 at 6%; Feb3'13; Florence S Laighton with Alice B Scott. nom

39TH st, 269-71 W (3:789), ns, 60 e 8 av, 40x49.5, except strip 0.4 wide on West; Jan29; Feb3'13; 5y4½%; Isaac Cochran, Newburgh, NY, to Bowery Savgs Bank, 128 Bowery. 10,000

39TH st, 306 W (3:762), ss, 100 w 8 av, 25x98.9; Jan30; Jan31'13; due &c as per bond; Gerson & David Mordo to Title Guar & Trust Co. 6,500

40TH st E, swc Lex av, see Lex av, 352.

40TH st, 229-31 E (5:1314), ns, 180 w 2 av, 38x98.9; PM; Jan31'13; 5y4½%; Robt Johanson to Emigrant Indust Savgs Bank. 26,000

40TH st, 207 W (4:1012), ns, 100 w 7 av, 25x98.9; PM; Dec23'12; Feb1'13; due &c as per bond; Jacob Kaplan, 320 E 87, to Wm J Sloane, 137 Riverside dr. 50,000

40TH st, 207 W; pr mtg $50,000; Dec23 '12; Feb1'13; due &c as per bond; same to Eugene C Ludin, 261 W 34. 1,000

40TH st, 320½ on map 320A W (3:763), ss, 325 w 8 av, 25x98.9; PM; pr mtg $9,-000; Feb3, Feb6'13 3y6%; Maurice Cross to Pauline Ewert, 221 1st, Union Hill NJ. 6,000

43D st, 147-51 W (4:996), leasehold; agmt as to purchase of assignment of mtg on June1'18 for $500; Dec27'12; Jan31'12; Geo A Kessler & Co with Morris H Rothschild & Mortimer C Rosenblum, 309 W 99. nom

45TH st, 218 E (5:1318), ss, 230 e 3 av, 25x100.4; PM; Jan31; Feb1'13, 5y5%; Chas W Eidt to Morton H C Foster, 1971 3 av, 17,000

45TH st, 522 W (4:1073), ss, 325 w 10 av, 25x100.4; PM; Jan31'13; 5y5%; Geo L Zimmerman, Inc, a corpn to Eliz F King, 128 E 34 et al exrs Edw King. 10,000

45TH st, 522 W; PM; pr mtg $10,000; Jan 31'13; 3y6%; same to same. 3,000

46TH st, 232 E (5:1319), ss, 250 w 2 av, 25x100.5; PM; Jan31; Feb1'13, 3y5%; Fredk L Haug, 225 E 51, to Mary A Burnett, 42 Livingston, Bklyn. 6,000

46TH st, 16-18 W (5:1261-48 & 49), ss, 264 w 5 av, 44x100.5; Jan31; Feb3'13; due Feb1'18; 4½%; 16 W 46th St Co, a corpn, to N Y Trust Co, a corpn, 26 Broad. 300,000

47TH st, 617-19 W (4:1095), ns, 275 w 11 av, 50x100.5; also 47TH ST, 621-3 W (4:-1095), ns, 325 w 11 av, 50x100.5; Dec28'12; Feb1'13; due &c as per bond Edw F Beinhauer to Matilda B Beinhauer, 2 W 88, extrx Ferd Beinhauer. 23,000

47TH st, 617-19 W (4:1095); ext of $40,-000 mtg to Dec29'22 at 5%; Dec29'11; Feb 5'13; Matilda B Beinhauer with Edw F Beinhauer. nom

47TH st, 621-3 W, see 47th st, 617-9 W.

48TH st W, nec 10 av, see 10 av, nec 48th.

51ST st, 238 W (4:1022), ss, 221 e 8 av, 17x100.5; Feb3'13; 5y5%; Matthew Beattie to Walter Keys, Hastings-on-Hudson, NY, indiv & as trste Edw Keys. 20,000

51ST st W, swc 10 av, see 10 av, 751.

54TH st, 37 W (5:1270), ns, 303 e 6 av, 20x100.5; Jan31'13; 5y5%; Jos B Bourne to N Y Trust Co, 26 Broad. 20,000

55TH st, 20 E (5:1290), ss, 80.6 w Mad av, 22.6x100.5; pr mtg $40,000; Feb4'13; due Mar25'16, 4½%; Jos C Mott, Great Neck, LI, & Jeannette Le Brun, Parsons, NY, to Bowery Savgs Bank, 128 Bowery. 10,000

55TH st, 124 W (4:1007), ss, 275 w 6 av, 25x100.5; PM; Jan31; Feb1'13; due &c as per bond, H Fahd Square Holding Co to Title Guar & Trust Co. 30,000

57TH st, 118 E (5:1311), ss, 154.6 w Lex av, 20x100.5; PM; pr mtg $18,000; Jan8; Jan31'13; due May1'14, 5%; Eugenie Agassiz at Lausanne, Switzerland; Theo R P Eilshemius at Birmingham, Eng; Louis M & Henry G Eilshemius, both at 118 E 57 to Albt W Seaman, Wantagh, LI, & ano trstes for Abr Lockwood. 9,000

58TH st, 37 W (5:1273), ns, 245 e 6 av, 25x100.5; Feb1'13, 3y4½%; Isaac S Long to Fidelity Trust Co, 1 Hudson. 40,000

59TH st, 47 E (5:1374), ns, 140 e Mad av, —x—; ext of $105,000 mtg to Aug1'14 at 5%; Jan28; Feb5'13; D'Anjou Pearsall et al with Germania Life Ins Co of City NY. nom

59TH st, 47-51 E (5:1374), ns, 140 e Mad av, 50x100.5; pr mtg $——; Feb3; Feb4'13; due May3'14, 6%; 49 East 59th St Corpn to County Holding Co, 100 Bway. 20,000

59TH st, 47-51 E; certf as to above mtg; Feb3; Feb4'13; same to same. ——

59TH st, 38 W (5:1274), ss, 245 e 6 av, 25x100.5; pr mtg $90,000; Feb1; Feb4'13; due Oct1'13, 6%; Thirty-eight West Fifty-ninth St Co, 99 Nassau, to Robt McGill, Hoboken, NJ. 85,000

59TH st, 38 W; certf as to above mtg; Feb1; Feb4'13; same to same. ——

62D st, 47 W, see Broadway, 1881-5.

64TH st, 16 E (5:1378), ss, 230 e 5 av, 20x100.5; Feb6'13, 5y5%; Chas Buek Constn Co to Lawyers Title Ins & Trust Co, 160 Bway. 80,000

64TH st, 16 E; certf as to above mtg; Jan25; Feb6'13; same to same. ——

64TH st, 164 E (5:1398), ss, 310 w 3 av, 20x100.5; Feb3'13; 3y; % as per bond; Anna S Lincoln, Goshen, NY to Farmers Loan & Trust Co, 22 Wm. 15,000

66TH st, 40 W (4:1118), ss, 350 w Central Park W, 25x100.5; Jan31; Feb3'13; 5y 4½%; Edmund Coffin to U S Trust Co of NY, 45 Wall. 25,000

70TH st, 64 W (4:1122), ss, 70.8 e Col av, 18.2x100.5; Jan29; Jan31'13; due &c as per bond; Edw B Corey, Far Rockaway, LI, to Caroline S Wilson, 3 E 64. 20,000

70TH st, 206-16 W (4:1161), ss, 125 w Ams av, 100x100.5; PM; Jan31'13; 3y5½%; Directors Realty Holding Co to Lawyers Mortgage Co, 59 Liberty. 1.5,000

70TH st, 218-40 W (4:1161), ss, 225 w Ams av, two lots, ea 100x100.5; two PM mtgs, ea $111,666.66; Jan31'13; 4y5%; Directors Realty Holding Co, 160 Bway, to Estate Chas F Hoffman, a corpn, 258 Bway. 223,333.32

71ST st, 115 W (4:1143), agmt & option for party 2d pt to pay off bond & mtg of $30,000 before maturity & party 1st pt is to discontinue action for demolition of bldg; Nov30'12; Jan31'13; Ray E Matshak, 542 W 112 & David Matshak, 1464 50th, Bklyn, trstes Saml Matsak with Hennessey Realty Co, a corpn, 220 Bway. nom

72D st, 121 E (5:1407), ns, 210 e Park av, 20x102.1; Feb3'13; 5y4%; Pauline Bunzl to Grenville L Winthrop, Lenox, Mass, & ano exrs Robt Winthrop. gold 15,000

74TH st, 163 W (4:1146), ns, 63 e Ams av, 18x70.4; PM; Feb4'13, 5y4½%; Henry A Casson to N Y Title Ins Co, 135 Bway. 15,000

75TH st, 6 W (4:1127), ss, 149 w Central Park W, 22x102.2; Feb3; Feb4'13; due &c as per bond; Henry M, Philip & Hannah T Moeller, & Elise M Alexander, to Title Guar & Trust Co. 30,000

75TH st, 309 W (4:1185), ns, 142 w West End av, 18x102.2; pr mtg $23,000; Jan20; Jan31'13; 3y6%; Pauline Starr to Real Estate Dept Co, 68 Wall. 5,000

76TH st, 17 E (5:1391), ns, 275 e 5 av, 20x102.2; pr mtg $50,000; Dec7'12; Feb6'13, 3y5%; Florence R Bernheimer to Rothschild Realty Co, 100 6 av. 5,000

76TH st, 324 W (4:1185), ss, 300 w West End av, 22x102.2; Feb4'13; due &c as per bond; Eleanor A M Hand to N Y Trust Co, 24 Broad. 31,000

79TH st, 104 E (5:1413), ss, 40 e Park av, 20x84; PM; Feb1; Feb3'13; due &c as per bond; Carolyn W Morris, 104 E 79 to Bankers Trust Co, 16 Wall trste Oliver S Carter for benefit Lucy E Pelton. 33,000

80TH st, 46 E (5:1491), ss, 82 e Mad av, runs s102.2xe 8xn12.2xe0.6xn90 to 80th xw 18.6 to beg; Feb4; Feb5'13; 5y4½%; Da sy Lippmann to U S Trust Co of N Y, 45 Wall. 30,000

80TH st, 133 W (4:1211), ns, 513 e Ams av, 21x102.2; Feb4'13; due &c as per bond; Lizzie S Joseph to Bank for Savgs in City NY, 280 4 av. 16,000

81ST st, 22 W (5:1480), ss, 240 w Central Park W, 19x102.2; Feb6'13, 5y4½%; Sophie, wife Myer Dittenhoefer, to Louisa Raberg, 225 W 14, & ano, extrx &c Chas H Raberg. 19,000

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m85TH st, 138 W (4:1215), ext of $16,000 mtg to Jan24'16 at 5%; Jan23; Jan31'13; Sydney A Guggenheimer trste for Sarah Guggenheimer & ano with Adeline Wallmayer, Freeport, LI. nom

m87TH st, 151 W (4:1218), ns, 408.4 w Col av, 16.8x100.8; PM; Feb3; Feb4'13; due &c as per bond; Edw A Hannan, 334 E 17, to Geo Raymond, 116 W 87, & ano, exrs Russell Raymond. 14,500

m88TH st, 337 E (5:1551), ns, 125 w 1 av, 25x100.8; Feb3'13; 5y5%; Lena Klein & Rose Seiferd of Mt Vernon, NY, to Wm Fischer, 314 E 86. 15,000

m90TH st, S W (4:12 30), ss, 163 w Central Park W, 18x100.8, ext of $18,000 mtg to Feb3'16 at 5%; Jan30; Feb5'13; Eliz J Haynes with Siegfried H May, 133 W 47. nom

m96TH st W, nec West End av, see West End av, 740.

m97TH st, 159 E (6:1625), ns, 100 w 3 av, 27x100.11; Feb3'13; 3y; % as per bond; Marie A, wife of & Wm K Muttenbert to Farmers Loan & Trust Co, 22 Wm. 12,000

m97TH st, 227 E (6:1647), ns, 200 w 2 av, 25x100.11; PM; Feb1'13; due &c as per bond; Martin B Hofman, 161 W 36, to Geo H Coutts, 144 Joralemon, Bklyn. 15,000

m97TH st, 227 E (6:1647), ns, 200 w 2 av, 25x100.11; pr mtg $13,000; Feb1; Feb3'13; due Nov1'15; 6%; Martin B Hofman to Louisa Backhaus, 303 E 79. 3,500

m100TH st, 177 E, see Lex av, 1567-77.

m101ST st, 176 E, see Lex av, 1567-77.

m101ST st, 269 E (6:1611), ext of $,000 mtg to Mar1'16, at 5%, Jan21; Feb5'13; Watertown Savings Bank to Frances Featherston. nom

m101ST st, 122 W (7:1855), ss, 325 w Col av, 25x100.11; pr mtg $17,000; Jan31; Feb 4'13, 3y6%; Meyer Goldberg, 2 W 94, & Abr Greenberg, 467 W 147, to Harry Wolfe, 461 3d. 2,000

m101ST st, 122 W; sobrn agmt; Feb3; Feb 4'13; Abr, Benj, Moses, Wm & Lawrence Goldberg with same. nom

m109TH st, 27-33 W (6:1727), ns, 441.8 e Lenox av, x2.8x99.11; additional to mtg recorded Nov24'06; pr mtg $95,000; Jan31; Feb3'13; due &c as per bond; Jacob Weinstein & Max Lurie to Morris Cohen, 165 Lenox av & ano. 25,000

m111TH st, 17 W (6:1595), ns, 277 w 5 av, 27x100.11, ext of $22,000 mtg to Jan28'18 at 5%; Jan28; Jan31'13; Lawyers Mtg Co with Josephine Lowenfeld. nom

m111TH st, 136-8 W (7:1870), ss, 287.6 e 7 av, 37.6x100.11; certf that party 1st pt is holder of mtg for $35,000 recorded in 313 mp 416; Feb1, Feb6'13; Mary J King land to whom it may concern.

m111TH st, 136-42 W (7:1820), ss, 250 e 7 av, 75x100.11; supplemental to mtg recorded Dec17'08; pr mtg $70,000; Feb1; Feb5'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co trste, 26 Broad.

m111TH st, 136-42 W, see Ft Washington av, nec 162d.

m113TH st, 117 W, see Bway, 3441-7.

m113TH st, 117 W, see St Nich av, 60.

m114TH st, 122 W, see Bway, 3441-7.

m114TH st, 122 W, see St Nich av, 66-72.

m114TH st, 605-11 [609] W (7:1896), ns, 125 w Bway, 100x100.11; supplemental to mtg recorded Dec17'08; pr mtg $235,000; Feb3; Feb4'13; due &c as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co trste, 26 Broad, trste.

m115TH st, 11 E (6:1621), ns, 200 e 5 av 34.10x100.11; PM; pr mtg $30,000; Jan28; Feb1'13, 4y6%; Baion Klein, 422 E 10, to Jno Debrer, 206 W 120. 5,000

m115TH st, 25 E (6:1621), ext of $40,000 mtg to Jan1'18 at 5%, Jan2; Jan31'13; N Y Life Ins Co with H & J D Eisenstein, H Roggen & Ida Jarmulowsky, 43 E Bway. nom

m115TH st, 157-9 E (6:1643); ext of $10,000 mtg to Jan21'16 at 5%; Jan28; Feb4'13; Bankers Trust Co, trstes, with Mary A Smith, 200 W 130. nom

m115TH st, 301-3 E, see 2 av, 2240.

m115TH st, 328 E (6:1686), s s, 340 e 2 av, 20x100.11, pr mtg $3,000; Feb5, Feb6'13, 3y6%; Carmela Palermo to Annie Esposito, 162 E 105. 3,000

m115TH st, 328 E (6:1686); ext of $7,000 mtg to Dec15'17 at 5%; Feb4; Feb5'13; Citizens Savings Bank with Carmela Palermo, 327 E 115. nom

m115TH st, 426-30 E (6:1708), ss, 270 e 1 av, 50x100.11; PM; Jan30; Jan31'13; 5y5%; Giovanni Lordi, Bklyn to Ethel W Kingsland, 62 E 80. 30,000

m115TH st, 426-30 E (6:1708), ss, 270 e 1 av, 50x100.11; also 115TH ST, 434-6 E (6:1708), ss, 320 e 1 av, 41.8x100.11; PM as to 1st parcel; pr mtg $57,000; Jan30; Jan31'13; due May1'14; 6%; Giovanni Lordi Bklyn, to Broadway Trust Co, 754 Bway. 14,000

m115TH st, 434-6 E, see 115th, 426-30 E.

m121ST st, 151 E (6:1770), ns, 339.6 w 3 av, 18.6x81; pr mtg $8,500; Feb1'13; due &c as per bond; Catherin F McCaffrey to Michl Moran, 151 E 121. 1,500

m121ST st E, swc Lex av, see Lex av, 1978-80.

m121ST st, 201 W, see Bway, 3441-7.

m121ST st, 201 W, see 7 av, 2022-4.

m123D st, 402 E (6:1810), ss, 83 e 1 av, 1.x100.11; pr mtg $——; Feb1, Feb3'13, due &c as per bond; Gifford Bldg Co Inc to Manhattan Mtg Co, 200 Bway. 4,500

m123D st 402 E; certf as to above mtg; Feb1; Feb3'13; same to same.

m123D st, 406 E (6:1810), ss, 119 e 1 av, 17.6x100.11; pr mtg $——; Feb1; Feb3'13; due &c as per bond; Gifford Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 4,500

m123D st, 406 E; certf as to above mtg; Feb1; Feb3'13; same to same.

m124TH st, 541 W (7:1979), ns, 175 e Bway, 10sx100.11; PM; pr mtg $100,000; Feb1; Feb4'13; due &c as per bond; Birchwood Realty Co, 1 Bway, to Gustav W Leydecker, 30 Broadway. 11,500

m125TH st, 63-5 W (6:1723), sal Ls; pr mtg $7,000; Feb3'13; demand; 6%; Jno E Nagle to Beadleston & Woerz, a corpn, 291 W 10. 1,731.50

m125TH st, 603 W, see Ft Washington av, nec 162d.

m128TH st, 125 W (7:1913), ext of $17,500 mtg to Jan1'18 at 5%, Jan2; Feb3'13; Olga R Bayne with Stephen G Quirk, Jr. nom

m129TH st, 38 E (6:1753), ss, 165.10 w Park av, 24.2x99.11; pr mtg $——; Feb4'13, Ivor Kent Evans Wahn, 21 W 129, to Eliz Flanagan, 222 S 9, Bklyn. 1,500

m129TH st, 35-7 W (6:1720), ns, 30.5 e Lenox av, 50x100.11, PM, Feb5'13, agmt, Louis Adler to Lenox Mtg Co, 59 Liberty. 55,000

m129TH st, 43-53 W (6:1727); ext of $25,000 mtg to Jan31'18 at 6%; Jan31; Feb3'13; Sol Brill with Max Lurie & Jacob Weinstein. nom

m134TH st, 566 W (7:1987), ss, 150 w Amsterdam av, ext to Jan1'20 mtg to Jenkins & Pyle, Jan31, Feb1'13, agmts, Amos E Donald with Jos Rosenthal Realty Co. nom

m135TH st, 502 W (7:1950), ss, 100 w Amsterdam av, ext to Jan1'20 mtg to Lawyers Mtg Co, 59 Liberty. 45,000

m135TH st, 502 W; certf as to above mtg, Feb1, Feb4'13; same to same.

m136TH st, 136 W (7:1920), ext of $6,000 mtg to Jan1'20 at 6%, Jan31, Feb1'13; Jacob Kobrin et al exrs Newman C Owen with Sadie H Schwarz, 40 E 88. nom

m136TH st, 528-34 on map 524-6 W, s e Ft Washington av, nec 162d.

m136TH st, 520-6 on map 520-2 W, see Ft Washington av, nec 162d.

m136TH st, 623-7 W (7:2002); agmt modifying two extension agmts; Feb4; Feb5'13; Hilda L Rose, Co with Maple Realty Co & Morris Berman. nom

m137TH st, 661 W, see Bway, 3441-7.

m141ST st, 212-4 W (7:2026), ss, 225 w 7 av, 50x99.11; given in place of mtg recorded Dec27'12, which has been lost; pr mtg $58,000; Jan31'13; Feb4'13; due July 1'15, 6%, Smith & Rosenhurst Bldg Co, 215 Montague, Bklyn, to Valentine Gumprecht, 230 W 37. 3,500

m141ST st, 212-4; certf as to above mtg; Jan31; Feb4'13; same to same.

m141ST st, 600 W, see Bway, 3441-7.

m146TH st, 424 W (7:2060), ss, 25 e Convent av, 37.6x99.11; pr mtg $42,000; Jan 13; Feb3'13; 3y6%; Annie Tehan to Louis Michael, 29 Macon, Bklyn. 3,500

m151ST st W (7:2065), ss, 350 e Ams av, 86.10 to Convent av (No 470), x100.11x43.5 x99.11; supplemental to mtg recorded Dec 1'08, $110,000; Feb5, Feb6'13, due &c as per bond; recorded Dec1'08, N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad trste.

m151ST st W, swc Macombs pl, see S av, 2-30.

m151ST st W, see S av, see S av, 2 30.

m156TH st, 533 W (8:2115), ns, 435.9 e Bway, 39.3x99.11; pr mtg $40,500; Jan30; Feb4'13, 1y6%; Salina Realty Co to Fannie Shaskan, Red Bank, NJ. 2,000

m156TH st, 533 W; certf as to above mtg; Jan30; Feb4'13; same to same.

m162D st W, nec Ft Washington av, s e ft Washington av, nec 162d.

m182D st, 555-7 W (8:2154), ns, 50 w Audubon av, 50x79.9; Jan31'13; 5y5%; Oscar Duryea to Lawyers Mort Co, 59 Liberty. 15,000

m182D st, 555-7 W; sobrn agmt; Jan31'13; same & Emil J Mondl; with same. nom

m215TH st W, sws, at nws Park ter E, see Park ter E, nws, at sws 215th.

mAv A, 249 (2:384), asn Ls by way of mtg to secure payment of $1,500; Jan30; Feb3'13; Adolph G Iaberg to Louis Boewing Co, 607 S. Amis av. nom

mAv A, 1511 (6:1060), asn Ls by way of mtg to secure payment of $1,508; Jan30; Feb3'13; Frank Kropacek or Kopacek to Jacob Hoffmann Brewing Co, 211 E 55. nom

mAv C, 77 (2:388), str Ls; F.b4; Feb5'13; due, &c, as per chattel mtg; Emil Rosenberg, 1000 Kelly, to Adolph Freireich, 77 Av A. 2 220

mAv D, 91 (2:376), swc 7th (Nos 280-2), 25x93; PM; Jan31; Feb1'13, 3y5½%; Fredk W Haug to Payne Estate, a corpn, 98 Park av. 15,000

mAmsterdam av, 1360 (7:1983), ws, at nes Lawrence (No 81), runs nw3 .6xne65.3 to ws Ams av xs71.8 to beg; Jan29; Feb4'13; due Sept1'13, 6%; Roderick M.Manon to Matthias Hass, 695 St Nicholas av. 2 6.0

mAmsterdam av, 1995-7 (8:2108), sec 159th; Sal Ls; Jan31; Feb1'13, demand, 6%; Max Rosenhain Jr to F & M Schaefer Brewing Co. 5,000

mBowery 361 (2:459), sec 4th (No 48), 23.4 x75.6x12x80.2; ext of $21,000 mtg to Jan22 '18 at 5%; Jan22; Jan31'13; Emily M Gibb with Leonora Polhemus, 82 Nassau. nom

mBroadway, 1881-5 (4:1115), nwc 62d (No 47), 87.3x46.1x75.5x89.11; PM; Jan31'13; due &c as per bond; Detroit Cadillac Motor Car Realty Co, Inc, to Greenwich Savgs Bank, 246 6 av. 50,000

mBroadway, 1881-5; certf as to above mtg; Jan31'13; same to same.

mBroadway, 3441-7 (7:2088), nwc 140th (No 601), 99.11x90; also BROADWAY, 3449-59 (7:2088), swc 141st (No 600), 99.11x90; also ST NICHOLAS AV, 66-8 on map 66-72 (7:1823), sec 114th (No 122), 118.5x69.2x 100.11x131.2; also ST NICHOLAS AV, 58-60 on map 60 (7:1823), nec 113th (No 117), 118.5x144.2x100.11x82.3; also 7TH AV, 2022-2024 (7:1927), nwc 121st (No 201), 50.11x 95; also 7TH AV, 2026-8 (7:1927), ws, 50.11 n 121st, 50x95; supplemental to mtg dated & recorded Dec17'08; pr mtg $977,500; Jan 31'13; due &c as per mtg recorded Dec17 '08; N Y Real Estate Security Co, 42 Bway to N Y Trust Co trste.

mBroadway, 3441-7 (7:2088), nwc 140th (No 601), 99.11x90; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 225,000

mBroadway, 3441-7; certf as to above mtg; Jan31'13; same to same.

mBroadway, 3449-59 (7:2088), swc 141st (No 600), 99.11x90; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 225,000

mBroadway, 3449-59; certf as to above mtg; Jan31'13; same to same.

mBroadway, 3449-59, see Bway, 3441-7.

mClaremont av, 178-84 on map 180, see Ft Washington av, nec 162d.

mClaremont av, 190 (7:1993), es, 260 n 125th, 40x100; supplemental to mtg recorded Dec17'08; pr mtg $39,000; Feb3; Feb4 '13; due &c as per said mtg recorded Dec 17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad, trstes Jas E Ward.

mConvent av, 470, see 151st W, ss, 350 e Ams av.

mEdgecombe av (7:2048), ws, 359.9 n 137th 129.11x116.4 to St Nich av x131.8x94.6; pr mtg $34,000; Feb1; Feb3'13; due &c as per bond; Solow Constn Co to Sutherland Realty Co, 505 5 av. 10,000

mEdgecombe av, 106 (7:2042), es, 51.6 n 139th, 16x80; ext of $11,500 mtg to Nov1 '15 at 5%; Jan25; Feb3'13; Margt J Becker with Rufus Robinson, 106 Edgecombe av. nom

mFt Washington av; also 136TH ST, 520-6 on map 520-2 W; also 136TH ST, 528-34 on map 524-6 W; also CLAREMONT AV, 178-84 on map 180; also 111TH ST, 136-42 W, same prop; pr mtg $695,000; Feb4; Feb 5'13; due, &c, as per bond; same to Nassau Mort Co, 31 Nassau. 128,500

mFt Washington av; also 136TH ST, 520-6 on map 520-2 W; also 136TH ST, 528-34 on map 524-6 W; also CLAREMONT AV, 178-84 on map 180; also 111TH ST, 136-42 W, same prop; certf as to above mtg; Feb 4; Feb5'13; same to same.

mFt Washington av (8:2137), nec 162d, 98.11x187.11x68.9x164.11; also 136TH ST, 520-6 on map 520-2 W (7:1988), ss, 400 w Ams av, 100x99.11; also 136TH ST, 528-34 on map 524-6 W (7:1988), ss, 500 w Ams av, 100x99.11; also CLAREMONT AV, 178-84 on map 180 (7:1988), nes 125th (No 603), 100x100; also 1-1TH ST, 136-42 W (7:1820), ss, 250 e 7 av, 75x100.11; supplemental to mtg recorded Dec17'08; pr mtg $823,500; Feb4; Feb5'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, trste, 26 Broad.

mFt Washington av (8:2136), ws, 150 w Bway, runs s115.8xw parallel with ns 158th 75xn114.10xw100xn60xe103.5 to av & s on curve 93.1 to beg; ext of $20,000 mtg to Dec10'14 at 6%; Feb3; Feb5'13; Emily M Roemer to Saranac Constn Co, 3785 Bway. nom

mFt Washington av (8:2136); same prop; ext of $15,000 mtg to Dec10'14 at 6%; Feb 3; Feb5'13; Emily M Roemer with Saranac Constn Co, 3785 Bway. nom

mFt Washington av (8:2136), ws, 150 w Bway, runs s115.9xw parallel with ns 158th 75xn114.10xne45.2 to av & s on curve 51.10 to beg; also FT WASHINGTON AV (8:2136), ws, 250.5 w Bway, runs w103.5xs 60 xe parallel with ns 158th 100xne45.3 to av xn41.4 to beg; sobrn agmt; Feb3; Feb 5'13; Saranac Constn Co & Middletown Savgs Bank with Emily M Roemer, 494 Greene av, Bklyn. nom

mFt Washington av (8:2136), ws, 150 w Bway, runs s115.9xw parallel with ns 158th 75xn114.10xne45.2 to av & s on curve 51.10 to beg; ext $100,000 mtg to Feb3'18 at 5%; Feb3; Feb5'13; Middletown Savgs Bank with Saranac Constn Co, 3785 Bway. nom

mFt Washington av, ws, 250.5 w Bway, see Ft Washington av, ws, 150 w Bway.

mFt Washington av (8:2136), ws, 250.5 w Bway, runs w103.5xs60xe parallel with ns 158th 100xne45.3 to av xn41.4 to beg; ext of $80,000 mtg to Feb3'18 at 5%; Feb3; Feb5'13; Middletown Savgs Bank with Saranac Constn Co, 3785 Bway. nom

mLexington av, 350 (3:895), ws,, 19.9 s 40th, 19.9x85; PM; Feb4'13; due &c as per bond; Hoggson Bros, a corpn, 7 E 44, to Jno A McCreery, 350 Lex av, & ano. 35,000

mLexington av, 352 (3:895), swc 40th, 19.9 xs5, PM, pr mtg $ —; Feb5'13, 5y4½%; Hoggson Bros, a corpn, 7 E 44, to Ruth A Watrous, 352 Lex av. 55,000

mLexington av, 687-9 (5:1311), es, 50.5 s 57th, runs e100xs50xw28xn0.6xw72 to av xn49.6 to beg; Jan30; Jan31'13; 5y5%; A Leo Everett to Jno H Foster, 95 Rue de Lille, Paris, France, trste Pierre Humbert. 67,500

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m**Lexington av, 1567-77** (6:1628), nec 100th (No 177), 201.10 to 101st (No 176) x95; PM; Feb3'13; 5y6%; Fanny Gruen to Bernhard Mayer, 41 E 72. 76,000

m**Lexington av, 1978-80** (6:1769), swc 121st; sal Ls; Feb1; Feb3'13; demand; 6%; Mary Marine to Geo Ehret, 1197 Park av. 2,000

m**Madison av, 1623** (6:1614), es, 100.11 s 109th, 16x70; pr mtg $10,000; Jan31'13; due, &c, as per bond; Mary Els, widow, 1623 Mad av, to Chas H Cook, 52 Ams av. 1,000

m**Madison av, 1911** (6:1748); ext of $17,500 mtg to Feb17'18 at 5%; Jan21; Feb1'13; Poughkeepsie Savgs Bank with Rebecca Wolper. nom

m**Post av** (8:2220), ns, 250 w Academy, two lots ea 50x150; two bldg loan mtgs ea $42,500; Feb3'13; 1y6%; Bendheim Constn Co to American Mtg Co, 31 Nassau. 85,000

m**Post av** (8:2220), same prop; two certfs as to above mtgs; Feb3'13; same to same.

m**St Nicholas av, 60** (7:1823), nec 113th (No 117). 118.5x144.2x100.11x82.3; PM; Jan 31'13; due &c as per bond; NY Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 183,000

m**St Nicholas av, 60;** certf as to above mtg; Jan31'13; same to same.

m**St Nicholas av, 58-60 on map 60,** see Bway, 3441-7.

m**St Nicholas av, 66-8 on map 66-72,** see Bway, 3441-7.

m**St Nicholas av, 66-72** (7:1823), sec 114th (No 122) 118.5x69.2x100.11x131.2; PM; Jan31'13; due &c as per bond; NY Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 183,000

m**St Nicholas av, 66-72;** certf as to above mtg; Jan31'13; same to same.

m**St Nicholas av, es, abt 359.9 n 137th,** see Edgecombe av, ws, 359.9 n 137th.

m**West Broadway, 190** (1:179); sal Ls; Jan31'13; demand; 6%; Harry Webb to F & M Schaefer Brewing Co, 114 E 51. 2,234

m**W Broadway, 534-8** (2:531), ws, 200 n Bleecker, runs w75xn24.10xw15xn40.6xe90 to W Bway xs65.4 to beg; pr mtg $100,000; Feb6'13, 3y5%; Pessmont Realty Corpn, 534-8 W Bway to August Gazzolo, 305 7 av. 15,000

m**W Broadway, 534-8;** consent to above mtg; Feb6'13; same to same.

m**West End av, 226** (4:1162), es, 50 n 70th, 17x70; pr mtg $13,000; Jan29; Jan31'13; due &c as per bond; Clara C Thayer wid, 226 West End av to Rudolph Federroll, 91 Maple av, Clifton, SI. 1,500

m**West End av, 740** (7:1868), nec 96th, 100.11x125; Feb3'13; 3y; %as per bond; Ninety-sixth Street Co to Farmers Loan & Trust Co, 22 Wm. 115,000

m**West End av** (7:1868), same prop; certf as to above mtg; Feb1; Feb3'13; same to same.

m**1ST av, 229** (2:455), ws, 83.3 s 14th, 20 x60; Jan31'13; due &c as per bond; Jacob, Saml, Isaac H & Simon Weinberg & Bella Davis to Clara Weinberg, 306 W 100. 7,500

m**1ST av, 1604** (5:1563), es, 27.2 n 83d, 25x84; PM; pr mtg $20,000; Feb3; Feb4'13; due &c as per bond; Ludwig Rosenberg to Jacob Selig, 379 E 162, et al, exrs &c Yetta Selig. 7,500

m**1ST av, 1944** (6:1694); ext of $31,000 mtg to May1'16 at 5%; Jan7; Jan31'13; Ida T L Schwarz with Harlem Estates, Inc, 157 Meeker av, Bklyn. nom

m**2D av, 104-6** (2:448), nec 6th (No 301), 51.9x87; pr mtg $11o,869.71; Feb1'13, 1y 6%; Abr Rosen, 18 W 21, to Ames Nostrand Realty Co, Inc, 1400 5 av. 1,250

m**2D av, 104-6** (2:448), nec 6th (No 301), 51.9x87; ext of $o,869.71 mtg to Feb1'14 at 6%; Feb1; Feb4'13; State Bank with Abr Rosen, 960 Prospect av. nom

m**2D av, 2240** (6:1687), nec 115th (Nos 301-3) 20.10x80; Jan6; Feb3'13; 3y6%; Teresa Passarelli to Pasquale Manzo, 247 E 114. 1,300

m**3D av, 370-2** (3:882), nws at sws 27th 156-8), 24.8x112 to alley 13 ft wide; all title to alley; Feb4'13; 3y5%; Augustus P Day, Bklyn, to Emigrant Indus Savings Bank. 25,000

m**4TH av, 242-50** (3:848), swc 20th (Nos 50-2), runs w87xs92xw13xs23xe36xn15xe 64 to av xn100 to beg; pr mtg $700,000; Feb1; Feb3'13; due &c as per bond; Wm T Evans, Montclair, NJ, to Leo M Klein, 1715 Grand av & ano. 175,000

m**5TH av, 80-2** (2:577), swc 14th (No 2), 73.3x107; leasehold; given as deposit to secure performance of conditions in lease; pr mtg $1,000,000; Jan30; Feb4'13; 16y 4½%; 80 Fifth Aye Inc, a corpn, 115 Bway, to Van Schaick Realty Co, a corpn, 100 Bway. 100,000

m**5TH av, 617** (5:1285), es, 103.10 n 49th, 42x100; Feb3'13; due &c as per bond; National Democratic Club, a corpn, to Title Guar & Trust Co. 125,000

m**7TH av, 2022-4** (7:1927), nwc 121st (No 201), 50.11x95; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 93,500

m**7TH av, 2022-4;** certf as to above mtg; Jan31'13; same to same.

m**7TH av, 2022-4,** see Bway, 3441-7.

m**7TH av, 2026-8** (7:1927), ws, 50.11 n 121st 50x95; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 68,000

m**7TH av, 2026-8;** certf as to above mtg; Jan31'13; same to same.

m**7TH av, 2026-8,** see Bway, 3441-7.

m**7TH av, 2247** (7:1917); sobrn agmt of mtg for $2,000 to mtg for $18,000; Jan30; Jan31'13; Marie S Wiggins, 316 W 139 & Regina Schlesinger, 76 Irving pl with Excelsior Savgs Bank, 6 av & 23d. nom

m**8TH av, 496** (3:784), leasehold; AT; Jan 27; Jan31'13; installs; 6%; Edw F McDonald, 496 8 av to Francis J Davidson, 502 W 14. 6,000

m**8TH av, 2432** (7:1936), es, 25 n 130th, 25x100; Jan30; Jan31'13; 5y5%; Theresa Saxe or Sachs to Tillie S Openhym, 170 W 74. 21,000

m**8TH av, 2830** (7:2036), es, at ns 150th & nws MacCombs Dam rd, now Macombs pl (Nos 21-39), runs ne along MacCombs Dam rd 203.5 to ss 151st xw96.7 to es 8 av xs179 to beg; Jan15; Feb4'13; demand, 6%; Chas H Peckworth, Jersey City, NJ, to N Y County National Bank, 79 8 av. 30,000

m**8TH av, sec 151st,** see 8 av, 2830.

m**10TH av, 751** (4:1079), swc 51st, str Ls given as collateral security for payment of note of $7,917.17; Dec31'12; Feb5'13; demand, 6%; Peter McMahon to Jas Everard's Breweries, a corpn, 12 E 133d. 7,917.17

m**10TH av, 758** (4:1061), es, 75.5 s 52d, 25x 75; certf as to payment of $1,500 on account of mtg of $18,000; Jan31; Feb4'13; Sol J Stich, trste Julius Stich, to whom it may concern.

m**10TH av, 858** (4:1066), es, 115.2 s 57th, runs e100xs5.2xw20xs20xw80 to av xn25.2 to beg; PM; pr mtg $16,500; Feb1; Feb3'13; 3y6%; Grace A Kempner to Lewine & Kempner, 135 Bway. 2,000

m**10TH av** (4:1058), nec 48th; str lease given as collateral security for payment of note for $3,600 at 5%; pr mtg $9,850; Dec31'12; Feb4'13, demand, 5%; Jas McEntegart to Jas Everard's Breweries, a corpn, 12 E 133. 10,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**All RT&I** (miscl) under will Joshua Hendricks; pr mtg $12,500; Jan30; Jan31'13; due &c as per bond; Alma H Isaacs, 910 West End av, to Saml Riker Jr, Middletown, NJ, & ano, admrs Joshua Hendricks. 3,500

m**Asn** (miscl) all R, T & I to extent of $15,000 in estate of Margaretta M Ward, decd, as collateral to repay loan of $2,500 & expenses of $206 & life insurance, &c; pr mtg $35,000; Dec19'12; Feb5'13; due, after death of Emily M Ward, the life tenant, 6%; Jno L Arden to Jno Mulligan at Dover, NJ. nom

m**Certf** (miscl) as to mtg for $8,462.91 covering chattels; Jan2; Feb6'13; Bauman Model Co to Frankel Display Fixture Co.

m**Land in Queens Co** (miscl); certf as to mtg for $40,000; Jan31; Feb6'13; Degnon Contracting Co to Title Guar & Trust Co.

m**Land in Queens Co** (miscl); certf as to mtg for $3,750; Oct21'12; Feb6'13; Shore Acres Realty Co to Home Mtg Investment Co of NY, cor Willoughby & Jay, Bklyn.

MORTGAGES.

Borough of the Bronx.

m**Aldus st** (10:2746), ss, 37 e Hoe av, 42x 107; ext of $33,000 mtg to Jan30'18 at 5%; Jan20; Feb6'13; Thos B Hidden, trste Henrietta A Webb, with Kovacs Constn Co. nom

m**Aldus st, 941,** see Southern blvd, 1000.

m**Aldus st** (10:2743), ns, 152 e Southern blvd, 42x105; bldg loan; Dec30'12; Feb4'13; demand, 6%; Podgur Realty Co to N Y Trust Co, 26 Broad. 34,000

m**Aldus st** (10:2743), same prop; certf as to above mtg; Dec30'12; Feb4'13; same to same.

m**Aldus st** (10:2743), same prop; sobrn agmt; Feb3; Feb4'13; American Real Estate Co to N Y Trust Co, 26 Broad. nom

m**Aldus st** (10:2743); ext of $34,000 mtg to Feb3'18 at 5%; Feb3; Feb4'13; Eliza Dunham & Helen V Kelchner exrs Geo H Dunham with Podgur Realty Co, 1029 E 163. nom

m**Beck st, 719** (10:2708), ext of $5,000 mtg to Feb5'16 at 5%; Jan23; Jan31'13; Lawyers Mtg Co with Henrietta Hahn. nom

m**Beck st, ses, at es Intervale av,** see Intervale av, es, at ses Beck.

m**Buck st, nwc Seddon,** see St Peters av, ws, 228.9 s Walker av.

m**Charlotte st, 1423-5** (11:2977), ws, 100.4 n Jennings, 40x100; pr mtg $29,500; Feb5 '13; 2y6%; Dertinger Constn Co to Richd Moller, Woodcliff, NJ. 4,500

m**Charlotte st, 1423-5;** certf as to above mtg; Feb5'13; same to same.

m**Coster st** (10:2764), ws, 200 s Spofford av, 50x67.2x50.7x74.9; PM; pr mtg $——; Feb4'13; 3y5%; Thekla Nathan, 980 Prospect av to A Max Wolf, 143 E 18. 1,500

m**Crotona pl** (11:2927), ws, 284.10 s 171st, 25x100; given to secure agmt for furnishing bldg materials, Jan15; Feb6'13; due 3 months after completion of bldg, —%; Chas N Mazza to Jacob Rosenbloom, 38-40 Suffolk, et al. 800

m**Dawson st, 683** (10:2687); ext of $2,500 mtg to Feb17'18 at 5½%; Jan21; Feb1'13; American Geographical Soc of NY with Saml & Ida Watstein nom

m**Featherbed la** (11:2876), ns, abt 100 w Macombs rd, 75x100; Feb4'13; 3y6%; Alice V Earl, Maplewood, NJ, to Margt Kerby, 15 E 42. 6,000

m**Fox st, 1164** (11:2974), es, 100 n Home, 25x100; PM; pr mtg $5,000; Jan30; Jan31 '13; due Oct1'13; 6%; Wm & Benj Mandolowitz to Henry Morgenthau Co, 165 Bway 400

m**Freeman st, 871,** see Stebbins av, 1318.

m**Gerard st** (9:2294), nes, 121.5 se Bergen av, runs se54.3xne89.9xw105 to beg; Feb6 '13; due &c as per bond; Wm F Smith & Walter E Phelps to Title Guar & Trust Co, 176 Bway. 10,000

m**Oakland pl** (11:3080), ss, 125 w Crotona av, 25x100; Feb3'13; 5y5½%; Eleanor S Murray, 670 Oakland pl, to Dominick Stanislaw, 100 E 81. 4,500

m**Reservoir Oval W, nwc 208th,** see Bainbridge av, nec 208th.

m**Seabury pl, 1458-60** (11:2977), es, 275 s 172d, 37.6x100; ext of $6,000 mtg to Jan 31'18 at 6%; Jan31; Feb5'13; Jacob D Goodhart with Anna Wittekind, 1344 Wilkins av. nom

m**Seddon st, nwc Buck,** see St Peters av, ws, 228.9 s Walker av.

m**Seddon st, es, 228.9 s Walker av,** see St Peters av, ws, 228.9 s Walker av.

m**Simpson st** (10:2726), ws, 322.4 s 167th, runs w100xs37.6xe76.11xs0.6xe23.1 to Simpson xn38 to beg; sobrn agmt; Jan3; Feb1 '13; Chas L Weiher & Margt Knox with Grosvenor S Hubbard, 117 W 55 & ano trstes Benj D Silliman. nom

m**Simpson st** (10:2726), same prop; agmt that above described premises are the true premises in mtg recorded; Mar8'10; Jan7; Feb1'13; Chas L Weiher with same. nom

m**Simpson st** (10:2723), nec 163d, —x—; sobrn agmt; Feb3; Feb4'13; American Real Estate Co with City Mtg Co. nom

m**Washington st (*),** nes, 50 nw Carroll pl, 25x84.9x25.2x81.9; Feb1; Feb3'13; due &c as per bond; Jas Dolan to North Side Mtg Corpn, 391 E 149. 3,000

m**149TH st, 368 E** (9:2327); leasehold; Feb 3; Feb4'13; due &c as per notes, 6%; Isaac Silverman & Benj Marks to Jno E Tuppack, 368 E 149, & ano. 1,500

m**154TH st, 302 E** (9:2413), ss, 370.3 e Morris av, 24.11x100; PM; pr mtg $9,000; Jan9; Feb4'13; due, &c, as per bond; Jno Adamec to Angelo Borgatta, 371 E 146. 1,250

m**156TH st E** (9:2402), ss, 212.6 e Courtlandt av, 37.6x99.3; Feb3'13; 5y5%; Benenson Realty Co, 407 E 153 to Harold M Sill & ano, — West School House la, Germantown, Phila, Pa, as trste Amelia W Dougherty & ano. 26,000

m**156TH st E** (9:2402), same prop; certf as to above mtg; Feb3'13; same to same.

m**156TH st, 368 E** (9:2402), ss, 175 e Courtlandt av, 37.6x99.3; pr mtg $26,000; Feb1; Feb3'13; 3y5%; Benenson Realty Co, 407 E 153, to Rockland Realty Co, 509 Willis av. 2,000

m**156TH st, 368 E;** certf as to above mtg; Feb1; Feb3'13; same to same.

m**158TH st E (Milton)** (9:2417), sws, 200 nw Courtlandt av, 50x100, except pt for 158th; bldg loan; Jan30; Jan31'13; 1y6%; Hoetzel Constn Co to Title Guar & Trust Co. 28,000

m**158TH (Milton) st** (9:2417), same prop; certf as to above mtg; Jan29; Jan31'13; same to same.

161ST st E, sec Forest av, see Forest av, sec 161st.

m**161ST st, 750-4 E,** see Forest av, sec 161st.

m**163D st E** (11:3051), ss, 55 e Bathgate av, 120.6x94; sobrn agmt; Jan27; Jan31 '13; Asaro Realty Co & Louis & Michl Marx & Jos Kurzman with Manhattan Mtg Co, 200 Bway. nom

m**163D st E, nwc Grant av,** see Grant av, nwc 163d.

m**163D st E, nec Simpson,** see Simpson, nec 163d.

m**136TH st E, sec Boston rd,** see Boston rd, 1086.

m**166TH st W, nec Woodycrest av,** see Woodycrest av, nec 166th.

m**172D st E, nec Bryant av,** see Bryant av, 1510.

m**175TH st E (*),** ws, 106.5 s Gleason av, 25x100; estoppel certf; Feb3; Feb4'13; Robt McBain with Willard P Beach at Patterson av, nr Beach av. nom

m**176TH st E, nwc 3 av,** see 3 av, 4169.

m**179TH st E, nec Park av,** see Park av, nec 179th.

m**180TH st E, sec 3 av,** see 3 av, 4372.

m**181ST st E** (11:3134), ns, 283 e Vyse av, 58.7xSix46.6xS6.11; pr mtg $——; Feb3; Feb4'13; 3y6%; Red Realty Co, 983 E 181, to Jno Eggers, 571 E 141. 5,000

m**181ST st E** (11:3144), same prop; certf as to above mtg; Feb3; Feb4'13; same to same.

m**198TH st, 114 E** (12:3315), ss, 43.6 w Grand blvd & concourse, 25x98; PM; Jan 31'13; 3y5%; Anne Gully to Central Mtg Co, 60 Wall. 6,000

m**201ST st E** (12:3292), ss, 100 e Bainbridge av, 50x100x47.9x114; pr mtg $2,500; Jan31; Feb1'13; 1y6%; Charlotte Ward to N Y & Suburban Co-oper Bldg & Loan Assn, 147 E 125. 2,000

m**208TH st E, nec Bainbridge av,** see Bainbridge av, nec 208th.

m**208TH st E, nwc Reservoir Oval W,** see Bainbridge av, nec 208th.

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m**212TH st E** (12:3328), sec DeKalb av, 75x100; pr mtg $——; Feb4; Feb5'13, 1y 5½; Ellen V McCooey to Laura M Moore, Hotel Plaza, 2 W 59. 925

m**219TH st E (5th av)** (*), ns, 138.4 e Bronxwood av (5th), 66.8x113.5, Wakefield; ext of $1,000 mtg to Jan7'16 at 6%; Jan29; Feb3'13; Adelaine A Kelly with Frank Lucativa, 205 E 109. nom

m**220TH st E** (*), ns, 305 e Barnes av, 100 x228 to 221st, Wakefield; Jan30; Jan31'13; 2y6%; Danl E Seybel, Portchester, NY, to Park Mort Co, 41 Park row. 5,000

m**221ST st E, ss, 305 e Barnes av,** see 220th E, ns, 305 e Barnes av.

m**222D st E (8th av)** (*), ns, 380 w White Plains av, 50x114, except part for 222d; Feb1; Feb3'13; due July1'16, 5½%; Morris Wetzler & ano to Jno J & Amanda Bussing, joint tenants, Mt Vernon, NY. 4,000

m**227TH st W, nws at ses Arlington av,** see 227th st W, nec Arlington av.

m**227TH st W, nwc Netherland av,** see 227th W, nec Arlington av.

m**227TH st W (Sidney)** (13:3407), nec Arlington av (Troy st), runs w 288.3 to Netherland av (Berrian st), x n 705.6 xnw285 to es Arlington av, xs640 to beginning, contains 4 acres, 1 r & 30 80-100 perches; also PLOT begins at nec of above at stone fence on sws land Danl Ewen, contains 4 294-1,000 acres; also all R, T & I of Emily S Sage as follows: Arlington av (Troy st), ses at nws 227th (Sidney), runs se288.3xsw10xnw288.3 to e s Arlington av xne10 to beg, contains 66-1,000 acres; ext of $49,000 mtg to Jan1'16 at 5½%; Jan30; Feb1'13; Edge-Hill Terraces Co with Emily S Sage, 200 W 71. nom

m**229TH st E (15th av)** (*), ss, 205 w Barnes av, 33.4x114, Wakefield; PM; Feb 3'13; 1y5½%; Benj F Brown Jr, 758 E 229 to Marcella M Oakes, 3731 White Plains rd. 2,900

m**230TH st E (16th), (*),** ss, 205 e 3d st or White Plains rd, 50x114, Wakefield; pr mtg $1,400; Feb3; Feb4'13; due Jan1'14, 6%; Jos Giella to Henry C Merritt, 222 E 49. 155

m**Arlington av, ses at nws 227th,** see 227th W, nec Arlington av.

m**Arlington av, nec 227th,** see 227th W, nec Arlington av.

m**Arthur av, 2084** (11:3069), es, 50x106x50x114.9, except pt for av; Jan31'13, 5y5%; Doretta Fink to Emigrant Indust Savgs Bank. 2,000

m**Bainbridge av** (12:3286), es, 172.10 n Fordham rd, 50x80; bldg loan; Jan29; Feb 3'13; 1y6%; Bainbridge Realty Co, 2740 Creston av, to Excelsior Mort Co, 507 Tremont av. 28,000

m**Bainbridge, av** (12:3286), same prop; certf as to above mtg; Jan29; Feb3'13; same to same. ——

m**Bainbridge av** (12:3286), same prop; P M; pr mtg $28,000; Jan29; Feb3'13; due, &c, as per bond; same to Inland Holding Co, 507 E Tremont av. 2,500

m**Bainbridge av (Woodlawn rd)** (12:3343), nec 208th, 75x56.9 to Reservoir Oval W x 87.7x11.6; Jan15; Feb4'13; 3y6%; Thos F Roys, 476 W 143, to Jos Kapp, 785 Courtlandt av. 1,500

m**Barnes av** (*), es, 64 n 230th, —x —; sorbn agmt; Feb1; Feb4'13; Adam Vorndran, 412 E 147, with Grace I Grose, 507 W 149. nom

m**Barnes av (*),** es, 89.5 n 230th, —x—; sorbn agmt; Feb1; Feb4'13; Adam Vorndran, 412 E 147, with Ellen E Denison, 146 W 76. nom

m**Barnes av (*),** es, 64 n 230th, 25.5x105, Wakefield; Feb1; Feb3'13; due Apr1'16, 5½%; Hugo C Cook, 2311 St Raymonds av to Grace I Grose, 507 W 149. 4,500

m**Barnes av (*),** es, 89.5 n 230th, 25.5x105 Wakefield; Feb1; Feb3'13; due Apr1'16, 5½%; Hugo C Cook to Ellen K Denison, 143 W 76. 4,500

m**Barnes av, nec Van Nest av,** see Van Nest av, nec Barnes av.

m**Boston rd, 1013-15** (10:2607), leasehold; Feb3; Feb4'13; demand, 6%; G & S Amusement Co Inc, to Erbograph Co, 1013 Boston rd. 2,500

m**Boston rd, 1086** (10:2633), sec 166th, 106.4x62.4x97.11x19.10; PM; pr mtg $22,000; Feb4'13; due, &c, as per bond; Bernard Treptow to Bronx County Constn Co, 2720 3 av. 11,000

m**Brook av, 990** (9:2386), es, 56.3 n 164th, 27x92.11x25.6x83.6; Jan15; Feb5'13; 3y5%; Edw A Schill, 860 Van Ness av to Harry M Goldberg, 509 W 110, committee Minnie Goldberg. 8,000

m**Brook av, 990;** sobrn agmt; Jan23; Feb 5'13; same & Jacob Schmitzler with same. nom

m**Brook av, 1108-10** (9:2392), es, 253.3 s 167th, 47.10x119.3x50x119.9; PM; Feb3'13; 6 y5%; Victor L Tolf & Gustaf T Lindahl to Mary A Smallen, 1437 Ft Schuyler rd. 8,000

m**Bryant av, 1510** (11:3001), nec 172d, 20x100; PM; pr mtg $——; Jan31; Feb1'13; due, &c, as per bond; Saml Resnik to Wm Sinnott Co, 967 E 165. 270

m**Bryant av, 1522** (11:3001); ext of $16,000 mtg to Jan30'18 at 5%; Jan30; Feb1'13; Title Guar & Trust Co with Cornelius O'Keeffe, 1227 Hoe av. nom

m**Bryant av, 1522** (11:3001), es, 125 n 172d, 25x100; pr mtg $16,000; Jan30; Jan31'13; 3y6%; Cornelius O'Keeffe, 1227 Hoe av to Leon Rosenblatt, 500 Willoughby av, Bklyn. 4,000

m**Burnside av, swc Jerome av,** see Jerome av, swc Burnside av.

m**Cambreling av, 2491** (11:3091); ext of $3,000 mtg to Jan1'18 at 6%; Jan27; Feb1'13; Meyer Rosenberg with Bartolomeo Tranzillo, 2491 Cambreling av. nom

m**Cedar av, 1826 (Riverview ter)** (11:2881), es, 250 n Sedgwick av, 25x80; pr mtg $5,000; Feb4'13; 2y6%; Peter Elding, 1826 Cedar av, to Henry Becker, 132 9 av. 800

m**City Island av (Main)** (*), es, 25.4 s Ditmars, 25.4x108.2x25x112.2, except pt for City Island av; Feb1; Feb5'13; 3y5%; Hector W Hemingway to Mary G Dunne, 2582 Marion av. 2,500

m**Clay av** (11:2891), es, 198.6 n 174th, 25x100, except pt for av; Feb5; Feb6'13; due Aug5'13, 6%; Jas S Gross to Twenty-third Ward Bank of City NY, 2469 3 av. 3,000

m**Cromwell av** (11:2864), es, 112.3 s 170th, 101.2x134.1x101.2x134.1; Feb4; Feb5'13; 3y 5%; Ellen Breen to Mary E Nolan, 211 E Tremont av. 3,500

m**Cromwell av** (11:2864), same prop; pr mtg $3,500; Feb4; Feb5'13; 3y6%; same to same. 1,500

m**Cromwell av** (11:2872), nws, plot 44 map Claremont 100x125; Jan1; Feb6'13, 2y5%; Mary E Nolan widow to Jas Nolan, 211 E Tremont av. 1,000

m**Daly av** (11:2985), swc Tremont av, 101 x76.2; Feb3; Feb6'13; 5y6%; Seymour Realty Co to Lawyers Title Ins & Trust Co, 160 Bway. 15,000

m**Daly av** (11:2985); same prop; certf as to above mtg; Feb3; Feb6'13; same to same. ——

m**Davidson av** (11:3199), ws, 150 n 184th, 50x100; PM; pr mtg $28,000; Feb1; Feb3'13; 1y6%; Edwin G Le Cato, Grantwood, NJ, to Henry Singhi, 121 W Kingsbridge rd. 11,100

m**DeKalb av, sec 212th,** see 212th E, sec De Kalb av.

m**Dudley av (*),** ns, 75 e George, 25x100; Feb3; Feb6'13; 3y6%; Sidney B Hickox to Chas Hoehn, 1227 Tinton av. 500

m**Ellsworth av (*),** ws, 100 n Fairmount av, 50x100; Feb6'13; 3y6%; Dora Frank, 65 E 121, to Jno S Wilson, 16 Victoria rd, London, Eng. 2,000

m**Ellison av (*),** es, 375 s Latting, 25x100; Feb3; Feb4'13; 3v6%; Annie C Carlson, 565 W 183, to Ellen A Halsted, 174 Prospect pl, Bklyn. 555

m**Forest av** (10:2657), sec 161st, 51.2x100; ext of $45,000 mtg to Jan31'16 at int as per bond; Jan31; Feb4'13; Mary Schafer with Harlem Savgs Bank, 124 E 125. nom

m**Forest av** (10:2657), sec 161st, 51.2xirreg x101.2x148.6; ext of $7,000 mtg to Jan31'18; 6%; Jan 29; Feb4'13; Rockland Realty Co with Mary Schafer. nom

m**Forest av** (10:2657), sec 161st, same prop; ext of $3,500 mtg to Jan31'17 at 6%; Jan31; Feb4'13; Morton Green with Mary Schafer, 1001 Summit av. nom

m**Forest av** (10:2657), sec 161st (Nos 750-4), 51.2x100; PM; pr mtg $55,500; Jan31; Feb4'13; 5v6%; Interne Constn Co to Isaac Sandler, 200 W 118. 3,000

m**Forest av;** certf as to above mtg; Jan 31; Feb4'13; same to same. ——

m**Gainsborg av (*),** ws, 100 n Mad av, 25x100 Tremont Terrace; bldg loan; Jan 6; Feb6'13, 3y6%; Jno Rogers Hanken to North N Y Savgs & Loan Assn, 499 Willis av. 3,750

m**Glebe av (*),** nws at nes St Peters av, 87.9x50x87.10x50; sobrn agmt; Dec31'12; Feb5'13; Wm A Mallett & Commercial Finance Co with Dollar Savgs Bank. nom

m**Glebe av (*),** nws, at nes St Peters av, 87.9x50x87.10x50; Dec18'12; Feb4'13; 2y 5½%; Wm A Mallett to Dollar Savings Bank, 2808 3 av. 7,500

m**Grant av** (9:2446), nwc 163d, 55.9x95.2; ext of $45,000 mtg to Feb3'16 at 5%; Feb 3; Feb5'13; North Side Savgs Bank with Kingsley Contracting Co, 3210 3 av. nom

m**Gun Hill rd** (12:3328), ns, 84.11 w Rochambeau av, 51x90.7x50x100.2; Jan30; Jan 31'13; 2y5½%; Christopher I Hobson, 515 W 178, to Henry Wilson, 1772 Ams av. 2,000

m**Heath av** (12:3260), ws, 100 s Boston av, 30.7x89x38.2x84.11; Jan30; Jan31'13; due &c as per bond; Harry & Lillian A Lilly, 224 W 136 to Mary A O'Gorman, 377 E 140 & ano. 2,000

m**Hughes av, 2140** (11:3082), es, 169.9 n 181st, 16.9x86.6x16.9x86.3; Jan30; Feb3'13; due, &c, as per bond; Wolf Burland to Title Guar & Trust Co. 3,500

m**Intervale av** (10:2711), es, at ses Beck, 115x112.6x100x55.7; Feb5'13; 3y5%; Mott Avenue Realty Co to Lawyers Mtg Co, 59 Liberty. 67,000

m**Intervale av** (10:2711), same prop; certf as to above mtg; Feb5'13; same to same. ——

m**Intervale av** (11:2965), ws, 183.4 s Jennings, 85x110; bldg loan; Feb3; Feb4'13; due Nov1'13, 6%; Jacob Streifler Co, 1135 Intervale av to Prospect Investing Co, at Purchase, NY. 60,000

m**Intervale av** (11:2965), same prop; certf as to above mtg; Feb3; Feb4'13; same to same. ——

m**Intervale av** (11:2965), same prop; two sobrn agmts; Jan30; Feb4'13; Jno Robertson & Wm Gammie with same. nom

m**Intervale av** (10:2705), es, 144.3 n 165th, 50x100 ext of $5,500 mtg to Jan1'16 at 6%; Feb5; Feb6'13; Aaron & Simon Hirsch with Rosie wife Jacob Levin, 216 Clinton, & David Cohen, 31 W 111. nom

m**Jerome av** (11:2863), swc Burnside av, runs w229.11 to Davidson av (proposed) x s3.6xe—to ws Jerome av xn76.8 to beg; Feb 3; Feb4'13; demand, 6%; Julia A Ruvane to A Hupfel's Sons, a corpn, 842 St Anns av. 1,000

m**Kinsella av (*),** ns, 98 e Rose, 25x100, except part for Kinsella av; Feb1; Feb3'13; due, &c, as per bond; Maria E Bunz to Adlaide M Vosbrinck, 747 E 168. 3,000

m**Kepler av, 4312** (12:3378), es, 40 n 237th, 24x100; PM; Feb1; Feb3'13; due Jan1'16, 5½%; Adelaide V Wright to Mary G Dunne gdn Mary G Dunne, 2582 Marion av. 3,500

m**Leland av (*),** ws, 127.9 n Westchester av, 25x100; Feb3; Feb4'13; 3y6%; Patk M Cassidy, 1630 Plymouth to Chas F Halsted, 174 Prospect pl, Bklyn. 1,000

m**Morris av** (11:2828), ws, 100 n 177th, 41x100; pr mtg $6,500; Jan31; Feb1'13; 2y 6%; Matilda L Stevens, Peconic, LI, to Leopold Loewus, 106 Mt Hope pl. 1,000

m**Morris av** (11:2828), ws, 100 n 177th, 41x100; Jan31'13; 3y5%; Matilda L Stevens, Peconic, LI to Annie T Howard, 104 Franklin av, Bklyn. 6,500

m**Netherland av, nwc 227th,** see 227th W, nec Arlington av.

m**Park av, 4595-4607** (11:3031); asn rents; Dec30'12; Feb6'13; Tremont Park Realty Co to Hamilton Securities Co. nom

m**Park av** (11:3036), nec 179th, 25x141; ext of $46,500 mtg to Jan29'16 at 5%; Jan29; Jan31'13; City mtg Co with Convent Park Constn Co, 198 Bway. nom

m**Park av** (11:3036), nec 179th, 25x141; sobrn agmt; Jan29; Jan31'13; Convent Park Constn Co & Elias A Cohen with City Mtg Co, 15 Wall. nom

m**Pierce av** (*), ss, 100 e Deane pl, 100x191.3x100x190.4; Jan31; Feb5'13; 3y5½%; Jos Marmorstein to Libbie N Lyon, 28 W 105. 2,400

m**Plimpton av** (9:2522), ws, 141.7 s 170th, runs w100xs8.4xse13.10xe97.4 to Plimpton av xn22 to beg; Feb3'13; 5y5%; Matthew P Boland to Emigrant Indus Savgs Bank. 5,000

m**Plimpton av** (9:2522), same prop; pr mtg $5,000; Feb3'13; 3y6%; same to Patk J Leahy, Borough of Richmond, NY. ,2000

m**Prospect av, 1322** (10:2694), es, 181 n Home, 37.6x100; PM; pr mtg $28,000; Feb 1; Feb3'13; 3y6%; Maurice Cohen & Morris Steinberg to Jas McWalters, Jr, 2434 Bway. 5,500

m**St Anns av** (10:2616), es, 352.2 s Westchester av, 24.9x114x24.10x110.4; pr mtg $4,500; Feb5'13; due &c as per bond; Wm B Kirchhof, 579 Eagle av, to Mary A O'Gorman, 377 E 140, & ano. 1,500

m**St Peters av, nes, at nws Glebe av,** see Glebe av, nws at nes St Peters av.

m**St Peters av, nes, at nws Glebe av,** see Glebe av, nws, at nes St Peters av.

m**St Peters av (*),** ws, 228.9 s Walker av (West Farms rd), 110x190 to Seddon; also SEDDON ST (*), nwc Buck, 72x151.3x86.11 x136.3; Feb3; Feb4'13; 3y5%; Mary E Brown to Maria T Tighe, Kingsbridge rd & Claflin pl, Kingsbridge, NY. 6,000

m**St Raymond av, nws, at sws Zerega av,** see Zerega av, sws, at nws St. Raymond av.

m**Southern blvd, 849-55** (10:2722), nws, 185 sw Tiffany, 100x—; asn rents; Jan28; Jan 31'13; Levine & Atlas Co, a corpn, to Henry London, 2 W 120. nom

m**Southern blvd, 1000** (10:2743), nec Aldus (No 941), 100x110; Feb3; Feb5'13; 5v5%; Podgur Realty Co to Bowery Savgs Bank, 128 Bowery. 108,000

m**Southern blvd, 1000;** consent to above mtg; Feb3; Feb5'13; same to same. ——

m**Southern blvd, 1000;** certf as to above mtg; Feb3; Feb5'13; same to same. ——

m**Southern blvd, 1000;** pr mtg $108,000; Feb3; Feb5'13; due Oct19'14; 6%; same to American Real Estate Co, 527 5 av. 31,000

m**Southern blvd, 1000;** certf as to above mtg; Feb3; Feb5'13; same to same. ——

m**Southern blvd, 1000;** sobrn of Ls to mtg; Feb3; Feb5'13; same & Jno Bracher & F & M Schaefer Bwg Co with Bowery Savgs Bank, 128 Bowery. nom

m**Southern blvd, 1555** (11:2977), ws, 355 n 172d, 40x100; PM; pr mtg $30,000; Feb1; Feb3'13; due &c, as per bond; Johann C Hofmann to Reville-Siesel Co, 1559 Southern blvd. 5,000

m**Southern blvd, 1555;** ext of $30,000 mtg to Nov27'17 at 5%; Nov27'12; Feb3'13; Lucy D Dahlgren with Reville-Siesel Co, 1555 Southern blvd. nom

m**Southern blvd, 1941** (11:2960), ws, 82.4 s Tremont av, runs w84.5xs25xe0.5xs25xe 106.9 to Southern blvd xn54.11 to beg; P M; Jan31; Feb1'13; due July31'16, 6%; Arthur Radomsky to Jno McNulty, 3058 Bainbridge av. 5,100

m**Stebbins av, 1318** (11:2965), es, at nes Freeman (No 871), runs n87.5xe124.8xs 116.5 to Freeman, xw113.1xnw25.2 to beg; PM; Feb3'13; 2v6%; Lillian G Sullivan to Florence M Haskin, 207 W 57. 21,000

m**Stebbins av, 1318;** PM; pr mtg $21,000; Jan31; Feb3'13; 1y6%; same to Morris Osmansky, 112 W 113. 5,000

m**Tinton av, 764** (10:2655), ext of $22,000 mtg to Aug12'16 at 5%; Jan29; Feb5'13; Julius Laub to Chas Kronske, 778 Elsmere pl. nom

m**Townsend av** (11:2847), ws, 100 s 174th, 50x100; ext of $4,000 mtg to Mar22'16 at 6%; Jan27; Jan31'13; Fredk E Bauer with Annie Weir, 23 W 123. nom

m**Tratman av (*),** ss, 99.7 e Zerega av, 167.1x110; Jan31'13; 3v6%; Sarah Browning to Henry Reiss, 811 E 155. 5,000

m**Tratman av (*),** same prop; pr mtg $5,000; Jan31'13; due Dec1'15; 6%; same to Jno J Paulsen, 221 Echo pl. 1,500

m**Tremont av, swc Daly av,** see Daly av, swc Tremont av.

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m**Van Nest av** (*), nec Barnes av, 25x100; Feb4, Feb5'13, installs, 6%; Jos Paolillo to Mendel Marcus, 2508 5th, Coney Island. 400

m**Verio av** (12:3395), es, 174.2 s 234.h (Clifford), 50x100; Jan30; Feb6'13, 3y6%; Jas K Haslam, at Lewiston, Me, to Charlotte E Ebeling, 670 Napier av, Woodhaven, LI. 2,000

m**Vyse av** (11:2988), ws, 100 n Jennings, 25x100; PM; Jan30; Jan31'13; due Mar1'13, 6%; Mercy A Walker to Alfd Howey, 64 Jane. 5,000

m**Vyse av** (11:2988), same prop; PM; pr mtg $5,000; Jan30; Jan31'13; due Mar1'13, 6%; same to Maria H Rider, 53 8 av. 400

m**Vyse av** (11:2994), es, 200 s Jennings, 25x100; Jan31'13; due Junel'16; 5%; Patk Daunt to Rachel L Bartley, 122 Elm, New Rochelle, NY & ano trstes Mary A Ferguson. 3,600

m**Washington av, 701-3** (9:2376), ws, 50 n 154th, 50x100; PM; Feb5; Feb6'13; due &c as per bond; Charlotte Ewald to Title Guarantee & Trust Co, 176 Bway. 8,500

m**Washington av** (11:3042), ws, 213 n 188th, 25x110; Jan27; Jan31'13; due &c as per bond; Laura M Nelson to Louis Sahm, 1125 W 8th, Plainfield, NJ. 5,000

m**Webster av** (11:2887), ws, abt 670 s 171st, 70x80; Jan29; Jan31'13; 5y6%; Ludwig Sikora of L I City to Jno Dvorsky, 654 Academy, Astoria, LI. 500

m**Wendover av** (11:2913), ns, 75.9 w Bathgate av, 50.6x71.2x50x78.4; pr mtg $——; Feb1; Feb4'13; 3y6%; Herman Lakner to Jos Horowitz, 311 E 10. 1,650

b**Westchester turnpike** (*), ss, at line bet land Francis Larkin & part of lot Oakley Pugsley Farm, runs se424.4xne206xn426.4 to turnpike xw206 to beg, being part lot 2 map Pugsley Farm; Jan30; Feb1'13; due, &c, as per bond; Martin Schrenkeisen exr Martin Schrenkeisen to Title Guar & Trust Co. 17,500

m**West Farms rd, 1061-9** (10:2744), nws, 71.6 s Hoe av, 70.11x22.5x59.6x61; Jan31'13; 5y5%; Jas C McCarthy to Edwin W Bullinger, Premium Pt, New Rochelle, NY. 12,000

m**Wilkins av, 1305, on map 1305-7** (11:2976), ws, 352.5 s Intervale av, 42.5x104.11x38x91.9; PM; pr mtg $32,000; Feb1; Feb 5'13; 5y6%; Morris Feldman, Jersey City, NJ to Burnett-Weil Constn Co, 165 Bway. 8,000

m**Willis av, 126** (9:2278), es, 50 n Southern blvd or 133d, 25x80; pr mtg $13,500; Feb1; Feb3'13; due, &c, as per bond; Ottilie Gscheidle, 789 Elton av to Sandrock Realty Co, 261 Bway. 3,000

m**Willis av, 142** (9:2279), ext of $15,000 mtg to Dec1'14 at 5%; Nov26'12; Jan31'13; Bankers Trust Co, 16 Wall with Adolph Steiner, 2076 Anthony av. nom

m**Woodycrest av** (9:2509), es, 100 s 166th, runs e100xs29.1xsw71.11xw41.7 to av xn 76.3 to beg; additional to mtg for $25,000; Dec7'12; Feb1'13; demand, 6%; Cath & Eliz J Bagot, Mary J Hindley & Alice J Harris to City Mort Co, 15 Wall. 25,000

m**Woodycrest av** (9:2509), nec 166th, 62.6x100x50x100.9; PM; pr mtg $82,000; Jan8; Jan31'13; 5y5½%; Thos D Malcolm Constn Co to Bagot Realty Co, 45 John. 9,000

m**Woodycrest av** (9:2509), nec 166th, 112.6x100x100x100.9; bldg loan; Jan30; Jan31'13; demand; 6%; Thos D Malcolm Constn Co to City Mtg Co, 15 Wall. 82,000

m**Woodycrest av** (9:2509), same prop; certf as to above mtg; Jan30; Jan31'13; same to same. ——

m**Woodycrest av** (9:2509), es, 62.6 n 166th, 50x100; PM; pr mtg $82,000; Jan8; Jan31'13; 5y5½%; Thos D Malcolm Constn Co to Bagot Realty Co, 45 John. 6,000

m**Woodycrest av, 1075** (9:2513), ws, 125 n 165th, 25x91.3x24.11x90.7; Feb1'13; 5y5½%; Rose Martire to Geo Ehret, 1197 Park av. 6,000

m**Zerega av** (*), sws, at nws St Raymond av, 25x101.6; Feb3; Feb4'13, 5y5½%; Emil Weigand to Henry Stevens, 2656 8 av. 3,500

m**3D av, 3706-10** (11:2926), es, 78.7 n 170th, 78x100; pr mtg $——; Feb5'13; demand; 6%; Katie Schneider to Ezekiel Fixman, 230 W 97. 3,400

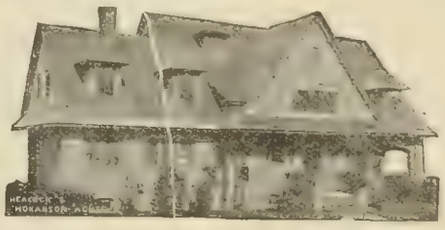
m**3D av, 4169** (11:2924), nwc 176th, 30x98.10x30x100; pr mtg $24,500; Feb5; Feb 6'13; due &c as per bond; Alex Bohm to Jos Goldstein, 131 Garfield pl, Long Branch, NJ. 2,000

m**3D av, 4372** (11:3061), sec 180th; sal Ls; pr mtg $——; Jan31'13; demand; 6%; Jno J Fay to Patk F Conroy, 4388 3 av. 3,000

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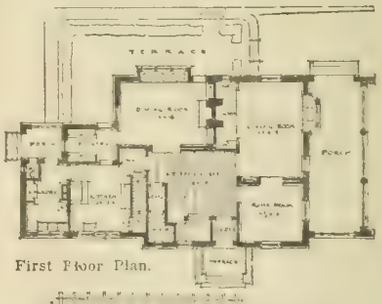


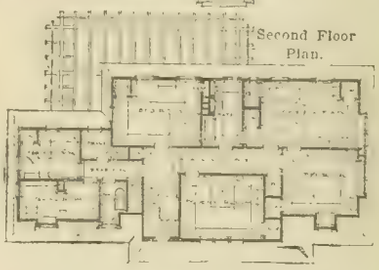
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 15, 1913

BACHELOR APARTMENTS FOR WOMEN

Would it Pay to Build Them?—What Experts Say—What is Required—A Kitchenette, Bathroom and Built-in Furniture.

AN appeal has been made to the Record and Guide in behalf of a movement for more convenient and attractive living accommodations for bachelor women in New York City. Reference is made to that large class of young ladies who are in receipt of good salaries but who do not wish to lease, furnish and maintain an apartment of the ordinary type. They do not wish to accumulate furniture or to burden themselves with much housekeeping, but they feel a genuine need for small but artistic homes amid congenial surroundings —homes which can be rented almost entirely furnished for a sum within their means and yet sufficient to warrant the investment on the part of builders.

That teachers, nurses and business women in large numbers would welcome an opportunity to exchange present cheerless and inhospitable furnished rooms and boarding houses for more attractive homes, may be conceded, and the real question turns upon the type of apartment most suitable and whether it would pay as a business proposition.

The suggestion has been made that such an apartment should consist of one large room and a bathroom. There would then be in the living-room a sink, a gas or oil stove for cooking purposes and certain built-in furniture, together with all necessary cooking utensils; and bed-linen, towels and tea towels coming in weekly. This house should be situated in a refined neighborhood and have an artistic quality that would attract congenial tenants. Conceivably the building might also contain suites of two rooms and bath for married couples, without detracting from the qualities which would please well-to-do single women.

How She Would Like to Have It.

A young lady, when asked to describe the sort of apartment she would like best, said it would have a room about twenty-five or thirty feet long, and about fifteen feet wide, with windows on two sides. At one end there would be two doors, one opening into a large clothes closet and the other into a bathroom. In the living-room the bed would be built into the outer wall, with a strong iron frame folding up into the paneled siding. When closed, it would look like a bookcase or cupboard. She had seen this successfully done in other cities, but if it would not go in New York, then a couch would suffice.

All around the room there would be paneled wainscoting, topped with a shelf for books, photographs, bowls of flowers and what not. The wainscoting would contain a continuous set of shelves for books and other things. Near a window she would build a dainty desk, which could be managed by having the paneling drop forward on chains. The bathroom would be commodious, with a dressing table built in at one end, a pier glass above it and drawers beneath, and there would be numerous other drawers for collars, gloves, veils and other articles of apparel. The suite would then be complete with the exception of a table, chairs and rugs.

As a Business Proposition.

The Record and Guide has made some inquiries as to whether a house so planned would be an acceptable business proposition in the real estate field. The best opinion obtainable inclines to the negative, so far as the scheme relates to building a special type of apartments in Manhattan. In other boroughs, as in Brooklyn, with cheaper land values to contend with, and with possibly a more liberal allowance for rent than most women can afford, it seems to have been proven by some experience in that direction that the erection of bachelor apartments for single women having incomes of twelve hundred to two thousand dollars a year would be a fairly profitable business undertaking.

Hardly Possible in Manhattan.

The case was stated this week to an architect, builder and owner who would be most likely to understand its feasibility as a building proposition in Manhattan. This gentleman only a year ago completed the artistic duplex apartment house at No. 1 Lexington avenue, on the former site of the mansion of the late Henry W. Poor, fronting on Gramercy Park, which is in a neighborhood well known as an art center. This gentleman, Mr. Charles Buek, is a member of the Board of Examiners in the Building Department, which is a sort of court of last resort for architects and builders.

Mr. Buek's opinion was that bachelor apartments for single women dependent upon their earnings alone would not be profitable in what would be considered a good location in Manhattan.

"Kitchenettes would at once bring such a house within the purview of the Tenement House law," he said, "with its limitations and restrictions, and it is well known that apartment houses of the better class cannot be built profitably even now except on large plots one hundred feet square or more; and in such buildings, with elevator service, fifteen dollars per month per room is about the lowest profitable rate. And this presupposes a bathroom to every three or four or more rooms, instead of one to each living-room as in the proposed building.

"I do not believe that a bachelor apartment house for women as a new structure under existing laws could be made a financial success in any central location on Manhattan Island, such as women so situated would naturally desire. The many bathrooms, each required to have an outside window, would use up all the rentable space. The same difficulty is encountered in the model tenements, but it would be much more severely felt in the proposed building."

Possibilities in Alterations.

Mr. Buek, however, added that there are many old houses, built before these laws were passed, in the older sections of the city now unprofitable, which could be readily adapted to these purposes were it not for the fact that the requirements of the Tenement House law make any changes impossible without entire rebuilding. If such buildings could be replanned and modernized under the law applicable to hotels, with fireproof halls and stairs, they could undoubtedly be made to furnish cheerful, healthful and acceptable homes of the kind mentioned, which are otherwise impossible except by going to the outskirts of the city.

Against Built-In Furniture.

Walter B. Chambers, architect, 109 Broad street, was found to be of the opinion that a properly planned and managed building for the accommodation of bachelor women could be made a paying investment, and that there are neighborhoods in the Borough of Manhattan, as well as in Brooklyn and The Bronx, where such buildings could be located to advantage.

"They must be fireproof, but I would not advise built-in beds or other built-in furniture," explained Mr. Chambers. "Given the right size and location of site, the planning of the building is simple. The plan must be an elastic one, capable of providing apartments of different sizes, within certain limitations. The 'large living-room, bedroom, small kitchen, bathroom' type should be made to predominate, and the building as a whole, inside and out, should be given an air of distinction, through refinement of taste in decoration and absence of showiness, which would appeal at once to self-supporting women of refinement. As to the cost, good taste costs less than bad taste."

Possibly in Brooklyn.

The question of the feasibility of erecting houses for bachelor women in Brooklyn was put to Mr. David Porter, real estate broker and expert appraiser, of 189 Montague street, and it was found that in Brooklyn the speculative builder would find a different set of circumstances than in Manhattan. Mr. Porter considered the scheme feasible. In fact, something of the kind was already in being. He did not think, however, it would be a good proposition from a business standpoint to furnish such houses. Mr. Porter further said:

"Apartments of this kind should con-

sist of a living-room, a bedroom, a kitchenette and bathroom, with closets, settees, buffets and such things built in, so as to avoid as much portable furniture as possible. Some apartments might have two and even three bedrooms, where congenial women could live together and share the expense.

"Such houses should be erected in a location where transit facilities are good, and above all in a healthy, respectable neighborhood. There are many such in Brooklyn; and if good judgment is used by builders in this regard, I cannot see why this should not be a paying proposition. There should be considerable demand among women who are now living in hotels and boarding houses and who must get tired of such a way of living. I fancy that every woman would like to have a place that she could call her own home."

Not Exclusively for Women.

A Brooklyn man who has taken a lively interest in the movement for finer apartments for bachelor women, expressed the view that a house would be a better-paying proposition if not restricted to bachelor women exclusively, as there are a large number of childless couples who would gladly exchange boarding and rooming-house quarters for accommodations in such a building. "Builders would evidently find it a more lucrative field," he said, "to provide accommodations of this sort for the small salaried woman who could afford a moderate rental equivalent to what is paid for a room in boarding and rooming establishments, as the small salaried workers greatly outnumber their high-salaried sisters, who are not obliged to board or rent furnished rooms unless they choose to live cheaply."

The Apparent Demand.

This gentleman, Louis L. Young, of 161 Emerson place, further remarked:

"That there is a large field for moderate priced accommodations is borne out by the fact that the number of advertisements for unfurnished rooms with privilege of light housekeeping is greater than the number of advertisements of those for rent. One newspaper alone carries daily one, and on Sundays two and three, full pages of advertisements of hundreds of boarding and rooming houses whose rates range from $3.50 to $7 or more per week for a furnished room without board, which is equal to a monthly rental of from $15 to $30. As it has been found a paying proposition in Brooklyn to provide families with modern apartments of four or five rooms and bath having heat and hot water supply from $15 to $30, there seems no reason why it should not be a good business proposition to provide individuals or couples without families with unfurnished apartments containing fewer rooms at such rentals.

A Case in Point.

"An apartment house of this type, designed by Mr. Arthur Ware, 1170 Broadway, New York, and erected at Willoughby avenue and Emerson place, Brooklyn, was considered a sufficiently good business proposition to interest the trustees of Pratt Institute in such a project as an income paying property. The thirty-six apartments the building contains were leased before the building was finished, and renewals for the second year were secured for every apartment, the few vacancies that occurred being filled from a waiting list.

"A building having apartments of one large room, bath and kitchenette only, would not meet the need of the individual desiring a sleeping-room besides a living or sitting room, or the couple who require separate sleeping-rooms. Built-in book shelves, window-seat, inglenook, desk, chest of drawers, cupboard, refrigerator and open fireplace in each apartment would be attractive renting inducements to those who did not care to expend much for furnishings; but cooking utensils, bedding and other such furnishings are not likely to be desired by light housekeepers wishing to furnish and care for their own homes.

"It may not be possible to include a kitchenette in such apartments, unless some modification of the tenement house law is obtained. The Tenement House Department is disposed to construe a kitchenette to be a room and the law requires that each room shall contain at least 70 square feet, or be not smaller than 7 by 10 feet. A kitchenette is designed to do away with having to prepare light meals in a screened-off corner of a sleeping-room having no facilities for preparing them, except the improvised kitchen cabinet the occupant installs, and requires but little more space than a large size closet with a small window for light and ventilation, and opening off the living-room or passage."

Available Sites in Brooklyn.

Mr. Young said that triangular plots facing two or three streets, such as Flatbush avenue forms where it intersects some of the streets on Park Slope and in Flatbush, also parcels of less than the average depth, as the corner plots in the blocks formed by East 15th and East 16th streets, and intersected by the right of way of the depressed tracks of an elevated railroad, plots facing two streets and adjoining the grounds of churches, schools or other permanently open spaces, which would permit a building having all outside rooms are recalled as possible sites where such buildings could be erected in Brooklyn.

Could Remodel Old Dwellings.

The remodelling of three-story and basement private residences would provide conveniently arranged apartments. Mr. Young thought, as the front rooms could be substituted for living-rooms, the adjoining hall or hall rooms for kitchenettes, the back rooms for one or two sleeping-rooms, and adjoining hall or bathrooms, for private baths, the space between front and back rooms being remodeled into private entries and passages between rooms. Such apartments would have an outlook from both front and back of the house, would have all light rooms and good ventilation. Instead of building so many two-family houses in the outlying districts, he thought it would be a good proposition to erect a few remodeled residence type of apartments in the rows."



William r. Shape & Bready, Architects
FIFTY BROAD STREET

GETTING DAYLIGHT INTO A SKYSCRAPER.

Along the line of the new subway on Broad street, in the heart of the financial district, just below the Stock Exchange, a million and a half dollar twenty-story office building will be erected by the Fifty Broad Street Company and be ready for occupancy, the architects declare, on May 1.

This building will be situated in a commanding position near the head of Broad street, looking from Wall street, and with the two 250-foot high towers, forming its principal facade, will have much the appearance of a great cathedral standing at the head of a vista. The building will extend through the block to New street and have two street courts similar to the scheme adopted in the modern apartment house. It will be a neighbor of the Johnston, Blair and Broad Exchange buildings and will, by its plan, contain the equal of three street corners, providing light for all offices throughout, as though Exchange Place passed through the center of the property, with the added advantage that this central portion of the building gets the direct light from Broad and New streets. The street courts are of the same width as Exchange Place.

There are no inside courts, and every office overlooks the street. By means of bay windows on the Broad street court most of the offices in the building have a direct view of Broad street, which is 100 feet wide. As the entire lighting comes from the streets, no office can have its daylight affected by future building operations on the adjacent properties. To intensify and reflect the light, the building will be of white matt glaze terra cotta, the base of stone and marble, side walls of light-colored face brick.

The street floor will provide probably the finest lighted large banking-room space in the downtown district. This will be accomplished by seven large skylights located at the base of the street courts, throwing light into the central portions of the first story directly from the two streets.

A large rentable basement space will have entrance by an 8-foot stairway didectly from the street. Suites of offices will be divided to please tenants. The service entrance to the building will be on the New street side. A broad marble lined arcade will extend from Broad street through to New street, giving direct access to the present subway through 42 Broadway. From the arcade the elevators will carry the occupants to their offices at the rate of 600 feet per minute, thus giving the finest of elevator service. The building will be erected on caisson foundations carried to rock, and be of high class construction and finish throughout. Windows will be grouped in twos and threes without masonry piers between, in essential portions of the building. Three stair-

(Continued on page 352.)

POPULAR TYPES OF SUBURBAN HOUSES

No. 2. The House With the Inviting Porch

By WILLIAM HERBERT

Radical Improvement in the Treatment of Porches, Which are Now Regarded as Outdoor Living Rooms.

The Architectural Styles Which the Owner Has to Choose From When About to Build His Country Home.

IN the preceding article of this series I described the cheaper class of houses which were being erected in the suburbs by the development companies, and pointed out the merits of the better grade of these so-called bungalows. The majority of the development companies deal, however, in houses somewhat higher in cost and decidedly different in appearance from the bungalow; and as this intermediate type of suburban residence, costing from $7,000 to $30,000, is the most important type, it deserves more careful description.

In one essential respect these intermediate suburban houses resemble their humbler brethren. They are being planned and equipped more and more for the purpose of attracting, not the family which has been accustomed to a city house, but the family which has been accustomed to the economies and conveniences of a city flat. It is extraordinary how well the development companies have succeeded in accomplishing the difficult task of making suburban houses easier upon the housekeeper.

An Intermediate Type.

The tendency is to keep these more expensive houses, like the bungalows, low in height and to spread them out over an increased area; and this tendency is determined by the double need of young people who have lived in apartments, the conveniences to which they are accustomed, while at the same time supplying them with improved living accommodations, which they have been theretofore denied. Ceilings are made lower than they are in apartments or in city houses—thus reducing the number of stairs that have to be climbed, and making the rooms cheaper to heat in winter. Floor areas are, on the other hand, comparatively liberal, because people who have been confined to a city flat welcome the opportunity of living in larger rooms. Practically all the rooms are at least fifteen per cent. larger than are the corresponding rooms in apartments; and in the case of bedrooms, and bathrooms particularly, the attempt is successfully made to give the suburban resident more space. The architectural effect of this tendency is particularly beneficial. Instead of the old



AT ROSLYN ESTATES.

three-story house which sits straight and stiff on its site, the tendency now is to build comparatively low and often somewhat rambling houses.

In another respect, also, the development companies try to make their houses



RESIDENCE AT GREAT NECK VILLA, L. I.

as different as possible from apartments. They try to provide a superabundance of light and a pleasant and extended view from the windows of the living-room. The windows are numerous and large. Much ingenuity is expended in the attempt to make them attractive to look through and convenient to handle. Wherever possible the houses are situated so that the more important rooms will look out upon a pretty and spacious stretch of country. An effect of space is also sought in planning the interior of the house, because apartment-house residents always demand in their new suburban homes the feeling of liberation from the dark, cramped flats, in which they have usually been living.

The Inviting Porch.

One of the most conspicuous and necessary elements in these suburban houses is the porch, because suburban families naturally want to spend as much time as possible out-of-doors. As we shall see in a later number of this series, there is no respect in which the suburban house has improved more radically than in the treatment of the porch. It has become both a more useful part of the house and a more helpful element in the architectural design. Porches are planned so that they shelter their occupants from disagreeable prevailing winds, and so that they tend to become an outdoor living-room, intimately and essentially related to the plan and design of the house.

Not Forgetting the Children.

Another matter which has received a great deal of attention from the designers of suburban houses is the accommodation of children. More often than not families move from apartments into the suburbs because they believe that their children will be healthier and happier in the country. Special efforts are consequently made to provide convenient and spacious nurseries and out-of-door playgrounds. The houses are set as far as possible back from the street or highway, and the intervening space is usually occupied with a carefully leveled and planted lawn. Owing to the increasing use of shrubbery and the desirability of keeping young children away from motor-traveled roads, there is more of a tendency than there used to be to enclose the grounds of suburban houses.

Mechanical Conveniences.

The development companies equip their houses with as many mechanical contrivances and conveniences as they can afford, because the housewife who has lived in an apartment is very exacting in this respect. She does not want to do any more work



A COLONIAL RESIDENCE AT KENSINGTON.



A COLONIAL GARDEN AT KENSINGTON.



GREENACRES TEA HOUSE AND GARDEN.

herself or employ any more servants than when she was living in a much smaller space in the city. Steam or hot-water heating has become almost indispensable, both because the houses cover a larger area, because hot-air heating brings more dirt and because of the comparative popularity of steam heat. Hardwood floors are demanded, because they are easily kept in order. A great abundance of closet-room is particularly necessary. The construction of the house must be such as to keep out vermin. Chutes for soiled clothes are becoming more and more common, and the laundries which are now always put in the cellar, must be equipped with the latest appliances. It is a serious drawback for any development company not to be able to install electric lights in its houses, and before long this kind of lighting will be universal. Electric power has become useful in a house for so many purposes, such as auxiliary cooking, heating and cleaning, that the demand for it is pressing.

Ingenuity in House Planning.

In these and in many other details the development companies, which build suburban houses, are showing more ingenuity in meeting and anticipating the needs of their customers than are the builders of apartment houses. They are showing more ingenuity because they need to do so. People usually live in an apartment because they cannot help it, or because they are accustomed to it, and they usually have to take what is given to them. But people move to the suburbs often at some pecuniary sacrifice because they want to live more pleasantly and more wholesomely, and such people are naturally harder to please. They want all the advantages of the suburb without losing too many advantages of the town; and it is extraordinary how near this they are coming to satisfying their apparently incompatible wants.

This type of intermediate suburban house, like the bungalow, is usually of frame construction, but there is an increasing tendency to build them of more permanent materials. This tendency has appeared of late years because the difference in cost between frame construction and the cheaper forms of fireproof construction has very much diminished. It is possible under favorable conditions to build a hollow-tile, a concrete or even a brick house, for a figure not so very much bigger than that required for a wooden building. Of course, frame construction is still cheap enough to prevail in the majority of houses erected under commercial conditions, but the difference continues to diminish. In time it will almost disappear. In the meanwhile the American public is gradually being educated up to the level of higher standards of construction. Certain families are coming to prefer less space in a fireproof house to more space in an inflammable one, and their number is bound to increase with the improved technical education of the American public.

Best Architectural Styles.

The design of these intermediate houses is as often as not thoroughly good. They no longer betray the architectural ignorance and stupidity of their designers by an attempt at some grotesque combination of forms derived from different historic styles. They can usually be classed either as Elizabethan, Colonial, Jacobean or Swiss, and if they depart from a strict



STATION SQUARE AT FOREST HILLS GARDENS.

adherence to specific models, they do so in good company and according to authentic precedents. They indicate, in short, the same kind of intelligence and the same sufficiency of information in their design as they do in their plan and equipment. Of course, they are buildings erected under commercial conditions and they cannot be studied with enough care to produce really distinguished pieces of architectural design. But the average is astonishingly good and decidedly better than it was when more of the houses were built by their owners and fewer by the development companies. These companies are, I believe, the first speculative builders of houses in history who have erected better looking, better planned and better constructed houses than those which were erected for the same price by private owners.

INDUSTRIAL SITES.

Suggesting a Line of Work to Which Real Estate Brokers Could Give More Attention.

The Industrial Committee of The Merchants' Association intends to make a series of tours of personal inspection in various sections of the city which offer industrial opportunities. It is the purpose of the committee to get personally in touch with industrial conditions. It realizes that the problem of industrial development here is different from that in other cities.

The situation in each borough is different from that in every other borough, and to this in large measure is due the lack of appreciation of the tremendous industrial development already attained and the still greater industrial possibilities which await development in many parts of the city. It is a line of work which real estate brokers could profitably cultivate to a greater degree than they have hitherto.

The impression that "New York City" is synonymous with "Manhattan" is so general throughout the country, and even in the city itself, that people fail to realize that there are economical sites for manufacturers in New York, although as a matter of fact in Brooklyn, The Bronx, Queens, and Richmond, there is much land which may be used economically for manufacturing purposes.

The committee recently made a tour of inspection, by automobile, through The Bronx and into Westchester County, as guests of Mr. L. S. Miller, President of the New York, Westchester and Boston Railway. A report of the tour, prepared by the Industrial Bureau and printed in the bulletin of the association states that among the many things which interested the committee were the possibilities for industrial development along the waterfront of The Bronx, which is especially adapted to industrial development because of the many indentations of the long coast line, bringing much of the territory into almost direct connection with the waterfront.

The committee considered the plans of President Cyrus C. Miller, of The Bronx, for a new terminal market to supply not only a large part of The Bronx but also the northern section of Manhattan. The committee was impressed by the rapid development of the New York, Westchester and Boston Railway, which is already carrying a large number of suburban commuters.



RESIDENCE, HENRY W. ACKERSON, BRIGHTWATERS.

OVERCROWDING IN THE TENEMENTS

A Housing Expert Would Hold the Landlord Responsible for the Lodger Evil—The Board of Health's Permission to Keep Lodgers Should be Requisite.*

By LAWRENCE VEILLER,
Former Deputy Commissioner of the New York City Tenement House Department.

IT is rather humiliating, after seventy years' of effort at housing reform in America, to confess, as we have to confess, that one of the most serious housing evils encountered in any country has not been grappled with and that practically no plan for its solution has as yet even been proposed.

Embarrassing as such an admission is, we must, however, in all fairness, frankly confess that, so far as the great problem of room overcrowding goes, there has been no serious attempt made in America to cope with it nor any rational plan for its solution heretofore presented.

Moreover, we are seemingly without accurate information as to the extent of the evil. There exist only vague impressions, based upon individual cases which have come to the attention of imaginative journalists or sympathetic social workers, although it is to be hoped that some light will be thrown on this subject by the investigation made by the Congressional Committee on Immigration some two years ago, the results of whose work are now in process of publication in some forty-six volumes.

Just how great an evil is room overcrowding in America? Is it merely a New York condition, or do we find it manifesting itself in other American cities, and has it become a serious evil in those cities? Further, is it an evil found only in cities? May we not find it even in small towns and villages, and possibly even on the open prairie?

Picturesque Stories.

The most picturesque accounts that we have thus far heard are of two episodes that have become very familiar. They give promise of being repeated with as much persistency as the old familiar fable of the coal in the bathtub.

One is that highly flavored incident of the newspaper reporter finding four families keeping house in one room with chalk lines dividing off the floor into four parts, only the width of the chalk line separating family from family.

The other is the less frequently repeated story, but one with probably a far greater basis of fact, of the "Box and Cox" arrangement, by which rooms in many houses are occupied by double shifts of workmen, one group sleeping in the rooms and beds by day, the other by night. More valid testimony than such sensational instances afford, is obtained from social workers, especially from those living in settlements; from them we learn of numerous individual instances of small apartments occupied by a large number of people. The instances thus reported are generally, however, isolated ones, chanced upon in the course of neighborhood visits. Whatever the scientific accuracies or inaccuracies of the testimony at hand, the range is certainly wide. One case of thirteen people in one room in a small shanty on the prairies of Indiana would seem to mark the extreme limit of the manifestations of this evil.

With regard to one fact, all observers are agreed: That the evil of room overcrowding is manifested chiefly among certain elements of our alien population; the Italians, the Poles, and Russians, and the later immigration of Slavonic races. We do not hear of many accounts of it being encountered with the Irish, the negro or our own poor whites, although individual cases among all these races have come to our attention.

Not Due to Dire Necessity.

We are similarly without accurate facts as to the causes of this evil. One group in the community tells us that it is due entirely to economic conditions; that it is a direct result of poverty; that it is caused by the high rents which the poor have to pay and that they are forced by need to take in lodgers to eke out their scanty income. On the other hand, many observers are of the opinion that in the majority of cases it is not so much need as greed; that it is not due to dire necessity so much as it is to the desire of certain elements of our alien population to add penny to penny, dollar to dollar, with greatest rapidity, and who care little how they live in their feverish race for money.

We are also told that, instead of these conditions being the result of high rents, they are the cause; that the landlord, finding that his tenants are making their rooms a source of income by letting out a portion of them and taking in lodgers, makes up his mind that the rooms will bear an increased rental and accordingly raises the rent; this, in turn, causes the tenant to take in more lodgers to meet this increased rental, and later, the landlord, finding that the rooms are affording a still further increased revenue, proceeds again to raise the rent, and so on, to what might be termed the limit of elasticity, beyond which the tenant's purse cannot be stretched.

The writer believes that there is truth in both of these views; that in many cases room overcrowding is undoubtedly due to need; that the low earning capacity of the family, the uncertainty of employment, the sickness of the wage-earner, in a word, a variety of social and economic causes, do make it necessary for many of our poor people to eke out a scanty income by this means. It is the easiest and surest method at command for increasing the family income.

Racial Solidarity.

On the other hand, so far as the writer can judge from his twenty years' observation of life among the poor, this evil is caused far more by greed than by need; by the desire to rapidly acquire money than by the necessity for increasing the income.

I attribute it also to a third cause; namely, racial solidarity. This is a factor in the situation which heretofore has not been sufficiently considered.

Room overcrowding as we know it in America is almost entirely wrapped up with the lodger evil. It is seldom due to the large size of the family, contrary to the popular impression; the cases of overcrowding due to the large family are so seldom met with as to be negligible. Were there no other manifestations of room overcrowding than the few cases of large families in small quarters that are encountered, housing reformers might well give no further consideration to the problem.

The real evil lies in the practice of taking outsiders into the family life, either as lodgers or boarders; generally single men of their own race, frequently from their own village, men who have come to this country, as many of our foreigners come, only to better their industrial condition and who, while they are here, intend to save every penny that can possibly be saved, denying themselves every comfort in order that they may return in a few years to their native land with a small competence with which they may be able to set themselves up as "landed proprietors."

The taking in of lodgers is frequently an act of help and aid to a fellow countryman. The better established workingman thinks back to the time (not many years ago) when he was in a similar position, a stranger in a strange land, ignorant of the language of the country and unfamiliar with the industrial opportunities before him; a prey to every unscrupulous person who would profit by these handicaps. It is not strange, therefore, that he should be anxious to aid the friend, or the cousin of a friend from his own village, who, starting like himself, a young man, has come to this land of promise to make his fortune.

Consequences of the Evil.

But it is not all friendship. The mutual advantage makes its appeal. The ordinary tenement dweller sees in the opportunity of taking in a lodger an increased income; a relief in meeting the tremendous burden of rent, the one fixed charge that cannot be evaded, which must be met at a regular date. Even a dollar a month looms large. The benefit is immediate and concrete; the ultimate cost is remote and unconsidered. Of course, we should frankly recognize that no matter how sympathetic the ordinary workingman is, he is not going to take a fellow countryman into his family and keep him for nothing for any considerable period of time. It is, therefore, a commercial proposition with him, as well as a sentimental one.

I am led more and more to the conclusion that it is primarily this element of racial solidarity, coupled with the obvious financial advantage and augmented by the lack of proper housing accommodations for the newly arrived single immigrant that we must regard as the basic factor in our problem of room overcrowing.

So much for the causes; now, as to the effects of this evil. Here too we are singularly without accurate information. We have been told for years that the practice of taking outsiders into the family life is fraught with serious evils to the community; evils of a physical, moral, civic, social, industrial and economic nature. That this is so, I, for one, have no doubt.

We should, however be better equipped for the attack if we had a more certain basis of accurate data at our command. All that we can rely upon, however, is the appeal to reason. From the very nature of things the results of

*From a paper read at the Second National Housing Conference, Philadelphia, Dec. 5.

room overcrowding must be of this kind and the ordinary person at once grants this without the necessity of arraying a series of incontrovertible facts to prove our case.

There are, of course, in the experience of the social workers of the country innumerable individual instances where the moral effects of room overcrowding are strikingly illustrated, where the introduction of strange men into the family life has led to the breaking up of homes, to the separation of husband and wife, to the going astray of young daughters just emerging into young womanhood.

So far as the physical effects of room overcrowding are concerned, we have at hand considerable information, the results of studies made in Great Britain and other countries, showing the increased death rate, the lesser height and weight, and the less developed physical condition of children reared in one room than of those reared in two rooms, and similarly the less advantageous condition of those reared in two rooms than those reared in three rooms, and so on. I, for one, feel hesitation in basing arguments on these conclusions. To me it simply means that the investigators have found what any intelligent person could have told them in advance they would find. It does not require scientific investigation nor special wisdom to realize that a higher death rate, greater industrial inefficiency and inferior physical condition will be found among the poorest elements of the community, who, because of their poverty, can only afford one room to live in and that often the poorest kind of accommodation to be found in the city; that their children should compare unfavorably with the children of the families whose economic position enables them to live in more commodious quarters is not a matter of surprise.

May it not be that they live in one room because they are poor and weak; not that they are poor and weak because they live in one room?

Civic Effects of Overcrowding.

With regard to the civic effects of room overcrowding, we are on sure ground. The social worker is in a position to observe every day in the year the bad results from this kind of living; the serious effect it has upon good citizenship; how difficult it becomes for the person living under these conditions to have an interest in the welfare of the city.

The bad social effects of this method of living are only too easily observed. It can hardly be called living; it is merely existence and nothing more. In the words of Doctor Russell of Glasgow:

"I ask you to imagine yourself with all your appetites and passions, your bodily necessities and functions, your feelings of modesty, your sense of propriety, your births, your sicknesses, your deaths, your children,—in short, your lives in the whole round of their relationships with the seen and unseen suddenly shriveled and shrunk into such conditions of space. I might ask you, I do ask you, to consider and honestly confess what would be the result to you."

The industrial effects are to be found in the weakened vitality of the worker and the physical inefficiency generated thereby, as well as in lowered industrial standards made possible by these methods of living.

Irrespective of what facts can be measured, there can be no doubt that the evil of room overcrowding, due as we have seen largely to the practice of taking outsiders into the family life, is one that is fraught with serious consequences to the welfare of the community as well as to the individual. Where this evil is entrenched, it must be fought resolutely; where it has just begun to show itself, it should be nipped in the bud. No sentimental plea of the rights of the indivual should be tolerated. Let us not be led astray by the argument that the workingman's home is his castle, that its privacy cannot be invaded by officials for inspectorial purposes any more than the rich man's.

We admitted long ago the right of the community to inspect and control both rich and poor in cases of contagious disease, and it is a slavish devotion to dogma that does not recognize the right of governmental interference where the peril is both moral and physical. Nor should we be influenced either by the plea of poverty and necessity that the workingman is forced to these conditions and that, therefore, the evil must be tolerated.

Breaking Down American Standards.

Just as surely as it is tolerated, we must face the breaking down of American standards of living, of morality, of civic and social responsibility, of even liberty itself.

Like many other social problems, it is much easier to state the conditions as observed than to formulate effective methods for remedying them.

Out of seventy years' experience in America, it might be supposed that we should find some experience in coping with this evil which would aid us. The only two cities that I know of where any serious effort has been made to meet the situation, are New York and Boston, and while neither of these communities can be considered in the slightest degree as having solved this problem, yet, there is that in their experience which is of value to us; we may learn more from mistakes sometimes than from successes. * * *

Hold the Landlord Responsible.

My solution for this evil is that we hold the landlord primarily responsible for the taking in of lodgers into the apartments of families who occupy his building. While it may seem a novel proposition to hold the landlord responsible for something which many people feel he cannot be responsible for, yet it is in reality no new thing. For over ten years now in New York, we have held the landlord responsible for the moral character of his tenants and we have done this most successfully.

In the New York Tenement House Law a landlord is responsible, and with a very serious degree of responsibility, for the presence of prostitutes in his tenement house. If such women are found and are not promptly removed from the house upon notice from the public officials, the house itself becomes liable to a penalty of one thousand dollars ($1,000), a penalty which cannot be escaped. This provision has proved so admirably adapted to its purpose that in all this time, although there have been many cases of this kind brought, there has been no instance where it was necessary to seek the collection of the penalty or the bringing of court proceedings in order to make the landlord comply with the law. A mere notice has been all that was necessary to secure action. He has been quick to dispossess tenants of this character.

What I propose now is that we should apply this same principle to the problem under consideration; that we should prohibit the taking of lodgers and boarders into an apartment without the consent in writing of our Health Officials and that we should then hold the owner of the house responsible through heavy penalty for any violation of this provision. Let us not be deceived by any false claims on the part of the landlord that he cannot know what is going on inside the apartments of the individual families in his building. Such a claim is not true.

It is his business to know whether his tenants are taking in sub-tenants; it is his business to so look after his property that he will know what is going on in his house; it is his business if the house is one of any considerable size to have on the premises a resident janitor or caretaker, to keep an eye on all of the conditions in that building. The janitor always knows when families are taking in lodgers or boarders. It would be impossible to escape such knowledge. Where the house is merely a small one, and no janitor is provided, the owner himself must act as janitor, but in such houses, as a rule, the lodger evil is not often encountered.

Why Not Outright Prohibition?

Some may ask would it not be simpler to prohibit outright the taking of lodgers in a tenement house. Undoubtedly it would be easier, but, unfortunately, it would not be fair or reasonable, nor would such a requirement, in my judgment, stand the test in the courts. To withstand such a test successfully, it would have to be shown in all cases that the practice of taking in lodgers was injurious to the community; the exercise of the police power by the State would have to be justified.

Moreover, it would work real hardship in many cases. Take the case, for instance, of a high-class apartment house (which must under our tenement house laws, be considered as a tenement house) where one of the tenants is suddenly left a widow and has on her hands a large apartment at an expensive rental; she must in order to live, take in one or two persons to enable her to meet her obligations. Under such circumstances, the taking in of lodgers, as we all readily admit, is fraught with no evils and is a perfectly proper thing to countenance. It is seen, therefore, that we cannot go to the extent of absolute prohibition. We must, accordingly, leave in the hands of our health officials the right to say when lodgers may be taken and when they may not; let us not attempt to establish in our laws arbitrary and fixed standards; but let us leave the decision to be determined by the responsible public official with regard to the particular facts in each case.

A New Law Suggested.

The following provision of law I would suggest should be incorporated in all housing laws and also adopted by our Health Departments as part of their sanitary codes:

> No tenement house nor any part thereof, shall be used for the letting of lodgings, without the consent in writing of the board of health, nor shall any person not a member of the family be taken to live within an apartment occupied by any family, without such consent. It shall be the duty of the owner of such tenement house to see that the provisions of this section are at all times complied with, and a failure to so comply on the part of any tenant, after due and proper notice from him, shall be deemed sufficient cause for the summary eviction of such tenant and the cancellation of his lease.

With such a law and with an awakened public sentiment realizing keenly the dangers of room overcrowding, it would be possible in a short time to nip this evil in the bud in practically all of our cities, except of course, always, the City of New York. There the same remedy is required but, owing to the extraordinary conditions which prevail in that city, a long period of time would be required to bring about a change in the situation, as the evil has grown so rapidly and conditions have been neglected for so long.

THE REALTY FORUM.

A Protest Against Delay in Constructing More Subways.

There must be a sound reason for activity in real estate. All the great movements of the past in New York have been predicated on great rapid transit improvements, or on extraordinary industrial expansion. For several years real estate has been waiting for the Public Service Commission to sign the operating contracts for the Dual System of subways. Meanwhile it has seen taxation rates assume equity-killing proportions, and restrictive measures and municipal annoyances upon property interests multiplied until the real estate business has been well nigh discouraged. All this has been borne with courage and patriotic complacency in the hope that a revival would come with the signing of the subway operating contracts. Then to have this business finally frustrated by unwarranted injunctions was a little more than could be borne with equanimity, and the demonstration at the Real Estate Exchange last Monday, at which intimations were given of the state of public feeling over the injustice being done to property interests, was a natural result.

The meeting was characterized by dignified and temperate presentation of the actual facts of the case and of the reasons why real estate interests should be considered at this time. As Robert E. Dowling pointed out, the welfare of Manhattan real estate is in no wise being served by the continuation of the congestion on traffic lines. As business men all the speakers approved of the terms of the contract and assured the public that their interests had been honestly and wisely served by the Public Service Commission. A new chairman of the commission having been appointed in the person of Justice McCall in the place of William R. Wilcox, it was but fair they said that he should have a reasonable length of time to study the nature of the contracts.

A Shame.

It was a shame, as Francis E. Ward said, that the subways should be held up so, but confidence was expressed in the new chairman as a sane, conservative and honorable man, who would do the right thing.

A sure foundation for the subsequent remarks was laid by the able explanation of the status of the case given by Public Service Commissioner John G. Eustis. Allan Robinson, President of the Allied Real Estate Interests of the State of New York, expressed disappointment that the subway negotiations should be held up. If this plan should be upset, he said, it would be a long time before private capital could again be induced to come forward and aid us. The president of the North Side Board of Trade, Mr. W. W. Niles, counseled patience for awhile, until the new chairman of the Public Service Board could have time to study the forms of contract. Then if something did not move it would be time for real estate men to take action.

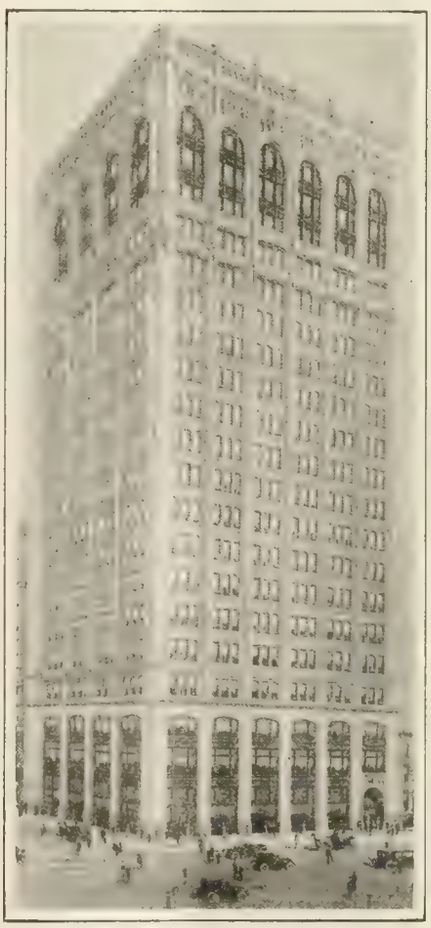
Mr. Robert E. Dowling, president of the City Investing Company, expressed confidence in the new chairman as a man who would do the right thing in the crisis. He regretted that Chairman Willcox had not been able to sign them, but really he might have done so had he been more expeditious.

From the pointed remarks of Robert E. Simon, vice president of the Henry Morgenthau Company, it was easy to gather that the real estate interests of the city will be able to make up a strong case against subway obstructors if it should be necessary to present it for public consideration. Vast sums of public money have been poured out for unproductive improvements without a word of objection being raised, while accusations of robbery had been made against the pending subway contracts when every business man knew the terms to be very advantageous to the city.

"When the demand for new subways is backed by the unanimous consent of almost the entire city it should be acceded to without quibbling or question," wrote J. Clarence Davies in a letter which Chairman James L. Wells read to the meeting. "The realty interests of New York, which in the final analysis pays the bills, absolutely demand that the present contracts be signed, and that this should be final and absolute."

Work to Start on Madison Avenue Building.

The latest comer to the Madison avenue mercantile trade is the new twenty-story structure which Charles Kaye is to erect at the southeast corner of Madison avenue and 30th street. Construction is to be commenced about the first of April. It is the intention of the builders to have the building completed and ready for occupancy by the first of next January, and it is stated that some of the floors, including the entire store floor, have already been rented from the plans.



The Charles Kaye Building, to be erected at the southeast corner, Madison avenue and 30th Street, from plans of Buchman & Fox.

On the Madison avenue side the plot measures 123.5 feet, with dimensions of 100 feet in 30th street. As planned by the architects, Buchman & Fox, of 11 East 59th street, the three lower stories on the exterior will be constructed of Indiana limestone; the remaining seventeen stories will have buff colored ornamental terra cotta throughout, the style of architecture being a free adaptation of the Gothic. The main entrance will be treated in imported marble and bronze. Other features of interior equipment will be seven high-speed overhead traction elevators, fireproof stairways and a fire tower.

BUILDING REFORMS.

Supt. Carlin Says His Measure Would Weed Out Incompetent Builders and Botch Mechanics.

Superintendent P. J. Carlin of the Brooklyn Bureau of Buildings, who has fathered the proposed law that aims to license all builders in the City of New York, when interviewed for the Record and Guide this week, emphasized the need of legislation controlling Greater New York building operations, and declared that he had excellent reasons for believing the measure he had instigated would become a law. Superintendent Carlin was asked when he first became interested in the matter of licensing builders.

"About thirty-five years ago," he replied. "While I was president of the Mason Builders' Association of Brooklyn, the subject was first agitated. At that time," he continued, "it was thought necessary that only mason builders should be licensed, and much effort was directed toward that end. Builders, other than masons, were not then considered in this connection. Nothing, however, came of that agitation. With time it became clear to me that builders of all kinds should be obliged to qualify under a law designed to test their fitness for putting up buildings

"Mr. Carlin, what do you think will be the result if this bill now before the Legislature should become a law?"

"The immediate result," the Superintendent replied, "would be a better class of buildings, a weeding out of incompetent builders and a consequent doing away with botch mechanics employed by incompetent builders, with a return of clever, competent, skillful and painstaking mechanics who take pride in their work, but who have been gradually shoved aside to make way for men totally unfit for their calling and indifferent as to the appearance of their work when completed. Absolutely these workmen that I refer to, like their employers, cannot appreciate a good mechanic because they do not know one when they see him."

"How has the bill generally been received by builders?" the Superintendent was asked.

"I have not heard one man say a word against the direct purpose of the bill," Mr. Carlin declared. "One builder has said, with reference to the formation of the Board of Examiners, that a speculative builder might be placed on the board. Generally, however, all builders with whom I have spoken on the subject are in favor of the measure. I know that all good builders approve."

"How will the measure affect workmen engaged in the building trade?" Mr. Carlin was questioned.

"Nothing better for the welfare of the workingman could be done than the bill provides. He will be reasonably certain of obtaining better treatment and will be permitted to do his work properly under intelligent supervision, thereby bringing about a better feeling and better understanding between employer and employee."

"There is no doubt in your mind, Mr. Superintendent," the Record and Guide man observed, "that the bill will benefit the general public?"

"It is clearly manifest," Mr. Carlin replied, earnestly, "that a better class of workmen would be engaged in the construction of buildings, by reason of the provisions of the bill, and it follows that a better class of work will be the result; and the owners of buildings will have less to pay for repairs, and the general public will be insured against accidents that now arise through inferior building construction."

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

The question whether a building is better served by being under the charge of an independent manager or of the agency department of a big real estate firm is touched upon in the current number of Pease & Elliman's house organ, the "Indicator." Naturally, the "Indicator" argues in favor of the big real estate firm, and particularly the big real estate firm of Pease & Elliman, but that does not make what it says any the less interesting. There are two points in the argument that deserve special notice. The first is to this effect: "We have an unvarying rule that no commission of any kind will be accepted by us or our employees from the dealers, supply houses or mechanics with whom we do business. Discounts, if any, are credited directly to the owners, the only compensation we receive for our services being the percentage on collections as specified in our contracts." A firm managing a great number of properties can, of course, obtain larger discounts than the manager of a single building.

But granting superiority in buying, how does corporate management compare with individual management in efficiency from the standpoint of the tenant? Here is the "Indicator's" answer: "We employ a force of competent men who give their entire attention to the properties in our care. It is their duty to visit each building every day to see that everything is running smoothly, and in case of any unusual occurence to make a report to the manager of the department, who in his turn inspects all properties once a month, and oftener should the occasion arise. All orders for repairs or supplies of any size must be approved by the manager of the department." Indeed, all bills, pay rolls, etc., are O. K.'d by three different persons. First, by the firm's agent in direct charge of the building, then by the manager of the (agency) department, and finally by the assistant-treasurer.

The chief requisites of good management are honesty and efficiency, and these requisites are emphasized by the "Indicator" in the case of Pease & Elliman's agency department. After all there is no hard and fast answer to the question whether a building is better served by having an independent manager than by being under the charge of a big real estate firm. Fair dealing and efficiency are not necessarily assured under either arrangement. But a big real estate house can, if it is so inclined, exclude grafting and can afford to pay a top-notch salary to a competent agency manager, something which the owner of a single building is not generally in a position to do.

An important book on building management—important both on account of its quality and particularly because it is the first of its kind—has just appeared from the press of the Patterson Publishing Company, of Chicago. It is entitled "Scientific Building Operation," and is edited by C. A. Patterson and William C. Lengel. It deals with such subjects as management, renting, accounting and reports, operation, janitor service, repairs, buying supplies, elevators, lighting, and insurance. The contents comprise about forty articles, most of which have appeared in "Building Management." Among the contributors are several well-known New York agents, including Charles Duross and C. F. Noyes.

THE BUILDINGS THAT PAY BEST

Are Those Which Experienced Real Estate Managers Have Helped to Plan, Whether They Be Apartments, Business Buildings or Even Hotels.

By ALBERT B. ASHFORTH.

THE building manager's opportunity to put into practice his ideas of how to fill his position to the best practical purpose does not come when he hangs his coat on a hook, opens his desk and starts to work. His task commenced when the plans of the building were conceived.

On the economical arrangement of the entire building from the sub-basement to the roof depends the failure or success of his building from a point of view of a profitable operation.

As the building manager's position depends upon the success or failure of his task, he cannot post himself too early as to the conditions he may have to contend with, and he should be capable of deciding on the question, for one thing, as to whether a low or high pressure plant should be operated, or whether it would be wiser to use outside electric light and power service.

This question must be conditioned on the size of lot, height of building, and character of occupancy. Often a building of small area, where there is a restaurant or some other business requiring a great deal of power, may demand its own plant from an economical standpoint, while its neighbor, covering a much greater area, would be losing money by the same operation.

Selecting the Help.

He must be a good judge on the quality of help to employ, how best to divide the duties of the different employees, give proper attention to their wants, and, in the case of office buildings, provide a room for them with suitable lockers, where they may lunch if necessary and where utensils used in their employment may be stored.

He must maintain the strictest discipline, always be on the alert to correct any lack of attention to duty, and see that each employee carries out his duties to the letter and is courteous to tenants. Much complaint from the tenants can be avoided if their wants are promptly complied with.

A Proper Cleaning System.

Office building managers have most frequent complaint from tenants on the lack of proper cleaning of their offices and poor elevator service. A building may soon acquire a reputation for poor service along these lines that will take years of effort to overcome. In the case of one building in New York the poor attention to the wants of its tenants by the building manager almost succeeded in vacating the entire property, and came nearly being a disaster to the owner.

Proper elevator service depends in a great measure on the ability of the elevator starter to control his runners and to keep the service running promptly and regularly. He should be a man of ability and expediency.

The Best Dividend Payers.

In over twenty years' experience I have found that the buildings—both apartments and business buildings, and even hotels—that have been planned by experienced real estate men prove to be the best dividend payers.

I have in my mind a man who to-day has achieved the greatest success in building management, owing, in a great measure, to his experience of many years as a real estate agent and broker. His wide experience in this capacity taught him the requirements of tenants for many and varied classes of property. In fact, he concluded that the average builder was so unfamiliar with the necessities of the tenant that if he built a building in which he could incorporate his ideas of economy and efficiency, he would be able not only to save money in construction, but to give more for the money than his competitors, and at the same time show a greater return than other more expensive propositions were maintaining.

I believe one of his first operations showed such a remarkable return that he was able to market a property costing $75,000 for $145,000. The entire operation covered a period of not over a year. From this small beginning, though large profit, he has been able so far to develop his business that to-day he can rest on his laurels and devote himself to the pleasure of living on his income.

Must Be a Diplomat.

The building manager must be a diplomat; he must familiarize himself with the peculiarities of his tenants, learn to know their wants and anticipate them; be courteous and agreeable, and be able to keep his tenants after he secures them.

I have not discussed the question of leasing, which often comes under the charge of the building manager, particularly in the case of apartments. Nowadays the owners are relying more and more on their superintendents to take care of this part of building management, and a chapter could be devoted to this particular phase of his duties.

In conclusion, the successful building manager must be thoroughly familiar with his property in every detail, be prepared for any emergency, keep a list of applicants for positions in case he may suddenly find himself deserted by his employees, know his tenants, be courteous and agreeable, and eliminate all opportunity for graft, for by so doing his tenants learn to know that they are getting a square deal. He must be alert and attentive to his duties and by his actions and devotion to his work he can build up an esprit de corps among his associates that will redound to his credit and at the same time be conducive of the best possible results to his employer.

What's Your Elevator Record?

In a certain building, having four of the gearless traction elevators and one combination freight and traffic elevator of the gear type, the following operating record is held:

Car No. 1 is put into service at 8:15 a.m., running continuously until 5:45 p.m., six days per week, being a local car, making any and all stops from first to ninth floors, a distance of 112 feet 4 inches, with an average of 16.18 miles per day.

Car No. 2 starts at 7:45 a.m., running continuously until 6 p.m., under the same conditions as No. 1, making an average of 16.64 miles per day.

Car No. 3 is in continuous service during the entire day of twenty-four hours, every day in the year, except a few minutes for cleaning and adjusting, running as express with no stops between the first and eighth floors, but as local from the eighth to and including the fourteenth floor, a total of 174 feet 5 inches, from 8:15 a.m., to 5:15 p.m., the remainder of the twenty-four hours as local, serving all floors, making an average of 31.41 miles per day.

Car No. 4 starts at 7:45 a.m., continuous service until 6:15 p.m., as express from first to eighth floors, being local eighth to and including fourteenth floor, a total of 174 feet 5 inches, making an average daily mileage of 26.57. All cars —1, 2, 3 and 4—have a speed of 600 feet per minute.

Car No. 5 is used for both passenger and freight service, and is in service twenty-four hours per day, except for cleaning and adjusting as necessary. It travels from sub-basement to fifteenth floor, 212 feet 10 inches at 400 feet speed, making a daily average of 18.57 miles. Therefore, we have a total daily travel of the five cars of 108.97 miles, handling 14,000 passengers daily six days per week, and about 1,000 passengers on Sunday, with a total of 2,984.51 car miles for the month of June, 1912, at a power cost of 7.5 cents per mile.

We are asking if this is an exceptional record or just an ordinary service. Perhaps some of our readers have greater efficiency records than this; if so, the editor of this department will be glad to hear from them.

The Danger of Making Promises.

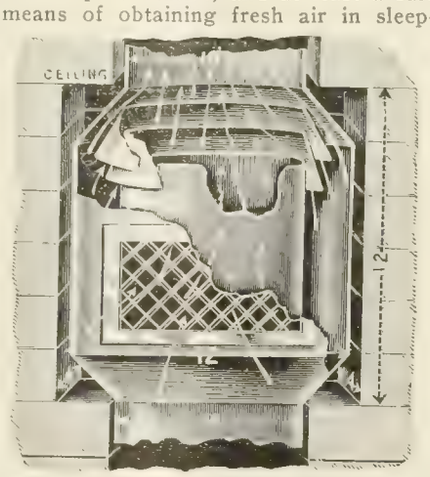
Successful building managers have found that it is not usually a profitable thing to be lavish with promises that they are not willing to put down in black and white. The temptation to make extravagant promises is very great, especially at a time like this when there is tremendous competition in the leasing market. If a prospective tenant is too strongly urged and too many promises made him, he is very likely to be dissatisfied with what he gets, even though you give him all you promise. As a general rule a manager is always safe in keeping his standards high and promises low.

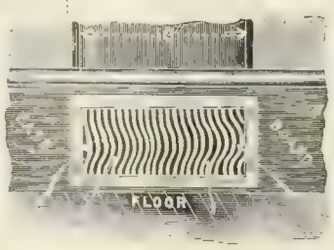
NEW THINGS

Uninfluenced by advertising considerations this information is offered on its merits for the benefit of building managers

A Tuberculosis Preventative.

Patents have just been issued to Merritt W. Griswold, of 79 Murray street, this city, for a multiple air ejector, which is commended to the attention of architects, because it is claimed by the inventor that this device is a tuberculosis preventative, and at least a safe means of obtaining fresh air in sleeping quarters. It is inexpensive to install, especially if done while building construction is under way. The accompanying cuts show the ejector head and foot piece. The operation of this device is described as follows:





"The removal of the foul air from both floor and ceiling, as herein described, is simple. The warm vitiated air from the ceiling escaping into the ejector head and rushing on out through the several narrow openings between the flanges, forms, jets that flow against all sides of the column of foul air from the floor and sucks it up, and carries out the heavier bacteria and microbes mixed with it. The lowest jet starts this air moving, the next one above gives it another push and so on up and out of the building with double quantity from the floor.

"The air taken out from the floor being the coldest, it is estimated that a room is from one to three degrees warmer in winter, and where rooms are located some distance from the furnace or heater, the suction, although slight, tends to draw the warmed air into the room, all uniting to give comfort, economy and health.

Uses of Lead Rope.

Lead rope is one of the newest commodities for making tight pipe joints. It is made of long fibers of pure lead. In joining gas and water pipes where liquid metal cannot be poured into the joint owing to restrictions, the rope is wrapped in cheesecloth or sheet rubber and makes a satisfactory metal packing. It can also be used on piston rods, valve stems for water, gas and steam, and in the engine room of any well appointed building it will be found to have many other practical uses. There is no limit to size of this rope, and it can be used when folded in suitable covering between flanges of high pressure lines. This rope is manufactured by the United Lead Company, 111 Broadway.

A New Translucent Ware.

Something new in the way of illuminating glass ware is being introduced by the Gill Brothers Company, of Steubenville, Ohio. This glass has the appearance of an alabaster globe, but it is claimed for it that it has a still higher translucency. It takes its name from the celebrated Parian marble, which it resembles in appearance. This glass possesses great reflecting power, accompanied by perfect diffusion and minimum absorption of light, producing a soft effective white ray with an absence of glare. The new material is being made up into globes and shades for all purposes, including classic globes for semi-direct lighting.

Efficiency of Lights.

Can you tell me whether tungsten lamps are more efficient than those having carbon filaments?

Answer.—The 50-watt incandescent lamp will give nearly three times as much light for the same amount of current as the ordinary carbon filament lamp. It is claimed that the tungsten lamp will not depreciate in candle power, as is the case with the carbon lamp. It is a common thing for the tungsten to burn 1,500 hours under favorable conditions. The manufacturers of carbon filament lamps give the average light at 700 hours.

QUESTIONS and ANSWERS

Locating Pumps.

Please inform me as to the proper position of a pump in relation to source of supply?

Answer.—The pump should be set as near as possible to the water supply, and care should be taken that the suction and discharge pipes are of proper dimensions.

Action of Water in Boilers.

Can you tell me whether water stands still in a boiler when the engine is running or whether it moves up and down in the glass?

Answer.—When the boiler steam space is small in proportion to the size of the engine cylinder the gage glass may show a variation at water level at every stroke of the engine. This is due to the water in the boiler seeking its normal level when the steam pressure fluctuates because of consumption of steam in the engine.

Uses for Fusible Plugs.

Would you be kind enough to advise me through your department what a fusible plug is and what its uses are?

Answer.—A fusible plug is made of metal with the center bored out and filled with an alloy of tin and lead, which melts at a fixed temperature. It is generally placed in the crown sheet, about 3 inches above the top row of tubes in boilers. In case of low water in the boiler the plug fuses as the temperature increases and melts, allowing the steam to escape into the fire and extinguishes it before the boiler can explode or become burned. Fusible plugs are principally used on marine engines.

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Representative William C. Redfield and Major John Park Finley will be the principal speakers at the annual dinner of the Brooklyn League, which is to be held this evening at the Hamilton Club.

The Public Service Commission of the Second District, in nullifying the increased commutation rates adopted by the New York Central a couple of years ago, declined to accept the argument that the interest upon the Grand Central Terminal improvements should be paid by the traffic centering there. The income from the commercial buildings utilizing the "air rights" over the terminal yards should, according to the commission, eventually take care of the interest upon the terminal investment.

The first meeting of the Realty Forum, held last Monday afternoon in the Vesey street salesroom under the auspices of the Auctioneers' Association, was called to discuss the dual subway contracts. It may be doubted whether, in the present emotional disturbance over that matter, the discussion made any great impression upon newspaper readers; but if it did nothing else, it brought together a representative body of men who thought alike, and when people who are very much in earnest about a common belief are brought into personal contact with each other they frequently end by devising some effective permanent organization. It is to be hoped that the Realty Forum may be the starting point for a movement to consolidate all the taxpayers' and real estate associations of the city into a federation which will enable them to act as a unit on public issues without surrendering their individual existence or interfering with their neighborhood activities on local questions.

A Great Outrage.

The indications now are that after a little more delay the contracts for the dual subway systems will eventually be signed. The new chief of the Public Service Commission is a man of courage and ability, who will soon understand the unusual advantage, which the dual system has over any practicable alternative and who will not allow himself to be brow-beaten into acting in a sense contrary to the manifest public interest. The arguments in favor of the dual system have been placed before him with convincing effect, both by Mr. McAneny and by ex-Mayor Low.

The two arguments whose force it is impossible to break are, first, that no alternative plan could give the people of New York anything like such a comprehensive and effective increase in their means of communication; and, second, that under any alternative plan the cost of rapid transit to New York's taxpayers would be increased by some $4,000,000 or $5,000,000. If the city of New York was so situated that it could construct a municipal transit system as comprehensive as the dual system and as completely connected with the existing means of rapid transit the advisability of embarking on the experiment of municipal operations might be worth considering. But such is not the case.

A municipal system would involve the abandonment of two-thirds of the advantages in the way of improved transit which will be derived from the dual system. It can be favored only by those who believe in municipal ownership and operation as a dogma, irrespective of the service which it is capable of rendering to the people of New York. The vital business affairs of a great city cannot be conducted on the basis of adhering to a dogma, no matter how much it may cost the city in convenience, health, comfort, money and general prosperity.

It is fortunate indeed that the case for dual system is so strong. If its advantages had been less obvious and considerable, or if the alternative had been somewhat more practicable, the opposition to it would probably have carried their point. The history of political controversy contains many examples of gross systematic and malevolent misrepresentation, but assuredly there is no case in which misrepresentation has been more flagrant and more reprehensible.

It is an outrage that public officials whose honesty and good faith are irreproachable and who have worked so hard and so successfully in order to make a good bargain for their fellow-citizens in a matter of vital public importance—it is an outrage that these gentlemen should be subject to a stream of such foul and unscrupulous denunciation. If the Public Service Commission and the Board of Estimate were deliberately selling franchises of enormous value to a private corporation for a nominal sum and as a result of personal bribery, they would not have earned any worse abuse than that which they have already received in the columns of the "New York American." There are periods in which one is tempted to believe that the evils of yellow journalism are abated, but examples of this kind demonstrate unmistakably that the improvement is only apparent. It may be considered as certain that when any crisis occurs which will make unnecessary excitement and suspicion dangerous, that journals like the "American" and the "World" will use all their perverted ingenuity to increase the perils of that critical moment.

In the present instance, however, they have apparently wasted their vocabulary of abuse and misrepresentation. There is not the slightest evidence that public opinion has been impressed by their violent and frivolous attacks. They would not even have succeeded in preventing the signing of the contracts before Mr. Willcox left his office had not they been able to make a final use of the opportunity which the possible court review of administrative acts placed in their hands. It is no wonder that public opinion is beginning to protest against the arbitrary use of the powers which under our political system the courts possess to embarrass legislative and administrative action. In this case an injunction was affirmed on grounds which cannot be justified for one moment. Instead of being an example of hasty and ill-considered execution of public business, the contracts had been prepared with a deliberation which seemed to be excessive to an outsider, and with a solicitous care for the public interest, which confirmed the highest standards of administrative propriety. Every equivocal legal point involved by them had already been passed upon or approved by the Supreme Court, the Appellate Division and the Court of Appeals.

The complaint did not allege a single defect which had not already been adjudicated, yet an injunction was granted and the signing of the contracts was prevented. The success of the device does not make one any less indignant that it should have been possible to use it, but the delay may well have some advantageous results. The new head of the Commission will have the execution of the contracts and it is just as well that they should carry his signature. It is very much better that he should be expressly responsible for them than that they should have been imposed upon him without his consent. It looks as if the whole business would be settled before March 1st, in which case the people of New York will have much to be thankful for.

The Increment Tax Absurdity.

The committee of the Real Estate Associations succeeded in making a strong argument against the proposed increment tax, and considering the opposition which the proposal has provoked, it is wholly improbable that anything will come of it. The real estate interests should not, however, be satisfied merely to defeat the increment tax, but their position will be very much strengthened in case they can draw up and agree upon some practicable alternative plan. Even if all the other measures recommended by the Mayor's Commission are adopted, the gain to the municipal treasury would be comparatively small. The increment tax was to be the great money-maker. If the increment tax is abandoned, what is the alternative? The Record and Guide does not believe that any body of intelligent men would want to restore vitality to the tax on personal property. Probably the best way to deal with the situation would be to adapt to New York the tax on rents which is used universally in Europe. If the tenant of every apartment and dwelling of New York was taxed upon the rent he paid in proportion to the expenses of the city, New York would not only enter into possession of a large source of revenue but the people of New York would take a good deal more interest in municipal economy.

But every one knows that such a plan is politically impossible. Any general tax on business would be equally out of the question. In the increasingly close competition between New York and other commercial and manufacturing

centres, a tax on general business would be a grave handicap to the business men of other cities and would result in the driving away of invested capital, and such a tax would cost far more than it is worth. There remain two suggestions which have been made, and which the responsible representatives of the real estate interests would do well carefully to consider. It has been pointed out that while a tax on occupancy is politically impossible, just as a tax on all incomes above the subsistence level is politically impossible, a tax on a limited class of occupiers might be both feasible and profitable. If a certain percentage were levied on all rentals which exceeded, say, $1,500, a good deal of money could be raised from people who could afford to pay it without incurring any serious loss. People of this class usually have to live in New York and would not move because of a small increase in taxation.

The other suggestion is the taxation of that class of business which is peculiarly metropolitan and cannot escape from the tax collector by moving to Boston, Philadelphia or Newark. A tax on restaurants, theatres, and hotels would be shifted to the consumer after a few years and would be borne without any great strain or loss. The Record and Guide does not wish to advocate unequivocally either of these taxes, but they are worth consideration. In any event the representatives of the real estate interests cannot afford to avoid the responsibility of making some positive suggestions to meet the present crisis. Future increases in taxation are inevitable and unless other sources of income are provided real estate will be face to face with a continuation of the existing depression.

THE WEEK IN REAL ESTATE.

The sale of the old Gallatin mansion at Fifth avenue and 53d street was probably the most notable transaction of the last seven days. This structure, once a theatre of social events, will soon make way for a modern business structure and emphasize the northward invasion of business in Fifth avenue. Less than a decade ago one would have been deemed rash to predict the capture of Fifth avenue by trade north of 42d street, and it was opined by those who were considered in a position to know that St. Patrick's Cathedral would prove to be a dead line for business, and that business buildings would never intrude further north than 50th street. It will be recalled that Russell Sage removed from the avenue near 42d street because of the business invasion of the neighborhood, to a house on the avenue opposite the Cathedral, where he thought business would never go, and only a short time before, William K. Vanderbilt, Jr. built a house on the avenue adjoining that of his father at 52d street, that cost in the neighborhood of $600,000. Not long afterward, business began its march further northward from its then northern outpost in the forty streets. The Windsor Arcade was then considered to be a business accident in Fifth avenue, and the class of stores in it catered to immediate neighborhood wants. But all of this has changed and in the light of the experiences of recent years it is difficult to predict intelligently about the future of Fifth avenue within easy distance of 59th street. Madison avenue is showing stronger business tendencies year on year, and it is possible that the traffic between it and Fifth avenue north of 59th street may cause an influx of trade to the intersecting streets and especially with a subway operating through the East Side to the Bronx and the steadily growing importance of the Queensboro Bridge as a traffic thoroughfare. Another few years will, in all probability, witness the demolition of the Vanderbilt mansions on Fifth avenue in the neighborhood of the fifty streets or their alteration into business buildings.

Sales in Greenwich Village during the past week indicate a continued lively interest in that part of the city by investors. The passing of the old Perry Street Methodist Church and its alteration for business purposes shows the trend pretty strongly. In this connection it is interesting to recall that fifty years ago and less Greenwich Village was the acme of the aristocratic parts of New York. Its most distinguished citizens and its men of greatest wealth had homes there —and look at it now! The northward growth of trade transformed Greenwich Village, and history is but repeating itself along Fifth avenue.

The market in its entirety gave evidence of a good investment demand during the week. Buying was quite impartial, apartment houses, dwellings and vacant plots all forming striking features of the dealing. The Bronx was fairly active, and some important plots changed hands for improvement with apartment houses, which is the prevalent form of construction there now. Frame construction is disappearing in the northern borough, and fee values are advancing in a manner commensurate with the character of improvements and the demand for living space.

Brooklyn and Queens contributed some important sales to the week's dealing, and it is evident that these boroughs are becoming more important commercially. Large business concerns have moved into these parts of the city which would a decade ago have looked upon them as remote from all metropolitan activity.

A Missing Link in a Chain of Title.

Editor of the RECORD AND GUIDE:

It would greatly facilitate title searching in the Register's office, and incidentally remedy an evil existing in the present system of indexing conveyances of real estate, if in the conveyance of realty sold by virtue of an execution or by a sheriff, a referee or other person pursuant to a judgment, the name of the person whose right, title or interest is being so sold, were inserted in the grantors' column of the index, under the name of the officer executing the conveyance.

Under the present system only the name of the referee is inserted in the grantors' column, which results in a loss of the chain of title from the time that the person whose interest is being sold acquired title. There is no way of establishing this chain of title again except by a blanket search of all "referee" conveyances, a task which is both arduous and uncertain of completion.

JACOB P. LOHMAN.

Commendation for the Realty Forum.

Editor of the RECORD AND GUIDE:

Having attended the meeting on Monday at the Real Estate Exchange, termed the "Realty Forum," we were confirmed in the belief that this is an opportune time to hold more such meetings, and at frequent intervals discuss those topics which concern us not only as real estate owners and taxpayers, but as citizens of this great city; and attest our interest by our personal attendance and co-operation.

There is every reason to believe that by co-operating an organization so strongly and wisely governed may be built up, that its voice will be heeded when public officials are to be selected for the government of the city, and that when elected, none of them may with impunity override the well known wishes and interests of those who pay three-fourths or more of the carrying charges of the commonwealth.

We were so much impressed with the good work which may be accomplished by the public discussion of public matters that we asked to have our names added to the list of Forum members.

HUGH GORDON MILLER,
W. IRVING SCOTT,
JOHN LAWRENCE MAINE.

February 11, 1913.

LEGISLATIVE MEASURES.

Scrutinized By Real Estate Interests—Change in Widow's Dower Rights Favored.

The Law Committee of the Allied Real Estate Interests of the State of New York, of which Mr. Walter Lindner is chairman, is studying the measures that are being introduced for passage through the State Legislature at Albany at this session, and reporting its findings and recommendations. This is a duty which the same committee has performed for a number of years. Attention is given only to those bills having a bearing on real estate interests, and it is important to note the conclusions which the committee has reached on a number of bills.

Mr. Herrick's bill, to amend Section 109 of the Real Property law in relation to a widow's dower provides that a widow shall be endowed with a third part of all the land whereof her husband was seized "at the time of his decease," instead of at any time during the marriage. (See Record and Guide February 1, page 236.) The committee finds no objection to the change on principle, but advises that in order to avoid both practical and constitutional complications, there should be a provision that this act shall not apply to inchoate right of dower of any woman in the property which her husband has at the time the act takes effect, or had at any time prior thereto.

Real Estate Bonds.

Several bills have been introduced with the object of bringing under the supervision of the Superintendent of Banks corporations engaged in issuing and selling profit-sharing bonds purporting to be secured by real estate, and making it a felony to issue or offer for sale such bonds without the consent of the Superintendent of Insurance. The object of these bills should be approved, the committee says.

Mr. Duhamel's bill amending the City Charter in relation to the expense of street openings, and providing that one-half of the expense, together with the costs of the condemnation proceedings, shall be borne by the city, is not approved by the committee.

The principle contained in bills introduced by Mr. Duhamel and Mr. Larrimer, changing the law as to instalment assessments, so that it shall apply when the assessment is three per cent. of the valuation of the property, is opposed by the committee on the ground that it would multiply the city bookkeeping and defer the collection of the assessment in so many more cases as to result in a considerable hardship to the city.

The Torborg and McElligott bills, abolishing conditional sales and transfers of titles, is disapproved. The present conditional sales law affecting property to be installed in buildings has been passed upon by the courts and is becoming fairly well understood, the committee says. The amendment would leave the vendor with a lien upon the property, which would be a change in technical relation without any corresponding gain to either parties to the transaction.

Bills amending the lien law, introduced by Messrs. Torborg and McElligott, provide that a warrant for the seizure of a chattel in an action to foreclose a lien thereon may not be granted if more than fifty per cent. of the contract price remains to be paid. This bill, in the view of the committee, deprives vendors and mortgagees of proper security and should be opposed.

A bill amending the Labor Law provides that the present law for the filling-in of tiers of floor beams shall be changed so as to require that the filling-in shall keep pace with the construction. The present law requires the filling-in to keep within three tiers of beams in iron work, and within two tiers on buildings having wooden floors.

As a result of the Triangle Shirt Waist Factory fire, about two years ago, 32 bills providing for the better protection of factory workers have been introduced into the Legislature. The bills will reorganize the State Labor Department. They were drawn up by the State Factory Investigating Committee. Although the committee was originally appointed to investigate the fire hazard, it was found that there were other more pressing problems needing attention.

In addition to the matter of fire walls, limitations on occupancy, proper fire-escapes, sufficient exits, and similar matters, the committee also considered tenement home work, child labor and hours of labor for women. A joint hearing on all the bills will be held in Albany on February 19.

Garages in Residential Neighborhoods.

The need of some law or ordinance that will exclude public garages from where they would be a danger to life and property, as well as destroyers of realty values, had an illustration in West 105th street last Tuesday evening in the burning of a garage which was recently permitted to establish itself midway of the block between Amsterdam and Columbus avenues. On three sides are apartment houses and also a church, and on the opposite side of the sixty-foot street other apartment houses and a home for aged people. All of these buildings were for a time in imminent danger and the crisis fully justified the fears which the residents of the neighborhood formed when the garage was opened.

Human life is too precious and adjacent property too valuable in exclusively residential sections to be in constant jeopardy or dependent on the chance that some careless chauffeur will not drop a lighted cigarette on an oil-soaked floor. In one of the aldermanic districts of Brooklyn public garages and moving picture theatres are altogether prohibited by a city ordinance recently passed. With such a precedent, why cannot other parts of the city be protected in the same manner?

—The months of the year are well represented in the real estate field, since Mr. March owns 150 Chambers street, Mr. April is an uptown real estate man, Mr. May owns 339 West 58th street, Mr. June is a Bronx painter, Mr. July owns 322 East 18th street, Mr. August at one time held 315 West 27th street, and Mr. November owns 1358 Lexington avenue.

—What may have been the first marriage license granted in this city is that of Christian Lawrior and Mary Bunt, dated Dec. 1, 1679, and recorded in liber 1 of Wills in the Surrogate's Office of New York County. How a record of a license to marry has found its way into the records of the probate of wills is a mystery.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Feb. 7 to 13	1912 Feb. 9 to 15
Total No	118	154
Assessed value	$5,754,500	$27,619,000
No. with consideration	14	18
Consideration	$849,750	$495,375
Assessed value	$781,000	$482,000
	Jan. 1 to Feb 13	Jan. 1 to Feb. 15
Total No	978	1,175
Assessed value	$61,237,450	$109,935,200
No. with consideration	152	114
Consideration	$5,693,511	$5,608,681
Assessed value	$5,714,800	$5,019,300

Mortgages.

	Feb. 7 to 13	Feb. 9 to 15
Total No.	79	109
Amount	$2,517,305	$5,273,611
To Banks & Ins. Cos.	24	24
Amount	$1,639,500	$3,255,750
No. at 6%	28	40
Amount	$317,700	$347,361
No at 5½%	5	.....
Amount	$517,500	.....
No. at 5%	23	32
Amount	$952,500	$2,939,250
No. at 4½%	7	6
Amount	$329,500	$452,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	16	31
Amount	$400,105	$1,535,000
	Jan. 1 to Feb 13	Jan. 1 to Feb. 15
Total No	649	816
Amount	$22,602,730	$31,178.295
To Banks & Ins. Cos	176	176
Amount	$11,773,200	$15,811,640

Mortgage Extensions.

	Feb. 7 to 13	Feb 9 to 15
Total No	30	47
Amount	$581,250	$1,320,350
To Banks & Ins. Cos.	8	19
Amount	$132,000	$700,000
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 15
Total No	274	396
Amount	$8,686,835	$17,100,375
To Banks & Ins. Cos.	87	127
Amount	$3 350,800	$9,218,500

Building Permits.

	Feb. 8 to 14	Feb. 10 to 19
New buildings	11	10
Cost	$1,551,000	$1,280,000
Alterations	$177,550	$530,366
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 16
New buildings	57	102
Cost	$5,844,450	$9,376,825
Alterations	$1,243,110	$1,436,041

BRONX.

Conveyances.

	Feb. 7 to 13	Feb. 9 to 15
Total No	96	103
No. with consideration	7	1
Consideration	$70,600	$400
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 15
Total No.	866	933
No. with consideration	91	74
Consideration	$1,002,323	$828,949

Mortgages.

	Feb. 7 to 13	Feb. 9 to 15
Total No.	81	80
Amount	$777,234	$815,234
To Banks & Ins. Cos.	12	10
Amount	$307,445	$243,240
No at 6%	32	40
Amount	$149,015	$173,650
No. at 5½%	6	6
Amount	$22,000	$18,870
No. at 5%	17	17
Amount	$368,390	$523,056
Unusual rates	3	1
Amount	$35,168	$3,368
Interest not given	23	16
Amount	$202,661	$96,290
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 15
Total No.	592	685
Amount	$6,176,845	$5.641,336
To Banks & Ins. Cos.	71	86
Amount	$1,676 145	$1,390,866

Mortgage Extensions.

	Feb. 7 to 13	Feb. 9 to 15
Total No	15	14
Amount	$210,200	$210,000
To Banks & Ins. Cos.	2	6
Amount	$78,000	$117,500
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 15
Total No.	90	126
Amount	$1,440,600	$2,039,650
To Banks & Ins. Cos.	10	35
Amount	$328,000	$847,900

Building Permits.

	Feb. 8 to 14	Feb. 10 to 16
New Buildings	12	30
Cost	$345,500	$582,120
Alterations	$2,750	$4,000
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 16
New buildings	86	142
Cost	$2,409,626	$4,429,950
Alterations	$138,235	$156,025

BROOKLYN.

Conveyances.

	1913 Feb 6 to 11	1912 Feb. 8 to 14
Total No	358	322
No. with consideration	21	13
Consideration	$97,481	$58,675
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.	2,777	2,861
No. with consideration	184	168
Consideration	$1,464,856	$1,514,262

Mortgages.

	Feb. 6 to 11	Feb. 8 to 14
Total No.	257	231
Amount	$982,384	$758,069
To Banks & Ins. Cos.	80	66
Amount	$469,400	$281,150
No at 6%	126	122
Amount	$366,328	$295,624
No. at 5½%	32	33
Amount	$103,856	$119,895
No at 5%	86	61
Amount	$437,900	$292,800
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	13	15
Amount	$74,300	$49,750
	Jan. 1 to Feb. 11	Jan. 1 to Feb 14
Total No.	2,024	2,098
Amount	$7,044,461	$8,394,983
To Banks & Ins. Cos.	478	468
Amount	$2,804,930	$3,571,753

Building Permits.

	Feb. 7 to 13	Feb. 8 to 14
New buildings	99	51
Cost	$590,450	$369,100
Alterations	$76,975	$17,958
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 14
New buildings	403	334
Cost	$3,065,210	$2,898,269
Alterations	$353,997	$293,035

QUEENS.

Building Permits.

	Feb. 7 to 13	Feb. 9 to 15
New buildings	85	40
Cost	$254,920	$203,480
Alterations	$8,885	$8,050
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 15
New buildings	423	301
Cost	$1,290,832	$1,249,860
Alterations	$120,670	$41,995

RICHMOND.

Building Permits.

	Feb. 7 to 13	Feb. 9 to 15
New buildings	7	7
Cost	$10,350	$47,950
Alterations	$2,750	$600
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 15
New buildings	49	77
Cost	$96,860	$666,775
Alterations	$11,925	$65,418

Getting Daylight Into Skyscrapers.

(Continued from page 342.)

ways, entirely enclosed in masonry walls and accessible at each floor through self-closing metal doors insure safety to the occupants in case of fire.

The lot has a frontage of 80.10 feet on Broad street and a total area of 14,256 square feet. It was purchased by the Fifty Broad Street Company from the Empire Realty Company through Messrs. M. & L. Hess acting as brokers in conjunction with Leopold Weil. A building and permanent loan has been obtained from the New York Life Insurance Company by William A. White & Sons, the agents. The designs for the building and the supervision of the construction will be in charge of Messrs. Willauer, Shape & Bready, who was also the architects for the new twenty-five story Candler Building, recently completed at Times Square.

BUILDING MATERIALS AND SUPPLIES

Impending Strike of Railroad Firemen Worries Building Material Dealers and Wholesalers Caught Understocked.

Statistics of Consumption Covering Front Brick in This Market for 1912 Compiled—Harbison-Walker Refractories Company Purchased by Hay Walker, Its President. Receivers for Milliken Brothers, Inc.

WHILE the market for masons' supplies was light this week, the strength of the general building material situation was more than vouchsafed by the strength in structural steel. Definite market reports indicate that deliveries were being made in better schedules and the unfilled tonnages were being steadily reduced as a result of the January lull in specifications.

The cause of the sluggishness was attributable to two causes. Weather conditions checked deliveries and pending orders. Then the threatened strike of the railroad firemen made the market nervous on immediate futures especially since the dealers throughout the entire district are not plentifully supplied. The assurances from freight departments of some of the railroads handling building materials are that the trouble will be of short duration if indeed the railroads do not come to some understanding with the men before the strike actually becomes an accomplished fact.

The nervousness of the market is chiefly shown among dealers and distributors who are under contract to supply material to buildings now under way, many of which are rushing work so as to have them ready in time for the spring renting market. These interests will be the hardest hit because the wholesalers whose local stocks are low, can, in an emergency, charter boats to bring their lumber here in sufficient quantities to supply practically all their needs and to take care, by barge and boat, of the suburban requirements.

Ever since the firemen's strike has been talked of building managers have been laying in heavy supplies of coal against a possible shortage if the strike actually takes place or is seriously prolonged. The same is true of factory managers in the outlying districts who are more or less dependent upon the railroads for their fuel supply. New York practically has enough coal on hand to keep buildings and factories going for sixty days, but should the strike last that long, prices would, of course, advance not so much to the large consumer but to the users of domestic sizes.

The application made by the Milliken Brothers, Inc., structural iron fabricators of Staten Island, for receivers this week, did not tend further to strengthen the general market and had it not been for reassuring reports regarding the improved mill shipments, pessimism would have been more general. The trade, however, believes that the temporary embarrassment of this company, and the failures among contractors and realty companies recently reported, are due to individual causes and not to general basic conditions in the building market. It argues that if there was anything wrong, material prices would not be as stiff as they are and would not show a disposition to advance still further.

Common brick in this market is moving sluggishly, but Portland cement continues to hold a strengthening tone despite the cold snap.

STRUCTURAL STEEL QUIET.

General Deliveries Improving as Quick Shipments Are Being Made Possible.

THE strongest buying movement of the market this week was in structural steel. The mills are reporting an increased number of orders. The decline of 104,000 tons in unfilled orders of the Steel Corporation in January was in line with the lessening of the accumulation shown in the two months preceding. From the record increase of 1,042,000 tons in October there was a drop of 252,000 tons increase in November and to 79,000 tons in December, indicating that October was the culmination of the movement and that buyers are now concerning themselves more in getting what they have contracted for than in providing for uncertain wants.

At the same time the mills are recognizing that their great problem is to reduce arrears in deliveries, and in some cases where business is offered for the second half they are not disposed to make a more definite promise than "at the convenience of the mill."

This week's activity in fabricated steel included approximately 35,000 tons being placed mainly for commercial buildings and manufacturing plant extensions. These included 12,000 tons for the Queens Elevated Railroad, 1,500 tons for the new Bradstreet publishing building and 1,500 tons for the Sheffield Farms Slawson-Decker Company's building.

Wire Nails Go Higher.

THE week closed with an advance of $1 a ton for wire nails and other wire products and it is understood that the Jones & Loughlin Steel Company is prepared to follow the lead of the Pittsburgh Steel Company which made the initial announcement. The American Steel & Wire Company still maintains its old schedule. The volume of business in wire products is light. Specification on contracts continue fair but not as heavy as in January.

Milliken Brothers' Petition.

COMING as it did immediately after the petitions in bankruptcy filed by several more or less prominent contractors recently, the application for receivers made by Milliken Brothers, Inc., of Staten Island, proved a shock to the entire steel and building material market. The trade, however, looks upon this move in exactly the same light it surveyed the cases of the other contractors and ascribed the cause to individual difficulties and not to any weakness in the general building market. The company's own statement to the court shows that if given a little more time it will be able to fully get on its feet and it seems to those who are in the inside that this was more of a protective move possibly against impatient creditors than a public confession that its resources were fundamentally weak. In fact the company has plenty of work on hand which will bring fair profits if it is left unmolested.

The petitioner's statement makes it plain that the receivership was rendered necessary by the fact that the company was not in a position to pay the maturing sinking fund installment of $300,000 and the February 1 interest upon its first mortgage bonds. At a conference at which the principal creditors of the various classes were represented it was decided that in the interest of all concerned a receivership was advisable to the end that the business might continue without interruption. The creditors have given assurances of their cooperation and of the necessary financial support for the vigorous prosecution of the business pending an early reorganization.

Francis Dykes, who has been the general manager of the company for several years, will continue to be in charge of the operations of the company as one of the receivers.

It was said in 1907 that while the company's bridge department had been carried on successfully the construction of the open hearth steel plant on Staten Island, costing, it was estimated, at least $2,000,000 more than had been estimated, brought the company into difficulties. The rolling mill was shut down at the time of the first reorganization and the activities of the company were confined to its structural steel business.

STONE MEN INTERESTED.

Independent Companies Express Gratification on Government Sherman Act Suit.

CONSIDERABLE interest centered this week in the stone trade in the rumors and subsequent announcement that the Government was about to proceed under the Sherman Law through the Federal Court for the Northern District of Ohio against the Cleveland Stone and subsidiary companies to ascertain whether there is a combination existing there in restraint of trade.

The Government alleges that this conspiracy extends into the building stone, flagging, curbing and grind stone interests. The companies named in the bill as defendants in addition to the Cleveland Stone Company are the Ohio Stone Company, the Kipton Stone Company, the Malone Stone Company, the Forest City Stone Company, the Grafton Stone Company, the Currier Stone Company, the Ohio Grindstone Company and the Mussey Stone Company, all Ohio corporations with their principal offices at Cleveland; the Clough Stone Company at Elyria, the Berea Stone Company at Berea, the Atlantic Stone Company at Xenia, the Haldman Stone Company at Tippecanoe, and the following Indiana corporations: American Quarries Company at Mitchell, Pery Matthews, Buskirk Stone Company, Bedford Quarries Company and Indiana Quarries Company at Bedford and the Indiana Quarries Company of New York. All these firms are represented here.

The following individual defendants were named in the bill: George H. Worthington, Edward A. Merritt, Charles W McCormick, William E. Sanders, E. R Perkins, Andrew Squire, George R. Miller, George A Garretson and Charles L Jackson, all of Cleveland; J. H. Wade of New York City, George K. Beddoe of Brooklyn, Charles W. Walters of Chicago, and Thomas J. Vernier and J. C. O'Brien of Bedford, Ind.

COMMON BRICK DULL.

Cold Weather Checks Demand As Ice Cuts Off Supply From City.

COMMON brick moved slowly this week. The weather was too cold for work on buildings, and the general temper of the market was sluggish. Prices were unchanged although here and there a barge load went out below $7. Basic prices run from $7 to $7.25 dock.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow

1913.
Left Over, February 3—63.

	Arrived.	Sold.	Covered
Monday	0	0	0
Tuesday	2	0	0
Wednesday	0	1	0
Thursday	0	0	0
Friday	5	2	0
Saturday	0	6	0
Total	7	9	0

Condition of market, dull. Prices, common Hudsons, (basic) $7 to $7.25. Raritans, $7 (wholesale dock N Y. For dealers' prices add profit and cartage). Newark (yard), $8 25. Left over, February 1—63. Left over, Feb. 8—60. Total covered—0. Total covered sold—1. Total covered on reserve—46. Total covered in corresponding week last year—44.

1912.
Left Over, Feb. 3—20.

	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	0	0	0
Wednesday	0	2	1
Thursday	0	1	3
Friday	0	0	1
Saturday	0	0	0
Total	0	3	5

Condition of market, dull. Prices, $6.75 to $7. Raritans no quotation. Total covered, 44.

FRONT BRICK STATISTICS.

Demand Has Been Good—Consumption Records Broken.

FRONT brick has been in good demand and prices have held at levels somewhat higher than in the last three years, and may stiffen further.

Approximate consumption figures for front brick in the Metropolitan district covering 1912 have been compiled. They show a material gain over the figures for 1911, 1910 and 1909. For the Metropolitan district the total estimated consumption of front brick in 1912 was 103,000,000; in 1911 the consumption was figured at 95,660,000; in 1910 96,000,000 and in 1909, 98,000,000. The estimated total of enamel brick sold in this district in 1912 was approximately 5,000,000 as against the estimate of 4,000,000 last year. This is not inclusive of porcelain brick which is figured as front brick.

Comparative figures covering front brick sold in New York City and vicinity during the last year covering the value of front brick in the last four years follow:

1912	3,110,782
1911	2,220,180
1910	2,304,000
1909	2,450,000

These values are based upon an average yearly price for all kinds of front brick sold in this market at $28 a thousand (basic) as against a basic price of $23 a thousand wholesale prevailing last year.

The total consumption of front brick exclusive of enamels in New York City during the last three years with values follow:

Year.	Consumption.	Value.
1912	87,000,000	$2,436,000
1911	60,000,000	1,380,000
1910	70,800,000	1,699,200
1909	75,000,000	1,875,000

Harbison-Walker Refractories Sold.

OFFICIAL announcement was made this week that on the first of this month the Harbison-Walker Refractories Company, of Pittsburgh, Pa., sold to the Hay Walker Brick Company its extensive building brick interests, including plant and properties of the building brick department. The new company has already started to increase the capacity of its plant fifty per cent.

Mr. Hay Walker, president, has long been associated with the Harbison-Walker Refractories Company, and for a number of years was vice-president of the company and is a thorough and practical brick man. Mr. C. J. Henderson, who has been Eastern sales agent for the Harbison-Walker Refractories Co., is a stockholder and director of the new company, and has also been appointed general sales manager, with headquarters in the St. James Building, 1133 Broadway.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Gallatin Mansion on Fifth Avenue Among the Prominent Sales of the Week.

During the week now ended the real estate market displayed an activity sufficient to tone it up still more. All parts of the greater city are doing business, and the suburban districts are contributing their quota of dealing also. A feature of the market is the large amount of leasing of business property.

The Manhattan sales totaled 35, against 45 last week and 51 a year ago.

The number below 59th street was 15, against 15 last week and 21 a year ago.

The sales north of 59th street aggregated 20, compared with 30 last week and 16 a year ago.

From the Bronx 14 sales at private contract were reported, against 14 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,199,391, compared with $759,887 last week, making a total since January 1 of $6,389,250. The figure for the corresponding week last year was $1,047,252, making the total from Jan. 1, 1912, $6,088,845.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GREENWICH ST.—St. John's Realty Co., in which Jas. H. Cruikshank and Wm. D. Kilpatrick are interested, sold 759 Greenwich st, a new 6-sty loft building on a lot 21x70. It is between Bank and West 11th sts. C. Bradley Hunter is the buyer and he bought for investment. Mr. Hunter gave, in payment, the southwest corner of Madison av and 124th st, a 3-sty and basement brownstone dwelling, on a lot 20.11x85, facing Mount Morris Park. The Greenwich st property is leased to G. Ceribelli & Co., wine importers, for a long term of years.

HENRY ST.—Harris Grossfield bought through Jos. Metzger 44 Henry st, a 6-sty double tenement house, on a lot 25x100.

PERRY ST.—The St. Johns Park Realty Co. (Jas. H. Cruikshank and Wm. D. Kirkpatrick) resold to Jos. Seeman, of Seeman Bros., wholesale grocers, the edifice of the Perry Street Methodist Episcopal Church at 132 and 134 Perry st, between Greenwich and Washington sts, on a plot 42x97. The buyer will remodel the building into a garage for the use of his automobile trucks.

10TH ST.—Wm. Vogel bought 339 East 10th st, a 5-sty tenement house, on a lot 25x95.

19TH ST.—Thos. M. Fanning sold to the D. H. Jackson Co. 446 and 448 West 19th st, two 4-sty double flats, with stores, on a plot 50x92.

25TH ST.—Solomon Brooks, who last week bought the Bethel Methodist Episcopal Church at 243 to 247 West 25th st, on a plot 80x98.9, has resold the property to the Brown-Weiss Realties, the latter giving in payment 179 to 183 Wooster st, a 7-sty loft building, on a plot 73.11x100.

39TH ST.—Jas. Kyle & Sons sold for the Myron Realty Co. 226 East 39th st, a 5-sty double apartment house, on a plot 31.3x98.9.

47TH ST.—Howard Badeau sold for Thos. M. Fanning to the D. H. Jackson Co. 522 West 47th st, a 5-sty double flat, on a lot 25x100. The property at 530 West 47th st was conveyed last Thursday to Thos. M. Fanning to his wife, who transferred it to Howard R. Badeau who in turn transferred it to Henrietta Ingber, the latter representing the D. H. Jackson Co.

51ST ST.—Mooyer & Marston sold for Mrs. Mary B. Hughes the property 128-130 East 51st st, a plot 40x93x irregular, two 4-sty flats; this property adjoins the corner of Lexington av, and was sold to Isse Koch, owner of the corner property.

54TH ST.—Mrs. Laura M. Moore sold 57 East 54th st, a 4-sty and basement dwelling, on a lot 22x100.5.

55TH ST.—Harriet S. James sold to Edwin Gould 143 East 55th st, a 3-sty dwelling, on a lot 16.8x100.5. The parcel is located about midway between Lexington and 3d avs, and abuts the 40-foot stable at 146-148 East 56th st, also owned by Mr. Gould. Title to the James house is in the name of the Five Boroughs Realty Co., which acts for Mr. Gould.

57TH ST.—The estate of John J. Clancy sold through John J. Clancy & Co. 363 West 57th st, at the northeast corner of 9th av, a 5-sty flat, with stores, on a lot 20x100.

5TH AV.—Mrs. Almy G. Gallatin sold through the Cruikshank Co. to the Dreicer Realty Co., of which Michael Dreicer is presi-

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dent, the southwest corner of 5th av and 53d st, known as the Gallatin mansion, on a plot 50.5x100. It is opposite the new edifice of St. Thomas' Church. The reported price is close to $1,000,000. The structure was remodeled for Brewster & Co., carriage manufacturers, a few years ago and occupied by them as a salesroom and office at an annual rental of $30,000; but the firm removed to Long Island City near the bridge plaza. The Gallatins declined to admit a new tenant on a sub-lease and the lease was bought back for $60,000. The new owners of the property will reimprove it with two 5-sty mercantile buildings.

6TH AV.—The Jerome Holding Co., of which Ralph W. Davis is president, sold to Henry C. Lytton, of Chicago, the southeast corner of 6th av and 9th st, an 8-sty apartment house, on a plot 77.7x43.8x irregular and numbered 110 and 112 6th av and 66 and 68 West 9th st. The ground floor of the building is occupied by the West Side Savings Bank on a lease which has about 6 years more to run.

10TH AV.—Jos. P. Day sold for Edmonds Putney and others to the McCabe Hanger Mfg. Co. 263 and 265 10th av, a plot 49x73, and an abutting parcel extending 148 ft. to 26th st, where it fronts 28 ft. The property is covered with three 4-sty buildings. The buyer last year bought, through the same broker, the adjoining northwest corner of 25th st, and now owns a plot fronting 98.9 ft. on 10th av, 100 ft. in 25th st and an "L" of 28 ft. to 26th st. At the time of the purchase of the 25th st corner it was announced that the parcel would be improved with buildings for the use of the buyer. The broker reports that a building of this type is now to be erected over the combined properties.

Manhattan—North of 59th Street.

62D ST.—Mooyer & Marston sold for the Evangelical Lutheran Church of St. Matthew to the Home of Christian Hungarian Sick Benevolent Societies of New York the church property, on a plot 50x100, at 239 and 241 East 62d st. The buyer will remodel the present building and use it for its own purposes.

70TH ST.—Pease & Elliman sold for Ida K. Bronner to John T. Meagher, for occupancy, 257 West 70th st, a 4-sty American basement dwelling, on a lot 17x100.5.

74TH ST.—The estate of Harriet C. Jones sold through Edward J. Hogan to Jas. Hickey 3 West 74th st, a 4-sty and basement dwelling, on a lot 20x102. The property was to have been sold at auction by Jos. P. Day.

74TH ST.—Jas. M. Donald sold 25 West 74th st, a 4-sty and basement dwelling, on a lot 22x102.2. The seller owns 27, adjoining.

77TH ST.—Fredk. Zittel & Sons sold for Helene M. Mabley Knight to a buyer, for occupancy, 317 West 77th st, a 4-sty and basement dwelling, on a lot 19x102.2. The asking price was $37,500.

77TH ST.—R. E. L. Mordecai sold for the Agostin estate and Stuyvesant Fish, respectively, 74 and 76 East 77th st, two 2-sty stables, on a plot 50x102.2. A. L. Mordecai & Son are the buyers and they will probably reimprove the plot.

82D ST.—Mrs. J. C. Cook sold through the McVickar-Gaillard Realty Co. to an investor 74 West 82d st, a 4-sty and basement dwelling, on a lot 17x100.

84TH ST.—Daniel J. Carroll sold through Pease & Elliman to Wm. P. Rice 301 West 84th st, a 5-sty American basement dwelling, on a plot 30x46, adjoining the northwest corner of West End av.

84TH ST.—Bernard A. Ottenberg resold to David H. Hyman to a buyer, for occupancy, 127 East 84th st, a 3-sty and basement dwelling, on a lot 21x102.

95TH ST.—Jos. P. Peck sold to Lillian B. Koepke 20 East 95th st, a 5-sty flat, on a lot 25x100. The seller bought the property two weeks ago. Paul A. McGoldrick aand E. Sharum were the brokers.

96TH ST.—Wallace & Meyers, in conjunction with Davis & Lowenthal, sold for F. De Viano, of Woodruff, N. J., the 6-sty modern tenement house, with stores, on a plot 35x100.8, at 334 East 96th st.

128TH ST.—Aldhaus & Co. sold for the St. John's Park Realty Co. (James H. Cruikshank and William D. Kilpatrick) to Anselm Frankenthaler for investment the 5-sty double flat at 137 West 128th st, on a lot 25x100. This property was recently taken in exchange by the sellers from George B. Leonard in part payment for the 8-sty loft building at 345 to 349 West 40th st.

131ST ST.—The estate of John H. Hagencamp sold to Senior 124 West 131st st, a 3-sty dwelling, on a lot 18.91x99.11. The reported price is $7,500. Wm. R. Rose bought 126, adjoining, at auction last December, for $10,000, but the latter dwelling is 20 ft. wide.

131ST ST.—Huston Bates sold 205 and 207 West 131st st, two 4-sty dwellings, on a plot 34x100, and adjoining the northwest corner of 7th av.

144TH ST.—Manheim Bros. sold to Abraham Harris 517 to 523 West 144th st, two 5-sty apartment houses, on a plot 100x99.11.

BROADWAY.—The Oceanic Investing Co., in which A. G. Milbank is largely interested, bought from Mrs. Deborah Herrman the southwest corner of Broadway and 88th st, a 7-sty apartment house known as the Metropolitan, on a plot 100.8x100. Alfred Herrman, a son of the seller, took back a 10 year lease on the property at an aggregate rental of $250,000. Chas. F. De Casanova and Lewis B. Preston were the brokers.

PARK AV.—A. & C. Levis sold for clients mentioned below to A. L. Mordecai & Son the southwest corner of Park av and 77th st, fronting 102.2 on the avenue and 80 ft. in 77th st, and partly improved. On the 77th st front are four small dwellings, the one farthest from the

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Private Realty Sales—Manhattan.

corner being sold by Mrs. Mary E. Rogers and the other three by Daniel J. Carroll. Two vacant lots and a 12-sty apartment house comprise the Park av frontage. The Fidelity Co., which is composed of Jas. Stillman and others, owned the vacant plot.

8TH AV.—Abraham J. Hoffman sold to the Friedman & Feinberg Construction Co. 2578 8th av, a 5-sty flat, with stores, on a lot 24.11x80. The buyers gave in payment the southeast corner of Tremont and Prospect avs, Bronx, a 5-sty flat, on a plot 72x100.

8TH AV.—Edward Rosenberg sold through Goodman, Braisted & Hershfield 2455 8th av, a 5-sty flat, on a lot 25.6x100.

9TH AV.—Wm. A. Darling & Sons sold for Samuel A. Hamel to Simon Sichel the southwest corner of 9th av and 216th st, a plot 99.11x100; and the buyer gave in part payment 122 West 121st st, a 3-sty dwelling, on a lot 20x100.11. Negotiations are pending for the resale of the 9th av corner to a builder for improvement.

Bronx.

ALDUS ST.—Eberhardt & Podgur sold through J. Romaine Brown & Co. to an investor 950 Aldus st, a 5-sty apartment house, on a plot 42x105.

JENNINGS ST.—Arthur Weyl & Co. in conjunction with Bernard Lichtig sold for Henry Buttenfeld the northeast corner of Jennings and Bristow sts, a 2-sty business building, on a lot 25x100.

149TH ST.—Mrs. Mary E. Hughes sold 311 and 313 East 149th st, two 4-sty flats, on a plot 50x80.

150TH ST.—Mrs. Mary E. Hughes sold 308 and 310 East 150th st, two 3-sty frame buildings, on a plot 50x100. These holdings abut those in East 149th st sold by the same owner and mentioned above.

167TH ST.—The old Tiffany mansion, a large rough stone house, on the triangular plot of 16 lots at the junction of 167th st and Westchester as has been sold to the New York Diocesan Missionary & Church Extension Society of the Protestant Episcopal Church, of which Bishop Greer is president. The reported purchase price is $85,000. A stone church edifice will be built on the site. During the past year the old mansion has been leased to the Episcopal Mission of the Holy Spirit.

BEAUMONT AV.—Kurz & Uren sold for Thos. Roth 2284 Beaumont av, a 2-sty 2-family house.

CONCORD AV.—The Hyman Construction Co. bought from Hyman Grossman 496 Concord av, a 3-sty 2-family house, on a lot 19.6x100.

HUGHES AV.—G. W. Wallace sold through Wallace & Meyers and Davis & Lowenthal to A. D'Onofrio, 2146 Hughes av, a 3-sty, 2-family house with garage and stable, on a plot 37.6x100, near 181st st.

JACKSON AV.—Hyman Grossman sold to the Hyman Construction Co. 989 Jackson av, a 3-sty flat, on a lot 20.5x91.

SEDGWICK AV.—Marshall P. Wilder sold through the J. Romaine Brown Co. the vacant plot 49x113, on the west side of Sedgwick av, 340 ft. north of Perot st.

SOUTHERN BOULEVARD.—American Real Estate Co. sold to a builder, for improvement, the corner of Southern Boulevard and 173d st, a plot 77x100x103x98. The buyer will erect apartment houses on the plot. Louis Schloss and N. Lederer were the brokers.

SOUTHERN BOULEVARD.—Jas. Montgomery & Son in conjunction with Wm. F. Lett sold for the Moffatt estate a plot of 12 lots on the east side of Southern Boulevard, between 134th and 135th sts.

SOUTHERN BOULEVARD.—A. B. Roman sold for the Reville-Siesel Co. to Wm. H. Wanner 1078 Southern boulevard, a 5-sty modern apartment house, on a plot 40x100. Mr. Wanner recently bought 1074 and 1076, adjoining.

WALLACE AV.—J. Brownshied sold for J. Gaffney to A. Barber 1838 Wallace av, a 2-family house.

Brooklyn.

PARK PL.—Howard C. Pyle & Co. sold for Jesse T. Duryea 282 Park pl, a 4-sty dwelling, on a lot 20x131.

ST. JOHNS PL.—Henry Pierson & Co. sold for the Williams estate to a buyer, for occupancy, 189 St. Johns pl, a 3-sty brownstone front dwelling.

ST. MARKS PL.—Howard C. Pyle & Co. sold for J. T. Duryea 14 St. Marks pl, a 4-sty apartment house, on a lot 20x100.

3D ST.—Thos. Rosecrans sold for Wm. H. Nicolay 339 3d st, a 4-sty double flat.

7TH ST.—John Pullman Real Estate Co. sold for the Hamilton Trust Co. to a buyer, for occupancy, 374 and 376 7th st, a 3-sty brick dwelling, on a plot 45x100.

8TH ST.—J. D. Brooks sold to a theatrical syndicate the quaint 3-sty dwelling at 300 8th st, on a plot 75x100 and known as The Tower House. The Temple B'nai Sholaun abutting, in 9th st, a few doors east of 5th av, is included in the sale. It is understood that the combined plot will be reimproved with a theatre.

41ST ST.—Howard C. Pyle & Co. sold for the 41st Street Construction Co. to an investor the 4-sty brick double apartment house on a lot 20x100, at 1313 41st st.

47TH ST.—Tutino & Cerny sold for Milton Schwartz to a buyer, for occupancy, 539 47th st, a 2-sty and basement brownstone 2-family house, on a lot 20x100.

53D ST.—Wm. Shanahan sold through Tutino & Cerny 469 53d st, a 2-sty and basement frame dwelling, on a lot 20x100.

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58TH ST.—B. J. Sporza sold for Chas. Gahren 1070 58th st, a 2-sty and cellar brick 2-family house.

ATLANTIC AV.—Paul A. McGoldrick sold for a client to Jos. B. Peck 1907 Atlantic av, a 3-sty double flat, on a lot 20x100; and the buyer gave a free and clear farm in part payment.

BROOKLYN AV.—Harry E. Pearsall sold for R. Archbold 252 and 252A Brooklyn av, a 4-sty duplex house.

LAFAYETTE AV.—Howard C. Pyle & Co. sold for M. Rue 558 and 560 Lafayette av, two 3-sty frame dwellings, on a plot 50x100.

NOSTRAND AV.—Edward J. Maguire, builder, sold through Harry E. Pearsall to an investor 598 Nostrand av, a 3-sty brick flat, with store, on a lot 20x100.

6TH AV.—John McCabe sold for J. S. Campbell to Field & Rigler the southeast corner of 6th av and 45th st, a vacant plot 100.2x100.

7TH AV.—Morris Green & Co. sold through Hall & Cuttle 5115 and 5117 7th av, three 3-sty brick flats with stores.

7TH AV.—Hall & Cuttle sold for Salvatore Ciccotta 4818 7th av, a 3-sty brick flat with store.

8TH AV.—Henry L. Maxwell sold to Thos. L. Leeming 94 8th av, at the northwest corner of President st, a 3-sty detached brick dwelling, on a plot 100x100. The buyer will occupy the house. Mr. Maxwell bought the property from Timothy L. Woodruff in 1905. It was built by Gen. C. T. Christensen.

Queens.

ARVERNE.—J. F. Butler sold, at Somerville Park, Arverne, to John McGinnis a plot 40x100, on the west side of Remington av, 60 ft. north of Ada av; to Frank Chialla a plot 60x100, corner of Remington and Ada avs; also, to Molle & Mejo a total of 60 lots on Summerfield, Remington and Clarence avs.

BAYSIDE-FLUSHING.—McKnight Realty Co. sold, at Bayside-Flushing, to P. Guard, of Flushing, a dwelling on a plot 40x100, on Block 30.

FAR ROCKAWAY.—J. C. Wright sold through H. Richter & Co. to Thos. W. Cannon 19 North 8th av, Far Rockaway, a cottage on a plot 40x100.

FOREST HILLS.—The Cord Meyer Development Co. sold at Forest Hills to B. F. Moore, a house on a plot 100x100, in Euclid st; to M. A. Moynahan a plot, 50x100, in Gown st; to Joseph Hurley a plot, 50x100, in Fife st.; to James J. Tighe a plot, 50x100, in Fife st. to Eleanor Gilman a plot, 100x100, in Seminole av, and to August G. Traube, a house on a plot 50x100, in Harvest st.

HOLLIS.—Harry E. Pearsall sold for Geo. Brown 222 Flushing av, Hollis, a brick 2-family house, on a plot 33x100.

HOLLISWOOD.—Mrs. Mary E. Pearsall sold through Harry E. Pearsall a one-half acre plot at Holliswood.

LONG ISLAND CITY.—Judson A. Harrington sold to the F. L. Bradbury Co., of Bridgeport, Conn., the northeast corner of Washington and 7th avs, Long Island City, a vacant plot 100x92. The buyers will improve the plot with a 3-sty brick factory, for which plans are now being prepared.

Richmond.

BULLSHEAD.—Cornelius G. Kolff sold for Isabel W. Bonner to M. Moskowitz a plot 25x200, on Richmond av, near Richmond turnpike, Bullshead, Staten Island.

NEW SPRINGVILLE.—Cornelius G. Kolff sold for a client to Geo. Glaab a lot 25x100, on Old Stone rd, opposite Signs rd, New Springville, Staten Island.

Near-By Cities.

BAYONNE, N. J.—Joseph and Emanuel Goldman bought from Hyman Markus 493 and 495 Broadway, corner of West 23d st, Bayonne, two brick store buildings, on a plot 55x100.

BAYONNE, N. J.—Leon Lazarus sold to Congregation Ohab Zedek Ansche Ungarn a plot, 50x100, at the southeast corner of Boulevard and West 24th st, Bayonne.

BAYONNE, N. J.—Philip Fursham sold to Keystone Investment Co. 81 to 97 West 13th st, Bayonne, nine 2-family houses, on a plot 225x100.

GUTTENBERG, N. J.—John Milton as receiver of the Hudson County Real Estate and Building Co. sold to Gustav W. Leydecker five 3-sty brick store dwellings, on a plot 150x100, at the northwest corner of 5th and 26th sts, Guttenberg.

JERSEY CITY, N. J.—Richard Dorison sold to Charles H. Schroeder a plot 27x94 at the northeast corner of Bergen and Bostwick avs, Jersey City.

JERSEY CITY, N. J.—Seymour Tucker sold to the Northern Improvement Co. 882 and 884 West Side av, Jersey City, two 2-family houses, on a plot 44x91.

JERSEY CITY, N. J.—Edward Marron sold to Nathan Scher 772 Newark av, Jersey City, a store building, on a lot 25x100.

JERSEY CITY, N. J.—Robert Broadman sold to Philip Kelaher a 6-family flat on a plot 33x100, in the south side of Bostwick av, near Bergen av, Jersey City. The buyer gave in part payment a plot 26x100, at the northwest corner of Dwight and Van Cleef sts, in the same city.

Rural and Surburban.

FLORAL PARK, L. I.—The Windsor Land & Improvement Co. sold at Floral Park to J. Schneider and E. Hatton each a plot 40x100, on Spruce st; to J. McGahran a plot 40x100 at Pine and Birch sts; to K. Nolan a plot 40x100 at Spruce and Walnut sts. to P. J. Deane a plot 40x100 in Aspen st; to M. J. Walsh a plot 40x100, at Primrose and Adler avs; to M. McGuire a plot 40x97, at Calla and Crocus avs.

GREAT NECK.—McKnight Realty Co. sold, at the Estates of Great Neck, to Albert Hagstedt, of Great Neck, a plot fronting 175 ft. on Gateway drive. The buyer will improve the plot with a costly home from plans by Geo. J. Hardway. Mr. Hagstedt also bought a plot with a water frontage of 120 ft.

GREAT NECK.—McKnight Realty Co. sold at the Estates of Great Neck, to F. C. Runyon, of Manhattan, a house of 12 rooms and 3 baths on a plot fronting 120 ft. on Deepdale drive, near the entrance to the Estates of Great Neck. One of the unique features incorporated in this house have ben a solarium on the ground floor with an ozone chamber, dimensions 12x15 ft. above it, and on a level with the second floor.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold, at Hempstead, to P. Schmitt a plot 40x100, in Booth st; and, to A. A. Sanders a plot 60x100, at Windsor and Hempstead parkways.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold, at Oceanside, to W. and A. Sturcke and E. A. Wagner each a plot 40x100, on Hoke av; to H. and A. Burmester, G. Fetterell, H. Delahunty and J. Von Hollen each a plot 40x100 and to J. and M. Timmins a plot 80x100, on Merifield av; to F. Heier a plot 20x100 and to H. Windeler a plot 40x100 on Lawson av; to J. W. Sutphen and M. Benvie each a plot 40x100 on Perkins av; to R. E. Webb a plot 40x100 at Perkins and Dambly avs.

RED BANK, N. J.—Jas. E. Degnan sold to Harry A. Miller a dwelling, on a plot 92x210, on Riverside av, Red Bank.

RIDGEWOOD, N. J.—F. M. Stearns, until recently of 178 Prospect Park West, Brooklyn, N. Y., has purchased the detached dwelling at 151 Woodside av, Ridgewood, for occupancy.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Improvement Co. sold, at Rockville Centre, to E. Morgensen a plot 20x119 on Foxhurst av; to D. J. Rochford a plot 40x100, on Windsor Parkway.

ROSLYN, L. I.—Mrs. Eliza C. Oakman sold to Mrs. Lucy S. Walbridge a tract of 71 acres at Roslyn. A commanding view of Long Island Sound can be obtained from the property.

WEST FREEHOLD, N. J.—William Buffett bought the Karl Anderson farm at West Freehold.

WHITE PLAINS, N. Y.—E. Nelson Ehrhart sold for William A. Cromwell his house, at 80 Mamaroneck av, White Plains, on a plot 75x190, to D. E. Clark Tracy, for use as a residence. He will build a garage and make alterations for his office. The house was held at $20,000.

LEASES.

Manhattan.

DANIEL BIRDSALL & CO. leased the entire upper part of 319 Broadway, at an aggregate rental of $30,000, to the Neostyle Co., of 30 Reade st; also 360 and 362 Washington st to F. E. Rosebrock & Co., of 8 Harrison st, for a term of years at an aggregate rental of $25,000; also the 1st loft in 236 Church st to the Putnam-Hooker Co., of 56 Worth st; the 2d loft at 48 and 50 Walker st to the Tobin Signal Co; the 1st loft in 21 Walker st to J. H. Weisbard, and the 3d loft in 99 Chambers st to the German-American Bronze Powder Mfg. Co., of 90 Warren st.

JOHN W. BRETT leased through Douglas Robinson, Charles S. Brown Co. the two 4-sty dwellings 23 and 25 East 57th st, being the northwest corner of Madison av, for a term of years from the Union Trust Co. The premises will be used for business purposes.

JOHN BRITTNER leased the building at 1 Front st, on plot 35x110, to Henry W. Peabody & Co. of 17 State st for a term of 5 years.

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WANTED a builder to buy a piece of property in the heart of one of the best sections of Brooklyn for the erection of a Moving Picture Theatre. The entire cash necessary to be spent is between eight and nine thousand dollars. The proposition itself cannot lose. Have $1,000 myself. Prefer to make a contract to buy, allowing mortgage to extend for a period of ten years. The entire transaction involves about $27,000 and the interest on the cash investment to the builder will amount to between 20 and 25% a year. The theatre when built would have practically no competition. Address Box 61, Record and Guide.

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WANTED ASSESSED VALUATION BOUND VOLUME YEAR 1912, BRONX BOROUGH. ADDRESS BOX 82, RECORD AND GUIDE.

Leases—Manhattan (Continued).

COTTIER & CO. of 3 East 40th st leased the southerly store and the 1st floor in the Charles Building, at the southwest corner of 5th av and 56th st, for a term of eighteen years from Jan. 1, 1914, at an aggregate rental of about $350,000.

THE CROSS & BROWN CO. leased for Madame Irene the building 25 West 35th st to the McDowell Dressmaking and Millinery School. The new tenant has been located for a number of years at 310 6th av.

THE DUROSS CO. leased the store adjoining the northeast corner of Dey and Church sts to George Chochos for ten years.

THE DUROSS CO. leased the top loft in 799 and 801 Greenwich st to M. J. Donohue for 5 years.

SIMON FINE leased the 6-sty flat at 2192 and 2194 2d av to Alfonso Duresso for 3 years at $13,000.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased space in the Art Color building, 209 West 38th st, to Max Levinson; in 470 4th av to Duke MacMahon & Co. of 371 Broadway, the Black Publishing Co. of 487 Broadway, and Bernard Rudnoff, and in the Columbia Bank building, 507 5th av, to M. Horowitz.

THE CHARLES F. NOYES CO. leased the store and basement in 154 William st, corner of Ann, to M. F. Reilly for a term of years; a floor in 61 Ann st to J. Weisner; a floor in 44 Fulton st to M. E. Hoose of 46 Fulton st, and a floor in 131 to 135 Prince st to Louis Wagner.

HUBERTH & HUBERTH leased in the New York American Building at Columbus Circle, offices to the Endurance Rubber and Tire Co. of 1789 Broadway; W. G. H. Randolph, Esq.; Dr. J. C. Nabstedt; the Rubber Aer Sales Co. of 1777 Broadway, and H. H. Armington.

PEASE & ELLIMAN leased for Eugene A. Philbin and S. Stanwood Menken, as executors of the estate of Adela A. Dortic, the brownstone dwelling at 9 East 47th st. The tenant is Samuel Medlin, who will immediately alter the house for business purposes. A marked activity is shown in this block by the recent sales of 5 East 47th st and 16 East 48th st by the same brokers. No. 3 East 47th st has been leased and will also be altered for business, while Amos R. E. Pinchot is improving his property at 15 East 47th st with a 6-sty commercial building.

PEASE & ELLIMAN leased in 969 Park av a large duplex apartment to George W. Thompson; also a large duplex apartment to Miss Isabella M. Cammann.

LUDWIG C. TRAUBE leased the 3-sty private dwelling at 163 East 93d st for a number of years to Joseph Yohe for Alice C. Nathans.

VAN VLIET & PLACE leased to George F. Fish the stores in 406 and 408 West 14th st for a long term of years.

MOORE, SCHUTTE & CO. leased for Thomas D. McBride the stores in 1693 and 1695 Amsterdam av, corner 144th st, to the Cushman Bread Co. for a term of years.

THE CROSS & BROWN CO. leased office space in the 15th floor of the building at the southwest corner of 42d st and Madison av to Frank Vernon of 103 Park av, and the building at 1902 Broadway, with garage in the rear, to the Findeisen & Kropf Mfg. Co.

DOUGLAS L. ELLIMAN & CO., INC., leased apartments in 840 Park av to Gustav Pagenstecher, and in conjunction with Payson McL. Merrill, to Walter Hoff Seely; also an apartment in 40 East 83d st for Douglas Robinson Charles S. Brown Co., to Edward W. Van Vleck.

RULAND & WHITING CO. leased store in 69 Cortland st to Mill End Tailors of 79 Cortland st; store in 2204 7th av to Davin & Gabriel; 2d loft in 143 Bleecker st to Philip J. Gavio of 580 Broadway; 2d loft in 177 Pearl st to O. S. Dickson & Son of 181 Pearl st; and the 3d loft in 478 Pearl st to Silber, Pinkowitz & Ackerson of 29 Bleecker st.

S. M. BROWN leased 54 West 125th st, a 4-sty and store, for ten years, to the Harris Optical Co.

WM. H. WHITING & CO. leased for the Estate of Mary C. Wallace to the New York French Range Co. of 246 Fulton st, the entire building 188 and 190 Chambers st for a term of ten years; the store, basement and sub-cellar in 180 William st, corner of Spruce, to the Postal Telegraph-Cable Co.; the store in 120 Fulton st to John E Havers; 3d loft in 59 Beekman st to the Artistic Stamping & Novelty Co.; 2d loft in 57 Beekman st to Philip A. Berg of 3297 Broadway, and the top loft in 8 Beach st to the Gem Fountain Pen Co.

CROSS & BROWN CO. leased for Madame Irene to the McDowell Dresmaking & Millinery School, of 310 6th av, the building at 25 West 35th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased space, in The Art Color building at 209 West 38th st to Max Levinson, of 470 4th av, to Duke, MacMahon & Co., of 371 Broadway, to the Black Publishing Co., of 487 Broadway, to Max Levinson, of 35 West 32d st, also space in the Columbia Bank Building at 507 5th av to M. Horowitz, of 1339 5th av.

F. R. WOOD-W. H. DOLSON CO. sub-leased for Mrs. Beatrice L. Durnell the 4-sty dwelling at 171 West 76th st to A. Louise Reynolds, for a term of years.

HEIL & STERN leased for the 25th Construction Co. the store and basement of 141 and 143 West 28th st, for a term of years, to Porges & Levy, a new wholesale wine and liquor firm.

JAS. H. STRYKER leased for the Waldemar Co. for a term of years, the store and basement at the northwest corner of Broadway and 51st st and the rear of the adjoining store to Thos. Laughlin, of 829 10th av.

G. W. BARNEY leased the 5-sty building at 50 Murray st to B. Drakenfeld & Co., of 27 Park pl; also to Mayrsolm & Minniello the store and basement in 191 Reade st, extending through to 199 Chambers st; also to M. Roth & Co., of 183 Duane st, the 6-sty basement building at 185 Duane st.

DAVID CHENKER leased the 6-sty tenement at 5 St. Marks pl to S. Birnbaum; also 521 East 11th st, a 5-sty tenement, to B. Siegel.

GOODWIN & GOODWIN leased for the Farmers Loan & Trust Co. to Patrick and Mary Doyle the private dwelling at 233 West 120th st.

MOOYER & MARSTON leased to Klein & Berenzweig 3 3d st, a 3-sty building on a lot 21x50, adjoining the northwest corner of Broadway.

THE NATIONAL PROGRESSIVE PARTY leased from Charles G. Emery the 4-sty dwelling on plot 45x100 at 32 Washington Sq West, north corner of West Washington pl, for a term of years to be used as its State headquarters. The Douglas Robinson, Charles S. Brown Co. negotiated the lease.

THE CHARLES F. NOYES CO. leased the 2d floor of the Montauk Building occupying the block front on the west side of William st, from Maiden lane to Liberty st, to the Globe Indemnity Co., of 45 William st, for a term of years.

THE CHARLES F. NOYES CO. leased offices in the Madison Square Building at 15 to 19 East 26th st for Jacob Ruppert to Rosengarten Brothers; an entire loft in 18 Waverly pl for the Chesebrough estate to S. R. Babson, of 46th Great Jones st, and a floor in 36 to 44 West 24th st to Morris Botwen, of 268 8th av.

ARTHUR TRUSLOW leased the basement in 24 Dey st, northeast corner of Church st, for the United Cigar Stores Co. to the Borough Lunch Co., of 141 Fulton st, for 10 years. The lessees of the building, who have rented it from the John Jacob Astor estate for a long term, will make a spacious entrance on Dey st for the basement lunch room.

LEASES have been closed in the Architects' Building, Park av and 40th st, with the following: Henry C. Meyer, Jr.; McKim, Mead & White, of 160 5th av; Henry Bacon; Post & McCord, of 44 East 23d st; Arnold W. Brunner, of 320 5th av; La Farge & Morris, of 23 East 26th st; Lionel Moses, of 156 5th av; Nygren, Tenney & Ohmes, of 87 Nassau st; Barnett Phillips, of 17 Madison av; Ford, Butler & Oliver, of 103 Park av; Donn Barber, of 23 East 26th st; Ewing & Chappell, of 345 5th av; Ludlow & Peabody, of 12 West 31st st; C. H. Caldwell, of 160 5th av. Kenneth M. Murchison, of 298 5th av; H. Van Buren Magonigle, of 7 West 38th st; Thornton Chard, of 39 West 38th st; Henry D. Whitfield, of 160 5th av; E. W. Stern, of 103 Park av; Howard Greenley, of 298 5th av; Clark, McMullen & Riley, of 80 Maiden lane; Charles E. Knox, of 90 West st; E. E. Paul Co., of 1 Madison av; J. R. Williams; Gillies Campbell Co., of 1 Madison av; Thomas D. Wadelton, of 160 5th av; Gunvald Aus, of 11 East 24th st; The Powers Regulator Co., of 111 5th av; C. N. Lowrie, of 103 Park av; Albert Oliver, of 50 Church st; Peerless Blue Print Co., of 341 5th av; the Holtzer-Cabot Electric Co., of 83 Warren st; The Eagle White Lead Co., of 100 William st, Mary Bishop and the American Academy in Rome, of 23 East 26th st.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Montana Realty Co. an apartment in 383 Park av to William E. Coffin; an apartment in 515 Park av to Dr. Edmund R. P. Janvrin; also offices in the 42d Street Building to the Thomas Crimmins Contracting Co., of 444 East 60th st.

Brooklyn.

BULKLEY & HORTON leased for a client to Garrison & Jennings. 13 Herkimer st, a 3-sty and basement brownstone dwelling at 13 Herkimer st, for a term of years. The lessees are milliners.

Queens.

THE LEWIS H. MAY CO. leased for Frank A. Brady, the Brady Estate property on Reeds Lane, Far Rockaway, to Emanuel Van Raalte.

THE LEWIS H. MAY CO. leased at Arverne, L. I., for William Scheer a cottage on Wave Crest av to Mrs. J. Deitzel; for I. Isaac a cottage on the Boulevard to N. McKenna; for the H. H. Realty Co. a cottage on Ocean av; to the Rev. Dr. Meyers, and for J. B. Summerfield a cottage on Gaston av to Miss Fannie Eichler.

REAL ESTATE NOTES.

ESTHER L. SMITH is the buyer of 69 to 73 East 111th st, recently sold.

P. C. KETTERER is the buyer of the dwelling at 33 West 74th st, recently sold by Theresa A. Ellinger.

PEASE & ELLIMAN have been appointed agents of 434 to 438 Broadway, corner of Howard st, a 9-sty store and loft building.

PEASE & ELLIMAN have been appointed agents of 434 to 438 Broadway, northeast corner of Howard st, a 9-sty store and loft building.

THE FIRM of M. & L. Hess has been incorporated with a capital of $25,000 and John W. Hafner as a new accession. Other members are Nathaniel J. and Edwin H. Hess.

WM. WHITMAN, JR., of the firm of Wm. Whitman & Co., 229 4th av, Manhattan, is the buyer of the S. W. Eddy farm, at Simsbury, Conn., the sale of which was recently reported.

FRANCIS DE R. WISSMAN, president of the Reliance Realty Co., is the buyer of the plot 35x100.11 at 9 East 96th st, the sale of which by Isaac H. Clothier of Philadelphia through Francis K Pendleton was recently reported.

J. PARKER FISKE, chairman of the committee of The Technology Club, as to whether the club shall enlarge its building, said that no option has been obtained on a site in 42d st for a new home for the organization. Neither are there any other options.

THE ANNUAL dinner of the East Orange Board of Real Estate Brokers will be held at East Orange, N. J., on February 24. The principal speaker will be ex-Gov. John Franklin Fort, who will talk on "The Unity of the Oranges," deadling with the question of consolidating the four communities.

JOHN N. GOLDING has obtained for the Sherman Avenue Construction Co. a loan of $65,000 on its property on Sherman av, between 207th and Isham sts, for a term of years. Also, has obtained for the John J. Tully Construction Co. a loan of $40,000 on its property on the east side of Webster av, 320 ft. south of 182d st, Bronx.

THE DWELLINGS at 6 and 8 East 43d st, owned by Lena K. Hoag, are the subject of a foreclosure action brought by Thomas H. Kelly. The houses were reported to have been sold a few months ago to Brown Bros. in a trade for two apartment houses on Audubon av. The dwellings are 4-sty and basement and occupy a plot 41x100.5 about 160 ft. east of 5th av.

THE PRUDENTIAL INSURANCE CO., of Newark, has agreed to lend $5,500,000 to F. V. and J. H. Burton on the property on the west side of 5th av, between 38th and 39th sts, on which the new Lord & Taylor store will be erected. The loan covers both the land and the new buildings. Plans for the structure, which is to cost $2,000,000, were filed a few days ago. This is the largest loan ever made in this city by the Prudential. It is for five years at 5 per cent.

THE NEW YORK TITLE INSURANCE CO. has agreed to make a building loan of $150,000 on premises in the south side of 140th st, 90 ft west of Broadway, to the Ess En Construction Co. for the purpose of erecting a 6-sty, high class, elevator apartment house. This is a portion of the land recently purchased by the Dayton Realty Co. from the Hoguet estate and resold to the above company. The plot is just in the rear of the two houses on Broadway recently sold by former Governor Levi P. Morton.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's acount.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 14, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Ash st, ns, 200 e Syracuse av, 100x100; due, $578.89; T&c, $100; Walter W Taylor. 805

*Ash st, ss, 400 e Syracuse av, 100x100; due, $578.89; T&c, $100; Walter W Taylor. 850

*Burke st (*), nec Wallace av, 25x100; due, $928.21; T&c, $200, sub to pr mtg of $5,000; Barnett Nelson et al. 6,096

*Burke st (*), ns, 25 e Wallace av, 25x100; due, $818.37; T&c, $200; sub to pr mtg of $4,500; Barnett Nelson et al. 5,382

*Ludlow st, 14 (*), es, 124.3 n Canal, 32.4 x87.4x32.4x86.10, 5-sty bk tnt & strs & 5-sty bk rear tnt; due, $47,691.63; T&c, $1,935; Broadway Savings Inst of the City N Y. 40,000

*Oak st, ns, 300 e Syracuse av, 100x100; due, $578.89; T&c, $100; Walter W Taylor. 835

*Schofield st, ns, 150 w Long Island Sound, 50x119, City Island; partition; Addie S Wood et al, defendants. 6,200

*4TH st, 131-3 E, see 1 av, 67.

*22D st, 47-9 W, ns, 212 e 6 av, 48x98.9, 2-4-sty bk loft bldgs; voluntary; bid in at $135,400.

*25TH st. 132-4 E; see Lex av. 54-8.

*48TH st, 235 E, ns, 240 w 2 av, 20x100.5, 3-sty & b stn dwg; due, $5,756.59; T&c, $11; L J Phillips & Co for a client. 10,475

*74TH st, 3 W, ns, 100 w Central Park W, 20x102.2, 4-sty & b bk & stn dwg with 3-sty ext; voluntary; withdrawn.

*108TH st, 324-8 E (*), ss, 200 w 1 av, 75 x117.10x—x79.10, 2-1-sty fr bldgs & vacant; due, $31,999.97; T&c, $2,878.08; Jno Cullen. 15,000

*117TH st, 106 E (*), ss, 47.6 e Park av, 15.10x64.11, 3-sty bk dwg; due, $5,695.81; T&c, $239.54; sub to a mtg of $4,250; Adelaide O Floyd. 4,927

*120TH st, 509-17 E, ns, 123 e Pleasant av, 103.5x121.10, 3-sty bk & fr bldg with 1 & 2-sty bk exts; partition; bid in at $34,750.

*121ST st, 261 W (*), ns, 573 w 7 av, 17x100.11, 3-sty & b stn dwg; due, $10,693.61; T&c, $437.29; General Synod of the Reformed Church in America. 9,000

*155TH st W, nec St Nich av, see St Nich av, 908.

*162D st, 433 E, ns, 306 e Melrose av, 35x100, 2-sty fr dwg; due, $1,189.20; T&c, $188.36; sub to a mtg of $5,500; Benenson Realty Co. 7,000

*186TH st E, nec Park av, see Park av, nec 186th.

188TH st, 512 E (*), ss, 72 w Bathgate av, 20x91.2x20x90.9, 3-sty bk tnt; due, $8,-202.36; T&c, $357.92; Tunis S Bogart. 7,500

Broadway, 1237-9, ws, 63.8 n 30th, 41.1x234.3 to 6 av (Nos 502-4), x42.2x249.5, 5-sty bk theatre (Bijou) & office bldg & 2-4-sty bk bldgs with strs; voluntary; Taylor-Sherman Co for a client. 845,000

Grand Blvd & Concourse, 964, es, 34.4 s 164th, 100x188.5x100x191.1, 3-sty & b fr dwg & vacant; due, $11,586.53; T&c, $5,-111.03; M E Whtie. 12,000

Hull av, 3077 (*), ns, 150 w 204th, 25x110, 2-sty fr dwg; due, $2,645.24; T&c, $16.10; sub to a 1st mtg of $5,500; Chas Doblin. 5,600

Lexington av, 54-8, swc 25th (Nos 132-4), 49.4x53.6, 4-sty bk office & str bldg & 3-sty bk dwg; exrs sale; adj to Feb18.

Park av, nec 186th, 50x100; voluntary; bid in at $10,500.

St Nicholas av, 908, nec 155th, 23.9x99.11x51.3x103.7, 2-sty & b bk dwg, with 2-sty ext; exrs sale; adj to Feb18.

Wallace av, nec Burke, see Burke, nec Wallace.

1ST av, 67, nwc 4th (Nos 131-3), 24.5x99.3, 5-sty & b bk tnt with strs & 1-sty bk ext; voluntary; Lowenfeld & Prager & Harry Lippmann. 54,550

1ST av, 1073 (*), ws, 75.5 s 59th, 25x100, 6-sty bk tnt & strs; due, $8,717.38; T&c, $882.39; sub to pr mtg of $26,000; Max Katz et al. 31,361

3D av 594, ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt with str & 1sty bk ext; exrs sale; adj to Feb18.

6TH av, 502-4, see Bway, 1237-9.

BRYAN L. KENNELLY.

Jumel ter, 18, ws, 98 s 162d, 17.6x100, 3-sty & b stn dwg; due, $12,769.64; T&c, $876.94; adj to Feb28.

Amundson av (*), es, 300 s Randall av, 50x100; also MONTICELLO AV, ws, 375 n 233d, 35.1x100x36.4x100, Eastchester; due, $898.96; T&c, $270.28; sub to a first mtg of $3,500; Aloysius Fellenstein. 4,000

Monticello av, ws, 375 n 233d, see Amundson av, es, 300 s Randall av.

JAMES L. WELLS.

100TH st, 215 E, ns, 250 e 3 av, 25x100.11, 4-sty bk tnt; due, $11,123.65; T&c, $274.50; Sarah McCauley. 11,605

100TH st, 217 E, ns, 275 e 3 av, 25x100.11, 4-sty bk tnt; due, $11,127.65; T&c, $274.50; Sarah McCauley. 11,605

D. PHOENIX INGRAHAM.

132D st, 223 W (*), ns, 215 w 7 av, 15x99.11, 2-sty & b stn dwg; due, $8,694.16; T&c, $185.55; Christopher Moller et al. 8,000

HENRY BRADY.

111TH st, 253 W, ns, 92.8 e 8 av, 36x100.11, 6-sty bk tnt; due, $43,212.47; T&c, $731.66; Louis Greenblatt et al, defendants. 44,100

112TH st, 241 W (*), ns, 320 w 7 av, 17x100.11, 3-sty & b bk dwg; due, $12,904.45; T&c, $469.15; Regina Garrigues et al. 10,000

J. H. MAYERS.

47TH st, 107 W (*), ns, 60 w 6 av, 20x80, 5-sty bk loft & str bldg, 1-sty ext; due, $5,946.49; T&c, $715.50; sub to a 1st mtg of $30,000; Bernard Mittelstaedt. 43,500

218TH st (*), ss, 255 w Olinville av, 50x114, Wakefield; due, $2,308.37; T&c, $329.95; Louis Halperin et al. 1,000

Bathgate av, 1637 (*), ws, 155 n 172d, 25x114.5, 3-sty fr tnt; due, $6,140.14; T&c, $1,016.10; sub to 1st mtg of $4,500; Jno Lynagh et al. 7,500

Bracken av (*), ws, 100 n Randall av, 25x100, Wakefield; due, $732.02; T&c, $198.39; Henry McCaddin. 500

Total	$1,199,291
Corresponding week, 1912	1,047,952
Jan. 1, 1913, to date	6,389,590
Corresponding period, 1912	6,617,668

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 11, 1913, at the Brooklyn Salesrooms, 189 Montague Street:

WM. H. SMITH.

OSBORNE st (*), es, 150 n Lott av, 200x100; Ida Kass. 3,000

OSBORNE st (*), nec Lott av, 150x100; Ida Kass. 2,500

W 6TH st (*), es, 100 n Neptune av, 40x145.6; also NEPTUNE av, nes, intersec land of Prospect Park & Coney Island R R Co, 55.7x120.1; Wm Ulmer Bwy. 24,000

E 15TH st, ws, 360 n Av P, 26.8x100; Danl J Roach. 3,750

42D st, ss, 200 w 4 av, 20x100.2; Estates Finance Co. 2,300

CONEY ISLAND av (*), es, 100 n Av J, 20x100; Albt Berry. 1,000

NEPTUNE av, ns, intersec land of Prospect Park & Coney Island R R Co, see W 6th st, es, 100 n Neptune av.

NOSTRAND av, es, 125 s Lefferts av, 20x76; Wm Gremler. 5,000

6TH av (*), es, 25 n 22d, 21x72.1; Ellen Ward et al. 2,250

JAMES L. BRUMLEY.

E 2D st (*), ws, 100 s Av N, 84.1x112x irreg; Geo H Ohnewald. 8,035

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

CAPITAL $4,000,000 - - SURPLUS $5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx
188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

When a merchant decides to move into larger or better quarters, he begins to figure the "extras" in addition to the rental cost.

The cost and upkeep of floor covering is one of the most important items of incidental expense. One of the strongest arguments you can offer a prospective tenant is to show him a

KOMPOLITE

floor, which has the decorative effect of a rug, is resilient and a deadener of sound, with *no expense for upkeep.*

We are equipped to take your contract—furnish the material—lay the floor and guarantee the job. Call at our office for inspection of material or telephone for samples.

GENERAL KOMPOLITE CO.

The largest manufacturers of composition floor products in the United States

Office and Salesroom
No. 516 FIFTH AVENUE
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BROOKLYN, N. Y.

The test of seven years' experience is the proof behind our reliability

To Manufacturers Who Operate Their Own Power Plants

We are supplying Electric Power to a majority of the Factories in Brooklyn Borough at a Lower Rate Than They Could Operate a Private Plant

If you are considering making changes, alterations or additions to your plant or any part of it—

If you are outgrowing your present power equipment—

If you are about to move from your present location to another building—

If your power supply or any part of it fails you suddenly—inopportunely—

Send at once for one of our power engineers. Do not make arrangements for power or light without ascertaining just what Edison service will cost and what it will do for you.

We have facilities for helping you out in an emergency.

Always at your service.

Power Engineering Bureau, Sales Department

EDISON ELECTRIC ILLUMINATING COMPANY OF BROOKLYN

Telephone, 8000 Main **360 Pearl Street**

Auction Sales—Brooklyn (Continued).

WM. P. RAE CO.

CARROLL st (*), sws, 80.6 nw 3 av, 20x73; Raffaello Lafeinina. 3,500

DEAN st, ss, 100 e Hoyt, 25x100; Sheriff's sale of all right, title &c; withdrawn. —

ST JOHNS pl (*), ns, 100 w Albany av, 21ox112.6. Edw M Barlow. 69,750

E 18TH st (*), ws, 180 s Av J, 40x100; Sheriff's sale of all right title, &c; E T Burrowes Co. 188

CHARLES SHONGOOD.

E 5TH st (*), es, 249.9 n Caton av, 30.3x100; Hannah Fellcman. 3,750

80TH st, swc Stillwell av, 129.4x145.7; Caesar La Fort. 9,750

UNION av (*), es, 50 s Wither, 25x100; Guiseppe Calimano et al. 6,050

RECEIVER'S SALE.

(On the premises.)

58TH st, ns, 200 e 1 av, 60x100; Harry A Hanburg defendant. 3,105

Total $147,928
Corresponding week, 1912..... 198,002

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

HERBERT A. SHERMAN.

FEB. 17.

140TH st W, ns, 195 w 5 av, 175x99.11, vacant.

JOSEPH P. DAY.

FEB. 18.

25TH st, 132-4 E, see Lex av, 54-8.

155TH st W, nec St Nich av, see St Nich av, 908.

LEXINGTON av, 54-8, swc 25th (Nos 132-4), 49.4x53.6, 4-sty bk office & str bldg & 3-sty bk dwg.

ST NICHOLAS av, 908, nec 155th, 23.9x99.11x51.3x103.7, 2-sty & b bk dwg with 2-sty ext.

3D av, 594, ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt with str & 1-sty bk ext.

BRYAN L. KENNELLY.

FEB. 19.

MADISON st, 311, ns, 111.5 w Gouverneur, 26.6x88.9x—x87.5, 5-sty & b bk tnt with strs.

16TH st, 19 W, ns, 425 w 5 av, 25x92, 3-sty & b bk dwg.

81ST st, 522-6 E, ss, 273 w East End av, 50x102.2, 5-sty & b bk loft bldg.

LEXINGTON av, 284, ws, 98.5 s 37th, 24.6x100, 4-sty & b stn dwg.

MADISON av, 1323, es, 20.8 n 93d, 20x74, 3-sty & b stn ft dwg with 2-sty ext.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

6TH st, 540 E, ss, 100 w Av B, 23x97.5x29x97.1, 6-sty bk tnt & strs; Julius Stoloff et al—Henry Machson et al; Abr S Jaffer (A), 198 Bway; Chas Putzel (R); due, $1,208.73; T&c, $739.47, sub to 2 mtgs aggregating $38,000; mtg recorded June4'06; Joseph P Day.

82D st, 407 E, ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; Philip A Zoller—Abr Gressman et al; Wm H Sage (A), 156 Bway; Chas J Leslie (R); due, $5,466.45; T&c, $171.27, sub to a 1st mtg of $13,000; Joseph P Day.

206TH st, 168 E, ss, 162 e Grand blvd & Concourse, 25.6x92.6x25x87.7, 2-sty fr dwg; Fanny Behlen et al—Maria G Del Gaizo et al; Theo Hansen (A), 35 Nassau; Geo W Elkins (R); due, $6,449.07; T&c, $1,389.09; mtg recorded Dec18'06; J H Mayers.

MACLAY av, nwc Zerega av; see Zerega av, 1700.

ZEREGA av, 1700, nwc Maclay av, 19.11x78.11x20.3x79.10, Unionport; Fredk A Southworth et al exrs—Zerega Ave Improvement Co et al; Wm R Brinckerhoff (A), 68 William; Albt W Ransom (R); due, $6,378.67; T&c, $69.42; Herbert A Sherman.

FEB. 18.

CAMERON pl, swc Walton av; see Walton av, 2159.

3D st, 387-9 on map 389-91 E, ns, 150.10 e Lewis, 50x97 ,6-sty bk tnt, Saml Weil—Jos Liebenthal et al; Isaac S Heller (A), 35 Nassau; Jno F Farrell (R); due, $19,040.22; T&c, $266.60; Joseph P Day.

181ST st, E, nwc Walton av; see Walton av, 2151.

BAY av, ss, at e bank Eastchester Bay, 139x100x115x101, City Island; Wm Webber et al exrs -Martin J Earley Jr et al; Dominic L O'Reilly (A), 258 Broadway; Alfred T Talley (R), due, $5,598.96; T&c, $719.11; Joseph P Day.

MAPES av, 2148, es, 278.5 n 181st, 33x145, 2-sty frame dwelling and 2-sty frame rear stable; Jno Bussing Jr et al—Chas Bjorkegren et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $7,837.81; T&c, $754.51; James L Wells.

WALTON av, 2163-5, see Walton av, 2159.

WALTON av, 2159, ws, 76.8 n 181st,19x75, 2-sty bk dwg; WALTON av, 2163, ws, 114.8 n 181st, 19.2x72.11x19x75, 2-sty bk dwg; WALTON av, 2165, swc Cameron pl, 22.9x72.11x9.11x70.3, 2-sty bk dwg; Edwin B Meeks trste—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due, $32,514.84. T&c, $125; Herbert A. Sherman.

WALTON av, 2151, nwc 181st, 19.8x75, 2-sty bk dwg; Edwin B Meeks trste—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due, $6,306.87; T&c, $134.44; Herbert A Sherman.

WALTON av, 2157, ws, 57.8 n 181st, 19x75; 2-sty bk dwg; Everett V Meeks—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due $5,545.83; T&c, $110,65; Herbert A Sherman.

WALTON av, 2161, ws, 95.8 n 181st, 19x75, 2-sty bk dwg. Edwin B Meeks trste—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due, $5,328.94; T&c, $110.65; Herbert A Sherman.

WASHINGTON av, 1960, es, 55.1 n 178th, 27 x91.11x27x91.10, 4-sty bk tnt; Harlem Savings Bank—Francis E McKiernan et al. Edw S Clinch (A), 41 Park Row; Edw R Finch (R); due, $16,147.32; T&c, $796.36; mtg recorded Oct 28'10; Joseph P Day.

WASHINGTON av, 1958, es, 28.1 n 178th, 27x 91.10x27x91.9, 4-sty bk tnt; Harlem Savings Bank—Matilda Leuchtenburg et al. Edw S Clinch (A), 41 Park Row; Jno J Cunneen (R); due, $16,140.32; T&c, $794.36; mtg recorded June3'09; Joseph P Day.

5TH av, 2155, es, 50 s 132d, 24.11x99, 5-sty bk tnt & strs; Germania Life Ins Co—Chas J Smith et al, Dulon & Roe (A), 41 Park Row; J Aspinwall Hodge (R); due, $21,351.55; T&c, $351.10; Joseph P Day.

FEB. 19.

WATER st, 3; see 21st, 47 E.

21ST st, 47 E, ns, 149 w 4 av, 26x98.9, 4-sty & b stn dwg; WATER st, 3, ss, 24.9 w Moore, 24.8x66.7x27.5x67.4, 5-sty bk loft & str bldg; 44TH st, 559 W, ns, 74 e 11 av, 26x75.3, 5-sty bk tnt. 73D st, 207 E, ns, 107.6 e 3 av, 27.6x102.2, 4-sty stn tnt; Jno T Nagle—Thos Ford et al; Chas G Koss (A), 256 Bway; Richd M Henry (R); partition; Bryan L Kennelly.

44TH st, 559 W; see 21st, 47 E.

73D st, 207 E, see 21st 47 E.

82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; N Y Life Ins Co—Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfred Steckler, Jr (R); due, $104,-084.81; T&c, $11,304.37; Bryan L Kennelly.

116TH st, 1 E, nec 5 av (No 1421), 110x100.11, 2 & 3-sty bk theatre. Sheriff's sale of all right, title, &c, which Ancient Order of Hibernians had on Jan3'13 or since; Shepard & Houghton (A), 111 Bway; Julius Harburger, sheriff; Henry Brady.

5TH av, 1421; see 116th, 1 E.

FEB. 20.

22D st, 263 W, ns, 243.9 e 8 av, 18.9x98.9, vacant; Margt J Hall—Advance Realty & Constn Co et al; Eisman, Levy, Corn & Lewine (A), 135 Bway. Saml Strasbourger (R); due, $11,-058.86; T&c, $210.45; Samuel Goldsticker.

140TH st, 303 W, ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Cath O'F Duffy—Wm Higgins et al; Wm F Clare (A), 135 Bway; Wm S Bennet (R); partition; Joseph P Day.

GLEBE av, 2300, sec Glover, 26x106.9x26x107.2, Westchester; Lena Faith—Mercury Realty Co et al; J Homer Hildreth (A), 3 av & 148th; Jno A McEveety (R); due, $4,423.30; T&c, $1,-445.46. Joseph P Day.

GLOVER st, sec Glebe av; see Glebe av, 2300.

ROAD to dock, ws, 91.6 n Thomas, 75x106.2x 68.9x102.7, Westchester; Presbyterian Hospital in City N Y et al—Thos B Watson et al; De Forest Bros (A), 30 Broad; Paul C Wolff (R); due, $12,726.90; T&c, $1,002.80. Joseph P Day.

FEB. 21.

83D st, 222 E ,ss, 254.2 e 3 av, 17x102.2, 3-sty & b bk dwg; N Y Academy of Medicine—Thos J Reilly et al; Guthrie, Bangs & Van Sinderen (A), 44 Wall; Robt F Wagner (R); due, $8,366.69; T&c, $645.90. Henry Brady.

111TH st, 25-7 W, ns, 389 w 5 av, 60x100.11, two 5-sty bk tnts; Henry McCaddin Jr Fund &c—Louis Hoffman et al; Peter Eagan (A), 256 Bway; Jas A Foley (R); due, $53,571.32; T&c, $2,614.66. Henry Brady.

COMMONWEALTH av, ws, 75 s Beacon; see St Lawrence av, ws, 25 n Tacoma.

ST LAWRENCE av, ws, 25 n Tacoma, 25x95; also COMMONWEALTH av, ws, 75 s Beacon, runs w100xs10.5xse34xe69xn25 to beg, Van Nest; Ellen Timoney—Florence Locken; Weeks & McDermott (A), 2 Rector; Jos A Warren (R); partition. Joseph P Day.

WEBB av, 2464, es, 448.4 n Devoe ter, 25.11 x102.9x25.3x100.6, 2-sty frame dwg; Alvin I Macnab—Edw M Tessler et al; Henry D Patton (A), 27 Cedar; Saml I Goldberg (R); due, $802.13; T&c, $200; sub to a 1st mtg of $4,500. Joseph P Day.

WEBSTER av, ws, 68.3 n 165th, 88.9x30.8x 93.8x50.3, vacant; Elford Realty Co—Philip Livingston et al; Edwin L Ford (A), Trust Co. Bldg, Mt Vernon, N Y; Wm C Arnold (R); partition. Joseph P Day.

FEB. 22.

No Legal Sales advertised for this day.

FEB. 24.

211TH st E, sec White Plains av, being Lots A, B, C, D, E & F, map of Estate of Wm F Duncan; sheriff's sale of all right, title, &c, which Adelaide Burlando et al had on May2'12, or since; Cook & Elgar (A), 45 Bway; Julius Harburger, sheriff; Henry Brady.

PARK av, 1691, es, 51.3 s 119th, 24.10x80, 3-sty fr tnt & str; Rebecca Spahn et al exrs—Katie M Soles et al; Jos Rosenzweig (A), 99 Nassau. Jno H Rogan (R); due, $7,941.54; T&c, $525.63; Joseph P Day.

WHITE PLAINS av, sec 211th, see 211th E, sec White Plains av.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

MANSFIELD pl, ws, 100 s Farragut rd, 50x100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Montague; Wm J McArthur (R); Wm H Smith.

FEB. 18.

INDIA st, ss, 175 w Provost, 25x100; Benj L Holmes—Wm K Holmes Jr et al; Action 1; May & Jacobs (A), 13 Park row, Manhattan; G Burchard Smith (R); Wm H Smith.

INDIA st, ns, 375 e Oakland, 75x100; same—same; Action 2; same (A); same (R); Wm H Smith.

LEFFERTS pl, ns, 92.10 e Classon av, runs n 90xw24.7xse30.5xse.07xs59.9xe20 to beg; Geo E Lovett—Myriam V Miller et al; Wm H Good (A), 44 Court; Thos H Troy (R); Wm H Smith.

PARK pl, ss, 449.6 w Vanderbilt av, 26x131; Marie L Macauley—Eugenie M Brown et al; Eugene F O'Connor (R); Wm H Smith.

PARK pl, ns, 368 e Underhill av, 17.10x131; Fredk S Richards gdn—Fred C Cocheu et al; Leone D Howell (A), 189 Montague; Walter L Durack Jr (R); Wm H Smith.

BAY 13TH st, es, 405 n Benson av, 20x108.4; Mary A G Jennings—Isaac H Love et al; Theo Burgmyer (A), 40 Court; Robt F Manning (R); Wm H Smith.

16TH st, sws, intersec nws Prospect Park W, 52x20; Anna Hoffman—Dora Grant et al; Moore, Williams & Upson (A), 216 Montague; Jos J Reiher (R); Chas Shongood.

BAY 17TH st, ses, 153 ne Benson av, 47x96.8; Mary A Young et al—Frank J Bloomer et al; Furst & Furst (A), 215 Montague; Wm Watson (R); Wm H Smith.

BAY 37TH st, nws, intersec sws Benson av, 440x96.8; Commercial Trust Co of N Y—Alfred Marks et al; Campbell & Moore (A), 41 Park row, Manhattan; Henry B Ketcham (R); Jas L Brumley.

55TH st, ns, 460 e 9 av, 20x100.2; Madison G Gonterman, trste—Margt Brennan et al; Duer, Strong, Whitehead (A), 43 Wall, Manhattan; Jas H McCabe (R); Wm H Smith.

65TH st, ss, 100 w 6 av, 75x41.11; Alvan R Johnson—Bay Ridge Lumber Co et al; Alvan R Johnson (A), 189 Montague; Thos F Garvey (R); Thos F Garvey.

ATLANTIC av, ns, 175 e Smith, 25x90; Wm J Weiner—Monaton Realty Investing Corpn et al; Mann, Bauxbaum & Schoenherr (A), 886 Bway; David Hirshfield (R); Wm H Smith.

BELMONT av, swc Snediker av 25x100; Johanna Dehm—Catharine Scharen et al; Henry C Botty (A), 140 Nassau, Manhattan; Henry S Rasquin (R); Wm H Smith.

BUFFALO av, es, 77.9 s Prospect pl, 25x100; Marvin Mtg Co—Constn Material & Coal Co et al; Henry E Heistad (A), 190 Montague; Augustus M Price (R); Wm H Smith.

LIVONIA av, swc Jerome, 20x80; Howard S Webster—Jamaica Paragon Plaster Co et al; Henry J Davenport (A), 375 Pearl; Jno M Zurn (R); Wm H Smith.

PARK av, nec Vanderbilt av, 50x99.4; Henry Von Glahn exr—Orcelia R Blanchard et al; Andw F Van Thun, Jr (A), 189 Montague; Geo J S Dowling (R); Jas L Brumley.

LOTS 1105, 1106, 1132 & 1133, blk 19, map of addition 3, Vanderveer Park; Bklyn Mutual Bldg & Loan Assn—Jno Speakman et al; Remsen & Parsons (A), 60 Wall, Manhattan; Chas F Murphy (R); Jas L Brumley.

FEB. 19.

QUINCY st, ns, 172 w Patchen av, 18x100; Merchants Co-operative Mtg Co—Thos J Brennan et al; Milton Hertz (A), 391 Fulton; Edwin L Snedecker (R); Chas Shongood.

SEELEY st, ns, 36.8 e 19th, 16.4x100; Chas McLaughlin—Pruzin Bldg Co et al; Action No 1; Bruce R Duncan (A), 189 Montague; Chas J Ryan (R); Thos Hovenden.

VANDERBILT st, ns, 40 w 19th, 20x64; Chas McLaughlin—Antopol-Pruzin Realty Co et al; Bruce R Duncan (A), 189 Montague; Peter J McGoldrick (R); Thos Hovendon.

60TH st, ns, 200 w 12 av, 60x100.2; Sheriff's sale of all right, title, &c, which Felice Papa had on Dec23'12 or since! Chas B Law, Sheriff; Wm P Rae.

66TH st, ss, 300 e 14 av, 20x100; Leona H Carter—Caterina Armato et al; E Nothiger (A), 215 Montague; Louis J Moss (R); Chas Shongood.

AV U, nws, cl blk bet E 37th & E 38th, runs nw27.6xsw1595.8xse32.6xne1579.6 to beg; also AV U, ses, intersec cl Lotts or Kimballs la, runs sw xse349.1xse to cl Av V xne & n—xnw—to beg; Edw C M Fitzgerald et al—Stenton Realty Co et al; Jas C McLeer (A), 189 Montague; Jas Gray (R); Wm P Rae.

OCEAN av, ws, 460 n Voorhies av, 125.2x127.9 x103.9x126; Maria J Livingston—Clara C Monouse et al; Chas L Livingston (A), 149 Bway, Manhattan; Harris G Eames (R); Wm H Smith.

TOMPKINS av, es, 50 n Park av, 25x100; Hamilton Trust Co—Theresa Grant et al; Edwin Kempton (A), 175 Remsen; Ward W Pickard (R); Jas L Brumley.

13TH av, es, 20.2 s 42d, 20x80; Max Ettlinger—Joe Barnett et al; Saml N Freedman (A), 55 Liberty; Henry E Wilke (R); Wm P Rae.

FEB. 20.

CRESCENT st, ws, 200 n Sutter av, 20x100; Pauline Furst Ida Kaidensky et al; Sidney F Strongin (A), 189 Montague; Gustave J Rosen (R); Chas Shongood.

KOSCIUSKO st, ss, 425 e Reid av, 25x100; Dime Savgs Bank of Williamsburgh—Margt Mulvihill et al; Otto F Struse (A), 260 Bway; Jno T McGovern (R); Wm H Smith.

KOSCIUSKO st, ns, 99 e Reid av, 26x100; Dime Savgs Bank of Williamsburgh—Karl Edinger et al; Otto F Struse (A), 260 Bway; Wm T Simpson (R); Wm H Smith.

BAY 8TH st, nws, intersec sws 86th, runs nw 193.4 to Bay 7th, xsw190.4xse202.1xne131.7 to beg; Henry Fickbohm—Martin F Mulligan et al; Otto F Struse (A), 260 Bway; Paul Kahan (R); Wm H Smith.

40TH st, ss, 197 nw 12 av, 19.8x100.2; Wilhelmine Watson—Louis J Robbins et al; Truax & Watson (A), 141 Bway, Manhattan; Isadore Kallet (R); Wm H Smith.

E 71ST st, es, 260 s Av V, 40x100; Henry Seinfel—Margt A Nelson et al; Sidney M Gottesman (A), 188 Montague; Melville J Franee (R); Chas Shongood.

GRAHAM av, sec Richardson, 44x75; Wilhelm Schweizer—Albt Henninger et al; Cornelius Huth (A), 34 Nassau; Oscar W Swift (R); Chas Shongood.

NEW LOTS rd, ss, 29 w Warwick, 11x100; Henry Seinfel—Aaron W Clapp et al; Action 1; Sidney M Gottesman (A), 188 Montague; Isaac W Jacobson (R); Chas Shongood.

NEW LOTS rd, ss, 40 w Warwick, 20x100; same—same; Action 2; same (A); same (R); Chas Shongood.

FEB. 21.

MONROE st, ns, 250.8 e Throop av, 17x100; Merchants Co-operative Mtg Co—Richd W Vanderbilt et al; Milton Hertz (A), 391 Fulton; Geo Goldberg (R); Chas Shongood.

MONTGOMERY st, nwc E 8th, 17.9x74.10; Wm J Boesch—Margt M Newman et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

57TH st, ss, 100 w 16 av, 28x100.2; Lillian Hellawell—Michl J Johnstone et al; Louis Malthaner (A), 37 Wall, Manhattan; Jas H McCabe (R); Wm H Smith.

74TH st, nes, 166.10 se 4 av, 20x87.8x20x87.4; Jno Johnston—Wm H Fleming et al; Action 4; Davison & Underhill (A), 26 Court; Augustus J Koehler (R); Wm H Smith.

ALABAMA av, es, 70 n Glenmore av, 80x100; Jacob R Schiff—F & J Realty Co et al; Isidore D Morrison (A), 320 Bway, Manhattan; Fredk A Keck (R); Wm H Smith.

FEB. 22 & 24.

No Legal Sales advertised for these days.

NORTH SHORE TRANSIT.

An Extension of the Dual System to Bayside Validated by P. S. Commission.

The residents of the north shore of Long Island, between Flushing and Bayside, have been actively at work in organizing associations for a concerted movement in having the Dual Subway System extended from Flushing to Bayside, Long Island. A petition of 3,000 names was submitted to the Public Service Commission by A. M. McKnight at a conference with the Public Service Commissioners at which President Pople and Mr. Terry, of the Business Men's Association of Flushing, also attended. The commission was asked to legalize an extension of the route from Corona to Bayside for a three-track elevated, with the exception of about half a mile through Amity street, which was asked to be of subway construction.

The commission took the matter under advisement, and it is believed that the members are in favor of extending this rapid transit route to Little Neck Bay, Bayside, but could not promise subway construction as it could not reverse its policy of laying down the route as an elevated structure, as it had done in all outlying Greater New York districts, but that a question of a subway through Amity street might be approved later on, when the question of consents for the route is undertaken. Consequently, they validated the route by Amity street and Lucerne place to Whitestone road, Bayside, and thence crossing the Long Island Railroad by Warburton avenue to Little Neck Bay, Bayside. Bayside is about the same distance from 34th street as Bronx Park is, via the present subway and elevated structures in the Bronx.

Mr. A. M. McKnight, Treasurer of the McKnight Realty Company, commenting upon this said: "The first year the elevated in the Bronx was opened, the average daily fares paid at the last three stations, except Bronx Park Station, which is largely used by visitors to the Park, was in excess of 30,000 a day. In three years these figures increased more than 70,000 per day and realty values in the vicinity of these three stations increased from an average of $400 per lot to more than $3,000 per lot. This was on a two-track elevated railroad. The extension, as proposed, of the Dual Subway System to Bayside will be a three-track elevated, providing a third track of express train service, and a 5-cent fare over all lines of the Brooklyn Rapid Transit and Interborough System in Manhattan, Bronx and Brooklyn, as the Dual contract provides for the operation of the present Corona Line and the extension thereof jointly by the Interborough and Brooklyn Rapid Transit Railways.

"People of Broadway, Auburndale, and the Bayside Districts are offering the same complaint as to the needs of rapid transit: the taxes which they have been paying, and which have increased 50 to 100% in the past four or five years, and for which no improvements in the way of rapid transit have been offered to this section. The completion of this Dual Subway System, as far as Little Neck Bay, Bayside, will place Northern Queens on the same plane as the northern section of the Bronx and Washington Heights of Manhattan, and will unquestionably prove a direct benefit to the residents and realty owners, and will compensate the 284,000 people in Queens who pay 38% more personal tax than the 430,000 people in the Bronx."

NASSAU FARMS.

Small Farms Increasing in Number in the County Consequent on Influx of Population to Busy Centres.

While all suburban parts of Nassau county, Long Island, are growing in population, an interesting contrast is afforded in the rural sections of it which are in the hill country in its central part. Much of this hill country is just distant enough from the railroad to preclude its development into home sites; and, in this respect it differs widely from growing centers like Hempstead, Rockville Centre and Floral Park, which are all in the level area. While the hill country has become, to a great extent, a theatre of country estates of the wealthy the hill country in the eastern part of Nassau county and the western part of Suffolk county is becoming not only a chain of fine estates, but some of their owners are demonstrating, in the cultivation of some of their acreage, the general utility of the soil, for market produce, in these inner recesses of the Island; and, it means much to the City of New York and to the nation at large because the economic advantages of modern agriculture are being demonstrated.

For example, at Bethpage, on the 3,000 acre estate of Benjamin F. Yoakum, the railroad magnate, experiments in the growing of crops, and the raising of chickens are being carried on. Mr. Yoakum, in his travels through the west and southwest, frequently addresses farmer audiences on the problems that confront them; and, his remarks are often based on observations made on his farm in Nassau county. He is a great believer in scientific farming and intensive agriculture.

As a result, small farms, conducted by young men, are increasing in number in the interior section of Long Island near the Nassau-Suffolk line; and, the all year suburban resident of Nassau county, in growing places like Lynbrook, East Rockaway, Oceanside and contiguous communities will derive the benefit through being enabled to buy vegetables, chickens and eggs direct from the soil of their own county because the best profits and the most satisfactory business for these small farmers are in the communities within easy traveling distance of their farms. The common use of the automobile among farmers nowadays brings a market for their produce to them easily. Much of the farm land intermingled with the wooded central part of eastern Nassau county is coming into agricultural demand contemporaneous with the flow of population into the important residential communities. Each condition aids the other. The improved transportation facilities on the suburban divisions of the Long Island Railroad are accelerating the growth of the level parts of Nassau county more than it was hastened in the past.

—Real estate values along the New York Central and New Haven lines, within the commuting zones, will be benefited by the reduction of fares which the Public Service Commission of the Second District has ordered. A dollar or two more or less makes a lot of difference with the average homeseeker.

FOUNDED 1887

EAGLE SAVINGS AND LOAN CO.

186 Remsen St. Brooklyn, N.Y.C.

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CAPITAL AND SURPLUS OVER $2,900,000.00

CONCERNING OUR LOANS

It is the leading feature of this business to assist worthy people in home buying and building and in paying off mortgages on homes, which, under the provisions of the New Savings and Loan Law, it is authorized and empowered to do to a greater extent than financial institutions of any other class.

When all surrounding conditions are satisfactory, we go as far as 75% of value, if necessary, in placing our monthly installment loans.

Under the operation of the New Law, which became effective on January 1, 1911, the loans we are now making provide for monthly payments at the rate of $10 per month per $1,000 of the amount of the mortgage, which payments include interest, or the mortgage can be paid off entirely at any time, and after one year by the payment only of the balance due on the mortgage, plus one per cent. of such balance.

Our loans are made on First Mortgage only and are for the exact amount of the cash advanced.

Our New System is so simple and direct that a borrower can tell at any time from the credits in his pass book just what amount will pay off his mortgage.

While the law permits us to loan within a radius of 50 miles, we particularly invite applications on private residential properties in Brooklyn, Queens, Bronx and Westchester.



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DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN AND BRONX ORDERS SERVED

Named Streets.

Broome st, 32—Jos Jacobs ..... G-H
Broome st, 32—Jos Jacobs ..... G-H
Canal st, 167—S Hudes ..... G-K-L
East Houston st, 194—L Lieblich ..... H-L-A
East Bway, 100—E Reibstein ..... D-H
Delancey st, 18—Jos Ganz ..... G-A-C-F
Division st, 83—Jno Wendel ..... D
Division st, 15—Jacob Gordon ..... H-C-E-G-A-F
Front st, 125-7—Jno N A Griswold Est ..... C-B
Front st, 125-7—Consolidated Gas Co C
Grand st, 309-11—Goldman & Malzman C
Grand st, 62—Moscovitz & Priest ..... G
Grand st, 530—Barnet Appel ..... A-C-G
Grand st, 309-11—Goldman & Malsman C
James st, 96—The Swamp Stable ..... D-C
Lafayette st, 151—Patterson, Gottfried & Hunter, Ltd. ..... G-A-H
Lispenard, 23-5—I Alter & Bro ..... E
Lispenard st, 23-5—L Alter & Bro ..... E
North Moore st, 27-9—Merchants Refrigerating Co. ..... A
North Moore st, 27-9—Merchants Refrigerating Co. ..... A
Pearl st, 178-80—Adwele de Tallyrand C
Pine st, 34-6—Hanover Fire Ins Co ..... A-C-B
Wooster st, 43-5—Duparquot, Rout & Monouse Co. ..... H
Worth st, 195—David Mahoney Est ..... G
Worth st, 104—Marshal Field Est ..... D

Numbered Streets.

4th st, 391 E—Jno H White C
4th st, 391 E—Henry Bernstein C
15th st, 525-31 E—N Y Mail Co ..... H-E-C-F-G
18th st, 224 W—Grace C Kendall Est ..... G
18th st, 140 W—Mary D Graham C
22d st, 214-24 E—Mutual Milk & Cream Co. ..... G-C-F-B
24th st, 148-50 W—Goldfarb & Weingold ..... G-A-H
24th st, 148-50 W—Larenz, Friedman & Schulhoff ..... G-C-A
24th st, 148-50 W—Natkin & Laitin ..... H-G-A
24th st, 148-50 W—Wolf Katzman & Son ..... H-G-A
24th st, 148-50 W—Aaron Reichbart & Son. ..... H-G-A
24th st, 148-50 W—Wm G Gottleib ..... A
24th st, 148-50 W—Geo Schlums ..... A
24th st, 30-32 W—Henry George & Rosenbaum Co. ..... H
24th st, 148-50 W—Harry Goldberg ..... H-G-C-H
24th st, 148-50 W—Kerwin & Litwin ..... G-C-A-H
24th st, 148-50 W—Gittler & Murray ..... H-G-C-A
24th st, 148-50 W—Benj Schloss ..... G-C-A-H
26th st, 106 W—Conrad C Stahl ..... K
30th st., 528 W—Leon Mustacchi ..... G
31st st & Bway—Manger Bros ..... A
34th st, 136 W—A C Levis ..... C-B-L-F
34th st, 136 W—Am Art Co ..... A
41st st, 143 W—J J Astor Est ..... A
48th st, 215 W—C T Silver Motor Co ..... L-G-K-C
58th st, 35-41—Hotel & Transit Garage Co. ..... K-L-H
68th st, 151 W—Niagara Auto Radiator Co ..... H
117th st, 230 E—Bernard Greenberg ..... D-C
120th st, 311 W—Moses & Sol Schinasis ..... E-F
125th st, 77 W—Herman Weitzer ..... G
130th st, Ft Lee Ferry House—Public Service Corpn of Newark ..... H
135th st, 127-9 W—St Philip Church C
143d st, 474 E—Thos W Canton C
148th st, 315 E—Sebastiano Marrafino C

Named Avenues.

Bway, 625—Chas J Levy ..... H
Bway, 625—A Jacobs Sons & Co ..... H
Bway, 625—Salo Veilchenblau & Co ..... H
Bway, 625—Richd Sentner ..... H
Bway, 625—Nifty Clothing Co ..... H
Bway, 625—David Silva ..... H
Bway, 625—Saml S Horowitz ..... H
Bway, 625—Simon Cohen & Co ..... H
Bway, 625—Goodman & Cobrin ..... H
Bway, 627—H Richter's Sons ..... H
Bway, 627—Commercial Shirt Co ..... H
Bway, 627—International Mfg Co ..... H
Bway, 346-8—N Y Life Ins Co ..... D
Bway, 364-6—Frank N Hofstatt ..... D
Bway, 2152-8—Locomobile Co ..... D-H-F-E-G-C
Bway, 894-900—Est Ogden Goelet ..... B-C-A
Bway, 894-900—Morris Friedman Bros & Co. ..... D-C-G-A
Bway, see 81st—A Van Buren & Co ..... G
Bronxwood Park—Wm Taylor ..... H-G
Central Park West, 380—A Van Buren & Co ..... G
Central Park W—A Van Buren & Co ..... G
Columbus av, 882—Morris Schinasi C
Madison av, 177—Wm J Roono L
Madison av, 17—Wm J Roono L

Numbered Avenues.

1st av, 1298—Emil C & Richd C Bondy ..... F-A-C-B-E
2d av, 11—Ernest Plath ..... G
9th & 10th avs & 58th & 59th st—Roosevelt Hospital ..... D

BROOKLYN ORDERS SERVED.

Named Streets.

Adar st, 15-17—Frank Berlinback ..... K-A-G-C-H
Amersfort pl, 554—Benj H Knowles ..... A-H
Bartlett st, 11—Chas Pfizer & Co ..... L-G-D
Bergen st, 480—Geo Gabb ..... K
Bond st, 342—Gastono Bariti ..... H-A
Carroll st, 20—Andw Jendile C
Clark st, 52—J W Trumbridge ..... D-K
Clinton st, 472—Peter Arina ..... K-C-A-L
Conselyea st, 133—Geo Keller ..... C-K
Columbia st, 149—Edw T McBride ..... C-M
Columbia st, 243—Jos Maresco ..... A-K-C-H
Court st, 284—E Lauricella ..... A-C-K-E-H
Dean st, 1579-81—Dominico Manzeliano ..... A-C
Degraw st, 266—Louis B Enton ..... L-K
Dikeman st, 89—Saml Kaplan ..... A-H
Fenimore st, 214—M J O'Neil ..... G-H
Ferris & Dykeman sts—Ice Mfg Co ..... A
Franklin st, 237—Franklin Garage Co ..... K-L
Fulton st, 9—Hugo J Panzer ..... K
Fulton st, 175—Ashner Bros ..... G
Fulton st, 2148A—A Kaplan ..... A-H
Fulton st, 822—Saml Lessinger ..... G-D
Gerry st, 15-27—Chas Pfizer & Co ..... H-G-L-D
Gerry st, 80—Chas Lutz ..... A-K-M-C
Grand st, 1013—Sackett & Wilhelms Litho & Ptg Co. ..... A-G-K-H
Grand st, 302—Chas Atrin ..... A-C-G-K-H
Hawthorne st, 151—G W Simrell ..... H-G-K-C-A
Hart st, 705—Jean Schwenck ..... A-H
Herkimer st, 267—T J Donnelly ..... A-G-L-H-K-C
Himrod st, 57—T E Auerbach ..... A-G-K-H
Hubbard st (Bath Beach)—Marine Basine Co. ..... H-A-C
Hubbard st, foot of pier (Bath Beach)—Bensonhurst Yacht Club ..... D-C
Humboldt st, 352—Peter Ottati ..... A-G-H
Jay st, 369—Sarah Herriett ..... G-C-A
Jay st, 369—Bklyn Union Gas Co ..... A
Jay st, 369—Jas Coss ..... E
Kossuth pl, 20-2—Chas B Steuerwald ..... C-K-A-G-H
Lorraine st, 24—P H Gill & Sons ..... K-C-A-D-H
Marion st, 41-3—Rockmore Motor Co ..... K-C-D-A-L
Marion st, 250—Chas Curth ..... K
Meserole st, 22—Philip Lande ..... A-L-C-K-D-H
Noll st, bet Evergreen & Central avs—S Liebmann's Sons Bwg Co ..... A-G-K-H
Pacific st, 754—C Kenyon Co ..... A-D-K-C
Pearl st, 250—Antonio Gatto ..... A
River st, bet 1st & 2d sts—Am Sugar Refining Co ..... A-H-C
Roebling st, 226—L Goldfinger ..... A-G-K-H
Roebling st, 78-80—P Langone ..... C-A-H
Rutledge st, 328—Empire State Dairy Co ..... K-A-G
Sterling pl, 113-21—P H Powers Son ..... K
Stagg st, 77—J H Werbelowsky ..... A-H-G
Stagg st, 77—H H Reiners ..... K-C-H
Van Brunt st, 401—Jos Kesno C
Van Dyke st, 98-104—Knowles, Bradley Co. ..... H-F-A
Union st, 392—Dr Louis N Dusseldorf ..... H-A
Union st, 835—Ida I Eckhoff ..... K
Wallabout st, 292—Am Welding Co ..... A-C-L
Wallabout Market, 41—Thos White C
Walworth st, 158—Prins & Klein ..... A-C
Water & Main sts—Robt Gair Co ..... K-L
Wilson st, 32—R W Reid ..... A-G-K-H

Numbered Streets.

1st st, 165-9 N—Robt Abel ..... H-A-G-E
4th st, 327—Jas A Allsopp ..... K-L
6th st, 282—C E Dennis ..... A-L-H-K-C
8th st, 104 S—Wyman Bros Mfg Co ..... K-H
11th st, 478—Edw H Dilger ..... A-L-K
12th st, 156 E—Louis J Jaffee ..... A-C-H
12th st, 221 E—Wm G Clarke C
15th st, 398—Unity Garage Co ..... L-H-K
19th st, 125 E—H A Fogg ..... A-C-K-H
20th st, 548—Mrs Chas Hart ..... G
21st st, 804 E—Carl Cronemeyer ..... A-G-K-M-H
25th st, 126—A Bruno ..... A-H

Named Avenues.

Av C & E 17th—Jas Kavanagh ..... A-H
Arlington av, 164—Peter A Keil ..... M-D-K-C-A-G-H
Atlantic av, 316—Philip Cohen ..... M
Arlington av, 78—Sidney Smith ..... A-G-K-H
Atlantic av, 887—Mme Thilovult ..... G-A-D-L-H
Atlantic av, 959—Otto Wissner ..... K
Atlantic av, 963—Atlantic Machine Co. ..... G-D-L-A-K-C-H
Atlantic av, 1160—G H Moller Ero & Co ..... H-A
Bedford av, 1216—A Seikler & Son ..... K-A-H
Bedford av, 1523-5—Dunham Auto Co L
Bedford av & Clifton pl—Raczek Auto Co ..... L-K
Bedford av cor Clarkson st—Powell Garage. ..... A-L-K-H
Bway, 24-6—Bklyn Daily Times ..... H-A-G-K
Carlton av, 140—Meyer Ahrensberg ..... G
Central av, 175—Cologero Grovinco ..... M-D-G
Central av, 333—A Mehlstein ..... A-G-H
Cropsey av, 1907—Bath Beach Garage & Machine Co ..... K-L
DeKalb av, 557—R H Hoskins ..... G-E
Division av, 257—J Tonbein ..... A-H
Euclid av, 376—Emil Reineking ..... A-K-C
Fountain av, 76—Edmund Cahn ..... G
Gates av, 1002—Borden's Condensed Milk Co. ..... A-C-K-H
Glenwood rd, 3304—J S Schaefer ..... A-G-H
Greene av, 1788—Germania Cornice Works. ..... A-G-K-C
Greene st, 104-14—City Rubber Co ..... A-L-D-H
Harrison av, 147—S Wetchler & Son ..... A-K-H
Harrison av & Gerry st—Chas Pfizer & Co ..... L-H
Howard av, 244—Wm Gleichmann ..... A-C-H
Hudson av, 249—Peter De Vito ..... H-A
Jamaica & Railroad avs—Bemisch Co ..... A-K
Kent av, 556—Bklyn Union Gas Co ..... K
Knickerbocker av, 637—Est of Jno Tracy ..... G
Lexington av, 69—Peter Maneo ..... G
Lexington av, 117-21—Borough Devel Co ..... M
Lexington av, 421—Chas C Becker ..... C-K-A-H
Liberty av, 416—G Marguardt & Co ..... K
Liberty & Sheffield avs—Piel Bros ..... K-A
Marcy av, 406—Pasquale Guogliordi ..... C-H-A
Metropolitan av, 694-702—Nat Waist Band Co ..... C-K
Myrtle av, 640—Isaac Brown ..... A-G-C-H
Myrtle av, 698—Jas Hughes ..... A-C-H
New Utrecht av, 5523—Riskin & Wolin ..... K-A-C-H-G
Ovington av, 437—Bay Ridge Sanitarium. ..... A-G-K-H
Rogers av, 1345—E A Fulling L
Sedgwick av, 537—E W Sutton ..... H-A
Skillman av, 11—Prospere Denadio ..... A-H
So Portland av, 182-6—Mohawk Garage ..... L-C-K
Stone av, 26—C E Whitson ..... A-C-H
Stone av, 107—Eastern Parkway Auto Co ..... L-G-K
Sumner av, 488-90—A Buchanan, Jr ..... K-A-H
Sutter av, 912—Abr Tubna ..... M
Sutter av, 914—Chas Weisinger ..... M
Tilden av, 2222—Flatbush Auto Co ..... L-K
Varick av, 65—Kings County Dye Works Inc. L
Vernon av, 277-9—Ferd Munch Bwy ..... K-A-G-H
Washington & Lefferts avs—B D Meyer ..... G-K-L
Waverly av, 334—Anela T Scott ..... L-A-K
Willoughby av, 539—Jacob Perlman C
Wythe av, 33-5—Wood & Shephard Varnish Co. ..... A-H

Numbered Avenues.

3d av—D'Allen's Sons Rope Co ..... G-A-F-H
3d av, 761—Bklyn Terminal Garage & Machine Co. ..... K-L
3d av, 966—Chas Randel ..... C-A-H
3d av & 35th st—Robt Graves Co ..... A-H
3d av & 35th st—C A Agar & Co, Inc ..... A-H
3d av, 83—R F Stevens Co ..... K-C-L-A
3d av, 173-9—Third Av Garage ..... K-C-A-G-L-H
14th av, 4920—Walter E Shuttleworth ..... K-C-H
15th av bet 51st & 52d sts—Louis Borgenecht ..... A-G-K-H

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Cedar st (Far Rockaway)—Robt C Norton. ..... A-G-K
Cedar st (Rockaway Beach)—Wm Scheer ..... A-G-K-L-H
Cooper st, 20-4 (L I C)—Jno Morrison ..... A-C-L
Crescent & William sts (Far Rockaway)—Ceis Jackus Co ..... A-G-K-H
Douglass st, 26 (Jamaica)—Schults Bread Co ..... A-K-H
Grove st (Far Rockaway)—Julius Levy ..... A-D-G-K-H
James st (Far Rockaway)—The New Garage Co. ..... L-K
Main Boardwalk (Broad Channel)—Louis F Miller ..... A-G-K-H
North Washington st, 19 (Jamaica)—Chas A Baker ..... L-K-C
Oak pl, 6 (Far Rockaway)—F W Conklin. ..... K-G-H
Purdy st, 241 (L I C)—Eugene N L Young. ..... K-C-A-G-H
Ralph st & Grand View av (Ridgewood)—Standard Knit Mills Co ..... A-G-K-H

Named Avenues.

Brandreth av & blvd (Rockaway Beach)—Herschman, Bleier, Edelstein Co ..... A-G-K-H
Central av, 246-8 (Far Rockaway)—Mullen Buckley ..... C-D-G
Central av, 336 (Far Rockaway)—Starks & Wicks ..... H-G-L
Central & Carlton avs (Far Rockaway)—Edw Casey ..... K-L-C-H
Cypress av (Evergreen)—Frank Brewery ..... H-K
East av & 13th st (L I C)—Benz Auto Import Co. ..... L-G-A-K-C-H
Eastern av (Rockaway Beach)—Gus Hallen. ..... A-K-G-H
Elizabeth av (Arverne)—Valvoline Oil Co. ..... A-L-H
Grand av near Lockwood av (Far Rockaway)—Florence McCarthy ..... A-C-L-K
Jackson av, 104 (L I C)—Jas Buckley C
Jackson av, 444 (L I C)—N Y & Queens Elec Light & Power Co ..... K-H-C
Jamaica av, 1086—Herman Pollenz ..... A-G-K-C-H
Jamaica av (Woodhaven)—Thos Napier ..... K-A
Merrick rd & Locust av (Jamaica)—Chas Hansen ..... K-C-H-A
Merrall rd (Far Rockaway)—Marrell Smith. ..... A-G-K-D-H
Mott av, 47 (Far Rockaway)—L I R R Co. ..... L-A-G-H
Myrtle & Wyckoff avs (Ridgewood)—Welz & Zerwick ..... A-G-K-C-H
Remsen av (Far Rockaway)—S I Decker. ..... A-G-K-H
Rockaway rd & Beaufort st (Jamaica)—General Acoustic Co ..... K-G-C-A-H
Shaw av & 8th st Stephan & Danner ..... A-G-K
Vernon av, 55 (L I C)—Jos Rosenberg ..... A-K-C-H
Vernon av, 161 (L I C)—A Michaels ..... A

Numbered Avenues.

5th av & Boulevard—Robt F Mosback ..... D-K-C-A-G-L

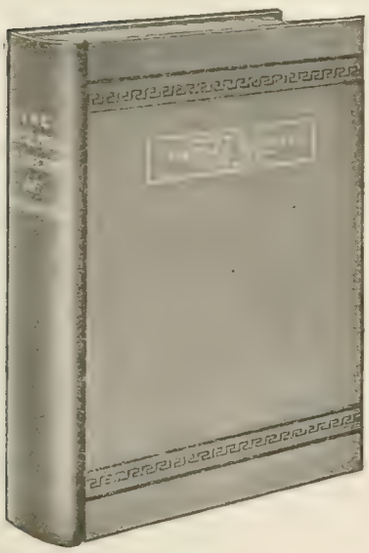
New Sources of City Revenue.

Ninety-six per cent. of the total assessed valuation of taxable property, as stated in the report of the Commissioners of Taxes to the Mayor, falls on real estate. What an astounding and inequitable state of affairs! New York, the metropolis of the nation, the richest of cities, the world's financial centre and the leader in industries and manufactures, derives almost all of its revenue from one source. It has a system of taxation, a matter so vitally affecting the every-day life of every rent-payer and taxpayer, which is archaic, antiquated and time-worn, says a bulletin of House and Real Estate Owners' Association of the 12th and 19th Wards.

New sources of city revenue must be found—and quickly. The present system of taxation must be radically changed to meet existing conditions. All those who enjoy the protection and advantages of our city government ought in some way contribute to the cost of the running thereof. The committee appointed by Mayor Gaynor "to ascertain new sources of city revenue" has taken a forward step in this direction in several of its recommendations. Many of the suggestions submitted by the United Real Estate Owners' Associations to the Mayor's committee have been included in the report to the Mayor. The proposed "Increment Tax," however, was not one of these suggestions.

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TRADE LITERATURE

The 1913 Book of Pipe Standards.

The 1913 edition of the Book of Standards is now being distributed, price, $2 the first since the 1902 edition. It is much larger and more complete than the older one, yet its 559 6x9 inch pages will fit the pocket readily.

The index is very complete, all headings being thoroughly cross indexed. It contains 4,000 references. Several pages are devoted to a descriptive article covering the main process of manufacturing both welded and seamless tubes, also giving information in regard to the threading, durability and physical properties, etc., of both "National" pipe and Shelby seamless tubes. Also there are a number of pages which give weights, dimensions, threads per inch, test pressure, sections of joints, specifications, etc., of the various kinds of pipe and tubing made.

An article on protective coating, Matheson joint pipe, and Converse joint pipe contains desirable information on these subjects.

Tubular electric line poles receive considerable attention and several pages describe and illustrate tables in regard to lapweld and seamless tubes, upset and expanded, wrought pipe bends, butted and strapped joints, bump joints, valves and fittings including various kinds of nipples and flanges, hand railings and ladders, working barrels, cylinders, Shelby seamless specialties, Shelby seamless cold drawn trolley poles, tables of various physical properties of Shelby seamless steel tubes, physical properties of carbonic acid gas, Briggs' standard, holding power of boiler tubes, thermal expansion of iron and steel tubes.

Considerable prominence is given to articles on strength of tubes and cylinders under internal fluid pressure and collapsing pressures, by Prof. R. T. Stewart, Dean of Mechanical Engineering Department, University of Pittsburgh. The mechanical engineer, especially in the connection with boiler engineering problems, will find this department of exceptional value.

An article covering pipe used as columns is given, tables are supplied showing the use of standard, extra strong, and double extra strong pipe based on the New York Building Code as well as the Chicago building ordinances, which make the volume a valuable acquisition to an architect's library.

Considerable attention also is given to the mechanical properties of solid and tubular beams, of usual and unusual shapes. As tubing is finding considerable usage in the mechanical field, notably in automobile construction, this data is particularly useful. This article is accompanied by tables giving the mechanical properties of solid and tubular beams of uniform cross section, various conditions of loading are illustrated and formulas are shown to secure correct values of their physical properties. Unusual shapes are illustrated and formulae given to secure their properties as beams or columns.

An article on safety factors and safe working stresses is given, which shows through what ranges, values should be used for safe operation.

Chapters are supplied giving information in regard to water, gas, steam and air. It has not been the intention to go very deeply into these various subjects, only in so far as they concern tubular products.

A large collection of tables in conjunction with explanatory articles is given, dealing with an idea of the extent of which can be secured from the following list:

Fifth roots and fifth power. Decimals of a foot for each 1-64 of an inch. Decimals of an inch for each 1-64. Wire and sheet metal gages in aproximate decimals of an inch.

Proportions of screw threads, nuts and bolt heads, illustrated explanatory article accompanied by tables showing dimensions of screw threads, nuts and bolts. Several pages are devoted to area and weight factors for tubes and pipes by means of which it is readily possible to figure the area and weight of various kinds of tubing. A special table is shown by means of which it is possible to find directly the weights of nearly all sizes and thickness of steel tubing up to 36 inches in diameter. By means of factors weights of various other metallic tubing can be found. A table showing properties of tubes and round bars is given with an explanatory article. This table gives various physical properties, including circumference, area, weight, surface in square feet, volume, moment of inertia, radius of gyration, etc., for tubes and round bars up to and including 36 inches. This data is given in increments of .01 inch up to 16 inches and increases from there by ⅛-inch increments to 36 inches. The metric system is included with conversion methods for most of the more commonly used measures including temperatures.

A glossary of terms used in the pipe and fittings trade will be found in the back of the book and in many instances the meanings of many of the more or less well known words used in this trade are defined.

Bungalow Types and Styles.

A beautiful book is being issued by the Building Brick Association of America, of 949 Broadway, which every architect and home builder should have. The book deals with the possibilities of obtaining artistic effects in small building construction. It also gives comparative costs. The work is being sold at 50 cents.

Pneumatic Water Supply Systems.

A running water supply for suburban service, using a tank from which the water is forced by air pressure, has met with favor. The Goulds Manufacturing Company, 64 West Fall street, Seneca Falls, N. Y., is putting out a hand-operated system for shallow wells, combined hand, windmill and power outfits for deep and shallow wells and large capacity power outfits for shallow wells or lakes. Booklets will be sent on request.

Inclined Railways.

It is the purpose of this catalog to bring to the attention of those interested in the many advantages of incline railways for developing and enhancing the value of property that otherwise would be practically of no value," says the Otis Elevator Company, in introducing to architects and engineers its latest bulletin on the subject of incline railways, which will be sent to any interested person upon application at the company's office, 11th avenue and 26th street, New York.

"Incline railways may be divided into three classes, namely: Tourist and passenger inclines, traffic inclines and commercial inclines. The tourist or passenger incline railways are used as a means of reaching some high point on a mountain or in a mountain range, where the view of the surrounding scenery is particularly attractive. Usually at the upper terminus of the incline railway a hotel or summer colony is established, and the adjacent land, because of the incline railway, is converted from almost valueless property into an attractive, popular and profitable mountain resort.

"These incline railways in the majority of cases where hotels have been erected or summer colonies established, have proved to be very profitable investments. This quick and comfortable means of transportation also results in developing the land on the mountain side for residential purposes, bringing large returns from its sale. There are, moreover, other conditions that make the incline railway an attractive investment for the purchaser. There are large tracts of land throughout the country that are practically of no value, their elevation making them inaccessible. These tracts of land, especially if in close proximity to a city, or even within a city itself, could be made extremely desirable and valuable for residential purposes if there were some easy means of approach. The incline railway provides the means of developing such tracts of land and makes them accessible and valuable."

Gibbons' New Catalog.

M. J. Gibbons, of Dayton, Ohio, who has achieved such remarkable success in furnishing rural and city homes with modern heating, lighting and plumbing improvements, has recently issued an elaborate new catalog which contains a wonderful amount of useful and valuable information for every home owner, builder and contractor. The book will be mailed free to anybody upon request to M. J. Gibbons, Dayton, Ohio.

Electric Equipment of Bakeries.

The General Electric Company has just issued Bulletin No. A4073, which deals with the electric equipment of bakeries. This bulletin refers to the sanitary advantages of such an equipment, the efficiency, economy of space, convenience, cost, maintenance and reliability, and illustrates the various pieces of aparatus used in bakeries, equipped with electric motors. It refers also to the electric lighting and to electrically heated ovens for baker's use.

Electricity in Construction Work.

The General Electric Company has just issued an interesting bulletin No. A4080 devoted to the use of electricity in excavation and construction work. The bulletin deals with both the generating of the current and its use through motors. It touches on the advantages to be derived from the use of electric power, and refers briefly to its application to the work in connection with the Panama Canal, Catskill Aqueduct, New York Barge Canal, and in general building construction.

Competition Among Electrical Contractors.

While addressing an audience of electrical contractors not very long ago a man prominent in the contracting business said that the time-honored assertion to the effect that competition is the life of business sounded well enough as a general proposition, but that in the electrical contracting field competition was altogether too often the death of profit. Speaking before the same audience, another contractor cited as evidence of improvement in the conditions in his own town the fact that, of the important contracts which he had recently secured, many had been obtained without any competition at all.

Such expressions as these are very interesting, but they are quite liable to create an impression which is not intended. Some remarks by Mr. Ernest Freeman, president of the National Electrical Contractors' Associaiton, at a recent meeting of the Illinois Association of Electrical Contractors, had important bearing on this subject.

Mr. Freeman explained that the national and State associations were not trying to eliminate competition so that prices for electrical construction be pooled or boosted. The one aim in this matter, he said, was to show the contractor what the elements of cost in electrical contracting are and to convince him of the folly of trying to install work for less than cost.—"Electrical Review."

Fifth Avenue Association.

The sixth annual meeting of the Fifth Avenue Association was held this week at the Holland house. President Robert Grier Cooke presented his report of the year's work and announced as a result of a convass of property owners it had been found that the general sentiment in the Fifth avenue section was in favor of limiting the height of buildings hereafter erected to 125 feet.

The officers elected were Robert Grier Cooke, president; William P. Sackett, first vice-president; George T. Mortimer, second vice-president; Gustav Baumann, third vice-president; Louis H. Hosmer, secretary; Frederick L. Eldridge, treasurer.

A Heating and Ventilating Code.

The most important topic at the annual meeting of the American Society of Heating and Ventilating Engineers was on the question of legislation for compulsory heating and ventilating. For a number of years both engineers, manufacturers and legislative bodies have been looking to this society, it was said, for a model form of specification which would be fair to the different manufacturers enabling them to furnish heat under conditions which were practically possible, and to the ventilating engineers, to allow them to furnish the amount of air changing required without an excessive cost that would place the installation beyond the reach of the average public building.

A draft of a proposed law was discussed, but final action was postponed. One of the sections provides that any room or apartment having less than 1,500 cu. ft. and more than 500 cu. ft. of air space for each and every person within the room or apartment, and having outside windows and doors whose total net area is at least one-eighth of the floor area, shall be provided with artificial means of ventilation which shall be in continuous operation during the period of occupancy when the outside temperature requires the windows to be kept closed.

The officers for the ensuing year are: President, John F. Hale; vice-presidents, E. F. Capron and A. B. Franklin; treasurer, James A. Donnelly; Frank T. Chapman, Ralph Collamore, D. D. Kimball, W. W. Macon, J. M. Stannard and Theodore Weinshank, managers.

The Fort George Tunnel.

The thousand-foot tunnel under Fort George Hill, giving ready access to the Subway from the rapidly developing Fort Tryon, Fort George and Bennett avenue districts, is practically completed and will be opened to the public in a few days. This tunnel is bound to prove a great boon to the residents of the district affected, who have hitherto been able to get rapid transit facilities to the heart of the city only by going to the subway in a circuitous route. Before the opening of the 191st street station on the Subway Division, about a year ago, the residents of the rapidly up-growing area of Northern Manhattan between 181st street and Dyckman street were forced to walk many blocks to enter the tube. But when this station was opened, the problem was not entirely solved. To the east was another fast growing neighborhood which also needed to be dealt with. Residents of the Fort George and Fort Tryon sections had to climb the hill in order to get to the subway, walking nearly half a mile. The new tunnel obviates all this.

The passageway—purely for pedestrians, of course—is 1,020 feet long, 12 feet wide and 12 feet high. It runs 225 feet under the surface of the hill on a level with Broadway, and cost $76,000 to build, the Interborough Bulletin says. The tunnel will be well lighted at all times and ample protection will be afforded those using it from "footpads," by two policemen stationed at either end of the tunnel every hour of the day and night.

Real Estate Insufficiently Safeguarded.

Lawson Purdy, president of the Department of Taxes, speaking to the New York Furniture Warehousemen's Association, said the rights of real estate owners are neither regarded nor safeguarded as they ought to be in New York. "We have allowed people to encroach upon the property of their neighbors," he said, "and the cost to the people has amounted to untold millions because their rights were not safeguarded so that their neighbors could not encroach upon them by the use of their own property. People in New York have been allowed to do as they pleased for many years, and we have gone so long without any policy that it is too late to recommend any now.

"The value of land has come to be based on the power to build lofty buildings. Many high office buildings in lower Manhattan do not pay because the light and air have been destroyed by neighbors who had been compelled to do the same thing, and we have brought all this on by not restricting the use of land. The other boroughs should profit by this example."

Up to the Small Town.

The problem of keeping the boy on the farm is a vital one, but it is not more urgent than that of keeping the boy in the small town and the interior cities of our various states. Now that can only be done by creating more opportunities for him. By the development of undeveloped sources of wealth which every community possesses. We are educating our boys, shoving them through High Schools and State Universities, and more and more they are taking to the modern constructive professions, to civil and mechanical engineering, as well as chemical and electrical engineering, and just as soon as they get through they must go somewhere else to find a market for their training and their knowledge. Now, I tell you it is up to the small town to develop its resources in order to conserve its best product.—its young men.—W. H. Miller at the National Federation of Retail Merchants.

New Electric Light Company.

The Long Acre Electric Light and Power Company has filed with the Public Service Commission an application for a certificate approving the construction of its plant. This company has been before the commission for several years in various applications for permission to issue stocks and bonds. Those applications were taken to the courts and long litigation followed. In December, 1912, the Court of Appeals decided that the company had not obtained from the proper authorities consent to the construction of its plant. The present application is made to get the approval of the commission for that construction. A hearing will be held on the application January 29.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assesements Due and Payable

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON FEB. 20, AT 2 P. M.

REMSEN AV, ETC.—Temporary park basins and appurtenances in REMSEN AV, at the southwest corner of LELAND AV; at the southwest and northwest corners of LAKE GROVE PL, the east side of REMSEN AV, opposite Lake Grove pl and on the east and west sides of REMSEN AV, about 1,000 ft. south from McNeil av, 5th Ward.

MASPETH AV, ETC.—To construct a dry weather flow sewer and appurtenances in MASPETH AV, from Newtown Creek to Rust st; in RUST ST, from Maspeth av to Clarke av, and construct a sewer and appurtenances in CLARKE AV, from the outlet at Maspeth Creek to Borden av, 2d Ward.

LELAND AV.—To construct a temporary sanitary sewer in LELAND AV, from the Sewage Purification Plant to Redfern (Remsen) av, and in REDFERN AV, from Horton pl to McNeil av, 5th Ward.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON FEB. 18, AT 10.30 A. M.

SEA VIEW AV.—To set 100 ft. of concrete curb on the south side of SEA VIEW AV, 4th Ward, in front of property designated as Block 1, Lots 48 to 51, inclusive, on map known as the map of 686 lots, etc.

VAN PELT AV.—To grade bet the curb lines and property lines, and construct sidewalks in VAN PELT AV, bet Washington av and the Staten Island Rapid Transit Railroad tracks, 3d Ward.

LOCAL BOARD RESOLUTIONS.

The following petitions were presented at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of the Bowery.

AT CITY HALL, MANHATTAN, ON FEB. 11,

CANAL ST.—Recommending the regulating, grading, curbing and paving of the widened portion of CANAL ST, bet the Bowery and Chrystie st. Adopted.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON FEB. 11,

BROADWAY AND 146TH ST.—Erecting fence to enclose property at the southeast corner. Laid over for two weeks.

FORT WASHINGTON AV.—Widening and extension of FORT WASHINGTON AV, at its junction with Broadway. Adopted.

PARK TERRACE WEST.—Regulating and grading PARK TERRACE WEST, through Isham Park, from Isham st to a point about 160 ft. south of the north house line of West 214th st. Adopted.

WEST 134TH ST.—Reconstructing, bet Broadway and Riverside Drive. Laid over for two weeks.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON FEB. 11,

1ST AV.—Construction of sewers in 1ST AV, bet 95th and 106th sts; and, an outlet sewer in 96TH AND 102D STS, bet Harlem River and 1st av. Laid over for two weeks.

MADISON AV AND 108TH ST.—Requesting the erection of a fence at the northeast corner. Adopted.

EAST 95TH ST.—Requesting the fencing of vacant lots Nos. 304, 306, 308 and 310. Adopted.

Local Board of Kips Bay.

AT CITY HALL, MANHATTAN, ON FEB. 11,

EAST 14TH ST.—Constructing sewer in EAST 14TH ST, from 1st av to the East River. Laid over for one month.

EAST 50TH ST.—Fencing vacant property at 235 to 241 EAST 50TH ST. Laid over for two weeks.

Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON FEB. 11,

129TH ST.—Requests the paving with improved granite blocks, on a concrete foundation of 129TH ST, bet Convent av and Amsterdam av. Laid over for two weeks.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Feb. 20, at 10.30 a. m., the following matters, among other matters, will be considered:

MANHATTAN.

ZIPKES PL.—To close and discontinue ZIPKES PL, from Post av to Sherman av; and, to change the grade of SHERMAN AV, bet Dyckman st and Academy st.

BRONX.

JOHNSON AV, ETC.—To change the lines and grades of the STREET SYSTEM bounded by Johnson av, Kappock st, Arlington av, West 231st st and its prolongation and Spuyten Duyvil rd.

BAYCHESTER AV.—To change the grades of the STREET SYSTEM bounded by Baychester av, the New York, Westchester & Boston Railroad, Steenwick av, Hollers av, Varian av, Tillotson av, Wright av, Givan av, Boller av and Burk av.

KINGSBRIDGE AV.—Acquiring title to the lands, etc., required for opening and extending KINGSBRIDGE AV, where not already acquired, from Terrace View av in Manhattan, to West 230th st in the Bronx.

REVIEW PL.—Acquiring title to the lands, etc., required for opening and extending REVIEW PL, from West 238th st to Van Courtlandt Park South; and WEST 238TH ST, from Spuyten Duyvil rd to Broadway.

BARNES AV.—Amending the proceeding of Oct. 22, 1909, acquiring title to BARNES AV, from Williamsbridge rd to Tilden st; BRONXWOOD AV, from Burke av to Gun Hill rd and WALLACE AV, from Williamsbridge rd to Gun Hill rd.

BROOKLYN.

NEPTUNE AV, ETC.—To change the grades of the STREET SYSTEM, bounded by Neptune av, West 23d st, the Atlantic Ocean and West 32d st.

FLATBUSH AV.—To lay out an extension of FLATBUSH AV, from its present south terminus, at or near the north line of Av V prolonged, to the United States bulkhead line of Rockaway Inlet.

ELDERT LA, ETC.—Acquiring title to the lands, etc., required for opening and extending ELDERT LA, from Glenmore av to Stanley av; and, SHERMAN AV, from Glenmore av to Fairfield av.

TERMINAL FACILITIES.—To adopt plan for terminal facilities and equipment thereof and therefore, to be located upon the lands and lands under water, situate, lying and being on, adjacent or near to the shores of the East River, Buttermilk Channel, Gowanus Bay and Upper Bay, bet the foot of Fulton st and the foot of 66th st.

EAST 26TH ST, ETC.—Amending the proceeding of April 20, 1911, for acquiring title to EAST 26TH ST, from Canarsie la to Clarendon rd, and from AV D to Newkirk av; and, to CANARSIE LA, from Flatbush av to Schenectady av, so as to relate to EAST 26TH ST, from Canarsie la to Clarendon rd and from Av D to Newkirk av; and, to CANARSIE LA, from Flatbush av to Schenectady av as they are shown on a map adopted by the Board of Estimate on Jan. 9, 1913, and approved by the Mayor on Jan' 16, 1913.

QUEENS.

FINAL MAPS.—To lay out the lines and grades of the street system within the area designated as SECTION 318 of the FINAL MAPS of the Borough of Queens.

RUST ST, ETC.—To change the lines of the STREET SYSTEM bounded by Rust st, Grand st, Broad st, Hill st, Clermont av, Flushing av and James st, 2d Ward.

COLUMBIA (ADAMS) AV.—Acquiring title to the lands, etc., required for opening and extending COLUMBIA (ADAMS) AV, from Laurel Hill boulevard (Shell rd) north to Queens boulevard.

4TH ST, ETC.—To amend the proceeding of Jan. 11, 1912, for acquiring title to 4TH ST, from Queens boulevard to Jackson av; and 5TH ST, from Queens boulevard to Woodside av, so as to conform to a change in the lines of 4TH ST, immediately north of Queens boulevard as shown on a map of the Board of Estimate adopted Oct. 17, 1912, and approved by the Mayor on Oct. 24, 1912.

FISK AV.—To amend the proceeding of June 1, 1911, for acquiring title to FISK AV, from Woodside av to Grand st, so as to relate to FISK AV, from Grand st to Queens boulevard.

RICHMOND.

TARGEE ST.—To change the grade of TARGEE ST, from Metcalf st to Irving pl.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested, and all persons who are opposed to these assessments must present their objections, in writing to the Secretary of the Board, at the above address, on or before March 11, at 11 a. m., when testimony will be taken:

BRONX.

FURNISHING and erecting 25 ft. of guard rail opposite lot 120, and 138 ft. of guard rail opposite lot 122, block 2881. List 2849.

SPUYTEN DUYVIL PARKWAY.—Sewer and appurtenances on the east side of SPUYTEN DUYVIL PARKWAY, bet West 244th st and Fieldston rd, and on the north side, bet Fieldston rd and Riverdale av, and across Spuyten Duyvil parkway, at Av Von Humboldt. Affecting Blocks Nos. 3415, 3418 and 3421. List 2762.

WEST 242D ST.—Sewers and appurtenances in WEST 242D ST, bet Broadway and Waldo av; in WALDO AV, bet West 242d st and West 244th st; in WEST 244TH ST, bet Waldo av and Spuyten Duyvil parkway, and in SPUYTEN DUYVIL PARKWAY, bet West 244th st and Riverdale av. Affecting Blocks Nos. 3406, 3414, 3415, 3417, 3418 and 3421. List 2850.

PERRY AV AND EAST 205TH ST.—Receiving basins at the northwest corner. Area of assessment: Block 3341. List 2964.

EAST 173D ST.—Paving and curbing where necessary, from 3d av to Fulton av. List 2848.

GRAND AV.—Paving and curbing where necessary, bet Tremont av and Burnside av. List 2846.

PERRY AV.—Paving and curbing where necessary, from Mosholu Parkway North to Gun Hill rd. List 2953.

PLIMPTON AV.—Paving and curbing PLIMPTON AV where necessary, from Boscobel av to West 169th st. List 2954.

QUEENS.

DIAGONAL ST.—Regulating, grading, curbing, flagging and paving DIAGONAL ST, from Jackson av to Thomson av, 1st Ward. Area of assessment: Extends to within half the block at the intersecting and terminating street. List 2935.

RICHMOND.

JACKSON ST, ETC.—Laying sidewalks in JACKSON ST, bet William and Beach sts; PROSPECT ST, bet Bay st and railroad crossing; PEARL ST, bet Trossack rd and end of st; SAND ST, bet Bay st and railroad crossing; HOPE AV, south side, bet New York av and railroad crossing; BELMONT PL, bet Fort pl and Vine st; BROOK ST, bet Westervelt av and Jersey st, and bet Westervelt av and Richmond turnpike, and CASTLETON AV, south side, bet Kissel av and Sailor's Snug Harbor property, in the 1st, 2d and 4th Wards. Affecting property in front of which work was done. List 2863.

PATTEN ST, ETC.—Curbing and guttering PATTEN ST, bet Broad st and the end of street; south side of CASTLETON AV, bet Brighton av and Sailor's Snug Harbor property, and curbing and flagging the south side of FINGERBOARD RD, bet Summer st and railroad crossing. Affecting property in Ward 2, Plot 4, Lots 1, 3 and 4; Plot 5, Lots 303 and 535; Ward 4, Plot 7, Lot 19; Ward 1, Plot 13, Block 1, Lot 1; Ward 1, Plot 8, Block 3, Lots 58, 60 and 61, 1, 3, 4, 5, 8 and 9; Block 18, Lot 1 and Block 3, Lots 11, 13, 15, 16, 17, 19, 46, 48, 49, 51, 52, 53, 55, 56, 57, 62, 64, 67 and 69. List 2866.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

FORDHAM RD, ETC., BRONX.—Acquiring title to the lands, etc., required for widening FORDHAM RD, from Harlem River Terrace to Webster av; and for THE PUBLIC PARK, included within the lines of said road, opposite its junction with Kingsbridge rd, 24th Ward. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 24, at 10.30 a. m., for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

EXAMINATIONS OF COMMISSIONERS.

NEWTON AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending NEWTON AV, from West 253d st to West 260th st, 24th Ward. Charles C. Marrin, James W. O'Brien and Charles Schano, commissioners of estimate, and Charles C. Marrin, commissioner of assessment, in the above proceeding, will attend Special Term, Part 2, of the Supreme Court, for the hearing of motions, in the County Court House, Manhattan, on Feb. 25, at the opening of court, to be examined as to their qualifications by anyone interested.

THE PUBLIC PARK (CONEY ISLAND), BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending THE PUBLIC PARK as laid out on a map or plan, adopted by the Board of Estimate and Apportionment on Oct. 11, 1912, 31st Ward. Charles J. McDermott, commissioner of estimate in the above proceeding, in place of David F. Manning, resigned, and George A. Steves, commissioner of estimate in the same proceeding in place of George S. Billings, deceased, will attend a Special Term of the Supreme Court for hearing of motions, in the County Court House, Brooklyn, on Feb. 21 at the opening of Court, to be examined as to their qualifications by anyone interested.

WALLACE AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending WALLACE AV, from Baker av to Bear Swamp rd; BARNES AV, from Baker av to Bear Swamp rd; MATTHEWS AV, from Baker av to a point about 149 ft. east of its intersection with the east line of Barnes av, to Bear Swamp rd; and MULINER AV, from Morris Park av to Bear Swamp rd, 24th Ward. Edward D. Dowling, Ralph Weil and Francis P. Kenney, commissioners of estimate, and Edward D. Dowling, commissioner of assessment, in the above proceeding, will attend Special Term, Part 2, of the Supreme Court for the hearing of motions, in the County Court House, Manhattan, on Feb. 25, at 10.30 a. m., to be examined as to their qualifications by anyone interested.

FINAL REPORTS.

PUBLIC (SEASIDE) PARK, ROCKAWAY BEACH.—Acquiring title to the lands, etc., included within THE PUBLIC (SEASIDE) PARK, at ROCKAWAY BEACH, 5th Ward, etc. The final report of the commissioners of estimate in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on Feb. 20, at 10 a. m.

BILLS OF COSTS.

BRONXWOOD AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending BRONXWOOD AV, from Burke av to Gun Hill rd; BARNES AV, from Williamsbridge rd to Tilden av; and WALLACE AV, from Williamsbridge rd to Gun Hill rd, 24th Ward. The bill of costs in the above proceeding will be presented for taxation, to Special Term, Part 1, of the Supreme Court for the hearing of motions, in the County Court House, Manhattan, on Feb. 24, at 10.30 a. m.

LAFAYETTE AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending LAFAYETTE AV, from a line 150 ft. northeast from and parallel with the northeast line of Edgewater rd to Clasons Point rd, 23d and 24th Wards. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, of the Supreme Court, for the hearing of motions, in the County Court House, Manhattan, on Feb. 21, at 10.30 a. m.

By Comm'rs Estimate and Assessment.

BARRETT ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BARRETT ST, from Sutter av to Blake av, 32d Ward. Thomas H. Troy, George J. S. Dowling and Jacob Simons, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 27; and they will hear all such parties in person, on Feb. 28, at 10.30 a. m.

Thomas H. Troy, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, on or before Feb. 27; and he will hear all such parties in person, on March 3, at 10.30 a. m.

13TH ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending 13TH ST (unofficial name), from Hunter av to the bulkhead line of the East River, 1st Ward. Samuel J. Wood, Ezra N. Dodson and Edward J. Wood, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Feb. 27; and they will hear all such parties in person, on Feb. 28, at 3 p. m.

Samuel J. Wood, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner at the Municipal Building, Long Island City, on or before Feb. 27, and he will hear all such parties, in person, on March 3, at 3 p. m.

HAROLD AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HAROLD AV, from Queens boulevard to Skillman av, 1st Ward. Edward Duffy and Jacob F. Haubeil, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same, must present their objections, in writing, to the commissioners at the Municipal Building, Long Island City, on or before March 3; and they will hear all such parties in person, on March 5, at 3 p. m.

Edward Duffy, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same, must present their objections, in writing, to the commissioner, at the Municipal Building, Long Island City, on or before March 3; and he will hear all such parties in person, on March 6, at 3 p. m.

Change of Grade Claims.

All persons claiming to have been injured by a change of grade, in regulating and grading the following named streets, must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 25, at 11 a. m., when testimony will be taken:

BROOKLYN.

EAST 7TH ST.—Bet Beverley rd and Av C. List 2902.

EAST 21ST ST.—From Albemarle rd to Regent pl. List 2963.

Notices to Present Claims.

WHITLOCK AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WHITLOCK AV, from Brown pl to Calamus av, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Walter H. Bunn, Patrick J. Mara and William J. Hamilton, commissioners, at the Municipal Building, Long Island City, on or before Feb. 20, and they will hear all such parties in person, on Feb. 25, at 10 a. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

WEST 120TH ST.—Restoring asphalt pavement in front of 414, 12th Ward. Area of assessment: Lot 61, Block 1962. April 3.

BRONX.

ZEREGA AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, receiving basins, placing manholes and erecting fences in ZEREGA AV, bet Westchester av and Castle Hill av, 24th Ward, annexed territory. Area of assessment: Both sides of ZEREGA AV, from Westchester av to Castle Hill av, and to the extent of half the block at the intersecting streets. April 3.

BROOKLYN.

39TH ST.—Grading lots on the south side of 39TH ST, bet 6th and 7th avs, 8th Ward. Area of assessment: Lots 6, 11, 12, 13 and 15, Block 914. April 3.

55TH ST.—Grading lots on 55TH ST, bet 7th [illegible]. Both side of 55TH ST, from 7th av to 8th av. April 3.

58TH ST.—Paving 58TH ST, bet 7th and 8th av, 8th Ward. Area of assessment. Both sides of 58TH ST, from 7th av to 8th av, and to the extent of half the block at the intersecting avenues. April 3.

NASSAU AV.—Fencing lots on the south side of NASSAU AV, bet Van Dam st and Varick av; north side of NORTH 4TH ST, bet Wythe av and [illegible]; south side of MONITOR ST, bet Engert av and Driggs av; south side of LOMBARDY ST, bet Kingsland av and Morgan av; north side of HART ST, bet Knickerbocker [illegible]; south side of 18TH ST, bet 10th av and 11th av, and the south side of 59TH ST, bet 3d av and 4th av, 8th, 12th, 14th, 17th, 18th and 27th Wards. Area of assessment: Lots 2 and 5, in Block 2694; Lots [illegible]; Lot 25, Block 2851, Lot 3220, south side HUNTINGTON ST, bet Henry st and Hamilton av; Lots 12, 18 and 19, Block 884; Lots 12, 21 and 24, Block 862. April 3.

75TH ST, ETC.—Flagging 75TH ST, bet 10th and 11th avs, south side of 19TH ST, bet 7th av and 8th av; north side of 63D ST, bet 4th av and 5th av; south side of 63D ST, bet 4th av and 5th av; north side of LINCOLN PL, bet Buffalo av and Ralph av; east side of SACKMAN ST, bet Dumont av and Livonia av; south side of PACIFIC ST, bet Utica av and Schenectady av, 8th, 24th, 26th and 30th Wards. Area of assessment: Both sides of 75TH ST, bet 10th av and 11th av, south side of 19TH ST, bet 7th av and 8th av; Lot 1, Block 5800; Lot 36, Block 5809; north side of LINCOLN PL, bet Buffalo av and Ralph av; east side of SACKMAN ST, bet Dumont av and Livonia av; south side of PACIFIC ST, bet Utica av and Schnectady av. April 3.

8TH AV.—Regulating, grading, curbing and flagging 8TH AV, bet 49th st and 50th st, 8th and 13th Wards. Area of assessment: Both sides of 8TH AV, bet 49th st and 50th st, and to the extent of half the block at the intersecting streets. April 3.

GARDNER AV.—Regulating, grading, curbing and flagging GARDNER AV, bet Flushing av and Johnson av, 18th Ward. Area of assessment: Both sides of GARDNER AV, bet Flushing av and Johnson av, and to the extent of half the block at the intersecting streets. April 3.

SHARON ST.—Regulating, grading, curbing and flagging SHARON ST, bet Olive st and Morgan av, 18th Ward. Area of assessment: Both sides of SHARON ST, bet Olive st and Morgan av, and to the extent of half the block at the intersecting streets. April 3.

67TH ST.—Flagging 67TH ST, bet 17th av and 18th av; west side of BROOKLYN AV, bet Union st and President st; east side of ST. NICHOLAS AV, bet DeKalb av and Stockholm st, 24th, 27th and 30th Wards. Area of assessment: Both sides of 67TH ST, bet 17th av and 18th av; west side of BROOKLYN AV, bet Union st and President st. Lot 1, Block 3250 April 3.

EAST 35TH ST.—Regulating, grading, curbing and flagging EAST 35TH ST bet Glenwood rd and Farragut rd, 29th Ward. Area of assessment: Both sides of EAST 35TH ST, bet Glenwood rd and Farragut rd, and to the extent of half the block at the intersecting streets. April 3.

EAST 14TH ST.—Regulating, grading, curbing and flagging EAST 14TH ST, bet Ditmas av and Foster av, 29th Ward. Area of assessment: Both sides of EAST 14TH ST, from Ditmas av to Foster av, and to the extent of half the block at the intersecting avenues. April 3.

14TH AV.—Regulating, grading, curbing and flagging 14TH AV, from Church av to 39th st, 29th Ward. Area of assessment: Both sides of 14TH AV, from Church av to 39th st, and to the extent of half the block at the intersecting streets. April 3.

61ST ST.—Sewer in 61ST ST, bet 12th av and 14th av, and outlet in 13TH AV, bet 60th st and 61st st, 30th Ward. Area of assessment. Affects Blocks 5718, 5719, 5725 and 5726. April 3.

13TH AV.—Regulating, grading, curbing and flagging 13TH AV, bet 66th and 75th sts, 30th Ward. Area of assessment: Both sides of 13TH AV, from 66th to 75th st, and to the extent of half the block at the intersecting streets. March 30.

SENATOR ST.—Regulating, grading, curbing and flagging SENATOR ST, bet 2d and 3d avs, 30th Ward. Both sides of SENATOR ST, bet 2d and 3d avs, and to the extent of half the block at the intersecting avenues. March 30.

14TH AV AND 51ST ST.—Sewer basins at the south corner, 30th Ward. Area of assessment: Affects property in the NORTH HALF of Block 5657. April 3.

52D ST.—Grading, paving, curbing and flagging 52D ST, bet New Utrecht av and 13th av, 30th Ward. Area of assessment: Both sides of 52D ST, bet New Utrecht av and 13th av, and to the extent of half the block at the intersecting avenues. April 3.

67TH ST.—Paving 67TH ST, bet 5th av and 7th av, 30th Ward. Area of assessment: Both sides of 67TH ST, bet 5th av and 7th av, and to the extent of half the block at the intersecting avenues. April 3.

BAY 29TH ST.—Regulating, grading, curbing and flagging BAY 29TH ST, bet 86th st and Cropsey av, 30th Ward. Area of assessment: Both sides of BAY 29TH ST, from 86th st to Cropsey av, and to the extent of half the block at the intersecting streets. April 3.

82D ST.—Regulating, grading, curbing and flagging 82D ST, bet 86th st and existing sidewalk bet 16th av and 17th av, 30th Ward. Area of assessment: Both sides of 82D ST, extending about 160 ft. west from 17th av, and Lots 37, 38, 39 and 40, Block 6295. April 3.

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CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Blum & Blum Win Competition.

The Freundschaft Club has selected the plans prepared by George and Edward Blum, of 505 5th avenue, for its new home to be erected at 105-107 West 57th street, diagonally opposite the Lotos Club property, on a plot 42x100.5 feet. The selection was made from a competition as the best design to meet the requirements of the club. It shows a five-story, basement and sub-basement structure, with foundations and walls of sufficient strength to increase it three more stories at the desired time. In addition to the usual features found in modern clubs, it will be equipped with a large ballroom and a roof garden, which can be enclosed in winter. The cost is estimated at $130,000.

Twelve-Story Loft on Bijou Site.

The site of the Bijou Theatre on the west side of Broadway, between 30th and 31st streets, has been purchased by clients of the Taylor-Sherman Company, of 500 Madison avenue. The frontage at 1237 and 1239 Broadway is 39.11 feet, running through to 6th avenue, and the depth of the lot 249.5 feet. The name of the real buyer is for the present withheld, but it is learned, upon good authority, that in all probability a twelve-story business structure will be erected there. No architect has yet been definitely selected. The theatre property, which was erected in 1878, is controlled by the Sire Brothers, and it has been held by them for some time at $1,000,000. The city's assessed valuation is $760,000.

Plans for New Bronx Church.

The New York Diocesan Missionary and Church Extension Society of the Protestant Episcopal Church, of which Bishop Greer is president and Bishop Charles S. Burch, vice-president, contemplates the erection of a stone edifice in Westchester avenue and 167th street, The Bronx, on the site of the old Tiffany mansion. The plot consists of sixteen city lots and is triangular in shape. Owing to the fact that the necessary funds for building have not yet been appropriated, it is not probable that anything will be done before the spring or fall. No architect has been selected.

Doorhanger Company to Build.

The McCabe Hanger Manufacturing Company, which manufactures door hangers, 425 West 25th street, contemplates the erection of a ten-story business building at 263-265 Tenth avenue, running through with a frontage at 502 West 26th street, a plot 48x72 feet. Nothing will be done for about two years yet.

National Casket Co. to Build.

The National Casket Company, 48 Great Jones street, New York City, will probably start work next fall on a six-story modern factory building, 200 x 100 feet, on Jackson avenue, near the Bridge Plaza, Long Island City. Building details have not been decided and no architect has yet been selected.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The McCabe Hanger Manufacturing Co., manufacturers of doorhangers, 425 West 25th st, bought the property at 263-265 10th av and 502 West 26th st, a plot 48x72 ft. A 10-sty business building is contemplated by the owners for their own occupancy, but it was stated on Tuesday that it would be two years yet before anything would be done. No architect has been selected.

MANHATTAN.—Richard M. Hurd, president of the Lawyers Mortgage Co., 59 Liberty st, will remodel the old residence at 12 East 68th st into an American basement house for occupancy. No architect has yet been selected. Title to the property will not be taken for a month.

LONG ISLAND CITY.—The National Casket Co., 48 Great Jones st, N. Y. C., contemplates the erection of a 6-sty factory building, 200x100 ft., on Jackson av near the Bridge Plaza, L. I. C. No architect has yet been selected.

PLEASANTVILLE, N. Y.—F. H. Knoll, Railroad av, White Plains, contemplates the erection of a 3-sty store and loft building at the southwest corner of Wheeler av and Bedford rd, to cost $10,000. No architect has been selected.

BRONXVILLE, N. Y.—Benjamin E. Smythe, cashier of the Gramatan National Bank, contemplates the erection of a residence just north of the Hotel Gedney. Nothing will be determined before the first of March. No architect has been selected. The plot is 80x200 ft.

RENNSELAER, N. Y.—The Board of Education of Rennselaer contemplates the erection of a 2-sty school, brick and stone, to cost between $40,000 and $50,000. Project will go ahead in about two months. Seating capacity about 500. Arthur Lucas is president of the Board. No architect has yet been selected.

YONKERS, N. Y.—The Saegkill Golf Club, Lawrence Griffith, president, 447 North Broadway, Yonkers, contemplates the erection of a frame club house to cost around $25,000. No details have yet been decided and no architect has been selected.

POUGHKEEPSIE, N. Y.—The Connell Memorial Association contemplates the erection of a memorial monument at Kaal Rock Park, Poughkeepsie. No definite plans for the scheme have been reached. It may be of granite or marble and bronze. It will be erected in memory of Congressman Richard Connell. The funds for which are now being raised. John K. Sague, 69 Hooker av, John E. Mock, 234 Main st, John M. Lynch, 256 Main st, are officers of the association. The designer has not been selected.

HARTSDALE, N. Y.—Henry T. Kelly, physician, 11 Church st, White Plains, contemplates the erection of a $10,000 residence on the east side of Walworth av. No architect has yet been selected.

ALBANY, N. Y.—St. James R. C. Church contemplates the erection of a new edifice on Delaware av, this city. It is probable that work will go ahead about April 1. Patrick E. Scully, pastor, is raising funds. No architect has been selected.

NETCONG, N. J.—The Baptist Church of Netcong, Rev. Buzzel, pastor, G. M. Rockefeller, secretary, contemplate the erection of a 1-sty frame church in Mechanic st. The building committee has not been selected and no architect has been appointed.

NEW BRUNSWICK, N. J.—The New Brunswick Trust Co., A. J. Jones, president, F. S. Cobb, secretary, J. V. D. Mershon, treasurer, contemplate the erection of a new bank building at George and Paterson sts, 1-sty, stone construction. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

FLATBUSH AV.—The Bush Building Co., Wesley C. Bush, president, 367 Fulton st, is taking bids for four apartments, 4-stys, brick and limestone, 35x73 ft., to be erected on the west side of Flatbush av, 170 ft. north of Newkirk av, from plans by Benjamin Hudson, 309 9th st, architect. Cost, $25,000 each.

BANKS.

HARRISBURG, PA.—Mowbray & Uffinger, 5 Liberty st, N. Y. C., are taking bids for the construction of a bank and office building for the Mechanics National Bank of Harrisburg, to cost, $125,000.

CHURCHES.

NEWARK, N. J.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the general contract for the Sacred Heart Cathedral to be erected in this city, from plans by I. E. Ditmars, N. Y. C.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the general contract for the synagogue to be erected at 22-28 West 114th st from plans by Sommerfeld & Steckler.

DWELLINGS.

NEW ROCHELLE, N. Y.—Chas. M. Peck, 5-7 East 42d st, N. Y. C., is taking bids on a 2½-sty frame and stucco residence and garage to be erected at Premium Point Park, Sea View av, for Mrs. C. J. Van Slyke. Cost, $15,000.

HASTINGS, N. Y.—Ernest Frank, architect, 21 Fernbrook st, Yonkers, has completed plans for alterations to the 2-sty store and residence, 39x29 ft., on Railroad av, for Kesimir Koslowsky, Railroad av, owner. Bids on general contract are being received by architect.

MOUNT VERNON, N. Y.—H. M. Dowing, 107 South 4th av, owner, is taking bids on separate contracts for a 2½-sty frame residence, 24x37 ft., to be erected on 10th av, south of Bushwell pl. Cost, $4,500.

BRIGHTWATERS, L. I.—E. H. Janes, 124 West 45th st, N. Y. C., architect, is taking bids on the general contract for a 2½-sty frame residence, 35x50 ft., for Stephen Remsen, 462 West st, N. Y. C., owner. Cost, $8,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. P. Whiskeman, 39 West 38th st, architect, is taking bids for alterations to the 5-sty brick store, office and theatre building at 154-160 West 41st st for the Broadway and 41st St. Co., L. D. Beggs, Trust Building, Philadelphia, Pa., owner. Cost, $11,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS AV.—The Albion Construction Co., composed of Isaac Krulewitch and Ruben Weinstein, builders, will erect at the northwest corner of St. Nicholas av and 164th st a 6-sty apartment house, for which a building loan of $230,000 has been obtained from the New York Title Insurance Co. Schwartz & Gross, 347 5th av, are the architects.

63D ST.—The property at 2-6 East 63d st, 50x100.5, has been purchased by Mr. Hoggland, president of the Peatalpha Realty Co. for improvement with an apartment house. Nothing definite has yet been decided.

AV A.—C. B. Meyers, 1 Union sq, is preparing plans for alterations to the 5-sty tenement at 6-8 Av A and 242 East Houston st for loft and store purposes, for Egerton L. Winthrop, care H. C. B. Stein, 242 East Houston st, owner, who will soon take bids on general contract. Cost about $10,000.

BROADWAY.—The Realty Holding Co., M. & L Hess, 907 Broadway, have bought the plot 100x150 ft., at the northwest corner of Broadway and 145th st. No building operations are contemplated. The owners expect to resell the property.

CHURCHES.

114TH ST.—Sommerfeld & Steckler, 31 Union sq, architects, are taking bids for the synagogue to be erected at 22-28 West 114th st for the Congregational Kol Israel Anshe Poland, 20-22 Forsyth st, owner, M. Rabinowitz, president.

DWELLINGS.

5TH AV.—Nothing definite has yet been decided regarding the improvement of the north corner of 96th st and 5th av by Henry Phipps, with a new residence. The plot measures 100.11 on 5th av and runs back along 96th st 125 ft.

STORES, OFFICES AND LOFTS.

GRAND ST.—Emery Roth, 507 5th av, has completed plans for alterations to the 6-sty loft, 70x77 ft., at 165-171 Grand st for Louis Eisenberg, owner, who will take bids. Cost about $15,000.

BROADWAY.—The Mayfield Construction Co., of 50 Church st, has bought property at the northeast corner of Broadway and 103d st. They will either resell or erect a taxpayer on the site. Definite plans will not be decided upon before the middle of March.

14TH ST.—Jacob Kottek, 87 Nassau st, owner of the plot 100x98 ft. at 302-312 West 14th st, has no plans for building on the property, but will resell to a builder with a loan.

22D ST.—The Ringwood Co., 50 Church st, owner of the property 145 East 22d st, has started tearing down the old building on the premises. No new building is yet contemplated.

29TH ST.—I. & M. Phillips, cloak and suit dealers, 18 West 18th st, have purchased the property at 46-50 West 29th st. Nothing definite has been determined. They might resell.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

LAFAYETTE ST.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 4-sty brick and limestone tenement, 25x75 ft., to be erected in the south side of Lafayette st, 162 ft. east of Park av, for F. Barba, 2383 Belmont av, owner. Cost about $25,000.

WALKER AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty flat with stores, 67x85.6 ft, 26 families, to be erected at the southeast corner of Walker and Clay avs, for W. D. Howell, 1541 Overing st, Bronx, to cost, $50,000.

ALBANY RD.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 4-sty flat, 27x60 ft, with stores, steam heat, hot water, for F. Ventarola, 204th st and Jerome av, to be erected at 3462 Albany rd.

187TH ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 6-sty flat, 32.8x88 ft, for G. Carretta, 663 Crescent av, to be erected in the north side of 187th st, 100 ft west of Southern Boulevard, Bronx.

BAILEY AV.—Chas. Schaefer, Jr., Co., Webster and Tremont avs, is preparing plans for three 5-sty tenements to be erected on the west side of Bailey av, 75 ft. south of 231st st, for Ole G. Bertelson, 441 East 182d st.

POST AV.—A building loan of $120,000 has been made by the Title Guarantee and Trust Co. to the Bendheim Construction Co. on the new building to be erected on the north side of Post av, 100 ft. west of Academy st, a plot 150x150 ft.

DWELLINGS.

SYLVAN PL.—Robert J. Newman, Freeport, L. I., owner, will take bids February 18 on subs for two 2½-sty brick residences, 25x58 ft., to be erected on the east side of Sylvan pl, 79 ft. north of 256th st, from plans by B. & J. Walther, 147 West 125th st, architects.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PARK PL.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment, 55x103 ft., to be erected on the north side of Park pl, 480 ft. east of Classon av, Brooklyn, for Levy & Baird, 2027 Bath av, owner. Cost, $75,000.

68TH ST.—Eisenla & Carlson, 16 Court st, are preparing plans for a 4-sty brick tenement, 53x85 ft., to be erected in the north side of 68th st, 98 ft. east of 3d av, for Monroe Stiner & Bros., 4707 6th av, owners. Cost about $40,000.

DWELLINGS.

GARFIELD PL.—J. Duryea has purchased the Meurer Mansion at 313 Garfield pl, Brooklyn. No alterations are contemplated.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for three 3-sty brick tenements, 37x42 ft., to be erected in the west side of Grace st, 525 ft. north of Broadway, for William Allen, 539 Jamaica av, owner. Cost, $24,000.

GREAT NECK, L. I.—Albert Hagstedt of this place has purchased a frontage 173 ft. on Gateway Drive for improvement with a residence from plans by George J. Hardway, N. Y. C., architect, to cost about $18,000.

LONG ISLAND CITY.—Dennis Collins, of Flushing, will erect four 3-sty brick tenements on Pierce av east of 3d av, L. I. City, to cost $10,000.

CHURCHES.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, L. I., are preparing plans for a 1-sty frame chapel, 50x85 ft., to be erected on Clinton av, 125 ft. east of Claremont st, for the Holy Cross Polish R. C. Church, G. Zwartck, pastor.

DWELLINGS.

JAMAICA, L. I.—E. D. Litchfield, 244 5th av, N. Y. C., has completed plans for four 2½-sty residences, 20x35 ft., to be erected on the west side of Colonial av, 118 ft. north of Shelton av, for the Realty Associates, 162 Remsen st, Brooklyn. Cost about $20,000.

LONG ISLAND CITY.—John Ostman, Flushing, will erect several 2½-sty frame dwellings on Frost av, south of Broadway at a cost of $3,500 each.

LONG ISLAND CITY.—Ida Clare, of Flushing, will erect a 3-sty brick hotel at Thompson av and Fitting st, L. I. City, to cost about $9,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The National Casket Co., 29 Ashland pl, will erect a 6-sty factory, 200x100 ft., in Long Island City.

MUNICIPAL WORK.

ARVERNE, L. I.—The Boardwalk Property Owners, of this place, have decided to construct a boardwalk with concrete supports and pilings on Atlantic av. Estimated cost about $100,000.

WHITESTONE, L. I.—Plans for the new firehouse on 7th av, between 16th and 17th sts, Whitestone, are to be altered under the supervision of Commissioner Johnson to meet the appropriation.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Hans Liehau, Fulton st, Jamaica, L. I., has completed plans for a 2½-sty brick stable, 107x53 ft., to be erected on Flushing av for the Bureau of Street Cleaning, Borough Hall, L. I. City, owner. Cost about $45,000.

Nassau.

HALLS AND CLUBS.

FREEPORT, L. I.—The Elks are taking steps to enlarge their club house at a cost of about $20,000. Address chairman building committee.

Suffolk.

MISCELLANEOUS.

COLD SPRING HARBOR, L. I.—C. MacKenzie, 82 Beaver st, N. Y. C., architect, is preparing preliminary plans for a 1 or 2-sty brick or concrete boat and bath house for Walter B. Jennings, this place, owner. Contracts have not been issued.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Mullins Bros., 29 Bayard st, will erect a 4-sty brick apartment, 40x57 ft., in the south side of Bayard st, west of Drake av, from plans by A. Sundberg, Huguenot st, architect. Cost, $15,000.

YONKERS, N. Y.—C. Frank, 21 Fernbrook st, is preparing plans for a 3-sty brick and frame apartment, 25x49 ft., to be erected at 90 Jefferson st for Helen Mullene, Jefferson st, owner. Cost, $6,000.

YONKERS, N. Y.—J. Wilfred Kirst, 12 North Broadway, contemplates the erection of a 4-sty frame and stucco apartment, 50x50 ft., to be erected on Allison av. Cost, $16,000.

TUCKAHOE, N. Y.—Antonio Rogliano, owner, will erect a 4-sty store and apartment here at a cost of about $13,000. William B. Middleton, of Mt. Vernon, is the architect.

NEW ROCHELLE, N. Y.—Chas. Lupprian, 180 Main st, has completed plans for two 6-sty apartments for A. Rolfsen, of this place. No contracts have been awarded.

MT. VERNON, N. Y.—The Mt. Vernon Holding Co., 118 East 28th st, N. Y. C., contemplates the erection of a 5-sty apartment at 4th st and 3d av. No contracts have yet been awarded.

MT. KISCO, N. Y.—Samuel Olin, of this place, contemplates the erection of a tenement house on Lexington av. It will be built for 10 families.

DWELLINGS.

WHITE PLAINS, N. Y.—Dr. E. C. Tracey, of this place, is having plans prepared for alterations and the erection of a garage to his residence on Mamaroneck av. The contract has not been awarded.

NEW ROCHELLE, N. Y.—The Quaker Ridge Building Co., of West Hoboken, N. J., will erect five residences here to cost in the neighborhood of $14,000.

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Contemplated Construction Westchester (Continued).

NEW ROCHELLE, N. Y.—F. Pagen, of this place, is preparing plans for a $10,000 residence to be erected here this spring.

MT. VERNON, N. Y.—William B. Middleton, 45 East Sidney av, Mt. Vernon, has prepared plans for two residences for Morris Kessler to be erected at 157 South 1st av, to cost $9,000.

GREENACRES, N. Y.—W. F. Pflug, White Plains, contemplates the erection of a 2½-sty frame residence to cost $10,000.

HALLS AND CLUBS.

MT. VERNON, N. Y.—The Westchester Woman's Club Realty Co., this place, contemplates the erection of a club house on Crary av.

MUNICIPAL WORK.

YONKERS, N. Y.—John O. Weston, of this city, at $24,242, has submitted the lowest bid for grading Devoe av.

SCHOOLS AND COLLEGES.

PELHAM, N. Y.—A. G. C. Fletcher, 103 Park av, N. Y. C., is preparing plans for an addition to the parochial school for the Church of St. Catherine.

STORES, OFFICES AND LOFTS.

TARRYTOWN, N. Y.—The building owned by Samuel Cohen, in Cortland st, has been destroyed by fire. Estimated cost about $15,000.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The Plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 10:

NEWARK.—Benjamin Handman, 247 18th av, one 3-sty frame, $6,000; A. F. Bull Realty Co., 175-177-179-181 Sylvan av, four 3-sty frame, $40,000; Abraham Levy, 418 Jelliff av, one 3-sty frame, $8,000; Aniello Siano, 204 Parkhurst st, one 3-sty frame, $6,000; Henry Boeger, 511 South 14th st, one 3-sty frame alteration, $200; Max Vasa, 82-84 Prince st, one 4-sty brick, $25,000. Rosa Cervone, 9 Boyden st, one 3-sty brick alteration, $400; Stanislavas A. Yanagas, 348 South 12th st, one 3-sty frame, $5,000; Andrea Vigiano, 11 Brookdale av, one 3-sty frame alteration, $3,500; Pasquale Tacliuca, 52 Delancey st, one 4-sty brick, $10,000.

ATLANTIC CITY.—John Stafford, northwest corner Seaside ave and Boardwalk, one 5-sty brick, $85,000; Atlantic Building Co., west side Connecticut av, 227 ft. north of Oriental av, one 3-sty brick, $9,000; Mary I. Vetter, northeast corner Oriental and Massachusetts avs, one 3-sty brick, $9,000.

ELIZABETH.—Julius Hagin, 559 Livingston st, one 3-sty frame, $8,000.

EAST ORANGE.—Phillip Hermann Co., Carnegie av, opp. Sheppard av, one 3-sty brick, $32,000.

BAYONNE.—Antonio Stefanio, 44 East 19th st, one 2-sty frame, $4,000; John Winkel, 9 Meadow st, one 2-sty frame alteration, $1,500; Morris Bloom, 186 Av B, one 2-sty frame, $5,000.

JERSEY CITY.—August Dege & Jos. Duff, 202 and 212 Sipp av, two 3-sty brick, $18,000; Clottilde E. Cuneo, southeast corner Palisade av and Ravine rd, one 4-sty brick, $80,000. Owen J. Igle, 742 West Side av, one 3-sty frame alteration, $3,000.

IRVINGTON.—John and Ada Schweikert, 1015 Clinton av, one 3-sty frame, $5,000; Henry Pfeninger, 283 Grove st, one 3-sty frame, $5,000.

BANKS.

PATERSON, N. J.—The Hamilton Trust Co. has purchased property at 137 Market st. Plans will be made immediately for enlarging the present building.

RIDGEFIELD PARK, N. J.—Plans are said to be ready for the new office and bank building to be erected by the First National Bank at the northwest corner of Hackensack rd and Mt. Vernon st.

CHURCHES.

NEW BRUNSWICK, N. J.—Bids are being received for the erection of an addition to the Piscataway Episcopal Church. Address the pastor for particulars.

DWELLINGS.

NEWARK, N. J.—Hughes & Backoff, architects, have prepared plans for a brick dwelling, 47x37 ft., to be erected at the southwest corner of Abington av and Parker st, to cost $12,000. Mrs. Theodosia Hilton is the owner.

RED BANK, N. J.—Frank J. Manson, of Oakland st, has purchased a plot 50x250 ft. on the west side of Maple av. He will erect a double house on the property this spring.

ARLINGTON, N. J.—Contractor Burke contemplates the erection of sixty new dwellings and will begin work as soon as the weather will permit.

PALMYRA, N. J.—R. W. Gilpin, of this place, contemplates the erection of a new residence here in the near future.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—The Stonemeal Fertilizer Co., Inc., will carry out at once the erection of a large plant, 190x300 ft., 1 and 2-stys in height. Clement Schnell, president.

ELIZABETH, N. J.—The Metropolitan Printing Co. will erect an $18,000 addition to its present building along Pine st. Work will be started in the spring.

NEWARK, N. J.—Macknet & Doremus, 798 Broad st, are having plans prepared by Wilson C. Ely, architect, for a 5-sty warehouse, 105x60 ft., to be erected at 44-48 Mechanic st. Estimated cost, $50,000.

PATERSON, N. J.—The General Railway Signal Co., W. W. Salmon, president, contemplates the erection of a plant in Lincoln Park for the manufacture of iron gray castings.

HALLS AND CLUBS.

PATERSON, N. J.—T. John Foalks, architect, has prepared plans for a lodge building to be erected by the Loyal Order of Moose No. 553. Building will be 2-stys, 100 ft. Estimated cost, $150,000.

MUNICIPAL WORK.

ASBURY PARK, N. J.—Bids will be received by the City Council about the first of March for the construction of an addition to the pumping station, installing new equipment and laying distributing mains, to cost about $275,000. R. L. Savage is City Engineer.

TRENTON, N. J.—The New Jersey Gas Co. has been granted permission to issue $48,000 in bonds for the extension and improvement of its plant and system.

SOUTH RIVER, N. J.—Superintendent Reid of the municipal electric-light plant, has recommended the increasing of the capacity of the plant to cost about $25,000.

ELIZABETH, N. J.—The Board of Fire Commissioners has accepted plans for the two proposed fire houses to be erected here. Louis Quien, Jr., is the architect. Bids will probably be called for by March 15.

POWER HOUSES.

LAMBERTVILLE, N. J.—The Lambertville Heat, Light & Power Co. has passed to the control of F. Stanley North, Bayshore, L. I., and associates, who contemplate the improvement of the power plant and electric system. T. F. Artell is manager.

RUTHERFORD, N. J.—Bids are wanted for a new heating plant for the City Hall. Chairman Sohst is on the public buildings committee.

LAUREL SPRINGS, N. J.—The Clementon Spring Water Co., Seldom Twitchell, president, contemplates the construction of a new water tank of the standpipe type.

PERTH AMBOY, N. J.—A County court house to cost $100,000 is contemplated. Address chairman of the Board of Trade for information. No architect has been selected and nothing definite regarding building has been determined.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—The Board of Education has voted in favor of the erection of two schools, one in the Elmora section and one in the Schiller st district to cost $145,000.

CRANFORD, N. J.—Ground will be broken immediately for a new school on the south side of Lincoln av.

JERSEY CITY, N. J.—Public School No. 24, on Virginia av, which was destroyed by fire at a loss of $75,000, is to be rebuilt at once. The school board has announced that plans will be immediately prepared for a new building on the same site.

JERSEY CITY, N. J.—The Board of Education will erect a large wing to school No. 34 at the Boulevard and Warner av. The addition will cost about $150,000. William Gotthardt, school director, has charge.

MORRIS PLAINS, N. J.—Arthur S. Pierson has been selected by the Morris Township Board of Education to prepare plans for the new Morris Plains school. Building is to be ready by next fall.

JERSEY CITY, N. J.—Bids will be received by the Board of Education until March 6 for the enlargement of School No. 34 at Hudson Boulevard and Warner av. John T. Rowland, Jr., 98 Sip av, Jersey City, is architect.

WEST HOBOKEN, N. J.—Public School No. 1 of West Hoboken is to be torn down and a modern school building will be erected on Clinton av near Union st. Sketches have been prepared.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Nathan Finkel, real estate dealer, of this city, has purchased property at 225-229 Broad st. He will raze the buildings and erect on the site a business structure to cost about $200,000. The site measures 50x175 ft.

NEWARK, N. J.—H. W. Barclay, 819 South 12th st, will erect an 8-sty business building, 110x55 ft, in Summit st. John T. Simpson, 27 Clinton st, is architect. The owner has taken bids.

PATERSON, N. J.—The Globe Carpet Oil Cloth and Bedding Co. will erect a new building at 142-144 Main st, 3-stys, to cost about $75,000.

THEATRES.

NEWARK, N. J.—Nathan Myers, of this city, has prepared plans for a 4-sty brick and steel theatre, 48x50 ft., to be erected at 229-231 Springfield av, to cost $60,000. John C. Eisele, of Eisele & King, real estate is the owner.

SUMMIT, N. J.—Samuel J. Katz, of Newark, and Elmer L. McKirgan, of Summit, contemplate the erection of a theatre at Springfield av, Beechwood rd and Bank st, this place; seating capacity 1,000. Work will be started March 1.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

DWELLINGS.

246TH ST.—Andrew Olsen, 62d st, Brooklyn, has received the general contract to erect the 2½-sty residence in West 246th st for Mrs. Charles E. Niles, 345 West 85th st, owner. G. H. Chichester, 103 Park av, is architect.

NEW BRUNSWICK, N. J.—George B. Rule, 71 John st, has received the general contract to erect the 2½-sty brick and frame residence

for S. B. Carpenter, 70 College av owner. Charles Brendon, 500 5th av, N. Y. C., is architect. Cost, $35,000.

LARCHMONT MANOR, N. Y.—W. J. Kelleher, St. Clair av, has received the general contract to alter the 2½-sty frame residence on Pryors lane for Dr. W. B. Short, on premises, owner.

COYTESVILLE, N. J.—The contract for the erection of the new residence of Frederick M. Lawrence at Edgewood Cliffs has been awarded to James McWalters & Son, Inc., N. Y. C.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—The Federal Cooperage Co. has awarded the general contract to Eugene J. Dawson, 20 Stanley pl, for the erection of a manufacturing building, 2-stys, 119x30 ft.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the new building for the Loose-Wiles Biscuit Co. at Thomson av, Queens pl and Orton st for the Degnon Contracting Co., owner. The building is 430x300 ft, 9-stys and basement, reinforced concrete throughout excepting for structural steel columns and glazed terra cotta veneer. William Higginson is architect. Work is under way on the foundations and the building is to be completed in February 1914.

YOUNGSTOWN, O.—The Republic Iron & Steel Co., G. C. Shackleford, chief engineer, have awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, for placing approximately 1,200 standard Raymond concrete piles for the foundations of open hearth buildings and furnaces at their open hearth steel works, Youngstown, O. The Raymond Co. have recently completed a contract for placing Raymond piles for the foundation of a blast furnace for the same company.

HOSPITALS AND ASYLUMS.

LAFAYETTE ST.—S. S. Citrou & Co., 43 2d av, have received the contract for wrecking at the northwest corner of Lafayette and Bond sts, which is to be improved with a hospital for animals from plans by E. H. Janes and A. W. Cordes, 124 West 45th st. The New York Women's League, 325 Lafayette st, is the owner.

HOTELS.

BRENTWOOD, L. I.—H. H. Smith, of Bayshore, L. I., has received the general contract to erect the 1, 2 and 3-sty hotel and casino "The Brentwood," 45x360 ft., of terra cotta blocks and stucco for the Brentwood Realty Co., owner, 1 West 34th st, Frederick G. Sutton, New York manager. George M. Bartlett, 103 Park av, N. Y. C., architect.

MUNICIPAL WORK.

ALBANY, N. Y.—The State Department of Public Works has awarded barge canal contracts aggregating $2,664,000 for erecting power stations and installing electrical machinery for operating and lighting along the Erie and Champlain canals, McArthur Bros. Co. and Lord Electric Light Co., of N. Y. C., $1,612,356; construction work at Utica, Grant, Smith & Locker, of N. Y. C., $1,014,671; constructing bridge at Rocky Rift Feeder, Montgomery County, T. B. Caghey Co., Little Falls, N. Y., $11,202.

POUGHKEEPSIE, N. Y.—The contract for building 38 miles of pavement about the Ashokan Dam and its approaches has been awarded to A. L. Guidone, 23d st and Lexington av, N. Y. C. Samuel Beskin, of Fishkill, N. Y., stood fourth among the bidders.

STABLES AND GARAGES.

MONROE, N. Y.—The Harriman Industrial Corporation, this place, has received the general contract to erect the 1-sty local stone farm buildings for Henry M. Tilford, 42 Broadway, N. Y. C., owner. Alfred Hopkins, 11 East 24th st, N. Y. C., is architect. Cost, $40,000.

NEW ROCHELLE, N. Y.—P. J. Exner & Co., 103 Park av, have received the general contract to erect the 2½-sty garage and greenhouse, 25x66 ft., at Premium Point, for Edward C. Schaefer, 190 Bowery, N. Y. C. Reiley & Steinback, 481 5th av, N. Y. C., are architects.

STORES, OFFICES AND LOFTS.

42D ST.—J. B. Acken, 25 West 42d st, has received the general contract to alter the 4-sty store, 83x108 ft., at the southwest corner of 42d st and 8th av for Howard, Vogel, on premises, owner. Eugene Schoen, 25 West 42d st, architect. M. Siegel, 691 Wales av, has the plumbing work. Cost about $10,000.

58TH ST.—C. H. Lang, 145 West 45th st, has received the general contract and desires bids on subs and materials for alterations to the 5-sty loft building at 225-227 West 58th st for J. H. Monheimer, 116 Riverside drive, owner. Cost about $15,000.

30TH ST.—The John J. Hearn Construction Co., 505 5th av, has received the general contract for alterations to the 3-sty brick publishing building at 327-331 West 30th st for "The Rural New Yorker," John J. Dillon, president, 409 Pearl st, owner. Frederick Putnam Platt, 1123 Broadway, is architect. Cost about $10,000.

39TH ST.—Marc Eidlitz & Son, 489 5th av, have received the contract to erect the 6-sty store and lofts, 24x98 ft, at 21 West 39th st, for George G. Kip, of Morristown, N. J., to cost $30,000. F. Y. Joannes, 25 East 216th st, is the architect.

WHITE PLAINS, N. Y.—Rocco Brinate, of North Lexington av, has received the contract for rebuilding the Malone Building, which was wrecked by fire about a month ago. Estimated cost, $20,000

YONKERS, N. Y.—Lynch & Larkin have received the contract to erect the addition to the P. O building in Main st, from plans by Wm. F. Snyder, architect. Work will be started at once.

WEST ST.—McDermott & Hanigan, 103 Park av, have received the contract for alterations at 32 West st.

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Contracts Awarded (Continued).

STORES, OFFICES AND LOFTS.

LEONARD ST. J. O'Dell Whitenack, 231 West 18th st, has received the general contract for alterations to the 5-sty store and loft building, 42x104 ft., at 113-115 Leonard st for the Jaffray Realty Co. F. P. Platt, 1123 Broadway, is architect. Cost about $14,000.

THEATRES.

UNION ST.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to alter the stable at the southwest corner of Union st and 7th av, Brooklyn, into a 3-sty brick moving picture theatre, 90x100 ft., with eight stores, for the Desmond Dunne Co., 176 Montague st, owner. J. Sarsfield Kennedy, 44 Court st, Brooklyn, architect.

MISCELLANEOUS.

BELMAR, N. J.—The J. G. White Co., 43 Exchange pl, N. Y. C., has received the general contract to erect two wireless telegraph stations at Belmar and New Brunswick for the Marconi Wireless Telegraph Co., 27 William st, owner, John W. Griggs, president, George Maujer, secretary, and George S. De Sousa, treasurer. F. M. Sammis, care of owners, chief engineer.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

CHURCHES.

174TH ST, 611-17 W, 1 & 2-sty brick church, 100x100; cost, $150,000; owners, West Park Presbyterian Church of N. Y. C., on premises; architect, Thomas Hastings. Plan No. 51.

DWELLINGS.

NAGLE av & Dyckman st, swc, 2-sty brick dwelling and stores, 100x100; cost, $25,000; owner, John V. Fitzpatrick, 1543 St Nicholas av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 56.

HALLS AND CLUBS.

52D ST, 106-8 East, 8-sty brick club, 38x100; cost, $130,000, owner, Woman's University Club Realty Co., 99 Madison av; architects, Nelson & Van Wagenen, 15 West 38th st. Plan No. 48.

HOSPITALS AND ASYLUMS.

53D ST, 128 West, 2-sty brick hospital pavilion, 18x14; cost, $1,000; owner, Dr. Henry K. Miller, Mamaroneck, N. Y.; architect, Chas. Gens, Jr., 1100 East 3d st Brooklyn. Plan No. 49.

SCHOOLS AND COLLEGES.

176TH st, ns, & 177th st, ss, 100 e St Nicholas av, 5-sty brick school, 150x72; cost, $245,000; owner, City of N Y, Board of Education, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 55.

STORES, OFFICES AND LOFTS.

55TH ST, 423-37 West, 12-sty brick loft, 200x90; cost, $600,000; owner, Isaac A. Hopper, Inc., 231 West 125th st; architects, Von Beren & La Velle, 507 5th av. Plan No. 47.

39TH ST, 21 W, 6-sty brick store and lofts, 24x98; cost, $30,000; owner, Geo. G. Kip, Morristown, N. J.; architect, Francis Y. Joannes, 25 East 216th st; builders, Marc Eidlitz & Son, 489 5th av. Plan No. 53.

146TH ST, 10 W, 2-sty brick store and offices, 125x100; cost, $15,000; owner, Mary G. Cunningham, 46 Hamilton pl; architect, Clarence True, 109 West 88th st. Plan No. 50.

35TH st, 131 to 137 W, 13-sty brick stores and lofts, 75x85, cost, $300,000; owners, McMorrow Eng. & Constn. Co., 271 West 125th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 57.

5TH av, 424-434, nwc, 10-sty department store (Lord & Taylor revised), 148x159; cost, $2,000,000; owners, John H. & Frank V. Burton, 384 Bway and 23 East 56th st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 54.

THEATRES.

GRAND ST, 466 to 470, 3-sty brick theatre, 38x100; cost, $30,000; owners, Terram Realty Co, 95 Liberty st, Geo. S. Nelson, president; architects, Ingalls & Hoffman, 527 5th av. Plan No. 52.

116TH ST, 11 and 13 West, 2-sty brick moving picture theatre, 41x90; cost, $25,000; owners, Uptown Holding Co., David Goldbert, Pres. and David Newberger, Secy., 489 5th av; lessee, The Rose Theatre Co., Meyer Seidlitz, Pres., 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 58.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

179TH ST, n s, 95.22 e Mohegan av, 5-sty brick tenement, 50x87, slag roof; cost, $46,000. owners, O'Bark Realty Co., Chas. O. Krabo, 983 East 181st st, president; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 68.

HOE AV, w s, 84 s Aldus st, two 5-sty brick tenements, 42x93, slag roof; cost, $70,000; owners, Mack Construction Co., Dudley MacDonald, 1023 East 163d st, president; architect, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 64.

WILKINS AV, w s, 144 n 170th st, two 5-sty brick tenements, 50x82.6x78.4, slag roof; cost, $80,000; owners, Reville Siesel Co., P. J. Reville, 1555 Southern Boulevard, president; architect, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 63.

167TH ST, n s, 75.1 w Tiffany st, 6-sty brick tenement, tin roof, 60x97.1; cost, $55,000; owner, Sophia Gruenstein, 230 Grand st, architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 69.

178TH ST, s s, 100 e Prospect av, 5-sty brick tenement, slag roof, 99.52x33.8; cost, $45,000; owner, Middle Bronx Realty & Const. Co., Leonard B. Kaufman, 287 Division av, Brooklyn, president; architect, Maximilian Zipkes, 220 5th av. Plan No. 70.

DWELLINGS.

227TH ST, n s, 139.6 w Arlington av, 2½-sty brick dwelling, slate roof, 22.5x43.5, cost, $8,500; owner, Dora M. Leehy, Spuyten Duyvil; architect, G. A. Holmes, 160 5th av. Plan No. 71.

STABLES AND GARAGES.

BRONX RIVER AV, e s, 450 s Westchester av, 1-sty brick stable, 28.4x73.4, slag roof, cost, $6,000; owner, American Real Estate Co., 987 Southern Boulevard; lessee, Fred Schneider, 862 East 162d st; architect, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 65.

STORES, OFFICES AND LOFTS.

174TH ST, s s, 38 w Hoe av, 1-sty brick stores, 37x69, slag roof; cost, $10,000; owners, H. W. & B. Realty Corp., Harry C. Bryan, 391 Willis av, president. architect, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 66.

INTERVALE AV, 2, n w cor Southern Boulevard, 1-sty brick store and amusement hall, 94.3x115, slag roof; cost, $25,000; owner, Kellwood Realty Co., Jas. F. Meehan, 1023 East 163d st, president; architect, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 67.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

14TH ST, s s, 222.10 e 5th av, 5-sty brick tenement, 50x88, slag roof, 25 families; cost, $45,000; owner, Rogers Improvement Co., 420 6th av; architects, Shampan & Shampan, 772 Broadway. Plan No. 537.

FOSTER AV, n e cor East 22d st, 4-sty brick tenement, 69.1x109, gravel roof, 17 families; cost, $30,000; owner, A. W. J. Pohl, 56 Pine st, New York; architect, Jos. A. McCarroll, 3 West 29th st, New York. Plan No. 545.

42D ST, s s, 100 w 15th av, 20 2-sty frame tenements, 20x70.4, gravel roof, 4 families each; total cost, $140,000; owner, J. J. Lack Constn. Co., 1515 44th st; architect, Lew Keon, 9 Debevoise st. Plan No. 604.

43D ST, n s, 200 e 14th av, 20 2-sty frame tenements, 20x70.4, gravel roof, 4 families each; total cost, $140,000, owner, J. J. Lack Constn Co., 1515 44th st; architect, Lew Keon, 9 Debevoise st. Plan No. 603.

4TH AV, s w cor 56th st, 4-sty brick tenement, 44x90, tin roof, 14 families; cost, $25,000; owner, Francis Lee, 426 67th st; architect, Francis W. Stork, 7416 3d av. Plan No. 601.

EASTERN PARKWAY, s s, 40 e Kingston av, 5-sty brick tenement, 42.6x78.7, gravel roof, 15 families; cost, $30,000; owner, Michl. F. Gleason, 131 5th av, architect, F. L. Hine, 370 Jefferson av. Plan No. 612.

DWELLINGS.

ROCKAWAY AV, e s, 75 s Livonia av, 3-sty brick dwellings, 18.6x52, cement roof, 2 families; cost, $5,000; owner, Isaac Siroti, 449 Osborn st; architect, Fred'k Musty, 23 Park Row, New York. Plan No. 553.

MAPLE ST, n s, 147.7 e Brooklyn av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $3,500; owner, Sabbato Nicholetti, 472 Maple st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 574.

EDWARD PL, n s, 60 w West 30th st, 1-sty frame dwelling, 12.6x22, shingle roof, 1 family; cost, $600; owner, Thos. Murray, 1036 52d st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 572.

BEAUMONT ST, e s, 274.6 s Shore boulevard, 2-sty frame dwelling, 24x43.2, shingle roof, 1 family; cost, $5,000; owner, Jno. Carey, 133 West 61st st, New York; architects, Hally & Pulz, 401 Tremont av. Plan No. 571.

WEST 17TH ST, e s, 34 n Mermaid av, 2-sty frame dwelling, 22x24, felt and slag roof, 2 families; cost, $7,000; owner, Hassan Borali, on premises; architects, Turnbull & Pice, Highbridge, N. Y. Plan No. 567.

WEST 17TH ST, e s, 34 n Mermaid av, 2-sty frame dwelling, 23x55, slag roof, 2 families; cost, $4,200; owner, Hassan Borali, on premises; architects, Turnbull & Pice, Highbridge, N. Y. Plan No. 568.

WEST 29TH ST, w s, 150 n Surf av, 1½-sty frame dwelling, 42.6x35, shingle roof, 2 families; cost, $1,000; owner, Isabella Byrne, Surf av and West 30th st; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 563.

WEST 36TH ST, w s, 310 n Mermaid av, 1-sty frame dwelling, 12x26.6, canvas roof, 1 family; cost, $600; owner, Ella Mahoney, Surf av and West 32d st, architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 564.

AV J, n s, 17 w East 38th st, five 2-sty frame dwellings, 16.10x40, shingle roof, 1 family each; total cost, $15,000; owner, Jas. B. Roche, 6720 19th av; architect, Geo. B. Webb, 104 West 42d st, New York. Plan No. 577.

RAILROAD AV, n s, 54 e West 33d st, 1-sty frame dwelling, 20x35.4, tar and gravel roof; cost, $800; owner, Henry Taylor, West 29th st and Railroad av; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 560.

STILLWELL AV, w s, 260 n Neptune av, 1-sty frame dwelling, 17x54.6, tar and gravel roof, 1 family; cost, $1,000; owner, Agostino D'Am-

brosi, Stillwell and Neptune av; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 561.

BAY 25TH ST, s w cor Benson av, ten 2-sty frame dwellings, 18x29, slag roof, 1 family each; total cost, $35,000; owner, Walter E. Parlett, 2006 Benson av; architects, Parfitt Bros., 26 Court st. Plan No. 614.

EAST 26TH ST, e s, 52.7 s Foster av, 2-sty brick dwelling, 32.7x57.6, tin roof, 1 family; cost, $4,500; owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 622.

EAST 26TH ST, e s, 17.7 s Foster av, two 2-sty brick dwellings, 17x36.6, tin roof, 1 family each; total cost, $8,000, owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 623.

IRVING AV, s e cor Cornelia st, 3-sty brick dwelling, 20x60, tin roof, 2 families; cost, $8,500; owner, Anthony Mager, 1015 Hancock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 607.

IRVING AV, n s 20 e Cornelia st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $18,000; owner, Anthony Mayer, 1015 Hancock st. architect, Louis Allmendinger, 926 Broadway. Plan No. 609.

IRVING AV, s s, 20 e Cornelia st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $18,000; owner, Anthony Mayer, 1015 Hancock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 608.

FOSTER AV, s e cor East 26th st, 2-sty brick dwelling, 17.7x36.2, tin roof, 1 family; cost, $4,500; owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaeffer, 1522 Flatubush av. Plan 620.

FOSTER AV, s s, 52.7 e East 26th st, five 2-sty brick dwellings, 17.7x36.6, tin roof, 2 families each; total cost, $20,000. owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 621.

RIVERDALE AV, s e cor West 3d st, six 1-sty frame dwellings, 16x50, iron roof, 1 family each; total cost, $6,000; owner, F. W. Kister, — West 8th st, C. I.; architect, Richd. Mazari, 2848 West 6th st. Plan No. 618.

FACTORIES AND WAREHOUSES.

SOUTH 3D ST, s s, 175 e Havemeyer st, 1-sty brick store, 45.11x27.9, slag roof; cost, $1,500; owner, Wm. Lustgarten, 68 William st, New York; architects, G. A. & H. Boehm, 7 West 42d st, New York. Plan No. 550.

NORTH PORTLAND AV, w s, 117.2 s Park 1-sty brick storage, 21x9, —— roof; cost, $100; owner, Adelaide Contin, 72 Park av; architect, W. J. Conway, 400 Union st. Plan No. 551.

NORTH PORTLAND AV, w s, 117.2 s Park av, 1-sty brick storage, 9.10x9, —— roof; cost, $100; owner and architect, as above. Plan No. 552.

STABLES AND GARAGES.

BERGEN ST, n s, 475 w Vanderbilt av, 2-sty brick garage, 25x73.8, slag roof; cost, $3,500; owner, Peter F. Reilly, 618 Dean st; architect, H. G. Dangler, 215 Montague st. Plan No. 593.

HUNTERFLY PL, es, 139.9 n Atlantic av, 1-sty brick wagon shed, 20x23, tin roof; cost, $400. owner, Jos. Merz, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 591.

WINTHROP ST, n s, 169.9 e Nostrand av, 1-sty frame stable, 100x36, gravel roof; cost, $2,750; owner, Robt. Carter, 184 Berkeley pl; architect, Chas. O'Hare, 799 Union st. Plan No. 597.

PALMETTO ST, n s, 178.10 w Hamburg av, 1-sty frame garage, 10x18, gravel roof; cost, $200; owner, Jacob Bulman, 140 Woodbine st. architect, Louis Allmendinger, 926 Broadway. Plan No. 606.

STORES AND DWELLINGS.

WEST 17TH ST, e s, 180 n Neptune av, 2-sty frame store and dwelling, 20x50. tar and gravel roof, 2 families; cost, $1,800; owner, Antonio Lamano, West 17th st and Neptune av; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 562.

THEATRES.

BEDFORD AV, w s, 74 n St. Marks av, 1-sty brick theatre, 27x100, slag roof; cost, $8,000; owner, Susie S. Hall, 29 Broadway, N. Y.; architect, C. W. Ross, 47 West 34th st. Plan No. 630.

MISCELLANEOUS.

EAST 5TH ST, w s, 420 s Foster av, 1-sty frame shed, 20x15.6, felt roof. cost, $150; owner, Edw. R. Bennett, on premises; architect, Chas. G. Wessel, 1456 35th st. Plan No. 556.

VAN SICLEN ST, n e cor Lake pl, 1-sty frame shed, 42x81, asbestos roof; cost, $250; owner, Wm. B. Lake, on premises; architect, P. J. Van Note, 8804 24th av. Plan No. 627.

Queens.

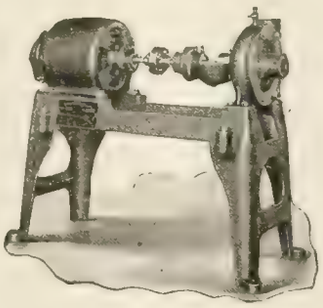
DWELLINGS.

COLLEGE POINT.—14th st, e s, 285 s 7th av, 2-sty frame dwellings, 20x42, tin roof, 2 families; cost, $3,400; owner, Nicholas Eberle, 14th st, College Point; architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 308.

COLLEGE POINT.—12th st, e s, 200 n 5th av, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, $7,200; owner, Jacob Greasser, 13th st, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan Nos 306-307.

LITTLE NECK.—Manhattan av, s w s, 66 s e Morgan st, 2½-sty frame dwelling, 28x25, shingle roof, 1 family; cost, $3,500; owner, North Shore Building Co., 68 William st, N. Y. C.; architect, W. C. Schrenkeiser, 29 Fletcher av, Mt. Vernon, N. Y. Plan No. 311.

ROCKAWAY PARK.—2d av, e s, 141 s Washington av, 3-sty frame dwelling, 24x57, shingle roof, 1 family; cost, $8,000; owner, Mrs. Josephine Pasovsky, 675 Jackson av, N. Y. C.; architects, Colton Bros., Rockaway Beach. Plan No. 310.



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Plans Filed, New Buildings, Queens (Cont.).

ROCKAWAY PARK.—Washington av, w s, 560 e 5th av, 1-sty frame dwelling, 20x35, shingle roof, 1 family; cost, $1,000; owner, Mrs. E. Sneider, Rockaway Beach, architects, Colton Bros., Rockaway Beach. Plan No. 309.

WOODHAVEN.—Atlantic av, s e cor Yarmouth av, 2-sty frame dwelling, 17x28, shingle roof, 1 family; cost, $22,500 (9 houses); owner, Mrs. M. Price, Carpenter st, Hollis; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 312.

ARVERNE.—Lucea av, w s, 25 s Boulevard, 1-sty frame dwelling, 16x56, shingle roof, 1 family; cost, $800; owners, S. & L. Constn. Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 326.

DUNTON.—Hulst av, e s, 376 n Liberty av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family; cost, $3,500; owner, C. Johnson, 275 South Washington st, Jamaica; architect, Lars Olson, Washington st, Jamaica. Plan No. 348.

EDGEMERE.—Sea View av, w s, 190 s L. I. R. R., two 2½-sty frame dwellings, 24x27, shingle roof, 1 family; cost, $6,000; owners, S. & L. Constn. Co., 767 Lexington av, N. Y. C.; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan Nos. 314-315.

ELMHURST.—Bay 5th st, e s, 100 s Manhattan boulevard, 2½-sty frame dwelling, 34x38, shingle roof, 2 families; cost, $4,000; owner, Mr. Billstone, Harmon, N. Y.; architect, N. W. Anderson, Manhattan boulevard, Elmhurst. Plan No. 330.

ELMHURST.—Bowne st, s s, 95 w Washington st, 1-sty frame dwelling, 20x40, tin roof, 1 family; cost, $2,000; owner, G. Klugermann, 155 Smith st, Brooklyn; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 332.

ELMHURST.—Maspeth av, n s, 400 w Clermont av, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, $3,500; owner, Louis Hause, Maspeth av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 333.

ELMHURST.—3d st, e s, 175 n Newtown av, and Newtown av, n e cor 4th st, eight 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, $20,000; owner, Brouard Realty Co., 55 25th st, Elmhurst; architect, I. P. Card, Corona. Plan Nos. 336 to 343.

HOLLIS.—Villard av, e s, 220 s Prospect st, 2½-sty frame dwelling, 25x32, shingle roof, 1 family; cost, $4,500; owner, Riis Constn. Co., 921 Lefferts av, Richmond Hill, architect, C. R. Van Deusen, Seminole av, Hollis. Plan No. 320.

KEW.—Onslow pl, n s, 100 e Austin st, 2½-sty frame dwelling, 26x41, shingle roof, 1 family; cost, $5,000; owner, John R. Corbin, Av G and 15th st, Brooklyn; architect, Benj. Drieser, 153 Remsen st, Brooklyn. Plan No. 324.

LONG ISLAND CITY.—Grand av, n s, 52 e Stemler st, 3-sty brick tenement, 25x66, slag roof, 6 families; cost, $7,500; owner, Frank Schlick, 38 Newtown rd, L. I. City; architect, Pal Schiller, 391 10th av, L. I. City. Plan No. 346.

MASPETH.—Jay st, n s, 175 w Clermont av, 2-sty frame dwelling, 22x32, shingle roof, 2 families; cost, $3,500; owner, Chas. Sternberg, 341 Jay st, Maspeth; architect, Peter M. Coco, 305 Sandford av, Flushing. Plan No. 322.

MORRIS PARK.—Briggs av, w s, 109 n Liberty av, 2½-sty frame dwelling, 18x33, shingle roof, 1 family; cost, $2,500; owner, C. Johnson, 275 South Washington st, Jamaica; architect, Lars Olson, Washington av, Jamaica. Plan No. 347.

OZONE PARK.—Lawn av, e s, 150 n Broadway, 1-sty frame dwelling, 9x12, tin roof, 1 family; cost, $200; owner, Frank Meo, 1145 Lawn av, Ozone Park. Plan No. 325.

RICHMOND HILL.—Chestnut st, e s, 300 n Lexington st, two 2-sty frame dwellings, 18x37, shingle roof, 1 family; cost, $5,000; owner, G. E. Johnson, Maple st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 349-350.

ROCKAWAY BEACH.—Vernon av, w s, 360 n Morris av, 2-sty brick dwelling, 22x36, shingle roof, 1 family; cost, $4,000; owner, Henry Fischer, North Pleasant av, Rockaway Beach; architect, Arthur Weiser, 37 Liberty st, N. Y. Plan No. 334.

ROCKAWAY BEACH.—Pleasant av, e s, 110 n Boulevard, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $2,500; owner and architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 313.

SOUTH OZONE PARK.—Boss av, w s, 340 s Rockaway rd, two 2½-sty frame dwellings, 20x28, shingle roof, 1 family; cost, $5,000; owner, Louis Potter, 469 Essex st, N. Y. C.; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan Nos. 318-319.

WOODHAVEN.—John st, e s, 117 n Fulton st, two 2½-sty frame dwellings, 16x42, shingle roof, 1 family; cost, $6,000; owners, Sternberg Bros., 143 Snediker av, Union Course; architect, Gottfried Sternberg, same address. Plan No. 316.

BELLE HAREOR.—Brighton av, w s, 255 n Washington av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family; cost, $7,000; owner and architect, Herman Peterson, 121 Oak st, Richmond Hill. Plan No. 370.

BAYSIDE.—1st st, e s, 100 s Montauk av, 2½-sty frame dwelling, 25x27, shingle roof, 1 family; cost, $3,800; owner, John Dayton, Inc., Bayside; architect, Chas. W. Ross, 47 West 34th St., N. Y. C. Plan No. 378.

COLLEGE POINT.—12th st, w s, 142 n 8th av, 2-sty frame dwelling, 44x46, tin roof, 2 families; cost, $6,000; owner, Mathias Schreiner, 23 South 13th st, College Point; architect, Peter Schreiner, 114 South 13th st, College Point. Plan No. 372.

DOUGLASTON.—Manor rd, s s, 70 w Douglas rd, 2½-sty brick dwelling, 27x30, shingle roof, 1 family; cost, $4,500; owner, Chas. Wanders, Shell rd and Arlington st, Elmhurst; architect, Radford Architectural Co., 178 Fulton st, N. Y. C. Plan No. 376.

DUNTON.—Baker av, w s, 244 n Liberty av, three 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, $6,000; owner, Lusher Bros., Franklin and George sts, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 358-359-360.

DUNTON.—Frost av, w s, 299 s Liberty av, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, $4,000; owner, P. R. B. Construction Co., 28 Barrett st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 361-362.

EDGEMERE.—Maple av, w s, 100 n Edgemere av, 2½-sty frame dwelling, 25x38, shingle roof, 1 family; cost, $3,800; owner, Henry Merkel, Hollis, L. I.; architects, Howard & Callmann, Far Rockaway. Plan No. 368.

EDGEMERE.—Columbus av, e s, 220 n Bay av, 2-sty frame dwelling, 25x37, shingle roof, 1 family; cost, $3,500; owner, S. & L. Constn. Co., Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan No. 367.

HOLLIS.—Chicopee av, s s, 50 w Carpenter av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, $2,200; owner, Norman Russel, Vaughn av, Jamaica; architect, L. Henry Russel, Vaughn av, Jamaica. Plan No. 371.

JAMAICA.—Bandman av, s s, 50 w Jay st, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $6,000; owner and architect, Max Gross, Jamaica. Plan Nos. 353-354.

JAMAICA.—Degraw st, s s, 225 w Victoria av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $4,000; owner and architect, Ignatz Wohl, 27 North Washington st, Jamaica. Plan No. 369.

JAMAICA.—Chichester av, n s, 150 w Guilford st, two 2-sty frame dwellings, 39x46, slag roof, 2 families; cost, $6,000; owner, Hugh Smyth, 147 Chichester av, Jamaica; architect, I. M. Kirby, Jamaica, L. I. Plan No. 377.

METROPOLITAN.—Hillside st, e s, 50 s Evelin av, two 1½-sty frame dwellings, 18x36, tin roof, 1 family; cost, $2,000; owner, Edward Hauff, 23 Vienna av, Metropolitan; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 364.

RIDGEWOOD.—Stanhope st, s s, 225 w Woodward av, two 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, $8,000; owner, Jacob Jaeger, 504 Grove st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 366.

WOODHAVEN.—Woodhaven av, e s, 274 s Jamaica av, 2½-sty frame dwg, 18x51, shingle roof, 1 family; cost, $3,200; owner, Hy Flothing, 315 Decatur st, Brooklyn; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 351.

FACTORIES AND WAREHOUSES.

FLUSHING.—Smart av, No. 76, 1-sty frame shed for storage, 14x16, paper roof; cost, $45; owner, S. F. Hendrickson, premises. Plan No. 357.

STABLES AND GARAGES.

UNION COURSE.—Summit av, s s, 180 e Legget av, 1-sty frame barn, 20x22, tin roof; cost, $250; owner, Chas. Singer, Forest Parkway, Woodhaven. Plan No. 327.

NEPONSET.—Dakota st, e s, 227 s Washington av, 1½-sty brick garage, 20x22, shingle roof; cost, $500; owner, Mrs. C. A. Whittaker, Hotel Netherland, 59th st and 5th av, N. Y. C.; architect, W. A. Swassey, 47 West 34th st, N. Y. C. Plan No. 317.

RIDGEWOOD.—Stanhope st, s s, 245 w Woodward av, 1-sty brick stable, 30x16, tar and gravel roof; cost, $500; owner, Jacob Jaeger, 704 Grove st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 365.

STORES, OFFICES AND LOFTS.

ELMHURST.—Cook av, n s, 273 e Broadway, 1-sty frame office, 20x12, tin roof; cost, $300; owner, John T. Robinson, Cook av, Elmhurst. Plan No. 335.

MASPETH.—Grand av, n s, 103 e Jefferson av, 1-sty frame store, 18x35, gravel roof; cost, $500; owner, Christ Guenkel, Fulton av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 331.

ROCKAWAY PARK.—5th av, e s, 134 n Washington av, 1-sty frame temporary office, 12 x30, shingle roof; cost, $1,050; owner, Neponset Building Co., West Rockaway; architect, E. D. Hirschfield, 244 5th av, N. Y. C. Plan No. 329.

LONG ISLAND CITY.—Franklin st, n s, 125 w Van Alst av, 1-sty frame office, 15x12, gravel roof; cost, $300; owner, John Holly, 3 John st, L. I. City. Plan No. 374.

MISCELLANEOUS.

ARVERNE.—Cedar lane, foot of, 1-sty frame boat house, 16x25, tin roof; cost, $200; owner, J. Hemmerich, 293 Lenox av, N. Y. C. Plan No. 328.

FLUSHING.—Franklyn pl, s w cor Eagle Nest lane, erect 2 dormer windows; cost, $200; owner, Finley Hamilton, premises. Plan No. 344.

FLUSHING.—Thomson av, s s, 40 w Bowne av, 3-sty brick fire house, 50x70, slag roof; cost, $47,000; owner, Fire Dept., City of New York, 67th st and 3d av, N. Y. C.; architect, E. A. Dennison, 475 5th av, N. Y. C. Plan No. 323.

LONG ISLAND CITY.—Diagonal st, n e cor Bridge Plaza, frame reviewing stand, 9x10; cost, $50; owner, Queens Plaza Court Co., Bridge Plaza, L. I. City. Plan No. 321.

WHITESTONE LANDING.—Boulevard, n s, & 14th av, 1-sty frame freight house, 25x75, slag roof; cost, $ —; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 345.

COLLEGE POINT.—3d av, 150, erect two coal bins, brick; cost, $500; owner, American Hard Rubber Co., premises. Plan No. 373.

COLLEGE POINT.—Av C, s s, and 17th st, 1-sty frame barn, 14x24, paper roof; cost, $50; owner, Barney McKenna, premises. Plan No. 363.

FAR ROCKAWAY.—Greenwood av, ns, 420 w Rockaway Turnpike, 1-sty frame laundry and tool house, 16x22, shingle roof; cost, $750; owner, Mrs. J. K. Stiefel, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 356.

FOREST HILLS.—Austin st, s s, 100 e Herrick av, 1-sty frame freight house, 60x20, tar and gravel roof; cost, $1,500; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 375.

MASPETH.—Juniper av, e s, 400 s Jupiter av, erect greenhouse, 31x60; cost, $100; owner, Emma Gross, Juniper av, Maspeth. Plan No. 355.

WHITESTONE.—18th st, n e cor 11th av, erect 1-sty frame shed, 12x6, for storage, paper roof; cost, $25; owner, Chas O'Donnell, premises. Plan No. 352.

Richmond.

DWELLINGS.

NEW DORP BEACH, S. I.—Neptune st, 380 n Cedar Grove av, 1-sty frame bungalow, 14x25, cost, $300; owner, Thomas Greegan, 38 S. Elliott pl, Brooklyn. Plan No. 33.

PORT RICHMOND, S. I.—Albion pl, n s, 220 w Herberton av, 2½-sty frame dwelling, 24x27; cost, $3,000; owner, Roscoe C. Ford; builder, R. Lyons & Son. Plan No. 38.

WARD 4.—3d st, e s, 85 s Elm av, two 1-sty frame bungalows, 12x26; cost, $275 each; owner, J. J. Moesser; builder, Adam Marks, Jr. Plan Nos. 39-40.

SOUTH NEW YORK.—Perry av, w s, 340 s Purdy pl, 2½-sty frame dwelling, 20x32; cost, $2,000; owner, L. Stafford, 483 16th st, Brooklyn, architect, H. W. Pelcher, Port Richmond, S. I. Plan No. 41.

TOTTENVILLE, S. I.—Bayway, e s, 125 s Cleremont av, 1½-sty frame dwelling, 15x42; cost, $1,100, owner, Chas. Ropp, 19 William av, Jersey City; architect and builder, Klein & Co., Staten Island. Plan No. 42.

STORES, OFFICES AND LOFTS.

NEW BRIGHTON.—Brook st, n s, 50 s Jersey st, 2-sty frame dwelling and store, 22x36; cost, $3,400; owner, S. Block; architect, H. Compton, New Brighton; builders, Steinberg & Cohn. Plan No. 43.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 141-143, masonry, steel and show windows to 3-sty brick store and tenement; cost, $500; owner, Anna M. Haley, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 287.

DELANCY ST, 127-9-31, two sky-signs to 6-sty lofts; cost, $450; owner, Henry M. Greenberg, 127 Delancy st; architect, Wm. G. Brown, 935 Broadway; lessees, O. J. Gude Co., 935 Broadway. Plan No. 304.

GRAND ST, No. 35 and 18-20 Thompson st, steel, masonry, fireproofing, new windows, etc., to 3-sty brick tenement; cost, $1,500, owner, Pietro A. Serardi, Elsford, N. Y.; architect, Peter Roberts, 37 Sullivan st. Plan No. 300.

JUMEL PL, 42, n of West 167th st, masonry and fireproofing to 2-sty stone and brick stable, factory and tenement; cost, $200; owner, Sol. Simmons, 320 Broadway; architect, Fredine Ober, Jr., 611 East 38th st, Brooklyn. Plan No. 272.

LEONARD ST, 109-11, fireproofing masonry and new elevator to 6-sty brick store and lofts; cost, $5,000; owner, Jaffray Realty Co., care of Wm. A. White & Sons, 62 Cedar st; architect, Fred. Putnam Platt, 1123 Broadway. Plan No. 269.

MARKET ST, 72, masonry, fireproofing and steam heating to 3-sty brick tenement and assembly rooms; cost, $400; owner, Morean Delano, 12 Washington Sq N, architect, Stowe Phelps, 161 East 74th st. Plan No. 263.

NASSAU ST, 75-77, new mezzanine balcony to 3-sty brick stores and offices; cost, $300; owner, Cornelius Kingsland, 71 Broadway; architects, Schwartz & Gross. Plan No. 311.

PINE ST, 41-43, steel, masonry, new stairway to 10-sty brick offices; cost, $5,000; owner, The Liverpool & London & Globe Ins. Co., Ltd., John A. Stewart, trustee, 45 William st; architects, Clinton & Russell, 32 Nassau st. Plan No. 288.

WALL ST, 7, removal of encroachments and new windows to 12-sty brick offices and store; cost, $4,000; owners, Est. of W. Wheeler Smith, Judson B. Wilds, Executor, 7 Wall st; architect, Mason R. Strong, 7 Wall st. Plan No. 310.

11TH ST, 329-331 East, masonry and partitions to 6-sty brick-stone stores and tenement; cost, $100; owner, Abraham Rosenblum et al, 442 East 58th st; architect, Chas. M. Straub, 147 4th av. Plan No. 292.

11TH ST, 528-532 East, masonry and new openings to 6-sty brick tenement and stores; cost, $500; owner, Soloman Silverblatt, 120 West 119th st; architect, Otto Reissmann, 30 1st st. Plan No. 307.

13TH ST, 105-7 East, masonry, steel, new vault and stairways to 4-sty brick store and banquet hall; cost, $35,000; owner, August Luchow, on premises; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 261.

14TH ST, 138-146 W, two supports for one 10,000-gal. gravity tank and one 7,500-gal. pressure tank to 7-sty brick store and lofts; cost, $2,500; owner, Seth M. Milliken, 79 Leonard st. The Rusling Co. will work on the above, 39 Cort st. Plan No. 309.

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The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., January 31, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 14th day of March, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Brookings, S. Dak. The building is to be of one story and basement and has a ground area of approximately 5,000 square feet; fireproof construction throughout, except roof; stone facing and copper and tile roof. Drawings and specifications may be obtained from the custodian of site at Brookings, S. Dak., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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Plans Filed, Alterations, Manhattan (Continued)

21ST ST, 127 West, new store front to 4-sty brick store and dwelling; cost, $350; owner, Calvin Tomkins, Pier A, North River; lessee, Wm. Hurdon, 23 West 20th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 282.

21ST ST, 24-26 East, masonry and new stairway to 9-sty office; cost, $300; owner, Emanuel Pulpel, 727 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 294.

22D ST, 125 west, new skylight and plumbing to 3-sty brick stores and tenements; cost, $400; owner, Max Siegel, 125 West 22d st; architect, Abraham Farber, 1028 Gates av, Brooklyn. Plan No. 291.

24TH ST, 1 West, new partitions, masonry and window to 7-sty brick hotel; cost, $500; owner, The Farmers' Loan & Trust Co., Est. of Francis S. Kinney, 22 William; architect, Robt. Leichman, 22 William. Plan No. 283.

33D ST, 35-39 West, masonry, fireproofing, new stairways and partitions to 6-sty brick store and lofts; cost, $1,500; owners, Childs Co., Sam. S. Childs, Pres., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 302.

37TH ST, 439 West, masonry, steel and new partitions to 4-sty stone and brick tenement and stable. Cost, $1,500; owner, Cornelius Daly, 459 West 34th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 279.

37TH ST, 20 to 24 West, masonry and fireproof stairway to 12-sty brick lofts; cost, $300; owners, The Sternfeld Bldg. Co., 20 West 37th st; architects, Geo. and Edw. Blum, 505 5th av. Plan No. 312.

43D ST, 32 to 42 East, masonry and vault lights to 12-sty store and offices; cost, $2,100; owners, Charles & Co., John C. Clark, president, 331 Madison av; architect, Chas. S. Berg. Plan No. 289.

46TH ST, 201 West, new sky-sign to 3-sty brick store and loft; cost, $450; owner, Willard S. Burrows, 110 West 34th st; architect, William G. Browne, 935 Broadway; O. J. Gude Co., builders, 935 Broadway. Plan No. 267.

47TH ST, 9 East, masonry, steel, new partitions and stairway to 4-sty stone and brick dwelling; cost, $1,200; owner, Estate of Adela A. Dorti, care of Eugene Philbin, 52 William st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 265.

50TH ST, 406 West, masonry, steel and new partitions to 4-sty tenement, cost, $2,500; owner, Katherine Beer, 11 Duer pl, Weehawken, N. J.; architects, Gronberg & Leuchtag, 303 5th av. Plan No. 308.

52D ST, 15 East, masonry, new partitions, steel, toilet rooms to 4-sty stone and brick residence; cost, $50,000; owner, Harley T. Proctor, 11 East 52d st or 27 Pine st; architect, Donn Barber, 25 East 26th st; builder, Patrick Reynolds, 102 East 12th st. Plan No. 296.

53D ST, 128 West, masonry, steel and partitions to 4-sty brick and stone dwelling; cost, $12,000; owner, Dr. Harry K. Miller, Mamaroneck, N. Y.; architect, Chas. Gens, Jr., 1100 East 3d st, Brooklyn. Plan No. 266.

56TH ST, 342-344 West, masonry, plumbing and ventilating to 7-sty tenement; cost, $3,000; owner, Montrose W. Houck, Beechmont Park, New Rochelle; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 278.

79TH ST, 20 East, masonry, iron, new windows and roofing to 5-sty brick dwelling; cost, $2,800; owner, Sarah C. Olcott, 11 East 64th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 297.

94TH ST, 311-27 East, masonry, steel, new fireproof stairs and doors to 2-sty brick lofts and factory; cost, $8,000; owner, Julia M. Karsch, 242 Sanford av, Flushing, L. I.; architect, John H. Knubel, 305 West 43d st. Plan No. 262.

103D ST, 325 West, new bathrooms and plumbing to 3-sty brick private dwelling; cost, $3,500; owner, Wm. Mitchell, 312 West 92d st; architect, Paul S. Bolger, 666 Lexington av. Plan No. 268.

108TH ST, 103-7 West, masonry to 2-sty brick garage; cost, $200; owner, 9th Ward Realty Co., 502 West 45th st; architects, Ross & McNeil, 39 East 42d st. Plan No. 276.

110TH ST, 320 East, masonry, roofing and carpentry to 2-sty brick and stone market; cost, $2,000; owner, Carmela Pompa, 320 East 110th st; lessee, Wm. Simon, 320 East 110th st; architect, Robt. E. Lavelle, 316 East 164th st. Plan No. 306.

120TH ST, 173, new gallery floor to 5-sty brick furniture warehouse; cost, $4,800; owners, Cowperthwait & Sons, 121st st and 3d av; architect, James W. O'Connor, 3 West 29th st; carpenter, Wm. Somerville, 317 East 122d st. Plan No. 274.

133D ST, 172 West, new windows, partitions, plumbing and iron cornice to 5-sty stone and brick store and tenement; cost, $1,000; owner, Harry Goldstein Realty Co., 245 West 113th st; architect, Geo. Hof, Jr., 381 East 158th st. Plan No. 280.

162D ST, 500-504 West, masonry and new stairway to 2-sty brick store and lofts; cost, $500, owner, F. W. Woolworth, care J. P. Leo, Jr., 2050 Amsterdam av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 285.

BROADWAY, 2848-2850, new show window, partitions, to 4-sty stores and tenement; cost, $200; owner, Henry C. Copeland, 242 West 101st st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 295.

BROADWAY, 1919-1929, new iron bulletin sign to 5-sty brick store and offices, cost, $550; owner, Harry C. Senior, 125 West 68th st; lessee, C. J. Sullivan Adv. Co., 158 West 65th st; architect, Frank Sutton, 158 West 65th st. Plan No. 301.

BROADWAY, 2401, new show windows and fixtures to 5-sty brick tenement; cost, $1,800; owner, Elizabeth Horgan, 145 West 71st st; lessee, Alfred A. Rotholz, 450 West 147th st; architect, Nathan Korn, 1042 So. Boulevard, Bronx. Plan No. 305.

LEXINGTON AV, 1629, new windows and partitions to 5-sty brick tenement; cost, $500; owner, Corlears Realty Co., 35 Nassau st; architect, Emanuel G. Bach, 1200 Madison av. Plan No. 286.

LEXINGTON AV, 1203, masonry and show windows to 5-sty tenement; cost, $200; owner, Mortimer C. Baldwin, 120 East 85th st; architect, Eugene Cotter, 31 East 27th st. Plan No. 264.

MADISON AV, 64, masonry and iron to 3-sty brick and stone club-house; cost, $700; owner, Jessie C. Bailey, 1 West 85th st; architect, Fred W. Burnham, 7 East 42d st. Plan No. 275.

LEXINGTON AV, 413, masonry, roofing and steel to 1-sty boiler room; cost, $600; owner, Hon. Wm. H. Reynolds, 397 Lexington av; architect, John H. Whyte, Mt. Kisco, Westchester County, N. Y. Plan No. 293.

MADISON AV, 601-603, new windows, stairway, partitions and fireproof doors to 5-sty brick and stone stores and studios; cost, $400; owner, Dr. Jos. Blake, 603 Madison av; architect, Herbert M. Baer, 665 5th av. Plan No. 290.

MADISON AV, 1399, new windows, masonry and steel beam to 6-sty brick store and tenement; cost, $500; owner, Soloman A. Arnstein, 600 West End av, architect, Otto Reissmann, 30 1st st. Plan No. 303.

MADISON AV, 304, masonry, new stairway, elevator and shaft to 4-sty brick and stone stores and workrooms; cost, $10,000; owner, Mary A. Jordan, 149 West 76th st; lessee, Fred. Johnson, s w cor Madison av and 42d st; architects, Buchman & Fox, 11 East 59th st. Plan No. 298.

MANHATTAN AV, 536-542, new door, step and glass partition to 6-sty brick and stone tenement; cost, $200; owner, Hancock Constn. Co., 430 West 119th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 270.

ST. NICHOLAS AV, 1365, masonry, steel and iron to 3-sty stone dwelling; cost, $2,000; owner, Lamont McLoughlin, 309 Broadway; architects, Thos. P. Neville & Geo. A. Eagge, 217 West 125th st. Plan No. 314.

3D AV, 608, partitions, removal of show windows to 3-sty brick store and dwelling; cost, $150; owner, Mary J. Odell, 48 West 33d st; architect, C. B. Brun, 1 Madison av. Plan No. 284.

6TH AV, 222, masonry, steel and iron to 5-sty stone and brick dwelling and store; cost, $600; owner, Est. of Frank C. Wittenauer, 321 West 21st st; lessee, Jos. L. Rosenberg, 222 6th av; architect, Morris Schwartz, 76 West Houston st. Plan No. 273.

6TH AV, 596, changes on electric sign to 6-sty brick bank and offices; cost, $400; owner, Wm. C. Duncan, 596 6th av; architect, Samuel Yaeger, 442 West 42d st. Plan No. 299.

7TH AV, 291-293, masonry, steel and interior trimmings to 10-sty stone and brick store and lofts; cost, $300; owner, Jacob Werner, 25 Broad st; architect, Frank T. Fellner, 413 Caton av, Brooklyn. Plan No. 313.

8TH AV, 553 to 557, new columns, partitions and stairway to 4 and 2-sty brick store and tenement; cost, $1,500; owner, Hyman Vogel, 300 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 281.

8TH AV, 635-637, masonry, steel, new stairway and partitions to 4-sty brick and stone store and dwellings; cost, $2,000; owner, Charlotte Youngs Jacot, 12 Bridge st; Irving Sarnoff, lessee, Broadway and 111th st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 271.

10TH AV, 698, new show windows, masonry and metal coverings to 5-sty stone and brick store and tenement; cost, $300; owner, David A. Clarkson, Merrick, L. I.; architect, Louis A. Sheinart. Plan No. 277.

Bronx.

OLIVER PL, n e cor Decatur av, new balconies to 3-sty concrete studio; cost, $500; owner, Thos. A. Edison, Inc., on premises; architect, Chas. A. Clark, 441 East Tremont av. Plan No. 60.

138TH ST, n w cor Cypress av, new store front, &c, to 5-sty brick store and tenement; cost, $750; owners, Estate of Peter Doelger, 407 East 55th st, architect, Chas. Stegmayer, 168 East 91st st. Plan No. 59.

177TH ST, n e cor Zerega av, new areas to 2-sty brick hotel; cost, $500; owner, John Kaiser, 2401 Ludlow av; architect, Fred Hammond, 391 East 149th st. Plan No. 61.

CROTONA PARKWAY, s e cor 178th st, new partitons to 5-sty brick tenement; cost, $300; owner, City Real Estate Co., J. Wray Cleveland, 176 Broadway, pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 63.

HUGHES AV, w s, 250 n 188th st, 2-sty frame extension, 24.1x14.9, to 2-sty frame stores and dwelling; cost, $700; owner, Antonio Porcelli, on premises; architect, Tomasina Porcelli, on premises. Plan No. 62.

Brooklyn.

BERGEN ST, n s, 325 w Classon av, exterior and interior alterations and plumbing to 4-sty store and tenement; cost, $500; owner, Isaac Cohn, 224 4th av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 542.

BROOME ST, s w cor Humboldt st, interior alterations to 3-sty tenement; cost, $100; owners, S. Liebman & Sons, 49 East 83d st, New York; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 569.

BUSH ST, n s, 210 e Columbia st, plumbing to 2-sty dwelling; cost, $150, owner, Geo. McComb, 75 Bush st; architect, W. J. Conway, 400 Union st. Plan No. 600.

DEGRAW ST, s s, 168 w Columbia st, extension to 3-sty store and dwelling; cost, $300; owner, Andrew De Risi, 711 Carroll st; architect, A. P. Imperato, 350 Fulton st. Plan No. 583.

FULTON ST, s s, 180 e Brooklyn av, store front to 3-sty hotel; cost, $450; owner, John Sommerville, 179 Flatbush av; architect, Robt. B. Reilly, 1387½ Fulton st. Plan No. 595.

FURMAN ST, e s, 11.8 s Doughty st, interior alterations to 3-sty store house; cost, $2,000; owner, Hy R. Malloney, 128 Columbia Heights; architects, John Thatcher & Son, 60 Park av. Plan No. 530.

GRAND ST, n s, 50 w Rodney st, plumbing and interior alterations, &c, to 1-sty picture show; cost, $5,000; owner, Isaac M. Pyser, 393 Grand st; architect, M. Joseph Harrison, 230 Grand st, New York. Plan No. 529.

GREENE ST, n s, 150 w Oakland st, plumbing to 3-sty tenement; cost, $100; owner, Helena Parzyck, 209 Greene st; architect, John Benedict, 255 Eckford st. Plan No. 592.

JAY ST, 408-16, new electric sign; cost, $500; owner Rothschild Realty Co., 100 5th av, New York; architect, Pat'k J. Martin, 302-6 West 53d st. Plan No. 566.

LINWOOD ST, e s, 175 s Belmont av, extension to 2-sty dwelling, cost, $400; owner, Hy Brignardello, 543 Linwood st; architect, E. H. Tatje, 106 Van Sicklen av. Plan No. 594.

McKIBBEN ST, s s, 100 w Lorimer st, interior alterations to 2-sty dwelling, cost, $100; owner, Sarah Garvar, on premises; architect, Morris Perlstone, 37 Fulton av, Middle Village, L. I. Plan No. 546.

MONROE PL, w s, 150 s Clark st, interior alterations and plumbing to 2-sty dwelling; cost, $4,000; owner, Percy S. Mallett, 48 Sidney pl; architects, Stephenson & Wheeler, 2 West 45th st, New York. Plan No. 582.

PACIFIC ST, n s, 133.8 w Utica av, interior alterations to 3-sty dwelling; cost, $200; owner, Marcus Roth, 69 Leonard st; architect, E. A. Holmgrin, 371 Fulton st. Plan No. 599.

PIERREPONT ST, s s, 225 w Clinton st, extension to 3-sty club; cost, $8,000; owner, Young Woman's Club, Schermerhorn st and Flatbush av; architect, K. C. Budd, 500 5th av, New York. Plan No. 554.

PRINCE ST, w s, 48 s Johnson st, plumbing to 4-sty tenement; cost, $160. owner, Edw. Langman, 317 Myrtle av; architect, W. J. Conway, 400 Union st. Plan No. 549.

STERLING PL, n s, 266.8 e Howard av, plumbing to 3-sty dwelling; cost, $175; owner, Henrietta Wulf, 1811 Sterling pl; architect, Hy Robinson, 366 Evergreen av. Plan No. 555.

TEN EYCK ST, n s, 75 w Bushwick av, plumbing to 3-ty dwelling; cost, $250; owner, Jacob Kasner, 58 Stagg st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 581.

VAN BRUNT ST, e s, 60 s Coffey st, interior alterations and plumbing to 3-sty tenement; cost, $225; owner, Eliza Madigan, 123 Wolcott st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 532.

WARREN ST, n s, 147 e Henry st, interior alt to 3-sty tenement; cost, $300; owner, Nicola Krinfley, 157 Warren st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 616.

EAST 10TH ST, n e cor Church av, plumbing, &c, to 1-sty stores, cost, $500; owner, Kraslow Construction Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 544.

14TH ST, n e cor 5th av, 1-sty brick extension, 25x40.2; cost, $2,500; owner, Louis Foerster, 562 Bainbridge st; architects, Koch & Wagner, 26 Court st. Plan No. 596.

40TH ST, n s, 100 e 6th av, extension to 3-sty dwelling; cost, $2,000; owner, Stephen Gardella, 630 39th st; architect, Chas. Braun, 459 41st st. Plan No. 547.

58TH ST, n w cor New Utrecht av, interior and exterior alterations to 2-sty store and dwelling; cost, $500; owner, John Brandas, 57th st and 13th av; architect, Benj. Driesler, 153 Remsen st. Plan No. 570.

BROADWAY, s s, 20.6 w Whipple st, 2-sty frame extension, 20x15; cost, $5,000. owner, Harry Schlawey, 54 Manhattan av; architect, C. P. Cannella, 60 Graham av. Plan No. 598.

BROADWAY, s s, 41.1 w Whipple st, plumbing to 2-sty store and dwelling; cost, $100; owner, Max Mayerson, on premises; architect, Abraham Farber, 1028 Gates av. Plan No. 610.

EVERGREEN AV, n w cor Monteith st, new elevator; cost, $600; owners, S. Liebmann's Sons, on premises; architect, Theo. Engelhardt, 36 Forest st. Plan No. 584.

HAMILTON AV, e s, 14 s Summitt st, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, Peter H. Grogan, on premises; architect, David A. Lucas, 98 3d st. Plan No. 558.

KINGS HIGHWAY, s s, 27.4 w East 12th st, interior alterations to 1-sty theatre; cost, $750; owner, Moses Blumenstein, 353 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 585.

KNICKERBOCKER AV, n s, 25 e Stockholm st, extension to 4-sty store and tenement; cost, $1,000; owner, Nathaniel Hoffman, 356 Knickerbocker av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 617.

LEXINGTON AV, s s, 350 w Ralph av, new elevator; cost, $900. owner, Wm. Schurner, 830 Lexington av; architect, Wischerth Mfg. Co., 302 McDougall st. Plan No. 559.

MYRTLE AV, n s, 20 e Hudson av, interior alterations to 1-sty moving picture; cost, $125; owner, Nathan Liben, 209 Myrtle av; architect, Max Hirsch, 60 Thatford av. Plan No. 528.

MYRTLE AV, s s, 15 w Gold st, interior alterations to 2-sty store and dwelling; cost, $1,500; owner, Joseph B. Allee, 755 Fulton st; architect, Tobias Goldstone, 49 Graham av. Plan No. 531.

NOSTRAND AV, n w cor St John pl, interior alterations to 3-sty dwelling; cost, $500; owner, Carl J. Newman, 790 Nostrand av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 573.

PARK AV, s s, 275 w Sumner av, plumbing to 1-sty store and tenement, cost, $250; owner, Fred'k Knap, 203 Floyd st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 541.

PITKIN AV, s s, 50 w Ames st, machine booth to 1-sty moving pictures, cost, $150; owner, Jane Miller, 58 Moore st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 587.

PITKIN AV, s s, 50 e Rockaway av, plumbing, etc., to 2-sty store and dwelling; cost, $1,500; owner, Samuel Bernstein, 1735 Pitkin av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 619.

PITKIN AV, n e cor Rockaway av, plumbing, etc., to 2-sty store and dwelling; cost, $200; owner, Simon Cohn, 433 Glenmore av; architect, Max Cohn, 433 Glenmore av. Plan No. 625.

REID AV, s w cor Bainbridge st, interior alt to 3-sty dwelling; cost, $300; owner, Francis Wedell, on premises; architects, Brock & Stork, 7416 3d av. Plan No. 632.

RUTLAND RD, n s, 150 e Brooklyn av, plumbing to 2-sty dwelling; cost, $150; owner, Giuseppi Lotti, 365 Rutland rd; architect, J. R. Herzog, 359 Hawthorne st. Plan No. 631.

SUMNER AV, w s, 20 n Kosciusko st, extension to 2-sty store and dwelling; cost, $1,000; owner, Bertie Scholensen, 232 Ralph av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 613.

WILLOUGHBY AV, 17-19, new electric sign; cost, $500; owner, Louis Theatrical Ent., on premises; architect, Pat'k J. Martin, 302-6 West 53d st. Plan No. 565.

WYTHE AV, s s, 75 e North 7th st, plumbing to 4-sty tenement; cost, $300; owner, Ernest Aufdenkamp, 185 Wythe av; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 628.

5TH AV, s w cor 52d st, exterior alterations, etc., to 5-sty store and tenement; cost, $3,500; owners, Glass & Liberman, 5302 5th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 611.

7TH AV, s w cor Union st, exterior and interior alterations and plumbing to 1-sty theatre and stores; cost, $30,000; owner, Desmond Dunne Co., 176 Montague st; architect, J. Sarsfield Kennedy, 44 Court st. Plan No. 586.

Queens.

BAYSIDE.—Lawrence boulevard, n w cor 6th st, install new plumbing in dwelling; cost, $100; owner, Mathew Rock, Jr., Bayside. Plan No. 178.

COLLEGE POINT.—18th st, e s, 125 s 6th av, install new gas fittings in dwelling; cost, $25; owner, Carl Wohlfred, on premises. Plan No. 173.

COLLEGE POINT.—2d av, n s, 75 e 10th st, erect new stone foundation under dwelling; cost, $100; owner, Edward Ackernecht, 500 2d av, College Point. Plan No. 174.

COLLEGE POINT.—6th av, n w cor 18th st, erect new concrete foundation under dwelling, cost, $250; owner, Chas. Rocholtz, on premises Plan No. 180.

CORONA.—40th st, e s, 118, install new gas fittings; cost, $75; owner, M. Steiger, premises. Plan No 172.

FLUSHING.—Madison av, 64, install gas fittings in dwelling; cost, $25; owner, Mrs. Serf, New Rochelle, N. Y Plan No. 155.

FLUSHING.—Wilson st, w s, 125 s Amity st, install new gas fittings in dwelling; cost, $25; owner, Mr Von De Bueo, Amity st, Flushing. Plan No. 156.

FLUSHING.—Hamilton st, 7, install new plumbing in dwelling; cost, $75; owner, D. Webster, Old Lawrence st, Flushing. Plan No. 175.

LONG ISLAND CITY.—2d av, 741, install new plumbing in dwelling; cost, $65; owner, J. F. Ward, on premises. Plan No. 179.

LONG ISLAND CITY.—Steinway av, e s, 50 s Jamaica av, 1-sty frame extension, 25x26, on rear 1-sty store and dwelling, tar and gravel roof; cost, $800; owner, Michael Fiore, 324 Steinway av, L. I. City; architect, Phillip Vechnarelli, 91 Graham av, L. I. City. Plan No. 153.

LONG ISLAND CITY.—Sherman st, e s, 200 n Payntar av, install new gas fixtures in dwelling; cost, $25; owner, G. Mortorano, premises. Plan No. 169.

LONG ISLAND CITY.—10th st, n e cor Van Alst av, install new gas fittings; cost, $10; owner, W. Hamilton, 182 Van Alst av, L. I. City. Plan No. 164.

LONG ISLAND CITY.—Crescent st, 81, install new gas fixtures in dwelling; cost, $25; owner, M. Cashin, premises. Plan No. 170.

LONG ISLAND CITY.—Potter av, n e cor Debevoise av, install new plumbing in dwelling; cost, $300; owner, E. Eiffert, premises. Plan No. 167.

MASPETH.—Grand st, s s, 260 e Columbia av, erect water closet compartments in shop, new plumbing; cost, $100; owner, Max Berger, 45 Grand st, Maspeth. Plan No. 154.

RICHMOND HILL.—Atlantic av, n e cor Beach st, erect new partitions to provide for water closet compartments; cost, $150; owner, G. Langenfelder, 41 Park av, Richmond Hill; architect, L. F. Frank, 206 Crescent st, Brooklyn. Plan No. 163.

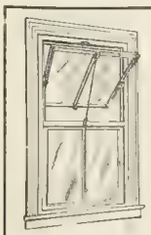
RICHMOND HILL.—Jamaica av, s s, 12 e Johnson av, repair dwelling after fire damage; cost, $100; owner Colden Realty Co., 32 Nassau st, N. Y. C. Plan No. 161.

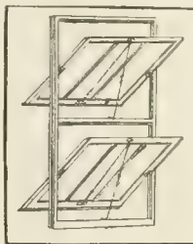
RIDGEWOOD.—Starr st, w s, 250 s Woodward av, 1-sty frame extension, 6x8, on rear tenement, install new plumbing; cost, $300; owner, John Novitzkie, 19 Starr st, Ridgewood; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 171.

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The importance and wide influence of the *RECORD and GUIDE* have become so thoroughly recognized that it is admittedly the *Strongest and Most Valuable Advertising Medium* published in the interest of Real Estate and Building.

Plans Filed—Alterations, Queens (Continued).

RIDGEWOOD.—Woodward av, 452, 1-sty brick extension, 6x6, on rear 3-sty tenement, tin roof; cost, $500; owner, Caroline Houg, 530 Palmetto st, Ridgewood. Plan No. 165.

RIDGEWOOD.—Myrtle av, s s, 400 e Wyckoff av, interior alterations to ice plant, cut new doors, &c; cost, $2,500; owners, Welz & Zerweck, premises. Plan No. 159.

RIDGEWOOD.—Forest av, 19, provide water closet compartments in 2-sty dwelling; cost, $200; new plumbing; owner, Anton Dickman, 653 Bleecker st, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 152.

RIDGEWOOD.—George st, 128, remove store front and erect new window; cost, $50; owner, Jos. Wogrampf, premises. Plan No. 162.

RIDGEWOOD.—Forest av, w s, 100 n Gates av, install new plumbing in dwelling; cost, $75; owner, M. M. Dchwanab, 102 Forest av, Ridgewood. Plan No. 166.

RIDGEWOOD.—Smith st, 141, general interior alteration to 1-sty dwelling; cost, $500; owner, Caroline Miesig, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 151.

ROCKAWAY BEACH.—Boulevard, 557, install new plumbing in dwelling; cost, $50; owner, Mrs. Weiss, premises. Plan No. 168.

ROCKAWAY BEACH.—Jennings pl, n s, 211 e Steuben pl, roof to extension to be removed and room provided, new stairway, 2-sty dwelling; cost, $150; owner, J. F. Logan, 14 South Pier av, Rockaway Beach; architect, J. B. Smith, North Fairview av, Rockaway Beach. Plan No. 157.

ST. ALBANS.—Central av, n s, farm of A. Remsen, 2-sty frame extension, 15x15, on front 2-sty frame dwelling, shingle roof; cost, $800. owner, A. Remsen, St. Albans, L. I. Plan No. 158.

WHITESTONE.—19th st, n s, 120 w 8th av, install new plumbing in dwelling; cost, $200; owner, Thomas Mercer, on premises. Plan No. 177.

WHITESTONE.—19th st, n w cor 8th av, install new plumbing in dwelling; cost, $80; owner, Henry Rhodes, 8th av and 19th st, Whitestone. Plan No. 176.

WHITESTONE.—23d st, s s, 160 w 8th av, install new plumbing in dwelling; cost, $125; owner, Peter Grotz, Whitestone. Plan No. 181.

WOODHAVEN.—Yarmouth av, e s, 153 s Atlantic st, 2-sty frame extension, 12x20, on rear 2-sty dwelling, shingle roof; cost, $1,200; owner, Mrs. M. Price, Carpenter av, Hollis; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 160.

Richmond.

RICHMOND.—Bayview av, 81, interior changes to frame dwelling; cost, $1,500; owner, J. C. Crabtree. Plan No. 29.

STAPLETON, S. I.—Alter boiler room to 1-sty brick brewery; cost, $250; owners, Rubsam & Hoeman, Stapleton; architect, J. Whitford. Plan No. 28.

NEW BRIGHTON.—Jersey av, e s, corner Brook st, interior alterations to frame store and dwelling; cost, $1,000; owner, Lembeck & Betz; architect, J. Davis; builder, H. J. Langworthy. Plan No. 26.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

POUGHKEEPSIE, N. Y.—George Hughes, who has purchased property on South Hamilton st, states that he will start immediately the erection of a large apartment house to cost about $75,000. An architect is now preparing the plans, building will be 4-stys.

BANKS.

HORNELL, N. Y.—A committee of the Board of Directors of the Bank of Steuben, consisting of George Hollands, L. W. Rockwell, and C. W. Etz, are preparing for the erection of a new bank building at Main and Seneca sts. Ground will be broken as soon as the weather permits.

CHURCHES.

ROSEVILLE, N. Y.—The Congregation of St. Thomas' Church contemplate the erection of a $50,000 edifice. Address the pastor for information.

FACTORIES AND WAREHOUSES.

BATAVIA, N. Y.—R. North, Prudential Building, Buffalo, N. Y., is preparing plans for a cold-storage plant to be erected here for C. H. Telcher, to cost $50,000.

ALDEN, N. Y.—A pasteurizing plant will be erected at Alden to handle 200 cans of milk per day. The milk producers of Alden and vicinity have organized what is to be known as the Alden Dairy Co.

MUNICIPAL WORK.

LITTLE FALLS, N. Y.—Bids will be received by Duncan W. Peck, superintendent public works, Albany, until February 18, for constructing a lift bridge and a fixed bridge over the Erie Canal to cost about $124,471.

LACKAWANNA, N. Y.—The Town of Lackawanna, Robert H. Redd, mayor, contemplates the construction of two bridges on South av to cost about $50,000.

POWER HOUSES.

BRIDGEVILLE, N. Y.—The New York and New Jersey Power Co. contemplate the erection of a power plant. Joseph H. Giles is agent for the company.

SCHOOLS AND COLLEGES.

KINGSTON, N. Y.—The Board of Education will erect a $300,000 school. The property of Mrs. O'Reilly, fronting 102x710 ft. in O'Reilly st to the Kingston City library has been purchased. No plans have yet been prepared.

THEATRES.

PORTCHESTER, N. Y.—F. F. Proctor is looking for a suitable site for the erection of a new theatre here. Mr. Weinschenk is local manager of the Proctor Theatre. Nothing further has been settled.

PERSONAL AND TRADE NOTES.

CHARLES T. WILLS, the builder, is away on a Western trip.

B. DRUCKER, painter, formerly of 134 East 25th st, has moved to 212 East 34th st. Telephone, 2495 Murray Hill.

BRONX INDUSTRIAL BUREAU has moved its offices to the Meehan Community Building, 163d street and Southern Boulevard.

THE ADLER MANUFACTURING CO., formerly of 2251 Church av, Brooklyn, is now located at 983 Flatbush av, near Albemarle rd. The new quarters give them 2,000 sq. ft. additional room.

CHARLES V. MERRICK, S. A. & K. Building, Syracuse, N. Y., has opened an office at 51 State st, Albany, N. Y., for the general practice of architecture. Mr. Merrick is the Albany representative of Palmer, Hornbostel & Jones, architects on the N. Y. State Education Building.

H. W. JOHNS-MANVILLE CO. announces the appointment of C. L. Wheeler as traveling representative in the Atlanta territory. Mr. Wheeler is an electrical engineer of practical experience and formerly covered the Southern States for various large electrical and jobbing concerns.

ARCHITECTS' BANQUET.—Speakers at the annual banquet of New York Chapter of the American Institute of Architects, to be held at the Hotel Plaza on the evening of February 20, will include Borough President McAneny, Justice Morgan J. O'Brien and Edward M. Bassett. Gold medals for the best apartment houses of the year will be awarded on that occasion. Mr. Tracy, of Tracy & Swartwout, is chairman of the dinner committee.

AT THE ANNUAL MEETING of the Mechanics and Traders' Exchange, held February 6, 1913, the following were duly elected for the ensuing year: President, Francis N. Howland; Vice-Pres., Frank E. Conover; Treasurer, Edwin Outwater; Secretary, Charles E. Cheney; Trustees, Alfonzo E. Pelham, Augustus Meyers, John J. Roberts, Frederick R. Usher, Lewis Harding, Francis M. Weeks, Ronald Taylor. Representatives on Board of Examiners Bldg. Dept., Lewis Harding, William Crawford.

HARRISON & MEYER, artificial stone, are new settled in their new offices in the "Centurian Building," 1182 Broadway. Among the many notable buildings having cement floor and base throughout, all of which have been laid by this firm, are the new Aeolian Hall, the Emmet on Madison avenue, and the Candler Building; also the train platforms on the express and suburman levels, and the interior cement floors in the New Grand Central Terminal. Estimates for work of a similar character will be furnished by them promptly upon application. Their telephone number is 8718 Madison Square.

MILLIKEN BROS.—Receivers under an involuntary petition in bankruptcy have been appointed by Federal Judge Hand for Milliken Brothers, No. 66 Broadway, one of the largest structural steel contracting companies in the United States. The liabilities are placed at $7,000,000 and the assets at $4,000,000. The receivers are Forsyth Wickes, of Crocker & Wickes, and Francis Dykes, for some time general manager of Milliken Brothers. The proceeding is stated to be a friendly one, the purpose being to keep the concern going, as the firm has many valuable contracts on hand. This is the second time the concern has been in receivers' hands.

TOMKINS' DOCK PLANS.

Resubmits to Estimate Board West Side Terminal Scheme.

Dock Commissioner Tomkins resubmitted to the Board of Estimate and Apportionment this week his plan for terminal facilities and equipment thereof to serve the North River waterfront between Dey and West 60th streets. Much additional detail was added to the plan which was submitted last September.

Commissioner Tomkins has always advocated building an elevated marginal railroad to carry the tracks of the New York Central and any other roads that might desire traffic rights thereon. The Board of Estimate committee has been in favor of a subway.

Gas Pressure Regulations.

The Public Service Commission for the First District, by orders just served upon the companies, has established gas pressure regulations for all companies furnishing gas for light, heat or power in the boroughs of Brooklyn and Queens with the exception of the 31st Ward of Brooklyn. This ward embraces Coney Island, where the consumption of gas is largest during the summer, and for this reason it is excepted from the order, but only until the commission can make observations of the conditions prevailing during the summer season, after which suitable regulations will be established for that ward.

The orders just adopted were issued on the recommendation of Commissioner Milo R. Maltbie who held hearings on the subject. They are similar in form and substance to the orders previously adopted for the boroughs of Manhattan, The Bronx and Richmond. In the main they provide for the establishment of pressure gauges, and thereafter for the maintenance generally of a minimum pressure at the consumer's end of the company's service pipe of not less than 2 inches water column, and for a maximum pressure not exceeding 6 inches water column. Limitations are also placed upon momentary and pulsating pressure variations.

ASSESSMENTS PAYABLE.

BROOKLYN.

(Continued from page 367).

AV N.—Paving AV N, bet Brighton Beach Railroad and Ocean av, 31st Ward. Area of assessment: Both sides of AV N, from Brighton Beach Railroad to Ocean av, and to the extent of half the block at the intersecting streets. April 3.

AV X.—Regulating, grading, curbing and flagging AV X, bet Sheepshead Bay rd and East 14th st, 32d Ward. Area of assessment: Both sides of AV X, from Sheepshead Bay rd to East 14th st, and to the extent of half the block at the intersecting streets. April 3.

GERMANIA PL.—Regulating, grading, curbing, flagging and paving GERMANIA PL bet Kenilworth pl and Amersfort pl, 32d Ward. Area of assessment: Both sides of GERMANIA PL, from Kenilworth pl to Amersfort pl, and to the extent of half the block at the intersecting streets. April 3.

EAST 31ST ST, ETC.—Sewer in EAST 31ST ST, from the sewer summit about 300 ft. south of AV J to AV M, and sewer in EAST 33D ST, from Av L to Av M, and outlet sewers in AV K, from East 31st st to Flatbush av, and in AV L, from East 33d st to Flatbush av, 32d Ward. Area of assessment: Blocks 7612, 7613, 7614, 7615, 7616, 7617, 7618, 7630, 7631, 7632, 7633, 7634, 7635, 7636, 7637, 7638, 7749, 7651, 7652, 7653, 7654, 7655, 7810 and 7815. April 3.

NOTE. The above assessments for AV K—regulating, grading, etc., and 39TH ST—grading lots, exceeding 5 per cent. of the assessed valuation for the year 1912 of the property affected hereby, has been divided into ten annual installments.

VAN SICKLEN AV, ETC.—Opening VAN SICKLEN AV, BRADFORD ST, WYONA ST and VERMONT ST, from New Lots av to Vandalia av; and MILLER AV, from Riverdale av to Vandalia av, 26th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn. March 30.

QUEENS.

WEST AV.—Opening and extending WEST AV, from Hillside av to Jamaica av, 3d Ward. Area of assessment: Obtainable at the Bureau of Assessment and Arrears, Municipal Building, Long Island City. March 27.

SHAW AV.—Regulating, grading, curbing and flagging SHAW AV, from Jamaica av to Atlantic av, 4th Ward. Area of assessment: Both sides of SHAW AV, from Jamaica av to Atlantic av, and to the extent of half the block at the intersecting avenues. March 27.

RICHMOND.

BUTLER AV, ETC.—Acquiring title and opening BUTLER AV, bet Eureka pl and Broadway, and EUREKA PL, ARENTS AV and CHESTNUT ST, bet Bentley av and Church st, 5th Ward. Area of assessment: Obtainable at the Bureau of Assessment and Arrears, Borough Hall, St. George. March 30.

DE KAY ST.—Regulating, grading, paving, curbing and guttering DE KAY ST, from Bard av to Davis av, 1st Ward. Area of assessment: Blocks 11 to 14 inclusive, Plot 4, District 3 March 30.

New Plan of Subway Operation.

A committee consisting of George H. Beck, Henry G. Wynn, Henry Bloch, Frank Eberhart, Charles H. Schnelle and Charles W. Eidt, attended a conference at the office of Borough President McAneny, to consider the advisability of the plan presented by Mr. Wynn to change the operation of the completed subway system by dividing it into "zones." It is planned to have the local trains operate in three zones:

(A) From the Battery to 42d street;
(B) From the Battery to 86th street;
(C) 86th street to 149th street.

A local train leaving the Battery would go as far as 42d street on the Lexington avenue branch, turn west at 42d street to Broadway, and then proceed down on the Broadway branch to the Battery; and so with the other zones. No change is to be made in the running of the express trains. The only construction work that will be necessary in order to install this system, is the building of a connecting subway at 86th street from Lexington avenue to Broadway and a connection of about 150 feet at 149th street where the present subway and the new Lexington avenue subway almost meet.

The plan is supported by the House and Real Estate Owners' Association of the 12th and 19th Wards, which, through a bulletin, names the advantages that would accrue as follows:

Passengers desiring to alight at points south of 42d street would not occupy trains going north of 42d street. The statistics of the Public Service Commission show that the zone between the Battery and 42d street has the greatest number of passengers for local traffic. By this system there would be twice as many local trains south of 42d street as north of 42d street.

There would be a subway for passengers to ride from the east to the west side of the city or vice-versa.

The scandalous congestion at express stations whore passengers change for local trains would be avoided.

The city would have several crosstown lines of subway system, the crosstown subway at 86th street from Lexington avenue to Broadway satisfying a long-felt want. Communication between the east and west sides on 86th street by subway has become vitally necessary.

There will not be a congestion of empty cars at the end of the line, and there will be no need of running cars practically empty, in the upper part of the city.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

FEB. 8.

Allman, Saml—S Bortel 152.78
Anable, Anna S—Title Guar & Trust Co.280.65
Avy, Timothy, Jr—same 161.90
Anderson, Rasmus, Jno Garen & Albt Johnson F G Brady.....costs, 138.30
Brandt, Wm O -N Y Motor Car Co.....64.18
Borrowscale, Belle F—T Kutyn.....64.31
Comisky, Jas, admr—R T McElearney et al. .....costs, 113.10
Colby, Chas R Wyanoak Co 63.17
Callahan, Danl F—N S Gates Co.....42.49
Croftord, Henry F—People, &c.....100.00
Cirker, Edw—G Hartman et al.....250.00
Corbett, Harvey W—S E & M E Bernheimer. 188.17
Cukerkorn, Josef—German Exchange Bk.1,262.41
Donlon, Wm H Duckman 44.41
De Cesare, Adolph—Amplex Repair Co....81.19
Edgar, Geo M L Rogell 311.81
Folser, Florence, Henry A, Dorothy, Ferd H A, Augusta L & Sophie C, also Louisa A Shlobohm N Lazarus 1,144.67
Fox, Susan H Abels 188.92
Garmann, Fredk W—B Egge.....841.35
Gerber, Benj L Lesser 29.41
Hurwitz, Herman—Standard Plumbing & Supply Co 14.97
Hoegerl, Jos—West Side Bank 8,974.34
Kalil, Said A—C A Rerie.....71.21
Loughran, Wm H & Mary G—Title Guarantee &Trust Co 122.98
Levor, Harry—L L Gilbert et al.....257.61
Lasher, Louis J Klugman 75.41
Lindsky, Van Sinderen—G Busch.....331.55
Lerner, Isidor -L Tetrazzini.....costs, 115.20
Linder, Danl & Aaron Morris—Alonzo B Pondoz Co 108.91
Murphy, Jas T—E N Murphy.....costs, 134.42
McIntosh, Albt J—Rider-Ericsson Engine Co. 92.40
McAfee, Robt J—E V McAfee.....costs, 38.45
Mittenzwei, Fred—United Dressed Beef Co of N Y 373.83
Miller, Wm R—L W Stitt.....6,844.34
Owen, Raymond M & R M Owen & Co—C D Stowell 5,172.95
O'Neil, Frank S—Sweeney Tierney Hotel Co. 434.73
Perrington, Frank—Ludin Realty Co.costs, 120.17
Penna, Rocco—Westchester County Brewing Co 218.44
Prinstein, Myer—J Meyers 65.24
Roberts, U Monroe—G Sattler.....29.86
Slauson, Edw V—Northern Bank of N Y.455.57
Swartwout, Frank G, Clarence D Baldwin & Mary Baldwin—P Donohue.....costs, 149.58
Sommer, Jacob—V Lombardo 271.41
Schlechner, Morris M—J Angerman.....230.41
Sello, Felix—L A Sello.....costs, 29.70
Stein, Henry—J D Graziadei.....166.85
Staughan, Jas P—C A de Vany.....112.91
Spolan, Sam M Spolan 637.41
Stumpf, Isaac or Ike—Wimelbacher & Rice. 164.74
Vigiotte, Enrico & Arthur—P Acconcia..171.72
Warshauer, Philip—S Muller 652.09
Westerman, Max & Elias Alpert—M Rubinowitz 1,466.93
Wylly, Alex C Jr—A McKay.....77.46
Wynne, Michl gdn—J H Wright.....23.58
Wendel, Louis—Bronx Investment Co.....69.31
Ziegfeld, Florenz Jr—U S Lithograph Co.... .....1,863.28

CORPORATIONS.

American Joxyl Co—S M Whistler.....10,514.90
Finco Embossing & Ribbon Co—J J Canaganaro et al 881.90
Jno W Merriam & Co—M Rafalsky...costs, 44.45
Wm I Tulin Co—Cincinnati Times Recorder Co 64.31
Warren H Dunn Co—H C Kupper.....3,189.71

FEB. 10.

Abrahams, Bernard J & Benj Lesser—A E Bedell 120.01
Ackerman, Harry—J Johnson 59.41
Appel, Willard S—J Shields et al.....1,382.60
Barthelson, Hugo—B J Foss.....277.08
Blique, Edw—O Mettes 83.26
Berger, Julius—M Hanover et al.....41.35
Barham, Jno A—W E Werner.....130.29
Bjorkegren, Chas—S J Rawak 84.41
Corrigan, Jos F—F E Fonseca & Co.....142.83
Clark, Besse C—Metropolitan Life Ins Co.. .....costs, 154.68
Crowley, Wm F—F Horkimer.....189.91
Comerford, Delia—J S Moffat et al.costs, 122.72
Chetkin, Max—Corning & Co.....248.19
Cohen, Hyman—East Side Lumber Co....63.02
Crowley, Jno—Moapa Realty Co.....44.41
Cohn, Sam—W S Hofstatter 92.31
DeWitt, Homer S—J Lindner 342.28
D'Ascoli, Wm R—C B Prettyman.....4,823.35
di Monda, Rodolf, Victor & Cesare—A Micoli 438.59
Davidson, Wm A—E G Latimer & Sons Co.. .....175.02
Eibach, Beno—Rudolph Wurlitzer 126.55
Everitt, J Rogers—S E Crump et al....8,197.05
Farley, Wm W comm—J Monse,....costs, 90.47
Foard, Richd J & Chas C Tilghaman—Columbia Knickerbocker Trust Co 76.25
Fenichel, Herman & Pauline—H Eckman... .....1,046.49
Foley, Kate, gdn—Stancourt Laundry Co.... .....costs, 23.13
same same .....costs, 23.13
Feuer, David & Saml Nussbaum—S Hyman & Co 312.25
Green, Israel J L Lyttle.....29.41
Hays, Moses A—Royal Bank of N Y.....191.91
Hornberger, Herman—S Kaufman 38.91
Hopkins, Chas W—N Y Tel Co.....46.65
Halperin, Michl S & Saml Zirinsky—J Koehler 326.33
Hoglen, Frank M—Globe Lithographing Co. 84.21
Jones, Jno B & Herbert B Smith—First National Bank of Wellsville, N Y.....3,345.93
Joline, Adrian H & Douglas Robinson, rec'rs —W H McNeill 100.00
Johnson, Arthur A & Jas P Hicks N Y Tel Co 208.53
Joseph, Jos Sulzberger & Sons Co.....99.76
Kirman, Julius S Hyman 319.90
Kaim, Leo M & Saml Jackson M Loewenthal 1,995.38
Klein, Arthur—Robt Law Scenic Studios. .96.69
Kilmer, Thalas S—H Gardner.....638.06
Koffler, Simon—M H Phillips et al.....219.87
Kuck, Jno—E Fleischel et al.....84.23
Kulansky, David & Louis J Levy L Frooks Engine Co 27.59
Leibowitz, Nathan B Hyman 314.25
Luke, Eliz & Jos C—Egbert Winkler Sr.1,368.93
same same 1,371.90
Le Febre, Walter S—J C Hopkins.....1,001.25
McNeil, Wm—American Taximeter Co.....85.67
Miller, Maldena J Morris 70.76
Mozzullo, Marcello—Herringbone Metal Lath Co 350.29
Moody, Julia—Manhattan Leasing Co.....87.30
Meader, Jno F M W Meader.....costs, 36.17
Moore, Harrison B Jr—R C Shepard....106.82
Mullen, Jno F—N Y Tel Co.....40.60
Markowitz, Markus & Wm—Jacob Hyman Co. 73.85
Maged, Benj F M A Foley.....70.15
McCauley, Thos—T Haverty 577.70
Pelisco, Jac or Jac Pleescoe—H B Endicott et al 246.41
same—M Levy et al.....76.71
Penfield, Wm W—L M White et al.....1,956.61
Powers, Patk A—C H Crowley.....242.93
Perlicht, Jos—S Hecht 26.79
Robinson, Adolphus—R Thomson 544.41
Robinson, Frank B—H Goldman.....139.39
Ryan, Danl J—Bay Ridge Sheet Metal Works. 240.31
Rich, Rachel—R Cohn 1,487.40
Ryley, Thos—E David.....120.96
Runkle, Maurice—Harlem Automobile Co.49.33
Ryley, Edw F & Nellie C—Northern Bank of N Y 442.07
Ransom, Chas C & Geo W—W P Walsh..451.63
Shea, Thos American Taximeter Co. 62.27
Stein, Gerson—L Schlesinger 99.28
Slosson, Harrison I—H Bell.....281.69
Shepetin, Louis—J Johnson 59.41
Schack, Wm H—A L Morgan.....523.81
same same 523.06
same same 352.64
same same 353.49
same same 351.81
Schroeder, Chas—R Frank 50.20
Segal, Tillie—J Growerman 42.00
Silverstein, Jac & Sarah—AA Levy.....317.15
same same 519.65
Schimmeck, Jac—M Friedner et al.....69.19
Springhel, Julius—P Shelman 127.75
Shields, Jas—C J Brown.....costs, 111.34
Siegel, Jos—H Wilson 782.76
Siskind, Jos D—P S Sykes et al.....69.37
Triest, Hans & Carl J Schramme—U S Tire Co 504.44
Thorne, Chas W—Manhattan Photo Engraving Co 76.59
Toor, Chas—L Horowitz 113.33
Vatusky, Chas & Empire State Surety Co - People, &c 2,500.00
Wade, Henry C & Chas R Sickles—J F Little et al 288.55
Wishart, Geo—Mercedes Repair Co.....786.67
Weinstein, Julius—Oppenheim, Collins & Co. 35.60
Wahl, Gottlieb—N Y Tel Co.....25.04
Wax, Nathan & Rosie—N Y Butchers Dressed Meat Co 137.77
Zeitfuss, Chas F—A L Morris.....1,096.20
Zimbardi, Salvatore—H Lichitra 137.22

CORPORATIONS.

Acme Waist Co—N Y Tel Co.....68.19
Columbia Trading Stamp Co & Max Haas—Black & White Stamp Co.....costs, 37.50
Central Park North & East River R R Co—J G Moore.....costs, 105.10
Giant Banana Co—A L Morgan 172.12
Geo Edgar Co & Geo Edgar—J C Forbes.4,187.68
Greenpoint Wood Turning Co -N Y Tel Co.36.05
Hugo Klahre Co—V Turkauf 51.71
Illinois Surety Co—G Terragni et al.....92.66
Jno M Crapo Co G Prince.....99.97
Knox Clothing Co—W Ritter et al.....194.46
Leo L Wolms Co—American Veneer Column Co, Inc 112.40
Willer Mfg Co—Carpenter Tew Gear Co..264.41
Woodside Heights Land Corp—Investors Agency .....costs, 130.72

FEB. 11.

Appel, Willard S—J Shields 1,382.60
Aspromonte, Christiana—J Bermacchia...220.86
Aniello, Agastino—R Hill.....78.01
Albino, Jno—A Richards Shoe Co.....52.91
Ardizzone, Antonio—R Hill 121.06
Abramson, Ida—L Krinsky 12.91
Archibald, Frank D—M R Stern.....83.59
Berman, Morris—C Z Wells.....219.39
Blickman, Saul—Wood & Yeakel 149.91
Braunstein, Julius—International Heater Co. 795.91
Barkin, Saml & Horne Fox Co—J Levine.474.55
Burracker, Chas—Jos Beck & Sons.....97.61
Barker, Fredk W—J Bringolf.....258.16
Bimberg, Harry & Bernard K—Jos Beck & Sons 245.16
Buek, Chas—L A Shattuck.....costs, 96.25
Brittman, Abr—E Greenebaum Co.....66.88
Bookhout, Raymond T Lawyers Advertising Co 286.56
Bay, Djelal Munif & Margt D Bey—Western Union Telegraph 12.98
Coursen, Walter—M J Beninger et al.....118.17
Cook, Chas E—M Goldberg 147.15
Cohen, Morris—Colton Realty Co.....45.25
Cowdin, Elliot C—Gotham Natl Bank of N Y 1,095.27
Collins, Josie—Louise & Co.....318.06
Conville, Wm P—H W Briggs.....275.91
Cherkoff, Anna—M Levy 39.41
Cockroft, Jas D, Arthur & Georgia G J V Cockcroft et al .....costs, 148.20
Carroll, Jas E—F Forman 475.34
Denham, Waring—S K Johnson 93.93
Damico, Frank or Frank D'Amico—Hennepin Mill Co 240.90
Connelly, Danl—Vacuum Oil Co 222.11
Erlach, Gustav F—R Erlach.....costs, 114.96
Econopouly, Louis H & Peter—H Mailliard.150.45
Esposito, Rosina—R Hill 14.77
Esposito, Jno—A Esposito 1,228.15
Elterman, Philip—M Horowitz.....costs, 68.88
Fitzpatrick, Wm T A Lifson 219.99
Erickson, Effie—C F Bostwick et al.....589.27
Filozzola, Andrea—R Hill 60.41
Friedman, Hyman—Mt Aetna Realty Co.... .....costs, 68.36
Fox, Paul—J Axelrod 130.22
Finkelstein, Philip & Max Rubin*—Jacobs & Mark 206.89
Fiore, Jos—D R Paskie et al 85.25
Faas, Jno—Park & Tilford 713.70
Flyfel, Antoon H—J G Handal 766.08
Flynn, Mary A—M P Maginn.....153.18
Fox, Hugh L & Jno J Schramme—Western Union Telegraph Co 4.53
same same 30,615.37
Gershel, Henry W W Cole 225.85
Gesoff, Julius—E A Ruthizer et al.....81.65
Gambino, Guiseppe—G Capuano, possession of property and $90.22 or 877.72
Guttman, Abr—M Weisbart 50.06
Gillis, Jno F—A Lapedes 218.00
Giordano, Victor—J Stern 64.41
Gertelman, Henry & Arthur Sedlak*—Bernheim Distilling Co 60.52
Crapo, Jennie—H S Story et al.....27.72
Glen, Wm S—Union Buffalo Mills Co et al .....costs, 91.47
Holzwasser, Wm, Louis P & Julius S—L F Cooper et al 3,468.33
Heslin, Bernard—J L McCabe et al.costs, 77.50
Hynd, Robt—Schwartz Cafe 299.87
Harrington, Frank S—J P Blue.....126.47
same—J D Hines 126.47
Israel, Jaxob—Hygrade Rain Coat Co.....68.91
Jacobs, Mildred—Jos Beck & Sons.....29.41
Jones, Robt H—H B McClellan et al.costs, 67.79
Kirch, Alice—J M Ferguson 69.31
Kelly, Thos F—I Kind 21.90
Lappos, Nicholas—M Mutillod 310.03
Lampel, Saaml—H de F Weekes.....3,409.73
same same 5,546.35
Leville, Sominick J—Saml Saqui Co.....96.81
Levin, Morris—W Rosenbaum.....2,638.93
Loepsky, Sam—A Chaimovich.....91.41
Levitt, Louis—S Wurf et al.....107.86
Levenstein, Nathan—N Goodman et al....78.65
same—L Benjamin et al.....87.82
Leyer, Otto—J E Finegan 444.71
Levy, Harry H—Union Exchange National Bank of N Y 668.63
McNutt, Wm H -A W Ransom 1,011.94
Morriso, Herman & Abe—L Benjamin et al 42.15
Merrifield, Carrie E—Heinrich Bros.....17.41
Mitchell, Wm F, Richd R Boyd, Jos G Hodson, Kenneth Johnson & Wm F DeShon—E Berger 34.31
Maxwell, Florence J—A L Fullman.....144.41
Minowitz, Isidor—H Feinsod et al.....30.98
McNamara, Mary—Acker, Merrall & Condit Co 45.54
McGarry, Nate—Steinhardt Bros & Co....107.48
Magno, Guerino—State Bank 828.24
Meyer, Geo H & Fred G Rudd Inc.....144.93
Martens, Louis J T Early 58.56
Miller, Walter J—P A Vaccarelli.....79.04
Nichols, Wendell L—Hasco Bldg Co et al.. .....costs, 71.65
Ottenheimer, Alfd—Jas McCreery & Co...147.85
Polhemus, J Arthur—Sheffield Farms Slawson Decker Co 34.63
Philippe, Emil—H S Weed 152.56
Pisano, Jos—R Fixel 177.31

Judgments—Manhattan and Bronx (Continued).

Perlstein, Jos J—Hymes & Tamar.....198.38
Raphael, Mathew—M Goodman et al.....117.03
Roth, Marcus—Stern Bros 101.35
Rosenthal, Emanuel—R M Cloos et al...341.88
Rath, Wm M—Herald Paper Box Co....101.90
Ruhe, Henry—E W Dunstan Co.....26.59
Rean, Max—M L Bennett 50.07
Rosen, Nathan—J Vidostzky et al.....109.15
Rubin, Rudolph—S Rapp 59.41
Rothschild, Wm—M Schnurmacher 184.67
Rosendorf, Hugo D—C W Lysett.....86.56
Schultz, Adolph—Morning Journal Assn..32.21
Seelig, Emil—J F Manning.....costs, 108.13
Sanguinetto, Albt E F—Defender Photo Supply Co 408.97
Saunderson, Wm G—W B Sammis 1,297.95
Silberstein, Jacob & Sarah—A A Levy..317.15
same—same 519.65
Sloan, Jos V—N Y Athletic Club.....423.34
Simmons, Seymour—R P McNamara.....24.67
Sharp, Alex H—M Maguire 300.00
Taylor, Geo H—L Taylor.....costs, 181.58
Triest, Hans & Carl H J Schramme—M Montini de Tremari 30,526.93
same—same 30,651.67
Taylor, Annie E—Salisbury Realty Co 970.53
Whitney, Chas M & Chas M Jr—S H Jackson 364.98
Walter, Frank J—Cloak & Suit Supply Co.124.94
Willner, Jos—S Mitchell 298.13
Winslow, Norma—H P Gardner 504.31
Weiss, Julius—"Powells" 50.66
Walz, Jacob F—A Hahn 60.31
Weinstein, Yetta & Harry—S Brand.....144.41
Yazujian, Kazaros—Morse & Nelson.....69.41
Yatman, Chas E—A D Kahn et al.....114.17
Zynn, Abr—Morse & Rogers.....98.69
Zirinsky, Saml & Michl S Halperin—J Koehler 326.33

CORPORATIONS.

Charles Brady & Co—M A Donnelly.....49.67
International Service Corpn—International Magazine Co 89.54
Mercantile Warehouse Co—Star Co.....89.41
Acme Realty Co—S Schinasi 7,399.60
Pharis Co—Cashen & Burtis 109.75
Bankers Land & Mtg Corpn, J Parker Sloane & Chas L Sicard—J Tanzer 2,193.46
A J Schwarz Co—M Lemoine 97.61
Glass Poultry Market Inc—Ward Bread Co.89.61
Empire Baking Co—Acker, Merrall & Condit Co 71.36
Simonetti Co, Luigia Simonetti, Aniello Simonetti* & Atillio Simonetti—S Hoyt.....411.16
Woodside Heights Land Corpn—Investors Agency 2,550.11
International Trust Co—J Hogan 5,811.58
same—same 5,811.58
Mexico Motor Car & Supply Co—Thermoid Ruber Co 24.41
North British & Mercantile Ins Co of N Y—M Salomon 1,912.85
Klahre Hugo Co—Universal Textile Co....214.93
Michaels Realty Co—M Mahler 169.41
Callinas Ostrich Feather Co—J Salaman & Co 240.46
Gould & Maisden Inc—O B Frazer.....164.46
Jas Murtaugh Co & Camille A Murtaugh—Lincoln Natl Bank of N Y.....407.65
same—same 21.08
S Weiss Inc—J Rosenstein 209.41
Forrest Steam Laundry—A Hayman.....89.72
Sommer & Patterson Co, Maurice Rosen & Herman Halpers*—J Rosen 271.57
I Leon Co—Bondy Markheim & Co.....259.18
Philip A Payton Jr Co—G W Bromley Co.35.91
Simon Strauss Inc & Jno R Johnson—P H Gabally 10,288.09

FEB. 13.

Alexander, Julia B Kuhne 244.41
Anderson, Rasmus—F G Brady.....costs, 138.20
Antoniello, Angelo & Raffaele—G Fischette. 155.40
Arnold, Max, Saml Nadelman* & Jos Feinberg*—I Ravich et al.....154.20
Butterly, Jas W—T Feimer 289.92
Bernard, Jas L—Jordan Marsh Co.....49.26
Bruckman, Jos—M S Banner et al.....40.06
Boggs, Lewis D—E Montgomery et al....72.42
Burns, Thos—Electrical Savings Co.....67.64
Baker, Wm H—C S Pinkel.....169.89
Boggs, Constance H & Lewis D Boggs—I C Montgomery et al.....178.40
Billor, Herman—J E Gidon.....costs, 129.13
Bock, Julius—Manhattan Leasing Co.....177.34
Belinky, Max & Ida—M Siegel 137.30
Bissell, Jos B—E L King.....costs, 112.00
Benaim, Jos T—Greater N Y Tin & Tar Roofing Co 24.41
Billings, Geo J—same 128.46
Blaine, Jas—M Goldberg 280.21
Coniglio, Gaspero—F S Myers.....costs, 114.44
Clarke, Anna C—J Stewart.....27.41
Cassard, Henry J—W Malleson.....32.65
Clarke, Anna C—J Stewart.....534.41
Courambus, Stephen—Wood & Selick.....37.11
Coughlin, Frank J & Eliz—Columbus Knickerbocker Trust Co 320.76
Campbell, Stella A M Malinbaum.....36.41
Conrad, Carl—M K Lockwood.....36.67
Cohen, Mabel—J F Kohler.....98.25
Denton, Dan W Whispell 264.30
Dear, Frank L F W McNeal 330.58
Dardare, Louis—A Berthier 991.34
Dalton, W Francis—C Palmer 30.23
Demerest, Geo F—Brooks Bros.....203.89
Dimmick, Orrin—Beacon Falls Rubber Shoe Co of N Y.....272.36
Ellicott, Chas B—Q F Cushing.....196.62
Ernst, Emma D—Columbia Bank.....1,132.64
Emrich, Jos & Edw D Sniffen—Brooklyn Bank City of N Y 243.50
Fisher, Harry—D Rosendorf et al.....139.11
Fiore, Jos—F G White 60.37
Fogarty, Patk A—H E O'Reilly.....1,377.77
Fisher, Leonard S—H R Hansen et al....231.71
Fisher, Jno T, Robt C, Thos R & Edw R—Y H Capsuto .....costs, 91.72
Fischel, Jacob—Burns Bros 655.33
Ferrara, Antonio, Pasquale Miehle & Jos Morrone—M Miller et al 5,039.05
Greene, Ernest H—I L Lichtenstein.....121.14
Goldberg, Louis—F Netschert 156.16
Goldsmith, Abr—Prudential Bond & Mtg Co.67.78
Grissler, Louis—M McNamara 112.76
Goldsmith, Abr—Chelsea Exchange Bank..91.67
Gould, Henry B—H R Hansen et al.....20.72
Gordon, Julius A—Majestic Mfg Co.....98.85
Gardberg, Hugo Switt & Co 47.78
Goldstein, Jacob—H Federer 1,112.69
Gondorf, Fredk—W F Davis 8,668.71
Hundertwark, Conrad—Funk & Wagnalls Co. 26.11
Hills, Gilbert—J J Hoffmann.....253.32
Hawtrey, Wm F—Algonquin Hotel Co....505.47
Hollander, Jos & Bloomer Lime Co—Northern Bank o. N Y 356.27
Haller, Thos E R L Mathews 46.62
Horowitz, Saml & Israel Freed—Crescent Chemical Mfg Co 60.60
Johnson, Clarence B—Paterno Constn Co..161.67
Jacobs, Paul—D S De Jongh 48.41
Johnson, Mary gdn—N Y Contracting Co, Penn Terminal .....costs, 110.31
Jenson, Hilma Jno Miles Inc 497.01
Jardines, Thos A & Fanny—B Spies....826.34
Johnson, Wm D—A B Cummings.....672.22
Keogh, Lawrence—D S DeJongh.....49.71
Kleinman, Max—P Moreines 103.41
Karge, Eugene—Royal Ribbon & Carbon Co.39.82
Knox, P Arlington—J B Schwartzberg 495.41
Klein, Max—M Silberstein et al 75.37
Keller, Emilie, Jos Keller & Irene Horowitz—Greenwich Bank City of N Y.....826.89
Lucas, Chas W—Goodyear Rubber Tire Co of N Y 283.11
Lambert, Max—N Y Edison Co.....costs, 71.13
Lederer, Geo W—F J Welton 464.77
Lanzatte, Alessandro & Vito Marcantonio—V Valentine .....costs, 108.10
Millard, Saml H—T H Harris.....1,785.34
Miller, Hannah J—C Policastro 44.27
Mangam, W P—P Levers et al 342.08
McComb, Harry—American Radiator Co..380.02
Middleton, Frank—Keuffel & Essex Co....103.10
McKiernan, Patk—White Hod Elevator Co.. .....costs, 91.80
Moore, Geo W—Nasom Mfg Co.....477.63
Offenberg, Oscar & Adolph—Manhattan Electric Supply Co 179.41
Nilsson, Otto—F W Geiler 80.25
Pleasants, Bazil B—Fidelity Trust Co....45.71
Pollack, Wm—G Gennerich et al.....34.28
Rosenfeld, Wm—H L Bogert.....costs, 9.91
Rodenwald, Adolf F—L Sturm.....29.72
Rich, Saml L Barth et al 356.05
Rosenfield, Julius—J Rutstein 1,667.03
Richman, Isaac—Switf & Co.....124.84
Saxe, Eugene—Hennessy Realty Co.....101.12
Sandor, Saml—H Himmelstein 724.43
Sander, Saml—F Himmelstein 5,091.53
Schierenbeck, Fred—Grother & Sapiro.costs, 88.95
Siegel, Harry—S Ketchum 26.70
Schickler, Jacob—Falk & Lichtenberg....35.31
Sampson, Logan D—J Thompson 525.93
Silverson, Abr & Wendover Bronx Co—Chelsea Exchange Bank 225.33
Surdez, Arnold—A S Jungkind et al.....50.40
Schmidt, Louis—Onward Constn Co.costs, 78.48
Siegel, Louis & Sol D Cohn—J F Cronin..212.27
Schult, Wm H—P Tobias 33.91
Streicher, David—W Fishler et al.....100.61
Thomson, G Nelson—F Oldham 90.90
Troxell, Jos, Fredk Tench, Frank M Tench, Harry G. Ingersoll & Edgert B Barry—H M V Connelly 120.05
Viviano, David M J—S Kasper 43.54
Wormser, Saml & Jennie—R Heyman et al. 3,160.25
White, Helen S—Belnord Automobile Storage & Supply Co 114.96
Wilson, Frank B—M Ewald.....costs, 100.04
Walther, Barney—C S Stern 239.50
Waldner, Bertha—S Sukovice 49.86
Wallace, Dana—S Barnett et al.....30.00
Wendling, Wm or Paul G—J Wendling..... .....costs, 109.17
Wendling, Wm or Paul G, Union Dime Savings Institution now known as Union Dime Savings Bank—J Wendling 1,221.85

CORPORATIONS.

Granite Spring Water Co—J A Cornell..156.78
same—same .....costs, 12.41
C H Goodfield Co—J Dwyer 28.67
Kupperman & Co—H Weisman & Co.....31.16
Tomahawk Realty Co—S Kramer.....166.15
Massachusetts Bonding & Ins Co—Jacob Bayer Lumber Co .....costs, 99.00
Portland Stone Co—F H Pouch.....566.93
European Post Card Co—Metropolitan Lithograph & Pub Co 221.59
Florida Fullers Earth Co—Cotton Oil Magazine Co 107.71
Griffin-Travis Co—American Radiator Co.399.93
German Fire Ins Co of Pittsburgh, Pa—J Oxenberg 502.41
Queens Borough Corpn—Investors Agency.. .....costs, 100.00
L Lipschitz, Inc—H P Ulich & Co.....19.76
Astoria Veneer Mills & Dock Co—Zibell Damp Resisting Paint Co 1,558.26
Carroll's Cafe—Hannis Distilling Co....251.12
German Fire Ins Co of Peoria, Ill—J Oxenberg 502.41
Kurtz, Action Co—F J Goepel.....3,039.05
Sagamore Spring Water Co—J P Conroy..35.72
Broadway & 53d St Co—Acme Wood Carpet Flooring Co 525.70
Loebel Tailoring Co—H Lehrman.....79.65

FEB. 14.

Arena, Jno M Meyers et al.....64.41
Battista, Raffaele—N Y Edison Co.....11.04
Bertuch, Henry—M Hartfield 34.48
Bingham, Leon T—S Appel et al.....28.03
Buckner, Saml—Columbia Silk Mills.....135.91
Byars, Robt H Swain 1,531.09
Barrows, Isabella G—A Ratkowsky.....89.20
Bump, Chas C Upmann 71.40
Bassel, Henry & Anselm—H L Munter et al.. .....187.60
Billings, Geo—E Fell 1,030.39
Boyle, Leo A—S Cohn 28.47
Birnbaum, Azriel—J Rowland et al.....120.69
Beckwith, Linden—J Shonfeld.....174.46
Butler, Thos J—Jno P Kane Co.....177.27
Bell, Clark, H C Keefe 220.36
Benasconi, Henry—Ay; as Engraving Co..74.41
Barbera, Jos—R H Lohse 89.11
Borstell, Wm or Wm Bostel—W R Ostrander & Co 46.33
Bohlken, Geo N—J Segal et al.....118.15
Brandreth, Ralph—A M Goldstein.....30.00
Blake, Michl—Ossining National Bank..4,361.70
Bernstein, Jos, Sam Fox or Sam Fuchs—M Greenberg 38.50
Biegelesison, Nathan—J F Taylor et al....33.35
Chinard, Jno F—R Cohen et al.....77.65
Cleary, Wm M Hallanan 50.45
Cook, Chas C—H Linkey 37.34
Colucci, Orazio—Interurban Rapid Transit Co. .....costs, 80.88
Cunningham, Jea—C Feltner 29.89
Campanile, Raphael C—T Fallon.....525.23
Coltelli, Francesco—City of N Y....costs, 33.66
Curcio, Emanuel—United Distillers Co.....99.27
Childs, Wm W—H K White.....costs, 129.88
Crimmins, Danl H—United Distillers Co..206.23
Danbek, Jno—N Y Edison Co.....16.11
Dannaman, Jno & Lena—L Miller.....65.91
Dalton, Leo A—M Vondrann.....59.31
Duffy, Mark—Kerin & Dunn.....215.62
Duschnes, Emily K—National Surety Co..112.93
Fox, Arthur F—N Y Edison Co.....28.40
Foley, Eliz L—Stern Bros 98.85
Foster, Harry E—I C Foster.....costs, 40.79
Forsyth, Jos & Louis Lipkowitz—H Weiss.149.81
Freedman, Abr—N Natelson 152.37
Frances, Ethel—D Hays 41.85
Furman, Wm S—C H Chetwood 206.16
Fitzpatrick, Philip A—A McConnell.....226.60
Friedlander, Edw M—Saml Saqui Co.....69.96
Griener, Dietrich—F Eberhardt 83.62
Gallagher, Jas—Wm A Mallett Co.....83.39
Glattner, Morris—N Y Edison Co.....20.68
Gustin, Max—A Krouse 229.31
Gettings, Michl—National Fire Proofing Co & Chas Wills, Inc 23.36
Gettings, Michl—White Fire Proof Constn Co. .....costs, 23.36
Goldbaum, Morris—People, &c 64.67
Goldstone, Edw & Moses B—M Dryfoos..... .....costs, 505.35
Goldsmidt, Aaron—A Julius 294.85
Gottschalk, Abr & Jennie—A G Davis et al.354.72
Griffin, Jos T—T W Vail.....164.17
Gallagher, Peter C—W J Masterson.....1,042.12
Graybill, Jas E—J Schreimer 264.65
Goldstein, Albt—R L McElroy 2,457.12
Halpin, Edw P—Star Finance Co.....67.07
Houghton, Clarence I trste—West Side Warehouse Co .....costs, 106.95
Holt, Chauncey, Jr—Trow Directory Printing & Bookbinding Co 144.97
Halper, Sam—J Rieders .....costs, 32.65
Hirsch, Leopold—D H Bilder et al.....334.55
Higgins, Michl—T Lally 125.41
Julian, Jno—N Y Edison Co.....69.72
Kallensee, Rudolf—N Y Edison Co.....69.90
Klatzkie, Isidore—same 12.41
Kaiser, Leon S—David M Kahn & Co.....85.68
Kunstick, Danl—Banks Law Pub Co.....50.37
Kidney, Irving J—F Lohman 233.94
Kahn, Isaac—J Bloomfield et al.....159.43
Keith, Henrietta N—M S Fuller.....74.80
Kastel, Solomon—Henry Morgenthau Co...33.07
Kraft, Julius—J E Clark.....60.22
Kuchnel, Henry & Jacob Wachsman—W N Daniels 124.72
Loeb, Aaron—N Y Edison Co.....30.81
Levin, Hyman—L Becker 2,078.60
Landau, Louis—N Y Edison Co.....16.20
Laster, Sam or Saml—M Tanenbaum.....61.43
La Grange, Geo—Sheffield Farms Slawson-Decker Co 82.72
Long, Fredk F—Star Finance Co.....42.77
Levy, Hyman—Interborough Rapid Transit Co .....costs, 69.38
Lieberman, Abr B & Alfred—N Y Edison Co. 14.05
Loyd, Alfred E—Acker, Merrall & Condit Co. 49.07
Lonsheim, David & Abr Falick—F Gens..476.82
Lane, Milmie—W Engelking 1,118.89
Lawford, Ernest—A B Graham et al.....347.22
Lomenzo, Frank—I Salaman & Co, Inc.1,069.90
Lewy, Arthur J Niven Co 458.02
Luther, Edw S—Park & Tilford.....128.50
Levy, Benj—Francis H Leggett & Co..1,394.49
Miller, Chas & Isak Messer—People, &c..500.00
Morich, Paul—J Donahue 681.28
Matthews, Louis P—H C Powell.....148.98
Mancini, Thos—Vincent Valentine Co....309.31
Moore, Chas L—F A Peterson et al.....99.04
Mahony, Jno—Interborough Rapid Transit Co. .....costs, 70.88
McCrea, Wm E—M Emerling.....costs, 108.83
Morris, Wm—M P Willcock 243.75
Miller, Jno P—U S Realty & Improvement Co. .....costs, 146.43
Maxwell, Jos B—A L Simpson.....34.65
McClinton, Seth B—W H Stetson.....85.91
Newgold, Gabriel—Francis H Legett Co..... .....1,394.49
Nichols, Aaron S—J Herzig 311.96
Ottenheimer, Alfred—B Altman & Co ..229.90
O'Reill, Geo J—S A Sanford 270.43
Oringel, Saml—S Rothkopf et al 68.36
Oppenheim, Alfred—C Ginsberg 74.92
Oppenheim, Alfred—C Ginsberg 27.41
Paolillo, Jos & Carmela—V De Giami....284.41
Posner, Sarah—S Appel et al 30.20
Pierce, Tecumseh, Jr—N Y Edison Co....24.39
Philipp, Emil—People, &c.. .....10.00
Pigott, Wm A—Star Finance Co 42.03
Petri, Edwd—Kinsella United Properties Co Ltd... .....195.07
Proctor, Geo H—R C Morris.....1,564.84
Payne, Mathew—R Felix.. .....191.81
Roberts, Jos—Stern Bros 74.25
Romer, Isaac M & Saml P Drebbin—N Y Edison Co... .....24.52
Riedel, Chas & Mary Nurse—People, &c.... .....500.00
Rowe, Geo E—Lehigh Sales Co 81.49
Rosenblatt, Louis (Frank Zimring)—L Turner... .....439.90
Reidinger, Augusta T—Chas Loeffler Co..603.35
Rosenblum, Abr & Jos Horowitz—J Dietz.... .....4,615.50
Rosenfeld, Rosanna & Fannie Robinson—S Feldman... .....2,724.12
Rost, Wm L—Henry Morgenthal Co 4.80
Rotella, Pietro—D Loprete 201.51
Smith Laura—People, &c.. .....100.00
Seidler, Herman—N Y Edison Co.....22.08
Silverman, Louis—same 64.02
Schuller, Reinhardt—M Hallanan 97.76
Schwartz, Max—Guayaguil & Quito Ry Co. .....costs 87.85

Starkman, Pincus—Interborough Rapid Transit Co.. .....costs 67.88
Southerland, Norris—Sheffield Farms Slawson Decker Co 39.17
Spellman, Michl J—Simpson Crawford Co..41.91
Stafford, Seth D—Beacons Falls Rubber Shoe Co of N Y.....136.65
Spiegel, Benj —S B Davega Co.. .. ....75.51
Schomer, Dinah—Lawyers Mortgage Co..616.20
Sutphen, Wm L—W J Masterson.. .. ..861.74
Sage, Mary S—Duffy Powers Co.. .. ....75.85
Stansfield, Eugenia—Stern Bros 200.57
Stokes, Belle—D Hays 101.43
Sully, Albert W—E Metzger 39.11
Shandler, Isador—People, &c 64.67
same—same 64.67
Schneider, Richd—United Dressed Beef Co of N Y.....104.47
Schoen, Ignatz & Louis Sarkady—D Geller et al.....32.21
Sullivan, Benj F & Violet B—H Schannon Co. 262.02
Schaefer, Rose D, Louis Schaefer, Chas Schaefer, Sophie Juster, Eliz Muller & Mary Harris—J C Rintelen 778.55
Tendler, Louis—N Weinberg et al 331.91
Tobias, Phili—A Liebelsohn 122.85
Tucker, G—Theo Hoffeller & Co....costs, 41.40
same—same 18.22
Towbin, Louis—C Jenna 5,400.38
Teal, Eleanor S Appel et al 29.63
Vane, James G—T A Beall .....costs 107.10
Walters, Geo & Andw Pulas—C Kostibas 2,434.42
Wilson, Jno J—S P Tull.. .. ..162.51
Wyner, Louis J London 74.41
Wear, Frank L—F W McNeal 330.58
Wendel, Adeline—M H Hitchings 38.32
Wildrick, Caryl B—Acker, Merrall & Condit Co.....70.43
Warrelman, Jno H—Star Finance Co 68.01
Wolf, Jennie—F Seligman et al 161.91
Weingrod, Tessie—I Meyer 23.83
Williams, Ernest—Beadleston & Woerz 44.26
Wheeler, Levi W & Ernest R Douglas—J Blum 27.41

CORPORATIONS.

Herbitens Amusement Co—N Y Edison Co..76.01
Havers Imperial Auto Sales Co—N Y Edison Co.....104.14
Halley Land & Impt Co now known as the Annex Homes of N Y City Inc—J Fuss.. .....1,149.73
Mangin Livery Stables Inc—N Y Edison Co. 37.07
Moses Straus Co—same 38.27
Standard Gas Light Co of City N Y—L Doherty 458.14
Robert Hoskin & Co—N Y Edison Co 62.84
City of N Y—White Star Towing Co..costs.91.40
American West Indies Trading Co—R Levi.. .....1,970.61
same—M J Levi 5,869.94
Fredk A Smith Co Inc & Motor Finance Co—I Rafsky .. ..costs 131.38
Fredk A Smith Co—same 476.25
Volunteer Hospital—C Barry 96.11
William S Warren Inc—L Greenberg 621.57
William Heating & Plumbing Co—Pressed Radiator Co of America 94.61
Jetter Brewing Co—M D Wilbert et al..150.55
Teichman Engineering & Construction Co—Geo M Mundorf & Jennie E Teichman—E C Schuktz 364.33
Star Blue Point Co—E T Curran 114.40
Buffalo Kissel Kar Co—Indian Refining Co of N Y.....146.06
Falcon Waist Co—Goldenberg Bros & Co..44.03
Drukker & Pelham Inc—New Netherland Bank of N Y.....1,777.88
Olin, Giberson & Hilands—J P Hilands ..369.36
Natl Bituminous Coal & Coke Co—C C Jackson.....4,654.56
Canavan Bros Co—V Giorgio 3,130.20
Central Park, North & East River R R Co—City of N Y... .. .. 9,267.19
Illumination Advertising Service Inc—Illuminating Engineering Pub Co .. .. ..costs 60.50
Ideal Opening Dyeing Co—J Posasco..1,495.18
Electrical Audit Rebate Co—Phillips & Sons. 219.41
Cottonwood Creek Copper Co—W J Morris. 12,373.33

Borough of Brooklyn.

FEB. 6.

Averell, Geo W—G T Brown.....804.64
Baer, Edw—Moneyweight Scale Co.....37.41
Baum, Abe—B Block 66.30
Becker, Max—C Heiser 39.81
Buchner, Martin*—H Seglin.....328.37
Burlingame, Alvah W Jr—Everywhere Publishing Co 323.11
same—same 247.15
Burke, Thos—City N Y et al.....32.40
Burke, Thomasina—same 32.40
Cunningham, Jos as exr of Chas Hart—Mechanics Bk 6,101.84
same—same 5,442.33
Ennis, Teresa V—Mechanics Bank.....6,101.84
same same 5,442.33
Fischer, Henry C—P F Cradock.....771.46
Frazer, Fredk T—Everywhere Publishing Co. 247.15
Frazer & Burlingame—Everywhere Publishing Co 247.15
Freed, Israel—Crescent Chemical Mfg Co.660.60
Fritz, Simon—Stevenson Lumber Co.....170.91
Ford, Jno—C Enowitz 34.67
Froelich, Otto Jr (infant) by Otto—Leonard Michel 126.07
Geller, Nathan—H Seglin 328.37
Groom, Jno J—Wm S Gray & Co.....71.41
Hackman, Anna—A D Matthews Sons....128.88
Hunter, Jas V—Motor Finance Co.....280.65
Hart, Bridget—Mechanics Bank 6,101.84
same—same 5,442.33
Heidt, Jno—H Siegel (infant).....182.83
same—Annie Siegel 182.83
Henigson, Hyman—R Murray 1,323.23
Horowitz,* Saml—Crescent Chemical Mfg Co. 660.60
Hochman, Julius—B Block 66.30
Kelly, Delia—M Krovolsky 70.65
Komlos, Emerich H—B Block 66.30
Korn, Isaac—Maurice Lehman & ano....108.40
Kossman, Jos A—P Stenger.....214.40
Knorr, Marguarite—J Meigel & ano.....1,380.88
Lewitz, Harris—Ida Levinson.....104.41
Lipschytz, Ralph—L Jacobi 81.09
Loew, Leopold C P Blaney.....1,196.53
Lowe, Albt E M J Flanagan.....174.53
McCormack, Pierce F as exr, &c Michl—Howard & Fuller Bwg Co.....80.70
McCormack, Pierce F same 128.96
Mayper, Saml—R Murray 1,323.23
Moller, Johan P—C Swanson.....34.40
Mullins, Dennis—Kerin & Dunn.....1,287.12
Myers, David—J Schaffner 69.58
Olsen, Olaf S—Fletcher Stanley Co.....718.15
Partridge, Harry C & Lillian F—M D Rachlin & ano 894.31
Petersen, Anna—O L Petersen.....54.12
Phillips, Jac—Ida Levenson 104.41
Phillips & Lewitz—Ida Levenson.....104.41
Reich, Louis—J Goldberg 71.34
Prinstein, Myer—Fireproof Furn & Constn Co. 73 93
Schulze, Frank—C I Constn Supply Co..160.66
Sonnenfieth, Ernst H Schuman 372.91
Sauserering, Raphael—Fischer Bros.....49.40
Sheffield, Edw R & Lillie O—Cutting Larson Co 350.59
Scott, Brooks E—same 350.59
Schwartz, Nathan—Marinette Knitting Mills. 317.38
Schwartz, Adolph same 254.77
Sinnott, Louis—South Bklyn Savg's Inst.3,838.60
Tepper, Harry—Nellie Weinstein & ano...22.40
Trautman, Ira—A W Brunn.....499.02
Ullman, Max—M R Stern 62.13
Verity, Fred—McElravey & Hauck Co....435.00
Warren, Ulysses G—J S Watson.....437.65
Young, J C—Fire Commissioner.....102.47

CORPORATIONS.

Broadway Parquet Floor Co—G M Butler.146.55
Eden Theatre Co—M J Flanagan.....174.53
Frank Dunham Co—A Cohen 114.07
K & J Soap Mfg Co—Grady Mfg Co.....36.11
New York Bergen Co—E M Houghtaling & ano 444.47
Purdy Constn Co—S Rasuck.....125.65
Rutland Constn Co—Stevenson Lumber Co.. .....170.91
Shovelmen's & Allied Trades Co—P Cannella. 519.42
Trautman Air Rubber Tube Co—A W Brunn. 499.02
Wm L Crow Constn Co—C A Dowd as admrtx 678 05
Wyona Bldg Co B Block 66.30

FEB. 7.

Abramovitz, Aaron—B Green 59.90
Anderson, Werner—N Y Tel Co.....17.84
Barnes, Wm Dora Zeldin 112.13
Benesch, Miriam—Columbian Realty Co..471.83
Berman, David—B Green 59.90
Brophy, Bernard—S Masur 73.15
Campbell, Ida—Bay Ridge Lumber Co....464.51
Church, Mary A—N Goldberg et al.....217.32
Coleman, Jas C—G C Fox.....70.90
Dietz, Wayland E—N Y Tel Co.....18.11
Dietz, Tillie—same 22.53
Donangello, Guiseppe A—State N Y.....814.92
Donangello, Guiseppe—same 788.59
Fels, August B—A S Walker.....97.29
Freedman, Jos—State N Y.....1,529.67
Glickman, Moses N—Parshelsky Bros....376.26
Gorman, Patk—W Murtha & ano.....109.48
Hicks, Jas P—N Y Tel Co.....208.53
Hicks-Johnson Constn Co—N Y Tel Co...208.53
Hopkins, Chas W—N Y Tel Co.....46.65
Johnson, Arthur A—N Y Tel Co.....208.53
Kane, Alma K -W A Moore.....198.00
Knight, Edwin W—H T Smith.....70.31
Logan, Albin I -Windsor Realty Co.....104.69
Malkin, Harry—R W Marshall.....95.91
McDonald, Georgia A as extrx Jno—A Carciona 385.00
Mullen, Jos F—N Y Tel Co.....40.60
Musso, Marie E V C Pescia.....161.91
Myers, Fredk D—American Radiator Co..185.25
Newlin, Chas, *Wm & *Harvey doing bus as Newlins Columbia Mills—D J Carroll.1,052.92
Owens, Thos J & Fanny—L Sussel.....202.38
Panzigliona, Gennaro—P Carey 12.90
Reed, Wilson C N R Ketchum.....234.22
Richardson, Arthur L—N Y Tel Co.....21.15
Rosoff, Jac & *Saml R—S Block.....49.65
Sauer, Marie as admtrx Chas—Barbara Schwille 154.42
Streep, Michl & *Frank S, doing bus as Streep Bros—J E Rodgers 83.74
Salomans, Myer—J Zimit 64.40
Schneider, Max—Sulzberger & Sons Co....68.60
Shannon, David M—S N Berlin & ano....37.40
Schwarzwald, Jac—N Y Tel Co.....14.91
Silberman, Meyer & *Louis—M Walzer...100.91
Sondergeld, Henry—J Seeman et al.....378.63
Sondergeld, Henry—J Seeman et al.....378.63
Tolk, Moritz S Block 84.40
Tomashefsky, Abr—Stern & Fund.....182.99
Wahl, Gottlieb—N Y Tel Co.....25.04
Weaver, Thos N—H T Smith.....70.31
Wood, Monroe S—A Smith 222.76
Wolff, Geo S & Shaye—Bank Rockville Centre 446.84
Zwierzynski, Antony—B Nibur 101.95

CORPORATIONS.

Acme Waist Co—N Y Tel Co.....68.19
C I & Bklyn R R Co—Emy Bamberger..2,335.10
City N Y—C P Keeler.....2,136.63
Flatlands Constn Co City N Y.....111.90
Greenpoint Wood Turning Co—N Y Tel Co.36.05
Independent Order Ahawas Israel & Daniel Lodge—L Kiritz 67.92
Jackson Auto Sales Co—Bank of Rockville Centre 446.84
Jerome Bergen Investing Co—Parshelsky Bros 376.26

FEB. 8.

Avy, Timothy Jr—Title G & T Co.....161.90
Anable, Anna S—same 280.65
Attix, Albt A—F W Dodge Co.....169.67
Book, Jac M Hessel 62.37
Berry, Edsar H—H J Brouard.....34.40
Brein, Chas—Geo E Sealy Co.....161.11
Brickley, Wm C—J S Sorenson.....611.41
Crosby, Abel A—Nora E Day.....3,177.89
Cohn, Dora—same 3,177.89
Castellanos, Paul—F Clare 63 17
Dede, Diedrich -J McCann 398.74
Doyle, Anna J—Florence Tlusty (infant).959.07
Fisher, Henry—Rebecca Block 218.40
Fuehrmann, Henry F H—Niagara Alkali Co. 114.95
Friedman, Philip- I B Weisman & ano.....29.41
Freedland, Benj L—Mechanics Bank.....312.03
Graghano, Gennaro F Holland 1,180 24
Hill, Jno Jamaica Water Supply Co....4,654.50
Hirshhorn, Herman Morris Miller & Co..127.05
Johnson, Jesse W R C Beal.....808.16
Kane, Jno T L Wing.....192.51
Luft, Annie -P Cohen 166 25
Lux, Wm K—W W Leland.....38.22
Lentino, Chas—T J Farrell.....21.40
Loughran, Wm H & Mary—Title G & T Co. 122.93
Miller, Frances -Mechanics Bank.....312.03
Mess, Max & Jos—I Prussack & ano.....112.40
Sand, Frances H S V White.....469.82
Shostak, Leana—Margt E Schenck.(D) 1,162.21
Silber, Jos -J Nemser 75.06
Stattmann, Jac—B H R R Co.....159.47
Sargent, Geo—Topping Bros 32.54
Teitelbaum, Philip—N Rosenthal & ano....79.16
Wilson, Wm—Rena E Martin.....26,969.61

CORPORATIONS.

Ansonia Clock Co—P Basil 1,203 43
C A Hoppe Co—W E Kay.....1,151.65
City N Y E M Culp 1,128.09
F & J Realty Co -Geo E Sealy Co.....161.11
Slees & Flanagan Mfg Co—Peck Stow & Wilcox Co 75.06
Wittman Constn Co—S Rappaport 73.75

FEB. 10.

Alperstein, Max -S Dobschutz.....609.88
Barg, Chas H M Barr & ano.....55.66
Babcsh, Max (infant) by Louis—City N Y. 119.83
Bennett, Julia L—G Harris & ano.....126.86
Benevy, Sadie A -B Wison.....57.10
Brewster, Herbt R—J P Milliken Co.....102 20
Brown, Archibald D -Income Bond & Realty Co 274.51
Corey, Robt W Oliver Typewriter Co.....31.03
Cohen, Abr (infant) by Annie—City N Y..32.40
Donovan, Eliz J A KKlemann.....379.00
Cruthley, Edw- Pierce Butler & Pierce Mfg Co 430.55
Duneil, Geo B Wisoff 57.10
Feldman, Heyman J Feldman 82.70
Fearon & Martello -H Howell.....37,297.01
Gaer, Pearl as comm &c Louis—Johnson & Johnson (Inc) 68.87
Gallagher, Patk J—A A Hovell.....153.15
Gardner, Ernest G—J Gfroerer.....59.42
Haight, Fredk A & May L -W E Woollard. 628.68
Hillier, Jno -Bush Terminal R R Co.....12.08
Johnson, Jno H—G Selner 750.00
Lipton, Frank T—Rose E Van der Velde....54.40
Leavey, Jas F—Margt Murtha 78.30
Loerch, Wm G W Woods 36.65
Lyons, Jno W—B Wisoff 57.10
Lyons, Beneny -same 57.10
Maged, Benj F—Mary A Foley.....70.15
Markowitz, Benj M Lustig 60.70
Murray, Nelson S -Broadway Auto Accessories Store (Inc) 67.77
Nissenson, Morris J Marks 523.56
Pope, Wm -M Barr & ano.....85.40
Rabinowitz, Max S Silver & ano.....64.65
Rose, Frank H—S B Potter as sub trste..(D) 497.70
Schramme, Carl J Margarita M de Tremari as extrx 30,526.93
same—same 30,615.67
Spitzer, Malonia—Manhattan Furn & Trading Co 24.42
Sweeney, Mary A R E Walsh.....225.26
Sperling, Theo G W Wood.....36.03
Schaefer, Robt T—A A Hovell.....34.92
Siegel, Wm—S Dobschutz 609.88
Sullivan, Benj Jr & Violet—N Y & N J Lubricant Co 16.50
Thriest, Hans—Margarita M de Tremari as extrx 30,526.93
same same 30,615.67

CORPORATIONS.

Arbuckle Realty Co—Income Bond & Realty Co 274.51
City N Y—Orpheum Co 1,182.88
Commonwealth Fire Ins Co of Ottuma, Iowa—A Friedland 137.64
K & J Soap Mfg Co—Oil Seeds Co.....25.05
Leo L Wolins Co—American Veneered Column Co 112.40
National Lead Co—Erona Kennelty (infant). 537.39
same—J Kennelty 100.00
Tomahawk Realty Co—S Kramer.....167.15
Universal Standard Electric Co—New Amsterdam Casualty Co 700.01
Wm I Tulin Co—Cincinnati Time Recorder Co. 64.31

FEB. 11.

Abramowitz, Jacob—J J Eiseman, Jr.....39.42
Aspromonte, Cristina—J Bernacchia.....220.86
Bauduy, Leonye V—Press Publishing Co..158.48
Blank, Saml—S Solomon 136.54
Brush, Adelaide F—Mtg Securities Co, NY. 3,066.50
Buck, Geo H—C F Ball & ano.....34.35
Cervadoro, Domenico—R Alevoli.....34.40
Chesler, Abr—A H Bliss & ano.....120.02
Cherkoff, Anna—M Levy 39.41
Clark, Chas C—Jno Wanamaker 454.58
Dougherty, Jack A L Cramer 55.50
Hawkins, Maria J—D Hirshfield.....188.25
Iba, Casper—S Bernstein 71.86
Kalina, †Louis S Fillen 27.10
Kelly, Franklyn—J E Murray.....116.67
Kleinfeld, Max—F H Dodd et al.....124.84
Kessler, Birdie—W F Duckworth.....343.47
Loretz, Susie H—Alice M Cogswell.....186.09
Maxwell, Florence J—A L Fullman.....144.41
Markowitz, Markius & Wm, doing business as Markowitz Bros—Jacob Hyman Co..73.85
Morrell, Henry B—S M Rau & ano.....233.68
O'Connor, Mary A & Jas B—National Casket Co 456.82
O'Connor, Jas B—National Casket Co....397.30

Judgments Brooklyn (Continued.)

Peskin, Saml H Ashman & ano 208 85
Power, Ernest W Ross 102 40
Schneider, Florin & Frank E M Kwiesten (an firm) 823 22
Simonetti, Luigia, Amello & Anilli S Hoyt 411 16
Siegel, Frank* J J Eiseman Jr 39.42
Swan, Kingsley Montauk Club 79.95
Van Deeven, Wilh H Ladenhop 90 70
Warnock, Wm W F Taylor & ano 215.05
Weinstein, Yetta & Harry S Brand 111.41
Weller, David A H Bliss & ano 120.02
Zippin, David J Eidler 471 40

CORPORATIONS

Bronson Realty Co—D B Lesiken 119 42
B H R R Co Annie Fox 100 00
Brooklyn Citizen J G Myers 3 130 57
International Trust Co J Hogan 5 811 58
same C W Hogan 5 811.58
Pruzin Bldg Co—H F Darrow 431 65
Rossella Realty Co—G Porcelli 32.40
Rugby Knitting Mills—J J Eiseman Jr 39.42
Simonetti Co—S Hoyt 411.16

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor

FEB. 8.

Auth, Edw; 1912—Trow Directory Printing & Bookbinding Co 65.92
Brown, Morris & Wm Grant; 1913—L G Jones et al 39.66
Carter, Chas; 1911—Simon Improvement Co 41.31
Hawes, Gertrude; 1913—N Y Title Ins Co. 205.41
Suhr, Wm J; 1911—M C Rodriguez et al. 266.73
Walther, Bernard; 1911—H Hilker 122.87

CORPORATIONS.

Godwin Constn Co; 1912—L Gagliardi .. 3,104.14
Motor Traction & Engineering Co. 1913—Greenwich Investing Co 161.91
Van Orden Constn Co, De Ruyter Van Orden, Inc & Emar Christie; 1911—J Cohen 70.00

FEB. 10.

Freedman, Jos; 1907—J White 12 41
Herman, Abr; 1908—N Y Tel Co 36.10
Hyman, Henry; 1912—L Holstein 144.41
Indiveri, Jos & Ignazio; 1912—H Weiss et al 176 41
Krulewitch, Jos; 1911—S Abramson et al. 198.31
Lamprey, Clarence P; 1912—M L Soltmann 631.77
Levine, Max; 1912—Security Bank of N Y. 37.41
Lynch, Mary; 1912—N Holden 220.41
McGovern, Thos B Jr; 1912—Ducasse & Co. 45.61
Neville, Michl K; 1912—H Meehan 60.42
Papp, Jos; 1912—I Rosenberg 69.65
Partridge, Harry C & Lewis L Wordell; 1912—S Lehrer 45.37
Mann, Saml; 1911—City of N Y 59.41
Mann, David; 1911—same 59.11
same; 1910—same 59.41
same; 1911—same 59.41
same; 1911—same 59.41
Snell, Wm; 1912—S Bookman 78.00
Spotts, Chas H & Estelle H; 1912—International Commercial Co 376.33
Spotts, Estelle H & Chas H; 1912—International Commercial Co 376.33
[6]same; 1911—E Neifeld 339.30
[6]Wanderer, Jennie; 1911—J Fertig 1,273.40

CORPORATIONS.

Borough Trading Co; 1913—J Weston et al. 462.51
Borden Condensed Milk Co; 1912—J Lucid. 891.73
[1]Frese's Consumers Brewery; 1910—City of N Y 710 46
National Surety Co; 1913—W W Farley 1,828.97
Queen Aeroplane Co; 1912—L Lewkowicz 1,316.32
Queen Aeroplane Co; 1912—L Lewkowicz 2,078.82

FEB. 11.

Comyns, David J; 1912—A Sachs 74.65
[1]Eadie, Colin M; 1913—City of N Y 264.41
[1]Greenberg, Abr; 1911—same 59.41
Goldberg, Abr; 1913—same 264.41
Feldheim, Otto; 1913—J D Graziadei 89.65
Field, Richard C; 1913—M L'Ecluse ... 2,670.63
same; 1913—same 2,670.33
Falk, Meyer; 1911—P Meyerowitz 269.15
Kanneusohn, Lena; 1909—E Boyd 252.86
Kiely, Timothy; 1909—M Birnbaum et al. 234.65
Levy, Nathan & Isaac; 1913—J Fishman. 202.61
Murphy, Patk; 1912—J Doelger et al ... 2,331.68
O'Connor, Thos; 1912—W Mayerson 113.47
Pearsall, Edw; 1908—American Radiator Co. 136.54
Rosendorf, Saml M; 1912—L L Levy 384.72
[4]Sheehy, Frank; 1912—J A Walsh 4,413.25
Solomon, Saml; 1913—I Levy 225.00
Studwell, Frederic B, 1912—Bush Co Ltd et al 132.35
same; 1911—same 101.35
Warner, Stephen S; 1912—Lincoln Mtg Co. 284 41

CORPORATIONS.

Fifth Avenue Tailors; 1912—Eastman Machine Co 312.08
North Atlantic Dredging Co & Thos O'Connor; 1911—United Globe Rubber Mfg Co 447.89
Park Laundry Co; 1913—T F Tracy et al. 75.00
Somerville Realty Corpn; 1913—I Cohen .. 502.65
Wyoming Realty Co; 1912—I Mosson et al. 86.21
Wyoming Realty Co & Herman Rosenberg; 1912—Mosson Bros 180.56
York Realty Co; 1908—L W Baxter 3,094.61

FEB. 13.

Berlin, Max; 1913—N Y Tel Co 16.31
Bouvier, Jno V Jr exr. 1912—C C Nast. 3,154.75
Freund, Adolph & Thos N Cantwell; 1912—American Radiator Co 422.30
Goldstein, Bernard, Jos & Fredk; 1912—P E Raioes 75.00
Insley, Mary; 1912—E M Wight 179.02
Knox, Hettie & Jno A; 1899—E Thomson. 710.86
Jackson, Jacob W & Benj C; 1913—A Bleischer 361.95
Reeber, Wm C; 1913—Laurie & Harper, Inc 142.15
Sabel, Nathan 1913—P N Mahler 406 22
Schlanger, Max; 1911—A Laud 700.42
Talcott, Maria T & Geo; 1913—J M Haskell 5,000.00
Warriner, Willard F; 1905—Abbott Hardware Co 34.39
Wasser, David; 1910—M N Clement et al. 1,820.97
Williams, Jane; 1912—T Ekin 66.97

CORPORATIONS

Bklyn Union Elevated R R Co; 1913—I Bachal 50.00
City of N Y, 1906—J M Swaman 1,328.93
Cadillac Hotel Co; 1910—B Cox 4,658.80
same, 1911;—same 92.15
Fullerton Weaver Realty Co; 1912—R J Mahoney 5,211.82
Independent Order Ahawas Israel; 1913—L Medler 551.03
N Y & Rockaway Beach Transportation Co; 1912—I I Messing 111.91
Pitkin-Holdsworth Worsted Co; 1913—M E Lawler 98.74
same; 1912—same 5,142.07

FEB. 14.

[1]Brons, Philip, Herman & Jacob; 1913—M Shapiro 841.13
[1]same; 1913—J Solomon 1,341.13
Beall, Jos H; 1913—S Strauss 282.22
Cohen, Reuben; 1913—N Y Times Co 114.00
Curran, Edw T; 1911—Lawyers Co-op Pub Co 37.73
de Villiers, Theresa L; 1913—F Busto 823.93
Dixon, Jno T & Harry S Dewey; 1911—Jefferson Trust Co 82.97
Dixon, Jno T & Harry S Dewey; 1909—Jefferson Trust Co 6,928.65
same; 1909—same 5,084.10
Doyle, Thos & Kate; 1912—A A Joseph .. 104.16
Goodman, Elias & Nathan Gross; 1913—Presbyterian Hospital 759.95
Hand, Julius; 1913—S Beidner 72.25
Joline, Adrain H & Douglas Robinson; 1912—C Gardell 387.18
same; 1912—C Gardell 387.18
same; 1913—E Salt 1,145.45
same; 1912—Frank J Lennon 286.62
[1]Johnson, Jno R; 1913—P H Galbally .. 10,250.09
Kaplan, Bernard J; 1912—National Alumni. 65.65
Luria, Nathan; 1911—A D Schulman 212.00
Murphy, Patk; 1909—J Doelger et al 317.22
Montgomery, Nannie & Herman Weiss; 1912—Locomobile Co of America 121.64
Pagani, Henry S; 1911—Continental Garage. 324.66
Russo, Rocco & Gussie Greenberg; 1912—People &c 500.00
Renn, Wm; 1910—N Y Tel Co 37.39
Rothschild, Harry S; 1913—R L Cherurg 1,707.83
Schaefer, Rudolph L; 1912—Kriger Shoe Co. 131.51
Sherry, Christopher J; 1909—N Y Tel Co ... 25.72

CORPORATIONS.

G F Hall Co; 1913—S Duberstein 773.83
New System Advertising Co; 1912—City of N Y 38.65
Jas E Tompkins Co; 1911—Oriskany Malleable Iron Co 686.44

Borough of Brooklyn.

FEB. 6.

Cronin, Sadie L; 1912—J J Donnellan 189.55
Goldberg, Dora; 1912—H H Harris 509.41
Goldberg, Dora & Abr D, 1912—same 148.26
Greenfield, Pinkas; 1913—H Bachler 107.05
Greenfeld, Pinkus; 1912—A Scherr 12.40
Lawrence, August; 1911—L Isaac 85.75
Mantel, Abr; 1913—Commr Excise 1,819.97
[3]Morris, Saml H; 1912—A Wohl 65.00
Rasch, Leopold et al as admtrx, &c, Albt Schenck; 1912—J Strauss 2,071.16
Wilshusben, Rebecca; 1912—Helen D Wilshuben 1,048.94
Woelber, Herman M; 1912—G A Beyer & ano. 3,843.98

CORPORATIONS.

Geo Alexander Co; 1911—Peoples Bank of Buffalo 55.73

FEB. 7.

Anderson, Axel L, 1912—Flatbush Parquet Floor Co 151.44
Baumann, Chas O; 1912—M J Mooney ..... —
[1]Cunnin, Martin & Wm Burke, 1912—State N Y 500.00
Levin, Louis; 1895—D T Easton 615.10
Lighte, Chas; 1904—P Kubert 10,156.77
Miller, Wm H; 1913—Eliz Winfield & ano. 98.62
Rosencranz, Henry; 1912—G F Lawrence 1,140.72
Serota, Rebecca; 1911—H L Brant 68.65
Steinberg, Isidor P; 1910—Stone Bros Dress & Waist Co 43.26

CORPORATIONS.

C I & Bklyn R R Co, 1913—J Obermaier. 200.00
Malta-Hegeman Impt Co & Jacob Gordon; 1912—S Gasner 270.49
York Penn Co; 1913—Borough Park Cornice & Roofing Co 133.90

FEB. 8.

Krefetz, Frank; 1909—Firemen's Ins Co of Newark 103.75
Mielke, Ewald J H & Johannette; 1913—L Bessert & ano 468.16
Mielke, Ewald J H; 1913—same 103.33
Walther, Bernard; 1911—H Hilker 122.87

CORPORATIONS.

Crystal Constn Co; 1912—I Kassner 44.20

FEB. 10.

Bauer, Dorothea, 1913—F W Engel 166.42
Book, Jacob; 1913—M Hessel 63.37
Chaut, Bessie; 1912—J Govendo et al 39.40
Goodman, Isaac; 1912—L Rockmore 99.40
Knoth, Mina; 1912—N Y & Bklyn Bwg Co. 498.36
Partridge, Harry C & Lewis L Wendell, doing business as H C Partridge & Co; 1912—S Lehrer 45.37
Rodriguez, Adelaide; 1911—Central Chandelier Co 66.91
Sacks, Abr; 1913—J Sacks 207.65
Sapiro, Guiseppe & Filomena; 1910—L Hochman 112.90
[1]Saas, Robt A; 1912—M Stecklow 111.90
Smith, Robt; 1913—W E Key 206.08
Suhr, Wm J; 1911—Mary C Rodriquez & ano as exrs 266 73

CORPORATIONS.

Fairhurst & Barlow Co; 1913—J Elias 67.13
Cypress Holding Co & Ada E Carter; 1911—T H Helfron 5,190 60
Newburgh Carpet Co; 1913—G Thos Malone & ano 1,001 83
R & M Constn Co & Jas M Robinson & Harry S Manus; 1913—Eddy Glickman Bldg Concreting & Impt Co 223.65
R & M Constn Co, 1912—Bklyn Daily Eagle 155.42
Troy Albany Co, Northwestern Cornice & Roofing Co & Saml Schwartz; 1912—G Heyman 219.65
Vitagraph Co of America; 1912—J A Leggett, ... 8,544.75

FEB. 11.

Blumenthal, Alfred C; 1912—Ritz Hotel (London) 300 00
same; 1912—Carlton Hotel 189.74
Geary Elizabeth; 1913—M F Kelly 34.40
[1]Kolbe, Frank; 1912—R J Mahoney 79.07
Mallouk, Elias N as admrx &c Shafia N; 1913—W T Louden 153.23
O'Connor Jno & Thos; 1911—W A Ferguson. 165.76
O'Connor, Thos; 1912—W Mayerson 113.47
Storch, Jos; 1913—Notwen Lumber Co ... 95.40

CORPORATIONS.

N Y Times Co; 1913—C N Lucker 15,225.85
North Atlantic Dredging Co & Thos O'Connor; 1911—Albro J Newton Co 86.52
same; 1911—T M De Laney 116.34
North Atlantic Dredging Co & Thos O'Connor; 1911—United & Globe Rubber Mfg Co 447.89
Somerville Realty Co; 1913—I Cohen 502.65

[1]Vacated by order of Court. [2]Satised of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 6 & 7.

No Judgments in Foreclosure Suits filed these days.

FEB. 8.

97TH st, 132 W; Jno Haydock—Equitable Realty Co; Thos J Farrell (A). Geo B Hayes (R); due, $12,458.33.

FEB. 10.

WASHINGTON st, 523; Eliz H Carleton—Lee G Lawrence; Edmund Coffin (A); Saml Strasbourger (R); due, $20,141.65.

ORCHARD st, ns, 100 w Main, 101.6x100. Louise E Knupfer—Jas Callanan et al; Abr Manna (A); Jas S McDonogh (R); due, $3,366.00.

FEB. 11.

CROTONA av, nwc 176th, 41.1x109.2; Frank M Escalona—Nulaw Realty & Constn Co et al; Louis Wendel, Jr (A); Leopold W Harburger (R), due, $20,517.16.

MADISON st, 360; U S Trust Co of N Y—Louis Safir et al; Wilson M Powell (A); J Sidney Bernstein (R); due, $22,812.78.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 8.

LOT 17½ sec 4 block 1162, Mannados Realty Co—Robt D Radcliffe et al; action to establish validity of tax lien; Eisman, Levy, Corn & Lewine (A).

FEB. 10.

IRVING pl, 66; Tenement House Dept—Rudolph B Baar; notice of levy; A Watson (A).

38TH st, ss, bet 1 & 2 avs, lot 54; Tax Lien Co of N Y—Chas E Appleby et al; foreclosure of transfer of tax lien; W Lustgarten (A).

FEB. 11.

FOX st, ws, intersec nws Westchester av, 52.1 x37.4; Estate of S Weinstein—Geo J Martin et al; action to foreclose mechanics lien; E A Alexander (A).

165TH st, ss, bet Nelson & Ogden avs, lot 25½; Tax Lien Co of N Y—Jennie C Klaveness et al; foreclosure of transfer of tax lien; W Lustgarten (A).

BROADWAY, swc 98th, 100.11x175; also 11TH av, swc 36th, 24.9x100; also 11TH av, ws, 49.5 n 36th, 123.4x100xirreg; also NORTHERN av, ws, 178.3 n 181st, 242.10xirreg; also NORTHERN av, ws, adj land of Jno A Havens & Gideon

Buck, —x—; Frank W Zoller -Adolphus Busch; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Chas E Moyer—same; notice of attachment; J Van Voorhis Sons (A).

SAME prop; Angeline W Oviatt—Adolphus Busch; notice of attachment; J Van Voorhis Sons (A).

SAME prop; Marna G Palmateer—same; notice of attachment; J Van Voorhis Sons (A).

SAME prop; Frank C Moyer—same; notice of attachment; J Van Voorhis Sons (A).

FEB. 13.

216TH st, ns, 125 w Laconia av, 25x114; Angelo Geraci—Domenico Dalo et al; action to foreclose mechanics lien; J Martin (A).

BROADWAY, swc 98th, 100.11x175; 11TH av, swc 36th, 24.9x100; 11TH av, ws, 49.5 n 35th, 49.5x100; NORTHERN av, ws, 178.3 n 181st, 242.10x irreg, NORTHERN av, ws, adj lands of Jno A Havens & Gideon Buck, —x—; Lauriston L Stone—Adolphus Busch; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Fletcher C Peck—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Geo C Seager—same; notice of attachment; J Van Voorhis' Sons (A).

3D av, swc 29th, —x—; 3D av, ws, bet 28th and 29th, lot 878, 24.8x120; 3D av, ws, bet 26th & 27th, lot 882, 24.8x112; Ella L Howkins—Wm Howkins et al; action to recover dower; H A Sperry (A).

LOT 13, block 2837, Sec 11; Anna R Crossin—Verona Schmutz et al; foreclosure of tax lien; H Swain (A).

FEB. 14.

IRVING pl, 21; Coleman & Krause Inc—Kops Realty Co et al; action to foreclose mechanics lien; L B Cohen (A).

CONVENT av, nwc 142d, 99.11x125; Robt Griffin Co—Benclaire Constn Co; action to foreclose mechanics lien; M H Ellison (A).

JEROME av, es, bet 199th & Bedford Park blvd, Lot 5; Tax Lien Co of N Y—Alfred Barth et al; foreclosure of transfer lien; W Lustgarten (A).

Borough of Brooklyn.

FEB. 6.

DURYEA pl, ss, 150 w E 22d, 23.4x100; Eagle Savgs & Loan Co—Peter B Sparks & ano; Lutson, Tamblyn & Pickard (A).

ELTON st, ws, 128.3 n Sutter av, 21.6x83.10x 21.6x83.11; Chas Foldes—Marie R Fields. M H Latner (A).

AV Q, cl, at int es E 38, contains 40 acres; Cornelius Dwyer&Coleraine R E Assn et al; J Z Lott (A).

BAY RIDGE av, nwc 18 av, 40x100; Eliz J Childs as trste &c Henry Howard—Wm J Mokeler et al; H Swain (A).

NEW LOTS rd, ns, from Hinsdale to William av, 211.10x79.2x—x109.4; Saml Weinsten—Gordon Bldg Co &ano; to set aside deed; Simon & Weinstein (A).

FEB. 7.

OSBORN st, nec Glenmore av, 50x100. Abr Belanowsky—Jacob Silver et al; Abr Rockmore (A).

36TH st, nes, 260 nw 15 av, 20x100.2; Title Guar & Trust Co—Yorklan Realty Co & ano; Thos F Redmond (A).

36TH st, nes, 300 nw 15 av, 21x100.2; Title Guar & Trust Co—Yorklan Realty Co & ano; Thos F Redmond (A).

36TH st, nes, 321 nw 15 av, 19x100.2; Carrie E Hosford as extrx of Mary C Bennett—Yorklan Realty Co & ano; Thos F Redmond (A).

FLATLANDS NECK rd, nws, at int cl E 48, runs n1,048.3xs490.8 to Utica av xs410.9 to rd xsw783.8 to beg; also UTICA av, nec Flatlands Neck rd, runs n272.7xs170.2xs19.1 to rd xsw299.6 to beg. Jno Ditmars—J Banks Kurtz et al; Davison & Underhill (A).

FURMAN av, nws, 90 sw Bushwick av, 20x 100; Thos Krekeler—J Henry Small Realty Co et al; Frederick C Leubuscher (A).

KINGS HIGHWAY, ns, 106.7 w E 14, 17.9x 97.11x16.8x91.9; Leon Meyer—Mary A Ryan et al; partition; Wm C Wolf (A).

NEW YORK av, 986; Chas N Harper—Theo W Baker et al; Caldwell & Holmes (A).

NEW YORK av, 894; Wm Grantham—Theodora W Baker et al; Caldwell & Holmes (A).

PARK av, ns, 550 w Marcy av, 25x100; Leopold Levy & ano—Beckie Hurowitz et al; Theodore Gutman (A).

SURF av, sec land P. P. & C. I. R. R. Co, 50x100; Jas E Morey & ano—Wm Lott et al; partition; A A Wray (A).

3D av, 132, Saml Less—Adolph Sprey et al; Grover M Moscowitz (A).

FEB. 8.

BARBEY st, 636; Aaron Weiser—Max Goldman & ano; Max Winder (A).

CANARSIE la, 2216; Dietrich W Kaatze—Lena M Baldwin et al; Nathan D Shapiro (A).

FULTON ST, ns, 194.6 w Sackman, 17.3x—x 17.3x43.1; TRUXTON st, ss, 180.3 w Sackman, 17.4x—; Agnes Von Hasseln—Jos Worner et al; Henry Bonawitz (A).

LINCOLN pl, ss, 243.4 w 7 av, 16.8x100; Chas E McDermott & ano—State of New York et al; to create a title; Jno C Judge (A).

UNION st, 158; Kate Marshall—Thos Gilmartin, Jr, et al; Manasseh Miller (A).

E 10TH st, es, 540 s Caton av, 20x100; Geo L Schaefer—Sarah Lamberg et al; Weinberg Bros (A).

E 16TH st, es, 140 s Av H, 40x100; Mary W Rider—Antoinette L Becker et al. Walter L Durack (A).

BEDFORD av, ws, 530 s Clarendon rd; Rose Handler—Wm Joseph et al al; Jos J Schwartz (A).

MESEROLE av, ns, 75 w Oakland, 25x100; Amelia Gross—Celine Lohner & ano; DeGroot, Kenyon & Huber (A).

NEWPORT av, sc Hopkinson av, 80x100; Eleonor L Grimes—Jennie Jacknowitz et al; Walter L Pate (A).

WYCKOFF av, wc Himrod, 25x86.1x25x85; German Savings Bank of Bklyn—Jno F Hoertz et al; Fisher & Voltz (A).

FEB. 10.

HOOPER st, ns, 100 w Bedford av, 89.4x100; Kayfetz Bros (Inc)—Eastern District Constn Co et al; A Rockmore (A).

MATTHEWS pl, ns, 100 w E 11th, 50x100; Edith W Soutar—Jno J McAuley, Jr, et al; Wilder, Ewen & Patterson (A).

STOCKTON st, ss, 260 w Throop av, 20x100; German Savgs Bank—Chas Piesch et al; Fished & Voltz (A).

14TH st, ns, 218 w 3 av, 24x100; TOMPKINS pl, 18; DEGRAW st, 317; Jno J Minor—Lillie E Minor et al; partition; E L Holywell (A).

53D st, ss, 180 e 7 av, 20x100.2; Jennie Simon—Harry W Lippman et al; Herzfeld & Sweedler (A).

BAY RIDGE av, 446; Diedrich Lutjen—Olof Olson et al; Joyce & Hoff (A).

BEDFORD av, Newkirk av & Flatbush av, triangular block; Carmine Carraturo—Lehigh Land Co & ano; foreclosudre of mechanics lien; Isidor F Greene (A).

3D av, ws, 40 n Warren, 19.8x80; Bernard Glucksmann—Adolph Sprey et al; Weed, Henry & Meyers (A).

6TH av, 548; Hopkins Security Co—Herman Reis et al. Jonas, Lazansky & Neuburger (A).

LOTS 611, 612, 613, "map of Zabriskie Homestead"; Catholic Women's Benevolent Legion—Albt Davis et al; Wm R Brinckerhoff (A).

FEB. 11.

FULTON st, 722; Kerin & Dunn—Wm G Dunn et al; Lamont McLoughlin (A).

PACIFIC st, ns, 196 e Rochester av, 16x100; Frank Elhoff—Nils Olsen et al; Howard C Conrady (A).

STERLING pl, ss, 91.1 w Troy av, 18x110.7; Wm Herod—Jas F Burns et al C S Taber (A).

15TH st, ns, 70 w 3 av, 27.10x109x27.10x108.8; also 15TH st, nwc 3 av, 18.3x70; Flora Fields—Israel J Rosenstein et al; Saml E Klein (A).

BEDFORD av, es, 140 n Newkirk av, 20x 100; Augusta Manger—Isabel L Bartlett et al; C S Taber (A).

DEKALB av, ns, 196.8 e Bway, 130x170.4; DeKalb Holding Co agt Madison Theatre Co; to establish a title; Bevins & Fluegelman (A).

HAMBURG av, nes, 75 nw Trautman, 25x 100; Francis Zehule—Eva Gruber et al; partition; Henry Bonawitz (A).

ST MARKS av, ss, 238 w Howard av, 19x 127.9; Isaac Kahn—Bertha Ginsberg et al; Kiendl, Smyth & Gross (A).

WILLOUGHBY av, ss, 345 w Sumner av, 60x 100; Louis G Bendick—Jos Freedman et al; De La Mare & Morrison (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 8.

95TH st, ss, 448 e Amsterdam av, 17x100.8; Chas Brandt—Gustavus D Dickinson et al; Hull, Arnold & Eberhardt (A).

99TH st, ss, 125 e 5 av, 75x100.11; Windham Realization Co, Inc—Alfred C Bachman et al; Alexander & Green (A).

RYER av, ws, 245.1 n Burnside av, 50x163.11 x irreg; Chas Kerner et al—Kate Whitbread. E P Orrell, Jr (A).

LOT 15, map of Bruner estate at Jerome av & Gun Hill rd, Bronx; Mary L Whiting—Geo Daily et al; J C Higgins (A).

FEB. 10.

HOFFMAN st, 2408; Lillian M White—Elisabetta D'Ulisse et al; S Williamson (A).

HOFFMAN st, 2406; Esther J Williamson—Elisabetta D'Ulisse et al; S Williamson (A).

LYMAN pl, 1370; Edw Rennert—Emily Feder et al; H Swain (A).

53D st, 6S E; Chas Remsen et al -Jas G Zachry et al; J M Perry (A).

120TH st, 341 E; Matthias Nicoll—Edw J Lynn et al; W M Powell (A).

120TH st, ss, 157 w Lenox av, 18x100.11; Jno D Hass admr—Ada F Sultan et al; C A Flammer (A).

UNION av, es, 64.3 n 147th, 39.3x100; Peter Criscuolo—Ibrow Realty Co et al; S H Golding (A).

1ST av, 2029-31; Amos A Wright et al—Arsenio Pernetti et al; W M Powell (A).

2D av, 2208; Biagio Pernetti—Tommasina Sanguinetti et al; A F Tuozzo (A).

FEB. 11.

43D st, ss, 158 e 5 av, 41x100.5; Jas A Trowbridge—Lena K Hoag et al; T H Baskerville (A).

43D st, 6-8 E; Thos H Kelly—Lena K Hoag et al; Gillespie & O'Connor (A).

91ST st, 56 W; Emanuel Marks agt Milton H Gans; Hollander & Bernheimer (A).

120TH st, ns, 150 w Park av, 16.8x100.11; Ella M Sharp—Meyer Shapiro et al; A Acker (A).

UNION sq, swc 16th, 32.6x141.10xirreg; N Y Trust Co—Twenty-nine Union Square Co et al; F A Snow (A).

BRADHURST av, sec 147, 49.11x100; Isabel H Cohen—J Willett Fox et al; Gettner, Simon & Asher (A).

PARK av, 1708; Manhattan Savgs Instn—Elise D Pennock et al; Rapallo & Kennedy (A).

PLEASANT av, 314; N Y Trust Co—Annie M Keenan et al; Norwood & Marden (A).

7TH av, nec 24th, 86.11x78.2; Robt Alexander—Twenty-fourth Street & Seventh Av Corpn et al; W F Peacock (A).

LOT 34, Sec 1 Map of Morris Park, Bronx; Claribel Schutte—Danl Galvin et al; J J K O'Kennedy (A).

FEB. 13.

14TH st, ss, 230 e Av E, 75x108, Bronx; three actions; Fritz Doll et al—Eliz C Fonda et al; Lewkowitz & Schaap (A).

44TH st, 307 E; Clara Best et al—Antonio Fusco et al; Arrowsmith & Dunn (A).

127TH st, ss, 185 e 7 av, 27.6x99.11; Geo W Silberhorn—Sanitary Steam Laundry Co et al; G H Hyde (A).

171ST st, 750 E; Eliz L Golden—Max Tannenbaum et al. W M Golden (A).

JEROME av, ws, 162.7 s Kingsbridge rd, 100x 114.2; Minnie Greenberg—Magda Operating Co et al; S Greenberg (A).

FEB. 14.

CHERRY st, 270 & 296-304; Jonas Weil et al—Abr Kommel et al; I S Heller (A).

DEAN pl, ws, 50 s Sackett av, 25x100; Serina Reidinger—Dominic Fasulo et al; Matthies & Eisner (A).

103D st, 107 W; Danl Woodcock—Natalie A Teeple et al; Menken Bros (A).

BROADWAY, 395-9 & WALKER st, 61-7; Empire Trust Co—Improved Property Holding Co of N Y et al; Hunt, Hill & Betts (A).

PARK VIEW av, ws, 176.7 n St Vincent av, 160.11xirreg to Suydam av xirreg; Jno Hardy—Esther A Wheaton et al; R C Birkhahn (A).

RYER av, es, 34.5 s 180th, 25.2x65xirreg; Bronx Savgs Bank—Stephen A Whisten et al; D B Simpson (A).

RYER av, es, 59.7 s 180th, 24.2x101xirreg; Bronx Savgs Bank—Stephen A Whisten et al; D B Simpson (A).

10TH av, es, 36.1 n 167th, 50x100; Minnie Low extrx—McKinley Realty & Constn Co et al; W A Mitchell (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

FEB. 8.

ROGERS pl, es, 612.4 n Westchester av, 60x82.4; Manhattan Mortgage Co loans Valhalla Corp to erect a 5-sty apartment; 13 payments. 36,000

FEB. 10.

FORT INDEPENDENCE st, es, bet Bailey & Heath avs, 54.2x51.11x irreg; Fredk & Adam A Volze loans M Kempf Realty Co to erect two 2-sty dwellings; 3 payments. 2,000

POST av, ns, 100 w Academy, 150x150; Title Guarantee & Trust Co loans Bendheim Constn Co to erect three 5-sty apartments; 5 payments. 120,000

FEB. 11.

No Building Loan Contracts filed this day.

FEB. 13.

5TH av, nec 116th, 100.11x110; Kate Blank loans Ancient Order of Hibernians to erect a —sty bldg; — payments. 10,000

PARK av, es, 51.1 s 81st, 53.3x100; Chas Brownold loans Nine Hundred and Twenty-Nine Park Avenue Co to erect a 12-sty apartment; 4 payments. 20,000

FEB. 14.

MARBLE HILL av, nwc 228th, 90.10x125; Peter J Shields loans Orosant Constn Co to erect two — sty apartments; — jayments. 77,000

ATTACHMENTS.

Manhattan and Bronx.

FEB. 6.

No Attachments filed this day.

FEB. 7.

Sprinkler & General Ins Co Ltd & National General Ins Co Ltd; Frank L Randall; $796.22; W O Badger, Jr.

Western, Development Co. Maurice Deiches, rec'r; $30,000; T T Wells.

FEB. 8.

Ashley, Jas M, Jr; Maurice M Sternberger; $4,-850.08; J J Franc.

Only Motor Car Co; Dudley H Cohen. $14,244; E U Ruth.

FEB. 10.

No Attachments filed this day.

FEB. 11.

Greenwood, Chas A & Edw H & H G Vogel Co; $150; D Bernstein.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

FEB. 7, 8, 10, 11 & 13.

Ellison Constn Co. Central Park West, ws, bet 62d & 63d..H G Vogel Co. Fire Extinguishing Apparatus. $500

Grater Bros. 132 2d av..Nelson Co. Fixtures. 690

Chattel Mortgages, Manhattan and Bronx (Continued.)

Helene Constn Co. Pinehurst av, nwc 177th, x—..Consolidated Chandelier Co. Gas Fixtures. (Corrects error in last issue when mortgagor was Hensle Constn Co & the omission of renewal (R) 1,805

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 6, 7, 8, 10 & 11.

Quaranto, Gaetano. East N Y av cor New York av..Pittsburgh Plate Glass Co. Glass. $116

Sanzo, Nich. 3d av cor 30th..Colonial Mantel & Refrigerator Co. Mantels. 160

Eastern District Constn Co. Hooper st nr Bedford av..Colonial Mantel & Refrigerator Co. Consols. 528

Same..same. Refrigerators. 297

Same..Popkin Gas Fix Co. Gas Fix. 850

Galinko, Nathan. 734 Williams av..Globe Mantel & Mirror Co. Mantels. 64

Elgin Eldg Co. 23d av nr 86th..Wm Kerby. (R) 450

Himmelstein & Arker Co. 16th st nr 4th av.., Colonial Mantel & Refrigerator Co. (R) 272

Kerr & Cook Constn Co. Crescent st cor Ridgewood av..Silberling Gas Fix Co. (R) 136

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

FEB. 8.

HOME st, swc Fox, 94x109.1; Empire Roofing Co—Home Fox Co & Saml Barkin (145). 100.00

81ST st, 203 W; Empire Roofing Co—A B Constn Co & Saml Barkin (146). 210.00

136TH st, 167 W; Jac Soffen—Thos J Simcox & Mary Simcox (139). 170.30

186TH st, 632 E; Geo E Sealy Co—Kitchen Improvement Co, Inc (143). 220.00

187TH st, ss, 300 e Broadway, 50x125; Dennis Canavan—United Electric Light & Power House Co & Geo Vassar's Son & Co (142). 284.00

190TH st, ss, 300 w St Nicholas av, 50x100; Dennis Canavan—190th St Realty Co & Geo Vassar's Son & Co (141). 35.75

JEROME av, 2637-45; Anton Hornfeldt—Magda Operating Co & Jno E Scharsmith (140). 1,300.00

SO BOULEVARD, nwc 183d, 75.9x117.11; Empire Roofing Co—Sida Constn Co & Saml Gordon (144). 140.00

FEB. 10.

BANK st, 155-7; A Blaurock & Son—Enoch Morgan's Sons Co & Chas H Peckworth (153). 50.00

FOX st, es, 125 n Tiffany, 28x100; Edw McKiever—St Anistasius Roman Catholic Church of the Borough of The Bronx, N Y City & Abelman & Verdina (147). 600.00

PITT st, 27; Max Mertz—Moritz Rothstein. (159). 36.00

38TH st, 66-8 W; David Stern—T J Oakley & Philip Rhinelander; Florence S Laighton & Eugene J Flood, lessees; Paul D B Laighton & Butler Davenport. (158). 1,225.00

135TH st, 36-8 W; Morris Brief—Thos S Ollive & Harry J Southall (152). 131.90

153D st, 530 W; Louis Weinzicher—Lettie J Risley & Isidore Kershman (157). 31.50

187TH st, 654-6 W; J L Mott Iron Works—United Electric Light & Power Co; Geo Vassar's Son & Co, Inc, & Killean-Crean Co (158). 82.12

AV D, 29-31; Israel Geller—Max Finer, Sam Weidhorn & Louis Ober (150). 50.00

JEROME av, 2637-45; Martin Erlandsen—Magda Operating Co & Jno E Scharsmith (155). 220.00

KINGSBRIDGE av, swc 231st, —x—; H W Bell Co—Episcopal Church of the Mediator & Chas H Peckworth (149). 56.00

VYSE av, 1522; Saml Resnick—Mondscheim & Co (151). 292.66

3D av, 884-6; Chas A Hasbrouck—Harry E Fry & Acme Wood Carpet Flooring Co (156). 85.22

FEB. 11.

KELLY st, 835; Bonyor Painting & Decorating Co—Edith Palmer (160). 48.60

MARKET st, 52; Morris Siegel—Congregation Anshe Rodosh Komitz & Harris Blodkin, Pres. (161) 136.00

17TH st 110 W; Louis Campo—L Wolins Contracting Co. (167) 410.00

29TH st, ns, 260 w Lex av, 40x98.9; Parshelsky Bros Inc—29th St Constn Co & Saml Gordon (170). 800.00

38TH st, 66-8 E; Zenker & Siems—J T Oakley Rheinlender, Philip Rheinlander, Benj B Davenport & Paul Leighton (169). 333.80

43D st, 26 W; Zenker & Siems—Estate of Chas F Hoffman, Benj B Davenport & Paul Leighton (168). 65.70

68TH st, ns, 475 w Ams av, 25x100.5; Michl J Rush—Arthur M Day & Cross & Brown Co (162). 229.29

BROADWAY, 1465-7; Wells & Newton—Estate of Chas A Coe, Bond Holders, Lankershire Realty Co, Godair-Wimmer Bldg Co & J H Flick (164). 995.00

MADISON av, 1; Michl Power—Metropolitan Life Ins Co & Chas H Peckworth (159). 686.32

NORTHERN av, es, 100 n 180th, 100x100; North American Wall Paper Co—Kirby Constn Co & Adolf Wechsler (163). 133.65

WASHINGTON av, nec 182d, 152.3x93.1; North Sand Co—Nora Constn Co (166). 343.13

1ST av, es, 110th & 111th, 200x100; Vulcan Rail & Constn Co—Standard Gas Light Co, Great Eastern Constn Co & Milliken Bros Inc (165). 7,910.00

FEB. 13.

FLETCHER pl, nec Washington av, 60x120. Nathan Jankowitz—Nora Constn Co (186). 300.00

WALL st, 37½; COENTIES slip, 7-11; American Elevator Co—Baker, Carver & Morrell & Geo Vassar's Sons Co, Inc (182). 772.84

17TH st, 110 W; Empire Fire-Proof Door Co—L Wolins Contracting Co (172). 425.00

38TH st, 66-8 W; Candee, Smith & Howland Co—T J Oakley, Philip Rhinelander & Paul De B Laighton (174). 608.44

BROADWAY, 1564-6; 47TH st, 156-70 W; Anchor Corrugating Constn Co—Martin Beck, Palace Realty & Amusement Co & Milliken Bros (187). 315.00

47TH st, ss, 75 e 7 av, 120x irreg to Broadway; Evans Fire Door Co—Palace Theatre & Realty Co & Milliken Bros, Inc (189). 115.00

96TH st, 334 E; Julius Mathews—Rose De Canio (175). 27.00

127TH st, 423-7 W. Lawrence Cement Co—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (188). 216.75

162 D st, ss, 75 e Melrose av, 50x100; Jos Spadaro—Benj Benenson (184). 280.26

179TH st, Mohegan av & Crotona Parkway & So Boulevard, triangular plot, 61.8x136.7x149.11; Michel & Campbell—Emma E Horn, Lina Ettlinger & Wm H Tivoli (180). 261.00

BROADWAY, 1564-6; 47TH st, 156-70 W; Vulcan Rail & Constn Co—Geo H Earle Jr & Milliken Bros, Inc (176). 600.00

SAME prop; U T Hungerford Brass & Copper Co—same (177). 1,375.00

SAME prop; Bklyn Vault Light Co—Geo H Earle & Milliken Bros, Inc (178). 190.00

SAME prop; Lincoln Architectural Iron Works—Palace Theatre Realty Co, Cramp & Co & Milliken Bros, Inc (179). 870.00

BROADWAY, 1564-6; 47TH st, 156-70 W, W H Hills Co—Palace Theatre & Realty Co & Milliken Bros, Inc (183). 475.00

BROADWAY, 1564; Leonard Sheet Metal Works, Inc—Palace Theatre & Realty Co & Milliken Bros, Inc (181). 4,390.00

BROADWAY, 1564; Whale Creek Iron Works—Palace Theatre & Realty Co & Milliken Bros, Inc (173). 3,016.00

BROADWAY, 1554-6; 47TH st, 156-70 W; Vulcan Rail & Constn Co—Palace Theatre Realty Co & Milliken Bros, Inc (171). 600.00

1ST av, 770-4; Vulcan Rail & Constn Co—Dennis A Harrington & Bedford Iron Works (185). 218.00

FEB. 14.

14TH st, 517-19 E; Bertha Racine—Geo Weil & Mary Weil (191). 120.00

14TH st, 209 E; Herman Neustein—Mary Danle & T V O'Connell (195). 81.00

17TH st, 110 W; Jno F Cronin—L Wolins Contracting Co (192). 752.33

23D st, 114-120 E; also 22D st, 115-19 E; Alfred E Norton Co—Fredk C Beach, Jennie B Casper, Saml Eiseman, Saml Eeiber, Arthur L Selig & One Hundred and Fourteen East Twenty-third St Co (194). 3,000.00

33D st, 1-13 E; Alfred E Norton Co—Jas Roosevelt, Douglas Robinson, Nich Biddle, trstes, Fifth Av & Thirty-third St Co & Jas McCutcheon & Co (190). 13,619.92

49TH st, 49 E; Christian H Lang—J Bently Squier & Mende & Palmer (196). 49.14

81ST st, 203-11 W; Henry Bosch Co—S B Construction Co (193). 589.85

128TH st, 28-30 W; Hyman Rosenberg—Waldorf Cons Co, Tombach & McPhee, A J Panoff & Jno Doe (200). 312.00

230TH st, ss, 305 e Barnes av, 50x114; Henry Schneider—Vincenzo Averello (renewal) (201). 62.50

BROADWAY, 1564-66; also 47TH st, 158-170 W; Century Iron Works—Palace Theatre & Realty Co, Geo H Earle Jr & Milliken Bros Inc. (197). 440.00

BROADWAY, nwc 207th, 100x76; Benj Berkowitz—Jno Katzman & N Y Window Cleaning Co (199). 13.90

PARK av, ws, 71.9 n 188th, 40x100; Jas Kelly Contracting Co—Henry J Hemmens & Wm A Burr & Co (198). 918.40

Borough of Brooklyn.

FEB. 6.

AMBOY st, ws, 200.5 n Lott av, 40x100. Jos Egel—Annie Weiss, Becky Chodorovsky, David Weiss, Lippe Chodorovsky & Weiss & Chodorovsky Constn Co. 43.99

SAME prop; Max Sandzik & ano—same. 165.00

GRANT sq, 33; Acme Metal Ceiling Co—Isaac C Kerkham & Robertson Bros. 835.00

PACIFIC st, ns, 100 w Hopkinson av, 100 x100; Pietro Giaramidaro et al—Ocean Hill Contracting Co. 970.00

E 25TH st, es, 400 n Av K, 34.11x100; E 26TH st, ws, 440 n Av K, 28.6x100; Ernest Arnold & ano—Louisa Blum & Mayhew Constn Co. 315.00

30TH st, sec 3 av, 50.2x100; Gowanus Wrecking Co—Antonio Sanzo. 619.11

79TH st, 1947-65; Central Chandelier Co—Marloe Constn Co, Mrs T M Linnert & Henry Marx. 220.00

ALABAMA av, es, 140 s Sutter av, 80x100; Mahnken Bldg Material Co—Edifice Realty & Constn Co, Edw I & Nathan Berman. 156.75

CHURCH av, 221, Jno W Heaslip—Paul Korn. 50.00

DE KALB av, ss, 175 e Marcy av, 75x100; A L Horn Co—Rutland Constn Co. 115.00

GRAVESEND av, ws, 350 s Church av, 240 x68; Michl Hellebrand—G C (Inc). 1,150.00

NOSTRAND av, swc Willoughby av ,18x60; Robt T Buttelman—F G Hoerlein. 3,566.00

12TH av, 3706; Myer B Kaufman—Yetta Berkowitz & H or Harry or Herman Berkowitz. 50.66

FEB. 7.

BERGEN st, 1719; Matthew F Doreimers—M Kellow. 26.00

DEAN st, 772; Chas V P Barker—Jos Ciouse & Pasquale Arato. 53.50

DEAN st, 772; Sylvester Gass—Mrs J Cesaria & Pasquale Arato. 184.25

HOOPER st, 85-91. Reis & O'Donovan—E D Constn Co. 2,490.00

McKIBBEN st, 162; Jacob Blum—Sam Schlesinger. 160.00

83D st, 1245; Audley Clarke Co—D Jaret. 66.98

ALABAMA av ,es, 140 s Sutter av, 140x80; Standard Lime Co—Edifice Realty & Constn Co & Berman Bros. 348.75

CLASSON av, 740; Antonio De Bonis—Frank Vigliante & Mike Payn. 50.00

WILLIAMS av, es, 200 s Blake av, 50x100; Jos Egel—Louis Horenbach, Philip Kosnovsky & Hayman Schiller. 250.00

FEB. 8.

BOERUM st, 13; Louis Tow—Davis Levy & Saml Slobiansky. 250.85

DWIGHT st, 63 to 77 & Pioneer st, 45 & King st, 54; A S Anderson—Patk Hayes. 400.00

GRANT sq, 33; Jacob Weitzman—Isaac C Kirkham & Robertson Bros. 185.00

18TH st, 432, Morris Federgreen & ano—Frank A Coppola. 37.00

67TH st, ss, 172.5 w 3 av, 79.6x100; Jos Trumboli & ano—Cipora I Nevin & Harris Nevin. 208.82

BEDFORD av, 974; Tracy & Heslin—W A Weis & wife & Van D Macumber. 24.50

SAME prop; Benj Green—same. 20.00

FEB. 10.

DEAN st, 772; Pasquale Arato—Jos Cesarea, Ciarere or Cirese. 450.00

HOOPER st, ns, 100 w Bedford av, 89.4x 100; Kayletz Bros—Eastern District Constn Co. 2,000.00

E 12TH st, nec Av R, 81.6x100; Fred Lundin—Hab Bldg Co & Ruegamer & Auer Co. 31.79

BEDFORD av, 974; E D Bent—W A Weis & Van D Macumber. 37.62

NOSTRAND av, swc Willoughby av, 18x60; Robt T Buttelman—Frank G Hoerlein & Cecilia Hoerlein. 3,566.00

NOSTRAND av, swc Willoughby av, 18x100; American Metal Ceiling Co—Frank G Hoerlein & Cecilia Hoerlein. 174.50

SUTTER av, 866; Louis Shepeloff—Saml Glassman. 85.00

15TH av, nwc 52d; Harry McComb—Slee & Bryson & Louis Borgenecht. 482.62

FEB. 11.

COMMERCIAL, BOWNE, IMLAY & VERONA sts, "Franklin-Nye Bldgs"; Vulcan Rail & Constn Co—N Y Dock Co & Milliken Bros (Inc). 9,590.00

SAME prop; Hardware & Supply Co—same; 1,624.87

SAME prop; Vulcan Rail & Constn Co—same. 2,270.00

ALABAMA av, 321-5; Hyman Wolovitz—Edifice Realty Co. 124.50

ALABAMA av, ws, 20 s Newport av, 80x 100; Standard Lime Co—Jacob Book, Isaac Goncharick & Brook & Goncharick. 100.00

CHRISTOPHER av, 158-60; East N Y Tile Co—Crispit (Inc) & Harry Friedlander. 162.55

NOSTRAND av, 27; Alex Krawitz—Antonino Di Graci. 100.00

SCHENCK av, es, 171 s Belmont av, 29x100; Kosonovsky Bros (Inc)—S Schatz Realty & Constn Co, S Schatz & Golie Schatz. 5,500.00

TROY av, swc Pacific, 100x107.2; Geo F Moore (Inc)—Troy-Pacific (Inc). 66.50

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

FEB. 8.

[1]BROADWAY, nec 165th; E I Du Pont de Nemours Powder Co—Broadway & 165th Street Realty Co et al; Feb7'13. 852.82

FEB. 10.

[2]39TH st, 115 E; Jac Nooger—Amanda M Schoonover et al; Nov19'12. 240.00

125TH st, 17-27 W; H Greenberg's Sons—Schaefer Co et al; Feb5'13. 132.50

[2]129TH st, ss, 125 e Riverside Drive; N Conforti Co—London Constn Co et al; Jan17'13. 6,332.00

215TH st, ss, 225 w Paulding av. Sol Huss—Rosina Lo Bue et al; Jan10'13. 300.00

FEB. 11.

BROADWAY, 2880; same—Loring R Gales et al; Jan4'13. 162.50

MAPES av, nwc 181st; Rubin Bloom et al—Regina Constn Co et al; Feb7'13. 590.00

RIVERSIDE dr, 264-70; Rubenstein Bros—Philip Levingston et al; Jan4'13. 1,090.30

RIVERSIDE dr, 400; Barnet Kimler—Philip Livingston et al; Jan6'13. 203.67

RIVERSIDE dr, 264-70; same—same; Jan 6'13. 178.45

RIVERSIDE dr, 400; Rubinstein Bros—same; Jan4'13. 1,000.85

1ST st, 55 E; Werdinger Bros—Saml Korschman et al; Nov8'12 25.00

[3]57TH st, swc bulkhead line; Jno P Kane Co—Curtis Blaisdell Co et al; June20'12. 2,523.45

[3]SAME prop; Wm P Youngs et al—same; June21'12. 1,050.80

[3]SAME prop; Goodwin Sand & Gravel Co—same; June26'12. 267.14

[3]SAME prop; Welsh & Gray—same; June 27'12. 1,278.11

[3]SAME prop; Edw N McKinney—same; June 28'12. 430.34

[3]SAME prop; Concrete Steel Co—same; June 28'12. 5,261.49

102D st, 330 W; Rubinstein Bros—Philip Livingston et al; Jan4'13. 976.90

115TH st, 604 W; Rubenstein Bros—Jessie B Falk et al; Jan4'13. 128.50

SAME prop; Barnet Kimler—same; Jan6 '13. 174.90

149TH st, 605-9 W; Moses Wein—Emkaar Realty Co et al; Mar29'10. 72.50

SAME prop; Niagara Radiator & Boiler Co—same; Mar25'12. 1,400.00

FEB. 13.

CENTRAL PARK W, 265-7; S Wolf's Sons—Fredk W Jockel et al; Dec19'12. 424.77

WEBSTER av, 1922, American Radiator Co—Thos M Cantwell et al; Nov6'12. 314.15

WEST END av, ws, bet 99th & 100th; Benj Brettler—Guide Realty Co et al; Nov6'12. 528.60

FEB. 14.

BARROW st, 69; Berger Mfg Co—Santa Dominico et al; Sept21'12. 91.00

[3]96TH st, foot North River; Concrete Steel Co—Curtis-Blaisdell Co et al; June2'12. 269.72

145TH st, 307-11 W; Geo Carroll—H J Bruen et al; May13'12. 38.70

FT WASHINGTON av, sec 181st; Wm Hahn et al—Nathan Hale Apartment House et al; March2'12. 105.00

Borough of Brooklyn.

FEB. 6.

ESSEX st, es, 240 s Hegeman av, 40x100; Louis Potter—Chas Kissling & Dumebiel Bros; Nov23'12. 50.00

MALTA st, nwc Hegeman av, 60x100; Sam Gelewitz Herman Richter & Malta-Hegeman Impt Co; Sept20'12. 281.46

SAME prop; Joe Sklar same. Sept19'12. 700.00

MALTA st, nwc Hegeman av, 60x100; Moses Annenberg—Jacob Gorden; Dec2'12. 55.00

SAME prop; Standard Lime Co—Malta-Hegeman Impt Co; Nov12'12. 493.58

SAME prop; same same; Nov13'12. 493.58

MONTGOMERY st, sec Canarsie av, 97x—; Jas Furey—Josephine Castello & Anthony Castello. Jan20'13. 15.50

MONTGOMERY st, ss, 450 w New York av, 97x—; Gowanus Wrecking Co—same; Jan29 '13. 58.05

MONTGOMERY st, sec Canarsie av, 97x—; Frank Furey—same; Jan20'13. 23.50

MONTGOMERY st, ss, 200 e Nostrand av, 75x100; Timoney Bros—same; Jan13'13. 349.93

MONTGOMERY st, ss, 450 w New York av, 140.2x—; same—same; Jan13'13. 349.93

STERLING pl, ns, 100 w Saratoga av, —x—; Abramowitz Cut Stone Co—Commonwealth Impt Co; Jan21'13. 350.00

HEGEMAN av, nwc Malta, 60x100; Abramowitz Cut Stone Co—Malta-Hegeman Impt Co & Herman Richter; Sept8'12. 450.00

HEGEMAN av, nwc Malta, 60x100; Metropolis Lumber Co—Malta-Hegeman Impt Co & Jacob Gordon, Nov13'12. 176.97

HEGEMAN av, nwc Malta, 60x100; same—Malta-Hegeman Impt Co & Julius Lehrenkrauss & Sons & Herman Richter; Oct9'12. 169.59

HEGEMAN av, nwc Malta, 60x100; Benj Getzoff—Malta-Hegeman Impt Co; Nov15'12. 105.00

HEGEMAN av, nwc Malta, 25x10; Max Loshen—same & Jacob Gordon; Nov20'12. 55.00

HEGEMAN av, nwc Malta, 60x100; Morris Gordon—Malta-Hegeman Impt Co; Nov13'12. 200.00

HOPKINSON av, es, 125.3 s Sutter av, 50x 100; Ph Feldman & Son—Adelstein Rosenson Realty Co; Jan23'13. 133.50

FEB. 7.

[1]HART st, 784; Harry Kabinoff—Mollie Singer; Jan25'13. 34.42

LINCOLN pl, ns, 320 w Franklin av, 160x 131; Johnson Bros—Otto Singer Bldg Co; Jan 24'13. 8,037.56

N 6TH st, 285-7; Eagle Metal & Supply Co—Celia Diamond & Edmund P Ison; Dec18'12. 122.10

57TH st, ns, 180 e 7 av, —x—; S McGrayne—York-Penn Co. Jan8'13. 90.00

SAME prop; J Panarallo—same; Dec2'12. 200.00

FEB. 8.

No Satisfied Mechanic Liens filed this day.

FEB. 10.

HINSDALE st, ws, 200 s Newport av, 100x100; East N Y Mason Material Co—Abr Segalowitz, Louis Freedland & Nathan Perlick; Jan27'13. 363.52

[2]HOYT st, 203, 207 & 211; Indiana Flooring Co—A I Namm & ano & Jno Thatcher & Son; Jan15'13. 3,593.06

W 17TH st, es, 180 n Mermaid av, —x—; C I Constn Supply Co—Di Bitetto & Ferante & D Aspromonti; Jan15'13. 1,250.00

61ST st, ns, 190 w 20 av, —x—; C I Constn Supply Co—E J McBrearty; Dec17'12. 1,500.00

[1]BLAKE av, sec Hinsdale, 100x100; East N Y Tile Co—Allvin Constn Co; Feb4'13. 116.21

[1]HUDSON av, 35; Fred Napolitano—Aug Lawrence & wife; May27'12. 121.22

WYTHE av, 336; Thos F McEnaney—Annie Hoban; Dec10'12. 100.75

FEB. 11.

ALABAMA av, es, 140 s Sutter av, —x—; Houghtaling & Wittpenn—Edifice Realty & Constn Co; Jan22'13. 261.50

[1]discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

FEB. 6.

VERMONT st, e & w sides, 80 buildings; also NEW LOTS av, swc Williams av, 6 buildings; Vermont Bldg Co on Tile Ins Co to pay Empire City Lumber Co. 758.12

61ST st, ns, bet 19 and 20 avs, —x—; B J McBrearty on Lawyers Title Ins Co to pay Coney Island Constn Supply Co. 500.00

TROY av, swc Pacific, —x—; Troy Pacific, Inc, on Home Title Ins Co to Pay Sorkin & Pochilky. 300.00

FEB. 7.

MILFORD st, ws, 90 s Belmont av, 40x100; Mary Madansky on U S Title & Guar Co to pay Hyman Walovitz. 175.00

FEB. 8.

GRANT sq, es, 120 s Dean, 34.4x95; Robertson Bros on Isaac C Kirkham to pay Anton Fluegel. 1,460.00

W 17TH st, es, 180 n Mermaid av, 40x118; D Aspromonti on De Bitetto & Ferante to pay C I Constn Supply Co 1,200.00

FEB. 10.

MILFORD st, ws, 90 s Belmont av, 40x100; Mary Mudansky on U S Title Guar Co to pay Jacob Shtilman. 171.50

Aid Asked in Smoke Study.

The University of Pittsburgh, through its Department of Industrial Research, of which Robert Kennedy Duncan, Sc.D., is director; Raymond F. Bacon, Ph.D., is associate, and Raymond C. Benner, Ph.D., is Chief Fellow, is sending out an invitation to architects, building managers, and building material interests asking them to supply it with information concerning the various effects of smoke on buildings and building materials. The principal questions covering the three subjects of "Architecture," "Interior Decoration" and exterior materials follow:

EXTERIOR MATERIALS:—

1. In a clean atmosphere the deteriorative process known as the "weathering" of building stone is often marked by a compensating improvement in the appearance of the exterior texture of the stone. In a smoky atmosphere, however, both texture and appearance are attacked, and an accelerated process of decay is accompanied by a progressive besmirching of surface.

With these facts in mind, are you of the opinion that the deteriorating effects of a hostile atmosphere may be arrested and the good appearance of stone be preserved against besmirching influences by some treatment that will render the surface of stone non-absorbent?

2. Have you made any observations or experiments that confirm you in the opinion given?

3. Do you know of any remedy other than that of filling the pores of the surface that is likely to accomplish the ends sought?

4. And if we regard moisture as the most potent means of conveying foreign matter into the pores of stone, is not the exclusion of moisture the first step necessary in keeping stone clean?

5. And would not a known means for rendering the surface of stone non-absorbent without discolorations of texture do much to promote an increased use of stonework in buildings and consequently prove of benefit to the stone industry?

6. Have you developed any special theory of your own with respect to the proper treatment of stone surfaces that you are willing to state for the benefit of others?

7. Have you made any personal experiments that may throw any additional light on the subject of this inquiry?

8. Have you, in your experience, become possessed of any formulae that may be useful treating stone surfaces?

9. Will you kindly give the results and state the comparative value of any materials you have experimented with?

10. Have you noticed that stone work decays more rapidly in a smoky atmosphere, and would you suggest that particular varieties be used where attacked by smoke?

11. Have you any special views and observations to contribute to the subject?

ARCHITECTURE:—

4. Do you advise your clients to use any special material in buildings or residences, as for example, brick, stone, terra cotta, sheet metal, etc., because of the presence of so much smoke and soot in this city?

5 Do your clients ask you to use any special material as above, because of smoke and soot in this city?

6. Does the smoke and soot influence you in your choice of style or character of architectural expression in which you design?

7. Does the smoke and soot influence you in the matter of detailing mouldings and ornaments?

8 Has the smoke and soot anything to do with your selection of color for exterior painting?

9. What, in your opinion, is the increased cost of the above items beyond what they would be if Pittsburgh were as free from smoke and soot, as for instance, Washington, D. C. (State amount in per cent. or if you have exact figures in mind we would be pleased to have them).

10. General remarks.

INTERIOR DECORATION:—

4. Owing to the prevalence of smoke and soot in the atmosphere, do you advise the use of paints, in this district, which have certain qualities which make them "washable paints"?

5. Do your clients, as a rule, select schemes for interior decoration in which the colors will show dirt, as little as possible?

6. Do you find that at the time of repainting your clients ask for a change of color because of the experience with smoke and soot?

7. Is interior repainting found necessary more frequently in Pittsburgh than elsewhere?

8. Is the selection of colors of wall paper affected and how?

9. How frequently is papering found necessary?

10. How frequently is cleaning the paper found necessary?

11. How is the selection of color of furniture, rugs, tapestry and hangings affected?

12. How frequently is cleaning or renewal of rugs, tapestry and hangings necessitated?

13. Are you limited in any way as to selection of materials, as for instance, in the matter of tapestry, or silk hangings for walls?

14. What, in your opinion, is the increased cost of the above items beyond what they would be if Pittsburgh were as free from smoke and soot, as for instance, Washington, D. C. (State amount in per cent., or if you have exact figures of any particular work in mind, we would be pleased to have them).

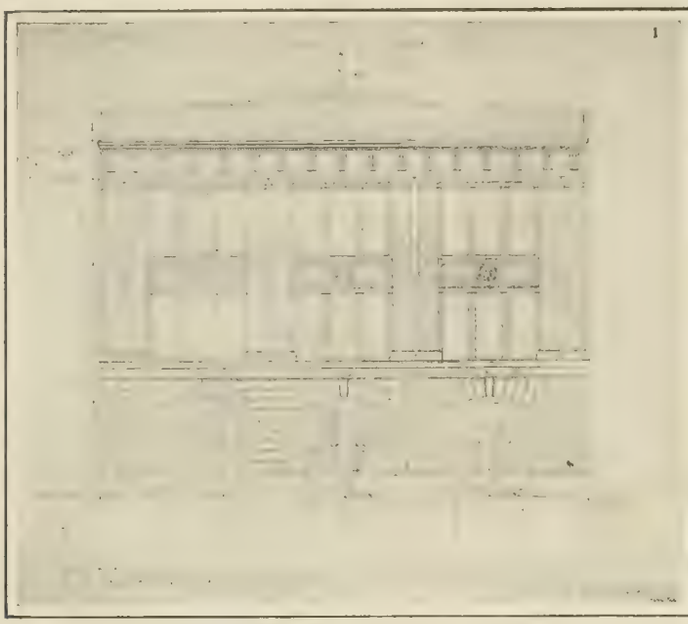
15. General remarks.

Noiseless Plumbing.

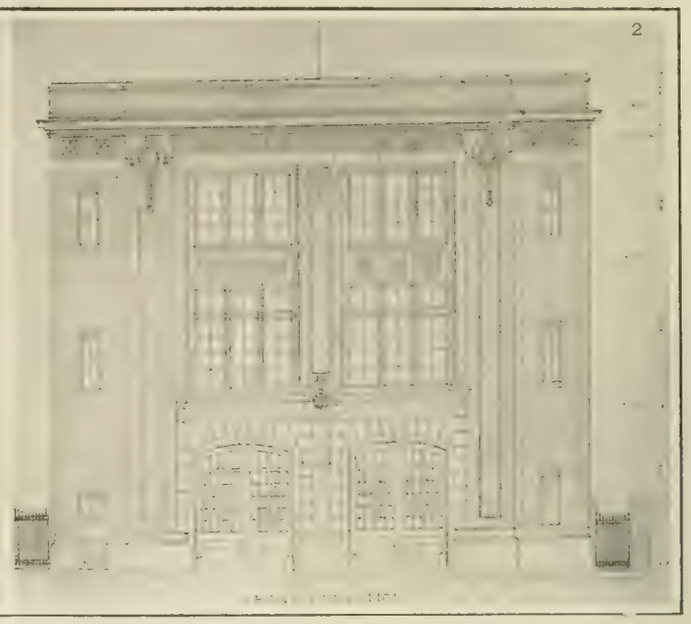
Most of the noise of plumbing work can be traced to four different causes, any one of which can be easily and inexpensively eliminated. Noisy water closets are due chiefly to the singing and hissing of water flowing through the supply pipe; to noisy ball cocks, which close so slowly that a disagreeable hissing noise is evident for some time before the water is shut off; to the way the flushing water strikes the contents of the closet bowl, and to the dashing of water against the sides of the soil stack when flowing to the sewer. The noise due to water flowing through the supply pipes can be eliminated by making the fixture branches sufficiently large so that the velocity through the pipes will be very low. This is where the architect can contribute to the noiselessness of the plumbing, by specifying large size water supply pipes, says a writer in Modern Sanitation.

He can still further improve his work by investigating the merits of closets more closely, and not assume that all closets will work equally well. Manufacturers must supply goods to fill the demand already created and for this purpose must carry an extensive line of goods suitable for all places, conditions and prices. In many buildings the noise of a water closet is not objectionable, so long as it can be had at a cheaper price than the noiseless kinds, and to fill such orders the manufacturers must stand ready. In the better class of work, however, such as private houses and hotels, noiseless closets are preferable, and the architect will do well to look carefully into the merits of the various combinations, so that when in need of noiseless goods he can specify them. Knowing the quality of the closets he specifies, he should then insist upon getting these fixtures and no other.

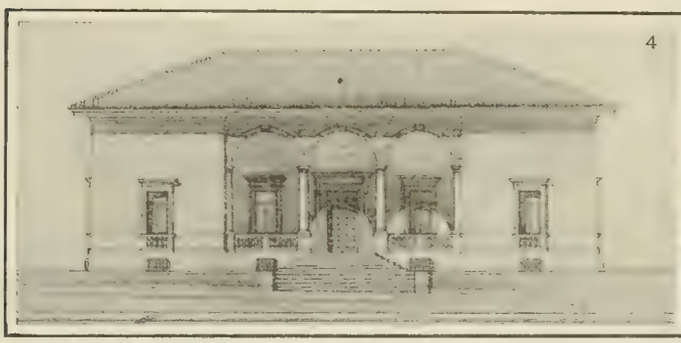
NEW BUILDINGS FOR THE FIRE DEPARTMENT.



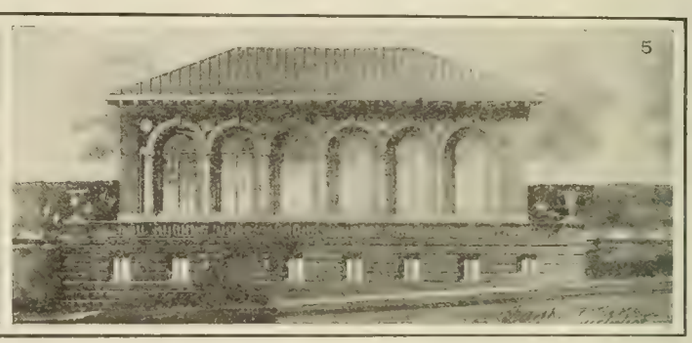
DOUBLE ENGINE AND TRUCK HOUSE
181st Street, Manhattan



DOUBLE ENGINE AND TRUCK HOUSE.
Seventh Avenue, near 17th Street, Queens



FIRE ALARM TELEGRAPH STATION
Crotona Park, Bronx



FIRE ALARM TELEGRAPH STATION,
Brooklyn.

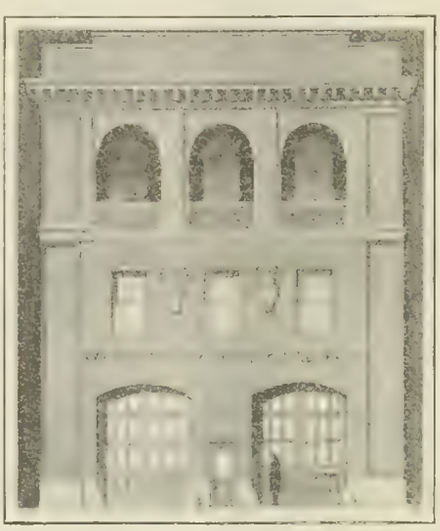
The Architectural Designs.

Forty-two buildings for the Fire Department are under construction or being planned at the present time. A map showing the location of each one was printed in the Record and Guide of June 1. Herewith are reproduced the architects' drawings of a number. The total cost of the forty-two new buildings will be $2,153,899, and the total cost of apparatus $1,259,000. The sites, twenty-three of which are new, will cost $124,370.

The architecture of the fire alarm stations will harmonize with the surrounding landscape scheme. All three are to be low-lying structures. All stations will be large enough only to hold the actual fire alarm signal plants. There will be no overhead wiring to mar the beauty of the surroundings and all wires leading to these places will be under ground and will form part of the underground fire alarm telegraph system which is being pushed rapidly forward.

Brick, stone and concrete are used in the construction. All the buildings have been designed with an eye for architectural beauty and utility, with a minimum of cost to the city. As a matter of economy, Commissioner Johnson deemed it wise to have a double engine and hook-and-ladder company under one roof wherever feasible, and after a careful review of the situation and personal inspection of the various sites he was able to do this in thirty instances. Frank J. Helmle of Brooklyn, is the architect.

In Brooklyn and Queens most of the new houses are located in sections which have become thickly populated during the last few years. This is also true of the new houses in The Bronx and in the upper part of Manhattan. In designing the isolated fire-alarm telegraph stations for Manhattan, the Bronx and Brooklyn, the Commissioner instructed his architects to plan types of buildings which will harmonize with the landscape scheme of the parks in which they will be located. All three are low-lying structures, pleasing to the eye, and in the opinion of the Municipal Art Com-



mission are well adapted in every way for the purpose for which they are intended. Bids for erecting six more of the houses were received August 30. Two of the houses will be erected in Brooklyn, two in The Bronx and two in Queens.

The Fire Commissioner states that in the Fire Department budget for 1913, which he submitted to the Board of Estimate, he asked for an appropriation of more than $11,440,000, and that as forty-two more firehouses will be added to the department, more than one thousand additional men will be needed for the uniformed fire fighting force.

How the Building Year Opens.

Building projects are more numerous so far this year in Brooklyn and Queens than they were last year up to the corresponding date, but fewer in Manhattan, and The Bronx. The recession in the Manhattan statistics is entirely natural after the great rush of last year. Manhattan is devoted nowadays to heavy construction, most often requiring more than one year to complete, a great deal of work remains to be finished, steel deliveries are slow, and the first week of a new year is not the time to expect many plans for skyscrapers.

The case is different with the smaller work of the outer boroughs, where it is pleasant to see marked improvement insured. The signing of the subway contracts is certain to be followed by pronounced building movements in the outer boroughs, which will gain force and breadth as the new transit lines near completion. In Manhattan the building movements will be slower in gaining headway, but they will be of high importance.

Official reports from other cities for January disclose a decided increase in number and value of plans filed during January compared with the January of last year. In Chicago the increase is 250 per cent., Cleveland, 115 greater, Detroit 236 per cent. greater, Milwaukee, 381 per cent. greater, Scranton 200 per cent. greater, Newark 124 per cent. greater.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.
"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2344 New York, February 15, 1913 (33) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Allen st, 57.
Broome st, 260-4.
Chambers st, 106.
Cherry st, 169, 231.
Christopher st, 53.
Church st, 314.
Debrosses st, 35.
Essex st, 27-9, 48.
Greenwich st, 625.
Henry st, 44.
Lafayette st, 76-84.
Leonard st, 24-30.
Madison st, 256, 353.
Pitt st, 66.
Reade st, 154.
Rivington st, 134.
Spring st, 327.
Stanton st, 171.
Walker st, 83.
Washington st, 426, 706.
Water st, 144, 160, 670.
West st, 268-9.
2d st, 276-80 E.
4th st, 9 E.
18th st, 510-2 & 518 E.
19th st, 274-6, 446-8 W.
23d st, 49 W.
28th st, 220 W.
30th st, 237 W.
43d st, 430 W.
44th st, 153 E.
44th st, 445 W.
47th st, 522-3 W.
48th st, 605-7 W.
51st st, 225 E.
51st st, 361 W.
53d st, 127-9 E.
55th st, 143 E.
61st st, 157 W.
67th st, 13 E.
70th st, 420 E.
77th st, 318-20 E.
81st st, 531 E.
82d st, 117 W.
89th st, 137-9 W.
92d st, 145 E.
93d st, 419 W.
95th st, 53-5, 220 E.
96th st E (ns), 1602-pt lot 10.
100th st, 307-9 E.
101st st, 57, 221 E.
107th st, 339 E.
111th st, 63-7 E.
117th st, 235, 327 E.
119th st, 313 W.
120th st, 316 W.
122d st, 221 W.
123d st, 214 W.
124th st, 322 E.
124th st, 206 W.
125th st, 63-5 W.
131st st, 262 W.
136th st, 611-3 W.
137th st, 59-61, 106 W.
139th st, 241 W.
142d st, 202, 513, 603-9 W.
145th st, 133 W.
Amsterdam av, 933-5.
Audubon av (nwc 180th) (8:2153-77-80).
Bowery, 84.
Bradhurst av, 44.
Madison av, 86-8.
Riverside dr, 740.
West End av, 632.
1st av, 80, 1317, 2044-8, 2161.
2d av, 560-2, 1855, 2303.
4th av, 343-61, 462.
5th av, 1329.
6th av, 110-2.
7th av, 859.
8th av, 601-3, 783.
9th av, 271.
11th av, 622-4.
Interior Lt (Rear 313 W 116), 1943-24½.

WILLS.

7th st, 102 E.
20th st, 209 W.
21st st, 210-2 W.
23d st, 167-9 W.
30th st, 246 W.
31st st, 124-6 W.
48th st, 249 E.
50th st, 42 W.
54th st, 535 W.
55th st, 528 W.
72d st, 129 W.
84th st, 8 W.
123d st, 250 W.
Madison av, 305, 1632-40, 2072.
3d av, 558.
7th av, 207, 225-7.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction
con omitted—consideration omitted.
corpn—corporation
cor—corner
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years
O C & 100—other consideration and $100

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with a * are being investigated and if found incorrect will be shown in a later issue.

FEB. 7, 8, 10, 11 & 13.

Allen st, 57 (1:307-27), ws, abt 150 s Grand, 25x87.6, 4-sty bk tnt & strs & 3-sty bk rear loft bldg; Rose Frey to Frodlaw Realty Co, Inc, a corpn, 40 W 33 [care J S Forgotson]; B&S & Cag; mtg $14,000; Dec24'12; Feb7'13; A$19,000-23,000. nom

Broome st, 260-4, see Mad, 256.

Chambers st, 106 (1:136-29), ss, 25.7 w Church, 24.6x75x24.7x75; 5-sty stn loft & str bldg; Clarence A Strouse et al EXRS Abr Strouse to C B L S Realty Co, Inc, a corpn, 252 W 78; mtg $20,000; Feb11'13; A$41,000-55,000. **80,000**

Cherry st, 169 (1:249-78), sec Market st or slip (Nos 82-90), 26.5x— to ns Water (No 434); 7-sty bk loft & str bldg; Vivian Green to Market St Realty Co, Inc, a corpn, 45 W 34; mtg $45,000; Sept26'12; Feb11'13; A$30,000-50,000. O C & 100

Cherry st, 231 (1:248-83), ss, 218.9 e Pike st or slip, runs s 49.11xe0.6xs10xe 44xn60 to st xw44.9 to beg, 5-sty bk tnt & strs; Wm M Hall to Geo B Naylor, 120 Plainfield av, [1060 Central av], Plainfield, NJ; mtg $28,250; AL; Jan2; Feb3'13; A$13,-500-30,000. nom

Cherry st, 231; Geo B Naylor to Frederic Harrington, at Plainfield, NJ; mtg $28,-250 & AL; Feb12; Feb13'13. exch

Christopher st, 53 (2:610-37), ns, 152 e 4th, 25x75, 2-sty bk stable; Jas Roddy to Myra R, wife Henry S Harper, 131 E 21; mtg $9,000 & AL; Feb11; Feb13'13; A$11,-000-12,000. O C & 100

Church st, 314 (216), (1:192-38), ws, abt 75 n Walker, 25x50; 5-sty stn loft & str bldg; ½ pt; AT; A$15,000-22,000; also TINTON AV, 592 (10:2664), es, 110 n 150th, 40x100; 5-sty bk tnt, all of this; also MORRIS AV, 561-3 (9:2338), swc 150th (Nos 262-4), 50x100, 3 3-sty fr tnts & strs; 1-3 pt; AT; Jacob L Markel & Lillian his wife to Jacob L Markel, 1119 Forest av & Gerson Markel, 81 E 7, firm Markel Bros; B&S; AL; Feb7; Feb11'13. nom

Clinton st, 36-8, see Stanton, 171.

Desbrosses st, 35, see West, 268-9.

Essex st, 27, on map 27½, see Mad, 256.

Essex st, 29, see Mad, 256.

Essex st, 48, see Mad, 256.

Fletcher st 10, see Water, 144.

Franklin st, 42-6, see Lafayette, 76-84.

Greenwich st, 625 (2:602-56), es, 74.5 n Leroy, runs e44xn8xe22xn18.2xw63.3 to st xs26.4 to beg, 6-sty bk loft & str bldg; Louis Canter to Max Canter, 1 W 133; mtg $27,500; Jan31; Feb13'13; A$8,000-30,000. O C & 100

Henry st, 44 (1:277-36), ss, abt 320 w Market, 25x100, 6-sty bk tnt & strs; Jacob Weinstein to Jos Vidootzky, 152 W 118; mtg $37,000; Feb10'13; A$19,000-38,500. nom

Henry st, 44; Jos Vidootzky to Harris Grossfield, 36 Gouverneur; mtg $37,000; Feb7; Feb10'13. O C & 100

Lafayette st, 76-84 (1:172-15-22 & 24-26), swc White (Nos 87-95), runs s120.8xw28x s80 to ns Franklin (Nos 42-6) xw75xn200.6 to ss White xe106.10 to beg, 8 2-sty bk & fr loft & str bldgs & 2 3 & 1 6-sty bk loft & str bldgs; Harry C Hallenbeck to Hallenbeck-Hungerford Realty Corpn, 497 Pearl; AL; Feb3; Feb11'13; A$235,500-281,-500. O C & 100

Leonard st, 24-30 (1:179-28), ss, 50 w West Bway, 100x100, 6-sty bk warehouse; Jno T Morse, Jr, TRSTE Geo O Hovey, decd, to Cabot J Morse, 16 Fairfield, Boston, Mass, & J Torrey Morse at Needham, Mass; Dec31'12; Feb7'13; $95,000-150,000. **150,000**

Madison st, 256 (1:270-16), ss, 26.6 w Clinton, 26x80x26x80.6, 6-sty bk tnt & strs; A$16,500-28,000; also ESSEX ST, 27 on map 27½ (1:310-32), ws, 50 n Hester, 25x 43.9x25x43.6, 6-sty bk tnt & strs; A$16,-500-21,000; also ESSEX ST, 29 (1:310-31), ws, 75 n Hester, 25x44, 5-sty bk tnt & strs; A15,000-19,000; also ESSEX ST, 48 (1:311-10), es, 71.3 se Grand, 30.1x66.8x30x 66.8, 6-sty bk tnt & strs; A26,000-40,000; also BROOME ST, 260-4 (2:414-59-61), nwc Orchard (No 91), 65.2x55.10x65.2x56.6, 3 6-sty bk tnts & strs; A$52,500-79,000; also MADISON AV, 88 (3:858-62), ws, 74.1 s 29th 24.8x95, 4-sty & b stn dwg; A$81,000-86,-000; also MADISON AV, 86 (3:858-17), ws, 74.1 n 28th, 24.8x95, 4-sty & b stn dwg; A$81,000-86,000; also HAWTHORNE AV (Yonkers, NY), es, 163 n Downing, 133x 196; also MADISON ST, 256 (1:270-16), ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & strs; A$16,500-28,000; deed of trust; Mary O'Neill to Geo B Hayes, at Riverdale, NYC, [111 Bway], in trust for party 1st pt; Feb 7; Feb8'13. nom

Madison st, 353 (1:267-28), ns, 192 e Scammel, 24x96, 5-sty bk tnt & strs; Morris Florea to Selina Rosner, 105 E 123; mtg $21,000; Dec4'12; Feb8'13; A$15,000-23,000. nom

Market st or sl, 82-90, see Cherry, 169.

Orchard st, 91, see Mad, 256.

Pitt st, 66 (2:338-10), es, 100 s Rivington, 25x100, 3-sty bk tnt & strs & 6-sty bk rear loft bldg; Jno W Toothill to Sophie H Toothill his wife, 109 Hull, Bklyn; ½ pt; correction deed; mtg $20,200; Feb7; Feb8'13; A$18,000-25,000. O C & 100

Rende st, 154 (1:141-12), ns, abt 90 e Greenwich, 25x53, 4-sty bk loft & str bldg; Edw S Avery et al individ & ADMRS Mary E Brinckerhoff decd to Edw E Androvette, 102 Decatur, Bklyn; B&S; Dec21'12; Feb 7'13; A$18,000-31,000. **37,000**

Rivington st, 134 (2:354-79), ns, abt 35 e Norfolk, 22x78, with all title to 3-ft alley on Norfolk, es, 75 n Rivington, 3x78, 4-sty bk tnt & strs, 1 & 2-sty ext; Skmuel Levien, heir &c David A Levien, to Henry Levien, 8646 21 av, Bklyn; Leon I Levien, 256 Vernon av, Bklyn, & Jacob Levien, 1770 Mad av, NY; AT; AL; Dec12'12; Feb 13'13; A$18,000-24,000. nom

Spring st, 327 (2:596-96), ns, abt 60 e Washington, 20.6x60, 2 & 3-sty fr & bk tnt & strs; Thos Lynch to Edw Pritchard, 136 W 96; mtg $2,500; Feb6; Feb7'13; A $7,500-8,500. O C & 100

Stanton st, 171 (2:349-48), sec Clinton (Nos 36-8), 25.4x100, 6-sty bk tnt & strs; Wilner Realty & Constn Co to Dean Holding Co, a corpn, 378 Grand; correction deed; AL; Feb5; Feb11'13; A$50,000-80,000. nom

Vestry st, nwc Wash, see Wash, 426.

Walker st, 83 (1:195-12), ss, 72 e Cortlandt alley, 24x100, 5-sty stn loft & str bldg; Dawson C Glover, TRSTE Caroline A Gieser, decd, to Wm J Stich, 1842 Bryant av; B&S & C a G; mtg $35,000; Feb1; Feb13'13; A$24,000-42,000. O C & 100

Walker st, 83; Wm J Stich to Etagloc Holding Co, a corpn, 59 William; mtg $35,000 & AL; Feb1; Feb13'13. O C & 100

Washington st, 426 (1:223-20), nwc Vestry, 21.10x84.8x21.10x85; 5-sty bk loft & str bldg; Jos J White to Annie L Morris, 438 Mad av; ¼ pt; Feb1; Feb11'13; A$19,-000-26,000. nom

Washington st, 706 (2:637-72), ws, 41 n Perry, 23x88x24x82.3, with all title to alley, 3-sty bk tnt & 2-sty bk rear stable; Augustus Rice, EXR Mary Ryan, to St John's Park Realty Co, a corpn, 50 Pine; mtg $7,000; Feb13'13; A$9,500-10,000. nom

Water st, 144 (1:39-30) ,ns, 86.1 w Maiden la, 19.9x80.8x20.8x82.2, 5-sty bk loft & str bldg; A$18,000-33,000; also WATER ST, 160 (1:70-43), nwc Fletcher (No 10), 17.9x80.6x17.9x80.5, 4-sty bk loft & str bldg; A$32,000-39,000; Harry G Salomon & Rena K his wife to Pauline Salomon, 20 Amory, Brooklin, Mass; B&S; Feb7'13. O C & 100

Water st, 160, see Water, 144.

Water st, 434, see Cherry, 169.

Water st, 670 (1:260-26), ns, 175 w Jackson, 25x ½ blk, 2 & 3-sty bk stable; Jas J Seeley et al to Margt J Seeley, 46 Rush, Bklyn; mtg $9,000; Jan30; Feb10'13; A$7,-700-12,500. O C & 100

West st, 268-9 (1:223-7), es, 43.9 s Desbrosses, 43.9x85, with all title to bulkhead along West st, in front of above with wharfage land under water, &c, 5-sty bk loft & str bldg; A$37,500-50,000; also DESBROSSES ST, 35 (1:223-11), ss, 85 e West, 23x87.6, except strip 0.5x44, 2-sty bk stable; A$15,500-16,500; Alice P Morris to Annie L Morris, 438 Mad av; ¼ pt; mtg $8,000; Feb10'13. nom

White st, 87-95, see Lafayette 76-84.

2D st, 276-80 E (2:372-60-61), ns, 393 w Av D, 100x106, 1-sty bk church, 3-sty & b bk dwg & 4-sty bk school; N Y City Soc of the Methodist Episcopal Church to Austrian Hebrew Free Burial Assn, a corpn, 65 Pitt; Feb5; Feb13'13; A$11,500 & exempt-12,500 & exempt. O C & 100

4TH st, 9 E (2:545-56), ns, 160 e Bway, runs n98.10xw60xs25xe35xs73.7 to st, xe25 to beg, 6-sty bk loft & str bldg; Denis O'L Cohalan ref to Marie M Mills, Mad av, Arrochar, SI; FORECLOS Dec23'12; Dec30'12; Feb8'13; A$45,000-55,000. **53,500**

9TH st, 66-8 W, see 6 av, 110-2.

18TH st, 510 E (3:975-47), ss, 170.6 e Av A, 25x92, 5-sty bk tnt; Metropolitan Savgs Bank to Jno M Sibley, 290 W 12; Feb6; Feb7'13; A$7,500-15,000. O C & 100

18TH st, 512 E (3:975-46) ,ss, 195.6 e Av A, 25x92, 5-sty bk tnt; Metropolitan Savgs Bank to Chas Hibson, 140 E 34; Feb6; Feb7'13; A$7,500-14,500. O C & 100

18TH st, 518 E (3:975-43), ss, 270.6 e Av A, 25x92; 5-sty bk tnt; Metropolitan Savings Bank to Palm Bracco, 1354 70th, Bklyn; Feb11'13; A $7,500-14,500. O C & 100

19TH st, 274-6 W (3:768-77), ss, 110 e 8 av, 40x123.5x40.3x128.2, 6-sty bk tnt; Citizens Savings Bank to Ralph Holding Co, a corpn [c/o E A Isaacs], 55 Liberty; Feb 10'13; A$27,000-85,000. O C & 100

19TH st, 446-8 W (3:716-61-62), ss, 175 e 10 av, 50x92, 2 4-sty bk tnts & strs; Thos M Fanning to Henrietta Ingber, 139 W 116; mtg $27,000 & AL; Feb7; Feb13-13; A$20,000-25,000. omitted

23D st, 49 W (3:825-15), ns, 334 e 6 av, 50x98.9; 12-sty bk loft & str bldg; Nameloc Co, a corpn to Michl Coleman, 50 W 51; CaG; mtg $170,000; Jan31; Feb11'13; A $230,000-P262,000. O C & 100

25TH st, 101 E, see 4 av, 343-61.

26TH st, 100-4 E, see 4 av, 343-61.

26TH st, 401-3 W, see 9 av, 271.

28TH st, 220 W (3:777-55), ss, 230.2 w 7 av, 16.8x98.9, 4-sty bk tnt & strs; Meyer Schurr to Tillie Bruck, 331 E 103; ⅓ pt; mtg $15,000; Feb7; Feb10'13; A$10,500-13,-500. nom

30TH st, 237 W (3:780-19), ns, 400 e 8 av, 19.9x98.9, 3-sty bk tnt; Paul H Krumenacher heir &c Laura M Krumenacher to Cath Geuither, 251 W 15; 1-6 pt; AT; mtg $2,000; Feb4; Feb10'13; A$16,000-18,000. O C & 100

30TH st, 237 W; Cath Geuither to Jackson H Becker, 29 Pine Grove av, Summit, NJ; 1-6 pt; AT; mtg $2,000; Feb8; Feb10 '13. O C & 100

31ST st, 49-51 E, see 4 av, 462.

31ST st, 300 E, see 2 av, 560-2.

39TH st, 301 W, see 8 av, 601-3.

43D st, 430 W (4:1052-45), ss, 300 w 9 av, 19x100.5, 3-sty & b bk dwg; Mary Dymock to Jas P Dymock, 77 Elm av, Hackensack, NJ; mtg $5,500; Dec16'12; Feb10 '13; A$10,000-12,500. nom

44TH st, 153 E (5:1299-30), ns, 145 w 3 av, 25x100.5, 3-sty & b stn club house; Catholic Women's Benevolent Legion to Gustave E Walter, 1086 Dean, Bklyn; AL; Feb7'13; A$20,000-25,000. **30,000**

44TH st, 445 W (4:1054-11), ns, 240 e 10 av, 20x100.5; 3-sty & b bk dwg; Fredk W Merk to Chas C Busch, 403 W 42; AL; Feb 10; Feb11'13; A $10,000-12,000. O C & 100

47TH st, 523 W (4:1076-19), ns, 450 e 11 av, 25x100.5, 1-sty fr office & 2-sty fr rear tnt; Chas H Reinmuller to Lillian Reinmuller, 2658 Decatur av; QC; Nov19 '12· Feb7'13; A$9,000-9,000. nom

47TH st, 522 W (4:1075-43), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; Thos M Fanning to Mary A Fanning, his wife, 105 W 119; mtg $34,000 & AL; Jan7; Feb13'13; A$9,000-16,000. O C & 100

47TH st, 522 W; Mary A Fanning to Howard R Badeau, 15 Badeau av, Summit, NJ; mtg $34,000 & AL; Feb7; Feb13'13. O C & 100

47TH st, 522 W; Howard R Badeau to Henrietta Ingber, 139 W 116; mtg $34,000 & AL; Feb10; Feb13'13. O C & 100

47TH st, 523 W; Mathilda Reinmuller wid et al to Gustav Reinmuller, 523 W 47 & Wm Reinmuller, 521 W 47; QC; Feb 6; Feb7'13. nom

47TH st, 523 W; Lillian Reinmuller individ & EXTRX Henry Reinmuller, Jr, decd to same; Feb6; Feb7'13. O C & 3,000

48TH st, 605-7 W (4:1096-26-28), ns, 100 w 11 av, 75x100.5, several 1-sty fr bldgs; Jas T Stanley to 550 West 44th St Co, a corpn, 550 W 44; mtg $24,000; Feb7'13; A $24,000-24,000. O C & 100

51ST st, 225 E (5:1325-14), ns, 280 e 3 av, 20x100.5, 3-sty bk tnt & 3-sty bk rear tnt; Richd M Henry ref to Fredk L Haug, 225 E 51; FORECLOS, Dec19'12; Feb6; Feb 8'13; A$8,000-11,500. **7,750**

51ST st, 361 W (4:1042-6), ns, 125 e 9 av, 18x100.5, 5-sty stn tnt; Jno A Totten to Alex Tofts, 241 8 av; AL; Nov1'10; Feb10 '13; A$12,000-21,500. nom

53D st, 127-9 E (5:1308-13½), ns, 68 w Lex av, runs n 62.8xw2.xn62.9xw20xs25xw 10xs100.5 to st xe32 to beg, 3-sty bk garage; Montana Realty Co to S Albert Reed, 37 E 50; B&S; mtg $32,000; Apr30'12; re-recorded from May2'12; Feb10'13; A$26,-000-36,000. O C & 100

55TH st, 143 E (5:1310-27), ns, 175 e Lex av, 16.8x100.5; 3-sty & b stn dwg; Harriet S James to Five Boroughs Realty Co, 165 Bway; mtg $10,000; Feb11'13; A $10,500-14,000. O C & 100

55TH st, 153 W, see 7 av, 859.

60TH st W, ns, 266 e Col av, see 60th, 25 W.

61ST st, 157 W (4:1133:10), ns, 230 e Ams av, 20x100.4, 4-sty & b stn tnt; Gustavus W Rader to Edw H Poudman, 151 W 61; mtg $11,000; Feb5; Feb8'13; A$9,500-13,500. O C & 100

67TH st, 13 E (5:1382-11), ns, 248 e 5 av, 23x100.5; 4-sty & b stn dwg, 2-sty ext; Clarence A Strouse et al EXRS &c Abr Strouse to C B L S Realty Co, Inc, a corpn, 252 W 78; Feb11'13; A$90,000-100,-000. **120,000**

70TH st, 420 E (5:1464-36), ss, 317 e 1 av, 21x100.5, 5-sty bk tnt; Max Friedman, ref, to Herman Heinemann, 601 W 113; FORECLOSED & drawn Feb4; Feb10'13; A$6,500-18,000. **14,000**

77TH st, 318-20 E (5:1451-44-45), ss, 182 e 2 av, 43x102.2; 2 4-sty stn tnts & strs; Lillian B Koepke to Nassau Mtg Co, a corpn, 31 Nassau; AL; Feb10; Feb11'13; A $13,000-24,000. nom

81ST st, 531 E (5:1578-18), ns, 423 e Av A, 25x102.2, 5-sty bk tnt; Annie Sugarman to Estates Mtg Securities Co, a corpn, 160 Bway; mtg $17,700 & AL; Dec19'12; Feb 10'13; A$8,000-18,000. nom

82D st, 117 W (4:1213-21½), ns, 519 e Ams av, 19x102.2, 4-sty & b stn dwg; Julius J Lyons to Edmund Hendricks [Est, c/o Helen I Hendricks, 10 E 44]; B&S; mtg $21,000; Aug15'95; Feb10'13; A$11,500-20,000. nom

82D st, 117 W Edmund Hendricks to Emma & Helen I Hendricks [10 E 44]; B&S; C a G; May11'04; Feb10'13. nom

89TH st, 137-9 W (4:1220-10), ns, 225 e Ams av, 50x100.8, 5-sty bk garage; Wm C Strange to Jas W White, 160 W 72; mtg $50,000 & AL; Jan31; Feb7'13; A$27,000-68,000. O C & 100

89TH st, 137-9 W; Jas W White to 137 West 89th St Corpn, 160 Bway [103 Park av]; mtg $50,000; Feb6; Feb7'13. O C & 100

92D st, 145 E (5:1521-21), nes, 375 nw 3 av, 25x100.8, 5-sty bk tnt; Geo Mulligan to Emily C Mulligan, 124 E 71; BS; mtg $16,000; Feb11; Feb13'13; A$13,000-25,000. O C & 10,000

93D st, 419 W (4:1207-11), ns, 250 e Col av, 16.8x45.9 to ss Apthorps or Jaunceys la, x16.8x46.6, with all title to ½ of lane in rear, 3-sty & b stn dwg; Kate C M Gibson to Jno B Gibson her husband, Yonkers, NY [55 Liberty]; Jan7; Feb8'13; A $7,500-9,500. nom

95TH st, 53-5 E (5:1507-25), ns, 258.4 w Park av, 41.8x100.8, 6-sty bk tnt; Harris Mandelbaum et al to Jno H Bodine, 1427 Mad av; B&S; mtg $50,000; Feb6; Feb10 '13; A$26,000-60,000. O C & 100

95TH st, 53-5 E (5:1507-25), ns, 258.4 w Park av, 41.8x100.8, 6-sty bk tnt; Jno H Bodine to Harris Mandelbaum, 12 W 87, & Fisher Lewine, 116 E 78; B&S; mtg $46,000; Feb7; Feb13'13; A$26,000-60,000. O C & 100

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93TH st, 220 E (5:1540-37), ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Jos B Peck to Lillian B Koepke, 1522 Pacific, Bklyn; mtg $18,000 & AL; Feb11; Feb13'13; A$6,000-18,000. nom

96TH st E (6:1602-pt lot 10), ns, 200 e 5 av, 25x100.11; vacant; Isaac H Clothier to Francis K Pendleton, 7 E 86; AL; Feb 6; Feb13'13; A$——$——. O C & 100

100TH st, 307-9 E (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & strs; Chas L Denks, ref ,to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Jan7; Feb11; Feb 13'13; A$12,500-40,000. **40,000**

101ST st, 57 E (6:1607-25), ns, 250 w Park av, 25x100.11, 5-sty bk tnt; Edw Goldschmidt to Saml A Goldschmidt, 39 W 73, & Edw Goldschmidt, 307 W 76, TRSTES of Saml B H Judah, decd; C a G; Feb3; Feb13'13; A$10,000-20.000. nom

101ST st, 221 E (6:1651-13), ns, 310 e 3 av, 25x100.11, 4-sty bk tnt; Jas W Hyde, ref, to Jno M Bowers, 45 E 65; FORECLOS Jan31; Feb7; Feb10'13; A$10,000-15,000. **10,000**

106TH st, 160 W, see Ams av, 933-5.

107TH st, 339 E (6:1679-22½), ns, 71.10 w 1 av, 28.2x75.6, 5-sty stn loft & str bldg; Carmelo Tantery to Filippa Rizzo, 229 E 106; mtg $10,000 & AL; Feb4; Feb13'13; A 8,000-16,000. O C & 100

111TH st, 63-7 E (6:1617-25), ns, 120 e Mad av, 46.9x100.11, 6-sty bk tnt & strs; Wm Klein ref to Walter M Keck [171 Prospect]; East Orange, NJ TRSTE; FORECLOS Jan10'13; Feb4; Feb7'13; A$20,500-58,000. **40,000**

117TH st, 235 E (6:1667-18), ns, 135 w 2 av, 50x100.11, 6-sty bk tnt & strs; Matilda W Brower, widow, to Julia Komow, 435 7 av, Bklyn; mtg $51,000; Feb7; Feb10 '13; A$20,000-55,000. O C & 100

117TH st, 327 E (6:1689-14), ns, 325 e 2 av, 25x100.11, 5-sty bk tnt; Maurice Steiner to Julia Voegtle, 176 W 95; AL; Sept 11'12; Feb8'13; A$9,000-19,000. O C & 100

119TH st, 313 W (7:1946-23), ns, 120 e Manhattan av, 25x100.11, 5-sty bk tnt; Revenue Realty Co to Percy G Honeyman, at New Providence, Union Co, NJ [o 308 W 26]; mtg $25,500 & AL; Jan29; Feb7'13; A$15,000-25,000. O C & 100

120TH st, 316 W (7:1946-44), sec Manhattan av (No 462), 94.10x20, 5-sty bk tnt & strs; Salo Cohn et al to Nellie Thomson, 131 Sylvan, Rutherford, NJ; mtg $23,-000; Dec19'12; Feb8'13; A$20,000-31,000. O C & 100

122D st, 221 W (7:1928-22½), ns, 225 w 7 av, 12.6x100.11, 4-sty & b stn dwg; Rose Frey to Waldorf Realty Co, Inc, a corpn, [care J S Forgotson], 40 West 33; B&S; Dec24'12; Feb7'13; $7,500-10,000. nom

123D st, 214 W (7:1928-41), ss, 175 w 7 av, 16.8x100.11, 3-sty & b bk dwg; Minzesheimer Realty Co to Walter T Stern, 11 E 45; Feb6; Feb10'13; A$10,000-11,000. O C & 100

124TH st, 322 E (6:1800-43), ss, 406.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Jno Z Lowe Jr, ref, to Sarah B Spies, 112 W 123; FORECLOS Jan31; Feb7; Feb10'13; A$5,500-8,500. **7,500**

124TH st, 206 W (7:1929-38), ss, 110 w 7 av, 19x100.11, 3-sty & b stn dwg; Rose Frey to Waldorf Realty Co, Inc, a corpn. [care J S Forgotson], 40 W 33; B&S & C aG; Dec24'12; Feb7'13; A$12,000-13,000. nom

125TH st, 63-5 W (6:1723-9-9½), ns, 185 e Lenox av, 25x99.11, 4-sty bk tnt & strs, 1-sty ext; Nellie Thomson to Salo Cohn, 62 E 81; mtg $48,000 & AL; Dec20'12; Feb 8'13; A$44,000-56,000. O C & 100

131ST st, 262 W (7:1936-56½), ss, 190 e 8 av, 15x98.9; 3-sty & b stn dwg; Katie M Klein to Jas J Ryan at Oceanside, LI; mtg $5,000; Jan27; Feb11'13; A$7,200-9,000. O C & 100

136TH st, 611-3 W (7:2002-40), ns, 154.6 w Bway, 54x99.11, 5-sty bk tnt; Mary A Ollwerter to Nathan G Bozeman, at Freeport, LI; mtg $65,000 & AL; Feb13'13; A $33,500-65,000. nom

137TH st, 59-61 W (6:1735-10-11), ns, 200 e Lenox av, 50x99.11; 2-sty & b fr dwg & 1 & 2-sty bk & fr rear stable; Margt Colwell to Paul Abelson, 580 Van Cortlandt Park av, Yonkers, NY; B&S; mtg $14,000 & AL; Feb10; Feb11'13; A$18,000-19,000. nom

137TH st, 106 W (7:1921-38), ss, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Rosa Newman to Israel Cohen, 111 W 119; AL; Feb11; Feb13'13; A$11,000-25,000. nom

139TH st, 241 W (7:2025-13), ns, 295.2 e 8 av, 18.2x99.11, 4-sty bk dwg; Thos H Chalmers et al heirs &c Sophia A Chalmers to Eliphalet L Davis, 249 W 22; mtg $11,000; Feb6; Feb7'13; A$8,500-13,000. O C & 100

139TH st, 241 W; Eliphalet L Davis to Thos H. Helen, Grace & Mary Chalmers, all at 241 W 139; mtg $9,000; Feb6; Feb7 '13. O C & 100

142D st, 202 W (7:2027-37), ss, 75 w 7 av, 16.9x99.11, 3-sty & b stn dwg; Cornelius A Madden to Theresa Froatz, 2331 7 av; ⅛ pt; AT; B&S; Feb13'13; A$7,000-9,500. nom

142D st, 513 W (7:2074-19½), ns, 442 e Bway, 16x99.11, 3-sty & b bk dwg; Jno O'Neil to Bertha M Ryan, 507 W 186; AL; Jan20; Feb10'13; A$7,700-13,000. O C & 100

142D st, 603-9 W (7:2089-24), ns, 100 w Bway, 100x99.11; 6-sty bk tnt; Aurora Realty Co to Geo A Turley, 5 Sheridan sq; mtg $153,000; Feb8; Feb11'13; A$44,000-P 64,000. nom

144TH st, 315 W, see Bradhurst av, 44.

145TH st, 133 W (7:2014-20), ns, 275 w Lenox av, 43.9x99.11, 6-sty bk tnt & strs; Jere L Murphy to Chas Murphy, 147 E 81, & Mary E Keefe, 82 E 108; QC; mtg $62,-000; May12'11; Feb13'13; A$23,000-58,000. O C & 100

151ST st W, nec Riverside dr, see Riverside dr, 740.

180TH st, W, nwc Aud av, see Aud av, nwc 180th.

Amsterdam av, 933-5 (7:1860-61), sec 106th (No 160), 47.10x100, 6-sty bk tnt & strs; Postal Life Ins Co to Incas Realty Co (Inc), a corpn, 35 Nassau; B&S & C a G; Dec6'12; Feb13'13; A$55,000-115,000. **170,000**

Amsterdam av, 933-5; Incas Realty Co (Inc) to W F Burns Realty Co, a corpn, 527 5 av; Feb11; Feb13'13. O C & 100

Audubon av (8:2153-77-80), nwc 180th, 100x100; vacant; Lorenz F J Weiher to Howard T Cole, 906 St Johns pl, Bklyn; AL; Feb8; Feb10'13; A$50,000-50,000. O C & 100

Bowery, 84 (1:203-20), ws, 75.1 s Hester, 25.5x111.2x25.4x111.2, 6-sty bk loft & str bldg; Herman Harrison to Henry A Bade, 546 3d, Bklyn; mtg $30,000; Feb7'13; A $37,000-51,000. O C & 100

Bradhurst av, 44 (7:2044-23), nec 144th (No 315), 100.6x21.7x99.11x32.3, 5-sty bk tnt & strs; David Goodstein et al to Isaac Goodstein, 36 W 119; mtg $34,000; Jan30; Feb10'13; A$19,000-42,000. nom

Madison av, 86, see Mad, 256.

Madison av, 88, see Mad, 256.

Manhattan av, 462, see 120th, 316 W.

Riverside dr, 740 (7:2098-13), nec 151st, 103.9x173.1x99.11x145, 6-sty bk tnt; Louise Giesler to Edw A Hannan, 334 E 17; B&S & C a G; AL; Feb6; Feb10'13; A$132,000-334,000. O C & 100

West End av, 632 (4:1238-63), es, 61.5 s 91st, 19x100; 3 & 4-sty & b stn dwg; Jno Forsythe to Jno Forsythe at Englewood, NJ & Robt M Forsythe, Helen F Turner & Mabel C Forsythe, each at 135 W 71; mtg $19,000; Jan29; Feb11'13; A$18,000-27,000. nom

West End av, 632; Jno Forsythe Jr et al to Max Held, 822 E 19, Bklyn; mtg $19,000 & AL; Jan29; Feb11'13. O C & 100

1ST av, 80 (2:432-8), es, 21.9 s 5th, 21.7x 67.2; 5-sty bk tnt & strs; Louis G Vause to Katy Vause his wife, 19 Cooper sq; AL; Nov23'12; Feb11'13; A$13,000-18,000. O C & 100

1ST av, 1317 (5:1445-28), ws, 50.4 s 71st, 25x75, 4-sty bk tnt & strs; Antonie Bohaty to Mary Hroch, 423 E 75, in trust for party 1st pt et al; mtg $18,000; Feb1; Feb8'13; A$9,500-17,500. nom

1ST av, 2044-8 (6:1699-46-48), es, 25.11 s 106th, 75x84, 3 5-sty bk tnts & strs; Patk Garofalo to Antonia Manfridi, 305 E 111; AL; Jan22; Feb13'13; A$33,000-60,000. O C & 100

1ST av, 2161 (6:1683-28), ws, 50.10 s 112th, 25x100, 6-sty bk tnt & strs; Patk Garofalo to Antonia Manfridi, 305 E 111; AL; Jan22; Feb13'13; A$13,000-30.000. O C & 100

2D av, 560-2 (3:936-61-62), sec 31st (No 300), 37x82, 2 4-sty bk tnts & strs & 1-sty bk shop; Adelheid M E Ernst et al to Paul Leiber, 324 E 69; B&S & C a G; mtg $9.000; Jan4; Feb10'13; A$22.000-28,000. nom

2D av, 1855 (5:1541-24), ws, 75.7 n 95th, 25x100; 5-sty bk tnt & strs; Hamilton Holding Co to Jno H Bodine ,1427 Mad av; mtg $18,000; Feb10; Feb11'13; A$13,000-26,000. nom

2D av, 2303 (6:1783-22), ws, 20 n 118th, 20x90, 4-sty bk tnt & strs; Geo Kramer et al, to Herman Stoff, 219 Canal, Stapleton, SI; mtg $9,000; Feb7; Feb13'13; A$8.000-12,500. O C & 100

4TH av, nec 25th, see 4 av, 343-61.

4TH av, 343-61 (3:881-1), sec 26th (Nos 100-4), runs e120xs98.9xw30xs98.9 to ns 25th (No 101), xw90 to es 4 av, xn197.6 to beg; 12-sty bk f p & str bldg; Armory Holding Co to Henry Corpn, 320 5 av; B&S; mtg $1,675,000 & AL; Jan31; Feb8'13; A$——$—— O C & 1,000

4TH av, 462 (3:861-36), nwc 31st (Nos 49-51), 21.7x78.11, 4-sty bk tnt & strs, 1-sty ext; Fredk H Ehlen & ano EXRS &c Jno M Lohse to Jno J Welstead, 305 E 30; Feb11'13; A$95,000-99,000. **90,000**

5TH av, 1329 (6:1617-72), es, 100.11 n 111th, 25.3x100; 5-sty stn tnt & strs; Lena Kannensohn to Celia Brightman, 120 W 86; mtg $25,000; Feb10; Feb11'13; A$20,000-27,000. O C & 100

6TH av, 110-2 (3:572-8), sec 9th (Nos 66-8), runs s 43.8xe77.6xn20.2xe0.1xn23.6 to st xw77.7 to beg, 7-sty bk tnt & strs; Jerome Holding Co to Henry C Lytton, 2700 Prairie av, Chicago, Ill; mtg $145,000 & AL; Jan30; Feb13'13; A$70,000-175,000. nom

7TH av, 859 (4:1008-1), nec 55th (No 153), 50.5x100, 8-sty bk tnt; Mary Dymock to Jas P Dymock, 77 Elm av, Hackensack, NJ; mtg $268,000; Dec16'12; Feb10'13; A $155,000-245,000. nom

8TH av, 601-3 (3:763-34-35), nwc 39th (No301), 49x80; 4-sty stn tnt & strs & 5-sty bk tnt & strs, 1-sty ext; Max Scott to Scott Investing Co, Inc, a corpn, 10 Astor House block [care Max Scott, 580 Bway]; B&S; mtg $113,000; Jan6; Feb1'13; A$101,-000-117,000. nom

8TH av, 783 (4:1008-34), ws, 77.9 s 81st, 25.1x100, 3-sty bk tnt & strs; Helena M E Lindemann EXTRX Jno G Lindemann to Keith P Lindemann [care Wm G Brown, 160 Bway]; Nov14'07; Feb7'13; A$47,000-48,000. nom

9TH av, 271 (3:724-31), nwc 26th (Nos 401-3), 24.9x73; 4-sty bk tnt & strs; Thos Doyle to Martin Doyle, 270 9 av; mtg $22,-500; Feb10; Feb11'13; A$16,000-23,000. O C & 500

11TH av, 622 (4:1074-63), es, 50.2 s 46th, 25.1x76, 4-sty bk tnt & strs; A$8,500-11,-000; also 11TH AV, 624 (4:1074-62), es, 25.1 s 46th, 25.1x76, 4-sty bk tnt & strs; A$8,-500-11,000; Eliz Muldoon to Kath E Byrne, 622 11 av; B&S & CaG; AL; Feb4; Feb7'13; O C & 100

11TH av, 622-4; Kath E Byrne to Eliz Muldoon & Wm H Muldoon, her son, both at 622 11 av, joint tenants; B&S & CaG; AL; Feb4; Feb7'13. O C & 100

11TH av, 624, see 11 av, 622.

Interior lot, begins at a point 76.11 n 116th, x145 e Manhattan av, runs e26.1xn 16.5xw25xs23.11 to beg, being rear 116TH ST, 313 W (7:1943-24½), ns, bet 8th & Manhattan avs, —x—, vacant; J Campbell Thompson ref to Jos Rosenzweig, 135 W 123; FORECLOS, transfer tax lien; Feb4; Feb7; Feb8'13; A$1,500-1,500. **50**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Rivington st, 134 (2:354-79), ns, abt 35 e Norfolk, 22x78, with all title to alley on Norfolk, es, 75 n Rivington, 3x78, 4-sty bk tnt & strs, 1 & 2-sty ext; re dower; Olga Levien, widow, to Henry Levien, 8648 21 av, Bklyn; Leon I Levien, 256 Vernon av, Bklyn, & Jacob Levien, 1770 Mad av, NY; AT; QC; Feb11; Feb13'13; A$18,000-24,000. O C & 950

Wall st, 38 (1:43); agmt as to postponement of reconveyance of above for $325,-000; Geo B Post Jr & Arthur Turnbull, both at Bernardsville, NJ, with Nathaniel L McCready, 4 E 75; Feb8; Feb10'13. nom

30TH st, 237 W (3:780-19), ns, 400 e 8 av, 19.9x98.9, 3-sty bk tnt; general re of legacy, &c; Mary Becker to Jackson H Becker, 28 Pine Grove av, Summit, NJ, EXR Laura M Krumenacher; Feb4; Feb10 '13; A$16,000-18,000. 1,000

48TH st, 9 E (5:1284); certf as to sale of above premises; Jos Keen et al stockholders of Forty-Fifth St Realty Co to Jos Keen, 49 W 45; Oct7'12; Feb8'13. O C & 100

60TH st, 25 W (4:1113), ns, 284 e Col av, 18x100.5, owned by party 1st pt; also 60TH ST W, adj above on w, owned by party 2d pt; agmt as to bldg restrictions, &c; Locomobile Co of America, a corpn, 2 Main, Bridgeport, Conn, with Henry L Scheuerman, 254 W 82; Feb10; Feb13'13. nom

80TH st, 154 E (5:1508), ss, 51.3 e Lex av, 19.3x102.2; agmt as to payment by party 1st to party 2d part $750 & to party 3d part $1,100, upon sale of above; Philip Wendland at Catskill, NY, with Albt Wendland, 480 E 183, party 2d pt; Ida Behning, 1925 7 av, party 3d pt & Edw G Soltmann, 124 W 29, as TRUSTEE for parties of 1st, 2d & 3d parts; Dec17'12; Feb11 '13. nom

96TH st E (6:1602-pt lot 10), ns, 200 e 5 av, 25x100.11; vacant; re mtg; Girard Trust Co, a corpn, of Phila, Pa, to Isaac H Clothier, at Wynnewood, Pa; QC; Feb6; Feb13'13; A$——$——. nom

103D st, 215 E (6:1653), ns,, 222.6 e 3 av, 37.6x100.11; asn rents! Isaac & Morris Lipschitz to Royal Co of NY, 93-5 Nassau; Feb10; Feb13'13. 1,650

Broadway, 179 (Miscl); power of atty; Geo E Keith to Eldon B Keith, both at Campello, Brockton, Mass; Jan14; Feb7'13.

1ST av, 2130 (6:1703), es, 88.4 n 109th, 37.6x95; agmt as to management, power of atty, &c; Wm L Raymond & ano, TRSTES Thomas McMullen, decd, to Sebastiano & Nicholas Benenati, 211-3 E 111; Aug1'12; Feb13'13. nom

Plot (8:2255), bound n by line 112.10 n of c l 208th, e by land Isaac Dyckman, s & w by c l of private rd through plots 5 to 10, runs nw417.9 to c l private rd xsw50, 50, 225 & 125 xse75, 146.7 xne along Dyckman's land, 474.7 to beg, being plots 5, 6 & 7, map (521) of Saml Thomson, with all R, T & I to strip on e, abt 1.6 on s & 1 ft on n end, contains 3 18-100 acres; Burns Realty Co to Ursula C Burns, at River Road, Inwood, N Y City; AL; Feb11; Feb 13'13. O C & 100

Certf of consent to sale of business; Tierney Lunch Room System, Inc, a corpn, to Peter Politis & ano; Feb6; Feb8'13.

Designation of Exrs, &c (Miscl); Rose Selig & Aaron Buchsbaum, EXRS &c Moses Selig, decd, to Adolphus A Newman, 880 Flatbush av, Bklyn, & Adolph Ullman, 1025 Putnam av, Bklyn, as co-EXRS &c under said will; Feb6; Feb10'13.

Power of atty (miscl); Margt A Stevens to Edmund L Mooney, 44 W 44; Apr5'12; Feb10'13.

Power of atty (miscl); Richd C Taber at Long Branch, NJ, to Chas C Edwards, 248 W 105; Nov27'12; Feb11'13.

Power of atty (miscl); similar to above; na, wife Cornelius Kahlen, to Cornelius Kahlen; Feb7'13;

WILLS.

Borough of Manhattan.

7TH st, 102 E (2:434-15), ss, 188 e 1 av, 25x90.10, 5-sty bk tnt; Michl Bissert Est, EXRS, John M Bissert, 358 16th, Bklyn, & Annie M Bissert, 1184 Jackson av; atty, Henry C Botty, 140 Nassau; A$17,000-26,-000; Will filed Feb13'13.

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20TH st, 209 W (3:770-33), ns, 141.7 w 7 av, 25x81.10, 3-sty bk dwg & 2-sty bk bldg in rear; A$11,000-13,500; also 21ST ST, 210-2 W (3:770-48), ss, 141.8 w 7 av, 46.8 x103.2, 7-sty bk tnt; A$32,000-95,000; also 23D ST, 167-9 W (3:799-6-7), ns, 60.2 e 7 av, runs e40xn107.6xw20.6xs55.6xw19.6xs 43.3 to beg, 2 3-sty stn ft dwgs, A$60,000-71,000; also 30TH ST, 246 W (3:779-68), s s, 200 e 8 av, 25x98.9, 5-sty bk loft & str; A$20,000-27,000; also 84TH ST, 8 W (4:1197-38½), ss, 140 w Central Park W, 20 x102.2, 4-sty bk dwg; A$16,000-30,000; also 7TH AV, 207 (3:797-80), sec 22d (No 170), 18.6x50, 4-sty bk tnt & str; A$15,000-19,000; also 7TH AV, 225-7 (3:799-1-2), nec 23d, 43.3x60, 2 4-sty bk tnts & strs; A $105,000-114,000; Nicholas Wernert Est, Louisa Wernert, EXTRX, 8 W 84; atty, Geo Young Bauchle, 38 Park Row; Will filed Feb4'13.

21ST st, 210-2 W, see 20th st, 209 W.

22D st W, sec 7 av, see 20th st, 209 W.

23D st, 167-9 W, see 20th st, 209 W.

23D st W, nec 7 av, see 20th st, 209 W.

30TH st, 246 W, see 20th st, 209 W.

31ST st, 124-6 W (3:806-56-57), ss, 285 w 6 av, runs w40x131.7x40x123.7, 2-5-sty bk tnts (1-6 int); A$109,000-117,000; also 3D AV, 558 (3:892-47), swc 37th (No 164), 23x80, 4-sty bk tnt & str (1-6 int); A$28,000-40,000; also MADISON AV, 1632-40 (6:1615-14-17), nwc 109th, 100.11x75, 5-4-sty bk tnts (½ int); A$60,000-83,000; Cath Senguine Bayles Est, Francis E, George J, & Edw A Bayles, EXRS, 128 Montrose av, South Orange, NJ; atty, Edw Atkinson Boyle, 115 Bway; Will filed Feb10'13.

37TH st E, swc 3 av, see 31st, 124-6 W.

48TH st, 249 E (5:1322-21), ns, 100 w 2 av, 20x100.5, 4-sty bk dwg & 2-sty bk dwg Menke Est, Wm Menke, EXR, 333 Central Park W; attys, Hyman & Herman, 35 Nassau; A$8,000-11,000; Will filed Feb6'13.

50TH st, 42 W (5:1265-60), ss, 358 e 6 av, 20x100.5, 4-sty bk dwg & 2-sty bk extension; Jas P Tuttle Est, Egbert G March, EXR, 140 W 78; atty, Edmund E Wise, 23 W 56; A$46,000-56,000; Will filed Feb10'13.

54TH st, 535 W (4:1083-16), ns, 400 w 10 av, 25x100.5, 4-sty bk tnt & str; A$9,000-12,000; also 55TH ST, 528 W (4:1083-49), ss, 400 w 10 av, 25x100.5, 2-sty bk hotel & str; A$9,000-10,000; Cath Loehr Est, Geo Loehr, EXR; atty, Jas S Fitch, 87 Main, Yonkers, NY; Will filed Feb7'13.

55TH st, 528 W, see 54th, 535 W.

72D st, 129 W (4:1144-21), ns, 275 w Col av, 25x102.2, 4-sty bk dwg & 2-sty bk ext (⅛ int); Frank A Merrall Est, Walter H Merrall, EXR, 129 W 72; attys, Cannon & Cannon, 135 Bway; A$45,000-60,000; Will filed Feb11'13.

84TH st, S W, see 20th st, 209 W.

109TH st E, nwc Mad av, see 31st, 124-6 W.

123D st, 250 W (7:1928-53), ss, 283.4 e 8 av, 16.8x100.11, 5-sty bk tnt; Margt Hamilton Est, Annie C Hamilton, EXTRX, 250 W 123; atty, Jas Greves, 309 Bway; A$10,000-13,000; Will filed Feb6'13.

Madison av, 305 (5:1276-20), es, 75 n 41st, 23.9x100, 4-sty bk dwg; Sarah M Hixson Est, Virgin L Hixson, EXTRX, Manistique, Mich; attys, Woodford, Bovee & Butcher, 1 Mad av; A$115,000-135,000; Will filed Feb 7'13.

Madison av, 1632-40, see 31st, 124-6 W.

Madison av, 2072 (6:1755-56½), ws, 67 s 131st, 16.7x75, 3-sty stn ft dwg (½ int); Caroline E Mapes Est, Charlotte A Mapes, EXTRX, 2072 Madison av; atty, Chas A Furthman, Smith Bldg, 3 av &148th; A $7,500-10,500; Will filed Feb10'13.

3D av, 558, see 31st, 124-6 W.

7TH av, 207, see 20th st, 209 W.

7TH av, 225-7, see 20th st, 209 W.

CONVEYANCES.

Borough of the Bronx.

Bronx Park S, 900 (182d st) (11:3125), sec Honeywell av (No 2146), 17.6x106.7x 20.3x109.6, 4-sty bk tnt; Beatrice Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb5; Feb7'13. nom

Exterior st, nwc 138th, see 138th E, nwc Exterior.

Fort Independence st (12:3258-44 & 46), nes, 186 nw Giles pl, runs ne51.1xnw48.11 xsw26.1 to st xse54.1 to beg; vacant; Fredk Volze et al to M Kempf Realty Co, a corpn, 3927 Tieman av; Feb5; Feb10'13. nom

Frisby (2d) st (*), ss, 100.1 ne Zerega av (late Green la), 23.5x100x27.11x100, except pt for st; Lizzie Zink et al, heirs &c Michl Walthers to Kunigunda Walthers, widow, 2410 Frisby av; mtg $800; Feb1; Feb13'13. nom

Hoffman st, nwc 187th, see Lorillard pl, 2406.

Kelly st, 757, see Longwood av, 940.

Kelly st (10:2703), ws, 221.4 s on curve from 163d, 45.1x101, 5-sty bk tnt; Simbar Realty Corpn to Beni Solomon, 1884 7 av; mtg $41,600; Feb7; Feb8'13. O C & 100

Kingsbridge ter (Nathalie av), 2715 (12:3256), ws, 25 s Nindham pl, 50x80.2x 50.4x86.2, 2-sty fr dwg; Bertha Van Gilder to Marcel Wormser, 498 West End av; mtg $6,100 & AL; Feb7; Feb10'13. nom

Lorillard pl, 2406 (11:3056), nec 187th (No 553), runs n90.2xe98xn10xe96.11 to ws Hoffman xs100 to ns 187th xe (?) — to pl at beg (probable error, last east course should read west), 2-5-sty bk tnts & vacant; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb 5; Feb7'13. nom

Rogers pl, 982-4 (10:2699), es, 612.4 n Westchester av, 60x78.10x45.11x82.4, 2-sty fr dwg & vacant; Jacob O Pedersen to Valhalla Corpn, 829 Freeman; mtg $3,500; Feb7; Feb8'13. O C & 100

Thompkins or Tompkins st (*), ws, 325 n 152d, 25x100; Bessie Block to Lena Bessel, at Teringham, Mass; mtg $400; Jan 15; Feb13'13. nom

Whalen st (13:3423), ss, 145 e Huxley av, 41.8x100x38.8x100; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt to Wm Kaestle, 376 Himrod, Bklyn; Dec 20'12; Feb8'13. **1,700**

138TH st E (9:2349), nwc Exterior, runs n309.2xsw352.2 to U.S. bulkhead line in Harlem River, xse166.6 to ns 138th, xe300.7 to beg, with all title to sts, land under water, etc, 2-sty bk stable, 2-sty bk office & fr coal pockets; Saml Trimmer et al to Trimmer Holding Corpn, at 138th & Exterior; mtg $170,000 & AL; Feb1; Feb10'13. O C & 100

239TH st E, nec Kepler av, see Kepler av, nec 239.

150TH st, 262-4 E, see Morris av, 561-3.

150TH st, 262-4 E, see Church, 314 (216), Manhattan.

152D st E, nec Morris av, see Morris av, 642-4.

153D st E, swc Morris av, see Morris av, 651-5.

159TH st, 373-5, on map 373-7 E (9:2406), ns, 217 e Courtlandt av, 50x101.4, 2-sty & a fr dwg & 1-sty fr rear stable; Louis Lese to Cedar Constn Co, Inc, a corpn, 35 Nassau; mtg $8,000; Jan3; Feb8 '13. O C & 100

159TH st E (9:2405), ss, 64 e Courtlandt av, 28x25, vacant; Andw Possehl to Carolina Possehl, 358 E 159; Feb6; Feb7'13. O C & 100

160TH st, 360, on map 356-60 E (9:2406), sec Courtlandt av (No 842), 92x26, 5-sty bk tnt &strs; also COURTLANDT av, 840 (9:2406), es, 26 s 160th, 23.11x92x25.11x92; 5-sty bk tnt & strs; Helen C Candee to Harold C Matthews, 30 W 57; mtg $31,000; Feb10; Feb11'13. **6,000**

167TH st W (9:2527), sws, 63.6 se Lawrence av, runs se75xsw100xnw58.9 to Lawrence av xn25.10xne79.7 to beg; vacant; Max G Heidelberg to Julian W Mack at Washington, DC; CaG; AL; Jan21; Feb10 '13. O C & 100

169TH st, 351 E, see Findlay av, 1290.

172D st W (11:2873), ss, 91.4 w Shakespeare av, 25x117.10x25x116.5, vacant; Mary A Chapple to Archibald A Forrest, at Rye, NY; mtg $1,000; Feb7'13. O C & 100

176TH st W, nec Andrews av, see Andrews av, nec 176th.

182D st, 500 E, see Bathgate av, 2197.

183D st W (Hampden st) (11:3208), ss, 150 w Grand av, 25x100, vacant; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb5; Feb7'13. nom

185TH st, 458 E (11:3039), ss, 183.4 e Park av (Vanderbilt), 16.8x100, 2-sty fr dwg; Eugenie wife & Wm T Blauvelt to Wm H Blauvelt, 458 E 185; mtg $2,500; Feb7; Feb8'13. nom

187TH st E (11:3114), ss, 120.9 w So Blvd, runs w25xs70&55xe24.6xn125 to beg, vacant; Weiler Co, a corpn, to Kitchen Impt Co, a corpn, 2099 Bronxdale av; mtg $2,500; June26'12; Feb8'13. **5,000**

187TH st E, nwc Hoffman, see Lorillard pl, 2406.

187TH st, 553 E, see Lorillard pl, 2406.

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Wm L McDonald to Michl J Scanlan, 861 Crotona Park N; QC; Mar18'11; re-recorded from Apr11'11; Feb10'13. O C & 100

188TH, formerly 189th st, E (11:3174), nwc Creston av, runs n81.9 to ss Fordham rd xsw 117 to 188th xe96, gore; vacant; Mary J McTaggart & ano to Marie C Letts, 2346 Aqueduct av E; Jan17; Feb11'13. nom

197TH st E (12:3315), ns, 95 e Creston av, 55.4x140x62.1x140.2; vacant; also CRESTON AV, 2780 (12:3315), nec 197th 20x95, 2-sty bk dwg; Concourse Bldg Co, a corpn, to Bertha Pirk, 114 E 198; AL; Feb8; Feb 11'13. nom

197TH st E, nec Grand blvd & concourse, see Grand blvd & Concourse, nec 197.

197TH st E, ns, 37.5 e Grand blvd & concourse, see Grand blvd & concourse, nec 197.

205TH st E (12:3341), sws, 59.2 nw Perry av, 59.2x78.10x50x110.7, vacant; Warren B Simmis to Caroline A Dennis, 343 W 121; Feb3; Feb7'13. O C & 100

216TH st E (*), ss, 50 w Tilden av, 25x 100, Laconia Park; Beatrice Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb5; Feb7'13. nom

230TH st, 764 E (*), ss, 130 w Barnes av, 25x114; Theo Klehr to Barbara Klehr, his wife, 764 E 230; AT; B&S; Nov5'12; Feb10 '13. O C & 100

238TH st E, ns, 175 e Katonah av, see 242d st, E, ss, 160 e Katonah av.

240TH st, 242-4 E (12:3380), ss, 96 e Mt Vernon av, 40x100, 2 2-sty bk dwgs; Mary Cleland to Geo E Buckbee, 1941 Grand blvd & concourse; mtg $10,000; Feb10; Feb 13'13. O C & 100

240TH st E, ss, 400 w Katonah av, see Kepler av, nec 239.

242D st E (12:3390), ss, 160 e Katonah av, 175x100; vacant; also 242D ST E (12:3390), ns, 95 e Mt Vernon av, runs ne175.2 to sws Duke pl xse220.6 to ns 242d xw242.6 to beg; vacant; also 238TH st E (12:3387), ns, 175 e Katonah av, runs n100xe140 to Creek xsw60&40xnw still along creek 75xsw34 to st xw2.4 to beg; vacant; also LAND at Yonkers, NY; Herman Heidelberg to Galves Realty Corpn, 201 Montague, Bklyn; AL; Feb10; Feb11'13. O C & 100

242D st E, ns, 95 e Mt Vernon av, see 242d st E, ss, 160 e Katonah av.

Andrews av (11:2878), nec 176th, 90x100 x33.6x95.11, vacant; Wm Guggolz Constn Co to Marion Knobloch, 90 Brewster, Stapleton, SI; mtg $3,780; Feb8; Feb10'13. nom

Barker av (*), ws, 150 n Mace av, 25x 100; Valedoro Tamilio to Antonio Tamilio, 6 Washington, Poughkeepsie, NY; Feb11 '13. nom

Bathgate av, 1657 (11:2914), ws, 100.2 s 173d, 50x114.5, 6-sty bk tnt & strs; Max J Klein et al to Nathan Cohen, 73 E 124; mtg $40,000 & AL; Feb10; Feb11'13. O C & 100

Bathgate av, 2197 (11:3049), swc 182d (Nos 500), runs s72.3xw100xs27.8xw54xn 100 to ss 182d, xe158.5 to beg, 2-sty fr dwg 2-sty fr stable & vacant; Wm Klein ref to Jas F Loughman, 2197 Bathgate av; PARTITION, Dec31'12; Feb7; Feb8'13. **20,500**

Beaumont av, 2414 (11:3105), es, 100 n 187th, 33.4x100, 4-sty bk tnt; Vittoria Bacigalupo to Michl Romano, 60 Sullivan; Luigi Romano, 203 Spring & Jos Scarsilli, 60 Sullivan; Jan23; Feb7'13. nom

Beaumont av, 2420-8 (11:3105), es, 200 n 187th, 100x100; 3 4-sty bk tnts; Jacob Cohen Constn Co to Clarence Realty & Constn Co, a corpn, 206 Bway; mtg $55,500; Feb10; Feb11'13. O C & 100

Blackrock av (*), ss, 305 w Olmstead av (Av D), 25x108, Unionport; Geo Paolillo to Jos Zackarzowsky, 639 Courtlandt av; mtg $3,900 & AL; Feb8; Feb13'13. O C & 150

Bronx Park av (*), es, 50 s 178th, 25x 100; Bertha Rosner to Herman Birnbaum, 417 Bronx Park av; mtg $4,000; Feb5; Feb 7'13. O C & 100

Broadway (*), es, 300 n Tremont rd, 50x 100, Tremont ter; Jno Keys to Annie Hughes, 111 W 43; Aug19'11; Feb7'13. gift

Chatterton av (7th st), (*), ns, 100 w Havemeyer av (Av B), 30x70, Unionport; Jno Drakard to Fritz Doll, 1827 Amethyst mtg $5,200 & AL; Feb7; Feb10'13. O C & 100

Clinton av (11:3098), ws, 70.4 s 182d, a strip 8.10x86.2x8.10x86; vacant; Concourse Building Co to Bertha Pirk, 114 E 198; AL; Feb11; Feb13'13. nom

Concord av (10:2577), es, 120 s 147th (Dater), 80x100, vacant; Checchina Carucci to Sole Realty & Constn Co, a corpn, 641 E 183; mtg $7,000; Feb6; Feb8'13. O C & 100

Concord av, 626-8 (10:2643), es, 51.4 n 151st, 50x94, 5-sty bk tnt; Antonie Bohaty to Mary Hroch, 423 E 75, in trust for party 1st pt et al; mtg $31,000; Feb1; Feb8 '13. nom

Courtlandt av, 840, see 160th st, 360, on map 356-60 E.

Courtlandt av, 842, see 160th st, 360 on map 356-60 E.

Creston av, nwc 188th, formerly 189th, see 188th, formerly 189th st E, nwc Creston av.

Creston av, 2780, see 197th st E, ns, 95 e Creston av.

Creston av, swc Fordham rd, see 188th, formerly 189th st E, nwc Creston av.

Findlay av, 1290 (11:2783), nec 169th (No 351), 90x19.10, 3-sty fr tnt; Jno Geiger to Katie Geiger, his wife, 351 E 169; QC; mtg $5,000; Feb4; Feb10'13. O C & 100

Fordham rd, swc Creston av, see 188th, formerly 189th st E, nwc Creston av.

Gifford av (*), ss, 278.10 e Balcom av, 25x100, Westchester; Jno R Peterson to Emma N Polak, 1806 Arthur av; Feb1; Feb11'13. O C & 100

Grand Blvd & Concourse (12:3304), nec 197th, 90x8.3x90x7.5; vacant; also 197TH ST E (12:3304-147), ns, 37.5 e Grand blvd & concourse, 25x90; vacant; Concourse Bldg Co to German Real Estate Co, a corpn, 391 E 149; mtg $2,500 & AL; Feb10; Feb11'13. O C & 1,500

Gun Hill rd (12:3343-247), ss, 73.4 w Tryon av, 30.3x171.4 to Tryon avx35.6x127.9 to beg; vacant; Arthur R Walsh, ref, to Montefiore Home, a Hospital for Chronic Invalids & Country Sanitarium for Consumptives, a corpn, at nec Bway & 138th; FORECLOS & transfer tax lien; Jan23; Feb7; Feb8'13. **500**

Harrod av (*), ws, 133.3 s Ludlow av, 25 x100; Mary Hanrahan widow to Kathryn C & Lucy M Hanrahan, 212 E 70; B&S; Feb11; Feb13'13. nom

Honeywell av, 2063 (11:3123), ws, 69 n 179th, 24.2x140, 2-sty fr dwg; Wm W Egan to Mary T Egan, his wife, 2163 Honeywell av; ½ part; mtg $4,500; Feb8; Feb10'13. O C & 100

Honeywell av, 2146, see Bronx Park S, 900.

Hughes av, 2115-9 (11:3070), ws, 125 n 180th (Samuel), 75x195, except pt for av, with all RT&I to any land adj on w, 2 5-sty bk tnts; Geo E Buckbee to Cleland Realty Co, a corpn, 1849 Anthony av; mtg $10,000; Feb11; Feb13'13. O C & 100

Hughes av, 2530 (12:3273), es, 229.4 n Fordham rd (Pelham av), 14.5x87.6, 2-sty bk dwg; Julia J McCormick to Edw E Miers, 3100 Bway; mtg $3,500; Feb11; Feb 13'13. O C & 50

Jackson av, 749, see Jackson av, 753.

Jackson av, 753 (10:2636), ws, 75 n 156th 25x77.11x25x77.8, 5-sty bk tnt; also JACKSON AV, 749 (10:2636), ws, 25 n 156th, 25x 77.5x25x77.2, 5-sty bk tnt; Anna M Klemann to Maria A Koch, 9603 Shore rd, Ft Hamilton, Bklyn; Anna M Klemann, 310 E 6, NY; & Francis J Schnugg, 68 W 117, EXRS, &c, Jno Schnugg; B&S & CaG; Feb 7; Feb8'13. O C & 100

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Jackson av, 893 (10:2638), ws, 201.6 n 161st, 25x75, 3-sty fr tnt & strs; Jno F Cahill to Jas G Carlaftes, 886 Prospect av; mtg $6,880; Feb6; Feb8'13. nom

Kepler av (12:3380), nec 239th, 40x100, also KEPLER AV (12:3380), sec Mile Sq rd, now Mt Vernon av, 18x100x53x104; also 240TH ST E (12:3380), ss, 400 w Katonah av, 40x100, vacant, being lots 266, 267, 270, 293, & 292, map (753) of Edw K Willard at Woodlawn Heights; Byron Taber et al heirs, &c, Eason Taber to Simon Gilchrist, at Yonkers, NY; QC; correction & confirmation deed; Dec11'12; Feb13'13. nom

Kepler av, & 240th st E (12:3380), same prop; same to same; QC; correction & confirmation deed; Feb11; Feb13'13. nom

Kepler av, see Mt Vernon av, see Kepler av, nec 239.

Lafontaine av, 2086, see Lafontaine av, 2088.

Lafontaine av, 2088 (11:3069), es, 36.4 s 180th, 16.2x100, 2-sty fr dwg, also LAFONTAINE AV, 2086 (11:3069), es, 52.6 s 180th, 15.11x100, 2-sty fr dwg; Chas H Miller & ano TrsTES for Jos E Miller et al to Jacob M Kenyon, 1420 New York av, Washington, DC; Enid S Ivie, 2041 5 av, NY; Helena S Moss & Jean DcM Moran, both at Glen Ridge, NJ; 1-3 pt; Jan14; Feb 8'13. nom

Lawrence av, es, abt 100 s 167, see 167th st W, sws, 63.6 se Lawrence av.

Longwood av, 940 (10:2701), swc Kelly (No 757), 50x100; 6-sty bk tnt & strs; Mamie H McDermott to Amelia Buschmann, 757 Kelly; 1-3 pt; AT; mtg $50,000; Feb10; Feb11'13. O C & 100

Mapes av (11:3108), es, 195 n 179th, 66.1 x145.2, vacant; Julius Weinheimer to Schill Constn Co, Inc, a corpn, 860 Van Nest av; mtg $6,300; Feb10'13. nom

Marion av, 2574 (12:3275), ses, 107 sw 193d, 25x98x20.9x98.1, 2-sty fr dwg; Martin C Ansorge, ref, to Jerry M Carey, 238 E 198; sub to tax lien for $726.12 & AL; FORECLOS Jan9; Feb10; Feb13'13. 4,200

Minnieford av, City Island, see Eastchester Bay, City Island.

Montgomery av, 1715 (11:2877), ws, 173.8 n 176th, 25x100, 2-sty fr dwg; Jno A Doran to Jas B Sexton, 1715 Montgomery av; AT; mtg $7,000 & AL; Feb11, Feb13'13. O C & 100

Monticello av (*), es, 350 n Jefferson av, 25x100, Edenwald Adam H Lotz to Adolph Brauner, 447 E 86; Jan31; Feb7'13. nom

Morris av, 561-3 (9:2338), swc 150th (Nos 262-4), 50x100, 3-3-sty fr tnts & strs; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb5; Feb7'13. nom

Morris av, 561-3, see Church 314 (216), Manhattan.

Morris av, 642-4 (9:2412), nec 152d, 50x 100.3, except pt for av, 3-sty fr tnt & strs & 1-sty fr shop; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb5; Feb7'13. nom

Morris av, 651-5 (9:2442), swc 153d, 75 x100, 2-sty fr dwg & str & 3-1-sty fr strs; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb5; Feb7'13. nom

Mt Vernon av, see Kepler av, see Kepler av, nec 239.

Muliner av (*), ws, 225 n Lydig av, 25x ½ blk, Morris Park; Fidelity Development Co to Morris Park Estates, a corpn, 25 Broad; QC & confirmation deed; Feb8; Feb 11'13. nom

Murdock av (*), ws, 500 s Randall av, 50x100; Land Co "C" of Edenwald to Magnus Nilsson, 638 E 230; AL; Dec18'12; Dec 10'13. nom

Nelson av, 1407 (11:2874), ws, 150 n Boscobel av, 16.8x79.7x18.5x71.8, 2-sty fr dwg; Edwin F J Carpenter to Jas Ellicott, 2103 3 av; mtg $3,500 & AL; July16'12; Feb8'13. nom

Nelson av, 1407; Jas Ellicott to Isabel C Reid, 42 Bank; mtg $3,500 & AL; July16 '12; Feb8'13. O C & 100

Nelson av, 1407; Isabel C Reid to Gordon Boyd, 73 Mad av; mtg $3,500 & AL; Sept26'12; Feb8'13. O C & 100

Nelson av, 1407; Gordon Boyd to Wm L McKean, 1407 Nelson av; B&S & C a G; mtg $3,500 & AL; Feb6; Feb8'13. O C & 100

Powell av (11th st), 2241-3 (*), ns, 355 w Havemeyer av, 50x108, except pt for av, Unionport; Edw A Schill to Julius Weinheimer, 2160 Newbold av; mtg $9,000; Feb 10'13. O C & 100

Road from Westchester to Eastchester (*), es, the Hammock & salt marsh, begins at a gate, and runs along the lane leading to the Hammock, runs to Westchester Creek or Mill Pond & adj lands of Robinson, Bowne & Leggett, contains 22,-8875 acres, Westchester, with all title to land under water; also ROAD from Westchester to Eastchester (*), es, at line bet lands hereby conveyed & of Robt J Turnbull, runs to land of Sidney B Bowne & a small & large creek & to Mill Pond & to land of Stephen Valentine & Andrew Arnow, contains 17 15-100 acres, parts excepted; also SALT MEADOW at Westchester, described in deed from Quimby to Bowne, recorded Oct4'27, with rights of way through salt meadow of Mary Poole, contains 6 acres, with all title to land under water; L Napoleon Levy to City Real Estate Co, a corpn, 176 Bway; AL; Feb5; Feb8'13. nom

Shakespeare av (11:2873), ws, abt 454 s 172d, 25x107.1x25x108.9, vacant; Sarah A Tregoning to Archibald A Forrest, at Rve. NY; mtg $1,000; Feb7'13. O C & 100

Tinton av, 592, see Church, 314 (216), Manhattan.

Trinity av, 823, see Trinity av, 827.

Trinity av, 827 (10:2630), ws, 46 s 160th, 40x102.1, 5-sty bk tnt; also TRINITY AV, 823 (10:2630), ws, 86 s 160th, 40x102.1, 5-sty bk tnt; Kramer Contracting Co to Union-Tinton Impt Co, a corpn, 74 Bway; mtg $66,000; Feb13'13. nom

Walton av, 1538 (11:2836), es, 51.2 s Hawkstone, runs e71.5xs125xw125xn50.5 to av xn91.9 to beg, except pts for av, 2-sty fr dwg & vacant; Giuseppe Tuoti to Tuoti Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; AL; Feb5; Feb7'13. nom

West Farms rd, 1789-91, late road leading from West Farms to Hunts Point (11:-3015), ws, abt 210 n 174th, runs nw215xn 115xse68xs25xse100 to road xs90 to beg, except part for rd, vacant; Rose Frey to Frodlaw Realty Co, Inc, 40 W 33; B&S & C a G; Dec24'12; Feb7'13. nom

Plot (*), begins 740 e White Plains rd at point 370 n along same from Morris Park av, runs e100 n25xw100xs25 to beg, with right of way over strip to Morris Park av; Jerome T Caffrey to Philip Bardes, 1872 Barnes av; mtg $4,000 & AL; Jan31; Feb11'13. O C & 100

Interior gore (12:3315-30½), being rear pt of deed, recorded Jan15'08, by Wm A Cameron & lying e of line 97 e Creston av with all title in bed of any old st or land bet or adj any of parcels conveyed; vacant; Concourse Bldg Co, a corpn, to Saml Greenhut, 722 E 181; AL; Feb8; Feb 11'13. nom

Eastchester Bay (*), adj land Mrs Bell, runs e— to Minnieford av xs60.4 to land C H Stringham xw— to Bay xn— to beg, except road along the water or Main st, & except part taken for approach to City Island Bridge; Mary Dymock to Jas P Dymock, 77 Elm av, Hackensack, NJ; mtg $8,000; Dec16'12; Feb10'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Fox st (10:2722), es, 52 s Barretto, 98x 105, 2 5-sty bk tnts; re mtg; City Mtg Co to B V Constn Co, a corpn, 979 E 163; QC; Feb10'13. 57,000

Kelly st (10:2703), ws, 221.4 s on curve from 163d, 45.1x101, 5-sty bk tnt; re mtg; Lawyers Title Ins & Trust Co to Simbar Realty Corpn, 931 Southern blvd; QC; Feb 7'13. nom

Kelly st (10:2703), ws, 176.3 s on curve from 163d, 45.1x101, 5-sty bk tnt; re mtg; Lawyers Title Ins & Trust Co to Simbar Realty Corpn, 931 Southern blvd; QC; Feb 7'13. nom

Kelly st (10:2703), ws, 131.3 s on curve from 163d, 45.1x101, 5-sty bk tnt; re mtg; Lawyers Title Ins & Trust Co to Simbar Realty Corpn, 931 Southern blvd; QC; Feb 7'13. nom

172D st E, nwc Bronx River av, see Bronx River av, nwc 172.

184TH st W (11:3234), ses, 206.7 sw Fordham rd, 50x50; vacant; re-mtg; American Mtg Co to Willard G Bixby, 7904 Ridge blvd, Bklyn; QC; Jan24; Feb7'13. nom

195TH st E (12:3282-32), ss, certf as to cancellation of ls or rent agmt recorded Nov5'02; Martin S Henry to Harriet S Lum; Feb7'03; Feb11'13.

239TH st E (12:3380), nec Kepler av, 100 x40, vacant; also 240TH ST, 242-4 E (12:-3380), ss, 405 w Katonah av, 40x100, 2-2-sty bk dwgs; also KEPLER AV (12:3380), es, 80 n 239th, runs n18xne along Mt Vernon av, 36.10x70xs53xw100 to beg, vacant; deposition: In matter of the application of Mary Cleland to perpetuate the testimony of Timothy L Murphy of 156 Waverly pl to correct acknowledgment dated May11'06, Feb7'13.

240TH st, 242-4 E, see 239th E, nec Kepler av.

Av Von Humboldt (13:3423), bet 260th & 262d, land in bed of av; deed of cession of all R, I & T; Henry A Forster et al to City NY; B&S; Nov11'12; Feb11'13. nom

Barnes av (*), ws, 470 n Morris Park av, runs n75xe30 to c l Barnes av xs75xw 30 to beg, land in bed of st in front of above deed of cession; Regent Realty Co to city NY; Dec20'12; Feb11'13. nom

Boston av (12:3254), ses, 344 ne Perot, 49x93.9x49.6x100.11, vacant; re judgt; Jno P Dunn & ano to Louis Eickwort, at Mt Vernon, NY; Jan11; Feb7'13. nom

Boston av (11:2939), ns, 109.4 e Suburban pl, —x—; boundary line agmt; Jas S Bolton & Augusta N his wife, 1601 Boston rd, owns e of line with Clara A Bolton, 1597 Boston rd, owns w of line; Jan23; Feb10'13. nom

Bronx River av (*), nwc 172d, runs n 1,183.4 to 174th xne126.7xse49.4 to cl Bronx River av xn225.9 to c l Ward av xe66 to Bronx River av xs263.6xs1204.9 to 172d xw 102.6 to beg, land lying in bed of st in front of above; American Real Estate Co to City NY; June26'12; Feb11'13. nom

Bronx River av (*), nwc 172d, runs n 1183.4 to 174th xne126.7xse49.4 to c l of said av xn on curve 225.9 to cl Ward av xe66 to es B R av xs on curve 263.6 xs still along es av 1204.9 to ns 172d xw102.6 to beg, being land in bed of av; re mtg; Henry R C Watson, EXR &c Wm Watson to American Real Estate Co, 527 5 av; QC; July31; Feb11'13. nom

Gifford av (*), ss, 278.10 e Balcom av, 25x100; re-mtg; Robt Miller to Jno R Peterson, 1890 Daly av; QC; Feb1; Feb11'13. nom

Huxley av (13:3423), bet Mosholu av & 260th, land in bed of av; deed of cession of all R, T &I; Henry A Forster et al to City NY; B&S; Nov11'12; Feb11'13. nom

Johnson av (13:3407), ss, land lying bet old & new lines of av on said blk; also all R, T & I to land in bed of av as formerly laid out, or as at present existing & adj lands conveyed herewith or heretofore by deed recorded June8'01 by party 1st pt to party 2d pt; Wm M Barnum to Gyulo Armeny, 3117 Kingsland av; QC; Apr1'11; Feb7'13. nom

Kepler av, nec 239th, see 239th E, nec Kepler av.

Kepler av, es, 80 n 239th, see 239th E, nec Kepler av.

Mace av (*), sec White Plains rd, runs e 375.11 to ws Boston rd xne104 to ns Mace av xw442.4 to White Plains rd xs80 to beg; also WHITE PLAINS RD (*), sec Allerton av, runs e 1205.3 to ws Boston rd xne51.11 to ws Matthews xn64.9 to Allerton av xw1241.7 to White Plains rd xs100.1 to beg, land in bed of st in front of above; American Real Estate Co to City NY; June 22'12; Feb11'13. nom

Mt Vernon av, sec Kepler av, see 239th E, nec Kepler av.

Newton av (13:3423), bet Mosholu av & 260th, land in bed of av; deed of cession of all R, T & I; Henry A Forster et al to City NY; B&S; Nov11'12; Feb11'13. nom

Spencer av (13:3423), bet 259th & 262d, land in bed of av; deed of cession of all R, T & I; Henry A Forster et al to City NY; B&S; Nov11'12; Feb11'13. nom

St Raymond av (*), lot 163, map (398), sect 2, St Raymond Park, land in bed of st in front of above; deed of cession; Mary Doherty to City NY; Aug21'12; Feb11'13. nom

St Raymond (*), being lot 163, map sect 2, St Raymond Park, land in bed of st in front of above; re-mtg; Josephine Acker to City NY; Aug29'12; Feb11'13. nom

Tyndall av (13:3423), bet 260th & 262d, land in bed of av; deed of cession of all R T & I; Henry A Forster et al to City NY; B&S; Nov 11'12; Feb11'13. nom

Tryon av, ws, — s Gun Hill rd, see Gun Hill rd, ss, 73.4 w Tryon av.

Wallace av (*), es, 1345.2 n Morris Park av, runs n25xw30xs25xe30 to beg, being land in bed of av; deed of cession; Regent Realty Co to City NY; B&S; Dec20'12; Feb 11'13. nom

Wallace av (*), ws, 1195.1 n Morris Park av, runs n50xe30xs50xw30 to beg, being land in bed of av; deed of cession; Regent Realty Co to City NY; B&S, Dec 20'12; Feb11'13. nom

Wallace av (*), ws, 1345.2 n Morris Park av, runs n50xe30 to c l Wallace av xs50xw30 to beg, land in bed of st in front of above; deed of cession; Regent Realty Co to City NY; Dec20'12; Feb11'13. nom

Wallace av (*), ws, 470 n Morris Park av, runs n 75xe30 to c l Wallace av xs75 xw30 to beg, land in bed of st in front of above; deed of cession; Regent Realty Co to City NY; Dec20'12; Feb11'13. nom

Wallace av (*), es, 470 n Morris Park av, runs n 45xw30 to c l Wallace av xs45xe 30 to beg land in bed of st in front of above deed of cession; Regent Realty Co to City NY; Dec20'12; Feb11'31. nom

Power of atty (miscl); to cede lands in beds of avs in block 3423 &c; Edith A Forster to Henry Forster, 270 W 84; Jan12'12; Feb11'13.

Power of atty (miscl); similar as above; Fredk P Forster to same; May27'12; Feb 11'13.

LEASES

Borough of Manhattan

FEB. 7, 8, 10, 11 & 13.

[1]**Broome st, 194,** see Suffolk, 64-6.

[1]**Bleecker st, 272** (2:587); str & b; Wm A Gillen, Jr, to Jno Strainning, 24 Charlton & ano; 5yf Feb1'13; 5y ren; Feb11'13. 1,200

[1]**Cornelia st, 31** (2:590); str & c; Jno Knacke to Carlo Besser; 3yf Feb1'13; Feb 13'13. 480

[1]**Elizabeth st, 198-200** (2:492); asn of money under Ls agmt; Mattia Mortello to Gennaro C Corsi, 289 N 8, Bklyn; AT; Feb11'13. nom

[1]**Franklin st, 46** (1:172); sur Ls; L P Faccini & Co to Hallenbeck-Hungerford Realty Corpn, 497 Pearl; AT; Feb11'13. nom

[1]**Franklin st, nec West,** see West, nec Franklin.

[1]**Goerck st, nec Rivington,** see Rivington, 322-4.

[1]**Mulberry st, 171** (2:471); all, except assembly room on rear of ground fl; Domenick Saladino to Maria Cumino, 171 Mulberry; 2yf Feb1'13; Feb13'13. 3,000

[1]**Pearl st, 253** (1:75), str & b; Chas F Noyes Co AGENTS to Morris Jacobs, 928 Kelly & ano; 5yf May1'13; Feb10'13. 1,200

[1]**Rende st, 127** (1:140); ground fl b & sub b; Mary A Early to Lawrence E Kohl, 202 E 99; 3 3-12yf Feb1; Feb13'13. 1,700

[1]**Rivington st, 136-8** (2:354); all; Maud B Barclay to Jacob Lehrer, 111 Av C; 3 3-12 y f Feb1'13; Feb11'13. 6,120

[1]**Rivington st, 153** (1:348), 2d fl; Adolf D Lindeman to Abr H Rosenbaum, 1800 7 av; 5yf May1'13; Feb7'13. 600

[1]**Rivington st, 322-4** (2:324), nec Goerck; str & b; Sam Cantor to Jos Kahn, 79 Lewis; 5yf May1'13; Feb8'13. 960

[1]**Rose st, 45-51** (1:114), w pt 1st fl & b; Thos E Greacen to the Franklin Press National Executive COMMITTEE Socialist Labor Party, Proprietors, 28 City Hall pl; 10yf May1'13; Feb11'13. 2,600 to 4,000

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[1]**Suffolk st, 64-6** (2:347), nec Broome (No 194), apartments Nos 4 & 5 on 2d fl; Wolf Nadler to Philip Steigman, 64-66 Suffolk; 2yf May1'13; Feb7'13. 624

[1]**West st** (1:150), nec Franklin, — s 3 the land, Jno C Hall et al to Chas W & Jno H Meyer, EXRS Carsten H Meyer, deed, of Bklyn, agmt as to ext of Ls; 10yf May1'13, Jan29, Feb8'13. 2,500

[1]**7TH st E, swc 2 av,** see 2 av, 147.

[1]**9TH st E, nec Av D,** see Av D, nec 9th.

[1]**9TH st, 69 W** (2:573); stoop str; Mary Lubarsky to Morris Levenson, 53 W 8; 3yf May1'12; Feb13'13. 300 & 360

[1]**10TH st, 256-68 E** (2:437); all; Maud B Barclay to Isaac Moss, 212 E 7, 3 3-12yf Feb1'13; Feb11'13. 5,160

[1]**11TH st, 521 E** (2:405), all; Sarah A Brevoort to B Siegel, 420 E 8, 3 3-12yf Feb1; Feb7'13. 2,460

[1]**11TH st, 41 W** (2:575), all; Thos W Dawson, EXR Eliza J Dawson to Bartlett Arkell, 37 W 11; 5 3-12yf Feb1; Feb7'13. 1,900

[1]**12TH st, 10-14 E** (2:560), asn Ls; Ernest E Johnson to Johnson, Adams & Greacen, a corpn, 684 Bway; Feb8; Feb10'13. O C & 100

[1]**20TH st, 36-8 E** (3:848); asn Ls; Ernest E Johnson to Johnson, Adams & Greacen, Inc, a corpn, 684 Bway; Feb8; Feb10'13. O C & 100

[1]**23D st E** (3:878); nwc Lex av, pt of 1st fl, 23x22.1xirreg; Theo E Schulte to Dr H K Howard, 126 E 23; 4yf May1'13; Feb 11'13. 1,200

[1]**24TH st, 528-32 W** (3:695), ss, 400 w 10 av, 75x98.8; all; Emma G Clark to Herman Kohn, 540 W 24; 9yf May1'13; option of renewal; Feb11'13. taxes &c & 2,350

[1]**26TH st, 21-3 W** (3:828), ns, 425 e 6 av, 50x98.9; sur Ls; Morris A Steinberg to Wm V Astor, 1024 5 av or 25-7 W 26; AT; Feb1; Feb10'13. O C & 100

[1]**28TH st, 45 E** (3:858), ns, 75 w 4 av, 22.6 x98.9, all; Mon Realty Co to Jno Fink, 345 W 23; 19 4-12yf Jan1; 21y ren; Feb7'13. taxes, &c, & net 4,000

[1]**29TH st, 54 W,** see 6 av, 480.

[1]**29TH st, 103-5 W** (3:805); w basement str; Carl Oestreicher to Nathan Robinowitz, 143 W 30; 3 1-12yf Jan2; Feb8'13. 1,200

[1]**35TH st E, nwc Lex av,** see Lex av, nwc 35th.

[1]**35TH st W, sec 8 av,** see 8 av, 496.

[1]**38TH st W, sec Bway,** see Bway, sec 38th.

[1]**46TH st, 446 W** (4:1055); sur Ls; Nicholas Lorenzo to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; AT; Feb11; Feb 13'13. 185

[1]**47TH st, 521 W** (4:1076), ns, 300 w 10 av, 25x100.5; asn Ls; Lillian Reinmuller, individ & EXTRX Henry Reinmuller Jr, to Gustave & Wm Reinmuller, 521-3 W 47; Feb6; Feb8'13. nom

[1]**48TH st, 67 W** (5:1264); ground or parlor str; Maud E Kimball, EXTRX Sarah McKee, to Wm Naddelman, 67 W 48; 4 7-12yf Feb1; Feb13'13. 1,500 to 1,800

[1]**63D st, 404-10 E** (5:1457); agmt as to conditions in lease; Jos Fine & ano EXRS, &c, Abr Fine with Pietro Salomone, 411 E 63; Jan6; Feb7'13. nom

[1]**79TH st, 176 E** (5:1413), all; Rosalie Burgheim to Alfd Schwab, 178 E 70; 5yf May1'13; Feb7'13. 1,400

[1]**84TH st, 453 E** (5:1564), nwc Av A, part of cor str; Chas Castell Bros to Mic Co; 4 5-12y f Dec1'12, Feb7'13 600 to 690

[1]**88TH st, 159 E** (5:1517), ns, 220 w 3 av, 25x100.8;asn Ls; Eveline Gaylord et al to Konkle Lumber & Mfg Co, a corpn, 159 E 88; Sept2'12; Feb10'13. nom

[1]**88TH st, 159 E;** asn Ls; Konkle Lumber & Mfg Co to M Byrnes Bldg Co, a corpn, at Elizabeth, NJ; Feb6; Feb10'13. nom

[1]**93TH st E, nec 3 av,** see 3 av, 1695.

[1]**97TH st, 165 W** (7:1852), all; Ellen Hill et al EXRS, &c, Julia McDevitt to Ricardo D Martera, 270 W 96; 10yf Mar1'13; Feb10 '13. 1,700

[1]**107TH st, 102-6 W** (7:1861); all; Atlas Garage Realty Co to Wm M Haradon, 267 W 89; 9 8-12y & 8 days fr Jan23; Feb13'13. 10,500 & 11,000

[1]**111TH st, 545 W,** see Bway, 2862.

[1]**118TH st, 5 W** (6:1717); agmt as to sur Ls; Louis Stenzler, 151 E 113 to Rosa H Goldstein, 1708 Lex av; Feb8; Feb11'13. nom

[1]**125TH st, 120-2 W** (7:1909), w ½ of str; Jno J Freedman to Philip Diamond, 208 E 85, & Sol Mangel, 349 Central av, Jersey City, NJ; 10 1-6yf Mar1; Feb7'13. 8,000

[1]**125TH st, 454 W** (7:1965); str & 4 rooms above str; Fitch Gilbert to Max Zaslavsky, 454 W 125; 3yf Feb1'13; Feb11'13. 720

[1]**177TH st W, sec St Nich av,** see St Nich av, 1336.

[1]**207TH st W, nec Ams av,** see Ams av, nec 207th.

[1]**Av A, nwc 84th,** see 84th, 453 E.

[1]**Av A, 1239** (5:1461); agmt as to cancellation of Ls; Saml Strausberg with Jacob Abraham, 92 2 av; Sept30'12; Feb10'13. nom

[1]**Av A, 1479** (5:1473),; s str, 1 room in rear, with b; also 5 rooms on 3d fl, ss; Julius Koehler to Alfonse Schiller, 1479 Av A; 3 3-12yf Feb1'13; Feb11'13. 780 & 840

[1]**Av A, 1511** (5:1560); cor str & str adj on n; asn Ls; Frank Kropacek or Kopacek, to Jno Hock & ano, 439 E 82; Feb11; Feb13'13. nom

[1]**Av D** (2:366), nec 9th, str fl & pt b; Ignatz Weisberger to Chas Kabelitz, 128 Av D; 5yf May1'13; Feb13'13. 1,200

[1]**Amsterdam av, 1336** (7:1980); 3 strs & pt c; Kate Halk et al to Peter J Conran, 991 3 av; 6 3-12yf Feb1; Feb8'13. 2,300 & 2,700

[1]**Amsterdam av, 1336** (7:1980); asn Ls; Peter J Conran to Arthur Jost, 159 W 129; Jan31; Feb2'13. nom

[1]**Amsterdam av** (8:2204), nec 207th, 99.11x 50, all; Fredk G Potter, TRSTE Wm H Potter, decd, & ano, to Jas Regan, 67 E 124; 7yf July15'12; two rens of 10 yrs ea; Feb8'13. taxes &c & 4½ % upon valuation of 45,000

[1]**Amsterdam av** (8:2204), nec 207th, 99.11 x50; asn Ls; Wm Klein, ref, to Jas Regan, 67 E 124; all title; FORECLOS June24'12; Sept10'12; Feb8'13. 10,100

[1]**Amsterdam av** (8:2204); same prop; sur Ls; Fredk G Potter, TRSTE Wm H Potter, to University Heights Hotel Co, 207th & Ams av, & Jas Regan, 67 E 124; Feb8'13. nom

[1]**Broadway, 684** (2:531); asn Ls; Ernest E Johnson to Johnson, Adams & Greacen, a corpn, 684 Bway; Feb8; Feb10'13. O C & 100

[1]**Broadway** (3:813), sec 38th; two rooms on ground fl; Normandie Hotel Co to Peter Politis, 476 6 av & Louis G Laphys, 476 6 av; from Feb1 to Feb1'18; Feb11'13. 2,500

[1]**Broadway, 2862** (7:1883), nec 111th (No 545); 3d str; Rockfall Apartments, a corpn, to Chas Hoops, 982 6 av; 7 8-12yf Feb1; Feb13'13. 2,500 to 3,175

[1]**Lenox av, 677** (8:2012), n str & b; Anna E Haas to Geo Caparele, 72 Vesey; 4yf Feb20; Feb11'13. 480 & 580

[1]**Lexington av, nwc 23d,** see 23d E, nwc Lex av.

[1]**Lexington av** (3:891), nwc 35th; cor str; Directors Realty Holding Co to Jas T Caparell, 156 E 27 & Speros H Calamaras, 1118 42d, Bklyn; 10yf Mar1'13; Feb11'13. 1,500 & 1,800

[1]**St Nicholas av, 1336** (8:2133), sec 177th; str & c; Fluri Constn Co to Flourie Spinello, 501 W 166; 3yf Oct15'12; Feb11'13. 540 to 660

[1]**18T av, 1746** (5:1570), n str & pt b; Geo Hermann to Geo Frenz, 1746 1 av; 3yf May1'13; Feb11'13. 600

[1]**2D av, 81** (2:460); all; Louis H G Dethloff to Philip Hartenstein, 85 2 av; 5yf May1; Feb13'13. 2,280

[1]**2D av, 117** (2:462), swc 7th, all; Bernard Cohen to Saul Birnzweig, 77 2 av; from Jan1 to Apr30'16; Feb10'13. 5,520

[1]**2D av, 2192-4** (6:1684); all; Ortus Realty Co to Alfonso D'Urso, 310 E 113; 3yf Mar1 '13; Feb11'13. 4,100

[1]**2D av, 2250** (6:1687), str & b; Carmela Parlemar to Saml Kapner, 2250 2 av; 5yf Sept1'12; Feb10'13. 576

[1]**3D av, 41** (2:465); str & pt b; David Schwartz to Angelo Ertola, 349 W Bway, & ano; 5yf Jan1; Feb8'13. 1,500

[1]**3D av, 1695** (5:1541), nec 95th; str & pt b; Pessie Satzman to Michl Barry, 166 E 93 & ano; from Jan21'13 to May1'18; Feb 11'13. 2,100

[1]**5TH av, 574** (5:1262); 1st & 2d lofts; Rudolph M Haan to Emma R Rice, 21 E 48; fr Mar1'13 to Dec31'20; Feb8'13. 6,000 to 9,000

[1]**6TH av, 480 & 29TH st, 54 W** (2:830), asn Ls; Patk A Gallagher to Ellen F Curran, 517 W 171; Feb4; Feb11'13. nom

[1]**8TH av, 378** (3:778); all; J Denton Shea to Max & Jacob Wise, 325 W 29; 9 3-12yf Feb1'13; Feb11'13. 2,700 & 2,880

[1]**8TH av, 462** (3:782), str & b; Auerbach Realty Co to Aluffo Bros, 462 8 av; 3yf Mar1'13; Feb10'13. 1,500

[1]**8TH av, 496** (3:784), sec 35th, 25x77.4; all; Saranac Realty Co to Edw F McDonald, 235 W 12; 8 4-12yf Jan1'13; Feb11'13. 3,234

[1]**8TH av, 734** (4:1017), s ½ str & b; Sam Wah to Arcangelo Yasill or Iasillo, 734 8 av; 3 5-12yf Dec1'12; Feb10'13. 720 & 780

[1]**8TH av, 2,560** (7:1942), str & three rooms in rear of str; Jno H Merkel to Simon Gottlieb, 2560 8 av; 3yf May1'13; Feb11'13. 1,200

[1]**9TH av, 859** (4:1065), str & b; Morris D Solinger to Chas Kaufmann, 352 W 56; 8 3-12yf Feb1; Feb7'13. 1,260

[1]**9TH av, 861** (4:1065), cor str & c; Chas Kaufmann to Jno J Lucey, 61 5 av & ano; 8 3-12yf Feb1; Feb7'13. 2,310

[1]**9TH av, 861** (4:1065), cor str & c; Morris D Solinger to Chas Kaufmann, 352 W 56; 8 3-12yf Feb1; Feb7'13. 2,310

LEASES.

Borough of the Bronx.

[1]**Carroll pl, 1063** (9:2462), ws, 214.10 n 165th, old line, 50x86.6, all, except part for pl, with option to purchase for $7,500; Emma Caughlan to Alfd Iaillo at Fairview, NJ; 5yf Mar1'13; 5y ren; Feb7'13. 420

[1]**149TH st, 441-5 E** (9:2294), 7-sty bldg, all; Annuccio Santini to Cesare Santini, 452 E 149 et al; 10 yf Jan1; Feb10'13. 9,000 & 10,000

[1]**222D st, 627 E** (*), str, rear rooms & yard; Jas De Benedetto to Margherita D'Amato, 627 E 222; 5½yf Nov1'12; Feb 10'13. 300

[1]**Boston Post rd** (*), at junction old Boston Post rd, bet 5 av & Eastchester Landing rd; Ruser's Hotel; all; Herbt M Holton, TRSTE Jno Ruser, decd, to Geo Ploner, 4061 Boston rd; 4yfMay1'12; Feb8'13. 720 to 900

[1]**Boston Post rd** (*); same prop; asn Ls; Geo Ploner to Jno Crombie; AT; Jan28; Feb8'13. nom

[1]**Brook av, 1418** (11:2895), asn Ls; Sarah Schwartz to Abr Sherman & ano, 48 E 103; Feb7; Feb10'13. nom

[1]**Intervale av, 1110** (10:2706); asn Ls; Agnes Gandert to Dudley McGovern, 111 W 90; Feb4; Feb8'13. nom

[1]**Lincoln av, 165** (9:2318), asn Ls; Peter Cusack to Jos Noonan, 467 Manhattan av & ano; mtg $2,300; Feb7; Feb10'13. nom

[1]**Mott av, 416** (9:2343), str & c; Sarah Shatzkin to Henry Hey, 416 Mott av; 5yf Feb1; Feb7'13. 480 to 912

[1]**Prospect av, 970** (10:2690), s str & c; Geo Keller Constn Co to Leopold Winkler, 765 E 160th; 5yf Jan1'12; Feb7'13. $40 & 960

[1]**Prospect av, 970;** asn Ls; Leopold Winkler to Harry Ackerman, 1034 Fox; AT; Feb 4; Feb7'13. nom

[1]**Trinity av, 823-7** (10:2630); two bldgs; all; Kramer Contracting Co to Jacob Peskin, 664 E 160; 3yf June1'12; Feb13'13. 6,000

[1]**Wilkins av, 1469** (11:2965), Park Theatre; asn Ls; Henry Knieriem & ano to Wm Pick, 102 W 115 & ano; Feb8; Feb10'13. nom

[1]**3D av, 248** (3:876), str & pt b; Edwin Sander to M Salzman Co, 214 Franklin, Bklyn; 5yf May1'10; 5y ren; Feb7'13. 1,400

MORTGAGES

Borough of Manhattan.

FEB. 7, 8, 10, 11 & 13.

[m]**Allen st, 21** (1:300), ws, 100.2 n Canal, 25.2x65.7; given as collateral security for payment of $3,000; pr mtg $24,250; Feb 10; Feb13'13, installs, 6%; Fulton Av Realty Co to Rebecca Greenberg 1767 Fulton av. 3,000

[m]**Allen st, 21;** certf as to above mtg; Feb 10; Feb13'13; same to same.

[m]**Baxter st, 42** (1:166); ext of mtg for $25,000 to Aug10'13, 5%; Jan27; Feb11'13; Louis Oliva & Dominic Gaussa, NY, with Jno A Brown Jr of Newton Township, Pa. nom

[m]**Bayard st, 94-6** (1:199), nwc Mulberry (Nos 71-71½), 52.2x74.6; Feb10'13; 5y5%; Jacob Lippmann, 46 E 80, to N Y Trust Co, 26 Broad. 60,000

[m]**Bleecker st, 272** (2:587); sal Ls; Jan16; Feb11'13; demand, 6%; John Strainning & Louis Bricca to Jacob Ruppert, a corpn, 1639 3 av. 4,500

[m]**Broome st, 312-4** (2:419), ns, 50 w Forsyth, 44x100; Feb13'13, 5y5%; Fannie Frankel to Emigrant Indust Savgs Bank. 48,000

[m]**Broome st, 312-4;** sobrn agmt; Feb13'13; Moses Goodman with same. nom

[m]**Catherine st, 22** (1:279), ws, 46.5 n Henry, 27.4x68.3x27.1x68.9; Feb5; Feb7'13; 4y5%; Harry & Chas Abrahams to Citizens Savgs Bank, 56 Bowery. 20,000

[m]**Catherine st, 22;** sobrn agmt; Jan31; Feb 7'13; same & Harmon W Hendricks with same. nom

[m]**Cherry st, 150** (1:253); asn Is by way of mtg to secure $2,065; Jan28; Feb11'13; Vincenzo Cino & Diego Magnifico to Ebling Brewing Co, 760 St Anns av. nom

[m]**Cherry st, 150;** asn Ls by way of mtg to secure $2,065; Jan28; Feb11'13; Vincenzo Cino to same. nom

[m]**Clinton st, 36-8** (2:349); ext of $60,000 mtg to Feb10'18 at 5% & consent to same; Feb7; Feb13'13; Lawyers Title Ins & Trust Co with Broome-Clinton Co & State Bank. nom

[m]**Cortlandt st, 60** (1:59), ns, 25.9 w Greenwich, runs n41.10xn13.11xw19.4xs55 to st x e21.2 to beg; Dec19'12; Feb10'13; due, &c, as per bond; Henry J Schnitzer, 40 Morningside av, to Southwestern Surety Ins Co, 55 John. 40,000

[m]**Downing st, 53** (2:528), ns, 161.11 w Bedford, 20.3x90x20.4x90; Feb7'13; due &c as per bond; J & R Lamb, a corpn, to Title Guar & Trust Co. 6,000

[m]**Downing st, 53;** certf as to above mtg; Feb4; Feb7'13; same to same.

[m]**Downing st, 53** (2:528), ns, 161.11 w Bedford, 20.3x90x20.4x90; pr mtg $6,000; Feb7; Feb8'13; due Jan1'16, 6%; J & R Lamb, a corpn, to Osborn R Lamb, 356 W 22. 6,000

[m]**Downing st, 53;** certf as to above mtg; Feb4; Feb8'13; same to same.

[m]**Duane st, 52-8** (1:155), sec Elm (Nos 7-15), runs s109.7xe100xn85 to Duane xnw 101.4 to beg; all title to alleyways of Nos 3 & 5 Elm, & in rear of 5, 7 & 9 Elm; Feb 7'13, 5y5%; Louis M Jones, 30 W 87, & Thos W Jones, 21 W 88, to East River Savgs Instn, 291-5 Bway. 410,000

[m]**Elm st, 7-15,** see Duane, 52-8.

[m]**Eldridge st, 71 (61)** (1:306), ws, abt 75 n Hester, 25x100; ext of $3.000 mtg to Apr 14'14 at 6%; Jan14; Feb7'13; Ludwig Rosenzweig with Rebeka Lukashok, 1571 Fulton av. nom

[m]**Forsyth st, 208,** see Forsyth, 210.

[m]**Forsyth st, 210** (2:422), es, 100 s Houston, 25x100; also FORSYTH ST, 208 (2:-422), es, 125 s Houston, 25x100; given as collateral security for payment of mtg of $20,000 covering PARK AV, 929-31 (5:1509) es, 51.1 s 81st, 53.3x100; pr mtg $57,500; Feb 11; Feb13'13, installs, 6%; Henry C Glaser to Chas Brownold, 125 E 57. 20,000

[m]**Greenwich st, 65, & Trinity pl, 26** (1:19); sal Ls; Feb8; Feb11'13; demand, 6%; Berthold Spielvogel & Friederich or Fritz Kleinmann to V Loewers Gambrinus Brewery Co, 528 W 42. 2,000

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mHenry st, 29 (1:280), ns, 174.10 e Catherine, 25x100; Feb8'13; due &c as per bond; Rachel Klausner, 29 Henry, to Jacob Klausner, 29 Henry. 2,000

mMarginal st or pl, 130-6, see 21st, 558 W.

mMinetta st, 6 (2:542),ns, 153.1 e Bleecker, 22.1x75x22.2x75; also MINETTA ST, 8 (2:542), ns, 175.3 e Bleecker, 22x75; also MINETTA ST, 10 (2:542), ns, 197.2 e Bleecker runs n39.10xs34 to nws Minetta xsw21.11 to beg; Feb7'13; 5y5%; Moser Arndtstein to Henrietta S Orth, 149 E 91. 12,000

mMinetta st, 8-10, see Minetta st, 6.

mMulberry st, 71-71½, see Bayard, 94-6.

mSt Nicholas pl, 57 (7:2067); ext of $7,500 mtg to Jan30'16 at 4½%; Feb10'13, N Y Life Ins & Trust Co with Martin Ungrich, 57 St Nicholas pl. nom

mReade st, 154 (1:141), ns, abt 90 e Greenwich, 25x53; PM; Feb5; Feb7'13; 3y5%; Edw E Androvette of Bklyn to N Y Title Ins Co, 135 Bway. 24,000

mStanton st, 181 (2:349), ss, 56 w Attorney, 18.11x63.2x18.11x63.4; Jan13; Feb7'13; due &c as per bond; Aaron Gruher & Herman Gruher to Title Guar & Trust Co. 12,000

mSullivan st, 107-9 (2:503), es, 250 n Spring, 49.8x100; Oct19'12; Feb13'13, 3y5%; Peter Rinelli, Stephen Guardino, Calogera C Guardino, widow, all of Bklyn, & Catherina Guardino, Calogera Fauci & Marietta Porrello, NY, to Jno J Sullivan, 168 Hewes, Bklyn. 56,000

mTrinity pl, 26, see Greenwich, 65.

mUnion sq W, 33 (3:844); agmt as to share ownership in mtg; Jan31; Feb13'13; Alice T Wheelock, Mary A Kemys & Grace T Gray with Mutual Life Ins Co of NY. nom

mWalker st, 83 (1:195), ss, 72 e Cortlandt alley, 24x100; PM; Feb1; Feb13'13, 5y5%; Wm J Stich to Dawson C Glover, trstes Caroline A Gieser, Fairfield, Conn. 35,000

m2D st, 276-80 E (2:372), ns, 393 w Av D, 100x106; PM; Feb5; Feb13'13, 5y4½%; Austrian Hebrew Free Burial Assn, a corpn, to N Y City Soc of The Methodist Episcopal Church, 150 5 av. 40,000.

m2D st, 276-80 E; PM; pr mtg $40,000; Feb5; Feb13'13, installs, 5½%; same to same. 20,000

m2D st, 276-80 E; PM; pr mtg $60,000; Feb5; Feb13'13; due Aug1'13, 6%; same to same. 3,000

m4TH st, 9 E (2:545), ns, 160 e Bway, runs n98.10xw60xs25xe35xs73.7 to stx e25 to beg; PM; Feb7; Feb8'13, 5y5%; Marie M Mills, Arrochar, SI, to Mary C Hencken, Greenwich, Conn. 40,000

m4TH st, 303 W (2:615), es, 19.6 n Bank, 20 x75; ext of $6,000 mtg to Feb8'16, 5%; Feb 8; Feb10'13; Alex McClelland, 42 E 11, with Fanny Von Schmid, 30 W 10. nom

m6TH st, 324-6 E (2:447); two agmts as to share ownership in two mtgs; Oct7'12; Feb11'13; Jos L Buttenwieser, 300 Central Park W, with Francis Speir, 276 Ridgewood rd, So Orange, NJ, & ano trstes. nom

m6TH st, 410-12 E (2:433); two agmts as to share ownership in two mtgs; Oct7'12; Feb11'13; Jos L Buttenwieser, 300 Central Park W, with Francis Speir, 276 Ridge wood rd, So Orange, NJ, ano trstes. nom

m6TH st, 624 E (2:388); ext of $39,000 mtg to Apr1'18 at 5½%; Feb7; Feb10'13; Saml J Roth with David E Sicher, 54 E 65. nom

m7TH st, 47 E, see 2 av, 118.

m7TH st, 97 E (2:435), ns, 118.2 e 1 av, 24.2x97.6; pr mtg $25,000; Feb11'13; due, Jan1'16, 6%; Rosa Engl, 97 E 7, to Fanny Gluck, 149 Av C. 5,000

m11TH st, 237 E (2:467), ext of $30,000 mtg to Aug15'16 at 5%; Dec30'12; Feb7'13; Mary R J DuBois with Lena Korn. nom

m11TH st, 428 E (2:438), ss, 194 w Av A, 25x94.8; ext of mtg for $15,000 to Feb7'18; 5%; Feb7'13; Metropolitan Savgs Bank, 59-61 Cooper sq E with Chas R Faruolo, 2075 Bathgate av. nom

m17TH st, 115 E (3:873); ext of $29,000 mtg to Feb6'16 at 5%; Dec28'12; Feb13'13; Wm S Mason et al, trstes Jas H Smith, with Jno M Breen. nom

m18TH st, 510 E (3:975), ss, 170.6 e Av A, 25x92; PM; Feb6; Feb7'13; 3y5%; Jno M Sibley, 290 W 12 to Metropolitan Savgs Bank, 59-61 Cooper sq E. 11,000

m18TH st, 512 E (3:975), ss, 195.6 e Av A, 25x92; PM; Feb6; Feb7'13; 3y5%; Chas Hibson, 140 E 34 to Metropolitan Savgs Bank, 59 Cooper sq E. 11,000

m18TH st, 518 E (3:975), ss, 270.6 e Av A, 25x92; PM; Feb11'13; 5y5%; Palm Bracco, 1354 70th, Bklyn, to Metropolitan Savings Bank, 59 Cooper Sq E. 10,000

m18TH st, 518 E; pr mtg $10,000; Feb11 '13; 1y6%; same to Chas H Low, 571 W 159. 500

m19TH st, 274-6 W (3:768), ss, 110 e 8 av, 40x123.5x40.3x128.2; PM; Feb10'13; due May15'18, 5%; Ralph Holding Co to Citizens Savings Bank, 56 Bowery. 62,500

m21ST st, 558 W (3:692), sec Marginal st or pl (Nos 130-6), runs e33.9xs87.5 to es Marginal st or pl xnw93.8 to beg; pr mtg $6,000; Feb10'13; due, &c, as per bond; Saml & Geo Holober to Rebecca Elsner, 107 W 143. 8,000

m25TH st, 157 E (3:881), ns, 84 w 3 av, 23x98.9; ext of mtg for $5,000 to Jan1'16 4½%; Jan9; Feb7'13; Mary L Campion with Keran Flynn, 238 E 32. nom

m25TH st, 158-62 W (3:800), ss, 118 e 7 av, 55x98.9; Feb7; Feb8'13, 3y4½%; Wessex Realty Co to U S Trust Co of NY, 45 Wall. 49,000

m25TH st, 158-62 W; certf as to above mtg; Jan30; Feb8'13; same to same. ——

m25TH st, 158-62 W; certf as to above mtg; Jan23; Feb8'13; same to same. ——

m25TH st, 408 W (3:722), ss, 125 w 9 av, 25x98.9; Feb7'13; due &c as per bond; Eliz A Rose wid to N Y Savgs Bank, 81 8 av. 15,000

m26TH st, 365 W, see 9 av, 270.

m27TH st, 139-41 E (3:883), ns, 100 e Lex av, 40x98.9; Feb10'13; 5y4½%; Jno J Welstead to Clarence H Kelsey, East Orange, NJ, & ano exrs Caroline F Butterfield. 28,500

m29TH st, 145 E (3:885), ns, 165 w 3 av, 19.8x98.9x19.4x98.9; Feb7'13, 5y4½%; Jno J Welstead to St Luke's Home for Aged Women, a corpn, 30 E 20. 15,000

m29TH st, 54 W, see 6 av, 480.

m31ST st, 49-51 E, see 4 av, 462.

m31ST st, 28 W (3:832), ss, 400 w 5 av, 25 x98.9; Feb8; Feb10'13; 3y5%; Geo W Rudkin to Lawyers Mort Co, 59 Liberty. 65,000

m32D st, 102 W, see 6 av, 531-3.

m41ST st, 9 E (5:1276), ns, 166 e 5 av, 22x 98.9; supplemental to mtg recorded Dec17 '08; pr mtg $125,000; Feb7; Feb8'13; due &c as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, trste, 26 Broad. ——

m44TH st, 153 E (5:1299), ns, 145 w 3 av, 25x100.5; PM; Feb7'13; due &c as per bond; Gustave E Walter, 1086 Dean, Bklyn to Catholic Womens Benevolent Legion, 153 E 44. 20,000

m44TH st, 445 W (4:1054), ns, 240 e 10 av, 20x100.5; PM; Feb10; Feb11'13; due, &c, as per bond; Chas C Busch to Fredk W Merk, 445 W 44. 8,500

m47TH st, 523 W (4:1076), ns, 450 e 11 av, 25x100.5; Feb6; Feb7'13; due &c as per bond; Gustav & Wm Reinmuller to Title Guar & Trust Co. 4,000

m47TH st, 633 W (4:1095); ext of $7,000 mtg to Dec1'15 at 5%; Dec4'12; Feb13'13; Henry Contracting Co with Josephine E Thayer, 85 Inverness ter, London, Eng. nom

m48TH st, 605-7 W (4:1096), ns, 100 w 11 av, 75x100.5; PM; pr mtg $——; Feb7'13; due &c as per bond; 550 W 44th St Co, 550 W 44 to Jas T Stanley, 1116 E 21, Bklyn. 9,000

m49TH st, 342 E (5:1341); ext of $14,000 mtg to Dec3'17 at 5%; Dec4'12; Feb13'13; Christopher R Carter, trste Cath T Schieffelin, with Hannah D Perlman. nom

m56TH st, 127 W (4:1009), ns, 370.10 w 6 av, 20.10x100.5; Feb13'13, 3y 4½%; Fifty-sixth St Realty Co, 130 W 57, to Havens Relief Fund Soc, 49 Wall. 25,000

m56TH st, 127 W; certf as to above mtg; Feb11; Feb13'13; same to same. ——

m60TH st, 311 E (5:1435), ns, 175 e 2 av, 25x98.9; Feb10'13; 5y5½%; D Vella Realty Co to Lawyers Mort Co, 59 Liberty. 14,000

m60TH st, 311 E; certf as to above mtg; Feb10'13, same to same. ——

m60TH st, 311 E; pr mtg $14,000; Feb 10'13; 3y6%; same to Jos Vella, 311 E 60. 4,000

m60TH st, 311 E; certf as to above mtg; Feb8; Feb10'13; same to same. ——

m62D st, 237 E (5:1417), ext of $7,500 mtg to Jan1'16 at 5%; Jan23; Feb7'13; Bankers Trust Co with Kath F Lindeman, Yonkers, NY. nom

m67TH st, 41 E (5:1382), ns, 180 w Park av, 20x100.5; Feb6; Feb8'13, 1y5%; Jno A Mitchell, 41 E 67, to Mary H Mitchell, 41 E 67, & ano, trstes Jno N Mott. 22,500

m69TH st, 221 E (5:1424), ns, 230 w 2 av, 28x100.5; ext of $3,000 mtg to Feb1'16 at 6%; Jan31; Feb7'13; Saml Kasimir with Ida Fishkin, 221 E 69. nom

m78TH st, 344 E (5:1452); ext of $9,000 mtg to Mar13'18 at 5%; Feb1; Feb13'13; Lawyers Title Ins & Trust Co with Obermeyer & Liebman, a corpn. nom

m84TH st, 229-31 E (5:1530); ext of $45,000 mtg to Apr24'16 at 5%; Feb11'13; Fanny Ellinger with Meyer Edelman, 4601 13 av, Bklyn, & Saml Edelman, 1258 46th, Bklyn. nom

m84TH st, 250-6 W, see Bway, 2309-15.

m88TH st, 502 E (5:1584), ss, 75 e Av A, 25x100.8; ext of $6,000 mtg to Jan3'13, interest as per bond; Jan6; Feb7'13; Alfred & Margt Voellmeke, exrs Franz Voellmeke, with Helena Genne, 518 E 88. nom

m88TH st, 118 W (4:1218), ss, 162.6 w Col av, 15.6x100.8; Feb7'13; 3y4½%; Julia M wife Jno P Kirwan to Cornelia W Slade, Lakewood, NJ. 12,500

m89TH st, 223 E (5:1535), ns, 225 w 2 av, 25x100.8; pr mtg $——; Jan30; Feb10'13; 3y6%; Frank J Gunther to Jno J Hattenbrun, Jr, 1358 Lyman pl. 1,000

m89TH st, 450 E (5:1568), ext of $16,000 mtg to Feb1'16 at 5%; Jan31; Feb7'13; Edw L Morse with Aristides Martinez, 207 Pearl st. nom

m90TH st, 20 W (4:1203), sobrn of mtg for $4,000 to mtg for $18,000; Feb7'13; Wm I Rosenfeld, 42 W 87 with Emil Thiele, 310 Riverside dr. nom

m94TH st, 11 W (4:1208), ns, 100 w Central Park W, 20x100.8; Feb13'13; 3y5%; Helen D W Haynes to Emigrant Indust Savgs Bank. 17,000

m96TH st, 329-35 W (7:1887), ns, 300 w West End av, 100x—; agmt as to share ownership in bond & mtg; Feb7; Feb13'13; Bronx Investment Co, a corpn, 100 Bway, with N Y Trust Co, a corpn, 26 Broad. ——

m96TH st, 329-35 W (7:1887), ns, 300 w West End av, runs w100xn100.11xe41xs5.11 xe58.11xs95 to beg; Feb7; Feb8'13, 3y 5½%; Louise F Mahoney, trste Robt J Mahoney, & Builders Land Development Co to Bronx Investment Co, 100 Bway. 65,000

m101ST st, 304 E (6:1672), ext of $30,000 mtg to Feb9'16 at 5%; Jan6; Feb7'13; Lawyers Mtg Co with Benj, Wm & Annie Pechter indiv & as gdn Moses Pechter & Dora Greenbaum. nom

m106TH st, 160 W, see Ams av, 933-5.

m109TH st, 66 E (6:1614), ss, 187 w Park av, 17x100.11; ext of $5,500 mtg to Jan29 '16 at 4½%; Jan31; Feb10'13; Emanuel Marks exr, &c, Meyer Gans with Hannah B Anger, 72 E 122. nom

m110TH st, 68 E (6:1615); ext of $12,000 mtg to Feb11'18 at 4½%; Jan23; Feb11'13; Harry M Goldberg with National Assoc of Audubon Societies for the Protection of Wild Birds & Animals, a corpn. nom

m113TH st, 136 E, see Lex av, 1820 on map 1814-20.

m114TH st, 45 W (6:1598); ext of $20,000 mtg to Nov1'17 at 5%; Jan29; Feb13'13; Aaron H Schwarz, Martha Rosenbluth, Jennie Hirsch & Ethel A Weil with Frederic de P Foster, Tuxedo Park, & ano, trstes Sarah A Sands. nom

m116TH st, 1 E, see 5 av, 1421.

m116TH st, 340 E (6:1687); ext of $6,500 mtg to Feb26'16 at 5%; Jan13; Feb13'13; Lawyers Title Ins & Trust Co with Frank S Starace. nom

m119TH st, 323 E (6:1796), ns, 249 e 2 av, 20x100.11; Feb10'13; 5y5%; Annie Quinn to Susanna Grube, 971 1 av. 7,500

m120TH st W, sec Ams av, see Ams av, sec 120.

m120TH st, 316 W, see Manhattan av, 462.

m121ST st, 210 W (7:1926), ss, 143 w 7 av, 15x100.11; Feb6; Feb7'13; 3y5%; Bessie J Moynihan to N Y Title Ins Co, 135 Bway. 4,000

m122D st, 530 W (7:1976), ss, 200 e Bway, 41.8x90.11; ext of mtg for $42,000 to May1 '18, 5%; Feb13'13; Harriet L Heimerdinger, 875 Park av, with Tilbury Realty Co, 105 W 117. nom

m124TH st, 209-17 W, see 125th, 214-20 W.

m124TH st, 229-33 W, see 125th, 230-40 W.

m125TH st, 79 E (6:1750), ns, 90.1 w Park av, 27.11x99.11; ext of $45,000 mtg to Feb 24'16 at 5½%; Jan30; Feb7'13; Hudson Realty Co with Eliz Herb, 47 W 89. nom

m125TH st, 214-20 W (7:1930), ss, 112.6 w 7 av, runs w62.6xs201.10 to 124th (Nos 209-17), xe69xn90xw6.6xn111.10 to beg; pr mtg $260,000; Feb10; Feb11'13; installs, 6%; Louis M Blumstein to Samson Lachman, 313 W 106, & ano. 50,000

m125TH st, 230-40 W (7:1930), ss, 450 e 8 av, 62.6x201.10 to ns 124th (Nos 229-33); sobrn agmt; Feb5; Feb7'13; Samson Lachman & Abr Goldsmith with Theo J Chabot, 1208 Wash av. nom

m129TH st, 27-33 W (6:1727), ns, 441.8 e Lenox av, 82.8x99.11; additional to mtg recorded Nov24'06; pr mtg $95,000; Jan31; Feb3'13; due &c as per bond; Jacob Weinstein & Max Lurie to Morris Cohen, 165 Lenox av, & ano; corrects error in last issue, when property was 109th, 27-33 W. 25,000

m131ST st, 213 W (7:1937), ns, 191.8 w 7 av, 16.8x99.11; Feb11'13; 5y5%; Mina wife Wm Koontz, 213 W 131, to Metropolitan Savings Bank, 59 Cooper Sq E. 6,000

m131ST st, 213 W; pr mtg $6,000; Feb11 '13; due, &c, as per bond; same to Louisa C Schutte, 447 Ft Wash av. 2,000

m131ST st, 262 W (7:1936), ss, 190 e 8 av, 15x99.11; PM; pr mtg $——; Jan27; Feb11 '13; 5y5½%; Jas J Ryan, Ocean Side, LI, to Iphigenia Z Place, 125 E 57. 6,000

m134TH st, 56 W (6:1731), ss, 509.10 w 5 av ,16.10x99.11; pr mtg $6,500; Feb8; Feb 10'13; 1y6%; Greten Building Co, 119 Nassau, to Jennie Pisko, 265 W 121. 1,500

m134TH st, 56 W; certf as to above mtg; Feb8; Feb10'13; same to same. ——

m142D st, 513 W (7:2074), ns, 442 e Bway, 16x99.11; PM; Feb8; Feb10'13; 5y5%; Bertha M Ryan, 507 W 186, to Annie J Dimond, 65 W 70. 9,000

m147TH st, 608 W (7:2093), ss, 70.6 w Bway, 15x99.11; Feb10; Feb11'13; due, &c, as per bond; Harriet W Boynton, 608 W 147, to Chas A Hitchcock trste Geo Ricard, 455 Putnam av, Bklyn. 8,000

m148TH st, 540 W (7:2079), ss, 325 e Bway, 17x99.11; also 148TH ST W (7:2079), ss, 324.11 e Bway, 0.1x99.11; also land in Queens & Nassau Counties, NY; pr mtg $41,000; Feb8; Feb11'13; due, &c, as per bond; Jacob M Ehrlich to Kate A Aaron, 125 E 76. 20,605

m154TH st, 432 W (7:2068), ss, 333.10 w St Nicholas av, 18x99.11; pr mtg $13,000; Feb1; Feb8'13; due Dec15'13, 6%; Mary C, wife Edw M Schreiner, of Summit, NJ, to Geo C Urlin, 8 E Broad, Columbus, O. 1,000

m176TH st, 500 W, see Ams av, 2324-38.

m187TH st, 600 W, see St Nicholas av, swc 187th.

m191ST st, 601 W, see St Nicholas av, 1609-27.

m192D st, 600 W, see St Nicholas av, 1609-27.

m209TH st W, swc 9 av, see 9 av, swc 209.

mAv B, 78-80 (2:401), ws, 24.3 n 5th, 48.6x 100; ext of $9,750 mtg to Apr1'18, at 6%; Feb10'13; David Greenberg with Isidora Witkind, 927 Fox. nom

mAmsterdam av, 933-5 (7:1860), sec 106th (No 160), 47.10x100; PM; Feb11; Feb13'13, 3y4½%; W F Burns Realty Co to Postal Life Ins Co, 35 Nassau. 160,000

mAmsterdam av (7:1962), sec 120th, 80.11x 150; Dec17'12; Feb7'13; due Mar1'18; 6% until completion of bldg & 5½% thereafter; Carnegie Constn Co to Met Life Ins Co, 1 Mad av. 412,500

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m**Amsterdam av** (7:1062), same prop; certf as to above mtg Dec17'12; Feb7'13; same to same.

m**Amsterdam av, 2324-38** (8:2132), ws, 80 n 175th, 119.10 to 176th (No 5000), x100; supplemental to mtg recorded Dec17'08; pr mtg $180,000, Feb'07; Feb'13, due &c as per mtg recorded Dec17'08; N Y Real Estate Security Co to N Y Trust Co, trstes, 26 Broad.

m**Bolton rd (Mountain rd)** (8:2255, 2256 & 2257), cl, 50 n 208th (formerly projected), runs — to ws Mountain rd, x—485.4 to Hudson River, xn203.2 to cl 209th (formerly projected) xe533 to ws Mountain rd xe— to cl Mountain rd xs199.11 to beg, contains 2 310-1,000 acres; also PLOT, begins 112.10 n cl 208th at ws land Isaac Dyckman, runs nw417.8 to c l of principal private road or av running through plots 5 to 10; leading from residence of Abr R Van Nest on said property to Valley st or rd which runs from the Kingsbridge rd to the R R Station xsw50xsw50xsw225xsw125 xse75xse146.7 to ws land Isaac Dyckman xne474.7 to beg, being part of plots 5, 6 & 7, map (521), property Saml Thomson; contains 3 18-100 acres; Feb11; Feb13'13; due, &c, as per bond; Ursula C Burns to Postal Life Ins Co, 35 Nassau. 110,000

m**Broadway, 2309-15** (4:1231), swc 84th (Nos 250-6), 102.2x111.5x102.2x112.7; ext of mtg for $190,000 to Mar1'18, 5½ & 5%; Feb11; Feb13'13; Charlotte R Lee, 551 West End av, with Metropolitan Life Ins Co, 1 Mad av. nom

m**Lexington av, 1820 on map 1814-20** (6:-1640), swc 113th (No 136), 100.11x31.3; given as collateral security for payment of $20.000 mtg covering PARK AV, 929-31 (5:1509), es, 51.1 s 81st, 53.3x100; pr mtg $60,000; Feb11; Feb13'13, installs, 6%; Miriam G Thorn to Chas Brownold, 122 E 57. 20,000

m**Manhattan av, 462** (7:1946), sec 120th (No 316), 20x94.10; pr mtg $23,000; Dec20 '12; Feb8'13, 2y6%; Nellie Thomson, Rutherford, NJ, to Salo Cohn, 62 E 81. 5,000

m**Park av, 929-31** (5:1509), es, 51.1 s 81st, 53.3x100; pr mtg $265,000; Feb11; Feb13 '13; due Aug1'13, 6%; Nine Hundred & Twenty-nine Park Av Co to Chas Brownold, 122 E 57. 20,000

m**Park av, 929-31;** certf as to above mtg; Feb11; Feb13'13; same to same.

m**Park av, 929-31,** see Forsyth st, 210, & Lex av, 1820, on map 1814-20.

m**Post av** (8:2220), ns, 100 w Academy, 3 lots ea 50x150, 3 bldg loan mtgs ea $40,-000; Feb7'13; due Aug15'16; 6%; until final advance is made & thereafter at 5%; Bendheim Constn Co to Title Guar & Trust Co, 176 Bway. 120,000

m**Post av** (8:2220), ns, 100 w Academy, 150x150; certf as to 3 mtgs for $40,000; Feb7'13; Bendheim Constn Co with Title Guar & Trust Co.

m**St Nicholas av** (8:2166), swc 187th (No 600), 55.6x103; pr mtg $65,000; Dec17'12; Feb7'13, 3y6%; Bogam Realty Co, a corpn, to Adelina B Kupfer, 127 E 72. 5,000

m**St Nicholas av, 1609-27** (8:2169), ws, extends from 191st (No 601) to 192d (No 600); certf that Payne & Ramsey Inc is entitled to an interest of $2,464.50 in mtg for $10,000; Sept9'12; Feb10'13; Henry T Bulman Inc to Payne & Ramsey Inc.

m**Sherman av** (8:2227), nws, 100 sw Isham, 75x150; Feb11'13, due, &c, as per bond; Sherman Av Constn Co to Harlem Savings Bank, 124 E 125. 65,000

m**Sherman av** (8:2227), same prop; certf as to above mtg; Feb11'13; same to same.

m**Sherman av** (8:2227), same prop; sobrn agmt; Feb11'13; same & Sterling Realty Co, 203 Bway, with same. nom

m**West End av, 184** (4:1160), es, 50.5 n 68th, 25x100; Feb10'13; demand, 5%; Lewis Danzig & Paul Eisenberg to American Mort Co, 31 Nassau. 2,000

m**West End av, 184;** sobrn agmt; Feb10 '13; Jos Levine with same. nom

m**West End av, 184;** agmt as to execution of sobrn agmt; Feb10'13; Lewis Danzig & Paul Eisenberg with Morris Levine. nom

m**West End av, 184;** ext of $20,-000 due on two mtgs to Feb1'18 at 5%; Feb10'13; American Mort Co with Lewis Danzig & Paul Eisenberg. nom

m**West End av, 312** (4:1166), ext of $10,-500 mtg to Jan15'18 at 5%; Feb6; Feb7'13; Josephine wife Wm E Taylor with Seamens Bank for Savgs in City NY, 76 Wall. nom

m**2D av, 118** (2:449), nec 7th (No 47), 26.8 x125; Jan31; Feb13'13, 1y5%; Maie B Harrison, London, Eng, to Fannie J Nagle, 163 W 126. 3,000

m**2D av, 1855** (5:1541), ws, 75.7 n 95th, 25 x100; Feb11'13; due May15'18, 5%; Jno H Bodine to Citizens Savings Bank, 56 Bowery. 17,000

m**2D av, 2149** (6:1660), ws, 75.10 s 111th, 25x79; Feb8; Feb10'13; 1y6%; Salvatore Petruzzi, 2149 2 av, to Antonio Mastromonaco, 312 E 115. 300

m**3D av, 1695** (5:1541), sal Ls; Jan30; Feb 11'13; demand, 6%; Michl & Patk Barry to Jacob Ruppert, a corpn, 1639 3 av. 4,500

m**4TH av, 462** (3:861), nwc 31st (Nos 49-51), 21.7x78.11; PM; Feb11'13; due, &c, as per bond; Jno P Welstead to Fredk A Clark, Cooperstown, NY. 70,000

m**5TH av, 1421** (6:1622), nec 116th (No 1), 100.11x110; bldg loan; pr mtg $125,000; Feb1; Feb13'13; due June1'13, 6%; Ancient Order of Hibernians, a corpn, to Kate Blank, 997 Union av. 10,000

m**6TH av, 480, & 29th st, 54 W** (3:830); sal Ls; pr mtg $7,700; Feb4; Feb11'13; demand, 6%; Ellen F Curran, 517 W 171, to Patk A Gallagher, 559 W 159. 3,000

m**6TH av, 480 & 29TH st, 54 W** (3:830); sal ls; Feb10; Feb11'13; demand, 6%; Ellen F Curran to Jacob Ruppert, a corpn, 1639 3 av. 6,200

m**6TH av, 531-3** (3:807), swc 32d (No 102); sal Ls; Feb10; Feb13'13, demand, 6%; Chas Himmel to Lion Brewery, 104 W 108. 6,000

m**8TH av, 378** (3:778); sal Ls; Feb3; Feb 11'13; demand, 6%; Jacob & Max Wise to Jacob Ruppert, a corpn, 1639 3 av. 4,500

m**9TH av, 270, & 26th st, 365 W** (3:750); sal Ls; pr mtg $8,000; Feb10; Feb11'13; demand, 6%; Martin Doyle to Geo Ehret, 1197 Park av. 3,000

m**9TH av, 861** (4:1065), sal Ls; Feb6; Feb7 '13; demand; 6%; Wm B Mullarkey & Jno J Lucey to Jacob Ruppert a corpn, 1639 3 av. 7,500

m**9TH av** (8:2205),, swc 209th, 99.11x200; ext of $16,000 mtg to Feb6'16 at 6%; Feb 6; Feb10'13; Title Guarantee & Trust Co with Jos S Guthorn, 250 W 104. nom

m**11TH av, 562** (4:1071), es, 83.9 n 42d, 16.8 x81.4; pr mtg $——; Feb8, Feb10'13, due, Dec15'14, 6%; Margt Knight to Brian G Hughes, 1984 Mad av. 1,200

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Bayside, B of Q;** certf as to mtg $8,250; Feb5; Feb7'13; Bayside Homes Co, Inc, a corpn to Edw Runge.

m**Certf** (miscl) as to chattel mtg for $1,-000; Feb11; Feb13'13; Success Cone Co to Abram J Nahama & ano.

MORTGAGES.

Borough of the Bronx.

m**Barretto st, see Fox,** see Fox, sec Barretto.

m**Billar pl, see Fordham av,** see Fordham av, sec Billar pl.

m**Brandt pl, see Aqueduct av,** see Aqueduct av, sec Brandt pl.

m**Brown pl, 198-200** (9:2264); ext of $33.-000 mtg to June30'15 at 5%; July8'12; Feb 7'13; Fredk G Mead & ano trstes Robt G Mead with Ray Maisel, 110 East Bway, & Regina Rohman, 201 Hewes, Bklyn. nom

m**Brown pl, 202-4** (9:2264); ext of $45,000 mtg to June30'15 at 5%; Oct23'12; Feb7 '13; Fredk G Mead with Ray Maisel, 110 East Bway, & Regina Rohman, 201 Hewes, Bklyn. nom

m**Dawson st, 681** (10:2687), ext of $2,500 mtg to Feb17'18 at 5½%; Jan21; Feb10'13; American Geographical Soc of NY to Carrie Timmers. nom

m**Fort Independence st** (12:3258), nes, 186 nw Giles pl, runs ne51.1xnw48.11xsw26.2 to st xse54.1 to beg; PM; Feb5; Feb10'13; 3y5½%; M Kempf Realty Co to Fredk Volze, 173 W 231 & ano. 4,500

m**Fort Independence st** (12:3258), same prop; bldg loan; Feb8; Feb10'13; due June 8'13; 5%; same to same. 2,000

m**Fort Independence st** (12:3258), same prop; certf as to above mtg; Feb8; Feb 10'13; same to same.

m**Fox st** (10:2727), es, 264 s 167th, 38x100; Feb7'13; 5y5%; Annie Dehm to Lawyers Mort Co, 59 Liberty. 24,000

m**Fox st** (10:2722), es, 52 s Barretto, 2 lots ea 49x105; 2 mtgs ea $39,000; Feb10 '13; due Mar1'18; 5%; B V Constn Co to Dollar Savgs Bank of City NY, 2808 3 av. 78,000

m**Fox st** (10:2722), same prop; 2 certfs as to above mtgs; Feb10'13; same to same.

m**Fox st** (10:2722), sec Barretto, 52x105; pr mtg $48,000; Feb10'13; due Aug2'15; 6%; B V Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 165 Bway. 14,500

m**Fox st,** sec Barretto, same prop; certf as to above mtg; Feb10'13; same to same.

m**Fox st** (10:2722), es, 52 s Barretto, 49x 105; pr mtg $39,000; Feb10'13; due Aug2 '15; 6%; B V Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 165 Bway. 8,500

m**Fox st** (10:2722), same prop; certf as to above mtg; Feb10'13; same to same.

m**Fox st** (10:2722), es, 101 s Barretto, 49x 105; pr mtg $39,000; Feb10'13; due Aug21 '15; 6%; B V Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 165 Bway. 8,500

m**Fox st,** same prop; certf as to above mtg; Feb10'13; same to same.

m**Fox st, nws, at es Intervale av,** see Intervale av, es, at nws Fox.

m**Guerlain pl** (*), swc Theriot av, 101x 150x100x175; Feb7; Feb8'13; due &c as per bond; Jas C Forbes to Margt J F Hart, 2679 3 av. 9,000

m**Guerlain pl** (*), ss, 100 sw Theriot av, 51.6x113.1x50x125.4; Feb7; Feb8'13, 3y5%; Jas C Forbes to Alice Bengtsen, 865 Cauldwell av. 5,000

m**John st** (*), ws, 122 s Bowne, 122x301.7 to Eastchester Bay x irreg x301.6; Jan9; Feb7'13; due &c as per bond; Harlem Yacht Club at City Island, NY, to Astor Trust Co, 389 5 av. 5,260

m**John st** (*), same prop; sobrn agmt; Dec 31'12; Feb7'13; Jno W Fincke with same. nom

m**Kelly st** (10:2703), ws, 131.3 s on curve from 163d, 3 lots, each 45.1x101; 3 mtgs, each $36,000; Feb7'13; 5y5%; Simbar Realty Corpn, 1029 E 163, to Lawyers Title Ins & Trust Co. 108,000

m**Kelly st,** same prop; certf as to above three mtgs, Feb7'13, same to same.

m**Kelly st,** same prop; sorbn of three mtgs for $5,400 each to above three mtgs for $36,000 each; Feb6; Feb7'13; same & Henry Morgenthau Co, a corpn, 165 Bway, with same. nom

m**Madison st (*),** es, 250 s Morris Park av, 25x100; Feb10'13; 3y5%; Katharina Leuenberger to Geo Burckhardt, 1676 Eastburn av. 2,700

m**Matilda st (*),** ses, gore D, map Jacksonville prop, 39x100x42x100; Feb8; Feb 11'13; 3y6%; Mary McGuire, 4420 Matilda av, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 1,000

m**Overing st** (*), nes, 217.8 nw Frisby av, 22.6x94.11; Feb6; Feb13'13; due &c as per bond; Wellman Finance & Realty Co, 120 Westchester sq, to Poughkeepsie Trust Co, at Poughkeepsie, NY. 5,000

m**Overing st (*),;** same prop; certf as to above mtg; Feb6; Feb13'13; same to same.

m**Overing st (*);** same prop; sobrn agmt; Feb4; Feb13'13; Albt Mamlock with same. nom

m**Overing st** (*), nes, 320.2 nw Frisby av, 22.6x94.11; Feb6; Feb13'13; due &c as per bond; Wellman Finance & Realty Co to Poughkeepsie Trust Co, at Poughkeepsie, NY. 5,000

m**Overing st (*);** same prop; certf as to above mtg; Feb6; Feb13'13; same to same.

m**Overing st (*);** same prop; sobrn agmt; Feb4; Feb13'13; Albt Mamlock with same. nom

m**Rogers pl, 982-4** (10:2699), es, 612.4 n Westchester av, 60x78.11x45.11x82.4; pr mtg $——; Feb7; Feb8'13; due &c as per bond; Valhalla Corpn to Manhattan Mtg Co, 200 Bway. 36,000

m**Rogers pl, 982-4;** certf as to above mtg; Feb7; Feb8'13; same to same.

m**Tiffany st, 908-12** (10:2712),; ext of 2 mtgs for $39,000 ea; to Feb7'18 at 5%; Feb7; Feb10'13; Lawyers Title Ins & Trust Co with Steinmetz Constn Co. nom

m**Tiffany st** (10:2712), es, 325 s 163d, two lots, each 50x110; two sobrn agmts; Feb *; Feb7'13; Steinmetz Constn Co & Henry Morgenthau Co with Lawyers Title Ins & Trust Co. nom

m**Whalen st** (13:3423)(ss, 145 e Huxley av, 41.8x100x38.8x100; PM; Dec20'12; Feb 8'13, 3y5%; Wm Kaestle, 376 Himrod, Bklyn, to Jno Whalen, trste. 1,190

m**Waldo pl (*),** sec Middletown rd, being lots 260, 261, 274 & 275, blk 8, map Tremont Ter; ext of $1,000 mtg to Feb9'15 at 6%; Feb7'13; Columban J Kelly with Frank Hofstatter, 155 E 55. nom

m**Wilson pl (*),** ns, 150 e Barker av, 25x 100; Feb11; Feb13'13, 3y5½%; Mary, wife Frank McGarry, 660 Burke, to Ellen A Halsted, 174 Prospect pl, Bklyn. 2,500

m**Wilson pl (*);** same prop; pr mtg $2,-500; Feb11; Feb13'13, 3y5½%; same to same. 200

m**135TH st, 713-15 E** (9:2280), ns, 170 w Brown pl, 50x100; ext of $5,000 mtg to Sept1'15 at 6%; Jan7; Feb7'13; August Wieners with Harry & Henry Grant. nom

m**135TH st E** (9:2280), ns, 170 w Brown pl, two lots, each 25x100; two mtgs, each $2,500; Jan7; Feb7'13; 3y6%; Henry Grant & Harry Grant to Sarah Grant, 527 W 142. 5,000

m**136TH st E** (10:2548), ss, 676.2 e St Anns av, 48.10x100; pr mtg $30,000; Feb7; Feb 8'13, 3y6%; Weiher Constn Co to Henrietta Wimpfheimer, 600 W 140. 5,000

m**136TH st E** (10:2548); same prop; certf as to above mtg; Feb7; Feb8'13; same to same.

m**145TH st E** (9:2325), sws, 100 se College av, 25x100, except pt for st; Feb11'13; due &c as per bond; Patk Murphy to Eliz Dwyer, 597 Union av. 4,000

m**151ST st E** (9:2374), ss, 220.8 w 3 av, 20x118.5; Feb10'13; 1y5%; Leopold Guttag to German Savgs Bank, 157 4 av. 12,000

m**161ST st, 657 E** (10:2631), ns, 68.9 e Cauldwell av, 18.9x99.11; pr mtg $——; Feb7; Feb8'13, 1y6%; Wm Mossner, 657 E 161, to Patk J Owens, 887 Trinity av. 1,000

m**162D st, 287 E** (9:2422), ns, 160 e Morris pl or av, 43.6x115; pr mtg $36,000; Feb13 '13; due Feb15'16, 6%; Overland Bldg Co (Inc), a corpn, to Robt E Leber, at Blauvelt, Rockland Co, NY. 7,000

m**162D st, 287 E;** certf as to above mtg for $7,000; Feb13'13; same to same.

m**162D st, 291 E** (9:2422), ns, 203.6 e Morris pl or av, 43.6x115; pr mtg $36,000; Feb 13'13; due Feb15'16, 6%; Overland Bldg Co (Inc), a corpn, to Otto H Leber, 269 W 73. 7,000

m**162D st, 291 E;** certf as to above mtg for $7,000; Feb13'13; same to same.

m**162D st E, sec Prospect av,** see Prospect av, 914.

m**165TH st E** (10:2698), ss, 20 e Stebbins av, 20x77.5; ext of $3,700 mtg to Jan1'16 at 5%; Jan21; Feb10'13; Geo H Stegmann, 611 W 114 with Jno Svandelik, 872 E 165. nom

m**165TH st E, sec Stebbins av,** see Stebbins av, sec 165.

m**172D st E, sec Park av,** see Park av, sec 172.

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m**175TH st W (also known as 174th st)** (11:2876), ss, 171.8 w MacCombs rd, 25x100; Feb11'13; 3y5%; Phoebe Turner, 82 W 175 to Emily M Copp, Greenwich, Conn. 9,000

m**182D st, 500 E,** see Bathgate av, 2197.

m**184TH st E** (11:3024), es, 192.8 nw Webster av, 80.11x40.5x81.6x40.5; pr mtg $——; Feb10; Feb11'13; due &c as per bond; Orosant Constn Co to Manhattan Mtg Co, 200 Bway. 25,500

m**184TH st E** (11:3024), same prop; certf as to above mtg; Feb10; Feb11'13; same to same. ——

m**184TH st E, nec Bassford av,** see Bassford av, nec 184th.

m**184TH st W** (11:3234), ses, 206.7 sw Fordham rd, 50x50; Feb5; Feb7'13; 1y5%; Willard G Bixby, 7904 Ridge blvd, Bklyn to Theo W Rich, 267 Argyle rd, Bklyn. 3,000

m**184TH st E** (11:3024), es, 273.7 nw Webster av, 40.5x80x40.5x81.9; pr mtg $——; Feb10; Feb13'13; due &c as per bond; Orosant Constn Co to Manhattan Mtg Co, 200 Bway. 25,000

m**184TH st E** (11:3024); same prop; certf as to above mtg; Feb10; Feb13'13; same to same. ——

m**188TH st, formerly 189th st E, nwc Creston av,** see Creston av, nwc 188, formerly 189th.

m**194TH st E** (12:3294), nec Briggs av, 25 x100; Feb7'13; 3 mos —%; Moses Hodes to Nich Hodes, 1415 Franklin av. 600

m**195TH st E** (12:3282), ss, 127.4 e Marion av, 27x100.7x33x100; ext of $6,000 mtg to Feb10'16 at 5%; Feb10; Feb11'13; Thos F Shannon with Eugene F McGirr, 510 W 143, & Michl Shea, 508 W 143, exrs Bernard Campbell. nom

m**203D st E, sws, at ses Webster av,** see Webster av, ses, at sws 203.

m**205TH st E** (12:3341), sws, 59.2 nw Perry av, 59.2x78.10x50x110.7; PM; Feb3; Feb7 '13; 3y6%; Caroline A Dennis, 343 W 121, to Warren B Sammis at Huntington, LI. 2,500

m**206TH st E** (12:3312), ss, 26.7 e St Georges Crescent, 25x100, except pt for st; Feb8; Feb10'13; 3y5½%; Angela M Monaco to Mary N Esterbrook, 545 W 111. 12,000

m**224TH st E (10th) (*),** swc 5th, now Bronxwood av, 40x114, Wakefield; ext of $3,000 mtg to Jan30'16 at 5½%; Jan18; Feb10'13; Geo H Stegmann, 611 W 114 with Jno McDonald, 876 E 224. nom

m**238TH st E, ns, 175 e Katonah av,** see 242d st E, ss, 160 e Katonah av.

m**240TH st E (Holly)** (12:3380), ss, at ss Mt Vernon av (Mile sq rd), runs s100xw 40xn83 to ss Mt Vernon av (Mile sq rd) x ne44.8 to beg, except pt for Mt Vernon av; Dec21'12; Feb8'13; due &c as per bond; Wm H Cauvet, at Butler, NJ, to Henry Brodhead, 2961 Briggs av. 3,300

m**240TH st E (Holly)** (12:3380); same prop; certf as to above mtg; Dec17'12; Feb8'13; same to same. ——

m**242D st E** (12:3390), ss, 160 e Katonah av, 175x100; also 242D ST E (12:3390), ns, 95 e Mt Vernon av, runs ne176.2 to Duke pl xse 220.6 to ns 242d xw242.6 to beg; also 238TH ST E (12:3387), ns, 175 e Katonah av, runs n100xe140xsw60xsw40x nw75xsw34 to 238th xw2.4 to beg; also land in Yonkers, NY; PM; Feb10; Feb11 '13; 3y6%; Galves Realty Corpn to Security Bank of NY, 1 E 14. 5,685

m**242D st E, ns, 95 e Mt Vernon av,** see 242d E, ss, 160 e Katonah av.

m**Anthony av, 1900** (11:2814), es, 100 n Waverly, now Tremont av (Nos 301-5), runs e123.8xs94.5 to ns Tremont av xsw 8.1 to ns Waverly xw119.1 to Anthony av xn100 to beg; pr mtg $20,000; Feb7'13; 1y 6%; Cleland Realty Co, a corpn to Emil W Klappert, 875 West End av. 8,500

m**Anthony av, 1900;** certf as to above mtg; Feb7'13; same to same. ——

m**Aqueduct av** (11:2876), es, 85 s Brandt pl, 40x100; Feb7; Feb8'13, 3y5%; Morell Realty Co, 116 W 164, to Andw Wilson, trste Chas E Fleming, Newark, NJ. 30,000

m**Aqueduct av** (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same. ——

m**Aqueduct av** (11:2876), sec Brandt pl, 45x100; pr mtg $43,000; Feb7; Feb8'13; due &c as per bond; Morell Realty Co, 1652 Aqueduct av, to Fredk Torkler, 36 St Marks pl. 5,000

m**Aqueduct av** (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same. ——

m**Aqueduct av** (11:2876), es, 45 s Brandt pl, 40x100; pr mtg $30,000; Feb7; Feb8'13; due &c as per bond; Morell Realty Co, 1652 Aqueduct av, to Fredk Torkler, 36 St Marks pl. 3,500

m**Aqueduct av** (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same. ——

m**Aqueduct av** (11:2876), es, 85 s Brandt pl, 40x100; pr mtg $30,000; Feb7; Feb8'13; due &c as per bond; Morell Realty Co to August Wertz, 2777 Marion av. 3,500

m**Aqueduct av** (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same. ——

m**Arthur av** (11:3065), ws, 164 s 187th, 50 x115, leasehold; Feb5; Feb11'13; demand; 6%; Emanuel Maraventano to Bernard & Fannie Feinstein, 2321 Southern blvd. 1,900.30

m**Bassford av** (11:3053), nec 184th, 55x93.4 x55x91.4; pr mtg $55,000; Feb11'13; installs; 6%; Inter-City Land & Securities Co, 5 Beekman to Estates Mtgs Securities Co, 160 Bway. 2,000

m**Bassford av** (11:3053), same prop; certf as to above mtg; Feb11'13; same to same. ——

m**Bassford av** (11:3053), same prop; asn rents to secure above mtg; Feb11'13; same to same. nom

m**Bathgate av, 2197** (11:3049), swc 182d (No 500), runs s72.3xw100xs27.8xw54xn100 to 182d xe158.5 to beg; Feb7; Feb8'13; due &c as per bond; Jas F Loughman to Title Guar & Trust Co. 12,500

m**Boston av** (12:3254), ses, 344 ne Perot, 49x93.9x49.6x100.11; Jan11; Feb7'13; due Jan1'16; 6%; Louis Eickwort at Mt Vernon, NY, to Henry Ubelhor, 388 E 160. 1,500

m**Briggs av, nec 194th,** see 194th E, nec Briggs av.

m**Bronxwood av, swc 224th,** see 224th, E, swc Bronxwood av.

m**Centre av, nwc City Island av,** see City Island av, nwc Centre av.

m**City Island av (*),** nwc Centre av, 108.3x 60, City Island; Feb11; Feb13'13; due &c as per bond; Jno Walsh, exr & trste Rose T Mosher, to Title Guar & Trust Co, 176 Bway. 2,500

m**Creston av** (11:3174), nwc 188th, formerly 189th, runs n81.9 to Fordham rd x sw117 to 188th xe96 to beg; PM; Jan17; Feb11'13; due &c as per bond; Marie C Letts, 2346 Aqueduct av E to Mary J McTaggart, 1742 Pacific, Bklyn, & ano. 7,500

m**Creston av, swc Fordham rd,** see Creston av, nwc 188th, formerly 189th.

m**Cromwell av** (11:2864), es, 353 n 169th, 100x88.9; Feb10'13; 3y5½%; Aug Kampfner to Robt Morrison, 435 E 139. 2,500

m**Crotona av, 2409** (11:3105), ws, 75 n 187th, 25x80; pr mtg $11,000; Feb11'13; 1y 6%; Pasquale D'Auria to Santa Coppeto, 2357 Hoffman. 500

m**Faraday av** (13:3421), es, bet 255th & Fieldstone rd, being lot 1687, blk 3421, tax map, transfer of tax lien for yrs 1902 to 1908; assessed to Mary V Sheridan; June 19'11; Feb11'13; 3y7%; City of New York to Louis Goldstein, 172 E 94. 81.72

m**Fordham av (*),** sec Billar pl, 42x113.6, City Island; Feb10; Feb11'13; 3y6%; Anna N Booth of City Island to Freidrich Wettingfeld on es Ferry la — s of Eastern blvd. 2,500

m**Fordham rd, swc Creston av,** see Creston av, nwc 188th, formerly 189th E.

m**Forest av,** see Pelham rd, ws.

m**Garrison av** (10:2740), ss, 70.3 e Manida, 43.10x101.8x38x81.4 ws; sobrn agmt; Feb 5; Feb11'13; Burnett-Weil Constn Co & Leopold Demath with Jno A Rutherfurd, Cooperstown, NY, trste Alfred G Myers. nom

m**Garrison av** (10:2740), same prop; sobrn agmt; Feb5; Feb11'13; Burnett-Weil Construction Co & Robt E Simon with same. nom

m**Gifford av (*),** ss, 278.10 e Balcom av, 25 x100; PM; Feb1; Feb11'13; 3y5½%; Emma N Polak to David Daly, 377 E 144. 300

m**Gun Hill rd** (12:3343), ss, 43.1 w Tyron av, being lot 247 blk 3343 tax map; transfer of tax lien for 1900 & 1902 assessed to an unknown; July10'11; Feb8'13, 3y without interest; City NY to Alfred C Bachman, 176 Bway. 316.09

m**Hughes av, 2140** (11:3082); sobrn agmt; Jan30; Feb8'13; Lena Schwartz with Title Guar & Trust Co. nom

m**Hughes av (Jefferson)** (11:3070), ws, 125 n 180th (Samuel), 75x195, except pt for Hughes av; PM; pr mtg $10,000; Feb11; Feb13'13; due &c as per bond; Cleland Realty Co, 1849 Anthony av, to Geo E Buckbee, 1941 Grand blvd & concourse. 5,825

m**Intervale av** (10:2711), es, at nws Fox, 115x43.1x100x100; Feb7'13; 5y5%; Mott Ave Realty Co to Walter Lewisohn, 987 5 av et al exrs, &c, of Leonard Lewisohn. 72,000

m**Intervale av** (10:2711), es, at nws Fox, same prop; certf as to above mtg; Feb 7'13; same to same. ——

m**Intervale av, 1110** (10:2706); sal Ls; Feb 4; Feb8'13, demand, 6%; Dudley McGovern to Lion Brewery, 704 W 108. 2,500

m**Inwood av** (11:2864), ws, 108.1 n from an angle in said Inwood av, runs nw98.9x ne40xse98.9 to av xsw40 to beg; being pt lot 358 map Inwood, except pt for av; Feb11'13; 5y5%; Cornelius Bolster to Minnie Hummel, 3688 Bway. 3,500

m**Lincoln av, 165** (9:2318), sal Ls; Feb8; Feb10'13; demand; 6%; Jos Noonan & Jas W Lewis to Jacob Hoffmann Bwg Co, 211 E 55. 2,300

m**Mapes av** (11:3108), es, 195 n 179th, 66.1 x145.2; PM; pr mtg $——; Feb10'13; 2y6%; Schill Constn Co, Inc, a corpn, to Julius Weinheimer, 2160 Newbold av. 3,000

m**Middletown rd, sec Waldo pl,** see Waldo pl, sec Middletown rd.

m**Morris Park av (*),** ss, 100.4 e Fillmore, 50.8x119.5x50x127.6; agmt changing interest days on mtg for $40,000; Feb8; Feb13 '13; F & W Company, a corpn, with National Bond & Mtg Co, a corpn, 150 Bway. nom

m**Morris av** (11:3173), es, 132 s 189th, 75x 131x75x129.6, except pt for av; Feb10; Feb 11'13; 3y5%; Jno J Curtin to Emma F Rawlings, 1399 Crotona av extrx Edw A Rawlings. 3,000

m**Mt Vernon av, ss, at ss 240th,** see 240th, ss, at ss Vernon av.

m**Park av** (11:2904), sec 172d, 34.9x95x 34.7x95; pr mtg $29,000; Feb11'13; 2y6%; Ernst Keller Constn Co, 4374 Martha av to Jacob Marx, 170 W 74. 4,500

m**Park av** (11:2904), same prop; certf as to above mtg; Feb11'13; same to same. ——

m**Park av, 3890** (11:2904), es, 72.2 s 172d, 37.6x100; pr mtg $25,000; Feb11'13; 2y6%; Ernst Keller Constn Co, 4374 Martha av to Jacob Marx, 170 W 74. 3,500

m**Park av, 3890;** certf as to above mtg; Feb11'13; same to same. ——

m**Parker av (*),** nes, 187.3 se Castle Hill av, 25x100; Feb7; Feb10'13; due July7'13; 6%; Maria Vinciguerra to Mendel Marcus, 358 E 5, Bklyn. 130

m**Pelham rd (*),** ws, at line bet premises hereby described & Pelham Bay Park, runs nw588.5 to Forest av xnw425.8xse 849.10 to rd xsw375 to beg, contains 6 13-100 acres; Oct14, 1897; Feb7'13; due Nov 1, 1898, 5%; Elbert C Roosevelt of Pelham Manor, NY, to Mutual Life Ins Co of NY, 32 Nassau. 12,000

m**Prospect av, 914** (10:2690), sec 162d; leasehold; Sept17'12; Feb8'13, demand, 6%; Morris Jacobs to Jas Everard's Breweries, 12 E 133. 11,000

m**Prospect av, 2132** (11:3110), es, 46.1 n 181st, 50x107; also PROSPECT AV, 2134 (11:3110), es, 96.1 n 181st, 16.1x150; pr mtg $40,000; Feb7; Feb8'13; due Aug7'15, 6%; Regina Constn Co & Michelina S Cullo to Albt W Meisel, 113 Montague, Bklyn. 7,000

m**Prospect av, 2132** (11:3110), es, 46.1 n 181st, 50x107; Feb7; Feb8'13; due &c as per bond; Regina Constn Co to Title Guar & Trust Co. 33,000

m**Prospect av** (11:3110), es, 46.1 n 181st, 50x107; pr mtg $40,000; Feb11'13; installs, 6%; Regina Constn Co to Sarah S Jones, Fishkill, NY. 1,000

m**Prospect av** (11:3110), es, 46.1 n 181st, 50x107; certf as to mtg for $33,000; Feb7; Feb10'13; Regina Constn Co to Title Guar & Trust Co. ——

m**Prospect av** (11:3110), same prop; certf as to mtg for $7,000; Feb7; Feb10'13; same to Albt W Meisel. ——

m**Prospect av, 2134,** see Prospect av, 2132.

m**St Raymond av, swc Zerega av,** see Zerega av, swc St Raymond av.

m**Southern blvd** (10:2728), ws, 165 n 167th, 50x100; ext of $6,000 mtg to Feb7'15 at % as per bond; Feb7; Feb13'13; Arnold J Drucker Jr with Clarence W Donnelly, 42 Orchard av, Richmond Hill, NY. nom

m**Stebbins av** (10:2698), sec 165th, 20x 77.5; ext of $5,000 mtg to Jan1'16 at 5%; Jan20; Feb10'13; Geo H Purser, Scarsdale, NY with Saul Shakin, 870 E 165. nom

m**Sylvan av** (13:3421), ws, bet 256th & Faraday av, being lot 2210, blk 3421, tax map, transfer of tax lien for yrs 1902-1908, assessed to Mary V Sheridan; June 19'11; Feb11'13; 3y7%; City of New York to Louis Goldstein, 172 E 94. 87.51

m**Theriot av, swc Guerlain pl,** see Guerlain pl, swc Theriot av.

m**Tremont av (177th st)** (11:3043), nwc 3 av; str Ls; Feb6; Feb11'13; demand; 6%; Thos J Carew & Michl J Brennan to Stewart Distilling Co, 2 Rector. 2,000

m**Tremont av, 301-5,** see Anthony av, 1900.

m**Union av** (10:2582), ws, 64.3 n 147th, 39.3x100; certf as to mtg for $1,600; May 25'11; Feb10'13; Ibrow Realty Co to Geo J Brown. ——

m**Undercliff av, 1521** (11:2880), ws, 227.1 n Washington Bridge Park, 33x143.1x33x 143.7; pr mtg $16,500; Feb4; Feb10'13; due &c as per bond; Cresthollme Realty Co, 165 Bway to Frank M Travis, 395 Ft Wash av. 3,000

m**Undercliff av, 1521;** certf as to above mtg; Feb3; Feb10'13; same to same. ——

m**Van Nest av (Columbus) (*),** ss, 25 e Melville av (Hancock), 25x100; ext of $4,500 mtg to Jan1'16 at 5½%; Jan23; Feb10 '13; Edith R Pope with Ernst Deile, 600 Monroe, Hoboken, NJ. nom

m**Webster av** (12:3330), ses, at sws 203d, 50x110; Feb10'13; 3y6%; Suburban Land Impt Co to Caroline S Hewlett, Cold Spring Harbor, LI. 4,000

m**Webster av** (12:3330), same prop; certf as to above mtg; Feb6; Feb10'13; same to same. ——

m**Westchester av** (9:2294), ss, 14.9 w Brook av, 57.6x38x68.11 to beg; also BROOK AV, ws, 37 s Westchester av, 67x 44.9x10.10x74.1; Feb1; Feb7'13; S Stanwood Menken with Geo F Moody. nom

m**Wheeler av (*),** ws, 110 n Westchester av, 200x100; pr mtg $——; Feb7'13; demand, 6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 14,500

m**Wheeler av (*),** same prop; certf as to above mtg; Feb7'13; same to same. ——

m**Zerega av (Green la) (*),** swc St Raymond av, 25x101.1; also ZEREGA AV (Green la) (*), ws, 25 s St Raymond av, 25x101; Jan29; Feb10'13; due &c as per bond; Jno Campbell at Tattysallagh, Clanabogan, Omagh, County Tyrone, Ireland to North Side Mtg Corpn, 391 E 149. 1,500

m**Zerega av, ws, 25 s St Raymond av,** see Zerega av, swc St Raymond av.

m**3D av, 2899** (9:2374), ws, 32.3 s 151st, 32.3x96x29.7x108.4, except pt for 3 av; Feb 10; Feb11'13; 3y4½%; Leopold Guttag to German Savgs Bank, 157 4 av. 35,000

m**3D av, nwc Tremont av,** see Tremont av, nwc 3 av.

MISCELLAENOUS MORTGAGES.

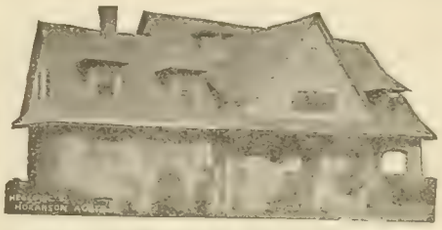
Borough of the Bronx.

m**Silver Lake Park on St Marys Lake at Harrison, NY & White Plains, NY** (Miscl); certf as to mtg for $5,000; Feb10; Feb11 '13; Jacob Cohen Constn Co a corpn to Harry Meyer. ——

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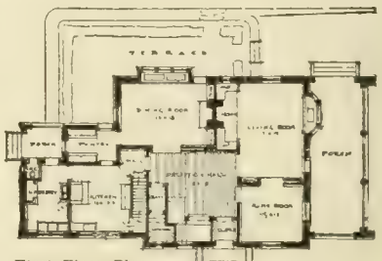


Architectural Record

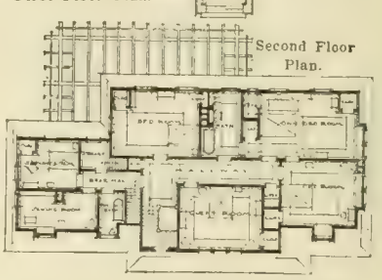
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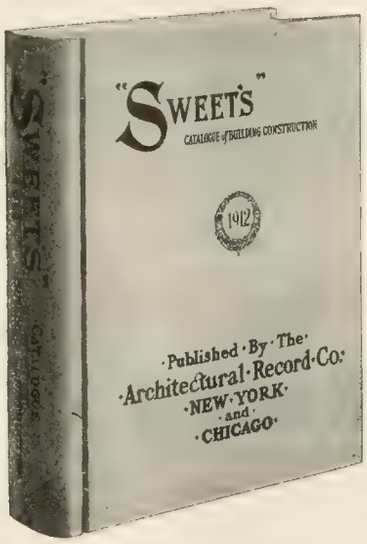
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 22, 1913

THE RIGHTS OF PROPERTY OWNERS

By LAWSON PURDY

Consequences of Erecting Extravagently High Loft Buildings, Many of Which Are Not Fully Tenanted.



Mr Purdy is President of the Board of Tax Commissioners.

Evils Due to the Absence of Proper Building Regulations—Disappearance of Dwellings—Waste of Space.

EVERY property owner has a right to do anything he pleases on his land so long as he does not impair the equal liberty of all others to do the same. Unfortunately, our law does not adequately protect the owners of real estate from having their rights infringed by the action of their neighbors.

It is quite obvious that there are thousands of lots on Manhattan Island the value of which is substantially impaired by the erection of adjacent buildings of such character as to shut off the light and in other ways reduce the utility of neighboring lots. The law should not permit the erection of any building of such character as to be inappropriate, if every lot within the zone generally suitable for the erection of such buildings were similarly improved.

Anyone draughting building regulations should always keep the idea before him that the regulations should be such that the entire territory could be covered with buildings of the kind provided for. Our unfortunate city has had its appearance ruined and its utility immensely decreased by the lack of protection accorded to property owners. These matters are better governed in all cities of Europe. German cities have grown as fast as our cities, but they always give the impression of orderliness and harmony.

Frightful Waste.

To a greater degree every year, any observer of real estate conditions in this city must be impressed by the frightful waste involved by buildings being rendered useless on account of changes and conditions of neighborhoods. In part, this is doubtless inevitable, but to a large degree it is unnecessary, and is due to the license allowed of encroachments on the rights of others.

South of Chambers street the value of land is concentrated on Broadway, Wall street and a few of the neighboring streets. Within two hundred yards of Broadway and Wall street there are a few corner lots 25x100 worth $1,000,000 or more, while a few hundred feet farther lots are scarcely worth two per cent. as much. This condition has arisen from the UNREGULATED USE OF LAND.

Within a few years office buildings with ample light and air have been erected and full rented, which to-day cannot be filled at much lower rents, because their light and air have been impaired by the erection of similar buildings, the erection of which one may say was forced by the very permission to erect them, which produced an enormously high land value.

If, thirty years ago, suitable restrictions had been placed upon the height of buildings, there would not today be one dollar less of land value south of Chambers street; but the high points would not be so high and the low points would not be so low. The value WOULD BE MORE EVENLY DISTRIBUTED throughout the territory. The streets would not be so congested; so many men and women would not be working by artificial light; there would be more health and comfort for every one in the downtown district, to say nothing of more beauty, and less waste of capital invested in business.

Half-Rented Loft Buildings.

No one can walk today through lower Fifth avenue and the streets east and west of Fifth avenue without being saddened by the dark, gloomy, congested condition produced by the erection of extravagantly high loft buildings, many of which are but half tenanted and paying but little return on the invested capital.

Within thirty years millions of dollars have been invested in fine private dwelling houses between Central Park and the North River. What is the value of those houses today? In many cases the value has gone entirely, and good houses fit for a hundred years are torn down to make way for a nine- or ten-story apartment house with an extravagantly ornate front and a hideously unclothed and unashamed rear; and on some fine streets these lofty buildings line the street. Light and air are lacking, and so are rents.

Violating an Old Principle.

From the most material point of view hundreds of millions of dollars have been lost because we have disregarded the old principle that a man may not use his land so as to invade the rights of others. It is doubtless too late to save most of Manhattan, but it is not too late to save the other boroughs from a similar fate.

The evils already described have sprung mainly from the lack of proper building regulations, models for which can be found in every European city. Berlin properly goes so far as not to permit the builder to affront the eyes of the citizen. Some of the troubles of real estate investors are due, however, to individual greed.

Individual Responsibility.

A practice not unknown is to erect an apartment house, fill it with tenants at half the rents shown by the rent receipts, and sell it to an innocent investor at a sum representing the fictitious rent capitalized. Soon after the investor takes possession, the tenants move on to the next building completed by the speculative builder and the investor finds an empty house, which he can fill only at rents much less than those on the faith of which he bought the property.

These fictitious rents again induce the erection of more buildings of the particular type than the market demands, resulting in a waste of capital, which must be paid for by the community in some way. Probably no law can remedy this evil, or should attempt it, but the lenders of money on building loans can do much to prevent reckless and dishonest building operations.

Straighten the Harlem Ship Canal.

The Harlem Ship Canal is of little use to commerce compared to what it might be. The piers of High Bridge obstruct navigation for large boats, and the sharp turn at the Johnson foundry is another difficulty to contend with. The U. S. Government ought to provide against the time when the Hudson River steamboat lines, especially those carrying freight as well as passengers, will be forced away from their historic docking places on the lower West Side and will have to find berths in the Harlem. A couple of the High Bridge piers should be removed, the double curve opposite the foundry cut out, and the Bronx Kills opened to navigation. Make these changes, establish markets on the river front on both sides of the river, and the river and sound boats will enter and make the shores of the Harlem one of the most desirable parts of the city to live and do business in.

PRIZE-WINNING APARTMENT HOUSES

New York Chapter of Architects Gives Medals and Honorable Mention to Owners of the Best Designed Houses of the Year.

OWNERS and builders are finding from experience that it pays them to have their apartment houses well designed, and that their reward for contributing to the good appearance of the city does not consist merely in the commendation of the public. This has been proven in the case of a number of fine houses finished within a year or two. Who the owners of some of the houses are was disclosed at the annual banquet



(FIG. 1) MEDAL: 998 FIFTH AVENUE.
Owned by Century Holding Co., James T. Lee, president.—McKim, Mead & White, Architects.

of New York Chapter of the American Institute of Architects at the Hotel Plaza on Thursday evening.

The names of the owners of the five best apartment houses were announced by President Robert D. Kohn and the two medal winners were called forward and personally presented with the prizes that had been awarded by a jury of experts. Similar awards are made annually, with a desire on the part of the chapter to encourage good street architecture and at the same time to accord public recognition to the person in each case really responsible for the good work—the man who foots the bill.

The Jury.

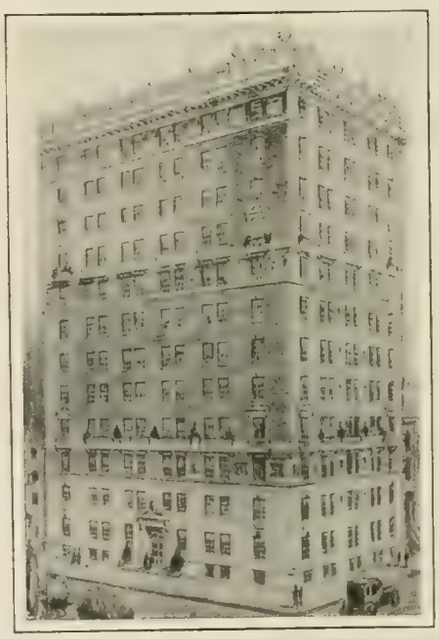
The jury of award this year consisted of C. Grant LaFarge, Lawrence F. Peck, George B. Ford, Walter B. Chambers, Henry Atterbury Smith, Robert W. de Forest, Tenement House Commissioner John J. Murphy and Secretary Egerton Swartwout of New York Chapter.

The awards are made for two classes of houses, the first class consisting of houses more than six stories high, and the second class of houses of six stories or under. In the class for the larger houses a gold medal and two honorable mentions were given this year, and for the smaller houses a gold medal and one honorable mention.

The Prize Winners.

James T. Lee, president of the Century Holding Company of 1182 Broadway, received the gold medal for the large apartment house at 998 Fifth avenue (Fig. 1) which is near the Metropolitan Museum of Art. This was the first modern apartment house to be erected in "Millionaires' Row." Designed by McKim, Mead & White, it is worthy of the prominent and costly site it occupies and of its aristocratic surroundings. Immediately it was rented to families of high social position for the highest rentals ever paid in New York for apartments. It has not only proved a highly successful financial venture, but is to be credited with helping very considerably to change the ideas formerly held among wealthy people in regard to living in apartment houses. A deep-seated repugnance has been very generally removed by the excellent class of houses now being erected.

The other gold medal was awarded to the Wedgewood Company, of which Henry F. Keil is president, for the apartment house on the west side of Decatur avenue, one door north of Fordham road (Fig. 4) which was erected from plans of A. J. Thomas, architect, with offices at Fordham road and Webster avenue. The house in question contains five stories and is of semi-fireproof construction.



(FIG. 2) MENTION: 401-405 PARK AVENUE.
Owned by the Park Avenue & 54th Street Co., George R. Coughlan, treasurer.—Architects, Cross & Cross.

There are stores on the grade floor which have brick arches over the store fronts to do away with all projections over the building line.

The building illustrates how by the use of simple, inexpensive materials a very attractive and even artistic appearance may be given to a facade. The award in this case proves that a building need not be very costly in order to win a gold medal for excellence of design and construction, and that a little brick house up in Fordham is just as worthy of a medal as the big stone mansion in Millionaires' Row, where the rents mount close to $25,000 a year.

A special feature of the design of the Wedgewood Company's house is the open loggia connected with the entrance hall and stair hall to the roof, all treated in front brickwork and trimmed with marble. The entrance hall has marble mantles, radiators concealed in pedestals and a ceiling composed of elliptic art glass lighted from behind. Although the building is not yet finished, both the apartments and stores are fully rented. Said a leading member of New York Chapter yesterday, when commenting on the awards:

Profit in Good Architecture.

"Here is the point which now ought to be brought out most prominently. It means money in the pocket to employ an architect of widely recognized ability. An owner who does this and gets an artistic though not necessarily an expensive building, not only performs a patriotic duty but also gets a house which everybody, so to speak, would like to live in, and he derives the very highest income that any building of its size and situation could produce.

"Do you suppose that Mr. Lee, the president of the corporation owning 998 Fifth avenue, could have obtained tenants willing and able to pay twenty to twenty-five thousand dollars a year for apartments in his house if he had chosen a poor architect? He surely would have had to content himself with a smaller revenue that he now receives.

"I know of a dwelling which was designed by a member of our chapter and built in New Jersey, which cost the owner about twenty-five thousand dollars. In the same place and close by another house was built from plans furnished by a local builder. This house also cost about twenty-five thousand dollars, but the one designed by the prominent New York architect was sold for forty thousand dollars and the other one for only twenty-two thousand. In other words, the owner of the first named house got a dwelling worth far more than it cost,



(FIG. 3) MENTION: 135 WEST 58TH STREET.
Owner, Clifton G. Marshall, president. Architect, Walter B. Chambers.

while his neighbor got one that wasn't fully worth what he paid for it."

Honorably Mentioned.

Two apartment houses over six stories in height, received honorable mention, the first of these being the house at 401-405 Park avenue, owned by the Park Avenue and Fifty-fourth Street Company, of which George R. Coughlan is the head. (Fig. 2). The architects were Cross & Cross of 527 Fifth avenue.

The second honorable mention in the class of apartments over six stories high was awarded to Clinton G. Marshall, president of the corporation owning the house at 135 West 58th street, for which Walter B. Chambers of 109 Broad street, was the architect. (Fig. 3).

The first and only honorable mention given for houses of six stories and under went to Mr. A. Feldman, owner of the A. Feldman Construction Company, for the house which he erected on Riverside Drive at the corner of 149th street, from the design and plans of George & Edward Blum.

President Robert D. Kohn was the toastmaster of the occasion and among the speakers heard were Borough President McAneny, Judge Morgan J. O'Brien, Edward M. Bassett, Grant La Farge, and Walter Cook, president of the American Institute of Architects.

President Robert D. Kohn in presenting the medals at the banquet, said:

"It is my privilege as President of the Chapter now to announce the decision of the jury on apartment house medals and mentions for the year 1912. As our members know, this is the third award of this character. The chapter adopted the scheme in 1910. Its purpose is by this time, I think, well understood in the city. The members of the chapter wish to encourage excellence of design in the exterior of apartment houses. Two separate awards are made: one for buildings six stories in height or under and one for buildings higher than six stories.

"The qualities of design which it is desired to encourage, and to which the jury gives particular consideration in reaching its decision are the following: Simplicity, good proportion, the artistic and practical use of inexpensive material, the avoidance of imitation of sham material, adaptability of design to site, and the satisfactory solution of the essentially utilitarian problems of design, such as fire-escapes, tanks, bulkheads, awnings, etc.

"It was our belief in establishing this scheme that no more helpful step could be taken towards the improvement of the general appearance of our city than to encourage better design in the exterior of our tenement houses. We have reason to feel encouraged even in the short period that our plan has been in operation.

We believe the owners responsible for the construction of our apartment houses are beginning to realize the importance of good design as an essential part of the success of such buildings, and we take credit to ourselves for at least a small portion of the advance that has been made in this movement."



FIG. 4. MEDAL HOUSE ON DECATUR AVENUE, FORDHAM.
Owned by the Wedgwood Company, Henry F Keil, President A J. Thomas, Architect.



FIG. 5. MENTION: ON RIVERSIDE DRIVE AT 149TH STREET.
Owned by the A. Feldman Construction Company, A Feldman, President. George & Edward Blum, Architects.

LICENSING BUILDERS.

Commissioner Murphy Opposed to Restricting Anyone's Right to Earn a Living.

It is a big question which the Superintendent of Buildings in Brooklyn has again opened up by causing a bill to be introduced in the State Legislature providing for the registration and licensing of builders. At one period the Legislature seemed to encourage the idea that trades and callings should be hedged around, and that no one without a certificate of competency should be permitted to practice therein, but of late years it has not been prevailed upon to add to the list of protected occupations.

Superintendent Carlin pointed out through the Record and Guide last week some of the evils that have grown up under the open-door policy in the building trades, evils which have resulted in the shoving aside oftentimes of competent mechanics, to make way for men unfit for their calling and having little pride in their work.

A larger view of the subject was taken by Commissioner John J. Murphy of the Tenement House Department when interviewed this week for the Record and Guide. The Commissioner has not yet seen the actual text of the bill in the Legislature, but he said that with the general principle that people should be required to take out a license before being permitted to earn a living in any legitimate business, he had no sympathy.

"I think that the right to work, provided that one's efforts are directed in a legitimate direction, is, or ought to be, inalienable," remarked the Commissioner. "Unfortunately, our social structure is so misshapen that evil consequences seem to follow from the application of right principles. Anyone who has direct contact with the building and construction business must realize the importance of securing greater responsibility on the part of men who engage in it. If horseshoers and plumbers require to be licensed, it would seem to be much more necessary that men engaged in important work like building should be so regulated.

"It is to be hoped, however, that the bill will be so drawn as to protect the public, as far as possible, from the abuses which have notoriously attended the operations of the same policy in the past in other departments of work. The danger lies between the possibility of the creation of a close combination on the one hand and the throwing open of the license to anyone who will pay for it, directly or indirectly. I have had no doubt for a long time that architects should be licensed. The fact that they do not supervise the buildings which they have designed is one of the evils of which we have most often to complain."

New Rapid Transit Routes.

The Public Service Commission for the First District has transmitted to the Board of Estimate and Apportionment resolutions laying out two new rapid transit routes needed for the Dual System. One is known as the Park avenue-Lexington avenue connection at 42d street, Manhattan, and provides for the connection of the existing subway with the new Lexington avenue subway.

The other is known as the Flushing route and provides for the extension of the Woodside, Astoria and Corona route in Queens from its present terminus at Prime street, Flushing, through Roosevelt avenue, Amity street, Marston avenue, Lucerne place, Station road, and Warburton avenue to Bay Side boulevard. This route will bring the district in and around Flushing and Bayside into all-rail communication with Manhattan.

—The Public Service Commission has ordered that a hearing be held February 25th, before Commissioner J. Sergeant Cram, on the application of the Central Crosstown Railroad Company for the approval of the abandonment of a portion of its railroad in East 17th and in East 18th streets, between Broadway and Avenue A. The company's petition says that there is no longer any necessity for the operation of the road through such portions of these streets.

THE SUBURBAN HOUSE AND ITS GROUNDS

By WILLIAM HERBERT

Be Sure to Have a Spacious Site, and Hedge it Around So As To Have a Background for Outdoor Domestic Life

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NOT so many years ago a man who wished to write about the relation of the ordinary suburban house to its natural surroundings could have found almost nothing to say. The ordinary suburban house had no surroundings. It was often situated on a lot very much wider than the house, and usually it differed from the city house only in being detached. In purchasing such a lot and in adapting a house to the site, all that could be done would be to secure the best exposure for the living-rooms and to make use of any trees or any view of which the property might possibly be possessed.

As we have already seen, a strong tendency has existed of late years to change all this. The average suburban house is surrounded by more land than formerly, and the land selected by development companies is more frequently irregular, picturesque and heavily wooded. Such a property offers many sites having certain peculiar advantages, and the wise buyer is he who can distinguish those advantages of location that will contribute most to his pleasure and comfort. Even in case the property is flat, treeless and devoid of interesting outlook, much can be done by an intelligent owner and his architect to make it unusually attractive and comfortable.

Where Economy Is a Mistake.

The one indispensable condition of doing so is the purchase of a lot or of a house situated on a lot large enough to permit of some development. Unless it is a matter of absolute necessity, the suburban resident who economizes drastically on the size of his lot is making a grave mistake. The benefit which he gets from his residence in the suburbs depends in certain essential respects upon the amount of space which he owns around his house. If he has enough space for some trees and shrubbery for a garden, and for a playground, it is evident that he is securing for his family and himself a very good imitation of real country life.

Moreover, the site constitutes the profitable part of the purchase. It may and usually does increase in value while the house necessarily diminishes in value.

Give Your House a Spacious Site.

But it is, as I have said, particularly desirable to surround a house in an uninteresting situation with a spacious site, because the occupants of such a house are dependent for the attractiveness of their place upon the way in which the ground around the house is treated. Taking in, as they would be, an uninteresting outlook, they must make their own grounds more interesting, and it is always possible to make them very interesting indeed, provided the site is not too small. The object of such a treatment would be to shut out somewhat the comparatively uninteresting environment and plan the grounds so that they would be somewhat private and domestic, like the house itself.

Hedge It Around.

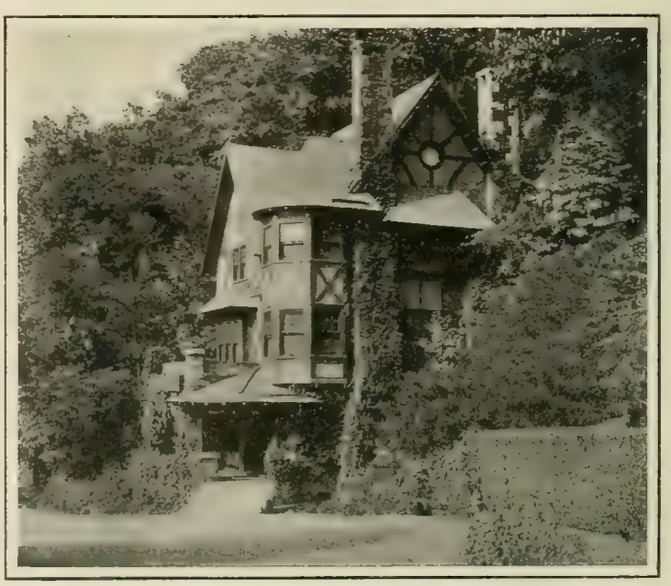
This does not mean that the grounds should be surrounded by a high wall that would be beyond the means and obnoxious to the feelings of the majority of suburban residents, but it does mean that the property should be surrounded by a picket fence and should be so planted, either with hedges or shrubbery, as to provide an effectual screen against the curiosity of the passer-by on the street or road. But the real object of such a screen would not be so much the protection of the house and grounds from the inspection of strangers as to provide a background for an attractive and entertaining outdoor domestic life for the family.

Treatment of the Grounds.

No rules can be laid down for the treatment of the grounds in order to make them a really appropriate extension of the interior of the house. It will depend upon the shape and size of the plot, the point of the compass in relation to the street and road, and the needs and means of the family. Some houses will be situated near the street and will have the grounds in the rear, as the suburban houses of our colonial ancestors. Others will be situated at some distance from the street and will have their grounds in front. Some will



A COZY LITTLE YONKERS HOME.
Price, $13,000. Feature: Convertible front porch and sun parlors.
Location: Park Hill, N. Y.



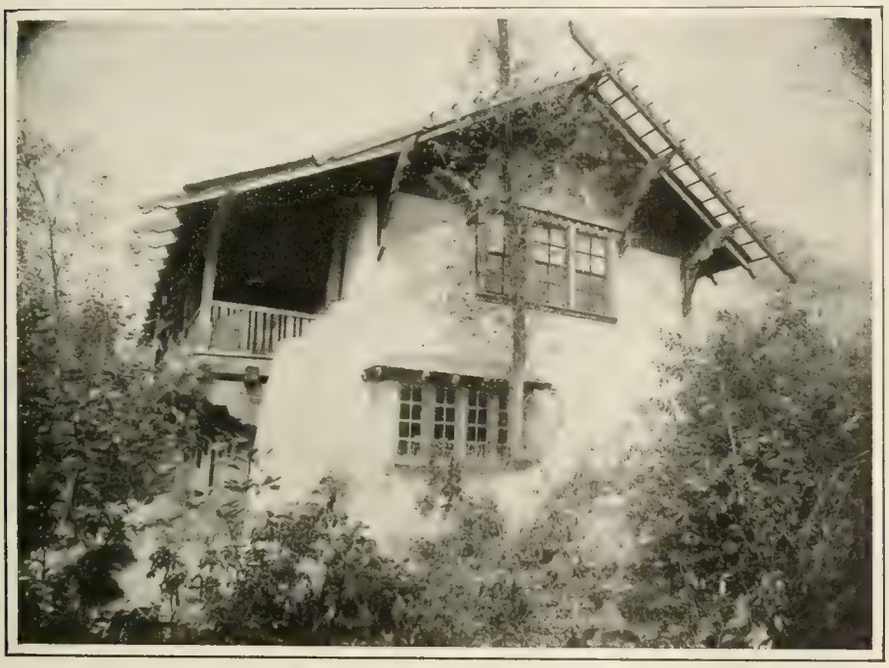
A SHOW PLACE NEAR YONKERS.
The entrance to Park Hill, N. Y. Elevator is located in rear of houses seen in foreground.
Owner, American Real Estate Co.

face the street, and some will turn their end to the public and will have an entrance at the side.

Position of the Rooms.

In planning these arrangements it must be remembered that the living-room should, if possible, be faced south, and the dining-room east, and that the chief bedrooms should not, unless it is necessary, face the west. West rooms are the hottest of all in summer. Considerations of exposure should of course be modified somewhat by the desire to obtain full benefit from the prevailing wind during the hot weather. If because of the proximity of the ocean, the prevailing wind in summer should not happen to be from the south, the problem does not have to be spent on grading. But the suburban resident should be circumspect and take good advice before he buys a house or lot situated on an irregular piece of land. The desirable sites in an irregular and picturesque country are more desirable than sites containing an even larger area in a flat and uninteresting country, but the undesirable sites in an irregular country may be far less desirable than a piece of land which has no natural attractions.

Almost any site in a respectable neighborhood can be made habitable and even charming if it is large enough and is handled with intelligence and good taste. On the other hand, no amount of good management can make a house



A SWISS CHALET.

becomes complicated. Many families would sacrifice a certain amount of sunlight in cold weather in order to obtain all the air that is blowing in hot weather.

Of course the planting should in some measure be determined by considerations of the same kind. Trees and large shrubs should be planted so as to break the disagreeable winds while allowing the agreeable winds so far as possible a free passage.

Hillside Lots Preferable.

Many of the foregoing considerations apply to an irregular as well as to a flat site, but in the case of an irregular site they are complicated by many additional considerations. Lots situated on a hillside are usually to be preferred, provided the hillside faces a pleasant view and a desirable exposure, and provided, also, too much money pleasant, in which the living-room and piazza have to be faced north, because of the lay of the land. The adaptation of the plan of a house to the layout of the ground and to the points of the compass is one of the most difficult and complicated parts of an architect's practice. The result in any particular case is almost always a compromise. Some advantages have to be sacrificed to others. But a purchaser should be sure that the compromise adopted has preserved those advantages which are most likely to contribute to the happiness of himself and family.

What Style of House.

A general impression prevails that a picturesque site should be improved with a house designed in one of the picturesque styles; a house, that is, which also is irregular in outline, symmetrical in treatment and loose in composition. This impression is wholly without foundation. There is no reason why a Colonial house that is an example of balanced and symmetrical design should not be placed on the most irregular of sites. It all depends on the way the house is treated, the way it is placed on the site, and the way in which the site itself has been graded, in order to give a proper resting-place for the building.

Colonial Houses.

In all probability more grading would be required in order to suit a Colonial house to an irregular site than would be necessary in the case say of an Elizabethan house; but even this rule would have many exceptions. Extremely artificial and classic designs, as every student of Italian villas and gardens knows, often harmonize perfectly with irregular and even precipitous sites. On the other hand, a picturesque house never looks better than on a perfectly level site. In both cases the successful effect depends upon the treatment of the grounds and upon the size and location of the neighboring trees. The essential thing is not to have a house designed in any particular style, but whatever style is adopted to make sure that it is competently handled. A good Elizabethan house, no matter where it is situated, is always better than a poor Colonial house. Fortunately, as we have already seen, the better development companies sell to their clients on the average better houses than these clients would have built for themselves. Their regular designers, while not impeccable, almost always do a good average building, which raises rather than deteriorates the aesthetic standards of their occupants.

More Elevators for 181st Street.

The Interborough Rapid Transit Company has notified the Public Service Commission for the First District that it has let a contract for the installation of an additional elevator at the 181st street station on the Broadway branch of the subway. The Otis Elevator Company has the contract and expects to have the new elevator ready for operation April 1. There are now four elevators in this station, but there is room in the shaft for two more, which have already been ordered by the commission. The one now being installed is the first to be supplied under that order.

—Borough President Miller's plans contemplate direct track connections with industrial locations in The Bronx, with convenient access to water transportation. He hopes to attain the same success with these plans that has been attained in laying out the great thoroughfares in The Bronx.



J. C. VAN LOAN'S RESIDENCE AT ESTATES OF GREAT NECK.

RESIDENCE OF MRS. MARGARET WALDO, AT ESTATES OF GREAT NECK.

THE WEST SIDE SUBWAY QUESTION

Hugh Gordon Miller Explains the Situation Which Confronts Property Owners—High Taxation in Anticipation of Transit Improvement.

The Seventh Avenue Association of Manhattan, including taxpayers in the whole section between Sixth avenue and the Hudson River, in urging the prompt execution of the pending subway contracts, have called the attention of the Public Service Commission to the state of affairs existing in the territory concerned, as described in a memorandum filed on behalf of the association by Hugh Gordon Miller.

UNLESS the contracts are promptly executed and the plans for the Seventh Avenue Subway perfected, the taxpayers on that whole West Side of the city of Manhattan, along and adjacent to Seventh avenue, will have to very materially reduce the valuations placed upon property for taxation purposes and which will have, unless the subway for Seventh avenue is consummated, been burdensomely, and almost to the point of confiscation of property, inflicted upon them under the city's pretense of said subway for the past several years. This reduction, which must be brought about either voluntarily by the city or by the court decisions, will not be less than 25 per cent. of the present assessed valuation in that section, and will amount to at least $10,000,000.

This does not take into consideration the increased assessment which has been placed on property in a section known as Greenwich Village. Let me illustrate by a concrete case. The property adjoining the corner of Seventh avenue and 29th street is assessed at $44,000. It is covered by three buildings four stories in height and rents for less than $1,400. As it is assessed on a basis of $44,000, the taxes amount to $820 as against a gross rent of less than $1,400. This has been done by the city and endured by the taxpayers on the implied promise by the city of the construction of the Seventh Avenue Subway. There could be no other excuse for such a tax situation on the part of the city, so that the city is impliedly, at least, if not legally, and certainly morally, committed to this Seventh avenue project, and has obtained already hundreds of thousands of dollars of the taxpayers' money in this section on such basis.

High Taxation.

The tax increase, resulting from this implied promise of the city to build this subway, has during the time of these promises, amounted to from one hundred to five hundred per cent. increase. It is obvious that this rate of taxation so made cannot continue unless conditions are improved by the subway building, and the development of the Pennsylvania station and transit matters incidental thereto.

We hold no brief for the Pennsylvania Railroad, but doubt that this railroad would have planted $125,000,000 of money in the West Side of the city of New York for such a depot and tunnel and other improvements if it had not been led to believe by the city of New York that it would have subway connections commensurate with its outlay. To fail to keep these implied obligations would be acting in bad faith to the taxpayers.

The development of this Seventh avenue section, justifying the tremendous taxation rate, will not, as everybody knows, take place until the subway with its Seventh avenue line is settled upon and the work begun. It would be nothing short of getting tax money on false pretenses, a poor example for the city to set for its citizens.

A Billion Dollars of Over-valuation.

I have no doubt that this increased tax rate situation has been carried out throughout the greater city—during the years of this subway constructive promise by the city, and in all sections, just as it has been done in this Seventh avenue west side section. With approximately six millions of tax values in the city there will have to be (if these lines which have been promised constructively and impliedly by the city, and which it is now, in effect, by Mr. Mitchel and Mr. Maltbie proposed to abandon because of the undisputed lack of the city's borrowing capacity, if it has to construct and operate the lines itself) at least a billion dollars of such reduced tax valuation for the whole city. This in round numbers would be a loss to the city on its present tax receipts of approximately eighteen million dollars and would put the city in an almost bankrupt condition according to the budget estimates.

Again, the city of New York, through the Board of Estimate and a special committee thereof (of which Mr. Mitchel, the President of the Board of Aldermen was a member) carried through recently on the specific ground that the Seventh Avenue subway extensions, a plan which has been improved and provided for (and for which the maps have been altered) for the lower extension of Seventh avenue itself and the widening of Varick street, at an estimated cost of twelve millions of dollars, of which these adjoining property owners must pay forty-five per cent. of five million four hundred thousand dollars. Political pretenses are one thing, but the obtaining of money from taxpayers in such a way, in such large sums, and under conditions, which but for this subway would be almost confiscatory, is a thing which President Mitchel has not given sufficient thought to in his zeal for the admittedly ideal, but at present situation, impracticable municipal ownership theories.



Henry P. Knowles, Architect.
377 FOURTH AVENUE.

Too Far to Be Recalled.

This lower Seventh avenue street surface extension, under such pretenses, seems to have gone too far to be recalled. It has become almost actually a finality. Unless a subway is built at the same time, there will be no material advantage to the property resulting from the street opening, and the same, with its cost to the taxpayers, would never have been consented to by them on any other basis. At the public hearings for this assessment at which Mr. Mitchel took a leading part, the adjacent property owners agreed to pay this assessment with the distinct understanding that the Seventh Avenue Subway was to be built, otherwise they would never have consented to pay any part of the cost of this expensive opening of lower Seventh avenue. We hold that the city has thus used our property and taken our money in taxes and is constructively and impliedly and through the President of the Board of Aldermen, Mr. Mitchel, and his special committee of the Board of Estimate, is specifically, absolutely committed to this Seventh Avenue subway extension. We cannot believe that the city will load us with such taxes and withdraw the subway extension.

HUGH GORDON MILLER.

The Narrowest Building in the Silk Trade.

The eight-story building which William W. Heroy, president of the Pittsburgh Plate Glass Company, is erecting at 377 Fourth avenue, in the silk trade, will be the narrowest mercantile structure put up since the reconstruction of Fourth avenue began. The frontage is 22.5 feet, with a depth of 100 feet, and was designed by H. P. Knowles, of 1170 Broadway. The exterior will be of white South Dover marble, furnished by B. A. & G. N. Williams; the central portion of the front, including the third, fourth, fifth, sixth and seventh stories, is of tapestry brick, furnished by Fiske & Company; with colored terra cotta tiles introduced in the spandrels. A very high first story was required by the tenant, the Hartley Silk Manufacturing Company; the upper stories being each 10.6 feet high in the clear. The floor beams are of steel, with reinforced concrete arches. There will be one passenger elevator. The Edward Corning Company, 100 William street, is the builder.

PROTEST AGAINST McDONOUGH COMPENSATION BILL

Mighty Host of Contractors Charters Special Train to Attend Albany Hearing

IF the wishes of the builders of New York City and State are heeded by the Judiciary Committee of the Senate and the Insurance Committee of the Assembly, the McDonough State Insurance bill, variously known as the McDonough State Workmen's Compensation bill, as the Murtaugh bill in the Senate (No. 350) and as the Jackson bill in the Assembly (No. 269), will never be reported out of committee. And if there is any credit due anybody in particular for arousing the forces of the city against this measure it is due to William Crawford, president of the Building Trades Employers' Association and William J. Holmes, its secretary.

Late last week they sent out a "fire-alarm call," as the secretary called it, to all builders and contractors who are members of the association, calling them to arms against the passage of what many consider a monopolistic and revolutionary bill. The result was one of the biggest meetings ever held by the association, and it was then and there decided to charter a couple of special cars and make a record-breaking protest delegation to the State capital on Tuesday. Instead of taking two cars, the association found it necessary to charter a special train of thirteen cars, because more than half a hundred people signified their intention of going from this city, while members here wired to friends and business associates scattered along the line between this city and Albany, with the result that when the train pulled in at the capital city at 12.30 nearly a thousand persons alighted, all bound for the hearing which was called for 2.30.

The Senate chamber was filled. Every seat was occupied and white-ribboned delegates were standing not only in the aisle and lobby, but up to the Speaker's dias. The meeting opened promptly. It was figured that it might last two hours and possibly three. Instead it lasted until midnight and would have continued longer had not the committee decided that the matter had been thoroughly discussed. At that time there were still seventeen speakers yet to be heard.

Otto M. Eidlitz, of New York, spoke against the Murtaugh-Jackson bill on behalf of the principal contracting interests of the city and State, including manufacturers and merchants, as well as similar interests elsewhere in the State. He characterized the bill as unfair to the employer, the employee and the public. It was not, in his opinion, a workman's compensation act; moreover, many of its provisions were conflicting. The Foley-Walker bill as amended, he said, had the support of his clients. It included practically all classes of workers. The schedules of compensation in the Murtaugh-Jackson bill, he said, are grossly high. Its enactment into law would foster antagonism between capital and labor, it would jeopardize all mercantile interests. He believed the Foley-Walker bill, as amended, would meet existing conditions and hoped it may meet with the favor of the Legislature.

Representatives of practically all the building trade organizations in the State followed Mr. Eidlitz in endorsing his views. The New York Chamber of Commerce and the New York Merchants' Association through their representatives also approved Mr. Eidlitz's statements and added that they favored just, sound and uniform workmen's compensation legislation.

A number of organized labor bodies also opposed the Murtaugh-Jackson bill, among them the various New York City building trades. Others spoke in favor of the Murtaugh-Jackson bill which the American Federation of Labor has endorsed. Still others endorsed the Foley-Walker bill, but suggested several amendments, including one to have a labor man placed on the commission. What was wanted above all things, they urged, was a law to safeguard workmen against accidents.

The Massachusetts Insurance Department, through one of its representatives, told how beneficially the workmen's compensation law of that State had worked and how successfully it had operated. In six months the insurance charges, under the law, had been reduced 25 per cent. Injured people and their families in that State are now receiving four times what they got under the former law. About three-quarters of the State's employees are covered by its elective act, and it was stated that "the long delays incident to litigation are done away with. We have an arbitration committee, provision for which is not made in the Foley-Walker bill. These three things we deem essential: State regulation, constant supervision and control of insurance companies so that justice will be done. In Massachusetts the mutual companies are insuring about 250,000 employes, and the stock companies about the same number, and it is felt that the State is working no confiscatory injustice against these companies. The matter of preventing accidents is also a large consideration. Under the laws in the Foley-Walker bill are several features which appeared to be an improvement on the Massachusetts law."

Commissioner William D. Dixon, of the New Jersey Employers' Liability Commission, told the assemblage that the Murtaugh-Jackson bill should be styled "an act to place the industries of this great State in the hands of an irresponsible oligarchy." The New Jersey Department feels that it has the most effective law on the subject yet enacted in any State in the Union. It is universally accepted, and its schedules are regarded as eminently fair. A representative of the Michigan State Government expressed the opinion that the laws of that State was most efficient and explained at some length its features.

Daniel Harris, president of the State Federation of Labor, declared that the members of that body favored only the Murtaugh-Jackson bill. The workmen of New Jersey and of Illinois were opposed to the compensation laws operative there; he said the Foley-Walker bill would not compensate. He contended that it would not take the workmen out of the courts.

A member of the Workmen's Compensation Board of Ohio claimed that the vast majority of the employers of that State are in favor of the State insurance system as embodied in the Murtaugh-Jackson bill.

The committees took no action on any of the pending bills.

The chief difference between the two bills is that the Murtaugh-Jackson measure would limit the employer to State insurance, while the Foley-Walker bill permits him to file a bond with the State to insure compensation for workmen injured while in his employ. The labor interests are in favor of the Murtaugh bill on the general principle that it provides a State guaranteed fund from which compensation shall be made. The Foley-Walker bill is favored by contractors who believe that the State has no right to compel them to buy their insurance from the State only.

LEGISLATIVE MEASURES.

Doubling the Tax Transfer Tax—For Compulsory Arbitration.

Downtown real estate interests were annoyed this week by the introduction of a bill in the Legislature to double the tax on stock transfers. The tax is now two dollars per hundred shares. Among stock brokers there was a general expression of angry protest at this and other measures aimed at the business of stock speculation by the administration at Albany. It was declared that a continuation of such legislation would injure New York as the financial center and cause a dispersion of banking and brokerage business to other cities. With this belief many real estate firms have expressed sympathy and conferences have been held at the office of Bryan L. Kennelly with a view to calling a general mass meeting of protest.

Another bill proposes to double the tax on automobiles. It is claimed by the advocates of the bill that it is unfair that real estate should be heavily taxed for good roads, while automobiles which make use of the roads, and, in fact, require almost the same public utilities as real estate, escape with a trifling assessment.

A bill which Minority Leader Brown of the Senate and Assemblyman Adler have introduced provides for a system of compulsory arbitration of disputes between public service corporations and their employes and prohibits the stopping of work by strikes and lockouts. It also provides for the appointment by the Supreme Court of three arbitrators to settle the differences between the corporation and its employes. Violation of any agreement reached is made a misdemeanor and is punishable as follows: In the case of the company by a fine of not more than $100 per day for each day of the violation, and any damage suffered by reason of the violation, and if the violation persists the company is to forfeit its rights and franchises. Employes who persist in violating the provisions of the act are prohibited from again entering the employ of any public service corporation in the State.

—When the Bronx County question was submitted to the State Court of Appeals it was accompanied by a request from the parties for an early decision It is hoped by the appellants that the judgment of the court will be passed before the Legislature adjourns, in order that new legislation may be framed accordingly.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

Here is another house organ issued by a New York real estate firm. It is the "Spear & Co. Bulletin," and is the second publication of the kind which has commanded our notice. The first requisite of a house organ, or, indeed, of any publication, is that it must have the power to command respectful attention on account of its appearance. This the "Bulletin" has. It is of good size, is printed on good paper, is illustrated, and its typography is in good taste. Finally, the continuity of the text is not broken by a clutter of advertising cards. The second requisite is that the contents must be of value to the readers. In this respect also the "Bulletin" is to be commended. There is an informing article on Reducing Your Insurance Rates, by Harry Swanson, head of Spear & Co.'s engineering and repair department. An unsigned article on Tenanting the Wholesale Section should, we think, be read with interest and profit by owners in the old mercantile district below Fourteenth street. Without attempting to catalogue the entire text, it may be said that the contents of the "Bulletin" show that a big real estate firm which speaks frankly and concretely of matters within its experience should have no difficulty in getting a hearing.

What interests me particularly about the new house organs noted in this column today and last week is that they deal principally with building management. They are evidently founded on the theory that the personal convass and the private medium of communication are more effective than newspaper advertising. Indeed, this belief is clearly expressed in the "Bulletin"; "Our renting organization, in its personal canvass, can afford more effective publicity, with much better chances for filling your building, than half a dozen newspapers." There can be no doubt that the sort of examples of economy given by the "Bulletin" with respect to the building at 43 to 47 West Twenty-fourth street is effective publicity work and that such examples are hardly suitable for newspaper advertisements. In the case of this building cost figures are printed showing that by substituting a low pressure for a high pressure steam heating plant Spear & Co. reduced the yearly cost of heating by 50 per cent., cutting it down from $2,317 to $1,098.

While on the subject of low pressure plants, it is interesting to learn from the "Metal Worker, Plumber and Steam Fitter" that the highest building in New York to be heated with low pressure cast-iron sectional steam boiler is probably the sixteen-story Putnam Building at 2 to 6 West Forty-fifth street. The "Metal Worker" states the case for the low pressure plant so briefly and impartially as to justify the following quotation: "The building occupies a ground area of 60x90 ft. and was erected from plans and specifications drawn by Schwartz & Gross, architects, 347 Fifth avenue, New York City. In this building no high pressure steam was required for operating the pumps or elevators due to the provision of electric equipment, and consequently the use of the low pressure cast-iron boiler was favored. The owners and architects had in mind the ease with which such boilers can be fired, the economy attending their use as steam generators and the little care required in the operation. It might here be stated that similar heating plants employing cast-iron boilers are to be found in a number of office buildings in New York City comprising but few stories less than the building under consideration.

SEEKING TENANTS FOR LOFT BUILDINGS

Intricate Conditions That Building Managers Must Meet—Trade Movements—Necessities of Different Lines—Fourth Avenue as an Illustration.

By EDWIN H. HESS.

LOFT building construction has undergone a material change in ten years and, as a result, the loft manager of today has need for a much more highly specialized knowledge than ever before. In former times there were fewer buildings of this character and their equipment was of a very crude nature as compared with our present-day standards of construction. High-speed electric elevators have taken the place of the ancient hand hoists and the more recent hydraulic lifts, and steam heat and electric lights have replaced coal stoves and gas or oil lights. Light and the economical arrangement of floor space have also come to be extremely important factors, and trade centers are now concentrated within a few blocks, whereas they were at one time scattered over large areas. The loft manager today must, therefore, concentrate his efforts to a much greater extent than in former times. He must know his few blocks and know them thoroughly, where before he could spread his efforts over a large territory.

Keen Competition.

Present-day competition is of the keenest and, where formerly tenants sought the landlord, the landlord or his representative is now obliged to devote a large part of his time to seeking tenants. He must be able to demonstrate to prospective renters that his building is better situated and better adapted to their line of business than others on the market, and must be sufficiently well posted in all the latest conveniences of modern construction, to use them as talking points for securing tenants. In other words, he must be a salesman as well as a manager.

The manager, particularly where he is also a real estate broker, must be able to advise his clients as to market conditions and buying and selling. He must be able to select for them the most promising locations and obtain for them the best possible prices. He must also be familiar with the mortgage market so he may enable them to secure a maximum amount of loan money at a minimum cost. The manager must thoroughly familiarize himself with prevailing rents, must know when to advise his owners to accept offers or reject them and must be able to suggest structural changes in the layout of floors which will permit the owners to meet the necessities of tenants in various lines of trade. Individual owners, for the most part, have no intimate knowledge of the conditions which surround the properties they own, and the manager must on this account be possessed of tact, sound judgment and the ability to make his clients see conditions as they really exist.

In the last few years there has been a remarkable shifting of trade centers throughout the city and many builders of new structures have found themselves saddled with inadequate investments because of their lack of ability to foresee the trend of various trade movements. A manager who keeps well posted as to the various trade movements and uses due judgment in analyzing the knowledge which he obtains is in a position to materially assist his clients in selecting locations for loft buildings that will prove profitable for the present and which will enhance in value in the future.

Special Trades.

The necessities of the different lines of business must be carefully studied. To some trades, north light is absolutely essential; to others, a location convenient to lines of transportation is the important factor. Certain businesses require a certain average amount of floor space, and the rental which they can afford to pay is limited. Other trades can afford luxuries and their profits will warrant the expenditure of larger rents.

In former days it was very common to find the manufacturer and the wholesaler located in the same building. Today, the best of the wholesalers are refusing to go in buildings occupied by manufacturers, and certain locations are becoming popular among high-class wholesale concerns because of the united refusal of the owners to take manufacturers. The best instance of this can be found today along Fourth avenue from 14th to 34th st.

As a rule, the wholesale concerns have a wider margin of profit than the manufacturers and are, therefore, able to pay higher rents and employ a better class of help. On this account they are handicapped by being in the same building with those who manufacture and employ cheap labor, which is apt to hang around the halls and sidewalks and crowd the elevators at certain hours.

Some lines of business prefer to concentrate in one building, whereas other lines desire to be separated. For instance, one will find a number of lace and embroidery houses in the same building, whereas it is extremely uncommon to find more than one umbrella dealer in any one building. In planning a building, all these things must be taken into

consideration, as the number of elevators, the location of stairways, the position of columns and the height of ceilings all have an important bearing on the securing of tenants.

Loft Leases.

Loft leases differ from office leases in that the tenant, as a rule, takes his premises for a term of years, makes his own repairs and maintains his quarters as best he sees fit. It is not always the best policy, however, for an owner to adhere strictly to the terms of his lease in this respect, particularly when failure to correct a very apparent defect may cause serious loss to a tenant or extensive damage to the building.

While the average loft lease absolves the landlord from damages caused by leakage or broken pipes, it often happens that an adjoining tenant whose stock is damaged by carelessness on the part of someone else is able to show just cause in the courts why he should be reimbursed for such loss, and, on this account, a wise landlord will repair defective pipes when his attention is called to them.

Plumbing should never be left unrepaired and boilers out of condition are dangerous not only to the building but to the lives of the tenants. Too much care cannot be given to the maintenance of elevators. A stranded cable may carry its load in safety for months, but there is always the danger that it will part without warning and carry its passengers to severe injury or death, in which case the moral and financial liability would be tremendous. It is frequently wise in a busy loft building to have elevator repairs made either nights or Sundays, even though the overtime labor charges are heavier, as the tenants will appreciate the fact that they are not inconvenienced by the laying down of cars during working hours.

Cheap Repairs No Economy.

The manager or agent should have a good working knowledge of the cost of repairs and should not depend solely on the judgment of his engineer or janitor in this respect. Economy is an important factor in the maintenance of a building, but cheap repairs are no economy, and care should be taken that the best of material and workmanship are used, particularly in the engine-room and on the elevators. The practice of some agents in accepting commissions from repair people cannot be too strongly condemned. The agent who undertakes the management of property does so generally on a commission basis and he should see to it that the percentage is sufficient to allow him a fair compensation for his services. Where an agent accepts commissions for repairs the owner pays for it in the bills, and today the repair people who are willing to do business on this basis are as a general rule not to be trusted for quality of materials or workmanship.

Insurance Matters.

In loft buildings, the question of insurance is an important one and the manager should give this careful study.

A tenant whose fire record is bad may raise the rate, not only for the building, but for all the occupants. The manager should also be familiar with the various forms of liability insurance and should not overlook the importance of rent insurance, which, in case of fire, reimburses the owner for loss of rent during the period of reconstruction. It is always a safe plan for the manager to consult with the insurance people before accepting a tenant in a loft building unless he is absolutely sure that the business of the prospective tenant will not affect the existing rate on the building.

NEW THINGS

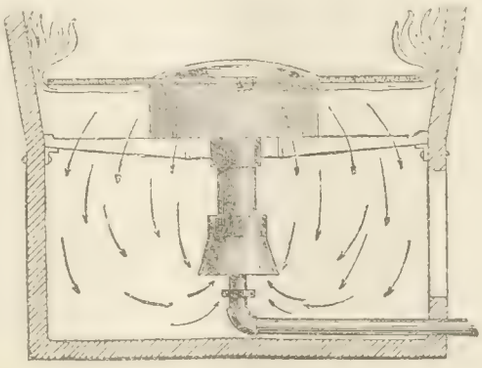
Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Non-Siphonable Traps.

Something new in the form of a non-siphonable trap for sinks, closets and other uses is being introduced by the Detroit Sanitary Supply Co., of Detroit, Mich. The trap is designed with the idea of meeting requirements of ordinances which are making positive sealing of fixtures one of the most important points in modern plumbing. All of the passages in this device are of smooth inner construction, and a large clean out is placed at the bottom. Access to the drain connections in case of stoppage can be had quickly without trouble. They are made in nickel plate glass or lead in wells or plain or floor patterns.

Gas Burners for Furnace.

A novelty is being introduced by John W. Chamberlain, of Toledo, O., who has a new gas burner for use in furnaces. This device illustrated herewith is said



to be first practical burner adaptable for heating boilers, furnaces and stoves mechanically using gas for fuel. A patent mixing chamber produces a perfect blue flame and gives intense heat. It requires no special fitting.

QUESTIONS and ANSWERS

Testing Electric Service Meters.

I am desirous of ascertaining how to test electric service meters supplying different tenants from an isolated plant in an office building.

Answer.—A simple method, and one frequently employed, is to connect another meter which is correct in the same circuit with the one to be tested.

Finding the Weight of a Fly Wheel.

Can you advise me how to calculate the weight of a fly wheel?

Answer.—First find the cubical contents of the metal of which the wheel is composed. If this is cast iron, multiply the total by 450 pounds, which represents the weight of one cubic foot of cast iron, and divide the result by 2,240 to arrive at the number of long tons contained in the wheel.

Linoleum Stains.

We have recently put down some linoleum in one of our offices and complaint has been made that ugly stains have appeared on it. I have tried acids but these have produced white spots.

Answer.—The stains you complained of probably are umber stains. These may have originated in oil or spirit, but we presume that they are oil or varnish blotches. Acids applied to this kind of stain not only burns through the stain, but also destroys the color of the linoleum. The best means to remove the stains in question without injury to the linoleum or affecting its color is to use a good varnish remover and daub the spots which will resolve in a very few minutes. This will be noted by its wrinkled appearance, when it can be wiped off with a cloth dampened with benzine or turpentine. Do not allow the remover to remain any longer than is required to soften and remove the stain, otherwise it will take up some of the color of the linoleum. If the job is too small to warrant purchasing remover a mixture of chloroform and a small portion of spirit of ammonia, procurable at any drug store will remove any dried spots of stain without injury to the surface.

Finishing Cypress.

Here is a communication from George E. Watson, manager of the All-Round Helps Department of the Southern Cypress Manufacturers' Association, New Orleans, who says we were in error in calling cypress a tough wood. We might put up a stiff argument for our interpretation of the word tough, but we are quite willing to withdraw that elastic adjective. The main thing is that the wood is mighty good for a great variety of purposes, and can be finished in an unusual number of ways:

"In your issue of Feb. 8, page 295, there is a question and answer headed 'Finishing Cypress.' You are in error in your answer to this question, in that cypress is not tough, but is one of the soft woods. The painters who finish cypress by first burning and then rubbing with a stiff brush are following a certain prescribed method of finishing cypress after the Japanese method of finishing Sugi, and I am enclosing herewith a pamphlet which fully described this process and which shows the beauty of this finish. The idea is not to obtain a smooth finish, but to obtain a raised grain or embossed finish, and the effect is most beautiful. As you may receive further questions along this same line, we send this volume of our Cypress Pocket Library to you so the writer of answers to these questions may be informed as to the results of burning and rubbing out with a wire brush. Cypress may be finished the same as any other wood, but it is the only wood grown commercially in this country which can be satisfactorily finished by the Sugi process." The volume, by the way, is worth sending for.

Attaching Plaster to Concrete.

Can you advise me regarding a good practical way of attaching plaster to concrete?

Answer.—Make the concrete as porous as possible by omitting the sand from the mix and by not spading the concrete next to the forms. Where plaster is required underneath a floor or roof, if the forms are sprinkled with ½-inch stone before the concrete is placed, a rough surface will be obtained to which plaster will key nicely.

To attach Portland cement plaster to smooth concrete, hack the surface with a point, brush the surface thoroughly to get the dust out, wash it, and in every case make sure that the under concrete is thoroughly wet before the plaster is applied. Otherwise the water will be soaked out of the plaster and the plaster will not adhere. Wash the surface with grout just ahead of the plaster and make sure that the plaster is applied before the grout has had time to set. The only way in which lime plaster may be satisfactorily placed on a concrete surface is to use plaster which is principally composed of plaster of paris.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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in the Metropolitan District

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The Board of Estimate on Thursday granted authority to the Commissioner of Docks to adopt plans for Barge Canal terminal facilities on the East River, Buttermilk Channel, Gowanus Bay and Upper Bay, between the foot of Fulton street and the foot of 66th street, Brooklyn.

With the incorporation of the parish of Reick on January 1, Dresden gained 514 acres in area, whereby it has attained an area of about 17,297 acres. By way of comparison, it may be stated that of the larger German cities Berlin has but 15,695 acres and Leipzig only 14,467 acres. New York has 209,218.

There seems to be a growing tendency on the part of associations of professional and business men to establish services of real value to their members—to achieve by co-operation results which are beyond the means of individuals. The latest example of this tendency is the Information Bureau authorized by the American Society of Engineering Contractors at its annual meeting. Through this bureau the member will receive answers to specific questions. When a question is submitted it will be referred to a member of the society who specializes in this class of work to which the question belongs, and the answer will be mailed promptly to the questioner; afterwards it will be published in the "Journal" for the benefit of the society. Among the officers elected at the meeting, New York is represented by the first vice-president, Edward Wegaann. Howard J. Cole, of Montclair, was made president, and George T. Clark, of Saskatoon, Canada, second vice-president. The directors are A. S. Bent, of Los Angeles, DeWitt V. Moore, of Indianapolis, and Leon F. Peck, of Greenwich, Conn.

The Dual Subway, the Only Practical Subway Proposal.

The character of the alternative rapid transit system proposed during the week by Messrs. Mitchel and Maltbie is a sufficient indication that the Dual Subway is the only really practical proposal with which the city is confronted. In order to satisfy local public opinion, they have tried to arrange for the construction of practically all the lines which are provided for by the proposed contracts. An attempt is to be made to secure the money by the issue of securities based upon the earnings of the new lines; but, if this attempt fails, as its proposers admit that it probably will, they want the city to begin construction with the money now available and rely upon the passage of a constitutional amendment to provide the necessary additional means—as if the city would dare to go ahead and carry out a certain plan without being sure of all the money needed for this purpose. Even if the plan of Messrs. Mitchel and Maltbie were financially practicable, there is only one respect in which it is an improvement on the Dual Subway system.

The city might be able to raise the money required for the construction of the new system at a somewhat smaller expense, but the smaller carrying charge imposed upon the new subways would be more than counterbalanced by the much heavier cost which the travelling public would be obliged to pay. The city would be divided into three rapid transit zones, without any connection one with another, and the passage from one zone to another would always cost an additional fare. These extra fares would amount, according to the calculations of experts, to several million dollars a year, besides being a serious hindrance to traffic. It is very much to be hoped that the new head of the Public Service Commission has been as much illuminated by the discussion of the past few weeks as has the public opinion of New York City.

Colossal Examples of Economic Waste.

Proud as a city may be of two such terminals as those of the New York Central and the Pennsylvania railroad companies, there can be little doubt that at the end of a couple of generations they will be regarded as colossal examples of economic waste. The spending of $100,000,000 on a passenger terminal is very much like buying a public inconvenience at an enormous cost. Some sort of a terminal is doubtless the most convenient method of handling through passenger traffic on its arrival in a city; but the two big stations in Manhattan would be comparatively insignificant buildings—in case they were intended only for the accommodation of passengers with baggage. It is the suburban traffic, and the enormous number of trains needed to accommodate it in the future, which has necessitated the purchase of acres of costly land and the erection of such spacious buildings.

The Grand Central Station has been planned to meet the needs of the next fifty years, and the Pennsylvania Railroad Company has avoided the development of any suburban traffic with New Jersey so as to keep an abundance of room for the accommodation of Long Island local trains. Yet it would be an immense benefit to their customers, in case no such accommodation had been provided. Not one suburban passenger in a hundred who arrives at the Grand Central Station is seeking a destination in the immediate neighborhood of 42d street and Park avenue. They all want to be carried to some other part of the city; and in order to reach the end of the journey they are obliged to walk a longer or shorter distance, take another train and pay an extra fare. The suburban service of the great railroad companies should constitute a part of the rapid transit system of the metropolis.

It looked at one time as if the New York, New Haven & Hartford Railroad Company appreciated this fact, and intended to connect their suburban lines in the Bronx and Westchester with a rapid transit subway in Manhattan; but for some reason the idea was abandoned. The consequence will be a great congestion of business and traffic in the immediate vicinity of the station, and the annual loss of a large and increasing amount of time and money. Some day a higher standard of economy and efficiency will demand the establishment of an intimate connection between every aspect of the suburban and interurban transit system. It is just as desirable that the transit system of a great city should be unified as that its telephone system should be unified. The greatest merit of the proposed Dual System of rapid transit is that it brings about a degree of unification in the means of communication of the city of New York which would have seemed impossible not many years ago.

The Foreign Situation.

It is no wonder that the stock market has continued to be discouraged by the tendency of the recent news. Business throughout the United States continues to be large in volume and wholesome in character; and if general conditions were free from dangerous features, a prosperous year would appear to be certain; but general political conditions are becoming more threatening every week. The new administration will take office at a time of almost unprecedented unrest in international politics. The domestic situation which confronted President Cleveland in 1893 is not more sinister than the foreign situation which will confront President-elect Wilson. In Mexico conditions go from bad to worse; and it is very probable that the unfortunate country will be plunged into anarchy. If the United States is obliged to intervene, the cost in money will be so heavy and the demands by the Government on the money market will be so considerable that business will be deprived of any sufficient margin of credit on which to expand. But this is not all. Serious trouble is brewing in Central America. It is very probable that during the current year there will be renewed trouble in China; and, of course, the situation in Europe is threatening. Whatever the outcome of the existing war, or the character of the treaty of peace whereby it is terminated, its effect will be profoundly to disturb the balance of power. Other readjustments must certainly follow, and such readjustments, even if they are consummated without any explosion, will keep public opinion apprehensive, capital timid, and will encourage the hoarding of gold. A prudent business will consequently avoid taking very many risks during a season which contains so many possibilities of serious complications in international politics.

Perhaps Radical Charter Changes.

It is evident that during the course of the present legislative session some radical changes will be proposed in the charter of the city of New York. The politicians who are now preparing these changes are not saying very much about their work in public; but occasional inklings are given of the way

in which they intend to amend the New York instrument of government. In all probability the proposals will take the form of the general grant of a larger measure of home rule to all the cities of the state. The first section of the bill is said to read as follows:

"Every city is granted power to regulate, manage and control its property and local affairs, and is granted all the rights, privileges and jurisdiction necessary and proper for carrying such power into execution. No enumeration of powers in this or any other law shall operate to restrict the meaning of this general grant of power or to exclude other powers comprehended within this general grant."

It is dangerous to approve any proposed piece of legislation until its details are announced; but if the passage quoted above is a fair indication of the contents of the new bill, it will have the approval of disinterested students of the actual operation of American municipal institutions. One of the great handicaps from which American municipal government has suffered has been the narrow construction placed upon its legal powers.

Even when the Legislature had apparently intended to endow municipal administration with a liberal grant of power for the performance both of specific and general functions, the tendency of judicial construction has always been to limit the actual exercise of those powers just as far as possible. The consequence has been that American cities have constantly been obliged to appeal to the State Legislature for the passage of specific laws which concerned essentially local business, and the responsible foundation of local government has been undermined. The city of New York will never enjoy a really responsible municipal administration unless the principle of home rule is embodied in its charter and unless this principle is liberally construed. The introduction of the completed bill will be awaited with the liveliest interest.

THE WEEK IN REAL ESTATE.

Judging by the large transactions in real estate this week the market is now on the crest of the wave of heavy dealing for the season. In many respects it was a remarkable market. Beginning with the sale of the Pullman Building, on Madison avenue, followed by the exchange of a large new building in West 26th street and the building of the Bank of the Metropolis on the west side of Union Square, the week approached its end with the sale of the W. Seward Webb mansion, on Fifth avenue, to John D. Rockefeller, while during the interval many sales of divers kinds of property were negotiated. The transfers also disclose the sale of 588 Fifth avenue by Henry G. Trevor to Samuel Frank and others, who will remove their shoe business from 244 Fifth avenue to the address mentioned. The new address is between 47th and 48th streets and the removal is another instance of the northward trend of trade in this avenue.

It is understood that John D. Rockefeller bought the Webb mansion in order to frustrate the march of business to a point where it might impair the select residential character of the block on 54th street, near Fifth avenue, where his town house as well as that of his daughter's is situated. The Webb property is abutted by the Rockefeller plot. It will be recalled that during the last year Mr. Rockefeller has bought four dwellings in 54th street near his own home that seemed threatened to be bought for alteration into business buildings; and, it is only very recently that the same owner deeded his daughter an easement in a vacant lot near her 54th street home so that its light and air would remain unimpaired. It may be that Mr. Rockefeller will reimprove the Webb plot with a modern business building, but he has the satisfaction anyway of determining what shall be done with the property. Just how long the famous oil man can restrain business from creeping around his residence remains to be seen. Thomas E. Ryan tried to halt the march of trade into Fifth avenue in the vicinity of 11th street, some years ago, but it came there finally in spite of his efforts to keep it out and a large business building is now opposite his old home. The Vanderbilts have sought to hold business south of the Fifty streets, and J. Pierpont Morgan has tried to keep business from Madison avenue in the vicinity of his home; and while Mr. Morgan has succeeded to a degree his efforts have not been entirely successful and it is not probable that they will be. There is every likelihood that when trade starts in earnest to get into 54th street just west of Fifth avenue that it will go there and that fine mansions will give way to the onslaught. For it seems probable that within the next twenty years there will be very few, if any, fine mansions on Manhattan Island. Taxable values are tending to become greater and the tendency is stronger, year on year, for the wealthy of New York's population to reside on country estates within easy traveling distance of Manhattan. Besides every circumstance points out the northward march of business. When Altman's and Tiffany's established their headquarters in Fifth avenue, followed as they were by many smaller concerns, the famous thoroughfare was doomed for trade; and, the camping of business in the intersecting streets is accentuating the demand for business space.

There was a lively tilt between the Board of Estimate and the owners of property on the new Court House site last Thursday, when the owners appeared before the Board to express their sentiments about the city not taking title to the various parcels it has selected for its new civic center. The owners wish the city to take title not later than March 1 of this year. There is more than $6,000,000 worth of real estate involved belonging to 65 owners and 250 tenants are affected. The owners cannot effect long leases with tenants because of the uncertain attitude of the city in the premises and as a result there is much vacant space in the buildings in discussion. For example, one building that brought an income of $19,000 a year before the city condemned the property now yields only $2,000 a year and even this income is threatened. It is asserted by the owners that in some cases the mortgagees have threatened to foreclose; and, it must be conceded that the owners are between the two horns of the dilemma, the city's dilatory methods on the one hand and the attitude of the mortgagees on the other. It appears that the commissioners of estimate and appraisal have acted with due diligence, but they and the Court House Board have not informed the Board of Estimate how long the city will have to carry the properties in question. The Board, it would appear, wants definite information. In the meantime the owners affected are anxious about their status in the matter and nobody can blame them, for they certainly have been patient. Action by the Board of Estimate is deferred for two weeks while the Corporate Stock Budget Committee looks into the subject. The owners have given notice that they are determined to hasten the final settlement.

The Danger Points in Picture Theatres.

Nearly one thousand moving picture machine operators are under constant employment in this city. Their work is checked up by twelve inspectors from the Department of Water, Gas and Electricity, which refuses to approve of the electrical equipment unless the operator thereof can prove his competency. Operators must obtain a certificate from the department, and since 1910 the examinations have been more searching than formerly.

There are various deliquencies of operators which the department has to deal with. Poorly patched films or those having sprocket holes torn out cause a number of the accidents which might easily result in a conflagration if the operator were inattentive. Leaving the magazine doors open, operating with flame shields down, operating with the lamp house open, operating with a grounded lamp, smoking in the booth, are all dangerous practices against which the inspectors strive to protect the public.

While moving picture theatres are just as dangerous in one place as another, it is evident that when they intrude into purely residential neighborhoods they put in jeopardy more households and threaten losses more irreparable than if they were required to keep on the business avenues, or to confine themselves to recognized amusement centers. Apart from the fire-hazard which attaches to the cheap theatres, they attract, when they go into a quiet neighborhood, a swarm of people unpleasant for the old residents to contemplate, and the consequence to be expected in such cases is many vacancies in the block and the destruction of real estate values.

A fire-hazard and other unpleasant features also attach to garages, and the owners of property in an upper West Side residential block recently had both a garage and a tiny "nickelodeon" suddenly appear as neighbors. As the garage was half-burned up last week and the "movie" hasn't been permitted to open, owners and tenants thereabouts are not altogether hopeless that one of the most "homelike" blocks in old Bloomingdale will yet be saved.

Would Stop Speculation in Real Estate.

An avowed purpose of the Committee on Congestion of Population which is conducting an exhibition of diagrams and placards on Union Square is to discourage speculation in real estate, and as a first step the proposed bill in the Legislature which has for its object the reduction of the tax on buildings and a corresponding increase in the tax on land, is strongly advocated. It is well for real estate men to fully understand this.

Mayor Gaynor evidently does, for he said in a noonday speech at the place this week that there is one phase of the single tax which he had never thought too happy:

"The idea is to centre all taxes on the land. That would mean to let all buildings and improvements made by the hand of man go free and tax the land, which was made by the hand of God.

"I don't know when you can bring it about. I do know that that chapter of Henry George's book would make me poor if put in effect. Most of my money is tied up in property in Brooklyn."

—The fact that a man who has by his own unaided efforts earned and saved enough money to buy the big Pullman Building on Madison Square has called forth many expressions of surprise, because of the infrequency of such purchases by young men of that kind now-

adays, in old New York. A generation ago nearly every young man was ambitious to improve his financial circumstances by investing his savings in real estate. This was thought to be the best way to get on in the world. It is not so easy now as then to obtain the title to a piece of Manhattan property, but Fred Stone's transaction may be the forerunner of many more of a similar kind by young men who have been investing their money elsewhere.

RAILROAD GETS PLOT.

Supreme Court Confirms Award to J. K. O. Sherwood for Dunton Property.

After a legal fight extending over a period of several years the Long Island Railroad Company has been granted possession of the small acre of land at Dunton, Queens Borough, on the line of the company's Jamaica terminal improvement. About 700 square feet comprises the total. Situated near where Van Wyck avenue crosses the line of the railroad, the property belonged to J. K. O. Sherwood and when the railroad company sought to buy it at private contract he asked a great deal more for it than it was considered to be worth, some say as high as $50,000. The company refused to pay the price asked by the owner and sought to condemn the property on the ground that it was a public necessity for the company to have it in order to carry on the Jamaica improvement. Through his attorney, Mr. Sherwood attacked the company's right to condemn in the premises and the matter went finally to the Court of Appeals which sent the case back to be tried by a jury as a matter of fact was involved.

After the jury decided that the company had a right to condemn, the Supreme Court appointed commissioners and they have awarded Mr. Sherwood a price approximating $46 a square foot for his property. Justice Van Siclen, of the Supreme Court, has confirmed the award of the commissioners, which totals $31,000 for the plot and $1,000 extra is allowed for expenses. Expert appraisers for Mr. Sherwood declared the property to be worth from $60,000 to $75,000, while those for the railroad company appraised it as being worth from $6,000 to $10,000. The litigation has delayed considerably the terminal improvements at Jamaica, the total cost of which will be more than $3,000,000.

Prof. Woolson on Concrete.

Before the Insurance Society of New York on Tuesday evening Professor Ira H. Woolson, Consulting Engineer to the National Board of Fire Underwriters, delivered the first of a series of addresses on modern methods of concrete construction with special reference to its relation to fire insurance and fire prevention.

The speaker reviewed the history of concrete from the time when Rome was at the zenith of its power down to the present. He spoke of methods of using it in construction, its various mixtures, what concrete is used for, giving special reference to the fireproofing of skeleton steel frame work and the construction of an entire building of this material. Then he spoke of the different kinds of steel reinforcement, such as plain bars, deformed bars, twisted bars, bars with lugs and fins, woven fabric and sheet, also sheet metal both plain and perforated.

In the next address which he will deliver on this subject before the same society at 84 William street on Tuesday evening, March 3, at 5 o'clock, Prof. Woolson will take up the subjects of distribution, fireproofing and the manufacture of concrete blocks and their relation to building construction, including failures of reinforced concrete buildings and their causes as found by commissions appointed to investigate building collapses at different times and places.

—The subway contracts will be signed within a few days—if not to-day, then early next week. This was the declaration made last night by Mayor Gaynor amid deafening cheers from the members of the North Side Board of Trade at their annual dinner at the Burland Casino, in The Bronx.

—Seven lots on the Upper West Side were sold this week in the auction room at $20,250. They are assessed for taxation at $42,000. If the single tax or the increment surtax or any other tax could stimulate building so as to "lower rents, increase wages, reduce the cost of living and abolish involuntary poverty," these lots should not have remained vacant so long as they have.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Feb. 14 to 20	1912 Feb. 16 to 21
Total No.	160	139
Assessed value	$12,610,262	$9,431,500
No with consideration	24	14
Consideration	$886,041	$844,600
Assessed value	$1,083,162	$986,300
	Jan. 1 to Feb 20	Jan. 1 to Feb. 21
Total No.	1,138	1,314
Assessed value	$73,847,712	$119,366,700
No. with consideration	176	128
Consideration	$6,579 552	$6,453 281
Assessed value	$6,797,962	$6,005,600

Mortgages.

	Feb. 14 to 20	Feb. 16 to 21
Total No.	147	71
Amount	$3,913,447	$2,091,500
To Banks & Ins. Cos.	29	14
Amount	$1,703,750	$547,400
No. at 6%	55	25
Amount	$569,701	$367,250
No. at 5½%	2	1
Amount	$90 000	$12,000
No. at 5%	46	29
Amount	$1,200,800	$1,243,000
No. at 4½%	12	5
Amount	$842,500	$126,000
No. at 4%	2	.....
Amount	$13,196	.....
Unusual rates	1	1
Amount	$30,000	$24,000
Interest not given	29	10
Amount	$1,167,250	$319,250
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	796	887
Amount	$26,516.177	$33,269.795
To Banks & Ins. Cos	205	190
Amount	$13,476,950	$16,359,040

Mortgage Extensions.

	Feb. 14 to 20	Feb 16 to 21
Total No	53	42
Amount	$2,842,250	$2,552,302
To Banks & Ins. Cos.	30	20
Amount	$2,350,250	$2,037,500
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	327	438
Amount	$11,529,085	$19,652,677
To Banks & Ins. Cos.	117	147
Amount	$5 701,050	$11,256,000

Building Permits.

	Feb. 15 to 21	Feb. 17 to 23
New buildings	11	11
Cost	$1,789,750	$1,343,050
Alterations	$99,110	$97,645
	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
New buildings	68	113
Cost	$7,634,200	$10,719,875
Alterations	$1,342,220	$1,533,686

BRONX.

Conveyances.

	Feb. 14 to 20	Feb. 16 to 21
Total No.	95	95
No. with consideration	10	6
Consideration	$124,002	$82,925
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	961	1,028
No. with consideration	101	80
Consideration	$1,126,325	$911,874

Mortgages.

	Feb. 14 to 20	Feb. 16 to 21
Total No.	77	91
Amount	$926,725	$1,046,946
To Banks & Ins. Cos	14	10
Amount	$376,000	$146,400
No at 6%	35	45
Amount	$337,200	$349,146
No. at 5½%	4	11
Amount	$36,250	$138,000
No. at 5%	17	10
Amount	$230,600	$218,500
Unusual rates	1	1
Amount	$8,475	$105,000
Interest not given	20	24
Amount	$314,200	$236,300
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	669	776
Amount	$7,103,570	$6,688,282
To Banks & Ins. Cos.	85	96
Amount	$2,052 145	$1,537,266

Mortgage Extensions.

	Feb. 14 to 20	Feb 16 to 21
Total No.	10	11
Amount	$170,000	$198,250
To Banks & Ins. Cos.	3	1
Amount	$65,500	$38,000
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	100	137
Amount	$1,610,600	$2,237,900
To Banks & Ins. Cos.	13	36
Amount	$393,500	$885,900

Building Permits.

	Feb. 15 to 21	Feb. 17 to 23
New Buildings	25	13
Cost	$527,000	$305,225
Alterations	$12,300	$60,350
	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
New buildings	111	155
Cost	$2,936,626	$4,735,175
Alterations	$150,535	$216,375

BROOKLYN.

Conveyances.

	1913 Feb. 13 to 19	1912 Feb. 15 to 20
Total No	486	428
No. with consideration	33	21
Consideration	$381,300	$166,324
	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	3,263	3,289
No. with consideration	217	189
Consideration	$1,846,156	$1,680,586

Mortgages.

	Feb. 13 to 19	Feb. 15 to 20
Total No.	312	304
Amount	$1,372,319	$1,167,195
To Banks & Ins. Cos.	68	79
Amount	$571,700	$478,400
No. at 6%	168	156
Amount	$607,358	$489,982
No. at 5½%	47	41
Amount	$307,050	$187.400
No at 5%	80	93
Amount	$410,750	$465,263
Unusual rates	.....	3
Amount	.....	$11,550
Interest not given	17	11
Amount	$47,161	$13,000
	Jan. 1 to Feb. 19	Jan. 1 to Feb 20
Total No.	2,336	2,402
Amount	$8,416 780	$9,562,178
To Banks & Ins. Cos.	546	547
Amount	$3,376,630	$4,050,153

Building Permits.

	Feb. 14 to 20	Feb. 15 to 20
New buildings	71	76
Cost	$522,150	$351,075
Alterations	$97,900	$40,860
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 20
New buildings	474	410
Cost	$3,587,360	$3,249,340
Alterations	$451,897	$333,899

QUEENS.

Building Permits.

	Feb. 14 to 20	Feb. 16 to 21
New buildings	85	63
Cost	$249,475	$273,000
Alterations	$21,751	$16,810
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New buildings	508	364
Cost	$1,540,307	$1,522,860
Alterations	$142,421	$58,805

RICHMOND.

Building Permits.

	Feb. 14 to 20	Feb. 16 to 21
New buildings	9	11
Cost	$17,300	$36,000
Alterations	$4,275	$1,685
	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New buildings	58	88
Cost	$114,160	$702,775
Alterations	$16,200	$88,103

BUILDING MATERIALS AND SUPPLIES

The Inside Reason Why the Steel Company Has Refused To Join the Independents in Price Advances.

How the Mexican Imbroglio, Trust Reform Bills, Stock Exchange Incorporation Legislation and Other Factors Are Affecting Securities and Building.

FURTHER developments in the Mexican revolt was responsible for putting a mild quietus on the general securities market this week and for the first time steel and other basic building material interests began to give thought to the possibility of postponement of orders. This cast a slight shadow over the outlook for the second half and opening of the third quarter, especially if jingoists are successful in tantalizing the authorities at Washington into acts of intervention. This, however, has only been felt by the securities market and has not yet affected contracts.

The introduction of bills at Albany to regulate the stock market also was a contributing factor in the unrest among securities, but sage heads in the building material and construction departments believe that even though war is declared and the legislature puts through burdensome bills at Albany, it will have a tendency to encourage real estate investments, and this should give a stability to the general building construction market.

It is generally believed that contracted operations will proceed on schedules. Should general hesitancy develop, however, the pig iron and steel interests may be expected to take such action as to discourage any postponement of construction plans.

Those who are close in the steel department hint that herein lies the reason for the steel corporation's determined stand against advances in price at this time, although the present stiffness of the market would seem to warrant such action. It was suggested that the steel company's attitude was one of extreme far sightedness in view of the differences which have arisen between the firemen and the railroads, the development of the Mexican trouble to the extent that this country might be involved, the doubt attending the effect tariff revision will have upon business in general, and the complexion of the stock exchange incorporation bills, not to mention the possible effect of New Jersey anti-trust regulations and certain government suits and inquiries, all of which have more or less direct bearing upon future building construction.

On the other hand there is a decided demand for new building construction in New York City and vicinity. Plans are being laid, contracts have been specified, new construction business, all in larger volume than has been reported in any recent year, combine to insure a degree of stability in the building market that cannot be upset so long as basic iron and steel markets maintain their present heavy mill capacities.

Open weather, the fact that labor which emigrated last summer is again returning to these shores in large numbers, thus giving manufacturers a good labor market; low mill stocks and a general tendency to return to the old principle of supply and demand, are all adamant elements that make for continued firmness of the general building material and construction markets, and to insure a continuance of prosperity. There has been no indication of crumbling of prices. On the other hand there is a firm tone.

COAL SITUATION IN NEW YORK.

Bituminous Prices Drop While Anthracite Remains About Normal.

THE general trade may be said to be on a normal, seasonable basis. The mines are producing a heavy tonnage and the arrival of cold weather has created a somewhat stiffer demand.

There is considerable irregularity in the demand for merchant sizes, but this is being overcome by shippers insisting that every order must call for at least two of the domestic sizes, that is, as far as the retail dealers are concerned. Stove sizes are scarce and egg sizes the most plentiful. The demand for chestnut is moderate. Pea coal is still short and is the only size selling about circular quotations. With the exception of barley the steam sizes are moving better to apartment house, office buildings and factories, and prices are remaining as a rule without change.

Soft coal has been selling in the local market the past week at prices considerably lower than the same grades could be bought for at the mines. In this respect the situation differs little from that which has prevailed for three weeks or more, the only change being that quotations have gradually become weaker as coal standing at the different ports reached or passed the demurrage stage and had to be sold for what it would bring.

There has been a lot of this class of tonnage disposed of in recent weeks, and as not much is being sent down here on consignment now, the inference is that the accumulation has been pretty well worked off. If this theory is correct, the local trade is gradually getting into a healthier state, though the price situation does not indicate any change for the better. While some of the coal that is being sacrificed is of poor or indifferent quality, the discriminating buyer is able to find among it a considerable amount of the better grades, and these better grades can be had in some cases as low as $2.55 f. o. b., or an even dollar at the mines.

It is impossible to buy good Central Pennsylvania coal for mine shipment at that figure. Somerset County producers are asking from $1.30 to $1.45 for their better grades, and the poorer coals are bringing $1.15 up, as a rule. Low grade Clearfield coal is selling down to $1.05, but the better qualities are quoted at $1.25 and upward. Cambria County coals have much in the same range, with some of the highest grades going almost entirely under contract and practically unobtainable in the open market. It is a peculiarity of the present situation that while poor coal can be had at about summer prices, the better brands are in demand at good figures.

NO DEMAND FOR BRICK.

Question of Price Range Covering Common Brick Explained.

COMMON brick in this market is in light demand as far as cargo movements at wholesale dock are concerned. The only sales in the Hudson River market last week were four covered cargoes which went out at $7.50. Most of the dealers are riding from stack and there are only 34 covered cargoes left in the market.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

1913.

Left over, Feb. 10—61.

	Arrived	Sold	Covered
Monday	0	0	0
Tuesday	0	0	0
Wednesday	0	0	0
Thursday	0	0	0
Friday	0	0	0
Saturday	0	0	0
Total	0	0	0

Condition of market, dull. Prices, Hudsons (basic), $7 to $7.50. Raritans, $7. (Wholesale dock, N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over, Feb. 8, 60. Total covered, 0. Total covered sold, 4. Total covered on reserve, 34. Total covered in corresponding week last year, 43.

1912.

Left Over, Feb. 10, 17.

	Arrived	Sold	Covered
Monday	0	0	0
Tuesday	0	1	2
Wednesday	0	1	1
Thursday	0	1	1
Friday	0	0	2
Saturday	0	1	2
Total	0	4	9

Condition of market, dull. Prices, $6.75 to $7. Raritans, no quotations. Total covered, 43. Reserve, Feb 17, 13.

NOTE.—Inquiries from dealers and consumers regarding our quotations for Hudson River common brick have been received recently and complaint is sometimes made that the full range of prices has not always been published. This seems to call for an explanation.

Quotations made in this department are those covering basic transactions at the West 52d street wholesale docks. During the winter months a record is given of the number of cargoes under cover and the number of covered cargoes sold. This brick is quoted only when the number of covered cargo sales during the week aggregate a total large enough to be a factor in the market. When, as was the case in the week ending Feb. 8, only 1 covered cargo was sold, no quotation was made, because the sales of this brick were not sufficiently heavy to permit the fixing of a basic price. For the same reason if one or two uncovered or open cargoes of brick happen to be sold for less than the lowest basic record price, that brick is not considered as properly belonging in an official brick price range and the quotation is not given as minimum. In other words the brick quotations published in the Record and Guide are those representing the largest number of cargo sales within a range representing the average high and average low sales. The market is never judged by the quantity of brick ridden from stacks, this brick having figured in quotations and records of an earlier date. Frequently, especially in times of great speculation as at the present, the wholesale market will be extremely dull while dealers will be active on their stacks. At such times it is impossible to definitely quote price, hence, only wholesale cargo quotations are given.

The word "basic" in parenthesis following the classification of brick means that most sales are being made between those levels, which in the case this week is between $7 and $7.50, which latter figure happens to be the average current price for covered brick in the wholesale market.—Ed.

STEEL SPECIFICATIONS HEAVY.

February Tonnage Somewhat Lighter Than December and January.

EASTERN steel makers have found that specifications, while heavy so far this month, probably will not exceed December or January's business. Contracts are reported to be heavy, but specifying is slow.

The most active demand in the Pittsburgh district other than the semi-finished material which cannot be satisfied by deliveries for at least six to eight months, is for merchant bars. Some of the larger makers are so far behind in deliveries on merchant bars that they will not quote on new inquiries. Warehouse stocks are very low, and high premiums prevail for prompt shipments.

The heavy demand for steel sheets continues a feature of the Pittsburgh market. Eastern pig iron makers ascribe the dulness to last fall's heavy buying.

While steel makers as a whole are hopeful that there will be an active year in the trade to December 31, with good prices and large unfilled tonnage next January 1, the Western makers are more optimistic than the Eastern, for the latter will feel European competition more keenly if the tariff is cut.

Domestic consumers of copper continue to hold aloof from the market in anticipation of a still further decline in electrolytic. The same is true of the consumers of manufactured products, although some orders for electrical work and power plants and transmission lines were placed when the market receded to 15 cents for electrolytic. Such buying is temporarily over, but it is evident that consumers are watching the market carefully for any change in the tide affecting future delivery.

SAND AND GRAVEL FIRMER.

Plan on Foot to Standardize Gravel for Entire Country.

THE local market for sand and gravel has taken on an almost precedented strength for this time of the year. In fact some of the companies handling this commodity say that they are having trouble in meeting the demand. Sand is very stiff at 45 cents and gravel is held at varying prices generally even with list. An extra large demand for sand and gravel is reported from railroad interests, including subway contacts. Even building construction interests are aggressively in the market.

Charles D. Warner, secretary of the National Association of Sand and Gravel Producers, in commenting upon the sand and gravel situation, called attention to the activity of the National Association of Sand and Gravel Producers and what it hopes to accomplish in the near future.

The association has two committees at work, which promise much for the producers of gravel and the users of it. One is the Committee on Uniform Grades and the other is the Traffic Committee. The work of the Committee on Uniform Grades will be centered upon securing an arrangement agreeable to all sections of the country, for four or five standard sizes of gravel, that will be designated in a uniform manner, so that a "No. 1 gravel," for instance, will mean the same thing in every part of the country.

This system will make for better conditions in the architect's work in specifications, in the invoicing of materials, and will bring all the other advantages that uniformity gives. The gravel machinery manufacturers should welcome this change, as it will mean to them uniform screens. The association's committee will cooperate along this line with the National Association of Cement Users' Committee, and practical results are expetced in a short time. Aid in the consummation of the plan has been promised by Percy Wilson, Secretary of the Association of American Portland Cement Manufacturers, and by Richard L. Humphrey, President of the National Association of Cement Users.

As indicating the rapidity with which the gravel industry has grown in the United States, it may be said that as an industry it is practically only ten years old. It has grown up along with the cement industry, and at the present time there are more than 900 producing companies in the country. Last year these companies paid to the railroads of the United States more than $30,000,000 in freight. Notwithstanding this volume of business, gravel and sand have no regular classification. It also will be the work of the Freight Committee of the association to secure more equitable freight rates.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Large Properties Form the Prime Feature of the Week's Dealing.

The real estate market this week was prolific of good sized transactions, notable among them being the sale of the Pullman Building, on the east side of Madison Square; the Twenty-sixth Street Building, described elsewhere in this issue; the Bank of the Metropolis Building, which figured in a trade; loft buildings in Walker, Prince and Howard streets; a few elevator apartment houses; numerous private dwellings; vacant plots for improvement; and, tenement houses in various parts of the city. The Bronx was well represented in the business of the week. Brooklyn did not show up as well as during the week before. The metropolitan and suburban counties of New Jersey show considerable activity and dealing in lots on Long Island is fairly active.

The Manhattan sales totaled 47, again 35 last week and 57 a year ago.

The number of sales south of 59th street was 14, against 15 last week and 12 a year ago.

The sales north of 59th street aggregated 33, compared with 20 last week and 31 a year ago.

From the Bronx 19 sales at private contract were reported, against 14 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $584,783, compared with $1,999,391 last week, making a total since January 1 of $6,974,303. The figure for the corresponding week last year was $481,676, making the total from Jan. 1, 1912, $7,099,344.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BLEECKER ST.—Dr. Wm. A. Gillen sold the northwest corner of Bleecker and Morton sts, a 6-sty tenement house with stores, on a plot 50x85.

HOWARD ST.—Daniel Birdsall & Co. sold for a client to Chloe P. Herring 25 Howard st, a 5-sty loft building, on a lot 25x100.

PRINCE ST.—Usona Construction Co. sold to the Emerald Realty Co. 96 to 100 Prince st, two 5-sty loft buildings, on a plot 74.7x101x irregular. The sellers acquired the property in a recent trade with Sonn Bros., who, it is understood, are interested in the latest purchase.

WALKER ST.—Daniel Birdsall & Co. sold for Dawson C. Glover, as trustee, 83 Walker st, a 5-sty business building, on a lot 25x100.

3D ST.—David and Henry Lippman sold to Jacob Oresky 21 East 3d st, a 6-sty tenement house, on a lot 25x84.

18TH ST.—Elizabeth Bickman bought 510 to 518 East 18th st, five 5-sty tenement houses, on a plot 125x100.

22D ST.—Arnold, Byrne & Baumann, in conjunction with Daniel H. Renton & Co., sold for the Lowell Realty Co. 136 and 138 West 22d st, a 7-sty loft building with store, on a plot 41.8x98.9.

26TH ST.—The Fifth Avenue & Twenty-sixth Street Co., Geo. F. Johnson, Jr., president, sold to Wm. Washington Cole the new 20-sty building in course of construction in the south side of 26th st, from Broadway to 5th av. In payment is given the building of the Bank of the Metropolis, at the northwest corner of Broadway (Union Sq) and 16th st, while the sellers take back a lease for 42 years on the 26th street building. Arnold, Byrne & Baumann were the brokers; and, the total amount involved, including the lease, is about $10,000,000. Much of the space in this new building has already been leased to prominent mercantile concerns. The building that originally stood on the site was long occupied by "Martin's." The new building covers an area of 8,500 sq. ft., having frontages of 60.5 ft. on Broadway, 155.7 ft. in 26th st and 56.5 ft. on 5th av. The buyer is a western man. The building of the Bank of the Metropolis has long been under lease to that institution and it has many years yet to run. The structure covers a plot 32.6 ft. on Broadway, 175 ft. in 16th st and there is an L 25x92.

30TH ST.—M. & L. Hess sold for the Polo Construction Co. to the Realty Holding Co. 151 to 155 West 30th st, a new 12-sty loft building, on a plot 75x98.9. The buyer gave in part payment 30 and 32 West 15th st, a 12-sty mercantile building, on a plot 50x110, fully rented. The 30th st building is 70 per cent. rented.

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35TH ST.—J. J. Hearn Construction Co. sold to the Plandome Heights Co., Ben. N. Duke, president, 148 and 150 East 35th st, a 9-sty apartment house, on a plot 44x97.6.

38TH ST.—Ames & Co. sold for the Seaboard Land & Mortgage Co. to H. A. Mirick the 6-sty tenement house at 315 East 38th st, on a plot 25x100. The seller takes in part payment the 5-sty flat at 156 West 20th st, on a lot 17.8x94.

48TH ST.—Lowenfeld & Prager sold to Cornelius Lynch 235 East 48th st, a 3-sty and basement dwelling, on a lot 20x100.5. The sellers bought it at auction several days ago for $10,475.

MADISON AV.—The Pullman Holding Co. sold through Loton H. Slawson to Fred A. Stone, a comedian, the 16-sty brick, steel and stone office building, on a lot, 24.8x100, at 17 Madison av and adjoining the Madison Square Presbyterian Church. The structure was built about two years ago and it is particularly noticeable because of its narrowness as compared to its height. Clarence L. Crater represented Mr. Stone in the transaction. The structure is known as the Pullman Building.

5TH AV.—John D. Rockefeller bought through Wm. A. White & Sons and Pease & Elliman from Mrs. W. Seward Webb the Webb mansion at 680 5th av, on a plot 52.1x122, with rights in an alley to 54th st. The house is 4 stories and basement in height and is between 53d and 54th sts. It is flanked on the south by the edifice of St. Thomas' Church and on the north by the home of Mrs. H. McK. Twombly at the southwest corner of 54th st. Mr. Rockefeller's city home, at 4 West 54th st, abuts the Webb mansion in the rear. It is understood that Mr. Rockefeller desires to insure the neighborhood of his home against the invasion of business as much as possible and it is rumored that the new owner of the Webb plot may reimprove it with a business building. The property was a wedding gift, 30 years ago, to Mrs. Webb from her father, the late Wm. H. Vanderbilt. The new owner takes possession May 1. The reported purchase price is $1,250,000.

Manhattan—North of 59th Street.

MANHATTAN ST.—Porter & Co. sold for the estate of John B. Haskin 14, 16, 20 and 26 Manhattan st, between Morningside av and 125th st. At 14 and 16 are 3-sty buildings, on a plot 37.6x39.9x irregular; at 20 is a 4-sty building, on a lot 21.1x65.9x irregular; and, 26 is also a 4-sty building, on a lot 20.2x100.11x irregular.

65TH ST.—Franconia Realty Co. sold through A. H. Levy and J. Isaacs of Newark, N. J., to a Newark buyer, the 6-sty tenement house, on a lot 37.7x100.5, at 433 East 65th st, near Av A.

74TH ST.—Mary M. K. Wilson sold through Horace S. Ely & Co. to a buyer, for occupancy, 15 East 74th st, a 4-sty and basement dwelling, on a lot 20x102.2, 240 ft. east of 5th av.

78TH ST.—Pease & Elliman sold for Jeanette and Anna C. Coulter 45 East 78th st, a 4-sty and basement dwelling, on a lot 16.8x102.2; also, in conjunction with the Douglass Robinson, Chas. S. Brown Co. for Bernhard Beincke 47 East 78th st, a 4-sty and basement dwelling, on a lot 16.8x102.2. The buyer, whose name is not yet given, will reimprove the plot with a modern American basement dwelling for his own occupancy.

78TH ST.—Pease & Elliman sold for Robt. B. Roosevelt 114 East 78th st, a 5-sty American basement dwelling, on a lot 18x102.2. The buyer will occupy the house.

78TH ST.—Slawson & Hobbs sold for A. P. W. Kinnan, president of the Union Dime Savings Bank, 320 West 78th st, a 5-sty American basement dwelling, on a lot 18x102.2. The buyer will occupy the premises.

80TH ST.—Robt. S. Streep sold 110 West 80th st, a 4-sty and basement stone front dwelling, on a lot 20x102.2. The buyer gave property at Southampton, L. I., in part payment.

83D ST.—David and Harry Lippman sold 25 West 83d st, a 3-sty and basement dwelling, on a lot 21.3x80. The property abuts the property of St. Matthew's Episcopal Church in 84th st.

83D ST.—Frank L. Fisher Co. sold for I. Randolph and Everett Jacobs to Chas. A. Christensen 121 West 83d st, a 3-sty dwelling, on a lot 16x102.2. The buyer was the tenant.

86TH ST.—Loew Amusement Co. bought from the McCloud estate 169 East 86th st, a 4-sty stable, on a lot 28x100.8. It abuts the new Loew theatre in 87th st, and it will be used as a site for an entrance to that building.

101ST ST.—M. M. Hayward & Co. resold for Frank E. Wise 232 West 101st st, a 3-sty brownstone dwelling, on a lot 16x100. The property was sold last week through the same brokers.

115TH ST.—Sharp & Co. sold for Julius Tishman & Son to Weymer H. Waitt 608 and 610 West 115th st, a 9-sty apartment house, on a plot 50x100.11.

123D ST.—Phillip Bernhardt sold to John Dauenhauer 520 and 522 West 123d st, two 5-sty flats, on a plot 54.10x100.11.

152D ST.—Sonn Bros. sold through Thomas & Son to S. H. Glasser 524 West 152d st, a 6-sty apartment house, on a plot 40x100.

131ST ST.—J. B. Wood sold for Mrs. C. Geid to J. Taylor 108 West 131st st, a 3-sty dwelling, on a lot 17.6x99.

131ST ST.—Senior & Stout, Inc., in conjunction with Shaw & Co. sold for the estate of Wm. H. Hogencamp 124 West 131st st, a 3-sty and basement dwelling, on a lot 18.9x100.

141ST ST.—The Lenox-Columbus Co. sold through A. H. Levy and J. Isaacs, of Newark, N. J., to M. Thurber, of Newark, 75 and 77 West 141st st, a 6-sty modern apartment house, on a plot 50x99.11. Property in Newark and in Belleville, N. J., was given in part payment.

179TH ST.—Hall J. How & Co. sold for Grace L. D. Hoffman the lot, 25x100, in the south side of 179th st, 100 ft. east of St. Nicholas av, to

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Private Realty Sales—Manhattan.

A. E. Kight, who will improve the site with a 5-sty flat.

202D ST.—The Todd estate sold to the D. A. Cushman Co. for improvement with a large modern bakery building, the vacant plot, 100x98.11, in the south side of 202d st, 200 ft. west of 9th av.

AMSTERDAM AV.—J. B. English sold for the Incas Realty Co., Inc., to the W. F. Burns Realty Co. the 6-sty elevator apartment house, on a plot 47.10x100 at the southeast corner of Amsterdam av and West 106th st, the property being known as 933 and 935 Amsterdam av and 160 West 106th st.

BROADWAY.—The Chittick estate sold through Warren F. Johnston the vacant plot 25x143, on the east side of Broadway, 150 ft. north of 204th st (Hawthorne st).

BROADWAY.—John R. Davidson, in conjunction with the McVickar-Gaillard Realty Co., sold for Geo. J. Schroder to the New York Real Estate & Security Co. the northeast corner of Broadway and 123d st, a 6-sty elevator apartment house known as The Regent, on a plot 100x100.

BROADWAY.—Montgomery Maze sold to Theo. W. Myers the northwest corner of Broadway and 207th st, a plot 101x125, giving in part payment improved property at Long Branch, N. J.

LEXINGTON AV.—Lowenfeld & Prager resold to Edward C. Prescott 1738 Lexington av, a 5-sty flat, with stores, on a lot 25x100.

MADISON AV.—Lowenfeld & Prager sold to an investor 1427 and 1429 Madison av, at the southwest corner of 99th st, a 7-sty apartment house known as The Lorraine, on a plot 50x100. It is one of four 50-ft. front apartment houses forming the block front from 98th to 99th st. The broker was Watson P. Anderson.

MADISON AV.—The Duross Co. sold for Jas. H. Cruikshank to an out-of-town buyer 1929 Madison av, at the southeast corner of 124th st, a 3-sty and basement dwelling, on a lot 20.11x85, opposite Mount Morris Park.

MANHATTAN AV.—Arnold, Byrne & Baumann sold for a client to Fred'k Zobel the northwest corner of Manhattan av and 116th st, two 3-sty dwellings, on a plot 38x50.

PARK AV.—Douglass L. Elliman & Co. sold for the Alliance Realty Co. 787 Park av, a vacant lot, 28x98, 49.6 ft. north of the northeast corner of 73d st. The buyer will improve the lot with a fine dwelling for his own occupancy.

PARK AV.—A. L. Mordecai & Co. bought from the Brinckerhoff estate 870 Park av, a 2-sty stable, on a lot 25x100.

ST. NICHOLAS AV.—The estate of Mary M. Bensel sold to John Bensel the northeast corner of St. Nicholas av and 155th st, a 2½-sty dwelling, on a lot 23.9x103.7x irregular. If it had not been sold at private contract, Jos. P. Day would have offered the property on the auction block last Tuesday.

WEST END AV.—Wm. Colgate sold 766 West End av, a 3-sty dwelling, on a lot 18x89, near 97th st.

3D AV.—Pierre M. Clear sold for Anna Sahm to Abraham J. Smith 1576 3d av, a 4-sty and basement tenement house, on a lot 25x100. It is the first transfer of the property since 1869.

8TH AV.—Jas. H. Cruikshank sold through The Duross Co. to an out-of-town buyer 2741 8th av, at the northwest corner of 146th st, a 5-sty flat with stores, on a lot 24.11x100.

Bronx.

146TH ST.—E. A. Polak Realty Co. sold for John Huessan to O. Polak 287 East 146th st, a 4-sty brick flat, on a lot 16x110.1. In part payment the buyer gives 161 South Nunn st, East Orange, N. J., a detached dwelling, on a plot 60x205.

153D ST.—Kurz & Uren, Inc., sold for Chas. Dammeyer to Wm. Harres 377 East 153d st, a 6-sty apartment house, on a plot 37.6x100.

179TH ST.—Mooyer & Marston sold for a client to Jos. Reiss the vacant plot, 44.55x130x irregular, in the south side of East 179th st, 99.46 ft. east of Bryant av. The buyer owns adjoining property at the southeast corner of Bryant av and 179th st.

BAINBRIDGE AV.—William C. Bergen has bought from W. L. Varian the southeast corner of 198th st and Bainbridge av for improvement. The plot measures 130x89x107x124 and has been held at $30,000.

BATHGATE AV.—S. Rosen sold for Ignatz Roth and Max Klein the 6-sty tenement, 1657 Bathgate av, to N. Cohen.

BOSTON RD.—H. Vogler and S. Rosen sold to M. Lampert 1225 Boston rd, a 5-sty apartment house, on a plot 50x167. The buyer gives in part payment the southwest corner of 13th av and 46th st, Brooklyn, a vacant plot, 80x100.

CLINTON AV.—A. Reichman sold to Fred Mildner 1991 Clinton av, a frame 2-family house, on a lot 16.8x100.

FIELDSTON RD.—Michael M. McDermott sold the lot 25x95 on the east side of Fieldston rd, 95 ft. north of 259th st, to Dr. John J. McGrath.

GRANT AV.—Wm. Harres sold through Kurz & Uren, Inc., 958 Grant av, a 3-sty brick 2-family house, on a lot 20x95.

JACKSON AV.—Anna M. Klemann sold the plot 100x70 on the west side of Jackson av, 125 ft. north of 156th st. The buyer will improve the site with two 5-sty tenement houses.

LELAND AV.—John B. Furey sold for Henry J. Stadler, Jr., 1366 Leland av, a 2-family house, to an investor.

MAPES AV.—Geo. A. Hefter sold for Julius Weinheimer to the Schill Construction Co. the vacant plot, 66x145, on the east side of Mapes av, 195 ft. north of 179th st. The buyer will

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improve the plot with a 5-sty apartment house. The buyer gave in part payment the two brick 2-family houses, on a plot 50x108, at 2241 and 2243 Powell av.

SHERMAN AV.—Yorktown Realty Co. sold through E. D. McManus & Co. the plot of 36 lots on Sherman and Grant avs, 100 ft. north of 167th st, fronting 449.7 ft. on each avenue and with a total depth of 200 ft.

SOUTHERN BOULEVARD.—Henry Morgenthau Co. sold to Adelstein & Avrutine the southwest corner of Southern Boulevard and Barretto st, a vacant plot, 275x100.5. The buyers will erect four 5-sty apartment houses on the plot.

STEBBINS AV.—S. Rosen sold for the Freefein Realty Co. the northwest corner of Stebbins av and 170th st, a plot 200x100. The buyer gave in part payment the northeast corner of Madison av and 101st st, Manhattan.

TELLER AV.—Louis Reiss sold for the Smada Realty Co. to Chas. Kronenthal 957 Teller av, a new 5-sty apartment house, on a plot 40x100. It was a cash transaction.

VYSE AV.—Jas. J. Haggerty sold for Annie M. Clarence to John D. Kroog and John Harnetty the lot, 25x100, on the east side of Vyse av, 175 ft. south of 172d st. The buyers will remove to this lot the 2-family brick house now at 952 Freeman st.

VYSE AV.—Everett Harrison, of Montclair, N. J., sold through Chas. Kuntze 1557 Vyse av, a 3-sty two-family house, on a lot 25x100.

WILLIS AV.—Sandrock Realty Co. sold through Chas. Kuntze 124 Willis av, a 5-sty flat, on a lot 25x80.

Brooklyn.

DRESDEN ST.—Frank J. Magerle sold for John L. Whitacre 212 Dresden st, Cypress Hills, a 4-family apartment house.

FLOYD ST.—Jos. Widoosky sold through Jos. Metzger 188 and 190 Floyd st, a 5-sty double tenement house, on a plot 50x100.

46TH ST.—Annie Burns sold through Tutino & Cerny 535 46th st, a 2-sty and cellar brick 2-family house on a lot 20x100.

53D ST.—B. J. Sforza sold for Wm. Brudi 1543 53d st, a frame detached dwelling, on a plot 40x100.

BROOKLYN AV.—The Kings & Westchester Land Co. sold to Benj. E. Benedict 247 Brooklyn av, at the southeast corner of St. Johns pl, a Kinko duplex house, on a lot 20.3½x100.

DE KALB AV.—Henry Agar sold 826 De Kalb av, a 3-sty frame dwelling, on a lot 19x100.

GRAND AV.—C. A. Cranston sold through R. J. Meehan 621 Grand av, a 3-sty flat with store.

NORTH PORTLAND AV.—H. W. Rozell & Son sold for Mrs. Mary Williams to a buyer, for occupancy, 81 North Portland av, a 3-sty and basement frame dwelling, on a lot 20x100.

FLATBUSH MANOR.—The C. E. Williams Realty Co. sold the following, at Flatbush Manor, to the buyers mentioned: To Mrs. Maria L. Bell, 1566 East 46th st; to Benjamin Du Bose, 1689 East 49th st; to Hattie L. Smith, 1701 East 49th st; to Edward W. Pierce, 1542 East 46th st; to Charles H. Lengel, 1988 Troy av; to Mrs. Ella Buckmaster, 1551 East 45th st; to J. S. G. Kemp, 1558 East 46th st; to D. and H. Gillezeau, 1550 East 46th st; to John Svanteson, 4710 Av L; to Andrew Burns, 1698 East 49th st, and to Charles Sohn, 1690 East 49th st.

Queens.

GLENDALE.—The Socialistic Educational Club of Queens bought the property known as Greuscher's Hall, at Myrtle and Cypress avs, Glendale. The reported price is $36,000. The club will take possession on Apr. 1.

LIBERTY HEIGHTS.—The C. E. Williams Realty Co. sold, at Liberty Heights, to Edward Jennings a 7-room detached dwelling, on the west side of Boyd av, 240 ft north of Dalrymple av; to Emil Jones a 6-room detached dwelling, on the south side of Dalrymple av, 97 ft. west of Ferry st; and, to Emil Jones, also, a vacant lot, 20x100, on Boyd av, 220 ft. north of Dalrymple av.

ROCKAWAY BEACH.—The Young Men's Hebrew Association bought the vacant plot, 40x118, on North Fairview av, adjoining the plot owned by the Rockaway Aerie of Eagles, at Rockaway Beach. The association will improve the plot with a club house in the near future.

ROCKAWAY BEACH.—Dr. Geo. Cohen sold through G. Taus & Son to Jos. Sperber the northeast corner of Division and Ocean avs, Rockaway Beach, a detached dwelling. The buyer of the house will occupy it.

Near-By Cities.

JERSEY CITY, N. J.—Henry Simmons sold to John S. Norton & Co. two frame buildings, on a plot 50x100, at 66 and 68 Hudson st, Jersey City.

JERSEY CITY, N. J.—Louis Resnick sold to Bernard Manacher 59 Atlantic st, Jersey City, a dwelling, on a lot 25x100.

JERSEY CITY, N. J.—John A. Brann sold to Paul Seydel the vacant plot, 50x117, on the south side of Bentley av, near West Side av, Jersey City.

JERSEY CITY, N. J.—The estate of John Elsey sold to Jacob H. Duryea 98 Jewett av, Jersey City, a dwelling, on a lot 17x93.

WEST NEW YORK, N. J.—Wm. Walser sold to Edward Blau 402, 404 and 408 16th st, West New York, three flats, each on a plot 30x100.

JERSEY CITY, N. J.—Robert W. Eichman bought from Stuart B. Folley 228 and 230 Summit av, Jersey City, two dwellings, on a plot 42x104; also from Helen A. Bellamy 239 Summit av, Jersey City, a 3-sty dwelling, on a lot 18.9x122.

JERSEY CITY, N. J.—Charles L. Cast sold for Morris Cohen to Jacob Schmitt 19 Atlantic st, Jersey City, a 6-family flat, on a plot 33x100. The buyer gave in part payment 308 and 310 Van Horne st, Jersey City, two frame houses, on a plot 50x100. The same broker sold for Fisher & Smith, to Henry F. Moore, 164 Carteret av, Jersey City, a 2-family house, on a lot 25x100.

JERSEY CITY, N. J.—John F. Lynch sold for Daniel J. Murphy, to Henry Byrne, 33, 37 and 41 Baldwin av, Jersey City, three 4-sty flats, on a plot 120x125.

JERSEY CITY, N. J.—Herman Samann sold to David J. Gibson 106 Stevens av, Jersey City, a 6-family flat, on a plot 31x100.

JERSEY CITY, N. J.—Benjamin F. Farrier bought from the Harry Louderbough estate 47 Gifford av, Jersey City, a dwelling, on a plot 80x126.

JERSEY CITY, N. J.—Herman Weledinger bought from Margaretta A. Oliver a plot, 100x100, at the northeast corner of Jackson av and Wade st, Jersey City.

JERSEY CITY, N. J.—Nelson R. Stryker sold to John Schmelz 159 Randolph av, Jersey City, a dwelling, on a lot 20x125.

WEST HOBOKEN, N. J.—Guiseppe D. E. Pierro sold to Morris G. Fredman 815 to 821 Angelique st, West Hoboken, four brick flats, on a plot 120x126; also a plot, 126x120, at the southeast corner of the Boulevard and Angelique st, West Hoboken.

WEST NEW YORK, N. J.—The Hudson County Construction Co. sold to Steffan Dieckman, of South Orange, 18 brick 2-family houses at West New York. Four of these houses are in the west side of 13th st and 14 of them in the north side, between Broadway and Bulls Ferry rd. Each house is 21x40 and contains two apartments of 4 rooms and bath each.



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Private Sales—Nearby Cities (Continued).

WEST NEW YORK, N. J.—Daniel E. Evarts bought from the Union Realty Co. 16 lots at West New York, 4 at the northwest corner of Jackson and 12th sts, and 12 in the north side of 12th st.

WEEHAWKEN, N. J.—George Freygang bought from Harriet S. James four lots at the southwest corner of the Hudson Boulevard and Hamilton av, Highwood Park, Weehawken.

Rural and Surburban.

HASBROUCK HEIGHTS, N. J.—Hasbrouck Park Land Co. sold at Hasbrouck Heights to Simon Feders, 75x119; also to E. H. Talcott, 100x113, and to M. McLaughlin, 50x113, all on Longworth av; also to E. W. Stone, 50x100, in Terrace av; also to William Stanton, 75x125, on Williams av; also to Raphael Willis, 50x100, on the Boulevard, and to P. Amando, 100x100, in Prospect av.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold, at Hempstead, to J. J. Geerin a plot 40x116 on Ocean av; to S. Hynes, a plot, 40x100, on Botsford av.

LAWRENCE, L. I.—Herman Frankfort sold for Jessie Wineburgh to Nat Levy at Lawrence a cottage, garage, and an acre of ground on Central av, 300 ft. east of Lawrence av.

LITTLE FALLS, N. J. -Taendler & Scholz sold for the estate of Mary Burkhardt a 17-acre farm at Little Falls, near Paterson, to Giuseppe Carlino.

MANSFIELD TOWNSHIP, N. J.—Charles Young bought the farms of William D. Vliet and William A. Flock in Mansfield Township, containing 200 acres, which will be used for the raising of live stock.

MOUNT VERNON, N. Y.—J. S. Kelly sold to Burke Stone his residence at 483 Gramatan av, Mount Vernon, N. Y.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold at Oceanside to J. and R. Schredlinger a plot, 100x100, to M. Oehler and H. Scheutlinger each a plot, 40x100, on Ebert av; to W. H. Davey a plot, 40x83, on Anchor av; to A. Scully a plot, 40x100, on Windsor Parkway; to D. and L. Harris a plot, 40x100, on Merrifield av.

PARSIPANNY, N. J.—Chas. Hartdegan, of Newark, sold to C. T. Shipman his country estate of 100 acres at Parsipanny. The farm is one of the best in Morris County. It includes a house of 10 rooms, a 4-room cottage for help, two large barns, garage, cow stables and other outbuildings. The reported price is $20,000.

PORT WASHINGTON, L. I.—The Port Washington Estates sold at its property on Manhasset Bay to Frank L. Cross a new 15-room hollow tile house, on a large plot overlooking the bay; also, to Jessie A. Proudfoot, 96x150 for a modern bungalow, and to C. M. Prankard a plot 100x120.

SCARBOROUGH, N. Y.—Kenneth Ives & Co. sold to Giles Whiting for the estate of Annie Dickinson Smith a tract of 12 acres and homestead on Briarcliff rd, Scarborough on Hudson, and for A. Coleman Smith four acres adjoining. The buyer will remodel and occupy the homestead.

SCARBOROUGH, N. Y.—Wm. A. White & Sons sold for Geo. N. Griffin his residence, on a plot of 4½ acres, at Scarborough, on Scarborough rd.

VALLEY STREAM, L. I.—The Windsor Land & Improvement Co. sold at Valley Stream, to G. Fant a plot, 80x110, at Dover st and Rockaway Parkway; to C. Weiler a plot, 40x99, on Merrick boulevard.

YONKERS, N. Y.—M. M. Hayward & Co. sold for Harry C. Burdick 12 Amackassin Terrace, Yonkers, a detached dwelling, on a plot 100x150.

LEASES.

Manhattan.

MARK RAFALSKY & CO. leased for the Goldsmith Realty Co. to the Newark Shoe Co. the store and basement in 75 Nassau st, for a long term; to the Nassau Lunch Co. the entire second floor in the same building; for the Irving Hat Co. to the Newark Shoe Co. for a term of years, the store and basement in 635 8th av; for Benjamin H. Kaufman to the Newark Shoe Co. the store and basement in 148 East 14th st; for the Sixth Avenue Realty Co. to A. Himmel, of 2 Bond st, the basement of 531 and 533 6th av; and, for Albert Strauss to Guzy Bros., of 21 West 34th st, the store and basement in 49 West 42d st.

J. IRVING WALSH leased for David B. Ogden, as trustee, to Mrs. Phyllis Brown, the 4-sty and basement dwelling at 71 West Washington pl, for a term of years.

CHAS. S. KOHLER leased for Jas. W. Miller to Samuel Kaplitz the store at the northwest corner of Columbus av and 95th st; for the United Stores Realty Co. to Miss Theodosius O'Donnell the single store at Cathedral Parkway, 8th and Manhattan avs; also, for Minnie Miller to Jessie Dalrymple the 3-sty Queen Anne dwelling at 113 Manhattan av.

MOOYER & MARSTON leased for a client to Anna Becker the dwelling at 497 East 139th st.

GUSTAVE BRITT leased for Chas. McManus to Eliza Dietrich the 3-sty and basement dwelling at 137 West 13th st; for Martha A. Gaines to John Ficke the 3-sty and basement dwelling at 37 Jane st; also, for a client to Daniel Austrian, the present tenant, the store at 43 8th av.

CROSS & BROWN leased for a client to Sears-Cross Co., of 687 11th av, the fourth floor in 19 to 21 West 62d st, for a term of years.

PEASE & ELLIMAN leased for D. McRae Livingston to Mrs. Margaret E. Rutledge, for a term of years, the 3-sty and basement dwelling at 159 East 36th st; also, for a client to Geo. A. Vondermull a large apartment in 969 Park av.

MOOYER & MARSTON leased for a client to Electus D. Litchfield, of 244 5th av, the fourth floor of the building at 477 4th av.

PEASE & ELLIMAN leased for a client to Richard B. Lee, Jr., the large apartment in 112 and 114 East 17th st; also to Miss Anna M. McCarthy an apartment in 152 East 72d st; also to Kingsland Macy a duplex apartment in 829 Park av; also for a client space in the Aeolian Building, at 29 West 42d st, to Jas. Clarke & Co., of 38 West 32d st; to C. C. Mengel & Bro. Co.; to the Geo. Backer Construction Co., of 62 West 45th st; to Emanuel Loeb & Co., of 1493 Broadway; to Jas. H. Ottley, of 236 West 37th st; and to Geo. B. Burroughs. The same brokers leased for a client to P. R. Jennings, of the New York Stock Exchange, a large apartment at 875 Park av.

GEO. R. READ & CO. leased for a client to the Exchange Buffet Corporation the entire ground floor and basement in the Jones Building, at 52 to 58 Duane st, at the southwest corner of Elm st, which contains a total area of 20,000 sq. ft. The term is for 21 years from May 1, 1914, when the new lessees take possession.

VAN NORDEN & CO. leased for a client to the Exchange Buffet Corporation the basement and part of the sub-basement in the Wilson Building, at the southeast corner of Broadway and 33d st, for a term of 21 years, at an aggregate rental of approximately $300,000. Extensive alterations will be made. The space is 11,000 sq. ft.

CHAS. A. DARDS leased for a client to Schmitt Bros., who own and occupy abutting property at 343 and 345 Madison av, the 5-sty building at 47 East 44th st.

MERCANTILE SAFE DEPOSIT CO. has leased the ground floor at 115 Broadway, which is directly above its present quarters.

EDWARD J. HOGAN leased for a client to the Columbia Graphaphone Co. one-half of the twentieth floor in the Woolworth Building, on Broadway, from Barclay st to Park pl.

CHAS. H. DAVIS leased to Thos. Cook & Son the corner store in the St. Andrew Hotel building at the northwest corner of Broadway and 72d st, for a term of 5 years, at an annual rental of $10,000.

THE DUROSS CO. leased for a client to F. E. Nesmith & Co., of 812 Greenwich st, the third loft in 138 to 142 West 14th st, for a term of 5 years.

TUCKER, SPEYERS & CO. leased for Morris Mizel to Aaron Rubenstein the parlor floor in 45 West 45th st, for a term of years; also, in conjunction with Fred'k Fox & Co. to Otto Kohn & Co., space in the building at 29 to 33 West 38th st.

SLAWSON & HOBBS leased for a client the store and basement in 55 West 125th st to Chas. E. Bolton.

F. R. WOOD-W. H. DOLSON CO. leased for Martin H. Goodkind to Mrs. L. Reynolds the 3-sty dwelling at 111 West 78th st, for a term of years.

THE CRUIKSHANK CO. leased in the West Street building, at 90 West st, space to the National Surety Co., the Shipley Construction & Supply Co., the Interocean Oil Co., Percy L. Braunworth, the International Acheson Graphite Co., William O. Maden, the Motor Traction & Engineering Co., the Eastern Equipment Co., the Vernon Metal & Produce Co., Inc., the Courtney Co., the Holland Society, the General Electric Co., Thomas J. Althouse, the American By-Product Machine Co., Ernest J. Allen, the Rateau Steam Regenerator Co., the Morris Iron Co., the Smith Serrall Co., the C. & C. Electric & Manufacturing Co., the Extensive Manufacturing Co., the Duriron Castings Co., the Dun Oliver Lumber Co., F. W. Codrington, the By-Products Chemical Co., Inc., the Agricultural Supply Co., the Pratt Engineering & Machinery Co., the Cuba American Contracting Co., the Crescent-Morris Co., and the Municipal Engineering & Contracting Co.

EDWARD J. HOGAN leased to the Delaware, Lackawanna and Western Railroad Co. for its freight traffic department the north wing on the 18th floor of the Woolworth Building for a term of years.

ARTHUR TRUSLOW leased the basement in 24 Dey st, northeast corner of Church st, for the United Cigar Stores Co. to the Borough Lunch Co. for ten years. The lessees of the building, who have rented it from the John Jacob Astor estate for a long term, will make a spacious entrance on Dey st for the basement lunch room.

LOWENFELD & PRAGER leased to Braude Bros., dealers in laces and handkerchiefs, now at 484 Broadway, the store and basement in 33 Union Square. The lease is for a term of 5 years. Stephen H. Tyng, Jr., & Co., were the brokers.

THE CHARLES F. NOYES CO leased the three entire floors, comprising the upper part of the building at 253 Pearl st, to Richard L. Walsh Co., now at 100 William st, for five years; also a floor in 597 Broadway extending through to Mercer st to the Make Good Paper Box Co.

THE DUROSS CO. leased the fourth floor in 46 West 21st st to David Bendersky, the present tenant; and the basement, containing 10,000 sq. ft., in 1876 Broadway for the Diamond Rubber Co. to the Pacific Motor Car Co., now at 244 West 49th st.

THE M. ROSENTHAL CO. leased the store and basement in 45 West 28th st to the New Garden Restaurant for a term of years.

DOUGLAS L. ELLIMAN & CO. leased offices in the Forty-second Street Building to the Thomas Crimmins Contracting Co., now at 444 East 69th st.

G. W. BARNEY leased the 5-sty building at 50 Murray st to B. Drakenfeld & Co.; also to Mayrsohn & Minniello the store and basement in 191 Reade st, extending through to 199 Chambers st, and to M. Roth & Co. the 6-sty building at 185 Duane st.

HERBERT A. SHERMAN leased for J. A. Dunning to Mrs. Whitelaw Reid the stable at 107 West 52d st, for a term of years.

SAMUEL H. MARTIN leased to the Borough Lunch Co., for a term of years, the store at 150 Columbus av.

GEO. W. BRETTELL leased the two buildings at the northwest corner of 3d av and 123d st, for a term of years, to Pinto Bros., who after extensive alterations have been made will occupy the premises.

CROSS & BROWN CO. leased for Isabella Jex to the Canalian Pacific Railway Co. the corner store, basement and second floor in the building at the northwest corner of Broadway and 33th st, for a long term of years from May 1, 1915, at an aggregate rental of $150,000. The store is at present occupied by Alfred Kohn & Co. The new lessee will make extensive alterations.

MOOYER & MARSTON leased space in the building at the northwest corner of 5th av and 32d st to H. M. Phillips, now at 261 Broadway; to the Ferdinand P. Kaiser Publishing Co., now at 949 Broadway; to H. J. Peper, a present tenant; to Frank W. Maher; and to I. Grossman, now at 29 West 33d st.

CORN & CO., in conjunction with F. & G. Pflomm leased for clients to Harry Fass, for a term of years, the store and basement in 32 West 31st st. Mr. Fass is now at 36 West 21st st.

CROSS & BROWN CO. leased space on the sixth floor of the U. S. Rubber building, at Broadway and 58th st, to Ernest Hopkinson, a present tenant; and space on the eighth floor to the Donnelly Motor Equipment Co., of 105 Hudson st.

ARTHUR H. COHEN leased for a client the two north stores in the Carlton Chambers, at Madison av and 47th st, to Orestes E. S. Azzoni, now at 24 East 28th st. The space will be used for an art store.

PEASE & ELLIMAN leased for Chas. P. Howland, attorney, to Dr. Wm. W. Herrick, for a term of years, the dwelling at 49 East 53d st.

GEO. R. READ & CO. leased for a client to the Yale & Towne Mfg. Co., now at 9 Murray st, the store at 198 West Broadway, for a term of years; to the Aero Fire Alarm Co. space on the third floor of 2 to 10 Church st; and, to Chas. E. Dombert, of 231 William st, the third loft in 12 Spruce st.

F. W. SHARP leased for a client to A. D. Burgesser & Co. three floors in the McGibbon building, at 3 and 5 West 37th st, for a term of 5 years, at a total rental of $60,000. The firm is now at 5th av and 21st st.

S. FINE leased for Bosnia Construction Co. to Vincenzo Marino and Antonio Pagliaro the 6-sty tenement house at 2186 to 2190 2d av, for 3 years, for $11,500.

THE BRUNSWICK REALTY CO., Robert P. Zobel, pres., leased to the Mumm Champagne & Importation Co. the store, basement and mezzanine floor in the Commercial Engineers' Building, 35 and 37 West 39th st, recently completed, for 10 years at an aggregate rental of about $100,000. The lessees have been located at 60 Warren st for 50 years.

FROMAN & TAUBERT leased for A. & L. Gutman to Sharpe & Colle the store at 948 Park av; for H. N. Kohn to H. Welinchick the store in 1235 Lexington av; for Jacob Jung to E. Boomschaft the store in 1232 Lexington av, for a term of years; for Lester H. Goodkind to Josephine Keup the 3-sty and basement dwelling, at 118 East 82d st, for a term of years.

LOUIS SCHRAG leased for the Congregation Shearith Israel to Wolf Gurney, for a term of years, the store in the building at 7 West 19th st; for Ludlow L. Melius to Angelina Mancelli the store in 254 West 27th st; for Sarah H. Lyons to Ross Vaughn, for a term of years, the dwelling at 242 West 22d st.

CROSS & BROWN CO. leased office space on the tenth floor of the United States Rubber Building, Broadway and 58th st, to Gensler & Brewster and space on the sixth floor to the Motor Trade Publishing Co.

MOORE & WYCKOFF leased for Emma G. Clarke to Herman Kohn the stables on a plot 75x98.9, at 528 to 532 West 24th st.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for John Lynn to Chas. Fine the store and basement in 124 Bleecker st, at the southwest corner of Wooster st for a term of years.

PEASE & ELLIMAN leased for the Realty Holding Co. to Paul Chalfin space in 432 and 434 4th av; also, for the Montana Realty Co., a large apartment in 383 Park av, to F. G. Achelis, of the firm of Vietor & Achelis; also, for a client to Edwin J. Schwabe, of 814 Broadway, the 2d, 3d and 4th lofts in 814 Broadway.

DUFF & BROWN CO. leased for the Rembrandt Realty Co. to Jacob Katz the entire store floor at the southwest corner of St. Nicholas av and 148th st.

E. A. TURNER leased the east store and basement in the World's Tower Building, 110 and 112 West 40th st, for a term of ten years, with a ten-year renewal privilege, to James W. Barry, who will occupy the space with a cafe and grill. The premises extend back to the Maxine Elliott Theatre on 39th st, where it will have a rear entrance.

L. J. PHILLIPS & CO. leased to Barrett, Nephew & Co., Old Staten Island Dyeing Establishment, the store at the northwest corner of Broadway and 157th st, for a term of years.

GOODALE, PERRY & DWIGHT, INC., as agents, recently leased space in the following buildings to the following parties: 114-16 East 28th st,: Joseph J. Hohler, Bayard Jones, Charles and Robert Campbell, Robert L. Zetscho, R. Buggoln, R. D. Chernoff, Albert H. Kunz, S. B. Mahmarian, Henry A. Koelble, and additional space to Glickman & Miller and Charles D. Williams. 36 East 23d st: Space to Isidore Shair, Adolph Cohn and Wm. Pinkus. 35 West 21st st: Greenberg & Blinblum, manufacturing ladies' dresses; Harry Schlesinger, mfg. ladies' dresses; Samuel Meisler, ladies' neckwear; Louis Shapiro, mfg. dresses and cos-

tumes; Finn Majestic Button Co. 40 West 28th st: Additional space to the Progressive Embroidery Co. and the Well Made Garment Co. 26 West 26th st; the third loft to Nathan Hogrin and the second loft to Markheim & Saldinger. Also the two 4-sty high stoop, brown stone dwellings at 29-31 West 25th st to Mrs. Grace De Sellem for Mrs. Rosanna Batchelor, for a term of years.

PEASE & ELLIMAN leased for Frances Spingold to Harry H. Williams, of 31 West 134th st, the 4-sty building at 154 West 46th st, for a term of years, to be used as a music publishing establishment.

J. C. EINSTEIN CO., INC., leased for Alfred Duane Pell to Otto Muller & Co., the present tenants, the first loft in 480 Broome st; and, for Wm. Colgate to the Fitwell Dress Co., of 74 University pl, the 3d loft in 56 East 11th st.

MOOYER & MARSTON leased for a client to Gaines Thurman, of 47 West 34th st, space in the building at 315 5th av.

MARK RAFALSKY & CO. leased for Elias A. Cohen to M. A. Gunst & Co., Inc., tobacconists, the large store at the southeast corner of Broadway and John st, for a long term of years, at an aggregate rental exceeding $600,000. The store will be sub-divided and the stores so created will be sub-leased to tenants, while the immediate corner will be occupied by the lessee as a cigar store.

WM. WOLFF'S SON leased for the estate of Lyman J. Bloomingdale to Irving Stern, of Stern Bros., the 3-sty garage at 164 East 77th st; for the estate of Christian Creamer to H. Peshkin, of 315 East 63d st, the 3-sty garage at 113 East 77th st; for Geo. Blank to the M. Pollak Iron Works, of 235 East 78th st, the 2-sty brick building at 504 East 76th st; for the Reformed Low Dutch Church of Harlem to Deutsch Bros., of 58 Av A, the 5-sty and basement business building at the northeast corner of 3d av and 123d st; for Eleanor C. Morris to John Turley the 3-sty and basement dwelling at 120 East 76th st; for Mrs. J. L. Kellogg to M. Mann the 3-sty and basement dwelling at 208 East 72d st; for M. L. & C. Ernst to F. K. Dillingham and M. Sussman each an apartment in the St. George, 1125 Lexington av; for J. Hyman to Edelmuth Bros., of 2d av and 85th st, the store in 1318 3d av; for Frank Beck to J. Kopelowitz a store in 1699 3d av.

PEASE & ELLIMAN leased the 4-sty dwelling at 54 West 57th st to Mme. Jean Dibelo, dressmaker, formerly of the Mrs. Osborn Co. The lease is for a term of years at an annual rental of about $7,000. The same brokers leased for the Watt estate to the Van Buren & New York Bill Posting Co. part of the block bounded by 139th and 140th sts, Lenox and 7th avs.

Brooklyn.

LOUIS C. SCHLIEP leased the factory building at the northeast corner of John and Bridge sts, Brooklyn, for the National Licorice Co. to the Columbia Gas Fixture Co.

Queens.

RAVITCH BROS., erectors of structural steel for buildings, with offices at 1182 Broadway, have leased their plant at the northwest corner of Vernon and Pierce avs, Long Island City, to the Radley Steel Construction Co., of 624 East 19th st, Manhattan, for a period of 10 years from May 1, 1913. The plot is 200x600 ft., extending to the East River.

Suburban.

PEASE & ELLIMAN leased for a term of years for Harvey N. Smith and Eva B. Smith their new house on Lindon st, Woodmere, L. I., to Ulick de B. Daly.

DE BLOIS & ELDRIDGE leased for Robert G. Hone his cottage on the corner of Greenough pl and Old Beach rd, Newport, R. I., to Mrs. Schuyler Van Rensselaer of New York, for the coming season.

FISH & MARVIN leased the property of Mrs. L. Goodrich Smith at Lawrence Park, Bronxville, to Lee W. Maxwell of this city for a long term of years.

REAL ESTATE NOTES.

N. BRIGHAM HALL & WM. D. BLOODGOOD have been appointed agents for the 5-sty apartment house at 611 and 613 West 136th st.

E. A. GOODWIN, formerly of Calder, Nassoit & Lanning and Sharp & Co., is now associated with the M. Morgenthau, Jr., Co.

HENRIETTA ERNEMAN is the purchaser of the dwelling 766 West End av, sold recently by Electus T. Backus for William Colgate.

M. ROSENTHAL, formerly of the M. Rosenthal Co., is now identified with J. C. Einstein Co., Inc.

L. J. PHILLIPS & CO. were the brokers in the recent lease of the store and basement at 35 and 37 West 39th st, to the Mumm Champagne Importing Co.

HOWARD C. PYLE & CO. have removed from 201 Montague st to the Brooklyn Public Library Building adjoining. The company was organized in 1905 and consists of H. C. Pyle and George H. Gray.

SMITH & PHELPS placed for the Corner Construction Corporation a permanent mortgage of $37,000 on the 5-sty building with stores on the southwest corner of 168th st and Washington av, Bronx.

DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for the two 5-sty buildings at 235 and 237 West 14th st, owned by Madame Lucienne De Pless, of Berlin, Germany.

THE TITLE GUARANTEE & TRUST CO. has loaned on first mortgage $125,000 to the Interstate Land Holding Co., on the 5-sty business building at 87 and 89 Chambers st, and

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

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CAPITAL $4,000,000 - - SURPLUS $5,500,000

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500 Willis Avenue, Bronx
188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

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NORTHROP, COBURN & DODGE CO.

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69 to 71 Reade st. The mortgage is for 3 years at 4½ per cent.

THE BROOKLYN BOARD OF REAL ESTATE BROKERS, at its last meeting, adopted a resolution opposing the passage of the Sullivan-Brooks bill, introduced by Senator Solant, halving the tax rate on buildings at the expense of land values.

MATT. J. WARD & CO., hotel brokers, sold the capital stock, furniture, lease and business of the Deal House, Eucyrus, Ohio, to Eric Davy, of this city, who is now in possession. Mr. Davy has been associated with New York City and Florida hotels for several years.

THE NEW YORK TITLE INSURANCE CO. will remove on May 1 from its present offices on the second floor of 135 Broadway to the banking rooms on the ground floor of the same building, which were lately occupied by the Columbia Trust Co., and are now temporarily occupied by the American Exchange National Bank.

KURZ & UREN negotiated the sale for William Harres of 958 Grant av, Bronx, a 2-family house, to Charles Dammeyer.

PIERRE M. CLEAR & CO. were the brokers in the sale of the property at 1576 3d av for Anna Sahm to Abraham J. Smith, who acquired title last Tuesday and reconveyed it to Max Luria.

SMITH & PHELPS placed for the Schaefer Browning Co. a building loan of $26,000 for the purpose of erecting a 5-sty apartment house, on a plot 50x100, in the north side of East 182d st, 125.9 ft. west of Prospect av; also, place for the same company a building loan of $26,000 for the purpose of erecting a 5-sty apartment house, on a plot 50x100, in the south side of Garden st, 303 ft. east of Crotona av, Bronx.

JOHN J. DEERY and John J. Buderus, the latter of Philadelphia, are the buyers of the parcels in East 84th and East 85th sts, near Park av, which have recently been sold by different owners. The parcels include the buildings and vacant lots from 51 to 59 East 84th st, a 100-foot frontage, and 46 to 64 East 85th st, fronting 141.8 feet, and adjoining the new South Reformed Dutch Church on the Park av corner. The buyers will hold their large plot for future improvement. John J. Kavanagh was the broker in most of the sales.

THE NEW YORK TITLE INSURANCE CO. is making a building loan at the southeast corner of 162d st and Fort Washington av to the Friedman Bros. Construction Co. This is the property recently purchased by them from the Loyal Smith Estate. The above company also made a building loan to the Saranac Construction Co. on the property which they recently purchased at the northeast corner of 160th st and Fort Washington av. The Saranac Construction Co. has just completed two buildings at 159th st and Fort Washington av, and has rented many of the apartments.

C. G. EDWARDS, president of the Edwards Motor Car Co., formerly vice-president of the United States Motor Co., purchased the latter concern's interest in the 7-sty United States Motor Co. building, at 3 to 7 West 61st st, running through to 4 to 8 West 62d st, a plot 75x200.10. The property was occupied by the United States Motor Co. as its general offices and is valued at $750,000. The new owners will continue the title under the Columbus Circle Realty Co. and have appointed Fish & Marvin agents to rent or to sell the property. The plot was originally improved by the Tichenor-Grand Co. as a horse sales stables and riding academy.

M. MORGENTHAU, JR., CO. has negotiated six first mortgage loans, aggregating $40,500, on the private dwellings at 385 to 389 Manhattan av, at the northwest corner of 116th st; also, on the private dwellings at 393 and 395 Manhattan av and at 403 Manhattan av, all 3-sty buildings. The loans are for $6,000 each except the corner house the loan on which is $10,500, and the adjoining house, the loan on which is $6,500. The same firm has also placed a first mortgage loan of $60,000 on 482 West 44th st, a 6-sty apartment house, on lot 50x100.5, just west of 9th av, for Schonhaus & Rogt. The same firm has also placed a first mortgage loan of $45,000 for the J. & N. Realty Co. covering 502 West 135th st, a 6-sty apartment house, on lot 45.10x99.11, just west of Amsterdam av.

THE RESIDENCE of Gen. Daniel E. Sickles, at the northeast cor. of 5th av and 9th st, is to be sold by auction on March 12, by Joseph P. Day. The sale is the result of a foreclosure of mortgage brought by The Bowery Savings Bank against Gen. Sickles. The mortgage, with unpaid interest and other debts, aggregates a sum of $100,180.80. Strong & Cadwalader represent the bank as attorneys.

AT THE ANNUAL meeting of the City Investing Co. the following were elected directors: W. Lanman Bull, George C. Clark, Robert E. Dowling, Henry D. Hotchkiss, Robert Goelet, Alvin W. Krech, George C. Lee, Jr., Samuel T. Peters, William H. Ziegler, Charles H. Tweed, and A. L. Dean.

IT IS REPORTED that Philip Jaqui has given an option on the Robert H. McCurdy estate at Morristown, N. J. The property consists of 21 acres, with a large dwelling containing 35 rooms and also large barns.

Ventilating Public Schools.

The Heating and Ventilating Magazine (10 cents, 1123 Broadway) contains in its February issue on page 38 an article describing the new rules for ventilating New York's city school buildings. The article deals with the new orders for the operation of the heating and ventilating systems in the schools which are considered radical to a degree in their reversal of former products. Such systems are hereafter to be practically in charge of the principals, to be operated or not at their discretion, while the frequent opening of the windows is not only permitted but ordered.

TENEMENT LAW AND RENTS.

Deputy Commissioner Mann Says Rents Are Less Than 25 Years Ago.

In his annual report for 1912 the Deputy Commissioner of the Tenement House Department challenges the generally accepted statement that the tenement house law has caused the raising of rents, at least in Brooklyn, by increasing the cost of construction.

"The fact is that rents are comparatively less to-day than twenty-five or thirty years ago. The average four-room flat in a double tenement—invariably in a frame structure at that—brought from $9 to $12, equal to $2.50 per room, per month. If the toilets were in a dark recess in the hall, one for each two families, and wooden washtubs in the kitchen, and gas connections, it was considered to have modern improvements, and if it had a bathroom and toilet and range for each family it was called a house with 'all modern improvements.'

"The latter house invariably had five rooms to a flat and rented for from $12 to $15, or about $3 per room, per month. All of these houses were built with interior dark bedrooms, having no windows to the outer air, except in some instances a small shaft of about 2x4 and another of about 1x3 for the watercloset.

"These types of houses are now listed in the Tenement House Department as 'old law tenements,' and rent now for approximately the same amount quoted above, though the rooms have been made light by partition windows, and the general sanitary and fire-escape conditions have been improved immeasurably. From this I contend that rents have remained stationary in that type of house, and I speak now essentially of the average workingman's apartments.

"This would indicate that the existing old law tenements have depreciated in value, since notwithstanding the improvements put in as required by the Tenement House law, the rents have remained about the same as when they were originally built. This would be the reasoning of the average owner. The fact is, however, that they have really held their own in value since it is a sure law of trade or business that all things in use deteriorate with age. So with houses which, while they have become old, they need not only constant repair but improvements as well to enable them to compete even in a measure with the new law tenement.

"In regard to the latter, with its many advantages, with its light rooms and halls, sanitary plumbing, cemented cellars, concreted and drained yards and courts, safeguards against and ample means of escape in case of fire, not to mention the modern conveniences of separate ranges, enameled sinks, tiled bath rooms with porcelain or enameled bathtubs and wash basins, syphon washout water closet, dumbwaiter, etc., practically for each family, the Tenement House law has not increased the rents.

"I can point out hundreds of such houses especially in the Borough of Queens, where the accommodations can be had with all of these advantages and conveniences just enumerated, including five rooms and bath, at from $15, $16 or $17 per month rent, and I will add that these houses are so well built of brick and stone, with interior trim and woodwork, together with the decorations that invariably go into this class of houses, as to excel anything that was ever offered before the enactment of the Tenement House law for the same rental.

"In this connection it might not be amiss to say that there need be no more timidity on the part of the investors either to lend on or purchase tenement house property, old or new, since nearly all old ones have now been improved to meet the requirements of the law, and the new ones have been erected in compliance therewith."

TAX RATE ESTIMATE.

Two Point Cut in 1913 Due to Economies and Larger Income.

In an official statement issued last night, Comptroller Prendergast estimated the tax rates in the various counties of the city for 1913 as follows:

New York (Manhattan and The Bronx)	$181
Kings (Brooklyn)	1.85
Queens	1.85
Richmond	1.92

These rates are two points lower in Manhattan, The Bronx and Brooklyn than in 1912. The Queens rate is one point higher and the Richmond rate the same.

The decrease in the tax rate, in spite of the fact that this year's budget is $11,621,184.65 larger than in 1912, is due not only to the increased assessments but also to the fact that the general fund this year will be $10,600,000 greater than last year.

Adaptability of Metal Spanish Tile.

That metal spanish tile is in great popular favor is shown by the many different types of buildings on which it has been installed. It came after years of study and experiment with a view of perfecting weatherproof tile roofing combining architectural beauty, light weight, ease of application, fire and lighting proof qualities and low maintenance cost. It offers a very handsome, durable roof at a moderate cost and is adaptable for residences, stations, express offices, all kinds of public buildings, and in the case of every installation up to the present time it has met with general approval. The water guard of the tile is high and the joints are perfect with ample provision for expansion and contraction under all climatic conditions. The heavily embossed S shapes permit free circulation of air underneath the tile, keeping the underside free from moisture. This air space also acts as a perfect non-conductor of heat and cold. The Berger Manufacturing Co., of Canton, Ohio, has descriptive catalogs for those interested.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's acount.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 21, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*__Glover st, sec Glebe av;__ see Glebe av, 2300.

*__3D st, 387-9, on map 389-91 E (*),__ ns, 150.10 e Lewis, 50x97, 6-sty bk tnt; due, $19,040.22; T&c, $266.60; sub to pr mtg of $40,000; Saml Weil. 45,000

*__6TH st 540 E (*),__ ss, 100 w Av B, 23x97.5x29x97.1, 6-sty bk tnt & strs; due, $1,-208.73; T&c, $739.47; sub to 2 mtgs aggregating $38,000; Julius Stoloff et al. 40,749

*__25TH st, 132-4 E,__ see Lex av, 54-8.

*__79TH st W, nec Riverside dr,__ see Riverside dr, 70.

*__82D st, 407 E (*),__ ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; due, $5,466.45; T&c, $171.27; sub to a 1st mtg of $13,000; Philip A. Zoller. 14,459

*__140TH st, 303 W,__ ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; partition; Louis Wendel. 6,500

*__155TH st W, nec St Nich av,__ see St Nich av, 908.

*__Bay av (*),__ ss, at e bank Eastchester Bay, 139x100x115x101, City Island; due, $5,598.96; T&c, $719.11; Wm Webber et al, exrs. 6,700

*__Commonwealth av, ws, 75 s Beacon,__ see St Lawrence av, ws, 25 n Tacoma.

*__Glebe av, 2300 (*),__ sec Glover, 26x106.9x26x107.2, Westchester; due, $4,423.30; T&c, $1,445.46; Lena Faith. 1,000

*__Lexington av, 54-8,__ swc 25th (Nos 132-4), 49.4x53.6, 4-sty bk office & str bldg & 3-sty bk dwg; exrs sale; B. W. Mayer. 70,000

*__Riverside dr, 70,__ nec 79th, 17.4x66.10x17.2x69.8, 5-sty bk dwg; due, $16,396.60; T&c, $1,601.24; adj to Mar4.

*__Road to dock,__ ws, 91.6 n Thomas, 75x106.2x68.9x102.7, Westchester; due, $12,-726.90; T&c, $1,002.80; withdrawn.

*__St Lawrence av,__ ws, 25 n Tacoma, 25x95; also COMMONWEALTH AV, ws, 75 s Beacon, runs w100xs10.5xse34xe69xn25 to beg, Van Nest; readvertised for Mar12.

*__St Nicholas av, 908,__ nec 155th, 23.9x99.11x51.3x103.7, 2-sty & b bk dwg with 2-sty ext; exrs sale; withdrawn.

*__Washington av, 1960 (*),__ es, 55.1 n 178th, 27x91.11x27x91.10, 4-sty bk tnt; due, $16,-147.32; T&c, $796.36; Harlem Savgs Bank. 17,000

*__Washington av, 1958 (*),__ es, 28.1 n 178th, 27x91.10x27x91.9, 4-sty bk tnt; due, $16,-140.32; T&c, $794.36; Harlem Savgs Bank. 17,000

*__Webb av, 2464 (*),__ es, 48.4 n Devoe ter, 25.11x102.9x25.3x100.6, 2-sty fr dwg; due, $892.13; T&c, $200; sub to 1st mtg of $4,-500; Alvin I Macnab. 4,750

*__Webster av,__ ws, 68.3 n 165th, 88.9x30.8x93.8x50.3, vacant; partition; Walter H Benike. 2,000

*__3D av, 594,__ ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt with str & 1-sty bk ext; exrs sale; Morris Goodman. 17,825

*__5TH av, 2155,__ es, 50 s 132d, 24.11x99, 5-sty bk tnt & strs; due, $21,351.55; T&c, $351.10; Jno C McDermott, party in interest. 30,000

BRYAN L. KENNELLY.

*__Madison st, 311,__ ns, 111.5 w Gouveneur, 26.6x88.9x—x87.5, 5-sty & b bk tnt with strs; partition; Jno Mayer. 25,150

*__Water st, 3,__ ss, 24.9 w Moore, 24.8x66.7x27.5x67.4, 5-sty bk loft & str bldg; partition; H K White. 25,250

*__16TH st, 19 W,__ ns, 425 w 5 av, 25x92, 3-sty & b bk dwg; exrs sale; bid in at $39,700.

*__21ST st, 47 E (*),__ ns, 149 w 4 av, 26x98.9, 4-sty & b stn dwg; partition; Jno T Nagle. 45,000

*__44TH st, 559 W,__ ns, 74 e 11 av, 26x75.3, 5-sty bk tnt; partition; Thos Ford et al; defendants. 13,000

*__73D st, 207 E (*),__ ns, 107.6 e 3 av, 27.6x102.2, 4-sty stn tnt; partition; Jno T Nagle. 13,400

*__81ST st, 522-6 E,__ ss, 273 w East End av, 50x102.2, 5-sty & b bk loft bldg; voluntary bid in at $44,500.

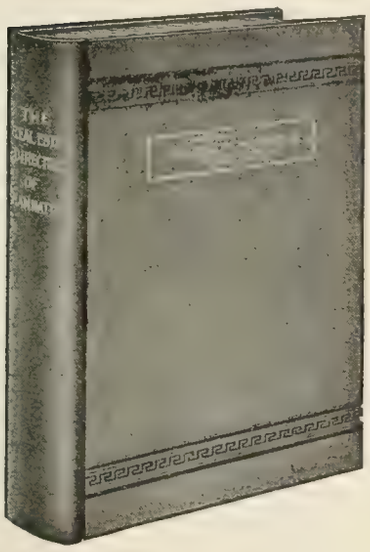
*__82D st, 18 E,__ ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; due, $104,-084.81; T&c, $11,304.37; Wesley Thorn et al, defendants. 117,000

*__Lexington av, 284,__ ws, 98.5 s 37th, 24.6x100, 4-sty & b stn dwg; admrs sale; bid in at $37,000.

*__Madison av, 1323,__ es, 20.8 n 93d, 20x74, 3-sty & b stn ft dwg with 2-sty ext; exrs sale; bid in at $23,500.

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OF THE



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Auction Sales of the Week—Manhattan & Bronx (*Continued*).

HERBERT A. SHERMAN.

[a]**Cameron pl, swc Walton av,** see Walton av, 2165.

[a]**140TH st, W,** ns, 195 w 5 av, 175x99.11, vacant; exrs & trste sale; Chas Dieckman. 20,250

[a]**181ST st, E, nwc Walton av;** see Walton av, 2151.

[a]**Walton av, 2159 (*),** ws, 76.8 n 181st, 19x75, 2-sty bk dwg; due, $— ; T&c, $——; Edwin B Meeks trste. 4,500

[a]**Walton av, 2163,** ws, 114.8 n 181st, 19.2x 72.11x19x75, 2-sty bk dwg; due, $——; T&c, $——; Jno Bullwinkle. 5,450

[a]**Walton av, 2165 (*),** swc Cameron pl, 22.9x72.11x9.11x70.3, 2-sty bk dwg; due $——; T&c, $——; Edwin B Meeks trste. 5,000

[a]**Walton av, 2151,** nwc 181st, 19.8x75, 2-sty bk dwg; due, $6,306.87; T&c, $134.44; Saml Widowitz. 6,600

[a]**Walton av, 2157 (*),** ws, 57.8 n 181st, 19x75; 2-sty bk dwg; due, $5,545.83; T&c, $110.65; Everett V Meeks. 4,800

[a]**Walton av, 2161 (*),** ws, 95.8 n 181st, 19x75, 2-sty bk dwg; due, $5,328.94; T&c, $110.65; Edwin B Meeks trste. 4,600

JAMES L. WELLS.

[a]**Mapes av, 2148 (*),** es, 278.5 n 181st, 33x145, 2-sty frame dwelling and 2-sty frame rear stable; due, $7,837.81; T&c, $754.51; Jno Bussing Jr. et al. 5,000

SAMUEL GOLDSTICKER.

[a]**22D st, 263 W,** ns, 243.9 e 8 av, 18.9x 98.9, vacant; due, $11,058.86; T&c, $210.45; withdrawn. ——

J. H. MAYERS.

[a]**206TH st, 168 E (*),** ss, 162 e Grand Blvd & Concourse, 25.6x92.6x25x87.7, 2-sty fr dwg; due, $6,449.07; T&c, $1,389.09; Fanny Behlen et al. 7,800

HENRY BRADY.

[a]**83D st, 222 E (*),** ss, 254.2 e 3 av, 17x 102.2, 3-sty & b bk dwg; due, $8,366.69; T &c, $645.90; N Y Academy of Medicine. 9,000

[a]**116TH st, 1 E,** nec 5 av (No. 1421), 110x 100.11, 2 & 3-sty bk theatre, Sheriffs sale of all right, title, &c; withdrawn. ——

[a]**5TH av, 1421,** see 116th, 1 E.

Total	$584,783
Corresponding week, 1912	491,676
Jan. 1, 1913, to date	6,974,303
Corresponding period, 1912	7,099,344

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 19, 1913, at the Brooklyn Salesrooms, 189 Montague Street:

WM. H. SMITH.

GRATTAN st, ns, ns, 135.5 w Varick av, 164.6x100; Kathryn F Murphy. 7,000

INDIA st (*), ss, 175 w Provost, 25x100; Benj L Holmes. 700

INDIA st (*), ns, 375 e Oakland, 75x100; Benj L Holmes. 475

LEFFERTS pl, ns, 92.10 e Classon av, runs n90xw24.7xse30.5xse.07xs59.9xe20 to beg; Myriam V Miller. 4,850

MANSFIELD pl, ws, 100 s Farragut rd, 50x100; withdrawn. ——

PARK pl (*), ss, 449.6 w Vanderbilt av, 26x131xirregx131; Marie L Macauley. 13,500

PARK pl, ns, 368 e Underhill av, 17.10x 131; adj to March 4. ——

SILLIMAN pl, ss, 261.10 e 2 av, 40.3x84.2; Jno Heinlein. 6,900

BAY 13TH st (*), es, 405 n Benson av, 20x 108.4; Mary A G Jenning. 4,000

BAY 17TH st (*), ses, 153 n Benson av, 47 x96.8; Mary A Young et al. 3,000

W 27TH st, ws, 180 s Neptune av, 20x118.10; Chas Rosenberg & Henry Schiffmann. 485

55TH st (*), ns, 460 e 9 av, 20x100.2; Madison G Gontesman trste. 4,000

ATLANTIC av (*), ns, 175 e Smith, 25x90; Wm J Weiner. 6,250

BELMONT av (*), swc Snediker av, 25x 100; Johanna Dehm. 8,250

BUFFALO av, es, 77.9 s Prospect pl, 25x100; withdrawn. ——

LIVONIA av (*), swc Jerome, 20x80; Howard S Webster. 1,000

OCEAN av, ws, 460 n Voorhies av, 125.2x 127.9x103.9x126; Frank Teets & Eliz T Wessells. 9,100

JAMES L. BRUMLEY.

CLARKSON st, 24, ss, 193 e Flatbush av, 19.3x114.9, 3-sty & b bk dwg; exrs sale; L J Jurgens. 6,350

SEELEY st (*), ns, 53 e 19th, 16.4x100; Chas McLaughlin. 2,000

21ST st, ns, 250 w 5 av, 25x100; foreclos of tax lien; adj to March 5. ——

BAY 37TH st (*), nws, intersec sws Benson av, 440x96.8; Commercial Trust Co of N Y. 10,000

NEPTUNE av, ns, adj land of Patk McElroy, 48.9x100; Jos H Squiers. 5,850

PARK av, nec Vanderbilt av, 50x99.4; adj to March 18. ——

RYDER av, nwc E 5, 104.3x82.11x100x53.5, vacant; exrs sale; L J Jurgens. 750

TOMPKINS av, es, 50 n Park av, 25x100; withdrawn. ——

WOODRUFF av, swc Kenmore pl, 102.8x 20.4; Fred M Ahern. 8,400

LOTS 1105, 1106, 1132 & 1133, blk 19, map of addition 3, Vanderveer Park; Kate Grieg. 1,400

WM. P. RAE CO.

E 3D st, es, 175 n Av C, 25x100; Albt J Eamon. 3,825

59TH st, sws, 105 se 10 av, 20x100.2; City Real Estate Co. 3,000

60TH st (*), ns, 200 w 12 av, 60x100.2; Sheriff's sale of all right, title, &c; Raffaele Cascone. 300

AV U, nws, cl blk bet E 37th & E 38th, runs nw27.6xsw1595.8xse32.6xne1579.6 to beg; also AV U, ses, intersec cl Lotts or Kimballs la, runs sw xse349.1xse to cl Av V xne & n— xne xnw— to beg; Millie H Sayer. 67,748

HAMILTON av (*), nes, 106.9 se Prenident, 20x51.10; Welz & Zerwick. 8,500

OCEAN PARKWAY, ws, 45 n West av, 60x 200; withdrawn. ——

13TH av (*), es, 20.2 s 42d, 20x80; Max Ettlinger. 5,000

THE CHAUNCEY REAL ESTATE CO., LTD.

SEELEY st (*), ns, 36.8 e 19th, 16.4x100; Chas McLaughlin. 2,700

VANDERBILT st (*), ns, 40 w 19th, 20x64; Chas McLaughlin. 2,000

CHARLES SHONGOOD.

QUINCY st (*), ns, 172 w Patchen av, 18x 100; Merchants Co-operative Mtg Co. 4,900

16TH st (*), sws, intersec nws Prospect Park W, 52x20; Annie Hoffman. 9,500

66TH st (*), ss, 300 e 14 av, 20x100; Leona H Carter. 5,000

80TH st, swc Stillwell av, 129.4x145.7; Caesar Loforte; corrects error in last issue when purchaser's name was spelled Caesar La Fort. 9,750

REFEREE'S SALE.

65TH st, ss, 100 w 6 av, 75x41.11; Jos L Burgen. 2,500

Total	$219,233
Corresponding week 1912	$159,080

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

BRYAN L. KENNELLY.

FEB. 26.

CROSBY st, 97, es, 113.3 s Prince, 25x65.2x 25.3x—, 7-sty bk loft & str bldg.

3D st, 120 W, ss, 50 w Macdougal, 25x100, 5-sty & b bk tnt.

11TH st, 358-60 W, ss, 146 w Washington, 44 x100.3, 3-sty & b bk tnt & 2-sty bk stable.

90TH st W, swc West End av, see West End av, 619.

91ST st W, sec Riverside dr, see Riverside dr, 187.

RIVERSIDE dr, 187, sec 91st, runs s35.9xe 39.3xs10xe46.10xn10xw10xn35.8 to 91st xw75 to beg, 4-sty & b bk dwg.

WEST END av, 619, swc 90th, 24x90, 4-sty & b bk & stn dwg with 2-sty ext.

JOSEPH P. DAY.

FEB. 27.

ANN st, 47, ns, 118.5 e Nassau, 27.11x153.9x 26.10x162.1, 7-sty bk loft & str bldg.

ELDRIDGE st, 217, see Stanton, 57.

PLATT st, 5, nes, 105.10 nw Pearl, 22.10x82 x23x80.2, 4-sty bk loft bldg.

STANTON st, 57, ss, 22.3 w Eldridge, runs w 22.3xs75xe44.6 to Eldridge (No 217) xn21.10xw 22.3xn53.2 to beg, 3-sty & b bk dwg & 2-sty bk & fr bldg.

THOMPSON st, 13, nws, 101.8 sw Grand, 20.6 x100, 2-sty & b bk dwg with str.

UNION sq W, 39, ws, 31.6 s 17th, 28.6x150, 5-sty & b bk office & loft bldg with str & 2-sty bk rear bldg.

27TH st, 302 W, see 8 av, 339.

108TH st, 9 E, ns, 150 e 5 av, 25x100.11, 5-sty & b bk & stn tnt.

116TH st, 20 E, ss, 110 w Mad av, 25x100.11, 5-sty bk tnt with str.

8TH av, 339, swc 27th (No 302), 24.8x60, 4-sty bk bldg with strs & 3-sty bk ext.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

FEB. 22.

No Legal Sales advertised for this day.

FEB. 24.

111TH st, 25-7 W, ns, 389 w 5 av, 60x100.11, two 5-sty bk tnts; Henry McCaddin Jr Fund &c—Louis Hoffman et al; Peter Eagan (A), 256 Bway; Jas A Foley (R); due, $53,571.32; T&c, $2,614.66; Henry Brady.

211TH st E, sec White Plains av, being Lots A, B, C, D, E & F, map of Estate of Wm F Duncan; sheriff's sale of all right, title, &c, which Adelaide Burlando et al had on May2'12, or since; Cook & Elgar (A), 45 Bway; Julius Harburger, sheriff; Henry Brady.

PARK av, 1691, es, 51.3 s 119th, 24.10x80, 3-sty fr tnt & str; Rebecca Spahn et al exrs—Katie M Soles et al; Jos Rosenzweig (A), 99 Nassau, Jno H Rogan (R); due, $7,941.54; T&c, $525.63; Joseph P Day.

WHITE PLAINS av, sec 211th, see 211th E, sec White Plains av.

FEB. 25.

12TH st, 1 E, see 5 av, 53-5.

118TH st, 61 E, ns, 180 e Mad av, 30x100.11, 5-sty bk tnt; Henry Von Bergen—Ely Kaplan et al; Adams & Comstock (A), 36 Wall; Geo E Weller (R); due, $7,011.09; T&c, $433.68; sub to mtg of $22,000; Henry Brady.

KINSELLA av, 866, ss, 176.4 w Bronxdale av, 25x100, Van Nest; Saml J Smith et al—Lizzie S Cowen et al; Neier, Hance & Van Derveer (A), 80 Bway; Jas M Donohue (R); due, $2,580.93; T&c, $227.64; Joseph P Day.

PARK av, 1710, ws, 50.5 s 120th, 25x90, 5-sty bk tnt & strs; Manhattan Savings Institution—Mary McCarthy et al; Rapallo & Kennedy (A), 66 Broadway; Geo C Lay (R); due, $22,117.93; T&c, $1,346.32; Saml Goldsticker.

5TH av, 53-5, nec 12th (No 1)), runs n131.6 xe100xs28.4xe50xs103.2xw150 to beg, 18-sty bk loft & str bldg; Thos F Ryan—Henry Corn et al; John Quinn (A), 31 Nassau; Chas H Strong (R); due, $521,883.67; T&c, $10,364.01; Herbert A Sherman.

MACLAY av, nwc Zerega av; see Zerega av, 1700.

WILLETT av, 3641, ws, 366.8 s 216th, 33.4x 100, Wakefield; Geo Hauser—Adelaide Burlando et al; Neier, Hance & Van Derveer (A), 80 Bway; Wm L Bowman (R); due, $1,354.79; T&c, $100.10; sub to a prior mtg of $3,500; Joseph P Day.

ZEREGA av, 1700, nwc Maclay av, 19.11x 78.11x20.3x79.10, Unionport; Fredk A Southworth et al exrs—Zerega Ave Improvement Co et al; Wm R Brinckerhoff (A), 68 William; Albt W Ransom (R); due, $6,378.67; T&c, $69.42; Herbert A Sherman.

7TH av, 2195, es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & strs; David Fawlowitz—Jos A Barry et al; Wolf & Kohn (A), 203 Bway; Wm Bernard (R); due, $3,661.78; T&c, $95; sub to a first mtg of $15,000; mtg recorded Oct6'09; Joseph P Day.

FEB. 26.

12TH st, 345 W, ns, 251.10 e Washington, 22x 80, 3-sty bk tnt; Broadway Savings Inst of City N Y—Adelia A Sleight et al; Richd Kelly (A), 170 Bway; Henry W Unger (R); due, $6,556.38; T&c, $377.34; Joseph P Day.

202D st, ns, 97.10 e Valentine av, 25x100, vacant; Tax Lien Co of N Y—Valentine Roth et al; Wm Lustgarten (A), 68 William; Fredk F Neuman (R); due, $849.97; T&c, $151.11; Joseph P Day.

FEB. 27.

ELSMERE pl, 813, ns, 125 w Marmion av, 25 x100, 2-sty fr dwg; Otto Haas—Wm G Mulligan et al; Chas V Gabriel (A), 38 Park Row; Edwin D Hays (R); due, $2,850.82; T&c, $392.24; sub to two tax certificates aggregating $2,066.90; Joseph P Day.

ST GEORGES crescent, nwc 206th, see 206th, 187 E.

118TH st, 12 W, ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; Maude W S Pickhardt—Rachel Axelrod et al; Murray, Bennett & Ingersoll (A), 16 William; Chas B Hawkes (R); due, $18,087.45; T&c, $1,797.68; Joseph P Day.

131ST st, 605, on map 603-5 W, ns, 100 w Bway, 50x99.11, 1-sty fr shop & 3-sty fr tnt; Harlem Savings Bank—Adam S Sands et al; Edw S Clinch (A), 41 Park Row; Chas L Hoffman (R); due, $6,709.46; T&c, $913.50; mtg recorded Mar25'98; Herbert A Sherman.

206TH st, 187 W, nwc St Georges Crescent, 52.9x298.4x irreg, 3-sty fr dwg & vacant; JEROME av, 3168, es, 161.7 s Van Courtlandt av, 25x100, 3-sty fr tnt & strs; Saml Keeler—Maria G Del Gaizo et al; Saml Keeler (A), 132 Nassau; A Welles Stump (R); due, $2,219.99; T&c, $7,278.75; sub to three mtgs aggregating $16,500; Joseph P Day.

JEROME av, 3168, see 206th, 187 E.

LENOX av, 438, es, 33.8 s 132d, 16.7x85, 3-sty stn dwg; Thos Thedford trste—Susan M O'Brien et al; Paul R Gordon (A), 149 Bway; Melvin G Palliser (R); due, $9,673.47; T&c, $458.68; Joseph P Day.

FEB. 28.

125TH st, 213-23 E, ns, 155 e 3 av, 100x99.11, six 3-sty bk tnts; Thos G Field trste—Wm J McHugh et al; Strong & Cadwalader (A), 40 Wall; Fredk R Rich (R); due, $42,908.42; T&c, $1,503.34; Joseph P Day.

BURKE av, 775, ns, 50 e Wallace av, 25x100, Wakefield; Agnes L Kimberly et al, trstes Madison Constn Co et al; Action 1; Howe, Smith & Sawyer (A), 2 Rector; Earnest R Eckley (R); due, $5,870.88; T&c, $150; mtg recorded Oct4'11; Joseph P Day.

BURKE av, 777, ns, 75 e Wallace av, 25x100, Wakefield; same—same; Action 2; same (A); same (R); due, $5,074.01; T&c, $150; mtg recorded Oct4'11; Joseph P Day.

MORRIS av, 631-3, ws, 58.10 s 152d, 58.11x 100, 5-sty bk tnt & strs; Henry Elias Brewing Co—Amodio Di Toro et al; Paskus, Cohen & Gordon (A), 2 Rector; Colby M Chester (R); due, $7,488.72; T&c, $——; sub to a first mtg of $45,000; Joseph P Day.

POPHAM av, 1711, ws, 121.4 n 176th, 25x100, 2-sty fr dwg; Henrietta Gerken—Rosa Flood et al; Robt H Bergman (A), 3219 3d av; Alfred E Smith (R); due, $6,682.92; T&c, $507.13; George Price.

STARLING av, sec Washington, see Washington, sec Starling av.

WASHINGTON st, sec Starling av, 53.4x108, Unionport; Mary B Cash—Isaac E Abbott et al; Ferriss & Storck (A), 165 Bway; Edw Weil (R); due, $3,748.11; T&c, $1,390.40; Henry Brady.

MARCH 1.

No Legal Sales advertised for this day.

(*Continued on Page 434.*)

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, ON FEB. 25, AT 11.20 A. M.

WATER ST.—Recommending the fencing of the vacant property at 643 and 645 WATER ST.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON FEB. 25, AT 11 A. M.

134TH ST.—Reconstructing 134TH ST, bet Broadway and Riverside Drive.

Local Board of Chester.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON FEB. 24, AT 8.30 P. M.

BLACKROCK AV, ETC.—Constructing sewers and appurtenances in BLACKROCK AV, bet Pugsley av and Virginia av; and in VIRGINIA AV, bet Watson av and Blackrock av. List 786.

BEACH AV.—Constructing sewer and appurtenances in BEACH AV, bet Wood av and Mansion st; and, in MERRILL ST, bet Beach av and St. Lawrence av, together with all work incidental thereto.

Local Board of Crotona.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON FEB. 24TH, AT 8.10 P. M.

EAST 178TH ST.—Paving with redressed granite blocks on a concrete foundation EAST 178TH ST, from Park av to 3d av, setting curb where necessary, together with all work incidental thereto. List 790.

EAST 179TH ST.—Paving with redressed granite blocks on a concrete foundation (permanent) EAST 179TH ST, from Park av to 3d av, setting curb where necessary, and all work incidental thereto. List 784.

HOE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of HOE AV, from East 173d st to Boston rd, adjusting curb where necessary, together with all work incidental thereto.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON FEB. 24, AT 8 P. M.

LAFAYETTE AV.—Constructing sewers and appurtenances in LAFAYETTE AV, bet Longwood av and Tiffany st, and all work incidental thereto.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON FEB. 24, AT 8.30 P. M.

NETHERLAND AV.—Acquiring title to the lands necessary for NETHERLAND AV, from West 230th st to Spuyten Duyvil parkway.

JOHNSON AV.—Acquiring title to the lands, etc., necessary for JOHNSON AV, from West 230th st to Spuyten Duyvil parkway.

OXFORD AV.—Acquiring title to the lands necessary for OXFORD AV, from Johnson av to West 237th st.

PUTNAM AV, WEST.—Acquiring title to the lands necessary for PUTNAM AV WEST, from West 233d st to Van Cortlandt Park South.

DAVIDSON AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary, also paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of DAVIDSON AV, from Evelyn pl to Fordham rd, together with all work incidental thereto.

FINDLAY AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of FINDLAY AV, from 165th st to 166th st, setting curb where necessary, together with all work incidental thereto.

FIELDSTON RD.—Acquiring title to the lands necessary for FIELDSTON RD, from Riverdale av to Spuyten Duyvil parkway.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON FEB. 27, AT 2.30 P. M.

94TH ST.—To lay a preliminary or permanent asphalt pavement on 94TH ST, from 4th av to the Shore rd.

85TH ST.—To amend resolution of December 19, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-inch concrete foundation on 85TH ST, from 3d av to 4th av, and from 5th av to Fort Hamilton av, by excluding from the provisions thereof that portion of 85TH ST, from 5th av to Fort Hamilton av, so as to make the amended resolution read as follows: "To lay a preliminary asphalt pavement on a 4-inch concrete foundation on 85TH ST, from 3d av to 4th av."

65TH ST.—To construct a sewer in 65TH ST, south side, from 11th av to 12th av.

OVINGTON AV.—To regulate, set cement curb and lay cement sidewalks on OVINGTON AV, from 11th av to 12th av.

66TH ST.—To regulate and grade 66TH ST, from 4th av to 5th av.

83D ST.—To amend resolution of February 7, 1912, initiating proceedings to set and reset curb on concrete on 83D ST, from 7th av to 12th av, and to pave with granite block on concrete foundation a strip 12 ft. in width in the centre of the roadway, from 12th av to a point 500 ft. west thereof, and to pave the balance of the roadway from 7th av to 12th av, with asphalt on concrete, by providing for a preliminary or permanent pavement, so as to make the amended resolution read as follows: "To set and reset curb on concrete on 83D ST, from 7th av to 12th av, and to lay a preliminary or permanent granite block pavement on a strip 12 ft. in width in the centre of the roadway, from 12th av to a point 500 ft. west thereof, and to lay a preliminary or permanent asphalt pavement on the balance of the roadway from 7th av to 12th av."

66TH ST, ETC.—To amend resolution of April 21, 1910, initiating proceedings to construct a sewer in 66TH ST, from 4th av to 5th av, and from 6th av to 10th av, and tributary sewers in 7TH AV, both sides, from 65th st to 66th st, and in FORT HAMILTON AV, east side, from 66th st to 67th st, by excluding from the provisions thereof a sewer in 66TH ST, bet 7th and Fort Hamilton avs, and tributary sewers in 7TH AV, both sides, from 65th st to 66th st, and in FORT HAMILTON AV, east side, from 66th st to 67th st, so as to make the amended resolution read as follows: "To construct sewers in 66TH ST, from 4th av to 5th av; from 6th av to 7th av, and from Fort Hamilton av to 10th av."

12TH AV.—To set cement curb and lay cement sidewalks on 12TH AV, from 86th st to Dyker Beach Park.

12TH AV.—To lay a preliminary or permanent asphalt pavement on 12TH AV, from 86th st to Dycker Beach Park.

FORT HAMILTON PARKWAY.—To construct sewers in FORT HAMILTON PARKWAY, east side, from 42d st to 43d st.

90TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where necessary on 90TH ST, from 2d av to 3d av.

12TH AV.—To construct a sewer basin on 12TH AV, at the west corner of 48th st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $225; assessed valuation, $79,800.

71ST ST, ETC.—To construct sewer basins on 71ST ST, at the northwest and southwest corners of NARROWS AV, and at the northeast corner of the SHORE RD at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, $600; assessed valuation, $65,900.

Local Boards of Bay Ridge and Flatbush.

AT BOROUGH HALL, BROOKLYN, ON FEB. 27, AT 2.40 P. M.

86TH ST.—To amend resolution of June 20, 1912, initiating proceedings to lay a permanent asphalt pavement on 86TH ST, from 5th av to 13th av, and from 16th av to Bay parkway, by excluding from the provisions thereof that portion of 86TH ST from 16th av to Bay parkway, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement on 86TH ST, from 5th av to 13th av."

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, FEB. 27, AT 2.45 P. M.

AV I.—To set cement curb and lay a preliminary or permanent asphalt pavement on AV I, from Ocean av, to East 22d st.

BAY RIDGE AV.—To amend resolution of Oct. 31, 1910, initiating proceedings to pave BAY RIDGE AV with asphalt on concrete foundation, bet 14th and 15th avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on BAY RIDGE AV, from 14th av to 15th av."

77TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 77TH ST, from 16th av to 17th av.

PARK PL.—That the lot lying on the south side of PARK PL, bet Schnectady and Utica avs, known as No. 17, Block 1372, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, $50; assessed valuation, $7,800.

EAST 8TH ST.—To construct a sewer in EAST 8TH ST, from Av L to Av M.

WEST 37TH ST.—To lay a preliminary or permanent asphalt pavement on WEST 37TH ST, from Neptune av to the bulkhead about 260 ft. south of Surf av.

72D ST.—To construct a sewer in 72D ST, from 19th av to 20th av, and an outlet sewer in 20TH AV, bet 72d st and 75th st.

16TH ST.—That the lots lying on the north side of 16TH ST, bet 11th and Coney Island avs, known as 19 and 29, Block 5259, be enclosed with a board fence, 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $42; assessed valuation, $13,200.

EAST 35TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 35TH ST, from Linden av to Church av.

EAST 35TH ST.—To lay a preliminary or permanent asphalt pavement on EAST 35TH ST, from Linden av to Church av.

MONTGOMERY ST.—To regulate, grade, set cement curb and lay cement sidewalks on MONTGOMERY ST, from Coney Island av to East 7th st.

40TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 40TH ST, from 16th av to West st.

40TH ST.—To lay a preliminary or permanent asphalt pavement on 40TH ST, from 16th av to West st.

SNYDER AV.—To construct a sewer in SNYDER AV, from EAST 35TH ST to Brooklyn av.

EAST 16TH ST.—To amend resolution of May 21, 1908, initiating proceedings to open EAST 16TH ST, from Av V to Emmons av, excepting the land occupied by the tracks of the Long Island Railroad, of the Brooklyn Union Railroad and of the Brooklyn Heights Railroad, by excluding from the provisions thereof the portions of EAST 16TH ST, bet Gravesend Neck rd and Av Y, and bet Sheepshead Bay rd and Voorhies av, so as to make the amended resolution read as follows: To open EAST 16TH ST, from Av V to Gravesend Neck rd; from Av Y to Sheepshead Bay rd, and from Voorhies av to Emmons av.

MONTGOMERY ST.—To construct a sewer in MONTGOMERY ST, from East 7th st to East 8th st.

EAST 19TH ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on EAST 19TH ST, from Av K to Av L.

19TH AV.—To regulate, grade, set cement curb and lay cement sidewalks on 19TH AV, from 47th st to 49th st.

EAST 26TH ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on EAST 26TH ST, from Av D to Newkirk av.

CARROLL ST.—To regulate, grade, set cement curb and lay cement sidewalks on CARROLL ST, from Kingston av to Albany av.

LINCOLN RD.—To lay a preliminary or permanent asphalt pavement on LINCOLN RD, from Nostrand av to a point about 500 ft east therefrom.

45TH ST.—To lay a preliminary or permanent asphalt pavement on 45TH ST, from 15th av to 17th av.

3D ST.—To lay a preliminary or permanent asphalt pavement on 3D ST, from 18th av to Foster av.

UNION ST.—To regulate, grade, set cement curb and lay cement sidewalks on UNION ST, from Schenectady av to Utica av.

BEVERLY RD.—To lay a preliminary or permanent asphalt pavement on BEVERLY RD, from Nostrand av to New York av.

AV L.—To lay a preliminary or permanent asphalt pavement on AV L, from East 19th st to Ocean av.

BROOKLYN AV.—To regulate and grade BROOKLYN AV, from President st to Crown st, set cement curb and lay cement sidewalks on the east side, from President st to Carroll st, and on both sides, from Carroll st to Crown st.

EAST 2D ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on EAST 2D ST, from Av I to 22d av.

18TH AV.—To construct a sewer in 18TH AV from 62d st to 63d st.

AV I.—To amend resolutions of March 9, 1910, initiating proceedings to pave AV I with asphalt on concrete foundation, from Ocean av to the Long Island Railroad, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on AV I, from Ocean av to the Long Island Railroad."

74TH ST.—To lay a preliminary or permanent asphalt pavement on 74TH ST, from 16th av to 17th av.

EAST 14TH ST.—To construct a sewer in EAST 14TH ST, from Av O to Av N.

AV F.—To lay a preliminary or permanent asphalt pavement on AV F, from Gravesend av to West st.

PARK PL.—That the front of lot lying on the south side of PARK PL, bet Albany and Troy avs, known as 18, Block 1370, be graded to the level of the curb, at the expense of the owner or owners of said lot. Estimated cost, $20; assessed valuation, $7,350.

PARK PL.—That the lots lying on the south side of PARK PL, bet Albany and Troy avs, known as 18, and part of 17, in Block 1370, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $40; assessed valuation, $8,850.

SULLIVAN ST.—To lay a preliminary or permanent asphalt pavement on SULLIVAN ST, from Washington av to Bedford av.

MIDWOOD ST.—To regulate, grade, set cement curb and lay cement sidewalks on MIDWOOD ST, from New York av west about 100 ft. to former Canarsie av.

MIDWOOD ST.—To lay a preliminary or permanent asphalt pavement on MIDWOOD ST, from Nostrand av to New York av.

EAST 25TH ST.—Recommending to the Board of Aldermen that the name of EAST 25TH ST, from Flatbush av south to the termination thereof, be changed to BEDFORD AV.

18TH AV.—To construct a sewer basin on 18TH AV, west side, about 170 ft. south from the south house line of Benson av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $225; assessed valuation, $45,600.

SURF AV.—To construct sewers in SURF AV, from West 19th st to West 27th st; in WEST 20TH ST, from Surf av to Mermaid av; in WEST 21ST ST, from Surf av to Mermaid av, and in WEST 23D ST, from Surf av to a point in the ATLANTIC OCEAN about 1,000 ft. south of Surf av.

WEST 20TH ST.—To construct sanitary sewer in WEST 20TH ST, from Neptune av to Mermaid av.

19TH AV.—To regulate, grade, set cement curb and lay cement sidewalks on 19TH AV, from the right of way of the Long Island Railroad to West st, and on West st, from 19th av to 47th st.

17TH AV.—To lay a preliminary or permanent asphalt pavement on 17TH AV, from West st to 45th st.

17TH AV.—To lay a preliminary or permanent asphalt pavement on 17TH AV, from 45th st to 53d st.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, FEB. 27, AT 3.20 P. M.

RALPH AV.—To construct a sewer in RALPH AV, from Eastern parkway to East New York av.

RALPH AV.—To lay a preliminary or permanent pavement on RALPH AV, from Lincoln pl to East New York av.

RALPH AV.—That cement sidewalks be laid on Ralph av, bet Eastern parkway and EAST NEW YORK AV, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $500; assessed valuation, $94,925.

AMBOY ST.—To rescind resolution of May 4, 1911, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Sutter av to Blake av.

EAST NEW YORK AV.—To lay a preliminary or permanent asphalt pavement on EAST NEW YORK AV, from East 98th st to Pitkin av.

EAST NEW YORK AV.—To lay a preliminary pavement of second-hand granite block on a sand foundation on EAST NEW YORK AV, from Utica av to East 98th st.

PUBLIC PARK.—To rescind resolution of Nov. 2, 1910, recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by locating and laying out a PUBLIC PARK bounded by Warwick st, Jamaica av, Ashford st and Ridgewood av.

GRAFTON ST.—To lay a preliminary or permanent asphalt pavement on GRAFTON ST, bet Blake av and East 98th st.

BARRETT ST.—To regulate, grade, set cement curb and lay cement sidewalks on BARRETT ST, bet Livonia av and East 98th st.

HOWARD AV.—To regulate, grade, set cement curb and lay cement sidewalks on HOWARD AV, from East New York av to Blake av, and to set cement curb for malls in the middle of the roadway in the block bet East New York and Sutter avs, and for a triangle at BLAKE AV, in accordance with a map adopted by the Board of Estimate and Apportionment on Nov. 2, 1911.

HOWARD AV.—To lay a preliminary or permanent asphalt pavement on all that portion of the roadway of HOWARD AV, bet East New York and Blake avs, outside of the malls shown on a plan adopted by the Board of Estimate and Apportionment Nov. 2, 1911.

MILFORD ST, ETC.—That the lots lying on the east side of MILFORD ST, bet Glenmore and Pitkin av, on the south side of GLENMORE AV, bet Milford and Logan sts, and on the west side of LOGAN ST, bet Glenmore and Pitkin avs, known as Nos. 7, 9, 11, 13, 20, 23, 26, 28, 29, 30, 31, 33 and 34, Block 4208, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $190; assessed valuation, $22,100.

ATLANTIC AV.—That the lot lying on the south side of ATLANTIC AV, bet Schenectady and Utica avs, known as 14, Block 1336, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, $10; assessed valuation, $15,000.

JEROME ST.—To amend resolution of March 15, 1912, initiating proceedings to pave JEROME ST with asphalt on concrete foundation, from Glenmore av to Pitkin av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: To lay a preliminary or permanent asphalt pavement on JEROME ST, from Glenmore av to Pitkin av.

DOUGLASS ST.—To amend resolution of May 4, 1911, initiating proceedings to pave DOUGLASS ST with asphalt bet Sutter and Blake avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on DOUGLASS ST, bet Sutter and Blake avs."

EAST 51ST ST.—To open EAST 51ST ST, from Glenwood rd to Flatbush av.

LOTT AV.—To amend resolution of July 10, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on LOTT AV, from Bristol st to Rockaway av, by substituting the words "regrading where necessary" for the word "grading," so as to make the amended resolution read as follows: "To regulate, regrade where necessary, set cement curb and lay cement sidewalks on LOTT AV, from Bristol st to Rockaway av."

ROCKAWAY AV.—To lay a preliminary or permanent asphalt or granite block pavement on ROCKAWAY AV, from Riverdale av to Lott av.

EAST 96TH ST.—To construct sewers in EAST 96TH ST, from Clarkson av to Av A, and in LENOX RD, from East 95th st to East 98th st.

LENOX RD.—To construct a sewer in LENOX RD, from East 95th st to East 94th st, and an outlet sewer in LENOX RD, from East 94th st to Remsen av.

EAST 95TH ST.—To construct sewers in EAST 95TH ST, from Clarkson av to Av A.

LINDEN AV.—To construct a sewer in LINDEN AV, from East 96th st to East 98th st.

LOTT AV.—To construct a sewer in LOTT AV, from East 98th st to Douglass st.

HINSDALE ST.—To regulate, grade, set cement curb and lay cement sidewalks on HINSDALE ST, from Riverdale av to New Lots av.

HINSDALE ST.—That cement sidewalks be laid on both sides of HINSDALE ST, from Dumont av to Riverdale av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $1,600; assessed valuation, $103,850.

WILLIAMS AV.—That cement sidewalks be laid on both sides of WILLIAMS AV bet Dumont and Riverdale avs, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $1,700; assessed valuation, $108,500.

WILLIAMS AV.—To regulate, grade, set cement curb and lay cement sidewalks on WILLIAMS AV, from Riverdale av to New Lots av.

WARWICK ST.—To amend resolution of September 13, 1911, initiating proceedings to pave WARWICK ST, with asphalt on concrete foundation, bet Sutter and Dumont avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on WARWICK ST, from Sutter av to Dumont av.

ETNA ST, ETC.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by changing the lines and grades in the STREET SYSTEM heretofore bounded by Etna st, Railroad av, Ridgewood av and Crescent st.

STONE AV.—To amend resolution of July 9, 1908, initiating proceedings to open STONE AV, from Riverdale av to East 103d st, the land occupied by the tracks of the Long Island Railroad, by excluding from the provisions thereof that portion of STONE AV, bet New Lots av and East 103d st, so as to make the amended resolution read as follows: "To open STONE AV, from Riverdale av to New Lots av.

EAST 94TH ST.—To amend resolution of July 10, 1907, initiating proceedings to regulate and grade EAST 94TH ST, from East New York av to Linden av, and from 80 ft. south of Ditmas av to Sea View av, and to set curb on concrete and lay cement sidewalks from East New York av to Linden av, and from a point 80 ft. south of Ditmas av, to Av M, where not already done, by excluding from the provisions thereof that portion of EAST 94TH ST, from Av M to Sea View av, and by providing for cement curb instead of curb on concrete, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on EAST 94TH ST, from East New York av to Linden av, and from a point 80 ft. south of Ditmas av to Av M, where not already done."

LINCOLN AV.—To amend resolution of July 10, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on LINCOLN AV, bet Pitkin and Hegeman avs, by excluding therefrom that portion of LINCOLN AV bet an old road just north of Hegeman av and Hegeman av, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on LINCOLN AV, from Pitkin av to an old rd just north of Hegeman av."

BELMONT AV.—To amend proceedings to open BELMONT AV, from Pennsylvania av to Wyona st, and from Elderts la to the old City line, by including therein that portion of BELMONT AV bet Powell and Junius sts, so as to make the amended resolution read as follows: "To open BELMONT AV, from Powell st to Junius st; from Pennsylvania av to Wyona st, and from Elderts la to the old City line.

AMBOY ST.—To amend resolution of October 2, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Lott av, by excluding from the provisions thereof that portion of AMBOY ST, bet Dumont and Livonia avs, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Dumont av, and from Livonia av to Lott av."

LOUISIANA AV.—To open LOUISIANA AV, from Williams av to a point about 200 ft. south of Wortman av.

IRVING AV.—To construct a sewer and appurtenances in IRVING AV, from Halsey st to Moffatt st, and in DECATUR ST, from the Borough line to Wyckoff av.

ATLANTIC AV.—To amend resolution of June 27, 1912, initiating proceedings to lay a permanent asphalt pavement on ATLANTIC AV, outside of the right of way of the Long Island Railroad Company, bet Berriman st and the county line, by excluding that portion of ATLANTIC AV, from Berriman st to a line about 20 ft. east of Dresden st, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement on ATLANTIC AV, outside of the right of way of the Long Island Railroad Company, bet a line about 20 ft. east of Dresden st and the county line."

Local Board of Jamaica.

AT THE TOWN HALL, JAMAICA, ON FEB. 28, AT 8 P. M.

ASHLAND ST, ETC.—Construction of a sewer and appurtenances in ASHLAND ST, from Hamilton av to Myrtle av; in STOOTHOFF AV, from Bessemer st to the crown 216 ft. south of Ashland st; and, in CEDAR AV and in CHESTNUT ST, from Ashland st to St. Ann's av, 4th Ward.

CALIFORNIA AV, ETC.—Construction of a sewer and appurtenances in CALIFORNIA (CYPRESS) AV, from Elton (17th) st to Forbes (18th) st; in FORBES ST, from California av to Matthew pl; in MATTHEW PL, from Forbes st to Dunsing (16th) st; in DUNSING ST, from Matthew pl to Marston av; in MARSTON AV, from Dunsing st to Beeckman st (14th); in BEECKMAN ST, from Marston av to Jackson av (Broadway); in JACKSON AV, from Beeckman st to Aspinwall st (13th), and in ASPINWALL ST, from Jackson av to State st, 3d Ward.

ATLANTIC AV, ETC.—Construction of a sewer and appurtenances in ATLANTIC AV, north side, from Freedom av to Greenwood av; HERALD AV, from Atlantic av, north side, to Ridgewood av; FULTON ST, from Herald av to Greenwood av, and in NAPIER AV, from Atlantic av, north side, to Jamaica av, 4th Ward.

ROBINSON AV, ETC.—Construction of a sewer and appurtenances in ROBINSON AV, from Oak av to Larch st; LARCH ST, from Robinson av to Phillips av, and in PHILLIPS AV, from Larch st to Queens av, 3d Ward.

LEFFERTS AV, ETC.—Construction of receiving basins and appurtenances on LEFFERTS AV, on the northwest and southwest corners of Roanoke av, the northwest and southwest corners of SUWANEE AV, the northwest corner of TUCKAHOE AV, the northwest and southwest corners of ULSTER AV, and the northwest and southwest corner of Vistula av, 4th Ward.

MARSTON AV, ETC.—To legally open MARSTON AV, from Murray to Dunsing sts; DUNSING ST, from Marston av to Matthew pl, and MATTHEW PL, from Dunsing to Hoagland sts, 3d Ward.

MAYWOOD AV, ETC.—To legally open MAYWOOD AV (formerly Beaver st), from the first angle point east of Carlisle st (formerly Church st) to the second angle point east of Carlisle st, as shown on the final maps of The City of New York.

CREED AV, ETC.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid), together with all work incidental thereto, on the east side of CREED AV, starting from a point about 100 ft. north of the northeast corner of Creed av and Paulding st, northerly to the Jericho turnpike; also on the west side of CREED AV (where not already laid) from the northwest corner of Creed av and Carey st, north to the Jericho turnpike.

OCEAN AV.—Regulating and paving with a bitulithic macadam (preliminary pavement), and all work incidental thereto, on OCEAN AV, bet Merrick rd and Forsters Meadow rd, 4th Ward.

CHICHESTER AV.—Regulating and grading the sidewalk spaces and laying sidewalks where not already laid to grade and in good condition, and all work incidental thereto, in CHICHESTER AV, from Van Wyck av to Rockaway rd, at Jamaica, 4th Ward.

FREEDOM (UNION) AV.—Regulating, grading, curbing and laying crosswalks and sidewalks where not already laid to grade and in

good condition, and all work incidental thereto, in FREEDOM AV (formerly Union av), from Atlantic av to Rockaway boulevard, 4th Ward.

HILLSIDE AV.—Regulating and grading the sidewalk spaces and laying sidewalks where not already laid to grade and in good condition, and all work incidental thereto, in HILLSIDE AV, from North Curtis av to Spruce st, 4th Ward.

16TH ST, ETC.—To construct a sewer and appurtenances in 16TH ST, from Mitchell av to Broadway, in the 3d Ward.

17TH ST, ETC.—Construction of a sewer and appurtenances in 17TH ST, from Mitchell av to Broadway, in the 3d Ward.

BROADWAY.—To construct a sewer and appurtenances in BROADWAY, from Murray st to 18th st, in the 3d Ward.

15TH ST.—To construct a sewer and appurtenances in 15TH ST, from Mitchell av to Broadway, 3d Ward.

18TH ST.—To construct a sewer and appurtenances in 18TH ST, from Mitchell av to Cypress av, in the 3d Ward.

CYPRESS AV.—To construct a sewer and appurtenances in CYPRESS AV, from 18th st to 17th st, in the 3d Ward.

HILLSIDE AV.—Construction of a sewer and appurtenances in HILLSIDE AV, from Brevoort st to North Curtis av, and in NORTH VINE ST, from Jamaica av to Ashland st, 4th Ward.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON FEB. 25, AT 10.30 A. M.

MARYLAND AV, ETC.—To provide a sanitary sewer in MARYLAND AV, bet the Staten Island Rapid Transit Railroad and Tompkins av, 4th Ward.

DE KALB ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on DE KALB ST, from Richmond rd to Mosel av.

PIERCE ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam founuation (preliminary pavement), where not already done, on PIERCE ST, from Richmond rd to Main av.

PROSPECT ST.—To construct a temporary sanitary sewer with the necessary appurtenances in PROSPECT ST, from Bay st to Van Duzer st, in the 2d Ward.

STEUBEN ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on STEUBEN ST, from Richmond rd to Mosel av.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various local Boards held in the different districts as indicated below.

Local Board of Bedford.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14.

HANCOCK ST.—Laying cement walks on the north side of HANCOCK ST, bet Stuyvesant av and Reid av, in the front of LOT 52, block 1656, at the expense of the owner or owners of the said lot. Estimated cost, $60; assessed valuation, $4,300. Adopted.

CHAUNCEY ST.—That the lot lying on the south side of CHAUNCEY ST, bet Howard av and Saratoga av, known as No. 11, block 1514, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lot. Estimated cost, $10; assessed valuation, $2,000. Adopted.

GREENE AV.—That the lot lying on the south side of GREENE AV, bet Patchen av and Broadway, known as No. 6, block 1623, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lot. Estimated cost, $20; assessed valuation, $14,650. Adopted.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14.

CYPRESS AV.—That the lots lying on the south side of CYPRESS AV, bet Stanhope st and Himrod st, and on the west side of HIMROD ST, bet Cypress av and St. Nicholas av, known as Nos. 31 and 34, block 3272, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lots. Estimated cost, $25; assessed valuation, $7,000. Adopted.

Local Board of the Heights.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14.

MIDDAGH ST AND WILLOW ST.—That the lot lying on the northwest corner, known as No. 12; also 4 ft. of LOT NO. 14, located on the north side of MIDDAGH ST, bet Willow st and Columbia st, in block 209, to be enclosed with a board fence 6 ft. high, at the expense of the owners. Estimated cost, $60; assessed valuation, $4,500. Adopted.

HUDSON AV.—Laying cement walks on the east side of HUDSON AV, bet Front st and York st, where not already laid, at the expense of the owner or owners of the lots in front of which the sidewalks are laid. Estimated cost, $50; assessed valuation, $4,500. Laid over.

FLATBUSH AV.—To lay preliminary or permanent granite block pavement in FLATBUSH AV, from Fulton st to Concord st. Adopted.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14.

BAY 38TH ST.—To open BAY 38TH ST, from 86th st to Harway av, excepting the right of way of the Brooklyn, Bath and West End Railroad. Amended to read "from Bath av to Harway av." Adopted as amended.

NEW YORK AV.—To amend resolution of Nov. 14, 1912, initiating proceedings, to lay a permanent granite pavement on NEW YORK AV, from Crown st to Malbone st, and to set stone curb on concrete foundation, from Montgomery st to Malbone st. Adopted.

NEW YORK AV.—To lay a permanent granite pavement on NEW YORK AV, from Malbone st to Sterling st. Denied.

NEPTUNE AV.—To construct storm water sewers in NEPTUNE AV, from West 19th st to West 21st st, and from West 23d st to West 24th st, from West 25th st to West 30th st, and from West 31st st to West 33d st. Adopted.

59TH ST.—To construct a sewer in 59TH ST, from 18th av to 19th av. Adopted.

WEST 28TH ST.—To amend resolution of Jan. 24, 1910, initiating proceedings, to lay a preliminary or permanent asphalt pavement on WEST 28TH ST, from Mermaid av to Neptune av. Adopted.

GRAVESEND AV.—That cement sidewalks be laid where not already laid on GRAVESEND AV, bet Ditmas av and Av E, at the expense of the owner or owners of the lots in front of which sidewalks are to be laid. Estimated cost, $70; assessed valuation, $16,000. Adopted.

CHURCH AV.—To amend resolution of Dec. 15, 1911, initiating proceeding to lay a preliminary or permanent asphalt pavement on CHURCH AV, from Ocean Parkway to Gravesend av. Adopted.

EAST 14TH ST.—To amend resolution of Dec. 28, 1910, initiating proceeding to regulate, grade, set cement curb and lay cement sidewalks on EAST 14TH ST, bet Sheepshead Bay rd and Emmons av, excluding the right of way of the Brooklyn Rapid Transit and Long Island Railroads. Adopted.

EAST 18TH ST.—To amend resolution of March 9, 1910, initiating proceedings, to regulate, grade, set cement curb and lay cement sidewalks on EAST 18TH ST, from a line about 100 ft. south of Av K to Av L. Adopted.

EAST 13TH ST.—To amend resolution of Oct. 14, 1908, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on EAST 13TH ST, from Sheepshead Bay rd to Gravesend Neck rd. Laid over.

EAST 3D ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 3D ST, from Fort Hamilton av to Beverly rd. Adopted.

EAST 3D ST.—To lay a preliminary asphalt pavement on EAST 3D ST, from Fort Hamilton av to Beverly rd. Adopted.

WEST 24TH ST.—To construct a sewer in WEST 24TH ST, from Neptune av to Mermaid av. Adopted.

TEHAMA ST.—To open TEHAMA ST, from 36th st to West st. Adopted.

TEHAMA ST.—To construct a sewer in TEHAMA ST, from 36th st to West st. Adopted.

NEWKIRK AV.—Recommending to the Board of Estimate and Apportionment a plan to reduce the width of NEWKIRK AV, from 60 ft. to 50 ft. from Coney Island av to 1st st. Amended, providing for 30 ft. roadway and 10 ft. for each sidewalk. Adopted as amended.

3D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 3D ST, from 18th av to Foster av. Adopted.

WEST 32D ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST 32D ST, from Neptune av to a line about 300 ft. south of Surf av, and to construct a timber bulkhead. Adopted.

AV O.—Recommending to the Board of Estimate and Apportionment, that malls be centrally located on AV O, from Ocean Parkway to East 15th st. Laid over.

AV O.—To set cement curb and lay a preliminary or permanent asphalt pavement on AV O, from Ocean parkway to East 15th st. Laid over.

Local Board of Williamsburgh.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14.

GREENE ST.—To construct a sewer in GREENE ST, from Provost st to the end of the existing sewer, about 211 ft. east from Oakland st. Adopted.

OAKLAND ST.—To construct sewer basins on OAKLAND ST, at the northeast corner of PAIDGE AV, and at the southeast corner of WATER ST, at the expense of the owner or owners of the lots fronting on the portion of the streets draining into the said basins. Estimated cost, $400; assessed valuation, $60,000. Adopted.

SCOTT AV.—To rescind resolution of Nov. 26, 1906, initiating proceedings to regulate, grade, set curb on concrete and lay cement sidewalks on SCOTT AV, bet Flushing av and Metropolitan av. Adopted.

BENTON ST (NOW JACKSON AV).—To construct a sewer in BENTON ST (NOW JACKSON AV), from Kingsland av to Debevoise av, and an outlet sewer in BENTON ST (NOW JACKSON AV), from Debevoise av to Morgan av. Adopted.

ANTHONY ST, ETC.—To construct a sewer in ANTHONY ST, bet Morgan av and Porter av, and an outlet sewer in VANDERVOORT AV, bet Anthony st and Lombardy st. Adopted.

GARDNER AV.—To construct sanitary sewers and storm water sewers in GARDNER AV, from Randolph st to Grand st. Laid over.

GARDNER AV.—To lay preliminary pavement of second-hand granite blocks on a sand foundation in GARDNER AV, from Randolph av to Randolph st. Laid over.

GARDNER AV.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation in GARDNER AV, from Randolph st to Grand st. Laid over.

PUBLIC PARK OR PLAYGROUND.—Recommending to the Board of Estimate and Apportionment, by locating and laying out as a PUBLIC PARK OR PLAYGROUND the property bounded by McKibben, Bogart, Siegel and White sts. Laid over.

PUBLIC PARK OR PLAYGROUND.—To acquire title for a PUBLIC PARK OR PLAYGROUND to the property bounded by McKibben st, Bogart st, Siegel st, and White st. Denied.

NORTH 15TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on NORTH 15TH ST, from Banker st to Nassau av. Adopted.

NORTH HENRY ST.—To construct a sewer basin on the southwest corner of NORTH HENRY ST AND NORMAN AV, at the expense of the owner or owners of the lots fronting on the portions of the streets drained into the said basin. Estimated cost, $250; assessed valuation, $130,850. Adopted.

Local Board of Williamsburgh and Bushwick.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14.

SCOTT AV.—To regulate, grade, set cement curb and lay cement sidewalks on SCOTT AV, from St. Nicholas av and Troutman st to Johnson av. Adopted.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON FEB. 7.

PACKARD ST.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in PACKARD ST, from Middleberg av to Borden av, 1st and 2d Wards. Adopted.

BORDEN AV.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in BORDEN AV, from Bradley av to Laurel Hill boulevard (Shell rd), 1st and 2d Wards. Laid over.

MADISON ST.—Regulating, grading, curbing, laying sidewalks and crosswalks, and all work incidental thereto, in MADISON ST, from Brooklyn Borough line to Forest av, 2d Ward. Adopted, as amended, as follows: From Wyckoff av to Myrtle av and from Cypress av to Seneca av.

MADISON ST.—Regulating, grading, curbing, laying sidewalks where not in good condition, and all work incidental thereto, in MADISON ST, from Woodward av to Forest av, 2d Ward. Adopted.

NORMAN ST.—Regulating and paving with permanent sheet asphalt on concrete foundation NORMAN ST, from Wyckoff av to Cypress av, 2d Ward. Adopted.

HOPKINS AV.—Regulating, grading, curbing, laying sidewalks and paving with permanent asphalt blocks on concrete foundation HOPKINS AV, from Grand av to Main st, 1st Ward. Adopted.

PERRY AV.—Regulating, grading, curbing, laying sidewalks and crosswalks and all work incidental thereto in PERRY AV, from Mueller st to Rust st, 2d Ward. Laid over.

DOUBLEDAY ST.—That proceedings to open DOUBLEDAY ST, from Madison st to Traffic st be discontinued. Laid over for one month.

14TH ST.—To amend final map by eliminating all of that part of 14TH ST west of Vernon av to the East River. Adopted.

MOUNT OLIVET CEMETERY.—To compel property owners in Mount Olive av, Fresh Pond rd and Pacific st to fill in pond of stagnant water, etc., 2d Ward. Denied.

HARRIS AV.—Regulating, paving with improved granite block with bituminous grouted joints, on a concrete foundation, and all work incidental thereto in HARRIS AV, from Vernon av to Crescent st and from Prospect st to Jackson av, 1st Ward. Laid over for one month.

11TH AV.—Regulating, paving with asphalt blocks on a 6-inch concrete foundation and all work incidental thereto in 11TH AV, from Potter av to Ditmars av, 1st Ward. Adopted.

CORNELIA ST.—Regulating, grading, curbing, laying sidewalks and crosswalks where not already laid to grade and in good condition, and all work incidental thereto in CORNELIA ST, from Forest av to Anthon av, 2d Ward. Adopted.

PUTNAM AV.—Regulating, grading, curbing, laying sidewalks, where not already laid and in good condition, and paving with sheet asphalt on a 6-inch concrete foundation, and all work incidental thereto, in PUTNAM AV, from Woodward av to Forest av, 2d Ward. Adopted.

5TH ST.—Regulating, grading, curbing and laying sidewalks, where not already laid and in good condition, and repaving roadway with granite blocks, and all work incidental thereto, in 5TH ST, from Woodside av to Riker av, and from Riker av to Jackson av, 2d Ward. Adopted.

STARR ST.—Regulating, paving with vitrified brick, on a concrete foundation, and all work incidental thereto, in STARR ST, from Brooklyn Borough line to Woodward av, 2d Ward. Adopted.

ANABLE ST.—Regulating, grading, curbing, laying sidewalks and crosswalks, and all work incidental thereto, in ANABLE ST, from Van Dam st to New Calvary Cemetery, 1st and 2d Wards. Adopted.

BEAVER ST.—Eliminating BEAVER ST, from the west side of Starr st to the southwest side of Borden av, 1st Ward. Amended as to exclude any part of Starr av. Adopted, as amended.

GROVER ST.—To legally open GROVER ST, from Woodward av to Traffic st, 2d Ward. Laid over for one month.

HARRIS AV.—To construct receiving basins and appurtenances on HARRIS AV, at the northeast and northwest corners of HANCOCK ST, the northeast and northwest corners of the BOULEVARD, the northeast corner of SHERMAN ST, and the northeast and southeast corners of MARION ST, 1st Ward. Laid over for one month.

PAYNTAR AV.—To lay house connecting drain (where not already laid) in PAYNTAR AV, from Sherman st to Crescent st, and constructing receiving basin at VAN ALST AV and MARION ST, 1st Ward. Adopted.

PIERCE AV.—To construct a sewer and appurtenances in PIERCE AV, from 3d av to 4th av, 1st Ward. Adopted.

ANTHON AV.—To construct a sewer and appurtenances in ANTHON AV, from Catalpa av to Cornelia st, and in CORNELIA ST, from Anthon av to Forest av, 2d Ward. Adopted.

RIDGE ST.—To construct a sewer and appurtenances in RIDGE ST, from the Boulevard to Van Alst av, and in COURT ST, HOPKINS AV AND SHERMAN ST, from Ridge st to Broadway, 1st Ward. Adopted.

11TH AV (ALBERT ST).—To lay 6-inch house connection, where not already laid, from the sewer to the curb line in 11TH AV (ALBERT ST), from Ditmars av to Potter av, 1st Ward. Adopted.

BLEECKER AND ONDERDONK AVS.—To construct a catch basin on the southeast corner of BLEECKER AND ONDERDONK AVS, Ridgewood, 2d Ward. Rescinded.

RUST ST.—To construct a sewer and appurtenances in RUST ST, from Clark av to Grand st; and in GRAND ST, from Rust st to Clermont av, 2d Ward. Adopted.

BATAVIA ST (CONGRESS AV).—To construct a sewer and appurtenances in BATAVIA ST (CONGRESS AV), from HARVEY (MYRTLE) AV to Covert st; and in COVERT ST, from Batavia st to State st, 3d Ward. Adopted, as AMENDED, as follows: "Sewer in BATAVIA ST (CONGRESS AV), from Harvey (Myrtle) av to Chesterfield Boulevard (Leavitt st); and CHESTERFIELD BOULEVARD, from Batavia st to State st.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, on FEB. 18.

SEA VIEW AV.—To set 100 ft. of concrete curb on the south side of SEA VIEW AV, 4th Ward, in front of property designated as Block 1, Lots 48 to 51, inclusive, on map known as the map of 686 lots, etc. Adopted.

VAN PELT AV.—To grade bet the curb lines and property lines, and construct sidewalks in VAN PELT AV, bet Washington av and the Staten Island Rapid Transit Railroad tracks, 3d Ward. Laid over until the next meeting.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

MANHATTAN.

ZIPKES PL, ETC.—Closing and discontinuing ZIPKES PL, bet Post av and Sherman av, and changing the grade of SHERMAN AV, bet Dyckman st and Academy st. Adopted.

BENNETT AV, ETC.—Closing and discontinuing tunnel st extending from BENNETT AV to RIVERSIDE DRIVE.—Laid over for two weeks.

WEST 214TH ST, ETC.—Amending the proceeding for acquiring title to A NUMBER OF STREETS in the Isham-Drake Estate section by exciuding the unacquired portion of 214TH ST, bet Seaman av and Indian rd and instituting an independent proceeding for acquiring title to INDIAN RD and to the unacquired section of ISHAM PARK, at the expense of the city. Laid over for one week.

WEST 168TH ST.—Petition requesting the discontinuance of the proceeding for acquiring title to WEST 168TH ST, from Amsterdam av to Jumel pl, and petition opposing request. Laid over for two weeks.

SEWERAGE DISTRICT NO. 24 A-F.—Modification in the drainage plan of SEWERAGE DISTRICT NO. 24 A-F. Adopted.

JOHN ST.—Constructing an alteration and improvement to the sewer in JOHN ST, from Nassau st to William st. Preliminary work. Adopted.

SITE FOR NEW COUNTY COURT HOUSE.—Petition of owners of property selected AS SITE FOR THE NEW COUNTY COURT HOUSE requesting that title to said property vest in the City of New York on March 1. Sent to Corporate Stock Committee for report in two weeks.

BRONX.

STREET SYSTEM, ETC.—Changing the lines and grades of the STREET SYSTEM bounded by JOHNSON AV, KAPPOCK ST, ARLINGTON AV, WEST 231ST ST AND ITS PROLONGATION and SPUYTEN DUYVIL RD. Adopted.

STREET SYSTEM, ETC.—Changing the grade of the STREET SYSTEM bounded by BAYCHESTER AV, THE NEW YORK, WESTCHESTER AND BOSTON R. R. RIGHT OF WAY, BOSTON RD, STEENWICK AV, HOLLERS AV, VARIAN AV, TILLOTSON AV, WRIGHT AV, GIVAN AV, HOLLER AV and BURKE AV. Adopted.

KINGSBRIDGE AV.—Acquiring title to KINGSBRIDGE AV, where not already acquired, from Terrace View av, in Manhattan, to West 230th st. Adopted.

REVIEW PL, ETC.—Acquiring title to REVIEW PL, from West 238th st to Van Cortlandt Park So., and to WEST 240TH ST, from Spuyten Duyvil rd to Broadway. To be referred to the Borough President after a hearing.

BARNES AV, ETC.—Amending the proceeding for acquiring title to BARNES AV, from Tilden st to Williamsbridge rd; to BRONXWOOD AV, from Burke av to Gun Hill Rd; and to WALLACE AV, from Williamsbridge rd to Gun Hill rd. Adopted.

FREEMAN ST.—Changing the grade of FREEMAN ST, bet Southern Boulevard and Hoe av. Adopted.

STREET PLAN.—Modification in the street plan for section bounded by RIVERDALE AV, WEST 261ST ST, TYNDALL AV and WEST 259TH ST. Adopted.

PIERCE AV, ETC.—Acquiring title to PIERCE AV, from Bear Swamp rd to Paulding av. Adopted.

BOSTON RD.—Petition for relief from assessment in the proceeding for acquiring title to BOSTON RD, from White Plains rd to the northerly city line. Denied.

BRADY AV.—Transmitting for approval rule map, etc., in the proceeding for acquiring title to BRADY AV, from Bronx Park East to Radcliff av. Approved.

WEST 172D ST.—Regulating and grading WEST 172D ST, from Aqueduct av to Jessup av. Preliminary work. Adopted.

STORROW ST.—Regulating and grading STORROW ST, from the public place at East 177th st and Westchester av to Unionport rd. Preliminary work. Adopted.

BAILEY AV.—Paving with granite block (permanent pavement), where the grade is more than 6 per cent., and with asphalt block (permanent pavement), where the grade is less than 6 per cent., BAILEY AV, from Albany rd at West 234th st to Fort Independence st. Preliminary work. Adopted.

MORRIS AV.—Paving with bituminous concrete (preliminary pavement), and adjusting the curbing where necessary, MORRIS AV, from East 166th st to East 170th st. Preliminary work. Adopted.

LONGWOOD AV.—Paving with asphalt and asphalt block where not already paved (permanent pavement) LONGWOOD AV, from Southern Boulevard to Westchester av. Preliminary work. Adopted.

WALTON AV.—Paving with bituminous concrete (preliminary pavement) and adjusting the curbing where necessary, in WALTON AV, from East 177th st to Tremont av. Preliminary work. Adopted.

TAYLOR AV.—Regulating and grading TAYLOR AV, from Gleason av to Westchester av. Adopted.

EAST 198TH ST.—Grading and re-grading, curbing and re-curbing, flagging and re-flagging EAST 198TH ST, from Jerome av to Creston av. Preliminary work. Adopted.

EAST 222D ST.—Grading EAST 222D ST, from Bronxwood av to Arnow av. Adopted.

VAN NEST AV.—Regulating and grading VAN NEST AV, from West Farms rd to Bear Swamp rd. Title vesting in the city April 1. Adopted.

WEST 172D ST.—Regulating and grading WEST 172D ST, from Jerome av to Inwood av. Adopted.

WALTON AV.—Paving with bituminous concrete (preliminary pavement) and adjusting the curb where necessary, on WALTON AV, from East 177th st to Tremont av. Adopted.

WESTCHESTER CREEK.—Fixing the position of the pier and bulkhead lines for WESTCHESTER CREEK, bet East River and Fort Schuyler rd. Approved.

SEWERAGE DISTRICT NO. 37-J-2.—Modification in the drainage plan for SEWERAGE DISTRICT No. 37-J-2. Adopted.

SEWERAGE DISTRICT NO. 39-A-2.—Modification in the drainage plan for SEWERAGE DISTRICT NO. 39-A-2. Adopted.

BROOKLYN.

NEPTUNE AV, ETC.—Changing the grade of the STREET SYSTEM bounded by Neptune av, West 23d st, Atlantic Ocean and West 32d st. Adopted.

FLATBUSH AV.—Laying out an extension of FLATBUSH AV, from its present south terminus near the prolongation of Av V to the United States Bulkhead Line at Rockaway Inlet. Adopted.

ELDERTS LA, ETC.—Acquiring title to ELDERTS LA, from Glenmore av to Stanley av; and, to SHERIDAN AV, from Glenmore av to Fairfield av. Laid over for one week.

EAST 26TH ST, ETC.—Amending the proceeding for acquiring title to EAST 26TH ST, from Canarsie la to Clarendon rd, and from Av D to Newkirk av; and, to CANARSIE LA, from Flatbush av to Schenectady av. Adopted.

PIERREPONT PL, ETC.—Laying out PIERREPONT PL, from Pierrepont st to Montague st; and, MONTAGUE TERRACE, from Montague st to Remsen st. Public hearing on April 3.

MONTGOMERY ST, ETC.—Modifying the plan for the STREET SYSTEM, bounded by Montgomery st, Bedford av, Sullivan st, and Cedar pl. Public hearing on April 3.

UNION ST.—Amending the proceeding for acquiring title to UNION ST, from New York av to Rochester av, and from Ralph av to East New York av, by EXCLUDING the block bet Kingston av and Albany av. Laid over for 2 weeks.

EAST 8TH ST.—Acquiring title to EAST 8th st, from Foster av to Av T, excepting the right of way of the Long Island Railroad. Public hearing on April 3.

EAST 98TH ST.—Acquiring title to EAST 98TH ST, from East New York av to Foster av, excluding the right of way of the Long Island Railroad. Public hearing on April 3.

WOODBINE ST.—Petition requesting an enlargement of the district of assessment in the proceeding for acquiring title to WOODBINE ST, from Knickerbocker av to Irving av. Public hearing on April 3.

20TH AV, ETC.—Transmitting for approval the rule and damage maps in the proceeding for acquiring title to 20TH AV, from 54th st to Gravesend av; and, to 52D ST, from 18th av to West st. Approved.

EAST 16TH ST.—Sanitary and storm water sewers in EAST 16TH ST, from Kings Highway to Av U. Preliminary work. Adopted.

AV F.—Sewer in AV F, from Gravesend av to West st. Preliminary work. Adopted.

17TH AV.—Sewer in 17TH AV, from 43d st to 44th st. Preliminary work. Adopted.

WEBSTER AV.—Sewer in WEBSTER AV, from Gravesend av to 47th st. Preliminary work. Adopted.

8TH AV, ETC.—Sewer in 8TH AV, from 62d st to 66th st, and from 67th st to Bay Ridge av; and, in 68TH ST, from 8th av to 6th av, together with a receiving basin at the west corner of 8TH AV AND 61ST ST. Preliminary work. Adopted.

TROY AV.—Grading and flagging the sidewalk space on the east side of TROY AV, from Eastern Parkway to Lincoln pl. Preliminary work. Adopted.

WEST ST.—Regulating and grading WEST ST, from Cortelyou rd to 39th st. Preliminary work. Adopted.

82D ST.—Regulating and grading 82D ST, from 18th av to 20th av. Preliminary work. Adopted.

AV I.—Regulating and grading AV I, from East 19th st to Ocean av. Preliminary work. Adopted.

WEST 30TH ST.—Amending the resolution of Sept. 19, 1912, under which preliminary authorization was granted for regulating and grading WEST 30TH ST, from Neptune av to the Atlantic Ocean, by limiting the improvement ON THE SOUTH at a line 360 ft. south of Surf av. Adopted.

HOWARD AV.—Amending the resolution of Dec. 15, 1910, granting preliminary authorization for regulating and grading HOWARD AV, from East New York av to East 98th st. Adopted.

BELMONT AV.—Regulating and grading and paving with asphalt (permanent pavement), BELMONT AV, from Chestnut st to Crescent st. Preliminary work. Adopted.

DUPONT ST.—Paving with asphalt (preliminary pavement), DUPONT ST, from Oakland st to Provost st. Preliminary work. Adopted.

FORREST ST.—Paving with asphalt (permanent pavement), FORREST ST, from Central av to Flushing av. Preliminary work. Adopted.

WHITE ST.—Paving with granite block (permanent pavement), WHITE ST, from Cook st to Moore st and from Siegel st to Johnson av. Preliminary work. Adopted.

45TH ST.—Paving with asphalt (preliminary pavement), 45TH ST, from New Utrecht av to 12th av. Preliminary work. Adopted.

WEST ST.—Paving with asphalt (preliminary pavement), WEST ST, from 39th st to 43d st. Preliminary work. Adopted.

EAST 2D ST.—Paving with asphalt (preliminary pavement), EAST 2D ST, from Cortelyou rd to Ditmas av. Preliminary work. Adopted.

AV C.—Paving with asphalt (permanent pavement), AV C, from East 3d st to Gravesend av. Preliminary work. Adopted.

CONEY ISLAND AV.—Paving with asphalt (permanent pavement), CONEY ISLAND AV, from Av N to Kings Highway. Preliminary work. Adopted.

SUNNYSIDE AV.—Paving with asphalt (preliminary pavement), SUNNYSIDE AV, from Miller av to Barbey st. Preliminary work. Adopted.

WILLIAMS AV.—Paving with asphalt (permanent pavement), WILLIAMS AV, from Belmont av to Sutter av. Preliminary work. Adopted.

AV F.—Regulating and grading AV F, from Gravesend av to West st. Adopted.

36TH ST.—Regulating and grading 36TH ST, from Fort Hamilton Parkway to 12th av. Title vesting in city April 1. Adopted.

WEST 31ST ST.—Regulating and grading WEST 31ST ST, from Neptune av to Surf av. Adopted.

CARROLL ST.—Sewer in CARROLL ST, from Washington av to Bedford av. Adopted.

SUYDAM ST.—Regulating and grading SUYDAM ST, from St. Nicholas av to Cypress av. Adopted.

WEST 3D ST.—Regulating and grading WEST 3D ST, from Sheepshead Bay rd to Neptune av. Adopted.

MALTA ST.—Paving with asphalt (preliminary pavement), MALTA ST, from New Lots av to Hegeman av. Adopted.

74TH ST.—Paving with asphalt (preliminary pavement), 74TH ST, from 13th av to 14th av. Adopted.

LINCOLN AV.—Paving with asphalt (preliminary pavement), LINCOLN AV, from Etna st to Ridgewood av. Adopted.

EAST 17TH ST.—Paving with asphalt (preliminary pavement) and curbing where necessary, EAST 17TH ST, from Av I to Av K. Adopted.

UTICA AV.—Paving with asphalt (permanent pavement), UTICA AV, from Church av to the Long Island Railroad. Adopted.

10TH AV.—Amending resolution of April 20, 1911, granting final authorization for regulating and grading 10TH AV, from 41st st to 53d st, by excluding the half block at the south end. Adopted.

AV J, ETC.—Acquiring title to the block bounded by AV J, EAST 72D ST, RALPH AV, and PAERDEGAT AV—rescinding resolution of July 11, 1912, authorizing the purchase by the Comptroller and instituting of proceeding for acquiring property by the city. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Feb. 27, at 10.30 a. m., the following matters, among other matters, will be considered:

BROOKLYN.

CONEY ISLAND & BROOKLYN RAILROAD CO.—Grant of a franchise to the Coney Island & Brooklyn Railroad Co. to construct, maintain and operate a double track street surface railway from the existing tracks of the company at 4th av and 9th st, upon and along 4TH AV to Flatbush av, thence across Flatbush av to Ashland pl to Fulton st, where the tracks diverge; a single track continuing along ASHLAND PL to DeKalb av and another single track continuing along FULTON ST, from Ashland pl to Rockwell pl to DeKalb av, where connection is made with the existing tracks.

NOTE.—Tracks in existence in FULTON ST and in ROCKWELL PL, which the applicant proposes to use.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before March 18, at 11 a. m., when testimony will be taken:

MANHATTAN.

BUENA VISTA AV.—Sewer in BUENA VISTA AV, bet 177th st and the summit south of 172d st. Affecting Block 2139. List 2681.

BRONX.

LELAND AV.—Regulating, grading, curbing and flagging LELAND AV, bet Westchester av and Gleason av. List 2757.

WEHER COURT.—Regulating, grading, curbing, flagging, etc., WEHER COURT, from 3d av west to the existing part of WEHER COURT, a distance of 144.78 ft. List 2764.

BRONX PARK AV.—Paving and curbing BRONX PARK AV where necessary, bet Tremont av and Walker av. List 2951.

LONGFELLOW AV.—Regulating, grading, curbing, flagging, etc., LONGFELLOW AV, from the bridge of the N. Y., N. H. & H. R. R. to Aldus st. List 2952.

NOTE.—The area of assessment in each of the above BRONX proceedings extends to within half the block at the intersecting streets.

HUNTS POINT AV, ETC.—Receiving basins at the northeast corner of HUNTS POINT AND LONGFELLOW AVS; and, receiving basins on the northeast corner of HUNTS POINT AV AND FAILE ST, also on the northeast and northwest corner of SPOFFORD AV AND MANIDA ST. Affecting Blocks 2763 and 2766. List 2969.

BROOKLYN.

FAIRVIEW PL.—Regulating, grading, flagging, curbing and paving FAIRVIEW PL, bet Martense av and Church av. List 2598.

18TH AV.—Regulating, grading, curbing, flagging, etc., 18TH AV, from Ocean parkway to 47th st, together with a list of awards for damages caused by a change of grade. List 2740.

EAST 14TH ST.—Regulating, grading, curbing, flagging EAST 14TH ST, from Av O to Kings Highway, and from Av V to Neck rd. List 2822.

EAST 28TH ST.—Regulating, grading, curband and flagging EAST 28TH ST, from Clarendon rd to Canarsie la. List 2823.

SULLIVAN ST.—Regulating, grading, curbing and flagging SULLIVAN ST, from Washington av to Nostrand av. List 2825.

58TH ST.—Regulating, grading, curbing and flagging 58TH ST, bet 10th av and New Utrecht av, together with a list of awards for damages caused by a change in the grade. List 2830.

NEWELL ST, ETC.—Regulating, grading, curbing, flagging NEWELL ST, from Meserole av to Greenpoint av; and, paving NEWELL ST, bet Calyer st and Greenpoint av. List 2833.

CHURCH AV.—Paving, bet 36th st and Gravesend av. List 2868.

EAST 35TH ST.—Paving, bet Glenwood rd and Farragut rd. List 2870.

HOMECREST AV.—Regulating, grading, curbing and flagging HOMECREST AV, from Av S to Neck rd. List 2872.

AV O.—Regulating, grading, curbing and flagging Av O, from East 15th st to Ocean av. List 2900.

EAST 14TH ST.—Regulating, grading, curbing and flagging EAST 14TH ST, bet Av I and Av J. List 2903.

81ST ST.—Regulating, grading and curbing 81ST ST, from Narrows av to Colonial rd. List 2906.

66TH ST.—Regulating, grading, curbing and flagging 56TH ST, bet 12th av and 13th av. List 2907.

HUNTERFLY RD.—Regulating, grading, curbing, flagging and paving HUNTERFLY RD, from Herkimer st to Atlantic av. List 2908.

LINCOLN AV.—Regulating, grading, curbing and flagging LINCOLN AV, bet Jamaica av and Ridgewood av. List 2910.

MONTGOMERY ST.—Regulating, grading, curbing and flagging MONTGOMERY ST, bet Franklin av and Bedford av. List 2911.

9TH AV.—Regulating and grading, bet 47th st and 49th st. List 2913.

72D ST.—Regulating, grading, curbing and flagging 72D ST, bet 17th av and 18th av. List 2915.

76TH ST.—Regulating, grading, curbing and flagging 76TH ST, bet 5th av and 6th av. List 2916.

37TH ST.—Regulating, grading, curbing and flagging 37TH ST, bet Fort Hamilton parkway and 14th av. List 2917.

12TH AV.—Regulating, grading, curbing and flagging 12TH AV, from Bay Ridge av to 75th st. List 2918.

UNION ST.—Regulating, grading, curbing and flagging UNION ST, from Classon av to Bedford av, except the land occupied by the Brighton Beach Railroad Co. List 2919.

EAST 2D ST.—Regulating, grading, curbing and flagging EAST 2D ST, from Av N to Ryder av. List 2921.

WEST 36TH ST.—Regulating, grading, curbing and flagging WEST 36TH ST, bet Surf av and Neptune av, excluding the right of way of the New York and Coney Island Railroad. List 2928.

BANKER ST.—Regulating, grading, curbing and flagging BANKER ST, bet Meserole av and Nassau av. List 2958.

14TH AV.—Paving 14TH AV, from Church av to 42d st, excepting the space occupied by the tracks of the Prospect Park and South Brooklyn Railway Co. bet 37th st and 38th st. List 2960.

NOTE.—The area of assessment in each of the above BROOKLYN proceedings, extends to within half the block at the intersecting streets.

RICHARD ST.—Flagging RICHARD ST, bet Verona st and Rapelyea st; east side of BARBEY ST, bet Sunnyside av and Highland boulevard; west side of CLASSON AV, bet St. Marks av and Prospect pl; both sides of SACKMAN ST, bet East New York av and Atlantic av; west side of STONE AV, bet East New York av and Bergen st, and on the west side of KENT AV, bet Park av and Myrtle av. Affecting property in front of which work was done. List 2807.

BUSHWICK AV.—Sewer in BUSHWICK AV, west side, bet Hart st and Lawton st. Affecting Lot 3225. List 2854.

EAST 35TH ST.—Sewer in EAST 35TH ST, west side, bet Av J and Kings Highway. Affecting Blocks 7616, 7617, 7634, 7635, 7652, 7653. List 2857.

GRAVESEND AV, ETC.—Sewer in GRAVESEND AV, west side, from Av J to Bay Parkway; BAY PARKWAY, from Gravesend av to 60th st; 60TH ST, from Bay Parkway to 19th av; GRAVESEND AV, west side, bet Av I and Av J; on the east side, from a point 100 ft. north of Av I to Bay parkway; a basin at the northwest corner of GRAVESEND AV AND AV I; sewers in BAY PARKWAY (22D AV), west side, bet 60th st and 65th st; in AV J, from West st to Gravesend av; in 61ST ST, from 19th av to 20th av, and outlet sewer in 20TH AV, from 60th st to 61st st. Affecting Block Nos. 5451, 5452, 5457, 5462, 5463, 5464, 5469, 5470, 5475, 5476, 5481, 5482, 5483, 5495, 5499, 5500, 5501, 5506, 5507, 5508, 5513, 5514, 5515, 5520, 5521, 5522, 5527, 5528, 5529, 5533 to 5536, inclusive; 5540 to 5543, inclusive; 5547 to 5550, inclusive; 5555 to 5557, inclusive; 6499 to 6508, inclusive; 6514 to 6518, inclusive; 6524 to 6526, inclusive; 6537 to 6541, inclusive; 6547 to 6559, inclusive; 6563 to 6568, inclusive; 6578, 6579 and 6582. List 2859.

CROWN ST.—Sewer in CROWN ST, bet Washington av and Bedford av. Affecting Blocks 1189, 1190, 1287 and 1294. List 2927.

LINDEN AV.—Sewer in LINDEN AV, bet East 35th st and Brooklyn av. Affecting Blocks 4856 and 4872. List 2929.

FLATBUSH AV.—Sewer basin on FLATBUSH AV, at its northeast corner of MAPLE ST; northeast corner of RUTLAND RD; northeast corner of ROBINSON ST; southeast corner of SNYDER AV; northeast corner of DURYEA PL; southeast corner of VANDERVEER PL and at the southeast corner of AV D. Affecting Blocks 5028, 5034, 5048, 5109, 5132, 5188 and 5210. List 2933.

81ST ST.—Sewer in 81ST ST, bet Narrows av and Colonial rd. Affecting Blocks 5985 and 5994. List 2934.

OAKLAND PL.—Sewer in OAKLAND PL, from Tilden av to Butler st (Albermarle rd). Affecting Block 5127. List 2935.

67TH ST.—Sewer in 67TH ST, bet 1st av and 2d av, and in 2D AV, bet 67th st and the sewer summit immediately south of 67th st. Affecting Blocks 5838, 5839, 5840, 5848, 5849. List 2938.

68TH ST.—Sewer in 68TH ST, bet 13th av and 14th av. Affecting Blocks 5768 and 5775. List 2939.

75TH ST.—Sewer on both sides of 75TH ST, bet 11th av and 12th av. Affecting Blocks 6209 and 6220. List 2940.

SHARON ST.—Sewer in SHARON ST, from Olive st to Morgan av. Affecting Blocks 2908 and 2913. List 2942.

STERLING PL.—Sewer in STERLING PL, bet Rochester av and Utica av. Affecting Blocks 1373 and 1379. List 2943.

STERLING PL.—Sewer in STERLING PL, from end of existing sewer 140 ft. west of East New York av to Eastern parkway extension. Affecting Blocks 1468 and 1472. List 2944.

RICHMOND.

AN UNNAMED STREET, ETC.—Sewer in AN UNNAMED STREET (extension of Stuyvesant pl), and in STUYVESANT PL, from Arrietta st to a point about 685 ft. north of Weiner pl, 1st Ward. Affecting property in Ward 1, District 2, Plot 1, Blocks 2, 3 and 4. List 2748.

EUREKA PL, ETC.—Regulating and grading EUREKA AV, ARENTS AV AND CHESTNUT ST, bet Bentley st and Church st; BUTLER AV, bet Eureka pl and Broadway; and CONSTRUCTING dish gutters, crosswalks and stone corner curbs at the intersecting streets, and paving or repairing sidewalks, etc. Area of assessment; Extends to within half the block at the intersecting streets. List 2864.

JAY ST.—Receiving basins in JAY ST, at its intersection with Hamilton av, Stuyvesant pl, and South st, De Kalb st, Wall st and Stuyvesant pl, 1st Ward. Affecting property in Ward 1, Plot 1, Blocks 1, 3, 4; Plot 2, Blocks 4, 5, 6, 13; Plot 5, Block 1. List 2865.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, on Feb. 27, at 10 a. m., application will be made for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

SHEPHERD AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SHEPHERD AV, bet Fulton st and Atlantic av, 26th Ward.

55TH ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 55TH ST, from 16th av to 19th av; and, 54TH ST, from Fort Hamilton parkway (av) to 11th av, New Utrecht av to 13th av, and from 15th av to 19th av, excluding in each case the right of way of the Long Island Railroad, 30th Ward.

FINAL REPORTS.

SEDGWICK AV, ETC., BRONX.—Acquiring title to the lands, etc., required for widening SEDGWICK AV, bet Fordham rd and Bailey av; of BAILEY AV, bet Sedgwick av and Albany rd; of ALBANY RD, bet Bailey av and Van Cortlandt Park, and for the opening and extending of HEATH AV, bet West 189th st and West 191st st; of the PUBLIC PL, bet Heath av and Bailey av south of West 191st st, and the lands and premises required for the widening of KINGSBRIDGE RD, bet Exterior st and Bailey av, 24th Ward, as amended by order of the Supreme Court on Nov. 4, 1909, by including therein CERTAIN ADDITIONAL LANDS required, and also by excluding therefrom certain lands not required.

The supplemental and amended final reports in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 25, at 10.30 a. m.

CASTLETON AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending CASTLETON AV, from Richmond av to Jewett av, 3d Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on Feb. 26, at 10 a. m.

BILLS OF COSTS.

AN UNNAMED STREET, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending AN UNNAMED STREET, from the north terminus of Gray st to Gordon st, 2d Ward, as amended and corrected by an order of the Supreme Court, Nov. 18, 1909, by including therein that portion of GRAY ST, from the unnamed street to Hudson st, as shown upon a map approved by a resolution of the Board of Estimate and Apportionment April 23, 1909, and as further amended by an order to the Court on Sept. 9, 1912, so as to relate to BOYD ST (UNNAMED STREET), from Gray st to Gordon st, as shown upon a map or plan adopted by the Board of Estimate and Apportionment June 29, 1911, and approved by the Mayor July 11, 1911, and to GRAY ST, from Hudson st to the unnamed street, distant about 350 ft. to the north. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on Feb. 28, at 10 a. m.

THERIOT AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending THERIOT AV, from Gleason av to West Farms rd; and, LELAND AV, from Westchester av to West Farms rd, 24th Ward. The bill of costs in the above matter will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on Feb. 28, at 10.30 a. m.

VAN ALST AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending VAN ALST AV (unofficial name),

from Nott av to Hoyt av, 1st Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on March 5, at 10 a. m.

BUENA VISTA AV, ETC., MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending BUENA VISTA AV, from its junction with Haven av, at or near West 171st st to West 176th st; of WEST 172D ST, from Fort Washington av to Buena Vista av; and, of WEST 173D ST, from Fort Washington av to Buena Vista av, 12th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, for the hearing of motions, in the County Court House, Manhattan, on March 3, at 10.30 a. m.

AMENDED PROCEEDINGS.

OLMSTEAD AV (AV D, ETC.), BRONX.—Amending application relative to acquiring title to the lands, etc., required for opening and extending OLMSTEAD AV (formerly Av D, south of Westchester av, and Jefferson st, north therefrom), bet Protectory av and the bulkhead line of Pugsley's Creek; ODELL ST (Jackson st), bet Unionport rd and Protectory av, and of PURDY ST (Washington st), bet Westchester av and Protectory av, 24th Ward, so as to conform with the changes made in the lines of OLMSTEAD AV and of PURDY ST, as shown upon a map or plan adopted by the Board of Estimate and Apportionment January 11, 1912, and approved by the Mayor January 17, 1912; and by the inclusion in the proceeding of the REMAINING LENGTH of each of these three streets bet West Farms rd and the former location of Protectory av; the amended proceeding to relate to OLMSTEAD AV, from the bulkhead line of Pugsley's Creek to West Farms rd; ODELL ST, from Unionport rd to Pugsley st, and PURDY ST, from Westchester av to West Farms rd. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 27, for an order amending the above proceeding.

By Comm'rs Estimate and Assessment.

FREEMAN AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending FREEMAN AV (unofficial name), from Jackson av to Vernon av, 1st Ward. William E. Stewart, P. J. Hannigan and B. J. McDonald, commissioners in the above proceeding, have completed their supplemental and amended estimate and assessment; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Feb. 27, and they will hear all such parties in person, on March 3, at 2 p. m.

MONTGOMERY ST, ETC., BROOKLYN.—Acquiring title to the land, etc., required for opening and extending MONTGOMERY ST, from Coney Island av to East 7th st; and, EAST 7TH ST, from Henry st to a point about 150 ft. south, 29th Ward. Charles Harwood, Edward T. Walsh, and Hector McG. Curren, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners at 166 Montague st, Brooklyn, on or before March 10; and, they will hear all such parties, in person, on March 11, at 3.30 p. m.

Charles Harwood, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner at 166 Montague st, Brooklyn, on or before March 10; and, he will hear all such parties, in person, on March 11, at 3.30 p. m.

NEWTON ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending NEWTON ST, from Leonard st to Graham av, 17th Ward. Ernest P. Seelman, Jacob C. Klinck and Henry D. Cipperly, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before March 10; and, they will hear all such parties, in person, on March 11, at 10.30 a. m.

Ernest P. Seelman, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before March 10; and, he will hear all such parties, in person, on March 12, at 10.30 a. m.

POWELL ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending POWELL ST, from Livonia av to Hegeman av, 26th Ward. William J. Mahon and Alfred A. Schlickeman, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same, must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before March 10; and, they will hear all such parties, in person, on March 11, at 3.00 p. m.

William J. Mahon, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before March 10; and, he will hear all such parties in person, on March 12, at 3 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

5TH AV.—Regulating, grading, curbing and flagging 5TH AV, from 140th st to Marginal st, 12th Ward. Area of assessment: Both sides of 5TH AV, from 140th st to Marginal st, and to the extent of half the block at the intersecting and terminating streets. April 12.

145TH ST AND BROADWAY.—Repairing sidewalks at northwest corner 145TH ST AND BROADWAY, 12th Ward. Area of assessment: Block 2092, lot 25½ and 26. April 12.

EAST 77TH ST.—Regulating, grading, curbing and paving EAST 77TH ST, bet Av A and a point about 400 ft. east of lands of the John Jay Park, 19th Ward. April 12.

BRONX.

EAST 133D ST.—Sewer on EAST 133D ST, bet Southern Boulevard and Cypress av, 23d Ward. Area of assessment: Both sides of EAST 133D ST, bet Southern Boulevard and Cypress av. April 12.

BROOKLYN.

LITTLE NASSAU ST AND TAAFE PL.—Sewer basins at southeast corner LITTLE NASSAU ST AND TAAFE PL, and at the southeast and southwest corners of LITTLE NASSAU ST AND KENT AV, 7th Ward. Area of assessment: Blocks 1883 and 1884. April 12.

37TH ST AND FORT HAMILTON AV.—Sewer basins at north and west corners of 37TH ST AND FORT HAMILTON AV, 8th Ward. Area of assessment: Block 5289, lots 6, 8, 9, 48, 50, 52 and Block 902, Lot 1. April 12.

37TH ST, ETC.—Sewer in 37TH ST, bet 8th av and 9th av; 9TH AV, bet 37th st and 38th st; and, 38TH ST, from 9th av west to existing manhole at intersection of 38th st and New Utrecht av, 8th Ward. Area of assessment: Blocks 908, 902, and Block 5581, Lot 1. April 12.

UNION ST AND NEW YORK AV.—Sewer basin at northwest corner UNION ST AND NEW YORK AV, 24th Ward. Area of assessment: Block 1269. April 12.

DEWEY PL, ETC.—Fencing lots on west side of DEWEY PL, bet Atlantic av and Herkimer st; the northwest corner of OLIVE PL AND ATLANTIC AV; southwest corner of PALMETTO ST AND HAMBURG AV; northwest corner of PILLING ST AND EVERGREEN AV; northeast corner of BLAKE AV AND PENNSYLVANIA AV; south side of BLAKE AV, bet Schenck av and Hendrix st; west side of SCHENCK AV and east side of HENDRIX ST, bet Dumont av and Elake av; east side of HENDRIX ST, bet Belmont av and Pitkin av; southwest corner of BELMONT AV AND JEROME ST; southeast corner of BELMONT AV AND BARBEY ST; west side of ASHFORD ST and east side of WARWICK ST, bet Blake av and Sutter av; south side of BELMONT AV, bet Essex st and Linwood st; west side of NICHOLS ST, about 100 ft. south of Jamaica av, 25th 26th and 28th Wards. Area of assessment: Lot 33, Block 1559; Lot 35, Block 1569; Lot 39, Block 3342; Lot 1 in Block 3452; Lot 1, Block 3772; north half of Block 4059; Lots 5 and 6, Block 4011; Lots 10 and 16 Block 4029; Block 4047; south side of Belmont av, bet Essex st and Linwood st, and Lot 110, Block 4109. April 12.

BELMONT AV, ETC.—Sewer in BELMONT AV, bet Euclid av and Crescent st, and basins at northeast and northwest corners of BELMONT AV AND LOGAN ST, 26th Ward. Area of assessment: Blocks 4227, 4228, 4233, 4234, 4250 and 4251. April 12.

TROUTMAN ST AND ST. NICHOLAS AV.—Sewer basin at east corner of TROUTMAN ST AND ST. NICHOLAS AV, 27th Ward. Area of assessment: Block 3190. April 12.

NEWKIRK AV AND RUGBY RD.—Sewer basins at northwest corner of NEWKIRK AV AND RUGBY RD, 29th Ward. Area of assessment: Block 5199. April 12.

60TH ST AND 12TH AV.—Sewer basin at west corner of 60TH ST AND 12TH AV, 30th Ward. Area of assessment: south portion Block 5717. April 12.

65TH ST.—Regulating, grading, curbing and flagging 65TH ST, bet 5th av and 7th av, 30th Ward. Area of assessment: Both sides of 65TH ST, from 5th av to 7th av, and to the extent of half the block of the intersecting avs. April 12.

81ST ST, ETC.—Sewer basins on all four corners of 81ST ST, 82D ST, 83D ST, 84TH ST 85TH ST AND 14TH AV, 30th Ward. Area of assessment: Blocks 6280, 6281, 6292, 6293, 6303, 6304, 6309, 6310, 6322, 6323, 6339, 6340. April 12.

13TH AV AND 80TH ST.—Sewer basin at the north corner of 13TH AV AND 80TH ST, 30th Ward. Area of assessment: Block 6267. April 12.

86TH ST AND 15TH AV.—Sewer basin at the north and east corners of 86TH ST AND 15TH AV, 30th Ward. Area of assessment: Lot 38 Block 6340, and Lots 1 and 8, Block 6341. April 12.

AV H AND EAST 12TH ST.—Sewer basin at the southwest corner of AV H AND EAST 12TH ST, 31st Ward. Area of assessment: South half of Block 6695. April 12.

AV M, ETC.—Sewer in AV M, from Ocean av to East 21st st; basin in AV M at the northeast corner of EAST 21ST ST, EAST 22D ST, EAST 23D ST, EAST 24TH ST, northeast and southwest corners of EAST 25TH ST, EAST 26TH ST, EAST 27TH ST, EAST 28TH ST, EAST 29TH ST, NOSTRAND AV, EAST 31ST ST, northeast corner of EAST 32D ST, and northeast, southeast, and northwest corners of EAST 36TH ST, 32d Ward. Area of assessment: Blocks 7638 to 7650, inclusive; 7653, 7654 7659 to 7666 inclusive, and 7672. April 12.

EAST 98TH ST, ETC.—Sewer in EAST 98TH ST, bet East New York av and Hegeman av, with outlet sewers in EAST 98TH ST, bet Hegeman and Vienna avs; in VIENNA AV, bet East 98th st and Malta st; in MALTA ST, from Vienna av to Wortman av, and in WILLIAMS AV, from Vienna av to Fresh Creek Basin; in MALTA ST, from Wortman av to Fairfield av; in FAIRFIELD AV, from Malta st to Van Sicklen av; in VAN SICKLEN AV, from Fairfield av to the 26th Ward Disposal Works; in BLAKE AV, bet Howard and Saratoga avs; outlet sewers in GRAFTON ST, bet Blake av and East 98th st, and in BARRETT ST, bet Blake av and East 98th st; also an agreement for supporting tracks, etc., of the Canarsie Railroad Co. at VIENNA AV AND VAN SINDEREN AV, in connection with the construction of sewer in EAST 98TH ST, from East New York av to Hegeman av; also sewers in EAST 94TH ST, bet summit north of Clarkson st and summit north of Lenox rd, and outlet sewer in CLARKSON ST, bet East 94th st and East 98th st, and a tributary sewer in CLARKSON ST, bet East 92d st and East 94th st; also an agreement for supporting tracks, etc., of the N. Y., B. & Manhattan Beach Railway Co. AT OR NEAR VIENNA AV AND SACKMAN ST in connection with sewers in East 98th st, etc.; also sewer in UNION ST, bet East New York av and East 98th st, and tributary sewers in SUTTER AV, bet Ralph av and Union st, and in BLAKE AV, bet East 98th st and Union st; also sanitary and storm sewers in WILLIAMS AV, from Vienna av to Hegeman av; in LIVONIA AV, bet Saratoga and Howard avs; in RIVERDALE AV, from Saratoga av to Grafton st; in DUMONT AV, bet Grafton st and Howard av, and an outlet sewer in HOWARD AV, bet Dumont av and East 98th st; also a foundation for a sewer in MALTA AV, from Wortman av to Fairfield av, in FAIRFIELD AV, from Malta st to Van Sicklen av, and in VAN SICKLEN AV, from Fairfield av to the 26th Ward Disposal Works. A sewer in DUMONT AV, from Saratoga av to Grafton st; in HOWARD AV, from Blake av to Dumont av, and a tributary sewer in HOWARD AV, from Sutter av to Blake av; also sewer in TAPSCOTT ST, from East New York av to Sutter av, and an outlet sewer in TAPSCOTT ST, from Sutter av to East 98th st, and tributary sewers in SUTTER AV, from Union st to Tapscott st, and in BLAKE AV, from Union st to Howard av; in GRAFTON ST, bet Sutter and Blake avs; in EAST NEW YORK AV, from East 98th st to Pitkin av, and an outlet sewer in RALPH AV, from East New York Av to East 98th st, and tributary sewer in SUTTER AV, from East 98th st to Ralph av, 24th, 26th, 29th and 32d Wards. AREA OF ASSESSMENTS: Blocks 1399, 1405, 1411, 1477, 3508 to 3511, inclusive; 3530 to 3534, inclusive; 3536 to 3540, inclusive; 3548 to 3560, inclusive; 3565 to 3575, inclusive; 3580 to 3590, inclusive; 3594 to 3603, inclusive; 3607 to 3616, inclusive; 3619 to 3627, inclusive; 3631 to 3652, inclusive; 3868 to 3883, inclusive; 4317 to 4319, 4340 to 4343, 4364 to 4366, 4386 to 4396, 4408 to 4418, 4430 to 4441, 4452, 4600, 4616, 4628 to 4633, 4647 to 4652, 4665 to 4672, 4687 to 4694, 4710 to 4718, 4749 to 4757, 7913, 7914, 7925, 7926, and 8108 to 8123, inclusive. April 7.

13TH AV.—Paving 13TH AV, from 36th to 37th st, 29th Ward. Area of assessment: Both sides of 13TH AV, from 36th to 37th sts, and to the extent of half the block at the intersecting and terminating streets. April 7.

QUEENS.

COLUMBIA PL.—Opening and acquiring title to COLUMBIA PL, from Brown pl to Grand st, 2d Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Municipal Building, Long Island City. April 16.

PROSPECT AV.—Opening and acquiring title to PROSPECT AV, from Metropolitan av to Putnam av, 2d Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Municipal Building, Long Island City. April 16.

WOULD TAX CEMETERIES.

Queens Borough Would Assess Them for Cost of Street Openings.

A measure that promises great relief to property holders in Queens has been introduced by Senator Patten at Albany, which provides that cemetery corporations in Queens shall not be exempt from the payment of assessments for the legal opening of streets in their vicinity and for their improvement, including the construction of sewers. Under existing laws the whole burden of such improvements has fallen upon adjacent private property owners.

In the Second Ward, where a number of the largest cemeteries are situated, improvements costing millions of dollars recently have been projected or are in course of construction, and the bill has been introduced to permit the city authorities to assess a just proportion of the cost of these against the cemeteries.

The bill has been urgently demanded by local property owners and civic organizations; but is being vigorously opposed by the representatives of the cemetery corporations. However, the property owners believe they will be supported by the courts in having the bill passed from the fact that before consolidation the old town governments were permitted to place a tax of $1 each upon every funeral cortege that passed over the roads of the borough, which sum total was used to keep the roads in repair.

Foreign Commerce of the Port.

The total foreign commerce of the Port of New York during the fiscal year ending June 30, 1912, amounted to $1,914,263,840, an increase of $169,386,706 over the preceding year, says a Bulletin of the Chamber of Commerce.

The total foreign commerce of the rest of the country was $2,174,451,477, an increase of $135,978,434.

In foreign commerce, therefore, New York made a larger gain than the rest of the country during the last fiscal year. The total foreign commerce of the whole country (including New York) was $4,088,715,317, an increase of $305,365,140.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Hotel Woodward to Be Enlarged.

It is announced that work is soon to be started by proprietor Thomas D. Green, of the Hotel Woodward for remodelling and enlarging the hotel at Broadway and 55th street, that will involve the expenditure of upward of $100,000. The proposed improvements have been made necessary by the increasing business. A new bar will occupy the southern end of the present dining-room with a frontage of 50 feet on Broadway and will be furnished by the Brunswick-Balke Company. Back of this space a lounge and smoking-room will be constructed, occupying the entire space now used for dining-room service. The present Old English oak panelling will be redecorated in gold, and the ceiling done over in old ivory. The color scheme will be brown and blue, the wall space in between the oak panels being ornamented with plaster work, carrying out the general effect. An annex to contain 100 rooms, all with baths, is contemplated on the east side of the present building. These rooms will be furnished in keeping with the rest of the building, no expense being spared to make them as comfortable and attractive as possible. Operations are expected to be commenced in the near future, so that the building will be completed and running by the first of next August. It is understood that an architect has practically been selected, but that no building contracts have yet been issued.

Sicilian Paving Company's New Plant.

The Sicilian Asphalt Paving Company, of 41 Park Row, Manhattan, will soon call for bids for the erection of a new asphalt plant, at Long Island City, consisting of a storage building, mixing plant, power house and an iron superstructure, covering a plot, 260x446 feet. It will front 260 feet on Newton Creek, 446 feet on Duck street, 448 feet on Brandt street, and 260 feet on Bridge street. The cost is estimated at about $160,000. The plans are being prepared by the Felber Engineering Company, of 103 Park Avenue, Manhattan.

Business Building for Brooklyn.

The Williamsburg Savings Bank, 175 Broadway, Brooklyn, will start work about May 1 on a business building, covering the triangular block bounded by Broadway, Lorimer and McKibben streets, Brooklyn. The structure has already been leased to the United States Cigar Stores Company, of 44 West 18th Street, Manhattan. Plans are being prepared by L. E. Denslow, of 44 West 18th Street, Manhattan.

Fuller Co. Gets Carolina Contract.

The George A. Fuller Company, 111 Broadway, Manhattan, and Washington, D. C., signed the general contract this week to erect the eight-story office building on Morgan Square, Spartanburg, S. C for C. Brewster Chapman of that city. The plans are by Julius Harder, of 120 West 32d Street, Manhattan.

H. A. Jacobs to Plan Hebrew Home.

Harry Allen Jacobs of 320 Fifth avenue, Manhattan, has been selected as architect for a new Hebrew Home for the B'nai B'rith Society, to be erected near Erie, Pa., the exact location of which has not yet been determined. As planned the scheme calls for the erection of a contagion hospital and an administration building, three stories in height and about 80x150 feet, a power-house three-stories, five laundry and kitchen buildings, two stories, 35x35 feet, and fifteen cottages two and a half stories, 35x70 feet, of brick, terra cotta blocks and stucco. There will be two natural gas wells dug, artesian wells and a sewerage system installed. The selection of a landscape architect will soon be made. A. J. Sunstein of Pittsburgh, Pa., is chairman of the building committee.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Samuel Kilpatrick, care of Interboro Rapid Transit Co., 165 Broadway, contemplates the erection of a 9-sty loft building, at 253-257 West 14th st. An architect will probably be selected in about a month.

HORNELL, N. Y.—The Bank of Steuben, L. W. Rockwell, president, E. W. Etz, Main st, vice-president, George Holland, chairman of building committee, have not selected an architect for the 1-sty brick and stone bank building, 40x60 ft., to be erected at the corner of Main st and Seneca av. Work will be started early this summer. Cost about $40,000.

JERSEY CITY, N. J.—St. Johns Roman Catholic Church, Rev. Father P. W. Smith, priest, Jersey City, contemplates the erection of a brick school at Boulevard and St. Pauls av, for which no architect has been retained. Nothing definite will be done for at least six months.

BROOKLYN.—The Temple Beth Emeth, of Flatbush, contemplates the erection of a synagogue at the southeast corner of Church av and Marlborough road. Plans are being submitted by several architects who have been invited to compete.

WEST HOBOKEN, N. J.—The Board of Education, Elmer Dorsett, 314 Division st, West Hoboken, president, contemplate the erection of a new school at Clinton and Union avs. No architect has yet been selected and in all probability work will not go ahead for some time. The offices of the board are at school No. 4, Malone st and Summit av.

RYE, N. Y.—O. M. Beach, of this place, contemplates the erection of a frame residence here to cost about $8,000. No architect has yet been retained.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—The Kaplan Realty Co., 1347 Boston rd, owner, is taking bids on subs for a 5-sty tenement, 25x98 ft., to be erected at the northeast corner of Simpson st and 167th st, from plans by B. J. Byrne, 3029 3d av.

BRONX.—The Kreymborg Architectural Co., Hunts pl and 163d st, has completed plans for a 5-sty tenement, 50x95 ft., to be erected on the west side of Marmion av, 140 ft. south of 176th st, for Dwyer & Carey, 926 East 167th st. The owners are taking bids on subs.

CHURCHES.

BRONX.—Congregation Beth Hamildrash Hagodal, care of L. Solomon, president, 923 St. Johns av, are taking bids for alterations to the 3-sty brick synagogue, 63x87 ft., at 827-9 Forest av, from plans by Jos. M. Harrison, 230 Grand st, architect. Cost about $30,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—August Sundberg, 244 Huguenot st, has completed plans for a 2½-sty hollow tile and stucco residence, 42x27 ft., to be erected on Elk av, for Oscar Peterson, 42 Woodbury st, who is taking bids on subs and materials. Cost about $10,000.

SCARSDALE, N. Y.—Kirby & Petit, 103 Park av, N. Y. C., architects, are taking bids on a 2½-sty residence, 21x95 ft., and garage to be erected at Murray Hill for John Kelly, 13-21 Park Row, N. Y. C.

PELHAM, N. Y.—W. H. Orchard, 122 West 42d st, N. Y. C., architect, is taking bids on the general contract for a 2-sty brick residence, 40x30 ft., to be erected at 4th st and 7th av, for Geo. Bridgeman, care of Lee Lask Studios, 142 West 39th st, N. Y. C., owner.

LIBRARIES.

OSSINING, N. Y.—The Village of Ossining, Dr. A. Twigger, president, Mrs. Anna Brandreth, 28 Ellis pl, president Library Board, and Daniel D. Tompkins, are taking bids for a 1-sty brick and terra cotta library, 30x75 ft., to be erected here from plans by Edward B. Tilton, 32 Broadway, N. Y. C., architect. Cost about $25,000.

MUNICIPAL WORK.

MANHATTAN.—Bids are being received until Feb. 27, by the Park Board, for the completion of the construction of the addition to Riverside Park, east of Grant's Tomb.

MANHATTAN.—Bids are being received until Feb. 26, by George McAneny, President Borough Manhattan, for installing boilers in the Public Bath Building, 5 and 7 Rutgers st, Manhattan.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids are being received until Feb. 24, by C. B. J. Snyder, Park av and 59th st, for fire protection work at Public Schools 35 and 188, and Wadleigh High School, Manhattan.

THEATRES.

BROOKLYN.—McDermott & Hannigan, 103 Park av, N. Y. C., are figuring on the general contract for a theatre to be erected on Maple av.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

FT. WASHINGTON AV.—The New York Title Insurance Co. has made a building loan on the southeast corner of 162d st and Fort Washington av to the Friedman Brothers Construction Co., and also to the Saranac Construction Co. on the property recently purchased at the northeast corner of 160th st and Fort Washington av. Apartment houses will be erected.

RIVERSIDE DRIVE.—The Riverside Drive Realty Co. has no plans for improving the northeast corner of Riverside Drive and 150th st, with a 10-sty apartment house. The property is not owned by them and no building loan has been obtained as has been elsewhere reported.

HESTER ST.—Chas. M. Straub, 147 4th av, is preparing plans for a 6-sty tenement house, 44x75 ft., to be erected at the northeast corner of Hester and Ludlow sts, for Morris Marans, 712 Broadway, owner. Cost about $30,000.

FT. WASHINGTON AV.—Harold L. Young, 1204 Broadway, has completed plans for a 6-sty apartment house, 102.2x irregular, for the Friedman Construction Co., 171 Broadway, to be erected at the southeast corner of Ft. Washington av and 161st st, to cost about $350,000.

NAGLE AV.—Samuel Sass, 32 Union Sq., has completed plans for the 5-sty flat, 146.1x irregular, to be erected at the southwest corner of Nagle and Hillside avs, for the Psaty Construction Co., 147 East 125th st. Estimated cost, $110,000.

152D ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 5-sty flat, 63x86.11 ft., to be erected in the south side of 152d st, 140 ft. east of Riverside drive. The Filrose Construction Co., 412 West 148th st, is the owner. Estimated cost, about $70,000.

118TH ST.—Rosa H. Goldstein, 1708 Lexington av, owner, will make extensive alterations to the 5-sty tenement, 5 West 118th st, from plans being prepared by Nathan Langer, 81 East 125th st.

LEXINGTON AV.—Carrie Schwab, 8 East 74th st, owner, is having plans prepared by Moore & Landsiedel, 3d av and 148th st, for interior alterations to the 5-sty tenement, 700 Lexington av.

CHURCHES.

25TH ST.—The Brown-Weiss Realties, World Building, has purchased the Bethel M. E. Church property at 233-43 West 25th st, which will be offered for sale to a builder.

DWELLINGS.

55TH ST.—Edwin Gould, care of the Five Burroughs Realty Co., 165 Broadway, has purchased property at 143 East 55th st, lot 16.8x100.5 ft. No operations are contemplated.

STABLES AND GARAGES.

PERRY ST.—Joseph Seeman, Hudson & North Moore sts, owner, will remodel the church at 132-134 Perry st, into a garage, of brick, 42x97 ft., from plans by Robert H. Kohn, 170 5th av, architect.

61ST ST.—Work on foundations has started at 18-20 West 61st st, for the 12-sty automobile garage, which Amos R. E. Pinchot, of 60 Broadway, will erect from plans by Walter Haefeli, 17 Madison av. The Hasco Building Co., 17 Madison av, is general contractor.

STORES, OFFICES AND LOFTS.

LEXINGTON AV.—B. W. Mayer, 44 East 14th st, has purchased the southwest corner of Lexington av and 25th st, a plot 49.4x53.6 ft., covered with two structures. No building operations are contemplated.

3D AV.—Nothing has yet been determined regarding the improvement of the property at the southwest corner of 3d av and 42d st, which has been leased by the Katherine Weeks Estate for a long term of years. There are six old buildings on the plot, which will either be altered or a new business building will be erected there.

THEATRES.

64TH ST.—L. A. Sheinart, 194 Bowery, is preparing plans for a 1-sty brick moving picture theatre with stores, 50x100 ft., to be erected at the northwest corner of 64th st and 1st av, for the Hart Amusement Co., lessee.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST.—The Kreymborg Architectural Co., 1330 Wilkins av, has completed plans for the 5-sty tenement, 66x35 ft., to be erected in the north side of 181st st, 84 ft. north of Southern Boulevard, for William P. Jones, 410 East 14th st, owner.

DALY AV.—Harry T. Howell, 149th st and 3d av, has completed plans for two 5-sty tenements, 37x96 ft., to be erected on the east side of Daly av, 517 ft. south of Tremont av, for George Hoffman, 1132 Clay av, owner. Cost about $90,000.

163D ST.—E. J. Byrne, 3029 3d av, is preparing plans for a 5-sty tenement, 55x94 ft., to be erected at the northeast corner of 163d st and Sheridan av, for the Kingsley Construction Co., 161st st and 3d av, owner; William Bingham, president. Cost about $55,000.

151ST ST.—Chas. Schaefer, Jr., 40 Tremont av, has plans for a 5-sty tenement, 50x100 ft., to be erected in the south side of 151st st, 100 ft. east of Cauldwell av, for Benjamin Benson, 407 East 153d st, owner.

BEAUMONT AV.—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for a 5-sty tenement, 50x53 ft., to be erected on the west side of Beaumont av, 100 ft. north of 187th st, for A. Chinvarta, 1563 Hoe av, owner. Cost about $30,000.

BEEKMAN AV.—The Kreymborg Architectural Co., 1029 East 163d st, has been retained to prepare plans for a 5-sty apartment house at the southwest corner of Beekman av and Oak Terrace, the Bronx, for the K. & L. Construction Co., care of Harry C. Jackson, 1419 Wilkins av, owner.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

56TH ST.—R. Smith, 3822 9th av, is preparing plans for a 4-sty brick tenement, 20x100 ft., to be erected in the north side of 56th st, 300 ft. east of 5th av, for W. and R. Smith, 3822 9th av, owners.

VAN BUREN ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty brick tenement, 50x87 ft., to be erected in the north side of Van Buren st, east of Summer av, for the Summer Development Co., 26 Court st, owner. Cost about $40,000.

3D ST.—Shampan & Shampan, 772 Broadway, have plans for a 6-sty brick tenement, 72x95 ft., to be erected in the south side of South 3d st, 10 ft. east of Driggs av, for the Keap Construction Co., 140 Hart st. Cost, $60,000.

SARATOGA AV.—S. Dorf, 614 Kosciusko st, is preparing plans for a 4-sty brick tenement, 40x89 ft., to be erected on the south side of Saratoga av, 90 ft. north of Park av, for The Burland Co., Levi Merovitz, 112 Watkins st, owner. Cost, $20,000.

CHURCHES.

BUSHWICK AV.—Hopkins & McEntee, 37 East 28th st, N. Y. C., have completed plans for a 1-sty brick and limestone church, 56x110 ft., to be erected at the corner of Bushwick av and Cooper st, for St. Thomas P. E. Church, corner Bushwick av and Hooper st. D. McPherson Genns, pastor. Architect will take bids on general contract about March 1. Cost about $40,000.

DWELLINGS.

BALTIC ST.—Max Hirsch, 350 Fulton st, is preparing plans for a 3-sty brick residence, 20x53 ft., to be erected in the south side of Baltic st, 205 ft. west of Bond st, for Joe Giovanella, care of architect, owner, who will take bids on general contract about March 1. Cost around $8,000.

HOSPITALS AND ASYLUMS.

WINTHROP ST.—Bids were opened this week for the construction of the store house addition to the Kings County Hospital, in the south side of Winthrop st, 200 ft. west of Kingsland av, for the city. The lowest bid was submitted by John T. Williams, of 401 West 59th st, at $5,770; the second lowest bid was from Frymiler & Hanna Co., 25 West 42d st, at $6,690; the third lowest, George Driscoll, at $6,943; the fourth lowest, Werner Bartels Co., 38 Park Row, $6,946. Plans are by Frank Helmle, 190 Montague st, Brooklyn.

SCHOOLS AND COLLEGES.

BROOKLYN—The Board of Education opened bids Feb. 17, for item 1, the general construction, also item 2, for plumbing and drainage of new public school 176. For item 1, the Mitchell Construction Co., at $190,487, submitted the lowest bid. Other bidders were: T. A. Clarke Co., $193,700; James MacArthur Co., $194,841; W. H. & F. W. Cane, Inc., $193,553; Richard E. Heningham, $193,490; Durkin & Lass, $197,929; Cockerill & Little Co., Inc., $234,000; H. C. Stowe Construction Co., $205,300; George F. Driscoll Co., $199,992; Peter Cleary, $199,700; J. F. Walsh & Bro., $198,800. For item 2, Charles Williams Co., at $12,950, was low bidder. Other bidders were: James Harley Plumbing Co., $15,717; Degnan & Jones, $18,765; Christopher Nally, $15,700; Frank J. Fee, $14,895; John W. Sands, $16,825; The United Plumbing & Contracting Co., $14,927; George E. Gibson Co., Inc., $18,500.

STABLES AND GARAGES.

HERKIMER ST.—Laspia & Salvati, 525 Grand st, are preparing plans for a 1-sty brick garage, 20x50 ft., to be erected in the north side of Herkimer st, east of Ralph av, for William Blackman, 244 Harvard av, owner.

STORES, OFFICES AND LOFTS.

LORIMER ST.—The Williamsburgh Savings Bank, 175 Broadway, Brooklyn, contemplates the erection of a business building at Broadway, Lorimer and McKibben sts, from plans by L. E. Denslow, 44 West 18th st, N. Y. C.

Queens.

DWELLINGS.

BEECHHURST, L. I.—Thomas W. Lamb, 501 5th av, N. Y. C., has prepared plans for a 2½-sty frame residence, 30x75 ft., and garage to be erected at the northwest corner of the Boulevard and 16th st, for Joseph M. Schenck, of 260 West 42d st, N. Y. C., owner. Estimated cost about $50,000.

KEW GARDENS, L. I.—Foundations are under way for two 2½-sty frame residences, 30x45 ft., on the east side of Greenfield av south of Quentin st, for the John R. Corbin Co., 1500 Av J, Brooklyn, owner. A. M. Gaynor, care of owner, is architect. Total cost, $17,000.

JAMAICA, L. I.—Dr. Charles Urfan, Fulton and Cannonbury rd, Jamaica, will erect two 2½-sty dwellings on Hedges pl, plans for which are being prepared by Frank J. Schefieh, 176th st and Park av, N. Y. C. The owner builds.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Ford Automobile Co., who is enlarging its plant with a 5-sty addition, will erect another big annex next year. The entire plant will have a total of about 500,000 sq. ft. of floor space. The local branch is in charge of Gaston Plantiff, manager.

LONG ISLAND CITY.—The Felber Engineering Co., 103 Park av, N. Y. C., architect and engineer, is preparing plans for an asphalt plant to be erected on Newton Creek, Long Island City, for the Sicilian Asphalt Paving Co., 41 Park Row, owner.

HALLS AND CLUBS.

ROCKAWAY BEACH.—The Young Men's Hebrew Association has purchased property on North Fairview av on which the association proposes to erect a new clubhouse. The property purchased has a frontage of 40 ft. with a depth of 118 ft.

SCHOOLS AND COLLEGES.

HUNTINGTON, L. I.—A special meeting was held February 20th to vote on the appropriation of $58,000 for a school building to be erected on Lowndes av, Huntington Station.

Nassau.

DWELLINGS.

GLEN COVE, L. I.—E. H. Lyall, 344 5th av, N. Y. C., architect, is taking bids for alterations to the 2½-sty frame residence, 30x70 ft., for Milton Hopkins, of 31 Nassau st, N. Y. C.

Suffolk.

DWELLINGS.

BAY SHORE, L. I.—A. Gunther, this place, owner, is taking bids for a 2-sty store and residence, of terra cotta blocks, 55x22 ft., to be erected in Main st at a cost of $7,500.

SOUTHHAMPTON, L. I.—F. Burrall Hoffman, Jr., 527 5th av, N. Y. C., is preparing plans for a 2½-sty terra cotta block and stucco residence to be erected here for Joseph S. Clark, 321 Chestnut st, Phila., Pa., owner. Bids will be taken about March 11.

SCHOOLS AND COLLEGES.

EAST ISLIP, L. I.—R. C. Velsor, Islip, has completed plans for a 2-sty concrete parochial school, 30x40 ft., for St. Mary's R. C. Church, Rev. Father Sinkmayer, this place, owner.

WESTHAMPTON BEACH, L. I.—L. L. Bishop, this place, is preparing plans for alterations and additions to the 2½-sty frame school, 42x58 ft., for the Board of Education, of Westhampton Beach, W. Jessup, chairman. Cost about $9,000.

STORES, OFFICES AND LOFTS

RIVERHEAD, L. I.—E. H. Blume, this place, has completed plans for a 2-sty brick addition, 60x24 ft., to the store of Hagen & Lee, Main st, owners.

Westchester.

PUBLIC BUILDINGS.

YONKERS, N. Y.—Among the appropriations contained in the Federal Building bill favorably reported in the House of Representatives Saturday last is one for $250,000 for a new post office building to be erected in this city.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—Dr. E. Clark Tracy has purchased property at 80 Mamaroneck av. He will erect a garage and make alterations to the present residence.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 15.

CLIFFSIDE.—Andrew Leshinsky, s s Cliff st, 25 ft. w of 2d st, 1 3-sty frame, $6,000.

EAST ORANGE.—William Okin, 174 South 15th st, one 3-sty frame, $8,000.

NEWARK.—Karasik, Meinket Building Co., 412 Badger av, one 3-sty frame, $7,000; John Zimmer, s e cor Waverly av and Hunterdon st, one 4-sty brick, alteration, $500; Morris Skolnik, s w cor Watson and Badger avs, one 3-sty frame, $8,000; Nathan Berkowitz, s w cor Woodside and Verona avs, one 3-sty frame, $10,000; Benjamin Handsman, 245 18th av, one 3-sty frame, $7,000; Columbia Realty & Cons Co., 115-117-119 Montclair av, three 3-sty frame, $24,000.

DOVER.—Paul Rudinski, 245 East Blackwell st, one 3-sty frame, $9,000.

HARRISON.—Margaret Mulrennan, East Side 5th st, 25 ft. s of Cross st, one 3-sty frame, $6,000.

DWELLINGS.

PATERSON, N. J.—Park Commissioner Moses H. Straus, of the Frank & Dugan Co., has purchased a plot 100x110 ft., at Broadway and East 29th st. Mr. Straus contemplates the erection of a fine residence on the site.

RUTHERFORD, N. J.—Frank H. Mather has purchased a plot on Passaic av. It is his intention to erect a residence there this spring.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Holt Manufacturing Co. contemplates the erection of a plant near this city for the manufacture of Caterpillar engines. R. S. Springer is secretary of the company and is located at Stockton, Cal.

NEWARK, N. J.—The National Welding Co., of Morris av and Dickerson st, contemplates the erection of a small repair shop.

PATERSON, N. J.—F. A. Blauvelt, proprietor of the Palace Electric Laundry on Broadway, states that he will erect a large plant at East 22d st and 10th av. Building details have not been decided.

MORRISTOWN, N. J.—The Morris County Traction Co. is considering the erection of a central steam generating plant here. J. L. Desch, of Morristown, is chief engineer.

NEWARK, N. J.—The Globe Art Co., of this city, will erect a factory, 34x86 ft., 3-stys of brick at 45 Winthrop st. Estimated cost, about $8,000.

PERTH AMBOY, N. J.—The Roessler & Hasslacher Chemical Co. contemplates the erection of a refining building in Front st, 3-sty structural iron and brick, 45x80 ft.

HALLS AND CLUBS

SOUTH AMBOY, N. J.—The Knights of Columbus will erect a new building at 149 David st. The trustees are John Sutliff, John Connors, Thomas Gelsinon, John D. Mullane, Edward Devan and John A. Coan.

KEARNY, N. J.—The Coperstone Lodge No. 147, F. A. M., contemplates the erection of a new masonic hall on the west side of Kearny av, between Pomeroy av and Hoyt st. Title to the property will be passed shortly when an architect will be selected.

PATERSON, N. J.—The Paterson Lodge of Moose contemplates the erection of a new hall or the remodeling of a house in Fair st.

ASBURY PARK, N. J.—The Asbury Park Elks have instructed Dr. F. F. Coleman to get preliminary drawings for the erection of a new Elks Home to cost between $30,000 and $40,000. The plans are to be given out at competition among the architects who belong to the lodge.

HOSPITALS AND ASYLUMS.

BAYONNE, N. J.—The Board of Trustees of the Bayonne Hospital have decided to erect a wing on the east side of the present building facing 13th st. The necessary money will be raised at once and it is likely that work will start in the spring.

MUNICIPAL WORK.

SOUTH ORANGE, N. J.—The Commonwealth Water & Light Co. has received permission from the Board of Public Utility Commissioners to install a 14-in. water pipe line in certain sections of the town.

ATLANTIC HIGHLANDS, N. J.—Bids will be received by the Department of Public Works until February 25 for sinking a well. Ralph W. Orebaugh is commissioner.

MOUNT HOLLY, N. J.—The County Engineer has been instructed to prepare plans for a fixed bridge at Loveland's Thoroughfare to replace the present draw span for the Board of Freeholders of this place.

BOGOTA, N. J.—A meeting was held February 20th with reference to the installation of a sewage disposal plant. Engineer Potts represents the City Council.

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New Jersey News (Continued).

PUBLIC BUILDINGS.

ORANGE, N. J.—The State Senate has voted favorably on a bill appropriating $25,000 for the erection of an armory building.

PASSAIC, N. J.—The Government will erect a $275,000 Federal Building in this city. It will be erected at Garden and Grove sts, covering a plot 150x165 ft.

SCHOOLS AND COLLEGES.

CRANFORD, N. J.—The citizens have voted for the erection of a new school on Union av to cost $90,000.

CAMDEN, N. J.—The following bids were received, by the Board of Education, for the erection of new East Side School on 29th st: William Allen, $81,870; George Bachman, $97,447; Turner & Stewart, $108,373; Edward Fay & Son, $111,890; Henry Baton, $112,250; F. Roe Searing, $115,617; W. E. Dotts Co., $118,773; Mitchell Bros., $119,479 Wayne Construction Co., $119,500; James W. Draper, $121,239; A. Whitehead, $122,145; H. Wenszelberger, $124,722.

EDGEWATER, N. J.—Revised plans are being prepared by Adolph Mertin, architect, 34 West 28th st, N. Y. C., for the construction of a 2-sty school building, 100x140 ft., for the Board of Education. The estimated cost is $85,000.

STABLES AND GARAGES.

WEST HOBOKEN, N. J.—McDermott & Hannigan, Inc., 103 Park av, N. Y. C., are figuring the general contract for a stable building for the Dominican Sisters of the Perpetual Rosary, to be erected here from plans by a Buffalo architect.

STORES, OFFICES AND LOFTS.

ORANGE N. J.—E. J. Wetherhead, of Orange, has purchased property at 540 Main st. He will erect a 2-sty brick business building on the property this spring.

NEW BRUNSWICK, N. J.—A. Weinraub, of George and Schurman sts, who had contemplated extensive alterations to the property 316 George st for business purposes, has abandoned the plans and the alterations will not be made.

MONTCLAIR, N. J.—Frank Hughes, of the real estate firm of Hughes & Whitby, will erect a 2-sty building on Bloomfield av. Dudley S. Van Antwerp is the architect.

MONTCLAIR, N. J.—John Kelleher, harness maker, 413 Bloomfield av, will erect an office building at 553 Bloomfield av, adjoining Caro & Kashman, from plans by Cecil Hughes.

THEATRES.

HOBOKEN, N. J.—Henry Bishop, Washington st, contemplates the erection of a theatre on 1st st, between Washington and Bloomfield sts, opposite the City Hall. Louis Meystre is the architect. The front will be of white brick with three large entrances.

NEWARK, N. J.—A. W. Johnson, 105 West 40th st, N. Y. C., will soon take estimates for the 7-sty theatre and office building to be erected here for F. F. Proctor, of 1493 Broadway, N. Y. C. Estimated cost, about $300,000.

NEWARK, N. J.—The Vailsburg Amusement Co. contemplates the erection of a modern fireproof moving picture and vaudeville theatre in South Orange av, near Sanford av, to cost $35,000. Ground will be broken at once. George Stolz, of this city, is the architect.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

BLOOMFIELD, N. J.—The Essex Construction Co., 87 Academy st, Newark, has received the general contract to erect two 4-sty stores and tenements, 37x71 ft., for Joseph Green, 35 Day st, Orange, owner. Frank Grad, American National Bank Building, Newark, architect.

BANKS.

FLORAL PARK, L. I.—John T. Woodruff & Son, Academy st, L. I. City, have received the general contract to erect the 2-sty brick, limestone and terra cotta bank and office building, 22x60 ft., for the Bank of Floral Park, E. L. Frost, president. Mowbray & Uffinger, 56 Liberty st, N. Y. C., are architects. Cost about $15,000.

DWELLINGS.

RYE, N. Y.—Ellsworth & Marshall, this place, have received the general contract to erect the 2½-sty stone and frame residence, 22x65 ft., in Seneca st, for Richard Steel, 30 Broad st, owner. Wallis, Goodwillie and A. L. Harmon, 346 4th av, N. Y. C., architects.

MADISON AV.—Edward Smith Co., 43 Ann st, has received the general contract to alter the 5-sty brick residence, at 931 Madison av, for Regina B. Saportas, Saratoga Springs, owner. Edward L. Angell, 959 Madison av, is architect.

ALPINE, N. J.—John McKeefrey, 1416 Broadway, N. Y. C., has received the general contract for alterations to the frame residence for Mrs. Goin, care of William Orchard, 122 West 42d st, N. Y. C., architect. Cost about $15,000.

LONG BEACH, L. I.—John A. Johnson, 22 North Fairview av, Rockaway Beach, has received the general contract to erect the 2½-sty hollow tile and stucco residence, 40x40 ft., at Broadway and Long Beach Boulevard, for Manuel R. De Costa, 603 South 48th st, Philadelphia, Pa., owner. B. E. Stern, 7 West 38th st, N. Y. C., is architect.

FACTORIES AND WAREHOUSES.

ELMIRA, N. Y.—The Compton Realty & Construction Co., Lake st, this city, has received the general contract to erect an addition to the 1-sty brick and steel factory, 331x302 ft., in South Main st, for the Morrow Manufacturing Co., at site, owner. Cost about $175,000.

NEWARK, N. J.—The Berlin Construction Co., 164 Market st, has received the contract to erect an addition, 1-sty, 110x102 ft., to the plant of the Balbach Smelting & Refining Co. Cost about $20,000.

FRONT ST.—Thos. King, 1617 Pacific st, Brooklyn, has received the general contract to erect an addition, 2-stys, 31x51 ft., to the factory at 176 Front st, for the Tin Plate Decorating Co., on premises, owner. Chas. B. White, 6319 New Utrecht av, architect.

HALLS AND CLUBS.

85TH ST.—J. T. Brady & Co., 103 Park av, have received the general contract to erect the settlement house, 56x55 ft. at 111-115 East 85th st, for the Society of the Helpers of the Holy Souls, Mother Mary of St. Ursula, 114 East 86th st, owner. A. G. C. Fletcher, 103 Park av, is architect.

MUNICIPAL WORK.

HARTFORD, CONN.—The Board of contract and supply has awarded a contract to P. J. Carlin & Co., 16 East 23d st, N. Y. C., at $623,667, for the construction of extensions to the Municipal Building. The contract for the granite work has been awarded to the New England Granite Works, Westerly, R. I., at $197,000.

ALBANY, N. Y.—Contracts have been awarded to McArthur Bros. Co. and the Lord Electric Co. for Contracts Nos. 92 and 94, for the erection of power plants and installation of electrical equipment and machinery for operating Barge Canal locks at many points along the line of the new canal, at $1,612,356.

PUBLIC BUILDINGS.

BLOOMFIELD, N. J.—The Essex Construction Co., 87 Academy st, Newark, has received the general contract to erect a 3-sty brick and limestone post office and apartment building, 37x90 ft., at 77 Washington st, for Joseph Green, 35 Day st, Orange, N. J., owner. Fred Grad, American National Bank Building, Newark, is architect.

SCHOOLS AND COLLEGES.

FLUSHING, L. I.—R. E. Heningham, 1 Madison av, N. Y. C., has received the general contract to erect the 3-sty brick high school, 195x68 ft., on the east side of Broadway, from Whitestone to State st, for the Board of Education. Estimated cost, $380,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The American Concrete Steel Co., Essex Building, has received the general contract to erect the 8-sty reinforced concrete loft building, 52x110 ft., at the northeast corner of Summit st and Morris Canal, for H. W. Barclay, 876 Broad st, owner. John T. Simpson, Essex Building, is engineer.

ASBURY PARK, N. J.—The Seacoast Garage & Supply Co. has awarded to LeRoy Clayton, contractor of Bradley Beach, the contract to construct an automobile supply store and office on the south side of the Grave garage in South Main st. The buildings will all be fireproof.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WADSWORTH AV AND 191ST ST, s e cor, 5-sty brick tenements, 50x90, 83x188; total cost, $125,000; owner, 191st St. Construction Co., John Katzman, president, 35 Nassau st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 68.

53D ST, 106 to 111 East, 8-sty brick and stone apartment house, 90x85; cost, $300,000; owner, Aeon Realty Co., 17 Madison av, Sumner Gerard, Pres., Carl S. Flanders, Secy., 60 Broadway; architect, Walter Haefeli, 17 Madison av. Plan No. 59.

176TH ST, s s, 100 w Audubon av, 5-sty brick and stone tenement, 75x75; cost, $120,000; owners, Placid Realty Co., John Katzman, Pres., 35 Nassau st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 67.

NAGLE & HILLSIDE AVS, s w cor, 5-sty brick and stone stores and tenements, 132x102; cost, $110,000; owners, Psaty Construction Co., Max Psaty, Pres., 147 East 12th st; architect, Samuel Sass, 32 Union Sq. Plan No. 66.

FACTORIES AND WAREHOUSES.

36TH ST, 501 to 509 West, 12-sty brick and stone warehouse, 98x175; cost, $650,000; owner, John A. Hill, 505 Pearl st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 60.

48TH ST, 111 West, 1-sty brick storage room, 12x12; cost, $500; owner, Frank Hayflich, 118 East 115th st; architect, Max Muller, 115 Nassau st. Plan No. 61.

1ST AV, w s, 67th to 68th sts, 6-sty brick storage; cost, $550,000; owner, City of New York, Dept. of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 69.

STABLES AND GARAGES.

WASHINGTON ST, 449, 2-sty brick stable, 25x73; cost, $6,000; owners, Daniel & Newbold Edgar, 84 William st; architect, Arthur T. Sutcliffe, 109 Broad st. Plan No. 64.

STORES, OFFICES AND LOFTS.

41ST ST, 302-4 West, 1-sty brick and stone stores, 50x49; cost, $3,000; owners, Charlotte Youngs Jacob et al, 12 Bridge st; lessee, Irving

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Sarnoff, Broadway and 111th st; architects, Joseph J. Eberle & Clarence M. Demmer, 1269 Broadway. Plan No. 65.

MISCELLANEOUS.

14TH ST, 413 to 435 West, 3-sty brick markets, 250x103; cost, $25,000; owner, Wm. W. Astor, 21 West 26th st; lessee, John J. Gillen, 136-138 10th av; architect, James S. Maher, 1328 Broadway. Plan No. 63.

127TH ST, 245 East, 1-sty stone yard, 18x99; cost, $250; owner, Eugene Driscoll, 9 Oliver st; architect, William Lott, 356 West 48th st. Plan No. 62.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

259TH ST, s s, 60.85 w Huxley av, three 4-sty brick tenements, asbestos roof, 21x58.6; cost, $30,000; owner, E. Graf Const. Co., E. Graf, 21 Fernbrook st, Yonkers, pres.; architect, Ernest Frank, 21 Fernbrook st, Yonkers. Plan No. 78.

INTERVALE AV, e s, 100 s 163d st, 5-sty brick tenement, slag roof, 137.2x74.2; cost, $75,000; owner, Silshire Const. Co., Samuel Silberberg, 872 Macy pl, pres.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 79.

197TH ST, s s, 92.22 w Briggs av, 4-sty brick tenement, 25x79, tin roof; cost, $19,000; owner, Jacob Blaesser, 234 East 197th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 82.

CONCORD AV, e s, 120 s 147th st, two 5-sty brick tenements, 40x88, tin roof; cost, $70,000; owners, Sole Realty & Const. Co., Samuel Carrucci, 641 East 183d st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 83.

176TH ST, n s, 98.37 w Anthony av, 5-sty brick tenement, 50.4x79.4, plastic slate roof; cost, $50,000; owner, Henry Cleland, on premises; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 85.

MOHEGAN AV, w s, 69 n 175th st, 5-sty brick tenement, 50x86.11, slag roof; cost, $50,000; owners, McEvoy & Koester Construction Co., J. McEvoy, 176th st and Trafalgar pl, Pres.; architects, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 84.

VALENTINE AV, w s, 100.03 s 181st st, 5-sty brick tenement, 39.9x89.6, plastic slate roof; cost, $45,000; owners, Rosa Realty Co., Jerry Altini, 470 Tremont av, Pres.; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 86.

JACKSON AV, w s, 125 n 156th st, two 5-sty brick tenements, slag roof, 50x64.8; cost, $80,000; owner, Jos. Kurzman, 63 Park Row; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 89.

DWELLINGS.

TAYLOR AV, w s, 175 s Lacombe av, 2-sty frame dwelling, shingle roof, 20.6x34; cost, $3,500; owner, Katie Zimmer, 158 Graham av. architect, John Schwalbenberg, 2060 Westchester av. Plan No. 76.

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Plans Filed, New Buildings, Bronx (Cont.).

223D ST, n s, 377.21 e Corsa lane, 2-sty brick dwelling, tin roof, 21x34; cost, $2,500; owner, Guiseppe Varanelli, 2419 Hoffman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 75.

BENEDICT AV, s s, 268.04 w Pugsley av, four 2-sty brick dwellings, tin roof, 20x54; cost, $26,000; owner, Wm. Buhl, McGraw and Pugsley avs; architect, Henry Nordheim, 1087 Tremont av. Plan No. 72.

BEACH AV, e s, 150 s Lacombe av, 2-sty brick dwelling, 20x36, tin roof; cost, $3,500; owner, Daniel J. Dillon, 2796 3d av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 81.

SYLVAN AV, e s, 162.3 s 256th st, 2½-sty frame dwelling, 21.2x32.2, shingle roof; cost, $4,000; owner, Philip Fitz, 307 West 126th st; architect, Jas. A. Watson, 34 Warburton av, Yonkers. Plan No. 80.

SYLVAN AV, e s, 79.7½ n 256th st, 2-sty and attic brick dwelling, shingle roof, 25x58; cost, $5,500; owner, Robt. H. Newman, Freeport, L. I.; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 87.

FACTORIES AND WAREHOUSES.

PARK AV, e s, 141 n 167th st, 4-sty brick factory, slag roof, 50.11½x131; cost, $60,000; owner, Frank A. Hill, 3476 3d av; architect, Fred Hammond, 391 East 149th st. Plan No. 88.

STABLES AND GARAGES.

ARTHUR AV, w s, 419 n Belmont av, 1-sty frame stable, 14x42.17; cost, $300, owner, Lorenzo Grecco, 168 Lincoln av; architect, R. F. Knockenhauer, 1901 Bathgate av. Plan No. 77.

STORES, OFFICES AND LOFTS.

143D ST, n s, 406.6 e Alexander av, 1-sty brick store, slag roof, 25x70; cost, $3,000; owner, Jacob Hertz, 25 West 31st st; architect, Emery Roth, 507 5th av. Plan No. 74.

MISCELLANEOUS.

CENTRE ST, n e cor William av, 1½-sty frame boat house, shingle roof, 24x14; cost, $250; owner, Chas. Herold, City Island; architect, Geo. S. Miller, City Island. Plan No. 73.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EASTERN PARKWAY, s s, 44 e Rogers av, 4-sty brick tenement, 49x92, gravel roof, 16 families. cost, $30,000; owner, Philip Bierschuck, 668 Eastern Parkway; architect, F. L. Hine, 370 Jefferson av. Plan No. 664.

ECKFORD ST, w s, 275 s Meserole av, 3-sty brick tenements, 100x47, slag roof, 20 families; cost, $7,000; owners, C. J. & W. Sheahan, 200 Greenpoint av; architects, Phil Tillion & Son, 371 Fulton st. Plan No. 702.

LINCOLN PL, s s, 310 w Franklin av, 4-sty brick tenements, 100x47, slag roof, 20 families; cost, $50,000; owner, P. W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 707.

HALSEY ST, s s, 100 e Knickerbocker av, ten 3-sty brick tenements, 26.6x69.8, gravel roof, 6 families each; total cost, $60,000; owner, I. H. Small, 1104 Broadway; architect, Abr. Markowitz. 367 Fulton st. Plan No. 721.

42D ST, n s, 100 w 5th av, 4-sty brick tenement, 40x87.8, tin roof, 16 families; cost, $20,000; owner, Tansor Realty Co., 905 Lafayette av; architects, Cohn Bros., 361 Stone av. Plan No. 730.

DWELLINGS.

MARION ST, n s, 200 e Patchen av, 2-sty frame dwelling, 21x60, gravel roof, 2 families; cost, $4,500; owner, John J. Martin, 137 Marion st; architect, E. A. Holmgren, 371 Fulton st. Plan No. 636.

MILFORD ST, e s, 90 s Blake av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,500; owner, Boleslaw Sulinsky, 63 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 655.

SEELEY ST, s s, 163 e 18th st, seven 2-sty brick dwellings, 19.7x52, gravel roof, 2 families each; total cost, $35,000, owner, John V. Cunningham, 26 Court st; architect, J. C. Walsh, 1920 Coney Island av. Plan No. 661.

18TH ST, e s, 100 s Seeley st, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $30,000; owner, John V. Cunningham, 26 Court st; architect, J. C. Walsh, 1920 Coney Island av. Plan No. 660.

EAST 34TH ST, e s, 180 n Snyder av, 2-sty frame dwelling, 20x50, slag roof, 2 families; cost, $3,000; owner, Frank J. Goodday, 1060 Nostrand av; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 646.

EDWARDS PL, s s, 60 w West 30th st, two 2-sty frame dwellings, 15x40, —— roof, 2 families each; total cost, $3,000; owner, Frank D. Creamer, 1451 East 14th st; architect, Henry Holder, 242 Franklin av. Plan No. 681.

CYPRESS AV, n s, 180 w Sea Gate av, 2-sty frame dwelling, 30x28, shingle roof, 1 family; cost, $5,000; owner, Dr. C. L. Atkinson, 75 Hanson pl; architect, R. W. Rummell, Jr., 45 Bay 28th st. Plan No. 679.

EDWARDS PL, s s, 60 w West 30th st, 2-sty frame dwelling, 15x40, felt roof, 2 families; cost, $1,500; owner, Frank D. Creamer, 1451 East 14th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 697.

UNION ST, n s, 20 w Utica av, two 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $10,000; owner, Geo. Potts, Jr., 210 Schenectady av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 704.

ST MARKS AV, s s, 275 w Underhill av, 2-sty brick dwelling, 25x40, —— roof, 1 family; cost, $4,000; owner, Hy. Schulthu, 55 Vesey st, New York; architects, Nash & Springsteen, 21 West 45th st, New York. Plan No. 698.

UTICA AV, n w cor Union st, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $8,000; owner, Geo. Potts, Jr., 210 Schenectady av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 705.

AMHERST ST, w s, 180 n Oriental boulevard, 2-sty frame dwelling, 26x46, shingle roof, 1 family; cost, $6,000; owner, Josephine Powensky, 675 Jackson av, Bronx; architect, Paul J Gallagher, 227 Monroe st. Plan No. 728.

CORBIN PL, w s, 40 s Oriental boulevard, 2-sty brick dwelling, 29.4x43.4, tile roof, 1 family; cost, $15,000; owner, Edw. F. Gallagher, ——; architect, Paul J. Gallagher, 227 Monroe st. Plan No. 725.

WARWICK ST, w s, 140 s Blake av, 2-sty frame dwelling, 20x48, shingle roof, 2 families; cost, $4,000; owner, Isadore Sugar, 384 New Jersey av; architects, Cohn Bros., 361 Stone av. Plan No. 719.

EAST 95TH ST, w s, 270 n Glenwood rd, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $1,700; owner, Edwin M. Lewis, 9002 Farragut rd; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 726.

EAST NEW YORK AV, s s, 130 w Brooklyn av, 1-sty frame dwelling, 17x30, tin roof, 1 family; cost, $400; owner, Martin Pisano, 459 Brooklyn av; architect, Max Cohn, 433 Glenmore av. Plan No. 713.

82D ST, n s, 88.10 East 10th av, ten 2-sty brick dwellings, 18x43, tar and gravel roof, 1 family each; total cost, $45,000; owner, Frank Keiser, 8622 16th av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 746.

AV F, n e cor East 95th st, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $3,000; owner, May E. Smith, 992 East 95th st; architect, Frank P. Smith, 992 East 95th st. Plan No. 738.

STABLES AND GARAGES.

HERKIMER ST, n s, 250 e Ralph av, 1-sty brick garage, 25x100, gravel roof; cost, $6,000; owner, Wm. Gleichman, 244 Howard av; architects, Laspia & Salvati, 525 Grand st. Plan No. 674.

PRESIDENT ST, n e cor East New York av, 1-sty frame stable, 14x25, iron roof; cost, $400; owner, Andrea Di Bori, 14 Carroll st; architect, H. Imperatori, 356 Fulton st. Plan No. 680.

53D ST, n s, 120 w 5th av, 1-sty brick stable, 14x18, gravel roof; cost, $500; owner, Anna Bottewick, 6926 5th av; architect, A. J. McManus, 1905 86th st. Plan No. 732.

STORES AND DWELLINGS.

FLATBUSH AV, s e cor Av D, 3-sty brick store and dwelling, 18.11x80, gravel roof, 2 families, cost, $6,500; owners, Jacob Blank & Son, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 642.

5TH AV, w s, 20.2 n 42d st, six 3-sty brick stores and dwellings, 20x50, tin roof, 2 families each; total cost, $42,000; owner, Lanoor Realty Co., 905 Lafayette av; architects, Cohn Bros., 361 Stone av. Plan No. 669.

IRVING AV, n e cor Cornelia st, 3-sty brick store and dwelling, 20x60, tin roof, 2 families; cost, $9,000; owner, Anthony Maye, 1015 Hancock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 731.

STORES AND TENEMENTS.

PITKIN AV, n w cor Elton st, 3-sty brick store and tenement, 21.1x79, gravel roof, 6 families; cost, $10,000; owner, Biaggio Risso, 374 Elton st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 649.

5TH AV, n w cor 42d st, 4-sty brick store and tenement. 20.2x56, tin roof, 3 families; cost, $10,000; owner, Morris Kaplan, 905 Lafayette av; architects, Cohn Bros., 361 Stone av. Plan No. 745.

STORES, OFFICES AND LOFTS.

CEDAR PL, w s, 174 n Malbone st, 1-sty brick store, 17.5x40.8, tar and gravel roof; cost, $300. owner, Andrew Johnson, on premises; architect, A. White Pierce, 59 Court st. Plan No. 668.

THEATRES.

BATH AV, n e cor 20th av, 1-sty brick theatre, 52.1x98.6, concrete roof; cost, $80,000; owner, I. Novek & Co., 133 West 21st st, N. Y.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 736.

MISCELLANEOUS.

PELLINGTON PL, s s, 128 e Bushwick av, 1-sty frame greenhouse, 36x108.6, —— roof; cost, $850; owner, Louis Rodman, 43 Conway st; architects, S. Jacobs & Sons, 1365 Flushing av. Plan No. 663.

BLAKE AV, s s, bet Bradford st and Williams av, 1-sty brick shelter, 22x22, copper roof; cost, $6,000; owner, City of New York; architect, Frank J. Helmle, 198 Montague st. Plan No. 741.

Queens.

DWELLINGS.

COLLEGE POINT.—South 10th av, s e cor Victoria pl, ten 1-sty frame dwellings, 12x18, tin roof, 1 family; cost, $1,000; owner and architect, H. D. Grant, 262 West 22d st, N. Y. C. Plan Nos. 403 to 412.

CORONA.—Ferguson st, n s, 175 e Myrtle av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $3,200. owner, G. Lindstrom, 68 Dewitt st, Corona; architect, C. L. Varone, Corona av, Corona. Plan No. 379.

CORONA.—Stevenson pl, n s, 140 e 5th st, two 2-sty frame dwellings, tin roof, 1 family; cost, $5,200; owner, J. Callan, 50th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan Nos. 413-414.

ELMHURST.—Hunt st, n s, 125 e Van Dine st, and Case st, s s, 165 e Van Dine st, seven 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $22,400; owner, Elmhurst Homes Co., Case st, Elmhurst; architect, C. L. Varrone, Corona. Plan Nos. 380 to 386.

MORRIS PARK.—Fulton st, s s, 480 w No. Wicks st, 2-sty frame signal tower, 13x18, slate roof, cost, $1,500; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 402.

WOODHAVEN.—Union pl, w s, 105 n Walnut st, and Walnut st, n s, 175 e Union pl, and Oceanview av, e s, 104 n Fulton st, ten 2-sty frame dwellings, 17x44, tin roof, 1 family; cost,

$18,000; owner, Michael Zummo, Russell st, Woodhaven; architect, J. D. Geddes, Lexington st, Richmond Hill. Plan Nos. 387 to 396.

WOODHAVEN.—Fulton st, n e cor Oceanview av, five 2-sty frame dwellings, 17x44, tin roof, 1 family; cost, $9,000; owner, Michael Zummo, Russell st, Woodhaven; architect, J. D. Geddes, Lexington st, Richmond Hill. Plan Nos. 397 to 401.

CORONA.—Stevenson pl, n s, 120 e 5th st, 2-sty frame dwelling, 17x36, tin roof, 2 families; cost, $2,600; owner, J. Callan, 51st st, Corona; architect, A. Magnoij, 112 50th st, Corona. Plan No. 414.

UNION COURSE.—5th st, s s, 75 e Shaw av, two 2-sty frame dwellings, 19x48, tin roof, 2 families; cost, $9,000; owner, Frank Moeller, 24 5th st, Union Course; architect, John F. Reivhard, 7 Maple pl, Brooklyn. Plan No. 427.

UNION COURSE.—Forest Parkway, w s, 1177 w Jamaica av, 2½-sty frame dwelling, 32x47, shingle roof, 1 family; cost, $3,500; owner and architect, Chas. Singer, Forest Parkway, Union Course. Plan No. 423.

UNION COURSE.—Manor av, n e cor Avondale av, four 2½-sty frame dwellings, 18x42, shingle roof, 1 family; cost, $16,000; owner, Wm. Chappelle, 20 Vandeveer av, Union Course; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan Nos. 419-20-21-22.

WINFIELD.—Forest st, s w cor Lenox av, 2-sty frame dwelling, 21x35, tin roof, 2 families; cost, $4,000; owner, Jos. Voboril, 239 East 73d st, New York City; architect, Frank Braun, 386 Steinway av, L. I. City. Plan No. 426.

EDGEMERE.—Frank av, e s, 1381 n Boulevard, five 1-sty frame bungalows, 15x35, shingle roof, 1 family; cost, $5,000; owner, Rockaway Coast Realty Co., 351 Greenwood av, Richmond Hill; architect, J. A. Cornell, O'Kane Building, Far Rockaway. Plan Nos. 434 to 438.

KEW.—Greenfell av, e s, 130 s Quentin st, 2½-sty frame dwelling, 32x46, tile roof, 1 family; cost, $9,500; owner, John A. Corbin, Av G and 15th st, Brooklyn; architect, A. M. Gaynor, 332 East 67th st, N. Y. C. Plan No. 439.

SOUTH OZONE PARK.—Pressberger av, w s, 100 s Shelton av, 1½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $800; owner and architect, Y. N. Makila, 120 Leahy av, South Ozone Park. Plan No. 433.

ARVERNE.—Kneer av, e s, adjoining L. I. R. R. tracks, 1-sty frame dwelling, 32x12, tin roof, 1 family; cost, $150; owner, W. Todder, 44 Kneer av, Rockaway Beach; architect, E. F. Cojean, Arverne. Plan No. 450.

ARVERNE.—North Park av, e s, adjoining L. I. R. R. tracks, 2-sty frame dwellings, 12x21, shingle roof, 1 family; cost, $650; owner, K. Basman, 18 South Park av, Arverne; architect, E. F. Cojean, Arverne. Plan No. 449.

COLLEGE POINT.—Av F, n s, 100 e College av, three 2½-sty frame dwellings, 20x28, shingle roof, 1 family; cost, $6,600; owners, Smith & Dunn, 321 13th st, College Point; architect, H. T. Morris, 609 14th st, College Point. Plan Nos. 441-42-43.

EDGEMERE.—Frank av, e s, 1,579 n Boulevard, five 1-sty frame dwellings, 16x35, shingle roof, 1 family; cost, $5,000; owner, Rockaway Coast Realty Co., 351 Greenwood av, Richmond Hill; architect, J. A. Cornell, O'Kane Building, Far Rockaway. Plan Nos. 454-55-56-57-58.

HOLLIS.—Sagamore av, e s, 50 n Carpenter av, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, $4,000; owner, Chas. E. Lapp, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 451.

HOLLIS.—Rondout av, w s, 140 n Chichester av, 2½-sty frame dwelling, 30x31, shingle roof, 1 family; cost, $4,500; owner, Geo. C. Nagle, Cornwall av, Hollis; architect, Jos. Hrostoski, 354 Fulton st, Jamaica. Plan No. 447.

MASPETH.—Flora pl, n s, 180 w Firth av, 2-sty frame dwelling, 20x344, tin roof, 2 families; cost, $3,000; owner, Adolph Bleman, Janson av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 452.

ROCKAWAY PARK.—Newport av, n s, 70 w Columbia av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, $4,500; owner, T. F. Murray, 25 Kneer av, Rockaway Beach; architect, J. Ward, 33 Kneer av, Rockaway Beach. Plan No. 460.

UNION COURSE.—4th st, n s, 500 e Shaw av, 2-sty frame dwelling, 18x40, tin roof, 1 family; cost, $3,000; owner, W. Klein, 81 4th st, Union Course; architect, owner. Plan No. 445.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Hancock st, w s, 153 n Freeman av, 1-sty frame factory, 35x75, tar and gravel roof; cost, $4,000; owner, Wm. P. Miller Sons. Nott av and Hancock st, L. I. City; architect, Edw. G. Decker, 744 Vernon av, L. I. City. Plan No. 416.

STABLES AND GARAGES.

JAMAICA.—Union Hall st, e s, 365 s Fulton st, 1-sty brick garage, 45x70, tar and slag roof; cost, $5,000; owner, Julius Weigel, 20 Union Hall st, Jamaica; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 429.

KEW.—Greenfell av, n s, 399 w Ardley st, 1-sty frame garage, 12x18, shingle roof; cost, $50; owner, Richard Lawrence, on premises. Plan No. 448.

RIDGEWOOD.—Flushing av, n s, 133 e Metropolitan av, 2½-sty brick stable, 107x53, tile roof; cost, $48,000; owner, Bureau of Street Cleaning, L. I. City; architect, Hans Liebau, P. O. Building, Jamaica. Plan No. 462.

STORES AND DWELLINGS.

JAMAICA.—State st, n e cor New York av, 2½-sty frame store and dwelling, 19x56, shingle roof, 2 families; cost, $3,500; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 440.

ARVERNE.—Vernam av, s e cor Amstel boulevard, 2-sty frame store and dwelling, 29x70, tar and slag roof, 2 families; cost, $7,000;

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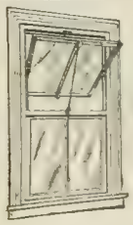
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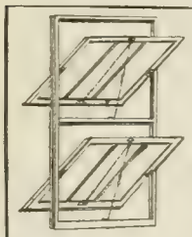
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Plans Filed, New Buildings, Queens (Cont.).

owner, John Jameson, Rockaway Beach; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 428.

MASPETH.—Grand st, n s, 103 e Jefferson av, 1-sty frame store and dwelling, 20x40, tin roof, 1 family; cost, $800; owner, Christ Geunkel, Fulton st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 453.

THEATRES.

BAYSIDE.—Bell av, e s, 101 n Montauk av, 1-sty frame moving picture show, 32x88, tar and slag roof; cost, $5,000; owner, John Dayton, Inc., Bayside; architect, Chas. W. Ross, 47 West 34th st, N. Y. C. Plan No. 417.

RIDGEWOOD.—Covert av, s w cor Green st, 1-sty brick moving picture, 50x111, asbestos felt roof; cost, $15,000; owner, Van Cortlandt Amusement Co., 184 Dresden st, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 418.

MISCELLANEOUS.

DUNTON.—Chichester av, n w cor Baker av, 1-sty frame shop, 10x15, tin roof; cost, $250; owner, A. H. Hatte, on premises. Plan No. 415.

LONG ISLAND CITY.—Jackson av, s s, 30 e Alco Building, erect frame sign board, 12x145; cost, $145; owners, Disosway & Fisher, 1075 3d av, N. Y. C. Plan No. 430.

ROCKAWAY BEACH.—South Eldert av, 27, 1-sty frame coal shed, 7x9, paper roof; cost, $20; owner, Wm. Davis, 20 South Eldert av, Rockaway Beach. Plan No. 425.

LONG ISLAND CITY.—Creek st, e s, bet 3d and 5th sts, 1-sty frame shed, 10x48, gravel roof; cost, $100; owner, Walter Irving, Glen Brook, Conn. Plan No. 432.

LONG ISLAND CITY.—Creek st, e s, bet 3d and 4th sts, 1-sty frame shed, 12x18, gravel roof; cost, $50; owner, Walter Irving, Glen Brook, Conn. Plan No. 431.

LONG ISLAND CITY.—Vernon av, e s, 32 n 9th st, 1-sty frame tool house, 17x14, rubberoid roof; cost, $500; owner, Halburg Construction Co., 50 Church st, N. Y. C. Plan No. 461.

LONG ISLAND CITY.—12th av, e s, 200 s Broadway, 1-sty frame shed, 15x12, tar and gravel roof; cost, $100; owner, Henrietta Zesner, on premises; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 459.

RIDGEWOOD HEIGHTS.—Highland Boulevard, n s, 300 e Barbey st, 1-sty brick carriage house, 30x20, tar and gravel roof; cost, $500; owner, August Bauer, 240 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 446.

RIDGEWOOD.—Flushing av, n s, 133 e Metropolitan av, 2-sty brick section house, 48x75, tile roof; cost, $28,000; owner, Bureau of Street Cleaning, L. I. City; architect, Hans Liebau, P. O. Building, Jamaica. Plan No. 463.

Richmond.

DWELLINGS.

PINE PL, e s, 350 n Vanderbilt av, Stapleton, 2-sty frame dwelling, 21x28; cost, $3,050; owner, Emma Miehe, Stapleton; architect and builder, Jos. Fleischman, Stapleton. Plan No. 49.

JACKSON ST, w s, 130 s, Stapleton, 2-sty frame dwelling, 22x30; cost, $3,300; owner, Wm. Wedemeyer, Stapleton; architect and builder, Peter Larsen, Stapleton. Plan No. 50.

BAYWAY, e s, 125 s Clermont av, Tottenville, 1-sty frame dwelling, 15x42; cost, $1,100; owner, Chas. Rapp, 119 William av, Jersey City; owner is the architect, carpenter and mason, Klein & Co., Hugenot Park. Plan No. 42.

PERRY AV, 340 s Purdy pl, South New York, 2½-sty frame dwelling, 20x32; cost, $2,000; owner, L. Stafford, 483 16th st, Brooklyn; architect, H. W. Peldus, P. R.; owner will build. Plan No. 41.

3D ST, e s, 62 s Elm av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $275; owner, J. J. Moesser, 1652 10th av, Brooklyn; builder, Adam Marks, Jr., Donegan Hills. Plan No. 40.

ALBION PL, n s, 220 w Hibirton av, Port Richmond, 2½-sty frame dwelling, 24x27; cost, $3,000; owner, Roscoe C. Ford, 87½ Albion pl, Port Richmond; architects and builders, Robt. Lyon & Son, 77 Bayview av, New Brighton. Plan No. 38.

3D ST, e s, s 85 Elm av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $275; owner, J. J. Moesser, 1652 10th av, Brooklyn; builder, Adam Marks, Jr., Dungan Hills. Plan No. 39.

SHERMAN AV, w s, 204.1 s 4th av, Tompkinsville, 2½-sty frame dwelling, 31x40; cost, $4,000; owner, Geo. L. Egbert, Tompkinsville; architect, Robt. Curry, 299 Broadway, N. Y. C.; builders, Hesse & Hoffrose, Stapleton. Plan No. 45.

STABLES AND GARAGES.

HILLSIDE AV, w s, 500 n Van Duzer, Stapleton, 1-sty frame stable, 10x12; cost, $50; owner, W. H. Hanley, 132 Hillside av, Stapleton; builder, W. H. Hanley, owner. Plan No. 44.

BARKER ST, w s, 1 145 n Cast av, West New Brighton, 1-sty frame garage, 16x20; cost, $150; owner, Gray B. Sullivan, Castleton av and Barker st, West New Brighton; builder, A. T. Nichol, West New Brighton. Plan No. 46.

STORES AND DWELLINGS.

BROOK AV, n s, 50 e Jersey st, New Brighton, 2-sty frame store and dwelling, 22x36; cost, $3,400; owner, S. Bloch, New Brighton; architect, Henry N. Comtons, New Brighton; builders, Sternberg & Co., New Brighton. Plan No. 43.

STORES, OFFICES AND LOFTS.

JEWETT AND CAST AVS, s e c, Port Richmond, 1-sty brick store and office, 143x143; cost, $25,000; owner, City of New York, Dept. of Water Supply and Electricity, Park Row, N. Y.; architect, J. M. De Varona, Park Row, N. Y. Plan No. 48.

MISCELLANEOUS.

CLIFTON AV, n s, 50 e N. Y. av, Rosebank, 1-sty frame wagon shop, 19x40; cost, $200; owner, B. Meyerwitz, Rosebank; builder, S. Molinhoff, Port Richmond. Plan No. 47.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 163, masonry, steel and new doors to 2-sty stone and brick storage and office; cost, $1,100; owners, Joseph Poleto et al, 180 Bleecker st; architect, Anthony Venraso, 496 West Broadway. Plan No. 336.

CEDAR ST, 151-153, toilet rooms and partitions to 4-sty stone and brick loft; cost, $250; owner, Andrew Gondway, 151-3 Cedar st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 334.

CHAMBERS ST, 43-57, masonry, windows and steel to 15-sty brick stores, lofts and offices; cost, $150; owner, The Emigrant Industrial Savings Bank, Thos. M. Murphy, Pres., 43 Chambers st; architect, Richard Rohl, 128 Bible House. Plan No. 354.

GOERCK ST, 125, masonry, new partition and stairs to 6-sty stone and brick lofts; cost, $5,000; owner, Wm. M. Read, 185 1st av; architect, Henry Regelmann, 133 7th st. Plan No. 347.

GRAND ST, 197-201, one 10,000-gal. gravity tank, one 7,500-gal. pressure tank to 7-sty brick lofts; cost, $2,500; owner, Elizabeth H. L. Lorillard, 149 Broadway; architect, Earl C. Maxwell, 30 Church st. Plan No. 346.

GRAND ST, 580, masonry, new toilets and skylights to 2½-sty stone and brick store and tenement; cost, $5,000; owner, Emma Geizler, 578 Grand st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 329.

GRAND ST, 71-77, new stairway and partitions to 4 and 5-sty brick stores and lofts; cost, $300; owner, Broad St. Holding Co., Max C. Meyer, pres., 114 East 23d st. architects, Wm. L. Rouse & Lafayette A. Goldstone, 38 West 32d st. Plan No. 315.

GREENWICH ST, 361, stairway, masonry and toilet compartments to 5-sty store and lofts; cost, $2,000; owner, Elbridge T. Gerry, Newport, R. I.; architects, Jno. B. Snook's Sons, 261 Broadway. Plan No. 321.

HOUSTON ST, 144 East, masonry, steel stairways and partitions to 5-sty brick and stone stores and tenements; cost, $10,000; owner, Samuel Kaufman, 47 Division st; architect, Samuel Sass, 32 Union Sq. Plan No. 344.

MOTT ST, 122, masonry to 5-sty brick stores and tenement; cost, $100; owners, Michael Giardano et al, 1217 St. Marks av, Brooklyn; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 316.

RIVINGTON ST, 155, masonry, new stairs and fireproofing to 4-sty brick bank and hall; cost, $600; owner, Adolf Mandel, 155 Rivington st; architect, John Hauser, 360 West 125th st. Plan No. 322.

ST. MARKS PL, 102, masonry and steel to 5-sty stone and brick tenement and stores; cost, $500; owner, Julius Feinberg, 225 West 137th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 320.

3D ST, 123 West, interior masonry, steel, new partitions and roofs to 5-sty brick and stone tenement; cost, $5,000; owners, West Side Savings Bank, Clarence O. Bigelow, Pres., 106 6th av; architect, John E. Nitchie, 502 World Bldg., New York. Plan No. 345.

4TH ST, 9 East, masonry and gravity and pressure tanks to 6-sty loft; cost, $900; owner, Mary M. Mills, 9 East 4th st; architect, Royal J. Mansfield, 135 William st. Plan No. 338.

4TH ST, 177-9 East, new partition and changes in store to 4-sty brick store and dwelling; cost, $560; owner, Samuel Klingenstein, 59 Av A; architect, Emery Roth, 507 5th av. Plan No. 341.

14TH ST, 58 East, one 4,000-gallon tank with steel framework to 5-sty brick theatre and hotel; cost, $100; owner, Estate of Courtland Palmer, Fred Foster, executor, 852 Broadway; architect, Martin J. Hackett, 555 West 170th st. Plan No. 351.

17TH ST, 230 to 234 West, new partitions and carpentry to 8-sty brick lofts; cost, $300; owners, The Neslo Bldg Co., O. H. Olsen, Pres., 1558 Crotona Park East; architect, F. A. Felsom, 668 McDonough st, Brooklyn. Plan No. 328.

24TH ST, 438-442 East, additional fireproof rooms to 2 and 1-sty brick garage; cost, $300; owners, Amer. Society for the Prevention of Cruelty to Animals, Alfred Wagstaff, Pres., Madison av and 26th st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 337.

29TH ST, 101 West, new entrance and partitions to 2 and 4-sty stone and brick store and lofts; cost, $500; owners, Ostreicher Bros., 1409 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 331.

30TH ST, 151 to 155 West, masonry for additional room to 12-sty brick loft and offices; cost, $250; owners, Polo Construction Co., Henry Villaume, president, 151 West 30th st; architect and mason, Wm. L. McElraerry, 255 West 57th st. Plan No. 356.

32D ST, 17-21 West, masonry and sidewalk lift to 12-sty brick hotel; cost, $250; owner, Louis Markel, 17 West 32d st; architects, Cantor & Levinson, 39 West 38th st. Plan No. 335.

47TH ST, 68 West, masonry, steel and metal trimming to 4-sty brick and stone dwelling; cost, $1,200; owners, Fanny & Mae Peyser, 299 Broadway; lessee, Elizabeth Brown, 68 West 47th st; architect, John H. Knubel, 305 West 43d st. Plan No. 355.

48TH ST, 111 West, masonry, new stairs and fire-escapes to 4-sty brick and stone dwelling; cost, $5,000; owner, Frank Hayflich, 118 East 115th st; architect, Max Muller, 115 Nassau st. Plan No. 326.

54TH ST, 4 West, additional story with necessary alterations to 5-sty brick and stone residence; cost, $25,000; owner, John D. Rockefeller, 4 West 54th st; architect, Duncan Candles, 10 East 33d st. Plan No. 352.

55TH ST, 242-250 West, masonry, steel and iron to 12-sty brick garage; cost, $375; owner, Auto Club of America, Fred Whitebridge, Pres., 247 West 54th st; architect, Harry N Paradies, 231 West 18th st. Plan No. 339.

65TH ST, 134 West, masonry and steel to 3-sty brick offices; cost, $2,500; owner, J. Ida L. Hurlburt, Hotel Empire; architect, Eli Benedict, 1947 Broadway. Plan No. 349.

86TH ST, 201-203 East, masonry and fireproofing to 5-sty stone and brick department store; cost, $6,000; owner, Jacob Lauchheimer, 1531 3d av; architect, Thos. W. Lamb, 644 8th av. Plan No. 318.

105TH ST, 309 East, masonry, partitions and steel to 5-sty stone and brick tenement and store; cost, $2,000; owner, Dina Hurivish, 7 West 112th st; architect, O. Reissmann, 30 1st st. Plan No. 333.

107TH ST, n s, 450 w Columbus av x— to 108th st, girders, iron columns and masonry to 3-sty brick stable; cost, $4,000; owner, Josephine Douna Del Drago, Hotel Gotham; architect, Louis E. Dell, 1133 Broadway. Plan No. 323.

125TH ST, 326 West, baker's oven, masonry, fireproofing and plumbing to 5-sty brick store and tenement; cost, $5,000; owner, Roanoke Realty Co., Edw. Nicholson, Pres., 320 West 125th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 342.

125TH ST, 202 East, masonry, elevator and fireproofing to 3-sty stone and brick store and lofts; cost, $1,000; owner, Est. John M. Zeller, Lincoln A. Hammond, trustee, 1990 Lexington avenue; architect, Frank Hausle, 81 East 125th st. Plan No. 330.

132D ST, 701 West, masonry, iron and new partitions to 2-sty brick shop; cost, $900. owner, N. Y. C. & H. R. R. R. Co., Wm. C. Brown, pres., Grand Central Station, N. Y. C.; architect, Kemper Peabody, 470 West 30th st. Plan No. 319.

163D ST, 453 West, masonry and stairway to 6-sty brick and stone tenement; cost, $300; owner, Sisters of Charity of St. Vincent de Paul, Margaret E. Cullen, Pres., Mt. St. Vincent-on-the Hudson; architect, Isaac E. Ditmars, 111 5th av. Plan No. 350.

216TH ST & 9TH AV West, n e cor, ventilating, mason and new partitions to 4-sty brick power house; cost, $1,500; owners, The Third Avenue R. R. Co., Fred. W. Whitridge, Pres., 2396 3d av; architect, William Weissenberger, Jr., 55 Duane st. Plan No. 343.

BROADWAY, 507-509, masonry, iron and wooden beams to 5-sty brick lofts; cost, $700; owners, Columbia College, Nicholas M. Butler, president, 63 Wall st; architect, A. D. Kelly, 4 Gold st. Plan No. 357.

BROADWAY, 1741, metal sign to 5-sty brick store and lofts; cost, $800; owner, Edward Kestenbaum, 1741 Broadway; architects, Strauss & Co., 442 West 42d st. Plan No. 324.

BROADWAY, 525, masonry and plumbing to 5-sty brick cafe and lofts; cost, $300; owner, Estate of Simon Sternberger, 43 East 60th st; architect, Louis Giller, 416 Broadway. Plan No. 353.

MADISON AV AND 26TH ST, Madison Sq. Garden, temporary staging for circus to 1-sty arena; cost, $3,000; owner, F. & D. Co., 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 327.

2D AV, 552-4, removal of encroachments to 6-sty brick tenement; cost, $300; owner, Maurice Kinzelberg, on premises; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 317.

4TH AV, 450-60, masonry and fireproof partitions to 12-sty store and lofts; cost, $1,000; owners, Robert Goelet et al, 9 West 17th st; architect, Richard Rohl, 128 Bible House. Plan No. 348.

5TH AV, 574, two fireproof connecting bridges to 5-sty store and lofts; cost, $500; owner, Rudolph M. Haan, 574 5th av; architect, Geo. A. Schoenwald, 7 West 42d st. Plan No. 325.

9TH AV, 656-658, masonry and new partitions to 4-sty stone and brick tenement; cost, $300; owner, Est. Henry Astor, Chas. A. Peabody, trustee, 11 East 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 340.

10TH AV, 568, new sign to 4-sty stone and brick stores and tenement; cost, $75; owner, Michael J. Casey, 566 10th av; architect, Walter A. Faxon, 2371 3d av. Plan No. 332.

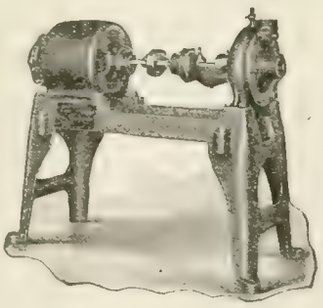
Bronx.

CARROLL ST, 210 East, 1-sty frame extension, 45x30, to 3-sty frame hotel; cost, $1,000; owner, Willbrock Estate, 232 Greenwich st; architect, Chris J. Knoeppel, 8 Elm st, Mt. Vernon. Plan No. 72.

JENNINGS ST, s s, 178 e Wilkins av, 2-sty frame extension, 26x1.6, to 4-sty brick and frame dwelling, store and office; cost, $1,500; owners, Duo Co., 391 East 149th st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 69.

149TH ST, 448, new steel beams, new partitions to 4-sty brick store and tenement; cost, $1,800; owner, Edw. O'Brien, on premises, architect, S. B. Ogden, 530 Brook av. Plan No. 66.

224TH ST, n s, 500 e Barnes av, 1-sty frame extension, 12x12, to 2-sty frame dwelling; cost, $500; owner, Catherine J. Sylvester, on premises; architect, C. McGarry, 3011 Olinville av. Plan No. 65.



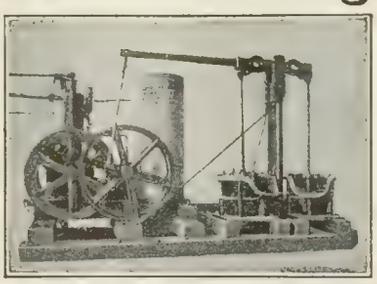
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Plans Filed—Alterations, Bronx (Continued).

BOSTON RD, s e cor Union av, new partitions to 1-sty brick stores; cost, $100; owner, Harry Weaver, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 70.

BROOK AV, w s, 105 n 163d st, 1-sty frame extension, 62x53, to 1-sty frame shed; cost, $2,500; owner, Geo. N. Reinhardt, 1341 Franklin av; architect, M. J. Garvin, 3307 3d av. Plan No. 67.

BROOK AV, s s, 378.32 s 167th st, new pent house, 8x80, on roof of 7-sty brick studio; cost, $900; owner, Standard Lithograph Co., on premises; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 68.

CORLEAR AV, w s, 198.5 s 232d st, 2-sty frame extension, 17x24.11, and raise to grade two 2-sty frame dwellings; cost, $3,000; owner, John Millburn, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 71.

WILLIS AV, 219, new store front, new marquise to 5-sty brick store and tenement; cost, $1,000; owner, Consumers Brew Co., 55th st and Av A; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 64.

Brooklyn.

BEAVER ST, s s, 60 w Park st, new extension to 3-sty dwelling; cost, $275; owner, Cellia Pollock, 204 East 112th st; architect, Jos. McKillopp, 154 India st. Plan No. 685.

BRADFORD ST, w s, 220 n Blake av, plumbing to 3-sty tenement, cost, $150; owner, Oscar Sussman, 402 Bradford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 635.

CLARKSON ST, n s, 159.7 e Nostrand av, plumbing, etc., to 2-sty store and dwelling; cost, $100; owner, Ellen McCarthy, 198 Lenox rd; architect, Geo. J. Lobenstein, 230 Martense st. Plan No. 645.

COLUMBIA ST, n w cor Warren st, extension to 3-sty tenement; cost, $100; owner, Giuseppi Rappsardi, 142 Columbia st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 734.

FRONT ST, s s, 298.4 e Jay st, 2-sty brick (factory) extension, 10x32.6; cost, $5,000; owner, Jos. Tones, 176 Front st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 695.

FULTON ST, w s, 60.4 s Pierrepont st, exterior alterations to 3-sty store; cost, $150; owner, Samuel B. Duryea, 46 Remsen st; architect, Koch & Wagner, 26 Court st. Plan No. 739.

GOLD ST, s e cor Water st, interior alterations and plumbing to 2-sty store and dwelling; cost, $200; owner, Tony Ackler, 240 High st; architect, A. W. Pierce, 59 Court st. Plan No. 633.

HENRY ST, s w cor Degraw st, plumbing to 3-sty church hall; cost, $400; owner, Sacred Heart Lyceum, on premises; architect, John Benke, 603 East 2d st. Plan No. 701.

JACKSON PL, e s, 95 n Prospect av, plumbing to 3-sty tenement, cost, $300; owner, Adam Schultz, 31 Jackson pl; architect, D. A. Lucas, 98 3d st. Plan No. 657.

POWELL st, e s, 150 n Sutter av, interior alterations to 4-sty warehouse; cost, $600; owner, Jos. Home, 237 Powell st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 706.

REMSEN ST, n s, 333 w Court st, interior alterations to office building; cost, $9,000; owner, Edw. N. Pigot, 157 Remsen st; architect, J. S. Kennedy, 44 Court st. Plan No. 726.

REMSEN ST, n s, 145 w Hicks st, plumbing to 2-sty dwelling; cost, $300; owner, S. G. Metcalf, 45 Remsen st; architect, Wm. F. Miller, 173 Court st. Plan No. 700.

SACKETT ST, n s, 259 w Columbia st, plumbing to 3-sty tenement; cost, $200; owner, Peter Monico, 350 Fulton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 722.

STATE ST, s s, 126.5 e Columbia st, plumbing to 3-sty tenement; cost, $325; owner, Joe Carroll, 155 Montague st; architect, Jos. Corcoran, 158 Court st. Plan No. 639.

STERLING PL, n s, 166.6 e Classon av, extension to 4-sty rectory; cost, $18,000; owner, Rev. Jos. McNamee, on premises; architects, Riley & Steinback, 481 5th av, New York. Plan No. 729.

VAN BRUNT ST, s w cor St Anson st, interior alterations to 3-sty storage; cost, $800; owners, Marx & Rowell, 9 Van Brunt st; architects, Turner Construction Co., 11 Broadway, New York. Plan No. 718.

WARREN ST, n s, 100 w Hoyt st, interior alterations to 3-sty dwelling; cost, $400; owner, Harry Friedman, 236 So. 2d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 659.

WYONA ST, e s, 60 n Belmont av, new chimney to 2-sty dwelling; cost, $225; owner, Sam'l Foster, 302 Wyona st; architect, Geo. Schor, 871 Longwood av, Bronx. Plan No. 711.

2D ST, s s, 25 w Smith st, interior and exterior alterations to 2-sty dwelling. cost, $900; owner, John A. McGuinn, 37 Van Brunt st; architect, M. J. Hart, 420 Degraw st. Plan No. 638.

3D ST, s w cor Gowanus Canal, interior alterations to 2-sty dwelling; cost, $1,500; owners, Greason Son & Dalzell, on premises; architects, Gibbons & Co., 318 Columbia st. Plan No. 637.

EAST 12TH ST, w s, 100 n Av F, exterior and interior alterations to 2-sty store and dwelling; cost, $300; owner, Sophia Doer, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 654.

15TH ST, s s, 104 w 8th av, plumbing to 3-sty dwelling, cost, $150; owner, Cilea Molliner, 408 15th st; architect, Jos. Brill, 533 16th st. Plan No. 651.

EAST 15TH ST, e s, 240 s Av H, interior alterations to 2-sty dwelling; cost, $200; owner, G. H. Ames, 1617 Av H. Plan No. 686.

WEST 16TH ST, w s, 300 n Mermaid av, raise 3-sty dwelling, &c; cost, $500; owner, Louis Montiello, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 699.

EAST 31ST ST, e s, 187.4 s Snyder av, extension to 3-sty dwelling; cost, $500; owner, Nicholas Doddato, 97 East 31st st; architect, Abraham Farber, 1028 Gates av. Plan No. 727.

BAY 32D ST, w s, 220 s Cropsey av, extension to 2-sty office and dwelling; cost, $500; owner, Fred Semken, on premises; architect, H. M. Case, 214 Bay 35th st. Plan No. 682.

47TH ST, n s, 150 e 12th av, plumbing to 2-sty dwelling; cost, $100; owner and architect, E. J. Ghelardi, 1217 47th st. Plan No. 644.

51ST ST, s s, 100 w 4th av, 3-sty brick extension, 36.6x53.2; cost, $29,000; owner, N. Y. Telephone Co., 15 Dey st, New York; architect, Edw. A. Munger, same address. Plan No. 720.

53D ST, n s, 120 w 5th av, extension to 3-sty dwelling; cost, $1,000; owner, Anna Broderick, 6926 5th av; architect, A. J. McManus, 1905 86th st. Plan No. 683.

ATLANTIC AV, s e cor Warwick st, dry room on roof, 4-sty factory; cost, $300; owner, Victor Nobis Sons, 400 Pearl st, N. Y.; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 733.

BELMONT AV, s s, 75 e Watkins st, extension to 3-sty store and dwelling; cost, $250; owners, Louis & Annie Green, 84 Belmont av. architect, Louis Danancher, 7-9 Glenmore av. Plan No. 647.

BELMONT AV, s s, 50 w Williams av, extension to 1-sty stable; cost, $300; owner, Simon Noland, 245 Belmont av; architect, S. Millman, 1780 Pitkin av. Plan No. 689.

BROADWAY, e s, 40 s Hancock st, interior alterations to moving picture show; cost, $200; owner, Wm. A. King, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 696.

BROADWAY, e s, 108.6 n Hooper st, plumbing to 4-sty store and tenement; cost, $300; owner, Caroline Kemp, 69 Tompkins av; architect, Tobias Goldstone, 49 Glenmore av. Plan No. 650.

BROADWAY, w s, 70 s Gates av, new store front to 2-sty store and dwelling; cost, $375; owner, Jas. H. Hart, 1 South Elliott pl; architect, P. W. Tunison, 1118 Bushwick av. Plan No. 671.

CENTRAL AV, e s, 50 n Troutman st, exterior and interior alterations to 3-sty tenement; cost, $300; owner, Angelo Conti, 111 Central av; architect, C. P. Cannella, 60 Graham av. Plan No. 653.

CLASSON AV, e s, 80 s Lefferts pl, 1-sty brick church extension; cost, $10,000; owner, Holy Trinity Baptist Church, on premises; architect, Andrew Nicola, 50 Church st, N. Y. Plan No. 676.

GLENMORE AV, n s, 89 e Christopher av, interior alterations to 3-sty store and dwelling; cost, $300; owner, Sam'l Freidman, 1571 St. Marks av; architect, S. Millman, 1780 Pitkin av. Plan No. 688.

GRAHAM AV, n w cor Varet st, interior alterations to 3-sty store and dwelling; cost, $350; owner, Abraham Harris, 47 Graham av; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 735.

HAMILTON AV w s, 214.3 s Columbia st, plumbing to 4-sty store and tenement; cost, $250. owner, Antonio Gentile, 176 Hamilton av; architect, D. A. Lucas, 98 3d st. Plan No. 658.

KENT AV, n e cor North 7th st, extension to 2-sty store and dwelling; cost, $500; owner, Michael Czerchowski, 117 Kent av; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 648.

KENT AV, e s, 190 n Willoughby av, interior alterations to 3-sty dance hall and dwelling; cost, $5,000; owner, Hy Aaronson, 40 Manhattan av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 634.

KNICKERBOCKER AV, n s, 50 w Stockholm st, interior alterations to 4-sty store and tenement; cost, $1,500. owner, Max Berkowitz, 379 Knickerbocker av; architects, Shampan & Shampan, 772 Broadway. Plan No. 666.

KNICKERBOCKER AV, s s, 75 w Stanhope st, extension to 4-sty store and tenement; cost, $800; owner, Ida Grossman, 370 Knickerbocker av; architect, Lew Keon, 9 Debevoise st. Plan No. 670.

MYRTLE AV, s s, 65 e Lewis av, 2-sty brick extension, 14x100; cost, $5,000; owner, Transit Development Co., 85 Clinton st; architect, W. K. Taylor, same address. Plan No. 737.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., February 17, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 31st day of March, 1913, and then opened, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring interior lighting fixtures and approaches) of the United States post office at Concordia, Kans. The building is two stories and basement and has a ground area of approximately 4,750 square feet. First floor only fireproof; stone facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Concordia, Kans., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

NAMARA AV, s s, 25 w Kingsland av, extension to 3-sty factory; cost, $1,000; owner, Morris Klein, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 643.

NORTH PORTLAND AV, w s, 148.6 s Flushing av, plumbing to 4-sty tenement; cost, $250; owner, Francesco Monnzelli, 18 North Portland av, architect, C. P. Cannella, 60 Graham av. Plan No. 652.

SARATOGA AV, w s, 149 s Herkimer st, 2-sty frame extension, 8x15; cost, $1,000; owner, Otto Glickman, 244 Howard av; architects, Laspia & Salvati, 525 Grand st. Plan No. 675.

SURF AV, n e cor West 25th st, partitions, etc., to 3-sty hotel; cost, $1,000; owner, Patk. S. Kelly, 646 1st av, N. Y.; architect, Louis A. Scheinart, 194 Bowery, N. Y. Plan No. 641.

4TH AV, n s, 25 w 37th st, plumbing to 4-sty store and dwelling; cost, $150; owner, Wm. Wise, 964 4th av; architect, J. C. Wandell, 45 Court st. Plan No. 687.

5TH AV, e s, 25 n 23d st, plumbing, etc., to 3-sty store and tenement; cost, $800; owner, Oliver J. Blaber, 203 18th st; architect, Robt. J. Dick. 250 18th st. Plan No. 656.

5TH AV, e s, 75 s 12th st, interior alterations to 5-sty store. cost, $4,300; owner, Jos. Michaels, 184 Smith st; architect, F. H. Quinby, 99 Nassau st, N. Y. Plan No. 665.

5TH AV, n w s, 58.11 n e 52d st, store front to 3-sty store and dwelling; cost, $500; owner, Benj. Lyons, on premises; architect, H. C. Volckening, 187 Remsen st. Plan No. 710.

LUNA PARK, new band stand; cost, $500; owner and architect, Jas. Nelson, on premises. Plan No. 673.

Queens.

EAST WILLIAMSBURG.—Starr st, n s, 100 w Woodward av, 1-sty added to top of store and dwelling, tin roof, interior alterations; cost, $500; owner, Herman Schaefer, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 185.

EVERGREEN.—Stephen st, 1014, alter interior of tenement to provide for water closet compartments, new plumbing; cost, $300; owner, William Worn, on premises; architects, L. Berger & Co., Cypress and Myrtle avs, Ridgewood. Plan No. 184.

EVERGREEN.—Wyckoff av, 386, alter interior of store and dwelling to provide water closet compartments, new plumbing; cost, $500; owner, Edward Harlan, 353 Weirfield st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 186.

FLUSHING.—Burling av, 79, install new plumbing; cost, $60; owner, Mr. Wilinsky, on premises. Plan No. 193.

JAMAICA.—Water st, w s, 100 s Guinsberg pl, erect party walls to provide 4 detached dwellings, new plumbing; cost, $950; owner, John Fitzgerald, 61 Flushing av, Jamaica; architect, I. M. Kirby, Jamaica. Plan No. 192.

LONG ISLAND CITY.—Hopkins av, w s, 100 s Grand av, install new plumbing in dwelling; cost, $100; owner, Mrs. Rapelje, 29 Main st, L. I. C. Plan No. 182.

LONG ISLAND CITY.—Purvis st, s e cor Jackson av, install new gas fittings in dwelling; cost, $36; owner, Mr. Lewis, on premises. Plan No. 189.

LONG ISLAND CITY.—Flushing av, 13, repair store front; cost, $30; owner, The Haupt Co., on premises. Plan No. 191.

LONG ISLAND CITY.—West av, e s, 50 n 5th st, 2-sty frame extension, 20x16, on rear 2-sty dwelling, roof in rear to be raised to provide rooms; cost, $1,200; owner, Salvatore Soutopietro, 94 West av, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 190.

ROCKAWAY BEACH.—Board Walk, n s, cor 4th av, 1-sty frame extension, 200x100, on side and front of bathing pavilion, tar and gravel roof; cost, $10,000; owner, Park View Bathing Co., Rockaway Park; architect, Phil. Caplan, Boulevard, Rockaway Beach. Plan No. 183.

SPRINGFIELD.—Merrick rd, n s, n e cor Lenox av, install new plumbing in dwelling; cost, $65; owner, Mary Schroeder, on premises. Plan No. 187.

WOODHAVEN.—Jamaica av, n s, 40 w Leggert av, 1-sty frame extension, 20x24, on rear 3-sty frame dwelling, tin roof; cost, $700; owner, W. H. Wad, Richmond Hill; architect, H. E. Haugaard. Richmond Hill. Plan No. 188.

COLLEGE POINT.—17th st, e s, 100 s 8th av, interior alterations to private dwelling; cost, $500; owner, J. Bersheim, premises; architect, J. P. Hansen, 70 West 16th st, College Point. Plan No. 194.

JAMAICA.—Bandman av, No. 59, repair dwelling after fire damage; cost, $30; owner, Isabella Crimmins, on premises. Plan No. 200.

JAMAICA.—Rockaway rd, e s, 100 s Guinsberg pl, erect new block foundation under stable; cost, $200; owners, Frank & Max Berman, 59 Rockaway rd, Jamaica. Plan No. 198.

JAMAICA.—Fulton st, 342, erect new electric sign on hotel; cost, $50; owner, Henry Montford, Cold Spring, N. Y. Plan No. 195.

RIDGEWOOD.—Decatur st, s s, 189 w Wyckoff av, install new freight elevator in factory; cost, $1,800; owner, Master Bakers' Purchasing Ass'n, 1405 Decatur st, Brooklyn. Plan No. 199.

ROCKAWAY BEACH.—Boulevard, n s, 100 w Bond av, 1-sty frame extension, 18x10, on rear 2-sty frame dwelling, tin roof; cost, $500; owner, A. H. Knoll, 10 North Thompson av, Rockaway Beach. Plan No. 198.

ARVERNE.—Boulevard, n s, 40 w Meredith av, interior alterations to hall to provide for two stores and dwellings; cost, $2,500; owner, Isaac Simon, on premises; architect, J. P. Powers Co., Rockaway Beach. Plan No. 201.

COLLEGE POINT.—15th st, n e cor 7th av, install new gas fittings in dwelling; cost, $30; owner, Wm. O'Connor, 212 16th st, College Point. Plan No. 209.

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Plans Filed—Alterations, Queens (Continued).

CORONA.—Locust st, n e cor Grand av, erect bay window on front of store and dwelling; cost, $200. Plan No. 202.

FLUSHING.—Lawrence st, w s, 25 w Grove st, 1-sty added to top of dwelling, paroid roof; cost, $500; owner, August Deluco, 139 Lawrence st, Flushing, L. I. Plan No. 210.

L. I. CITY.—Washington av, 127, repair to dwelling after fire damage; cost, $400; owner, J. Messenger, on premises. Plan No. 203.

L. I. CITY.—Bodine st, n w cor Hamilton st, install new plumbing in stable; cost, $50; owner, Fred Bushman, on premises. Plan No. 212.

L. I. CITY.—Purdy st, 26, install new plumbing in dwelling; cost, $200; owner, J. Nicholson, on premises. Plan No. 211.

L. I. CITY.—Steinway av, w s, 137 n Jamaica av, erect cellar way to store; cost, $25; owner, Nathan Marks, Main st, Astoria. Plan No. 207.

L. I. CITY.—Franklin st, n s, 125 w Van Alst av, install plumbing in office; cost, $15; owner, John Holley, 3 John st, Astoria. Plan No. 213.

RICHMOND HIL.—Jamaica av, n w cor Stotthoff av, install gas fittings in two dwellings; cost, $120; owners, Bernstein & Jacobs, 748 Flushing av, Richmond Hill. Plan Nos 204 and 205.

RICHMOND HILL.—Jamaica av, n s, 40 e Chestnut st, erect new store fronts; cost, $200; owner, E. B. Dunning, 324 Chestnut st, Richmon Hill. Plan No. 206.

Richmond.

JERSEY ST, e s, cor of Brook st, New Brighton, general alterations to frame store and dwelling; cost, $1,000; owner, Lembick & Bitz, Jersey City Heights, N. J.; architect, John Davis, Tompkinsville; builder, H. J. Langworthy, Tompkinsville. Plan No. 26.

JOHN ST, e s, 50 w Prince st, Stapleton, foundation to frame dwelling; cost, $300; owner, Peter Dannachon, Stapleton; builder, Geo. McGuire, Stapleton. Plan No. 30.

BAYVIEW AV, e s, 81, 438 s 3d st, New Brighton, addition to frame dwelling; cost, $1,500; owner and builder, Jas. C. Crabtree, New Brighton. Plan No. 29.

OSGOOD AV, s s, 300 e Gordon st, Stapleton, roofing to frame garage; cost, $25; owner, Moravian Episcopal Church, 40 Osgood av, Stapleton; builder, C. N. Sperling, Stapleton. Plan No. 27.

WILLARD AV, n s, 50 w Fisk av, Westerly, masonry and carpentry to frame dwelling; cost, $1,200; owner, L. B. Tupper, Westerly; builder, Andrew Haugland, West New Brighton. Plan No. 25.

STAPLETON.—Repairs to Rubsam & Horrman brewery, brick boiler room; cost, $250; owner, R. & H. Brewery, Stapleton; architect, J. Whitford, St. George; builders, Henry Spruck & Sons, Stapleton. Plan No. 28.

Other Cities.

BANKS.

TROY, N. Y.—The Union National Bank is having plans prepared for the construction of a 4-sty brick addition, 150x33 ft., to its present structure. The estimated cost is $100,000.

WESTFIELD, MASS.—The city has purchased a site and is having plans prepared by John L. Hyde, of Westfield, for a new high school. The estimated cost is $200,000. Additions, estimated to cost $100,000, are to be made to the Greenwood and Franklin Schools.

BROOKLINE, MASS.—The Board of Education is having plans prepared by Kilham & Hopkins, 9 Park st, Boston, for the construction of a school house. It will be of brick, three stories high, and will be erected at Harvard and Stedman sts. The estimated cost is $100,000.

SPRINGFIELD, MASS.—The McIntosh Co. has purchased a site 101x52 ft., at Worthington and Chestnut sts, and will build a 6-sty office building. The estimated cost is $60,000.

CHURCHES.

COHOES, N. Y.—The Hebrews of this city are considering the purchase of property in Remsen st as a site for the proposed Jewish synagogue, which they are to erect at an early date.

PHILADELPHIA, PA.—The St. Michael's Russian Orthodox Church will erect a memorial to the victims of the Titanic. Ground has been purchased. Plans submitted call for a building to cost $45,000. Rev. J. T. Krohmalmey is rector. Work will start early in March.

FACTORIES AND WAREHOUSES.

CUMMINSVILLE, N. Y.—The Powers Specialty Co. is planning to rebuild their shops recently destroyed by fire.

HALLS AND CLUBS.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, architect, will prepare plans for the new Pythian home, to be erected by Armor Lodge No. 107, K. of P., at the corner of Mill and North Hamilton sts.

PLATTSBURGH, N. Y.—The Plattsburgh Masonic Organizations are planning to erect a temple and have secured an option on the lot opposite the Young Mens Christian Association Building at Brinkerhoff and Oak sts. There are four masonic bodies in Plattsburgh.

WHITEHALL, N. Y.—The plans of J. Fred Acker, of Glens Falls, for the new Young Men's Christian Association building to be erected here have been accepted by the directors of the Association. The cost will be about $16,000, and work will be started in the near future.

MUNICIPAL WORK.

SCHENECTADY, N. Y.—Preliminary plans have been prepared for the construction of a reservoir of two 15,000,000-gallon units, at Bevis Hill. Estimated cost, $200,000. Fred W. Bentley is Superintendent of Water Supply.

SCHOOLS AND COLLEGES.

JOHNSTOWN, N. Y.—The plans of Fred L. Comstock have been accepted for the addition to be constructed to the Park st school. Work is to be started immediately.

COBLESKILL, N. Y.—The selection of a site for the new school building here has been decided upon. Estimated cost, $68,000. The building will front on Lark st, adjoining the present school grounds.

AMSTERDAM, N. Y.—The plans submitted by Fuller & Robinson, architects, of Albany, for the new school building to be erected here have been approved by the local Board of Education. Bids will be advertised for in a short time. Estimated cost, $50,000.

CALEDONIA, N. Y.—The Board of Education contemplates the erection of a 3-sty addition to the high school building. No contracts have been awarded.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—The American Tobacco Co. contemplates the erection of $50,000 building.

ALBANY, N. Y.—William J. Obenaus, of this city, is preparing plans for a 10-sty store and office building, to be erected at the southwest corner of South Pearl st and Hudson av, by Henry Kramrath.

MIDDLETOWN, N. Y.—Plans have been prepared for a new building to be erected by the Demarest Drygoods Co. on the site of the Gothic Hall. It is not expected that work will begin for about a year.

BATAVIA, N. Y.—H. W. Homelius & Son Main st, architects, are preparing plans for a 2-sty concrete business building for William J. Goade, to be erected at 232 Ellicott st. Construction will be started in the spring.

PERSONAL AND TRADE NOTES.

JACOB & YOUNGS, 1133 Broadway, builders, will move their offices about March 15, to the Cuyler Building, 116 West 32d street.

JOSEPH BAUDO & BROS., stone masons and contractors, formerly of 199 Scholes st, Brooklyn, have moved to 456 13th av, Astoria, L. I.

FRANK EURICH, JR., architect, formerly with John T. Howland, Jr., of Jersey City, N. J., has opened an office at 200 Fifth avenue, New York City.

Reports indicate that the annual meeting of the National Wholesale Lumber Dealers' Association, which is to be held at Atlantic City, on Thursday and Friday, March 6 and 7, will be one of the largest conventions ever held by the association.

The annual meeting and banquet of the New Jersey Lumbermen's Protective Association will be held in Newark, N. J., Feb. 26, with business session in the afternoon and banquet in the evening. Both events will be held at the Washington Cafe, Broad st and Military Park, Newark.

CLIFFORD B. MOORE, Assistant Engineer, Topographical Bureau of the Borough of Queens, New York City, has been promoted to Chief Engineer at a salary of $6,000 per annum. Mr. Moore entered the city service in 1900 as a transitman with engineering staff of the Department of Finance.

JOHN M. CARRERE, the architect, of the firm of Carrere & Hastings, who died on March 1, 1911, at the Presbyterian Hospital from injuries sustained when his cab was struck by a street car, left an estate valued at $331,020, according to the transfer tax appraiser, whose report was filed in the Surrogate's Court this week. Mrs. Carrere and two daughters were the beneficiaries.

GEORGE A. STEVENS, the senior statistician of the State Department of Labor, has prepared for a newspaper syndicate a study of a modern trade union, namely the New York Typographical Union No. 6. Mr. Stevens has written a number of works on industrial subjects, including a history of arbitration in the building trades of New York, a history of immigration, "Social Settlements," and Growth of Industry in New York State.

ASA G. CANDLER, of Atlanta, Ga., was the guest in whose honor a dinner was given on Wednesday evening at the Hotel Astor. The festivity was arranged to celebrate the completion of the Candler Building in West 42d street, and was given by the architects, the builders and the real estate firm which represents Mr. Candler in New York, Oscar D. & Herbert V. Dike. One year ago, the first day of February, 1912, the contracts with the architects and builders were signed. There were few, at that time, who believed that a 25-story office building west of Broadway would be a success, but the same sagacity which made the Candler Building of Atlanta the most successful office building in the South, with a rent loss for last year of less than one per cent., ran true in this New York venture, the influence of which is already being felt in 42d street. The only note of sadness was struck when Mr. Candler spoke with feeling of the great loss caused by the death of Arthur E. Willauer, head of the firm of architects, a loss both personal and to the profession. Mr. Cauldwell, of the Cauldwell-Wingate Company, spoke on the construction of the building, and George Lee Bready spoke for the architects. Oscar D. Dike was toastmaster, and all voted the dinner a great success.

Government Work.

NEW YORK.—Sealed proposals will be received until March 17th, for a noninterfering local fire-alarm system at the United States appraisers' warehouse, New York, N. Y., in accordance with the specification, copies of which may be obtained from the supervising chief engineer, New York, or at the office of the Supervising Architect, O. Wenderoth, Wash., D. C.

TIFTON, GA.—Sealed proposals will be received until March 25, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States Post Office at Tifton, Georgia. The building is to be of 1-sty, basement and mezzanine, and have a ground area of approximately 4,400 sq. ft.; fireproof first floor, stone and brick facing and tin and tile roof. Drawings may be obtained from the Custodian of site at Tifton, Georgia, or at the office of the Supervision Architect, O. Wenderoth, Wash., D. C.

DAYTON, OHIO.—Sealed proposals will be received until March 19, for the mechanical equipment (except elevators and lifts) of the United States Post Office and Court House at Dayton, Ohio, in accordance with drawings which may be obtained at the office of the Superintendent of Construction, Dayton, Ohio, or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

TRADE LITERATURE

Grand Central Column Construction.

The Engineering Record of February 1 (price 15 cents, 239 West 39th street) contains an article on Columns in the Grand Central Terminal. It deals with the subject of providing possible future extension of 23 stories above the lofty concourse and tells in an interesting way by detailed sketches and diagrams how the columns are braced to form several wind resisting towers. The portal construction, girder bases and their deep riveted girder connections also offer very interesting details to the architect having to do with methods of types of steel construction.

Steel Work of Novel Design.

Comparatively little has been published regarding novel steel construction of the Seamen's Church Institute at Coenties slip and South street, New York, of which Warren & Wetmore are the architects. Balcom & Darrows are the engineers. An article describing a steel-cage construction having cantilever foundation girders with grillage fulcrums on continuous pneumatic caissions, wall piers, trusses, and double plate girders carrying 7-story columns, and cantilever supports for a 12-story corner tower, appears with illustrations in the Engineering Record of February 3 (price 10 cents, 239 West 39th street) showing the different types of column framing.

Dixon's Catalog Ready.

The new 1913 Dixon graphite catalog is now ready for distribution by the Dixon Crucible Company of Jersey City. It is designed to interest jobbers, purchasing agents, and others, interested in graphite crucibles, paint lubricants and pencils. It contains 100 pages of type and illustrations. Its chief value lies in the fact that it shows new applications for the use of graphite in many departments of building construction.

Lead Pencils for Fine Work.

A lead pencil which meets with the exacting requirements of artists, architects and draftsmen is pretty sure to find ready appreciation with the general pencil using public. This has been demonstrated by the big demand for Venus drawing pencils. This brand of pencils was designed particularly for work where smoothness and absolute uniformity of lead is essential and in their manufacture the finest quality of graphite is employed and treated to give it great durability, smoothness and an absolute uniformity of hardness for each different grade. The American Lead Pencil Co., of New York, will send further information regarding pencil perfection for particular writing or drawing requirements upon application.

Burglar Alarm Circuits.

The Electrical Review for February 15 (price, 10 cents, 13 Park Row) contains an article on page 349 by George Reed on the subject of Burglar Alarm Circuits, so explained as to give the architect an intimate idea of how this detail is worked out in practice. On page 350 is an article by V. Spath, describing the rewiring of a house with rigid circuit. The same number contains an article on page 344 on the investigation that the New York Edison Company is making into the subject of electrotherapeutics.

Small Gas Engine Power.

Power, of date February 18 (price, 5 cents, 505 Pearl street) contains an article on Misleading Indicator Diagrams on page 226 by L. Grossbaum and an article by M. W. Utz on the Operating Cost of a Small Gas Engine Plant. In this article records which may be of value to architects having supervision over the installation of small power plants are published.

Freezing Process for Foundations.

A description of what is believed to be the first application of the freezing process for constructing a building foundation; the method used for the substructure of a department store in Berlin, Germany, appears in the Engineering News of January 30 (price, 15 cents, 505 Pearl street). The article on page 214 tells just how the work was done and discusses difference in cost between the freezing and the pneumatic-caisson processes.

(Continued on page 434.)

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

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ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN AND BRONX ORDERS SERVED.

Named Streets.

Baxter st, 9-13—Kalar Bros.....C-A-G
Bleecker st, 97-9—N Y Mutual Gas Light Co..C
Bleecker st, 97-9—Consolidated Gas Co.....C
Bond st, 26—Sam'l Babcock, Est.....C-B-L
Bond st, 26—Morris Stein.....G-A-E-C
Bond st, 26—Louis Schrierer & Fishman .....G-A-E-C
Bond st, 32—Emilio Speranza.....L
Bond, 26 Benj Berger.....G-A-E-C
Broome st, 236 Samuel Kuppelmann.....J
Catherine st, 76 -Frederick Garone.....J
Center st, 61—Maria L Largbein.....C-D
Clinton st, 211—Julia G Inness .....C-F-A-B
Delancey st, 18—Richman & Marcus .....C-L-E-A-G-F
Delancey st, 18—Jacobson & Lichtenstein.. .....C-L-G-F-A
Division st, 7-7½—Harris Lewis.....D-C
Division st, 94—Gustave Meyer..G-E-C-A-D-F
Division st, 94—Louis Smith.....A-G
Duane st, 107—Field & Co.....G-A-O-L
Duane st, 109-11—Manhattan Real Estate Co.D
East Bway, 63—David Shaff.....D
East Bway, 63—A Berman.....C-D
East Bway, 63—H Hillelson.....C-D
East Bway, 17-23—Vincent Singer....H-G-C-F
East Bway, 17-23—Morris Keshmer..G-D-C-F-M
East Bway, 17-23—Lazarus Levy.....A-C-E-B
East Bway, 17-23—Jac Goldstein.....G-C-F-H
East Bway,17-23—Jos Vich.....G-C-F
East Bway, 17-23—Barnett Freedman..H-G-C-F
East Bway, 17-23—Jos Marks.....H-G-C-F
East Bway, 17-23—Jos E Siegel.....G-C-F-H
East Bway, 63—William Simon.....C-D
East Bway, 17-23—Nathan Silow.....H-G-C-F
East Houston, 329—Sarah Teitelbaum.....L-A
East Houston st, 42-4—Royal Panama Hat Co. .....G-C
East Houston st, 287—Wolf Goldschein.....J
Eldridge st, 236—Arshem & Schaffer.....L
Eldridge st, 240 -A Meyrowitz.....L
Elm st, 28—Protective Realty Co.....C
Essex st, 133—Henry Marks.....J
Franklin st, 44—Harry C Hallenbeck.....D
Franklin st, 46—Harry C Hallenbeck.....D
Grand st, 176-80 -International Gas & Elec Fixture Co. .....H-A
Grand st, 439—Balast Bros.....D-G-L
Grand st, 196—Cecelia Cassesa.....J
Grand st, 310—New Grand Vaudeville Co...J
Grand st, 387—Herman & Feintuch.....J
Great Jones st, 25 -Vito Scocozzo.....L
Home st, 871—S Joffe.....G
Hudson st, 383—Charles C Davies.....G-A-C
Hudson st, 669-85—Osborn Mfg. Co.....H
Lafayette st, 139-45—National Button Works .....L-O-G
New Bowery, 59-61—David L Gardiner, Est..D
Park st, 87 -Mrs. Cecelia Bavendam.....D
Pearl st, 224-6—Clayton H Rockhill....E-C-F-B
Rivington st, 118-20—Uneida Amusement Co..J
Rivington st, 125—Israel Suchman.....J
Rutgers slip, 82-6—Morris Levine..H-C-E-F-A-G
Rutgers slip, 82-6—Rems & Biabe. C-E-F-G-A-H
Rutgers slip, 82-6—Hyman Adelstein .....G-H-C-B-E-A-L
Rutgers slip, 82-6—Herman Kirsch.C-E-F-G-A-H
Rutgers slip, 82-6—Sol Goldman....H-C-E-G-A
Rutgers slip, 82-6—Ehrenreich Bros..... .....C-E-F-G-A-H
Rutgers slip, 82-6—Bernard Goldstein..... .....E-C-F-G-A-H
Rutgers slip, 82-6—Rest & Goldstein.C-E-G-A-H
Rutgers slip, 82-6—Cohen Bros...C-E-F-G-A-H
Rutgers slip, 82-6—Louis Morris..C-E-F-G-A-H
Rutgers slip, 82-6—Morris Hoffman & Son.. .....C-E-F-G-A-H
Rutgers st, 30—Sam Shapiro.....H-A-L
Rutgers st, 39—Gordon & Shapiro.....J
Spring st, 242—D Galante.....G
Stanton st, 178—Louis Gibelman.....J
Thomas st, 27-9—Manhattan Real Estate Co.D-A
Thomas st, 88—Tony Bottle.....L
Thompson st, 113—A Renaldi & Co.....G
Timson pl, 516—William F Kenney.....K
Warren st, 12-4—The Park Bookbindery....G-H
White st, 96 Rube R Fogel.....C
Willett st, 58—Bernard Elving.....S
Wooster st, 124-6—Braunstein Bros Co....G-A

Numbered Streets.

8th st, 7 E—H Edwards Ficken.....E
9th st, 220 E—Willcox Gibbs S M Co.....G
12th st, 24-6 E—Universal Investing Co....B-C
16th st, 4-6 W—Max Ernst.....C-A-D-B
16th st, 4-6 W—Bernard Stuetz.....H-G
16th st, 4-6 W—Oppenheim, Stern & Hacker..H
16th st, 4-6 W—Edw Fitch.....H
16th st, 4-6 W—Saml Silverstein.....G-C-H
20th st, 238 E—James O'Bierne.....K-L-A
22d st, 129-31 W—Chas Schrank.....G
22d st, 147—Henry J Roes.....L-A-G-O-C-H
24th st, 148-50 W—H Hauptman & Co..G-C-A-H
25th st, 28-30 W—Abr. Goldstein & Son..G-A-H
25th st, 28-30 W—Adolph & Bessie Heimlich. .....G-H-C-A
25th st, 28-30 W—Henlein & Greentree.....A-H
25th st, 25W—Andw Kerwin.....F-C-D
25th st, 28-30 W—Henry P Gardner..A-E-A-F
25th st, 28-30 W—Harrison & Rosenberg.G-H-A
25th st, 28-30 W—Kahn & Baskin.....G-E-H
25th st, 28-30 W—Garfinkel & Rosenblatt.A-G-H
25th st, 28-30 W—Est of Sigmund Baruch.. .....C-G-A-H
25th st, 28-30 W—Pike & Rabinowitch....G-H
25th st, 28-30 W—Kagel & Kagel....G-H-E-C-A
25th st, 28-30 W—Leavy & Reiff.....C-G-H
30th st, 115-25 W—King, Davidson & Co....H
30th st, 115-25 W—Graner & Avedon.....H
30th st, 115-25 W—Levine & Keller.....H
30th st, 115-25 W—J Glockner & Co.....H
30th st, 115-25 W—Senner & Kaplan.....H
32d st, 31-3 E—E G Hoegler & Co.....H
32d st, 31-3 E—Stern & Francis.....H
32d st, 31-3 E—Samuel D Reich.....H
32d st, 31-3 E—Mr Milbert.....H
32d st, 31-3 E—E Silny & Co.....H
32d st, 31-3 E—Burton Dress Co.....H
36th st, 524-32 W—N Y Automobile Garage. .....K-L-G
38th st, 8-14 W—Powers & Mayer.....L
40th st, 402 W—S Rosenstock .....L-A-D-H
41st st, 336 W—Wm Schoneweg.....K-C-A
48th st, 339 E—C H Unlandherm.....G-H
48th st, 500 W—Theo Miller Mfg Co.....L
50th st, 366 W—Polyclinic Hospital....H-G-C
50th st, 242 W—Cath Colvill.....K-C-A-L
50th st, 218-22 W—Mason-Seaman Transportation Co. .....K-L
51st st, 155 W—Manhattan Disinfecting & Oil Co. .....G
53d st, 537-47 W—G W Koch & Son.....G
54th st, 254 W—20th Century Welding Co.L-G
55th st, 411 W—International Motor Co..K-L-A
58th st, 221 W—Oldsmobile Co. of N. Y...K-L
63d st, 208 E—Roy A Rainey.....K
64th st, 209 E—Henry Black.....K-H-L
64th st, 227-9 E—C W Cavanagh.....L-A-K
66th st, 309 W—Cosmopolitan Garage....K-L-A
68th st, 252-4 W—J G Toomey.....L-A-K
73d st, 186 E—David C Goodman.....K
73d st, 179 E—Automobile Realty Co.....K
83d st, 147-51—Cedarhurst Motor Livery Co.. .....K-A-G-L
84th st, 53 E—Manhattan Garage.....L-G-K
84th st, 327-9 E—Yorkville Auto Garage Co.K-L
88th st, 57 E—Fifth Av Coach Co.....L-K
91st st, 418 E—Pietrouski & Konop Co....L-K
101st st, 160 W—West Side Garage & Motor Co. .....K-L-A-G
107th st, 448 E—Burns Bros.....K-L
117th st, 230 E—Benj F Feiner.....C-F
124th st, 246-8 W—Chas Weisbecker, Inc....K
144th st, 226 E—Paris Sterling Co.....L
158th st, 770 E—Geo C Hillman.....L-K

Named Avenues.

Bailey av, 3119—Raynor Godwin.....G-A
Boston rd, 1323—Boston Road Garage.....L-K
Boston rd, 1369—McKinley Square Auto Co..L-K
Bway, 371—Hy Heininger Co.....L
Bway, 356 Cath Kernochan.....D-C
Bway, 358 -Franklin Bldgs Co.....D
Bowery, 108-108½—Emma G Townsend..D-F-B
Bowery, 134—M Ginsburg.....G
Bowery, 356—Farmers Loan & Trust Co.D-F-B-A
Bowery, 257—S Kaplan.....G
Bway, 200—Riker Hegeman Co.....H-D-G-L-A
Bway, 307-9—Mrs Mary B Brondegee.....G-D
Bway, 311—Wm W Astor.....D
Bway, 343—Mary A Brondegee.....D
Bway, 360—David W Bishop.....D-C
Bway, 362 David W Bishop.....D
Bowery, 206—Goldring & Schutter.....G-C-A
Bowery, 209—Jasper Woolen Stock Co.....L
Bryant av & 182d st—Alfred Loweth....A-G-H
Bowery, 75—Anger Baking Co.....G-C
Bowery, 96—Edw H Gillilan, Est.....D-A-F-C
Bowery, 15—Windsor Amusement Co.....J
Bowery, 16—Samuel Kutinsky.....J
Castle Hill, bet Powell & Gleason avs—Bernard Estling.....L
Crotona av, 1967—George E Ryan.....K
Lafayette av & Barretto st—American Bank Note Co. .....K
Madison av, 177—Saml H Valentine.....C
Madison av, 65—Robt L Gerry.....K-L-C
Park av, 383—Fredk G Potter.....A
Park av, 481-3—St Regis Garage.....L-K
Park av & 166th st—Schults Bread Co.K-L-A-G
St Nicholas av, 637-47—St Nich Garage & Taxi Co. .....K-L-A
Southern Boulevard, 2073—Boulevard Auto Co. .....K-L
Southern Boulevard, 784—Prospect Taxi Co..L-K
Walker av, 2760—G & E Smith.....G
Washington av, 1204—Henry J Mandel.....K-L
Washington av, 1923-4—Tremont Garage, Inc. .....K-L
Wendover av, 430—Crystal Film Co.....O-L
West Bway, 502—L E Widder.....G-D-O-L-G
West End av, s e c 64th st—Thos F Deirne.K-L
Wilkinson av, 1314—E S Levy.....G

Numbered Avenues.

1st av, 1-3—Isidor Zousmer.....L
2d av, 1978—Isaac Roch.....G
2d av, 1936—I Lerman.....G-L-A
3d av, 3639—The Bronx Drug Co..C-D-G-L-A
3d av, 497—Manhattan Hardware & Bicycle Co. L
3d av, 3783—Stengel Mattress Mfg Co.....G
4th av, 433—Harry G Hallenbeck.....G
6th av, 683—Robt Currie.....C-F-E-B-G
6th av, 683—Greek Pool Parlor.....A
6th av, 683—Greek Club.....A
6th av, 140-2—Julius Bien Co....G-C-L-A-O-H
6th av, 145—Adolph Klaff.....A-G-O
6th av, 610—L Lakowski & Son, Inc.....G
7th av, 750—Knickerbocker Garage.....K-L
7th av, 821—E J Emelin.....G-H
10th av, 743-5—10th Av Theatre Co.....J

BROOKLYN ORDERS SERVED.

Named Streets.

Bergen st, 508—Ellen Gardner.....M
Bainbridge st, 631-3—E M Gourlay..A-G-L-H-K
Debevoise st, 107—Solomon Reich.....C
Clark st, 60-2—Mrs Sarah K Sheldon.....M
Clymer st, 161—David J Fisher.....C-A-L
Conover st, 199—Mrs John McGee.....B
Crown st, 96—Jos Cordy.....A-G-K-H
Delevan st, 71—Benj Adriance.....G-H
Fulton st, 1448—Edw Brown.....C-M
Howard, 411-3—Abr Koppel.....M
Pacific st, 712—Mason-Seaman Transportation Co. .....L-A-K-H
Troutman st, 116—Wm H Schloss.....D-C
Union st, 784-6—Chas A Pauley....A-L-H-C-K
Union st, 837-9—Fred Maerker.....G-L-K
Union st, 906—Montauk Garage Co.....L-K

Numbered Streets.

36th st, 1401—Kath Marry.....C-M
54th st, 1312-14—Dr C H Hadley.....A-G-K-H
55th st, 359-63—Hamilton & Davis.....L-K
55th st, 412—M T Lewis.....H-C-K-A-L

Named Avenues.

Albermarle rd, 1222—John Hannan.....C
Beaumont av, 272—Mrs A F Cassidy....A-G-H
Bway, 610—Choratzky.....G-K-C
Bushwick av, 1222—Chas Wingers....A-G-K-H
Driggs av, 626-30—Friedelson Bros.....K
East N Y av, 1486—Louis Chasin.....H-G-A-C
Flatbush av, 64-6—Wood Harmon Real Est Co.C
Grant av, 142—Geo B Boomer.....L-D-C-K
Harrison av, 55—Harry Corngold.....C
Jefferson av, 265—Est Moses May.....A-G-K
Lefferts av, 68—Richard Young.....K-C-A-H
Louisiana av, 70—Colman Goldberg.....C
Malta av, 166—Saml Berkowitz.....C
Montrose & Stewart avs—U S & Canada Decreasing Co. .....A
Nostrand av, 1187—Mousees & Buck.....L
Ocean Parkway & Kings Highway—George A Hertlein .....A-L-G-K
Penna av, 73-5—H K Cornelius.....A-L-K
Sutter av, 472-80—Louis Levine.....G
Wyckoff av, 321—Max Bros.....A-G-H

Numbered Avenues.

3d av, 7607—Bluestone Bros.....H-A-C-G-K
4th av, 237—A Jordano.....A-C-H
5th av, 4507—Nathan Bluestone.....A-D-H
7th av, 167—Harent Aghamalian.....A-G-K-H
10th av, 3815—Mrs E Lyon.....C

QUEENS ORDERS SERVED.

Named Streets.

Fulton st, 256—Chas W Golder.....A-G-K-H
Garrison st & Flushing av (Maspeth)—Gleason-Tiebout Glass Co. .....A
Halsey st, 1367—Interborough Brewing Co...M
North 13th st, 8 (College Point)—Louis Reis.C

Numbered Streets.

10th st, 14-28—Standard Oil Co of N Y..A-G-H
12th st, 170 (L I C)—Geo E Clay.....A-G-H
22d st & Franconia av, Flushing, Queens—Gimbel Bros. .....C-K-L
25th st nr Cypress av (Flushing)—Joseph Fischer .....G-A-K

Named Avenues.

Borden & Review avs—Brunswick Balke-Collender Co. of N Y.....A-G-N-C-H
Bway, 499 (L I C)—Gustav Harms & Sons. .....A-D-H
Dora av, 12 (Jamaica)—Wm Youngs.....K
Grandview av & Linden st—Herman Basch & Co. .....A-G-H
Hardenbrook & Shelton avs—Frank L Ferguson .....F-A-C-D-G
Jackson av, 9 (L I C)—Geo E Clay.....B-A-C
Jagger av, 7-9 (Flushing)—Galpin & Stapleton. .....H
North Hollywood av, 6-28 (Rockaway Beach) —Henry Hummel .....H-A
Parsons av & Poplar st (Flushing)—Thomas Fee C
Sanford av, bet 24th & 25th st (Flushing)—Joekers & Stack.....H-K-A-G-L
South Holland av, 60-2—Jno McAllister..... .....F-A-C-B-D
Thompson av & Honeywell av (L I C)—Jas R Hawkins. .....K-C-A-L-G-H
Union av & Gray st (Elmhurst)—H E Drewes .....C-A-H-K
Ward av, 63-5—Louis & Marie Hemberger .....E-F-D-B
Wilson av, 45 (Flushing)—J P Behrens.A-G-H
Woodhaven Junction—Long Island R R Co... .....K-C-A

RICHMOND ORDERS SERVED.

Named Streets.

Brook st, 118 (Stapleton)—Wm H Currie....C

Named Avenues.

Richmond rd, 654-6—Louis Elum.....L-K-H

Department of Water Supply, Gas and Electricity. Bureau of Water Register.

Notice is called to the following changes in the law respecting water charges, as provided by Chapter 108, laws of 1912:

(1) Annual Frontage Rates and Penalties: Charges for 1912 will cover the period from May 1st to December 31st, only, and shall be due and payable on the first day of May, if entered, and if not paid to or received by the department before the close of the last business day of the following July, shall be subject to a penalty of 5 per cent., and if not paid to or received by the department before the close of the last business day of the following October to a further penalty of 10 per cent., making 15 per cent. in all.

After December 31, 1912, rates are payable annually in advance on January 1st. On April 1st, following, 5 per cent. penalty will be added. On July 1st an additional 10 per cent. (making 15 per cent. in all) will be added on all unpaid rates. If not entered and payable on January 1st, but entered in any quarter of a year they shall be due and payable when entered, and if not paid before the close of the last business day of the next quarter will be subject to a penalty of 5 per cent., and if not paid before the close of the last business day of the next succeeding quarter to a further penalty of 10 per cent., making 15 per cent. in all.

(2) Meter Rates and Penalties: Bills rendered in any quarter, if not paid before the close of the last business day of the following quarter, shall be subject to a penalty of 5 per cent., and if still unpaid at the end of the last business day of the next succeeding quarter, to a further penalty of 10 per cent., making 15 per cent. in all. The year is divided into four quarters: 1—January, February and March. 2—April, May and June. 3—July, August and September. 4—October, November and December.

(3) Returns of Unpaid Items to the Tax Office: Annual Frontage Rates and Meter Rates entered on the records prior to June 30th, and not paid before the close of the last business day of February of the following year will be returned to the Receiver of Taxes on March 1st.

ADVERTISED LEGAL SALES.

Manhattan and Bronx.

(Continued from page 414)

MARCH 3.

HOUSTON st, 398-400 E, ns, 60 w Sheriff, 40x65.8 to 2d (Nos 289-91) x40.4x60.7, 6-sty bk tnt & strs; Fischel Weintraub—Haim S Lupowitz et al; David Drechsler (A), 140 Nassau; Jas A Foley (R); due, $10,031.68; T&c, $798.68; sub to a mtg of $42,000; Samuel Marx.

JENNINGS st, 780, see Prospect av, 1398.

2D st, 289-91 E, see Houston, 398-400 E.

120TH st, 239 E, ns, 160 w 2 av, 25x100.11, 5-sty bk tnt & strs; House of Mercy, N Y—Lucy S H Harper et al; Alexander & Green (A), 165 Bway; Warren Leslie (R); due, $15,171.86; T&c, $877.34; Joseph P Day.

MADISON av, 2004, ws, 80 s 128th, 19.11x60, 4-sty & b bk dwg; Jas Phillips Jr trstes—Lillian Maginn et al; Boothby, Baldwin & Hardy (A), 71 Bway; Alex T. Mason (R); due, $10,885.38; T&c, $226.93; Joseph P. Day.

PROSPECT av, 1398, sec Jennings (No 780), runs sw19.7xse24.4xe41.5xn25.10xw58.11 to beg, 3-sty fr tnt & strs; Arpad G Gerster—Liberty Brewing Co et al; Theo Hansen (A), 35 Nassau; Wm P Schoen (R); due, $11,044.67; T&c, $1,320.79; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

FEB. 22 & 24.

No Legal Sales for these days.

FEB. 25.

S 10TH st, 93-5, ns, 121 w Bedford av, 50x100; also ROSS st, 146, ss, 232 ne Bedford av, 22x100; also LEE av, 56, sws, 20 nw Ross, 20x80; also MADISON st, 257, ns, 353.8 w Marcy av, 18x100; also CLIFTON pl, 75-7, ns, 400 e Grand av, 50x100; also GREENE av, 505, ns, 80 e Nostrand av, 20x100; also GREENE av, 793, ns, 20 e Lewis av, 20x80; also GREENE av, 873-5A, ns, ...6 e Stuyvesant av, 52.6x100; First National Bank City Brooklyn—Chas M Newins et al; Coombs & Wilson (A), 260 Bway; Henry Hetkin (R); Wm H Smith.

E 15TH st, ws; also E 14TH st, es, 300 s Av Y, 50x200; Fanny Denton—Irving M Shaw et al; Franklin Taylor (A), 25 Liberty, Manhattan; Harry E Lewis (R); Wm H Smith.

41ST st, ss, 260 e 8 av, 20x100.2; Aug Moritz—Fredk D Schneider et al; Louis J Moss (A), 26 Court; Geo C Jeffery Jr (R); Chas Shongood.

LEWIS av, ws, 60 s Pulaski, 40x75; Margaretha Mogk—Joe Ruttenberg et al; Chas Oechler (A), 244 Bleecker; Thos H Williams (R); Wm P Rae.

WASHINGTON av, ws, 125 n Myrtle av, 22x100; Chas H Mattlage—Marie Bartels et al; Henry J Gade (A), 50 Church, Manhattan; Arnon L Squires (R); Jas L Brumley.

FEB. 26.

DIAMOND st, ss, 1,298.4 e main rd in Village of Flatbush, 25x168.4; Merchants Co-operative Mtg Co—Grant R Pitbladdo et al; Milton Hertz (A), 391 Fulton; Sidney F Strongin (R); Chas Shongood.

TILLARY st, nec Hudson av, 48.6x25.5x52.1x20; Hamilton Trust Co—Peter Rooney et al; McGuire, Delaney, Niper & Connolly (A), 189 Montague; Ralph H Jacobs (R); Wm H Smith.

VANDERBILT st, ns, 20 w 19th, 20x64; Chas McLaughlin—Antopol-Pruzin Realty Co et al; action No 1; Bruce R Duncan (A); Almeth W Hoff (R); Thos Hovendon.

60TH st, ns, 200 w 12 av, 60x100.2; Sheriff's sale of all right, title, &c, which Felice Papa had on Dec 23, 1912, or since; Chas B Law, Sheriff; Wm P Rae.

92D st, ns, 47 e Gelston av, 20x95.7; Lizzie Prinz—Louis Flaxman et al; Edw W McMahon (A), 100 Bway; Harold T Edwards (R); Wm P Rae.

OCEAN PARKWAY, ws, 478.1 s Foster av, 27x150; Philip Kramer et al—Seid Realty Co et al; Hugo C Gollmar (A), 134 Bway; Thos H Williams (R); Wm H Smith.

OCEAN PARKWAY, ws, 553.7 s Foster av, 27x150; same—same; action No. 2; same (A); same (R); Wm H Smith.

FEB. 27.

BERGEN st, ns, 180 w New York av, 120x114.5; Arthur H Waterman—New York Bergen Co et al; Bruce R Duncan (A), 189 Montague; Leon R Jacobs (R); Wm P Rae.

75TH st, ss, 166.9 e Hamilton av, 20x100; R Annie Armstrong—Arthur H Merritt et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Saml Weinstein (R); Wm H Smith.

CLARENDON rd, ns, 80 w E 26th, 20x80; Brooklyn Trust Co—Moses E Rountree et al; Dykman, Oeland & Kuhn (A), 177 Montague; Burt L Rich (R); Wm P Rae.

GRAND av, ws, 295 n Gates av, 13x100; The Thrift—Alfd Muller et al; Francis Jordan (A), 207 Ryerson; Richd W Smith (R); Wm P Rae.

FEB. 28.

74TH st, ns, 366.10 e 4 av, 20x90.2; Jno Johnston—Wm H Fleming et al; action No 1; Davison & Underhill (A), 26 Court; Ward D Williams (R); Wm H Smith.

74TH st, ns, 106.10 e 4 av, 20x86.9; same—same; action No. 2; same (A); same (R); Wm H Smith.

SHEFFIELD av, nec Pitkin av, 25x100; Aug J Jaeger—Morris Plotkin et al; Winne Frey (A), Jamaica, N Y; Richd A Geis (R); Richd A Geis at Borough Hall at 10 o'clock a. m.

MARCH 1.

No Legal Sales advertised for this day.

MARCH 3.

GARDEN st, sws, lots 62, 63 and 64, map of estate of Elenor T Mills; Ede F Gundrum—Wm Greilich et al; Harrison C Glore (A), 391 Fulton; Emil A Williams (R); Chas Shongood.

McDONOUGH st, ns, 100 e Marcy av, 40x100; Peter Greeb—R Edmund Pendleton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

VAN BRUNT st, ws, 80 s Union, 20x80; Jas P Collins—Gaetano Paturzo et al; Franklin C Haven (A), 189 Montague; Geo F Elliott (R); Wm P Rae.

W 2D st, ws, 50 n West av, 75x100; Jane Turnbull—West Avenue Realty Co et al; Grover M Moscowitz (A), 189 Montague; Maurice F Miller (R); Chas Shongood.

GRAVESEND av, es, 20 s Av N, 20x82; also GRAVESEND av, es, 60 s Av N, 80x112; Jacob Lewis—Elevated & Subway Realty Co et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

TRADE LITERATURE.

(Continued from page 432.)

A Handbook for Building Engineers.

A book which should be of value to engineers in buildings is entitled "Mechanical World Pocket Diary and Year Book for 1913," published in Manchester, England, by Emmott & Company, Ltd. It is bound in cloth, contains 388 pages and is illustrated. Price is 25 cents post paid. The book contains a number of tables which will be of value to the mechanical engineer. The steam engine, steam turbine, steam boiler, oil engine, gas engine and gas producer receive attention. The section devoted to spiral gearing deserves special mention, as this is a subject not usually included in handbooks. Tables are given for the cutting of gears of this form as well as of the more ordinary form. There are a number of mathematical tables and tables of conversion of units in different systems.

Studying Fuel.

F. J. Brislee, D. Sc. D., is publishing through D. Van Nostrand Company, of this city, a 269-page illustrated book at $3, which is the first of a series of volumes treating the subject of industrial chemistry under the general title "Outlines of Industrial Chemistry." The purpose of each volume is "to provide students and persons employed on the technical side of any particular industry with a handbook explaining the chemical aspect of the operations carried on in that industry.

The first two chapters treat of the chemistry of combustion and include a consideration of reacting substances, reaction velocity and the use of catalysers to accelerate the velocity of reactions. The next chapter deals with the analysis of fuel and flue gases and proves very instructive. Directions are given for the use of Hempel, Orsat and Stead apparatus. The precautions to be observed in taking and analyzing a flue-gas sample are enumerated.

Calorimetry is the subject of Chapter IV and includes instructions for using several well-known calorimeters. Chapter V describes the many kinds of pyrometers for furnace control, and special attention is given to the Féry radiation pyrometer.

After a rather technical discussion of combustion temperature calculations in Chapter VI, the classification and composition of various fuels are treated. A simple laboratory test is described for identifying the class to which a coal belongs, i. e., as to whether it is a caking or noncaking coal.

New General Electric Bulletins.

The General Electric Company, of 50 Church street, announces the following bulletins ready for distribution. These bulletins are prepared for the express use of specifiers on building construction and engineering work and are valuable for reference purposes:

Bulletin No. A4065, just issued, is an attractive publication of 36 pages, in colors, and it illustrates fixed and oscillating desk and bracket fans for alternating and direct current, and also ceiling fans and ventilating fans. The publication contains also illustrations of various wiring devices for use in connection with fans as well as a list of supply parts for all fans.

Bulletin No. A4069, just issued, is devoted to the subject of portable and stationary air compressor sets, which supersedes the company's previous bulletin on this subject.

Bulletin No. A4066 illustrates that company's electric hardening furnace. This publication supersedes a previous publication on this subject.

Bulletin No. A4063 describes various types of polyphase induction motors. This publication supersedes the company's previous bulletin on this subject.

Bulletin No. 4994 describes and illustrates subway transformers, and supersedes a previous bulletin on this subject.

Parian Illuminating Glassware.

The Gill Bros. Co., of Steubenville, O., is issuing an attractive catalog, dealing with Parian illuminating glassware. The catalog is complete with diagrams showing the relative reviewing power of the various shapes and globes turned out by this company and presents data which should be of great value to an architect. Further, the catalog contains a description of the use of the tables in laying out lighting installation which should be of great value to architects, owners and building managers. Copies of this work may be obtained by requesting "Illustrated Catalog No. 30," at the Steubenville address.

Handbook on Wiring.

The Electrical Review Publishing Company of Chicago, 608 South Dearborn street, Chicago, is issuing its 1913 edition of its standard wiring for electric light and power by Cushing. It contains the latest rules of the National Fire Underwriters with explanations and illustrations. A full description of carbon, gem, tantalum, tungsten and master incandescent lamps. In addition it contains the most simple and complete formulae and tables, with examples worked out for direct and alternating current wiring for light, heat and power, for all systems—prepared especially for this year's edition of "Standard Wiring." Every necessary table for every equipment of the constructing engineer, contractor, general station and wireman is included. It settles disputes, and if referred to before wiring will prevent costly mistakes. Some electrical companies give them to all their inside and outside help. It is bound in flexible leather, pocket size, and will be sent postpaid on receipt of $1.00.

Building Stones and Clay Products.

Under this title John Wiley & Sons, of this city, are publishing a handbook for architects, by Heinrich Ries, Ph.D., Professor of Economic Geology of Cornell University.

It is incumbent upon all architects to know the properties of various building stones and to recognize them in rough and finished form. A course intended to give such knowledge is presented in most of our architectural colleges. At Cornell University this course is given by Prof. Ries, and the present book is one prepared after some years' instruction in the subject, and follows the course of lectures given at that university.

It takes up, first, a general but brief description of rock minerals and rock and the properties of building stone in general. Then follows specific chapters on ignegous rock and gneisses, sandstones, limestones and marble, slate and serpentine. The latter part of the book is devoted to clay products and takes up the general properties of clay and describes in detail the building brick, terra cotta, hollow block, roofing tile, wall and floor tile, and sewer pipe and sanitary ware.

The general chapters are abstracted forms of the larger books on rock products, and give only the more imoprtant facts in each case. In fact, the author states that for more specific information more detailed books should be consulted. Under the specific chapters on special types of stone, the qualities of the stone are given, their classification and very valuable information. The book is illustrated by 59 page plates.

Business Building.

In the February number of Advertising and Selling (20 cents, 71 West 23d street) Herbert E. Sumner tells a story of how a big lumber business was built from small beginning through the agency of trade paper advertising. The article contains a practical and true story of what trade paper advertising can do for a business when that advertising campaign is properly conducted. The subject of the article is the Sumner Lumber Company, of 50 Church street, and the article is written by the man who has made his advertising net him large and permanent dividends.

Block of New Apartments for North Borough Park.

The Lorraine Realty Co., of which Elek John Ludvigh, formerly State Civil Service Commissioner, is the president, has just sold to the S. G. Building Co. the entire block front on the westerly side of Fifteenth avenue, betwen 38th and 39th streets, Brooklyn. This property, which is immediately adjacent to the Fifteenth avenue station of the Culver line "L," will be improved with five 4-story apartments. Each inside building to have a 40-foot, and each corner a 35-foot frontage. There will be four apartments on a floor arranged in suites of four and five rooms and bath. The exterior will be of handsome brick design and the rooms will contain every modern convenience. The building and permanent loans were arranged through the New York Title Insurance Co. Construction of the apartments will commence at once.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

FEB. 15.

Bowsky, Harry F—Colwell Lead Co.....308.43
Brode, Moses & Max—W Cluckin et al...139.11
Cytrgaus, Adam—City of N Y.....42.00
Catts, Robt M—Locust Auto Supply Co...77.99
Casenza, Salvatore & Jos—S Musachia et al 139.41
Cheevers, Beatrice—M Hennessey.....2,524.28
Cameron, Edw L—H Ritchel et al..costs, 108.25
Curran, Harry L—S L Pakas.....382.08
Deitch, Morris—M Ablowitz 26.46
Dunbar, Minnie A—R W Hemendinger et al 37.59
Drucker, Morris—J L Foldenberg.....119.87
Doernberger, Hugo—Brooklyn, Queens County & Suburban R R Co.....costs, 110.20
Evans, Howard R G E Hausmann 102.56
Ewing, Bernard M—C Vietor et al.....3,034.88
Forschirm, Saml & Harry Krupin—D Blond 177.65
Friedman, Max Traubner, Levison & Co.231.58
Fico, Gennaro—H G Silleck, Jr.....296.79
French, Frank W W E Lauer et al.....220.76
Greene, Ernest H—A H Wolter et al....158.70
Gilbert, Fredk M—Newark Boxboard Co..128.91
Gaites, Jos M—W Birns 523.56
Grabfield, Jos P Haralson County Bank of Buchanan, Ga .....costs, 387.85
Granger, Henry F—J B Thompson et al..202.72
Gersoff, Julius –J Kaplan et al.....168.13
Hayden, Jas A—Terwilliger Floor Mfg Co.192.84
Jacquin, Alfd L—Greenfield Box Co.....30.41
Kinnis, Winfield L G N Morrow.....277.60
Kotcher, Geo & Richmond—E M Marson..738.32
Kaplan, Nathan –I Bawey 125.50
Kuchler, Carl F, prest—P J Larkin....165.41
Kraus, Martin G—L Kraus.....costs, 37.00
Kaplan, Isidor—W S Heilborn et al.....159.26
Levy, Lionel E—Lincoln Mtg Co...costs, 12.41
same—same .....costs, 66.41
Levinsky, Morris E Gottfried et al.....40.19
Le Clare, Heleane—McDermott Dairy Co.102.66
Lingel, Margt, adm S Wasserman.costs, 109.20
Leet, Edw—W Birns 79.07
Labovitz, Harry—M Cavinato.....costs, 72.98
Lyons, Mary—M Gundlach et al.....40.64
Martin, Archibald J—H B Roberts.....10.85
Muller, Geo—H Bresant 74.41
Merritt, S Whyle—General Fire Extinguisher Co 174.46
Massarene, Harry A & Luella—J N Palser.609.41
Miller, Grace M—A F Grimm 38.56
McAlea, Patk—Chelsea Exchange Bank..531.36
Obermeier, Emanuel M—Gimbel Bros, NY .46.73
Picket, Saml—F Gadson 22.15
Riehl, Agnes—M Cruise adm 3,130.70
Rosenberg, Nathan & Chas—Park & Tilford.48.23
same—G W Faber 50.71
Russel, Henry J—W A Scott et al.....74.17
Stein, Gerson—Federal Sign System Electric 78.01
Studebaker, Laura E R Dewey 247.97
Tobey, Herbt B W H McElwain Co.....541.00
Taneser, Lazer & Sarah—N Dreeben.....74.82
Stelter, Arthur—B Scholz 44.32
Sorenson, Louis J & Leonard J—McElravey Co 153.55
Steinhauser, Sam –D Fox 113.07
Wendling, Geo R, Jr –J B Thompson et al 175.41
Waid, Gus—Bernheim Distilling Co.....339.58
Yappelli, Louis & Benny Savio—People, &c. 500.00

CORPORATIONS.

Tremont Park Realty Co—U S Fidelity & Guaranty Co 138.40
Home Life Pub Co & Millard J Bloomer – Northern Bank of N Y.....423.40
Tang Hotel Co—V Neustadtl 43.67
Acorn Hotel Co & A R Bass & Sons—J Talcott 271.90
Stephen & Staff—A S Moore.....506.25
Drescher-Rotberg Co—N Y Brass Turning Co 159.93
Park Booking Circuit—F P Nirschl et al.123.91
Pan American States Assn—W McDonald et al 968.75
Kaywood Realty Co—E T Kennard....28,095.65
Philip Bernstein Sick & Benefit Society—I Weiss 91.48
Beclare Constn Co, Benj Barnett & Gustave Schannberger—A P Bigelow et al....172.67
M Schosberg & Co—M Haas 445.81

FEB. 17.

Aronowitz, Morris—A Richards Shoe Co.112.68
Allen, Walter C & Harry N—G Graham.1,043.71
Anton, Assad A—M Ashkar.....108.28
Ahrons, Geo M—A C Bochstein 338.51
Aginsky, Philip—P Simpson 20.31
Berman, Bertha, Rebecca Spielberg & Harold Spielberg—National Surety Co.....2,109.72
Bloch, Bert K—N Friberg.....costs, 32.41
Bayley, Felix R—Aetna Electric Co.....46.94
Bachmann, Jos Twenty-third Ward Bank of City of N Y.....68.41
Berger, Emma—E J Myers et al.....773.23
Bache, Geo F S Goldstein 140.81
Builder, Walter & Louis Bressels—S W Casscells 236.10
Baumann, Sidney J & Saml C Nessler –J V Grunbaum 2,496.93
Berend, Harry—J Tynagh et al.....4,361.73
Bernhardt, Jos—A Bernhardt.....costs, 110.80
Curiel, Max A Prince 423.88
Curran, Jas A—J McSweeney 113.75
Carton, Andw B & Lawrence A—Schefer & Vogel .....costs, 116.18
Chinity, Barnet—Gotlieb Silverman, Inc..98.75
De Stefano, Carmine & Jno—J McSweeney.. .....25.78
Dermody, Michl—Natl Cash Register Co.101.90
Davey, Arthur W—Walker & Pattison.....71.25
Davies, David—J A Goodwin et al.....534.31
Dosedla, Carl—S Freiberg et al.....138.20
Darnberg, David—Jos Stern & Sons, Inc..126.36
Ennis, Clarence—E Witte 493.16
Firstenberg, Louis B Lowy 38.35
Fouhy, Jas F—Twenty-third Ward Bank..37.47
Fries, Longin P—F A Dorman.....120.15
Griffin, Chas L –S M Barber.....191.39
Greneker, Chas P—N Y Motor Car Co....37.45
Greenberg, Louis—J E North et al.....50.34
Georgen, Frances M—Schmidt & Seidel....95.00
Goldberg, Jac—Piel Bros 22.17
Greenberg, Morris—Bronx Roofing & Waterproofing Co .....costs, 23.20
Gilday, Walter C—W D Hennen....costs, 37.65
Glassman, Morris—Rock Island Butter Co.30.96
Glaser, Fred B & Max Spiess—M K Katz.464.41
Harris, Abr—A Hupfels Sons.....519.72
Haft, Louis—J Harris 107.25
Hagerty, Wm V—J N Sinnott et al.....34.67
Hunt, Jno—H Levy 70.31
Heddendorf, Wm H—Canton Steel Ceiling Co. 190.91
Herford, Oliver—J F Taylor et al.....45.92
Hogg, Jas A—Maxlow Realty Co.....35.41
Howard, Francis—Janusch Mfg Co.....29.26
Healy, A Augustus—F Spitzer.....5,607.63
Herman, David L—H Glieman.....117.90
Jackson, Nathan M Fisik 64.72
Jackson, Louise—Scott Paper Co.....20.49
Jacobowitz Louis J Wegdorowitz 138.72
Johnston, Louis—H C Hopper 92.41
Johnson, Edw R—L H Lowenstein.....61.31
Joline, Adrian H & Douglas Robinson, rec'rs —B Sullivan 1,180.72
Klingbeil, Edw A—D Kahn 69.09
Kidansky, David & Louis J Levy L Frooks Engine Co 27.59
Kane, Jas J—C A Corbin et al.....29.61
Kuerleber, Chas F—U S Tire Co.....118.01
King, Chas—Thatcher Furnace Co.....218.14
Kulla, Harry M Greenwald 88.78
Kornicker, Jos L—C L Halberstadt.....31.46
Kraemer, Stella or Esther K Lincoln or Esther K Hoffman—A A Lindau 167.91
Knight, Delia G—N Grabenheimer et al..235.00
Karl, Louis N—G F Cashland & Co.....239.98
Lowe, Wm B—P O Abbe 534.22
Landman, Alex—M Feldstein 41.17
Lebowitz, Saml—M Feldstein 40.06
Leighton, Edw Moxie Co 768.09
Locke, Chas E—J H Ranger.....5,978.83
Lefkowitz, Emil—J F Simpson.....71.97
Lacovara, Domenico—V Carofiglio et al....229.41
Lowe, Chas—D L Kaufman et al.....156.71
Luther, Edw S—W Strohofer 113.97
Lebenson, Robt J—S Schwartz.....90.70
Lipshutz, Emanuel –L Reissmann 357.00
Levin, Saml—S Fishman 1,611.22
Lane, Lewis E R Canning et al.....89.25
Levin, Morris—Ritter Realty Co.....34.41
Lange, Oscar & Lillian B—A Ruth.....197.41
Lichstein, Isaac & Saml—B Kimler.....414.75
Melander, Theo A—Acker, Merrall & Condit Co 40.17
Marousek, Albt—G J Schutz.....63.50
Margolis, Dave—McGown Litho Co.....100.10
Milliron, Ira A—Isaac H Blanchard Co.1,173.83
Molasso, Giovanni—A Knox 416.40
Mammas, Barney—G W Stratton.....67.79
Magher, Annie I—U Goslin.....costs, 112.44
Mosher, Arthur B—Reedy Elevator Co....20.21
Margolis, Bernard—M H Finkelstein..... .....costs, 182.15
Mittler, Fredk—Nat Buchman Co.....29.76
Norton, Chas—Tower Mfg & Novelty Co..78.52
O'Reilly, Geo J—E J Decker 863.93
Opperman, Wm C—United Brush Manufactories 80.91
Potter, Edwin C Jr—Harper & Bros.....69.09
Panauccio, Frank—Weaver & Co, Inc....192.57
Polansky, Benj, Isiki Polansky & Bertram Realty Co—Broadway Savings Inst City N Y 10,690.16
Pope, Robt A—G Evans 280.90
Pelletier, Napoleon—E L De Vere.....274.40
Passacantando, Amilcare & Wm—P Puttmann. 69.01
Rosenblum, Hyman –F Zivek 177.66
Rosenthal, Isidor & Max Jersolinsky—I Silberman 135.95
Rosner, Louis & Saml Kanner—Nuss Confectionery Co 24.13
Ralph, Henry Jr—B H Miner.....110.84
Rosenblatt, Jac—A Solomon et al.....96.54
Rapp, J Harold—City Real Estate Co....141.30
Rider, Danl H—Adguire Realty Co.....104.31
Rubin, Saml—E H Sayre et al.....costs, 108.58
Shub, Louis—E J Gillies et al.....37.91
Sapir, Simon & Philip—Children's Vehicle Corpn 62.34
Strollo, Angelo—Sulzberger & Sons Co...142.18
Sabo, Annie—I Grossman 85.66
Sullivan, Mae—Packard Auto Renting & Service Co 395.67
Schechner, Morris—Rock Island Butter Co. 123.84
Schaumberger, Nathan—P Puttmann.....31.24
Suchy, Chas R—G Balbin et al.....75.98
Storms, Jno J Jr & Jno C King—G W Q Constn Co 199.65
Sapperstein, Herman—N Kaminsky et al.214.65
Sternheim, Jac—C E Bodkin 75.01
Senderson, Louis—P Silverman 169.72
Stephen, T Wm & Staff—Albt Star Moore.506.25
Schnane, Fredk—H Levy 98.01
Sayles, Alice—Fleischer Silverman 33.17
Smith, Francis E—E C Weigold.....63.37
Siebrecht, Wm H Jr—D B Green.....793.29
Silverberg, Otto—Regent Jewelry Mfg Co.232.54
Spitz, Eugene—B Goldstein 888.17
Tan, Harry—Jos Stern & Sons, Inc.....85.73
Tissot, Harry—H S Guggenheim.....532.37
Toomey, Caroline P—G F Sammis.....112.15
Torbert, Edw T—Warsaw Button Co.....363.70
Varley, Jas S—W E Murphy.....129.67
Viane, Paul—A Tassini 5,152.32
Wohl, Benj & Barney—H Freund.....906.18
Wood, Hubert K—Nestor Mfg Co.....431.63
Wasserman, Julia & Kalman—R B Zalfels.46.56
Winston, Chas—Rogers Peet Co 52.83
Weclaski, Czeslaw—M J Meyer et al.....104.92

CORPORATIONS.

Granite Spring Co, Geo H Proctor, Henry L Brittain & Geo Littman—H Feinberg.1,522.54
same—Union Card & Paper Co.....410.54
New Columbia Iron Works—J H Mackey et al 39.41
Prudential Traders Co—S Lawson..costs, 110.20
Friedland Realty Co—M Jeanerette.....180.41
same—I Winder 312.41
same—W Treadwell 348.31
same—L Chisholm 208.41
same—S Chaplin 165.41
same—G H Green 293.41
same—T S Coleman 151.41
same—J Cardenas 135.41
Suffran Realty Co—G Fleischer et al.....422.20
F J McCain Constn Co—J B Hayden.....547.73
L Herzig & Co—H S Crystal.....9,385.03
Hennebique Constn Co—G H Fitz Gerald.... .....1,265.37
Madison Building Co Van R Swezey Coal & Lumber Co 1,196.15

FEB. 18.

Adams, Simon J—Muskegon Valley Furniture Co 130.13
same—Metropolitan Chair Co 63.65
Adelson, Morris—Geo J Storm & Co.....72.67
Adler, Sonia—H L Sandford et al.....233.41
Appleton, Robt, also known as R Wilmarth Appleton & Dabs Cigarette Co—O G Luyties 912.25
Adler, Louis & Annie—L Berl et al.....106.26
Arbeiter, Simon gdn—D Cohen.....costs, 22.80
Beizer, Sam & Hinmar Beckman—S Harris.38.41
Bendetto, Michele A A Raphael 29.41
Bero, Louis G B W Berry 110.33
Bero, Margt E—B W Berry 94.77
Berry, Chas S—"Wetzel" 126.66
Berney, Louis—J Dilevsky 38.00
Boehling, Jno—Pirika Chocolate Co.....55.81
Brous, Philip & Herman—L Rosenberg...92.94
Bockar, Benedict—T F Turner et al...2,955.19
Beckow, Sig –L Rosenzweig 91.45
Blau, Max—F R Frey 111.95
Bigham, Leon T S Appel et al 28.03
Busick, Saml—J Steward 74.15
Colangelo, Tony—E L Meyerhof.....44.65
Cilento, Emilio—A Terretti et al.....127.41
Cohen, Abr & Morris Lewis—N & B Waller & Potter 189.54
Clemens, Richd & Clemens Constn Co—J Puma 139.36
Christopher, Geo W A D Christopher..... .....costs, 117.62
Cohen, Max—G Ludwig 108.23
Chutjian, Haig P—D B Freedman 539.06
Cartisanol, Fileppo—Geo Colon & Co.....77.41
Cermak, Emma—J J Hearn.....costs, 24.08
Dahlgren, Winthrop—W V Webb.....125.60
Draz, Chas L—S Hoffman 66.09
D'Ascoli, Wm R—D Garfolo 523.13
Dohan, Jacob—Standard Utility Co.costs, 22.68
Dolle, Frank F—A K Easton 169.63
Donnatin, Louise M O Sweeney 62.17
Doughty, Mabel L—E Templin 547.09
Duckworth, Walter F—A Sheehy 17.40
Dorner, Aug C—Ernst Lowenstein & Cane.106.26
Ehrhardt, Wm H W M Fleischman 132.22
Ebell, Francesco Bowling Green Storage & Van Co 208.00
Evslin, Leo E—N Y Tel Co.....33.63
Ernst, Ella—same 15.21
Feiner, Sig—E Josephson 84.41
Freedman, Jos G O Rudolphy 170.20
Friedman, Harry M- Saks & Co.....395.12
Feldman, Saml & Morris Bernstein E Greenbaum Co 68.15
Fox, Robt R—J Jacob 176.15
Faber, Guy Boston Excelsior Co 25.21
Feldman, Israel—N Y Tel Co.....19.15
Feinberg, Tilly same 14.11
Fahrer, Sol—N Y Tel Co 34.20
Freedman, Ike—C P Hallock 44.72
Gardner, Mary or Mary Lehmann or Mrs Henry Lehmann—J Wiesenfeld 45.21
Gardner, Geo B—Geo L Storm & Co.....35.76
Goldstein, Max—N Y Tel Co.....14.28
Gunby, Walter H J F Confal.....costs, 94.72
Geffner, Bettie—City of N Y.....costs, 37.22
Gemmer, Jno C F Flascke et al.....562.08
Harlam, Edw M –A Berger 2,046.69

Judgments Manhattan and Bronx (Continued).

Heine, Fred E Geo L Storm & Co.....46.01
Henry, Abr J Silverstein 659.41
Hogan, Lena K J Stewart 71 69
Hartigan, Jos E D Confler 221 54
Horn, Abr N Y Tel Co 18.58
Hamlet, Sam & Emma B Mandel 80.15
Henderson, Walter L N Y Tel Co.....32.87
Henry, Ralph, Jr B H Miner 110 84
Hazard, A Hanz F Gargulo et al 59.40
Harcum, Octavius M W T Carlisle.....380.00
Jacobs, Hyman—H M Lewin 37.36
Jacobson, Harry—Ilsley & Held Co.....146.91
Joseph, Jas—Standard Distilling & Distributing Co 578.57
Joyce, Jno—Du Vivier & Co 440.92
Jacobson, Alex A S Libman 197.00
King, Jones & Wm Salkin—F Eckenroth & Son, Inc 785.68
Kaplan, Nathan—I Peaceman 156.91
Kaplan, Mortimere N Y Tel Co 22 90
Kolmer, Leon same 16.43
Kiernan, Francis same 19 90
Kiernan, Francis same 19.90
Krimmerman, Morris—A Gordon 532.41
Koehl, Frank—F Nystrom 419.41
Kelly, Thos J—Julius Kessler & Co.....78.04
Kurtz, Wm & Alter Kurtz—Jos Stern & Sons, Inc 43.19
Lyons, Arthur B—D Hahn 154.24
Lumley, Robt P—S Rowland 397.20
Levine, Albt—Geo L Storm & Co.....35.08
Levy, Julius—A Jarmulowsky et al.....332.42
Lippo, Luigi—A Cuomo 32.41
same—G Lordi 294.41
Little, Robt F—Park & Tilford 114.42
Leibowitz, Harry—N Y Tel Co.....27.16
Lubarsky, Louis H—same 16.69
Lewis, Harvey S—same 19 99
Lawton, Hannah B—N Y Tel Co 24.67
Lusk, Thos M Rosenberg et al.....18.51
Lowenherz, Leon—I Beiley 194.00
Lehrer, Philip—S Manheim 36.65
Miciele, Onofrio—E Kingston 17.41
Meyers, Geo—C E Johnson.....costs, 112.93
same—City of N Y.....costs, 142.35
Mitchell, Jno—H Spear et al.....126.50
Michael, Jos A—W L Cahn 268.40
Martin, Mary L or Mary L Costano—J Pecker 69.72
Mankoff, Wm—A Shane 514 22
Messimer, Onslow W—N Y Dock Co.costs, 106 20
McGinnis, Wm—G E Backus 25 61
Meyer, Jacob—B Dicker et al 156.35
Michaelyan, Harntorne—L L Walker,costs, 27.41
Meyer, Louis—C Richter 87.40
Miller, Nathan—Leiser & Co.....87.87
Meyers, Harry F—A L Gearsting 459 66
Morris, David & Ike Finer—L Waller et al 61.32
Malkan, Jos—D Reider 175.82
Moore, Chas C H Z Kressler 176.97
Neuschafer, Hartman—M A Matthews..617.40
Nolte, Aug—C F Gerking 65.48
Olmstead, Ellis F Brooks Bros.....302.51
Pauley, Chas A—N W Fairfax 70.61
Pechebik, Nathan—D Charak 519 27
Pugliese, Alessandorf—G Lordi 26.41
Qualey, Jno H—H A Marks 9,769.54
Rosner, Isaac & Louis—Walworth Bros..942 49
Reiss, Emil—M E Fox et al.....33 00
Riley, Geo A—Schieffelin & Co.....467.28
Raftery, Geo A W C Fish.....costs, 110.63
Siegel, Henry J Briskman 249 91
same—same 27.41
Sternberger, Max H Cohen et al 921.90
Scharnberger Gustave—F J Berger.....68.41
Strougham, Jas P—C A De Vany 214 41
Stern, Lawrence M & David Kalman—J Aronauer 43.88
Sutphen, Wm L—National Surety Co....892 10
Silberstein, Sarah—A A Levy.....871 05
Simon Max M N Y Staats Zietung Corpn 93 03
Schechwitz Louis—Wolf & Davis.....131 17
Schulman, Ettie & Paula—Berl & Eneman 29 41
Silverson, Abr & Rebecca—J Conway....190 63
Smith, Barrett—D A Warfield 36 91
Stumpf, Isaac—New Idea Pattern Co....45 74
Short, Jno C—Realty Trust 861 62
Schwartz, Nathan—Star Mfg Co..costs, 101.87
Sobel, Harris & Jacob Weintraub—M Stern 851 63
Toomey, Cornelius P—G F Sammis.....112 15
Traube, Adolph—C Horwitz 254 41
Thompson, Michl—National Sugar Refining Co of N J et al 68.36
Tyroler, Arnold—Royal Eastern Electrical Supply Co 195 77
Teter, Ambrose S—F W Dodge Co.....148 32
Ulman Max J B Nohn et al 358 44
Wachsman, Saml—S D Merhige et al.....27 81
Weldrick, Geo J—E L Graef et al 76 12
Wilson, Herbert M Butterick Pub Co..393.66
Wishart, Geo—Miami Valley National Bank of Ohio 1,426.90
Woodman, Wm E W Greenthal et al 50.67
Weiss, Hyman H—L Rosenblatt et al..221 47
Yandorf, Ida—Advance Waist Co.....114.67

CORPORATIONS.

Retail Coal Dealers Protective Assn of Brooklyn—C Liebling 161.90
Schacht Motor Car Co—G H Close et al.217 37
N Y Central Realty Co & Wm W Ulman—F E Browne 526 27
Hotel Astor Co—M Mulholland 1,654 50
Herring-Hall-Marvin Safe Co—Engineer Co. 1,790 27
Hunt's Point Pharmacy—Fredk Stearns & Co 63.50
Mulcahy & Gibson, Inc—Pacific Coast Casualty Co .....costs, 97 62
N Y Transportation Co—T Owens.....1,651 03
N Y Safety Chest Co—I De Witt 141 59
Furrer Constn Co—Prospect Investing Co..22 41
Yorkville Coal Co—A A Raphael 24 41
Henneblaue Constn Co—J E Carse et al.1,202.70
Normandie Sightseeing Co—Lotos Advertising Co 170 11
Panhellenic—A Bings 1,249 60
Security Ins Co—S Benedict et al..costs, 101 75
Gingold Realty Co—E A Grice 74 65
R & S Outfitting Co—S Delman et al.....90 41
Allied Silk Mfg Co—I M Friedman 32.50

FEB. 19.

Bodker, Albt J J M Farley 154 68
Barcas, Victor—Clark & Gibby, Inc.....78.99
Bodker, Albt J—J T Padgett 266.03
Borger, Bernhard H Gross et al....costs, 23.65
Breeman, Abr H J Goldstein 136.69
Borger, Jno J—S S Blood 121.37
Butler, Albt H—J M Hannay 1,615.57
Cimovich, Theo M J Drummond 25.72
Cagnano, Mariano Grinberg Bros.....157.41
Cukerman, Josef German Exchange Bank.688.07
Daly, Mark Kerin & Dunn 215.62
Ems, Emma F Schwanenberg 360.30
Epstein, Louis A Bardes 44.72
Ellis, Melville C J Brown 53.57
Friedman, Harry & Thos H Bennett—J F McCauley 214.67
Fletcher, Max J E Grape 873.20
Fitzpatrick, Jesse A & Thos S Griffin—Broadway Trust Co 1,552.40
Feinberg, Herman—M Katz 91.11
Frankfurter, Louis E F Ahrweiler 78.62
Giannuoto, Raffaella & Raffelle G N Bruno 64.31
Gragnano, Gennaro—T Holland 1,180.24
Gardiner, Geo W J T Loughery 405.41
Goodman, Fredk & Motor Exchange Inc—P Scalzo et al 323.86
Goldberg, Abr—A S Freed 439.65
Granger, Francis A—503 5th Av Co.....34.65
Gerard, Lizzie—H Simon 242.27
Haag, Adeline K—A Lukeman 612.47
Hittner, Nat—W B Walker 42.15
Heiland, Benj S Zimmerman.....77.90
Huie, Chaw or Huie Chaw—C A Bruce..659.05
Harper, David N—M O Sage 144.65
Harris, Jos—Rand, McNally & Co.....27.72
Jamason, Harry E—E Jamason.....36.65
Korn, Max S Back 824.07
Keirns, Saml F—G W Cort 734.24
Levine, Boros M S A Jefferson 102.46
Low, Walter C trste—E Z Hebberd.costs, 107.95
Lush, Robt C & Mary L—City of N Y....34.72
Luonge, Raffael—H Frank 81.91
Loomis, Leonard C—M Irving 277.79
Maan, Francis—M Meyer 200.41
Maas, Francis—M Meyer 200.41
McCrory, Hannah—M L Abrahams.....108.14
Morre, Theo A R Morris 204.65
Mottus, Louis & Benj Dannemann—H J Goldstein 129.03
Meyer, Max—International Amusement Realty Co 122.15
Napolis, Edw S & Jno Laspina—E Barnet.435.15
Osbourne, Harry—F R Kellogg et al.....22.40
O'Callaghan, Peter—A Harris.....costs, 38.28
Ogle, Edwin T—Henry Berghorne Sons Inc.52.21
Payne, Jos L—J Saymor 5,458.08
Paranzino, Frank—Bottlers & Mfgrs Supply Co 201.36
Pardon, Arthur—J Wallenberger 204.31
Reohr, Jno H Maxwell Ray Co.....89.11
Scheckwitz, Louis—J Schwarze 120.77
Starr, Muriel—J Allsopp 82.45
Sullivan, Florence J—I Frienedheit.....275.95
Schiff, Isidore—23d Ward Bank.....44.90
Sperzel, Chas A—L Weinberg 29.41
Sisselman, Morris—J Cohen 607.15
Sessions, Leigh J—R H Macuee.....1,615.90
Schenkel, Henry—Bottlers Mfgrs Supply Co. 242.33
Southgate, Henry—J E Murphy.....110.41
Silverman, Arthur E—E Moss et al....5,719.26
Schooley, Wm S—D A Harrington.....464 20
Stern, Nathan—H B Sheffield 202.87
Seaman, Henry M—Watson Wagon Co....320.75
Thompson, Fredk M—D B Brinsmade.....25.61
Tilghman, Chas C—23d Ward Bank 46.61
Tucker, Lucia P—Windsor Trust Co..1,112.99
Valkenburgh, M Robt—A B Valkenburgh.1,759.37
Weiss, Louis—Jaburg Bros.....121.90
Weisner, Jos—Chas Fischer Spring Co..156.72
Wiegard, Lena—J E Dunn 169.31
Wilkins, Annie F Price.....costs, 15.20
Warwick, Helen—I Jacobs 43.06

CORPORATIONS.

American Lock Co—A M Shaw Co.....122.41
Alliegro & Spallone—Reedy Elevator Co..72.82
Direct to You Cigar Mfg Co—A W Shaw Co 114.31
Denivelle Hydraulic Composite Stone Co—C W Merrill 3,943.54
East River Mill & Lumber Co—R C Lippincott 1,012.62
Hennebique Constn Co—Brooksville Granite Co 192.73
International Trust Co—I Caroline 219.98
National Film Distributing Co—Morning Telegraph Co 1,069.54
Powellton Realty & Constn Co, Maurice Runkle &Pauline Runkle—European American Bank 536.82
R E Farrell & Co Inc—S Cohen et al..1,246.91
Theresa Silk Co & Howard S Christman—Theresa 528.38
same—I B Vock et al 2,082.29
Theresa Silk Co & Howard S Christman—Farmers Natl Bank of Theresa.....2,569.38
Van Beuren & N Y Bill Posting Co Inc—B Blumenthal 64.31
Warfield Laundry Corpn—Curtis Blaisdell 272.94
Young Men's Benevolent Assn—H M Toch.527.68

FEB. 20.

Assop, Bijou—N Y Tel Co 24.90
Arden, Mae D—same 15.01
Abele, Louis & Louis Schnitman—Eastman Machine Co .....costs, 236.14
Anabile, Alfonso B Lo Curto et al 45.58
Auletta, Pasquale—United Shade & Awning Co 86.67
Bowman Harriett N Y Tel Co.....27.20
Boden, Otto C B Jr—same 28.96
De Palma, Pasquale & Adam Pizzuti*—same. 20.06
Brown, Andw D—R Godfrey 167.45
Brand, Claude Z—C G Perkins 696.24
Berger, Otto C P Schleich 178.42
Berkowitz Harry M—Eastman Kodak Co.491.24
Boche, Chas—Henshaw & Fenrich.....509.41
Bausch, Chas L—Jno Eichler Brewing Co..142.22
Bendholtz, Frank A & Eliz A—Model Heating Co 699.81
Bearman, Isaac—I Sherr et al 64.91
Bowsky, Harry F & Regina—National Nassau Bank of N Y 959.45
Besso, Hector—H J Minter et al 83.14
Crane, Edgar H & Geo W Kent* N Y Tel Co 29.85
Cummings, Wm—same 50.41
Cohn, Ida—Driver Harris Wire Co 92.55
Campbell Mary—A F Gaver 107.03
Daly, Jas—Connecticut Cab Co.....costs, 68.07
De Moya, Manuel S E J Maroney 539.75
Eppstein, Mae S—N Y Tel Co.....20 81
Ehrlich, Sol—C H Thresher et al 397.75
Edelson, Joe—L Winkelstein 128.05
Elickman, Saml—P Abeles 74.41
Fielding, Delphine L—N Y Tel Co 58.16
Fay, Jos M—Chicago Pneumatic Tool Co..36.51
Friedman, Bernard R V Lewine 43.68
Fridiger, Louis & Wm A Wood Jos Fahys & Co 163.36
same same 140.48
Fulton, Wm H—C T Eillard Co.....313.50
Foster, Geo W Godfrey Keller Co 42.61
Frank, Victor I E Knopf et al 236.18
Faxon, Marshall B—Nassau Electric R R Co. 150.47
Flannery, Jos A W Langdon 1,739.72
Goldberg, Chas—A H Sarasohn.....costs, 128.78
Goldsmith, Isaac I Rosenzweig et al....31.31
Greenwood, Moses, Jr L Kammoner 905.58
Goldstein, Abr—L Besdine 64.81
Goldstein, Alex—S Meirowitz 115.06
Garifalos, Jno D—United Shade & Awning Co 455.75
Grossman, Abr—P A Zeller 4,819.80
Herschderfer, Gertrude—D Florin 132.22
Hynes, Thos—Aug Mohr Co 384.59
Hochstein, Max—N Y Importation Co....233.11
Horvan, Jno—Strohmeyer & Arpe Co....102.71
Halahan, Wm W J Scheff 39.45
Heene, Edw—E Burhenue et al 35.10
Holden, Warren B—I B Wheeler 114.35
Haber, Sam—J Held .....costs, 32.61
Henderson, Chas A—C J Jahnke 738.57
Haakenson, Danl—Covering & Supply Co.... .....costs, 108.18
Hine, Wm S—Macy S Dohme Co 89.59
Heims, Newton B—Fellheimer Kennedy Co.344.67
Ionovici, Demitrie—H H Spitz 95.66
Joline, Adrian H & Douglas Robinson, rec'rs—M McVicker 7,640.97
Kosh, Jacob—H J Weller 174.81
Klenke, Albt—Gronenberg Leuchtag 274.61
Karmel, Raynor—East River National Bank.47.08
Kleiman, Louis—N Y Electric Sign Co....252.24
Kandra, Steven A—M Stern.....182.15
Lehman, Helen H—same 42.31
Lobt, Herman S—N Y Tel Co 18.63
Lauria, Peter A same 85.27
Liventhal, Hyman—Fagan Iron Works....40.70
Lazarus, Max B Masconi 81.67
Little, Robt F—Natl Bank of Commerce of N Y 579.41
Law, Burton R L Gossel 81.19
Morasco, Rocco M, Cornelius J Sullivan & Mary L Sullivan—Natl City Bank of New Rochelle, N Y.....280.59
Marinelli, Jas & Carmina Alberti—M J Rush. 319.62
Murray, Jno F—H Kramer et al 84.54
Morris, Philip—H Moore & Son 42.41
Miller, Louis—S Reich 51.98
Moore, Mortimer C—L V Waldron 52.81
Meyer, Peter—R Binamowitz 94.15
Moonyes, Alex—N Y Tel Co 21 05
McDonald, Wm H & Robt G Thomson—same. 58.07
McCallister, Robt E—same 24.46
Martini, Rosa—Lawyers Title Ins & Trust Co 32.65
Molinari, Michl F—Lisk Mfg Co.....34.71
Manville, Clara C—Jas McCreery & Co..605.27
Miller, Hugh—H A Salomon et al.....509.74
Monson, Sarah C—A Winckler 439.69
Middleman, Geo C—C H Schultz 63.73
Murray, Emily G—I Ufland Millinery Co..30.91
Moisoff, Saml & Louis Nemoiter—I Lidz et al 83.23
Moriarty, Richd—D Van Blerkow 129.65
Oblas, Harry N Y Tel Co.....18.15
O'Donnell, Geo H—A A Irvine 38.41
Petry, Frank A—J H Hintz et al.....181.02
Proud, Taylor I—Rapid Safety Fire Extinguisher Co of N Y 90.41
Peiper, Edw—M Goodman et al 15.75
Paul, Arthur T & Arthur T Paul & Co Inc—Warehouse Mercantile Co 219.66
Perero, Christina—S Zuccaro 28.49
Puritz, Harry & Marcus Schachter—L Lichtman 113.28
Rise, Alfd R—N Y Tel Co 62.91
Rider, Hobert—N Y Tel Co 97.57
Rodkin, Max & Lena—M Rubin 138.98
Richards, J Tredwell—M R Ryttenberg.63,000.68
Ronner, Herman H A—H Edwards 284.31
Rice, Thos C—E C O'Rourke 411.35
Russell, David A—Hotel La Salle Co....688.88
Rosenberg, Chas & Nathan—A G Salomon et al 127.61
Roberts, Jos—R Wesselhoft 82.32
Reimer, Isidor—G A Norton 419.40
Stein, Geo F—E Burhenue et al 89.44
Simonelli, Giacomo—F Albano 62.79
Shears, Sumner S—W M Clayton 35.41
Sklover, David—H Jacobs 104.00
Saward, Geo A—Natl Bank of Commerce in N Y 360.21
same—same 220.91
Spring, Herman & Jacob Huff—E Burheune et al 88.41
Schutt, Henry—T H Wentworth....costs, 38.18
Stein, Chas F—Swinehart Tire & Rubber Co. 130.18
Silber, David—I Neubauer et al 59.41
Scharnberger, Gustave—N Y Tel Co.....26.73
Stohrer, Geo M—same 21.01
Shepherd, Scott B—same 30.99
Sheville, Edw—W L Heeve 51.41
Sandhop, Chas—N Y Tel Co.....18.92
Schlesinger, David—Coleman, Cohen & Co.191.04
Schaffert, Louis—H C Knoeppel 162.67
Scheier, Jno H—J Best 81.60
Schwarzler, Albt J—M Wessel 12,142.54
Schwartz, Jos—I N Wheeler 39.69
Sheldon, Henry S—Manhattan Leasing Co.47.96
Silverman, Ruben—F L Friedman 59.41
Schneidler, Jacob—J Schneidler....costs, 45.87
Sire, Leander S—National Printing & Engraving Co 1,225.66
Thomas, Robt M—N Y Tel Co 25.71
Treney, Jno J—A Cohen 35 69
Weissberg, Hyman & Nathan Weissberg—Harvard Leather Goods Mfg Co.....74.16
Wolf, Chas—W C Jones 101.30
Whitcomb, Henry S A B Evens 45.77
White, Mary—E Batd 74.11
Wisser, Wm—American Paper Co 253.45
Weinberg, Jos—Congregation Shaarei Torah Im Anshei Ratzk Umato Levi 187.15
Werner, Franz A—N Y Tel Co 29.03

Wechsler, Louis & Jacob same 34.68
Wiltschek, Louis same 23.50
Wentworth, Minnie L—same 78.85
Wersteld, Saml & Rubin Sperber same..15.17
Weissmann, Josephine P -J W Avery.....10.41
Wise, Louis M Madison Laundry Co.....21.16
Zalkind, Philip—N Y Tel Co.....106.71
Zettel, Meyer S Lichtenstein et al 107.33
same J Taylor 124 25
same same 89.26
same—same 18.50

CORPORATIONS.

Dunton Lodge Realty Co N Y Tel Co....20.77
Maier Useskinn Co Inc same 93.80
Manhattan Motor Wagon Co—N Y Tel Co.130.28
Silon Constn Co same 86.99
Stearns Wm Taylor Co Inc C E Radcliffe et al 115.51
Caslon Co of America J E Wester et al.....costs, $7.04
Protective Lathers Union—H Brady.....271.15
Alligero & Spallone Constn Co—Gulf Refining Co 37.63
Cawston Constn Co, Meyer B Gruzenskie* & Domenico Polucci—I Mosson et al 217.71
Legal Realty & Mtg Co, Otto J Herter & Peter Herter O F Haaman 419.41
Cawston Constn Co, Hyman Rosenberg,* Meyer B Greezenski* & Domenico Colucci—I Mosson et al 321 30
Geo Themelis Co J R Stafford 178.85
Wrightsville Hardware Co—Assets Realization Co et al .....costs, 97.67
Michl Nocenti Co—American Contractor Pub Co 148.91
Couple-Gear Co & Jno Hanson Kennard -H L Herbert & Co 1,852.52
Kranich & Bach Inc -B McNamara 523.50
N Y Finance Co C M Braker.....costs, $9.00
Oceanic Pub Co—F H Siegfried 124.51
McKinley Storage & Van Co N Y Railways Co 32.65
N Y Electric Pneumatic Tool Co—J H Deveroeux 1,699.01
A Shanbrom Co, Aaron Shanbrom & Fannie Shanbrom—W E S Strong et al.....24,621.95
A Shanbrom Co—W E S Strong et al...1,555.11
Hudson Terminal Market—J W Beardsley's Sons 139.17
Bauman & Ringler, Jos L Bauman & Maurice M Ringler* 5th Ave Bldg Co 102.35
Real Constn Co—A M Bendheim.....2,016.16

FEB. 21.

Anderson, Jno A Rahway Natl Bank.....900.71
Bareus, Harry S Goldman 297.65
Becker, Adolf S Wallach 406.91
Broderick, Edw J—C E B Condit et al....198.87
Bergin, Albt E—J T Allman et al.....95.72
Becker, Justman—D Bernstein 218.09
Beam, Mary E Lincoln Natl Bank, City of N Y 527.42
Bielmaier, Max—M Bielmaier 538.08
Bronson, Alfred H—Mattson Rubber Co..27.41
Barth, Bernard & Benny Green—People, &c. 1,000.00
Blume, Ferdinand E N Klein 32.47
Borloglou, Prodromus E—T Photiades....521.96
Brown, Lawrence E—I J Pocher.. ....1,734.00
Bernstein, Hyman—Adolf Prince Co 74.82
Cannariato, Salvatore—M I Messer 1,020.67
Cooke, Geo, Jr -C Wagner 115.52
Davis, Joseph—People, &c.. .....200.00
Diele, Wm—Sulzberger & Sons Co.....120.04
Efron, Isadore—H J Fink 108.51
Elsner, Saml—H Kremer 349.08
Elberson, Edwin E—Lord & Taylor 37.82
Farran, Jno T—N Y Tel Co 16.05
Friedman, Edwin—J Blauner et al 196.55
Form, Emma—W W Farley .....costs 28.97
Flannery, Wm, Geo Marsden & Gould & Marsden, Inc M Lehman et al 1,501.11
Golden, Harris—N Y Tel Co.. .....26.51
Gaites, Jos M—C H Kimball et al 1,431.85
Given, Jno L—A E Rose 235 37
Gleason, Mary H—R H Brown 163.91
Haymond, Edfar B—N Y Tel Co 21.47
Hayes, Louis B——same 19.53
Henning, Helen—J Lehrenkraus et al 543.40
Holland, Geo N—W L Symonds 5,150.02
Halper, Jacob—E Regensburg & Sons 42.61
Howth, J De Lyon—M J Gilhuly et al 70.52
Hatoff, Louis—M Moskowitz 30.91
Hanson, Theo—R K Brown 163.91
Isaacs, Michl—W Knauth et al 793.05
Joy, Josephine or Mrs Almer V Sturtevant—Gimbel Bros N Y 656.91
James, Morgan T—C Muller et al 338.54
Joline, Adrian H & Douglas Robinson recvrs —H W Little 3,143.53
Kaplan, Harris—L Greenberg 125.51
Kutcher, Mayer—M Schwartz 225.74
Kurzrock, Ralph—Tremont Hardware Co Inc 212.85
Katz, Barney or Barney Kurz—N Y Tel Co. 18.14
Kramer, Saml & Saul Ocean—same.....16.96
Kopf, Fredk—same 26.85
Kennedy, Jas—J Murtha 634.75
Kidney, Wm & Frances—W B Freeman .....costs, 29.72
Kennedy, Patk -Jno Wanamaker, N Y.....costs, 224.33
Kanter, Bennett & Sarah—Long Dock Mills Elevator.. .....1,111.72
Leonard, Frances—N Y Tel Co.. .....18.71
Lifschitz, Sara N—J J Cunneen.....19.67
Lacios, S J & S R Raptis—A E Fussell..430.00
Lawrence, Edwin O L Rodgers.....299.59
Lerch, Rosa—R Grossmann et al.....71.17
Levine, Jacob—M Abramson 145.07
Levy, Rose—M J Drummond.. .....40.72
Morre, Theo—N Y Tel Co.. .....24.66
Manning, Alfred J—same 32.12
May, David same 27.40
May, Chas E—same 25.80
McKenna, Michl—same 35.93
McKenna, Rosetta M—same 35.62
Murphy, Mary—C Bonnica 389.36
Minsner, Louis—Harris & Sam Schonzoit..96.26
Minus, Louis—H Herring.. .....105.31
Milnor, Oscar J—Rahway Natl Bank 900.71
McNulty, Helen—Shelton Electric Co.....33.38
Mersheimer, Anna M—American Agricultural Chemical Co.. .....309.36
Magid, Isaac & Chas H Blacher—E Jacobs 142.64
Myers, Julius F—Herring Hall Marvin Safe Co.. .....290.49
Morrison, Jno—Harralds Motor Car Co..603.96
Mitchell, Jno J & Wm P—P J Brennan et al .....costs 32.31
Marck, Sophia C H Schultz 86.31
Masterson, Wm H T P Kennedy 797.17
Nugent, Arthur W N Y Tel Co 26.57
Nikolet, Frank—L H Mace & Co..costs 108.18
Norton, Jno T—H J Braun.....261.41
Patterson, Wm J—N Y Tel Co.....23.56
Preminger, Yudel or Julius—M Rattner & Son 87.47
Plunkett, Mary—T D Sullivan et al.costs, 70.25
Pine, Jas—H A Colson 60.17
Quirk, Jno H C D Kennedy.....170.74
Runkel, Morris—N Y Tel Co.....40.61
Roth, Emil- same 14.98
Redden, Phelomine same 14.10
Rosebault, Walter M- same 24.10
Richardson, Chas—Buffalo, Rochester & Pittsburgh Ry Co 231.54
Rosen, Jos & Indi Rosen or Annie Rosen—J Rozinsky 130.65
Simpson, Alex J—N Y Tel Co.....22.19
Siegert, Alice—same 30.28
Shea, Dennis T same 16.83
Slade, Jas W same 19.56
Stork, Max A same 29.09
same same 13.23
Swendeberg, Olivia—same 35.18
Sandberg, Tobias—same 31.15
Stearns, Wm T -same 14.06
Schochet, Meyer adm—I Harris et al.costs, 68.95
Schechner, Morris—Henry Kelly & Sons...61.58
Schwardelson, Louis—Karash & Eisen....216.89
same Marcus & Eisen 127.68
Shapiro, Sam -A Rosenfeld 45.35
Silverblatt, Jos—M Laubheim 142.22
Schnarendorf, Mary—Q F Cushing.....238.54
Spitall, Geo P—E Raub 143.08
Schmidt, Felix A—Wulff Bros.....502.65
Sweeze, Danl A—Mellins Food Co.....27.16
Siegel, Harry & Federal Union Surety Co— W W Farley 1,835.47
Spielberg, Harold—H B Herts.....597.77
Shatzkin, Nahun J & Theron L Smith—B Rogatz et al 149.36
Sutphin, Wm L—H L Goodwin.....2,124.16
Terry, Raphael R—Lord & Taylor.....191.39
Thompson, Jno R—First National Bank of Butler, N J 797.25
Treutler, Paul P—M A Treutler.....357.64
Tucker, Ross F—S C Hulse.....2,081.80
Tarakajian, Dickran—Butler Bros 50.66
Tucciarone, Francesco de Pasquale—F A Vincenzo 283.28
Winter, Zelig—Harris & Sam Schonquit...71.53
Whitfield, Louis C—Title Guarante & Trust Co 103.58
Wishart, Geo—Weber & Heilbroner.....104.00
Wolff, Albt—C S Furst.....240.77
Weis, Edwin A—P M Weis.....costs, 34.75
Ziegenthaler, Chas A & Simon Lovy—Federal Sign System Electric Co.....642.73

CORPORATIONS.

Abramson Angesser Co—H Hermann Lumber Co 589.47
Bermuda Atlantic Steamship Co—D Desbecker 277.08
Bernice Realty Co—S Friedenstein.....360.81
Co-operative League—J Singer 546.12
Cherry Driscoll Co—Roding Hardware Co.527.22
Cosio Segar Co—R Cockroft et al.....826.49
Concourse Building Co, Fredk Pirk & Emli Hermani—Tremont Hardware Co, Inc..318.51
Conried Metropolitan Opera Co—J K Hahn.. .....2,308.38
Ellison Constn Co—J Elias 427.18
T G Tolson Co, Inc—N Y Tel Co.....52.03
Great Notch Spring Water Co—same.....49.36
Geron Constn Co & Geo H Piguerson—Yorkville Marble Co 117.22
Harry Gilmore Co—N Y Tel Co.....73.76
Haynes & Coryell—Iroquois Door Co.....53.76
International Paint Mfg Co—Chase Roberts & Co 416.72
Kramer Constn Co—City of N Y.....32.00
Konkle & Co—Coney Island Constn Supply Co. 86.40
Long Island Contracting & Supply Co—City of N Y 321.38
same—same 1,344.97
same—same 175.28
N Y Metal Ware Co—National Enameling & Stamping Co 133.25
N Y C & H R R R Co—E Ferari 4,461.18
Pan American Commercial Co—N Y Tel Co.77.05
Simplex Advertising Co—same.....28.99
Scherer Studio, Inc—same 30.28
Starling Realty Co & Abram Herbst—A Obright 184.60
T R McMann Co—Ravena Iron Co.....410.29

Borough of Brooklyn.

FEB. 13.

Bercovich, Neiten—D Zippin.....147.90
Callmeyer, Frank—Fredk Loeser & Co.....32.40
Canonico, Jos—Nassau Elec R R Co.....121.99
Clifford, Cath—Margt Desmond 96.85
Chetkin, Max—Corning & Co.....248.19
Clair, Morris & Ida—C Clair.....500.00
Econopouly, Jno—City N Y.....24.40
Emrich, Jos—Bklyn Bank 243.05
Faulhamer, Jno—J L Silverman.....60.90
Fogel, Abr M Kobre 522.98
Goldberg, Jac & †Jas doing bus as Diamond Cap Works—S Miller 27.00
Good, Arthur C—Minnie J Halvarsen as extrx 121.40
Griffin, Jos T Albro J Newton Co.....431.45
Janes, Wm H—G Peck 278.18
Kresky, Sam W—A Ehlers.....105.60
McNamara, Mary A & P ter P—W D Habelwood .....(D) 5,749.00
Murray, Patk—C Doscher & ano.....121.83
Minowitz, Isidor—H Feinsod & ano.....30.98
Meyer, Louis—C Richter 87.40
Meyer, Geo H & Fred G—Rudd (Inc)....144.93
Marcus, Isidor—H Stern 324.60
same—same 399.99
Nahoum, Elias H Mann 1,148.56
O'Connor, Jas L—L F Yglesias et al....1,930.23
Parkhill, Saml J Johnson Bros.....170.67
Rosenblatt, Louis -L Turner 439.90
Rubenstein, Phillip E—A Schneider.....175.84
Sniffen, Edw D—Bklyn Bank 243.05
Topp, Harry—J Lieb 156.48
Vespole, Antonia—J Smith 60.15
Wood, Jos L—Bklyn Bank 804.94
Zimring, Frank—L Turner 439.90

CORPORATIONS.

B H R R Co Annie Dawson 117.17
Greenwich Investing Co—M S Birkhahn.8,285.87
Hammond & Sloane (Inc)—C W Boehm (inland) 2,642 68
Rugby Investors Bldg Co—A B Nicholas...32.55
R & M Constn Co—Albro J Newton Co...431.45
Victor Holding Co—M Kobre.....522.98

FEB. 14.

Albino, †John—A Richards Shoe Co.....52.91
Amary, Elias J--F Montesani.....27.37
Apy, Edw C Burstein 4,152.90
Apy, Edw & Co—C Burstein.....4,152.90
Belinky, Max & Ida—M Siegil.....137.30
Boyle, Leo A—S Cohn.....28.47
Barnum, Edw H -Martin-Evans Co.....62.77
Bursky, Mary & Chas—B Aronowsky.....64.65
Bock, Leopold O P Barker.....64.98
Beasley, Jos—Jas Olwell & Co.....177.98
Boehner, Wm—Minnie Boehner 96.36
Coleman, Jas C—Fredk Loeser & Co.....82.48
Denton, Danl—W W Lispell.....264.30
Econopouly, Louis H & Peter—H Maillard. 150.45
Elkin, *Morris & Israel, doing business as Elkin Bros—J L Block 119.98
Fleming, Wm H—E F Hurlbert.....116.05
Fordinsky, Jacob H—Henderson Lithographing Co.....141.15
Goldberg, Louis—F Hetschert.....156.16
Greenberg, Solo—E H Burger.....19.41
Halpin, Edw P—Star Finance Co.....67.07
Irvine, Ingram N; also known as Ingram Nathienal—Fredk Loeser & Co.....142.39
Johnson, Richd H—P Pacht.....29.12
Johnson, Chas—S G Condit.....24.15
Kaiser, Jno as exr &c Sophie—Natl Surety Co 1,151.09
Kirch, Alice—J M Ferguson.....69.31
Koch, Geo A—Welz & Zerweck.....107.33
Knobloch, Anna—S Hochstadter.....122.38
Kraft, Julius J E Clark 60.22
Larner, Albt E—Anna Ryan 138.90
Leville, Dominick J—Saml Saqui Co.....96.81
Locker, Frank & Benj—S Rubel & ano....145.20
Mallon, Peter—Ella L O'Brien.....79.40
McAuley, Jno—Columbia Mantel Co.....183.05
McCabe, Jos F—C Burstein 4,152.90
Montuore, Felice—P J Larralde.....119.40
Pelletier, Napoleon—E L De Vere.....274.40
Pigott, Wm A—Star Finance Co.....42.03
Powell, Chas A—C Kruse 69.72
Rodgers, Robt M, doing business as A M Rodgers Co—83d St Co 142.07
Settel, Philip—M G Kohnstamm et al.....43.71
Schroeder, Julia A—A Obert 302.40
Spencer, Caroline A—J F Schmadeke.....75.52
Sheers, Annie G—W Lyons 46.13
Sparago, Max—Union Bank.....1,423.27
Smith, Russell B—International Heater Co. 405.58
Salpeter, Jacob—King-Richardson Co.....254.19
Sayet, Paul—E I Du Pont De Nemours Powder Co 50.51
Sommer, Jacob—V Lambardo 271.41
Toor, Chas—L Horowitz 113.33
Visger, Walter—B J Conroy 298.60
Zynn, †Abr Morse & Rogers.....98.69

CORPORATIONS.

C I Realty & Impt Co, Louis Gottlieb & Edw L Somerville—Supt of Banks.....13,964.91
Glass Poultry Market (Inc)—Ward Bread Co. 89.61
Grant Bldg Co—B Weinstein.....240.70
Hennebique Constn Co—G H Fitzgerald.1,265.37
Hochman Sons Iron Works*—B Weinstein.240.70
Jacob Sommer (Inc)—G B Ferrara.....145.41
Peter Muller Constn Co—Lawyers Mtg Co..6.23
Regal Homes Co—L Mininsohn & ano...316.90
Shield Realty & Constn Co—L Mininsohn & ano 316.90

FEB. 15.

Bercowitz, Carl—J Shakin et al.....113.45
Bernstein, Harry—S Russek 1,070.85
Braune, Annie—Simon Plumbing Co.....54.40
Brower, Irving—L Marcus 106.82
Bruno, Sabino—N Y Tel Co.....22.18
Bristow, Charlotte—same 19.06
Bloom, Julius C—same 14.70
Burgers,* Adolph H—E L Graef et al....176.86
Casino, Frank—T Protent 64.10
Cukierfein, Josef—German Exchange Bk.1,262.41
Centola, Francesco & Gero—G J Meyer & ano 199.23
Campanile, Raphael C—T Fallon.....525.23
De Souza, Cath—N Y Tel Co.....19.77
Dewdney, Jno J H—same 16.30
Feuer, David—S Hyman & Co.....312.25
Gray, Thos, Albt Walton, Jno W Murphy, Myles A Cunningham, A S Harwood, Edwin Clark, Alfred Stinton, Louis Klaukemeyer, Geo L Meyer, Richd Chappelle, Isaac M Smith, Julius Heiss, Jno A Ferguson, Geo Letscher Jno Jung Jr & Jno Buick Jr—Subsidiary High Court Ancient Order of Foresters Friendly Society, &c 2,268.26
Goldstein, Phillipp—F W Huber.....36.65
Hentschel, Chas Jr—N Y Tel Co.....30.88
Helman, Moe—same 43.86
Horn, Alfred E—L B Menefee Lumber Co.911.80
Hanewald, Julius—F W Huber.....196.30
Hyman, Wm—A Kupflick & ano.....133.93
Koerner, Aug—Otto C Meyer & Co.....79.40
Kotcher, Geo & Richmond—E M Maison..738.32
Lane, Milmie—W Engelking 1,118.89
Lanfinger, Louis—Otto C Meyer & Co.....79.40
Leviton, Annie—German Exchange Bk....629.69
Liebers, Murray—S Fishman 157.15
May, Solomon—N Y Tel Co.....25.78
Nussbaum,† Saml—S Hyman & Co.....312.25
Nasta, Agostina—G J Meyer & ano.....342.06
Nelson, Jno—E L Graef et al.....176.86
Nelson & Burgers—E L Graef et al.....176.86
Norton, Chas—Tower Mfg & Novelty Co...78.52
Ott, Frank—Annie M Klock as extrx...2,645.79
Patterson, Robt S—Title G & T Co.....35.60
Pennachio, Frank—Simon Plumbing Co....54.40
Pesky, Max*—S Russek 1,070.85
Ross, Sylvester Jr—A Schwoerer & Sons (Inc) 141.55
Rasoft, Henrietta—G Calimano & ano.....476.49
Rode, Saml J—L B Menefee Lumber Co..911.80
Scheifer, Harry—Tower Mfg & Novelty Co.67.20
Steers, Philip J—Tanner Motor Car Co....187.43
Sizer, Chas—Otto C Meyer & Co.....79.40

Judgments Brooklyn (Continued.)

White, Emer J—Title G & T Co.....175.07
Weidrick, Geo J—E L Graef et al.....76.72
Wise, Wm E—M J Rudolph Co.....128.54

CORPORATIONS.

B H R R Co—Arline G Andelfinger (infant).....3,129.07
same—R H Andelfinger (infant)....1,130.37
Buena Vista Hotel Co—Simon Plumbing Co.54.40
City N Y—Annie Dean.....133.79
Feuer & Nussbaum—S Hyman & Co.....312.25
Koerner, Aug & Co—Otto C Meyer & Co...79.40
L I Taxicab Co—L I R R Co.....84.40
Nassau Elec R R Co—W Foster.....70.00
Retail Coal Dealers' Protective Assn—C Liebling.....161.90
Worlds Shirt Waist Co—S Russek.....1,070.85

FEB. 17.

Atkinson †Wm A—C G Stuenkel.....45.77
Bambara, Frank V—L Baumiller.....87.56
Blickman, Saul—Wood & Yeakel.....149.91
Borgraser, Rosa—City N Y.....260.00
Mommatte, Dominick—same.....260.00
Bozzicolonna, Louis—City N Y.....55.00
Brooke, Jas—same.....260.00
Brancale,* Jno—City N Y.....260.00
Brown, Archibald R—City N Y.....260.00
Brooke, Jas J—same.....260.00
Lrooke, Jas—same.....260.00
Cassidy, Hannah T—C Monk.....214.52
Cohen, Sandel—P J Searing as gdn..(D) 659.95
De Lisser, Harry N—W Nost.....107.52
Doernberger, Hugo—Bklyn, Queens Co & Suburban R R Co.....110.20
Driscoll,* Jno—City N Y.....55.00
Driscoll, Jno—City N Y.....55.00
Duckworth, Walter F—Annie Sheehy.....17.40
Ennis,* Rosa A—City N Y.....55.00
same—same.....260.00
Feldman, Hyman—American Plumbing Mfg Co.....116.40
Goldman,* Saml—City N Y.....260.00
Halpern, Louis—J M Craig & ano.....106.75
Harold, Jno T—City N Y.....55.00
same*—same.....260.00
Higgins, Michl—T Lally.....125.41
Hosford, Leonard D—City N Y.....260.00
Kamenetsky, Alex—M Stern Cosmetic Co..25.65
Kepple,* Jos—City N Y.....260.00
Lefkowitz, Emil—J F Simpson.....71.97
Leonard, Eliz A—J McNulty.....123.40
Levine, David—State N Y.....300.00
McNulty, Patk H—C Dooley.....101.46
Meyersohn,* Maurice—City N Y.....260.00
Muller, Frank & Anna C—G H Ittleman..163.93
Muller, Mary—City N Y.....260.00
Owen, Geo—F J Schalow.....157.77
Pape, Fredk—City N Y.....260.00
Pulose, Jos—same.....260.00
Partuzo, Frank—City N Y.....260.00
Payne, Michl—Jno Morton Sons Co.....467.27
Payne, Robt D—A Hochberg.....112.52
Perlman, David & Minnie—L Marx & ano.529.80
Precht, Fredk—J Cox & ano.....105.63
Puff, Harry—United States Radiator Corpn.97.71
Reich, Henry—City N Y.....55.00
Roth, Henry—same.....260.00
Roovner, Saml—same.....260.00
Rappold, Chas W—same.....260.00
Rooney, Thos—same.....260.00
Ryan, Jos—same.....260.00
Rotuno, Frank & Caterina—C Serrapico..72.40
Rapkowski, Jos (infant) by Apolian—W Seguine.....117.33
Rauch, Saml—State N Y.....300.00
Ruzziero, Frank—City N Y.....260.00
Simon, Jos—City N Y.....260.00
Seider, Annie—same.....260.00
Skelly, Thos—B H R R Co.....172.57
Sorenson, Louis J & Leonard J doing bus as Sorenson Bros—McElreavey & Hauck Co.153.55
Spicer,* Delphew H—City N Y.....260.00
Shannon, Richd—same.....260.00
Scalzo, Pasquale—same.....260.00
Stadholz, Edw—same.....260.00
Salembier, Florence—same.....55.00
Sacchi, Farancio—same.....260.00
Sohner, Ida—City N Y.....260.00
Towbin, Louis—C Jenna (infant).....5,400.38
Toomey, Cornelius P—G F Sammis.....112.15
Tschiember, Julius—United Stove & Repair Co.....172.68
Tartagalia, Frank—U S Title Guar Co....217.27
Tracktman, Benj—City N Y.....260.00
Triana, Jos—City N Y.....260.00
Weiss, Otto—S Brookstone et al.....79.41
Zareba, Frank (infant) by Kasimiers—B H R R Co.....111.90
Zasevitz, Stanislave—City N Y.....55.00

CORPORATIONS.

American Bonding Co of Baltimore—W C Reid.....287.40
Arbuckle Realty Co—City N Y.....260.00
Empire Keystone Impt Co—City N Y....260.00
Erie R R Co—M M Thompson.....292.40
Nassau Elec R R Co—C Alcarese.....100.00
same—A Alcarese.....60.00
Parkville Builders Supply Co—W C Reid.287.40
Parkway Home Co—Bond & Mtg Guar Co.....(D) 1,015.45
Penn Constn Co—L Marx & ano.....529.80
Safety Fireproofing Co—Jno F Diemer Co.365.42
Thompson-Starrett Co—T Friel.....2,642.60

FEB. 18.

Barko, Meyer—E Kaufman et al.....143.54
Brancale,* Jno—same.....250.00
Brancale,* Jno—same.....250.00
same—same.....260.00
Catapano, Frank—City N Y.....260.00
Clayton, Walter F—Jno Pirke Iron Works.113.75
Cole, Lena—City N Y.....260.00
Cohane, Ramie—same.....260.00
Cooper, Geo W—Bessie Warschauer.....100.75
Cusick, Mary B—G A Price & ano.....117.94
Coleman, Matthew—R Tonry.....894.34
Dahl, Chas H—City N Y.....260.00
Delaney, Jno—same.....260.00
Dikeman, Henry L—F Peters.....175.00
Eloskey, Julius—City N Y.....260.00
same—same.....260.00
Fischer,† Louise—H L Tissot.....360.90
Fogel,* Abr L—same.....260.00
Franks,* Sarah E—City N Y.....260.00
same—same.....260.00
Frasca, Giovanni & Leon—G Palumbo....106.90
Feldblum, Gustave doing business G Feldblum & Co—American Lumberman.....45.36
Fullerton, Wm B—City N Y.....106.33
Grexer, Lawrence & Jno—City N Y.....172.33
Hagerty, Wm V—J M Sinnott & ano.....34.67
Huncik, Stephen—Missionary Society of the Most Holy Redeemer.....130.82
Kroll, Fredk—Associated Operating Co....22.23
Lawless, Wm F—I Danziger.....119.40
Lumley, Robt P—S Rowland.....397.20
Leddy, Bridget as admtrx Jas—E Carley..158.34
Lubliner, Leo M—Dora Pine.....39.40
Mannerschmidt, Jacob—City N Y.....260.00
Massarene, Harry A & Luella—J N Palser.609.41
Matonti, Domenico—Wm S Gray & Co....43.31
Mintz, Nathan—Middlesen Bldg Co.....333.20
McComb, Harry—American Radiator Co..380.02
Muller, Alfred—H Stubing & ano.....978.51
Neuschafer, Hartman—Mary A C Matthews.....617.40
Papademetrain, Saranton—C Bonnet & ano.67.46
Sanger, Harold H—Eppens Smith Co....105.17
Schluchtner, Jos—Middlesen Bldg Co....333.20
Schultz, Chas—W Schultz as admr.....32.40
Ulman, Max—J B Nohn et al.....358.44

CORPORATIONS.

Belding & Franklin Machine Co—Ball & Jewell.....102.33
Bklyn Furn Co—Bessie Warschauer....100.75
Classon Constn Co—City N Y.....260.00
Constn Material & Coal Co, Inc—City N Y.260.00
Eastern District Constn Co—Waterbury Hardware Co.....440.00
Empire Keystone Impt Co—City N Y....260.00
Town of Oyster Bay & Clarence Hall, Jno Little, Fredk Davis, Chas Kryer & Henry T Shotwell—L Jacob as trste, &c, Leonard Jacob.....256.70
Waterbury Co—J Welch.....10,823.50

FEB. 19.

Ahlborn, Chas J—T E McHugh.....3,797.99
Allanos, Jno & Theo—P Runherz & ano..247.70
Balaban, Abr J—H Meater.....5,128.94
Barbera, Jos—R H Lohse.....89.11
Blumenthal, Emil E—Barr Bros.....17.40
Barcas, Victor—Clark & Gibby.....78.99
Brancale, Jno—City N Y.....260.00
Brobson, Henry as admr Henry Jr—City N Y.....109.23
Davies, David—J A Goodwin & ano.....534.31
Dugan, Mary F—D Jacobs & wife..(D) 2,162.02
Douckers & Holmstock Co—P Reinberz & ano.....247.70
Edison, Nathan—L Brook.....148.40
Esposito, Jno—City N Y.....260.00
Fechter, Herman—Glaberson & Toorock..150.80
Felter, Geo W—T A McGee.....103.80
Foster, Geo W—City N Y.....55.00
same—same.....55.00
Gambino, Guiseppe—G Capuano.....90.22
Godwin, Chas H—F Roemmele et al.....263.40
Gilleck, Mary—City N Y.....260.00
Greenberg,* Jos—City N Y.....260.00
Grafton, Johanna—same.....260.00
Hanson, Helda—Osterhus Bros.....94.60
Hadley, Carrie—City N Y.....260.00
Hadley, Carrie L—same.....260.00
Hyman, David—same.....260.00
Heaslip, Jno—same.....55.00
Hanway, Jno A—same.....260.00
Imparati, Louise—City of N Y.....260.00
Jackson, Louise & *Fannie—Scott Paper Co.....20.49
Jackson, Emanuel—L De Groff & Son....149.77
Kantro, Michl V Dettling.....83.94
Kaplan, Max—City N Y.....260.00
Kempner,* Jos—A Price.....84.47
Kleiber, Robt—City N Y.....260.00
Klein, Saml—same.....260.00
Kurzrok, Max—same.....260.00
Koehl, Frank—F Nystrom.....419.41
Lewis, Robt A—A R Johnson.....7.40
Lieberman, Saml—City N Y.....260.00
Lape, Lillian—same.....260.00
Lipshutz, *Amelia & Emanuel—L Reissmann.....357.00
Mears, W Howard—Western Electric Co.309.75
Murphy,† Thos J—Belle Hulse.....131.90
Merenda, Vincenza, doing bus as V Merenda & Co—J W Brown.....231.33
Muller,* Ernest W—City N Y.....260.00
Malkin,* Harry & Abr—same.....260.00
Montapetro, Salvatore—same.....260.00
Nevin, Harris—Audley Clarke Co.....280.90
same—same.....553.15
same—same.....477.38
O'Connor, Jas—City N Y.....260.00
Osborne, Harry—F C Kellog et al.....22.40
Owens, Arthur—P M Goodrich.....177.50
Oxenhorn, Benny & *Isidor—East N Y Horse Co.....132.55
Panauccio, Frank—Weaver & Co.....192.57
Pauley, Chas A & *Matthew—H W Fairfax.70.61
Pape, Fredk—City N Y.....260.00
Piptone, *Mich & Mary—same.....260.00
Partridge, Harry C—Jaeger Lumber Co...59.65
Partridge, H C & Co—Jaeger Lumber Co.59.65
Platt, Benj—V Mehl.....34.42
Quirk,* Edw L—City N Y.....260.00
Rabinowitz, Louis—A Bogarsky.....228.53
Reimer, Isidor—G A Norton.....419.40
Rockwell, Wm—J D Dixon.....42.86
Ring, Sol A—A R Johnson.....7.40
Rofrano, Jos—City N Y.....260.00
Schulze, Louisa & Frank—Wm Ulmer Bwy..3,062.17
Schwarz, Cath & Rudolph—M Hausman..415.69
St John, Nell—Kate F Collins.....121.67
Schwartz,* Jac—City N Y.....260.00
Sidoti, Antonio—Home Title Ins Co.....78.40
Steiner, Philip—Berk Bros.....87.84
Silverman, Harry—A Price.....84.49
Sullivan, Benj, Jr & Violet V—H Channon Co.....272.02
Thorer, Henry G—J D Williams (Inc)....91.90
Todd,* Jno—City N Y.....260.00
Treacy, Richd—F G Bolton & ano as exrs...1,733.63
Tyklewicz, Jno—F W Thielman.....20.95
Walsh, Jos (infant) by Thos—C Buck....106.97
Weiller, Fernand—M Hausman.....415.69
Wendell, Louis L—Jaeger Lumber Co.....59.65
Willensky, Isaac—Nassau Elec R R Co..115.67
Wilson, Robt as exr Wm—D Fuzara.....17.40
Weinzimmer, Wolf & †Mary—Neale Wine & Liquor Co.....179.09

CORPORATIONS.

Bklyn Union Elev R R Co—Anna Reich.2,972.41
International Metal Ceiling Co—City N Y.260.00
Larsen Peterson Building Co—City N Y..260.00
Magrath Realty & Impt Co—City N Y....260.00
Magrath Realty Co—City N Y.....260.00
Pithaecase Realty Co—City N Y.....260.00
Thos G Carlin Co—Perfect Safety Scaffolding Co.....151.67

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

FEB. 15.

Albro, Stephen V; 1911—M Badt.....534.40
same; 1911—same.....339.02
same; 1911—same.....126.61
Bobish, Harry; 1912—A P Haire et al....64.95
Coster, Maurice L; 1912—H Floy.....5,132.89
Dixon, Jno T & Harry S Dewey; 1913—Jefferson Trust Co.....136.36
Hall, Chas W; 1913—B Trohn.....54.41
Schell, Frank R & Nathaniel Huggins; 1913—J L Boisse.....830.63
Sims, Lillian; 1913—I W Embley.....344.58
Sharp, Alex H; 1913—M E Maguire.....300.00
Weingarten, David; 1913—M J Berlin..1,103.84

CORPORATIONS.

Lenox Realty Co, Julian T Saxe & Geo Cohn; 1911—Curtis Blaisdell Co.....288.29
Pullman Co; 1912—H D Sherman.....274.72

FEB. 17.

Buchanan, Margt P; 1898—J P Loughlin.251.64
Dorfman, Louis & David L Conklin; 1911—T Woodbury.....137.41
Drenner, Jno; 1899—A Lange.....27.29
French, Hamline Q; 1894—H L Hoyt....491.23
[4]Gamage, Harry C; 1912—W H Llewellyn.69.06
Klitz, Robt H & Chas R Jung; 1911—C Staiger.....6,368.36
Levison, Henry D; 1912—Henry T Bullman Co.....130.91
Lawson, Wm; 1912—C H Freeman.....1,855.12
McCrea, Wm E; 1912—M Emerling....1,301.03
same; 1913—same.....108.83
McMann, Chas A; 1912—T Morgan.....323.33
Nienaber, Chas; 1906—Jno H Borgsted, Jr.....299.72
O'Donnell, Rebecca & Jno; 1912—W H Fawcett.....5,126.43
Seymour, Morton J; 1912—Pease Piano Co.122.17
Williams, Jno & Emma G; 1912—A C Vandiveer.....107.72
Williams, Jno & Emma G; 1913—A C Vandiveer.....93.67

CORPORATIONS.

Branue Paper Co; 1912—A J Bendick....715.88
[1]City of N Y; 1912—E E Kelly.....1,056.92

FEB. 18.

Cutting, Jas De W; 1913—R F Taggart..200.00
Eisner, Mark H; 1913—Pringle Memorial Home.....114.70
Friedlander, Edwin M; 1911—G H Schmall.....181.17
Irish, Jas E; 1910—J Clarkson.....123.00
Kidansky, David & Louis J Levy; 1913—L Brooks Engine Co.....27.59
Lederer, Walter S; 1912—F Heinrich....470.55
McNulty, Patk; 1911—C Dooley.....89.40
same; 1910—same.....1,219.95
Olliverter, Mary A; 1912—F Escher.....84.43
[4]Pace, Giacomo; 1912—A D'Angelo.....110.70
Phillips, Harry, Saml Lipman, Morris Naftolowitz & Max Lipman; 1913—H Schwartz.....4,387.74
Rositzke, Emil H; 1909—City of N Y....26.92
Tracy, Helen; 1912—Whitehouse Co.....70.76

CORPORATIONS.

[1]Chas A Cowen & Co; 1913—J Egan....328.22
[4]Crest Realty Co; 1912—R Cavanagh..2,631.82
[1]Standard Gas Light Co of City of N Y; 1913—L Doherty.....458.14
United Merchants Press; 1912—C Rose..996.02

FEB. 19.

Bendix, Angelica & Lillie Hen; 1909—C Reinzland.....44.03
same; 1909—J W Rothenberg.....87.01
Boughton, Elbert S; 1911—H W Doremus.174.95
Blumenthal, Alfd; 1912—F Tucker.....4,638.93
Hahnel, Chas; 1913—M Hahnel.....96.24
Heckman, Jules; 1912—J Mendelson.....46.16
Kottler, Jos & Jas Carden; 1912—S R Gruhn et al.....3,257.51
[1]Lee, Jno T & Jane Doe; 1913—People, &c.100.00
Mintzer, Abr; 1912—S Sobel et al.....59.41
Pagani, Henry G; 1912—H L Sanford et al.....389.41
[1]Ryshpan, Moses; 1910—City of N Y.....264.41
Wilson, Nathan & Beckie; 1907—J Bachrach.....3,765.91
Weiss, Harriett J; 1909—D Sand.....32.78

CORPORATIONS.

Ancient Order of Hibernians; 1913—Hedden Iron Constn Co.....2,699.87
Halley Land & Impt Co & Matilda Francolin; 1912—D Gutlohn.....157.77
Hudson Realty Co & Saml E Jacobs; 1911—R & S Realty Co; by deponit.....2,605.98
same; 1912—same; by deposit.....98.10
Empire Surety Co & Chas Vitusky; 1913—People, &c.....2,500.00

FEB. 20.

Bissell, Kare or Cath A Amoss or Kate Thorn; 1913; A Ulmer.....329.67
Builder, Walter & Louis Bressels; 1912—S W Cascells.....236.10
Crannell, Walter L; 1912—Robt Graves Co.580.36
Gaskell, Wm & Robt E; 1913—M Liebman..236.34
[4]Gibbs, Herbert H; 1912—V Waring.....84.28
[1]McDonald, Josephine; 1913—J B O'Neil..225.69

Elll, Jacob; 1912—J S Meyer 120.15
[1]Hacker, Fred; 1912—L Kram 587.38
Joline, Adrian H & Douglas Robinson; 1913—L D Greenfield et al 447.02
Joline, Adrian H & Douglas Robinson; 1912—A Shusterman 1,633.63
same; 1912—G Gordon 591.47
Kimber, Harry W; 1912; J F Taylor et al.475.01
[1]Kaller, Jas or Joe; 1913—A Smith.....514.12
Lesser, Arthur W; 1906—C H Pinches...166.81
Lucas, Chas W; 1913—Goodyear Rubber Tire Co of N Y 283.11
O'Bierne, Mary; 1913—L J Kaufman Inc..214.15
Orteiers, Jas V; 1913—G S Dougherty..107.85
Pryor, Jos P; 1912—G M Jost 37.11
[1]Pell, F Livingston; 1913—City of N Y..264.41
Rosenholtz, Mayer; 1908—City of N Y..79.76
Whitney, Chas M; 1908—G F Johnson..118.43
[1]Wilcox, Ransom E & Wm A Shelton; 1912—M Levy 371.39

CORPORATIONS.

Ericson Realty Co; 1913—J H Stoutenburgh 1,692.31
Tomahawk Realty Co; 1912—C Jacobs..174.22
[1]Greenwich Bank; 1913—City of N Y....264.41
Interborough Rapid Transit Co; 1912—M Whyte 182.18
Murray & Hill Co; 1912—J Crowley 3,646.00

FEB. 21.

Cushing, Henry H; 1912—F Hildebrant...148.38
Campbell, Horace —; 1911—Griscom Spencer Co 1,447.42
Carey, Fredk F & Thos B MacGovern; 1912—G C Ellis.....98.15
Delafield, Clara, Thos B MacGovern & Fredk F Carey; 1911—B G Smith.....2,830.10
Lockridge, Lawrence F; 1911—H Raab et al 91.80
Same; 1910—same 110.03
Gildea, Wm H; 1911—H H Barnes.....419.30
Jones, Robt H; 1913—H B McLellan et al.67.79
Same; 1912—Marmac Construction Co....117.45
O'Beirne, Mary; 1912—First National Bank of Cranbury, N Y.....914.28
Rice, Howard E; 1911—A Pelham.....488.00
Perlman, Wm & Celia; 1910—I Cohen...225.75
Sulzbacher, Henry; 1908—S Bauman.....327.81
Tiefenthaler, Alfred D; 1912—S N Katz..329.41
Wax, Max; 1912—H B Biscow.....70.35
[1]Mayer, Herbert E; 1913—H Simon.....381.93
[1]Rich, Rachel; 1913—R Cohn.....1,487.40
[1]Hanson, Geo & Grace Butler; 1913—M J Drummond 91.72

CORPORATIONS.

Mercury Realty Co; 1913—J Finn.....30.90

Borough of Brooklyn.

FEB. 13.

[1]O'Connor, Jessie; 1911—City N Y.....260.00
Pitbladdo, Grant R; 1912—N Y Tel Co....23.34
Renn, Wm; 1910—N Y Tel Co.....37.39
Reizenstein, Chas; 1912—G Miller.....120.82

CORPORATIONS.

B H R R Co; 1913—Margt K Roraback...300.00
City N Y & Sigretto & Manmino Co; 1911—P Imke as admr 4,814.56
same, 1912—same 118.10
City N Y; 1912—American Mfg Co & ano.215.18
same; 1912—R J O'Connor 75.00
same; 1912—Eliz O'Connor 407.10
same; 1912—S Jawarski.....250.00
same; 1912—Minnie Maehr.....328.54
Nassau Elec R R Co; 1913—N Randano..150.00
Nassau Elec R R Co; 1913—Lena Holt.1,338.07
same; 1912 S S Aber 200.00
same, 1912—Eliz Aber 1,147.49
Wyoming Realty Co; 1912—Natl Fireproof Sash & Door Co 383.02

FEB. 14.

Goldberg, Saml; 1913—State Bank.....59.70
[1]Mendez, Maria B; 1909—A Margt Da Costa .....
Quick, Louis E & Hugo Sesselberg; 1910—Geo G H C Braun Co 69.11
Sesselberg, Hugo & Geo J Kuhlke; 1911—Winters Co. 65.04
Smith, Chas D & Walter L, Edw J & Jno R Scott, Patk J Hannan & Patk E Hickey; 1913—W Olsen 1,641.92
Titus,† Geo H, 1912; P Kornstein.....35.65

CORPORATIONS.

[2]Parkville Realty Co; 1913—B Eisler....275.87

FEB. 15.

Hershenov, Buris; 1906—G Levy.....74.40
Klitz, Robt H & Chas R Jung; 1911—C Staiger 130.30
same; 1911—same 6,368.36
Wallace, Wm W; 1913—T J Donohue....880.22

FEB. 17.

Bottega, Vincent; 1912—S Efrus.....61.96
Griffin, Jos T & A & M Constn Co; 1913—Albro J Newton Co.....431.45
Fischette, Caroline; 1911—J G Hains....264.65
Field, Richd C; 1913—M L Ecluse.....2,670.63
same; 1913—same 262.94
Leyendecker, P Jos; 1913—A Polo.....128.40
Morris, Saml H; 1912—N Y Tel Co.....34.00
Parshelsky, Moses L; 1913—R Krasner & ano. 127.88
Rubenstein, Saml; 1913—A Schneider.....175.84
Stothoff, Mrs Henry L; 1913—H C Wibben.137.00

CORPORATIONS.

Quinborough Realty Associates; 1912—E M Pilzer 268.80
Rutland Constn Co; 1912—Colonial Mantel & Refrigerator Co 129.01

FEB. 18.

McDonald, Georgie A as extrx &c Jno B; 1913—A Carcione 385.00
McNulty, Patk H; 1911—C Dooley.....89.40
same; 1910—same 1,219.95
same; 1913—same 101.40
Spitz, Thure; 1913—M Ready 32.40

FEB. 19.

Dixon, Jos D, Saml A Langfur, Brenshaw Langfur & Sol J Javitz; 1910—J Lahres... .....1,065.07
Dondera, Frank; 1913—A Wolff 971.25
same; 1913—Mary A Wolff.....921.25
Fusaro, Dominick; 1910—R B Hiers.....109.41
Fuestono, Nachman; 1912—W L Castle...165.22
Irish, Jas E; 1910—J Clarkson.....123.00
Lorentz, Fannie; 1912—Alma Glockner...675.29
Price, Augusta P; 1912—C Stribel et al..136.15
Putnam, Viola A S; 1908—Henrietta G Andrews 141.65
Rositzke, Emil H; 1909—City N Y.....26.92

CORPORATIONS.

Bklyn Union Elev R R Co; 1913 Rebecca Koop 1,342.25

[1]Vacated by order of Court. [2]Satised of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 13.

DOWNING st, 45-7; Wm S Hull—Jos L Tassi; M H Dillenbeck (A); Patk J Dobson (R); due, $15,177.00.

109TH st, 161 E; N Y Dispensary—Chas Cohn; Frederick de P Foster (A); Mark Eisner (R); due, $11,471.00.

FEB. 14.

172D st, ss, 125 e St Nicholas av, 62.6x95; Paterno & Son Contracting Co—Rosannah T Hicks et al; Walter F Peacock (A); Frank A Spencer (R); due, $17,108.00.

FEB. 15.

No Judgments in Foreclosure Suits filed this day.

FEB. 17.

105TH st, 155 E; L Townsend Burden Jr—Lawrence E Brown et al; Miller, King, Lane & Trafford (A); Paul M Crandall (R); due, $16,599.15.

BRONX PARK av, sec Wyatt, 100x25; Henry Breslauer—Rebecca Zuckerandel et al; Simon M Roeder (A); Robt F Wagner (R); due, $5,139.19.

FEB. 18.

152D st, 319 E; Henry H Jackson—Nicholas V Cantrasano et al; S H Jackson (A); Hyman Turchin (R); due, $54,713.69.

MADISON av, nwc 98th, 100.11x45; Jonas Weil et al—Clara Moss et al; Isaac S Heller (A); Jno H Rogan (R); due, $26,397.06.

HEATH av, 2886; Mary Brady—Pouch Realty Co; Jos Fennelly (A); Maxwell Davidson (R); due, $6,786.93.

ELIZABETH st, 49-51; Emeline Roach—Otto Lorence et al; Chate & Larocque (A); Harvey T Andrews (R); due, $4,205.29.

97TH st, 217 E; Sarah E Lawrence—Berthold Veit et al; Claude L Coon (A); Jno H Rogan (R); due, $15,708.33.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 13.

FOREST av, nwc 160th, 75x87.6; Feli Angelor —Emma M S Mestaniz et al; action to foreclose mechanics lien; C H Friedrich (A).

FEB. 17.

AMSTERDAM av, ws, 75.11 n 105th, 75x100; Bloomingdale Constn Co—N Y Urban Real Estate Co et al; I H Kramer (A).

BERGEN av, ns, lot 44 and map of East Ward of Village of Melrose; Wm Klein—J Clarence Davies et al; action to foreclose mechanics lien; Neier, Hance & Van Derveer (A).

HAVEN av, nec 169th, 73.11x109.2; Mildred Hirsch—Strathcona Constn Co; specific performance; A O Ernst (A).

4TH av, 450-4; Benj B Hoffman et al—Mary R Goelet et al; action to foreclose mechanics lien; M C Levine (A).

7TH av, nec 24th, 86.11x79.2; Seth S Terry—Twenty-Fourth Street & Seventh Avenue Corpn et al; T E Ripsom (A).

PART of Lot 91, map of Village of Morrisania, Bronx; Eliz Ditchett et al—Jno Reilly et al; action to recover possession; G I Burr (A).

FEB. 18.

53D st, 128 W; Caroline S Stetler—Louis Kendall et al; action to cancel deed; A H Montegriffio, Jr (A).

135TH st, ss, 90 e Bway, x —; Rebecca Mayer—Clarence F Byrd et al; partition; Kendall & Herzog (A).

181ST st, 788 E; Jno Perry—Margt Lyons et al; specific performance; A McClinche (A).

LINCOLN av, swc 136th, 26.1x99.9xirreg; M Tecla & Co—Anna M Muller; notice of attachment; Jacoby, Scharps & Raffel (A).

3D av, ws, 201.9 n 173d, 50x131.3xirreg; Thos Smith—Edw Hanlon et al; action to set aside deed, &c; A Goodman (A).

LOTS 86 & 87, map of lots in Village of Williamsbridge; Martino Delisi—Frank P Lore et al; action to declare conveyances void; J L Bernstein (A).

FEB. 19.

95TH st, 176 E; Vaux & Mau Inc—Kath T Roche et al; action to foreclose mechanics lien; J W Bryant (A).

GRANT av, 1064; Kathryn Hodgins—Celia Rader; specific performance; J D Tobias (A).

PROSPECT av, nec 187th, 50x95; Wm E Mason—P & F Constn Co; action to foreclose mechanics lien; S T Stern (A).

3D av, 336, 400-2, 408-12; Ella L Howkins adm—Annie E Chase; notice of attachment; E A Sperry (A).

FEB. 20.

VESEY st, 55, & property in Kings County; Caroline V Pelisseir—Harry A Tissot et al; partition; J R Townsend (A).

HAVEN av, nec 169th, 73-11x109.2; Mildred Hirsch—Adelaide Myers et al; action to set aside deed; A O Ernst (A).

FEB. 21.

HONEYWELL av, nec 180th, 35.9x96; Emma J Morris—Ellen Thompson et al; partition; R B Wagoner (A).

Borough of Brooklyn.

FEB. 13.

ASHFORD st, es, 52 n Livonia av, 19x90; Hyman Freund—Barney Spatz et al; N Cohen (A).

DEAN st, ns, 347.6 w Carlton av, 47.6x110; Marie Dieckmann—Annie C Larkin et al; Weed, Henry & Meyers (A).

DEAN st, ss, 146.7 w Rochester av, 20x100; U S Mtg & Trust Co as sub trste, &c, Julia D McKeever—Morris Schwartz et al; H L Thompson (A).

GRAFTON st, ws, 200.3 s Sutter av, 20x100; Sarah Witt—Morris A Dubroff et al; set aside deed; H Koppelman (A).

OAKLAND st, es, 95 n Norman av, 25x100; Esther R Barton—Patk McNally et al; C & T Perry (A).

PARK pl, ns, 90 e Rogers av, 30x127; Bella McGoldrick as guard Edw Cavanagh et al—Luriel Constn Co et al; M F McGoldrick (A).

WARREN st, 523; Amilia Caporale—Micola Bazza et al; for reconveyance; M Gollubur (A).

W 3D st, ws, 260 s Av R, 40x100; also W 3D st, es, 41.7 n Lloyd court, 62.3x126.9x60x111.4; Gertrude Churchill—Milton S Kistler et al; H J Davenport (A).

S 4TH st, ss, 100.3 se Hewes, 24.9x85; Albt C Hatfield—Wm Buermann et al; H C Gollmar (A).

E 4TH st, es, 340 n Av N, 80x100; Michl A Saverino—Remo Constn Co et al; partition; M Livote (A).

E 37TH st, es, 80 n Snyder av, 20x100; Julia Stelle—Frank Grissler et al; F Cobb (A).

76TH st, ws, 191 nw 18 av, 120x100; Barbara Silkworth—Jos Fox et al; E A Sidman (A).

GLENMORE av, swc Cleveland, 20x73; also GLENMORE av, ss, 40 w Cleveland, 40x73; also CLEVELAND st, ws, 73 s Glenmore av, 27x90; Nettie Schwartz—Harry Topp et al; J J Schwartz (A).

GRAVESEND av, es, 423.6 s Av Q, 16.8x100; also GRAVESEND av, es, 440.2 s Av Q, 16.8x100; Giovanni Ronca—Fredk Musty et al; S H Immergluck (A).

NOSTRAND av, swc Willoughby av, 18x60; Robt T Buttelman—Geo G Hoerlein & ano; foreclosure mechanics line; E Cohn & ano (A).

WOODRUFF av, ss, 73.3 e Kenmore av, 43.5x138.2x41x124; N Y Title Ins Co—Cosmos Constn Co et al; C C Suffren (A).

LOTS 83 to 87 & 117 map of 430 lots in town of Flatbush; Geo J W Doscher & ano—Albt Davis et al; to set aside deed; J Moffett (A).

FEB. 14.

BAINBRIDGE st, ns, 468 e Hopkinson av, 18x100; Chas D Lyons—Harry Katzman et al; J M Peyser (A).

FULTON st, nes, 12 se Duffield, runs ne50xn 8.9xe24xsw67.11xnw18 to beg; Chas J McFadden & ano—Etta E Garnett et al; specific performance; R H Elder (A).

E 16TH st, es, 119.11 s Cortelyou rd, 60x100; Jesse Black (infant)—Archibald W J Pohl et al; to compel conveyance; M M Black (A).

70TH st, ss, 400 e 8 av, 20x100; Anna De Molt —Walter Bevan et al; A A Spear (A).

71ST st, nes, 403.2 se 18 av, 18.6x100; Jas W McDermott—Jacob Kaiser Impt Co et al; Chas J McDermott (A).

AV D, ns, 100 w E 26th, 20x90; Curtis W McNeilly—Virginia L Egbert et al; H L Thompson (A).

ALBANY av, ws, 260 s Av C, 20x100; Triple Realty Corpn—Mary A Brown et al; Geo F Alexander (A).

BUSHWICK av, sws, 22.6 nw Lawton st, 22.6x70.5; Philip Cohen—Margt Cowley & ano; to set aside deed; Coombs & Wilson (A).

CHURCH av, 221; Kraslow Constn Co—Jno Fitter et al; S M Gottesman (A).

HAMBURG av, 153; Rosa Viviano—Calogero Modica et al; J G Giambalvo (A).

RUGBY rd, ws, 370 n Albemarle rd, runs w 100xn37.2 to Church av xne105.10xs71.9 to beg; Jesse Watson as gdn Elliott J Creighton—Mabel A Smith et al; R L Tarbox (A).

SNYDER av, ns, 56 w Lott av, 18.6x42.3; Evelyn M Breslin—Brettschneider Realty Co et al; Dorman & Dana (A).

SNYDER av, ns, 74.6 w Lott av, 18.6x42.3; same—Brettschneider Realty Co & ano; same (A).

Lis Pendens—Brooklyn (Continued).

FEB. 15.

COVERT st, nws, 128 sw Central av, 18x100; Parney Saglimbene—Otto Foerster; M D Moss (A).

38TH st, nes, 292.10 nw Ft Hamilton pkway, 40x150.4; Margt C Condit—Peter Olsen et al; Reeves & Todd (A).

GRANT av, ws, 33 s Etna, 50x125; Theckla Rossbach—Thos Donahue et al; Kiendl, Smyth & Gross (A).

HOPKINSON av, ws, 92.11 s Pitkin av, 75x100; South Amboy Terra Cotta Co—Sam Howe Amusement Co et al; foreclosure mechanic's lien; Phillips & Avery (A).

LAFAYETTE av, nwc Grand av, 20x100; Chas C Dearden- Chandler W Bluhdorn et al; to determine a claim; J A Sheehan (A).

MORGAN av, sec Meeker av, runs e225xs115.8 xw104.8xs19.3xse6.7xw50.4xs25xw100 to av xn94.6 to beg; Jas S Rourke et al—Nellie M Moore et al; Watson & Kusteller (A).

OCEAN av, ws, 98 s Ditmas av, 60x120; Bushwick Savgs Bank—M Fannie Norton et al; R L Scott (A).

10TH av, ws, 60 s 68th, 20x80; Frances M Vibbard—Safe Realty Corpn et al; Hubbard & Rushmore (A).

10TH av, ws, 40 s 68th, 20x80; Frances M Vibbard—Safe Realty Corpn et al; Hubbard & Rushmore (A).

FEB. 17.

MONITOR st, es, 100 s Herbert, 25x100; Oscar L Schwencke—Phillipena Sum et al; G A Allin (A).

RUSSELL st, ws, 40 n Meeker av, 25x74.4x 28.10x60; Effie L Linke—Alfred Cassanes et al; J H K Elauvelt (A).

SCHOLES st, ns, 125 w Lorimer, 25x100; Eva M Appel—Frances Myers et al; partition; H Bonawitz (A).

WEST 8TH st, ws, 360 s Av R, 20x100; Sophie Rochebrandt—Tillie Karasik et al; H L Thompson (A).

LEE av, nec Middleton, 25x80; N Y Investors Corp—Jac Adelman et al; H L Thompson (A).

MONTROSE av, 27; Alex Krawitz—Antonio Di Graci; foreclosure of lien; Weinberg Bros (A).

19TH av, es, 108.5 n Cropsey av, 40x96.8; Ottilie Gubner—Kingshire Realty Co et al; G Eckstein (A).

FEB. 18.

AMES st, ws, 90 n Pitkin av, 25x100; Newburgh Savings Bank—Jac Schochet et al; H L Thompson (A).

BOERUM st, swc White, 88.2x110.5x87.6x99.7; McKIBBEN st, nwc White, 71.8x201.6x96.4x200 to beg; Lillian J Leffler—Eleanora B Heidt et al; Mann, Buxbaum & Schoeenhen (A).

PRESIDENT st, ec Hamilton av, runs n18.11 xe46.4xne43.5xe10.9xsw100xnw22.10 to beg; Saml Broom & ano—Jos Zoffer et al; Jonas, Lazansky & N (A).

RICHARDSON st, ss, 100 e Graham av, 20.6x 75; Carrie Hirshheim—Dora Klein & ano; set aside deed; Feldblum, Reizenstein & L (A).

SOUTH 8TH st, ns, 69 e Berry, 23x—; Kings Co Sav'gs Inst—Rosolino Piazzo et al; W W Taylor (A).

EAST 32D st, ws, 258 n Clarendon rd, 19.4x 100; South Bklyn Sav'gs & Loan Ass'n—Karolina Kruse et al; W J Bolger (A).

40TH st, nwc 14 av, 80x95.2; Emily M Britton—Abels, Gold Realty Co et al; Reeves & Todd (A).

63D st, sws, 100 nw 5 av, 20x100; Simon H Glass as trste Dennis J Mullins & ano, bankrupts—Timothy Mullins et al; to set aside deed; B Gordon (A).

73D st, ns, 220 e Narrows av, 20x100; Gustave Girard—Jac S Glaser et al; R J Kent (A).

78TH st, swc New Utrecht av, runs w95xs 100xe134 to av xnw111.4 to beg; Thos H Dusenbury & ano—Grace E Bucher & ano; Allen & Dean (A).

AV T, ss, 40 e W 9th, 90x100; WEST 10TH st, es, 150 s Av T, 40x100; EAST 1ST st, cl & ss Johnson's lant, 66x—; AV U, EAST 2D st & JOHNSON'S lane, the block; AV U, ss, at int cl E 2d, runs s195xne115xw— to beg, gore; Jno Reis—Chas L Brooks et al; specific performance; Armstrong & Brown (A).

CHURCH av, ns, 250 w Nostrand av, 50x 160; Fredk J Waldmuller—Sarah D Fogelson & ano; J M O'Neill (A).

CROOK av, swc Ocean av, runs w130xs119xe 55.3xs— to Caton av xe105 to beg; Jno Reis—Chas L Brooks et al; specific performance; Armstrong & Brown (A).

WILLOUGHBY av, ss, 345 w Sumner av, 60 x100; Louis G Bendick—Jos Freedman et al; De La Mare & Morrison (A).

LOT 2, block 19, map of Hunterfly Farm; Rebecca E Jordan & ano—W George Gudlock et al; C W Pearsall (A).

LOT lettered "D," east half, on map of land in Williamsburgh; also plot commencing at point in boundary line bet land of Jno Miller and land of Abr Meserole, 33.9 s S 3d & 200 e 2d, 25.1x53.8x25x56.3; Robt E Caldwell—Hyman Berson et al; T F Redmond (A).

FEB. 19.

BOGART st, nwc Cook, 90.4xirreg; Herman W Orthey as sub trste &c of Fredk Westhal—Sarah Kedofsky et al; G M S Schulz (A).

CLINTON pl, nwc Crescent, 19.8x90; Sarah W Browning—Henry Lavers et al; H L Thompson (A).

FULTON st, nec Grand av, 20x41.2x23.7x35; Cora H Tangeman et al—Saml Pettit et al; A F Hagar (A).

HERKIMER st, ss, 40.2 w Troy av, 19.10x100; Emma L Closs as extrx &c Louisa Friedgen—Morris Frank et al; Manning & Buechner (A).

MONTGOMERY pl, sws, 278.10 se 8 av, 16.9x 100; Chas D Robbins—Grace W Duryea; Hedges, Ely & Frankel (A).

ROEBLING st, 226; Elma Dodge—Mary A Dodge & ano; Shaw, Fisk & Shaw (A).

N 5TH st, ss, 63 e Wythe av, 25x100; Jno Kovacs—Amanda Lissner et al; A Gronich (A).

57TH st, nes, 150 se 12 av, 50x100.2; Ward H Goodenough—Frank Gordon; E F Ramsdell (A).

DREW av, ws, 141.1 n Glenmore av, 60x100.7; also DREW av, ws, 221.1 n Glenmore av, 20x 100.7; also DREW av, es, 121.1 n Glenmore av, 80x100.7; also DREW av, es, 221.1 n Glenmore av, 60x100.7; also DREW av, es, 201.1 n Glenmore av, 60x100.7; also DREW av, es, 201.1 s Glenmore av, 60x100.7; also BELMONT av, RUBY st & CONDUIT av, triangular plot; also DREW av, ws, 101.1 s Pitkin av, 40x100.7; also DREW av, ws, 181.1 s Pitkin av, 40x100.7; also FORBELL av es, 241.1 s Pitkin av, 60x100.7; also PROP in Queens Co; Jas V Kersey, dec—Bway Terminal R E Co et al; H L Thompson (A).

FLATBUSH av, nes, 30 nw Dean, 73.11xirreg; also 42D st, sws, 230.8 nw Ft Hamilton av, 100x irreg; Clara J Collins—Mary A Church et al; partition; P A Hatting (A).

FLUSHING av, ss, 50 w St Nicholas av, 75x —; Emma D Pflug—Jno H Hilliker et al; J Moffett (A).

FLUSHING av, ss, 55.10 e Garden, 25x55; Saml Brounstein—Fannie Abramson et al; foreclosure mechanics lien; J A Whitehorn (A).

GLENMORE av, swc Warwick, 50x89.2; Henry Schober & wife—Manhattan & Suburban Home Co et al; E Kreis (A).

OCEAN av, es, 217.6 n Av L, 77.6x110; Henrietta D Semken—Ella M Haight & ano; Smith, Doughty & Weynberg (A).

UTICA av, ws, 51.4 n St Marks av, runn w 80xn1.5xw20xn35xe100 to av xs36.5 to beg; Mtg Securities Co—Evelyn E Grilli et al; H J Davenport (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 15.

COLUMBIA st, 109; Millie Hellinger—Lottie Neiwirth et al; P Hellinger (A).

25TH st, 235-7 E; Jonas Weil et al—Morris Edelson et al; M Sundheimer (A).

88TH st, ss, 324.11 w West End av, 19.1x 100.8; Stuyvesant Mortgage Co—Jac F Bunn et al; S T Carter, Jr (A).

187TH st, swc Ams av, 100x107.5; 186TH st, nwc Ams av, 100x107.10; two actions; Hyman Sarner—Alberto Improvement Co et al; E Jacobs (A).

LONGFELLOW av, sec 172d, 100x50; two actions; Jas H Brewster trste—Benj Viau et al; E H Miller (A).

FEB. 17.

JACOBUS pl, ses, 246 ne Terrace View av, 13.7x80x irreg; FORDHAM rd, sec Cedar av, 26.10x82.6; two actions; Park Mortgage Co—Wm A Mark et al; Seybel & French (A).

LISPENARD st, 60-2; Lillius Grace et al—Marion S T Martin et al; Gillespie & O'Connor (A).

75TH st, 190 E; Astor Trust Co—Lester D Kauffman et al; White & Case (A).

STORY av, 2159; Sol Libman et al—Josephine Kassler; H Cracauer (A).

2D av, nec 120th, 40.11x80; Emanuel L Spellman—Wm Wolf et al; amended; Davis & Davis (A).

2D av, ns, lot 692, map of village of Wakefield, Bronx; Anna Kaiser—Evan G Ellis et al; S Williamson (A).

5TH av, ws, 24.11 s 135th, 25x90; Maria J S y Gobel—Mary Hershfield et al; J J & A Lyons (A).

FEB. 18.

31ST st, ss, 145.4 w Madison av, 21x75; Union Trust Co of N Y—Earl G Pier et al; Miller, King, Lane & Trafford (A).

95TH st, 220 E; Chas G Moller et al—Gella Markowitz et al; M S Borland (A).

114TH st, ns, 75 e 2 av, 25x100.10; Archibald K Mackay et al—Louis Pizitz et al; G B Winthrop (A).

120TH st, ns, 150 w 1 av, 75x100.11; A & S Constn Co—Edw J Lynn et al; E P Korkus (A).

133D st, 120 W; Jno Hardy—Mary Murphy et al; R C Birkhahn (A).

CONVENT av, es, 51.11 n 148th, 16x85; Mary E Garrison—Annie C Doyle et al; Carter, Ledyard & Milburn (A).

MANHATTAN av, 505; Jos W Teets et al—Thos W Butts et al; H Swain (A).

3D av, ws, 25.5 s 68th, 100x100; Bernard King—Miriam G Thorn et al; H B Goodstein (A).

LOT 130, of building lots of 24th Ward, nr Williamsbridge Station on N Y & Harlem R R; G B Raymond & Co—Rosario Lo Bue et al; De La Mare & Morrison (A).

FEB. 19.

19TH st, 446-8 W; Lillian Lanzit—Thos M Fanning et al; E V Brown (A).

130TH st, 53-5 E; Julius Frankel et al—Franciska Maesoh et al; Lese & Connolly (A).

109TH st, ss, 138 w Bway, 25x100.11; Robt H Borwick—Mary A Donnegan et al; Whitridge, Butler & Rice (A).

ST NICHOLAS av, nec 176th, 99.11x100; N Y Life Ins Co—Fluri Constn Co et al; H M Bellinger, Jr (A).

LOT 32, block B, map of Lester Park, Bronx; Annie Kelly adm—Frank McGarry et al; M J McCarthy (A).

LOTS 34 & 35, block 72; also LOTS 16, 17, 18, 19, 20, 21, 22 & 23, block 47; also LOT 12, block 48; also LOT 27, block 44, map of Morris Park, Bronx; Wilhelmina E Hoffmann—Anthony Stumpf et al— A & C Steckler (A).

FEB. 20.

81ST st, ns, 100 w Amsterdam av, 112.5x 102.2; 81st St Realty Co—S B Constn Co et al; Stoddard & Mark (A).

109TH st, 238 E; Clarence G Bernheimer—Threshold Realty Corpn et al; Hollander & Bernheimer (A).

MOHEGAN av, es, 154.10 n 175th, 25x70; Jacob Fritz—Wm J Deehan et al; R Lowenthal (A).

PARK av, 1964; Stephen H Jackson—Walter A Greene; S H Jackson (A).

1ST av, es, 100 s 216th, 45x100; Chas S Whitney—Jno J Zuelich et al; J Middlebrook (A).

3D av, swc 188th, 58.3x104.4; Peter Otten—Geo Keller Constn Co et al; A A Hovell (A).

7TH av, ws, 49.4 n 23d, 19.8x80; Mutual Life Ins Co of N Y—Ike Levy et al; F L Allen (A).

11TH av, es, 61.9 s 45th, 19.2x70; Adelia J Sparks—Michl F Conway et al; L F Doyle (A).

LOT 124, map of Hunts Point Realty Co, Bronx, Mathilde Weinberg—Frank W Davis et al; G Meyer (A).

PARCEL of land beg in a reserved right-of-way 15 ft w of ws of land of N Y & Harlem R R Co & 100 n Valentine av, 49.11x170.3; Marie Walter—Olga Kiefhaber et al; H E Stohldrier (A).

LOT 1, blk 44, lot 44, blk 50, lot 2, blk 46, lot 37, blk 50, lot 38, blk 50 and lot 39, blk 50, map of Morris Park, Bronx, 6 actions; Wilhelmina E Hoffmann&Jacob Cohen et al; A & C Steckler (A).

FEB. 21.

BEEKMAN pl, swc 51st, 34x25; F D Weekes trste—Robt Hubner et al; Weekes Bros (A).

23D st, 155-9 E; Louis Masbach—Jas Jordan et al; M Stern (A).

57TH st, ns, 475 w 10 av, 25.1x100.5; Sara C Hadden, exrx—Irving Bachrach et al; A Gardner (A).

61ST st, 413 E; David Keppel et al—Frank Sowers et al; Crane, Woodward & Shonk (A).

88TH st, ss, 324.11 w West End av, 19.1x100.8; Stuyvesant Mtg Co—Jacob F Bunn et al; S T Carter Jr (A).

101ST st, ns, 275 w Park av, 25x75.6xirreg; also PARCEL of land beg at a point in cl of block bet 101st & 102d sts, 100 e Madison av, runs s24.4xn24.11xw3.4 to beg, right, title, &c; Saml A Goldschmidt et al—Victorine E Bowles; D F Toumey (A).

LOTS 53-4, map 1431, estate of Lewis G Morris, Bronx; Lewis G Morris—Chas Jacob et al; Montgomery & Peabody (A).

BROADWAY, es, 50 n 129th, 25x83xirre; Oakdale Realty Co—Matthew Briggs; M Wolff (A).

SHERMAN av, 131; City Real Estate Co—Hanover Realty & Constn Co et al; G B Winthrop (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

FEB. 15.

No Building Loan Contracts filed this day.

FEB. 17.

FORT WASHINGTON av, nwc 162d, 102.3x 99.11; Montrose Realty Co loans Hilliard Constn Co to erect a —sty bldg; — payments. 90,500

SHERMAN av, nec 163d, 55x104.9; Rockland Realty Co loans Kingsley contracting Co to erect a —sty bldg; — payments. 44,000

WEBSTER av, ws, 51.2 n 197th, 47.1x126.9; Rockland Realty Co loans Evelyn Building Co to erect a —sty bldg; 5 payments. 18,000

FEB. 18.

TIFFANY st, nwc 167th, 92.11x35.1; Manhattan Mtg Co loans Gifford Bldg Co, Inc, to erect a 5-sty apartment; 16 payments. 40,000

20TH st, 521-7 W; Bway Savgs Inst of the City of N Y loans Baker & Williams to erect a —-sty bldg; — payments. 160,000

152D st, ss, 325 w Bway, 63.1x99.11; Ver Planck Estate loans Filrose Constn Co to erect a 5-sty apartment; 13 payments. 70,000

167TH st, ns, 35.1 w Tiffany, 40x101.6; Manhattan Mtg Co loans Gifford Bldg Co, Inc, to erect a 5-sty apartment; 16 payments. 30,000

PROSPECT av, ws, 50 n 167th, 75x100; City Mtg Co loans J C Gaffney Constn Co to erect a 2-sty taxpayer; 3 payments. 28,000

WATSON av, ss, 155 e Olmstead av, 50x108; Richd W Horner, atty, loans Chas E Devermann to erect a 2-sty dwelling; — payments. 10,000

FEB. 19.

No Building Loan Contracts filed this day.

FEB. 20.

70TH st, ss, 75 w 3 av, 52x100.5; Germania Life Ins Co loans 178 E 70th St Co, Inc, to erect a —sty bldg; — payments. 160,000

140TH st, ns, 90 w Bway, 135x99.11; Germania Life Ins Co loans Dayton Realty Co to erect a —-sty bldg; — payment. 180,000

ATTACHMENTS.

Manhattan and Bronx.

FEB. 13.

No attachments filed this day.

FEB. 14.

Hutton, Wm E, Robt C Pew, Fredk H Goff & Jos M Spencer, as members of a stockholders' protective committee et al; Wm H Netherland; $45,000; R W Gwinn.
McInnis, Duncan C; Geo McCurroch; $5,000; W Barnes.

FEB. 15.

McCrea, Wm W; People's Bank of East Orange; $1,500; D S Bingham.
Wolfe, Abr; Chas Collins Co; $2,192.20; May & Jacobson.

FEB. 17.

No Attachments filed this day.

FEB. 18.

El Dia Ins Co; Frank L Randall; $2,513.88; W O Badger, Jr.
Mullen, Anna M; M Tecla & Co; $3,560; Jacoby, Scharps & Raffel.

FEB. 19.

Bajata, Pietro; Herbert Briggs; $3,470; McElheny, Bennett & Sicher.
Koopman, Gerhard C; Fontana & Co; $1,741.52; W O Badger, Jr.
Vallely, Jno L; Chr G Hupfel Brewg Co; $1,805; Forster, Hotaling & Klenke.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

FEB. 14, 15, 17, 18, 19 AND 20.

O'Rourke, Cornelius. 180 Park Row..Geo Miller. Billof sale. Saloon. All chattels. 1
Manchester Button Works. 509 Broome st.. Fairbanks Co. Machinery. 193

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 13, 14, 15, 17, 18 AND 19.

Hainer, A & Israel Wilanken. Powell st, nr Livonia av..Isaac Sheppard & Co. (R) 480.
Same..same prop. (R) 949
Hoerning, Jno. 51 Furman av..Konkle Lumber & Mfg Co. Mantels 87
Kahan, Noah. Ames st, nr Sutter av—Isaac A Sheppard & Co. (R) 175
Martin, Geo J & Wm. Newkirk av & Rogers av—Hudson Mantel & Mirror Co. (R) 1,470
Michael, Dumey, Michael, Inc. St Johns pl, nr Classon av..Victor Holding Co. Bath tubs. 4,100
Dumey, Michael, Inc. St Johns pl, nr Classon av..Victor Holding Co. Bath tubs. 4,100
Rosenstein, I J. Ft Hamilton av, bet 59th & 60th..Popkin Gas Fix Co. Gas Fix. 425
Rothfield, Annie & Dora Berman. Alabama av, nr Dumont av..Hudson Mantel & Mirror Co. Consoles. 160
Sanza, Antonio. 30th st, c 3 av..Union Stove Works. Ranges. 292
Bristol Constn Co. Sutter av, c Saratoga av ..Stove Works. Ranges. 318
Clover Holding Corpn. 2151 E 18th st..West End Gas Fix Co. Gas Fix. 40
Same. 2233, 2237, 2239 & 2245 E 12th st.. same. Gas Fix. 160
J V Cunningham Realty Co. 56th st, nr 7 av ..Hudson Mantel & Mirror Co. (R) 781
Lyn Realty Co. Union st, bet Nostrand & N Y avs..Hudson Mantel & Mirror Co. Consols. 350
Plate Realty Co. Prospect pl, nr Ralph av.. Globe Mantel & Mirror Co. Consols. 248
Stronguin & Friedland. 50th st, nr 6 av—Isaac A Sheppard & Co. (R) 250

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub

FEB. 15.

BLEECKER st, 417-9; Saml Selman—Kath Laux & Fredk J Kuck (210). 353.00

COENTIES sl, 7-11; J I Hass, Inc—Baker, Carver & Morrell & Geo Vassar's Sons, Inc (218). 79.60

SAME prop; Harry Rosenbaum—Fredk C Beach, Jennie B Casper, 114 East 23d St Co, Saml Eisman & Co, lessee, & Henry Corn (214). 6,166.00

33D st, 1-13 E; E Rutzler Co—Jas R Roosevelt, Douglas Robinson & Nicholas Biddle & exrs, Jas McCutcheon & Co, Edmunds & Lefkovics & 5th Av & 33d St Co (212). 6,272.50

33D st, 1-13 E; Kalamein Co—Jas R Roosevelt, Douglas Robinson & Nicholas Biddle & Vincent Astor, trstes & Harry Rosenbaum Iron Works, Inc (206). 810.00

33D st, 1-13 E; Harry Rosenbaum—Jas Roosevelt, Douglas Robinson & Nicholas Biddle, trstes; Jas McCutcheon & Co, lessee; Fifth Avenue & Thirty-Third Street Co & Henry Corn (207). 6,313.00

SAME prop; Monroe M Golding—Jas McCutcheon & Fifth Ave & 33d St Co (208). 5,240.00

36TH st, 141 W; Oriental Fireproof Sash & Door Co Edw W Browning, Henry L Lewin Co & Herbert G Seligmann (202). 443.00

81ST st, 203-11 W; F Morrell Co—Saml Barkin & S B Constn Co (203). 1,800.00

170TH st, ns, whole front bet Aqueduct av & Merriam av, 183.6x irreg; Gustavus M Roden—Jno Renehan & O'Shea & McClelland, Inc (217). 163.42

BROADWAY, 1554-6; 47TH st, 156-70 W; W C Davis & Co, Inc—Geo H Earle & Milliken Bros, Inc (204). 300.00

BROADWAY, 1564; Whale Creek Iron Wks —Palace Theatre & Realty Co, Geo H Earle Jr Lawyers Title Ins & Trust Co & Milliken Bros, Inc (209). 3,016.00

CENTRAL PARK WEST, ws, whole front bet 62d and 63d, 200.10x225x200.10x200; Ellison Constn Co—New Theatre (211). 21,667.60

PARK av, ws, 71.9 n 188th, 40x100; Lewis H Woods Henry J Hemmens & Wm A Burr & Co (205). 450.00

PELHAM av, 589; Julius Oehrlein—Wm P F Fischer & A E Main (216). 38.00

WEBSTER av, 2091; Chas Bjorkgren—Michl & Bridget E Bunworth (215). 28.00

FEB. 17.

42D st, ss, whole front bet Broadway & 7th av, 96.2x41.3x irreg; Duffy & Collin—Estate of Chas A Coe, Godair-Wimmer Building Co, Jos H Flick, Ernest H Fleischmann Co & Michaud Catering Co, Inc (226). 623.31

113TH st, 62 W; Jos Rosenstreich—Ralph Garfiel (227). 113.78

133D st, 763-5 E; Specisso Valente—Gustave H Neumeyer, Abr J Dimond & Frank Cavaluzza (219). 70.40

215TH st, ss, 225 w Paulding av, 50x100; Harry Zudick—Rosario Lo Bue (225). 225.00

AV A, es 49.6 n 22d, 49.3x135x99 to 22d x35 x—x100 to beg; Tri Borough Contracting Co—Ogden Brower & Howard F White, trstes, & N Y Auto Truck Storage & Exchange Co (222). 459.50

HART av, es, 150 n Wakefield pl, 50x99.1; Douglas Bros—Edw J O'Neil & Callahan & Springer (223). 36.00

MARMION av, sec 177th, 20.10x100; Specisso Valente—C Edwin Deppeler & Pasquale Trotta (220). 138.00

PARK av, 1188; Grabler Co of N Y—Lueder F Von Ohlsen & Barrett Plumbing & Heating Co (221). 439.17

ST NICHOLAS av, 882-8; Harry Farber—Wm I Seaman & Louis Becker & Co (224). 395.00

FEB. 18.

ORCHARD st, 76; Israel Freiman—Mathias Last (233). 75.00

33D st, 1-13 E; Monroe M Golding—Jas Roosevelt, Douglas Robinson, Nicholas Biddle, Vincent Astor, Jas McCutcheon (229). 5,290.00

41ST st, 18-20 E; R I W Damp Resisting Paint Co—Judson S Todd, Rivoli Realty Co & Milliken Broc, Inc (235). 140.00

44TH st, 557 W; Conrad Becker—Bernadina Gorgers; (reneway); (236). 389.40

127TH st, 423-7 W; Welsh Machine Works —Bernheimer & Schwartz Pilsner Brewing Co & C H Peckworth (230). 6,555.00

BROADWAY, 1564; Brooklyn Vault Light Co—Geo K Earle, Lawyers Title Ins & Trust Co & Milliken Bros, Inc (234). 190.00

BROADWAY, 1564-6; also 47TH st, 156-70 W; Leonard Sheet Metal Works, Inc—Geo H Earle, Jr, Palace Theatre & Realty Co & Milliken Bros, Inc (232). 4,390.00

CENTRAL PARK W, 65; Wm A Burr—Geo B Leonard & F Mitchell (231). 492.80

FEB. 19.

FOX st, sec Home, 109x94; North American Wall Paper Co—Home Fox Co (248). 357.13

STANTON st, 284; Moses Rosenfeld—Estate of Meyer H Schonzeit & Dora Schonzeit (240) 221.50

4TH st, ns, 175 e Lewis, 75x100 Liberty Sheet Metal Works—Forest Box & Lumber Co & Furlong & Furlong (243). 225.00

17TH st, 110 W; Max Ratner—L Wolins Contracting Co (246). 77.50

17TH st, 110 W; Max Ratner—L Wollins Contracting Co Inc (241) 400.00

127TH st, 152-4 W; Water Supervision Co—Sanitary Steam Laundry Co & Warfield Laundry Co (237). 12.00

180TH st, 786 E; Edwin H Loewus—Mary E Lynch & Robt Feinstein (250.) 16.50

230TH st, ss, 255 e Barnes av, —x—; Gustave A Johnston—Francesco Cerbone; renewal; (247). 165.00

COLUMBUS av, 146; Water Supervision Co —Udo M Fleischmann & A Clumetz (238). 10.50

BROADWAY, 2332; Water Supervision Co—Beekman Estate & Clementz & Gellis (242). 9.00

BROADWAY, 1564-6; also 47TH st, 156-70 W; Evans Fire Door Co—Geo H Earle Jr. Lawyers Title Ins & Trust Co, Palace Theatre & Realty Co & Milliken Bros Inc (245). 115.00

LEXINGTON av, 183-5; Jacob Hecht—Justa Realty Co & S Fox & Son, Inc (251) 240.00

LEXINGTON av, 1822-8; Jacob Goshen—Beth David Hospital (239) 1,510.17

PROSPECT av, nec 187th, 50x95; Wm E Mason—P & F Constn Co (244). 400.00

WASHINGTON av, nec Fletcher, 125x75; North American Wall Paper Co—Nora Constn Co & Felix N De Luca (249). 196.85

FEB. 20.

FULTON st, 227-9; Interborough Marble Co —Jno Glackner & Edw Murphy (262). 60.00

33D st, 1-13 E; Kalamein Co—Jas R Roosevelt, Douglas Robinson & Nilcholas Biddle, trste, 5th Av & 33d St Co, Jas McCutcheon & Co, Chas G Edmonds, Morris Lefkovics & Harry Rosenbaum Iron Works (252). 810.00

42D st, 219 W; Saml Laster Co—Sperry & Hutchinson Co, Bertha Kenyon & Hyman L Laster Co (257). 600.00

42D st, 215 W; Saml Laster Co—Sperry & Hutchinson Co & Herman L Laster Co (258). 325.00

48TH st, 16 E; Jacob I Hass Inc—Julia Ward & Martin Mandel Inc (261). 1,050.00

105TH st, 128-30 W; Paul Miklowitz—Mary A Loeffler, Louis Burghardt & Wm A Hoddendorf (260). 180.00

137TH st, 512-14 E; Eller Mfg Co—Kramer Contracting Co (259). 300.00

159TH st, ss, 150 e Bway, 50x99.11; Hedden Iron Constn Co—Wm M Walker & Hotel Bldg Co (256). 750.00

KINGSBRIDGE rd, swc 231st, 205x151.6; Donald McKaskill—Church of the Mediator, Yonkers, & Chas H Peckworth (253). 397.00

PROSPECT av, nec 187th, 50x95; American Hardware Corpn of N Y, P & F Corbin Division P & F Constn Co (254). 116.05

FEB. 21.

54TH st, 11 E; Knoburn Co—Alice T Drexel Carlhian & Co & Carlhian & Beaumetz & W E Smith Inc (266). 185.00

31ST st, 101 to 105 E; Andrew M Haney —461 Fourth Av Co & Lehigh Valley Structural Steel Co (271). 3,706.93

17TH st, 110 W; Atlas Marble & Slate Works—L Wolins Constn Co (273). 95.00

48TH st, 16 E; Oriental Fireproof Sash & Door Co—Julia Ward & Martin Mandel Inc (274). 500.00

48TH st, 16 E; Louis Herman et al—Julia Ward & Martin & Mandell Inc (264). 233.00

48TH st, 16 E; Bayer, Cotton Co—Julia Ward & Martin & Mandell Inc (268). 1,043.10

48TH st, 220 to 228 W; Howard Gregory —Frazee Realty Co & Wm T Matthews & Marshall (269). 18.74

54TH st, 11 E; Knoburn Co—Alice T Drexel C H Garden; Lewis Samuels (263). 75.00

95TH st, ns, 127 e Bway, 29.4x100; Hudson Wrecking Lumber Co—Kerloc Realty Co (270). 457.44

148TH st, 412 W; Richd E Thibaut Inc—Cunard Realty Co (265). 153.55

179TH st, ns, 100 e Clinton av, 25x100; Christian Vorndran's Sons—Antonio Giliani (renewal) (267). 150.00

CENTRAL PARK W, 65; Wm A Burr—Geo B Leonard & F Mitchell (272). 451.80

Borough of Brooklyn.

FEB. 13.

BOWNE, Imlay, Verona sts & Commercial Wharf "Franklin and Nye" Bldgs; Lincoln Architectural Iron Co—N Y Dock Co & Milliken Bros (Inc). 344.25
SAME prop; J I Hass (Inc)—same. 2,060.00

CUMBERLAND st, ws, 200 n Lafayette av, 56x100; Ronalds & Johnson Co—Kahan Constn Co & Henry E Joli. 185.27

FURMAN pl, ns, bet Joralemon & Montague sts, "Ridder Bldg"; J I Hass (Inc)—N Y Dock Co & Milliken Bros. 36.00

HERKIMER st, 738; American Radiator Co —Thos A Rossiter & Henry E Joli. 184.23

LOGAN st, ws, 190 s Belmont av, 40x100; Graff Furnace Co—Sarah Drucker & Max Kessler. 120.00

ST JOHNS pl, 673; Bessie Messinger & ano—Patk F Magher. 90.00

UNION st, 989; Antonio De Bonis—Margt Burke & Michl Peute or Payne. 30.00

78TH st, 357; Sylvester Ross Jr (Inc)—Dora & Jno C Christianson. 144.93

DORCHESTER rd, sec E 21st, —x— (3 apartment houses); American Radiator Co—Emanuel Lieberman & Henry E Joli. 1,021.83

RIVERDALE av, nec Sackman st, 100x100; Louis Tanenbaum—Sack River Constn Co & Ike Rothfeld. 114.00

WILLIAMS av, 381-87; Benj Jackerson—Grant Bldg Co & "Hayman" Schiller. 30.00

FEB. 14.

LINCOLN pl, ns, 320 w Franklin av, 160x131; Bell Fireproofing Co—Otto Singer Bldg Co. 792.70

WEST st, es, 180 n Av C, 143.10x100; Tony Rinilla—Bristol Bldg Co. 200.00

S 5TH st, 416-18; Eddy Glickman Bldg, Concreting & Impt Co—Improvement Bldg Co & Alex B Gordee. 620.00

40TH st, ss, 300 e 5 av, 50x100; Andw Olsen—Ocean Breeze Co, E D Dunlap & Ephraim Strayer. 185.00
SAME prop; Stevenson Lumber Co—Ocean Breeze Co & Ephraim Strayer. 1,453.00
SAME prop; Mason S Cooper—same. 780.92

BEDFORD av, 1458; Louis M Josephson—Caroline Scheppelman & Wm Scheppelman. 253.00

BLAKE av, sec Hinsdale, 100x100; East N Y Tile Co—Allvin Constn Co & Harry Friedlander. 150.00

DORCHESTER rd, ss, 9.9 e E 21st, 120x118.6; American Radiator Co—East Realty Co & Henry E Joli. 1,021.83

Mechanics Liens—Brooklyn (Continued).

17TH av, es, 118 s Benson av, 40x96.8; Rudolph Kutz May E Desmond & Thomas Howden. 42.54

18TH av, 6614-16; Gustav Nelson Carl O Carlson. 170.00

FEB. 15.

DEAN st, 772; Max Smith & ano Giuseppe Cesario & Patsy Arato. 50.00

N 3D st, 181-3; Harry Greenberg et al—Guilieppo or Luigi Gedeone & Mariano Carbone. 117.20

E 17TH st, 2064-6; Jno R Bailey—L Rosiello & Ruegamer & Auer. 32.00

AV R, ss, 60 e E 13, 40x100; F D Creamer—R & M Constn Co & Jas M Robinson & Harry S Manus. 346.19

AV R, ss, 60 e E 13, 40x100; Watson & Pittinger—R & M Constn Co. 1,036.25

ALABAMA av, es, 140 s Sutter av, 80x100; Northwestern Cornice & Roofing Co- Edifice Realty & Constn Co. 210.00

ATLANTIC av, ss, 150 w Saratoga av, 100x100; Chestnut Ridge White Brick Co—Mancorn (Inc) & Isidore Mirman. 598.50

BROOKLYN av, nwc Av H, 100x107.6; Jno R Bailey Ruegamer & Auer & J J Smith. 80.00

FLUSHING av, 848, Saml Brounstein—Fannie Abramson & Rosie Cohen. 267.00

LIVONIA av, nwc Douglass, —x250.3x100x250.3; Dominick Cervadoro H M B Bldg Co & B Harry Bernstein as pres. 270.42

MONTAUK av, ws, 90 s Pitkin av, 16x80; Cohen & Grau—Cath Pfeffer & Max Hassan. 260.50

FEB. 17.

DEAN st, 772; Bklyn Builders Supply Co—J Cesaria & Pasquale Arato. 131.16

ETNA st, es, from Dumont av to Blake av, —x ; Pittsburgh Plate Glass Co—Milford Constn Co, Louis Solomon & Watson & Pittinger. 470.00

SOUTH st, 516-8; Bklyn Mantel Co—Improvement Bldg Co & Alex B Gordee. 394.52

W 8TH st, ws, 100 s Av S, 300x100; Fred Lundin—Mapleton Engineering & Constn Co & Ruegamer & Auer Co. 58.65

E 22D st, ws, 540 s Av O, 40x100; R L Williams—Frank Pihlman. 25.00

E 37TH st, ws, 140 n Linden av, 20x100; Rockefeller Co—F Gunderson & Sylvester Baker. 115.00

40TH st, ss, 300 e 5 av, 50x100.2; R L Williams—Ocean Breeze Co & E Strayer. 25.00

FT. HAMILTON av, nwc, bet 59th & 60th, —x—; Pittsburgh Plate Glass Co—I J Rosenstein & Watson & Pittinger. 98.00

SAME prop; same—same & Louis Solomon. 163.00

RIVERDALE av, nwc Sackman, 100x100; Louis Tanenbaum—Sack-River Constn Co & Ike Rothfeld. 114.00

TROY av, swc Pacific, 107.3x100; Standard Lime Co—Salvatore or Sam Squillaci & Troy-Pacific (Inc). 71.30

WILLOUGHBY AV, sec Throop av, 50x100; Carlson Operating Co—Congregation Glory of Israel & Eagle Artificial Stone Co. 94.13

BLOCKS bounded by Imlay, Bowne & Verona sts & Commercial Wharf; Jos Elias N Y Dock Co & Milliken Bros. 270.00

FEB. 18.

ELTON st, es, 100 s Blake av, 90x400 to Dumont av; Allen T Gilkes et al—Milford Constn Co & Watson & Pittinger. 300.00

FULTON st, 1354-8; Jac Levinson & ano—Ridgewood Realty Associates. 127.00

HARRISON st, 121; Lasser Doman—Assunta Auletta. 235.00

HERKIMER st, 738; American Radiator Co—Thos A Rossiter, Margt A Rossiter & Henry E Joli. 184.23

ST JOHNS pl, ns, 400 e Underhill av, 100x123; Engineering Sheet Metal Works—Victor Holding Co & Abe Fogel. 250.00

EAST 25TH st, ws, 43.9 n Foster av, runs n45.8 to Flatbush av xnw58.4xw94.8xs60xw20xs40xe100.4 to beg; Pierce, Butler & Pierce Mfg Co—Michl Sholtz & Jas K Atkinson & Henry E Joli. 191.56

30TH st, sec 3 av, 50x100; Borough Park Cornice & Roofing Co—Antonio Sruzo. 60.00

66TH st, es, & 20TH av, —x—; Pittsburgh Plate Glass Co—Annetta E Barber, Louis Solomon & Watson & Pittinger. 155.00

79TH st, ss, bet 13 & 14 avs, —x—; Pittsburgh Plate Glass Co—Rosina Realty Co, Louis Solomon & Watson & Pittinger.....155.00

85TH st, ns, 280 e 22 av, 60x100; Elias Medlin—Nathan Edison. 340.00

ATLANTIC av, ns, 122.4 w Bond, 22.4x80; Sam Shlesinger—Leline G Thibault, Margt Fleming, Flatbush General Contracting Co, A Diamond & H Bolstein. 312.00

HEGEMAN av, nwc Vermont, 100x635; Allen F Gilkes & ano—Vermont Constn Co & Watson & Pittinger. 370.00

KNICKERBOCKER av, 354; Perry Miller—Jos Kahn & Israel Sanit. 40.00

SAME prop; Frank Kiefetz & ano—same. 849.00

SAME prop; Isidor Shkolnik—same. 65.00

MONTAUK av, 210; Solomon Filler—Cath Pfiffer & Max Hassen. 180.00

MONTAUK av, 210; Hyman Feigen & ano—Cath Pfiffer & Max Hassen. 325.00

SAME prop; Max Lapin—same. 326.00

20TH av, ws, from 66th to 67th, —x—; Pittsburgh Plate Glass Co—Annetta E Barber, Louis Solomon, Watson & Pittinger & Pinover Constn Co. 365.00

FEB. 19.

BOWNE st, VERONA st, COMMERCIAL WHARF & IMLAY st; Wm O Chapman—N Y Dock Co & Milliken Bros. 1,326.40

SAME prop; Sydney J Freidin—same. 3,221.30

QUINCY st, 124; H B Smith Co—Mary R Copeland & Henry E Joli. 81.50

WYONA st, es, 100 n Liberty av, 100x100; Louis Shepeloff—Kramer Realty Co & Abr Cohen. 70.00

BAY 25TH st, 38; Bernard Sternbach—Jno T Sproull & Annie Pflum. 169.00

GRAHAM av, 555; Jacob Chait & ano—Mollie Sacks & Magnus Sacks. 235.00

HOPKINSON av, 482-8; Globe Automatic Sprinkler Co—Sam Howe Amusement Co & Wm Henderson, Inc. 1,700.00

MONTAUK av, ws, 90 s Pitkin av, 20x100; Standard Lime Co—Kath Pfeffer & Max Hassen. 180.96

MYRTLE av, sec Gates av, —x—; Burroughs Bldg Material Co—Jno Gerathwohl & Frieda Hoepfner. 157.48

NOSTRAND av, 1721; H B Smith Co—Fredk & Annie M Waldhauer & Henry E Joli. 90.26

3D av, nec 7 av, 200x360.9; Herman Glaberson & ano—Richd C Von Lehn Jr & Jno T Eno & Edw T Waterbury. 80.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

FEB. 15.

47TH st, 629 W; Jac Perlman—Jas P Walsh et al; Jan8'13. 900.40

[2]187TH st, nec Crotona av; Frank Spadaccini Nista Constn Co et al; May27'12. 197.00

3D av, es, 175 s 171st; I W & C Horn Co—Wendover Bronx Co et al; Dec28'12. 225.00

FEB. 17.

86TH st, 158-60 E; Cramp & Co—Herman Bachrach et al; Aug1'11. 100.00

121ST st, 150 W; Sam Elkind—Estate of Emory J Lyon et al; Jan24'13. 117.00

ST NICHOLAS av, nwc 174th; Charniack & Held—Saml Baumann et al; Jan16'13. 116.00

WASHINGTON av, 481-3; Church E Gates & Co—Jno J Radley et al; Jan28'13. 840.58

FEB. 18.

UNIVERSITY pl, 88; also 12TH st, 24-6 W; Oriental Fireproof Sash & Door Co—Borough Investing Co et al; Apr22'12. 900.00

63D st, 147 W; Jno Wegmann—Patk J Cosgrove et al; Aug7'12. 68.00

92D st, 7 W; Abr Wagner—Gustave Fedor et al; Jan20'13. 43.60

PARK av, 929-31; Oscar Lowinson—929 Park Av Co et al; Sept24'12. 18,500.00

4TH av, 470-8; Erecting Co—4th Av & 32d St Co et al; Sept12'12. 188.60

FEB. 19.

23D st, 114-20 E; also [2]22D st, 115-9 E; Alfd E Norton Co—114 E 23d St Co et al; Feb14'13. 3,000.00

[2]33D st, 1-13 E; Alfd E Norton Co—Jas Roosevelt et al; Feb14'13. 13,619.92

62D st, 211 W; Fraad Contracting Co—Sarah A Hartin et al; Dec14'12. 495.00

157TH st, 522-30 W; I A Adler Co—Highwood Realty & Constn Co et al; Nov10'11. 404.00

PROSPECT av, nec 187th; Jos Starobin—P & F Constn Co et al; Dec6'12. 275.00

FEB. 20.

22D st, 115-9 E; Harry Rosenbaum—Fredk C Beach et al; Feb15'13. 6,166.00

23D st, 114 E; same—Fredk C Beach et al; Feb18'13. 2,843.00.

23D st, 114-20 E; also 22D st, 115-9 E; Monroe M Golding—114 E 23d St Co et al; Feb15'13. 2,843.00

[1]128TH st, 246 E; Fillmore Iron Works—Henry B Twombly et al; Jan16'13. 32.00

[1]135TH st, 221 E; Liberty Sheet Metal Works—Forest Box & Lumber Co et al; Feb19'13. 225.00

LEXINGTON av, 1498; Louis Borscher—Rose K Benaim et al; Sept30'12. 41.50

MORNINGSIDE av, 6; Edw R Hotaling—Simon Anhalt et al; Feb5'13. 18.15

VYSE av, nec 172d; Saml Renick—Monschien & Co et al; Feb10'13. 292.65

FEB. 21.

48TH st, 155-61 W; Louis Greenberg—Wm Funk et al; July3'12. 336.88

SAME prop; Sam S Glauber Inc—Louis Farkus et al; July3'12. 479.03

SAME prop; J L Mott Iron Works—same; July5'12. 300.00

SAME prop; H P Read Lead Works—same; July9'13. 239.92

SAME prop; Wm Silver—same; Aug17'12. 302.50

SAME prop; Wm Rosenbaum & Bro—same; July15'12. 451.72

134TH st, ss, 250 e St Anns av; Senft Contracting Co—Paul Quandt et al; Dec27'12. 344.00

163D st, 549 W; Robt Griffin—Comfort Realty Co et al; Feb3'12. 355.74

BROADWAY, sec 41st; Windsor Constn Co—41st St Realty Co et al; Oct15'12. 4,950.00

Borough of Brooklyn.

FEB. 13.

ASHFORD st, 533, Jos Kerstein & Co—Adolph & Saml Cohn; Jan27'13. 100.00

SACKMAN st, LOTT av, POWELL st & NEW LOTS rd, the block; Robt Kloiber—Island Cities R E Co. 325.00

WYONA st, es, 75 n Liberty av, 100x100; Morris Kreiman—Kramer Realty Co & Cream er Realty Co & Abr Russakoff; Dec10'12. 40.00

83D st, ns, 250 e 12 av, —x—; Audley Clarke Co—Louis Stern & David Jaret, Feb 7'13. 66.98

NEW JERSEY av, ws, 112.6 n Glenmore av, 87.6x100; Jacob Boyarsky—Purdy Constn Co; Jan24'13. 420.48

FEB. 14

CHESTER st, ws, 200 n Sutter av, —x—. David Machlin—Leibe, Sam & Goodman Kunkin; Jan29'13. 465.00

HOPKINSON av, ws, 100 n Dumont av, 50x100; L Lapidus Co—Joe Sklar; Jan21'13. 3,710.00

SNYDER av, nec Johnson pl, —x—; Hyman Blackman—Brettschneider Realty Co & Nathan Firestone; Jan14'13. 110.00

7TH av, nec 8th, —x—; Robt C Vernes—J Newton Shea, Philip Du Pont & Chas J Doersch; Jan31'13. 50.00

FEB. 15.

BARRETT st, ws, 100 s Pitkin av, —x—; Louis Greenberg—Barrett Constn Co & Louis Siegelbaum; Jan13'13. 475.00

ALABAMA av, ws, 20 s Newport av, —x—; Standard Lime Co—Jacob Brook, Isaac Goucharick & Book & Goucharick; Feb11'13. 100.00

FEB. 17.

POWELL st, es, 81.5 s New Lots rd, —x—; Robt Kloiber—Island Cities R E Co & Thos J Lillis; Oct31'12. 2,000.00

[1]PROSPECT pl, ss, 100 e Ralph av, 40x100; Moses Annenberg—Plato Realty Co; Jan18'13. 102.65

PROSPECT pl, ss, 100 e Ralph av, 40x127.9; East N Y Mason Material Co—Plato Realty Co; Jan16'13. 202.00

PROSPECT pl, ss, 100 e Ralph av, —x—; Jacob M Flowerman—Plato Realty Co & Greenberg & Sellecker; Nov12'12. 152.00

UNION st, 1307-13; Jacob Shavel—H C Partridge Co, Inc; June19'12. 35.00

FEB. 18.

AMBOY st, ws, 200.5 n Lott av, 40x100; Jos Egel—Annie Weiss & Becky Chodorovsky, David Weiss, Lippe Chodorovsky & Weiss & Chodorovsky Constn Co; Feb6'13. 43.99

SAME prop; Max Sandzik—same; Feb6'13. 165.00

[3]RALPH st, 371; Wm Jung—Sophie Stein; Dec9'12. ——

HOPKINSON av, ws, 100 n Dumont av, 50x100; Spatt Plumbing Supply Co—Joe Sklar & Sam Reiser; Jan28'13. 463.77

[2]TROY av, swc Pacific, 100x100; Jas De Mario—Newkirk Holding Co & Salvatore Squllaci; Jan7'13. 300.00

UTICA av, 173; Andw Ara—Maximilian Mosson & Isaac E Juselius; Dec12'12. 227.50

SAME prop; Fred C S Fengzelius—same; Dec28'12. 244.00

SAME prop; Chas A Puckett—Isaac E Juselius; Jan13'13. 25.00

FEB. 19.

WATKINS st, es, 117.2 n New Lots rd, —x—Meserole Masons Material Co—Watkins Stone Bldg Co, Abr Frankel, Geo Frankel & Isador Teplitz; Aug2'12. 55.50

E 13TH st, ws, 380 s Av N, —x—; Wm M Young—Slocum Park Constn Co, Jos Sidoti; Oct2'12. 51.74

56TH st, ss, 270 e 16 av, —x—; C I Constn Supply Co—Francesco Moyes & Cayetano Pasqual; Dec27'12. 330.11

CLERMONT av, ws, 195.5 s Fulton, 50x100; W R Craw Co—Dubro Constn Co & Michl F Marlborough; Sept25'12. 385.55

CROPSEY av, nes, 58 se Bay 46th, 30x100; Construction Material & Coal Co—Title Guar & Trust Co, Lower Bay View Realty Co & Guiseppina Lamonte; Aug30'12. 482.63

CROPSEY av, ns, 58 se Bay 46th, —x100; Waterbury Hardware Co—Guiseppina & Alfonso La Monte; Nov2'12. 100.00

CROPSEY av, ns, 77.4 se Bay 47th, 37x100; same—same; Nov2'12. 100.00

SAME prop; Jos Koppel—same; Oct29'12. 185.00

CROPSEY av, ns, 58 se Bay 46th, —x—; same—same; Oct29'10. 96.00

[1]discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

FEB. 13.

61ST st, ns, 340 w 7 av, 20x100; Kane Constn Co on Delia A Bree to pay Eastern Woodworking Co. 560.00

FEB. 17.

MONTAUK av, 210; Max Hassen on Eagle Savings & Loan Co to pay Standard Lime Co. 119.49

FEB. 19.

E 12TH st, es, 260 s Av P, —x—; Hollow Wall Constn Co on Lawyers Title Ins & Trust Co to pay J P Duffy Co. 131.60

W 17TH st, es, 180 n Mermaid av, 40x118; D Astromonti on De Bitetto & Ferante to pay C I Constn Supply Co. 50.00

LIVONIA av, sec Hinsdale, 100x100; Mendel Realty, Inc, on Julius Lehrenkrauss to pay Audley Clarke Co. 1,027.01

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2345 New York, February 22, 1913 (34) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

FEB. 14, 15, 17, 18, 19 & 20.

Allen st, 10-2, see Stanton, 199-203.

Allen st, 145, see Stanton, 199-203.

Barrow st, 137-49, see 63d, 7 E.

Baxter st, 19-23, see Stanton, 199-203.

Beekman st, 110-6, see Pearl, 230.

Broome st, 288, see Stanton, 199-203.

Canal st, 62-6, see Stanton, 199-203.

Chambers st, 87-9 (1:149-7-8), ns, abt 150 e Church, 49.4x150 to s s Reade (Nos 69-71), 2-5-sty stn loft & str bldgs; Jno L Bremer et al to Inter-State Land Holding Co, a corpn, 44 Wall; AL; Feb7; Feb 14'13; A$240,000-270,000. O C & 100

Duane st, 60, see Pearl, 230.

East Broadway, 129, see Stanton, 199-203.

East Broadway, 269, see Stanton, 199-203.

East Broadway, 271, see Stanton, 199-203.

East Broadway, 273, see Stanton, 199-203.

Eldridge st, 202, old Nos 176 & 158 (2:-416-4), es, abt 155 n Rivington, 24.4x88, 5-sty bk tnt & strs; Chas I Fleck to Otto F Ziegenbein, 5809 15 av, Bklyn, as recvr of Moses & Harry Gutman individ & firm Gut man & Son, bankrupts; ½ pt; QC; Feb7; Feb20'13; A$20,000-37,000. nom

Elm st, 14, see Pearl, 230.

Gansevoort st, 84 (2:643), ss, 81 w Wash, runs w21.8xs85.3xe11.9xn14.5xe10xn72.2 to beg, 3-sty bk & fr tnt & strs; also GANSEVOORT ST, part of 84 (2:643-this & above lot 18), begins at rear of 91 Horatio, 69 w Wash & 95.11 n Horatio, runs w 9.6xs14.5xe9.6xn14.5 to beg; A$12,000-13,-000; also GANSEVOORT ST, 86 (2:643-17), ss, 102.11 w Wash, 20x84.10x20x85.10, 3-sty fr tnt & strs, 1-sty bk ext; A$11,500-12,-500; also GANSEVOORT ST, 88 (2:643-16), ss, 122.11 w Wash, 20x84.6x20x84.10, 3-sty fr tnt & strs & 2-sty bk rear tnt; A$11,-500-12,500; Carey Realty Co to Manhattan Refrigerating Co, a corpn, 525 West; mtg $32,000 & AL; Feb11; Feb15'13. O C & 100

Gansevoort st, part of 84, see Gansevoort, ss, 81 w Wash.

Gansevoort st, 86, see Gansevoort, ss, 81 w Wash.

Gansevoort st, 88, see Gansevoort, ss, 81 w Wash.

Hamilton st, 17, see Stanton, 199-203.

Hamilton st, 48, see Market, 59-61.

Henry st, 32 (1:277-42), ss, abt 195 e Cath, 25x100, 6-sty bk tnt & strs; Max Goldstein to Annie Rubin, 284 9th, Bklyn, & Jacob Goldstein, 231 W 116; ¼ pt; mtg $30,000; Feb18; Feb19'13; A$19,000-38,000. O C & 100

Henry st, 32; Chas G Goldstein to same; ¼ pt; mtg $30,000; Feb4; Feb19'13. O C & 100

Henry st, 37 (1:280-8), ns, 275.3 e Cath, 24.6x100x23x100, 6-sty bk tnt & strs; Louis Jarmulowsky to Hillel Shurin, 1939 Cropsey av, Bklyn; mtg $28,000; Feb19; Feb 20'13; A$19,000-39,000. nom

Henry st, 198 (1:270-51), ss, abt 95 w Clinton, 25x100, 5-sty bk tnt; Jacob Holzman et al TRSTES for Jacob Korn et al to Morris Lipschitz, 2004 Douglas, Bklyn; mtg $22,000; Feb11; Feb20'13; A$19,000-31,000. 30,500

Henry st, 330 (1:267-56), ss, 100.3 w Jackson, 25.1x94.10x25x94.8, 5-sty bk tnt & strs & 5-sty bk rear tnt; Richd M Henry, ref, to Fredk W & Jno Haug, 225 E 51, as joint tenants; FORECLOS Dec19'12; Feb 14; Feb15'13; A$16,000-25,000. **14,000**

Jumel pl, es, 280.4 n 167th, see Jumel pl, es, 288.7 s Colonial pkway (Edgecombe rd).

Jumel pl (8:2112-71-72), es, 288.7 s Colonial pkwy (Edgecombe rd), 50x90, vacant; A$7,600x7,600; also JUMEL PL (8:-2112-70), es, 280.4 n 167th, 25x90, except strip on n, 0.2x90, vacant; A$3,800-3,800; Olin J Stephens to Maria Melillo, 4311 Martha av; mtg $13,500; Feb15; Feb17'13. O C & 100

Lewis st, 185-7 (2:360-62), nwc 5th (Nos 819-23), runs w113.10xn96.2xe22xs47.6xe85 to ws Lewis xs48.9 to beg, 7-sty bk loft & str bldg; I Randolph Jacobs to Reliant Holding Co, a corpn, 160 Bway; AL; Feb 14'13; A$40,000-95,000. O C & 100

Ludlow st, 14 (1:297-4), es, 124.3 n Canal, 32.4x87.4x32.4x86.10, 5-sty bk tnt & str & 5-sty bk rear tnt; Thos W Butts, ref, to Bway Savgs Instn, a corpn, 5 & 7 Park pl; FORECLOS Feb11; Feb15'13; A $30,000-45,000. **40,000**

Madison st, 355 (1:267-29), ns, 216 e Scammel, 23.9x96, 5-sty bk tnt & strs; Hyman Spiegel to Rose Spiegel, 120 E 85; ½ pt; mtg $18,000; Feb14; Feb15'13; A$15,000-23,000. nom

Maiden la, 126, see Pearl, 230.

Market st, 47 (1:276-25), ws, 73 s Mad, 27x85x27x85.6, 5-sty bk tnt & strs; Chas G Goldstein to Annie Rubin, 284 9th, Bklyn & Jacob Goldstein, 231 W 116, NY; Feb4; Feb19'13; ¼ pt; mtg $14,000; A$17,000-26,-000. O C & 100

Market st, 47 (1:276); Max Goldstein to same; ¼ pt; mtg $14,000; Feb18; Feb19'13. O C & 100

Market st, 56, see Stanton, 199-203.

Market st, 59-61 (1:253), swc Hamilton (No 48), 44.1x57.5x25.7x59.6; also MARKET ST, 63 (1:253, this & above lot 37), ws, 44.1 s Hamilton, 25x57.6, this & above, 6-sty bk tnt & strs; Elck Realty Co to Annie Kalikow, 497 Van Sicklen av, Bklyn, & Lena Runsdorf, 1692 11 av, Brooklyn; AL; Feb20'13; A$35,000-77,000. nom

Market st, 63, see Market, 59-61.

Monroe st, 14, see Stanton, 199-203.

Monroe st, 45, see Stanton, 199-203.

Morton st, ns, 100 e West, see 63d, 7 E.

Mott st, 280 (2:508-17), es, 101.4 s Houston, 25x81.2, 5-sty bk tnt & strs; Celia Stern to Moritz & Alfd Weil, 224 E 60; mtg $21,750; Jan27; Feb19'13; A$14,000-25,000. nom

Norfolk st, 181 (2:355-21), nws, 125 s Houston, 25x100, 5-sty bk tnt & strs; Gussie Mintz to Rosie Goldberg, 205 E 7; ⅓ R, T & I; AL; Feb19'13; A$22,000-31,000. nom

Pearl st, 230 (1:70-28), ss, abt 40 w Burling sl, —x—, with all title to alley to Burling sl, 4-sty bk loft & str bldg; A $17,000-21,000; also PEARL ST, 281 (1:-95-28), ns, abt 35 w Beekman, 25x100, 5-sty bk loft & str bldg; A$23,000-33,000; also MAIDEN LA, 126 (1:39-24), ss, 84.7 w Water, runs w20.5xs53.3xw0.11xs12.1xe21.2 xn64.10 to beg, 5 & 6-sty bk loft & str bldg; A$19,000-26,500; also BEEKMAN ST, 110-6 (1:98-17), nes, 33.6 nw Water, runs n w66.8xne25xse66.5xsw25.4 to beg, 6-sty bk loft & str bldg; A$25,000-40,000; also DUANE ST, 60 (1:154-21), sws at nws Elm (No 14), 24x45.9, 5-sty bk loft & str bldg; A$40,000-45,000; Harriet S Pettit to Wm E Hanna, 282 Macon, Bklyn; AT; Feb18; Feb 19'13. 5,000

Pearl st, 230; also PEARL ST, 281; also MAIDEN LA, 126; also BEEKMAN ST, 110-6; also DUANE ST, 60; Wm E Hanna to Harriet S Greene, 1022 Spruce, Phila, Pa; AT; Feb18; Feb19'13. nom

Pearl st, 281, see Pearl, 230.

Pitt st, 66 (2:338-10), es, 100 s Rivington, 25x100, 3-sty bk tnt & str & 6-sty bk loft bldg in rear; Sophie H Toothill to Max Kramrisch, 66 Pitt; AT; mtg $15,800; Feb14; Feb18'13; A$18,000-25,000. O C & 100

Prince st, 96-100 (2:499-17-18), ss, 100 e Greene, runs s101xe29.2xn29xe46.6xn71.9 to st xw75 to beg, 2 5-sty bk loft & str bldgs; Usona Constn Co to Emerald Realty Co, a corpn, 149 Church; mtg $75,000; Feb13; Feb18'13; A$80,000-95,000. O C & 100

Reade st, 69-71, see Chambers, 87-9.

Ridge st, 129-35, see Stanton, 199-203.

Rivington st, 65, see Stanton, 199-203.

Rivington st, 355 (2:323-55), swc Tompkins (No 55), 22x75, 2 & 3-sty bk tnt & strs; Cath Doscher widow & DEVISEE Jno R Doscher to Claus H Doscher, 498 Bedford av, Bklyn, & Henry C, Sophia D E & Margaretta Doscher, all at 166 S 9, Bklyn; 1-5 pt; AT; B&S; AL; Feb15; Feb 17'13; A$11,000-13,500. nom

Sheriff st, 81 (2:339-67), ws, 125 n Rivington, 25x100, 5-sty bk tnt & strs & 3-sty bk rear tnt; Saml D Hollis to Thos E Faulkner, 170 Ams av; mtg $30,000; Feb 15; Feb17'13; A$19,000-31,000. O C & 100

Spring st, 129 (2:500-35), ns, abt 25 w Greene, 23.2x95.6x23.9x95.6, with rights to alley to Greene, 3-sty bk loft & str bldg, 1-sty ext; Anna Priester to Adam Priester, 436 W 162; AL; Feb14; Feb15'13; A$24,000-28,000. nom

Stanton st, 199-203 (2:344-17), swc Ridge (Nos 129-35), 50x100, 6-sty bk tnt & strs; A$65,000-110,000; also ALLEN ST, 10-2 (1:294-5), sec Canal (Nos 62-6), 50x87.5, 6-sty bk tnt & strs; A$65,000-105,000; also ALLEN ST, 145 (2:415-22), swc Rivington (No 65), 20x69.5, 6-sty bk tnt & strs; A$28,-000-38,500; also MARKET ST, 56 (1:274-45), nec Monroe (No 45), 25x87.2, 6-sty bk tnt & strs; A$25,000-45,000; also BROOME ST, 288 (2:414-31), ns, 20.6 e Eldridge, 23.7 x102.3x23.8x102.4, 6-sty bk tnt & strs; A $23,000-37,000; also E BROADWAY, 269 (1:287), ss, 75 e Montgomery, 16.8x75, 6-sty bk tnt; also E BROADWAY, 271 (1:-287-this & E Bway 269, lots 19-21), ss, 91.8 e Montgomery, 33.4x75, 6-sty bk tnt; A$44,000-72,000; also E BROADWAY, 273 (1:287-18), ss, 125 e Montgomery, 20.9x77.11 x20.9x77.6, 6-sty bk tnt; A$15,000-24,000; also E BROADWAY, 129 (1:283-40), ss, 113 e Pike, runs s75xw2.11xs12.6xe25xn87.6 to st xw22 to beg, 6-sty bk tnt & strs; A $20,000-31,000; also AV D, 76 (2:363-1), nec 6th (801-3), 22.9x100, 6-sty bk tnt & strs; A$20,000-43,000; also 20TH ST, 212-4 E (3:900-52), ss, 412 w 2 av, 66x92, 2 6-sty bk tnts; A$19,000-43,000; also 119TH ST, 77 E (6:1746-32), ns, 90 w Park av, 33.9x100.11, 5-sty bk tnt; A$15,000-34,000; also 115TH ST, 59-61 W (6:1599-15-17), ns, 325 e Lenox av, 75x100.11, 2 5-sty bk tnts; A$46,000-86,000; also LENOX AV, 163-5 (7:1903-31-32), ws, abt 100 s 119th, runs w97xs67.1xe97 to av xn67.1 to beg, 2 5-sty bk tnts; A$60,000-90,000; also 7TH AV, 2013-9 (7:1905-63), sec 121st (No 107), 100.11x33, 5-sty bk tnt & strs; A$50,000-75,000; also 140TH ST, 202-30 W (7:2025-38-60), ss, 100 w 7 av, 575x99.11, 15 6-sty bk tnts; A$289,000-690,000; also 160TH ST, 507-29 W (8:2119), ns, 150.1 w Ams av, 259.11x99.11, 6 5-sty bk tnts; also 161ST ST, 522 W (8:2119), ss, 325 w Ams av, 25x 88.11 to Knapps la x25x91.6; also 161ST ST, 524-8 W (8:2119), ss, 350 w Ams av, runs s 88.11 to ns Knapps la xse—xs3.9 xw—xn99.11 to st xe60 to beg (this & 522 W 161st), 2 6-sty bk tnts; also 161ST ST, 518-20 W (8:2119-this & 507-29 W 160th & 522-8 W 161st, lot 47), ss, 275 w Ams av, 50x99.11, 6-sty bk tnt; A$167,000-428,-000; also 135TH ST, 514-8 W (7:1988-48-52), ss, 375 w Ams av, 125x99.11, 3 6-sty bk tnts; A$66,500-159,000; also 139TH ST, 565-9 W (7:2071-5), ns, 100 e Bway, 75x99.11, 6-sty bk tnt; A$35,000-100,000; also WORTH ST, 164-72 (1:161-25), sec Baxter (Nos 19-23), runs e126.9xs2.4xw102.1 to es Baxter xn77.2 to beg, 2 6-sty bk tnts & strs; A $55,000-75,000; also MONROE ST, 14 (1:-253-72), ss, 201.2 e Cath, 25x115.7 to Hamilton (No 17) x25x117.10, 6-sty bk tnt & strs; A$20,000-45,000; Harris & Abr Cohen to Corpn of H & A Cohen, a corpn, 168 Park row; AL; Feb14; Feb18'13. O C & 100

Sullivan st, 77 (2:489-11), es, 200 s Spring, 25x100, 5-sty bk tnt & strs; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; Jan28; Feb 18'13; A$16,000-27,000. O C & 100

Tompkins st, 55, see Rivington, 355.

Waverly pl, 30, & part 28 (2:547-4), ss, 62.9 w Greene, 37.10x80.6x37.10x80.9, 8-sty bk loft & str bldg; Organizers Investing Co to Henry Corn, 1966 Bway [39 W 32]; mtg $70,000; Feb15; Feb19'13; A$50,000-105,000. nom

Waverly pl, 30 & part 28; Henry Corn to Organizers Investing Co, 39 W 32; mtg $70,000; Feb18; Feb19'13. nom

West st, 377, see 63d, 7 E.

West st, 381-5, see 63d, 7 E.

White st, 123 (1:167-35), sws, abt 95 e Centre, —x—, 5-sty bk loft & str bldg; Kulenkampff & Co to Carl A Kulenkampff, 176 Highland blvd, Bklyn; mtg $35,000; Feb14; Feb15'13; A$17,000-36,000. nom

Worth st, 164-72, see Stanton, 199-203.

3D st, 21 E (2:459-39), ns, 175 w 2 av, 25x96, 6-sty bk tnt & strs; David Lippmann et al to Jacob Oresky, 461 Hudson; AL; Feb14; Feb18'13; A$20,000-39,000. O C & 100

4TH st, 234-6 E (2:399-26), ss, 103 w Av B, 48x96.2, 6-sty bk tnt & strs; Jos Levine to Levine Realty Co, a corpn, 234 E 4; ½ pt; mtg $74,500; June28'12; Feb20 '13; A$36,000-72,000. nom

4TH st, 377-83 E (2:360-30), ns, 172.7 e Av D, 67.10x96, 2 4-sty bk tnts & strs & 2 4-sty bk rear tnts; Chas Putzel, ref, to Julius Mautner, 1070 Mad av; AL; FORECLOS Jan7; Feb17; Feb18'13; A$37,000-55,000. **43,000**

5TH st, 819-23, see Lewis, 185-7.

6TH st, 801-3, see Stanton, 199-203

7TH st, 291 E (2:363-56), ns, 85.1 e Av D, 20x96.8, with all title to strip 20x0.11 on n, 4-sty bk tnt & 3-sty bk rear tnt; Zelda Witkin to Julius Stoloff, 314 E 4th, & Morris Kronovat, 127 Hooper, Bklyn; AL; Dec17'12; Feb18'13; A$10,000-14,000. O C & 100

13TH st, 221 W (2:618-50), ns, 283.4 w 7 av, 20.10x75, 3-sty & b bk dwg; Beatrice S B Ziegel to H Fred Lange Ziegel, 8 W 86; AL; Feb13; Feb14'13; A$9,500-12,000. nom

14TH st, 326 W (2:629-22), ss, 350 w 8 av, 25x103.1, 4-sty & b stn dwg; Moses Ottinger et al to Church of St Bernard, a corpn, 328 W 14; Feb6; Feb14'13; A$18,-000-20,000. O C & 100

18TH st, 510 E (3:975-47), ss, 170.6 e Av A, 25x92, 5-sty bk tnt; Jno M Sibley to Eliz Bickmann, 327 E 18; Feb19'13; A$7,-500-15,000. O C & 100

18TH st, 512 E (3:975-46), ss, 195.6 e Av A, 25x92, 5-sty bk tnt; Chas Hibson to Eliz Bickmann, 327 E 18; Feb19'13; A$7,-500-14,500. O C & 100

18TH st, 514-6 E (3:975-44-45), ss, 220.6 e Av A, 50x92, 2-5-sty bk tnts; Metropolitan Savgs Bank to Eliz Bickmann, 327 E 18; Feb19'13; A$15,000-29,000. O C & 100

18TH st, 518 E (3:975-43), ss, 270.6 e Av A, 25x92, 5-sty bk tnt; Palm Bracco to Eliz Bickmann, 327 E 18; Feb19'13; A$7,-500-14,500. O C & 100

19TH st, 219 E (3:900-14), ns, 344.6 w 2 av, 20x92, 3-sty & b bk dwg; Phoebe Carpenter to Ada L Haviland, 219 E 19; mtg $8,000; Aug28'98; Feb18'13; A$12,000-15,500. nom

20TH st, 212-4 E, see Stanton, 199-203.

20TH st, 156 W (3:795-17), ss, 138.8 e 7 av, 17.8x93.10, 5-sty bk tnt; Helen A Mirick to Seaboard Land & Mtg Co, a corpn, 220 Bway [r 16a]; mtg $14,000; Feb 14; Feb20'13; A$20,000-22,000. O C & 100

20TH st, 236 W (3:769-58), ss, 294.10 e 8 av, 28x91.3x28x92, 5-sty bk tnt & strs; Patk Carroll to Ken Realty Co, a corpn, 135 W 24; mtg $13,000; Jan21; Feb17'13; A $13,000-21,000. nom

26TH st, 239 E (3:907-23), ns, 100 w 2 av, 25x98.9, 5-sty bk tnt & strs; Herman Ecker to Lena Block, 2106 Clinton av [care S L Frooks, 27 Cedar]; mtg $24,000; Feb 18; Feb19'13; A$12,000-22,000. nom

28TH st, 211 W (3:778-33), ns, 147.7 w 7 av, 24.10x98.9, 6-sty bk storage bldg; Esther A Quackenbush to Lambert S Quackenbush, 3 E 94, & Abr C Quackenbush, 1287 Mad av; B&S; Dec21'11; Feb 18'13; A$15,500-31,000. O C & 100

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29TH st, 230-2 E (3:909-38-39), ss, 160 w 2 av, 40x98.9, 2 5-sty bk tnts & strs & 2 5-sty bk rear tnts; Jos Been to Ninfa G wife & Antonio Capace, 232 E 29; mtg $20,000; Aug31'10; Feb20'13; A$19,200-32,-000. nom

29TH st, 549 W (3:701-11), ns, 175 e 11 av, 16.8x98.9, 4-sty bk dwg; Josephine Macdonald to Mary E Byrnes, 271 W 140th; 1-3 pt; Jan17; Feb14'13; A$5,500-$——. nom

29TH st, 549 W; Mary E Byrnes & Irene C McDermott to W & J Sloane, a corpn, 575 5 av; all of; Feb4; Feb11'13. nom

29TH st, 551 W (3:701-10), ns, 158.4 e 11 av, 16.8x98.9, 4-sty bk dwg; Mary Delaney widow to Jas L Delaney, 551 W 29; B&S; Mar16'12; Feb17'13; A$5,500-7,500. O C & 100

29TH st, 554 W; Jas L Delaney to W & J Sloane, a corpn, 575 5 av; Feb17'13. O C & 100

29TH st, 553 W (3:701-9), ns, 141.8 e 11 av, 16.8x98.9, 4-sty bk dwg; Jno J Sheahan to W & J Sloane, a corpn, 575 5 av; mtg $2,500; Feb14'13; A$5,500-7,500. O C & 100

29TH st, 555 W (3:701-8), ns, 125 e 11 av, 16.8x98.9, 4-sty bk dwg; Martha W Mellon to W & J Sloane, a corpn, 575 5 av; mtg $3,500; Feb14'13; A$5,500-7,500. O C & 100

30TH st, 323 W (3:754-26), ns, 298 w 8 av, 23x98.9, 3-sty & b stn dwg; Jas W Gallagher to Hannah F Gallagher, 323 W 30; AT; mtg $10,000; Feb15'13; A$13,500-17,000. O C & 100

34TH st, 101-3 W, see Bway, 1313-5.

34TH st W (3:679-pt lot 1), ss, 225 w 11 av, 25x98.9, pt 1-sty bk bldg; A$——$——; also 34TH ST W (3:679-pt lot 1), ss, 275 w 11 av, 25x98.9, pt 1-sty bk bldg; A$——$——; also MANHATTAN AV, 137 (7:1841-51½), ws, 134.3 n 105th, 16.8x75, 3-sty & b bk dwg; A$10,000-11,500; Wm H Ebbitt & Mabel M, his wife to Christiana S Ebbitt, 137 Manhattan av; QC; Feb17'13. nom

34TH st W, ss, 275 w 11 av, see 34th W, ss, 225 w 11 av.

40TH st, 14 E (3:869-66), ss, 171 w Mad av, 21x98.9, 4-sty & b stn dwg; Jos Schanz to Country & City Corpn, 13-21 Park row; AL; Jan27; Feb20'13; A$73,500-82,000. nom

41ST st, 151-5 E, see 3 av, 640-2.

42D st, 103 W (4:995-29A), ns, 40 w 6 av, 20x75.4, 5-sty bk office & str bldg, 2-sty ext; New England Mtg Security Co to Salo Cohn, 62 E 81; mtg $90,000 & AL; Feb 14; Feb15'13; A$105,000-113,000. nom

44TH st, 354 W (4:1034-59), ss, 125 e 9 av, 25x100.4, 4-sty bk tnt & strs & 3-sty bk rear tnt; Jacob Schmalhausen to Saml Brown, 345 W 38; Feb11; Feb14'13; A$16,-000-23,000. O C & 100

45TH st, 437-9 W (4:1055-13), ns, 300 e 10 av, 55x100.5, 3 & 4-sty bk shop & 2-sty bk rear stable; Louise Jordan widow to Florence J Colburn, 133 W 87; Dec4'12; Feb19'13; A$25,000-35,000. nom

49TH st, 609 W, see Lex av, 1364.

52D st, 232 E (5:1325-37), ss, 360 e 3 av, 16.8x100.4, 4-sty stn tnt; Mary A Foley et al, EXRS, TRSTES, heirs, &c, Ellen C Eustace to Mary F Eustace, 104 E 85, also heir Ellen C Eustace; Feb4; Feb18'13; A$6,500-12,000. nom

52D st, 303 W (4:1043-29½), ns, 80 w 8 av, 20x100.5, 3-sty & b stn dwg; Emilie B Fausner et al to Louis M Goldberg, 324 W 51; mtg $16,500; Feb18'13; A$13,000-15,000. O C & 100

53D st, 7 W (5:1269-26), ns, 285 w 5 av, 23x100.5, 4-sty & b stn dwg, 3-sty ext, with easement over lot adj on w 23x100.5 for light & air, so long as party of 2d pt occupies above; Jno D Rockefeller to Alta R, wife E Parmalee Prentice, 5 W 53; Feb 17; Feb18'13; A$78,000-100,000. nom

54TH st, 161-3 E (5:1309-32-32½), ns, 75 w 3 av, runs n25.5xw20xn75xw25xs100.5 to st xe45 to beg, 4-sty bk tnt & strs & 4-sty bk garage; Reversionary Estates Co to Richd P Lydon, 149 E 61; 2-15 pts; AT B&S; AL; Feb14; Feb15'13; A$20,500-30,-500. nom

55TH st W (4:1065-12-20 & 45½, 46½ & 47½), ns, 300 w 9 av, runs w 100xn100.5xe 25xn31.3xse75.7xs122.2 to beg; vacant; Jno M Scoble, to Isaac A Hopper (Inc), a corpn, 231 W 125; mtg $25,000; Feb4; Feb18'13; A$85,500-85,500. O C & 100

55TH st W (4:1065-13-16), ns, 400 w 9 av, 100x100.5, vacant; Lewis S Chanler to Isaac A Hopper (Inc), a corpn, 231 W 125; Jan 25; Feb18'13; A$27,000-27,000. O C & 100

58TH st, 141 E (5:1313-24), ns, 95 e Lex av, 21x100.5, 4-sty & b stn dwg; A$14,000-21,000; also 58TH ST, 143 E (5:1313-25), ns, 116 e Lex av, 29x100.5, 5-sty bk tnt; A $20,000-35,000; Robt Weber et al, TRSTES Jno Weber, decd, for benefit Louise M Weber, to Emilie C Keim & Laura A Weber, both at 1109 Mad av; ¼ pt; AT; QC; AL; Feb11; Feb18'13. nom

58TH st, 141 E. & 58th st, 143 E; Geo H Keim et al, TRSTES will Jno Weber, decd, for benefit Louise M Weber, to same; 1-20 pt; AL; Feb11; Feb18'13. **2,800**

58TH st, 143 E, see 58th, 141 E.

60TH st, 25 W (4:1113-12), ns, 284 e Col av, 18x100.5, 3-sty stn tnt & str; mtg $23,-100 & AL; A$18,000-24,000; also 61ST ST, 16-24 W (4:1113-51-54), ss, 250 e Col av, 100x100.5, vacant; mtg $150,000; A$131,000-$——; Locomobile Co of America to Amos R E Pinchot, 1021 Park av; Feb17; Feb19'13. O C & 100

60TH st, 143 W (4:1132-11), ns, 250 e Ams av, 25x100.5, 5-sty stn tnt & strs; New Amsterdam Realty Co to Agnes Kearney, 167 W 102; mtg $20,000 & AL; Feb14; Feb 15'13; A$12,000-24,000. O C & 100

61ST st E, sec Lex av, see Lex av, 779-81.

61ST st, 16-24 W, see 60th, 25 W.

61ST st, 243 W (4:1153-8), ns, 175 e West End av, 25x100.5, 5-sty bk tnt; Cornelius Huth ref to Equitable Trust Co, 37 Wall EXR Josephine B Chambers; FORECLOS Jan29; Feb13; Feb14'13; A$6,-000-15,000. **11,000**

63D st, 2-6 E (5:1377-66-67), ss, 125 e 5 av, 50x100.5, 3 4-sty & b stn dwgs; Jno J Sinclair et al, individ EXRS &c Margt A Sinclair & ano, to Edwin H Bigelow, 52 Sidney pl, Bklyn; AL; Jan29; Feb18'13; A$192,000-213,000. O C & 100

63D st, 7 E (5:1378-8), ns, 175 e 5 av, 25x100.5, 4-sty & b stn dwg; A$103,000-117,000; also WEST ST, 381-5 (2:603-5-11), sec Barrow (Nos 137-49), 75x164.2x75x 169.8, 2-sty bk factory & 2-sty fr stable; A$94,500-103,300; also WEST ST, 377 (2:-603-4), es, 75 n Morton, 25x107.4x25x105.6, 1 & 2-sty bk bldgs of lumber yd; A$18,-500-20,000; also MORTON ST (2:603-27), ns, 100 e West, 25x125; vacant; A$14,000-14,000; also all RT&I in any & all estate in County of NY which was vested or in possession of late Jno S McLean at time of his death; Stephen A McLean et al, EXRS &c Jno S McLean, to Ellen McLean, 7 E 63; Feb13; Feb18'13. **200,000**

63D st, 7 E; also WEST ST, 381-5, sec Barrow (Nos 137-49); also WEST ST, 377; also MORTON ST, ns, 100 e West, &c; same prop; Ellen McLean to McLean Realty Co (Inc), a corpn, 7 E 63; C a G; Feb13; Feb18'13. O C & 100

64TH st, 114 E (5:1398-67), ss, 132.6 e Park av, 17.6x100.5, 4-sty & b stn dwg; Lawyers Realty Co to Directors Realty Holding Co, a corpn, 160 Bway; B&S; Feb 19'13; A$21,000-28,000. O C & 100

68TH st, 31 W (4:1121-19), ns, 325 w Central Park W, 20x100.5, 4-sty & b stn dwg; Neil R Mitchell et al EXRS, &c, Helen R Mitchell to Jennie M Beattie, 940 Metropolitan av, Bklyn; AL; Jan31; Feb 14'13; A$18,000-30,000. **25,500**

68TH st, 31 W; Jennie M Beattie to Louis Neumann, 74 Riverside dr; mtg $20,-000; Feb14'13; O C & 100

70TH st, 178-82 E (5:1404-40½-41½), ss, 75 w 3 av, 52x100.5, 3-3-sty & b stn dwgs; Lawyers Realty Co to 178 E 70th St Co, Inc, a corpn, 160 Bway; B&S; Feb19'13; A $43,500-53,000. O C & 100

72D st, 428 E (5:1466-33), ss, 388 e 1 av, 25x102.2, 5-sty bk tnt; Albt Cohn et al, heirs &c Sigmund Cohn, to Netty Cohn, 2025 Mad av; AT; AL; Jan16; Feb15'13; A $9,000-24,000. O C & 100

73D st, 62 E (5:1387-40), ss, 66 w Park av, 17x102.2, 5-sty & b bk dwg; Alice H Hoadley to Josephine R Seaman, 1 W 58; AL; Feb15; Feb17'13; A$32,000-53,000. O C & 100

76TH st, 363 E (5:1451-21), ns, 125 w 1 av, 25x102.2, 4-sty bk tnt & strs; Howe Realty Co to Etta Lazarus, 110 E 116; AL; Feb13; Feb20'13; A$9,000-16,500. O C & 100

76TH st, 26 W (4:1128-48), ss, 400 e Col av, 25x102.2, 4-sty & b stn dwg; Henry Goldman to Edna S Ball, 312 West End av; Jan18; Feb15'13; A$30,000-62,000. O C & 100

77TH st, 421 E (5:1472-9), ns, 394 w Av A, 25x102.2, 4-sty bk tnt; Abr Grossman to Anna Vogel, 1960 2 av; mtg $13,000; Feb 19'13; A$8,000-15,500. O C & 100

77TH st, 317 W (4:1186-14), ns, 191 w West End av, 19x102.2, 4-sty & b stn dwg; Helen E M Knight to Webb Floyd, 102 W 80; mtg $22,000; Feb20'13; A$17,000-29,000. O C & 100

78TH st, 132 W (4:1149-46½), ss, 341 w Col av, 16x95.6x16x95.10, with all title to strip in rear 16x4.5x16x4.2, 4-sty & b stn dwg; Chas J Leslie, ref, to Susy E Wood, 135 S 2 av, Mt Vernon, NY; PARTITION Oct16'11; Jan29; Feb18'13; A$12,-000-21,000. **20,000**

82D st, 149 E (5:1511-23), ns, 57.9 e Lex av, 30x102.2, 5-sty bk tnt; Kathleen Slattery to Mari Szilagye, 1205 Lex av; mtg $34,000; Feb15; Feb17'13; A$15,500-36,000. nom

82D st, 407 E (5:1562-6), ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; Chas J Leslie ref to Philip A & Bertha R Zoller, 725 Cauldwell av; mtg $13,000; FORECLOS, Feb17; Feb 18; Feb20'13; A$8,500-18,500. **1,000 over & above mtg**

83D st, 35 E, see Mad av, 1109-11.

83D st, 325 E (5:1546-16), ns, 250 w 1 av, 25x102.2, 5-sty stn tnt; Albt Pflug to Herman G Pflug [443 E 83]; mtg $24,000; Apr8'10; Feb17'13; A$9,000-22,000. O C & 100

83D st, 121 W (4:1214-24), ns, 198.8 w Col av, 16.4x102.2, 3-sty & b stn dwg; Lawyers Realty Co to Chas A J Christesen, 121 W 83; AL; Feb15; Feb17'13; A$9,500-13,000. O C & 100

85TH st, 128 W (4:1215-45), ss, 295 w Col av, 18x102.2, 4-sty & b stn dwg; U S Trust Co of NY, EXR &c Josephine Lazarus, to Mabel A Andreas, 143 W 69; Feb 18'13; A$10,500-21,000. **23,500**

87TH st, 64 E, see 93d, 70 E.

87TH st, 133 W (4:1218-21½), ns, 275 w Col av, 15x100.8, 3-sty & b bk dwg; Louise Jordan widow to Florence J Colburn, 133 W 87; Dec4'12; Feb19'13; $9,000-15,000. nom

89TH st, 161 E (5:1518-29), ns, 200 w 3 av, 25x100.8, 5-sty stn tnt; Ottilie E Nagel to Hedwig M Bernet, NY [1962 Anthony av], ⅓ pt; mtg $25,000; Aug22'06; Feb20 '13; A$14,000-27,000. O C & 100

89TH st, 161 E; same to Johanna C Wenzel, NY [110 E 87], ⅓ pt; mtg $25,000; Aug 29'06; Feb20'13. O C & 100

90TH st, 131 E, see Lex av, 1364.

91ST st E, sec Lex av, see Lex av, 1377-9

92D st, 124 E, see Lex av, 1364.

92D st, 130 E, see Lex av, 1364.

92D st, 132 E, see Lex av, 1364.

93D st, 70 E (5:1504-42½), ss, 126 w Park av, 21x100.8, 5-sty stn tnt; mtg $17,-000; A$17,500-27,500; also 87TH ST, 64 E (5:1498-42), ss, 107.10 w Park av, 25.6x 100.8, 5-sty bk tnt; mtg $21,000; A$20,500-32,500; Henry Meyer to Hermann Levy, 60 W 129; Feb19'13. O C & 100

93D st, 70 E; mtg $17,000; also 87TH ST, 64 E; mtg $21,000; Hermann Levy to Henry Meyer & Henrietta, his wife, 70 E 93 as tenants by entirety; Feb19'13. O C & 100

93D st, 49 W (4:1207-11), ns, 250 e Col av, 16.8x45.9 to ss Apthorps or Jaunceys la x16.8x46.6, with all title to ½ of lane in rear, 3-sty & b stn dwg; Kate C M Gibson to Jno B Gibson, her husband, Yonkers, NY; Jan7; Feb8'13; A$7,500-9,500. (Corrects error in last issue when st No was 419). nom

93D st, 252 W (4:1240-56), ss, 100 w Bway, 19x100.8, 4 & 5-sty & b bk dwg; Laura L Babbage to A Lawton McElhone, 600 W 133; C a G; Feb15; Feb17'13; A$13,-000-27,000. O C & 100

94TH st, 52-4 W (4:1207-52-53), ss, 475 w Central Park W, 50x100.8, 2 5-sty stn tnts; Emma J J Hambrock to Fredk Hambrock, 52 W 94; AL; Aug15'11; Feb20'13; A$33,-000-72,000. nom

96TH st, 124 W (4:1226-43), ss, 250 w Col av, 25x100.8, 5-sty bk tnt; Matthew Wheelehan to Margt Wheelehan his wife, 126 W 95; AT; AL; Nov13'12; Feb20'13; A $17,000-28,000. T C & 100

100TH st, 63 E (6:1606-31), ns, 120 w Park av, 30x100.11, 5-sty bk tnt; Anna E Donald to Gussie Besner, 100 E 106; AL; Feb14; Feb15'13; A$12,000-29,000. O C & 100

101ST st, 421-5 E (6:1695-14-16), ns, 320 e 1 av, 75x½ blk, 3-sty bk loft bldg; Esther A Quackenbush to Lambert S Quackenbush, 3 E 94, & Abr C Quackenbush, 1287 Mad av; B&S; Dec21'11; Feb 18'13; A$21,000-34,500. O C & 100

102D st, 414 E (6:1695-40), ss, 245 e 1 av, 25x100.11, 2-sty bk tnt & 1-sty bk rear stable; Adelaide Wicke to Adam C Wicke, 2024 Mohegan av; mtg $5,000; Feb 18'13; A$8,000-10,000. O C & 100

107TH st, 55 E (6:1613-26), ns, 264 w Park av, 18x100.11, 3-sty & b bk dwg; Dora Levy et al heirs, &c, Tobias Silverstone to Hannah Silverstone, widow [55 E 107]; QC & C a G; Jan7'07; Feb17'13; A $8,000-9,000. O C & 100

107TH st, 299 E, see 2 av, 2080-2.

107TH st, 272 W, see Bway, 2770-6.

109TH st, 133-5 E (6:1637-15), ns, 323.9 e Park av, 37.6x100.11, 6-sty bk tnt & strs; Bernhard Goldstein et al to Wolf B Bornstein, 156 Havemeyer, Bklyn; mtg $41,250; Feb17; Feb19'13; A$16,500-47,000. O C & 100

109TH st, 241 W (7:1881-12), ns, 250 e Bway, 25x100.11, 5-sty bk tnt; Geo Blakley to Eva Heymann, 121 W 146 [120 W 146]; mtg $32,500; Feb11; Feb20'13; A$17,-000-26,000. nom

111TH st, 249-51 W (7:1827-7-8), ns, 128 e 8 av, 72x100.11, with all title to alley on w & n, 2-6-sty bk tnts; Emilie Kampwirth to Louis Greenblatt, 164 St Nicholas av; mtg $99,000 & AL; Feb3; Feb17'13; A $46,000-104,000. O C & 100

111TH st, 253 W (7:1827-5), ns, 92 e 8 av, 36x100.11, 6-sty bk tnt; Edmund D Hennessy ref to Louis Greenblatt, 164 St Nich av; FORECLOS Feb13; Feb20'13; A $23,000-52,000. **44,100**

112TH st, 47 E (6:1618-24), ns, 95 e Mad av, 25x100.11, 5-sty stn tnt & strs; Alphonse G Koelble, ref, to Theo A Swan, 19 Liberty; FORECLOS Feb5; Feb18; Feb19 '13; A$11,000-23,000. **17,500**

112TH st, 49 E (6:1618-25), ns, 120 e Mad av, 25x100.11, 5-sty stn tnt & strs; Alphonse G Koelble, ref, to Theo A Swan, 19 Liberty; FORECLOS Feb5; Feb18; Feb 19'13; A$11,000-23,000. **17,500**

112TH st, 210 W (7:1827-39), ss, 133.4 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Helen Sondheim to Jas J Stettheimer, 7 E 17 [57 5 av]; B&S; Jan10; Feb20'13; A$9,-300-13,000. O C & 100

113TH st, 610 W (7:1895-28), ss, 175 w Bway, 42x100.11, 6-sty bk tnt; Abr A Loewy to N Y State Investing Co, a corpn, 2875 Bway; mtg $80,000; Feb10; Feb17'13; A$36,000-80,000. nom

115TH st, 59-61 W, see Stanton, 199-203.

116TH st, 351 W, see Manhattan av, 385.

118TH st, 269 W (7:1924-10), ns, 225 e 8 av, 25x100.11, 5-sty bk tnt; Jacob Cash to Minnie Cash, 269 W 118; mtg $24,000; Jan 10; Feb17'13; A$16,000-22,000. nom

119TH st, 77 E, see Stanton, 199-203.

119TH st, 105 W (7:1904-27), ns, 116.8 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Thos M Fanning to Dora Wiebke, 219 Bedford Park blvd; mtg $16,000; Feb14'13; A$10,000-18,000. nom

120TH st, 18 W, see Mad av, 1109-11.

121ST st W, sec 7 av, see Stanton, 199-203.

123D st, 324 E (6:1799-45½), ss, 399.10 w 1 av, 19.4x100.11, 4-sty stn tnt; Wm H Rennert et al, individ, EXRS &c Cath E Rennert, to Elsie R, wife David Allan, 48 Convent av, & Margt Rennert, 48 Convent av; 11-12 pts; AT; Feb14; Feb15'13; A$6,-000-10,000. **8,341.67**

124TH st, 542 W (7:1978-57), ss, 100 e Bway, 75x100.11, 6-sty bk tnt; Clarisse Jackson to Lombardy Realty Co, a corpn, 160 Bway; B&S & CaG; mtg $90,000 & AL; Feb13; Feb14'13; A$46,500-120,000. O C & 100

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128TH st, 246 E (6.1792-28½), ss, 75 w 2 av, 26x99.11, 6-sty bk tnt; Henry B Twombly TRSTE for Pauline F Brower to Jersey State Realty Co, a corpn, 1265 Arlington av, Plainfield, NJ, AL, Jan31, Feb19 '13, A$7,500-16,000. **16,100**

131ST st, 108 W (7.1915-39), ss, 140 w Lenox av, 17.6x99.11, 3-sty & b stn dwg; Adelaide B Fitch individ & EXTRX Henry Brown to Harry Geib, 2025 Lafontaine av; Jun6, Feb11'13, A$8,100-11,500. **7,600**

131ST st, 108 W; Harry Geib to Jas E Taylor, 337 W 35; mtg $6,500, Feb13; Feb 14'13. nom

132D st, 223 W (7-193S-23), ns, 215 w 7 av, 15x99.11, 3-sty & b stn dwg; Phoenix Ingraham, ref, to Chas A Sherman, 33 W 52; FORECLOS Feb13; Feb15; Feb17'13; A $6,500-8,500. **8,000**

133D st, 165 W (7:1918-8), ns, 150 e 7 av, 25x99.11, 5-sty bk tnt & strs; Henrietta Lazarus to Henry Schwartzwald, 603 Prospect av, mtg $20,875, Feb10; Feb 18'13; A$11,000-22,000. O C & 100

134TH st, 253 W (7:1940-12½), ns, 270 e 8 av, 15x99.11, 3-sty & b bk dwg; Saml B Livingston, ref, to Sarah M Chapman at Freeport, LI, individ, 432--1,000 parts & as ADMRX Jos T Chapman, decd, 568-1,000 parts; FORECLOS Nov26'12; Dec16'12; Feb 17'13; A$6,600-7,500. **7,500**

135TH st, 514-8 W, see Stanton, 199-203.

136TH st, 167 W (7:1921-6), ns, 100 e 7 av, 21x99.11, 5-sty stn tnt; Marv Simcox to Harvey J Cohen, 102 W 119; AL; Feb14; Feb17'13; A$10,500-20,000. nom

137TH st, 227 W (7:2023-18½), ns, 321 w 7 av, 18x99.11, 3-sty & b stn dwg; Morris I Ritterman to Abr L Steinberg, 239 St Paul, Baltimore, Md; mtg $14,000; Feb 15; Feb19'13; A$8,500-14,500. nom

139TH st, 565-9 W, see Stanton, 199-203.

140TH st, 202-30 W, see Stanton, 199-203.

141ST st W, nwc 7 av, see 7 av, 2420.

141ST st, 204-6 W (7:2026-38), ss, 100 w 7 av, 65x99.11, 6-sty bk tnt; mtg $72,000; A$32,500-88,000; also 141ST ST, 208-10 W (7:2026-41), ss, 165 w 7 av, 60x99.11, 6-sty bk tnt; mtg $67,000; A$30,000-86,000; Jno E Gerlach to Jno E Gerlach Realty Co (Inc), a corpn, 2460 7 av; Feb17; Feb18'13. nom

141ST st, 208-10 W, see 141st, 204-6 W.

143D st, 201 W, see 7 av, 2456-60.

144TH st, 517-23 W (7:2076-21-23), ns, 200 w Ams av, 100x99.11, 2 5-sty bk tnts; Louis Manheim to Abr Harris, 774 Hewitt pl; mtg $116,000 & AL; Feb5; Feb15'13; A $60,000-130,000. nom

149TH st, 507 W (7:2081-26), ns, 142.6 w Ams av, 17.6x99.11, 3-sty & b stn dwg; Alfred H Wohlgemuth to Jno H Bodine, 1427 Mad av; Feb18'13; A$9,000-13,500. nom

151ST st, 519 W (7:2083-22), ns, 233.4 w Ams av, 33.4x99.11, 5-sty bk tnt; Isidore Silverberg to Geo Thalasitis, 436 E 70; mtg $28,000; Mar1; Mar2'12; A$16,000-36,-000; corrects error in issue of Mar9'12 as to grantor. O C & 100

152D st, 620 W (7:2098-47), ss, 325 w Bway, 63x99.11; vacant; Chas M Rosenthal to Filrose Constn Co, a corpn, 412 W 148; mtg $15,000; Feb14; Feb18'13; A$—— $——. O C & 100

160TH st, 507-29 W, see Stanton, 199-203.

161ST st, 518-20 W, see Stanton, 199-203.

161ST st, 522 W, see Stanton, 199-203.

161ST st, 524-8 W, see Stanton, 199-203.

161ST st W, nwc Ft Wash av, see Ft Wash av, nwc 161st.

162D st W, swc Ft Wash av, see Ft Wash av, nwc 161st.

164TH st W, nec St Nicholas av, see St Nich av, 1086.

169TH st W, nec Haven av, see Haven av, nec 169th.

177TH st, 504 W (8:2132-106), ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; Annie L Kneer to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $30,000; Feb20'13; A $13,000-39,000. O C & 100

181ST st W, sec Ft Wash av, see Ft Wash av, 454-60.

228TH st W, nwc Marble Hill av, see Marble Hill av, nwc 228th.

Av D, 76, see Stanton, 199-203.

Amsterdam av, 1528-32 on map 1528-34 (7:1988-106-107), ws, 39.11 s 136th, 80x100, 2 5-sty bk tnts & strs; Jno Kafka to Bertha Jackson, [Hotel Great Northern, 118 W 57], ½ pt; B&S, mtg $117,000, Apr3'06; Feb15'13; A$56,000-120,000. nom

Amsterdam av, 2127 (8:2111-47), es, 52.3 s 166th, 52.3x100, 6-sty bk tnt & strs; Alphonse G Koelble ref to Chas C Marshall at Millbrook, NY; Chas A Moran, at Bernardsville, NJ, & Danl E Moran at Mendham, NJ; mtg $60,000 & AL; FORECLOS June24'12; Feb20'13; A$32,000-82,000. **5,000**

Broadway, 1313-5 (3:810-40), nwc 34th (Nos 101-3), 31.11x45.7x16x50.6, AT to any strips or gores adj, 5-sty bk office & str bldg; Frances Steel Co to R S S Co, 52 W 14; mtgs $350,000; Jan3; Feb17'13; A$365,-000-380,000. O C & 100

Broadway, 2770-6 (7:1878-55), sec 107th (No 272), 112.1x76.1x100.11x125, 4 2-sty bk tnts & strs; Laura Bayles to Manhattan Freehold Co, a corpn, 31 Nassau; ½ pt; mtg $237,500; July15'12; Feb20'13; A$175,-000-185,000. nom

Central Park W, 224 (4:1196-31), ws, 48.2 n 82d, 20.8x100, 5-sty bk tnt; Fredk W Jockel to Palmer Realty Co, a corpn, 68 William [r 1201]; 1-10 pt; mtg $31,000; Aug15'12; Feb15'13; A$25,000-35,000. O C & 100

Fort Washington av (8:2136-140 & pt lot 150), nwc 161st, runs w140xn99.11xw43.1xn 99.11 to ss 162d xe140 to ws of av xs204.5 to beg; vacant; J Romaine Brown & ano, EXRS Loyal L Smith, to Gertrude A Vanderbeck, 149 W 126; Feb13; Feb15'13; A corpn, 192 Bway [r 22]; mtg $35,000; Feb 14; Feb15'13; A$33,000-55,000. O C & 100

Fort Washington av, swc 162d, see Ft Wash av, nwc 161st.

Fort Washington av, 454-60 (8:2176-101), sec 181st, runs e140.5xs150xw30xs10xw100 to av xn173.10 to beg, 6-sty bk tnt; Ft Washington Constn Co to 180 Montague St Realties (Inc), a corpn, 63 Park row [r 1016]; mtg $390,000; Feb15% Feb18'13; A$113,000-325,000. O C & 100

Haven av (8.2139-140), nec 169th, 73.11x 127.8x71.7x109.2, 6-sty bk tnt; Strathcona Constn Co to Adelaide D Myers, Central Valley, NY; mtg $140,000; Feb14; Feb17'13; A$24,000-$——. nom

Lenox av, 84 (6:1598-3), es, 45 n 114th, runs e100xn55.11xw25xs25xw75 to av xs 30.11 to beg, 5-sty bk tnt & strs; Salo Cohn to New England Mtg Security Co, a corpn, 192 Bway [r 22]; mtg $35,000; Feb 14; Feb15'13; A$33,000-55,000. O C & 100

Lenox av, 163-5, see Stanton, 199-203.

Lenox av, 433-5 (7:1916-33), ws, 50 s 132d, 50x75, 6-sty bk tnt & strs; Star Mortgage Co to Rose Block, 78 E 96; mtg $50,-000; Oct29'12; Feb19'13; A$37,000-65,000. nom

Lenox av 523 (7:1921-30), ws, 24.11 n 136th, 25x75, 5-sty stn tnt & strs; Pearl Moser to Jacob Soffen, 523 Lenox av; ½ pt; mtg $22,500; Feb3; Feb17'13; A$17,500-26,000. nom

Lexington av, 779-81 (5:1395-50-50½), s ec 61st, 40.5x80, 2-3-sty & b stn dwgs; A Gertrude Cutter to Henry T Cutter, 781 Lex av; Aug3'12; Feb19'13; A$50,000-58,-000. O C & 100

Lexington av, 1364 (5:1519-16), nwc 90th (No 131), 100.8x30, 5-sty bk tnt; A$36,000-56,000; also 92D ST, 124 E (5:1520-62), ss, 250 e Park av, 15x100.8, 3-sty & b bk dwg; A$9,000-12,000; also 92D ST, 130 E (5:-1520-60½), ss, 295 e Park av, 15x100.8, 3-sty & b bk dwg; A$9,000-12,000; also 92D ST, 132 E (5:1520-60), ss, 310 e Park av, 15x100.8, 3-sty & b bk dwg; A$9,000-12,000; also 49TH st, 609 W (4:1097-26), ns, 150 w 11 av, 25x97 to ss Verdant la, 3-sty bk rear tnt; A$8,500-9,000; also all RT&I to following: INTERIOR LOT (4:1097-pt lot 26) at cl blk bet 49th & 50th 150 w 11 av, runs w25xs8.8xe25xn8.8 to beg; A$—— $——; Geo H Keim & ano, EXRS Jno Weber, to Robt Weber, 22 W 120; AL; Feb11; Feb18'13. nom

Lexington av, 1364; also 92D ST, 124 E; also 92D ST, 130 E; also 92D ST, 132 E; also 49TH ST, 609 W; also INTERIOR LOT; same prop; Laura A Weber et al, individ & TRSTES Jno Weber, decd, for benefit Louise M Weber, to same; AT; QC; Feb11; Feb18'13. nom

Lexington av, 1377-9 (5:1519-52), sec 91st, 100.8x45, 5-sty bk tnt; A$50,000-78,-000; also 3D AV, 1437 (5:1527-2), es, 25.7 n 81st, 25.6x101.8, 5-sty bk str, 2-sty ext; A$21,500-32,000; Robt Weber et al EXRS Jno Weber to Geo H Keim & Laura A Weber, 1109 Mad av, & Jno J Sullivan, at Woodcliff, NJ, trstes will of Jno Weber decd for benefit Louise M Weber; AL; Feb 11; Feb18'13. nom

Lexington av, 1377-9; & 3d av, 1437; Robt Weber et al to same; AT; QC; Feb 11; Feb18'13. nom

Lexington av, 1836-8 (6:1641-57-57½), w s, 20.11 s 114th, 40x73.10, 2-4-sty bk tnts; Hamilton Holding Co to Jno H Bodine, 1427 Mad av; mtg $15,000; Feb9; Feb19'13; A$16,000-24,000. nom

Madison av, 1109-11 (5:1495-21), nec 83d (No 35), 102.2x50, 8-sty bk tnt; mtg $75,-000; A$105,000-220,000; also 120TH ST, 18 W (6:1718-44), ss, 182 w 5 av, 18x119.2 to old Manhattan rd (closed) x18.7x124.1, 3-sty & b stn dwg; A$13,000-17,000; Robt Weber et al, EXRS Jno Weber, to Emilie C Keim & Laura A Weber, both at 1109 Mad av; Feb11; Feb18'13. nom

Madison av, 1109-11; mtg $75,000; also 120TH ST, 18 W; Robt Weber et al to same; AT; QC; Feb11; Feb18'13. nom

Madison av, 1427-9 (6:1604-52), es, 50.11 s 99th, 50x100, 7-sty bk tnt; Hamilton Holding Co to Irving S Merrell, 524 W Onondaga st Syracuse, NY; mtg $74,500; Feb19; Feb20'13; A$40,000-90,000. O C & 100

Manhattan av, 137, see 34th W, ss, 275 w 11 av.

Manhattan av, 385 (7:1943-13), nwc 116th (No 351), 19.11x50, 3-sty & b bk dwg; A$10,000-15,000; also MANHATTAN AV, 387 (7:1943-14), ws, 19.11 n 116th, 18 x50, 3-sty & b stn dwg; A$7,500-9,500; Reuben E Fichthorn to Fredk C Zobel, 315 Central Park W; mtg $16,500; Feb17'13. O C & 100

Manhattan av, 387, see Manhattan av, 385.

Manhattan av, 389 (7:1943-14½), ws, 37.11 n 116th, 18x50, 3-sty & b bk dwg; Samson Lachman & ano to Reuben E Fichthorn, 153 E 150; B&S; Feb19; Feb20 '13; A$7,500-9,500. O C & 100

Manhattan av, 393 (7:1943-16), ws, 73.11 n 116th, 18x50, 3-sty & b bk dwg; A$7,500-9,500; also MANHATTAN AV, 395 (7:1943-17), ws, 91.11 n 116th, runs w 83.4xn9xe 33.4xn9xe50 to av xs18 to beg, 3-sty & b stn dwg; A$7,800-9,500; Samson Lachman & ano to Reuben E Fichthorn, 153 E 150; B&S; Feb13; Feb15'13. O C & 100

Manhattan av, 395, see Manhattan av, 393.

Marble Hill av (13:3402-193), nwc 228th, 90.11x112.5x90x125, vacant; Peter J Shields to Orosant Constn Co, a corpn, 367 E 184; Feb11; Feb14'13; A$17,000-17,000. O C & 100

Park av, 1808 (6:1752-36), ws, 75 n 127th 24.11x90, 3-sty bk tnt & str; Fredk Wolters to Jno Nikolaus, 1868 Park av; mtg $6,500; Feb14'13; A$8,000-11,500. O C & 100

St Nicholas av, 620 (7:2048-41½), es, 20.1 s 141st, 18.3x102.4x18x105.4, with right of way across rear to 141st, 5-sty bk tnt; Constance B Washington, widow, to Louis I Harris, 332 W 141; B&S; Feb13; Feb17 '13; A$8,500-18,500. O C & 100

1ST av, 863 (5:1341-24), ws, 25.5 n 48th, 25x97, 5-sty bk tnt & strs; Jos Levine to Levine Realty Co, a corpn, 234 E 4; ½ pt; mtg $18,250 & AL; June28'12; Feb20'13; A $12,000-25,000. nom

1ST av, 1073 (5:1351-27), ws, 75.5 s 59th, 25x100, 6-sty bk tnt & strs; Saml S Isaacs, ref, to Max Katz, 229 E 72, & Ludwig Polacek, 353 E 72; mtg $26,000; FORECLOS Feb13; Feb18'13; A$16,000-37,000. **5,000**

1ST av, 2130 (6:1703-50), es, 88.4 n 109th, 37.6x95, 6-sty bk tnt & strs; Jno S Meyers ADMR Aaron Bussing to Alex P Knapp on Club rd, Roland Park, Baltimore, Md, TRSTE Thos McMullen, decd, QC; Feb18; Feb19'13; A$16,500-44,000. **35**

2D av, 912-4 (5:1341-52), es, 75.4 s 49th, 33.4x100, 6-sty bk tnt & strs; Orphans Home & Asylum of the P E Church in NY, to Michl T Fitz Patrick, 124 W 90; AL; Feb10; Feb18'13; A$21,000-50,000. **41,000**

2D av, 912-4; Michl T Fitz Patrick to Constance B Arnold, 111 W 75; mtg $35,-000; Feb18'13. **41,000**

2D av, 1855 (5:1541-24), ws, 75.7 n 95th, 25x100, 5-sty bk tnt & strs; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $17,000; Feb17; Feb20 '13; A$13,000-26,000. nom

2D av, 2080-2 (6:1679-1-2), nec 107th (No 299), 51.4x75, 4-sty bk tnt & strs; Libby Sobel to Bluma Greenberg, 2082 2 av; mtg $28,000; Jan25; Feb14'13; A$27,-000-43,000. nom

3D av, 640-2 (5:1296-32½-34), nwc 41st (Nos 151-5), 49.4x100, 3-4-sty bk tnts & strs; Cath Doscher, widow & heir Jno R Doscher, to Claus H Doscher, 498 Bedford av Bklyn & Hy C, Sophia D E & Margaretta Doscher all at 166 S 9 Bklyn; 1-5 pt; AT; B&S; AL; Feb15; Feb17'13; A$62000-81,000. nom

3D av, 1437, see Lex av, 1377-9.

3D av, 1576 (5:1517-37), ws, 101.5 n 88th, 25x93.2x31.3x112.11, 4-sty stn tnt & strs, 1 & 2-sty ext; Anna Sahm to Abr J Smith, 912 Col av; AL; Feb11; Feb18'13; A$23,500-30,000. O C & 100

3D av, 1576 (5:1517-37), ws, 101.5 n 88th, 25x93.2x31.3x112.11, 4-sty stn tnt & strs & 1 & 2-sty ext; Abr J Smith to Max Luria, 69 E 92; mtg $27,500; Feb18'13; A$23,500-30,000. O C & 100

5TH av, 523 (5:1278-72), es, 65 s 44th, 31.10x105, 6-sty bk loft & str bldg; Esther Reinheimer to Thos J Kappock, 76 Union, Jersey City, N J; mtg $350,000; Feb14'13; A$350,000-425,000. nom

5TH av, 523; Thos J Kappock to Esther Reinheimer, 49 W 70; mtg $350,000; Feb 14'13. nom

5TH av, 588 (5:1263-38), ws, 100.5 n 47th, 27.6x100, 6-sty bk loft & str bldg, 2-sty ext; Henry G Trevor to Saml & Gustav Frank, 315 Central Park W, & Wm C Frank at Bay Shore ter, East Elmhurst, LI; B&S; mtg $150,000 & AL; Feb19; Feb 20'13; A$325,000-380,000. O C & 100

6TH av, 334 (3:822-78), es, 40 s 21st, 20 x73.9, 2 & 4-sty bk str; Henry M Stevenson, ref, to Wm L Pettibone, 7908 Carnegie av, Cleveland, O, & Mary I Hodge, 6256 Winthrop av, Chicago, Ill; FORECLOSED & drawn Feb15; Feb17'13; A$68,-000-76,000. **60,000**

7TH av, 365-7 (3:806-3-4), es, 46.5 n 30th, 41.11x75x42.3x75, 4-sty bk tnt & strs & 2 & 3-sty bk & fr tnt & str; Chas Putzel, ref, to Edw T Kennard, 37 Grove, Plainfield, NJ, EXR Wm F Newkirk; FORECLOS Feb 6; Feb13; Feb15'13; A$116,770-120,762. **100,000**

7TH av, 2013-9, see Stanton, 199-203.

7TH av, 2250 (7:1938-32), ws, 74.11 n 132d, 25x100, 3-sty bk tnt & strs; Wm H Hussey et al to Chas Miller, 253 W 29; mtg $15,000; Feb10; Feb17'13; A$18,000-20,000. O C & 100

7TH av, 2420 (7:2027-29), nwc 141st, 49.11 x75, 5-sty bk tnt; Anna Smith to Marion S Irwin Martin, 21 W 54; mtg $30,000 & A L; Feb17'13; A$40,000-70,000. nom

7TH av, 2456-60 (7:2029-20), nwc 143d (No 201), 99.11x125, 7-sty bk tnt & strs; Jon E Gerlach to Jno E Gerlach Realty Co (Inc), a corpn, 2460 7 av; mtg $170,000; Feb17; Feb18'13; A$94,000-260,000. nom

8TH av, 2578 (7:2023-64), es, 99.11 n 137th, 25x80, 5-sty bk tnt & strs; Abr J Hoffman to Friedman Constn Co, a corpn, 171 Bway; mtg $16,000; Feb18; Feb20'13; A$16,000-25,000. O C & 100

8TH av, 2917 (7:2047-32), ws, 74.11 n 154th, 25x100, 6-sty bk tnt & strs; Chas E Sellers to Herbert Fischer, 461 W 159; mtg $25,000 & AL; Feb19; Feb20'13; A$10,-000-30,000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broome st, 296 (2:419-73), ns, abt 50 w Eldridge, 25x100, 5-sty bk tnt & strs; re mtg; Gittle F Eigenmacht to Chas Eigenmacht, 134 Eldridge; QC; Feb13; Feb17'13; A$25,000-42,000. nom

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Columbia st, 6 (2:331); certf as to payment of transfer tax, Jos A Wendell as Deputy Comptroller of State NY to Ellen Hoy, EXTRX Marion Hoy [159 Ross st, Bklyn]; Feb17; Feb19'13.

John st, 99 (1:76), also SUMMIT ST, 41-5 (Brooklyn); bill of sale of business, &c; Jennie P Childs individ, EXTRX, &c, of Chas A Childs, 26 E 56th to Chas M Childs & Co, Inc; AT; AL; Feb1; Feb14 '13. O C & stock certfs for 99,000

New Chambers st, S2 on map S2-4 (1:111-31), ss, 125.3 w from ns Cherry, runs w40.10xs75.2xe20.11xn43.8xe10xn— to beg, 4-sty bk tnt & strs; mtg $13,000; also 12TH ST (Brooklyn), ws, 180 n Av I, 40x100; mtg $4,000; CONTRACT to exchange for 136TH ST, 607-9 W (4:2002), ns, 100 w Bway, 54.6x99.11, 5-sty bk tnt; mtgs $65,000; Mary E Sandford, at Belleville, NJ, with Julius Eloskey, 660 W 180; Jan20; Feb18'13; A$12,000-16,500. exch

28TH st E, nwc Lex av, see Lex av, nwc 28th.

34TH st, 508 W (3:705-42), ss, 125 w 10 av, 20x98.9, 4-sty bk tnt; order of court cancelling deed recorded July17'08, &c; Thos F Toner plff to Chas J Toner et al defts, care Peter Eagan, 256 Bway; Jan 29; Feb19'13; A$11,500-16,500. court order

38TH st, 123 E (3:891-16), ns, 75 w Lex av, 17x98.9, 4-sty & b stn dwg, 2-sty ext; CONTRACT; E. Pierpont Hicks of Summit, NJ, with New Holland Land & Mtg Co [care Eugene Van Schaick, 100 Bway]; mtg $39,000; Jan7; Feb14'13; A$34,000-44,500. 42,500

60TH st, 25 W, see 61st st, 16-24 W.

61ST st, 16-24 W (4:1113-51-54), ss, 250 e Col av, 100x100.5, vacant; A$131,000-$——; also 60TH ST, 25 W (4:1113-12), ns, 284 e Col av, 18x100.5, 3-sty stn tnt & str; A$18,000-24,000; re mtg; Bankers Trust Co TRSTE to Locomobile Co of America, 2156 Bway; QC; Feb18; Feb19'13. nom

90TH st E, nec Mad av, see Mad av, nec 90th.

92D st, 124-30 & 132 E, see Lex av, 1364.

94TH st E, nec 5 av, see 5 av, 1130.

120TH st, 18 W, see Mad av, 1109-11.

125TH st, 145-7 E (6:1790-1), nec Lex av; consent to subway stairway; Howard Hudson Co, 14 Wall, to City NY; Oct31'12; Feb18'13. nom

140TH st, 603-7 W (7:2088-23-27), ns, 99 w Bway, 135x99.11, 3-sty bk school & 1-sty fr gymnasium; re mtg; Robt L Hoguet et al to Dayton Realty Co, 132 Nassau; QC; Feb18; Feb20'13; A exempt-exempt. 10,000

140TH st, 603-7 W; re mtg; Emigrant Indust Savings Bank to Dayton Realty Co a corpn, 132 Nassau; QC; Feb19; Feb20'13. 45,306.25

Lexington av (3:884), nwc 28th; consent to stairway at 28th st station; Irene V Castle to City of NY; Mar26'12; Feb20'13. nom

Lexington av, 1364 (miscl), valued at $56,000; also 92D ST, 124 E (miscl), valued at $12,000; also 92D ST, 130 E (miscl), valued at $12,000; also 92D ST, 132 E (miscl), valued at $12,000; also 49TH ST, 609 W (miscl), valued at $9,000; also LOT 43 blk 1185 (Bklyn), valued at $29,000; above taken by Robt Weber in adjustment LEXINGTON AV, 1377-9, valued at $78,000; also 3D av, 1437, valued at $32,000; also LOT 45 blk 1187 (Bklyn), valued at $10,500; also drawings valued at $763 and mtg for $33,000, to be held by TRSTES of Louise M Weber trust; also MADISON AV, 1109-11, valued at $220,000; also 120TH ST, 18 W, valued at $15,000; also LOT 1 blk 1266 (Bklyn), valued at $65,000; also LOT 12 blk 1273 (Bklyn), valued at $2,000; also out of town prop valued at $666; also mtgs, stocks, &c, taken by Emilie C Keim & Laura A Weber as tenants in common settlement agmt & rights of various parties fixed & adjusted, &c; Robt Weber et al, EXRS &c Jno Weber, decd, & as TRSTES for benefit Louise M Weber under said will, with Robt Weber, 22 W 120; Emilie C Keim, Laura A Weber & Louise M Weber, all at 1109 Mad av; Feb 4; Feb18'13. nom

Lexington av, nec 125th, see 125th, 145-7 E.

Madison av (5:1502), nec 90th, —x—; asn rents for six months; Colonial Holding Co to Abr & Louis Davis, 241 W 113; Feb 19'13. 5,000

St Nicholas av, 1086 (8:2121-20-23), nec 164th, 106.7x159.1x99.11x121.10, 1 & 2-sty bk & fr loft bldg & vacant; CONTRACT; Octav Land Co with Church of St Rose of Lima, (o) 510 W 165; mtg $66,000; Dec21; Dec23'12; $A73,500-$——. (Corrects error in issue of Dec28'12, when av No was 3920). 78,060

3D av, 1437, see Lex av, 1364.

5TH av, 1130 (5:1506-pt lot 1), nec 94th, 35x102.2; vacant; CONTRACT; Al Hayman with Willard D Straight [22 E 67]; Feb4; Feb18'13; A$——$——. 202,000

All R, T & I in estate of Benedict D Stewart, formerly of N Y & Phila wherever situated (decedents estates); Harriet S Pettit to Wm E Hanna, 282 Macon, Bklyn; B&S; Feb18; Feb19'13. 5,000

All R, T & I in estate of Benedict D Stewart wherever situated (decedents estates); Wm E Hanna to Harriet S Greene, 1022 Spruce, Phila, Pa; B&S; Feb18; Feb 19'13. nom

Appointment of trustee (Misc) Fredk Roosevelt TRSTE Geo Bruce-Brown, decd, to Frank Barker, 135 Mad av, as trste under said will for benefit of Ruth A Bruce-Brown; Feb10; Feb14'13; ——

Certified copy last will & testament (wills); Emily M Roe of Newburgh, NY; Nov21'07; Feb19'13. ——

Equipment agmt (miscl) car lease, gen mtg, &c; Blair & Co, NY, vendors, with Kansas City Southern Ry Co & N Y Trust Co, a corpn, as TRSTE; Dec15'12; Feb15'13, 12y5%; total amt $1,758,998, of which $270,993 to be in cash & balance of $1,488,000 to be gold notes.

Parcel No 1 (8:2219), on Damage Map to open 207th st, from 10 av to Emerson; re mtg; Max Marx to City NY; QC; July 29'12; Feb17'13. nom

Parcel No 1 (8:2219), on Damage Map to open same; same prop; re mtg; Bettie Wise et al TRSTE Nathan Wise to Same; QC; Oct11'12; Feb17'13. nom

Power of atty (P A); Geo D Morgan to Ernest A Bigelow, 15 Wm; Apr27, 1900; Feb17'13. ——

Power of atty (P A); Clara F Hitchcock to Robt E Farley, White Plains, NY; Oct 17'09, Feb17'13 ——

Power of atty (P A); Bessie Tepper to Zuze Tepper, 59 Hester; Feb17; Feb18'13. ——

Power of atty (miscl); Louise Bostwick to Chas B Bostwick her son both at 9 W 91; Jan27; Feb20'13. ——

Power of atty (miscl); Louise Bostwick, 9 W 91, to Wm A Bostwick her son at Bronxville, NY; Jan27; Feb20'13. O C & 100

Power of atty (P A); Pauline Koffman to Jacob Koffman, Feb19; Feb20'13. ——

Revocation (P A) of power of atty; Emilie Brambach to Stephen Brambach; Feb11 Feb18'13 ——

WILLS.

Borough of Manhattan.

Bank st, 32 (2:614-16), ss, 224.11 ne 4th, 19.7x95.5, 3-sty bk dwg; John Henry Hall Est, Laura B Hall, EXTRX, 32 Bank; A$9,000-11,000. Will filed in person Feb18 '13.

Chrystie st, 128 (2:419-4), es, 75 n Broome, 25.4x62.6, 5-sty bk tnt (pt int); A $17,000-24,000; also JANE ST, 16-8 (2:615-68-69), ss, 195.5 w Greenwich av, 48x 68.2x48x63.2, 2-5-sty bk tnts (pt int); A $14,500-33,500; also 1ST ST, 4 E (2:457-55), ns, 70 e Bowery, 23.7x62.11x23.5x59.11, 5-sty bk tnt (pt int); A$11,000-17,000; also 36TH ST, 332 W (3:759-60), ss, 350 w 8 av, 25x98.9, 5-sty bk tnt (pt int); A$11,500-31,000; also 60TH ST, 61 W (4:1262 8th), ns, 185 e 6 av, 20x100.5, 4-sty bk dwg (pt int); A$55,000-61,000;; Wm H Brown Est, Jno J Boyd, EXR, 45 Rynda rd, South Orange, NJ; attys, Agar, Ely & Fulton, 31 Nassau. Will filed Dec27'12.

Jane st, 16-8, see Chrystie, 128.

Park ter E (8:2243-339-341), swc 215th, 100.2x108.11x100x119.10, 3½-sty bk dwg & stable; Wm H Hurst Est, Minnie A Hurst, EXTRX, 1819 Sedgwick av; attys, Knox & Dooling, 27 Cedar; A$10,500-$—— . Will filed Feb20'13.

1ST st, 4 E, see Chrystie, 128.

17TH st, 127 E (3:873-24), ns, 107.3 e Irving pl, 25x92, vacant (1-5 int); A$22,000-22,000; also 18TH ST, 134-6 E (3:873-48), ss, 157.3 e Irving pl, 50x92, 10-sty bk factory (1-5 int; A$48,000-181,000; also 67TH ST, 17 W (4:1120-19), ns, 325 w Central Park West, 25x100.5, 6-sty bk loft bldg & stable (1-5 int); A$22,500-37,500; also 135TH ST, 16-8 W (6:1732-46-47), ss, 235 w 5 av, 50x99.11, 2-5-sty bk tnts (1-5 int); A$24,000-44,000; also 211TH ST W (8:2228-25), ss, 76.11 e Vermilyea av, runs e175xs59.6xsw140.11xw abt 65xn89.7 to beg, vacant (1-5 int); A$22,000-$. Jno S Huyler Jr Est, Frank D K Huyler, EXR, 265 West End av; attys, Beals & Nicholson, 1 Mad av. Will filed Feb15'13.

17TH st, 445 W (3:714-11), ns, 234 e 10 av, 26x92, 6-sty bk stable; Wm Kirkpatrick Est, Mary E Kirkpatrick, EXTRX, 445 W 17; atty, Jno B Quintin, 257 Bway; A$9,500-28,000. Will filed Feb15'13.

18TH st, 134-6 E, see 17th, 127 E.

28TH st, 105 W (3:804-32), ns, 100 w 6 av, 21.6x98.9, 4-sty bk loft bldg & str (½ int); A$30,000-31,000; also 28TH ST, 109 W (3:804-30), ns, 143 w 6 av, 21.5x98.9, 4-sty bk loft bldg & str; A$30,000-31,000; also 28TH ST, 119 W (3:804-25), ns, 270 w 6 av, 25x98.9, 4-sty bk loft bldg; A$35,000-36,000; also WEST END AV, 908 (7:1876-4), es, 80.11 n 104th, 20x95.6, 4-sty stn ft dwg; A$17,500-26,000; Eliz Berge Est, Edw W Berge, EXR, 908 West End av; atty, Jos H Fargo, 34 Liberty. Will filed Jan24'13.

28TH st, 109 W, see 28th, 105 W.

28TH st, 119 W, see 28th, 105 W.

29TH st W, nec 11 av, see 35th, 215-9 W.

34TH st, 508 W (3:705-42), ss, 125 w 10 av, 20x98.9, 5-sty bk tnt; Wm J Toner Est, Peter D Toner, ADMR, 438 43d, Bklyn; atty, Peter Eagan, 256 Bway; A$11,500-16,500. Will filed Feb20'13.

35TH st, 215-9 W (3:785-31-33), ns, 123.8 w 7 av, 66x98.9, 2-4-sty bk tnts & strs & 1-3-sty bk tnt; A$85,000-98,500; also 38TH ST, 252 W (3:787-70), ss, 300 e 8 av, 25x 98.9, 5-sty bk tnt; A$40,000-52,000; also 87TH ST, 342 W (4:1248-52), ss, 200 e Riverside dr, 20x100.8, 3-sty stn ft dwg; A $15,000-26,000; also 8TH AV, 783 (4:1038-34), ws, 56.7 s 48th, 25x100, 3-sty bk loft bldg & str; A $47,000-48,000; also 11TH AV, 302-4 (3:701-1-2), nec 29th, 49.5x55.3, 2-4-sty bk tnts & strs; A$18,000-27,500; Helena M E Lindemann Est, Kath F Lindemann, EXR, Gunther Park, Yonkers, NY; atty, Wm G Brown, 160 Bway. Will filed Feb17'13.

36TH st, 332 W, see Chrystie, 128.

38TH st, 252 W, see 35th, 215-9 W.

46TH st, 61 W, see Chrystie, 128.

61ST st, 232 E (5:1415-34½), ss, 245 w 2 av, 20x100.5, 3-sty stn ft dwg; A$12,000-16,000; also 163D ST, 463 W (8:2110-103), ns, 150 e Ams av, 25x112.6, 5-sty bk tnt; A $9,000-24,500; Henry Steinert Est, Henry N Steinert, EXR, 314 W 70; atty, Jas H Deignan, 206 Bway; Will filed Feb18'13.

67TH st, 17 W, see 17th, 127 E.

69TH st, 327 E (5:1444-16), ns, 250 w 1 av, 25x100.5, 4-sty bk tnt; Edw O'Bryon Est, Mary A Hough, EXTRX, 327 E 69; atty, Abr W Moynihan, 78 E 96; A$9,000-18,000. Will filed Feb18'13.

75TH st, 323 E (5:1450-14), ns, 305 w 1 av, 20x102.2, 5-sty bk dwg; A$6,500-13,500; also 154TH ST, 424 W (7:2068-37), ss, 200 e Ams av, 23x99.11, 3-sty bk dwg; A$8,700-18,000; Jno C Klatzl Est, M Emma Klatzl, EXTRX, 424 W 154; atty, Jno F O'Neil, 320 Bway; Will filed Feb15'13.

84TH st, 129 E (5:1513-14), ns, 67.2 w Lex av, 20.5x102.2, 3-sty stn ft dwg; Louis Lewengood Est, Abr Lewengood, EXR, 220 W 98; attys, Stroock & Stroock, 30 Broad; A$12,000-14,000. Will filed Feb18'13.

84TH st, 355 W (4:1246-11½), ns, 96 e Riverside dr, 16x102.2, 5-sty bk dwg; Clarence H Wildes Est Francis Speir, EXR, 52 Wall; atty, Warren S Barlett, 52 Wall; A$12,500-26,000. Will filed Feb13'13.

87TH st, 342 W, see 86th, 215-9 W.

128TH st, 1 E (6:1753-4½), ns, 80 e 5 av, 20x84.11, 3-sty stn ft dwg; Jennie R H Smith Est, Eliz A Reid, EXTRX, 1 E 128; atty, Andw M Clute, 156 Bway; A$8,500-15,000. Will filed Feb10'13.

135TH st, 16-8 W, see 17th, 127 E.

150TH st W, nec Ams av, see Ams av, 1813-15.

154TH st, 424 W, see 75th, 323 E.

163D st, 463 W, see 61st st, 232 E.

211TH st W, ss, 76.11 e Vermilyea av, see 17th, 127 E.

215TH st W, swc Park ter E, see Park ter E, swc 215th.

Amsterdam av, 1813-5 (7:2064-60-61), se c 150th, 49.11x80, 2-4-sty bk tnts & strs; A $41,500-61,000; also 10TH AV (8:2232-13), ws, 75 n 214th, 25x100, vacant; A$6,000-$——; Christian Wynen Est, Marie A Wynen, EXTRX, Stratum by Einhoven, Holland; atty, Geo H Hyde, 41 Park Row. Will filed Feb18'13.

West End av, 908, see 28th, 105. W.

2D av, 591 (3:913-31), ws, 50 n 32d, 16x 62.4 sty b Kitchen etc. Rose B Baker Est, Roland R Baker, EXR, Owego, NY; atty, Frank A Darrow, Owego, NY; A$8,000-11,500. Will filed Nov14'12.

8TH av, 783, see 35th, 215-9 W.

10TH av, ws, 75 n 214th, see Ams av, 1813-15.

11TH av, 302-4, see 35th, 215-9 W.

CONVEYANCES.

Borough of the Bronx.

Aldus st, 956 (10:3742), es, 107 s Southern blvd, 42x105, 5-sty bk tnt; Eberhardt & Podgur to Marshall P Wilder, 25 North New Hampshire av, Atlantic City, NJ; mtg $38,000; Feb14'13. O C & 100

Cedar la, see 151st, see 151st E, ss, 7.5 w Mott av.

Chisholm st, 1327-9 (11:2971), ws, 190 s Jennings, 40x110.6x40.4x104.7, 2 2-sty fr dwgs. Gustave W Eisenach to Peter & Godfrey P Schmidt, NY; AT, QC; Sept29 '09; Feb18'13. 870

Clarence st, swc Town Dock rd, see Town Dock rd, see Wilcox.

Coster st, 630 (10:2769), es, 460 s Spofford av, 20x100, 2-sty bk dwg; Lewis A Abrams ref to Raffael Luongo, 355 E 184; FORECLOS Jan8; Feb13; Feb14'13; 1,669

Fox st (10:2711), ws, 50 n 163d, runs w104.1xn164.9xne79.7xe36.3 to st xs210 to beg; vacant; Hendrik Hudson Co to Fanny Rudomin, 882 Beck; AL; Feb10; Feb15'13. O C & 100

Fox st, 544 (10:2683), ss, 118.11 e Prospect av, 40x115, 5-sty bk tnt; Abr Grossman to Alex Rieger, 1527 Genesee, Kansas City, Mo; mtg $34,500; Feb19'13. O C & 100

Garden st (11:3100), ns, 115.3 w So blvd, runs ne98 to sws Kingsbridge rd xnw6.1 xw94.8xsw101 to st xe100 to beg, 2-sty fr dwg & str & vacant; Rosa Altieri to Tobruk Constn Co, a corpn, 470 E Tremont av; mtg $18,000 & AL; Dec28'12; Feb18'13. O C & 100

Kelly st, 879 (10:2702), ws, 619.4 n Longwood av, 33.4x100, 4-sty bk tnt; Longvale Constn Co to Jacob Grossman, 950 Trinity av; mtg $17,000; Feb14'13. nom

Lyman pl, 1360-2 (11:2970), es, 252 s Freeman, runs e90.11xse9.2xsw25xse14.10 xsw20.2xw80 to pl xn50 to beg, 5-sty bk tnt; Frank A Wahlig Co to Dora Wolff, 774 E 179; mtg $32,000; Feb17; Feb18'13. O C & 100

Matilda st or av, swc Nereid av, see Nereid av, swc Matilda st or av.

Minford pl, 1431 (11:2977), ws, 155.2 n Charlotte or Jennings, 16.8x100x16.6x100, 2-sty fr dwg; Jos Billy to Marie Wauer, 1534 Bryant av; mtg $3,000; Feb19; Feb 20'13 O C & 100

Minford pl, 1446 (11:2977), es, 325 n Jennings, 37.6x100, 2-sty fr dwg & 2-sty fr rear bldg; Victor Gerhards to Sarah E Cahill, 2825 Valentine av; mtg $7,000; Feb 15; Feb17'13. O C & 100

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Oak ter, 590 (10:2555), see Crimmins av, 61x100, vacant, Katie Schneider to Hedwig Glass, 512 W 122, Mar26'12; Feb17'13. O C & 100

Reservoir Oval E, es, abt 544 n Holt pl, see Perry av, 3325 on map 3327.

Seddon st, nes, at nws St Raymond av, see St Raymond av, nws, at nes Seddon.

Simpson st, 1120, see 167th, 941 E

Tiffany st (10:2706), nwc 167th, 92.11x94.5x109.2x95.1; vacant, Estates Settlement Co to Gifford Bldg Co (Inc), a corpn, 2742 Gifford av, AL; Feb15, Feb18'13. O C & 100

Wilcox st, see Town Dock rd, see Town Dock rd, sec Wilcox.

135TH st, 456 E (9:2279), ss, 245 w Brown pl, 25x100; 5-sty bk tnt; Max F Abbe to Chas Askey, 2921 Briggs av; mtg $15,000 & AL; Dec30'12; Feb19'13. O C & 100

135TH st, 458 E (9:2279), ss, 220 w Brown pl, 25x100, 5-sty bk tnt; Max F Abbe to Lena Fehskens, 401 E 87; mtg $15,000 & AL; Dec30'12; Feb19'13. O C & 100

136TH st, 261 E, see 3 av, 2488.

137TH st, 358 E (9:2299), ss, 306.6 w Willis av, 25x100, 4-sty bk tnt; Jas S McDonough, ref, to Jno S Wilson, 16 Victoria rd, London, Eng; FORECLOS Feb5, Feb 18; Feb20'13. **16,000**

140TH st, 407 E (9:2285), ns, 100 e Willis av, 21x100, 4-sty & b bk dwg; Mary C Mahony to Tillie Levy, 491 E 140; mtg $11,500 & AL; Feb13; Feb19'13. O C & 100

144TH st, 200 E, see Park av, 2730.

146TH st, 449 E (9:2291), ns, 290 w Brook av, 25x99.9, 5-sty bk tnt; Sarah E Cahill to Victor Gerhards, 806 E 169; mtg $20,000 & AL; Feb15; Feb17'13. O C & 100

151ST st E, sec Cedar la, see 151st E, ss, 75 w Mott av.

151ST st, 279 E (9:2411), ns, 120.3 e Morris av, 25x117.3x25x117.4, 3-sty fr tnt & 2-sty fr rear tnt; Anna M M Bilz to Carmela Zingaro, 294 E 151; mtg $5,500; Feb 18; Feb19'13. O C & 100

151ST st E (9:2348-42), ss, 7.5 w Mott av, runs w111.9 to es Cedar la xs73.3xe84.4 to beg, gore, vacant; Alba M Ide et al to Marion D Risse, 599 Mott av; Feb14; Feb 18'13. nom

151ST st E; same prop; Alba M Ide et al, EXRS Geo P Ide, to same; B&S; Feb 14; Feb18'13. **3,158.25**

151ST st E; same prop; Jas M Ide et al to same; Feb14; Feb18'13. nom

153D st, 377 E (9:2400), ns, 200 e Courtlandt av, 37.6x100, 6-sty bk tnt; Chas Dammeyer to Wm Harres, 37 Housman av, Castleton Corners, SI; mtg $32,000; Feb14; Feb17'13. O C & 100

160TH st, 322 E, see Courtlandt av, 843.

161ST st, 414 E (9:2382), ss, 146 e Melrose av, 25x65, 2-sty fr dwg & 1-sty fr rear bldg; Jno A & Frank Bruckner, EXRS Katharine Bruckner, to Henry Bruckner, 949 Sherman av, Bronx; AL; Feb7; Feb17'13. **5,000**

161ST st, 770 E (10:2657), ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr tnt & str; Sarah Meltzer to Benj Rosen, 727 E 158; ½ pt; mtg $5,000; Feb1; Feb17'13. nom

163D st E, nec Sherman av, see Sherman av, nec 163d.

167TH st E, nwc Tiffany, see Tiffany, nwc 167th.

167TH st, 941 E (10:2728), nec Simpson (No 1120), 25x90, vacant; Pauline Kaplan to Kaplan Bldg Co, Inc, a corpn, 3210 3 av; mtg $5,700; Jan30; Feb14'13. O C & 100

168TH st, 456 on map 460 E (9:2389), sw c Wash av (No 1217), 91.3x42.7x91.1x42.7, 5-sty bk tnt & strs; re of easements; Model Constn Co to Corner Constn Co, 1185 Wash av; Feb13; Feb17'13. O C & 175

168TH st, 620 E (6th st) (10:2614), ss, 191.4 e Franklin av, runs se 61.5xsw parallel with ws Morse av or Boston rd 101.2 xnw61.5xne101.2 to beg, except pt for st; 5-sty bk tnt; B & R Realty Co, a corpn, to Rebecca Goldberg, 838 Hewitt pl; mtg $59,000 & AL; Feb10; Feb19'13. O C & 100

174TH st, 497 E, see Weeks av, 1724.

180TH st E, ns, — w Bryant av, see Tremont av, 107.

181ST st, 667-9 E (11:3083), ns, 41.2 e Belmont av, 50x80.1, 2 3-sty bk tnts; Theo M Riehle, ref, to Tommaso Giordano, 864 E 181; mtg $11,000; FORECLOSED & drawn Feb7; Feb18'13. **3,844**

181ST st E, swc Valentine av, see Valentine av, swc 181st.

182D st, 441 E, see Park av, nec 182.

184TH st, 27 W, see 184th, 29 W.

184TH st, 29 W (11:3199), ns, 33.4 w Davidson av, 16.8x80, 3-sty bk dwg; also 184TH ST, 27 (11:3199), ns, 16.8 w Davidson av, 16.8x80, 3-sty bk dwg; Oscar Taussig & ano EXRS, &c, Edwin F Taussig to Minnie, Mable J & Warren J Taussig, widow & heirs Edw F Taussig, all at 29 W 184; mtg $10,666.66; Jan30; Feb17'13. nom

222D st E (Sth) (*), ss, 180 e White Plains av, 50x114, except pt for 222d, Wakefield; Peter Duncan to Martin J F Searry, 730 E 222; mtg $6,000 & AL; Feb 17; Feb18'13. O C & 100

235TH st E (12:3376), ns, 335 w Katonah av, 50x100; vacant; Giuseppe Liso to Carmine Zullo, 2452 Hughes av; correction deed, mtg $1,000; Jan27; Feb15'13. O C & 100

236TH st E (22d av), (*), ss, 105 e Carpenter av, 100x114, Wakefield; Koellsted Contracting Co to Geo W Burton, — Edgewood rd, Mamaroneck, NY; AL; Feb3; Feb 14'13. nom

236TH st E, nwc Kepler av, see Kepler av, nwc 236th.

238TH st E (12:3379-74), ns, 265 w Katonah av, 60x100, vacant; Caroline Cole to Rosa Schlissner, 171 E 61, AL; Jan15; Feb14'13. nom

Albany rd, 3421 (Old Albany Post rd) (12:3269), sws, 400 s 236th, also 627 se land Thos R Thorn et al, runs sw296.8 to es land N Y & Northern RR xse200.5xne 315 to rd xnw200 to beg, Kingsbridge, 1 & 2-sty fr bldgs of lumber yd; Christian B Hebble to Amos S Hebble, 98 N 19, East Orange, NJ; AL; Nov27'12; Feb14'13. nom

Bailey av (12:3266), ws, 107 s 231st (Macombs), runs s125xw100.2xn121.2xe31.3 xe116.7 to beg, except part for Bailey av, vacant; Isedor Sacks to Ole J Bertelsen, 441 E 182; mtg $5,000; Jan31; Feb17'13. O C & 100

Barnes av (*), es, 165 n Briggs av, 60.9x94.3x54.6x95.6, ss; Isabella Williamson to Stacy W Kapp, 2411 Grand av; mtg $5,700 on Nos 3520 & 3524 Barnes av; Feb17; Feb 20'13. O C & 100

Barnes av (*), ws, 49.3 n 211th, 24.6x99.7 x24.7x100.1; Mary E Mitchell heir Alfd Johnson to Domenico Picciano, 232 E 151; AL; Feb11; Feb19'13. O C & 100

Barnes av (*), es, 125 n Van Nest av, 25x100; Anna Paessler to Annie Lewitzkat, 1732 Barnes av; Mar18'11; Feb15'13. O C & 100

Bathgate av, 1637 (11:2914), ws, 155 n 172d, 25x114.5, 3-sty fr tnt; Leopold W Harburger, ref, to Jno Lynagh & Mary, his wife, at Bayonne, NJ, joint tenants; mtg $4,500 & AL; FORECLOSED & drawn Feb14; Feb17'13. **3,000**

Beaumont av, 2416 (11:3105), es, 133.4 n 187th, 33.4x100, 4-sty bk tnt; Baldassare Scordato to Vittoria Bacigalupo, 172 Bay 31, Bklyn, & South Jersey Land Co, a corpn, 220 Bway, NY; Dec16'12; Feb17'13. nom

Bryant av, 1536 (11:3001), es, 250 n 172d, 25x100, 3-sty fr tnt; Minnie M Schaf to Marian J Barry, 1688 2 av; mtg $5,000; Feb14; Feb17'13. O C & 100

Bryant av, 1528 on map 1526 (11:3001), es, 150 n 172d, 37.6x100, 5-sty bk tnt; Wauer Realty Corpn to Jos Billy & Mary, his wife, 1528 Bryant av, tenants by entirety; mtg $24,000; Feb19'13. O C & 100

Bryant av, 1976-80, see Tremont av, 1017.

Clay av, 1198 (9:2426), es, 357.7 n 167th, 39x80, 5-sty bk tnt; Emilie Mehlich to Albt Behrens, 610 E 84; mtg $20,500; Feb15'13. O C & 100

Clinton av, 1989 (11:3092), ws, 86.8 s 179th; also 103.4 n 178th, runs w100xn16.8 xe100 to av xs16.8 to beg, 2-sty fr dwg; Chas F Judd to Fredk E Mildner, 1991 Clinton av; mtg $4,000; Feb15; Feb17'13. O C & 100

Commonwealth av, es, 175 s Mansion, see St Lawrence av, ws, 325 n Mansion.

Concord av, 325 (10:2573), ws, 40 n 141st, 20x80, 3-sty bk dwg; Harry F Marks to Moritz L Ernst, 152 W 122, & Carl Ernst, 170 W 74; mtg $5,500 & AL; Feb17; Feb 20'13. O C & 100

Courtlandt av, 843 (9:2419), swc 160th (No 322), 23.6x97.7, 3-sty & b bk dwg; Henry F Kroger to Jas C Thomas, 89 W 134; AL; Feb20'13. O C & 100

Crimmins av, sec Oak ter, see Oak ter, sec Crimmins av.

Crotona av, 1842 (Grove) (11:2949), ses, 91.4 sw 176th, 50x150, except pt for Crotona av, 2-sty fr dwg & 1-sty fr dwg; Jos Ravitch to Louis Chauser, 184 Ross, Bklyn, & Anna Chauser, 26 Gramercy Park, NY; B&S; mtg $6,500; Feb17; Feb 19'13. nom

Digney av (*), es, 215.11 s Kingsbridge rd, 100x100; Jno Z Lowe Jr, ref, to Fred C Callen, 115 Vanderbilt av, Bklyn; FORECLOS Jan3; Feb11; Feb17'13. **1,700**

Edgewater rd (10:2762), ws, 100.7 s Garrison av, 201.4x94.8x200x83.4; vacant; Broad Realty Co to Ray Bernstein, 214 W 104; Feb5; Feb15'13. O C & 100

Edgewater rd (10:2762), ws, 225 n Seneca av, 150.6x94.8x150x100; vacant; Broad Realty Co to Lawrence Davis, 370 Hudson av, Bklyn; Feb5; Feb15'13. O C & 100

Edgewater rd, ws, 150 n Seneca av, see Seneca av, ss, 50 w Whittier.

Fieldston rd (Cornell pl) (13:3423), es, 100 n 259th (Rock), 25x100, except strip 5x— bet es Cornell pl & es Fieldston rd; vacant; Anna McDermott to Mary T McGrath, 254 W 88; AL; Feb15; Feb18'13. O C & 100

Forest av, 1069 (10:2650), ws, 99 s 166th, 20x97.3, 3-sty fr tnt; Sophia E Dale to Jno Harra, 641 Eagle av; mtg $4,000 & AL; Feb13; Feb14'13. O C & 100

Glenson av, nwc Theriot av, see St Lawrence av, ws, 325 n Mansion.

Grant av, 958 (9:2446), es, 215.6 n 163d, 20x95, 3-sty bk dwg; Wm Harres to Chas Dammeyer, 440 E 156; Feb14; Feb17'13. O C & 100

Gunther av (*), ws, 206.10 s Barnes av, 50x97.6; Chas Muller to Adelle Muller, 1813 Victor; Feb18; Feb19'13. O C & 100

Kepler av (12:3371), nwc 236th, 100x100, vacant; Louis W Reinisch to Jno M Susser, 547 E 183; Feb6; Feb14'13. 100

Kingsbridge rd, sws, abt 115.3 w So blvd, see Garden st, ns, 115.3 w So blvd.

Layton av (*), ns, 25 e Dean av, 75x100; Henry Gundlach to Ernest A Tappert, 546 W 153; mtg $1,500 & AL; Nov9'12; Feb14 '13. O C & 100

Lincoln av, 181, see 3 av, 2488.

Marion av (11:3022), ws, 172.10 n 184th, runs w68.4xs1.10xw10.6xn26.10xe81.3 to av xs25 to beg, 2-sty fr dwg; Max Borsuk to Rachel Borsuk, 2387 Marion av; AL; Feb 15; Feb17'13. O C & 100

Maitland av (*), ns, 100 w Mapes av, 25 x100; Martin Schroeder to Chas M Schroeder, 1015 Trinity av; Sept20'12; Feb18'13. nom

Morris av, 2310 (11:3172), es, 275 s Field pl, 18.9x117.6, 3-sty bk tnt; Albt P Massey, ref, to Aaron Langstadter, 265 W 127; mtg $8,000; FORECLOS Jan20; Feb20'13. **1,800**

Nereid av (*), swc Matilda st or av, 50 x100; Harry McGlade et al to Jas & Jno J Quinlan, 4412 Bronx blvd; Feb17'13. nom

Park av, 2730 (9:2340), sec 144th (No 200), 116.4x87.9x130x88.11; vacant; J Romaine Brown & ano, EXRS Loyal L Smith, to Jno Pfluger, at Matteawan, Dutchess Co, NY; Feb17; Feb18'13. **11,000**

Park av (11:3038), nec 182d (No 441), 50 x100, except strip 10 ft wide taken for av, 5-sty bk tnt; Ole G Bertelsen to Isedor Sacks, 1766 Sterling pl, Bklyn; mtg $41,000; Feb14; Feb17'13. O C & 100

Perry av, 3325 on map 3327 (12:3343), w s, 544 n Holt pl, runs —85.2xw— to es Reservoir Oval E or drive (Reservoir Wall) x n23.2xe94 to Perry av xs22 to beg, 2-sty fr dwg; Harold H Studley to Jos P Studley, 1572 Vyse av; mtg $5,500; Dec19'12; Feb17'13. O C & 100

Prospect av, 2352 (11:3114), es, 543.9 n 183d, 18.9x93.9x18.9x94.1, 2-sty bk dwg; Jennie Kind to Thornton Brothers Co, a corpn, 1320 Clay av; mtg $8,500; June29 '11; Feb14'13. O C & 100

Prospect av, sec Tremont av, see Tremont av, 760.

St Lawrence av (*), ws, 325 n Mansion, 50x100, except pt for av; also COMMONWEAITH AV (*), es, 175 s Mansion, 50x100, except pt for av; also GLEASON AV (*), nwc Theriot av, 50x100; Violet J Graham to Agnes M Henderson, 18 Parker av, Collingdale, Pa; mtg $11,500; Feb11; Feb 15'13. O C & 100

St Raymond av (*), nws, at nes Seddon, 100x108.5, except pt for Seddon; Irving G Abramson to Jno Doll, 1827 Amethyst; B&S; AL; Feb13; Feb18'13. O C & 100

Sedgwick av (12:3254), nws, 343.1 ne Perot, 49x100.2x43.10x113.10, vacant; Marshall P Wilder to Eberhardt & Podgur, a corpn, 1029 E 163; AL; Feb8; Feb14'13. O C & 100

Seneca av (10:2762), ss, 50 w Whittier, 100x100, vacant; also EDGEWATER RD (10:2762), ws, 150 n Seneca av, 75x100, vavant; Broad Realty Co to Kath M Friedrich, 769 Beck; Feb5; Feb15'13. O C & 100

Sherman av (9:2446), nec 163d, 55x104.9, vacant; York Realty Co to Kingsley Contracting Co, a corpn, 2287 Aqueduct av; mtg $5,000 on this & adj property; Feb15; Feb17'13. nom

Southern blvd, 1505 (11:2977), ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & strs; Lester Lazarus to Michl Fauser, 1201 So blvd; FORECLOS Feb6; Feb17; Feb20'13. **3,000**

Southern blvd, 1505; Michl Fauser to Wm Reiss, 105 Ams av; mtg $32,000; Feb 18; Feb20'13. O C & 100

Theriot av, nwc Gleason av, see St Lawrence av, ws, 325 n Mansion.

Town Dock rd, swc Clarence, see Town Dock rd, sec Wilcox.

Town Dock rd (*), sec Wilcox, 200 to Clarence x100; Jacob Cohen to Geo Kingsman, 263 E 1 av, Mt Vernon, NY; mtg $5,000; Feb15; Feb20'13. O C & 100

Tremont av, 760 (11:2956), sec Prospect av, 72.5x98.11x72.4x99.1, 5-sty bk tnt & strs; Friedman Constn Co to Abr J Hoffman, 22 E 89; mtg $68,000; Feb19; Feb20 '13. nom

Tremont av, 1017 or 177th st, Old Boston rd or Locust av (11:3135), ns, 126 w Boston rd, runs nw25xne100xnw156 to es Bryant av (No 1976-80) (Walker st or Oostdorp av) xne107xse212xsw129xnw25x sw100 to beg, except pts for sts, 3-sty bk dwg & str, 2-sty fr dwg & 2-sty fr stable; also 180TH ST E (SAMUEL) (11:3133-3138), ns, — w Bryant av & adj land Richd Stone, runs n200 to land Butler xw25xs 200 to st xe25 to beg, except such pts sold for graves or burial lots; that portion of prop on map of cemetery belonging to Jno Butler, at West Farms, & mentioned in deed from Butler to Pettit, dated Feb6'73, and contains all land on map of said cemetery not heretofore sold and conveyed for burial lots and not occupied as such; Isaac Butler, Westchester, NY, to Wm R Butler; B&S; May22'97; Feb17'13. O C & 50

Union av, 858-60 (10:2677), es, 147.2 n 160th, 50x110, 6-sty bk tnt & strs; Saml Finesilver to J S & W Realty Co (Inc), a corpn, 858 Union av; mtg $48,000; Feb 17; Feb18'13. O C & 100

Union av, 999-1003, on map 999 (10:2669) ws, 100 s 165th, 75x164.5, 1 & 2-sty fr church & 1-sty bk rear school; Evangelical Lutheran Church of St Matthew to St Stephen's Evangelical Lutheran Church a corpn, 1001 Union av; mtg $25,000; Feb 14'13. **32,000**

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Valentine av (11:3149 & 3144), swc 181st, runs s139.9xw101.5xn51.1xe50xn100 to 181st xe54.1 to beg, 2-sty fr dwg; Rosa Altieri to Tobruk Constn Co, a corpn, 470 East Tremont av; mtg $5,000 & AL; Dec28'12; Feb17'13. O C & 100

Verio av (12:3385), ws, 55.1 n 236th, 109.7 x144.7x99.4x98.5; vacant; Adelaide Wetzler to Patk M Burke, 326 E 21; mtg $3,920; Jan3'11; Feb20'13. O C & 100

Walker av (road from West Farms to Westchester (*), ns, 100 w Forest, 25x100, except part for Walker av; Annie McGrath to Edna V McGrath, 451 E 142; Feb 14; Feb17'13. O C & 100

Walker av (road from West Farms to Westchester (*), ns, 75 w Forest, 25x100, except part for Walker av; Annie McGrath to Emanuella M McGrath, 451 E 142; Feb14; Feb17'13. O C & 100

Washington av, 1217, see 168th st, 456 on map 460 E.

Westchester av (*), ws, 100 n Madison av, 100x100; Isaac Butler to Martha A Arnow, 2525 Westchester av; Dec11'11; Feb 14'13. nom

Westchester av, nwc Overing, see Westchester av, nws, abt 100 sw Overing.

Westchester av (road from Westchester to Harlem Bridge (*), nws, abt 100 sw Overing, runs s50xw240xn50xe240 to beg; also WESTCHESTER AV (Southern Westchester Turnpike) (*), nwc Overing (Washington av), 101.9x220x101.4x201.8, except pt for Westchester av; Isaac Butler to Martha A Arnow, his daughter, both of Westchester, NYC; B&S; Sept11'06; Feb14'13. nom

Weeks av, 1724 (11:2797), nec 174th (No 497), 100x100, except pt for sts; vacant; Henry Muller to Herbt Fischer, 461 W 159; mtg $10,000; Feb19; Feb20'13. O C & 100

Weeks av, 1724; Herbt Fischer to Christopher Pitkin Co, a corpn, 378 Grand; mtg $10,000; Feb19; Feb20'13. nom

Williamsbridge rd (*), ws, 116.1 s Eastchester rd, runs s 74.10xw164.5xnw25.3xe 25.3xnw42.11xne50xe100 to beg; Alvey A Adee to Wellman Finance & Realty Co, a corpn, 120 Westchester sq; AL; Jan18; Feb18'13. O C & 100

3D av, 2488 (9:2318), nec 136th (No 261), 26.5x121.8 to ws Lincoln av (No 181), x25x 130.5, except part for 3 av, 5-sty bk tnt & strs; Wm Klein, ref, to Jno B Harrison at New Rochelle, NY, & U S Trust Co of NY, 45 Wall, EXRS & TRSTES of Andrews Soher; FORECLOS Feb6; Feb14; Feb19'13. **23,000**

Plot (*), begins 350 n Morris Park av at point 1,059.6 n along same from Unionport rd, runs e100xn25xw100xs25 to beg; Millie Tulinger to Bozena Suchy, 1055 Jackson av; mtg $2,800 & AL; Jan23; Feb 19'13. nom

Plot (*) as above, same prop; Bozena Suchy to Millie & Chas J Tulinger, 1832 Holland av as joint tenants; mtg $2,800 & AL; Jan23; Feb19'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2747), ss, 150 w Bryant av, runs s100xe50xs300xe100 to ws Bryant av, xn400 to Aldus xw150 to beg; vacant; re mtg; Eliz T Watson to Wm Simpson, at New Hudson, Allegany Co, NY; QC; Feb 17; Feb18'13. nom

Aldus st, swc Bryant av, see Aldus, ss, 150 w Bryant av.

Centre st (*), ss, adj lands Saml H Booth, runs e50 to ws William xs114xw50 xn114 to beg, City Island; re judgmt; Egbert H Booth to Anna N Booth, 56 Centre, City Island; Feb15; Feb17'13. nom

Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; re mtg; Wm R Rose to Dertinger Constn Co, a corpn, 4203 Lowerre pl; QC & confirmatory release; Feb5; Feb14'13. O C & 100

Kelly st, 879 (10:2702), ws, 619.4 n Longwood av, 33.4x100, 4-sty bk tnt; re mtg; Margt Knox to Longvale Constn Co, 836 Westchester av; QC; Feb11; Feb14'13. 2,000

Newell st, 3478, see Walton av, 2397.

Parker st (*), Parcel Nos 78 & 78A on damage map to open Parker from Protectory av to Wellington av; cancellation of asn of awards to Caroline W Kuehnel et al; Sidney B Hickox, 2246 Gleason av to City of NY; Dec10'12; Feb14'13. nom

Parker st (*), same prop; re awards, &c; Caroline W Kuehnel et al wid to City NY; AT; QC; July20'12; Feb14'13. nom

Parker st (*), same prop; cancellation of asn of awards to party 1st pt; Elias A Hartman to City NY; July25'12; Feb14 '13. nom

Scofield st (*), ns, 173 e from west shore City Island at high water mark common tides, runs n106.4xe50xs106.10 to Scofield xw50 to beg; Jas T Barry to Ratsey & Lapthorn Ltd, 31 City Island av; Feb13; Feb17'13. O C & 100

137TH st, 635-7 E (miscl); power of atty; Rose T Clements to Nicholas D Clements, 122 E 116; Feb17; Feb19'13. ——

183D st (11:3143), ss, 370 w Webster av, 18.8x200 to Ford x19.4x200, being Parcel Nos 2 & 3 on Damage Map to open 182d st & widen Tiebout av from Ford st to 183d; re mtg; Jas B Kilsheimer trste to City NY; QC; Feb15; Feb17'13. nom

184TH st E (Belmont pl) (11:3065), ns, abt 35 w Arthur av, 27.6x—, being land in bed of st in front of above; re mtg on part sub to tax lien; Wm Stonebridge to Jno J Brady, 2395 Valentine av; QC; Feb 15; Feb17'13. 8.94

184TH st, 29 W (11:3199), ns, 33.4 w Davidson av, 16.8x80, 3-sty bk dwg; also 184TH ST, 27 W (11:3199), ns, 16.8 w Davidson av, 16.8x80, 3-sty bk dwg; re dower; Minnie Taussig, widow, to Mable J & Warren J Taussig, 29 W 184, children & heirs Edwin F Taussig; Jan30; Feb17'13. nom

184TH st, 27 W, see 184th, 29 W.

Barnes av (*), es, 695.1 n Morris Park av, runs s114.8xsw10.11xn2.2xw25xn122.2x e30 to beg, being land in bed of av; deed of cession; Regent Realty Co to City NY; B&S; Dec20'12; Feb20'13. nom

Barnes av (*), es, 345 n Morris Park av, runs 152.10xnw9.3xs1.10xw25xs158.10xe 30 to beg, being land in bed of av; deed of cession; Regent Realty Co to City NY; B&S; Dec20'12; Feb20'13. nom

Barnes av (*), ws, 1270.2 n Morris Park av, runs e30xn31.5xw25xsw5.1 to av xs30.5 to beg, being land in bed of av; deed of cession; Regent Realty Co to City NY; B&S; Dec20'12; Feb20'13. nom

Barnes av (*), es, 1120.1 n Morris Park av, runs w30xn90.5xe25xse6.10 to av xs85.9 to beg, being land in bed of av; Regent Realty Co to City NY; B&S; Dec20'12; Feb20'13. nom

Brook av, 498 (9:2274); asn rents to secure credit for $1,000; Jacob Berman to Hudson Mantel & Mirror Co, a corpn, 401 E 8; Feb6; Feb15'13. nom

Bryant av, swc Aldus, see Aldus, ss, 150 w Bryant av.

Castle Hill av (Av C) (*), nwc 7th (now Chatterton av), 108x205, Unionport; also Zerega av (AV A) (*), ws, extends from Watson av to Haviland, 216x105, Unionport; also POWELL AV (*), ss, 405 e Olmstead av, 100x108, Unionport; asn of all title to above premises under will Wm Albert; Robt W Albert to Ida T Albert, 157 Jefferson av, Bklyn, his wife; Jan28 '11; Feb20'13; re-recorded from Jan30'11. nom

Chatterton av, nwc Castle Hill av, see Castle Hill av, nwc Chatterton av.

Daly av (11:2985), ws, 101 s Tremont av (or 177th), 50.6x100, 5-sty bk tnt; re mtg; Jos E Johnson to Merrell Realty Co, a corpn, 35 Nassau; QC; Feb14'13. nom

Digney av (*), es, 215.11 s Kingsbridge rd, 100x100; re judgmt; Addie B Seligmann & ano ADMRS Simon Bernheimer to Fredk C Callen, 115 Vanderbilt av; Jan 2; Feb17'13. nom

Elder av (*), ws,, 103.11 n Westchester av, 40x100; re mtg; NY Trust Co to Winnie Co, a corpn, 939 Intervale av; QC; Feb11; Feb14'13. nom

Evergreen av (*), es, 184 n Westchester av, 40x100; re mtg; N Y Trust Co to Pew Realty Corpn, 931 Westchester av; QC; Feb11; Feb15'13. nom

Fordham av (*), sec Billar pl, 120x113.6, City Island; re judgmt; Egbert H Booth to Anna N Booth, 56 Centre, City Island; Feb15; Feb17'13. nom

Gleason av (*), ns, 50 w Theriot av 100x100, land lying in bed of street in front of above; re mtg; Lillie M Raynor to City NY; QC; Feb4; Feb17'13. nom

Gleason av (*), bet Taylor & Theriot avs, land in bed of av in front of lots 82, 83, 107 & 108, amended map Gleason property; Thos McCullough to City NY; B&S; July19'12; Feb17'13. nom

Locust av, 309-15 (10:2598), ws, 25 s 141st, 75x100, 4 2-sty fr dwgs; re mtg; Dollar Savgs Bank to Granville Gibbons, 315 Locust av; QC; Jan24; Feb15'13. 7,000

Maple av (*), ws, 50 n 213th, 25x100; re mtg; Jno J Fleming TRSTE to Raffaele Garofalo, 351 E 32; Aug24'12; Feb17'13. 750

Metcalf av (*), swc 177th, runs w70 to ns Bronx River av xsw527.1xsw920.3xse 52.5 to c l Bronx River av xne79.11 to c l Ward av xs66 to ss Bronx River av xne 857xse551.8 to ws Metcalf av xn42.8 to beg; also BRONX RIVER AV (*), ss, at ns 177th, runs w133.9 to ns Bronx River av xne810.4xne475.5xs125.6 to ss Bronx River av xsw415.9xsw737.8 to beg; land lying in bed of st in front of above deed of cession; Wm W Astor to City NY; Sept 19'12; Feb17'13. nom

Powell av, ss, 405 e Olmstead av, see Castle Hill av, nwc Chatterton av.

Morris Park av (*), nwc Victor, runs n 656.3xe50.3 to ss Victor xs661.5 to av xw50 to beg; land lying in bed of st in front of above deed of cession; Regent Realty Co to City NY; Apr23'12; Feb17'13. O C & 100

Road from Westchester to Bear Swamp (*), ws, 324.6 n 2d, 50x100; re mtg; Margt M Mahony to Jennie A O'Ryan, 510 W 124; QC; Sept20'12; Feb17'13. nom

Road from Westchester landing to Bear Swamp (*), ws, 324.6 n 2d, 50x100, being Parcel Nos 165 & 166 on Damage Map; Adelaide G Archibald to Jennie A O'Ryan, 510 W 124; QC; Sept19'12; Feb17'13. nom

Waldo av (13:3421), cl, extends from cl Fieldston rd to ns Fieldston rd, being land lying in bed of Fieldston rd in front of above; re mtg; Rivers Estate, a corpn, to Newton Holding Co, 55 Liberty; QC; Feb14; Feb18'13. nom

Walton av, 2397 (11:3188), ws, 209.3 n 184th, 19.11x96.5, 3-sty bk dwg valued at $9,500; sub mtg $6,400; CONTRACT to exchange for NEWELL ST, 3478 (DEPOT LA) (12:3359), es, 200 s Gun Hill rd, 50x 100, 2 & 3-sty fr dwg & 2-sty fr rear stable valued at $5,000; sub mtg $3,000; Emma Dilberger, 1976 Honeywell av, with Mary F Burke, 510 W 183; Dec10'12; Feb 14'13. exch

Westchester av (9:2258), nwc St Ann's av, 84.11x62.11x89.6x47.6, Parcel No 24 on Damage Map; re mtg; German Savings Bank to City NY; QC; Dec18'11; Feb17'13. nom

Westchester av (9:2276), ss, 50.4 w St Ann's av, 52x100, being Parcel No 21 on Damage Map; re mtg; Chas E Appleby & ano EXRS Leonard Appleby to City NY; QC; Dec26'11; Feb17'13. nom

Westchester av (9:2276), swc St Ann's av, 50.5x100x21x104.2, being Parcel No 22 on Damage Map; re mtg; German Savings Bank to City NY; QC; Dec18'11; Feb17'13. nom

West Farms rd (*), sec Bronx Park av, 107.3x40.7x—x42.1; re mtg; Eliz Dwyer to Maurice W Levy, 318 W 100; Chas Brogan Inc, 251 4 av, to Mary A Langbein, 505 E 175; QC; June26'12; Feb17'13. 2,000

Wheeler av (*), es, 110 n Westchester av, 80x100; re mtg; N Y Trust Co to Kellwood Realty Co, a corpn, 815 Hunts Point av; QC; Feb11; Feb19'13. nom

Wheeler av (*), ws, 190 n Westchester av, 40x100; re mtg; N Y Trust Co to Mercury Realty Co, a corpn, 830 Westchester av; QC; Feb11; Feb20'13. nom

White Plains rd (*), sec Mace av, runs e375.11 to ws Boston rd xne104 to ns Mace av xw42.4 to White Plains rd xs80 to beg; also WHITE PLAINS RD (*), nwc Mace av, runs w44.6xse54.9 to ws White Plains rd xn31.10 to beg; also WHITE PLAINS RD (*), sec Allerton av, runs e1,205.3 to ws Boston rd xne51.11 to ws Matthews av xn64.9 to ns Allerton av xw1,241.11 to White Plains rd xs100.1 to beg; re mtg; Arthur J Mace & ano EXRS Malinda G Mace to American Real Estate Co, 527 5 av; July2'12; Feb17'13. nom

Woodycrest av (9:2513), ws, 100 n 166th, 100x100, vacant; re mtg; N Y Trust Co to Thos D Malcolm Constn Co, a corpn, 3651 3 av; QC; Dec7'12; Feb17'13. nom

Zerega av, ws, from Watson av to Haviland av, see Castle Hill av, nwc Chatterton av.

Parcel (*), No 34 on Damage Map to open Glebe av; re mtg; Harriet S Mead to City NY; QC; Sept26'12; Feb17'13. nom

Parcel (*), Nos 90 & 90A on Damage Map to open Doris st; re mtg; Harriet S Mead to City NY; QC; Sept26'12; Feb17'13. nom

Parcel (*), Nos 62 & 62A on Damage Map to open Magenta st; re mtg; Frank C Mayhew & ano TRSTES Levi H Mace to Chas E Watson, 3830 White Plains av; Q C; Oct21'12; Feb17'13. nom

Parcel (*), Nos 168 & 168A on Damage Map to open Glebe av from Westchester to Overing avs; Lyon av, from Zerega to Castle Hill av; Frisby av, from Zerega av to West Farms rd; also Parcels 53 & 53A, to open Benson or Madison av, from West Farms to Lane av; Overing av, from West Farms rd to Westchester av; St Peters av, from West Farms rd to Westchester av; Seddon st, from St Raymonds av to West Farms rd; Rowland st, from Westchester to St Raymonds avs; Hubbell st, from Dorsey st to Maclay av; re mtg; Minnie Hummel to City NY; QC; July31 '12; Feb17'13. nom

Parcel (*), Nos 100 & 100A on Damage Map to open Glover st & Grace av, from Castle Hill to Westchester av, & Doris st or av, from Glebe to Westchester avs; re mtg; Harlem Savgs Bank to City NY; Q C; Sept30'12; Feb17'13. nom

Parcel (*), No 48 on Damage Map to open 222d st, from Bronx River to 7th; re two mtgs; Harlem Savgs Bank to City NY; QC; Dec20'12; Feb17'13. nom

Parcel (*), No 167 on Damage Map to open Glebe av, from Westchester to Overing avs; Lyon av, from Zerega to Castle Hill avs; Frisby av, from Zerega av to West Farms rd; Tratman av, from Zerega to Benson avs; also Parcel 52, same map to open Benson av, from West Farms rd to Lane av; Overing av, from West Farms rd to Lane av; Overing av, from West Farms rd to Westchester av; St Peters av, from West Farms rd to Westchester av; Seddon st, from West Farms rd to St Raymonds av; Rowland st, from Westchester av to St Raymonds av; Hubbell st, from Dorsey st to Maclay av; re mtg; Fannie A Ross to City NY; QC; Aug6'12; Feb17'13. nom

Parcel (*) Nos 167, 168 & 168 A on Damage Map to open Gleve av, from Westchester to Overland avs; Lyon av, from Zerega to Castle Hill avs; Frisby av, from Zerega av to West Farms rd; Tratman av, from Zerega to Benson avs; also PARCEL (*) Nos 52, 53 & 53A on Damage Map to open Benson av, from West Farms rd to Lane av; Overing av, from West Farms rd to Westchester av; St Peters av, from West Farms rd to Westchester av; Seddon st, from West Farms rd to St Raymonds av; Rowland st, from Westchester to St Raymonds avs; Hubbell st, from Dorsey st to Maclay av; re mtg; Marie T Dunn Rousset to City NY; QC; July31'12; Feb17'13. nom

Parcel (*), No 281 on Damage Map to open Benson av, from West Farms rd to Lane av; Overing av, from West Farms rd to Westchester av; St Peters av, from West Farms rd to Westchester av; Seddon st, from West Farms rd to St Raymonds av, & Rowland st, from Westchester to St Raymonds avs, & Hubbell st, from Dorsey st to Maclay av; re mtg; Harlem Savings Bank to City NY; QC; Dec20'12; Feb17'13. nom

Parcel (*), Nos 40 & 40A on Damage Map to open Glebe av, from Westchester av to Overing st, & Damage Nos 43, 43B & 43C, to open Glover st, from Castle Hill

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to Westchester avs, & Doris st, from Glebe to Westchester avs, re mtg; J Homer Holdreth as TRSTE to City NY, July 26'12, Feb17'13. nom

Parcel ( ), Nos 18 & 18A on Damage Map to open Glover st, from Castle Hill to Westchester avs, re mtg; Auguste Helmstetter to City NY, QC, Oct1'12, Feb 17'13. nom

Parcel ( ), Nos 27, 27A & 27B on Damage Map to open Parker st, from Protectory av to Wellington av; re mtg; Sophie L Grieb to Conrad Dignus, 1630 Parker av; QC; Oct30'12; Feb17'13. nom

Parcel (*), No 88 on Damage Map to open Benson av, from West Farms rd to Lane av; re mtg; Frank Gass to City NY; Oct30'12; Feb17'13. nom

Parcel (*), Nos 37 & 37A on Damage Map to open Glover st, from Castle Hill to Westchester avs; & Doris st or av, from Glebe to Westchester avs; re mtg; Jacob Schuck & ano to City NY; QC; Oct 23'12; Feb17'13. nom

Parcel (*), Nos 27, 27A & 27B on Damage Map to open Glover st, from Castle Hill to Westchester avs, & Doris st, from Glebe to Westchester avs; re mtg; Andw J Rice to City NY; QC; Sept18'12; Feb17 '13. nom

Parcel (*), No 103 on Damage Map to open Main st, from east approach of City Island Bridge to L I Sound; re three mtgs; Jno Walsh EXR Rose T Mosher to City N Y; QC; Jan16; Feb17'13. O C & 557.79

Parcel (*), Nos 7 & 7A on Damage Map to open Glebe av, from Westchester to Overing avs; Lyon av, from Zerega to Castle Hill avs; Frisby av, from Zerega av to West Farms rd; Tratman av, from Zerega to Benson avs, &c; re mtg & consent to awards; Amelia Krohne to City NY; Q C; Oct15'12; Feb17'13. nom

Parcel (*), No 154 on Damage Map to open Main st, from East approach City Island Bridge to L I Sound; re mtg; Imogene Banta to City NY; QC; July30'12; Feb 17'13. nom

Parcel (*), No 154 on Damage Map to open Main st, same prop; re mtg; same to same; QC; July30'12; Feb17'13. nom

Parcel (*), Nos 75 & 75A on Damage Map to open Parker av, from Protectory to Wellington avs; re mtg & consent to award; Mary M Schenermann to City NY; QC; Nov14'12; Feb17'13. nom

Parcel (*), Nos 27, 27A & 27B on Damage Map to open Glover st, from Castle Hill to Westchester avs, & Doris st, from Glebe to Westchester avs; re mtg; Virginia Wood to City NY; QC; Sept16'12; Feb17'13. nom

Parcel (*), Nos 25 & 35 to 47 on Damage Map to open West Farms rd, from Bronx River to Westchester Creek; re mtg & consent to awards; U S Trust Co of NY TRSTE to City NY; QC; June17'12; Feb17'13. nom

Parcel (*), Nos 3, 3A & 11B on Damage Map to open easterly approach to City Island Bridge; re mtg; Geo W Seymour to City NY; QC; Dec6'12; Feb17'13. nom

Parcel (*), Nos 230 to 232 on Damage Map to open Benson av, from West Farms rd to Lane av; Overing av, from West Farms rd to Westchester av; St Peters av, from West Farms rd to Westchester av; Seddon st, from West Farms rd to St Raymond av; Rowland st, from Westchester to St Raymond avs, & Hubbell st, from Dorsey st to Maclay av; re mtg; Caroline A Walker to City NY; QC; Oct23 '12; Feb17'13. nom

Parcel (*), No 117 on Damage Map to open Main st, from east approach City Island Bridge to L I Sound; re mtg; Saml J T Wood to City NY; QC; Nov18'12; Feb 17'13. nom

Parcel (*), Nos 81, 81A, 82 & 82A on Damage Map to open Glover st, from Westchester to Castle Hill avs, & Doris st, from Glebe to Westchester avs; re mtg; Benj Seh to City NY; QC; Oct1'12; Feb17'13. nom

Parcel (*), No 132 on Damage Map to open West Farms rd, from Bronx River to Westchester Creek; re mtg; Ebling Brewing Co to Theo Haebler, 32 Mt Morris Park W; QC; Nov19'12; Feb17'13. nom

Parcel (*), Nos 27, 27A & 27B on Damage Map to open Patterson av, from Bronx River to Pugsley Creek; re mtg & consent to award; Newburgh Savgs Bank to City NY; QC; Jan2; Feb17'13. nom

Parcel (*), Nos 28, 28A & 28B on Damage Map to open Glover st, from Castle Hill to Westchester avs, & Doris st or av, from Glebe to Westchester avs; re mtg; Chas F Mueller to City NY; QC; July5'12; Feb17'13. nom

Parcel (*), Nos 51 & 51A on Damage Map to open Glover st, from Castle Hill to Westchester avs, & Doris st, from Glebe to Westchester avs; re mtg; Josephine Magrane to City NY; QC; Sept19 '12; Feb17'13. nom

Parcel (*), No 237 on Damage map to open Seddon st (Tyron Row), from St Raymond av (4th st) to West Farms rd; re mtg; Jno W Brown to City NY; QC; July16'12; Feb17'13. nom

Parcel (*), No 206 on Damage Map to open Benson av, from West Farms rd to Westchester av; re mtg; Commercial Finance Co to City NY; QC; Dec31'12; Feb17 '13. nom

Parcel (*), Nos 59, 59A, 59B, 60 & 60A on Damage Map to open Parker av, from Protectory av to Wellington av; re mtg; Ellen Cells to City NY; QC; Nov30'12; Feb17 '13. nom

Same prop (*); re mtg; Thos E Messemer to same; QC; Nov30'12; Feb17'13. nom

Parcel (*), No 70 on Damage Map to open Glebe av, from Westchester av to Overing st; re mtg; Poughkeepsie Trust Co to Wm A & Mary Mallett, 2554 St Raymond av; QC, Nov19'12, Feb17'13. nom

Parcel (*), No 120 on Damage Map to open Parker av, from Protectory to Wellington avs; re mtg; Caroline M Phraner to City NY; QC; Dec13'12; Feb17'13. nom

Parcel (*), Nos 28 & 28A on Damage Map to open Parker av, from Protectory to Wellington avs; re mtg; Francis S Phraner TRSTE Mary M Stone to City N Y; QC; Dec13'12; Feb17'13. nom

Parcel (*), No 132 on Damage Map to open West Farms rd, from Bronx River to Westchester Creek; re mtg; Mary A McK Quinn to Theo Haebler, 32 Mt Morris Park W; QC; Jan16; Feb17'13. nom

Parcel (*), Nos 133 & 133A on Damage Map to open Main st, from land to be acquired for east approach of the City Island Bridge to Long Island Sound; re mtg; Jno E Wagner to City NY; Sept21 '12; Feb17'13. nom

Parcel (*), Nos 1 & 2 on Damage Map to open Patterson av, from bulkhead line Bronx River to proposed bulkhead line Pugsley's Creek; re mtg; Emigrant Indus Savgs Bank to City NY; QC; Dec2'12; Feb 17'13. nom

Parcel (*), No 39 on Damage Map to open 222d st, from Bronx River to 7th st; re mtg; Mary T Tatum to City NY; QC; Dec31'12; Feb17'13. nom

Parcel (*), Nos 105, 105A & 105B on Damage Map to open Parker av, from Protectory av to Wellington av; re mtg; Otto F Wagner to City NY; QC; Nov29'12; Feb 17'13. nom

Parcel (*), No — on Damage Map to open Glebe av, from Westchester av to Overing av; re mtg; Edw A Acker to Thos A Robinson, 2126 Glebe av; QC; Aug10'12; Feb17'13. nom

Parcel (*), No — on Damage Map to open Glebe av, from Westchester av to Overing av; re mtg; Fredk Sauter Sr to Thos A Robinson, 2126 Glebe av; QC; Aug 10'12; Feb17'13. nom

Parcel (*), Nos 41, 41A, 41B, 41C & 42A on Damage Map to open Magenta st, from White Plains rd to Bronxwood av; re mtg; Antonio Zippoli & ano to City NY; QC; Sept24'12; Feb17'13 nom

Parcel (*), Nos 1 & 2 on Damage Map to open Patterson av, from Bronx River to Pugsley5s Creek; re mtg; Emigrant Indus Savgs Bank to City NY; QC; Dec2'12; Feb17'13. nom

Parcel (*), Nos 2 in lot 5, 2A & 2AA, lot 35, & 2AB, lot 30 on Damage Map to open easterly approach to City Island Bridge; re mtg; Jno Hardy to City NY; QC; Dec4'12; Feb17'13. nom

Parcel (*), Nos 102, 102A & 102B on Damage Map to open Glover st, from Castle Hill to Westchester avs, & Doris st, from Glebe to Westchester avs; re mtg; Mathew Micolino et al to City NY; QC; July31'12; Feb17'13. nom

Parcel (*), Nos 70, 70A & 70B on Damage Map to open Glover st, from Castle Hill to Westchester avs & Doris st, from Glebe to Westchester avs; re mtg; Margt Elgar to City NY; QC; Sept30'12; Feb17'13. nom

Parcel (*), No 240A on Damage Map to open West Farms rd, from Bronx River to Westchester Creek, etc; re mtg & consent to award; Mary L Arnow to City NY; Q C; Sept30'12; Feb17'13. nom

Parcel (*), Nos 26 & 26B on Damage Map to open Bensen av, from West Farms rd to Lane av; re mtg & consent to award; WM E Ferris to City NY; QC; Oct17'12; Feb17'13. nom

Parcel (*), No 132 on Damage Map to open West Farms rd, from Bronx River to Westchester Creek; re mtg; Mary A McK Quinn individ & EXTRX Carrie B McK Waldron to Theo Haebler, 32 Mt Morris Park W; QC; Nov19'12; Feb17'13. nom

Parcel (9:2533). No 1A on Damage Map to open an unnamed st, south of Boscobel pl, & extending from Undercliff av to Aqueduct av; re mtg; Nellie A Rohrs to City NY; QC; Jan24'12; Feb17'13. nom

Parcel (*), No 240A on Damage Map to open West Farms rd, from Bronx River to Westchester Creek; re mtg; Mary L Arnow to City NY; QC; Sept30'12; Feb17'13. nom

Parcel (*), No 5 on Damage Map to open Benson av, from West Farms rd to Lane av; Mary L Arnow to City NY; QC; Oct24'12; Feb17'13. nom

Parcel (*), No 46 on Damage Map to open Parker st, from Protectory to Wellington avs; re mtg; Gertrude F Bronnenkant to Mary A Corkey; QC; June8'12; Feb 17'13. nom

Parcel (*), No 88 on Damage Map to open Benson av, from West Farms rd to Lane av; re mtg; Jas S Bolton Jr to City NY; QC; Nov4'12; Feb17'13. nom

Parcel (*), No 206 on Damage Map to open Benson av, from West Farms rd to Lane av; Ormay (Washington av), from West Farms rd to Westchester av; St Peters av (Union av), from Washington av to West Farms rd; Seddon st (Tyron Row), from St Raymond av to West Farms rd; Rolland st (Washington av), from Westchester to St Raymond avs; Hubbell st (Washington av), from Dorsey st (Carroll pl) to Maclay av (5th st); re mtg; Dollar Savgs Bank to City NY; QC; Dec3'12; Feb 17'13. nom

Parcel (*), No 208 on Damage Map to open same avs & strs; re mtg; same to same; QC; Oct29'12; Feb17'13. nom

Parcel (*), Nos 48, 48A & 49 on Damage Map to open Benson av, from West Farms rd to Lane av; re mtg; Annie R Daily to City NY; QC; Jan20; Feb17'13. nom

Parcel (*), No 102D on Damage Map to open Glebe av, from Westchester to Overing avs; re mtg; Marie Diefenthal to City NY; QC; Aug7'12; Feb17'13. nom

Parcel (*), No 119 on Damage Map to open West Farms rd, from West Farms rd to Westchester Creek; re mtg; Margt Elgar et al EXRS Jas W Elgar to City NY; QC; June26'12; Feb17'13. nom

Parcel (*), Nos 105, 105A & 105B on Damage Map to open Parker av, from Protectory to Wellington avs; re mtg; Herman F Epple to City NY; QC; Nov29 '12; Feb17'13. nom

Parcel (*), No 50A on Damage Map to open 222d st, from Bronx River to 7th st; re mtg; Dollar Savgs Bank to City NY; Q C; Jan31'12; Feb17'13. nom

Parcel (*), No 51 on Damage Map to open Benson av, from West Farms rd to Lane av; re mtg; Chas Dobbs to City NY; QC; Oct28'12; Feb17'13. nom

Parcel (*), No 51 on Damage Map to open Benson av, from West Farms rd to Lane av; re mtg; Lizzie Barker to City N Y; QC; Oct26'12; Feb17'13. nom

LEASES

Borough of Manhattan

FEB. 14, 15, 17, 18, 19 & 20.

[1]**Allen st, 173** (2:416); all; Bertha Robinson to Lena Adler, 178 Orchard; 3yf Nov 1'10; Feb15'13. 1,500

[1]**Ann st, 21-3** (1:90); asn Ls; Jas A Whitcomb to Max Garfunkel, 2 E 120; Feb14; Feb17'13. O C & 100

[1]**Bleecker st, 163** (2:539), all, with option to purchase within 5 yrs for $25,000; Fredk M Farrington to Poleti, Coda & Rebecchi, Inc, a corpn, 180 Bleecker; 10yf Apr1'13; Feb19'13. 1,700

[1]**Bleecker st, 188** (2:526),; as Ls; Jos Lampiase to Abr Mayer, 778 E 175; Feb14; Feb 20'13. O C & 100

[1]**Canal st, 26** (1:283); cor str; Meyer Breakstone to Aaron & Saml Kuflik, 106 Division; 6yf Feb1'13; Feb14'13. 1,560 & 1,680

[1]**Cannon st, see Rivington,** see Rivington, sec Cannon.

[1]**Clinton st, 222-4** (1:269); asn Ls; Abr Lipshitz to Aaron Leboshitz, 23 Rutgers pl; Feb20'13. nom

[1]**East Broadway, 159** (1:283), swc Rutgers (No 6), cor str &c; Denis Mullins to Louis Hirsch, 153 Delancey; 5yf May1'13; Feb19'13. 1,950

[1]**Franklin st, 210-12** (1:185); all; Wm L Skidmore to Albt Seligmann, 24 E 80 & ano; 3yf May1'13; Feb14'13. 4,100

[1]**Henry st, 39** (1:280); asn Ls; Abr Lipshitz to Aaron Leboshitz, 23 Rutgers pl; Feb20'13. nom

[1]**Hester st, 70** (1:299), 2d fl & gallery with furn, fix &c; Frank E Rosen & ano EXRS Harris Rosen to Odessa Mutual Relief Assn, 70 Hester; 5yf Jan1'13; Feb19'13. 900

[1]**Hudson st, 432** (2:583); str & b; Mary S Von Kampen to Wm Bossert, 432 Hudson; 5yf Jan1; Feb17'13. 564

[1]**Jones st, 19** (2:590-82); all; Jogert Realty Co to Giuseppe Del Re, 19 Jones; 5yf May1; Feb15'13. 3,300

[1]**Rivington st** (2:328), sec Cannon, str, 19x32; Abr Michelson to Saml A Goldstein, 288 Rivington; 10yf Aug1'12; Feb 20'13. 800 & 900

[1]**Rutgers st, 6,** see East Bway, 159.

[1]**Rutgers slip, 82** (1:248), swc Water; ground fl, b & pt fl above ground fl; Hyman Adelstein & ano to Leon Stampler, 169 Monroe; 21yf Sept1'12; Feb14'13. 2,000

[1]**Water st, swc Rutgers sl,** see Rutgers sl, 82.

[1]**4TH st, 355-7 E,** see Av D, 41-3.

[1]**5TH st, 414** (2:432); asn Ls; Elisabeth Torok to Jos Figler, 414 E 5; Feb18'13. nom

[1]**9TH st, 717 E** (2:379); asn Ls with consent to same by David Weinstock; Peter Meyer to Mendel Wildstein, 744 E 9; Feb 14; Feb15'13. nom

[1]**9TH st, 66 W,** see 6 av, 110.

[1]**9TH st, 69 W** (2:573); all; Rose M Elder to Mary Lubarsky, 906 Intervale av; 4 11-12yf Nov1'11; Feb15'13. 1,300 & 1,400

[1]**11TH st, 329-31 E** (2:453); e 2d str & b, also rear 15 ft of e 1st str; Hyman Rosenblum to Carmelo Franco, 329 E 11; 10yf May1'11; Feb14'13. 960 & 1,020

[1]**11TH st, 331 E** (2:453), e 1st str; Hyman Rosenblum to Carmelo Franco, 329 E 11; 8 3-12yf Feb1'13; Feb14'13. 240

[1]**13TH st, 209-23 E; 14th st, 214 E** (2:469); all; theatre, &c; Irvington Constn Co to Jefferson Leasing Co, a corpn, 214 E 14; 10yf Jan25; Feb20'13. 60,000

[1]**14TH st, 214 E,** see 13th, 209-23 E.

[1]**17TH st W, nec 10 av,** see 10 av, nec 17.

[1]**18TH st, 119 E** (3:874), all; Chas Olbrich to Chas N Frohlich, 108 E 82; 13 8-12yf Feb1'13; Feb18'13. 3,900 to 5,100

[1]**19TH st, 358 E,** see 1 av, 327.

[1]**23D st, 158 W.** (3:798); asn ls; Jas Devaney to Chas Metz, 273 Rivington; mtg $; Feb15; Feb19'13. nom

[1]**26TH st E, nwc 3 av,** see 3 av, 358.

[1]**26TH st, 153 E** (3:882), all, with hotel chattels, furnishings, &c; Irving Grometstein to Jno J Canavan, 153 E 26; 1yf Feb 20'13; Feb20'13. 9,000

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[1]**129TH st, 504 W** (3:700); all Jno Gemmer to Peter Goodwin, 506 W 29, 2yf May1'12, Feb15'13. 1,680

[1]**130TH st W, nwc Bway,** see Bway, 1231.

[1]**132D st, 34-6 E** (3:861), hotel St Louis; all; Harry Wehmer to Roads Hotel Operating Co, a corpn, 35 E 27; 4 8-12yf Feb 1'13; Feb14'13. 16,000

[1]**133D st, 12 E** (3:862), ss, 175 e 5 av, 25x 98.9; all; Margt & Sarah Switzer Institute & Home, a corpn, to Ralph Wilson, 8 S 11 av, Mt Vernon, NY; 21yf Feb1'11; 21y ren; Feb17'13. taxes &c & 8,000 to 12,500

[1]**134TH st, 134 W** (3:809), asn Ls; Enrico V Pescia to Mathilde Pescia, 8602 22 av, Bklyn; AT; QC; Jan29; Feb17'13. nom

[1]**140TH st W, —s, 90 w S av,** see S av, 613-5.

[1]**141ST st E, nwc 3 av,** see 3 av, 640.

[1]**142D st E, nwc 3 av,** see 3 av, 660.

[1]**142D st, 216 W** (4:1013); asn Ls; Leo M Klein & ano to Percy A Hutchison, 27 W 44; Feb13; Feb14'13; nom

[1]**142D st, 563 W** (4:1071); asn Ls; Mary Clements to Peter McManus, 163 E 52, & ano; Feb19; Feb20'13. O C & 100

[1]**148TH st, 32 W** (5:1263); all; Jos D Bryant to Eliz P Munroe, 32 W 48; 7yf May1 '12; Feb15'13. 3,300

[1]**148TH st, 72 W** (5:1263); all; Helen M Constable to Chas Brown, 16 W 37; 4 9-12 yf Jan1'13; 5yrs ren at $4,000; Feb14'13. 3,750

[1]**156TH st, 19 W** (5:1266), ns, 339 w 5 av, 18x100.5; the land; TRSTES of Columbia College, in City NY, to Chas Pfizer Jr, at Bernardsville, NJ; 21yf Jan1'07, with ren; Feb20'13. taxes &c & 2,180

[1]**150TH st W, nec Bway,** see Bway, nec 50th.

[1]**150TH st W, swc 9 av,** see 9 av, 739.

[1]**150TH st, 631-5 W** (4:1098), ns, 375 w 11 av, 75x200.10 to ss 51st (Nos 626-32), all; asn Ls & agmt to pay $37,500 for all title to bldgs, etc; Thos McLarnon to Auto Penumatic Action Co, 619 W 50; Feb10; Feb18'13. O C & 2,500

[1]**151ST st W, sec 6 av,** see 6 av, sec 51st.

[1]**151ST st, 626-32 W,** see 150th st, 631-5 W.

[1]**156TH st W, swc 5 av,** see 5 av, 718.

[1]**157TH st W, nec Bway,** see Bway, nec 57th.

[1]**157TH st, 142 W** (4:1009);str; 142 W 57th St Co to Ellen Johnson, 142 W 57; 9 7-12 yf Mar1; Feb15'13. 1,500 to 3,000

[1]**159TH st, 313-5 W** (4:1112), ns, 140.3 w Grand Circle, 45.10x100.5; all; Alfred Beinhauer to Auto Transportation & Sales Co, a corpn, 304-6 W 49; 7yf May1; Feb20'13. 6,000

[1]**178TH st E, swc 3 av,** see 3 av, swc 178th.

[1]**180TH st, 513-5 E** (5:1577); all; Ricka Kauffman to Diego Paccione, 511 E 85, et al; 5yf Apr1'12; Feb20'13. 1,560

[1]**100TH st, 177 E** (6:1628), nec Lex av, str & b;; Gruenstein & Mayer to Frank Morris, 5 E 131; 10y & 2½ mos f Feb15; Feb17'13. 1,200

[1]**102D st, 317-9 E** (6:1674), all; Edw Rubin to Abr Goldman, 85 Montgomery; 3yf Mar1'13; Feb18'13. 5,500

[1]**112TH st, 178-80 E** (6:1639), ss, 53.4 w 3 av, runs w46.7xs100.10xe100.10 to ws 3 av (No 2028) xn25xw xn to beg; asn two leases; Regal Amusement Co to Aurora Amusement Co (Inc), a corpn, 95 Liberty; Feb13; Feb14'13. O C & 100

[1]**112TH st, 224-6 E** (6:1661); all; Emblem Realty Co to Benj Bernstein; 3yf Dec1'12; Feb20'13. 3,684

[1]**113TH st, 210-2 E** (6:1662); all; Martin Grossman to Benj Bernstein, 124 E 107; 3yf May1'12; Feb20'13. 4,450 & 4,500

[1]**115TH st, 23 E** (6:1621); all; Fanny Weill to Rosie Rubin, 342 Cherry; 9yf May1; Feb 17'13. 2,700 & 3,000

[1]**116TH st E, nec Madison av,** see Madison av, nec 116th.

[1]**116TH st, 6-8 W** (6:1599); barber shop; Rosa A Kaufman to Antony Bonomo, 6-8 W 116; 3yf May1; Feb17'13. 660

[1]**125TH st, 72 W** (6:1722); all; Annie Piser to Estelle H Sobel, 135 W 104; 5yf Feb1; Feb17'13. 1,500 to 3,000

[1]**135TH st W, nec Lenox av,** see Lenox av, nec 135th.

[1]**138TH st W, nec Lenox av,** see Lenox av, nec 138th.

[1]**141ST st, 173 W** (7:2010), nec 7 av; 2d str & b from cor; Annie Marder to Adolf Klinger, 147 W 142; 5yf May1'13; Feb14 '13. 1,200

[1]**143D st W, nec 7 av,** see 7 av, nec 143.

[1]**146TH st W, nec Bway,** see Bway, nec 146th.

[1]**148TH st W, swc St Nicholas av,** see St Nicholas av, swc 148th.

[1]**149TH st, 544 W** (7:2080), all; Lillie Lowenstein to Minnie Vondrann, 544 W 149; 5 yf Oct1'12; Feb17'13. 1,100

[1]**Av A, 203** (2:440), str & b; Louis Miller to Areno Benedetto, 206 Av A; 5yf Feb1'12; Feb17'13. 840 & 900

[1]**Av A, 1605** (5:1564); s str; Louise Lisberger to Carl Harz, 1605 Av A; 3yf May 1'13; Feb14'13. 480

[1]**Av C, 32** (2:372), s str next to cor; Edw Baumann to Max Greenberg, 32 Av C; 4yf May1'13; Feb17'13. 624

[1]**Av D, 41-3** (2:374), nwc 4th, (Nos 355-7); cor str & b; Sol Silberblatt to Morris Kirschstein, 57-9 2 av; 5yf May1'12; Feb 14'13. 1,140

[1]**Amsterdam av, 69** (4:1134), n str & b; Ida Kempner to Abr Leshin, 138 W 62; 3yf Mar1'13; Feb14'13. 900

[1]**Broadway, 1231** (3:832), nwc 30th, str & b; Isabella Jex to Canadian Pacific Railway Co, a corpn, at Windsor St Station, Montreal, Can; 8yf May1'15; Feb18'13. 16,500 & 19,000

[1]**Broadway, 1259** (3:833), str & b; Harold Stiner to Jno R Thompson, 186 N State, Chicago, Ill; 9½yf Jan1; Feb17'13. 16,000

[1]**Broadway, 1259** (3:833), str & b; agmt modifying lease with option of renewal for 8 yrs from June30'14 at $12,000; Alfd E Marling et al TRSTES Wm R H Martin et al with Harold Stiner, 3089 Bway; Feb 11; Feb17'13. nom

[1]**Broadway, 1259,** str & b; asn Ls dated Mar16'12; Harold Stiner to Oscar Stiner, 970 Park av; Feb15; Feb17'13. nom

[1]**Broadway, 1259,** str & b; asn Ls dated Oct10'12; same to same; Feb15; Feb17'13. nom

[1]**Broadway, 1259;** asn Ls dated Mar16'12; Oscar Stiner to Saml A Richards at East Orange, NJ; Feb15; Feb17'13. nom

[1]**Broadway, 1259;** asn Ls dated Oct10'12; same to same; Feb15; Feb17'13. nom

[1]**Broadway, 1418** (3:815); all; asn Ls, 71 yrs from Oct1'10; Lee T Alton to Alger Realty Co, 111 Bway; Jan27; Feb19'13. nom

[1]**Broadway** (4:1022), nec 50th, str & part b; Wintergarden Co to Chas A Smith & Jno Healy, both at 469 W 163; 8yf Jan1; Feb18'13. 7,000 & 7,500

[1]**Broadway** (4:1029), nec 57th, 54.3x111.3 x50.5x91.2; all; Benj Eichberg to Fiat Motor Sales Co, 1776 Bway; 5yf Sept1'12; Feb19'13. 27,000

[1]**Broadway, 2297** (4:1230); str & b; Lansing Realty Holding Co to Mme M Morris, 102 W 47; 5 2-12yf Mar1; Feb20'13. 3,000 & 3,200

[1]**Broadway** (7:2078), nec 146th; all of rear bldg, with use of lobby in front bldg for use of theatre; Bradhurst Amusement & Bldg Co to Lafayette Leasing Co, a corpn, 3564 Bway; 10yf Jan23'13; Feb20 '13. 50,000

[1]**Lenox av, 104** (6:1600), s str & b; Jos Blau to Klekner & Blum Co, Inc, a corpn, 21 Congress av, New Haven, Conn; 1yf May1'13; 4yrs ren; Feb18'13. 1,380

[1]**Lenox av, 556** (6:1736), str & b; Lilley H Dean to Chas Rubenstein, 111 W 138; 2 5-12y f May1'13; Feb17'13. 960

[1]**Lenox av** (6:1733), nec 135th; str; asn Ls; Oscar Schein to Marie Benjamin, 60 W 129; Feb15; Feb20'13. O C & 100

[1]**Lenox av** (6:1736), nec 138th; str & c; United Realty & Mtg Co to Paul Junger & Jacob Stern, 560 Lenox av; 7yf Jan1'16; Feb20'13. 1,800

[1]**Lexington av, nec 100th,** see 100th, 177 E.

[1]**Lexington av, 2139** (6:1777); str; B Walter Barnett to Morris Deutsch, 115 E 126; 5yf Sept1'11; Feb20'13. 300

[1]**Madison av** (6:1622), nec 116th; str & b; Sundel Hyman to Wm J Lindemann, 39 W 118; 10y & 1½m f Mar15'13; Feb20'13. 1,560 to 1,800

[1]**Madison av,** nec 116th; asn Ls; Wm J Lindemann to Lindemann Drug Co, 1771 Mad av; Feb11; Feb20'13. nom

[1]**St Nicholas av** (7:2062), swc 148th, str & c; Rembrandt Realty Co to Jacob Katz, 572 Prospect av; 4 2-12yf Mar1'13, with ren; Feb18'13. 1,200

[1]**Wadsworth av** (8:2145), ws, 24.11 n 176th, 75x—, 3-sty bk garage to be erected, all; Sterling Bldg & Operating Co to Wm Daly, 1264 Shakespeare av, Bronx, & Geo A Boyd, 177 Bowne av, B of Q; 10yf Nov 1'12; Feb18'13. 6,000 & 6,500

[1]**18T av, 327** (3:924), swc 19th (No 358); str & pt c; Geo F Abendschein et al to Jno W Turnbull, 327 1 av; 5yf Feb1; Feb20'13. 1,200

[1]**18T av, 1881** (6:1669), str; Julia Mehrbach to Jos Moser, 413 E 82; 2 8-12yf Feb1; Feb17'13. 720 & 900

[1]**2D av, 474** (3:932); consent to use of 4 ft of alley in rear as an exit to 27th st from No 472 2 av; Rosario Catalano to Bertha C M Johnson, 472 2 av; Feb17'13. O C & 100

[1]**2D av, 803** (5:1317); asn Ls; Patk McManus to Jno Bausenwein, 238 E 128; Feb 7; Feb15'13. nom

[1]**2D av, 1588** (5:1545); str fl & bake shop; Chas Specht to Chas Steuerwald, 540 E 17; 6yf Mar1; Feb20'13. 1,020 & 1,080

[1]**2D av, 2365** (6:1786); asn Ls; Rosario La Bue to Emma Davis, 160 E 66; Feb15; Feb 17'13. O C & 100

[1]**3D av, 248** (3:876), str & pt b; Edwin Sander to M Salzman Co, 214 Franklin, Bklyn; 5yf May1'10; 5yren; Feb7'13; reprinted from last issue when this appeared in Bronx leases. 1,400

[1]**3D av, 358** (3:882), nwc 26th; asn Ls; Pathk Quinn to Thos Murtha, 358 3 av; AL; June11'12; Feb20'13. nom

[1]**3D av, 358;** asn Ls; Thos Murtha to Patk J Keegan, 1245 Park av; Jan24; Feb 20'13. nom

[1]**3D av, 358** (3:882); str & b; Winthrop Chanler to Patk Quinn; 5yf May1'11; Feb 20'13. 3,000

[1]**3D av, 537** (3:916), all; Jas Fay to Bernard Krause, 1844 2 av; 5yf Mar1'13; Feb 18'13. 1,500 & 1,600

[1]**3D av, 640** (5:1296), nwc 41st, 24.8x100; sorbn of Ls to mtg for $12,000 to another mtg for $30,000 on above & 642 3 av & 151 E 41st; Claus H Doscher et al owners, Danl Foley lessee, & Geo Ehret owner of $12,000 mtg, with Milford B Streeter, 113 Hooper, Bklyn, & ano EXRS Peter Wyckoff; Feb6; Feb17'13. nom

[1]**3D av, 642** (5:1296), ws, 24.8 n 41st, 24.8x 100; sorbn of Ls to mtg for $30,000; Claus H Doscher et al owners & Anna V Keane EXTRX Lawrence G Keane lessees with Milford B Streeter, 113 Hooper, Bklyn, & ano EXRS Peter Wyckoff; Feb6; Feb17'13. nom

[1]**3D av, 656-8** (5:1296), two 2d floors above strs; Isi Zins to Chas L Fox, 471 Central Park W; 1½yf Nov1'10, with 3 yrs ren at $900; Feb19'13. 600

[1]**3D av, 660** (5:1297), nwc 42d; basement & 4 rooms above str, also str or stand on ns 42d adj the cor; Jacob Morsch, EXR, TRSTE Anna M Rothmann to Elise Heinrich, 159 E 42; 4 3-12yf Feb1; Feb20'13. 2,160

[1]**3D av** (5:1412), swc 78th, 25.8x100, all; Mary R Goelet et al TRSTE Ogden Goelet & ano to Jno H Rogan, 625 St Marks av, Bklyn, EXR Jno McGlynn; 20yf May1'11; Feb20'13. taxes &c & 1,950

[1]**3D av, 2028,** see 112th, 178-80 E.

[1]**5TH av, 718** (5:1271), swc 56th, 27x100; s str & fl above str; Chas J Duveen to Cottier & Co, a corpn, 3 E 40th; from Jan1 '14 to May1'23; Feb14'13. 18,000

[1]**6TH av, 110** (2:572), sec 9th (No 66); asn Ls; Jerome Holding Co to Jos C Levi, 251 W 92; Dec2'12; Feb20'13. nom

[1]**6TH av, 110;** asn Ls; Jos C Levi to Henry C Lytton, 2700 Prairie av, Chicago, Ill; Feb10; Feb20'13. nom

[1]**6TH av, 362** (3:824); all; Chas S Phillips TRSTE Walter S Lawrence to O'Neil & Bristol Restaurant Co, 362 6 av; 5yf May1'13; Feb14'13. 10,000 to 12,000

[1]**6TH av, 514** (3:832), 2d fl; Jas Devaney to Chas S Law, 165 W 34; 10yf Feb1; Feb 17'13. 1,000 to 1,500

[1]**6TH av** (5:1266), sec 51st; asn Ls; Harold E Stanford to Stanford Baking Co, a corpn at sec 6 av & 51; Dec12'12; Feb15'13. nom

[1]**7TH av, nec 141st,** see 141st, 173 W.

[1]**7TH av** (7:2012), nec 143d, str & pt b; Mathilda Bohlken to Jos P Maguire, 116 Rockford, Bronx, 7yf Feb1'13; 2½ yrs ren at $2,000; Feb14'13. 1,800

[1]**8TH av, 613-5** (3:763), 39x100, all; also 10TH ST W (3:765), — s 90 w S av, 19x19.9, all; Isidore Jackson & ano to Jacob Valensi, 8800 22 av, Bklyn; 10yf May1'13; option of renewal; Feb17'13. 6,500

[1]**8TH av, 688** (4:1015), str & b; Mary J Quinlan & ano to Raphael & Albt Steinthal, 211 W 85; 5yf May1'13; Feb17'13. 3,000

[1]**8TH av, 732** (4:1017); asn Ls; Jno G Hess to Bernhardine Wagner at Evergreen, LI; Feb10; Feb17'13. omitted

[1]**8TH av, 732** (4:1017), all; Henry L Morris et al TRSTES Henry Astor to Wm Bauer, 732 8 av; 5yf May1'11; Feb17'13. taxes, &c, & 1,140

[1]**8TH av, 732;** asn Ls; Wm Bauer to Jno G Hess, 248 Humboldt, Bklyn; Feb3; Feb17 '13. nom

[1]**9TH av, 739** (4:1059), swc 50th; str & c; Wm F Dornbusch to Mary Kiernan, 439 W 48; 5yf May1'12; Feb20'13 2,300 & 2,400

[1]**10TH av** (3:715), nec 17th, 5-sty brk bldg, all; Jno F Curley to Wm Quinn, 301 Neptune av, Bklyn; 10yf May1'14; Feb19 '13. 4,800

[1]**10TH av, 612** (4:1053), str fl & pt c; Charlotte Schweyer EXTRX Edw Schweyer to Reuben Hird, 612 10 av; 3yf May1'13; Feb 17'13. 1,200

[1]**10TH av, 657** (4:1075), str & c; Jos Oppenheimer to Henry Grienne, 597 7 av; 10 3-12yf Feb1; Feb17'13. 1,500 to 1,800

[1]**10TH av, 697** (4:1076); 5-sty bk bldg; August Kriete to Martha K Beckmann; ext of Ls; 8yf May1'18; Feb15'13. 3,600

LEASES.

Borough of the Bronx.

[1]**138TH st E, cor 3 av,** see 3 av, cor 138.

[1]**Freeman st, 991** (11:2999); 2d str from cor Bryant av; Carroccio Realty Co to Esther Fisher, 993 Freeman; 5yf Feb1; Feb20'13. 420

[1]**Freeman st, swc Southern blvd,** see Southern blvd, 1283.

[1]**Blondell av, swc Eastchester rd,** see Eastchester rd, 1634.

[1]**Boston rd, 1019** (10:2607), cor str & b; American Exch Realty Co to Henry Vogel & ano, 1019 Boston rd; 5yf May1'12; Feb 18'13. 1,200

[1]**Broadway** (13:3415), ws, bet 242d & 246th; agmt not to asn Ls dated May29'08 or mtg same, &c; Jas Thom, lessee, with Augustus Van Cortlandt, owner; Feb18; Feb19'13. nom

[1]**Bryant av, 1510** (11:3001), parlor fl & fl above; Saml Resnik to Jos Schapiro, 1510 Bryant av; 2yf Feb15; 3y ren; Feb18'13. 600 & 660

[1]**Cambreling av, swc Fordham rd,** see Fordham rd, 668 E.

[1]**Eastchester rd, 1634** (*), swc Blondell av, 3-sty bk bldg; all; Salvatore Di Caprio to Jno Russo, 347 E 113; 5yf Jan1; Feb 20'13. 1,200

[1]**Fordham rd, 668 E** (11:3091), swc Cambreling av, grade fl; Henrietta Wiener to Jos Wiener, 668 East Fordham rd; 5yf Feb 10; Feb17'13. 720

[1]**Fordham rd, 668 (Pelham av)** (11:3091), asn Ls; Jos Wiener to Westchester County Brewing Co at Mt Vernon, NY; Feb11; Feb20'13. nom

[1]**Park av, sec Wendover av,** see Wendover av, 438.

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[1]**Prospect av, 607-9** (10:2674); asn Ls; Frank L Ness to Arthur Jost, 159 W 129; Feb17. Feb20'13. nom

[1]**Prospect av, 607-9** (10:2674); 2 strs & pts bs, Herman Cohen to Frank L Ness, 643 Wales av; 5yf Mar1; Feb20'13. 1,680

[1]**Southern Blvd, 1038** (10:2743), all; Mercury Realty Co to Lewis Dorfman, 818 Westchester av; 3yf Nov1'12; Feb19'13. 4,800 & 5,000

[1]**Southern blvd, 1283** (11:2975), swc Freeman, the frame bldg attached to bk bldg on cor; Charlotte Rippel to Frank & Dominick Sicilia, 919 Freeman; 5yf Feb 1'13; Feb14'13. 480

[1]**Washington av, 1351-7** (11:2901), ws, 83 x139; all; Jos Lehman et al to Jacob Rollnick, 1555 Fulton av, et al; 3yf Feb1; Feb 20'13. 6,600

[1]**Webster av** (12:3278), ws, 51.1 n 197th, 47x126.9x66x115.3; all; Evelyn Bldg Co to F & G Amusement Co, a corpn, 2226 7 av; 10yf completion of bldg; Oct25'12; Feb14'13. 4,000

[1]**Webster av, 2759-61** (12:3278); 2d fl; also rear room on 1st fl of 2761; Henry Tiedmann to Fredk Pump Jr, 49 Smith, Bklyn; 5yf Sept1; Feb20'13. 900

[1]**Wendover av, 438** (11:2903), sec Park av; str, 16x10; Frank Rosen & Bro to Jno Geogacopulas, 438 Wendover av; 2yf May 1; Feb20'13. 360

[1]**3D av** (9:2320), cor 138th, "Carr Bldg," str floor; Frank A Carr et al to Thos J O'Connor, 2543 3 av; 5yf May1'13; Feb19'13. 2,700

[1]**3D av, 3208-10** (10:2620); 2d str from ns of bldg; agmt as to modification & ext of Ls; Wm A Cameron with Jandorf & Steiner, 1318 Boston rd; from June12'14 to Dec 31'18; Feb20'13. 1,500

[1]**3D av, 4533** (11:3052), str & pt b; Chas Mauer to Theo Viebrock, 2284 or 2841 8 av; 5yf May1'13; Feb14'13. 1,080 & 1,200

MORTGAGES.

Borough of Manhattan.

FEB. 14, 15, 17, 18, 19 & 20.

[m]**Allen st, 10-12,** see Stanton, 199-203.

[m]**Allen st, 91,** see Broome, 276-8.

[m]**Allen st, 145,** see Stanton, 199-203.

[m]**Attorney st, 95** (2:348), ws, 160 s Rivington, 20x100; pr mtg $17,000; Feb17'13, 3y 6%; Lena & Jennie Reich to Hyman Schiff, 3675 Bway. 3,000

[m]**Baxter st, 19-23,** see Stanton, 199-203.

[m]**Beekman st, 118-20** (1:98), nec Water (No 228), 33.4x25.6x33.4x25; Feb14; Feb15 '13; due &c as per bond; Geo W Bond Jr, Weehawken, NJ, to Title Guar & Trust Co. 13,000

[m]**Broad st, 81** (1:29); asn Ls by way of mtg as collateral security for $3,000; Jan 23; Feb14'13; Cord Bohling to Consumers Bwg Co of NY, Lim, 1011 Av A. nom

[m]**Broad st, 94** (1:10); ext of $50,000 mtg to Dec1'15 at 5%; Dec19'12; Feb19'13; Equitable Life Assur Soc of U S with Mary L Davidson, widow Jno A Davidson & Edw J Hogan exrs &c Jno A Davidson. nom

[m]**Broad st, 94;** ext of $5,000 mtg to Dec1 '15 at 5%; Dec19'12; Feb19'13; same with same. nom

[m]**Broad st, 231 & 231½,** at Rome, Ga; certf as to mtg or deed of trust for $20,000; Feb19'13; Hoggson Bros, a corpn, to Farmers Loan & Trust Co as trste. ——

[m]**Broome st, 276-8** (2:414), nwc Allen (No 91), 44.2x75; Feb20'13; due &c as per bond; Safety Holding Co, 5 Beekman, to Emil W Oppenheim, 801 West End av. 55,000

[m]**Broome st, 276-8;** certf as to above mtg; Feb20'13; same to same. ——

[m]**Broome st, 276-8;** sobrn agmt; Feb20'13; Bertha Dworsky with same. nom

[m]**Broome st, 276-8;** sobrn agmt; Feb20'13; Abr J Dworsky with same. nom

[m]**Broome st, 288,** see Stanton, 199-203.

[m]**Broome st, 484-90** (2:487), nwc Wooster (Nos 57-9), 99.10x75x100.1x75; Feb1; Feb 17'13; due &c as per bond; Ellen W Duryea, Red Bank, NJ, to Robt S Clark, Cooperstown, NY. 80,000

[m]**Canal st, 62-6,** see Stanton, 199-203.

[m]**Chambers st, 87-9** (1:149), ns, abt 150 e Church, 49.4x150 to Reade st (Nos 69-71); A T to any strips or gores adj; Feb7; Feb 14'13; due &c as per bond; Inter-State Land Holding Co to Title Guar & Trust Co. 125,000

[m]**Chambers st, 87-9** (1:149), ns, abt 150 e Church, 49.4x150 to Reade (Nos 69-71); certf as to mtg for $150,000; Jan30; Feb 15'13; Interstate Land Holding Co to Title Guar & Trust Co. ——

[m]**Cherry st, 256** (1:256), nec Rutgers (No 57), 26.3x96.2x26.3x96.9; Feb14'13; due &c as per bond; Annie Roth to Anna A Bradford trste for Grace B Fairfax, will Wm H Bradford, Lenox, Mass. 34,000

[m]**Cherry st, 256** (1:256), nec Rutgers (No 57), 26.3x96.2x26.3x96.9; sobrn agmt; Feb 14; Feb19'13; Annie Roth & Jno Bossert with Anna A Bradford, Lenox, Mass, trste for Grace Bradford, will Wm H Bradford. nom

[m]**Clinton st, 36-8** (2:349), ext of $23,750 mtg to Jan1'17 at 6% & consent to same; Feb7; Feb14'13; Leon Pizer with Broome-Clinton Co & State Bank. nom

[m]**Church st, 19-35,** see Dey, 23-5.

[m]**Columbia st, 54** (2:333); receipt for payment of $1,000 on account of mtg; Aug20 '12; Feb20'13; Adele C Lomas & ano to Louise Drechsler, 54 Columbia. ——

[m]**Cortlandt st, 24-6,** see Dey, 23-5.

[m]**Dey st, 23-5** (1:63), sec Church (Nos 19-35), runs e63xs75.6xe5.10xs138.9 to Cortlandt (Nos 24-6), xw51.10 to Church xnw— to beg; pr mtg $——; Jan31; Feb 19'13, 3y4½%; Havemeyer Real Estate Co to U S Trust Co, 45 Wall. 150,000

[m]**Dey st, 23-5, & Cortlandt st, 24-6;** certf as to above mtg; Feb13; Feb19'13; same to same. ——

[m]**East Broadway, 100** (1:282), ns, 185.2 w Pike, 25x65.5; pr mtg $47,000; Feb14; Feb 19'13; 3y6%; Emil & Leah Reibstein to Max Kobre, 115 W 122. 8,625

[m]**East Broadway, 129,** see Stanton, 199-203

[m]**East Broadway, 269-73,** see Stanton, 199-203.

[m]**Eldridge st, 136** (2:414), ses, abt 100 s Delancey, 25x87.6; pr mtg $34,000; Feb18; Feb20'13, 2y5%; Jos Fisch to Louis Fisch, 102 Norfolk. 2,000

[m]**Eldridge st, 203** (2:421), ws, abt 175 n Rivington, 25x100; Feb17; Feb18'13; 3y 4½%; Mary Lawrence individ & as trste Juliana D Dahin & Eliz C Walsh to Elise Freifeld, 44 Hart, Bklyn. 11,500

[m]**Elizabeth st, 184-8,** see Ridge, 85.

[m]**Franklin st, 91** (1:174), ss, abt 75 e Church, 23.3x100; Feb1; Feb17'13, 5y, int as per bond; Ellen W Duryea to Anne H Byrd, 69 Park av, & ano, extrx &c Geo H Byrd. 31,500

[m]**Grand st, 137-9** (1:233), ss, 50 e Crosby, 35.11x80; pr mtg $69,500; Feb18; Feb19'13; due &c as per bond, 133 W 19th St Co, a corpn, to Kramer Contr Co, 35 Nassau. 16,000

[m]**Grand st, 137-9;** certf as to above mtg; Feb18; Feb19'13; same to same. ——

[m]**Grand st, 363-5** (1:311), ss, 66.8 e Essex, 33.6x100.4x33.4x100.8; ext of $5,000 mtg to Feb26'14 at 6%; Feb6; Feb19'13; Julius Schattman with Abr L Kass, 226 S 9. nom

[m]**Hamilton st, 17,** see Stanton, 199-203.

[m]**Harrison st, 40-4** (1:183), nec Washington (No 337), 59.10x50.3x60.6x50.1; Feb19 '13; due Mar1'18, 4½%; Geo H Stege, Bklyn, to Union Trust Co, 80 Bway. 50,000

[m]**Henry st, 32** (1:277), ss, abt 195 e Cath. 25x100; pr mtg $——; Feb19'13; 5y6%; Annie Rubin & Jacob Goldstein to Jos Cohen, 115 Madison. 4,000

[m]**Henry st, 37** (1:280), ns, 275.3 e Cath, 24.6x100x23x100; PM; pr mtg $——; Feb 19; Feb20'13, 5y5%; Hillel Shurin, 1939 Cropsey av, Bklyn, to Louis Jarmulowsky, 46 W 83. 28,000

[m]**Henry st, 198** (1:270), ss, abt 95 w Clinton, 25x100; PM; pr mtg $22,000; Feb11; Feb20'13, 6y6%; Morris Lipschitz, 2004 Douglas, Bklyn, to Jacob Holzman, 309 W 99, et al, trstes Jacob Korn. 6,000

[m]**Henry st, 330** (1:267), ses, 100.3 sw Jackson, 25.1x94.10x25x94.8; PM; Feb14; Feb15 '13; due Mar1'16, 5%; Fredk W & Jno Haug, joint tenants, 225 E 51, to Urban Securities Co, 165 Bway. 8,000

[m]**Jones st, 9** (2:590); ext of $3,000 mtg to Jan4'14 at 6%; Feb18'13; Thos P McKenna with Ferd W Fey, 1346 Prospect av. nom

[m]**Jumel pl, es, 280.4 n 167th,** see Jumel pl, es, 288.7 s Colonial pkway.

[m]**Jumel pl** (8:2112), es, 288.7 s Colonial pkway, late Edgecomb rd, 50x90; also JUMEL PL (8:2112), es, 280.4 n 167th, 25x 90, except strip 0.2 wide adj on n; pr mtg $10,000; Feb15; Feb17'13; 2y6%; Olin J Stephens to Roderick Stephens, 427 Walton av. 3,500

[m]**Leroy st, 121** (2:602), ns, 222 w Hudson, 22x82; pr mtg $——; Feb18'13; 1y6%; Rose M Matthews, 121 Leroy to Wm J Broderick, 309 Bedford Park blvd. 1,000

[m]**Lewis st, 83** (2:329), ws, 200 n Rivington, 25x100; pr mtg $16,500; Feb10; Feb14 '13, 1y6%; Hyman L Kuhl to Abr Reich, 58 Av C. 1,000

[m]**Lewis st, 94** (2:329), es, 50 s Stanton, 25 x100; pr mtg $22,500; Feb17; Feb18'13, installs, 6%; Moses Weltz to Right Realty Co, 35 Nassau. 1,500

[m]**Madison st, 309** (1:268), ns, 128 e Montgomery, 26.6x90.7x26.6x89 es; Feb14'13, 5y 5%; Jakob Loeb, 117 W 142, to Emigrant Indust Savgs Bank. 23,000

[m]**Madison st, 369** (1:267), ns, 250 w Jackson, 25x½ blk; Feb20'13, 3y5%; Jas J Major, 3374 Ft Independence, to Chas K Beekman, 14 E 10, trste Chas H Neilson. 4,500

[m]**Manhattan st, 9,** see 3d, 354-6 on map 352-4 E.

[m]**Manhattan st, 110,** see 127th W, ns, at ss Manhattan.

[m]**Market st, 47** (1:276), ws, 73 s Madison, 27x85x27x85.6; Feb19'13, 5y5%; Annie Rubin & Jacob Goldstein to N Y Trust Co, 26 Broad. 20,000

[m]**Market st, 56,** see Stanton, 199-203.

[m]**Monroe st, 14,** see Stanton, 199-203.

[m]**Monroe st, 45,** see Stanton, 199-203.

[m]**Monroe st, 134½** (1:256), ss, 141.2 w Jefferson, 15.5x100x15.4x100; pr mtg $10,000; Feb17; Feb18'13; due Jan1'15, 6%; Michl Mackler to Benj Forman, 134 Monroe. 3,000

[m]**Monroe st, 134½;** ext of $10,000 mtg to Jan25'15 at 5%; Feb17; Feb18'13; Susan C Thomas with Michl Mackler, 46 Allen. nom

[m]**Mott st, 163** (2:471), asn Ls by way of mtg as collateral security for $1,675; Nov 19'12; Feb14'13; Grazia Tedesco to Consumers Bwg Co of NY, Lim, 1011 Av A. nom

[m]**Murray st, 81** (1:132); ext of $30,000 mtg to Jan1'14 at 5%; Jan 30; Feb19'13; Equitable Life Assur Soc of US with Abr B Cox, Cherry Valley, NY & Julia T E Cannon, Hackensack, NJ. nom

[m]**New Church st, nwc Thames,** see Thames, nwc New Church.

[m]**Reade st, 69-71,** see Chambers, 87-9.

[m]**Ridge st, 85** (2:343), ws, 178.11 s Rivington, runs s26xw100.5xn4.11xw25.2xn21.1xe 125.7 to Ridge; also ELIZABETH ST, 184-8 (2:492), nec Spring (No 11), 89.1x25.3x95 x25.3; also 9TH AV, 483 (3:734), swc 37th (No 400), 22.6x75; all title; Feb17; Feb18 '13; 1y6%; Madeleine Balfour to Annie T Healy, 226 E 116. 1,000

[m]**Ridge st, 129-35,** see Stanton, 199-203.

[m]**Rivington st, 65,** see Stanton, 199-203.

[m]**Rutgers st, 57,** see Cherry, 256.

[m]**Rutgers st, 57,** see Cherry, 256.

[m]**St Marks pl or 8th st, 105 & 105½** (2:436), ns, 300.6 w Av A, 37.6x97.5; Feb14'13; 5y5%; Chas I Weinstein Realty Co to Lawyers Mtg Co, 59 Liberty. 35,000

[m]**St Marks pl or 8th st, 105 & 105½;** certf as to above mtg; Feb14'13; same to same. ——

[m]**St Marks pl or 8th st, 105 & 105½;** pr mtg $35,000; Feb14'13; 2y6%; same to Louis Simon, 67 E 107. 4,000

[m]**St Marks pl of 8th st, 105 & 105½;** certf as to above mtg; Feb14'13; same to same. ——

[m]**St Marks pl, 12** (2:463), asn Ls by way of mtg as collateral security for payment of $3,000; Jan22; Feb14'13; Conrad Stoerer to Excelsior Bwg Co, 254 Hart, Bklyn. nom

[m]**Spring st, 11,** see Ridge, 85.

[m]**Stanton st, 160** (2:350), ns, 75 w Clinton, 25x100; ext of $22,000 mtg to June29'18 at 5%; Feb6; Feb20'13; Harold M Sill with Pincus Benenson. nom

[m]**Stanton st, 199-203** (2:344), swc Ridge (Nos 129-35), 50x100; also ALLEN ST, 10-2 (1:294), sec Canal (Nos 62-6), 50x87.5; also ALLEN ST, 145 (2:415), swc Rivington (No 65), 20x69.5; also MARKET ST, 56 (1:274), nec Monroe (No 45), 25x87.2; also BROOME ST, 288 (2:414), ns, 20.6 e Eldridge, 23.7x102.3x23.8x102.4; also EAST BWAY, 269 (1:287), ss, 75 e Montgomery, 16.8x75; also EAST BWAY, 271 (1:287), ss, 91.8 e Montgomery, 33.4x75; also EAST BWAY, 273 (1:287), ss, 125 e Montgomery, 20.9x77.11x20.9x77.6; also EAST BWAY, 129 (1:283), ss, 113 e Pike, runs s75xw2.11xs12.6 xe25xn87.6 to st xw22 to beg; also AV D, 76 (2:363), nec 6th (Nos 801-3), 22.9x100; also 20TH ST, 212-4 E (3:900), ss, 412 w 2 av, 66x92; also 119TH ST, 77 E (6:1746), n s, 90 w Park av, 33.9x100.11; also 115TH ST, 59-61 W (6:1599), ns, 325 e Lenox av, 75x100.11; also LENOX AV, 163-5 (7:1903), ws, abt 100 s 119th, runs w97xs67.1xe97 to av xn67.1 to beg; also 7TH AV, 2013-9 (7:1905), sec 121st (No 170), 100.11x33; also 140TH ST, 202-30 W (7:2025), ss, 100 w 7 av, 575x99.11; also 160TH ST, 507-27 W (8:2119), ns, 150.1 w Ams av, 259.11x99.11; also 161ST ST, 522 W (8:2119), ss, 325 w Ams av, 25x88.11 to Knapps la x25x91.6; also 161ST ST, 524-8 W (8:2119), ss, 350 w Ams av, runs s88.11 to ns Knapps la xse—xs3.9xw—xn99.11 to st xe60 to beg; also 161ST ST, 518-20 W (8:2119), ss, 275 w Ams av, 50x99.11; also 135TH ST, 514-8 W (7:1988), ss, 375 w Ams av, 125x99.11; also 139TH ST, 565-9 W (7:2071), ns, 100 e Bway, 75x99.11; also WORTH ST, 164-72 (1:161), sec Baxter (Nos 19-23), runs e 126.9xs2.4xw102.1 to as Baxter xn77.2 to beg; also MONROE ST, 14 (1:253), ss, 201.2 e Catherine, 25x115.7 to Hamilton (No 17), x25x117.10; pr mtg $2,058,416.68; Feb14; Feb18'13; due Feb14'23, 6%; Corpn of H & A Cohen, a corpn, to Abr Cohen, 155 Riverside dr. 99,895.62

[m]**Stanton st, 199-203; Allen st, 10-2 & 145; Market st, 56; Broome st, 288; East Bway, 129, 269 & 271; Av D, 76; 20th st, 212-14 E; 119th st, 77 E; 115th st, 59-61 W; Lenox av, 163-5; 7th av, 2013-9; 140th st, 202-30 W; 160th st, 507-29 W; 161st st, 518-28 W; 135th st, 514-8 W; 139th st, 565-9 W; Worth st, 164-72; Monroe st, 14;** certf as to above mtg; Feb14; Feb18'13; same to same. ——

[m]**Suffolk st, 14** (1:313), ss, 125.1 n Hester, 25.1x100.5x25.3x100.5; pr mtg $26,000; Feb 17'13, 3y6%; Dora Schall, widow, to Sol Weill, 567 W 149. 1,033

[m]**Thames st** (1:52), nwc New Church, —x —; asn Ls by way of mtg as collateral security for $4,000; Dec26'12; Feb14'13; Johannes Bode to Consumers Bwg Co of NY, Lim, 1011 Av A. nom

[m]**Washington st, 337,** see Harrison, 40-4.

[m]**Water st, 228,** see Beekman, 118-20.

[m]**Waverly pl, 30 & part 28** (2:547), ss, 62.9 w Greene, 37.10x80.6x37.10x80.9; pr mtg $70 000; Feb15; Feb19'13; 2y6%; Henry Corn, 1966 Bway to US Fidelity & Guaranty Co, 49 Cedar. 20,000

[m]**Wooster st, 57-9,** see Broome, 484-90.

[m]**Worth st, 164-72,** see Stanton, 199-203.

[m]**3D st, 21 E** (2:459), ns, 175 w 2 av, 25x 96; PM; pr mtg $30,000; Feb18'13, 1y6%; Jacob Oresky to David Lippmann, 50 Central Park West et al. 3,000

[m]**3D st, 354-6 on map 352-4 E** (2:357), swc Manhattan (No 9), 62x69; pr mtg $27,000; Feb18'13; 3y6%; Abr Michelson, Coytesville, NJ, to Isaac Michelson at same place. 3,000

[m]**3D st, 383-5 E** (2:358), ns, 100.10 e Lewis, 50x97; pr mtg $35,000; Feb14; Feb 18'13 due Mar15'16, 6%; Etta Fine to Saml T Siegel, 956 Stebbins av. 4,000

[m]**3D st, 383-5 E;** sobrn agmt; Feb14; Feb 19'13; Etta Fine & Henry J Kantrowitz, 22 Mt Morris Park W, with same. nom

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m**3D st, 383-5 E;** sobrn agmt; Feb1; Feb 18'13; Etta Fine & Max A Seigel with same. nom

m**3D st, 383-5 E;** sobrn agmt; Feb14; Feb 18'13; Etta Fine & Saml Weil with same. nom

m**3D st, 383-5 E;** ext of $35,000 mtg to Jun1'16 at 5%; Feb5; Feb18'13; Wm W Johnson & ano trstes Alvin J Johnson for Virginia H Montague with Etta Fine, 109 W 117. nom

m**3D st, 60 W,** see W Bway, 559-63.

m**4TH st, 87 E** (2:460), ns, 77 w 2 av, 23.6x 72.1x23.6x72.1; Feb18; Feb19'13; 3y5%; Bertha wife of & Jacob Abeles trste to Henry H Hughes at Harrow Weald Park, Harrow Weald, Middlesex Co, Eng. 9,000

m**5TH st, 741 E** (2:375), nes, 185.6 nw Av D, 34.6x97; Jan2; Feb14'13; 5y6%; Bernard Fortgang to Ida Fortgang, 438 E 75. 6,000

m**5TH st, 811 E** (2:360), nes, 138 se Av D, 26.8x97;; Feb13; Feb17'13, installs, 6%; Bernard or Bernot Sandrowitz to Mendel Marcus, 358 E 5. 300

m**6TH st, 801-3 E,** see Stanton, 199-203.

m**7TH st, 74 E** (2:448), ss, 200 w 1 av, 25x 90.10; Feb15'13, 1y6%; Dora Weisberg to Ethel Freedgood, 865 Fox. 1,000

m**7TH st, 99 E** (2:435); ext of $26,000 mtg to Feb14'18 at 5%; Feb14; Feb15'13; August Ruff with Saml Rozinsky, 106 W 115, & Rachel Tally, 13 Attorney. nom

m**8TH st, 323 E** (2:391); ext of $25,000 mtg to Feb17'18 at 4½%; Feb17; Feb18'13; Rector, &c of the Church of the Incarnation with Joshua Seldin, 135 W 111. nom

m**11TH st, 322-4 W** (2:633), ss, 73.6 w Greenwich, 45.6x58.8x48.4x60; pr mtg $35,-750; Feb17; Feb18'13; installs, 6%; Sophie Schnitt to Andw Gray, 32 McDonough, Bklyn. 550

m**14TH st, 344-6 W** (2:629), ss, 550 w 8 av, runs w50xs46.1xe0¾xs—xw0.1xs—xe50x n103.1 to beg; Feb14; Feb18'13; due, &c, as per bond; Ig Roth Inc to Jacques A Mitchell, Crestwood, NY. 30,000

m**14TH st, 344-6 W;** certf as to above mtg; Feb14; Feb18'13; same to same. ——

m**16TH st, 329 E** (3:922), ns, 179 e Livingston pl, 26.6x92; pr mtg $30,000; Feb13; Feb14'13, 3y6%; Jos Liebling to Rose Silva, 801 West End av. 5,000

m**16TH st, 329 E** (3:922), ns, 179 e Livingston pl, 26.6x92; ext of $30,000 mtg to Nov 1'16 at 4½%; Nov1,11; Feb15'13; Julius Meyer with Jos Liebling, 307 W 79. nom

m**17TH st, 3-5 W,** see 5 av, 122-4.

m**18TH st, 510-8 E** (3:975), ss, 170.6 e Av A, 125x92; PM; Feb19'13; 3y4½%; Eliz Bickmann, 327 E 18 to Metropolitan Savings Bank, 59 Cooper Sq East. 23,750

m**18TH st, 2 W,** see 5 av, 122-4.

m**19TH st, 358 E,** see 1 av, 327.

m**19TH st, 211-5 W** (3:769); certf as to chattel mtg as collateral security for payment of $75,000 mtg covering above; Feb6; Feb19'13; C P Ketterer Co to Clement March. ——

m**19TH st, 416-8 W** (3:716), ss, 225 w 9 av, 28.4x92; also 19TH ST, 423 W (3:717), ns, 275 w 9 av, 17x75; also 19TH ST, 425 W (3:717), ns, 295 w 9 av, 16.4x75; also 19TH ST, 427 W (3:717), ns, 308 w 9 av, 16.8x75; also 19TH st, 424 W, ss, 300 w 9 av, 25x92; also 5TH av, 553 (5:1281), es, 78.5 n 45th, 22 x51; AT; pr mtg $——; Feb11; Feb14'13; due &c as per bond; Eva L Johnson, Noroton, Conn, to Wm W Owens, 289 Clinton av, Bklyn. 12,000

m**19TH st, 423-7 W,** see 19th, 416-8 W.

m**19TH st, 424 W,** see 19th, 416-8 W.

m**20TH st, 212-4 E,** see Stanton, 199-203.

m**20TH st, 521-7 W** (3:692), ns, 275 w 10 av, 100x92; Feb14; Feb18'13; due May1'14, 5%; Baker & Williams, a corpn, to Broadway Savgs Instn, 5 & 7 Park pl. 160,000

m**20TH st, 521-7 W;** consent & certf as to above mtg; Feb3; Feb18'13; same to same. ——

m**23D st, 158 W** (3:798); str 1s; Feb15; Feb19'13; installs, 4%; Chas Metz to Jas Devaney, 300 W 51. notes 8,196.98

m**23D st, 534-8 W** (3:694); ext of $30,000 mtg to Dec16'15 at 5%; Feb3; Feb19'13; NY Life Ins & Trust Co with Kath E Moore, Paris, France. nom

m**25TH st, 36-42 E,** see Mad av, 21-5.

m**27TH st, 39-41 W** (3:829); ext of $100,000 mtg to Dec1'15 at 5%; Jan24; Feb19'13; Equitable Life Assur Soc of US with Beverwyck Co, 100 Bway. nom

m**27TH st, 39-41 W;** ext of $20,000 mtg to Dec1'15, at 5%; Jan24; Feb19'13; same with same. nom

m**31ST st, 100-4 W,** see 6 av, 517-9.

m**32D st, 32 E** (3:861); leasehold; Feb13; Feb14'13; demand; 6%; Jos Poppe & Josef Field to Beadleston & Woerz, 291 W 10. 7,500

m**34TH st, 168 W,** see 7 av, 433-5.

m**34TH st, 306 W** (3:757), ss, 138 w 8 av, 19x98.9; pr mtg $20,000; Dec7'12; Feb18'13; due, &c, as per bond; Jno M Delmour & Eliz Hafner to Mary Schinnick, 418 W 36. 5,000

m**35TH st, 160-2 W,** see 2 av, 389.

m**37TH st, 320 E** (3:942), ss, 275 w 1 av, 18x98.9; Feb19'13; 3y5%; Ellen McKiniry, 320 E 37, to Jos Merillon, trste Robt T Clinch, at Pau, France. 8,000

m**37TH st, 241-5 W** (3:787), ns, 250 e 8 av, —x—; agmt as to share ownership in mtg for $270,000; Feb4; Feb14'13; Lawyers Mtg Co with New Rochelle Trust Co & ano gdns Dorothy S Bostwick et al. nom

m**37TH st, 400 W,** see Ridge, 85.

m**41ST st, 151-5 E,** see 3 av, 640-2.

m**41ST st, 446 W** (4:1050), ss, 225.5 e 10 av, 24.7x98.9; Jan7; Feb19'13; 1y6%; Abr L Solomon of Scranton, Pa & Minnie Shimans of NY to Adolph Breslauer, 330 W 102 1,500

m**42D st, 563 W,** see 11 av, 554.

m**44TH st, 149-51 W** (4:997), ext of mtg for $80,000 to Aug5'17; 5%; Jan13; Feb14 13; Emigrant Indust Savgs Bank, 51 Chambers with Frances M Barnes at Hotel Netherlands at nec 5 av & 59th. nom

m**44TH st, 354 W** (4:1034), ss, 125 e 9 av, 25x100.4; Feb19; Feb20'13, 3y6%; Saml Brown to Emma Mohrman, 345 W 28. 5,000

m**45TH st, 49 W** (5:1261), ns, 345 e 6 av, 18.9x100.5; pr mtg $60,000; Feb17; Feb19 '13; due Nov1'13, 6%; Jos Keen to May Stoddard, 453½ Henry, Bklyn. 5,000

m**45TH st, 114 W** (4:997); ext of $7,000 mtg to Dec1'13, at 4½%; Jan20; Feb19'13; Equitable Life Assur Soc of US, with Edwin H Griffin, 55 W 47. nom

m**50TH st, 207 W,** see Bway, 1634-6.

m**51ST st, 35 E** (5:1287), ns, 224 e Mad av, 22x100.5; ext of $50,000 mtg to Mar13 '16 at 4½%; Feb13; Feb20'13; Selmar Hess, 956 Mad av, with Julien A Ripley at Brookville, LI. nom

m**52D st, 232 E** (5:1325), ss, 360 e 3 av, 16.8x100.4; pr mtg $——; Feb4; Feb18'13; 3y4%; Mary F Eustace, 104 E 85, to Mary TGreen, 52 St Marks pl, New Brighton, SI. 5,000

m**52D st, 441 E** (5:1364), ns, 94 w Av A, 20x40x—x36.10; Feb15; Feb18'13; due, &c, as per bond; Fredk Frank to Crescent-Star Realty Co, 211 E 55. 10,000

m**52D st, 65 W** (5:1268), ns, 95 e 6 av, 20x 100.5; Feb14'13; 5y4½%; Geo E Brewer, 61 W 48 to E Augusta Grinnell at West Cranmore, Shepton Mallet, Eng. 30,000

m**53D st, 250-2 E** (5:1326); ext of mtg for $43,000 to Feb23'16, 4½%; Feb17; Feb18'13; N Y Life Ins & Trust Co, 52 Wall, trste Louis C Hamersley with Minnie Price, 2094 5 av, & Effie Mamluck, 258 W 113. nom

m**53D st, 21 W** (5:1269), ns, 437 w 5 av, 23x100.5; Feb17; Feb18'13; due May1'16, 4½%; Florence C Eno Graves to U S Trust Co of NY, 45 Wall. 85,000

m**54TH st, 321 E** (5:1347); ext of $11,000 mtg to Feb18'18 at 4½%; Feb18'13; Title Guar & Trust Co with Christian Reichart, 222 12 av, B of Q, NY. nom

m**55TH st W** (4:1065), ns, 400 w 9 av, 100 x100.5; PM; Feb17; Feb18'13; due June1'13, 5%; Isaac A Hopper, Inc, a corpn, 231 W 125, to Lewis S Chanler, Barrytown, NY. 41,000

m**55TH st W** (4:1065), ns, 300 w 9 av, runs w100xn100.5xe25xn31.3xse75.7 x s 122.2 to beg; PM; Feb4; Feb18'13; due June1'13,5%; Isaac A Hopper, Inc, a corpn, to Jno M Scoble, 1216 Sterling pl, Bklyn. 16,000

m**56TH st, 201-3 E** ,see 3 av, 935-7.

m**60TH st, 25 W** (4:1113), ns, 284 e Col av, 18x100.5; also 61ST ST, 16-24 W (4:-1113), ss, 250 e Col av, 100x100.5; PM; pr mtg $173,100; Feb18; Feb19'13; due 30 days after occupation of bldg to be built; 5%; Amos R E Pinchot to Locomobile Co of America, 2156 Bway. 101,900

m**60TH st, 143 W** (4:1132), ns, 250 e Ams av, 25x100.5; PM; pr mtg $20,000; Feb14; Feb15'13; due &c as per bond; Agnes Kearney to New Amsterdam Realty Co, 17 W 42. 2,500

m**61ST st, 16-24 W,** see 60th, 25 W.

m**63D st, 2-6 E** (5:1377), ss, 125 e 5 av, 50 x100.5; PM; Jan29; Feb18'13; 3y4½%; Edwin H Bigelow to Henry A C Taylor on East rd, South Portsmouth, RI. 100,000

m**63D st, 327 E** (5:1438), ns, 300 e 2 av, 25x100.5; Feb17'13; due Apr8'16, 5%; Chas E Reynolds to Adelaide Benedict, gdn Eliz A Benedict. 2,500

m**65TH st, 110-22 W,** see Bway, 1931-9.

m**67TH st, 205-17 E** (5:1422), ns, 100 e 3 av, 225x100.5; given as collateral security for payment of mtg recorded July15'89; Jan12; Feb14'13; due &c as per bond; Kroywen Realty Co to Mutual Life Ins Co of NY, 34 Nassau. 125,000

m**67TH st, 205-17 E;** certf as to above mtg; Jan12; Feb14'13; same to same. ——

m**67TH st, 121-7 W,** see Bway, 1981-7.

m**68TH st, 31 W** (4:1121), ns, 325 w Central Park W, 20x100.5; PM; Feb14'13; 3y 5%; Jennie M Beattie, Bklyn, NY, to Carrie F Miller, 274 Ritch av, Mt Vernon, NY, & ano, trste Fredk B Taylor. 20,000

m**70TH st, 178-82 E** (5:1404), ss, 75 w 3 av, 52x100.5; Feb19'13; due, &c, as per bond; 178 E 70th St Co, Inc, a corpn, to Germania Life Ins Co, 50 Union Sq. 160,000

m**70TH st, 178-82 E;** certf as to above mtg; Feb18; Feb19'13; same to same. ——

m**73D st, 62 E** (5:1387), ss, 66 w Park av, 17x102.2; PM; Feb15; Feb17'13, 5y4½%; Josephine R Seaman to Alice H Hoadley, 62 E 73. 25,000

m**75TH st, 149 W** (4:1147), ns, 220 e Ams av, 20x102.2; Feb20'13; due &c as per bond; Jane L B Gould to Title Guar & Trust Co. 21,000

m**75TH st, 159 W** (4:1147), ns, 120 e Ams av, 19x102.2; Feb14; Feb18'13, 3y5%; Sophia B de Frece to Ferd R Minrath, 119 W 75. 4,500

m**76TH st, 26 W** (4:1128), ss, 400 e Col av, 25x102.2; PM; Jan18; Feb15'13; due Feb15 '18, 4½%; Edna S, wife Arthur S Ball, to Henry Goldman, 998 5 av. 50,000

m**77TH st, 317 W** (4:1186); ext of $22,000 mtg to May1'18 at 5%; Feb19; Feb20'13; Helene M Knight with Edgar N Sidman, 478 Centre, South Orange, NJ. nom

m**77TH st, 317 W** (4:1186), ns, 191 w West End av, 19x102.2; PM; pr mtg $22,000; Feb 20'13; due &c as per bond; Webb Floyd to Jas H Parker, 18 E 69. 5,000

m**78TH st, 243-7 E** (5:1433), ns, 194.4 w 2 av, 41.6x100.2; ext of $42,000 mtg to Jan 23'16 at 5%; Jan31; Feb14'13; Hahnemann Hospital of City NY with Anna M Dwyer, 1225 Mad av. nom

m**81ST st, 50 E** (5:1492); ext of $20,000 mtg to Jan1'14 at 5%; Jan15; Feb19'13; Equitable Life Assur Soc of US with Henry A Coster, 50 E 81. nom

m**83D st, 121 W** (4:1214), ns, 198.8 w Col av, 16.4x102.2; PM; Feb15; Feb17'13, 5y5%; Chas A J Christensen to Lawyers Mtg Co, 59 Liberty. 10,500

m**83D st, 121 W** (4:1214); PM; pr mtg $10,-500, Feb15; Feb17'13, 2y6%; same to Directors Realty Co, 160 Bway. 2,500

m**85TH st, 128 W** (4:1215), ss, 295 w Col av, 18x102.2; PM; Feb18'13; 5y4½%; Mabel A Andreas to U S Trust Co of NY, 45 Wall exr Josephine Lazarus. 18,000

m**89TH st, 161 E** (5:1518), ns, 200 w 3 av, 25x100.8; equal lien with mtg for $4,-000 recorded Apr1'12, pr mtg $24,000, Feb 19; Feb20'13; due Apr1'14, 6%; Ottilie E Nagel, Johanna C Wenzel & Hedwig M Geyer to Isaac Hirschhorn, 161 W 89. 1,000

m**89TH st, 317 W** (4:1250), ns, 150 w West End av, 20x100; equal lien with mtg for $10,000; Sept23'92; Feb20'13; due Sept23'93, 5%; Alina B, wife of & Edw L Young to Mary G Young. 10,000

m**89TH st, 317 W;** equal lien with mtg for $10,000; Sept23'92, Feb20'13; due Sept 23'93, 5%; same to Lucie E Young. 10,000

m**92D st, 39 W** (4:1206), ns, 445 e Col av, 20x100.8; Feb20'13; due &c as per bond; Prudence S, wife Chas P Ketterer to N Y Savgs Bank, 81 8 av. 11,000

m**93D st, 252 W** (4:1240), ss, 100 w Bway, 19x100.8; PM; Feb15; Feb17'13; 5y4½%; A Lawton McElhone, 600 W 133, to Laura L Babbage, 449 Park av. 20,000

m**100TH st, 63 E** (6:1606), ns, 120 w Park av, 30x100.11; PM; Feb14; Feb15'13, 5y% as per bond; Gussie Besner to Anna E Donald, Ossining, NY. 25,500

m**100TH st, 177 E,** see Lex av, 1567.

m**102D st, 414 E** (6:1695), ss, 245 e 1 av, 25x100.11; pr mtg $——; Feb18'13; due, &c, as per bond; Adam C Wicke to Saml Elkan, 1402 3 av. 2,500

m**108TH st, 164 E** (6:1635); ext of $75,000 mtg to Apr21'18 at 5½%; Feb1; Feb17'13; Emilie B Risley with Bessie M Pocker. nom

m**109TH st, 133-5 E** (6:1637); ext of $5,250 mtg to May15'14 at 6%; Mar14; Feb19'13; Jeanette Gerber with Fredk, Jos & Bernard Goldstein. nom

m**111TH st, 309 E** (6:1683); ext of $8,500 mtg to July13'18 at 5%; Jan22; Feb20'13; Louis Kracker with Georgio Garzio, 309 E 111. nom

m**111TH st, 253 W** (7:1827), ns, 92 e 8 av 36x100.11; PM; Feb20'13, 3y5%; Louis Greenblatt, 164 St Nicholas av, to Henry F Schwarz, Greenwich, Conn. 39,000

m**112TH st, 178-80 E** (6:1639), ss, 53.4 w 3 av, runs w 46.7xs100.10xe100.10 to ws 3 av (No 2028), xn25xw—xn— to beg; leasehold; Feb13; Feb14'13, installs, 6%; Aurora Amusement Co (Inc) to Regal Amusement Co, 2028 3 av. 7,000

m**112TH st, 178-80 E & 3d av, 2028;** certf as to above mtg; Feb13; Feb14'13; same to same. ——

m**114TH st, 158-60 E** (6:1641), ss, 78 e Lex av, 40.8x100.11; ext of 6,500 mtg to July 24'16 at 6%; Feb13; Feb14'13; Saml Zirinsky to Edwin Reed, 2171 Bathgate av. nom

m**115TH st, 59-61 W,** see Stanton, 199-203.

m**116TH st, 97 E,** see Park av, 1641.

m**116TH st, 99-103 E** (6:1644), ns, 22.6 e Park av, three lots, ea 22.6x100.10; three mtgs, ea $12,000; Feb3; Feb18'13; 1y5%; Jas M Lalor, Summit, NJ; Teresa Gildea, Eliz Reilly & Dennis or Denis C Loonie, all of NY, to Emigrant Indus Savgs Bank. 36,000

m**118TH st, 2 E,** see 5 av, 1455.

m**118TH st, 5 W** (6:1717), ns, 127.9 w 5 av, 27.3x100.11; pr mtg $23,000; Feb8; Feb14 '13; 3y6%; Rosa H wife Philip Goldstein, 1708 Lex av to Wm H Conger, at Madalin, NY. 3,500

m**119TH st, 77 E,** see Stanton, 199-203.

m**119TH st, 133 E** (6:1768), ns, 315 e Park (4th) av, 18.9x100.11; Feb19'13; 3y5%; Mary N Crosby, Bklyn, NY to Wm R Hayes, Newburgh, NY. 3,500

m**119TH st, 456-60 E,** see Pleasant av, 361.

m**121ST st, 170 W,** see Stanton, 199-203.

m**122D st, 306 E** (6:1978), ss, 100 e 2 av 18.4x100.11; ext of $6,000 mtg to Feb19'18 at 5%; Feb19; Feb20'13; East River Savgs Instn with Jno McKee, 113 Columbia Heights, Bklyn. nom

m**124TH st, 426 W** (7:1964); agmt modifying terms of mtg; Feb17; Feb18'13; Port Jervis Land Impt Co Inc with Harry D Gelenter. nom

m**124TH st, 426 W;** sobrn agmt; Feb17; Feb18'13; Chas Wynne with Ollie wife Jonas Scheuer, 801 West End av. nom

m**124TH st, 426 W;** sobrn agmt; Feb5; Feb 18'13; Saml J Downing with same. nom

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m**125TH st, 71-5 W** (6:1723), ns, 85 e Lenox av, 58.10x99.11; Feb14; Feb17'13, 3y5½%; Lizzie V Vanderhoof, 29 W 48, to N Y Trust Co 26 Broad. 15,000

m**127TH st, 2-4 W,** see 5 av, 2056.

m**127TH st W** (7:1981), ns, at ss Manhattan (No 110), runs w along 127th 42.7xne 19.7 to ss Manhattan xse38 to beg; Feb18; Feb19'13, 5y5½; Kunigunda Windolph to Jno T Terry, at Tarrytown, NY et al, as U S trste of Commercial Union Assur Co, Ltd, of London, Eng. 6,000

m**128TH st, 246 E** (6:1792), ss, 75 w 2 av, 26x99.11; PM; Feb18; Feb20'13, 3y5½; Jersey State Realty Co, at Plainfield, NJ, to Estates Mtg Securities Co, 160 Bway. 13,000

m**128TH st, 246 E;** certf as to above mtg; Jan27; Feb20'13; same to same. ——

m**129TH st, 308 W** (7:1955); ext of $15,000 mtg to Jan1'16, at 5%; Jan28; Feb19'13; Equitable Life Assur Soc of U S with Edw A Miller, 460 W 147. nom

m**129TH st, 543 W,** see Old Bway, 2337-41.

m**131ST st, 108 W** (7:1915), ss, 140 w Lenox av, 17.6x99.11; PM; Feb13; Feb14'13; due &c as per bond; Harry Geib to French Evangelical Church in NY, 126 W 16. 6,500

m**135TH st, 514-8 W,** see Stanton, 199-203.

m**136TH st, 226 W** (7:1941); ext of $10,000 mtg to Jan1'16, at 5%; Jan23; Feb19'13; Equitable Life Assur Soc of US with Florence M Westcott, 226 W 136. nom

m**136TH st, 258 W** (7:1941); ext of $9,000 mtg to Feb1'16 at 5%; Feb6; Feb19'13; Equitable Life Assur Soc of US with Martha Cesner, 258 W 136. nom

m**139TH st, 233 W** (7:2025); ext of $10,000 mtg to Feb1'16 at 5%; Jan31; Feb19'13 Equitable Life Assur Soc of US with David Davidovitz, 233 W 139. nom

m**139TH st, 241 W** (7:2025); ext of $11,000 mtg to Feb16, at 5%; Feb6; Feb19'13; Equitable Life Assur Soc of US with Eliphalet L Davis, 249 W 22. nom

m**139TH st, 565-9 W,** see Stanton, 199-203.

m**140TH st, 202-30 W,** see Stanton, 199-203.

m**140TH st, 603-7 W** (7:2088), ns, 90 w Bway, 135x99.11; Feb19; Feb20'13; due &c as per bond; Dayton Realty Co to Germania Life Ins Co, 50 Union sq. 180,000

m**140TH st, 603-7 W;** certf as to above mtg; Feb19; Feb20'13; same to same. ——

m**143D st W, nec 7 av,** see 7 av, nec 143.

m**143D st, 450-6 W,** see Convent av, 310-8.

m**149TH st, 507 W** (7:2081), ns, 142.6 w Ams av, 17.6x99.11; Feb18'13; 5y5%; Jno H Bodine to Saml H Kilner, 335 W 78 & ano trstes Fredk Billings. 10,000

m**150TH st, 417 W** (7:2065), ns, 275 w St Nicholas pl, 25x98; pr mtg $21,000; Feb13; Feb17'13, installs, int as per bond; Jno C Tierney to Wm J Tierney, 127 W 90. 5,750

m**152D st, 620 W** (7:2098), ss, 325 w Bway, 63x99.11; bldg loan; Feb14; Feb18'13; 1y 6%; Filrose Constn Co, 412 W 148 to Ver Planck Estate, 331 Mad av. 70,000

m**152D st, 620 W;** certf as to above mtg; Feb14; Feb18'13; same to same. ——

m**152D st, 620 W;** PM; pr mtg $15,000; Feb14; Feb18'13; 1y6%; same to Chas M Rosenthal, 241 Fort Wash av. 13,000

m**154TH st, 269 W** (7:2040), ns, 100 e 8 av, —x—; ext of $14,000 mtg to Nov19'15, at 5%; Feb17; Feb19'13; Margt D Bishop with Frank Bach, 1658 1 av. nom

m**158TH st, 499 W** (8:2108), nec Ams av (No 1983), 106x39.11; ext of $40,000 mtg to Jan30'18, at 4½%; Feb15'13; Feb18'13; Julia A Mulcahy et al with Elsie P Ingraham. nom

m**160TH st, 507-27 W,** see Stanton, 199-203.

m**161ST st, 518-28 W,** see Stanton, 199-203.

m**161ST st W, nwc Ft Washington av,** see Ft Washington av, nwc 161st.

m**162D st W, swc Ft Washington av,** see Ft Washington av, swc 162d.

m**162D st W, nwc Ft Washington av,** see Ft Washington av, nwc 162d.

m**164TH st W, nec St Nicholas av,** see St Nicholas av, 1086.

m**168TH st, 514 W** (8:2123); ext of $5.250 mtg to May16'15 at 6%; Dec31'12; Feb20'13; Lawrence C Lommel with Gustave Levinson, 138 W 116. nom

m**168TH st, 521-521½ W,** see Audubon av, 57.

m**175TH st, 522 W** (8:2131), ss, 127 e Audubon av, 18x94.8; ext of $6,000 mtg to Nov1'15 at 5%; Jan28; Feb18'13; Margt J Becker with Emma E DeVeer. nom

m**177TH st, 502-4 W** (8:2132), ss, 100 w Ams av, 42.6x99.11; supplemental to mtg recorded Dec17'08; pr mtg $30,000; Feb20'13; due &c as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, trstes, 26 Broad. ——

m**181ST st W, sec Ft Washington av,** see Ft Wash av, 454-60.

m**183D st, 584 W** (8:2154), ss, 25 e St Nicholas av, 15x104.11; Feb20'13; due &c as per bond; Fredk E Maxim to Title Guar & Trust Co. 7,000

m**228TH st W, nwc Marble Hill av,** see Marble Hill av, nwc 228th.

m**Av B, 104** (2:402), ext of $14,000 mtg to Feb18'18 at 5%; Feb18'13; Ernestine Berowicz with Jos Goldberg, 324 W 45. nom

m**Av D, 76,** see Stanton, 199-203.

m**Amsterdam av, 1983,** see 158th, 499 W.

m**Audubon av, 57** (8:2125), nec 168th (Nos 521-521½), 25x95; Feb17'13, 5y5%; Fredk H Peper, 606 W 113, to Emigrant Indust Savgs Bank. 27,000

m**Bowery, 265** (2:427); ext of $20,000 mtg to Jan1'16, at 5%; Jan23; Feb19'13; Equitable Life Assur Soc of US with Morris Glucksman, 211 E 60. nom

m**Broadway, 1634-6** (4:1022), nec 50th (No 207), —x—; sal Ls; Feb17; Feb18'13; demand, 6%; Chas A Smith & Jno Healy to F & M Schaefer Brewing Co, 114 E 51. 5,000

m**Broadway, 1931-9** (4:1136), swc 65th (Nos 110-22), 116.1x194.11x100.5x136.7; ext of $400,000 mtg to Feb17'18 at 4½%; Feb 17; Feb19'13; Bank for Savgs in City NY with Rellim Constn Co, 1947 Bway. nom

m**Broadway, 1981-7** (4:1139), nwc 67th (No 121-7), 84.9x93x75.5x131.8; 1-6 pt; AT; pr mtg $8,000; Feb19'13; due, &c, as per bond; Eliza J Wiggins to Jas A Trowbridge, Noroton, Conn. 4,000

m**Broadway, 2647-9** (7:1872); ext of $100,000 mtg to May15'18 at 4½%; Feb11; Feb 17'13; Joanna M O'Rourke with Seamen's Bank for Savgs, 76 Wall. nom

m**Columbus av, 70** (4:1134); asn Ls by way of mtg as collateral security for $6,000; Jan3; Feb14'13; Jno J Hohn to Consumers Bwg Co of NY, Lim, 1011 Av A nom

m**Convent av, 310-8** (7:2058), swc 143d (Nos 450-6), 99.11x125; Feb14; Feb15'13, 5y5%; Albion Constn Co to Lawyers Mtg Co, 59 Liberty. 175,000

m**Convent av, 310-8;** certf as to above mtg; Feb14; Feb15'13; same to same. ——

m**Convent av, 310-8;** sobrn agmt; Feb14; Feb15'13; same & State Realty & Mtg Co with same. nom

m**Convent av, 310-8;** pr mtg $241,389.84; Feb14; Feb15'13, installs, 6%; same to F R Wood, W H Dolson Co, a corpn, 2240 Bway. notes, 5,000

m**Convent av, 310-8;** certf as to above mtg; Feb14; Feb15'13; same to same. ——

m**Fort Washington av** (8:2136), nwc 161st, 102.2x118.5x99.2x140; Feb14; Feb15'13, 1y 5½%; Gertrude A Vanderbeck to N Y Mtg & Security Co. 40,000

m**Fort Washington av** (8:2136), swc 162d, 102.2x161.7x99.2x140; Feb14; Feb15'13, 1y 5½%; Gertrude A Vanderbeck to N Y Mtg & Security Co. 50,000

m**Fort Washington av** (8:2136), nwc 162d, 102.3x118.5x99.11x140; bldg loan; pr mtg $64,500; Feb13; Feb15'13, 1y6%; Hilliard Constn Co to Montrose Realty Co, 135 Bway. 90,500

m**Fort Washington av** (8:2136), nwc 162d; same prop; certf as to above mtg; Feb13; Feb15'13; same to same. ——

m**Fort Washington av, 454-60** (8:2176), sec 181st, runs e140.5xs150xw32xs10xw100 to av xn173.10; PM; pr mtg $390,000; Feb15; Feb 18'13; due Aug14'14, 6%; 180 Montague St Realties Inc, 63 Park row, to Fort Washington Constn Co, 3-5 E 28. 15,000

m**Lenox av, 163-5,** see Stanton, 199-203.

m**Lexington av, 1567** (6:1628), nec 100th (No. 177), —x—; sal Ls; Feb12; Feb17'13, demand, 6%; Frank Morris & Timothy O'Shea to F & M Schaefer Brewing Co, 114 E. 51. 1,900

m**Lexington av, 1836-8** (6:1641), ws, 20.11 s 114th, 40x73.10; Feb19'13; 5y5%; Jno H Bodine to Frederic deP Foster, Tuxedo Park, NY. 18,000

m**Madison av, 21-5** (3:854), sec 25th (Nos 36-42), 74x175; agmt modifying & extending $1,500,000 mtg to Mar1'33; except the sum of $800,000, which sum is to be paid in annual installs of $50,000 each on 1st of March each yr until the said sum of $800,000 is paid, the first of said installs to be paid on Mar1'17; & to reduce the rate of interest from 6% to 5½% until Mar1'18 & 5% thereafter; Feb19'13; Musgrave Realty Co with Metropolitan Life Ins Co, 1 Mad av. nom

m**Madison av, 1427** (6:1604); ext of $9,500 mtg to Sept1'17 at 6%; Jan31; Feb20'13; Benoit Wasserman with Hamilton Holding Co, 149 Bway. nom

m**Madison av ,1789** (6:1623), es, 75.8 s 118th, 25.3x60; ext of $15,000 mtg to Feb 17'18, at 5%; Feb17; Feb18'13; Lawyers Title Ins & Trust Co with Jennie L Gotthelf. nom

m**Manhattan av, 131** (7:1841), ws, 84.2 n 105th, 16.8x75; Feb18'13; 2y6%; Geo W Stokes & Alice T Stokes, 16 W 102, to Jno M Perry, 1308 Dean, Bklyn. 500

m**Manhattan av, 389** (7:1943), ws, 37.11 n 116th, 18x50; PM; Feb20'13, 5y5%; Reuben E Fichthorn, 153 E 150, to Jos W Schloss, 132 W 47. 6,000

m**Manhattan av, 393-5** (7:1943), ws, 73.11 n 116th, two lots ea 18x50, two mtgs ea $6,000; Feb14; Feb15'13, 3y5%; Reuben E Fichthorn to Florence Long, 28 E 68. 12,000

m**Marble Hill av** (13:3402) nwc 228th, 90.11 x112.5x90x125; PM; Feb11; Feb14'13; due &c as per bond; Orosant Constn Co to Peter J Shields, 68 Prospect pl. 27,500

m**Marble Hill av** (13:3402) same prop; bldg loan; pr mtg $27,500; Feb14'13; 1y6%; same to same. 77,000

m**Old Broadway, 2337-41** (7:1984), nwc 129th (No 543), 100x33.9x99.11x38.10; Feb 18'13; due Jan26'15, 6%; Sadie Moses to Harry H Moses, 133 W 129. 5,000

m**Park av, 1641** (6:1644), nec 116th (No 97), 100.10x22.6; Feb3; Feb18'13; 1y5%; Jas M Lalor, Summit, NJ; Mary A Lalor, Teresa Gildea, Eliz Reilly & Dennis or Denis C Loonie to Emigrant Indus Savgs Bank, 51 Chambers. 17,000

m**Park av, 1868** (6:1752), ws, 75 n 127th, 24.11x90; Feb14'13; 3y5%; Jno Nikolaus to German Savgs Bank, 157 4 av. 10,000

m**Park av, 1868;** pr mtg $10,000; Feb14'13; due Jan1'17; 5%; Jno Nikolaus to Aug Weinrich, 166 Ams av. 4,000

m**Pleasant av, 361** (6:1806), swc 119th (Nos 456-60), 17.7x75; pr mtg $——; Feb18'13; 5 y5%; Ann Tyrrell, 361 Pleasant av, to Henrietta Cohn, 44 W 77 & ano trstes, &c, Jacob Cohen. 9,000

m**Pleasant av, 361** (6:1806); pr mtg $9,000; Feb18'13; 1y6%; same to Patk J McNulty, 106 W 94. 3,000

m**St Nicholas av, 616-8** (7:2048), es, 38.4 s 141st, 54.9x93.4x54x102.4; pr mtg $24,000; Feb14'13, 2y6%; Louis I Harris, 332 W 141, to Geo B Peyser, 1917 7 av, & ano, trstes for Sophia Hyams, will Adelaide Peyser. 6,000

m**St Nicholas av, 620** (7:2048), es, 20.1 s 141st, 18.3x102.4x18x105.4 with right of way to 141st across rear of lot on cor of said st; PM; Feb13; Feb17'13, 5y5%; Louis I Harris, 332 W 141, to Constance B Washington, 1618 Walnut, Phila, Pa. 12,000

m**St Nicholas av, 1086** (8:2121), nec 164th, 106.7x159.1x99.11x121.10; given to secure cash payment of $10,000 to become due under contract for sale of above; pr mtg $46,000; Dec21; Dec23'12; due Feb19'13 without int; Church of St Rose of Lima, in County of NY to Octav Land Co, 71 Bway. Corrects error in issue of Dec28'12 when av No was 3920). 10,000

m**Sherman av** (8:2227), nws, 100 sw Isham, 75x150; certf as to mtg for $65,000; Feb11; Feb17'13; Sherman av Constn Co to Harlem Savgs Bank. ——

m**Wadsworth av** (8:2145), ws, 24.11 n 176th, 75x100; Feb17; Feb19'13; 5y5%; Sterling Bldg & Operating Co, 203 Bway to W Forbes Morgan Jr trste Carlton Chambers, 47th & Mad av. 50,000

m**Wadsworth av** (8:2145), same prop; certf as to above mtg; Feb17; Feb18'13; same to same. ——

m**West Broadway, 559-63** (2:536), sec 3d (No 60), 75x21.6; pr mtg $27,009.73; Jan6; Feb20'13, 1y6%; Jas D Ireland to Bertha G Wilbur, 122 Liberty. 7,500

m**West End av, 747-51** (7:1887), ws, 76.2 n 96th, —x—; agmt as to share ownership in mtg for $185,000; Jan17; Feb14'13; Lawyers Mtg Co with New Rochelle Trust Co & ano gdns Dorothy S Bostwick et al. nom

m**1ST av, 74** (2:432), es, 84 n 4th. 21.10x87.11; pr mtg $18,000; Feb14; Feb15'13; due July1'15, 6%; Henry Bender to Margaretha Schwind, 970 Boston rd. 1,500

m**1ST av, 327** (3:924), swc 19th (No 358); Sal Ls; Feb19; Feb20'13, demand, 6%; Jno W Turnbull to Clausen Flanagan Brewery, a corpn, 441 W 25. 4,200

m**1ST av, 863** (5:1341), ws, 25.3 n 48th, 25x97; Dec31'12; Feb14'13, demand, 6%; Levine Realty Co, a corpn, & Reuben Levine, of Bklyn, to Beckie Alinson, NY, & Louise Levine, 1030 40th, Bklyn. 4,000

m**1ST av, 969** (5:1346); ext of $12,000 mtg to Jan1'16 at 5%; Jan17; Feb19'13; Equitable Life Assur Soc of US with Alice Hohne, 969 1 av. nom

m**1ST av, 1115** (5:1436); ext of $6,000 mtg to Mar3'18 at 5%; Jan24; Feb17'13; Hudson City Savgs Instn with Anna Albert. nom

m**1ST av, 1881** (6:1669); sal Ls; Feb13; Feb17'13, demand, 6%; Jos Moser to Jacob Ruppert, 1639 3 av. 1,500

m**2D av, 389** (3:903), ws, 78.9 s 23d, 19.6x49.6x29x78; also 35TH ST, 160 W (3:810), ss, 114 e 7 av, runs e18xs50.6xsw18.10xn51.1 to beg; also 35TH ST, 162 W (3:810), ss, 96 e 7 av, 18x56.1x18.10x61.8; also 7TH AV, 422 (3:783), ws, 22 n 33d, runs n19.2xw61.2xs7.4xe11.2xs11.10xe50 to beg; all title; pr mtg $——; Dec1'12; Feb20'13, demand, 6%; Emma Denn to Zama Feldstein, 68 W 82. 398

m**2D av, 803** (5:1317); sal Ls; Feb7; Feb 15'13, demand, 6%; Jno Bausenwein to Lion Brewery, a corpn, 104 W 108. 7,000

m**2D av, 912-4** (5:1341), es, 75.4 s 49th, 33.4 x100; PM; Feb10; Feb18'13; 5y5%; Michl T Fitz Patrick to Orphan's Home & Asylum of the Protestant Episcopal Church in NY, 168 Convent av. 35,000

m**2D av, 935** (5:1323), ws, 65.9 s 50th, 21.3 x80; ext of $8,000 mtg to May26'16 at 5%; Feb17; Feb18'13; Celia Lent with Helen F wife Harvey J Genung, Madison, NJ. nom

m**3D av, 358** (3:882); sal Ls; Jan24; Feb 20'13, demand, 6%; Patk J Keegan to Jacob Ruppert, a corpn, 1639 3 av. 8,000

m**3D av, 640-2** (5:1296), nwc 41st (Nos 151-5), 49.4x100; Feb15; Feb17'13, 3y5%; Claus H Doscher, 498 Bedford av, Bklyn; Henry C, Sophia D E & Margaretta Doscher, 166 S 9, Bklyn, to Milford B Streeter, 133 Hooper, Bklyn, & ano, exrs Peter Wyckoff. 30,000

m**3D av, 935-7** (5:1330); also 56TH ST, 201-3 E (5:1330); ext of $39,000 mtg to Jan1'15, at 5%; Jan25; Feb19'13; Equitable Life Assur Soc of US with Otto Doepfner, 905 Boulevard, East Weehawken, NJ. nom

m**3D av, 1576** (5:1517), ws, 101.5 n 88th, 25 x93.2x31.3x112.11; PM; Feb18'13; 5y4½%; Abr J Smith to Henry T Cutter, 781 Lex av. 22,000

m**3D av, 1576;** PM; pr mtg $22,000; Feb18 '13; 3y6%; same to Anna Sahm at Colorado Springs, Colo. 5,500

m**3D av, 2028,** see 112th st, 178-80 E.

m**5TH av, 122-4** (3:819), ws, 60 s 18th, runs w115xn60 to ss 18th (No 2), xw60xs 92xe15xs92 to ns 17th (Nos 3-5) xe50xn52.6 xe110 to av xn71.6 to beg; ext of $850,000 mtg to Jan1'16 at 5%; Jan16, Feb19'13.

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Equitable Life Assur Soc of the U S with Estate Eugene A Hoffman, Inc, 258 Bway. nom

m**5TH av, 553,** see 19th st, 416-8 W.

m**5TH av, 588** (5:1263), ws, 100.5 n 47th, 27.6x100, pr mtg $150,000; Feb13; Feb20 '13; due Aug4'15, 4½%; Saml, Gustav & Wm C Frank to Henry G Trevor, Southampton, NY. 157,250

m**5TH av, 1455** (6:1623), sec 118th (No 2), 25.11x85; given as additional security for payment of mtg of $25,000; pr mtg $35,000; Feb13; Feb18'13; due, &c, as per bond; Jacob L Lissner to Richd C Bultman, 128 W 81 & ano exrs Hermann H Landwehr. 7,500

m**5TH av, 2056** (6:1724), swc 127th (Nos 2-4), 49.11x110; ext of $65,000 mtg to July 8'18 at 5%; Dec26'12; Feb17'13; Columbia Club of the City NY with Seamen's Bank for Savings, 76 Wall. nom

m**5TH av, 2056;** ext of $10,000 mtg to July 8'18, at 5%; Dec26'12; Feb17'13; same with same. nom

m**6TH av, 334** (3:822), es, 40 s 21st, 20x 73.9; Feb15; Feb17'13; due &c as per bond; Wm L Pettibone & Mary I Hodge to Title Guar & Trust Co. 15,000

m**6TH av, 517-9** (3:806), swc 31st (Nos 100-4), 49.5x100; trust mtg; pr mtg $293,572; Feb15; Feb18'13; 1y5%; Abr & Saml Mahler to Astor Trust Co, 389 5 av. notes, 37,000

m**7TH av, 422,** see 2 av, 389.

m**7TH av, 433-5, & 34th st, 168 W** (3:809), ext of $240,000 mtg to Feb18'16 at 4½%; Feb18; Feb20'13; Bankers Trust Co with One Hundred & Sixty-eight West Thirty-fourth St Co, 50 Church. nom

m**7TH av, 493-5** (3:812), es, 40.1 s 37th, 40.3x75x39x75; Feb14; Feb15'13, 3y5%; Brookside Realty Co to NY Trust Co, 26 Broad. 75,000

m**7TH av, 493-5;** certf as to above mtg, Feb14; Feb15'13; same to same. nom

m**7TH av, 493-5;** pr mtg $75,000, Feb14; Feb15'13, 1y6%; same to Jas C Thomas, 89 W 134. 10,000

m**7TH av, 2013-9,** see Stanton, 199-203.

m**7TH av, 2250** (7:1938), ws, 74.11 n 132d, 25x100; PM; pr mtg $——; Feb10; Feb17 '13, 1y6%; Chas Miller, 253 W 29, to Wm H Hussey, East Orange, NJ, & ano. 2,000

m**7TH av, 2256** (7:1938); ext of $25,000 mtg to May22'16, at % as per bond; Feb 13; Feb18'13; Richd C Bultman & Geo Achenbach exrs with Jacob L Lissner. nom

m**7TH av** (7:2012), nec 143d, —x—; asn Ls by way of mtg as collateral security for $5,000; Feb1, Feb14'13, Jos P Maguire to Excelsior Bwg Co, 254 Hart, Bklyn. nom

m**8TH av, 516** (3:785); sal Ls, Feb14; Feb 15'13, demand, 6%; Martin J Martell & Jno V Fitzpatrick to Jacob Hoffmann Brewing Co, 211 E 55. 4,000

m**8TH av, 549** (3:761); ext of $18,000 mtg to Jan1'15, at 4½%; Dec31'12; Feb19'13; Equitable Life Assur Soc of US with Geo E Doty, 216 W 38. nom

m**8TH av, 579** (3:762); ext of $11,000 mtg to Jan1'15, at 4½%; Dec31'12; Feb19'13; Equitable Life Assur Soc of US with Geo E Doty ,216 W 38 nom

m**8TH av, 782** (4:1019); ext of $11,500 mtg to Jan1'14, at 5%; Jan9; Feb19'13; Equitable Life Assur Soc of US with Cecilia Potosky, 327 Central Park W. nom

m**9TH av, 483,** see Ridge, 85.

m**11TH av, 554 & 42d st, 563 W** (4:1071); sal Ls, Feb19; Feb20'13, demand, 6%; Peter & Patk McManus to Jacob Ruppert, a corpn, 1639 3 av. 8,800

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Agmt** (miscl) of conditional sale, railroad equipment; general mtg, etc; Feb1; Feb18'13; 10y4½%; Wm A Read & Co, vendors, with The Toronto, Hamilton & Buffalo Railway Co & Central Trust Co of NY as trste; total amt $1,722,065, of which $222,065 in cash & balance in notes. 1,500,000

m**Beechhurst Whitestone Landing, B of Q** (miscl); certf as to mtg for $15,000 at 6%, dated Feb11'09; Feb10; Feb19'13; Shore Acres Realty Co, 243 W 34, to Herman Rausch.

m**Land at New Milford, Conn** (miscl); certf as to mtg for $200,000; Feb17; Feb18 '13; Tobacco Production Co to New Milford Security Co trste.

m**Land in Queens Co** (miscl); certf as to mtg for $10,000; Jan31; Feb17'13; Degnon Contracting Co to Title Guar & Trust Co, 176 Bway.

m**Certf** (miscl) as to chattel mtg for $1,000; Jan30; Feb17'13; Weissman Co to Max Silberstein & ano.

MORTGAGES.

Borough of the Bronx.

m**Aldus st** (10:2742), ss, 105 e So blvd, 42x 105; agmt modifying & reducing $6,000 mtg to $4,000; Feb14'13; Eberhardt & Podgur, a corpn, 1029 E 163, with American Real Estate Co, a corpn, 527 5 av. 2,000

m**Barretto st** (10:2722), sec Fox, 105x52; ext $48,000 mtg to Mar1'18 at 5%; Feb10; Feb14'13; Dollar Savgs Bank with B V Constn Co, 979 E 163. n am

m**Fox st** (10:2714), ws, 485 n 163d, runs w 104.1xn164.9xne79.7xe36.3 to Fox xs210 to beg; PM; Feb10; Feb15'13, 2y5%; Fanny Rudomin to Hendrik Hudson Co, 220 5 av. 41,400

m**Fox st, sec Barretto,** see Barretto, sec Fox.

m**Garden st** (11:3100) ns, 115.3 w Southern blvd, runs ne98 to sws Kingsbridge rd xn w6.1xw94.8xsw101 to Garden xe100 to beg; PM; Dec28'12; Feb18'13; 2y6%; Tobruk Constn Co to Rosa Altieri, 1956 Crotona pkway. 8,000

m**Hoffman st** (11:3054), ws, 195.4 s 187th, 75x100; except part for st; Feb11; Feb18 '13; due Jan12'15, 6%; Frank Morrone, 2365 Hoffman to Marie C Hersee, 74 W 97. 4,000

m**Home st, 1106** (10:2719-13), lot 13, blk 449, map (827 or 900), part Fox Est; Feb 19; Feb20'13; 3y5%; Peter J Stumpf, 1209 Hoe av to Edw Robitzek, 1010 E 163. 3,500

m**Lyman pl, 1360-2** (11:2970), es, 252 s Freeman, runs e90.11xse9.2xsw25xse14.10x sw20.2xw80 to pl xn50 to beg; PM; pr mtg $32,000; Feb17; Feb18'13; 3y6%; Dora Wolff to Frank A Wahlig Co, 406 E 149. 6,000

m**Lyman pl, 1360** (11:2970), estoppel certf; Feb15; Feb18'13; Manhattan Mort Co to Frank A Wahlig, 406 E 149. nom

m**Main st (Williamsbridge rd),** (*), ws, abt 105 s Silver, runs s75xw164xn25xe25xn 42xne50xe100 to beg; Feb18-13; due &c as per bond; Wellman Finance & Realty Co to Benj Mordecai, 319 W 105, trste Allen L Mordecai. 5,000

m**Main st** (*); same prop; certf as to above mtg; Feb18'13; same to same.

m**Matilda st or av, swc Nereid av,** see Nereid av, swc Matilda st or av.

m**Simpson st** (10:2723), es, 125 n Barretto, 75x105; Feb18'13; 5y5%; Simbar Realty Corpn to Lawyers Mort Co, 59 Liberty. 55,000

m**Simpson st** (10:2723), same prop; certf as to above mtg; Feb18'13; same to same.

m**Simpson st** (10:2723), same prop; pr mtg $55,000; Feb18'13; due Oct1'15, 6%; same to Henry Morgenthau Co, 165 Bway. 16,000

m**Simpson st** (10:2723), same prop; certf as to above mtg; Feb18'13; same to same.

m**Simpson st, 1011** (10:2724), ws, 246.8 s Westchester av, 41x105.1x41x104.8; Feb20 '13, due, &c, as per bond; Simpson Constn Co to Irving Savings Instn, 115 Chambers. 35,000

m**Simpson st, 1011;** consent & certf as to above mtg; Feb20'13; same to same.

m**Simpson st, 1011;** pr mtg $35,000; Feb20 '13, 2y6%; same to Adelphi Bldg & Constn Co, 112 W 121. 5,000

m**Simpson st, 1011;** consent & certf as to above mtg; Feb20'13; same to same.

m**Simpson st, 1013** (10:2724), ws, 205.8 s Westchester av, 41x104.8x41x104.3; Feb20 '13, due, &c, as per bond; Simpson Constn Co to Irving Savings Inst, 115 Chambers. 35,000

m**Simpson st, 1013;** consent &certf as to above mtg; Feb20'13; same to same.

m**Simpson st, 1013;** pr mtg $35,000; Feb20 '13, 2y6%; same to Adelphi Bldg & Constn Co, 112 W 121. 5,000

m**Simpson st, 1013;** consent & certf as to above mtg; Feb20'13; same to same.

m**Simpson st, 1017** (10:2724), ws, 163.8 s Westchester av, runs s42xw104.2xn20.6xne 40xe70.4 to beg; Feb20'13, due, &c, as per bond; Simpson Constn Co to Irving Savings Instn, 115 Chambers. 35,000

m**Simpson st, 1017;** consent & certf as to above mtg; Feb20'13; same to same.

m**Simpson st, 1017;** pr mtg $35,000; Feb20 '13; 2y6%; same to Adelphi Bldg & Constn Co, 112 W 121. 5,000

m**Simpson st, 1017;** consent & certf as to above mtg; Feb20'13; same to same.

m**Tiffany st, nwc 167th,** see 167th E, nwc Tiffany.

m**135TH st 456 E** (9:2279) ss, 245 w Brown pl, 25x100; pr mtg $15,000; Feb3; Feb19'13; 3y6%; Chas Askey to Josephine Proben on Franklin av, Sea Cliff, LI. 2,500

m**135TH st E** (10:2564), ns, 50 w Willow av, 125x100; ext of $10,000 mtg to Dec1 '15 at 5%; Feb10; Feb14'13; Dollar Savgs Bank with Ludwig & Co, 740 E 136. nom

m**139TH st, 473 E** (9:2284), ns, 683.4 e Willis av, 16.8x100; pr mtg $4,500; Feb14 '13; due &c as per bond; Bertha Taterka to Harry Strauss, 508 E 140. 1,000

m**140TH st, 407 (661) E** (9:2285); estoppel certf; Feb17; Feb19'13; Irving Savings Instn to Whom It May Concern.

m**144TH st, 200 E,** see Park av, 2730.

m**150TH st E, ss, 100 w Newman,** see White Plains rd, es, 175 n 149.

m**151ST st, 279 E** (9:2411), ns, 120.3 e Morris av, 25x117.3x25x117.4; PM; pr mtg $5,500; Feb18; Feb19'13; 4y5½%; Carmela Zingaro to Anna M M Bilz, 1314 Findlay av. 2,750

m**151st st E, nwc Morris av,** see Morris av, nwc 151st.

m**157TH st E, sec Melrose av,** see Melrose av, sec 157th.

m**160TH st E** (9:2382), ns, 250 w Elton av, 50x100; Feb19; Feb20'13; 1y6%; Geo Woltjen to Henry Kroger & Co, 468 Greenwich. 6,500

m**163D st E, nec Sherman av,** see Sherman av, nec 163d.

m**166TH st E, swc College av,** see College av, swc 166

m**167TH st E** (10:2706), nwc Tiffany, 35.1 x101.5x53.8x92.11; pr mtg $——; Feb15; Feb18'13; due, &c, as per bond; Gifford Bldg Co Inc to Manhattan Mort Co, 200 Bway. 40,000

m**167TH st E** (10:2706), same prop; certf as to above mtg; Feb15; Feb18'13; same to same.

m**167TH st E** (10:2706), ns, 35.1 w Tiffany, 40x109.2x40.9x101.5; pr mtg $——; Feb15; Feb18'13; due, &c, as per bond; Gifford Bldg Co Inc to Manhattan Mort Co, 200 Bway. 30,000

m**167TH st E** (10:2706), same prop; certf as to above mtg; Feb15; Feb18'13; same to same.

m**174TH st E, nec Weeks av,** see Weeks av, nec 174.

m**176TH st E** (11:2953), ss, 62 w Marmion av, 50x100; Feb13; Feb17'13; 1y6%; Geo K Mathewson, Chicago, Ill, to Corporate Mort Co, 27 Cedar. 1,000

m**176TH st E, ws, at es Anthony av,** see Anthony av, es, at ws 176.

m**180TH st E, nwc Vyse av,** see Vyse av, nwc 180th.

m**181ST st E, swc Valentine av,** see Valentine av, swc 181st.

m**182D st, 441 E,** see Park av, nec 182d. see Park av, nec 182d.

m**184TH st E** (11:3024), ses, 113.3 s from nec 184th & Bainbridge av, on curve, runs se 96.8 xsw50xnw77.1 to st xne on curve 54.10 to beg; pr mtg $——; Feb10; Feb14 '13; due Feb1'15; 6%; Raffael Luongo to Alice J Koch, 270 W 113. 1,200

m**197TH st E, nwc Webster av,** see Webster av, nwc 197th.

m**197TH st E, nwc Webster av,** see Webster av, nwc 197th.

m**222D st E (8th)** (*), ss, 180 e White Plains av, 50x114, Wakefield; PM; Feb17; Feb18'13; due, &c, as per bond; Martin J F Scurry, 730 E 222, to Peter Duncan, 720 E 222. 6,000

m**236TH st, E** (12:3377), ns, 475 e Kepler av, 50x100; ext of $20,000 mtg to Feb5'16, at 5½%; Feb5; Feb19'13; Lincoln Trust Co & ano trstes Mary G Pinkney for benefit Julia M C Laurence with Clemens Constn Co, 2401 1 av. nom

m**Anthony av** (11:2803), es, at ws 176th, runs n along av, 52xe76.7 to ws 176th xs 93.3 to beg; pr mtg $8,000; Feb18; Feb19 '13; 3y6%; 176th St & Anthony Av Impt Co to Carrie Freund, 212 E 15. 7,000

m**Anthony av** (11:2803); same prop; certf as to above mtg; Feb18; Feb19'13; same to same.

m**Arthur av** (11:3065), ws, 598.8 s 187th, 25x119.11x25x119.8; ext of $4,000 mtg to Nov1'15 at 5%; Jan25; Feb18'13; Margt J Becker with Felice Sergio, 2341 Hoffman. nom

m**Barnes av** (*), ws, 49.3 n 211th (Ruskin) 24.6x99.7x24.7x100.1; PM; Feb11; Feb19'13; due, &c, as per bond, Domenico Picciano to Mary E Mitchell, Lincoln Park, N. J. 2,500

m**Beaumont av, 2420** (11:3105), es, 200 n 187th, 33.4x100; certf as to mtg for $2,500; July3'11; Feb14'13; Jacob Cohen Constn Co to Saml Friedmann.

m**Beaumont av, 2424** (11:3105), es, 233.4 n 187th, 33.4x100; certf as to mtg for $2,500; July3'11; Feb14'13; Jacob Cohen Construction Co to Julius Simon.

m**Beaumont av, 2428** (11:3105), es, 266.8 n 187th, 33.4x100; certf as to mtg for $2,500; July3'11; Feb14'13; Jacob Cohen Constn Co to Julius Simon.

m**Bronxdale av, 1919** (*), ws, 239 n Cruger, 35x124x—x116; pr mtg $4,500; Jan9; Feb19'13, 5y6%; Thos J McDonough to Jas Slattery, 3022 3 av. 5,500

m**Bryant av, 1217** (11:2993), ws, 171.8 n Home, 20x100; Feb14'13; 3y5%; Wm G Hannessen, 1215 Bryant av to Wm A Hannessen, 290 Wadsworth av. 4,000

m**Bryant av, 1344** (11:2999); ext of $8,000 mtg to Sept1'17, at 5%; July9'12; Feb20 '13; Jos F Stier with Jas A Kearney, 1344 Bryant av. nom

m**Bryant av, 1344** (11:2999), es, 85 s Jennings, 20x100; pr mtg $8,000; Feb18; Feb 20'13, 1y6%; Jas A Kearney, 1344 Bryant. av to Emma L Boyle, 1344 Bryant av. 1,000

m**Bryant av, 1528** (11:3001), es, 150 n 172d, 37.6x100; PM; pr mtg $24,000; Feb19; Feb 20'13, due, &c, as per bond; Jos Billy to Wauer Realty Corpn, 1534 Bryant av. 5,500

m**Bryant av, 1536** (11:3001), es, 250 n 172d, 25x100; PM; Feb14; Feb17'13; due, &c, as per bond; Marian J Barry to Minnie M Schaf, Essex, Conn. 2,500

m**Clinton av** (11:3094), es, 125 n 179th, 25 x100; Feb14'13; due Dec1'14; 5%; Leboro Constn Co to Robina B Knox, 32 Woodland av, Yonkers, NY, trste for Frank W Bartley, will Mary A Ferguson. 6,000

m**Clinton av** (11:3094), same prop; certf as to above mtg; Feb14'13; same to same.

m**Clinton av** (11:3092), es, 86.8 s 179th (Lebanon), also 103.4 n 178th (Elmwood pl), runs w100xn16.8xe100 to av, xs16.8 to beg; PM; pr mtg $4,000; Feb19; Feb20'13, due, &c, as perbond; Fredk E Mildner, 747 Southern Blvd to Emil Mildner, 740 E 178. 700

m**College av** (9:2437), swc 166th 48.11x 89.11x48.11x90; Feb19'13; due Dec1'15, 5%; Wenigmann Constn Co to Dollar Savings Bank, 2808 3 av. 37,000

m**College av** (9:2437); same prop; certf as to above mtg; Feb19'13; same to same.

m**College av** (9:2437), ws, 48.11 s 166th; two lots, each 54x89.11; two mtgs, each $35,000; Feb19'13; due Dec1'15, 5%; Wenigmann Constn Co to Dollar Savings Bank, 2808 3 av. 70,000

m**College av** (9:2437); same prop; two certfs as to above mtgs; Feb19'13; same to same.

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m**College av** (9:2437), swc 166th, 156.11x89.11x156.11x90; sobrn agmt; Feb18; Feb 19'13; Theo Roehrs with Dollar Savings Bank. 2808 3 av. nom

m**Commonwealth av (*),** see Walker av, late West Farms rd, 90.11x25x102.10x27.8, except pt for av; Feb13; Feb14'13; 3y 4½%; Jno Wholey to Jos E Ismay, 22 Old Slip & ano exrs &c Jos F Ismay. 8,475

m**Cromwell av** (11:2872), nws, 289.11 ne 170th, 100x125; Jan1; Feb6'13; 2y5%; Mary E Nolan, widow, to Jas Nolan, 211 East Tremont av; reprinted from issue of Feb 8 when property was given as Cromwell av, nws, plot 44, map Claremont. 1,000

m**Daly av** (11:2985), ws, 101 s 177th, or Tremont av, 50.6x100; Feb14'13; due &c as per bond; Merrell Realty Co to Harlem Savgs Bank, 124 E 125. 34,000

m**Daly av** (11:2985), same prop; certf as to above mtg; Feb14'13; same to same.

m**Daly av** (11:2985), same prop; sobrn agmt; Feb14'13; Edgar Whitlock with Harlem Savgs Bank. nom

m**Elton (Washington) av, 701-3** (9:2376), ws, 50 n 154th, 50x100; PM; Feb5; Feb6'13; due, &c, as per bond; Charlotte Ewald to Title Guar & Trust Co; corrects error in issue Feb8 when property was Washington av, 701-3. 8,500

m**Elder av (*),** ws, 103.11 n Westchester av, 40x100; supplemental mtg; Feb14'13; demand; 6%; Winnie Co to NY Trust Co, 26 Broad. 20,000

m**Elder av (*),** same prop; certf as to above mtg; Feb14'13; same to same.

m**Elder av (*),** same prop; sobrn agmt; Feb14'13; American Real Estate Co with same. nom

m**Evergreen av** (*), es, 184 n Westchester av, 40x100; Feb13; Feb15'13, demand, 6%; Pew Realty Corpn to N Y Trust Co, 26 Broad. 20,000

m**Evergreen av** (*); same prop; certf as to above mtg; Feb13; Feb15'13; same to same.

m**Evergreen av** (*); same prop; sobrn agmt; Feb14; Feb15'13; American Real Estate Co with same. nom

m**Fordham rd, nwc Hughes av,** see Hughes av, nwc Fordham rd.

m**Forest av, 1069** (10:2650), ws, 99 s 166th, 20x97.3; PM; pr mtg $4,000; Feb13; Feb 14'13; due &c as per bond; Jno Harra to Sophia E Dale, 1069 Forest av. 2,500

m**Forest av, 1129** (10:2651); ext of $7,500 mtg to June5'15 at 5%; June5'12; Feb20'13; Title Guar & Trust Co with Maurice Goldberg, 261 W 71. nom

m**Grand blvd & Concourse** (9:2462), es, 180.9 n 165th or Tranverse rd, 26x81.10x26x81.6; Feb13; Feb17'13; 3y5%Julia Maxwell to Trina Prigge, 200 W 128. 3,000

m**Hughes av, nwc Tremont av,** see Tremont av, nwc Hughes av.

m**Hughes av** (12:3273), nwc Fordham rd, 129.6 to 191st x50x140.1x50.11; Feb14; Feb 17'13; 3y6%; Clara F Hitchcock, Scarsdale, NY, to Caroline H Ray, 351 W 145. 7,000

m**Jackson (Robbins) av, 586** (10:2642), ses, 75 ne 150th (Uncas), 25x105, except part for av; pr mtg $4,500; Jan30; Feb18'13; due, &c, as per bond; Louis Schlecht, 586 Jackson av, to Annie Kliemand, 834 E 152. 300

m**Kinsella av** (*), ss, 276 w Bronxdale av, 25x100; pr mtg $3,500; Feb14; Feb15'13, 3y 6%; Ellen Brown to Adele Taylor, 1044 Kelly. 1,000

m**Kingsbridge rd, ss, abt 115.3 w Southern blvd,** see Garden, ns, 115.3 w So blvd.

m**Lawrence av** (*), swc Westchester av, 125x100; Feb7; Feb17'13; due Apr7'13, 5%; Francesca d'Aulby to Mortimer Bartlett, 459 W 164. 2,300

m**Locust av, 309-15** (10:2598), ws, 25 s 141st, 75x100; pr mtg $——; Jan31; Feb15 '13, 5y5½%; Granville Gibbons, 315 Locust av, to Louis T Lehmeyer, 305 E 55. 7,000

m**Locust av, 311-17** (10:2598), ws, 25 s 141st, 75x100; pr mtg $7,000; Jan31; Feb 19'13; 2y6%; Granville Gibbons, 315 Locust av to Jos Lasner, 156 4th st, Elizabeth, NJ. 1,000

m**Locust av, 311-17;** pr mtg $8,000; Jan31; Feb19'13; installs, 6%; same to Annie Calcagno, 18 Poplar, Yonkers. 300

m**Marion av** (11:3022), ws, 172.10 n 184th, runs w68.4xs1.10xw10.6xn26.10xe81.3 to Marion av xs25 to beg; pr mtg $——; Feb 15; Feb17'13; due May15'14, 6%; Max Borsuk to Frank Gens, 201 W 121. 200

m**Melrose av** (9:2378), sec 157th, 49.2x71; pr mtg $40,000; Feb7; Feb20'13, 1y6%; Milton Realty Co to Mathias Haffen, 652 Courtlandt av. 11,000

m**Melrose av** (9:2378); same prop certf as to above mtg; Feb7; Feb20'13; same to same.

m**Monterey av, ws, abt 90 s Quarry rd,** see Quarry rd, ses, 37.5 e 3 av.

m**Morris av** (9:2441), nwc 151st, 26.8x100; ext of $24,500 mtg to Jan22'18, at 5%; Feb19'13; Geo H Coutts with Nathan Navasky, 1397 Stebbins av. nom

m**Nereid av (*),** swc Matilda st or av, 50 x100; pr mtg $——; Feb17'13; 5y5%; Jas & Jno J Quinlan to Harry McGlade, 450 E 144 & ano. 1,000

m**Ogden av** (9:2524), ws, 100 s 162d, 50x 90; Feb14'13; due May1'14; 5%; Mary Fitzpatrick to Bway Savgs Bank of City NY, 5-7 Park pl. 1,000

m**Park av, 2730** (9:2340), sec 144th (No 200), 116.4x87.9x130x88.11; Feb17; Feb18'13; 3y5%; Jno Pfluger at Matteawan, NY, to Isabella E K Burnham, 541 N Bway, Yonkers, NY. 5,000

m**Park av** (11:3038), nec 182d (No 441), 50 x100, except strip 10 ft wide taken for av; PM; pr mtg $——; Feb14; Feb17'13; 2y6%; Isedor Sacks to Ole G Bertelsen, 441 E 183. 3,000

m**Perry av, 3323** (12:3343); ext of $5,000 mtg to June9'15, at 5%; Dec27'12; Feb20 '13; Mary Patterson with Robt J Moorehead, 415 E 145. nom

m**Prospect av** (10:2680), ws, 50 n 167th, 75x100; bldg loan; Feb17'13; demand, 6%; J C Gaffney Constn Co to City Mort Co, 15 Wall. 35,000

m**Prospect av** (10:2680), same prop; certf as to above mtg; Feb17'13; same to same.

m**Quarry rd** (11:3062), ses, 37.5 e 3 av, runs ne along rd 58.10xe138.5 to ws Monterey av xs59.5 to pt 101.1 n 180th xw115.1 x again w74.3 to beg; Feb13; Feb14'13, 3y 5½%; Tripoli Realty Co (Inc), a corpn, & Frank Capobianco to Georgiana Kendall, 10 W 55. 10,000

m**Quarry rd & Monterey av;** same prop; sobrn of mtg for $5,500 to mtg for $10,000; Feb11; Feb14'13; same & Michl F Kerby, 2010 Creston av, & Seth S Terry, at Montclair, NJ, with same. nom

m**Quarry rd & Monterey av;** same prop; certf as to above mtg for $10,000; Feb13; Feb14'13; Tripoli Realty Co (Inc), a corpn, to same.

m**Sherman av** (9:2446), nec 163d, 55x104.9; bldg loan; Feb15; Feb17'13; 1y6%; Kingsley Contracting Co to Rockland Realty Co, 509 Willis av. 44,000

m**Sherman av** (9:2446), same prop; certf as to above mtg; Feb14; Feb17'13; same to same.

m**Sherman av** (9:2446), same prop; PM; pr mtg $44,000; Feb15; Feb17'13; 3y6%; same to York Realty Co, 315 Washington, Brklyn. 6,000

m**Southern blvd** (10:2722), nws, 235 sw Tiffany, 50x100; ext of $38.000 mtg to Jan 24'18 at 5%; Jan24; Feb14'13; Wm L Condit with Levine & Atlas Co, 186 E 111. nom

m**Stebbins av** (11:2970), nws, 29.1 w Chisholm, runs ne73.8xn9.10xw30xs17.2xsw91.9 xne25 to beg; Feb17'13; 3y5%; Denis Feehen or Feehan to Wm Roach, 2044 Watson av. 2,000

m**Tremont av** (11:3068), nwc Hughes av, 19.11x90.11x19.11x91; Feb14; Feb18'13; 5y 5%; Rowland W Thomas to Duncan Smith, 101 Hudson ter, Yonkers, NY. 12,000

m**Tremont av** (11:3068), same prop; sobrn agmt; Feb18'13; same & Augusta Larned with same.

m**Valentine av** (11:3149 & 3144), swc 181st, runs s139.9xw101.5xn51.1xe50xn100 to 181st, xe54.1 to beg; PM; Dec28'12; Feb17'13; 2y 6%; Tobruk Constn Co to Rosa Altieri, 1956 Crotona pkway. 13,000

m**Vyse av** (11:3128), nwc 180th, runs n 94.8xw125xn50xw25xs142 to ns 180th xe 150 to beg; Feb13; Feb14'13; due &c as per bond; Arc Realty Co, a corpn to Edgar S Appleby, 216 W 59 & ano. 24,000

m**Vyse av,** nwc 180th same prop; certf as to above mtg; Feb13; Feb14'13; same to same.

m**Walker av, sec Commonwealth av,** see Commonwealth av, sec Walker av.

m**Washington av, 2187** (11:3037), ws, 80 s 182d, 20x85; ext of $5,000 mtg to May9'15 at 5%; May9'12; Feb18'13; Clement H Smith with Julia H Sternberger, 448 Col av. nom

m**Webster av** (11:3031), es, 125.11 n 184th, 50.11x95.10x50.10x98.4; Feb19; Feb20'13, due &c, as per bond; Lillian B Rogers to Danl J Reynolds, 903 Eagle av. 4,000

m**Webster av** (11:3082), es, 103.10 n 187th, two lots ea 33.4x132.2x irreg x105, ext two mtgs for 16,000 ea to Nov24'15 at 5%; Feb 6; Feb15'13; Jas Stokes with Michl Murtha, 3366 Barker av. nom

m**Webster av** (12:3278), nwc 197th, 51.2x 115.3x50x104.6; Feb14'13; due &c as per bond; Evelyn Bldg Co to Title Guar & Trust Co. 45,000

m**Webster av** (12:3278), same prop; certf as to above mtg; Feb14'13; same to same.

m**Webster av** (12:3278), same prop; sobrn agmt; Feb14'13; Greenwich Mtg Co with same. nom

m**Webster av** (12:3278), nwc 197th, 51.1x 115.3x50x104.6; pr mtg $45,000; Feb14; Feb 15'13, 2y6%; Evelyn Bldg Co to Martha C Bergman, 319 E 156. 10,000

m**Webster av** (12:3278); same prop; certf as to above mtg; Feb14; Feb15'13; same to same.

m**Webster av** (12:3278), ws, 51.1 n 197th, 47x126.9x66x115.3; bldg loan; Feb15; Feb17 '13; 1y6%; Evelyn Bldg Co to Rockland Realty Co, 509 Willis av. 18,000

m**Webster av** (12:3278), same prop; certf as to above mtg; Feb15; Feb17'13; same to same.

m**Weekes av** (11:2797), nec 174th, 100x100, except part for av & st; PM; Feb19; Feb 20'13, 3y5%; Herbert Fischer to Henry Muller, 927 Washington, Hoboken, NJ. 10,000

m**Wheeler av (*),** ws, 190 n Westchester av, 40x100; bldg loan; Feb13; Feb20'13, demand, 6%; Mercury Realty Co to N Y Trust Co, 26 Broad. 20,000

m**Wheeler av (*);** same prop; certf as to above mtg; Feb13; Feb20'13; same to same.

m**Wheeler av (*);** same prop; sobrn agmt; Feb14; Feb20'13; American Real Estate Co with same. nom

m**Wheeler av** (*), es, 110 n Westchester av 2 lots, each 40x100; two bldg loan mtgs $20,000 each; Feb13; Feb19'13; demand, 6%; Kellwood Realty Co to NY Trust Co, 26 Broad. 40,000

m**Wheeler av** (*); same prop; two certfs as to above mtgs; Feb18; Feb19'13; same to same.

m**Wheeler av** (*), es, 110 n Westchester av, 80x100; sobrn agmt; Feb14; Feb19'13; American Real Estate Co to NY Trust Co, 26 Broad. nom

m**Westchester av (*),** ss, adj lands now or formerly Thos C Taylor runs s407xw85x n355 to av xe97.1 to beg, being part of Estate Geo Baxter, except part for av; Feb17; Feb18'13; 5y5½%; Harry & Marie Westfield to Chas Massoth ,1217 Tinton av. 16,500

m**Westchester av, swc Lawrence av,** see Lawrence av, swc Westchester av.

m**White Plains rd** (*), es, 175 n 149th, 75x111.6; also 150TH ST E (*), ss, 100 w Newman, runs w81.1xs106.7xw36.2xs—xe 111.6xn25xe—xn100 to beg; Feb15; Feb17 '13; 3y6%; Wm M Husson to Cayuga Corpn, 111 Bway. 5,000

m**Wilkins av, 1416-8** (11:2966-2977), es, 156.6 n Jennings, 50x100; Feb5; Feb18'13; 5y5%; Saml Greenfeld to German Savgs Bank, 147 4 av. 18,000

m**3D av** (11:2927), es, 175 s 171st, 50x100; pr mtg $45,000; Feb13; Feb14'13; due &c as per bond; Wendover Bronx Co to Moses Cowen, 40 E 83. 1,200

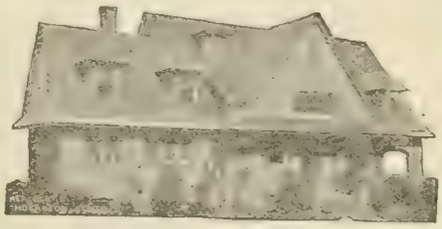
m**3D av** (11:2927), same prop; certf as to above mtg; Feb13; Feb14'13; same to same.

m**Plot (*),** begins 340 e White Plains rd at point 695 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Feb13; Feb14'13; due Jan1'16; 5%; Otto Kreicker to Wm Sprenger, 1869 Holland av. 2,000

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also



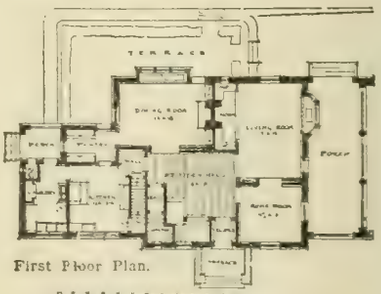
learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

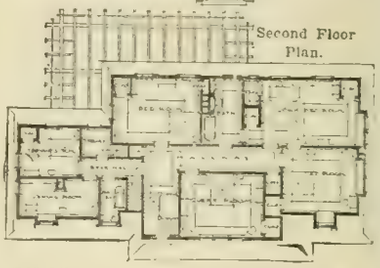
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 1, 1913

CHANGES IN LOWER BROADWAY, BROOKLYN

Once the Premier Part of Williamsburg, This Part of Broadway Was Impaired by the Opening of Williamsburg Bridge

BROADWAY, in Brooklyn, from the ferry east to Driggs avenue, a distance of four long blocks, has lost caste to a great extent as a result of the opening of the Williamsburg bridge, whose easterly end opens on a plaza two blocks wide and ends at Havemeyer street. From the most important part of the Eastern District, lower Broadway has become inconsequential and the Williamsburg Bridge has had the same effect on the street as the New York and Brooklyn Bridge has had on Fulton street between the river and Pierrepont street, in Brooklyn. East of Havemeyer street Broadway is one of the most important business thoroughfares of the city and leased to operating companies; but, it took much persistent agitation by the manufacturing interests of Williamsburg and Greenpoint to get the city to do anything in the premises.

The corporation that had acquired much of the ferry property from the old ferry company offered to sell it to the city at a figure which the city deemed excessive; and, the municipality accordingly asked the Supreme Court to appoint commissioners of estimate and assessment to determine the fair value of the property in discussion. The commissioners appointed were Bernard Gallagher, who is a former fire commissioner of the old city of Brooklyn and a prominent builder of Williamsburg; Thomas E. Pearsall, a prominent lawyer of Brooklyn, and William D. Walsh, of Williamsburg. The latter made a minority report criticising the report of his fellow commissioners. Comptroller Prendergast also was opposed to the majority report. The result has been that the court has disapproved the findings of the majority of the commissioners and has appointed new commissioners to make their findings in the premises. This committee has not yet finished its work.

Car and pedestrian traffic has fallen off to so great an extent in lower Broadway that there are now 27 vacant stores and a few empty buildings from Driggs avenue west to the river. Vacant stores predominate in the north side of the street. Before the conditions changed for the worse in this part of Broadway nearly all of the important banks and other financial institutions in Williamsburg were situated within two blocks of the ferry. The only landmark remaining near the ferry is the building of the Brooklyn Daily Times, at 24 and 26 Broadway, which is still occupied by that paper; but, it is understood that within a year this paper will remove to the vicinity of Flatbush avenue and Fulton street, in the central part of Brooklyn; and, if this happens, then all of the old institutions in lower Broadway will have vanished except Thomas Wallace's haberdashery, a block away, which has been on one corner for 40 years or more. Since the decline of traffic in the blocks adjacent to the ferry the following institutions have removed from them to the vicinity of the Williamsburg Bridge Plaza: the First National Bank, the Dime Savings Bank of Williamsburg, the Williamsburg City Fire Insurance Company, the Meserole City Surveying Company (Gen. J. V. Meserole), and several well-known restaurants, cafes, law firms, cigar stores and what not. Minden's famous cafe, which was right at the ferry, has vanished to other parts, while the cars that go to the ferry are few in number.



BROADWAY, AT BEDFORD AVENUE, BROOKLYN



FOOT OF BROADWAY, BROOKLYN, NEAR THE FERRY

The greater city; but, this part of the street will be dealt with in another article in the near future. In lower Broadway the street lost business strength and rental productiveness on account not only of the opening of the bridge, but by the closing of all the Williamsburg ferries to Manhattan that had their Brooklyn terminals at the foot of Broadway. These ferries connected with 23d street, 42d street, Grand street and Roosevelt street, in Manhattan, and until bridges became the vogue these water routes yielded large profits to their operator, the New York & Brooklyn Ferry Company. More than five years ago practically all of these ferries were abandoned because it was no longer profitable for the company to run them. Shipping interests in Williamsburg felt the closing of them severely because they led to both up and down town in Manhattan and it meant a great deal of additional hauling by teams. After a long period of idleness some of these ferries were reopened by

The rental power of property in either side of Broadway west of Bedford avenue is inconsequential compared to the incomes it produced when the ferries were the great traffic feeders of the street. True, the Manufacturers' National Bank, the Nassau Trust Company and the Kings County Savings Institution still hold forth in their old quarters, which are between Bedford aveune and Berry street, but in the opinion of those who are qualified to know it is believed that even these banks will eventually find it worth while to do business either farther east on Broadway or elsewhere in Brooklyn. At the



BROADWAY, BROOKLYN, AT WILLIAMSBURG BRIDGE PLAZA.

northeast corner of Broadway and Driggs avenue is a large 4-story iron front building that was built and occupied for many years by B. G. Latimer & Sons. When the constructon of the Williamsburg Bridge was begun this firm foresaw that lower Broadway was doomed to be injured in its traffic activity and it packed up and moved over to the part of Brooklyn that it is rumored that the Brooklyn Times will remove to. The iron front building of the firm on Broadway has since had a varied existence. Part of its ground floor was for a long time occupied as a Station House for a city precinct, while the rest of the building has been given over to light manufacturers; but, it never has been occupied again by one concern for any retail business.

On the northwest corner of Broadway and Driggs avenue is the fine granite structure of the Williamsburg Savings Bank, which is one of the strongest financial institutions of its kind in the country. The building is one of the early designs of George B. Post. While it is comparatively remote from the field of activity it is nevertheless right at an elevated station, near the cross-town line of cars and only a block from the lower part of the bridge plaza. This bank could be more centrally situated nowadays, but it has a beautiful building to which it added a costly wing not more than ten years ago; and, it is very probable that the circumstance inclines the institution to remain where it is. Besides, the bank is so well known to every Brooklynite that people go out of their way to go to it, doing business as it does with persons in all parts of the borough and on Long Island.

The average business concern would have had to remove to a more central location long ago. This part of Broadway, adjacent to the west end of the plaza, has not been quite so hard hit by loss of traffic as the blocks west of Bedford avenue. At the southwest corner of Broadway and Driggs avenue Liptrott's Meat Market comprises a landmark that has been there for 40 years or more. Mr. Liptrott owns the property, and he can probably get more benefit from it as a butcher shop than he could by renting it for some other purpose. For his business this building is a valuable location, because he caters to trade throughout the Eastern District and besides his store is passed by several lines of cars and is within a block of the bridge plaza. There are no modern improvements hereabouts, and there are not likely to be. Many of these old buildings have apartments in the upper floors and these, of course, still produce an income.

In Broadway, west of Bedford avenue, there are numerous 3 and 4-story buildings, whole floors in which were in the past leased to lawyers, architects and brokers. Nowadays, these floors are either empty or are leased for light manufacturing purposes. A crosstown subway, from Coney Island to Queens, may help to restore lower Broadway to the primacy it once enjoyed, but even that is problematical.

THE ISSUE ON AUTOMATIC SPRINKLERS

The First Square Line-Up—A Misdemeanor Not to Obey Fire-Prevention Orders, Unless Arbitrary and Unreasonable.

SEVERAL points of vital importance to builders and owners of loft property have been recently decided by the Court of Special Sessions, in connection with the criminal prosecution of Charles Kaye for refusing to comply with an order of the Fire Commissioner, requiring the installation of automatic sprinklers in the 12-story loft building, 30-36 West 26th street.

Carlisle Norwood, Esq., counsel for Mr. Kaye, moved to dismiss the charge against him upon several grounds, among them these:

1. That the violation of a fireprevention order is not a crime;

2. That the Fire Commissioner has no authority to require that a building shall be equipped with automatic sprinklers;

3. That the ordinance of December 19, 1911, under which the Fire Commissioner claims authority to require the installation of sprinklers, was superseded by the enactment of Chapter 322 of the Laws of 1912, an amendment to the Labor Laws effected at the instance of the Factory Investigation Commission.

Violation a Misdemeanor.

Assistant Corporation Counsel MacNulty, the city's fire-law expert, contended for the prosecution that a negligent or wilful violation of a written order of the Fire Commissioner is a misdemeanor under the provisions of section 773 of the Greater New York Charter, which is punishable under section 1937 of the Penal Law by a fine of not exceeding $500, or imprisonment in the penitentiary for not exceeding one year, or by both such fine and imprisonment. He argued that automatic sprinklers were "means for preventing and extinguishing fire," within the meaning of the ordinance of December 19, 1911, which empowers the Fire Commissioner to require factory buildings, shops and other business establishments to be equipped with "such means for preventing and extinguishing fire" as he shall deem necessary.

Finally, the Assistant Corporation Counsel urged that the amendment of the Labor Law is a general statute, mandatory in its terms and arbitrary in its effects, which could not be properly construed to divest the Fire Commissioner of his discretionary powers under the ordinance, in the absence of a specific repealing provision.

Mr. MacNulty pointed out that the Labor Law amendment, if held to be applicable to this city, would require the installation of automatic sprinklers in all loft buildings over seven stories in height and having wooden floors and trim, in the event that more than 200 people were regularly employed on the floors therein above the seventh, irrespective of the comparative combustibility of the materials manufactured or stored therein. He further called attention to the fact that there was no possible appeal to the courts for relief against the unreasonableness of such a law. On the other hand, he argued that the courts had ample authority to prevent any unreasonable exercise of the discretionery powers of the Fire Commissioner, as to automatic sprinklers or other matters within his jurisdiction, and that the judiciary had not hesitated to assert such authority, whenever necessary.

Court Sustains City's Contention.

The Court sustained the contention of counsel for the city on all points and denied the motion to dismiss the information against Mr. Kaye; conceding, however, that he would be entitled to acquittal on proof that the order of the Fire Commissioner was arbitrary and unreasonable.

H. F. J. Porter, who was the expert on fire matters of the Factory Investi-

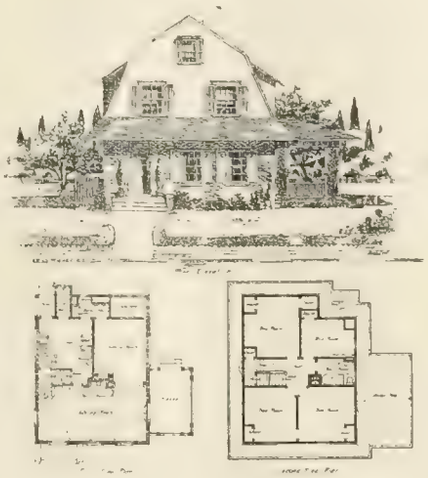
(Continued on page 460.)

THE PLANNING OF SUBURBAN HOUSES

By WILLIAM HERBERT

The Purpose of Good Planning Is the Getting of the Maximum of Convenience For the Least Expenditure.

Economize in the Size of the Hall, If Necessary—Kitchens Should Be Small and Carefully Planned.



No. 20 North 10th Street, Roseville, N. J. Erected for Roseville Realty Co. J. F. Capen, Architect.

THE planning of the rooms of a suburban house it a matter that is closely connected with the subject of our previous article, viz.: the layout of the grounds and the proper situation for the house itself. Indeed, the two things cannot be considered apart. A man who buys a lot in a suburb and proposes to build upon it a house according to some plan which has seemed to him very convenient in some other house is probably making a mistake. The plan of every house worked out in relation to a particular site and to the needs of a family of a certain size is substantially a new problem.

Its success depends upon its adaptation to the size and exposure of the site and to the possible irregularities and the trees which characterize the lot. It also depends upon the size of the family, the kind of house which it can afford to build, and the needs of its various members. The practice which used to prevail of buying a set of designs and plans for a house of a certain cost, and putting that house down upon a lot irrespective of the dimensions and exposure of the site or of the needs of the family—such a practice is bound to result in uncomfortable as well as ugly houses.

While, however, it is impossible to devise typical sets of plans which can be applied to an individual case without careful modification to meet the needs of that case, the art of planning houses has in recent years advanced quite as much as the art of designing them. Trained and experienced architects have worked out certain general conditions to which a good plan must conform; and while these conditions are not of universal application, they supply a good rough test of the practicability of any particular plan.

Rectangular Shaped Houses Are Economical.

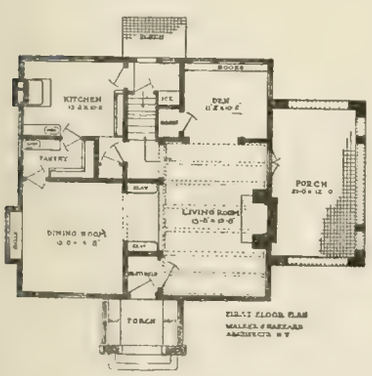
Here again the suburban development companies have made a real contribution to the art of planning houses under severe and inexorable commercial restrictions. They have been obliged to study carefully how certain sound general ideas about planning could best be applied to a house of particular size situated on a particular lot. The success and failure of their operation might well depend upon their ability to impose upon possible purchasers the idea that they were getting a peculiarly convenient and unexpectedly spacious house for the money.

The purpose of good planning is to secure for the family the maximum of convenience for the smallest possible expenditure of money. The maximum of convenience requires that each room shall be precisely adapted in size and location to its particular purpose, and that the different rooms shall be connected in such a manner as to necessitate no unnecessary traveling and no unnecessary interference. In spite of the fact that for many years the ordinary American suburban house was square, it is now pretty well agreed among architects that a rectangular house usually permits a more economical distribution of the space. A little consideration will convince the reader that a rectangle allows of much more flexibility in arrangement than would a square.

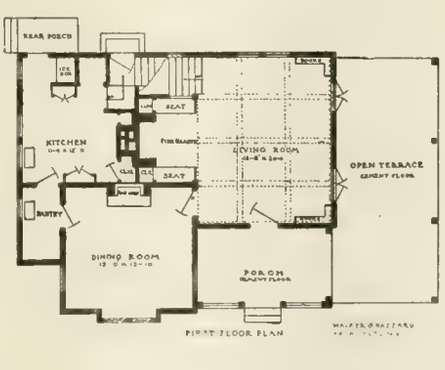
Halls Are Smaller.

In modern planning the tendency is to make the halls much smaller than formerly. In no one of the rooms has a larger amount of saving been effected. Unquestionably nothing contributes more to the attractiveness of a house than a spacious and inviting hall, but whenever it is necessary to save, as in the case of most suburban houses, it is better to save in the dimensions of a non-essential room like a hall than in the case of one of the really essential rooms.

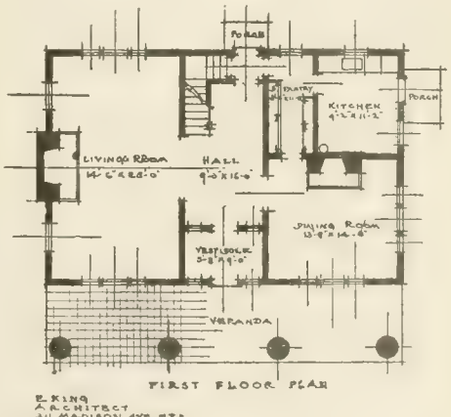
I do not mean by the foregoing statement that the hall should be omitted. On the contrary, the absence of a common means of access to the different rooms necessarily means a comparatively inconvenient house, but no attempt need be made to convert it from a convenience into a living-room. In care the house has only one staircase, the distance from the kitchen to the staircase should be short, so that the movement of the servants will not attract much notice; but whenever possible there should be two staircases. Nothing is more important in the arrangement of a house than the concealment of the servants from view



A nine-room house of Spanish mission design, red-tile roof. Dining and living rooms finished in oak paneled wainscot and beamed ceilings. Five bedrooms in white enamel. Plot 110x125.



This house, fashioned after an old English roadside cottage, contains many attractive features. Open terrace with red-tile floor. Six bedrooms in white enamel. Plot 80x125.



Dutch Colonial cottage, finished in Colonial style throughout. First and second floors finished in white enamel. Spacious rooms, well lighted. Plot 85x175.







when they are attending to their ordinary work.

So the hall has of late years tended to become a smaller and more exclusively practical apartment; the living-room has, on the contrary, tended to become larger. People are beginning to understand that a spacious living-room affords perhaps the best possible means of making an economical house both attractive and comfortable.

Comfortable Living-Rooms.

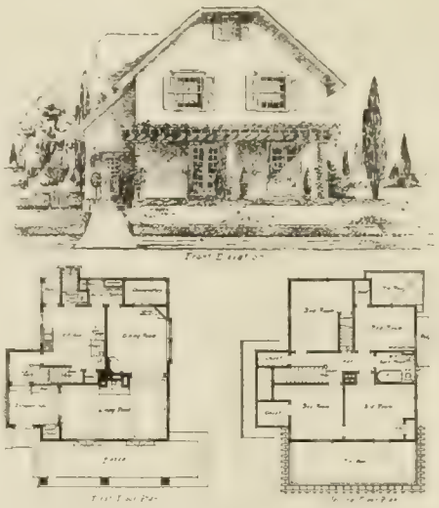
Even in cheap buildings, consequently, this essential apartment is surely less than 14x18 ft., while in inexpensive dwellings of the bungalow type it is frequently larger. It is almost essential for a comfortable living-room in our climate that it has plenty of window-space and that it obtain the full advantage of a southern exposure. The whole effect is to make it as bright and sunny and airy as possible. The old habit of placing the porch so that its roof deprived the living-room of direct light has been completely abandoned. The porch is now almost always situated on the end of the building. It must be accessible from the living-room, but must not interfere with its light. In order to satisfy these requirements, the living-room usually occupies one end of a rectangular building with windows on three sides.

The Size of the Dining-Room.

The tendency of present planning is to keep the dining-room small as compared to the living-room. It has been described as a room built around a dining table. A family of a certain size needs a table of a certain size; and if you add to the size of the table space for chairs, for necessary additional furniture and for convenient serving, you get pretty near the size of the modern dining-room. Of course, I am referring to those houses in which it is necessary above all to economize space.

Rooms no bigger than 12x15 ft. can be made convenient and attractive, although it is desirable if possible to have a little more space. An eastern exposure is ideal for a dining-room, because breakfast is the meal at which it should look and feel its best, but usually the exposure of the dining-room cannot be considered in the arrangement of the rooms. It has to be sacrificed to the more important requirements of the living-room. A serious attempt should, however, be made to avoid the inconveniences of a western exposure for this room.

The tendency is also to keep the kitchen comparatively small, so that the cook will not have to move around too much in preparing the meals. A small kitchen need not be a hot kitchen, provided proper cross drafts are provided or, still better, a system of forced ventilation to remove both the heat and the odors.



No. 23 North 10th Street, Roseville, N. J. Erected for Roseville Realty Co. J. F. Capen, Architect.

A Glance into the Kitchen.

A great deal of ingenuity has been exercised of late years in improving the arrangement and equipment of kitchens. A small kitchen is practical even for a large house, but its very smallness makes it necessary that every detail should be carefully planned. The range, for instance, should be near the sink, and both should be very well lighted. Windows near the ceiling should be provided if possible. Dripboards are now usually built-in and are liberally provided, because the housewife needs a great many of them. Ice-boxes are also frequently furnished as fixtures. The space under the sink is left open for sanitary reasons. Pantries also are made smaller so as to diminish the amount of necessary housework, and much can be done towards this end by the use of good permanent materials. Tiled walls and floors for pantry and kitchen are rare in suburban houses, but they are worth what they cost in their durability and in their labor-saving value.

The Luxury of Porches.

With the improvement of house-plans the porch has become an object of increasing study. It is almost always situated on the side of a house, or in the rear, so as to obtain privacy. The porch is now as frequently used both as an out-door living-room and as a dining-room and should, consequently, be accessible only from the house. It is becoming more and more common to protect the porches from the north, to screen them in summer and sometimes entirely to enclose them in winter. It is becoming more and more common, also, to locate a sleeping porch over the chief veranda—an addition, which is frequently as desirable architecturally as it is practically. A sleeping porch must not be less than seven feet in width, although eight feet is better. If windows are used, those of the casement type allow a freer passage of air.

Wherever possible, bedrooms should have windows on two sides, and the master and mistress of a house can do nothing which in our climate will contribute more to their comfort than a bedroom with windows on three sides—assuming, that is, that they do not want to sleep out-of-doors.

Bathrooms, like the other purely practical apartments, should be kept as small as possible, and should be liberally provided. One bathroom for every three adults in the house is little enough. Like the kitchen and pantry, they should be finished if possible in tile. Expenses of this kind are an economy in the long run.

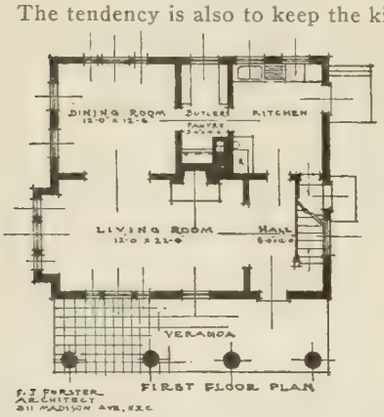
[The illustrations at the bottom of this and the preceding page are drawn from distinctive homes at Great Neck Villa, Long Island.]

Speculation Necessary for Progress.

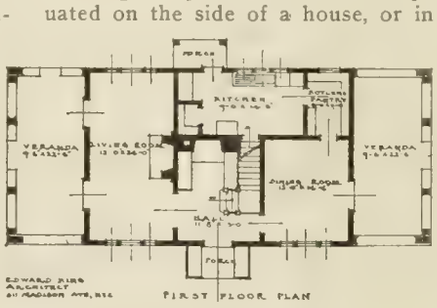
"Endeavors to limit and stifle speculation bring a long list of evils in their train," said a financier. "Speculation is the natural development in great and small business. It is the yeast which keeps the loaf light and sweet. Ill-advised efforts to blot it out will result in failure, or, if successful, will mean distinct disadvantage to the whole country.

"This experiment has been tried in an older country than the United States, and after laws of the kind had been tested in actual operation for a number of years, they were completed rescinded. Reference is made to the experiment in Germany, where for twelve years restrictive measures against speculation were in force.

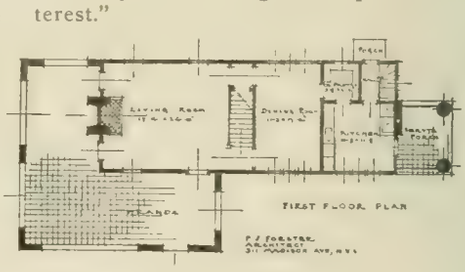
"The government, in rescinding the law, stated very positively that it had been injurious to general public interest."



Eight-room cottage, conveniently arranged. Dutch paneling in living and dining rooms. Four bedrooms and bath. Plot 60x148.



Old English house with wide verandas, very attractive studio hall with hanging balcony. Four large bedrooms, linen closet and bath on second floor. Plot 100x125.



The feature of this house is the living-room, which is lighted from three sides with French windows opening on a spacious veranda, which can be used as a sun parlor.







NEW BUILDING REGULATIONS FOR CITY

A Committee of the Board of Estimate to Consider Legal and Economic Possibility of Limiting Building Height and Protecting Property Rights

THE resolution which Borough President McAneny introduced in the Board of Estimate on Thursday brings the whole subject of building restrictions to a point where it can be made a definite issue, and where it can be officially investigated as to its legal, architectural and economic soundness. The resolution recognizes the growing sentiment in the community that the time has come when some attempt of an official nature should be made to regulate the height, size and arrangement of buildings, in order to arrest the seriously increasing evil of shutting off light and air from other buildings, to prevent unwholesome congestion, both in living conditions and in the streets, and to reduce the hazards of fire. The resolution will pass.



Fifth avenue with buildings the height of the University Club (128 feet). Rue de la Paix, Paris. Fifth avenue as it was.

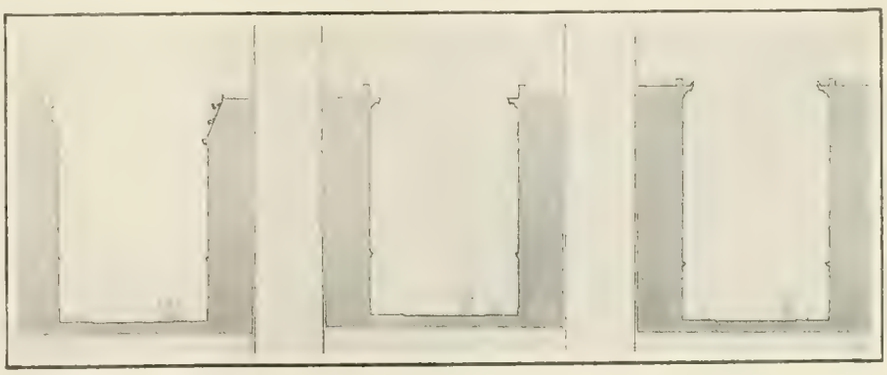
Mayor Gaynor is authorized by the resolution to name three members of the Board of Estimate to take this general subject under consideration, to inquire into and to investigate the conditions actually existing, and to ascertain and report whether in the opinion of the members of the committee it is desirable so to regulate the plans of buildings hereafter to be erected or altered within the city limits. Also, to examine into the practice and comparative experience of other cities either here or abroad, and finally, to consider and report upon the matter of the legal right of the city to regulate building construction in the manner proposed.

Whether it would be lawful and desirable to divide the city into zones, in order to regulate the height, size and arrangement of buildings on a basis suitable for each district, the committee is also directed by the resolution to inquire into. The committee may appoint an advisory committee to aid in its work but to serve without pay; a secretary may be employed and expert and technical help obtained, for which a fund of not to exceed $15,000 is provided.

The committee is instructed to submit in advance of any general report suggestions and recommendations relative to the proposed limitation in the height of buildings hereafter erected on Fifth avenue between Washington Square and 110th street. There was already a resolution before the Board of Estimate, since May 9, 1912, looking toward building restrictions on Fifth avenue, which prior resolution will be superseded by the new one. The committee is to submit a report not later than six months from the date of its appointment and shall thereupon cease to exist.

The Invasion of East Side Workers.

The continued invasion of the highest class shopping and retail district of Manhattan by sweatshops and factories located in the upper floors of huge loft buildings, sending forth daily their hordes of workers to flood the sidewalks and bring business practically to a standstill during the middle of the day, has apparently made it imperative for all who take a real pride in Fifth avenue and want to see it preserved, to get into line behind this movement which, up to the present time, seems to be the only one to hold forth any relief from those intolerable conditions. Nor is this the only reason why inordinately high buildings should be prevented from rearing themselves in the world's foremost shopping and residential thoroughfare. The harmony of Fifth avenue's architecture, its beauty and its rare charm are seriously threatened by the existing marked tendency to make it a cheerless canyon like so many downtown streets.



Fifth avenue with buildings 125 feet to cornice line and two stories in roof. Total height, 150 feet. Fifth avenue with buildings 150 feet high. Fifth avenue with buildings the height of Sherry's (162 feet high).

These and many other considerations have combined to win a very large public support for the proposed legal height limitation of future structures along the Avenue. How earnest this feeling of the part of the public is in behalf of keeping out the "skyscraper" and the loft building in future is shown by a large number of replies received by the Fifth Avenue Association recently in response to invitations sent out by it to several hundreds of Fifth avenue property owners and business men asking their views. With almost no exceptions, every owner of property and business man who answered—and the number that did answer was surprisingly large—gave vent to the most earnest and enthusiastic approval of the proposed limitation measure and promised his utmost support of the movement to put the restrictive law into effect.

Coming Out in the Open.

One of the most significant facts of all in connection with the making of this canvass to determine where the leading property and business interests of the Fifth avenue section stand with reference to the anti-high building programme is that a large number of persons—among them many of the best-known and most influential residents of the city—who rarely come out in the open and make their positions known in a matter of this kind, have been among the most spirited in their expressions of approval.

One of the strongest replies to a circular letter of inquiry, which went to about 50 persons in all, came from an eminent physician, whose views, he said, represented those not alone of himself but of several other owners of Fifth avenue property. He was opposed to any further erection of high buildings in Fifth avenue, he declared, not only because he is personally interested as a holder of real estate but because as a physician he is interested as much in the prevention as in the cure of diseases, particularly of tuberculosis.

A prominent real estate firm, writing as the representatives of large Fifth avenue interest, say: "We most decidedly agree that the restriction of the height of buildings to 125 feet to the cornice line with no more than two mansard-roof stories should be enforced in order to save Fifth avenue from the blight that exists below 23d street. It is unsightly and unattractive in the extreme, and we hope that your valuable association will use every effort to bring about this result, in order that symmetry and grace may abide where now there is so much that is not uniform or beautiful."

One of the most vigorous expressions of opinion came from a woman owner of property in the thirties. "I consider the question of limiting the height of buildings on Fifth avenue absolutely

vital for more reasons than one," says she. "Fifth avenue should be kept from becoming an Avenue A ghetto, as it has already become in some portions in the morning, at the lunch hour and at the closing hour. I do not believe that any city or any people but ours would tolerate or permit the various nuisances and abominations that are being perpetrated in New York in various ways, among others the abominable skyscraper which is fast turning the city into a vast sunless canyon."

Of the same tenor is the letter from a prominent business man and property owner in West 53d street. He writes: "I am very strongly in favor of limiting the height of buildings on Fifth avenue to 125 feet to the cornice line; in fact, I feel that that height is too much, and would like to see buildings established on the line of Fifth avenue, agreeing in height with the two beautiful buildings just erected by Black, Starr & Frost, at 48th street, and Duveen Brothers, at 56th street."

The rector of one of the largest and best known Fifth avenue churches states: "We are most heartily in favor of such a movement (for limiting building heights) being made, and guaranteed by most effective legislation."

REAL ESTATE MORTGAGES AS INVESTMENTS

A Sure Income with Absolute Security—Free From the Risks of Stock Ownership—Unaffected By Business Panics

By HENRY BLOCH

HAVE you ever stopped to consider who really owns New York? Did you ever realize that while the title to the real estate is vested in the owners of the property a greater interest by far is held by those who hold the mortgages covering the property? That of the seven and one-half billion dollars of assessed real estate probably two-thirds thereof is represented by mortgages on it? That the landlord is the popular owner and owner in name, while the first and more substantial interest is held by the mortgagee?

A conservative mortgage on well-located, improved real estate is perhaps the choicest of the many forms of investment. For security, it is classed with government bonds and is one of the few forms of investments permissible to trustees, executors, etc., by the laws of the State. The risk of investment in a business, and the uncertainty of the rise and fall of a stock investment are almost entirely eliminated. The rate of interest is higher than is payable on government bonds or on deposits in savings banks.

Small Chance for Loss.

The likelihood of a loss is placed at a minimum. The owner takes care of his property to prevent the loss of his money invested therein; he must lose everything before the mortgagee loses anything. For the holder of a mortgage which does not exceed sixty per cent. of the value of the property, a tremendous depreciation is necessary to endanger the security of the investment. Unless it covers property of a class peculiar to itself, such as clubs, theatres, factories, etc., which are always undesirable for mortgage loans on account of the limited market which such properties have, such a loss is improbable.

The value of New York City real estate may fluctuate with the times; it may rise and fall; but in the last analysis it will be found that the amount of the increase has exceeded the depreciation. Land values in New York have come to stay. Our city family consists of a teeming population of almost 5,000,000 persons. As many as 48,000 immigrants were poured into New York, the gateway to the nation, in a single day. And all the people must have a home and a place to work. The city's increase in population every year equals the entire population of Albany, and in three years the population of Buffalo. It is estimated that in 1950 the population of New York will be 10,000,000.

An investment in bond and mortgage is no alluring attraction to the speculator. There is not even a vague possibility of a doubling in value, as may be the case in stocks which are sometimes artificially driven up to a high mark by the manipulations of a chosen few, entirely regardless of the true and intrinsic value of the security. On the other hand, there can be no such terrible slump in the value of mortgages as to wipe out the entire investment and make those paupers who, the day before, had beguiled themselves into a blissful belief that they were rich, when all they had was a bundle of stock certificates which proved to be worthless. The panic in Wall street, a few years ago, which even now leaves an aftermath of wrecked fortunes, furnishes so glaring an example to the would-be speculator as to be a lasting lesson to those looking where and how to invest their money.

No Set Rules for Investors.

No fixed set of rules can be laid down for the guidance of investors in mortgages. No piece of property is exactly like any other piece—each case must stand or fall on its own merits. As a general rule, however, it may be said that mortgages on vacant land, land especially utilized for particular purposes, as for schools, churches, storage warehouses, factories, etc., and land improperly improved, are undesirable.

A mortgage loan should be made only on property which has a ready market, or on property which the mortgagee would be willing and financially able to own if he had to buy it in to protect his mortgage in the event of a foreclosure. The cost at foreclosure should be always accurately estimated before the investment is made. The main consideration should in all cases be the net income which the property will produce, for this is the safest basis for determining value.

Exempt from taxation (if brought within the provisions of the recording tax law), free from the trials and tribulations of the owner of property and the risks and hazards of the owner of stocks or of a business, the holder of a first mortgage on real estate in the city of New York, selected with foresight and care, with absolute security,

LAST WORD IN STORE PLANNING

Many New Ideas Will Be Found in the Lord & Taylor Building.

In a number of particulars the new Lord & Taylor Building on Fifth avenue, at the northwest corner of 38th street, will represent an advance in big store architecture over anything heretofore designed in New York. The building will be owned by Burton Brothers, now in the wholesale drygoods trade, and will be leased to Lord & Taylor, in which the Burtons are also large owners. Their architects are Goldwin Starrett & Van Vleck. The senior member of the architectural firm is a brother of Paul Starrett, head of the George A. Fuller Company, and also of Theodore Starrett.

One of the first new conveniences that the patrons of the store will notice will be an entrance for automobiles, from which passengers will alight directly into the building. There will be an entrance for delivery wagons directly into the basement, where seventy-two wagons may be loaded at a time instead of blocking traffic in the street.

Show windows will be built on the second floor as well as the first, but the window dressing will be done in the basement, so that the windows never will be covered. When the new window is dressed it will be raised by elevators in place of the old. Twenty passenger and four freight elevators have been provided, while the pneumatic tube system exchange will be operated on one of



the upper floors instead of in the basement, the usual practice.

A waiting-room with theatre, railroad and steamship ticket booths, telephone and telegraph facilities, a suite of men's dressing-rooms, with collars, gloves, handkerchiefs and other accessories available, with a barber shop near by; a specially designed children's barber shop; a conservatory, dining rooms and a roof garden, and many women's dressing rooms with maids in attendance, are among the features of the new Lord & Taylor Building.

Fire-escape stairways opening directly into the street on three sides of the building, and another providing exits from the centre of the store, have been specified, and in addition, there will be practically no wooden flooring used throughout the building. Even the tables in the workroom will be of steel. The building will have its own power plant, with auxiliary engines, dynamos and boilers in case of a breakdown.

On the seventh floor will be a large cold storage plant for furs, and on the tenth three dining rooms.

The building will cost, it is estimated, about $2,000,000. The general contract has not yet been awarded. A frontage of 148.1 feet is shown for the Fifth avenue side, 260 feet in Thirty-eight street and 150 feet in Thirty-ninth street.

NEW TAX LEGISLATION.

Taxes Made a First Lien—A Concession to Unfinished Buildings.

Mr. Griffin's and Mr. Kerrigan's bill to amend the Greater New York Charter in relation to duties and powers of the Department of Taxes and Assessments, was evidently prepared by the Department of Taxes and Assessments. It has two principal points:

1. It reverses the rule laid down by the Appellate Division in Jackson vs. Smith and provides that with regard to taxes laid in the future, such taxes shall be a lien prior to any encumbrance, restriction, covenant, lease, easement or other division of estate. As to this provision, it has been agreed by the representatives of the city that after the word "easement" there shall be inserted an exception of party walls and beam rights, so that foreclosure of a tax lien will not cut off those necessary easements where they exist.

The second important provision is the insertion of a new Section "889 A," providing that buildings in course of construction commenced since the preceding first day of October and not ready for occupancy, shall not be assessed. This will lighten carrying charges on structures during the unproductive period of construction and save the Department of Taxes and Assessments from the attempt to value uncompleted structures. The Law Committee of the Allied Real Estate Interests has reported that if the exception above mentioned is inserted in the bill, it is recommended that the bill be approved.

Waterfront Plans.

Mr. McClelland's and Mr. Caughlin's bill, to amend the charter in relation to plans for waterfront, amends Section 819 by permitting the Commissioner of Docks, with the approval of the Commissioner of the Sinking Fund, to alter all plans for the improvement of the waterfront, notwithstanding that such plans may have been wholly or partially physically perfected and improvements made in conformity therewith, including the elimination and closing of marginal wharves and streets, even though they have been physically constructed. This would seem to be a radical measure, and the Law Committee of the Allied Interests states that it may do considerable injury to property owners without an opportunity for compensation.

The same committee has reported to the Allied Interests as follows on other bills:

Mr. Benninger's and Mr. Patten's bill seeks to amend the Real Property Law (Section 450) so that in the City of New York, cemeteries shall not be exempt from assessments for street openings and street improvements. The operation of this bill would be to make cemeteries bear a proportion of the cost of street improvements of which they get the benefit. The bill should be favored.

Mr. Kelly's bill adding to the institutions entitled to exemption from the payment of water rates, churches and religious bodies owning or maintaining a church house or building devoted exclusively to social and settlement work. This association is of record as being against all exemptions and this bill extending exemptions should be opposed.

Mr. Schaap's bill reproducing the Sullivan-Brooks bill of former years, increasing the rate of taxation on improvements and decreasing the rate on land. This bill is subject to all the objections that have heretofore been urged against this legislation and to the additional objection that it contains a referendum clause which probably would make the bill unconstitutional.

Mr. Kennedy's bill to amend the charter so that inspection of tenement houses shall be compulsory upon the department instead of being discretionary as it is now. Unless the element of cost makes this prohibitive, it would seem to be a wise provision.

Mr. Carswell's bill to amend Section 311 of the Real Property Law in relation to certification of deeds executed without the State of New York. This bill is improperly drawn. It seeks to amend the law in relation to matters which have already been taken care of by amendment and omits amendments which have heretofore been made. It should be opposed in its present form.

Mr. Heffernan's and Mr. McKeon's bill to amend the charter so that during the first year that taxes are a lien, if interest be charged thereon, it be at the rate of 5 per cent. per annum and thereafter at the rate of 10 per cent. per annum. The bill will weigh most heavily against the taxpayer who has not the money with which to pay his taxes promptly. It raises the rate from 7 to 10 per cent. against the needy taxpayer, but the one who can pay within the first year gets a reduction of interest. This bill should be opposed.

Mr. Hammer's bill authorizing the Board of Assessors to hear claims for damage by reason of change of grade of streets running underneath or intersecting the Grand Boulevard and Concourse in the Bronx. This is a type of special legislation which has heretofore been consistently opposed. This bill should be opposed, says the committee.

—Jersey City is considering the advisability of purchasing its water supply from the company now operating there.

A GROUP OF BIG HOUSES.

To Be Erected on Washington Square South, Covering a Block Front.

The long felt need of apartments in the location of Washington Square for business people of that vicinity, is now to be realized by the erection of a group of twelve-story and seven-story apartment houses on Washington Square South, and extending the entire block front on the East Side of Thompson street. The larger building will have entrance from Washington Square South, with its apartments looking on the Park, so situated that one can have a vista across the park through or over the Washington Arch, up Fifth avenue.

The twelve-story building will have apartments ranging from seven rooms down to three rooms, and is so planned that larger apartments can be obtained if so desired. Each apartment will have a foyer hall entrance. Three elevators placed centrally in the building, give ample service to various floors.

The arrangement of elevators necessitates a loggia as an entrance and a large foyer hall on the first or entrance floor. The laundry, janitor apartments and additional servants' rooms are placed on the roof, separate from the large roof garden overlooking the Square. The basement will have a large restaurant convenient to the tenants of the building, also with a separate outside entrance on the Square.

The seven-story building will have an entrance from Thompson street. This building will be arranged to have three, four and five-room apartments, and shops on the ground floor. This building will be connected with the twelve-

(Continued on Page 460.)



Washington Square South. Ogden Pryor & Day, Architects

PERSPECTIVE SHOWING TWELVE AND SEVEN-STORY APARTMENTS.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

The help in a building has a great deal to do with the renting quality of the building—more so, perhaps, than is generally supposed. The attitude of employees toward their work creates an atmosphere that, however intangible it may be, is felt, pleasantly or unpleasanty, by visitors as well as tenants. If you meet in the elevator entrance an employee who seems to like his job and to be proud of it, and who answers your inquiry courteously, you get an impression which predisposes you to think well of the entire service of the building. A building which is visited daily by many people is not altogether an impersonal thing. It has individuality and character. The sentiments it elicits are seldom neutral. You think of the building as distinctive or commonplace, efficient or inefficient, friendly or unfriendly, penurious or generous. The building is unconsciously personified and the attributes of this abstract person are for the most part a reflection of the qualities of the employees. The building thus acquires a reputation which invariably reacts on its ability to attract tenants.

Now, the fundamental requisite for establishing the right sort of a reputation for a building is that the tenants and their visitors shall be contented. They will not be contented unless the service in the building is good, and good service cannot be expected of discontented employees. It is not enough for the building manager to exercise care in hiring help; he must see that the help does its work in a cheerful and willing spirit. Tenants quickly perceive the feeling which employees entertain toward the manager and, consequently, toward the tasks they are set to perform; and this feeling is bound to influence the tenant in his own relation to the management. Contentment on the part of employees is a matter of general treatment rather than of high wages. It cannot be secured without a fairly good knowledge of human nature. But if a manager has enough of this knowledge to get along with tenants, he certainly ought to be able to command the good will of his subordinates, provided he realizes the importance of having it. The trouble frequently is that the manager acts on the settled conviction that employees will not do their best except under the stimulus of fear. As a matter of fact, an employee who responds only to rough treatment is not worth having around. Such treatment destroys initiative, and the manager who is obliged to direct every trivial operation in a buildings will have no time for more productive work. The manager who enjoys the confidence and friendship of his subordinates will find his tenants disposed to believe that he means to do the right thing by them, too.

Of course, it is not necessary to relax one's vigilance in supervision to obtain the good will of subordinates. Indeed, employees must be made to feel that the manager understands their work and that he is accurately informed by personal inspection how the work is performed. He does not need to pose as an expert in the engine room, for example; but he should be a frequent visitor there. If he asks questions of the engineer with a view to learning the various operations of the heating, lighting and power plant, the engineer will soon be on his mettle to suggest economies and improvements. The manager should know enough about the technique of the work of employees to impress them with the idea that he understands whether or not they are performing the duties in a competent manner.

STOPPING GUESS-WORK IN COAL BUYING

How a Building Manager Can Cut Down His Coal Bills—The Importance of Systematic Tests Explained By an Expert.

By G. B. GOULD
Secretary Fuel Engineering Company of New York.

THE increasing interest in scientific coal buying during the past few years has been accompanied by a remarkable confusion of B. T. U. contracts, boiler tests, and suitability of coal to a given plant, until the plant manager who previously thought he knew something about coal (blissful in his ignorance), now finds himself in about the mental condition of a real estate owner who has just listened to a single tax lecture. This confusion of allied, not conflicting ideas, is partly due to the assumption of authority by numerous amateurs and partly to the deliberate attempt of some coal dealers to "side-step" the inevitable arrival of coal buying on a quality basis.

A boiler test is intended to determine the efficiency of the mechanical apparatus, and the results must be based on the heating quality of the coal used. When a boiler test is run without knowledge of the heat produced by the coal, and poor results are obtained, what is there to indicate whether these results are due to poor coal or low boiler and furnace efficiency? There are two quite separate factors, and both are unknown.

The heat producing quality of the coal used can only be determined by analysis, and when known permits the engineer to arrive at a reliable figure for the efficiency of the equipment. The boiler test is also of value in determining the kind of coal best suited to a given plant, where bituminous or semi-bituminous coals can be used. When the plant is practically limited to anthracite coal, as in office buildings in the heart of a great city, this use of the boiler test is absent.

To buy his coal intelligently and economically the building manager first should find the most economical size of anthracite to burn; that is, the smallest size which he can use with his equipment, and keep up his steam. Some of the factors which determine this are draft, size of grate area, amount of heating surface, and kind of grates. There is a very considerable difference in the price per ton for the smaller sizes of anthracite, although these smaller sizes average about the same in actual heat value. A very large number of office buildings, apartment houses and hotels in New York are burning larger sizes than are necessary.

Checking Up the Power Produced.

With the kind of coal settled upon, the buyer then must consider the quality of the coal actually delivered. Isn't the quality of coal many times more important than the quality of soap? And yet, I dare say, there are many building managers who have given more time to the consideration of the quality of soap they buy, although their power cost is from 40 to 60 per cent. of the total operating expense. Why is this so? Because the losses in coal buying and burning are elusive and intangible without accurate data.

The majority of power plants in office buildings have no means of checking up the amount of power produced from month to month, or year to year. With such a state of affairs, when the coal bill increases, how can you tell whether the cause is greater power requirements, poorer quality of coal, lower efficiency of the plant or wasteful firing methods?

The writer knows of one case where a large building adopted systematic tests of the coal delivered and by acting on the definite data obtained, succeeded in getting coal fully 10 per cent. better than the year before. At the end of the year the coal bill was higher. The manager at once said: "What is the use of testing my coal? The tests show that the coal has been 10 per cent. better, and yet the bill continues to increase."

Investigation showed that this building had installed a large number of electric lights during the year in a space previously unlighted, besides increasing the power requirements along other lines. It had not occurred to this man that these things meant more tons of real coal shoveled down into his bunkers, and that if he had not obtained better coal, his coal bill would have been still higher. The variations in coal quality are directly related to the amount of coal used under given conditions to produce a given amount of power. This fact has been proved an infinite number of times in plants where accurate power records are kept. The size of the coal bill is no index of fuel economy unless the amount of power used is known. If the quality of your coal is improved, and the coal bill keeps on rising, don't say that the coal tests are no use, but look for the reason in the plant.

Variations in Coal Quality.

Few plant managers realize the great variations in coal quality, even in coal shipped from the same mine. Anthracite coal is really a manufactured product.

The raw material is the mixture of rock, slate and coal brought from the mine, and from this is picked the rock and slate with varying degrees of care. A certain amount of incombustible material cannot be removed by any process, but down to this point the quality of the delivered coal is dependent on the care used in preparing it for market. Anthracite coal delivered every month in New York City varies from about 10 per cent. ash to 25 per cent., and sometimes reaches 30 per cent. and higher. This means a great variation in value which the buyer, without any systematic check on the quality of the coal delivered, has to stand for. Hasn't the buyer of coal the same right to demand careful preparation of the coal sold to him that he has in the case of leather or steel? Hasn't he the right to protect his own interests against careless preparation at the mines?

Furthermore, the dealer who consistently prepares his coal with care should be able to get a higher price for his coal than the man who occasionally or regularly ships poorly prepared coal to market. A properly drawn B. T. U. contract provides for payments adjusted in direct proportion to the variations in heat value of the coal delivered (determined by analysis), above or below an agreed upon standard. The B. T. U. contract was not devised as a means of "beating the coal man," but simply to safeguard the buyer who has no control over the preparation of the coal, and to furnish an incentive to the dealer to deliver as good coal as possible. A buyer who pays premiums for coal above standard on such a contract is better off than if he had to exact penalties, because as the quality becomes poorer there is a loss in boiler and furnace efficiency. In other words, as the percentage of ash increases, a smaller proportion of the heat producing elements can be utilized.

Coal Analysis.

Coal, of all products, requires such a method of adjusting the price paid in accordance with a definite standard. Coal cannot be tried in small quantites with any assurance that future deliveries will be the same. A lot of coal 20 per cent. poorer than the sample lot would not be detected by the eye. It would only be discovered after the coal is burned up, if at all. What definite claim has the buyer against the seller? He has nothing that he can put his finger on, and if he changes dealers, what is to prevent the same thing happening again?

This matter of testing merits some consideration here. There are hundreds of chemists who will claim, and most of them sincerely, that they know all about coal analyses. It does look simple, on the face of it, if one reads the directions in a chemical text-book for making coal analyses, but nine hundred and ninety-nine chemists out of every thousand have not made enough coal tests to even know whether their results are right or not, for coal analysis is a tricky proposition at best, unless handled by specialists of wide experience, and then only when every safeguard is thrown about their work. To quote a prominent engineer with very wide experience with combustion problems:

"We still have a lot to learn about coal analysis, and there are probably not to exceed a dozen laboratories in the United States at the present time that can be relied upon to report the B. T. U. of a coal with reasonable accuracy. Coal analysis is entirely outside the province of the amateur. The B. T. U. contract received a bad send-off in the start because, among other things, there were too many amateurs making coal analyses."

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

A Binder for Reinforcement.

Clifford L. Miller & Co., of 110 East 23d street, are introducing into the market what is called the Curry Tyer for binding reinforcement, rods and mesh in concrete building construction. The device is a simple one, consisting of a cylindrical tool with a spiral worm-gear piston, at the end of which are two lugs engaging loops in special designed ty-



ing wires. The lugs engaging the loops revolve when the cylinder is pulled, thus incidentally binding it over to make it fast whether it is to be reinforcing bar, a bag, lumber packages, or anything



requiring firm binding. The accompanying illustrations give a clear idea of the device in operation. It is claimed for this implement that it saves a great deal of time and labor and makes an absolutely secure and uniform tie.

QUESTIONS and ANSWERS

Frost on Fresh Paint.

Does freezing weather or heavy frosts have a harmful effect on freshly coated steel girders on which red lead and oil paint have been used?

Answer.—We should say that any linseed oil paint, when the temperature is at freezing point or below that, is apt to dry very slowly unless more drier than usual is added besides some volatile thinner, such as turpentine or benzine, in order to make it flow evenly and freely. Even then it is liable to creep or crawl, due to the partial congealing of the oil from the cold atmosphere. It is evident that when the paint creeps or crawls the surface is not covered uniformly and therefore that paint does not give the protection it otherwise would.

On the other hand, if sufficient drier and volatile thinners are added to an oil plant to prevent crawling in cold weather the life of the paint will suffer to some extent. This applies to paint in general, especially on metal surfaces, where there is no pentration as is the case with wood. As to your special case of coating steel girders with red lead, it depends a great deal upon the condition of the metal at the time of applying the coating, and also whether the red lead is pure and mixed with raw linseed oil shortly before application, so that there was no oxidizing action. If the metal is dry when the red lead is applied and the material mixed as stated above, the heavy frosts at night will not seriously affect the lasting and protective quality of the coating, but as a matter of course will considerably delay its drying. Red lead, because of its heavy specific gravity, will, when pure, lie close to the metal, thus keeping out moisture and air.

Weight of a Flywheel.

Can you advise me how to calculate the weight of a fly wheel?

Answer.—First find the cubical contents of the metal of which the wheel is composed. If this is cast iron, multiply the total by 356 pounds, which represents the weight of one cubic foot of cast iron, and divide the result by 2,240 to arrive at the number of long tons contained in the wheel.

Testing Electric Meters.

I am desirous of ascertaining how to test electric service meters supplying different tenants from an isloated plant in an office building.

Answer.—A simple method, and one frequently employed, is to connect another meter which is correct in the same circuit with the one to be tested.

Kalsomine.

Will you please answer the following questions? Are kalsomines supposed to be used on exterior works such as cellars, air lofts, and outside concrete work? Are cold water kalsomines identical with cold water paints? What alkaline or other injurious substance affecting ceiling varnish are found in cold water kalsomines?

Answer.—The term kalsomine or calcimine is used for a glue, whiting and water paint that is applied cold, similar to, but less expensive, than distemper. Whiting, being carbonate of lime, and calcium being the chemical term for lime, has furnished the name for the material. Kalsomine, as prepared by the painter, is for interior work only and will not stand exterior exposure. The cold water paints are made up on a different formula, the binder being casein in place of glue, and usually a certain percentage of oil is added to insure additional wear. They also contain more or less white pigment, such as zinc oxide or lithopone in addition to calcium carbonate or calcium sulphate. If kalsomine is made up as it should be, from the whiting known as English Cliffstone Paris white (which is pure chalk) and good sheet glue, there can be nothing in its composition that would injure or affect ceiling varnish, although enough alkali might be present to affect Chinese or Prussian blue. In such case a select grade of bolted English china clay is substituted for the whiting.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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The bill to reduce the tax on buildings is up in Albany again this year under a new alias. It is promising just as many benefits as ever, but real estate men are mighty wary and incredulous on all subjects relative to taxes.

The Long Island Taxpayers' Association is making up a list of owners of lots in suburban tracts on Long Island. The association invites development companies to communicate with its Secretary at 877 Brook avenue, New York City.

The report of the Citizens' Committee, presented to the Legislative Committee this week by Allan Robinson and Eugene H. Outerbridge, offers a carefully studied plan of reorganization for the Police Department and suggests a radical change of public policy with respect to the vices that are the chief sources of graft in the department. Whether or not one agrees with the report in its entirety, there can be no question but that it is a valuable piece of constructive work; and it is a pleasure to note that the president of a real estate organization has had a share in it.

Some ten or twelve bills have been introduced at Albany to restrict or control the activities of the New York Stock Exchange. Several of these measures would, if enacted, seriously curtail the business of the exchange and of "Wall Street" generally, and would thus react on the demand for office space downtown. This is practically true of the bill which proposes to double the stock transfer tax. We are not informed as to what evil the double tax is expected to remedy, and we can't figure it out by ourselves; but any stock exchange broker in Chicago, Philadelphia or Boston will no doubt see without much trouble how the measure might send business his way.

Real Estate in the Financial District.

Property owners in the Financial District are threatened with legislation on the part of the State which will adversely affect their interests. It is proposed to double the transfer tax on stock certificates, and if such action is taken it will undoubtedly have a serious effect on the amount of business transacted in and about Wall Street. The Record and Guide does not mean that the Stock Exchange will move, or that the bulk of its business will be transferred to other cities, but a certain proportion of the present business of New York is certain to be lost. The securities of many local companies are bought and sold in Wall Street, because it has afforded the best market, but a very small increase in the expense and difficulty of conducting these transactions in New York would be sufficient to shift the market for such securities to other cities. The various bills which are now being offered at Albany to increase the taxation on the transfer of securities and to regulate the operations of the Stock Exchange will inevitably have the result of diminishing the amount of business hitherto transacted and of diverting some of the remainder to other cities, and the effect of these changes upon real estate interests in the financial district is bound to be very injurious.

The Record and Guide has no opinion to offer on the bills, introduced by Governor Sulzer, for the purpose of getting rid of the abuses which have been permitted in the methods of transacting business in Wall Street. That serious abuses have existed every one is aware. Wall Street was warned during the administration of Mr. Hughes that some reforms would eventually have to be made, but the members of the Stock Exchange neglected to put their house in order. They can not complain consequently with any good grace in case the State steps in and compels them to do away with evils the existence of which has been notorious. Unfortunately, however, this legislation has been introduced at a time when its effect will be to injure many innocent people, and if it is accompanied by an increase of taxation the injury will be all the more serious. Of late years a number of causes have co-operated to diminish the demand for space in the office buildings of the financial district. Speculation on the Stock Exchange has been at a low ebb. The process of business consolidation, which tended to make the larger corporations transact an increased proportion of their business in New York, has been checked. The smaller demand for office space has not, for accidental reasons, prevented the erection of new office buildings.

A number of large corporations had prepared plans for new edifices which their directors had reason for carrying out independently of any expectation of a profitable investment. A fire compelled the Equitable Assurance Society to put some improvement on the Broadway property commensurate with its enormous value. The increase in taxation made the holding of underimproved parcels downtown unexpectedly expensive. For all these reasons it looked as if the owner of real estate in the financial district was in any event bound to have a number of bad years. But now the State comes along and threatens to make the matter very much worse by an increase in the existing tax on Stock Exchange transactions. Quite apart from the general expediency or inexpediency of the tax, it is utterly unwise to increase it at the present time. The effects of the increase will be extremely injurious to many people who have nothing to do with the Stock Exchange and will diminish the prosperity of New York. It will mean a decrease of taxable values in the financial district and a consequently increased burden of taxation elsewhere throughout the city. Property owners in all sections should join with those of the financial district in vigorously protesting against the increased tax.

The proposed change in the rate of taxation on the transfer of securities is part of a plan, fathered by Governor Sulzer, for doing away with the taxation of real estate by the State. The property owners of New York would reap some small benefit from the abandonment of the general real estate tax, but the benefit would be small compared to the loss from which they will indirectly suffer because of any further discouragement of business in Wall Street. Finance is the most important single industry carried on in New York City. Upon it depend not merely the value of property in the lower part of Manhattan, but also the value of much real estate in the retail and amusement districts and the value of still more residential property in all the outlying boroughs. By imposing these heavy burdens upon a local industry the State is doing to New York a grave injury. It is converting a purely local business into a source of income for the whole State irrespective of the harm done to local interests. The tax on stock transfers might be defensible in case the fruits of the tax went into the city treasury, but in this instance the State is injuring a local industry and appropriating for itself any benefit which may result from the injury.

It is very much to be hoped that this wholly unjustified proposal will meet with vigorous and tenacious opposition. It is an attack on the prosperity of New York City which will affect not merely the owners of securities, not merely bankers and brokers, not merely the proprietors of real estate in the financial district, not merely even the owners of real estate in other parts of the city, but retailers and wage-earners of all classes and in all sections. The great body of office employees and clerks will be particularly hard hit by any further diminution of the business which will be permanently transacted in Wall Street, and they should realize fully how much they have at stake.

The Fate of Fifth Avenue.

Whatever cause for grumbling property owners may have in the rest of the city, those who are fortunate or far-seeing enough to own real estate on Fifth avenue have no ground for complaint. That part of the avenue, on which business development is still possible continues to be the one locality in Manhattan where expensive real estate can easily be sold for cash. The inroads which business is making on the blocks between 50th and 59th streets is remarkable. These blocks differed from those farther south because the property was, as a rule, owned in larger parcels by very rich men, who had spent unusually large sums of money in erecting and decorating their dwellings. It looked as if property owners of this kind would put up a much more stubborn fight against the inroads of business than was possible farther south, and, of course, in a great many cases no offer to buy would now be entertained.

The extraordinary thing is, however, that so many of them have been willing to sell or to lease. During the past year five or six of the most important corners have been definitely diverted to business uses and the blocks in question have already obtained as much of a business as a residential aspect. There can be no doubt that within a comparatively short time almost all the smaller and less expensive dwellings in the neighborhood will yield to business

buildings. There will remain a considerable number of very expensive residences, which will continue to be occupied by their owners; but every additional firm which rents space in these blocks for the transaction of any kind of business makes them more valuable for other business enterprises and less desirable as a site for an exclusive private residence.

The prophecy can be made with some degree of confidence that the several block fronts on Fifth avenue now occupied by various members of the Vanderbilt family will eventually be improved with commercial buildings. The frontage opposite the Cathedral may well serve some day as a site for a competitor of Lord & Taylor. In the long run individual preferences cannot make headway against the fact that valuable as these blocks are for residential purposes they are still more valuable for business purposes. They have enough additional value for business purposes to enable the owner of the property to consign his expensive private house to the scrap heap and still to get out with a substantial profit to his credit over the original cost of his land and building, and he is the more likely to adopt this alternative because the increased taxes on his house makes the expense of maintaining it as a residence much heavier than it formerly was. Thus, once the land becomes much more valuable for business than for any other employment the stars in the courses fight against the man who attempts to stem the tide. Of course a rich man who can afford to pay the bills may refuse to recognize the facts —as in the case of the old Schermerhorn mansion, which stood so long in 23d street—but such men are rare.

THE WEEK IN REAL ESTATE.

The real estate market this week comprised many transactions of more than ordinary interest. It began with the sale of a large plot in Thompson street, from Washington Square to 3d street, which will be improved with an immense tenement house; while the dealings in the Fifth avenue neighborhood, in the upper and lower West Side and in Harlem were substantial. There appears to be much activity of a new kind in the section of Park avenue north of 59th street, namely, the purchase and assembling of plots for reimprovement with apartment houses. The Mordecai purchase is the most recent instance. Five years ago, when fine new private dwellings were being built in Park avenue, it looked as if even cheap tenement houses would be torn down to make way for the ingress of the wealthy into the avenue; but, the movement seems to have subsided and to have been superseded by a movement to build fine apartment houses there. It seems as if enough private dwellings had been built in upper Park avenue to insure its further advance as a private dwelling street, while on the other hand it looks as if fine apartment houses will share in shaping the character of the thoroughfare. This circumstance can be accounted for probably by the fact that private dwelling construction on Manhattan Island is comparatively infrequent now and the tendency is for it to become less frequent. It will be recalled that when Oakleigh Thorne built his fine home in Park avenue, a few years ago, he restricted his adjoining lots to private dwellings. There are few if any restrictions being made nowadays.

A notable foreclosure of the week was that of the 19-story loft building at the northeast corner of Fifth avenue and 12th street, the proceeding having been brought by Thomas F. Ryan, who held the second mortgage of $500,000 on the property. It was bid in for Mr. Ryan at $450,000. The Equitable Life Assurance Society holds the first mortgage amounting to $1,250,000. The total cost of the building, with accrued interest, was $1,714,583. Henry Corn, who had owned the building, held it at $2,000,000. The site was bought from Mr. Ryan in March, 1911. It is 131.3x 150 feet in size.

There were some good sales in Brooklyn during the week, especially of private dwellings in the suburbs. Brooklyn brokers are awaiting the final decision in the subway matter when they expect the demand for property in that borough to improve materially. On Long Island, beyond Brooklyn, there appears to be a good demand for real estate which is taken as an indication of early spring activity.

Of great interest to real estate developers everywhere is the lease made of the large floor space above the waiting room of the Grand Central Station, where the real estate men of Westchester county purpose to maintain a permanent exhibit of the residential advantages of that part of the state. The New York Central and the New Haven roads will co-operate with the real estate men in making known the advantages of the territory that they serve.

Home Improvements and Taxation.

Editor of the RECORD AND GUIDE:

Please inform me whether I will incur any penalty in the way of increased assessment or method of assessment of taxation on my private residence in Brooklyn, if I remove the terrace. I am under the impression that I once saw a statement that a two-story and basement house with cellar was treated differently from a three-story house with cellar. The floor of my basement is practically level with the sidewalk, there being a foot rise to the front yard at both the end house and the street end of same.

I have thought that I would like to eliminate this slight terrace, but hesitate to do so if by so doing my taxes will be increased.

Answer.—It is impossible to answer this question "yes" or "no." If you spend $1,000 in making your house more attractive and thereby more salable for a higher figure, it is highly probable that the Department will certainly increase your assessment. The amount of the increase, of course, should not exceed the money expended on the improvement.

Allied Real Estate Banquet.

The banquet of the Allied Real Estate Interests of the State of New York, which was held at the Waldorf-Astoria Hotel last evening, was well attended by the representative real estate men of the greater city and state, many of whom were eager to hear Governor Sulzer discuss efficiency of state administration, particularly as regards taxation throughout the state. The Governor met the expectations of his hearers. The new Public Service Commissioner for this district, Edward A. McCall, was equally as interesting to the real estate men in his discussion of subways as was the Governor. Don P. Seitz, business manager of The New York World, also addressed the gathering. More than 600 persons attended the function. Allan Robinson, president of the Allied Real Estate Interests, presided. The organization was highly honored in the fact that the invitation it extended to the Governor to be a guest was the first dinner invitation he has accepted since he took office. The Governor said that he could not resist the temptation to meet the real estate men of New York and discuss state expenses with them.

AGENTS TO ALBANY.

To Protest Against the Stock Transfer Bill As Inimical to Real Estate.

A committee of real estate agents, appointed at a conference held at the office of Bryan L. Kennelly on Monday, went to Albany on Wednesday to attend a hearing given by a joint committee of the two houses, on the Stock Transfer Tax bill. The committee comprised Messrs. C. A. DeBost, E. A. Cruikshank, Robert E. Dowling, W. B. Gaillard, Robert E. Grannis, C. Cone, John N. Golding and George T. Mortimer.

After listening to a representative of the Stock Exchange, the hearing was adjourned until March 12, without the real estate men being heard. But while at the State capital they did effective work in other ways. Mr. Kennelly, the president of the agent's committee, is confident that their cause has been won, and that the bill will not be enacted. He thinks it unnecessary now to call a meeting of the Realty Forum at the Real Estate Exchange, as some are in favor of. No action has been taken by the Real Estate Board of Brokers.

The position the agents take on the question is cogently set forth in resolutions adopted at Monday's conference.

"The firms, individuals and corporations engaged in this city in the buying and selling of stocks pay in the aggregate a very substantial percentage of the income derived from office buildings, apartments and private houses, and comprise, moreover, a considerable part of the clientage of hotels, shops, restaurants and theatres.

"It is clear to us that if this additional taxation on the purchase and sale of stocks be enacted into law it will force many such firms and individuals either to withdraw from business or largely to reduce space occupied and rentals paid by them, with the result of greatly reducing the income, value and assessed valuation of real property."

Riverside Park Extensions.

The filling-in of the river-shore of Riverside Park between 96th and 129th streets, is progressing rapidly. The Bloomingdale Boat Club house is now entirely surrounded by land instead of water, as formerly. The material comes principally from the subway diggings. On the outer edge of the fill a bulkhead wall will be built, from which line the ground will be sloped back over the railroad tracks to the present park grounds. The city and railroad company will unite to bridge over completely the railroad tracks so that the six tracks which the railroad company will then have along the parkside will be in a tunnel, which will be sodded and planted over like the rest of the park. The president of the Board of Aldermen, who is a member of the Committee of the Board of Estimate in charge of the negotiations, says that it has been agreed between the parties to do this.

Awhile ago it was feared that the railroad company would get all the newmade land, together with wharves on the waterside, but Mr. Mitchel now states that the railroad tracks will be limited to six in number. As the railroad will be electrified, there will be no smoke and little noise for the residents on the hill.

The next few years will see great improvements along the park side. For one thing, the public is to come into its own—into the use and enjoyment of the

park lands along the water's edge from which everyone is now debarred, except at Fort Washington Point. A change of route and the tunnelling of Fort Washington Park by the railroad company, together with the tunnelling of Inwood hill, will restore thousands of feet of water frontage to public use, or for improvement as park lands. No doubt there will be fine landing-places for motor boats, plenty of room for fishing and reservations for bathing pavilions, and a great stadium for athletic sports, besides the Fulton Watergate and other attractions and beauty spots. Then will Riverside Park be "true to name."

President Mitchel predicts that there will be no elevated marginal railroad structure for the New York Central tracks south of 59th street, but just what method of getting the railroad tracks down to Cortlandt street will be adopted he will not reveal.

WASHINGTON SQUARE APARTMENT HOUSES.

(Continued from page 455.)

story building through the basements only.

The exterior of this group is designed in the Italian Renaissance style of architecture, with the first three stories in rusticated and ornamental stone. Above this the shaft or middle portion is of tapestry brick with a capping of ornamental terra cotta, composed of the three upper floors. This in turn is capped by a large overhanging cornice. Balconies have been arranged on the facade for additional enrichment as well as being useful for a building in this locality.

The site, as reported a week ago, was purchased from the Italian Benevolent Institution by the Elena Realty Corporation, Dominick Abbatte, President, and associated with him are Pancrazio Grassi, Celestino Piva, John LaSpana, Michael A. Refrano and Vincent DeLuca. The Italian Institution acquired this parcel in 1907, for the erection of a new Home, but this project was abandoned. The proceeds of the sale of this plot the Institution will apply to the erection and operation of an Italian Hospital in the block front facing the East River between 83d street and 84th street.

The architects are Ogden, Pryor & Day, 1170 Broadway. Both buildings are planned to be as fireproof as it is possible to make them.

AUTOMATIC SPRINKLERS.

(Continued from page 450.)

gating Commission, then testified in behalf of Mr. Kaye, and former Fire Chief Croker and other experts on fire prevention will give evidence against the efficiency of automatic sprinklers as a protection to life against fire perils, when the trial is resumed on March 7. They will be followed on the witness-stand by Chief Kenlon, Deputy Chief Guerin of the Bureau of Fire Prevention, and other recognized authorities who have full faith in the advantages of sprinklers, as "means for preventing and extinguishing fires," and as the best safeguards against a repetition of the Triangle disaster.

This is the first square line-up in the local courts of experts on the subject of automatic sprinklers, and the outcome of the contest will be awaited with much interest by thousands of persons who are directly concerned with all that pertains to fire perils in factories, including, of course, the owners and tenants of loft property throughout the city.

—Property owners in Amity street, Flushing, have asked the Public Service Commission for the First District to give a hearing on the proposed extension of the Corona rapid transit line from Corona through Flushing to Bay Side. The route for this extension was adopted by the commission a short time ago and sent to the Board of Estimate and Apportionment for its approval. The Amity street property owners object to the building of an elevated railroad through that thoroughfare, desiring an underground road.

—Senator Stillwell, who introduced the Bronx County bill in the Legislature, will make his first public address since the bill was declared unconstitutional by the Court of Appeals, on that question, Sunday evening, March 2, at 8 p. m., at the Bronx House, 1637 Washington avenue.

—Real estate interests are assured of speedy relief from the uncertainty of the Subway situation, by the announcement of Borough President McAneny, before the Board of Estimate, on Thursday, that the Public Service Commission will dispose of the entire matter within the next few days.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Jan. 21 to Feb. 27	1912 Feb. 23 to 29
Total No.	135	175
Assessed value	$9,481,500	$10,113,400
No. with consideration	10	24
Consideration	$542,075	$1,826 800
Assessed value	$487,000	$1,658,900
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.	1,273	1,489
Assessed value	$83,329,212	$129,480,100
No. with consideration	186	152
Consideration	$7,121,627	$8,280,081
Assessed value	$7,284,962	$7,664,500

Mortgages.

	Jan. 21 to Feb. 27	Feb. 23 to 29
Total No.	90	102
Amount	$3,928,900	$1,639,368
To Banks & Ins. Cos.	19	22
Amount	$2,480,500	$477,500
No at 6%	37	37
Amount	$1,315,670	$474,006
No. at 5½%	3	1
Amount	$1,335,000	$9,000
No. at 5%	17	28
Amount	$382,500	$516,950
No. at 4½%	8	10
Amount	$347,000	$200,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	....	1
Amount	....	$4,000
Interest not given	25	25
Amount	$548,730	$434,912
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.	886	989
Amount	$30,445,077	$34,909,163
To Banks & Ins Cos.	224	212
Amount	$15,957,450	$16,836,540

Mortgage Extensions.

	Feb. 21 to 27	Feb. 23 to 29
Total No.	27	47
Amount	$741,500	$1,492,500
To Banks & Ins. Cos.	8	19
Amount	$373,000	$722,000
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.	354	485
Amount	$12,270,585	$21,145,177
To Banks & Ins. Cos.	125	166
Amount	$6,074,050	$11,978,000

Building Permits.

	Feb. 24 to 28	Feb. 24 to Mar. 1
New buildings	12	12
Cost	$413,825	$1,334,000
Alterations	$180,725	$406,010
	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1
New buildings	80	125
Cost	$8,048,025	$12,053,875
Alterations	$1,522,945	$1,939,696

BRONX.

Conveyances.

	Jan. 21 to Feb. 27	Feb. 23 to 29
Total No.	126	134
No. with consideration	16	11
Consideration	$171,900	$322,820
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.	1,087	1,162
No. with consideration	117	91
Consideration	$1,298,225	$1,234,694

Mortgages.

	Jan. 21 to Feb. 27	Feb. 23 to 29
Total No.	95	72
Amount	$1,061,491	$1,025,253
To Banks & Ins. Cos.	7	11
Amount	$35,673	$600,000
No. at 6%	55	26
Amount	$665,995	$93,001
No. at 5½%	7	11
Amount	$29,184	$217,000
No. at 5%	23	13
Amount	$333,622	$511,000
Unusual rates	2	2
Amount	$1,190	$1,602
Interest not given	8	20
Amount	$31,500	$202,650
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.	764	848
Amount	$8,165,061	$7,713,535
To Banks & Ins. Cos.	92	107
Amount	$2,087,818	$2,137,266

Mortgage Extensions.

	Feb. 21 to 27	Feb. 23 to 29
Total No.	8	13
Amount	$98,000	$380,225
To Banks & Ins. Cos.	1	1
Amount	$32,000	$30,000
	Jan. 1 to Feb. 27	Jan 1 to Feb. 29
Total No.	108	150
Amount	$1,708,600	$2,618,125
To Banks & Ins. Cos.	14	37
Amount	$425,500	$915,900

Building Permits.

	Feb. 21 to 27	Feb. 24 to Mar. 1
New buildings	30	15
Cost	$941,390	$451,000
Alterations	$1,425	$6,650
	Jan. 1 to Feb. 27	Jan. 1 to Mar. 1
New buildings	141	170
Cost	$3,878,016	$5,186,175
Alterations	$151,960	$223,025

BROOKLYN.

Conveyances.

	1913 Jan. 20 to Feb. 26	1912 Feb. 21 to 28
Total No.	423	475
No. with consideration	40	26
Consideration	$299,538	$218,369
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 28
Total No.	3,686	3,764
No. with consideration	257	215
Consideration	$2,145,694	$1,898,955

Mortgages.

	Feb. 20 to 26	Feb. 21 to 28
Total No.	263	321
Amount	$1,340,264	$1,387,461
To Banks & Ins. Cos.	59	90
Amount	$715,287	$460,220
No. at 6%	137	173
Amount	$373,959	$536,279
No. at 5½%	29	35
Amount	$106,525	$180,218
No. at 5%	72	99
Amount	$765,950	$432,734
Unusual rates	2	1
Amount	$45,700	$900
Interest not given	23	13
Amount	$48,130	$237,330
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 28
Total No.	2,599	2,723
Amount	$9,757,044	$10,949,639
To Banks & Ins. Cos.	605	637
Amount	$4,091,917	$4,510,373

Building Permits.

	Feb. 21 to 27	Feb. 21 to 28
New buildings	74	71
Cost	$739,225	$455,005
Alterations	$73,165	$84,320
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 28
New buildings	548	481
Cost	$4,326,585	$3,704,345
Alterations	$525,062	$418,219

QUEENS.

Building Permits.

	Feb. 21 to 27	Feb. 23 to 29
New buildings	82	122
Cost	$266,385	$375,725
Alterations	$16,540	$6,782
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
New buildings	590	486
Cost	$1,806,692	$1,898,585
Alterations	$158,961	$65,587

RICHMOND.

Building Permits.

	Feb. 21 to 27	Feb. 23 to 29
New buildings	12	14
Cost	$16,995	$77,400
Alterations	$2,000	$3,547
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
New buildings	70	102
Cost	$131,155	$780,175
Alterations	$18,260	$71,650

BUILDING MATERIALS AND SUPPLIES

Spring Quotations on Basic Commodities Show Generally Higher Levels With Mill Stocks Extremely Low.

Sand and Gravel Sharply Advance—Crude Oil Stiffens—Structural Steel Without Change—Common Brick Slightly Higher—Hardwoods and Michigan Maple Stiffer

SPRING quotations for sand and gravel are being made at an advance of five cents for the former and ten cents for the latter. Michigan maple and hardwoods in general are being quoted from five to seven dollars a thousand above the range prevailing a year ago, because lack of snow has checked logging operations; Southern pine, in heavier demand than at any time in recent years, is exceedingly scarce, so much so that current inquiry is far in excess of mill capacity; structural steel is holding firm at the new high levels; nails are up and Hudson River common brick in this market is touching $7.50 a thousand, wholesale, with average run of barge going out at $7.37½ with Raritans up a shilling and selling at $7.12½.

Most of these changes represent developments of the last ten days and they are significant in their lack of relation to the nervousness of the securities markets, and the higher rates being asked for money. As far as actual orders are concerned, every department of the building material market is showing exceptional strength on inquiry and heavy specifications rule.

The most pronounced stiffness is shown in crude oils and Portland cement. The new high prices ruling on crude oil are being well sustained and it now begins to look to persons well versed in the trade that it will go considerably above the $2.50 level before the middle of March. Portland cement, still quoted here at $1.58, with a rebate of ten cents for each bag, making the mill price approximately ninety cents, is strengthening on inquiry, although distributors will not fully realize on the recent advance until sometime in April. In the meanwhile weather conditions have been such as not seriously to interfere with interior or exterior construction work, and dealers' supplies are running low. When the building season gets fairly under way quotations are almost sure to move up.

The common brick market is peculiar. Here and there a fine covered cargo of North Rivers will go out at $7.50, but in spite of the absolute lack of demand for open market brick, the price has moved up a shilling, or from $7.25 to $7.37½, while the minimum range instead of moving up in proportion to the maximum, is weak with some shading among manufacturers who want their boats emptied. This has created a nervousness among buyers that is not wholesome, especially since navigation is closed, stacks are getting low and the available supply both here and up the river is not any too heavy to meet spring building requirements.

Distributors are advising prospective users of building materials to make their inquiries early. The low mill stocks and an exceptionally heavy Western demand at present for such commodities as structural steel, tin plate, nails, lumber, including shingle and lath, metal lath and reinforcing material, terra cotta, front brick and paints, not to mention the heavy demand that is expected to develop in the eastern market as soon as the new building season strikes its pace, make it imperative that those who would take advantage of existing conditions get into the market on present levels wherever this can be done.

Some departments, notably cement, are not taking business on schedules above thirty days, and it is entirely probable that within another fortnight other interests will be assuming the same firm attitude.

The only weak element in the market at present is stone. Blue stone is quiet and without spine. Granite is in very meagre demand when activity in other building commodities is considered, limestone is weak and interior stone, although firm, is not in heavy inquiry. Prices are low and competition is such as to encourage shading for desirable business.

CRUDE OIL FIRMING.

Some Interests Look for Higher Levels in Near Future.

THE crude petroleum situation is being watched with considerable interest by building managers at present. Although there was no change in prices this week, it is freely prophesied in the trade that crude oil will see a higher level in the very near future, despite the fact that more conservative interests consider that $2.50 is in itself abnominally high. There is a consensus of opinion that if conditions continue as they are at present higher prices are sure to be reached and maintained for a short time anyway.

Within the last year there has been an advance in gasoline of about 75 per cent., the old price having been 11 cents, while the price today is 19 to 20 cents. That this is a final price even for the present no one believes. It does not take account of the reflected effect of the recent advances in the price of crude and the belief is current here that a large further increase in gasoline will be a thing of the near future. Some of the advances in crude oil may not be transferred to the gasoline owing to the peculiar relationship between it and kerosene. Not long ago gasoline was practically a bi-product with kerosene the chief output. Today the relationship and the percentage of production of the two products has been reversed. But much more gasoline is being refined from a given unit of crude than formerly. It pays to resort to processes that will extract, say, 10 per cent. more of the gasoline than it did when the prices were lower and the demand for gasoline was less than now. This makes the advances in the crude product rather difficult to distribute evenly between the two items and the other products turned out by the petroleum refining industry.

NO GOVERNMENT LUMBER PRICES.

Secretary of Agriculture Decides to Discontinue Forest Quarterly Reports.

BECAUSE of the extent to which private agencies are now collecting lumber price data, the Secretary of Agriculture has decided to discontinue publication by the Forest Service of its quarterly issue of mill and wholesale lumber prices.

When the Government began to publish these compilations detailed statistics upon production, consumption, and prices were available for all of the great industries which produce and handle raw materials, lumbering only excepted. Many of these statistics were being gathered by the Federal Government, particularly the monthly crop reports and cotton reports. Prior to 1905 the lumber industry, then fourth and now third largest of the country, lacked even annual statistics of production. In that year a compilation of the lumber started by the Forest Service, with the co-operation of the Bureau of the Census. Authentic records of prices of standard grades in the centers of distribution did not become available until 1908, when the Forest Service began its record of wholesale prices. This record, by leading markets, was published monthly until November, 1910. Since then it has been compiled and published on a quarterly basis.

After a year's publication of market prices there was a general demand for the compilation of prices at the mills, since the market quotations included freight and other costs subsequent to manufacture, and did not show the prices received by manufacturers. In July, 1909, the Forest Service began a quarterly publication of mill prices of lumber, which except for minor changes in species and grades has been continued without change until the present time.

Within the past two years lumber associations and other agencies have taken up actively the work of compiling and publishing lumber prices in most of the lumber-producing regions. Under these circumstances it is considered unnecessary for the Government to continue this work, except to the extent necessary for its own information. Hence the decision to discontinue the quarterly publications of the Forest Service The usual January issue containing the prices for October, November and December is not to be brought out.

The Eastern mill men have passed the inventory season and they report a fair development of new business. Many orders were carried over the holidays and these are heavy enough to keep the factories well occupied. In Astoria and in The Bronx the sash and door interests were particularly active. General lumber in this market is reported to be in good inquiry with prices holding firm.

PORTLAND CEMENT FIRMING.

Manufacturers Not Yet Fully Realizing on the Recent Advances.

IT probably will be May or June before Portland cement manufacturers in this market begin to realize on the recent price advance reported in these columns. The conditions in the Lehigh Valley mill district are such as to indicate beyond much doubt that prices will a full dollar before the building season gets fairly under way. Here in New York the price of $1.58 a barrel is firming as dealers' stcoks become low. This means an allowance of 10 cents on the bag return. This makes the price at the mill between 90 and 95 cents at the moment. Prices quoted on natural cement are now 95 cents. This represents a higher price than has been attained for this community in several years.

LIME LOOKING FOR BIG SEASON.

Market Continues Steady and Firm As New Building Projects Increase.

THERE is a decided improvement in the tenor of the lime market. Most of the prospective business is shaping well and quotations are decidedly firm, although no actual change in price levels has been reported. It is significant, however, that shading has been almost entirely eliminated. The volume of new building operations that is going ahead seems to indicate that lime will soon be in a rising market. State common now brings 75 cents a barrel for 500 barrel lots delivered in New York. Special $1.37. Finishing, 300 pound barrel, $1.40, same, 200 pound barrel, $1.02, same, 350 pound barrel, $1.62. Plaster blocks are 6 cents for 2-in., 6½ cents for 3-in. and 7¼ cents for 4-in. Only the 2-in. block is hollow. Plaster boards ⅝-in. thick are quoted at 16 cents per square yard.

COVERED BRICK ACTIVE.

No Arrivals or No Barges Covered—Present Demand Slightly Improved.

THE market for Hudson River common brick last week developed some strength by reason of the fact that navigation still remained closed, thus keeping new cargoes out of the market and because riding from stack has been rather heavy.

Official transactions for North River common brick during the last week with records covering the coresponding week last year follow.

1913.
Left Over, Feb. 16—61.

	Arrived.	Sold.	Covered.
Monday	0	2	0
Tuesday	0	2	0
Wednesday	0	0	0
Thursday	0	1	0
Friday	0	2	0
Saturday	0	0	0
	0	7	0

Condition of market, dull. Prices, Hudson (basic), $7 to $7.37½. Raritans, $7 to $7.25. (Wholesale dock N. Y. For dealers' prices, add profit and cartage.) Newark (yard), $8.25. Left over (open cargoes), Feb. 22, 54. Total covered—0. Total covered sold—15. Total covered on reserve—19. Total covered in corresponding week last year—36.

Note.—The average price for covered cargoes last week was $7.37½ per M. Some cargoes did sell, however, for $7.50, but these were exceptional brick.

1912.
Left Over, Feb. 24—13.

	Arrived.	Sold.	Covered.
Monday	0	1	0
Tuesday	0	0	0
Wednesday	0	1	0
Thursday	0	0	0
Friday	0	0	0
Saturday	0	3	0
	0	5	0

Condition of market, dull. Prices, Hudson River, $6.50 to $7.25. Total covered—36. Total covered sold—7. Left over (open cargo), Feb. 24—8.

SAND PRICES ADVANCE.

Gravel Also to Move Up on Cargo Lots in the Spring.

SPRING prices for sand and gravel will be higher. Quotations made for April and May deliveries at the present time are on a 50 cent level, whereas 45 cents has been ruling all winter. Gravel quotations are being made at 85 cents and 90 cents per cubic yard on full cargo lots delivered New York. These are based on 500 cubic yard scow capacity. Subway construction and a very heavy prospective building volume account for the change.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Large Transactions Formed the Feature of the Market this Week.

The real estate market proved its capacity to take care of itself this week. There were numerous good sized transactions in Manhattan real estate, both improved and unimproved; and the Fifth avenue neighborhood is still adding activity to the dealing. Harlem property appears to be in steady demand. The Dyckman tract is not out of the reckoning. The lower West Side also came into prominent notice consequent on the sale of a block front in Thompson street and a parcel in West Washington place. The city generally participated in the weeks dealing.

The Manhattan sales totaled 46, against 47 last week and 37 a year ago.

The number of sales south of 59th street was 17, against 14 last week and 27 a year ago.

The sales north of 59th street aggregated 29, compared with 33 last week and 10 a year ago.

From the Bronx 17 sales at private contract were reported, against 19 last week and 11 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $2,053,250, compared with $584,783 last week, making a total since January 1 of $9,027,553. The figure for the corresponding week last year was $749,598, making the total from Jan. 1, 1912, $7,-848,942.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

EAST HOUSTON ST.—John R. & Oscar L. Foley sold for the estate of Julia K. Barry 279 East Houston st, a 5-sty building, on a lot 25x102.3.

LEWIS ST.—Max Hoffman sold 12 Lewis st, a 5-sty tenement house with stores, on a lot 25x100, about 150 ft north of Grand st. The buyer gave Brooklyn property in exchange.

STANTON ST.—Representing a Hebrew congregation, Englander & Schwartz bought from the estate of Jente Ritter 180 Stanton st, a 5-sty building with stores, on a lot 20x93.6, 60 ft west of Atttorney st. The building will be remodeled into a synagogue.

THOMPSON ST.—Elena Realty Co. bought from the Italian Benevolent Institution the eleven old 3 and 4-sty buildings, on the plot 209x75, in the east side of Thompson st, from Washington Sq South to West 3d st. The purchasing company, which is composed of Italian investors, will reimprove the site with two apartment houses, one to be 7 stories in height and the other 12 stories, the latter structure to face the square. The new buildings and the site will total an investment of $1,000,000. The property was bought by the society in 1907 as a site for a hospital to be used exclusively by Italians. The King of Italy had promised to donate a certain sum to the improvement under certain conditions, but apparently these conditions were not fulfilled. The money obtained from the sale is to be used in increasing the facilities and scope of the Italian Hospital facing the East River between 83d and 84th sts. The Elena company, which is to carry on the Washington Square operations, was formed at Albany recently. Its president is Dominick Abatte. Associated with him are Pancrazio Grassi, John La Spina, Vincent De Luca, Michael A. Rofrano and Celestino Piva. Pepe & Bro. were the brokers in the sale of the property.

WASHINGTON PL.—Chas. F. Noyes Co. sold for R. J. Horner to C. and G. Razetti 77 Washington pl, a dwelling, on a lot 22x97. The buyers own two adjoining houses and now control a total plot 66x97x irregular. Negotiations are pending for a resale of the plot to a builder for reimprovement.

3D ST.—Pepe & Bro. sold for Gertrude Lahr to the Elena Realty Corporation 73 West 3d st, a 4-sty dwelling, on a lot 25x90. The seller had owned this property since 1860. It will form part of a large improvement.

22D ST.—Anna C. Murray sold 359 West 22d st, a 4-sty dwelling, on a lot 18.1x98.9.

15TH ST.—The estate of John A. Whiteman sold to the Convent of Jesus and Mary, 220 West 15th st, a 3-sty and basement dwelling, on a lot 24.9x86.6. This property adjoins the Convent at 222 and 224 West 15th st, running

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through to 225 to 229 West 14th st; and it is bought for the purpose of protecting the easterly light of the edifice.

18TH ST.—Crist & Herrick sold for H. C. Gissel 251 West 18th st, a 5-sty double flat, on a lot 25x63.

29TH ST.—H. M. Weill Co. sold for the estate of Chas. A. Smith 124 and 126 West 29th st, two 3-sty and basement dwellings, on a plot 40x98.9. The buyer will improve the site with a 12-sty loft building.

33D ST.—The Toner estate bought from Floyd M. Horton and Sarah R. Hendricks 503 and 505 West 33d st, two 4-sty dwellings, on a plot 50x98.9. The buyer owns 504 and 506 West 34th st, abutting.

42D ST.—Jas. de W. and Walter Cutting sold to the New York College of Dentistry 326 and 328 East 42d st, two 3-sty and basement dwellings, on a plot 33.4x98.9, between 1st and 2d avs. Together with other adjoining property, the college now has a plot 100x98.9, which it will improve with a new college building.

55TH ST.—Douglas Robinson, Chas. S. Brown & Co. sold for W. S. Mason to F. C. Whitney, president of the Whitney Opera Co., 131 and 133 West 55th st, running through the block to 124 and 126 West 56th st, a plot 200x99.6. The property includes the old Tichenor-Grand Stables and riding academy. The buyer will reimprove the plot with an opera house for the presentation of opera at popular prices. The site is between 6th and 7th ave.

57TH ST.—Fred'k T. Barry Co. sold for Abraham and Leo L. Schwab 134 East 57th st, at the southwest corner of Lexington av, a 5-sty business building, on a lot 22.6x25.5.

PARK AV.—Cross & Brown Co. sold for Mrs. Henry Hall Forbes to Emery L. Ferris 96 Park av, a 5-sty American basement dwelling, on a lot 16.8x80. The reported selling price is about $80,000, which is considered to be a record price for a property of this size in lower Park av. The buyer owns the abutting property at 40 East 40th st.

1ST AV.—Harry Lippman and Lowenfeld & Prager resold to Frank Gens 67 1st av, at the northwest corner of 4th st, a 5-sty tenement house, on a lot 24.5x99.3. The sellers bought the property at auction, on Feb. 11 of this year, for $54,550.

4TH AV.—The northwest corner of 4th av and 28th st, which stands in the name of Eliza L. Edgar, is reported sold to a builder for improvement. It comprises a plot 80x78, known as 404 to 410 4th av, and 47 East 28th st, covered with old brick buildings.

Manhattan—North of 59th Street.

66TH ST.—Douglas L. Elliman & Co. sold for Mrs. Abraham Cohn to an investor 64 East 66th st, a 4-sty and basement dwelling, on a lot 20x100.5.

66TH ST.—The Fuller-Weaver Realty Co. bought through Douglas L. Elliman & Co. from Miss Janes C. P. Tiffany 65 East 66th st, a 5-sty American basement dwelling, on a lot 18x100.5; and from Wm. E. Low 67 East 66th st, a 4-sty dwelling, on a lot 18x100.5. Together with the northwest corner of Park av and 66th st, the purchasing company now has a plot 80x110, the latter frontage in 66th st; and it will reimprove the plot with a fine apartment house.

68TH ST.—Elizabeth D. Greene sold 49 West 68th st, a 4-sty dwelling, on a lot 19x100.5.

68TH ST.—Mrs. Elizabeth D. Greene sold 49 West 68th st, a 4-sty and basement dwelling, on lot 19x105.5, between Central Park West and Columbus av.

77TH ST.—A. L. Mordecai & Son bought from Phillip Phoenix 78 East 77th st, a 2-sty stable, on a lot 25x102.2. The firm now owns 74 to 84 East 77th st, which includes the southwest corner of Park av. The stable threatened to be an obstacle to the re-improvement of the rest of the plot, but that possibility is now eliminated. The Mordecais now control a plot fronting 102 ft on Park av and 155 ft in 77th st. A 12-sty apartment house will be built on the total plot. A stable around the corner, at 870 Park av, was given in payment to Mr. Phoenix for his stable in 77th st.

81ST ST.—Harriet B. Barrow sold 42 East 81st st, a lot 16x102.2, on which are the ruins of a 4-sty dwelling. The buyer of the lot will reimprove it with an American basement dwelling for his own occupancy.

86TH ST.—W. W. & T. M. Hall sold through L. J. Phillips & Co. 16 West 86th st, a 5-sty American basement dwelling, containing an elevator, on a lot 25x102.2, 262 ft. west of Central Park West. The buyer is Mrs. Hess, daughter of the late Isidor Straus and wife of Dr. Alfred F. Hess.

86TH ST.—Alliance Realty Co. sold to Keitt P. Walker, 103 to 107 East 86th st, four 5-sty flats, on a plot 100x100.8, north side of the street, 55 ft east of Park av. The buyer gave in part payment 44 East 81st st, a 5-sty American basement dwelling, on a lot 19x100, between Park and Madison avs. Leon S. Altmayer was the broker. The buyer is a prominent builder.

96TH ST.—F. de R. Wissman sold for Isaac Clothier, of Philadelphia, 11 to 15 East 96th st, a 75-foot front plot. The buyer, whose name is withheld, will erect two fine houses on the plot.

102D ST.—Stephen McCormick sold for John R. Blair and Jas. McEvenie respectively, to Jas. B. Nimmons the two 3-sty dwellings at 308 and 310 West 102d st, on a plot 37x100.11. The buyer occupies 308.

103D ST.—Leonard Weill sold 144 West 103d st, a 5-sty flat on a lot 27x100.11. The buyer is Lillian A. Jarecky, who gave in part payment at 115 West 121st st, a 3-sty and basement dwelling on a lot 20x100.11.

105TH ST.—Edward C. Prescott sold through M. M. Hayward & Co. 148 West 105th st, a 5-sty flat, on a lot 25x100.11. The buyer owns 146, adjoining.

114TH ST.—Edward L. Montgomery, Jr., sold 34 West 114th st, a 5-sty dwelling, on a lot 17.6 x100. The buyer gave in part payment three dwellings in the eastern part of the Bronx.

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Private Realty Sales—Manhattan.

115TH ST.—North Holding Co. sold 616 to 620 West 115th st, a 6-sty elevator apartment house, known as The Arleigh, on a plot 75x100.11. Out-of-town property was given in part payment. Mulliken & Moeller compose the selling company.

121ST ST.—Dr. H. Jarecky sold to Leonard Weill 115 West 121st st, a 3-sty and basement dwelling on a lot 20x100.11.

122D ST.—Nassau Mortgage Co. sold 424 and 426 East 122d st, two 3-sty dwellings, on a plot 33.4x100.11.

130TH ST.—The Brown-Weiss Realties sold 44 to 62 West 130th st, ten 3-sty and basement dwellings, covering a plot 250x99.11 and adjoining the southeast corner of Lenox av. The row was acquired last October from Max Marx, who gave the dwellings in part payment for the Brighton apartment house at the southeast corner of Audubon av and West 176th st.

131ST ST.—Senior & Stout resold to A. Warmalts 124 West 131st st, a 3-sty and basement dwelling, on a lot 18.9x99.11. The sellers bought the property about two weeks ago from the Hogencamp estate.

131ST ST.—Ernest Goldbacher sold through Paul A. McGoldrick to John C. Dandolph 109 West 131st st, a 3-sty dwelling, on a lot 18x99.11.

136TH ST.—Julius Kloskey sold to Mary E. Sandford 607 and 609 West 136th st, a 5-sty apartment house, on a plot 54.6x99.11, adjoining the northwest corner of Broadway. The buyer gave in part payment 82 New Chambers st, a 4-sty tenement house, on a plot 40.10x75.2x irregular, near Cherry st, together with a vacant Brooklyn plot, 40x100, in the west side of 12th st, 180 ft. north of Av I.

158TH ST.—John Creedon sold to Lowenfeld & Prager, who resold to the Riverview Construction Co., Henry M. Bloch, president, the two old dwellings and a stable, on a plot 96x99.11, in the south side of 158th st, 72.3 ft east of St. Nicholas av. The buyers will erect an apartment house on the site.

184TH ST.—The Douglas Robinson, Charles S. Brown Co. sold to Douglas Robinson the plot 25x179.10 on the north side of 184th st, 95 ft. east of Audubon av, running through to 185th st. Mr. Robinson owns the adjoining 50 ft. to the west, and on the combined site he will erect a 5-sty apartment house. The property just purchased was formerly a part of a large tract which was bought by Mr. Robinson's mother in 1862 and sold at auction in 1891.

AMSTERDAM AV.—Maude T. Lavinge sold 1627 to 1633 Amsterdam av, at the southeast corner of 141st st, a 7-sty elevator apartment house, on a plot 99.11x35.

BROADWAY.—Walter J. M. Donovan sold to the Coe estate the southwest corner of Broadway and 93d st, two 7-sty elevator apartment houses, on a plot 75.8x100.

PARK AV.—Moritz G. Morgenthau sold for J. Gundlich and Josephine Pfreiner to a client of Edward J. Thompson, 1080 Park av, at the northwest corner of 88th st, a 5-sty flat with store, on a lot 25.2x82.3.

VERMILYEA AV.—Ennis & Sinnot bought from the Allen Construction Co. and resold to John J. Mallon 153 and 155 Vermilyea av, a 5-sty apartment house, on a plot 50x150. The building contains 30 apartments. Fred'k Zittel & Sons were the brokers.

WADSWORTH AV.—Epstein & Yarfitz sold for the Henry Morgenthau Co. to John Katzman the southeast corner of Wadsworth av and West 191st st, a plot 133.6x100. There is a new subway station on this block. The buyer will improve the plot with two 5-sty apartment houses, similar to two adjoining houses.

3D AV.—Degelman Realty Co. sold through Geo. W. Brettell 2231 and 2233 3d av, a 5-sty loft and store building, on a plot 75x100, with a 5-foot strip of land in the rear runing to 122d st.

5TH AV.—City Real Estate Co., acting, it is understood for Edmund L. Baylies, sold to V. Everit Macy the vacant plot, 35x100, on the east side of 5th av, 60 ft south of 89th st. The buyer will erect a fine house on the plot for his own occupancy. Mr. Macy at present leases a house at 39 West 56th st.

Bronx.

BRISTOW ST.—E. Loewenthal & Son sold for Mrs. Bridget Murphy to Phillip Wattenberg, president of the Taxpayers Realty Co., the lot 25x87, at the northwest corner of Bristow and Jennings sts for improvement with stores.

BUSH ST.—W. E. & W. I. Brown sold for a client the plot 100x100, in the north side of Bush st, 100 ft. west of Anthony av, to a builder, for improvement.

FOX ST.—Maze Realty Co. sold to John M. Ruhl 643 to 663 Fox st, six 5-sty apartment houses, each on a plot 40x125. The buyer gave in part payment 1063 to 1073 Kelly st, six 2-family houses together with several unimproved plots. Wm. A. Darling & Son and Brann & McKegney were the brokers.

KELLY ST.—Longville Construction Co. sold through H. Hornstein to Samuel Zuckermandel 847 Kelly st, a 4-sty modern tenement house, on a plot 33.4x100. The buyer is an investor.

MINFORD PL.—Philip Cahill bought through Paul Bultmann 1446 Minford pl, a dwelling and a garage, on a plot 37.6x100.

SWINTON ST.—John R. Peterson sold through Edward Polak lot 68, of the Waring estate, in Swinton st, Throgs Neck.

144TH ST.—Thos. H. Roff sold through Kurz & Uren 259 to 263 East 144th st, three frame dwellings, on a plot 50x100.

EAST 156TH ST.—Paul Bultmann sold for a client 493 East 156th st, a 5-sty tenement house, on a lot 24.9x100, located 49.6 ft west of Brook av. The buyer is an investor.

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BATHGATE AV.—Mrs. G. M. Cuddeback sold through Clement H. Smith to Mrs. David M. Butcher 1816 Bathgate av, a dwelling, on a plot 50x100.

BRYANT AV.—Philip Steinman & Son sold for the D. H. Jackson Co. to I. L. Pascal the vacant plot, 75x100, on the west side of Bryant av, 200 ft south of Seneca av. The buyer gave in part payment a 2-sty stucco detached dwelling, on a plot 40x100, on the State road, near Bayview av, Far Rockaway, Queens Borough.

CLAY AV.—Mandell Construction Co. sold through Edward Polak the northwest corner of Clay av and 173d st, a 5-sty flat with stores, on a plot 49x100. The buyer gave in part payment the four dwellings at 180 to 184 and 161 East 206th st, Bedford Park.

LA FONTAINE AV.—Philip Wattenberg sold through Ernst & Cahn 2080 La Fontaine av, a 2-sty and basement dwelling, on a lot 16.8x100.

SOUTHERN BOULEVARD.—Richard H. Scobie has sold for the Dwyer & Carey Construction Co. 1825 to 1829 Southern Boulevard, a 5-sty apartment house with stores and a 1-sty taxpayer, on plot 65x105x irregular, located 100 feet south of 176th st. The buildings were only recently completed, but are fully rented, including the stores.

TINTON AV.—A. Blumenthal sold for the 174th Street Construction Co. the southwest corner of Tinton av and 166th st, a plot 100x66.9. The buyer will improve the plot with a 5-sty apartment house.

VYSE AV.—Sarah Levey sold through Nicholas Lopard and Paul Bultman 1476 Vyse av, a 4-sty brick flat, to Franz Schostal.

WALTON AV.—Emma Dilberger sold to Mary F. Burke 2397 Walton av, a 3-sty dwelling, on a lot 19.11x96.5. The buyer gave in payment 3478 Newell av, a 3-sty dwelling and a 2-sty stable, on a plot 50x100, about 200 ft. south of Gun Hill rd.

WILLIS AV.—Henry Bosch sold through Richard H. Scobie 209 and 211 Willis av, two 3-sty buildings with stores, on a plot 50x96. The stores are leased to the F. W. Woolworth Co.

Brooklyn.

CARROLL ST.—J. Mammerly sold through Cullen & Terrence to D. Savarose, for occupancy, 242 Carroll st, a 3-sty brownstone dwelling, opposite Carroll Park.

HERKIMER ST.—Edward Grotecloss sold for the Lyondale Realty Co. to the Hatwell Realty Co. 130 to 140 Herkimer st, three 4-sty apartment houses. The buyer gave in part payment a tract of 41 acres one mile from the village of Hempstead, L. I.

PRESIDENT ST.—E. T. Newman sold for Geo. A. Ellis, to a physician of the Park Slope, the 3-sty and basement brownstone octagon front dwelling, on a lot 20x100, at 832 President st.

ST. JOHNS PL.—Kings & Westchester Land Co. sold to F. C. Henry Hesse for occupancy 1023 St. Johns pl, a Kinko dwelling.

1ST ST.—John Pullman Real Estate Co. sold for John Schroth to a buyer, for occupancy, 409 1st st, a 3-sty and basement brownstone front dwelling, on a lot 19x100.

1ST PL.—Cullen & Terrence sold for the O'Reilly estate to Jacob Weinstein 65 1st pl, a 4-sty brownstone dwelling. The buyer will alter the structure for business purposes.

EAST 18TH ST.—J. J. & F. W. Lahey sold for J. F. Kendall to Dr. E. H. Saniter 1401 East 18th st, a semi-detached dwelling, on a lot 18x100.

EAST 18TH ST.—Ascutney Realty Co. sold to Howard G. Smith, of the firm of Howard J. Smith & Son Co., the detached stucco dwelling, on a plot 45x100, at 911 East 18th st; to Albert F. Lane, of the New York Stock Exchange, the detached dwelling, on a plot 40x100, at 961 East 18th st; and to Milford M. Marcy the detached dwelling, on a plot 40x100, at 915 East 18th st. In each case the buyer will occupy the house. Geo. M. Smith & Co. were the brokers in the first two mentioned transactions, while Wm. H. Goldey & Son negotiated the last mentioned sale.

EAST 19TH ST.—J. J. & F. W. Lahey sold for a client to a buyer, for occupancy, a semi-detached stucco dwelling, on a lot 18x100.

21ST ST.—Green & Son sold for Thos. Branagan to a buyer, for occupancy, 321A 21st st, a 2-sty and basement frame dwelling, on a lot 17.6x100.

EAST 23D ST.—Wm. Sawkins sold through J. J. & F. W. Lahey 1329 East 23d st, a detached frame dwelling, on a plot 40x100.

EAST 24TH ST.—J. J. Poughman sold through J. J. & F. W. Lahey 1319 East 24th st, a detached frame dwelling, on a plot 40x100.

40TH ST.—John F. Burke sold for John O'Hearn the plot of 10½ lots in the north side of 40th st, 140 ft east of 4th av, containing two dwellings and two stables. The buyer will reimprove the entire plot with high-class apartment houses. It was a cash transaction.

4TH AV.—Frank A. Seaver sold for Waldron & Forman the northeast corner of 4th av and 84th st, a vacant plot 64x76x irregular, or 90 ft on the inside line.

5TH AV.—Tutino & Cerny sold for Max Simon to Benjamin Friedman 5421 5th av, a 3-sty brick flat with store, on a lot 18x90. This is the second sale of this property by the same brokers within the last six months.

5TH AV.—John McCabe sold the northwest corner of 5th av and 58th st, a double flat with stores, on a lot 25x100.

6TH AV.—Louis Michel sold through Green & Son to Catherine McGuire 496A 6th av, a 2-sty and basement brick dwelling, on a lot 16.8x100. The buyer will occupy the dwelling.

15TH AV.—Lorraine Realty Co. sold to the S. G. Building Co. the vacant block front in the west side of 15th av, between 38th and 39th sts. The plot will be improved with five 4-sty apartment houses.

Queens.

LONG ISLAND CITY.—Seidel Realty Co. sold for Annie F. Seaman the vacant plot, 50x100, on the east side of 3d av, 570 ft north of Jamaica av, Long Island City. The buyer will improve the plot with two 3-sty double flats.
ADD RURAL & SUBURBAN HOBBI

FAR ROCKAWAY.—Andrew McTigue sold for Geo. F. Hurd his house in Pine st to F. M. Booth; for J. T. Mahoney a dwelling in Irving pl to Jas. R. Rowe; also for a client to J. T. Mahoney a plot of 11 lots on Woodlane av, near Central av; and to the same buyer the plot, 80x160, at the southwest corner of Central av and Linden st, all in Far Rockaway. The buyer will erect on the last mentioned plot a detached 3-sty stucco dwelling.

FAR ROCKAWAY.—David Weingarten sold through Herman Frankfort to Ome Samuels a corner of Mott av and Oak pl, Far Rockaway, fronting 100 ft on Mott av and 175 ft in Oak pl. The buyer will improve the plot with an apartment house.

FAR ROCKAWAY.—Robbins & Whitson leased through Fred'k W. Avery & Co. to M. J. Strain for a term of 3 years from May 1, 1913, the dwelling on the east side of Sheridan Boulevard, 100 ft north of Birdsall av, Far Rockaway.

Near-By Cities.

HOBOKEN, N. J.—Anthony Deitmaring sold to Eugene E. Gardner 914 Park av, Hoboken, a 3-sty dwelling on a lot 20x100.

JERSEY CITY, N. J.—Jacob Joseph bought from H. I. Darling Improvement Company, 252 and 254 Central av, Jersey City, two brick taxpayers, on a plot 50x100.

JERSEY CITY, N. J.—The Board of Education of Jersey City bought from Bertha J. Blohm a plot 125x100 in the south side of Wade st, near Jackson av, Jersey City.

JERSEY CITY, N. J.—Henry Windhorst bought from the Roberts estate 617 and 617½ Newark av, Jersey City, two 3-sty store buildings, on a plot 50x100.

NEWARK, N. J.—Louis Schlesinger sold for Henry F. Cannon to E. G. Minion, 730 Ridge st, a detached frame dwelling, on a plot 40x100; also for Mrs. J. Walter to F. Chance 37 Grant st, Newark, a brick dwelling.

WEST HOBOKEN, N. J.—Andrew J. Kenny sold to Anna Zenorini 333 to 337 Spring st, corner of Malone st, West Hoboken, three frame dwellings, on a plot 75x100.

WEST NEW YORK, N. J.—West New York Realty Co. sold to Mary E. Tallman a plot 100x100 in the north side of 12th st, near Hudson av, West New York. Three 6-family brick flats will be erected on the site at a cost of $37,000.

Rural and Surburban.

ARDSLEY-ON-HUDSON, N. Y.—Burton Thompson sold for Mrs. M. M. Van Beuren to Mrs. Samuel A. Megeath her country place at Ardsley Park, Ardsley-on-Hudson, comprising a large dwelling and 10 acres of land. The buyer will take possession on May 1.

BELLMORE, L. I.—Honora T. Sloyan sold through the Duross Co. to J. F. Burke lots 551, 553 and 555, at Wantagh rd and Briggs st, Bellmore.

BETHEL, N. J.—Thos. Clayton sold to Gustave Muller a farm of 50 acres, at Bethel, Monmouth County.

BLAIRSTOWN, N. J.—John Hull, of Blairstown, sold to Otto Hattasch, of Brooklyn, N. Y., a fruit and poultry farm of 20 acres, at Blairstown.

FLORAL PARK, L. I.—Windsor Land & Improvement Co. sold, at Floral Park, to E. McGuire and M. Durnin each a plot, 40x100, on Mayflower av; to W. Koster a plot, 40x100, on Daisy av; to J. J. Hoban a plot, 40x100, at Verbena av and Mignonette st; to J. Lobe a plot, 40x100, in Aspen st.

GARDEN CITY, L. I.—The Garden City Co. sold, at Garden City, to J. J. Melancon the large half-timbered detached dwelling, on a plot 200x100, at Clinton rd and Brook st; also to J. Stacy Palmer, of Staunton, Va., the detached cottage on a plot 80x100, on the west side of Kilburn rd, between Stewart av and North av; and to Andrew W. Gibson the cottage, on a plot 60x100, on the west side of Euston rd, between Salisbury av and South av, for occupancy.

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Private Sales, Rural and Suburban (Continued)

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold, at Hempstead, to P. Connolly a plot 40x100 in Botsford st; to N. Held a plot 60x100 at Windsor and Hempstead Parkways; to J. Murray a plot 40x100 on Nassau Parkway; to M. Flynn a plot 40x100 in Frazier st; to M. Keating and J. Coby a plot 140x119 on Oceanside av; to B. O'Connor a plot 40x100 in Weir st; to N. McHugh a plot 40x100 in Allen st.

LYNBROOK, L. I.—Windsor Land & Imp't Co. sold, at Lynbrook, to A. Lustermak a lot, 20x88, on Ocean av; to A. Mueller a plot, 40x70, in Buckingham pl.

MONROE, N. J.—Dudley P. Power sold for the Ford estate a tract of 120 acres at Monroe, Morris County, located about 2 miles from Morristown. The buyer will develop the property into one-half and one acre farms.

NEW BRUNSWICK, N. J.—Abraham Jelin bought the site on which the old Janeway & Carpenter wall paper factory was erected, in Schuyler and Paterson sts, New Brunswick. The reported price is $16,000. Mr. Jelin will erect 30 brick dwellings on the property.

NORTH BERGEN, N. J.—William Grant Brown bought from Florence E. Haines the tract of 18 acres in the north side of Main st, adjoining the New York, Susquehanna and Western Railroad, at North Bergen.

OCEANSIDE, L. I.—Windsor Land & Imp't Co. sold, at Oceanside, to W. B. Wylie and Heti Scheuttinger each a plot, 40x100, on Ebert av; to J. and A. Kyle a plot, 40x100, on Windsor Parkway; to H. Schriefer a plot, 61x85, at Bayside and Hallman avs; to C. Heitman a plot, 40x102, on Lawson av; to J. Pearson and F. Carlson a plot, 40x100, on Merrifield av; to T. Stickles a plot, 80x100, on Perkins av.

SAG HARBOR, L. I.—Frank C. Havens, of Piedmont, Cal., who has a country estate of 80 acres on Shelter Island Sound, at Sag Harbor, has bought a tract of 100 acres of water front adjoining, from the estate of Wm. R. Sleight. The land is bounded on two sides by water and has been in the Sleight family for six generations.

SOMERVILLE, N. J.—Tunis Huff sold to Samuel Herskowitz a farm of 120 acres along the Millstone River at Somerville.

VALLEY STREAM, L. I.—Windsor Land & Imp't Co. sold, at Valley Stream, to L. Drulish a plot, 20x98, in Emerson pl; to Meta Kearney a plot, 40x100, in Sheridan st; to J. Swenson and G. Kvalden a plot, 40x100, on Morris Parkway; to L. Williams a plot, 40x100, on Grove av; to G. Gieller a plot, 40x100, on Melrose av; to Y. Schirmer a plot, 40x100, in Maple st; to S. E. Grew a plot, 100x133, on Madison av; to N. McKenna a plot, 40x100, on Hawthorne av; to M. Grady a plot, 40x100, in St. Mark's pl.

WASHINGTON, N. J.—J. Willever, of Bloomsburt, N. J., sold to R. J. Houston, of Montclair, N. J., a farm of 150 acres at Washington, Warren County, N. J.

LEASES.

Manhattan.

JOHN J. KAVANAGH leased for the estate of Martin B. Brown, for a term of years, the ground floor store, 21x70, at 931 Madison av, southeast corner of 74th st. The upper part of the building will be remodeled into doctors' and dentists' offices and bachelor suites. Edward L. Angel is the architect.

CORN & CO., in conjunction with F. & G. Pflomm leased for the owners to the Acme Press, for a term of years, the 2-sty building, on a lot 25x98.9, at 7 East 28th st; also subleased for the Acme Press to Edward A. Goolnick, a tailor, now at 14 West 29th st, a small store in 7 East 28th st. The Acme Press is now at 47 East 28th st.

GUSTAVE BRITT leased for the estate of Calvin Demarest to Dr. P. McInerney, a veterinary surgeon, the stable at 22 Jane st, the doctor being the present tenant; for Elizabeth F. Cutter to Chas. L. Dixon the 3-sty dwelling at 303 West 18th st; for the estate of Wm. P. Woodcock 2d, the 3-sty and basement dwelling at 24 Bank st to Minnie Matthews.

CHAS. S. DAVIS, proprietor of the Hotel St. Andrew, Broadway and 72d st, leased to the British & American Tobacco Co. the immediate corner store in the ground floor of the hotel, for a term of 5 years.

DOUGLAS L. ELLIMAN & CO. leased for clients to Mansfield Ferry and Winchester Fitch large apartments in 960 Park av; also to Mrs. Frederick Keppel an apartment in 63 East 74th st; also to J. Culbert Palmer an apartment in 840 Park av, the latter lease completing the leasing of the last mentioned building.

G. W. BARNEY leased for a client to the Wm. B. Nisbet Co., of 347 Lexington av, the 3-sty building at 547 Lexington av; also, for a client to the Commercial Baggage & Repair Co. the store and basement in 146 5th av.

THOS. J. O'REILLY leased for Clients to A. Bobe a store at 2485 Broadway; to Samuel Hoffman a store in 3910 Broadway; and to Geo. Kuradjian a store in 3912 Broadway.

A. BELLER & CO. leased for a term from Feb. 1, 1913, to May 1, 1919, an additional loft in 37 to 43 West 26th st, and also renewed their lease of 3 other lofts for a similar period.

JOHN J. KAVANAGH leased for Marie Friedlander to John L. Dudley, Jr., 66 East 79th st, a 4-sty and basement dwelling, for a term of years.

THE DUROSS CO. leased for a client to Elizabeth F. Pyne the 3-sty dwelling at 447 West 24th st; also to Harry A. Tripp the dwelling at 148 West 13th st.

THE FIRM OF Leonard J. Carpenter, in conjunction with G. H. Bachem, leased for the estate of M. J. Minot, of Boston, the two old business buildings at 95 and 97 Wall st, adjoining the southwest corner of Water st, covering a plot 40.7x40.9, to J. Aron & Co., coffee merchants, now at 91 Wall st. The lessees have the option of purchase. They will occupy the greater part of the buildings for their coffee business.

MOORE & WYCKOFF leased for a client to Julius Orbach, now at 11½ East 29th st, the parlor floor store in 691 Madison av, at the northeast corner of 62d st.

H. L. MOXLEY & CO. leased to the International Silver Deposit Works the second floor at the southwest corner of Madison av and 33d st, and to J. W. Johnson the top floor.

JOHN H. FIFE CO., in conjunction with the Ruland & Whiting Co., leased for clients the old Hotel Albany, to be known henceforth as The Continental, at the southeast corner of Broadway and 41st st, to the Louvre Hotel Co., of which Henry S. Duncan is president and manager. The basement is not included in the lease. The latter, formery known as the College Inn, together with the restaurant on the ground floor, in the rear of the hotel, and the south store, fronting on Broadway, have been leased for a term of 10 years to I. H. Rosenfelt, proprietor of the Cafe Boulevard, on 2d av. The aggregate rental, including taxes, will represent about $1,250,000. The building is being entirely remodeled and will be ready for occupancy by April 1.

MOOYER & MARSTON leased for the Plumb estate to Gerson Schwartz 45 West 44th st, a 2-sty garage, on a lot 18.9x100.5, for a term of years. The premises will be improved with a 2-sty store and loft building.

DOUGLAS L. ELLIMAN & CO. leased for Charles A. Peabody his new and heretofore unoccupied 5-sty American basement dwelling at 132 East 74th st to Matthias Nicoll.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the first loft at 137 to 141 Madison av to the Peck and Hills Furniture Co., of Chicago; space on the tenth floor at 470 4th av to the Excelsior Publishing Co., now at 27 East 21st st; for the estate of Walden Pell the store at the northeast corner of 6th av and 4th st to Lavacorola & Perilli; the second loft at 817 6th av to Julius Friedman, now at 39 West 38th st, for the estate of Albert Rigny.

M. & L. HESS leased for a client to the A. H. Stiehl Furniture Co., now at 28 West 30th st, the store and basement in 27 to 33 West 20th st.

RICHARD H. SCOBIE leased for Jampole & Werner 1455 St. Nicholas av to Price & Co. for a 5, 10 and 19-cent store.

M. MORGENTHAU, JR., CO. leased to Drachlis & Spivach, now at 142 West 24th st, the first loft in 139 to 143 West 24th st.

ARTHUR VON OSTERMANN leased offices in the Emmet Building at Madison av and 29th st to A. M. Richard, F. A. Sergeant Co., Christian Ellrodt, George Wagner and C. G. & C. A. Smith.

PEASE & ELLIMAN leased the parlor floor store in the Waldon Chambers at 172 West 72d st to Samuel Berlin for a term of years.

TUCKER, SPEYERS & CO. sub-leased for P. & F. Corbin to the Metropolitan Telephone & Telegraph Co. the entire sixth floor in the Hardware Building, at the northwest corner of Walker and Lafayette sts, for a term of years.

MOORE, SCHUTTE & CO. leased to a client the 6-sty elevator apartment house at 543 and 545 West 146th st, for a term of years.

CHAS. F. NOYES CO. leased for a client to the F. H. Ross & Son Insurance Agency, now at 1 Liberty st, extensive space on the ground floor of the Woodbridge Building at 100 William st.

PEASE & ELLIMAN leased for a client to Mrs. S. M. Roosevelt an apartment in 40 East 62d st; also to Miss Anna Nitz an apartment in 601 Madison av.

TUCKER, SPEYERS & CO. leased for Elizabeth Brown to Paul Sarrocco, now at 3 East 30th st, the parlor floor and part of the basement in 68 West 47th st, for a term of years. The lessee is a dealer in gowns.

GEO BOCKHAUS CO. leased for Christian Dages to Maurice Feinberg and Samuel Cohen the livery stable at 170 and 172 East 123d st, for a long term.

THE NEW YORK Central & Hudson River Railroad Co. leased to Geo. Bockhaus Co. the vacant plot at the northwest corner of Park av and 129th st, 100x100, for a long term of years and the lessee will improve the plot with a 1-sty brick garage.

WM. H. WHITING CO. leased for a client to Henri Rogowski, now at 409 Pearl st, the 5-sty building at 444 and 446 Pearl st, for a term of 10 years; to Booth & Co., now at 90 Gold st, the store, basement and sub-cellar at 78 and 80 Beekman st, for a term of 7 years; and to the Elgin Brass Co. the store and basement in 94 John st.

O. D. & H. V. DIKE leased for clients, in the Candler Building, 220 West 42d st, an entire floor to the North Eastern Agency Co., now at 19 Liberty st, for a term of years; to the Monaton Realty Investing Corporation, now in the Times Building, a large part of the 12th floor; to Jos. P. Bickerton, Jr., now at 1520 Broadway, offices on the 19th floor; to the New Jersey & Long Island Realty Corporation, the rear part of the 16th floor; to the Grantwood Realty Corporation offices on the 16th floor; to Willauer, Shape & Brady, architects, now at 156 5th av, the entire 24th floor; in conjunction with Stephen H. Tyng to the Foster & Reynold Co., now at 1 Madison av, the entire front of the 20th floor; in conjunction with Carstein & Linnekin to the National Salesmen's Training Association, now at 949 Broadway, offices on the 10th floor; and, in conjunction with Edgar A. Manning Co., to the Clysmic Spring Co., now at 251 5th av, the entire 12th floor in the 41st st extension.

M. & L. HESS leased for the Realty Holding Co. to Wm. H. Mendel, now in the Grand Central Station, the north store and basement at the northwest corner of 4th av and 29th st for a term of 21 years, at an aggregate rental of $200,000, which will be made into a high-class cafe and lunch-room. The entire ground floor of this 4th av building is now leased.

CROSS & BROWN CO. leased for a client to the Gulbransen-Dickinson Co., now at 442 West 42d st, the 8th floor in the building at 327 to 333 East 29th st; also, to the Fleischmann Realty Co., now at 507 5th av, office space in the 3d floor of the building at the southwest corner of Madison av and 42d st.

MOOYER & MARSTON leased for the Plumb estate to Gerson Schwartz the 2-sty garage, on a lot 18.9x100.5, at 45 West 44th st, for a term of years. The structure will be remodeled into a loft building.

F. R. WOOD-W. H. DOLSON CO. leased for Dr. Edwin Cudlipp to Mrs. Ora N. Paul the 3-sty dwelling at 165 West 71st st.

H. C. SENIOR & CO. leased for a client to Albert G. Darling the 4-sty dwelling at 133 West 64th st.

DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased for a client to John W. Brett, for business purposes, the 4-sty dwelling at 45 West 37th st, for a term of years. Mr. Brett is now at 501 5th av.

VAN VLIET & PLACE leased for a client to the Forbes Paper Co., now at 641 Hudson st, the 5-sty building at 13 Ganseyoort st and 342 West 13th st, for a term of 5 years.

ELECTUS T. BACKUS leased for a client to Oscar C. Arlitz, now at 1741 Broadway, the 4-sty building at 603 West 45th st.

EWING, BACON & HENRY leased for clients space in the Hudson Building, at 32 Broadway, to the Georgia Tile & Lumber Co., now at 30 Church st; to the Santo Domingo Hardwood Co.; and to Wm. H. Hard, now at 24 State st.

FABIAN CONSTRUCTION CO. leased to A. W. Drubin & Co., now at 15 West 26th st, a loft in 122 to 126 West 26th st, for a term of years.

THE DUROSS CO. leased for a client to Mrs. Hulda Julien the two westerly stores in 428 and 430 West 13th st, for a long term of years, to be used as a lunch room.

M. & L. HESS leased space in the building at 432 4th av to the Rider & Driver Publishing Co., now at 1123 Broadway; to the New England Art Co.; to the Wire Products Co.; and, in conjunction with Pease & Elliman, to Paul Chalfin, of 104 East 40th st.

H. C. SENIOR & CO. leased for a client to Tyrrell's Hygienic Institute the 4-sty building at 134 West 64th st; for a long term of years; and to Martin Flanagan the store at 55 Columbus av, corner of 62d st, for a term of 10 years.

STEPHEN H. TYNG, JR., & CO. leased for a client to A. & M. Karagheusian, now at 890 Broadway, the 6th floor in the Hess Building, at the southwest corner of 4th av and 29th st, containing 20,000 sq. ft.

JAS. KYLE & SONS leased for a client to Henry V. Weil, now at 698 Lexington av, the dwelling at 126 East 57th st, which will be altered for business purposes.

EWING, BACON & HENRY leased, in the Architects' Building, at 40th st and Park av, space to Irons & Todd, now at 320 5th av; to the Expanded Metal Engineering Co., now at 1182 Broadway; to the Watson Mfg. Co., now at 1328 Broadway; and to the Atlas Paint Co., now at 103 Park av.

THE DUROSS CO. leased to H. S. Brennan the store in 302 to 306 West 13th st.

GEORGE KETCHUM and the McVickar-Gaillard Realty Co. leased to Lumine & Tucker the store at 1532 Broadway for a term of years.

JOHN N. GOLDING leased offices in 80 Maiden la to the following: On the 11th floor to the Continental Appraisal Co., on the 13th floor to the Railroad Syndicate, on the 18th floor to Charles Haymann, James R. Howe, Jr., and Peter J. Mundorff, on the 6th floor to Wolf & Shonkoff, on the 12th floor to Robson & Simpson and on the 5th floor to the New England Casualty Co. and Menkel & Hinckley; also in 44 and 46 Cedar st offices on the 9th floor to A. W. Booraem, H. A. L. Sand and E. S. Brownson, Jr.

McVICKAR-GAILLARD REALTY CO. leased for a client to the Kalmar & Puck Music Co. a store in 152 and 154 West 45th st, and a store to Jos. Elfenbein in the same building; also to the American Picture Frame Co. the store and basement in 50 Maiden la.

EDWARD J. HOGAN has leased space in the Woolworth Building to Francis Zion Bishop, the Ed. H. Callaway Engineering Co., the Combination Ladder Co., William H. C. Broughton, the Nutley Realty Co., H. C. Lockwood Co., Campbell Moore & Amerman, Everett D. Barlow, the Frederick Page Contracting Co., Garvin, McMillan & Young, the Adjustment Corporation, John I. D. Bristol, agent medical department Northwestern Life Insurance Co.; Augustine J. Smith Co., Charles P. Holland, B. J. Johnson Soap Co., J. Leopold, Murphy Iron Works, Windsor Realty Co., William A. Jones and Elmer G. Story, Arthur D. Truax, Samuel Fine, Joseph L. Levy, Harry S. Wallenstein and O. Ellery Edwards, Jr., Herbert A. Knox, Mirabeau L. Towns, Albert S. Osborn, De Vito & Nicholson, American Association of Foreign Newspapers, Merril S. Flint, Westerberg & Williams, Thomas A. Hill, Press & Hirschberg, Rosslyn M. Cox and P. J. Burke, Bird & Co., Inc., Joseph W. Doolittle, Public Service Construction Co. and Jordan Reporting Co.

HENRY KELLY & SONS and Henry Kelly, Jr., wholesalers and retailers of vegetables and fruits, respectively, have leased four 3-sty cement buildings, to be erected for them by John Gillen, at 412-419 West 14th st. These buildings are in a group of others of the same kind -12 in all -which Mr. Gillen will build on the plot 250x206.6 on 14th and 15th sts, between Washington st and 9th av. Eight of the buildings will be started on March 1.

GEO. R. READ & CO. leased for the estate of J. Tolman Pyle to Chas. Duveen, an art dealer, doing business under the name of Charles of London, the northeast corner of 5th av and 53d st, a 4-sty dwelling, which will be superseded by a 6-sty art building. The lot is 25.5x100. It is understood that the lease is on a net rental basis of between $25,000 and $30,000 a year ground rent and 6 per cent. of the cost of the new building to be erected.

ROBT. E. FARLEY has leased from the New York Central & Hudson River Railroad and the New York, New Haven & Hartford Railroad companies the floor space above the main waiting room in the Grand Central Station or more than 18,500 sq. ft. The space will be used as a permanent country life exposition particularly of the advantages of living in Westchester county. About $20,000 will be expended in equipping the room for the purpose. The exposition will be opened in May.

M. & L. HESS leased for a client to Schectman & Cobert the 4th loft in 53 West 24th st; to Chas. L. Fox the 1st loft in 252 6th av; to Weisslitz & Scharf, now at 612 Grand st, the 5-sty building at 409 East 24th st.

GUSTAVE BRITT leased for Burnett C. McIntyre to Marie Kohler the 3-sty and basement dwelling at 262 West 12th st; for Mary E. Troup to Harriet Roy the 3-sty and basement dwelling at 298 West 12th st, for C. M. Benson to Sonverian Monette the 3-sty and basement dwelling at 263 West 11th st.

CORN & CO., in conjunction with Daniel Birdsall & Co., leased for the owner to Rosenwasser Bros., now at 472 Broadway, 10,000 sq. ft. of space in 466 and 468 Broadway; also for the L. H. M. W. Co. to Pester & Friedeald 5,000 sq. ft. of space in 130 and 132 West 25th st.

JOHN J. MEENAN leased for a client to Shapiro & Becker, men's furnishers, the store at the northwest corner of 45th st and 10th av.

THE DUROSS CO. leased for John J. Brogan to Michael Gleason, for a term of years, the 3-sty and basement dwelling at 151 West 13th st.

JOSEPH P. DAY leased for the Bernheimer estate to the Fulton Building Co., A. L. Shackman, president, the southeast corner of Broadway and 81st st, a plot 102.2x220.8. The lessee will erect a theatre on the plot.

INVESTMENT SECURITIES CO. leased to E. H. Patrick 674 to 680 Madison av, three buildings, on a plot 75x95, for a term of 5 years, at an annual rental of $14,000.

BUTTERLY & HINDS leased to the Advance Box Co., now at 604 Greenwich st, the 6-sty factory building, on a plot 75x100, at 629 to 633 East 16th st.

SAMUEL BERMAN leased to Arkin & Co. the new store at 1902 7th av.

Bronx.

JAMES BUTLER leased through Richard H. Scobie to Azarik & Baronian, confectioners, the store in 687 Tremont av for a long term; also for the same owner to Jacob Simon, dealer in leather goods, trunks and bags, the store in 685 Tremont av for a long term. This completes the renting of the eight large stores in what is known as the Butler block, on Tremont av, from Belmont av to Crotona av.

GEO. BOCKHAUS & CO. leased for Jos. Powers to Edward Ehlers, who is the present tenant, the store and floor at 553 Walton av, corner of 149th st, for a term of years.

Brooklyn.

BULKLEY & HORTON CO. leased for Mrs. Wm. E. McCullen to Mrs. Ida R. Hawkins the 3-sty and basement brownstone front dwelling at 1174 Dean st for a term of years.

33D ST.—The Hamburg-American Line got a lease last Wednesday from the Sinking Fund Commission for the city's 1,600 ft. pier at 33d st in South Brooklyn. The lease will run for 10 years at $75,000 a year. Two renewals are to be allowed, the first for 5 years at a rental of not less than $82,500 a year and the second for 5 years more at an increase of not less than 5 per cent. above that for the second renewal period. The company explains that it wants the pier for "surplus tonnage." Close to the pier the depth of water is only 35 ft. If the Hamburg-American Company wants to dock the new Imperator at South Brooklyn extensive dredging will have to be done for the ship can't navigate in 35 ft. of water.

Suburban.

DOUGLAS L. ELLIMAN & CO., in conjunction with B. M. & W. A. Osborne, leased for the summer season of 1913 for Theron G. Strong his country place, at East Hampton, L. I., to Peter H. B. Frelinghuysen, of 32 Liberty st, Manhattan. The place is furnished.

THE LEWIS H. MAY CO. leased, at Far Rockaway, for the summer season of 1913, for F. Haberman dwelling No. 4, in Frederick Court, to Asher Holzman; for Edward B. Corey to John Schmeig a cottage on Ocean av; for the S. & L. Construction Co. to Nathan Brownold a cottage on Mott av; for S. N. Decker to M. D. Kopple a cottage on Central av.

HARRIET K. MURRAY leased through the Lewis H. May Co. to Walter Reed her cottage on 6th av, Rockaway Park.

THE DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased for Mrs. Myron H. Lockman to John M. Rtuherford, of Tuxedo Park, N. Y., the property known as the Van Wyck Homestead, at Huntington, L. I., for the summer season of 1913.

HARRIMAN SIMONS leased through Douglas Robinson, Chas. S. Brown & Co. to L. Seton Lindsay, of 52 East 77th st, Manhattan, his bungalow at Centre Island, Oyster Bay, L. I., for the summer season of 1913.

KENNETH IVES & CO. leased for Mrs. Rockwell Kent her residence in Wilson Park, Tarrytown, N. Y., to Gilbert Perkins, of Washington, and for the Hamill estate their cottage at Dobbs Ferry to Francis F. Longley, of Ottawa, Canada.

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Private Sales, Suburban (Continued).

E. S. & S. F. VOSS leased, for the summer season of 1913, for H. Hobart Porter, house on Ocean av, Lawrence; for Dr. I. E. Strong house at Lawrence Beach; for Mrs. J. L. Livingston house at Washington av, Lawrence; for the Frank Cotter Co. house on Neptune av, Woodmere; for Mrs. Susan S. N. Miller, house on Irving pl, Woodmere; for Harold Strebeigh house on Everett av, Hewlett; for Mrs. P. J. Brune house on East Broadway, Hewlett; for Dr. C. E. Clark house on East Broadway, Hewlett, and for Thomas & Pease house at Nantucket, Mass.

KENNETH IVES & CO. leased at Shippan Point, Stamford, Conn., for E. E. Rinehart, Jr., his residence on the South Shore and for George A. Jenkins his residence on Ocean Drive West, for the summer season of 1913.

WILLIAM K. MACDONALD has rented for R. F. Wagner a furnished cottage on Linden st at Woodmere, L. I., to Carl M. Fishel, and for A. J. Barr a furnished cottage on West Broadway to J. M. Townsend, Jr., both of Manhattan.

REAL ESTATE NOTES.

SLAWSON & HOBBS have been appointed agents for the 12-sty building at the southeast corner of 4th av and 20th st.

J. B. ENGLISH has been appointed agent for the 6-sty elevator apartment house 933-935 Amsterdam av.

MRS. M. Le BRUN COOPER is the buyer of the dwelling at 64 East 66th st, the sale of which is elsewhere reported.

FRED'K ZITTEL & SONS were the brokers in the recent sale of 153 and 155 Vermilyea av, a 5-sty flat, for the Allen Construction Co. to Ennis & Sinnott.

ALBERT B. ASHFORTH was the broker in the sale, this week, of the stable at 78 East 77th st for Phillip Phoenix to A. L. Mordecai & Son.

ALBERT RATHBONE is the buyer of the plot at 45 and 47 East 78th st, which was recently sold. He will improve the plot with an American basement dwelling.

JOHN L ROSSEL, formerly with the Darlington Realty Co., has taken a large tract of land in Huntington, L. I., which he is developing into a high class restricted bungalow colony.

PEASE & ELLIMAN have been appointed agents for the new 12-sty store and apartment building, now nearing completion, at 200 West 58th st, overlooking Central Park.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the 11-sty apartment house at the northeast corner of Lexington av and 67th st.

AT A DINNER of the Queens Borough Chamber of Commerce, to be held at the Waldorf-Astoria Hotel, on March 7, Public Service Commissioner McCall will be the guest of honor and make an address.

CHAS F NOYES CO., 92 William st, are again compelled to enlarge their offices, this time by the addition of nearly 100 per cent. more floor space. Their entire offices are being remodeled on the most modern plan.

WILLIAM H. ARCHIBALD has been appointed receiver of the rents of the 12-sty building on the northeast corner of 7th av and 24th st. The property is being foreclosed under a mortgage held by Robert Alexander.

CHARLES HITCHCOCK, JR., the present tenant, is the buyer of the dwelling at 114 East 78th st, the sale of which by Robert B. Roosevelt through Pease & Elliman was reported recently.

WEBSTER B. MABIE & CO., agents and brokers, of 1178 Broadway, have been appointed agents for the rental and management of the 12-sty Fitzgerald building at the southeast corner of Broadway and 43d st. They will open a branch office in the building.

PEASE & ELLIMAN have been appointed agents for the Schermerhorn apartments, occupying the block front of Madison av, from 82d to 83d st. They have also been appointed agents for the large loft building at 56 and 58 West 45th st, by the Geo. Backer Construction Co.

THE METROPOLITAN LIFE INSURANCE CO. made a loan of $400,000 to the Herbert Dongan Construction Co. for the erection of a 10-sty apartment house at the northwest corner of Broadway and 160th st, 99.11x125. Neville & Bagge are preparing the plans. The same company also owns the balance of the block front in Broadway and a similar improvement will be made at the 161st st corner.

WILLIAM H. MOFFITT, president of the William H. Moffit Realty Co. and vice-president of the Real Estate Association of the State of New York, delivered an address on the "Live Wire Real Estate Man" at a dinner given by the Rochester Real Estate Association Tuesday evening at the Hotel Seneca, Rochester, N. Y.

MRS. MARY W. D. VARNUM, widow of Gen. James M. Varnum, Surrogate of New York for many years and who was killed in an automobile accident six years ago, has been made defendant in a suit brought by her brother, Charles D. Dickey, to partition the realty holdings of the Dickey family in the Hunts Point section of The Bronx. The property adjoins the holdings of Peter S. Hoe and has frontages on some of the leading streets in Hunts Point section. Mrs. Varnum was the daughter of Charles D. Dickey, a member of the banking firm of Brown Bros. She married Gen. Varnum in Grace Church in 1899.

DIRECTORS AND STOCKHOLDERS of the Town and Country Estates, a corporation which is developing Muncie Island, last Monday held their fourth annual meeting at Babylon, L. I. Twelve men, representing groups of stockholders in New York, towns on Long Island and in Pennsylvania, were present, E. C. Thompson and C. S. Greider representing stockholders in Harrisburg, Pa. The same officers who served last year were elected for the ensuing year. They are Maurice B. Thayer, president; Harry R. Foster, secretary and treasurer, and Dr. Jasper J. Garmany, vice-president.

IN EXCHANGE for the six 5-sty apartment houses at 642 to 664 Fox st, Bronx, on a plot 240x125, reported sold last week by the Maze Realty Co., the buyers, Henry A. Brann, Andrew T. McKegney and John Rahl, gave 4 lots on the west side of Cooper st, 200 ft. south of 207th st, 100x100, in the Dyckman section; also six lots in the east side of Sedgwick av, about 120 ft. south of Fordham rd; also the residence of Mr. Brann, at 2274 Loring pl, a 3-sty dwelling, on a plot 90x100; also a plot 100x100 at the corner of Napier av and 236th st, and the six 2-family houses 1063 to 1073 Kelly st, on a plot 100x100.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's acount.**

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 28, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Ann st, 47, ns, 118.5 e Nassau, 27.11x153.9x26.10x162.1, 7-sty bk loft & str bldg; exrs sale; bid in at $110,000.

*Elsmere pl, 813, ns, 125 w Marmion av, 25x100, 2-sty fr dwg; due, $2,850.82; T&c, $392.24; sub to two tax certificates aggregating $2,066.90; Mary Reul. 2,500

*Platt st, 5, nes, 105.10 nw Pearl, 22.10x82x23x80.2, 4-sty bk loft bldg; exrs sale; Chas L Huisking. 27,000

*St Georges crescent, nwc 206th, see 206th, 187 E.

*Stanton st, 57, ss, 22.3 w Eldridge, runs w22.3xs75xe44.6 to Eldridge (No 217), xn 21.10xw22.3xn53.2 to beg, 3-sty & b bk dwg & 2-sty bk & fr bldg; voluntary; withdrawn.

*Thompson st, 13, nws, 101.8 sw Grand, 20.6x100, 2-sty & b bk dwg with str; exrs sale; bid in at $7,500.

*Union Sq W, 39, ws, 31.6 s 17th, 28.6x150, 5-sty & b bk office & loft bldg with str & 2-sty bk rear bldg; exrs sale; withdrawn.

*12TH st, 345 W, ns, 251.10 e Washington, 22x80, 3-sty bk tnt; due, $6,556.38; T&c, $377.34; E E Vollhart. 7,500

*27TH st, 302 W, see 8 av, 339.

*108TH st, 9 E, ns, 150 e 5 av, 25x100.11, 5-sty & b bk & stn tnt; admtrx sale; bid in at $23,000.

*116TH st, 20 E, ss, 110 w Mad av, 25x100.11, 5-sty bk tnt with str; voluntary; M E Williamson. 32,600

*118TH st, 12 W, ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; due, $18,087.45; T&c, $1,797.68; adj to Mar13.

*125TH st, 213-23 E, ns, 155 e 3 av, 100x99.11, six 3-sty bk tnts; due, $42,908.42; T&c, $1,503.34; with drawn.

*202D st E, ns, 97.10 e Valentine av, 25x100, vacant; due, $849.97; T&c, $151.11; foreclosure of tax lien; O'Hare Bros. 1,150

*206TH st, 187 E (*), nwc St Georges Crescent, 52.9x298.4x irreg, 3-sty fr dwg & vacant; also JEROME AV, 3168, es, 161.7 s Van Courtlandt av, 25x100, 3-sty fr tnt & strs; due, $2,219.99; T&c, $7,278.75; sub to three mtgs aggregating $16,500, Saml Keeler. 26,500

*Burke av, 775 (*), ns, 50 e Wallace av, 25x100, Wakefield; due, $5,870.88; T&c, $150; Agnes L Kimberly et al trstes. 5,000

*Burke av, 777 (*), ns, 75 e Wallace av, 25x100, Wakefield; due, $5,074.01; T&c, $150; Agnes L Kimberly et al trstes. 5,000

*Jerome av, 3168, see 206th, 187 E.

*Kinsella av, 866 (*), ss, 176.4 w Bronxdale av, 25x100, Van Nest; due, $2,580.93; T&c, $227.64; Saml J Smith et al. 2,500

*Lenox av, 438 (*), es, 33.8 s 132d, 16.7x85, 3-sty stn dwg; due, $9,673.47; T&c, $458.68; Thos Thedford, trste. 9,500

*Morris av, 631-3 (*), ws, 58.10 s 152d, 58.11x100, 5-sty bk tnt & strs; due, $7,488.72; T&c, $——; sub to pr mtgs of $45,000; Henry Elias Brewing Co. 46,000

*Park av ,1691 (*), es, 51.3 s 119th, 24.10x80, 3-sty fr tnt & str; due, $7,941.54; T&c, $525.63; Rebecca Spahn et al exrs. 6,000

*Willett av, 3641 (*), ws, 366.8 s 216th, 33.4x100, Wakefield; due, $1,354.79; T&c, $100.10; sub to a prior mtg of $3,500; Geo Hauser. 4,500

*7TH av, 2195 (*), es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & strs; due, $3,661.78; T&c, $95; sub to a first mtg of $15,000; David Fawlowitz. 18,112

*8TH av, 339, swc 27th (No 302), 24.8x60, 4-sty bk bldg with strs & 3-sty bk ext; voluntary; withdrawn.

BRYAN L. KENNELLY.

*Crosby st, 97, es, 113.3 s Prince, 25x65.2x25.3x—, 7-sty bk loft & str bldg; voluntary; bid in at $30,000.

*Jumel ter, 18 (*), ws, 98 s 162d, 17.6x100, 3-sty bk dwg; due, $12,869.64; T&c, $876.94; Jas C Thomson. 12,500

*3D st, 120 W, ss, 50 w Macdougal, 25x100, 5-sty & b bk tnt; voluntary; bid in at $24,750.

*11TH st, 358-60 W, ss, 146 w Washington, 44x100.3, 3-sty & b bk tnt & 2-sty bk stable; voluntary; bid in at $21,750.

*90TH st W, swc West End av, see West End av, 619.

*91ST st W, see Riverside dr, see Riverside dr, 187.

*Riverside dr ,187, sec 91st, runs s35.9xe39.3xs10xe46.10xn10xw10xn35.8 to 91st xw 75 to beg, 4-sty & b bk dwg; voluntary; bid in at $104,750.

*West End av, 619, swc 90th, 24x90, 4-sty & b bk & stn dwg with 2-sty ext; voluntary; bid in at $46,750.

HERBERT A. SHERMAN.

*12TH st, 1 E, see 5 av, 53-5.

*131ST st, 605, on map 603-5 W, ns, 100 w Bway, 50x99.11, 1-sty fr shop & 3-sty fr tnt; due, $6,709.46; T&c, $913.50; Adam S Sands et al, defendants. 11,875

*Maclay av, nwc Zerega av, see Zerega av, 1700.

*Zerega av, 1700, nwc Maclay av, 19.11x78.11x20.3x79.10, Unionport; due, $6,378.67; T&c, $69.42; R H Arnold. 6,850

*5TH av, 53-5 (*), nec 12th (No 1), runs n131.6xe100xs28.4xe50xs103.2xw150 to beg, 18-sty bk loft & str bldg; due, $521,883.67; T&c, $10,364.01; sub to pr mtg of $1,250,000; Thos F Ryan. 1,714,583

SAMUEL GOLDSTICKER.

*Park av, 1710 (*), ws, 50.5 s 120th, 25x90, 5-sty bk tnt & strs; due, $22,117.93; T &c, $1,346.32; Manhattan Savings Institution. 20,000

HENRY BRADY.

*Washington st, sec Starling av, 53.4x108, Unionport; due, $3,748.11; T&c, $1,390.40; Christian Roser. 5,300

*111TH st, 25-7 W, ns, 389 w 5 av, 60x100.11, two 5-sty bk tnts; due, $53,571.32; T&c, $2,614.66; Benj Schwartz for a client. 57,500

*118TH st, 61 E (*), ns, 180 e Mad av, 30x100.11, 5-sty bk tnt; due, $7,011.09; T&c, $433.68; sub to mtg of $22,000; Henry Von Bergen. 24,750

*211TH st E, sec White Plains av, being lots A, B, C, D, E & F, map of Estate of Wm F Duncan; sheriffs sale of all right, title, &c; H B Elgar. 30

*Starling av, sec Washington, see Washington, sec Starling av.

*White Plains av, sec 211th, see 211th E, sec White Plains av.

GEORGE PRICE.

*Popham av, 1711 (*), ws, 121.4 n 176th, 25x100, 2-sty fr dwg; due, $6,682.92; T&c, $507.13; Henrietta Gerken. 6,000

Total	$2,053,250
Corresponding week, 1912	749,598
Jan. 1, 1913, to date	9,027,533
Corresponding period, 1912	7,848,942

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Feb. 26, 1913, at the Brooklyn Salesrooms, 189 Montague Street:

WM. H. SMITH.

CLIFTON pl, 75 (*), ns, 400 e Grand av, 25x100; First Natl Bank of the City of Bklyn. $7,100

CLIFTON pl, 77, ns, 425 e Grand av, 25x100; Cornelius Driscoll. 7,650

KOSCIUSKO st, ss, 425 e Reid av, 25x100; Aug Dirkes & wife. 9,300

KOSCIUSKO st, ns, 99 e Reid av, 26x100; Herman Hart. 9,600

MADISON st, 257, ns, 353.8 w Marcy av, 18x100; D S Yeoman. 5,750

ROSS st, 146 (*), ss, 232 ne Bedford av, 22x100; First Natl Bank of the City of Bklyn. 5,100

TILLARY st, nec Hudson av, 48.6x25.5x52.1x20; Alex Gorga. 3,025

BAY 8TH st (*), nws, intersec sws 86th, runs nw193.4 to Bay 7th, xsw190.4xse202.1xne131.7 to beg; Henry Fickbohm. 3,500

S 10TH st, 93-5, ns, 121 w Bedford av, 50x100; Jas Sexton. 13,500

E 15TH st, ws; also E 14TH st, es, 300 s Av Y, 50x200; A Stanley Edwards. 1,600

40TH st (*), ss, 197 nw 12 av, 19.8x100.2; Wilhelmine Watson. 3,800

57TH st, ss, 100 w 16 av, 28x100.2; Michl J Johnstone, defendant. 3,850

74TH st (*), nes, 166.10 se 4 av, 20x87.8x20x87.4; Jno Johnston. 5,750

ALABAMA av, es, 70 n Glenmore av, 80x100; Ike Frankel. 41,604

GREENE AV, 505, ns, 80 e Nostrand av, 20x100; D S Yeoman. 6,000

GREENE av, 793, ns, 20 e Lewis av, 20x80; Jas Saxton. 4,000

GREENE AV, 873, ns, 177.6 e Stuyvesant av, —x100; Roy H Hart. 4,275

GREENE AV, 875, ns, — e Stuyvesant av, —x100; D S Yeoman. 4,550

GREENE AV, 875A, ns, — e Stuyvesant av, —x100; J Jurgens. 4,550

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Auction Sales of the Week—Brooklyn (Continued).

LEE AV, 56 (*), sws, 20 nw Ross, 20x80; First Natl Bank of the City of Bklyn. 2,700

OCEAN pkwy (*), ws, 478.1 s Foster av, 27x150; Philip Kramer et al. 7,000

OCEAN pkwy (*), ws, 553.7 s Foster av, 27 x150; Philip Kramer et al. 7,000

3D AV, 439, nec 8th, 22x95.9, 3-sty bk bldg. with str; exrs sale; Mary J, Rebecca V & Annie R Cushion. 5,000

WM. P. RAE CO.

92D st, ns, 47 e Gelston av, 20x95.7; Chas J Prinz. 4,200

LEWIS AV (*), ws, 60 s Pulaski, 40x75; Margaretha Mogk. 4,500

JAMES L. BRUMLEY.

WASHINGTON av, ws, 125 n Myrtle, 22x 100; Jno R Vanderveer. 5,800

CHARLES SHONGOOD.

CRESCENT st (*), ws, 200 n Sutter av, 20x 100; Pauline Furst. 3,300

DIAMOND st, ss, 1,298.4 e main rd in Village of Flatbush, 25x168.4; withdrawn. ——

MONROE st (*), ns, 250.8 e Throop av, 17x100; Merchants Co-operative Mtg Co. 4,500

MONTGOMERY st, nwc E 8th, 17.9x74.10; withdrawn. ——

41ST st (*), ss, 260 e 8 av, 20x100.2; Aug Moritz. 5,050

E 71ST st (*), es, 260 s Av V, 40x100; foreclos of tax lien; Henry Seinfel. 207

GRAHAM av (*), sec Richardson, 44x75; Wilhelm Schweizer. 8,350

NEW LOTS rd (*), ss, 20 w Warwick, 11x 100; foreclos of tax lien; Henry Seinfel. 271

NEW LOTS rd (*), ss, 40 w Warwick, 20x 100; foreclos of tax lien; Henry Seinfel. 371

Total $202,753
Corresponding week, 1912..... $254,629

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

BRYAN L. KENNELLY.

MAR. 5.

47TH st, 135 E. ns, 246.2 w 3 av, 17.6x 100, 3-sty & b stn dwg.

3D av, 693, es, 80.5 s 44th, 20x80, 5-sty bk tnt with strs.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MARCH 1.

No Legal Sales advertised for this day.

MARCH 3.

JENNINGS st, 780, see Prospect av, 1398.

120TH st, 239 E, ns, 160 w 2 av, 25x100.11, 5-sty bk tnt & strs; House of Mercy, N Y—Lucy S H Harper et al; Alexander & Green (A), 165 Bway; Warren Leslie (R); due, $15,171.86; T&c, $877.34; Joseph P Day.

MADISON av, 2004, ws, 80 s 128th, 19.11x60, 4-sty & b bk dwg; Jas Phillips Jr trste—Lillian Maginn et al; Boothby, Baldwin & Hardy (A), 71 Bway; Alex T. Mason (R); due, $10,-885.38; T&c, $226.93; Joseph P. Day.

PROSPECT av, 1398, sec Jennings (No 780), runs sw19.7xse24.4xe41.5xn25.10xw58.11 to beg, 3-sty fr tnt & strs; Arpad G Gerster—Liberty Brewing Co et al; Theo Hansen (A), 35 Nassau; Wm P Schoen (R); due, $11,044.67; T&c, $1,320.79; Joseph P Day.

MARCH 4.

ELIZABETH st, ns, 300 w City Island av, to h w m Eastchester Bay, 275x100x254x100, City Island; Saml J T Wood—Harnet Realty Co et al; Marsh & Wever (A), 42 Bway; Jos J Corn (R); due, $21,417.47; T&c, $1,163.50; Joseph P Day.

LAFAYETTE pl, 9-13, see 4th, 2-20 E.

4TH st, 2-20 E, ss, whole front bet Bway (Nos 692-4) and Lafayette pl (Nos 9-13), runs w275.3xs45.3xe177.2xs27.5xe98xn73.11 to beg, 12-sty bk loft & str bldg; City Real Estate Co—Six Hundred and Ninety Four Broadway Co et al; Harold Swain (A), 176 Bway; Wm Klein (R); due, $1,068,085.40; T&c, $——; Joseph P Day.

123D st, 446 E, ss, 100 w Pleasant av, 33.4x 100.11, 6-sty bk tnt & strs; Sheltering Arms—World Securities Co et al; Roosevelt & Kobbe (A), 44 Wall; Moses J Stroock (R); due, $24,-208.65; T&c, $430.65; Samuel Marx.

147TH st, 433 E, ns, 387.9 w Brook av, 45.3 x99.11x40x100, 5-sty bk tnt; Wm Rankin—Curtiss P Byron et al; Patterson & Brinckerhoff (A), 43 Cedar; Carl L Schurz (R); due, $7,036.90; T&c, $347.70; sub to mtg of $29,000; mtg recorded Apr25'83; Joseph P Day.

154TH st, 301 W, see 8 av, 2911.

BROADWAY, 692-4, see 4th, 2-20 E.

LINCOLN av, 170-4, es, 75 n 135th, 75x100, 1-sty bk stable; Henry McCadden, Jr, Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U. S. of A. & Elsewhere—Jas E Troy et al; Jos H Banigan (A), 40 Pine; Geo M Curtis (R); due, $16,043.41; T&c, $715; Joseph P Day.

NAGLE av, cl, 350 w Ellwood, runs s250xw 50xn250xe50 to beg, vacant; Park Mortgage Co—Willard H Gildersleeve et al; Seybel & French (A), 41 Park Row; Jas A Lynch (R); due, $8,631.77; T&c, $183; Bryan L Kennelly.

8TH av, 2911, nwc 154th (No 301), 24.11x 100; 6-sty bk tnt & strs; Sigmund Wechsler exr—Silverson Constn Co et al; Ralph V Wechsler (A), 32 Bway; Lewis S Marx (R); amt due, $44,981.45; T&c, $481.25; Joseph P Day.

MARCH 5.

87TH st, 55 W, ns, 145 e Col av, 21x100.8, 4-sty & b stn dwg; sheriff's sale of all right, title, &c, which Wm H Davidow had on July 31'12 or since; Wakelee, Thornall & Wright (A), 50 Church st; Julius Harburger (R); Henry Brady.

HOE av, 1177, ws, 67.3 s Home, 30x65x30x 68.5, 2-sty bk tnt; Henry S Brill, trste—Nathan Passman et al; Wolf & Kohn (A), 203 Bway; Bernard M I Ernst (R); due, $10,470.60; T&c, $118; mtg recorded Nov16'05; Joseph P Day.

MARCH 6.

109TH st, 73 E, ns, 109.4 w Park av, 28.10 x100.11, 5-sty bk tnt; F Albt Thomas—David Sommer et al; Action 2; Abr A Silberberg (A), 258 Bway; Emanuel Arnstein (R); due, $2,-901.37; T&c, $500; sub to pr mtg $21,000; Joseph P Day.

MARCH 7.

CHRYSTIE st, 184, es, 125 n Rivington, 25x 100, 5-sty bk tnt & strs; Bernhard Mayer—Nathan Leibow et al; Malcolm & Sundheimer (A), 31 Nassau; Bernard Rabbino (R); due, $9,688.90; T&c, $——; sub to first mtg $28,-500; J H Mayers.

HOUSTON st, 398-400 E, ns, 60 w Sheriff, 40x 65.8 to 2d (Nos 289-91) x40.4x60.7, 6-sty bk tnt & strs; Fischel Weintraub—Haim S Lupowitz et al; David Drechsler (A), 140 Nassau; Jas A Foley (R); due, $9,731.68; T&c, $798.68; sub to 1st mtg $42,000; Saml Marx.

2D st, 289-91, see Houston, 398-400 E.

176TH st, 673, on map 671 E, see Crotona av, 1873.

CROTONA av, 1873, nwc 176th (No 673 on map 671), 41.4x108.9x31.8x109.2, 5-sty bk tnt & strs; Frank M Escalona—Nulaw Realty & Constn Co et al; Louis Wendel, Jr (A), 277 Bway; Leopold W Harburger (R); due, $20,-927.97; T&c, $300; mtg recorded May18'11; Samuel Marx.

WALTON av, 2261, ws, 188 s 183d, 20x95, 2-sty bk dwg; Thos P Howley—Bedford Park Constn Co et al; Jno L Tobin (A), 35 Wall; Richd Ely (R); due, $672.72; T&c, $332.72; sub to mtg $6,500; Henry Brady.

MARCH 8.

No Legal Sales advertised for this day.

MARCH 10.

MORRIS pl, 450, ss, 86 e Park av, 16x80, 2-sty fr dwg; Chas H Meyer—Emily Becker et al; H H Glass (A), 51 Chambers; Ralph H Raphael (R); due, $1,294.17; T&c, $8; Joseph P Day.

CARPENTER av, ws, abt 150 n 219th, being part of lot 1137, 25x105; Henrietta N Greely—Louise Ringelstein et al; Grant Squires (A), 40 Wall; Wm Bernard (R); due, $1,189.05; T&c, $8.23; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

MARCH 1.

No Legal Sales advertised for this day.

MARCH 3.

GARDEN st, sws, lots 62, 63 and 64, map of estate of Elenor T Mills; Ede F Gundrum—Wm Greilich et al; Harrison C Glore (A), 391 Fulton; Emil A Williams (R); Chas Shongood.

McDONOUGH st, ns, 100 e Marcy av, 40x 100; Peter Greeb—R Edmund Pendleton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

VAN BRUNT st, ws, 80 s Union, 20x80; Jas P Collins—Gaetano Paturzo et al; Franklin C Haven (A), 189 Montague; Geo F Elliott (R); Wm P Rae.

W 2D st, ws, 50 n West av, 75x100; Jane Turnbull—West Avenue Realty Co et al; Grover M Moscowitz (A), 189 Montague; Maurice F Miller (R); Chas Shongood.

GRAVESEND av, es, 20 s Av N, 20x82; also GRAVESEND av, es, 60 s Av N, 80x112; Jacob Lewis—Elevated & Subway Realty Co et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

MARCH 4.

PARK pl, ns, 368 e Underhill av, 17.10x131; Fredk S Richards gdn—Fred C Cocheu et al; Leone D Howell (A), 189 Montague; Walter L Durack, Jr (R); Wm H Smith.

79TH st, ss, 340 w 3 av, 80x— to 80th; Brooklyn Inst of Arts & Sciences—Michl K Neville et al; Edwin Kempton (A), 175 Remsen; Jas M Kelly (R); Wm H Smith.

LAFAYETTE av, ns, 22 w Steuben, 42.6x95; Yonkers Homeopathic Hospital & Maternity—Clara Reiss et al; Henry L Thompson (A), 175 Remsen; Geo W Gibbons (R); Wm H Smithh.

LAFAYETTE av, ns, 64.6 w Steuben, 52.6x 95; Francis R Simmons, exr—Clara Reiss et al; Action 2; Harry L Thompson (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

ROGERS av, ws, 92 s Hawthorne, 30x96; Ulster Co Savings Inst of Kingston—Mary L Doody et al; Action 2; Harry L Thompson (A), 175 Remsen; Fred M Ahern (R); Wm H Smith.

ROGERS av, ws, 61.11 s Hawthorne, 30x96; Edw McK Whiting et al—Mary L Doody et al; Action 1; Harry L Thompson (A), 175 Remsen; Franklin C Haven (R); Wm H Smith.

ROGERS av, ws, 30 n Winthrop, 30x96; Title Guar & Trust Co—Mary L Doody et al; Henry L Thompson (A), 175 Remsen; Richd E Walsh (R); Wm H Smith.

MARCH 5.

CARROLL st, swc Utica av, 62.6x157.9; Hermine Rufly—Melanie Pfizenmayer; Murtha & Hanson (A), 55 Liberty; Edw S Fowler (R); Wm H Smith.

PINE st, ws, 120 n Sutter av, 20x100; Miriam Shilberg—Chas W Young et al; Action 1; Max H Newman (A), 760 Flushing av; Israel H Perskin (R); Wm H Smith.

PINE st, ws, 140 n Sutter av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

VERMONT st, ws, 150 n Blake av, 50x100; Sam Patrick—Wodhay Realty Co et al; Hyman Lurio (A), 61 Thatford av; Seymour K Fuller (R); Charles Shongood.

WINTHROP st, nwc Rogers av, 96x30; Ulster Co Savings Inst of Kingston—Mary L Doody et al; Action 1; Harry L Thompson (A), 175 Remsen; Louis R Bick (R); James L Brumley.

8TH st, ns, 172.10 e 6 av, 12.6x100; Karl A Arvidson—Charlotte E Edwards et al; Reno R Billington (A), 50 Bway, Manhattan; Sol Feinberg (R); Wm P Rae.

45TH st, ss, 280 e 6 av, 20x100.2; Wm E Kay—Camillo Larsen et al; Action 1; Wm J Bolger (A), 149 Bway, Manhattan; Edw S Fowler (R); Wm H Smith.

45TH st, ss, 400 e 6 av, 20x100.2; same—same; Action 2; same (A); same (R); Wm H Smith.

ROGERS av, ws, 31.11 s Hawthorne, 30x96; Edw McK Whiting—Mary L Doody et al; Action 2; Harry L Thompson (A), 175 Remsen; Paul Y Bonynge (R); James L Brumley.

LOT 27, Block 3606, Sec 12; Hannah M Gill—Jesse Agnew et al; Litchfield F Moynahan (A), 141 Bway; Henry B Ketcham (R); Wm H Smith.

MARCH 6.

COOK st, ss, 325 e Morrell, 25x75; Riverhead Savings Bank—Jno G Straub et al; Timothy M Griffing (A), Riverhead, N Y; Jetur W Hand (R); James L Brumley.

MARCH 7.

BAINBRIDGE st, ss, 160 w Saratoga av, 30 x100; State Bank—Jno Doe et al; Jos J Schwartz (A), 353 Stone av; Wm J Youngs (R); James L Brumley.

BRISTOL st, ws, 20 n Lott av, 20x60; Eastern Woodworking Co—Bristol Building Co et al; Jones, McKinny & Steinbrink (A), 215 Montague; Wallace Foster (R); Charles Shongood.

BRISTOL st, ws, 20 n Lott av, 20x60; Eastern Woodworking Co—Bristol Building Co et al; Jones, McKinny & Steinbrink (A), 215 Montague; Wallace Foster (R); Charles Shongood.

DOSCHER st, es, 220 s Glenmore av, 40x 79.4; Geo Koehl—Isidore Dresdner et al; Chas Reinhardt (A), 756 Flushing av; Ernest W Tyler (R); Wm H Smith.

HAWTHORNE st, swc Rogers av, 96x31.11; Henry Waldeck—Mary L Doody et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (R); Wm P Rae.

STATE st, ss, 95 w Columbia st, 20x70; STATE st, ss, 105 e Furman, 20x70; Mary E Scully—Patk J Galligan et al; Joyce & Hoff (A), 258 Bway, Manhattan; Elner G Sammis (R); Wm P Rae.

WALLABOUT st, ss, 441.6 w Marcy av, 50 x100; Sol B Kraus -Morris Band et al; Jonas, Lazansky & Neuburger (A), 44 Court; Israel H Perskin (R); Charles Shongood.

LAFAYETTE av, nwc Steuben, 22x95; Bond & Mortgage Guarantee Co—Clara Reiss et al; Harry L Thompson (A), 175 Remsen; Jno B Stephens (R); Wm P Rae.

LAFAYETTE av, ns, 107 w Steuben, 43x95; Francis R Simmons Clara Reiss et al; Action 1; Harry L Thompson (A), 175 Remsen; Harry K Davenport (R); Wm P Rae.

PITKIN av, sec Barbey, 25x100; Mamie Von Felde—Carolyne Natanson et al; Herbt Cravauer (A), 271 Bway, Manhattan; Chas F Murphy (R); Wm H Smith.

MARCH 8.

No Legal Sales advertised for this day.

MARCH 10.

RYERSON st, es, 100 n Myrtle av, 20x100; Emelie Heilbrun—Alois Lazansky et al; Jonas, Lazansky & Neuburger (A), 44 Court; Maurice L Kipper (R); Wm H Smith.

AV E, cl, at intersec es Hunterfly rd or Kouwenhoven pl, runs e—xne—xn—xne—xn, se&s—xs—xsw&s—xn—xne&nw—xnw&w—xn&ne— to beg, except parts released; Midwood Park Co—Bertha G McLaughlin Baker et al; Augustus Van Wyck (A), 1149 Bway, Manhattan; Jno J Fitzgerald (R); Wm H Smith.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON MARCH 7, AT 2 P. M.

QUEENS BOULEVARD.—Amending the proceeding to open QUEENS BOULEVARD, bet Laconia av and Broadway, so that all additional land required shall be taken from the land on the south side of the present HOFFMAN BOULEVARD, which would make the north line of the proposed QUEENS BOULEVARD coincide with the present north line of HOFFMAN BOULEVARD.

MAURICE AV (COOK AV).—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid to grade and in good condition), in MAURICE (COOK) AV, north side, from Broadway to Chicago av, at ELMHURST, 2d Ward.

SHERMAN ST, ETC.—Constructing a sewer and appurtenances in SHERMAN ST, from Camelia st to Elm st, and from Temple st to Grand av, and to lay 6-inch pipe for house connection drains, where not already laid, in SHERMAN ST, from Broadway to Camelia st, and from Elm st to Temple st, 1st Ward.

HUGHES AV.—Regulating, grading, curbing, recurbing and laying and relaying sidewalks (where not already laid to grade and in good condition) and paving with sheet asphalt pavement on a concrete foundation, in HUGHES ST, from Buchmann av to Doscher av, 2d Ward.

PURVES ST.—Regulating, grading, curbing, laying sidewalks (where not already laid to grade and in good condition), in PURVES ST, from Jackson av to Thomson av, 1st Ward.

ROCKAWAY BEACH BOULEVARD.—Opening ROCKAWAY BEACH BOULEVARD, from Monmouth av to the Adirondack boulevard, 5th Ward.

SUNSWICK ST.—Regulating and paving with a permanent pavement, consisting of improved granite block with bituminous grouted joints on a concrete foundation, SUNSWICK ST, from Payntar av to Wilbur av, 1st Ward.

OCEANUS AV, ETC.—Constructing park inlet basins and appurtenances on southwest corner of OCEANUS AV and LEFFERTS PL; on the east side of CHASE AV, 100 ft. south of the Long Island Railroad, and on the northeast and southeast corners of DIVISION AV AND BURROUGHS PL, 5th Ward.

WILBUR AV.—Regulating and paving with a permanent pavement, consisting of improved granite block with bituminous grouted joints on a concrete foundation, WILBUR AV, from William st to Sunswick st, 1st Ward.

VAN CORTLAND AV, ETC.—Constructing sewer and appurtenances in VAN CORTLAND AV, from a point about 30 ft. west of Anthon av to Anthon av; in ANTHON AV, from Van Cortland av to Halleck av; to lay 6-in. pipe for house connection drains where not already laid in VAN CORTLAND AV, from Myrtle av to Fresh Pond rd, and to construct receiving basins and appurtenances on the north, west and south corners of VAN CORTLAND AV and BUCHMANN AV, 2d Ward.

11TH AV.—Regulating and paving with a permanent pavement, consisting of sheet asphalt on a concrete foundation, 11TH AV, from Potter av to Ditmars av, 1st Ward.

THOMSON AV, ETC.—Regulating, grading, curbing, flagging and paving with a permanent pavement, consisting of wood block and granite block on a concrete foundation 6 ins. in thickness, THOMSON AV, from Jackson av to the Viaduct, and from the Viaduct to Diagonal st, and COURT ST, from Jackson av to Thomson av, 1st Ward.

THOMSON AV.—Receiving basins and their appurtenances on the northeast, northwest and southwest corners of THOMSON AV and Court st, 1st Ward.

TROUTMAN ST.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition) and paving with a permanent pavement, consisting of sheet asphalt on a concrete foundation six inches in thickness, in TROUTMAN ST, from the Brooklyn Borough line to Flushing av, 2d Ward.

CORNELIA ST.—Constructing a sewer and appurtenances in CORNELIA ST, from Wyckoff av to the Manhattan Beach Division of the Long Island Railroad, 2d Ward.

PLEASANT AV.—Constructing temporary park basins on the southwest corner of PLEASANT AV and BOROUGHS AV, and on the east side of Pleasant av, opp Boroughs av, 5th Ward.

HAMILTON ST.—Regulating and paving with a permanent pavement consisting of sheet asphalt on a concrete foundation 6 ins. in thickness, HAMILTON ST, from Payntar av to Webster av, 1st Ward.

GROVE ST.—Rescinding petition to open GROVE ST, bet Fresh Pond rd and Traffic st, 2d Ward.

11TH AV.—Regulating and paving with a permanent pavement consisting of asphalt blocks on a concrete foundation 6 ins. in thickness, 11TH AV, from Potter av to Ditmars av, 1st Ward.

REMSEN AV, ETC.—Constructing temporary park basins and appurtenances on REMSEN AV, on the southwest corner of LELAND AV, on the southwest and northwest corners of LAKE GROVE PL, the easterly side of REMSEN AV, opp Lake Grove pl, and on the east and west sides of REMSEN AV, about 1,000 ft. south from McNeil av, 5th Ward.

GROVE ST, ETC.—Altering the lines of GROVE ST, LINDEN ST, GATES AV, PALMETTO ST, WOODBINE ST and MADISON ST, bet Fresh Pond rd and Traffic st; of DOUBLEDAY ST, bet Madison and Traffic sts, and of TRAFFIC ST, from Sigsbie pl to Fresh Pond rd; also to change the SEWER PLAN for the same streets, all of which is shown in detail on the "Map of Proposed Change of City Plan in TERRITORY BOUNDED by the Long Island Railroad, Brooklyn Heights Railroad and Fresh Pond rd, dated Brooklyn, Nov. 26, 1912, signed Meserole & Middleton, City Surveyors.

LAUREL HILL BOULEVARD (SHELL RD).—Closing LAUREL HILL BOULEVARD (SHELL RD) from the east side of Adams (Columbia) av to the south side of Queens boulevard, 2d Ward.

PAYNTAR AV.—Regulating, grading and paving with granite blocks on a concrete foundation PAYNTAR AV, from Van Alst av to Crescent st, 1st Ward.

PERRY AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., in PERRY AV, from Mueller (Fisk) st to Rust st, 2d Ward.

Local Boards of Newtown and Jamaica.

AT BOROUGH HALL, LONG ISLAND CITY, ON MARCH 7, AT 2 P. M.

RIDGEWOOD AV, ETC.—Constructing a sewer and appurtenances in RIDGEWOOD AV, from Woodhaven av to Canal (Ocean View) av; in CANAL AV, from Ridgewood av to Syosset (Forman) st; in SYOSSET ST, from Canal av to Shaw av; in SHAW AV, from Syosset st to Jamaica av; in UNUM (1ST) ST, from Yarmouth st to Snedeker av; in SNEDEKER AV, from Unum st to Jamaica av; in YARMOUTH ST, from Syosset st to Jamaica av, and in JAMAICA AV, from Ferry st to the crown about 200 ft. east of the Borough line, 4th Ward.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various local Boards held in the different districts as indicated below.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON FEB. 25.

134TH ST.—Regulating and grading 134TH ST and constructing a steel viaduct in the same street, bet. Broadway and Riverside Drive. Adopted.

146TH ST AND BROADWAY.—Fencing the vacant lot at the southeast corner. Laid over for 2 weeks.

Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, ON FEB. 25.

WATER ST.—Recommending the fencing of the vacant property at 643 and 645 WATER ST. There was no quorum present.

Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON FEB. 25.

129TH ST.—Paving, etc., 129TH ST, from Convent av to a point 220 ft east thereof with granite block pavement and from that point to Amsterdam av with sheet asphalt pavement. Adopted.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON FEB. 25.

1ST AV, ETC.—Sewers in 1ST AV, bet. 95th and 106th sts; and outlet sewers in 96TH and 102D STS, bet. Harlem River and 1st av. Adopted.

Local Board of Kips Bay.

AT CITY HALL, MANHATTAN, ON FEB. 25.

FENCING VACANT LOT.—At 235 to 241 East 50th st. Adopted.

Local Board of Chester.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON FEB. 24.

BLACKROCK AV, ETC.—Constructing sewers and appurtenances in BLACKROCK AV, bet Pugsley av and Virginia av; and in VIRGINIA AV, bet Watson av and Blackrock av. Adopted.

BEACH AV.—Constructing sewer and appurtenances in BEACH AV, bet Wood av and Mansion st; and, in MERRILL ST, bet Beach av and St. Lawrence av, together with all work incidental thereto. Adopted.

FAIRMOUNT AV.—Laying out, from Eastern Boulevard to Waterbury av. Adopted.

REISS PL.—Laying out REISS PL, from Bronx Park East to Barker av. Laid over until March 18.

BAISLEY AV.—Laying out BAISLEY AV, from Eastern Boulevard to Waterbury av. Adopted.

BRONX AV.—Laying out BRONX AV (in Lester Park), from Adee av to Burke av. Laid over until March 18.

TAYLOR AV, ETC.—For constructing sewers and appurtenances in TAYLOR AV, bet. Wood av and Walker av; and in ARCHER AV, bet. Theriot av and Beach av; and in GUERLAIN PL, bet. Leland av and Beach av; and in WALKER AV, bet. Taylor av and Commonwealth av; and in WALKER AV (both sides), bet. Taylor av and Leland av; in THERIOT AV, bet. Walker av and summit south of Guerlain pl; BEACH AV, bet. Walker av and Guerlain pl, and in ST. LAWRENCE AV, bet. Walker av and summit south of Walker av, and all work incidental thereto. Laid over until March 18.

CLASONS POINT RD, ETC.—Paving with bituminous concrete foundation (preliminary pavement) the roadway of CLASONS POINT RD, exclusive of the area bet. the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary pavement) the area within the rails of said railway from Westchester av to the East river, adjusting curb where necessary, together with all work incidental thereto. Laid over until March 18.

MEAD ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary in MEAD ST, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until March 18.

BAKER AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary in BAKER AV, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until March 18.

EAST 214TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in EAST 214TH ST, from White Plains av to Barnes av, and all work incidental thereto. Laid over until March 18.

Local Board of Crotona.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON FEB. 24.

EAST 178TH ST.—Paving with redressed granite blocks on a concrete foundation EAST 178TH ST, from Park av to 3d av, setting curb where necessary, together with all work incidental thereto. Laid over until March 18.

EAST 179TH ST.—Paving with redressed granite blocks on a concrete foundation (permanent) EAST 179TH ST, from Park av to 3d av, setting curb where necessary, and all work incidental thereto. Laid over until March 18.

HOE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of HOE AV, from East 173d st to Boston rd, adjusting curb where

necessary, together with all work incidental thereto. Adopted.

VYSE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of VYSE AV, from East 173d st to Boston rd, adjusting curb where necessary, together with all work incidental thereto. Adopted.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON FEB. 24.

LAFAYETTE AV.—Constructing sewers and appurtenances in LAFAYETTE AV, bet Longwood av and Tiffany st, and all work incidental thereto. Adopted.

SENECA AV.—Regulating, regrading, setting and resetting curbstones, flagging and re-flagging sidewalks, laying and re-laying crosswalks in and paving with granite blocks on a sand foundation (preliminary pavement) the roadway of SENECA AV, from Hunts Point av to 100 ft east of Edgewater rd, together with all work incidental thereto. Adopted.

BECK ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of BECK ST, from a point about 10 ft north of Leggett av to a point about 35 ft north of Leggett av, setting curb where necessary, together with all work incidental thereto. Adopted.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON FEB. 24.

NETHERLAND AV.—Acquiring title to the lands necessary for NETHERLAND AV, from West 230th st to Spuyten Duyvil parkway. Laid over until March 18.

JOHNSON AV.—Acquiring title to the lands, etc., necessary for JOHNSON AV, from West 230th st to Spuyten Duyvil parkway. Laid over until March 18.

OXFORD AV.—Acquiring title to the lands necessary for OXFORD AV, from Johnson av to West 237th st. Laid over until March 18.

PUTNAM AV, WEST.—Acquiring title to the lands necessary for PUTNAM AV WEST, from West 233d st to Van Cortlandt Park South. Laid over until March 18.

DAVIDSON AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary, also paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of DAVIDSON AV, from Evelyn pl to Fordham rd, together with all work incidental thereto. Laid over until March 18.

FINDLAY AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of FINDLAY AV, from 165th st to 166th st, setting curb where necessary, together with all work incidental thereto. Adopted.

FIELDSTON RD.—Acquiring title to the lands necessary for FIELDSTON RD, from Riverdale av to Spuyten Duyvil parkway. Laid over until March 18.

RIVERDALE AV.—Changing from a two-grade level to a one-grade level RIVERDALE AV, as proposed bet. 230th st and 238th st. Laid over until March 18.

WHALEN AV.—Laying out WHALEN AV, bet. Broadway and Huxley av. Laid over until March 18.

SPUYTEN DUYVIL CREEK.—Constructing a temporary crossing at SPUYTEN DUYVIL CREEK, along the proposed roadbed of 225TH ST, prolonged, which parallels the railway so that pedestrians may have convenient access to the subway and trolley lines centering at Broadway and 225th st. Denied.

NEWTON AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in NEWTON AV (POST RD) from West 233d st to 260th st, together with all work incidental thereto. Laid over until March 18.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON FEB. 20.

REMSEN AV, ETC.—Temporary park basins and appurtenances in REMSEN AV, at the southwest corner of LELAND AV; at the southwest and northwest corners of LAKE GROVE PL, the east side of REMSEN AV, opposite Lake Grove pl and on the east and west sides of REMSEN AV, about 1,000 ft. south from McNeil av, 5th Ward. Amended and adopted as two resolutions. Resolution No. 1: Temporary park basin in REDFERN AV at the west corner of Leland av, at the west and north corners of Lake Grove pl, and in the east side of REDFERN AV, opposite Lake Grove pl. Resolution No. 2: Temporary park basin in REDFERN AV at Wolcott av, and in the east side of REDFERN AV opposite Wolcott av.

MASPETH AV, ETC.—To construct a dry weather flow sewer and appurtenances in MASPETH AV, from Newtown Creek to Rust st; in RUST ST, from Maspeth av to Clarke av, and construct a sewer and appurtenances in CLARKE AV, from the outlet at Maspeth Creek to Borden av, 2d Ward. Amended, to exclude sewer in CLARKE AV, bet Perry and Borden avs. Otherwise adopted.

LELAND AV.—To construct a temporary sanitary sewer in LELAND AV, from the Sewage Purification Plant to Redfern (Remsen) av, and in REDFERN AV, from Horton pl to McNeil av, 5th Ward. No action taken.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE ON FEB 25.

MARYLAND AV, ETC.—To provide a sanitary sewer in MARYLAND AV, bet the Staten Island Rapid Transit Railroad and Tompkins av, 4th Ward. Laid over until March.

DE KALB ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on DE KALB ST, from Richmond rd to Mosel av. Laid over.

PIERCE ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on PIERCE ST, from Richmond rd to Main av. Laid over.

PROSPECT ST.—To construct a temporary sanitary sewer with the necessary appurtenances in PROSPECT ST, from Bay st to Van Duzer st, in the 2d Ward. Adopted.

STEUBEN ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on STEUBEN ST, from Richmond rd to Mosel av. Laid over.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

MANHATTAN.

4TH AV, ETC.—Changing the grade of 4TH AV, from East 32d st to East 34th st; of PARK AV, from East 34th st to East 35th st; of EAST 33D ST, from 4th av to a point 256 ft. east therefrom; and of EAST 34TH ST, from Madison av to a point 238 ft. east of Park av. Laid over for 2 weeks.

ISHAM-DRAKE ESTATE SECTION.—Amending the proceeding for acquiring title to a large number of streets in the ISHAM-DRAKE ESTATE SECTION, by excluding the unacquired portion of WEST 214TH ST, bet Seaman av and Indian rd, and instituting an independent proceeding for acquiring title to WEST 214TH ST and to the unacquired section of ISHAM PARK, at the expense of the city at large. Laid over for one week.

BRONX.

NORTH ST.—Laying out NORTH ST, from Morris av to Walton av. Adopted.

FORT SCHUYLER RD.—Amending the proceeding for acquiring title to FORT SCHUYLER RD, from the east boundary line of the land acquired for West Farms rd at Westchester Creek to Shore dr, by EXCLUDING that portion of the street south of Morris lane. Laid over for 3 weeks.

BROOKLYN.

ELDERTS LANE, ETC.—Acquiring title to ELDERTS LANE, from Glenmore av to Stanley av; and to SHERIDAN AV, from Glenmore av to Fairfield av. Referred back to Engineer of Brooklyn.

QUEENS.

HUNTERS POINT AV, ETC.—Request of the Dock Commissioner that the Board certify the plan for terminal facilities, etc., on HUNTERS POINT AV, VAN DAM ST, NOTT AV, SCHOOL ST, THOMPSON AV, MEADOW AV and the north shore freight connection of the LONG ISLAND RAILROAD, and includes water and car float connections on DUTCH KILL CREEK at its head, near Hunters Point av. Granted.

FINAL MAPS.—Establishing the lines and grades of SECTION 318 of the FINAL MAPS. Adopted.

RUST ST, ETC.—Modifying the STREET PLAN for the section bounded by Rust st, Grand st, Broad st, Hill st, Clermont av, Flushing av and James st. Adopted.

COLUMBIA AV.—Acquiring title to COLUMBIA AV, from Laurel Hill boulevard to Queens boulevard. Adopted.

4TH ST, ETC.—Amending the proceeding for acquiring title to 4TH ST, from Queens boulevard to Jackson av; and to 5TH ST, from Queens boulevard to Woodside av. Adopted.

FISK AV.—Amending the proceeding for acquiring title to FISK AV, from Grand st to Woodside av, by excluding the three blocks NORTH OF QUEENS BOULEVARD. Adopted.

HEMPSTEAD AV, ETC.—Laying out HEMPSTEAD AV (Hempstead and Jamaica turnpike), from Jamaica av (Jericho turnpike), to 98th av (West Whittier st); and SPRINGFIELD BOULEVARD (Creed av), from Jamaica av (Jericho turnpike) to 97th av (Creed pl). Laid over for 2 weeks.

WOODBINE ST, ETC.—Changing the grade of the STREET SYSTEM, bounded by Woodbine st, Woodward av, Cornelia st, and Seneca av. Public hearing on April 3.

OXFORD AV.—Modifying the STREET PLAN for the section bounded by Oxford av, Beufort av, Hamilton av and Liberty av. Public hearing on April 3.

ST. FELIX AV.—Acquiring title to ST. FELIX AV, from Alden av to OLD BERGEN AV. Public hearing on April 3.

TOWNS PL.—Acquiring title to TOWNS PL, from Packard st to Laurel Hill av. Public hearing on April 3.

1ST ST.—Acquiring title to 1ST ST, from Greenpoint av to Woodside av, and from Howell av to Jackson av. Referred back to Borough President of Queens.

2D ST, ETC.—Acquiring title to 2D ST, from Howell av to Jackson av, and to 3D ST, from Queens boulevard to Woodside av, and from Stryker av to Jackson av. Public hearing on April 3.

FOREST AV, ETC.—Sewer in FOREST AV, from Putnam av as laid out north of Forest av, to Putnam av as laid out south therefrom; and in PUTNAM AV, from Forest av to Buchman av. Preliminary work. Adopted.

FRANCONIA AV, ETC.—Sewer in FRANCONIA AV, from 17th st to the crown 210 ft east of Central av; in 16TH ST, from Franconia av to Hawthorne st; and in HAWTHORNE ST, from 16th st to the crown 360 ft east of Central av. Preliminary work. Adopted.

PERCY ST, ETC.—Sewers in PERCY ST, from Parsons av to Beech st; in BEECH ST, from Percy st to Central av; in CYPRESS AV, from Percy st to Central av; in DELAWARE ST, from Percy st to Central av; and in ELM ST, from Percy st to Central av. Preliminary work. Adopted.

MYRTLE AV, ETC.—Receiving basins on MYRTLE AV, at the northeast corner of FOSDICK AV; at the northeast corner of LAFAYETTE ST; and at the northeast corner of TOMPKINS PL. Preliminary work. Adopted.

WASHINGTON AV.—Receiving basins at the northwest corner of 7TH AV, and at the northeast corner of 8TH AV. Preliminary work. Adopted.

FAIRVIEW AV.—Regulating and grading FAIRVIEW AV, from Forest av to Woodbine st. Preliminary work. Adopted.

HAROLD AV.—Regulating and grading HAROLD AV, from Thomson av to Skillman av. Preliminary work. Adopted.

BEEBE AV.—Paving with asphalt block (permanent pavement) BEEBE AV, from William st to Academy st. Preliminary work. Adopted.

7TH ST.—Amending the resolution of May 6, 1910, under which preliminary authorization was granted for paving with Belgian block 7TH ST, from West av to a point about 100 ft east therefrom, by designating the pavement as of a preliminary character. Adopted.

1ST AV.—Paving with asphalt block (permanent pavement) 1ST AV, from Payntar av to Washington av. Adopted.

11TH AV.—Flagging and paving with asphalt block (permanent pavement) 11TH AV, from Broadway to Graham av. Adopted.

HULST ST.—Sewer in HULST ST, from Greenpoint av to Anable av. Adopted.

LEFFERTS AV.—Sewer in LEFFERTS AV, from Liberty av to Atlantic av. Adopted.

RICHMOND.

TARGEE ST.—Changing the grade of TARGEE ST bet. Metcalfe st and Irving pl. Adopted.

TARGEE ST.—Changing the grade of TARGEE ST, bet. Baltic av and Richmond rd. Public hearing on April 3.

RHINE AV.—Temporary combined sewer in RHINE AV, from De Kalb st to Hansa st. Preliminary work. Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on March 6, at 10.30 a. m., the following matters, among other matters, will be considered:

MANHATTAN.

WEST 215TH ST, ETC.—Changing the grade of WEST 215TH ST, from Indian rd to Park Terrace West; of WEST 218TH ST, from Indian rd to the east line of Seaman av; and of SEAMAN AV, at its intersection with 215th st; and of SEAMAN AV, from the south line of West 218th st to a point abt 100 ft north of West 218th st.

BRONX.

CONCORD AV, ETC.—Changing the grade of Concord av, from East 142d st to St. Joseph's st; and of St. Mary's st, from Wales av to Robbins av.

TIEMANN AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Tiemann av, Boston av, Wickham av, and Mace av.

SECTION 61 OF FINAL MAP.—Laying out the lines and grades of the STREET SYSTEM within the area designated as Section 61 of the Final Map.

EAST 167TH ST.—Acquiring title to the lands, etc., required for the widening of EAST 167TH ST, from Webster av to Clay av.

ADEE AV.—Amending the proceedings for acquiring title to ADEE AV, from Boston rd to the bulkhead line of the Hutchinson River, as shown on Section 44 of the Final Maps, so as to conform to a map or plan adopted by the Board of Estimate and Apportionment on Dec. 12, 1912, and approved by the Mayor on Dec. 18, 1912, changing the lines of ADEE AV, at Gun Hill rd.

BROOKLYN.

GRAVESEND AV, ETC.—Changing the grades of the STREET SYSTEM, bounded by Gravesend av, Am M, East 3d st, Av N, Ocean parkway and Av O; of EAST 2D ST, from Cortelyou rd to Ditmas av; and laying out the lines and grades of RYDER AV, from Gravesend av to Ocean parkway.

EAST NEW YORK AV, ETC.—Changing the grades of the STREET SYSTEM, bounded by East New York av, Hopkinson av, Riverdale av, Watkins st, Hegeman av, Hopkinson av, Vienna av, Rockaway av, Stanley av, East 98th st, and Grafton st.

EAST 91ST ST.—Acquiring title to the lands, etc., required for the opening and extending of EAST 83D ST, from Ralph av to Flatlands av.

EAST 91ST ST.—Acquiring title to the lands, etc., required for the opening and extending of EAST 91ST ST, from East New York av to Av D, excluding the right-of-way of the Manhattan Beach Branch of the Long Island Railroad.

QUEENS.

YOUNG ST, ETC.—Changing the grade of YOUNG ST, from Gale st to Hunterspoint av; and of HUNTERSPOINT AV, from Moore st to Honeywell st.

BROADWAY, ETC.—Changing the lines of the STREET SYSTEM, bounded by Broadway, Corona av, Parcell st, Chicago st, and Maurice av, providing for the discontinuance of abt. 160 ft of GERRY AV, at its west end; and for the discontinuance of PIKE ST, bet. Maurice av and Corona av.

BURROUGH AV.—Acquiring title to the lands, etc., required for the opening and extending of BURROUGH AV, from Borden av to Woodside av.

AMORY AV, ETC.—Acquiring title to the lands, etc., required for the opening and extending of AMORY AV, from Metropolitan av to Bleecker st; and STANHOPE ST, from Woodward av to Metropolitan av.

REMSEN AV, ETC.—Amending the proceeding for acquiring title to REMSEN AV, from Calamus av to Gwyder st; and REMSEN PL, from Breck pl to Corinth av; by eliminating REMSEN PL, from Breck pl to Corinth av; the proceeding, as amended, to relate only to REMSEN AV, from Calamus av to Gwyder st.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before March 25, at 11 a. m., when testimony will be taken:

MANHATTAN.

141ST ST.—Regulating, grading, curbing and flagging 141ST ST, from Broadway to Riverside dr, together with a list of awards for damages caused by a change of grade. List 2841.

BROOKLYN.

GELSTON PL.—Regulating, grading, curbing, guttering and laying sidewalks on GELSTON PL, bet. 86th st and 94th st, together with a list of awards for damages caused by a change of grade. List 9901.

BATTERY AV.—Regulating, grading, curbing and flagging BATTERY AV, from 86th st to 92d st, together with a list of awards for damages caused by a change of grade. List 1696.

AV L.—Regulating, grading, curbing, flagging AV L, from Coney Island av to East 15th st, and from East 16th st to Ocean av. The area of assessment extends to within one-half the block at the intersecting and terminating streets. List 2878.

CHURCH AV.—Basin at the northwest corner of CHURCH AV and ROGERS AV. Area of assessment: Block 5090. List 3005.

DINSMORE PL.—Sewer and appurtenances in DINSMORE PL, bet. Richmond st and Logan st; and basin on the south side of DINSMORE PL, opposite Richmond st. Area of assessment: Blocks 4139 and 4142. List 3006.

11TH AV, ETC.—Sewer in 11TH AV, from 65th st to 66th st, and in 65TH ST, south side, from 10th av to 11th av. Area of assessment: Blocks 5751 and 5752. List 3007.

83D ST, ETC.—Sewer basin at the north corner of 83D ST and 10TH AV. Area of assessment: Block 6011. List 3010.

72D ST.—Sewer basin on 72D ST, at the north corner of New Utrecht av. Area of assessment: Block 6180. List 3015.

NEWKIRK AV.—Sewer in NEWKIRK AV, bet. Coney Island av and 1st st. Area of assessment: Block 5425. List 3018.

75TH ST.—Sewers in 75TH ST, north side, bet. 14th av and the end of existing sewer abt. 341 ft east of 15th av; and on the south side, bet. 14th and 16th av. Area of assessment. Blocks 6212, 6213, 6223 and 6224. List 3019.

12TH AV, ETC.—Sewer in 12TH AV, bet. 68th st and 69th st (Bay Ridge av); and outlet in BAY RIDGE AV (69th st), bet. 12th av and 13th av; and in BAY RIDGE AV (69th st), bet. 10th av and 12th av. Area of assessment: Blocks 5880, 5772, 5773, 5774, 6154 and 6155. List 3022.

37TH ST, ETC.—Sewer basin on northwest corner of 37TH ST and OLD NEW UTRECHT RD. Area of assessment: Lot 1 of Block 5301. List 3023.

QUEENS.

ELY AV.—Regulating and grading ELY AV, from a point 148 ft north of Harris av to Payntar av, 1st Ward. Area of assessment extends to within one-half the block at the intersecting and terminating sts. List 2624.

PLEASURE AV.—Sewer in PLEASURE AV, from 2d av to Lawrence st, 1st Ward. Area of assessment: Block 91. List 3001.

NURGE ST.—Sewer in NURGE ST, from Emma st to Martin st, 2d Ward. Area of assessment: Block 20. List 3000.

By the Supreme Court.

FINAL REPORTS.

MINERVA PL, BRONX.—Acquiring title to the lands, etc., required for opening and extending MINERVA PL, bet Jerome av and the Grand Boulevard and Concourse, 24th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 3, at 10.30 a. m.

EAST 182D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 182D ST, from Park av to Washington av, 24th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 3 at 10.30 a. m.

BILL OF COSTS.

WOOLSEY AV, QUEENS.—Acquiring title to lands, etc., required for the opening and extending of WOOLSEY AV, from Barclay st to Steinway av, 1st Ward. The bill of costs in the above matter will be presented, for taxation, to a special term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 10 at 10 a. m.

By Comm'rs Estimate and Assessment.

WEST 179TH ST, BRONX.—Acquiring title to lands, etc., required for the opening and extending of WEST 179TH ST, from Osborne pl to Aqueduct av, 24th Ward. Frederick C. Hunter, Clarence C. Rogers and Henry A. Gumbleton, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before March 17; and they will hear all such parties, in person, on March 19 at 2 p. m.

Clarence C. Rogers, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before March 17; and he will hear all such parties, in person, on March 19 at 2.30 p. m.

PARSONS AV, QUEENS.—Acquiring title to the lands, etc., required for the opening and extending of PARSONS AV, from Queens av to Rose st, 3d Ward. Frank L. Entwisle, John M. Reid and Edward Duffy, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Court House Square, Long Island City, on or before March 17; and they will hear all such parties, in person, on March 19 at 2 p. m.

Frank L. Entwisle, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Court House Square, Long Island City, on or before March 17; and he will hear all such parties, in person, on March 20 at 2.30 p. m.

Notice to Present Claims.

CHICAGO ST, ETC., QUEENS.—Acquiring title to lands, etc., required for the opening and extending of CHICAGO ST, from Corona av to Queens boulevard; TOLEDO AV, from South Railroad av to Queens boulevard; PARCELL ST, from Gay st to Corona av; MEDINA PL, from Gerry av to Corona av; and the PUBLIC PLACE, bounded by Chicago st, Justice st and Laconia st, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to George E. Blackwell, Patrick J. Mara, and Ellis Parker Butler, commissioners, at the Municipal Building, Court House Square, Long Island City, on or before March 6; and they will hear all such parties, in person, on March 13 at 10 a. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

WEST 142D ST.—Regulating, grading, curbing and flagging WEST 142D ST, from a point 450 ft east of Lenox av to Marginal st, 12th Ward. Area of assessment: Both sides of 142d st, from a point 450 ft east of Lenox av to Marginal st, and to the extent of half the block at the intersecting streets. April 19.

ELLWOOD ST.—Regulating, grading, curbing and flagging ELLWOOD ST, from Nagle av to Sherman av, 12th Ward. Area of assessment: Both sides of Ellwood st, from Nagle av to Sherman av, and to the extent of 100 ft on each side of said street. April 19.

SEAMAN AV.—Regulating, grading, curbing and flagging SEAMAN AV, from 218th st to a point 100 ft south of 215th st; and constructing necessary retain wall and laying stone bridge, 12th Ward. Area of assessment: Both sides of Seaman av, from 218th st to 214th st, and to the extent of half the block at the intersecting streets. April 19.

5TH AV AND 56TH ST.—Restoring asphalt in front of northwest corner of 5TH AV AND 56TH ST, 22d Ward. Area of assessment: Lot 34, Block 1272. April 22.

BROOKLYN.

BENSON AV.—Opening and acquiring title to BENSON AV, from Bay 32d st to Bay 35th st, 30th and 31st Wards. Area of assessment: Obtained at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn. April 19.

EAST 8TH ST.—Regulating, grading, curbing and flagging EAST 8TH ST, bet. Church av and Av C, 29th Ward. Area of Assessment: Both sides of EAST 8TH ST, from Church av to Av C, and to the extent of half the block at the intersecting streets and avenues. April 19.

QUEENS.

3D AV.—Paving 3D AV, from Jackson av to Webster av, 1st Ward. Area of assessment: Both sides of 3D AV, from Jackson av to Webster av, and to the extent of half the block at the intersecting avenues. April 19.

3D AV.—Paving 3D AV, from Webster av to Graham av, 1st Ward. Area of assessment: Both sides of 3D AV, from Webster av to Graham av, and to the extent of half the block at the intersecting avenues. April 19.

9TH ST.—Regulating, grading, flagging and fencing vacant lots on 9TH ST, from Vernon av to East av, 1st Ward. Area of assessment: Both sides of 9TH ST, from Vernon av to East av, and to the extent of half the block at the intersecting avenues. April 19.

13TH AV.—Paving 13TH AV, from Grand av to Flushing av, 1st Ward. Area of assessment: Both sides of 13TH AV, from Grand av to Flushing av, and to the extent of half the block at the intersecting avenues. April 19.

BOULEVARD.—Paving BOULEVARD, from 14th st to Nott av, 1st Ward. Area of assessment: Both sides of BOULEVARD, from 14th st to Nott av, and to the extent of half the block at the intersecting streets. April 19.

CRESCENT ST.—Paving CRESCENT ST, from Flushing av to Hoyt av, 1st Ward. Area of assessment: Both sides of CRESCENT ST, from Flushing av to Hoyt av, and to the extent of half the block at the intersecting avenues. April 19.

VAN ALST AV.—Regulating and grading VAN ALST AV, from Ditmars av to Winthrop av, 1st Ward. Area of assessment: Both sides of VAN ALST AV, from Ditmars av to Winthrop av and to the extent of half the block at the intersecting streets. April 19.

WILBUR AV.—Regulating, grading, curbing, flagging and laying cross-walks on WILBUR AV, from William st to Sunswick st, 1st Ward. Area of assessment: Both sides of WILBUR AV, from William st to Sunswick st, and to the extent of half the block at the intersecting streets. April 19.

DE KALB AV.—Regulating, grading, curbing and flagging DE KALB AV, from Onderdonk av to Woodward av, 2d Ward. Area of assessment: Both sides of DE KALB AV, from Onderdonk av to Woodward av, and to the extent of half the block at the intersecting streets. April 19.

ST. NICHOLAS AV, ETC.—Laying cement sidewalks on ST. NICHOLAS AV, bet. Linden st and Myrtle av; northwest corner of MYRTLE AV and WOODBINE ST; southeast corner of STANHOPE ST and ONDERDONK AV; west corner of GREENE AV, SENECA AV, south side of BLEECKER ST, bet. Seneca av and Cypress av, 2d Ward. Area of assessment: Blocks 39, 124, 125, 127, 128; Block 30, Lots 1, 36, 37; Block 13, Lot 26, and Block 29, Lot 1. April 19.

FLUSHNG AV.—Flagging east side of FLUSHING AV, from Melrose av south to the corner formed by the intersection of the east side of FLUSHING AV, with the right-of-way of the New York and Queens County Railroad; and on the west side of FLUSHING AV, from Fulton st to Terrace av, 4th Ward. Area of assessment: Block 794, Lot 43, and Block 795, Lot 36. April 19.

WILLARD AV, ETC.—Flagging WILLARD AV, east side, from Jamaica av to Ferris st; on FERRIS ST, south side, from Manor av to Willard st; on JAMAICA AV, south side, bet Shaw av and Suydam st; southwest corner of MANOR AV AND BRANDON ST; and WOODHAVEN AV east side, bet. Jamaica av and Syosset st, 4th Ward. Area of assessment: Blocks 41, 45, 67, 79, 81 and 88. April 19.

Telephones Unprofitable in Apartment Houses.

The Washington Heights Taxpayers' Association opened a campaign this week for cheaper telephone service. At a meeting of the committee appointed to investigate switchboard charges it was asserted that the apartment house owner is a heavy loser under the present system. The committee will embody its findings in a report and present it to the officers of the telephone company within a few days.

It was said at the meeting that under the present system the actual cost to the landlord is from 7 to 11 cents a call. This is due, the landlords say, to the charge of $274 a year for a switchboard, $6 for each extension, calls charged by the company where "Busy" or "Don't answer" is reported by the central operator and the cost of from $25 to $30 a month for a switchboard operator. The owners charge the tenants five cents a call. An aggregate loss of $25,000 a year to landlords through these causes was a conservative figure, it was asserted.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Architects In Albany Court House Competition.

The County of Albany which is to erect a County Court House for the various city departments, on the property bounded by Eagle, Lodge, Steuben and Columbia streets, Albany, will cost, including plumbing, heating, ventilating, wiring, permanent furniture and fixtures, but exclusive of movable furniture, mural decorations, architectural and engineering fees, and the acquisition and clearing of the site, $672,000. Judging from the large number of architects who have consented to submit plans in competition, it will be one of the liveliest and most interesting architectural contests now before the profession.

Franklin B. Ware, 1170 Broadway, Manhattan, is architectural adviser, and Frank Miles Day and Walter Cook have been appointed by the Committee on Public Buildings of the Board of Supervisors to act with the adviser on the jury of award. It has been estimated that a building containing the requirements and constructed of substantial material can be constructed for 32 cents per cubic foot. Any design, therefore, which exceeds 2,100,000 cubic feet in gross volume will be debarred and placed but of the competition. The board is to pay the winning architect for his services a sum equal to 6 per cent.

The list of competitors, all of whom have offices either in New York City or New York State, include: Albro & Lindeberg, A. N. Allen, Bannister & Schell, Blair & Emerson, A. J. Bodker, G. A. & H. Boehm, F. H. Bosworth, Jr., Bragdon & Arnold, Brazer & Robb, C. W. Buckham, Butler & Morris, George Cary, E. P. Casey, George H. Chichester Cross & Cross, Crow, Lewis & Wickenhoefer, Davis, McGrath & Keissling, Delano & Aldrich, Dennison & Hirons, Dillon, McLellan & Beadel, W. J. Dilthey, D'Oench & Yost, M. L. & H. G. Emery, Ewing & Chappell, J. H. Freedlander, Gillespie & Carrel, Wm. H. Gompert, A. S. Gottlieb, Griffin & Wynkoop, Hazzard, Erskine & Blagden, Hewitt & Bottomley, Hiss & Weekes, A. Hopkins, Hoppin & Koen, Hunt & Hunt, Chas. B. Huntington, Jackson & Rosencrans, H. A. Jacobs, Edgar A. Josselyn, Kirby & Petit, H. P. Knowles, La Farge & Morris, E. D. Litchfield, Guy Lowell, Ludlow & Peabody, H. R. Mainzer, Maynicke & Franke, A. Wallace McCrea & Co., Jos. H. McGuire, Chas. E. Miller, L. Moses, Nash & Smith, Nelson & Van Wagonen, Palmer, Hornbostel & Jones, Peppmuller & Mulliken & Moeller, Pilcher & Tachau, Henry Brooks Price, Wilson Potter, Geo. B. Post & Sons, J. G. Rogers, Albert R. Ross, Ross & McNeil, Pennington Satterthwait, Eugene Schoen, Seymour & Schonewald, William Neil Smith, Grenville Temple Snelling, Squires & Wendehack, Stem & Felheimer, Stephenson & Wheeler, Stoughton & Stoughton, Taylor & Bonta, Taylor & Mosley, Tryon, Lindenmeyr & Loeb, W. B. Tubby, Valentine & Kissam, John V. Van Pelt, Harry Leslie Walker, Hobart A. Walker, Werner & Windolph & Van Alen, Whitefield, Dodge & Chard, Wilder & White, York & Sawyer, all of New York City; Parfitt Bros., Brooklyn; Fuller & Robinson Co., C. G. Ogden, and Marcus T. Reynolds, all of Albany; Gordon & Madden, Rochester, N. Y.; A. H. Hopkins, and Martin C. Miller, all of Buffalo; Merrick & Randall and J. Foster Warner, of Syracuse.

Latest Park Avenue Apartments.

The Fullerton Weaver Realty Co., of 1 Madison avenue, is having plans prepared by J. E. R. Carpenter, 1 Madison avenue, for the improvement of the northwest corner of Park avenue and 66th street, having a frontage of 80 feet on Park avenue by 110 feet in 66th street. The plot is now covered with six private houses which will be demolished about July 1, and operations will be started immediately with either a twelve or eighteen-story apartment house of the highest type. There will be one apartment to a floor, consisting of eighteen rooms and six baths, including six private bedrooms and four baths, and six servant bedrooms with two baths, living-room, drawing-room, 20x32 feet, dining-room, gallery, 13x50 feet, large kitchen and butler's pantry, separate servant's dining-room, and private laundries on the roof. The interior equipment will be very elaborate. The total estimated cost of site and building together is $1,500,000. The rentals for each apartment will average $12,000 per year, and it is said that a lease of one of the apartments has already been consummated. The owners will take title to the property the latter end of June.

Activity on Sherman Avenue, Bronx.

The Bendheim Construction Company of 128 Broadway, is having plans prepared by Moore & Landsiedel, 3d avenue and 148th street, for a row of five five-story apartment houses, 50x113 feet each, to be erected on the south side of Sherman avenue, 100 feet west of Academy street, the Bronx, at a total cost of about $250,000.

7th Avenue and 27th Street Loft.

The 28th Street and Seventh Avenue Realty Co., of which William F. Donnelly is secretary, 99 Nassau street, will start operations at once on a 16-story loft building, 100x100 feet, at the northwest corner of Seventh avenue and 27th street. The cost is estimated at $400,000. The plans are being prepared by George M. McCabe, of 96 Fifth avenue. The owner will handle all contracts.

To Figure Y. W. H. A. Building.

The Young Woman's Hebrew Association, 1578 Lexington avenue, Mrs. I. Unterberg, president; S. I. Wyman, secretary, and Mrs. S. Liebovitz, treasurer, through L. A. Abramson, architect, of 37 Liberty street, will be ready for estimates about April 15, from general contractors for the ten-story building, 100x100 feet, which the association is to erect in the north side of 110th street between Lenox and Fifth avenues. The cost is placed at $250,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—The Congregation B'nai Sholaum, 9th st, between 5th and 6th avs, contemplate the erection of a synagogue, Rabbi I. H. Levinthal is interested in raising sufficient money to erect the proposed edifice. No architect has yet been selected.

ELIZABETH, N. J.—Nathan Finkel, 231 Elizabeth av, contemplates the erection of a 4-sty brick and stone business building at 225-229 Broad st, to cost $100,000. Title to the property has just recently been taken.

BINGHAMTON, N. Y.—Mitchell & Church, dealers in dress goods, contemplate the erection of a new factory this spring to cost between $75,000-$100,000. No plans have been drawn as yet and no architect has been selected.

SYRACUSE, N. Y.—The First National Bank, C. W. Snow, president, A. P. Fowler, vice-president, contemplates the erection of a bank building in this city. No site has yet been selected and no architect has been retained.

SYRACUSE, N. Y.—The Elmwood Presbyterian Church, Rev. A. W. Allen, 512 West Colvin st, pastor, contemplates the erection of a $20,000 edifice. No architect has yet been selected.

NEWARK, N. J.—The Summerfield M. E. Church contemplate the erection of a new edifice at the corner of Mt. Prospect and Grafton avs, to cost between $50,000-$60,000. Rev. J. F. Maschman, 755 Clifton av, is pastor. No architect has yet been selected and in all probability definite action will not be taken until after April 1.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—The Mount Vernon Holding Co., 49 West 21st st, N. Y. C., owner, is taking bids for a 6-sty brick apartment house, 50x94 ft., to cost $70,000. Neville & Bagge, 215 West 125th st, N. Y. C., are architects.

DWELLINGS.

BRIGHTWATERS, L. I.—E. H. Janes, 124 West 45th st, N. Y. C., architect, is taking bids for a 2½-sty frame residence, 35x50 ft, for Stephen Remsen, 462 West st, N. Y. C. Cost, about $8,000.

GREAT NECK, L. I.—Aymar Embury, 2d, 132 Madison av, N. Y. C., architect, is taking bids for a 2½-sty residence, 28x52 ft, of terra cotta blocks for Mrs. George M. Gales, care of architect. Cost, about $12,000.

FAR ROCKAWAY, L. I.—John Reid, 248 West 154th st, N. Y. C., is taking bids for a 2-sty residence, 33x50 ft, and garage, to be erected at Windsor Park, from plans by Thos. O'Kane, this place, architect. Cost, about $12,000.

PORTCHESTER, N. Y.—John Simmen, 14 Mead av, owner, is taking bids on the general contract for a 2½-sty frame residence, 28x31 ft, to be erected on Elmont av, from plans by D. H. Ponty, Depot Sq., architect.

MANHATTAN.—Trowbridge & Ackerman, 62 West 45th st, architects, are taking bids for alterations to the 2½-sty brick residence at 155 East 70th st, for Dr. Dever S. Byard, on premises, owner. Cost, about $20,000.

MANHATTAN.—Neville & Bagge, 215 West 125th st, architects, are taking bids for alterations to the 5-sty brick and stone residence at 1365 St. Nicholas av for Lamont McLoughlin, 309 Broadway, owner.

HOTELS.

MANHATTAN.—John V. Fitzpatrick, 1543 St. Nicholas av, owner, is taking bids for a 2-sty brick and limestone hotel and cafe, 100x100 ft, to be erected at the southwest corner of Nagle av and Dyckman st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about $25,000.

STABLES AND GARAGES.

BELMONT AV.—John Westhofen, 251 East 125th st, has received the general contract to erect a garage at 2144 Belmont av and desires bids on subs.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Franklin M. Small, 265 Broadway, architect, is taking bids for alterations to the loft building at 72-76 Greene st for E. Mansbacs, 320 Broadway, owner.

THEATRES.

MANHATTAN.—V. Hugo Koehler, 489 5th av, is completing plans for a 2-sty brick moving picture theatre, 41x90 ft., to be erected at 11-13 West 116th st for the Uptown Holding Co., David Goldberg, president, and David New-

Plans Pending (Continued).

berger, [illegible] 489 5th av. The Rose Theatre Co., Mayer Seidlita, president, 489 5th av, is lessee. Jacob Fischel, 165 East 131st st, will take bids on [illegible] contracts immediately Cost about $25,000.

NEWARK, N. J. The Libman Contracting Co., 107 W. 46th st, N. Y. C., is bearing the general contract for the theatre to be erected at the southeast corner of Washington st and Market [illegible] plans by McMurray & Pulis, 22 Clinton st, architects. Bids are wanted by the Libman Contracting Co., on all subs, immediately.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

116TH ST.—M. Bernstein, 131 East 23d st, has completed plans for alterations to the 5-sty tenement at 209 East 116th st, for Jos. Liebling, 135 West 26th st, owner. Cost about $7,000.

WADSWORTH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty tenements to be erected at the southeast corner of Wadsworth av and 191st st, for the 191 St. Constn. Co., 35 Nassau st, owner. Cost between $50,000 and $75,000.

70TH ST.—The 178 East 70th St. Co., controlled by I. Randolph Jacobs and Everett Jacobs, will shortly commence the erection of a 9-sty elevator apartment house at 178 to 182 East 70th st, from plans by Rouse & Goldstone, 40 West 32d st. It is estimated to cost $250,000.

BROADWAY.—The Metropolitan Life Insurance Co. has made a loan of $100,000 to the Herbert Dongan Construction Co. for the erection of a 10-sty apartment house at the northwest corner of Broadway and 160th st. Neville & Bagge, 217 West 125th st, are preparing the plans.

NAGLE AV.—Wortmann & Braun, 114 East 28th st, are preparing plans for a 5-sty apartment, 50x120 ft., to be erected at the northwest corner of Nagle av and Arden st for Brown Bros., Inc., Alexander Brown, Jr., president, Floyd de L. Brown, treasurer, 33 East 20th st. Cost, $75,000.

CONVENT AV.—Chas. B. Meyers, 1 Union sq, is preparing plans for two 5-sty apartments to be erected at Convent av, near 133d st, for Elias A. Cohen, 198 Broadway, owner. Cost, about $75,000.

158TH ST.—The Riverview Construction Co. is the buyer of the plot, 96x99.11 ft, on the south side of 158th st, 72.3 ft east of St. Nicholas av. The buyers will erect a 5-sty apartment house.

DWELLINGS.

35TH ST.—V. Hugo Koehler, 489 5th av, has completed plans for alterations to three 4-sty residences and stores at 13-17 East 35th st for the Wm. Waldorf Astor Estate, Chas. M. Baldwin, trustee, room 300, 489 5th av. Edward Margolies, 19 East 33d st, is lessee. Cost, $15,000.

54TH ST.—Duncan Candler, 10 East 33d st, has completed plans for alterations to the 5-sty brick and stone residence at 4 West 54th st, for John D Rockefeller, on premises. Cost, about $25,000. The architect will take bids about March 2.

FACTORIES AND WAREHOUSES.

56TH ST.—Excavating is under way for a 3-sty brick wheelwright shop, 100x55 ft., at 609-615 West 56th st for John Theurer, 804 11th av, owner, Nieman & Luth, 25 West 42d st, have the general contract. Cost, $25,000.

HALLS AND CLUES.

COLUMBUS CIRCLE.—It is reported that the Supreme Lodge of the Loyal Order of Moose will erect a 5-sty clubhouse in the vicinity of Columbus Circle for the exclusive use of its members. It is said that the building will be completed by next October at a cost of $500,000. I. W. Cunningham, special national director of the order, is at the head of the movement.

5TH AV.—The Knickerbocker Club, now at 319 5th av, northeast corner 32d st, contemplates the erection of a new home, site for which has not yet been determined. At a meeting this week the members decided to abandon its present quarters and erect a new building.

SCHOOLS AND COLLEGES.

42D ST.—The New York College of Dentistry has purchased four dwellings at 330-336 East 42d st, as a site for a new structure. Nothing will be done for two or three years. The college now occupies the building at 205-7 East 23d st, 48.10x98.9 ft., which will be disposed of and the funds secured will be applied to the proposed 42d st building. No architect has yet been selected.

MANHATTAN.—Bids were opened Feb. 24 for fire protection work at Public Schools 35 and 188, and Wadleigh High School: P. S. 35, Benjes & Stiefel, $4,873, low bidder; P. S. 188, The Consolidated Constn. Co., Inc., $9,976, low bidder. Wadleigh High School, Joseph Ohlhausen, $14,843, low bidder.

STORES, OFFICES AND LOFTS.

41ST ST.—Eberle & Demmer, 1269 Broadway, architects, are preparing plans for four 1-sty brick stores, 20x50 ft., to be erected at 302 West 41st st for Charlotte Youngs Jacob, 12 Bridge st, owner. Irving Sarnoff, 36 East 23d st, is lessee.

BARCLAY ST.—John H. & Harry Haaren, and Diedrich Ficken, owners of 107 West Broadway, have purchased the property in the south side of Barclay st, between West Broadway and Greenwich st, measuring 111.5x26.8 ft. The new owners have no intention of building on the property.

7TH AV.—George M. McCabe, 96 5th av, is preparing new plans for a 16-sty loft building, 100x100 ft, to be erected at the northeast corner of 7th av and 27th st, for the 28th St and 7th Av Realty Co., William F. Donnelly, secretary, 99 Nassau st, owner. Cost, about $400,000.

146TH ST.—Clarence True, 109 West 88th st, has completed plans for a 2-sty brick store and office building, 125x100 ft, to be erected at 10 West 146th st, for Mary C. Cunningham, 46 Hamilton pl, owner. Thos. Cunningham, 46 Hamilton pl, will take estimates. Cost, $15,000.

THEATRES.

7TH AV.—A moving picture theatre will be erected by Felix Isman on the Seventh Av property between 41st and 42d sts, which he purchased last year. The seating capacity will be 969, and its cost $85,000. William H. Hoffman is the architect.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HUGHES AV.—L. Pisciotta, 391 East 149th st, has completed plans for a 4-sty tenement with stores, 31x58 ft, to be erected at the southeast corner of Hughes and Crescent avs, for Scalzo & Mungo, 705 East 187th st. Bids are being received on subs and materials. Cost, about $27,000.

CROTONA AV.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for two 2-sty brick tenements to be erected at the northwest corner of Crotona av, for Benj. Benson, Crotona Park North, 407 East 153d st, owner.

176TH ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for two brick tenements to be erected at 176th st and Arthur av, for the Stewart Construction Co., 176th st and Arthur av, Henry Cleland, president.

137TH ST.—Chas. Schaefer, Jr., 401 Tremont av, is preparing plans for alterations to two 5-sty tenements at the northeast corner of 137th st and Willis av, for Milton Silberman, 222 Willis av, owner.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 50x86 ft, to be erected on the east side of Webster av, 75 ft north of 184th st. Cost, $40,000. The Keilbert Construction Co., 535 East 166th st, is owner.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for five 5-sty brick apartment houses, 50x113 ft, to be erected on the south side of Sherman av, 100 ft west of Academy st, for the Bendheim Construction Co., 128 Broadway, owner. Cost, about $250,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

4TH ST.—Samuel Sass, 32 Union sq, N. Y. C., is preparing plans for four 6-sty store and apartment houses, 70x81 ft, to be erected in South 4th st. The construction will be of brick, limestone and terra cotta.

PROSPECT AV.—P. Tillion & Son, 389 Fulton st, are preparing plans for a 4-sty brick and limestone apartment, 39x80 ft, to be erected on the north side of Prospect pl, 200 ft east of Nostrand av, for the Prospect Pl Improvement Co., David E. Morris, secretary, 16 Bedford av. Cost, $25,000.

HOSPITALS AND ASYLUMS.

WINTHROP ST.—The John T. Williams Co., 401 West 59th st, N. Y. C., has received the general contract to alter the 2-sty brick storehouse at the Kings County Hospital in the south side of Winthrop st, 200 ft west of Kingsland av, for the City of N. Y. Frank J. Helmle, 190 Montague st, is architect. Cost, about $10,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Feb. 24 for installing electric equipment in new Public School 172. All bids were laid over.

BROOKLYN.—Bids were opened Feb. 24 for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 175. Item 1, Grimshaw & Sturges, $46,944, low bidder; Item 2, National Regulator Co., $3,256, low bidder.

BROOKLYN.—Bids were received Feb. 24 for gymnasium locker (Room 47) in Girls' High School. John T. Williams Co., $1,493, low bidder.

Queens.

DWELLINGS.

ROCKAWAY PARK, L. I.—J. B. Smith, Hammels, L. I., has completed plans for a 2½-sty frame residence, 30x60 ft, to be erected on Eastern av, 80 ft south of Boulevard, for John Devaney, 557 West 50th st, N. Y. C.

BELLE HARBOR, L. I.—Thomas O'Kane, Far Rockaway, L. I., has completed plans for a 2-sty frame residence, 28x38 ft, to be erected on the east side of Dover av, 76 ft south of Washington av, for Louisa Schilling, Rockaway Beach, owner. Cost, about $5,000.

Nassau.

DWELLINGS.

LAWRENCE, L. I.—A. T. Ketcham, Cedarhurst, L. I., has completed plans for a 2½-sty frame residence, 31x23 ft, for Patrick Lahive, owner. Cost, $5,000.

SCHOOLS AND COLLEGES.

GREAT NECK, L. I.—Work is expected to start in about six weeks on a new high school to cost about $75,000. It will have three floors and basement, gymnasium, cooking, manual training, lecture and recitation rooms.

Suffolk.

PUBLIC BUILDINGS.

SOUTHHAMPTON, L. I.—Work is to be commenced at once on a large addition on the south side of the Art Museum. It will be 1-sty of brick, 111x26 ft. The J. Dall Construction Co. has the contract.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MAMARONECK, N. Y.—Luce Tripedi, of this place, contemplates the erection of a 3-sty brick apartment on Mamaroneck av. Cost, about $7,000.

HASTINGS, N. Y.—E. Frank, Fernbrook st, Yonkers, is preparing sketches for four 4-sty brick apartments to be erected here.

DWELLINGS.

PORTCHESTER, N. Y.—D. H. Ponty, Depot sq, has completed plans for a 2½-sty residence, of terra cotta and stucco,, 28x28 ft., to be erected at Columbus Park for Guiseppi Giorgi, 38 Willow st.

NEW ROCHELLE, N. Y.—I. C. Jones, 182d st and 3d av, N. Y. C., contemplates the erection of a 2½-sty frame residence at the corner of Paine av and Overlook rd. R. E. Rogers, architect, 1133 Broadway, N. Y. C., has submitted preliminary plans. Cost about $10,000.

NEW ROCHELLE, N. Y.—Grace Fitchel, of this place, owner, has plans for a 2½-sty frame residence, 24x30 ft, to cost $5,000.

RYE, N. Y.—O. M. Beach, of this place, contemplates the erection of a 2½-sty frame residence here to cost $10,000.

NEW ROCHELLE, N. Y.—C. Lupprian, 180 Main st, is preparing plans for a 2½-sty frame residence to cost $8,000.

NEW ROCHELLE, N. Y.—C. A. Patterson, Main st, is preparing plans for a 2½-sty hollow tile and stucco residence to cost $10,000.

NEW ROCHELLE, N. Y.—C. Bunel, owner, is taking bids for a 2½-sty residence to cost $8,000.

NEW ROCHELLE, N. Y.—L. Lewis, owner, has plans for a 2½-sty residence to cost $5,000. It will be erected in Earl st.

MT. VERNON, N. Y.—H. J. Woodward, Cortland st, owner, has plans for a frame residence to be erected in Cortland st, to cost $5,000.

HALLS AND CLUBS.

MT. VERNON, N. Y.—Geo. M. Bartlett, 103 Park av, N. Y. C., is preparing plans for enlarging the 2-sty brick clubhouse, 52x64 ft, on the west side of Crary av, north of Sidney av, for the Westchester Women's Club, on premises, Mrs. Howard Burton, Archer av, chairman of building committee. Cost, about $25,000. Bids will be taken from local builders.

HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—The Tuberculosis Commission has requested $6,000 for the necessary enlargement of the tuberculosis hospital here, from plans by G. Howard Chamberlin.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Bids will be received by the Board of Education until March 5th at 8 p. m. for heating and ventilating School No. 10.

STABLES AND GARAGES.

YONKERS, N. Y.—Bates & How, 542 5th av, N. Y. C., have completed plans for a 2½-sty hollow tile garage, 35x21 ft, for Mrs. Richard Hayward, Lawrence Park West.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—C. A. Patterson, 262 Main st, is preparing plans for a 4-sty brick store and studio building, 50x90 ft, to be erected on North av, near Lockwood av, for the New Rochelle Realty Co. Cost, about $40,000.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 24:

NEWARK.—Garodnick & Litowitzch, 575 South 17th st, one 3-sty frame, $8,000; Domenico Giordano, 30 Garside st, one 4-sty brick, alteration, $1,000; Henry Ward, 263 Peshine av, one 3-sty frame, $8,000; Cerone & Contrino, 225-227 Clifton av, one 4-sty brick, $20,000; John Starns, 733 South 10th st, one 3-sty frame, $5,000; Moses Klein, 8 North 11th st, one 3-sty brick, alteration, $7,000; Mrs. Morris F. Kohn, 35-41 Brunswick st, one 4-sty brick, $30,000; Benjamin Frankel, 539-541 South 19th st, one 3-sty frame, $15,000; Jacob Risenberg, 290 Belmont av, one 3-sty frame, $7,000; Isadore Morelander, 482-484-486 South 19th st, three 3-sty frame, $21,000; Morris Orimland, 25-27 Stuyvesant av, two 3-sty frame, $12,000; Jacob Risenberg, 286-288 Belmont av, two 3-sty frame, $13,000; Gustav Kufferman & Louis Kusen, 468-472 South 17th st, three 3-sty frame $22,000; Solomon Levin, 299-301 South 19th st, two 3-sty frame, $13,000; Angelo M. Giulano, 104 Sheffield st, one 3-sty brick, $8,000; Nicola DeLuca, 243 Adams st, one 4-sty brick, $5,000; Herman & Co., 469 Washington st, one 3-sty brick, alteration, $1,000; Paul Otto, 824-828 Bergen st, two 3-sty frame, $14,000.

PATERSON.—Rosin & Warhaftik, 5 High st, one 3-sty brick, $6,000; Davis Stein, 62-64 Van Houten st, one 5-sty brick, $20,000.

PERTH AMBOY.—Alexander Balint, west side Grace st, 100 south of Smith st, one 2-sty frame, $5,000.

BAYONNE.—Abraham Warshansky, 512 Av C, one 3-sty frame, $200, alteration.

PASSAIC.—Jacob Wisnew, 65 2d st, one 3-sty brick, alteration, $500.

JERSEY CITY.—August Dege, 380-382-384 Ocean av, three 3-sty frame, alteration, $600; Abram. Towbin, 531 Grand st, one 3-sty frame, alteration, $2,000; George F. Brown, 185 Newark av, one 4-sty brick, alteration, $1,000; Alexander Vaccarello, 58 Germania av, one 3-sty brick, $5,000; Nathan Bodner, 533-535 Grand st, two 4-sty frame, alteration, $5,000.

KEARNY.—Pitcro Testa, north side Tappan st, 133 west of Davis av, one 2-sty frame, $4,000.

PRINCETON.—Jesse V. Bickford, 116-122 Nassau st, one 4-sty brick, $40,000.

WEST NEW YORK.—James Viorenza, northeast corner 15th and Madison sts, one 4-sty brick, $25,000.

CLIFTON.—Max Holder, southwest corner Main and Sheridan av, one 2-sty brick, $6,000.

RARITAN.—David Glaser, northwest corner Somerset and Wall sts, one 3-sty brick, alteration, $800.

CHURCHES.

NEWARK, N. J.—The Fifth Av. Presbyterian Church will erect a new chapel. More than $25,000 has been subscribed toward the fund.

PASSAIC, N. J.—St. Joseph's Polish Catholic Church contemplates the erection of a new building in Wall st, near 8th st, this city. Father Monteuffel is the rector. The edifice will be one of the largest in the city.

DWELLINGS.

BOONTON, N. J.—Chas. Brock of the Boonton Iron & Steel Co. has purchased two large building lots in the park on which he will erect a residence this spring.

NEW BRUNSWICK, N. J.—Henry Lins, farmer, has purchased two lots adjoining Richter's Bottling establishment and it is expected that he will erect a residence there. Mr. Lins was formerly a butcher in Church st, Milltown.

FOREST HILL, N. J.—Feist & Feist, of Newark, have sold for Mrs. Josephine Searing, of Caldwell, N. J., the vacant plot at 764-766 Lake st, just north of Hellar parkway, Forest Hill, to John L. Gifford, who will erect a residence for his occupancy, estimated to cost $7,500.

RUTHERFORD, N. J.—The Rutherford Construction Co., 31-33 Broadway, N. Y. C., has been incorporated under the laws of the State of New Jersey, with a capital stock of $20,000. It is their intention to develop their property at Rutherford, known as Lincoln pl and Rutherford av with 1-family houses of 7, 8 and 9 rooms, with every modern improvement. The officers of the company are Joseph H. Olidort, president; Moses Greenbaum, treasurer, and Leo S. Greenbaum, secretary and engineer.

HALLS AND CLUBS.

ASBURY PARK, N. J.—The B. P. O. Elks of Asbury Park, Dr. F. F. Coleman, chairman of building committee, contemplates the erection of a new building at Cookman and Monroe avs and Heck st, to cost about $50,000. It will be constructed of brick, stone and stucco, 4-stys in height, 34x100 ft. Project will include a restaurant on the first floor, reception rooms on the second, bedrooms and baths on the third, and lodge room on the fourth. Competition is now being held.

RED BANK, N. J.—Members of the Onward Council No. 98 Jr. O. U. A. M., of Red Bank, contemplate the erection of a 2-sty building. The trustees, Eden Ewing, Willard J Roop and Samuel E. Clark, were appointed to look over available sites.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—Plans are under way for extensive additions to the plant of the Roessler & Hasslacher Chemical Co. A new platinum, gold and silver refining building is to be erected at once in Front st.

HOSPITALS AND ASYLUMS.

ASBURY PARK, N. J.—The Home for Aged and Incurables, conducted by Mrs. S. Truax, is planning to enlarge the building with a new wing.

HOTELS.

PATERSON, N. J.—David Stein, of Collier & Stein, this city, has plans for the erection of a modern apartment house in Van Houten st, to cost about $20,000.

MUNICIPAL WORK.

PASSAIC, N. J.—The Board of Freeholders have instructed George W. Botbyl to advertise for proposals for an armory site in this city.

POWER HOUSES.

PORT MURRAY, N. J.—The Port Murray Terra Cotta Works will be enlarged and an electric light plant will be installed.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Plans for the new buildings at the Agriculture College to cost about $100,000 are now in the hands of the State Architect at Trenton, and are still in a preparatory stage. They will not be ready to submit for bids for several weeks yet.

BAYONNE, N. J.—Abel Bottom & Sons, of Philadelphia, Pa., have received the general contract at $113,096 to erect the new addition to No. 6 school in West 38th st. Among the other bidders was the Beavers Engineering Co., Newark. This company will do the electrical work for $2,144.

STABLES AND GARAGES.

PATERSON, N. J.—The board of freeholders has authorized County Engineer Garwood Ferguson to prepare plans for a 1-sty garage to be erected in the jail yard.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—As a result of a conference between Mayor Jacob Haussling, City Counsel James R. Nugent, Irving C. Hooper, architect, and members of the Common Council market committee, the proposed building for the new Centre Market will be 2-stys and basement instead of 1-sty. The change will cost an additional $100,000. The total cost of the new market will now be $500,000.

PATERSON, N. J.—It is expected that plans for the J. A. Van Winkle building, to be erected in Van Houten st, will soon be ready for estimates. Estimated cost about $28,000.

MISCELLANEOUS.

PASSAIC, N. J.—Plans and specifications for the two new depots to be erected on the east side of Passaic Park and Harrison st are now in the hands of the president of the Erie Railroad Co.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

184TH ST.—Jas. McWalters, 2434 Broadway, has received the general contract to erect the 5-sty apartment house, 50x100 ft, in the north side of 184th st, 45 ft east of Audubon av, for Douglas Robinson, 128 Broadway, owner. Joseph L. Hernon, 128 Broadway, architect. Cost, about $50,000.

5TH AV.—Hugh Getty, Inc., 339 West 26th st, has received the general contract to erect the 6-sty apartment and studios, 25x100 ft, at the northeast corner of 5th av and 53d st for Chas Duveen, 720 5th av, owner. Carrere & Hastings, 225 5th av, are architects. Cost, $75,000.

BANKS.

OWEGO, N. Y.—Van Ness & Ford, of this place, have received the general contract to erect the 2-sty brick bank and office building, 40x46 ft., in Lake st for the Owego National Bank, H. A. Clarke, president, and T. H. Riddish, chairman of building committee. J. Mills Platt, 524 Cutler Building, Rochester, N. Y., is architect. Cost about $25,000.

CHURCHES.

SPARKILL, N. Y. John M Rooney, mason builder, has received the contract to erect a $50,000 chapel for the Dominican Sisters at

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Contracts Awarded (Continued).

Sparkill. Ground will be broken at once. The front will be of fancy brick trimed with Indiana limestone.

DWELLINGS.

RYE, N. Y.—(sub.) Howard Odell, of this place, has received the heating and plumbing contract for the 2½-sty stone and frame residence being erected on Seneca av, off Highland rd, for Richard Steel, 30 Broad st, owner. Wallis & Goodwillie and A. L. Harmon, 346 4th av, N. Y. C., are architects. Ellsworth & Marshall are general contractors. Jenvey & Yates, of this place, have the mason work.

MANHASSETT, L. I.—The J. Dall Construction Co., 10 East 23d st, N. Y. C., has received the general contract to alter the 2-sty stone and frame residence at Hempstead Turnpike, for Payne Whitney, of this place, and 14 Wall st, owner. T. Markoe Robertson, 331 Madison av, N. Y. C., architects. Cost, about $25,000.

PACIFIC ST.—The Reliance Construction Co., 89 Delancey st, N. Y. C., has received the general contract for alterations to three houses at 598-600-602 Pacific st, Brooklyn.

FACTORIES AND WAREHOUSES.

WEST END AV.—(Sub.) The Globe Automatic Sprinkler Co., 47 West 34th st, has received the contract for sprinklers in the building of the International Motor Service Association on West End av, 63d-64th sts, for Archibald D. Russell, owner, 30 Pine st. L. C. Holden, 103 Park av, is architect.

LIBRARIES.

179TH ST.—The W. L. Crow Construction Co., 103 Park av, has received the general contract to erect the 3-sty brick and limestone Carnegie Library at 535-537 West 179th st for the N. Y. Public Library, 42d st and 5th av. Cook & Welch, 3 West 29th st, are the architects. Cost about $85,000.

STABLES AND GARAGES.

HUDSON FALLS, N. Y.—J. Fred Acker, 4 Nelson st, Glens Falls, has received the general contract to erect the 2-sty brick garage, 40x125 ft., in Main st for the Adirondack Motor Co., Hudson Falls, N. Y., Geo. Nay, president, and Wm. Sherman, treasurer. C. H. Brainard, State Architectural Office, Capitol, Albany, is architect. Cost, $15,000.

STORES, OFFICES AND LOFTS.

ST. GEORGE, S. I.—Phillip Wolff & Son, 17 Wright st, Stapleton, S. I., have received the general contract to erect the 6-sty brick store and office building, 31x80 ft., at Richmond Terrace, for James Crabtree, New Brighton, S. I., owner. James Whitford, Crabtree Building, is architect.

PATERSON, N. J.—(Sub.) J. H. Steele & Son, 140 Market st, have received the mason and steel contract, and P. S. Van Kirk Co., 85 Fulton st, the carpentry for the store and loft building to be rebuilt at 168 Main st, through to Van Houten st, for the J. A. Van Winkle Co., 47 Tyler st, owner. William T. Ganning, Colt Building, is architect. Cost, $50,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST & FT WASHINGTON AV, s e c, 6-sty brick and stone tenement, 100x90; cost, $150,000; owners, Harvey Realty Co., Wm. Harvey, president, 40 East 22d st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 78.

STORES AND TENEMENTS.

NAGLE AV, 146 w Hillside av, 6-sty brick stores and tenements, 50x113; cost, $50,000; owner, Isaac Blitsteen, 134 Melrose st; architect, Samuel Sass, 32 Union sq. Plan No. 71.

ST NICHOLAS AV & 176th st, s w cor, 5-sty brick and stone tenement, 56x90; cost, $87,200; owners, T. & J. Smith Holding Co., 2391 Walton av, Thomas Smith, president, 2391 Walton av; architect Andrew J. Thomas, 2526 Webster av. Plan No. 76.

FACTORIES AND WAREHOUSES.

63D ST, 231 East, 2-sty brick light storage, 25x90; cost, $10,000; owner, Levantra M. Boardman, 100 Broadway; lessee, Arthur S. Vernay, 170 West 73d st; architect, Edward King, 128 East 34th st. Plan No. 77.

51ST ST, 643-645 West, 6-sty brick factory, 50x138; cost, $40,000; owners, David S. Brown and Katy Brown, 881 West End av; lessee, Chas. Kohler, 50th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 80.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND, opposite 74th st, 3-sty brick hospital, 13x13; cost, $6,000; owner, City of N. Y., Dep't Public Charities, foot of East 26th st; architect, Chester A. Taggart, foot East 26th st. Plan No. 70.

STORES, OFFICES AND LOFTS.

56TH ST, n s, 100 w 11th av, 3-sty brick and stone wheelwright shop, 100x55; cost, $25,000; owner John Theurer, 804 11th av; architect, Louis E. Wenez, 16 East 23d st. Plan No. 74.

THEATRES.

64TH ST, 345 to 349 East, 1-sty brick moving picture theatre and stores, 50x100; cost, $10,000; owners, Jane Sandes and Catherine S. Rose, care of Architect Louis A. Sheinart, 194 Bowery; lessees, Hart Amusement Co., 194 Bowery. Plan No. 73.

7TH AV, 586 to 590, 2-sty brick theatre, 60x90; cost, $35,000; owner, Felix Isman, 1 East 40th st; architect, Wm. H. Hoffman, 39 West 38th st. Plan No. 72.

MISCELLANEOUS.

ST. NICHOLAS AV, 135TH ST, 136TH ST, e s, sky-sign fence, 200x8; cost, $400; owners, Estate of Robt. & Walter Goelet, Thos. Firth, Jr., Attorney, 9 West 17th st; architect, Wm. G. Browne, 935 Broadway; builders of sign, The O. J. Gude Co., 935 Broadway. Plan No. 75.

9TH st, s s, 468 e of Av D, two 1-sty sheds, 23x18x48x10; cost, $225; owners, John Roach Realty Co., 701 Madison av; lessees and owners of shed, John W. Sullivan Co., 120 Lee av, Brooklyn. Plan No. 79.

The Bronx.

APARTMENTS, FLATS AND TENEMENTS.

163D ST, n e cor Simpson st, 6-sty brick tenement, 100x100, slag roof; cost, $150,000; owners, Podgur Realty Co., Robt. Podgur, 1023 East 163d st, president; architects, Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 93.

178TH ST, s w cor Mapes av, 5-sty brick tenement, slag roof, 47.10x90; cost, $55,000; owner, Middle Bronx Realty & Const. Co., Leonard B. Kaufman, 287 Division st, Pres.; architect, Maximilian Zipkes, 220 5th av. Plan No. 90.

DALY AV, e s, 517.75 s Tremont av, two 5-sty brick tenements, 37.10x96.8, tin roof; cost, $90,000; owner, Geo. Hoffman, 1132 Clay av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 92.

VALENTINE AV, e s, 104.8 n 194th st, six 5-sty brick tenements, size irregular, slag roof; cost, $150,000; owners, John J. Tully Co., John J. Tully, 1603 Boston Road, president; architects Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 91.

136TH ST, n s, 100 w Southern Boulevard, two 5-sty brick tenements, plastic slate roof, 50x93; cost, $100,000; owners, Jos. Bullisbach Constn. Co., Jos. Bullisbach, 144th st and Southern Boulevard, president; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 104.

CAULDWELL AV, w s, 74.9 n Westchester av, four 6-sty brick tenements, tin roof, 57x102; Cost, $220,000; owner, Jonas Weil, 547 Beekman st; architect, C. B. Meyers, 1 Union Square West. Plan No. 100.

HUNTS POINT AV, s e cor Seneca av, two 6-sty brick tenements, 35.11x108.7 and 41.11x96.8, slag roof; cost, $120,000; owner, Geo. G. Graham Constn. Co., Geo. G. Graham, 6 Church st, president; architect, C. Steinmetz, 6 Church st. Plan No. 94.

VALENTINE AV, e s, 46.88 n 194th st, 5-sty brick tenements, size irregular, slag roof; cost, $100,000; owners, John J. Tully Co., John J. Tully, 1603 Boston rd, president; architects, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 98.

DWELLINGS.

DAVIS ST, n w cor Leland av, 2-sty and attic brick dwelling, shingle roof, 34x34; cost, $5,000; owner, Nicholas Siviglia, 2122 1st av; architect, A. P. D'Agostino, 401 Tremont av. Plan No. 103.

MAYFLOWER AV, w s, 75 s William st, 2-sty frame dwelling, tin roof, 21x48; cost, $5,000; owners, Holby & Holbeck, 1429 Bryant av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 101.

HILL AV, e s, 525 s Edenwald av, 2½-sty frame dwelling, 22x45, slate roof; cost, $5,500; owner, Robt. Wahldner, 642 Mead st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 97.

GIFFORD AV, n s, 155.71 e Balcom av, two 2-sty frame dwellings, 21x42, tin roof; cost, $10,000; owner, Rudolph Hall, Gifford av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 96.

WATSON AV, n s, 405 w Castle Hill av, 2-sty frame dwelling, 21x52, tin roof; cost, $4,500; owner, Wm. A. Bertkan, 1087 Tremont av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 95.

FACTORIES AND WAREHOUSES.

VAN NEST R. R. YARD, 130 w Bear Swamp rd, 2-sty brick storage, slag roof, 75x100; cost, $25,390; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, C. W. Lord, New Haven, Conn. Plan No. 102.

STORES, OFFICES AND LOFTS.

BROADWAY, w s, junction Corlear av and 246th st, 1-sty frame store, 45x26; cost, $1,000; owner, Tommaso de Fina, 3414 Bailey av; architect, Jos Ziccardi, 3360 Cruger av. Plan No. 99.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

JEWELL ST, w s, 95 and 120 n Norman av, two 4-sty brick tenements, 25.17x80.6, gravel roof, 8 families each; total cost, $23,000; owner, Gustave Kellner, 546 Union st; architect, H. J. Nunick, 830 Putnam av. Plan No. 797.

68TH ST, n s, 98.5 e 3d av, 4-sty brick tenement, 53x85, slag roof, 17 families; cost, $30,000; owner, Monroe Stiner, 4702 6th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 775.

CHRISTOPHER AV, e s, 50 n Riverdale av, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, $25,000; owner, Bertha Ballowsky, 388 Watkins st; architect, Jas. J. Millman, 1780 Pitkin av. Plan No. 836.

CHRISTOPHER AV, n e cor Riverdale av, 4-sty brick tenement, 50x90, slag roof, 23 families; cost, $25,000; owner, Bertha Ballowsky, 388 Watkins st; architect, Jas. J. Millman, 1780 Pitkin av. Plan No. 837.

ST. JOHN'S PL, s s, 100 w Rochester av, 4-sty brick tenement, 40x89.5, tin roof, 16 families; cost, $20,000; owner, Bristol Constn. Co., 313 Albany av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 882.

EASTERN PARKWAY, s s, 203.4 w Schenectady av, three 4-sty brick tenements, 33.4x79.7, tin roof, 16 families each; total cost, $90,000; owner, Parkvale Realty Co., 216 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 884.

LIBERTY AV, n w cor Sheridan av, 4-sty brick tenement, 55x92, slag roof, 21 families; cost, $30,000; owner, Louis Cutolo, 1139 Liberty av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 871.

VAN BUREN st n s, 200 e Throop av, 4-sty brick tenements, 50x88.4, tin roof, 17 families; cost, $25,000; owner, Max Schoenberg, 316 Throop av; architects, L. Berger & Co., Myrtle av cor Cypress av. Plan No. 873.

ST JOHNS PL, n s, 125 w Troy av, three 4-sty brick tenements, 41.8x89, tin roof, 16 families each; total cost, $75,000; owners, Oxfeld & Aaron, 361 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 866.

CHURCHES.

67TH ST, s s, 95 — 14th av, 1-sty brick church, 35.2x77.8, shingle roof; cost, $8,500; owner, Diocese Mission of L. I., 170 Remsen st; architect, Lawrence C. Leicht, 103 Park av, N. Y. Plan No. 747.

DWELLINGS.

OVELAUGH PL, s e s, 112.9 e East 41st st, 2-sty frame dwelling, 26x31.4, shingle roof, 1 family; cost, $4,000; owner, Annie R. Towne, 1044 Bryant av, Bronx; architect, G. Edw. Millspaugh, 777 Westchester av. Plan No. 750.

POWELL ST, e s, 160 s Newport av, four 2-sty brick dwellings, 40x44, gravel roof, 2 families each; total cost, $10,400; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 791.

EAST 15TH ST, e s, 180 n Av J, three 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $12,000; owner, John S. Dahl, 213 East 9th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 798.

EAST 19TH ST, w s, 315 n Av I, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $6,000; owner, Ascutney Realty Co., 1721 Av J; architect, Seth Cutting, same address. Plan No. 777.

MERMAID AV, s s, 180 e West 32d st, 1-sty frame dwelling, 16x33, shingle roof, 1 family; cost, $1,850; owner, Minnie Casey, 2897 Fulton st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 774.

SUNNYSIDE AV, n s, 128 w Barbey st, ten 2-sty brick dwellings, 19.2x39, tin or tile roof, 1 family each; total cost, $35,000; owner, Frank Richards, 47 Ridgewood av; architect, Ernest H. Tatje, 106 Van Siclen av. Plan No. 766.

SUNNYSIDE AV, n s, 319.8 w Barbey st, two 2-sty brick dwellings, 19.2x39, tin roof, 1 family each; total cost, $7,000; owner, Frank Richards, 49 Ridgewood av; architect, Ernest Tatje, 106 Van Siclen av. Plan No. 767.

EDWARDS PL, s s, 600 w West 30th st, 2-sty frame dwelling, 15x40, felt roof, 2 families; cost, $1,500; owner, Jos. M. Creamer, Broadway and 85th st, N. Y.; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 876.

EDWARDS PL, s s, 60 w West 30th st, 2-sty frame dwelling, 15x40, felt roof, 2 families; cost, $1,500; owner, Jos. M. Creamer, Broadway and 85th st, N. Y.; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 877.

SHEPHERD AV, e s, 100 n Belmont av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $20,000; owner, Max Goldberg, 501 Ashford st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 870.

SCHOLES ST, s s, 175 w Waterbury st, 2-sty frame dwellings, 18x40, tin roof, 2 families; cost, $3,000; owner, Albert Selig, 264 Scholes st; architects, Koch & Wagner, 26 Court st. Plan No. 843.

DUMONT AV, s e cor R R av, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, $3,500; owner, Thomas Gamierio, 110 Harrison st; architect, L. J. Frank, 206 Crescent st. Plan No. 864.

FACTORIES AND WAREHOUSES.

LORIMER ST, n s, 200 e Marcy av, 1-sty brick storehouse, 45x61.2, tin roof, 1 family; cost, $3,000; owner and architect, Edison Elec. Ill. Co., 360 Pearl st. Plan No. 807.

SOUTH 1ST ST, s s, 106.6 e Bedford av, 1-sty brick storage, 17x22, —— roof; cost, $500; owner, H. I. Klauber, 193 Ralph av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 813.

KENT AV, w s, 17.4 n DeKalb av, 7-sty concrete factory, 267.8x93, —— roof; cost, $150,000; owners, J. Kayser & Co., 43 East 17th st, New York; architect, Wm. Higginson, 21 Park Row, New York. Plan No. 840.

HALLS AND CLUBS.

WEST 31ST ST, s e cor Railroad av, 2-sty frame club, 160x15, —— roof; cost, $6,000; owner, Benzion Kaufman, 482 Stone av; architect, Jas. D. McDonald, Surf av and West 24th st. Plan No. 782.

STABLES AND GARAGES.

ST. MARKS AV, n s, 87 w Franklin av, 2-sty brick garage, 40x90, gravel roof; cost, $15,000; owner, Mary Lonergan, 654 Franklin av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 790.

EAST 17TH ST, e s, 340 n Av J, 1-sty brick garage, 20x18, shingle roof; cost, $4,000; owner, Martin Lowenthal, East 17th st and Av J; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 825.

WELLINGTON CT, n s, 220 e East 14th st, 1-sty frame garage, 16x20, shingle roof; cost, $400; owner, Arthur Houtman, 27 Wellington ct; architect, R. T. McCormack, 1574 Flatbush av. Plan No. 835.

CLARA ST, n s, 80 w West st, 1-sty frame garage, 10x18, shingle roof; cost, $100; owner, Hy M. Prehn, 124 West st; architect, C. G. Wessel, 1456 56th st. Plan No. 874.

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The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., February 17, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 31st day of March, 1913, and then opened, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring interior lighting fixtures and approaches) of the United States post office at Concordia, Kans. The building is two stories and basement and has a ground area of approximately 4,750 square feet. First floor only fireproof; stone facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Concordia, Kans., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Office of Supervising Architect, Washington, D. C., February 28, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m., on the 28th day of March, 1913, and then opened for the installation complete of an electric passenger elevator in connection with the extension, United States post office and courthouse at Charleston, W. Va., in accordance with the drawing and specification, copies of which may be had at this office at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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Plans Filed, New Buildings, Bklyn. (Cont.).

LIBERTY AV, n s, 50 w Logan st, 1-sty frame stable and shed, 17.1x13, gravel roof; cost, $250; owner, John G. Vigiani, 873 Liberty av; architect, L. J. Frank, 206 Crescent st. Plan No. 865.

STORES AND DWELLINGS.

UTICA AV, w s, 20 n Union st, four 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, $24,000; owner, Geo. Potts, Jr., 210 Schenectady av; architects, Adelsohn Feinberg, 1776 Pitkin av. Plan No. 762.

STORES, OFFICES AND LOFTS.

MANHATTAN AV, w s, 256.5 n Driggs av, 2-sty brick stores, 25x90, gravel roof; cost, $5,000; owner, Carl W. Pfeifer, 1920 Anthony av; architect, Geo. H. Schwartz, 127 India st. Plan No. 758.

SURF AV, s s, 215 e West 10th st, 1-sty frame store, 14x100, gravel roof; cost, $200; owner, Saml. Gomfertz, Parkway Baths; architect, A. D. Hinsdale, 552 56th st. Plan No. 781.

EMERSON PL, e s, 100 s Myrtle av, 1-sty brick offices, 23x36, gravel roof; cost, $2,500; owner, M. H. Renken, 202 Classon av; architects, Koch & Wagner, 26 Court st. Plan No. 844.

STORES AND TENEMENTS.

GRAND ST, s s, 125 w Havemeyer st, 4-sty brick store and tenement, 24.11x65.8, gravel roof, 7 families; cost, $12,000; owner, Wolf Pass, 298 Grand st; architect, Louis Wallant, 808 Broadway. Plan No. 806.

THEATRES.

16TH ST, s s, 100 w 5th av, 1-sty brick theatre, 46.8x100, slag roof; cost, $18,000; owner, Hy H. Tietjens, 158 16th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 826.

BATH AV, n e cor 20th av, 1-sty and balcony brick theatre, 52.1x98.6, concrete roof; cost $80,000; owner, I. Noreck & Co., 133 West 21st st, N. Y. C.; architects, Shampan & Shampan, 772 Broadway. Plan No. 736. (Corrects error in last issue as to architect.)

MISCELLANEOUS.

STILLWELL AV, w s, 160 n Neptune av, 1-sty frame pavilion, 40x70, iron roof; cost, $750; owner, Giuseppe Anunziatta, 2758 Stillwell av; architect, Rocco Mega, 285-7 West 5th st. Plan No. 799.

SUTTER AV, s w cor Hinsdale st, 2-sty brick shop, 35x39, gravel roof; cost, $2,200; owner, Morris Weiner, 15-7 West 116th st, N. Y.; architect, L. Danancher, 7-9 Glenmore av. Plan No. 786.

SURF AV, s s, 274 e West 10th st, 1-sty frame "Ball Game," 39x48, gravel roof; cost, $800; owner, Saml. Gompintz, C. I.; architect, A. D. Hinsdale, 552 56th st. Plan No. 778.

59TH ST, s s, 160 w 23d st, 1-sty brick lime kiln, 12x12, gravel roof; cost, $1,400; owner, Antonio Rigio, 60 Graham av; architect, C. P. Cannella, 60 Graham av. Plan No. 821.

59TH ST, s s, 160 w 23d av, 1-sty frame shed, 20x78, gravel roof; cost, $400; owner and architect as above. Plan No. 822.

59TH ST, s s, 160 w 23d av, 1-sty frame stable, 20x16, gravel roof; cost, $500; owner and architect, as above. Plan No. 823.

CLINTON AV, w s, 44 n Greene av, 1-sty brick fence, 22.9x9.4, —— roof; cost, $275; owner, Julius Liebman, 380 Central av; architect, Benj. Driesler, 153 Remsen st. Plan No. 867.

SCHOLES ST, n s, 100 e Lorimer st, 5-sty brick shop, 54x90, slag roof; cost, $30,000; owner, Philip Rosenblum, 76 Graham av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 861.

BEDFORD AV, n e cor Wallabout st, 2-sty brick kiln and shop, 20.6x72.2, gravel roof; cost, $5,000; owner, N. Y. & Bklyn Casket Co., 713 Bedford av; architect, Jas. B. Baker, 156 5th av. Plan No. 860.

KNICKERBOCKER AV, s e cor Halsey st, two 1-sty frame auto dome ticket office, —x—; cost, $700; owner, Geo. H. Schneider, 365 Winfield st; architects, Koch & Wagner, 26 Court st. Plan No. 852.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Hancock st, e s, 90 n Washington st, 4-sty brick tenement, 25x76, tar and gravel roof, 9 families; cost, $12,000; owner, T. Tarnowsky, 493 Boulevard, Long Island City; architect, Frank Braun, 311 Steinway av, Long Island City. Plan No. 512.

RIDGEWOOD.—Madison st, n s, 125 e Prospect st, 3-sty brick tenement, 21x61, tin roof, 3 families; cost, $5,000; owner, Frank Mangelletti, 1259 Madison st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 516.

ROCKAWAY BEACH.—Boulevard, n w cor Neptune av, two 2-sty frame summer dwellings, 15x38, shingle roof, 2 families; cost, $12,000; owner and architect, Monroe Rosenfeld, 58 South Oceanus av, Rockaway Beach. Plan Nos. 501-2-3-4-5-6-7-8-9-10.

CHURCHES.

MASPETH.—Clifton st, n s, 125 e Clermont av, 1-sty frame Church, 50x85, tin roof; cost, $6,000; owner, Holy Cross Polish Church, Clinton av, Maspeth; architects, Edw Rose & Son, Grand st, Elmhurst. Plan No. 532.

DWELLINGS.

JAMAICA.—Atlantic av, s w cor Washington st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $3,000; owner, John Macona, South st, Jamaica; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 486.

JAMAICA.—Cedar av, e s, 64 s Prospect av, two 2½-sty frame dwellings, 19x28, shingle roof, 1 family; cost, $6,000; owner, Wm. Freund, care of architect; architect, F. G. Biedenkapp, 355 Fulton st, Jamaica. Plan Nos. 495-96.

JAMAICA.—Washington st, w s, 25 s Atlantic st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $3,000; owner, John Macona, South st, Jamaica; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 487.

JAMAICA.—Remsen st, s s, 200 w New York av, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, $2,000; owner, Ida S. Known, 149 West 13th st, N. Y. City; architect, Lars Olsin, 9 Twombly pl, Jamaica. Plan No. 485.

RICHMOND HILL.—Wicks st, e s, 219 n Jamaica av, seven 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, $15,400; owner, Gacoyne Realty Co., 136 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 476-7-8-9-80-81-82.

ROCKAWAY BEACH.—Oceanus av, e s, 110 s Lefferts av, 1½-sty frame dwelling, 12x22, gravel roof, 1 family; cost, $1,200; owner, Geo. Stadmuller, 23 South Academy av, Rockaway Beach; architect, S. Thom, Pleasant av, Rockaway Beach. Plan Nos. 488-89-90-91 (4 buildings).

WOODHAVEN.—Ridgewood av, s s, 40 w Canal av, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $4,000; owner, P. J. Young, 1260 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 474-475.

ARVERNE.—Banaster av, n s, 204 w Remington av, two 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $5,000; owner, Frank Bantel, 418 Boulevard, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 467-468.

FAR ROCKAWAY.—Rockaway turnpike, s e side, 100 e Everdell pl, 2½-sty frame dwelling, 26x44, shingle roof, 1 family; cost, $5,300; owner, Charles Smith, Far Rockaway; architect, Morrell Smith, Inwood, L. I. Plan No. 464.

RIDGEWOOD.—Charlotte st, 143 s Flushing av, six 2½-sty brick dwellings, 20x50, tin roof, 2 families; cost, $19,200; owners, Komer & Kruse, Flushing and Woodward avs, Brooklyn; architects, Hart & Schmid, 43 Cedar st, N. Y. C. Plan No. 466.

ROCKAWAY BEACH.—Academy av, w s, 728 s Boulevard, four 2-sty frame dwellings, 17x23, shingle roof, 2 families; cost, $4,000; owner, T. B. Merovitz, So. Division av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 470-71-72-73.

ROCKAWAY BEACH.—Ryder pl, e s, 44 s Lefferts av, 2-sty frame dwelling, 19x34, shingle roof, 1 family; cost, $2,200; owner, Frank Holland, Oceanus av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 469.

ARVERNE.—Elizabeth av, w s, 280 e Remington av, 2½-sty frame dwelling, 22x29, shingle roof, 1 family; cost, $2,500; owner, Gorden Bros., 1685 Bathgate av, N. Y. C.; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 525.

BELLE HARBOR.—Montauk av, w s, 260 n Newport av, 2½-sty frame dwelling, 30x30, single roof, 1 family; cost, $4,000; owner, Norah Buckley, Academy av, Rockaway Beach; architect, William A. Hogan, 17 5th av, Rockaway Park. Plan No. 533.

EDGEMERE CREST.—Hudson av, w s, 100 s Edgemere av, 2½-sty frame dwelling, 26x43, shingle roof, 1 family; cost, $6,500; owner, Hugh Markey, 531 Eastern Parkway, Brooklyn; architect, Wm. Flanagan, 118 E 28th st, N. Y. C. Plan No. 523.

MORRIS PARK.—Spruce st, w s, 112 s Atlantic av, 2-sty frame dwelling, 18x43, tar and gravel roof, 1 family; cost, $10,000 (four houses); owner, Miles Construction Co., Atlantic and Lefferts avs, Richmond Hill; architects, H. T. Jeffery & Son, 923 Lefferts av, Richmond Hill. Plan No. 529.

RICHMOND HILL.—Gould st, n s, 341 e Williamsburg rd, 2-sty frame dwelling, 20x30, tin roof, 1 family; cost, $2,500; owner, J. Russo, Gould st, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 526.

RICHMOND HILL CIRCLE.—Gracey st, w s, 240 s Lulu av, 2-sty frame dwelling, 13x25, shingle roof, 1 family; cost, $500; owner, R. Murch, Filbert st, Richmond Hill Circle; architect, F. Murch, same address. Plan No. 530.

ROCKAWAY BEACH.—Eldert av, w s, 255 n railroad tracks, nine 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, $50,500; owner, Louis Gorden, 15 South Pleasant av, Rockaway Beach; architect, S. Millman, 1780 Pitkin av, Brooklyn. Plan Nos. 534-5-6-7-8.

SPRINGFIELD.—Wilson av, n s, 100 w Ocean av, 1½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $2,750; owner, Jos. H. Burton, 1180 85th st, Brooklyn; architects, Parker & Elliott, 35 McDonough st, Brooklyn. Plan No. 524.

WOODHAVEN.—Hopkinson av, e s, 50 s Atlantic av, two 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $6,000; owner, F. W. Scutt & Co., 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 527-528.

DUNTON.—Atfield ac, w s, 300 s Broadway, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,200; owner, E. F. Sanders, Dakota av, Dunton; architect, Samuel Sanders, same address. Plan No. 521.

KEW.—Ormande st, n s, 210 e Austin st, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $5,000; owner, John F. Kendall, 350 Ocean Parkway, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 520.

LONG ISLAND CITY.—Lawrence st, w s, 200 n Woolsey av, 4-sty brick tenement, 50x76, tar and gravel roof, 21 families; cost, $20,000; owner, Chas. Dvorstky, 949 2d av, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 511.

QUEENS.—Hendrickson st, w s, 100 n Jericho turnpike, 2-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $3,000; owner, Charles Fisher, Fulton st, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 513.

RICHMOND HILL.—Greenwood av, e s, 300 s Chichester av, 2-sty frame dwelling, 18x56, tar and gravel roof, 2 families; cost, $4,000; owner, W. C. Johnson, 24 Hamilton st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 518.

ROCKAWAY BEACH.—Dodge av, 31 & 33, two 3-sty frame dwellings, 19x65, shingle roof, 2 families; cost, $8,400; owner, John A. Langel, 25 Brandreth av, Rockaway Beach; architect, Philip Caplan, Boulevard, Rockaway Beach. Plan Nos. 514-515.

ROCKAWAY PARK.—5th av, e s, 339 s Washington av, 3-sty brick boarding house, 31x90, asbestos shingle roof; cost, $20,000; owner, Lawrence Gresser, Glendale; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 522.

SPRINGFIELD.—Roseland av, s s, 175 w Pearl pl, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $2,500; owner, W. H. Schaberhorn, Springfield; architect, A. F. Higbie, Locust st, St. Albans. Plan No. 519.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Skillman pl, n s, 29 w Jackson av, 1-sty frame office, 15x30, gravel roof; cost, $600; owner, Reliable Building Co., 300 East 72d st, N. Y. City. Plan No. 492.

ROCKAWAY PARK.—5th av, w s, 280 n Washington av, 1-sty frame store, 16x50, tar and gravel roof; cost, $1,000; owner, Alexander Oldrine, Rockaway Park; architect, Phil. Caplan, Boulevard, Rockaway Beach. Plan No. 493.

RIDGEWOOD.—Covert av, w s, 75 n Lindne st, 1-sty brick store, 25x85, tar and gravel roof; cost, $5,000; owner, Geo. Fogarty, 552 40th st, Brooklyn; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 517.

STABLES AND GARAGES.

CORONA.—Grant av, e s, 120 n Park av, 1-sty frame barn, 14x100, paper roof; cost, $200; owner, P. Cali, 54 Grant av, Corona; architect, A. DeBlasi, 51 Grant av, Corona. Plan No. 499.

JAMAICA.—Home Lawn av, n w cor Briarwood av, 1-sty frame garage, 17x20, shingle roof; cost, $90; owner, H. L. Rodgers, premises. Plan No. 484.

STORES, OFFICES AND LOFTS.

RICHMOND HILL CIRCLE.—Whitestone st, w s, 200 s Bergen Landing rd, 3-sty frame saloon, 50x45, shingle roof; cost, $3,000; owner, Henry Satler, Whitestone st, Richmond Hill Circle; architect, F. Murch, Richmond Hill Circle. Plan No. 531.

THEATRES.

ROCKAWAY PARK.—Triton av, n s, bet 4th and 5th avs, 1-sty frame moving picture show, 30x109, gravel roof; cost, $1,500; owner, Matinecock Realty Co., 31 Nassau st, N. Y. C.; architect, Axel S. Hedeman, 371 Fulton st, Jamaica. Plan No. 497.

MISCELLANEOUS.

JAMAICA.—Brown av, 302, 1-sty frame shed, 14x19, paper roof; cost, $40; owner, Charles Rousa, premises. Plan No. 494.

MASPETH.—Clinton av, s s, 132 w Fisk av, 1-sty frame shed, 20x20, gravel roof; cost, $175; owner, Fred Hopp, 25 Fisk av, Maspeth. Plan No. 483.

LONG ISLAND CITY.—12th st, n s, 195 e Ely av, 1-sty frame shed, 7x14, gravel roof; cost, $30; owner, St. John's Hospital, on premises. Plan No. 465.

Richmond.

DWELLINGS.

NEW DORP LA, w s, 490 n Cedar, New Dorp, 1-sty frame bungalow; cost, $200; owner and builder, E. L. Nichols, 527 5th av, N. Y. City. Plan No. 60.

SEASIDE PL, n s, & Sand lane, 1-sty frame bungalow, 20x30; cost, $300; owner, Mrs. L. Witte, South Beach; builder, Robt. Witte, South Beach. Plan No. 61.

AMBOY RD, s s, 200 w Manse av, Tottenville, 2-sty frame dwelling, 18x28; cost, $1,625; owner, Chris. Nielson, West Brighton; architect and builder, J. Jensen, Tottenville. Plan No. 59.

LINCOLN ST, 300 e Manor rd, Bull Head, 1-sty frame summer house, 12x20; cost, $200; owner and builder, Mrs. Chas. Trachen, West New Brighton. Plan No. 57.

TARGEE ST, e s, 87 n Metcalf st, Stapleton, 2-sty frame dwelling; cost, $1,800; owner and builder, Thos. Cummings, Stapleton. Plan No. 56.

HARBOR VIEW AV, n s, 191 w Castleton av, Tompkinsville, 2-sty frame dwelling, 20x26; cost, $6,400; owners, Thos. Kiernan & Co., Tompkinsville; architect, Chas. B. Heweker, Tompkinsville. Plan No. 54.

ELM AV, w s, 60 n 4th st, Grant City, 1-sty frame bungalow, 14x30; cost, $370; owner, Mary Dunbar, Beach Park; builder, August Alberson, Lincoln av, Beach Park. Plan No. 52.

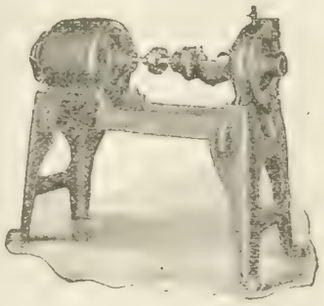
BEMENT AV, e s, 100 s Cust. av, West Brighton, 2-sty frame dwelling, 26x30; cost, $3,500; owner, Julia F. Pallister, Port Richmond; architect, B. J. Kesler, 68 Prospect st, Newburgh, N. Y.; builder, Newburgh Erecting Co., Newburgh, N. Y. Plan No. 51.

STABLES AND GARAGES.

RICHMOND TURNPIKE, No. 3301, Bulls Head, 1-sty frame stable, 18x25; cost, $200; owner and builder, D. Boschen & Sons, Bulls Head. Plan No. 58.

STORES, OFFICES AND LOFTS.

WASHINGTON AND RICHMOND AVS, n w cor. Graniteville, two 1-sty stores, 40x40; cost, $2,000; owner, Lilian Keller, Graniteville; architect, F. D. Drake, Graniteville; builders, Drake & Bush, Port Richmond. Plan No. 55.



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Plans Filed, New Buildings, Richmond (Cont.).

MISCELLANEOUS.

SAND ST, s w cor Seaside boulevard, South Beach, 1-sty frame wagon shed, 24x36; cost, $400; owners, Lembecke & Betz, 9th st, Jersey City; builder, Chas. I. Lange, 299 Broad st, Stapleton. Plan No. 53.

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

BEEKMAN ST, 146, masonry and lumber to 4-sty brick store and smokehouse; cost, $1,000; owners, Harriet D. Potter et al, 11 East 42d st; architect, Donald McKay, 867 East 181st st. Plan No. 382.

BLEECKER ST, 98-100, masonry and fireproofing to 8 and 5-sty brick store and lofts; cost, $12,000; owner, Mary B. Brandegee, Brookline, Mass.; Clarence B. Wood, attorney, 317 Broadway; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 379.

CANAL ST, 107-111, raising and general alterations to 5-sty brick and stone tenements; cost, $15,000; owner, Gerald Fitzgibbon, 109 Canal st; architect, Max Muller, 115 Nassau st. Plan No. 369.

CHURCH ST, 30, extension of mezzanine floor to 22-sty brick offices; cost, $800; owner, Manhattan & Hudson R. R. Co., John G. McAdoo, Pres., 30 Church st; architect, Aldoph Balschun, 448 East 145th st. Plan No. 368.

CLINTON ST, 145, new bake ovens and partitions to 3-sty brick and stone store and tenement; cost, $1,000; owner, Joseph Foss, 76 Clinton st; architects, Alfred L. Kehoe & Co., 1 Beekman st; mason, Soloman D. Multz, 133 Suffolk st. Plan No. 375.

CORTLAND ST, 45, masonry, trimming, new partitions and stairway to 4-sty brick and stone store and lofts; cost, $600; owner, Morris Brill, 279 Broadway; architect, Carl P. Johnson, 8 East 42d st. Plan No. 404.

GRAND ST, 197-201, one 10,000-gal gravity tank and one 7,500-gal steel pressure tank with a fireproof enclosure to 7-sty brick lofts; cost, $2,500; owner, Elizabeth H. L. Lorrilard, 149 Broadway; architect and builder, Earl C. Maxwell, 30 Church st. Plan No. 407.

GRAND ST, 416-418, masonry and steel for bake ovens to 6-sty brick stores and tenements; cost, $2,000; owner, Abraham J. Rabiner, 328 Broome st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 383.

MACDOUGAL ST, 179-181, masonry and iron to 3-sty brick and stone hotel; cost, $600; owner, Anacleto Sermolino, 179 MacDougal st; architect, Anthony Vendrasio, 496 West Broadway. Plan No. 401.

MONROE ST, 158, masonry and partitions to 6-sty brick and stone moving picture theatre and lofts; cost, $600; owners, Est. of Martin Schrenkeisen, Jr., trustee, 1123 Broadway; architects, Horenberger & Bardes, 122 Bowery. Plan No. 374.

MULBERRY ST, 73, new flooring to 5-sty brick and stone tenement; cost, $150; owner, Ruffuaelo Prisco, 73 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 363.

NASSAU ST, 93-101, rearranged store front to 9-sty brick and stone store and offices; cost, $100; owners, Estate of Geo. B. Wilson, Geo. B. Wilson, Jr., executor, 101 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 394.

PELL ST, 18, masonry and steel to 5-sty stores and club rooms; cost, $4,000 owner, The Lee Dondong Realty Co., Mr. Lee, Vice-Pres., 677 3d av; architect, Richard Rohl, 128 Bible House. Plan No. 361.

WARREN ST, 34, masonry and fireproofing to 5-sty brick store and lofts; cost, $1,200; owner, F. Augustus Schermerhorn, 31 Liberty st; architect, Harry N. Paradies. Plan No. 373.

WASHINGTON ST, 350 to 356, masonry, fireproofing, stairs and partitions to 10 and 3-sty brick store and lofts; cost, $25,000; owners, The Fruit Auction Co., Victor K. McElheny, president, 204 Franklin st; architect, Frank T. Cornell, 125 East 23d st. Plan No. 398.

WHITE ST, 134, sheet iron screens to 6-sty brick and stone tenement; cost, $200; owners, Samuel Aronson and David Baum, 73 Bayard st; architects, Samuel Gross & Jos. Kleinberger, Bible House, Astor pl. Plan No. 399.

2D ST, 274 to 280, partitions, new windows, and plumbing to 1-sty brick church and school; cost, $1,500; owners, Austrian Hebrew Free Burial Ass'n, Simon Lyman, president, 65 Pitt st; architect, Jacob Fischer, 25 Av A. Plan No. 396.

3D ST, 11 East, masonry to 5-sty brick tenement; cost, $150; owner, Wm. H. Schmohl, 814 East 14th st; architect, Henry Regelmann, 133 7th st. Plan No. 391.

5TH ST, 231-233 East, new entrance, masonry and steel to 4-sty brick and stone tenements; cost, $300; owner, James Nealis, 125 8th av; architect, Harry Zlot, 230 Grand st. Plan No. 365.

10TH ST, 304 West, new windows, partitions and masonry to 5-sty brick and stone store and tenement; cost, $1,000; owners, Est. of Patrick Skelly, Hugh P. Skelly, executor, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 362.

11TH ST, 28-30 East, cellar entrance to 5-sty brick and stone lofts; cost, $200; owner, Annie E. Allen, 214 West 59th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 366.

17TH ST, 440-2 West, iron tool house and water cooling tower to 4-sty brick ice plant; cost, $600; owners, Donald H. Edler, 321 West 14th st and Milo M. Wells, 54 West 94th st; architects, B. Franklin Hart, Jr., & Co., 50 Church st. Plan No. 384.

21ST ST, 228 East, fireproofing to 3-sty brick home for girls; cost, $850; owner, Chas. F. Murphy, 306 East 17th st; architect, Wm. F. Crockett, 306 East 59th st. Plan No. 403.

27TH ST, 27 West, masonry, metal coverings and plumbing to 6-sty brick store and lofts; cost, $1,200; owner, Wm. Rogers Morgan, Newport, R. I.; lessee, Morris Glantz, 27 West 27th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 389.

27TH ST, 28-32 West, masonry and fireproofing to 12-sty brick loft; cost, $800; owners, The Sperry Realty Co., Wm. A. McKee, treasurer, 2 West 45th st; architect, Beverly S. King, 103 Park av. Plan No. 397.

35TH ST, 13 to 17 East, steel and masonry to 4-sty brick and stone store and residence; cost, $10,000; owners, Wm. Waldorf Astor Estate, Chas. M. Baldwin, trustee, 489 5th av; lessee, Ed. Margolies, 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 371.

44TH ST, 45 West, skylights, stairways and partitions to 2-sty brick store and loft; cost, $5,000; owners, Est. of Abraham Izex, Farmers Loan & Trust Co., Ed. S. Marston, president, exr., 22 William st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 376.

47TH ST, 3 East, masonry and fireproofing to 4-sty brick and stone dwelling; cost, $4,500; owner, Robt. W. Goelet, 9 West 17th st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 392.

69TH ST, 12 East, new partitions, masonry and stairs to 4-sty brick and stone private dwelling; cost, $25,000; owner, James W. Ellsworth, 18 East 53d st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 400.

57TH ST, 358 East, masonry and partitions to 3-sty brick tenement and moving picture show; cost, $500; owner, Abraham Axelrod, 358 East 57th st; architect, Harry Zlot, 230 Grand st. Plan No. 364.

58TH ST, 229 West, iron sky-sign to 4-sty brick store and lofts; cost, $350; owner, Alibey G. O'Reilly, 106 East 81st st; architect, Wm. G. Bowne, 935 Broadway; builders of sign, O. J. Gude Co., 935 Broadway. Plan No. 380.

70TH ST, 203 to 215 East, a rear extension to 5-sty brick and stone home for the aged; cost, $20,000; owners, The Little Sisters of the Poor, Rev. Marie Celestine, Mother Superior, 203-215 East 70th st; architect, Raymond F. Almirall, 185 Madison av. Plan No. 367.

73D ST, 120 East, general alterations to 3-sty brick and stone dwelling; cost, $25,000; owner, Weyllys Terry, 60 Wall st; architect, Jas. Gamble Rogers, 11 East 24th st. Plan No. 393.

104TH ST, 172 East, masonry to 4-sty brick store and tenement; cost, $300; owner, Julia Tomback, 203 East 110th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 402.

109TH ST, 71-73 West, masonry and carpentry to 6-sty brick and stone tenement; cost, $300; owner, Leon Sobel, 200 Manhattan av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 370.

114TH ST, 354 East, new windows and partitions to 4-sty brick and stone tenement; cost, $350; owner, C. Palladino, 417 East 116th st; architect, Henry Nordheim, 107 Tremont av. Plan No. 381.

104TH ST, 404 to 412 East, masonry and iron to 5 and 6-sty brick and stone loft; cost, $250; owner, Wm. Hauptmann, 410 East 104th st; architect, Rudolph Moeller, 1007 Tinton av, Bronx. Plan No. 377.

116TH ST, 346 East, masonry and partitions to 3-sty brick and stone dwelling; cost, $300; owner, Frank Cateirami, 346 East 116th st; architect, Pas. Richard, 230 East 115th st. Plan No. 395.

116TH ST, 221 to 225 West, sky-sign to 2-sty brick stores; cost, $375; owners, Chas. S. and Thos. Pinckney, 115 Broadway; owners and builders of sign, The O. J. Gude Co., 935 Broadway. Plan No. 405.

125TH ST, 209-11 West, new partitions to 5-sty brick theatre; cost, $250; owner, Benj. Litchenstein, 209 West 125th st; lessees, Harlem Opera House Co., 1493 Broadway; architect, Hector J. McKinnon, 209 West 125th st. Plan No. 378.

BROADWAY, 693-697, fireproof shaft and flooring to 17-sty brick store and offices; cost, $500; owner, Philip Braender, 315 4th av; architect, Richard Rohl, 128 Bible House. Plan No. 406.

BROAWAY, 2401, masonry, interior fixtures and show windows to 5-sty brick tenement; cost, $1,800; owner, Elizabeth Horgan, 145 West 71st st; lessee, Alfred A. Rotholz, 450 West 147th st; architect, Nathan Korn, 1042 Southern Boulevard, Bronx. Plan No. 390.

LEXINGTON AV, 1804, masonry, fireproofing and new partitions to 3-sty stone and brick stores and residence; cost, $750; owner, Mary E. Sanford, 85 Ralph st, Belleville, N. J.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 387.

3D AV, 2262-2264, general alterations to 3-sty brick stores; cost, $8,000; owner, Est. of Robt. S. Brown, 20 Nassau st, Miss Orella et al, trustees, 162 West 76th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 388.

5TH AV, 346-350, general change in the layout of rooms to 16-sty brick and stone Waldorf Astoria Hotel; cost, $2,500; owners, John Jacob Astor, Douglas Robinson, trustee, 23 West 26th st; lessee, Geo. C. Boldt, on premises; architect, C. Ed. Halback, 27 East 21st st. Plan No. 385.

7TH AV, 78-84, masonry and steel to 2-sty brick and stone store and dwelling; cost, $350; owners, Sisters of Charity of St. Vincent de Paul, Margaret E. Allen, Mt. St. Vincent-on-the-Hudson; architect, Isaac E. Ditmars, 111 5th av. Plan No. 372.

7TH AV, 446, masonry and steel to 4-sty brick and stone store and shop; cost, $1,000; owner, Willmarth A. Robinson, 446 7th av; lessee, Hyman Shapiro, 446 7th av; architect, John H. Knubel, 305 West 43d st. Plan No. 386.

Bronx.

165TH ST, 323, new partitions to 5-sty brick tenement; cost $50; owners, Manhattan Island Realty Co., 1435 Boston road; architect, John Hauser, 360 West 125th st. Plan No. 73.

WHITE PLAINS AV, e s, 95 s Van Nest av, 2½-sty frame extension, 15.6x27, to 2½-sty frame dwelling; cost, $1,000; owners, Church of Our Lady of Solace, Rev. Daniel J. Curley, 1676 White Plains av, pastor; architect, Wm. E. Walsh, 1123 Broadway. Plan No. 74.

TAYLOR AV, w s, 59 n Westchester av, move 1½-sty frame storage; cost, $75; owner, A. Baur, Westchester and Beach avs; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 76.

WHITE PLAINS RD, e s, 251.35 s Guerlain pl, move 2½-sty frame dwelling; cost, $300; owner, J. McCoy, on premises; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 75.

Brooklyn.

CENTER ST, s s, 119 e Clinton st, plumbing to 3-sty storage; cost, $500; owners, Weiss Bros., 144 Center st; architect, D. A. Lucas, 98 3d st. Plan No. 789.

CLIFTON PL, s s, 100 w Bedford av, extension to 1-sty garage; cost, $2,500; owner, Chas. Mosher, 986 Sterling pl; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 796.

DEAN ST, n e cor Sackman st, interior alterations and plumbing to 3-sty store and dwelling; cost, $200; owner, Marco Froisi, 148 Sackman st; architect, C. P. Cannella, 60 Graham av. Plan No. 868.

EDWARDS PL, s s, 298 w West 30th st, move pavilion; cost, $200; owner, Hugh P. Skelly; architect, Jas. McDonald, Surf av and West 24th st. Plan No. 752.

EDWARDS PL, s s, 344 w West 30th st, move 1-sty club; cost, $100; owner and architect, as above. Plan No. 753.

EDWARDS PL, n s, 298 w West 30th st, move 1-sty club; cost, $100; owner and architect, as above. Plan No. 755.

FULTON ST, — — , 90 e Rockwell pl, new store front to cafe; cost, $240; owner, E. S. Calvert, 49 East 12th st, N. Y.; architect, Jos. Twelich, 690 Whitlock av, Bronx. Plan No. 761.

FULTON ST, s s, 187.9 e Bedford av, extension 1-sty frame stores, 19.4x15, tin roof; cost, $700; owner, J. B. Hoecker, 1212 Hudson av; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 788.

HENDRIX ST, e s, 175 s Hegeman av, extension to 3-sty dwelling; cost, $700; owner, Emma Decker, 809 Hendrix st; architect, E. Dennis, 241 Schenck av. Plan No. 815.

HERKIMER ST, n w cor Albany av, exterior alterations to 2-sty store and dwelling; cost, $100; owner, Joseph Tomaschoff, 443 Herkimer st; architect, H. McEntlish, 29 Montrose av. Plan No. 818.

KANE PL, e s, 144 s Herkimer st, extension to 3-sty dwelling; cost, $400; owner, Salvato Notto, 13 Kane pl; architects, I. Millman & Son, 1780 Pitkin av. Plan No. 841.

KOSCIUSKO ST, s s, 180 w Marcy av, exterior alterations to 3-sty dwelling; cost, $350; owner, Sarah E. Gracy, 49 Cedar st; architect, Pat'k Dunn, 446 Gates av. Plan No. 816.

KOSCIUSKO ST, n s, 240 w Stuyvesant av, interior alterations to 3-sty dwelling; cost, $150; owner, Louise K. Glasser, 403 Hart st; architect, Emil J. Messinger, 394 Graham av. Plan No. 830.

LYNCH ST, n s, 100.8 e Lee av, interior alterations to 3-sty dwelling; cost, $400; owner, Therese Marinelli, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 805.

MONITOR ST, e s, 190 n Norman av, exterior alteration to 4-sty foundry; cost, $1,000; owner and architect, John J. Sigrist, 263 Monitor st. Plan No. 765.

NOLL ST, n s, 80.1 w Central av, extension to 5-sty storage; cost, $10,000; owners, S. Liebman & Sons, 36 Forest st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 783.

NORTH HENRY ST, s w cor Driggs av, plumbing to 2-sty store and dwelling; cost, $650; owner, Lou Martin, on premises; architect, Chr. J. Bauer, 6 Bedford av. Plan No. 828.

NORTH 6TH ST, s s, 182.2 e Roebling st, 2-sty brick extension, 13x15, to dwelling; cost, $700; owner, Ralph Crestetti, 256 North 6th st; architect, Jos. Monda, 372 Broome st, New York. Plan No. 829.

TAAFE PL, w s, 178.1 s Willoughby av, new elevator; cost, $1,000; owners, J. Kayser & Co., on premises; architects, Otis Elevator Co., 250 11th av, New York. Plan No. 839.

TEN EYCK ST, s s, 72.6 e Bushwick av, interior alterations to 4-sty store and tenement; cost, $250; owner, Adolph Fredman, 468 Marcy av; architect, C. P. Cannella, 60 Graham av. Plan No. 764.

VAN SICLIN ST, w s, 492 n Av T, 2-sty frame extension, 23x26, to dwelling; cost, $1,800; owner, John H. Bennett, 150 Van Siclen st; architect, H. V. B. Ditmas, 2601 Av G. Plan No. 862.

WALTON ST, w s, 200 n Harrison av, interior alterations to 2-sty store and dwelling; cost, $1,000; owner, Saml. Stein, 378 Wallabout st; architect, C. P. Cannella, 60 Graham av. Plan No. 763.

EAST 3D ST, w s, 72 s Lawrence av, interior alterations to 2-sty dwelling; cost, $350; owner, Ellen D. Payne, 100 Lawrence av; architect, W. H. Volckenig, 186 Remsen st. Plan No. 776.

NORTH 7TH ST, n s, 125 e Kent av, store front to 2-sty store; cost, $150; owner, Konstant Benkoski, 66 Kent av; architect, Fred Smith, same address. Plan No. 853.

WEST 8TH ST, s s, 125 e Roebling st, 1-sty brick extension, 25x27.6, to office; cost, $4,000; owners, Jas. A. Sperry & Thos. Peters, 2 Rector st, New York; architect, Frank J. Helmle, 190 Montague st. Plan No. 848.

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Plans Filed—Alterations, Brooklyn (Continued).

EAST 13TH ST, e s, 210 s Av T, extension to 2-sty dwelling; cost, $400; owner, G. Shrank, 2029 East 13th st; architect, Michael Foley, 2247 Homecrest av. Plan No. 792.

WEST 16TH ST, w s, 340 n Mermaid av; raise buildings and 2-sty dwelling; cost, $400; owner, Louis Martorello, on premises; architect, Geo S Suess, 2966 West 29th st. Plan No. 875.

WEST 20TH ST, e s, 110 n Surf av, move 1-sty dwelling; cost, $250; owner, Maria Egner, 67 Central av, Jersey City; architect, Jas. Bruno, 2916 West 20th st. Plan No. 858.

38TH ST, n s, 175 w 15th av, extension to 1-sty shed; cost, $500; owners and architects, Szemko & Gaydica, 1433 38th st. Plan No. 814.

46TH ST, n s, 160 e 4th av, interior alterations to 3-sty dwelling; cost, $750; owner, Eliz. Geoghan, ——; architect, John H. O'Rourke & Co., 264 39th st. Plan No. 749.

57TH ST, s s, 100 w 11th av, plumbing to 3-sty dwelling; cost, $150; owner, John Cohen, 626 East 2d st; architects, Smith & Theis, 65 Lawrence av. Plan No. 743.

BROADWAY, w s, 71 s Gates av, store front to 2-sty store and dwelling; cost, $400; owner, Jas. H. Hart, 1 So. Elliott pl; architect, P. W. Tunnison, 1118 Bushwick av. Plan No. 779.

CENTRAL AV, e s, 80 s Noll st, plumbing to 3-sty tenement; cost, $200; owner, Giacomo Bruno, on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 784.

CORTELYOU RD, s s, 140 w Marlborough rd, tank on roof 3-sty factory; cost, $150; owner and architect, Alex Traube, 1416 Cortelyou rd. Plan No. 771.

DE KALB AV, s s, 100 w Ryerson st, toilets in 3-sty dwelling; cost, $275; owner, Myles Wilson, 338 DeKalb av; architect, Thos. F. Harrington, 334 DeKalb av. Plan No. 772.

DRIGGS AV, w s, 106.1 n Lorimer st, new tank on roof factory; cost, $1,000; owner, Royal Lace Paper Works, 320 Driggs av; architect, E. C. Maxwell, 30 Church st, New York. Plan No. 793.

FLUSHING AV, s s, 200 w Tompkins av, interior and exterior alterations; cost, $300; owner, Chas. Pfeiser & Co., 632 Flushing av; architect, Louis Allmendinger, 926 Broadway. Plan No. 759.

GRAVESEND AV, w s, 50 n Bay Parkway, extension to 1-sty shop; cost, $200; owner, Cath. Hammerschlag, 1411 Av P; architect, C. Wessell, 1456 35th st. Plan No. 855.

HARRISON AV, s w cor Lynch st, repair roof to 3-sty store and dwelling; cost, $150; owner, Mike Dileo, 226 Lynch st; architect, C. P. Cannella, 60 Graham av. Plan No. 773.

KINGSTON AV, w s, 30 n Midwood st, extension to 2-sty store and dwelling; cost, $150; owner, Jas. Martinello, 538 Kingston av; architects, Phil Tillion & Son, 381 Fulton st. Plan No. 832.

KNICKERBOCKER AV, e s, 25 n Stanhope st, show windows to 3-sty store and dwelling; cost, $250; owner, Max Berkowitz, on premises; architect, H. A. Sand, 192 St Nicholas av. Plan No. 817.

KNICKERBOCKER AV, n s, 75 w Harmon st, extension to 5-sty store and tenement; cost, $2,000; owner, Julius Sadransky, 609 Monroe st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 794.

MONTROSE AV, n s, 200 e Lorimer st, interior alterations to 3-sty tenement; cost, $150; owner, Louis Piscitto, 65 Montrose av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 872.

MYRTLE AV, n s, 129.10 w Bushwick av, plumbing to 2-sty store and dwelling; cost, $100; owner, Henry Falke, 109 Lexington av, N. Y.; architect, Ernest Tatje, 106 Van Siclen av. Plan No. 878.

MYRTLE AV, n s, 104.10 w Bushwick av, exterior and interior alterations to 4-sty store and tenement; cost, $150; owner, Henry Falke, 109 Lexington av; architect, Ernest Tatje, 106 Van Siclen av. Plan No. 879.

NEPTUNE AV, n e cor Shell rd, exterior alterations and plumbing to 2-sty bakery; cost, $500; owner, Isadore Segall, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 768.

NEPTUNE AV, s s, 100 e West 12th st, move amusement buildings and general repairs; cost, $5,000; owner, Luna Amusement Co., on premises; architect, Jos. Beedecker, Luna Parkway. Plan No. 850.

NORTH PORTLAND AV, w s, 270 n Auburn pl, exterior alterations to 3-sty shop; cost, $5,000; owner, City New York; architect, I. N. de Verone, 21 Park Row, New York. Plan No. 809.

SAME prop, 1-sty brick storage extension, 22 x107.11; cost, $12,000; owner and architect, as above. Plan No. 810.

SAME prop, interior alterations to 3-sty stable; cost, $5,000; owner and architect as above. Plan No. 811.

SAME prop, interior alterations to 3-sty storage; cost, $1,000; owner and architect as above. Plan No. 812.

NOSTRAND AV, w s, 80 n Lincoln pl, store front to 3-sty store and dwelling; cost, $175; owner, Isidor Blumberg, 687 Nostrand av; architect H. G. Dangler, 215 Montague st. Plan No. 819.

OCEAN AV, s w cor Crooke av, new foundation to 3-sty dwelling; cost, $1,000; owner, N. D. Hawkins, 404 Ocean av; architect, Geo. E. Crane, 387 Lincoln av. Plan No. 834.

OCEAN PARKWAY, e s, 450 n Neptune av, extension to 2-sty dwelling; cost, $600; owner and architect, C. Illeon, 2789 Ocean Parkway. Plan No. 842.

PARK AV, s s, 220 w Tompkins av, extension to 3-sty dwelling; cost, $100; owner, Gertrude Hartman, 700 Park av; architect, Jos. Zimmerman, 192 Throop av. Plan No. 827.

SARATOGA AV, n w cor Park pl, interior alterations to 5-sty store and tenement; cost, $150; owner, Abe Brunner, 121 Williams av; architects, Cohn Bros., 361 Stone av. Plan No. 744.

SEA BREEZE AV, 345 e Ocean Parkway, interior alterations to hotel; cost, $200; owner, Sam Gufmertz, Parkway Baths; architect, A. D. Hinsdale, 552 56th st. Plan No. 838.

SHORE RD, e s, 72.4 s 72d st, extension to 2-sty dwelling; cost, $2,500; owner, Jas. S. Lawson, on premises; architect, Jos. J. Sley, 4805 6th av. Plan No. 808.

SOUTH PORTLAND AV, e s, 111.8 n Atlantic av, electric sign; cost, $250; owner Tinea Strang, 193 South Portland av; architect, Geo. Wagner, 168 8th av. Plan No. 869.

SURF AV, s s, 298 w West 30th st, move 1-sty club; cost, $100; owner, Hugh P. Skelly, 650 1st av, N. Y.; architect, Jas. McDonald, Surf av and West 24th st. Plan No. 751.

SURF AV, s s, 200 e West 32d st, move 1-sty dwelling; cost, $100; owner and architect, as above. Plan No. 754.

SURF AV, s s, 215 w West 10th st, move building, 1-sty office; cost, $150; owner, Saml. Gomfertz, Parkway Baths; architect, A. D. Hinsdale, 552 56th st. Plan No. 780.

VESTA AV, e s, 140 s Pitkin av, repair fire damage to storage; cost, $350; owner, Levin Kronenberg, Belmont, cor Snediker av; architect, Abr. Farber, 1028 Gates av. Plan No. 770.

WYTHE AV, n w cor South 11th st, plumbing to 2-sty store and dwelling; cost, $100; owner, H. B. Scharman & Sons, 359 Pulaski st; architect, Emil J. Messinger, 394 Graham av. Plan No. 831.

3D AV, e s, 16.11 s 7th st, plumbing to 4-sty tenements; cost, $125; owner, Thos. F. Taylor, 233 West 83d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 859.

5TH AV, w s, 46.6 n Carroll st, store front to 4-sty store and tenement; cost, $200; owner, Isidor Lapan, 4th av and 21st st; architect, Morris Schwartz, 194 Bowery. Plan No. 742.

5TH AV, e s, 50.2 n 13th av, new elevator; cost, $3,100; owner, J. Michaels, 503 5th av; architect, A. B. See, 220 Broadway. Plan No. 760.

8TH AV, w s, 60 s 16th st, plumbing to 2-sty dwelling; cost ——; owner and architect, as above. Plan No. 800.

Queens.

COLLEGE POINT.—10th st, s e cor 6th av, interior alterations to tenement to provide water closet compartments, new plumbing; cost, $300; owner, Alfred Flach, on premises. Plan No. 223.

COLLEGE POINT.—17th st, e s, 100 n 6th av, present extension on rear of dwelling to be raised 2-stys; cost, $1,140; owner, Herman Herb, 17th st, College Point; architect, P. Schreiner, South 13th st, College Point. Plan No. 252.

CORONA.—Junction av, w s, 50 s Hunt st, 1-sty frame extension, 3x15, on rear dwelling, tin roof; cost, $100; owner, Louis Buchner, premises. Plan No. 231.

CORONA.—Lincoln av, e s, 250 n Park av, erect 2 tier porch on rear dwelling; cost, $200; owner, Nicholas Hansen, premises. Plan No. 234.

CORONA.—Central av, s w cor East Grand av, 1-sty frame extension, 19x21, on rear 2-sty frame dwelling; cost, $300; owner, Mrs. Elizabeth Braun, 79 East Grand av, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 217.

EVERGREEN.—Park pl, 1, install new gas-fittings; cost, $20; owner, Mrs. Hoffman, on premises. Plan No. 228.

FAR ROCKAWAY.—Ocean av, s s, 300 e Channel av, 2-sty frame extension, 8x8, on rear 2-sty frame dwelling, shingle roof; cost, $600; owner, Marie M. Cohen, 509 West 110th st, N. Y. C. Plan No. 239.

FLUSHING.—Wilson av, w s, 60 n Beach st, alter barn to provide for garage; cost, $50; owner, John L. Hanson, 147 Wilson av, Flushing. Plan No. 233.

FLUSHING.—Broadway, n s, 629 e Whitestone av, install new plumbing in dwelling; cost, $150; owner, John D. Wells, Broadway, Flushing. Plan No. 242.

FLUSHING.—Broadway, n w cor Prince st, install new gas fittings in dwelling; cost, $50; owner, Van Buren Realty Co., 517 West 21st st, N. Y. C. Plan No. 246.

FLUSHING.—Pine st, n s, 50 e Collins pl, install new plumbing in dwelling; cost, $125; owner, Mrs. Wm. Skuse, premises. Plan No. 253.

FLUSHING.—Lawrence st, n e cor Warren st, install new plumbing in dwelling; cost, $175; owner, Mrs. A. Southland, premises. Plan No. 256.

FLUSHING.—22d st, n w cor Crocheron av, dig new cesspool; cost, $160; owner, Mrs. Schwall, 539 East 59th st, N. Y. C. Plan No. 230.

FLUSHING.—24th st, e s, 300 n Crocheron av, install new gas fittings in dwelling; cost, $25; owner, Mr. McKelson, on premises. Plan No. 229.

FOREST PARK.—West end of Forest Park, install new plumbing in office; cost, $300; owner, Park Department, on premises. Plan No. 219.

GLENDALE.—Tompkins pl, 258, erect new fence; cost, $10; owner, Carl H. Rahemy, on premises. Plan No. 221.

GLENDALE.—Tompkins av, n e cor Maple av, 1-sty frame extension, 12x5, on rear of saloon; cost, $30; owner, Wm. Bardenlager, 2537 Maple av, Glendale. Plan No. 220.

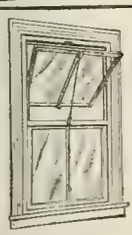
GLENDALE.—Cooper av, s s, 189 w Lafayette av, erect storm shed on dwelling; cost, $75; owner, Valentine Meixner, premises. Plan No. 222.

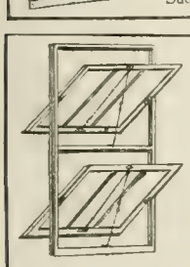
JAMAICA.—Gulford st, w s, 462 s Fulton st, install new elevator in railroad station; cost, $4,700; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 237.

JAMAICA.—Herriman av, s w cor Fulton st, interior alterations to store and dwelling; cost, $600; owner, E. G. Bullard, 455 Welling st, Jamaica. Plan No. 238.

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JAMAICA.—Johnson av, n s, 200 w Rockaway rd install new plumbing in dwelling; cost, $175; owners, J. & T. Adikes, Jamaica. Plan No. 241.

JAMAICA.—New York av, s e cor South st, cut new window in office; cost, $25; owner, Keppel Cohen, 459 Fulton st, Jamaica. Plan No. 250.

JAMAICA.—Fulton av, n w cor Bergen av, erect new store front; cost, $400; owner, H. & M. Realty Co., 200 Broadway, N. Y. C. Plan No. 225.

JAMAICA.—South st, n s, 25 e Phraner av, 1-sty frame extension, 22x9, on rear shop, gravel roof; cost, $30; owner, G. Parone, on premises. Plan No. 216.

LONG ISLAND CITY.—Jackson av, 593, install new gas fittings in store; cost, $50; owner, James DeLeo, 581 Jackson av, L. I. City. Plan No. 226.

LONG ISLAND CITY.—10th st, s s, 150 e Vernon av, alter wall of factory to provide windows; cost, $150; owner, W. D. Wilson, 36 10th st, L. I. City. Plan No. 247.

LONG ISLAND CITY.—Hamilton av, w s, 200 n Payntar av, install new plumbing in factory; cost, $175; owner, Franklin Candy Co., premises. Plan No. 244.

LONG ISLAND CITY.—Ely av, w s, 125 n Payntar av, interior alterations to dwelling; cost, $75; owner, N. C. McBride, White Plains, N. Y. Plan No. 243.

LONG ISLAND CITY.—Flushing and Astoria rd from Hall st to Frey av, 1-sty frame extension, 83x72, on rear of road house to be used as bowling alley; cost, $900; owner, Henry Pfister, Paterson, N. J. Plan No. 236.

LONG ISLAND CITY.—Walcott av, n s, 100 e 10th av, replace bay window and interior alteration to dwelling; cost, $300; owner, Mary A. Scully, 526 9th av, L. I. City. Plan No. 235.

LONG ISLAND CITY.—Dock st, n w cor Front st, 1-sty frame extension, 69x6, steel roof; cost, $800; owner, National Sugar Co., 480 Kent av, Brooklyn. Plan No. 249.

LONG ISLAND CITY.—Main st, s s, 104 e Grand av, alter fire house to provide new doorway; cost, $850; owner, City of New York, 157 East 67th st, N. Y. C. Plan No. 248.

MASPETH.—Jefferson av, e s, 600 n Grand av, 1-sty frame extension, 20x10, on rear 2-sty dwelling, tin roof; cost, $250; owner, William Melter, premises; architect, Albert H. Stines, 132 4th st, L. I. C. Plan No. 240.

MASPETH.—Grand st, n s, 100 e Kolyer av, 1-sty frame extension, 22x15, on front shop, tar and gravel roof; cost, $300; owners, B. Yoepp & Co., Grand st, Maspeth; architect, Albert H. Stines, 4th st, L. I. City. Plan No. 253.

MASPETH.—Maspeth av, n s, 350 e Clemont av, 1-sty frame extension, 12x15, on front 2-sty frame dwelling, tin roof; cost, $300; owner, H. P. Ruane, Maspeth av, Maspeth. Plan No. 227.

MIDDLE VILLAGE.—Katherine pl, s s, 40 w Furth av, erect extension on rear greenhouse; cost, $150; owner, Henry Yowenhaupt, premises. Plan No. 245.

RIDGEWOOD.—Woodward av, 513, replace store front; cost, $250; owner, S. Coben, 130 Bleecker st, N. Y. City. Plan No. 254.

RIDGWOOD HEIGHTS.—Highland boulevard, n s, 300 e Barby st, interior alterations to dwelling; cost, $500; owner, August Bauer, 240 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 214.

RIDGEWOOD.—Woodward av, 566, general interior alterations to dwelling; cost, $500; owner, Hyman Geller, 558 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 215.

RIDGEWOOD.—Covert av, s e cor Woodward av, interior alterations to store and tenement, new plumbing; cost, $700; owner, Franz Realty Co., 1 Suydam st, Woodhaven; architect, Fred J. Dassau, 1373 Broadway, Brooklyn. Plan No. 222.

ROCKAWAY BEACH.—North Fairview av, e s, 100 s L. I. R. R., interior alterations to provide for water closet compartments; cost, $500; owners, Molle & Mejo, Boulevard, Rockaway Beach. Plan No. 218.

Richmond.

ANDROVETTE ST, n s, 150 e Kreischer st, Kreischerville, brick piers to frame dwelling; cost, $500; owner, Chas. H. Nielson, Kreischerville; builder, John Anneler, Kreischerville, S. I. Plan No. 32.

GLEN ST, 301 n Rossville av, Rossville, extension to frame dwelling; cost, $200; owner, Anna L. Kimath, Rossville; builder, Jas. Annelly, Kreischerville. Plan No. 35.

METCALF ST, n s, 75 w Vanderbilt st, Stapleton, plumbing to frame dwelling; cost, $75; owner and builder, Thos. Cummings, 60 Metcalf st, Stapleton. Plan No. 37.

METCALF ST, n e cor Targee, Stapleton, plumbing to frame dwelling; cost, $150; owner, A. Branagan, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 38.

METCALF ST, n s, 50 e Targee st, Stapleton, plumbing to frame dwelling; cost, $75; owner and builder, Thos. Cummings, Stapleton. Plan No. 36.

TARGEE ST, 108, Stapleton, addition to frame dwelling; cost, $175; owner, Joseph Sanadel, Stapleton; builder, J. J. Kennedy, Stapleton. Plan No. 34.

OCEAN AV, n s, 50 w Old South Tom rd, South Beach, alterations to frame dwelling; cost, $35; owner, Lillie Witte, South Beach; builder, Robt. Witte, South Beach. Plan No. 39.

TOMPKINS ST, s s, 175 n Quinn st, Stapleton; alterations to frame dwelling; cost, $25; owner, A. A. Di Bari, Stapleton; builder, A. Di Brizzi, Stapleton. Plan No. 40.

TOMPKINS ST, s s, 200.1 w Quinn st, Stapleton alterations to frame dwelling; cost, $25; owner, A. A. Di Bari, Stapleton; builder, A. A. Di Brizzi, Stapleton. Plan No. 41.

LINCOLN AV, e s, 40 n 3d st, Midland Beach, addition to frame dwelling; cost, $650; owner, architect and builder, August Allerson, Lincoln av, Beach Park. Plan No. 31.

SIMONSON AV, e s, 300 s Richmond terrace, Mariners Harbor, S. I., addition to frame dwelling; cost, $150; owner, Mary Fleming, Port Richmond; builder, Thos. Flannery, Port Richmond. Plan No. 33.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

TROY, N. Y.—John J. Ryan has purchased the house at the northwest corner of Congress and 2d sts. He will remodel the building into a modern 4-sty apartment.

FACTORIES AND WAREHOUSES.

UTICA, N. Y.—The West End Brewing Co. will soon begin the erection of a large addition to its plant at 11-17 Edward st. Estimated cost, about $45,000, 5-stys, 92x54.4 ft. J. C. Schultz of Buffalo is the architect, and Pius Kermer & Son are the general contractors.

ALBANY, N. Y.—Fuller & Robinson, of this city, have completed plans for a new building to be erected at Trinity pl and Arch st for the American Cigar Co., 4-stys, 40x150 ft., of slow burning construction. Ground will be broken in March.

HALLS AND CLUBS.

NEWBURGH, N. Y.—The Knights of Columbus will erect a large addition to its clubhouse. The matter has been referred to a committee which is to prepare plans and specifications.

SCHOOLS AND COLLEGES.

AMSTERDAM, N. Y.—The plans of Fuller & Robinson, architects, of Albany, for the new school in the Eighth Ward have been approved by the Board of Education, and bids will be advertised for at once; $53,000 has been appropriated.

KINGSTON, N. Y.—St. Mary's Church, Rev. John J. Hickey, contemplates the erection of a new parochial school, 88x138 ft.

STABLES AND GARAGES.

PORTCHESTER, N. Y.—Buckley Bros. will erect a modern brick carriage repository, costing several thousand dollars, at the corner of Haseco and Bush avs.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Henry Kramarth will erect a 14-sty office building at the southwest corner of Hudson av and South Pearl st. Plans are being made by W. J. Obenaus.

THEATRES.

BINGHAMTON, N. Y.—N. Korn Blite, proprietor of the Star Theatre, associated with New York capitalists is planning to erect a new theatre on the site of the Star accommodating 2,000 persons. Estimated cost about $100,000.

MISCELLANEOUS.

HAVERSTRAW, N. Y.—Members of Edward Pye Post and the Haverstraw Monument Association have passed resolutions approving of a design and awarding of a contract for the erection of a soldiers' monument at Hudson and West Broad sts. The design is by C. M. Travis, of Nyack. It will be built of Barree, Vermont, granite and standard bronze. Cost about $4,000.

PERSONAL AND TRADE NOTES.

H. A. HOEFER has resigned as State Architect.

THE CINCH EXPANSION BOLT & ENGINEERING CO. has moved to 208 Lafayette st, New York City.

E. M. HOUGHTALING, of Houghtaling & Wittpen, is in Chicago attending a Clay Products Exhibition, and will be back the latter part of next week.

THE UPPER KITANNING BRICK COMPANY at their annual meeting held recently re-elected Mr. E. M. Houghtaling president and general manager and Mr. Carl Schuman vice-president. The company has had a very good year and has run its plant to full capacity.

MAURAN, RUSSELL & CROWELL, architects of St. Louis, Dallas and Houston, write that they have lost all their catalogs in their Dallas, Tex., offices and request that the Record and Guide announce that they would like to have samples and catalogs from all building material houses.

JOHN C. LEFFERTS, a pioneer in the process of galvanizing betals, died this week in the German Hospital from a complication of diseases. He was born in Michigan seventy-five years ago, and had made hish ome in Brooklyn since boyhood. Mr. Lefferts was a descendant of an old Holland family, which helped to settle Flatbush.

THE CERESIT WATERPROOFING COMPANY of Chicago has recently added to its staff a superintendent department, which will be in charge of John J. Lyons. It is the aim of this department to superintend any structure where engineers or architects desire to have a check on the contractors in the waterproofing work. The company is in a position to give a bond of guarantee on all superintendents they place.

WILLIAM MAPES, one of the best-known men in the Bronx, especially the West Farms section, died at his home at 982 East 181st st. His ancestors had resided in the West Farms section ever since the Revolution. For many years he operated a general store near the situation of the old Mapes' Temperance Tavern, at 179th st and Boston rd. Later he was interested in the business of Henry Mapes, Jr., who has carried on for many years a large coal, feed and hardware store. When age came upon him he directed his attention to real estate, and built a large apartment house in 179th street.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN AND BRONX ORDERS SERVED.

Named Streets.

Bleecker st, 97-9—Max Illfelder.....C
Bleecker st, 97-9 Hy Meinhard Est....B-E-G
Bleecker st, 97-9—Abr Mendelson .....C-E
Bleecker st, 97-9—Newman Dube.....C-E-G
Bleecker st, 97-9—Paul Eisenberg.....A-C-G
Delancey st, 18—W Roth .....A-C-F-G

Numbered Streets.

154th st, 434 W—Frank W Crane.....K-L
171st st, 560 W—Hugo Frey.....G-O

Named Avenues.

Av B, 33 Henry Jacobi .....G-H
Bathgate av, 1908 John J Fox.....L-K
Bowery, 334-6—Rudolph Fiebush.....A-C-H
Bowery, 334-6—Donato Passailla.....A-C-H
Bowery, 334-6—Glatstone & Goldstein....A-C-H
Bowery, 334-6—Jacob Garfunkel.....A-C-G-H
Bowery, 334-6—Mr Einhorn .....H
Bowery, 334-6—Saml Neuman .....H
Bowery, 334-6—Stotzel & Liphitz.....H
Bowery, 334-6—Nick Perrella.....A-C-H
Bowery, 334-6—Kotlowitz Bros. .....A-C-H
Fort Washington av, 240—Chas M Rosenthal.
....G-H-O
Jerome av, 2355—L H Woods .....K
Jerome av & 165th st—Wm M Paul.....G-K-L

BROOKLYN ORDERS SERVED.

Named Streets.

Hancock st, 471—Hannah McCarthy.....C

QUEENS ORDERS SERVED.

Named Streets.

Jefferson st, ft of—Eugene Beitter.....C-H-K
Raunt, Jamaica Bay—Geo Starkey.....A-H

Numbered Streets.

25th st, nr Cypress av (Flushing)—Jos Fischer..... .....H

RICHMOND ORDERS SERVED.

Named Streets.

Griffin st, 42 McKenzie & Son.....A-L

Named Avenues.

Castleton av, 1020—Castleton Motor Car Co.
....K-L
Castleton av & Havenwood rd—Jno Karlsson..L
Central av, 93 Wm O Sprigg C
Central av, 118—Wm Schmidt.....A-G
Norwood av, 136—Wm J Cole.....A-G-H

Board of Examiners.

City of New York.

APPEAL 6 of 1913, New Building 191 of 1912, southwest corner 116th street and Seventh avenue, Manhattan, Thomas W. Lamb, appellant.

Theatre.

APPROVED ON CONDITION that a double curved pipe rail, one convex and one concave, be placed on the platform at the point marked "A" on the first mezzanine floor plan, and that the platform be increased in area, as shown in red at the point marked "B" on the same plan.

APPEAL 7 of 1913, New Building 364 of 1912, premises 547-557 West 146th street and 538-540 West 147th street, Manhattan, George Keister, appellant.

Theatre.

DISAPPROVED.

APPEAL 8 of 1913, New Building 686 of 1912, northwest corner Cathedral Parkway and Morningside avenue, Manhattan, Messrs. Jacobs & Youngs, appellants.

Question of construction of passenger elevator and shaft, private dwelling.

APPROVED ON CONDITION that all doors of the elevator shaft be made to open on the same side; and that a fireproof flue at least 12 inches x 16 inches be provided from the top of the elevator shaft, connected with a separate flue built in the chimney stack.

APPEAL 9 of 1913, New Building 397 of 1912, southwest corner 97th street and Broadway, Manhattan, Thomas W. Lamb, appellant.

Theatre.

DISMISSED.

The Superintendent of Buildings for the Borough of Manhattan has been notified that this appeal was dismissed because the court relief granted on the previous appeal did not contemplate a roof garden,—which the plans now show.

APPEAL 10 of 1913, New Building 351 of 1912, premises southwest corner Seventh avenue and 48th street, Manhattan, Messrs. Shire & Kaufman, appellants.

Question of occupancy of different parts of building, sufficiency of exits, etc. Second floor and gallery for moving pictures.

APPROVED ON CONDITION that the wall separating the stores from the north side of the arcade be built of six-inch terra cotta blocks, without openings of any kind.

APPEAL 219 of 1912, New Buildings 639 of 1912, premises 248-256 West 63d street and 70-74 West End avenue, Manhattan, Joseph C. Schaeffler, appellant.

Question of stairways.

Withdrawn by appellant.

APPEAL 220 of 1912, New Building 598 of 1912, premises 584 Fifth avenue, Manhattan, Messrs. Rouse and Goldstone, appellants.

Question of pent house on 6-story non-fireproof store and loft building.

Disapproved.

APPEAL 1 of 1913, Alteration 3206 of 1912, premises 235-245 Sixth avenue and 109 West 15th street, Manhattan, Messrs. Buchman & Fox, appellants.

Question of removing division wall and substituting columns and girders. Sec. 32.

DISAPPROVED.

APPEAL 2 of 1913, New Building 679 of 1912, premises northwest corner Cathedral Parkway and Morningside avenue, Manhattan, Messrs. Jacobs & Youngs, appellants.

Question of extending elevator through roof, private dwelling.

APPROVED.

APPEAL 3 of 1913, New Building 3927 of 1912, southwest corner Grove street and Woodward avenue, Queens, Messrs. Gross and Kleinberger, appellants.

Question of frame construction, court walls.

Withdrawn by appellant.

APPEAL 4 of 1913, Alteration 6 of 1913, premises 1152 Second avenue, Manhattan, Lorenz F. J. Weiher, appellant.

Question of altering first floor of a 4-sty non-fireproof building for moving picture theatre.

APPROVED ON CONDITION that the machine booth on the gallery floor be moved to the north side of the building, and that a fireproof vent-shaft (of an area not less than 250 square inches) be built from the ceiling of the booth through and two feet above the roof, with a plain glass skylight on top. This vent-shaft may be built of two thicknesses of No. 20 galvanized steel, with a two-inch air-space.

APPEAL 5 of 1913, New Building 163 of 1912, 158-162 West 27th street, Manhattan, Messrs. Browne & Almiroty, appellants.

Question of skylight and pent house for photographic purposes.

APPROVED.

TRADE LITERATURE

Ontario Architects.

The Procedings of the Ontario Architects' special general meeting of the 23d National Convention, are published in book form from the office of Herbery E. Moore, 94 King street West, Toronto, Ontario.

Fire Places.

In the January number of Radiation, published by the United States Radiator Corporation (10 cents, 3 West 29th stret) is an article on the "Development of the Fireplace," and any architect who is interested in this feature of a building and who is desirous of introducing new ideas into his work will find this article by B. H. Smith to be of exceptional interest. He begins with the earliest known fireplace and carries his readers in an interesting manner through the development of fireplaces down to the present day. The article is well illustrated and is well worth reading.

Western Engineers.

The January number of the Journal of the Western Society of Engineers contains an interesting paper by Charles H. Wacker on "The Chicago Plan" dealing with city planning. This article covers the work of the Chicago Plan Commission in part and gives some interesting data of particular interest to those interested in civic matters.

Public Markets.

The American City for February (price 25 cents, 93 Nassau street, New York) has an interesting article by J. F. Carter, secretary of the San Antonio, Texas, Chamber of Commerce on Public Markets and Marketing Methods. A survey of market methods in 100 American cities is given and it embraces the subject comprehensively. The article is illustrated by cuts of markets in different parts of the country, notably the famous screened market of New Orleans, which is said to be flyproof.

A Modern Elevator Installation.

The twenty-story office building at Broadway and 20th street, which Bing & Bing, owners, are completing from plans of Robert T. Lyons, will be particularly well provided with elevator service, the installation to consist of four passenger elevators of the 2:1 Gearless Traction type, having a lifting capacity of 3,000 pounds, and traveling at a speed of 450 feet per minute; four combined passenger and freight elevators of the tandem worm gear drum type, having a lifting capacity of 3,500 pounds, and a speed of 300 feet per minute with a load of 3,000 pounds. One of these elevators will also be provided with a safe-lifting attachment for carrying loads up to 6,000 pounds at a slow speed.

In addition to the eight elevators mentioned above, running the entire height of the building, there will be installed a private passenger elevator and a private freight elevator for the use of the tenants occupying the basement, first and second floors.

"Safety Engineering."

Beginning with the March number Insurance Engineering will be known as Safety Engineering. It will be published by the same company, with Franklin Webster as editor, Ira Gould Hoagland, editor and manager, and A. C. Carruthers, business manager. In the January number (80 Maiden lane, price, 25 cents) an exhaustive article is published on Motion Picture Theatres, especially in relation to fire protection in them.

What Sprinklers Will Do.

Since the discovery of the X-ray, our views concerning the composition of matter have undergone a great change. We know now that many of the commonplace occurrences of everyday life depend on the actions and activities of particles too small to be rendered visible, even under the most powerful microscope. The methods which scientists have used to study these actions have been marvelously ingenious and delicate.

Especially our notions as to the precise nature of electricity and magnetism have changed. These are matters which are discussed chiefly by mathematical processes in Bulletin 62, just issued by the Engineering Experiment Station of the University of Illinois. The bulletin is entitled "The Electron Theory of Magnetism," and its author is Dr. Elmer H. Williams of the Department of Physics. Copies may be obtained upon application to W. F. M. Goss, director of the Engineering Experiment Station, University of Illinois, Urbana, Ill.

Mining Engineers.

The Feburary bulletin of the American Institute of Mining Engineers contains the following features: "The Effect of High Carbon on the Quality of Charcoal-Iron," by J. E. Johnson, Jr.; "The Iron-Ores of the South Range of the Cuyuna District, Minnesota," by Carl Zapffe and W. A. Barrows, Jr.; "Wittorff's Iron-Carbon Equilibrium Diagram," by Bradley Stoughton; "Fuel-Efficiency of the Cupola-Furnace," by John Jermain Porter; "Alloys of Cobalt with Chromium and other Metals," by Elwood Hayes; "The Function of Slag in Electric Steel Refining," by Richard Amberg; "Electrical Heating and the Removal of Phosphorus from Iron," by Albert E. Greene; "The Methods of the United States Steel Corporation for the Commercial Sampling and Analysis of Pig-Iron," by J. M. Camp; "Biographical Notice of Floris Osmond," by Albert Sauveur; and the "Discussion of Dr. Raymond's paper, Our National Resources and Our Federal Government," by George Otis Smith. All communications concerning the contents of the bulletin should be addressed to Joseph Struthers, Ph.D., Secretary and Editor, 29 West 39th street, New York City. (Price, $1 each; members, 50 cents.)

Park Avenue Improvement.

The proposed plan to change the grade of Park avenue at 34th street, so as to eliminate the hill at that point, came before the Board of Estimate and Apportionment last Thursday and after some discussion the matter was laid over for two weeks. Borough President McAneny and Chief Engineer Lewis of the Board of Estimate are in favor of the improvement. The plan was originally devised by Lloyd Collis, of the Fourth Avenue Association. It provided for the lowering of 34th street 6.22 feet at its intersection with Park avenue for a distance of 238 feet, and on the block to the west between Madison and Park avenues. Exclusive of damages the proposed cost is estimated at $150,000.

BEST BUYING MARKET.

For New York City Realty—The Security Company's Big Holdings.

The financial statement of the New York Real Estate Security Company, just issued, shows assets of $14,018,514.24 for 1912, as against assets of $10,594,305.96 for 1911. The increase of approximately three and a half million dollars ($3,424,208.28) represents the fourteen high-class income-producing New York City apartment houses that the company purchased during the year.

The holdings of the New York Real Estate Security Company at the close of business on December 31, 1912, totaled twenty-six properties. Since that time, however, it has consummated several deals that have largely increased its holdings of income-producing properties, and at the same time attracted a great deal of attention in real estate circles. The most notable of these recent deals was the purchase from former Vice-President Levi P. Morton of six large elevator apartment houses on the upper West Side. Through its purchases the company has become not only one of the most active operators in the New York City realty field, but also one of the largest owners of high-class income-producing properties on Manhattan Island. Several million dollars more have been added to the company's assets during the months of January and February of this year.

A careful analysis of the company's financial statement shows marked progress and a very healthy condition; and the company's operations, while showing unqualified confidence in carefully-selected New York City realty as an income-producer, have undoubtedly been conducted with more than ordinary conservatism. This is but natural, as the company buys for investment and not for speculation.

The last twelve or fourteen months during which the company made its heaviest purchases have without question been the best buying market known in years for New York City realty.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

FEB. 24.

Aridan, Henry G—N Y Edison Co.....62.83
Abbatiello, Pasquale—same 23.81
Arndt, Julius B—O V Zangen.....593.69
Ackerson, Edna E -W W Mountjoy.....35.91
Brennan, Adelaide L—N Y Edison Co....19.65
Barnard, Ella—N Y Tel Co.....17.12
Block, Jacob—same 16.53
Brown, Lizzie—same 22.94
Bonagur, Antonio & Mariannia—L Marks et al. 304.41
Bernstein, Isaac T F Sullivan 611.01
Bigley, Peter—N Y Edison Co.....64.05
Brown, Wm G & Carl W Bliss—State Bank of Pike 493.48
Bisco, Nathan—H Cohn 365.85
Berger, Jos & Abr Polekoff—N Y Edison Co. 71.93
Bradshaw, Jno J—S E H Wrightson.....35.00
Barone, Jas or Carmello Bossano & Guiseppe Molea—People, &c 500.00
Beveridge, Alven—C W Hunt 6,324.07
same—C W Hunt Co 51,415.38
Bispham, Caroline—M Frank 173.19
Broudy, Noah—B Stuetz et al 855.71
Babcock, Martin B—G E Schablin.....84.41
Bloodgood, Henry—Jones Thomas Co.....86.20
Blackmar, Jno S—H C Lewin.....costs, 4,581.77
Chapman, Wm—L S Murray 86.66
Church, Mary A—M Goldberg et al.....237.92
same—same 429.76
Cohen, Jack—N Y Edison Co.....14.96
Clawson, Sherwood—Eastern Oil Tank Co.98.74
Conger, Frace M B Todd 192.85
Chaimowitz, Leah—R Cohen et al..costs, 38.14
De Lorenzo, Nich—N Y Edison Co.....10.91
De Jong, Adolf—R F Knoedler.....25,533.63
De Vito, Matteo—F Florio.....272.16
Dinner, Morris—H Bernstein.....costs, 70.77
Dobrin, Harry—A Wachtel et al.....80.16
Dworkovitz, Saml—D Segal et al.....125.68
Dorfman, Saml—S Zuckerman 191.66
Duncan, Wm J—Gibson Distilling Co.....67.64
Euler, Fredk—N Y Tel Co.....22.30
Feldman, Israel -N Y Tel Co.....18.97
Fadel, Sadallah K—N Y Edison Co.....12.77
Falce, Antonio—F C Huntington....costs, 76.07
Gross, Sol—N Y Edison Co.....9.88
Goldberg, David—N Y Tel Co.....23.11
Grabling, Florence G D M—J Friedman..154.60
Gioia, Giovanni—H Schwitzer 53.41
Goodwin, Stuart D—J Morrison 15.27
Goodspeed, Jane—Cowens Inc 137.22
Holmes, Deacon D & Natl Surety Co—People, &c 200.00
Herbert, Helen H—N Y Tel Co.....42.38
Herman, Henia A -N Y Edison Co.....10.82
Hynd, Wm A & Robt—N Y Tel Co.....24.44
Hearn, Harry J & Max Cohen -N Y Tel Co.15.67
Haight, Anna F—Interurban Rapid Transit Co. .....costs, 115.88
Hauser, Abr M & Louis Abrams—H Wender. 34.65
Haber, Michl—J Penstein 42.57
Henry, Chas T—Washington Life Ins Co..532.57
Hartigan, Jos—H J Sophian 293.53
Iracati, Ignazio N Y Edison Co.....21.21
Jam, Sol—N Y Tel Co 11.80
Judd, Wm M—Z Van Raalte 150.98
Jacobowitz, Ferga—J H Gross.....costs, 13.14
Klumpp, Aug, Jr—N Y Edison Co.....38.54
Kasofsky, Aaron—same 50.51
Krivitzky, Henry—N Y Tel Co.....15.40
Kalischer, Louis—Monarch Vacuum Cleaner Co..... .....84.52
same—same 84.52
Kenipe, Saml D—M Bach 20.31
Kalotkin, Chas—W D Hanford 2,010.53
Klein, Fredk G—E H Wrightson 55.00
Kelson, Geo—O A Wurm et al.....33.90
Levey, Henry J—N Y Edison Co.....10.22
Levitt, Louis—S Wurf et al 107.86
Loeb, Mitchell—N Y Tel Co.....38.55
Lipshutz, Albt—T J McLaughlins Sons..... .....costs, 25.64
Leuchtenburg, Matilda—Harlem Savgs Bank 222.52
same—same 230.82
Locker, Benj & Frank—S Rubel et al....145.20
Litwin, Kirwin I—M Brukenfeld.....1,175.46
Lawrence, Lionel K—National Printing & Engraving Co 217.17
Lack, Herman—J Miller 96.71
Levi, Robt E—I Oppenheimer.....47.45
Langeheineken, Babetta—E W Langeheineken .....costs, 87.57
Lemish, Nathan—D Rosenson 40.73
Margolin, Harry—N Y Tel Co 36.94
Marks, Louis D—N Y Edison Co.....10.93
Murphy, Wm H—N Y Tel Co.....19.02
Mensin, Aug—N Y Edison Co.....16.03
McMann, Chas A—David Wilson Co.....396.05
Marks, Nathan -A D Marks .....costs, 37.75
McDonald, Stephen E & Julia N Lewgard Bergstrom—P Kane 114.69
Mascom, Bernardo—S Oliner et al 329.77
Mallory, David D—Irving National Bank of N Y 773.99
Mallory, Mary E—same 773.99
Minott, Adena C E—N Y Times Co..costs, 134.16
Melenik, Ike or Isaac—P Baumann.....182.12
Nevins, Robt F—R Passavant et al.....175.63
Oppenheim, Max—S Friedman 374.65
Ostrom, Jay—I S Roney 511.57
O'Neill, Mary—J M Lowenstein 469.49
Ostrowsky, Saul—N Rothman 47.65
Physioc, Jos—J Weil 175.16
Pedota, Ernesto—F Pirozzi 467.79
Pappatin, Demetrins—W M Brennan....224.31
Quigley, Edw—N Y Edison Co.....12.62
Quinn, Thos A—N Y Tel Co.....29.31
Ritter, Abr—N Y Tel Co 25.59
Rashefsky, Isidore or Isidore Rich—A Kahn. 67.91
Rosenbaum, Benj—N Y Edison Co.....10.82
Reynolds, Thos L—N Y Tel Co.....40.32
Rosenbluth, Saml & Saml Hunderstein—same. 18.81
Rothberg, Jos—J Spector.....costs, 83.20
Rutherford, Richd A—J Martinczak....2,630.84
Rosenthal, Frank—R J Schwartzenbach...892.40
Ruben, Joel J—C A Singer 565.74
Schmidt, Wm & Fred—N Y Edison Co.....38.36
Soatz, Barney—same 11.92
Schwartz, Julius—same 7.70
Stezinger, Francis B—same 19.06
Stifter, Herman -N Y Tel Co.....20.40
Schuetze, Cadette—same 39.51
Simon, David—I Lefkowitz 148.88
Strauss, Moses—N Y Edison Co.....11.93
Schreyer, Jno—National Coke & Coal Co...16.33
Salam, Josephine—J E Hasbrouck.....32.72
Scielzo, Alfonso & Frank Rizzo—Canebrake Realty Co 85.31
Schaefer, Henry—J H Krenrich Commission Co 75.16
Salvin, Sidney—B Salvin .....costs, 132.67
Seeley, Herbert B—B Smith.....5,458.85
Shapiro, Jacob—C I Silberman.....13.78
Schuss, Saml R -A Rabinowitz 60.80
Selznick, Lewis J -C Golaz 234.11
Saalfield, David—J Shimeca 108.91
Turner, Thos J—N Y Tel Co.....17.96
Tietjen, Harry C—same 15.44
Taglin, Jos J—Nassau Bank of N Y.....423.28
Vogel, Saml—M Banwur 36.99
Verity, Henry S—A Wolter et al 48.15
Weldrick, Geo J—Stewart Distilling Co..352.81
Woodman, Chas—N Y Edison Co.....20.27
Wagner, Max—N Y Tel Co.....20.24
Watson, Mingo—same 44.32
Weiss, Wm L—Consolidated Gas Co of N Y..26.65
Wilson, Lena M—N Y Edison Co.....69.95
Weinstock, Abr—N Y Tel Co.....16.49
Weiser, Joe—Marine Ice Co.....45.41
Young, Gibeon L—N Y Tel Co.....41.68

CORPORATIONS.

Bash Amusement Co—N Y Tel Co.....67.71
Gingold Realty Co—United Electric Light & Power Co 119.97
Ibrow Realty Co—Chesebro Whitman Co.113.91
Herman & Naegeli—N Y Edison Co.....174.71
Roseno Bros. Inc—N Y Edison Co.....13.01
Ellis, Evans & Co—N Y Tel Co.....54.30
Murtaugh, Jas Co—N Y Edison Co.....11.56
M W May Refining Co—N Y Tel Co.....36.15
McKeon Realty Co—N Y Edison Co.....115.97
151 West 19th St Co—N Y Tel Co.....35.96
Oceanic Pub Co—same 101.37
I E Anderson Co—Consolidated Gas Co N Y. 25.50
Universal Hotel Co—N Y Tel Co.....114.01
Venus Suit & Dress Co—same 24.92
Wollkind & Berman -Hardman Tire & Rubber Co..... .....223.37
Abe Brill Co—Great Eastern Casualty Co.... .....costs, 121.22
20 West 26th St Co—R J Horner & Co..705.52
Bliss-Heinke Mfg Co—System Co.....226.41
City of N Y C L Carman 36.16
same—same 208.78
same -T W Godling .....costs, 55.61
same—same 539.40
Woods-Frazee Theatre Co—G G Reals....698.50
Corvan Co -T G Corvan 4,005.52
Washington Paper Co—L Green 592.90
Long Island Contracting & Supply Co & Jos A Boyce—Mahnken Bldg Material Co, Inc. 378.01

FEB. 25.

Axelrod, Peter -B Vlodinger 32.16
Anderson, Cath H—E Stebbins 874.10
Abrahall, Frank A -G O'Neill et al.....752.93
Bauman, Jos L—El Nido Realty Co.....206.91
Brodsky, Saml—W S Bainbridge 98.16
Bock, Walter & Zennon—People, &c.....300.00
Blumberg, Herman or Harry—S Eisenstein.143.39
Banton, Mollie K, adm—Terry & Tench Co.. .....costs, 13.08
Bell, Clark Berkeley Press 52.72
Brush, Clifford V—J Keeman 198.67
Beebe, Evelyn C—F S Lovell 92.81
Barney, Chas, Robt Ferguson & Son Inc..78.31
Cameron, Doris—Wm Knabe & Co Mfg Co 25.66
Cerduke, Danl J—E J Markey Co.....368.14
Cohen, Bessie—N Y Butchers Dressed Meat Co 123.83
Clark, Myron S—A W Barber 285.00
Cowing, Marie A—P Repatzky.....1,020.78
Derby, Jno S—C W Sinnott 610.74
Dorrance, Jno G -A Maurocordato 215.16
D'Angelo, Antonio—Standard Plumbing Supply Co 248.72
De Bones, Antonio—W R Jacques et al..464.24
Fischel, Hyman—G S Saltzman et al....223.25
Freiman, Israel & Jos—E M Pilzer.....37.40
Grissler, Louis or Louis Grisler—A Dryfoos et al 107.71
Genet, Jacob—Guy P Hays Furniture Co, Inc 223.91
Guttenberg, Jacob & Harry—N Y Ry Co..75.00
Hechscher, Edw M—Tremont Hardware Co. Inc 318.51
Heimeidinger, Eugene M—C F Richardson..86.30
Hoffman, Francis R—E M Hoffman..costs, 40.40
Israel, Saml & Jacob Aranow—L Goldenberg. 99.86
Johnson, Jno S—American Taximeter Co..83.10
Jenks, Aug—J W Matthews & Co.....133.41
Joline, Adrian H & Douglas Robinson, rec'rs—S M Meek 250.00
Jacobs, Nathan H—M H Phillips et al..148.63
Kossler, Birdie S—W F Duckworth.....313.47
Keller, Aug E—T Goldsmith 694.62
Keeley, Jas W—Kerin & Dunn.....238.21
Kaplan, Louis -L S Simon 92.65
Kowes, Gustave—J Catoir et al....costs, 132.63
Kramer, Mary—C Barth .....costs, 50.22
Kramer, Jos & Louis—Yellow Taxicab Co.169.67
Kunnerman, Henry—Levine Bros Inc.....80.96
Korenzinski, Mary—Majestic Mfg Co....88.29
Kingston, Edw—O Niciele 119.41
Lister, Cornelia D—A Roth et al.....188.61
Lichtman, Saml -E L Mayer 32.15
Morrissey, Jas Sr gdn—Central Park, North & East River R R Co.....costs, 67.63
Morris, Montrose W & Alvy W Momeyer -I W McKinnon 1,067.93
Moskall, Tekla—M Jaffe et al.....396.68
Merry, D Maxwell—T O'Neill 105.27
Maher, Edw—S Eisenstat 177.65
McCready, Leroy—F Kiernan 197.78
Miraglia, Mary or Mary Rubino -J Shanski 55.72
Micha, Max—A Krumenaker 73.81
McCormick, Stephen J -B Moynahan....111.92
Mickley, Albt J—N M Powell 137.47
Nash, Saml—Chelsea Exchange Bank....693.11
Napier, Thos S—H D Johnson.....33.57
Natter, J Lewis—Isaac H Blanchard Co...127.75
O'Neill, Mary -J M Lowenstein.....791.60
same—same 1,579.10
Pinchon, Wm—G Stradtlander 107.26
Pick, Emanuel—De Peyster Realty Co....59.41
Pearsall, Wallace W—J McCunn et al...47.41
Pitter, Russell H—L O Dennison.....1,311.27
Pickney, Henry I—C F Beck et al.....71.31
Pope, Robt A—Van Schaick Realty Co....100.30
Proviscero, Ralph—Magee & Crosbie Co...63.92
Press, Michl & Meyer Warshawsky—S Gutner et al 209.21
Popini, Andw—D W Clute 50.31
Roth, Peter—J R Gibney 257.76
Rhinock, Frank Gorham Co 43.50
Reese, Wm—American Taximeter Co.....46.67
Rosenfeld, Sydney—R Hilliard 112.67
Rosoff, Isidor—Chicago Varnish Co.....41.81
Reilly, Wm F—M D Bair 661.20
Sproat, Edw—W S Bainbridge 42.91
Steiner, Philip—M Berk et al 87.84
Samuel, Philip—L Vitelli et al.....176.90
Spinetta, Frank—F Garofalo 261.10
Scharnberger, Gustave -J Grillo et al....76.60
Schmitt, Wm—E L Wiesser 98.47
Salzman, Julius & Sarah—N Y Butchers Dressed Meat Co 47.41
Shannon, Wm H Jr—O W Ketcham.....599.95
Spiro, Sam—American Taximeter Co.....52.67
Stemmler, Theo W Jr -Perfurmer Pub Co..98.12
Sigman, Harry—I Rapp et al.....22.65
Schafer, Adolph—H P Friedman & Bro..106.10
Scheier, Jno H—J Shanske 470.07
Slonimsky, Ike—3d Av Constn Co..costs, 109.08
Schildknecht, Louis -E F Amsler.....570.10
Simons, Saml—J Winters .....costs, 109.45
Sawitzky, Abr—Majestic Mfg Co.....80.20
Schulz, Herman—Manhattan Rolling Mill.151.91
Simon, Rose -I Baer 273.10
Shapiro, Isaac P—Schiller Cohen Poultry Co. 165.52
Schwartz, Abr & Mary—L Mishkin.....704.00
Westbrook, Harland T B Smith 60.31
Weene, Benj—J M Bernstein.....90.78
Webber, Chas F -R Dormack 106.06
Wilke, Edwin Nat Cash Register Co....204.17
White, Katie—Jacobs Bros.....costs, 146.99
Whewell, Walter, exr—H Heindl....costs, 120.88
Ziegfeld, Florence Jr—Jurgens Anderson Co. 283.41

CORPORATIONS.

Alamo Constn Co—E I Du Pont De Nemours Powder Co 229.58
A A Sash Door & Trim Co—D Hotchkiss Bros Co 752.55
Falcon Waist Co Inc—Singer Sewing Machine Co .....costs, 10.00
Fearon & Martelo Co H Howell 27,297.01
Roseno Bros Inc—R Weil 99.66
Weil Purnett Constn Co—S Strauss..... 245.20
Independent Electrical Supply Co Inc—Voorhees Electric Co 477.43
Reliable Radiator Co Inc -American Pump & Tank Co Inc 159.68
City of N Y Second Nat Bank of N Y 14,818.57
Bronxwood Realty Co—Northern Bank of N Y 717.82
Hennebique Constn Co—Leschen & Gous Rope Co 258.05
Golliek & Smith Chelsea Exchange Bank 110.00
Rhine Stone Products Co—I Hessner 752.01
Tis hborne Press Estate of J W Stirrup Inc 979.06
Roseno Bros Inc Security Bank of N Y 821.87
Roseno Bros Inc & Louis Roseno -same 2,429.05
Cafe Rauh Inc S M Hitchcock ...costs, 88.07
Corinthian Constn Co & Antonio De Bones W R Jacques et al 464.74
Star Co -F W Woolworth 500.00

Judgments Manhattan and Bronx (Continued).

FEB. 26.

Amdur, Menachem D W F Compton....60.94
Aufforth, Carl L M Obrenstein 20.40
Allaway, Henry C P Browning 1,154.22
Appleton, R Wilmarth P Comber.....66.65
Altman, Wm & Jos Josepher People, &c 300.00
Audley, Frank H H W Vogel et al.....103.39
Argyros, Wm W D Quimby Co.....20.79
Albers, Henry F C J Dieres.....109.18
Aragon, Helen Spear & Co.....178.18
Berman, Abr A H Herzog 118.75
Bartholow, Paul—Jno Wanamaker, N Y..51.41
Bergman, Henry—American Real Estate Co. 70.30
Bellows, Genevieve & Wm C—E Breithaupt et al 229.77
Blanchard, Wm H C Bohm 1,015.63
Bonomolo, Salvadore A Ayres 597.97
Bodker, Albt J J Twmame 271.30
Ball, Bertram E S Wood 327.60
Briggs, Clarence S—S H Jones 647.19
Birk, Dore A Hussey Leaf Tobacco Co..112.66
Block, Gustav E Gutman 567.70
Brigham, Jas R—N B Welch.....86.71
Bonta, Arthur K—E O Dell 1,237.10
Babuk, Jacob & Hyman P L Harnett....73.41
Benedetto, Michl & Saml Weintraub M Schnurmacher 998.32
Clark, Nancy J—J McAlpin 181.91
Conklin, Thos F—Williamsport Radiator Co. 35.66
Casterlin, Edw—L E Chase 131.41
Cini, Antonio—G Olace 133.09
Collins, Chas W—M Wood.....1,932.17
Cohen, Bernard S Glaser et al.....189.19
Cunningham, Michl J—Consolidated Hoof Pad Co.....186.00
Cohen, Henry S—J Seeman et al 238.47
Cirasella, Frank—Holbrook Cabot & Rollins. .....costs, 108.18
Curran, Michl J—H W Vogel et al 90.50
Coleman, Chas W exr—Gotham Natl Bank of N Y 2,596.34
Darling, Oscar—J H Berresford et al.....19.65
D'Ambrose, Louis A Louis 42.82
De Figlio, Gateana & 591 Morris Av Co -H Herrmann Lumber Co 633.97
Donlan, Martin—M Coniry 104.41
Draper, Edw J—R M Silverman.....69.31
De Vivio, Frank & Frank De Voe—J Seeman et al 52.00
Dworkowitz, Wm—Colgate & Co.....31.76
Ellis, Melville—W Forman 351.49
Fink, Anna—N Y Edison Co 10.67
Fogel, Saml—United Dressed Beef Co of N Y 152.56
Feigenbaum, Array—Eklyn Heights R R Co. 52.00
Ferdinand, Hyman—City N Y 24.41
Fisher, Nettie—B Borschardt 87.18
Friedlander, Edw W E Pruden Hardware Co.....33.67
Feiber, Isaac admr F Verju 221.80
Gang, Max D Starer 112.50
Gimrim, Abr—United Dressed Beef Co of N Y 38.72
Goetchius, Henry R Rector & Neally.....46.42
Goldman, Morris Bklyn Heights R R Co. .....costs, 154.66
Greenblatt, Sarah—T Robinson 174.26
Goldberg, Chas C Riggi et al 75.00
Greenberg, Jos—J Massee et al.....443.27
Herzog, Henry E Southard 156.75
Hamlin, Asher—N Y Edison Co.....10.97
Haims, Louis same 13.26
Hornstein, Louis—United Dressed Beef Co of N Y 363.85
Heckscher, Edw M—B Davis.....406.49
Horn, Edwin A J T Lockwood Furn Co.100.01
Homig, Saml—B L Pulver.....87.35
Kabsa, Julius—N Y Edison Co.....51.46
Kinsilia, Jno—Maerlbach Bwg Co.....508.68
Kadel Fred J—T J Hart et al.....33.39
Katz, Sol J O'Donnell.....310.22
Konovitz, Wm—L Frooks Engine Co.....29.86
Levenbach, Abr—United Dressed Beef Co of N Y 242.43
Levy, Ida—Lord & Taylor 136.61
Luce, Clarence F—Richmond Storage Warehouse & Van Co 27.40
Lederer, Reine D—F L Froment.....1,424.96
La Cagnina, Bernardo—S L Peyser..costs, 23.08
Lifschitz, Max & Saml Rabinowitz—H F Gundrum .....costs, 193.74
Linehan, Jno L—American Law Book Co.83.36
Larney, Wm A—F D Creamer et al..1,114.32
Merry, Dennis M J David 66.08
McNiece, Henry—Sternberg Motor Truck Co. 16.41
Meaney, Jno J—Robert Rossman Co....289.96
Miller, Saml—Koerting & Mathieson Co..267.49
Moretti, Angelo—A Paolicchi et al....226.20
MacCulloch, Lizzana J A Galef.....126.15
Mibilia, Nicola—N Y Edison Co.....13.28
Mandelson, Saml—Colgate & Co.....24.76
McCormack, Jas J—J J O'Connell 33.40
McGuiness, Wm J—J J Meegher.....95.80
Mould, Ruth M—M Tecla & Co.....118.17
McElreavy, Wm L—Camden Pottery Co.272.36
Mapolis, Edw S assignee—J Ryan.....210.74
same—same 27.41
Nash, Saml—Pacific Bank 763.62
Phelan, Timothy J—Western Electric Co..27.31
Probansky, Max T—F A C Schwartz....178.82
Parker, Wm Jr—E A Newell of N Y...123.80
Pappatina, Kastas—Chelsea Exchange Bank. 429.63
Rappold, Gustave A—H Kasden 89.41
Rosenblum, Jacob—C R Lowrey et al.....61.84
Rosenthal, Osias—United Dressed Beef Co N Y 119.09
Rabinowitz, Morris C Richter 161.92
Rauch, Jacob—M Lazarus et al 77.31
Robinson, Jas M—Neal & Brinker Co....63.42
Rothrock, Saml—American Contractor Pub Co.....75.88
Rosenblatt, Edw & Theo L Jacobus—H Pfaltz et al 709.69
Shuck Henry or Harry & Emily- Chas C Meigs Co 102.94
Sitomer, Abr—United Dressed Beef Co N Y 66.02
Sparry, Chas H—Lord & Taylor 407.28
Schlogl, Frank—N Y Edison Co.....22.72
Salecki, Hyman United Dressed Beef Co N Y 171.18
Stoney, Jno M Jr—K Murphy.....162.76
Schulman, Morris United Dressed Beef Co N Y 58.54
Scholnick, Wm—Jos Stern & Sons, Inc..113.45
Stewart, Benj L St Leon 264.65
Stillman, Max—D Follander et al..costs, 69.34
Smith, May & Saml Felix—People &c....500.00
Schmidt, Felix A—R Ginsberg.....396.95
Stephens, Jennie M—J McTierney 1,041.95
Somner, Hedley P—R C Heather Co.....32.91
Schiano, Matthew—W L McElreavy....229.90
Schickler, Saml—Equitable Trust Co N Y. 891.52
Simon, Jacob & Philip Miller J Krupnicoff. 94.20
Schoenberger, Wm Harry Rosenbaum Iron Work 352.64
Schwartz, Max N Y Edison Co..costs, 108.13
Swan, Chas H—A Curtis 2,941.71
Tower, Chas P—Mauser Mfg Co.....188.85
Violante, Jno & Teresa—L Koenig et al.1,270.17
Vato, Jno V Biodini 169.72
Van Buren, Margt—Independent Owners Garage Co 87.41
Worden, Walter H—S Steinhardt & Bro..252.86
Wallace, Jno C S D Herms.....824.43
Weissinger, Saml—H Dorfman 73.80
Woods, Wm St F—V Sillo 102.12
Wollowick, Saml—Jos Stern & Sons Co..161.97
Willenbrick, Jno C—N Y Edison Co.....45.05
Weinberger, Adolph—City of N Y.....35.15
Willis, Michl—M Coniry 39.41
Wiegand, Harry—City of N Y.....34.41
Weckeman, Anthony L City N Y 31.41
Weckerman, Anthony L—Butler Bros....146.16

CORPORATIONS.

Board of Education of the City of N Y S B Simpson 322.24
Baxter-Howell Bldg Co—C W H Arnold..323.91
Fiss, Doerr & Carroll Horse Co—Dochtermann Van & Express Co 3,532.60
Brody Press—D Weinhandler et al.....124.41
Legal Realty & Mtg Co—I Schlusberg et al. 52.22
Sander Realty & Constn Co, Saml Sanders & Danl Sanders—Williamsport Radiator Co. 168.85
Greenhut-Siegel Cooper Co—E Sullivan..118.90
Edson Hardware Co E G Worden....2,120.00
Grand Steam Laundry Co—E E Alley & Co. 164.14
East Canada Power & Pulp Co F B Gilbreth 3,591.04
Perfect Paper Box Co & Bernard R Armour F W Fey Paper Co.....88.16
Perfect Paper Box Co same 553.82
General Express Co C G Rieder.....74.65
Universal Standard Electrical Co—Neal & Brinker Co.....130.08
Royal Mail Steam Packet Co W L Gallagher 5,141.75
Dyett Sand, Lime, Brick Co & Jas H Dyett—103 Park Av Co 240.33
Chas Sobel Lumber Co H Tirrell 40.41
Hedden Constn Co—Canavan Bros Co..13,120.06
Waldemar Co—L S Fischl's Sons Inc.....87.31
North Pole Wafer Co—J Jaburg et al.....74.28
Progressive Constn & Leasing Co—R H Sayre .....costs, 77.95

FEB. 27.

Ackerman, Morris—United Produce Co...134.25
Arnold, Max, Saml Nadelman & Julius Feinberg*—A Barnet et al.....136.24
Alford, Smith & Geo F Sweeney—Natl Nassau Bank of N Y 289.21
Bambey, Julia E—Tenement House Dept.262.00
Burnside, Victor W—M Leitman.....37.41
Black, David—N Y Tel Co.....45.38
Bonagur, Antonio & Marianina—B Masor Co. 345.72
Bartels, Chas F—A G Spalding & Bros...32.53
Baird, Robt H—F Rozell et al.....390.22
Bamman, Edw Mulvihill & Co.....35.91
Booss, Geo F C & Dorothea A M—N C Rogers 2,232.50
Butti, Antonio—F Alberti et al.....49.11
Botfan, Sam—J Wilking 17.41
Boyle, Monica—N Y Tel Co.....12.84
Brychczynski, Frank B K Bloch.....171.00
Brown, Edw A & Orville H—F Garcia et al. 75.77
Black, Geo M & Michl J Murphy—Mfrs Commercial Co 70.60
Bachrach, Harry J—M Vaccaro.....costs, 36.16
Blumenfeld, Sol & Isaac S Bloom—S Lazarus 1,069.18
Berman, Frank—M A Gunst & Co.....37.26
Bracker, Ernest—Kerin & Dunn.....247.11
Bierman, Jac M, Max Goldberg & Herman Kraut—L Wetherhorn et al.....1,373.99
Banker, Bertrand D—Wayne Oil & Pump Co. 97.98
Clifford, Wm L—A David.....370.47
Cooley, Agnes M—Saml Hopper Co.....457.81
Barkin, Saml—R Roth 875.38
Corcoran, Hugh—C E F McCann.....341.40
Crispens, Wm—S Barasch et al.....268.32
Calandra, Tessie, Rossa Chiera & Jos Chiera—N Y Tel Co 21.46
Clausnitzer, Jno—same 71.07
Cyr, Chas & Frank Barbero*—N Y Tel Co.40.81
Campo, Luizo & Maximillian Pelleri—J B Owens 308.84
Clark, Ivor B—M Mendelson 535.22
Collver, Burton—R E Johnston.....2,286.17
Carter, H Graham & Wm H—Sprague Pub Co 57.63
Costello, Mary A—C Doblin.....2,677.18
Cruickshank, Alex & Archibald T Mackenzie—L Wetherhorn et al 1,373.99
de Owikiel, Casemer & Otylea Januchowska—E Kennelly 234.65
Didiodato, Rosina & Abram Tassomi*—Tenement House Dept 57.00
Donohue, Jos A—T C Wilwerth.....31.93
Dooher, Anthony J—N Y Tel Co.....77.00
Dally, Wm -Wallace S Todd, Inc.....578.94
Devine, Patk F—Park & Tilford.....83.99
Ellett, Tazwell—N W Bowe.....240.17
Eyre, Lincoln, Jr—T C Reid et al.....305.41
Endress, Theo F—K A Blue.....costs, 90.62
Ferrari Cesare -People &c 200.00
Franzone, Antonio & Vincenzo Cecio*—Tenement House Dept 262.00
Foster, Jno S—same 57.00
Feinstein, Morris & Mike—L B Brockov..163.80
Ferrara, Antonio & Salvatore Rizzo*—Tenement House Dept 57.00
Fried, Bernhard L & Henry Silverstone—N Sheehan 1,056.60
Feldman, Hyman—Wm Kunstler & Bros..102.43
Freedman, Isaac* & Morris—Bacon & Co.261.04
Feinberg, Herman & S Feinberg Co—D P Ritchey 2,558.96
Grosso, Alfonso & Vincenzo*—Tenement House Dept 57.00
Geldstein, Murray H—P A Isler et al ..508.57
Hults, Burchard—Standard Oil Co of N Y.. .....539.34
Helman, Moe—N Y Tel Co.....43.86
Hentschel, Chas, Jr—Same.....30.88
Harcum, O Marvin—C Crytchfield.....203.24
Huber, Theresa—S E & M E Bernheimer..87.79
Heymsfeld, Adolph—A E Ayer.....13.72
Halem, Jacob—United Dressed Beef Co of N Y 982.66
Jacklowitz, Saml—E W Peetluk.....27.32
Kilgore, J Perley—H H Buckle.....111.81
Kebach, Jos & Meyer Lesnick—A C Dodge.29.67
Knapp, Nathan S—A L O'Shea.....301.31
Leake, Harry—People, &c 200.00
Lehmann, Richd—N Y Tel Co 51.67
Lomax, Jno H same 28.65
Levy, Mac—same 35.73
Loovi, Thos F—T Fallon 526.33
Law, Burton R—N Y Tel Co 63.80
Leahy, Denis—Geo Morris Co.....112.79
Lewis, Ray L Kurzman 496.00
Longobardi, Guiseppe—E Badt 302.40
McCabe, Hannah—J Gould 244.27
Mayer, Gustave R—M Rosenfeld 68.68
Murphy, Wm A—J B Wood et al.....180.44
May, Solomon—N Y Tel Co.....25.75
Markstein, Solomon—same 43.04
McDevitt, Mary L—A Scheick 3,011.79
Magenheimer, Henry—H C Myers et al..197.91
Nichols, Thos—N Y Tel Co 34.19
O'Shaughnessey, Michl—Jacob Stahl Jr Co Inc 48.08
Oppenheim, Max—Wood & Selick Inc.....81.08
Pederson, Herman—N Y Tel Co 40.41
Price, Jno B & Abe Kahn—same.....27.12
Petres, Adolph—R Lutze 16.81
Pinckney, Harry I—R C Kastner Paper Co.145.97
Powers, Richd—Victor Neustadtl Inc.....31.31
Rothenberg, Jno W—Eastern Gas Appliance Co Inc 116.50
Reardon, Wm A G Spalding & Bros Mfg Co 71.37
Rothman, Thos—Interborough Rapid Transit Co .....costs, 472.00
Rosentall, Woolf—S A Freeborn.....2,046.88
Rogers, Lewis H—N Y Tel Co 28.24
Rubin, Morris—same 31.33
Reidy, Rose M Frank 40.77
Rabinowitz, Louis—Gaiti McQuade Paper Co 532.49
Rosthal, Saml & Mathilde—E Heller & Co.174.20
Rosenthal, Max—German Exchange Bank.883.16
Rogers, Davis adm—B Besumder....costs, 109.20
Spartaro, Emanuel—Tenement House Dept.57.00
Sheifer, Harry—A G Spalding & Bros.....60.31
Schwarz, Gustave W Guerin et al.....38.30
Schroeder, Herman—W Guerin et al.....38.30
Schramm, Arnold—N Y Tel Co.....42.69
Schlesinger, Robt—same 52.25
Solomon, Mortimer W—same 14.87
Spiegel, Jos or Joe—A Fortunoff.....26.38
Sirkin, Irving—Interborough Cigar Co....13.91
Sault, Rebecca—Cluett, Peabody & Co....82.41
Stone, Louis—A David 39.36
Streicher, David—J Siegel et al.....69.03
Saxton, Harry L—J Stern 438.18
Schwartz, Ida gdn—N Y Edison Co.costs, 154.23
Schwartz, David or Dave—J M Narzisenfeld. 164.77
Stein, Berni—Bramhall Deane Co.....62.43
Sweeney, Geo F—Nat Nassau Bank of N Y. 289.21
same—same 165.32
Stash, Frank—N Y Tel Co 36.01
Siebert, Julius H—J W Petry 4,631.13
Tierney, Thos—Luyties Bros 360.86
Voss, Wm H—L C Rober 95.18
Violante, Jno—T Giordane 186.68
Weil, Bert—E Regensburg & Sons.....48.34
Woodruff, Dene—N Y Tel Co 25.71
Wolfram, Maximilion—A P Babcock....30.61
Wightman, Simon G K A Griggs 790.33
Weiker, Geo Mulvihill & Co 28.01
White, N Edw—Roneo Co.....434.10
Wilkes, Nathaniel R & Jno C Gefkins—N Y Tel Co 116.50
Welch, Edw J—Jos S Mack Silk Co.....331.57
Walker, Saml—F M Graham.....331.62
Zikernick, Meyer—N Greenberg.....89.72
Zuckerman, Maurice—Sheffield Silver Co.466.35

CORPORATIONS.

Velvitol Co—Enyard & Godley 884.77
Union Trust Co of N J—L C McCru.costs, 403.97
Consumers Dairy Co -People &c.....500.00
Liberman Dairy Co—same 500.00
Fashion Waist Co—N Y Tel Co 27.83
Samuel Bros Co -same 61.10
Frank Dunham Co—Lincoln Electric Co..87.60
Harry Gilmore Co—Conron Bros Co.....601.29
City Realty Co—M Lewis.....12,122.20
Faultless Constn Co—Rozzini Co.....519.72
Crescent Button Co & Frank I Nichols—Nat Cash Register Co 218.40

FEB. 28.

Alov, Jac E Geller 6,302.56
Arrigoni, Arigo—N Y Tel Co.....13.97
Abbott, Alson G G Tegge.....230.12
Barkowitz Jac & Morris E Scheiblich—People, &c 500.00
Brinkworth, Jos—C E Grunewald.....133.61
Bauer Theo H N Y Tel Co.....108.45
Barber, Jas F—same 41.38
Bellman, Sanford First National Bank of Jersey City 198.83
Buttner, Theo C Bonnerwurth 96.41
Buss, Louis C & Wm Wanner—C Prosnitz 86.66
Baxter, Chester A—R E Jones.....19.41
Burney, Peter W—B K Bloch 188.22
Bauer, Jos B Mattson Rubber Co. 226.10
Bentham, Edgar & Robt C Corbett—W P Wiggins 1,545.33
Brown, J Romaine—E Spiegel.....4,970.68
Cohen, Saml & Wm Hauser -People, &c..200.00
Connor, Herbert A Acker, Merrall & Condit Co 24.34

Connell, Chauncey F—Diamond Rubber Co of N Y 65.81
Clark, Matilda L—Acker, Merrall & Condit Co 26.75
Cohn, Leo—J Spang 3,137.17
Clingen, Jno J V Cerabone Constn Co..365.01
Cunningham, Jno—F J Walter.....50.00
Cataldo, Ruggi & Albt Amendala—People, &c. 300.00
Cullo, Jno D Woodcock 259.63
Cohn, Harris—Arlington Button Co.....50.00
Cohen, Isaac M S Cohen.....costs, 86.41
Dalberg, Melvin H—E Lissberger.....65.15
Dunham, Percy H B Roberts.....10.67
Dornfeld, Chas P S Knee.....40.41
Donohue, Jane—17th St Realty Co.....111.91
Doran, Jno—A P Ford et al.....89.41
De Macchi, Clementino—J W Pratt & Co.52.41
Erenstopt, Nathan—Plymouth Rubber Co.63.08
Elsner, Samuel—M Kaempter & Son.....95.72
Engel, Jos & Ida Bronx Poultry Co....158.24
Eichner, Emanuel A & Henry C Ritzheimer—Press Pub Co 276.26
Flynn, Patk H—Hamilton Trust Co....68,893.92
Flamm, Israel J Richman et al.....96.35
Fay, Jos M—Fairbanks Morse Co.....143.81
Fleischer, Morris—Acme Clothing Co....182.99
Freifeld, Jacob J—H Baumgart.....76.21
Ferrigan, Mary J—Knickerbocker Ice Co..72.92
Goldfarb, Saml—I Daumson.....329.31
Gorttkov, Benj M Gertikov.....costs, 181.73
Griswold, Margt—N Y Tel Co.....16.38
Glassheim, Nathan—N Y Life Ins & Trust Co. 515.72
Gwatkin, Chas O—H J Levin.....49.31
Goodman, Aaron—T Wacht 1,438.91
Gluck, Emil & Harry L Schwartz -M Itzkowitz 60.66
Gallagher, Jno J — Jno Irwin —People, &c. 500.00
Gale, Geo H—Acker, Merrall & Condit Co.106.18
Goldstein, Annie—Van Zandt Jacobs & Co.67.76
Gerzog, Wm -H R Lhow 64.41
Gluck, Emil—M Itzkowitz 66.06
Greenblatt, Eli—City of N Y.....9.41
same same 14.41
Grassow, Henry C—Funk & Wagnalls Co.26.11
Ginocchio, Jno—N Y Tel Co.....13.45
Gleed, Jno R—same 61.27
Hoadley, Jos H—A L Harris.....costs, 141.28
Healy, Timothy—A Kaplan 176.45
Harris, Simon D & Mark—Sherman Bros.276.44
Hyman, Belle—N Y Tel Co.....18.09
Hanson, Arling R—same 14.52
Hoffman, Geo M—United Dressed Beef Co of N Y 329.45
Heymsfeld, Adolph—A C Ayler.....31.72
Hofmann, Geo M & Francis J—A Hernichfeger 324.54
Hitz, Edw R—General Illuminating Co...29.81
Hamburger, Josephine—L W Harnish....101.36
Helfstein, Max—J J O'Donohue, Jr, et al.369.14
Handman, Annie—J B Freyberg et al....355.85
Jacobson, Jos—American Radiator Co.....65.67
Jordan, Wm—N Y Tel Co.....14.52
Kirschstein, Rubin—H W Perlman.....38.40
Keller, Regina—Henry Meyer Co.....1,662.00
Kettler, Lina, admtrx—A Happel.costs, 115.20
Kleinhaus, Edgar A D Senftner.....204.31
Kurth, Wm M H Sturgis.....25.02
Lowen, Chas H C P Hallock.....34.22
Luyaire, Pierre L E H G M Luyaire..... .....costs, 37.40
Lesser, Sadie & Henry Bergman—National Nassau Bank of N Y.....576.37
Liberman, Bernard same 13.69
Lotsien, Saml—N Y Tel Co.....24.89
Lavarino, Alfred—same 14.69
Lawrence, Benj M Brazill 127.06
Levy, Ada R A Andre et al.....79.20
Lowell, Jno N R E Jones.....76.35
Levitan, David & Louis—F Weintraub.....93.41
Luciano, Nicola—G Cava.....costs, 68.64
Lipton, Frank F—Francis H Leggett & Co. 127.17
Leidig, Max R A S Leidig.....costs, 24.02
Mensing, August—N Y Tel Co.....16.67
Metzler, Annie J Sanders 46.65
Moran, Ellan N Y Tel Co.....38.01
Morborger, Henry I—same 19.11
Meyer, Jos & Abe Levy same.....22.04
Manley, Katherine—same 17.37
Moritz, Melvin M same 46.80
McKenna, Michl—Hannis Distilling Co..403.41
Mack, H Arthur—S Brill et al.....34.41
Martin, Robt C Jr—J Rohling.....118.95
Martoccia, Frank C Silverstro 53.53
McMurray, Jno—F Sirinek 63.17
McGowan, Chas—M B B' Speth.....68.48
Meyer, Isidor—Max Mittenthal & Sons...77.72
Murphy, Alfred H J Mailey 82.60
Maloney, Edw R—M Santangelo 391.01
Morris, Louis -Acker, Merrall & Condit Co. 177.18
Magee, Jas V Hodge & Graves Co.....99.20
McLaughlin, D Maujer J B Crick 1,633.28
Michaelis, Herman—M S Scheinman 28.49
Mannewitz, Dora Francis H Leggett Co..17.92
Montgomery, David L Mayer 900.13
Monette, Chas & Jno Granahan W E Falkinburg 16.84
Nash, Saml—A Cohen 814.50
Nance, Chas E W Schradin .....costs, 27.72
Newman, Walter G—B F Tyler 547.40
Napier, Thos S—C Spielmann et al.costs, 157.49
Perzio, Oronzio & Frank Setaro—People, &c 500.00
Podolsky, Barnet—E Regeneburg & Sons..31.41
Postal, Nathan—S Weitzman 334.35
Pishkosh, Rebecca & Morris Feldstein -I Himmelstein 313.14
Pilla, Louis—People, &c 1,000.00
Quinton, Clarence E—N Y Tel Co 18.81
Rock, Fredk S—Terrill Gas Machine Lighting Co 491.11
Robie, Fredk C—A Berkowitz et al.....65.51
Ring, Chas E -H A Ritchie et al.....100.51
Romaine, Geo W—F C Tanner 904.24
Rathborne, Walter L—R Donaldson 77.20
Roe, Jas—L Fishman 128.74
Simon, Sidney—M Mittenthal et al 32.67
Stember, Isidore—L M Joephthal et al..748.18
Samuels, Albt D—General Warranty Corpn. 363.31
Sickles, Dani E -People &c 24,317.27
Scanlon, Wm & Wm Cuff -same 200.00
Salotoroff, Saml -R D Ragove 74.27
Slocumb, Lenice -M Newton 30.35
Spector, Nathan—M Rosenthal 385.07
Sallack, August L or Albt L—E Lippman.238.78
Sammis, Roy A—Bigelow Varnish Co 66.41
Southgate, Henry—Westchester Lighting Co. 40.34
Smordinsky, Isidor I Ellman 216.41
Shill, Moses S—R Ball 1,178.24
Smith, Jake & Geo Lewis—Crown & Keystone Distributing Co 164.56
Teaque, Merrill A—Acker, Merrill & Condit Co 35.29
Tobias, Henry & Roseno Bros, Inc—E Regensburg & Sons 123.91
Taylor, Arthur F—J Winters.....costs, 109.45
Tomlinson, Theo E—J C Tomlinson et al.. .....costs, 107.28
Vinci, Jos City of N Y 29.41
White, Sara P—Acker, Merrall & Conduit Co 50.23
Weiner, Julius M Grossman 339.92
White, Jas W—H S Kaufman 62.66
Zinsberg, Saml—Francis H Leggett & Co.117.45

CORPORATIONS.

Calleson Motor Co S Deutermann 78.17
Lawyers Monthly, Inc—Schoen Printing Co. 62.95
Mason-Seaman Transportation Co—W L Hall 5,108.23
Same—M Tocher 7,518.57
Magda Operating Co—E Fixman et a..1,276.68
Western Cloak & Suit Mfg Co, David Rosenzweig, Jacob Rosenblum, Aaron Leiman & Saml Leiman V Adlerman 584.28
Bellman & Sanford—First Natl Bank of Jersey City 198.83
City of N Y J Spang 3,137.17
W E Smith, Inc—Pittsburgh Plate Glass Co 880.50
Same same 857.02
N Seitz Brewing Co—Borne Scrymser Co.119.62
U S Safety Razor Co—E B Estes & Sons.126.47
Korman Realty Co—J Farbstein & Co, Inc. 111.91
R & S Outfitting Co—H H Levy 34.41
Ranvier & Co—American Corrugated Paper Co 68.55
H M Goldsmith Co A Daspin 85.76
Drucker Constn Co, Nathan Drucker, Bernard Drucker & Purdy Constn Co Simon Gassner 277.75
W E Smith, Inc—J J Sutphen et al 443.20
Woodside Heights Land Corpn—Queensboro Improvement Co 2,061.22
D'Amico & Co, Inc—J Albes 1,209.65

Borough of Brooklyn.

FEB. 20.

Bradley, Charlotte T—Union Bank.....65.29
Bodenstab, Jno—C F Terney.....27.42
Erown, Wardell E—F Bubb.....224.00
Cusick, Mary B—Fredk Loeser & Co....302.78
Cerulli, Nich—Henry S Wampole Co.....49.08
Cohen, Abr—Union Bank 326.90
Duncan, Geo J—E Fallon.....499.00
Dede, Diedrich—Haaren & Meinken.....514.29
Evarts, Chas M—J T Pilcher 334.15
Guthy, Peter—F S Angell 122.90
Goldsmith, Abr—Prudential Bond & Mtg Co. 67.78
Gattman, Jacob J Rosenberg 226.90
Glickman, †Albt L—Union Bank.....294.01
Herschderfer, Gertrude—D Florin & ano..132.22
Hart, Milton—Bklyn Union Pub Co.....57.30
Homler, Sam & Brina—Bela Mandel.....80.15
Isaacson, Edw—Union Bank 326.90
Ketcham, Frank—G W Burns 20.72
Klein, †Saml Union Bank 326.90
Kosh, Jacob—H J Weller 174.81
King, Chas—Thatcher Furnace Co.....318.14
Loyd, Alfred E & Maud H—Bank L I....282.34
Leyer, Otto—J E Finegan 444.71
Love, †Henry A—Wm K Voorhees Grain Co. 68.75
Molinari, Michl F—Lisk Mfg Co.....34.71
Mason, Cosmos W—F X Langenwalter..1,019.90
Moore, Geo L—H Elume & ano 32.42
McCready, Leroy—F Kiernan 197.78
Misner, Louis—H & S Schonzeit.....96.26
Neville, Michl K—Title G & T Co.....59.40
Postel, Jno—Mary Schmidt 50.00
same—W Schmidt 25.00
Pierce, Carl H—Bank L I 282.34
Pulis, Saml C—J Ruggiero & ano.....82.91
Rosenblatt, Jacob A Solomon 96.54
Rose, Stephen B—G W Burns 82.25
Sutherland, Jas—J Suydam 6,152.86
Smith, Frank R—G R Smith.....918.93
Scharen, Cath—Johanna Dehm 925.88
Strauss, Isidore—Maria Cook 105.81
Schamberg, Camille, doing business as M Camille—Fredk Loeser & Co.....160.14
Schack, Leo—Title G & T Co.....67.99
Trautfield, Katie M as extrx &c Mark—M L Bodkin, M D 343.60
Von Bargan, Henry—U S Title Guar Co...167.64
Vitelli, Domenico—F Baranello 44.40
Whitcomb, Henry S—M B Evens 45.77
Winter, Zelig—H & S Schonzeit.....71.53

CORPORATIONS.

American Mfg Co—Leonora Maslanka..1,949.26
Barclay Constn Co—M Berger.....1,0076.17
Bklyn Union Elev R R Co—J Sommerlad..87.04
Horn-Benson Realty Co—F B Mullin.....50.20
Kings Impt Co—Bklyn Daily Eagle 64.20
N Y Metal Ware Co—Natl Enameling & Stamping Co 133.25

FEB. 21.

Arberter, Simon as gdn Abr—D Cohen.....22.80
Bandholtz, Frank A & Eliz A—Model Heating Co. 699.81
Brown, Jas Clover Farms Co.....17.40
Black, David—N Y Tel Co.....45.38
Cassidy, Chas as Supt Bureau of Incumbrances & Permits—Robins Dry Dock & Repair Co 113.09
Cortese, Jas Kramer & Wagner 81.92
Craig, E Wallace -B Gold 221.41
De Hass, Andw C—Bank of Paradis.....492.84
Duffy, Mark—Kerin & Dunn 215.62
Dodd, Hazelett C—N Y Tel Co.....15.66
Dooher, Anthony J—N Y Tel Co.....77.00
Ellis, Wm H S—N Y Tel Co.....15.86
Ennis, Clarence—E Witte 493.16
Flash, Miriam—H Lerbe 100.36
Filer, Augusta—N Y Tel Co 23.45
Goldstein, †Abr—L Besdine 64.81
Hentschel, Chas Jr—N Y Tel Co.....22.69
Heath, Robt T—N Y Tel Co.....18.30
Isaacs, Michl—W Knauth et al.....793.05
Johnson, Fredk H—Jennie K McAfee.....78.40
Joseph, Jos—Anna Phillips 139.42
Juliano, Thos—N Y Tel Co.....18.16
Kurtz, Wm & Alter—Jos Stern & Sons (Inc). 43.19
Kaplan, Nathan—I Peaceman.....156.91
Kelly, David T—P Gillen 72.25
Lippman, David—H Horowitz 70.12
Ludwig, Adam & Louis, doing business as Ludwig Bros—A Buchanan Jr.....142.72
Lehman, Richd N Y Tel Co.....51.67
Lawrence, Edwin O—Laura Rodgers.....299.59
Lomax, Jno H—N Y Tel Co.....28.65
Levy, Mac—N Y Tel Co.....35.73
Litshitz, Sara N J J Cunneen 19.67
Maxwell, Claude J—G L Shuman & ano....62.80
McGann, Wm C—N Y Tel Co.....22.69
McLaughlin, D Maujer—J E Crisk.....1,633.28
Murphy, Mary C Bonica 380.36
Messina, Barnett—Pease Piano Co.....65.47
O'Donnell, Jno J & †*Edw—F X Kuchler & ano 259.95
Portman, Saml—S J Rosenblum 115.02
Pedersen, Herman—N Y Tel Co.....40.41
Richman, Isaac Swift & Co 124.84
Snyder, David L—H S Bisco.....180.40
Solomon, Mortimer W—N Y Tel Co.....14.87
Smith, Bertrand C—Harriet F Smith...2,529.98
Summers, Emily—N Y Tel Co.....16.75
Shapiro, Albt & Max, doing business as Shapiro & Co—N Y Tel Co 20.79
Schlesinger, Robt—N Y Tel Co 52.25
Schramm, Arnold—N Y Tel Co.....52.69
Sass, Jos J W Taylor 10,100.00
Smith, Margt L—R W Maloney.....228.65
Thompson, Annie—Margt P Fransioli & ano. 106.74
Thornhill, Fredk—Louisa W Taylor.....30.40
Thorer, Henry G—Ideal Mfg Co.....133.05
Tully, Chas—W Scheckenbach 264.42
Ursino, Rocco V N Y Tel Co.....17.01
Warner, Wm—N Y Tel Co 23.79
Whitfield, Louis C—Title G & T Co.....103.58
Wolf, Jennie—F Seligmann & ano.....161.91
Woram, Chas & Henry—N Y Tel Co.....68.03

CORPORATIONS.

Hentschel & McGann—N Y Tel Co.....22.69
City N Y—Robins Dry Dock & Repair Co.113.09

FEB. 24.

Boland, Reuben E—A R Baxter.....220.17
Brigham, Jas R N L Welch 86.71
Bryson, Thos B—J Coyne (infant).....400.00
Campbell, Wm F—J Grillo et al.....323.80
Conklin, Walter—F Maerker 125.73
Cooper, Jos B—Central Hudson Steamboat Co. 116.70
Daly, Thos A—J J Somerville.....25.57
Davy, Jno F—Mary Malone 314.00
same—Mary L Brady 72.85
Doyle, Jos (infant) by Andw—W A Ross & Bro 107.05
Doyle, Andw—same 107.05
Danziger, Israel—Johnston & Oswald Co..116.04
Ehrlich, Chas S M Siegl 200.74
Feigenbaum, Array—B H R R Co.....102.57
Fish, Jno A—C Badger 46.88
Fitzpatrick, Jesse A—Bway Trust Co...1,552.40
Fox, David Hazel F Fox 64.00
Freiman, Regina—J Kops 97.99
Friedman, Bernard—R V Lewine 43.68
Griffin, Thos S—Bway Trust Co.....1,552.40
Hackney, Jno—Atlantic Machine Co.....34.92
Harris, Abr—A Hupfels Sons 519.72
Heimerdinger, Eugene M—C F Richardson..86.30
Howard, Edw F—State Bank of Mayville..339.55
Huff, Jacob—E Eurheime & ano.....88.11
Hoehn, Edw same 35.10
Jennings, Linsin de F, indiv & as exr &c Susan B Jennings—State Bank of Mayville 339.55
Kennedy, Jas—J Murtha 634.75
Kupper, *Chas—E Burheime & ano.....88.11
Levy, Philip -E Kravitz 84.40
Loewery, Lulu D Kellman 41.94
Lewkes, Jas E Eagle Metal & Supply Co. 414.30
Lifshin, David—W F Barry & ano.....141.97
Luckenbach, Edgar F—Alice Nicholson as admtrx 8,051.85
Lyons, Frank & Cath A—Batchis & Motto.274.40
Martin, Harry—R E Coughlin 62.40
Martino, Errico; also known as Henry Martin E Saroli 333.73
Michel, Jno—E L Graef et al 544.40
Neville, †Andw—J J Somerville.....44.40
Neufeld, Ida -M J Trudden 100.90
Novicki, Jos—M B Juditsky 142.15
Palmer, St Leger—H J Aldring 481.29
Reiser, Louis & Saml—W Zaslov 161.40
Rosenberg, Geo—Jane M Zimmer 71.38
Rothberg, Meyer—M Sholtz & ano.....101.06
Schainberger, Gustave—J Grillo et al.....76.60
Sommerlad, Jno—Bklyn Union Elev R R Co. 32.40
Stein, Geo F—E Burheune & ano.....79.44
Sprung, Herman—E Burheime & ano.....88.41
Stark, Chas O—E L Graef et al.....544.40
Strayer, Ephraim—Szenko & Gaydica.....489.97
Sutphin, Wm L—H L Goodwin 2,124.16
Spinetta, Frank—F Garofalo 261.10
Samuel, Philip—L Vitelli & ano.....176.90
Tallen, or Talin, Abr W Gaslow 60.42
Zell, Laura B—V Torson 54.40
Zurerzyoski, Antony—M B Juditsky.....142.15

CORPORATIONS.

Hewes Realty Co—Batchis & Motta.....274.40
Flatbush Constn Co—D Cervadoro.....1,239.89
Home Bank of Bklyn—F S Agnell (filed Feb 21) 2,544.41
North American Knitting Mills—C Meyer.119.42
Ocean Breeze Co—Szemko & Gaydica.....489.97
Tidewater Bldg Co—J Coyne (infant)...400.00

FEB. 25.

Abrams, Wm—J Ryan 38.88
Adler, Sonia—H L Sandford & ano.....233.41
Afferfilge, Fredk—M & E Appel Co.....113.72
Bronstein, Philip—M Finklestein 589.40
Buek,† Alfred H—J Ryan 12.40
De Vito, Matteo—F Florio 272.16
Fleischel, Josephine—U S Title Guar & Ind Co 70.45
Foox, Jennie—N Hirschhorn et al.....124.31
Frederick, Ethel A—G W Linch as receiver.106.75
Freiman,* Israel & Jos, doing business Freiman & Freiman—E M Pilze 37.40

Judgments Brooklyn (Continued.)

Genna, Giovanni as admtrx Emanuel Nicola—Sea View Amusement Co.....107.82
Grenning, Marie A—Emmy Erskine 206.30
Hall, Ruel C—U S Title Guar Co.....266.40
Hasenratz, David S—Preiser 109.66
Hatfield, Jno G—Greenhut Siegel Cooper Co. 195.19
Henry, Chas T—Washington Life Ins Co.532.57
Jacowitz, Ray—N Hirschhorn et al.....124.31
Kaplan, Harris—L Greenberg 125.51
Kimball, Ella B—W B Barnes.....181.90
Kleeblatt, Saml I Rabinowitz 89.65
Kanner,† Max—J Ryan 116.14
Komlos, Emery—C Paston 248.79
Kraus, Oscar—Wright Drug Co 18.15
Larsen, Torkel—M A Markheim.....1,839.52
Lenert, Tillie M—Central Chandlier Co...234.40
Lewis, Saml W—Nat Casket Co 110.75
Luce, Clarence F—Richmond Storage Warehouse & Van Co 27.40
Lupton, Jas J—C C Perpall 27.38
McCabe, Jas—City N Y 128.83
McCarrier, Jno T—B J Conroy 97.98
Mickley, Albt J—N M Powell 137.47
McGonigle, Jos—T Brady 109.63
Miller, Wm S—U S Title Guar Co 266.40
Miller & Haff—same 266.40
Ottensoser, Nathan L—Gotham Realty Co..138.13
Perero, Felice & Cristina—S Zuccaro....28.49
Reynolds, Walter A—F Peterson.....3,143.04
Rosenkrantz, Abr—I Judkowitz & ano....89.47
Rutherford, Richd A—J Martinczak....2,630.84
Schmitt, Chas as gdn Lulu—L I R R Co..117.13
Schwartz, Dave—M Finklestein 589.40
Smith, Theron L—B Rogatz & ano.....149.36
Shatzkin, Nahun J—same 149.36
Siegeltuch, Isidore—C Paston 248.79
Sloat, Jno L—Mears Motor Vehicle Co....31.76
Savino, Jno—L Esposito 49.40
same—M J Johnstone 97.01
Sorgues, Chas F—G W Lynch as receiver..112.25
Sorgues, May E—same 106.75
Shapiro, Sam—A Rosenfeld 45.35
Schmitt, Wm—E L Wieser 98.47
Stymus, Milton K—R F Stevens Co.....686.05
Walsh, Wm, indiv & as exr Nona Q—G C Eldridge 225.40
Wisser, Wm—American Paper Co.....253.45
Zimmerman, Fredk J—City N Y.....110.33

CORPORATIONS.

Borough Park Cong Church—L F Muelba.165.70
F & J Realty Co—N Hirschhorn et al....124.31
Hennebique Constn Co—Leschen & Sons Rope Co 278.95
Larsen-Peterson Bldg & Contracting Co—M A Markheim 1,839.52
N Y Dock Co—A Hansen 3,636.10
Press Pub Co—C J O'Connell 104.52
Union Standard Furnace Co—P J Collison & ano 316.90

FEB. 26.

Art, Harry & Florence—Jno F Tromer Evergreen Bwy 114.15
Bach, Ida I—A Lockwood, Jr 119.40
Bauer, Christian—J Stein 20.40
Berman, Rosa—A I Semevitz 104.81
Bailey, Danl W—D J Meserole 63.50
Bershadsky, Max—Commr Charities.....40.72
Cohen, Abr†* & Jos—L Waller et al....189.54
Dashefsky, Fannie—Somerville Realty Co & ano 111.73
Dale, Saml—B H R R Co.....107.47
Feiner, Sigmund Emma Josephson 84.41
Fine, Ike—L Waller et al 61.32
Fitton, Alex as admr, &c, Jos Fitton—United Electric Light & Power Co 87.95
Freedman, Abr—N Natelson 152.37
Gardner, Sarah—H J Bushmann 36.62
Goldberg, Chas, doing business Vanderbilt Candy Shop—C Riggi & ano 75.00
Hanson, Harold—J Olsen 44.58
Jenks, Thos Mary Newell 75.40
Karger, Rosina as admtrx Anton—Hammond Co 410.28
Keiling, Henry—A Westereich 264.12
Keller, Aug R Theresa Goldsmith 694.62
Kroehle, Fredk W & Chas J—G F Elliott et al 209.36
Landsey, Lillian J Wilson 183.15
Lewis† Morris—L Waller et al 189.50
Lichtman, Saml E L Mayer 32.15
Lindon, Leo & Lio—Sarah Wachsman.....89.90
Levy, Rose—Commr Charities 40.72
McCarty,† Jno F—Matheson Lead Co....81.90
Mallon, Peter—Ella L O'Brien 161.90
McDonald, Margt—W A Hill 194.40
McCormick, Oran—W C Buckley.....135.35
McCormack, Jas J—J J O'Connell.....33.40
Miller, *Harry & Bernard L—N Naletson.152.37
Monticelli, Giro—B H R R Co.....124.47
Morris, David—L Waller et al 61.32
Murphy, Richd H—J William.....34.00
Nathan, Siegmund—W H Woolverton as Pres N Y Transfer Co 172.95
Moe, Fredk N Himmelreicher & ano....246.82
Powell, Llellywyn L Eliz Gillespie.....79.40
Premunger, Yudd, also known as Julius—M Rattner & ano 87.47
Provenzano, Ralph—Magee & Crosbie Co..63.92
Rankin, Jno M—T Markotter 113.99
Rappold, Gustave A Hilda Kasdin.....89.41
Roberts, Ellis—M S Feiler & ano as exrs. &c, Paul Isen 34.78
Roseno Bros, Inc—Securtiy Bank N Y 2,439.95
Roseno, Louis—same 2,439.95
Ramell, Minnie—J W Richardson.....139.40
Russell, Alfrd—Jesse C Brown.....148.66
Ruttger, Anthony—Euclid School.....136.35
Sangunitto, Leon P—D J Meserole 63.50
Sanguinetto, Albt E F—Defender Photo Supply Co 408.97
Scheftel, Florence A—Jake Schneider.....21.95
same—B Hankin 27.85
Shea, Jno—S Zarkawer 80.40
Sheets, Mary J G F Elliott et al 209.36
Schmidt, Felix A—R Ginsberg 296.95
Somner, Hedley P—R C Heathers Co.....32.90
Sheville, Edw—W L Heeve 51.41
Suffarth,† Carl I—M Ohrenstein 20.40
Tarakajian, Dickran—Butler Bros 50.66
Tartakov, Michl—B H R R Co.....146.47
Tinerello, Jenny—City N Y 29.40
Tritschler, Stephen—D T Merritt et al..222.40
Wray, Llewellyn A as exr Mary R Phelps—J L London 6,660.50
Zuckerman, Maurice—Sheffield Silver Co.466.35

CORPORATIONS.

Bailey, Sangunitte Co—D J Meserole 63.50
City N Y—Mechanics Bank.....9,815.51
Miller, H & Co—N Naletson 152.37
North Pole Water Co—J Jaburg & ano 74.28

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

FEB. 24.

Frenyear, Mabel; 1912—A N Horner.....43.16
[3]Guerino, Baedi; 1910—Mosaic Tile Co....707.97
Kaufman, Abr; 1912—E Murphy 8,466.20
[1]Kohlweiler, Jacob; 1912—D Brenner...2,830.38
Kruger, Jacob; 1909—H Rosenbaum 162.15
[1]Morrison, Jno; 1913—Harrolds Motor Car Co. 666.96
Osborn, Henry C, Fredk W Stecher, Jeptha H Wade Jr & Reginald G A Phillips; 1913—W H Harrison 10.50
Pritchard, Wm H; 1912—Porter Acreen Mfg Co..... .....188.71
same; 1912—E A Campbell 239.65
Sandberg, Saml; 1911—M Lehman et al..215.66
Schneiderman, Annie; 1912—S Schneiderman. 64.00
Wolper, Max & Sarah Goldstein; 1912—A Fishman et al 1,294.95
Yochelson, Myron S; 1911—N Y Tel Co....24.43

CORPORATIONS.

[4]I Blyn & Sons; 1912—D A Perlman....1,886.95
Troy-Pacific Co, Inc; 1913—Carter, Black & Ayers 188.90

FEB. 25.

Bogin, Hyman; 1906—H Goodfriend.....138.22
[1]Gallagher, Peter C; 1913—W J Masterson. 1,042.12
Goldsmith, Fredk E; 1911—M Heumann..85.71
same; 1911—L Barth et al.....243.11
same; 1910—E K Mittenthal.....17.41
Green, Adolph, Saml Sandberg & Saml Talisman; 1912—F Gens 210.37
Haines, Robt T; 1913—W Forman 275.26
Hawes, Isabelle B; 1911—E E Hawes...1,681.76
Minosky, Louis; 1910—Randall Faichney Co. 26.36
Nagrotsky, Jacob & Rosie; 1913—H Goldberg 202.81
O'Brien, Jay; 1912—A Shatzkin 1,055.03
Pickett, Wm P; 1912—G P Putnam's Sons 641.39
Regan, Jno J; 1902—E W Knapp.....374.80
Rosenbaum, Jos or Jos Rose; 1913—Progressive Leather Goods Co 168.96
Wolper, Max & Sarah Goldstein; 1910—A Fishman et al 1,249.95

CORPORATIONS.

Ancient Order of Hibernians; 1913—John P Kane Co 5,387.74
Fleischmann Bros Co; 1913—E Sniffin..4,716.23
U S & Hayti Telegraph & Cable Co; 1912—P Bertuch et al 442.36

FEB. 26.

[1]Adam, Jno Q; 1913—J M Gardner et al.106.72
[1]Adam, Jno Q; 1913—A Kelly et al....85.00
Bissell, Jos B; 1911—E L King.....89.43
same; 1911—same. 1,121.53
same; 1913—same 112.00
Cantor, Saml; 1910—J Eleiberg.....74.56
Danz, Emil & Edw; 1908—G Fiencke.....660.77
Forbes, Jas C; 1910—City N Y.....27.62
Fry, Walter L; 1911—Standard Sales Co.279.09
Goldbaum, Jennie; 1913—S Rabinovitch..615.00
Hamilton, Alex; 1913—H N Hamilton..1,546.48
Hoskins, Clammar P; 1908—J D Rishell.... .....1,587.47
Houghton, Clarence S; 1913—West Side Warehouse Co..... .....106.95
[6]Lazarus, Matilda & David Reinhard; 1913—J Rauch 77.31
Lichtenstein, Julius; 1913—N Y Times Co. 231.01
Learnard, Geo E; 1912—E Charvet 225.41
Pollock, Leo; 1912—F J Walsh.....42.09
Rogaliner, Maurice; 1912—J Dukas.....174.85
Saravese, Andw; 1912—S Crisafuldi et al..41.92
Wilken, Henry; 1913—S W Rosenbaum...35.41
Wolper, Max & Saml Cantor; 1911—J Scheer et al 6,266.48

CORPORATIONS.

Consolidated Gas Co; 1913—M Steinhardt..89.41
E A Condax & Co; 1913—S H Pehlwan..1,761.11
[1]West Farms Constn Co; 1913—City of N Y. 109.50

FEB. 27.

[1]Borello, Jos; 1911—R F Knochenauer et al 167.72
Borello, Jos; 1912—R F Knochenauer et al 167.72
Borrelli, Jos; 1911—M Talum 512.72
Borrelli, Guiseppe; 1910—P Falcone.....96.77
[1]Creiger, Cignes M; 1911—Tenement House Dept 264.72
Dowie, Oliver; 1912—T D Lucus 118.40
Doelger, Chas A; 1913—A Hoffman....1,050.53
Goldsmith, Fredk E; 1911—G Alexander..267.02
same; 1909—University Alliance 86.40
Golden, Jno B; 1912—N Y Tel Co.....59.63
Merante, Jos; 1913—Henry Elias Brewing Co 1,874.65
Myron, Wm C; 1903—M A McGuire.....85.67
Sobel, Harris & Jacob Weintraub; 1913—M Stern 851.63
Shapiro, Benj & Sigmund Harris; 1908—H Abramowitz 113.50
Sturman, Chas; 1912—S Jarmulowsky....634.63
Wilson, Jos W & Jno; 1913—E Blatz...4,649.23

CORPORATIONS.

[4]Ivy Courts Realty Co; 1912—R R Knapp.22.41
Mondschien & Co; 1912—N Y Tel Co.....39.71
Sanitary Bedding Corpn; 1912—Schildwachter Carriage Co 550.01
Cosi, Segar Co; 1913—R Cockcroft et al.826.49

FEB. 28.

Berman, Rubin & Julius Wollman; 1912—S Komarinsky et al 136.55
[1]Borelli, Giuseppe; 1911—P Marcell.....58.22
[1]Bosky, Louis; 1911—City N Y 264.41
[1]Carbone, Raffalo & Guiseppe Liso; 1908—People &c 500.00
Hillier, Jno; 1913—Bush Terminal R R Co. 12.08
[1]Heubner, Marion M; 1913—G H Brooks.... .....1,696.39
Klein, Benj; 1911—J H Menick 170.82
Levy, Morris; 1912—D Berkman 129.13
Potter, Fredk, Clarence H Kelsey; 1913—J Levine 5,135.88
same; 1913—A Levine; 1,637.88
Smith, Norman P; 1912—N W Peters et al. 113.38
Walz, Jack F; 1912—C Zimpher 202.92

Borough of Brooklyn.

FEB. 20.

Firestone, Nathan or Nachman; 1913—H Silverstein 123.96
Green, Jno L; 1910—Luke D Stapleton ax exr, &c, Johanna Blohm; partial satisfaction.288.32
Heckman, Jules; 1912—J Mendelson.....46.16
Payor, Jos P; 1912—G M Jost 37.11

FEB. 21.

Appelman, Fredicka; 1906—N Levy.....108.03
Berlfein, Moses, Wm & Celia Perlman; 1910—Ida Cohen 225.75
Feldman, Henry, Isaac & Thos Marosilli & Julius Leyenson; 1908—N D Shapiro....73.75
Goldberg, Isaac; 1912—N Avrach.....26.40
Hert, Ella & Rosa; 1912—D Kowal.....390.90
Lawrence, Aug; 1908—S Lieberman.....98.04
Mintzer, Abr; 1912—S Sobel et al.....59.41
McMullen, Arthur; 1913—B Anderson....117.00
same; 1911—same 103.44
same; 1910—same 3,140.95
Payton, Corse; 1908—City N Y.....213.41
Palley, Anna; 1911—M Dimowitz 144.82

CORPORATIONS.

Ainsworth Realty Co; 1912—Kath S Leavitt 369.05

FEB. 24.

Gartenberg, Morris; 1911—R E Heningham.. .....1,114.71
Hansen, Geo & Grace Butler; 1913—Commr of Charities 91.72
Michael, Dora, also known as Mrs Meyer Michael; 1911—Consolidated Oil Co....82.80
[2]Weinstein, Jos; 1912—Tillie Weinstein....175.00

CORPORATIONS.

Troy Pacific, Inc; 1913—Carter, Black & Ayers 188.90

FEB. 25.

Carey, Bert & Emily Howland; 1912—Union Bank 44.40
Crespi, Jno R; 1913—H L Kunstler.....64.40
Fiegel, Frank J; 1911—N Y Tel Co.....19.60
Goldsmith, Fredk; 1911—G Alexander....267.02
Horowitz, Morris; 1913—A O Kum.....467.30
Neier, Harry D; 1912—A T Schoenijahn..33.35
Salvesen, Nils; 1911—B H R R Co.....124.72
Vofrei, Chas J; 1912—Commercial Coal Co. 453.85
Wax, Max; 1912—H B Biscow.....70.35

FEB. 26.

Appelbaum, Jac; 1910—W Traub & ano..83.40
Barry, Jas; 1911—M Steinman.....164.90
Gair, Marie; 1913—G L Rees.....284.40
Goldbaum, Jennie; 1913—Sophia Rabinovitch 615.90
Nagrotsky, Jac & Rosie; 1913—H Goldberg. 202.81
Pearlstein, Jas, also known as Jeremiah Pearlstein; 1913—Max B Juditsky 75.97
Savarese, Andrea; 1912—S Crisafulli et al. 41.92
[1]Salvesen, Nils; 1909—B H R R Co.....108.22
Schultz, Annie; 1912—N Y Tel Co.....40.78

[1]Vacated by order of Court. [2]Satised of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 20 & 21.

No Judgments in Foreclosure Suits filed this day.

FEB. 24.

125TH st, ns, 155 e 3 av, 99.11x100; Thos G Field—Wm J McHugh et al; Strong & Cadwalader (A); Fredk R Rich (R); due, $42,403.81.

141ST st, ns, 100 w Lenox av, 100x99.11; N Y Life Ins Co—Diva Realty Co et al; Henry M Bellinger, Jr (A); Chas C Marrin (R); due, $117,058.33.

FEB. 25.

LOTS 333 to 336, map of Estate of E R B King, City Island; Irene M Keirns—Arline R Keirns et al; Wilmore Anway (A); Chas S Fettretch (R); due, $4,260.

FEB. 26.

5TH av, 139; Isabella C May—Henry Corn; Agar, Ely & Fulton (A); Phelan Beals (R); due, $34,900.64.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 24.

112TH st, 307 E; City N Y—Gaetano Zibelli; notice of levy; A R Watson (A).

LEXINGTON av, 51-5; Ruud-Nilson Co—51-55 Lexington Avenue Co et al; action to declare mtg void, &c; J Gans (A).

FEB. 25.

LEXINGTON av, 71; Ella L Howkins adm—Annie E Chase; notice of attachment; H A Sperry (A).

FEB. 26.

57TH st, ss, 228 w 5 av, 47x100.5; Albt N Chambers Geo Vassar's Sons & Co Inc et al; action to foreclose mechanics lien; Phillips & Avery (A).

158TH st, 794 E; Maurice Stiorer—Jos Hahn; action to impress trus; Rifkind & Samuel (A).

PROSPECT av, 2091; Frances Dicker—Raphael Kurzrok et al; action to set aside conveyance; H & J J Lesser (A).

11TH av, sec 21st, 93x84; Wm W McLaughlin—Henry Halpin et al; accounting; W J Carlin

FEB. 27.

ELM pl, ws, 261.6 n 188th, 41x112.8; Archibald Hamilton et al—Wm S Warren Inc et al; action to foreclose mechanics lien; D H Taylor (A).

FORSYTH st, 33; Abr Levy—Sophie Cohen et al; action to declare conveyance void, &c; Horwitz & Rosenstein (A).

72D st, 355 E; Tenement House Dept—Jno G Gillig; notice of levy; A R Watson (A).

HUNTS POINT rd, es, adj land of Peter S Hoe, runs e on a curve to the ss Lafayette av to a pt 38.11 e Faile xse159.8xe46.2 to ws Bryant av x— across Bryant av 60xnw19.3xne 175.1xne5.11 to ws Longfellow av x— across av 60xne101.3 to ws Whittier, x— across st 60 xe—xne411.10 to ws Drake xs and e—xn— to ns Lafayette av, xn and nw76.1xsw66.1xsw163.10 xsw171.7xsw92.3 to cl Drake, xw—xsw39.11xsw 134.1xsw12.3xnw307.11 to ws Drake xn98.10xe 217.5 to middle line Bronx River xs and sexs and swxsw64.6xsw38.8xsw75.9 to es Sacrahong xsw565.11 to ws Sacrahong x same course 22.6x sw39.6xnw44.6xnw114.5xnw59.2 to es Bacon, same course across st 84.10x same course 87xs w140.10 to es Payne xse42.1xsw19.4 to ws Payne xse30.7xw and sw—xnw88.10xsw51.7xs and sw74.4x—115.2 to es Whittier across st to ws thereof xsw36.1xse213.1xnw—xnw to es Hunts Point rd xn— to beg; Chas D Dickey—Mary W Varnum et al; partition; T McIlvaine (A).

FEB. 28.

PARK pl, 14-18; Edw Davis—Merchants Exchange Natl Bank et al; specific performance; Olcott, Gruber, Bonynge & McManus (A).

LINCOLN av, swc 136th, 26.1x99.9; M Tecla & Co—Anna M Mullen; notice of attachment; Jacoby, Scharps & Raffel (A).

2D av, 1096; Augusta Marks—Rosie Price et al; partition; J C Levi (A).

Borough of Brooklyn.

FEB. 20.

CLIFTON pl, 66; also prop in N Y Co; Mabel Rusch—Margt M Foley et al; Murray, Prentice & H (A).

SAME prop; Chas P Howland—same; same (A).

COOK st, ss, 100 w Humboldt, 25x100; Ida Rosen—Sadie Kapliansky et al; M Radeloff (A).

GUERNSEY st, es, 100 ne Calyer, 25x100; also CAYLER st, ns, 50 e Guernsey, 25x100; also PROP in N Y Co; Caroline V Pelissier—Harry L Tisset; J R Townsend (A).

HOOPER st, nws, 100 sw Bedford av, 89.4x100; Waterbury Hardware Co—Eastern District Construction Co & ano; M Sulzberger (A).

PARK pl, nec Nostrand av, 26x100; Jno F Poppke—Sophie L Horsfield et al; G F Alexander (A).

STERLING st, ns, 140 w Bedford av, 20x100; Willis E Roys—Aronson Realty Co et al; E R Mead (A).

S ELLIOTT pl, ws, 52 s DeKalb av, 20.2x81.11 x20.7x77.10; Chas A Miller & ano—Jennie C La Sauce et al; partition; W N Vreeland (A).

SUYDAM st, 222; Alfred Samisch—Wolf Skornik et al; J A Kohn (A).

WILLOUGHBY st, ss, 137.6 w Lawrence av, 20x90; Jno A Still—Herman Engelke et al; T H Newton (A).

E 7TH st, es, 360 n Av M, 40x120.6; Simon Lipshitz—Ester Lutwak et al; foreclosure mechanics lien; I M Silberman (A).

E 8TH st, es, 172 n Av T, 126x100; also E 8TH st, es, 316 n Av T, 18x100; also E 8TH st, es, 370 n Av T, 54x100; also E 8TH st, es, 180 n Av T, 40x100; also AV R, ss, 60 e E 13th, 40x 100; Henry Lankenau—Watson & Pittinger et al; Kiendl, Smyth & Gross (A).

BAY 15TH st, ses, 75 ne 17 av, 45x96.8; Ethel G Hawley—Florence A Redfield et al; Snedeker & Snedeker (A).

57TH st, ss, 120 e 1 av, 200x100.2; Leander B Faber as recvr Patk H Flynn—Harry A Hanbury; to create liens; C L Craig (A).

57TH st, ss, 260 w 11 av, 40x100.2; Nachim Burstein—Lillian Edelman et al; Kheel & Orenstein (A).

67TH st, ss, 172.5 w 3 av, 79.6x100; Max Rabinowitz—Cipora I Nevin et al; foreclosure mechanics lien; S A Telsey (A).

81ST st, sws, 221 nw 13 av, 20x100; Saml L Goldenberg—G W Crane Realty & Constn Co et al; B S Wise (A).

81ST st, sws, 241 nw 13 av, 20x100; same —same; same (A).

FRANKLIN av, es, 34.4 s Jefferson av, 16.4x 100; Henry C Knight as trste &c Henry Knight —Jacob Cohen et al; H L Thompson (A).

GLENMORE av, ss, 60 w Powell, 20x80; Bertha Loewenstein—Herman H Morris et al; House, Grossman & V (A).

MARLBOROUGH rd, ws, 432.7 s Caton av, 60x 100; Harry D Michaels—Grace L Brown; C F Corner (A).

WYCKOFF av, nes, 50 se Gates av, 25x112.2x 25x113.3; Bklyn City Savgs & Loan Assn—Conrad Kremp et al; McGuire, Delany, Niper & Co (A).

1ST av, es, 25.2 s 43d, 25x100; Bklyn City Savgs & Loan Assn—Fredk W Coddington et al; McGuire, Delany, Niper & Co (A).

PLOT begins at point 106 n Winthrop & 780.5 e Flatbush av, 49.10x136; Fannie Karasik—Abner M Bradley et al; L Karasik (A).

PLOT bounded by Neptune av, Sheepshead Bay, right of way Brighton Beach R. R. & land of Manhattan Beach Hotel & Impt Co, Atlantic Ocean & cl Coney Island av; Brighton Beach Development Co & ano—Abram Jones et al; to determine a claim; H A Ingraham (A).

FEB. 21.

CARROLL st, sc Denton pl, runs sw 75.10x se90xne85xnw90.5 to beg; Bway Trust Co—Amelia A Belsito et al; Breed, Abbott & Morgan (A).

CHAUNCEY st, ss, 285 e Hopkinson av, 20x 100; Jno G Goldfuss—Philip Schmitt; to create a lien; McGuire, Delany, N & C (A).

FULTON st, ns, 194.6 w Sackman, runs n 43.1xw17.3xs—xe17.3 to beg; also TRUXTON st, ss, 180.3 w Sackman, 17.4x—; Ida Zwitschkenbaum—Julius Spicer et al; W Ruppel (A).

W 8TH st, es, 20.2 n Av S, 19.4x82x19.4x82.5; Mathilde A Moller—Taft Constn Co; Miller & Eretzfelder (A).

W 8TH st, es, 39.6 n Av S, 19.4x82.5; Johanna M Moller—same; same (A).

W 8TH st, es, 58.10 n Av S, 19.4x82.5; same —same; same (A).

9TH st, ns, 175 e 5 av, 75x80; Bklyn Theatre & Realty Corpn—Congregation B'Nai Sholaum of South Bklyn; specific performance; M Goodman (A).

81ST st, sws, 301 nw 13 av, runs sw100xnw 13.10 to Kings hway xw—xne— to st xse20 to beg; Amy Moody—F W Crane Realty & Constn Co et al; C F Moody (A).

82D st, sws, 100 se 12 av, 60x100; Marcelina L Buckley—Emily Barba et al; Cary & Carroll (A).

AV J, sec E 12th, runs s100xe100xs700 to Av K xe100xn800 to Av J xw200 to beg; Spencer C Cary & ano—Mary E Bond et al; to bar defendants; A A Hovell (A).

BAY RIDGE av, ss, 100 e 15 av, 60x100; Albt V B Voorhees Jr & ano—Mary K Van Sicklen et al; app registration of title to real prop; Reeves & Todd (A).

BEDFORD av, swc Canarsie av, 100.1x113.3x 100x110; Lawyers Title Ins & Trust Co—Pauline Karle et al; P S Dean (A).

GREENWOOD av, swc Sherman, runs w50xs 100xe15.10xn105.8 to beg; Charlotte L Duppin—Anna J Skoog; J M Peyser (A).

KNICKERBOCKER av, sc Troutman, 45x100; Max J Annenberg—Henry Vaeth et al; J A Whitehorn (A).

6TH av, 548; Hopkins Security Co—Herman Reis et al; Jonas, Lazansky & N (A).

LOTS 354-356, blk 6796, map of Yale Park; Ellen F Clark—Warren Corbin & wife; F B Mullin (A).

FEB. 24.

40TH st, ss, 300 e 5 av, 50x100.2; Jacob Texiere—Ocean Breeze Co et al; M W Wood (A).

71ST st, nes, 403.2 se 18 av, 18.6x100; Jas W McDermott—Jacob Kaiser Impt Co et al; C J McDermott (A).

74TH st, ss, 86.6 w 7 av, 200x100; Eleanor F Clarke—Sullivan & Meyer Realty Co et al; C H Lott (A).

AV Z, sec E 25th, 100x105; Benj H Seaman —Wm A A Brown et al; Davison & Underhill (A).

ATLANTIC av, ns, 47.8 w Jerome, 47.8x94x 47.6x89.6; Wm N Biehn—Allen E Kennedy et al; N B L Cosel (A).

GREENE av, ses, 148.6 ne St Nich av, 19.6x 100; Williamsburgh Savgs Bank—Carrie Hauer et al; S M & D E Meeker (A).

JEFFERSON av, ses, 239.6 ne Evergreen av, 18x100; Geo Beck—Sophie Full et al; to produce deed; Pendry & Pendry (A).

FEB. 25.

BOERUM st, ss, 200 w Manhattan av, 25x100; Paulina May—Eva Rubinstein et al; Solinger & Solinger (A).

REEVE pl, swc Sherman, runs s75.6xn71.6 to pl xe24.5 to beg (probable error); Thos F Martin—Henry F Risch et al; A S Galitzka (A).

S 5TH st, ss, 75 e Hooper, 25x100; Philip Jung—Henry Boerum et al; to determine a claim; L Levy (A).

6TH st, 581; also BLAKE av, 947; Jno Lindall as admr &c Arthur Lindall—Lulu Bader et al; to set aside deeds; S Edelman (A).

20TH st, sws, 27.3 se Gravesend av, runs se 25xsw49.6xn—xne25.10 to beg; Henry M W Eastman as exr &c Mary S Willis—Jos J Cunningham as exr &c Chas Hart et al; G W Eastman (A).

ALABAMA av, es, 140 s Sutter av, 80x100; Germania Holding Co—Edifice Realty & Constn Co et al; M S Feiler (A).

FLATBUSH av, sws, 204 nw Lincoln rd, 26.8x 100; Wm C Wood—Gabrielle Constn Co et al; T F Redmond (A).

MANHATTAN av, es, 50 s Clay, 50x100; Annie Mason—Patk Sullivan et al; L F Corwith (A).

NEW JERSEY av, ws, 175 s Liberty, 25x100; Louis Siegel—Chas Abelman et al; to set aside deed; J Gans (A).

LOTS 636-640, 641-665, 666-675 & 1787-1811, map of prop of Bensonhurst Land Co; Barbara Silkworth—Milton S Kistler et al; V M Stillwell (A).

LOTS 3, 5, 8, 14, 15, 17, 19, 22, 24, 30 & 34, on map made by Jeremiah Williamson, surveyor; Henry Lott & ano—Brighton Beach Estates et al; partition; A A Wray (A).

FEB. 26.

BERGEN st, ss, 115 w Vanderbilt av, 20x80; Mary Dudley—Adolphina Lyunquist et al; T Witte (A.

CHESTER st, es, 50 s Bway, 50x100; also OSBORN st, ws, 116.8 s Pitkin av, 16.8x62; State Bank—Lena Kratenstein & ano; to set aside deed; J J Schwartz (A).

LORIMER st, es, 80 s Richardson, 20x75; Ellen T Blanchfield—Lizzie I Demevo et al; J A Blanchfield (A).

PRESIDENT st, ns, 120 e Columbia, 20x100; Andw Gray & ano as exrs, &c, Jas Gray—Gelsomina Valentino et al; K C & M v McDonald (A).

E 32D st, es, 40 s lot 156 map of J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).

E 32D st, sec lot 156 on map J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).

SAME prop; same—same; same (A).

61ST st, ns, 200 w 15 av, 20x100; Clara E Cobb—Michl Wilson et al; F Cobb (A).

88TH st, nes, 200 nw 4 av, 25x100; Edw J Kelly as exr, &c, Mary Tasso—Addie C Johnston et al; E J Byrne (A).

ALABAMA av, es, 140 s Sutter av, 20x100; Germania Holding Co Edifice Realty & Constn Co et al; M S Feiler (A.

HOPKINSON av, ws, 100.3 s Livonia av, 300x 100; Isaac Handler & ano—Michl Isaacs et al; Simon & Weinstein (A).

LAFAYETTE av, sws, 200 se Parrott pl, runs sw200xse25xne50xnw50 to beg; Edw J Kelly as exr, &c, Mary Tasso Addie C Johnston et al; E J Byrne (A).

ROCKAWAY av, nec Livonia av, 75x100; Williamsburg Savgs Bank—Sadon Realty & Constn Co et al; S M & D E Meeker (A).

SKILLMAN av, ss, 105 e Humboldt, runs e84.7xsw77.9xw166.4xnw50.2xe105xn25 to beg; Williamsburgh Savgs Bank—Theo F Cucrulla et al; S M & D E Meeker (A).

LOTS 4262, 4263, 4314, 4315, block 84, map addition 7 to Vanderveer Park; Albt Berry—Henry A O'Leary; G C Case (A).

LOTS 1 to 11, block 1; lots 12 to 20, block 2; lots 21 to 35; lots 42 to 58, block 3; lots 59 to 67, block 4; lots 85 to 109 and lots 129 to 146, block 6; lots 215 to 223, block 8; lots 224 to 227 & lots 248 to 250 & 265 to 267 & lots 271 to 280 a pt lots 228 to 230, block 9, map of 526 lots, belonging to Thos J Cummings; Purdy Constn Co—Fultonia Contracting & Realty Co; specific performance; M Monfried (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 24.

ALLEN st, 173; Louise M Lee -Rosa Rappaport et al; W C Orr (A).

44TH st, ns, 275 e 2 av, 50x100.5; Rose Wolff exr—Edwin I Kern et al; A M Levine (A).

PLEASANT av, es, 80 n 116th, 20.10x98; also PLEASANT av, es, 72.5 s 117th, 28.5x98; two actions; Eliz F King et al—Annie M Keenan et al; Miller, King, Lane & Tranord (A).

WEBSTER av, ws, 225.4 n 179th, 75x100; Prospecting Investing Co—Cawston Constn Co et al; amended; S W Collins (A).

LOTS 104-106, map of Undercliffe Terrace, Morris Heights, 24th Ward, Bronx; Geo E Cullom—Blooma Wilner et al; J E Duross (A).

LOT 151, map of Bruner Estate at Jerome av & Gun Hill rd, Bronx; Mary L Whiting—Geo Daily et al; amended; J C Higgins (A).

FEB. 25.

HUDSON st, 455-7; Pincus Lowenfeld et al—Trinity Constn Co et al; Arnstein, Levy & Pfeiffer (A).

10TH st, 28 E; Manhattan Life Ins Co—Horatio H Neiley et al; Rappallo & Kennedy (A).

35TH st, ns, 100 w 10 av, 50x98.9; Harris D Colt, trste—L Helen Livingston et al; A H Mosle (A).

46TH st, ns, 224.2 e 10 av, 24.2x100.5; Bernhard H Foss—Clara Goldstein; J J Phelan (A).

118TH st, ns, 180 w 2 av, 20x100.10; Levi S Tenney, trste—Eliz D Winkelmann et al; amended; J H Dougherty (A).

CENTRAL PARK W, swc 92d, 100.8x125; Bank for Savings in the City of N Y—Michl H Gillespie et al; Strong & Cadwalader (A).

HEATH av, 2880-82; 2 actions; Thos M Crowley et al—Pouch Realty Co et al; Fuller & Prest (A).

LONGFELLOW av, 1421; Helen O'Connor—Margt Falvey et al; J Lotito (A).

MADISON av, 1695; Julius Smolin—Michl L Flank et al; Kantrowitz & Esberg (A).

PROSPECT av, es, 143.6 n Home, 16.4x100; Danl Guggenheim—Jno H McKean et al; amended; Cary & Carroll (A).

VALENTINE av, ws, 199.5 s 180th, 25x99.9; Stephen Gaarland et al—Christina Peters et al; S Williamson (A).

FEB. 26.

ASH st, — s bet Elm & Corsa av, 25x100; Lot 19; Chas Currao—Ursola Meli; A Caccia (A).

BROOME st, ns, 50.9 w Mott, 25.2x106.5; Josephine B Hamlin et al—Tilmil Realty Co et al; L S Hulse (A).

GRAND st, ss, 50 e Crosby, 35.11x80; N Y Trust Co—American Neckwear Co et al; M & I S Isaacs (A),

9TH st, ss, 193 e Av B, 20x93.11; Max Schwartz—Moses Gross et al; L Moschcowitz (A).

26TH st, 249 W; Franklin Savgs Bank in the City of N Y—Carolyn R Pfeiffer et al; amended; W M Powell (A).

43D st, 305-9 E; Guardian Trust Co of N Y —American Mineral Water Machine Co et al; amended; Barber, McGuire & Ehlerman (A).

101ST st, 217 E; Harriet B Morse et al—Gertrude K Brennan et al; Martin, Fraser & Speir (A).

106TH st, ss, 225 w Amsterdam av, 150x100.11; Pauline Shapiro—Raymore Realty Co et al; L A Jaffer (A).

129TH st, 113 E; J Fredk Jarvis—Wm P Crawford et al; C H & J A Young (A).

130TH st, 502 W; Geo J Bauernschmidt—Eugenie Rosendorf et al; L Wendel, Jr (A).

Foreclosure Suits (Continued).

130TH st, 53 W; Walter Longman—Albt E Henschel et al; J M Rider (A).

ARTHUR av, sec 176th, 17.10x100; Otto Haas - Marie W Wallas et al; C V Gabriel (A).

BRIGGS av, ns, Lot 43, map of Briggs Estate, Bronx; Bridget Williamson—Jas J O'Connell et al; Friend & Friend (A).

WHITE PLAINS rd, nwc Reiss pl, 100.9x119.6x irreg; Jno Ringen Jno Kadel et al; Gerlich & Schwegler (A).

7TH av, sec 144th, 42.11x100; Cornelia G Chapin - Harris & Son Realty Co et al; J H Judge (A).

FEB. 27.

HOFFMAN st, es, 225.10 n 184th st, 18x119.10; Christian Leukel exr -Jos Gallo et al; Clocke, Koch & Reidy (A).

NEW CHAMBERS st, 71-73; Wm H Sands et al—Michele Brigante et al; M S Borland (A).

53D st, ss, 230 w 2 av, 20x100.5; Dry Dock Savings Institution—Sarah E Cain et al; F M Tichenor (A).

116TH st, ss, 200 w Manhattan av, 25x100.11; Josephine E Carpenter—Jos N Campbell et al; W B & G F Chamlerlin (A).

117TH st, ss, 350 e 2 av, 25x100.11; Kath R Jackson et al—Elias A Cohen et al; M S Borland (A).

119TH st, ns, 145 e Manhattan av, 25x100.11; Amelia A Purdy—Antoinette Petry et al; A Knox (A).

120TH st, 4 E; Antoinette Dudensing—Patk Reddy et al; E Pitske (A).

122D st, ss, 308.4 w Pleasant av, 16.8x100.11; U S Trust Co of N Y—Barbara Rothschild et al; amended; Stewart & Shearer (A).

BARNES av, swc 215th, 25.6x69.7; Robt A B Dayton gdn—Albt Mamlock et al; R A B Dayton (A).

PROSPECT av, 594-600; Mercury Realty Co —H A F Holding Co et al; J C Abramson (A).

2D av, 2340-2; India Wharf Brewing Co—Wm Wolf et al; L & A U Zinke (A).

2D av, 2151; Union Trust Co of N Y gdn—Herman Ziegen et al; Miller, King, Lane & Trafford (A).

7TH av, sec 144th, 42.11x100; Plainfield Land & Bldg Co—Harris & Son Realty Co; Kiernan & Moore (A).

FEB. 28.

PIKE st, 54; Jonas Weil—Isaac Nagel et al; I S Heller (A).

13TH st, 537 E; Saml Weil—Morris Kronovet et al; I S Heller (A).

81ST st, ns, 100 w Amsterdam av, 112.5x102.2; 81st Street Co—S B Constn Co et al; Stoddard & Mark (A).

117TH st, 235-7 E; Chas Strauss—Matilda W Brower et al; Strauss, Reich & Boyer (A).

119TH st, 511 E; Anna Boettner—Jno Gerken et al; L W Osterweis (A).

VANDERBILT av, sec 160th, 26.6x73; Aug Freutel—Jas C Corbett et al; C P Hallock (A).

WASHINGTON av, es, 82.1 n 178th, 27.6x92.1; Edw W Davis—Anthony H Werneke et al; H Odell (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

FEB. 24.

44TH st, 404-6 W; Samson Lachman loans Saml Rodt & Isaac Schanhous to erect a — sty bldg; — payments. 35,000

BROADWAY, nwc 160th st, 99.11x125; Metropolitan Life Ins Co loans Herbt Dongan Constn Co to erect a 10-sty apartment; 11 payments. 400,000

FEB. 25.

No Building Loan Contracts filed this day.

FEB. 26.

72D st, ns, 115 w West End av, 60x102.2; City Mtg Co loans A Campagna Construction Co to erect a 12-sty apartment; 11 payments. 300,000

141ST st, ss, 90 w Bway, 135x99.11; Montrose Realty Co loans Ess En Constn Co to erect a — sty bldg; 11 payments. 150,000

FT WASHINGTON av, nec 160th, 102.2x102.8; Montrose Realty Co loans Saranac Constn Co to erect a — sty bldg; — payments. 180,000

FEB. 27.

MARMION av, ws, whole front bet Elsmere pl & Fairmount pl; City Mtg Co loans Alert Constn Co Inc to erect 2 5-sty apartments; 1 payment. 2,000

5TH av, swc 26th, 56.5x155.7; Metropolitan Life Ins Co loans Echo Investment Corpn to erect a 20-sty loft; — payment. 1,300,000

FEB. 28.

ST NICHOLAS pl, es, 75 s 153d, 99.1x100; also EDGECOMBE av or COLONIAL pkwy, ws, 75 s cl 153d if extended —x100; Jos Hamershlag loans Strathcoma Constn Co to erect —-sty bldg; — payment. 295,000

137TH st, ss, 1,050 w Home av, 50x100; Concourse Improvement Co loans Hogan & Digenno Constn Co to erect a —-sty bldg; — payment. 34,000

AMUNDSON av, ws, 250 s Randall av, 25x100; Eastchester Savings Bank loans Signhild Hagman to erect a —-sty bldg; — payment. 3,800

VALENTINE av, es, 104.8 n 194th, 409.1x67.6xirreg; City Mtg Co loans Jno J Tuly Co to erect a 10-sty apartment; 11 payments. 160,000

ATTACHMENTS.

Manhattan and Bronx.

FEB. 20.

No Attachments filed this day.

FEB. 21.

Campanini, Cesare; W A L'Hommedieu & Co; $8,925.22; P B Adams.

La Salamandre Ins Co; Frank L Randall; $1,822.63; W O Badger, Jr.

FEB. 24.

Meyer, Chas F, Ernest Windersheim & Jos Danon; Herklotz, Corn & Co; $5,300; Duer, Strong & Whitehead.

Meyer, Christian F, Jos Danon & E Windsheim; Wessels, Kulenpampff & Co; $3,500; Burlingham, Montgomery & Beecher.

Wilson, Arden M; Beer, Sondheimer & Co; $4,—.71; Hitchings & Dow.

FEB. 25.

Jassinsky, Alex H; Aetna Natl Bank of N Y; $5,000; Elfers & Abberley.

FEB. 26.

Neostyle Envelope Co; Natl Park Bank of N Y; $4,100; L F Doyle.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

FEB. 21, 24, 25, 26 & 27.

Bergeson Awning Co. 114 W 38th..Fairbanks Co. Machinery. 267

Donohue, Matthew F. 136 W 42d..A B See Electric Elevator Co. Elevator (R) 412.50

Howard & Grant. 257 6th av..Albert Gas Fixture Co. Fixtures. 145

Fishel, Jacob & Meyer Jarmulowsky. 2225-2227 7th av..H G Vogel Co. Fire Extinguishing Apparatus. ——

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 20, 21, 24, 25 & 26.

Mayhew, Wm. 208 Van Sicklen st..West End Gas Fix Co. Gas Fix. 60

Edison, N. 1461 Bath av..West End Gas Fix Co. Gas Fix. 66

Hurwitz & Rubin. Pennsylvania av nr Pitkin av..Morris Grotenstein & ano. Bath tubs. 275

Koloke Realty Co. Bay 8th st & Bath av, &c.. Hudson Mantel & Mirror Co. Consoles. 1,025

Beveridge, L W, Inc. 3920 Ft Hamilton av.. Di Miller Co. Gas Fix. 322

Milford Constn Co. Elton st, nr Blake av.. Colonial Mantel & Refrigerator Co. Consoles. 800

Rentow Bldg Co. Lincoln pl, nr Albany av.. Colonial Mantel & Refrigerator Co. (R) 195

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub

FEB. 24.

ELSMERE pl, nwc Southern blvd, 130x82.4; Isaac O Farber—Defender Constn Co & Kramer Contracting Co (284). 802.05

ELDRIDGE st, 240; Water Supervision Co—Minsker Realty Co & L Diamant (278). 12.00

38TH st, 26 W; Gustav Robinson—Van Viller, Kresel & Co (275). 492.00

48TH st, 16 E; Clarence P Smith—Julia Ward & Martin & Mandell, Inc (280). 561.00

137TH st, 512-14 E; Isaac O Farber—Kramer Contracting Co (281). 420.99

142D st, ss, 250 e 7 av, 300x100; Isaac O Farber—Kramer Impt Co & Kramer Contracting Co (282). 2,765.42

AMSTERDAM av, 814; Hudson Mantel & Mirror Co—St Michaels Protestant Episcopal Church & Ely Greenblatt (279). 207.00

CROTONA pkwy, es, 603 s 177th, 113x145x irreg; Isaac O Farber—Defender Constn Co & Kramer Contracting Co (286). 765.36

DALY av, ws, 555 s 177th, 116.9x93xirreg; Isaac O Farber—Defender Constn Co & Kramer Contracting Co (285). 745.47

GRAND blvd & concourse, sec Fordham rd, 225x103; Isaac O Farber—Kramer Constn Co & Defender Constn Co. (283). 1,773.93

MADISON av, 644-8; City Wire Works—Henry R Steel Robt W Failer & Jas A Clark (276). 48.00

5TH av, nec 116th, 100x100; Thos Curran —Ancient Order of Hibernians & Patk Gallagher (renewal) (277). 1,450.00

FEB. 25.

17TH st, 232 W; Pierce, Butler & Pierce Mfg Co—Ole H Olsen & Henry E Joli (289). 898.46

122D st, 425 E; Chas B Dickman—Bernard Goldberger (290). 160.00

127TH st, 229 E; Theo C Wood—Italian Savings Bank & Rocco M Marasco (287). 232.43

2D av, 2035; David Schneiderman—Jacob Ganofried, Nathan Schwartz & Gordon E Stein Contracting Co (288). 125.00

FEB. 26.

WEST st, w s, whole front bet Cortlandt & Liberty, 375x722.5; Richd C Routledge—Pennsylvania R R Co & Geo E Rinkenberger Co. (297). 140.50

32D st, 126-8 W; Geo Blair—N Y Cab Co Forest Box & Lumber Co & J Carrallo (301). 62.50

162D st, 868-70 E; Peter Sinnott—Fred F French Co (renewal (291). 660.00

231ST st, ss, whole front bet Van Corlear & Kingsbridge avs, —x—; Economy Concrete Co—Church of the Mediator, Yonkers & Chas H Peckworth (300). 3,228.64

BROADWAY, 1564-6 & 47TH st, 156-70 W; Anchor Corrugating Constn Co—Geo H Raelr Jr, Palace Theatre & Realty Co & Milliken Bros, Inc (294). 315.00

BOWERY, 225; Benj Bloom—Siegel Realty Co & Saml A Berger (295). 560.00

CLINTON av, nwc 175th, 90x119; Higgins & Co—Wiedhopf Constn Co (renewal) (298). 825.00

PROSPECT av, 2132-4; Geo W Bancroft—Regina Constn Co (292). 135.00

SOUTHERN blvd, 847-53; Tully Goldreyer —Levine & Atlas Co, Inc (299). 1,150.27

1ST av, 770-4; Richd C Routledge—Dennis Harrington, Jr & Geo E Rinkenberger Co (296). 83.94

5TH av, 562; Strand Constn Co—Harper Silliman, Josephine H Fiske, Wm S Harper, Henry S Harper, Chas Thorley, Dudley T Larimore, Oscar Pach & Robt T McKee (293). 856.62

FEB. 27.

THOMPSON st, 132-4; Jno Clayton—Domenico Abbate & Leonardo Cario (302). 125.00

115TH st, 70-2 E; H Greenberg's Sons—Sarah & Elias Schlomowitz & Isaac Glassman (307). 125.00

117TH st, 142-4 W; same—Wm H Dabian & Louis Lupowitz (305). 46.90

149TH st, 248-50 W; same—Maurice Cohen & Louis Lupowitz (304). 33.73

177TH st, sec Marmion av, 20.10x100; J P Kane Contracting Co—C Edwin Deppeler & Pasquale Trotta (308). 235.00

BROADWAY, nec 146th, 99.11x225xirreg; Jno P Kane—Bradhurst Constn & Amusement Co, Cramp & Co & Macolithic Concrete Co (315). 994.65

MANHATTAN av, 450-4; Amsterdam Paint & Wall Paper Supply Co—David Richey & Louis Lupowitz (303). 53.57

NORTHERN av, 63-5; Fishel Wunsh—D Chas, Martin & Adolph Weschler (309). 134.02

NORTHERN av, 63; same—same (310). 133.02

NORTHERN av, 65; same—same (311). 134.02

WHITLOCK av, es, 100 s Tiffany, 175x155x irreg; M F O'Neill Inc—Lockwhit Co (313). 3,950.00

WHITLOCK av, es, 431 s Tiffany, 156x90; same—same (314). 2,126.50

2D av, 389; United Roofing Co Inc—Louis Voelker (306). 12.00

2D av, 2035; Louis Bayer—Jacob Ganefried & Nathan Schwartz & Gordon & Stein Contracting Co Inc (312). 165.00

FEB. 28.

GREENWICH st, 712; Mark Strompf—M L & C Ernst & Moden Constn Co Inc (324). 280.62

8TH st 55 W; Berger Mfg Co—Arlington Estate Inc, Rose Judson & Danl J De Voe (331). 494.50

37TH st, 14 E; Gustav B Geiger—Chas E Haveland—Mary Wendell, agent (335). 47.75

64TH st, 174 E; Thornton Bros—Laura d'O Roosevelt & Delafield & Co.Inc (325). 446.98

104TH st, 141 W; Paul K Miklowitz—Julia, Nellie & Jennie Muhlfelder & Leonard J Muhlfelder (319). 218.50

104TH st, 139 W; Paul Miklowitz—Julia, Nellie & Jennie Muhlfelder & Leonard J Muhlfelder (321). 218.25

105TH st, 61 W; Paul Miklowitz—Leonard J Muhlfelder (320). 225.00

125TH st, 307 W; Benj Bloom—Mary E Robertson & Thos J Kennedy (334). 100.00

127TH st, 619 W; Barnett Miller & Saml Raine—Faultless Constn Co (323). 415.00

149TH st, 440-42 E; Harry S Senft—Bronx 149th St Realty Co & Cramp & Co (333). 215.25

BELMONT av, es, 155.2 n 181st, 31.1x144; Jno J Bentz—Crotona Park Realty Co (332). 2,900.00

BROADWAY, 260TH st, HUXLEY av & WHALEN st, block &c; also BROADWAY, WHALEN st, HUXLEY av & FORSTER pl, block &c; also FORSTER pl, ns, whole front bet Broadway & Huxley av, —x—; also 260TH st, ns, whole front bet Huxley av & Spencer av, —x—; Timothy F Dooley—Jno Whalen (317). 138.24

PARK av, ws, 71.9 n 188th, 40x100; Jno H Symmers Co—Henry J Hemmens & Wm Burr & Co (316). 315.00

PARK av, sec 153d, 87.6x54.6; Louis Greenberg—Meyer Friedlander, Reliable Contracting Co & Kings County Plumbing Co (318). 181.89

WHITLOCK av, es, 100 s Tiffany, 175x155; also WHITLOCK av, es, 431 s Tiffany, 156x90; Jas McBride Co—Lockwhitt Co (322). 4,000.73

WHITLOCK av, 832-44; Henry Krumgold—Lockwhit Co (326). 960.00

WHITLOCK av, 864-74; Henry Krumgold—Lockwhit Co (327). 1,585.00

WHITLOCK av, LEGGETT av, CABOT st, EAST RIVER & 149TH st or BUNGAY st Oak Point freight yard); North Sand Co—N Y, New Haven & Hartford R R Co, Wm Henderson, Wm Henderson Inc & Mathews & Marshall (328). 687.76

WHITLOCK av, es, 100 s Tiffany, 175x155; also WHITLOCK av, es, 431 s Tiffany, 156x90; Bronx Artificial Stone Works Inc—Lockwhit Constn Co & Chas Graham (329). 611.00

WHITLOCK av, es, 100 s Tiffany, 175x125; Thos C Edmonds & Co—Lockwhit Co (336). 1,095.00

6TH av, 783-85; Jno J Sullivan—Susie E Pitchett, Emily E Burns & Annie E DeCamp & Burns Restaurant & Hotel Co; renewal; (330). 149.95

Borough of Brooklyn.

FEB. 20.

GRAFTON st, 35; David Kerness—Lena Siscel & —— Topp & Morris Epstein. 35.00

ST JOHN'S pl, ns, 350 w Classon av, 81x131; Bell Fireproofing Co—Victor Holding Co. 365.92

ST JOHN'S pl, ns, 400 e Underhill av, 100x123; same same. 657.80

S 5TH st, 416-18; Hyman Beskin—Improvement Bldg Co & Alex B Gordee. 812.00

W 6TH st, ws, 320 n Av U, 80x100; Patk Tague—Jas Moore, Patk J Driscoll & Pierrepont Davenport. 100.00

61ST st, 639; M H Bettman & ano—Kane Constn Co. 70.00

85TH st, ns, 280 e 22 av, 40x100; Ignazio Scuderi—Nathan Edison. 105.00

PARKSIDE av, nwc Parkside ct, 40.6x85.6; Bell Fireproofing Co—Parkside Court Realty Co. 91.83

SUMNER av, nwc Hart, 17x80; Jaffe Roth Co—Carrie Adler, Berwall Blume Constn Co & Sarah Alexander. 400.00

WASHINGTON av, 646-8; Midwood Contracting Co—Harris, Morris Weiner, Weiner Bros & Antonio De Bones. 175.00

WILLIAMS av, swc New Lots rd, 110.7x irreg; Klein Material Co—Vermont Bldg Co. 273.83

FEB. 21.

ST JOHN'S pl, ns, 350 w Classon av, 18x131; Engineering Sheet Metal Works—Victor Holding Co & Abe Fogel. 250.00

ALABAMA av, 401; Isidore Kutler—Erector Realty Co, Annie Rothfeld & Dora Berman. 66.00

HOPKINSON av, 149; Chas M Hall & ano—W Geo Gundlack. 150.00

MYRTLE av, nec Gates av, 74.9x75.10x106.6; triangular plot; Louis Bossert & Sons—Frieda Hoepfner & Jno Gerathwohl. 133.50

MYRTLE av, 720-22; Carmelo Mazzary—Jacob Dangler & Ruegamer & Auer Co. 210.60

ROCKAWAY pkwy, es, 180 s Church av, 40x120; Thos F Stapleton—Jno Patterson, H Patterson & F G Folsom Co. 52.12

SAME prop; same—Jno & H Patterson & Kissena Constn Co. 59.00

VAN SICLEN av, es, 100 s Sutter av, 25x100; Square Sash & Door Co—Jos Nass. 315.00

18TH av, es, 200 s 62d, 200x100; Emil J Ericson—West End Impt Co. 72.50

19TH av, swc 63d, 33.5x82.6; Edwin A Jackson & Bro—Clara M Konkle & American Mantel Mfg Co. 73.75

FEB. 24.

CARROLL st, ss, 140 e Nostrand av, 60x100; Gowanus Wrecking Co—Renton Bldg Co, Thos Brown & Montrose Bldg Co. 288.75

HENDRICKSON st, ws, 140 s Av P, 40x100; Frank Ulzig—Antonio Boniello. 33.04

HENRY st, 358; Andw Nicola—Zarife Kalaf. 1,577.82

UNION st, ss, 200 e Nostrand av, 100x127.9; Louis Solomon—Lyn Realty Co & Watson & Pittinger. 223.00

12TH st, ns, 246.5 e 5 av, 50x100; Pfotenhauer-Nesbit Co—Seymour Rosenberg Constn Co & Jos Rosenberg. 291.47

77TH st, ns, 100 e 13 av, 160x100; Louis Solomon—Abley Realty Co & Watson & Pittinger. 71.65

MYRTLE av, 1536; Louis Bindrum & ano—Frieda Hoepfner, indiv & as extrx &c Michl F Hoepfner (decd) & Jno Gerathewohl. 165.00

SUMNER av, 130; Emil Lazansky—Carrie Adler, Sarah Alexander & Burwell Constn Co. 259.70

FEB. 25.

REMSEN st, nec Hicks, 78x96; Andw M Haney—Estate of Louis Bossert & Lehigh Valley Structural Steel Co. 2,619.88

SACKMAN st, nwc Riverdale av, 100x100; Jacob Rutstein & ano—Sack River Co. 29.52

SACKETT st, 462; Walter J Minns—Vincenzo Danino & Domenico Davino. 27.25

SOMER st, 80-2; Henry A Weissmann—Herman & Adelgunde Weissmann. 960.00

86TH st, sec 16th av, 96.8x74.5; Hudson Mantel & Mirror Co—Koloke Realty Co. 85.00

ALABAMA av, es, 200 n Dumont av, —x—; Louis Greenberg—Angelo Constn Co & Louis Siegelbaum. 900.00

MONTAUK av, 210; Frank Gerace—Cath Pfeffer & Max Hassen. 40.00

NEW LOTS av, swc Williams av, 118.8x106x irregular; Hydraulic Press Brick Co—Vermont Bldg Co. 556.51

SURF av, ns, 101.6 e W 32d, 20x118; Brettschneider Realty Co—Theodora Kutyn. 2,160.00

SURF av, ss, at cor W 31st, 60x325; Jos Williams—Margt Hahn, Jas Bruno & Geo Martin. 22.00

SAME prop; Tony Bruno—same. 42.00

SAME prop; Jos Dunn—same. 72.00

SAME prop; Jas Rocco—same. 28.00

SAME prop; Jno Bruno—same. 291.00

FEB. 26.

46TH st, ss, 240 e 13 av, 30x100; Michl Moscarelli—Morris Kornblum & Nicola Pasquarello. 101.66

ALABAMA av, es, 100 n Dumont av, 100x100; Block & Greenberg Lumber Co—Dora Berman, Annie Rothfield & Erector Realty & Constn Co. 80.00

BLAKE av, 948; Wm Treib & ano—Lizzie & Jno Goldberg. 75.00

FT HAMILTON av, ws, from 59th to 60th, 201x100; Chas Winkel Israel J Rosenstein. 1,205.50

NEW LOTS av, ns, bet Stone av & Watkins, 200xirreg, 21 houses; Simonelli Co—Watkins Stone Bldg Co. 1,050.00

7TH av, ws, 50 n Lincoln pl, 33.4x100; Benj Trakiman Leonard Lambert. 502.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

FEB. 24.

22D st, 116 W; Theo C Wood—Chas W Mayne et al; Dec10'12. 415.20

SAME prop; Peter A Smith—Pauline Ruger et al; Dec16'12. 523.00

33D st, 1-3 E; E Rutzler Co—Jas R Roosevelt et al; Feb15'13. 6,272.50

SAME prop; Monroe M Golding—same; Feb18'13. 5,240.00

SAME prop; same—Jas McCutcheon Mtg Co et al; Feb15'13. 5,240.00

SAME prop; Kalamein Co Jas R Roosevelt et al; Feb15'13. 810.00

SAME prop; Harry Rosenbaum—same; Feb 15'13. 6,313.00

SAME prop; Kalamein Co—same; Feb20'13. 810.00

42D st, ss, whole front bet Bway & 7 av; Pittsburgh Plate Glass Co—Michaud Catering Co, Inc, et al; Dec23'12. 298.80

FEB. 25.

GILES pl, 3409; Ahnemann & Younkheere—Estate of Emily D Martin et al; Dec25'12. 45.35

SAME prop; Jno J Donohue—same; Dec23'12. 167.32

SAME prop; Jas P Knowles—same; Jan2'13. 276.00

[1]SUFFOLK st, 171; T H Simonson & Son Co—Jno Doe et al; Jan7'13. 125.82

48TH st, 155 W; Albt J Dowdeswell Co—Felix Isman et al; July16'12. 53.40

130TH st, 143 W; Hervey Thompson—Susan Devin et al; Feb6'13. 11.00

170TH st, whole front bet Aqueduct & Merriam avs; Gustavus M Roden—Jno Renehan et al; Feb15'13. 163.42

186TH st, 632 E; A Pardi Tile Co—same; Oct30'12. 283.00

SAME prop—Chas Shapiro—same; Sept6'12. 366.06

SAME prop; Geo F Sealy Co Inc—same; Feb8'13. 220.00

SAME prop; Goodman Constn Co—same; Nov1'12. 220.00

SAME prop; A P Dienst Co—same; Oct9'12. 108.58

CRESCENT av, swc 186th; Harry Karp—Kitchen Improvement Co; Nov4'12. 26.40

CRESCENT av, swc 186th; D Pizzutiello Co Kitchen Improvement Co; Oct21'12. 115.00

FEB. 26.

MAYFLOWER av, 1581; Freaney & Newbury, Inc—Jno Kemp et al; Feb7'13. 46.83

3D av, ws, 60 s 13th; W J Tillack Albt E Smith et al; Feb6'13. 672.20

FEB. 27.

3D st, 5 E; Louis Bayer—Wyoming Realty Co et al; Sept17'12. 600.00

41ST st, 18-20 E; R I W Damp Resisting Paint Co—Judson S Todd et al; Feb18'13. 140.00

[2]18TH st, 155-61 W; Angus F Compson—Finance Co of Pennsylvania et al; July9'12 468.50

177TH st, 118 E; Jas F Byrnes—Dorothea I Young et al; Aug14'11. 368.70

[2]BROOK av, sec St Pauls pl; Harbison Walker Refractories Co—Kitchen Improvement Co et al; Oct25'12. 826.75

EASTCHESTER RD, es, 75 n Chester; Henry Koehler—Herman N Isch et al; Jan 10'13 59.00

SAME prop; Michaele Alfano same; Dec 28'12. 127.00

SAME prop; Thos F Tiessel et al same; Jan10'13. 340.00

SAME prop; Unionport Lumber & Mfg Co same; Jan17'13. 589.75

SAME prop; same—same; Jan16'13. 292.75

PALISADE av, nwc 261st; Ames Transfer Co—Sisters of Charity of St Vincent de Paul et al. 1,045.54

FEB. 28.

113TH st, 62 E; Jos Rosenstreich Ralph Garfield et al; Feb17'13. 113.78

Borough of Brooklyn.

FEB. 20.

[2]60TH st, sws, 250 nw 19 av, 238.8x100; also BAY pkwy sc Benson av, 100x96.8; Jos Di Angelo—Brill Constn Co; Jan4'13. 625.00

[2]SAME prop; same—same; Jan4'13. 680.00

[1]LAKE av, sec Hinsdale, 100x100; East N Y Tile Co—Allwin Constn Co; Feb14'13. 150.00

FEB. 21.

BEDFORD av, 974; Benj Green—W A Weis & wife & Van D Macumber (agent); Feb8'13. 20.00

[1]TROY av, swc Pacific, 107.2x100; Geo F Moore (Inc)—Troy-Pacific (Inc); Feb11'13. 66.50

TROY av, swc Pacific, 107.2x100; Block & Greenberg Lumber Co—Troy-Pacific (Inc); Dec7'12. 453.60

SAME prop; Northwestern Cornice & Roofing Co—same; Dec28'12. 375.00

SAME prop; Sorkin & Pochilsky—same; Feb6'13. 300.00

SAME prop; Saml Saredoff—same; Feb 3'13. 325.00

SAME prop; Standard Lime Co—same; Dec 11'12. 500.00

SAME prop; same—same & Sam Squillaci; Feb17'13. 71.30

FEB. 24.

E 25TH st, es, 400 n Av K, 34.11x100; also E 26TH st, ws, 440 n Av K, 28.6x100; Arnold Bros—Louisa Blum & Mayhew Construction Co; Feb6'13. 315.00

SAME prop; Mayhew Constn Co—Louisa Blum; Feb5'13. 1,075.00

BROOKLYN av, nwc Av H, 100x107.6; Jno R Bailey—J J Smith & Ruegamer & Auer; Feb15'13. 80.00

[2]LIVONIA av, nwc Douglass, 100x250.3; Dominick Cervadoro—H M B Bldg Co; Feb 15'13.

[3]NEW LOTS rd, ss, being 260 ft on same & 100 along Wyona av & Vermont st; also NEW LOTS rd, ns, being 160 ft on same & 100 on Williams av; also NEW LOTS rd, swc Snediker av, 200x100; also NEW LOTS rd, ns, being 200 ft on same & 200 on Watkins st & Stone av; Nathan Wichos Georgia Bldg Co; Jan10'13. 1,250.00

PITKIN av, swc Pitkin av, —x—; Square Lumber Co—Annie & Saml Palley; Oct15'12. 106.90

TROY av, swc Pacific, 107.2x100; Crescenzio Errante—Troy-Pacific (Inc); Feb3'13. 300.00

VERMONT st, e & ws, bet Hegeman & New Lots avs; also NEW LOTS av, swc Williams av—x—; Empire City Lumber Co—Vermont Bldg Co; Feb6'13. 758.12

VERMONT st, es, 257 s New Lots rd, —x—; Colwell Lead Co—Vermont Bldg Co & Midwood Plumbing Co; Nov6'12. 170.00

SAME prop; same—Vermont Bldg Co; Dec 11'12. 170.00

VERMONT st, es, 97 s New Lots rd, —x—; same—same; Dec11'12. 170.00

SAME prop; same—same & Midwood Plumbing Co; Nov6'12. 170.00

SAME prop; Midwood Plumbing Co—Vermont Bldg Co; Feb4'13. 375.00

WITHERS st, 30; Evergreen Steam Stone Works—Mike Carrussearo & Vincenzo Chiza; Jan2'13. 266.00

FEB. 25.

WYONA st, es, 75 n Liberty av, 100x100; East N Y Mason Material Co—Kramer Realty Co; Jan9'13. 136.29

SNEDIKER av, ws, 100 n Livonia av, —x—; Jas J Millman—Morris Grotenstein & Jos Weinstein; Feb21'13. 150.00

Feb. 26.

LINCOLN pl, ns, 320 w Franklin av, 160x131; Bell Fireproofing Co—Otto Singer Bldg Co; Feb14'13. 792.70

[2]WYONA st, es; 75 n Liberty av, 100x100; Hyman Zrasky et al—Kramer Realty Co & Abr Cohen; Nov27'12. 50.00

[2]WYONA st, es, 75 n Liberty av, 100x100; Geo Singer—Kramer Realty Co; Jan16'13. 68.43

[2]SAME prop; David Friedman & ano—Kramer Realty Co & Abr Cohen; Dec19'12. 175.00

W 17TH st, es, 180 n Mermaid av, 40x100; Coney Island Constn Supply Co—De Bitetto & Ferante & D Aspromonte; Feb19'13. 50.00

SAME prop; same—same; Feb8'13. 1,200.00

SAME prop; Giov B Ferrara—M De Betitto, F Ferrante & Domenico Aspromonte; Feb20'13. 3,480.00

E 22D st, ws, 510 s Av O, x—; R L Williams—Frank Pihlman; Feb17'13. 25.00

[2]50TH st, 513-15; Lally Column Co—Barnett L Price & Talsky & Sponchik; Jan14'13.

[2]SAME prop; Talsky & Sponchik—B & G Theatre Co & Kahn Bros; Jan31'13.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

FEB. 20, 21, 24 & 26.

No Orders filed these days.

FEB. 25.

MILFORD st, ws, 90 from Belmont av, 40x100; Mary Madansky on U S Title Guar Co to pay Treib & Brodsky, Inc. 175.00

Materials in the Hotel McAlpin.

The exterior of the New Hotel McAlpin on Greeley Square is an interesting example of the application in feeling of detail of the sprit of the Italian Renaissance to the modern type of tall building construction, and is characterized throughout by a well-regulated use of colors and texture in the materials employed. The base of the building is constructed of Bedford stone, which supports the shaft of the design, constructed of golden brown tapestry brick, the mass of which is relieved by balconies of terra cotta or of iron, imparting to the structure the semi-residential character which differentiates the hotel from a purely commercial building. The crowning member of the design consists of a series of arched openings running through several stories in height, supporting a cornice and attic story, the whole being enriched with polychrome terra cotta. It is interesting to note one feature which largely influences the plan and arrangement of the first and second stories, an arrangement which marks a distinct departure from the established New York type of hostelry. This feature consists in the utilization of the valuable retail store renting space facing three streets and the location of the dining room and restaurant service of the house one story above street level, all of which has been accomplished while still retaining sufficient space on the ground floor to provide the hotel with the largest lobby in the city. This arrangement gives a very attractive outlook and street perspective from all cafe windows, while at the same time placing them above the dust and confusion of the sidewalk.

The furnishing of the lobby is of marble, executed in Italy, with seat cushions of red tooled leather, while distributed about the various points of interest are marble pedestals, vases and other decorative features.

The entire western aisle of the lobby, for a distance of 90 feet, is faced by a bronze and marble railing, enclosing the cashier, room clerk, key clerk, information desk and other departments.

At the corner of 33d street and Broadway on the second floor is located the ladies' cafe. This room being irregular in shape presented a particularly difficult problem in interior architecture and decoration, and is, therefore, of particular interest. The ceiling is very ornately decorated in a combination of relief ornament and fresco and is probably the most interesting example to be found in this country of this manner of decoration. The blending of the ceiling with the woodwork, side walls hung in Ardoise blue, with specially designed capitals of columns, models of which were made by Philip Martini, is most pleasing to the eye.

Weathering of Marble.

The assertion has frequently been made in these columns that nothing will stand the weathering, the test of time and the various other elements which go to work destruction like properly burned clay. We have evidence of this fact now and then from various sources and lately it is a special bulletin from the United States Geological Survey which tells how poorly marble gravestones stand the weather in our climate.

"The effect on white marble of such a climate as that of New England, outside of the cities, can be observed in many country churchyards and cemeteries. As the epitaphs on tombstones and monuments give the aproximate dates of their erection, the amount of dissolution by weathering in a century can be calculated. On a marble stone in horizontal position in the cemetery on Burial Hill, Plymouth, Mass., dated 1825, the lettering is almost effaced, and one of the same year in vertical position is badly weathered."

Also it is said that the weathering of marble in the smoke-laden atmospheres of great cities and the industrial centers is hastened not only by the action of atmospheric acids but also by the sulphuric acids arising from the smoke of railroads, factories, foundries and steam plants where soft coal is used.—"The Clay-Worker."

The Gurney Traction Elevator.

The Gurney Elevator Company, of 62 West 45th street, is sending out to the trade Bulletin No. 5 as an engineering supplement to Bulletin No. 4 under date of July, 1912, describing the Gurney type traction elevator. The contents treat of "Demonstration of Rope Traction," "Comparison of Efficiency of Low Speed and Normal Speed Electric Elevators," "A Treatise on the Theory and Advantages of Herringbone Gears" and "Deduction of Torque Requirements for Gurney Type Traction Elevator System." These articles are technical in character and describe fully and clearly certain mechanical factors in elevator efficiency.

H. F. Gurney, M. E., president of the company, writes the following foreword which is of didactic value to everybody concerned with elevator operation:

"In planning an elevator machine for elevators which are to travel to great heights and at high speed, we recognized that it was our duty, as engineers, to use the labor and material available, economically and efficiently, and to produce a machine that was absolutely safe.

"The gearless, or one-to-one type, which is the only type heretofore used for this service, had no patented features which would have prevented our adopting it. After an exhaustive study of the problem we determined that a gear reduction was the proper solution. While there is at first sight an objection to the use of gears where they can be avoided, it is necessary here, as in other branches of engineering design, to balance various forms of construction one against the other, and by a process of elimination to select the design which best satisfies the demands that the particular machine will be called upon to meet. The use of gears eliminates many undesirable features. Therefore, if gears can be made that will be safe, durable, operate silently, give absolutely smooth motion to the car, have low cost of maintenance and high efficiency, it is logical to use a gear reduction.

"Our long experience in the manufacture of spur and worm gear machines eliminates these types of gearing from any consideration. A careful study of all known types of gearing brought us, by a process of elimination, to the herringbone helical type, which is the one used in the Gurney Type Traction Elevator. We determined that this type satisfied economically and efficiently every condition of the problem.

"An investigation will disclose the fact that all principles and features involved in the construction and operation of this machine are sound, logical developments, based upon theory, which has been justified by a safe period of practical application. This machine has a higher efficiency than any other. It is beyond the scope of this bulletin to treat of all the principles or features of this remarkable machine, but a discussion or deduction of one or two, with a proof of what can be accomplished in quick acceleration, may prove interesting and perhaps instructive."

Decorating Modern Bathrooms.

In doing away with the cabinet work about the tub and other fixtures, the wainscot has naturally suffered the same fate. The custom has grown up to finish the walls of bathrooms with tiles, or at least to make a dado of tiles, and to paint the wall above, using as little woodwork as possible. But tiles are expensive and people of moderate means are often compelled to forego the luxury of having them. Still they want the effect of tiles upon the wall. To meet this, many wall paper manufacturers have put upon the market papers specially designed for bathrooms having tile figures, and being finished with a varnished surface that makes them perfectly waterproof. They answer the purpose fairly well, but are not so permanent as a painted wall. They are more difficult to hang than ordinary wall paper, and to do a first-class piece of work requires that the wall shall be first covered with white lining paper, in order to make a perfectly smooth job and to keep the joints of the varnished paper from separating after drying.

Probably the most satisfactory painted treatment of bathroom walls is in stenciled tile effects. The entire wall may be given this tile effect, or the tile design may be carried up as a dado to a height of some five feet where it should be capped with the border, and the wall painted in a plain tint above. For these tile designs light colors should be used in imitation of the tiles most generally used in bathrooms. Delft colorings are very popular, either dull blue or dull green on white or ivory white. Blue green on a background of pale cream is very pleasing, or a more pronounced green on a pale pink ground. Very light lemon yellow might be used as a ground color with the design stenciled in a light ochre tint. The color should be mixed so as to dry with a gloss. A good result could be obtained by mixing the color very thick for the last coat and adding a certain proportion of varnish, then stippling it on the wall in such a manner as to give a roughened effect. A coat of outside or flowing coach varnish over this would give the work the mellow tone that many of the art tiles have.

It is remarkable how conspicuously the tiniest bit of dust that may get worked into the varnish will show up when the work is finished, and great care must therefore be taken that dust is not present.—Practical Decorator.

Oil Mixed Concrete.

A bulletin of the Department of Agriculture, Office of Public Roads, has recently been issued which describes investigations of the effect of mixing oil with concrete.

While experimenting in the Office of Public Roads in an attempt to develop a non-absorbent, resilient, and dustless road material, one capable of withstanding the severe shearing and raveling action of automobile traffic, the writer's investigations led him into a very promising discovery. He found that, when a heavy residual oil was mixed with Portland cement paste, it entirely disappeared in the mixture, and, furthermore, did not separate from the other ingredients after the cement had become hard. The possibilities of oil-cement mixtures for waterproofing purposes were recognized and extensive laboratory tests were immediately begun to determine the physical properties of concrete and mortar containing various quantities of oil admixtures.

Many valuable data have been obtained from these investigations. The damp-proofing properties of concrete mixtures containing oil have been demonstrated very definitely by laboratory and by service tests which establish this material as one of great merit for certain types of concrete construction. It has also been shown that the admixture of oil is not detrimental to the tensile strength of mortar composed of 1 part of cement and 3 parts of sand when the oil added does not exceed 10 per cent of the weight of the cement used. The compressive strength of mortar and of concrete suffers slightly with the addition of oil, although when 10 per cent. of oil is added the decrease in strength is not serious.

Concrete mixed with oil requires a period of time about 50 per cent. longer to set hard than does plain concrete, but the increase in strength is nearly as rapid in the oil-mixed material as in the plain concrete. Concrete and mortar containing oil admixtures are almost perfectly non-absorbent of water, and so they are excellent materials to use in damp-proof construction. Under pressure, oil-mixed mortar is very efficient in resisting the permeation of water. Laboratory tests show that oil-mixed concrete is just as tough and stiff as plain concrete, and furthermore its elastic behavior within working limits of stress is identical to steel reinforcement is much decreased when plain bars are used. Deformed bars, however, and wire mesh or expanded metal will reinforce this material with practically the same efficiency as in ordinary concrete.

An Experience in School Building Competitions.

A number of years ago the Board of Education of a thriving city in one of the Middle States was confronted with the problem of a new school building. Upon deciding to have a competition for the selection of an architect the members of the board retained Walter Cook, now president of the American Institute of Architects, as professional adviser.

Mr. Cook relates his experience in the Architect and Engineer:

Their first statement was that "public opinion demanded that all should have a chance." When the dangers of this course were pointed out to them and competition between a limited number of architects of proved ability was recommended, they finally, with perhaps some reluctance, agreed to a compromise. The competition was advertised, and the announcement was made that any architect desiring to compete should submit his name and qualifications to the board. From these names a number, not to exceed fifteen, who seemed to promise the best showing, should be allowed to compete, and no other. The competition proceeded in due course, one of the competitors was appointed and the schoolhouse was built.

Some years afterwards the same board had another schoolhouse to build and again consulted the writer. "We have concluded," they said to him, "that you were right in your advice. For this competition we are only going to invite five or six architects, all of whom we know are good men, and whom we shall pay for their services." The competition was held, and it happened that the winner was the same architect who had built the former school.

Again, some years later, a third school was to be erected. The Board of Education then decided that, even though the results of the former competitions had been successful, a competition in this case was neither necessary nor desirable; and the same architect was again appointed.

It seems as though this little story in three episodes is instructive and valuable, as showing that an enlightened and intelligent public body only needs to know the real conditions to arrive at the same conclusions as those of the great majority of architects. In this particular instance knowledge was gained by experience—an experience which might easily have been a disastrous one. It is sincerely hoped that other Boards of Education, in other cities, may profit by this experience, without incurring the dangers so happily escaped in this case.

Approximate Times for Removing Forms from Concrete.

As a guide to practice in concrete work, the following rules are suggested by Building Age:

Walls in Mass Work.—One to three days or until the concrete will bear pressure of the thumb without indentation.

Thin Walls.—In summer, two days; in cold weather, five days.

Column Forms.—In summer, two days; cold weather, four days, provided girders are shored to prevent appreciable weight reaching columns.

Slabs up to 7-ft. Span.—In summer, six days; in cold weather, two weeks.

Beams and Girder Sides.—In summer, six days; in cold weather, two weeks.

Beam and Girder Bottoms and Long Span Slabs.—In summer, ten days or two weeks; in cold weather, three weeks to one month. Time to vary with the conditions.

Arches.—If not small size, one week; large arches with heavy dead load, one month.

All these times are, of course, simply approximate, the exact time varying with the temperature and moisture of the air and the character of the construction.

In removing forms, one large builder—C. A. P. Turner—requires that a 20-penny spike driven into the concrete must double up before it has penetrated one inch.

Time Should Be Utilized.

"It is bad policy to start in on a transaction that will probably require several interviews to close, on Saturday or before a holiday," advised W. W. Hannan, of Cleveland, in an address. "It is dangerous to leave open days when no aggressive progress is being made. It gives some other man a chance to knock your proposition if he is so inclined. Almost anything may happen to the best kind of a proposition between Saturday and Monday.

"One great essential to success in real estate operations is the ability to concentrate your mind and energies on the matter in hand. As you take up your work Monday morning have a well thought out, carefully defined plan in mind of certain things which you intend to accomplish. Say to yourself, 'Today I will try to close this matter, then I will take up this and try and close it, then this, and so on.' But all the time you must be alert to the business of the moment. Don't make the blunder of letting a new matter get by you because you had decided to specialize for the time being on something else. The old Scriptural admonition: 'This ought ye have done and not to have left the other undone,' is as timely and applicable in business as in morals.

"Business in common with the social side of life has its fads and fancies. There is some good to be found in most of them. As stated a moment ago, the man of the hour in the business world today is the efficiency expert. To admit that the particular industrial concern in which you are a stockholder has not felt the probing touch of the efficiency expert is to admit in effect not only that you are old fashioned, but that while your business may be in a bad way, still you don't believe anyone can tell you what is the matter, and if they could you don't want to know.—National Real Estate Journal."

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2346 New York, March 1, 1913 (35) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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9th st, 240-2 & 419 E.
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49th st, 142 W.
51st st, 241-9 W.
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64th st, 24 E.
66th st, 155 W.
68th st, 306 W.
69th st, 12 E.
71st st, 429 E.
74th st, 25 W.
75th st, 237-9 E.
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77th st, 264 W.
83d st, 613-9 E.
83d st, 25 W.
84th st, 612-4 E.
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WILLS.

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5th av, 610.
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

FEB. 21, 24, 25, 26 & 27.

Allen st, 79 (2:413-19), ws, 137.6 n Grand, 25x87.6, 5-sty bk tnt & strs; Caroline Lauber et al individ & EXRS, &c, Kath Vogt & ano to Emma Haller, 105 8 av; mtg $10,000, Feb6, Feb21'13, A$18,000-25,000. **9,500**

Allen st, 79; Emma Haller to Oliver A Farley, at Flemington, NJ; ⅔ pts, mtg $10,000; Feb7; Feb21'13. O C & 100

Allen st, 129 (2:415-31), ws, abt 200 n Delancey, 25x87.6; 5-sty bk tnt & strs; Jos H Schwartz to Harris Schwartz, 951 Av St John; mtg $27,000; Feb24; Feb26'13; A $19,000-27,000. O C & 100

Allen st, 131 (2:415-30), ws, abt 145 s Rivington, 25x87.6, 5-sty bk stable; Henig Bros Inc, a corpn, to Sol & Michl Henig, 214 E 2; AL; Feb19; Feb26'13; A $9,000-30,000. O C & 100

Bayard st, 9 (1:289-44), ss, 80.3 w For syth, 23.8x38x26.3x31, 5-sty bk loft & str bldg; Sarah Burnstine to Betsie Rubin, 9 Bayard; confirmation deed; mtg $10,000; Oct7'12; Feb25'13; A$11,000-14,500. nom

Beekman st, 26, see Spruce, 18.

Cherry st, 18 (1:112-51), ns, abt 135 e Pearl, 24.10x125.9x25.6x127.9, ws, 5-sty bk tnt & strs & 5-sty bk rear tnt; Therese M Casazza to Chas A & Catarina Casazza, 5805 7 av, Bklyn, & Antonio & Teresa Barbieri [Main st], Honesdale, Pa; mtg $16,-000; Feb20; Feb25'13; A$15,000-24,000. O C & 100

Christopher st, 23-5 (2:610-71-72), ns, 60 e Waverly pl, runs n70xe20xn20xe20xs90 to st xw40 to beg, 2 3-sty fr bk ft tnts; Herman C Gissel to Paulward Co, a corpn, 258 Bway; Feb27'13; A$19,500-21,500. O C & 100

Clinton st, 66-8 on map 66 (2:349-39), es, 78.10 n Rivington, 21.2x75; 3-sty bk stable; Henig Bros, Inc, a corpn, to Sol & Michl Henig, 214-6 E 2; AL; Feb19; Feb26'13; A$17,000-22,000. O C & 100

Clinton st, 211 (1:270-46), ws, 100 s Henry, 25x95; 4-sty bk tnt; Julia G Inness to Gospel Settlement, a corpn, 211 Clinton; CaG; mtg $12,000 & AL; Feb21; Feb 26'13; A$19,000-32,000. nom

Goerck st, 82-88, see Rivington, 322-4.

Goerck st, 90 (2:324-1), es, 81.3 n Rivington, 15.4x99.11; 5-sty bk tnt; Herman Gold to Jacob Gold, 14 Cannon; mtg $7,000; Feb25; Feb26'13; A$7,000-12,500. nom

Dyckman st (8:2174-pt lot 46), nwc Nagle av, 100x100, vacant; Eustis L Hopkins et al EXRS John Haven to Jno V Fitzpatrick, 1543 St Nicholas av; ⅔ pts; AL; Feb19; Feb21'13; A$——$——. **36,666.67**

Dyckman st (8:2174), same prop; Woodbury Langdon to same; ⅓ pt; B&S & C a G; AL; Feb17; Feb21'13. O C & 100

Essex st, 126 (2:353-16), es, 52.6 s Rivington, 17.6x50, 3-sty bk tnt & strs; Harry Rich to Beckelman Co (Inc), a corpn, 126 Essex; AL; Feb6; Feb27'13; A$11,000-12,-500. nom

Lewis st, 26 (2:327-35), es, 75 n Broome, 25x100, 5-sty bk tnt & strs; Yetta Scheib to Nathan Scheib, 26 Lewis; mtg $22,350; July6'04; Feb25'13; A$12,000-27,000. O C & 100

Lewis st, 110 (2:330-44), es, 175 n Stanton, 25x100, 5-sty bk tnt & strs; Israel Jacobowitz to Sarah Lewis, 46 Stagg, Bklyn; ½ pt; mtg $26,000; Feb4; Feb21'13; A$15,000-31,000. nom

Ludlow st, 40 (1:310-4), es, 125.6 n Hester, 25.3x87.6x25.2x87.6, 5-sty bk tnt & strs; Bessie Hershkovitz to David Hershkovitz, 40 Ludlow; ½ pt; AL; Feb18; Feb21'13; A $20,000-28,000. O C & 100

Monroe st, 191 (1:268-4), ns, 62.1 e Montgomery, 20x65.4x20x66.4; 3-sty & b bk dwg; A$7,500-9,000; also MONROE ST, 193 (1:268-5), ns, 82.1e Montgomery, 20.5x 92.4x20.5x93.10; 3-sty & b bk dwg; A $9,000-11,000; also MONROE ST, 195 (1:-268-6), ns, 102.6 e Montgomery, 20.5x90.10 x20.5x92.4; 3-sty & b bk dwg; A$9,000-11,000; Leonard Weill to Pincus Lowenfeld, 106 E 64 &Wm Prager, 129 E 74; ½ pt; mtg $16,400; Oct9'11; Feb26'13. nom

Monroe st, 193, see Monroe, 191.

Monroe st, 195, see Monroe, 191.

Rivington st, 148 (2:349-37), nec Suffolk (Nos 124-8), 25x100, 6-sty bk tnt & strs; Morris Claman & Esther, his wife, to Max Claman, 129 E 110; 1-6 pt, being ⅙ of all title; AL; Feb18; Feb25'13; A$45,000-70,000. O C & 100

Rivington st, 148; Max Claman to Bessie Claman, both at 129 E 110; 1-6 pt, being ⅙ of AT; AL; Feb14; Feb25'13. O C & 100

Rivington st, 322-4 (2:324-30), nec Goerck (Nos 82-8), 40x81.3; 6-sty bk tnt & strs; Saml Cantor to Gerson Krimsky, 172 Pennsylvania av, Bklyn; QC & correction deed; Feb26'13; A$28,000-60,000. nom

Rutherford pl, 1 (3:897-63), swc 17th (No 226), 20.3x94, 4-sty & b stn dwg, 2-sty ext; Rudolph A Seligmann, ref, to Howard Willets, at New Marlboro, Mass; Henry R Hoyt, 2 E 75, & Frank L Hall, 618 5 av, TRSTES of J Macy Willets, joint tenants; FORECLOS Feb4; Feb18; Feb21'13; A$28,500-40,000. **35,000**

Sheriff st, 54 (2:333-4), ses, 150 ne Delancey, 25x100, 5-sty bk tnt & strs; Harry Rich to Beckelman Co (Inc), a corpn, 126 Essex; AL; Feb6; Feb27'13; A$17,000-26,-000 nom

Spruce st, 18 (1:101-8), sws, 91.3 nw William, runs nw23.5xsw184.4 to nes Beekman (No 26), xse24.7xne84.9xnw1xne100 to beg, 2-6-sty bk loft & str bldgs; J Archibald Murray to Orlando W Butler, 123 Willoughby av, Bklyn; mtg $90,000; Feb 20; Feb21'13; A$125,000-155,000. O C & 100

Stanton st, 80 (2:417-72), ns, 66.3 e Allen, 21.3x65; 5-sty bk tnt & strs; Jos Rothman to Max Kimerling, 149 Stanton; AT; mtg $16,000; Feb25; Feb26'13; A$16,-000-23,000. nom

Suffolk st, 124-8, see Rivington, 148.

Sullivan st, 77 (2:489-11), es, 200 s Spring, 25x100, 5-sty bk tnt & strs; Julius B Fox to Jos L Buttenwieser, 300 Central Park W; AL; Feb10; Feb21'13; A$16,-000-27,000. O C & 100

Thompson st, 76-8, see Carmine, 63.

Thompson st, 238, see Washington sq S 58-9 or 4th, 82-4 W.

Thompson st, 240, see Washington sq S 58-9 or 4th, 82-4 W.

Thompson st, 242-8, see Washington sq S 58-9 or 4th, 82-4 W.

Washington sq S 58-9 or 4th st, 82-4 W (2:538-31-33), sec Thompson (Nos 242-8), 45.6x100.2x47.10x100.2, 4-sty bk tnt, 2-sty bk & fr tnt & str & 2-sty bk stable; A$58,-000-63,500; also THOMPSON ST, 240 (2:-538-30), es, 100.2 s Washington sq S, 19x 47.10, 3-sty bk tnt; A$6,500-8,500; also 3D ST, 75-7 W (2:538-28-29), nec Thompson (No 238), 50x90.2x48.3x90.2, 2 2-sty & 1 4-sty bk loft & str bldgs; A$38,500-43,000; also WASHINGTON SQ S 60 or 4TH ST, 80 W (2:538-34), ss, 47.5 e Thompson, 25x 119, 4-sty bk tnt & strs; A$30,000-34,000; Italian Benevolent Inst to Elena Realty Corpn, 60 Washington sq S; mtg $128,000; Feb21; Feb24'13. **233,000**

Washington sq S, 60 or 4th, 80 W, see Washington sq S 58-9 or 4th, 82-4 W.

2D st, 214-6 E (2:385-63), ns, 74.9 e Av B, 60x111.10; 3 & 6-sty bk loft, str & assembly bldg; Henig Bros, Inc, a corpn, to Sol & Michl Henig, 214-6 E 2; AL; Feb19; Feb26'13; A$55,000-100,000. O C & 100

3D st, 118 W, see Carmine, 63.

3D st, 75-7 W, see Washington sq S 58-9 or 4th, 82-4 W.

4TH st, 377-83 E (2:360-30), ns, 172.7 e Av D, 67.10x96, 2-4-sty bk tnts & strs & 2-4-sty bk rear tnts; Julius Mautner to Max Verschleiser, 663 Tinton av; B&S & C a G; mtg $50,500; Feb19; Feb21'13; A$37,-000-55,000. nom

4TH st, 80-4 W, see Washington sq S, 58-9.

7TH st, 284-6 E, see Av D, 88-90.

7TH st, 291 E (2:363-56), ns, 85.1 e Av D, 20x96.8, 4-sty bk tnt & 3-sty bk rear tnt; Julius Stoloff et al to Sarah Frank, 33 W 111; Feb19; Feb21'13; A$10,000-14,500. O C & 100

7TH st, 291 E; Sarah Frank to Wolf Frank, 33 W 111; mtg $12,000; Feb19; Feb21'13. O C & 100

9TH st, 240-2 E (2:464-33), ss, 74.10 w 2 av, 45.2x46.8, 6-sty bk tnt & strs; Fannie Shapiro to Julius Hesse, 985 8 av; mtg $36,000; Feb26; Feb27'13; A$18,000-30,000. O C & 100

9TH st, 419 E (2:437-43), ns, 250 e 1 av, 25x92.3, 4-sty bk tnt; Jno Maisenholder to Lena Sternkopf, 1648 2 av; mtg $8,000; Feb 20; Feb21'13; A$17,500-22,500. O C & 100

10TH st, 339 E (2:404-36), ns, 70 w Av B, 25x94.9, 5-sty bk tnt & strs; Henry J Flicker to Peter Vogler, 341 E 10; mtg $16,000 & AL; Feb27'13; A$22,500-28,500. O C & 100

12TH st, 711 E (2:382-54), ns, 158 e Av C, 25x100, 5-sty bk tnt; Luigi & Rosie G Sciorra to Isaac Tarshis, 523 10th, Bklyn; mtg $16,000 & AL; Feb5; Feb27'13; A$10,-000-19,500. exch

12TH st, 711 E; Isaac Tarshis to Jno Sternecker, 329 Ocean Pkway, Bklyn; AL; Feb21; Feb27'13. nom

15TH st, 319-23 W (3:739-27-29), ns, 200 w 8 av, 75x165.8x75x172.7; 3 3-sty bk tnts & 1 & 3-sty bk rear bldg & 3-sty bk stable; A$41,500-56,000; also 15TH ST, 325-31 W (3:739-23-26), ns, 275 w 8 av, 100x 156.6x100.5x165.8; 2 3-sty bk tnts & 5-sty bk factory; A$63,000-149,000; Frank Seely to G B Seeely's Son, Inc, a corpn, 319 W 15; mtg $110,000 & AL; Jan1; Feb26'13. O C & 100

15TH st, 325-31 W, see 15th, 319-23 W.

16TH st, 427 W (3:714-20), ns, 325 w 9 av, 25x92, 5-sty bk tnt & strs; Patk G Laghe to Public Service Realty & Mtg Co, a corpn, 309 Bway; AL; Feb25; Feb 27'13; A$9,500-16,000. nom

17TH st, 226 E, see Rutherford pl, 1.

19TH st, 37 W (3:821-19), ns, 545 w 5 av, 25x92; 7-sty bk loft & str bldg; Lawyers Mtg Co to Adolf H Landeker, 67 W 90; B&S; Feb24; Feb26'13; A$52,500-78,000. O C & 100

19TH st, 37 W (3:821-19), ns, 545 w 5 av, 25x92; 7-sty bk loft & str bldg; Adolf H Landeker to Morris Shalita, 787 E 176; mtg $57,500; Feb26; Feb27'13; A$52,500-78,000. O C & 100

21ST st, 443 W (3:719-16), ns, 479.7 w 9 av, 19.9x98.9, 3-sty bk dwg, 1-sty ext; Gail S Corbett to Fredk C Sherman, 443 W 21; mtg $5,000 & AL; Jan24; Feb21'13; A$9,500-15,000. nom

23D st, 148-56 W (3:798-71), ss, 197.6 e 7 av, 102.6x98.9; 12-sty bk loft & str bldg; Chas Hirschhorn to Robt Burns Realty Co, a corpn, 128 Bway [315 5 av]; mtg $295,000 & AL; Feb25; Feb26'13; A $265,000-355,000. O C & 100

23D st, 148-56 W; Robt Burns Realty Co to Chas Hirschhorn, 16 E 72 [16 E 52]; mtg $295,000 & AL; Feb26'13. O C & 100

25TH st W, ss, 98.9 e 11 av, see 11 av, 210-6.

25TH st W, ss, 99 e 11 av, see 11 av, 210-6.

26TH st, 2 W, see 5 av, 212-6.

31ST st, 1 W, see 5 av, 302.

31ST st, 3 W, see 5 av, 302.

33D st, 224 E (3:913-50), ss, 312.6 w 2 av, 18.9x98.9, 3-sty & b stn dwg; David N Gillespie to David J Gillespie, 505 W 149; ½ pt; Feb24; Feb25'13; A$9,400-12,000. nom

34TH st W, ss, 100 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 150 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 200 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 250 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 300 w 11 av, see 12 av, sec 34th.

34TH st, 600 W, see 1 av, sec 34th.

34TH st, 626-34 W, see 12 av, sec 34th.

34TH st, 640-4 W, see 12 av, sec 34th.

34TH st, 652 W, see 12 av, sec 34th.

34TH st W, sec 12 av, see 12 av, sec 34th.

36TH st, 600-2 W, see 11 av, 425-33.

36TH st, 604 W, see 11 av, 425-33.

37TH st, 520 W (3:708-47), ss, 300 w 10 av, 25x98.9, 2-sty bk loft bldg, 1-sty ext; Jno O'Neill to Jas O'Neill, his son, 3638 Willett av; Feb21; Feb24'13; A$8,000-9,-500. nom

38TH st, 315 E (3:944-10), ns, 225 e 2 av, 25x98.9, 6-sty bk tnt & strs; Seaboard Land & Mtg Co to Lucie E Mirick, 221 W 141; mtg $23,000 & AL; Feb14; Feb21'13; A$10,500-30,000. O C & 100

42D st, 326-8 E (5:1334-40-40½), ss, 291.8 e 2 av, 33.4x98.9; 2 3-sty & b stn dwgs; Maria C Cutting et al to NY College of Dentistry, 205 E 23; AL; Feb19; Feb26'13; A $13,200-16,000. nom

42D st, 330-6 E (5:1334-37-39), ss, 325 e 2 av, 66.8x98.9, 4 3-sty & b stn dwgs; J Lewis Schaefer to N Y College of Dentistry, a corpn, 205 E 23; mtg $22,000; Feb 24'13; A$26,400-32,000. nom

44TH st, 404 W (4:1053-37), ss, 100 w 9 av, 25x100.5, 3-sty fr tnt; Eliz P Canfield to Saml Rodt, 936 Kelly, & Isaac Schanhaus, 702 E 176; mtg $16,000; Feb 24.13; A$13,000-13,500. O C & 100

44TH st, 406 W (4:1053-38), ss, 125 w 9 av, 25x100.5, 3-sty bk tnt; Marie K Rabe, widow, to Saml Rodt, 936 Kelly, & Isaac Schanhaus, 702 E 176; mtg $12,000 & AL; Nov22'12; Feb24'13; A$13,000-15,500. O C & 100

47TH st, 41 W (5:1263-13), ns, 595 w 5 av, 25x100.5, 4-sty & b stn dwg; Kathleen T Harper to Calhoun Cragin [550 Springfield av], Summit, NJ; AL; Sept24'12; Feb 24'13; A$65,000-74,000. nom

48TH st, 76 W (5:1263-70¾), ss, 39.4 e 6 av, 20x75.4, 4-sty stn dwg; Stephen B Quirk to Jas A Farley, 26 E 48 [416 Madison av]; mtg $40,000; Jan16; Feb24'13; A $34,000-39,000. nom

49TH st, 142 W (4:1001-55), ss, 192.9 e 7 av, runs e to pt 259 e 7 av xs100xw7xs 12.2xw14.6xn—xw21.7xs—xw21.7xn104.3 to beg, 12-sty bk hotel; Jas Ahearn to Cath Ahearn, his wife, 371 Edgecombe av; ½ pt; AL; Feb11; Feb24'13; A$110,000-325,-000. nom

49TH st, 142 W, see 112th, 218 W.

51ST st, 241-9 W (4:1023-6), ns, 122.6 e 8 av, 82.6x100.5, 9-sty bk tnt; Aaron M Janpole et al to Janpole & Werner Holding Co, a corpn, 206 Bway; AL; Sept28'12; Feb24'13; A$113,000-$——. O C & 100

56TH st, 247 E (5:1330-20½), ns, 75 w 2 av, 25x100.5, 4-sty bk tnt & strs, with 1 & 3-sty ext; Jas T Nevin to Julius Levy, Grove, Far Rockaway, B of Q; mtg $18,-000 & AL; Feb24; Feb27'13; A$11,000-19,-000. nom

60TH st, 251 W (4:1152-5), ns, 100 e West End av, 25x100.5, 4-sty bk tnt; Isak Tepper to Carrie L Jacobs, 600 W 138; QC; Feb26; Feb27'13; A$6,000-9,000. O C & 100

64TH st, 24 E (5:1378-59), ss, 74 w Mad av, 21x100, 4-sty & b bk dwg; Mary B Bookstaver, widow, to Mary B Knoblauch, 855 7 av; Feb20; Feb24'13; A$73,000-80,000. gift

66TH st, 155 W (4:1138-10), ns, 213.2 e Ams 'av, 31x100.4, 5-sty bk tnt; Nathan Mayer to Gotham Mtg Co, a corpn, 48 Park row; mtg $36,500; Oct7'12; Feb25'13; A $22,000-37,000. 750

68TH st, 306 W (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & strs; Rose Judson to Arlington Estates (Inc), a corpn, 149 Bway; mtg $17,500; Dec30'12; Feb21'13; A$6,000-18,000. O C & 100

69TH st, 12 E (5:1383-63), ss, 230 e 5 av, 40x100.5, 4-sty bk dwg; Elvine Richard et al to Jas W Ellsworth, 18 E 53; AL; Jan16; Feb27'13; A$175,000-225,000. O C & 100

71ST st, 429 E (5:1466-15), ns, 363 e 1 av, 25x102.2, 4-sty bk tnt; Albt Wokal to Carrie Wokal, 345 E 73; mtg $8,000; Feb 26; Feb27'13; A$8,000-12,000. nom

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74TH st, 25 W (4:1127-19), ns, 328 w Central Park W, 22x102.2, 4-sty & b stn dwg; Jas M Donald to S Ormond Goldan, 59 W 74; AL; Feb25; Feb27'13; A$22,000-44,000. nom

75TH st, 237-9 E (5:1430-18-19), ns, 125 w 2 av, 53.4x101.7 with all title to strip 0.7 in width in rear; 2 4-sty stn tnts, strs in 239; Salvatore Dimino to Antonino or Antonio Caltabellotta, 311 E 39; ¼ pt; correction deed; mtg $37,142 & AL; Feb 21; Feb26'13; A$23,000-38 000. O C & 100

76TH st, 363 E (5:1451-21), ns, 125 w 1 av, 25x102.2; 4-sty bk tnt & strs; Etta Lazarus to Howe Realty Co, 1239 Mad av; AL; Feb13; Feb26'13; A$9,000-16,500. O C & 100

77TH st, 264 W (4:1168-59), ss, 137.6 e West End av, 18.9x102.2, 4-sty & b bk dwg; Emma L Pinkney to Cornelius S & Townsend Pinkney, 115 Bway; mtg $21,-000; Sept3'96; Feb27'13; A$17,500-26,000. **26,000**

83D st, 613-9 E (5:1590-30), ns, 198.3 East End av, 91 to East River x—x106x 102.2, 5-sty bk hospital; A$30,000-65,000; also 84TH ST, 612-4 E (5:1590-49), ss, 198 e East End av, 117 to East River x—x106 x102.2, 3-sty bk bldg & 1-sty fr bldgs; A $32,000-35,000; with all title to water rights, land under water, &c; The 83d St Co, a corpn, to Italian Benevolent Inst, a corpn, 617 E 83; mtg $75,000; Feb21; Feb 24'13. O C & 100

83D st, 25 W (4:1197-19), ns, 448.9 e Col av, 21.3x80, 3-sty & b stn dwg; David Lippmann to Nathan G Bozeman, at Freeport, LI [64 W 56]; mtg $13,000 & AL; Feb 24'13; A$14,000-19,000. O C & 100

84TH st, 301 W (4:1246-28½), ns, 40 w West End av, 30x46, 5-sty bk dwg; Danl J Carroll to Edw J De Coppet, 314 W 85; AL; Feb20; Feb21'13; A$14,000-25,000. O C & 100

84TH st, 612-4 E, see 83d, 613-9 E.

85TH st, 414 E (5:1564-43), ss, 172.6 e 1 av, 29.2x102.2, 4-sty stn tnt; Elise E Bohsung, heir Charlotte Buchert, to Wenzel Slezak & Antonie, his wife, 301 E 82, tenants by entirety; mtg $17,000 & AL; Feb21'13; A$10,000-20,000. O C & 100

85TH st, 427 E (5:1565-14), ns, 269 w Av A, 25x102.2; 3-sty & b stn dwg; Henry W Muller to Carrie W Muller, 427 E 85; ½ pt; mtg $7,300; Feb17; Feb26'13; A $8,500-12 500. nom

87TH st, 341 W (4:1249-15), ns, 237 e Riverside dr, 20x100.8, 5-sty & b stn dwg; Claiborne D Woodhouse Jr, EXR Margt H Woodhouse, to August Kastor & Maude B, his wife, 495 West End av, tenants by entirety; mtg $22,000; Feb19; Feb25'13; A 15,000-34,000. **33,000**

89TH st, 317 W (4:1250-82), ns, 250 w West End av, 20x100, 3-sty & b stn dwg; Alina B Young to Excelsior Holding Co, a corpn, 33 W 42; mtg $17,000; Feb24'13; A$16,000-26,000. O C & 100

91ST st, 136 W (4:1221-52), ss, 289.4 e Ams av, 26.11x100.8, 5-sty bk tnt; Annie Himmelmann to Edw L Himmelmann, 136 W 91; mtg $20,000; May18'12; Feb25'13; A $16,000-34,000. O C & 100

92D st, 143 E, see Lex av, 1407-11.

98TH st W, swc Bway, see Bway, 2587.

101ST st, 51 E, see Mad av, 1471.

101ST st, 232 W (7:1872-55½), ss, 209 e West End av, 16x100, 3-sty & b stn dwg; Henry A Cassebeer, Jr, to Amelia R Van Deventer, 234 W 101, & Frank E Wise, 236 W 101; mtg $16,000 &AL; Feb17; Feb 21'13; A$12,000-18,000. O C & 100

101ST st, 232 W; Frank E Wise et al to Joanna M O'Rourke, 2647 Bway; mtg $16,-000; Feb19; Feb21'13. O C & 100

102D st, 238 E (6:1651-28½), ss, 75 w 2 av, 25x100.11, except part conveyed Jan 17, 1887; 5-sty bk tnt & strs; mtg $20,000; A$10,000-22,000; also 2D AV, 1984 (6:-1674-1), nec 102d (No 301), 25.11x74.10; 5-sty bk tnt & strs; mtg $24,000; A$16,500-27,000; also 2D AV, 1986 (6:1674-2), es, 25.11 n 102d, 24.11x74.10, 5-sty bk tnt & strs; mtg $16,500; A$10,500-18,000; also 2D AV, 1988 (6:1674-3), es, 50.10 n 102d, 25.1 x74.10, 5-sty bk tnt & strs; mtg $16,500; A$10,500-18,000; Dora Schonzeit to Harris Schonzeit, 15 W 115, AT; Feb25; Feb26'13. nom

102D st, 238 E; mtg $20,000; also 2D AV, 1984; mtg $24,000; also 2D AV, 1986; mtg $16,500; also 2D AV, 1988; mtg $16,500; Dora Schonzeit, EXTRX & TRUSTEE Meyer H Schonzeit to same; Feb25; Feb 26'13. **9,000**

103D st, 304 E (6:1674-48), ss, 100 e 2 av, 37.6x100.11, 6-sty bk tnts & strs; A $12,000-38,000; also 103D ST, 310 E (6:-1674-45), ss, 175 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; A$12,000-38,000; Albt Schuckle to Carmana Realty Co, a corpn, 123 Lockwood av, New Rochelle, NY; AL; Feb21'13. nom

103D st, 306-8 E (6:1674-46), ss, 137.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Wm J Amend to Carmana Realty Co, a corpn, 123 Lockwood av, New Rochelle, NY; AL; Feb21'13; A$12,000-38,000. nom

103D st, 310 E. see 103d, 304 E.

103D st, 316-8 E (6:1674-42), ss, 250 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Wm J Amend to Carmana Realty Co, a corpn, 123 Lockwood av, New Rochelle, NY; AL; Feb21'13; A$12,000-38,000. nom

105TH st, 164 E (6:1632-45½), ss, 215 w 3 av, 20x100.11, 4-sty bk tnt; Jas Kelly to Annie Gilligan, 531 W 152; B&S; Feb21; Feb25'13; A$8,000-11,000. nom

105TH st, 164 E; Annie Gilligan to Jas Kelly & Mary T, his wife, 164 E 105, tenants by entirety; B&S; Feb21; Feb25'13. nom

106TH st, 11-5 E (6:1612-12-13), ns, 100 w Mad av, 50x100.11, 2 5-sty stn tnts; Jno Wilking to Schreyer Realty Co, a corpn, 277 Bway; AL; Aug17'12; Feb21'13; A$30,-000-50,000. nom

107TH st, 110 W (7:1861-41), ss, 200 w Col av, 25x100.11; 1 & 2-sty bk shop; Robt P McDougall to McDougall-McAlister Co, Inc, a corpn, 110 W 107; mtg $12,300; Feb 20; Feb26'13; A$14,000-17,000. O C & 100

111TH st, 31 E (6:1617-14), ns, 50 w Mad av, 25x100.11, 5-sty stn tnt; Harry Cohn to Jos Polay, 56 E 120; AL; Feb18; Feb21'13; A$13,000-24,000. O C & 100

112TH st, 218 W (7:1827-42), ss, 200 w 7 av, 75x100.11, 7-sty bk tnt; A$46,000-125,000; also 49TH ST, 142 W (4:1001-55), ss, 192.9 e 7 av, runs e— to pt 259 e 7 av xs100xw7xs12.2xw14.6xn—xw21.7 xs — xw 21.7xn104.3 to beg, 12-sty bk hotel; A $110,000-325,000; also PROSPECT ST (*), ss, 117.6 e from w shore City Island, runs s110xe100xn110 to st xw100 to beg; also PROSPECT ST (*), a strip in front of above 100x16.6; Martha Ahearn to Jas Ahearn, 271 W 125; ½ pt; AL; May2'10; Feb24'13. nom

112TH st, 218 W (7:1827-42), ss, 200 w 7 av, 75x100.11, 7-sty bk tnt; Jas Ahearn to Cath Ahearn, his wife, 371 Edgecombe av; ½ pt; AL; Feb11; Feb24'13; A$46,000-125,000. nom

115TH st, 610 W (7:1896-32), ss, 175 w Bway, 50x100.11, 9-sty bk tnt; Julius Tishman to Gem Realty Co (Inc), a corpn, 165 Bway; B&S; mtg $156,000; Feb21; Feb 24'13; A$44,000-P100,000. O C & 100

118TH st, 61 E (6:1745-28), ns, 180 e Mad av, 30x100.11, 5-sty bk tnt; Geo E Weller, ref, to Henry Von Bergen, 209 N 9, Newark, NJ; mtg $22,000; FORE-CLOSED & drawn Feb25; Feb27'13; A$13,-000-29,000. **2,500**

120TH st, 416 E (6:1807-41), ss, 200 e 1 av, 25x100.10, 5-sty bk tnt; Paulward Co, a corpn, to Herman C Gissel at Freeport, LI; Feb27'13; A$7,000-19,500. O C & 100

122D st, 255 E (6:1787-19½), ns, 73.6 w 2 av, 14x70; 3-sty & b stn dwg; Moses D Adelson to Olga F Bumpus, 3264 Hull av; AL; Feb20; Feb26'13; A$5,000-7,000. nom

122D st, 261 E (6:1787-21), ns, 31.6 w 2 av, 14x71.10, 3-sty & b stn dwg; Max M Bernstein to Willa Harris, 2465 Bway; mtg $6,000 & AL; Feb19; Feb21'13; A$5,-000-7,000. nom

122D st, 346 W (7:1948-55½), ss, 122 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Josephine Zeman to Arthur Blue, 355 W 122; Feb24'13; A$9,200-12,000. O C & 100

125TH st, 71-5 W (6:1723-5-6½), ns, 85 e Lenox av, 58.10x99.11, 3 2-sty bk strs; Oliver DeG Vanderbilt et al, EXRS Susan A Hoogland, to Wm S Vanderbilt, at Greenville, Greene Co, NY; 1-5 pt; Oliver DeG Vanderbilt, 45 Evergreen pl, East Orange, NJ, 1-5 pt; Jno Vanderbilt, 301 Dyckman, NY, 1-5 pt; Lizzie V Vanderhoef, 29 W 48, 1-5 pt; Wm V Stevens, at Bayonne, NJ, 1-20 pt; Geo D Stevens, 111 W 104, 1-20 pt; Marion C Sherrill, 76 Amherst, East Orange, NJ, 1-20 pt, & Lizzie V Lee, 25 Ivenhoe ter, East Orange, NJ, 1-20 pt; the last 4 persons being heirs of Sarah H Stevens, Feb15; Feb24'13; A$105,-000-114,000. nom

129TH st, 113 E (6:1778-9), ns, 190 e Park av, 25x99.11, 5-sty bk tnt & strs; Anna N Patterson to Lillian E Koepke, 1522 Pacific, Bklyn; mtg $15,000 & AL; Jan24; Feb25'13; A$8,000-15,000. nom

130TH st, 44-62 W (6:1727-59-68), ss 85 e Lenox av, 250x99.11, 10 3-sty & b bk dwgs; Brown-Weiss Realties to Louvre Hotel Co (Inc), a corpn, 1133 Bway; mtg $100,000; Feb21; Feb25'13; A$120,000-140,-000. O C & 100

130TH st, 44-62 W; Louvre Hotel Co (Inc) to 41st St Realty Co, a corpn, 5 Beekman; mtg $100,000; Feb21; Feb25'13. O C & 100

133D st, 523 W (7:1987-23), ns, 225 w Ams av, 37.6x99.11, 6-sty bk tnt & strs; Benj F Koch to Brody, Adler & Koch Co, a corpn, 38 W 32; mtg $36,000; Feb19; Feb 21'13; A$15,500-43,000. O C & 100

136TH st, 152 W (7:1920-53), ss, 250 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Eva Scott to Anna C Stephens, 285 Central Park W; mtg $9,000 & AL; Feb20; Feb21 '13; A$7,300-10,500. O C & 100

136TH st, 152 W; Rosie D Otto to same; B&S; mtg $9,000 & AL; Feb20; Feb21'13. O C & 100

140TH st, 457 W (7:2057-37), ns, 131 w Convent av, 18x99.11, 4-sty bk dwg; Carrie R Macdonald to Rosa Henrich, 457 W 140; AT; QC; Feb26; Feb27'13; A$7,200-17,000. O C & 100

144TH st, 100 W, see Lenox av, 681-3.

144TH st, 271-3 W (7:2030-7), ns, 630 w 7 av, 45x99.11, 6-sty bktnt & strs; Wm Goldman to Hopkins Holding Co, a corpn, 26 Exchange pl; mtg $42,500; May29'09; Feb25'13; A$18,500-54,000. nom

145TH st, 131-3 on map 133 W (7:2014-20), ns, 275 w Lenox av, 43.9x99.11, 6-sty bk tnt & strs; Mary E Keefe to Chas Murphy, 1770 Grand blvd & concourse; QC; Feb19; Feb25'13; A$23,000-30,000. O C & 100

147TH st, 402 W (7:2061-36), ss, 88 w St Nicholas av, 19x74.11, 3-sty & b stn dwg; Anthony Schwoerer to Reed Realty Co (Inc), a corpn, 315 Mad av; AL; Feb 21'13; A$8,100-17,000. O C & 100

150TH st, 301-3 W, see 8 av, 2819-23.

176TH st, 551 W, see Aud av, 248-54.

177TH st, 551 W, see Aud av, 248-54.

177TH st W, swc Aud av, see Aud av, 248.

178TH st, 550 W, see Aud av, 248.

189TH st W, swc Aud av, see Aud av, sec 189th.

Av D, 88-90 (2:363-8), sec 7th (Nos 284-6), 45.4x75, 6-sty bk tnt & strs; Saml Juskowitz to Max Goldstein, 629 W 135. EXR Herman Goldstein; 1-6 pt, AL, Oct1 '12; Feb24'13; A$34,000-72,000 nom

Audubon av, 220-6, see Aud av, 248-54.

Audubon av, 228-34, see Aud av, 248-54.

Audubon av, 242, see Aud av, 248-54.

Audubon av, 248-54 (8:2133), swc 178th (No 550), 94.11x100, 6-sty bk tnt, mtg $135,000; also AUDUBON AV, 240-6 (8:-2133-this & above lot 76), nwc 177th (No 551), 94.11x100, 6-sty bk tnt; mtg $140,000; A$107,000-327,000; also AUDUBON AV, 228-34 (8:2133), swc 177th, 99.11x100, 6-sty bk tnt; mtg $130,000; also AUDUBON AV, 220-6 (8:2133-this & above lot 46), nwc 176th (No 551), 99.11x100, 6-sty bk tnt; mtg $135,000; A$112,000-344,000; Washington Heights Development & Constn Co, a corpn, to N Y Real Estate Security Co, a corpn, 42 Bway; sub to mtgs as above, also to mtg $35,000 on all; Feb24'13. O C & 100

Audubon av (8:2159-42-43), sec 189th, 49.11x100, vacant; Clara E Hohenfels to Rosa Rosenbaum, 707 St Nicholas av; Feb 1; Feb27'13; A$18,500-18,500. O C & 100

Broadway, 1134-6, see 5 av, 212-6.

Broadway, 2307 (4:1231-11), ws, 102.2 s 84th, runs w 111.6xs16xw25xs16xe136.2 to Bway xn32 to beg; 2 & 3-sty bk club house; Fredk P Forster to Gifford Pinchot at Milford, Pike Co, Pa; mtg $75,000 & AL; Feb25; Feb26'13; A$65,000-75,000. nom

Broadway, 2587 (7:1869-52-58), swc 98th, 100.11x175, 1-sty bk bldg & vacant; Adolphus Busch & Lilly, his wife, to Anheuser-Busch Brewing Assn, a corpn, at nec 9th & Pestalozzi, St Louis, Mo; QC; Dec20'09; Feb27'13; A$243,000-243,000. nom

Fort Washington av (8:2136-pt lot 140), ws, 126 n 161st, runs s10 to cl Knapps la xnw18xe—to beg; vacant; Chas R Buckley et al, TRSTES Wm F Buckley, to J Romaine Brown, 340 Convent av, & Alex P W Kinnah, 320 W 75, EXRS & Loyal L Smith; AT, Jan28; Feb24'13; A$——$——. nom

Lenox av, 681-3 (7:2012-36), swc 144th (No 100), 40x100, 6-sty bk tnt & strs, Maurice Cohen to Manuel Oppenheim, 120 W 46; AL; Feb19; Feb27'13; A$39,000-82,-000. O C & 100

Lexington av, 317 (3:894-25), es, 22 n 38th, 20.8x61, 3-sty & b stn dwg; Sallie A Hibbard to Walter F Martin, 306 W 94; Feb24; Feb25'13; A$22,500-27,500. O C & 100

Lexington av, 1407-11 (5:1521-20), nec 92d (No 143), 100.8x20, 5-sty bk tnt & strs; Geo Mulligan to Emily C Mulligan, both at 124 E 71, AT, B&S, mtg $25,000, Feb24; Feb27'13; A$28,000-43,000. O C & 5,000

Lexington av, 1738 (6:1636-18), ws, 76.1 n 108th, 24.10x100x24.11x100, 5-sty stn tnt & strs; Simon Bleier to Edw C Prescott, 148 W 105, mtg $16,500, Feb19; Feb27'13, A$12,000-21,000. nom

Lexington av, 1836-8 (6:1641-57-57½), ws, 20.11 s 114th, 40x73.10; 2 4-sty bk tnts; Jno H Bodine to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; Feb26'13; A$16,000-24,000. nom

Madison av, 1471 (6:1607-23), nec 101st (No 51), 25.5x79.1x26x73.7; 5-sty bk tnt & strs; Jos L B Mayer to Tillie Salvin, 50 W 77; mtg $28,000; Feb10; Feb26'13; A$25,000-37,000. O C & 100

Nagle av, nwc Dyckman, see Dyckman, nwc Nagle av.

Northern av (8:2179-10), ws, 178.3 n 181st, runs w196.6xnw161.8 to es Riverside dr at pt 203.11 n 181st xn on curve 39.8&147.3&82.10&16.3xe5.3xne292.9 to ws Northern av xs242.10 to beg, vacant, Adolphus Busch & Lilly, his wife, to Emil S Clauss, 3670 Flora av, St Louis, Mo; Feb 18; Feb27'13; A$96,000-96,000. nom

Northern av; same prop; Emil S Clauss to Lilly, wife Adolphus Busch, Busch pl, St Louis, Mo; Feb20; Feb27'13. nom

Old Broadway, 2338 (Bloomingdale rd) (7:1984-13½), es, 50 n 129th, runs n25xe83 xse22.5xs14.2xw102.7 to beg, 3-sty fr tnt & str; Matthew Briggs to Ellen A Pugh, 362 Riverside dr; mtg $8,000; July23'12; Feb 25'13; A$10,500-11,500. nom

Riverside dr, es, 203.11 n 181st, see Northern av, ws, 178.3 n 181st.

Vermilyea av, 153-5 (8:2227-8), ss, 150 e 207th, 50x150, 5-sty bk tnt; Chas F Minor to Allen Constn Co, a corpn, 1229 Simpson; B&S & C a G; mtg $42,000; Feb24; Feb25 '13; A$8,000-P18,000. nom

Vermilyea av, 153-5; Allen Constn Co to Jno J Mallen, 879 8 av; mtg $51 000; Feb 24; Feb25'13. O C & 100

Vermilyea av, 153-5; Jno J Mallen to Wm Burns, 2626 Bway; mtg $51,000; Feb 24; Feb25'13. nom

1ST av, 1588 (5:1562-47), es, 52.2 s 83d, 25x80; 5-sty stn tnt & strs; Emil A Thibaut to Louis Taubert, 114 E 91; Feb26 '13; A$11,000-21,500. O C & 100

1ST av, 1714 (5:1568-47½), es, 25.6 s 89th, 25.1x81; 5-sty bk tnt & strs; Chas Hammel et al to Mortimer Realty Co, a corpn 1095 Bergen, Bklyn; AL; Feb25; Feb26'13; A$11,000-19,000. nom

1ST av, 2499 (6:1651-[illegible]), ws, [illegible] s 113th, 25x100, 6-sty bk tnt & strs; Gaspare Parlato et al to Maria Capollaro, 2171 [illegible] $22[illegible] F [illegible] [illegible] 38 [illegible]-220 [illegible] O C & [illegible]

1ST av, 2269 (6:1634-[illegible]), [illegible] 113th, 25x75, 5-sty bk tnt & strs; Cat [illegible] wife & Geo [illegible] to [illegible] [illegible] [illegible] Lehr, [illegible] [illegible] [illegible] [illegible] A$11,000-15,000 5 C & 9

2D av, 1648 (6:1734-[illegible]), [illegible] [illegible] 5-sty stn tnt & [illegible] holder to Wm G M[illegible] [illegible] [illegible] [illegible] 16,000 Feb20 [illegible] [illegible] 24,000. O C & 100

2D av, 1984, see 102d, 238 E.

2D av, 1986 [illegible] 238 E.

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2D av, 1988, see 102d, 238 E.

3D av, 594 (3:894-48), ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt & str, 1-sty ext; Jno A Bensel & ano, EXRS &c Mary A Bensel, to Maurice G C Goodman, 594 3 av; Feb25, Feb27'13; A$15,000-19,000. **17,825**

4TH av, 414-8 (3:858-41-43), ws, 43.5 s 29th, 60x78, 3 4-sty stn tnts & strs, Irvel Realty Co to Elias Kempner, 1 W 58; AL; Aug2'12; Feb24'13; A$165,000-180,000. O C & 100

5TH av, 212-6 (3:827-44), swc 26th (No 2), 56.5x134.1 to es Bway (Nos 1134-6) x 60.5x155.7 to beg, 20-sty bk office & str bldg being erected; 5th Av & 26th St Co to Echo Investing Corpn, 30 Broad; mtg $775,000 & AL; Feb25; Feb27'13; A $918,500-$——. O C & 100

5TH av, 302 (3:833-38), nwc 31st (No 1), 29.4x100, 4-sty bk str; A$487,000-520,000; also 31ST st, 3 W (3:833-37), ns, 100 w 5 av, 25x98.9, 4-sty bk str; A$95,000-112,000; except pt conveyed by deed recorded Jan31 '70; Wm B Dinsmore to Helen G Huntington, at Staatsburgh, NY; ⅓ pt; Feb18; Feb21'13. nom

5TH av, 2819-23 (7:2046-7), nwc 150th (Nos 301-3), 99.11x112.6, 7-sty bk tnt & strs; Herman F Bindseil to Bernhard Schlegel, 227 Franklin, B of Q; mtg $135,-000; Feb26; Feb27'13; A$63,000-200,000. O C & 100

11TH av, 210-6 (3:696-65), sec 25th (Nos 564-8), 98.9x98.8, 11 & 12-sty bk loft bldg; also 25TH ST W (3:696), ss, 99 e 11 av, strip 1x98.9; also 25TH ST W (3:696), ss, 98.8 e 11 av, strip 0.4x98.9; all title to this; Martin Zinn et al to Zinn Bldg Co (Inc), a corpn, 11 av, sec 25 [210-16 11 av]; mtg $240,000; Feb15; Feb21'13; A$60,000-351,000. O C & 100

11TH av, 395, see 12 av, see 34th.

11TH av, 425-33 (3:681), ws, 49.5 n 35th, runs n123.4xw100xn24.9 to ss 36th (No 604) xw25xs98.9xe25xs49.4xe100 to beg; also 11TH AV, 435 (3:681-this & above lot 36), swc 36th (Nos 600-2), 24.9x100, 5-sty bk brewery; Adolphus Busch to Anheuser-Busch Brewing Assn, a corpn, at nec 9th & Pestalozzi, St Louis, Mo; QC; Dec20'09; Feb27'13; A$78,000-175,000. nom

11TH av, 435, see 11 av, 425-33.

11TH av, ws, 50 s 34th, see 12 av, see 34th.

12TH av, es, 50 s 34th, see 12 av, see 34th.

12TH av (3:679-pt lot 61), sec 34th, 25x100, pt 2-sty bk bldg; A$——$——; also 12TH AV (3:679-pt lot 61), es, 50 s 34th, 25x100, pt 2-sty bk bldg; A$——$——; also 34TH ST, 652 W (3:679-59), ss, 125 e 12 av, 25x98.9, 2-sty bk & fr stable; A$11,000-13,000; also 34TH ST, 640-4 W (3:679-53-55), ss, 225 e 12 av, 75x98.9, 4-sty bk warehouse; A$33,000-57,000; also 34TH ST, 626-34 W (3:679-46-50), ss, 325 w 11 av, 126.10x98.9, 3 & 4-sty bk warehouse; A$56,000-90,500; also 34TH ST W (3:679-pt lot 1), ss, 300 w 11 av, 25x98.9, pt 1-sty bk bldg; A$——$——; also 34TH ST W (3:679-pt lot 1), ss, 250 w 11 av, 25x98.9, pt 1-sty bk bldg; A$——$——; also 34TH ST W (3:679-pt lot 1), ss, 200 w 11 av, 25x98.9, pt 1-sty bk bldg; A$——$——; also 34TH ST W (3:679-pt lot 1), ss, 150 w 11 av, 25x98.9, pt 1-sty bk bldg; A$——$——; also 34TH ST W (3:679-pt lot 1), ss, 100 w 11 av, 25x98.9, pt 1-sty bk bldgs; A$——$——; also 11TH av, 395 (3:679-pt lot 1), swc 34th (No 600), 25x100, pt 4-sty bk bldg; A$——$——, also 11TH AV (3:679-pt lot 1), ws, 50s 34th, 25x100, pt 4-sty bk bldg; A$——$——; Rebecca S Mills to N Y State Realty & Terminal Co, 452 Lex av; AL; Feb27'12. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Carmine st, 63 (2:582-41), ns, 125 w Bedford, 25x95; 5-sty stn tnt & strs; A $14,500-26,000; also THOMPSON ST, 76-8 (2:488-12-13), es, 87.3 s Spring, 50x88; 2 5-sty bk tnts; A$27,000-40,000; also 3D ST, 118 W (2:543-20), ss, 25 w McDougal, 25x100; 5-sty stn tnt & strs; A$13,000-25,000; re dower; Katie Decker widow of Chas Decker to Wm J Amend, 38 W 74, EXR &c Chas Decker; AT; QC; Feb6; Feb26'13. 12,860.30

Howard st, 32, see York, 15.

York st, 15 (1:212-38), ns, abt 35 w West Bway, —x—, 2-sty fr & bk tnts & strs; A $10,000-10,500; also WEST BWAY, 288-92 (166-70) (1:212-35-37), nwc York (No 17), —x—, 3 3-sty bk tnts & strs; A$32,000-34,500; also HOWARD ST, 32 (1:232-22), n s, abt 25 w Crosby, —x—, 5-sty stn loft & str bldg; A$33,000-45,000; also 3D AV, 322-8 (2:880-42), nwc 24th (No 163)—x—, 2 5-sty bk tnts & strs; A$105,000-162,000; decd of trust; Jacob Lorillard & ano individ & as TRSTES Peter Lorillard 2d to Pierre Lorillard at Tuxedo Park, NY; Chas S Brown, 247 Lex av, & Edwin C Kent at Tuxedo Park, as TRSTES same will for Emily T Lorrillard in trust; June4'12; Feb 24'13. nom

York st, 17, see York, 15.

24TH st, 163 E, see York, 15.

72D st, 103 W, see 72d, 105-9 W.

72D st, 105-9 W (4:1144), ns, 68 w Col av, 59x102.2, owned by party 1st pt, also 72D ST, 103 W, adj above on e, owned by party 2d pt, party wall agmt; 105 West 72d St Co, a corpn, 33 E 20, with H nry M c Lewis M Silver 20 St hey pl, Elkin, EXRS &c Chas A Silver, decd, et al, Jan22 Feb27'13 200

75TH st 237-9 E (5:1430); re asn rents; Vincenzo Perniciaro to Girolamo Meli & Antonino Caltabellotta, both at 20 Stanton; AT; QC; Feb11; Feb24'13. nom

125TH st 246 E (6:1792-28½), ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; declaration as to merger of Ls in fee; Jersey State Realty Co, a corpn, 119 Nassau, to whom it may concern; Feb20; Feb21'13; A$7,500-16,-000 ——

Vermilyea av, 153-5 (8:2227-8), ss, 150 e 207th, 50x150, 5-sty bk tnt; re mtg; Margt C Hoey to Allen Constn Co, a corpn, 1229 Simpson; QC; Feb24; Feb25'13; A$8,000-P18,000. nom

West Broadway, 288-92, see York, 15.

3D av, 322-8, see York, 15.

Interior lot (4:1231), 123.8 e West End av & 102.2 s 84th, runs s10xe1.4xs6xe25xn 16xw26.4 to beg, being in rear of No 264 W 84; agmt restricting bldgs & as to conveyance of above lot; Fredk P Forster with Gifford Pinchot, Milford, Pike Co, Pa; Feb25; Feb26'13. nom

Interior lot (4:1231-pt lot 6½), begins 118.2 s 84th & 150 e West End av, runs w 25xs16xe25xn16 to beg, vacant; re mtg; Soc of the NY Hospital to Fredk P Forster, 270 W 84 [138 Highland, Milton, Mass]; QC; Feb14; Feb26'13; A$——$——. 5,000

Interior lot (4:1231-6½), 102.2 s 84th & 150 e West End av, runs w 26.4xs10xe1.4xs 22xe25xn32 to beg, vacant; re-mtg; Corcellus H Hackett to Fredk P Forster, 268 W 84 [138 Highland, Milton, Mass]; QC; Dec3'12; Feb26'13; A$5,000-5,000. O C & 100

Declaration (miscl) by Marie E Spencer, widow of Wm A Spencer, as to election to accept provisions of will in lieu of dower; Nov5'12; Feb21 ——

Power of atty (miscl); Henry Say, Paris, France, to Francis K Pendleton, NY; Feb 8; Feb26'13. ——

Power of atty (miscl); Adelaide McA Pyle to Chas W McAlpin of Morristown, NY & Jas McA Pyle, NY; May2'12; Feb26 '13. ——

Power of atty (miscl); Juliana Bissinger of Flehingen, Baden, Germany, to Henry Mosle; Mar7'11; Feb25'13. ——

Power of atty (miscl); Adolphus Busch & Lilly, his wife, of St Louis, Mo, to August A Busch, St Louis, Mo; May20'09; Feb27'13. ——

Power of atty (miscl); Minna Klug to Julius or Herman C Lehrenkrauss, 359 Fulton, Bklyn; Oct24 '10; Feb21'13. ——

Power of atty (miscl); Kath Le Brun, 300 Northern av, NY, to Jas T Ackerman, of Midland, Bergen Co, NJ; Feb18; Feb 21'13. ——

Power of atty (miscl) to convey any lands in Sec 4, blk 1231; Edith A Forster to Henry Forster, both at 270 W 84 [138 Highland, Milton, Mass]; Jan15'12; Feb26 '13. ——

Power of atty (miscl); Alfred W Levi to Sarah Levi his sister, both at 142 W 131; Jan9'12; Feb26'13. ——

Revocation of power of atty (miscl); Annie L Morris to R Horace Gallatin; Feb 25; Feb26'13. ——

Revocation of power of atty (miscl); Annie L Morris to Henry L Morris, 32 Liberty; Feb25; Feb26'13. ——

WILLS

Borough of Manhattan.

University pl, 45 (2:561-), es, 50 n W 9th, 28x10, 4-sty bk loft bldg, ½ int; Geo Sutherland Est, Jas McNeill, EXR, 5 E 58; atty, Isaac Josephson, 5 Beekman; A $45,000-54,000; Will filed Feb27'13.

20TH st, 350 W (3:743-74), ss, 166.8 e 9 av, 16.8x92, 4-sty bk tnt; A$8,000-11,000; also 22D ST, 404 W (3:719-46), ss, 28.6 w 9 av, 14.3x72, 4½-sty bk dwg; A$6,000-9,000; Mary L Clements Est, Saml W Whittemore, EXR, 7 Prospect st, East Orange, N J; Filed (in person) Feb14'13.

22D st, 404 W, see 20th, 350 W.

40TH st, 520 W (3:711-45), ss, 300 w 10 av, 25x98.9, 5-sty bk factory (½ int); Abr Fox Est, Allen Fox, ADMR, 67 St Nicholas av; atty, Wm Weiss, 61-3 Park Row; A$8,500-13,500. Will filed Feb25'13.

49TH st W, nwc 5 av, see 5 av, 610.

53D st E, sec 1 av, see 1 av, 960-4.

53D st, 440 W (4:1062-55), ss, 225 e 10 av, 25x100.5, 4-stv bk tnt & strs; Hermann Vetter Est, Karoline Vetter, EXTRX, 501 W 173; atty, Louis Wendel Jr, 277 Bway; A$12,000-15,000; Will filed Jan18'13.

55TH st, 131 E (5:1310-14½), ns, 73 w Lex av, 17x100.5, 4-sty stn ft dwg; Geo Hammond McLean Est, Jas C N McLean, EXR, 75 Franklin, Morristown, NJ; atty, Geo E Cogswell, 37 Liberty; A$22,000-35,-000; Will filed Feb26'13.

83D st, 240 E (5:1528-30), ss, 127.8 w 2 av ,24.10x102.2, 5-sty bk tnt; Edw W Carley Est, John J Carley, ADMR, 215 E 53; atty, E Mortimer Boyle, 31 Nassau; A$11,-000-21,000; Will filed Feb26'13.

84TH st, 147 W (4:1215-11), ns, 243 e Ams av, 32x103.2, 5-sty bk tnt; A$20,000-39,000; also 93D ST, 165 E (5:1522-23½), n s, 78 e Lex av, 14x61.5, 3-sty bk dwg; A $5,000-7,000; Jas A Tyler Est, Mary A Tyler, EXTRX, 110 E 92; atty, Fredk S Rauber, 145 Nasau; Will filed Feb25'13.

87TH st, 340 W (4:1248-51), ss, 120 e Riverside dr, 20x100.8, 3-stv stn ft dwg; A$15,000-26,000; also 87H AV, 2225 (7:1947-29), nwc 120th (No 301), 25.3x100, 5-sty bk tnt; A$28,000-48,000; Jno R Cummings Est Caroline A Cummings, ADMRX, 2040 7 av; atty, Thos J Meehan, 2 Rector; Will filed Feb26'13.

93D st, 165 E, see 84th, 147 W.

94TH st, 34 W (4:1207-45), ss, 305 w Central Park W, 17.6x100.8, 3-sty stn ft dwg; A$11,500-19,000; also 127TH ST, 237 W (7:1933-19½), ns, 296 w 7 av, 14x99.11, 3-sty stn fr dwg; A$7,000-9,000; Julia A Restorff Est, Clara Mae Restorff, EXTRX, 34 W 94; attys, Philbin, Beekman & Menken, 52-4 William. Will filed Jan27'13.

127TH st, 138 W (7:1911-51) ss, 205.6 e 7 av, 16x99.11, 3-sty stn fr dwg; Eliza Ayres Miner Est, Enoch N Miner, EXR, 138 W 127; atty, Moses I Falk, 99 Nassau; A$8,-300-11,500; Will filed Feb23'13.

127TH st, 237 W, see 94th st, 34 W.

Av A, 1426 (5:1487-50), es, 25.6 s 76th, 21x98, 4-sty bk tnt & str; Christina M Ramb Est, Clara Thurm, EXTRX, 1426 Av A; atty, Thos C Ennever, 132 Nassau; A $5,000-10,000. Will filed Feb25'13.

Lexington av, 798 (5:1396-56¾), ws, 43.9 s 62d, 18.9x75, 4-sty stn fr dwg; Lena Aronson Est, Mark Aronson, EXR, 220 W 98; atty, Isidore Hirshfield, 99 Nassau; A $18,000-22,000. Will filed Jan24'13.

1ST av, 960-4 (5:1364-47-49), sec 53d, 72.2x54, 3 4-sty bk tnts & strs; Geo Whitefield Est, Mary L Whitefield, EXTRX, 305 E 161; atty, Robt A B Dayton, 15 Wm; A $23,500-37,000. Will filed Feb25'13.

5TH av, 610 (5:1265-34), nwc 49th, 47.5x175, 3½-sty bk dwg & 2-sty bk extension; leasehold; Jno Innes Kane Est, Alfd E Marling, EXR, 35 W 47; attys, Strong & Cadwalader, 40 Wall; A$825,000-965,000. Will filed Feb14'13.

8TH av, 2225, see 87th, 340 W.

CONVEYANCES.

Borough of the Bronx.

Banta la or pl (*), ns, running along land Wm P Cook or Oswald Bergen, runs e along la 84 to land Albt Banta xn29.2 to land of Waterhouse xw84 to land of Bergen xs25.5 to beg, with all title to land in said la, City Island; Geo C Banta to Jos Glass, 168 Willis av; June14'12; Feb 26'13. O C & 100

Banta la or pl (*); same prop; Cornelia A Bean to same; QC; Feb7; Feb26'13. nom

Cyrus pl (11:3041), ss, 91.7 w 3 av, 37.6x 100, vacant; Angelo Fasany to Casolaro Fasany Co, inc, a corpn, 615 Fordham rd; QC; Feb24; Feb27'13. O C & 100

Delancey pl (*), ws, 180 n Morris Park av, 100x95; Josephine Sullivan to Jas J Burke, 425 E 141; mtg $5,000; June21'12; Feb27'13. nom

De Voe ter, 2477 (11:3219), nws, 394 s 190th, 18.8x70, 2-sty bk dwg; Fordham Realty Co to Jno O Malmberg, 2477 De Voe ter; mtg $4,000 & AL; Dec19'12; Feb 27'13. O C & 100

Disbrow pl (*), es, 237 n DeMilt av, runs e108.11 to ws S 14 av, at Mt Vernon xn73.3 to s boundary line Mt Vernon xw 66.2 to pl xs54.11 to beg, with land in S 14 av; Wm H Brazee to Hattie J Mills, 114 S RR av, Mt Vernon, NY; mtg $3,000 & AL; Jan28; Feb24'13. nom

Faile st, 1015 (10:2749), ws, 489.6 s Bancroft, 20x100, 3-sty bk dwg; Blume Hess to Carrie Ehrlich, 9 E 97; mtg $10,750 & AL; Feb21; Feb24'13. O C & 100

Fox st (10:2719), ws, 112.5 n 169th, runs w69.8xsw50.3 to nes 169th (No 913), xnw 30xne 65.7xe84.11 to st xs30 to beg, 1-sty bk theatre; Jno Naro to Anthony Mancuso, 319 E 107; ½ pt; AT; mtg $13,500; Dec10'12; Feb21'13. nom

Fox st, 667 (10:2684), ns, 394.4 e Av St John, 40.7x125; 5-sty bk tnt; Maze Realty Co of NY to Winfred Watson at Tappan, Rockland Co, NY; mtg $28,000; Feb26'13. O C & 100

Giles pl, 3409 (12:3255 & 3258), ws, 50 n Cannon pl, 37.6x100, 2-sty fr dwg; Edwin Doolittle et al to Danl E Wing, at Hackensack, NJ; QC; Dec19'12; Feb21'13. nom

Giles pl, 3409; Adelaide V Byerly to same; QC; Dec21'12; Feb21'13. nom

Giles pl, 3409; Danl E Wing to Anders J G Wittlock, 3409 Giles pl; QC; Dec30'12; Feb21'13. nom

Giles pl, 3469; Board of Home Missions of the Presbyterian Church in the U S of A to same; QC; Dec30'12; Feb21'13. nom

Giles pl, 3469; Helen M Briggs by Edwin H Bostwick, COMM, to same; AT; B&S; Feb20; Feb21'13. 208.33

Giles pl, 3409; Lillian M N Stevens & ano, EXRS Emilie D Martin, to same; Nov 20'12; Feb21'13. **3,875**

Giles pl, 3409; Wm D Doolittle to same; QC; Feb8 Feb21'13. nom

Giles pl, 3409; National Woman's Temperance Union, a corpn, of Illinois, to same; QC; Dec31'12; Feb21'13. nom

Home st (10:2728), ss, 100 w So blvd, runs s82xs again 30xw50xn27.1 & 79.2 to st xe50 to beg; vacant; Jas E Spiegelberg to Mamie H Goldman, 1384 Prospect av; ½ pt; QC; AL; Feb19; Feb25'13. nom

Main st (*), es, 25 s Mary, 25x97.9x25x 98.4; also SILVER ST (*), ss, 341 w Main, 25x100; also SILVER ST (*), ns, 50 e Roselle, 25x100; also SILVER ST (*), ns, 75 e Roselle, 25x100; also GLEASON AV (12TH ST) (*), ss, 155 e Havemeyer av (Av B), 50x108, Unionport; also GRACE AV (*), ws, 107.10 sw Glebe av, 25x100; Carolina Wenninger to Jno Wenninger, 38-40 Westchester sq; AL; Feb20; Feb21 '13. **3,500**

Main st (*), es, 100 s Halperin, 32.6x 100.11x17x102.10; Zerega Realty Co to Edwin G Jones, 2128 Westchester av; mtg $13,000; Dec11'12; Feb21'13. O C & 100

Manida st, 853-9 (10:2740), sws, 183.1 se Garrison av, 75x100; 3 2-sty bk dwgs; Osias Steimann to Pauline Rainess, 74 E 3; mtg $23,500; Feb11; Feb26'13. O C & 100

Manida st, 853-9; Pauline Rainess to Bernard Branner, 143-5 W 127; Feb26'13. O C & 100

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Parkside pl (12:3354), ns, 118 sw, 207th, 25.5x102.2x25x100.9, vacant; Jas J Doherty et al to Paul Peck, 3273 Kingsbridge ter; mtg $1,000; Feb24; Feb26'13. O C & 100

Prospect st (*), ss, 117.6 e from w shore of City Island, 100x110, with strip in st 100x16.6; Jas Ahearn to Cath Ahearn, his wife, 371 Edgecombe av; ½ pt; AL; Feb 11; Feb24'13. nom

Prospect st, ss, 117.6 e fr w shore City Island, see 112th, 218 W, Manhattan.

Seabury pl, nws, at nes 172d, see 172d st E, nes, at nws Seabury pl.

Silver st, ss, 341 w Main, see Main, es, 25 s Mary.

Silver st, ns, 50 e Roselle, see Main, es, 25 s Mary.

Storrow st, nec Benedict av, see Benedict av, nec Storrow.

Swinton st (*), es, 150.11 n Eastern blvd,. 27.3x92.5x18.5x95.5; Jno R Peterson to Andw J Swanson, 200 W 145; Feb26; Feb27'13. O C & 100

Whalen st (13:3423), ss, 95 e Huxley av, 50x100, 2-sty fr dwg; Jno Whalen as TRSTE for benefit creditors Chas J Schmitt, to Richd F McKiniry, 320 E 37; Dec20'12; Feb24'13. **8,100**

133D st E or So Blvd (9:2278), ns, 265 e Willis av, widened 50x100, vacant; Edwin R Maslen to Wm R O'Brien; mtg $10,000 & AL; Jan7'09; Feb26'13. nom

135TH st, 697 E (10:2564), ns, 187.11 e So Blvd, 16.8x75; 2-sty & b bk dwg; Oliver E Davis & Amanda F his wife to Jennie Davis, 697 E 135; mtg $3,500 & AL; Feb25; Feb26'13. O C & 100

136TH st, 261 E, see 3 av, 2488.

137TH st, 745 E (10:2566), ns, 228.2 e So Blvd, 12.6x100; 2-sty fr dwg; Wm J Doherty to Jas J, Anna G & Eugene T Doherty, 641 E 221; QC; Feb24; Feb26'13. nom

145TH st E (9:2271), ss, 150 w St Anns av, 25x100; vacant; Herman D Junge to Andw Kitchen Realty Co (Inc), a corpn, 2009 Bronxdale av, Feb14; Feb24'13. O C & 100

162D st, 433 E (9:2384), ncs, abt 285 w Elton av, 35x100, 2-sty fr dwg; Fredk C Hunter, ref, to Benenson Realty Co, a corpn, 407 E 153; mtg $5,500; FORECLOS Feb11; Feb21'13. **1,500**

164TH ST, 271 E, see Morris av, 980-2.

166TH st, 814 E, see Union av, 1072.

168TH st W, (9:2517), ns, 105.1 e Nelson av, 26.3x79.7x25x87.8, vacant; Jas J Doherty et al to Wm J Doherty, 641 E 221; QC; Feb24; Feb26'13. nom

169TH st, 913 E, see Fox st, ws, 112.5 n 169th.

170TH st E, nwc Stebbins av, see Stebbins av, nwc 170th.

172D st E, (11:2967), nes at nws Seabury pl, 122.3x93.7x135.11 gore, vacant; Thos H Smith to Emerald Constn Co, 1533 Minford pl; Feb24; Feb25'13. nom

175TH st, 731 E, see Clinton av, 1812-28, on map 1810-28.

176TH st, 711-3 E (11:2950), ns, 100:5 se Crotona av, 30x75.6 ;2-sty fr dwg; Laura P Byrns, 709 E 176 to Walter S, Sadie M, Carrie S, Geo J, Wm, Sadie, Theresa, Walter & Henry Byrns & Agnes I Scharff & Eliz Ryan; QC; Jan24; Feb26'13. nom

179TH st E, nec Cambreleng av, see 179th st E, ns, 150.4 w Crotona av.

179TH st E (11:3080), ns, 150.4 w Crotona av, runs n100xw45.1 to es Cambreling av, xse25.11x again se 77.8 to ns 179th xe20.3 to beg, vacant; Anna Seelig widow to Arthur Erber, 153 E 79; mtg $1,800; Feb 27'13. O C & 100

179TH st, 960-72 E, see Vyse av, sec 179th.

180TH st E, nwc Anthony av, see Anthony av, 2081-3.

180TH st, 593 E (11:3062), ns, 20.2 w Arthur av, 25.3x102.11x25x106.8, 3-sty fr tnt; Richd P Shea to Mary E Shea, 593 E 180; mtg $5,500; Dec14'12; Feb24'13. O C & 100

180TH st E, nwc Daly av, see Honeywell av, 2102.

186TH st, 1161 E, see Honeywell av, 2102-4.

186TH st, 632 E, see Belmont av, swc 186th.

193D st E, sec Creston av, see Creston av, sec 193d.

194TH st E, nwc Briggs av, see Valentine av, nec 194.

194TH st E, nec Valentine av, see Valentine av, nec 194.

198TH st E, sec Grand blvd & concourse, see Grand blvd & concourse, sec 198th.

214TH st E (Sheil) (*), ss, 200 e Paulding av, 50x100, Laconia Park; Peter Ferrara to Antonetta Ferrara, 2126 1 av; QC; Feb14; Feb26'13. nom

221ST st E (7 av) (*), ns 204 e Carpenter av, 50x114, Wakefield; also PLEASANT AV (*), es, 366.8 s 216th (2d st), 33.4x100; Wm J Doherty to Jas J, Anna G & Eugene T Doherty, all at 641 E 221; QC; Feb24; Feb26'13. nom

222D st E (*), ns, 50 w from es lot 908, map Wakefield, runs n100xw50xs100 to 222d xe50 to beg; re mtg; Mary T Ward to Vincenzo & Luigi Pastorelli, 441 E 119; Vincenzo Fiscarotta, 227 E 63, & Gabriele Albenante, 317 E 48; Feb24; Feb25'13. 548.98

226TH st E (*), ss, 205 w Bronxwood av, 100x114, Wakefield; Geo E Weller, ref, to Benj Eisler, 1087 Eastern Pkway, Bklyn; mtg $10,000; FORECLOS Jan29; Feb20; Feb24'13. **3,625**

226TH st E (*); same prop; Benj Eisler to Giosue Arcoleo, 3664 Barnes av; B&S; mtg $10,000; Feb19; Feb24'13. nom

227TH st E, ns, 80 e White Plains av, see 228th E, ss, 80 e White Plains av.

227TH st E, nec White Plains av, see 228th E, ss, 80 e White Plains av.

228TH st E (14th av) (*), ss, 80 e White Plains av, 100x114, Wakefield; also 227TH ST (13TH AV) (*), ns, 80 e White Plains av, 100x114; also 227TH ST E (13TH AV) (*), nec White Plains av (3d), 105x114, except pt for White Plains rd; Thos F Maher & ano, EXRS Cath Maher, to Jno S Kerns, 4162 Gunther av, ¼ pt; Geo H Sunderman Jr, 4189 White Plains av, ½ pt; Michl J O'Connor, 4211 Barnes av, ⅛ pt, & Richd Hanrahan, 631 E 233, ⅛ pt; Feb21; Feb24'13. **21,000**

229TH st E, see Carpenter av, see Carpenter av, sec 229.

229TH st E (*), ss, 130 e Paulding av, 25x114; Elisha G Selchow to Barnet Baranowitz, 91 Monmouth, Newark, NJ; AL; Sept23'12; Feb24'13. nom

238TH st, 120 E (12:3372), ss, 200 e Oneida av, 25x100, 2-sty fr dwg; Morris Berney to Basonio Constn Co, a corpn, 5 Beekman; mtg $5,250; Feb21; Feb25'13. nom

Av St John, 907 (10:2686), es, 51.11 s Prospect av, 20.3x94.11x20.2x96.6, 4-sty bk tnt; Jos Resnik to Nathan Cohen, ½ pt, & Hattie & Minnie Cohen, ½ pt, all at 726 Prospect av; mtg $9,000; Feb20; Feb21'13. O C & 100

Amundson av (*), es, 300 s Randall av, 50x100; also MONTICELLO AV (*), ws, 375 n Randall av, 35.1x100x36.4x100; Andw S Hamersley ref to Aloysius Fellenstein, 840 E 229; mtg $3,500; FORECLOS Feb 11; Feb25; Feb27'13. **500**

Anthony av, 2081-3 (11:3156 & 3161), n wc 180th, 50.10x83.1x50x89.9, 2 2-sty fr dwgs; Chas Shuldiner et al to Rebecca Shuldiner, 1035 E 16, Bklyn; QC; AL; Aug 19'12; Feb27'13. nom

Anthony av (11:3160), ws, 162.10 n 184th, 25x73x25x74, being part lot 419, map Chas Berrian at Fordham, vacant; also PLOT, begins at sec lot 419, runs n along rear of lot 25 to lot 418 xw21.3xs25.1xe20.9 to beg, vacant; Annie Gallagher to John Gallagher, both at 2392 Grand blvd & concourse; AL; Feb25'13. O C & 100

Bassford av, 2252 (11:3050), es, 264.1 n 182d, 36.6x76x35.6x74.11, 4-sty bk tnt; Abr Benedict to Theresa Turk, 104 Lenox av; mtg $19,000; Feb27'13. O C & 100

Belmont av (11:3074), swc 186th (No 632), runs w87.5xs37.7xe20xne7.1xe29.9 & 15 to ns Crescent av (No 631), x—33 to ws Belmont av xn16.4 to beg, 5-sty bk tnt & strs; Andw Kitchen Realty Co (Inc) to Adelia M Lankenau, 301 E 162; mtg $27,000; Feb15; Feb24'13. O C & 100

Benedict av (*), ns, 226.11 e Storrow, 25x100; Wm Buhl to Jas A Clynes, 202 16th, Jersey City, NJ; mtg $5,000; Feb20; Feb 26'13. O C & 100

Benedict av (*), nec Storrow, 25x101; Jas Purcell to Edw J Quinn, 1219 Taylor av; mtg $600; Feb21; Feb24'13. O C & 100

Boyd av (*), es, 275 s Barnes av, 50x97.6; Morris Steinbock to Cath A Ennis, 156 E 111; B&S; mtg $1,200 & AL; Feb14; Feb24'13. nom

Briggs av, nwc 194, see Valentine av, nec 194.

Brook av, 979-83, see Brook av, 985-93.

Brook av, 985-93 (9:2391), ws, 132.7 fr an angle pt opposite 164th, which angle is 458.2 n 163d, runs s132.7 & 20, xw98.9 to es Port Morris Branch R R, xn—xe98.3 to beg; also BROOK AV, 979-83 (9:2391), ws, 438.2 n 163d, runs w98.9 to Port Morris Branch RR, xs96.11xe113.7 to av, xn100 to beg, 1 2 & 5-sty bk brewery; Adolphus Busch & Lilly his wife to Anheuser-Busch Brewing Assn, a corpn, nec 9th & Pestalozzi sts, St Louis, Mo; QC; Dec20 '09; Feb27'13. nom

Brook av, 994 (9:2386), es, 110.5 n 164th, 27.6x111.5x25.11x102.3; 4-sty bk tnt; Annie Federman to Jos Federman, 140 W 112; ½ pt; AL; Feb1; Feb26'13. O C & 100

Bronx bldv (*), ws, 300 n 240th, 25x100 to Bullard av, Washingtonville; Wm D Miller to Jesse E Reynolds, 182 Scarsdale av, Yonkers, NY; AL; Aug25'10; Feb26'13. nom

Bryant av (10:2764), es, 150 n Lafayette av, 25x100; vacant; Alex Gerhards to Albt Gerhards, 632 Costar; B&S; mtg $800; Feb 24'13. O C & 100

Bullard av, es, 300 n 240th, see Bronx blvd, ws, 300 n 240.

Cambreleng av, 2422-6 (11:3090), es, 45 s 188th 50x80, 3 2-sty fr dwgs; Cath C Le Roy Scharf to Edw F Maloney, 3121 Kingsbridge av; mtg $8,800; May29'12; Feb25'13. O C & 100

Cambreling av, nec 179th, see 179th E, ns, 150.4 w Crotona av.

Carpenter av (2d) (*), sec 229th, 28.6x105, Wakefield; Louis Fisher to Abr Davis, 663 Tinton av; mtg $1,000; Feb24; Feb 26'13. nom

Clinton av, 1812-28, on map 1810-28; also 175TH ST, 793 E, begins FAIRMOUNT AV (11:2949), nec 175th (No 731), 100x200, except part taken for 175th & Clinton av, 9 3-sty bk dwgs & 1 4-sty bk tnt; Morris Shalita to Adolf H Landeker, 67 W 90; mtg $89,400; Feb24; Feb27'13. O C & 100

Concord av (10:2577), es, 120 s 147th (Dater), 80x100; vacant; Checchina Carucci to Sole Realty & Constn Co, a corpn, 641 E 183; mtg $7,000; Feb19; Feb25'13. O C & 100

Crescent av, 631, see Belmont av, swc 186th.

Creston av, 2819 (12:3318), ws, 124.8 s 198th, 25x100.4, 2-sty fr dwg; Anna S Landeen to Paul J Exner Co, a corpn, 103 Park av; mtg $5,500 & AL; Feb20; Feb 21'13. nom

Creston av (11:3168), sec 193d, 250.1x109.5x250x112.3; vacant; Wm N Cohen et al, EXRS Wm Wicke, to Francis Keil, 2615 Grand blvd & concourse; Feb20; Feb 24'13. O C & 100

Daly av, nwc 180th, see Honeywell av, 2102-4.

Eastchester rd (*), es, 75 n Chester av, 30.2x97.5x40x97.6, ss; Herman H Isch to Wm Giehl, 3350 Eastchester rd; mtg $4,450 & AL; Jan28; Feb27'13. nom

Eastchester rd (*), same prop; Wm Giehl to Jacob Lotter, 2339 Baychester av; mtg $4,450 & AL; Feb17; Feb27'13. O C & 100

Eastchester rd (*), ws, at es N Y NH & H RR, runs s along rd 90 xsw196.8xw30 to RR xne287.9 to beg, contains 9,500 sq ft; Peoples Trust Co, a corpn, as TRSTE Jos J Gleason, to Harlem River & Portchester RR Co, a corpn, 70 E 45; Feb8; Feb25'13. **2,500**

Elliot av (*), es, 200 n Elizabeth, 50x125, Olinville; Johanna O'Connell to Mary McCarthy, at Canton, Pa; AL; Feb10; Feb 21'13. nom

Findlay av, 1258 (9:2436), es, 256.8 s 169th, 16.8x100, 2-sty fr dwg; Thornton Bros Co, a corpn, to Abr Shenfeld & Rebecca his wife, 11 E Houston, tenants by entirety; mtg $3,000 & AL; Feb24; Feb27 '13. O C & 100

Gleason av (12th st) (*), ns, 330 w Havemeyer av (Av B), 25x108, Unionport; Chas A Laumeister to Adam Mink, 225 or 2251 Gleason av; QC; Feb18; Feb21'13. nom

Gleason av, ss, 155 e Havemeyer av, see Main, es, 25 s Mary.

Glebe av (New Haven Railroad av) (*), nws, 344 ne Green la, 100x100; Margt V Fowler to Margt E Kenney, 35 So 8 av, Mt Vernon, NY; AL, Feb19; Feb26'13. nom

Grace av, ws, 107.10 sw Glebe av, see Main, es, 25 s Mary.

Grant av, 964 (9:2446), es, 275.6 n 163d, 20x95, 3-sty bk dwg; Jno V Terreforte to Aaron P Ordway, 120 W 121; mtg $9,000; Sept6'12; Feb24'13. O C & 100

Grand blvd & concourse (12:3304), sec 198th, 121.9x180.11x120.10x164.10; vacant; Dunnelle Van Schaick, EXR Frank B Mesick, to Timothy J Regan, 121 W 106; Feb 24; Feb25'13. **32,750**

Grand blvd & concourse (12:3304); same prop; Maria A Mesick, devisee Frank B Mesick, to same; B&S; Feb24; Feb25'13. nom

Grand blvd & concourse (12:3304); same prop; Timothy J Regan to Thos J O'Neill, 153 W Kingsbridge rd; mtg $22,925; Feb 24; Feb25'13. nom

Honeywell av, 2079 (11:3123), ws, 184.3 s 180th, 22x140.3, 2-sty fr dwg; Jacob Koehm or Kohm to Tri-Borough Holding Corpn, 2075 Honeywell av; mtg $5,000; Feb 7; Feb27'13. nom

Honeywell av, 2102-4 (11:3125), nec 180th (No 1161) (Samuel), 50x192 to ws Daly av x50 to 180th (Samuel) x195, 2 2-sty fr dwgs & vacant; Watkin J Morris to Emma J Morris, 31 Lex av, Albany, NY; AT; QC; Jan28; Feb21'13. nom

Hughes av, 2146 (11:3082), es, 254.7 n 181st, runs s36xe90.10xn18xe4.2xn17.11xw95 to beg; 2-sty fr dwg; Bertha Williams to Geo Wallace, 473 Lenox av; mtg $9,340; Aug23'12; Feb26'13. O C & 100

Hull av, 3077 (12:3333), ws, 150 s 204th (Woodlawn rd), 25x110, 2-sty fr dwg; Chas P Sanford, ref to Chas Doblin, 308 W 71; FORECLOS Feb11; Feb24; Feb25'13. **5,600**

Jackson av, 715 (10:2635), ws, 90 s 156th, 18.4x75.1x18.4x75.3, 3-sty fr tnt; Benj Friedman to Esther Friedman, 715 Jackson av; ½ pt; mtg $6,000; Jan7; Feb 25'13. O C & 100

Kinsella av (*), ss, 176.4 w Bronxdale av, 25x100; Jas M Donohue to Saml J Smith, 866 Kinsella av; FORECLOSED & drawn Feb25; Feb26'13. **2,500**

Lawrence av, es, 25 s Central av, see St Marys av, ws, 200 n Central av.

Leland av (*), es, 50 s Wood av, 25x100, Van Nest; Tillie M Stadler to Wm Krug, 3042 Park av; mtg $4,500; Feb24; Feb25'13. O C & 100

Liebig av (13:3423), ws, 289.11 n 260th, 25x95, vacant; Henry Forster to Hannah Nyden, swc 259th & Riverdale av; Feb24; Feb27'13. O C & 100.

Lincoln av, 181, see 3 av, 2488.

Matthews av (*), ws, 200 s Lydig av, 25x100; Jno W McKinnon to Fred L Hahn, 2107 Matthews av; B&S; Feb21; Feb24'13. nom

Monticello av, ws, 375 n Randall av, see Amundson av, es, 300 s Randall av.

Morris av, 980-2 (9:2432), nec 164th (No 271), 100x104.9, 2-sty & a fr dwg, 1-sty fr rear bldg & vacant; Adelia M Lankenau to Andw Kitchen Realty Co (Inc), a corpn, 2009 Bronxdale av; mtg $18,000 & AL; Feb15; Feb24'13. O C & 100

Morris av, 980-2; Andw Kitchen Realty Co (Inc) to Herman D Junge, 951 Grant av; mtg $18,000 & AL; Feb21; Feb24'13. O C & 100

Mott av, 371 (9:2345), nws, 201.4 sw 144th, 100x227 to Walton av (Nos 360-70), x100x222.2, except pt for Mott av, 2 & 3-sty fr dwg & 1 & 2-sty fr stable; Mary M Kelley to Gertrude K Graham, 630 Faile; mtg $13,500; Feb21; Feb24'13. O C & 100

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Ogden av, 993 (9:2524), ws, 55 s 164th, 25x100, except pt for av, 3-sty fr tnt; Clementine Rechnitzer widow to Caesar Rechnitzer, both at 993 Ogden av; AL; Feb20, Feb26'13. O C & 100

Parker av (*), sws, 50 nw Rose pl, lots 39x41, map (2:6) St Raymond Park; also PARKER AV (*), sws, gore A map (360) Dealy estate, excepts parts for Parker av; Christian Broschart to Paul G Decker & Annie his wife, 1633 Zerega av, tenants by entirety; AL; Feb21'13; rerecorded from Dec3'12, Feb27'13. O C & 100

Pleasant av, es, 366.8 s 216th, see 221st, E, ns, 204 e Carpenter av.

St Marys av (*), ws, 200 n Central av, 50x100, Pelham Park; also ST MARYS AV (*), ws, 275 n Central av, runs n200x w100xs175xe10xs25xs80 to beg, also LAWRENCE AV (*), es, 25 s Central av, 75x 90; Rudolf Leuchtenburg to Alice V Conklin, 1451 Minford pl; Feb26; Feb27 '13. O C & 100

St Marys av, ws, 275 n Central av, see St Marys av, ws, 200 n Central av.

Saratoga av (*), ns, 50 w Newport, 100x 100; Jas Kennedy & ano, individ & TRSTEs Sydney J P Kennedy, to Jacob M Cohen, 116 E 3; TRSTE in bankruptcy Jas Kennedy; QC; AL; Feb19; Feb21'13. nom

Seton av (*), ws, 350 s Randall av, 25x 100; Mount Vernon Trust Co to Marie M Neuweiler, 352 Freeman; Feb25; Feb27'13. O C & 100

Southern blvd, ns, 265 e Willis av, see 133d st E, or So blvd, ns, 265 e Willis av.

Southern blvd, 995 (10:2725), ws, 603 s Westchester av, runs w 134.1xs39.5xe8.5x again e127.1 to st xn40 to beg, 5-sty bk tnt & strs; Henry L Holsten to Herman Sturcke, 1043 So blvd; mtg $30,000 & AL; Feb20; Feb21'13. nom

Southern blvd (11:2980), es, abt 230 n Freeman, 25x100, vacant; Sarah Gluck to Daniel-Augustus Realty Co, a corpn, 30 Church; mtg $6,000 & AL; Jan28; Feb27 '13. nom

So Oak dr (*), ns, abt 500 sw & w on curve fr No Oak dr, 50x95; Walter W Taylor to Jos A Mascia, 742 So Oak dr; AL; Feb4; Feb25'13. nom

Stebbins av (11:2964), nwc 170th, 200x 100; vacant; Melvin Realty Co to Bernhard Mayer, 41 E 72, mtg $25,000. Feb25'13. nom

Stebbins av, 1391-7, see Union av, 1072.

Taylor av (*), ws, 175 n Gleason av, 25x100; Edw J Quinn to Jas Purcell & Delia, his wife, 1015 3 av, tenants by entirety; mtg $4,500; Feb21; Feb24'13. O C & 100

Tinton (now Wales) av (10:2577), ws, 125 n 145th, 50x100; vacant; Nicholas Silvestro to Luigi Naccarato, 596 Wales av; AL; Jan30; Feb25'13. nom

Union av, 1072 (10:2679), sec 166th (No 814), 93.11x83.4 with all title to strip in rear, —x—, 2 5-sty bk tnts, strs on cor; mtg $75,000; also STEBBINS AV, 1391-7 (10:2964), ws, 28 s 170th, 120x100; 3 4-sty bk tnts; mtg $75,500; Fredk Ohmeis to Henry A Petersen, 766 E 32, Bklyn; Feb21; Feb26'13. nom

Union av, 1073 (10:2670), ws, 130 s 166th, 20x100, 3-sty fr tnt; Herman Ringelke to Emil W Boettcher, 658 E 161; mtg $6,500; Feb21; Feb24'13. O C & 100

Unionport rd (*), es, begins 572 w White Plains rd & 145 n along same from Morris Park av, runs e57xn25xw71.5 to Unionport rd, xs28.10 to beg; also PLOT begins 440 w White Plains rd at point 145 n along same from Morris Park av, runs w75xn25xe75xs25 to beg, with right of way over strip to Morris Park av; Irene Tafuri to Anthony & Camello Tafuri, 1817 Amethyst; AT; AL; Feb15; Feb27'13. O C & 100

Valentine av (12:3300), nec 194th, runs n513.9xe97.10xs174xse222.5xe67.1 to Briggs av xs100 to 194th xw113.8 to beg; 2-sty fr dwg & vacant; Wm H Valentine et al to Jno J Tully Co, a corpn, 1603 Boston rd; AL; Feb5; Feb26'13. O C & 100

Valentine av, 2980 (12:3303), es, 80.8 s 201st, 25x110, 2-sty fr dwg; Mollie Smith to Albt Zimmerman, 376 E 155; mtg $6,200 & AL; Dec20'11; Feb26'13. O C & 200

Van Nest av (Columbus) (*), ns, 130 w Bronxdale av, 50x100; Josephine Sullivan to Jas J Burke, 425 E 141; AT; mtg $1,-486; June22'12; Feb27'13. nom

Vyse av (11:3131), sec 179th (Nos 960-72), 115x187x115x188, except pt for av, 3 2-sty fr dwgs; Chas P Hallock to Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121; mtg $30,000; Feb25'13. O C & 100

Vyse av (11:3132), es, 277 s 180th, a strip 1.11x101.2x—x—; Rockland Realty Co to Jacob Streifler, 1135 Intervale av; AL; Feb26'13. nom

Vyse av, 1476 (11:2995), es, 200 n Jennings, 25x100, 4-sty bk tnt; Sophie Levy to Franz Schostal, 1808 Park av; mtg $13,-000; Feb25'13. nom

Vyse av, 1481-5 (11:2988), ws, 275 n Jennings, 75x100, 2 5-sty bk tnts; Adela M Harrington to Hargton Building Co, inc, a corpn, 1478 Vyse av; mtg $10,200; Sept13'12; Feb27'13. O C & 100

Walton av, 360-70, see Mott av, 371.

Walker av (*), ns, 294.9 w Bronx Park av, 26.9x90.3x25x80.7, with all title to strip bet West Farms rd & Walker av; Edw A Schill to Domestic Realty Co, 28-30 W 22; mtg $3,400 & AL; Feb27'13. O C & 100

Washington av, 1958 (11:3044), es, 28 n 178th, 27x91.11x27x91.9, 4-sty bk tnt; Jno J Cunneen, ref, to Harlem Savgs Bank, a corpn, 124 E 125; FORECLOS Feb18; Feb 21'13. **17,000**

Washington av, 1960 (11:3044), es, 55 n 178th, 27x91.11x27x91.10, 4-sty bk tnt; Edw R Finch, ref, to Harlem Savgs Bank, a corpn, 124 E 125; FORECLOS Feb18; Feb 21'13. **17,000**

Washington av, 2082 (11:3046), es, 184.8 s 180th, 25x95x23.2x95, 2-sty fr dwg; Richd P Shea to Mary E Shea, 593 E 180; mtg $6,500; Dec14'12; Feb24'13. O C & 100

Webb av, 2460-4 (Tee Taw) (11:3219), es, 400 n De Voe ter (Park View pl), runs s100xne72.9xn102 to av, xsw74.3, except therefrom Nos 2460-2 Webb av, heretofore released on Webb av, es, 400 n Devoe ter (Park View pl), runs s100xne47.11xw 100.6 to av, xs48.8 to beg, 3 2-sty fr dwgs; Saml I Goldberg to Edna A Patton, 2476 Webb av; mtg $4,500; FORECLOS, Feb21; Feb26; Feb27'13. **250**

Webster av (11:3031), es, 75.11 n 184th, 50.11x98.4x50.10x95.10; vacant; Lillian B Rogers to Francis X Keil, 1010 Kelly, & Edw F Schubert, 1379 Teller av; mtg $4,-000; Feb25'13. nom

Westchester av (*), nwc Wheeler av, 20x 108.7x20x110; Pew Realty Corpn to Gustav A Schwenk, 1339 Bristow; Feb24; Feb 25'13. O C & 100

Westchester av (*); same prop; Gustav A Schwenk to A Hupfel's Sons, a corpn, 842 St Anns av; mtg $12,000; Feb24; Feb 25'13. O C & 100

Wheeler av, nwc Westchester av, see Westchester av, nwc Wheeler av.

White Plains av, nec 227th, see 228th E, ss, 80 e White Plains av.

Whitlock av, 856 (10:2731), es, 314 s Tiffany, 39x90, 5-sty bk tnt; Lockwhit Co to Gertrude K Graham, 630 Faile; AL; Oct 31'12; Feb24'13. O C & 100

Whitlock av, 856; Gertrude K Graham to Caroline I Herzog, 222 W 10; mtg $22,-000; Feb21; Feb24'13. O C & 100

Whitlock av, 856; Caroline I Herzog to Mary M Kelley, Neptune City, Monmouth Co, NJ; mtg $28,000; Feb21; Feb24'13. O C & 100

Whitlock av, 860 (10:2731), es, 275 s Tiffany, 39x90, 5-sty bk tnt; Lockwhit Co to Gertrude K Graham, 630 Faile; AL; Oct31'12; Feb24'13. O C & 100

Whitlock av, 860; Gertrude K Graham to Caroline I Herzog, 222 W 10; mtg $22,-000; Feb21; Feb24'13. O C & 100

Whitlock av, 860; Caroline I Herzog to Mary M Kelley, at Neptune City, Monmouth Co, NJ; mtg $28,000; Feb21; Feb 24'13. O C & 100

Wilcox av (*), ws, 100 n Fairmount av, 25x100; also MULINER AV (*), es, abt 156 n Bronxdale av, 26.1x127.10x25x137.6; Thos Heaney to Wm Heaney, 153 E 113; 1-3 pt; B&S; Feb21; Feb27'13. O C & 500

Willett av, 3641 (3d av) (*), ws, 366.8 s 216th 2d), 33.4x100, Olinville; Wm L Bowman REF to Geo Hauser, 1462 St Lawrence av; mtg $3,500; FORECLOS; Feb25; Feb 26'13. **1,000**

3D av, 2488 (9:2318), es old line at ns 136th (No 261), as in 1866, runs e 130.5 to present ws Lincoln av (No 181) xn25xw 121.8 to said es 3 av xs26.5 to beg, except pt for 3 av, 5-sty bk tnt & strs; Jno B Harrison & ano, EXRS &c Andrews Soher, to Basonio Constn Co, 5 Beekman; Feb24; Feb25'13. O C & 500

3d av, 4064 (11:2930), es, 389.9 n 174th, 25x100, 4-sty bk tnt & strs; Francis W Judge ref to Co-Free Realty Co, a corpn, 620 E 168; FORECLOS Jan9; Feb10; Feb 27'13. **14,200**

3D av, 4072 (11:2930), es, 100.1 s 175th, 38x108.8x34.7x110; 5-sty bk tnt & strs; Crotona Corpn to Clarisse Jackson, 133 W 120; AL; Feb24; Feb62'13. nom

Interior lot (*), 150 s Patterson av & abt 40 w Taylor av, runs sw41.1xn13.1xe 39.11 to beg; gore; Maria A Beach to Wooster Beach, 2555 St Raymond av; AL; Dec16'12. Feb21'13. nom

Plot begins 440 w White Plains rd, see Unionport rd, es, begins 572 w White Plains rd.

Plot begins at sec lot 419, see Anthony av, ws, 162.10 n 184th.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Swinton st (*), es, 150.11 n Eastern blvd 27.3x92.5x18.5x95.5; re mtg; Robt Miller to Jno R Peterson, 1890 Daly av; QC; Feb 27'13. nom

176TH st, 711-3 E (11:2950), ns, 100.5 se Crotona av, 30x75.6; 2-sty fr dwg; re dower; Laura P Byrns, 709 E 176 to Walter S, Sadie M, Carrie S, Geo J, Wm, Sadie, Eliz, Theresa, Walter & Henry Byrns & Agnes I Scharff; AT; QC; Jan24; Feb26'13. nom

222D st E(*), ns, 405 e Carpenter av, being pt lots 908 & 907 map (143 in W Co) of Wakefield, begins at line bet lots 908 & 953, runs n100xe50xs100xw50 to beg; re mtg; Tripoli Realty Co to Vincenzo & Luigi Pastorelli, 441 E 119; Vincenzo Ficarotta, 227 E 63, & Gabriele Albenaute, 317 E 48; QC; Feb21; Feb25'13. 250

Westchester av (*), nwc Wheeler av, 20x108.7x20x110; re mtg; N Y Trust Co to Pew Realty Corpn, 931 So blvd; Feb24; Feb25'13. O C & 100

Westchester av (*), nwc Wheeler av, 20 x110, owned by party 2d pt; also property adj above on w, owned by party 1st pt; party wall agmt; Pew Realty Corpn, 931 So blvd, with A Hupfel's Sons, a corpn, 842 St Anns av; Nov9'12; Feb25'13. nom

Wheeler av, nwc Westchester av, see Westchester av, nwc Wheeler av.

Parcel No 41 (*) on damage map to open Lacombe av from Bronx River to Westchester Creek; Randall av, from Bronx River to Westchester Creek; Commonwealth av from Patterson to Lacombe av; re mtg; Dollar Savgs Bank to City NY; QC; Feb8; Feb21'13. nom

LEASES

Borough of Manhattan

FEB. 21, 24, 25, 26 & 27.

[1]**Allen st, 91,** see Broome, 276-8.

[1]**Allen st, 150, & Rivington st, 70** (2:416) all; Michl Karp to Isaac Liebowitz, 70 Rivington; fr Feb15'13, to May1'18; Feb 27'13. 3,750

[1]**Broome st, 276-8** (2:414), nwc Allen (No 91), re asn rents Harold H Straus to Safety Holding Co, a corpn, 5 Bkman & Abr Blumberg, 60 W 114; Feb15; Feb26'13. nom

[1]**Canal st, 251-3** (1:209), nwc Lafayette; all; Geo N Syms et al, TRSTES Jno G Syms, to Saml Swarts, 911 Union, Bklyn; 5yf Apr1;Feb25'13. 5,000 & 6,000

[1]**Catherine st, 16-8,** see E Bway, 11-5.

[1]**Duane st, 54-8;** also ELM ST, 7-15 (1:-155); str & pt b; Louis M Jones & ano to Exchange Buffet Corpn, 3 Broad; 21yf May1'14; Feb21'13. 15,000

[1]**East Broadway, 11-5** (1:279), swc Catherine (Nos 16-8), 50.2x75.8; all; U S Trust Co of NY, TRSTE Jno McCahill & ano to Jacob Siris, 178 S 9, Bklyn, & Pincus Malzman, 56 W 112; 21yf Jan1; 2 rens of 21y each; Feb21'13. net 4,500

[1]**Elm st, 7-15,** see Duane, 54-8.

[1]**Great Jones st, nwc Bowery,** see Bowery, 348.

[1]**Lafayette st, nwc Canal,** see Canal, 251-3.

[1]**Laight st, 50** (1:219); all; Michl Halpin to Michl Mulcahy, 51 Bank; 3yf May1; Feb24'13. 2,400

[1]**Orchard st, 36** (1:298), basement str; Jno L Rubinsky to Nathan Miller, 37 Orchard; 5yf May1; 2y ren at $960; Feb25'13. 900

[1]**Rivington st, 70,** see Allen, 150.

[1]**Rutgers st, 22** (1:273); parlor fl str & rooms in rear; Moses Israel to Henry W Goldman, 22 Rutgers; 1yf Nov1'12; 3y ren; Feb21'13. 720

[1]**Suffolk st, 171** (2:355), ws, 24x100; the land; Hamilton Fish Corpn to Lena Krellberg, 163 E Bway; 21yf May1; 21y ren; Feb21'13. taxes &c & 1,250

[1]**Suffolk st, 171;** consent to asn Ls dated Feb25'92; same to same; June25'12; Feb 21'13. nom

[1]**3D st, 128 E** (2:430), ss, 225 w Av A, 25x 90; asn Ls; Morris Berney to Basonio Constn Co, a corpn, 5 Beekman; Feb21; Feb25'13. O C & 100

[1]**11TH st, 510 E** (2:404); str & b; Louis Feldman to Jno Di Liberti, 614 E 11; 3½yf Nov1'12; Feb24'13. 600

[1]**12TH st, 219 E** (2:468), parlor floor; Gussie Storch to Jno J White, 232 E 5; 5yf Oct1'12; Feb26'13. 720

[1]**17TH st, 208-10 W** (3:766); 1st fl & b; Rob Tag to S B Miller (Inc), a corpn, on premises; 10yf Aug1'12; Feb24'13. 840

[1]**23D st, 130 E** (3:878); e str & pt b; Rita Bldg Co to Costos Athas, 233 E 21; 5yf Mar1; Feb25'13. 3,000 & 3,500

[1]**26TH st W, sec Bway,** see 5 av, swc 26.

[1]**26TH st W, swc 5 av,** see 5 av, swc 26.

[1]**27TH st, 248 W** (3:776); all; Myra V T Kerr to Columbia Theatrical Transfer Co, 248 W 27; 10yf May1; Feb21'13. 4,800 & 5,000

[1]**28TH st, 45 E** (3:858); asn Ls; Jno Fink to Adolf Fink, 420 W 20; Feb20; Feb21'13. nom

[1]**32D st, 34-6 E** (3:861); cancellation ls; Harry Wehmer to Wm R McClellan, 793 E 14, Bklyn; Feb7; Feb26'13. nom

32D st, 34-6 E (3:861), all, Hotel St Louis; Harry Wehmer to Rood's Hotel Operating Co, a corpn, 35 E 27; 4 8-12yf Feb1'13; Feb26'13. 16,000

[1]**32D st, 34-6 E;** asn ls; Roods Hotel Operating Co to Beldor Hotel Corpn, 34 E 32; AT; Feb24; Feb26'13. nom

[1]**32D st, 23 W** (3:834), b str; Twenty-Three W 32d St Co to DeWitt C Millard, 132 E 19 & A Baillie Hutton at Bridlemere av & Rona, Interlaken, NJ; 5yf Feb1'13; Feb26'13. 2,100 to 2,500

[1]**41ST st W, sec Bway,** see Bway, 1448-50.

[1]**45TH st, 154 E** (5:1299), all; Anna M Kristic to Margt Hopkins; address not given; 3yf Dec1'11; Feb26'13. 960

[1]**47TH st, 253 W** (4:1019); ground & 2d fls; Francis X O'Connor to Cornelius Ten Eick (Inc), 253 W 47; 3yf May1; Feb25'13. 2,700

[1]**57TH st W, nec Bway,** see Bway, 1776.

[1]**58TH st, 215-9 E** (5:1332), ns, 225.5 e 3 av, 50x100.5; the land; Emily T Van Wagenen et al, TRSTES Jno M Dodd, to Walsh & Hartwig (Inc), a corpn, 215-7 E 58; 5yf Jan1; Feb21'13. taxes in excess $375 & 1,380

[1]**58TH st, 304 W** (4:1048); all; Emma R Fischer to Reisenwebers (Inc), a corpn, 987-9 8 av; from Jan18'13 to May 1'15; 10y ren; Feb21'13. 6,000

[1]**60TH st E, nec 1 av,** see 1 av, 1102.

[1]**74TH st, 317 E** (5:1449), str & pt b; Jno A Weekes to Jos Nemes, on premises; 5yf May1'13; Feb27'13. 900

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[1]**176TH st, 352 E** (5:1450); all; Moses Nussbaum, EXR Wm Nussbaum, to Jos Roth, 230 E 68; from Feb20'13 to Sept29'18; Feb 21'13. 1,200

[1]**192D st W, nwc Bway,** see Bway, 2481.

[1]**100TH st E, nec Madison av,** see Madison av, nec 100th.

[1]**101ST st, 51 E** (6:1607), str; Jos L B Mayer to Andrea Mazzola, 51 E 101; 3½ yf Nov1'12; Feb27'13. 360

[1]**107TH st E, sec 1 av,** see 1 av, 2066-8.

[1]**109TH st E, sec 3 av,** see 3 av, 1981.

[1]**117TH st W, swc Lenox av,** see Lenox av, 141.

[1]**118TH st, 125 E** (6:1766); asn ls; Morris L Goldstein & Saml Simonoff to Henry Feir, 172 E 118; Feb25; Feb26'13. nom

[1]**118TH st, 125-7 E** (6:1767), all; Morris L Goldstein to Saml Simonoff, 125-7 E 118; 3yf Sept1'12; Feb26'13. 5,694

[1]**120TH st, 520-34 E** (6:1816); 4 bldgs, all; Delimnac Realty Corpn to Karl Sohn, 511-3 W 177, & ano; 5yf Mar1; Feb25'13. 11,000

[1]**123D st, 170-2 E** (6:1771); stable, except basement & loft above carage & in the ext; Christian Dages to Morris Fishman & ano, 174 E 123; 5yf Mar1'13; 5yren; Feb 26'13. 2,400

[1]**125TH st, 309-11 W** (7:1952), 1st & 2d fls & b, with a rear entrance from 314 W 126 for station J; Walter A Wells to U S of A by Frank H Hitchcock, Postmaster General of U S; 10yf May1'12; Feb25'13. 13,500

[1]**125TH st, 351 W** (7:1952), nwc St Nicholas av; str & b; Chas H Lehman to Jno C Fajen, 395 W 125; 10yf May1'12; Feb 21'13. 2,100 to 3,000

[1]**128TH st, 246 E** (6:1792), ss, 75 w 2 av, 26x99.11; all; asn Ls; Bronx Investing Co to Jersey Estate Realty Co (?) or Jersey State Realty Co, 119 Nassau; AT; Feb13; Feb21'13. nom

[1]**143D st, 619 W** (7:2090), ns, 65 e Riverside dr; all; Carrie Levis & ano to Isaac & Lottie Schechter, 59 2 av; 5yf Mar1; Feb 25'13. 5,100

[1]**146TH st, 543 W** (7:2078), all; Scheer Ginsberg Realty & Constn Co to Benj Winter, 130 E 104; 5yf Mar1'13; Feb26'13. 13,000

[1]**155TH st W, nec 8 av,** see 8 av, nec 155.

[1]**Av A, 1360** (5:1484), all; Mary Higgins & ano GDN Arthur Wrestal et al to Jos Zavitkovsky, 1360 Av A; f Mar15'13, to Apr31'16; Feb27'13. 1,020

[1]**Bowery, 348** (2:531), nwc Great Jones; asn ls; Lena Matthews to Carl Schiettinger, 1239 Union av; Sept24'12; Feb26'13. nom

[1]**Broadway, sec 26th,** see 5 av, swc 26.

[1]**Broadway, 1448** (4:993); str & b of Nos 1448 & 1450, 4 rooms on 2d fl & b under restaurant except barber shop; also pts sub-cellar; 41st St Realty Co to Cafe Boulevard Co, a corpn, 156 2 av; 9 11-12 yf Apr31'13; Feb24'13. 30,000

[1]**Broadway, 1448-50** (4:993), sec 41st; subdivision of sub cellar by letters H, I, K, L, M, N, O, & P, with boilers, engines, electric motors for supplying heat, light & power to the several lessees of bldg; 41st St Realty Co to Cafe Boulevard Co, a corpn, 156 2 av; 10yf Mar31; Feb24'13. 1.00

[1]**Broadway, 1776** (4:1029), nec 57th; e pt str fl & pt b & all of 2d fl & pt of roof, Fiat Motor Sales Co to Consolidated Rubber Tire Co, a corpn, 20 Vesey; from May 1'13 to Sept1'17; Feb25'13. 18,000

[1]**Broadway, 2481** (4:1240), nwc 92d; str; N Y County Natl Bank to Pesetzky Bros & Molosenok, 3291 Bway; 5 8-12yf Feb1; Feb24'13. 1,700 & 1,800

[1]**Lenox av, 141** (7:1901), swc 117th; str & b; A & L Reubenstone to Harry Milch, 1140 Bway, & 207 E 15; 6yf Mar1, Feb24 '13. 2,500 to 3,000

[1]**Lenox av, 494** (6:1732); str; Peter Grammas to Sam I Levine, 494 Lenox av, & ano; 2 3-12yf Feb17; 5y ren; Feb21'13. 1,020

[1]**Lenox av, 633-5** (7:2010); str & b & 4 rooms in rear of s str; Louis A Baehr to Lizzie Davidson, 2033 Boston rd; 7 9-12y & 25 days fr Feb20; Feb21'13. 2,700

[1]**Lenox av, 633-5;** consent to sub let as above; Wm Reichman to Louis A Baehr, 633 Lenox av; Feb20; Feb21'13. nom

[1]**Lexington av, 1738** (6:1636); sur Ls; Max Blumenthal to Simon Bleier, 1526 Webster av; AT; Feb20; Feb27'13. nom

[1]**Madison av, 674-80** (5:1376), all above 1st & 2d store floors; Investment Securities Co to Evan H Patrick, 2 W 32; 5 2-12yf Mar1'13; Feb26'13. 12,000 & 14,000

[1]**Madison av, 766** (5:1380); upper 3 fls; Richd Sidenberg to Jeannette Busse, 766 Mad av, 3yf Sept1; Feb24'13. 1,600

[1]**Madison av, 1420** (6:1604); cor str & 2d b; Abr Levow to Giovani Joie, 61 W 100; 4yf Jan1; Feb21'13. 660 & 720

[1]**Madison av** (6:1606), nec 100th; str & pt b; Wm Greenbaum, EXR Ferruccio A Vivanti, to Andw Stone, 49 E 100; 3yf Jan3; Feb24'13. 1,380

[1]**St Nicholas av, 1246** (8:2129), str & b; Chas Pfizer, Jr, Co. to Raphael Perlmann, 1246 St Nicholas av; 3 2-12yf Feb1'13; Feb27'13. 510

[1]**St Nicholas av, nwc 125th,** see 125th, 351 W.

[1]**1ST av, 1102** (5:1455), nec 60th, str & pt b Fredk Herrmann to Geo Ringler & Co, a orpn, 203 E 92; 7yf Feb1'13; Feb26'13. 1,200

[1]**1ST av, 1102** (5:1455); sur Ls; Henry Wolter to Frederick Herrmann, 207 E 71; AT; Jan25; Feb27'13. nom

[1]**1ST av, 1374** (5:1468); north str; Siegfried F Fantel to Jos Pollak, 1376 1 av; from May1'13 to Apr30'15; Feb26'13. 900

[1]**1ST av, 2066-8** (6:1700), sec 107th; all; Mary A Grogan to Michl Policastro, 2068 1 av; 5yf May1; Feb24'13. 3,100

[1]**2D av, 1421** (5:1429); asn Ls; Giles E O'Neill to Cornelius Cronin, 234 W 114; AL; Feb11; Feb24'13. nom

[1]**3D av, 1981** (6:1658), sec 109th; str & pt c; Thos F Maguire to Bernard Frank & Simon M Adler, 1588 Mad av; 5yf May1; Feb25'13. 1,500

[1]**5TH av,** (3:827), swc 26th, —x— to ses Bway; subrn of Ls to mtg for $1,300,000, Exchange Buffet Corpn, 3 Broad, with Metropolitan Life Ins Co, a corpn, 1 Mad av; Feb26; Feb27'13 nom

[1]**6TH av, 124** (2:573); s str & b; Saml Blumfield to Harry Siegel, 623 E 9, & ano; 3½yf Nov1'12; 5y ren; Feb25'13. 1,200

[1]**6TH av, 511** (3:806); all; Anna Price et al to Nicholas A Morris, 59 W 105; 2 11-12yf June1; Feb25'13. 5,000 & 5,250

[1]**6TH av, 600** (3:837); all; Rudolph A Witthaus to Jas E Bristol, 236 Gates av, Bklyn, & ano; 25yf May1; Feb24'13. taxes &c & 10,500

[1]**6TH av, 781** (4:997); asn Ls; Thos F Donahue to Abr Leibowitz, 581 Beck; Nov 7'12; Feb24'13. nom

[1]**6TH av, 781** (4:997); asn Ls; Abr Leibowitz to Chas Miller, 240 E 21, et al, firm Pelham Cafe; Jan24; Feb24'13. nom

[1]**6TH av, 781** (4:997); str & b; Susie E Fitchett et al to Thos F Donahue, 78 Prospect, B of Q; 3yf May1'12; Feb24'13. 3,000

[1]**8TH av, 2540** (7:1941); str & b; N & Z Realty Co to Leopold Oppenheimer, 509 W 110; 2yf May1; 3y ren; Feb24'13. 1,500

[1]**8TH av, 2696** (7:2029); asn Ls; Jno Trick to Eugene Ell, 446 E 89; AT; Feb20; Feb 21'13. nom

[1]**8TH av** (8:2105), nec 155th, 25x100; all; Harriet G Coogan to Henry Baumann, 101 E 14; 10yf May1'13; Feb27'13. 3,600 & 4,500

[1]**10TH av, 116** (3:715), 5-sty brk bldg, all; Barter Realty Co to Michl O'Rourke at Lynbrook, LI; 10yf May1'13; Feb26'13. 2,250 & 2,400

[1]**11TH av, 459-61** (3:683), ground fl, 50 x100; Mary Sweeny to Natl Metal Molding Co, inc, at Pittsburgh, Pa; 3yf April '13; 2y ren; Feb27'13. 2,400

[1]**Bulkhead** (2:655), bet Piers (new) 34 & 35, near ft Canal, NR; also land under water on ss Pier (new) 35 N R, runs w from bulkhead 100xs25xe100xn— to beg, with wharfage; City NY, by Comr of Docks, to Ocean Steamship Co of Savannah, Ga, a corpn, Pier 35 N R; 10yf May1; Feb25'13. 16,500

[1]**Pier (new) 35, N R** (2:655), with bulkhead extdg from pt 81 n of ns of pier to pt 72 s of ss of pier; City NY, by Comr of Docks, to Ocean Steamship Co of Savannah, Ga, a corpn, at Pier 35, N R; 10yf May1; Feb25'13. 54,815.29

[1]**Pier at ft W 132d st, N R** (7:2004), ss, begins at inner end and extends outshore 150 ft, with wharfage; City NY, by Comr of Docks, to M J Sheehy, ft W 39th; 5yf May1; Feb25'13. 5,815.29

[1]**Harlem River** (6:1701), bulkhead bet 107th & 108th; City NY, by Comr of Docks, to Henry J Crawford, 99 Nassau, or 252 W 73; 5yf May1'11; Feb25'13. 5,600

LEASES.

Borough of the Bronx.

[1]**Beck st, sec Intervale av,** see Intervale av, sec Beck.

[1]**Tiffany st** (10:2711 & 2713), nwc 163d; str & pt b; Newport Realty Co to Burtha Essman, 933 Tiffany; 5yf completion of bldg; Aug15'12; Feb21'13. 840

[1]**150TH st, 230 E** (9:2338); e str; Cath Fitzgerald to Frank Cirasella, 230 E 150, & ano; 5yf Jan1; Feb21'13. 540 & 600

[1]**163D st E, nwc Tiffany,** see Tiffany, nwc 163d.

[1]**187TH st, 616 E** (11:3073); str; Giovanniana Maresco to Camelio Capalbo; 5yf May1; Feb24'13. 960 & 1,200

[1]**Arthur av, 2331** (11:3065); str, dance hall & pt b; Felice Sergio to Tommaso Tomanelli, 2331 Arthur av; 3½yf Aug1'14; Feb 25'13. 660 & 720

[1]**Brook av, 130** (9:2262), double str & ½ c; Jno H & Mary Dierks to Heinrich & Richd Rankel, 130 Brook av; 3 8-12yf Sept1'12; Feb27'13. 900

[1]**Intervale av, sec Westchester av,** see Westchester av, sec Intervale av.

[1]**Intervale av** (10:2711), sec Beck; str & b; Sol Rashbo to Louis Horowitz, 63 E 121; from Feb1'13 to Dec28'22; Feb24'13. 960 to 1,200

[1]**Prospect av, 981** (10:2678), str & pt b; Zarland Realty Co to Morris Singer, 20 E 100; 1yf Apr1'13; 4 yrs ren at $900 to $960; Feb26'13. 840

[1]**Westchester av** (10:2703), sec Intervale av; asn Ls; Jno J Bourke to Michl J Craig, 956 Intervale av; mtg $——; Feb24'13. nom

MORTGAGES

Borough of Manhattan.

FEB. 21, 24, 25, 26 & 27.

[m]**Cherry st, 39** (1:109), ss, 61.11 w Roosevelt, 17x74; Feb18; Feb26'13; 5y5%; Jno B Golden to Adele Kneeland, on West st, Lenox, Mass. 9,000

[m]**Christopher st, 23,** see Christopher, 25.

[m]**Christopher st, 25** (2:610), ns, 60 e Waverly pl, 20x70; also CHRISTOPHER ST, 23 (2:610), ns, 80 e Waverly pl, 20x99, Feb 27'13; due &c as per bond; The Paulward Co to Title Guar & Trust Co, 176 Bway. 16,000

[m]**Crosby st, 101-3** (2:496), ses, 53.3 sw Prince, 40x84.9x53.4x61.6, ext of $41,000 mtg to Oct7'17, 5%; Feb25; Feb27'13; Central Trust Co, 54 Wall, with Emma Josephson, 85 Lenox av. nom

[m]**Duane st, 139,** see Thomas, 62-6.

[m]**Dyckman st** (8:2174), nwc Nagle av, 100x100; PM, Feb20, Feb21'13, due &c as per bond; Jno V Fitzpatrick to Eustis L Hopkins, at Larchmont, NY, et al, exrs Jno Haven. 50,000

[m]**Essex st, 167** (2:412), ws, 225 s Houston, 25x87.6; pr mtg $31,000; Feb26; Feb 27'13, 1y6%; Jos Kleinberg to Emilie Macher, East Rutherford, NJ. 1,000

[m]**Forsyth st, 80** (1:306), es, abt 155 s Grand, 25x100; ext of $3,500 mtg to Apr4 '18 at 6%; Feb15; Feb24'13; Simon Goldstein with Congregation Shaarei Torah im Anshei Ratzk Umate Levi, 80 Forsyth. nom

[m]**Goerck st, 84-6 on map 82-8** (2:324), ne c Rivington (Nos 322-4), 81.3x40; pr mtg $——; Feb26'13; due as per bond, 6%; Saml Cantor, 1317 45th, Bklyn, to Jacob Beilenson, at Helena, Ark, & ano. 5,500

[m]**Greenwich st, 835** (2:627); ext of $15,000 mtg to Mar29'18 at 5%; Feb5; Feb25'13; Andw C Zabriskie trste Sarah J Zabriskie with Wm J Hoe. nom

[m]**Laight st, 50** (1:219); sal Ls; Feb20; Feb24'13; demand, 6%; Michl J Mulcahy to Lion Brewery, a corpn, 104 W 108. 3,362.17

[m]**Lewis st, 164,** see 10th, 62 E.

[m]**Monroe st, 84** (1:255), ss, 86.11 e Pike, 27x93x irreg x100.9; ext of $6,000 mtg to Mar1'16 at 6%; Louis Levy to Chas Levy with Saml Schechner, 275 Broome. nom

[m]**Rivington st, 322-4,** see Goerck, 84-6 on map 82-8.

[m]**Stanton st, 80** (2:417), ns, 66.3 e Allen, 21.3x65; Feb25, Feb26'13; due May25'15, 6%; Max Kimerling to Abr L Kass, 226 S 9, Bklyn. 2,000

[m]**Suffolk st, 125** (2:354), ws, 100 n Rivington, 25x100; pr mtg $——; Feb25; Feb 26'13; installs, 6%; Danl & Levi Merovitz to Max Walteter, 133 Suffolk. 2,000

[m]**Suffolk st, 171** (2:355), ws, abt 100 s Houston, 24x100; leasehold; Feb21'13, 3y 6%; Lena Krellberg to Jno C Robinson, swc 67th & Bway. 8,000

[m]**Suffolk st, 171;** consent to above mtg on Ls; Feb18; Feb21'13; Hamilton Fish Corpn to Lena Krellberg.

[m]**Sullivan st, 77** (2:489); agmt as to share ownership in mtg; Jan29; Feb21'13; Georgianna & Geo C Keep with Leah Buttenweiser, 300 Central Park W. nom

[m]**Sullivan st, 156-8** (2:518), ws, 100 s Houston, 40.4x85.11; Feb26'13, 5y5%; Agostino Costa, of NY, & Francesco & Peter Tassini, of Manasquan, NJ, to Lawyers Mtg Co, 59 Liberty. 35,000

[m]**Thomas st, 62-6** (1:147), ss, 200 w Church, runs s100xw25xs75 to ns Duane (No 139), xw25xn75xw25xn100 to Thomas xe75 to beg; Feb19; Feb21'13, 3y4½%; Bates Bros Real Estate Co to Lawyers Title Ins & Trust Co. 15,000

[m]**Thomas st, 62-6, & Duane st, 139;** certf as to above mtg; Feb19; Feb21'13; same to same.

[m]**Thompson st, 9** (1:227), ext of $18,500 mtg to Feb15'18 at 5%; Feb20; Feb25'13; Jno Palmieri & Martin Wechsler with Wolcott G Lane, 353 W 84, & ano trste for Caroline S Spencer & ano will Lorillard Spencer. nom

[m]**Tompkins st** (2:320), es, bet ns Houston & ss 3d, the bulkhead with wharfage rights, land under water, &c; ext of $9,000 mtg to Feb20'14 at 6%; Feb17; Feb21'13; Robt Goodbody & Co with Morris Weinstein, 333 Central Park West. nom

[m]**Union sq W, 29** (3:843), swc 16th, 32.6x 141.10; asn rents to secure mtgs; Feb20; Feb24'13; Twenty-Nine Union Sq Co to Donald W Brown, 79 Park av. nom

[m]**Union sq W, 39** (3:844), ws, 31.6 s 17th, 28.6x150; 1-12 part; given to secure notes; pr mtg $75,000; Apr15'12; Feb21'13; 1y6%; Alfd K Downes, east end 5 av, Kenbridge, Lunenberg Co, Va, to Walter S Irby at Hotel Kenbridge, same place. 5,600

[m]**West st, 224** (1:185); leasehold; Feb26; Feb27'13, demand, 6%; Daniel F Connelly, 613 Lex av, to Melville H Bearns, 95 Joralemon, Bklyn. 3,000

[m]**Willett st, 66** (2:338); ext of mtg for $10,000 to May1'18 at 6%; Feb15; Feb21'13; Emilie Macher, at East Rutherford, NJ, with Adolf D Lindemann, 155 Rivington. nom

[m]**4TH st, 377-83 E** (2:360), ns, 112.7 e Av D, 67.10x96; PM; Feb19; Feb21'13, installs, 5%; Max Verschleiser, 663 Tinton av, to Julius Mautner, 1070 Mad av. 50,500

[m]**6TH st, 809 E,** see 10th, 62 E.

[m]**7TH st, 291 E** (2:363), ns, 93.1 e Av D, 20x96.8; Feb19; Feb21'13, 5y5%; Sarah Frank, 33 W 111, to Warren W Foster, 435 E 57, trste Chas S Loper. 12,000

[m]**9TH st, 240-2 E** (2:464), ss, 74.10 w 2 av, 45.2x46.8; PM; pr mtg $28,000; Feb26; Feb27'13, 3y6%; Julius Hesse, 985 8 av, to Fannie Shapiro, 240-2 E 9. 8,000

[m]**10TH st, 62 E** (miscl), trucking business; also 65TH ST, 809 E, stables; also LEWIS ST, 164, stables; also chattels, &c; certf as to mtg $——; Feb26; Feb27'13, J Goldberg's Sons & Co, a corpn, to whom it may concern.

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m10TH st, 227 E (2:462), ns, 250 w 1 av, 25x91.10, Feb19, Feb25'13; due, &c, as per bond; Sophia Bleyer to Title Guar & Trust Co. 15,000

m10TH st, 227 E; sobrn agmt; Feb20; Feb 25'13; Emma H Bleyer & Henry Kern with same. nom

m11TH st, 510 E (2:404); asn Ls by way of mtg to secure $1,221.25; Feb1; Feb24'13; Jno Diliberti to Ebling Brewing Co, 760 St Ann's av. nom

m14TH st W, swc 5 av, see 5 av, 80-2.

m14TH st, 243 W (3:764), ns, abt 260 e 8 av, 25.6x103; ext of $21,000 mtg to Mar9 '16 at 5%; Dec13'12; Feb25'13; Emma L Reaney with Tough Club, a corpn, 243 W 14. nom

m16TH st, 134 E (3:871), ss, 177.5 e Irving pl, 25x103.3; Feb27'13; due &c as per bond; Gertrude E Kellogg to Greenwich Savgs Bank,246 6 av. 500

m16TH st E. swc Union Sq W, see Union Sq W, 29.

m16TH st, 224 W (3:765); ext of $20,000 mtg to Jan11'18 at 4½%; Feb21; Feb25'13; N Y Life Ins & Trust Co trste Louis C Hamersley with Sarah Ballin, 365 W 118. nom

m16TH st, 427 W (3:714), ns, 325 w 9 av, 25x92; PM; Feb25; Feb27'13; due Apr1'17, 5%; Public Service Realty & Mtg Co, 309 Bway, to Patk G Tighe, 124 Park av, Yonkers, NY. 11,000

m17TH st, 230-4 W (3:766), ss, 363 e 8 av, 75x84; ext of $115,000 mtg to Feb25'18 at 5%; Feb25'13; Brooklyn Savings Bank with Neslo Bldg Co, 1558 Crotona Park E. nom

m19TH st, 37 W (3:821), ns, 545 w 5 av, 25x92; PM; pr mtg $57,500; Feb27'13, 2y 6%; Morris Shalita, 787 E 176, to Adolf H Landeker, 67 W 90. 1,700

m19TH st, 37 W (3:8-1), ns, 545 w 5 av, 25 x92; Feb26'13; 5y5%; Adolf H Landeker to Lawyers Mort Co, 59 Liberty. 50,000

m19TH st, 37 W; PM; pr mtg $50,000; Feb 26'13; 2y6%; same to Jacob Marx, 170 W 74. 7,500

m26TH st, 2 W, see 5 av, 212-6.

m31ST st, 23 W (3:833); ext of $70,000 mtg to Jan31'16 at 4½%; Jan31; Feb27'13; Life Publishing Co with Geo C Foster, 252 W 76. nom

m36TH st, 11-5 E, see 37th, 10-14 E.

m37TH st, 10 & 14 E (3:866), ss, 202 e 5 av, runs e24xs98.9xe26xn98.9 to ss 37th xe 25xs98.9xe23xs98.9 to ns 36th (Nos 11-5) xw100xn98.9xe2xn98.9 to beg; Feb21; Feb 26'13; due May2'16, int as per bond; Chas E Haviland to Farmers Loan & Trust Co, 22 William. 157,500

m38TH st, 315 E (3:944), ns, 225 e 2 av, 25x98.9; pr mtg $23,000; Feb14; Feb21'13, 2y6%; Lucie E Mirick to Elsie L Weser, 861 West End av. 2,500

m39TH st, 3 W (3:841), ns, 205 w 5 av, 20x98.9; Feb23; Feb26'13; 5y4½%; Gloucester Realty Co to Bowery Savings Bank, 128 Bowery. 5,000

m39TH st, 3 W; consent to above mtg; Feb26'13; same to same.

m39TH st, 3 W; certf as to above mtg; Feb26'13; same to same.

m39TH st, 265-7 W (3:789), ns, 100 e 8 av, 50x98.9; ext of two mtgs aggregating $22,000; Feb17; Feb21'13; Jane & Ralph J Jacobs, trstes, to Lillie, Martha, Isidor A & Abr A Asher. nom

m39TH st, 265-7 W (3:789), ns, 100 e 8 av, 50x98.9; pr mtg $22,000; Feb20; Feb21'13; due &c as per bond; Lillie, Isidor A, Abr A & Martha Asher, 243 W 98, to Abram Bernard, 2626 Bway. 8,000

m41ST st, 28 E, see Mad av, 296-8.

m42D st, 326-8 E (5:1334), ss, 291.8 e 2 av, 33.4x98.9; PM; Feb24; Feb26'13; due July 1'14, 5%; N Y College of Dentistry to Jas D W Cutting, 135 E 87, trste for Maria C Cutting et al. 18,000

m42D st, 330-6 E (5:1334), ss, 325 e 2 av, 66.8x98.9; PM; pr mtg $22,000; Feb24'13; due, &c, as per bond; N Y College of Dentistry, 205 E 23, to J Louis Schaefer, 465 West End av. 13,000

m42D st, 228-32 W (4:1013), ss, 325 w 7 av, 75x98.9; Feb27'13, 5y5%; Dunmore Realty Co, 200 W 72, to Poughkeepsie Savgs Bank, at Poughkeepsie, NY. 35,000

m42D st, 228-32 W; certf as to above mtg; Feb26; Feb27'13; same to same.

m44TH st, 404 W (4:1053), ss, 100 w 9 av, 25x100.5; PM; Feb24'13; due Aug24'14, 5%; Saml Rodt & Isaac Schanhaus to Eliz P Canfield, 404 W 44. 16,000

m44TH st, 404-6 W (4:1053), ss, 100 w 9 av, 50x100.5; pr mtg $34,850; Feb20; Feb 24'13; 1y6%; Saml Rodt & Isaac Schanhous to Samson Lachman, 313 W 106. 35,000

m44TH st, 404-6 W (4:1053), ss, 100 w 9 av, 50x100.5; PM; pr mtg $32,000; Feb20; Feb24'13; 1y6%; Saml Rodt & Isaac Schanhous to Samson Lachman, 313 W 106. 2,850

m44TH st, 406 W (4:1053), ss, 125 w 9 av, 25x100.5; pr mtg $——; Nov22'12; Feb24 '13; 2y6%; Saml Rodt, 936 Kelly, & Isaac Schanhaus, 702 E 176, to Marie K Rabe, 308 W 45. 4,000

m46TH st, 218-20 W (4:1017), ss, 460 e 8 av, 35.8x100.5; Feb25'13; due, &c, as per bond; Cath A or Kate Bissell, Flushing, L I, to Title Guar & Trust Co. 40,000

m49TH st, 22 E (5:1284), ss, 325 e 5 av, 25.4x100.5; pr mtg $16,000; Feb20; Feb24 '13; due, &c, as per bond; Caroline A Grant, widow, to Fredk A Clark, Cooperstown, NY. 13,000

m52D st, 55 E (5:1288), ns, 236.1 w Park av, 13.11x100.11; Feb25'13; due Mar1'14, 4½%; Clarisse Hazeltine Livingston to U S Trust Co, 45 Wall. 15,000

m55TH st, 20 E (5:1290), ss, 80.6 w Mad av, 22.6x100.5; ext of $40,000 mtg to Mar 25'16 at 4½%; Feb4; Feb25'13; Bowery Savings Bank with Jos C Mott, Great Neck, LI, & ano. nom

m56TH st, 22 E (5:1291), ss, 77 w Mad av, 18x100.5; pr mtg $40,000; Feb24'13; due, &c, as per bond; Mary H Soley, widow, to Morland Mort Co, 165 Bway. 5,000

m65TH st, 33 E (5:1380), ns, 125 e Mad av, 17x100.5; Feb21; Feb24'13; 5y4½%; Leth Realty Co to Sheltering Arms, a corpn, 504 W 129. 33,000

m65TH st, 33 E; certf as to above mtg; Feb21; Feb24'13; same to same.

m66TH st, 340 E (5:1440), ss, 175 w 1 av, 25x100.5; Feb20; Feb21'13; 3y4½%; Frank R Crumbie, Nyack, NY, to Jenat De Witt Brown, Averill Park, Rensselaer Co, NY. 9,000

m72D st, 303-7 W (4:1184), ns, 115 w West End av, 60x102.2; bldg loan; Feb25; Feb 26'13; demand, 6%; A Campagna Constn Co to City Mort Co, 15 Wall. 375,000

m72D st, 303-7 W; certf as to above mtg; Feb25; Feb26'13; same to same.

m74TH st, 317 E (5:1449), asn Ls by way of mtg as collateral security for payment of $2,000 mtg; Feb21; Feb27'13; Jos Nemes to Jacob Hoffmann Brewing Co, 211 E 55. nom

m82D st, 122-8 E (5:1510), ss, 250 e Park av, 75x102.2; Feb27'13; due &c as per bond; Frontenac Realty Co to Union Dime Savgs Bank, 701 6 av. 10,000

m82D st, 122-8 E; certf as to above mtg; Feb27'13; same to same.

m82D st, 228 W (4:1229), ss, 283.4 w Ams av, 16.8x102.2; ext of $4,000 mtg to Aug20 '14 at 6%; Feb20; Feb21'13; Margt Boehm with Leicestershire Realty Co, 2 Wall. nom

m83D st, 25 W (4:1197), ns, 448.9 e Col av, 21.3x80; PM; Feb24'13; 3y5%; Nathan G Bozeman to David Lippmann, 50 Central Park W. 13,000

m88TH st, 48 E (5:1499); ext of $21,500 mtg to Jan4'16 at 4¾%; Jan28; Feb24'13, Lawyers Mort Co with Wm F Sheehan. nom

m88TH st, 59 W (4:1202); ext of $15,000 mtg to Feb24'18 at 4½%; Feb21; Feb24 '13; Title Guar & Trust Co with Charlotte W Simpson, 59 W 88. nom

m90TH st, 131 E, see Lex av, 1364.

m100TH st, 49 E, see Madison av, 1451.

m100TH st, 317 W (7:1889), ns, 226 w West End av, 19x100.11; certf as to above mtg; May10'11; Feb26'13; Memphis Realty Co to City Real Estate Co. nom

m102D st, 238 E (6:1651), ss, 75 w 2 av, 25x100.11; PM; pr mtg $20,000; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113 extrx, &c Meyer H Schonzeit. 1,320.92

m102D st, 301 E, see 2 av, 1984.

m110TH st, 251 E (6:1600), ns, 100 w 2 av, 16x100.11; pr mtg $7,000; Feb26'13; 3y6%; Teresina Sorgi to Philip S Saitta, 8510 Ridge blvd, Bklyn. 2,000

m112TH st, 3 E (6:1618); ext of $19,000 mtg to Mar8'18 at 4½%; Feb19; Feb26'13; Annie Weinstein with Frederic de P Foster, Tuxedo Park & ano trstes Albt A Kingsland will Ambrose C Kingsland. nom

m113TH st, 27 W (6:1597), ns, 291.6 w 5 av, 15.6x100.11; pr mtg $6,000; Feb24'13; due, &c, as per bond; Annie A Lederle to Jno B Stevens, Westhampton, LI. 650

m115TH st, 610 W (7:1896), ss, 175 w Bway, 50x100.11; PM; pr mtg $156,000; Feb 21; Feb24'13; due Feb15'21, 6%; Gem Realty Co Inc, a corpn, to Julius Tishman, 20 W 95. 24,000

m116TH st, 332 E (6:1687), ss, 275 w 1 av, 15x100.10; Feb18; Feb21'13, 3y6%; Jno J & Edw J Russell to Martin S Cohen, 156 W 130, exr Nathan S Cohen. 2,500

m117TH st, 100 W, see Lenox av, 135-41.

m118TH st, 535 E (6:1815), sal Ls; Feb 24'13; demand, 6%; Jno Woytovich to Jacob Ruppert, a corpn, 1639 3 av. 1,479.89

m120TH st, 416 E (6:1807), ss, 200 e 1 av, 25x100.10; PM; Feb27'13; due &c as per bond; Herman C Gissel, Freeport, LI, to Title Guar & Trust Co. 12,000

m120TH st, 416 E; PM; pr mtg $——; Feb 27'13, 3y6%; same to Caroline Miller, 28 W 97. 6,000

m122D st, 417 E (6:1810), ns, 221.3 e 1 av, 16.8x100.11; Feb15; Feb21'13, 5y5%; Chas C Watkins to Eliz C Muller, 316 E 120. 4,000

m124TH st, 426 W (7:1964); ext of $5,000 mtg to Feb17'15 at 6%; Feb17; Feb24'13; Ollie Scheuer with Port Jervis Land Impt Co, 35 Nassau. nom

m131ST st, 528-30 W (7:1985), ss, 132.7 e Old Bway, 42.7x103.10x37.5x83.5; ext of $30.000 mtg to Feb21'18 at 5%; Feb21'13; Metropolitan Savgs Bank to Abner T Bowen, 10 W 93. nom

m133D st, 165 W (7:1918); ext of $13,000 mtg to Mar1'15 at 6%; Feb22; Feb25'13; Danl Rooney with Henry Schwartzwald, 603 Prospect av. nom

m139TH st, 241 W (7:2025); ext of $11,000 mtg to Feb1'16 at 5%; Feb6; Feb19'13; Equitable Life Assur Soc of US with Eliphalet L Davis, 249 W 22. (Corrects error in last issue as to when due). nom

m140TH st, 65 W, see Lenox av, 633-5.

m141ST st, 602-16 W (7:2088), ss, 90 w Bway, 135x99.11; bldg loan; Feb20; Feb26 '13; 1y6%; Ess En Constn Co Inc, a corpn, to Montrose Realty Co, 135 Bway. 190,000

m141ST st, 602-16 W; certf as to above mtg; Feb20; Feb26'13; same to same.

m142D st, 513 W (7:2074), ns, 442 e Bway, 16x99.11; PM; pr mtg $9,000; Feb8; Feb25 '13; due, &c, as per bond; Bertha M Ryan to Louis H Lowenstein, 549 W 113. 2,000

m157TH st, 503 W (8:2116), ns, 125 w Ams av, 25x99.11; Feb26; Feb27'13, 5y5%; Merwin Realty Co to Winifred Kaltenbach, 150 Alta av, Yonkers, NY. 10,000

m157TH st, 503 W; certf as to above mtg; Feb25; Feb27'13; same to same.

m157TH st, 503 W; sobrn agmt; Feb4; Feb27'13; Edw F Cole with same. nom

m160TH st W, nec Ft Washington av, see Ft Washington av, nec 160th.

m160TH st, 601 W, see Bway, 3841.

m176TH st, 551 W, see Audubon av, 242-8.

m176TH st, 551 W, see Audubon av, 248-54.

m177TH st W, swc Audubon av, see Audubon av, 248-54.

m177TH st, 551 W, see Audubon av, 248-54.

m177TH st W, swc Audubon av, see Audubon av, 242-8.

m177TH st, 551 W, see Audubon av, 242-8.

m178TH st, 550 W, see Audubon av, 242-8.

m178TH st, 550 W, see Audubon av, 248-54.

m178TH st, 585 W (8:2153), ns, 100 w Audubon av, 41.8x100; Feb19; Feb24'13; 5y 5%; South Side Constn Co, 961 St Nicholas av to Annie E Cooney, 110 W 96. 35,000

m178TH st, 585 W; certf as to above mtg; Dec19'12; Feb24'13; same to same.

m215TH st W (8:2195), ss, 275 e 9 av, runs s99.11xe— to high water line Harlem River xn— to ss 215th xw195.9 to beg; Feb27'13, 3y5½%; Jno L Miller, Red Bank, NJ; Harriet A White, NY; Jas W White, White Plains, NY; Josephine H White; Nellie R Rhodes; Harriet D Higgs; Josephine H Holme, all of Yonkers, NY, to Frank W Blauvelt, 66 St Nicholas av. 25,000

m215TH st W (8:2250), sws, 100 nw Seaman av, 65x100; Feb18; Feb21'13; due July 1'13, 6%; Rose G Allen to Security Mtg Co, 128 Bway. 1,000

mAv A, 1603 (5:1064); ext of $10,000 mtg to Feb27'16 at 5%; Jan21; Feb26'13; Gustav L & Gustav F Penzel with Frederic de P Foster, Tuxedo Park, NY. nom

mAmsterdam av, 309 (4:1146), es, 87.4 n 74th, 17x81; Feb25'13; 2-½%; Chas G Schinkel & Otto F Meder exrs, &c, Ernst Hoffstaetter to American Mort Co, 31 Nassau. 10,000

mAudubon av, 220-34, see Audubon av, 242-8.

mAudubon av, 220-6, see Audubon av, 248-54.

mAudubon av, 228-34, see Audubon av, 248-54.

mAudubon av, 240-6, see Audubon av, 248-54.

mAudubon av, 242-8 (8:2133), ws, from 177th (No 551) to 178th (No 550), 189.10x 100; also AUDUBON AV, 220-34 (8:2133), ws, from 176th (No 551) to 177th, 199.10x 100; ext of $35,000 mtg to Mar1'16 at 6%; Feb24'13; Mulhern Steam Heating Co with Washington Heights Development & Constn Co, 103 Park av. nom

mAudubon av, 248-54 (8:2133), swc 178th (No 550), 94.11x100; also AUDUBON AV, 240-6 (8:2133), nwc 177th (No 551), 94.11x 100; also AUDUBON AV, 228-34 (8:2133), swc 177th, 99.11x100; also AUDUBON AV, 220-6 (8:2133), nwc 176th (No 551), 99.11x 100; supplemental to mtg recorded Dec17 '08; pr mtg $575,000; Feb24'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway to N Y Trust Co, 26 Broad, trste.

mBowery, 283 (2:456), es, 23 n Houston, 26.10x70.1x27.2x70.1; certf as to payment of $4,000 on a/c of mtg of $24,000; Feb21 '13; Elsa M Mehlin et al to Ernst F Plath, 39 7th. nom

mBroadway, 1134-6, see 5 av, 212-6.

mBroadway, 3841 (8:2137), nwc 160th (No 601), 99.11x125; Feb24'13; due Mar1'18, 6% until completion of bldg & 5½% thereafter; Herbert Dongan Constn Co, 1130 St Nicholas av to Metropolitan Life Ins Co, 1 Mad av. 400,000

mBroadway, 3841; certf as to above mtg; Feb24'13; same to same.

mBroadway, 3841; sobrn agmt; Feb17; Feb24'13; same & Franklin Pettit & Leicestershire Realty Co with same. nom

mBroadway, 3841; agmt as to share ownership in mtg; May13'12; Feb24'13; Leicestershire Realty Co with Franklin Pettit, 340 W 88. nom

mFt Washington av (8:2137), nec 160th, 102.8x99.11x124.3x102.2; bldg loan; Feb19; Feb26'13; 1y6%; Saranac Constn Co to Montrose Realty Co, 135 Bway. 180,000

mFt Washington av (8:2137), same prop; certf as to above mtg; Feb19; Feb26'13; same to same.

mLenox av, 135-41 (7:1901), swc 117th (No 100); sal Ls; Feb20; Feb24'13; demand, 6%; Harry Milch to Lion Brewery, a corpn, 104 W 108. 3,360

mLenox av, 490 (6:1732); sal Ls; Feb19; Feb21'13, demand, 6%; Paul Junger, 1522 Charlotte, & Jacob Stern, 205 S 2, Bklyn, to Isaac Goldgraben, 68 W 117. 2,700

mLenox av, 560 (6:1736); sal Ls; Feb19; Feb21'13; Paul Junger, 1522 Charlotte, & Jacob Stern, 205 S 2, Bklyn, to Isaac Goldgraben, 68 W 117. 2,700

mLenox av, 633-5 (6:1738); also 140TH ST, 65 W (6:1710); leasehold; Feb20; Feb21 '13; due Feb20'16, 6%; Lizzie Davidson to Louis A Baehr, 633 Lenox av. 5,400

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Lexington av, 166 (3:886); ext of $10,000 mtg to Nov1'17 at 4½%; Nov1'12; Feb 21'13; Bank for Savgs with Frank Fetzer, 166 Lex av. nom

Lexington av, 317 (3:894), es, 22 n 38th, 20.8x61; PM; Feb24; Feb25'13; due, &c, as per bond; Walter F Martin to Title Guar & Trust Co. 20,000

Lexington av, 1364 (5:1519), nwc 90th (No 131), 30x100.8; Feb21'13, 3y4½%; Robt Weber to German Savgs Bank, 157 4 av. 35,000

Madison av, 296-8 (5:1275); ext of $115,000 mtg to Feb21'16 at 4½%; Feb21; Feb 27'13; Jas C Colgate with Bank for Savgs in City NY, 280 4 av. nom

Madison av, 296-8 (5:1275), swc 41st (No 28), 48x64.7; Feb21; Feb27'13, 3y4½%; Jas C Colgate, Bennington, Vt, to Bank for Savgs, 280 4 av. 185,000

Madison av, 1451 (6:1606), nec 100th (No 49); sal Ls; Feb10; Feb24'13; demand, 6%; Andw Stone to Lion Brewery, a corpn, 104 W 108. 5,069.35

Madison av, 1791 (6:1623), es, 50.5 s 118th, 25.3x60; Feb25'13; 5y5%; Alice M Rosenzweig to Lawyers Mort Co, 59 Liberty. 15,000

Nagle av, nwc Dyckman, see Dyckman, nwc Nagle av.

Vermilyea av, 153-5 (8:2227), ss, 150 e 207th, 50x150; PM; pr mtg $42,000; Feb24; Feb25'13; 4y6%; Jno J Mallen to Allen Constn Co, 1229 Simpson. 9,000

1ST av, 980 (5:1365), es, 25.5 s 54th, 25x95; pr mtg $15,000; Feb20; Feb24'13; due Mar1'17, 6%; Wm Ryba to Ignatz Schwarz, 127 E 23. 4,000

1ST av, 1588 (5:1562), es, 52.2 s 83d, 25x80; PM; Feb26'13; due Feb26'23, 5%; Louis Taubert to Emil A Thibaut, 329 W 82. 22,000

1ST av, 2209 (6:1685), ws, 50 n 113th, 25x75; Feb24'13; due, &c, as per bond; Antonio & Danl Laino, 2209 1 av, to Catarine Innello, 306 Pleasant av. 2,000

2D av ,1984 (6:1674), nec 102d (No 301), 25.11x74.10; PM; pr mtg $24,000; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113, extrx, &c, Meyer Schonzeit. 1,320.92

2D av, 1986 (6:1674), es, 25.11 n 102d, 24.11x74.10; PM; pr mtg $16,500; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113, extrx, &c, Meyer H Schonzeit. 1,320.92

2D av, 1988 (6:1674), es, 50.10 n 102d, 25.1x74.10; PM; pr mtg $16,500; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113, extrx, &c, Meyer H Schonzeit. 1,320.92

2D av, 2074 (6:1678), es, 50.4 s 107th, 25x99.2; pr mtg $17,500; Feb17; Feb21'13, 1y6%; Francesco La Via & Vito Bonomo to Benj Goldstein, 100 W 117. 450

2D av, 2186-90 (6:1684), es, 84.2 s 113th, 41.8x100, except from above gore begins 100.10 s 113th & 100 e 2 av, runs s3.10xsw 95.7xne— to beg, given as collateral security for performance of terms of contract affecting repairs & alterations to premises situated at 136th, 3d av & Lincoln av; Feb24; Feb27'13, demand, —%; Basonio Constn Co, 5 Beekman, to Jno B Harrison, New Rochelle, NY, & ano, exrs Andrews Soher. 3,000

3D av, 594 (3:894), ws, 19 3s 39th, 19 3x76; PM; Feb25; Feb27'13; due &c as per bond; Maurice G C Goodman to Jno A Bensel, 1937 Bway & ano exrs, &c, Mary M Bensel. 11,800

3D av, 1793; certf as to above mtg; Feb 24; Feb25'13; same to same.

3D av, 1793 (6:1649), es, 75.9 s 100th, 25.2 x105; Feb25'13; 5y5%; S & L Constn Co to Excelsior Savings Bank, 79 W 23. 12,000

5TH av, 80-82 (2:577), swc 14th, —x—; sobrn agmt; Feb6; Feb21'13; Emelie R Martine with 80 Fifth Av (Inc), a corpn, 115 Bway. nom

5TH av, 212-6 (3:827), swc 26th (No 2), 56 5x134.1 to ses of Bway (Nos 1134-6) x60.5x155.7; bldg loan; Feb27'13; due Mar 1'18, 6% until completion of bldg & 5½% thereafter; Echo Investing Corpn to Metropolitan Life Ins Co, 1 Mad av. 1,300,000

5TH av, 212-6; Broadway, 1134-6 & 26th st, 2 W; certf as to above mtg; Feb27'13; same to same.

5TH av, 1444 (6:1601); ext of $21,000 mtg to Apr28'18 at 4½%; Feb24; Feb26'13; Abr Samuels to Frederic de P Foster, Tuxedo Park, NY, trste Kath A Kingsland will Wm H Aspinwall. nom

7TH av, 431 (3:809); ext of $28,000 mtg to Jan29'16 at 4½%; Jan23; Feb21'13; Bowery Savgs Bank with Walter I Scott, Josephine A Scott & Victoria E Nichols. nom

8TH av, 2696 (7:2029); sal Ls; Feb20; Feb21'13; demand; 6%; Eugene Ell to Geo Ehret, 1197 Park av. 3,000

8TH av, 2696; sal Ls; pr mtg $3,000; Feb20; Feb21'13, demand, 6%; same to Jno Trick, 2696 8 av. 3,000

10TH av ,758 (4:1061), es, 75.5 s 52d, 25x75; pr mtg $16,000; Feb17; Feb25'13; due, &c, as per bond; Chas O Renken to Meta K Renken, 762 10 av. 3,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Agmt (miscl) for conditional sale & lease of railroad equipment; gen mtg, &c; Feb20; Feb26'13; due Mar1'28, 4½%; Bankers Trust Co, a corpn as trste with N Y Ontario & Western Railway Co, a corpn, at Grand Central Terminal, 70 E 45. cash $152,700, gold notes $900,000; total. 1,052,700

Certf (miscl) as to consent of stockholders to notes for $35,000 at 5% & chattel mtg to secure same; Feb21; Feb24'13; Louvre Hotel Co Inc, a corpn, to Brown-Weiss Realties, 63 Park Row.

Certf (miscl) as to mtg for $600 dated June22'13; Feb20; Feb21'13; P Mahony Corpn to Chas E Mahony.

Land at Flushing, LI (miscl); certf as to mtg for $1,800; Feb10; Feb21'13; Jackson Eastern Distributors (Inc) to Augustus E McBee, Monroe, NY. nom

Land at Great Neck, LI (miscl); certf as to mtg for $75,000; Feb24; Feb25'13; Villa Park Assoc of Great Neck to Title Guar & Trust Co.

Land at Far Rockaway, NY (miscl); certf as to mtg for $6,500; Feb20; Feb25 '13; Edgemere Crest to Title Guar & Trust Co

Massapequa, LI (miscl); certf as to mtg for $20,000; Feb21; Feb27'13; Queens Land & Title Co, a corpn, to Geo W Carr, exr Chas S Halsted.

Land at Belle Harbor, NY (miscl); certf as to above mtg; Feb24; Feb26'13; McGinn Brothers Co to East New York Savings Bank, 2644 Atlantic av, Bklyn.

MORTGAGES.

Borough of the Bronx.

Bush st (11:2808), ss, 64.7 e Creston av, 32x75; pr mtg $6,500; Feb24; Feb25'13; due, &c, as per bond; Frank A Schorer to Anna Frey, 157 E 179. 1,500

Cyrus pl (11:3041), ss, 91.7 w 3 av, 37.6x100; Feb26; Feb27'13, demand, 6%; Casolaro Fasany Co (Inc), to Jas G Wentz, 335 West End av. 24,500

Cyrus pl (11:3041); same prop; certf as to above mtg; Feb26; Feb27'13; same to same.

Cyrus pl (11:3041), same prop; sobrn agmt; Nov24'12; Feb27'13; Frank H Cothren with same. nom

Dawson st, 786 (10:2701); ext of mtg for $9,000 to Mar2'16, 5%; Feb25'13; Katharina Neumann, 233 E 176, with Esti Klein, 786 Dawson. nom

Dawson st, 786 (10:2701), ses, 135 sw Longwood av, 25x100; Feb25'13; installs, 6%; Esti Klein to Mendel Marcus, 2905 5 av, Bklyn. 900

Fox st, 854-60 (10:2722), nec Intervale av (Nos 850-4), begins 125 sw Tiffany, runs se100xsw75xse10xsw122 5 to nes Intervale av xnw126.6 to ses Fox xne137.10 to beg; ext of $10,000 mtg to Feb26'16 at % as per bond; Feb26'13; Margt Knox to Mardece Constn Co. nom

Fox st, 854-60; also INTERVALE AV, (Nos 850-4); certf as to above mtg; Feb 26'13; same to same.

Fox st, 854-60 (10:2722), ses, 125 sw Tiffany, runs se100xsw75xse10xsw122.5 to ne s Intervale av (850-4), xnw126.6 to ses Fox xne134.10 to beg; pr mtg $109,500; Feb26 '13; 3y6%; Mardece Constn Co, a corpn, to Margt Knox, 478 Mott av. 6,000

Giles pl, 3409 (12:3255- 3258), ws, 50 n Cannon pl, 37.6x100; PM; Feb20; Feb21'13, 3y5%; Anders J G Wittlock to Anna M Tewers, Rutherford, NJ, trstes Jno Tewers. 2,000

Julianna st, nwc White Plains rd or av, see White Plains rd or av, nwc Julianna.

Julianna st, nec Elliott av, see White Plains rd or av, nwc Julianna.

Lafayette st, es, 150 & 225 s St Raymond av, see Vincent st, ws, 100 n Barkley av.

Macy pl, 877 (10:2695); ext of $7,000 mtg to Apr20'18 at 5%; Feb18; Feb25'13; Lawyers Mort Co with Fredk & Minnie Hausmann. nom

Main st (*), es, 25 s Mary, 25x97.9x25x98.4; also SILVER ST (*), ss, 341 w Main, 25x100; also SILVER ST (*), ns, 50 e Roselle, 25x100; also SILVER ST (*), ns, 75 e Roselle, 25x100; also GLEASON AV (12th st), (*), ss, 155 e Havemeyer av (Av B), 50x108, Unionport; also GRACE AV (*), w s, 107.10 sw Glebe av, 25x100; Feb20; Feb 21'13; due Nov30'13, 6%; Jno P & Carolina or Caroline Wenninger, 1538 Eastchester rd, to American Savings Bank, 115 W 42. 3,673,67

Manida st, 853-7 (10:2740), sws, 208.1 se Garrison av, two lots, each 25x100; two mtgs, each $1,500; two pr mtgs, $8,000 each; Feb11; Feb26'13; due May1'16' 6%; Pauline Rainess to Osias Steimann, London, Eng. 3,000

Manida st, 859 (10:2740), sws, 183.1 se Garrison av, 25x100; pr mtg $7,500; Feb 11; Feb26'13; due Mar1'16, 6%; Pauline Rainess to Osias Steimann, London, Eng. 2,000

Overing st (*), ws, 698.4 n Frisby av, 25x86.4x25.11x91.11, except part for Overing; pr mtg $4,500; Feb24; Feb26'13; 1y 6%; Frisby Realty Co to Albt Mamlock, 230 W 103. 1,000

Overing st (*), same prop; certf as to above mtg; Feb24; Feb26'13; same to same.

Rose st (*), ws 175 n Van Nest av, 25x100; Feb21; Feb24'13; due, &c, as per bond; Chas P Kelly to North Side Mortgage Corpn, 391 E 149. 5,000

Seabury pl, nws, at nes 172d, see 172d E, nes at nws Seabury pl.

Silver st, ns, 50 e Roselle, see Main, es, 25 s Mary.

Silver st, ns, 75 e Roselle, see Main, es, 25 s Mary.

Silver st, ss, 341 w Main, see Main, es, 25 s Mary

Simpson st (10:2728), nec 167th, 90x25; pr mtg $——; Feb24; Feb25'13; due Nov24 '13, 6%; Kaplan Bldg Co Inc, 923 Fox, to Alois L Ernst, 541 W 113. 2,000

Vincent st (*), ws, 100 n Barkley av, 100x100; also LAFAYETTE ST (*), es, 150 s St Raymond av, 24.6x63.7x24.6x62.9; also LAFAYETTE ST (*), es, 225 s St Raymond av, 50x67x46.5x65.3, except part for Castlehill av; Jan27; Feb21'13; due, &c, as per bond; Wellman Finance & Realty Co to Margt Wilson, 111 W 76. 2,500

Vincent st & Lafayette st (*), same prop; certf as to above mtg; Jan30; Feb21 '13; same to same.

Whalen st (13:3423), ss, 95 e Huxley av, 50x100; PM; Dec20'12; Feb24'13; 3y5%; Richd F McKiniry, 320 E 37 to Jno Whalen trste, 458 W 155. 5,650

135TH st E, nec St Anns av, see St Anns av, 160.

136TH st, 261 E, see 3 av, 2488.

136TH st E (10:2548), ss, 530.2 e St Anns av, 3 lots, ea 48.8x100, 3 mtgs, ea $4,000, 3 pr mtgs, ea $31,000; Feb19; Feb 21'13, 3y6%; Weiher Constn Co, 76 E 86, to Adolph Mayer, 429 E 139. 12,000

136TH st E (10:2548); same prop; 3 certfs as to above mtg; Feb19; Feb21'13; same to same.

136TH st, 602 E (10:2548), ss, 325 e St Ann's av, 25x100; Feb24'13; due, &c, as per bond; Chas Nienaber to Geo Zopf, 354 Willis av. 8,000

136TH st E (10:2548), ss, 578.10 e St Ann's av, 48.8x100; ext of $31,000 mtg to Feb20'18 at 5½%; Feb20; Feb27'13; N Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

136TH st E (10:2548), ss, 676.2 e St Ann's av, 48.10x100; ext of $30,000 mtg to Feb7'18 at 5½%; Feb7; Feb27'13; N Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

136TH st E (10:2548), ss, 530.2 e St Ann's av, 48.8x100; ext of $31,000 mtg to Feb20'18 at 5½%; Feb20; Feb27'13; N Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

136TH st E (10:2548), ss, 627.6 e St Ann's av, 48.8x100; ext of $31,000 mtg to Feb20'18 at 5½%; Feb20; Feb27'13; N Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

144TH st E, sec Mott av, see Mott av, s ec 144th.

145TH st E (9:2271), ss, 100 w St Ann's av, 25x100; Feb21; Feb24'13; 1y6%; Andw Kitchen Realty Co Inc, 2009 Bronxdale av, to Caroline M Behnken, 598 E 4, Bklyn. 2,500

145TH st E (9:2271), same prop; certf as to above mtg; Feb21; Feb24'13; same to same.

145TH st E (9:2271), same prop; pr mtg $2,500; Feb21; Feb24'13; 1y6%; same to Herman Elfers, 229 W 101. 1,000

145TH st E (9:2271), same prop; certf as to above mtg; Feb21; Feb24'13; same to same.

147TH st, 464 E (9:2291), ss, 115 w Brook av, 25x100; agmt correcting due date of mtg from Nov7'15 to Nov7'14; Jan7; Feb 26'13; German Real Estate Co with Mary Eckert, 1342 Clinton av. nom

149TH st E, nwc Mott av, see Mott av, nwc 149th.

150TH st, 230 E (9:2338); sal Ls; Feb 21'13, demand, 6%; Antonio Mongiovi & Frank Cirasella to F & M Schaefer Brewing Co. 2,400

160TH st E (9:2381), ss, 350 w Elton av, 50x98.9x50x98.10; Feb25'13; 5y5%; Benenson Realty Co to Lawyers Mort Co, 59 Liberty. 32,000

160TH st E (9:2381), same prop; certf as to above mtg; Feb25'13; same to same.

167TH st E, nec Simpson, see Simpson, nec 167th.

172D st E (11:2967), nes, at nws Seabury pl, 122.3x93.7x135.11, gore; PM; Feb24; Feb25'13; 3y5%; Emerald Constn Co to Thos H Smith ,134 W 77. 8,750

173D st E, nec Bryant av, see Bryant av, nec 173d.

179TH st, 960-72 E, see Vyse av, sec 179th.

179TH st E, nec Vyse av, see Vyse av, nec 179th.

180TH st E, nec Hughes av, see Hughes av, nec 180th.

183D st, 500 E (11:3050), ss, 158.5 w Bathgate av, 15.4x82.8x12.10x82.8; pr mtg $4,000; Feb11; Feb25'13; installs, 6%; Fredk A Downes, Bklyn, to Guaranty Trust Co, 28 Nassau. 1,500

184TH st E (11:3024), es, 192.8 nw Webster av, 80.11x40.5x81.6x40.5; agmt as to share ownership in mtg; Feb11; Feb21'13; Annie G Wallace gdn Geo F & Mary K Brennan with Manhattan Mort Co, 200 Bway. nom

186TH st, 632 E, see Belmont av, swc 186th.

186TH st E, swc Belmont av, see Belmont av, swc 186th.

187TH st, 616 E (11:3073); asn Ls by way of mtg to secure $2,500; Jan23; Feb 24'13; Camelio Capallo to Ebling Brewing Co, 760 St Ann's av. nom

193D st E, sec Creston av, see Creston av, sec 193d.

194TH st E, nec Valentine av, see Valentine av, nec 194th.

194TH st E, nwc Briggs av, see Valentine av, nec 194th.

198TH st E, sec Grand blvd & Concourse, see Grand blvd & Concourse, sec 198th.

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m**198TH st E** (12:3304), ss, 100 w Valentine av, 75x120.10; PM; Feb24; Feb25'13; 3 y5%; Timothy J Regan, 121 W 106, to Dunnelle Van Schaick, 330 W 95 exr Frank B Mesick, late of Bklyn. 7,000

m**205TH st E** (12:3312), ns, 501.10 s Grenada pl, runs w55.3xn107.2xe50xs25xs105.7 to beg; Jan28; Feb21'13, 3y6%; Riedt Realty Co to Annie Maguire, 184 E 111. 2,500

m**205TH st E** (12:3312); same prop; certf as to above mtg; Jan28; Feb21'13; same to same. ——

m**214TH st E (Shell)** (*), ss, 200 e Paulding av, 50x100, Laconia Park; Feb25; Feb 26'13; demand, 6%; Antonetta wife Peter Ferrara to Bernheimer & Schwartz, Pilsener Brewing Co, Ams av & 128. 900

m**222D st E** (*), ns, 405 e Carpenter av & being at line bet lots 908 & 953, run n100x e50xs100 to st xw50 to beg, being part lots 908 & 907, map Wakefield; Feb20; Feb25 '13; due, &c, as per bond; Vincenzo Pastorelli, 441 E 119; Luigi Pastorelli, 441 E 119; Vincenzo Ficarotta, 227 E 63, & Gabriele Albenaute, 317 E 48, to Henry Classen, 870 Col av. 1,000

m**224TH st E (10th)** (*), ss, 171.8 w Bronxwood av, 33.4x114; Sept19'12; Feb25 '13; due Mar19'15, 6%; Virginia Pleasants, widow, to Marion Miller, 17 Herbert pl, Jersey City, NJ. 1,000

m**226TH st** (*), ss, 205 w Bronxwood av, 100x114, Wakefield; PM; pr mtg $16,000; Feb21; Feb21'13; due Oct1'14, 6%; Giosue Arcoleo to Benj Eisler, 1087 Eastern Pkway, Bklyn. 3,000

m**227TH st E** (*), ns, 80 e White Plains av, 100x114, Wakefield; also 227TH ST E (*), nec White Plains av, 105x114, except pt for av; also 228TH st E (*), ss, 80 e White Plains av, 100x114, Wakefield; PM; Feb21'13, 3y6%; Geo H Sundermann Jr, 3189 White Plains av; Michl J O'Connor, 4211 Barnes av; Jno S Kerns, 4162 Gunther av, & Richd Hanrahan, 631 E 233, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon. 13,000

m**227TH st E, nec White Plains av**, see 227th E, ns, 80 e White Plains av.

m**228TH st E, ss, 80 e White Plains av**, see 227th E, ns, 80 e White Plains av.

m**236TH st E** (12:3377), ns, 400 e Keppler av, 25x100; pr mtg $2,500; Feb25; Feb26 '13; 3y6%; Emily M Elliott, Yonkers, NY, to Geo Sauer, 602 E 84. 500

m**Av St John, swc So bldv**, see So blvd, swc Av St John.

m**Anthony av** (11:2890), es, 125 s Prospect pl, 19x96.3x19.1x97.8; Feb25; Feb26'13; due July1'16, 5%; Patk J Conlan to Henry & Eliz C Rohleder joint tenants, Rahway, NJ. 5,000

m**Belmont av** (11:3074), swc 186th (No 632), runs w87.5xs37.7xe20xne7.1xe29.9xe 15.5 to ns Crescent av (No 631) xn33 to ws Belmont av xn16.4 to beg; PM; pr mtg $27,000; Feb15; Feb24'13; due Aug15'15, 6%; Adelia M Lankenau, 301 E 162, to Andrew Kitchen Realty Co, Inc, 2009 Bronxdale av. 2,000

m**Belmont av** (11:3074), swc 186th, runs w 87xs37.7xe20xne7.1xe29.9 & 15 to ns Crescent av x—33 to Belmont av xn16.4 to beg; ext of $27,000 mtg to Feb10'16 at 5%; Feb 10; Feb24'13; Sol C Powell & Weiler Co with Andw Kitchen Realty Co Inc, 2009 Bronxdale av. nom

m**Briggs av, nwc 194th**, see Valentine av, nec 194th.

m**Brook av** (9:2392), es, — n 166th, being lot 62, blk 2392, tax map; transfer of tax lien for yrs 1905-1908; assessed to C Miller; Feb20'11; Feb24'13; 3y3¾%; City of N Y to Bessie Ronginsky, 132 Nassau. 693.21

m**Brook av** (9:2392), es, — n 166th, being lot 61, blk 2392 on tax map; transfer of tax lien for yrs 1905 to 1908; assessed to C Miller; Feb20'11; Feb24'13; 3y3¾%; City of N Y to Bessie Ronginsky, 132 Nassau. 497.07

m**Brook av, 1064** (9:2392), es, 64 n land N Y & N H RR, 23.2x40.9x21x31.3; ext of $4,000 mtg to Mar20'16 at 5%; Feb20; Feb 26'13; Theresa Wolf with Amelia Loos. nom

m**Bryant av** (11:3001-3002), nec 173d, runs n24.9xne30.11xne70.7xs41.9 to 173d xw100 to beg; pr mtg $——; Feb24; Feb25'13; installs, 6%; Cieri Constn Co to Frank Capiello, 961 E 173. 2,500

m**Creston av** (11:3168), sec 193d, 250.1x 109.5x250x112.3; PM; Feb24'13; 2y5%; Francis Keil to Wm N Cohen, 515 Park av et al exrs Wm Wicke. 35,000

m**Crescent av, nwc Belmont av**, see Belmont av, swc 186th.

m**Crescent av, 631**, see Belmont av, swc 186th.

m**Digney av** (*), es, 215.11 s Kingsbridge rd, 100x100; Feb17; Feb25'13; 3y6%; Fredk C Callen, 115 Vanderbilt av, Bklyn, to Jno Ewen trste for Louis A S Bodine & trste under will of Clinton P Ayers. 1,000

m**Elder av, nwc Westchester av**, see Westchester av, nwc Elder av.

m**Elliott av, nec Julianna**, see White Plains rd or av, nwc Julianna.

m**Findlay av, 1258** (9:2436), es, 256.8 s 169th, 16.8x100; pr mtg $3,000; Feb24; Feb 27'13; due &c as per bond; Abr Shenfeld, 11 E Houston, to Thornton Bros Co, 1320 Clay av. 1,300

m**Gleason av, ss, 155 e Havemeyer av**, see Main, es, 25 s Mary.

m**Grace av, ws, 107.10 sw Glebe av**, see Gleason av, ss, 155 e Havemeyer av.

m**Grand blvd & Concourse** (12:3304), see 198th, 121.9x105.11x120.10x89.10; PM; Feb 24; Feb25'13; 3y5%; Timothy J Regan, 121 W 106, to Dunnelle Van Schaick, 330 W 95, exr Frank B Mesick, late of Bklyn. 15,925

m**Honeywell av** (11:3123), ws, 184.3 s 180th, 22x140.3; pr mtg $5,000; Feb19; Feb 27'13; due Mar31'14, 6%; Tri-Borough Holding Corpn to Jas A Donegan, 529 E 145. 650

m**Honeywell av** (11:3123); same prop; certf as to above mtg; Feb17; Feb27'13; same to same. ——

m**Hughes av** (11:3081), nec 180th, 46.11x 100.3x70.8x100.2; pr mtg $——, Feb21'13, installs, 6%; Kovacs Constn Co to Isaac Haft, 86 W 119. 4,000

m**Hughes av** (11:3081); same prop; certf as to above mtg; Feb21'13; same to same. ——

m**Hunts Point av** (10:2761), es, 35.11 s Seneca av, 41.1x105.11x40x115.3; bldg loan; Feb14; Feb21'13; demand; 6%; Geo G Graham Constn Co to Theo Wentz, 328 W 77. 33,000

m**Hunts Point av** (10:2761); same prop; certf as to above mtg; Feb14; Feb21'13; same to same. ——

m**Hunts Point av, sec Seneca av**, see Seneca av, sec Hunts Point av.

m**Intervale av ,S50-4**, see Fox st, 854-60.

m**Kinsella av** (*), ns, 73 e Rose, 25x100, except part for Kinsella av; Feb24'13; 3y 5%; Maria E Bunz, 833 Kinsella av to August H Potts, 1005 E 179. 3,000

m**Leland av** (*), es, 50 s Wood av, 25x 100; ext of mtg for $4,500 to Dec4'15, 5½%; Nov23'12; Feb25'13; Adam H Gareiss with Tillie M Stadler, 1861 McGraw av. nom

m**Lincoln av, 181**, see 3 av, 2488.

m**Matthews av** (*), ws, 200 s Lydig av, 25 x100; PM; Feb21; Feb24'13; 3y5½%; Fred L Hahn, 2107 Matthews av, to Annie E Medford, 201 W 145, committee Geo J Marinus. 4,000

m**Matthews av** (*), same prop; PM; pr mtg $4,000; Feb21; Feb24'13; due, &c, as per bond; same to Jno W McKinnon, 337 Riverside dr. nom

m**Middletown rd** (*), ns, 75.4 e Williams av, 25.1x106.1x25x103.9; pr mtg $4,000; Feb 21; Feb24'13; 2y6%; Baxter Howell Bldg Co, 2283 Westchester av, to Madaline Lindner, 1180 Jackson av. 1,000

m**Middletown rd** (*), same prop; certf as to above mtg; Feb21; Feb24'13; same to same. ——

m**Middletown rd** (*), ns, 100.5 e Williams av, 25.1x108.5x25x106.1; pr mtg $4,000; Feb 21; Feb24'13; 2y6%; Baxter Howell Bldg Co, 2283 Westchester av, to Magdalena Eid, Garrison, NY. 1,000

m**Middletown rd** (*), same prop; certf as to above mtg; Feb21; Feb24'13; same to same. ——

m**Mott av** (9:2341), sec 144th, 50x100; Feb 24; Feb26'13; 2y6%; S W M Realty Co Inc, to Jno E Simons, 1312 Mad av. 4,000

m**Mott av** (9:2341), same prop; certf as to above mtg; Feb24; Feb26'13; same to same. ——

m**Mott av** (9:2347), nwc 149th, 31.7x80.11x 31.7x80.4; Feb17; Feb25'13; 1y5%; Haffen Realty Co, 398 E 152, to Caroline Haffen, 654 Courtlandt av & ano trstes for Mary A Ireland will Jno Haffen. 20,000

m**Mott av** (9:2347), same prop; certf as to above mtg; Feb17; Feb25'13; same to same. ——

m**Mulford av** (*), ws, 125 s Alice 25x100; Feb25; Feb27'13; due, &c, as per bond; Xavier Burri, 2425 Walker av to Lena Farkas, 2450 Allen av. 200

m**Oakes av** (*), ws, 125 s Jefferson av, 50 x100; Feb20; Feb25'13; demand, 6%; Margt T Sullivan, Mt Vernon, NY, to Westchester County Brewing Co, 20 Prospect av, Mt Vernon, NY. 200

m**Old Boston rd** (*), ws, 275 s Elizabeth, 25x101.5; Feb24; Feb27'13, 4y6%; Felice Di Pietro, 3233 White Plains rd, to Jos Iatommaso, 3648 Holland av. 1,000

m**Pelham rd** (*), ne, 100 w Edison av, 50x 95x50x108; Feb20; Feb21'13, 1y6%; Ellen M Gerard to Bronx Security & Brokerage Co, 258 E 138. 144

m**Prospect av, 585** (10:2674), ws, 95 n 150th, 20x100; pr mtg $8,500; Feb25; Feb 26'13; 4y6%; Jos S Emerman to Harry Schlupsky, 297 S 5th, Bklyn. 2,000

m**St Anns av, 160** (10:2548), nec 135th, 25x 100; Feb27'13, 5y5%; Jno P Indorf to Emigrant Indust Savgs Bank. 7,000

m**Seneca av** (10:2761), sec Hunts Point av, 35.11x115.4x35x123.6; bldg loan; Feb4; Feb21'13, demand, 6%; Geo G Graham Constn Co to Jas G Wentz, 335 West End av. 42,000

m**Seneca av** (10:2761); same prop; certf as to above mtg; Feb14; Feb21'13; same to same. ——

m**Seton av** (*), ws, 350 s Randall av, 25x 100; Feb25; Feb27'13, 3y5½%; Marie M Neuweiler, 952 Freeman, to Mt Vernon Trust Co, at Mt Vernon, NY. 3,500

m**Seton av** (*), ws, 350 s Randall av, 25x 100; pr mtg $3,500; Feb25; Feb27'13, 3y6%; Marie M Neuweiler, 952 Freeman, to Josephine Fuss, 952 Freeman. 800

m**South Oak dr** (*), ns, abt 500 sw & w on curve from North Oak dr, 50x95; PM; Feb11; Feb25'13; 1y5½%; Jos A Mascia to Walter W Taylor, Winterhaven, Polk Co, Fla. 1,842

m**Southern blvd** (11:2980), es, abt 230 n Freeman, 25x100; PM; pr mtg $6,000; Feb 24; Feb27'13; 1y6%; Daniel-Augustus Realty Co to Saml Bitterman, 122 W 114. 1,250

m**Southern blvd** (10:2603), swc Av St John, runs s200 to Timpson pl xw100xn 100xw116.9xn100 to Southern blvd xe216.9 to beg; Feb24; Feb26'13; 2y6%; Thos Mulligan to Jno E Simons, 1312 Mad av. 3,500

m**Southern blvd, 995** (10:2725), ws, 603 s Westchester av, runs w134.1xs39.8xe8.5xe 127.1 to ws So blvd xn40 to beg; PM; pr mtg $30,000; Feb20; Feb21'13, 4y6%; Herman Sturcke to Henry L Holsten, 1906 3 av. 6,000

m**Stebbins av, 1058** (10:2691), es, 463.3 n 165th, 25x124.5x25x119.1; pr mtg $——; Feb21; Feb24'13; due June20'13, 6%; Alice Henderson to Alex J Hamilton Jr, 233 E 176. 1,039.90

m**Tinton av** (10:2658), ws,, 79.9 s 163d, 18.4x95; Feb25; Feb27'13, 2y5%; Henry De Vivo to Jos Bartolo, 923 Tinton av. 4,047

m**Valles av** (13:3421), ws, 100 n 254th, 25x 210x20.8x214.6; Feb19; Feb21'13, 5y6%; Paul S Hayes to Lena Speilman, 564 W 173. 700

m**Valentine av** (12:3300), es, 306.4 n 194th, runs n40.4xe94xs25.11xs14.1xw88.1 to beg; bldg loan; Feb25; Feb26'13; demand, 6%; Jno J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 185.4 n 194th, 40 4x88.1x40x83.11; bldg loan; Feb26'13; demand, 6%; Jno J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 225 n 194th, 40.4x83.11x40x79.10; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 266 n 194th, 40.4x88.1x40x83.11; bld loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 346.8 n 194th, 40.4x88 11x40x83.11; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 513.9 n 194th, 40x101.10x40x99.5; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 426.10 n 194th, 40.1x100 8x40x101.8; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 145 n 194th, 40.4x75.9x40x71.8; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

m**Valentine av** (12:3300), same prop; certf as to above prop; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 104.8 n 194th, 40.4x71.7x40x67.5; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 21,000

m**Valentine av** (12:3300), same prop; certf as to above prop; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 145 n 194th, 40.4x75.9x40x71.8; bldg loan; Feb2613; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 21,000

m**Valentine av** (12:3300), same prop; certf as to above mtg; Feb26'13; same to same. ——

m**Valentine av** (12:3300), es, 104.8 n 194th, 409x97.10x388.2x67.5, given as additional & collateral security for payment of 10 bonds aggregating $218,000; Feb26; Feb 27'13, demand, 6%; Jno J Tully Co to City Mtg Co, 15 Wall. 218,000

m**Valentine av** (12:3300); same prop; certf as to above mtg; Feb26; Feb27'13; same to same. ——

m**Valentine av** (12:3300), nec 194th, 113.7 to Briggs av, x100x134.3 to Valentine av, x 100; PM; Feb5; Feb26'13; due Feb26'15, 5%; Jno J Tully Co, a corpn, to Wm H Valentine, 301 E 196, & ano. 20,000

m**Vyse av** (11:3131), sec 179th (Nos 960-72), 115x187x115x188, except part for av; PM; Feb25'13; due Apr1'15, 5%; Max J Klein & Ignatz Roth to Chas P Hallock, 2070 Honeywell av. 30,000

m**Vyse av** (11:3132), nec 179th, 34x102x34 x102.8; Feb26'13; 3y5%; Jacob Streifler Co to Lawyers Mort Co, 59 Liberty. 29,000

m**Vyse av** (11:3132), es, 34 n 179th, 42x 101.3x42x102; Feb26'13; 3y5%; Jacob Streifler Co to Lawyers Mort Co, 59 Liberty. 29,000

m**Vyse av** (11:3132), es, 76 n 179th, 43.11x 100.6x40.9x101.2; Feb26'13; 3y5%; Jacob Streifler Co to Lawyers Mtg Co, 59 Liberty. 29,000

m**Vyse av** (11:3132), nec 179th, 119.11x 100x116.9x102.8; certf as to three mtgs for $29,000 ea; Feb26'13; same to same. ——

m**Vyse av** (11:3132), nec 179th, 119.11x 101.2x116.8x103.4; pr mtg $87,000; Feb26 '13; due Sept1'13, 6%; Jacob Streifler Co to Norma Realty Co, 156 Bway. 14,400

m**Vyse av** (11:3132), same prop; certf as to above mtg; Feb26'13; same to same. ——

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m**Wales av, ws, 25 n 145th,** see Wales av, sws, 175 sw 151st.

m**Wales av** (10:2653), ses, 175 sw 151st, 25x105, except part for av; also WALES AV (10:2577), ws, 25 n 145th, 50x100; pr mtg $5,200; Feb24; Feb25'13; 2y6%; Luigi Naccarato to Giovanni C Arata, 5 Charlton. 1,400

m**Washington av** (9:2370), es, 25 n 165th, 25x85.4x25x85.3; ext of $6,000 mtg to Dec 19'15; Feb27'13; Abel Crook with Ludwig Levitt & Max Levitt, 1042 Wash av. nom

m**Watson av (*),** ss, 155 e Olmstead av, 25x108, Unionport; Feb26'13; due Apr1'16, 5½%; Chas E Devermann to Grace Hastings, 507 W 149. 5,000

m**Watson av (*),** ss, 180 e Olmstead av, 25x108, Unionport, except part for Watson av; Feb26'13; due Apr1'16; 5½%; Chas E Devermann to Lucy M Dow, 161 Lefferts pl, Bklyn. 5,000

m**Webster av** (11:3031), es, 75.11 n 184th, 50.11x98.4x50.10x95.10; PM; pr mtg $32,000; Feb25'13; 1y6%; Francis X Keil & Edw F Schubert to Lillian B Rogers, 317 W 121. 5,000

m**Westchester av (*),** nwc Elder av, 103.11 x41x101x41.1; ext of $32,000 mtg to June 1'16 at 5%; Feb20; Feb24'13; Dollar Savings Bank with Winnie Co, 939 Intervale av. nom

m**Westchester av (*),** nwc Wheeler av, 20x 108.7x20x110; PM; Feb24; Feb25'13; due &c as per bond; Gustav A Schwenk to Pew Realty Corpn, 1029 E 163. 12,000

m**Wheeler av,** nwc Westchester av, see Westchester av, nwc Wheeler av.

m**Whitlock av, 860** (10:2731), es, 275 s Tiffany, 2 lots, ea 39x90; two mtgs each $6,000; PM, pr mtg $——; Feb21; Feb24 '13; due Aug21'17, 6%; Caroline I Herzog to Gertrude K Graham, 630 Faile. 12,000

m**White Plains rd or av (*),** nwc Julianna —x— to Elliott av, being lots 8A, 8B, 35A & 35B map No 2, Olinville; Feb21; Feb 25'13, 3y5½%; Jno & Matthew MacNamara, Mary E V Thompson, Kate F Sheridan & Deborah L Sage, heirs Jas MacNamara, to Margt E Amabile, 238 E 201. 8,000

m**White Plains rd or av (*),** ws, 150 s Mace av, 50x100; Feb26'13; due Jan2'16, 6%; Leodegar Siebert, 574 74th, Bklyn, to Theodor Siebert, 165 E 94. 5,000

m**White Plains av, nec 227th,** see 227th E, ns, 80 e White Plains av.

m**3D av (Fordham),** (9:2372), ws, 306.2 s 168th, runs s25xw140xn25xe140 to beg, except part for 3 av; pr mtg $3,000; Feb21 '13; 5y5%; Philip, Geo & Wilhelmina K Koenig to Emigrant Indus Savings Bank, 51 Chambers. 3,500

m**3D av** (11:2930), es, 389.9 n 174th, 25x 100; PM; Feb24; Feb27'13, 3y5%; Co-Free Realty Co, a corpn, to V Everit Macy, Ossining, NY, & ano, trstes Caroline L Macy. 10,000

m**3D av, 2488** (9:2318), old es, at ns 136th (No 261), as in 1866, runs e 130.5 to present ws Lincoln av (No 181) xn25xw121.8 to said es 3 av xs26.5 to beg, except pt for av; PM; Feb24; Feb25'13; due Aug24'18, 5%; Basonio Constn Co to Jno B Harrison, New Rochelle, NY, & ano, exrs Andrews Soher. 22,000

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

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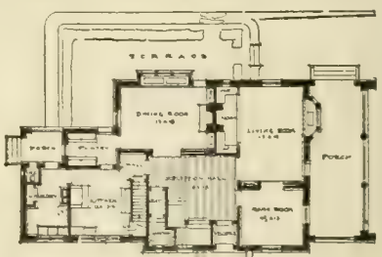


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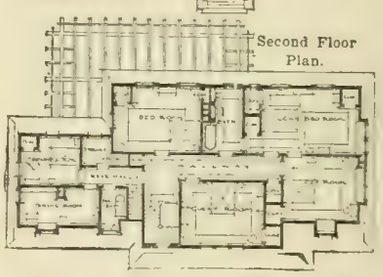
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 8, 1913

WHAT IS THE MATTER WITH REAL ESTATE?

Unfair Laws—Excessive Taxation—Overproduction of Buildings and Few Buyers—Must Stop Expensive Fads and Regulate Building Height.

By ALFRED R. KIRKUS

Secretary of the New York, the Manhattan, the Central and the Colonial Real Estate Associations.

WHAT is the matter with the real estate market? Not only is real estate in New York City paying most of the expenses of the city, but the city is paying most of the expenses of the State. Meanwhile, it is self evident that realty is ceasing to appeal to the general investor as in times past.

Is it any longer an investment? Is it any longer the "old reliable" that the conservative investor can put his money in? Up to a few years ago, when the drygoods trade, the stock market or other business became dull, the investor turned to real property with a sigh of relief. Today what?

We find a neighborhood like lower Fifth avenue, only lately improved by buildings designed for and occupied by high class houses, partially filled—but ruined by sweatshops.

"Misconstruction."

While the City builds a Municipal Building for the housing of its various departments that will depopulate scores of office buildings, we build monstrosities of 56 stories and file plans for others varying from 30 to 45 stories to empty and ruin scores of others, and if the stamp tax on securities is increased by the proposed legislation, more and more will the over-production in this line be apparent.

The old silk, velvet and lace centre, owned or occupied by conservative, fine old firms, is emptied and going begging at 25 cents on the dollar, to fill 15, 20 and 25 story buildings, which are turning hitherto fine residential streets into canyons and turning out at night more persons than the streets can hold.

Retail houses are crowded from one location to another by the encroachment, almost to their doors and windows, of more sweatshops.

Oppressive Legislation.

Meanwhile, Albany churns out bills by the score, making laws, laws, laws that bind and pinch property owners; it creates a Fire Prevention Bureau one month and a State Factory Law the next to supersede it, and tear down or re-build buildings, a few months ago considered first class; to drive people into "modern fireproof" towers as unfit for human habitation as dungeons underground, for no sunlight goes below the fifth or sixth story from the top.

Are there to be no homes in Manhattan any more? Are there to be no streets on which we can walk without being pushed off the sidewalk? Are we to have no light, air or safety? Are we to give up buildings where only two or three tenants have been known and are to be found after years and years of tenantry and leave them bare, empty deserts?

The time has come when the Municipality and the State should be made to have more consideration for the rights of property. The Real Estate market has never before been so depressed. Everywhere it is being said that the time has come to speak out and resist further oppression from whatever source it comes, and to do something to restore former conditions. The author of the present article is the executive officer of corporations owning millions of dollars of property. He protests against unnecessary factory laws, against unregulated building, excessive taxation and the waste of public funds.

Enormous Waste of Values.

Should not consideration be given to the enormous waste caused by the destruction of present buildings in order to replace them by some new skyscraper far in advance of real demand?

What shall we do? We must first find out what is the real cause of such upheavals, we must stand together for honesty, improvement, and for opposition to unjust or at least unfair laws. We must stand for equal and properly adjusted taxation, for regulation of the height of buildings, and for freedom from regulation from Albany t the expense of the City.

Must Stop Over-Assessing.

We must support our administration in providing for safety and proper and equal supervision, and we must oppose expensive fads—and oppression from organizations or departments catering to popular or hysterical waves of social unrest; and more than anything, we must oppose the suave speculator and get-rich-quick builder, who on a shoddy building operation, backed by an overloaded mortgage and padded rent roll, lies in wait for the innocent "lamb."

The owners of the older style buildings must realize the importance of good floors, first class and generous modern plumbing, good elevator plant, and elevator service, and paint and kalsomine; and the realty investor may well consider the improvement or remodelling of present buildings, rather than building new ones to add to the overproduction.

The city authorities must recognize the differences in taxable value of localities where rentals have fallen 25 per cent. to 50 per cent. The State must refrain from mandatory laws compelling buildings to be made fireproof or modern buildings to be re-modernized; it must recognize that low buildings made slow burning are far safer for the housing of workers or business than so-called fireproof buildings, so high that the hundreds coming down their staircases in case of fire in the contents, or panic in the building, will be killed in heaps.

Must Regulate Building Height.

We must recognize the rights of others, we must regulate the height of our buildings so that the light is not stolen from our neighbors or their light put out by ours. We must have sun once in a while, not electric light all the time.

If necessary we must create zones in which we shall have our homes, our retail, our wholesale, our factory and our marketing business kept one from the other—reached not by flying expresses, but by a transportation service, fast, but practically continuous. We must have frequent subway stations with frequent trains of a length that can be quickly stopped, unloaded and started.

We must ask that our moneyed institutions will consider that loans made at or about 4 per cent. on 60 per cent. real equity are safer, better and more legitimate than on 90 per cent. of inflated values at 5½ to 6 per cent. and "expenses."

We must equip our fire department with up-to-date apparatus and live men. We must make our insurance companies realize that good "moral hazards," attention to tidiness, prevention of fires and inspection of risks to reduce rates rather than raise them is better than fireproofing and sprinklers and large dividends.

Factories must be placed in buildings whence the employees can reach their homes easily and cheaply, where they can reach the ground easily, and where if there should be an alarm, the firemen and police can easily reach them to help or calm them. Where their safety lies in easy escape, and not in automatic sprinklers wetting them down while they look into the clouds.

Investors must be educated to appreciate that five or six story buildings, even non-fireproof, are far safer for occupancy than the most approved skyscraper, and that in any reasonably constructed building, the requirements of the present Bureau of Fire Prevention have not proved arbitrary or unreasonable.

Is this Utopia. Is it not the real, Real Estate business?

CAN WE LEGALLY RESTRICT BUILDINGS?

An Opinion on the Constitutional Question—The Validity of a Restrictive Law For New York City Would Probably Be Sustained By the Courts.

By BRUCE M. FALCONER, Counsel to the Fifth Avenue Association.

ON May 9, 1912, a resolution was introduced in the Board of Estimate to limit to 125 feet the height of buildings on Fifth avenue, as far as 110th street and within a prescribed distance east and west; and on Thursday of last week Mr. McAneny introduced a resolution, which was passed this week, to appoint a commission to investigate and report upon the advisability of a city-wide restriction of height, and especially of the proposed restriction in the Fifth avenue section. In considering legislation of this character, three questions naturally assert themselves.

First, what has been done in other cities along the same lines?

Second, how has it been regarded by the courts?

And third, how would the legislation proposed here be regarded by the New York courts? Let us treat these in the order in which they are stated.

Precedents in Legislation.

First, then, what has been accomplished in other cities? Within the last twenty-two years action has been taken with respect to Washington, Baltimore, Boston, all the other cities of Massachusetts, and, if I am correctly informed, Chicago, as well. In Massachusetts, in 1891 and 1892, statutes were enacted forbidding the erection in Boston, and in all other cities throughout the state, of any building over 125 feet in height, with certain limited exceptions as to grain elevators, etc. In 1896 and 1897 two statutes were passed limiting still further the height of buildings along the parkways, boulevards and parks of Boston.

Again, in 1898, a law was enacted restricting the height of buildings on and near Copley Square to 90 feet, and still another in 1899, limiting buildings near the State House to 70 feet. Finally, in 1904 and 1905, the Legislature passed two acts authorizing the Mayor of Boston to appoint a commission to divide the city of Boston into districts of two classes, according as to whether they were primarily commercial or primarily residential. The buildings in the commercial districts were limited to 125 feet, and those in the residential districts to between 80 and 100 feet. The restriction was not applied, however, to churches, steeples, towers, etc. The commission was appointed, and the districts were laid out as authorized.

Restrictions at Washington.

In the District of Columbia, in 1897, the Building Commissioners of that District under general authority of Congress to make building regulations, promulgated a regulation forbidding the erection of buildings over 90 feet high on residence streets, and over 110 feet on business streets. The Legislature of Maryland in 1904 passed an act concerning Baltimore, restricting the height of all buildings except churches to 70 feet above the surface of the street at the base line of Washington Monument, within the area bounded by Madison, St. Paul, Center and Cathedral Streets. Chicago also, if information is correct, has limitations upon the height of its buildings.

Passing now to the second question, we are to consider, namely, how legislation has been regarded by the courts, it may be stated at once that the constitutionality of those of the above statutes that have been attacked in the courts has been, without exception, sustained.

Validity Sustained.

In 1908 the Court of Appeals of Maryland sustained the validity of the statute concerning Baltimore in a clear-cut decision in the case of Cochran v. Preston, 70 Atl. Rep. 113. The statute was attacked on three grounds; first, that the statute in general was not a proper exercise of the police power, second, that, as the Washington Monument was situated on a point of ground within the prescribed area, which was higher than the surrounding levels, property owners at this point could erect buildings only 70 feet high, while others lower down on the line could build to a height above 70 feet, and that this constituted a denial of "the equal protection of the laws," contrary to the 14th Amendment to the Constitution; and, third, that the exemption of churches from the operation of the act was likewise in violation of the same clause. The statute was upheld in all three respects.

Proper Exercise of Police Power.

The court held that it was a perfectly proper and reasonable exercise of the police power, based its decision principally upon the necessity for protecting the prescribed territory from fire, and treated the district as being unique, because of its being filled with monuments, statuary, churches, public buildings and hansome residences containing valuable works of art and literature. The court referred to the terrible fire in Baltimore and spoke of the impetus given it by the tall buildings, and of the fact that they had acted as funnels creating draft for the flames, intensified the heat, and were out of reach of the efforts of the firemen.

Turning to Massachusetts, we find that the Massachusetts act of 1898, limiting the height of buildings on and near Copley Square to 90 feet, was sustained by the highest appellate court of Massachusetts in 1899, in the case of Attorney General v. Williams, 174 Mass. 476. The act gave compensation to property owners who might suffer loss because of the restriction, was therefore really an exercise of the power of eminent domain, and was treated as such by the court. An appeal was taken to the United States Supreme Court, and that court affirmed the judgment of the Massachusetts court. (Williams v. Parker, 188 U. S., 491.)

Massachusetts Law.

In 1906 the same Massachusetts Court upheld the state acts of 1904 and 1905, authorizing the division of Boston into height zones with varying restrictions ranging from 80 feet to 125 feet. (Welch v. Swasey, 193 Mass. 364.) These statutes gave no compensation for possible loss to property owners. The court held that the acts were a proper exercise of the police power, that the right to make such regulations was "too well established to be questioned," and that the classification into residential and commercial districts, and the discrimination in height made accordingly, was reasonable.

The decision was based upon considerations of public safety, health, comfort and convenience, and "the benefit of property owners generally," and the court said that considerations of taste and beauty might also enter in as auxiliary to these, which, it may be stated in passing, was also held to be true in the Maryland case of Cochran v. Preston, referred to above. Particular reference was made to the cutting off of air, light and sunshine, and the danger to persons and property from fire. Welch v. Swasey was appealed to the United States Supreme Court in 1909, and the judgment of the Massachusetts Court was affirmed. (124 U. S. 91.) The plaintiff in error (appellant) conceded that the general state-wide restriction to 125 feet made by the act of 1891 was constitutional. The issues presented were the reasonableness of the discrimination in height between the two classes of districts, and the question as to whether a limitation as low as 80 feet was so unreasonable as to deprive the owner of the property of its profitable use without justification. The Supreme Court upheld the validity of the statute in both respects.

How Would the New York State Courts Decide?

Third and last of the questions we are considering, how would the courts of this state regard the legislation proposed for New York City? In 1888 the Court of Appeals of this state said in the case of People v. D'Oench, 111 N. Y. 359, with reference to a law limiting to 80 feet the height of dwelling houses in New York City to contain more than two families (i. e., tenement and apartment houses): "We have no doubt of the competency of the Legislature in the exercise of the police power under the Constitution to pass such an act." This case has been treated by the Supreme Court in People v. Brady, 56 N. Y. Supp. 567, as having settled the constitutionality of that act, and it was also cited to the same effect and used as a precedent in the Maryland case above, and in the later Massachusetts case.

In view of these decisions and of the fact that, so far as we are able to ascertain, there appears to be no other decision upon this subject in any way opposed to them, it would seem that the view taken by the Fifth Avenue Association through its executive committee, and by the many property owners and others who have already recorded themselves in favor of the resolution concerning Fifth avenue, is one that ought to have a good standing in law before the courts of this state, if precedent and authority are to be given their proper weight.

Local Feeling.

It has been asserted from one quarter that no owners of unimproved property on or near Fifth Avenue favor the height restriction. This statement is easily refuted from the letters from prop-

(Continued on page 507.)

THE ARCHITECTURE OF SUBURBAN HOUSES

Hints From an Expert that Will Help Owners to Decide Upon the Most Suitable Style of Architecture, Not Forgetting the Roof.

By WILLIAM HERBERT.

THE statement has frequently been made in this series of articles that of late years a substantial improvement has been taking place in the architectural design of suburban houses, and that the improvement is due more than anything else to the policy adopted by the suburban development companies, of selling completed houses instead of selling merely lots. Neither of these assertions can be disputed by anyone who is familiar with the course of suburban development in and around New York during the past five or six years.

The development companies have brought more knowledge and intelligence to the problem of securing some propriety of architectural appearance



A $15,000 SUBURBAN HOME.

for suburban houses; they have substituted superior for comparatively inferior types; and they have employed on the whole a better class of architects. It only remains to specify some of the more important means which have been used in order to raise the standard of suburban architecture.

Better Plans Than Formerly.

The most fundamental improvement in method that has taken place has consisted in properly adapting the style and shape of the house to its plans. The average suburban house of ten or fifteen years ago was built from plans which were turned out by plan factories, and which were used indiscriminately for any kind of location. They were, as a consequence, necessarily formless. The devising of a really appropriate plan depends partly upon the needs of the family and partly on the nature and exposure of the site.

In one situation a house square or only slightly rectangular in shape will give the best results. In another a much more rectangular outline is preferable. In a third it will be more convenient to put the kitchen in a separate wing. The general shape which is found best adapted to the needs of



AT MASSAPEQUA, L. I.
Cost, $16,000. W. S. Moore, Archt.



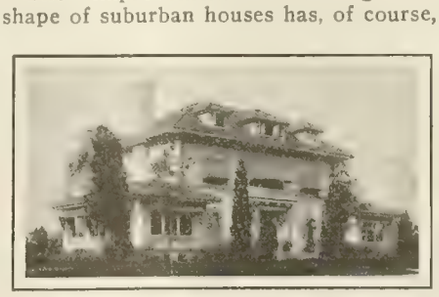
AT SOUTH OZONE PARK.
Cost, $5,600. Hock & Wagner, Archts.

the location should determine in part the design of the house. If the plan is square or only slightly rectangular, a building somewhat colonial in character is indicated as likely to be most appropriate. If, on the other hand, the house is much longer than it is wide, a more picturesque Elizabethan or hip-roofed house is more likely to be successful.

Of course in making this statement we are merely indicating tendencies, not laying down rules. Any statement about a desirable relation between a particular type of house and a particular plan will be subject to many exceptions. But it is necessary to emphasize these general considerations because so few people, not professionally interested in architecture, understand their importance. The essential thing is to secure a proper relation between the plan of the house and its shape, and all questions of style, of detail and of ornamentation are subordinate to the good looks of the general mass of the building in its particular location and surroundings.

Better Looking Roofs.

The improvement in the general shape of suburban houses has, of course,



A $50,000 PALACE ON LONG ISLAND.

been accompanied by many improvements in the treatment of different parts of a building and in details of ornamentation. The roof, for instance, is on the average very much better handled than formerly. Nothing does more to injure the appearance of a house than an ill-designed roof. Its pitch has to be carefully adapted to the shape of the plan, the style of the house, and to the distance from which it is most frequently seen. The way in which it is broken has also become a matter for careful consideration. Probably the larger half of suburban houses are two-story and attic buildings, the roofs of which have to be pierced not merely by the chimney but also by windows, and the way in which these openings are scaled and tied together is very much more successful than formerly. In certain cases the color of the roofing material has also become an interesting element in the appearance of the house. The increase in the number of moderate-priced fireproof or semi-fireproof houses has afforded architects a chance to use tiles of various kinds instead of shingles, the result of which has been to add a pleasant variation to the monotony of the ordinary drab-colored roof.

Porches More Appreciated.

Another really important source of improvement has been the better handling of the piazza. Here again a more convenient plan has resulted almost



FIREPROOF DWELLINGS ARE POPULAR.

necessarily in a better design. Ten years ago the piazza was not separated from the entrance porch. It was usually situated on the front of the house or on two sides, and it usually deprived either the living-room or the dining-room of direct light. The object seemed to be to make the necessary convenience of a piazza as hurtful as possible to the comfort of living in the house and the pleasure of looking at it.

Recently all this has been changed. The piazza is now very generally confined to one end of the house. It has become an out-of-door extension of the living-room; and very frequently it is enclosed on the north so that people sitting on it are sheltered from cold and disagreeable winds. But it no longer deprives the living-room of light except on one comparatively narrow side, and the effort always is to have that side face east or west, so that the living-room will obtain the southern sun. And the improvement in appearance is at least as great as the improvement in convenience. So situated the piazza really adds to the architectural effectiveness of the house instead of, as



AT KENSINGTON, L. I.
Cost, $25,000. Forman & Light, Archts.



RESIDENCE AT GREAT NECK VILLA, L. I.

formerly, making all architectural effectiveness impossible. Its lines can be made to harmonize with and supplement the emphatic dimensions of the main building. Indeed, it has ceased to be an appendage. It has become a part of the body of the house, and it is designed so as to give scale to the relationship of the various members thereof. This is particularly the case when the piazza is run up through two stories and where an outdoor sleeping-room above is added to the outdoor living-room below.

The distinction which is now usually made between the piazza and the porch has been of as much architectural benefit to the latter as to the former. In a simple and inexpensive house the entrance porch has become the architect's best opportunity of introducing an effective and charming ornamental feature. A porch which merely affords convenient access to the house can be treated in many different ways, so as to be effective. We have only to ask the reader to call to mind the many charming Colonial doorways and entrance porches in order to have before him the clearest possible illustration of what we mean. These porches do more than anything else to make the aspect of a house hospitable and inviting.

Picturesque Eaves.

In the case of the average suburban house very little money can be spent upon ornamentation. The architect has to depend for any opportunities to apply ornamental detail upon the piazza and the porch, and this very dearth of opportunity has stimulated him to make his designs attractive, not so much by decorative expedients as by the proper handling of the necessary elements of



BUNGALOW, GREAT NECK VILLA.

the building. The better treatment of the roof has, for instance, brought with it naturally a more effective handling of the projection of the roof beyond the walls. Picturesque and daring effects have been obtained in comparatively cheap suburban houses by making the roof project as much over the wall



COSY AND INEXPENSIVE.

as hats do over the brows of women; and the source of the effect is the same in both cases, viz., the shadows cast by the projection.

This, of course, is particularly true of the bungalow type of house, which depends upon the roof and the projection of the roof for most of its interest. In more formal classes of houses the spacing of the windows is much more carefully considered than it used to be. Indeed, a Colonial or an Italian house absolutely demands the most careful attention to such details as the size of the windows, their sills and copings, the distance they are apart, and the relation between the lower and the upper tier of openings.

Such are some of the more important respects in which the design of suburban houses has improved. If as much progress is made during the next ten years as has been made during the past five, it is safe to say that the ordinary American suburban residence will be decidedly superior to that which is being built in any other part of the world.

A MENACE TO REAL ESTATE VALUES

The Salant-Schaap Bill's Sophistries Exposed—It Would Deprive Small Owners of Their Property Without Compensation—And Encourage High Construction.

By HENRY BLOCH.

A BILL of vital importance to owners of real estate has been introduced in the Legislature by Senator Salant and Assemblyman Schaap, providing that during the next five years the rate of taxation on the valuation of buildings shall be reduced ten per cent. per annum, while the tax rate on the land itself shall be correspondingly increased. At the end of five years, therefore, the tax on buildings will have been exempted by one-half. It is probably intended before the expiration of that period to provide for the total tax exemption of improvements on land.

The proponents of the measure expect that it will minimize the congestion of population. They say that as you increase taxation on vacant or unimproved land you make it more difficult for the owner to hold it in that condition; he will either be forced to improve it himself or to sell it cheaply to some one else who will. This, they say, will cause all owners to improve their land by the erection of new buildings; and as a natural sequence there will be a far greater supply of apartments than there will be a demand for; rents will accordingly tumble, and the population will be drawn away from the tenements to new districts where the rents will be very low.

This sophistry, it seems, has convinced many warm-hearted citizens, who are desirous of having the admitted evils of congestion eliminated, that this bill, essentially a tax measure, is the great panacea which will cure the evils complained of. They forget that the taxing power is used only for the purpose of raising revenue, and not for regulation.

A Premium for Tall Buildings.

But will it stop congestion? Let us see. If you, the owner of a plot of ground, are told that your taxes will be the same whether you erect a one-story or a fifty-story building, you will probably erect the largest building which the neighborhood will warrant. Instead of a twenty-story office or loft building, why not erect a fifty-story structure? It is only a question of initial cost, and the building will be free of taxation forever. And so the average builder will build a large tenement or elevator apartment instead of a smaller one. In other words, you would intensify the use of land. A premium would accordingly be placed on the erection of tall buildings, leading to even greater congestion. Instead of curing the evils, therefore, against which the bill is directed, it is more likely to aggravate and intensify them.

Would Destroy Equities.

The bill, if enacted, would undoubtedly lessen the market value of property throughout the city. It has been estimated that this loss would be about ten per cent. A life's earnings invested in what was heretofore regarded as the safest of investments might by one stroke be reduced one-tenth. Men and women who bought their property relying upon existing conditions—and many of them are dependent altogether upon the income they derive therefrom—would be deprived of their property without compensation. These properties were purchased from savings accumulated in most cases after a lifetime of industry, toil and frugality. To deprive these people of their property without compensation, on the theory that all value in land was created by the community, and therefore belongs to the community, is striking a deathblow at the thrifty, hard-working citizen—is putting a stigma on honesty, industry and integrity.

The city itself would be a great sufferer if the bill were to become a law. If land in this city were to depreciate ten per cent. in valuation there would be cause for grave fear as to whether the city had overstepped its debt limit. The borrowing capacity would in all events be lowered and the city's revenue would be greatly decreased.

All of this would result in a panic among the real estate owners and the tenants of this city. The real estate market would immediately become demoralized—values heretofore fixed would become unsettled—payment of mortgages would be demanded—and all of this now, when the chief source of revenue for the running of our city government is from real estate alone.

Practical Confiscation.

Mayor Gaynor touched the crux of the entire situation in his terse and inimitable way when in answer to a let-

ter from the Secretary of the Farmers' and Taxpayers' Association asking information regarding a similar measure, he said: "This means the carrying out of the theory of the late Henry George, i. e., to have a single tax, i. e., only one tax, i. e., on the bare land only, all buildings to go free of taxes. If you will get Mr. George's book, 'Progress and Poverty,' you will find the whole theory stated. The result of such a law would be to practically confiscate the values of all vacant land in cities. The effect would be to absorb into the public treasury, by means of taxes, the entire ground rent, which may be fairly stated at somewhere from four to five per cent. of the value of the bare land. Of course, if all ground rents should be absorbed into the public treasury, there would be no sale value on vacant lots left. To speak plainly, this would destroy or confiscate all such land values. You have to decide whether this would be just. Such a system of taxation may be the best. But as society has been constructed and has lived under a different one, and people have invested their money in land values under that system, would it accord with justice for society to destroy their investments by a new system without compensating them for their loss?"

OVERPRODUCTION OF OFFICE BUILDINGS.

A Crisis in Real Estate Affairs—Rights of Property Disregarded—"Misconstruction" Denounced—Growing Demand for Building Restrictions.

EVIDENCE of a feeling approaching indignation in real estate offices against the inconsiderate construction of skyscraper office buildings is becoming very noticeable. It is a subject, though, about which those who are most concerned are reluctant to speak. The facts, however, are obvious. Several large office buildings have been completed in the downtown section within a year or two, notably the Bankers' Trust, Eighty Maiden Lane, the Liberty Tower and the building of the Emigrant Savings Bank. Soon to be completed are the gigantic Woolworth and the Municipal Building. Under construction or projected are the Equitable, the Western Union, the Adams Express, Fifty Broad Street and some other skyscrapers, all in the financial district.

The Woolworth Building will be finished in May, and typical floors have been open for inspection for several months. A maximum of two thousand five hundred offices will be available in this building, divided into large and small suites. The ultimate number of tenants, whatever the total may be, will mean something like that number moving from other buildings, less the number of newcomers from other cities and new firms starting out. In the case of the Municipal Building, its tenants will be drawn from buildings in the vicinity. Wherever there is a department or bureau of the city government there will be vacancies to fill.

The Park Row Building, the Broadway-Chambers, and the Stewart Building, where many city functionaries now have their offices, will miss them.

Will Drain Surrounding Buildings.

The Equitable Building will cover a four-square block thirty-seven stories high. It will not only take away tenants but it will also cast a shadow over and dim the light of the surrounding buildings. It will throw upon the market an amount of office space that ordinarily requires years of good times to assimilate. The neighboring owners and their agents, alarmed at the prospect, have proposed half-heartedly that the city buy the site for a public park, well knowing, however, that the price is too great for even the City of New York to pay.

The article from the pen of Hon. Lawson Purdy, President of the Department of Taxes and Assessments, on "The Rights of Property Owners" which appeared in the Record and Guide February 22, attracted wide attention and is being referred to approvingly in connection with the protest which is going up from real estate owners against what has been called the "misconstruction" of office buildings, both downtown and uptown. Hundreds of millions of dollars have been lost, Mr. Purdy says, because the old principle, that a man may not use his land so as to invade the rights of others, has been disregarded. The movement for restricting in some degree the size of buildings in the future, which Borough President McAneny is now leading, is gaining new adherents every day.

Rent Rolls Suffering.

In the Financial district at the present writing the vacancies existing in office buildings are not greater than a normal percentage, but rates have suffered. The competition for tenants has necessitated sacrifices on the part of owners in many cases. Buildings situated like the Trinity, the U. S. Realty, the Empire and the Bankers' Trust are well rented; the Whitehall Building, another typical building, to which an annex was built a year or more ago, is now seventy-eight per cent. occupied. Ordinarily, three years are allowed for filling an office building. The Dun Building, typical of the oldest class of skyscrapers, and situated in another downtown quarter, contains but four vacancies. In some cases office space in fine buildings is going at one dollar a square foot. The highest average rate in choice locations is four dollars.

Tall Buildings on Inside Plots Objected to.

Said the head of a prominent real estate firm which has the agency of a large number of buildings in the Financial district:

"Strange as it may possibly seem to you, I do not want to comment on the downtown office building situation. I have strong opinions regarding the general subject. I read Mr. Purdy's article in the Record and Guide with a great deal of interest. I have always considered that it was unprofitable and unwise to erect a high building on an inside plot. This applies to the high-class mercantile building and more strongly to the office building.

"The better office buildings downtown will always prove excellent investment properties. However, where office buildings have been erected on interior plots or on 'freak plots,' or in some cases where the buildings have not been properly designed from a practical viewpoint, these buildings are certain to suffer in income by reason of the competition with the newer and more perfect buildings.

The Uptown Situation.

"I am thoroughly convinced that the office building situation downtown does not present the grave danger of loss of income to the owners that is presented in many uptown sections. I think overproduction more strongly exists in the Fourth avenue section and in the lower Fifth avenue section and in the West side section from 14th to 30th streets than it does downtown among the office buildings. Even the buildings erected in the better parts of Fifth avenue have been slow in filling up, so far as the offices are concerned.

"But in any of these sections, particularly in the downtown neighborhood, any well built building on a corner plot is and will be a good income payer.

"More harm has been done in the real estate market by the erection of high and expensive buildings on inferior inside plots than from any other cause.

The Ideal Investment.

"In our opinion the ideal investment is the low four, five or six story loft building that is rented to a desirable tenant at a rate of from 25 to 35 cents per square foot, where the main value is in the ground and where nine times out of ten the ground value is continually enhancing and where the tenant under the low rent charge is happier and better satisfied than the tenant paying twice or three times as much in the newer buildings."

Uptown, it is being said that the new prominence of the 42d street zone is drawing tenants from the almost new office buildings between 23d and 34th streets, and that the vacancies in the district thus left are not being readily filled. This fact is being cited in real estate circles as further proof that office space is running far ahead of the demand.

As the signing of the contracts for the new Dual subway system this week will stimulate construction in other departments, the opinion is being very strongly expressed in real estate offices, that the time has come to call a halt on office building projects, and some of the very foremost men in real estate affairs are privately favoring a reasonable restriction on building height.

—The increase in the cost of materials and labor has put three aqueduct contractors out of business since the work began, and the increased cost of the whole job over the estimates, by increasing the burden of taxation, has helped to put the quietus on the real estate market.

—Governor Sulzer says there is practically no market for the sale of real property in cities up the State at a fair valuation. He might almost have included New York City in the list. Well may he ask, "What are we coming to?"

RADICAL LEGISLATION AT ALBANY

"Everybody Who Builds Should Be Registered," Supt. Miller Says—Measures Opposed By Real Estate Interests—New Building Regulations.

THE Superintendent of Buildings in Manhattan, R. P. Miller, does not wholly favor the bill which the Superintendent of Buildings in Brooklyn, Patrick J. Carlin, has caused to be introduced in the Legislature to require builders to undergo an examination to determine their competency in order to obtain a license to undertake building operations. Mr. Miller agrees to the principle that master builders should be licensed, but he maintains that everybody who undertakes to erect a building should be licensed, whether they be architects, builders, engineers or owners; otherwise the bill would not fulfill its purpose.

Mr. Miller's views on the subject were filed this week in the form of a communication to the Assembly Committee on Cities. The act was introduced by Mr. Esquirol (No. 766, Int. 757.) Superintendent Miller's objections are stated as follows:

Would Not Debar Incompetents.

"This bill, as drawn, in my judgment does not accomplish the purpose intended. It makes it necessary for any builder to secure a license, but it does not prevent others than builders from undertaking work. According to the bill, architects or architectural engineers are exempted from the requirements. There is no definition of an architect or architectural engineer and no restriction that would prevent anybody from assuming that title; and according to this bill, as I see it, an architectural engineer can undertake building work and is not required to be licensed.

"It seems to me that what is wanted is not the licensing of builders, but the restriction of building operations to persons registered under whatever rules may be provided for that purpose. Such registration would be better left to the official who has the administration of building laws and ordinances, rather than to an examining board. It is much easier to hold a single official responsible for his acts than a board. An examining board is much more liable to improper practices than a single official.

Make Rules for Everybody.

"The right to undertake building operations should not be restricted to builders, but architects, builders or building superintendents, or even owners, if they desire to undertake the work themselves, should be subjected to such rules as may be prepared. The party undertaking such work should be held accountable for that work from the beginning to the end. What our trouble is now, is that it is difficult to place the responsibility for unsatisfactory work on any particular individual. The official administering the building law should be empowered to cancel the registration of any one who is found guilty of repeated infractions of the law or improper practices.

Too Much Power for Examiners.

"The bill, as drawn, gives the examining board the power to cancel licenses. This seems to me too great a power. Some provision at least should be made for a review by the courts. The bill, as drawn, makes it possible to cancel a license for violation of the building laws, a power that could be very much abused.

"The bill provides for an examination by the examining board. An examination as it is ordinarily understood, in my judgment, does not necessarily bring out the qualifications of a person for the work that he undertakes. Many an irresponsible man would be able to pass such an examination much more readily than some of our better builders. To restrict the undertaking of building operations to builders who have passed such examination, seems to me an interference with the rights of any one to engage in a business. It is only when a person abuses the right to do anything that he should be prohibited from further engaging in such work."

For the Safety of Mechanics.

Mr. Miller has filed with the Committee on Labor and Industries of the Assembly his views on the Kerrigen bill, to require the completion of floor arches in steel frame buildings up to within three tiers below the one for which the steel is being erected. Supt. Miller thinks the bill as it stands is indefinite and he has recommended that the first sentence be made to read as follows:

"When constructing buildings in cities where the plans and specifications require the floors to be arched between the beams thereof, or where the floors or filling in between the floors are of fireproof material or brickwork, the owner or general contractor or the contractor for the floor arches shall complete the flooring or filling in as the building progresses to within five tiers of beams below that on which the iron work is being erected."

"It will be noted," Supt. Miller says, "that the responsibility for carrying on this work is placed with either the floor arch contractor, the general contractor or the owner. The purpose of this is that it may happen at times that the floor arch contractor, by reason of failure to receive a payment due, might refuse to go on with the work. Under those circumstances, he is hardly the man who should be held responsible for failure to continue the work. He has no authority over the steel contractor who is putting in the steel, irrespective of what the arch contractor may be doing. The responsibility for carrying on the work of the arches should rest more especially with the general contractor, but in some cases there is no general contractor and the owner himself carries on the work. In such a case, the owner should be the man who can be held.

"The change from three tiers to five tiers is suggested in order to meet the present practices. It is practilly impossible, under present conditions, to have the floor arches filled in within three tiers of the tier on which the iron men are working. Steel columns, at the present time, are being furnished in two-story and sometimes even three-story lengths, so that while the riveting is going on in two tiers of iron work, two more tiers may be under erection above that point. The arch contractor cannot get in until the riveting is completed, so it can readily be seen that in most cases it is impossible to have the arches in closer than five tiers from the tier on which the men are working."

The Law Committee of the Allied Real Estate Interests has reported as follows on certain pending measures:

Mr. Kane's bill gives to liens for work, labors and materials, filed within ninety days of the doing of the work or furnishing of the materials, precedence over all encumbrances placed on the premises or conveyances made thereof after breaking ground for the building or improvement. This bill would make it impossible to make building loans or purchase property until ninety days after it had been completed. It should be strenuously opposed.

Mr. Ulrich's bill to amend the Charter so that no penalty accrues on the first half of the annual taxes until December first. This would make it optional to pay the first half of the tax with the second half on or before December first and destroy all advantage intended to be gained for the city by having the tax payable semi-annually. The bill should be opposed.

Mr. Philips' and Mr. Boylan's bill requiring elevators, except in private residences, to be equipped with automatic devices preventing the car from being moved in either direction while the gates or doors are open. It has never been shown that there is a practicable device for accomplishing this, and until there is, the bill should be opposed, as it has been in other years.



Mt. Vernon, N. Y. Goldwin Starrett & Van Vleck, Architects.

MOUNT VERNON HIGH SCHOOL,

Under construction on the west side of Gramatan avenue, north of Lincoln avenue, at an estimated cost of $250,000.

LEXINGTON AVENUE.

Prices Have Not Advanced Much, but There Are Reasons Why They Should.

THE general impression is that there has been a decided boom in Lexington avenue real estate, that prices have been inflated, and that most of the milk is out of the cocoanut. Such is not the case, however. There has been great activity on Lexington avenue, confined largely to buyers who realized that they were buying reasonably and not at boom prices, and who expect, and in the opinion of the writer will reap the benefits of their foresight.

The chief purpose of this article is, first to prove that the average price of Lexington avenue property has not gone up much, if at all, and secondly to show why prices ought to advance.

Lexington avenue is so long that a discussion embracing all of it would be too lengthy to go into in a limited space, so I will confine my territory to the section between 45th and 59th streets, which is a very fair criterion, as I believe there has been more activity there than in any other section of Lexington avenue of the same number of blocks. Eight years ago I made a very complete canvass of that section. Owners were only talking about the subway then, and yet there were some who had a severe attack of "dementia owneritus" even then, who thought they had a gold mine, and whose only price was "make me an offer." Their price was always a little more than was offered. I know of one owner like that whose price has gone up from $35,000 to $45,000 and who now wants $70,000, when the property is worth $40,000. Such owners are the exception, and are not to be considered in this article.

The astonishing part is that the average price that was asked then was not much lower than prices of today. I will go even further than this and quote a number of actual sales of five or six years ago that brought more per foot than sales within a year or so. I can quote the prices of the earlier sales, but for obvious reasons I am not at liberty to give the precise location of each of the houses recently sold.

No. 607 sold for $17½ per foot about six years ago. It is a three-story dwelling not within the corner. No. — Lexington avenue, a block farther south, sold a short time ago for $13¾ per foot. This house was very similar to the first house. I can quote No. 671, that sold six years ago for $16 per foot, and No. 531, that sold for $17½ per foot, all interior parcels, to show that $17 per foot was not an exorbitant price six years ago; and I know of plottage today that I can get for $17 per foot.

These are cold facts. The houses mentioned were all on the east side of Lexington avenue. The west side of the avenue is, of course, more valuable, and still the same thing holds good, as I can show in a number of cases. I might mention an unusually fine corner that recently sold for $24 per foot, while inside pieces brought $19 per foot in that neighborhood six and seven years ago.

By the foregoing, I have been trying to show that in spite of the marked activity in that section, prices have remained nearly stationary. Is there a reason for this? Are prices as high as present conditions and future prospects warrant? I think not.

To my mind there is every reason for values to rise. Because, first, the subway construction is going ahead with record breaking speed. It will still take time, maybe two years or longer, but every day that they are working on it makes Lexington avenue property one day more valuable.

Second: The effect of the New York Central is bound to be felt, particularly with the opening of the new station. It is sure to cause a bullish market to the north, if prices have not already been discounted. They have not in this case.

Third: The large number of high-class apartments on the side streets and on Park avenue that have recently been built, all without stores, ought to have an almost revolutionary effect on Lexington avenue, which is for business purposes. The purchasing power of a new army of wealthy families, unsatisfied with their homes, insures a gold mine for stores and store property on the nearest avenue, Lexington avenue, when the subway is completed.

There has been comparatively no building as yet, for a number of reasons, among others being the small number of builders in the market at present and the difficulty of building while the subway work is going on. The building activity ought to come within one and one-half or two years. Will it pay builders to buy now and hold for that time, or can plots be bought cheap enough to resell to builders?

I believe a close study of Lexington avenue prices, conditions, and prospects, and a comparison with other sections in their final development of today, will prove that there is an excellent field for buyers, not only in the section of Lexington avenue referred to in this article, but in other parts of Lexington avenue, as well as the side streets near the avenue.

LESTER H. GOODKIND.

Broad Street Gets More Time.

The resolutions presented by Borough President McAneny at the Board of Estimate meeting, on Thursday, providing for the removal of sidewalk encroachments on Broad street, Beaver street, Exchange place and Wall street, in the heart of the financial section, met with such opposition that the matter was laid over for two weeks, for reconsideration. Mr. McAneny pointed out that the Board of Estimate has pursued in the past the same methods in removing encroachments in the congested districts, but representatives of the Mutual Life Insurance Co., the National City Bank and other property owners in the affected neighborhoods pleaded so urgently for more time in the matter that they won their point. All persons interested may file their objections or recommendations with Mr. Whitridge, the consulting engineer, at 21 Park Row.

Building Regulation Committee Authorized.

The resolution of Borough President McAneny, providing for the appointment of a committee to examine into the matter of the regulation of the height, size and arrangement of New York City buildings, was passed by the Board of Estimate, on Thursday. The resolution provides merely for an inquiry. No programme of action is proposed by the city, nor is the city bound to carry out the suggestions of the committee, which will consist of three members of the Board of Estimate and an advisory board, to be later selected. A final report will be submitted in six months, in which the committee will make its recommendations, to be approved or disapproved by the Board of Estimate.

As in a Looking Glass.

"Stocks," says Roger W. Babcock, "like Gaul, may be divided into three parts—investments, speculation and humbugs." Roger, we salute thee! 'Tis yet the same in real estate and you knew it not.—R. E. Board of Brokers' Bulletin.

NEW SECTION OPENED UP.

New Tunnel Street Gives Access to Subway—Rapid Development Expected.

The tunnel street connecting Broadway with the subway station at 191st street will be formally opened this morning. Luncheon will be served at the Bonny Castle, opposite the station. The committee of citizens in charge of the celebration comprise Henry Morgenthau, Frank Hedley, John H. Boschen, James A. Lynch, Randolph Hurry, David Stewart, R. P. Bolton, Collin H. Woodworth, Col. Jacob Ruppert, R. E. Simon, John D. Beals, Hon. Max Grifenhagen.

For years the property owners of the section have been trying to bring into existence the facilities now made available, namely, a subway station at 191st street in connection with a tunnel street to Broadway. Prejudice and many engineering difficulties had to be overcome. The Broadway subway was in full operation to and above 191st street in 1905, but owing to the peculiar physical condition at Fort George (about 191st street) and the valley to the west, away below, and through which Broadway runs, the subway was practically of no benefit. Anyone occupying this property would have to go to 181st street or the Dyckman street station. When David Stewart first suggested the tunnel street he was ridiculed. Nevertheless, the Board of Estimate approved the plan in 1910.

This entire section should build rapidly now with high class improvements, as it has direct and easy access to the Broadway subway. A new avenue known as "Bennett avenue" has just been opened, 200 feet west of Broadway and running from 181st street to Hillside avenue (or about 195th street). Property along this avenue would be about a mile from the subway station if it was not for the new tunnel street.

—The Courthouse Board wants to abolish Chinatown and add it to the courthouse site. Wait until we get our financial breath.

RESTRICT BUILDING HEIGHT.

(Continued from page 502).

erty owners on file with the Fifth Avenue Association, but there is no space left in this article to discuss that, except to say that the Sailors' Snug Harbor, owner of the entire blocks, save one lot, between Washington Square and Ninth street on the east side of Fifth avenue, are in favor of the limitation. Even if it be conceded that owners of unimproved property along Fifth avenue would be in a somewhat better position than owners of improved property, if the proposed ordinance is passed, this argument has no standing in law; and we find that the same situation existed in Baltimore, Washington, Boston and the other cities of Massachusetts at the time their statutes were enacted. These owners may still have the profit that comes from erecting, say a ten-story building. Is it unreasonable to ask that they should forego the possible excess for the good of Fifth avenue and consequently of the whole city? Blackstone said many years ago in his commentaries: "As man was formed for society and is incapable of living alone, organized society is essential to his well-being and happiness, and every person who enters society must give up a part of his so-called natural rights and liberties for the benefit of the community." Let us hope that this is still true in our noble city to-day.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

The renting campaign that is being conducted by Ewing, Bacon & Henry for the big Architects' Building at Park avenue and Fortieth street is a good example of modern broad-gauge agency work. The campaign embaces not merely Greater New York and its vicinity, but is practically countrywide, and takes in a multiplicity of allied professions and trades. By the first of this month some twenty architects, engineers and landscape gardeners, besides builders, contractors, decorators, steel erectors and dealers and manufacturers had been signed up as tenants. Although the building will not be ready for occupancy until May 1, its directory of tenants is already a notable one, both for the number and the quality of the the names it contains. Among the first that will catch the eye when the directory is arranged alphabetically and posted in the main corridor will be the American Academy in Rome and the Architects' Bureau of Technical Service.

Of course, the agents have a specialized building to canvass for; and the group of professions and trades for which the building is intended is large numerically. But the quick results achieved by the agents show that their work was started early and that it has been pushed with unusual vigor and efficiency. The first thing which strikes one about their canvass is that they fully realized the possibilities of a fine building and a remarkable opportunity. The whole of New England, for example, has been circularized. Every important concern engaged in the practice of architecture or doing buisness with architects was first solicited by mail. Next, a representative was sent to interview every "prospect" between here and Boston. This sort of work is bringing to New York people whose advent makes a valuable addition to our professional and business ranks. By way of illustration, it may be stated that so prominent a New England firm as Lockwood, Greene & Co., of Boston, has just been induced to open a branch office in the Architects' Building under the management of F. A. Wing, and it may do no harm to add that while the contract reads for 595 square feet of corner space on the eighth floor, negotiations have been opened by the Boston house for about 900 square feet more. In other words, it looks as if the very capable renting agents of the Architects' Building are doing some valuable publicity work for the city as well as for their particular building.

The successful building manager will not allow a tenant to take advantage of him through friendship, but must insist that the tenant meet his reasonable obligations as promptly as does the landlord. Dispossess proceedings should be handled with great care, as tenants frequently allow themselves to be dispossessed in order to break leases when they are amply able to pay the rent if they desire. It is sometimes wise to carry a tenant for a month or more when the manager knows that he is honest but hard up. A tenant will in the end pay his rent if he is honorable, and, in the majority of cases it will be found that the tenants are honorable. But where a tenant has no money and no prospects the wise plan is to be rid of him as soon as possible.—Edwin H. Hess.

WHAT TO DO WITH FIRE DEPT. ORDERS

A Rate Schedule Expert Specially Called in Can Often Relieve the Building Manager of Time-Wasting Negotiations.

By EDWARD CAMPBELL, M. E.
Of the Bureau of Fire Engineering.

WHAT to do with Fire Prevention Orders is a problem which is now bothering the managers of properties. It must be conceded that the Fire Department is acting in good faith in issuing these orders, and is simply performing a public duty laid upon them by laws and ordinances. On the other hand, compliance with the orders may mean a financial hardship to the owners, not only because the expenditures required were not anticipated, but also because the building from a real estate standpoint may not be worth the spending of money; nor are the owners in a position to obtain the increased rentals unquestionably justified by the improved conditions.

How to Obtain a Reduction of Rates.

Real estate men no doubt remember that up to ten years ago the fire insurance rates on buildings were simply a flat figure unsusceptible of reduction for improvements to buildings. When this flat rate method was superseded by the present schedule rate method, a new form of expert was evolved who is today known as the Rate Schedule Expert. Every prominent insurance broker now has a specialist to attend to the reduction of rates for his client, and it is a fair assumption that with the increased activities of the Bureau of Fire Prevention, the State Fire Marshal, and the Commissioner of Labor, there will be evolved, and in fact there is already in existence, a type of expert to deal with Fire Prevention Orders.

Qualifications of the Specialist.

The qualifications of a fire prevention expert who is really able to render service to managers of property must include experience in the fire insurance field, in the fire department field, in fireproof construction, and in the special features which are a more particular part of fire prevention as an applied science. These special fire prevention features include automatic sprinkler protection, fire and exit drills, fire escapes, fire alarms, the protection of heat, light and power apparatus, and the safeguarding of special fire hazards produced by the tenants of a building.

The expert's method of handling a fire prevention order is first to carefully scrutinize the order for clerical errors or departures from the requirements made by statutes, ordinances or regulations of the Fire Department. The next step is to examine the building and study the condition existing therein, to discover if these conditions justify an appeal to the Fire Commissioner to have the order withdrawn as unnecessary or unreasonable.

How He Handles a Fire Prevention Order.

After these steps have been taken, the expert has sufficient information to advise real estate managers what is the best course of action; to oppose the order, to ask its withdrawal entirely, to ask for modifications for good and sufficient reasons, or to comply with it.

If the expert finds that the conditions of a building justify an appeal to the Fire Commissioner, to have the order withdrawn, he prepares the necessary statement of facts, supporting the statement by technical Fire Prevention reasons, and conducts all correspondence and negotiations with the Fire Department in the same way that an attorney handles a legal matter.

Eliminating Items.

If the expert finds that the orders are not susceptible of complete withdrawal, he endeavors to secure the elimination of certain items or the softening of certain details which bear too harshly on the owner. Such modifications of fire prevention orders are frequently possible simply through the presentation of certain facts regarding the building, but in most cases the modifications are obtained through the expert designing alternative improvements, which are acceptable to the fire department, and which provide equal protection to life and property.

A case in point where a substitute order was very advantageous to the owner was the withdrawal of an order to install a fireproof passage on the first floor of a large loft building through the expert pointing out how an adequate exit could be provided by a small bridge to an adjacent building.

Saves Expenses for Owner.

The principal advantage to a real estate manager through the employment of an expert is that he is relieved from troublesome and time-wasting negotiations, which call for an endless series of visits, conferences and correspondence, whereas the owner benefits by having the order complied with at a minimum expense. A further advantage derived from the expert's services is that complications with other departments having jurisdiction are avoided, because of the expert's familiarity with the requirements of these other departments.

It frequently happens that the Fire Department, the Department of Water Supply, Gas and Electricity, and the State Labor Department are to be considered on the same violation. A further recommendation for the expert is that through his knowledge of insurance requirements, he is able to have his plans and specifications also meet the approval of the New York Board of Fire

Underwriters and the Fire Insurance Exchange, so that the owner may obtain a reduction in rate warranted by the improvement.

Another feature worth consideration by owners and managers is that the expert designs improvements which are permanent and a guarantee against future orders, because they are based on sound Fire Prevention principles, and embody the ultimate aims of the Fire Department.

THRIFTY COAL BUYERS.

Find There Is Profit in Having Systematic Tests Made for Quality.

By B. G. Gould, Secretary of the Fuel Engineering Company.

Granting that a correct test of the quality of coal can be made by a chemist, the coal user then has only a small part of the information he should have. The test should be combined with sound engineering advice, from an engineer not only familiar with coal characteristics, but with the mechanical problems of the boiler room. There should also be available extensive coal records with which to compare the results, records which will show what other kinds of coal are available, whether a cheaper or more expensive or different kind of coal could be used more economically. These points are all essential to an intelligent understanding of every coal problem, whether the coal is bought on a B. T. U. contract or not. If a B. T. U. contract is to be used, the buyer needs, all the more, experienced advice to avoid the pitfalls awaiting the unwary. Advice from experts, familiar with every detail of the B. T. U. contract should be sought. These points are not mentioned to discourage the building manager from attempting the scientific handling of his coal problem, but to warn against hasty action, or acceptance of inexperienced advisers. To cover all the points mentioned above through a single organization is possible, and also inexpensive, but such organizations are few and far between.

The value of systematic tests on the coal delivered, regardless of a B. T. U. contract should be emphasized. Up to within the past few years, coal has been quite generally bought by guess-work. The consumers are rapidly waking up, and watching the quality of their coal deliveries by means of frequent tests. The natural result of such a policy is easy to see. In the past the coal dealer has not had to select his product with any particular care. Now the buyer is getting the facts, and knows what kind of coal is being delivered to him, and naturally the enterprising dealer is going to see that those customers who are watching the matter closely get his best coal. It is easy to jolly the customer who is still guessing, and it is good business to send the good coal where it is most appreciated.

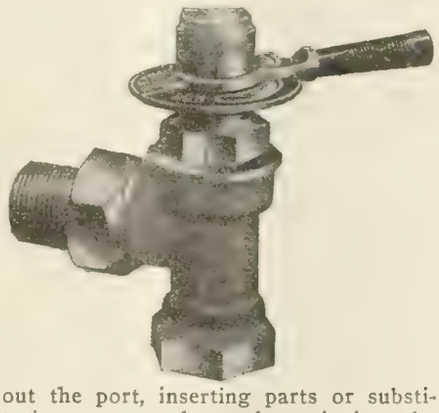
Another advantage of systematic tests is in the ability to choose accurately between coals of different prices. Suppose, for example, that you have been buying No. 1 buckwheat coal for $3.50 a ton, and the average analysis has been 12.540 B. T. U. and 15.20 per cent. ash. You try out another coal for a short time that is sold for $3.40 a ton which averages 11.870 B. T. U. and 18.25 per cent. ash. The actual difference in value between these two coals would not be noticed at the time, but as a matter of fact the coal at $3.50 is the cheaper for you to use. The other coal should be sold to you at about $3.30 to give you as much for your money as the higher priced coal. It is only by means of exact data that such comparisons can be made.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

A New Radiator Valve.

The illustration shows the new Detroit Multi-Port Vapor Valve for use in connection with vapor, vacuum and atmospheric heating systems. It is one of the newest products of the Detroit Lubricator Company, Detroit, Mich. This valve removes the necessity of estimating in advance the size of the port opening required for each radiator on a job, ordering the valves from the manufacturers and waiting for delivery. It also obviates the selection of a suitable valve for the radiator, testing it and disconnecting it for the purpose of reaming



out the port, inserting parts or substituting a new valve and continuing the process until approximately the right port area is obtained.

Any valve out of stock may be used. Install it and, after the system is in operation, remove a set screw, revolve the handle until the ports are correct and replace the set screw, making the adjustment permanent. It is unnecessary to disconnect the valve or to use any tool besides a screwdriver or interfere with the system in any way.

The Detroit Multi-Port Vapor Valve has no packing, yet the construction is said to be such as to do away with the trouble and expense of leakage, making it well adapted for use in vacuum systems where tightness is essential.

A New Pipe Calk.

The Union Clay Products Company, of New Brunswick, N. J., has something new in the way of a calk or sealing joint for sewer pipes in cities where there is no ordinance compelling lead calk in soil pipes. This is in the form of a compound known as G-K, which has remarkable power in keeping the pipe tight, even though it be forced out of line after the joint has been made. The risers in a building are set; then the hot compound is poured into the bell which is automatically sealed without the use of calking irons, thus doing away with breakage of pipe or bell. Iron pipe calked with this compound successfully withstands tests of 160 pounds without leak. An additional advantage rests in the fact that if at any time it is necessary to remove a section of the line a plumber's torch applied to the joint will soften the material sufficiently to allow the removal of the length without breakage.

A New Idea in Rules.

Anyone having use for a rule graduated down to 64ths of an inch knows the difficulty of obtaining accurate measurements in laying out work, knows how impossible it is to get the reading instantly, knows of the eyestrain attendant upon reading such graduations repeatedly; all caused by the fineness and the closeness of the lines. It is evident that if the same measurement could be arrived at with the same degree of accuracy with a rule graduated down not finer than say 16 lines to the inch, these difficulties would be overcome.

Both of these things are accomplished in the "Allen" Improved Scale—an article just put on the market by the Lafkin Rule Company, Saginaw, Mich. The "Allen" Scale is a patented article, and embodies an absolutely new idea in the marking of a machinist's scale.

As any even number of 64ths has an equivalent in 32ds, and possibly in 16ths, one side of this rule is graduated in 32ds and 16ths, and this takes care of all of the even 64ths.

The other side of the rule embodies the new idea. It takes care of all the odd 64ths. The first graduation mark on one edge of this side is 1/64-inch from the end of the rule, and is numbered "1"; the next mark on that edge is 5/64-inch from end of rule, and is numbered 5; the next 9; the next 13, etc., up to the first inch mark, and then repeated in each inch.

Here there is a jump each time of 4/64ths, and between the 1/64-inch and 5/64-inch points would come one odd 64th, i. e., the 3/64-inch mark; between 5 and 9, the 7/64-inch mark, etc. All of these off 64ths appear on the other edge of this side of the rule; that is the first graduation mark there, is 3/64-inch from end of rule and is numlered "3"; the next is 7/64-inch, and numbered "7," etc., in each inch.

Thus the object is accomplished; all the odd 64ths are here given, and yet there are only 16 lines to the inch. This makes it possible to number each graduation mark, and by making each second graduation mark slightly longer than the one before and after it, the figures can be put on in two rows, and this allows room to make them large enough to be easily read. The rule is ¾-inch wide, and is furnished in the two thicknesses commonly known as the tempered and the semi-flexible. It is made in various lengths.

QUESTIONS and ANSWERS

Dust Over Radiators.

I would like to ask if any of your readers have had an experience with any device that is put on the radiator to prevent dust from running up the sides of the wall when the radiators are near the wall, or if there is any fault in the radiator that dust accumulates from the hot air. Is there any way to avoid it?

Answer—It never will be fully avoided. Dust particles will float in the air and will form where there is a draft on the dust collector, the heat radiators, the circulation of the air leaving the radiator. Necessarily it radiates the air coming in contact with the dust, and the simplest, plainest and smoothest surfaced radiator will do the same. It is desirable that the building manager in conferring with the architect in the planning of buildings give plenty of clear space between the radiator and the walls to avoid the high air velocity behind the radiator. The generally accepted distance is about 60 per cent. more than half of the width of the radiator.

Steam Boilers.

May I ask you to answer one more question? Where can I find a recently published book on steam boilers?

Answer.—Longmans, Green & Co., of New York, have just published a book covering this subject by W. Inchley at the University College, Nottingham, England. The price is $2.40.

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There has been some buying along the new subway routes, particularly in The Bronx and Brooklyn. As a rule, however, both operators and investors have hesitated to close any but obvious bargains so long as the Interborough and B. R. T. contracts remained unsigned. With these contracts settled, there should be a considerable increase of real estate activity in all of the boroughs benefited by the new rapid transit.

In looking over the list of bills introduced into the Legislature, one can hardly fail to be impressed with the high quality of the proposed legislation and the laudable ambition of statesmen to associate their names with measures that promise to be of enduring value and immortal fame. Here is Senate Bill No. 154 (Int. No. 152), which bears the name of Mr. Wende. This notable measure provides that no room used for living purposes shall be repapered or calcimined until the old paper or calcimine has been removed. We do not know the exact status of the bill, but if the Legislature fails to enact it at once we suggest that Mr. Wende recall himself and stand for re-election on the great calcimining reform movement.

To anyone interested in the arts and sciences connected with building, or, indeed, to anyone who takes pleasure in the history of the older institutions of the city, the 127th annual report of the General Society of Mechanics and Tradesmen, just issued, will make good reading. Among last year's gifts to the society's valuable technical library of 95,000 volumes, we note, was a file of the Record and Guide from 1894 to 1912, presented by John P. Voelker. An old print of the house at 12 Chambers street, used as a school building from 1821 to 1858, is reproduced in the report. This site is now occupied by the new Municipal Building.

The Dual System Assured.

At last it can be said with some appearance of finality that the dual subway system is assured. The statement has been made a good many times in the past and has proved to be untrue. Never has the career of any great public improvement been attended with more vicissitudes. One serious obstacle has been patiently removed only to be succeeded by another which at its first appearance looked if anything even more formidable. The obstacles have been due, not only to the inherent difficulties of reaching a satisfactory solution of such a complicated problem, but to an opposition which was as unscrupulous as it was futile in expedients and tenacious in its purposes. Now, however, all the intrinsic difficulties of the subject have apparently been provided for, and, so far as can be seen, the opposition is finally defeated. While it may have some further legal or political expedient to invoke, we cannot discern any possible weapon which has not already been tried.

It seems certain that the Board of Estimate will sign the contracts not later than the end of the coming week, and that by March 15 the city will be legally committed to the burden and the benefits of the dual subway system. Once the contracts are signed they cannot be abrogated by any future administration—even if its members are opposed to the policy embodied in the contracts. Doubtless an inimical Public Service Commission or Board of Estimate could seriously embarrass the execution of the contracts, but it would scarcely dare to do so. After a start has been made in the building of the new system any board which delays its completion will incur so much unpopularity that it will not dare to travel very far along that road.

Assuming that the contracts are as good as signed, and that their execution will follow without unnecessary delay, the question in which property owners are most interested concerns the probable date on which the several parts of the new system will go into operation. The section of the city which may reap the first benefit will be Queens. There is apparently no good reason why trains should not be running in the Belmont tunnel by this time next year. Of course the extension to Long Acre Square cannot be completed by that date, but it will be possible to operate trains to and from the existing terminus near the Grand Central Station in a comparatively short time, and advantage will undoubtedly be taken of the opportunity. Another fraction of the new system which may be serving the public without the delay of more than a year is the Fourth Avenue Subway in Brooklyn, which is well advanced towards completion, and which can be operated, we presume, in a provisional manner across the Manhattan Bridge. Still another part of the new system whose early utilization is possible is the Center Street Subway, which should be put in commission well in advance of the system as a whole, and which should do much to relieve the congestion at the Brooklyn Bridge terminal.

The benefit which Manhattan and The Bronx are likely to realize from the operation of the new system will not be gathered so quickly, even in part, as the benefit which accrues to Brooklyn and Queens. The two boroughs included in old New York will, of course, be somewhat helped by the third tracking of the elevated roads and the construction of the elevated extensions. These improvements ought to be completed within a couple of years, but they will serve to make life a little easier for the inhabitants of the upper east and west sides rather than to develop much new traffic or to improve underlying conditions. What The Bronx particularly needs are the subways and elevated roads which will be operated in connection with the new east side subway, and what Manhattan needs is the new east side subway, the new lower west side subway and the new Broadway subway. Sections of these subways are already under construction, and doubtless could be made fit for operation within a year or two, but it is difficult to see how they can be operated until other sections not yet begun are also ready for use.

It might be physically possible to operate an east side service between the Harlem River and 42d street, but a service of this kind would add so enormously to the passengers who wished to board the already overcrowded subway trains at 42d street that any attempt to establish it looks unwise. In view of this fact the Record and Guide trusts that the Public Service Commission will do its best to have the new Seventh avenue subway built in record breaking time. The hastening of its construction even at some extra expense will really be an economy, because of the inconvenience and loss which will be saved thereby to the inhabitants and business men of Manhattan.

The Story the Tax Figures Tell.

The figures which show the assessed valuation of taxable property for the coming year tell plainly enough the story of existing stagnation in real estate values. Taking the city as a whole the increase in the assessed valuation of real estate is smaller than the cost of new construction during the year. In Manhattan particularly there has been a decrease in ground values, and the decrease would have been larger than that actually recorded in case the tax department had dared to face the actual facts of the situation. The tax policy of the city is having its inevitable fruits. Assessed valuations of real estate have been raised to a level which leaves no margin for that necessarily dubious element in real estate, prices—the element which depends upon the strength of the general market and the needs of the seller and the eagerness of the buyer. If the policy of levelling up assessments had been accompanied by a stationary tax rate, its effects might not have been harmful, but unfortunately a steady increase in the tax rate followed—an increase so steady and so considerable that it absorbed any expansion in real estate values in the favorably situated parts of the city. At the same time it necessarily deprived less favorably situated real estate of part of its earning power, and actually diminished its value. The consequence is that a great many property owners in Manhattan would only be too glad to sell their realty at a smaller price than that at which the city is taxing it. During the first seven weeks of the current year 176 parcels of Manhattan real estate were transferred, in which the consideration was stated in the deed. Their aggregate value amounted to $6,579,552; but the city was assessing them for taxation at $6,797,962. Thus their owners were on the whole paying taxes on over $200,000 of value which did not exist, and this general fact must have meant that in individual instances the injustice ran very much deeper. The Record and Guide has been collecting the statistics of the assessed valuation of property sold for a great many years, but the year 1913 is the first in which assessed values exceeded actual values.

Manifestly, the system is breaking down. In order to meet the increased expenses of the city there should be an

increase in the assessed valuation of taxable property sufficient to raise the money necessary to provide for these larger expenses, but under existing conditions there is no chance of raising the needed in crease in revenue by any such means. The larger revenue has to be raised chiefly by augmented taxes on existing values, the consequence being that existing values are tending to shrink. The city is steadily taking away from the real estate owners of New York some part of their existing property, and as the demands of the city government are constantly increasing, while real estate values are decreasing, the situation is rapidly becoming impossible. You cannot keep on collecting an expanding volume of taxes from a diminishing amount of property without finally reaching a condition in which there is no property to tax. It is abnormal and sinister that in a city whose population is increasing at the rate probably of 150,000 each year the increase in real estate values does not amount to the cost of the improvements constructed. Only one inference is possible. Real estate values are actually diminishing. No sufficient allowance is made in the ffficial figures for the deterioration in the value of existing buildings, so that taxable assets are really diminishing faster than they seem to be diminishing. Yet under these critical conditions no one seems able to suggest additional sources of taxation which have any chance of being adopted, and the real estate men themselves seem to be wholly incapable of agreeing on any way out of the dilemma.

THE WEEK IN REAL ESTATE.

There were no notable features to the real estate market during the week, but there was considerable dealing in good properties. Vincent Astor signalized his appearance as a large investor by purchasing 15 West 32d street from the estate of Townsend Wandell. The parcel abuts the holdings of the Astors in West 33d street, just west of Fifth avenue. A tenement property in Cliff street was sold for the fourth time in three months. It is understood that a profit was taken in each transaction; and, if this is so it is interesting as showing that property in old downtown neighborhoods is not quite as heavy a burden as some claim it is. There was a strong demand for apartment houses of good class both in Harlem and on Washington Heights, while a plot in the latter part of the city was sold for improvement with apartment houses. The sale of an elevator apartment house on the East Side was another interesting sale of the week. Probably the premier transaction of the week was the purchase of a large plot, by Charles A. Gould, at the south corner of Fifth avenue and 90th street, opposite the home of Andrew Carnegie. To be improved with a costly home, this plot marks another step in the improvement of upper Fifth avenue along fine lines. Because Central Park is opposite, it does not seem probable that business will soon, if ever, invade the neighborhood where Mr. Gould has bought. A park that fronts on Fifth avenue for a distance of two miles certainly is not a promoter of business conditions therein. Recent tendencies in Madison avenue seem to show that the Lexington avenue subway will materially aid business conditions in that thoroughfare.

The lease of old Bryant Hall, on Sixth avenue, opposite Bryant Park, proved to be a transaction of much interest to hundreds of property owners in the neighborhood. Adjoining the southwest corner of 42d street, this old building will be practically rebuilt into a modern restaurant. The lease, which is for a long term with renewals, marks another forward step in a part of Sixth avenue which has shown recuperative powers. Ever since the Union Dime Savings Institution erected and occupied a new home for itself at 40th street and Sixth avenue together with a few other improvements, the part of Sixth avenue from Herald Square to 42d street has gained in value and in rental strength. The projected new elevated station at 38th street will be a beneficial factor. The lessees of Bryant Hall, or as some call it Lyric Hall, own a number of restaurants in Philadelphia. Very recently a prominent restaurant owner of Chicago leased the large restaurant space in the Grand Central Station and he has opened several restaurants in other parts of the city. It looks as if New York is a profitable field for restaurants and as if one prominent quick lunch company here is going to experience keen rivalry. All of these concerns want long leases, usually with the privilege of renewal. Because of the advent of these newcomers from Philadelphia and Chicago it is likely that there will be competitive bidding for good restaurant locations from the Battery to 42d street. Only recently the Childs company succeeded for the first time in getting into lower Park Row, having, it is understood, leased number 23. It would not be surprising if some other large quick lunch concern entered the street by paying a premium for a choice location. There is a good all-night restaurant trade on Park Row that some streets do not possess.

The owners of the properties comprising the new Court House site in Manhattan received very little consideration from the Board of Estimate this week regarding their request for some relief from the onerous burden of carrying their holdings until the city gets ready to take title to the parcels in question. The Mayor was rather severe in his remarks to them, even though Borough President McAneny declared in open meeting two weeks ago that there was some merit to their grievance. Flagrant instances of injustice to property owners by the city, such as this one has all the earmarks of being, will simply hasten the day when the city will be compelled to take title to property it wants and carry it. Of course, there is no way to make it do so now.

This Bill Would Interfere With Real Estate Developments.

Editor Record and Guide:

We notice in your issue of March 1 last a note relating to a bill prepared by the Department of Taxes and Assessments, to do away with the rule laid down by the Appellate Division in our recent case of Jackson vs. Smith, by providing that the lien of taxes shall be superior to easements existing against the property taxed. We judge from your article that this bill has received some support from real estate interests.

If this is the case, it would appear that some real estate men are either ill-informed or badly advised. The rule laid down in Jackson vs. Smith is a salutary one and protects easements rights, which are frequently a material part of the value of the land benefited, from destruction by the failure of the owner of the land subject to the easement to pay his taxes. The owner of the land benefited pays taxes on an assessment which includes the additional value given by the easement. The city, by this new legislation, attempts to make the owner, in order to hold his easement right, pay not only the additional tax on his own land but all the taxes against the land upon which the easement rests.

The rule laid down in Jackson vs. Smith is not new. The city has never heretofore attempted to cut off easements by tax sales.

Without further particularizing, some of the effects of the new rule, of interest to real estate men, would be, that no land could be sold, and pass the eye of a competent title searcher, in a development tract in which the streets had not been ceded to and accepted by the city before sale commenced.

No uniform restrictive convenants could be applied to a territory and made to hold. The present existing neighborhood restrictions in New York City would cease to be effective. Lands on streets within the city limits, opened since 1898 but not ceded to the city, will have unmarketable titles, as access to the street system cannot be assured.

Unless these results are desired, the approval of this bill should be withheld.

The bill has yet to pass the test of constitutionality.

WEED, HENRY & MEYERS.

A Correction.

In the list of buildings referred to by the Universal Compound Company in their advertisement on the front cover of the Record and Guide for March 1, reference was made to the residence of Mr. John D. Rockefeller at Pocantico Hills built by the Thompson-Starrett Co. This statement they now wish to correct. The general waterproofing contract taken by the Universal Compound Co. was for the addition to Mr. Rockefeller's house now being built by C. T. Wills, Inc., instead of the original house which was built by the Thompson-Starrett Co.

Big Business.

Five million, five hundred thousand dollars will be loaned by the Prudential Insurance Company of Newark on the property to be improved by F. V. & J. H. Burton for the dry goods firm of Lord & Taylor, on Fifth avenue at the northwest corner of 38th street. This week the sum of $3,500,000 was advanced as part of the loan, which was obtained from the insurance company through the Title Guarantee & Trust Company. While it has attracted only passing notice from the public, it is in fact a most remarkable and significant transaction in real estate finance.

A very few more costly building projects have been financed, but generally by the sale of bonds; rarely if ever has so huge a sum been obtained for a private firm by so simple a method—by a single bond and mortgage in the same way that a person would obtain a mortgage loan on an inexpensive dwelling. The business proceedings at the Title company's office took only twenty minutes. Another noteworthy fact is that this is the first loan of large size that the Prudential Life Insurance Company of Newark has made on New York City property. The transaction as a whole testifies to the good opinion which the financiers of the country have of New York City real estate.

During the panic of 1907 stocks of all kinds shrunk to one-half their former value and many bonds were in default, but there was very little depreciation in real estate values. Mortgage investors lost no money. Walter Stabler, the Comptroller of the Metropolitan Insurance Company, said after it was all over that he did not believe there was a man who had an honest well-invested mortgage who had lost anything on it.

—The Board of Estimate declines to have the city take title to the new courthouse site until the city is ready to utilize it.

THE TAX RATES FOR 1913.

Manhattan, $1.81; Brooklyn and Queens, $1.85, and Richmond, $1.92.

The tax rate on real and personal property in Manhattan and the Bronx for 1913 will be $1.81 on each $100, a reduction of 2 cents on each $100. The Aldermen in special session fixed this rate for the ensuing year. The rate for Brooklyn will be $1.85; Queens, $1.85, and Richmond, $1.92. The reduction also amounts to 2 cents on a $100 in Brooklyn, but the rate in Queens is increased 1 cent on a $100, while in Richmond it remains the same.

A statement issued by President Lawson Purdy of the Tax Department says that the dull real estate market is responsible for the fact that the net increase on the assessment roll is less than the value of the new buildings. The evidence furnished by the sales of real estate with the actual considerations stated, which took place during 1912, shows that assessments are as high as the values warrant.

In Manhattan there were 1,234 sales, with considerations stated during 1912, the aggregate assessed value was $72,675,000, and the considerations totalled $71,539,000. The assessed value was therefore 101 per cent. of the total of the considerations, which include the foreclosures.

In Brooklyn there were 775 sales with consideration stated. The aggregate assessed value was $6,734,000, and the agregate of considerations was $6,723,000. The assessed value was therefore 100 per cent. of the considerations. As in Manhattan, these sales include foreclosures.

Increased Assessment of Real Estate.

The figures showing the increased value of land and the increased valuation on account of new buildings for the year 1912 are also given in President Purdy's statement:

The net increase in the assessment of all real estate is $144,748,971, and the net decrease in the assessment of personal estate is $17,545,100, making a net increase in the assessment roll of all property of $127,203,871.

When the annual record was open for public inspection on October 1 there was an increase for improvements aggregating for all boroughs $140,653,850. It will be observed that this increase is $33,000,000 more than the net increase on the final assessment rolls of all ordinary real estate. These figures show that the assessed value of land is less than for 1912. In several districts in Manhattan, notably the easterly part of Harlem and along Broadway, and adjacent streets, between Fourteenth and Duane streets, there have been decreases. There was a net decline in the territory north of Duane street, from river to river.

In the Bronx there was an increase for new buildings of $20,000,000, and the net increase on the assessment roll is but $17,000,000. The assessments remain on the average about the same.

In Brooklyn there was increase for new buildings of $24,000,000, and the net increase on the assessment roll is less than $3,000,000. In eleven districts in Brooklyn out of twenty-three, the land value for 1913 is less than for 1912.

There is no district in Queens that shows a decrease, but the increase is less than $18,000,000, and of this new improvements provide $13,500,000.

In all but one district in Richmond there was a small increase, but that net increase in excess of new improvements amounted to less than $1,250,000.

New Jamaica Terminal Opens.

With the opening of the new union station at Jamaica, to-day, another new era of growth and improvement on Long Island is begun; and, it is more important than any previous era because it marks the inception of a greater suburban train service throughout all parts of Nassau County and the western part of Suffolk County. The railroad company, long ago, announced that it could not electrify its Montauk division from Jamaica to Babylon, or its main line from Hicksville to Deer Park, or farther east, until the extensive improvements at Jamaica were completed. So far has the Jamaica improvement progressed that another year will witness its entire completion, and that means the elimination of all grade crossings and the establishment of a train yard. So much of the new terminal as is now ready for use means an end to the interminable delay of trains which has been caused by lack of sufficient tracks to handle several trains at a time coming into Jamaica. Now more than one train can come into a platform and there are several platforms. As a result, all parts of Nassau county are 10 to 12 minutes nearer Manhattan and Brooklyn than they were before. Floral Park, Hempstead, Rockville Centre, East Rockaway, Oceanside, Long Beach, Lynbrook and numerous other growing communities just east of the city line are henceforth more accessible.

There is a structural feature of the new Jamaica Terminal that has escaped general observation; and, that is the elimination of tracks crossing at grade. The tracks from Jamaica to the Pennsylvania Station in Manhattan cross the tracks from Jamaica to Brooklyn on a steel and concrete viaduct.

Large Holdings.

Some operators say that corporations and wealthy estates will own practically all of Manhattan in the not very distant future. Even in the dullest times the trend of development is toward powerful concentration. Small holdings are accumulated by operators in order to get large plots. The combined sites are improved with one great structure, either mercantile or residential. The improved property becomes an investment security of the highest class and it passes sooner or later into the control of permanent holders.—R. E. Brokers' Bulletin.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Feb. 28 to Mar. 6	1912 Mar. 1 to 7
Total No.	228	203
Assessed value	$14,451,000	$36,721,645
No. with consideration	27	17
Consideration	$2,689,910	$889 750
Assessed value	$1,440,000	$855,300
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
Total No.	1 501	1,692
Assessed value	$97,780,212	$166,201,745
No. with consideration	213	169
Consideration	$9,811,537	$9,169.831
Assessed value	$8,724,962	$8,519,800

Mortgages.

	Feb. 28 to Mar. 6	Mar. 1 to 7
Total No.	143	150
Amount	$10,531,562	$57,748,873
To Banks & Ins. Cos.	32	28
Amount	$7,689,500	$53,801,575
No at 6%	55	62
Amount	$1,099,379	$1,640,446
No. at 5½%	7	6
Amount	$1,069,750	$222.000
No. at 5%	29	38
Amount	$6,282,633	$35,400,375
No. at 4½%	13	12
Amount	$298,500	$473 000
No at 4%	.....	2
Amount	.....	$18,968,302
Unusual rates	.....	1
Amount	.....	$750
Interest not given	39	29
Amount	$1,781,300	$1,044,000
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
Total No.	1 029	1,139
Amount	$40,976,639	$92,658,036
To Banks & Ins. Cos.	256	240
Amount	$23,646,950	$70,638,115

Mortgage Extensions.

	Feb. 28 to Mar. 6	Mar. 1 to 7
Total No.	31	61
Amount	$1,053,250	$2,351,000
To Banks & Ins. Cos.	15	15
Amount	$727,750	$754,000
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
Total No.	385	546
Amount	$13,323,835	$23,496,177
To Banks & Ins. Cos.	140	181
Amount	$6,801,800	$12,732,000

Building Permits.

	Mar. 1 to 7	Mar. 2 to 8
New buildings	13	8
Cost	$1,020,300	$3,055,900
Alterations	$146,140	$274,150
	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8
New buildings	93	133
Cost	$9,068,325	$15,109.775
Alterations	$1,669,085	$2,213,846

BRONX.

Conveyances.

	Feb. 28 to Mar. 6	Mar. 1 to 7
Total No.	131	149
No. with consideration	19	17
Consideration	$235,965	$537,634
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
Total No.	1,218	1,311
No. with consideration	136	108
Consideration	$1,534,190	$1,772,328

New Rates on the L. I. Railroad.

In anticipation of the opening of the Union Hall station at Jamaica, the Long Island Railroad Company has obtained from the Public Service Commission for the First District permission to file a new tariff of passenger rates on less than 30 days' notice. The new tariff shows that there will be several reductions and some increases in the fare. One-way express train fares will be increased one cent from Union Hall station to Woodside, Forest Hills, Kew, Bushwick, Bushwick Junction, Glendale, Richmond Hill and Woodhaven Junction. The fare to East New York will be increased three cents. One-way express train fares from Union Hall station will be reduced one cent to Hollis, Bellaire, Queens, Bellrose, Floral Park, Stewart Manor, Nassau Boulevard, Garden City, Hempstead Crossing and Hempstead.

A reduction of two cents will be made in the fare to Belmont Park. The round-trip fare will be increased two cents to Woodside, Forest Hills and Glendale; one cent to Kew, Bushwick Junction, Richmond Hill and Woodhaven Junction, and three cents to East New York. It will be reduced one cent to Hollis, Floral Park and Stewart Manor; and two cents to Bellaire, Queens, Bellrose, Nassau Boulevard, Garden City and Hempstead Crossing. One-way express train fares also will be reduced one cent between Jamaica and Bushwick Junction; two cents between Jamaica and Glendale, and one cent between Jamaica and Woodhaven Junction, while round-trip fares to Glendale and Woodhaven Junction from Jamaica will be reduced two cents. Fares for local electric train service will remain the same from Flatbush avenue to Belmont Park, with the single exception of the fare from Jamaica to Belmont Park, which will be reduced two cents.

Mortgages.

	Feb. 28 to Mar. 6	Mar. 1 to 7
Total No.	101	105
Amount	$1,306,741	$646.969
To Banks & Ins. Cos.	8	9
Amount	$65,711	$108,500
No. at 6%	49	46
Amount	$582,091	$158,489
No. at 5½%	9	11
Amount	$50,000	$60,755
No. at 5%	19	22
Amount	$355,440	$219,425
Unusual rates	1	.....
Amount	$510	.....
Interest not given	23	26
Amount	$318,700	$208.300
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
Total No.	865	953
Amount	$9,471.802	$8,360,504
To Banks & Ins. Cos.	100	116
Amount	$2,153,529	$2,245,766

Mortgage Extensions.

	Feb. 28 to Mar. 6	Mar. 1 to 7
Total No.	15	18
Amount	$383,900	$342,300
To Banks & Ins. Cos.	3	6
Amount	$81,000	$115.500
	Jan. 1 to Mar. 6	Jan 1 to Mar. 7
Total No.	123	168
Amount	$2,092,500	$2,960,425
To Banks & Ins. Cos.	17	43
Amount	$506,500	$1,031.400

Building Permits.

	Feb. 28 to Mar. 6	Mar. 2 to 8
New buildings	19	41
Cost	$536.800	$933.050
Alterations	$12,400	$39,225
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 8
New buildings	160	211
Cost	$4,414.816	$6,119,225
Alterations	$164,360	$262,250

BROOKLYN.

Conveyances.

	1913 Feb. 27 to Mar 5	1912 Feb. 29 to Mar. 6
Total No.	551	617
No. with consideration	32	25
Consideration	$257,581	$257,915
	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	4,237	4,381
No. with consideration	289	240
Consideration	$2,403,275	$2,156,870

Mortgages.

	Feb. 27 to Mar. 5	Feb. 29 to Mar. 6
Total No.	393	401
Amount	$1,452,763	$1,663,031
To Banks & Ins. Cos.	121	65
Amount	$601,164	$512,350
No. at 6%	225	228
Amount	$596,878	$677,899
No at 5½%	29	47
Amount	$133,600	$246.010
No. at 5%	115	105
Amount	$593,550	$609,318
Unusual rates	1	1
Amount	$65,000	$750
Interest not given	23	20
Amount	$63,735	$129,054
	Jan. 1 to Mar. 5	Jan. 1 to Mar. 6
Total No.	2,992	3,124
Amount	$11,209,807	$12,612,670
To Banks & Ins. Cos.	726	702
Amount	$4,693,081	$5,022,723

Building Permits.

	Feb. 28 to Mar. 6	Feb. 29 to Mar. 6
New buildings	100	118
Cost	$815,900	$1,265,163
Alterations	$60,085	$84,871
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 6
New buildings	648	599
Cost	$5,142.485	$4,969.508
Alterations	$585,147	$503,090

QUEENS.

Building Permits.

	Feb. 28 to Mar. 6	Mar. 1 to 7
New buildings	103	134
Cost	$498,895	$650.250
Alterations	$8,315	$16.235
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
New buildings	693	620
Cost	$2,305,587	$2,548.835
Alterations	$167,276	$81,822

RICHMOND.

Building Permits.

	Feb. 28 to Mar. 6	Mar. 1 to 7
New buildings	18	10
Cost	$41,015	$56,460
Alterations	$4,068	$2.210
	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
New buildings	88	112
Cost	$172,170	$836,635
Alterations	$22,328	$73,860

BUILDING MATERIALS AND SUPPLIES

New York City Construction Figures for Last Two Months Show Increase in Plans Filed, but $5,500,000 Drop in Value.

In the Entire District, However, Both Volume and Value of New Building Construction Exceed Corresponding Records of Last Year—Market Prices.

MARCH usually is the time when building material interests get their stocks and equipment in shape for the opening of the building season. The size of the orders then coming into the wholesale market give the first positive inkling as to the probable trend of building construction. Usually spring requirements are not placed in heavy volume until after the middle of March, but this year conditions are different. Actual orders are somewhat slow, but there is an active inquiry in regard to prices and accommodations.

When the wholesalers show a disposition to shade on quotations and to give term concessions to any and all buyers it is safe to assume that the outlook is not particularly bright and that conditions are bordering on ultra-conservatism. It is, therefore, significant that during the last ten days the inquiry has been much larger than in any other corresponding time during the last four years, and that instead of manufacturers showing a tendency to concede extended terms and to pay little heed to lists, they are showing increasing independence and are even quoting list subject to sharp advances.

This may account for the slowness of orders and it is entirely probable that small builders will wait for another thirty days to elapse under the new administration before they come forward with actual building orders. In operations involving large sums the higher cost of construction is being met by eliminating certain extras as shown by the fact that up to March 1, 1912, there were but 1,364 new building plans filed, while this year there were 65 buildings in excess of that figure, or exactly 1,429 in New York city. The value of these buildings in the corresponding period in 1912 was placed at $23,623,155, while the total value of new building projects filed up to March first this year figures approximately $5,500,000 less, or exactly $18,190,473.

Wholesalers who analyze statistics prophesy that during the next quarter the temper of these figures will be exactly reversed, for the reason that certain commodities like Portland cement and certain grades of lumber, which have recently advanced in price, will not become stimulants in building costs until after the middle of this month, for the reason that distributors have figured on these building operations on old schedules and on contracts which manufacturers are bound to fulfill.

While construction figures covering the first two months of 1913 for New York city proper show a $5,500,000 decrease in value from those of a corresponding period in 1912, new building work in East Jersey, Westchester and Southern Connecticut makes the record in the Metropolitan district from January 1 to March 1 of this year total 3,912. New building plans filed with a total value of $37,239,144, as against 2,489 in a corresponding period last year, valued at $31,642,009.

This wide difference in figures is traceable to the difference in weather conditions during the first part of these two years. In the first two months of January, 1912, frigid weather prevailed, and in consequence new building operations could not go ahead. This year weather conditions were more favorable to early building operations, and the result was that there was a heavier demand upon suburban distributors' stocks, and in most cases distributors seeing a chance to rid themselves of material which they have been carrying for some time, and to encourage building construction, advanced prices comparatively little, if any, thus encouraging operators to go ahead with their plans.

A positive indication of continued strength in the building material market is the firmness of steel. Instead of February falling behind in the volume of contracts taken, as was predicted early in that month, the total contracts placed in February aggregate 126,000 tons, as compared with 100,000 tons in January One noticeable feature of the February steel business was that the railroads placed very small bridge contracts last month, and since the first of January total purchases of fabricated structural steel on railroad account have been only about 60,000 tons, out of a total of 226,000 tons. Since the first of March there has been a lull in fabricated steel orders, but this will probably be only temporary.

HOLLOW TILE QUOTED HIGHER.

National Fireproofing Co. Makes New List for This Market.

THE National Fireproofing Co. is sending out new quotations on hollow tile fireproofing material for use in the Metropolitan district. There is a big demand for this material and in consequence the price level has been raised to those quoted in the following table:

Hollow Wall Tile.	
4x12x12 in	$0.06
6x12x12-in	0.084
8x12x12 in	0.102
10x12x12 in	0.12
12x12x12-in	0.15
Interior Partition Block.	
2x12x12-in	$0.048
3x12x12 in	0.048
4x12x12-in	0.052
6x12x12-in	0.072
8x12x12-in	0.096

STEEL IN AN ACTIVE MARKET.

A New Record Made for Steel Contracts in February.

ACTIVITY continues in fabricated structural steel for commercial buildings and manufacturing plants, but railroad orders for bridges are still relatively small—less than one-sixth of the total tonnage booked by the fabricating shops in February.

All of the steel companies have specifications which permit the mills to run as close to full capacity as the steel supply makes possible. In February a new record in daily output of steel ingots was established by the United States Steel Corporation, and it is understood that some of the independent companies have been equally fortunate. Output of steel ingots by the Corporation has been close to $59,000 tons per day.

The McMorrow loft building to be constructed on West 35th street, awarded to the Hinkle Iron Works, will require only 850 tons of steel. Levering & Garrigues will construct two buildings at East Boston for the Mead-Morrison Company, one of which has been formally awarded. There is an inquiry in the market for 250 tons of steel for the Flower Hospital to be constructed at 64th street and Avenue A, this city.

Here in New York the final signing of the subway contracts gives the steel men hopes of heavy rolling tonnages in the summer. Close to 200,000 tons are expected to be used in this work.

LINSEED OIL DROPS 2 CENTS.

Lubricants in Good Demand—Petroleum Firm at Unchanged Prices.

LINSEED oil has fallen off two cents a gallon in this city. Seed is slightly easier at Duluth, making oil here quiet and steady. Current prices for City raw American seed range at 47 and 48, raw Calcutta stands at 65 and the local market is steady.

China wood oil is now quoted at between 7½ and 8. The movement of crude oil is considered easy. Current prices follow: Pennsylvania, $2.50 per bbl.; second sand, $2.50 per bbl.; Tiona, $2.50 per bbl.; Mercer, black, $2 per bbl.; Corning, $2 per bbl.; New Castle, $2 per bbl.; Cabell, $2.07 per bbl.; North Lima, $1.31 per bbl.; South Lima, $1.27 per bbl.; Indiana, $1.32 per bbl; Princeton, $1.14 per bbl.; Illinois, above 30 gravity, $1.25 per bbl.; Kansas and Oklahoma, 88 cents per bbl.; 30 gravity and above; Caddo, La., light, 91 cents per bbl.; Caddo, La., heavy, 60 cents per bbl.; Canada, $1.65 per bbl.; Sommerset, $1.35 per bbl., 32 gravity and above; Ragland, 70 cents per bbl., 28 and 32 gravity.

The mineral lubricant producers are reporting a good demand for all grades and the market is retaining a firm tone. Current prices follow: Black, refined, summer, 13 to 13½; Black, reduced, 27 gravity, 35 to 30 c. t., 13½ to 14; Black, reduced, 30 gravity, 15 cold test, 14½ to 15; Cylinder, light filtered, 21½ to 23; Dark, steam, refined, 15½ to 25; Paraffin, high viscosity, 19 to 26; 23½ to 24 gravity, 15 to 15½; 28 gravity, 13 to 13½; Wax, crude, per lb., 3¼ to 3¾; refined 120 m. p., 412; refined 125 m. p., 4¾; refined, 130 m. p., 5¼; refined, 135 m. p., 6¼.

Current prices of lubricating oils in 5 barrel lots of neutral oils, filtered, are as follows: Prices for cylinder, dark are 20 and 27 cents a gallon, according to test. On the same basis cylinder steam, refined, run from 14 to 22; stainless white neutral, filtered, 30 to 34 gravity, run from 28 to 29; lemons, 33 to 34 gravity, 17 to 19; dark, 32 gravity, 13 and 18.

LUMBER INQUIRY HEAVY.

Wholesalers Report Considerable Movement Toward Purchasing in Suburbs.

THAT the stocks of lumber dealers throughout the Metropolitan district is low is shown in the fact that the inquiry reported by wholesalers is extremely active despite the higher tendency of prices. Quotations for spruce are firm with the demand a little above normal. The flooring market is stiffening with a continued good demand. Hemlock was without change this week. Long leaf yellow pine in all sizes is in good demand. There has been a slight retraction in the activity of shingles, but the supply is limited and it is not at all probable that prices will fall. The following prices rule for cypress shingles: 7x24-in. rived and shaved, $23.50 to $24 per M; 21-in., promiscuous widths, rived and shaved, $8, 4-in. basis; 6x20-in., sawed, $12 per M; 6x18-in., sawed, $8.50 per M; 5x18-in., sawed, $7.50 per M.

The price of oak piling is 22 to 25 cents per lin. ft. Oak piles, 14 ins. in diameter, 2 ft. from butt with a 6-in. top, and 40 to 45 ft. long, are held at $10.50 to $11.50; 50 ft. long, 25 cents per lin. ft. Pine piles, 25 ft. long, 12 ins. in diameter, 2 ft. from butt, with a 7-in. top, held at 17 cents per lin. ft., while those 25 ft. long are 16 cents. In general pine piles can be had at 16 and 17 cents; oak piles, 55 to 60 ft., are quoted at 23 cents per lin. ft.

COMMON BRICK MORE ACTIVE.

Expected Reopening of Navigation Makes Holders of Stacks Nervous.

THE restricted volume of construction work in New York City during the last three or four weeks has resulted in restriction in the movement of stack brick with the expected reopening of navigation at almost anytime. Holders of stack brick have become somewhat nervous especially since the $7.50 level for common brick at the wholesale docks has been maintained by demand. The outlook for demand in this department in the near future is promising and there is every indication that the market's requirements will be materially increased in the near future.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

1913.
Left Over, Feb. 22—54.

	Arrived.	Sold.	Covered.
Monday	11	6	0
Tuesday	0	1	0
Wednesday	0	4	0
Thursday	0	0	0
Friday	0	2	0
Saturday	7	2	0
Total	18	15	0

Condition of market, dull. Prices, Hudson (basic) $7.25 to $7.37½. Raritan, $7 to $7.25. (Wholesale dock N. Y. For dealers' prices add profit and cartage). Newark (yard), $8.25. Left over (open cargoes)—36. Total covered—0. Total covered sold—8. Total covered on reserve—11. Total under cover in corresponding week last year 16.

Note.—Prices this week in the Hudson River market average around $7.25. There were some covered cargoes that went out for less than $7 and in the case of two brands, which were reserved for the exclusive use of certain companies, brick was held for $7.37½. One instance was reported where a cargo brought as much as $7.50, but this was exceptional brick for exceptional purposes. The range given above represents prices at which the largest number of sales in the week were made.

1912.
Left Over, Feb. 26—8.

	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	0	0	1
Wednesday	0	1	0
Thursday	0	2	4
Friday	0	2	4
Saturday	0	3	3
Total	0	8	12

Condition of market, strengthening. Price, $6.75 to $7.25. (Wholesale dock N. Y.) Raritan river, $7. Total covered left—16. Total number of open barges left March 2—0.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Large Leases Are a Notable Phase of the Week's News.

Dealing in real estate was fairly frequent this week and the character of it was good. Some first-class apartment houses in various parts of the city changed hands, while a large corner plot on Carnegie Hill was sold for improvement with a fine dwelling. The leasing market was as important in some of its phases as the selling market. Our columns will show some very substantial leases, and while it is the time of year when leasing is frequent still some of the leases are of more than ordinary interest. The real estate market in Brooklyn shows a strong undertone and it is in better condition than it was in last week. There is a good market for dwellings; and, in the face of the fact that Brooklyn has been deprived of subway routes it long ago expected, the borough's real estate is responding to the demand for living space in other than apartment houses, while the demand for space in those buildings in Brooklyn is also good. There were a few good sales in the Bronx of apartment houses.

The number of sales south of 59th street was 11 against 17 last week and 26 a year ago.

The sales north of 59th street aggregated 34, compared with 29 last week and 24 a year ago.

From the Bronx 18 sales at private contract were reported, against 17 last week and 21 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,403,423 compared with $2,053,250 last week, making a total since January 1 of $10,430,956. The figure for the corresponding week last year was $646,458, making the total from Jan. 1, 1912, $8,495,400.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CLIFF ST.—Chas. F. Noyes Co. resold for Edward Greenbaum 60 Cliff st, a 4-sty front and a 3-sty rear tenement house, both on one lot 20x100, between Beekman and Ferry sts. This is the fourth sale of the property within 3 months.

CLINTON ST.—Rebecca Hains sold through Grossman & Phillips to L. M. Rothman 129 Clinton st, a 5-sty tenement house, on a lot 25x100. It is between Broome and Delancey sts.

FRONT ST.—Chas. F. Noyes Co. resold for a client to Fred'k Ingraham 66 Front st, a 5-sty loft building, on a lot 20x85.

NEW CHAMBERS ST.—Mary E. Sandford sold through Chas. B. Van Valen 82 and 84 New Chambers st, a 4-sty tenement house, on a plot 40.10½xirregular.

13TH ST.—Sarah D. M. Fogg sold through P. J. Curry to Chas. Whitney Smith 329 West 13th st, a 2-sty stable, on a lot 25x75.

27TH ST.—The 27th Street Co., of which Herman Lobel is treasurer, sold to the East Orange & Ampere Land Co., of which Benj. N. Duke is president, 39 to 43 East 27th st, two 8-sty elevator apartment houses, on a plot 75x113.6, between 4th and Madison avs. The buyer gave in part payment a tract of lots at Ampere, N. J. Pease & Elliman were the brokers.

39TH ST.—Bernard J. Foss sold for Samuel Harris to Seaman Sylvester 441 West 39th st, a 5-sty tenement house with stores, on a lot 25x98.9.

32D ST.—The estate of Townsend Wandell sold to Vincent Astor 15 West 32d st, a 5-sty building, on a lot 25x98.9. The property abuts the large Astor holdings in West 33d st, west of 5th av.

BOWERY.—S. A. Berger sold to the Salvation Army 223 and 225½ Bowery, a 10-sty fireproof loft building, on a plot 38x18xirregular. The Salvation Army will vacate the building it is occupying at Chatham sq and East Broadway, the lease of which expires on May 1.

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MADISON AV.—Frank J. Griffin bought from the estate of Mary O'Neill 86 and 88 Madison av, two 4-sty and basement dwellings, on a plot 49.6x95, adjoining the Hotel Seville, at the southwest corner of 29th st. The site will be reimproved with a business building.

2D AV.—Geo. Richard sold through A. H. Levey to Jos. Hahn the northwest corner of 2d av and 12th st, a 6-sty elevator apartment house, known as Onyx Court, on a plot 61.3x90.

Manhattan—North of 59th Street.

ST. NICHOLAS PL.—Jos Hamerschlag sold the vacant plot, 99.1x200, in the east side of St. Nicholas pl, and extending through to Edgecombe av, between 152d and 153d sts.

63D ST.—H. C. Senior & Co. sold for Mary H. Markey 159 West 63d st, a 5-sty flat, on a lot 20x100.5.

66TH ST.—Chas. B. Van Valen sold for the Gramont Construction Co. 153 West 66th st, a 5-sty triple flat, on a plot 31x100.

71ST ST.—Floyd M. Johnston sold 221 West 71st st, a 3-sty and basement dwelling, on a lot 18.6x102.2, between Broadway and West End av.

88TH ST.—Folsom Bros. sold for Philip Steuernagel to Jos. Herrmann 237 East 88th st, a 5-sty tenement house, on a lot 25x100.8½.

93D ST.—A. Lawton McIlhorn sold 252 West 93d st, a 5-sty dwelling, on a lot 19x100.8.

95TH ST.—Arnold Adler sold 302 East 95th st, adjoining the southeast corner of 2d av, a 5-sty tenement house, on a lot 25x75.8.

101ST ST.—John G. Osterberg sold through Jas. J. Etchingham to Dr. Henry W. Holling, 77 West 101st st, a 5-sty flat, on a lot 25x100.11.

103D ST.—M. M. Hayward & Co. sold for Edith Lowenfels 157 East 103d st, a 5-sty apartment house, on a plot 31.3x100.11.

111TH ST.—Reliant Leasing Co. sold through Isaac Hattenbach 309 West 111th st, a 5-sty flat, on a plot 33.4x100.

116TH ST.—Henry Rauh sold 20 East 116th st, a 5-sty flat, on a plot 35x100.

127TH ST.—Martha Traubner sold to the Brown-Weiss Realties 145 and 147 West 127th st, a 6-sty elevator apartment house, known as the Rosemere, on a plot 50x99.11.

127TH ST.—David Gilmore sold 226 East 127th st, a 5-sty brick tenement house.

129TH ST.—A. E. Polak Realty Co. sold for Janet Rochelle to Samuel Goldberg 30 West 129th st, a 5-sty flat, on a lot 25x99, between 8th and St. Nicholas avs. The buyer gave in part payment 164 Chelsea av, Long Branch, N. J., a 4-sty hotel, the building itself measuring 170x100.

131ST ST.—Thos. P. Kelley sold 48 and 50 West 131st st, a 6-sty brick tenement house, on a plot 37.9x100.

135TH ST.—Nels Gross sold through John H. Lawrence to Louis J. Meader 612 West 135th st, a 6-sty apartment house, on a plot 38.9x99.11.

142D ST.—Harry Levey sold 513 West 142d st, a 3-sty dwelling, on a lot 16x100, 120 ft west of Hamilton pl. The house was long used for a private school known as the Hamilton Grange. The school has a lease on the property which has 3 years yet to run. Early last month the house was sold by John O'Neil, a resident of Florida, to Bertha M. Ryan, who sold to Mr. Levey. The latter now gives it in trade for the 5-sty tenement house, on a lot 25x87.9, at 519 West 27th st, between 10th and 11th avs.

170TH ST.—Lena Schleidecker sold 509 and 511 West 170th st, a 5-sty apartment house, on a plot 50x100.

181ST ST.—Ambrose Realty Co. sold to the Debenture Corporation of New York 728 to 738 West 181st st, two 6-sty apartment houses, known as the Jasper and the Jessica, on a plot 200x150. The buyer gave, in part payment, 232 lots at Huntington Terrace, Huntington, L. I.

186TH ST.—Mary F. Martin sold to Casper D. P. Schnoor 556 and 558 West 186th st, a 5-sty apartment house, on a plot 50x107, 150 ft. east of St. Nicholas av.

AUDUBON AV.—The Ems Realty Co., Thos. Mulligan, president, sold to Wolf Goldberg and Max Hoffman the southeast corner of Audubon av and 177th st, a 6-sty elevator apartment house, on a plot 99.11x100. In part payment the buyer gave 10 lots in the east side of Fox st, 200 ft. south of Westchester av; also the abutting plot, 129.11x107, in the west side of Simpson st, 369 ft. south of Westchester av.

BROADWAY.—Jas. E. Barry & Co. sold to Anthony Koelble, 3924 Broadway, a 4-sty flat, on a lot 25x100.5. The buyer will remodel the building for business purposes.

COLUMBUS AV.—Ennis & Sinnott, in conjunction with Leonard Weill and Ashforth & Co., resold for the owner 49 Columbus av, a 5-sty triple flat, on a lot 25.1x100, between 61st and 62d sts.

COLUMBUS AV.—Ennis & Sinnot and Leonard Weil bought through Chas. S. Kohler from Edna H. Hunter 49 Columbous av, a 5-sty flat, on a lot 25.1x100, between 61st and 62d sts.

CONVENT AV.—Jas. B. Gillie sold the southwest corner of Convent av and 144th st, a 3-sty and basement dwelling, on a lot 20x90.

LENOX AV.—Thos. A. Roe bought from John R. Kelly 276 and 278 Lenox av, at the southeast corner of 124th st, two 5-sty flats, on a plot 50x75.

LEXINGTON AV. — Anton Szelagyl sold through Froman & Taubert 1205 Lexington av, a 4-sty flat, on a lot 20x70, 40 ft. south of 82d st.

MANHATTAN AV.—Geo. D. Gregory sold through H. D. Winans and May the northwest corner of Manhattan av and 118th st, a 7-sty apartment house known as The Harold, on a plot 100.11x100. There are stores in the ground floor. The seller bought the property in foreclosure for $215,000 about 2 years ago.

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Private Realty Sales (Continued).

MORNINGSIDE AV.—Annie Abatte sold 19 Morningside av, at the southeast corner of 116th st, a 5-sty flat, on a lot 26.4x87xirregular.

ST. NICHOLAS PL.—Falcon Realty Co., Jos. Hamershlag, president, sold to the Strathcona Construction Co. the vacant plot, 99.1x200, in the east side of St. Nicholas pl, midway between 152d and 153d sts. The purchasing company will improve the plot with two 6-sty elevator apartment houses.

WADSWORTH AV.—Benj. J. Weil sold 277 Wadsworth av, a 5-sty apartment house, on a plot 50x100, at the southeast corner of 187th st.

3D AV.—Peter A. H. Jackson's Sons sold to E. Lowenthal & Son 1763 3d av, a 5-sty tenement house with stores, on a lot 25x83.9, adjoining the southeast corner of 98th st.

5TH AV.—Julia E. Cameron sold through Duff & Conger to Chas. A. Gould the southeast corner of 5th av and 90th st, a vacant lot 25.2x102.2. The buyer owns the 3 adjoining lots on 5th av and 6 lots abutting in 90th st. Opposite Andrew Carnegie's garden, the total plot is 100.8 ft. on 5th av and 255.7 ft. in 90th st. The Cameron lot alone was held at $250,000.

8TH AV.—Friedman Construction Co. resold through W. J. Shalvey 2578 8th av, a 5-sty flat with stores, on a lot 25x80.

Bronx.

JENNINGS ST.—Wm. Corcoran sold 763 Jennings st, a new 6-sty flat, on a plot 40x148.9.

176TH ST.—A. J. Madden sold for the Dwyer & Cary Construction Co. the southeast corner of East 176th st and Trafalgar pl, a 5-sty apartment house, on a plot 27x100.

BARNES AV.—Ernst & Cahn, in conjunction with J. J. Pittman, sold for a client to D. C. Lennon, 1873 Barnes av, a 2-sty and basement 2-family house, on a lot 25x100.

CLAY AV.—The A. J. Schwarzler Co. sold through Wm. H. Mehlich to John Holzel the southeast corner of Clay av and 168th st, a 5-sty flat, on a plot 34.6x80.

CLAY AV.—Wm. H. Mehlich sold for Emily Mehlich to Albert Behrens, 1198 Clay av, a 5-sty flat, on a plot 39x80.

CRESTON AV.—The estate of John B. Haskins sold to a builder the vacant block front on the west side of Creston av, from Fordham rd to 190th st, a plot 177.4x125.8. The buyer will erect high-class apartments on the plot.

ELTON AV.—A. C. Thode sold 905 Elton av, at the southwest corner of 162d st, a 5-sty flat, on a plot 31.6x100.8.

FORDHAM RD.—The Duross Co. sold for Purmilla A. Bunt 2403 Fordham rd, a 3-sty brick dwelling, on a lot 20x96.6.

MAHAN AV.—F. M. Weiss & Co. sold for Wm. D. Newell to Jos. Pierson the vacant plot, 100x100, on the west side of Mahan av, 150 ft north of Tremont rd.

MATILDA AV.—Marion A. Grimes sold through W. Wm. Eggert 4749 Matilda av, a new 2½-sty frame dwelling.

PROSPECT AV.—Matthew P. Doyle sold through ... J. Madden the northwest corner of Prospect av and 150th st, a lot 25x100.

TREMONT AV.—Patrick S. Treacy, in conjunction with Williamson & Bryan, sold for Henry B. Wesselman the lot, 25x100, on the south side of Tremont av, 225 ft. west of Marmion av. The buyer will improve the lot.

UNION AV.—McKinley Square Casino Co. at 775 East 169th st, bought 1283 and 1285 Union av, two 2-sty dwellings on a plot 33.6x114.4x irregular, abutting the Casino. The property will be reimproved with an annex to the Casino.

WHITE PLAINS AV.—A construction company has bought through Hugo Wabst the plot, 50x100, on the west side of White Plains av, about 500 ft. north of the intersection of White Plains av and Boston rd.

WILLIS AV.—Richard H. Scobie resold for the Dwyer & Carey Construction Co. 209 and 211 Willis av, two 3-sty buildings, on a plot 50x96, with a large store of the same size, which is leased to the F. W. Woolworth Co. The sellers acquired the property about a week ago through the same broker.

BRONX RIVER PARKWAY.—Hugo Wabst sold for a client a plot 100x100, on the west side of the Bronx River Parkway, near the city line.

Brooklyn.

CLARKSON ST.—The Realty Associates sold, in the Prospect Park East section, to Wm. R. Hendrick 11 Clarkson st, a 2-sty and cellar brownstone dwelling, on a lot 20x120; to Wm. B. Andrews 19 Clarkson st, a 2-sty and cellar brownstone dwelling, on a lot 20x120; to Almedo Alfaro 21 Clarkson st, a 2-sty and cellar brownstone dwelling, on a lot 20x120; to Richard A. Cary 27 Clarkson st, a 2-sty and cellar brownstone dwelling, on a lot 20x120; to Annie L. Cary 29 Clarkson st, adjoining, a similar dwelling; and to Jos. N. Dale 31 Clarkson st, a 2-sty and cellar brownstone dwelling, on a lot 20x120.

DOWNING ST.—The estate of Anna H. Walbridge sold through J. D. H. Bergen & Son 75 and 77 Downing st, two 2½-sty brick dwellings, each on a lot 17.6x101.

FULTON ST.—J. D. H. Bergen & Son sold for the estate of John T. Willets to an investor 1461 Fulton st, a 4-sty brick and stone flat with store, running through to Decatur st, on a lot 20x54.3x20.6x58.9.

IRVING PL.—J. D. H. Bergen & Son sold for the estate of Anna H. Walbridge 46 and 46½ Irving pl, two 3-sty brick dwellings, each on a lot 15x101; also for Mrs. Grace Koos Hassell to an investor 15 Irving pl, a semi-detached brick and frame dwelling, on a lot 23x100.

NORTH OXFORD ST.—H. W. Rozell & Son sold for Mrs. Elizabeth P. Leadetter 93 North Oxford st, a 2-sty and basement dwelling to a buyer, for occupancy.

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PACIFIC ST.—Post & Reese sold for Mrs. Chas R. Swords 225 Pacific st, a 3-sty tenement house with stores and a rear building, on a lot 25x100.

SCHERMERHORN ST.—The Kings County Women's Temperance Union bought 206 Schermerhorn st, a 3-sty dwelling, which the organization will use as headquarters. Dormitories for working girls may be installed.

WASHINGTON ST.—The Federad Government has bought the old Columbia Theatre, which adjoins the Brooklyn Federal Building at Washington and Johnson sts. The new owner now controls the entire block bounded by Washington, Johnson, Adams and Tillary sts. The Columbia Theatre site will be reimproved with an immense addition to the Federal Building, which contains the Brooklyn Post Office and the Federal courts. The theatre building was originally the department store of Liebmann Bros. & Owens and was subsequently altered into a theatre; but in late years it became too far downtown for a high-class theatre and it has lately been a moving picture house. Both houses of Congress have acted favorably on the bill to acquire this site and President Taft approved it.

WINDSOR PL.—G. W. Snyder & Son sold for a client 257 Windsor pl, a 2-sty and basement stone front, 2-family house, on a lot 20x100. The house is one of a row that was built by the Wm. M. Calder Building Co.

3D ST.—Kings & Westchester Land Co. sold to Benj. P. Sweeney the vacant lot, 22x90, in the north side of 3d st, 22 ft. west of 8th av.

EAST 4TH ST.—Burrill Bros. sold for Nelson J. Merrill to Grace L. Conley the 2-family detached house, on a plot 40x100, at 618 East 4th st, Flatbush.

WEST 8TH ST.—A. E. Spicer bought from Otto Singer, builder, a new dwelling at 1733 West 8th st, in the Kings Highway section.

9TH ST.—Seymour Rosenberg Construction Co. sold to Isaac L. Miller 413 to 417 9th st, between 6th and 7th avs, a 5-sty brick and stone apartment house, 60x80x100.

WEST 9TH ST.—Otto Singer, builder, sold to D. J. Barry 1787 West 9th st, a dwelling in the Kings Highway district.

EAST 12TH ST.—Chas. E. Van Valen sold for a client 872 and 874 East 12th st, two 2-family houses, each on a lot 20x100.

25TH ST.—The Realty Associates sold to Marshall E. Munroe 330 East 25th st, a 2-sty and cellar brick dwelling, on a lot 20x100; also to Edmund Hamison 314 East 25th st, a 2-sty and cellar brick dwelling, on a lot 20x100; and to Nettie R. Thompson, 372 East 25th st, a 2-sty cellar brick dwelling, on a lot 20x100.

54TH ST.—The Realty Associates sold to Edward C. Balcke 1160 54th st, a 2-sty and cellar and cellar brick dwelling, on a lot 20x100.

60TH ST.—B. J. Sforza sold for Stephano Russo the vacant plot, 40x200, in the north side of 60th st, running through to 59th st, 220 ft. east of 17th av.

65TH ST.—The Alco Co. sold the following 2-sty brick and stone houses: to J. Brown 1926 65th st; to H. W. Pendleton 1930 65th st; to H. C. Calhoun 1904 65th st; to Redman Hooke 1914 65th st; and to Cecil Hooke 1918 65th st.

73D ST.—Samuel Galitzka Co. sold for the Shlikerman Realty & Imp't Co. to Mrs. Grace L. Duffy, for investment, 564 73d st, a 2-sty and cellar brick 2-family house, on a lot 20x100.

AV D.—The Realty Associates sold to the Goell Construction Co. the northwest corner of Av D and East 25th st, a plot 100x90, which the buyer will improve with five 2-sty dwellings of brick and stone.

ARGYLE RD.—John F. Kendall sold through Milnor Wiley & Son to a buyer, for occupancy, the detached 2-family house on the east side of Argyle rd, 240 ft. south of Ditmas av, Flatbush.

FLUSHING AV.—The Brooklyn Rapid Transit Co. sold to the American Tobacco Co. the plot 275x300, on Flushing av, running through to Hopkins st, 125 ft. west of Marcy av. On the plot the buyer will erect a fireproof factory building.

FOSTER AV.—Milnor Wiley & Son sold for E. R. Strong & Co. the new semi-bungalow, on a plot 29x100x69, at the southeast corner of Foster av and East 14th st, to a buyer, for occupancy.

HUDSON AV.—Brooklyn Union Gas Co. sold its waterfront property at the foot of Hudson av and the East River, adjoining the Navy Yard on the west. It is between 6 and 7 acres in area and has a frontage on the river of more than 500 ft.

5TH AV.—Max Simon sold through Tutino & Cerny to Benj. Friedman 5421 5th av, a 3-sty brick flat with store, on a lot 18x90. This is the second sale of the property within 6 months.

8TH AV.—Chas. E. Rickerson sold for the estate of John R. Planten to Chas. F. Hubbs 44 8th av, between Lincoln pl and Berkeley pl, a 4-sty and basement brownstone front dwelling, 25x65x100. The buyer wil make alterations to this house and occupy it.

11TH AV.—The Realty Associates sold to Katherine Mundy 4902 11th av, at the southwest corner of 49th st, a 2-sty and cellar stone front dwelling, on a lot 20x100, in the West Borough Park section; also to John B. D'Alessio 4916 11th av, a 2-sty and cellar stone front dwelling, on a lot 20x100.

12TH AV.—Frank A. Seaver sold for the Gibraltar Construction Co. to a buyer, for occupancy, the detached dwelling, on a plot 40x100, on the south corner of 12th av and 76th st, Dyker Heights.

Queens.

RIDGEWOOD.—The G. X. Mathews Co. sold 1857 to 1867 Cornelia st, six 6-family flats, each on lot 27.6x68.3, to Eugene A. Sherpich; also 1873 Cornelia st, a similar house, to Jacob Beilman; also 1874 Putnam av, a similar house, to John Muth, and 2004 Woodbine st, a similar house, to W. A. Walter. All of these houses are located between Onderdonk and Woodward avs. The builders have now disposed of 56 out of 81 similar houses which they are erecting on the old Meyerrose farm in the Ridgewood section.

ROCKAWAY PARK.—Rockaway Park Realty Co. sold for C. F. Winslow and R. Thursby a plot 60x100, at a corner of Bay and West End avs; for Andrew P. Snyder a plot 60x100, on the west side of West End av; for C. F. Winslow and R. Thursby a plot 40x100, on Bay av; for Anna Brown a plot 30x100, on the east side of 2d av, all in Rockaway Park.

BELLE HARBOR.—Rockaway Park Realty Co. sold for W. H. Duncan a plot 60x100, on Essex av, Belle Harbor.

ROSEDALE.—Windsor Land & Imp't Co. sold, at Rosedale, to F. C. McMurray a plot 40x100, at Oxford rd and Clinton av.

Richmond.

CONCORD-CUOZZO & GAGLIANO CO. sold for Nastasi & Valenti to Marietta Pappalardo, of the Bronx, the new dwelling on Columbus av, Fingerboard Terrace, at Concord.

Near-By Cities.

JERSEY CITY, N. J.—Arthur Meeker of Chicago, said to represent Armour & Co., bought from the Halstead Packing Co. plant, a 6-sty building on a plot 400x200, occupying the block bounded by 17th, 18th, Monmouth and Coles sts, Jersey City; also the stable, on plot 100x125, at the northwest corner of Jersey and 16th st. The property is sold subject to a mortgage of $120,000 at 5 per cent., payable at the rate of $30,000 a year. The sale also included the machinery and fixtures in the plant.

BRONXVILLE, N. Y.—M. F. Hammer sold 492 Rossmore av, Bronxville, a detached dwelling, to a buyer for occupancy.

JERSEY CITY, N. J. Robt. S. Ross sold to J. J. O'Connor the northeast corner of Erie and 17th sts, Jersey City, a vacant plot 175x100.

JERSEY CITY, N. J.—Jos. Gatov sold to Cornelius V. Broach 68 Grant av, Jersey City, a 3-sty double flat, on a lot 25x112.

JERSEY CITY, N. J.—The Detwiler estate sold to Chas. Barbash the southwest corner of Linden and Fowler avs, Jersey City, a plot 37x200.

Rural and Surburban.

HUNTINGTON, L. I.—Morris & Gerard sold to the Normandy Land & Imp't Co., for development, a tract of 13½ acres, south of the railroad station, at Huntington.

RIVERVALE, N. J.—Dudley P. Powers resold the Running property, comprising 50 acres, at Rivervale, N. J., to Harry Solter.

ROCKVILLE CENTRE, L. I.—Windsor Land & Imp't Co. sold, at Rockville Centre, to E. Harvey a plot 60x100, on Rockville Centre parkway; to J. C. Miller a plot 40x100, in Jackson st; to J. Curcio a plot 40x100, on Columbia av; to H. Schriefer a plot 37x100, in Cumberland st.

VALLEY STREAM, L. I.—Windsor Land & Imp't Co. sold, at Valley Stream, to E. McGawan a plot 40x86, in Terrace pl; to W. Schermer two plots 40x100, in Maple st and one at Grove av and Decker st; to A. Murphy a plot 100x100, at Bismarck st and Valley Stream boulevard.

EAST MORICHES, L. I.—F. Porter Howell sold through Jas. J. Etchingham a tract of 18 acres at East Moriches.

OCEANSIDE, L. I. Windsor Land & Imp't Co. sold, at Oceanside, to A. B. Sunter, B. Smythe, J. and C. Osmers and F. E. Glattes each a plot 40x100, on Merrifield av; to W. Rugus a plot 40x100, on Windsor parkway; to J. and E. Kern a plot 51x100, at Merrifield and Nassau avs.

FLORAL PARK, L. I.—Windsor Land & Imp't Co. sold, at Floral Park, to J. G. Bonning, R. Hanger, W. B. Hill and M. Brennan each a plot 40x100, in Aspen et; to M. Hahn a plot 40x100; in Oak st; to J. Connolly a plot 40x100, on Geranium av; to M. Grunwald a plot 60x100, on Violet av.

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Private Sales—Suburban (Continued).

IRVINGTON, N. Y.—L. J. Phillips & Co. sold for Mrs. Geo. H. Mairs to a prominent resident of Manhattan, for occupancy, the large house and outbuildings known as "Woodland Cottage," on a tract of 8¾ acres at the southeast corner of Broadway and Sunnyside la, Irvington. It adjoins the John S. Huyler property.

SMITHTOWN, L. I.—Emmet B. Hawkins, of Huntington, sold through Morris & Gerard to the State & City Realty Co. of New York a farm of 52 acres on River rd, Smithtown. The property adjoins the estates of Col. Oliver Payne and E. R. Smith.

HEMPSTEAD, L. I.—Windsor Land & Imp't Co. sold, at Hempstead, to H. Degan a plot 60x98, at Oceanside av and Bernhard st; to J. Keating a plot 40x100, in Miller st; to J. Veale a plot 40x100, in Bernhard st; to F. B. Coulter a plot 60x100, at Botsford st and Nassau parkway.

UNIONVILLE, N. Y.—Hugo Wabst sold for a client the vacant plot, 50x100, at the southwest corner of Cliff and Warren sts, Unionville, Westchester County.

LEASES.

Manhattan.

DUROSS CO. leased for a client to Samuel Licht the 1st loft in the northeast corner of 6th av and 14th st; also, to Brown & Co. the first loft in 124 West 18th st.

C. F. W. JOHANNING leased for a client to R. Somers and Sidney J. Eisner stores in 1410 5th av.

SAMUEL H. MARTIN leased for clients to the Hess-Bright Mfg. Co., the presnt tenants, the store and basement at 1974 Broadway; also, to the Charity Organization Society offices in the same building.

DUROSS CO. leased for a client to Julius Richter the store in 70 7th av, for a term of years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the front half of the third loft in 590 5th av for a term of years to Greves & Hodges Co., dealers in precious stones, who are now located at 24 Maiden la.

M. & L. HESS leased for clients to Sampson & Sherman, now at 16 East 18th st, the 7th loft in 39 East 20th st; to Cohen & Ginsberg, now at 48 West 22d st, the 5th loft in 129 and 131 West 22d st; to the Hewlett-Robin Co., now at 894 Broadway, the 4th loft in 154 East 23d st; to Wm. F. Sametz & Co., now at 540 Pearl st, the first loft in 128 to 132 White st.

CHAS. F. NOYES CO. leased for clients to Louis Gerber, the present tenant, the building at 183 Canal st, for a term of years, at about $5,000 a year; also, to Dickerson, Van Dusen & Co., now at 32 Cliff st, the ground floor of 27 Cliff st; and, to Ernest Klein & Co., the present tenants, the store and basement in 44 Fulton st.

HUBERTH & HUBERTH leased for clients space in the New York American Building, at Columbus Circle, to the Fiat Automobile Co., of Poughkeepsie, N. Y.; to the Philadelphia Storage Battery Co., now at 562 West 52d st; to the Standard Roller Bearing Co., now at 253 West 58th st; to H. S. Mabie, now at 1789 Broadway; to Benj. Eichberg, now at 1776 Broadway, and, to J. Joseph.

LEOPOLD WEIL leased for clients to Weber & Heilbroner, of 241 Broadway, the store in 1363 Broadway; to John R. Thompson, restaurateur of Chicago, Ill., the store in 1365 Broadway; to Harry Raphael, milliner, the store in 1355 Broadway. All of these stores are in the ground floor of the Hotel Marlborough, at 36th st.

F. R. WOOD-W. H. DOLSON CO. leased for Mrs. Minnie T. Brown to Nellie H. Miller the 3-sty dwelling at 267 West 70th st; for Mrs. E. Schultz to Dr. Marshall C. Pease, Jr., now at 36 East 62d st, the 3-sty dwelling at 109 West 87th st.

ROBERT E. DOWLING leased through Frederick Southback and Alwyn Ball, Jr., to Benguiat & Kersey, now at 580 5th av, the 1st loft in 657 and 659 5th av, at the northeast corner of 52d st, for a term of 10 years, at an aggregate rental of $100,000.

BUILDING OPERATION CO. leased to Agenore Reati and C. Sessino the store in 138 West 36th st, for a term of 4 years.

PEASE & ELLIMAN leased space in the New Aeolian Building, in West 42d st, opposite Bryant Park, to the Daughters of the American Revolution, now at 156 5th av; to Chas. E. Tappen; to G. Talmage; to the Conklin Pen Mfg. Co., now at 366 5th av; and, to the Chamber of Commerce of the United States.

E. A. TURNER leased for the Hoe estate to the Orpheum Studio Co., of Chicago, Ill., the building at 1364 Broadway; to Alex. J. Guttman, now at 55 West 26th st, the building at 102 West 28th st; for Mrs. M. J. Bratingham to Miss M. J. Cahoon, the building at 117 East 26th st; to Brown & Arrighi the building at 32 East 28th st.

CHAS. BUERMANN & CO. leased for Weil & Mayer to Jacob Bolten the eleven 5 and 6-sty buildings at 303 to 315 East 71st st and 316, 317, 318 and 319 East 70th st, for a term of years.

H. M. WEILL CO. leased for the Louvre Hotel Co. to John Monaco and Vita Bastanti, for a term of 10 years, the barber shop in the Continental Hotel, formerly known as the Hotel Albany, at Broadway and 41st st; also, for N. Cunningham to Michael J. Gammell, for a term of years, the stable at 611 East 15th st.

EDGAR A. MANNING leased, for clients, to the Label Shop, now at 4 West 28th st, the basement store in 14 East 37th st; to Mrs. C. M. Carpenter the parlor floor in 14 East 37th st, for a tea room; to the Lippincott Engineering Co. space in the 42d St and Madison Av Building; and, in conjunction with Fredk Southack & Alwyn Ball, Jr., to Samuel Davis one-half of the second loft in 17 and 19 West 45th st.

THOS. F. McLAUGHLIN leased for T. E. & W. F. McGuinness to the East End Amusement Co., for a term of years, the plot 93.9x100, in the south side of 76th st, between 1st and 2d avs. A moving picture theatre will be built on the plot. The land rental is $2,500 a year.

THE ITALIAN NATIONAL CLUB leased from Matthias Nicoll and the Century Holding Co. the 4-sty and basement dwellings at 119 and 121 West 48th st, for a new club house, for a term of 10 years, with an option of purchase of the property. The club has long been located at 11 West 44th st. About $50,000 will be spent in remodeling the newly leased quarters after plans by Ogden, Pryor & Day, architects.

WILLARD S. BURROWS CO. leased for the United Merchants Realty & Imp't Co. to the Holland Candy Exchange the store in 30 West 34th st, for a long term of years.

BARNETT & CO. leased 24 East 125th st to M. Feiner, and the 2d floor of 20 East 125th to the United Photography Co. for a term of years.

PAUL EULTMANN leased the 4-sty building with store at 1808 Park av for a term of years to Sophie Levy.

BUTTERLY & HYNDS leased the 5th floor in 45 West 34th st for five years to the Luhlin Corset Co. of Chicago.

EWING, BACON & HENRY rented to the Powers Regulator Co. of 111 5th av the ground floor at 220 East 41st st.

GOODWIN & GOODWIN leased to the Mount Morris Tea Room the store in 262 Lenox av for 5 years.

N. BRIGHAM HALL & WM. D. BLOODGOOD and Arthur H. Cohen leased for a long term of years the 4th and 5th lofts in the Higgins & Seiter Building, at 9 and 11 East 37th st the Elite Styles Co., for many years at 27 West 23d st.

HOFSTATTER & CO. leased from the Dreicer Realty Co., Michael Dreicer president, the 6-sty building to be erected at 668 5th av, 25x100, which is the south portion of the old Gallatin residence site, at the southwest corner of 53d st. The lease is for 21 years, at an aggregate rental of about $600,000. Frank D. Veiller was the broker. Henry Otis Chapman, the architect, designed the new structure, which will conform architecturally with the Vanderbilt dwellings, adjoining in the south. The corner will be similarly improved.

EDWARD MARGOLIES leased from William Waldorf Astor of England 13 to 17 East 35th st, three 4-sty and basement dwellings adjoining the northwest corner of Madison av, about which trade has been encroaching for several years. Mr. Margolies recently leased the dwelling at 11 East 35th st which he altered for business. He is to extend this alteration through the three houses adjoining which he has just taken. The partitions dividing the floors into rooms will be removed and the space fitted up for the accommodation of dressmakers, tea rooms and other business which have settled in the side streets to the east and west of the 5th av shopping zone. Mr. Margolies takes the houses, he says, for 21 years with the privilege of three renewals, which gives him control of the property for 84 years. He will pay $20,000 a year. With the house at 11 he has a plot 100 feet on the street and extending back toward 36th st 98.9. Opposite is Altman's store. The alterations to be made to the dwellings will cost not more than $15,000 and will be of a temporary nature, as Mr. Margolies expects to sub-lease the 100 feet as a site for an improvement in keeping with the neighborhood and the change that has come over it in the last 5 years.

PLATT & ALBERT in conjunction with L. Hein, leased for Bernhard Schlegel for a term of 5 years the building at the northwest corner of 8th av and 150th st a 7-sty apartment house, on a plot 100x112.6. The rents are $27,500 a year.

LOUIS SCHLACHTER leased, through L. Levine, the 6-sty flat 524 West 145th st for a term of years.

H. C. SENIOR & CO. rented the 4-sty dwelling 149 West 64th st to Dr. Obrey, and the 3-sty dwelling 33 West 97th st to Marie Soto of 249 West 25th st.

SHAW & CO. leased the store in 2 West 125th st to the New York Transfer Co.; the store in 6 West 125th st to Anderson & Co.; the store in 25 West 125th st to George G. Hiatt; the store in 2379 8th av to Leake & Pierre; the 3-sty dwelling at 345 West 123d st to Frank A. Reiffert, and 242 and 246 West 121st st two 3-sty houses, to Frank Masterson.

THE TOBEY FURNITURE CO. now located at 11 to 13 West 32d st has taken a lease of the remaining unoccupied store in the Frances Building at the southeast corner of 5th av and 53d st, erected last year by Edward Holbrook of the Gorham Manufacturing Co. The lease is said to be for 10 years at $30,000 a year.

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ESTATE OF JOHN J. EMERY leased to the Schnader Co., for a term of 21 years, the old Albany apartment house with stores, on Broadway, between 51st and 52d sts, with the privilege of a renewal. For the first period the rent will aggregate $1,200,000. The building was remodeled short time ago. The leasing company is composed of L. P. Reeder, of Brooklyn; G. Hawkins, of Erie, Pa., and Albert Schnader, of Lancaster, Pa.

THE CHARLES F. NOYES CO. leased the building at 30 Old Slip to George W. Gross of 2261 Loring pl for a term of years from May 1; also floors in 102 John st to F. F. O'Rourke & Co.; in 175 Water st to the Cuban Cigar Manufacturing Co., in 71 Cortlandt st to W. C. Disbrow, in 124 Front st to the Franklin Lithia Springs Co. of 207 Front st, and in 72-74 Beaver st to the M. I. Stix Co.

M. & L. HESS leased for the McKeon Realty Co. to Stettiner Bros, printers, now at 52 Duane st, the 9th loft in the building in course of construction at 424 to 438 West 33d st, for a long term of years; also, to Zeese-Wilkinson Co., printers, now at 213 East 24th st, 3 lofts in the same new building, for a long term.

A. VON OSTERMAN leased in the Emmet Building a large office to the Whitman Advertising Agency of 127 Duane st, and with Carstein & Linnekin space on the 6th floor to Jules Melancon, dry goods commission merchants, and one-half of the 11th floor to Blackman Ross Advertising Agency for a term of years.

G. W. BARNEY leased to Wiliam Mulholland the 1st and 2d lofts in 79 White st; also to William E. Brown the 4th loft in 369 Broadway; also to the 5th Av. Fur Co. the 1st loft in 146 5th av, and to Nathan Nathans the 8th loft in 15 and 17 West 18th st.

J. L. CONTE leased for the Clark estate to John Aquino, importer, 398 Broome st, a 4-sty and basement building, for a term of years.

EWING, BACON & HENRY, as agents, leased space in the Architects' Building, northeast corner of 40th st and Park av, to the Lockwood, Green Co., of Boston, John Laura & Co., of 160 5th av, and John Hartell.

M. & L. HESS leased to Stettiner Brothers, of 52 Duane st, the 9th loft in 424 to 438 West 33d st; also three floors to The Zeese-Wilkinson Co., of 213 East 24th st.

THE McVICKAR-GAILLARD REALTY CO., agents for the Forty-two Broadway Building, rented for a term of years to the Havana Central Railroad Co., of 52 Broadway, a large suite of offices on one of the upper floors of the building. They have also rented offices to the various connections of the railroad, the Cuban and Pan-American Express, United Railway of Havana, Central Cuba Sugar, Washington Sugar and the Western Railways of Havana.

THE CHARLES F. NOYES CO. leased to the State Superintendent of Insurance offices in 58 William st; in the Market and Fulton Bank Building to the Braun Knifeless Scale Co., and in 27 Barclay st to the German-American Importing Co.

S. OSGOOD PELL & CO. leased to George W. Cole the 3d floor, containing 11,000 sq. ft. in the Thomas Building, at the southeast corner of Broadway and 63d st.

GEO. R. READ & CO., with the Charles F. Noyes Co. rented to Elliott Cahn and the Brazil Syndicate the entire building at 66 Front st for a long term of years at an annual rental of $2,750.

HENRY H. ROGERS, JR., leased his former residence at the southwest corner of 57th st and Madison av, a 5-sty house, on lot 28.6x100.5, for a term of 10 years. The lessee, whose name is not given, will alter the building for business use. The opposite northwest corner was recently leased by the Union Trust Co. to John W. Brett, of 501 5th av, who announced that he would put in stores on the ground floor. Several other changes have been made recently in this block.

VAN VLIET & PLACE leased to Daniel J. Crotty the 5-sty building with store at 495 West st for a term of 3 years.

THE F. R. WOOD-W. H. DOLSON CO. rented the 3-sty dwelling at 157 West 82d st for Mrs. Kate Oberkink to Mrs. Annie L. Barker.

THE HARTSHORNE ESTATE leased to the Automat Restaurant Co. (controlled by Horn and Hardart) the building known as Bryant Hall on the west side of 6th av, opposite Bryant Park, and adjoining the southwest corner of 42d st, for a term of 21 years with the privilege of 3 renewals. For the first period the lessees will pay the estate a rental of about $20,000 a year net, while the rental during the second term of 21 years will be based on 5 per cent. of the appraised value of the property at that time. The property is at 723 to 727 6th av and was years ago known as Lyric Hall where social events took place and where theatricals were rehearsed. It covers a plot 73.8x100. The building will be entirely remodeled, after which it will be used for a large restaurant.

J. C. EINSTEIN CO., INC., leased for the Collingwood Realty Co. for a long term of years the store and basement in 52 West 36th st. After extensive alterations the premises will be occupied by M. T. Wynne Art Co., importers of chinaware, who are now located at 39 West 21st st.

DOUGLAS L. ELLIMAN & CO. leased apartments in 960 Park av to I. V. McGlone, and in conjunction with Moore & Wyckoff to Mrs. Clement C. Moore; in 1269 Madison av to Thomas P. Gorman, and in 930 Madison av to Seth H. Sheldon and Mrs. Edith L. King.

EWING, BACON & HENRY rented space in the Architects' Building to Samuel Parsons & Co., of 1133 Broadway.

FOLSOM BROTHERS, INC., leased the 4-sty house at 125 East 39th st to Mrs. Frank Brooks.

M. & L. HESS leased the 2d loft in 105 and 107 East 29th st to the Graff Furnace Co., of 208 Water st, and the 4th loft in 48 West 22d st to M. Kasse & Co.

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NEW YORK

Leases—Manhattan (Continued).

HEIL & STERN leased in the new building at 11 and 13 East 26th st, running through to 8 and 10 East 27th st, the 18th and 19th lofts comprising about 25,000 sq. ft. of space to the Phil Katz Co., of 44 West 28th st. The lease is for a term of years at a total rental of $75,000.

THE McVICKAR, GAILLARD REALTY CO. leased the south store in the Depew Building, 487 to 491 5th av, for a term of years to the American Express Co. as a branch for the issuance of travellers' checks and as a tourists' information bureau.

HARRY PARKER, in conjunction with Daniel Birdsall & Co., leased the 1st loft in 2 to 6 West 47th st to Emma R. Rice for a term of years at an aggregate rental of $25,000. The tenant also controls space at 547 5th av, and the two buildings are connected by means of a bridge.

S. OSGOOD PELL & CO. leased for the Ritz-Chambers Co. two corner stores in the Ritz Chambers, at the southwest corner Madison av and 48th st.

POST & REESE leased the 4-sty and basement dwelling at 45 West 50th st for William J. Taylor to Mrs. Helen F. Boggs.

CHRIS. SCHIERLOH leased the 4-sty private house at 313 West 55th st for a term of years to William A. Read.

THE ESTATE OF GEORGE B. WILSON leased showrooms and offices in the Wilson building, Broadway and 33d st, to John C. Wilson & Co., of 26 Waverly place.

Bronx.

NICHOLSON & CO. leased the 3-sty building 2572 and 2574 Park av, at 138th st, Bronx, for a long term of years to the Lawson Piano Co. for a manufacturing plant. This building was formerly occupied by the Bjur Bros. Piano Co., to whom Nicholson & Co. leased the Gabler factory at Whitlock and Leggett avs. They have also leased the 4-sty building 420 Tremont av to the Bloch-Morrison Co., of Dayton, Ohio.

NICHOLSON & CO. leased the 3-sty building 2572 and 2574 Park av, at 138th street, in the Bronx, for a long term of years to the Lawson Piano Co. of 2863 3d av, for use as a manufacturing plant. The building was formerly occupied by the Bjur Brothers Piano Co., which has leased through the same brokers the large Gabler factory at Whitlock and Leggett av. Nicholson & Co. also leased the 4-sty building 420 Tremont av, Bronx, to the Bloch-Morrison Co., an instalment furniture house having its headquarters at Dayton, Ohio.

THE AMERICAN RUBBER CO. of 1784 Broadway, and the Boston Rubber Co. rented offices in the Wilson Building, Broadway and 33d st.

G. W. BARNEY leased to J. Elfenbein, of 316 Greenwich st, the store in 205 Duane st; also space in 1160 Broadway to Wolf & Meyer; also to E. S. Swalm, of 209 Duane st, the 1st loft in 170 and 172 West Broadway, and to the Export Sanitary Manufacturing Co., of 256 Broadway, the basement in 201 Fulton st.

THE FREDERICK T. BARRY CO. leased the store and loft in 330 4th av to M. Jacmore, of 330 4th av; space in 29 and 31 East 24th st to a Mrs. Kirwick and Bulmers, Ltd.; offices in 118 East 59th st to the Thera Chemical Co., and the store in 741 Madison av to Miss Reynolds.

THE WILLARD S. BURROWS CO. leased for the United Merchants Realty and Improvement Co. to the Holland Candy Exchange the store in 30 West 34th st for a long term of years at an aggregate rental of $150,000.

THE McVICKAR, GAILLARD REALTY CO. leased for Edward F. Searles, for a long term of years to the United Cigar Ctores Co., a store at 1 Broadway; and for the Bernard Kreizer Leasing Co. to the Progressive Lunch Co. the store, basement and sub-basement in 94 Chambers st for a long term of years.

S. OSGOOD PELL & CO., with Mark Rafalsky & Co., leased the two ground floor stores in 2 East 46th st to Ferle Heller, who is now at 428 5th av, but is compelled to vacate owing to the demolition of the building for the new Lord & Taylor building.

TUCKER, SPEYERS & CO. leased for the Silk Realty Co. to the To-Kalon Manufacturing Co., the entire 8th loft in 20 to 26 West 22d st, for a long term of years.

CHARLES B. VAN VALEN leased space in 50 to 56 John st to John Lenihen, H. Henrich, of 62 John st; William Mulheiser and the Regent Jewelry Manufacturing Co.; also in 51 and 53 Maiden lane to Greenberg & Levine, of 45 Maiden lane; Louis Frackman, Samuel Sultan and Schoengold & Rikles, of 16 Maiden lane; and in 95 William st to Norris W. Brown, the International Sales Co., of 220 Broadway, and Frank & Mitchel.

PEASE & ELLIMAN leased for James B. Regan, proprietor of the Knickerbocker Hotel, offices in 140 West 42d st to George Lenol; also an apartment in 116 West 59th st to Dr. H. C. Scobey, now at 56 West 56th st.

THE CROSS & BROWN CO. leased from the plans, for Thos. F. Galvin, Inc., the 3d floor in the building to be erected at the southeast corner of 5th av and 46th st, for a term of years. The lessee is Herbert F. Taylor, a gents' tailor who has been located for several years at 320 5th av. This property was recently leased by the same brokers to Thos. F. Galvin, Inc., florists, of Boston, who will occupy the store for their own business.

HEIL & STERN leased for Charles Kaye from the plans the 14th floor in new building to be erected at 105 to 117 Madison av, southeast corner of 30th st, to M. & J. Kashowitz, of 18 West 18th st. The lease is for a term of years at a total rental of $50,000.

JOHN E. WEISS leased for the Mayal Realty Co. the first floor of the premises 540 to 550 West 58th st for a term of 4 years to the Harry Rosenbaum Iron Works, Inc., of 150 West 29th st.

JOHN E. WEISS leased for Pease & Elliman, agents, the 4th loft in 32 Malden lane for term of 5 years to the Freedman Camera Co., Inc., of 59 Nassau st, for their work-rooms.

Brooklyn.

HARRISON ST.—The Pennsylvania Railroad Co. leased to the New York Dock Co. the half block of Harrison st, from Columbia st to the pierhead line, for a term of years. The lessee will extend its Baltic terminal which comprises the remaining half of the block fronting in Baltic st.

MERUK & MAY leased to the Geo. R. Kenney Co. the store at 1080 Flatbush av, near Cortelyou rd, for a term of years.

CHAS. E. RICKERSON leased for a client to Miss Teresa O'Toole, 36 7th av, Brooklyn, a 3½-sty brownstone front dwelling; also, for the Plaza Imp't Co. to Miss Anna Mimetz offices in the new building at 316 Flatbush av.

Queens.

JACOB WEISS leased for the Manhattan Grill Works to the Imperial Metal Mfg. Co., of 422 East 106th st, Manhattan, 18,000 sq. ft. of space in the large loft building recently finished in Sunswick st, near Queensboro Bridge Plaza, Long Island City.

Richmond.

ALBERT B. ASHFORTH leased for Mrs. Fred'k W. Abbott to G. B. Elliot her place adjoining the grounds of the Richmond County Country Club, at Dongan Hills, Staten Island.

REAL ESTATE NOTES.

SAMUEL JACOBS is the buyer of the old buildings on the northwest corner of 4th av and 28th st, the sale of which was reported last week. No immediate reimprovement will take place.

THE McVICKAR, GAILLARD REALTY CO. negotiated the recent sale of the 6-sty apartment house at 605 to 609 West 142d st for George A. Turley to the New York Real Estate Security Co.

NEGOTIATIONS have practically been concluded for the sale of 323 6th av by the estate of Alexander Rich to the United States Realty and Improvement Co. This parcel has been under a long-term lease to the present purchasers and forms part of the store of the O'Neill-Adams Co., the block front on the west side of 6th av, between 20th and 21st sts, also owned by the United States Realty Co. It was recommended to the Supreme Court that Berthold A. Rich be allowed to sell the property to the company for $141,000. It measures 20x53.6, and adjoins the northwest corner of 20th st.

NEW YORK REAL ESTATE SECURITY CO. is the buyer of the 7-sty apartment house at the southeast corner of Amsterdam av and 141st st, the sale of which by Maude T. Lavinge was reported last week.

I. V. WAKEMAN was the broker in the sale of The Arleigh apartment house, at 616 to 620 West 115th st, the sale of which by the North Holding Co. (Mulliken & Moeller) was reported in The Record and Guide of March 1.

BRYAN L. KENNELLY, as auctioneer, will sell on March 12 in the Exchange Salesroom, at 14 Vesey st, a tract of 26 8-10 acres at Bellaire, Queens borough. The property has a frontage of 1,255 ft. on Springfield av.

C. F. W. JOHANNING has been appointed agent for the 6-sty apartment house at the southeast corner of Tremont and Prospect avs, Bronx. He has also been appointed agent for 215 West 115th st and of 2578 8th av, Manhattan.

THE LOYOLA SCHOOL has taken title to 51 to 59 East 84th st and 46 to 62 East 85th st, being mostly stables. The plot will eventually be improved with a new school holding. The Loyola School is at the northwest corner of Park av and 83d st.

CENTRAL BAPTIST CHURCH bought the 5-sty flats and the 4-sty dwelling at 649 Amsterdam av and 164 West 92d st respectively, adjoining its edifice on the southeast corner. The enlarged plot, 91.6x115.6, will be improved next summer with an imposing edifice. The pastor is the Rev. Dr. Frank D. Goodchild.

RICHARD TRIMBLE, treasurer of the United States Steel Corporation, is the buyer of the 75-foot front plot in the north side of 96th st, 225 ft. east of 5th av, the sale of which by Isaac H. Clothier was reported last week. The buyer will improve the plot with two marble front houses, one for his own use and the other for a member of his family.

H. B. DAVIS bought from Eleazer L. Rains three properties in the Bronx. They comprise 1118 Forest av, a 5-sty apartment house, on plot 45.8x147, held at $60,000; 1117 and 1121 Tinton av, two 5-sty apartment houses, each 40x92x127, and each held at $50,000. In part payment free and clear lots in Broadway-Flushing, Sherman Park and the Roslyn estates were given. Arthur Barnett was the broker in the exchange, which involved over $200,000.

HERBERT A. SHERMAN was the auctioneer who sold, for Thos. F. Ryan, in foreclosure recently, the 18-sty store and loft building at the northeast corner of 5th av and 12th st and which was bid in by Mr. Ryan. The property was transferred last Thursday by John Quinn, who represented Mr. Ryan, to a holding corporation known as the Ellisdale Co., the latter being formed last Monday with a capital of $500,000.

BRUCE FALCONER, counsel for the Fifth Avenue Association, whose opinion and views on the question of the constitutionality of the proposed ordinance to limit the height of buildings, appear in another part of this paper, is a son of William H. Falconer, of 701 Madison av, who twenty years or more ago was the dean of the real estate agents. The elder Mr. Falconer was a contemporary of the late E. H. Ludlow, Philip R. Wilkins, of the same firm, and Homer Morgan, whose offices were in Pine st. He was trustee for many years of the Orlando Potter estate. His father was Superintendent of Lamps and Streets 75 years ago, and his great-grandfather was Collector of the Port in 1705. Mr. Falconer was one of the founders of the Society for Improving the Condition of the Poor, and was one of the first subscribers to the Record and Guide. Mr. Falconer's real estate office for many years was at 100 Fourth avenue, back of Grace Church, where his successor, William B. Reed still carries on business. Mr. Falconer still has his private office there. Upon his retirement from business, about the year 1890, he made a tour of the world with his family, spending two years in travel. In the coming June Mr. Falconer will visit his grand-daughter in Paris, where she resides. His son, Bruce, is connected with the law firm of Choate & Laroque.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's acount.**

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 7, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

***Elizabeth st (*),** ns, 300 w City Island av, 275 to h w m Eastchester Bay x100x 254x100; due, $21,417.47; T&c, $1,163.50; Saml J T Wood. 18,500

***Jennings st, 780,** see Prospect av, 1398.

***Lafayette pl, 9-13,** see 4th, 2-20 E.

***4TH st, 2-20 E (*),** ss, whole front bet Bway (Nos 692-4) and Lafayette pl (Nos 9-13), runs w275.3xs45.3xe177.2xs27.5'xe98x n73.11 to beg, 12-sty bk loft & str bldg; due, $1,068,085.40; T&c, $——; City Real Estate Co. 1,000,000

***109TH st, 73 E (*),** ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; due, $2,901.37; T&c, $500; sub to pr mtg $21,000; F Albt Thomas. 23,500

***120TH st, 239 E (*),** ns, 160 w 2 av, 25x 100.11, 5-s'y bk tnt & strs; due, $15,171.86; T&c, $877.34; House of Mercy, NY. 14,950

***147TH st, 433 E,** ns, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty bk tnt; due, $7,-036.90; T&c, $347.70; sub to mtg of $29,000; Jas Arcabasso. 36,000

***154TH st, 301 W,** see 8 av, 2911.

***Broadway, 692-4,** see 4th, 2-20 E.

***Hoe av, 1177 (*),** ws, 67.3 s Home, 30x 65x30x68.5, 2-sty bk tnt; due, $10,470.60; T&c, $118; Henry S Brill, trste. 10,450

***Lincoln av, 170-4 (*),** es, 75 n 135th, 75x 100, 1-sty bk stable; due, $16,043.41; T&c, $715; Henry McCadden Jr, Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U S & Elsewhere. 12,000

***Madison av, 2004 (*),** ws, 80 s 128th, 19.11x60, 4-sty & b bk dwg; due, $10,-885.38; T&c, $226.93; Jas Phillips Jr, trste. 10,500

***Prospect av, 1398 (*),** sec Jennings (No 780), runs sw19.7xse24.4xe41.5xn25.10xw 58.11 to beg, 3-sty fr tnt & strs; due, $11,-044.67; T&c, $1,320.79; Arpad G Gerster. 12,500

***Riverside dr, 70 (*),** nec 79th, 17.4x66.10 x17.2x69.8, 5-sty bk dwg; due, $16,396.60; T&c, $1,601.24; sub to pr mtg of $35,000; David Gutlohn. 37,508

***8TH av, 2911 (*),** nwc 154th (No 301), 24.11x100; 6-sty bk tnt & strs; due, $44,-981.45; T&c, $481.25; Sigmund Wechsler, exr. 30,000

BRYAN L. KENNELLY.

***47TH st, 135 E,** ns, 246.2 w 3 av, 17.6x 100, 3-sty & b stn dwg; exrs sale; Isaac Haft. 19,600

***3D av, 693,** es, 80.5 s 44th, 20x80,, 5-sty bk tnt with strs; exrs sale; bid in at $19,-300.

HENRY BRADY.

***87TH st, 55 W,** ns, 145 e Col av, 21x 100.8, 4-sty & b stn dwg; sheriff's sale of all right, title, &c; Addie Fromme. 30

***Walton av, 2261 (*),** ws, 188.8 s 183d, 20x 95, 2-sty bk dwg; due, $672.72; T&c, $332.72; sub to mtg $6,500; Thos P Howley. 7,000

SAMUEL MARX.

***Houston st, 398-400 E,** ns, 60 w Sheriff, 40x65.8 to 2d (Nos 289-91), x40.4x60.7, 6-sty bk tnt & strs; due, $9,731.68; T&c, $798.68; sub to 1st mtg $42,000; Louise Kaufold. 53,785

***2D st, 289-91,** see Houston, 398-400 E.

***123D st, 446 E (*),** ss, 100 w Pleasant av, 33.4x100.11, 6-sty bk tnt & strs; due, $24,-398.65; T&c, $430.65; Sheltering Arms. 24,800

***176TH st, 673 on map 671 E,** see Crotona av, 1873.

***Crotona av, 1873 (*),** nwc 176th (No 673 on map 671), 41.4x108.9x31.8x109.2, 5-sty bk tnt & strs; due, $20,927.97; T&c, $300; sub to pr mtg of $36,000; Frank M Escalona. 56,000

J. H. MAYERS.

***Chrystie st, 184 (*),** es, 125 n Rivington, 25x100, 5-sty bk tnt & strs; due, $9,688.90; T&c, $——; sub to first mtg $28,500; Bernhard Mayer. 36,300

Total	$1,403,423
Corresponding week 1912	646,458
Jan. 1st, 1913, to date	10,430,956
Corresponding period 1912	8,495,400

Brooklyn.

The following are the sales that have taken place during the week ending March 5, 1913, at the Brooklyn Salesrooms, 189 Montague Street:

WM. H. SMITH.

McDONOUGH st, ns, 100 e Marcy av, 40x100; withdrawn. ——

PARK pl, ns, 368 e Underhill av, 17.10x131; Emma Blackburn. 6,700

PINE st, ws, 120 n Sutter av, 20x100; withdrawn. ——

PINE st, ws, 140 n Sutter av, 20x100; withdrawn. ——

45TH st (*), ss, 280 e 6 av, 20x100.2; Wm E Kay. 3,000

45TH st (*), ss, 400 e 6 av, 20x100.2; Wm E Kay. 3,000

74TH st (*), ns, 366.10 e 4 av, 20x90.2; Jno Johnston. 5,750

74TH st (*), ns, 106.10 e 4 av, 20x86.9; Jno Johnston. 5,850

75TH st (*), ss, 166.9 e Ft Hamilton av, 20x100; R Annie Armstrong. 5,200

75TH st (*), ss, 186.9 e Ft Hamilton av, 20x100; R Annie Armstrong. 5,200

BEDFORD av, es, 630 s Clarendon rd, 20x100; withdrawn. ——

LAFAYETTE av, ns, 22 w Steuben, 42.6x95; withdrawn. ——

LAFAYETTE av, ns, 64.6 w Steuben, 52.6x95; withdrawn. ——

ROGERS av, ws, 92 s Hawthorne, 30x96; Agnes M Pereira. 12,400

ROGERS av, ws, 61.11 s Hawthorne, 30x96; Chas W Frezier. 12,500

ROGERS av, ws, 30 n Winthrop, 30x96; Agnes M Pereira. 12,390

STONE av, ws, 170 s Riverdale av, 20x100, being lot 27, blk 3606, sec 12; foreclos tax lien; Nathan Sweedler. 725

STONE av, ws, 150 s Riverdale av, 20x100, being lot 26, blk 3606, sec 12, foreclos of tax lien; Nathan Sweedler. 725

WM. P. RAE CO.

VAN BRUNT st, ws, 80 s Union, 20x80; Gaetano Paturzo. 4,950

8TH st (*), ns, 172.10 e 6 av, 12.6x100; Karl A Arvidson. 3,000

GRAND av (*), ws, 295 n Gates av, 13x100; The Thrift. 3,700

JAMES L. BRUMLEY.

WINTHROP st, nwc Rogers av, 96x30; Agnes M Pereira. 16,725

21ST st, ns, 250 w 5 av, 25x100.2; adj to Mar 19. ——

ROGERS av, ws, 31.11 s Hawthorne, 30x96; Agnes M Pereira. 12,400

THE CHAUNCEY REAL ESTATE CO., LTD.

VANDERBILT st (*), ns, 20 w 19th, 20x64; Chas McLaughlin. 3,200

JOSEPH P. DAY.

(At 14-16 Vesey st, Manhattan.)

75TH st, 1815, ns, 94 e 18 av, 40x100, 3-sty fr dwg; voluntary; Cath Le Beau. 7,000

CHARLES SHONGOOD.

GARDEN st (*), sws, lots 62, 63 and 64, map of estate of Elenor T Mills; Ede F Gundrum. 13,650

VERMONT st, ws, 150 n Blake av, 50x100; S S Schwartz. 18,150

W 2D st, ws, 50 n West av, 75x100; withdrawn. ——

GRAVESEND av (*), es, 20 s Av N, 20x82; also GRAVESEND av, es, 60 s Av N, 80x112; Jacob Lewis. 31,000

GRAVESEND av, es, 60 s Av N, see Gravesend av, es, 20 s Av N.

REFEREE'S SALE.

(AT BOROUGH HALL.)

SHEFFIELD av (*) nec Pitkin av, 25x100; Aug J Jaeger. 1,500

Total $188,715
Corresponding week, 1912..... 215,295

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

MAR. 11.

15TH st, 260 W, ss, 73.6 e 8 av, 20x77.4, 5-sty & b bk & stn tnt.

17TH st, 44 W, ss, 278.7 e 6 av, 16.5x92x—x91.8, 5-sty & b bk & stn dwgs with str.

39TH st, 117 E, ns, 158 w Lex av, 17x98.9, 4-sty & b bk & stn dwg with 1-sty bk ext.

48TH st, 168-70 W, see 7 av, 711-5.

56TH st W, nec 8 av, see 8 av, nec 56th.

150TH st, 246 E, ss, 175 w Morris av, 25x100, 3-sty fr tnt with str.

150TH st, 248 E, ss, 150 w Morris av, 25x100, 3-sty fr tnt.

5TH av, 2034, ws, 60.10 s 126th, 20x85, 4-sty & b bk & stn dwg.

7TH av, 711-5, es, 50.4 s 48th, runs s50xe120 xn100.4 to 48th (Nos 168-70) xw41xs50.4xw79 to beg 4-4-sty & 1-3-sty bk dwgs.

8TH av, nec 56th, 60.5x90, vacant.

BRYAN L. KENNELLY.

MAR. 12.

50TH st, 127-127B E, see Lex av, 559-71.

51ST st, 166 E, see Lex av, 559-71.

51ST st E, sec Lex av, see Lex av, 559-71.

177TH st W, nwc Northern av, see Northern av, nwc 177th.

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Voluntary Auction Sales, Manhattan and Bronx Cont. end.

178TH st W, swc Northern av, see Northern av, nwc 177th.

178TH st W, sec Haven av, see Northern av, nwc 177th.

178TH st W, nwc Northern av, see Northern av, nwc 178th.

179TH st W, swc Northern av, see Northern av, nwc 178th.

179TH st W, sec Haven av, see Northern av, nwc 178th.

HAVEN av, sec 179th, see Northern av, nwc 178th.

HAVEN av, nec 178th, see Northern av, nwc 178th.

HAVEN av, sec 178th, see Northern av, nwc 177th.

HAVEN av, nec 177th, see Northern av, nwc 177th.

HAVEN av, ws, 562.9 s 181st, 50.6x192.1 to Riverside dr or ter x50x199.3, vacant.

LEXINGTON av, sec 51st, see Lex av. 559-71.

LEXINGTON av, 559-71, nec 50th (Nos 127-127B), runs n200.10 to 51st (No 166) xe320xs 100.5xw186.5xsw90.8xs73.10 to 50th, xw47.3 to beg, 1, 2, 3, 4 & 5-sty bk & stn hospital.

NORTHERN av, swc 178th, see Northern av, nwc 177th.

NORTHERN av, swc 179th, see Northern av, nwc 178th.

NORTHERN av, nwc 177th, runs n255 to 178th xw272 to Haven av xs65xse219 to 177th xe184.7 to beg, vacant.

NORTHERN av, nwc 178th, runs n185 to 179th xw272 to Haven av xs185 to 178th xe272 to beg, vacant.

RIVERSIDE dr or ter, es, abt 466.6 n 177th, see Haven av, ws, 562.9 s 181st.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAR. 8.

No Legal Sales advertised for this day.

MAR. 10.

MORRIS pl, 450, ss, 86 e Park av, 16x80, 2-sty fr dwg; Chas H Meyer—Emily Becker et al; H H Glass (A), 51 Chambers; Ralph H Raphael (R); due, $1,294.17; T&c, $8; Joseph P Day.

CARPENTER av, ws, abt 150 n 219th, being part of lot 1137, 25x105; Henrietta N Greely—Louise Ringelstein et al; Grant Squires (A), 40 Wall; Wm Bernard (R); due, $1,189.05; T&c, $8.23; Joseph P Day.

MAR. 11.

CHERRY ST, 419½, ss, 200 w Jackson, 25.1x 91.7x25x92.7, 5-sty bk tnt & strs; Bond, Mtg & Securities Co—Saml Albert et al; Geller, Rolston & Horan (A), 32 Ex h pl; Peter L Mullaly (R); due, $19,628.24; T&c, $665.28; Bryan L Kennelly.

CLEVELAND PL, 19 (Marion st), es, 192.3 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & strs Crescent Star Realty Co—Michl Brigante et al; Adolphus D Pape (A), 95 Liberty; Jerome H Buck (R); due, $2,682.37; T&c, $670; sub to first mtg $26,000; Joseph P Day.

21ST st, 10-14 E, see Broadway, 917-9-

120TH st, 153 W, ns, 125 e 7 av, 18x100.11, 3-sty & b stn dwg; Morris S Thompson et al trstes—Celia Friedman et al; Geo F Warren Jr (A), 256 Bway; Jno A McEveety (R); due, $17,583.28; T&c, $352.73; Saml Marx.

BROADWAY, 917-19, swc 21st (Nos 10-14), runs s48.2xw97.1xs46xw46xn92xe128.8 to beg, vacant; Metropolitan Life Ins Co—Broadway & Twenty-first St Co et al; Woodford, Bovee & Butcher (A), 1 Madison av; Jos M Edelson (R); due, $482,448.60; T&c, $22,532.56; Henry I rady.

NAGLE av, cl, 350 w Ellwood, runs s250xw 50xn250xe50 to beg, vacant; Park Mortgage Co —Willard H Gildersleeve et al; Seybel & French (A), 41 Park Row; Jas A Lynch (R); due, $8,631.77; T&c, $183; Bryan L Kennelly.

MAR. 12.

ELDRIDGE st, 133, ws, 100 n Broome, runs n 26.8xw100xs25xe25.6xs—xe74.6 to beg, 3 & 5-sty bk hall; Melissa R Bell—Sale Agid et al; Elmer G Story (A), 141 Bway; A Walker Otis (R); due, $27,815.36; T&c, $1,575.56; sub to mtg of $13,000; James L Wells.

9TH st, 1 E, see 5 av, 23.

68TH st, 206 W, ss, 125 w Ams av, 25x100.5, 2-sty bk stable; Roscoe H Channing et al exrs Henry Armstrong et al; Alexander & Green (A), 165 Bway; Jno A McEveety (R); due, $17,404.21; T&c, $1,528.71; Joseph P Day.

89TH st, 511-15 E, ns, 198 e Av A, 75x102.2, 2-sty bk stable; Roscoe H Channing et al exrs —Simon Uhlfelder et al; Foley & Martin (A), 64 Wall; Fredk W Bellamy (R); due, $25,-152.72; T&c, $2,875; Joseph P Day.

152D st, 500 E, see Bergen av, 610-12.

166TH st, 443-7 E, ns, 222 e Park av, 62x90, vacant; Edw A Ridley trste &c—Magdalena Walter et al; Bowers & Sands (A), 31 Nassau; Jerome H Buck (R); due, $7,745.71; T&c, $440.31; Joseph P Day.

187TH st E, nwc Southern blvd, see Southern blvd, 2401.

BERGEN av, 610-12, sec 152d (No 500), 51.4x 100, 6-sty bk tnt & strs; Manhattan Mtg Co—S & B Bldg Co et al; Carrington & Pierce (A), 200 Bway; Aaron W Levy (R); due, $18,-971.80; T&c, $155.55; Saml Marx.

COMMONWEALTH av, ws, 75 s Beacon; see St Lawrence av, ws, 25 n Tacoma.

ST LAWRENCE av, ws, 25 n Tacoma, 25x95; also COMMONWEALTH av, ws, 75 s Beacon, runs w100xs10.5xsc34xe69xn25 to beg, Van Nest; Ellen Timoney—Florence Locken; Weeks & McDermott (A), 2 Rector; Jos A Warren (R); partition; Joseph P Day.

MADISON st, 360, ss, 295 w Jackson, 20x94.6, 6-sty bk tnt & strs; U S Trust Co N Y trste —Louis Safir et al; Wilson M Powell (A), 7 Wall; J Sidney Bernstein (R); due, $23,218.35; T&c, $604.23; mtg recorded Jan13'07; Saml Marx.

PROSPECT av, 2352, es, 543.9 n 183d, 18.9x 93.9x18.9x94.2, 2-sty bk dwg; Beatrice S B Ziegel—Allen Constn Co et al; Sigmund Wechsler (A), 32 Bway; Harry Bijur (R); due, $6,-757.89; T&c, $61.30; J H Mayers.

SOUTHERN blvd, 1505, ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & strs; Gertrude Whiting—Wm Reiss et al; Geller, Rolston & Horan (A), 22 Exch pl; J Sidney Bernstein (R); due, $33,491.71; T&c, $932.66; Saml Marx.

SOUTHERN blvd, 2401, nwc 187th, runs n50 xw100.1xn49.5xw25xs98.10xe132.9 to beg, 3-sty fr tnt & str; Dollar Savgs Bank of City of N Y—Francis Conlon et al; Lexow, Markellar & Wells (A), 43 Cedar; Jos D Fackenthal (R); mtg recorded Apr28'03; Herbert A Sherman.

5TH av, 25, es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwelling; Bowery Savgs Bank—Otto Werber et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, $31,673.32; T&c, $3,204.53; Joseph P Day.

5TH av, 23, nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; Bowery Savgs Bank—Danl E Sickles et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, $92,282.94; T&c, $7,897.86; mtg recorded May22'11; Joseph P Day.

MAR. 13.

118TH st, 12 W, ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; Maude W S Pickhardt—Rachel Axelrod et al; Murray Bennett & Ingersoll (A), 16 William; Chas B Hawkes (R); due, $18,-087.45; T&c, $1,797.68; Joseph P Day.

223D st, 749 E, ns, 305 w Barnes av, 33.8x 114.4, Wakefield; Mount Vernon Builders Supply Co—Morris Improvement Co et al; Holden & Cavanaugh (A), Mt Vernon, NY; Crescens Hubbard (R); due, $3,300; sub to a prior mtg of $7,000; T&c, $30; Jas L Wells.

MAR. 14.

GOERCK st, 113-17, see Stanton, 319.

ORCHARD st, 101, ns, 100 w Main, 101.6x 100, City Island; Louise E Knupfer—Jas Callanan et al; Abr Mann (A), 30 Church; Jas S McDonogh (R); due, $3,700; T&c, $550; mtg recorded July6'09; Henry Brady.

STANTON st, 319, swc Goerck (Nos 113-17), 50x75, 6-sty bk tnt & strs; Madison Trust Co—Israel Schiff et al; Jno Quinn (A), 31 Nassau; Fredk C Gladden (R); due, $11,973.47; T&c, $5 172.33; Joseph P Day.

63D st, 151-5 W, ns, 290 e Ams av, 60.6x100.5, 3-5-sty bk tnts; Aug W Mehler—Richd J Donovan et al; Deyo & Bauerdorf (A), 111 Bway; Burt L Rich (R); due, $12,330.05; T&c, $2,250; Bryan L Kennelly.

97TH st, 217 E, ns, 262.6 e 3 av, 24.6x100.10, 5-sty bk tnt & strs; Sarah E Lawrence—Berthold Veit; Claude L Coon (A), 27 Wm; Jno H Rogan (R); due, $16,170.23; T&c, $782.10; mtg recorded June2'11; J H Mayers.

136TH st, 340 E, ss, 86.6 e Alexander av, 20x100, 2-sty & b fr dwg; also 236TH st E, ss, 400 w Katonah av, 25x100, vacant; Delia Leonard—Jos J Leonard et al; Edw W Norris (A), 42 Eway; Wm Klein (R); partition; Joseph P Day.

152D st, 319 E, ns, 350 w Courtlandt av, 50x 100, 6-sty bk tnt; Henry H Jackson—Nich V Cantasano et al; Stephen H Jackson (A), 106 Lex av; Hyman Turchin (R); due, $55,037.09; T&c, $500; mtg recorded Jan13'11; Joseph P Day.

172D st, 580 W, ss, 125 e St Nich av, 62.6x 95, 5-sty bk tnt; Paterno & Son Contracting Co —Rosannah T Hicks et al; Walter F Peacock (A), 34 Pine; Frank A Spencer, Jr (R); due, $17,426.60; T&c, $816.50; sub to a first mtg of $60,000; mtg recorded June7'12; Joseph P Day.

177TH st W, nec Audubon av, see Audubon av, 247, on map 241.

236TH st E, ss, 400 w Katonah av, see 136th, 340 E.

AUDUBON av, 247, on map 241, nec 177th, 107.11x105.8x—x100, 6-sty bk tnt & strs; NY Life Ins Co et al—Thos Graham et al; Cary & Carroll (A), 59 Wall; Jas A Foley (R); due, $153,441.59; T&c, $21,126.50; Joseph P Day.

TAYLOR av, 1722, ns, 375 e Morris Park av, 25x100, Van Nest; Paul J Schmitz—Chas Ringelstein et al; Forrest C Hirleman (A), 391 E 149; Jno A M Eveety (R); due, $2,743.48; T&c, $643.13; Geo Price.

MAR. 15.

No Legal Sales advertised for this day.

MAR. 17.

97TH st, 132 W, ss, 484.11 e Ams av, 17.6x 100.11, 3-sty & b stn dwg; Jno Haydock—Equitable Realty Co et al; Thos J Farrell (A), 20 Vesey; Geo B Hayes (R); due, $12,790.27; T&c, $492.80; mtg recorded June10'08; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

MAR. 8.

No Legal Sales advertised for this day.

MAR. 10.

RYERSON st, es, 100 n Myrtle av, 20x100; Emelie Heilbrun—Alois Lazansky et al; Jonas, Lazansky & Neuburger (A), 44 Court; Maurice L Kupper (R); Wm H Smith.

Av E et at intersec Hunterfly rd or Kouwenhoven pl, runs e -xne—xn—xne—xs, se&s—xs—xsw&s—xn—xne&nw—xnw&w—xn&ne— to beg, except parts released; Midwood Park Co —Bertha G McLaughlin Baker et al; Augustus Van Wyck (A), 1149 Bway, Manhattan; Jno J Fitzgerald (R); Wm H Smith.

MAR. 11.

FLOYD st, ss, 375 e Tompkins av, 25x100; Edw I Garvar—Eva Bittman et al; K C & M V McDonald (A), 189 Montague; Jacob Robbins (R); Wm H Smith.

FULTON st, sec Sheffield av, 100x100; Harry Midas—Margt Kelly et al; Jno Kapp (A), 108 Van Siclen av; Abr Rockmore (R; Chas Shongood.

HENRY st, sec Luqueer, 40x64.6; Johanna M Schroeder—Wm H Muller et al; Trall T Baggerly (A), 43 Cedar, Manhattan; Howard C Lake (R); Wm P Rae.

HARRISON pl, ns, 400 w Porter av, 50x100; Theo F Jackson—Elias Sanit et al; Coombs & Wilson (A), 260 Bway, Manhattan; Earl J Bennett (R); Wm H Smith.

LINCOLN pl, sec Brooklyn av, 95x20; LINCOLN pl, ss, 95 e Brooklyn av, 80x100; EASTERN PARKWAY, nec Brooklyn av, 179.5x120.7; BROOKLYN av, es, 20 s Lincoln pl, 20x95; LINCOLN pl, ss, 175 e Brooklyn av, 20x100; Edw M Barlow—Fraser Constn Co et al; Philip S Dean (A), 160 Bway, Manhattan; M F McGoldrick (R); Wm H Smith.

E 2D st, es, 180 n Av Q, 20x100; Sarah A Stilwell—Robinson & Smith Constn Co et al; Action 1; Henry J Davenport (A), 375 Pearl; Geo W Gibbons (R); Wm H Smith.

E 2D st, es, 200 n Av Q, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

N 6TH st, ss, 20 e Berry, 20x50; Jno Middleton—Annie Golin et al; Coombs & Wilson (A); Thos Moore (R); Wm H Smith.

E 24TH st, es, 175 n Av L, 37.6x100; Mortgage Investment Co of N Y—Anna Sondergaard et al; Henry J Davenport (A), 375 Pearl; Henry P Erwin (R); Wm H Smith.

79TH st, ss, 340 w 3 av, 80x— to 80th; Brooklyn Inst of Arts & Sciences—Michl K Neville et al; Edwin Kempton (A), 175 Remsen; Jas M Kelly (R); Wm H Smith.

ATLANTIC av, swc Sackman, 50x100; Annie E Hommel et al—Guiseppe Maggio et al; Ralph K Jacobs (A), 215 Montague; Wm R A Koehl (R); Chas Shongood.

CATON av, ns, 200 w St Pauls pl, 13.4x140; PARCEL of land bounded about 52 chains 50 links by salt meadows of Henry J Wyckoff e by Flatlands Bay and a certain creek; s about 49 chains 50 links by salt meadows of Wm Bennett, w about 73 links by a certain ditch, containing about 3 acres; PARCEL of land bounded n about 16 chains by salt meadows of Mr Garrison, e about 30 links by a certain ditch, s about 16 chains by salt meadows of Wm Bennett, w about 31 links by upland of Albt Emmans, containing about 1 acre; Frank E Johnson—Ellan A Robert et al; Albt A Hovell (A), 177 Montague; Jno F McFarland (R); Wm H Smith.

LINCOLN rd, ns, 336.2 e Nostrand av, 20x 102.6; Wm Saier et al—Edica Realty Trading Co et al; Action 1; C Bertram Plante (A), 15 William, Manhattan; Alonzo G McLaughlin (R); Wm H Smith.

LINCOLN rd, ns, 356.2 e Nostrand av, 20x 102.6; same—same; Action 2; same (A); Ralph Jonas (R); Wm H Smith.

NEW UTRECHT av, ws, 89.1 n 65th, 22.3x 78.5; Thos A Walsh—Pietro Malomo et al; Jos A Walsh (A), 395 Fulton; Louis F Hollenbach (R); Wm H Smith.

TILDEN av, nec E 35th, 34.8x300.2x irreg; E 35TH st, ws, 200.1 n Tilden av, 100.1x79.6x irreg; Alvenia T McCanna -Harold C Wulff et al; Jas & Thos H Troy (A), 16 Court; Chas Y Van Doren (R); Wm H Smith.

MAR. 12.

HICKS st, es, 74.2 n State, 24.8x80; Eliz V H Nicholson—Jos Rezouk et al; Philip Carpenter (A), 111 Bway, Manhattan; Thos E Pearsall (R); Wm H Smith.

N 7TH st, ss, 225 w Havemeyer, 25x100; Wm Simmons—Marcelia Filan et al; Harry L Thompson (A), 175 Remsen; Edw R W Karutz (R); Wm P Rae.

45TH st, sws, intersec nws 14 av, 100x60.2; Annie H Chadwick—Fannie Duberstein et al; Reeves & Todd (A), 165 Bway, Manhattan; Edw W C Cunningham (R); Wm H Smith.

BAY RIDGE av, ss, 96.11 e 4 av, 20x96.6; Wm F Harden—Bernhard H Schmidt et al; Harry L Thompson (A), 175 Remsen; A J Gilchrist (R); Wm P Rae.

SHEFFIELD av, ws, 250 n Belmont av, 50x 100; Richd C Campbell et al—Mary Glober et al; Thos P Peters (A), 2 Rector, Manhattan; Robinson Leech (R); Wm H Smith.

MAR. 13.

No Legal Sales advertised for this day.

MAR. 14.

CARROLL st, swc Utica av, 62.6x157.9; Hermann Rudy -Melanie Pfizenmayer; Murtha & Hanson (A), 55 Liberty; Edw S Fowler (R); Wm H Smith.

6TH st, swc 6 av, 78.10x20; Bernard Heinrich—Dora Grant et al; Louis Wendel, Jr (A); Chas J McDermott (R); Thos Hovendon.

E 12TH st, ws, 422.11 n Av R, 20x100; Lina Von Hesse, trste—Lawrence A Brennan et al; Action1; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Wm H Wadhams (R); James L Brumley.

E 12TH st, ws, 442.11 n Av R, 20x100; same—same; Action 2; same (A); same (R); James L Brumley.

E 12TH st, ws, 402.11 n Av R, 20x100; same—same; Action 3; same (A); same (R); James L Brumley.

E 12TH st, ws, 382.11 n Av R, 20x100; same—same; Action 4; same (A); same (R); James L Brumley.

39TH st, ns, 171.1 e 12 av, 20x95.2; Ellen F Flanagan et al -Walter Kraslow et al; W Harry Seftoh (A), 168 Montague; Chas M Hall (R); Wm H Smith.

MYRTLE av, ss, 175 w Lewis av, 25x100; Louisa Schneider—Eliz Ray et al; Chas Reinhardt (A), 756 Flushing av; V Smith Kraeger (R); Wm H Smith.

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MAR. 15.

No Legal Sales advertised for this day.

MAR. 17.

66TH st, ss, 280 e 14 av, 20x100; Catherine E Miller—Antonio Armato et al; Milton Hertz (A), 391 Fulton; Jacob A Freedman (R); Charles Shongood.

FT HAMILTON av, ws, 100 s 90th, 20x116.3; FT HAMILTON av, ws, 160 s 90th, 40x116.3; Jno Kaiser—City Equity Co et al; Tovio H Nekton (A), 189 Montague; Leon M Prince (R); Charles Shongood.

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The W. G. Cornell Company, specialists in plumbing, heating, ventilating and electrical work, has enlarged its offices in the Everett Building, at Fourth avenue and 17th street, and now occupies the suite of offices extending across the entire 17th street side of the building at the fifth floor.

Half a decade ago this company began business with small offices in the building they had equipped with plumbing under the architects, Goldwin Starrett & Van Vleck and as sub-contractors to the builders, the George A. Fuller Construction Company. W. G. Cornell, the president. Edward A. Slosson, the vice-president, George W. Simmons, treasurer and secretary, all experts in their line, full of enthusiasm and a conviction that there was a place abreast of other departments of engineering for that of sanitation, other than that of the sub-cellar workshop, reached out for work offered by such builders as the George A. Fuller Construction Company and the Thompson-Starrett Company among others. Offering to architects and builders equipment backed by resources sufficiently large to assure the satisfactory completion of any job no matter how large, success soon made it necessary for the company to extend its field of activity to other cities and so offices were from time to time opened in Boston, Baltimore and Washington.

Continued increase in business here in New York has made further expansion imperative and its facilities are now such as to enable it more easily to take care of its rapidly increasing business.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON MAR. 11, AT 11 A. M.

121ST ST AND 7TH AV.—Construction of a receiving basin at the northwest corner of 121ST ST AND 7TH AV.

WEST 64TH ST, ETC.—Repairing sidewalks at 203 WEST 64TH ST, and at the northwest corner of 64TH ST AND AMSTERDAM AV.

WEST 151ST ST.—Repairing sidewalks on the south side of WEST 151ST ST, commencing at 7th av and running west about 375 ft.

WEST 151ST ST.—Fencing of vacant property on the south side of WEST 151ST ST, commencing at 7th av, and running west about 375 ft.

WEST 150TH ST.—Fencing of vacant property on the north side of WEST 150TH ST, commencing at 7th av and running west about 175 ft.

WEST 150TH ST.—Repairing sidewalks on the north side of WEST 150TH ST, commencing at 7th av and running west about 175 ft.

176TH ST AND WADSWORTH AV.—Fencing of vacant property at the northwest corner of 176TH ST AND WADSWORTH AV.

WEST 177TH ST.—Fencing of vacant property on the south side of WEST 177TH ST, commencing 100 ft. west of Wadsworth av, and running west 50 ft.

AT CITY HALL, MANHATTAN, ON MAR. 13, AT 11 A. M.

9TH AV.—Paving 9TH AV, from 201st st to Broadway.

HAWTHORNE ST.—Paving HAWTHORNE ST, from Seaman av to 10th av.

COOPER ST.—Paving COOPER ST, from Academy st to Emerson st.

SEAMAN AV.—Paving SEAMAN AV, from Academy st. to Emerson st.

218TH ST.—Paving 218TH ST, from the summit east of Park Terrace West to Broadway.

212TH ST.—Paving 212TH ST, from Broadway to the bulkhead line of the Harlem River.

PARK TERRACE EAST.—Paving PARK TERRACE EAST, from 215th st to 218th st.

RIVERSIDE TERRACE.—Paving RIVERSIDE TERRACE, from 177th st to 181st st.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON MAR. 11, at 10.30 A. M.

STREETS SOUTH OF FOREST AV, ETC.—Opening, regulating and grading, curbing and guttering all streets SOUTH of FOREST AV, WEST AND NORTH of BARD AV, and EAST of BEMENT AV, 1st Ward.

FOREST AV.—Widening FOREST AV, 1st Ward, to 60 ft., and to extend to Richmond turnpike.

LYMAN AV. To set curb and gutter and lay bituminous macadam pavement in LYMAN AV, 4th Ward.

ROFF ST.—To grade, curb, lay vitrified brick gutter, 4 ft. wide on a 6-in. concrete foundation (permanent pavement), and pave with bituminous concrete foundation (preliminary pavement), where not already done, on ROFF ST, from Van Duzer st to Vanderbilt av.

VANDERBILT AV.—To re-regulate and to regrade VANDERBILT AV, from Osgood av to Richmond rd, 2d and 4th Wards; and where not already done, to pave the roadway outside of the gutters with bituminous concrete (preliminary) pavement on concrete foundation; the crosswalks and gutters with vitrified brick (permanent) pavement on concrete foundation; set bluestone curb at corners; construct cement curb and lay cement sidewalks, and re-lay sidewalk, where necessary; also repair culverts and basins.

CEDAR ST.—To pave or repair sidewalks, where not already done, on the south side of CEDAR ST, bet Houston av and Morningstar rd.

RICHMOND TURNPIKE.—To regulate and grade the sidewalk space, build retaining wall and lay cement sidewalk, where the same is not already done, on the south side of RICHMOND TURNPIKE, bet. Louis st and Eddy st.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various local Boards held in the different districts as indicated below.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON FEB 27.

94TH ST.—To lay a preliminary asphalt pavement on 94TH ST, from 4th av to the Shore rd. Adopted.

85TH ST.—To amend resolution of December 19, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-inch concrete foundation on 85TH ST, from 3d av to 4th av, and from 5th av to Fort Hamilton av, by excluding from the provisions thereof that portion of 85TH ST from 5th av to Fort Hamilton av, so as to make the amended resolution read as follows: "To lay a preliminary asphalt pavement on a 4-inch concrete foundation on 85TH ST, from 3d av to 4th av." Denied.

65TH ST.—To construct a sewer in 65TH ST, south side, from 11th av to 12th av. Adopted.

OVINGTON AV.—To regulate, set cement curb and lay cement sidewalks on OVINGTON AV, from 11th av to 12th av. Adopted.

66TH ST.—To regulate and grade 66TH ST, from 4th av to 5th av. Adopted.

83D ST.—To amend resolution of February 7, 1912, initiating proceedings to set and reset curb on concrete on 83D ST, from 7th av to 12th av, and to pave with permanent granite block on concrete foundation a strip 12 ft. in width in the centre of the roadway, from 12th av to a point 500 ft. west thereof, and to pave the balance of the roadway from 7th av to 12th av with asphalt on concrete, by providing for a preliminary pavement, so as to make the amended resolution read as follows: "To set and reset curb on concrete on 83D ST, from 7th av to 12th av, and to lay a preliminary granite block pavement on a strip 12 ft. in width in the centre of the roadway from 12th av to a point 500 ft. west thereof, and to lay a preliminary asphalt pavement on the balance of the roadway from 7th av to 12th av." Adopted.

66TH ST, ETC.—To amend resolution of April 21, 1910, initiating proceedings to construct a sewer in 66TH ST, from 4th av to 5th av, and from 6th av to 10th av, and tributary sewers in 7TH AV, both sides, from 65th to 66th st, and in FORT HAMILTON AV, east side, from 66th st to 67th st, by excluding from the provisions thereof a sewer in 66TH ST, bet 7th and Fort Hamilton avs, and tributary sewers in 7TH AV, both sides, from 65th to 66th st, and in FORT HAMILTON AV, east side, from 66th st to 67th st, so as to make the amended resolution read as follows: "To construct sewers in 66TH ST, from 4th av to 5th av; from 6th av to 7th av, and from Fort Hamilton av to 10th av." Adopted.

12TH AV.—To set cement curb and lay cement sidewalks on 12TH AV, from 86th st to Dyker Beach Park. Adopted.

12TH AV.—To lay a preliminary asphalt pavement on 12TH AV, from 86th st to Dycker Beach Park. Adopted.

FORT HAMILTON PARKWAY.—To construct sewers in FORT HAMILTON PARKWAY, east side, from 42d st to 43d st. Adopted.

90TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where necessary on 90TH ST, from 2d av to 3d av. Adopted.

12TH AV.—To construct a sewer basin on 12TH AV, at the west corner of 48th st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $225; assessed valuation, $79,800. Adopted.

71ST ST, ETC.—To construct sewer basins on 71ST ST, at the northwest and southwest corners of NARROWS AV, and at the northeast corner of the SHORE RD at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, $600; assessed valuation, $65,900. Adopted.

Local Boards of Bay Ridge and Flatbush.

AT BOROUGH HALL, BROOKLYN, ON FEB, 27.

86TH ST.—To amend resolution of June 20, 1912, initiating proceedings to lay a permanent asphalt pavement on 86TH ST, from 5th av to 13th av, and from 16th av to Bay parkway, by excluding from the provisions thereof that portion of 86TH ST from 16th av to Bay parkway, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement on 86TH ST, from 5th av to 13th av." Adopted.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, FEB. 27.

AV I.—To set cement curb and lay a preliminary asphalt pavement on AV I, from Ocean av to East 22d st. Adopted.

BAY RIDGE AV.—To amend resolution of Oct. 31, 1910, initiating proceedings to pave BAY RIDGE AV with asphalt on concrete foundation, bet 14th and 15th avs, by providing for a permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on BAY RIDGE AV, from 14th av to 15th av." Adopted.

77TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 77TH ST, from 16th av to 17th av. Amended to read "from New Utrecht av to 17th av." Adopted as amended.

PARK PL.—That the lot lying on the south side of PARK PL, bet Schenectady and Utica avs, known as No. 17, Block 1372, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, $50; assessed valuation, $7,800. Adopted.

EAST 8TH ST.—To construct a sewer in EAST 8TH ST, from Av L to Av M. Adopted.

WEST 37TH ST.—To lay a preliminary asphalt pavement on WEST 37TH ST, from Neptune av to the bulkhead about 260 ft. south of Surf av. Adopted.

72D ST.—To construct a sewer in 72D ST, from 19th av to 20th av, and an outlet sewer in 20TH AV, bet 72d and 75th st. Denied.

16TH ST.—That the lots lying on the north side of 16TH ST, bet 11th and Coney Island avs, known as 19 and 29, Block 5259, be enclosed with a board fence, 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $42; assessed valuation, $13,200. Adopted.

EAST 35TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 35TH ST, from Linden av to Church av. Adopted.

EAST 35TH ST.—To lay a preliminary asphalt pavement on EAST 35TH ST, from Linden av to Church av. Adopted.

MONTGOMERY ST.—To regulate, grade, set cement curb and lay cement sidewalks on MONTGOMERY ST, from Coney Island av to East 7th st. Adopted.

40TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 40TH ST, from 16th av to West st. Adopted.

40TH ST.—To lay a preliminary asphalt pavement on 40TH ST, from 16th av to West st. Adopted.

SNYDER AV.—To construct a sewer in SNYDER AV, from EAST 35TH ST to Brooklyn av. Adopted.

EAST 16TH ST.—To amend resolution of May 21, 1908, initiating proceedings to open EAST 16TH ST, from Av V to Emmons av, excepting the land occupied by the tracks of the Long Island Railroad, of the Brooklyn Union Railroad and of the Brooklyn Heights Railroad, by excluding from the provisions thereof the portions of EAST 16TH ST, bet Gravesend Neck rd and Av Y, and bet Sheepshead Bay rd and Voorhies av, so as to make the amended resolution read as follows: To open EAST 16TH ST, from Av V to Gravesend Neck rd; from Av Y to Sheepshead Bay rd, and from Voorhies av to Emmons av. Adopted.

MONTGOMERY ST.—To construct a sewer in MONTGOMERY ST, from East 7th st to East 8th st. Adopted.

EAST 19TH ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement on EAST 19TH ST, from Av K to Av L. Adopted.

19TH AV.—To regulate, grade, set cement curb and lay cement sidewalks on 19TH AV, from 47th st to 49th st. Denied.

EAST 26TH ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement on EAST 26TH ST, from Av D to Newkirk av. Adopted.

CARROLL ST.—To regulate, grade, set cement curb and lay cement sidewalks on CARROLL ST, from Kingston av to Albany av. Adopted.

LINCOLN RD.—To lay a preliminary asphalt pavement on LINCOLN RD, from Nostrand av to a point about 500 ft. east therefrom. Adopted.

45TH ST.—To lay a preliminary asphalt pavement on 45TH ST, from 15th av to 17th av. Adopted.

3D ST.—To lay a preliminary asphalt pavement on 3D ST, from 18th av to Foster av. Adopted.

UNION ST.—To regulate, grade, set cement curb and lay cement sidewalks on UNION ST, from Schenectady av to Utica av. Adopted.

BEVERLY RD.—To lay a preliminary asphalt pavement on BEVERLY RD, from Nostrand av to New York av. Adopted.

AV L.—To lay a preliminary asphalt pavement on AV L, from East 19th st to Ocean av. Adopted.

BROOKLYN AV.—To regulate and grade BROOKLYN AV, from President st to Crown st, set cement curb and lay cement sidewalks on the east side, from President st to Carroll st, and on both sides, from Carroll st to Crown st. Adopted.

18TH AV.—To construct a sewer in 18TH AV from 62d st to 63d st. Adopted.

AV I.—To amend resolutions of March 9, 1910, initiating proceedings to pave AV I with asphalt on concrete foundation, from Ocean av to the Long Island Railroad, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on AV I, from Ocean av to the Long Island Railroad." Adopted.

74TH ST.—To lay a preliminary asphalt pavement on 74TH ST, from 16th av to 17th av. Adopted.

EAST 14TH ST.—To construct a sewer in EAST 14TH ST, from Av O to Av N. Adopted.

AV F.—To lay a preliminary or permanent asphalt pavement on AV F, from Gravesend av to West st. Laid over for 3 months.

PARK PL.—That the front of lot lying on the south side of PARK PL, bet Albany and Troy avs, known as 18, Block 1370, be graded to the level of the curb, at the expense of the owner or owners of said lot. Estimated cost, $20; assessed valuation, $7,350. Denied.

EAST 2D ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on EAST 2D ST, from Av I to 22d av. AMENDED, as follows: "Resolution 1. To regulate, grade, set cement curb and lay cement sidewalks on EAST 2D ST, from Av I to 22d av. Adopted, as amended. Resolution 2. To lay a preliminary asphalt pavement on a 4-inch concrete foundation on EAST 2D ST, from Av I to 22d av. Adopted, as amended.

PARK PL.—That the lots lying on the south side of PARK PL, bet Albany and Troy avs, known as 18, and part of 17, in Block 1370, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $40; assessed valuation, $8,850. Denied.

SULLIVAN ST.—To lay a preliminary asphalt pavement on SULLIVAN ST, from Washington av to Bedford av. Adopted.

MIDWOOD ST.—To regulate, grade, set cement curb and lay cement sidewalks on MIDWOOD ST, from New York av west about 100 ft. to former Canarsie av. Adopted.

MIDWOOD ST.—To lay a preliminary asphalt pavement on MIDWOOD ST, from Nostrand av to New York av. Adopted.

EAST 25TH ST.—Recommending to the Board of Aldermen that the name of EAST 25TH ST, from Flatbush av south to the termination thereof, be changed to BEDFORD AV. Adopted.

18TH AV.—To construct a sewer basin on 18TH AV, west side, about 170 ft. south from the south house line of Benson av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $225; assessed valuation, $45,600. Adopted.

SURF AV.—To construct sewers in SURF AV, from West 19th st to West 27th st; in WEST 20TH ST, from Surf av to Mermaid av; in WEST 21ST ST, from Surf av to Mermaid av, and in WEST 23D ST, from Surf av to a point in the ATLANTIC OCEAN about 1,000 ft. south of Surf av. Adopted.

WEST 20TH ST.—To construct sanitary sewer in WEST 20TH ST, from Neptune av to Mermaid av. Adopted.

19TH AV.—To regulate, grade, set cement curb and lay cement sidewalks on 19TH AV, from the right of way of the Long Island Railroad to West st, and on West st, from 19th av to 47th st. Adopted.

17TH AV.—To lay a preliminary asphalt pavement on 17TH AV, from West st to 45th st. Adopted.

17TH AV.—To lay a preliminary asphalt pavement on 17TH AV, from 45th st to 53d st. Adopted.

AV M.—That the roadway width of AV M be fixed at 36 ft. from Nostrand av to Flatbush av. Adopted.

Local Board of New Lots.

AT BOROUGH HALL BROOKLYN, FEB. 27.

RALPH AV.—To construct a sewer in RALPH AV, from Eastern parkway to East New York av. Adopted.

RALPH AV.—That cement sidewalks be laid on RALPH AV, bet Eastern parkway and East New York av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $500; assessed valuation, $94,925. Adopted.

AMBOY ST.—To rescind resolution of May 4, 1911, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Sutter av to Blake av. Adopted.

EAST NEW YORK AV.—To lay a preliminary or permanent asphalt pavement on EAST NEW YORK AV, from East 98th st to Pitkin av. Adopted.

EAST NEW YORK AV.—To lay a preliminary pavement of second-hand granite block on a sand foundation on EAST NEW YORK AV, from Utica av to East 98th st. Adopted.

PUBLIC PARK.—To rescind resolution of Nov. 2, 1910, recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by locating and laying out a PUBLIC PARK bounded by Warwick st, Jamaica av, Ashford st and Ridgewood av. Adopted.

GRAFTON ST.—To lay a preliminary asphalt pavement on GRAFTON ST, bet Blake av and East 98th st. Adopted.

BARRETT ST.—To regulate, grade, set cement curb and lay cement sidewalks on BARRETT ST, bet Livonia av and East 98th st. Adopted.

RALPH AV.—To lay a preliminary or permanent pavement on RALPH AV, from Lincoln pl to East New York av. AMENDED, as follows: To lay a preliminary asphalt pavement on a 5-inch concrete foundation on RALPH AV, from Lincoln pl to Eastern Parkway, and to lay a permanent granite block pavement from Eastern Parkway to East New York av. Adopted as amended.

HOWARD AV.—To regulate, grade, set cement curb and lay cement sidewalks on HOWARD AV, from East New York av to Blake av, and to set cement curb for malls in the middle of the roadway in the block bet East New York and Sutter avs, and for a triangle at BLAKE AV, in accordance with a map adopted by the Board of Estimate and Apportionment on Nov. 2, 1911. Adopted.

HOWARD AV.—To lay a preliminary asphalt pavement on all that portion of the readway of HOWARD AV, bet East New York and Blake avs, outside of the malls shown on a plan adopted by the Board of Estimate and Apportionment Nov. 2, 1911. Adopted.

MILFORD ST, ETC.—That the lots lying on the east side of MILFORD ST, bet Glenmore and Pitkin av, on the south side of GLENMORE AV, bet Milford and Logan sts, and on the west side of LOGAN ST, bet Glenmore and Pitkin avs, known as Nos. 7, 9, 11, 13, 20, 23, 26, 28, 29, 30, 31, 33 and 34, Block 4208, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $190; assessed valuation, $22,100. Adopted.

ATLANTIC AV.—That the lot lying on the south side of ATLANTIC AV, bet Schenectady and Utica avs, known as 14, Block 1336, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, $10; assessed valuation, $15,000. Adopted.

JEROME ST.—To amend resolution of March 15, 1912, initiating proceedings to pave JEROME ST with asphalt on concrete foundation, from Glenmore av to Pitkin av, by providing for a permanent asphalt pavement, so as to make the amended resolution read as follows: To lay a preliminary or permanent asphalt pavement on JEROME ST, from Glenmore av to Pitkin av. Adopted.

DOUGLASS ST.—To amend resolution of May 4, 1911, initiating proceedings to pave DOUGLASS ST with asphalt bet Sutter and Blake avs, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on DOUGLASS ST, bet Sutter and Blake avs." Adopted.

EAST 51ST ST.—To open EAST 51ST ST, from Glenwood rd to Flatbush av. Laid over.

LOTT AV.—To amend resolution of July 10, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on LOTT AV, from Bristol st to Rockaway av, by substituting the words "regrading where necessary" for the word "grading," so as to make the amended resolution read as follows: "To regulate, regrade where necessary, set cement curb and lay cement sidewalks on LOTT AV, from Bristol st to Rockaway av, where not already done." Adopted.

ROCKAWAY AV.—To lay a permanent asphalt pavement on ROCKAWAY AV, from Riverdale av to Lott av. Adopted.

EAST 96TH ST.—To construct sewers in EAST 96TH ST, from Clarkson av to Av A, and in LENOX RD, from East 95th st to East 98th st. Adopted.

LENOX RD.—To construct a sewer in LENOX RD, from East 95th st to East 94th st, and an outlet sewer in LENOX RD, from East 94th st to Remsen av. Adopted.

EAST 95TH ST.—To construct sewers in EAST 95TH ST, from Clarkson av to Av A. Adopted.

LINDEN AV.—To construct a sewer in LINDEN AV, from East 96th st to East 98th st. Adopted.

LOTT AV.—To construct a sewer in LOTT AV, from East 98th st to Douglass st. Adopted.

HINSDALE ST.—To regulate, grade, set cement curb and lay cement sidewalks on HINSDALE ST, from Riverdale av to New Lots av. Adopted.

HINSDALE ST.—That cement sidewalks be laid on both sides of HINSDALE ST, from Dumont av to Riverdale av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $1,600; assessed valuation, $103,850. Adopted.

WILLIAMS AV.—That cement sidewalks be laid on both sides of WILLIAMS AV bet Dumont and Riverdale avs, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $1,700; assessed valuation, $108,500. Adopted.

WILLIAMS AV.—To regulate, grade, set cement curb and lay cement sidewalks on WILLIAMS AV, from Riverdale av to New Lots av. Adopted.

WARWICK ST.—To amend resolution of September 13, 1911, initiating proceedings to pave WARWICK ST, with asphalt on concrete foundation, bet Sutter and Dumont avs, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary asphalt pavement on WARWICK ST, from Sutter av to Dumont av. Adopted.

ETNA ST, ETC.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by changing the lines and grades in the STREET SYSTEM heretofore bounded by Etna st, Railroad av, Ridgewood av and Crescent st. Laid over.

STONE AV.—To amend resolution of July 9, 1908, initiating proceedings to open STONE AV, from Riverdale av to East 103d st, the land occupied by the tracks of the Long Island Railroad, by excluding from the provisions thereof that portion of STONE AV, bet New Lots av and East 103d st, so as to make the amended resolution read as follows: "To open STONE AV, from Riverdale av to New Lots av." Adopted.

EAST 94TH ST.—To amend resolution of July 10, 1907, initiating proceedings to regulate and grade EAST 94TH ST, from East New York av to Linden av, and from 80 ft. south of Ditmas av to Sea View av, and to set curb on concrete and lay cement sidewalks from East New York av to Linden av, and from a point 80 ft. south of Ditmas av, to Av M, where not already done, by excluding from the provisions thereof that portion of EAST 94TH ST, from Av M to Sea View av, and by providing for cement curb instead of curb on concrete, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on EAST 94TH ST, from East New York av to Linden av, and from a point 80 ft. south of Ditmas av to Av M, where not already done." Adopted.

LINCOLN AV.—To amend resolution of July 10, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on LINCOLN AV, bet Pitkin and Hegeman avs, by excluding therefrom that portion of LINCOLN AV bet an old road just north of Hegeman av and Hegeman av, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on LINCOLN AV, from Pitkin av to an old rd about 35 ft. north of Hegeman av." Adopted.

BELMONT AV.—To amend proceedings to open BELMONT AV, from Pennsylvania av to Wyona st, and from Elderts la to the old City line, by including therein that portion of BELMONT AV bet Powell and Junius sts, so as to make the amended resolution read as follows: "To open BELMONT AV, from Powell st to Junius st; from Pennsylvania av to Wyona st, and from Elderts la to the old City line. Adopted.

AMBOY ST.—To amend resolution of October 2, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Lott av, by excluding from the provisions thereof that portion of AMBOY ST, bet Dumont and Livonia avs, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Dumont av, and from Livonia av to Lott av, where not already done." Adopted.

LOUISIANA AV.—To open LOUISIANA AV, from Williams av to a point about 200 ft. south of Wortman av. Adopted.

IRVING AV.—To construct a sewer and appurtenances in IRVING AV from Halsey st to Moffatt st, and in DECATUR ST, from the Borough line to Wyckoff av. Adopted.

ATLANTIC AV.—To amend resolution of June 27, 1912, initiating proceedings to lay a permanent asphalt pavement on ATLANTIC AV, outside of the right of way of the Long Island Railroad Company, bet Berriman st and the county line, by excluding that portion of ATLANTIC AV, from Berriman st to a line about 20 ft. east of Dresden st, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement on ATLANTIC AV, outside of the right of way of the Long Island Railroad Company, bet a line about 20 ft. east of Dresden st and the county line." Adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do

with assessments for such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Supreme Court.

AMENDED PROCEEDINGS.

WEST 19TH ST, ETC., BROOKLYN.—Amending application relative to acquiring title to lands, etc., required for opening and extending WEST 19TH ST, from Av Z to Surf av, excepting the right-of-way of the New York and Coney Island Railroad, and of WEST 20TH ST, from Av Z to Surf av, excepting the right-of-way of the New York and Coney Island Railroad, by excluding therefrom such lands as are necessary to open WEST 19TH ST, from Av Z to Neptune av, and WEST 20TH ST, from Av Z to Neptune av, and for the discontinuance of said proceeding in so far as the same affects the land in WEST 19TH ST, from Av Z to Neptune av, and WEST 20TH ST, from Av Z to Neptune av, pursuant to a resolution of the Board of Estimate and Apportionment adopted on the 25th day of February, 1910, and so as to conform to the change on the map or plan of the City of New York, as such map or plan was amended by resolution of the Board of Estimate and Apportionment, adopted on the 16th day of May, 1912, and approved by the Mayor of the City of New York on the 16th day of May, 1912, which amendment provided for the change of the lines of WEST 19TH ST, from Neptune av to Surf av, and WEST 20TH ST, from Neptune av to Surf av, excepting in each case the right-of-way of the New York and Coney Island Railroad. APPLICATION will be made to a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on March 18, at 10.30 a. m., to amend the above mentioned proceeding.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

VAN CORTLANDT PARK SOUTH, BRONX.—Acquiring title to th ands, etc., required for the opening and extending of VAN CORTLANDT PARK SOUTH, from Broadway to Mosholu parkway, excluding the right-of-way of the New York and Putnam Railroad. Application will be made in Special Term, Part 3, Supreme Court, Manhattan, on March 14, at 10.30 a. m., for the appointment of Commissioners of Estimate and Assessment in the above proceeding.

WINTHROP AV, QUEENS.—Acquiring title to the lands, etc., required for the opening and extending of WINTHROP AV, from the east line of Chauncey st to the east line of the 1st Ward (Old Bowery Bay rd). Application will be made to a Special Term of the Supreme Court for the hearing of motions, County Court House, BROOKLYN, on March 14, at 10.30 a. m., for the appointment of Commissioners of Estimate and Assessment in the above proceeding.

GROVE (GROVER) ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for the opening and extending of GROVE (GROVER) ST, from Woodward av to Traffic st; VINCENT ST, from Ralph st to Metropolitan av; and RALPH ST, from Grandview av to Traffic st. Application will be made in a Special Term of the Supreme Court for the hearing of motions, County Court House, BROOKLYN, on March 14, at 10.30 a. m., for the appointment of Commissioners of Estimate and Assessment in the above proceeding.

FINAL REPORTS.

BRYANT AV, BRONX.—Acquiring title to lands, etc., required as a site for a school, on the west side of BRYANT AV, bet East 172d st and East 173d st. The final report of James Philip Van Kirk, James F. Delaney and James J. M. McMahon, Commissioners of Estimate and Appraisal in the above proceeding, will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 13, at 10.30 a. m.

WEST 138TH ST, MANHATTAN.—Acquiring title to lands, etc., required for the widening of WEST 138TH ST, at its junction with 5th av (unofficial name). The supplemental and amended final report of the Commissioner of Assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 10, at 10.30 a. m.

MAPLE ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending MAPLE ST, from Nostrand av to Troy av, 29th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 12, at 10 a. m.

BILLS OF COST.

GARRISON AV, QUEENS.—Acquiring title to lands, etc., required for the opening and extending of GARRISON AV, from Grand st to Flushing av, 2d Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, for the hearing of motions, in the County Court House, Brooklyn, on March 12, at 10 a. m.

By Comm'rs Estimate and Assessment.

GROTE ST, ETC., BRONX.—Acquiring title to the lands, etc., required for the opening of GROTE ST (unofficial name), from East 182d st to Southern boulevard; in the matter of the application for damages caused by the closing, etc., of FORMER KINGSBRIDGE RD, from Prospect av to Southern boulevard, and from Prospect av to Crotona av. Frank D. Arthur, Henry H. Sherman and Roderick J. Kennedy, Commissioners of Estimate and Assessment in the above proceeding, have completed their supplemental and amended estimate and assessment, and all persons who are opposed to the same must present their objections, in writing, to the commissioners at 90 West Broadway, Manhattan, on or before March 11; and they will hear all such parties, in person, on March 13, at 2 p. m.

SCOTT AV, BROOKLYN.—Acquiring title to lands, etc., required for the opening and extending of SCOTT AV, from Flushing av to St. Nicholas av. Herbert H. Worthley, Commissioner of Assessment in the above proceeding, has completed his amended and supplemental estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commisioner, at 166 Montague st, Brooklyn, on or before March 10; and he will hear all such parties, in person, on March 11, at 2 p. m.

Notices to Present Claims.

WALLACE AV, ETC., BRONX.—Acquiring title to the lands, etc., required for the opening and extending of WALLACE AV, from Baker av to Bear Swamp rd; BARNES AV, from Baker av to Bear Swamp rd; MATTHEWS AV, from Baker av at a point about 149 ft. east of its intersection with the east line of Barnes av to Bear Swamp rd, and MULINER AV, from Morris Park av to Bear Swamp rd, 24th Ward. All persons having any claims on account of the above proceeding must present same, in writing, to Edward D. Dowling, Ralph Weil and Francis P. Kenney, commissioners, at 90 West Broadway, Manhattan, on or before March 14; and they will hear all such parties, in person, on March 19, at 1 p. m.

EAST 21ST ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST 21ST ST, from Av M to a point about 70 ft. south of Av O; EAST 22D ST, from Av M to Kings Highway; EAST 23D ST, from Av M to Kings Highway; EAST 24TH ST, from a point 640 ft. south of Av L to Kings Highway; EAST 25TH ST, from Av M to Kings Highway; AV O, from the west line of the former village of South Greenfield at the intersection of East 23d st to East 26th st; and AV N, from Gravesend av to Flatlands av, 31st and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Edward F. Linton, Thos. O'Neil and John Drennan, commissioners, at 166 Montague st, Brooklyn, on or before March 17; and they will hear all such parties, in person, on March 20, at 3.30 p. m.

CHURCH AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending CHURCH AV, from Brooklyn av to East 98th st, in the 29th and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to John F. Canavan, S. D. Baldwin and W. Seward Shanahan, commissioners, at 166 Montague st, on or before March 17; and they will hear all such parties, in person, on March 21, at 2 p. m.

EAST NEW YORK AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST NEW YORK AV, from Canarsie av to Pitkin av; LEFFERTS AV, from the west line of Utica av to East New York av; UTICA AV, from Lefferts av to East New York av; and LINCOLN RD, from Nostrand av to Canarsie av, in the 26th and 29th Wards. All persons having any claims on account of the above proceeding must present same, in writing, to E. J. Grant, Geo. J. S. Dowling and Edward Lyons, commissioners, on or before March 17; and they will hear all such parties, in person, on March 20, at 2 p. m.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before April 1, at 11 a. m., when testimony will be taken:

BROOKLYN.

DAHLGREN PL.—Regulating, grading, curbing and flagging DAHLGREN PL, bet 86th and 92d sts, together with a list of awards for damages caused by a change of grade. List 2829.

CHESTER AV.—Regulating, grading, curbing and flagging CHESTER AV, bet Fort Hamilton av and Louisa st. List 2972.

MONTROSE AV.—Paving MONTROSE AV, as extended, from Union av to Broadway. List 2982.

73D ST.—Regulating, grading, curbing and flagging 73D ST, bet 10th and 11th avs. List 2986.

HAWTHORNE ST.—Regulating, grading, curbing and flagging HAWTHORNE ST, bet New York av and Kingston av. List 2979.

EAST 4TH ST.—Preliminary pavement in EAST 4TH ST, from Church av to Albemarle rd. List 2975.

EAST 16TH ST.—Preliminary pavement in EAST 16TH ST, from Foster av to Newkirk av. List 2976.

ATKINS AV.—Regulating, grading, curbing and flagging ATKINS AV, bet Sutter and Blake avs. List 2970.

CLARKSON AV.—Regulating, grading, curbing and flagging CLARKSON AV, from Troy av to East 98th st. List 2973.

15TH AV.—Regulating, grading, curbing and flagging 15TH AV, from Bath av to Cropsey av. List 2978.

SEA VIEW AV.—Regulating, grading and flagging SEA VIEW AV, bet Rockaway av and a point about 400 ft. east. List 2983.

CORTELYOU RD.—Regulating, grading, curbing and flagging CORTELYOU RD, bet Gravesend av and West st. List 2974.

AV C.—Paving AV C, from Ocean parkway to East 3d st. List 2989.

The area of assessment in the above entitled matters extends to within one-half the block at the intersecting and terminating streets.

73D ST, ETC.—Sewer in 73D ST, bet 10th and 11th avs, and in 72D ST, bet 10th and 11th avs. Area of assessment: Block Nos. 5903, 5914 and 5924. List 3014.

16TH AV.—Sewers in 16TH AV, bet 45th and 47th sts, and bet 48th and 52d sts. Area of assessment: Block Nos. 5433, 5434, 5436, 5437, 5447, 5448, 5453, 5454, 5458, 5459, 5465 and 5466. List 2587.

82D ST.—Flagging 82D ST, bet 11th and 12th avs; north side of SENATOR ST, bet 3d and 4th avs; east side of 10TH AV, bet 18th and 19th sts; south side of WINDSOR PL, bet Howard and Fuller pls, and 55TH ST, bet 12th and 13th avs. Affecting property in front of which work was done. List 2992.

ALBEMARLE RD.—Paving and curbing ALBEMARLE RD, bet East 3d and East 5th sts. The area of assessment extends to within one-half block at the intersecting and terminating streets. List 2988.

61ST ST, ETC.—Sewers in 61ST ST, from 21st av to Bay parkway, and in 62D ST, bet 21st av and Bay parkway. Area of assessment: Block Nos. 5522, 5529 and 5536. List 3017.

6TH AV, ETC.—Fencing lots on the east side of 6TH AV, bet 21st and 22d sts; east side of SHERMAN ST, bet Reeve pl and Greenwood av; west side of SACKMAN ST, bet Liberty av and East New York av; east side of CHRISTOPHER ST, bet Liberty and East New York avs; west side of WARWICK ST, bet Belmont and Sutter avs; south side of LIBERTY AV, bet Railroad av and Lincoln av; west side of LINCOLN AV, bet Liberty and Glenmore avs; north side of ARLINGTON AV, bet Dresden st and Shepherd av; west side of DRESDEN ST, bet Arlington av and Ridgewood av; north side of KNICKERBOCKER AV, bet Woodbine and Palmetto sts, and east side of PALMETTO ST, bet Knickerbocker and Irving avs. Affecting property in front of which work was done. List 2984.

66TH ST.—Sewer in 66TH ST, bet 12th and 13th avs. Area of assessment: Blocks 5753 and 5760. List 3016.

75TH ST.—Sewers in 75TH ST, both sides, bet New Utrecht av and 16th av, and in NEW UTRECHT AV, west side, bet 74th and 75th sts. Area of assessment: Block Nos. 6214 and 6225. List 2941.

10TH AV, ETC.—Sewer in 10TH AV, from 77th to 79th sts, and outlet in 78th st, bet 10th and Fort Hamilton avs; in FORT HAMILTON AV, east side, bet 78th st and 7th av, and in 7TH AV, east side, bet Fort Hamilton av and 79th st. Area of assessment: Block Nos. 5945, 5954, 5964, 5965, 5973, 5974 and 6242. List 3021.

LOUISA ST.—Sewer in LOUSIA ST, from Chester av to 36th st. Area of assessment: Block Nos. 5310 and 5312. List 3012.

GRAVESEND, BROOKLYN.—To make the annual apportionment and assessment required for local improvements in the former town of Gravesend, under provisions of Chap. 118, Laws of 1892, as amended by Chap. 171, Laws of 1893, the BOARD OF ASSESSORS will meet at 320 Broadway, Manhattan, on March 26, at 11 a. m., when all persons interested in the lands to be affected shall be heard on the question of such apportionment and assessment, now open for inspection.

QUEENS.

SENECA AV, ETC.—Sewer and appurtenances in SENECA AV (COVERT AV), from De Kalb av to Putnam av, and from Cornelia st to Myrtle av; in HIMROD ST, from Seneca av to the Brooklyn Borough line, and in PUTNAM AV, from Seneca av to Myrtle av, 2d Ward. Area of assessment: Block Nos. 12, 13, 19 to 21, 24 to 29, 31 to 34, 40 to 65, 72, 74 to 78, 84, 85, 87, 91 to 113, 115a, 115b and 126. List 2778.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

WEST 30TH ST.—Restoring asphalt pavement in front of NOS. 145 TO 149 WEST 30TH ST, 20th Ward. Area of assessment: Lot 9, Block 806. April 28.

WEST 70TH ST.—Restoring asphalt pavement in front of NO. 1 WEST 70TH ST, 22d Ward. Area of assessment: Lot 29, Block 1123. April 28.

WEST 111TH ST.—Restoring asphalt pavement in front of NO. 6 WEST 111TH ST, 12th Ward. Area of assessment: Lot 42, Block 1594. April 28.

EAST 117TH ST.—Sewer in EAST 117TH ST, bet the Harlem river and Pleasant av, 12th Ward. Area of assessment: Blocks 1715 and 1716. April 26.

BRONX.

EAST 239TH ST.—Paving the roadway and adjusting curb on EAST 239TH ST, from Martha av to Vireo av, 24th Ward. Area of assessment: Both sides of East 239th st, from Martha av to Vireo av, and to the extent of half the block at the intersecting avenues. April 26.

ROCHAMBEAU AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, and placing fences, on ROCHAMBEAU AV, from 212th st to about 210 ft south of Van Courtlandt av, 24th Ward. Area of assessment: Extends to half the block at the intersecting streets and both sides of said avenue. April 26.

EAST 205TH ST (ADEE AV).—Opening EAST 205TH ST (ADEE AV), from White Plains rd to Boston rd, 24th Ward. Area of assessment: Obtained at Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs. April 26.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Triangular Block Improvement.

Gronenberg & Leuchtag, 303 5th avenue, have been selected architects in competition in which several well-known architects submitted plans for the improvement of the triangular block fronting on Fox, Simpson and 163d streets, The Bronx, with three high class apartment houses to cost about $400,000. Two of the houses will front 128 and 120 feet in 163d street, six stories in height. The third will be five stories, V-shaped, 135x157 feet, fronting in Fox and Simpson streets. L. Pincus, of 1029 East 163d street, is the owner and will handle all contracts. Work is to be started shortly.

Refrigerating Warehouse for Newark.

J. B. Snooks' Sons, architects, 261 Broadway, Manhattan, are preparing plans and will call for estimates from general contractors about March 15 for a seven-story reinforced concrete refrigerating warehouse, about 50x100 feet, to be erected at 47 River street, Newark, N. J., for the Merchant's Refrigerating Company, of 161 Chambers street, Manhattan. Complete details have not yet been determined as to the exact size of the building. The estimated cost is placed at $150,000. George Horne, care of owner, will be the engineer.

Nine-Story Apartment for Third Ave.

Rouse & Goldstone, 40 West 32d street, have been selected as architects for a nine-story apartment house to be erected at the southwest corner of Third avenue and 70th street for the 178 East 70th Street Company, which is composed of I. Randolph and E. Jacobs, of 160 Broadway. The plot measures 52x100 feet. The estimated cost is about $250,000. This is one of the first improvements of this character in this neighborhood in many years.

Ice-Making Plant Contemplated.

It is reported that a concern known as the Vermont Hygeia Ice Company will erect an ice and cold storage plant at Dyckman street and the Hudson River, costing in the neighborhood of $100,000. There will be a cold storage building three stories, 122x116 feet, an ice-making and storage plant 138x87 feet, and an engine house 55x88 feet. It is stated that H. J. Campbell, of Yonkers, N. Y., will be the construction engineer.

Dennison & Hirons Win Competition.

Dennison & Hirons, 475 Fifth avenue, Manhattan, have been selected architects by the New Brunswick Trust Company, for a new bank building to be erected at New Brunswick at a cost of about $50,000. Local, as well as out of town architects competed.

Rockefeller to Enlarge 54th St. House.

Duncan Candler, architect, of 10 East 33d street, is preparing plans and will receive estimates about April 1, for enlarging the residence of John D. Rockefeller, at 4 West 54th street, with an additional story to be used for servants' quarters. The work will cost $25,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

KEARNEY, N. J.—The Copestone Lodge F. & A. M., William Englehart, chairman of building committee and Henry Canfield, town treasurer, Town Hall, are raising funds for the erection of a masonic hall on Kearney av, 150 ft south of Pomeroy av and will soon be ready to receive competitive sketches from architects. Cost, about $50,000.

MALONE, N. Y.—Hardy & Hogle, 124 East Main st, contemplate the erection of a 2-sty brick theatre, 60x101 ft, in the north side of Pearl st, north of Main st, for which an architect will be selected about April 12th. Cost, about $40,000.

BELLEVILLE, N. J.—The Belleville Motorboat Club contemplate the erection of a clubhouse in Main st. No architect has yet been selected.

NEW ROCHELLE, N. Y.—A. F. Beekman & Co. (grocery), New Rochelle, contemplates the erection of a 4-sty store and office building at the southwest corner of Division and Main sts. No architect has yet been selected.

NEW ROCHELLE, N. Y.—The congregation of St. Paul's Church contemplates the erection of a new brick edifice to cost about $25,000. No architect has been retained.

WHITE PLAINS, N. Y.—It is reported that the Episcopal Church, of this place, contemplates the erection of a stone chapel in South White Plains, for which no architect has yet been selected.

MAMARONECK, N. Y.—It is said that Lucas Tripodi, of this place, contemplates the erection of a 3-sty brick apartment house on Mamaroneck av, to cost $10,000, and that no architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—Rab & Schoenberg, 316 Throop av, owner, are taking bids on the general contract for a 4-sty brick apartment, 50x88 ft., to be erected in Van Buren st, near Throop av, from plans by L. Berger & Co., Myrtle and Cypress avs, architects.

BROOKLYN.—F. J. Ashfield & Sons, 350 Fulton st, owners, are taking bids on subs for a 4-sty brick apartment, 40x102 ft., to be erected on the south side of Woodruff av, 49 ft. west of St. Paul pl, from plans by Slee & Bryson, 153 Montague st, architects. Cost about $28,000.

BRONX.—The August Jacob Construction Co., August Jacob, president, and George H. Jacob, secretary, 2,000 Morris av, is taking bids for two 6-sty brick and limestone apartments, 75x100 and 100x100 ft, to be erected at the northwest corner of Morris av and 179th st, and on the west side of Morris av, 100 ft north of 179th st, from plans by Fred Jaeger, Tremont and Park avs, architect. Cost about $205,000.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, architect, is taking bids for a frame residence, 38x34 ft, to be erected here to cost $5,000.

JERICHO, L. I.—Figures are being received by W. W. Bosworth, 527 5th av, N. Y. C., architect, for a 2½-sty hollow tile and stucco residence for George Edward Kent, care of architect, owner.

RYE, N. Y.—William A. Dellan, 329 East 116th st, N. Y. C., owner, is taking bids on the general and separate contracts for ten 2-sty frame dwellings for William A. Dellan, 329 East 116th st, N. Y. C., owner.

RYE, N. Y.—Ellsworth & Marshall, of this place, general contractors, are taking bids on subs for a 2½-sty residence, 22x60 ft, for R. Stule, 30 Broad st, N. Y. C. Wallis & Goodwillie, 346 4th av, N. Y. C., are architects.

PLEASANTVILLE, N. Y.—Figures are being received for a 2½-sty frame residence, 40x24 ft, for A. W. Sutton. John C. Moore, Realty Building, White Plains, is architect.

FACTORIES AND WAREHOUSES.

IRVINGTON, N. J.—Jos. B. Allen, 11 Sanford av, architect, is taking estimates on foundation and will soon take bids on the general contract for alterations to the ice cream plant at 19 Loretta st, for the J. T. Castles Ice Cream Co., of this place. E. N. Friedmann, 90 West st, N. Y. C., is engineer.

FONDA, N. Y.—The Fonda Glove Lining Co. has completed plans and are receiving bids for a 2-sty and basement mill addition and dye house to be erected early this spring.

STABLES AND GARAGES.

BRONX.—John Westhofen, 251 East 125th st, is ready to receive estimates on subcontracts for stone and brick work, concreting, carpentering, plumbing, steam fitting, electric and roofing work for a 2-sty garage on Belmont av, Bronx.

THEATRES.

64TH ST.—L. A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick moving picture theatre with stores, 50x100 ft, at 345-349 East 64th st, for Jane Sandes and Catherine S. Rose, care of architect, owner. The Hart Amusement Co., 1520 Broadway, is lessee. Cost about $10,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, architect, is taking bids for a 3-sty brick, limestone and terra cotta theatre, ball room and auditorium, 50x100 ft, to be erected at 227-229 Springfield av, through to Court st, for the Lincoln Realty & Investment Co., 752 Broad st, owner; John C. Eisele, president. Cost, $60,000.

MANHATTAN.—H. P. Wright & Co., 1123 Broadway, general contractors, are taking bids on all subs for alterations to the 5-sty brick store, office and theatre building, 154-160 West 41st st, for the Broadway and 41st St. Co. W. H. Hoffman, care of J. P. Whiskeman, 39 West 38th st, is architect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV.—Moore & Landsiedel, 3d av and 148th st, are completing plans for five 5-sty apartment houses, 50x113 ft each, to be erected on the southside of Sherman av, 100 ft west of Academy st, in the Dyckman section and not in the Bronx, as was elsewhere reported. The Bendheim Constn Co., 128 Broadway, is the owner. Estimated cost, $250,000.

HESTER ST.—Chas. M. Straub, 147 4th av, has completed plans for a 6-sty tenement, 43.9x67.6 ft., to be erected at 61-3 Hester st and 34 Ludlow st for Morris Maraus, 2026 7th av, owner. Cost about $30,000.

81ST ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 9-sty apartment house, 56.3x85.8 ft., to be erected in the south side of 81st st, 256.3 ft. east of Amsterdam av, for the Wesley Realty Co., 2245 Broadway, owner. Cost about $200,000.

139TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 6-sty apartment house to be erected in the south side of 139th st, from Edgecombe to St. Nicholas av, for the Solow Construction Co., 507 West 113th st, owner. Cost about $225,000.

179TH ST.—J. H. Leonhauser, 2255 Broadway, has completed plans for a 5-sty tenement, 25x62 ft., to be erected in the south side of 179th st, 100 ft. east of St. Nicholas av, for A. B. Knight, 2255 Broadway, owner. Cost about $30,000.

RIVERSIDE DR.—Chas. B. Meyers, 1 Union sq West, has completed plans for alterations to the 11-sty apartment house at 190 Riverside dr, for the Townsend Realty Co., 1328 Broadway, owner.

70TH ST.—Rouse & Goldstone, 40 West 32d st, have been selected architects for a 9-sty apartment to be erected at the southwest corner of 70th st and 3d av for the 178th East 70th St. Co., I. Randolph and E. Jacobs, 160 Broadway, is owner. Cost about $250,000.

146TH ST.—Foundations are under way for a 6-sty apartment house, 50x87 ft., at 527 West 146th st for the Daniel Hallecy Construction Co., 1804 Anthony av. Moore & Landsiedel, 3d av and 148th st, architects. W. Masterson, 1388 Jessup pl, has the mason work for foundations, and Mr. Bossa, at site, the brick work. Cost about $60,000.

55TH ST.—Wallis & Goodwillie, 346 4th av, are preparing plans for a 9-sty brick, marble and terra cotta apartment house, 50x89 ft., to be erected at 124-126 West 55th st for the Herald Square Holding Co., 62 West 45th st. Arnstein & Levy, 128 Broadway, and George Backer, 27 West 42d st, owners. L. A. Harding, 346 4th av, is engineer. Cost about $200,000.

ST. NICHOLAS PL.—The Strathcona Construction Co. has purchased a plot extending from St. Nicholas pl to Edgecombe av, 75 ft south of 153d st. The plot, which fronts 100 ft on either avenue with a depth of 200 ft. is to be immediately improved with two 6-sty elevator apartment houses.

CONVENT AV.—Lena Scheidecker, care of George B. Gillie, 1676 Amsterdam av, has bought property at the southwest corner of Convent av and 145th st. No building operations are contemplated.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education March 3rd for item 1, general construction, also item 2, plumbing and drainage of new P. S. 97, Manhattan. Item 1, the lowest bid was submitted by Cockerill &

Contemplated Construction, Manhattan (Continued).

Little, Inc., at $248,870. Item 2 Frank J. Fee at $18,484, low bidder. Both bids were laid over.

STORES, OFFICES AND LOFTS.

BROADWAY.—Anthony Koelble has purchased for investment 3924 Broadway, a 4-sty flat on plot 25x100.5 ft. It is Mr. Koelble's intention to alter the building for business.

32D ST.—Vincent Astor, 23 West 26th st, has purchased additional property at 15 West 32d st, on plot 25x98.9 ft. No building operations are yet determined.

The Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—Fred Jaeger, Tremont and Park avs, N. Y. C., has completed plans for two 6-sty apartments, 75x100 and 100x100 ft., to be erected at the northwest corner of Morris av and 179th st, and on the west side of Morris av, 100 ft. north of 179th st for the August Jacob Construction Co., August Jacob, president, George H. Jacob, secretary, 2000 Morris av, owner. Cost about $205,000.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education March 3rd for installing electric equipment in P. S. 52, The Bronx. The lowest bid was submitted by the Commercial Construction Co. at $10,331. Other bidders were Eugene Frank, $11,055; T. Frederick Jackson, $11,190; and John T. Williams Co., $11,676.

STORES, OFFICES AND LOFTS.

10TH AV.—Foundations have been completed for a 2-sty brick taxpayer, stores and offices, 50x85 ft., on the east side of 10th av, 49 ft. south of 207th st, for Michael Dowd, 2541 Valentine av. John P. Boyland, Fordham rd and Webster av, is architect. Cost about $25,000.

JENNINGS ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 1-sty store, 25x27.4 ft, to be erected at the northwest corner of Jennings and Bristow sts. Cost, $5,000. The Taxpayers Realty Co., P. Wattenberg, President, 1203 Franklin av, is the owner. Bids will be received by the architect about March 10.

BOSTON RD.—M. W. Del Gaudio, 1910 Webster av, has prepared plans for a 1-sty store, 25x40 ft, to be erected on the west side of Boston rd, 85 ft south of 170th st. Metal ceilings and electric lights. Building to be of brick. Andrew W. Gerlach, 673 Jefferson pl, is the owner. The architect will take bids about March 10.

MELROSE AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 1-sty store, brick, 20x40 ft, to be erected at the northeast corner of 151st st and Melrose av, to cost $5,000. The Canebrake Realty Co., 35 Nassau st, Pres.; C. Ernst is the owner. The architect will take figures about March 10.

BROOK AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty brick and stone loft, 25x100 ft, to be erected on the west side of Brook av, 36.75 ft south of St. Paul's pl, to cost $10,000. The Value Realty Co., 170 Broadway (A. L. Ernst, President), is the owner. The architect will take bids about March 10.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WOODRUFF AV.—Slee & Bryson, 153 Montague st, are preparing plans for a 4-sty brick apartment, 48x102 ft., to be erected on the south side of Woodruff av, 97 ft. west of St. Paul pl, for F. J. Ashfield & Sons, 350 Fulton st, owners. Cost about $28,000.

OCEAN AV. Excavating is under way for a 4-sty brick apartment, 75x100 ft., to be erected at the northeast corner of Ocean and Crooke avs, for the Miller-Berg Realty Co., 251 Hart st, owner. Cost about $35,000.

WOODRUFF AV.—Slee & Bryson, 153 Montague st, are preparing plans for a 4-sty brick apartment, 48x108 ft., to be erected at the southwest corner of Woodruff av and St. Paul pl for F. J. Ashfield & Sons, 350 Fulton st, owners. Cost about $34,000.

WOODRUFF AV.—Slee & Bryson, 153 Montague st, are preparing plans for a 4-sty brick apartment, 40x102 ft., to be erected on the south side of Woodruff av, 49 ft. west of St. Paul pl, for F. J. Ashfield & Sons, 350 Fulton st. Cost about $28,000.

DWELLINGS.

CLINTON AV.—Alfred Freeman, 29 West 34th st, N. Y. C., is preparing plans for a 4-sty brick and limestone residence, 20x66 ft., to be erected at 298 Clinton av for Emil Weill, 379 DeKalb av, owner. Cost about $20,000.

MONROE PL.—Hart & Schmidt, 43 Cedar st, N. Y. C., are preparing plans for two 4-sty brick duplex houses, 27x82 ft., to be erected on Monroe pl, near Pierrepont st, for Kinke Builders, Inc., 350 Fulton st, owners. Cost about $70,000.

FACTORIES AND WAREHOUSES.

SCHOLES ST.—Glucroft & Glucroft, 34 Graham av, have completed plans for a 5-sty brick light manufacturing building to be erected in the west side of Scholes st, 100 ft east of Lorimer st, for Phillip Rosenblum, 76 Graham av, owner. The architects will take bids about March 12th.

STORES, OFFICES AND LOFTS.

CLINTON AV.—Dodge & Morrison, 135 Front st, N. Y. C., have completed plans for a 5-sty brick concrete and steel bakery, 80x120 ft, to be erected on Clinton av and Waverly av, north of Park av, for the Drake Bros. Co., 1006 Wallabout Market, owner. The owners will call for bids on general contract about March 17th. Cost, around $115,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for a 4-sty brick apartment, 50x88 ft., to be erected at Van Buren st, near Throop av, for Rab & Schonenberg, 316 Throop av, owners, who desire bids on the general contract.

JAMAICA, L. I.—Ome Samuels of this place has purchased the corner running 100 feet on Mott av and 175 ft on Oak pl upon which he will erect a large house, this spring.

DWELLINGS.

BROOKLYN MANOR, L. I.—Foundations are under way for a 2½-sty brick residence, 20x61 ft., to be erected on the south side of Avondale pl, 100 ft. south of Woodhaven av, for Joseph Ferris, 26 Donnington av, Woodhaven, owner. Louis Berger & Co., Myrtle and Cypress avs, Ridgewood, are architects. Cost about $5,000.

MUNICIPAL WORK.

FLUSHING, N. Y.—The State Engineer has completed plans and specifications for a bridge to be constructed over the Newtown Creek, and the Board of Public Works has asked for an appropriation of $250,000 for this structure.

Nassau.

DWELLINGS.

JERICHO, L. I.—Figures are being received for a 2½-sty hollow tile and stucco residence for George Edward Kent, owner, care of W. W. Bosworth, 527 5th av, N. Y. C., architect.

HOTELS.

LONG BEACH, L. I.—Foundations are under way for the 4-sty brick, concrete and stucco hotel, 45x200 ft., for Mrs. Bertha Klug, care of J. Garfield Moses, 52 William st, N. Y. C., owner. Henry B. Herts, 35 West 31st st, N. Y. C., is architect. Streiffer & Werner, Far Rockaway, are general contractors. Cost about $100,000.

Suffolk.

HALLS AND CLUBS.

SAYVILLE, L. I.—The Foresters Lodge of this place is discussing the purchase of a site on which to erect a new building. Sayville Lodge of Foresters numbers about 250 members. A committee was appointed to select a site.

SCHOOLS AND COLLEGES.

SOUTHAMPTON, L. I.—By a vote Southampton School District has declared for an additional appropriation of $25,000 to build an assembly hall at the new school house.

EAST ISLIP, L. I.—St. Mary's R. C. Church, Rev. Joseph Sinkmajer, rector, contemplates the erection of a parochial school.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—Plans are being prepared privately for a 4-sty brick apartment, 40x80 ft., to be erected on the west side of 10th av, north of Stevens av, for Dr. Edward Bauman, 117 West 2d st, owner. Cost about $35,000.

PORTCHESTER, N. Y.—D. H. Ponty, Depot sq, is preparing plans for a 3-sty frame apartment, 38x48 ft., to be erected in Townsend st for Morris Yoffe, Pemberwich rd, owner. Cost about $7,000.

BRONXVILLE, N. Y.—Harry L. Walker, 103 Park av, N. Y. C., has prepared plans for a 4-sty apartment house to be erected on Pomfield rd and Maple st for the Eastchester Mortgage & Realty Co. Estimated cost about $125,000.

DWELLINGS.

YONKERS, N. Y.—Cox & Barclay, 45 Warburton av, have completed plans for a 2½-sty frame residence, 30x26 ft., to be erected on the west side of Wickes av, south of Osburn av, for Minnie Cox, Wickes av, owner. William Jackson, Van Courtlandt Park av, has the mason work, and Molz & Breithack, New Main st, the carpentry. The architects will build. Cost about $6,000.

YONKERS, N. Y.—Jas. Armstrong, 107 Morsemere av, owner, has plans for a 2½-sty frame residence, 26x28 ft., to be erected on the south side of Colgate av, east of Palisade av. Bruce & Walk, 91 Maple st, have the mason work. Cost about $5,000.

PORTCHESTER, N. Y.—W. S. Wetmore, Depot sq, is preparing plans for alterations to the 3-sty brick residence and store in North Main st for Joseph Timick, on premises, owner. Cost about $9,000.

RYE, N. Y.—William A. Dellan, 329 East 116th st, N. Y. C., owner, has plans for ten 2-sty frame cottages and is ready for bids on general and separate contracts.

MT. VERNON, N. Y.—Andrew Carlson, 33 Hillside av, contemplates the erection of a 2½-sty frame residence on Hillside av, near 4th st. Cost about $7,500. Plans will be prepared privately.

MOUNT KISCO, N. Y.—Henry C. Haight contemplates the erection of a residence on the east side of Crotona av, corner of Prospect st.

NEW ROCHELLE, N. Y.—R. E. Rogers, 1133 Broadway, N. Y. C., has prepared plans for a 2½-sty stucco residence, to be erected on Overlook rd for I. C. Jones, of 182d st and 3d av, N. Y. C.

WHITE PLAINS, N. Y.—F. H. Brown, Railroad av, is preparing plans for a 2½-sty frame residence to be erected here at a cost of about $9,000.

HALLS AND CLUBS.

WHITE PLAINS, N. Y.—Plans are now being made for the establishment of a new country club to be located on the Safford property, containing about 75 acres. An engineer has been engaged and it is expected that work will be started in the spring.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Willia F. Snyder, Getty sq, is preparing plans for a 4-sty brick store and loft, 25x75 ft, to be erected at the southwest corner of Lincoln st and Yonkers av, for Michael Wallace, Lincoln st, owner. Cost, about $18,000.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 4:

NEWARK.—James Farrell, 192 Runyon st, one 3-sty frame, $5,000; A. F. Bull Realty Co., 183 to 197 Sylvan av, eight 3-sty frame, $40,000; Nathan Kantrowitz, 687-689 Summer av, one 3-sty frame, $8,000; Isidore Sloan, 126 Wainwright st, one 3-sty frame, $5,000; Samuel Sperber, 775 Hunterdon st, one 3-sty frame, $8,000; Louis C. Becker & Bros., Inc., east side Whitney st, 109 ft, north of So. Orange av, one 3-sty frame, $5,000; John H. McKeon, 73-75 South 14th st, three 3-sty frame, $14,000; Edward V. Warren, 609 North 7th st, one 3-sty frame, $7,000; Isidore Cohn, 40 Columbia av, one 3-sty frame, $6,000; Nathan Steinfeld, s e cor Spruce and Broome sts, one 4-sty brick, $30,000; Michael Shellinsky, 65 Pacific st, one 3-sty frame alteration, $300; A. E. Fischer Land Co., 74-76 Tillinghast st, three 3-sty frame, $12,000; George Reiss, 574 South Orange av, one 3-sty brick, $9,000; Jacob Strauss and Louis Schwartz, 200 Sherman av, one 3-sty frame, $8,000; Ewald Janz, 274 Oak st, one 3-sty frame alteration, $800.

IRVINGTON.—Baczyli Slobodinak, 14 Grove terrace, one 3-sty frame, $5,000.

EAST ORANGE.—Essex Real Estate & Construction Co, 46 and 52 South Arlington av, two 3-sty brick, $40,000; Charles M. Collamer, 284-286 Main st, one 3-sty frame alteration, $700.

KEARNY.—Edward Bauman, s e cor Devon terrace and Davis av, one 3-sty frame, $9,000.

ATLANTIC CITY.—Louis Lott, n w cor Sovereign and Atlantic avs, one 3-sty brick, $33,000.

JERSEY CITY.—Giovanni Briccola, n side Poplar st, 175 ft. e of Summit av, one 3-sty brick, $8,000; Benjamin Weinstein, 814 Central av, one 3-sty frame alteration, $800; Elnora Crichfield, s e cor Bergen and Grant avs, one 4-sty brick, $35,000.

ORANGE.—Samuel F. Leber, 581-583 Central av, one 3-sty brick, $40,000.

HOBOKEN.—Julius Jeszkinezky, 523 Park av, one 4-sty brick alteration, $4,500.

WEST HOBOKEN.—Charles Letienne, 347 Summit av, one 4-sty brick, $10,000.

PATERSON.—Samuel Greenblatt, 109-111 Straight st, three 3-sty brick, $10,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Work will soon start on two 3-sty frame flats at the northeast corner of Avon av, South 19th st and 483-485 Avon av, for Benj. Yoshlovsky, 286 South 6th st, owner. Total cost, $20,000.

BANKS.

NEW BRUNSWICK, N. J.—Dennison & Hirons, 475 5th av, N. Y. C., architects, have been selected to prepare plans for a new bank building to be erected by the New Brunswick Trust Co. to cost $50,000.

DWELLINGS.

WOODRIDGE, N. J.—Frank Schoonmaker and Holmes Robinson have sold the plot 100x100 ft, located on Charter Oak st, to a Mr. Faller, of Brooklyn, who is to erect a residence there this spring.

JERSEY CITY, N. J.—Excavating is under way for three 3-sty brick residences and stores, 50x75 ft, at 551-5 Newark av, for J. Welitoff, care of architect. N. Welitoff, 222 Washington st, Newark, is architect. Cost, about $18,000.

MONTCLAIR, N. J.—A. P. Norris, 150 Nassau st, N. Y. C., has completed plans for a 2½-sty frame and stucco residence, 40x62 ft, in Union st, for William Crane, owner. Cost, about $20,000.

FACTORIES AND WAREHOUSES.

RED BANK, N. J.—The Mutual Supply Co., of Red Bank, contemplates the erection of an ice plant in Beech st to cost about $60,000, with a capacity of 60 tons.

NEWARK, N. J.—J. B. Snooks' Sons, 261 Broadway, N. Y. C., are preparing plans for a 7-sty reinforced concrete refrigerating warehouse, 50x100 ft, to be erected at 47 River st, for the Merchants' Refrigerating Co., 161 Chambers st, N. Y. C.; Frank A. Horne is president; John L. Burgess, treasurer, and Harry C. Lewis, secretary. George Horne, care of owner, is engineer. Architects will take bids on general contract about March 15th. Cost, around $150,000.

HALLS AND CLUBS.

NEWARK, N. J.—Nathan Myers, 7 Nelson pl, has prepared plans for a 4-sty amusement hall to be erected at 229 Springfield av for John C. Eisele, 752 Broad st. Estimated cost about $60,000.

(Continued on page 537.)

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

DWELLINGS.

GLEN COVE, L. I.—Floyd H. Dusinberre, Fort Washington, L. I., has received the general contract to erect a 2½-sty frame farmhouse, 30x85 ft., for John T. Pratt, Dosoris lane, owner. Chas. A. Platt, 11 East 24th st, N. Y. C., is architect. Cost about $15,000.

WEST ORANGE, N. J.—Bang & Fitz Randolph, 1328 Broadway, N. Y. C., have received the general contract to alter the residence of L. F. Loree, Ridge rd, from plans by Delano & Aldrich, 4 East 39th st, N. Y. C., architects. Cost about $30,000.

SHELTER ISLAND, L. I.—Thos. M. Burns, South Ferry rd, has received the general contract to erect the 2½-sty frame residence, 30x42 ft., at Manhassett, Shelter Island, for Samuel Hird, of 235 Highland av, Passaic, N. J., owner. Chas. B. Waterhouse, 257 Main av, Passaic, N. J., is architect. Cost about $15,000.

HACKENSACK, N. J.—Sharpe Bros., Hackensack, have received the general contract for additions to the reinforced concrete and stucco residence, 20x20 ft, for C. F. Vebelaker. D. S. Van Antwerp, 31 Fairfield st, Montclair, is architect. Cost, about $4,000.

FACTORIES AND WAREHOUSES.

VAN NEST.—Casper Ranger, Holyoke, Mass., has received the general contract to erect a 2-sty brick and concrete storage building, 75x100 ft., at the Van Nest R. R. Yard, 130 ft. west of Bear Swamp rd, for the N. Y., N. H. & H. R. R. Co., New Haven, Conn. C. W. Lord, care of owner, New Haven, is architect I. D. Waterman, New Haven, is engineer of construction. Cost about $25,000.

JERSEY CITY, N. J.—The Westinghouse-Church-Kerr Co., Pittsburgh, Pa., has received the contract to erect a roundhouse and repair shops for the Central R. R. of N. J., to cost $200,000.

OLEAN, N. Y.—E. J. Bailey, Brockton, N. Y., has received the general contract to remodel the 4-sty brick and reinforced concrete leather plant at the Old Pierce Plant for the Armour Leather Co., on premises. R. C. Clark, care of Armour & Co., U. S. Yards, Chicago, Ill., is architect.

BAYONNE, N. J.—The Turner Constn. Co., 11 Broadway, N. Y. C., has received the general contract for the construction of five different reinforced concrete structures for the Vacuum Oil Co., at their Bayonne plant, consisting of a boiler house, railroad trestle, tanks, retaining walls and fire wall. Work will be started at once.

PUELIC BUILDINGS.

OSSINING, N. Y.—George T. Kelly, Yonkers, has received the contract, at $49,000, to erect the Municipal Building here.

STORES, OFFICES AND LOFTS.

45TH ST.—Moses Frank, 500 West 177th st, has received the general contract for alterations to the 3-sty brick office building, 18x42 ft, at 51-53 West 45th st, for Joseph Keen, 49 West 45th st, owner. A. E. Barlow, 3 West 29th st, is architect.

127TH ST.—Jennings & Welsted, 227 West 50th st, have received the general contract for the completion of the 5-sty brick loft building, 68x60 ft, at 423-427 West 127th st, for the Bernheimer & Schwartz Brewing Co., 128th st and Amsterdam av. F. S. Koeler, 140 Cedar st, is architect. Cost, about $60,000.

THEATRES.

NEWARK, N. J.—Oschwald Bros., 845 Broad st, have received the general contract to erect a 2-sty brick and limestone moving picture theatre, 49x117 ft., at the corner of Ferry and Van Buren sts for Herman Schlesinger, 174 South 7th st, owner. William E. Lehman, 738 Broad st, is architect. Cost, $19,000.

41ST ST.—H. P. Wright & Co., 1123 Broadway, have received the general contract for alterations to the 5-sty brick store, office and theatre building, 92x157 ft., at 154-160 West 41st st for the Broadway & 41st St. Co. W. H. Hoffman, care of J. P. Whiskeman, 39 West 38th st, is architect. Cost, $11,000.

SOUTH RIVER, N. J.—Bids for the new Star Theatre were opened on Monday by Allgair & Armstrong, proprietors. The plumbing contract was awarded E. L. Mathis at $1,148.45. The carpenter work was awarded at $4,813 to Mark & Roller. Krasper Broger received the masonry at $2,995.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

228TH ST, 150 West, 5-sty brick tenement, 45 x81; cost, $125,000; owner, Orosont Construction Co., 367 East 184th st; architect, Lucion Pisciotta, 391 East 149th st. Plan No. 83.

161ST ST, s e cor Ft. Washington av, 6-sty brick tenement, 102x99; cost, $350,000; owner, Friedman Construction Co., 171 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 86.

MONROE ST, 171, 6-sty brick store and tenement, 22x87; cost, $25,000; owner, Miles Construction Co., 89 Clinton st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 90.

HALLS AND CLUBS.

57TH ST, 105-107 West, 5-sty brick and stone club house, 43x100; cost, $150,000; owners, The Freundschaft Society, Max B. Brill, president, 112 East 72d st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 88.

STABLES AND GARAGES.

64TH ST, 205-7 East, 2-sty brick and stone garage, 50x100; cost, $10,000; owner, Henry S. Black, 209 East 64th st; architects, Howell & Howell, 1182 Broadway. Plan No. 84.

STORES AND DWELLINGS.

171ST ST, 505 West, 2-sty brick and stone store and dwelling, 23x85; cost, $10,000; owners, Brown-Weiss Realty Co., Adolf Weiss, president, 478 Central Park West; architect, Emery Roth, 507 5th av. Plan No. 81.

STORES AND TENEMENTS.

139TH ST, s s, Edgecomb to St. Nicholas av, 6-sty brick and stone tenement, 111x89; cost, $200,000; owner, Solow Construction Co., 507 West 113th st, Alexander S. Solow, president, 870 Southern Boulevard; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 85.

THEATRES.

207TH ST, w s, 125.1 n Sherman av, 1-sty brick theatre, 126x150; cost, $60,000; owner, Geo. L. Lawrence, 2228 Broadway; architects, Van Beren & La Velle, 507 5th av. Plan No. 87.

207TH ST W, 150 s Vermilyea av, 1-sty brick theatre, 126x150; cost, $60,000; owner, Geo. L. Lawrence, 2228 Broadway; architects, Von Beren & La Ville, 507 5th av. Plan No. 82.

95TH ST, 268-274 West, 1-sty brick open air picture show, 2 buildings, 18x36x100x100; cost, $4,000; owner, John J. Lyons, 276 Lenox av; architect, Jos. E. Sherwin, 237 West 37th st. Plan No. 89.

2D AV, 2080-2094, 1-sty brick open air picture show, 2 buildings, 20x22x125x100; cost, $6,000; owner, John J. Lyons, 276 Lenox av; architect, Jas. E. Sherwin, 237 West 37th st. Plan No. 91.

MISCELLANEOUS.

40TH ST, 634 to 640 West, 1-sty brick boilerhouse, 47x56; cost, $20,000; owners, Joseph Stern & Sons, Inc., 616 West 40th st; architect, Edwin J. Poirot, 616 West 40th st. Plan No. 92.

OLD BROADWAY, 2338, 1-sty brick toolhouse, 25x45; cost, $300; owner, Patrick F. Kenny, 101 West 83d st; architect, Cornelius P. Cumings, 2291 Broadway. Plan No. 93.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

178TH ST, s e cor Prospect av, 5-sty brick tenement, slag roof, 47.13x90; cost, $55,000; owner, Middle Bronx Realty & Const. Co., L. B. Kaufman, 287 Division st, Pres.; architect, Max Zipkes, 220 5th av. Plan No. 105.

ALDUS ST, s w cor Faile st, two 5-sty brick tenements, 42x93.6 and 37x99, plastic slate roof; cost, $75,000; owners, The Kovacs Construction Co., J. Kovacs, 293 Alexander av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 110.

FAILE ST, w s, 104 s Aldus st, 5-sty brick tenement, 46x88, plastic slate roof; cost, $40,000; owners, The Kovacs Construction Co., J. Kovacs, 293 Alexander av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 111.

FREEMAN ST, s s, 50 w Vyse av, 5-sty brick tenement, tin roof, 50x82; cost, $45,000; owner, Martha Perna, 1074 Fox st; architect, Harry F Howell, 3d av and 149th st. Plan No. 109.

163D ST, s e cor Sherman av, 5-sty brick tenement, slag roof, 55x94.9; cost, $55,000; owner, Kingsley Contracting Co., Wm. Bingham, 3210 3d av, Pres.; architect, Edw J Byrne, 3029 3d av. Plan No. 107.

HOE AV, e s, 307 s Aldus st, three 5-sty brick tenements, 38x88 and 50x88, slag roof; cost, $135,000; owner, Jad Construction Co., Jos. A. Damsey, 1029 East 163d st, president; architects, Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 114.

HUGHES AV, s e cor Crescent av, 4-sty brick tenement, 40x64.9, slag roof; cost, $27,000; owners, Scalzo & Mungo, 705 East 17th st; architect, Lucian Pisciatta, 391 East 149th st. Plan No. 113.

MARMION AV, w s, 140 s 176th st, 5-sty brick tenement, 50x93, slag roof; cost, $50,000; owners, P. J. Dwyer Bldg. Co., P. J. Dwyer, 176th st and Trafalgar pl, president; architects, Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 115.

BARNES AV, w s, 31.8 s Randall st, 4-sty brick tenement, tin roof, 30x85.10; cost, $25,000; owner, O. Di Stasio, 37 Thompson st; architect, P. Richard, 230 East 115th st. Plan No. 117.

DWELLINGS.

BARNES AV, w s, 620 n Morris Park av, two 2-sty frame dwellings, tin roof, 21x48; cost, $9,000; owner, Paul Reiling, 1881 Holland av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 118.

STABLES AND GARAGES.

MOSHOLU AV, s s, 60.10 e Fieldstone rd, 3-sty brick dwelling and 2-sty brick stable, tin and shingle roof, 27x46.3, 44.6x30; cost, $11,000; owner, Geo. Geringer, Riverdale; architect, Wm. H. Kenney, 420 West 259th st. Plan No. 108.

STORES AND TENEMENTS.

214TH ST, s s, 92.9 w Barnes av, 2-sty brick store and tenement, tin roof, 25x50; cost, $5,000; owner, Annibale De Luccia, 1328 Carpenter av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 116.

STORES, OFFICES AND LOFTS.

BOSTON RD, w s, 85 s 170th st, 1-sty brick stores, 25x45, tin roof; cost, $3,500; owner, Andrew W. Gerlach, 673 Jefferson pl; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 112.

MISCELLANEOUS.

REEDS MILL LANE, e s, 1,000 s Boston Post rd, 1-sty brick engine room, slag roof, 37x38; cost, $1,300; owner, Holler Ice Mfg. Co., on premises; Jas. W. Holler, on premises, Sec. and architect. Plan No. 106.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OSBORN ST, w s, 175 n Riverdale av, five 3-sty brick tenements, 20x76, tin roof, 6 families each; total cost, $30,000; owner, B. Stein, 19 Thatford av; architect, Henry Rockmore, 1733 President st. Plan No. 896.

VAN BUREN ST, n e cor Sumner av, 4-sty brick tenement, 50x90, slag roof, 19 families; cost, $40,000; owner, Sumner Development Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 919.

VAN BUREN ST, n s, 50 e Sumner av, 4-sty brick tenement, 50x89, slag roof, 16 families; cost, $40,000; owner, Sumner Development Co., 26 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 920.

SOUTH 3D ST, s s, 108 e Driggs av, 6-sty brick tenement, 70x82, slag roof, 42 families; cost, $60,000; owner, Keap Const. Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 885.

6TH AV, e s, 50 s 45th st, 4-sty brick tenements, 50x88, slag roof, 20 families; cost, $39,000; owner, H. Fields & ano, 605 51st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 979.

6TH AV, s e cor 45th st, 4-sty brick tenements, 50.2x90, slag roof, 21 families; cost, $42,000; owner, H. Fields & ano, 605 51st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 978.

AV J, n s, 100 w East 15th st, 4-sty brick tenement, 40.3x88.1, slag roof, 16 families; cost, $45,000; owner, A. B. Deidrick, 1410 Av J; architect, Shampan & Shampan, 772 Broadway. Plan No. 952.

POWELL ST, w s, 53 s Liberty av, 4-sty brick tenement, 47x88.6, tar and gravel roof, 20 families; cost, $22,000; owner, Morris Weinberg, 129 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 1007.

CHURCHES.

DORCHESTER RD, n w cor East 15th st, 1-sty brick church, 59.4x52, slate roof; cost, $16,000; owner, 3d Church of Christ, on premises; architect, Geo. W. Kramer, 1 Madison av, N. Y. Plan No. 904.

AV K, n w cor East 12th st, 1-sty frame church, 25x44, metal roof; cost, $3,000; owner, Rev. C. H. Webb, 170 Remsen st; architects, Druker & Co., 277 Broadway, New York. Plan No. 957.

DWELLINGS.

MONROE PL, e s, 180.6 n Pierrepont st, two 4-sty brick dwellings, 26.6x47, gravel roof, 2 families each; total cost, $36,000; owner, Kings & Westchester Land Co., 350 Fulton st; architects, Hart & Schmidt, 43 Cedar st, N. Y. Plan No. 909.

WEST 15TH ST, w s, 860 n Neptune av, 2-sty frame dwelling, 20x28, shingle roof, 2 families; cost, $1,000; owner, Pasquale Ruzzano, 2754 West 17th st; architect, Edro M. Anitto, 242 Mercer st, Jersey City. Plan No. 903.

85TH ST, n s, 200 w 2d av, 2-sty frame dwelling, 24.6x41, shingle roof, 1 family; cost, $7,800; owner, John Scheelmerich, 26 Court st; architects, Koch & Wagner, same address. Plan No. 908.

LIVONIA AV, s s, 75 w Hendrix st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $10,000; owner, H. Gorden, as president, 1780 Pitkin av; architect, S. Millman, same address. Plan No. 926.

RAILROAD AV, s e cor West 29th st, two 1-sty frame dwellings, 18.3x39, gravel roof, 1 family each; total cost, $17,500; owner, C. P. Molloy, 2965 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 928.

UTICA AV, n w cor Union st, 3-sty brick dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, Geo. Potts, Jr., 210 Schnectady av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 916.

EAST 22D ST, e s, 200 n Av F, 2-sty frame dwelling, 34.2x30, shingle roof, 1 family; cost, $7,000; owner and architect, Arthur H. Strong, 600 East 18th st. Plan No. 962.

WEST 23D ST, e s, 375 s Neptune av, two 3-sty brick dwellings, 20x33, tin roof, 2 families each; total cost, $5,000; owner, John Galazin, 326 2d st; architect, F. W. Stork, 7416 3d av. Plan No. 973.

MERMAID AV, s s, 40 e West 32d st, two 1-sty frame dwellings, 17x71, gravel roof, 1 family each; total cost, $1,600; owner, James A. Benson, 41 West 6th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 974.

CLEVELAND ST, w s, 90 s Blake av, 14 2-sty brick dwellings, 17x40, gravel roof, 1 family each; total cost, $42,000; owner, D. J. Goldberg, 501 Ashford st; architect, B. F. Hudson, 319 9th st. Plan No. 943.

EAST 38TH ST, w s, 257.6 n Av I, five 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $15,000; owner, Wm. Wingerath, 785 Av G; architect, B. F. Hudson, 319 9th st. Plan No. 942.

AV I, n w cor East 39th st, four 2-sty frame dwellings, 18x51, shingle roof, 1 family each; total cost, $10,000; owner and architect, Robt. S. Paris, on premises. Plan No. 949.

COLERIDGE ST, e s, 346.6 s Shore blvd, 2-sty frame dwelling, 32x33, —— roof, 1 family; cost, $5,500; owner and architect, Margaret J. Breen, 100 William st, New York. Plan No. 989.

COLERIDGE ST, w s, 468.3 s Shore blvd, 2-sty frame dwelling, 43.8x32, shingle roof, 1 family; cost, $5,500; owner, Mary H. McCollough, 328 Center st, Orange, N. J.; architect, Marg't J. Breen, 100 William st, New York. Plan No. 987.

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Plans Filed, New Buildings, Brooklyn (Contd.).

WEST 14TH ST, w s, 140 n Av Z, six 2-sty frame dwellings, 14x32, gravel roofs, 1 family each; total cost, $12,000; owner, Gurden Realty Co., 312 Rogers pl, New York; architect, Jas. A. Boyle, 301 Fulton st. Plan No. 982.

82D ST, n s, 105.10 e 18th av, five 2-sty frame dwellings, 16x31, shingle roof, 1 family each; total cost, $12,000; owner, John R. Hanover, 1702 New Utrecht av; architect, C. Schubert, 16th av and 86th st. Plan No. 999.

86TH ST, n s, 292.10 e 16th av, 2-sty brick dwelling, 20x30, slag roof, 2 families; cost, $6,000; owners, Fred & Eliz. Siglock, 1086 54th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1014.

FACTORIES AND WAREHOUSES.

CHARLICK ST, s e s, 200 n e 1st st, 12 1-sty factory buildings, 14x80; cost, $45,000; owner, Standard Oil Co., New York, 26 Broadway; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 969.

EAST 53D ST, e s, 100 n Winthrop st, 1-sty frame factory, 20x60, gravel roof; cost, $1,100; owner, Frank Stack, 100 Reid av; architect, E. Dennis, 241 Schenck av. Plan No. 966.

FLUSHING AV, n s, 514.7 w Evergreen av, 3-sty brick factory, 40x84, gravel roof; cost, $8,000; owner, Harry Zirinsky, 61 Morrell st; architect, Tobias Golustone, 49 Graham av. Plan No. 937.

STABLES AND GARAGES.

EAST 22D ST, w s, 360 s Av L, 1-sty frame garage, 12x18, shingle roof; cost, $600; owner, A. P. Brown, 1514 East 22d st; architect, R. T. Schaefer, 1526 New Utrecht av. Plan No. 951.

AV I, n w cor East 39th st, 1-sty concrete auto shed, 12x20, shingle roof; cost, $150; owner and architect, Rudt. S. Paris, on premises. Plan No. 948.

NEWKIRK AV, s e cor East 18th st, 1-sty frame garage, 12x18, shingle roof; cost, $600; owner and architect, A. N. Strong, 600 East 18th st. Plan No. 960.

49TH ST, s e cor 16th av, 1-sty frame garage, 10x20, shingle roof; cost, $400; owner, A. Kuoenstein, 1006 49th st; architect, G. R. Langer, 110 East 82d st, New York. Plan No. 1002.

BOERUM PL, n w cor Bergen st, 2-sty brick store and garage, 59.9x100, slag roof; cost, $35,000; owner, Jas. O'Connell, 44 Court st; architect, J. S. Kennedy, 44 Court st. Plan No. 1008.

EAST 19TH ST, e s, 219.2 s Ditmas av, 1-sty frame garage, 20x20, shingle roof; cost, $1,000; owner, Chas. Grimm, 525 East 19th st; architect, Harry Gratton, 525 East 14th st. Plan No. 1019.

STORES AND DWELLINGS.

PARK AV, n s, 50 e New Utrecht av, 2-sty brick store and dwelling, 20x45, gravel roof, 2 families; cost, $5,000; owners, M. Carmeier & ano, ——; architect, Aldt. Ulrich, 311 Fulton st. Plan No. 927.

BERGEN ST, s s, 245 e Vanderbilt av, 2-sty brick store and dwelling, 25x46.6, slag roof, 1 family; cost, $9,000; owner, Jas. H. Papio, 666 Bergen st; architect, Chas. H. Richter, 68 Bond st, N. Y. Plan No. 1015.

60TH ST, n s, 280 w 13th av, 1-sty brick store and dwelling, 20x52, gravel roof, 1 family; cost, $2,000; owner, Michael Pocareo, 1251 60th st; architect, C. B. White, 189 Montague st. Plan No. 1021.

STORES, OFFICES AND LOFTS.

EAST 161H ST, n e cor Church av, 1-sty brick stores, 97x100, gravel roof; cost, $4,000; owner, Isaac Kaplan, 189 Montague st; architect, Cohn Bros., 361 Stone av. Plan No. 930.

STORES AND TENEMENTS.

HOPKINSON AV, e w cor Newport av, 3-sty brick store and tenement, 20x55, slag roof, 3 families; cost, $6,000; owner, Lapidus & Co., 532 Chester st; architects, Adelsohn & Feinberg, 1476 Pitkin av. Plan No. 915.

SOUTH 5TH ST, s s, 100 e Hooper st, 6-sty brick store and tenements, 49.10x93.3, tin roof, 35 families; cost, $40,000; owner, Morris Soloman, 309 Broadway; architect, C. M. Straub, 147 4th av, N. Y. C. Plan No. 936.

LIBERTY AV, s w cor Powell st, 4-sty brick store and tenement, 53x90, tin roof, 23 families; cost, $25,000; owner, Morris Weinberg, 129 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 1006.

SARATOGA AV, s w cor Prospect pl, 4-sty brick stores and tenement, 53.6x90, tin roof, 22 families; cost, $26,000; owner, Solomon Leibowitz, 1241 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1004.

SARATOGA AV, w s, 53.6 s Prospect pl, 4-sty brick store and tenement, 52.1x87.6, tin roof, 18 families; cost, $25,000; owner, Solomon Liebowitz, 1241 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1005.

THEATRES.

HAMBURG AV, s w cor Decatur st, 1-sty frame open air moving picture show, 30x100, —— roof; cost, $1,000; owner, Chas. Meister, 221 Suydam st; architects, L. Berger & Co., 300 St. Nicholas av. Plan No. 958.

MISCELLANEOUS.

SIEGEL ST, e s, 20 w Leonard st, 3-sty brick bath house and dwelling, 25x58, gravel roof, 1 family; cost, $25,000; owner, Abraham Bramstein, 615 Gates av; architect, Tobias Goldstone, 49 Graham av. Plan No. 912.

CHARLICK ST, s e s, 208 n e, two 1-sty brick condensing tanks. —— roof; cost, $8,000; owner, Standard Oil Co. of New York, 26 Broadway, architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 970.

ALABAMA AV, e s, 150 s Pitkin av, 1-sty frame shed, 23x15, tin roof; cost, $300; owner, Harry Kogut, 219 Alabama av; architects, Cohn Bros., 361 Stone av. Plan No. 981.

FREEMAN ST, s s, 140 e Oakland st, 1-sty brick shop, 50x60, gravel roof; cost, $1,800; owner, John McCarty, 182 India st; architect, Jas. McKillop, 154 India st. Plan No. 1013.

WEST 1ST ST, w s, 99 n Neptune av, 1-sty frame shed, 14x12, —— roof; cost, $300; owner, Frank Muro, on premises; architect, Richd. Marzan, 3810 West 6th st. Plan No. 1022.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Newton av, n w cor Carver st, 5-sty brick tenement, 50x87, tar and gravel roof, 27 families; cost, $32,000; owner, Chas. B. Farwell, 285 Grand av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 554.

LONG ISLAND CITY.—5th av, w s, 100 n Jamaica av, two 3-sty brick tenements, 25x73, slag roof, 6 families; cost, $12,000; owner, Wm. Z. Partello, 412 State st, Brooklyn; architect, Edward Hahn, Bridge Plaza, L. I. City. Plan No. 553.

LONG ISLAND CITY.—Webster av, n e cor 5th av, 5-sty brick tenement, 50x80, plastic slate roof, 27 families; cost, $35,000; owner, Jos. Sykera, 3d av and 28th st, College Point; architect, Frank J. Schefeck, 478 Park av, Bronx. Plan No. 556.

RIDGEWOOD.—St. Nicholas av, w s, 104 n Gates av, two 3-sty brick tenements, 20x61 and 27x71, tin roof, 3 and 6 families; cost, $13,000; owner, John Michel, 1821 Linden st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 611-612.

RIDGEWOOD.—St. Nicholas av, w s, 50 n Gates av, 3-sty brick tenement, 27x71, tin roof, 6 families; cost, $8,000; owner, John Michel, 1821 Linden st, Ridgewood; architects, L. Berger, Myrtle and Cypress avs, Ridgewood. Plan No. 610.

DWELLINGS.

COLLEGE POINT.—17th st, w s, 200 n 6th av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $3,500; owner, Ferd. Gentner, 17th st, College Point; architect, Harry T. Morris, 609 14th st, College Point. Plan No. 563.

CORONA.—South st, s e s, 143 e Shopoler av, 1½-sty frame dwelling, 18x26, tin roof, 1 family; cost, $1,500; owner, Ike Bonick, 3 Grand av, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 578 and 579, Two buildings.

CORONA.—Moutgomery av, s s, 150 w Shopoler av, 1½-sty frame dwelling, 18x26, tin roof, 1 family; cost, $1,500; owner, Ike Bonick, 3 Grand av, Corona; architect, William McIntyre, 27 Grand av, Corona. Plan No. 577.

EDGEMERE.—Edgemere av, n w cor Maple av, 2½-sty frame dwelling, 34x32, shingle roof, 1 family; cost, $7,500; owner, Brian G. Hughes, 258 DeKalb av, Brooklyn; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 584.

ELMHURST.—Banta st, n s, 40 e Van Dine st, two 2½-sty frame dwellings, 22x50, shingle roof, 2 families; cost, $8,400; owner, G. Lindstrom, 68 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 575-576.

ELMHURST.—Hanover av, w s, 300 s Union av, 3-sty frame dwelling, 27x38, shingle roof, 2 families; cost, $4,500; owner, Jere Moran, 242 West 48th st, N. Y. C.; architect, William Cunningham, 242 West 48th st, N. Y. C. Plan No. 573.

ELMHURST.—Toledo av, w s, 125 n Prospect st, 2½-sty frame dwelling, 21x43, shingle roof, 1 family; cost, $3,700; owner and architect, John Simpkin, 51 Grand av, Corona. Plan No. 561.

FOREST HILLS.—Colonial av, n e cor Jewel st, 2½-sty frame dwelling, 38x38, shingle roof, 1 family; cost, $5,000; owner, Cord Meyer Co., Forest Hills, L. I.; architect, W. S. Worrall, Jr., 9 Twombley pl, Jamaica. Plan No. 581.

GLEN MORRIS.—Church st, e s, 140 n Ridge av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, $4,200; owners, Honig & Ridge, Church st, Glen Morris; architects, owners. Plan No. 558.

JAMAICA.—Ferry st, e s, 106 n Jamaica av, two 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, $8,000; owner, Parkway Construction Co., 1199 Jamaica av, Jamaica; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 569.

JAMAICA.—Jeffrey av, w s, 50 n Mitchel st, three 2-sty frame dwellings, 16x41, tar and gravel roof, 1 family; cost, $9,00; owner, Chas. Lerner, 634 Oceanview av, Woodhaven; architect, Chas. P. Cannelli, 60 Graham av, Brooklyn. Plan Nos. 565-566. Two buildings.

JAMAICA.—Lambert st, e s, 180 s Sutter av, 2½-sty frame dwelling, 21x32, shingle roof, 1 family; cost, $2,300; owner, Archibald Stewart Co., 1656 Woodhaven av, Woodhaven; architect, Fred'k Wermberger, 3222 Jamaica av, Richmond Hill. Plan No. 560.

OZONE PARK.—Napier av, w s, 140 s Belmont av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,000; owner Jos. Hennessey, Woodhaven; architect, Albert V. Lewis, 929 Washington st, Chester Park. Plan No. 572.

ROCKAWAY BEACH.—Oxford av, e s, 331 n Washington av, 2½-sty frame dwelling, 25x35, shingle roof, 1 family; cost, $6,500; owner, Mrs. Mary C. Walsh, 136 West 16th st, N. Y. C.; architect, Arnold Johnson, Neponset, L. I. Plan No. 586.

ROCKAWAY PARK.—Washington av, n s, 80 w 2d av, 1-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $1,200; owner, Elmer E. Snyder, 134 Washington av, Rockaway Park; architect, Theo. Mead, 190 North 6th st, Newark, N. J. Plan No. 564.

ROCKAWAY BEACH.—Center st, e s, 75 e 4-6-8 new foundation under three dwellings; cost, $500; owner, M. J. Frizzell, 365 Pleasant av, Rockaway Beach. Plan No. 562.

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WOODHAVEN.—Shoe and Leather st, s s, 125 w Ferry st, 2-sty frame dwelling, 20x56, tin roof, 1 family; cost, $3,000; owner, Domenico Muganno, Woodhaven; architect, Albert W. Lewis, 929 Washington av, Chester Park. Plan No. 571.

WOODHAVEN.—Vandever av, w s, 301 n Jamaica av, 2½-sty frame dwelling, 18x42, tin roof, 1 family; cost, $2,000; owner, Jacob Kuetz, 25 Vandeveer av, Woodhaven; architect, Fred'k L. Rickmeyer, Woodhaven. Plan No. 568.

WOODHAVEN.—Woodhaven av, e s, 250 n Elm st, 2½-sty frame dwellings, 18x51, shingle roof, 1 family; cost, $2,800; owner, Hugo A. C. Kratzenstein, 1629 Woodhaven av, Woodhaven; architect, Fred'k L. Rickmeyer, Woodhaven. Plan No. 567.

ARVERNE.—Carlton av, e s, 51 s Boulevard, two 2-sty frame dwellings, 17x38, shingle roof, 1 family; cost, $7,000; owner, Herman Burger, Arverne; architects, Sprung & Wertheimer, 70 N. Fairview av, Rockaway Beach. Plan Nos. 539-540.

ELMHURST.—Toledo av, w s, 100 n Prospect av, and Prospect st, n s, 100 w Toledo av, Summit av, n s, 200 e Toledo av, nine 2½-sty frame dwellings, 21x43, shingle roof, 2 families; cost, $33,300; owner and architect, John Simpkin, 51 Grand av, Elmhurst. Plan Nos. 542 to 550.

KEW.—Audley st, n s, 110 w Greenfell av, 2½-sty frame dwelling, 35x22, tile roof, 1 family; cost, $7,000; owner, Edgr Storms Co., 1796 Broadway, N. Y. C.; architect, D. A. Otto, 130 Fulton st, N. Y. C. Plan No. 541.

JAMAICA.—George st, e s, 418 n Dewey av, two 2-sty frame dwellings, 14x38, shingle roof, 1 family; cost, $4,000; owner, C. E. Anderson, 63 Union Hall st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan Nos. 551-552.

ARVERNE.—Ammerman av, e s, 300 n Amstel boulevard, five 2½-sty frame dwellings, 20x36, shingle roof, 1 family; cost, $22,500; owner, Koidan Realty Co, 5 Pleasant av, Rockaway Beach; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 597-8-9-600-601.

FLUSHING.—Farrington st, w s, 255 n State st, two 2-sty frame dwellings, 20x46, shingle roof, 2 families; cost, $9,600; owner and architect, T. T. Carlson, 481 6th st, Brooklyn. Plan Nos. 602-3.

FOREST HILLS.—Wendover rd, ne cor Rockrose pl, 2-sty brick dwelling, 36x31, tile roof, 1 family; cost, $6,000; owner, Howard Duff, 365 Lewis st, Brooklyn; architect, Eugene Schoen, 25 West 45th st, N. Y. C. Plan No. 605.

EAST RIDGEWOOD.—Ford av, w s, 183 n Deyo st, five 2-sty frame dwellings, 16x29, tar and gravel roof, 1 family; cost, $12,500; owner, Edward A. Fellows, 169 4th st, Union Course; architect, Ernest H. Tatje, 106 Van Sicien av, Brooklyn. Plan No. 590.

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Plans Filed, New Buildings, Queens (Cont.).

ELMHURST.—Suydam pl, s w cor Chicago av, 2½-sty frame dwelling, 21x48, shingle roof, 2 families; cost, $4,500; owner, E. J. Johnson, Cook av and Gay st, Elmhurst; architect, I. P. Card, Corona. Plan No. 607.

CORONA.—Smith av, s s, 43 e National av, two 2½-sty frame dwellings, 17x26, shingle roof, 1 family; cost, $6,000; owner, Wm. J. Moreland, 379 East 162d st, N. Y. C.; architect, I. P. Card, Corona. Plan No. 608.

HOLLIS.—Villard av, e s, 200 s Prospect st, 2½-sty frame dwelling, 24x35, shingle roof, 1 family; cost, $4,000; owner, Riis Constn. Co., 921 Lefferts av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 617.

HOLLIS.—Villard av, e s, 255 s Prospect st, 2½-sty frame dwelling, 24x35, shingle roof, 1 family; cost, $4,000; owner, Riis Constn Co., 921 Lefferts av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 620.

JAMAICA.—Jeffrey av, n s, 16 n Rowland st, 2-sty frame dwelling, 16x41, tar and gravel roof, 1 family; cost, $6,000; two buildings; owner, Chas. Lerner, 634 Oceanview av, Woodhaven; architect, Chas. P. Connella, 60 Graham av, Brooklyn. Plan No. 596.

JAMAICA.—Lambert st, w s, 100 n Hawtree av, three 2½-sty frame dwellings, 21x32, shingle roof, 1 family; cost, $6,800; owner, Archibald Stewart, Inc., 1656 Woodhaven av, Woodhaven; architect, Fredk. Wormberger, 3222 Jamaica av, Richmond Hill. Plan Nos. 591-2-3.

JAMAICA.—Globe av, w s, 140 n Brown pl, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, $2,000; owner, Frank J. Horsch, 103 Flatbush av, Brooklyn; architect, Andrew G. Horsch, 12 Stewart st, Brooklyn. Plan No. 587.

JAMAICA.—South Vine st, w s, 100 n Hawtree av, 2½-sty frame dwelling, 21x32, shingle roof, 1 family; cost, $2,300; owner, Archibald Stewart, Inc., 1656 Woodhaven av, Woodhaven. Plan No. 594.

JAMAICA.—Hillside av, n s, 410 e Alsop st, 2½-sty frame dwelling, 38x28, shingle roof, 1 family; cost, $6,000; owner, C. Koelken, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 621.

RICHMOND HILL.—Broadway, s e cor Curtis av, 2-sty brick dwelling, 20x55, tin roof, 1 family; cost $4,500; owner, W. H. Mohrman, Beech st, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 619.

ROCKAWAY BEACH.—Essex st, w s, 420 s Bayside drive, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $3,000; owner, Alex. Baillie, Bayside pl, Hammell's; architect Jerry W. Goff, 120 Maple st, Brooklyn Hills. Plan No. 604.

WOODHAVEN.—Hopkinton av, n s, 175 s Atlantic av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $3,000; owner, Woodhaven Estates, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 618.

SCHOOLS AND COLLEGES.

CORONA.—Hillside av, n w cor Fairview av, 4-sty brick public school, slag roof; cost, $150,000; owner, City of New York, Park av and 59th st, N. Y. C.; architect, owner's engineer. Plan No. 555.

STABLES AND GARAGES.

CORONA.—Lake st, n s, 350 w Central av, 1-sty frame garage, 12x20, shingle roof; cost, $225; owner, R. Thompson, 62 Lake st, Corona. Plan No. 574.

ELMHURST.—Bay 4th st, w s, 220 n Columbus av, 1-sty frame garage, 10x15, tin roof; cost, $40; owner, David Roth, premises. Plan No. 580.

JAMAICA.—Warwick av, e s, 200 n Jamaica av, 1-sty frame garage, 10x14, shingle roof, 1 family; cost, $175; owner, Dr. Chas. Urban, premises. Plan No. 557.

NEWTOWN.—Chicago av, s e cor Cook av, 1½-sty brick garage, 21x21, shingle roof; cost, $4,100; owner, Chas. Simonson, Newtown; architect, Milton F. Duflocq, 68 Barclay st, Flushing. Plan No. 570.

RICHMOND HILL.—Maple st, w s, 620 n Lexington st, 1-sty frame garage, 18x18, tin roof; cost, $175; owner, Wm. Fleming, 215 Maple st, Richmond Hill. Plan No. 583.

FLUSHING.—Beech st, s s, 110 e Central av, 1-sty frame garage, 12x18, gravel roof; cost, $100; owner, Edw. A. Clark, on premises. Plan No. 606.

STORES AND DWELLINGS.

BAYSIDE.—Bell av, e s, 150 n Ashburton av, two 2-sty frame stores and dwelings, 25x41, tin roof, 2 families; cost, $8,000; owner, Louis Orgelfinger, Bayside; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 613-614.

STORES, OFFICES AND LOFTS.

HAMMELS.—Bayside pl, 21, 1-sty frame store, 14x18, paper roof; cost, $60; owner, Arthur B. Ennis, on premises. Plan No. 616.

MISCELLANEOUS.

FOREST HILLS.—Old Road, n e cor Queens Boulevard, erect frame bill board, 48x20; cost, $100; owner, O. J. Gude Co., 935 Broadway, New York City. Plan No. 582.

NORTH BEACH.—Old Bowery Bay rd, near Boulevard, 1-sty frame photo studio, 50x65, tar and gravel roof; cost, $3,000; owner, Julia L. Anderson, 341 Flushing av, L. I. City; architect, John H. Knubel, 305 West 43d st, N. Y. C. Plan No. 585.

CORONA.—Jackson av, n s, 82 w Benjamin st, 1-sty frame barn, 6x15, tarpaper roof; cost, $75; owner, S. Maresia, 50 W. Jackson av, Corona; architect, A. DeBlasi, 51 Grant av, Corona. Plan No. 615.

FLUSHING.—Pine st, s s, 120 e Collins pl, 1-sty frame shed, 40x20, tar and gravel roof; cost, $200; owner, J. Collins, Pine st, Flushing; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 589.

MIDDLE VILLAGE.—Metropolitan av, s s, 600 w Juniper av, 1-sty frame shed, 20x12, paper roof; cost, $45; owner, Louis Gomper, 1790 Metropolitan av, Middle Vilage. Plan No. 588.

ROCKAWAY PARK.—Triton av, n s, bet 4th and 5th avs, erect frame bath houses, 94x92, 1-sty high, prepared roofing; cost, $1,500; owner, Matinecock Realty Co., 31 Nassau st, N. Y. C.; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 595.

Richmond.

DWELLINGS.

RICHMOND TURNPIKE, s s, 125 w Fiedler av, Tompkinsville, two 2½-sty frame dwellings, 21x46; cost, $7,000; owner, Meyer Rosenholz; architect, John Davies, Tompkinsville; builders, Steinberg & Cohen, New Brighton. Plan No. 71.

PIKE ST, w s, 150 s Brook st, Tompkinsville, 2-sty brick dwelling and laundry, 25x75; cost, $4,000; owner, John McCaffrey, Stapleton; architect, John Davies, Tompkinsville; builder, James Hawker, Tompkinsville. Plan No. 72.

AMBOY RD, n s, 100 w Bently st, Tottenville, 1-sty frame garage, 12x18; cost, $115; owner, Mrs. E. J. Rutan, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 74.

SAND LANE, s s, 500 s Cedar av, Arrochar, two 2-sty brick dwellings, 36x35; cost, $4,600; owners, Vincent & Santari & Michele Gregari, Arrochar; architect and builder, M. F. Nastasi, West New Brighton. Plan No. 73.

4TH AV, n s, 455 w Westervelt, New Brighton, 2-sty frame dwelling, 20x40; cost, $3,500; owner, Mrs. E. C. Hutton, New Brighton; architect and builder, H. H. Hutton, New Brighton. Plan No. 79.

AMBOY AV, s s, 80 e Slaight av, Tottenville, 1½-sty frame dwelling; cost, $2,000; owner, Emma Petersen, Tottenville; architect and builder, C. O. Petersen, Tottenville. Plan No. 77.

WOOD AV, n s, 489 n Amboy rd, Tottenville, ½-sty frame dwelling, 35x27; cost, $1,800; owner, Angeline Petersen, Tottenville; architect and builder, C. O. Petersen, Tottenville. Plan No. 76.

MINAN AV, s s, 600 s Boulevard, Great Kills, 1-sty frame bungalow, 18x26; cost, $450; owner, Anthony Blush, Great Kills; builder, Wm. Peters, Great Kills. Plan No. 78.

10TH ST, w s, 180 n Midland av, Grant City, 1-sty frame dwelling, 27x45; cost, $2,000; owners, Wm. and Lizzie Haller, Grant City, architect, Gustav Penet, Grant City; builder, Chas. E. Lockwood, Grant City. Plan No. 67.

CENTRAL AV, e s, 249 n Jacob st, Tottenville, 2-sty frame dwelling, 22x28; cost, $2,500; owner, Mike Filliman, Tottenville; architect and builder, C. O. Petersen, Tottenville. Plan No. 69.

TOMPKINS AV, opposite Maple av, Clifton, Richmond, 2½-sty concrete dwelling, 24x28; cost, $5,600; owner, City of N. Y., Richmond County; architect, Carl F. Grimshaber, 48 East 39th st, N. Y. City. Plan No. 65.

NEW YORK AV, w s, 20 s Clifton av, 3-sty brick store and dwelling, 20x35; cost, $2,000; owner, Frank Caggiano, Rosebank; architect and builder, R. Langere, Rosebank. Plan No. 66.

KREISCHER ST, s s, 150 w Winant av, Kreischerville, 1-sty frame dwelling, 18x28; cost, $400; owner, Anton Becker, Kreicher st; architects, Depuy & Jensen, 249 Fisher av, Tottenville; builders, Depuy & Jensen, 249 Fisher av, Tottenville. Plan No. 64.

MANN AV, e s, 207 n Jacob st, Tottenville, 2-sty frame dwelling, 22x28; cost, $2,000; owner, Mathias J. Seiler, Tottenville; architect and builder, C. O. Petersen, Tottenville. Plan No. 68.

1ST AV, n s, 79 e Jersey st, New Brighton, 2½-sty frame dwelling, 21x45; cost, $3,000; owner, A. Kurland L. Desgunn, New Brighton; architect, John Davies, Tompkinsville; builders, Kurland & Deskunn, Tottenville. Plan No. 70.

MISCELLANEOUS.

OLD SL. RD. e s, 1000 n e Richmond rd, Bullshead, 1-sty frame shed, 32x16; cost, $50; owner, Fred Zimmer, Bulls Head; builder, Fred Zimmer, Bulls Heal. Plan No. 75.

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

ALLEN ST, 175-177, new iron and steel supports, windows, stairways and extensive plumbing to 4 and 3-sty tenements; cost, $1,250; owners, Michael J. Adrian, Corpn., Jos. M. Adrian, president, 137 East 34th st; architect, Chas. M. Sutton, 70 5th av. Plan No. 440.

BARCLAY ST, 78 to 82, masonry to 8-sty brick stores and lofts; cost, $500; owner, Est. of S. P. Lilienthal, Benjamin Parr, trustee, 7 Front st; architect, A. S. Fraub, 217 West 125th st. Plan No. 450.

CANAL ST, 121-125, masonry and partitions to 6-sty brick store and lofts; cost, $300; owner, 125 Canal St. Co., 83 Canal st; architect, David Bleier, 545 East 139th st. Plan No. 412.

CEDAR ST, 41-43, partition, masonry and fireproofing to 17-sty brick and stone offices; cost, $1,600; owner, The Mutual Life Ins. Co., 32 Nassau st; architect, John S. Downey, 410 West 34th st. Plan No. 434.

CHAMBERS ST, 43-51, masonry, steel and new windows to 15-sty brick offices; cost, $200; owner, The Emigrant Industrial Savings Bank, Thos. M. Mulry, Pres., 43 Chambers st; architect, Richard Rohl, 128 Bible House; builders, Krep & Nezold, 80 Duane st. Plan No. 427.

CHRYSTIE ST, 111, masonry and fireproof passageway to 6-sty brick stores and tenement; cost, $400; owner, H. Nelson Flanagan, 53 Bond st; architect, Harry Hurwitz, 118 Eldridge st. Plan No. 465.

CLARKSON ST, 77, masonry to 5-sty brick store and tenement; cost, $350; owner, Geo. Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 432.

DIVISION ST, 52, new show windows and the extension of partitions and stairway to 5-sty store and loft; cost $1000; owner Albert Stevane, 52 Division st; architect, Max Muller, 115 Nassau st. Plan No. 476.

GRAND ST, 416-18, masonry and new bake ovens to 6-sty brick and stone store and tenement; cost, $2,000; owner, Abraham J. Rabiner, 328 Broome st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 414.

LAFAYETTE ST, 242-44, masonry and fireproof doors to 5-sty brick and stone storage; cost, $100; owners, Samuel A. & Emilie Godwin, 810 Hillside av, Plainfield, N. J.; architect, W. Frank Bower, 44 Harrison st, East Orange, N. J. Plan No. 458.

PEARL ST, 188, masonry, fireproof stairs and new elevator to 5-sty brick and stone warehouse; cost, $7,000; owners, Consolidated Druggists Realty Co., Chas. F. Schenssner, president, 297 Pearl st; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 408.

SOUTH WILLIAM ST., 26, new store front stairway and plumbing to 4-sty brick and stone lofts and stores; cost, $1,200; owners, Est. Alexander Brown, John A. Brown, Jr., exr., 21 Liberty st; architect, Adolph Falschow, 448 East 145th st. Plan No. 480.

WALL ST, 54, extensive alterations for increased height and side extension to 9 and 6-sty brick offices; cost, $25,000; owner, The Central Trust Co., 54 Wall st, John M. Wallace, president; architect, Raymond Almirall, 185 Madison av. Plan No. 443.

WORTH ST, 164-170, new windows and partitions to 6-sty brick and stone tenement; cost, $800; owners, Harris & Abraham Cohen, 168 Park av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 451.

4TH ST, 325 West, new windows, doors and partitions to 5-sty brick and stone tenement; cost, $300; owners, Estate Samuel C. Kipp, Ossining, N. Y., Wm. Kipp, executor, Ossining, N. Y.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 439.

7TH ST, 222 East, reset partitions and masonry to 4-sty brick and stone tenement; cost, $1,000; owner, John Harris, 222 East 7th st; architect, Henry Klein, 505 East 15th st. Plan No. 413.

14TH ST, 47-49 West, masonry and fireproofing to 5-sty brick store; cost, $8,000; owner, Van Beuren Estate, 65 5th av; architect, Chas. Volz, 2 West 45th st. Plan No. 421.

16TH ST, 417 West, iron columns and new windows to 5-sty brick and stone tenement; cost, $300; owners, Public Service Realty & Mortgage Co., Samuel Hellinger, Pres., 309 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 416.

20TH ST, 236 West, fireproofing and masonry to 5-sty store and tenement; cost, $2,000; owner, Kew Realty Co., 135 West 24th st; architect, Wm. H. Barnett 937 East 172d st. Plan No. 433.

23D ST, 40 East, masonry, fireproofing, new stairway and partitions to 5-sty brick store and lofts; cost, $2,500; owner, Est. George Seigel, Chas. U. Talbot, trustee, 34 Pine st; architects, Dodge & Morrison, 134 Front st. Plan No. 464.

24TH ST, 36 to 44 West, one gravity and pressure tank for sprinkler system to 10-sty brick and stone storage; cost, $2,000; owner, Philip Goerlitz, Catskill, N. Y.; architect, T. Walter Taylor, 770 East 12th st, Brooklyn, N. Y. Plan No. 454.

25TH ST, 418 East, masonry for increased height to 2-sty brick stable and offices; cost, $1,200; owners, Jos. Garry & Son, Jos. Garry, president, 217 East 39th st; lessee, Jos. Garry & Son, 418 East 25th st; architect, F. Rabbe, Jr., 418 East 25th st. Plan No. 453.

28TH ST, 131-135 East, masonry, new partitions and bath rooms to 4-sty brick and stone dwelling and store; cost, $10,000; owner, Mrs. Wm. Randolph Hearst, 114 East 28th st; architects, Dietrick Wortmann and H. W. Braun, 114 East 28th st. Plan No. 408.

32D ST, 245 East, enlarged doors, re-arranged partitions and ventilating to 3-sty brick and stone dwelling; cost, $500; owner, Sophie Johnson, 243 East 32d st; architect, Frank W. Herter, 503 Manhattan av. Plan No. 478.

32D ST, 6-8-10 East, fireproof mezzanine gallery to 11-sty brick store and lofts; cost, $1,000; owner, American Real Estate Co., Edw. B. Boynton, president, 201 West 79th st; architects, Forman and Light, 40 Cedar st. Plan No. 449.

34TH ST, 167 West, new partitions and flooring to 4-sty restaurant and dwelling; cost, $200; owner, Wm. H. Hussey & Son, 150 West 35th st; lessee, Chas. O. Lanzer, 167 West 34th st; architect, Fred. A. Fuller, 167 West 34th st. Plan No. 459.

34TH ST, 33-39 West, extension of mezzanine floor and masonry to 11-sty brick retail store; cost, $2,000; owners, Oppenheim & Collins & Co., Isaac D. Levy, Pres., 35 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 417.

36TH ST, 124-126 West, masonry to 5-sty brick tenement; cost, $150; owner, Dongan Investing Co., Rudolph G. Barthold, president, 4 Stone st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 447.

39TH ST, 533 West, iron frame work, new partitions and windows to 4-sty brick and stone tenement; cost, $700; owner, Anna Walthausen, 101 West 86th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 452.

43D ST, 206-8 West, electric sign to 11-sty brick and stone hotel; cost, $475; owner, Morris Newgold, 206-8 West 43d st; owners and builders of sign, The O. J. Gude Co., 935 Broadway. Plan No. 426.

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Plans Filed, Alterations, Manhattan (Continued)

46TH ST, 154 W, new partitions to 4-sty brick and stone dwelling and store; cost, $1,000; owner, Francis Springold, 154 West 46th st; architect, Samuel Cohen, 500 West 176th st. Plan No. 428.

46TH ST, 48 West, entire new front and stairways to 4-sty lofts; cost, $6,500; owner, Eugenie Tyler, 203 East 68th st; architect, Emmett N. Sweet, 500 5th av. Plan No. 460.

51ST ST, 500-2 West, fireproof construction for dumbwaiter to 5-sty brick and stone tenement and stores; cost, $350; owner, Mrs. Anna McEntegart, 453 West 48th st; architect, Geo. J. Froehlich, n e cor Whitlock and Leggett avs, Bronx. Plan No. 456.

52D ST, 350 West, masonry and partitions to 4-sty brick and stone tenement; cost, $180; owner, Frances M. O'Connor, 58 Grove st Stamford, Conn.; architect, Louis Neuman, 403 East 204th st. Plan No. 442.

57TH ST, 126 East, masonry to 4-sty brick and stone store and dwelling; cost, $1,200; owner, Amelia R. Warrale, care of Wm. A. Purrington, 80 Wall st; architect, Henry H. Holly, 39 West 27th st. Plan No. 461.

65TH ST, 134 West, steel and masonry to 3-sty brick and stone physician's offices; cost, $5,000; owner, J. Ida L. Hurlburt, Hotel Empire, H. C. Senior & Co., agents, 125 West 68th st; lessees, Tyrrell's Hygenic Institute, 134 West 65th st; architect, Eli Benedict, 1947 Broadway. Plan No. 419.

66TH ST, 62 East, partitions and masonry to 4-sty brick and stone dwelling; cost, $7,500; owner, Henry Gilsey, 10 East 36th st; architect, Donn Barber, 25 East 26th st. Plan No. 422.

70TH ST, 326 and 328, masonry, steel girders and fireproofing to 3-sty brick automobile factory; cost, $3,500; owner, Chas. S. Miller, 37 West 72d st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 418.

82D ST, 107 East, general alterations to 3-sty brick stable, laundry and dwelling; cost, $2,000; owner, Stephen C. Clark, Cooperstown, N. Y.; architect, Arthur M. Ross, 149 Broadway. Plan No. 463.

93D ST, 206-212, steel iron columns and masonry to 2-sty brick engine room; cost, $1,200; owner, Geo. Ehret, 1197 Park av; architect, Louis E. Dell, 1133 Broadway. Plan No. 438.

97TH ST, 165 West, entrance and removal of partitions to 4-sty brick and stone residence and restaurant; cost, $250; owner, Mary Sheehan, 165 West 97th st; lessee and architect, Robert Martera, 73 Amsterdam av. Plan No. 455.

103D ST, 222 East, masonry and plumbing to 4-sty brick and stone stores and tenement; cost, $5,000; owner, R. Kessler, 121 Spruce st, Newark, N. J.; architect, M. A. Simon, 24 Clinton st. Plan No. 431.

125TH ST, 56 West, masonry for extension to 1-sty brick dwelling and store; cost, $1,500; owner, Mrs. Hortense Fischer, 56 West 125th st; architect, William J. Russell, 1476 Broadway; builder, James L. Lowry, 303 West 40th st. Plan No. 436.

125TH ST, 135 West, masonry, stairway, partition and steel girders to 2-sty brick and stone tenement; cost, $500; owners, James M. & Harry C. Horton, 205 East 24th st; architect, Nathan Langer, 81 East 125th st; contractor, Edwin Krows, 205 East 24th st. Plan No. 441.

125TH ST, 327-9 East, masonry and carpentry to 3-sty brick and stone shop and tenement; cost, $1,200; owner, Gotfried Walbaum, 258 Broadway; architect, Adolph Balschun, 448 East 145th st; lessee, Ludwig W. Lange, 227 East 125th st. Plan No. 437.

128TH ST, 21-23 West, masonry to 5-sty brick tenement; cost, $500; owners, Manchester Constn. Co., 223 Wooster st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 409.

AMSTERDAM AV, 172, shifting of columns on granite blocks to 5-sty brick and stone store and tenement; cost, $150; owners, Est. of Peter Doelger, Peter Doelger, exr, 407 East 55th st; architect Chas. Stegmayer 168 East 91st st. Plan No. 475.

AMSTERDAM AV, 88, masonry, new stairway and single partition to 5-sty brick and stone stores and tenement; cost, $2,500; owner, Max Isakovitz, 25 West 65th st; architect, Joseph Putzel, 29 West 34th st. Plan No. 473.

BOWERY, 89, masonry, new partitions and fireproofing to 5-sty brick show-rooms; cost, $6,000; owner, Robt. W. Goelet, 9 West 17th st; architect, Albert M. Gray, 1402 Broadway. Plan No. 470.

BROADWAY, 270, removal of encroachments to 4-sty brick and stone bank; cost $500; owners, The Chemical National Bank; Joseph B. Martindale, Pres., 270 Broadway; architects, Trowbridge & Livingston, 527 5th av. Plan No. 477.

BROADWAY, 332, masonry to 5-sty brick store and loft; cost, $3,435; owner, James N. Jarvie, 66 Broadway; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 471.

BROADWAY, 1270-1280, fireproofing to 12-sty brick stores and offices; cost, $600; owner, Est. of Geo. Wilson, Broadway and 33d st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 472.

BROADWAY, 1634 to 1644, masonry and new partitions to 3-sty brick stores; cost, $5,000; owner, Wm. K. Vanderbilt, N. Y. Central Terminal; lessees, Winter Garden Co., 1640 Broadway; architect, Wm. Albert Swasey, 47 West 34th st. Plan No. 430.

BROADWAY, 524-528, fireproofing to 11-sty brick stores and lofts; cost, $500; owners, Interstate Land Holding Co, 44 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 410

BROADWAY, 803-807, new mezzanine floor to 5-sty brick stores and lofts; cost, $800; owners, James McCreery Realty Co., James McCreery, Pres., 803-807 Broadway; lessee, Ruben Sadowsky, 803-807 Broadway; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 420.

BROADWAY, 1101-1109, masonry and fireproofing to 7-sty brick hotel; cost, $500; owner, Est. Francis S. Kinney, Farmers' Loan & Trust Co., trustee, 22 William st; architect, Robt. Teichman, 22 William. Plan No. 411.

BROADWAY, 4202 to 4210, masonry, new partitions, bake oven and plumbing to 1-sty stores; cost, $800; owner, James F. McGarry, 621 West 152d st; architects, Moore & Landsiedel, 148th st and 2d av. Plan No. 469.

LEXINGTON AV, 317, removal of partitions and masonry to 4-sty brick and stone showroom and architect's office; cost, $300; owner, Walter F. Martin, 306 West 94th st; architects, Wilson, Eyre & McIlvaine, 41 East 30th st. Plan No. 467.

LEXINGTON AV, 168, new partitions to 3-sty brick and stone dwelling; cost, $500; owner, August Hanson, 214 West 99th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 462.

LEXINGTON AV, 1563, new partitions, fire escapes and plumbing to 5-sty brick and stone tenement; cost, $700; owner, Chas. Roffmann, 148 Forsythe st; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 444.

LEXINGTON AV, 1064, masonry, steel, new stairs and bath-room to 3-sty brick and stone store and residence; cost, $3,000; owner, Jonas Kahn, 200 West 112th st; architect, Ed. L. Angell, 959 Madison av. Plan No. 474.

MADISON AV, 1545 to 1551, masonry on steel and iron columns, new stairs and partitions to 3-sty brick and stone stores and dwelling; cost, $5,000; owner, Mary Hitchcock, Washington, D. C.; lessee, Amelia Greenberg, 302 Spring st; architect, Frank Straub, 25 West 42d st. Plan No. 479.

1ST AV, 318, plumbing and partitions to 4-sty brick and stone tenement and store; cost, $1,000; owner, Bernard Rosenstock, 140 Nassau st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 415.

2D AV, 186, masonry, steel and iron supports and new show window to 4-sty brick and stone tenement; cost, $600; owner, Chesar J. Millis, 186 2d av; architect, Morris Schwartz, 194 Bowery. Plan No. 457.

3D AV, 1699, masonry to 5-sty brick store and tenement; cost, $1,000; owner, Frank Beck; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 423.

3D AV, 701, masonry, steel, new stairways and plumbing to 2-sty brick store and tenement; cost, $4,500; owner, Ethel B. Robinson, 206 Broadway; lessee, Michael Jennings, 753 3d av; architects, Cantor & Levingson, 39 West 38th st. Plan No. 429.

5TH AV, 114-16, new partition to 18-sty brick offices and lofts; cost, $1,200; owner, American Real Estate Co., Ed. B. Boynton, president, 527 5th av; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 448.

6TH AV, 321-337, fireproof enclosures to 5-sty department store; cost, $1,500; owner, U. S. Realty & Improvement Co., R. S. Babbage, secretary, 111 Broadway; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 446.

6TH AV, 339 to 355, fireproof enclosures to 6-sty department store; cost, $9,000; owners, O'Neil, Adams Co., Alexander McLaughlin, president, 339-355 6th av; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 445.

6TH AV, 145 to 149, iron bulletin sign to 2-sty brick stores and dwelling; cost, $350; owner, Grace P. Stuart, 75 West 11th st; architect, Frank Sutton, 158 West 65th st; owner of sign, C. J. Sullivan Adv. Co. Plan No. 466

7TH AV, 719, new metal roof bulletin to 4-sty brick cafe and lofts; cost, $500; owner, Felix Isman, 1 East 40th st; builders of sign, Strauss & Co., 442 West 42d st. Plan No. 424.

8TH AV, 354, masonry and steel to 3½-sty frame and stone store and dwelling; cost, $800; owner, Joseph Cudlipp, 60 West 75th st; architect, Robert N. Cleverdon, 4 East 42d st; builder, James Stevenson, 51 East 62d st. Plan No. 425.

BLACKWELL'S ISLAND, e s, opp. East 77th st, masonry and new porch to 3-sty brick nurses' home; cost, $1,500; owner, City of New York, Department of Charities, ft. East 26th st; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 435.

Bronx.

GLOVER ST, s s, 101.6 e Castle Hill av, move 2½-sty frame dwelling; cost, $350; owner, August Schanil, on premises; architect, Anton Pirner, 2060 Blackrock av. Plan No. 84.

148TH ST, 218-20, new doors, new windows, new partitions to 2-sty frame school; cost, $2,000; owner, Michael Del Papa, 147 Mott st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 83.

169TH ST, n e cor Washington av, new store front to 3-sty and attic frame store and dwelling; cost, $500; owner, Simon I. Schwartz, 87 Hamilton pl; architects, Schwartz & Gross, 347 5th av. Plan No. 88.

BATHGATE AV, e s, 72.3 n 174th st, 2-sty frame extension, 21.11¾x8.5⅞ to 2-sty frame store and dwelling. Cost $300. Owner, Andrew McCahill, 945 Park av. Architect, S. J. Bauman, 1046 Jackson av. Plan No. 80.

BROADWAY, w s, 270 n 246th st, new roof, etc., to 1-sty frame refreshment stand; cost, $200; owner, James Serletis, on premises; architects, Ahneman & Younkheire, 3320 Bailey av. Plan No. 79.

CLASON POINT RD, 1.1776 w East River, new partitions to 2-sty frame hotel; cost, $600; owners, Ruppert & McKay, on premises; architect, Wm. F. Behler, 84 Clinton av, Port Richmond, S. I. Plan No. 87.

COURTLANDT av, w s, 25 n 149th st, new beams, etc., to 5-sty brick store and tenement; cost, $600; owner, Eugene J. Busher, 375 East 149th st; architect, Fred Hammond, 391 East 149th st. Plan No. 77.

GIRARD AV, e s, 181 n 158th st, 1-sty frame extension, 27x20.7, to 3-sty frame dwelling; cost, $1,200; owners, Roundout Realty Co., John Lorch, 3429 3d av, president; architect, Carl J. Itzel, 847 Freeman st. Plan No. 81.

MAHON AV, w s, 108 n Middletown rd, 1-sty frame extension, 20.8, and ½-sty built upon 1½-sty frame dwelling; cost, $2,500; owner, Eliza Cooper, Middletown rd; architect, Chas. R. Baxter, 3073 Middletown rd. Plan No. 78.

VYSE AV, 1530, 1-sty frame extension, 14x12, to 2-sty frame store and dwelling; cost, $500; owner, Christina Benson, on premises; architect, J. C. Cocker, 2017 5th av. Plan No. 80.

WENDOVER AV, 425, new iron beams, new partitions to 4-sty brick tenement; cost, $3,000; owner, Bernard Rauch, 1341 Brook av; architect, M. J. Harrison, 230 Grand st. Plan No. 86.

WHITE PLAINS RD, w s, 194 s Gunlain av, move 2½-sty frame dwelling; cost, $350; owner, Frank Sloane, on premises; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 85.

3D AV, w s, 123.23 n 167th st, new show windows to 3-sty brick store and tenement; cost, $300; owner, Babette Bauer, 3467 3d av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 82.

Brooklyn.

BERGEN ST, n s, 204 e Vanderbilt av, 1-sty frame extension, 38x58, to stable; cost, $4,000; owner, J. Herman & ano, 683 Bergen; architect, A. L. Perpignan, 683 Bergen st. Plan No. 944.

BERGEN ST, n s, 43 w East New York av, extension to 3-sty store and dwelling; cost, $200; owner, Yetta Modler, 2127 Bergen st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1016.

DEGRAW ST, n s, 100 w Clinton st, plumbing to 3-sty tenement; cost, $200; owner, Vincent Scala, 227 Degraw st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 897.

FLOYD ST, s s, 250 e Throop av, exterior and interior alterations to 4-sty store and tenement; cost, $225; owner, Louis Good, 594 Sutter av; architect, Tobias Goldstone, 49 Graham av. Plan No. 906.

FULTON ST, s s, 302 w Classon av, new elevator; cost, $2,000; owner, Brooklyn Union Gas Co.; architect, Reedy Elev. Co., 13th st & Willow av, Hoboken, N. J. Plan No. 900.

SAME PROP, new elevator; cost, $2,000; owner and architect, as above. Plan No. 901.

FULTON ST, s w cor Albany av, 2-sty brick extension, 20x29, to dwelling; cost, $500; owner, Richard Otto, 1558 Fulton st; architect, C. B. White, 189 Montague st. Plan No. 972.

FULTON ST, s s, 100 e Elm pl, interior alterations to 4-sty store; cost, $250; owner, Geo. R. Smith, 154 Greenwich st, New York; architect, H. T. Clarke, 85 Clinton st. Plan No. 975.

FULTON ST, n s, 120 w Marcy av, new store front to 2-sty store and dwelling; cost, $250; owner, Mary Rosenthal, 1361 Fulton st; architect, W. H. Volckening, 186 Remsen st. Plan No. 1009.

HARRISON ST, s w s, 60 s e Van Brunt st, exterior and interior alterations to 3-sty storage; cost, $500; owners, Marx & Rouwelle, 9 Van Brunt st; architect, Turner Constn. Co., 11 Broadway, N. Y. Plan No. 953.

HICKS ST, w s, 85 s DeGraw st, plumbing, &c to 4-sty tenement; cost, $150; owner, Morris Bloch, 68 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 992.

JOHN ST, n s, 45 e Jay st, new elevator; cost, $12,000; owner, Chas. Williams, on premises; architects, Gruney Elev. Co., 62 West 45th st, New York. Plan No. 985.

KEAP ST, n s, 116 w Division av, toilet to 2-sty dwelling; cost, $400; owner, Annie Ratner, 46 Morgan av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 894.

PACIFIC ST, n w cor Brooklyn av, extension to 4-sty dwelling; cost, $2,000; owner, Anna G. Matson, 1249 Pacific st; architect, Nathan Matson, same address. Plan No. 914.

PARK PL, n s, 210.4 w New York av, 2-sty brick extension, 13.4x17 to dwelling; cost, $1,500; owner, Dr. Robt. F. Wheeler, 209 Hewes st; architects, Slee & Bryson, 153 Montague st. Plan No. 1017.

RAYMOND ST, w s, 45.8 s Tillary st, exterior alterations to 3-sty office; cost, $300; owner, Salvation Army, 120 West 14th st; architect, Paul Grillo, 120 West 14th st, New York. Plan No. 997.

SACKMAN ST, e s, 191.8 n Liberty av, partitions to 3-sty dwelling; cost, $150; owner, Jos. Marshall, 183 Sackman st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1018.

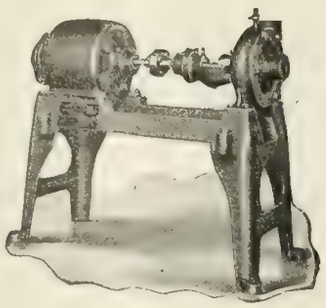
WATER ST, n s, 49 w Gold st, 2-sty brick extension, 44x44, to storage; cost, $300; owner, Benj. Moore, 235 Front st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 905.

SOUTH 2D ST, n w cor Hewes st, fire damage to 4-sty loft building; cost, $2,500; owner, Louis Bernstein, 1474 Bedford av; architect, Benj. Harris, 542 Eastern Parkway. Plan No. 986.

6TH ST, s s, 269.11 w 8th av, new extension to hospital; cost, $8,000; owner, Methodist Episcopal Hospital, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 922.

EAST 14TH ST, s s, 50 e Av Z, extension to 3-sty dwelling; cost, $500; owner, Chas. F. Sumner, Sheepshead Bay; architect, H. H. Gollis, 248 Bay 38th st. Plan No. 1020.

WEST 15TH ST, w s, 840 n Neptune av, interior alterations to 2-sty dwelling; cost, $700; owner, Pasquale Ruzzano, 2754 West 17th st; architect, Edw. N. Anitto, 242 Mercer st, Jersey City. Plan No. 902.



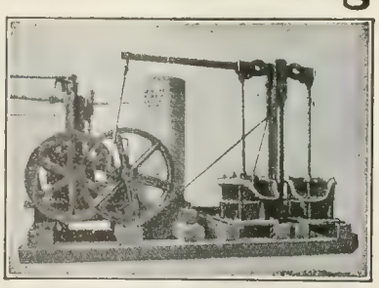
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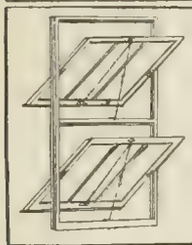
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Plans Filed—Alterations, Brooklyn (Continued).

WEST 15TH st, — —, 50 s Mermaid av, extension to 2-sty store and dwelling; cost, $300; owner, Nicholas Ruggerio, on premises; architect, S. B. McDonald, Surf av and West 27th st. Plan No. 890.

WEST 27TH ST, w s, 30 s R R av, interior alterations and plumbing to 3-sty dwellings; cost, $2,500; owner, B. Peidgan, 2962 West 27th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 976.

69TH ST, n s, 120 w 9th av, 2-sty brick extension to dwelling; cost, $600; owner, Abbie Neis, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 939.

BOWERY, s w cor Tilyou's Walk, new roof on 1-sty shed; cost, $200; owner, Geo. C. Tilyou, on premises; architect, E. K. Morgan, Steeplechase Park. Plan No. 977.

BROADWAY, s e cor Covert st, exterior alterations to 4-sty store and tenement; cost, $1,500; owner, Hy J Holteman, 1468 President st; architects, Louis Berger & Co., Myrtle av cor Cypress av. Plan No. 1011.

CLASSON AV, w s, 69.2 n Dean st, exterior alterations to 3-sty store and dwelling; cost, $200; owner, A. Michaels, 626 Classon av; architect, Hy Vollweiler, 696 Bushwick av. Plan No. 961.

CONEY ISLAND AV, w s, 425.1 n Av C, extension to 2-sty store and dwelling cost. $750; owner, Frank Rizzo, 602 Coney Island av; architect, W. H. Ludwig, 801 Eastern parkway. Plan No. 1010.

CROPSEY AV, n s, 50 e 24th av, exterior and interior alterations to moving picture show; cost, $1,250; owner, Thos. H. Joyce, Cropsey and Harway avs; architect, Adolph W. Guthiel, 8758 24th av. Plan No. 888.

DE KALB AV, n s, 80 e Clermont av, interior alterations to 3-sty store and dwelling; cost, $200; owner, Lettie F. Locke, 239 DeKalb av; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 895.

FILMORE AV, s e cor E 38th st, extension to 2-sty dwelling; cost, $850; owner, Eliza Coleman, on premises; architect, Gust Sorenson, 1753 Kimball st. Plan No. 933.

FLUSHING AV, s s, 26 e Ryerson st, new elevator; cost, $2,190; owner, Louis Medler, 320 Park av; architect, Nunan Elev. Co., 63 Clymer st. Plan No. 1012.

FRANKLIN AV, e s, 107.9 n Myrtle av, toilet to 4-sty tenement; cost, $150; owner, John Mullin, 135 Franklin av; architects, Laspia & Sabati, 545 Grand st. Plan No. 891.

GATES AV, n s, 37.6 w Ralph av, interior alterations to 2-sty store and dwelling; cost, $200; owner, B. R. T. Co., 85 Clinton st; architect, W. K. Tayler, 137 Union st, Jamaica. Plan No. 931.

GEORGIA AV, w s, 100 s Blake av, windows to 3-sty tenement; cost, $100; owner, Lina Lipensky, 382 Georgia av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 887.

GRAHAM AV, n e cor Cook st, exterior and interior alterations to 5-sty store and tenement; cost, $1,000; owner, Max Rosenberg, 712 East 17th st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 964.

LAFAYETTE AV, n w cor Stockton st, plumbing to 4-sty tenement; cost, $1,800; owner, Abraham C. Cohn, 61 Park Row, N. Y.; architect, Brewster Aromonsky, 826 St. John's pl. Plan No. 1003.

METROPOLITAN AV, s s, 150 e Union st, plumbing to 3-sty store and tenement; cost, $150; owner, Morris Berger, 126 Lewis st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 966.

METROPOLITAN AV, n s, 200.1 e Union av, extension to 3-sty store and dwelling; cost, $500; owner, Giovanni Simonelli, 381 Fulton st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 971.

OCEAN PKWY, e s, 70 n e 8th st, exterior alterations to 1-sty theatre; cost, $1,000; owner, Doscher & Krooss, 50 East 4th st; architect, B. F. Hudson, 319 9th st. Plan No. 941.

OCEAN PARKWAY, n w cor Sea Breeze av, electric sign to 3-sty hotel; cost, $300; owner, Louis Fischer, 8th av and 58th st, N. Y.; architect, Strauss & Co., 442 West 42d st, N. Y. Plan No. 892.

PROSPECT PARK, n s, 60 w Union st, extension to 3-sty lunch room; cost, $590; owner, Chas. Volyanti, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 980.

ROCKAWAY AV, w s, 61 n Pitkin av, add new sty to 3-sty store and dwelling; cost, $500; owner, Sam'l Pally, Pennsylvania and Liberty avs; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 994.

SUMNER AV, s e cor Quincy st, exterior alterations to 3-sty store and dwelling; cost, $400; owner, Minnie Stone, 240 Vernon av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1001.

SURF AV, — —, 200 s w West 16th st, interior alterations to amusement device; cost, $400; owner and architect, Geo. C. Tilyou, on premises. Plan No. 935.

SUTTER AV, s s, 81.3 e Sackman st, 3-sty frame, extension, 5.6x8.6, to tenement; cost, $500; owner, Louis Wolfer, 410 Sutter av; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 993.

THATFORD AV, e s, 200 n Blake av, extension to 3-sty dwelling; cost, ——; owner, Jos. Katz, 195 Thatford av; architects, Cohn Bros., 361 Stone av. Plan No. 929.

THROOP AV, s e cor Walton st, exterior and interior alterations to 3-sty storage; cost, $500; owner, Herman Mahnken, Blooming Grove, Pike Co., Pa.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 984.

TOMPKINS AV, e s, 80 n Floyd st, extension to 3-sty tenement; cost, $300; owner, Saml. Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 907.

UNION AV, e s, 75 n Skillman av, extension to 4-sty store and tenement; cost, $300; owner, Michele Barratta, 244 Union av; architect, Frank Laspia, 525 Grand st. Plan No. 959.

WILLOUGHBY AV, s s, 137.7 w Broadway, 1-sty brick extension, 7.6x14, to 3-sty dwelling; cost, $250; owner, Bertha Gelsmann, 450 Ocean parkway; architect, Wm. Debus, 86 Cedar st. Plan No. 893.

3D AV, n e cor 61st st, plumbing to 3-sty dwelling; cost, $200; owner, Francis Maher, 310 61st st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 940.

3D AV, e s, 80 n 23d st, interior alterations to 3-sty tenement; cost, $400; owner, Ludwig Kowahki, 711 3d av; architect, Albert G. Olches, 54 Bergen st. Plan No. 990.

3D AV, w s, 30 s 54th st, toilet to 1-sty moving picture show; cost, $150; owner, Elias Bernstein, 5406 3d av; architect, Albt. Ullrich, 371 Fulton st. Plan No. 881.

5TH AV, e s, 75 s 12th st, electric sign; cost, $200; owner, Jos Michaels, on premises; architect, Edgar B. Wolfe, 61 Hudson st, Jersey City. Plan No. 923.

5TH AV, w s, 40 n 12th st, store front to 4-sty store and tenement; cost, $500; owner, John H. Murtagh, 494 5th av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 968.

9TH ST, n w cor 5th av, electric sign; cost, $180; owner, Michaels Bros., 442 5th av; architect, Edgar B. Wolfe, 61 Hudson st. Plan No. 924.

5TH AV, e s, 75 s 12th st, electric sign; cost, $350; owner and architect, as above. Plan No. 925.

Queens.

BELLE HARBOR.—Oxford av, w s, 250 s Newport av, 2-sty frame extension, 7x6, on front 2½-sty frame dwelling, shingle roof; cost, $250; owner, M. M. Hogan, on premises. Plan No. 272.

COLLEGE POINT.—North boulevard, s e cor College av, erect small hothouse on side of barn; cost, $25; owner, Samuel Gallucci, on premises. Plan No. 270.

ELMHURST.—Warner av, 46, raise roof of porch; cost, $50; owner, Oscar Bermer, on premises. Plan No. 268.

ELMHURST.—Lamont av, 100, repair dwelling after fire damage; cost, $55; owner, Mr. Strauss, on premises. Plan No. 260.

FAR ROCKAWAY.—Bayswater av, s w cor Healy av, 1-sty added to present extension of dwelling, shingle roof; cost, $1,800; owner, Louis Rubenstein, 15 East 92d st, N. Y. C.; architect, Robt. A. Davis, 36 Seneca av, Far Rockaway. Plan No. 273.

JAMAICA.—Fulton st, 310-312, interior alterations to moving picture show; cost, $300; owner, Washburn Realty Co., Boston, Mass. Plan No. 266.

LONG ISLAND CITY.—Theodore st, n e cor Potter av, install new plumbing in dwelling; cost, $75; owner, W. Williams, on premises. Plan No. 275.

LONG ISLAND CITY.—Court sq, n e cor Jackson av, cut new doors in dwelling; cost, $125; owner, Willard N. Baylis, 37 Liberty st, N. Y. C. Plan No. 259.

LONG ISLAND CITY.—Jackson av, 138, install new gas piping in dwelling; cost, $20; owner, John Chapman, 11th st, L. I. City. Plan No. 269.

LONG ISLAND CITY.—Woolsey av, n s, 50 e Hallett st, install new gas piping in dwelling; cost, $25; owner, L. Jardino, 104 Woolsey av, L. I. City. Plan No. 264.

LONG ISLAND CITY.—Sherman st, e s, 152 n Payntar av, install new plumbing in dwelling; cost, $200; owner, Donate Bove, 7 Sherman st, L. I. City. Plan No. 262.

LONG ISLAND CITY.—Steinway av, w s, 175 n Jamaica av, 2-sty frame dwelling, 6x36, on side 2-sty frame store and dwelling, tin roof; cost, $900; owner, Margaret Hobart, 235 17th av, L. I. City; architect, Frank Sprosser, 527 Grand av, L. I. City. Plan No. 261.

LONG ISLAND CITY.—Webster av, n s, 50 w Hamilton st, 2-sty frame extension, 24x14, front 2-sty frame dwelling, tin roof; cost, $1,000; owner, F. A. DePavola, 73 Webster av, L. I. City. Plan No. 252.

MIDDLE VILLAGE.—Metropolitan av, s s, 377 w B. R. T. tracks, erect new extension on rear of greenhouse; cost, $350; owner, Fred Marquardt, Middle Village. Plan No. 265.

RICHMOND HILL.—Jamaica av, n s, 110 w Stotthoff av, install new plumbing in dwelling; cost, $65; owner, Mrs. N. H. Weiss, Walnut st, Richmond Hill. Plan No. 274.

RIDGEWOOD.—Wyckoff av, n e cor Madison st, interior alterations to bottling house; cost, $1,500; owner, Welz & Zerweck, on premises; architects, Fredk. Wunder & Son, 957 Broadway, Brooklyn. Plan No. 271.

RIDGEWOOD.—Myrtle av, 2330, interior alterations to store and dweling; cost, $25; owner, Theodore Haldvogel, on premises. Plan No. 258.

WHITESTONE.—19th st, 37, erect new foundation under cafe; cost, $50; owner, Adam Knab, on premises. Plan No. 263.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of Supervising Architect, Washington, D. C., February 28, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m., on the 28th day of March, 1913, and then opened for the installation complete of an electric passenger elevator in connection with the extension, United States post office and courthouse at Charleston, W. Va., in accordance with the drawing and specification, copies of which may be had at this office at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

WOODSIDE.—Percy st, n s, 200 e Betts av, repairs to 2-sty dwelling, new windows and doors; cost, $1,500; owner, John T. Kelly, 14 Percy st, Woodside. Plan No. 257.

Richmond.

BELAIR RD, s s, 850.1 w N Y av, Rosebank, extension to pantry to terra cotta dwelling; cost, $500; owner, Bertha Dreyfus, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 52.

CENTER ST, n s, cor Court st, Borough Richmond, partition and flooring to brick County Clerk's office; cost, $700; owner, City of New York, Richmond County; architect, Wm Mersreau, 32 Broadway; builder, Archt. Metal Construction Co., 349 Broadway, N. Y. City. Plan No 48.

TARGEE ST, w s, 50 n Broad st, Stapleton, new foundation to frame store; cost, $50; owner, Mrs Bussey, 136 Targee st; builders, Hesse & Offerfist, 102 Gordon st. Plan No. 49.

EGBERT AV, es, 100 n Richmond rd, ——— to frame dwelling; cost, $300; owner, Mitchal Pittosso; architect and builder, Chas. Musch. Plan No. 50.

RAILROAD AV, n s, 600 w Fisher av, Tottenville, masonry and carpentry to frame dwelling; cost, $400; owner, Frank Lapiedra, West New Brighton; builder, W. L. Holbert, Huguenot Park. Plan No. 43.

RICHMOND RD, n s, 50 w Newberry av, Dongan Hills, cellar to brick dwelling; cost, $200; owner, L. Grozzini, 22 Vista av; builder, Mr. White, Willow av. Plan No. 44.

PEVAL AV, s s, 300 nw Richmond rd, Dougan Hills, to frame dwelling; cost, $600; owner, August Bergher, Dougan Hills; builder, R. Langen, Dougan Hills. Plan No. 45.

VILLA AV, e s, 149 n Richmond av, No. 489, Graniteville, 2-sty barn to frame stable; cost, $100; owner, Wm H Mullin, 489 Villa av; builder, Wm H Mullin, 489 Villa av. Plan No. 46.

NORWOOD AV, s s, 225 w Bay st, 4th Ward, new cellar and masonry to frame dwelling; cost, $1,000; owner, F. A. Errington, 31 Townsend av; builder, F. A. Errington, Clifton. Plan No. 47.

PROSPECT AV, n s West Lafayette, No. 237, New Brighton, additional room to frame dwelling; cost, $218; owner, K. P. Emmons, New Brighton; builder, M. W. Osborn, Mariners Harbor. Plan No. 51.

PERSONAL AND TRADE NOTES.

THE GLOBE TITLE CO., INC., formerly at 269 Manhattan av, corner Ainslie st, Brooklyn, has moved its office and warehouse to 862-864 Grand st, Brooklyn.

E. F. KNIGHT has severed his connection with the Bradford Pressed Brick Company, of Bradford, Pa., and has been succeeded by E. F. Conley, who assumed his new duties on February 1.

EDWIN E. FORT, chief engineer of the Department of Public Works, Brooklyn, delivered an illustrated lecture on Monday evening before the West End Board of Trade, at Fourth av and 51st st.

THE SIMPLEX ELECTRIC COMPANY, of 201 Devonshire st, Boston, has changed its name to the Simplex Wire & Cable Company of the same address. There has been no other change in management or interests in this company. 6

CHARLES V. MERRICK, architect, has opened offices for the general practice of architecture at 51 State st, Albany, N. Y. Mr. Merrick represents Palmer, Hornbostel & Jones, architects, on the New York State Educational Building. Telephone number, Main 3800. Albany.

THE NEW GRAND HOTEL is to have an entrance on Broadway, and the contract for the work has already been given out. The new entrance will be cut through that part of the hotel now occupied by the Santa Fe Railroad information bureau. The Santa Fe offices will be moved to the adjoining offices on the south, which are now being prepared for occupancy.

NEW JERSEY NEWS.

(Continued from page 528.)

HOSPITALS AND ASYLUMS.

Paterson, N. J.—A home for Day Nursery Convalescent Children is to be erected here in the early spring. Miss Marion D. Gall, owner of the estate known as "Bonnie Brae," in the Preakness Hills, has made a gift of a ten-acre tract as a site for the new building. Plans will be drawn at once for a building which will be erected as soon as weather permits.

MUNICIPAL WORK.

MILLVILLE, N. J.—Bids wil be received until March 21 at 8 p. m. by the Common Council, L. H. Hogate, City Recorder, for various street improvements, including 21,100 sq. ft. of pavement, 6,800 cu. yds. of excavation, resetting 6,800 lin. ft. curb, 820 ft. 30-in. vitrified pipe sewer. Newton B. Wade is city engineer.

RIDGEFIELD PARK, N. J.—Plans have been submitted to the State Board of Health for the construction of a sewer in the West End Section to cost $25,000.

SECAUCUS, N. J.—Bids will be received about March 25 for the installation of a sewer system here. Adrian Post is Borough Clerk and Sebastian Maulbeck Borough Engineer.

PRINCETON, N. J.—A budget for $12,000 for sewer construction has been adopted, and the Borough Council has arranged for the extension of the sewer system in the northern section of the town, and the macadamizing of Pine st and Cleveland la.

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DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Broome st, 32 Raffaelle Cerasuolo.....A
Broome st, 32 –Carmine Ventro.....A
Broome st, 32—Abr Rosenthal & Co.....A
Broome st, 32 Saml Damb .....A
Broome st cor Bowery (Occidental Hotel)—Jane J Neil Estate .....D
Canal st, 206-12 – Est of Jno R Graham..G-C
Canal st, 486-90 –Chas & Wm E Israel.....B-E-C-F-L-H
Cannon st, 112-4—Wm Klein.....J
Carlisle st, 1—Emeline T Fletcher.....C
Catherine st, 18-20—Jno A Beekman.....D
Delancey st, 108—Essex Amusement Co.....J
De Peyster st, 33—Geo P Wetmore.....B
Division st, 5—Saml Witman.....D
Division st, 15—Jacob Gordon.....D
Duane st, 105-7—Henry Coe.....D
Duane st, 113-15—Manhattan R E Co.....D
Duane st, 127—Manhattan R E Co.....D
Duane st, 127—Isaac N Phillips.....D
Duane st, 150-2—Hoffman Corr Mfg Co.....L
Duane st, 185—Miller Mfg Co.....G-H
East Houston st, 370-2—Benj Altman Est..B-G
East Bway, 2-6 Minnie A Cohen....A-E-C-E
East Bway, 17 –Morris Keshner L
East Bway, 30—N Y Edison Co.....D
East Bway, 40—Geo Hallock.....A-B-G
East Houston st, 141-3—Houston Hippodrome Co .....J
East Houston st, 370-2—Max Altman..C-F-G-H
Franklin st, 50-2—Henry R C Watson.....D
Frankfort st, 13—New York World.....A
Frankfort st, 13—Wm De Nyse.....A-B-C-G-H
Goerck st, 144—A Siskin & Co.....L
Grand st, 436—L Bender .....G
Greene st, 45—Gilman B Smith & Co.....H-L
Greene st, 265 Colman Nassberg .....G
Greene st, 265—A Wolfoff.....G
Greene st, 265—Chas E Brown & Co.....G
Greenwich st, 102—International Mdse Co....G
Grove st, 52-4—Ignaz Strauss Fan Co....G-L-O
Lafayette st, 29-33—Stuart Duncan.....A-E
Lafayette st, 64—Standard Silk Winding Co.D
Lafayette st, 64—Harris Ginsberg.....C
Lafayette st, 64 -Fred Rohineling.....D
Lafayette st, 139-45—Richard Knopp.....D
Lafayette st, 139-45—Geo Guerth.....D
Lafayette st, 139-45—Thos Harper.....D
Lafayette st, 312-14—Sweet, Orr & Co.....C
Leonard st, 66-72—Importers Building.....D
Lispenard st, 14-16—David Weils Son Litho Co. .....H
Lispenard st, 14-16—Evelth-Brown Co.....H
Madison st, 283 -M Stearn L
Maiden la, 153—Annie Fish.....C-G
Maiden la, 153—Thos N Jones .....G
Maiden la, 155—Archibald D Russell.....D
Mercer st, 5-7—Amos F Eno.....D
Monroe st, 284—Monroe Table Co.....A-H
Mott st, 103—N Y Engravers Supply.A-C-G-L-O
Mott st, 180—H Herrmann Furniture Co...G
Mulberry st, 315—Sam Cohen .....A-H
New Bowery, 52-4—Jacob Rubin.....C-D-G
Pearl st, 410-12—Lenz Photo Engraving Co.D-G
Pearl st, 410-12—Chas Eneu Johnson Co....D
Pearl st, 410-12—General Engraving Co...C-D
Pearl st, 442—Danl F Mahoney.....A-C
Pearl st, 442—Andrier Defina.....A-F-H
Pearl st, 548—Crane & Lockwood.....D
Prince st, 113-9—L Alpern & Co.....H
Prince st, 113-9 –J Stern & Co.....H
Rivington st, 159—Simmie Tischler.....J
South st, 71-2—J N A Griswold Est.....C
South st, 84-5—Downing Realty Co.....B-C
Suffolk st, 171 Saml Nass .....J
Thomas st, 7-9—Manhattan R E Co.....D
Thomas st, 11-13—Manhattan R E Co.....D
Thomas st, 19-25– Manhattan R E Co.....D
Thomas st, 35-7 –Manhattan R E Co.....D
Thomas st, 39-41—New York Hospital Soc....D
University pl, 22—Sailors Snug Harbor...B-E
University pl, 22—Famous Cap Co..A-C-F-G-H
University pl, 22—Ignatius Fishel.....A-C
University pl, 22—Uneda Cloak Co.....A-C-E-F-G-H
Warren st, 78—Emanuel J Frisch.....G-H
Warren st, 78—J Richard Mannheim..C-F-G-H
Warren st, 78—Himrod Mfg Co.....H
Washington pl, 141—Jos Junster.....C
Water st, 629—Palmer & Embury Mfg Co. .....B-C-E-H
White st, 62—Kruger & Dubins Co.....C-G
White st, 62—Morris Horsoy .....C-G
White st, 62 Abr Schwartz.....C-G
White st, 127-9—Peter F Pia.....L
Whitehall st, 45—Morris Gelina.....A
Whitehall st, 45—Dept of Commerce & Labor (Immigration Service) .....A-C
Whitehall st, 45—Bennett Seckel.....B-C-E-F
Whitehall st, 51—United Merchants Realty Co. .....G
William st, 257-9—Archibald Stewart.....D
Wooster st, 116-18—Kellner & Stein.....H
Wooster st, 116-18—Henry Cohen & Co....H
Wooster st, 209-13—Jacob Podell.....H
Wooster st, 221—Barnet Block.....H
Worth st, 58-60—Manhattan R E Co.....D
Worth st, 62-8—Manhattan R E Co.....D
Worth st, 78-80—Manhattan R E Co.....D
Worth st, 115-17—Henry Brunner Est.....D

Numbered Streets.

1st st, 2 E—Zinkowetsky & Storowitz.....L
1st st, 2 E—Jas De Cesare.....L
1st st, 12 E Mutnick Bros.....L
3d st, 82 W—William H Hilts.....C-E
4th st, 146 E—Sam Markowitz.....G
8th st, 33 E—Davis & Co.....A-G
8th st, 441-51 E—Jno F Mulgrew.....C-G
9th st, 811-17 E—Schwab Bros Co.....A-L-O
12th st, 108 E—Feature Film Co.....C-L
13th st, 245 W—Mary J Mitchell.....B-E
13th st, 245 W—Florence Critton Mission....F
14th st, 7 E—Gt Northern Film Co.....C-G-L
14th st, 138-46 W—Graff, Washbourne & Dunne .....G
16th st, 226 E—Friends Seminary.....D
17th st, 10 E—Deutsch Bros.....L
19th st, 209 E—Henry Truberg & Son.....G
19th st, 11-19 W—M Martin & Co.....G
19th st, 133-5 W—821 Broadway Co.....B
21st st, 41 E—Simon E Osserman.....A-B-C
21st st, 41 E—Frank Kelly.....A-C-E-F-G-H
21st st, 41 E—William Rauch.....A-C-G-H
21st st, 41 E—Louis Coopersmith...A-C-F-G-H
21st st, 41 E—Gustav M Tauser.....H
21st st, 41 E—Herman de Harson.....A-F-C-G
21st st, 15-17 W—Max Rosenberg & Co....C-D
21st st, 15-17 W—Frankelthal Bros.....C-D
21st st, 15-17 W—Building & Engineering Co. .....A-C-D-E
21st st, 15-17 W—Frederick, Vietor & Achelis.D
21st st, 15-17 W—Jos Jonasson & Co.....C-D
21st st, 15-17 W—Salomon & Newman.....D
21st st, 15-17 W—Morris Cohen & Matthews..C
21st st, 15-17 W—Louis Barnett & Son.....C
21st st, 39 W—Leopold Wolfson.....B
22d st, 20-6 W—Carl A Jacobs.....B-C-E
22d st, 20-6 W—U S Raincoat Co.....A-C
22d st, 20-6 W—M Fox & Co.....A
22d st, 20-6 W—Kahn & Feldman.....A-C-G
22d st, 20-6 W—Lily of France Corset Co. .....A-C-G
22d st, 20-6 W—Lion Mfg Co.....A-C-G
22d st, 20-6 W—Alice Maynard.....A-G
23d st, 212 E—Otto Strack.....G
23d st, 14 W—Edw J Havey .....G
23d st, 16 W—Emily T Cavanagh.....G
24th st, 425-35 E—Jos J Little.....A
24th st, 425-35 E—Consolidated Gas Co.....C
24th st, 19-21 W—Schmidt & Peters.....A-H
24th st, 19-21 W—Frank J Croll.....A-C-G-H
24th st, 19-21 W—Louis Gersten & Co..A-C-G-H
24th st, 19-21 W—Henry H Finder..A-C-G-H
24th st, 19-21 W—Isaac Rosenthal....A-C-G-H
24th st, 19-21 W—Harris Blumenfeld....C-G-H
24th st, 19-21 W—Chas W Honeyman & Co. .....A-C-D
24th st, 19-21 W—Crystal & Graef Co.A-C-G-H
24th st, 19-21 W—Rothstein & Rodchinsky... .....A-C-G-H
24th st, 30-2 W—Rotherson Bros....A-C-F-G-H
24th st, 30-2 W—Nathan H Jacobson & Co. .....A-C-F-G-H
24th st, 30-2 W—Gill & Rentner.....A-G-H
24th st, 30-2 W—Schutzer, Dessau & Fuchs. .....A-C-F-G-H
24th st, 30-2 W—Abe Schwartz & Co..A-C-G-H
24th st, 30-2 W—Stern & Cohen..A-C-F-G-H
24th st, 30-2 W—Friedberg & Youdelman. .....A-C-F-G-H
24th st, 30-2 W—H George & Rosenbaum Co. .....A-F-G-H
24th st, 30-2 W—Rentner & Tenner.A-C-F-G-H
24th st, 30-2 W—Wm M Bateman .....H
24th st, 30-2 W—Mosaic Tile Co.....H
25th st, 24-6 W—25th St Constn Co....A-C-E
25th st, 24-6 W—Kaufman & Oberleder..A-G-H
25th st, 24-6 W—M Baruch & Co.....A-G-H
25th st, 24-6 W—Herman Zeigler & Co.A-C-G-H
25th st, 24-6 W—Jacob Grossman & Co.... .....A-C-E-G-H
25th st, 24-6 W—Arthur M Weiner....A-C-G-H
25th st, 24-6 W—Bernard Schnall..A-C-E-G-H
25th st, 24-6 W—Jos H Herbst & Co..A-E-G-H
25th st, 24-6 W—Saml Marcus & Co.....A-G
25th st, 24-6 W—Wm H Simendinger & Co. .....A-C-G
25th st, 24-6 W—Morris Kittenplan.....A-G
25th st, 24-6 W—Diman Bros.....A-G-H
26th st, 316 E—A Sperling.....A-G
27th st, 23-7 W—Susquehanna Silk Mills Co. .....A-B-C-D-H
27th st, 23-7 W—Wm Lauterbach....C-D-G-H
27th st, 23-7 W—Max Katz & Fishel.C-D-G-H
27th st, 23-7 W—J Kashowitz.....C-D-E-G-H
27th st, 23-7 W—I & M Phillips....C-D-E-G-H
27th st, 23-7 W—Rubin Bros.....C-D-G-H
27th st, 104 W—Israel Unterberg.....C-E
27th st, 104 W—Saml Cohen.....C-G
27th st, 104 W—Sterngold & Brill.....E
32d st, 15-17 E—15 & 17 E 32d St Co.....A-E
32d st, 15-17 E—Aaron H Kruskal.....C-F-G
32d st, 15-17 E—Chas Fishman .....C-F
32d st, 15-17 E—Sol. Brenner.....E-G
32d st, 15-17 E—Stanley L Silver.....C-F
32d st, 15-17 E Louis Manevitz.....E-F-G
32d st, 15-17 E—Max Grab.....F
32d st, 15-17 E—Frank Schwartz.....C-G
32d st, 15-17 E—American Seating Co...C-F
32d st, 15-17 E—Emma Cohen.....C-F-G
32d st, 15-17 E—L H Mace & Co.....C
32d st, 318-24 E—Frankel Bros.....A-G-H
32d st, 318-24 E—E H Rogers.....A-G-H
32d st, 34-6 W—Grand Rapids Furniture Co. .....A-E-F
33d st, 33 W—Gottfried Walbaum.....G
40th st, 109 E—Ernest Flagg.....K
41st st, 234-8 W—Ludin Realty Co.....G
42d st, 26½ E—Walter J Solomon C
42d st, 213 W—Sam S & Lee Shubert.....J
42d st, 223 W—H W Hopton .....J
42d st, 505 W—Beckay Amusement Co.....C
43d st, 124 W—Sarah Marie Moore....B-E-G
43d st, 132-6 W—Acker, Merrall & Condit...A
44th st, 5 E—Ywis Realty Co.....E-G
44th st, 153 W—Eveline Dunning.....C-E-G
44th st, 156 W—Schuyler Realty Co.....E
44th st, 161 W—Max Blumenthal .....E
44th st, 462 W—Est of Edw Schreyer.....B
45th st, 158 W—Wm S Coe.....A-B-E
48th st, 3 E—Redfern Co, Ltd.....F-G-H-L
48th st, 3 E—Mrs Ida B Flower.....A
48th st, 337 E—Henry Wiener, Jr.....K-L
48th st, 128 W—Geo G Smith.....E
48th st, 153 W—Edw Glennon .....E-G
48th st, 502-8 W—Henry Schulz .....G-H-K-L
52d st, 79 E—Frank W Goodrich.....O
53d st, 153 E—Universal Taximeter Cab Co. .....G-K-L
52d st, 136-46 W—Studebaker Corpn of Am.K-L
52d st, 306 W—Wm R Smith & Co.....L
54th st, 126 E—Monmouth Garage...A-G-K-L
54th st, 410 E—Henry Elias Brewing Co..K-L
54th st, 126 W—J T Pratt .....K
54th st, 229 W—Regal Auto Painting Co.A-G-H
55th st, 122 W—W N Cromwell.....K
55th st, 127 W—Jno D Rockefeller.....K
56th st, 230 W—Wyckoff, Church & Partridge.K
57th st, 615 W—Thedford-Eltz Coal Co.....G
60th st, 20 W—De Lamaten Byrnes Auto Co. .....A-G-H-K-L
60th st, 40 W—Circle Garage.....K-L
60th st, 225-7 W—S Cushman's Son, Inc.A-K-L
63d st, 105 E—Cosmopolitan Motor Co.....K-L
64th st, 227-9 E—Chas W Cavanagh.....A-K-L
64th st, 221 W—Manhattan Top & Body Co..O
64th st, 249 W—Renault Taxi Service..A-K-L
64th st, 317 W—West End Factory..A-C-D-G-H
65th st, 206 W—Jensens Auto Station.....K-L
66th st, 69 W—St Nicholas Skating & Ice Co. .....B-F
67th st, 217 E—M S Schlesinger, &c, Ruperts Brewery .....J
68th st, 226 W—Jas Butler, Inc.....K-L
69th st, 246 W—Hetzer Bros.....K-L
69th st, 261 W—F G Bowne.....K
77th st, 109 E—Jno Sherman Hoyt.....K
80th st, 20 E -Alice C Hennesey.....C
87th st, 201 E—Shaff & Silberman.....C
87th st, 205 E—Shaff & Silberman.....C
92d st, 150 E—Y M H A.....A-F
97th st, 325 E—Union Fish Co.....C-G
107th st, 339 E—Carmolo Tantery....A-C-E-G
112th st, 329 E—Gerarda Domi.....C
116th st, 408-10 E—Vicano Amusement Co..J
116th st, 58-60 W—Royal Pastime Co.....J
121st st, 417 E—Raphael Sirico.....A
125th st, 165 E -Tim D Sullivan.....A
125th st, 507 W—Leopold Lowy.....C
129th st, 140 W –Jno C Fleissner.....C
130th st, 501 W—Oppenheimer & Eisler Realty Co .....C-G
131st st, 614-18 W—Clover Farm Milk Co.A-G-H
142d st, 336 E—Central Union Gas Co....A-G
170th st, 503 W—Sarah Haas C

Named Avenues.

Amsterdam av, 1422—Alf Frankenthaler....C
Amsterdam av, es, 138th to 139th sts—City College .....A-C-D
Av A, 51—Adolf Weiss .....J
Av A, 235—Chas Frankel .....J
Av B, 93—Louis Morgenstein.....J
Amsterdam av, 1127—Gantlin & Levine.....G
Bowery, 19-21 (rear)—Sidney J Colford.....G
Broadway, 176—Title Guar & Trust Co.....B
Broadway, 176—Clarence H Kelsey.....B
Broadway, 306-8—Jas L Barclay .....D
Broadway, 310—Oliver Typewriter Co.....D
Broadway, 317—New York Hospital .....D
Broadway, 319—New York Hospital.....C-D
Broadway, 325-31—Jas L Barclay.....C-D
Broadway, 332—Cornelia M Palmer .....D
Broadway, 337 -Wm B Moffatt Est.....D
Broadway, 338—Geo Bliss Est.....D
Broadway, 341—Agnes J Hutchins.....C-D
Broadway, 350—Frank N Hoffstot.....D-E
Broadway, 1149—Morris Loeb.....B-E
Broadway, 1149—W H Harrison Co.....A-H
Broadway, 1104—Jno M Bixby.....A-B-F
Broadway, 1445—1449 Bway Co .....A
Broadway, Howard to Houston sts—Underpinning & Foundation Co L
Broadway, 1445—1449 Broadway Co.....A
Broadway, 1446—Max Saxe.....J
Broadway, 1926—Lincoln Square Garage..K-L
Broadway, nwc 96th st—Jno J White....A-B-E
Central Park West & 98th st—Van Buren & Co .....G
Convent av, es, 138th to 139th sts—City College .....A-C-D
Independence av & 252d st (Riverdale) —L R Gale .....O
Madison av, 315—Walter J Solomon.....C
Madison av, 1538—Isaac Becker.....J
Madison av, 1666—Cyrille Carreau.....B-E-F
Madison av, 1666—Jos Erown .....G
Park av, 500—Thos W Churchill.A-B-C-D-E-G
Park Row, 93—Rosevale Amusement Co.....J
Park Row, 209—Mrs Rose Gordon.....J
West Bway, 186—Martin Meinschein..A-C-E-G
West Bway, 431—Gondolfe & Co.....C
West Bway, 431—Gunther & Co.....C-H
West Bway, 431—Amos F Eno.....B-C-F
West Bway, 570-6—C H Farmer & Co.....H
West Bway, 570-6—Boston Dress Co.....H
West Bway, 570-6—Imperial Hat Co.....H

Numbered Avenues.

1st av, 178—Thos Cassese .....J
1st av, 2021—Salvatore Imperato C
2d av, 1633—Jacob Weil C
2d av, 1987—M Blumberg L
2d av, 2074—Amoruso & Bononeo.....J
3d av, 443-7—Keeney & McMahon.....J
3d av, 699—Wm H Whiting C
3d av, 1114—Herman Stramff.....A-G
3d av, 1551 -Edw Lowenberg C
3d av, 1888—Zimmerman & Gotthelf .....J
3d av, 2138—Emelio Rosenbaum.....J
3d av, 2314—Progress Theatrical Co.....J
3d av, 2595—American Player Action Co....C
4th av, 440—Percy R Moses.....A
5th av, 137—H N Baruch.....A-C-D-G-H
5th av, 137—Hy Waldes & Co.....A-D-F-G-H
5th av, 137—A Stein & Co.....D-F-H
5th av, 137—World Knitting Mills....A-D-F-H
5th av, 137—H &. I Otlenstein..A-C-D-E-F-G-H
5th av, 137—Bernard Hirshhorn & Co.... .....A-D-E-F-G-H
5th av, 137—Sterner, Herman & Goldfrank. .....D-F-G-H
5th av, 137—Newman & Schlansky.A-C-D-F-G-H
5th av, 503—Walter J Salomon.....C-F
5th av, 650-61—Hickson & Co.....E
7th av, 750-2—Barney Estate Co.....A-C

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

MAR. 1.

Abrams, Amelia M & Henry M Wolff—A Abrams .....costs, 193.00
Anderson, Geo, Harry Reid & Kenneth Reid—B Morris 404.65
Abramowitz, Jac—D L Durra.....costs, 108.13
Behre, Edw P—Colonial Rubber Specialties Co. 87.40
Bradley, Edw D & Harlan J Gallagher—Weber-Lisson Co, Inc 202.48
Belmont, Frances Schoenberg—A D Tillotson et al 53.41
Braunstein, Julius—Colonial Rubber Specialties Co 46.73
Best, Chas—H A Breidenbach 260.41
Craven, Julia—Olin J Stephens, Inc.....64.71
Clohessy, Jno H—V N Napoliello 64.91
Clancey, Jos—A V Nemours 24.72
Condron, Jno F T P Howley 91.67
Catts, Robt M—M D Yardley 1,386.25
Caswell, Louis S—Mitchell Fletcher & Co, Inc 200.41
Crawford, Chas—J F Conran.....1,352.95
Cinque, Vincenzo J Lawson 745 89
Churchman, Edwin—M Churchman..costs, 29.28
Dwyer, Wm F W F Burke 445.41
Diskin, Martin & Martin B & Jas F Disken—Bankers Surety Co 8,739.95
Ehrlich, Sol—Globe Commercial Co 158.60
Elbe, Kate—I F Evans 111.90
Fischer, Chas & Harry Feilen—Jefferson Bank City N Y 2,077.80
Fleischman, Gershon E O Kohnstamm et al 105.46
Gove, Edgar A—Industrious Hen Co 192.91
Goodman, Otto—Colonial Rubber Specialties Co. 59.61
Judson, Edw & Gibson L Young—L Rukeyser 386.26
Johnson, Telander—Mt Vernon Builders' Supply Co 155.25
Jarmulowsky, Albt, Louis Jarmulowsky & Max Markel & Meyer Jarmulowsky exrs—R A Block 1,431.48
Kritzer, Geo & Isidore Schweber—H Trenhaft et al 89.41
Maltin, Leo—D I Sciffer 254.23
Mindil, Philip, Jane Regan & Beeman Co—Technical Press 294.10
Minolfi, Salvatore—H Rich 1,542.23
Militano, Jos—Mt Vernon Builders' Supply Co 37.21
Mulligan, Delia—J W Cushman & Co.....273.67
Ornestein, Morris—I Greenberg et al.costs, 27.85
Ogrodnik, Abr—J Greenberg.....costs, 27.85
O'Neill, Mary—Alema Realty Exchange Co.. .....1,015.50
Pigueron, Geo H—M Larkin & Son 225.51
Penfield, Wm W—Chas H Brown Paint Co. 810 61
Pearson, Elias—Prudential Candy Co 142.21
Phipps, Jno E—Lord & Nagle Co.....25.41
Palmer, Osmer—A C Buzby 29.94
Reitzes, Jas—J Wender et al.....81.41
Rainier, Chas G—G Obendorfer 348.44
Russell, Thos K—E O Grover et al..costs, 107.25
Steinberg, Pesach—S Weisberg 134.08
Sims, Chas, Anna Hurlock, Sims & Morrie P Bockius, exrs L S Owsley .....coses, 119 76
Tierney, Jno R—J W Hellion 177.31
Teague, Mary E—Saks & Co 53.66
Vockroth, Emil—A P Babcock Co 23.12
Wacber, Fredk C—C W Kappes 210 67
White, Helen D—Gorham Co.....163.00
Woods, Wm C. Frank E Woods, Lila W Bullied, Lawrence E Quenzer, Selina Quenzer, Irene E Klumpp, Harry M Quenzer, Rose Quenzer, Dorothy D S Woods, Carlisle W Quenzer, Edna Quenzer, Geo I B Quenzer, Lena Quenzer, Floretta M Quenzer, Latilda Newett & Mary J Birch—F E Bosea....512.03
Wolkind—Spring City Glass Works.....147.08

CORPORATIONS.

Ziegfeld, Florenz Jr—Robt Graves Co ...69.54
Allen-Kingston Motor Car Co—M Armstrong Co 456.41
Christian, Schuck & Co—E Ettlinger et al 415.50
Davidow Cloak & Suit Co—Imperial Novelty Co 75 19
Douquesne Theatre Co—E F Jackman ..7,472.36
Fredk A Smith Co—L MacMillan et al..215.39
Greenpoint Paper Mill—Indian Refining Co 121.81
Gerson Constn Co & Geo H Pigueron—M Larkin & Son 1,779.10
Lawyers Monthly, Inc—Columbia Press, Inc. 268.11
Personality Liquidating Co—35% Automobile Supply Co .....costs 98.23
N Y Transportation Co—A Adoux 1,501.16
Sass-Cal Realty Co—A Medici 113.91
Star Sample Card Co—Louis De Jonge & Co 449.57
Warfield Laundry Corpn—Frank Richards Laundry Co 121.91

MAR. 3.

Adler, David & Mary—H Gross 59.09
Awner, Jack—B Gindin 312.41
Albers, Henry F—S W Childs & Co, Inc..449.96
Amabile, Louis, Guiseppe, Lauritano, Alide, Amabile & Teresa Lauritano—I Mosson et al 440.84
Anderson, Ellen M Mizel 68.65
Berman, David—N Y Edison Co 11.75
Briganti, Michl—J T McColgan 341.81
Berenson, Alex & Jos Kramer—N Wishny..78.66
Bozzo, Lorenzo—L Marcus 84.27
Breth, Max—A Jacobs 154.40
Breatschneider, Isidore—Metropolitan Tobacco Co 70.93
Bishop, Edw L—M Bishop .....costs, 37.90
Browne, Grant H—A W Law 3,816.61
Bloch, Chas—H J Goldsmith 87.41
Benjamin, Max—Natl Nassau Bank of NY.25.04
Clifton, Edw G—N Y Edison Co.....16.34
Cosentino, Louis, Vinchenzo Balardi & Jno Tucca—J J Hanson 32.65
Cohen, Mary—N Y Edison Co 9.61
Colbourne, Mary E—N Y Tel Co.....30.38
Corn, Henry M R Goelet et al 23,342.70
Duckworth, Roy—Laplante-Dunklin Printing Co 37.00
Dein, Philip & Herman H—N Y Tel Co..74.61
Dehnert, Henry V Hattemer 47.82
Econompoules, Constantenos & Vosilios Kontonzos—United Cigar Stores Co 837.13
Fralich, Wilfred G—W Boardman 259.40
Fischer, Frank & Mary—L Leining Jr 207.60
Friedman, Arthur—H Bernard et al 233.76
Gilberg, Geo M Kann 25.41
Glassman, Morris—N Y Edison Co.....22.04
Grening, Paul C—N Y Tel Co 34.77
Green, Hallett—same 25.62
Garifalos, Jno—I Greenbaum 379.65
Green, Saml—R S Minturn.....costs, 134.57
Grasso, Salvatore M H Meyers 94.31
Grogan, Isabella & Sarah A Trainor, extrxs—S E Stockert .....costs, 375.37
Same same .....costs, 405.53
Goldsmith, Abr—A Dorman 85.90
Goldstein, Saml—Natl Nassau Bank of N Y 233.87
Herbig, Frank—C A Fuchs 168.34
Horn, Hiram—G Wike 79.81
Heidenheimer, Louis—S Weiss 62.81
Hausman, Morris—I Bleich 93.65
Hanna, Neygeb J—J Freni 407.72
Hall, Wm W E Galvin 2,501.82
Jacobs, Lena—N Goldston et al....costs, 68.36
Joline, Adrian H & Douglas Robinson, recrs—M Pressel 198.00
Kranz, August N Y Edison Co 23.84
Kloos, Louis—N Y Tel Co 27.44
Kaiser, Jac—T A McCammon 2,755.89
Limmich, Frank E—Geo C Batcheller & Co 79.81
Kopf, Jno C & Geo A Senior J F C Vaccarino 61.21
Liebenstein, Chas C or Carl C M T Driggs 900.56
Lederer, Geo W—F Stahl et al 511.98
Lowenstein, Janos—L Brill et al 84.40
Lombardi, Gaetano—R Fixel 434.27
Leitman, Sam & Isidore Dearman—F Kletzky 234.65
MacBride, Jennie—M Mizel 84.65
McLaughlin, D Maujer—J F Crick 1,633.28
Moed, Saml—Cary Safe Co.....76.21
Mayser, Bruno—W Pfaffle 79.72
McCann, Geo E S D Eaton 145.72
Maller, Osias—S Stolowitz 60.40
McOwen, Anthony—F Toffano 1,726.37
Otto, Henry—L Sammis et al.....583.61
O'Brien, Patk—N Y Mail Co.....costs, 68.36
Pagenstoecher, Helene—A Carlson..costs, 304.80
Pluemer, Adolph & Beveridge Pluemer Co—Westinghouse Electric Mfg Co 28,749.28
Podolsky, Hyman A Harris 35.95
Ryder, Ferd C—F D Griffin 33.69
Robb, Ione N Y Edison Co 20.23
Rollman, Mary J—same 12.50
Ryan, Geo E—G Ploskin 45.57
Rosenthal, Frank & Sol—A Ryle et al..3,487.05
Rosenberg, Hulda & Max—W F Duckworth 28.40
Rosenberg, Chas & Nathan—N Wishny...37.56
Rosen, Henrietta J Horowitz 68.36
Ritzheimer, Henry C—Natl Nassau Bank of N Y 373.45
Ruden, Harry E Aronson 590.81
Rosenthal, Sol M & Frank R—Jardine Matheson & Co Ltd 1,666.58
Spence, Jas W H L Cross 266.46
Sternlicht, Harris—N Y Edison Co.....50.01
Schiller, Abr E—G H Lowell & Co.....27.48
Seligman, Selig—J Altmark & Son 311.85
Schwartz, Jos, Isaac Glassman & Harry Stolarsky N Vlodinger 61 02
Siegel, Morris & Jennie Fishkin—M Levy..149.65
Schulman, Simon—J Herzog 25.39
Savlos, Alice—A Richler 46.55
Singer, Morris—V J O'Farrell 478.68
Schwartz, Dave & Philip Bornstein—M Finkelstein 589.40
Settel, Philip L Barth 1,625.13
Schrandauer, Chas A S Pichl 236.96
Schick, Philip I—C M Parsons 484 21
Terhune, Genevieve C—W H Booth 128.10
Tintle, Chas E—Wadsworth Howland & Co. Inc 90 64
Tichenor, Walter K—O Uthoff 27.93
Van Nostrand, C Wallace—C F Fishbock..112.11
Webster, Wm V—N Y Edison Co. 8.75
Walter, Edw H & Roy Duckworth—Laplante-Dunklin Printing Co 15.61
Zwick, Alex M—J L Goldstein 104.65

CORPORATIONS.

City of N Y D Levy 224.67
C S Goss & Co—C S Goss .....costs, 437.68
Sterling Smelting Co—N Y Tel Co.....201.20
Americana Co—C H Skill 1,089.88
Barnard Realty Co—C Bonwit 270.25
Hegeman Bldg Co—N Y Tel Co.....44.89
C S Goss & Co—C S Goss .....costs, 112.60
Cook-Borstel-Brown Co—Mutual Auto Accessories Co 213.10
Anchor Bolt & Nut Co—Biddle Purchasing Co 3,533.36
Clyde Steamship Co—J Margies 2,103.85
Drukker & Pehlivan, Inc—Melville Kellogg 1,066.10
Leipzig Fur Co—R F Lang 1,351.18
D'Ambra Constn Co & Aloha Realty Co—E Luongo 541.73
Sufran Realty Co—G Fleischer et al....422.20
Standard Pure Food Stores, Inc—Ely J Rieser & Co 893.47
Richard III Film Co—C Jacobs.....890.71
Gordan & Stein Contracting Co—Natl Surety Co 26.65
Empire Elevator Co—C C Sibley et al....271.02
L Wolins Constn Co and Isador Roganetzky—I B Frankel 162 15
Board of Education of City of N Y—N A Habersack 1,107.37
Granite Spring Water Co—W L Barrett.604.12
Gingold Realty Co, Abr J Goldstein, Harry Ginsburg & Moses A Goldstein—National Nassau Bank of N Y 373.48
Krabo & Ernst Realty Co & Gustav Ernst—I L Cohen 378.74
Mason, Au & Magenheimer—J Goggerty ..597.02
Same—M Woods 391.97

MAR. 4.

Ahern, Henry E—Stern Bros 615.08
Allen, Harry N J Watson 172 11
Abendscheim, Louis—J M Schmitt.....266.28
Borowitz, Morris—I Bloch 1,069.39
Berman, Mary—Cumberland Glass Mfg Co.642.69
Brown, Wm V—G W Smith et al.....45.93
Brewington, Howard L—A Frenkel.....266 41
Bayley, Felix R—Fullerton Electric Co....59.63
Brown, Philip—H J Krinsky 182.40
Bruckman, Jos—G S Langdon 27.41
Bellafiore, Jos—F A Asher 222.22
Bayand, Geo T—Acker, Merrall & Condit Co. 34.02
Boland, Reuben E Laig Bros 124.55
Berry, Henry H—Wahle Phillips Co.....161.71
Blochley, Aug E—S Kyle 35.23
Biscardi, Alfonso—A Speranza 26.75
Bell, Josephine D—Press Pub Co.....202 50
Butler, Jno A—F Froman 156 31
Caldes, Jno T Troy .....costs, 182.72
Cohen, Davis—City of N Y.....34.41
Clendenin, Claude F—R F McCarthy.....194.07
Camner, Jos E Goldman 93.37
Crane, Morris City of N Y 34.41
Carley, Earle E J Irwin 591.41
Campbell, Wm F—Noonan & Price Co....423.65
Campbell, Jas A—H B Singer.....583.24
Cantor, Jos D—Washington Heights Development & Constn Co 59.31
Dryden, C Jno or C Jack—Ingram Richardson Mfg Co 37.67
Deprez, Alex gdn City of N Y ....costs, 142 23
Evans, Richd D—Frank L Hall Co 147.87
Feller, Marcus City of N Y.....34.41
Franchini, Antonio—M Moriggia 77.11
Fraade, Jno J W J Salomon 29 76
Frymier, Albt— WJ Salomon.....49.91
Froehling, N Victor—Day & Co.....137.15
Freeland, Wm & Patk J Sullivan—C Vetrano 544 72
Fitter, Fred Jr—F Forman 193.66
Grossman, Chas—P McGinn 31.11
Goldman, David—G & S Lumber Co, Inc.69.30
Gartelman, Chas R—Royal Eastern Electrical Supply Co 508.70
Goss, Patk Frank J Lennon Co.....845 34
Guidera, Saverio—A Polzello 87.77
Guntzer, Anthony C R Cohen.....80.91
Gerleit, Aug & Jos Rushmann J Trick..475 76
Herbst, Abram W—L Bossert et al.....38.72
Heidelberger, Amelia—H Hitchings.....528 48
Hynd, Wm A & Robt—Warren Bros Co.1,715 00
Herman, Bernard—C Bahrenburg et al...268.41
Holtman, Chas & Thos Edward Patten J H Patten 274.12
Hicks, Jas T & Arthur A Johnson—Peters & Peters 617.19
Heinze, Ruth N J Mayer.....94 37
Heinze, Ada L—same 95.27
Juris, Dora—City of N Y.....24.41
Kadane, Elvira—S De Young.....345.27
Kanter, Bennett & Sarah Long Dock Mills & Elevator 1,111 72
Knothe, Chas E Mromer.....96 64
Kotcher, Geo & Saml—People, &c.....100.00
Karge, Eugne—W J Salomon.....272.89
Katzenberger, Wm C exr—Ebling Brewing Co 6,707 35
Kikuchi, Toyo—M Kanechika 1,143.78
same—same 250.00
Lee, Mary C F Knowles.....411 04
Langsam, Philip—H Levin.....costs, 23.02
Larkin, Jas—Booth Demountable Rim Co..81 23
Lyon, De Witt T—E H Callaway 180.04
Leonard, Patk J Breckstone 106 75
Levy, Loster & Isaac Jondelph—S Israel.865.98
Miller, Abr, Saml Miller, Morris Gorlin, Saml Levin & Morris Sova—M Paul.....538.17
Mayper, Henry M C Berkowitz.....40 97
Marx, Louis & Michl—H Dune.....1,325.13
McCabe, Chas F Jr—M Delisi.....947.75
Mertin, Adolph—J Goldberg et al.....75.24

Judgments—Manhattan and Bronx (Continued).

Mayer, Michl—Sulzberger & Sons Co....219.72
Maedor, Jas J—C Wilkens et al.....262.60
Michaels, Adolph Aull & Welberg.....27.06
North, Wm F J Corday 127.80
Pasquale, Domenico City of N Y.....34 41
Petracco, Leonilda & Genaro G Licciardi.82 10
Peters, Chas E—Acme Building Co.....152 21
Pisana, Thos W N Tuttle.....166 83
Pickney, Harry J F Hooker, Jr.....158 47
Pletscher, Martin & Elias A Lieb et al.937 00
Peyser, Michl J M Walsh et al.....113.16
Pollack, Morris—Sulzberger & Sons Co....46.32
Procario, Vincenza S Naccarato 602 21
Ryan, Thos G—Ludwig Bauman & Co....254.10
Randozzo, Cosimo—Central Park, North & East River R R Co.....costs, 67.63
Randozzo, Anna—same.....costs, 67.63
Raphael, Matthew—Altman Neckwear Co.119.13
Rayner, Robt L—M & I Weingarten.....105.76
Rizzo, Domenico M Berardini 229.91
Robinson, Martha M—Manhattan Leasing Co. 139.41
Reilly, Jno A—S G Salomon et al.....18 83
Rutenberg, Chas—P Goerlitz 576.07
Rose, Saml—R C Morris.....31.80
Roth, Robt C M L Forrest.....228.91
Smith, Frank R—G R Smith.....918.93
Seidt, Henry—R T Cochran et al.....189.26
Savarese, Frank—Kraus Mfg Co.....63.11
Sabatino, Matthew—W J Salomon.....112.55
Schmidt, Felix—F Fuchs et al.....182.61
Sheiman, Louis—Leon Hirsch, Inc.....670.86
Schubering, Chas R & Chas Lamb—A May.. .....142.03
same—J Dickerson 137.18
Schultz, Henry G—C H Tammany.....1,049.78
Shappiro, Philip—W J Markell 62.29
Schers, Ralph J—C S Ashley.....117.67
Stimpson, Fredk D—C E Smits et al.....12.40
Strumwasser, Herman—J Ratner et al....41.93
Taub, Allen D—G J Stier 135.98
Taft, Henry R—Hotel Gramatan, Inc...463.53
Vanselow, Herman & Norman D McKenzie—H Lefstein et al.....274.15
Weidenfeld, Camille—G N Peale et al....772.82
Wolff, Edmund J—C Novotny 324.64
Wolf, Isaac, Harry Fishman & Chas Pillers—L Weintraub 569.60
Wanderer, Morris—A Krumenaker 30.96
Wells, Chas M—T Nelson et al.....1,103.09
Weiss, Chas—T B Bisset et al.....99.89
Woodward, Hedley R—P Carpenter 335.09
same same 332.52

CORPORATIONS.

Corvan Co—T G Corvan.....6,999.00
Connecticut Cab Co—H L Comings.....638.14
Carmen Sylva Cigarette Co—B Lowenthal.112.40
Continental Asphalt Paving Co—R J Collier. .....costs, 67.15
Erie R R Co—H Rashkoff.....3,951.08
Greater N Y Royal Rubber Co—New England Screw Co 38.05
Indian Refining Co—R J Randolph Jr..4,793.75
Metropolitan Steamship Co of N J -United Fruit Co 7,632.24
Marietta Mining Co—Quick News Pub Co.43.11
N Y Frame & Picture Co—Firemens Ins Co of Newark, N J.....costs, 12.78
same—Natl Ins Co of Allegheny.costs, 12.78
same—St Paul & Marine Ins Co.costs, 12.78
Ormond Motor Car Co, Max J Wolfe & Belle W Wolfe—E O Sutton et al.....1,685.81
Richard III Film Co—Filed Potter Co...748.74
Sun Constn Co & Benj Nieberg—E H Rainbow 574.70
Trebla Realty Co, Albt Buchman, Solomon Feinberg & R & S Realty Co -H H Oppenheimer .....costs, 530.98
United States Restaurant & Realty Co—Standard Trust Co 55,604.27
Warren Bldg Co—City of N Y.....40.64
Young & Mooney, Inc—J C Arbutmott et al. 232.09

MAR. 5.

Apking, Harry C—Warren Chemical & Mfg Co. 84.19
Agid, Saml—M J Grossman et al.....899.51
Bance, Chas W—H H Holmes 1,689.25
Beck, Etta N—H Harris .....costs, 109.05
Buisson, Eileen—N Y Tel Co.....29.00
Blackburne, Wm -Trow Directory Printing & Bookbinding Co. 84.67
Barbero, Armando—G Celle & Bro.....31.72
Baldon, Earle C—City of N Y ....costs, 154.53
Blumberg, Isaac—J Laitin.....790.35
Burlando, Adelaide—J J Kramer.....95.65
Bachrach, Irving & Isaac Schmeidler—American Mtg Co 1,102.51
Botto, Wm M—O H O'Connor 82.91
Clarke, Fredk C—Henry Morgenthau Co.311.81
Corn, Sidney P—I Marx 54.31
Cathcart, Jos M & Jno Kissel—Rockland & Rockport Lime Co 142.72
Curran, Alice—Columbia Knickerbocker Trust Co 37.39
Cunningham, Michl J—J Epstein et al....76.90
Conk, Theo—W F Campbell.....costs, 89.88
Cervidalli, Humbert & Gesari Pianisani—Labate & Lambrosa 150.70
Call, Ray—Equitable Trust Co of N Y....197.38
Centorrini, Gaetani & Jos Arnopulo—R Kommel 251.08
Davis, Walter B—Imperial Curtain Co....37.23
De Lorne, Fredk J—I Weaver.....38.00
Decker, Emma & Sylvester P—N Y Realty Owners .....costs, 68.45
De Voe, Frank A C Dodge 44.67
Damsky, Morris—I Sherr et al 31.41
De Villers, Yores—G M Cassidy.....102.68
Dokter, Benj S Gordon 877.63
Edge, Walter E—M Hall .....costs, 78.07
Fox, Alfrd J—A H Lea et al 39.41
Freleng, Benj—H Jacobs 106.41
Fink, Emanuel—N Y Butchers Dressed Meat Co 21.41
Falco, Michl—Chas Wessman Co.....130.86
Finn, Josephine—H Ackerle 604 68
Gammon, Wm H—R L Wood et al 1,799 71
Ganz, Benj—R Vincananzo et al.....41.41
Gerleit, Aug & Jos Ruschman O Riethmuller 45.61
Gray, Jno W E Jr—S E Reecke.....124.52
Glasser, Herman—H Schulman 44.38
Gray, Kate—C M Cox .....costs, 100.75
Greenberg, Abr—A Szabo 49.79
Horner, Robt J Jr—F P Randolph.....90.03
Holly, Wm V—W J Newman 42.16
Horowitz, Abr & Isaac R—Greenwich Savings Bank 17,610.67
Heller, Robt & Morris—S K Pierce & Son.471.97
Holbert, Jos H & Henry H Brodhead—J J Cunneen. 661.99
Hickey, Patk J—E Fleischel et al.....34.79
Hoddendorf, Wm H—H M Mills 75.75
Hitz, Edw R—N Cohen 29.66
Howard, Louis C—Thedford Automobile Garage 106.83
Haupt, Bernard—Electro Importing Co....44.18
Hosford, Leonard D—F J Ulrich 34.40
Hambleton, Ella C—N Y Tel Co.....27.71
Held, Nettie—N Y Tel Co.....35.67
Harlam, Edw M—A Schlesinger 22.31
Howe, Robie S—First Nat Bank of Jamaica. 1,658.00
Hamilton, Schuyler V C—A Meyer.....34.90
Hargett, Frank—M Loeb 72.03
Irvine, Fredk B—N Y Edison Co.costs, 126.75
Jerome, Russell S—T McArdle 554.51
Jackson, Becke—J Jackson.....costs, 108.15
Jenkins, Jos T—N Y Tel Co.....31.51
Jaffe, Saml—Rectors &c of Grace Church.4,253.47
Judin, Saml E & Max Wax—S Shiendelman Co 115.92
King, Albt S—I Bodner 650.00
Kassel, Abr—M B Schwab.....11,571.27
Kandy, Minder F J Rosenman 342.06
Kramer, Israel—Trow Directory Printing & Bookbinding Co 97.17
Kolligs, Robt & Jos Lowinger—B F Reil.170.00
Kulok, Saml H Schulman 24.55
Kavanov, Jacob—G Schleicher 59.41
Kodet, Jno—A Silk.....costs, 71.48
Lundy, Fredk—United Motor Albany Co..31.49
Lottimer, Wm A—C Lynn 115.76
Levine, Isidor M Mandel 45.17
Lucas, Laura—O S Ettlinger 90.16
Leahy, Dinis gdn—Geo Morrison Co.costs, 107.92
Levy, Henry—N Y Tel Co.....31.52
Levi, Maurice same 66.45
Longobardi, Frank—E Fleischl et al 27.00
Levy, Rachel & Fannie Silverman—American Mtg Co 2,197.18
Levy, Herman H—H Toyoda et al..costs, 417.72
Lawton, Richd M & Hortaio G Kimball—W C Carr et al .....costs, 535.75
Miesner, Michl—J Neubert 98.20
Mitchell, Saml—A Frank et al.....costs, 79.82
Morre, Theo—A R Morris 104.65
Mulholland, Jos P—Natl Nassau Bank of N Y 2,260.56
Murray, Jno J—O'Neill-Adams Co 142 63
Moore, Fredk A—M Mulraney 251.41
Mayer, Saml—M Kramer 51.19
Mulligan, Delia—P Shotland.....costs, 27.65
Murphy, Mary—S Abeloff 142.31
McGown, Henry P—Lex Press 80.99
Mayer, Herbt E—H Simon 385.63
McLeod, Robt D—Drug & Chemical Club..90.50
Nichols, Wm H—S Weinberg et al.....41.21
Napier, Margt E—American Mtg Co....586.12
O'Donnell, Frank & Natl Surety Co—People &c 1,500.00
Otten, Wm admr—E H Paulson.....79.42
Osborne, Effie R—T L Jaques et al.....243.80
Powers, Patk A—Hawthorne & Sheble Mfg Co 86.40
Pisarra, Thos—W N Tuttle 166.83
Powers, Patk G—V Oberlein 80.66
Pletscher, Martin & Elise—L Faith....3,603.23
Quirk, Jno H—S B Townsend 319.46
Quinn, Thos A—N Y Tel Co.....61.48
Richards, Jno B—W J Salomon 622.41
Ross, Wm E—A P Roberts 26.41
Rand, Wm G—M S Haines 52.38
Rodgers, Robt W—Advance Rubber Co..298.35
Ratner, Adolph—N Y Tel Co 25.58
Ryan, Danl J—H M Toch et al.....15.28
Rabinowitz, Morris—D S Bellows et al..302.37
Ranges, Wm—W S Katzman et al.....84.41
Rosenthal, Solomon & Frank—B Altman & Co 678.23
Reisfeld, Harris—E Getzler 2,700.91
Rizzo, Santi R A Grieco 1,485.03
Sturmann, Fredk—N J Packard et al.....78.51
Seligman, Henry—A H Lea et al.....49.91
Smith, Danl R—A Bloch 23.72
Schlesinger, David—L Govert et al.....24.27
Shea, Jno—G Boochever 137.90
Squardrilli, Edw A F—Phintos Chemical Co. 10.06
Sosinsky, Saml & Max Bernow—A M Scoville 4,606.40
Stine, Henry L—B Duncan et al.....473.54
Shaw, Julia & Domenico Coiro—People &c.500.00
Schlesinger, Adolph—G Di Benedetto..1,066.23
same—M Di Benedetto 2,066.23
Simon, Altrd M—Baker, Vorhis & Co.....67.91
Storms, Jno J Jr—N Y Tel Co.....38.22
Stokes, Belle H—N Y Tel Co.....64.83
Saarinen, Gustav A—C Moller et al...1,080.92
Sobel, Sam—H M Picabia 2,113.91
Schiller, Henry M R Prager 1,919.07
Segelbohm, Louis—M Goldberg et al....161.91
Thill, Jno B—Walter C Kimball Inc.....131.91
Tanzer, Harry E J Schwabe 46.31
Turlowitz, Jacob—L Benjamin et al.....127.25
Ulman, Max—California Wineries & Distilleries 264.50
Voccoli, Michl—Rosehill Realty Corpn.3,270.32
Wolkomir, Gottlieb—W S Bainbridge....132.84
Weisbard, Jacob—I Alpert et al.....733.28
Walch, Lena admtrx—McDermott Dairy Co.. .....costs, 95.53
Wiegand, Chas C—Equitable Trust Co of N Y 208.03
Westervelt, Jas—Lawyers Co-operative Pub Co 74.16
Weil, Beni M—N Y Tel Co 42.50
Webster, Rush A—J Creelman et al.costs, 70.65
White, N Edw—F A Ritterbusch et al....67.87
Watson, Jno T—I T Ingraham 118.16
Walsh, Jno F & Lawrence A—Paladino Constn Co 1,761.10
Welch, Jno J—Brooklyn Bank in City of N Y 318.61
Worthy, Geo J—P Shotland 75.95
Wilson, Ruth & Michl Stramiello—People &c 1,000.00
Yoerger, Monica—B S Samuel et al.....67.17

CORPORATIONS.

Clason Point Park Co—F W Heinzer.....98.52
Bankers Natl Realty Corpn—R H Thurston. 348.48
Verops Co—Semple Reiger Co.....435.56
Empire Baking Co—E B Schmalholz.....64.61
same—Jaques & Co 84.84
Rosene Bros Inc—M A Gunst & Co Inc..208.35
same—H Henkell 61.77
W H Davidow & Bro—Hudson Trust Co.1,280.37
American Transparol Co—Deverall Perfection Novelty Co 142.65
Highwood Realty & Constn Co—Robt Graves Co 82.78
Fredk A Smith Co—Keuka Lake Ice Co..226.68
Mount Vernon Auto Station—Prest-O-Lite Co 30.66
Kirkiva Express & Van Co—Indiana Refining Co 21.86
United Secret Service Agency Inc—G Brunswick 53.24
Weller Mfg Co—E Waldeck & Co.....299.41
Societe Anaonyme des Glaces Nationales Belges —J Kahn 1,979.83
Ludins & Romm Realty Co—M B Schwab.7,183.17
Pittsburgh Contracting Co—T Hart....7,178.47
American Surety Co of N Y—H Friedman... .....9,592.65
Buscemi Bldg & Constn Co—W T Gray et al. 1,733.11
Jno Glass Jr Constn Co—N Y Trust Co.1,124.83
Tuchman Bros Constn Co—Lincoln Trust Co 1,079.91
Adelphia Lithographing Co—N Y Tel Co.29.85
Firm of L C Whitfield—N Y Tel Co.....70.70
F Dornberger Realty Co—A Guntermann.3,666.72
Gabriel Bros Constn Co—Orenstein Arthur Koppel Co 179.83
N Y Central & Hudson River R R Co—J Hatch 1,594.45
Motor Car Exchange Inc—N Y Tel Co....357.04
Superior Feature Film Co—same 32.81
Board of Education of the City of N Y—E F McCarton .....costs, 91.65
Crescent Button Co—D Currents et al..494.78
Geo Backer Constn Co—G M Shuman...1,310.97
C E Byrne & Co—R Kammerman 29.65
Phillipsburg Silk Co—Smith & Uhlig Inc.221.60
F C Linde Co—Oakland Mfg Co; possession of property & damages or 5,813.34

MAR. 6.

Arnold, Frank B.* Harry Levy & Danl A Lawler—R Cohen 75.9
Abramowitz, Morris—B Ginsburg et al..116.00
Auswaks, Max—M Lenkowsky 221.36
Allen, Chas F—M Gardatski 76.22
Alpert, Abr—J Schulman 47.80
Auerbach, Herbt T—L C Dexter.....534.72
Borden, Glentworth D—S H Rosenblatt.1,524.54
Braveman, Isidor—Ethelia Realty Co....227.09
Blachinsky, Chas—A Eaton et al.....27.44
Bien, Nathan & Isidor G Schor—A Geller. 116.03
Buchadsky, Sam—Brown Bros Co.....16.52
Bogert, Jno L—D Van Nostrand Co.....35.59
Buchwald, Bersl—Sanitary Feed Bag Co..33.32
Binjiovi, Louis—Ludwig Baumann & Co..79.67
Bini, Fiero C—same 128.61
Cole, Theo R—S Blecher 46.63
Colucci, Dominick gdn—W W Dickey..... .....costs, 114.85
Cadwalader, Ellsworth M—L C Beardsley. 115.44
Cohen, David & Saml—J Fitzgerald.....231.08
Dincin, Phillip—G F Keim.....112.01
Dittrich, Louise—W J Davidson.....272.36
Dos her, Geo M—D H Douglas.....95.91
Davis, Wm—People &c 25.00
Edick, Saml D, Fredk W or Frank W Barker National Bank of N Y 247.86
Edelstein, Harry—J Greenstein 500.00
Ferris, Jas F—J B Harrison et al....6 891.82
Freeland, Wm A—C Vetrano 1,046.10
Foye, Andw E—O B Thomas 220.08
Finley, Emily C—H Kraft 104.12
Farinella, Arthur—M L Herzog.....201.98
Freifeld, Minnie—E Cote 35.62
Gittelman, Peisach—M Davidson 44.61
Glauser, Fred—Rohe & Bro.....125.18
Gordon, Abr & Saml—R S Anner.....1,627.47
Green, Jno A—J P Markham.....41.92
Graham, Jas—Geo I Wilson & Son.....204.11
Goebeler, Jno F—Nicols Gas Fixture Mfg Co..... .....192.83
Greenblatt, Nathan N & Greenblatt Co—A Riccardi et al 221.31
Holstrom, Fred—M Flasterstein 29.88
Heller, Max—W Dutka 47.21
Holcombe, Clara—R Sheehy 31.22
Holbert, Jno H & Henry H Brodhead—J J Cunneen 661.99
Ilkowitz, Harry & Herman—Sonn Bros Co. 218.54
Jackson, Wm S—Natl Nassau Bank of N Y 2 235.00
Jackson, Walter M—United Merchants Realty & Improvement Co..... .....401.81
Joline, Adrian H & Douglas Robinson recvrs —G M Russell 7 500.00
Johnson, Abr & Jeremiah M Certain—M Blackwell 135 82
Kallman, Gerard A Dehli .....costs, 75.38
Kanner, Harry—B G Citron 69.81
Kinslinger, Nathan E N Stone.....178 38
Kuroski, Lina S—R H Morrison.....162.56
Kellensee, Rudolph—H Harburger 51 47
Khouri, Simon B Jaffe 78.23
Kolb, Henry—Park & Tilford 216.52
Knight, Jno—Rhode Island Hospital Trust Co 5,450.31
Lawler, Danl A & Harry Levey—R Cohen.75.95
Loewenkopf, Dr Isaac—Quackenbush Bros.91.91
Lowenberg, Jas—N Cane 49.41
Lovittan, Nathan W—A Thomas 127 66
Levey, Robt E—"Wetzel" 359.53
Lerman, Sam—Hanlon & Goodman Co....76.84
Leon, Isidor—M D Bair 39.63
Mandel, Oscar & Jacob—Rusch & Co....51 28
Martin, Adolph—Library Bureau 49.21
Mullen, Jos F—Reinthal & Newman.....41.51
Middleton, Chas A Eaton et al.....27.44
Murray, Jos J—O'Neill Adams Co.....142.63
McKeever, Saml—Noonan & Price Co.....294.38
Mankowsky, Hyman—M Abelson 72.15

O'Connor, Jno—J C Barry et al.....274.41
Opperman, Wm C—F J Walsh 67.52
O'Neill, Patk—M E Francis 213.15
Poor, Henry W—H Willets 250.33
Pincus, Robt—W Simon 860.17
Petersen, Laura & Gus A Herzlich.....531.22
Pigueron, Geo H—N Y Edison Co....1,917.15
Rienman, Lizzie, Simon Lern & Wolf Baratz —D Frankel 192 64
same H Golding 191 79
Rizzo, Santin R—A Grieco 1,435.50
Rizzo, Domenico—same 1 48.03
Rosner, Isaac A Cohen 205.55
Rice, Henry E Emmerich 375.56
Sieber, Henry J C Muller 316.91
Skwarek, Michl—Natl Fire Proofing Co.....
.....costs, 13.03
Stone, Harry—Caira Thread Works.....19.15
Stroefer, Aug J R Koenigsberg.....972 27
Sanchez, Amador H J Lawson.....69.41
Schor, Isidor G & Nathan Bien—A Geller.116.03
Sherman, Jno S—Fidelity & Deposit Co of Md. 1,847.83
Shapiro, Albt G J Walsh 51.15
Strumwasser, Herman & Saml Klein—S Hammer 234.64
Schick, Aaron—E M Grote.....costs, 103.03
Steinlauf, Louis—N Y Hollow Ware Co....19.01
Silberman, Morris—People &c.....25.00
Seidman, Abr B Evans et al.....costs, 77.85
Stern, Amelia—B McCaffery 400.00
Schreiner, Jno R H G Vetterlein et al.....
.....costs, 650.50
Toochter, Roman & Agnes—G Moore....459.72
Trahan, Mitchell A R Fixel 279.45
Tarlan, Jacob M Haffner 89.41
Tantery, Mattio—Frankfort General Ins Co.
.....42.35
Vitolo, Michl—Rohe & Bro.....85.21
Vanderpool, Abr, Geo B Vanderpoel & Cheever N Ely exrs—A C M Azoy .....costs, 55.36
Vial, Edw C—L Lasker 162.15
Weinberg, Louis C—N Y Lubricating Oil Co.
.....40.79
Wolff, Philip—Maintenance Co.....52.13
Wright, Wm H P & Mason I Doyle—Motor Boat Pub Co..... .....135.95
Wasserman, Michl—H Guttenberg 169.65
Weitz, Simon—M Lenkowitz 164.15
Wosky, Sol—Jno Hassall, Inc.....31.03
Wirtshafter, Harry—E Wirtshafter.costs, 33.93
Wiley, W Herbt—Geo N Loeffler Land & Improvement Co..... .....160.65
Zimmern, Leo—E H Vines 14.31

CORPORATIONS.

Foote-Ehrbar-Wilcox Co—General Electric Co.
.....674.69
Fouts-Cable Locomotive Co—Alfred H Post & Co..... .....71.77
R & S Outfitting Co—M Gross 245.03
Stone Constn Co—New Amsterdam Casualty Co..... .....72.77
Warwick Realty & Constn Co—Empire City Savings Bank 9,915.49
United States Fidelity & Guaranty Co—C W Throckmorton 1,427.70
Medical Appliance Co—L & M Rubber Co.62.02
Mondschein & Co L Reiss 332.72
Clemens Constn Co & Richd Coleman—Colwell Lead Co..... .....727.10
Medical Appliance Co—Tyer Rubber Co.307.15
L Wolins Contracting Co—G M Krakower.215.51
Firex Co of America—Patterson, Gottfried & Hunter, Ltd. 36.27
Cruice, Keelan & Co—M Shersin 16 132.17
Highwood Realty & Constn Co—N Y Edison Co..... .....1,112.25
Union Poultry Co—J N Norris Jr.....726.85
Granite Spring Water Co—J O Clark et al.
.....693.52
Silverson Constn Co, Abr Silverson & Rebecca Silverson S Wechsler 1,841.39
Fifty-fifth Street Co—C Berger.....3,152.10
William S Warren Inc—L Greenberg....380.96
Monaton Realty Investing Corpn—J F Schmadeke 1,085.01

MAR. 7.

Aubinger, Harry A—A G Spalding & Bros
.....83.41
Alexander, Elias—B J Schlesinger 1,371.82
Barton, Chas—M W Milward 120.57
Buschen, Herman H Muller et al 62.65
Bowsky ,Harry F—Good Mfg Co 22.96
Blate, Irving N—Jno Nieder Co Inc.....490.45
Burke, Eliz—E L Marsh.. .. ..1,281.08
Barasch, Fanny—A Streit 39.06
Brill, Selma L—Waterman Realty Co....113.41
Same—same.. .. ..112.41
Boyer, Philip Hamilton Hadden, Legrand C Griswold, Louis Starr Jr, Ogden H Hammond & Alex Wetherill—E W Mitchell.....
.....328.73
Blessei, Roberto—S Mosher et al 34.00
Cohen, Geo C I Singer 529.31
Cuthbertson, S Fairfax—P Livingston 80.81
Coyle, O Irwin—H Payton Co 28.91
Donovan, Michl—Eugene Dietzgen Co....117.09
D'Angelo, Antonio C M Mapes 210.00
Engle, Adolph—Van Sandt Jacobs & Co....41.54
Elsner, Saml—United Sponging Co 40.93
Ferguson, Geo D—T A Bell.. .. .. .. 1,458.86
Fossume, Finn L—A M Fossume..costs 101.16
Ferrigan, Mary J—J C Thomson 1,754.40
Forman, Max—M Forman.. .. .. ..costs 57.25
Fay, Jos M—Gimbel Bros N Y.. .....47.77
Gammon, Montague—S G Spalding & Bros.72.41
Gytenbeck or Van Gytenbeck, A & Paul E Schmitter—W Bauman.. .. ..82.51
Glinsmann, Chas W—M Drake et al ..5,517.60
Fitzgerald, Mary A—Seely & Co.. .. ..150.41
Giese, Henry H admr—City of N Y.costs 99.23
Giese, Henry H admr—Pain Mfg Co..costs 57.21
Galvin, Katherine—M Aaron.. .. ..44.31
Goodwin, Mary E & Eben—S J Jacobs et al
.....46.00
Greenberg, Benj—Webster Live Poultry Market Co.. .. .. 105.51
Glover-Miller, Marie —Interborough Rapid Transit Co .. .. costs 113.88
Goldfarb, Saml—American Taximeter Co..73.41
Galla, Tony or Louis Greiger—Zirkman & Son
.....31.56
Fosh, Jno A—C Badger 46.88
Heckman, Chas—F Levy.. .. ..79.41
Hildebrandt, Anna—E Geiser 187.83
Horowitz, Pearl—Robert Kommel et al..79.41
Hochstein, Louis & Abr Feldman—Vanderveer Crossings Inc .. .. .costs 151.06
same—same .. .. .costs 103.86
Halperin, Philip or Peres & Jos Pollak—S Resnik.. .. ..35.72
Hazlett, Wm C—W L Flagg.. .. ..166.41
Jenkins, Jno F, Jno Wulff* & Christian Wulff* —J L Moriarty.. .. ..343.71
Kountze, Luther, Augustus F, Herman D, W Delancey, Harold, Chas T & Luther L also Robt L Livingstaon—R A Schnabel et al..
.....1,510.93
Kreinberg, Arthur J G Brown 270.34
Kissell, Peter—Barrett Co 231.66
Kaidy, Amanda F—F A Strauss et al ..433.25
Kalb, Anton—W A Cotton 30.67
Kelly, Edwin A—M J Suerbeck 2,019.53
Kaeres, Louis—S Robinson 60.51
Lindenborn, David—E J Kutner.... costs 70.35
Levor, Harry A E Philbrick 465.81
Lauricella, Antonio—S Acunto.. .. ..113.67
Langman, Jos—F Gens 67.45
Mears, Elmer E—United Motor N Y Co.1,300.00
McMahon, Jennie—J Loewenthal 169.40
Mantle, Jos G E F Mantle .....costs 126.08
Meyers, Anthony—O Misck 119.41
Moral, Bernhard—C M Albert 118.31
Montanaro, Bertholomeo—P Gargiulo.. ..72.25
Mills, Hiram P—P Shotland 559.65
Mandel, Oscar—Oppenheimer Trebitsch Co..
.....46.47
Murphy, Jas—American Taximeter Co....78.41
McAdoo, Walter C—Gimbel Bros N Y....38.56
Maida, Frank—H Fertig et al 194.81
Maller, Osias—Northern Bank of N Y....945.78
Norton, Guy P—B S Adams 411.18
Natanson, Max N F D Blendermann.....
.....costs 107.35
Nusdeo, Louis J J Sullivan 567.40
Nash, Saml—J W Place 627.73
O'Neill, Francis & Mary—J McManus ..1,336.09
O'Neill, Mary & John S—same 1,292.29
Oakes, Adoline E S—Paquin Ltd 1,388.92
Olcott, Alice M & R Morgan—Mutual Life Ins Co of N Y.....4,379.55
Oleck, Ruch—H Katz et al 16.70
Pigueron, Geo H Jno Wanamaker, N Y.63.60
Pragnell, Agnes M—C S J Kraus.....1,600.93
Phillips, Saml—Brilliant Sign Co.....51.26
Phillips, Ralph—R J Morg.....51.21
Rudes, Bertha—M Abelson.....costs, 27.93
Rothschild, David—H L Manges.....127.22
Rudolph, Nathan—K Rudolph .....costs 34.30
Rosenberg, Valentine & Abr Levy—C V Fornes & Co 52.53
Rosenthal, Abr M & Frank—W T Grund et al
.....2,312.50
Solomon, Adolph—J M Fiske.....costs, 254.60
Swan, Kingsley C W Schumann.....161.70
Siery, A Emil—O B Coates & Co.....208.66
Schmitt, Phillipp—M Silverman 59.50
Stilwell, Arthur E, Henry D Estabrook, Matthew C Smith, L K Brown & Frank H Richmond—People, &c .....costs, 45.25
Sullivan, Patk J & Wm Freeland—P Biersack 284.72
same—same 264.75
Slaff, Solomon L Greenberg 395.75
Strautt, I—A C Dodge 34.40
Schmitter, Paul E & A Van Gytenbeek—W Baumann 82.51
Silvernagel, Wm—R L Woods.....51.41
Sanders, Henry J—Interborough Rapid Transit Co .....costs, 67.88
Stewart, Harry R—S Borchardt 341.93
Shapiro, Solomon—Oppenheimer & Trebitsch Co 39.67
Starr, Chas—J McGlynn .....costs, 67.79
Schlegel, Henry C—E J Gillies et al.....49.91
Simonetti, Jos—National Fireproofing Co.134.31
Stern, Simon—Gimbel Bros, N Y.....46.51
Scharsmith, Jno E & Magda Operating Co—M Schaffer 242.60
Stephan, Peter, Anna C Stephan, Amelia Hinninger, Christian Stephan, Amelia C Boyer Petrie, Frank C Boyer & Martha Boyer J P McSwegan et al....costs, 131.45
Soslow, Harry—Bondy Markheim & Co...116.03
Struwasser, Herman—M A Rosen et al...529.67
Tornatore, Carmine & Mattia C Guarino—Hudson River Blue Stone Co.....201.73
Thompson, Max—V Thompson 122.15
Tanenbaum, Julia—German Exchange Bank.
.....1,039.94
Vanderpoel, Ambrose E, Geo B Vanderpoel & Chever N Ely, exrs—A C M Azoy.costs, 55.36
Whitney, Fredk C—Miami Valley National Bank of Hamilton, Ohio.....1,579.21
Wright, Wm M—D Sinclair 30.31
Wurmbrand, Benj—Clifton Woolen Mill..189.16
Wolfman, Philip—A G Spalding Bros, Inc.39.21
Wilkes, Leo—W A Ross.....37.90
Weill, Henry M—C E Fitzpatrick.....252.56
Walter, Carl—City of N Y.....24.65
Weinitz, Louis or Louis Cohen & Sophie Weinitz F Horowitz 99.65
White, Helen S—Jno Wanamaker, N Y..209.30
Ziegenthaler, Chas A Rudolph Wurlitzer Co.
.....163.65
Young, Chas M B Penotta 32.41

CORPORATIONS.

Automatic Hotel Service Co—Prodgers Plumbing Co 205.49
York-Penn Co—Press Pub Co 44.24
Locust Farms Co—M E St John..costs. 128.71
Steel & Masonry Contracting Co—M Dick...
.....5,846.25
Drukker & Pehlivian, Inc—F W Wey Paper Co
.....44.03
Granite Springs Water Co—H Sarles....120.56
Universal Motor Truck Co—G W Kayton....
.....1,124.12
Hostetter Co—J Paridies 32.41
Sterling Paint Works—L Robbins.....188.16
W E Smith, Inc—Ried & Jaeger.....298.38
City Island Co-operative Co—Burton & Davis Co 118.71
W M Smith Inc Knoburn Co 265.56
same same 420.56
Abramson & Engesser Co—M Eberhart & Son Co 280.77
Hotel Avon Co—Beakes Dairy Co.....134.88
National Bank of Commerce in N Y—R A Schnabel et al.....1,862.44
same same 630.82
Golde & Cohen—City of N Y.....533.05

Borough of Brooklyn.

FEB. 27.

Abbott, Alson M—G G Tegge.....230.12
Bauer, Geo—Hulda Engles 167.17
Barnett, Joe & Dora—T Atkin 616.48
Bornemann, Hedwig—F Schenkbar.....217.26
Brennan, Thos J & Mary T—Merchants Co-op Mtg Co 307.79
Brown,* Geo A W—N Y Tel Co.....21.79
Brown, Geo A W & Co—same.....21.79
Bodler, Chas G same 21.79
Bensen, A M Edna—same 18.23
Bruggemann, Wm J Hood Wright Memorial Hospital 35.00
Bruggemann, Minnie—J Hood Wright Memorial Hospital 35.00
Chapman, Wm N Y Tel Co 20.37
Cohen, Nathan—Theo Zack, infant.....663.78
Colborne, Mary E—N Y Tel Co.....30.38
Dein, Philip H & *Herman H, doing business Herman H Dein & Son—N Y Tel Co....74.61
Dincin, Sophie—N Y Tel Co.....18.72
Donohue, Jos A T C Wilwerth 31.95
Duncan, Wm J—Gibson Distilling Co.....67.64
Dengler, Max M—B Robinson.....141.90
Dede, Diedrich E C Hahn 504.36
Farley, Wm W as State Commr Excise—C L Feltman 55.75
Feinstein, Morris or Mike—L B Brookov.163.80
Freedman, Jos & Dora—Johanna Bach..4,174.69
same same 4,174.69
Fegel, Saml United Dressed Beef Co N Y.152.56
Fiegl, Bernhard L—Norah Sheehan....1,056.60
Gold, Merris N Y Tel Co 15.84
Green, Hallett—N Y Tel Co.....25.62
Grening, Paul C—N Y Tel Co.....34.77
Griffin, Eliza—Merchants Co-op Mfg Co..307.79
Hamerlenski, Ignacy as admr &c Jos —Bklyn Union Gas Co 108.25
Halperin, Simon & Louis—T Zack, infant..663.78
Heatley, Geo W—N Y Tel Co.....23.36
Hoffman, Isidor—Northup, Colum & Dodge Co 792.08
Hymowitz, Fannie & Max—M B Juditsky..99.56
Jackson, Emanuel—M Teitelbaum & ano.59.40
Kamanetsky, Alex—Johnson & Johnson.121.07
Klamkin, Morris & Max—Newark Paraffine & Parchment Paper Co 127.80
Kesler, Henry—J Bock & ano.....203.60
Keeley, Jas W—Kerin & Dunn 238.21
Kloss, Louis N Y Tel Co.....27.44
Lowden, Washington—J A MacMartin....775.41
Levine, Isaac—Abey Brody.....22.40
Lehn, Matthew W E Bloodgood & ano as trstes 285.85
Lusch, Richd M—N Y Tel Co.....14.97
Marchiony, Frank—W Bernstein 141.90
Mixers, Benj Merchants Bank.....217.05
O'Reilly, Luke—N Y Tel Co.....19.41
O'Rourke, Wm—U S Scollay as exr &c....42.34
Pearsall, Henry E N Fadgelon 31.65
Rauch, Jacob—Matilda Lazarus & ano....77.31
Rosenberg, Louis A Raidman 45.47
Schwarz, Gustave—W Guerin & ano.....38.30
Sebastian, May—N Y Tel Co.....21.26
Silverstone, Henry—Norah Sheehan....1,056.60
Sitomer, Abr—United Dressed Beef Co N Y.66.03
Scholnick, Wm—Jos Stern & Sons.....113.45
Saleski, Hyman—United Dressed Beef Co N Y
.....171.18
Simnott, Louise & T—Merchants Co-op Mtg Co 2,433.65
same—L Balz 2,554.65
same—same 2,566.74
Slomkin, Saml as admr, &c, Israel—C I & Bklyn R R Co 140.82
Somers, Jas A—F Robertson, infant.....150.00
Spree, Adolph—P Peterson 27.86
Scheer, Wm—J Bartz 36.00
Starita, Chas—J J Cleary 178.00
Sterling Smelting Co—N Y Tel Co.....201.20
Sutherland, Donald—A L Weitsman 242.20
Uhlinger, Alex—J J Godfrey.....737.53
Walker, Saml—F M Graham 331.62
Wetzel, Fred—H Friedman 29.02
Woodruff, Sidney H—A Colvin 159.13
Wollowick, Saml—Jos Stern & Sons, Inc.161.97
Wunderlich, Fredk W—Cath Freel as extrx
.....184.54

CORPORATIONS.

Country Club of Queens—N Y Tel Co....34.73
Famous Haberdashery—Mechanics Bank..217.05
Frank Dunham Co—Lincoln Elec Co.....87.60
Hegeman Bldg Co—N Y Tel Co.....44.89
Kesler Bros—J Bock & ano 203.60
Nassau Elec R R Co—H Katz.....75.00
same L Krendler 75.00
Nassau Elec R R Co—A Turnbull.....1,133.25
same J J Godfrey 737.53
N Y Contracting Co, Penn Terminal—C Jennings 98.98
N Y & Queens Co R R Co—R Wegge....225.00
Robt C Fisher Co—D Cirofici 1,138.63
Spade Realty Co—J Atkin 616.48

FEB. 28.

Ackerman, Martin—Greenpoint Sash & Door Co et al 35.60
Balardi, Vincenzo J J Hanson 32.65
Bauer, Dorothea, doing business as Theo Petro Co—Strauss Mfg Co.....28.70
Berkovitz, Meyer—I Shatzkin.....29.65
Boone, Wm C Jr—H Haake 287.02
Breth, Max—A Jacobs 154.40
Butta, Jno—Margt T Madison.....248.80
Church, Mary A—N Goldberg et al.....429.76
Church, Mary A —same 237.92
Cosentino, Louis—J J Hanson 32.65
Cosentino, L & Co—same 32.65
Crowley, Jno D—F Hoehn 89.25
Diele, Wm—Sulzberger & Sons Co.....120.04
Drucker, Louis—Sulzberger & Sons Co..126.41
Drucker, Solomon—same 171.77
Drucker, Nathan & Bernard—S Gasner & Sons Co 277.75
Doscher, Lizzie S—S Klien 73.30
Edelman, Max—F Singer 436.34
Engelking, Chas Wm Ulmer Bwg 149.20
Eusslein,* Max—W Kasper & ano.....85.88
Eble, Kate—Ida F Evans 111.90
Friedman, Isidor—C Tisch 39.02
Garozalo, Pasquale, infant by Louis—F De Paolo 115.27
Gehl, Rudolph—Bachmann-Bechtel Bwg Co 202.47
Glick, Louis or Leon—R E Thibaut, inc....65.81

Judgments Brooklyn (Continued.)

Goldman, Morris -B H R R Co.....154.60
Goodrich, David H—Susan Corr.....1,469.56
Herman, Jacob -H Loeffler Jr.....108.95
Horton, Caleb J S—H D Van Derlyn as extrx.....268.97
Jung, Geo Title G & T Co.....75.05
Kaminsky, Jno -I Fox.....40.19
Karlin, Aaron—Sulzberger & Sons Co....130.74
McGivney, Ellen—G P Busch.....148.53
McGivney, Ellen—Union Holding Co.....144.53
Maher, Edw S Eisenstat.....177.65
Miller, Philip -J Krupricoff.....94.20
Miller, David—W Kasper & ano.....85.88
Newman, Walter G—B F Tyler.....547.40
Nostrand, Edw A & Arthur H—C Tisch..115.51
Palmer, W Frank -C R Coulter.....53.85
Penheld, Wm W—Chas H Brown Paint Co.810.61
Pohlman, Harry E—R E Kinloch.....67.65
Postal, Nathan S Wortzman.....334.65
Queens Co Machine Wks—W Kasper & ano.85.88
Ressa, Carlo Graff Furn Co.....266.78
Rensa, Paolo —Margt T Madison.....248.80
Schaffert, Louis—H C Knoeppel.....162.67
Serber, Benj—F Singer.....250.95
Shleman, Rachael—H Sommerfield & ano..62.19
Silinsky, Abr—Richd E Thibaut, inc.....49.30
Simon, Jacob -J Krupricoff.....94.20
Springer, Chas H—Henrietta A Thompson..50.00
Suttenspiel, Barney—City of N Y.....120.42
Stambler, Danl—S Dortman.....174.00
Sault, Rebecca—Cluett, Peabody & Co....82.41
Schuh, Jos—H D Van Derlyn as extrx..268.97
Streicher, David—J Siegel et al.....69.03
Stanger, Benj Z—B Hessing.....150.40
Tucca, Jno—J J Hanson.....32.65
Tietje, Herman -C Tisch.....36.85
Timmerman, Louis—Minnie Sucow as admrx.....92.77
Weisflag, Oscar—Sulzberger & Sons Co..132.54
Wright, Wm W Jr—H L Van Derlyn as extrx.....268.77
Wachted, Valentine—same.....268.97
Zellner, Jacob & Jos—M Wolf.....34.40

CORPORATIONS.

Calleson Motor Co—G Deutermann.....78.17
Drucker Constn Co—S Gasner & Sons Co..277.75
Norwegian Lutheran Trinity Church of Brooklyn & Vicinity—M Krelsovitch.....98.72
Purdy Constn Co—S Gasner & Sons Co....277.15
W E Smith, Inc—Pittsburgh Plate Glass Co.....880.60
same—same.....857.02

MAR. 1.

Boland, Reuben E—Laig Bros.....124.55
Flamm, Israel—J Richman & ano.....96.35
Giesow, Geo F—D Jaret.....32.90
Heitman, Chas—J H Patten.....274.12
Holzhausen, Otto—H Glade.....121.19
Jennson, Edgerton R—A Brockway (infant).....3,096.11
Kritzer, Geo—H Treuhaft et al.....89.41
Lockwood, Robt W—A Treadwell.....123.20
Lonczak, Jno—N Y Dock Co.....111.80
Mandelbaum, Marcus, as committee &c Margarita Zerillo—89 Thompson st.....17.63
McMullen, Emma—State N Y.....300.00
Meehlin or Perlman, Minnie—M Berger.....
O'Keefe, Gordon W—M R Wilson.....225.28
Orlein, Annie—A Martin.....36.40
Patten, Thos E—J H Patten.....274.12
Papio, Frank H—State NY.....300.00
Price, Jesse—Fredk Loeser & Co.....167.85
Quirke, Edw F—W Ullrich.....329.42
Schweber, Isadore H Treuhaft et al....80.41
Waeber, Fredk C -C W Kappes.....210.67
Wollinsky, Wm—United Metal Bedstead Co.....32.40
Simon, Sidney—M Mittenthal et al.....32.67
Woods, Wm C, Frank E & Dorothy D S & Lila W Bullied, Lawrence E, Selina, Harry W, Rose, Carlisle W, Edna, Geo I E, Lena & Floretta M Quenzer, Irene Klumpp, Matilda Newett & Mary J Birch—E E Bosca.....512.03

CORPORATIONS.

Edison Elec Ill'g Co—J H Sweeney....1,134.25
H M Goldsmith Co—A Daspin.....85.76
Lawrence Realty & Constn Co—Mahnken Bldg Material Co.....3,037.33
Marloe Constn Co—Central Chandelier Co.....234.40
Milliken Bros (Inc)—Annie B Morton as admtrx.....11,579.31
Smith Hoisting Co—Annie B Morton as admtrx.....11,579.31

MAR. 3.

Adelman, Jac—R Eppstein.....95.42
Adelsohn, Edw M—Crown Heights Realty Co.....12.40
Adelsohn, Feinberg—same.....12.40
Alberco, Vito—F Masiello.....298.15
Bayley, Felix R—Fullerton Elec Co.....59.63
Bernstein, Saml—R Seldner & ano.....19.28
Bernstein, Fannie—Title G & T Co.....48.45
Borstell or Bostel, Wm—W R Ostrander & Co.....46.33
Furlando, Adelaide—J J Kramer.....95.65
Courambos, Stavros—L Schulman & Co....77.01
Decy, Richd J or Elenor—E J Lauro..127.65
Feinberg, Irving J—Crown Heights Realty Co.....12.40
Fralick, Wilfred G—W Boardman.....259.40
Goldsmith, Abr -A Dorman.....85.90
Hollander, Saml J—U S Phonograph Co..122.39
Horn, Hiram—K Wike.....79.81
Horne, Wm Annie M Eastman.....592.40
Hubbard, Wm A—R J Hellawell.....125.60
Inglesby, Jno F—Millie Letzlaff.....420.17
Liebrecht & Meyer S Millie Letzlaff.....42.17
Levine, Harry—M Lessinger.....65.27
Maller, Osias—S Stolowitz.....60.40
Margolis, Dave—McGown Silsbee Litho Co.....100.10
McTammany, Jno—Benj G Hitchings (Inc).....45.15
Mothner, Stanley—Louisa Neurohr.....
Mold, Saml—Cary Safe Co.....76.21
Nichols, Wm H—S Weinberg & ano.....41.21
Notkowitz, Moses—D Hinderstein.....278.10
Podolsky, Hyman—A Harris.....35.95
Poggi, Guiseppe—S Gaito.....178.65
Ponuroff, Harry—J Fradwin.....25.80
Riester, Arthur C—Bankers Surety Co...114.61
Reardon, Wm—A G Spalding & Bro Mfg Co.....71.31
Rosenberg, Hulda & Max—Walter F Duckworth.....28.40
Salkind, Harry—J Levy & ano.....12.40
Sheifer, Harry—A G Spalding & Bros....60.31
Scheftel, Florence A—H Schuman.....92.90
Sisofsky, Meyer—D Hinderstein.....278.10
Selig, Jos—M Weisbart.....201.03
Samensky, Louis -D Schneider.....25.42
Steinberg, Sarah doing bus as I Steinberg—Robt Rees & Co.....41.26
Terwilleger, Frank G—C Forsell.....118.10
Thompson, Gustav, doing bus Fulton Auto Tire Co—Martin Evans Co.....224.10
Thompson, Myrtle M—Erie R R Co.....292.40
Walter, Geo D—Aileen Carroll.....457.19
White, N Edw—F A Ritterbusch & ano...67.87

CORPORATIONS.

C I & Bklyn R R Co—Ellen Kinnelly..1,235.60
Peoples Trust Co—G F Stainton.....92.40

MAR. 4.

Ackerman, Morris—United Produce Co..134.25
Allen, Walter F & Amelia A Allen—Lawyers Realty Co.....1,730.24
Baranowitz, Solomon—Jos Schwartzman..30.90
Chapman, Walter S—Geo Meueroff.....14.19
Caldarera, Elena—C I & B R R Co.....80.32
Campbell, Jas C—Henry C Wibben.....68.50
Canonico, Guiseppe & Carlo Russo—Bway Trust Co.....198.12
Chevalier, Thos F & Geo—Bklyn Union Coal Co.....321.15
Clark, Chas A—J P Muller Co.....57.68
Ceyidalli, Humbert & Cesari Pianisani—J Vincent Lebato.....150.70
D'Andrea, Pasquale—Rosina Realty Co..32.00
Drucker, Edw W—Home Title Ins Co....71.64
De Leu, Michl & Carlo Rossa—Bway Trust Co.....188.28
Feist, Chas—North Amer Bwg Co.....612.90
Fleming, Wm A -Bernard Fisher.....24.40
Gehrke, Fredk—Rich Hempel.....44.40
Glovitz, Bernard—Nathan Rosenthal & ano.....143.63
Goldfarb, Philip—Benj A Levine.....32.40
Goldberg, Maurice—Meyer Goldberg.....53.11
Grissler, Louis—Alphons Dreyfus.....107.71
Gentile Fe Creppit & Carlo Rosso—Bway Trust Co.....42.00
Hufe, Henry J—Home Title Ins Co.....67.74
Hausman, Morris, Moses Caleff & Oriental Cash & Credit Co—Ignatz Bleich.....95.65
Heller, Robt & Morris Heller—S K Pierce & Son.....471.97
Holmes, Jas & Carlo Rosso—Bway Trust Co.....167.00
Katzman, Max, Harry Fishman, Isaac Wolf & Chas Pillers—Louis Weintraub.....569.60
Kaiser, Jacob—Thos A McCamman....2,755.89
Kaufman, Bettie—Chas Hornler.....102.37
Lepstein, Saml—Provident Loan & T Co..107.45
Le Fevre, Geo A & Joshua Capen—First Natl Bank.....260.58
Maach, Sophia—Carl H Schultz.....86.31
Martin, Enrico—Jno Smith.....51.30
McDevitt, Mary L—Aug Schick.....3,011.70
Mertin, Adolph—Wm Goldberg.....75.24
Micha, Max—Albt Krumenaker.....73..81
Muller, Alfd—C W Berry.....115.07
Muller, Alfd & Annetta—C W Berry....219.37
Margurian, Herman & Carlo Rosso—Bway Trust Co.....62.65
McComb, Harry & Alonzo H Magee Co—Ohio Brass Co.....133.90
Ormond Motor Car Co, Max J Wolfe & Bella W Wolfe—Edw C Sutton & ano.....168.81
Pflum, Annie—Home Title Ins Co.....117.70
Rainier, Chas G—Gustav Obendorfer....348.44
Remsen, Harriet L—Bklyn Daily Eagle....43.95
Rosenblatt, Morris—Wright Travis.....88.65
Rappaport, Max, Chas Ratner & Carlo Rosso—Bway Trust Co.....183.50
Rockwell, E C & Joshua Capen—First Natl Bk.....405.64
Russo, Anna M & Carlo Russo—Bway Trust Co.....36.77
Siegel, Morris—Saml Brooks.....208.40
Schwartz, Isaac—Kopel Meltger.....61.15
Stimpson, Fredk D—Clarence E Smith....51.30
Schneider, Fredk D & Mary A Schneider—Aug Moritz.....616.21
Taft, Harry R—Hotel Gramatan.....463.53
Thompson, Wm H—Bernard Brown.....109.15
Timony, Jas A—Empire City Lum Co....127.67
Van Nostrand, C Walter—Chas Fishbeck.112.11
Walsh, Danl J—Amanda C Walsh.....70.50
Wells, Chas M—Thos Nelson Jr & ano..1,103.09
William, Ernst—Beadeleston & Woerz.....44.26
Wollin, Wm F—Fredk L Mills & ano....132.12
Wolfe, Sam, Sam Rothenberg & Lena Rothenberg—Nathan Zwiebel.....221.40

CORPORATIONS.

Eklyn Heights R R—Abbie A Gritman...200.00
Carmen, Sylva Cigarette Co—Bernard Lowenthal.....112.40
City of N Y—Wm Reilly.....915.69
Flag Realty & Constn Co & Joshua W Capen—First Natl Bank.....198.82
Himmelstein Arker Co—Harris Levin....184.06
Newport Sash & Door Co—Isidor Finkle..620.51

MAR. 5.

Aranow, Jas L Goldberg.....99.86
Bellafiore, Jos—F A Asper.....222.22
Bergin, Jos L—W W Farley.....1,886.97
Bergin, Jos L—W W Farley.....1,866.97
Bien, Nathan & Isidore G Schor—A Geller.....116.02
Botina, Lazarus—G W Burnes.....33.95
Bough, Walter—State N Y.....2,500.00
Chicco, Francesco—P Wagner & ano.....18.86
Coles, Wm—Bklyn Bank.....2,188.88
Carroll, Mary—H E Heistad.....41.90
Cunningham, Michl J -J Epstein.....76.90
De Fones, Tony S J Freiden.....285.90
De Witt T—J F Volckman.....316.18
Driscoll, Michl J—H E Heistad.....41.90
Freifeld, Jacob J—H Baumgarten.....76.21
Gallagher Michl J—State N Y.....500.00
Goodenough, Alfred C F Ball & ano....96.63
Glass, Saml—Consolidated Gas & Elec Co.....343.04
Goldberg, Henry—Rose Hirshkowitz....1,629.00
Goldstein, Jacob—L Tow.....174.40
Happe, Chas A—Nassau Elec R R Co.....107.47
Happe, Mary—same.....107.47
Hasken, Betsey & Abr—M Green.....31.90
Hover, N Elroy -J F Volckman.....346.18
Hirshhorn, Max I Nemiroff.....42.90
Israel, Saml—L Goldberg.....99.36
Kolligs, Robt—B F Piel.....170.00
Levitt, Louis—S Wurf & ano.....107.86
Loricchio, Demetrio—State N Y.....2,500.00
Lowinger, Jos—B F Piel.....170.00
Meyer, Edw C—A C Margulies.....31.40
Mac Laurin, Phebe & Danl P—H M Lewis.....294.40
Mallamo Marble & Tile Co—C F Aspers & ano.....323.60
McNamara, Michl—City N Y.....441.42
M Kenzie, Norman D—H Lefstein.....274.15
Marx, Louis & Michl—H Dupe.....1,325.13
Otten, Henry H & Wm—E H Paulson.....79.42
Rutgers, Anthony H—B J Conroy.....84.35
Sherman, Louis—Leon Hirsch (Inc).....670.60
Stern, Amelia—Bertha McCaffery.....400.00
Scuro, Jos—E Fisher & ano.....39.40
Strautt, I—A C Dodge.....34.40
Sisselman, Morris—J Cohen.....607.15
Scott, Wm A -H J Kressel.....13.00
Sohofer, Otto—W Wobber.....46.63
Schmitter, Paul E—W Bauman.....82.51
Tietelbaum, Morris—I Nemiroff.....42.90
Travis, Bella—State of N Y.....500.00
Ulman, Max—California Wineries & Distilleries.....264.50
Van Gytenbeek, A—W Bauman.....82.51
Valentine, Ethel M—I B Tyke.....68.65
same—same.....44.40
Vanselow, Herman—H Lefstein.....274.15
Vitelli, Vincent & Alfonso—R E Thibaut..79.50
Welch, Jno J—Bklyn Bank.....318.61
Walsh, Jno C—Bleecher Bros Co.....27.40
Williams, Eliz C—H Robinson.....66.65
Wahl, Max—Simplex Acct Sales Book Co.77.85

CORPORATIONS.

City N Y—M A Kunze.....93.75
Obermeyer & Liebman—M L Ibert et al.....25,444.31
U S Guaranty Co—W W Farley.....1,866.97

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 1.

Bertani, Dominick; 1912—Kips Bay Brewing & Malting Co.....253.50
Same, 1912—same.....124.50
Buckley, Thos J & Geo O'Keefe, 1905—T J Mooney.....2,779.07
Dudley, Guilford, 1912—H Raymond....415.98
Gebhard, Geo & Marcus J Van Pragg, 1912—Tenement House Dept.....57.00
Harris, Louis, 1909—D Kronig.....358.01
Same, 1908—same.....333.41
Liederman, Jno E. Jos Keller & Henry M Valintini; 1912—First Natl Bank of Jamaica.....360.68
Monson, Sarah C; 1913—A Winckler....439.96
Nichols, Jessie H; 1912—F C Hollister..183.24
Schwartz, David L; 1912—J Friefeld.....39.65
Straus, Barnet; 1912—H Stern.....29.65

CORPORATIONS.

Queens Land Title Co; 1912—Hudson Trust Co.....666.13

MAR. 3.

Barth, Bernard, Benj Green & Jacob Davis; 1913—People, &c.....1,000.00
Bogin, Hyman & Jacob Seitelbaum; 1909—J Levy et al.....94.41
Bloch, Bert K; 1913—N Friberg.....32.41
Carson, Matthew B; 1912—Bryan Marsh Co.....118.11
Goldberg, Max, Herman Kraut & Jac M Bierman; 1913—People, &c.....10,000.00
[6]Levinson, Max; 1908—H Olinger.....95.00
Martinowitz, Herman; 1912—L Schaffler..65.37
Martinowitz, Herman; 1913—L Schaffler..97.97
Markowitz, Markus & Wm; 1913—Jacob Hyman Co.....73.85
Marsh, Converse D; 1913—J W Erle....119.22
Netschert, Frank; 1912—S I Hartman et al.....887.92
Stern, Louis; 1913—W Lohmann.....300.00
Weisberger, Riza; 1912—R Buchbaum....98.65
Wolf, Milton; 1912—H Kramer.....895.15

CORPORATIONS.

Excelsior Lace Mfg Co; 1912—J Henkel.....45,051.84
Fidelity Warehouse Co; 1911—P R G Horst.....104.25
same; 1910—same.....2,252.53
[1]Horsley, David & Nestor Film Co; 1912—M M Dentenfass.....16,029.56
Michael, Nocenti Co; 1912—American Contractor Pub Co.....148.91
Van Beuren & N Y Bill Posting Co; 1913—B Blumenthal.....64.31

MAR. 4.

Fox, Hugh L & Jno J Batterman; 1913—Western Union Telegraph Co.....4.53
Hill, Wm C; 1912—Fiss, Doerr & Carroll Horse Co.....820.39
Litwin, Kerwin; 1913—M Brukenfeld..1,175.46
Mitchell, Louise I; 1913—Thatcher Furnace Co.....803.80
[1]Moore, Laura M & Jno C; 1912—Tenement House Dept.....262.00
Murray, Jno F; 1913—H Kramer et al....84.54
Prensky, Saml; 1912—Hermitage Co.....27.72
same; 1912—same.....27.72
Selleck, Harriet E; 1912—L M Starr et al.....154.95
Silverson, Abr & Wendover Bronx Co; 1912—Twenty Third Ward Bank.....139.47
[1]Spiro, Joachim & Adolph Hirsch; 1911—B Fromer.....197.26
[1]Spiro, Simon; 1913—N Siegler et al.....18.41

CORPORATIONS.

Brooklyn Heights R R Co; 1913—M Solomon. 3,150.37
same; 1913 -C Lindenblatt 187.67
[1]Brooklyn Heights R R Co; 1913—S Schneidermann 110.65
Chas T Wills, Inc; 1910—J G Wendel....115.40
East River Mill & Lumber Co; 1913—R C Lippincott 1,012.62
Gingold Realty Co; 1912—M Marks et al.290.82
[6]Kaywood Realty Co; 1913—E T Kennard.. .....20,080.65
Northern Hotel Co; 1913—V Forman...1,021.77

MAR. 5.

Breisacher, Dorothea L; 1912—M M Auley. 41.62
Cassamoassima, Frank; 1912—D Capola...200.00
Campbell, Bernard & Edw Reinhart; 1910—A Leoni 632.65
Chaikin, Harris & Jacob Schainwooks; 1913—F F Pels et al 200.91
Dobie, Duncan A; 1913—P S Gettell.....98.20
Frank, May; 1910—H Simon 172.61
Goldberg, Saml; 1913—P Malzman et al..128.67
Miller, Rosie; 1912—E Schramm.....68.24
Orently, David; 1913—B Hirshfeld 13.10
Rafalsky, Mark; 1913—Jno W Merriam & Co. 44.45
Wartikovitz, Louis & Ephriam Carotis; 1908—D Gluckstein 139.51

CORPORATIONS.

Board of Education of City of N Y; 1912—W E Crawford 2,450.52
Giroux Consolidated Mines Co; 1913—W Althouse 27.72
Same; 1913—same 275.72
same; 1913—same 75.83
N Y Transportation Co; 1913—T Owens.1,651.03
Star Co; 1913—F W Woolworth 500.00

MAR. 6.

Blossom, Heath Inn; 1913—T D Healy.1,313.91
Bladowsky, Barnett; 1910—N Y Tel Co..37.20
Gollick & Smith; 1913—Chelsea Exchange Bank 110.00
Dowd, Wilis B; 1913—Mfrs Commercial Co. 107.47
Findlay, Jas A D S; 1913—Robinson Clay Product Co of N Y.....144.12
Harriman, Mary; 1913—L Burghardt et al. 2,455.12
Korman, Jacob; 1909—Bronx Borough Bank 804.15
[6]Long, Edw H; 1908—S J Cohn 808.50
Murphy, Jos P; 1913—G F West.....116.90
Ray Holding Co; 1913—M Arnstein.....185.64
Schwartz, Saml; 1913—Meyer & Lange..236.62
Sawer, Alphonzo R & Ella M; 1913—Standard Fashion Co 141.93
Wolper, Max; 1910—A Fishman 1,481.35
Wendel, Jno G; 1910—Foundation Co....143.66

CORPORATIONS.

[4]Third Av R R Co; 1904—D McGinness.1,394.37
T L Smith Co; 1913—E B Kelley.....1,175.29

MAR. 7.

[4]Elau, Adolph L & Nathan Burnstine; L Burnstine, Nathan; 1909—I Goldblatt....189.65
same; 1909—same. 34.65
Erickson, Effie Al 911—O A Wurm et al.255.59
Fodor, Sigmund; 1894—W Dattelbaum et al. 620.00
Goldstein, Morris; 1912—S Feldmark.....374.09
Hennes, Wm F; 1910—Realty Securities Co. 352.61
Hinton, Alfred P, Clara H Gould, Susan McV Hemenway & Geo J Brandish; 1913—G E Bogart 47.85
same; 1913—G E Bogart 19.35
Koenigsberg 756.90
Lachmund, Pauline & Herman H; 1912—J Roggenkamp et al 770.38
Mann, Saml; 1908—M D Griswold 97.94
Pauley, Chas A & Matthew; 1913—H W Fairfax 70.61
Smith, Sarah J; 1912—Oppenheim Collins & Co.....40.00
Schneiker, Chas F; 1898—Bernardine Preuss. 251.50
same; 1898—same.....50.00
same; 1898—same 56.15
Schultz(Carl; A 1909—S Taylor 117.41
same; 1908—F E Wright 333.51
same; 1908—Times Square Automobile Co.....84.65
Selleck, Harriet E 1911—L M Starr et al.159.15
Turnbull, Jno W; 1913—Bernheim Distilling Co 92.37
Tuoti, Guiseppe; 1910—N Y Edison Co..30.74
Wendel, Jno G; 1911—Royal Ins Co et al.187.77
Wendel, Jno G; 1913—Royal Ins Co et al.131.47

Borough of Brooklyn.

FEB. 27.

[1]Manus, David & Harry Briggs; 1909—State N Y 300.00
Doscher, Martin D; 1911—F W Randall..41.43
Kalina, Louis; 1913—S Fillen 27.40
Sangunetti, Jas J as surviving partner firm Sangunetti, Jas J & Son; 1906—Cropsey & Mitchell 1,779.71
Maase, Dry Dock & Repair Co; 1913—E H

CORPORATIONS.

Curnow 92.17
same; 1913—M Dempsey 105.37
same; 1912—same 5,172.07
same; 1912—E H Curnow 2,671.57

FEB. 28.

Berlin, Adolph; 1908—S J Phillips & ano.32.40
Dreyer, Michl; 1913—B H R R Co.....160.33
Harris, Louis; 1908—D Kronig 333.41
Howell, Eugene B as receiver L I R E Exchange & Investment Co; 1908—C Archmann 117.00
same; 1910—same 128.10
Iba, Casper; 1913—S Bernstein 71.86
Liederman, Jno E, Jos Keller & Henry M Valentine; 1912—First Natl Bank 360.88
Roseno, Isaac; 1912—J D Shea 80.65
Sansunitto, Jas J; 1912—L A Thompson Scenic Railway Co 1,195.65

CORPORATIONS.

Wm L Craw Constn Co; 1913—Chas A Dowd as admr & c Wm H Dowd 678.03

MAR. 1.

Auld, Robt & Thos Jr; 1904—Lena Blerschenk 264.42
Bertani, Dominick; 1912—Kips Bay Bwy & Mutual Co 255.00
same; 1912—same 124.00
Shapiro, Benj B & [6]Celia & Sigmund Harris; 1908—H Adamowitz 113.50

MAR. 3.

Flynn, Eleanor; 1905—Ellen McGovern...136.70
Landsey, Lillian; 1913—J Wilson.....184.15
Lerner, Isidor; 1900—J P Adler.....70.17
Quick, Louis E; 1908—M H Glauber & ano. 566.27

CORPORATIONS.

First Polytauer Brotherly Aid Assn; 1912—Mendel Rosenfeld 131.70
[1]Independent Order Ahaw as Israel & Daniel Lodge, Inc; 1913—Louis Kiritz 67.92
North Atlantic Dredging Co & Thos O'Connor; 1911—Hanbury & Flinn Iron Wks.....259.83

MAR. 4.

Brown, Geo R; 1899—E J Stanley.....183.01
Caplan, Jacob & Mary; 1908—B Larkey.495.71
Goldberg, Saml; 1913—P Malzman.....128.67
Ness, Max & Jos; 1913—I Prussack & ano.112.40

CORPORATIONS.

Bklyn Citizen; 1913—J G Myers.....3,130.57
Citizen Publishing Co; 1912—J J Ravener, an infant 577.85

MAR. 5.

Brown, Geo R; 1898—O Eirich & ano..198.10
same; 1902—W Berri 511.08
Brown; Geo R; 1901—H C Groneman.....89.65
same; 1901—G H Grannis 1,014.85
Hillier, Jno; 1913—Bush Terminal R R Co. 12.08
Markowitz, Markus & Wm, doing business as Markowitz Bros; 1913—Jacob Hyman Co. 73.85
Kahn, Isaac; 1912—Rider Ericsson Engine Co 201.20
Pearsall, Edw E; 1909—N Y & N J Tel Co.38.32
[3]Warshauer, Annie; 1910—D London..3,149.65

CORPORATIONS.

Nassau Elec R R Co; 1913—B Diamond (infant) 300.00

[1]Vacated by order of Court. [2]Satised of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 27.

172D st, 508 W; Wm Hastorf—One Hundred & Seventy-first St Ry Co; House, Grossman & Vorhaus (A); Clifford G Ludvigh (R); due, $11,697.

FEB. 28.

ELM st, 28; also 4TH av, 425-7; also COOPER st, ns, 150 w Emerson, 50x110; Chas H Fiske Jr—Protective Realty Co; Ronald K Brown (A); Carl L Schurz (R); due, $36,394.17.

GRAND av, sec Evelyn pl, 50x100; Antoinette B De Witt—Mary A McCormick; Chas A Hitchcock (A); Jno Z Lowe (R); due, $6,530.83.

MAR. 1.

115TH st, 50 W; Esther Fisher—Ludwig Freund et al; Kantrowitz & Esberg (A); Jno J Hynes (R); due, $15,483.26.

125TH st, ss, 131.3 w 1 av, 18.9x100.11; Frederic de P Foster—Grace P Brant et al; Frederic F de Rham (A); Phoenix Ingraham (R); due, $8,350.

MAR. 3.

111TH st, 251 W; Fannie B Wolfe et al—Louis Greenblatt; Heyman & Herman (A); Wm C Arnold (R); due, $43,875.35.

242D st, ss, lots 245B, 246A and 246B, map of Penfield prop, Bronx; Cath C Hill—Wm Lechnyr et al; Geo Hill (A); Chas L Hoffman (R); due, $3,115.04.

LONGFELLOW av, ws, 100 n Seneca av, 25 x100; Chas Seliger—Geo Coster; Chas A Furthman (A); Henry Bijur (R); due, $6,244.75.

MAR. 4.

111TH st, 249 W; Simon Pretzfeld—Louis Greenblatt; Heyman & Herman (A); Wm C Arnold (R); due, $43,568.40.

MAR. 5.

128TH st, n s 275 e 8 av, 15x99.11; Marie H Burt—Sieg Tynberg Jr et al; Robt D Elder (A); Jno H Judge (R); due, $8,184.45.

160TH st, 281 E; Herman H Becker—Geo H Janss et al; Salter & Steinkamp (A); Edw R Rayher (R); due, $3,344.50.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 1.

149TH st, ss, 245.3 e Morris av, 25x86.6; Enrighetta Biondi—Maria Biondi; partition; A J Romagna (A).

MAR. 3.

DELANCEY st, 136; Frank Heitzner—Sarah Groscky et al; action to foreclose mechanics lien; B Fliashnick (A).

84TH st, 268-72 W; 116TH st, 301-9 W; 8TH av, 2153-71; 117TH st, 300-4 W; 114TH st, 351 W; 3D av, 3118-20; 10TH av, 134; 121ST st, 164 W; Caroline W Frame—Fredk P Forster; notice of attachment; Jetmore & Jetmore (A).

163D st, 463 W; 61ST st, 232 E; Ambrose M Steinert—Henry N Steinert et al; partition; H A Knox (A).

MAR. 4.

CHRISTOPHER st, 185; Blight, Overfield Co, Inc—Geo S O'Neil et al; action to foreclose mechanics lien; Tomes, Sherk & Palmer (A).

MURRAY st, nec West Broadway, 25x87.6; Kings County Trust Co—Zenobia J H Schierenbeck et al; action to impress trust; G V Brower (A).

4TH st, ss, AV A, ws, & 3D st, ns, lots 481, 482, 483, 484, 485, 486 and gore Lot J, map of Unionport, Bronx; Geo J Kuhn—Albt G Dimmerling et al; action to impress trust; S J Rawak (A).

25TH st, ss, 200 w 4 av, 50x98.9; Anna D Atterbury et al—Hilah A Davis et al; amended partition; Ludlow & Townsend (A).

126TH st, 36 E; Chas O'C Cassidy—Henry G Cassidy et al; partition; J Silbermann (A).

SO BOULEVARD, ws, 193.5 s 182d, 139.11x90.3; Edw J Farrell—Peter La Spina et al; action to set aside conveyance; V S Lippe (A).

MAR. 5.

PARKSIDE pl, ws, 129.11 n 207th, 25x90; also PARKSIDE pl, ws, 104.11, n 207th, 25x90; also DECATUR av, es, 135.5 n 207th, 23.6x100; Meyer Malbin—Wm Freeland et al; action to set aside deeds; S J Loeb (A).

23D st, ns, 288.8 w 5 av, 99.6x98.9x irreg; also 5TH av, sec 83d, 52.2x155; also 24TH st, 14-18 W; Harris D Colt et al—Caroline H Johnston et al; partition; E H Westerfield (A).

161ST st, nwc Ft Washington av, 140x204.5x irreg; Simbar Realty Corpn—Harris Mandelbaum et al; specific performance; M Stern (A).

ALBANY POST rd, — s adj land of Shepard Knapp & Ambrose Kingsland, containing 37 acres and 2 roods of land; N Y Institution for the Instruction of the Deaf and Dumb—City of N Y; action to debar claim &c; Conway & Weed (A).

3D av, nws, intersec sws 29th, 24.8x100; also 3D av, nws, at cl of block bet 28th & 29th, 24.8 x120; also 3D av, nws, lot 735, bet 26th & 27th; Ella L Howkins—Wm Howkins et al; action to recover dower; H A Sperry (A).

LOT 46, blk 2864, Sec 11, Bronx; Walter F Welch—Erie Basin Improvement Co et al; foreclosure of tax lien; Hatch & Clute (A).

LOT 8, blk 3024, Sec 11, Bronx; Simeon M Barber—Chas R Weeks et al; foreclosure of tax lien; H Swain (A).

LOT 8, blk 3181, Sec 11, Bronx; Simeon M Barber—Ann Delancy et al; foreclosure of tax lien; H Swain (A).

MAR. 6.

226TH st, ss, 305.1 e Barnes av, 100x114.6; Benj A Hartsein—Michl Agugliaro et al; action to declare ownership; Cass & Apfel (A).

MOSHOLU av, ns, 219.2 w Old Post rd, 25x100; Margt E Gross et al—Margt M Gross et al; partition; S A Bennett (A).

MAR. 7.

ALLEN st, 1½-2; Manhattan Ry Co—Morris Kulok et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN st, 7; Manhattan Ry Co—Jno Block et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN st, 5; Manhattan Ry Co—Gershon Hausman et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN st, 4; Manhattan Ry Co—Louis Kommel et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN st, 9; same—Miriam King; action to acquire title, &c; J L Quackenbush, (A).

ALLEN st, 6; same—Saml J Mashkowitz et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN st, 11; Manhattan Ry Co—Louis Rubenstein et al; action to acquire title, &c; J L Quackenbush (A).

ALLEN st, 8; same—Harris Sackin et al; action to acquire title &c; J L Quackenbush (A).

DIVISION st, 15½; Manhattan Ry Co—Jacob Gordon et al; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 17-17½; same—Henry Phillips et al; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 35-35½ same—Elbridge T Gerry et al; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 31-31½; Manhattan Ry Co—Israel Spingarn et al; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 21-21½; Manhattan Ry Co—Henry Phillips et al; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 23-23½; same—Nathan Roggan et al; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 33-33½; Manhattan Ry Co—Maria T Thompson; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 44; same—Saml Solomon et al; action to acquire title, &c; J L Quackenbush (A).

DIVISION st, 81; same—Joseph an J S Wendel; action to acquire title; J L Quackenbush (A).

DIVISION st, [illegible]ry E A Wendel et al; action to acquire title; J L Quackenbush (A).

7TH av, nwc 42d, 100.4x131, leasehold; also 42D st, ns, adj above, 69x100.4; Gilbert C Davidson—Anna F Davidson et al; action to set aside conveyance; T More (A).

Lis Pendens (Continued).

Borough of Brooklyn.

FEB. 27.

CLARK st, swc Stewart av, runs sw100xnw 25xne25 to beg, gore; Jos Leydet—Jennie Leydet; to set aside deed; Snyder & Kornicker (A).

LINCOLN PL, ns, 420 e Underhill av, 90x125; also LINCOLN pl, ns, 375 e Underhill av, 50x100; also LINCOLN pl, ns, 575 e Underhill av, 50x100; also LINCOLN pl, ns, 625 e Underhill av, 50x100; also UNDERHILL av, ss, 525 e Lincoln pl, 50x204.2x50.3x199.4; also DEGRAW st, ss, 175 e Underhill av, 75x258.8x75x255.3; also LINCOLN pl, ss, 375 e Eastern pkwy, 75x190.3x25x188.8; LINCOLN pl, ns, 350 e Douglass st, 25x200; also LINCOLN pl, ss, 25 e Underhill av, —x186x25x186; Bensonhurst Co et al—City N Y et al; to establish a claim &c; J P Judge (A).

SMITH st, 45; Isaac Falkin—Jos Hood; notice of levy; H McG Curren (A).

WATKINS st, es, 60 s Blake av, 20x50; Aaron Kaplan Rebecca Skyer et al; Simon & Weinstein (A).

BAY 15TH st, ses, 480.8 s 86th, 19.4x96.8; Geo Hotchkiss—Wilhelmine Grunberg et al; H Staton (A).

18TH st, ss, 300 e 7 av, 25x100; Martha M Peterson indiv & as guard Jennie Peterson et al—Isaac Feinberg et al; A F Van Thun Jr (A).

77TH st, sws, 400 nw 21 av, 166.3x100x154.5x100; Oscar Mintz—Peter H Newman et al; D Freiberger (A).

ALABAMA av, es, 240 n Dumont av, 40x100; N Y Mtg & Security Co—Angelo Constn Co et al; Chas C Suffren (A).

ALABAMA av, es, 200 n Dumont av, 40x100; same—same; same (A).

ALABAMA av, es, 280 n Dumont av, 40x100; same—same; same (A).

CLARENDON rd, nwc E 38, 40x100; Hawthorne Realty Co -Appraisers R E Securities Co & ano; DeGroot, Kenyon & H (A).

GLENMORE av, nwc Logan, 90x100; Frank Fanning—Nellie King indiv & as extrx &c Patk King et al; partition; W Drennan (A).

LIBERTY av, ns, 25 w Hinsdale, 25x75; Minna Hoffman—Eliz Geiser et al; S Seiderman (A).

ST MARKS av, ns, 100 e Howard av, 20x90.8 x20.4x86.11; Margarite Emrich—Jacob Siegel et al; Jay & Smith (A).

FEB. 28.

AMBOY st, ws, 367.11 n Sutter av, 25x100; Isaac Shlefstein—Jennie Frank; partition; D E Getz (A).

DEAN st, 162; Eagle Savgs & Loan Co—Henry F Beakey & ano; Latson, Tamblyn & P (A).

ELTON st, es, 125 s Liberty av, 25x90; Calogero Ferrara—Michl Vista; specific performance; J G Grambalvo (A).

FULTON st, nec Eastern pkwy, runs e102.10x n33.4xn33.4 to Truxton xw51.10xsw70.8 to beg; Orrie P Cummings—Alex J Foley et al; C S Woodman (A).

JEFFERSON st, ns, 500 e Knickerbocker av, 25x100; C Mortimer Palmer—Barnet Kleinberg et al; H L Thompson (A).

HANCOCK st, ss, 424.10 w Reid av, 18.10x99.4x18.10x99.2; Minnie L Greason—Eliz A F Randolph et al; C A Clayton (A).

HERKIMER st, ns, 247 w Nostrand av, 28x100; Henry A Thompson—Margt F Lawlor & ano; to recover possession; W J Smith (A).

E 10TH st, es, 540 s Caton av, 20x100; Merchants Co-op Mtg Co—Sarah Lamberg et al; M Hertz (A).

E 25TH st, nec Av D, 20x90; Bond & Mtg Guar Co—Virginia L Egbert et al; H L Thompson (A).

38TH st, 1340; Abr Wainer—Nellie W Geble et al; N D Shapiro (A).

71ST st, nes, 105.9 se Narrows av, runs ne 40xne98.8xnw—xsw100.4 to beg; Petersen & Anderson—Howard D Hammond et al; foreclosure mechanics lien; J J McGinnis (A).

ATLANTIC av, ns, 40.1 w Barbey, 55x91x55x86.7; Fredk Chrestiansen & wife—Chas Buebler et al; to create title under Land Title Registration Law; B Bloch (A).

BEDFORD av, ws, 101 s Park pl, 27x100; also BEDFORD av, ws, 128 s Park pl, 27x100; Morris Salzberg—Stella Berger & ano; J I Wiener (A).

GRAVESEND av, es, 100 n Av C, runs e125x n500xw25xn140xw100 to av xs640 to beg; also CHURCH la, ec West, runs s93.6xe100xn— to lane xsw— to beg; also GRAVESEND av, ws, 240 n Av C, 240x100; also WEST st, ws, 106.10 s Church la, runs w103.11xe97.3 to st xne36.7 to beg, gore; also 35TH st, ses, 108.6 s Church la, runs e163.2xs142.8xsw27.6xw78.10 to st xnw 215.10 to beg; Home Life Ins Co—Yorklan Realty Co et al; H L Thompson (A).

LIBERTY av, ss, 25 w Ashford, 50x100; Mildred Siegler—Abr Moskowitz; S H Kugel (A).

MYRTLE av, nwc Hamburg av, runs nw80.2 to Stanhope xsw79 to av xe112.7 to beg; Germania Savgs Bank—Ainsworth Realty Co et al; Wingate & Cullen (A).

LOTS 171 to 180, map E I Wilson Corpn known as Spahn Farm—Mary Johnson—Cora J Rose et al; E H Lockwood (A).

MAR. 1.

CANARSIE la, nec Flatbush av, 34.5x101.11x 34.10x99.8; Savgs Bank of Utica—Jno Parkin et al; T F Redmond (A).

CHAUNCEY st, ss, 285 e Hopkinson av, 20x100; Jno G Goldfuss—Philip Schmitt & ano; to create a lien; McGuire, Delany, Niper & Connolly (A).

DIAMOND st, es, 150 n Nassau av, 16.8x100; May Perry—Wm J White et al; C & T Perry (A).

ROSS st, nws, 410 ne Lee av, 20x100; Clara Doscher—Dietrich W Kaatze et al; partition; F B Mullin (A).

WILSON st, ss, 410 e Lee av, 20x100; Florence E Banta—Jno A Cornell et al; to recover judgment; H C Rickaby (A).

6TH st, sws, 237.10 nw 6 av, 20x100; Geo B Perry & ano—Albt D Martin et al; C B Smith (A).

52D st, ss, 80 w 20 av, 100.2x200; Alco Bldg Co—Bklyn Realty Sellers et al; Elek J Ludvigh (A).

85TH st, nes, 160 nw 12 av, 80x100; Tunis S Bogart—Susanna T Reich et al; Chas H Lott (A).

CROOKE av, swc Ocean av, runs s147.3xw110 xs6xw— to land Bklyn & B B R R xn118.9 to av xe129.11 to beg; South Bklyn Savgs Inst—Newton D Hawkins et al; Coombs & Whitney (A).

FLATBUSH av, sec Beverly rd, 29.6x101.10x 29.6x101.6; Savgs Bank of Utica—Jno Parkin & wife; Thos F Redmond (A).

SUTTER av, ns, 80 e Hendrix, 20x90; Jessie O'Connor—Bessie Rock et al; D O'Connor (A).

MAR. 3.

BERRIMAN st, es, 155 s Stanley av, 40x100; Ambrose M Steinert—Henry N Steinert et al; partition; H A Knox (A).

CRYSTAL st, ws, 100 n Pitkin av, 19x100; Justena Steeger—Wm H Hard et al; G H Boyce, Jr (A).

78TH st, 1705; Antonio Incerrano—Alphonso R Ferrentino; specific performance; M O Rini (A).

82D st, nes, 370 nw 17 av, 20x100; Louise Fruhauf—C J Marcus Constn Co et al; C C Suffren (A).

KENT av, es, 90 n N 3d, 10x400; Chas H Downs—Jane Clark et al; partition; W G Johnson (A).

8TH av, nwc 66th, 198.1x298.4x139.8x282.7; also 8TH av, sec 65th, 200x158.9x200x151; also 67TH st, swc 8 av, runs s170.10xw148.2 to 68th xw100.2xn200.6 to st xe259.9 to beg; also 67TH st, sec 8 av, 154.10x179x119.9x177.1; also two certain strips of land; Jefferson M Levy—Wm H Ely et al; partition; E V Daly (A).

MAR. 4.

BEATTIE st, nes, 240 nw rd leading from New Utrecht to Flatbush av, 60x100; Mary E Giessenhoffer—Victor Ernst et al; Furst & Furst (A).

HOOPER st, nws, 100 sw Bedford av, 89.4x 100; Arthur H Selinger—Eastern Dist Constn Co et al; Saml A Telsey (A).

MONROE st, ns, 174.6 w Reid av, 24.6x100; Henry Hyer—Jno G Christmas et al; Manning & Buechner (A).

OAK st, ss, 277 w Franklin, 21x75; Jno F Descaso as exr &c Cecelia A Purdy—Jno W Stiles & ano; L S Goebel (A).

PRESIDENT st, ss, 124.10 w Utica av, runs w4.6xs100.7xe24.8xn102.7 to beg; also PLOT begins 100 n Carroll & 129.4 w Utica av, runs n 40xe24.8xs40.10xw32.8 to beg; also PRESIDENT st, swc Utica av, runs s100.7xw104xnw101 to st xe124.10 to beg; also PRESIDENT st, ss, 249.4 w Utica av, runs s— to Carroll xw9.2xnw—xe58 to beg; Harry Baer—Carrie Willet et al; H Baer (A).

STANHOPE st, nws, 163.7 s Myrtle av, 25x 78.11x27x68.5; Franz Boegner—Nathan Jarashow et al; C A Clayton (A).

E 7TH st, es, 60 s Av O, 320x120.6; Benj Getzhoff—Drucker Constn Co & ano; foreclosure mechanics lien; H Lurio (A).

W 8TH st, ws, 75 n Av S, 20x100; Francis F Hill—Irenee A Burnum et al; Fredk W Block (A).

BAY 8TH st, ses, 100 sw Bath av, 40x96.8; Jno A Voorhees—Peter F Ralph et al.

19TH st, es, 90 n Vanderbilt, 17.1x80; Francis F Hill—Pruzin Bldg Co et al; Fredk W Block (A).

SAME prop; same—same; same (A).

22D st, es, 200 s 4 av, 25x100; Mary Frilschler—Jno Mitchell et al; Francis J Sullivan (A).

48TH st, 455; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A).

50TH st, ns, 380 e 19 av, 20x100.2; Chas S Conklin—Wm G Kiuney et al; Elek J Ludvigh (A).

50TH st, ns, 520 e 19 av, 20x69.8x27.6x88.6; same—same; same (A).

NEW UTRECHT av, 3908; Fredk H Winckler—United Dressed Beef Co et al; H O Patterson (A).

TROY av, swc Pacific, 107.2½x100; Moses Bernstein—Troy Pacific Inc; Jos J Schwartz (A).

8TH av, nws, 73.8 sw Windsor pl, 26.4x 79.10x26.4x79.10; Fred H Pouch & ano as exrs &c Alfd J Pouch, dec—Arcadia Realty Co et al; Cary & Carroll (A).

MAR. 5.

BERGEN st, 1285; Germania Savgs Bank—Martin F Mulligan et al; Wingate & Cullen (A).

PACIFIC st, nes, 195 nw Hoyt, 20x90; Fredk Johnson—Mary E Cullen et al; Caldwell & Holmes (A).

REGENT pl, ss, 108.2 e E 21st, 27.1x100x 28x100; Taylor & Ellis—Jno T Watson et al; Cary & Carroll (A).

ST JOHNS pl, ss, 143.5 Ralph av, 20x 100; Bond & Mtg Co—Wm H Krimko et al; T F Redmond (A).

ST JOHNS pl, ss, 123.5 w Ralph av, 20x100; Bond & Mtg Guar Co—Wm H Krimko et al; T F Redmond (A).

1ST st, ss, 370 e Hoyt, 20x84.2x20x84.7; Albt & Barbara Gronert—Jos Barnett et al; Chas Oechler (A).

62D st, sws, 100 nw 24 av, 27x100; also 62D st, sws, 154 nw 24 av, 27x100; also 62D st, sws, 208 nw 24 av, 162x100; Chas H Finch & Co—Leon W Pease et al; H W McChesney (A).

79TH st, nes, 171 se 17 av, 20x100; New York Mtg & Sec Co—Gustaf A Johnson et al; C C Suffren (A).

AV U, beg at land of Mary Vanderveer, runs s — to meadow lots of Vanderveer Clapp et al xsw— to Gerritsens Creek xsw351.6xnw82.5 to mill dam xne91.10 xnw—xne— to beg; Title Guar & Trust Co—Laura E Fitzgerald et al; Harry L Thompson (A).

CHURCH av, ns, 40 w E 8th, 20x77.9x20x78.6; Abr Adelberg—Spade Realty Co et al; Brussel & Beebe (A).

CHURCH av, ns, 20 w E 8th, 20x77.5¾x20x 79; Abr Adelberg—Spade Realty Co et al; Brussel & Beebe (A).

CHURCH av, ns, 60 w E 8th, 20x78.6x20x 78¾; Abr Adelberg—Spade Realty Co et al; Brussel & Beebe (A).

GRAVESEND av, es, 100 n Av C,, runs e125x n500xw25xn140xw100 to Gravesend av xs640 to beg; also CHURCH la, sec West, runs s93.6xe 100xn—to Church la xsw to beg; also GRAVESEND av, 240 n Av C, runs w100xn240xe100 to Gravesend av xs240 to beg; also WEST st, ws, 106.10 s Church la, runs w103.11xe97.3 to West xne36.7 to beg; also 35TH st, ses, 108.5 s Church la, runs e163.2xs142.8xsw27.6xw78.10 to 35th xnw215.9 to beg; Home Life Ins Co—Yorklan Realty Co et al; Harry L Thompson (A).

KINGS hway, swc E 26, 96.4x82.10x80x136.6; also KINGS hway, swc E 27th, runs s449.10xw 100xn80xw100 to E 26th xn236.9 to hway xne 236.3 to beg; also KINGS hway, swc E 28th, runs s841.10xw100xn80xw100 to E 27th xn629.6 to hway xne239.10 to beg; also AV P, sec E 29th, runs s140xe100xs80xe—xnc— to Nostrand av xn— to Av P xw210 to beg; also AV P, swc Marsh, runs s— to Geo Lott Farm Line x sw200 to Burnett xn204.5 to Nostrand avxne 160.6 to Av P xe114.8 to beg; Jno Seiler—Louis P Reeder et al; A A Hovell (A).

LOTS 112-113, in blk 2 on map of 221 lots belonging to Michl J Bergen in Town of New Utrecht; David M Kennedy—Edw D & Maggie Delaney; Jas Taylor (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 1.

SHERMAN av, ws, 214.7 n 167th, 121.6x128.1; Jno R Todd et al—Edw J Koellsted et al; Rounds, Hatch, Dillingham & Debevoise (A).

MAR. 3.

FRANKLIN st, 178-80; Carrie B Towne—Channell Realty & Constn Co et al; E Herrmann (A).

GOLD st, 62-4; Union Trust Co of N Y—Chas A McMann et al; Miller, King, Lane & Trafford (A).

MAIN st, es, 126.5 s Scofield av, 111.8x75.8; Maria Reinbolt—Thos F Murray et al; H G K Heath (A).

154TH st, ss, 131.9 w St Nicholas av, 20x 99.11; Manhattan Life Ins Co—Brown-Weiss Realties et al; Rapallo & Kennedy (A).

182D st, 554-6 W; Amelia Maodona—Augusta E Mohr et al; Cary & Carroll (A).

CRESTON av, es, 20.1 n 197th, 20.1x95; also CLINTON av, swc 181st, 94.6x19.1; two actions; Hannah B Orrell—Amalia Pirk et al; M S Lynch (A).

MANHATTAN av, 527; Andw T McKegney—Henry Wacker et al; H A Brann Jr (A).

UNDERCLIFF av, ws, 446.10 s Sedgwick av, 25x100; Margt E Jones—Bertha Dieffenbach et al; W D Cameron (A).

MAR. 4.

38TH st, ns, 100 e 8 av, 20.6x98.9; Jno Merkel et al—Jac Rosenthal et al; Ferris & Storck (A).

137TH st, ns, 321 w 7 av, 18x99.11; Germania Life Ins Co—Morris I Ritterman et al; Dulon & Roe (A).

137TH st, ns, 303 w 7 av, 18x99.11; Germania Life Ins Co—Julius Feinberg; Dulon & Roe (A).

BARNES av, swc 205th, 229.8 to Westchester rd x171.6x irreg; Dollar Savings Bank of City of N Y Michl J Mack et al; Lexow, Mackellar & Wells (A).

BRACKEN av, es, 525 s Jefferson av, 50x100; Herman Lowenstein—Barney Spatz et al; J J Speth (A).

GRANT av, es, 257 s 166th, 25x102.1; Adeline V Shaw Mary A Monaghan et al; Shaw, Fisk & Shaw (A).

SOUTH CHESTNUT DRIVE, 25.4 e South Oak Drive, 35.1x97.5; Chas Williams—Eliz B Graham et al; L Burgess (A).

LOTS 32 & 33, parcel 19, map of Ogden Estate; Chas B Bretzfelder—Eberhardt & Podgur et al; Miller & Bretzfelder (A).

MAR. 5.

BARTHOLDI st, swc Holland av, 50x100; Wappinger Savgs Bank—Antonio Fiscella et al; G Worrall (A).

47TH st, 41 W; Trstes of Columbia University in the City of N Y—Kathleen T Harper et al; Nash & Jones, (A).

39TH st, 311 E; Bernhard Mayer—Jacob Auerbach et al; amended; I S Heller (A).

81ST st, ns, 212.5 w Ams av, 182.8x102.2; Leo M Klein—Chas Brogan Inc et al; Stoddard & Mark (A).

137TH st, ss, 343 w 7 av, 18x99.11; Germania Life Ins Co—Fannie Bick et al; Dulon & Roe (A).

137TH st, ss, 543 w 7 av, 19x99.11; same—Julius Franklin; Dulon & Roe (A).

137TH st, ss, 525 w 7 av, 18x99.11; same—Paul Chopak; Dulon & Roe (A).

137TH st, ns, 193 w 7 av, 19x99.11; same—Morris Kraushaar; Dulon & Roe (A).

146TH st, ss, 248.4 w Brook av, 66.8x100x irreg; two actions; Jos Simerman—Julius Schattman et al; H R Elias (A).

AMSTERDAM av, nwc 121st, 100x100.11; Saml Hirsh—Hyman D Baker et al; M Stern (A).

HUGHES av, ses, 150 ne 183d, 25x100; Augusta E Reese—Nicola Trionfo et al; C P & W W Buckley (A).

OLMSTEAD av, es, part of plot 425, map of Unionport, Bronx; Jno L Thomas—Starling Realty Co et al; A Knox (A).

3D av, 3603-5; Adolf Ichel-Mary A Nolan et al; E A Isaacs (A).

MAR. 6.

38TH st, 269 W; David M Levy—Jacob Rosenthal et al; J P Berg (A).

GREENE av, ns, 250 e Mapes av, 50x100; also ROAD to Middletown, ss, 250 e Mapes av, 50x100; 2 actions; Westchester County Brewing Co—Mary Kane et al; N Blank (A).

VILLA av, es, 409 n Potter pl, 16x100; Henrietta Renshaw—Jessie F Thorn et al; amendad; S Williamson.

MAR 7.

BROOME st, sec Mott, 72.8x108.9; Jas E March—Carmine Marasco et al; Hedges, Ely & Frankel (A).

PROSPECT ter, swc 15 av, 25x105; Grant Squires exr—Frank McGarry et al; J M Rider (A).

WOODRUFF st, n or ncs, 197.10 se Boston rd, 25x126.8; Wm H Hottes—D J Dillon Co et al; M S Hyman (A).

19TH st, 446-8 W; Lillian Lanzit—Henrietta Ingber et al; amended; E A Brown (A).

205TH st, ns, Lot 525, map of prop of Geo F & Henry B Opdyke; Madeleine G France—Margt T Conlan et al; amended; Thornton & Earle (A).

228TH st, ns, lot 106, map of Village of Wakefield; Edw F Maloney—Lawrence Harley; R W Maloney (A).

SHERMAN av, 127-35; five actions; Equitable Trust Co of NY—Hanover Realty & Constn Co et al; Taylor, Jackson & Brophy (A).

BUILDING LOAN CONTRACTS.

The first name is that of the Lendor, the second that of the Borrower.

Manhattan and Bronx.

MAR. 1.

176TH st, ss, 100 w Audubon av, 75x87.1; Van Dyck Estate loans Placid Realty Co to erect a 5-sty apartment; 13 payments. 65,000

176TH st, ss, 175 w Audubon av, 75x87.1; same loans same to erect a 5-sty apartment; 13 payments. 65,000

WADSWORTH av, sec 191st, 133.11x100; Henry Morgenthau Co loans 191st St Constn Co to erect two 5-sty apartments; 9 payments. 115,000

MAR. 3.

CEDAR av, es, 223.11 s 177th, 64.11x74.3 to ws Sedgwick av x74.8x111.3; Central Mtg Co loans Milton Building Co, Inc, to erect a —sty bldg; — payments. 20,000

5TH av, 424-34; 38TH st, 1-11 W, & 39TH st, 2-14 W; Title Guar & Trust Co loans Frank V Burton & John H Burton to erect a 10-sty department str; — payments. 5,500,000

MAR. 4.

SIMPSON st, nec 163d, 100x110.1; City Mortgage Co loans Podgur Realty Co to erect a 6-sty apartment; 11 payments.....110,000

81ST st, ss, 256.3 e Ams av, 56.3x102.3; Germania Life Ins Co loans Wesley Realty Co to erect a 9½-sty apartment; 8 payments. 165,000

PARK av, nec 184th, 50x100; Manhattan Mortgage Co loans Jno H Buscall Co to erect a 5-sty apartment; 14 payments. 40,000

ST NICHOLAS av, nwc 164th, 133.4x124.10; Montrose Realty Co loans Albion Constn Co to erect a —sty bldg; 11 payments. 230,000

WADSWORTH av, ws, 160.2 n 185th st, 54.5x115; Ver Planck Estate loans Comfort Realty Co to erect a 5-sty apartment; 14 payments. 55,000

WADSWORTH av, ws, 110.2 n 185th, 50x115; same loans same to erect a 5-sty apartment; 14 payments. 50,000

WADSWORTH av, ws, 60.2 n 185th, 50x115; same loans same to erect a 5-sty apartment; 14 payments 50,000

MAR. 5.

HOME st, ss, whole front bet Bryant av & West Farms rd, 120.6x40.3x91.11x51.10; Manhattan Mtg Co loans Absar Realty Co to erect a 5-sty apartment; 12 payments. 45,000

SIMPSON st, ws, 328.7 s Westchester av, 41x105.11; Chas Riley loans Simpson Constn Co to erect a 5-sty apartment; 11 payments. 25,000

SIMPSON st, ws, 287.7 s Westchester av, 41x105.6; same loans same to erect a 5-sty apartment; 11 payments. 25,000

55TH st, ns, 300 w 9 av, 200x122xirreg; Union Mtg Co loans Isaac A Hopper, Inc, to erect a —sty bldg; — payments. 300,000

BRYANT av, nec West Farms rd, 117.5x150.1; Manhattan Mtg Co loans Absar Realty Co to erect a 5-sty apartment; 12 payments. 55,000

PINEHURST av, nec 180, 100x100.6; Germania Life Ins Co loans Emmay Realty Co to erect a — sty bldg; — payments. 150,000

WEST END av, nwc 85th, 102.2x150; Metropolitan Life Ins Co loans West End Eighty Fifth Co to erect a 12-sty apartment; 14 payments. 750,000

MAR. 6.

No Building Loan Contracts filed this day.

MAR. 7.

OAK DRIVE, ns, 125 e Cruger av, 50x95; North Side Mortgage Corp loans Jos A Mascia to erect a 3-sty dwelling; 4 payments. 5,500

ATTACHMENTS.

Manhattan and Bronx.

FEB. 27.

Muller, Jos H S; Chas D Barkley; $1,250; Brower, Barkley & Stout.

FEB. 28.

Mullen, Anna M; M. Tecla & Co; $3,560; Jacoby, Scharps & Raffel.

Ridgway Silk Co; Jno Dunlop's Sons; $877.85; A Palmer.

MAR. 1, 3 & 4.

No Attachments filed these days.

MAR. 5.

Tri-State Ry & Electric Co; Turbo Blower Co; $1,200; W D Sporborg.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

FEB. 28, MAR. 1, 3, 4, 5 & 6.

7th Av & 14th St, Corpn. 7th av sec 14th, —x—..Wheeler McDowell Elevator Co. Elevator. $1,053

Hermax Realty Co. 160th st, ns, 125 w Elton av..Metropolitan Chandelier Co. Fixtures. 235

Lockwhit Co. Whitlock av, 832-4..Consolidated Chandelier Co. Fixtures. 1,800

Spiselman, Louis. 440 6th av..Fairbanks Co. Machinery. 350

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 27, 28, MAR. 1, 3, 4, & 5.

Diefenbach, Harry, 2788 Fulton st..Ferdinand Munch Bwy. Doors. $35

Dreyer, L. 141 Kent av..same. Panels. 112

Rosenstein, I & J. Ft Hamilton av from 59th to 60th sts..Berman & Orlikoff. Mantels. 450

Vermont Bldg Co. Vermont st bet New Lots rd & Hegeman st..Colonial Mantel & Refrigerator Co. Mantels. 1,500

York Penn Co. 57th st nr 7th av..Curry & Co. Furnaces, &c. 602

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub

MAR. 1.

HORATIO st, 105-7; Edw M Gardner—Saml T Hoffman, Farmers Loan & Trust Co & Wm H Harris, trste & Hennebique Constn Co (16). 109.50

HOUSTON st, 64-72 E; Staudinger & Reisberg—B S Weeks & Edw Schminke (7). 125.00

93D st, 66 W; Morris Miller—Anna Byrne (5). 13.70

127TH st, 421-7 W; Patent Scaffolding Co—Bernheimer Schwartz Pilsener Brewing Co & Chas H Peckworth (15). 135.00

BRYANT av, nec 173d, 24.9x100.9; Jos Shanske—Cieri Constn Co (9). 210.00

MADISON av, 1340; Philip Cohen—Henry B Stein (4). 10.00

PARK av W, nwc 188th, 147.10x123.11; Ames Transfer Co—N Y Edison Co, Bronx Artificial Stone Works & Wm A Burr & Co (13). 87.88

WEBSTER av, es, 100 n 182d, 125x100; Sebastiano Di Palermo—Greystone Holding Co (12). 786.25

WESTCHESTER av, ss, 4.3 e 3 av, 70.11x irreg to Bergen av; Cross, Austin & Ireland Lumber Co—Richd Seigman & J Clarence Davies; renewal (6). 2,394.48

WHITLOCK av, 864-74; Martin Milarkey—Lockwhit Co & Chas & Gertrude Graham (10). 3,329.52

WHITLOCK av, 832-44; same—same (11). 516.75

WHITLOCK av, es, 100 s Tiffany, 175x125; Thos C Edmonds & Co—Lockwhit Co (1). 1,095.00

WHITLOCK av, es, 431 s Tiffany, 106x100; same—same (2). 178.00

4TH av, nec 30th, 74x90; Penn Brass & Bronze Works—Fourth Av & Thirtieth St Co & Milliken Bros, Inc (8). 110.00

MAR. 3.

ALLEN st, 27-9; Barnet Siegel—Abr Satz & Saml Silverman (26). 280.60

LEROY st, 11; Edw M Gardner—Carolina Perazzo & Louis Mazzo (32). 44.00

RENWICK st, 38-42; Adam Happel—A Luedemann& Grand Central Building & Constn Co; renewal (25). 286.63

THOMPSON st, 132-34½; Brandt Constn Co—Citizens Investing Co (29). 2,700.00

22D st, 417 E; Fillmore Iron Works Co—Codaville Realty Co & Jos Tino & Co (23). 67.00

154TH st, 308-10 W; Roof Maintenance Co, Inc—Goe Pfaff & Barnet Brisk (35). 140.00

AQUEDUCT av, 1492-4; Finrock Iron Works—Towanda Constn Co; renewal (28). 1,541.80

AQUEDUCT av, 1492-4; H Raabe & Sons—Towanda Constn Co; renewal (22). 1,600.00

BROADWAY, sec 106th, 27.4x79.8; Jump House Wrecking Co—Saml McMillan (31). 25.92

CENTRAL PARK W, 65; Frank W Astante—Geo B Leonard & Baron S Price (36). 174.91

CROTONA Parkway, es, 604 s 177th, 114x 130; Minnie E Roden—Kramer Contracting Co & G Zibelli & Son (30). 137.50

HOE av, 1545-63; Jos Starobin—Solid Realty & Constn Co & Kramer Contracting Co (33). 900.00

RIVERSIDE dr, 528; Josef Zicherman—Ormond Realty Co & Calder, Nassoit & Lanning (27). 81.50

WHITLOCK av, es, 100 s Tiffany, 175x175; also WHITLOCK av, es, 431 s Tiffany, 156x90; Braunfels, Browning & Co—Lockwhit Co (34). 74.55

WHITLOCK av, es, 100 s Tiffany, 175x155; also WHITLOCK av, es, 431 s Tiffany, 156x90; La Spina Cut Stone Co—Lockwhit Co (24). 400.00

WHITLOCK av, es, 100 s Tiffany, 175x156; also WHITLOCK av, es, 431 s Tiffany, 156x90; Candee, Smith & Howland Co—Lockwhit Co & Jas Kelly (17). 327.25

SAME prop; same—Lockwhit Co & Star Mantel & Tile Co (18). 89.72

SAME prop; same—Lockwhit Co & Peter Aglion & Bro (19). 3,933.60

SAME prop; same—Lockwhit Co (20). 11.10

MAR. 4.

14TH st, 203 E; Louis Moeschen—Louis Buchler & Eugene J Flood (renewal) (44). 105.77

204TH st, ns, 400 w Cadiz pl, 50x100; Graff Furnace Co—Rachel F Defina & Louis Defina (40). 126.00

231ST st, ss, whole front bet Kingsbridge av and Van Corlear av, 300x225; A Angelora & Bro—Church of the Mediator, Yonkers & Chas H Peckworth (41). 2,600.00

AQUEDUCT av, 1492-4; Noonan & Price Co—Towanda Constn Co, Jos Callo & Jos Laguidara (renewal) (43). 1,580.00

BROADWAY, 2297; Water Supervision Co—Lansing Realty Holding Co & C F Cockoras (37). 9.00

BROADWAY, 1565; same—Jno Murphy & B D Feinberg (38). 9.00

BROADWAY, nwc 52d, 101x100.3; same—Posada Realty Co & David B Goldschmidt (39). 126.00

JEROME av, es, 359 s Tremont av, 25x 101.6; J F Murphy Lumber Co—Jno Schreiber, Euell General Contracting Co & Chas Loesch (45). 260.49

TREMONT av, 459; Heights Plumbing Supply Co—H A Hayman, Chas H Smith & McDonnell & Taylor (46). 232.13

WHITLOCK av, es, 100 s Tiffany, 175x—; WHITLOCK av, es, 341 s Tiffany, 156x90; Star Marble & Tile Co—Lockwhit Co (42). 700.00

MAR. 5.

BECK st, ss, 100 w Av St John, 200x125; Manhattan Rolling Mill—Ostro Constn Co & Builders Iron Works (55). 2,200.00

FOX ST, ws, 29.6 s 169th, 50x131; Tremont Iron Works—W S P Shields & Carr Building Co. (57). 75.95

LORILLARD pl, ws, 47 s 188th, 25x100; Oriental Fireproof Sash & Door Co—Flavius Improvement Co (54). 120.00

RENWICK st, 38-42; M F Westergren, Inc—A Ludemann & Grand Central Building & Constn Co (51). 594.00

4TH st, 281 W; Edmonds Giambastiani—Francis A Norris & Michl Normoyle (47). 41.00

70TH st, 320-4 E; Perfect Contracting Co—David Reiser & Louis Schlechter (56). 101.25

77TH st, 318 W; Paul Euell General Contracting Co—Ophelia A Byrnes & Casmento Roofing Co (60). 60.00

77TH st, 320 W; same—W H Baron & Casmento Roofing Co (61). 90.00

81ST st, 203-7 W; Rudolph Federman—S B Constn Co & De Luca & Co (53). 95.67

204TH st, 225-7 E; G B Raymond & Co—Rachel Defeno or Defina & Louis De Fina or Defeno (52). 146.13

BROOK av, es, 104.7 n 150th, 85x135; Candee, Smith & Howland Co—St Peters & St Pauls Roman Catholic Church & Thos J Reilly Co (renewal) (58). 3,886.33

JEROME av, 1934; Aug Kampfner—Jno Schreiber & Paul Euell General Contracting Co (48). 52.50

SAME prop; Stanley Hoisting Co—same (49). 79.75

JEROME av, 2643-5; Sigmund Adler—Magda Operating Co & Jno E Scharsmith (63). 348.00

JEROME av, 1934; Paul Euell General Contracting Co—Jno Schreiber & Chas Loesch (62). 956.00

JEROME av, 1934; Igoe Bros, Inc—Jno Schreiber & Paul Euell General Contracting Co (59). 165.38

Mechanics' Liens Manhattan and Bronx (Continued.)

WALES av, nec 142d, 137x47; Peerless Heater Co, Chas Pfleger, Harry F Bowley, Henry Hollerith & Building Contracting Co. (50). 499.00

4TH av, 440; Penn Brass & Bronze Works—440 Fourth Av Co & Milliken Bros Inc (64). 140.00

MAR. 6.

FOX st, ws, 29.6 s 169th, 25x136; Fiske & Co Inc—W S P Shields & Carr Bldg Co (71). 34.50

FOX st, 1111-45; Abr Grushkin—Hoem Fox Co (65). 337.00

50TH st, 339-51 W; Pelham Operating Co—N Y Polyclinic Medical School & Hospital & F R Rosen; renewal (68). 164.00

125TH st, 28-30 W; Michele Bresola—Leonhard Realty Co, Samuel Currucci & Enerico Grimildi; renewal (69). 700.00

215TH st, ss, 225 w Paulding av, 50x100; Luciano Priano—Rosina & Rosario Lo Bue & Giovann. Ferrara (67). 70.65

BROADWAY, 2094; Salvatore Maiorino—Archibald D Russell, Percy R Pyne, Harsen Co & Malandre Bros & Blum Bros (70). 306.10

WHITLOCK av, es, 100 s Tiffany, 175x155; also WHITLOCK av, es, 431 s Tiffany, 155x90; Harry McGlaide—Lockwhit Co & Chas W & Gertrude Graham (72). 675.00

8TH av, 336—S & P Guaranty Roofing & Skylight Co—Geo W Bloomsfield & Salvatore Preziosi (66). 80.00

MAR. 7.

71ST st, ss, 200 w 3 av, 17x100; Geo H Storm & Co—Ralph W Lobenstein & W E Smith, Inc (60). 159.36

138TH st, 58-60 W; Solomon Mills—A M E Zion Church Congregation & Rev J H Mullen (78). 8.00

BROADWAY, sec 43d, 104x194; A Schwoerer & Sons Inc—Mary A Fitzgerald, Broadway & 43d Street Building Co (renewal) (74). 1,179.15

BROOK av, es, 104.7 n 159th, 86x—; Albt Blechner, Inc—St Peter & St Pauls Roman Catholic Church & Thos J Reilly Co (82). 3,883.33

DALY av, ws, 555.10 s 177th, 116.10x100; CROTONA PARKWAY, es, 603 s 177th, 113.8 x100; Brooklyn Fire Proof Sash & Door Co Inc—Defender Constn Co & Kramer Contracting Co (77). 470.00

GRAND BOULEVARD & CONCOURSE, sec Fordham rd, 225x100; Brooklyn Fireproof Sash & Door Co—Defender Constn Co & Kramer Contracting Co (75). 1,124.00

SO BOULEVARD, nwc Elsmere pl, 82.4x170.8; same—same (76). 465.00

SO BOULEVARD, ws, 815.8 s Westchester av, 145.4x139.4; Century Sand & Gravel Co, Inc—Kellwood Realty Co & T F Hahn Constn Co (81). 499.00

WESTCHESTER av, swc Bergen av, 70.11x181.3; Jos Elias—Richd Seigman, J Clarence Davies & Reid-Palmer Constn Co (renewal) (79). 580.02

4TH av, 440; Concord Constn Co—Passavant & Co, P C Stuart Co & Milliken Bros, Inc (73). 174.00

Borough of Brooklyn.

FEB. 27.

FRANKLIN st, 213; Jas W Bliss & Son—Alovia Meyer. 21.20

MALTA st, ws, 100 n Hegeman av, 40x100; Saml Footerman—Nathan Shapiro. 53.00

39TH st, 68; Fred C Farnsworth—American Infusion Steel Process Co. 25.18

65TH st, ss, 300 e 11 av, 20x100; Wm Ostergren—Jas & Phillip Russo & P Seccia. 107.00

MONTAUK av, 210; Oscar Fichtenbaum—Kath Pfeffer & M Hassen. 74.00

MYRTLE av, sec Gates av, —x—; Eugene G Victor—Frieda Hoepfner & Jno Gerathwohl. 287.00

SURF av, ns, 101.6 e W 32, 21x118; C I Constn Supply Co—Theo Kutyn, Eliz Morey, Brettschneider Realty Co & Ellen Nevins. 234.94

STONE av, 522-4; David Wolfman & ano—Rosie Levy. 1,660.00

FEB. 28.

MAUJER st, 41; Elix Kravitz—Benj Donsky. 300.00

NASSAU st, sec Jay, 176.1xirreg; Peelle Co—Cary Mfg Co & Hennebique Constn Co. 97.50

TROUTMAN st, 183-5; Conrad Valentine—Estate of Fredk Wolf & Chas J Sauer as exr. 81.83

N 8TH st, 265; Fred J Hertel—Assunta Caputo & Frank Franzeze Cement Wks Co. 200.00

46TH st, ss, 175 w 6 av, 25x100.2, Louis Solomon—Annie K Albert & Watson & Pittenger. 64.58

E 42D st, 1153; Jacob Dames—Richd B Malson. 4.75

57TH st, ns, 180 e 7 av, 60x100; Feodore Gorbachefsky—York Penn Co. 361.00

58TH st, ns, 540 w 13 av, 20x100; Harry Kavshancky & ano—Wm & Robt Smith, Smith Bros. 95.00

MAR. 1.

KINGSTON av, 510; Isaac Chaprack—Jac Zilber. 575.00

ST MARKS av, ns, 100 w Howard av, 37.10x127.9; Harry Richmond & ano—Docket Impt Co & Herman Rosenthal. 200.00

MAR. 3.

HARRISON st, 121; A E Ambach Co—Michele Auletta & Assunta Auletta. 234.50

HOOPER st, 85-91; A Perlman Iron Works—Eastern District Constn Co. 1,668.34

LINCOLN pl, wc East N Y av, 102.3x68.8x123.2; Abr Marshall & ano—The Constructors & Louis Abramon & Monte Moskowitz. 900.00

VERMONT st, ws, 100 s New Lots av, 635x100; East N Y Mason Material Co—Vermont Bldg Co. 336.78

WEST st, es, 180 n Av C, 143.10x100; Giovanni Suno—Bristol Bldg Co. 75.00

E 5TH st, es, 320 s Cortelyou rd, 60x100; Jno Bossert & ano—Peter Fahy. 863.51

BLAKE av, ss, 100 e Snediker av, 50x100; Terminal Lumber & Trim Co—Snediker Constn Co (Inc) & Max Sohlein. 91.24

EASTERN Pkway Extension, ses, 1.11 sw Degraw, 20x irreg; Abr Marshall & ano—The Constructors & Louis Abramson & Monte Moskowitz. 365.00

LINCOLN av, wc East N Y av, runs w123.2xs 68.8xne102.6 to beg; Harry Marcus Iron Works—The Constructors & Louis Abramson & Monte Moskowitz. 1,500.00

NEW LOTS av, swc Williams av, —x—; East N Y Mason Material Co—Vermont Bldg Co. 121.34

MAR. 4.

SCHOLES st, 281; Rubin Goldfien & ano—Saml Salaway, Nathan Satera & Frank Kiefetz. 250.00

E 18TH st, 1149-53; Claus A Osterholm—Jessie C Church & Chas H Denison. 500.00

53D st, ss, 460 e 17th, 106x107; Hillel Davorkin—Wm T Koenig & J Phillips. 200.00

CLINTON av, ws, 20.2 s DeKalb av, —x—; Julius Mock—Thos A McGoldrick & Pirre Duvinage & Rupp Bros. 125.00

EASTERN PKWY ext, ses, 1.11 sw Lincoln pl, 119.6xirreg; Harry Marcus Iron Wks—The Constructors. 450.00

SAME prop; Sam Walkoff & ano—same & Marshall Bros & Louis Abramson & Monke Moskowitz. 180.00

GREENE av, nec Grand av, 45x100; Schuchman & Greenman—Gertrude S Stratton & O E Anderson. 20.00

KNICKERBOCKER av, 354; Rubin Goldfein & ano—Knickerbocker Furniture Co & Nathan Satan & Frank Krefetz. 200.00

NEW UTRECHT av, sec 69th, 20xirreg; Peter J Van Note—Johanna Greenfield. 560.36

5TH av, swc 53d, 25x100; Marzio Pannone—Glass & Liberman & L C Minden. 68.00

MAR. 5.

DECATUR st, 109; Abr Rappaport—Abr Rubin. 150.00

ST JOHNS pl, 440; East N Y Marble Co—Gibfort Co. 150.00

E 8TH st, es, 380 s Av J, 40x100; Christy McCormack—Jos Naas. 70.50

45TH st, 1357; Morris Leckin—Frieda Aronson & Julius Goldberg. 132.00

PARK AV, ns, Waverly to Wash av, 123.6 x—; Sterling Ceiling & Lathing Co—Henry & Jno Van Glahn & Rockwood & Co & Gabler Constn Co. 590.00

19TH av, swc 50th, 20x100; Smith & Theis—Anthony J Singler. 15.41

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

MAR. 1.

HUGUENOT st, 140; Bernhard Davidson—Herman N Isch et al; Jan17'13. 72.00

[2]AMSTERDAM av, nwc 99th; Niagara Wood Working Co—St Michael's Protestant Episcopal Church et al; Jan24'13. 1,100.00

MAR. 3.

MONROE st, 171; Teddy Connolly, Inc—Milea Realty Co et al; Jan28'13. 900.00

9TH st, 334 E; Julius Mathews—Rose De Canio et al; Feb13'13. 27.00

43D st, 118 W; A Pardi Tile Co—L Pane et al; Mar7'12. 125.00

AMSTERDAM av, nwc 99th; Hudson Mantel Mirror Co—St Michael's Protestant Episcopal Church et al; Feb24'13. 207.00

LEXINGTON av, 1352; Saml Shein—Wm Renn et al; Dec17'12. 12.00

ST NICHOLAS av, sec 172d; Cohen & Lederman—Paterno & Son Contracting Co et al; Aug 2'12. 2,700.00

VYSE av, nec 172d; Stuhmiller Mantle Works—Mondschein & Co; Jan28'13. 1,125.00

MAR. 4.

[2]8TH st, 16 E; Jac I Hass, Inc—Julia Ward et al; Feb20'13. 1,050.00

[2]Eastchester rd, es, 75 n Chester; Silvio Federici—Herman H Isch et al; Dec31'12. 325.00

[2]HAVEN AV, nec 179th, Ames Transfer Co—Degenhardt Constn Co et al; Mar1'13. 220.57

HOE av, ws, 25 n 172d; Jamestown Mantel Co, Roy Holding Co et al; Jan9'13. 2,150.00

SAME prop; Norfolk Lumber Co—same; Jan13'13. 453.00

SAME prop; Jackson Bros—same; Jan14'13. 1,000.00

[2]MAPES av, nec 178th; Arlando Marine—Jos Diamond Constn Co et al—Nov25'12. 600.00

BROADWAY, 1465-7; Wells & Newton Co—Estate of Chas A Coe et al; Feb11'13. 995.00

[2]ST NICHOLAS av, sec 172d; Max Siegel—Paterno & Son Contracting Co et al; Aug 2'12. 22.90

5TH or DYER av, es, 10.11 s Tracks of N Y, Westchester & Boston Ry Co; Hudson Wood Working Co—Fine & Falk, Inc et al; Apr12'12. 2,100.00

MAR. 5.

204TH st, ns, 400 w Cadiz pl; Standard Plumbing Supply Co—Rachel Defina et al; Mar3'13. 158.50

MAR. 6.

3D st, 240 E; Thos Galligan Inc—Josef Rubricius; Nov13'12. 40.00

23D st, 449 W; Jno Noble—Agnes D Cloud et al; Aug23'12. 272.20

[1]BROADWAY, nec 146th; Jno P Kane Co—Florence L Alker et al; March1'13. 994.15

SO BOULEVARD, es, foot E 149th; E E Dey & Sons Co—N Y, N H & H R R Co et al; Nov29'12. 149.19

MAR. 7.

No Satisfied Mechanics' Liens filed this day.

Borough of Brooklyn.

FEB. 27.

BEAUMONT st, ws, 120 n Oriental blvd, 40x100; Clarence E Imerson—Carrie J Lamont; Mar25'13.

E 7TH st, es, 120 s Av M, —x—; Jno Danielsen—Jno F Mahoney & L A Brennen Co; Dec17'12. 112.00

SAME prop; Bayside Sash & Door Co—same; Aug21'12. 490.00

SAME prop; Fredk W Starr—same; Aug21'12. 355.00

SAME prop; Bklyn Builders' Supply Co—same; Oct10'12. 892.38

E 10TH st, ws, 540 n Av O, —x—; Nathan Shostack—Wm Jones & Jno Gallen & Son; Sept17'12. 113.00

NEW LOTS rd, ns, bet Hinsdale & Williams ave, —x—; Standard Lime Co—Georgia Bldg Co & Gordon Bldg Co; Oct4'12. 154.28

FEB. 28.

ST PAUL'S pl, ws, 100 n Church av, 268.4x irreg; Morris G Williams & Co—Vera Constn Co; Dec23'12. 1,400.00

8TH st, nec 8 av, 100x100; Morris G Williams & Co—Martella Realty Co; Dec23'12. 550.00

[3]E 8TH st, es, 380 s Av J, 40x100; Geo Lawrence—Nass Contracting Co & Theophile Souweine; Dec23'12. 87.00

[3]NORMAN av, swc Sutton, —x—; Adolph Weiss et al—Becky Prudovsky; June26'07. 912.00

7TH av, 294; Godol Kramer—Jno Otterstedt; Dec31'12. 80.00

MAR. 1.

HUMBOLDT st, nec Maujer, —x—; Tisdale Lumber Co—Jno Briggs & Zajic & Hrdlicka; Jan2'13. 1,000.00

MAR. 3.

MILFORD st, ws, 90 s Belmont av, —x—; Jacob Shulman—Mary Madansky & U S Title Co; Feb10'13. 171.50

SAME prop; Hyman Wolovitz—Mary Madansky & U S Title Guar Co; Feb7'13. 175.00

MAR. 4.

MILFORD st, ws, 90 s Belmont av, 40x100; Treib & Brodsky, Inc—Mary Madansky; Feb 25'13. 175.00

[3]E 8TH st, es, 380 s Av J, 40x100; Wm W Young—Theophile Sonweine & Christy McCormick & Jos Nass; Dec23'12. 234.63

E 13TH st, ws, 95 n Av S, 40x160; U S Radiator Corpn—Hab Bldg Co & Ruegamer & Auer; Nov1'12. 130.71

E 14TH st, 1850; Frez & Zangle—Jno Murphy & Norton Contracting & Supply Co; Jan13'13. 57.00

E 29TH st, ws, 640 n Av F, 80x100; U S Radiator Corpn—Hab Bldg Co & Ruegamer & Auer; Nov1'12. 355.50

AV R, sec E 12, 86.8x100x95.2x100.4; U S Radiator Corpn—Hab Bldg Co & Ruegamer & Auer; Nov1'12. 389.58

MAR. 5.

CARROLL st, ss, 140 e Nostrand av, 60x100 Gwanns Wrecking Co—Montrose Bldg Co, Renton Bldg Co & Thos Brown; Feb24'13. 288.75

ALABAMA av, es, — n Dumont av, 50x100; Pirozzi & Son (Inc)—Erector Realty & Construction Co & Dora Berman; Jan27'13. 200.00

ALBEMARLE rd, sec E 4th, —x—; Fred Hofner—Mary F Weitekamp; Dec2'12. 75.00

NEW YORK AV, nec Bergen, 30x110; Vincenzo Polito, New York Av M E Church & Geo A Morrison; Mar1'13. 190.00

VAN SICLEN av, es, 100 s Sutter av 25x100; Square Sash & Door Co—Jos Nass; Feb21'13. 315.00

[1]Discharged by deposit.
[2]Discharged by bond
[3]Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

FEB. 27.

W 17TH st, es, 180 n Mermaid av, 40x118; D Aspromonti on De Bietette & Ferante to pay C I Constn Supply Co. 625.00

MAR. 1, 3 & 4.

No Orders filed these days.

MAR. 5.

E 12TH st, es, 260 s Av P, 40x100; Hollow Wall Constn Co on Lawyers Title Ins Co to J P Duffy Co. 42.85

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2347 New York, March 8, 1913 (36) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about
adj—adjoining.
apt—apartment
assign—assignment.
asn—assign.
atty—attorney.
bk—brick
B & S—Bargain and Sale.
bldg—building.
b basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
consin—construction
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

FEB. 28, MAR. 1, 3, 4, 5 & 6.

Allen st, 129 (2:415-31), ws, abt 200 n Delancey, 25x87.6, 5-sty bk tnt & strs; Harris Schwartz to Meyer Ellenbogen, 755 Driggs av, Bklyn, mtg $27,000, Feb 25; Mar3'13, A$19,000 27,000. O C & 100

Bleecker st, 118 (2:524-46), ss, abt 50 e Wooster, 25x75, 1-sty bk str & shed, Sarah Lanterstein to Bleecker Lumber Co, a corpn, 118 Bleecker, mtg $12,000, Mar1; Mar3'13, A$20,000-21,000. nom

Bleecker st, 272-8 (2:587-26), nwc Morton (Nos 1-3), 81x50.3x86x50, 6-sty bk loft & str bldg; Wm A Gillen Jr to Antonio Rossano, 271 Bleecker; mtg $85,500 & AL; Mar4; Mar5'13, A$45,000-100,000. O C & 100

Bleecker st, 376 (2:621-20), ws, 55.1 n Charles, 21.3x70, 4-sty bk tnt & str; Mary E Schilling to Jno W Husemeyer, 376 Bleecker; ¼ pt; AT; Mar4; Mar6'13; A $10,000-14,500. O C & 100

Burling sl, 1, see Pearl, 240.

Burling sl, 3, see Pearl, 240.

Canal st, 102, see Forsyth, 26.

Canal st, 538-42, see St Nich av, es, 59.8 s 123d.

[m]Cherry st, 432-6, see Jackson, 41.

Christopher st, 100-4 (2:588-54-56), ss, 123 w Bleecker, 69.6x82.4x69x69.3, 6-sty bk tnt & strs; Chas I Weinstein Realty Co to Jno Dondero & Maria, his wife, 42 Baxter, NY, & Andrea Corsiglia & Amanuela, his wife, at Midvale, NJ, as tenants by entirety; mtg $63,000; Feb28'13; A$34,500-$——. O C & 100

Clinton st, 129 (2:347-27), ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; Rebecca Haims to Leopold M Rothman, 2 W 102 [2 W 120]; mtg $33,000; Mar3; Mar 6'13; A$26,500-40,000. O C & 100

Coenties sl, 29, see Greenwich, 40.

Commerce st, 9 (2:587-62), ns, 123 w Bleecker, 21x40, 3-sty & b fr bk ft dwg; Mary Horler to Jno J Bogert, 305 Hewes, Bklyn [o 153 6 av], mtg $6,000; Feb26, Feb 28'13; A$4,000-5,000; nom

[m]Emerson pl, nec Seaman av, see Seaman av, ns, 25 e Emerson pl.

Fletcher st, see Pearl, see Pearl, 208.

Forsyth st, 26 (1:292-11 & 13), es, 50 s Canal, runs s25.1xe50xn75.1 to ss Canal (No 102), xw24.11xs50xw25.1 to beg, 2 & 3-sty bk loft & str bldg; Geo T Raab to Geo T Raab & Blancne N Raab, his wife, 3705 Chichester av, Morris Park, LI, as TRSTES or joint tenants; B&S; Mar3; Mar 5'13; A$30,500-38,000. nom

Franklin st, 40, see Lafayette, 70-4.

Front st, 66 (1:32-23), ns, abt 95 w Old sl, 20.8x85x20.8x85.3, ss, 5-sty bk loft & str bldg; Lawyers Realty Co to Fred Ingraham, at Hempstead, LI; B&S; mtg $20,000; Mar6'13; A$13,000-21,000. O C & 100

Grand st, 59 (1:228-25), ss, 64 e W Bway, 22x67, 4-sty bk loft & str bldg; Anna Zimmerman to Alice Fuchs, 553 W 159; mtg $16,000; Feb20; Feb28'13; A$16,-000-19,000. O C & 100

Grand st, 363-5 (1:311-15), ss, 66.8 e Essex, 33.6x100.4x33.4x100.8; 6-sty bk tnt & strs; Julius Schattman to Abr Bricken, 330½ Grand; mtg $65,750; Feb27; Mar1'13, A$45,000-70,000. O C & 100

Greenwich st, 38 (1:14-27), ws, 23.4 s Morris, 24.10x77.6x24.10x—, 6-sty bk tnt & strs, Robt B Van Cortlandt to Augustus Van Cortlandt Jr at Garden City, LI; ⅛ pt; B&S; Feb28; Mar3'13; A$23,000-35,-000. O C & 100

Greenwich st, 40 (1:14-24-26), swc Morris (Nos 11½ & 13 on map 11-5), 25.4x 156.11 to es Washington (No 39), x26x157.9 1-4, 1-5 & 1-2 & 1-3-sty bk tnts & strs; A $64,500-81,000; also WATER ST, 36 (1:-7-24), ns, 23.3 w Coenties sl, 21x53.6x22.10 x53.1, 5-sty bk loft & str bldg; A$14,000-18,500; also COENTIES SL, 29 (1:5-21), w s, 63.9 n South, 22.9x45.6x27.4x45.3, 5-sty bk tnt & strs; A$14,500-18,500; also 8TH AV, 610 (3:789-82), es, 74.1 s 40th, 25.3x 75, 2-3-sty bk tnts & strs; A$36,000-38,-000; Robt B Van Cortlandt to Augustus Van Cortlandt Jr at Garden City, LI; 2-9 parts; B&S; Feb28; Mar3'13. O C & 100

Hamilton pl or Bway, es, 309.9 s 138, see 31st, 11 W.

Harrison st, 10 (1:181-2), ns, 122.6 w Hudson, 25.8x87.6, 6-sty bk loft & str bldg; Alfd C & Harry S Rowland to Danl W Whitmore, cor Claremont & Prospect avs, Mt Vernon, NY; Dec24'12; Mar3'13; A$21,500-35,500. O C & 100

Hoboken st, see West, see St Nich av les, 59.8 s 123d.

Houston st, 46-8 E (2:521-23), ns, 44.2 e Mulberry, 42.4x68.5x41.4x64.3, 7-sty bk loft & str bldg; Clara Voelcker et al EXRS Anna Unger to Stevens & Co, a corpn, 46 E Houston; mtg $30,000; Mar1; Mar3'13; A$2o,000-70,000. **85,000**

Houston st, 190 E (2:428-40), ns, 167 e 1 av, 18x43.10x19x50; 4-sty bk tnt & str; Louis Milgrim et al to H Milgrim & Bros, Inc, a corpn, 122 2d av; AL; Feb25; Mar1 '13; A$9,000-13,000. O C & 100

Houston st, 503 E (2:525-17), ss, 60 w Mangin, 20x75, 3-sty bk tnt & str; Lena Gottehrer to Sadie Frankel, 850 E 161; mtg $9,500 & AL; Feb28; Mar4'13; A$9,000-10,500. nom

Jumel ter, 18 (8:2109-99), ws, 98 s 162d, 17.6x100, 3-sty & b stn dwg; Saml Markewich, ref, to Jas C Thomson, 218 W 129; FORECLOS Feb28; Mar4; Mar5'13; A$6,-200-12,000. **12,500**

Lafayette st, 70-4 (1:172-23), nwc Franklin (No 40), 80x28x80x25; 7-sty bk office & str bldg; Jno P Ahrens et al to Josephine Ahrens, 104 79th, Bklyn [care Fred Ahrens], 74 Lafayette; B&S & CaG Feb4; Mar1'13; A$60,000-100,000. nom

Lafayette st, 184 (2:473-41), ws, abt 120 s Broome, 25x100, 5-sty bk tnt & strs; Manton M Wyvell, ref, to Jas E March, 235 Lafayette; FORECLOS Sept11 '12 & Nov23'12; Mar1; Mar3'13; A$25,000-32,000 **5,500 over & above encumbrances**

Lewis st, 12 (2:326-36), es, 150 n Grand, 25x100, 5-sty bk tnt & strs; Max Hoffman to Saml Levine, 550 Grand, & Hyman Gruber & Saml Rothman, both at 56 Willett; mtg $13,275; Feb27; Mar5'13; A$13,-000-22,000 O C & 100

Lewis st, 102 (2:330-40), es, 75 n Stanton, 21x100, 6-sty bk loft & str bldg & 6-sty bk rear shop; Abr Rosenblum to Anna Rosenblum, 442 E 58; AT; B&S; Feb1; Mar 5'13; $13,000-24,000. nom

Macdougal st, 126 (2:540-12), ses, 116 sw 3d, 25x100; 5-sty bk tnt & strs; Vincent C Pepe to Giuseppe Pepe, 243 E 5 av, Columbus, O [40 So Washington sq]; ½ pt, B&S, mtg $26,500 & AL; Jan1; Mar1'13; A$15,000-33,000 nom

Macdougal st, 139 (2:543-53), ws, 34 s 4th, 24x86, 4-sty bk tnt & 2-sty ext; Angelo Alpi to Jennie F Belardi & Mary F Conti, both at 137 Macdougal; Mar3'13; A $12,500-16,500. O C & 100

Madison st, 207 (1:271-37), ns, abt 105 e Rutgers, 26.1x100; also lot adj on ws & bounded s by rear of a 10 ft alley 26.6 on e & w sides & 24.11 on n & s sides, with rights to alley leading to Madison, 6-sty bk tnt & strs; Meyer H Friedman to Max Dunn, 5-7 Attorney; ½ pt; mtg $54,500; Feb27; Mar4'13; A$24,000-42,000. nom

Madison st, 311 (1:268-42), ns, 154.6 e Montgomery, 26.6x87.4x26.6x88.9, 5-sty bk tnt & strs; David Keane et al to Jno Meyer, 318 Hudson [Hoboken, NJ]; mtg $20,000; Feb26; Mar3'13; A$17,000-28,000. O C & 100

Market st, 52 (1:274-43), es, abt 50 n Monroe, 25x87.4, 3-sty bk synagogue; Chebrah Orach Chaim, Anschei Radeskowitz, a corpn, to Seamen's Church Institute of NY, a corpn, 1 State; mtg $20,000 & AL; Mar3; Mar5'13; A$17,000-20,000. O C & 200

Minetta st, 4 (2:542-23), ns, 153.1 e Bleecker, runs n75xw21.11xs75.11 to st xe 22.1, 2-sty & b fr bk ft tnt; Mary E Bailey & ano, heirs Jno Barr, to Melvin G Palliser, 472 West End av; B&S & C a G; Oct—'03; Feb28'13; A$6,500-7,000. nom

Monroe st, 195 (1:268-6), ns, 102.6 e Montgomery, 20.5x90.10x20.5x92.4, 3-sty & b bk dwg; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg $5,300; Feb 28; Mar5'13; A$9,000-11,000. nom

Morris st, 11½-13 on map 11-15, see Greenwich, 40.

Morton st, 1-3, see Bleecker, 272-8.

Mulberry st, 234-6 (2:494-6-7), es, 208.10 s Prince, 50x100, 2 5-sty bk tnts & strs; Andw Ferretti to Augustus Ferretti, 46 1 pl, Bklyn; ¼ pt; AL; Mar3; Mar4'13; A $38,500-63,500. nom

Murray st, 75, see St Nich av, es, 59.8 s 123d.

Nassau st, 115-7 (1:90-16), ws, abt 110 n Ann, 50x101.6 to es Theatre alley x50x 102.4, ss, 6-sty stn loft & str bldg; Geo J Gillespie to Valcour Realty Co, a corpn, 20 Vesey; AT; QC; Feb28; Mar5'13; A $260,000-280,000. nom

Pearl st, 206, see Pearl, 208.

Pearl st, 208 (1:70-15), sec Fletcher, 15.1 x35.9x13.9x36.9, 4-sty bk loft & str bldg; A$15,000-17,000; also PEARL ST, 206 (1:-70-14), es, abt 15 s Fletcher, 20.3x28.8x21.5 x28, ss, 4-sty bk loft & str bldg; A$11,000-13,000; Jacob Frank, ref to Albt H Frankel at Lawrence, LI, & Valerie F Cooper, 987 Mad av, NY; AL; PARTITION Jan14; Feb14; Mar5'13. **29,750**

Pearl st, 240 (1:75-12), sec Burling sl (No 1), 22.6x54.4x20.6x57.5; 4-sty bk loft & str bldg; A$25,000-30,000; also PEARL ST, 242 (1:75-13), ss, 22.6 e Burling sl, 22.8 x51.2x20.11x54.4, 4-sty bk loft & str bldg; A$15,000-19,000; also BURLING SL, 3 (1:-75-11), es, 57.5 s Pearl, 21.2x40.4x21x41.5, 5-sty bk loft & str bldg; A$11,500-17,500; Jacob Frank, ref, to Albt H Frankel at Lawrence, LI, & Valerie F Cooper, 987 Mad av, NY; AL; PARTITION Jan14; Feb 14; Mar5'13. **80,000**

Pearl st, 242, see Pearl, 240.

Pearl st, 290 (1:98-21), ss, abt 25 e Beekman, 25x83.9x21.6x83.9, 5-sty bk loft & str bldg; Jacob Frank, ref, to Albt H Frankel at Lawrence, LI; mtg $23,000; PARTITION Jan14; Mar5'13; A$16,000-28,000. **31,350**

Perry st, 97 (2:622-26), ns, 99.10 w Bleecker, 25.2x95, 5-sty bk tnt; Henry I McMahon to Lee Dressner, 64 W 107; mtg $26,000; Mar1'10; Mar5'13; A$11,000-27,000. O C & 100

Perry st, 132 (2:632), ss, 122.3 w Greenwich, 21x93x22.4x100.5; also PERRY ST, 134 (2:632, this & above lot 15) ss, 143.3 w Greenwich, 21x97.2, together; bb church; St Johns Park Realty Co to Seeman Bros, a co-partnership, composed of Jos Seeman, 160 W 76, Sigel W Seeman, 264 Riv dr, Sylvan L Stix, 475 W 152 & Carl Seeman, 308 W 94; mtg $16,000; Feb27; Mar1'13; Aexempt-exempt. O C & 100

Perry st, 134, see Perry, 132.

Prince st, 24 (2:493-16), ss, 71.6 e Mott, 23.6x104x22.9x109.9, 5-sty bk tnt & strs; A$18,000-25,000; also PRINCE ST, 26 (2:-493-15), ss, 47.6 e Mott, 24x109x23.1x114.7, 5-sty bk tnt & strs; A$18,500-25,000; Vincenza Cicio & ano to Carlo Taibbi, 25 Monroe; correction deed; mtg $44,900 & AL; Feb24; Mar3'13. O C & 5,500

Prince st, 26, see Prince, 24.

St Marks pl, 43 (2:450-53), ns, 125 e 2 av, 25x107.4; 4-sty stn tnt; Robt Abrahams to Antonio Veniero, 165 1 av; mtg $22,500; Feb28; Mar1'13; A$21,500-25,500. O C & 100

Stanton st, 253 (2:339-58), ss, 50 w Sheriff, runs e25xs60xw22xs15xw3xn75 to beg; 5-sty bk tnt & strs; Fannie Gorodsky to Davis Kowal, 534 Metropolitan av, Bklyn; ½pt; mtg $19,000; Feb27; Feb28 '13; A$17,000-25,000. 250

Suffolk st, 169 (2:355-61), nws, 126 sw Houston, 24x100, 3-sty bk tnt & str & 5-sty bk rear tnt; Edwards H Childs, ref, to Pauline K Taylor, 226 W 70; FORECLOS Jan31; Feb28'13; A$22,000-25,000. **20,700**

Theatre al, es, abt 123 n Ann, see Nassau, 115-7.

Thompson st, 218-20 (2:537-6), es, 225 n Bleecker, 50x85, 6-sty bk tnt & strs; Amedeo Pradella to Antonio Veniero, 165 1 av; AL; Mar1; Mar4'13; A$30,000-62,000. O C & 100

Thompson st 240 (2:538-30), es, 100.2 s Washington sq S, 19x47.10, 3-sty bk tnt; Italian Benevolent Institute to Elena Realty Corpn, 60 Washington sq S; B&S & all title to 999 year lease, &c; AL; Feb21; Mar4'13; A$6,500-8,500. O C & 100

Washington st, 39, see Greenwich, 40.

Water st, 3 (1:8-6), ss, 24.9 w Moore, 24.8x67.4x27.5x66.7 ws, bounded in rear by line through middle of yard in rear of bldg on premises hereby conveyed & from equal distance from said bldg & bldg on No 4 Front, e on one side by rear of lots fronting on Moore, 5-sty bk loft & str bldg; Richd M Henry to Henry K White, 29 W 95; mtg $13,000; PARTITION, Feb19; Mar6'13; A$25,000-29,500. **25,250**

Water st, 36, see Greenwich, 40.

West st, 290-1, see St Nich av, es, 59.8 s 123d.

West st, 292-3, see St Nich av, es, 59.8 s 123d.

2D st, 142-6, see Av A, 27.

3D st, 354-6 E (2:357), swc Manhattan, runs s69xw31xn10xe12.8xw0.2xn46.4 to 3d xe31 to beg; sobrn agmt; Feb28; Mar3'13; David Michelson with Wolf Brand, 56 W 112. nom

3D st, 387-9 on map 389-91 E (2:358-62), ns, 150.10 e Lewis, 50x97, 6-sty bk tnt; Jno F Farrell, ref, to Jonas Weil, 2 E 82, [21 E 82] & Bernhard Mayer, 41 E 72; FORECLOSED & drawn Feb18; Mar5'13; A$20,000-58,000.

$5,000 over 1st mtg of 40,000

4TH st, 74 E (2:459-23), ss, 150 w 2 av, 25x93.1, 4-sty bk hall & str; Malka Marder to Rack Realty Co, a corpn, 74 Bway [r 1707]; mtg $24,000; Feb27; Feb28'13; A$19,-000-28,000. nom

12TH st, 1 E, see 5 av, 53-5.

12TH st, 239-41 E, see 2 av, 193-5.

13TH st, 329 W (2:629-56) ns, 375 w 8 av, 25x80; 2-sty bk stable; Sara D M Fogg to Chas W Smith, 110 E 56; AL; Feb14; Mar1 '13; A$9,500-11,000. O C & 100

13TH st, 329 W; Chas W Smith to Church of St Bernard, a corpn, 328 W 14; B&S; Feb28; Mar1'13. nom

15TH st, 220 W (3:764-50), ss, 273.4 w 7 av, 24.9x86.6, 3-sty & b bk dwg; Ethel N Waterbury & ano heirs Jno A Whiteman to Cath L de St Just & Albertine Michaud, 25 W 14; mtg $8,000; Feb7; Mar 3'13; A$11,000-14,000. O C & 100

15TH st, 244-52 W (3:764-62-66), ss 168.6 e 8 av, 97.2x103.3, 5 4-sty & b bk dwgs; Wm W Astor to Julius B Fox, 520 Ocean av, Jersey City, NJ; QC & correction deed; June27'11; Feb28'13; A$48,000-60,500. nom **45,000**

15TH st, 244-52 W; Wm V Astor to same; QC, correction & confirmation deed; Feb25; Feb28'13. nom

16TH st, 31 W (3:818-18), ns, 575 w 5 av, 25x92; 4-sty & b bk dwg; Geo T Adee, 2d, to Adelaide D Myers at Central Valley, NY; AL; June1'12; Mar1'13; A$40,000-44,000. O C & 100

16TH st, 309-11 W (3:740-27-28), ns, 115.4 w 8 av, 34.8x72.11x34.10x76.2, 2 3-sty & b bk dwgs; New Jersey Soc for the Prevention of Cruelty to Animals to Wm T Hunt, of Newark, NJ; Mar5; Mar6'13; A$12,000-15,000. nom

21ST st, 47 E (3:850-32), ns, 149 w 4 av, 26x98.9, 4-sty & b stn dwg; Richd M Henry, ref, to Jno T Nagle, 163 W 126; PARTITION; Feb19; Mar4'13; A$54,600-61,000.

23D st, 331-5 W (3:747-22-24 & 60), ns, 325 w 8 av, runs w58.6xn142.4xe24.6xn55 to ss 24th (No 324), xe32.11xs55xe0.6xs 142.4 to beg, 3-4-sty stn tnts & 2-sty bk tnt & 1 & 2-sty bk & fr rear bldg; Peter P Cappel to Isabella Cappel, his wife, 335 W 23; AL; Feb19; Mar3'13; A$56,000-69,-000. O C & 100

24TH st, 324 W, see 23d, 331-5 W.

26TH st, 502 W (3:697-39), ss, 72 w 10 av, 28x148.1, 4-sty bk tnt & strs & 2-4-sty bk rear tnts; A$11,000-18,000; also 10TH AV, 263-5 (3:697-33-34), ws, 98.9 s 26th, 49.4x72, 2-4-sty bk tnts & strs; A $20,000-24,000; Edmonds Putney to McCabe Hanger Mfg Co, a corpn, 425 W 25; mtg $30,000; Mar1; Mar3'13. nom

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27TH st, 128 E (3:882-72), ss, 78 w Lex av, runs w22.3xs98.9xe0.3xn0½xe22xn98.9 to beg, 3-sty & b bk dwg; Isabel A Lee, widow of Wm T Lee, & devisee Ellen E Ahearn, to Lexington Realty Co, a corpn, 47 Cedar; Feb27; Feb28'13; A$26,400-29,500. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 4-sty bk tnt; Emma Smith to Bertha M Ryan, 507 W 186; mtg $21,000; Feb28; Mar5'13; A$8,000-22,000. O C & 100

29TH st, 513-5 on map 513½-15 W (3:-701-28), ns, 200 w 10 av, 50x98.9, 6-sty bk loft bldg, Nathan Coleman et al to 515 W 29th St Co (Inc), a corpn, 515 W 29; mtg $47,000; Feb28; Mar4'13; A$17,500-50,000. nom

31ST st, 212 E (3:911-57), ss, 430 w 2 av, 20x98.9, 3-sty & b bk dwg; Martin L Campbell to Anna Eisemann, 244 E 26; mtg $12,000; Mar1; Mar5'13; A$9,600-11,-500. O C & 100

31ST st, 11 W (3:833-33), ns, 200 w 5 av, 25x98.9, 4-sty & b stn dwg; A$95,000-101,-000; BROADWAY or HAMILTON PL (7:-1988-153), es, 309.9 s 138th, 25x94 to ws Old Bloomingdale rd, x25.4x96.9, with all title to ½ of old rd, except part for Hamilton pl, vacant; A$8.500-8,500; Adeline H wife Philip Cook & ano heirs, &c, of Jno S Bassett decd to Hannah V C Bassett wid of Jno S Bassett, 11 W 31 [137 W 74]; AT; QC; Aug10'12; Mar4'13. gift

32D st, 15 W (3:834-32), ns, 250 w 5 av, 25x98.9, 5-sty stn office & str bldg; Francis L Wandell & ano, EXRS Townsend Wandell, to Wm Vincent Astor, 1025 5 av; AL; Feb24; Mar4'13; A$106,000-119,000. O C & 100

38TH st, 7 W (3:840-37), ns, 185 w 5 av, 25x98.9, 10-sty bk loft & str bldg; 38th & 39th Street Co to Frank V Burton, Newburgh, NY, & Jno H Burton, Woodmere, LI; Feb28; Mar3'13; A$100,000-180,-000. nom

38TH st, 9 W (3:840-36), ns, 210 w 5 av, 25x98.9, 4-sty & b stn dwg; A$100 000-108,000; also 38TH ST, 11 W (3:840-35), n s, 235 w 5 av, 25x98.9, 4-sty & b stn dwg; A$100,000-108.000; Eugene Lucas to 38th & 39 Street Co, 54 Wm [care Burton Bros, 384 Bway]; C a G; Feb1'12; Mar3'13. O C & 100

38TH st, 9 W; 38th & 39th Street Co to Frank V Burton, Newburgh, NY, & Jno H Burton, Woodmere, LI; Feb28; Mar3 '13. nom

38TH st, 11 W, see 38th st, 9 W.

38TH st, 37 W (3:840-11), ns, 183.8 e 6 av, 18.4x98.9, 4-sty & b stn dwg; Geo L Peabody to Harry P Baugeard, 2120 Hughes av; C a G; AL; Jan2; Mar4'13; A $63,000-67,000. nom

38TH st, 62 W (3:839-80), ss, 162.6 e 6 av, 20 10x98.9, 4-sty stn tnt & strs; Lawyers Realty Co to Frank Hedley [230 Valentine la], Yonkers, NY; B&S; Mar3'13; A$68,500-72,500. O C & 100

38TH st, 64 W (3:839-81, ss, 141.8 e 6 av, 20.10x98.9, 4-sty stn tnt & strs, 1-sty ext; Mary A Quinlin to Frank Hedley [230 Valentine la], Yonkers, NY; AL; Feb26; Mar3'13; A$68,500-74,000. O C & 100

39TH st, 226 E (3:919-46), ss, 268.9 e 3 av, 31.3x98.6; 5-sty bk tnt; Myron Realty Co to Michl J Walsh, 415 E 63; mtg $23,500; Mar1'13; A$14,000-30,000. O C & 100

39TH st, 2-14 W, see 5 av, 424-34.

39TH st, 8 W (3:840-54), ss, 171 w 5 av, 22x98.9, 5-sty bk loft & str bldg; 38th & 39th Street Co to Frank V Burton, Newburgh, NY, & Jno H Burton, Woodmere, LI; Feb28; Mar3'13; A$88,000-106,000. nom

39TH st, 10 W (3:840-55), ss, 193 w 5 av, 22x98.9, 4-sty stn loft & str bldg; Eugene Lucas to 38th & 39th Street Co, 54 Wm; [care Burton Bros, 384 Bway]; C a G; Mar2'12; Mar3'13; A$88,000-95,000. O C & 100

39TH st, 10 W; 38th & 39th Street Co to Frank V Burton, Newburgh, NY, & Jno H Burton, Woodmere, LI; Feb28; Mar3'13. nom

39TH st, 12 W (3:840-56), ss, 215 w 5 av, 22x98.9, 4-sty stn loft & str bldg; Eugene Lucas to 38th & 39th Street Co, 54 Wm [care Burton Bros, 384 Bway]; B &S; Jan27'13; Mar3'13; A$88,000-95,500. O C & 100

39TH st, 12 W; 38th and 39th Street Co to Frank V Burton, Newburgh, NY, & Jno H Burton, Woodmere, LI; Feb28; Mar 3'13. nom

39TH st, 14 W (3:840-57), ss, 237 w 5 av, 22x98.9, 4-sty stn loft & str bldg; Eugene Lucas to 38th & 39th Street Co, 54 Wm [care Burton Bros, 384 Bway]; B&S; Apr14'12; Mar3'13; A$88,000-95,500. O C & 100

39TH st, 14 W; 38th & 39th Street Co to Frank V Burton at Newburgh, NY, & Jno H Burton, Woodmere, LI; Feb28; Mar3'13. nom

40TH st, 345-9 W (4:1031-8), ns, 180 e 9 av, 45x98.9, 8-sty bk loft & str bldg; St Johns Park Realty Co to Geo B Leonard, 710 Lodi, Syracuse, NY; mtg $80,000; Mar 5'13; A$——$——. O C & 100

40TH st, 422 W (3:737-50), ss, 275 w 9 av, 25x98.9, 5-sty stn tnt & 3-sty fr rear tnt; Saml J Cohencious to Alfred Van Praag, 49 W 46; 1-9 nt; mtg $12,500; Mar 4'13; A$11,000-16,000. nom

44TH st, 307 E (5:1337-6), ns, 117 e 2 av, 26.4x100.5, 4-sty bk tnt & strs; Teobaldo Teutonico & ano to Ferdinando & Mary G Criscuoli, 376 Court, Bklyn; ⅛ pt; B&S; mtg $10,000; May1'09; Feb28'13; A$9,500-17,000. O C & 100

44TH st, 559 W (4:1073-1½), ns, 74 e 11 av, 26x75.3, 5-sty bk tnt; Richd M Henry, ref, to Rosanna M Nagle, 167 E 64; mtg $7,000; PARTITION Feb19; Feb27; Feb28 '13, A$7,500-16,000. **13,000**

45TH st, 116-8 W (4:997-41), ss, 210 w 6 av, 40x100.4, 9-sty bk hotel; Thos E Greacen to 116 West 45th St, Inc, a corpn, 116 W 45; mtg $135,000 & AL; Mar5; Mar6 '13; A$100,000-200,000. O C & 100

47TH st, 421 E (5:1359-11), ns, 250 e 1 av, 25x½ blk, 3-sty bk stable; Lizzie Goerlitz to Theo Sauer cor Hossun [Husson] & Park av, Hollis, LI; mtg $10,000; Feb21; Mar6'13; A$7,500-13,500. O C & 100

48TH st, 438 W (4:1057-53), ss, 275 e 10 av, 25x100.8, 4-sty bk tnt & strs; Geo Schuchman to Howard Inc, a corpn, 438 W 48; mtg $25,000 & AL; Mar3'13; A$12,-000-20,000. O C & 100

49TH st, 135 E (5:1304-22), ns, 51.3 e Lex av, 18.9x100.5; 3-sty & b stn dwg; Ernst F Bliss, Jr, to Bible Teachers' Training School 541 Lex av; mtg $8,000; Feb28; Mar1'13; A$14,000-18,000. O C & 100

50TH st, 323 W (4:1041-21), ns, 271.8 w 8 av, 19.2x100.5; 3-sty & b stn dwg; A$12,-000-13,500; also 50TH ST, 325 W (4:1041-20½), ns, 290.10 w 8 av, 19.2x100.5; 3-sty & b stn dwg; A$12,000-13,500; Wm Lustgarten et al to Jno H & Anton T Kliegl, both at 240 W 50; Feb8; Mar1'13. O C & 100

50TH st, 325 W (4:1041-20½), ns, 290.10 w 8 av, 19.2x100.5; 3-sty & b stn dwg; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; mtg $12,000; May3'12; Mar1 '13; A$12,000-13,500. O C & 1,000

50TH st, 325 W, see 50th, 323 W.

50TH st, 557-9 W (4:1079-2-2¼), ns, 48.8 e 11 av, 51.4x48.11, 2-5-sty bk tnts & strs; Hebrew Orphan Asylum, a corpn, to Albt Rosenbaum, 2434 8 av; AT; QC; Feb 28; Mar3'13; A$12,000-25,000. O C & 1,000

51ST st, 128-30 E (5:1305-60¼-60½), ss, 64.10 w Lex av, runs s71.10xw15.2xs21.6xw 20xn42.11xw5xn50.5 to st xe40.2 to beg, 2 4-sty bk dwgs; Mary B Hughes to Isse Koch, 552 Riverside dr; mtg $16,000 & AL; Mar3'13; A$24,500-32,000. O C & 100

53D st, 40 E (5:1288-47), ss, 130 e Mad av, 18x100.5, 5-sty & b stn dwg; Winston H Hagen, ref, to County Holding Co, a corpn, 100 Bway; FORECLOS Jan15'12; Feb28'13; A$36.000-55,000. **60,000**

57TH st, 105-7 W (4:1010-27-28), ns, 100 w 6 av, 43x100 5, 4-sty & b bk dwg & vacant; Max E Bernheimer et al EXRS, &c, Flora Bernheimer to Freundschaft Soc of City NY, a corpn, 100 E 72; Dec31'12; Mar 3'13; A$85,000-95,000. **133,000**

57TH st, 363 W (4:1048-1), nec 9 av (Nos 878-86), 20x100; 5-sty bk tnt & strs; Farmers Loan & Trust Co & Jos Berger EXRS Jno J Clancy to Henry C Copeland, 242 W 101; ½ pt; mtg $55,000; Feb26; Mar 1'13; A$47,000-66,000. **41,500**

58TH st, 333 W, see 58th, 335 W.

58TH st, 335 W (4:1049-14), ns, 439.3 w 8 av, 21.5x100.5, 4-sty & b stn dwg; A$19,-500-25,500; also 58TH ST, 333 W (4:1049-15), ns, 417.10 w 8 av, 21.5x100.5, 4-sty & b stn dwg; A$19.500-25,500; Farmers Loan & Trust Co & Jos Berger, EXRS Jno J Clancy, to Thos W Henry, 375 E 8, Bklyn; [o 51 Chambers]; Feb26; Feb28'13. **61,000**

61ST st, 413 E (5:1456-9), ns, 200 e 1 av, 20x92x20.2x96.7; 5-sty bk tnt; Frank Sowers to Wm H Reilly, 623 Barnes av; B&S; mtg $13,000; Feb26; Mar1'13; A$5,500-15,-000. nom

64TH st, 40 E (5:1078-45), ss, 192 w Park av, 20x100.5, 4-sty & b stn dwg; Mary L wife & Clemuel R Woodin to Hannah W wife Wm T Blodgett at Fishkill, NY; mtg $40,000; Jan29; Mar3'13; A $45,000-60,000. nom

65TH st, 318 E (5:1439), ss, 200 e 2 av, 18.9x95.2x18.9x94.3; also 65TH ST, 320 E (5:1439), ss, 218.9 e 2 av, 18.9x100x18.9x97; also 65TH ST, 322 E (5:1439, this & above lot 43), ss, 237.6 e 2 av, 18.9x100, together; 6-sty bk shop; Wm J Sloane et al to Sloane & Moller, a corpn, 316 E 65; Feb 28; Mar1'13; A$22,000-50,000. O C & 100

65TH st, 320 E, see 65th, 318 E.

65TH st, 322 E, see 65th, 318 E.

65TH st, 433 E (5:1460-17), ns, 175 w Av A, 37.7x100.5, 6-sty bk tnt; Franconia Realty Co to Robt J Stillwell at Irvington, NJ; mtg $46,000; Mar3; Mar5'13; A $12,000-42,500. O C & 100

68TH st, 37 E (5:1383-26), ns, 125 e Mad av, 25x100.5, 4-sty & b stn dwg; Gertrude R Hoyt to Marshall J Dodge at Lawrence, LI; mtg $30,000 & AL; Feb26; Mar 3'13; A$70,000-81,000. nom

71ST st, 443 E, see Av A, 1333.

73D st, 207 E (5:1428-5), ns, 107.6 e 3 av, 27.6x102.2, 4-sty stn tnt; Richd M Henry, ref, to Jno T Nagle, 163 W 126; mtg $8,500; PARTITION Feb 19; Mar4'13; A$12,500-19,000. **13,400**

78TH st, 256 W (4:1169-59), ss, 104.3 e West End av, 17x102.2, 5-sty & b bk dwg; Kate L Gilbert to Kathelene G Hayward, both at Patchogue, LI; B&S; AL; Nov25'08; Feb28'13; A$16,000-26.000. nom

79TH st, 22 E, see Mad av, swc 79.

80TH st, 230 E (5:1525-34), ss, 213.5 w 2 av, 26.2x102.2, 6-sty bk tnt & strs; Ignatz Schwarz to Wm Ryba, 980 1 av [230 E 80]; mtg $29,000; Mar4; Mar6'13; A$11,-500-35,000. O C & 100

81ST st, 156-8 W (4:1211-52-53), ss, 275 e Ams av, 3..6x102.2, 2-4-sty & b bk dwgs; Jno H Rhoades et al EXRS Lyman Rhoades to Gertrude A Vanderbeck, 149 W 126; mtg $32,000; Feb27; Mar3'13; A $24,500,40,000. **42,000**

81ST st, 156-60 W (4:1211-52-54), ss, 256.3 e Ams av, 56.3x102.2, 1-3 & 2-4-sty & b bk dwgs; Gertrude A Vanderbeck to Wesley Realty Co, a corpn, 2615 Bway; B &S; Mar3'13; A$36,500-57,000. O C & 100

81ST st, 160 W (4:1211-54), ss, 256.3 e Ams av, 37.6x102.2, 2 4-sty & b bk dwgs; Annie S Kissam to Gertrude A Vanderbeck, 149 W 126; AL; Feb28; Mar3'13; A $12,000-17,000. O C & 100

83D st, 72 E (5:1494-37), swc Park av (Nos 968-76), 90x102.2, 12-sty bk tnt; Leo S & Alex M Bing to Benj Stern, 59 W 55; mtg $500,000; Feb26; Feb28'13; A$175,000-[illegible]75,000. O C & 100

84TH st, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk stable; Anson W Hard to Loyola School, a corpn, 65 E 83; C a G; Feb25; Feb28'13; A$25,000-45,000. O C & 100

84TH st, 53-5 on map 53-7 E, see 85th, 46 E.

84TH st, 59 E (5:1496-29),ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg $21,000; A $25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2; vacant; A $26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2; vacant; A$26,500-26,500; Jno P Buderus to Loyola School, a corpn, 65 E 83; B&S & C a G; Feb20, Feb28'13. O C & 100

85TH st, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2; vacant; mtg $20,000; A $20,000-20,000; also 84TH ST, 53-5 on map 53-7 E (5:1496-27), ns, 150 e Mad av, 50x 204 to ss 85th st (Nos 48-50), 2 & 3-sty bk garage; mtg $25,000; A$100,000-135,000; Jno J Deery to Loyola School, a corpn, 65 E 83; B&S & C a G; Feb19; Feb 28'13. O C & 100

85TH st, 48-50 E, see 85th, 46 E.

85TH st, 108 E (5:1513-66½), ss, 126.5 e Park av, 18.1x102.2, 3-sty & b stn dwg; Maximilian J Hertel to Estelle Hustis, 173 W 83; mtg $9,000; Mar5; Mar6'13; A$11.-500-14,000. O C & 100

85TH st, 108 E; Estelle Hustis to Esther W Dryfoos, 106 E 85; mtg $15,000; Mar5; Mar6'13. O C & 100

85TH st, 118 E (5:1513-63), ss, 216.10 e Park av, 18.8x102.2, 3-sty & b stn dwg; Louis J Anger to Jno H Fitch, 1030 Park av; AL; Feb15; Mar4'13; A$12,000-14,000. O C & 100

85TH st E, ss, 166.8 w Park av, see 84th, 59 E.

85TH st E, ss, 133.4 w Park av, see 84th, 59 E.

85TH st, 128 W (4:1215-45), ss, 295 w Col av, 18x102.2, 4-sty & b stn dwg; Mabel A Andreas, 143 W 69, to Edna H Moore, 143 W 69; mtg $18,000; Feb18; Mar 6'13; A$10,500-21,000. nom

86TH st, 169 E (5:1515-32), ns, 100 w 3 av, 28x100.8; 4-sty bk stable; Jas L McCloud to Loew's Theatrical Enterprises, a corpn, 260 W 42; Feb26; Mar1'13; A$21,-000-29,000. O C & 100

86TH st, 433 E (5:1566-15), ns, 239 w Av A, 18x100.8, 4-sty & b stn dwg; also interior lot, begins 257 w Av A, at c l blk bet 86th & 87th sts, runs n10xe27xs27 to beg; Harvey C Price to Gussie Freiberger, 433 E 86; mtg $10,000 & AL; Jan12 '12; Mar6'13; A$7,000-11,500. nom

88TH st, 73 E, see Park av, 1080.

89TH st, 72 W (4:1202-61), ss, 63.8 e Col av, 36.4x100.8; 5-sty bk tnt; Clarence Wollner to Robt J Dyatt, 200 W 88; mtg $42,000 & AL; Feb28; Mar1'13; A$27,000-48 000. O C & 100

90TH st, 82 W, see Col av, 615-7.

90TH st, 116-8 W (4:1220-42 & 43), ss, 226.6 w Col av, 53x100.8, 2 5-sty bk tnts; Wm Livingston to Jno M Hoin 511 W 29; mtg $47,500; Feb28'13; A$29,000-58,000. O C & 100

92D st, 164 W (4:1222-60), ss, 100 e Ams av, 15.6x100.8, 3-sty & b stn dwg; Peter D Strauch to Central Baptist Church of NY, 651 Ams av; mtg $12,000; Feb28'13; A$10,-000-17,000. nom

93D st, 318 W, see Riverside dr, 202-8.

94TH st E, nec 5 av see 5 av, 1130.

95TH st E (5:1507-5-6), ns,, 100 e 5 av, 50 x100.8, vacant; Lloyd S Bryce to Marion B Carhart, at Tuxedo, NY; B&S; Jan17; Mar 6'13; A$50,000-50,000. nom

96TH st, 334 E (5:1558-33), ss, 140 w 1 av, 35x100.8; 6-sty bk tnt & strs; Rose De Canio to Geo Wallace, 631 E 138; mtg $29,000; Feb25; Mar1'13; A$11,000-39,000. nom

97TH st, 39 W (7:1833-16), ns, 402 w Central Park W, 18x100.11, 3-sty & b bk dwg; A$10,800-13,000; also 97TH ST, 41 W (7:1833-15), ns, 420 w Central Park W, 20x100.11, 3 & 4-sty & b bk dwg; A$12,-000-16,000; Thos P McKenna to Deal Co, 111 Bway [r 1816]; Mar4; Mar6'13. O C & 100

97TH st, 41 W, see 97th, 39 W.

99TH st, 230 W, see Bway, sec 99th.

100TH st, 215 E (6:1650-11), ns, 250 e 3 av, 25x100.11, 4-sty bk tnt; Jno C Gulick, ref, to Sarah McCauley, 318 E 79; FORECLOS Feb13; Mar1; Mar3'13; A$9,000-15,000 **11,605**

100TH st, 217 E (6:1650-12), ns, 275 e 3 av, 25x100.11, 4-sty bk tnt; Jno C Gulick ref, to Sarah McCauley, 318 E 78; FORECLOS Feb13; Mar1; Mar3'13; A$9,000-15,-000. **11,605**

100TH st, 233 W (7:1872-9), ns, 200 e West End av, 25x101.10, 2 & 3-sty & b bk dwg; Nameoki Club, a corpn, to Joanna M O'Rourke, 2647 Bway; mtg $23,000; Feb28; Mar3'13; A$20,000-23,000. O C & 100

100TH st, 322-4 W, see Riverside dr, 276

101ST st, 77 W (7:1837-5), ns, 100 e Col av, 25x100.11 5-sty bk tnt; Jno G Osterhout to Henry W Holl ns, 414 W 43; mtg $18,000; Mar6'13; A$15,000-23,000. O C & 100

102D st, 127 E (6:1630-14), ns, 40 w Lex av, 37.6x100.11, 6-sty bk tnt & strs; Ephraim Samuels to Greystone Holding Co, a corpn, 52 Bway [r 820]; AL; Feb27; Mar 6'13, A$13,500-44,000. O C & 100

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102D st, 223 E (6:1652-14), ns, 330 e 3 av, 25x100.1 , 5-sty bk tnt & strs; Adolph J Kohn, ref. to Geo Radley, 601 W 168; FORECLOS Dec30'12, Jan16; Mar4'13; A $15,000-22,000. **15,000**

102D st, 223 E; Geo Radley to Benj Jacobs, 461 W 159 & Philip Ritter, 600 W 144; B&S; Feb4; Mar4'13. nom

102D st, 308 W (7:1889-65), ss, 150 w West End av, 19x100.11, 3-sty & b stn dwg; Jno R Blair to Jas B Nimmons, 308 W 102; Dec4'11; Mar3'13; A$16,000-24,000. nom

102D st, 310 W (7:1889-66), ss, 169 w West End av, 18x100.11, 3-sty & b stn dwg; Jas McEvenie to Jas B Nimmons, 308 W 102, mtg $13,000, Nov10'11, Mar3'13, A $15,300-23,000. O C & 100

104TH st E nec 5 av, see 5 av, es, from n s 104th, to ss 105th.

104TH st, 5 E, (6:1610-6), ns, 120 e 5 av, 25x100.11; 5-sty stn tnt; Julius G Kugelman to Benj Stern; mtg $23,000; Dec10'09; Mar1'13; A$12,000-27,000. O C & 100

105TH st E, sec 5 av, see 5 av, es, from ns 104th to ss 105th.

105TH st, 148 W (7:1859-51), ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; Edw C Prescott to Harry C Burdick, at Claremont-on-the-James, Virginia; mtg $22,500; Feb20, Mar4'13; A$16,000-26,000. O C & 100

107TH st, 272 W, see Bway, 2770-6.

108TH st, 201 W. see Ams av, 976-80.

109TH st, 232 E (6:1658-34), ss, 360 e 3 av, 25x100.11, 5-sty bk tnt & strs; Edw J Moore to Annie Abbate, 374 W 116; Mar 4; Mar5'13; A$9,000-19,500. O C & 100

109TH st, 201 W, see Ams av, 992-6.

116TH st, 111-5 E (6:1638-5), ns, 77.6 e Park av, 38.9x100.11, 6-sty bk tnt & strs; Isidor Shlivek to Chas Shlivek, 817 West End av; mtg $35,000; Feb3; Mar6'13; A $18,500-49,000. nom

111TH st, 63-7 E (6:1617-25), ns, 120 e Mad av, 46.9x100.11, 6-sty bk tnt & strs; Walter M Keck, as TRSTE to Gertrude Weber, 208 W 88, & Eliz Lipshutz, 505 W 134; B&S; Feb10; Feb28'13; A$20,500-58,000. O C & 100

111TH st, 309 W (7:1846-37), ns, 191.8 w 8 av, 33.4x100.11, 5-sty bk tnt; Reliant Leasing Co to Eliz Held, 61 E 95; mtg $31,500; Mar1; Mar3'13; A$21,300-39,000. O C & 100

112TH st, 15 E (6:1618-10), ns, 244 e 5 av, 19x100.11, 5-sty bk tnt; Saml Jacobs to Lena Krupp, 15 E 111 [15 E 112]; B&S; AL; Feb6; Mar3'13; A$10,000-19,000. O C & 100

112TH st, 243 W (7:1828-17½), ns, 346 w 7 av, 18x100.11, 3-sty & b bk dwg; Margt W Doscher to Saml Frankel, 314 E 3; Mar 5'13: A$10,000-14,000. nom

113TH st, 60 E (6:1618-51), ss, 45 e Mad av, 25x100.11, 5-sty stn tnt & strs; Thos F English to Annie D Wallace at Matteawan, NY; C a G; mtg $17,500; Feb24'12; Mar3'13; A$11,000-21,000. O C & 100

113TH st, 78-80 on map 80 E (6:1618-41), ss, 92.9 w Park av, 37.3x100.11, 6-sty bk tnt; Maurice L Farber to Saml Precker, 190 Norfolk; AT; QC; mtg $34,250; Feb26; Mar4'13; A$16,500-43,500. nom

113TH st, 78-80 on map 80 E; Abr Precker to same; AT; mtg $36,950; Feb26; Mar4'13. nom

114TH st, 241 E (6:1664-19), ns, 125 w 2 av, 25x100.11, 5-sty bk tnt; Vincenzo Cudemo to Rosa Cudemo, 241 E 114; mtg $17,250; Mar4'13; A$9,000-18,500. O C & 100

116TH st, 374 W (7:1849-50), sec Morningside av, 87x25.2x79.3x26.4, 5-sty bk tnt; Annie Abbate to Edw J Moore, 247 W 11; mtg $30,000; Mar4; Mar5'13; A$27,000-42,000. O C & 100

117TH st, 106 E (6:1644-69), ss, 47.6 e Park av, 15.10x64.11, 3-sty bk dwg; Edw L Parris ref to Adelaide O Floyd, Middletown, NJ; mtg $4,250; FORECLOS, June 13'11; Mar6'13; A$5,500-6,000. **500**

117TH st, 303 E (6:1689-4½), ns, 81 e 2 av, 24x50, 5-sty stn tnt; Louise Withey to Diego Salatino, 316 E 113 [303 E 117]; mtg $7,650 & AL; Feb28; Mar3'13; A$5,-,500-10,000. nom

117TH st, 420 E (6:1710-40), ss, 244 e 1 av, 16.8x100.11, 3-sty bk tnt; Lawyers Mtg Co to Nicola Carmelo Mannino, 327 E 113; B&S; Feb27; Feb28'13; A$4,500-6,000. O C & 100

117TH st, 422 E (6:1710-39½), ss, 260.8 e 1 av, 16.8x100.11, 3-sty bk tnt; Lawyers Mtg Co to Santo Giacini, 423 E 117; B&S; Feb27; Feb28'13; A$4,500-6,000. O C & 100

118TH st, 501 E, see Pleasant av, 340.

121ST st, 164 W (7:1905-60), ss, 75 e 7 av, 15x100.11, 3-sty & b stn dwg; Fredk P Forster to H Waldo Forster at Nordhoff, Cal; mtg $11,000; Dec7'12; Mar5'13; A$9,-500-14,000. O C & 100

122D st E, sws, 100 e 3 av, see 3 av, 2231-7.

123D st, 300-12 W, see St Nich av, es, 59.8 s 123d.

123D st W, sec St Nich av, see St Nich av, es, 59.8 s 123d.

123D st, 520-2 W (7:1977-41-42), ss, 200 w Ams av, 66.10x100.11, 2 5-sty bk tnts; Philip Bernhardt to Jno Dauenhauer, 62 W 69; mtg $65,000; Feb27; Feb28'13; A $40,000-70,000. O C & 100

123D st W, nec Bway, see Bway, 3100.

124TH st, 244 W (7:1929-53), ss, 274.9 e 8 av, 25.3x100.11, 4-sty stn tnt; Jno Dauenhauer to Philip Bernhardt & Florence D, his wife, 1822 Av H, Bklyn, tenants by entirety; mtg $15,000 & AL; Feb27; Feb 28'13; A$17,000-23,000. O C & 100

125TH st, 16 W (6:1722-44), ss, 185 w 5 av, 37.6x100.11; 5-sty bk tnt & strs; Degelman Realty Co to Inter-City Land & Securities Co, 5 Beekman; mtg $110,000; Feb28; Mar1'13; A$95,000-115,000. O C & 100

125TH st, 553 W, see Bway, 3136-42.

128TH st, 49 W (6:1726-17), ns, 385 e Lenox av, 25x99.11, 3-sty & b stn dwg; Edith Waters to Waters Bros Inc, a corpn at Asbury Park, NJ; B&S & C a G; Feb 28; Mar5'13; A$12,000-16,000. nom

131ST st, 48-50 W (6:1728-61), ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; Thos P Reilly to Raffael Luongo, 355 E 184; mtg $43,750; Feb28; Mar3'13; A$15,000-51,000. nom

131ST st W (7:1985-39), ss, 150 w Ams av, 57.4x11.3x72x45.4; 5-sty bk tnt; also all title to following lot, begins 20.6 s 131st & 193.4 w Ams av, runs se24.8xsw 12xnw49.8xne12xse25 to beg; Simon Sichel to Saml A Hamel, 309 W 99; mtg $15,000; Feb28; Mar1'13; A$9,000-19,000. O C & 100

133D st, 68 W (6:1730-67), ss, 110 e Lenox av, 25x99.11; 5-sty bk tnt; Carrie D Mainzer to Maria T Ruggles, 335 Ocean Pkway, Bklyn; mtg $16,000; Feb27; Mar1 '13; A$9,000-20,000. nom

135TH st, 612 W (7:2001-46), ss, 293.2 w Bway, 38.7x99.11, 5-sty bk tnt; Nels Gross to Louis J Meader, 244 W 99; C a G; mtg $48,000 & AL; Feb25; Mar3'13; A$23,500-47,000. O C & 100

138TH st, 137 W (7:2007-9), ns, 178 e 7 av, 26x99.11, 5-sty stn tnt; Geo B Leonard to Jas H Cruikshank [178 So Ocean av], Freeport, LI; mtg $20,000 & AL; Jan30; Mar5'13; A$11.500-27,000. O C & 100

138TH st, 137 W; Jas H Cruikshank to Anselm Frankenthaler, 201 W 120; mtg $20,000 & AL; Mar4; Mar5'13. O C & 100

139TH st, 510-6 W (7:2070-39), ss, 150 w Ams av, 100x99.11, 6-sty bk tnt; Sol L Pakas, 50 W 77, to Wm A & Edw P Larned & Eliz MacCarthy, all of Summit, NJ; mtg $151,000; Feb17; Mar6'13; A$46,000-145,000. O C & 100

140TH st, 55 W (6:1738-12), ns, 241.8 e Lenox av, 41.8x99.11, 6-sty bk tnt; Moses D Frank to Louis Block, 78 E 96; mtg $40,000; Feb27; Feb28'13; A$11,500-40,500 O C & 100

141ST st, 476 W, see Ams av, 1627-33.

142D st, 513 W (7:2074-19½), ns, 442 e Bway, 16x99.11, 3-sty & b bk dwg; Bertha M Ryan to Wm J Coppner, 259 E 78; mtg $11,000; Feb13; Mar5'13; A$7,700-13,000. O C & 100

142D st, 603-9 W (7:2089-24), ns, 100 w Bway, 100x99.11, 6-sty bk tnt; Geo A Turley to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $153,000; Feb28'13; A$44.000-P64,000. nom

146TH st, 301 W, see 8 av, 2741.

151ST st, 308-10 W, see Bradhurst av, sec 151st.

151ST st W, nec Riverside dr, see Riverside dr, 740.

152D st, 524 W (7:2083-47), ss, 345 w Ams av, 40x99.11, 6-sty bk tnt; Central Bldg Impt & Investment Co to Saml H Glasser, 462 W 151; mtg $38,000; Feb28; Mar5'13; A$21,500-53,000. O C & 100

152D st, 596 W (7:2083)-62½), ss, 20 e Bway, 16x74.11; 3-sty & b stn dwg; Eugene W Pratt indiv EXR & devisee Ella F Pratt to Thos Ward, 342 W 85; mtg $9,000 & AL; Feb28; Mar1'13; A$8,000-14,000. O C & 100

154TH st, 301 W, see 8 av, 2911.

163D st, 537-43 W (8:2122-133), ns, 100 e Bway, 110x99.11, 6-sty bk tnt; Comfort Realty Co to Edw Fagan, 949 Ams av; mtg $157,000 & AL; Mar3; Mar4'13; A$47,000-158,000. O C & 100

164TH st W, nwc St Nich av, see St Nich av, nwc 164th.

167TH st, 444-6 W (8:2111-99), sws, 111.8 nw Colonial Parkway, 59.8x74.3x50x 41.8, 5-sty bk tnt; May B Slesinger to Jacob Starkman, 158 E 106; AL; Feb17; Mar 6'13; A$12,000-28,000. O C & 100

167TH st, 448-50 W (8:2111-97), ss, 238.7 e Ams av, 59.8x57.9x50x90.3, 5-sty bk tnt; May B Slesinger et al EXRS, &c, Bertha R Berman to Jacob Starkman, 158 E 106; AL; Feb18; Mar6'13; A$15,000-37,000. O C & 100

168TH st, 514 W (8:2123-87), ss, 145 e Audubon av, 25x95, 5-sty bk tnt; Gustave Levinson to Julius Fischel, 851 10 av; mtg $20,250; Feb28; Mar3'13; A$9,000-19,000. nom

169TH st W, nec Haven av, see Haven av, nec 169th.

176TH st W (8:2133-10 & pt lt 1)), ss, 100 w Audubon av, 150x87.1; vacant; Flourish Realty Co to Placid Realty Co, a corpn, 35 Nassau; mtg $19,000; Feb28; Mar1'13; A$ ——$——. O C & 100

180TH st W, nwc Northern av, see Northern av, nwc 180.

183D st, 567 W (8:2154-95), ns, 160 e St Nicholas av, 20x99.11, 3-sty bk dwg; Rosanna Havanagh, widow & devisee Bernard Kavanagh, to Nelson A Lawton, 529 W 186; QC; Mar1; Mar4'13; A$7,200-13,000. nom

191ST st W, sec Wadsworth av, see Wadsworth av, sec 191st.

214TH st W, nwc 14 av, see 14 av, ws, from 214th to 215th.

215TH st W, swc 14 av, see 14 av, ws from 214th to 215th.

216TH st (8:2196-18 & pt lots 33 & 34), ss, 258.4 e 9 av, runs e191.8 to h w m of Harlem River xs60xw228 to beg, gore, with all title to land under water; vacant; Third Av R R Co & ano to Jno H Thorn, on ss 239th st—e Blackstone av; ⅜ pts; Willis H Thorn, on ns Spuyten Duyvil rd, —e Blackstone av, 2-8 pts; Wm E Thorn, at Northvale, NJ, ⅛ pt, & Jno H & Francis H Thorn, on es Mosholu av — n of 256th, 2-8 pts, as EXRS, &c Wm F Thorn; Mar3; Mar4'13; A$——$——. **8,500**

216TH st W, swc 9 av, see 9 av, swc 216th.

Av A, 27 (2:430-35), nwc 2d (Nos 142-6), —x— 4 & 5-sty bk tnt & strs, being lot 160 map of Jno J Astor in l 2030 cp 467; Max Bierman to Max Goldberg, 60 2 av; Sept21'12; Feb28'13; A$31,000-45,000. O C & 100

Av A, 1333 (5:1466-21), nwc 71st (No 443), 29.4x75, 5-sty bk tnt & strs; Jacob Fritz to Chas W Knoche, 207 E 68; mtg $17,000; Feb26; Feb28'13; A$12,000-22,000. nom

Av A, 1670 (5:1584-50), es, 25.2 s 88th, 25.2x75, 5-sty bk tnt & strs; Jno H F Bullwinkel & ano EXRS, &c, Caroline F A Bullwinkel to Adolph Bloch, 2-3 pt, & Henry Bloch, 1-3 pt, both at 911 Park av; Mar3'13; A$8,500-18,000. O C & 100

Amsterdam av, 976-80 (7:1880-29), nwc 108th (No 201), 100.11x100, 6-sty bk tnt & strs; Max J Sulzberger to Nathan Sulzberger, 2 & 4 W 55; mtg $200,000; Mar3; Mar5'13; A$115,000-240,000. O C & 100

Amsterdam av, 992-6 (7:1881-29), nwc 109th (No 201), 60.10x100, 6-sty bk tnt & strs; Max J Sulzberger to Nathan Sulzberger 2 & 4 W 55; mtg $125,000; Mar3; Mar5'13; A$71,000-145,000. O C & 100

Amsterdam av, 1627-33 (7:2057-56), sec 141st (No 476), 99.11x35, 7-sty bk tnt & strs; Maud T Lavigne to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $75,-000 & AL; Mar1; Mar6'13; A$35,000-89,-000. nom

Bowery, 223½-25 (2:426-6), es, 111.1 n Rivington, runs e99.10xs11.3xe48xn25xe33.10 to 10 ft alley xn24.1xw184.3 to st xs38.11 to beg, 10-sty bk lodging house; Saml A Berger to Salvation Army, a corpn, 122-4 W 14; mtg $148,500; Feb26; Mar4'13; A $44,000-164,000. nom

Bradhurst av (7:2046-20), sec 151st (Nos 308-10), 49.11x85, 6-sty bk tnt & strs; Placid Realty Co to Flourish Realty Co, a corpn, 73 E 90; mtg $51,000; Feb28'13; A $20,000-59,000. O C & 100

Broadway (7:1870-43), sec 99th (No 230), 55x125, 7-sty bk tnt; Max J Sulzberger to Nathan Sulzberger, 2 & 4 W 55; mtg $175,000; Mar3; Mar5'13; A$115,000-200,000. O C & 100

Broadway, 2770-6 (7:1878-55), sec 107th (No 272), 112.1x76.1x100.11x125, 4 2-sty bk tnts & strs; Manhattan Freehold Co & ano to Lewis B Curtis at Bridgeport, Conn; mtg $237,500 & AL; Mar3'13; A$175,-000-185,000. O C & 100

Broadway, 3100 (7:1978-1), nec 123d, 100.11x100, 6-sty bk tnt; Geo J Schroeder to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $188,000; Mar3'13; A$115,-000-200,000. O C & 100

Broadway, 3136-42 (7:1980-1), nec 125th No 553), 99.11x75, 7-sty bk tnt & strs; Brown-Weiss Realties to Jno B Simpson, at Bolton, Warren Co, NY [23 W 42]; mtg $125,000; Feb28'13; A$90,000-170,000. O C & 100

Broadway or Hamilton pl, es, 309.9 s 138th, see 31st, 11 W.

Broadway, es, 64.5 n 185th, see Wadsworth av, ws, 60.2 n 185th.

Broadway (8:2170-66), nec Fairview av, 400x100; asn of 1-24 interest in above, vacant; Bartholomew O'Donohue to Jno Rafferty, 418 Sterling pl, Bklyn; Aug23'11; Mar3'13; A$83,000-83,000. nom

Claremont av, 182 (7:1993-108), es, 100 n 125th, 40x100, 5-sty bk tnt; Rebecca Goldsmith to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $39,000; Feb12; Mar 3'13; A$32,000-50,000. O C & 100

Columbus av, 615-7 (4:1203-1 & 62), sec 90th st (No 82), 50.8x74.6, 2 5-sty bk tnts & strs; Caroline Cushman to Larimer A Cushman, 49 Claremont av; AL; Dec23'12; Mar6'13; A$56,000-85,000. nom

Edgecombe av, 58 (7:2041-3½), es, 92 n 137th, 15.10x100, 4-sty stn tnt; Wm Fish Jr et al to Isabel W Bonner, 200 W 94; mtg $13,500 & AL; Feb27; Mar5'13; A$7.-000-14,500. nom

Fairview av, nec Bway, see Bway, nec Fairview av.

Haven av (8:2139-140), nec 169th, 73.--11x127.8x71.7x109.2; 6-sty bk tnt; Adelaide D Myers to Sol L Pakas, 50 W 77; mtg $140,000 & AL; Feb28; Mar1'13; A$——. O C & 100

Lexington av, 1738 (6:1636-18), ws, 76.1 n 108th, 24.10x100, 5-sty stn tnt & strs; Edw C Prescott to Saml J Corker, at Ft Lee, NJ [Anderson av]; ½ pt; mtg $16,500; Feb20; Feb28'13; A$12,000-21,000. O C & 100

Madison av (5:1393-56), swc 79th (No 22), 70.2x18; 5-sty & b bk dwg; A$——$——; also MADISON AV, 1020 (5:1393-18), ws, 70.2 s 79th, 32x59.11, 5-sty bk dwg; A$——$——; Chas Buek Constn Co to Lawyers Realty Co, a corpn, 160 Bway; B&S; Feb 28; Mar1'13. O C & 100

Madison av, 1020, see Mad av, swc 79.

Madison av, 1642 (6:1615-55), ws, 81.11 s 110th, 19x100, 5-sty stn tnt; Sadie Klein to Rose Sporn, 182 2d; mtg $20,500 & AL; Mar3; Mar6'13; A$12,000-20,000. O C & 100

Manhattan av, 403 (7:1943-51), ws, 19.11 s 117th, 18x50, 3-sty & b stn dwg; Samson Lachman & ano to Reuben E Fichthorn, 153 E 150; B&S; Feb19; Feb28'13; A$7,500-9,500. O C & 100

Morningside av, sec 116th, see 116th, 274 W.

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Northern av (8:2179-pt lot 80), ws, 78 n 181st, 100.3x171.8x100.2x168; vacant; Miami Realty Co to Trossachs Realty Corpn, 40 E 22, AL, Feb25, Feb28'13; A$——$——
O C & 100

Old Bloomingdale rd (7:1990-pt lots 64 & 67), ws, 500.6 s 149th, runs e30.4 to cl said rd xs119.9 to pt 112.3 e Riverside dr xw 32.5 to ws of rd xn120.2 to beg, pts 2 7-sty bk tnts, Soc of the N Y Hospital to N Y Real Estate Security Co, a corpn, 42 Bway; QC; Feb21; Mar4'13; A$——$——.
O C & 50

Park av (5:1408-3), es, 49.6 n 73d, 28x 95.11, vacant; Alliance Realty Co to Arthur Ryle, at Rumson [Rumson rd], NJ; mtg $45,000; Mar6'13; A$51,000-51,000.
O C & 100

Park av, 968-76, see 83d, 72 E.

Park av, 1080 (5:1500-33), nwc 88th (No 73), 25.8x82.2, 5-sty bk tnt & strs; Josephine Pfriemer et al to Jacob Mayers, 73 E 92; mtg $32,750; Mar3'13; A$31,000-40,000
O C & 100

Park av, 1261 (6:1625-4), es, 75.9 n 97th, 25.2x100, 5-sty bk tnt & strs; Jas A Foley, ref, to Francis K Pendleton, 7 E 86, & Wm C Bowers, 31 E 49, as TRSTES Thos E Davis, decd; FORECLOS Jan27; Feb15; Feb28'13; A$10,000-30,000. **22,000**

Park av, 1691 (6:1767-17), es, 51.3 s 119th, 24.10x80, 3-sty fr tnt & strs; Jno H Rogan ref to Rebecca Spahn, 65 Hamilton ter; Julius Marco, 545 W 111, & Benj Marco at Larchmont, NY, EXRS Johanna Marco; FORECLOS, Feb24; Mar6'13; A $9,000-9,500. **6,000**

Park av, 1710 (6:1746-38), ws, 50.5 s 120th, 25x90, 5-sty bk tnt & strs; Geo C Lay, ref, to Manhattan Savgs Instn, 644 Bway; FORECLOSED & drawn Feb25; Mar 4'13; A$9,500-18,500. **20,000**

Pleasant av, 340 (6:1815-1), nec 118th (No 501), 25.5x76, 5-sty bk tnt & strs; Henry Brin et al to August Schaefer, 502 E 118; mtg $20,800; Feb27; Feb28'13; A $12,000-23,500. O C & 100

Riverside dr, 202-8 (4:1252-5), sec 93d (No 318), 145x78.10x141.8x117.3, 9-sty bk tnt; Wm T Evans to West Side Constn Co, a corpn, 322 W 100; mtg $390,000; Mar 6'13; A$225,000-525,000. O C & 100

Riverside dr, 276 (7:1888-87), sec 100th (Nos 322-4), —x140.7x100.11x150, 12-sty bk tnt; West Side Constn Co to Wm T Evans at Montclair [Walnut Crescent], NJ; mtg $700,000; Mar6'13; A$210,000-925,000.
O C & 100

Riverside dr, 740 (7:2098-13), nec 151st, 103.9x173.1x99.11x145; 6-sty bk tnt; Edw A Hannan to Ralpaul Realty Co, 105 Hudson; mtg $280,000; Feb28; Mar1'13; A$132,-000-334,000. O C & 100

St Nicholas av (7:1949-39), es, 59.8 s 123d, runs e21xs34.5 to av xn40.3 to beg, gore, vacant; A$3,000-3,000; also WEST ST, 292-3 (2:595-10), sec Hoboken, now Canal (Nos 538-42), 44x80, 4 5-sty bk tnts & strs; A$43,000-53,000; also WEST ST, 290-1 (2:595-8-9), es, 44 s Hoboken, now Canal, runs s40xe100xn24xw20xn16xw80 to beg, 2 4-sty bk loft & str bldgs; A$28,500-30,500.; also MURRAY S., 75 (1:132-6), ns, abt 125 w W Bway, 25x100, 5-sty bk loft & str bldg; A$28,000-50,000; also 8TH AV, 2287-9 (7:1949-35-38), swc 123d (Nos 300-12), runs s50.11xw120 to es St Nich av xnw 59.8 to 123d xe152.5 to beg, 3 & 5-sty bk hotel; A$72,500-98,000; also property in San Francisco and elsewhere in California; Alice P Sullivan to Francis J Sullivan, her husband, 1075 Mission, San Francisco, Cal; AT; Sept5'11; Feb28'13. gift

St Nicholas av, sec 123d, see St Nich av, es, 59.8 s 123d.

St Nicholas av; West st, 292-3; West st, 290-1; Murray st, 75, 8th av, 2287-9, swc 123d, being same prop, except lands in California; Francis J or Frank J Sullivan to Noel & Ada Sullivan, Alice S or Alyce S Murphy, & Gladys Sullivan, 526-8 Phelan Bldg, at nwc Market & O'Farrell, San Francisco, Cal; ⅓ pt or ⅔ pts of all title; AL; Aug29'12; Feb28'13. nom

St Nicholas av (8:2122-88), nwc 164th, runs w171.5xn125xe124.10 to av xs133.4 to beg; vacant; Chas Buek Constn Co to Albion Constn Co, a corpn, 2228 Bway; mtg $80,000; Mar3; Mar4'13; A$110,000-110,000.
O C & 100

Wadsworth av (8:2167-32), ws, 60.2 n 185th, runs n154.5xw150xn2.1xw176.4 to es Bway at pt 214.6 n 185th xs149.5xe306 to beg; vacant; Edw Fagan to Comfort Realty Co, a corpn, 8 W 39 [10 W 40]; mtg $70,000; Mar3; Mar4'13; A$96,000-96,000.
O C & 100

Wadsworth av (8:2169-3), sec 191st, 133.11x100.2x127.3x100; vacant; Henry Morgenthau Co to 191st St Constn Co, a corpn, 35 Nassau [r 1406]; B&S; Feb28; Mar1'13; A$48,000-48,000. nom

West End av, 345 (4:1185-69), ws, 52.4 n 76th, runs w69.10xnw2.9xn21.4xe9.1xse6.2xe 56.6 to av xs21 to beg, 4-sty & b bk dwg; Jas K Holly to Louise R H Goddard, 300 Central Park W [care Gay & Goddard, 52 Wall]; ⅓ pt; mtg $25,000; Mar4'13; A$19,-000-33,000. nom

1ST av, 1714 (5:1568-47½), es, 25.6 s 89th, 25.1x81; 5-sty bk tnt & strs; Mortimer Realty Co to Sigmund Orbach, 1014 Park pl, Bklyn & Chas Hammel 134 E 87; AL; Feb28; Mar1'13; A$11,000-19,000. nom

2D av, 10-2 (2:442-5), ses, 101 ne Houston, runs se65xsw1xse30.5xnw101.8 to av x sw34.8 to beg, 5-sty bk loft & str bldg; Geo Dotzauer to Adam H Peters 885 Hancock, Bklyn; ¾ pt; mtg $17,600; Jan31; Mar5'13; A$15,000-24,000. nom

2D av, 122 (2:449-3), es, abt 55 n 7th, 26.8x125; 5-sty bk loft & str bldg; Louis Milgrim et al to H Milgrim & Bros, Inc, a corpn, 122 2 av; AL; Feb25; Mar1'13; A exempt-exempt. O C & 100

2D av, 193-5 (2:468-42), nwc 12th (Nos 239-41), 61.3x90; 6-sty bk tnt & strs; State Bank to Geo Ricard, 317 W139; mtg $100,000 & AL; Feb28; Mar1'13; A$60,000-125,000. O C & 100

2D av, 193-5; Geo Ricard to Jos Hahn, 794 E 158; mtg $100,000 & AL; Feb28; Mar1'13. O C & 100

3D av, 1326 (5:1410-39), ws, 27.2 s 76th, 25x100, 5-sty bk tnt & strs; Jonas Weil & ano to Bertha Kaufmann, 1767 3 av; Feb21; Mar6'13; A$17,000-26,000.
O C & 100

3D av, 1326; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Maver, 41 E 72; AL; Feb21; Mar6'13; A$17,000-26,000.
O C & 100

3D av, 1763 (6:1647-46), es, 25.9 s 98th, 25x83.9, 5-sty bk tnt & strs; Wm Klein, ref, to Henry H Jackson, 63 E 92; mtg $18,000; FORECLOS Sept20'12; Sept28'12; Mar3'13; A$13,000-24,000. **6,000**

3D av, 1763; Henry H Jackson to E Loewenthal & Son Inc, a corpn, 1347 Boston rd; mtg $18,000; Feb28; Mar3'13.
O C & 100

3D av, 2231-7 (6:1786-4), ses, 50.5 s 122d, runs sw75.8xse105.6 to cl old Church la, closed xe31.7xne5.3xnw25xne100.11 to sws 122d, xnw5xsw50.5xnw100 to beg, 4-sty bk lodging house & strs; Degelman Realty Co to Andw Davey, 321 W 105; AL; Mar3 '13; A$100,000-130,000. O C & 100

3TH av. 53-5 (2:570-1), nec 12th (No 1), runs n131.6xe100xs28.4xe50xs105.2 to ns 12th, xw150 to beg, 18-sty bk loft & str bldg; Chas H Strong ref to Jno Quinn, 58 Central Park W; mtg $1,250,000 & AL; FORECLOS, Feb25; Feb28; Mar6'13; A $450,000-P550,000. **450 000**

5TH av, 53-5; Jno Quinn to Ellisdale Co, inc, a corpn; QC; mtg $1,250,000 & AL; Mar6'13. nom

5TH av, 557 (5:1281-71), es, 50.5 s 46th, 25x100, 5-sty stn office & str bldg, 1 & 2-sty ext; Danl H Morgan to Montrose Realty Co, a corpn, 135 Bway; mtg $235,-000 & AL; Feb28'13; A$270,000-320,000.
O C & 100

5TH av, 557; Montrose Realty Co to Danl H Morgan, 136 E 71; mtg $265,000 & AL; Feb28'13. O C & 100

5TH av, 1130 (5:1506-6t lot 1), nec 94th, 35x102.2, with all title to strip on e 7-24 of an inch wide; vacant; Al Hayman to Dorothy W Straight, 22 E 67; AL; Mar3; Mar4'13; A$——$——. O C & 100

5TH av (6:1610-1-8 & 65-72), es, from ns 104th to ss 105th, 201.10x200; vacant; Benj Stern to Sutherland Realty Co, a corpn, 505 5 av; mtg $273,000 & AL; Feb 28; Mar1'13; A$336,000-336,000. O C & 100

5TH av, nec 104th, see 5 av, es from ns 104th to ss 105th.

5TH av, sec 105th, see 5 av, es, from ns 104th to ss 105th.

7TH av, 2195 (7:1914-62), es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & str; Wm Bernard, ref, to David Fawlowitz, 642 5th; mtg $15,000; FORECLOS Feb25; Feb26; Feb28'13; A$13,000-19,000. **3,000**

8TH av, 610, see Greenwich, 40.

8TH av. 2731 (7:2045-10), ws, 94.10 s 146th, 25x75, 5-sty bk tnt & strs; Jennie F Levy to Mary E McKernan, 229 W 135; mtg $20,000 & AL; Mar3'13; A$12,000-22,-000. O C & 100

8TH av. 2741 (7:2045-29), nwc 146th (No 301), 25x100, 5-sty bk tnt & strs; Geo B Leonard to Jas H Cruikshank [178 S Ocean av], Freeport, LI; mtg $30,000 & AL; Jan30; Mar5'13; A$20,000-40,000. O C & 100

8TH av, 2287-9, see St Nich av, es, 59.8 s 123d.

9TH av, 878-86, see 57th, 363 W.

8TH av, 2911 (7:2047-29), nwc 154th (No 301) 24.11x100, 6-sty bk tnt & strs; Lewis S Marx ref to Sigmund Wechsler, 101 W 115, EXR, &c, Abr Bernheimer; FORECLOS, Mar4; Mar6'13; A$16,000-43,000.
30 000

9TH av (8:2212-21-24), swc 216th, 99.11x 100; vacant; Saml A Hamel to Simon Sichel, 122 W 121; mtg $14,000 & AL; Feb 28'13; A$18,000-18,000. O C & 100

10TH av, 263-5, see 26th, 502 W.

14TH av (8:2256-455 & 2257--95), ws, from 214th to 215th, & bounded w by Hudson River, contains 3 144-1,000 acres, with all title to land under water; A$32,000-32,-000; also PLOT (8:2259-80-90 & 431), begins at stake in line of fence bet lands of Childs & de Rivera at pt 75 w 14 av, runs s 259.10 xw389.5 to original h w mark on es Hudson River xn259.11xe382.3 to beg, being w pt lot 23 map Saml Thomson, contains 2 301-1,000 acres, with all title to land under water, sub to rights of way & wharfage & rights of City of NY to land in Hudson River & easement over Bolton rd & lands conveyed to Hudson River RR; A$——$——; Mitchell A C Levy to Frank M Van Wagenen, 30 Evergreen pl, East Orange, NJ; AL; Mar1; Mar3'13; A$——$——. **130,000**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Grand st, 363-5 (1:311); re-asn rents; recorded July5'12; Royal Co of NY to Julius Schattman, 1833 7 av; AT; Feb28; Mar1'13. nom

Henry st, 198 (1:270), ss, 25x100; asn rents to extent of $1,650; Morris Lipschitz to Phillip Sugarman, 136 W 118, et al; Mar 5; Mar6'13. 1,650

Murray st, nwc Bway, see Bway, 253-5.

Prince st, nwc Bway, see Bway, 569-75.

Washington st, 774-8 (2:641-19-21) (Decedents Estates), ws, abt 50 s Jane, 63x66, 3-3-sty bk & fr tnts & strs; CONTRACT; Jos W Morgan, son & heir Thos Morgan to Reversionary Estates Co of Nyack, N Y [31 Liberty]; 2-4o pt; mtg $4,650; Feb 26; Mar3'13; A$19,000-23,000. **537.50**

36TH st, 35-9 W (3:838), owned by party 2d pt & 37TH ST, 36-8 W, owned by party 1st pt; retaining wall agmt; Ball Realty Co with 35, 37 & 39 West 36th St Realty Co, 381 5 av; Feb28; Mar3'13. ——

37TH st, 36-8 W, see 36th, 35-9 W.

52D st, 12 E (5:1287-62), ss, 210 e 5 av, 30x100.5, 6-sty stn dwg, 4-sty ext; certf as to Wm M Barrett's succession to Levi C Weir as prest of Adams Express Co; Wm M Barrett as prest & Horatio H Gates secy of Adams Express Co, 71 Bway, to M Emma Weir [Locust Valley, LI]; Feb27; Mar4'13; A$110,000-200,000. ——

121ST st, 425 E (6:1809), ns, 332.1 w Pleasant av, 17.11x100.11; asn rents; Anna E Kech to Bronx Security & Brokerage Co, 258 E 138; Mar5'13. nom

125TH st, 16 W (6:1722-44), ss, 185 w 5 av, 37.6x100.11; 5-sty bk tnt & strs; re-mtg; Jno H Degelman to Degelman Realty Co, a corpn, 2150 3 av; QC; Feb28; Mar1 '13; A$95,000-115,000. nom

125TH st, 16 W (6:1722), ss, 185 w 8 av, 37.6x100.11; asn rents to secure loan of $5,700; Inter-City Land & Securities Co to Marie R Winters at Port Washington, LI; Feb28; Mar1'13. nom

125TH st, 553 W, see Bway, 3136-42.

150TH st W, nwc 8 av, see 8 av, nwc 150.

150TH st W, nec Bradhurst av, see 8 av, nwc 150.

163D st, 549 W (8:2122); re asn rents recorded Jan18'12; Chas Berlin & ano to Comfort Realty Co, a corpn, 10 W 40; Feb 28; Mar4'13. O C & 100

180TH st, 878 W, see Haven av, 214.

216TH st W, swc 9 av, see 9 av, swc 216th.

216TH st W (8:2196-18 & pt lots 33 & 34), ss, 258.4 e 9 av, runs e191.8 to h w m of Harlem River xs60xw228 to beg, gore, with rights to lands under water; vacant; re mtg; U S Mtg & Trust Co as TRSTE to Third Av Railway Co, a corpn, 2396 3 av; QC; Mar3; Mar4'13; A$——$——. nom

216TH st W; same prop; re mtg; Central Trust Co of N Y as TRSTE, to same; QC; Mar3; Mar4'13. nom

Av A, 205 (2:440), ws, 51.9 s 13th, 25.9x 100; re-asn rents recorded Dec12'10; Royal Bank of NY to Abram Salkin, 311 S 5 st, Bklyn; July26'11; Feb28'13. nom

Av A, 205 (2:440); re-asn rents recorded June8'11; Royal Co of NY to Abram Salkin, 311 S 5, Bklyn; Feb27; Feb28'13. nom

Av A, 205 (2:440); re-asn rents recorded July17'12; Royal Co of NY to Abram Salkin, 311 S 5, Bklyn; Feb27'; Feb28'13. nom

Bradhurst av, nec 150th, see 8 av, nwc 150.

Broadway, 253-5 (1:134-29), nwc Murray; consent to vent shaft for subway; Rector, &c, of Trinity Church in City of N Y owner of fee & Postal Telegraph Building Co owner of bldg & leasehold to City of NY; Feb17; Mar6'13. nom

Broadway, 569-75 (2:512), nwc Prince, 100x200; consent to stairway to subway; Wm W Astor to City of NY; Feb8; Mar 6'13. nom

Broadway, 3136-42 (7:1980-1), nec 125th (No 553), 99.11x75, 7-sty bk tnt & strs; re mtg; Hunts Point Estates to Brown-Weiss Realties, 61 Park row; QC; Feb28'13; $A90,000-170,000. nom

Edgecombe av, 165-7 (7:2051); asn rents to secure mtg; Nellie A Kelly to Saml Less, 530 Pacific, Bklyn; Feb15; Mar6'13. nom

Haven av, 214 (8:2177-pt lt 265), es, 50 s 180th, 50x97, 5-sty bk tnt; A$——$——; also 180TH ST, 878 W (8:2177-pt lot 265), ss, 97 e Haven (Buena Vista) av, 50x100, 5-sty bk tnt; re mtg; A$——$——; Bendheim Constn Co to Munden Constn Co, a corpn, 149 Bway; QC; Mar4; Mar5'13.
O C & 100

Haven av, (8:2177); also 180TH ST, 878 W, same prop; re mtg; same to same; Q C; Mar4; Mar5'13 O C & 100

Northern av (8:2179-pt lot 80), ws, 78 n 181st, 100.3x171.8x100.2x168; vacant; re mtg; David W O'Neil to Trossachs Realty Corpn, 40 E 22; QC; Feb25; Feb28'13; A $——$——. O C & 100

Northern av; same prop; re mtg; Mutual Life Ins Co to same; QC; Feb27; Feb28'13; 10,000

3D av, 2231-7 (6:1786-4), ses, 50.5 s 122d, runs sw75.8xse105.6 to cl old Church la (closed) xe31.7xne5.3xnw25xne100.11 to sws 122d xnw5xsw50.5xnw100 to beg, 4-sty bk lodging house & strs; re mtg; Jno H Degelman to Andw Davey, 321 W 105; QC; Mar3; Mar4'13; A$100,000-130,000. nom

6TH av, 637-77 (3:813 & 814); consent to station at 38 st & 6 av; F C Mohrmann et al, tenants, to Interborough Rapid Transit Co, 165 Bway & ano; Jan20; Mar 1'13. nom

6TH av, 638-76 (3:839 & 840); consent to station at 38th & 6 av; Max Luft et al, tenants, to Interborough Rapid Transit Co, 165 Bway & ano; Jan20; Mar1'13. nom

6TH av, 651 (3:813); consent to station at 38th & 6 av; Pauk J Hennessy owner, to Interborough Rapid Transit Co, 165 Bway & ano; Jan9; Mar1'13. O C & 100

6TH av, 665-77; consent to station at 38th & 6 av; Wm Mohrmann et al, lessees, to Interborough Rapid Transit Co, 165 Bway & ano; Jan17; Mar1'13. nom

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5TH av (7:2046), nwc 150th, 99.11x112.6, owned by party 1st pt; also BRADHURST AV (7:2046), nec 150th, 99.11x112.6, owned by party 2d pt; boundary line agmt. Herman F Bindseil, 2158 Aqueduct av, with Eugenie Schildknecht at Neely Town, Orange Co, NY; Feb19; Mar3'13. nom

9TH av (8:2212 21-24), swc 216th, 99.11x100; vacant; re mtg; Fanny Brockman to Saml A Brindl, 3-9 W 99, QC, Jan9, Feb 28'13; $18,000-18,000. 1,000

Power of atty; J G Wm Pilgrim to A T W Pilgrim, his son; May13'04; Feb28'13.

Power of atty (misc), Harry L Wasserman & Bruno Beckhard to Abr L Gutman; Mar3, Mar4'13.

Power of atty (miscl); Tillie Schack to Saml Schack, both at 68 Lenox av; Feb28; Mar5'13.

Deed of appointment & consent (miscl); Louisa Minturn, widow, to Paul Tuckerman at Tuxedo, NY, at TRSTE Wm H Aspinwall, deed Feb25; Mar3'13.

Deed of appointment & consent (miscl), Kath A Kinnsland, widow, to same; Feb 25; Mar3'13.

Parcel (2:342), No. 1 on damage map to open same prop; consent to payment of award as above; Louis Abramson to same; Feb28'12; Mar6'13. nom

Parcel (8:2177) No. 11 on damage map to open unnamed st adj Riv Dr on east, from 177th at Riverside dr to 181st at Buena Vista av; re-mtg; Ida R Cullman to City of NY; QC; Dec3'12; Mar6'13. nom

Parcel (8:2174), No. 5 on damage map to open Elwood st, from Bway to Hillside; re-mtg & consent to award; Fanny Braun et al TRSTES Ferd Braun to City NY; QC; Aug22'12; Mar6'13. nom

Parcel (2:342), No 1 blk 342 on damage map change grade of Attorney st; consent to payment of award to Kamnitz Podolski Unterstutzungs Verein; Metropolitan Savings Bank to City of NY; Apr 11'12; Mar6'13. nom

Assn (4:1078), of an undivided interest in Estate John Mayer; John J Mayer legatee John Mayer to Cora E Raynor, Newark, NJ; Mar3'13. nom

Revocation of power of atty (miscl); Fredk Hollender to Henry A Blumenthal; Feb27; Mar1'13.

Order of court cancelling chattel mtg for $20,000 filed Jan18'13 (miscl), by J H Simmons Publishing Co, bankrupt, to Morton M Spoulding at No Adams, Mass; Feb 28; Mar1'13. court order

WILLS.

Borough of Manhattan.

21ST st, 225 E (3:902-18), ns, 327.7 e 3d av, 22.3x98.9, 3 & 2 2-sty bk factories; Susan M Moore Est, Mary J Kelly EXTRX, 620 W 147; atty, Chas E Wilson, 1 Liberty; A$13,300-15,000; Will filed Mar5'13.

68TH st, 41 E (5:1383-28), ns, 175 e Mad av, 25x100.5, 6-sty bk dwg & 3-sty bk ext; Sparrow Est, Chas I M Burney, EXR, 41 E 68; atty, Archibald M Maclay, 31 Nassau; A$70,000-135,000; Will filed Mar3'13.

72D st, 212 W (4:1163-41), ss, 94.11 w Bway, 25x102.2, 4-sty bk tnt; Jas A Moffett Est, Geo M Moffett, EXR, 212 W 72; atty, Frank H Hall, 2 5Broad; A$40,000-52,000. Will filed Mar6'13.

78TH st, 416 E (5:1472-40), ss, 236.6 e 1 av, 26.3x102.2, 5-sty bk tnt; ¼ int; Emil G Leidel Est, Louise Leidel, EXTRX, 2494 Elm pl; atty, Geo F Kaiser, 100 Wm; A $8,500-13,500; Will filed Mar4'13.

103D st, 161 W, see 109th, 209 E.

108TH st, 232 E (6:1657-32), ss, 175 w 2 av, 25x100.11, 4-sty bk tnt; Antonio Licciardi Est, Filomena Licciardi ADMTRX, 232 E 108.. attys, Reed & Pallister, 280 Bway; A$9,000-15,000. Letter of admn filed Mar6'13.

109TH st, 209 E (6:1659-6½), ns, 149.2 e 3 av, 19.4x100.11, 4-sty bk tnt; A$7,000-11,000; also 103D ST, 161 W (7:1858-8), ns, 183.3 e Ams av, 37.6x100.11, 6-sty bk tnt; A$24,000-58,000; Michl Mahoney Est, EXRS Jos Mahoney, 34 Seely, Bklyn, & Mary Mahoney, 209 E 109; atty, Thos P McGowan, 27 Wm; Will filed Feb8'13.

112TH st, 323 W (7:1847-8), ns, 103.6 e Manhattan av, 16.8x100.11, 3-sty bk dwg; Eliza J Tetedoux Est, Marie Leonie Kelley,, EXTRX, 525 W 123; atty, Egbert C Simonson, 100 Bway; A$9,500-11,000; Will filed Mar4'13.

113TH st, 267 W (7:1829-9), ns, 189 e Central Park W, 35x100.11, 5-sty bk tnt; A$$21,000-40,000; also 2D av, 1758 (5:1554-51), es, 50.2 s 92d, 25x80, 5-sty bk tnt; A $12,000-22,000; Jno Gitz Est, Marie G Darnstadt EXTRX, 188 St Nich av; atty, Louis B Hasbrouck, 257 Bway. Will filed Jan18'12.

123D st, 424-6 E (6:1810-35), ss, 237.6 w Pleasant av, 37.6x100.11, 5-sty bk factory; A$9,000-25,000; also 181ST ST W (8:2153-62), sec St Nich av (Nos 1416-26), 25x100, 2-sty bk loft bldg & str; A$55,000-65,000; Edw Rafter Est, Edwin A Rafter, EXR, 43 W 86; atty, Jno R Rafter, 2 Rector; Will filed Dec29'12.

128TH st, 59 E (6:1753-28), ns, 184.6 e Mad av, 16.8x99.11, 2½-sty bk & fr dwg; A$6,500-7,500; also LEXINGTON AV, 2141-3 (6:1777-51-51½) sec 129th, 39.11x60;, 2-4-sty bk tnts & strs; A$19,000-31,500; Mich J McGrath Est, Rachel G McGrath, EXTRX, 59 E 128; atty, Thos A McGrath, 27 Wm; Will filed Mar3'13.

129TH st E, sec Lex av, see 128th, 59 E.

130TH st, 117 W (7:1915-22), ns, 227 w Lenox av, 19x99.11, 3-sty stn ft dwg; Wm H Hanford Est, Frances Hays Hanford, EXTRX, 117 W 130; attys, Butts & Vining, 51 Chambers; A$9,100-14,500. Will filed Mar5'13.

181ST st W, sec St Nich av, see 132d st, 424-6 E.

Lexington av, 2141-3, see 128th, 59 E.

St Nicholas av, sec 181st, see 123d st, 424-6 E.

2D av, 1758, see 113th, 267 W.

CONVEYANCES.

Borough of the Bronx.

Barretto st, nec Simpson, see Simpson, 900.

Birch st (*), es, 100 n Chester av, 29.6x100x38.6x100, Seneca Park; Michele Cieri to Michele Anzalone, 2464 Hughes av; mtg $.00; Feb27; Mar4'13. O C & 100

Chisholm st, 1327-9 (11:2971), ws, 190 s Jennings, 40x110.7x40.5x104.9, 2-2-sty fr dwgs; Godfrey P Schmidt to Peter Schmidt, 876 E 169; QC; Feb28; Mar6'13. 870

Coster st, 626-30 (10:2769), es, 460 s Spofford av, 60x100; vacant; Raffael Lungo to Thos F Kelly, 620 W 147; mtg $18,000; Mar1; Mar6'13. O C & 100

Dawson st, 876 (10:2702), es, 740.4 n Longwood av, 40.7x100, 5-sty bk tnt, Rachel Rosentall to Harry A Geller, 100 University pl; mtg $2,900 Feb—'12; Mar5'13. O C & 3,200

Elsmere pl, 865 (11:2960), ns, 245.8 w Southern blvd, 35x100, 4-sty bk tnt; mtg $21,000; also ELSMERE PL, 871 (11:2960), ns, 175.9 w Southern blvd, 35x100, 4-sty bk tnt; mtg $22,100; Linden Bldg & Construction Co to Henry B Hardenburg at Linden, Union Co, NJ; Feb27; Mar1'13; nom

Elsmere pl, 871, see Elsmere pl, 865.

Faile st, 1049 (10:2749), ws, 149.6 s Barnett, 20x100, 3-sty bk dwg; Harriett C Alexander to Saml A Berger, 56 E 87; mtg $7,800; Feb27; Mar4'13. nom

Fairmount pl, 786 (11:2954), ss, 322.9 w Marmion av, 25x69.1x25x70.8, 2-sty fr dwg & str; Emil Adelmann to Bertha J Steinmetz, 912 E 182; mtg $4,000; Feb28; Mar 4'13. O C & 100

Fox st, 667 (10:2684), ns, 394.4 e Av St John, 40.7x125, 5-sty bk tnt; Maze Realty Co to Winfred Watson at Tappan, Rockland Co, NY; correction deed; mtg $28,000 & AL; Feb28; Mar1'13. O C & 100

Fox st, 667 (10:2684), ns, 394.4 e Av St John, 40.7x125, 5-sty bk tnt; Winfred Watson to Montgomery Maze, 322 W 57; mtg $34,000; Mar5; Mar6'13. O C & 100

Fox st (10:2724), es, 193.10 s Westchester av, 226.11x107.11x227x105; vacant; Hendrik Hudson Co to Fanny Rudomin, 882 Beck; AL; Feb10; Mar4'13. O C & 100

Fox st, es, 420.9 s Westchester av, see Simpson, ws, 369.8 s Westchester av.

Garden st, 788 (11:3112), ss, 190.5 w So Blvd, 16.8x100; 2-sty bk dwg; Inland Holding Co to Wm R Sanders, 2053 Anthony av; mtg $5 500; Mar1; Mar3'13. O C & 100

Gilbert pl, 1215 (10:2761), ns, 100 w Faile 25x100; 2-sty bk dwg; Carrie Lazar to Bernard J Depasse, 1215 Gilbert pl; mtg $8,000; Feb5; Mar5'13. O C & 100

Glover st, sec Glebe av, see Glebe av, sec Glover.

Irvine st, 891 (10:2761), ws, 149.4 s Garrison av, 20x50; 3-sty bk dwg; Adolph Lowy to Matilda Lowy his wife, 901 Irvine; AL; Aug28'12; Mar3'13. O C & 100

Ivy st, nec Albany av, see Ivy, ws, 200 n Albany.

Ivy st (*), ws, 200 n Albany av, 100x100; also IVY ST (*), nec Albany av, 325x—x— to Albany av x abt 220; Chas L Kingsley, ref to Chas C Watkins Jr, 417 E 122; FORECLOSED & drawn; Dec12'13; Mar4 '13. 1,650

Ivy st (*); same prop; Chas C Watkins, Jr to Thos McMahon, 177 E 70; Jan21; Mar 4'13. nom

John st (*), nws, 175 sw Grant av, 113.6 x167.2x39.2x150; Stanley Polchinski to Geo J Baxter & Susan A his wife, 1563 Country Club av, tenants by entirety; Feb27; Mar1'13. O C & 100

John st (*), ses, 100 sw Grant av, 50x 100, Westchester; Geo J Baxter to Stanley Polchinski, 1540 Pelham rd; mtg $2,500; Feb27; Mar1'13; O C & 100

Kelly st, 847 (10:2702), ws, 346 n Longwood av, 33.4x100, 4-sty bk tnt; Longvale Constn Co to Saml Zuckermandel, 766 9 av; mtg $17,000; Feb24; Mar4'13. nom

Minford pl, 1530-8 (11:2977), es, 75 n 172d, 150x100, 4-4-sty bk tnts; Danl G Griffin to Ralpaul Realty Co., a corpn, 105 Hudson; mtg $92,000; Feb28; Mar1'13 O C & 100

Minford pl, 1530-8; Ralpaul Realty Co to City Real Estate Co, a corpn, 176 Bway; mtg $92,000; Feb28; Mar1'13. O C & 100

Mosholu Pkway N, nwc Bainbridge av, see Bainbridge av, nwc Mosholu Pkway N.

Simpson st, 940 (10:2723 & 2725), nec 163d (No 1010), 100x110x103.11x110; vacant; American Real Estate Co to Podgur Realty Co, a corpn, 931 So Blvd; Mar3'13. O C & 100

Simpson st, 900 (10:2723), nec Barretto, 50x105, 5-sty bk tnt; Simbar Realty Corpn to Jacob Gumpel, 215 Audubon av; mtg $62,000; Feb28; Mar1'13; O C & 100

Simpson st (10:2724), ws, 369.8 s Westchester av, 129.1x107.4x129.1x105.11, vacant; also FOX ST (10:2724), es, 420.9 s Westchester av, runs n226.11xe105xs227xw107.11 to beg; vacant; Fanny Rudomin to Rebecca Goldberg, 838 Hewitt pl; mtg $74,700; Feb 11; Mar5'13. O C & 100

Simpson st (10:2724), ws, 287.8 s Westchester av, 82x105.11x82x105.1, vacant; Chas Riley to Simpson Constn Co, a corpn, 1011 Simpson; AL; Mar5'13. O C & 100

Simpson st (10:2724), ws, 369.8 s Westchester av, 129.1x107.4x129.1x105.11; vacant; Hendrik Hudson Co to Fanny Rudomin, 882 Beck; AL; Feb10; Mar4'13. O C & 100

William st, nwc Dudley av, see Layton av, ns, 50 w Wilcox av.

Wright st (*), ws, 25 s 187th if extended, 25x100; Nora Frizzell to Jno J Frizzell, 969 40th, Bklyn; Feb15; Mar4'13. nom

134TH st E, nwc So blvd, see 135th E, ss, 725 e St Anns av.

135TH st E (10:2547), ss, 725 e St Anns av, runs e 125 to ws Cypress av xs125.3 to ns So blvd xsw121 to ns 134th xw29.10 xn200 to beg; vacant; Jno B Simpson to Brown-Weiss Realties, a corpn, 63 Park row; B&S; mtg $38,000; Feb28'13. O C & 100

136TH st, 448 E (9:2280), ss, 425 e Willis av, 25x100, 4-sty bk tnt; Michl Ripp to Elkan Kahn, 1018 E 163; mtg $6,000; Feb 27; Feb28'13. O C & 100

140TH st, 331-7 E, see Alex av, 302-12.

140TH st, 485 E (9:2285), ns, 725 e Willis av, 37.6x100, 5-sty bk tnt; Augusta Isenberg to Sadie Levy, 485 E 140; Hattie Rosenfeld, 133 W 140, & Gertrude Mandel, 600 E 167; Feb25; Mar4'13. O C & 100

143D st, 278 E, see College av, 383.

144TH st, 259-63 E (9:2335), ns, 65.4 w Morris av, 50x100.8x50x100.9; 3 2-sty & b fr dwgs; Thos H Roff to Chas McConnell, 241 E 144; mtg $7,000; Mar1; Mar3'13. O C & 100

144TH st, 326 E (9:2324), ss, 100 w 3 av, 25x99.7, 5-sty bk tnt; Peter Weydig to Wm E Weydig, at Columbia Heights, Weehawken, NJ; AL; Feb28; Mar4'13. O C & 100

146TH st, 287 E (9:2329), ns, 161.11 e Morris av, 16.8x110, 4-sty bk tnt; Robt O Huson to Otillie Polak, 137 W 110; mtg $9,000; Feb25; Feb28'13. nom

155TH st, 765 E (10:2654), ns, 140.2 w Tinton av, 20x85.4x20.1x93.8; 2-sty & b fr dwg; Israel Leibsohn to Arthur O Burger, 758 Beck; mtg $4,500; Feb7; Mar3'13. O C & 100

158TH st, 794 E, see Union av, swc 158.

163D st, 1010 E, see Simpson, 940.

166TH st, 770 E, see Tinton av, swc 166th.

166TH st W, nec Nelson av, see Nelson av, nec 166th.

167TH st E, es, abt 120 s Bryant av, see Westchester av, ws, 120.4 s Bryant av.

167TH st E, nec West Farms rd, see Westchester av, ws, 120.4 s Bryant av.

168TH st, 454 E (9:2389), ss, 116.2 w Washington av, 24.11x42.7, 3-sty bk tnt & strs; also 168TH ST, 456 E (9:2389), ss, 91.2 w Washington av, 24.11x42.7, 3-sty bk tnt & strs; Model Constn Co to Frank Netusak, 332 E 93; mtg $17,250; Feb20; Mar6'13. O C & 100

168TH st, 456 E, see 168th, 454 E.

170TH st E, swc Stebbins av, see Stebbins av, 1401.

172D st E, nec Vyse av, see Vyse av, 1520.

173D st E, nes, at ws Clay av, see Clay av, w⅔ at nes 173.

175TH st, 744 E (11:2948), ss, 111.2 e Clinton av, runs e27.1xs46.2xw0.3⅝xs64.10x w27.1xn111 to beg, 2-sty bk dwg; Helena Tischler to Louis H Cramer, at Saratoga Springs, NY; mtg $7,500 & AL; Mar1; Mar 4'13. nom

175TH st, 793 on map 731 E (11:2949), nec Clinton av (Nos1812-28 on map 1810-28), except parts for 175th & Clinton av, 9 3-sty bk dwgs & 1 4-sty bk tnt on cor; Morris Shalita to Adolph Landeker, 67 W 90; QC; Mar3'13. nom

175TH st, 793 on map 731 (11:2949); also CLINTON AV, 1812-28 on map 1810-28, except parts for 175th & Clinton av; Adolf H Landeker to Inter-City Land & Securities Co, 5 Beekman; mtg $89,400; Feb28; Mar3'13. O C & 100

181ST st E, nec Crotona Pkway, see Crotona Pkway, nec 181st.

182D st, 600 E, see Arthur av, es, 200 n Oak Tree pl.

182D st (11:3099), ns, 221.4 e Crotona av, 100x100, vacant; York Realty Co to Smada Realty Co, a corpn, 391 E 149; Feb28; Mar1'13. O C & 100

182D st E, swc Washington av, see Washington av, 2191-5.

184TH st, 367 E (11:3024), es, 273.11 nw Webster av, 81.11x40.5x80.2x40.5; 5-sty bk tnt; Orosant Constn Co to Dominic A Trotta, 2159 Mapes av; mtg $25,000; Mar1; Mar5'13. O C & 100

187TH st, 615-7 E, see Hughes av, nwc 187.

188TH st, 512 E (11:3057), ss, 72 w Bathgate av, 20x91.2x20x90.9, 3-sty bk dwg; Jas F Curnen, ref, to Tunis S Bogart, 151 74th, Bklyn; FORECLOS Feb13; Mar4; Mar6'13. 7,500

188TH st, 620 E, see Hughes av, 2426.

189TH st, 112 E (12:3315), ss, 125 e Creston av, 25x98; 2-sty fr dwg; Wm H Birchall to Quiller Morgan Co, a corpn, 793 Bway; B&S; mtg $6,000; Mar4; Mar5'13. nom

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189TH st E, sec Prospect av, see Prospect av, sec 189.

198TH st, 112 E (12:3318), ss, 125 e Creston av, 25x98, 2-sty fr dwg, Edw T Hiscox, ref, to Wm H Birchall, 331 E 200, FORECLOS Feb7, Feb26, Mar4'13. **7,700**

206TH st, 178 & 182 E, see 206th, 184 E.

206TH st, 184 E (12:3312), ss, 240 w Mosholu Pkway S, 16.8x120, 3-sty fr dwg, also 206TH ST, 182 E (12:3312), ss, 256.8 w Mosholu Pkway S, 16.8x120, 3-sty fr dwg; also 206TH ST, 178 E (12:3312), ss, 290 w Mosholu Pkway S, 16.8x120, 2-sty fr dwg; also 206TH st E (12:3312), ss, at ws lot 604, runs n100xe25xs89.2 to st, xw26 to beg, being part lot 604, map G F & H B Opdyke; Alice E Keller to Mandel Constn Co, a corpn, 1062 Morris av; AL; Mar4; Mar5'13. O C & 100

214TH st (*), ss, 69.1 w Barnes av, 23.10 x100x27x100; Phoenix Ingraham ref to Harold Swain, 1650 Grand blvd & concourse; FORECLOS Dec24'12, Feb28; Mar 7 13. **6,500**

215TH st E (*), ns, 352 w Barnes av (4 av), runs w43xn66xw60xn94xe108xs164 to beg, Wmsbridge; Roy M Robinson, ref to Michl Brennan Inc, a corpn 649 E 220; FORECLOS Feb6; Feb27; Feb28'13. **5,600**

216TH st E (*), ss, 300 e Bronxwood av, 25x100; Nis J Tafte to Wm Rippey, 927 E 216; Apr12'10; Mar3'13. O C & 100

227TH (13th) st, S10 E (*), ss, 105 e Barnes av (4 av), 25x114; Geo Kilian to Jacob Ratz, 4538 Richardson av; mtg $2,-800; Mar3'13. O C & 100

227TH st E (13th) (*), ss, 105 e Barnes av (4 av), 25x114, Wakefield; Isidor Cohn, ref to Geo Kilian 4025 Barnes av; FORECLOS Feb7; Feb28; Mar3'13. **3,850**

231ST st E (*), ss, 305 e Carpenter av, 50x114, Wakefield; Emily D Hogan widow & devisee Edw J Hogan to Edw H Devlin 241 E 17; QC; June12'11; Mar5'13. gift

Albany av, nec Ivy, see Ivy ws, 200 n Albany.

Alexander av, 302-12 (9:2303), nec 140th (Nos 331-7), 100x100; 8 3-sty & b bk dwgs; Ida P Clark to Jas Baird, 535 W 112; ½ pt; AT; B&S; mtg $15,000; Feb28; Mar3'13. nom

Arthur av (11:3070), es, 200 n Oak Tree pl, runs e90xn41.8 to ss 182d (No 600), xnw, w & sw along s & es of 182 & Arthur av, 120.5 to beg; 5-sty bk tnt; Ernestine Malino to Oscar F Miller, 960.6 av; B&S; mtg $42,000 & AL; Feb18; Mar5'13. O C & 100

Arthur av, es, 45 n 187, see Hughes av, nwc 187.

Bainbridge av (12:3293), ws, 71.8 s 194th, 80x86.3x82.1x83.6, 2 5-sty bk tnts; Elkan Kahn to Michl Ripp, 448 E 136; mtg $27,-400; Feb27; Feb28'13. nom

Bainbridge av (12:3335-34), nwc Mosholu Pkway N, 62.10x100x35.1x103.10 on curve, vacant; Fanny T Taylor to Patk M Burke, 326 E 21; mtg $4,000 & AL; Oct30'12; Mar 5'13. O C & 100

Bainbridge av, nwc Mosholu Pkway N; same prop; Patk M Burke to Jas J Walsh, 110 W 74; AL; Mar5'13. O C & 100

Barnes (4 av), av (*) es, 208 s 213th 27.2x97.9x25x108.5, Laconia Park; Arthur J Mace & ano EXRS Malinda G Mace to Louis Cohen at Barren Island, LI; AL; Jan8; Feb28'13. **615**

Bathgate av, 1816 (11:2923), es, 53.5 n 175th, 50x100, 2-sty fr dwg & vacant; Georgie M, wife Myron W Cuddeback to M Estelle Butcher, 124 New York av, Bklyn; mtg $9,000; Mar1; Mar3'13. O C & 100

Beaumont av, 2284 (11:3101), es, 72.6 s 183d, 20.6x88x20.11x92.11; 2-sty fr dwg; Thos H Roff to Sarah Browning, 2286 Beaumont av; mtg $3,750; Mar1; Mar3'13. O C & 100

Blondell av (*), es, 25 n Evadna, 25x100; Sarah A Gallagher to Wm M Fleischman, 1435 Williamsbridge rd; Oct8'12; Mar4'13. O C & 100

Briggs av (12:3301), ws, bounded s by line 142 s 197th & nw by nws of bed of old Wmsbridge rd closed, being nws of lot 12 on tax map, gore; vacant; Howard Haviland to Geo Stubenvoll, 2785 Briggs av; B&S & CaG; Mar3; Mar5'13. nom

Bronx Park av, sec Walker av, see Walker av, sec Bronx Park av.

Brook av, 1419 (11:2896), ws, 150 n 170th, 25x90, 1-sty bk str & 2-sty fr rear dwg; Nicoletta Criscuolo to Wm Drahousal, 444 E 79; mtg $5,000; Mar3; Mar4'13. O C & 100

Castle Hill av (*), sws, 600 se Green la 25x105.2; Geo H Janss to Marie Sonnenberg, sec 127th & Claremont av; Feb25; Mar1'13. O C & 100

Castle Hill av (*), nwc Chatterton av, 103x180x103x180.1; also WATSON AV (*), nwc Zerega av, 89.11x216.1 to ss Haviland av x89.8 to ws Zerega av x 216.1; also POWELL AV (*), ss, 279.1 w Castle Hill av, runs s103xw10 to nes 177th or Tremont av xnw104.11xn48.8 to Powell av xe 88.11 to beg; Richd J Donovan ref to Wm W Buckley at Cranford, Union Co, NJ; FORECLOS Jan30; Feb28; Mar1'13. **12,900**

Chatterton av, nwc Castle Hill av, see Castle Hill av, nwc Chatterton av.

Clay av (11:2790), ws, at nes 173d, 103x 48x89.2x49.11; 5-sty bk tnt & strs; Mandel Constn Co to Alice E Keller, 252 W 76; mtg $38,000; Mar4; Mar5'13. O C & 100

Clinton av, 1812-28, on map 1810-28, see 175th, 793, on map 731 E.

College av, 383 (9:2323), swc 143d (No 278), 25x100, 3-sty fr tnt & str & 2-sty fr dwg; Wm J Law & ano, EXRS &c Wm Law, to Wm H Kroepke, 383 College av; mtg $3,000; Feb28'13. **10,000**

Creston av, 2268 (11:3163), es, 126.4 s 183d, 16.8x89.6; 2-sty bk dwg; Geo B McEntyre to Eureka Realty Co, a corpn, 401 Greenwich; Feb14; Mar5'13. O C & 100

Crotona Pkway (11:3119), nec 181st, strip 1.1x0.3; Louisa A Shaw to Adolph Bloch, 911 Park av; QC; Feb21; Mar4'13. nom

Cypress av, swc 135th, see 135th E, ss, 725 e St Anns av.

Cypress av, nwc So blvd, see 135th E, ss, 725 e St Anns av.

Dudley av, nwc William, see Layton av, ns, 50 w Wilcox.

Glebe av (*), sec Glover st or Grace av, 26x106.9x26x107.1; Jno A McEveety, ref, to Lena Faith, 2152 Westchester av; AL; FORECLOS Feb20; Feb28'13. **$1,000**

Grace av, sec Glebe av, see Glebe av, sec Glover.

Grand Blvd & Concourse, 964 (9:2461), es, 34.4 s 164th, runs e191.2xs100xw188.5 to st xn100 to beg; 3-sty & b fr dwg & vacant; Rudolph A Seligmann ref to Mildred E White at Stamford, Conn; FORECLOS Feb11; Mar5'13. **12,000**

Grand Blvd & Concourse, 2413 (Ryer av) (11:3165), ws, 325 s Irving, 50x100; 2-sty fr dwg; Jno H Leith to Excelsior Realty Co, a corpn, 110 W 34; B&S; Jan2; Mar5'13. O C & 100

Haviland av, swc Zerega av, see Castle Hill av, nwc Chatterton av.

Hoe av (11:2981), ws, 175 s 172d, 25x100; vacant; Wm R Sanders to Burdick Realty Co, a corpn, 507 E Tremont av; mtg $2,000; Mar1; Mar3'13. O C & 100

Hoe av (11:2982), ws, 25 n 172d, 100x 100, 2-5-sty bk tnts; Stebbins Holding Co to Ray Holding Co, a corpn, 74 Bway; mtg $85,450; Feb28; Mar1'13. nom

Hoe av (11:2982), same prop; Ray Holding Co to Benj Marder, 784 Kelly; mtg $85,450; Feb28; Mar1'13. nom

Hughes av, 2146 (11:3082), es, 254.11 n 181st, runs s36xe90.10xn18xe4.2xn17.11xw 95 to beg, 2-sty fr dwg; Geo Wallace to Rose De Canio, 135 28th, Woodcliffe, NJ; mtg $9,000; Feb28; Mar1'13. O C & 100

Hughes av (11:3077), nwc 187th (Nos 615-7), runs w87.6xn45xw83.6 to es Arthur av xn25xe170.11 to Hughes av xs70 to beg; 3-sty fr tnt &str & 1-sty fr hall & vacant; Arthur H Murphy et al to Mary E Conlon, 700 Tremont av, 2-7 pt; Margt V Gleason, 2071 Prospect av, 2-7 pts; Susan C McShane, 2008 Crotona av, 2-7 pt & Eliz F Weyand, 1969 Hughes av, 1-7 pt; QC; mtg $6,000; Feb27; Mar3'13. nom

Hughes av (11:3077) & 187TH st, 615-7 E & Arthur av; Arthur H Murphy & Mary E Conlon, EXRS &c Bridget Murphy to same; mtg $6,000; Feb27; Mar3'13. **20,000**

Hughes av, 2410 (11:3076), es, 100 n Jacob, old line, now 187th, 25x87.6, 4-sty bk tnt & strs; Alfonso Esposito to Concetta Lancella, 2410 Hughes av; B&S; mtg $11,900; Jan31; Mar1'13. nom

Hughes av, 2426 (11:3076), sec 188th (No 620), 45x87.6, 4-sty bk tnt & strs; Saml Prensky to Teresa Masucci, 88 Mulberry; mtg $32,500; Jan2; Feb28'13. O C & 100

Huxley av (13:3423), es, 125 n 259th, 25x93.9x25.2x96.9; Henry Forster to Jas W Cummins, 268 W 43; Mar6'13. O C & 100

Jackson av, 726 (10:2645), es, 221.3 s 156th, 18.9x87.6; vacant; Saml Bowitz & ano to Henry Freiberger, 433 E 86; B&S; mtg $5,000; Feb28; Mar3'13. O C & 100

La Fontaine av, 2058 (11:3069), es, 100.4 s 180th, 16x100, 2-sty fr dwg; Carl Ernst to Jacob Marx, 170 W 74; AL; Feb28; Mar 4'13. O C & 100

Layton av (*), ns, 50 w Wilcox av, 25x 100; mtg $500; also DUDLEY AV (*), nwc William, 75x100; mtg $2,000; Phelan Bros Constn Co to Elise Bentz, 1953 Chatterton av; Mar1; Mar3'13. O C & 100

Lyon av (*), ss, 25 e Glover, 25x100; Edw T Hayes to Pauline T Wienecke, 2216 Newbold av; mtg $5,500 & AL; Feb27; Feb 28'13. O C & 100

Lyon av (*), ns, 30 w Parker av, 25x100; Phoenix Ingraham, ref, to Mabel A Pragnell, 819 Ritter pl; FORECLOS Jan28; Feb 27; Feb28'13. **5,150**

Marion av, 2574 (12:3275), ses, 107 sw 193d, 25x98x20.9x98.1, 2-sty fr dwg; Jerry M Carey to Jno H Carey, 235 E 198; AL; Feb20; Feb28'13. O C & 100

Mohegan av, 2024 (11:3123), es, 39.1 s 179th, 33x145.2, except pt for av, 2-sty fr dwg, 1-sty fr rear stable; Adam C Wicke to Adelaide Wicke, his wife, 2024 Mohegan av; mtg $2,500; Feb26; Mar4'13. O C & 100

Mosholu av, ns, see proposed rd, ns, 515 w Old Post rd.

Nelson av (9:2513), nec 166th, 75.2x101.1x 75.4x99.2; vacant; Jas L Van Sant to Woodycrest Methodist Episcopal Church, 1074 Ogden av; mtg $5,000; Feb24; Feb28 '13. **14,000**

Old Williamsbridge rd (12:3301), nws, gore bounded n by line 142 s 197th, w by ws unnamed st, se by said old rd closed, being nws lot 12 on tax map, with rights of way over said old rd; vacant; Geo Stubenvoll to Howard Haviland, 601 7th, Bklyn; B&S & CaG; Mar3; Mar5'13. nom

Old Williamsbridge rd (12:3301), nws, gore bounded s by line 190 s 197th, e by ws of unnamed st, nw by nws said old rd closed, being also the nws lot 12, on tax map; vacant; Howard Haviland to Edw Sallinger at Central Valley, NY; B&S & CaG; Mar3; Mar5'13. nom

Penfield av (*), ss, bet w line lot 145 map Penfield property at S Mt Vernon & e line of church property ofparty 2d pt, runs s along ws lot 145 97.9xn along Church property 100 & e along av 25 to beg; also WHITE PLAINS RD (*), sec Penfield av, runs s17xe— to ws lot 145 xn— to Penfield av, at church property xw— to beg, being lands bet old & new lines of Penfield av from said rd to es land of party 1st pt; Susan A Penfield et al, TRSTES &c of Susan A Penfield et al, to Wakefield Grace Methodist Episcopal Church of NY City, 4748 White Plains av; QC; AL; Jan6; Mar4'13. nom

Penfield av, sec White Plains av, see Penfield av, ss, bet w line lot 145 map Penfield.

Perry av, 2973 (12:3292), nws, 275.7 ne Bedford Park blvd, 25x110.1x24.11x108.10, 3-sty bk dwg; Geo D Kingston to Maria Eggers, 571 E 140; mtg $7,000; Feb28; Mar 1'13. O C & 100

Powell av, ss, 279.1 w Castle Hill av, see Castle Hill av, nwc Chatterton av.

Prospect av (Taylor) (11:3115), sec 189th (Webster av), 25x100; vacant; also PROSPECT AV (Taylor av) (11:3115), es, 25 s 189th (Webster av), 25x100; also PROSPECT AV (Taylor av), (11:3115), es, 50 s 189th (Webster av), 25x100, except parts taken by city; vacant; Mary T Donovan, widow to Walter J M Donovan, 302 W 105; QC; Jan11; Mar5'13. nom

Proposed rd (13:3423), ns, 515 w Old Post rd, 75x97.2x75x100.8; also MOSHOLU AV (13:3423), ns, 147.3 w of a stone monument which is 146.11 w Old Post rd, 50x 100; Max F Greenbaum to Edw Earl, 2 E 55; mtg $2,000; Apr15'08; Mar6'13. nom

Prospect av, es, 25 & 50 s 189, see Prospect av, sec 189.

Rhinelander av (*), ns, abt 165 w Stillwell av, 46.3x100x38.4x100.4; Hudson P Rose Co to Thos L Fletcher, 943 6 av; AL; Feb20; Mar6'13. nom

Sherman av (9:2450 & 2453), es, 100 n 167th, 449.6x200; vacant; Yorktown Realty Co to Otto J Schwarzler, 212 E Tremont av; mtg $10,650; Mar6'13. O C & 100

Southern blvd, nwc 134th, see 135th E, ss, 725 e St Anns av.

Southern blvd, nwc Cypress av, see 135th E, ss, 725 e St Anns av.

Southern Blvd, 1078 (10:2744), es, 228.7 n West Farms rd, 40x100; 5-sty bk tnt & strs; Reville-Siesel Co to Emma I Wanner, 655 W 177; mtg $37,500; Feb25; Mar 3'13. nom

Southern Blvd, 1825-9 (11:2958), ws, 100 n 175th, 64.10x87.9x83.7x105.2; 5-sty bk tnt & strs & 1-sty bk str; Carey Constn Co to Henry Bosch, 209 Willis av; mtg $47,250; Mar1; Mar3'13. nom

Stebbins av, 1401 (11:2964), swc 170th, 28x100, 5-sty bk tnt; Mondschein & Co to Philip L Bereano, 67 E 3; mtg $28,900; Feb28; Mar1'13. O C & 100

Taylor av (*), ws, 125 s McGraw av, 50x90; Grace L Mackenzie to Geo Mackenzie, 1349 Taylor av; all liens Mar6'13. O C & 100

Teller av, 957 (9:2423), ws, 45 n 163d, 40x100, 5-sty bk tnt; Rockland Realty Co to Chas Kronenthal, 430 E 162; mtg $28,-000; Feb28; Mar4'13. O C & 100

Tinton av (Beach av), 507-9 (10:2581), ws, 100 n 147th, 50x100; vacant; Jonathan D Hyatt to Jno Gribben; mtg $700; May1 '73; Mar3'13. **1,425**

Tinton av (10:2660), swc 166th (No 770), 100x66.10x100x66.9, 2-sty & a fr dwg; 174th St Constn Co to Ferdinando Cioffi, 1116 Intervale av; mtg $10,000 & AL; Feb27; Feb28'13. O C & 100

Tieman av (*), ws, abt 217 n Boston Post rd, 50x100; Martha E Mortensen to Peter Murphy, 857 10 av; QC; Feb27; Mar 1'13. nom

Topping av, 1768 (11:2799), es, 215 s 175th, 20x95, 2-sty bk dwg; Hannah Lewis to Rose Patton, 2694 Briggs av; mtg $7,-500 & AL; Mar3; Mar6'13. nom

Tremont av, nes, abt 280 w Castle Hill av, see Castle Hill av, nwc Chatterton av.

Union av (10:2655), swc 158th (No 794), runs w113.11xs50xe101.5 to ns Westchester av xne18.6 to ws Union av xn36.3 to beg, 6-sty bk tnt & strs; Jos Hahn to Sherman Co, a corpn, 1400 5 av; mtg $89,-000; Feb28; Mar1'13. O C & 100

Union av, ws, at nws Westchester av, see Union av, swc 158.

Valentine av (12:3301), es, bounded n by 190 s 197th xse by nws of bed of old Williamsbridge rd closed, being nws of lot 12 on tax map gore with rights over old rd; vacant; Edw Sallinger to Howard Haviland, 601 7th, Bklyn; B&S & CaG; Mar3; Mar5'13. nom

Vyse av, 1477 (11:2988), ws, 225 n Jennings, 25x100, 2-sty fr dwg; Caroline G Flowers to Gunhild Tompson, 859 Home; mtg $3,500; Feb28; Mar1'13. O C & 100

Vyse av, 1520 (11:2996), nec 172d, 50x 100, 5-sty bk tnt; Mondschein & Co to Annie Hochfelsen, 142 Lewis; mtg $45,000; Mar4; Mar5'13. nom

Vyse av, 1557 (11:2989), ws, 200 s 173d, 25x100, 3-sty bk dwg; Everett Harrison to Sandrock Realty Co, a corpn, 261 Bway; mtg $7,000; Feb17; Mar1'13. nom

Walker av (*), sec Bronx Park av, 106.6 x143.2 to 178th x100x104, except pt for Walker av; Franklin Leonard, Jr, ref, to Mary A Langbein 505 E 175; PARTITION sale & drawn Dec12'12; Feb28'13. **13,475**

Washington av, 1471 (11:2902), ws, 202.6 s 171st, 37.6x140.2; 5-sty bk tnt & strs; Mondschein & Co to Annie Hochfelsen, 142 Lewis; mtg $32,000; Mar4; Mar5'13. nom

Washington av, 2067 (11:3036), ws, 210.10 s 180th, 37.6x145, 6-sty bk tnt & strs; Fanny Gruen to Jonas Weil, 12 E 82, & Bernhard Mayer, 41 E 72; B&S; mtg $35,000; Mar6'13. O C & 100

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Washington av, 2067 (11:3036), ws, 210.10 s 180th, 37.6x145, 6-sty bk tnt & strs; Jonas Weil et al to Fanny Gruen, 116 E 90; B&S; AL; Mar6'13. O C & 100

Washington av, 2191-5 (11:3037), swc 182d, 62.2x85, except strip bet ss 182d & ss Fletcher sts; 2 2-sty fr dwgs & 1 3-sty fr tnt & strs; Melvin G Palliser, ref to Geo Hahn, 160 E 95; mtg $17,000; FORECLOS Jan7; Jan23; Mar5'13. **23,000**

Washington av, 2191-5; Geo Hahn to Clement H Smith Co, a corpn, 460 E Tremont av; mtg $17,000; Jan23; Mar5'13. nom

Watson av (*), ns, 355 w Olmstead av, 25x108, Unionport, except pt for av; Elise Bentz to Phelan Bros Constn Co, a corpn, 1910 Webster av; mtg $3,000; Feb28; Mar 3'13. O C & 100

Watson av, nwc Zerega av, see Castle Hill av, nwc Chatterton av.

Webster av, 3091 (12:3331), ws, 175 s 204th (Woodlawn rd), 50x—x50x120; 5-sty bk tnt; German Real Estate Co to August Grosch, 307 E 10; mtg $——; Mar1; Mar3 '13. O C & 100

Westchester av (10:2751), ws, 120.4 s Bryant av, runs w113.8xn81.3 to ses 167th xsw111.11 to es West Farms rd xs152.4xe 96.9x again e 96.9 to Westchester av xn 150 to beg, 3-sty stn dwg & vacant; Charlotte F, wife Miner Trowbridge, to Board of Managers of the Diocesan Missionary & Church Extension Soc of the P E Church, in Diocese of NY, 416 Lafayette; mtg $6,000; Feb27; Feb28'13. **85,000**

Westchester av, nws, at ws Union av, see Union av, swc 158.

West Farms rd, nec 167th, see Westchester av, ws, 120.4 s Bryant av.

White Plains rd (*), es, 63.8 n 216th, 25.7x80.1; Fanny C Stephens to Fredk P Ballard 3706 White Plains av; mtg $5,000; Mar1; Mar3'13. O C & 100

White Plains rd, sec Penfield av, see Penfield av, ss, bet w line lot 145 map Penfield.

White Plains av (*), ws, 150 s Mace av, 50x100; Leodegar Siebert to Phelan Bros Constn Co, 1910 Webster av; mtg $5,000; Feb26; Mar5'13. nom

Wilkins av, 1416-8 (11:2966 & 2977), es, 156.6 n Jennings, 50x100, 3-sty fr tnt & str & 1-sty bk str; Saml Greenfeld to Pauline Friedman, 40 Tompkins av, Bklyn; mtg $18,000; Feb26; Mar4'13. O C & 100

Willis av, 124 (9:2278), es, 25 n 133d or Southern blvd, 25x80, 5-sty bk tnt & strs; Sandrock Realty Co to Everett Harrison, 35 S Willow, Montclair, NJ; mtg $13,500; Feb18; Mar1'13. O C & 100

Willis av, 209-11 (9:2299), ws, 50 n 136th, 50x96; 2 3-sty bk tnts & strs; Henry Bosch to Dwyer & Carey Constn Co, a corpn, 906 E 176; mtg $40,000 & AL; Mar1; Mar3'13. O C & 100

Willis av, 209-11 (9:2299), ws, 50 n 136th, 50x96; 2 3-sty bk tnts & strs; Dwyer & Carey Constn Co to Jno J McDonough, 121 E 91; mtg $40,000 & AL; Mar4; Mar5'13. nom

Zerega av, swc Haviland av, see Castle Hill av, nwc Chatterton av.

Zerega av, nwc Watson av, see Castle Hill av, nwc Chatterton av.

3D av, 2422 (9:2317), es, 77 s 134th, 25.11 x126.5x25x119.4; vacant; Geo W Gaffney to Jos C Seguine, 125 Tyson, New Brighton, SI; ⅝ pt; mtg $2,500; Jan25; Feb28'13. nom

3D av, 3997-9 (11:2921), ws, 201.9 n 173d, 50.1x131.8x50x131.3, 6-sty bk tnt & strs; Philip E Hendrick Jr to Geo H Pratt, Asylum st, Norwich, Conn; AL; Feb17; Feb28 '13. O C & 100

3D av, 4001-3 (11:2921), ws, abt 200 s 174th, 50x128.8x50x130.6 on ss, with strip bet above & old ws Fordham av, 5-sty bk tnt & strs; Philip E Hendrick Jr to Geo H Pratt, Asylum st, Norwich, Conn; AL; Feb 17; Feb28'13. O C & 100

Plot (*) begins 740 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Rosa Nathan et al, EXRS Marcus Nathan, to Mary Fletcher, 1657 Holland av; mtg $3,500; Feb27; Mar4'13. **4,600**

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Garden st, 788 (11:3112), ss, 190.5 w So Blvd, 16.8x100; 2-sty bk dwg; re mtg; Burdick Realty Co to Inland Holding Co, 507 E Tremont av; Feb28; Mar3'13. O C & 100

Gouverneur pl (9:2388), ns, 125.8 e Park av, runs e26xs25xw26xn25 to beg, being land in bed of pl; re mtg; Etta or Henrietta C S Wellinghaus to City NY; QC; Sept 5'12; Feb28'13. nom

Gouverneur pl (9:2388), ns, 125.8 e Park av, runs e26xs25xw26xn25 to beg, being land in bed of pl; deed of cession; Henry W Holtgrewe to City NY; B&S; Sept5'12; Feb28'13. nom

143D st E (9:2288), ns, 299.8 w Brook av, runs n86.9; agmt that above is boundary line; Christina Schwartz, 23 Conrad,Trenton, NJ, with Alice Garlan, 471 E 143 et al; June24'12; Mar5'13. nom

158TH st, 794 E (10:2655), swc Union av runs w113.11xs50xe101.5 to ns Westchester av xne18.6 to Union av xn36.3 to beg; general re; 6-stv bk tnt & strs; Maurice Stierer to Jos Hahn, 794 E 158; Feb28; Mar1'13. nom

167TH st, 826 E (10:2680); re asn rents; recorded July1'12; Royal Co of NY to Cioffi Co, a corpn, 1228 Hoe av; Feb19; Feb28'13. nom

173D st, sec Bronx River av, see Bronx River av, sec 173.

182D st E (11:3099), ns, 221.4 e Crotona av, 100x100, vacant; re mtg; Reliance Mtg Co to York Realty Co, a corpn, 315 Washington, Bklyn; QC; Feb28; Mar1'13. nom

197TH st E, ns, 37.5 e Grand blvd & Concourse, see Grand blvd & Concourse, nec 197.

197TH st E, nec Grand blvd & Concourse, see Grand blvd & Concourse, nec 197.

260TH st W (13:3423), Huxley av, 259th & Newton, the blk, being land lying in bed of old Albany Post rd, so-called, within above blk, being a strip abt 260 ft long & 50 ft wide; also land lying in bed of old Albany Post rd, so-called, within the premises, bounded on s by line parallel W 261st at distance of 100 ft s therefrom, on e by Bway, on w by Huxely av & on n by line 58 n 261st, being a strip 32 ft wide & 218 ft long; Jas R Murphy to City NY; Mar4; Mar6'13. letters patent

Bailey av, 3049 (12:3266), ws, 232 s 231st, the east 20 ft being parcel No 55 on damage map to open Sedgwick av, Bailey av, Albany rd, Heath av, Public pl, &c; re mtg; Title Guar & Trust Co to City NY; QC; July17'12; Mar6'13. O C & 100

Bronx Park av, sec Walker av, see Walker av, sec Bronx Park av.

Bronx River av (*), sec 173d, runs se 101 to ws Boynton av xe550 to cl Manor av xn40xsw260 to cl Ward av av xn254.6 to ns 174th xnw123.3 to es Bronx River av x sw80.11 to ss 174th xse154.4 to ws Ward av xs 158.1 to ns 173d xw207.1 xnw101.6 to es Bronx River av xsw80 to beg, being lands in bed of sts & avs; re-mtg; Richd R C Watson EXR &c Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; Oct 18'12; Mar5'13. nom

Bronx River av (*), sec 173d, runs se101 to wsBoynton av xe550 to cl Manor av xn40x sw260 to cl Ward av xn254.6 to ns 174th x xn40xsw260 to cl Ward av, xn254.6 to ss 174th xse154.4 to ws Ward av xs158.1 to ns 173d xw207.1xnw101.6 to es Bronx River av xsw80 tobeg; being lands in bed of sts & avs; deed of cession; American Real Estate Co to City NY; B&S; Oct19'12; Mar 5'13. nom

Grand Blvd & Concourse (12:3304-112), nec 197th, 90x8.3x90x7.5; vacant; also 197TH st E (12:3304-147), ns, 37.5 e Grand Blvd & Concourse, 25x90, with all title to any land or lane bet above; vacant; CONTRACT; German Real Estate Co with Bertha Pirk, 114 E 198; AL; Feb10; Mar5'13. **1,500**

Gun Hill rd (12:3358 & 3360); agmt for construction of sewer under tracks at said rd; City of NY with N Y C & H R RR Co & the N Y & Harlem RR Co; Dec20'12; Mar6'13. nom

Huxley av (13:3423), es, 125 n 259th, 25x 93.9x25.2x96.9, being all title to land in bed of old Albany Post rd in front of above premises; Jas R Murphy to Jos W Cummin, 268 W 43; B&S; Mar6'13. nom

Old Williamsbridge rd (12:3301), nws, gore, bounded n by line 142 s 197th, w by ws of unnamed st, se by said old rd closed, being nws lot 12, tax map, with right of way over said rd; vacant; re-mtg; Fred W Budd to Geo Stubenvoll, 2785 Briggs av; Feb28; Mar5'13. nom

Overing av (*), ns, 80.9 nw Westchester av, 45x irreg, being parcel No 98 on damage map to open Benson av; Annie C Herbert to City NY; AT; QC; Oct22'12; Mar6'13. nom

Sedgwick av (9:2539), swc 167th, 25x 100; re temporary easement as to construction of Aqueduct tunnel; J Frederic Kernochan to City NY; QC; Oct1'12; Mar6 '13. nom

Southern Blvd, 1078 (10:2744), es, 228.7 n West Farms rd, 40x100; 5-sty bk tnt & strs; re mtg; Jos Fox to Reville-Siesel Co, a corpn, 1559 So Blvd; QC; Feb24; Mar3'13. O C & 100

Southern blvd (11:2981), sec 172d, 87.3x 164.2 to ss 172d x139, gore, being parcel No 205 on damage map for Elevated R R; re mtg; Crotona Realty Co to City NY; Q C; July1'12; Mar6'13. nom

Union av, ws, at nws Westchester av, see 158th, 794 E.

Walker av (*), sec Bronx Park av, 106.6 x143.2 to 178th x100x104; re dower; Sarah K, wife Maurice W Levy to Mary A Langbein, 505 W 175; QC; Jan25; Feb28'13. nom

Wallace av (*), ws, 345 n Morris Park av, runs n25xe30xs25xw30 to beg, land in bed of av; deed of cession; Lena Salzer to City NY; Jan10; Mar5'13. nom

Wallace av (*), cl 345 n Morris Park av, runs w 25xn25xe25xs25 to beg, being land in bed of av; Regent Realty Co to Lena Salzer, 1827 Wallace av; QC; Jan9; Mar5'13. nom

Wallace av (*), land in bed of av in front of prop mortgaged Mar3'98, by Carl W & Lena Salzer; re-mtg; Regent Realty Co to City NY; QC; Jan9; Mar5'13. nom

Westchester av, nws, at ws Union av, see 158th, 794 E.

Westchester av (9:2276), ss, 102.4 w St Anns av, 51.8x100, parcel No 20 on damage map for elevated RR; re mtg; U S Life Ins Co of NY to City NY; QC; Mar 12'12; Mar6'13. nom

Westchester av; (9:2276); same prop; parcel No 20 on damage map as above; re mtg; Chas E Appleby & ano, TRSTES Leonard Appleby, to same; QC; May29'12; Mar6'13. nom

Westchester av, 514-18 (9:2276), ss, 29 e Brook av, 81x137.7x84.5x113.10; re easements as to operation of RR; Stephen D Pringle to City NY; QC; Sept30'12; Mar 6'13. nom

Plot (*) begins 840 e White Plains rd at point 720 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Sigmund Ernst to Dennis C Lennon, 601 E 138; mtg $3,500; Mar4; Mar5'13. O C & 100

Parcel (*) 22 on damage map to open Taylor av, from East River to Westchester av; re mtg; Mary F Helmke to City NY; QC; July24'12; Mar6'13. nom

Parcel (*) No 80B on damage map to open Glover, from Castle Hill av to Westchester av, & Doris, from Glebe av to Westchester av; re mtg; Cora B Hildreth to City NY; QC; July26; Mar6'13. nom

Parcel (*) No 36 on damage map to open Lacombe av, from bulkhead line Bronx River to bulkhead line Westchester Creek; Randall av, from bulkhead line Bronx River to bulkhead line Westchester Creek, & Commonwealth av, from Patterson av to Lacombe av; re mtg; Wooster Beach et al to Classon Realty Co, 2069 Westchester av; Feb14; Mar6'13. nom

Parcel (*) No 6 on damage map to open e approach to City Island Bridge; re mtg; Anna Soehl to City NY; QC; Nov26'12; Mar6'13. nom

Parcel (12:3266) Nos. 56 to 58 on damage map to open Bailey av, Albany rd & Sedgwick av; re mtg; Grace D Webster to City NY; QC; June18'12; Mar6'13. nom

Parcel (12:3266) Nos 56 to 58 on damage map to open Bailey av, &c; same prop; re mtg; Eliz F Hummel et al to same; QC; June14'12; Mar6'13. nom

Parcel (*) No 260 on damage map to open Benson av, Overing av, St Peters av, Rowland av, Seddon av & Hubbell; re mtg; Hudson P Rose to City NY; QC; Dec30'12; Mar6'13. nom

Parcel (12:3260) No 32 on damage map to open Sedgwick & Bailey avs, Albany rd, Heath av, Public pl & Kingsbridge rd; re mtg; Max Marx to City NY; QC; June 14'12; Mar6'13. nom

Parcel (13:3403) No 5J on damage map to open Kingsbridge av from 230th to Bway; re-award to Wm Reeves; Empire City Savgs Bank to City NY; QC; Dec22 '11; Mar6'13. nom

Parcel (12:3269) No 88 on damage map to open Sedgwick & Bailey avs & Albany rd, Public pl & Kingsbridge rd; re mtg; Jno C Martin to Penn Realty Co, a corpn, 1 Bway; QC; July5'12; Mar6'13. nom

Parcel (*) No 179 on damage map to open Benson, Overing, Rowland, St Peters, Sedden avs & Hubbell st; re mtg Cyrus Hitchcock to City NY; QC; Aug17'12; Mar 6'13. nom

Parcel (13:3403) No — on damage map to open Kingsbridge av from 230th to Bway; re mtg; Jno Campbell et al, TRSTES, to City NY; QC; June12'12; Mar 6'13. nom

Parcel (12:3359) No 13 on damage map to open Gun Hill rd from Webster av to Elliott av; re mtg; Margt E Amabile et al to City NY; QC; Dec2'12; Mar6'13. nom

Parcel (*) Nos 84 & 84A on damage map to open Glover st, from Castle Hill to Westchester avs & Doris st from Glebe to Westchester avs; re mtg; Fishkill Savgs Institute to City NY; QC; Sept28'12; Mar6'13. nom

Parcel (12:3260) No 32 on damage map to open Sedgwick av, bet Fordham rd & Bailey av, bet Sedgwick av & Albany rd, Heath av, Public pl & Kingsbridge rd; re mtg; Mark Ash to City NY; QC; June 14'12; Mar6'13. nom

Parcel (*) No 118 on damage map to open Overing av (Washington av) from West Farms rd to Westchester av; re mtg; Daisy Freutel to City NY; QC; Sept 25'12; Mar6'13. nom

Parcel (*) Nos 44 & 45 on damage map to open 222d from Bronx River to 7th; re mtg; Ellen Smyth, individ & ADMTRX Chas H Smyth, to City NY; QC; Dec3'12; Mar6'13. nom

Parcel (12:3269) Nos 89 & 89A on damage map to open Sedgwick av, Bailey av & Albany rd; re mtg; Jno Parsons to City NY; QC; July—'12; Mar6'13. nom

Parcel (12:3268) Nos 89 & 89A on damage map to open Sedgwick av, Bailey av & Albany rd; re mtg; Amos S Hebble to City NY; QC; Dec6'12; Mar6'13. nom

Parcel (*) No 121 on damage map to open Parker av from Protectory to Wellington avs; re mtg; Fishkill Savgs Institute to City NY; QC; Nov9'12; Mar6'13. nom

Parcel (*) No 22 on damage map to open Taylor, from East River to Westchester av; re mtg; Patk F Griffin to City NY; QC; July20'12; Mar6'13. nom

Parcel (*) Nos 25 & 25A on damage map to open Classon Pt rd from Westchester av to East River; re mtg; Patk F Griffin to City NY; QC; July5'12; Mar6'13. nom

Parcel (*) Nos 23, 23A, 24 & 24A on damage map to open Classon Pt rd from Westchester av to East River; re mtg; Patk F Griffin to City NY; QC; July5'12; Mar6'13. nom

Parcel (*) Nos 156 & 156A on damage map to open Frisby av from Zerega av to West Farms rd; re mtg & consent to award; Annie M Gill to City NY; QC; June 14'12; Mar6'13. nom

Parcel (*) No 8 on damage map to open St Lawrence, Commonwealth, Rosedale, Noble, Croes & Fteley avs from Westchester av to Classons Pt rd; re mtg; Mary F Helmke to City NY; QC; Nov11'12; Mar6'13. nom

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Parcel (*) No 19 on damage map to open Parker st or av from Protectory to Wellington av; re mtg; Henry H Grote to City NY; QC; Dec18'12; Mar6'13. nom

Parcel (*) No 201 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Martha A Olmstead to City NY; QC; June6'12; Mar 6'13. nom

Parcel (*) No 21 on damage map to open Taylor st or av from East River to Westchester av; re mtg; Patk F Griffin to City NY; QC; Dec13'12; Mar6 13. nom

Parcel (*) Nos 94 & 95 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Jas S Bolton Jr to City NY; QC; Oct23'12; Mar6'13. nom

Parcel (*) No 38 on damage map to open Parker av from Protectory to Wellington av; re mtg & consent to award; Carl Becker to City NY; QC; Nov29'12; Mar6'13. nom

Parcel (*) Nos 209, 209A & 209B on damage map to open Benson, Overing, St Peters, Seddon, Rowland avs & Hubbell st; re mtg; Ratje Bunke et al, EXRS &c Jno Bunke, to City NY; QC; Aug9'12; Mar6'13. nom

Parcel (*), No 145 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Sarah C Buckenham to City NY; QC; June30'12; Mar6'13. nom

Parcel (*) No 184 on damage map to open St Peters av from Westchester av to West Farms rd; re mtg; Jno W Brown to City NY; QC; July16'12; Mar6'13. nom

Parcel (*) No 2A on damage map to open e approach to City Island Bridge, also known as lot 363 King Estate; consent to award to R C Church of St Mary Star of the Sea; Emigrant Indust Savgs Bank to City NY; July22'12; Mar6'13. nom

Parcel (*) No 20A on damage map to open Main st, City Island; re mtg; City Island Land & Dock Co to City NY; QC; Sept9'12; Mar6'13. nom

Parcel (*) Nos 252, 253, 254, 255 & 255A on damage map to open Rowland av from Westchester av to St Raymonds av; re mtg; Edwin Downing to City NY; QC; Dec4'12; Mar6'13. nom

Parcel (*) Nos 78, 78A, 132 & 132A on damage map to open Frisby av from Zerega av to West Farms rd, & Glebe av from Westchester to Overing avs; re mtg; Edwin Downing to City NY; QC; Sept18 '12; Mar6'13. nom

Parcel (*) No 2 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Julius B Denicke to City NY; QC; Aug8'12; Mar6'13. nom

Parcel (*) Nos 41, 41A, 41B & 41C on damage map to open Glover st from Castle Hill av to Westchester av, & Doris st or av from Glebe av to Westchester av; re mtg; Helen J Allen to City NY; QC; Aug7'12; Mar6'13. nom

Parcel (*) No 145 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; C W H Arnold to City NY; QC; July31'12; Mar6'13. nom

Parcel (*) Nos 41A & 43 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Kath L Butler to City NY; QC; Oct26'12; Mar6'13. nom

Parcel (*) Nos 41A & 43 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Kath L Butler to City NY; QC; Oct26'12; Mar6'13. nom

Parcel (*) No 102C on damage map to open Lyon av from Zerega av to Castle Hill av; re mtg; Isaac Butler to City NY; QC; June29'12; Mar6'13. nom

Parcel (*) No 102B on damage map to open Lyon av from Zerega av to Castle Hill av; re mtg; Isaac Butler to City NY; QC; June29'12; Mar6'13. nom

Parcel (*) Nos 68 & 68A on damage map to open Glebe av from Westchester av to Overing av; re mtg; Dollar Savgs Bank to City NY; QC; Aug1'12; Mar6'13. nom

Parcel (*) Nos 11A & 11B on damage map to open Parker st or av from Protectory av to Wellington av; re mtg; Dollar Savgs Bank to City NY; QC; Nov15'12; Mar6'13. nom

Parcel (*) No 54 on damage map to open St Lawrence av, Commonwealth av, Rosedale av, Noble av, Croes av & Fteley av from Westchester av to Classon Pt rd; re mtg; Geo F Droste to City NY; Dec 3'12; Mar6'13. nom

Parcel (*) Nos 24, 24A & 24B on damage map to open Glover st from Castle hill av to Westchester av & Doris st from Glebe av to Westchester av; re mtg; Kath Ill to City NY; QC; Oct1'12; Mar6'13. nom

Parcel (*) Nos 2, 2A, 11 & 11A on damage map to open Main st or City Island av from e approach to City Island Bridge to Long Island Sound; re mtg; Emigrant Indust Savgs Bank to City NY; QC; July22 '12; Mar6'13. nom

Parcel (*) No 8 on damage map to open St Lawrence av, Rosedale av, Commonwealth av, Noble av, Croes av & Fteley av from Westchester av to Classons Pt rd; re mtg; Solon L & Saml Frank to City NY; QC; Nov19'12; Mar6'13. nom

Parcel (*) Nos 41 & 4 2on damage map to open Benson av from West Farms rd to Lane av; re mtg; Annie R Daily, GDN, to City NY; QC; Oct30'12; Mar6'13. nom

Parcel (*) Nos 30 & 30A on damage map to open Glebe av from Westchester av to Overing av; re mtg; Annie R Daly, EXTRX &c Geo Daily, to City NY; QC; June22'12; Mar6'13. nom

Parcel (*) Nos 48 & 48A on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Mary I Ehrgott to City NY; QC; Oct16'12; Mar6 '13. nom

Parcel (*) No 22 on damage map to open Taylor av from East River to Westchester av; re mtg; Solon L Frank & ano to City NY; QC; July29'12; Mar6'13. nom

Parcel (*) No 198 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Johanna Higgins to City NY; QC; June24'12; Mar6'13. nom

Parcel (*) Nos 90 & 90B on damage map to open Parker av from Protectory av to Wellington av; re mtg; Katie Herold to City NY; QC; Nov6'12; Mar6'13. nom

Parcel (*) Nos 143 & 143A on damage map to open Glebe av from Westchester av to Overing av; Lyon av from Zerega av to Castle Hill av; Frisby av, from Zerega av to West Farms rd; Tratman av from Zerega av to Benson av; re mtg; Jos J Hill to City NY; QC; July10'12; Mar6'13. nom

Parcel (*) Nos 143 & 143A on damage map to open same; re mtg; Henry W Kuhlke to same; QC; July30'12; Mar4'13. nom

Parcel (*) Nos 124, 122A & 122B on damage map to open Parker st or av from Protectory av to Wellington av; re mtg; Wm Koch to City NY; QC; Nov6'12; Mar6 '13. nom

Parcel (*) Nos 146, 147 & 147A on damage map to open Bartholdi st from White Plains rd to Bronxwood av; re mtg; Henry Lipps Jr, & ano, TRSTES Henry Lipps, to City NY; QC; July5'12; Mar6'13. nom

Parcel (*), No 117 on damage map to open Overing av from West Farms rd to Westchester av; re mtg; Alfred Loweth to City NY; QC; Sept25'12; Mar6'13. nom

Parcel (*) Nos 24, 24A & 24B on damage map to open Glover st from Castle Hill av to Westchester av & Doris st from Glebe av to Westchester av; re mtg; Michl & Jno Tippinger to City NY; Qc; Oct1'12; Mar6'13. nom

Parcel (*) No 66 on damage map to open same; re mtg; Albt Mamlock to City NY; QC; Oct1'12; Mar6'13. nom

Parcel (*) Nos 44 & 44A on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Magnus F Misch to City NY; QC; Sept12'12; Mar6'13. nom

Parcel (*) No 39 on damage map to open Glebe av from Westchester av to Overing av; re mtg; Magnus F Misch to City NY; QC; Sept12'12; Mar6'13. nom

Parcel (*) Nos 50 & 50A on damage map to open Glover st from Castle Hill av to Westchester av, & Doris st or av from Glebe av to Westchester av; re mtg; Josephine Magrane to City NY; QC; July29 '12; Mar6'13. nom

Parcel (*) No 2 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Dave H Morris to City NY; QC; Sept3'12; Mar6'13. nom

Parcel (*) No 184 & 185 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; N Y Trust Co to City NY; QC; July19'12; Mar6'13. nom

Parcel (*) No 207 on damage map to open Main st from City Island Bridge to L I Sound; Margaretha Nuffer to City NY; QC; July21; Mar6'13. nom

Parcel (*) Nos 130 & 130A on damage map to open Main st from e approach to City Island Bridge to L I Sound; re mtg; New Rochelle Co-op B & L Assn to City NY; QC; July21'12; Mar6'13. nom

Parcel (*) No 201A on damage map to open West Farms rd from Bronx River to Westchester Creek; consent to award; Martha A Olmstead to City NY; June6'12; Mar6'13. nom

Parcel (*) Nos 101, 101A, 102 & 102A on damage map to open Parker av from Protectory av to Wellington av; re mtg; Frank Gass to City NY; QC; Nov19'12; Mar 6'13. nom

Parcel (*) No — on damage map to open Parker av from Protectory av to Wellington av; re mtg; Frank Gass to City NY; QC; Oct30'12; Mar6'13. nom

Parcel (*) No 102B on damage map to open Lyon av from Zerega av to Castle Hill av; re mtg; Frank Gass to City NY; QC; June15'12; Mar6'13. nom

Parcel (*) No 135 on damage map to open Overing av from West Farms rd to Westchester av; re mtg; Annie M Gill to City NY; QC; July20'12; Mar6'13. nom

Parcel (*) No 8 on damage map to open St Lawrence, Rosedale, Commonwealth, Noble, Croes & Fteley avs from Westchester av to Classons Pt rd; re mtg; Patk F Griffin to City NY; QC; Nov14'12; Mar 6'13. nom

Parcel (*) No 66 on damage map to open Glover st from Castle Hill to Westchester avs, & Doris st from Glebe to Westchester avs; re mtg; Francis S Phraner, EXR &c Caroline M Hitchcock, to City NY; QC; Sept30'12; Mar6'13. nom

Parcel (*) Nos 3, 12, 3A, 12A & 12B on damage map to open Main st for e approach to City Island Bridge to L I Sound; re mtg; Herbt O Sharpe to City NY; QC; Sept25'12; Mar6'13. nom

Parcel (*) Nos 3, 12, 12A, 3A & 12B on damage map to open Main st for e approach to City Island Bridge to L I Sound; re mtg; Emil Waldenberger to City NY; QC; Aug10'12; Mar6'13. nom

Parcel (*) No 119 on damage map to open Overing av from West Farms rd to Westchester av; re mtg; Jno Weeks to City NY; QC; Sept21'12; Mar6'13. nom

Parcel (*) No 180A on damage map to open Main st from City Island Bridge to L I Sound; re mtg; Westchester Fire Ins Co to City NY; QC; Sept11'12; Mar6'13. nom

Parcel (*) Nos 3 & 4 on damage map to open 222d from Bronx River to 7th; re mtg; Morris E & Jno Webber, TRSTES, to City NY; QC; June11'12; Mar6'13. nom

Parcel (*) No 102 E on damage map to open Glebe av from Westchester to Overing avs; re mtg; Barbara Maixner to City NY; QC; June29'12; Mar6'13. nom

Parcel (12:3260) Nos 46 & 47 on damage map to open Sedgwick av, Bailey av & Albany rd; re mtg; Emma L Moller to City NY; QC; July25'12; Mar6'13. nom

Parcels (12:3269) Nos 89 & 89A on damage map to open Sedgwick av, Bailey av & Albany rd; re mtg; Amos S Hebble to City NY; QC; Dec6'12; Mar6'13. nom

Re-transfer tax lien (11-2845-6 & 11:-2846-75; David Wallace to City NY; Jan3; Mar6'13. nom

Order (13:3402-61) of exemption in matter of transfer tax upon estate of Margt E Seery, decd; Robt L Fowler, Surrogate; Mar4; Mar6'13. court order

LEASES

Borough of Manhattan

FEB. 27, 28, MAR. 1, 3, 4 & 5.

[1]**Ann st, 21-3,** see Nassau, 109.

[1]**Barclay st, 46-8** (1:86), all; Jeannie S Dike, widow, et al heirs, &c, Henry A Dike to Whitall Tatum Co, a corpn, 46-8 Barclay; 5yf May1'15; Mar4'13. taxes in excess of year 1908 & 12,500 to 13,500

[1]**Bayard st, 51** (1:163), part of b; Chas H Rugen to Harry Axelrod & ano, 64 Bayard; 4yf May1'13; Mar3'13. 420

[1]**Bleecker st, 63** (2:529); sur Ls; Bernard F Golden to M Bayard Brown at Brightling Sea, Eng; Mar3; Mar5'13. nom

[1]**Bleecker st, 315** (2:591); asn Ls; Josephine Jetter to Letitia Emmens, 315 Bleecker; Dec21'12; Mar5'13. nom

[1]**Canal st, 125** (1:303), nwc Chrystie, str & b; David Shaff & ano to Wm Avidan, 581 W 161; 1yf May1'13; 3ys ren; Mar6'13. 4,000

[1]**Canal st, 125-31** (1:303), nwc Chrystie; asn Ls; Saml J Silberman et al to 125 Canal St Realty Co, Inc, a corpn, 83 Canal; Mar3; Mar4'13. nom

[1]**Cathedral Pkway, 26** (7:1845), str; Saml I Ferguson & ano to Nils Matheisen, 240 Manhattan av & ano; from Jan 18 to Jan1'17; Mar3'13. 840

[1]**Chambers st, 94** (1:135), str, b & sub b; Bernard Kreizer to Progressive Lunch Co, a corpn, 8 West Bway; 7yf May1'13; Mar6'13. 2,800

[1]**Chrystie st, 155** (2:425; sobrn of Ls & collateral agmt to mtg for $1,500; Lorenzo Ullo of Bklyn, owner, & Max M Bernstein, of Bklyn, lessee, with Ernst Plath, 39 7th; Feb28; Mar4'13. nom

[1]**Chrystie st, nwc Canal,** see Canal, 125-31.

[1]**Chrystie st, nwc Canal,** see Canal, 125.

[1]**Dey st, 24** (1:80), ns, 21.2 e Church, 21.2 x77.6x30x77.9, all; Jas R Roosevelt et al TRSTES Jno J Astor to United Cigar Stores Co, a corpn, 44 W 18; 21yf Feb1; 3 ren of 21 yrs ea; Mar3'13. taxes, &c, & 10,000 to 15,000

[1]**Elizabeth st, 49-51** (1:204), str fl & pt b; Otto Lorence & ano to Hyman Settel, 88 Vermont, Bklyn; 4 11-12yf Mar4; Mar 5'13. 4,000

[1]**Essex st, 170** (2:355); asn Ls; Rosie Streit to Simon Bollt, 110 W 113; mtg $5,-750; Mar4; Mar6'13. O C & 100

[1]**Grand st, 157** (1:234), str fl; Wilhelmina Trenkmann to Leon Goldstein, 81 Chrystie; 3 9-12 yf May1'13; Mar4'13. 840

[1]**Greenwich st, 812-4** (2:641); all; Jno W Ferguson to Victor Typewriter Co, a corpn, 812 Greenwich; 5 1-12yf Jan1'13; 5y ren; Feb28'13. 11,000

[1]**Hancock st, 5-7** (2:526); asn Ls; Rocco Paterno to Tommaso Pinto, 227 Sullivan & ano; mtg $——; Feb13; Mar3'13. nom

[1]**Henry st, 94** (1:275), ss, 135 w Pike, 25.4x100; asn Ls; Louis Oslon to Anna F Cooper at Belmar, NJ; mtg $4,500; Feb 28; Mar1'13. nom

[1]**Nassau st, 109** (1:90), space on s wall of store, 4.6 wide & 12 ft. deep; also ANN ST, 21-3 (1:90), nec Theatre alley, space 7x8 in store; Max Garfunkel to Jos Erlich, 203 Middleton, Bklyn, & ano; 9yf May1 '13; Mar4'13. 3,300

[1]**Theatre al, nec Ann,** see Nassau, 109.

[1]**Washington st, 784** (2:642), part house; Emma D Warner to Louis Ushkow, 784 Washington; 5yf May1'13; Mar6'13. 960

[1]**Water st, 211** (1:96), all; A Irving Griggs to Wm Ottmann & Co, at Fulton Market on Front; 2 2-12yf Mar1'13; 5y ren; Mar4'13. 2,500

[1]**Wooster st, 179-83** (2:524), 2d & 5th lofts; Jos Gross to Warshavsky & Cohen, both at 86 W 119; 1yf Feb1; 2yren; Mar5 '13. 4,200

[1]**1ST st, 45 E** (2:442); str & b; Philip Mandelman & ano to Independant Provision Co, a corpn, 45 1st; 6yf Mar1'13; Feb28'13. 840 & 900

[1]**4TH st, 197 E** (2:400); all; Louise Peter to Jno Biro, 197 E 4, & ano; 6 3-12yf Jan 18'13; Feb28'13. 2,700

[1]**5TH st, 533-5 E** (2:401); asn Ls & deposit of $1,200; Mandel Silver to Gussie Berger, 75 Sheriff; Feb20; Mar5'13. 1,200

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[1]**5TH st ,533-5** (2:401), all; Rosie & Gosy Forst to Gussie Berger, 75 Sheriff; 3yf June1'13; Mar5'13 7,572

[1]**5TH st, 620 E** (2:387); asn Ls; Wm Shor to Hyle Shor, 620 E 5; AT; Jan 24, Mar3'13. nom

[1]**11TH st, 341 E** (2:453), all; Rosa Teven to Henry Steiner, 245 S 9, Bklyn; 5yf Mar 1; 5yren, Mar3'13. 3,600

[1]**11TH st W, sec 6 av,** see 6 av, 111-6.

[1]**Little W 12TH st** (2:646), ns, 125 w Washington, 25x103.3; asn Ls; Jno Fleming & Philip Peters to Robt P Lawless, at Red Bank, NJ; Wm P Lawless, 15 Sussex, Jersey City, NJ, & Thos P Lawless, at Eatontown, NJ; AL, Feb27, Feb 28'13. O C & 100

[1]**13TH st, 134-6 E** (2:558); sur Ls; Elias Trinz to Sarah A B Downs, 15 Clark, Bklyn; Jan22; Mar5'13. nom

[1]**13TH st, 405-9 W** (2:646), 1st loft; Fish Realty Co to Leonard Unger, 108 W 141; 4 9-12 yf Aug1'12; Mar1'13. 2,000

[1]**18TH st, 302-4 W,** see S av, 159.

[1]**21ST st E, swc 4 av,** see 4 av, swc 21.

[1]**22D st, 115-9 E,** see 23d st, 114-20 E.

[1]**23D st, 114-20 E;** also 22D ST, 115-9 E (3:878), 1st loft; 114 East 23d St Co to Saml Eisman, 41 W 89 et al; 10yf Feb1 '13; Mar4'13. 8,000

[1]**28TH st, 48-50 E,** see 4 av, 398-402.

[1]**29TH st W, sec 10 av,** see 10 av, sec 29.

[1]**30TH st E, nec Lex av,** see Lex av, 161-3.

[1]**32D st, 54-6 W,** see Bway, 1271-3.

[1]**32D st, 106-8 W** (3:807); asn Ls; Fred W Anderson to Pabst Bwg Co, 606 W 49; AT; Feb27; Feb28'13. nom

[1]**33D st, 18 W** (3:834); str &c; 24 W 33d St Co to Cafe Rhein Restaurant Co, 38 W 33; from May1'13 to Apr30'33; Mar1'13. 6,500 to 8,000

[1]**36TH st, 343-5 W** (3:760), all; Patk A Geoghegan to Herman Kuthe, 319 E 26; 1yf Mar1'13; Mar5'13. 5,000

[1]**36TH st, 343-5 W;** asn Ls; Herman Kuthe to H Kuthe Ice Co, 319 E 26; Mar 4; Mar5'13. O C & 100

[1]**37TH st, 9-11 E** (3:864); 5th & 6th lofts; 9 E 37th St Co to Elite Styles Co, a corpn, 9-11 E 37; 5 9-12yf May1'13; Feb28'13. 5,000 to 6,000

[1]**37TH st, 109 W** (3:814); asn all R, T & I to any money that may become due on cancellation of Ls; Peter Da Prato & ano to Lion Brewery, 104 W 108; Feb14; Mar 3'13. nom

[1]**37TH st W, nwc 11 av,** see 11 av, 455-7.

[1]**38TH st, 1 E** (3:868), str; E S Siebrecht by Hy A Siebrecht, atty, to Miriam Gieson, 201 W 79; 5yf May1'13; Mar5'13. 5,312.50

[1]**39TH st, 315 W** (3:763), str, &c, & bldg in rear of str; Sarah Fullan to Lucian Lowenthal, 251 Ocean Pkway, Bklyn; 3yf May1'13; Mar6'13. 1,020

[1]**42D st, 215 W** (4:1014); asn Ls; Saml Laster to Benj Schorr, 62 Stanton; ½ pt; Mar3; Mar5'13. nom

[1]**42D st, 215 W** (4:1014); asn Ls; Hyman L Laster to Saml Laster, 215 W 42; Mar1; Mar5'13. O C & 100

[1]**43D st W, nec 8 av,** see 8 av, 680.

[1]**43D st W, nec 8 av,** see 8 av, 680.

[1]**45TH st, 116-8 W** (4:997), ss, 210 w 6 av, 40x100.4 "The Belmont;" asn Ls as collateral for a 3d mtg for $140,000; 116 West 45th St, Inc, to Thos E Greacen, 6 W 50; Mar5; Mar6'13. O C & 100

[1]**47TH st, 343 E** (5:1340); asn Ls; Adam Glockner to Wm Anthes, 343 E 47; Mar6 '13. nom

[1]**47TH st, 265 W** (4:1019), all; Ethan Allen TRSTE Chas F Allen to Isidor H Kempner, 343 W 87; 5yf May1'13; Mar6 '13. 2,600 to 2,900

[1]**48TH st, 326 E** (5:1340); all; Hugh R Healy Jr to Wm E Falkinburg, 62 Prospect, Flushing, B of Q; 5yf Apr1'13; Feb 28'13. 960 to 1,200

[1]**50TH st W, swc 11 av,** see 11 av, swc 50.

[1]**59TH st E, nwc Lex av,** see Lex av, 742.

[1]**59TH st E, nwc Lex av,** see Lex av, nwc 59th.

[1]**61ST st W, sec Columbus av,** see Columbus av, 37.

[1]**64TH st, 149 W** (4:1136), all; Kezzie Vickers to Beatrice Obrey, 149 W 64; 3yf Mar15'13; Mar3'13. 2,400

[1]**66TH st E, swc Park av,** see Park av, swc 66

[1]**76TH st, 362 E,** see 76th, 354-60 E.

[1]**76TH st, 354-60 E** (5:1450), ss, 175 w 1 av, 75x102.2; all; also 76TH ST, 362 E (5:1450), ss, 156.3 w 1 av, 18.9x98.9; all; Mary F & Chas H McGowan to East End Amusement Co, a corpn, 349 E 76; 10yf May1'13; $2,500 & a further term of 11 yrs at $3,000; Mar1'13. taxes, &c, and as above

[1]**82D st E, nwc Mad av,** see Mad av, bet 82d & 83d sts.

[1]**83D st E, swc Mad av,** see Mad av, ws, bet 82d & 83d sts.

[1]**84TH st E, swc 2 av,** see 2 av, 1615-7.

[1]**86TH st, 218 E** (5:1531), all; Herman A Schmidt to Harry Schlesinger, 218 E 86; 6 5-12yf Dec1'12; Mar3'13. 1,800 & 2,100

[1]**89TH st, 72 W** (4:1202); sur Ls; Lena Einhorn to Canebrake Realty Co, a corpn, 35 Nassau; AT; Feb28; Mar1'13. nom

[1]**102D st, 65 E** (6:1608); asn Ls & deposit of $766 66 as security; Jno Sargh to Moses Hollander, 11 Pitt; Feb19; Mar6'13. nom

[1]**102D st, 65 E** (6:1608); consent to asn Ls; Dora Michelman to Moses Hollander, 65 E 102; Feb19; Mar6'13. nom

[1]**102D st, 224 E** (6:1651), str, b & 3 rooms & fl above str; Isaac E Seikewitz to Mayer Warshall, on premises; 3yf May1'13; Mar3'13. 720

[1]**106TH st E, nec Park av,** see Park av, 1441.

[1]**112TH st, 314-6 E** (6:1683); all; Barnet Weinberg to Nicola Grieco, 527 E 117; 3yf Mar1; Feb28'13. 3,500

[1]**114TH st, 123 E** (6:1642), all; Morris J Werner of Bklyn, to Morris Borko, 9s E 114; 5yf Apr1'13; Mar6'13. 660

[1]**115TH st, 50 E,** see Mad av ,1746.

[1]**115TH st W, nwc 7 av,** see 7 av, 1902.

[1]**116TH st, 26 E** (6:1621), 2d fl east; Louis Vogel to Dr Michl F Baranoff, 26 E 116; 3yf May1'13; Mar3'13. 600

[1]**116TH st, 113 W,** see 116th, 115 W.

[1]**116TH st, 115 W** (7:1901), str; also 116TH ST, 113 W (7:1901), west ½ str; S E & M E Bernheimer Co, a corpn, to Schwartz Amusement Co, 71 W 116; 5yf May1'13; Mar4'13. 3,100 & 3,250

[1]**121ST st, 241 E** (6:1786), all; Moses Baumgarten to Anna Odze, 24 E 121; 3yf Jan1; Mar5'13. 2,000

[1]**121ST st, 243 E** (6:1786), east str; Abram Pinkovitz to Max Brosgol, 243 E 121; 3yf Feb1; Mar1'13. 456

[1]**123D st, 132 E,** see Mad av, 1746.

[1]**124TH st E, swc Lex av,** see Lex av, 2028.

[1]**137TH st, 6 to 20 W** (6:1734), 4 houses; sur Ls; Chu Foke to Louis Jarmulowsky, 46 W 83, EXR Sender Jarmulowsky; AT; Mar5; Mar6'13. nom

[1]**146TH st, 55 W** (6:1738), all; Louis Bloch to Glenmore T Dillard, 132 W 53; 3yf Mar1; Mar4'13. 4,200

[1]**215TH st W** (8:2196), ns, 275 e 9 av, runs e190 to h w m Harlem River xn200 to ss 216th xw250xs99.11xe75xs99.11 to beg, all; with all title to land under water, dock, etc; Jno H Thorn et al, EXRS, &c, Wm F Thorn to H L Herbert & Co, a corpn, 17 Battery pl; 10yf Mar1; 10y ren; Mar5'13.
½ of taxes in excess of $1,052.41 & 6,000

[1]**216TH st W, ss, abt 275 e 9 av,** see 215th W, ns, 275 e 9 av.

[1]**Av A, 96** (2:402), str; Annie Wohlers to Benj Bemanowsky, 116 7th & ano; 6 2-12yf Mar1'13; Mar4'13. 780

[1]**Av D, 29-31** (2:373); asn Ls; Isidore A Weidhorn to Louis Ober, 279 E 7; Feb19; Mar1'13. nom

[1]**Av D, 29-31** (2:373); sur Ls; Louis Ober to Max Fine, 402 Grand; AT; Feb28; Mar 1'13.

[1]**Amsterdam av, 413** (4:1210), es, 25 s 80th, 5-sty bldg, all; Eliza J Quin to Cushman Globe Co, a corpn, 415 Ams av; 5yf Dec1'12; Mar6'13. 2,400

[1]**Amsterdam av, 861;** asn Ls; Peter J Little to Chas Dennis, 316 W 111; AL; Feb 27; Mar3'13. nom

[1]**Amsterdam av, 984** (7:1880), str & b; Lloyd Constn Co to S A Grice & Co, 952 Ams av; 10yf May1'13; Mar3'13. 1,200 & 1,300

[1]**Amsterdam av, 1088-90** (7:1885), three strs & pt basements; Morris Gorlin & ano to Olnick Bros, 460 Grand; from Feb 20 to Sept28'17; Mar3'13. 3,600

[1]**Amsterdam av, 1109-11** (7:1867), s str; Morris Gorlin & ano to Olnick Bros, 460 Grand; from Feb20 to Aug30'15; Mar3'13. 960

[1]**Amsterdam av, 1121-5** (7:1867), str of No 1125 & 2d fl of 1121-5; Morris Gorlin & ano to Olnick Bros, 460 Grand; 13 2-12y & 5 days f Feb20'13; Mar3'13. 3,800 & 4,800

[1]**Amsterdam av, 1723** (7:2060); asn Ls; Abr Samuels et al to Rachel Lesser, 552 W 141; Mar4; Mar6'13. nom

[1]**Amsterdam av, 1723** (7:2060), str with exit to 145th; Wm Hobson to Abr Samuels, 957 Aldus, & ano; 5yf Mar1'13; Mar 6'13. 3,600

[1]**Broadway, 1271-3;** also 32D ST, 54-6 W & 6TH AV, 536 (3:833), 1st fl & b; English-American Realty Co to Jno David, a corpn, 1271 Bway; from Feb28 to Oct1 '17; Mar4'13. 30,000 to 35,000

[1]**Columbus av, 37** (4:1113), sec 61st, str & b; Jos W Dougan to Geo S Jones, 2384 Tiebout av & ano; 8yf Mar1; Mar3'13. 2,400 & 2,700

[1]**Columbus av, 55** (4:1114), sec 62d; str & b; Mahnken Estates to Martin J Flanagan, 178 E 80; 10yf May1; Feb28'13. 2,500 & 3,000

[1]**Columbus av, 504** (4:1250); asn Ls; Jno McGowan to Patk Rogerson, 3151 Bway; Mar4; Mar6'13. nom

[1]**Columbus av, 635** (4:1204); asn Ls; Martin Corley to Otto H Gauggel, swc 125th & 8 av; Mar1; Mar5'13. nom

[1]**Convent av, 492** (7:2066); asn Ls & consent by Jos Shenk; Fredk S Steinmann to Fredk S Steinmann Inc, a corpn, 1402 Lenox av; Dec9'12; Mar4'13. nom

[1]**Convent av, 492;** asn Ls; Fredk S Steinmann Inc, a corpn, to Julius Tausig, 535 W 151; Mar1; Mar4'13. nom

[1]**Convent av, 492;** asn Ls as collateral for 97 notes aggregating $5,050; Julius Tausig to Fredk S Steinmann (Inc), a corpn, 1402 Lenox av; Mar1; Mar4'13. nom

[1]**Lenox av, 494** (6:1732); agmt as to sur of Ls; Gus Grammas, atty for Peter Grammas, 494 Lenox av, with Sam I Levine & Louis Katzman; AT; Feb27; Feb28'13. nom

[1]**Lenox av, 494** (6:1732), str; Peter Gammas to Sam I Levine & ano, 494 Lenox av; 2 2-12yf Feb26; 5yren; Mar3'13. 1,020

[1]**Lexington av, 161-3** (3:886), nec 30th, 43.10x100, all; Michele Benincasa to Hotel Avon Co, a corpn, on premises; 10yf Sept 1'12; Mar3'13. taxes, &c, & 27,500 & 30,000

[1]**Lexington av, 445** (5:1299), all; May Baitzel to Nelson P Swanson & Edw J Frost, 445 Lex av; 8 7-12yf Feb1; Mar3'13. taxes, &c, & 1,800 & 2,100

[1]**Lexington av, 445** (5:1299), all; Cath W Sandford to Richd P Cunneen, Bound Brook, NJ & Harry S Leslie, 4283 Katonah av; 10yf Sept1'11; Mar1'13. taxes &c and 1,800 & 2,100

[1]**Lexington av, 445;** all; Richd P Cunneen & ano to May Baitzel, 421 Lex av; 10yf Sept1'11; Mar1'13. taxes &c and 1,800 & 2,100

[1]**Lexington av** (5:1394), nwc 59th; agmt modifying two leases; United Cigar Stores Co with Jas J Tierney, 703 W 178, & Geo Ehret, 1197 Park av; Jan31; Feb28'13. nom

[1]**Lexington av, 742** (5:1394), nwc 59th; portion of str fl & b & all of upper portion of bldg; United Cigar Stores Co to Jas J Tierney, 703 W 178; from Dec15'15 to Apr 28'33; Feb28'13. 7,250 & 9,000

[1]**Lexington av, 2010-2,** see Mad av ,1746.

[1]**Lexington av, 2028** (6:1772), swc 124th; all; Jno B Harrison et al, EXRS &c Andrews Soher to Mary E Mulvihill, 3418 Barker av, & ano; 5yf Mar1'13; Mar4'13. 3,000

[1]**Madison av** (5:1494), ws, bet 82d & 83d, Schermerhorn Apt House; Princeton Constn Co, 220 Bway to S Jarmulowsky, a firm, 54 Canal; 2yf Mar1'13; upon terms as per agmt dated Feb28; Mar3'13. nom

[1]**Madison av, 1538-40** (6:1610), ground fl, b & balcony; Reliable Amusement Co to Albert Miller, 416 W 118; 10yf Mar1'13; Mar6'13. 4,000 & 4,500

[1]**Madison av, 1746** (6:1620), swc 115th (No 50), all; also LEXINGTON AV, 2010-2 (6:1771), swc 123d (No 132), all; Reuben Sadowsky to David Katz, 278 Madison & ano; 3 4-12yf Jan1; Mar3'13. 14,700

[1]**Park av, 103** (5:1295), ground fl & rear pt of b; 103 Park Av Co to Exch Buffet Corpn, 3 Broad; 21y 3 mos & 6 days from Jan25; Mar1'13. 16,000 & 17,000

[1]**Park av, 628** (5:1380), ws, 67 s 66th, 33.5 x60, the buildings on leased land; Wm T Lahey to Elbridge T Gerry, — Bellevue av, Newport, RI; AT; Jan31; Mar4'13. 5,000

[1]**Park av, 628-32** (5:1380), ws, 40 s 66th, 60.5x60, all; Elbridge T Gerry to Wm T Lahey, 71 E 87; 5yf May1'13; Mar4'13. taxes, &c, & 2,600

[1]**Park av** (5:1380), swc 66th, 40x60; all; Elbridge T Gerry to Mathilda Hoykendorf, 543 E 86; 5yf May1'13; Mar4'13. taxes &c & 2,400

[1]**Park av, 630-2** (5:1380); agmt as to release of restrictions, &c; The Lahey Co with Elbridge T Gerry, Bellevue av, Newport, RI; Jan31; Mar4'13. nom

[1]**Park av, 1441** (6,1634), nec 106th; str, pt c & 5 rooms above str; Saml Strasbourger & ano, EXRS &c Sol Weisbecker, to Michl F Keogh, 948 Washington av; 5 2-12yf Mar 1; Feb28'13. 1,128

[1]**1ST av, 143** (2:450), n str fl & b; Jno Munz to Abr & Benj Greenspan, 136 1 av; 5yf May1'1913; Mar6'13. 600

[1]**2D av, 81** (2:460); 3d & 4th firs; Philip Hartenstein to Max Schuster, 5 Clinton; 5yf Mar1; Feb28'13. 900

[1]**2D av, 865** (5:1320); str &c; Michele Marroffino to Jacob Gunsburger, 236 E 83; 3yf Mar1'13 (2y renewal); Mar1'13. 1,140

[1]**2D av, 1192-4** (5:1437); all; Jno A Weekes, EXR Cath A De Peyster, to Isaac Moritz, 116 E 81; 5yf May1; Feb28'13. 1,000 to 1,200

[1]**2D av, 1615-7** (5:1529), swc 84th,, 50x 100, 5-sty bldg, all; Frank P Sheehy to Max L Kaufmann, 231 West End av et al; 3yf May1'13; option of ren; Mar5'13. 3,750

[1]**2D av, 2035** (6:1654), top fl; Isaac Gordon & ano to Max Bernstein, 1 E 106; 3yf Feb15; Mar3'13. 240 to 360

[1]**2D av, 2097** (6:1658), n str & s b; Frank Porco to Jas Bruno, 340 E 112; 5yf Mar 1'13; Mar6'13. 720

[1]**3D av, 129** (3:896); asn Ls; Max Heller to Abr Treff, 129 3 av; Feb28; Mar1'13. nom

[1]**3D av, 1884** (6:1632); str fl; Wm F Mattes to Richd F Schaake, 667 E 164; 10yf; Mar6; Mar6'13. 2,800

[1]**4TH av** (3:849), swc 21st, 92x100; certf as to change of name in two leases from 252 Fourth Av Co to 252 Fourth Avenue Co to whom it may concern; Nov1'12; Mar 6'13.

[1]**4TH av, 398-402, & 28TH st, 48-50 E** (3:857); all; Robt W Goelet to United Cigar Stores Co, a corpn, 44 W 18; 20yf May1'13; Mar3'13. taxes, &c, & 14,000 to 20,000

[1]**5TH av, 218-20** (3:828), cor 26th, parts of str, b & mezzanine fl; Croisic Realty Co to Dennison Mfg Co, a corpn, 26 Franklin, Boston, Mass; 10 3-12yf Nov1'12; Mar 6'13. 18,000

[1]**6TH av, 144-6** (2:574), sec 11th, 4 bldgs, all; Leonard Weill to Edw Arnheiter, 221 W 116, & ano; 4 11-12y & 27 days f Mar 5'1913; 5y ren at $4,000; Mar6'13. 3,500

[1]**6TH av, 144-6** (2:574), sec 11th; asn Ls; Edw Arnheiter & ano to Lion Brewery, 104 W 108; Mar5; Mar6'13. nom

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[1]**6TH av, 408** (3:826), all; Jane A Stokes to John E Olson, 15yf May1'09; Mar9'09; Mar4'13. 3,250 to 4,200

[1]**6TH av, 408;** asn Ls; Jno E Olson to Wilber C Goodale; AT; June8'10; Mar4 '13. nom

[1]**6TH av, 408;** asn Ls; Wilber C Goodale to Wm F O'Brien, 900 Summit av; AT; Dec28'12; Mar4'13. nom

[1]**7TH av, 297** (3:802), all; Jacob Mannheimer et al EXRS, &c, Meier Mannheimer to Agostino Gazzolo, 4 Van Nest pl; 5yf May1'13; Mar6'13. 3,300

[1]**7TH av, 1902** (7:1831), nwc 115th, s½ of 5th str n from cor, 9x—, & part c; R & A Realty & Constn Co to Michl Arkin & ano, 104 Lenox av; 3yf May1'13; Mar5'13. 1,200

[1]**8TH av, 152** (3:767); s str & b; Salo Cohen to Harry Raab, 320 W 18; 3yf May1 '12; Feb28'13. 900 & 960

[1]**8TH av, 159** (3:741), swc 18th (Nos 302-4); all; Jno Berry, TRSTE Geo Breeze, to Arthur L Lawton, Anderson av, Eastchester, NY; 4yf May1; Feb28'13. 2,760

[1]**8TH av, 680** (4:1015), nec 43d, all; agmt accepting extension of Ls for 2yf May1 '16 at $5,360 per yr; Chas A Christman with Patk F Cusick, 504 Lackawana, Scranton, Pa; Nov29'12; Mar6'13. nom

[1]**8TH av, 680** (4:1015), nec 43d, all; Patk F Cusick to Edw Weisberger, 58 W 115; 5 2-12yf Mar1'13; Mar6'13. 5,000

[1]**8TH av, 2050** (7:1827); asn Ls Jas Canavan to Jas P Shields, 316 W 20; Feb28; Mar6'13. nom

[1]**9TH av, 190** (3:745), ses, 20 ne from cl blk bet 21st & 22d, 20x71, the land; Francis L Ogden to Eugenia M Polhamus at Westwood, NJ; 21yf Dec1'09; option to ren; Mar3'13. taxes, &c, & 544

[1]**10TH av** (3:726), sec 29th, 24.8x100, the land; Marie M I De Courval by N Y Life Ins & Trust Co, ATTY, to J Edgar Leaycraft, 17 W 42; 21yf Aug1'10; Mar5'13. taxes, &c, & 1,300

[1]**10TH av, 764** (4:1061), str & c; agmt as to ext of Ls to Feb1'17; Mary A McEntegart individ & GDN Ellen McEntegart et al with Michl Heffernan, 764 10 av; Dec 20'12; Mar6'13. nom

[1]**11TH av, 455-7** (3:683), nwc 37th, 49.4x 100, all, except cor str & b, 25x73; Terence McKegney to Burling Transportation Co, a corpn, 447 W 36; 20yf May1'13; Mar3'13. 7,500 to 9,000

[1]**11TH av** (4:1097), swc 50th, runs s88x w100xs12.5xw225xn100.5 to ss 50th xe325 to beg; all; Jos V Horn & ano to Horn & Hardart Co, 1557 Bway; 20½yf Nov1'12 (10y renewal); Mar1'13. taxes &c & 24,920

LEASES.

Borough of the Bronx.

[1]**Beck st, see Intervale av,** see Intervale av, 894.

[1]**Simpson st, nwc Westchester av,** see Westchester av, nwc Simpson.

[1]**Westchester sq, 73** (*) all; Minnie Marcuse to David Eisenberg, 1049 Forest av; 3yf May1'13; 2yren at $1,800; Mar5'13. 900 & 1,200

[1]**137TH st E, nwc St Anns av,** see St Anns av, 211.

[1]**138TH st, 510 E** (9:2265), sur Ls; Eliz Schoenfelder to Elkan Kahn, 1018 E 163; AT; Feb6; Feb28'13. O C & 100

[1]**149TH st, 430 E** (9:2293), str; Christian G Kuhner to Wm Junge, 2921 3 av; 5yf Apr 1'13; Mar6'13. 2,100 & 2,400

[1]**152D st, 786 E** (10:2653); asn Ls; Herman Kessler to Sarah Kruger, 685 Wales av; Feb28; Mar1'13. nom

[1]**161ST st E, nwc Prospect av,** see Prospect av, 871.

[1]**Brook av, 202-4** (9:2264), s str & b & 5 rooms front 1st fl; Cream City Holding Co to Sarah R Moshman, on premises; 6y f Dec1'12; 4y ren; Mar6'13. 1,320 to 1,440

[1]**Intervale av, 894** (10:2711), sec Beck, str & b; Louis Horowitz to Saml Dreyer, 894 Intervale av; from Mar1'13. to Dec31 '17; Mar6'13. 960 & 1,020

[1]**Prospect av, 871** (10:2677), nwc 161st, portion of str; Sam Haber to Beril Slomovitz, 836 Dawson; 2 2-12yf Mar1; Mar3 '13. 1,050

[1]**St Anns av, 211** (9:2265), nwc 137th, str & pt b; Sol Cohen to Saml Resnik, 211 St Anns av; 4yf Aug1'12; Mar6'13. 1,200

[1]**Southern blvd** (10:2722), ws, 70 n Intervale av, 1-sty theatre; Jas F Meehan Co to Oscar & Jos Lifshitz, 846 E 167; 5yf Jan1; 5yren at $2,500 & 2,700; Mar5'13. 1,800 & 2,200

[1]**Southern blvd, 949** (10:2725), str & b; Kellwood Realty Co to Nathan Brown et al, 857 Prospect av; 5yf Jan1'13; 5y ren at $3,000 to $3,600; Mar4'13. 2,700 to 3,000

[1]**Tremont av, 423** (11:3027), ns, 57.3 w Park av, 25.3x95, 2-sty & b bldg, all, except roof; Lucy W Jordan et al EXRS, &c, Richd Webber to Saml Forbes, 2060 Valentine av; 5yf May1'13; 5yren; Mar3 '13. taxes, &c & 1,828.28

[1]**Unionport rd** (*) near West Farms rd, all; Pauline A Mackay to Ida A Michels; 5yf May1'08; re-recorded from May4'08; Mar3'13. 600

[1]**Unionport rd** (*), same prop; same to same; 5yf May1'13; Mar3'13. 600

[1]**Washington av, 2179-81** (11:3037); str & bakery; Sophia Gruenstein to Aron Boritz, 1632 Washington av; 5y & 3½ mos fr Feb '12; Feb28'13. 900 & 960

[1]**Washintgon av, 2179-81** (11:3037); s str; Sophia Gruenstein to Nathan Landa, 2179 Washington av; 3½yf Dec15'12; Feb28'13. 360

[1]**Westchester av** (11:2726), nwc Simpson, —x—; sur two leases; Edmund Sens to Chas Kling, 369 Mosholu Pkway; Mar1; Mar3'13. nom

[1]**Willis av, 472** (9:2291); sur Ls; M Grohs Sons, a corpn to Adolph Steiner, 2076 Anthony av; Mar5; Mar6'13. nom

[1]**3D av, 2723** (9:2325), all; Geo Dannenfelser to Robt Loewy, 486 E 140; 5yf May 1'15; Mar5'13. 1,800

MORTGAGES.

Borough of Manhattan.

FEB. 28, MAR. 1, 3, 4, 5 & 6.

[m]**Allen st, 129** (2:415), ws, abt 200 n Delancey, 25x87.6; Feb24; Feb28'13; 3y6%; Harris Schwartz to Jos H Schwartz, 920 Av St John. 3,000

[m]**Bethune st, 24** (2:640), ns, 147 w Greenwich, 15.11x80; Mar5'13; due &c as per bond; Louis H Schnakenberg, Cornwall, NY to NY Savings Bank, 81 8 av. 4,200

[m]**Bleecker st, 118** (2:524), ss, abt 50 e Wooster, 25x75; PM; pr mtg $12,000; Mar1; Mar3'13; 5y6%; Bleecker Lumber Co, 118 Bleecker, to Sarah Lauterstein 342 E 15. 4,000

[m]**Bleecker st, 272-8** (2:587), nwc Morton (Nos 1-3); agmt & certf of reduction of mtg; Mar3; Mar5'13; Wm A Gillen Jr, of Bklyn, with Anna C S Hassey, NY. nom

[m]**Broome st, 50** (2:327), nec Lewis (Nos 22-4), 25x75; ext of $15,000 mtg to Mar 5'18, at 4¼%; Mar5'13; N Y Title Ins Co with Anthony Kuhn, 447 W 50. nom

[m]**Canal st, 47** (1:298), ns, 66.10 e Orchard, 24.3x50; Feb28; Mar6'13; 5y4½%; General Holding Co to Blanche B Clark, Plainfield, NJ. 27,000

[m]**Canal st, 47;** certf as to above mtg; Mar 5; Mar6'13; same to same. ——

[m]**Canal st, 125** (1:303), nwc Chrystie, —x—; sal Ls; Feb27; Mar6'13, demand, 6%; Wm Avidan to Lion Brewery, 104 W 105. 6,433.30

[m]**Chrystie st, 155** (2:425), nws, 50.4 n Delancey, 25.9x69.7; pr mtg $——; Jan9; Mar 4'13; 3y6%; Lorenzo Ullo, Bklyn, to Ernst Plath, 39 E 7. 1,723

[m]**Chrystie st, 155;** pr mtg $——; Jan9; Mar4'13; 3y6%; same to same. 1,500

[m]**Chrystie st, nwc Canal,** see Canal, 125.

[m]**Commerce st, 9** (2:587), ns, 123 w Bleecker, 21x40; PM; Feb26; Feb28'13, 3y 5%; Jno J Bogert to Mary Horler, 305 Hewes, Bklyn. 6,000

[m]**Crosby st, 101-3** (2:496), ses, 53.3 sw Prince, 40x64.9x39.4x61.6; ext of $41,000 mtg; Feb25; Mar6'13; Central Trust Co of NY, 54 Wall, with Emma Josephson, 85 Lenox av; (re-recorded from Feb27'13). nom

[m]**Elm st, 170** (2:473), ws, 25x100; certf as to payment of $1,000 on a/c of mtg; June 22'12; Mar3'13; Nassau Mort Co to Michl Brigante, 218 Lafayette. ——

[m]**Franklin st, 40,** see Lafayette, 70-4.

[m]**Front st, 66** (1:32), ns, abt 95 w Old sl, 20.8x85x20.8x85.3, ss; PM; pr mtg $——; Mar6'13, due Jan16'18, 4½%; Fred Ingraham, Hempstead LI, to Lillian E Weaver, 1155 Dean, Bklyn. 4,000

[m]**Greenwich st, 812-4** (2:641); ext of $90,000 mtg to Feb1'18 at 5%; Feb27; Feb28'13; N Y Life Ins & Trust Co with Jno W Ferguson, Paterson, NJ. nom

[m]**Harrison st, 46** (1:183), ns, 53 w Washington, 21x75; Mar1; Mar3'13; due July3 '14, 5½%; Frances F Murray, Bklyn, to Ella M Hebard, 75 Macon, Bklyn. 3,250

[m]**Hester st, 50-2,** see Ludlow, 30.

[m]**Houston st, 46-8 E** (2:521), ns, 44.2 e Mulberry, 42.4x68.5x41.4x64.3; PM; pr mtg $30,000; Mar1; Mar3'13; installs, 5%; Stevens & Co to Clara Voelcker, 8 E 98, et al, exrs Anna Unger. 45,000

[m]**Jackson st, 41** (1:261), ws, 24.9 n Cherry, 24.11x100x25.5x100; also CHERRY ST, 432-6 (1:261), nwc Jackson (No 43); 100x25.1x 100x24.9; equal lien with mtg for $600; pr mtg $——; Feb24; Mar3'13; due Aug25'14, 6%; Victor Rosenzweig, 221 East Bway to Jacob S Danielson, 665 Lex av. 600

[m]**Jackson st, 41;** also CHERRY ST, 432-6; equal lien with mtg for $600; pr mtg $——; Feb24; Mar3'13; due Aug25'14, 6%; same to Danl Dober, 22 Morningside av. 600

[m]**Jackson, 43,** see Jackson, 41.

[m]**Lafayette st, 70-4** (1:172), nwc Franklin (No 40), 80x28x80x25; Feb27; Mar1'13; due &c as per bond; Josephine Ahrens, Bklyn to Dry Dock Savgs Instn, 341 Bowery. 50,000

[m]**Lewis st, 12** (2:326), es, 150 n Grand, 25x100; PM; pr mtg $11,000; Mar1; Mar5'13; 2y6%; Saml Levine, Hyman Gruber & Saml Rothman to Max Hoffman, 884 E 165. 2,275

[m]**Lewis st, 22-4,** see Broome, 50.

[m]**Ludlow st, 30** (1:297), sec Hester (Nos 50-2), —x—; ext of $30,000 mtg to Mar1 '16 at 5%; Feb28; Mar1'13; NY Trust Co with Annie Joseph, 70 Lenox av. nom

[m]**Macdougal st, 139** (2:543), ws, 34 s 4th, 24x86; PM; Mar3'13; 1y5%; Jennie F Belardi & Mary F Conti to Emigrant Indus Savings Bank. 10,000

[m]**Macdougal, 139;** pr mtg $10,000; Mar3 '13; due &c as per bond; same to Angelo Alpi, 139 Macdougal. 4,000

[m]**Madison st, 309** (1:268), ns, abt 130 e Montgomery, 26.6x90.7x26.6x89; pr mtg $23,000; Feb14; Mar1'13; due Oct1'14; 6%; Jakob Loeb to Annie Mintz, 1331 Mad av. 4,000

[m]**Manhattan st, swc 3d,** see 3d 354-6 E.

[m]**Monroe st, 195** (1:268), ns, 102.6 e Montgomery, 20.5x90.10x20.5x92.4, Mar3, Mar5 '13; 3y5%; Jno H Bodine to American Mtg Co, 31 Nassau. 6,500

[m]**Morton st, 1-3,** see Bleecker, 272-8.

[m]**Rivington st, 106** (2:411), nes, 66.3 se Ludlow, 22x80; ext of $14,500 mtg to Dec 2'16 at 5%; Feb6; Feb28'13; Annie Offman with Mary Drisler. nom

[m]**St Marks pl, 43** (2:450), ns, 125 e 2 av, 25x107.4; PM; pr mtg $16,000; Feb28; Mar 1'13; 5y6%; Antonio Veniero, 165 1 av to Robt Abrahams, 257 W 88. 6,500

[m]**South st** (1:242 & 245), bet Clinton & Montgomery, being all the land lying bet ss lots 1159 to 1162 on map Col Henry Rutgers & the East River, with all rents, profits, &c, & all rights & water privileges & rents thereof & the pier & dock property known as Pier No 49 East River; 1-12 part all title; Feb25; Mar4'13; due, &c, as per bond; Fredk W Armstrong of Los Angeles, Cal, to Title Guarantee & Trust Co. 4,000

[m]**Suffolk st, 169** (2:355), nws, 126 sw Houston, 24x100; PM; Feb28'13, 5y5%; Pauline K Taylor to Lawyers Mtg Co, 59 Liberty. 18,000

[m]**Thompson st, 218-20** (2:537), es, 225 n Bleecker, 50x85; PM; pr mtg $——; Mar1; Mar4'13; 5y4% until Sept21'15 & 6% thereafter; Antonio Veniero, 165 1 av, to Amedeo Pradella, 120 Bay 46th, Bklyn. 12,000

[m]**Washington st, 466-70** (2:595), ws, 60 s Canal, 70x100; all; also PLOT begins 60 from ss Canal st & 100 from ws Washington, runs s24xw20xn24xe20 to beg; ½ pt; pr mtg $65,000; Mar1; Mar3'13; 5y6%; Lerbro Co, 295½ Pearl to Carolyn S Foster, 11 Chester, Mt Vernon. 14,000

[m]**Washington st, 466-70;** also PLOT &c; certf as to above mtg; Mar1; Mar3'13; same to same. ——

[m]**West st, 224** (1:185); leasehold; pr mtg $10,500; Feb26; Feb28'13; due &c as per bond; Danl F Connelly, 613 Lex av, to August Toebelmann, 224 West. 4,000

[m]**2D st, 99 E** (2:429), sws, 74 e 1 av, runs sw22xse1xsw22xse28.4xn44.10xnw16.7 to beg; Mar6'13, due, &c, as per bond; Louis Wolfsky devisee Josephine Wolfsky to Herman Mandelbaum, 1295 Mad av, & ano exr Jacob Mandelbaum. 5,000

[m]**2D st, 112 E** (2:430); ext of mtg for $30,000 to Jan8'18, at 5%; Jan8; Mar6'13; Title Guarantee & Trust Co with Chas Abrahams, 162 Canal. nom

[m]**2D st, 214-6 E** (2:385); ext of $5,000 mtg to Dec26'15, at 6%; Feb26; Mar6'13; Sol & Michl Henig with Hyman Schiff. nom

[m]**3D st, 354-6 E** (2:357), swc Manhattan, runs s69xw31xn10xe0.2xn12.8xw0.2xn46.4 to 3d x e 31 to beg; agmt correcting description in mtg recorded Feb18'13; Feb 28; Mar3'13; Abr Michelson at Coatesville, NJ with Isaac Michelson at Coatesville, NJ. nom

[m]**4TH st, 197 E** (2:1400); sal Ls; Jan24; Feb28'13, demand, 6%; Jno Biro & Chas Hedrich to Lion Brewery, 104 W 108. 2,060.60

[m]**8TH st, 380-2 E** (2:377); ext of $41,500 mtg to Mar1'18 at 5%; Feb28'13; Nellie A Kaliske with Hugo Greenberger, 600 W 141. nom

[m]**9TH st, 348 E** (2:450), ss, 100 w 1 av, —x—; ext of mtg for $29,000 to Mar5'16 at 4½%; Feb10; Mar5'13; Frances I Schamme at Garden City, LI, with Moritz Neuman, 114 W 120. nom

[m]**10TH st, 121 E** (2:466), ns, 318 w 2 av, 25x94.7; Feb27; Feb28'13, 5y4½%; Jno Ruff, Glenwood Landing, LI, to Frederic de P Foster, Tuxedo Park, NY, & ano, trstes for Augusta L Jones, will Ambrose C Kingsland. 28,000

[m]**10TH st, 121 W;** sobrn agmt; Feb28'13; Emilie Schuster with same. nom

[m]**11TH st W, sec 6 av,** see 6 av, sec 11.

[m]**12TH st, 239-41 E,** see 2 av, 193-5.

[m]**16TH st, 234 W** (3:765), ss, 309.9 e 8 av, runs s103.3xe30.1xn35.3xw3.3xn68 to st, x w27.1 to beg; Mar6'13. 5y5%; Louis, Louis C, Kath A, Arthur, Adele & Edgar Monjo to Wm Amend, 38 W 78, trste for Eliz Dunsing will Christian Schieck. 23,000

[m]**16TH st, 427 W** (3:714), ns, 325 w 9 av, 25x92; pr mtg $——; Feb27; Mar4'13; due, &c, as per bond; Public Service Realty & Mort Co to Eva Rosenstock, 1225 Mad av. 3,000

[m]**21ST st, 54-60 E,** see 4 av, 260-6.

[m]**23D st W** (3:720), ss, 137 w 9 av, 13x 98.8, 5-sty bk tnt; pr mtg $9,000; Feb28; Mar6'13, due, &c, as per bond; Solomon Weher, 414 W 23, to Aaron Wartels, 146 Henry. 1,000

[m]**24TH st, 121-3 E** (3:880); agmt as to share ownership in mtg; Feb26; Mar3'13; Lawyers Mtg Co to New Rochelle Trust Co & ano, gdns Dorothy S Bostwick et al. nom

[m]**25TH st, 36-42 E,** see Mad av, 21-5.

[m]**25TH st E, sec Madison av,** see Madison av, sec 25.

[m]**25TH st, 34 W** (3:826); ext of $45,000 mtg to Jan17'14 at 4½%; Jan22; Mar3'13; Fredk Schuchardt & ano trus with Rexton Realty Co, 37 Liberty. nom

[m]**26TH st, 502 W** (3:697), ss, 72 w 10 av, 28x148.1; also 10TH AV, 263-5 (3:697), ws 98.9 s 26th, 49.4x72; pr mtg $30,000; Mar1; Mar3'13; due &c as per bond; McCabe Hanger Mfg Co, 425 W 25, to Edmonds Putney, 116 W 73. 19,000

[m]**27TH st, 232 W** (3:776), ss, 334.9 e 8 av, 24.10x98.9; ext of $27,5.. mtg to Mar1'14 at % as per bond; Mar3; Mar6'13; Ira L Kohn with Chas Roos, 112 W 87. nom

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m**27TH st, 307 W** (3:751), ns, 81 w 8 av, 19x74, pr mtg $5,000, Mar4; Mar5'13; 1y 4½%; Emma A, wife of, & Wakeman F Reynolds to Emilie J Murray, 221 W 130. 3,000

m**27TH st, 513 W** (3:699), ns, 200 w 10 av, 25x98.9, M 44; Mar6'13, 3y5%; Jennie L Gavey, 513 W 27, to Park G Tighe, 124 Park av, Yonkers, NY. 12,000

m**30TH st, 205 W** (3:780), ns, 75 w 7 av, 25x100; Mar6'13, due, &c, as per bond; Dora Friede to N Y Savings Bank, 81 8 av. 25,000

m**31ST st, 212 E** (3:911), ss, 430 w 2 av, 20x98.9; all title to any strips or gores adj; PM; pr mtg $9,000; Mar1; Mar5'13; 3y6%; Anna Eisemann, 244 E 26 to Martin L Campbell, 214 E 27. 3,000

m**32D st, 15 W** (3:834), ns, 250 w 5 av, 25x98.9; PM; Feb24; Mar4'13; due Mar4'16, 5%; Wm Vincent Astor, 1025 5 av, to Francis L Wandell, 157 E 83, & ano exrs Townsend Wandell. 90,000

m**33D st, 533-51 W** (3:705), ns, 138.4 e 11 av, runs n98.9xe50xn98.9 to ss 34th (Nos 532-56) xe175.9xs197.6 to ns 33d xw240.7 to beg; pr mtg $105,000; Feb1; Feb28'13; installs, 5%; Louise M White, Chatham, NY, to Lucy D Rice, Worcester, Mass. 10,000

m**34TH st, 532-56 W,** see 33d, 533-51 W.

m**38TH st, 1-11 W,** see 5 av, 424-34.

m**38TH st, 57 W** (3:840), ns, 183.8 e 6 av, 18.4x98.9; Jan2; Mar4'13; 3y5%; Harry P Baugeard to Geo L Peabody, Narragansett av, Newport, RI. 47,333

m**38TH st, 62-4 W** (3:839), ss, 141.8 e 6 av, 41.8x98.9; Mar3'13; 3y5½%; Frank Hedley to Fairfield Holding Co, 100 Bway. 125,000

m**39TH st, 2-14 W,** see 5 av, 424-34.

m**40TH st, 3 E** (5:1275); ext of $100,000 mtg to Feb15'16 at 4½%; Feb15; Mar5'13; Bankers Trust Co trste with Louise Inglis, 14 Wall, care Jno Larkin. nom

m**40TH st, 345-9 W** (4:1031), ns, 180 e 9 av, 15x98.9; Mar5'13, 5y4½%; St Johns Park Realty Co to Franklin Savings Bank, 656 8 av. 80,000

m**40TH st, 345-9 W;** consent & certf as to above mtg; Mar5'13; same to same.

m**45TH st, 116-8 W** (4:997), ss, 240 w 6 av, 40x100.4; PM, pr mtg $130,000, Mar5; Mar6'13, installs, 6%; No 116 W 45th St, Inc, a corpn, to Thos E Greacen, 6 W 50. 140,000

m**45TH st, 121 W** (4:998), ns, 250 w 6 av, 38.4x82; pr mtg $50,000; Mar1'13; 2y 6%; Jas Hebron, 265 W 70 to Theresa Hebron, 265 W 70. 11,000

m**50TH st, 202-4 E** (5:1323), ss, 60 e 3 av, 30x60; Mar3; Mar4'13; due, &c, as per bond; Louise I Mitchell to Title Guar & Trust Co. 8,500

m**51ST st, 128-30 E** (5:1305), ss 64.10 w Lex av, runs s71.10xw15.2xs21.6xw20xn 42.11xw5xn50 to 51st xe40 2 to beg; PM; Mar3'13; 3y% as per bond; Isse Koch to Farmers' Loan & Trust Co, 22 Wm. 40,000

m**51ST st, 215 W,** see Bway, 1651-65.

m**52D st, 12 E** (5:1287), ss, 210 e 5 av, 30x 100.5; Mar4'13; due, &c, as per bond; Clara J Keech, Tuxedo Park, NY, to Title Guar & Trust Co. 100,000

m**52D st, 224 W,** see Bway, 1651-65.

m**53TH st, 60 E** (5:1290), ss, 159 e Mad av, 16x100.5; pr mtg $ —; Mar1; Mar3'13; due Dec14'15, 6%; Jas A Hawes to Hudson Mtg Co, 135 Bway. 4,000

m**55TH st, 313 W** (4:1046), ns, 175 w 8 av, 18x100.5; pr mtg $14,000; Mar3'13; due &c as per bond; Mary C wife Wm O'Brien to Crescent Star Realty Co, 211 E 55. 1,000

m**57TH st, 105-7 W** (4:1010), ns, 100 w 6 av, 43x100.5; Mar1; Mar3'13; due Feb1'23, 5%; Freundschaft Soc of City NY, 100 E 72 to Max E Bernheimer, 39 W 72. 120,000

m**57TH st, 363 W,** see 9 av, 878-86.

m**58TH st, 333 W,** see 58th, 335 W.

m**58TH st, 335 W** (4:1049), ns, 439.3 w 8 av, 21.5x100.5; also 58TH ST, 333 W (4:1049), ns, 417.10 w 8 av, 21.5x100.5; PM; Feb26; Feb28'13, 3y5%; Thos W Henry to Farmers Loan & Trust Co, 22 William, exrs Jno J Clancy. 48,800

m**59TH st E, nwc Lex av,** see Lex av, 742.

m**62D st, 123 W** (4:1134), ns, 287.6 w Col av, 20.10x100.5; Mar4'13; due, &c, as per bond; Martin R Jacobus, Ridgefield, NJ, to Title Guar & Trust Co. 10,000

m**68TH st, 37 E** (5:1383), ns, 125 e Mad av, 25x100.5; PM; Mar3'13; 3y4½%; Marshall J Dodge, Lawrence, LI to NY Trust Co, 26 Broad. 55,000

m**69TH st, 231-3 E** (5:1124), ns, 80 w 2 av, 50x100.5; pr mtg $47,500; Feb18; Feb28'13; due &c as per bond; Isaac Specter to F M B Realty Co (Inc), a corpn, 144 W 125. 4,000

m**71ST st, 443 E,** see Av A, 1333.

m**72D st, 421 E** (5:1467); certf as to payment of $5,000 on acc of mtg; Mar4; Mar5 '13; Louis von Schwanenfluegel to Crescent Star Realty Co.

m**75TH st, 163 E** (5:1410), ns, 250 w 3 av, 18.9x102.2; ext of $10,000 mtg to Jan30'18 at 4½%; Jan30; Mar1'13; Jno Burke with Wilson M Powell, treasurer. nom

m**76TH st, 213-5 E** (5:1460), ns, 171.8 e 3 av, 33.4x102.2; ext of $13,000 mtg to Mar 3'18 at 6%; Mar3; Mar5'13; State Bank with Franconia Realty Co, 1400 5 av. nom

m**77TH st, 68-70 E** (5:1391), ss, 178.4 e Mad av, 33.4x102.2; ext of $45 000 mtg to July15'14 at 5%; Feb7; Mar1'13; Mutual Life Ins Co with NY Real Estate Security Co, Inc, 42 Bway. nom

m**79TH st, 159 E** (5:1508), ext of $10,000 mtg to Feb28'18 at 4½%; Feb28; Mar1'13; Lawyers Title Ins & Trust Co with David Gideon, Sheepshead Bay, NY. nom

m**80TH st, 42 E** (5:1491), ss, 26 e Mad av, 23x66.2; Mar4; Mar5'13; 5y4½%; Mary King to U S Trust Co of NY, 45 Wall. 34,500

m**81ST st, 156-60 W** (4:1211), ss, 256.3 e Ams av, 56.3x102.2; PM; to extent of $60,000; Mar3'13; due &c as per bond; Wesley Realty Co to Germania Life Ins Co, 50 Union sq. 165,000

m**81ST st, 156-60 W;** certf as to above mtg; Mar3'13; same to same.

m**82D st, 122-8 E** (5:1510), ss, 250 e Park av, 75x102.2; ext of $200,000 mtg to May1 '18 at 5%; Feb27; Feb28'13; Frontenac Realty Co, 43 Cedar, with Union Dime Savgs Bank, 701 6 av. nom

m**83D st, 72 E,** see Park av, 968-70.

m**83D st, 128 W** (4:1213), ss, 300 w Col av, 32.4x102.2; ext of $18,000 mtg to Jan29'18 at 5%; Jan29; Mar6'13; Frank I Ughetta with Franklin Savings Bank, 656 8 av. nom

m**84TH st, 325 E** (5:1547), ext of $7,500 mtg to Jan11'16 at 5%; Feb8; Mar1'13; Thos S Ollive, committee, with Mathilda Sobol & Rose Weissman, 325 E 84. nom

m**85TH st, 108 E** (5:1513), ss, 126.5 e Park av, 18.1x102.2; pr mtg $9,000; Mar5; Mar6 '13, 3y5%; Estelle Hustis, 173 W 83, to Maximilian J Hertel, 250 W 140. 6,000

m**85TH st, 118 E** (5:1513), ss, 216.10 e Park av, 18.8x102 2; PM; Mar3; Mar4'13; due, &c, as per bond; Jno H Fitch to Title Guar & Trust Co. 10,000

m**85TH st, 301-7 W,** see West End av, 521-9.

m**86TH st, 169 E** (5:1515), ns, 100 w 3 av, 28x100.8; PM; Feb26; Mar1'13; 2y5%; Loew's Theatrical Enterprises to Jas L McCloud, Montclair, NJ. 40,000

m**90TH st, 116 W** (4:1220), ss, 226.6 w Col av, 26.6x100.8; Feb28'13; 5y4½%; Jno M Hain to German Savings Bank, 157 4 av. 10 000

m**93D st, 111 W** (4:1224), ns, 134.2 w Col av, runs n100.8xw15.9xs14.2xw0.7xs86.7 to st xe16.5 to beg; pr mtg $13,000; Mar1; Mar3'13; 1y6%; Mary J wife of & Jas W Edwards, 111 W 93, to Margaretha Eggers, 101 W 93. 2,000

m**93D st, 318 W,** see Riverside dr, 202-8.

m**96TH st, 334 E** (5:1558), ss, 140 w 1 av, 35x100.8; PM; pr mtg $29,000; Feb25; Mar 1'13; 5y6%; Geo Wallace, 631 E 138 to Rose De Canio, 135 28th, Woodcliffe, NJ. 4,500

m**100TH st, 215-7 E** (6:1650), ns, 250 e 3 av, 50x100.11; Mar1; Mar3'13; 3y5½%; Sarah McCauley to Harry Hardesty at 63d & Oxford st, Phila, Pa. 19 000

m**100TH st, 322-4 W,** see Riverside dr, 276.

m**101ST st, 77 W** (7:1837), ns, 100 e Col av, 25x100.11; pr mtg $18,000; Mar6'13, due, &c, as per bond; Henry W Holling, 414 W 43d, to Jno G Osterberg, 3590 Park av. 3,000

m**102D st, 55 E** (6:1608), agmt as to share ownership in mtg; Mar5; Mar6'13; Amer Mort Co with Sol Bashwitz. nom

m**102D st, 127 E** (6:1630), ns, 40 w Lex av, 37.6x100.11; Mar6'13, 5y5%; Greystone Holding Co, 52 Bway to Wm Jay exr, &c, Florence M Pragnell, Bedford, N Y. 30,000

m**102D st, 127 E;** certf as to above mtg; Mar6'13; same to same.

m**102D st, 223 E** (6:1652), ns, 330 e 3 av, 25x100 11; PM; Feb28; Mar4'13; 2y5½%; Benj Jacobs to Geo Radley admr Ignatius Radley, 601 W 168. 17,500

m**104TH st, 55 E** (6:1610); agmt changing interest days; Mar4'13; Franz Schilp with German Savgs Bank, 157 4 av. nom

m**104TH st, 48 E** (6:1609), ss, 70 e Mad av, 25x100 11; pr mtg $——; Feb28'13; due &c as per bond; Casoar D P Schnoor to Sol Lehmeier, 63 E 105. 5,000

m**106TH st E, nec Park av,** see Park av, 1441.

m**109TH st, 232 E** (6:1658), ss, 360 e 3 av, 25x100.11; Mar4; Mar5'13; due &c as per bond; Annie Abbate, 374 W 116 to Wm F Moore, 111 W 11. 14,500

m**111TH st, 63-7 E** (6:1617), ns, 120 e Mad av, 46.9x100.11; Feb28'13, 5y5%; Gertrude Weber & Eliz Lipshutz to Walter M Keck, trste, East Orange, NJ. 42,000

m**111TH st 309 W** (7:1846), ns, 191.8 w 8 av, 33.4x100.11; PM; pr mtg $29,000; Mar 1; Mar3'13; due &c as per bond; Eliz Held to Reliant Leasing Co, 132 Nassau. 2,500

m**112TH st, 243 W** (7:1828), ns, 346 w 7 av, 18x100.11; PM; Mar5'13; 5y% as per bond; Saml Frankel to Margt W Doscher, 243 W 112. 10,000

m**113TH st, 60 E** (6:1618), ss, 45 e Mad av, 25x100.10; pr mtg $17,500; Feb24; Mar 6'13, due Jan3'15, 6%; Annie D Wallace of Matteawan, NY, to Catharina E Birkenhauer, 2142 Arthur av. 4.000

m**113TH st, 105-9 E** (6:1641), ns, 36 e Park av, 42.8 x100.11; pr mtg $50,000; Mar 3'13; due Nov3'14, 6%; Saml Cohen to Ames Nostrand Realty Co, Inc, 1400 5 av. 2,000

m**114TH st, 18 E** (6:1619), ss, 200 e 5 av, 25x100.11; Mar4; Mar5'13; 5y4½%; Sam Gordon to Wolcott G Lane, 353 W 84, trste Lorillard Spencer for Eleanora L S Cenci. 19,000

m**114TH st, 18 E;** sobrn agmt; Mar4; Mar 5'13; Sam Gordon & Morris & Sarah Goodfriend, 12 E 114, exrs Herman Goodfriend with same. nom

m**115TH st, 330-2 E** (6:1686), ss, 360 e 2 av, 2 lots, each 20x100.11; ext of 2 mtgs for $9,000 each to Mar8'14 at 5½%; Mar 6'13; Met Savings Bank with Carmela Palermo, 325 E 115. nom

m**117th st, 303 E** (6:1689), ns, 81 e 2 av, 24x50; PM; pr mtg $7,650; Mar1; Mar3'13; due &c as per bond; Diego Salatino to Louise Withey, 175 Sterling, Bklyn. 1,850

m**117TH st, 420 E** (6:1710), ss, 244 e 1 av, 16.8x100.11; PM; Feb28'13; due Mar1'18, 5%; Nicola Mannino to Lawyers Mortgage Co, 59 Liberty. 5,800

m**117TH st, 422 E** (6:1710), ss, 260.8 e 1 av, 16.8x100.11; PM; Feb28'13, 5y5%; Santo Giacini to Lawyers Mtg Co, 59 Liberty. 5,500

m**118TH st, 12 W** (6:1601); Ernest W S Pickhardt to Maude S Pickhardt, his wife, both at 9 W Bolton Gardens, Old Brompton rd, London, Eng; AT; Dec19'05; Mar3 '13. secures loans

m**122D st, 225 E** (6:1787), ns, 305 e 3 av, 25x100.11; ext of $19,000 mtg to Mar1'16 at 5%; Jan25; Mar1'13; Geo B Lauck, committee Jno W Quincy with Anchor Bohemian Real Estate Assn. nom

m**123D st W, nec Bway,** see Bway, 3100.

m**124TH st, 244 W** (7:1929), ss, 274.9 e 8 av, 25.3x100.11; PM; Feb27; Feb28'13; due &c, as per bond; Philip Bernhardt, 1822 Av H, Brooklyn to Jno Dauenhauer, 62 W 69. 15,000

m**125TH st, 149 E** (6:1774); sal Ls; Mar 5; Mar6'13, demand, 6%; August F Ehler & Karl Carl to Jacob Ruppert, a corpn, 1639 3 av. 4,000

m**125TH st, 16 W** (6:1722), ss, 185 w 5 av, 37.6x100.11; PM; pr mtg $110,000; Feb28; Mar1'13; due Sept10'13; 6%; Inter-City Land & Securities Co to Marie R Winters, Port Washington, LI. 5,000

m**125TH st, 16 W;** certf as to above mtg; Feb28; Mar1'13; same to same.

m**125TH st, 16 W;** PM; pr mtg $115,700; Feb28; Mar1'13; due &c as per bond; Inter-City Land & Securities Co to Degelman Realty Co, 2150 3 av. 1,200

m**125TH st, 71-5 W** (6:1723), ns, 85 e Lenox av, 58.10x99.11; 1-5 pt; Mar1; Mar4'13; 2y 5%; Oliver De G Vanderbilt, 45 Evergreen pl, East Orange, NJ, to Lem A Smith, 36 E 10. 3,500

m**136TH st, 492-4 W** (7:1972); asn rents to secure satisfaction of judgment for $150; Mar3; Mar4'13; Isaac Kahn & ano to David Strausman, 104 2 av. nom

m**136TH st, 494 W** (7:1972), ss, 50 e Ams av, 50x99.11; pr mtg $50,000; Feb21; Mar4 '13; 2y6%; Isaac Kahn, 58 E 94, to Louis Van Brink, 207 W 98. 8,000

m**136TH st 494 W** (7:1972), ss, 50 e Ams av, 50x99.11; sobrn agmt; Feb21; Mar5'13; Mae Weil with Louis VanBrink, 207 W 98. nom

m**136TH st, 494 W;** sobrn agmt; Feb27; Mar5'13; Fredk Schumacher with same.

m**138TH st, 137 W** (7:2007), ns, 178 e 7 av, 26x99 11; ext of $20,000 mtg to Dec28 '14 at 5%; Nov29; Mar6'13; Jos L Graf with Abr Arndt, 131 Riverside dr. nom

m**140TH st, 55 W** (6:1738), ns, 241.8 e Lenox av, 41.8x99.11; pr mtg $40,000; Feb 28'13; due, &c, as per bond; Louis Block, 78 E 96, to Moses D Frank, 1 W 72. 3,000

m**141ST st, 476 W,** see Ams av, 1627-33.

m**142D st, 307 W** (7:2043), ns, 125 w 8 av, 25x99.11; Feb28'13; 3y6%; Alvina & Chas Fontham, 307 W 142, to Eliz McVeigh, 20 Hornblower av, Newark, NJ. 4,000

m**142D st, 603-9 W** (7:2089), ns, 100 w Bway, 100x99.11; supplemental to mtg recorded Dec17'08; pr mtg $153,000; Feb 28'13; due, &c ,as per mtg; recorded Dec 17'08; N Y Real Estate Security Co to N Y Trust Co trste, 26 Broad.

m**144TH st, 160 W** (7:2021), ss, 137.6 e 7 av, 37.6x99.11; ext of $22,000 mtg to Mar1'16 at 5%; Feb20; Mar3'13; East River Savings Instn with Jos E Kennedy, 160 W 144. nom

m**147TH st, 543 W** (7:2079), ext of $6,000 mtg to Feb1'16 at 4½%; Feb3; Mar1'13; Bankers Trust Co trste Johannah S Seymour with Edw B Jenks, 143 Liberty. nom

m**151ST st W nec Riverside dr,** see Riverside dr, 740.

m**152D st, 524 W** (7:2083), ss 345 w Ams av, 40x99.11; PM; Feb28; Mar5'13; 3y6%; Saml H Glasser to Central Bldg Impt & Investment Co, 149 Church. 6,000

m**163D st, 537-43 W** (8:2122), ns, 100 e Bway, 110x99.11; certf as to payment of $2,500 on a/c of mtg; Feb10; Mar4'13; Fredk Saland to Comfort Realty Co.

m**164TH st W, nwc St Nicholas av,** see St Nicholas av, nwc 164.

m**166TH st W, sec Audubon av,** see Audubon av, sec 166th.

m**166TH st, swc Audubon av,** see St Nicholas av, sec 166.

m**166TH st, 530 W,** see St Nicholas av, sec 166.

m**167TH st, 444-6 W,** see 167th, 448-50 W.

m**167TH st, 448-50 W** (8:2111), ss, 238.7 e Ams av, 59.8x57.9x50x90.3; also 167TH ST, 444-6 W (8:2111), sws, 111.8 nw Colonial Pkway, 59.8x74.3x50x41.8; Mar4; Mar 6'13, due, as per bond without interest; Jacob Starkman to Herman Zagor, 64 E 122. 2,000

m**176TH st W** (8:2133), ss, 100 w Audubon av, 2 lots ea 75x87.1; 2 bldg loan mtgs ea $65,000; Feb28; Mar1'13; due Sept 1'13; 6%; Placid Realty Co, 35 Nassau to Van Dyck Estate, 331 Mad av. 130,000

m**176TH st W** (8:2133); same prop; two certfs as to above mtg; Feb28; Mar1'13; same to same.

m**180TH st W, nec Pinehurst av,** see Pinehurst av, nec 180.

m**180TH st W** (8:2177), ss, 97 e Haven av, 50x100; Mar4; Mar5'13; 5y5%; Mundenl Constn Co to Bendheim Constn Co, 128 Bway. 43,000

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m**180TH st W** (8:2177); same prop; certf as to above mtg; Mar4; Mar5'13; same to same. nom

m**186TH st W** (8:2177); same prop; pr mtg $43,000; Mar4; Mar5'13; 3y6%; same to same. 8,000

m**180TH st W** (8:2177); same prop; certf as to above mtg; Mar4; Mar5'13; same to same. ——

m**180TH st W, see Haven av,** see Haven av, sec 180.

m**180TH st W, see Haven av,** see Haven av, sec 180.

m**183D st, 567 W** (8:2154), ns, 160 e St Nicholas av, 20x99.11; Mar4'13; 5y5%; Nelson A Lawton to Lawyers Mort Co, 59 Liberty. 8,000

m**191ST st W, see Wadsworth av,** see Wadsworth av, sec 191.

m**Av A, 205** (2:440), ws, 51.9 s 13th, 25.9x 100; given to secure loan of $3,000; pr mtg $26,000; Feb28; Mar1'13; installs, 6%; Abr or Abram Salkin, Bklyn to Max Moskowitz, 147 Grand. 3,000

m**Av A, 1333** (5:1460), nwc 71st (No 443), 29.4x75; PM; Feb27; Feb28'13; due &c as per bond; Chas W Knoche, 207 E 68 to Jacob Fritz, 1419 Clinton av. 6,000

m**Av A, 1666** (7:1584), es, 75.6 s 88 th, 25.2 x75; Mar3'13; 5y4½%; Adolph Bloch to German Savings Bank of City of NY, 157 4 av. 12,000

m**Av A, 1666;** sobrn agmt; Feb27; Mar3'13; Wm Liesenbein with same. nom

m**Av A, 1668** (5:1584), es, 50.4 s 88, 25.2x 75; Mar3'13; 5y4½%; Adolph Bloch to German Savings Bank of City of NY, 157 4 av. 12,000

m**Av A, 1668;** sobrn agmt; Mar3'13; Rosa Simm with same. nom

m**Av A, 1670** (5:1584), es, 25.2 s 88th, 25.2 x75; Mar3'13; 5y4½%; Adolph & Henry Bloch to German Savings Bank of City of NY, 157 4 av. 12,000

m**Av B, 207** (2:395), es, 29.3 s 13th, 24.1x 93.2x24.3x93.2; pr mtg $——; Mar3'13; demand, 6%; Tillie D Goodman to Jonas Weil, 21 E 83 & ano. 1,000

m**Av B, 207** (2:395); ext of $17,000 mtg to Mar1'18, at 5%; Mar3; Mar6'13; Lawyers Title Ins & Trust Co with Tillie D Goodman. nom

m**Audubon av, swc 166th,** see St Nicholas av, sec 166.

m**Audubon av** (8:2123), sec 166th, 34.11x 95; Feb28'13; 3y5%; American Exchange Realty Co to Emigrant Indus Savings Bank. 38,000

m**Audubon av** (8:2123), same prop; certf as to above mtg; Feb27; Feb28'13; same to same. ——

m**Audubon av** (8:2123), same prop; sobrn agmt; Feb25; Feb28'13; Julius Liberman with same. nom

m**Amsterdam av, 1627-33** (7:2057), sec 141st (No 476), 99.11x35; supplemental to mtg recorded Dec17'08; pr mtg $75 000; Mar6'13, due &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co to N Y Trust Co, 26 Broad. ——

m**Bowery, 223½ & 225** (2:426), es, 111.1 n Rivington, run se99.10xs11.3xe48xn25xe 33.10 to an alley 10 ft wide xn24.1xw184.3 to es Bowery xs38.11 to beg; all title to any strip adj PM; pr mtg $100,000; Feb 27; Mar4'13; 2y6%; Salvation Army, a corpn, 120 W 14, to Saml A Berger, 56 E 87. 43,500

m**Broadway, 1651-65** (4:1023), nwc 51st (No 215), 201 to 52d (No 224) x103.11x 200.10x108.2; leasehold; pr mtg $9,000; Mar 1, Mar5'13, 1y6%; Waldemar Co to Elmer M Kimbark, 617 Pavonia av, Jersey City, NJ. 1,000

m**Broadway, 1651-65;** certf as to above mtg; Mar4; Mar5'13; same to same. ——

m**Broadway, 3100** (7:1978), nec 123d, 100.11 x100; supplemental to mtg recorded Dec 17'08; pr mtg $188,000; Mar3'13; due &c as per mtg recorded Dec17'08; NY Real Estate Security Co to NY Trust Co, 26 Broad. ——

m**Broadway, 3100;** ext of $18,000 mtg to Feb1'18 at 6%; Mar3'13; Chas M Rosenthal with Geo J Schroder, 3100 Bway. nom

m**Broadway, 3136-42** (7:1980), nec 125th (No 553), 99.11x75; also 135TH ST E (10:-2547), ss, 725 e St Anns av, runs e 125 to Cypress av, xs125.11 to ns Southern blvd xsw121 to 134th xw29.10xn200 to beg; agmt amending mtg; Feb28; Mar1'13; Brown-Weiss Realties, a corpn, with Hunts Point Estates, 165 Bway. nom

m**Broadway** (7:1980); also 135TH ST (10:-2547), same prop; certf as to above agmt; Feb27; Mar1'13; same to same. ——

m**Broadway, 3136-42** (7:1980); ext of $125,000 mtg to Feb1'18 at 5%; Feb27; Feb28'13; Brown-Weiss Realties, a corpn, with Seamens Bank for Savings in City NY, 76 Wall. nom

m**Broadway, 3136-42;** consent to above ext agmt; Feb27; Feb28'13; same to same. ——

m**Broadway, 3136-42;** certf as to above mtg; Feb27; Feb28'13; same to same. ——

m**Broadway, es, 64 n 185th,** see Wadsworth av, ws, 60.2 n 185.

m**Broadway** (8:2167), es, 39.3 n 185th, runs n 150xe176.4xs2 1x 35xs154.5xw191 to beg; pr mtg $——; Mar3, Mar4'13; due Sept3'13, 6%; Comfort Realty Co to Fredk Saland, 243 E 5. 6,500

m**Broadway** (8:2167), same prop; certf as to above mtg; Mar3; Mar4'13; same to same ——

m**Claremont av, 182** (7:1993), es, 100 n 125th, 40x100; supplemental to mtg recorded Dec17'08; pr mtg $39,000; Feb26; Mar3'13; due &c as per mtg recorded Dec 17'08; NY Real Estate Security Co to NY Trust Co, 26 Broad, trus. ——

m**Columbus av, 55** (4:1114), sal Ls; Feb 26; Feb28'13; demand, 6%; Martin J Flanagan to Lion Brewery, 104 W 108. 2,888.01

m**Columbus av, 635** (4:1204); sal ls; Mar 1; Mar5'13; demand, 6%; Otto H Gauggel to Jacob Ruppert, a corpn, 1639 3 av. 5,000

m**Columbus av, 770** (7:1852); ext of mtg for $20,000 to Feb3'18, at 4½%; Feb28; Mar6'13; Adolf Meyer, 11-5 Lex av, with Walter F Kingsland, 22 Ave du Bois de Boulogne, Paris, France. nom

m**Greenwich av, 111-13** (2:615),; ext of $45,000 mtg to Nov2'16 at 5%; Feb14; Mar4'13; Fredk W Senff with Jacob Saalberg, 267 W 89. nom

m**Haven av, 214** (8:2177), es, 50 s 180th, 50x97; Mar4; Mar5'13; 5y5%; Munden Constn Co to Robt Graves at Mineola, NY, et al trus Margt J P Graves for Edw J Loughman. 43,000

m**Haven av, 214;** certf as to above mtg; Mar4; Mar5'13; same to same. nom

m**Haven av, 214;** pr mtg $43,000; Mar4; Mar5'13; 3y6%; same to Bendheim Constn Co, 128 Bway. 8,000

m**Haven av, 214;** certf as to above mtg; Mar4; Mar5'13; same to same. ——

m**Haven av** (8:2177), sec 180th, 100x147; sobrn agmt; Mar4; Mar5'13; Bendheim Constn Co with Robt Graves, Mineola, LI et al, trus Margt J P Graves for Edw J Loughman. nom

m**Haven av** (8:2177), sec 180th, 100x147; ext of $11,750 mtg to Mar4'16, at 6%; Mar 4; Mar6'13; Bendheim Constn Co with Munden Constn Co, 149 Bway. nom

m**Lexington av, 742** (5:1394), nwc 59th; sal Ls; Feb26; Feb28'13; demand, 6%; Jas J Tierney to Geo Ehret, 1197 Park av. 3,500

m**Madison av, 21-3** (3:854), sec 25th (Nos 36-42), runs e175xs98.9xw75xn24.8xw100 to av x n 74 to beg; pr mtg $1,500,000; Feb 28'13; due &c as per bond; Musgrave Realty Co to Carl Vietor, 56 E 56 et al. 300,000

m**Madison av** (3:854), sec 25th, —x—; certf as to mtg for $300,000; Feb28; Mar1 '13; Musgrave Realty Co to Carl Vietor et al. ——

m**Madison av, 1919** (6:1748); ext of $12,-000 mtg to Feb17'16 at 5%; Feb20; Feb 28'13; Lawyers Mort Co with Hospital for Deformities & Joint Diseases. nom

m**Manhattan av, 403** (7:1943), ws, 19.11 s 117th, 18x50; Feb28'13; 5y5%; Reuben E Fichthorn, 153 E 150, to Nellie T McCafferty, 243 E 116. 6,000

m**Northern av** (8:2177), nwc 180th, 100x60; Mar3'13; 3y5%; Emmay Realty Co, 802 W 181 to Empire City Savings Bank, 231 W 125. 65,000

m**Northern av** (8:2177); same prop; certf as to above mtg; Mar3'13; same to same. ——

m**Park av, 754** (5:1386), ws, 67 s 72d runs w24xs6xw23xs1xw4xs7xw16xs23.2xe72 to av xn35.2 to beg; Mar3'13; 5y4½%; Henry de Coppet to U S Trust Co, 45 Wall. 50,000

m**Park av, 968-76** (5:1494), swc 83d (No 72), 102.2x90; PM; pr mtg $500,000; Feb 28'13; due May2'17, 5½%; Benj Stern to Leo S Bing & ano, 2170 Bway. 100,000

m**Park av, 1080** (5:1500); ext of two mtgs aggregating $32,750 to Oct15'17 at 4½%; Oct15'12; Mar3'13; Greenwich Savings Bank with Jacob Gundlach, 250 E 52 & Josephine Pfriemer, 250 E 52. nom

m**Park av, 1441** (6:1634), nec 106th, —x—; Feb25; Feb28'13; demand, 6%; Michl W Keogh to Geo Ehret, 1197 Park av. 2,000

m**Pinehurst av** (8:2177), nec 180th, 100x 101.5x100x109.9; Mar3; Mar4'13; due, &c, as per bond; Emmay Realty Co to Germania Life Ins Co, 50 Union sq. 150,000

m**Pinehurst av** (8:2177), same prop; certf as to above mtg; Mar3; Mar4'13; same to same. ——

m**Riverside dr, 276** (7:1888), sec 100th st (Nos 322-4), 101.6x140.8x100.11x150; pr mtg $700,000; Mar6'13, installs, 6%; Wm T Evans to West Side Constn Co, 324 W 100. 90 000

m**Riverside dr, 740** (7:2098), nec 151st; cancellation of assn of rents recorded Apr 27'11: Feb24; Mar1'13; Chas M Rosenthal to Edw A Hannan. nom

m**St Nicholas av** (8:2122), nwc 164th, runs w1...xn125xe124.10 to ws av xs133.4 to beg; bldg loan; Mar3; Mar4'13; 1y6%; Albion Constn Co to Montrose Realty Co, 135 Bway. 265.000

m**St Nicholas av** (8:2122), same prop; certf as to above mtg; Mar3; Mar4'13; same to same. ——

m**St Nicholas av** (8:2122), same prop; PM; pr mtg $265,000; Mar3; Mar4'13; due Oct1'15, 6%; same to Chas Buek Constn Co, 7 E 42. 40,000

m**St Nicholas av** (8:2124), sec 166th (No 530), 54.10x62 3 to Audubon av x55 6x90.4; pr mtg $45 000; Mar4'13; 3y5%; Mary V Kealey to Emigrant Indus Savgs Bank. 3,000

m**Riverside dr, 202-8** (4:1252), sec 93d (No 318), 145x78.10x141.8x117.3; Mar5'13; due, &c, as per bond; Wm T Evans, Montclair, NJ, to Union Dime Savings Bank, 701 6 av. 390,000

m**Seaman av** (8:2249), ns, 25 e Emerson pl, runs ne273.3xnw179.9xne153.2xnw181.8 xse31.8 to Emerson pl xsw468.7xe25xs108.5; also SEAMAN AV (8:2249), nec Emerson pl, 25x108.5x25x109; Mar1; 3y % as per bond; Mar3'13; Louis B Rolston to Farmers' Loan & Trust Co, 22 Wm. 10,000

m**Seaman av, nec Emerson pl,** see Seaman av, ns, 25 e Emerson pl.

m**Wadsworth av** (8:2167), ws, 60.2 n 185th, 50x115x49.2x115; bldg loan; Feb10; Mar4 '13; 1y6%; Comfort Realty Co, 10 W 40, to Ver Planck Estate, 331 Mad av. 50,000

m**Wadsworth av** (8:2167), same prop; certf as to above mtg; Feb10; Mar4'13; same to same. ——

m**Wadsworth av** (8:2167), ws, 60.2 n 185th, runs n154.5xw115xn2.1xw176.4 to es Bway xs149.5xe306 to beg; ext of $20,000 mtg to Jan9'14 at 6%; Dec26'12; Mar4'13; N Y Real Estate Security Co & Edw Fagan with Benj Blossom. nom

m**Wadsworth av** (8:2167), ws, 60.2 n 185th, 53.1x115x52.4x115; also WADSWORTH AV (8:2167), ws, 113.4 n 185th, 50.8x115; also WADSWORTH AV (8:2167), ws, 164 n 185th, 50.8x115; pr mtg $155,000; Mar3; Mar4'13; due Sept3'13, 6%; Comfort Realty Co to Fredk Saland, 243 E 5. 6,500

m**Wadsworth av** (8:2167), same prop; certf as to above mtg; Feb10; Mar4'13; same to same. ——

m**Wadsworth av, ws, 113.4 n 185th,** see Wadsworth av, ws, 60.2 n 185.

m**Wadsworth av, ws, 164 n 185th,** see Wadsworth av, ws, 60.2 n 185.

m**Wadsworth av** (8:2167), ws, 110.2 n 185th, 50x115; bldg loan; Feb10; Mar4'13; 1y6%; Comfort Realty Co, 10 W 40, to Ver Planck Estate, 331 Mad av. 50,000

m**Wadsworth av** (8:2167), same prop; certf as to above mtg; Feb10; Mar4'13; same to same. ——

m**Wadsworth av** (8:2167), ws, 160.2 n 185th, 54.5x115; Feb10; Mar4'13; 1y6%; Comfort Realty Co, 10 W 40, to Ver Planck Estate, 331 Mad av. 55,000

m**Wadsworth av** (8:1267), same prop; certf as to above mtg; Feb10; Mar4'13; same to same. ——

m**Wadsworth av** (8:2169), es, 50 s 191st, 83.11x100.2x77.4x100; bldg loan; Feb28; Mar1'13; 1y6%; 191st St Constn Co to Henry Morgenthau Co, 165 Bway. 80,000

m**Wadsworth av** (8:2169), same prop certf as to above mtg; Feb28; Mar1'13; same to same. ——

m**Wadsworth av** (8:2169), same prop; PM; pr mtg $112,000 on this & other prop; Feb28; Mar1'13; due Sept1'16; 6% same to same. 20,000

m**Wadsworth av** (8:2169), sec 191st, 50x 100; bldg loan; Feb28; Mar1'13; 1y6%; 191st St Constn Co to Henry Morgenthau Co, 165 Bway. 60,000

m**Wadsworth av.** (8:2169), same prop; certf as to above mtg; Feb28; Mar1'13; same to same. ——

m**Wadsworth av** (8:2169), same prop; pr mtg $92,000 on this & other prop; Feb28; Mar1'13; due Sept1'16; 6%; same to same. 15,000

m**West Broadway, 542-4** (2:537), ws, 161.10 s 3d, 43x90x38x irreg; ext of $72,500 mtg to Dec2'17 at 4½%; Nov19'12; Mar3'13; Abr & Louis Gerstenzang with Lucius H Beers et al. nom

m**West End av, 521-9** (4:1247), nwc 85th (Nos 301-7), 102.2x150; bldg loan; Mar3; Mar5'13; due Sept1'17, 6% until completion of bldg & 5½% thereafter; West End-Eighty-Fifth Co, 220 5 av to Met Life Ins Co, 1 Mad av. 750,000

m**West End av, 521-9 & 85th, 301-7 W;** certf as to above mtg; Mar5'13; same to same. ——

m**West End av, 521-9 & 85th, 301-7 W;** sobrn agmt; Mar5'13; same to same. ——

m**1ST av, 1714** (5:1568), es, 25.6 s 89th, 25.1x81; Feb27; Feb28'13; due, &c, as per bond; Mortimer Realty Co to Title Guar & Trust Co, 176 Bway. 14,500

m**1st av, 1714** (5:1568), es, 25.6 s 89th, —x—; certf as to mtg for $14,500; Feb27; Mar1'13; Mortimer Realty Co to Title Guar & Trust Co. ——

m**1ST av, 2068** (6:1700); sal Ls; Mar6'13, demand, 6%; Michl Policastro to Geo Ehret, 1197 Park av. 1,000

m**2D av, 193-5** (2:468), nwc 12th (Nos 239-41), 61.3x90; PM; Feb28; Mar1'13; 10y 5%; Jos Hahn, 794 E 158 to Geo Ricard, 317 W 139. 35,000

m**3D av, 165** (3:897); sal Ls; Feb23; Mar 1'13; demand; 6%; Max Soviner to A Hupfels Sons, a corpn, 842 St Anns av. 3,000

m**3D av, 1326** (5:1410); ext of mtg for $18,000 to Feb17'16 4¾%; Feb14; Mar3'13; Bankers Trust Co, a corpn, 16 Wall, trste Cath A Kane with Bertha Kaufmann, 1767 3 av. nom

m**3D av, 1763** (6:1647), es, 25.9 s 98th, 25x 83.9; PM; pr mtg $——; Mar1; Mar3'13; 2y6%; E Loewenthal & Son, Inc, a corpn to Henry H Jackson, 63 E 92. 6,000

m**3D av, 1884** (6:1632); sal Ls; Mar6'13, demand, 6%; Richd F Schaake to Geo Ehret, 1197 Park av. 4,000

m**4TH av, 260-6** (3:849), swc 21st (Nos 54-60), 92x100; certf as to change of name in mortgage recorded Aug1'12 from 252 Fourth Av Co to 252 Fourth Avenue Co; Nov1'12; Mar6'13; 252 Fourth Avenue Co to whom it may concern. ——

m**5TH av, 424-34** (3:840), ws, 49.5 s 39th, runs w 100 xn49.5 to ss 39th (Nos 2-14), x w159xs98.9xw0.1xs98.9 to ns 38th (Nos 1-11), x 260 to av xn148.1 to beg; bldg loan; Mar1; Mar3'13; 5y6% until expiration of ly after the first advance is made & 5% thereafter; Frank V & Jno H Burton to Title Guar & Trust Co, 176 Bway. 5,500,000

m**5TH av, 557** (5:1281), es, 50.5 s 46th, 25 x100, pr mtg $245,000, Feb28'13, 1y6%; Montrose Realty Co to Chelsea Realty Co, 135 Bway. 30,000

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m**6TH av,** (2:574), sec 11th; sal Ls; Mar5; Mar6'13; demand, 6%; Matthias Steineu & Edw Arnheiter to Lion Brewery, 104 W 108. 2,000

m**7TH av, 493-5** (3:812), es, 40.1 s 37th, 40.3x75x39x75; pr mtg $85,000; Mar1; Mar5 '13; due &c as per bond; Brookside Realty Co to Hannah Lippman, 416 W 122. 14,500

m**8TH av, 2055** (7:1846), ws, 75.7 n 111th, 25.6x100; given as security for ten notes: pr mtg $39,500; Mar3; Mar6'13, 1y6%; Marvel Baking Co to Goldmeyer Co. 408 Broome. 2,000

m**9TH av, 98** (3:740); ext of $20,000 mtg to Mar1'18, at 5%; Jan14; Mar6'13; Lawyears Mort Co with Eva Kramer. nom

m**9TH av, 878-86** (4:1048), nec 57th (No 363), 100x20; PM; pr mtg $55,000; Feb28; Mar1'13; 3y interest as per bond; Henry C Copeland to Farmers Loan & Trust Co, 22 William. 14,000

m**10TH av, 263-5,** see 26th, 502 W.

m**10TH av, 764** (4:1061); sal Ls; asn Ls by way of mtg as collateral for note of $8,-100 at 5%; Dec31'12; Mar6'13; Michl Heffernan to Jas Everards Breweries, a corpn, 12 E 133. nom

m**14TH av** (8:2256-2257), ws, from 214th to 215th & bounded w by Hudson River, contains 3 144-1,000 acres; also PLOT (8:-2259), begins at stake in line of fence bet lands of Childs & de Rivera at pt 75 w 14 av, runs s259.10xw389.5 to Original h w mark on es Hudson River xn259.11xe382.3 to beg, being w part lot 23 map Saml Thomson, contains 2 301-1,000 acres, with all title to land under water; sub to rights of way & wharfage & rights to land in Hudson River & easement over Bolton rd & lands conveyed to Hudson R R R Co; PM; pr mtg $55,000; Mar1; Mar 3'13; due, &c, as per bond; Frank M Van Wagonen, East Orange, NJ, to Mitchell A C Levy, 35 Nassau. 62,500

m**Plot begins at stake, etc,** see 14 av, ws, from 214th to 215th sts.

m**Plot begins 60 from ss Canal & 100 from Washington,** see Washington, 466-70.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl), as to chattel mtg for $800; Feb27; Feb28'13; Ideal Windshield Co to Frankel Display Fixtures Co. ——

m**Land at Hempstead, L I** (miscl); certf as to mtg for $10,000; Feb26; Feb28'13; Windsor Land & Impt Co to Anna F Hodgins. ——

m**Land in Kings Co** (miscl); certf as to mtg $7,000; Feb20; Mar6'13; Goldschmidt Realty Co inc to Morris Weintraub. ——

MORTGAGES.

Borough of the Bronx.

m**Aldus st** (10:2746), ss, 79 e Hoe av, 42x 107; sobrn agmt; Feb27; Mar1'13; American Real Estate Co to Wm H Judd, Stamford, Conn & ano trstes Edgar Lockwood. nom

m**Aldus st, swc Hoe av,** see Hoe av, swc Aldus.

m**Barretto st** (10:2723), nec Simpson, 105x 50; pr mtg $——; Feb28'13, 3y6%; Simbar Realty Corpn to Herman Rosenberg, 1018 E 163. 9,000

m**Barretto st** (10:2723); same prop; certf as to above mtg; Feb28'13; same to same. ——

m**Crotona Park E** (11:2939), ss, 175 w Suburban pl, 50x130; ext of $42.000 mtg to Mar1'18 at 5%; Mar3; Mar4'13; Julia L Butterfield with Frank A Wahlig Co, 406 E 149. nom

m**Crotona Park E** (11:2939), ss, 175 w Suburban pl, 50x130; certf as to mtg for $45,000; June6'12; Mar4'13; Frank A Wahlig Co to Manhattan Mtg Co. ——

m**Elsmere pl, S71** (11:2960), ext of $4,000 mtg to Dec31'14 at 6%; May12'11; Mar1'13; Sarah H Osnato with Twelfth Ward Bank of City NY. nom

m**Fox st, 667** (10:2684), ns, 394.4 e Av St John, 40.7x125; pr mtg $28,000; Feb28; Mar1'13; due &c as per bond; Winfred Watson to Maze Realty Co, 2650 Bway. 6,000

m**Fox st** (10:2724), es, 193.10 s Westchester av, 226.11x107.11x227x105; PM; Feb10; Mar4'13; 2y5%; Fanny Rudomin to Hendrik Hudson Co, 220 5 av. 47,700

m**Fox st** (10:2724), es, 193.9 s Westchester av, 226.11x107.11x227x105; PM; pr mtg $——; Feb11; Mar5'13; 1y6%; Rebecca Goldberg to Fanny Rudomin, 882 Beck. 6,300

m**Gilbert pl, 1215** (10:2761), ns, 100 w Faile, 25x100; PM; pr mtg $8,000; Feb5; Mar5'13; installs, 6%; Bernard J Depasse to Carrie Lazar, 724 Beck. 600

m**Home st, ss, at nws West Farms rd,** see West Farms rd, nws at ss Home.

m**Hugenot st (*),** nes, abt 237 w White Plains av, 33.4x100, So Mt Vernon; Mar 1, Mar5'13, 3y6%; Margt Brett, 441 So 8 av, Mt Vernon, NY, to Wm P Oakley, 88 E Lincoln, Mt Vernon, NY. 2,200

m**Simpson st, 940** (10:2723-2725), nec 163d (No 1010), 100x110x103.11x110; bldg loan; Mar3'13; demand, 6%; Podgur Realty Co to City Mort Co, 15 Wall. 140,000

m**Simpson st, 940;** certf as to above mtg; Mar3'13; same to same. ——

m**Simpson st, 940;** PM; pr mtg $140,000; Mar3'13; due Dec15'15, 6%; same to American Real Estate Co, 527 5 av. 30,000

m**Simpson st, nec Barretto,** see Barretto, nec Simpson.

m**Simpson st** (10:2724), ws, 287.8 s Westchester av, 82x105.11x82x105.1; PM; Mar 5'13; demand, 5%; Simpson Constn Co to Chas Riley, 112 W 121. 25,840

m**Simpson st** (10:2724), ws, 287.8 s Westchester av, 41x105.6x41x105.1; bldg loan; Mar5'13; demand, 6%; Simpson Constn Co to Chas Riley, 112 W 121. 25,000

m**Simpson st** (10:2724), same prop; consent & certf as to above mtg; Mar5'13; same to same. ——

m**Simpson st** (10:2724), ws, 328.8 s Westchester av, 41x105.11x41x105.6; Mar5'13; demand, 6%; Simpson Constn Co to Chas Riley, 112 W 121. 25,000

m**Simpson st** (10:2724), same prop; consent & certf as to above mtg; Mar5'13; same to same. ——

m**Simpson st** (10:2724), ws, 369.8 s Westchester av, 129.1x107.4x129.1x105.11; PM; pr mtg $——; Feb11; Mar5'13; 1y6%; Rebecca Goldberg to Fanny Rudomin, 882 Beck. 3,000

m**Simpson st** (10:2724), ws, 369.8 s Westchester av, 129.1x107.4x129.1x105.11; PM; Feb10; Mar4'13; 2y5%; Fanny Rudomin to Hendrik Hudson Co, 220 5 av. 27,000

m**Tiffany st** (10:2712), es, 425 s 163d, 50x 110; sobrn agmt; Feb28'13; Steinmetz Constn Co & Henry Morgenthau Co with Susan R Kendall, 10 W 55, et al, trstes Isaac C Kendall. nom

m**Tiffany st, 904** (10:2712); ext of $39,500 mtg to Feb28'18 at 5%; Feb28; Mar5'13; City Mort Co with Steinmetz Constn Co, 1416 Glover. nom

m**134TH st E, nwc Southern blvd,** see Bway, 3136-42, Manhattan.

m**135TH st E, nwc Cypress av,** see Bway, 3136-42, Manhattan.

m**135TH st E, swc Cypress av,** see Bway, 3136-42, Manhattan.

m**135TH st E, ss, 725 e St Anns av,** see Bway, 3136-42, Manhattan.

m**136TH st, 448 E** (9:2280), ss, 425 e Willis av, 25x100; PM; Feb27; Feb28'13, 5y5%; Elkan Kahn to Lawyers Mtg Co, 59 Liberty. 10,500

m**136TH st, 623-5 E** (10:2549), ns, 276.11 w Cypress av, 50x100; Feb28; Mar4'13; 5y 5%; Jacob Kauffman to Laura F Tileston, 422 West End av. 14,500

m**136TH st, 623-5 E;** sobrn agmt; Feb25; Mar4'13; same & Barnett Kanter & Saml Kratenberg with same. nom

m**137TH st E** (10:2549), ss, 1050 w Home, also 105 e St Anns av, 50x100; bldg loan; Feb28'13; due Feb1'14, 6%; Hogan & Di Genno Constn Co to Concourse Impt Co, 1150 Clay av. 34,000

m**137TH st E** (10:2549); same prop; certf as to above mtg; Feb28'13; same to same. ——

m**140TH st, 331-7 E,** see Alex av, 302-12.

m**143D st, 278 E,** see College av, 383.

m**143D st E, sec College av,** see College av, sec 143.

m**156TH st, 493** (9:2364), ns, 49.11 w Brook av, 24.11x99.11x23.11x99.11; pr mtg $17,000; Feb13; Feb28'13; due &c as per bond; Franz Schostal, 1808 Park av, to Eliz Rippel, 1822 Crotona av. 2,500

m**158TH st, 794 E,** see Union av, swc 158.

m**162D st, 868-70 E** (10:2690), ss, 220 e Prospect av, runs w60xs99.4xe & se58.10 xne10.6xn113.1 to beg; pr mtg $56,400; Mar4; Mar5'13; 3y6%; Fred F French Co to Ignatz Rosenbaum, 70 Lenox av. 7,000

m**162D st, 868-70 E;** certf as to above mtg; Mar4; Mar5'13; same to same. ——

m**162D st, 868-70 E;** secretary's certf as to resignation & appointment of trstes under two mtgs; Mar4; Mar5'13; Paul W Lippmann, secretary of Creditors of Fred F French Co to whom it may concern. ——

m**163D st, 1010 E,** see Simpson, 940.

m**166TH st, 770 E,** see Tinton av, swc 166th.

m**165TH st E, nwc Morris av,** see Morris av, nwc 165.

m**166TH st W, nec Nelson av,** see Nelson av, nec 166th.

m**167TH st E, es, abt 120 s Bryant av,** see Westchester av, ws, 120.4 s Bryant av.

m**167TH st E, nec West Farms rd,** see Westchester av, ws, 120.4 s Bryant av.

m**168TH st, 454-6 E** (9:2389), ss, 91.2 w Wash av, 2 lots, each 24.11x42.7; 2 mtgs each $1,625; 2 prior mtgs, $——; Feb20; Mar6'13, 2y6%; Frank Netusak to Model Constn Co, 314 E 164. 3,250

m**172D st E, nec Vyse av,** see Vyse av, 1522.

m**173D st E, nwc Clay av,** see Clay av, nwc 173.

m**172D st E, sec 3 av,** see 3 av, sec 172.

m**179TH st E** (11:3080), ns, 150.4 w Crotona av, runs n100xw45.1xse along Cambreleng av, 25.11x still se 77.8 to 179th, x e 20.3 to beg; Mar5; Mar6'13, 3y6%; Arthur Erber, 153 E 79, to Nicholas Wapler, 670 Napier av, Woodhaven, NY. 2,500

m**179TH st E, nec Vyse av,** see Vyse av, 2064-8.

m**180TH st E** (11:3029), ss, 96.5 w Park av, runs s95xw9 11xs18.11xw8.1xn113 10 to st xe18 to beg; Mar1; Mar3'13; due, &c, as per bond; Jas Lynch, 412 E 180, to Ernst C Kerl, 1381 Boston rd. 2,500

m**182D st E, swc Washington av,** see Wash av, 2193 on map 2191-5.

m**183D st, 372 E** (11:3143); ext of $4,000 mtg to Feb25'18 at 5%; Feb25; Mar3'13; Sarah Lowenberg with Cecelia Hess, 372 E 183. nom

m**183D st, 453-5 E** (11:3038), ns, 204.7 w Wash av, 35x100; PM; pr mtg $22,000; Jan27; Mar6'13, due, &c, as per bond; Creston Co to Fannie A Dodge, at nwc Gun Hill rd & Webster av. 4,750

m**183D st, 449-51 E** (11:3038), ns, 239.7 w Wash av, 35x100; PM; pr mtg $20,000; Jan 27; Mar6'13, due, &c, as per bond; Creston Co to Fannie A Dodge at nwc Gun Hill rd & Webster av. 4,750

m**183D st E, sec Creston av,** see Creston av, 2268.

m**184TH st E, nec Park av,** see Park av, nec 184.

m**184TH st E** (11:3024), es, 192.8 nw Webster av, 40.5x81.6x40.5x80.11; pr mtg $25,-500; Mar3; Mar4'13; due &c as per bond; Orosant Constn Co, 367 E 184 to Dora D'Ambrosio, 340 E 116. 4,500

m**184TH st E** (11:3024), same prop; certf as to above mtg; Mar3; Mar4'13; same to same. ——

m**187TH st E, nec Bathgate av,** see Bathgate av, nec 187.

m**187TH st, 651-7 E,** see Hughes av, nwc 187.

m**188TH st, 663-71 E** (11:3075), nwc Cambreleng av, 100x95; ext of $55,000 mtg to Mar1'18 at 5%; Mar3; Mar4'13; Equitable Trust Co & ano trste under deed of trust with Garibaldi Realty & Constn Co, 671 E 188. nom

m**205TH st E** (12:3311), ss, abt 250 e Grand blvd & concourse, 52.4x111.3x50x 127.2; Feb28'13; 3y6%; David G Baird, Elizabeth, NJ, to N Y Title Ins Co, 135 Bway. 15,000

m**206TH st E** (12:3313), ns, abt 120 e Grand blvd & Concourse, runs n100xe25x s92.9 to st, xw26 to beg; Mar4; Mar5'13, due, &c, as per bond; Mandel Constn Co to Alice E Keller, 252 West 76. 6,000

m**206TH st E** (12:3313); certf as to above mtg; Mar4; Mar5'13; same to same. ——

m**214TH st E (Av A), (*),** ss, 69.1 w Barnes av, 23.10x100x27x100; PM; Feb28; Mar1'13; due, &c, as per bond; Harold Swain to Mary A Ferris, 159 W 87. 6,000

m**215TH st E (*),** ss, 229.6 e Barnes av, 50x97; ext of $3,500 mtg to Feb10'16 at 5½%; Feb10; Mar6'13; Eleanor B Brown with Domenico Fazio, 822 E 215. nom

m**224TH st E (10th av) (*),** ns, 280 w White Plains av, 100x114, Wakefield; pr mtg $——; Aug12'12; Mar4'13; due Nov12 '12; 6%; Jas F Moore to Peter Cleary, 115 Marion, Bklyn. 3,000

m**224TH st E (*),** ss, 171.8 w Bronxwood av, 33.4x114; Mar3; Mar5'13; installs, 6%; Virginia Pleasants or Pleasant to Lena Moser, 948 Trinity av. 400

m**227TH st, 810 E (*),** ss, 105 e Barnes (4th) av, 25x114; Mar3'13; 3y6%; Jacob Ratz to Geo Kilian, 4025 Barnes av. 600

m**227TH st, 810 E;** Feb28; Mar3'13; due, &c, as per bond; Geo Kilian, 4025 Barnes av ,to Jasper M O'Dell, 670 E 225. 2,800

m**229TH st E (*),** ss, 420 e Barnes av, 30 x114.6; ext of $3,500 mtg to July1'18, at 5%; Mar5'13; Karl Gutscher with Jno H Carstens, 842 E 229. nom

m**235TH st E (21st av) (*),** ss, 280 w White Plains rd, 50x114; Mar4'13; 3y5½%; Helen M Knapp to N Y Title Ins Co, 135 Bway. 2,000

m**Alexander av, 302-12** (9:2303), nec 140th (Nos 331-7), 100x100; ½ pt; all title; PM; Mar1; Mar3'13; due, &c, as per bond; Jas Baird to Ida P Clark, 14 E 28. 16,000

m**Amundson av (*),** ws, 250 s Randall av, 25x100; Feb28'13, 3y6%; Signhild Hagman, 601 S 5 av, Mt Vernon, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 3,800

m**Anthony av, ws, 100 s Prospect pl,** see Clay av, es, 223.6 n 174.

m**Anthony av** (11:3156-3161), ws, 350.3 n Burnside av, 25x100; Feb28; Mar1'13; due July1'18; 5%; Wm Nesbitt, 2071 Anthony av to Hugo Wegener, 328 E 236. 5,000

m**Arthur av, es, 45 n 187th,** see Hughes av, nwc 187.

m**Av St John** (10:2686), es, 11.4 s Prospect av, 20.3x98.1x20.2x99.8; Mar1; Mar6 '13, 2y6%; Bertha Leichtag to Carrie Terpening, 46 W 66. 1,200

m**Barnes av (*),** nec 218th, 57x105, Wakefield; Feb28; Mar3'13; 3y6%; S Emeline Mauat to Jas B Kilsheimer, 251 W 92. 3,500

m**Bartholdi av (*)** ns, 50 e Pine av, 25x 100, except pt for Bartholdi av; Mar1; Mar 3'13, due July1'16, 6%; Herman Albrecht to Mahala H Wright, White Plains, NY. 600

m**Bathgate av, 1625** (11:2914), ws, 90.2 n 172d, 35x114.5; Mar3; Mar4'13; 5y5%; Rosie Pusrin, 1625 Bathgate av to Josef Scholz, 465 E 143. 7,500

m**Bathgate av** (11:3056), nec 187th, 72.6x 31.10, except pt for av; Mar3; Mar5'13; due June1'16, 5%; Margt V Tully to Rosina B Knox, 32 Woodland av, New Rochelle, NY. 4,500

m**Beaumont av, 2284** (11:3101), es, 72 6 s 183d, 20.6x88x20.11x92.11; PM; pr mtg $8,-750; Mar1; Mar3'13; 2y6%; Sarah Browning, 2286 Beaumont av, to Thos H Roff, Morganville, NJ. 1,000

m**Birchall av (*),** ws, 175 n Sagamore, 50x 100; given as collateral security for note of $650; Mar3; Mar4'13, due, &c, as per bond; Mary A Loughlin to Michl J Sullivan, 343 E 141. 650

m**Blackrock av (*),** ss, 305 w Olmstead, av, 25x108; pr mtg $——; Mar3; Mar5'13; 2y6%; Jos Zacharzowsky to Andw Holly, 2120 Newbold av. 1,000

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Blondell av (*), es, 25 n Evadna, 25x100; Mar3; Mar4'13; 3y5½%; Wm M Fleischman, 1435 Williamsbridge rd to Chas E Bolton, 1339 Bristow. 2,500

Boston av (12:3254), ses, 442 ne Perot, 24.6x72.6x25.7x79.11, Feb28'13, installs, 6%; Jos Polsenski, 3142 Kingsbridge ter, to Teachers Co-op Bldg & Loan Assn, 170 E 60. 5,400

Briggs av (12:3301), ws, being gore bounded e by Briggs av, s by line 142 s 197th & nw by nws Old Williamsbridge rd (closed), being nws of lot 12 on tax map; agmt extending lien of two mtgs aggregating $6,000 so as to cover above premises; Mar3; Mar5'13; Geo Stubenvoll with Fredk W Budd, 263 Henry, Bklyn. nom

Cambreleng av (11:3075), nwc 188th (Nos 663-71), 95x100; pr mtg $55,000; Mar 3; Mar4'13; 3y6%; Garibaldi Realty & Constn Co to Abr Felt, 1835 Diamond, Philadelphia, Pa. 10,000

Cambreleng av (11:3075) same prop; certf as to above mtg; Mar3; Mar4'13; same to same.

Cambreleng av, nwc 188th, see 188th, 663-71.

Castle Hill av, nwc Chatterton av, see Chatterton av, nwc Castle Hill av.

Cedar av (11:2881), es, 223.11 s 177th, 16.3x102x18.8x111.3; Dec1'12; Mar3'13; 3y 5½%; Milton Bldg Co Inc, a corpn, to Central Mort Co, 60 Wall. 5,000

Cedar av (11:2881), es, 256.5 s 177th, 16.3 x83.6x18.8x92.11; Dec1'12; Mar3'13; 3y 5½%; Milton Bldg Co Inc, a corpn, to Central Mort Co, 60 Wall. 5,000

Cedar av (11:2881), es, 272.8 s 177th, 16.3 x74.3x18.8x83.6; Dec1'12; Mar3'13; 3y5½%; Milton Bldg Co Inc to Central Mort Co, 60 Wall. 5,000

Cedar av (11:2881), es, 240.2 s 177th, 18.3 x92.9x18.8x102; Dec1'12; Mar3'13; due Dec 1'15, 5½%; Milton Bldg Co Inc to Central Mort Co, 60 Wall. 5,000

Chatterton av (*), nwc Castle Hill av, 103x180x103x180.10; also WATSON AV (*), nwc Zerega av, 89.11x216.1 to Haviland av x89.8x216.1; also POWELL AV (*), ss, 279.1 w Castle Hill av, runs s103xw10 to nes 177th xnw104.11xn48.10 to Powell av xe99.10 to beg; PM; Feb28; Mar1'13; 1y 6%; Wm W Buckley, Cranford, NJ to Louisa L Ransom, 482 4 av. 8,000

Clay av (11:2790), nwc 173d, 104x48x89.6 x49.11; ext of $38,000 mtg to Mar4'18, at 5%; Mar4; Mar5'13; Manhattan Mort Co with Mandel Constn Co, 1062 Morris av. nom

Clay av (11:2891), es, 223.6 n 174th, runs e100xs25xe100 to Anthony av xn100xw200 to Clay av xs75 to beg, except part of Clay & Anthony avs; Feb28'13, 1y5½%; Julia E Hard to Emigrant Indust Savgs Bank. 8,000

Clinton av, 1812-4 (11:2949), ses, 195 ne 175th, 39.1x90.2x38.9x90.2; also CLINTON AV, 1818 (11:2949), ses, 77.11 ne 175th, 19.3 x90.2x19.5x90.2; also CLINTON AV, 1824 (11:2949), ses, 135.9 ne 175th, 19.4x90.2x19.5 x90.2; pr mtg $33,500; Mar3'13; installs, 6%; Inter City Land & Securities Co to Estates Mortgage Securities Co, 160 Bway. 2,000

Clinton av, 1812-14; Clinton av, 1818, & Clinton av, 1824; certf as to above mtg; Feb28; Mar3'13; same to same.

Clinton av, 1812-14, Clinton av, 1818, & Clinton av, 1824; asn rents to secure above mtg; Mar3'13; same to same. nom

Clinton av, 1818 & 1824, see Clinton av, 1812-4.

College av (9:2323), sec 143d, 25x100; Feb28; Mar5'13; 5y5%; Wm H Kroepke to Augusta Kroepke, 413 E 146. 1,600

College av, 383 (9:2323), swc 143d (No 278), 25x100; Feb28'13; due Jan1'18, 5%; Wm H Kroepke to Hugo Wegener, 328 E 236. 6,500

Creston av, 2268 (11:3163), es, 126.4 s 183d, 16.8x89.6; also CRESTON AV (11:-3163), sec 183d, 93x179; Feb20; Mar5'13; 3y5%; Eureka Realty Co to Bettie Wise, 2173 Bway et al trste Nathan Wise for Herbert Wise. 20,000

Creston av, 2268, & Creston av, sec 183d; same prop; certf as to above mtg; Feb20; Mar5'13; same to same.

Creston av, sec 183d, see Creston av, 2268.

Cypress av, ws, at nwc Southern blvd, see Bway, 3136-42, Manhattan.

Decatur av (12:3349), ns, 245 w 205th, 25x100; ext of $6,000 mtg to Jan1'16 at 5%; Feb27; Mar3'13; Aug Kalkhof to Jno R Lang, 3153 Decatur av. nom

Eagle av, 581-3 (10:2616), ws, 251.1 n 149th, 47.10x120; Mar3; Mar4'13; 3y5%; McGlade Bldg Co, Inc, 367 E 143 to Irene B Braman, 321 Clinton av, Bklyn. 36,000

Eagle av, 581-3; certf as to above mtg; Mar3; Mar4'13, same to same.

Garrison av (10:2740), ses, 70.3 ne Manida, 43.10x101.8x38x81.4; ext of $27,000 mtg to Feb11'18 at 5%; Feb11; Mar3'13; Jno A Rutherfurd trste Alfd G Myers with Burnett-Weil Constn Co. nom

Grand blvd & Concourse, 964 (9:2461), es, 34.4 s 164th, 100x188.5x100x191.2; Mar 5'13; 3y5½%; Mildred E White Stamford, Conn, to Emigrant Indus Savgs Bank. 13,000

Grand blvd & concourse, 964; PM; Mar5 '13; 1y6%, same to N Y Life Ins & Trust Co, 52 Wall. 5,911.70

Haviland av, swc Zerega av, see Chatterton av, nwc Castle Hill av.

Hoe av, 969 (10:2742), ws, 42 s Aldus, 42 x111; Mar5'13; due, &c, as per bond; Eberhardt Realty Co to Workmen's Sick & Death Benefit Fund of the U S of America, 1-3 3 av. 32,000

Hoe av, 969; certf as to above mtg; Mar5'13; same to same.

Hoe av, 969; sobrn agmt; Mar5'13; American Real Estate Co with same. nom

Hoe av (10:2742), swc Aldus, 42x111; Feb5; Feb28'13, 4y5%; Eberhardt Realty Co to Herman Rosenberg, on Howard av, Stapleton, SI. 42,000

Hoe av (10:2742); same prop; certf as to above mtg; Feb26; Feb28'13; same to same.

Hoe av (10:2742); same prop; sobrn agmt; Feb27; Feb28'13; American Realty Co with same. nom

Hoe av, 1483-5 (11:2981); ext of $36,000 mtg to Feb28'16 at 5%; Feb28'13; Century Mtg Co with Martin Tully Realty Co, 810 E 173. nom

Hughes av (11:3077), nwc 187th (Nos 615-7), runs w87.6xn45xw83.6 to es Arthur av, xn25xe170.11 to Hughes av xs70 to beg; PM; Mar1; Mar3'13; due, &c, as per bond; Mary E Conlon, Margt V Gleason, Susan C McShane & Eliz F Weyand to Henry Iffland, 877 Cauldwel lav. 6,000

Hull av (12:3332), es, 350 s 204th (Woodlawn rd), 25.11x100.4x34x100; Mar1; Mar3 '13; due July1'16, 6%; Chas H Schroeder to Sarah A & Mahala A Wright, joint tenants, White Plains, NY. 2,000

Huxley av (13:3423), es, 125 n 259th, 25 x93.9x25.2x96.9; PM; Mar6'13; 3y4½%; Joseph W Cummin to Henry Forster, 138 E 40. 510

Lyon av (*), ns, 30 w Parker av, 25x100; PM; Feb27; Feb28'13, 3y5½%; Mabel A Pragnell, 819 Ritter pl, to Mary E Egner, 319 E 93. 4,500

McGraw av (*), ss, 56 e Beach av; ext of $2,700 mtg to May13'16 at 5½%; Feb 13; Feb28'13; Sarah J Gedney, 208 W 118, with Mary A Sheehan, 1806 McGraw av. nom

Melrose av, 759 (9:2403), ext of $25,000 mtg to Mar4'18 at 5%; Mar4'13; Wm Bauman with Gustav Rheinauer, 31 E 126 & Leopold Barth, 50 E 96. nom

Morris av (9:2448), nwc 165th, 50.10x 102.8x40.6x103.4; agmt as to share ownership in mtg; Mar6'13; Emanuel Neuman with Sol Bashwitz. nom

Morris Park av, 686 (*), sal Ls; Mar4 '13; demand; 6%; Henry Reckard to Jacob Ruppert, a corpn. 2,000

Nelson av (9:2513), nec 166th, 75.2x101.1 x75.4x99.2; PM; pr mtg $5,000; Feb27; Feb 28'13; due &c as per bond; Woodycrest Methodist Episcopal Church, a corpn, to N Y Soc of the Methodist Episcopal Church, a corpn, 150 5 av. 5,000

Nelson av (9:2513); same prop; pr mtg $10,000; Feb24; Feb28'13, 2y6%; same to Jas L Van Sant, White Plains, NY. 4,000

Park av (11:3039), nec 184th, 50x100; pr mtg $——; Mar4'13; due &c as per bond; Jno H Buscall Co to Manhattan Mtg Co, 200 Bway. 40,000

Park av (11:3039), same prop; certf as to above mtg; Mar4'13; same to same.

Powell av, ss, 279.1 w Castle Hill av, see Chatterton av, nwc Castle Hill av.

Rhinelander av (*), ns, abt 165 w Stillwell av, 46.3x100x38.4x100.4; PM; Feb20; Mar6'13, 3y5%; Thos L Fletcher to Hudson P Rose Co, 32 W 45. 602

Rosedale av, 1434 (*), es, 175 s Merrill, 25x95; Mar4'13; 5y5%; Jos Schallhart to Mary Kiss, 112 Bloomfield, Hoboken, NJ. 5,000

Sherman av (9:2450-2453), es, 100 n 167th, 449.6x200; PM; pr mtg $——; Mar 6'13, due Aug1'13, 6%; Otto J Schwarzler to Yorktown Realty Co, 3436 Bway. 4,000

Southern blvd, nwc 134th, see Bway, 3136-42, Manhattan.

Southern blvd, 1078 (10:2744), es, 228.7 n West Farms rd, 40x100; PM; pr mtg $30,-000; Feb25; Mar3'13; 5y6%; Emma I Wanner to Jos Fox, 127 E 79. 7,500

Southern blvd, nws, at ws Cypress av, see Bway, 3136-42, Manhattan.

Teller av, 1312 (11:2782), es, 91.3 n 169th, 16.5x80; Mar4; Mar5'13; due, &c, as per bond; Anna Grohman to Title Guar & Trust Co. 3,000

Tinton av (10:2665), es, 346.11 n 152d, 24x100.1x22x100; pr mtg $4,700; Feb27; Mar3'13; 3y5%; Chas Flynn to Emil Frick, 120 E 85. 1,200

Tinton av (10:2660), swc 166th (No 770), 100x66.10x100x66.9; PM; pr mtg $10,000; Feb27; Feb28'13, 1y6%; Ferdinando Cioffi, 1116 Intervale av, to Max J Klein, 22 Mt Morris Park W, & ano. 1,000

Tibbett av (13:3415), es, at ss land Parkway Heights Co, runs e89.9xs58.7xw 128.2 to av xn87.6 to beg; estoppel certf; Mar3; Mar4'13; Jno C & Estelle B Updegrove to Metropolitan Savgs Bank. nom

Tremont av or 177th st, nes, abt 280 w Castle Hill av, see Chatterton av, nwc Castle Hill av.

Union av (10:2655), swc 158th (No 794), runs w113.11xs50xe101.5 to nws Westchester av, xne18.6 to av xn36.3 to beg; pr mtg $70,000; Feb28; Mar1'13; due Feb1'18; 6%; Jos Hahn to Jos Schwartz, 156 S North Carolina av, Atlantic City, NJ. 12,000

Union av (10:2655), same prop; sobrn agmt; Feb28; Mar1'13; Lena Vogel with same. nom

Union av (10:2655), same prop; ext of $10,000 mtg to Feb1'18 at 6%; Feb28; Mar1'13; Jos Schwartz with Jos Hahn, 794 E 158. nom

Vyse av, 1477 (11:2988), ws, 225 n Jennings, 25x100; PM; pr mtg $3,500; Feb28; Mar1'13; due &c as per bond; Gunhild Tompson to Caroline G Flowers, 10 Pinehurst av. 750

Vyse av, 1522 (11:2996), nec 172d, 50x 100; Mar3; Mar4'13; 5y5%; Mondschein Co, 198 Bway to Jos F Stier, 117 W 58. 45,000

Vyse av, 1522; certf as to above mtg; Feb17; Mar4'13, same to same.

Vyse av, 2064-8 (11:3132), nec 179th 119.11x101.2x116.8x103.4; sobrn agmt; Feb 25; Mar1'13; Philip Sugarman et al with Norma Realty Co, 156 Bway. nom

Vyse av, 2064-8; sobrn agmt; Feb26; Mar1'13; same with Lawyers Mtg Co. nom

Wallace av (*), ws, 100 n 205th, 31.6x 102.7x54.10x100; Mar3; Mar4'13, 3y6%; Frank Ceva to Fredk E Westphal, 137 E 122. 1,000

Washington av (11:2901), ws, 145.2 s 170th, 21x150, except part for av; pr mtg $——; Mar1; Mar3'13; 2y6%; E Loewenthal & Son Inc to Henry H Jackson, 63 E 92. 3,000

Washington av, 2059 (11:3036), ws, 210.10 s 180th, 37.6x145; Mar6'13, 5y5%; Fanny Gruen, 116 E 90, to Selmar Hess, 956 Mad av. 35,000

Washington av, 2193-5 on map 2191-5 (11:3037), swc 182d, 62.2x85, except part bet 182d & Fletcher; PM; pr mtg $——; Jan23; Mar5'13; 1y6%; Clement H Smith Co, a corpn, to Geo Hahn, 160 E 95. 3,000

Watson av, nwc Zerega av, see Chatterton av, nwc Castle Hill av.

Wendover av (11:2895), ss, 26 e Brook-av, 75x104.3x75x104.8; pr mtg $37,500; Feb 21; Mar6'13, 3y6%; Wendover Hall Co to Richd Mackenzie, 5735 Bway, & ano. 5,000

West Farms rd, nec 167th, see Westchester av, ws, 120.4 s Bryant av.

West Farms rd (10:2753), nws, 51.10 sw Home, runs w91.11 to es Bryant av xs117.5 to West Farms rd xne150.1 to beg; pr mtg $——; Mar5'13; due, &c, as per bond; Absar Realty Co to Manhattan Mort Co, 200 Bway. 45,000

West Farms rd (10:2753), same prop; certf as to above mtg; Mar5'13; same to same.

West Farms rd (10:2753), nws, at ss Home, runs sw51.10xw91.11 to es Bryant av xn2.8xn37.7 to Home xe120.6 to beg; pr mtg $——; Mar5'13; due, &c, as per bond; Absar Realty Co to Manhattan Mort Co, 200 Bway. 45,000

West Farms rd (10:2753), same prop; certf as to above mtg; Mar5'13; same to same.

Westchester av (10:2751), ws, 120.4 s Bryant av, runs w113.8xn81.3 to ses 167th xsw111.11 to West Farms rd xs15.1xe69.9 & again e96.9 to av xn150 to beg; PM; Feb 28'13, 5y5%; Board of Managers of the Diocesan Missionary & Church Extension Soc of the Protestant Episcopal Church, in Diocese of N Y, to Charlotte F Trowbridge, 834 President, Bklyn. 70,000

Westchester av, nws, at ws Union av, see Union av, swc 158.

White Plains av (*), & land in North Pelham & Yonkers; same prop; certf as to aboe mtg; Feb26; Mar5'13; same to same.

White Plains av (*), ws, 150 s Mace av, 5xx100 (PM pr mtg $5,000); also land in North Pelham & Yonkers; Mar4; Mar5'13 3y6%; Phelan Bros Constn Co to Leodegar Siebert, 574 74, Bklyn. 2,490

Willis av, 124 (9:2278), es, 25 n 133d or Southern blvd, 25x80; PM; pr mtg $13,500; Feb28; Mar1'13; due &c as per bond; Everett Harrison, 35 S Willow, Montclair, NJ to Sandrock Realty Co, 261 Bway. 1,000

Willis av, 209 (9:2299), ws, 50 n 136th, 25x96; PM; pr mtg $20,000; Mar4; Mar5 '13; due Sept1'15, 6%; Jno J McDonough to Park J Dwyer, 1127 Southern blvd. 2,875

Willis av, 211 (9:2299), ws, 75 n 136th, 25x96; PM; pr mtg $20,000; Mar4; Mar5'13, due Sept1'15, 6%; Jno J McDonough to Cornelius J Casey, 906 E 176. 2,875

Willis av, 307 (9:2303); sal Ls; Feb25; Mar1'13; demand; 6%; Henry Petersen to A Hupfels Sons, a corpn, 842 St Anns av. 5,000

Zerega av, nwc Watson av, see Chatterton av, nwc Castle Hill av.

Zerega av, swc Haviland av, see Chatterton av, nwc Castle Hill av.

3D av (11:2929), sec 172d, 50x100.5; agmt as to share ownership in mtg; Feb19; Mar 6'13; Title Guar & Trust Co with Julius Bashwitz, 460 Riverside dr. nom

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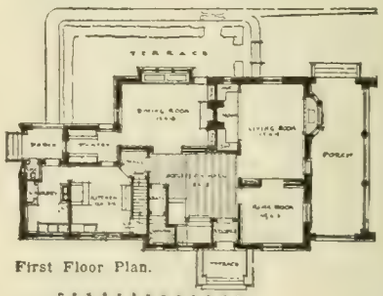


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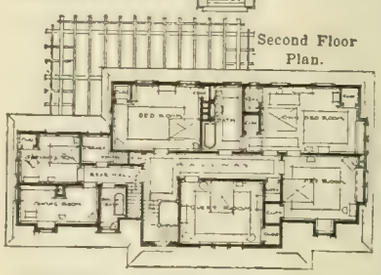
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 15, 1913

RIGHTS OF REALTY OWNERS IN THE STREETS

Who Owns Cortlandt Street, the City or the Abutting Owners?—An Injunction Sought Under the Claim That the Fee Was Never Vested in the City.

PROPERTY owners and their legal counsel have not been convinced that, as maintained of late years by the city authorities, they have no special rights—at least no right of possession in any case—in the streets fronting their premises. They have been waiting for some determination by the high courts to settle the question in their minds. William W. Appleton and Col. Daniel Appleton, as trustees for the owners of the premises at 173 Broadway, northwest corner of Cortlandt street, have applied to the courts for an injunction to restrain the City of New York from encroaching upon their property, particularly the vault space under the sidewalk on the Cortlandt street side.

They claim to own this vault space, and the city disputes their claim. The case is pending in the Supreme Court before Justice Greenbaum. The answer to a number of important questions depend upon the final decision in these proceedings. So far as Cortlandt street is concerned, the decision is expected to determine what the rights of abutting owners are in the street beyond the building line.

The Issue.

Briefly stated, the contention of the Messrs. Appleton is, as the Record and Guide has learned from their counsel, J. Hampden Dougherty, Esq., of 27 William street, that the fee in Cortlandt street has never passed to the city. Cortlandt street was opened as a forty-foot street, in 1733. Upon the widening of the street, in 1784, by the addition of a strip of five feet on each side, which took place under an act of the Legislature, the city acquired only an easement and not the fee of the added strips.

The vaults lie under the sidewalks and extend a few feet beyond the added strip. In pursuance of a policy recently adopted, the city, through the president of the Borough of Manhattan, is calling upon occupants of vault space to take out permits and pay rentals. The claim of the Messrs. Appleton is that the fee of Cortlandt street has always remained in the adjoining owner and that the owners of 173 Broadway have a title to the land under the street and sidewalk occupied by their vaults.

In the present case the title is traceable back for nearly two hundred years. Cortlandt street did not become a thoroughfare during the Dutch occupancy of Manhattan Island nor was it opened under any act of the Colonial Legislature. It may be conceded, Counselor Dougherty says, that while New Netherlands constituted a province of the States-General of Holland, the fee of all the streets actually opened during the Dutch administration passed to the sovereign power. But Cortlandt street was not opened until 1733, at which time New York was an English colony, and the street was not opened pursuant to any act of the Colonial Legislature.

If the courts should decide that the land covered by Cortlandt Street does not belong to the City of New York, but to the abutting owners, the policy of the municipality in important particulars will have to be changed. In a number of other instances in Manhattan, it is also alleged that the fee ownership to the streets never passed to the municipality. If this contention is affirmed, it follows that the proprietors have the right to the use of the land under the sidewalks and in the streets in front of their buildings for vault purposes, so long as that use does not conflict with the use of the street by the city for street purposes, and that these vaults cannot be entered for any purpose without due process of law.

A Little Real Estate History.

The premises in question, together with other lands lying north of the latitude of Wall street, between Broadway and the Hudson River, belonged in or about 1730 to Catherine Phillipse. The title came to her through one of the Van Cortlandts, whose daughter, was Mrs. Phillipse, The executors of her estate, in unison with other owners, "staked and laid out" Cortlandt street through their lands. They then notified the Common Council that they had laid out the street in like manner as other public streets and that it would forever continue a public street. They asked to have the dedication accepted and recorded. The prayer of the petition was granted, and the declaration was entered in the minutes.

The contention of the plaintiffs is that this action of the owners and the city authorities constituted a dedication of the street by the owners of the land embraced within and an acceptance of the dedication by the city, and that the legal result was the vesting in the city of an easement, while the title in fee to the street did not pass to the municipality. They allege that the words "staked and laid out" have repeatedly been held to imply the conveyance of an easement only, as no proceedings were taken to vest title in fee in the city.

The present building with the vaults in Cortlandt street was constructed by James E. Cooley in the year 1868, and ever since that date it has remained in the possession of Cooley and the trustees under his will. Admittedly the present legal proceedings have a bearing on the city policy of eliminating architectural projections beyond the building line. It has been claimed that there are a number of other streets in Manhattan, as well as in Brooklyn, where the fee is not vested in the city but in the owners of the abutting premises.

Text of the Dedication.

The dedication in the case of Cortlandt street reads as follows:

"The petitioners and others concerned in the said lands by mutual consent and agreement have laid and staked out a certain new street from the Broadway aforesaid to Hudson's River of forty foot in breadth and called the name thereof Cortlandt street, which begins upon the Broadway aforesaid," etc. The document goes on to say:

"The petitioners declare and make known that the said new street so laid out, of forty-foot English measure in breadth through lands aforesaid and called Cortlandt street shall forever remain, continue and be a public street and highway in like manner as the other public streets of the city now are or lawfully ought to be; and therefore pray this their declaration and petition may be recorded in the record of the common council of the corporation."

No condemnation proceeding was ever instituted and no compensation was ever paid to the owner for the land taken. The original street was laid out by the proprietors of the land adjoining and embracing the street, who presented to the Common Council their petition, asking that their action in dedicating the street be recorded. In other words, whatever title or interest the city received was the result of a dedication by private owners and the city's acceptance of it. It was a dedication made in accordance with the common law which then prevailed in the State of New York, and the Counselor Dougherty claims that the Common Council's acceptance of it gave the city merely an easement in the street, and he supports this claim by citations from numerous authorities.

NINETY-NINE YEAR LEASEHOLDS

Their Advantages to Both Parties Explained—They Provide a Sure Income Through Generations—An Old English Custom Revived.

By ALEXANDER V. C. TAYLOR.

A NEW interest is being taken here in long-term leaseholds. At the late National Convention of Real Estate Exchanges this form of lease was strongly recommended. New York is the only State which makes any attempt to tax, as personal property, the ground rents represented by leases that have a term of more than twenty-one years. Because of this tax, and because, further, the rights of lessors are not sufficiently protected under existing laws, legislation has been introduced at Albany by the Allied Real Estate Interests of the State of New York to remove these objections and make leases for terms longer than twenty-one years merchantable in this State.

Alexander V. C. Taylor, of the real estate firm of V. C. Taylor & Son, of Cleveland, is a strong advocate of ninety-nine-year leaseholds. He believes that for the lessor it is the safest and surest way of providing an income for himself and his descendants; and that, on the other hand, it is the safest form of speculation in real estate for lessees whose means are limited. Mr. Taylor's views on the subject were expressed in a paper read by him before the National Convention of Real Estate Exchanges, and a portion of the paper was reproduced in the Record and Guide of September 14, 1912, attracting wide attention. In view of the evidence of growing interest in the subject, further remarks from the same source are timely.

The Safest Form of Investment.

"The purpose of ninety-nine year leaseholds on the part of the lessor is the entailing of his property rights and interest through leaseholds, as the safest and surest way of providing an income for himself and the generations to follow. It is a matter of history that this old English custom has provided a sure income for heirs through many generations. The lessor on making his will often provides that the fee shall not be sold, but held in trust by some responsible trustee, with authority to pay over to designated heirs certain sums from ground rents sufficient to provide them with a comfortable maintenance. Many trustees of estates and investors seek the fee under ground leasehold, believing that it is the safest form of investment where the property has been improved by the lessee with care and due consideration to the section.

"I believe that an option-to-purchase clause, at an agreed figure, during a fixed term of years, adds greatly to the value and negotiability of the leasehold, it being easier to secure a loan on the lessee's interest if such a clause is embodied in the lease; while a fixed purchase price is generally placed at an amount in advance of the present market value of the land. It is proven that the improvements placed thereon and the changing of the property by improvements to a higher class has stimulated an advanced land value which will accrue to the lessee under his purchase clause, but which would be of no advantage unless this clause was available.

"A straight term leasehold at an agreed rent is the safest and has proven the best. Reappraisal leaseholds having proven cumbersome and unsatisfactory. The improvements placed on the land vary in accordance with the ideas and requirements of the lessee, but should be from one-fourth to one-half the value of the land. Liquor clauses are both beneficial and detrimental. My experience tells me that liquor privilege clauses should not be inserted in a leasehold where the property is in the best retail section, the keeping out of such clauses enhances the value of the land and, if generally adopted by all property owners in that section, retains its high-class retail possibilities and value for a longer period.

In Their Infancy.

"The natural growth of cities with increasing land values has made the conservative operations in leaseholds in the business section the safest form of speculation in real estate, for those of limited means. In many of our larger cities, where leaseholds are in effect, a large percentage of the business section is under lease. That this percentage will grow is evidenced by its success, and I believe that 99-year leaseholds are really in their infancy. I contend that there is as much science in the study and operation of land and its development as in medicine and other professions. Scientific land development is in its beginning, and scientific principles should be adapted to land development and operation as they are applied to any other valuable commodity.

"By studying carefully the marked path of business expansion, the lessee can always be safe in his investment. I have always been impressed with that well thought out statement of Richard M. Hurd in his book, 'The Principles of City Land Values,' where he states that the 'growth in cities consists of movement away from the point of origin in all directions except as it may be topographically hindered, this movement being due both to aggression at the edges and pressure from the center. Central growth takes place both from the heart of the city and from each sub-center of attraction, and axial growth pushes into the outlying territory by means of railroads, turnpikes and street railroads.

Builds Up Cities.

"'All cities are built up from these two influences, which vary in quantity, intensity and quality, the resulting districts overlapping and interpenetrating, neutralizing and harmonizing as the pressure of the city's growth brings them in contact with each other, the fact of vital interest being that despite confusion from the intermingling of the utilities the order of dependence of each definite district on the other is always the same. Residences are early driven to the circumference, while business remains at the center, and as residences divide into very social grades, retail shops of corresponding grades follow them, and wholesale shops, in turn, follow the retailers, while institutions and various mixed utilities irregularly fill in the intermediate zone, and the banking and office section remain at the main business center. Complicating this broad outward movement of zones, axis of traffic project shops through residence areas, create business sub-centers where they intersect and change circular cities into star-shaped cities.'

"Bearing this in mind, you can, with safety, advise the lessee in the selection of property, knowing that if a definite plan is followed on a location within the pathway of business expansion and the lessee keeps within his financial ability, he will be successful.

"One of the most satisfactory liquor clauses that I have ever seen embodied in a lease provides against the sale of intoxicating liquors, at retail, except as the same may be sold in connection with a hotel, restaurant, drug store, or other kindred business, to which such sale of liquors shall be incidental merely, and shall not, in any case, suffer or permit such liquors to be sold or dispensed over a bar, except in connection with the use of the premises for the purposes of a hotel as the principal business, and that no main entrance to such place shall be located upon the street on which the property fronts.

Legal Advice.

"I am indebted to Mr. J. M. Henderson, one of Cleveland's representative and foremost real estate lawyers, for legal advice in the preparation of this article. He advises me that one of the most beneficial provisions of a lease is the one which secures a very full measure of payment to the lessee for buildings which are on the premises at the expiration of the lease. Many lessors are in this respect short-sighted and unwilling to assume that kind of an obligation for full payment for buildings, which is absolutely necessary if the buildings are to be kept in the best possible condition throughout the term, or replaced if they are out of date. Nothing will depreciate the value of a city lot more rapidly than to have an old, out-of-date building upon it, or in its vicinity, and so long as the landlord is unwilling to make the full payment for the structures on the land at the expiration of the lease, it will generally be to the tenant's interest to let the buildings run down and never to replace old ones with new during the latter years of the term.

"The effect of allowing old and ruinous or out-of-date buildings to remain on the land, is to depreciate the value, not only of the particular lot, but of the adjacent or contiguous lots by driving business into more attractive sections, and if there are a number of buildings in any particular section which are thus allowed to become unattractive as business places, it is very certain that business will go elsewhere.

"Summing up all the possibilities of revenue derived from the general real estate brokers' business, I believe that the largest compensation will be derived from the leasing of properties for the 99-year term. Greater financial benefits come to the broker and to the community at large through the upbuilding of cities through this effort.

"Many of us do not accomplish more in our business life because we do not attempt more, and I suggest to you to strike out in this line of operation and you will be astonished at the results to you as an individual and to the city."

MODEL THEATRE BUILDING CODE APPROVED

Salient Points of Difference Between National Board of Fire Underwriters' Suggested Ordinance and the Theatre Section of the Present Building Law.

A MODEL code designed to regulate the construction and equipment of theatres in all cities in the country has just been approved by the National Board of Fire Underwriters co-operating with the National Fire Prevention Association. It differs in some important particulars from the theatre section of the existing New York city code and it therefore may be considered as having a possible influence upon the final revision of the code now in operation here.

Following the Iroquois theatre fire in Chicago, a universal demand for more comprehensive building codes relating to theatre construction arose. Among other organizations which took up the subject were the National Board of Fire Underwriters and the National Fire Prevention Association. Exhaustive laboratory tests and careful investigations have been carried on since that time by these interests as well as by the city of Chicago. The underwriters prepared the first tentative ordinance, in co-operation with a committee of the National Fire Prevention Association in May 1912. This ordinance was later approved by the latter organization, whose membership consists of architects, builders and engineers throughout the country. It made provisional modifications. These were later adopted by the National Board of Fire Underwriters and is being promulgated by it as a substitute for the theatre section in its model building code.

In general the provisions of this ordinance are in accord with the requirements of the new building code prepared for this city last year by the Joint Committee of Architects, Builders and Engineers. Some, however, are innovations as compared with the existing code for New York city, although similar requirements have been exacted by the theatre code in Chicago since the Iroquois theatre fire.

Provisions Not Prohibitive.

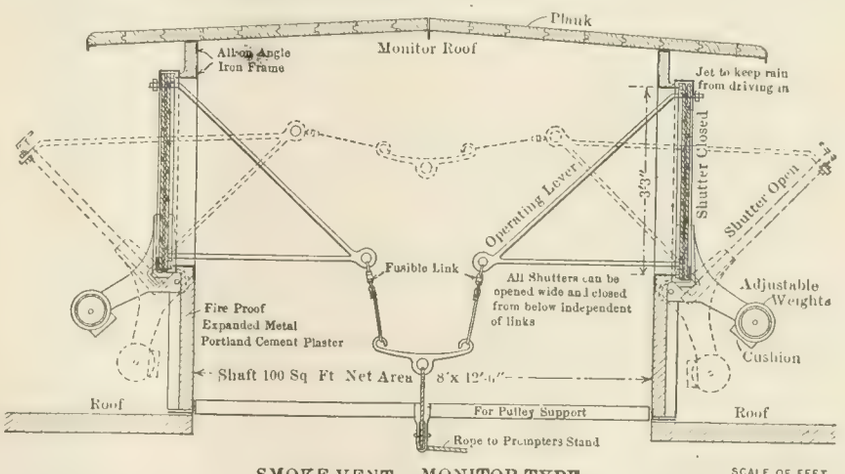
The fire-prevention and fireproofing experts who have been at work on this code for the last few years say these provisions are not as prohibitive as they might appear to be on first reading. Several theatres in this city, notably, the Gaiety, the New Theatre and others, including the new Jefferson theatre in East 14th street, recently opened, have voluntarily included such features as the new model ordinance requires; as, for instance, the rigid curtain, stage ventilation system and safety courts.

In the matter of fire exits most of the theatres in this city have ample exit facilities, owng to the rigid requirements of the existing code; but in the matter of stage ventilation, the ultimate theatre code, if finally patterned at all on the model submitted by the National Boards of Fire Underwriters and Prevention, will, in a measure be changed to conform to the Freeman idea of what good stage ventilation is and which idea is illustrated in the accompanying plates.

In this connection it might be stated that the stage ventilation system used at the Jefferson theatre is very similar to that indicated in the illustration, which system was endorsed by John R. Freeman in his presidential address before the December, 1905, meeting of the American Society of Mechanical Engineers. The Freeman plan is in accord with the requirements of the Underwriters code.

For the unitiated it might be stated that stage ventilation is in reality a form of construction which mechanically converts a stage into a chimney in the event of a fire breaking out behind the curtain. To quote from Mr. Freeman's paper, "On the Safeguarding of Life in Theatres," these designs illustrate the plan of stage ventilation which obviates any possibility of failure of automatic operation due to the presence of snow, ice or any other cause:

The opening, 8 by 12½ feet, of which four would be needed over the stage of ordinary size, as a roof for protection from rain (which may be of wood or sheet metal) and has vertical sides that contain four small windows for admitting abundant daylight to the rigging loft, and which can be closed by ordinary window shades for dark scenes. All necessity for wire screen is avoided (although in the case of the Jefferson Theatre wire glass is used). The vertical shaft may well be 3 to 5 feet taller than shown. The four shutters fall outward lest the pressure of the updraft tend to hold them shut, and are pulled open by force of gravity (note counterweights in cut), opening to the full area called for. The pull on the rope holds them against their seat, which, if made with a thin edge pressing loosely against fibrous material, as shown, will be more tight against cold-air drafts than a common window sash or house door. Fusible lengths are inserted in each of the four branches of the cord. Sprinklers are never placed up within the monitor containing these lengths and care is taken that the lengths are of a thin, quickly sensitive type.



SMOKE VENT. MONITOR TYPE
VERTICAL SECTION

SOME THEATRES IN THIS CITY HAVE VOLUNTARILY ADOPTED VENTILATORS OF SIMILAR PRINCIPLE.

This is considered to be an improvement over the old sliding roof method required by the present city code.

In the new code considerable stress is laid upon this feature and in the illustration showing Freeman's idea of an ideal theatre this device positively keeps smoke and fire out of the auditorium.

In the drafting of this model theatre construction code the engineers have taken great care not to recommend anything that will make the cost of installation in any sense prohibitive. It has been the purpose of its drafters to establish a minimum standard so far as it is commensurable with positive safety, eliminating as far as possible the human element in making theatres proof against fire.

One of the most conspicuous evidences of this consideration of the economical side of fire prevention in construction and equipment is in the change of court areas which give back to the owner considerable valuable stage room which existing ordinances covering theatre construction in large cities now set aside for emergency exit purposes.

One more important change is conspicuous in the suggested theatre ordinance. It has to do with the ways and means of scientifically calculating and determining just how many exits shall be provided in a theatre. The engineers who worked upon this code determined that they would set aside the hap-hazzard method of fixing the number of exits, width of stairways and substitute for it a mathematically perfect theory.

Figuring Exit Capacities.

The engineers assumed that human beings in a crowd were comparable to units of coal, wheat or water passing through a conduit. Following out this idea, the statistical archives of the Public Service Commission were consulted and then the trail led to the library of the American Institute of Architects. There the engineers discovered that a large number of actual counts made by reliable authorities (see paper entitled "A Terminal Station," presented by Messrs. J. Vipond Davis and J. Hollis Wells before the American Institute of Architects at Washington, D. C., December, 1909) showed that with freely moving crowds going in one direction, an average of thirteen (13) people per foot of width per minute will pass down a stairway. This figure was accordingly selected as the basis for estimating the combined width of extrance and exit stairs, allowing a period of two minutes in which to empty each tier.

Considering the probability of unfavorable conditions due to a panic or other causes, the width of entrance and exit stairs is figured on the assumption that two-thirds of the audience may pass out at either side of the auditorium.

The calculation under the above conditions for determining the necessary total width for entrance and exit stairways, for any given number of people

such for example as 500, would have this form:

$\frac{2+3\times500}{2\times13} \times 2$, or in reduced form 500:19.5.

For further simplification, the derived number is assumed as 20 instead of the actual 19.5. This will give stairs but slightly narrower than those which would be obtained by applying the formula in detail, and makes the calculation extremely simple.

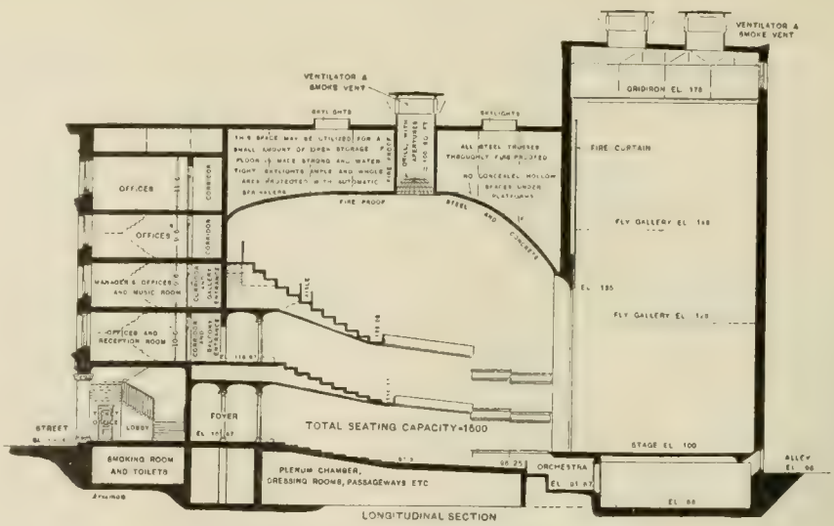
It is further specified that the width of the entrance stairs shall be at least fifty per cent. of the total stairway capacity provided by this calculation.

To encourage the audience to divide and thus offset in part at least the instinctive tendency to escape by way of the most familiar entrance, the aggregate width of exit doorways opening from each gallery shall be at least 60 per cent. wider than the exit stairs to which they lead; persons after reaching the exit stairs and balconies required in this ordinance are comparatively safe when they have passed beyond the exit doorways opening from any tier under consideration.

Calculation Scientifically Correct.

Attention is also called to the minimum requirements for both stairways and doorways which must always obtain. The code reads: "The width of entrance stairs shall be at least 50 per cent. of the combined width of the entrance and exit stairs, and the aggregate width of exit doorways opening from each gallery shall be 60 per cent. more than the stairs to which they lead."

Whether the actual figures employed in this computation are ultimately proved correct in some future panic or fire stampede, the engineers are not inclined to say at present, but of this they are positive; that the method of computation is scientifically correct and gives a much greater measure of safety to the individual in a place of public assembly than did the arbitrary and unscientific method heretofore generally employed.



PLAN FOR MODEL THEATRE AFTER FREEMAN.
SUGGESTED IN THE N. B. F. U. CODE.

May Erect Buildings Over Auditoriums.

Another concession granted builders in this model code is that fireproof buildings may be erected over auditorium, but under no circumstances may this building ascend above the stage. The section permitting this follows:

Nothing herein contained shall prevent the construction of a thoroughly fireproof building above a fireproof theatre, opera house or motion picture show, providing no part of such fireproof building shall be placed above that portion of any such building which is known as the stage section. The portion containing the theatre, opera house or motion picture show, including all passages, lobbies and other accessories connecting therewith, shall be cut off vertically from such fireproof building by unpierced fire walls of solid masonry not less than 12 inches thick and horizontally by unpierced fireproof floors of strength to safely sustain a live load of 150 lbs. per sq. ft. on every superficial foot thereof.

This is what the existing code has to say on this subject:

"No portion of any building hereafter erected or altered, used or intended to be used for theatrical purposes as in this section specified, shall be occupied or used as a hotel, boarding or lodging house, factory, workshop or manufactory, or for storage purposes, except as may be hereafter specially provided for. Said restriction relates not only to that portion of the building which contains the auditorium and the stage, but applies also to the entire structure in conjunction therewith."

Smokeproof Exits.

The Underwriters' code recommends the use of smokeproof towers for gallery exists in accordance with approved methods of taking care of emergency conditions in this part of the house. If they are not used, however, the code stipulates only that open-air stairways be employed. While the extra cost of installing smoke-proof stairways might prove burdensome, it was said, the lower rate of insurance that possibly might be obtained for a theatre thus equipped would tend to compensate for the additional initial expense.

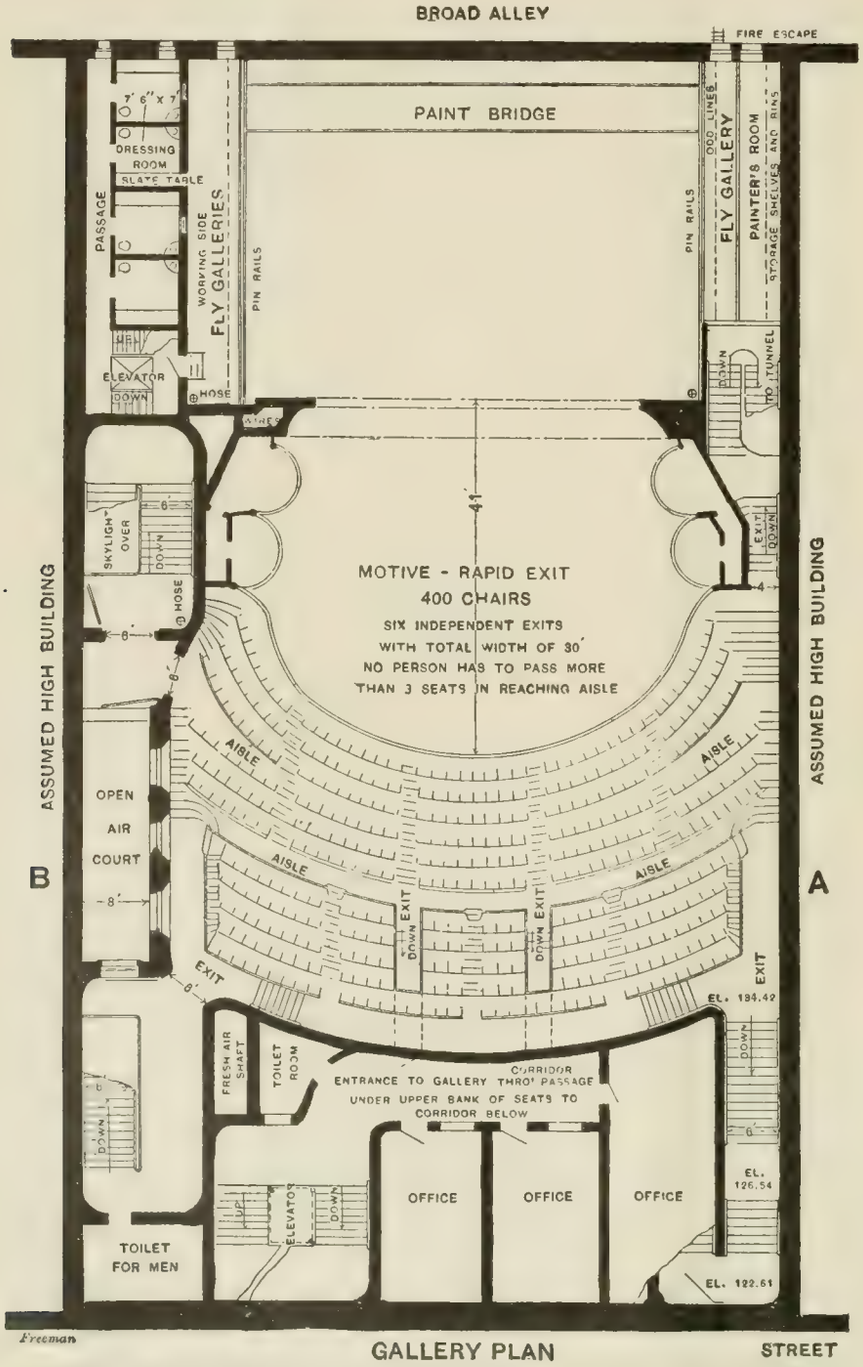
Referring to emergency courts in this connection the model code says:

There shall be reserved for exit purposes an open court or space on the side or sides of the building as follows:

In the case of a plot with streets on front, rear and both sides, or in the case of a double corner plot where both sides of the theatre border on streets, no courts will be required. On a double corner, single corner or inside plot when one side only of the building borfders on a street, one court will be required located on the opposite side. On an inside plot where only the building front borders on the street, courts will be required on both sides.

In buildings used for motion picture shows and having no stage, the exits and courts above required may be replaced by equivalent exits and courts at the rear if consistent with the adequate distribution of the entire entrance and exit facilities.

The minimum width of open courts shall be eight feet when the total capacity is 750 or less; ten feet when the capacity is between 750 and 1,000; and when the capacity exceeds 1,000 people the width of the courts shall be increased one foot for each additional 500 people or fraction thereof in excess of 1,000.



SHOWING THE FREEMAN PLAN OF SAFE EXITS INDIFFICULT SURROUNDINGS.

The existing code says:

The width of such open court or courts shall not be less than seven feet where the seating capacity is not over one thousand people, above one thousand and not more than eighteen hundred people, eight feet in width, and above eighteen hundred people, ten feet in width.

Fireproofing the Stage.

A great deal of attention is given in the new code to fireproofing the stage. The type of ventilator recommended has already been described. The chief difference is that the new code requires a counterbalanced window opening, while the existing code calls for a sliding sash roof. But the curtain is the main point of difference between the existing and the suggested code. Following are verbatim reports of the so-called curtain section of both codes. The Underwriters' code says:

The proscenium opening shall be provided with a rigid fireproof curtain, built in conformity with the following specifications, or their equivalent in efficiency when approved by the Building Inspector.

The curtain shall have a rigid, rivet-jointed, steel framework. The front or audience side of the frame shall be covered with sheet steel of a thickness not less than No. 16 U. S. gauge. The back shall be covered with vitrified cellular asbestos boards at least one inch thick, or other material equally fire resisting. Both coverings shall be securely attached to the framework and the joints properly sealed. The curtain shall be designed to resist a wind pressure of ten pounds per square foot of surface without flexure sufficient to interfere with its closing.

The thickness of the curtain shall be not less than 3 inches where the width of the proscenium wall opening is 30 feet or less, and curtains for larger openings shall increase in thickness in proportion to the increase in width of opening they cover.

An abestos roll of a diameter not less than one-half the thickness of the curtain, shall be securely attached to the bottom of the curtain to form a smoke seal between the curtain and the stage.

The curtain shall overlap the proscenium wall opening at least 12 inches at each side of the opening and not less than 2 feet at the top.

The guide members at the sides shall be rolled steel shapes, none of which shall be less than ⅜ inch thick, and shall be of such character as to conform a continuous smoke stop from top to bottom, with a clearance of not over ⅜ inch, except that one inch shall be allowed at each edge of curtain to provide for lateral expansion. They shall be installed in such manner that in case of fire on the stage the pressure of heated gases against the curtain will act to close the guide joints tightly. Provisions shall be made to prevent the curtain from getting out of the guiding channel into which it shall project at least 2 inches. The proscenium wall shall have an offset at each side of the opening, so located and of such thickness and height as to be suitable for the attachment of the curtain guides.

The wall over the proscenium opening shall be smooth and plumb to approximately the top of the curtain when it is down, and shall then offset at least 4 inches for the rest of its height, thus leaving a bench along the line of the top of the curtain between which a smoke seal shall be formed. Such a seal may conveniently be provided by arranging for the edge of a rolled steel shape attached to the curtain to dip into a trough of sand resting on the bench.

No part of a curtain or any of the curtain guides shall be supported by, or fastened to, any combustible material.

The hoisting apparatus for the curtain shall be designed with a factor of safety of 8.

The points for curtain suspension shall always be an even number, but never less than four. Two of the suspension points shall be located at the extreme ends of the curtain, and the others may be placed at such points as best suit the design, but in no case shall the distance between any two point of support exceed 10 feet.

Half of the cables attached to these points shall lead to one set of counterweights and half to another. The curtain shall be operated by hydraulic or other mechanism approved by the Building Inspector. If hydraulic mechanism is used, the water may be taken from either the house tank or sprinkler tank supply. If from the latter, the supply pipe for curtain mechanism shall be so located in the tank that it cannot reduce the quantity of water below the amount necessary to fulfil the sprinkler requirements.

The device for controlling the curtain shall be simple in design, and capable of convenient operation from both sides of the stage and from the tie galleries.

The drop speed of the curtain shall be uniform and not less than 1 foot per second, but when the curtain is about 2½ feet from the stage it shall automatically slow down so as to settle on the stage without shock. In addition to the regular operating mechanism, there shall be an emergency device which will cut off the power and allow the curtain to drop by gravity. This device shall be so arranged that it can be easily operated by hand from each side of the stage, under the stage, and in the tie galleries. The device shall also be so designed that its operation will be controlled by fusible links located at each of the above named points.

The audience side of the curtain may be decorated with a paint in which no oil is used. No combustible material shall be applied or attached to the curtain.

Drawings for every such curtain shall be submitted to the Building Inspector, and be approved by him before it is erected.

This is how the existing code reads:

The proscenium opening shall be provided with a fireproof metal curtain, or a curtain of asbestos, or other fireproof material approved by the Department of Buildings, sliding at each end within iron grooves, securely fastened to the brick wall, and extending into such grooves, to a depth of not less than six inches on each side of the opening. Said fireproof curtain shall be raised at the commencement of each performance and lowered at the close of said performance, and be operated by approved machinery for that purpose. The proscenium curtains shall be placed at least three feet distant from the footlights at the nearest point.

No doorway or opening through the proscenium wall, from the auditorium, shall be lowered above the level of the first floor and such first floor openings shall have fireproof doors on each face of the wall, and the doors shall be hung so as to be opened from either side at all times. There shall be provided over the stage metal skylights of an area or combined area of at least one-eighth the area of said stage, fitted up with SLIDING SASH and glazed with double-thick sheet glass not exceeding one-twelfth of an inch thick, and each pane thereof measuring not less than three hundred square inches, and the whole of which skylight shal be so constructed as to open instantly on the cutting or burning of a hempen cord, which shall be arranged to hold said skylights closed, or some other equally simple approved device for opening them may be provided. Immediately underneath the glass of said skylights there shall be wire netting, but wire glass shall not be used in lieu of this requirement.

The rigid curtain idea approved by the new code differs considerably from the generally accepted idea of the old steel fire-proof curtain. Where the former was merely a connected series of heavy steel plates, the modern rigid curtain is not only fireproof, but smoke-proof and is not a patented article. It consists, as in other curtains of this kind, of a framework of structural steel members, rigidly riveted together and covered on the auditorium side with sheet steel and on the stage side with sheets of cellular asbestos one inch thick forming an air space of two to three inches between the two coverings. It is raised and lowered exactly as a heavy fire door is made to slide up and down and may be operated either automatically by means of a fusible link or by a rope connected to the prompter's box or from the fly gallery.

In the illustration showing the Freeman model theatre ventilator the position of this fire curtain is shown, as well as the position of the courts where the theatre is located on an inside lot with tall buildings on either side. The short court is shown permitting the extension of the stage to the entire width of the lot.

More Sprinklers Recommended.

A slight difference in wording of the sprinkler sections of the two codes makes it entirely possible that more sprinklers will have to be put in theatres of the future. The model code says:

A standard wet-pipe system of approved automatic sprinklers shall be installed throughout the theatre, except in the auditorium, foyers and lobbies. Sprinklers will not be permitted over dynamos and switchboards or above the fusible links immediately under the automatic ventilators over stage.

This is how the existing code treats this part of the ordinance:

A separate and distinct system of automatic sprinklers, with fusible plugs approved by the Department of Buildings supplied with water from a tank located on the roof over the stage and not connected in any manner with the standpipes shall be placed on each side of the proscenium opening and on the ceiling of the roof over the stage at such intervals as will protect every square foot of stage surface when said sprinklers are in operation. Automatic sprinklers shall also be placed whenever practicable in the dressing rooms, under the stage and in the carpenter shop, paint rooms, store rooms and property rooms.

The Importance of this Code.

The importance of this code lies in the fact that some of the experts who have, in the past worked on the revision of the existing code, have collaborated on this one which, having the approval of the insurance interests of the country, makes its recommendations of sufficient importance to cause future revisors to give at least some consideration to the suggestions it contains. The model code is available to those interested and copies will be provided to those of our readers who are interested.

BUILDING REGULATION.

Steel Construction and the Elevator Removed Old Limitations.

It is hoped that the committee appointed this week to investigate and report on the advisability of limiting the height or bulk of buildings will not fail to have real estate represented on its advisory subcommittee by practical real estate men. The discernment which characterizes Mayor Gaynor did not fail him when he chose the members of this important committee. The Borough Presidents of Manhattan, The Bronx and Brooklyn, Messrs. McAneny, Miller and Steers, are particularly well situated and informed to weigh the economic and legal questions interwoven with the subject at issue.

Old-Time Stair Limitation.

In the past, New York City has had either natural or economic limitations upon building height. Before the elevator era the unwillingness of the public to climb more than five or six flights of stairs constituted a limitation on the height of buildings and caused a steady outspreading and fairly even distribution of population. It was a limitation, furthermore, which compelled a more regular distribution of real estate values and consequently of rents and taxes, as well as of business opportunities, than obtains now.

The Masonry Limit.

Before the era of steel construction there was a limit to the height which a building might rise, owing to the impossibility of making masonry walls heavy enough to support a taller structure. Beyond this it was unprofitable to go.

For twenty years or more we have had no limit, either natural, mechanical or economic, except upon tenement house construction. With the facilities afforded by the steel frame, thinly veneered with masonry, buildings have been raised to a height of seven hundred feet or more. Perpendicular expansion, succeeding horizontal spreading, has kept the business of Manhattan Island within its former narrow limits. The skyscrapers have created comparatively few new business sections, but they have intensified old ones. They have multiplied land values and rents in the old spots.

After the committee has satisfied itself as to the constitutionality of the proposed limitation, the most important decision will turn upon the nature and method. Under some of the proposed architectural schemes the city may still have beautiful towers—but less bulkier buildings. The fire and building authorities seem to favor, on the whole, an arbitrary horizontal deadline. Chief Kenlon says he will promise to get everybody safely out of an eight-story building in case of fire, but he fears dreadful consequences from flames in taller buildings. Assistant Superintendent of Buildings Ludwig affirms that fireproof skyscrapers are merely stoves in which the stairways and elevator shafts are the flues and the non-fireproof contents the fuel. The stove itself may not burn, but the fuel will.

Transit Improvement on Staten Island.

The Public Service Commission for the First District has ordered the Richmond Light and Railroad Company to construct and operate such extra tracks as may be necessary to provide a complete double track of its entire Castleton avenue or Brighton Heights route between St. George, New Brighton and Broadway, West New Brighton. Work must begin by June 1 and the double track completed and ready for operation by November 1, 1913.

A THEORY OF VALUE.

Unearned Increment Not Confined to Land—It Is Created by the Community, but so Is All Value.

THE unearned increment tax is advocated not on the ground of municipal protection afforded and benefits derived, but on the ground that the community produced such increase in value, and not the individual, and that the community should receive a percentage of, if not all of, such increase.

There is no inherent value in anything. In the first and last analysis, value is created solely by the desire of possession; and the community alone creates the value of all things, whether lands, buildings, crops, hotels, theatres, stores, factories. The greater the congestion of population, the greater the demand and the greater the value.

If, therefore, the community is entitled to any percentage of the increased value of realty, it is equally entitled to 100 per cent.; and if so entitled, it is equally entitled to any or all the increased value of all things. The logical outcome of this is state ownership and operation of all things, the people to be employed by the state.

Further, the community does not create land values as land. It creates the value of the products of the land, whether they be stomach crops, housing crops, or clothing crops. There is no difference between a crop of wheat, oats, etc., and a crop of bricks and mortar; both are essential to the wants of man.

Why is it that the unearned increment tax advocate confines his theories to realty? If he advocated its application to all human endeavor, its fallacy would be exposed.

Every New York City wage and salary earner receives more than he would outside New York, due to congestion of population; why not tax these increased earnings as unearned increment?

The congestion of population increases the profits of the purveyors of food, clothing, luxuries, amusements and the good will of their business; why not tax this unearned increment?

Why should not the farmer be taxed on the unearned increment due to the increased demand for food stuffs in consequence of the more rapid growth of the urban than of the rural population?

If the farmers of the United States have a stock of wheat or other produce, and by reason of the failure of like crops elsewhere or by reason of war in Europe prices go up, why should the farmer be entitled to such increase in price? He did nothing to create or produce it; why should not such increased value, being unearned increment, be confiscated to the community?

A railroad is built in a farming country where none previously existed, thereby increasing the value of the farmers' crops for all time; why should not such increase in price be annually confiscated to the community, as the farmer did not produce such increase in price? Growing food crops on land are not different from growing hotel, dwelling, theatre, office or factory building crops on land.

Every person in every country, from the monarch or president down to the tramp, derives profits due to individual efforts and also profits due to community efforts; the man does not live that can differentiate between the active and passive activities and the resulting profits.

To tax "unearned increment" when earned may be folly, but to tax it before it is earned is a crime, and yet "unearned increment taxers" would tax realty's unearned increment before it is earned, the process being as follows: The assessor guesses (because that is all he does) the value of certain real estate to be say $1,000,000. The next year he guesses it to be $1,050,000, and so on. The owner pays the tax rate on a guessed up valuation, which is bad enough, but he is now asked to pay a tax also on the guessed difference in value between the one year and another.

STEWART BROWNE.

THE SUBWAY CONTRACTS.

Eight Different Instruments, Providing for an Expenditure of $300,000,000.

It is hoped that "next week" will really see the consummation of the negotiations for the building and operation of the Dual System of rapid transit which will stimulate the real estate market and give to New York City a subway and elevated system having 629 miles of single track and costing, for new work and new equipment, upwards of $300,000,000. The Public Service Commission for the First District, having adopted the contracts with the operating companies on March 4, sent them to the Board of Estimate and Apportionment, which gave a public hearing upon them on Tuesday of this week. Final action was then postponed until next Tuesday.

The only contract not included was the certificate for the third-tracking of the elevated railroads in Manhattan and The Bronx. This certificate originally was made out to the Manhattan Railway Company, owner of the elevated roads, which refused to accept it. The commission thereupon made out a new certificate to the Interborough Rapid Transit Company, as lessee of the roads. A public hearing on this certificate will be held to-day, March 15, and after this hearing it is expected the certificate will be approved by the commission and forwarded to the Board of Estimate.

Excluding the assignments of Contracts Nos. 1 and 2, covering the existing subway, for which the new contracts will be substituted, there are eight different instruments involved in the new agreement. These are as follows:

What the Contracts Are For.

Operating contract with Interborough Rapid Transit Company, covering the existing subway, the proposed extensions thereof, and the equipment and operation of the enlarged system.

Operating contract with the New York Municipal Railway Corporation (Brooklyn Rapid Transit), conveying to new subway system to be operated by that company and its existing elevated lines, to be operated in conjunction therewith and the reconstruction of those lines, and the equipment and operation of all.

Certificate to the Interborough Rapid Transit Company for extensions of the elevated railroads in Manhattan and The Bronx, the equipment and operation thereof.

Certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit), for various extensions of the elevated railroads in Brooklyn and Queens, the equipment and operation thereof.

Certificate to the Interborough Rapid Transit Company, for the construction and operation of additional tracks on the Second, Third and Ninth avenue elevated railroads.

Certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit), for the construction and operation of additional tracks on the Brooklyn elevated railroads.

Agreement between the Interborough Rapid Transit Company and the New York Municipal Railway Corporation (Brooklyn Rapid Transit), conveying to the latter trackage rights over the Queens rapid transit lines.

Agreement with the Interborough Rapid Transit Company, giving that company, as grantee under the elevated certificates, trackage rights over the Jerome avenue, White Plains road and Steinway Tunnel extensions of the subway system.

When all these contracts are signed, the Public Service Commission will push the work of letting construction contracts on such portions of the new system as have not been already awarded. The most important of these are the proposed extension of the existing subway from Times Square down Seventh avenue to Park place and under the East River to Brooklyn, and the Broadway-59th street subway, running from the Queensboro Bridge to Seventh avenue and down Seventh avenue and Broadway to lower Manhattan and a tunnel under the East River to Brooklyn. There are also the tunnel under the East River at 14th street and its extension through the Eastern District of Brooklyn, and the cut in 38th street, Brooklyn, and the new tracks in Flatbush avenue necessary to connect the South Brooklyn lines of the Brooklyn Rapid Transit system with the Fourth avenue subway and Centre street loop subway, now about completed.

The Board of Estimate and Apportionment has approved the construction contracts awarded by the commission for the building of the main portions of the new rapid transit lines in Queens. These are the elevated roads projected from the Queensboro Bridge to Astoria and Corona, over which both the Interborough and Brooklyn companies will operate trains. The contractor for the Astoria line is Cooper & Evans, and the contractor for the Corona line is the E. E. Smith Contracting Company.

Tenement Legislation.

Prominent speakers urged tenement house reform in this city and recommended legislation to that effect, at a meeting conducted last Wednesday evening at the Madison Avenue Presbyterian Church under the auspices of the Tenement Economics Society of New York. The proposed legislation seeks to encourage more building of open-stair tenements.

Henry Atterbury Smith, the architect who designed the Vanderbilt Model Tenements on East 77th street, pointed out, with the aid of stereopticon views, the advantages derived from this kind of construction. All available floor space is utilized, resulting in more light, more air, the prevention of contagion and greater facilities for escape in case of fire.

Dr. William Shannon endorsed the proposed legislation. The Academy of Medicine, he said, was aiding in the work to change the present law.

Prof. Charles F. Chamber, who was president of the Board of Health from 1873 to 1884, when it was within the jurisdiction of the health authorities to approve or disapprove any tenement built in the city, declared that he had watched with great interest the gradual improvement in tenement house construction, to be finally perfected in the Vanderbilt Model Tenements.

—The stock transfer tax bill having been recalled from the Legislature by Governor Sulzer, there remains some hope that the rights of property in New York City will yet be reasonably respected by the State Legislature. The times have been hard enough for stock brokers and consequently for real estate owners in the financial district without having the State drive any more tenants out of business.

PARK AVENUE'S BREAK.

To Be Mended By a Change of Grade—Two Plans Presented.

The city authorities have long had a plan for improving the grades at the intersection of 34th street and Park avenue. It involves changing the grade of Fourth avenue, from East 32d street to East 34th street; of Park avenue, from East 34th street to East 35th street; of East 33d street, from Fourth avenue to a point 256 feet easterly therefrom, and of East 34th street, from Madison avenue to a point 238 feet east of Park avenue, Borough of Manhattan.

The break in the roadway of Park avenue between 32d and 34th streets, caused by the opening of the old Harlem River tunnel now used by the surface cars, leaves only one narrow ramp for the passage of vehicles on the westerly side, and compels all passengers transferring from the crosstown car line to the lines north and south to climb a series of steep steps in order to make their connection. The line at 33d street east and west is broken abruptly.

A Great Thoroughfare of the Future.

The improvement of Park avenue north of the Grand Central Station, and the connection of the north and south section of the avenue by means of the 42d street viaduct soon to be built by the city, will make of Park avenue, with its natural extension southward through Fourth avenue, one of the principal north and south thoroughfares of the city. With its broad and boulevard-like approach to the Grand Central Station from the north, and its extension around the new station and across the viaduct to the south, it will offer, says Chief Engineer Nelson P. Lewis, immediate relief for the rapidly increasing congestion of Fifth avenue, and will serve as a noble approach to the station from either direction. The one break in its physical continuity continues to be that at the 34th street crossing.

The plan presented for the consideration of the Local Board, although prepared by the borough engineers, was based almost wholly upon a scheme advocated by the Fourth Avenue Association, and originally devised and elaborated by Mr. Lloyd Collis, its Consulting Engineer. The Fourth Avenue Association is a body of property owners, chiefly recruited from those located and doing business on Park or Fourth avenue, south of 34th street. Their plan contemplated the lowering of the surface of 34th street 6.22 feet at its intersection with Park avenue, with consequent reductions of grade on 34th street east of Park avenue for a distance of 238 feet from 4.54 per cent. to 1.86 per cent.; and on the block to the west, between Madison and Park avenues, from 2.13 to 0.79 per cent. The grades on Park avenue were also to be readjusted.

The re-arrangement proposed will also make it possible to carry 33d street across Fourth avenue, where it is now interrupted, thus securing a considerable betterment of crosstown traffic conditions; the incidental relief of 34th street, and the very material improvement of surrounding property. Heavy damages will doubtless be claimed by property owners on both Park avenue and 34th street; but the value of the improvement as secured, it is believed, will much more than outweigh these adverse considerations.

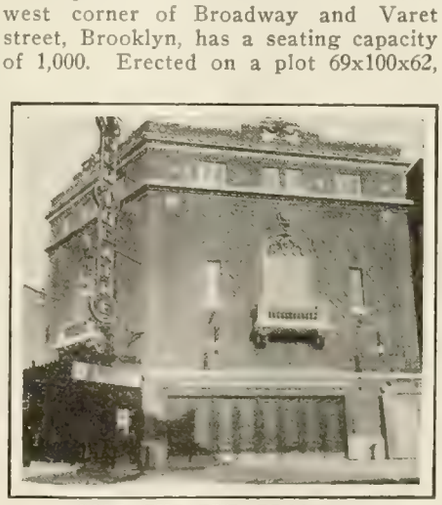
The Wetmore Plan.

The substitute plan, which is referred to commonly as the Wetmore Plan, is supported by certain property owners on Park avenue north of 34th street, and by others in 34th street—some as far west as Sixth avenue. Mr. Wetmore represents chiefly the Vanderbilt Hotel, which, if the regrading plan is adopted, will lose the use of a considerable amount of vault space held under temporary permits from the City, and which would be damaged in certain other respects. Mr. Wetmore suggests that the present grade of 34th street be not disturbed, and that the tunnel portal also remain as it is. As a relief for the north and south traffic, he proposes the building of a vehicular ramp at the easterly side of the ascent between 32d street and 34th streets, corresponding to the present ramp on the westerly side, though necessarily of narrower width. In order to leave the open cut approach to the tunnel in its present condition, and to gain the space to the east necessary for the proposed new ramp, he would reduce the sidewalk width to ten feet for the entire distance between 34th and 32d streets.

The cost of the general solution he advocates would be, according to his own estimates, about $138,000, while there would be practically no cost for damages. The principal opponents of this scheme did not at first arrange for or believe in the eventual necessity for a crosstown 34th street subway. It would be physically impossible to run a standard type tube between the roof line of the pres-Interborough and the tracks of the Fourth avenue-Madison avenue surface line, carried at their present levels. Mr. Wetmore has, however, more recently suggested that room for a subway structure might be provided through raising the grade of 34th street an additional ten (10) inches above the present grade. The borough engineers believe that this would produce an impossible surface traffic condition and have given this solution, therefore, no support. They have come to the conclusion that the so-called Collis Plan, notwithstanding the somewhat greater scale of cost that it would involve, offers the best solution. A hearing will be held by the Board of Estimate on March 27.

Theatre Claimed to Be Fireproof.

The Gold Theatre, which has recently been opened for vaudeville on the northwest corner of Broadway and Varet street, Brooklyn, has a seating capacity of 1,000. Erected on a plot 69x100x62,



GOLD THEATRE, BROOKLYN.
Shampan & Shampan, Architects.

the building has two balconies and an interior finished in a modern French Renaissance style of architecture, richly decorated. The predominating colors are green and gold. Statuary groups top out the boxes and proscenium opening.

A special equipment of electric lighting has been installed with concealed lamps at ornamental decorations to offset various shadows and details of the statuary work. The draperies, curtains and seats have been carefully designed to conform to style and color of the interior finish. A mural painting entitled, "The Oriental Dancer," surmounts the sounding board.

The facade of the building is designed in a Florentine style of architecture with constituting materials of buff colored tapestry brick laid up in a Flemish bond with raked joints and matt glazed polychrome terra cotta and granite trimmings. The structure has been erected under the most rigid regulations of the Fire and Building Departments, and is reputed to be an absolutely fireproof building, not containing a particle of wood. The Gold Theatre was designed and erected under the supervision of Shampan & Shampan, architects, 772 Broadway, Brooklyn.

THE NUMBER OF SKYSCRAPERS.

Not So Many Proportionately as Generally Supposed—Statistics from Supt. Miller.

It depends upon what one denominates a skyscraper whether such buildings are numerous or not, but in all New York there are no more than 117 buildings over sixteen stories in height. If we are to include in this classification only those which are higher than it was possible to go with the old forms of masonry construction, before the era of steel-frame construction, then the list is not so very long.

After you rise above the thirteenth story you will find but forty-four fourteen-story buildings, only twenty-seven fifteen-story buildings and only twenty twelve-story ones, while there are no less than 389 in the thirteen story class.

No. of Stories.	No. of Buildings.	No. of Stories.	No. of Buildings.
10	179	23	3
11	181	24	4
12	191	26	4
13	389	27	2
14	44	31	1
15	27	32	1
16	28	33	3
17	31	38	1
18	13	41	1
19	13	45	1
20	12	55	1
21	15		
22	11	Total	1,156

This list includes all buildings irrespective of occupancy and those rated as semi-fireproof.

Basements also are included in this list where the floor of the first story is above grade and there is an entrance into the basement from the street. And roof structures or pent houses when actually occupied for janitors' dwellings or some purpose other than for housing elevator machinery, stair exits and the like are considered as an additional story by the building department.

If all the buildings in the foregoing list were piled one upon the other the tower thus constructed would be nearly 35 miles high, or equal to more than 180 Eiffel towers.

From this table it appears that the average height of the skyscrapers in Manhattan (assuming anything ten stories or more in height as a skyscraper) is thirteen stories. Superintendent Miller estimates the total number of buildings in Manhattan is 120,000.

—With the operating contracts for the Dual Subway system signed, as they will be next week, more construction contracts for the Broadway-Lexington avenue line will immediately be let. Then will follow in due course contracts for the construction of the various other lines composing the Dual system. Three hundred and forty-five million dollars will be spent for construction and equipment. Good times are ahead for mechanics and laborers, and let us hope the real estate market will soon come to life again.

—And still it is "next week" when the subway contracts will be signed.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

RENTAL PROPERTY ACCOUNTS.

How to Keep Income and Maintenance Accounts So as to Afford Useful Data.

By R. Kinniburgh,
Auditor American Real Estate Company.

THE investor in income producing real property who desires to obtain the fullest return from his investment will endeavor not only to fill all rentable space in his buildings with the best class of tenants and at the highest rents obtainable, but must also watch expenses closely. Only by analysis of expense and frequent comparison can he hope to secure the best results, and it is therefore important that his accounts should be so arranged as to readily afford useful data.

It is proposed to outline herein a system of accounts suitable for the business of an owner and operator of office and loft buildings, stores and apartment houses and other rentable property. Whether he be owner on a large scale or on a small one, he must provide accounts that will record as to each property:

(1) The book value.

(2) The amount of mortgage, if any.

(3) Gross income from rents.

(4) Operating expenses.

(5) Rents accrued and rents received.

(6) Expenses incurred and expenses paid.

Before going into detail it might be well to make a few general suggestions. All available information concerning the properties should be in the possession of the accountant, and all leases, insurance policies and other contracts be filed with him. He should have in handy form such information regarding each property, as:

Location, street number, block and lot as shown on city map.

Area and dimensions of land.

Full description of the building; cost and kind of construction, cubic feet capacity, height and number of stories, rentable area by floors, number of stores, lofts, offices or apartments, number and make of elevators, if any, etc.

Assessed value of land and of building.

Amounts and rates of each class of insurance.

Owner's equity.

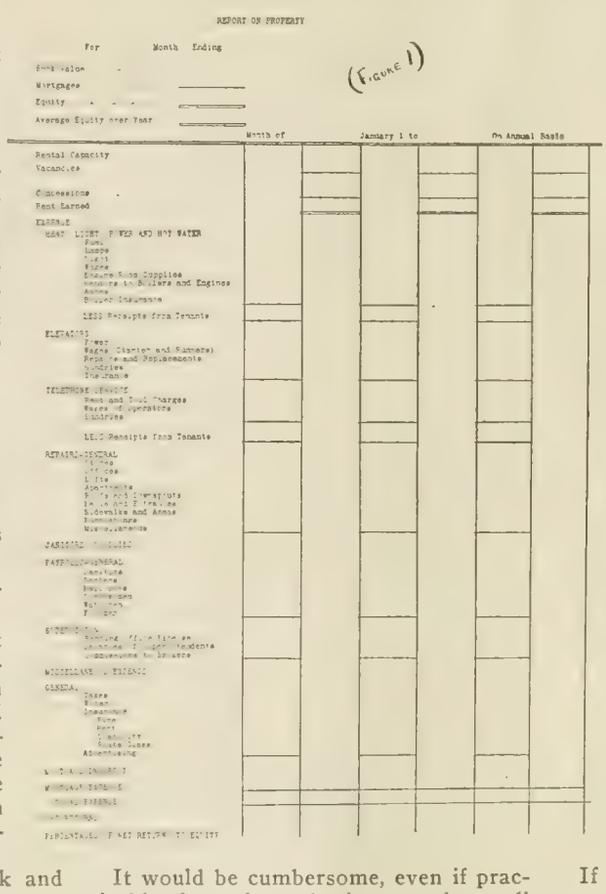
Rentable value of vacant space.

The above items are statistical and do not enter into the actual books of accounts.

Laying Out the Accounts.

If we now introduce a form (Fig. 1), which is to be filled out each month for the guidance of the owner or manager, it will serve as a basis for laying out the accounts. The system should be such as will give the information called for by the form readily and accurately immediately after the close of the books for the month.

Note that the form contains six columns for figures (not ruled for dollars and cents because intended to be filled out on the typewriter). The two columns on the left hand are for the results of the month just ended; the two middle columns for results from the beginning of the fiscal period to the end of the month just closed, and the remaining two columns to provide an estimate for the operations of the current fiscal year based partly on the experience to date and partly on conditions expected during the remaining months of the year.


REPORT ON PROPERTY

For Month Ending

Book Value
Mortgages
Equity
Average Equity over Year

(FIGURE 1)

	Month of		January 1 to		On Annual Basis	
Rental Capacity						
Vacancies						
Concessions						
Rent Earned						
EXPENSE						
HEAT, LIGHT, POWER AND HOT WATER						
Fuel						
Steam						
Light						
Power						
Engine Room Supplies						
Repairs to Boilers and Engines						
Ashes						
Engine Insurance						
Less Receipts from Tenants						
ELEVATORS						
Power						
Wages (Starter and Runners)						
Repairs and Replacements						
Supplies						
Insurance						
TELEPHONE SERVICE						
Rent and Toll Charges						
Wages of Operators						
Supplies						
Less Receipts from Tenants						
REPAIRS—GENERAL						
Painting						
Carpenter Work						
Plumbing						
Tiling						
Electric Wiring and Apparatus						
Roofs and Skylights						
Sidewalks and Areas						
Miscellaneous						
JANITORS' SUPPLIES						
PAYROLL—GENERAL						
Janitors						
Engineers						
Watchmen						
Elevator Men						
STREET RENTS						
Building Tax on Income						
Assessments for Permanent Improvements to Leases						
MISCELLANEOUS EXPENSE						
GENERAL						
Taxes						
Water						
Insurance						
Fire						
Rent						
Liability						
Plate Glass						
Advertising						
TOTAL EXPENSE						
NET EARNINGS						
TOTAL INTEREST						
DEPRECIATION						
PERCENTAGE OF NET RETURN ON EQUITY						

It would be cumbersome, even if practicable, for a large business to keep all its accounts in one book. The General Ledger should, therefore, contain for the most part controlling accounts and the details of these accounts be recorded in subsidiary books.

The Accounts Payable Register.

By means of an Accounts Payable Register, bills for expenses are brought into the accounts as soon as received and without reference to the time of their payment. This book may be kept open for a few days after the end of the month if desired, to accommodate bills that are late in arriving. As much as possible all bills should be included in the operations of the month to which they belong. The Accounts Payable Register is also used for classifying expenses under general heads.

Some expenses foreseen, but not due, are brought into the accounts through the General Journal, and the distribution of certain expenses over the fiscal year, so that no month will be charged with more than its pro rata share of the same, is also made through this book.

The Cash Book should contain a column on the debit side for Rents Receivable and on the credit side one column for Accounts Payable, and another for Discounts, in which any discount deducted from a bill upon its payment is noted, while at the same time the gross amount of the bill is entered in the "Accounts Payable" column.

An Accounts Payable account is provided in the General Ledger, to the credit of which each month's total of bills is posted from the Register and which is debited with the total of the Accounts Payable column in the Cash Book. When these postings have been made, the balance of the account will equal the total of the unpaid bills, which would not be the case if the account were debited with net instead of gross payments. A subsidiary Accounts Payable Ledger containing individual accounts and controlled by the General Ledger account will be found useful in many respects.

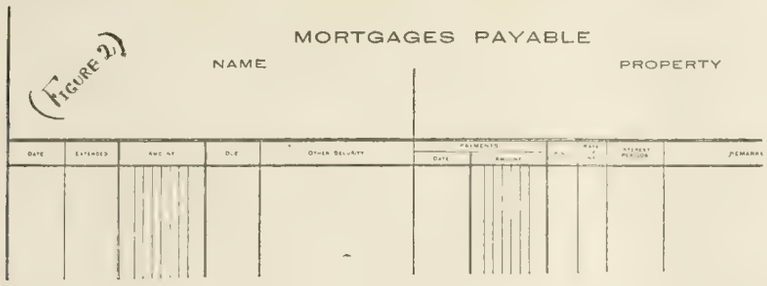
The books so far mentioned are common to all kinds of business, and we will now pass to the books and accounts required in the particular business we are dealing with.

Books with Special Forms.

Whatever consideration may be given for a piece of rental property, whether cash, mortgage or value in other property, is to be charged to the rental property account of that property, as also any expenses in connection with the purchase, such as lawyers' fees, surveys, title insurance, etc. To this account should also be charged betterments and assessments. The balance of the account at any time is called the "book value" of the property and would appear as an item in any statement of the owner's assets.

If there be only a few individual rental properties owned, a separate account for each may be opened in the General Ledger. If there are sufficient units to warrant it, the individual accounts should be kept in a subsidiary ledger; one ruled in the usual way will suffice. This ledger will be controlled by a "Rental Property" account in the General Ledger; that is to say, all amounts entering into the book values of the properties are posted both into the Control account in the General Ledger and into the individual accounts in the subsidiary ledger, so that at any time the combined balances of the individual accounts will equal the balance of the Control account.

The amounts of all mortgages on the properties are credited to a "Mortgage Payable" account in the General Ledger, and the mortgages are recorded individually in the "Mortgage Register" (Fig. 2). Payments reducing the principal of mortgages are debited to the account; payments on account of interest are charged to operating expense. The difference between the balances of the "Rental Property" and "Mortgage Payable" accounts is the book equity of the owner in his properties, and it is on



(Figure 2.)

this amount that he looks for a return in net rental income.

Rents are usually payable monthly in advance, but no matter how payable the rent from occupied space should be accrued monthly, an account being kept in the "Rent Register" (Fig. 3) with each tenant. It will be noted that the register is so arranged that it will accommodate several accounts to a page.

Public Service Items.

It is not unusual for a landlord to contract with the lighting company for all electric current to be used in the building, buying it wholesale and selling it to his tenants retail. Similar arrangements are frequently made with the telephone company for telephone service, and loft tenants as a rule are responsible under their leases for water consumed in their premises. All such charges and any others to be borne by tenants are charged in the column provided in the Rent Register.

Should any free rent be allowed, the amount of the same is entered in the "Concession" column and also noted in the month to which it applies to ensure its not being overlooked and accrued against the tenant in error.

Deposits made by tenants to secure rent or to guarantee the return of keys are not entered as rents but are carried as liabilities in a Rent Security or Key Deposit account until returned, forfeited or applied on rent due.

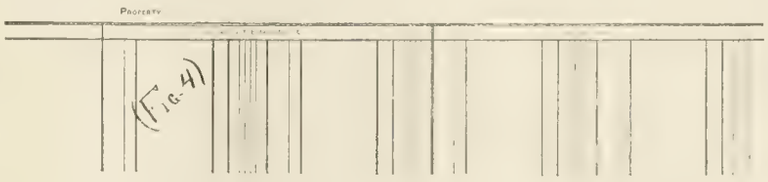
Let us suppose the Rent Register to be completed for the month of February; that is, all February rents charged to tenants in the "Rent" column, and all January charges for light, telephone, etc. (which, of course, were not ascertained until after the January account had been closed), entered in the "Charges" column, and the totals of both columns for each building owned obtained. The next step is to prepare a journal entry in which the rents and charges are recapitulated by properties. The grand total of this entry is debited to "Rents Receivable" account; the rents are credited to Income from Rental Properties account, and credit is given to Maintenance account for the charges.

The Monthly Balance.

It is most important that all receipts of rents and charges should be noted at once in the Rent Register in the column provided so that the condition of each tenant's account may be seen at a glance. At the end of each month the Cash Book is closed and the total of "Rents Receivable" column is posted in the General Ledger to the credit of Rents Receivable account.

This account has now been debited with rents and charges accrued and credited with rents and charges collected. The balance of the account must, therefore, equal the unpaid rents and charges as shown in the Rent Register, which can be quickly verified by drawing off a list of such items. Such verification should be made every month after the close of the books. If everyone concerned has done his part the list should be a very short one.

Separate income and expense accounts of each property are kept in a subsidiary ledger conveniently called the "Income and Maintenance Ledger," which is controlled as to income by the "Income from Rental Property" account and as to expense by the "Maintenance" account in the General Ledger. This book should be in fact a double ledger, providing on each page two sets of debit and credit columns (Fig. 4).



(Fig. 4)

(To be continued.)

QUESTIONS and ANSWERS

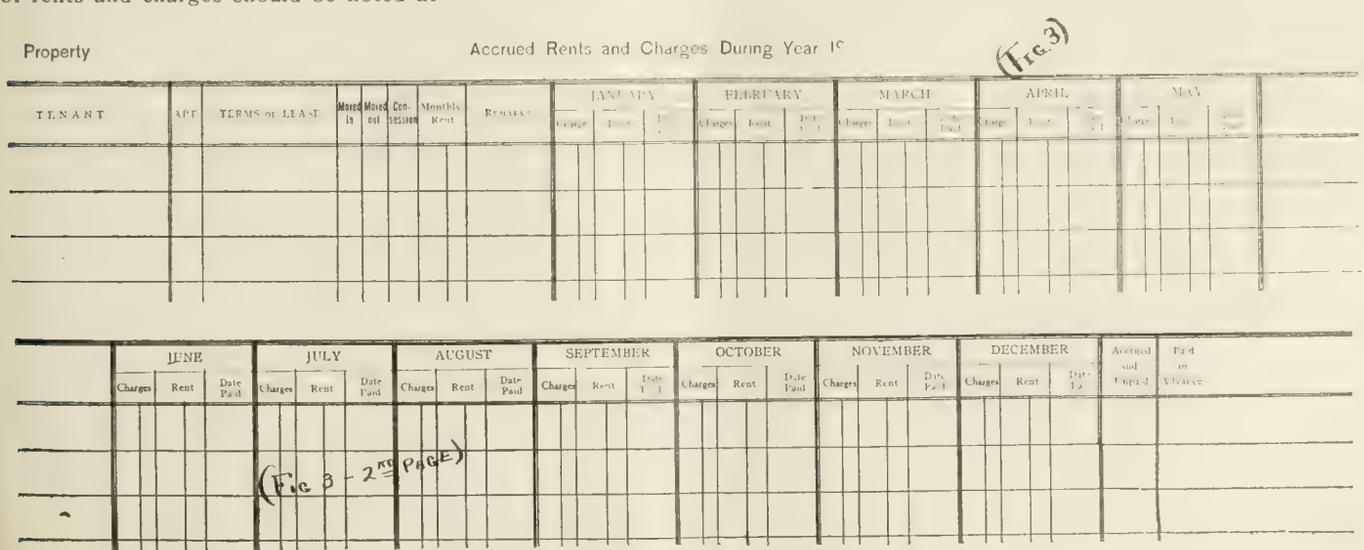
The Right to Sublet.

In many leases for the renting of property, there is a clause, which reads somewhat as follows: "The lessee is not permitted to sublet the premises, without the written consent of the landlord." Please inform me whether this clause is absolutely binding upon the lessee, even if he intends to sublet to a party who is absolutely respectable and reliable, and whose occupancy is exactly of the same kind and character as the lessee's, and is no more hazardous or injurious to the property; the lessee is to continue to pay the rent to the landlord or to hold himself responsible for the payment of the rent to the expiration of the lease. Can the landlord withhold his consent? And if he does withhold it, is there any redress for the lessee? Can the lessee compel the landlord to give his consent, if he (the landlord) cannot give a valid reason for withholding it? If not, is the lessee compelled to continue to pay the rent till the expiration of the lease (whether he continues to occupy the premises or not), or if the landlord persists in withholding consent, is the lessee obliged to relinquish the lease (the landlord being willing to have him do so) even if the lessee does not want to relinquish it?

Answer.—The clause is binding upon the lessee, although under the above circumstances there does not appear to be any good reason why the landlord should object to the subletting of the property. Subleasing without the consent of the landlord when such permission is required is frequently done, but ordinarily the landlord does not interfere or attempt to oust the tenants as long as his income remains secure and his property uninjured. He has, however, the right to bring an action for damages (if he can prove damage) for the breach of the covenant prohibiting subletting, against the lessee; or he can enter upon the property and expel the lessee or those holding under the lessee.

Since a lease is a contractual relation, the landlord is bound to perform only that which is stipulated in the contract. Since he is not required to give consent under the terms of the lease, he does not have to give any reasons for the withholding of such consent. He cannot be compelled to do anything except what he covenants to perform.

Since the original lease is still in force, the lessee would continue to be liable for the rent if he violated any clause in the lease. Neither of the parties can safely relinquish the lease without the permission of the other, and each would be liable to the other for any breach of covenant therein contained. The lease can be made void by the mutual agreement of the parties, just as any other contract can be invalidated.



(Fig. 3)

(Fig 3 - 2nd Page)

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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In a letter to Borough President Miller, Mr. N. Serracino suggests that the proposed Bronx Civic Center be established on the north side of 180th street, near the Bronx Park subway station. That location, he points out, is virtually the geographical center of the borough and is readily accessible from all quarters of the Bronx or Manhattan, while property there is inexpensive.

The campaign conducted by Borough President McAneny to relieve congestion in the crowded districts by removing encroachments in front of the building lines has brought up a question which is to be settled by the courts. The test case to be litigated will determine whether the landlord or the lessee shall sustain the losses, resulting from the removal of floor space and shortening of show windows. The Peckham Estate, whose property at Fifth avenue and Twenty-third street has been affected by the removal of several feet, appears as plaintiff in the action commenced recently in the Supreme Court.

When the present laws relating to leaseholders in the State of New York were adopted, the Legislature thought it wise to discourage leases running for more than the life of one generation. Double taxation was, therefore, resorted to in the case of leases extending beyond twenty-one years. Thus, the rents are taxed as personalty and the land and its improvements as real estate. Furthermore, the right of the holder of a mortgage on a leasehold to official notification of dispossess proceedings brought by a freeholder against his lessee is not recognized by law. These obstacles to investing in long-term leases will be removed, if the Stilwell bills introduced into the Legislature on the initiation of the Allied Real Estate Interests are enacted.

The Cause of the Real Estate Depression, and the Remedy.

No one who watches closely the condition of public opinion among New York taxpayers can fail to be impressed by the gathering alteration in their attitude toward their own troubles. Until recently they did not exhibit any very lively and omnipresent interest in the effect which the tax policy of the city government was having upon the condition of the real estate market. Of course they grumbled at the increase of taxes, and their discontent was sufficiently obvious and expressive to play a certain part in the last municipal campaign. But still they were not thoroughly in earnest.

They did not take the prevailing depression very seriously. They did not attribute it chiefly to causes connected with the policy of their city government. They had been familiar with periods of depression in the past, and they remembered that after some years of agitation a sudden revival of prosperity supervened and their grievances were swallowed up in the beneficial effects of enlarged business activity and a return of confidence. They have anticipated that the present prevailing period of depression would vanish in the same way and that nothing which they could do as citizens and voters would contribute much either to the acceleration of the return of prosperity or to its retardation.

Recently, however, they have begun to evince a more serious and responsible interest in the situation. General business prosperity has in a large measure returned without benefiting real estate in New York City. The number of transfers recorded are smaller than they were during the past two dull years. The amount of building is on the decrease. Very little money is being invested in real estate. Speculation is at a standstill. The general condition is worse than ever, while at the same time there can be no doubt as to the cause of the depression. Real estate is almost unsalable, except in a few favored locations or at a sacrifice, not because the city is not increasing in population and business, not because its general prospects and situations are not as flattering as they ever have been in the past, but largely because of the effects of past increases in taxation and the threat of future increases

The growing public understanding of the real cause of the existing depression has increased the prevailing sense of responsibility among property owners as to the adoption of an active, protesting and remedial policy. They are beginning to realize that conditions will not substantially improve until something is done to make them improve—until something is done, that is, to remove the threat which is now hanging over the future of real estate values in New York City. This action must be taken by the municipal authorities and it must assume either one or both of two forms.

Either new sources of revenue must be discovered and tapped that will provide for the increase in the city budget, or else a policy of the most rigid economy must be adopted. In truth a combination of these two methods of meeting the difficulty will be necessary, and it will not be taken without the exercise of active pressure on the municipal authorities by the property owners of New York. The time has come when it is necessary for the property owners to exercise their latent political power. Even in the matter of votes a large proportion of the taxpayers of the city would be in a position to exercise a great deal of pressure, and their indirect influence, if properly mobilized and executed should be still more powerful.

In this connection, however, property owners should remember one important fact. In New York municipal elections take place only once every four years and the possible political influence they possess cannot be exercised oftener than that. An election takes place next fall and that election will provide the taxpayer with the only opportunity to make himself felt that he will enjoy for a long time. It promises to be a very interesting election, during which questions of municipal policy will receive an unusually fine and enlightening discussion. It will be the fault of the property owners of New York and their organizations in case if this discussion does not emphasize the real needs of the existing situation and the real grievance of taxpayers. They should take care that the discussion turns chiefly upon methods of economic administration and the problems of taxation. Every candidate of all the parties should be pledged, if possible, to a definite program of economy and of tax reform, and preparations looking in the direction of effecting these results should not be left until after the summer vacation, but should be begun during the spring and pushed just as far as the general situation will permit.

Public Opinion and Building Restriction.

It looks very much as if public opinion will finally be prepared to sustain a modification of the Building Code looking toward a regulation of the height of buildings. The matter has been frequently agitated in the past, but nothing could be accomplished because of the prevailing opinion that any vigorous regulation would hurt the business development of New York. The idea has been that if a property owner were free to build as high as he wanted to build, property values would be increased while at the same time rents would be kept down. Hence it was argued that in this respect the interest of the individual property owner coincided with that of the city as a whole.

An argument of this kind could be plausibly made during those years in which skyscrapers were few in number, not over eighteen stories in height, and when their erection was confined practically to the financial district. But now that skyscrapers are built in so many different locations, now that an eighteen-story building is considered an example of moderation on the part of its builder, and now that the city has had enough experience to understand the practical working of the lack in this respect of restrictive regulation, it can no longer be urged that the city has the same interest as the individual property owners in permitting buildings to be run up to any mechanically and economically practicable height.

In fact, it can be urged with very much more reason, as Mr. Lawson Purdy pointed out with great force in a recent number of the Record and Guide, that both public and private interests are really injured by the want of effective regulation. Its only desirable effect is to add to the early increase in the value of very desirably situated property, particularly on corners, but in every other respect its effect is injurious both to property owner and public. It encourages mere speculation and promotes the convulsive appreciation and depreciation of real estate values, and it hinders that normal, steady, widely distributed increase in property values and new construction, which is beneficial to the largest number of people. The increase in real

estate value, instead of being spread over a large area and of being participated in by many people is concentrated in a few favorably situated locations.

Rents are just as high, public convenience is not promoted, many thousands of people are deprived of proper light and air, and a condition of congestion is created, which in an emergency might be really dangerous. All these effects have been much more conspicuous of recent years. New York has been passing through a period of activity in building accompanied by depression in real estate. The increase in taxation has encouraged the erection of costly buildings by making it expensive for the owners of under-improved property to continue to hold their parcels. They have, consequently, had them improved and they have had to offer exceptional inducements to prospective tenants. The over-building, which resulted, has rendered the depression in other parts of the city more acute, which in turn has increased the burden of taxation elsewhere and tended still further to accelerate building. It is seriously proposed in the Legislature to swell this whole train of causation by encouraging building still further and by adding to the depression of real estate values. But the proposal is not likely to prevail. There is every probability, however, that as a result of the existing condition property owners will wake up to the necessity of imposing some legal restriction upon the height to which buildings can be erected.

THE WEEK IN REAL ESTATE.

A strong tone characterized the real estate market during the week, and it is very likely that the coming week will witness interesting sales. There were notable instances this week of lessees buying the properties they occupy, namely, the Hotel Collingwood and the parcel at 323 Sixth avenue adjoining the northwest corner of 20th street. Private dwellings and sites for similar buildings in the streets adjacent to Fifth avenue, north of 59th street, were in good demand. Henry D. Babcock, who for many years lived on Fifth avenue south of the Cathedral, bought for improvement with a fine home for himself the plot 45x100.5 in 71st street adjoining the southwest corner of Madison avenue. Dr. Walter B. James bought a plot in 70th street that originally was part of the Lenox Library site and which he will improve with a fine home for his own use. Reimprovement of all of this old site will in all probability be witnessed this year. Already thirteen fine homes have either been built upon it or are in contemplation. Only six lots of the total block which the library and grounds occupied are now vacant. Recent indications point to the fact that high-class property is in good demand. A plot in West 79th street, between Columbus and Amsterdam avenues, changed hands for improvement with high-grade apartment houses. Another plot was sold on Fourth avenue, and that will undoubtedly be improved along modern business lines before another year has passed.

That a great transition is taking place in the character of commercial neighborhoods is indicated by the leasing of an entire building in the old silk district in Green street to a firm of metal manufacturers from South street, particulars of which will be found in our real estate news columns. Dommerich & Company, who were in the neighborhood for fifty years, have followed the uptown movement of their line of business, the silk trade. It may be that this lease of the old Dommerich building will establish a precedent for an influx of new lines of business to the lower West Side.

The section of Broadway between Times and Herald Squares will soon witness a big improvement if the terms of a lease made during the week are carried out. The Hobart estate leased the northeast corner of Broadway and 37th street, for a long term of years, and the lessees intend to improve the plot with a 12-story office building, work upon it to begin next May. It is understood that the Hobart estate is interested in the improvement to the extent of $500,000. The property is known as 1372 to 1380 Broadway and 107 to 117 West 37th street. There are eleven old structures on the site now. The plot fronts 129.3 feet on Broadway and 154.10 feet in 37th street. The building is to contain a theatre with a seating capacity of 1,200 persons.

Wages of Sheet Metal Workers.

Editor of the Record and Guide:

The schedule of wages paid in the building trades issued in January by the United Board of Business Agents, and reproduced in the Record and Guide, as the prevailing rate of wages, is in error as far as the wages of sheet-metal workers in our employ are concerned. The rate is given in the list as $4,75 a day, whereas the employers in our association pay their men at the rate of $5 a day. In order that correct estimates may be made by architects and builders, we desire to have it understood that the real prevailing rate of wages for sheet-metal workers, tinsmiths and metal roofers is $5 a day.

HERMAN WEINBERGER, Sec.
Employers' Association Roofers & Sheet Metal Workers of Greater New York.
New York, March 12.

Hot Air Heating Defended.

Editor of the Record and Guide:

In Mr. Herbert's admirable article on suburban houses is a misleading statement, viz.: "The old hot-air furnaces are too dirty," etc.

When a hot-air furnace is properly designed and not cheaply installed, it will heat the house better and not "burn" the air we breathe, as is the case with steam or hot-water. The latter can be installed without ventilation, but it is almost impossible to heat with a hot-air furnace without introducing healthful and pleasantly warmed air.

The complaint about dusty inlets and the system a dirty nuisance is not the fault of the system but because the fresh air inlet is improperly constructed.

GEORGE MARTIN HUSS.
New York, March 12.

The New Civic Center.

Congress having appropriated $3,000,000 for a new site for the Federal Building, the new civic center project is a step nearer realization. The condemnation proceedings for the site of the new County Court House have reached the stage where the present owners of the premises to be taken have finished submitting evidence. Charles D. Olendorf, Assistant Corporation Counsel, who is in charge of the city's case, says he expects to prove that the values claimed by the owners are far too high. The city will not take title to the property until the Court House Board is ready to award the contracts for the building. As yet, the architects have not been chosen.

—Plans for Lord & Taylor's new building on Fifth avenue provide for ten stories. Once it was said that six stories was the proper economic height for store buildings, but later-day experience discovers no great objection on the part of the buying public to going higher.

EMPLOYERS' LIABILITY.

For Accidental Injuries—Two Legislative Measures Compared.

Much interest has been manifested in industrial and insurance circles in the workingmen's accident compensation bills which are pending in the New York State legislature. One of the bills, the McDonough bill (also called the Murtaugh-Jackson bill), if enacted into law, would create a radical change in the legal position of employer and employee as regards the liability of the employer for damages by reason of industrial accident. The measure creates new conditions in this State in that it makes the employer responsible for practically all industrial accidents, irrespective of cause, provides for a State fund to meet claims for industrial accidents. The fund will be raised by assessments upon the employers who come within its provisions, and it will be administered by State officials.

Under this bill the employer will have the alternative of contributing to the fund to meet his liability for accidents to his workmen, or will be subject to suit for damages for such accidents as occur with all common law defenses removed. The compensation provisions of this bill are excessive, and, while the employer has an elective right of coming under this feature, should he decide not do so, he will be liable for all accidents with the amount of damage to be determined by a jury.

Another bill, known as the Foley-Walker bill, provides for free competition regarding the manner in which the employer shall insure his employes. He may either carry the insurance in a mutual company or in a stock liability company, or he may carry it himself if he be of sufficient ability to do so; or he may file sufficient security with the Superintendent of Insurance to permit him to carry his own insurance, or he may contribute to a State fund under the administration of the Insurance Department.

Under the Foley-Walker bill it is claimed that the employe is absolutely secured. He may feel sure that he or his dependents will receive the compensation once it is awarded to them. All of the insurance plans are under the absolute jurisdiction of the Superintendent of Insurance. He will supervise all of the associations and companies and see that they have sufficient assets before they are permitted to carry the risk.

The McDonough bill was opposed and the Foley-Walker bill favored by the Building Trades Employers' Association and the various associations of contractors of this city, and also by most builders and contractors up-State.

The latest advices state that the abandonment of practically all the workmen's compensation bills, pending in the Legislature, and the substitution of a so-called compromise measure embodying features of the Murtaugh-Jackson, Foley-Walker, McClellan-Esquirel, Carswell and Argetsinger bills, has been agreed to by the Senate Insurance Committee.

Do You Really Know Queens?

"Few people realize how great a city the Borough of Queens considered by itself would be," says Walter I. Willis of the Queens Chamber of Commerce. "Queens to-day ranks nineteenth in population, seventeenth in value of its manufactured products and fourth in its building development, among the principal cities of the United States. It includes forty per cent. of the land area of the City of Greater New York and has 196 miles of natural waterfront and

twenty miles of docks. There are more churches per capita than in the Borough of Brooklyn. Many millions of dollars are to be expended this coming year within the borough on new homes, factories, rapid transit, waterfront developments, etc."

An Old-Time Lease.

At No. 12 Chambers street there stood until the site was cleared to make room for the Municipal Building a row of three-story buildings which for many years were used as a school under the auspices of the General Society of Mechanics and Tradesmen. The land was held by the society under a sixty-year lease from one William Mooney and the corporation of the city of New York, for which the sum of $1,000 was paid, plus an annual rental of only $125. The buildings were erected as one, on two lots, at a cost of $7,000, in the year 1821, and the lease expired in 1881.

The society now has a beautiful building in 44th street, where it trains boys in architectural, mechanical and sheet-metal drafting, estimating for builders, decorative designing, modeling, industrial electricity, applied mechanics, physics and mathematics. Over two thousand students are enrolled in the various classes. The society has a great library, a long membership roll and a fine history.

Once there was in every city a few select societies to which our daddies were proud to belong. A membership certificate from any one of them was considered a badge of honor. The Society of Mechanics and Tradesmen is one of the sort. Its membership roll of the present and past is the best list extant of the men who since the year 1785 have been the foremost builders, master mechanics and supply men of the city.

Commendation for Register Grifenhagen.

Register Max S. Grifenhagen has received special commendation from the citizens' commission appointed by the Mayor to advise the Board of Estimate and Apportionment on new sources of city revenue. The commission consisted of former Deputy Comptroller Edgar J. Levey, Joseph French Johnson, William Jay Schieffelin, F. S. Tomlin, Robert S. Binkerd and Robert McIntyre.

In the report of the commission the frequent contention of Mr. Grifenhagen that a public office conducted to safeguard property interests should be self-sustaining, is fully approved. Discussing this topic the commissioners say:

"In no other county office visited by the commission's representative did it appear possible to procure such exhaustive data as was obtained here—and particularly worthy of mention when extended in a manner most accommodating, frank and courteous, hence the adoption of the records of this office as a basis of computation for the Register's offices in general."

Legislative Matters.

Assemblyman Walker of New York, chairman of the Assembly Insurance Committee, introduced a bill prohibiting the State Underwriters' Association from charging a fee for inspecting electrical installations in this State and prohibiting insurance companies from raising rates of insurance to cover these inspections. At present the builder, owner or contractor pays for such an inspection for the protection of the insurance company, and by this system the underwriters' association employs a staff of inspectors whose salaries are paid by the public.

The making of provisions for one practical instrument in place of the separate bond and mortgage of real property is a task given to the State Board of Statutory Consolidation in a bill introduced by Senator McClelland of Manhattan.

New Brooklyn Elevated Connection.

The Public Service Commission for the First District has approved a contract made by the Brooklyn Heights Railroad Company and the New York Municipal Railway Corporation for the construction and operation by the latter of an elevated connection between the Myrtle avenue elevated line in Brooklyn and the Lutheran Cemetery line, so that under the new rapid transit system trains on the Myrtle avenue line may be operated continuously over the Lutheran Cemetery line from Wyckoff avenue to Metropolitan avenue and return.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Mar. 7 to 13	1912 Mar. 8 to 14
Total No.	154	149
Assessed value	$8,146,700	$7,962,000
No. with consideration	11	14
Consideration	$849,750	$597,950
Assessed value	$759,500	$523,500
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.	1,655	1,841
Assessed value	$105,926,912	$174,163,745
No. with consideration	224	183
Consideration	$10,661,287	$9,767,781
Assessed value	$9,484,462	$9,043,300

Mortgages.

	Mar. 7 to 13	Mar. 8 to 14
Total No.	88	125
Amount	$4,485,449	$2,665,324
To Banks & Ins. Cos.	23	31
Amount	$1,983,900	$3,248,000
No at 6%	40	49
Amount	$1,162,834	$417,484
No. at 5½%	1	2
Amount	$300,000	$320,000
No. at 5%	24	30
Amount	$1,469,750	$825,000
No. at 4½%	6	16
Amount	$1,068,000	$588,000
No at 4%	.....	1
Amount	.....	$45,000
Unusual rates	1	.....
Amount	$1,040	.....
Interest not given	16	27
Amount	$483,825	$469,840
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.	1,117	1,264
Amount	$45,462,088	$95,323,360
To Banks & Ins. Cos.	279	271
Amount	$25,630,850	$73,886,115

Mortgage Extensions.

	Mar. 7 to 13	Mar. 8 to 14
Total No.	34	34
Amount	$7,554,750	$1,782,000
To Banks & Ins. Cos.	13	13
Amount	$7,100,250	$1,263,500
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.	419	580
Amount	$20,878,585	$25,278,177
To Banks & Ins. Cos.	153	194
Amount	$13,902,050	$13,995,500

Building Permits.

	Mar. 8 to 14	Mar. 9 to 15
New buildings	10	11
Cost	$538,000	$1,288,300
Alterations	$293,582	$205,244
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
New buildings	23	144
Cost	$9,606,325	$16,398,075
Alterations	$1,962,667	$2,419,090

BRONX.

Conveyances.

	Mar. 7 to 13	Mar. 8 to 14
Total No.	131	126
No. with consideration	9	10
Consideration	$90,000	$176,433
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.	1,349	1,437
No. with consideration	145	118
Consideration	$1,624,190	$1,948,761

Mortgages.

	Mar. 7 to 13	Mar. 8 to 14
Total No.	102	78
Amount	$976,954	$519,743
To Banks & Ins. Cos.	10	9
Amount	$159,500	$129,100
No. at 6%	42	30
Amount	$388,254	$75,960
No. at 5½%	6	6
Amount	$67,250	$39,878
No. at 5%	29	18
Amount	$336,200	$263,725
Unusual rates	1	.....
Amount	$13,200	.....
Interest not given	24	24
Amount	$172,050	$140,180
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.	967	1,031
Amount	$10,448,756	$8,880,247
To Banks & Ins. Cos.	110	125
Amount	$2,313,029	$2,374,866

Mortgage Extensions.

	Mar. 7 to 13	Mar. 8 to 14
Total No.	13	8
Amount	$195,800	$210,000
To Banks & Ins. Cos.	1	.....
Amount	$4,000	.....
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.	136	176
Amount	$2,288,300	$3,170,425
To Banks & Ins. Cos.	18	43
Amount	$510,500	$1,031,400

Building Permits.

	Mar. 7 to 13	Mar. 9 to 15
New buildings	24	15
Cost	$626,550	$408,650
Alterations	$43,925	$43,675
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 15
New buildings	184	226
Cost	$5,041,366	$6,527,875
Alterations	$208,285	$305,925

BROOKLYN.

Conveyances.

	1913 Mar. 6 to 12	1912 Mar. 7 to 13
Total No.	475	446
No. with consideration	26	23
Consideration	$128,837	$229,876
	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	4,712	4,827
No. with consideration	315	263
Consideration	$2,532,112	$2,386,746

Mortgages.

	Mar. 6to 12	Mar. 7 to 13
Total No.	311	299
Amount	$973,563	$1,171,115
To Banks & Ins. Cos.	77	64
Amount	$376,100	$390,750
No. at 6%	172	177
Amount	$452,107	$575,665
No. at 5½%	34	39
Amount	$131,000	$148,100
No. at 5%	79	69
Amount	$301,850	$388,550
Unusual rates	4	2
Amount	$10,400	$16,200
Interest not given	22	12
Amount	$78,206	$42,600
	Jan. 1 to Mar. 12	Jan. 1 to Mar. 13
Total No.	3,303	3,423
Amount	$12,183,370	$13,783,785
To Banks & Ins. Cos.	803	766
Amount	$5,069,181	$5,413,473

Building Permits.

	Mar. 7 to 13	Mar. 7 to 13
New buildings	88	97
Cost	$688,087	$596,000
Alterations	$53,585	$96,460
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 13
New buildings	736	696
Cost	$5,830,572	$5,565,508
Alterations	$638,732	$599,550

QUEENS.

Building Permits.

	Mar. 7 to 13	Mar. 8 to 14
New buildings	138	97
Cost	$537,080	$327,450
Alterations	$24,800	$15,210
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
New buildings	831	717
Cost	$2,842,667	$2,876,285
Alterations	$192,076	$97,032

RICHMOND.

Building Permits.

	Mar. 7 to 13	Mar. 8 to 14
New buildings	16	20
Cost	$28,546	$44,800
Alterations	$2,782	$3,300
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
New buildings	104	132
Cost	$200,716	$881,435
Alterations	$25,110	$77,160

BUILDING MATERIALS AND SUPPLIES

Lime Prices Will Be Advanced from 5 to 10 Cents to Cover Higher Costs of Production and Shipment.

Brick Weakens Slightly When Hudson Navigation Reopens With a Bigger Supply in Shed Than Estimators Had Calculated—The Building Outlook.

COMMON brick was a weak factor in the building material market, and the range is somewhat narrower in quotations. Prices dropped from $7.25 and $7.37½ to $7 and $7.25. A few isolated cargoes moved out at $7.50 on specification, however.

Portland cement stiffened further, although there was no actual increase in price. Lime was so firm on demand that it was unofficially announced that an advance of from five to ten cents a barrel would be made probably in April to cover increased cost of cooperage, fuel and transportation.

Certain lines of lumber are also reported to be firming. They are hardwoods and yellow pine. Copper is weaker, which gives the flashing interests a chance to supply themselves with raw material in a sick market for a brief period. Steel products were not quite so active on demand, which was a source of considerable gratification to the producers who are just about able to make their deliveries meet the volume of new business.

The Hudson River is again navigable, which means that many dealers who have depended upon continued cold weather to finish riding from their stacks, may have to sell at prices below original calculations, unless the market improves.

A new condition has arisen in this department which the dealers carrying Hudson River brick did not anticipate. There is a great deal more brick up the river than estimators last fall figured on, despite the open winter. The cause for this over supply may be found in the fact that an exceptionally large quantity of Raritan River brick has been towed into New York and Newark this winter with the result that Hudson River brick has not been in its customary demand. By June new brick should be coming into New York and consequently consumers are looking forward to lower prices when the manufacturers start to clear their sheds to make way for the 1913 production.

If the volume of expected new building operations comes forward with the freedom that builders have anticipated during the winter, much of this surplus brick will be taken care of and for that reason, even the most optimistic dealers do not look for a very extensive change in prices.

Another condition which seems to favor the accomplishment of a continued firm building material market is that the steel companies are reporting a slight falling away in volume of new structural orders, thus permitting them to catch up with some of their delayed deliveries. If they are successful in reducing their unfilled tonnage there should be a greater demand for other basic building materials by the latter part of April when the building season gets fairly under way.

Advices from the bar mills, dealing with reinforcement, fire-escape and architectural ironwork, show that they are sold up to an extent that makes premium business surprisingly large. This means that concessions will be hard to get in the very near future.

AGGREGATE MARKET STRONG.

Crushed Stone, Sand and Gravel Scarce and Stiffening.

THE condition of the concrete aggregate market from Portland cement right down to sand is increasingly stiff and the indications are that with the exception of cement the supply will be below the demand.

In the crushed stone market advances are momentarily expected. Current quotations are 1½-in., 85 and 95 cents; ¾-in., 90 cents and $1, and screening, 90 cents and $1. All on 500 cu. yd. orders at dock New York.

In the gravel market the new price level of 85 and 90 cents is stiffly held despite the fact that orders have considerably fallen off during February. The prospects for a heavy demand when the spring contracts come out are good and further advances are confidently expected.

Sand is in a temporary lull, but prices are stiffly held at 50 cents for full cargo lots delivered along side dock New York.

COMMON BRICK WEAKER.

Navigation Again Open—No More Covered Cargoes.

THE condition of the common brick market is weak and dull. Prices range from $7 to $7.25 with some select brick moving out at $7.50. Dealers' stacks are getting low, but the supply of brick up the river appears to be somewhat larger than the manufacturers suspected earlier in the season. This may be due to greater activity in the foreign brick market, notably Raritan rivers.

Official transactions for North Ricer common brick during the last year with records covering the corresponding week last year follow:

1913.

Left Over, March 1—57.

	Arrived.	Sold.
Monday	5	6
Tuesday	0	7
Wednesday	0	3
Thursday	0	0
Friday	10	4
Saturday	0	2
Total	15	22

Condition of market, dull. Prices, Hudson River (basic), $7 to $7.25. Extra selects, covered, $7.50. Raritans, $7. (Wholesale dock N. Y. For dealers' prices add profit and cartage). Newark (yard), $8.25. Left over (open cargoes), 50. Total covered, 0. Total covered sold, 8. Total covered on reserve, March 12—11. Total under cover in corresponding week last year, 4.

1912.

Left Over, March 4—0.

	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	0	0	1
Wednesday	0	0	0
Thursday	0	0	1
Friday	0	0	5
Saturday	0	0	0
Total	0	0	7

Condition of market, strengthening. Prices, Hudsons, $7.25 top. Raritans, $7. Total covered left March 10 4.

BUILDING METALS STEADY.

Copper and Pig Iron the Only Factors That Are Not Holding Firm Positions.

IF the temper of the general building materials market is gauged by the metals' market there is no cause for worry. The steel companies have been in the market heavily for pig iron in the past so that there has been little buying so far this month. The result has been a decline in prices, particularly in the South.

The demand for light steel products, however, is very strong and the monthly report of the unfilled orders on the books of the United States Steel Corporation showed a decline of 170,654 tons at the end of February below the January record. The total tonnage of forward business on Feb. 28 was 7,656,714 tons, in comparison with 7,827,368 tons on Jan. 31, 7,932,164 tons on Dec. 31, 7,852,883 tons at the close of November and 7,594,381 tons at the end of October. A year ago unfilled orders amounted to 5,454,200 tons, and the year before that 3,400,543 tons.

The corporation's advance business has been on a decline since last October. In that month bookings amounted to about 80,000 tons a day. January orders averaged no more than 38,000 daily and, in February about 35,000 tons were placed a day. It is estimated that the mills still have enough business under contract to keep them in operation nearly at capacity until past mid-summer.

Pittsburgh quotations on structural steel for prompt shipments of angles and beams are 1.70 cents basic. Future delivery is quoted at 1.45 cents and is somewhat easier than February quotations. Other prices follow: I-beams over 15-in., H-beams over 18-in., angles over 6-in., 1.50 cents; deck beams and bulb angles, 1.75 cents; hand railed tees, 2.25 cents; checkered and corrugated floor plates, 2.40 cents. The following extras are named for cutting to specified lengths: Under 3 ft. to 2 ft., inclusive, 25 cents per 100 lbs.; under 2 ft. to 1 ft., inclusive, 50 cents per 100 lbs.; under 1 ft., 55 cents per 100 lbs. No charge is made for cutting to special lengths of 3 ft. and over.

Pipe discounts are not as firm as last month and shading from 2½ to 5 points is reported on some kinds of business. The sheet metals are operating at 30 per cent. of capacity and none of the large producers are showing a disposition to accept orders later than July 1 at present quotations. The second half quotations which are expected to be announced about the middle of April may show a sharp advance and some authorities think it will reach $2. Prompt shipments of plates from Pittsburgh are held at 1.70 cents and from this city at 1.86 cents. Future deliveries are held at 1.45 Pittsburgh and 1.61 this city.

HIGHER LIME PRICES EXPECTED.

Cost of Cooperage and Fuel Responsible for a Possible Stiffening to from 5 to 10 Cents a Barrel.

THERE has developed in the lime market a decidedly stiffening tone. Prices are expected to advance this spring from 5 to 10 cents a barrel, especially on finishing lime. This advance is necessary, according to the lime interests, because of the high cost of cooperage, fuel and transportation. Prices for 200 bbl. lots in this market during the last ten years follow:

Average price in		Per barrel.
1900	Common Lime	$0.50
	Finishing Lime	.60
1901	Common Lime	.65
	Finishing Lime	.75
1902	Common Lime	.80
	Finishing Lime	.90
1903	Common Lime	.80
	Finishing Lime	.90
1904	Common Lime	.85
	Finishing Lime	.95
1905	Common Lime	1.02
1906	Finishing Lime	1.12
1907	Finishing Lime	1.12

During the same years a 350-lb. package of Finshing Lime was $1.62 a package.

Average price in		Per barrel.
1908	Common Lime	$0.92
1909	Finished Lime	1.02
1910	Selected Lime	1.62
1911	Selected Lime	1.62

In 1912 the prices averaged about 5 cents a barrel less.

The current price of plaster blocks in New York City follow: 2 inches, 7 lbs. per sq. ft., 6 cents; 3 inches, 8 ½lbs. per sq. ft., 6½ cents; and 4 inches, 8½ lbs. per sq. ft., 7¼ cents. All these blocks are 32 inches long by 13½ inches wide, containing 3 sq. ft. of surface. Only the 2-inch blocks are solid. Current prices for ⅝ plaster boards are 16 cents per sq. yd.

THE LUMBER SITUATION.

Suburban Dealers Coming in Freely With Fair Sized Spring Orders.

LUMBER interests here are beginning to feel the strain of the building movement out in the suburbs. Dealers are reporting an active demand and supplemental spring orders have been received by some houses, especially those handling spruce, hemlock and hardwoods. In the latter the greatest scarcity is found in the low grade stocks, but the price lists are so far, fairly steady.

Spruce in the wholesale market is in its dullest season as far as the Adirondack product is concerned. Most of the prompt delivery orders now being placed are going to West Virginia. Eastern schedules are quoted at $23 and $27, according to sizes, nominal. Few mills will accept orders now at these figures, the trend being unmistakably toward higher levels.

There is no change in lath quotations, $4.10 and $4.15 being the usual range. This commodity is scarce. Hemlock is reported to be well sold up on a $23 base, market. Timber and scantling are in moderate demand. Boards are in the heaviest call. There is little unsold dry hemlock available for this market.

North Carolina pine is especially strong. There have been advances in this department ranging from 50 cents to $1 per thousand on all classes of timber, and to this should be added a further increase of freight rates by water. Vessel charters to New York from Georgia and Florida points range from $6,75 to $7 per thousand thus making a clear advance of $2 over the normal rates at this season of the year.

White pine holds a steady position. There will be no changes, however, before spring, in quotations.

UPTURN IN LINSEED MARKET.

Quotations Move Up One Cent—Mineral Lubricants Prices Firm.

IN the oil department there was a recovery of one cent in the current quotations on linseed oil. Producers reported a good demand from all consuming quarters. There was no oil obtainable at less than 45 cents and some crushers reported an increase in the volume of business in moderate quantities thus apparently indicating that the upward movement will continue. Current prices follow:

Linseed.—City, raw, American seed, 47 to 48; boiled, American seed, 48 to 49; out of town, raw, American seed, 47 to 48; raw, Calcutta seed, 65.

These quotations rule on mineral lubricants:

Black, refined, summer	13 @13½
Black, reduced, 27 gravity, 35@30 c. t.	13½@14
Black, reduced, 30 gravity, 15 c. t.	14½@15
Cylinder light, filtered	21½@23
Dark, steam, refined	15½@25
Paraffin, high viscosity	19 @26
23½ 24 gravity	15 @15½
28 gravity	13 @13½
Wax, crude, per lb	3½@ 3¾

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Fifth Avenue Property Was a Feature of the Dealing This Week.

There was considerable character to the dealing in real estate this week. Prominent among the transactions was the sale of 206 and 208 5th avenue, running through to Broadway; an old holding on Sixth avenue near a 20th street corner; numerous dwellings in streets intersecting Fifth avenue opposite Central Park, and important sales in Harlem and on Washington Heights. The Bronx also contributed some good sales to the market, notably a block front of apartment houses. Selling in Brooklyn comprised good properties in important parts of the borough. There were a few large transactions on Long Island east of the city line.

The total number of sales in Manhattan this week was 42.

The number of sales south of 59th street was 18, against 11 last week and 20 a year ago.

The sales north of 59th street aggregated 24, compared with 34 last week and 21 a year ago.

From The Bronx 17 sales at private contract were reported, against 18 last week and 23 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,986,809, compared with $1,403,423 last week, making a total since January 1 of $12,417,765. The figure for the corresponding week last year was $982,500, making the total from Jan. 1, 1912, $9,477,900.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

FULTON ST.—Chas. F. Noyes Co. sold for the Fulton-Chambers Co. 102 and 104 Fulton st, a 7-sty office and store building, on a plot 49.8x80, a Dutch Reformed Church leasehold, and adjoining the southwest corner of William st. The lease has 40 years yet to run at an aggregate net rental of $480,000.

LIBERTY ST.—The estate of Henry E. Coe sold 133 Liberty st, a 4-sty mercantile building, on a lot 25.6x94.9, adjoining the northeast corner of Washington st. Mary T. Donovan is the buyer and she has resold the property to the Zabriskie estate, an adjoining owner. Mr. Coe bought the property in 1906 from Seth Sprague Terry.

WASHINGTON ST.—Jos. W. and Thos. Morgan sold to the Reversionary Estates Co., of Nyack, N. Y., 774 to 778 Washington st, three 3-sty tenement houses, with stores, on a plot 63x66, 50 ft south of Jane st.

1ST ST.—Justice Giegerich, of the Supreme Court, has granted permission to the Christian Israelites to sell Isaac Yagodu 108 1st st, 3-sty front and rear tenement houses, on a lot 20x105.11, between Av A and 1st av. The seller will use the money for the purchase of another building uptown. The price paid for the 1st st property is $17,200.

12TH ST.—Folsom Bros., Inc., in conjunction with Adam Schopp sold for the estate of Charlotte A. Van den Heuvel to Mrs. Mary O'Neill for occupancy, 106 East 12th st, a 3-sty and basement dwelling, on a lot 25x106.6.

14TH ST.—Jacob Kottek resold to the Chas. J. Weinstein Realty Co. 304 to 312 West 14th st, five 4-sty and basement dwellings, on a plot 100x98x irregular, adjoining the southwest corner of 8th av on which the building of the New York County National Bank is situated. Two apartment houses will be built on the site. The seller bought the property from Robt. J. Collier about 2 months ago.

18TH ST.—Chas. B. Van Valen bought from the D H. Jackson Co. 342 West 18th st, a 5-sty and basement flat, on a lot 25x92.

19TH ST.—The D. H. Jackson Co. sold to Chas. B. Van Valen 446 and 448 West 19th st, two 4-sty double flats with stores, on a plot 50x92. The buyer gave in part payment 872 and 874 West 12th st, Brooklyn, two 2-sty and basement 2-family houses, on a plot 40x100.

23D ST.—The estate of John H. Taylor bought from the Silk Realty Co., Samuel K. Jacobs, president, 20 to 26 West 22d st, a 16-sty mercantile building, on a plot 103.x98.9. In part payment the buyer gave the 210 acre estate known as The Oaks, fronting on Broadway, at Bayside, Queens Borough, and adjoining the Oakland Golf Links, at the head of Little Neck Bay.

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25TH ST. The Solomon Brooks Co. bought from the Bethel M. E. Church its edifice and property at 233 to 243 West 25th st, a plot, 80 x98.9. The buyers have resold the plot to the Brown-Weiss Realties, and the latter gave in payment the 7-sty loft building, on a plot 75x100, at 179 to 183 Wooster st.

35TH ST.—The estate of Randolph Guggenheimer sold to the lessee, Seth H. Moseley, the 12-sty steel frame hotel known as The Collingwood, on a plot 85x100, at 43 to 49 West 35th st. It was built about 7 years ago and was bought by the estate 4 years ago. The hotel also controls a plot 60x100 in the rear, under a 21-year lease, insuring light and air. The buyer's lease had 10 more years to run.

AV A.—Leon S. Altmayer sold to the Rocksand Realty Co. 1014 Av A, at the northeast corner of 55th st, a 5-sty tenement house with stores, on a lot 25.5x80.

LEXINGTON AV.—Wm. R. Hearst sold to W. C. Reeves & Co. his former residence at the northeast corner of Lexington av and 28th st, a 4-sty and basement brownstone dwelling, on a lot 22.4x80. E. A. Turner was the broker. The purchasers will remodel the building for business purposes and occupy part of it themselves.

LEXINGTON AV.—John W. Ambrose bought from Mary Schieffer 577 Lexington av, a 3-sty dwelling, on a lot 18.10x67, adjoining the northeast corner of 51st st. The buyer owns the adjoining corner property. The seller bought the property at auction a short time ago.

4TH AV.—M. & L. Hess sold for the Realty Holding Co. to the Polo Construction Co. 329 and 331 4th av, old buildings, on a plot 39x83, between 24th and 25th sts. The buyer will reimprove the plot, on May 1, with a 12-sty office building, after plans by Neville & Bagge.

5TH AV.—Negotiations are practically completed for the sale by Elmer A. Darling of 206 and 208 5th av, a 7-sty office building and a 4-sty building, on a plot 54.4 on 5th av, running through to Broadway, where the frontage is 60.4 ft, with a south line of 101.7 ft and a north line of 123 ft. An apartment house on Broadway is understood to be given in part payment.

6TH AV.—The estate of Alex. Rich sold to the United States Realty & Imp't Co., 323 6th av, adjoining the northwest corner of 20th st, a lot 20x53.6, which forms part of the site of the O'Neill-Adams store, from 20th to 21st st. The Supreme Court has granted permission to Berthold A. Rich to convey the parcel for $141,000. The lot had been under lease to the purchaser, who owns the store mentioned.

8TH AV.—Chris. Schierloh sold for Wm Bauer to John G. Hess 732 8th av, a 4-sty tenement house, with store, on a lot 18.9x100, an Astor leasehold.

Manhattan—North of 59th Street.

60TH ST.—Pease & Elliman sold for Jeannette P. and Annie C. Coulter to Chas. E. Rushmore 46 East 60th st, a 4-sty and basement dwelling, on a lot 20x100.5. The buyer owns the adjoining southwest corner of Park av and East 60th st.

61ST ST.—Douglas Robinson, Chas. S. Brown Co. sold for Mary R. H. Glyn to Dr. M. S. Kakels, for occupancy, 35 East 61st st a 5-sty American basement dwelling, on a lot 19x100.5.

78TH ST.—Hattie J. Hall sold 254 West 78th st, a 5-sty American basement dwelling, on a lot 16x102.2. A similar property at 256, adjoining, was recently transferred to Katharine G. Hayward.

70TH ST.—Otto H. Kahn sold through Henry D. Winans & May to Dr. Walter B. James the vacant plot, 41x100.5, in the north side of 70th st, 200 ft. east of 5th av. The buyer will improve the plot with a large residence. The site is between the homes of Mrs. H. D. Bookman and W. T. Hyde.

71ST ST.—Henry D. Winans & May sold for a client the lot, 22.6x100.5, in the south side of 71st st, adjoining the southwest corner of Madison av. It is the last of the subdivisions of the old Lenox Library plot. The buyer will improve the site with a fine dwelling for his own occupancy.

71ST ST.—Henry D. Winans & May sold for Louisa Van Rensselaer the vacant lot, 22.6x100.5, in the south side of 71st st, 47.6 ft. west of Madison av. The buyer is Henry D. Babcock, who bought an adjoining lot last week, the total plot adjoining the southwest corner of Madison av. He has now a total frontage of 45 ft., which he will improve with a fine dwelling, after plans by C. P. H. Gilbert. The contractors are Richard Deeves & Sons.

75TH ST.—Hugh L. Mooney sold for F. M. Jenoks to Albert G. Ropes 45 West 75th st, a 4-sty dwelling, on a lot 21x102.2.

79TH ST.—The Brixton Construction Co., Edward S. Brickner, president, has bought from Dr. Wm. C. Bergmann, Matthew Farris and Philip H. Smith respectively, 138, 140 and 142 West 79th st, three 3-sty and basement dwellings, on a plot 58x102.2, between Columbus and Amsterdam avs. Carl Levis was the broker in the total transaction, while Slawson & Hobbs represented Dr. Bergmann, one of the owners. The purchasing company will improve the site with a 12-sty apartment house.

82D ST.—McMorrow Construction & Engineering Co. bought from the Thurman estate and Jas. I. Hogan 170 to 174 West 82d st, three dwellings, on a plot 50x102.2. Pease & Elliman were the brokers. An apartment house will be built on the site.

105TH ST.—Sharp & Co. sold for Valentine Hattemer, 221 to 225 West 105th st, three 5-sty flats, on a plot 75x100, 170 ft east of Broadway.

111TH ST.—Lowenfeld & Prager bought through Douglas Robinson, Chas. S. Brown & Co. 111 to 115 and 119 West 111th st, four 3-sty dwellings, 111 to 115 being on a plot 45x100.11 and 119 being on a lot 14x100.11. They are just west of Lenox av.

113TH ST.—Mary C. Zerban sold 70 West 113th st, a 5-sty flat, on a lot 26.3x100.11.

131ST ST.—The estate of John L. Rogers sold to Wm. Brown 123 West 131st st, a 3-sty dwelling, on a lot 18x99.11. The seller, as the plaintiff, acquired the property in foreclosure proceedings last January.

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Private Realty Sales (Continued).

142D ST. Goodale, Perry & Dwight, in conjunction with Louis H. Lowenstein, resold for a client to Emma Smith 513 West 142d st, a 3-sty dwelling, on a lot 16x100, 120 ft west of Hamilton pl. Harry Levey, who was mentioned in the report of the original sale of this property, in last week's issue, was a broker and not a principal, as was reported.

182D ST.—Hugo E. Distlehurst sold to the Solomon Brooks Co. 52 to 60 West 182d st, five 3-sty dwellings, on a plot 87.6x99.11. The purchasing company acquired the plot for the old Bethel Methodist Episcopal Church at 233 to 243 West 25th st, which sold its church property to the Brooks Co. on condition that the company would find a suitable new site for a church on Washington Heights, which it has now done.

COLUMBUS AV.—Richard A. Harriquez sold to Patrick Carey the southeast corner of Columbus av and West 91st st, a 5-sty flat with stores, on a lot 25x75.

CONVENT AV.—Louis J. Grant sold through F. Dornberger 328 Convent av, a 4-sty dwelling, on a lot 20x100, between 143d and 144th sts.

MADISON AV.—Kurz & Uren sold for Thos. H. Hoff 1994 Madison av, at the northwest corner of 127th st, a 4-sty and basement dwelling, on a lot 20.4x35.

MADISON AV.—Williams & Grodginsky sold to an adjoining owner 1672 Madison av, at the northwest corner of 111th st, a 5-sty flat, on a lot 20.11x50.

MANHATTAN AV.—Goodwin & Goodwin sold for a client to Mrs. W. Walther 395 Manhattan av, a 3-sty dwelling, 18x50x100. This is the third one sold of a row of 6.

VERMILYEA AV.—Warren F. Johnson sold for the estate of Jos. M. Fernandez to G. L. Lawrence the northwest corner of Vermilyea av and Academy st, a vacant plot, 150x150.

WEST END AV.—Harry Schiff sold through Mark Rafalsky & Co. and A. Frank to Dr. Jas. H. Bishop the southeast corner of West End av and 88th st, a new 12-sty apartment house, on a plot fronting 100.8 ft. in the avenue and 135 ft. in the street. In part payment the buyer gave 570 lots and 14 dwellings at Roselle Park, N. J. Mark Rafalsky & Co. have also been appointed agents of the building by the new owner.

3D AV.—Leon S. Altmayer sold for Frank Eddy, of Washington, 1707 3d av, a 3-sty business building, on a lot 25x100, adjoining the southwest corner of 96th st. The buyers are Sandford & Green.

8TH AV.—The estate of Ann Maplesden sold, for cash, 2547, 2553 and 2555 8th av, three 5-sty tenement houses with stores, each on a lot 25x85, between 136th and 137th sts. The estate bought the parcels in foreclosure two years ago for $75,000.

Bronx.

152D ST.—Cypress Realty Co. sold through Chas. Kuntze 385 East 152d st, a 3-sty flat with store and a 2-sty, 2-family rear house on a lot 25x100.

163D ST.—Max J. Klein and Ignatz Roth sold the block front in the north side of East 163d st, between Kelly and Tiffany sts, consisting of five 5-sty flats, on a plot 200x125.

167TH ST.—Lowenfeld & Prager sold to Deutsch Bros. 818 to 824 East 167th st, two 5-sty flats, on a plot 80x100, between Union and Prospect avs.

170TH ST.—Louis Bauer sold through A. J. Madden the southwest corner of 170th st and Charlotte av, a vacant lot, 24x100.

182D ST.—The F. & B. Co., Jas. Fraser and Henry Berau, Jr., bought from the Seitz Realty Co. the block front in the south side of East 182d st, between Crotona Parkway and Mohegan av, a plot 218.9x78x67. The plot will be improved with five 5-sty apartment houses. The Van Dyck estate has made a loan on the property.

EASTCHESTER RD.—Kurz & Uren sold for Mrs. S. Sullivan a tract of about 7 acres on Eastchester rd, between Mace and Allerton avs, having a frontage of 292.78 ft. on Eastchester rd, a depth of 961.59 ft. on the north line and 1,075.85 ft. on the south line. The buyer took this tract in exchange for Manhattan property.

FOREST AV.—Eleazer L. Raines sold to H. B. Davis 1118 Forest av, a 5-sty flat, on a plot 45.8x147; and 1117 to 1121 Tinton av, two 5-sty flats, each on a plot 40x127. The buyer gave in part payment lots in Sherman Park, Westchester county; lots in Broadway-Flushing, Queens; and lots in Roslyn Estates, Nassau county, L. I.

GRAND BOULEVARD AND CONCOURSE.—Assets Liquidation Co. sold through Van Norden & Wilson a plot of 10 lots on the Grand Boulevard and Concourse running through to Ryer av, 147 ft north of East 182d st. The buyer will improve the plot with dwellings.

HOE AV.—Paul Bultmann sold for the Dwyer & Carey Construction Co. 1171 Hoe av, a 2-family house, on a lot 25x100.

PERRY AV.—Jas. E. Barry & Co. sold for a client to Mrs. Frances Lee 3146 and 3148 Perry av, two 2-family houses, each on a lot 20x100.

SUMMIT AV.—W. S. Patten and J. L. Van Sant sold for a client the vacant plot, 95x100, on the east side of Summit av, 50 ft. north of 164th st. The buyer, who is a builder, will erect 5-sty flats on the plot.

TRINITY AV.—The Brown-Weiss Realties bought from Anna Marisch 971 and 973 Trinity av, two 5-sty tenement houses, each on a plot 37x100. The buyers gave in part payment a farm of 6½ acres at Norwood, near Lynbrook, L. I.

VYSE AV.—Mrs. Adele Harrington sold through John F. Fetzer to F. Landwehr, 1481 Vyse av, a 5-sty flat, on a plot 37.6x100, the buyer giving in part payment 3766 Park av, a 3-sty dwelling, on a lot 20x150.

VYSE AV.—John F. Fetzer sold for Mrs. Adele Harrington to Mrs. Elizabeth Webber 1485 Vyse av, a 5-sty flat, on a plot 37.6x150, the buyer giving in part payment 3768 Park av, a 3-sty dwelling, on a lot 20x150.

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WASHINGTON AV.—A. I. Shapiro and Sussman & Heller sold to I. Goldberg 1718 Washington av, a 5-sty apartment house, on a plot 41.9x107.

WEBSTER AV.—Keilbert Construction Co. bought the plot, 61x98, on the east side of Webster av, 75 ft. north of 184th st. It will be improved with a 5-sty apartment house.

WESTCHESTER.—Congressman Jefferson M. Levy sold to the New York, New Haven & Hartford Railroad Co. the large tract between its Westchester freight yard and Westchester creek, comprising about 50 acres. The company will make an addition to its freight yards. It is understood that there will also be a passenger advantage as a result of this purchase, in the form of a transfer point for passengers from the New Haven company's Harlem River branch to the Westchester av subway at Westchester Village. The property just bought measures about one-half mile north and south, its south boundary being only a short distance from the Westchester av extension. There is a frontage on Westchester creek of about one-half mile; and this frontage will be utilized by the railroad also.

Brooklyn.

BRIDGE ST.—Philip M. Holland sold through Chas. W. Seitz to the Hyams Realty Co. 391 Bridge st, a 3-sty and basement brick dwelling, on a lot 20x100.3, between Fulton and Willoughby sts.

CUMBERLAND ST.—J. D. H. Bergen & Son sold for Mrs. Emily Nelson to Adolph Bookman 219 Cumberland st, between Lafayette and De Kalb avs, a 4-sty and basement brownstone front dwelling, on a lot 21x90. The buyer will occupy the house.

FULTON ST.—A syndicate headed by Jos. Frankel, sold to L. & A. Pincus the southwest corner of Fulton and Jerome sts, East New York, a new theatre, on a plot 100x200. The building will be completed next month and will have a seating capacity of 1,800 persons.

PARK PL.—John Boland sold through Oscar B. Jarvis to Dr. Robt. T. Wheeler 887 Park pl, a 3-sty and basement brick dwelling, on a lot 25x130.7.

REEVE PL.—Alfred Clifford sold to P. J. Reynolds the southeast corner of Reeve pl and Sherman st, a 3-sty flat, on a lot 20x80.

SCHERMERHORN ST.—Chas. W. Seitz sold for Hannah Edgett and Ida B Lowndes, Louisa A. Beckett and Henry Hyams respectively to the building firm of Louis Beer's Sons 191 to 195 Schermerhorn st, at the northwest corner of Hoyt st, three 3-sty and basement frame dwellings, each on a lot 25x100. The buyers will improve the site with a modern apartment house with stores, the stores to face in Hoyt st.

SENATOR ST.—Frank A. Seaver sold for A. L. Crane the plot of 2 lots in the southeast side of Senator st, 200 ft. east of 4th av, Bay Ridge, to a builder for improvement.

STATE ST.—Chas. W. Seitz sold for Mary Cunningham 391 State st, a 3-sty and basement brownstone front dwelling, 18.9x45x100, to Mrs. Louisa A. Bockett.

1ST ST.—Jerome Property Corporation sold for Emma Werner to Margaret Culleeney, for occupancy, 355 1st st, a 2-sty and basement dwelling, on a lot 19x100, between 5th and 6th avs; also sold for a client to E. P. Nicholas 352 1st st, a 2-sty and basement dwelling, on a lot 19x100.

1ST ST.—Chas. E. Rickerson sold for Louis Bonert to a buyer, for occupancy, 570 1st st, between 8th av and Prospect Park West, a new 4-sty American basement brownstone front dwelling, 22x55x100.

3D ST.—L. L. Waldorf Co. sold for Mrs. Mary Huchting to a buyer, for occupancy, 530 3d st, between 7th and 8th avs, a new 3-sty American basement stone front dwelling, on a lot 18.2x95.

EAST 19TH ST.—Westwood Realty Co. sold for a client 335 East 19th st, a 20-family apartment house, on a plot 50x125; also sold for Albert H. Davis 327 East 19th st, a detached dwelling, on a plot 60x125.

40TH ST.—Alfred Clifford sold to P. J. Reynolds the plots of 2 lots in the east side of 40th st, 250 ft. north of Av E.

49TH ST.—Maurice G. Strauss sold for David Jarch to the Whipple Construction Co. the 4-sty double flat at 214 49th st, South Brooklyn.

53D ST.—Tutino & Cerny sold for Daniel J. Lynch to Martin Orlowsky, for occupancy, 628 53d st, a 2-sty and cellar brick 2-family house, on a lot 20x100.

BROADWAY.—R. Burkhardt, a druggist, who owns and occupies the 4-sty brick building at 1241 Broadway, at the northwest corner of Greene av, on a lot 28x97, has sold the property to J. Kurtz & Sons, furniture dealers, of 773 Broadway. The reported price is $98,500.

GREENE AV.—Martha Cole sold through Henry P. Cain 875A Greene av, a 3-sty dwelling.

OCEAN AV.—Palatial Homes Co. sold through Wm. H. Goldey to a buyer for occupancy, 1191 Ocean av, a 2-sty and attic detached frame dwelling, on a plot 50x100, at the north corner of Glenwood rd.

PARKSIDE AV.—W. A. A. Brown sold through the Westwood Realty Co. to Alfred Dougall 348 Parkside av, a dwelling, on a lot 17x100.

EASTERN PARKWAY.—Herman Galitzka sold for Edward M. Barlow to Benzoin Karfiol nine 4-sty single flats in course of construction at the northeast corner of Eastern Parkway and Brooklyn av, on a plot 179x128.

7TH AV.—G. W. Snyder & Son sold for a client 372 7th av, a 4-sty flat with store, on a lot 20x42.7, between 11th and 12th sts.

Queens.

ARVERNE.—Lewis H. May Co. sold for the Stuyvesant Realty Co. (Pennsylvania Railroad Co.) an irregular shaped plot on Clarence av, opposite the railroad station, Arverne, which the buyer will improve with a business building.

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ARVERNE.—The Lewis H. May Co. sold for Isidor Friedlander a plot of lots on the west side of Alexander av to Samuel Bayer, who will improve with a cement cottage at a total of $20,000.

COLLEGE POINT.—Thos. J. Smith, who is president of the Lucerne Realty Co., bought from Mrs. Elizabeth Bustard a plot of 100 lots at Sound Crest, College Point, which adjoins the development of the Lucerne Company. Mr. Smith gave in part payment the 6 stores at 216 to 222 13th st, and 2 houses in 11th st, College Point.

EDGEMERE.—The S. & L. Construction Co. sold to the G. & L. Realty Co. two hotels at Edgemere. They are the Breakers, a 4-sty structure located in the north side of Fulton st, 193 ft east of Rochester av, on a plot 100x100, which is leased for a term of years to Mrs. Daisy Friedman, and a similar property on the east side of Columbus av 60 ft south of Fulton st. The entire transactions involves about $100,000. A. & H. Bloch represented the buyer.

Richmond.

CONCORD.—Cuozzo & Gagliano Co. sold for a client to Rosa Pappalardo and Guiseppina Ligouri, of the Bronx, the new dwelling at 65 Columbus av, Fingerboard Terrace, Concord, Staten Island.

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Near-By Cities.

JERSEY CITY, N. J.—Robt. Broadman sold to J. Frank Finn 145 and 147 Bostwick av, Jersey City, two frame flats, on a plot 50x99. In part payment the buyer gave 264 to 270 Armstrong av, four brick dwellings, on a plot 80x97.

JERSEY CITY, N. J.—Eugene T. Peacock bought from J. Hamilton Mather a lot 25x100, on the south side of Claremont av, near Rose av, Jersey City.

KEARNY, N. J.—The Pure Oil Co. bought from the Indian Refining Co. a plot 210x1,091 on the east shore of the Passaic River, north of the Newark Plank rd, at Kearny, near Newark.

JERSEY CITY, N. J.—Morris Cohen sold to the Terra Cotta Co. the northeast corner of the Boulevard and Cator av, Jersey City, two frame flats.

JERSEY CITY, N. J.—Isaac Kemp sold to John Lenihan 101 Glenwood av, Jersey City, a dwelling, on a plot 39x150.

JERSEY CITY, N. J.—Chas. Barbash sold to Jacob Welitoff a plot 75x75, on the south side of Newark av, near Baldwin av, Jersey City.

JERSEY CITY.—Samuel H. Rubine sold to Michael Seltzer the southwest corner of Magnolia and Summit avs, Jersey City, a plot 103x108.

JERSEY CITY, N. J.—Jacob Stolmann sold to J. Frank Finn four 2-family houses on the north side of Myrtle av, near Bergen av, Jersey City.

HOBOKEN, N. J.—The estate of Ernest H. Kahrs sold to Jos. Kitz 629 Washington st, Hoboken, a dwelling, on a lot 24x100.

Rural and Surburban.

GREAT NECK, L. I.—McKnight Realty Co. sold, at the Estates of Great Neck, to Wm. E. Boyd, of Manhattan, a plot fronting 150 ft on Gateway drive, with a depth of 206 ft, which will be improved with a dwelling, for occupancy by the owner.

MOUNTAIN LAKES, N. J.—The Mountain Lakes Co. sold, at Mountain Lakes, to Theodore Cochen of New York City, a craftsman home on one acre of ground, to be improved with boathouse, tennis court, etc.; to E. A. Laver, Lot 16, Block C, adjoining house purchased by him some time ago; to O. M. Daws of Manhattan, lot 52x53, Block J, on which an all-year-round residence will be built for him; house 106 on Wildwood Lake, to Mrs. Ada McDonough of Stamford, Conn.; a house 109 to H. L. Gale of East Orange, N. J., located near New Mountain Lakes Railroad station; Lot 6, Block K, to Walter F. Crowell of Manhattan, to be improved with an English style house of twelve rooms.

EAST ORANGE, N. J.—Jennings-Alsop Realty Co. sold for the J. H. Dunn Sons Co. to Mrs. Grace E. Archibald 164 and 166 North Parkway, East Orange, an apartment house known as Chester Row; also for H. C. Beach to A. P. Matthews a dwelling at East Orange Park.

WESTPORT, CONN.—Samuel J. Watkins sold through John Crawford 2 acres of shore front at Westport, which will be added to a tract of 9 acres which the buyer will improve with a fine country home.

YONKERS, N. Y.—D. H. Jackson Co. sold to Edward Herrmann two plots, 50x100 each, one on each side of Chase av, midway between Park and Greenvale avs, Yonkers.

BRONXVILLE, N. Y.—Henry F. Keil sold through Burke Stone to Henri Pauchey, manager of the Hotel Gramatan, at Bronxville, the dwelling at 14 Maple st, Bronxville, Westchester County. The buyer also owns an adjoining house.

NORTHPORT, L. I.—Edwin N. Rowley sold to Frank R. Chambers, Jr., the property known as the McGiff farm, on the Main North rd, at Northport, comprising 42 acres.

SEA GIRT, N. J.—John D. Miner sold for the S. D. White estate the country house and 12 acres belonging to it at Sea Girt.

LODI, N. J.—P. J. Reynolds bought from Adolph Gross a plot, 75x100, in Maple st, Lodi.

ASBURY PARK, N. J.—The Grand Hotel, on Grand av, Asbury Park, has been sold by John Hubbard to Thos. A. Pullen.

CALDWELL, N. J.—John Zabriskie bought from Wm. B. Smith the dwelling at 9 Myrtle av, Caldwell.

HEMPSTEAD, L. I.—The French Visiting Sisters, now in Henry st, Brooklyn, bought from Dr. L. N. Lanehart, Fred Ingraham and Chas. L. Phipps the property known as the Hempstead Sanitarium comprising a large house and 9 acres, which formerly comprised the home of John Slade, a Wall street broker, at Hempstead. The property will be used for hospital purposes.

HASBROUCK HEIGHTS, N. J.—The Hasbrouck Park Land Co. has sold at Hasbrouck Heights to Michael Thomas a plot 75x125 on Williams av; to Mrs. Anna Griffen a plot 50x125 on Williams av; to William Newman a plot 50x125 on Stanley av; to Gustave Marks a plot 50x115 on Longworth av; to Henry A. Gilroy a plot 50x100 on Terrace av; and to Fred Read a plot 50x100 on Hasbrouck av.

BELLPORT, L. I.—E. J. Howell sold through John R. Davidson and David Kraus the Howell Manor House, in Main st, Bellport, with garage and outbuildings. The land has been in the possession of the Howell family for more than 200 years. The buyer will use the place as his summer home.

NORTH CALDWELL, N. J.—Fred'k P. Collins sold for Wm. F. Koehler and another to Eduardo Verdes a dwelling with 3 acres, on Mountain av, North Caldwell.

MOUNTAIN LAKES, N. J.—Mountain Lake, Inc., sold in their development near Boonton, N. J., a dwelling and 2½ acres of land to Theodore Cocheau, Jr., and a dwelling on a half-acre plot to J. F. Korn.

WEST ISLIP, L. I.—Robert Burbank and Harford P. Walker have bought through Jeremiah Robbins the James G. De Forest estate of 51 acres at West Islip, adjoining Babylon village. The property is surrounded by the estates of many prominent New Yorkers, and has more than a mile of water frontage. The buyers will immediately begin to develop the property along high class lines and have had plans prepared for two fine residences for their own occupancy.

MINEOLA, L. I.—Mrs. Margaret V. McNulty sold through the Wm. P. Rae Co. the Post and Robbins Farms on Jericho turnpike, Mineola, abutting the Long Island Motor Parkway.

LEASES.

Manhattan.

PEASE & ELLIMAN leased the private dwelling at 56 East 78th st for Miss H. Rogers to Gustav Schwab, for a term of years; also the following apartments: In 142 East 40th st to Edward Westby; in 105 East 15th st to H. M. Gilder, Henry Stockdell and J. A. Mackey; in 1 West 30th st to Mrs. F. R. Bacon; in 112 East 17th st to Dr. Hyman; in 829 Park av to John Reilly, Jr.; in 869 Park av, in conjunction with Payson McL. Merrill to Miss E. Zabriskie; in 144 East 40th st, in conjunction with Douglas Robinson, Chas. S. Brown & Co., to Arthur H. Flowers; also a large store in 150 West 55th st to Henry Tobin; also the dwelling at 56 East 78th st for Miss H. Rogers to Gustav Schwab for a term of years.

PEASE & ELLIMAN leased for James B. Regan offices in 140 West 42d st to George Lenci; also an apartment in 116 West 59th st to Dr. Scobie.

S. OSGOOD PELL & CO. leased a ground floor store in the Carlton Chambers, at Madison av and 47th st to La Botega, art, now at 28 East 28th st, for a term of years.

THE ROSE & PEIXOTTO CORPORATION leased for William Cruikshank Sons, agents, office space in 142 Fulton st to the New York Letter Co. of 23 Park Row and the Punctual Towel Supply Co., of 23 Park Row.

CHRIS. SCHIERLOH sub-leased the northwest corner of 37th st and 11th av, 50x100, with a 4-sty fireproof building, for Terence McKegney to the Burling Transportation Co., of 442 West 36th st, for 20 years, the same broker negotiated the lease to McKegney and also the building loan a short time ago, the new building being in course of construction.

H. C. SENIOR & CO. leased for Williams Carpet Cleaning Co. the 2d loft in 210 West 77th st to the Standard Transit Co.; for Mary L. Moran, the 4-sty dwelling at 102 West 73d st to Catherine M. White for a term of 3 years; for Hooper C. Barret, the 4-sty dwelling at 133 West 64th st to Alfred Carling for two years; for Susie Scott Hall, the 3-sty dwelling at 128 West 65th st to Mary McCall; for Frank Van Nest, treasurer of the General Synod of Reformed Church in America, the 3-sty dwelling at 126 West 65th st to Mary Scanlon; for Howard Payson Wilds, the dwelling at 62 Edgecombe av to George Dunn; for Elizabeth Ennis the 3-sty dwelling at 33 West 97th st to Marie Soto, for a term of years.

TUCKER, SPEYER & CO. leased to the To-Kalon Manufacturing Co. the 8th loft in 20 to 26 West 22d st for a long term of years.

THE AMERICAN RUBBER CO., of 1784 Broadway, and the Boston Rubber Co. have rented offices in the Wilson Building, Broadway and 33d st.

THE FREDERICK T. BARRY CO. leased the store and loft in 330 4th av to M. Jacmore, of 330 4th av; space in 29 and 31 East 24th st to a Mrs. Kirwick and Bulmers, Ltd.; offices in 118 East 59th st to the Thera Chemical Co. and the store 741 Madison av to Miss Reynolds.

CHARLES B. VAN VALEN leased space in 50 to 56 John st to John Lenihen, H. Henrich, of 62 John st; William Mulheiser and the Regent Jewelry Manufacturing Co.; also in 51 and 53 Maiden Lane to Greenberg & Levine of 45 Maiden Lane; Louis Frackman, Samuel Sultan and Schoengold & Rickles, of 16 Maiden Lane, and in William st to Norris W. Brown, the International Sales Co., of 220 Broadway, and Franck & Mitchel.

BARNETT & CO. leased for a term of years to Samuel Harris 151 West 125th st and 17 East 124th st to A. M. Rahders.

PIERRE M. CLEAR & CO. leased for Julius Friend-Edward M. Lewi Co. for a term of years the store and basement in 130 East 23d st to the Lexington Lunch Co., of 27 Lexington av.

M. & L. HESS leased the 2d loft in 20 to 26 West 22d st to T. M. James & Co., of 390 Broadway, and the west half of the 9th loft in 28 to 32 West 36th st to Amelia Zipser, of 23 West 35th st.

SAMUEL H. MARTIN leased for Elizabeth Rogan the 4-sty dwelling at 120 West 64th st to Kate Collins.

PAYSON McL. MERRILL and M. & L. Hess leased the 8th floor in 432 4th av to John Wiley & Sons, Inc., of 43 East 19th st.

WILLIAM J. ROOME & CO., INC., leased the corner store and the store adjoining, at the southwest corner of 21st st and 8th av to the James Van Dyk Co.; also the store in 48 West 26th st to Kaplan & Goldblatt, and the 3d loft in 48 West 26th st to Avin & Rich.

PEASE & ELLIMAN leased stores in 168 and 170 Fulton st, for a client to the Josephson Rubber Co., of 84 5th av; in 114 Fulton st, for the Sheridan Raincoat Co. and B. G. Faulhaber to Sol Stern; also lofts in 32 Maiden Lane for Scheidig & Co. to Freedman Camera Co., of 59 Nassau st; in 43 Fulton st, for William Gabble Mfg. Co. to J. Gordon Knight, of 245 Broadway; in 102 Church st, for G. W. Welsh to Seed Filter & Mfg. Co., of 93 Reade st; in 17 Murray st, for Western Electric Co. to West Side Printing & Supply Co., of 145 Chambers st; in 45 Cortlandt st, the upper part for Brill Brothers to Theodora B. Richards; also basement in 195 6th av for I. Leibowitz to a client; also offices in 90 Nassau st to William M. Hambro; in 438 Broadway to Behr & Neiman and Stokley & Co.; in 123 Liberty st to Gatell & Manchell, A. Von Bart and L. L. Etchebery,

of 123 Liberty st; in Liberty Tower Building, northwest corner Liberty and Nassau sts, to Phillips, McGlashan & Carmalt; E. K. Sumerwell, of 50 Church st; Van Gelder, Knoeppel & Young, Adolph de Bary; Mortimer M. Singer, of 97 Frankfort st; Ottomar H. Van Norden, of 55 Liberty st; also additional space to Johnson & Collins, Gibbs & Kirby, American Appraisal Co., of 55 Liberty st; John R. Watts; Lybrand, Ross Bros. & Montgomery, of 55 Liberty st.

JAMES A. SHEERAN leased for Amalia Jaeger to Dr. Frederick A. Eggersman the 3-sty dwelling at 1372 Lexington av.

SLAWSON & HOBBS leased the two 3-sty dwellings at 327 and 329 East 125th st for a term of 21 years to Ludwig W. Lange, who will alter the upper portion of the buildings into apartments and will use the lower floor for his business of wagon and automobile repairing.

A. VON OSTERMANN leased to the Autopress Co. 3,000 ft. on the 13th floor of the Emmet Building, Madison av and 29th st.

THE AMERICAN EXPRESS CO. has taken over the office at 487 5th av formerly occupied by the Empire Trust Co. After extensive alterations it will be used as a reading room for patrons and for the accommodation of those purchasing travelers' checks, letters of credit, foreign drafts, European railroad tickets, &c.

ALBERT B. ASHFORTH rented the Martin stable and garage at 236 and 238 East 37th st to Charles Griffiths for a term of years.

THE CROSS & BROWN CO. leased from the plans, for Thomas F. Galvin, Inc., the 3d floor in the building to be erected at the southeast corner of 6th av and 46th st, to Herbert F. Taylor, a men's tailor, at 320 5th av.

THE CROSS & BROWN CO. leased offices in 140 West 42d st to S. S. Sugar, architect, of 104 West 42d st, and in conjunction with Albert B. Ashforth, offices to S. M. Goldberg, and the entire 5th floor in 30 East 23d st to the Photo Machine Co. for a term of years.

O. D. & H. V. DIKE leased an entire floor in the Candler Building to the Universal Bureau for Out of Towners for a term of years; also offices on the 10th floor to the Cigamol Co., to the International Press Service, of 1531 Broadway, to Florence A. Walsh, Otis Allen Kenyon, of 105 West 40th st, the Reta Co., Charles Snow Kellogg, of 48 Wall st; also with E. A. Treadwell & Co. a large space to J. P. Miller & Co.

THE DUFF & BROWN CO. leased for Louise de R. Campbell for a term of years the store floor and basement in 501 Amsterdam av.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Montana Realty Co. a large ten-room and three bath apartment in the new building covering the block front between 52d and 53d sts on the east side of Park av, to Theodore H. Steinway, of Steinway & Sons, whose factory formerly occupied this property.

THE DUROSS CO. leased the 2d loft in 16 East 13th st to Morris Frank and Isidore Groveman and the 3d loft to Gluck & Frank, of 16 East 13th st.

THE DUROSS CO. leased the stores in 82 and 84 7th av to George Dimakos, of 82 7th av, and Peter Karavitis; the store and basement in 39 9th av to Peter Hebel, of 8 9th av, for a term of years.

F. GOUGET leased for Dr. Thomas Stone to A. Neughetti the 4-sty house 128 West 82d st.

M. M. HAYWARD & CO. leased for a long term of years for Albert L. Thompson, the entire 5th and 6th lofts in the new concrete building at 511 and 513 West 42d st to the Hayden Co., furniture and upholstery dealers, of 523 5th av.

HEIL & STERN leased from the plans the 14th floor in 105 to 117 Madison av to M. & J. Kashowitz, of 18 West 18th st, for a term of years at a total of $50,000.

THE McVICKAR, GAILLARD REALTY CO. leased for a long term of years to the United Cigar Stores Co. a store in 1 Broadway and to the Progressive Lunch Co. the store, basement and sub-basement in 94 Chambers st for a long term of years.

THE CHARLES F. NOYES CO. leased to the J. E. Linde Paper Co. for a term of 15 years a new 6-sty fireproof building to be erected on May 1 next at 60 Cliff st. The annual rent is approximately $5,300 and the total aggregate rental, together with cost of the new building, is in excess of $140,000. The building will be constructed from plans by Walter S. Timmis and will be absolutely fireproof in every particular. It will have a carrying capacity of 250 to 300 pounds to the square foot and will be equipped with an automatic sprinkler system. The Noyes Co. state that the purchaser of the property is a client of Henry A. Mark and that the building will be erected for all cash without building loan or mortgage. Samuel P. Wasserman, attorney, represented the Linde Paper Co. throughout the entire negotiation.

PEASE & ELLIMAN leased in the Walton Chambers, at 172 West 72d st, a parlor floor store to Miss Orra E. Eathorne, and the corner store in 156th st and 8th av, opposite the Polo Grounds, to Frederick H. Crandell.

WRIGHT BARCLAY leased a loft in 423 4th av to James O. Walsh, of 1 Madison av; in 427 4th av to the Stern's Poster & Supply Co, of 43 East 21st st; in 104 Lexington av to Annie Zetterlund, the store in 597 1st av; to Joseph Mooney, in 120 East 27th st to Kevork Hairabedian, in 125 East 29th st to Herman Klopfer and the store in 123 Lexington av to Maquire Bros.

G. W. BARNEY leased to the Kuhmaker Manufacturing Co. the 3d loft in 260 to 263 West st; also for the Charles F. Noyes Co. to G. H. Lowell & Co., of 321 Greenwich st, the 2d, 3d and 4th lofts in 64 Reade st, and to Jacobs Brothers the store, basement and sub-basement in 78 Warren st.

CORN & CO. leased for William H. McRae the store and 1st loft in 8 and 10 Columbus Circle to Philip Liberman, of 1335 Broadway.

HORACE S. ELY & CO. leased to Janes & Kirtland, of 725 6th av, the easterly store and basement in 133 to 137 West 44th st for a long term. The lessees are one of the oldest established firms dealing in ranges and furnaces.

J. B. ENGLISH leased for Evelyn C. Manley and Louise M. Grey to a client for a term of ten years the 4-sty building at 129 West 45th st. The tenants will make extensive alterations and occupy the premises for business purposes. The same broker has also leased for Tucker-Speyer & Co. a suite of offices on the 11th floor in the newly completed Springs Building at 29 to 33 West 29th st.

H. FREUD leased to W. Friedman a loft in 21 West 34th st for a term of 5 years at an aggregate rental of $30,000.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased to Max Loewenstein the store and basement in 19 East 21st st.

WILLIAM A. KAVANAGH leased offices in the Importers and Traders Building at 59 Pearl st to Walker & Co. and Hunter & Co.

THE McVICKAR, GAILLARD REALTY CO. leased to Van Horn & Sawtell, of 307 Madison av, the store, basement and 7th floor in the Anderson Galleries, 15 and 17 East 40th st; also offices on the same building to Dawson & Archer, of 150 5th av and Otto H. Bauer.

PAYSON McL. MERRILL leased for Harry W. Kent the 2-sty stable at 53 Washington mews. The building will be altered into a studio for Edward Field Sanford, Jr.

THE CHARLES F. NOYES CO. leased floors in 36 to 44 West 24th st to the American Art Glass Co. for a term of years, a portion of the 18th floor in 15-19 East 26th st to the S. & W. Dress Co., floors in 36 Gold st to the Franklin Howard Co., of 89 Maiden lane, and William P. Symonds, of 218 Williams st, and in 22 Burling Slip to Frank Jordan.

PEASE & ELLIMAN rented an apartment in the Verona, 34 East 64th st, in conjunction with Lewis B. Preston, to Mrs. George S. Coxe; also an apartment in 144 East 40th st to Miss Blanche Underwood; also for the Johnston, Billings & Brady syndicate, in their new building at 42d st and Madison av, store 5, being the only store remaining unrented. This lease will be of special interest to property owners in East 42d st by reason of the fact that the same brokers leased the same store six months ago to the United Cigar Stores Co. for a period of 10 years at an aggregate rental of $100,000. The United Cigar Stores Co. then sold their lease back to the Forty-Second Street Co. at a profit, they having leased a store in Walter Salomon's building at the southeast corner of 42d st and Madison av. The present lease is to the Victor Nunes Co., opticians, now located at 14 East 42d st, and calls for a rental of $150,000, showing an increase of 33⅓% during a period of six months.

JAMES A. SHEERAN leased for Heilner & Wolf to A. Mehalik the 3-sty private dwelling at 1328 Lexington av.

LILLA L. THOMPSON as executrix of the estate of Jennie M. Thompson, leased the 2-sty building at 14 East 39th st, 25x98.9, for a term of 21 years. The property is located about midway between 5th and Madison avs, and has been taken by a client of Mooyer & Marston.

GOODWIN & GOODWIN rented for Lewis H. Wolf to Herbert J. Riley the private dwelling at 136 West 127th st.

ALBERT B. ASHFORTH leased for the Yale & Towne Mfg. Co. the 3d floor in its building at 9 East 40th st, to H. F. Huber & Co., now at 13 East 40th st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Colony Construction Co., to Hyman Goldfarb, manufacturer of ladies and misses hats, of 583 Broadway, the 8th floor in 63 to 67 West 38th st, and 62 and 64 West 39th st, for a long term of years.

CROUCH & FITZGERALD, of 177 Broadway, dealers in trunks and leather goods, have leased through Warren & Skillen and Fred'k Fox & Co. the store in 14 West 40th st for a long term of years. The firm have a store in the building at 723 6th av which they will remove to the 40th st address.

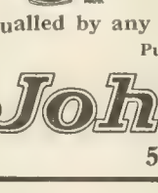
THE J. C. EINSTEIN CO., INC., leased for M. Bloch & Co. the rear half of the 8th loft in 152 to 156 West 25th st to Leo Miller; for Kahn Bros., the 1st loft in 328 and 330 East 26th st, to D. & A. Christie, of 510 West 24th st; also for Morris Rosenthal space in 30 West 29th st to the New England Coat Co.

CHARLES E. ELLIS leased from L. & A. Pincus the Frederick Hotel, an 8-sty structure, on a plot 50x120x irregular, at 210 and 212 West 56th st, for a term of 10 years, at an annual rental of $20,000. Mr. Ellis was formerly the owner of the property, but lost it under foreclosure amout a year ago, when it was sold for $177,000. The building was erected in 1905 by Gunn & Grant and was then known as the Sterling. Mr. Ellis, a few days ago, leased the Southern Hotel, at 203 West 54th st.

EWING, BACON & HENRY rented space in the Architects' Building, 101 Park av, to Bayer, Gardner & Himes, of 159 West 29th st.

HEIL & STERN leased for the Colony Construction Co., in 63 to 67 West 38th st and 62 & 64 West 39th st, the 9th floor, containing 11,000 sq. ft., to Benjamin Wertheimer Co., of 656 Broadway, for a term of years at an aggregate rental of $70,000.

HUBERTH & HUBERTH leased in 136 Prince st the top loft to the Standard Muslin Underwear Co., of 74 Grand st, and in 89 Mercer st the store and basement to T. W. Adams & Co.,



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of 89 Mercer st; 1st loft to the Enterprise Manufacturing Co., the 2d loft to the Ideal Shoulder Pad Co., and the top loft to Kapell & Lakoff.

THE CHARLES F. NOYES CO. leased additional space in the "Hilliard Building" to the Zurich General Accident & Liability Insurance Co., Ltd., for a long term of years; also offices on the 4th floor of the "Smith Gray Building," at 261 Broadway, to Adolph Stern, on the 3d floor to the Furniture Commercial Agency, of 261 Broadway, and a suite of offices on the 6th floor to the Himrod Manufacturing Co., of 261 Broadway.

PEASE & ELLIMAN leased for Gustav Schwab and Mrs. W. W. Herrick 31 West 47th st, a 4-sty dwelling, to Mrs. A. C. Shyner; also space in the new Grand Central Terminal to the R. T. Jones Lumber Co., of 949 Broadway; also apartment in 11 East 68th st to William F. Hencken, in 103 East 75th st to Langdon B. Valentine, and in 56 West 11th st to G. Guion.

PEASE & ELLIMAN leased for the Liberty-Nassau Building Co., in the Liberty Tower, the store 45 Nassau st, for a term of years, to Truly Warner, a hatter, who will occupy the premises as a branch establishment. The McVickar, Gaillard Realty Co. were associated as brokers.

ROTH & BLOOM, of 79 5th av leased space in 354 4th av from March 15.

M. & L. HESS leased the south 10th loft in 312 and 314 7th av to Richman & Filit; the west half of the 7th loft in 28 to 32 West 36th st to Larry J. Margulies; and store and basement in 21 West 19th st to the Rapid Delivery Express Co, of 363 Canal st.

THE CROSS & BROWN CO., leased the ground floor and basement in 225 and 227 West 58th st to the Cutting-Larson Co., of 1650 Broadway, and space on the 3d floor in 1930 Broadway to Henry Hersch.

DOUGLAS ROBINSON, CHAS. S. BROWN CO. and WM. H. WHITING & CO. leased for L. F. Dommerich & Co. to Leo Schlesinger & Co. the 6-sty Dommerich Building at 57 to 61 Greene st, running through to 64 to 68 Wooster st, on a plot 100x100. The Wooster st front is 8 stories in height. The lease is for a term of 10 years at an annual rental of about $20,000. The store in the Greene st part of the building has been sub-leased to the Ault & Wiborg Co., manufacturers of printers' ink, now at 534 Pearl st. L. S. Dommerich & Co. occupied the building for 50 years.

CROCKER BROS., now at 99 John st, have leased extensive space in the building of the Johnson-Brady-Billings syndicate, at Madison av and 42d st, for a long term of years, for use as their executive offices.

Bronx.

A. MANTINBAND leased to M. Burkham the dwelling and stable at 521 East 148th st for a term of years.

Brooklyn.

BURRILL BROS. leased for a client 29 Polhemus pl, on the Park slope, a 3-sty and basement dwelling, for a term of 5 years; also, the dwelling at 462 2d st for a term of 3 years; also the dwelling at 567 7th st for a term of 2 years.

Queens.

EWING, BACON & HENRY leased to Bayer, Gardner & Himes, 17,000 sq. ft. in the factory at the corner of Sunswick st and Wilbur av, Long Island City, for 10 years.

Suburban.

DE BLOIS & ELDRIDGE rented for Mrs. Blair Fairchild her villa, known as New Lodge, in Bellevue av, and the Cliffs, at Newport, R. I., to Mrs. Thomas Hitchcock.

ALLEN & FELDSTEIN leased the Williams cottage at the corner of Main st and Saranac av, Lake Placid, N. Y., to Mrs. M. A. Fonda.

THE ANDERSON REALTY CO., of Mount Vernon, leased for Ann Stephenson to the Washburn Realty Trust, Ltd., of Boston, the Stephenson block, North 4th av, corner of Prospect av, Mount Vernon, for a long term, subject to renewal. This is one of the most important leases ever consummated in Mount Vernon. The property is directly opposite Proctor's new theatre and close to the new civic centre. The Washburn Realty Trust has now acquired four prominent business corners in Mount Vernon.

DE BLOIS & ELDRIDGE leased for Mrs. Blair Fairchild her villa, known as New Lodge, on the east side of Bellevue av, Newport, R. I., to Mrs. Thomas Hitchcock for the season of 1913.

PEASE & ELLIMAN rented for Herbert A. Weeks his cottage, known as Onaway, at Cedarhurst, L. I., to Eben E. Whitman.

PEASE & ELLIMAN leased for Sarah L. Shanley, for one year, her country place, known as Orchard Hall, on Broadway, Lawrence, L. I., to Jonathan T. Lanman.

ROCHE, CRAIG & WILEY leased for Mrs. Chas Truslow to J. W. Du Bois Gould, of this city, for the summer, with privilege of further occupancy, "Woodlea Farm," situated on Morris Turnpike, Short Hills, N. J., adjoining the Canoe Brook Country Club; also leased to Pennington Satterthwaite, architect, for 3 years, the property of Edward T. Ward, formerly occupied by J. Aspinwall, situated at Brantwood, Short Hills, N. J.; and leased to Arthur Baltbasar the place situated on Baltusrol Way, Short Hills, owned by Capt. James L. Risk. The same brokers also report the sale of three plots of land on which houses are immediately to be constructed.

GEORGE F. BAKER, JR., vice-president of the First National Bank, has leased, through W. Burling Cocks and Samuel Willets, the H. W. J. Bucknall place at Glen Cove, L. I., one of the show places on the north shore.

REAL ESTATE NOTES.

EDWARD DE WITT, of the law firm of De Witt, Lockman & De Witt, has been elected a member of the board of directors of the City Investing Co.

J. D. H. BERGEN & SON and Leonard Vaughan were the brokers in the recent sale of 206 Schermerhorn st, Brooklyn, to the Kings County Woman's Temperance Union.

ARNOLD, BYRNE & BAUMANN were the brokers in the recently reported sale of the 5-sty flat at the southeast corner of Columbus av and 91st st for the Henriquez estate to Patrick Carey.

JAS. B. GILLIE sold the southwest corner of Convent av and 145th st, and not the southwest corner of 144th st, as was reported last week. The property is a 3-sty and basement dwelling, on a lot 20x90.

THE J. P. WHITON-STUART Co. was the broker in the recent sale of the 3-sty dwelling at 317 Lexington av, adjoining the northeast corner of 38th st, for Sallie A. Hibbard to Walter F. Martin.

HORACE S. ELY & CO. and Fred'k Fox & Co. negotiated the lease for the Hobart estate, of the property at Broadway and 37th st, reported elsewhere in this issue. The holding company representing the lessee is headed by Harry Fischel.

CHARLES KAYE took title last Monday to the property at the southeast corner of Madison av and 30th st, 123.5x100, from S. Woolverton, as trustee for Ann E. Cairns, for a stated consideration of $600,000. There was also recorded a mortgage given by Mr. Kaye to the New York Life Insurance Co. covering this property for $1,050,000 for five years with interest at the rate of 5 per cent.

THREE COMPANIES have been incorporated with the following directors: Frank J. Davis, Elsie M. Laemmle and John B. Clark. The companies are known as the 27 West Twentieth Street Corporation, the 120 West Thirty-first Street Corporation and the 22 West Twenty-first Street Corporation. The properties at those locations are owned by Edward S. Rapallo and Philip Von Volkenburg. The corporations will act as holding companies for the owners.

THE EDMUND FRANCIS REALTY CO. secured from the New York Title Insurance Co. $385,000 to erect a 10-sty apartment house at the northeast corner of Amsterdam av and 120th st, which it bought some time ago. The site is 100 ft. on the avenue and 115 ft. in the street. Plans for the structure were filed last August. They called for a structure of brick, limestone and terra cotta, with accommodations for 80 families and which was to cost $600,000 to build.

THE 203 WEST FIFTY-FOURTH CO. was incorporated for the purpose of taking over the lease of the Southern Hotel at 203 to 207 West 54th st, from Jean Benetos. The lease has 20 years to run and carries with it a renewal privilege. Edmund Powers, G. W. Vause and C. V. Mulligan are the incorporators. The hotel will probably be managed by Charles Ellis, who is said to be interested in the company.

CHRIS. SCHIERLOH sold the leasehold at 732 8th av for William Bauer, having a number of years to run, to John George Hess.

THE CROSS & BROWN CO. has been appointed agent for the 12-sty building at 38 to 42 East 32d st and of the 12-sty office building at 140 West 42d st.

JOHN A. STEINMETZ has placed a $115,000 building loan on property at Bronx Park South, Crotona Parkway and Mohegan av for the F. B. Construction Co.; also for the Obark Realty Co., $26,000 on the property in the west side of Daly av, 231 ft. south of 180th st; also, $36,000 on the property in the north side of 179th st, 95 ft east of Mohegan av.

THE SALE of the residence of Gen. Daniel E. Sickles at 23 5th av, which was scheduled to be sold at public auction last Wednesday, by Joseph P. Day, was adjourned until April 16.

THE NEW YORK MORTGAGE & SECURITY CO. has just closed one of the most prosperous years in its history. From the organization of the company in 1902 to March 1, 1913, the total investments in bond and mortgage have been $116,731,419.73, the net earnings for the year ended March 1, 1913, were $270,798.07, and there was added a surplus of $90,798.07. Dividends of 12 per cent. were paid during the year. The amount of outstanding mortgages guaranteed by the company on March 1, 1913, was $35,315,737.98.

TAXPAYERS' ALLIANCE.—The annual meeting of the Taxpayers' Alliance of the Borough of The Bronx was held Wednesday evening at the headquarters. The following officers were elected for the ensuing year: President, George M. S. Schulz; Vice-presidents, Harry Robitzek, James Powers, W. W. Niles, A. C. Hottenroth, Joseph I. Goulden, Louis F. Haffen, William Germain, Charles W. Bogart, Max Just; Treasurer, Carl W. Schmidtke; Secretary, Philip J. McKinley.

New York Mortgage and Security Company's Most Prosperous Year.

The past year, as Clinton R. James, president of the New York Mortgage and Security Company, states, has been the most prosperous in the history of the company, and thus far each year has, without exception, shown a steady increase, both in gross and net earnings over the preceding year.

From the organization of the company, in 1902 to March 1, 1913, the total investments in bond and mortgage have been $116,731,419.73, the net earnings for the year ending March 1, 1913, were $270,798.07, and there was added to surplus $90,798.07. **Dividends of 12%** were paid during the year.

The amount of outstanding mortgages guaranteed by the company on March 1, 1913, was $35,315,737.98.

Definition of the Word "Hotel."

There is an increasing demand for a nicer statutory definition of the word "hotel." So far as the traveling public is concerned, any place at which one may stop for the night is a hotel. Hotel men object to the general use of the word "hotel," because the business as a whole suffers from reflections brought upon it through the action of proprietors of houses which have nothing in common with high-class institutions managed by the better class of hotel men.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's acount.**

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 14, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

[a]**Cleveland pl, 19 (Marion st) (*),** es, 192.3 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & strs; due, $2,682.37; T&c, $670; sub to first mtg $26,000; Crescent Star Realty Co. 27,779

[a]**Morris pl, 450 (*),** ss, 86 e Park av, 16x80, 2-sty fr dwg; due, $1,294.17; T&c, $8; Chas H Meyer. 1,400

[a]**9TH st, 1 E,** see 5 av, 23.

[a]**15TH st, 260 W,** ss, 73.6 e 8 av, 20x77.4, 5-sty & b bk & stn tnt; exrs sale; Ida Ries. 19,450

[a]**17TH st, 44 W,** ss, 278.7 e 6 av, 16.5x92x—x91.8, 5-sty & b bk & stn dwg with str; trstes sale; bid in at $25,000.

[a]**39TH st, 117 E,** ns, 158 w Lex av, 17x98.9, 4-sty & b bk & stn dwg with 1-sty bk ext; trstes sale; Dr D J McDonald. 35,000

[a]**48TH st, 168-70 W,** see 7 av, 711-5.

[a]**56TH st W, nec S av,** see 8 av, nec 56th.

[a]**80TH st, 511-5 E (*),** ns, 198 e Av A, 75x102.2, 2-sty bk stable; due, $25,952.72; T&c, $2,875; Roscoe H Channing et al, exrs. 17,500

[a]**118TH st, 12 W,** ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; due, $18,087.45; T&c, $1,797.68; adj to Mar27.

[a]**136TH st, 340 E,** ss, 86.6 e Alexander av, 20x100, 2-sty & b fr dwg; partition; Jno Balz. 4,500

[a]**150TH st, 246-8 E,** ss, 150 w Morris av, 50x100, 2-3-sty fr tnts with str; exrs sale; bid in at $9,700.

[a]**152D st, 319 E (*),** ns, 350 w Courtlandt av, 50x100, 6-sty bk tnt; due, $55,037.09; T&c, $500; Henry H Jackson. 54,000

[a]**166TH st, 443-7 E,** ns, 222 e Park av, 62x90; due, $7,745.71; T&c, $440.31; Robt Cohen, party in int. 8,116

[a]**172D st, 580 W (*),** ss, 125 s St Nich av, 62.6x95, 5-sty bk tnt; due, $17,426.60; T&c, $816.50; sub to a first mtg of $60,000; Paterno & Son Contracting Co. 76,925

[a]**177TH st W, nec Audubon av,** see Audubon av 247, on map 241.

[a]**236TH st E,** ss, 400 w Katonah av, 25x100, vacant; partition; J J Leonard. 750

[a]**Audubon av, 247, on map 241,** nec 177th, 107.11x105.8x—x100.6, 6-sty bk tnt & strs; due, $153,441.59; T&c, $21,126.50; Lawyers Mtg Co. 165,000

[a]**Carpenter av (*),** ws, abt 150 n 219th, being part of lot 1137, 25x105; due, $1,189.-05; T&c, $8.23; Henrietta N Greely. 1,000

[a]**Commonwealth av, ws, 75 s Beacon,** see St Lawrence av, ws, 25 n Tacoma.

[a]**St Lawrence av (*),** ws, 25 n Tacoma, 25x95; also COMMONWEALTH AV, ws, 75 s Beacon, runs w100xs10.5xse34xe69xn25 to beg, Van Nest; partition; Ellen Timoney. 900

[a]**5TH av, 25,** es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwelling; due, $31,673.32; T&c, $3,-204.53; adj to April 16.

[a]**5TH av, 23,** nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; due, $92,282.94; T&c, $7,-897.86; adj to Apr16.

[a]**5TH av, 2034,** ws, 60.10 s 126th, 20x85, 4-sty & b bk & stn dwg; voluntary; bid in at $17,000.

[a]**7TH av, 711-5,** es, 50.4 s 48th, runs s50xe 120xn100.4 to 48th (Nos 168-70) xw41xs50.4 xw79 to beg, 4-4-sty & 1-3-sty bk dwgs; voluntary; E A Robertson. 350,000

[a]**8TH av,** nec 56th, 60.5x90, vacant; trstes sale; withdrawn.

BRYAN L. KENNELLY.

[a]**Cherry st, 419½ (*),** ss, 200 w Jackson, 25.1x91.7x25x92.7, 5-sty bk tnt & strs; due, $19,628.24; T&c, $665.28; Bond, Mtg & Securities Co. 19,000

[a]**50TH st, 127-127B E,** see Lex av, nec 50th.

[a]**51ST st E, sec Lex av,** see Lex av, sec 51st.

[a]**51ST st, 166 E,** ss, 100 e Lex av, 220x100.5, 2-3- & 4-sty hospital bldgs; voluntary; Bing & Bing. 200,900

[a]**63D st, 151-5 W (*),** ns, 290 e Ams av, 60.6x100.5, 3-5-sty bk tnts; due, $12,330.05; T&c, $2,250; Aug W Mehler. 59,200

[a]**177TH st W, nwc Northern av,** see Northern av, nwc 177th.

[a]**178TH st W, swc Northern av,** see Northern av, nwc 177th.

[a]**178TH st W, sec Haven av,** see Northern av, nwc 177th.

[a]**178TH st W, nwc Northern av,** see Northern av, nwc 178th.

[a]**179TH st W, swc Northern av** see Northern av, nwc 178th.

[a]**179TH st W, sec Haven av,** see Haven av, sec 179th.

[a]**Haven av,** sec 179th, 92.6x108; vacant; voluntary; Lowenfeld & Prager. 27,600

[a]**Haven av, nec 178th,** see Northern av, nwc 178th.

[a]**Haven av, sec 178th,** see Northern av, nwc 177th.

[a]**Haven av, nec 177th,** see Northern av, nwc 177th.

[a]**Haven av,** ws, 562.9 s 181st, 50.6x192.1 to Riverside dr or ter x50x199.3, vacant; voluntary; bid in at $24,000.

[a]**Lexington av,** nec 50th (Nos 127-127B), runs n100.5xe100xs8.3xsw56.1xs73.10 to 50th xw47.3 to beg, 3-sty & 5-sty bk & stn hospital bldgs; voluntary; Max Marx. 80,500

[a]**Lexington av,** es, 25.5 s 51st, 75x100, pt 3-sty hospital bldg; voluntary; Harris & Maurice Mandelbaum. 105,450

[a]**Lexington av,** sec 51st, 25.5x100, pt 2 & 3-sty hospital bldgs; voluntary; Max Marx, Lowenfeld & Prager & Lewine & Kempner Co. 59,250

[a]**Nagle av,** cl, 350 w Ellwood, runs s250 xw50xn250xe50 to beg, vacant; due, $8,-631.77; T&c, $183; Inland Realty Co. 9,250

[a]**Northern av, swc 178th,** see Northern av, nwc 177th.

[a]**Northern av, swc 179th,** see Northern av, nwc 178th.

[a]**Northern av,** nwc 177th, runs n255 to 178th xw272 to Haven av xs65xse219 to 177th xe184.7 to beg, vacant; voluntary; withdrawn.

[a]**Northern av,** nwc 178th, runs n185 to 179th xw164xs92.6xw108 to Haven av xs 92.6 to 178th xe272 to beg, vacant; voluntary; withdrawn.

[a]**Riverside dr or ter, es, abt 466.6 n 177th,** see Haven av, ws, 562.9 s 181st.

JAMES L. WELLS.

[a]**Eldridge st, 133 (*),** ws, 100 n Broome, runs n 26.8xw100xs25xe25.6xs—xe74.6 to beg, 3 & 5-sty bk hall; due, $27,815.36; T&c, $1,575.56; sub to mtg of $16,000; Melissa R Bell. 41,084

[a]**223D st, 749 E (*),** ns, 305 w Barnes av, 33.8x114.4; due, $3,300; sub to a pr mtg of $7,000; T&c, $30; Mt Vernon Builders Supply Co. 9,530

SAMUEL MARX.

[a]**Madison st, 360 (*),** ss, 295 w Jackson, 20x94.6, 6-sty bk tnt & strs; due, $23,218.-35; T&c, $604.23; U S Trust Co N Y, trste. 22,000

[a]**120TH st, 153 W (*),** ns, 125 e 7 av, 18x 100.11, 3-sty & b stn dwg; due, $17,586.28; T&c, $352.73; Morris S Thompson et al, trstes. 15,000

[a]**152D st, 500 E,** see Bergen av, 610-12.

[a]**Bergen av, 610-12,** sec 152d (No 500), 51.4x100, 6-sty bk tnt & strs; due, $18,-971.80; T&c, $155.55; Florence Wissert, party in int. 18,500

[a]**Southern blvd, 1505,** ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & strs; due, $33,491.71; T&c, $932.66; Wm Reiss. 34,125

HENRY BRADY.

[a]**Orchard st, 101 (*),** ns, 100 w Main, 101.6 x100, City Island; due, $3,700; T&c, $550; Louise E Knupfer. 1,500

[a]**21ST st, 10-14 E,** see Bway, 917-9.

[a]**Broadway, 917-19 (*),** swc 21st (Nos 10-14), runs s48.2xw97.1xs46xw46xn92xe128.8 to beg, vacant; due, $482,448.60; T&c, $22,-532.56; Metropolitan Life Ins Co. 500,000

J. H. MAYERS.

[a]**97TH st, 217 E (*),** ns, 262.6 e 3 av, 24.6 x100.10, 5-sty bk tnt & strs; due, $16,-170.23; T&c, $782.10; Sarah E Lawrence. 12,000

[a]**Prospect av, 2352 (*),** es, 543.9 n 183d, 18.9x93.9x18.9x94.2, 2-sty bk dwg; due, $6,-757.89; T&c, $61.30; Beatrice S B Ziegel. 6,000

GEORGE PRICE.

[a]**Taylor av, 1702 (*),** ns, 375 e Morris Park av, 25x100, Van Nest; due, $2,743.48; T&c, $643.13; Paul J Schmitz. 3,600

Total	$1,986,809
Corresponding week, 1912	982,500
Jan. 1st, 1913, to date	12,417,765
Corresponding period 1912	9,477,900

Borough of Brooklyn.

The following are the sales that have taken place during the week ending March 12, 1913, at the Brooklyn Sales rooms, 189 Montague Street:

WM. H. SMITH.

DOSCHER st, es, 220 s Glenmore av, 40x 79.4; Edw Alt. 3,610

FLOYD st (*), ss, 375 e Tompkins av, 25x 100; Edw I Garvar. 6,400

HARRISON pl (*), ns, 400 w Porter av, 50x 100; Theo F Jackson. 1,100

HICKS st (*), es, 74.2 n State, 24.8x80; Eliz V H Nicholson. 7,200

LINCOLN pl (*), sec Brooklyn av, 95x20; also LINCOLN pl, ss, 95 e Brooklyn av, 80x 100; also EASTERN pkwy, nec Brooklyn av, 179.5x120.7; also LINCOLN pl, ss, 175 e Brooklyn av, 20x100; Edw M Barlow. 126,920

LINCOLN pl, ss, 95 e Brooklyn av, see Lincoln pl, sec Brooklyn av.

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Auction Sales, Brooklyn -Continued.

LINCOLN pl, ss, 175 e Brooklyn av, see Lincoln pl, sec Brooklyn av.

RYERSON st, ss, 100 n Myrtle av, 20x100; Pauline Wassermann. 3,600

E 2D st, es, 180 n Av Q, 20x100; adj to Mar25.

E 2D st, es, 200 n Av Q, 20x100; adj to Mar25.

N 6TH st (*), ss, 20 e Berry, 20x50; Jno Middleton. 1,850

E 24TH st, es, 175 n Av L, 37.6x100; Wm M Johnson. 3,250

45TH st, sws, intersec nws 14 av, 100x60.2; adj to Mar26.

AV E (*), cl, at intersec es Hunterfly rd or Kouwenhoven pl, runs e -xne—xn xne -xs, se & s—xs—xsw & s xn -xne & nw—xnw & w- xn & ne— to beg, except parts released; Midwood Park Co. 100,000

BELMONT av, ns, 20 e Stone av, 20x50; bankruptcy sale; Jacob Fingelstein. 9,050

BROOKLYN av, es, 20 s Lincoln pl, 20x95; Abram E Fitkin 11,000

CATON av, ns, 200 w St Pauls pl, 13.4x140x —x—; Frank C Kohart. 1,200

EASTERN pkwy, nec Brooklyn av, see Lincoln pl, sec Brooklyn av.

LINCOLN rd (*), ns, 336.2 e Nostrand av, 20x102.6; Wm Saier et al 3,500

NEW UTRECHT av (*), ws, 89.1 n 65th, 22.3x78.5; Thos A Walsh. 4,800

PITKIN av (*), sec Barbey, 25x100; Mamie Von Felde. 5,000

SHEFFIELD av (*), ws, 250 n Belmont av, 50x100; Richd C Campbell et al. 1,500

PARCEL (*) of land bounded about 52 chains 50 links by salt meadows of Henry J Wyckoff e by Flatlands Bay and a certain creek; s about 49 chains 50 links by salt meadows of Wm Bennett, w about 73 links by a certain ditch, containing about 3 acres; Frank E Johnson. 1,050

PARCEL of land bounded n about 16 chains by salt meadows of Mr Garrison, e about 30 links by a certain ditch, s about 16 chains by salt meadows of Wm Bennett, w about 31 links by upland of Albt Emmans, containing about 1 acre; Stephen Williamson. 125

WM. P. RAE CO.

BERGEN st, ns, 180 w New York av, 120x 114.5; Property Holding Corpn. 53,675

HAWTHORNE st, swc Rogers av, 96x31.11; Chas W Frazier. 16,740

HENRY st, sec Luqueer, 40x64.6; Herman Schroeder. 4,000

STATE st, ss, 95 w Columbia, 20x70; also STATE st, ss, 105 e Furman, 20x70; withdrawn.

STATE st, ss, 105 e Furman, see State, ss, 95 w Columbia.

N 7TH st, ss, 225 w Havemeyer, 25x100; withdrawn.

BAY RIDGE av, ss, 96.11 e 4 av, 20x96.6; Agnes M Pereira. 4,500

CLARENDON rd (*), ns, 80 w E 26th, 20x 80; Brooklyn Trust Co. 5,895

LAFAYETTE av, nwc Steuben, 22x95; withdrawn.

LAFAYETTE av, ns, 107 w Steuben, 43x 95; withdrawn.

JAMES L. BRUMLEY.

BAINBRIDGE st, ss, 160 w Saratoga av, 30 x100; Moses Bernstein. 17,800

COOK st, ss, 325 e Morrell, 25x75; Morris Pomerantz. 10,200

CHARLES SHONGOOD.

BRISTOL st, ws, 20 n Lott av, 20x60; Bristol Bldg Co, defendant. 3,600

FULTON st (*), sec Sheffield av, 100x100 Harry Midas. 10,100

WALLABOUT st (*), ss, 441.6 w Marcy av, 50x100; Sol B Kraus. 31,000

ATLANTIC av (*), swc Sackman, 50x100; Annie E Hommel et al. 2,500

Total $471 165
Corresponding week, 1912..... $535,873

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAR. 15.

No Legal Sales advertised for this day.

MAR. 17.

97TH st, 132 W, ss, 484.11 e Ams av, 17.6x 100.11, 3-sty & b stn dwg; Jno Haydock—Equitable Realty Co et al; Thos J Farrell (A), 20 Vesey; Geo B Hayes (R); due, $12,790.23; T&c, $492.80; mtg recorded June1'08; Joseph P Day.

MAR. 18.

HOME st, nwc 169th, see 169th, 899 E.

HOUSTON st, 438 E, ns, 62 w Manhattan, 20.8 x105.10, 6-sty bk loft & str bldg; Hannah Younker, extrx—Caroline Glatner et al; Stroock & Stroock (A), 30 Broad; Edwin M Otterbourg (R); due, $4,634.63; T&c, $1,042.64; sub to mtg $15,000. Joseph P Day.

169TH st, 899 E, nwc Home, runs w94.4xn57.10 xe110.2 to intervale av (No 1213) xs41.8xsw23.2 to beg, 5-sty bk tnt & strs; Harry Goldman—Intervale Constn Co et al; Philip S Seligman (A), 35 Nassau; Francis S McAvoy (R); due, $16,224.53; T&c, $241.70; sub to mtg $55,000; Joseph P Day.

188TH st, 508 E, s s, 112 w Bathgate av, 20x 95, 3-sty bk tnt; Benj W B Brown—Mountain Constn Co et al; B W B Brown (A), 52 Wall; Ten Eyck R Beardsley (R); due, $8,049.79; T&c, $162; James L Wells.

INTERVALE av, 1213, see 169th, 899 E.

178TH st E, nec Valentine av, see Valentine av, 1964.

MAR. 19.

GOERCK st, 113-17, see Stanton, 319.

STANTON st, 319, swc Goerck (Nos 113-117), 50x75, 6-sty bk tnt & strs; Madison Trust Co—Israel Schiff et al; Jno Quinn (A); 1 Nassau; Fredk C Gladden (R); due, $11,973.47; T&c, $5,172.33; Joseph P Day.

23D st, 413 W, ns, 116.6 w 9 av, 22.4x117.6, 4-sty & b bk dwg & 2-sty ext; Kath T Moore—L Edwalyn de Kay; Frank L Holt (A), 220 Bway; Jos V Mitchell (R); due, $4,310.49; T&c, $290.05; Henry Brady.

118TH st, 4 E, ss, 85 e 5 av, 25x100.11, 5-sty bk tnt; Wilson M Powell—Nellie R Birkholz et al; Action 1; Wilson M Powell (A), 7 Wall; Wm Allen (R); due, $21,087.73; T&c, $283.90; Joseph P Day.

187TH st E, nwc Southern blvd, see Southern blvd, 2401.

SOUTHERN blvd, 2401, nwc 187th, runs n50 xw100.1xn49.5xw25xs98.10xe132.9 to beg, 3-sty fr tnt & str; Dollar Savgs Bank of City of N Y—Francis Conlon et al; Lexow, Mackellar & Wells (A), 43 Cedar; Jos D Fackenthal (R); mtg recorded Apr28'03; Herbert A Sherman.

VALENTINE av, 1964 or Burnside av, nec 178th, runs n128.9xe80.1xn—xe15xs138.6xw60.2 to beg, 6-sty bk tnt & strs; Bronx Borough Bank—Irvine Realty Co et al; Jno Mulholland (A), 280 Bway; Jos H Fargis (R); due, $149,676.85; T&c, $7,836.27; Joseph P Day.

MAR. 20.

98TH st E, nwc Mad av, see Mad av, 1420-2.

117TH st, 128 W, ss, 300 w Lenox av, 25x 100.11, 6-sty bk tnt; Jos A Flannery—Florence Magonigle; Benj Trapnell (A), 170 Bway; Henderson Peck (R); due, $4,984.70; T&c, $1,242.56; sub to 1st mtg $30,000; Solomon De Walltearss.

144TH st, 541-3 W, ns, 335 e Bway, 40x99.11, 5-sty bk tnt; Peter McGinn—Patk Reddy et al; Moses N Krakower (A), 320 Bway; Ely Neumann (R); due, $12,169.52; T&c, $1,170; sub to 1st mtg $40,000; Samuel Marx.

MADISON av, 1416-22, nwc 98th, 100.11 x45, 6-sty bk tnt & strs; Jonas Weil et al—Clara Moss et al; Isaac S Heller (A), 35 Nassau; Jno H Rogan (R); due, $26,723.41; T&c, —; Joseph P Day.

TREMONT av, 7-9, ns, 50.2 w Walton av, 50.2 x91.2x50x94.10, 5-sty bk tnt; Sol Jacobs—Han Constn Co et al; Paul Hellinger (A), 320 Bway; Chas E Lydecker (R); due, $30,089.51; T&c, $1,750; sub to first mtg $16,000; Joseph P Day.

MAR. 21.

24TH st, 404 E, ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; Wm Gillilan—Benj Hirsch et al; Strong & Cadwalader (A), 40 Wall; Wm C Arnold (R); due, $18,891.42; T&c, $278.71; Joseph P Day.

109TH st, 161 E, ns, 125 e Lex av, 25x100.11, 4-sty stn tnt; N Y Dispensary—Chas Cohn et al; Fredk de P Foster (A), 44 Wall; Mark Eisner (R); due, $11,869.94; T&c, $166.85; mtg recorded Apr17'11; Joseph P Day.

161ST st W, ss, 89.5 e Ft Washington av, see 161st W, ns, 211.4 w Bway.

161ST st W, ns, 211.4 w Bway, runs w37xnw 59 to Fort Washington av xn15xse98.5 to beg, vacant; 161ST st W, ss, 89.5 e Fort Washington av, 31x30x28x30, vacant; J Romaine Brown et al, exrs—Shepherd Knapp 3d et al; Stoddard & Mark (A), 128 Bway; Wm A Keener (R); partition; Joseph P Day.

177TH st, 598 W, see St Nicholas av, 1332-8.

FT WASHINGTON av, es, 39 n 161st, see 161st W, ns, 211.4 w Bway.

McGRAW av, 1887, ns, 50 e White Plains rd, 25x100; Chas A Robinson trste—Alice M Lynch et al; Rollins & Rollins (A), 32 Nassau; Chas L Cohn (R); due, $4,495.71; T&c, $691.51; Joseph P Day.

MORRIS av, es, 247.1 n 182d, 25x121.11x25x 122.7, vacant; Saml H Kupferman—Mary G Long et al; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, $1,562.42; T&c, $196.26; Samuel Goldsticker.

ST NICHOLAS av, 1332-8, sec 177th (No 598), 99.11x100, 6-sty bk tnt & strs; City Real Estate Co—Fluri Constn Co et al; Harold Swain (A), 176 Bway; Wm C Arnold (R); due, $184,224.43; T&c, $7,412.66; Joseph P Day.

MAR. 22.

No Legal Sales advertised for this day.

MAR. 24.

68TH st, 206 W, ss, 125 w Ams av, 25x100.5, 2-sty bk stable; Windham Realization Co, Inc—Henry Armstrong et al; Alexander & Green (A), 165 Bway; Jno A McEveety (R); due, $17,414.21; T&c, $1,528.71; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAR. 15.

No Legal Sales advertised for this day.

MAR. 17.

66TH st, ss, 280 e 14 av, 20x100; Catherine E Miller—Antonio Armato et al; Milton Hertz (A), 391 Fulton; Jacob A Freedman (R); Charles Shongood.

FT HAMILTON av, ws, 100 s 90th, 20x116.3; FT HAMILTON av, ws, 160 s 90th, 40x116.3; Jno Kaiser—City Equity Co et al; Tovio H Nekton (A), 189 Montague; Leon M Prince (R); Charles Shongood.

MAR. 18.

LOTT'S or KIMBALL'S la, cl, adj land of Jurien Lott, runs —1714 to Gerritsen's Pond or Basin x— —x—1797.9xs413.5 to beg, except parts released; Millie H Sayre—Stenton Realty Co et al; Harry L Thompson (A), 175 Remsen; Nelson L Keach (R); Chas Shongood.

SUYDAM st, ses, 175 ne Hamburg av, 25x100; Martha L Miller—Sol Rosenblum et al; Robt E Moffett (A), 894 Bway; Arthur L Sherer (R); Wm H Smith.

W 35TH st, ws, bet Canal & Neptune avs, lot 26; Tax Lien Co of N Y—Chas R Cole et al; Wm Lustgarten (A), 68 William, Manhattan; Michl Stein (R); L J Phillips & Co.

64TH st, nwc 19 av, 373.4x82.5; Waterbury & Mapleton Realty Co—Tectonic Corpn et al; Wyckoff, Clarke & Frost (A), 215 Montague; Horatio C King (R); Jas L Brumley.

78TH st, ns, 91.8 w 6 av, 33.2x100.6; Liens Purchase Co—Chas H Louis et al; Danl L Donovan (A), 16 Court; Cornelius Furgueson Jr (R); Wm P Rae.

79TH st, ss, 340 w 3 av, 80x— to 80th; Brooklyn Inst of Arts & Sciences—Michl K Neville et al; Edwin Kempton (A), 175 Remsen; Jas M Kelly (R); Wm H Smith.

81ST st, sws, 180 nw 13 av, 21x100; Sarah C Rodenstein—F W Crane Realty Co et al; Earl A Smith (A), 206 Broadway, Manhattan; Wallace N Vreeland (R); Wm H Smith.

BEDFORD av, 1454, ws, 47 s Park pl, 27x100; also BEDFORD av, 1456, ws, 74 s Park pl, 27x 100; Louis Swerdlow—Stella Berger et al; Jacob I Wiener (A), 261 Broadway, Manhattan; Arthur L Hurley (R); Wm H Smith.

LINCOLN rd, ns, 356.2 e Nostrand av, 20x 102.6; Wm Saier et al—Edica Realty Trading Co et al; Action 2; C Bertram Plante (A), 15 William, Manhattan; Ralph Jonas (A); Wm H Smith.

NEW YORK av, es, 200 n Vernon av, 100x112; Estate of I A Lustgarten—Nachman Firestone et al; Frederic C Leubuscher (A), 258 Broadway, Manhattan; Jeremiah Wood (R); Wm H Smith.

PARK av, nec Vanderbilt av, 50x99.4; Henry Von Glahn exr—Orcelia R Blanchard et al; Andw F Van Thun, Jr (A), 189 Montague; Geo J S Dowling (R); Jas L Brumley.

SHEEPSHEAD BAY rd, es, adj land of Lane Harland, 89x132.6x97x112.6; Horace G Teele—Mary A Rogers et al; Henry J Davenport (A), 375 Pearl; Joseph J Speth (R); Wm H Smith.

TILDEN av, nec E 35th, 34.8x300.2x irreg; E 35TH st, ws, 200.1 n Tilden av, 100.1x79.6x irreg; Alvenia T McCanna -Harold C Wulff et al; Jas & Thos H Troy (A), 16 Court; Chas Y Van Doren (R); Wm H Smith.

WILLOUGHBY av, sec Wyckoff av, 25x86.3; Alice M Cordier et al Robt Ward et al; Harry L Thompson (A), 175 Remsen; Leon Sachs (R); Chas Shongood.

MAR. 19.

LINCOLN pl, ss, 85 e Utica av, 20x100; Richd Vom Lehn Jr—Minnie Ringen et al; Van Alen & Dyckman (A), 215 Montague; Albt E Richardson (R); Wm H Smith.

QUINCY st, ns, 300 e Nostrand av, 50x100; Richd F Stahley—Rosie Weber et al; Hugo G Gollmar (A), 134 Broadway; Peter Mahoney (R); Wm H Smith.

16TH st, sws, 203.10 nw 4 av, 40x124.9x40x 125.7; Saml Silinsky—Himmelstein & Arker Co et al; Alex Fox (A), 132 Nassau, Manhattan; Harry E Lewis (R); Wm H Smith.

18TH st, nes, 54 e 7 av, 46x80; also 18TH st, nes, 100 e 7 av, 25x100; Wm F Langbein—Rosa Langbein et al; Fettretch & Seybel (A), 41 Park row, Manhattan; Albt E Richardson (R); partition; Wm P Rae.

46TH st, nes, intersec nws 14 av, 120x100.2; Merchants Co-operative Mtg Co—Fanny Duberstein et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

99TH st, sws, 138.6 se 4 av, 26x97.6; Wm L Dowling—Marcy Constn Co et al; Albt H T Banzhaf (A), 2 Rector, Manhattan; David Fultz (R); Wm P Rae.

100TH st, ns, 140 w Fort Hamilton av, 20x95; Wm L Dowling—Fort Hamilton Realty Corpn et al; Action 1; Albt H T Banzhaf (A), 2 Rector, Manhattan; David Fultz (R); Wm P Rae.

100TH st, ns, 160 w Fort Hamilton av, 20x95; same—same; Action 2; same (A); same (R); Wm P Rae.

HUDSON av, ws, 250 s Lafayette, 25x100; Jacob Brenner—Rosie Post et al; Henry Herdling (A), 26 Court; Jno B Stephens (R); Wm P Rae.

NOSTRAND av, ws, 204.2 n Linden av, 20.4x 64.1; Bond & Mtg Guarantee Co—Helen M Knickerbocker et al; Edwin Kempton (A); Leon R Jacobs (R); Wm P Rae.

SCHENECTADY av, ws, 54.5 s Sterling pl, 26.4x100; Chas A Mayer et al agt Frank L Alexander et al; Jonas, Lazansky & Neuburger (A), 44 Court; Frank Anderson (R); Chas Shongood.

SHEPHERD av, ws, 125 n Gay, —x100; Edw F Taber et al exrs—Meyer Kurlandzik et al; Chas S Taber (A), 189 Montague; Peter W Ostrander (R); Jas L Brumley.

MAR. 20.

HENRY st, ws, adj land of Mrs Cappell, runs ne35xse139.6xsw35xse139.6 to beg; Rachel Richman—Saml Theil et al; A Sidney Galitzka (A), 2946 West 8th; Jno M O'Neill (R); Wm H Smith.

17TH st, sws, 340 nw 10 av, 20x100.2; Thos J Redmond—Bridget Terahin et al; Lewis C Grover (A), 40 Court; Geo R Holohan, Jr (R); Wm H Smith.

58TH st, nes, intersec nws 17 av, 100x60.2; Sarah A Delacy—Northern Assurance Co et al; Lewis S Goebel (A), 41 Park row, Manhattan; Edw A Sumner (R); Chas Shongood.

VANDERBILT av, es, 170 s Fulton, 20x80; Katharina Wassermann—Nancy G Hayden et al; Cary & Carroll (A), 59 Wall, Manhattan; Melville J France (R); Wm P Rae.

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MAR. 21.

BERGEN st, ss, 148 e Schenectady av, 24x127.9; Henry Clifton et al—Ainsworth Realty Co et al; Fredk Cobb (A), 166 Montague; Richd E Walsh (R); Jas L Brumley.

E 12TH st, ws, 402.11 n Av R, 20x100; Minnie W Moller et al—Lawrence A Brennan et al; Action No 3; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Wm H Wadhams (R); Jas L Brumley.

E 12TH st, ws, 382.11 n Av R, 20x100; same—same; Action 4; same (A); same (R); Jas L Brumley.

E 12TH st, ws, 422.11 n Av R, 20x100; Lina Von Hesse trste—Lawrence A Brennan et al; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Wm H Wadhams (R); Jas L Brumley.

E 12TH st, ws, 442.11 n Av R, 20x100; same—same; Action 2; same (A); same (R); Jas L Brumley.

CLARENDON rd, ns, 20 w E 26th, 20x60; Merchants Co-operative Mtg Co—Jacob D Ranck et al; Milton Hertz (A), 391 Fulton; Jno B Stephens (R); Chas Shongood.

PITKIN av, ns, 80 w Vermont av, 20x100; Bushwick Savgs Bank—Jos Kadison et al; Rufus L Scott (A), 93 Nassau, Manhattan; Jno B Golden (R); Joseph P Day.

MAR. 22.

No Legal Sales advertised for this day.

MAR. 24.

DOUGLASS st, swc Hoyt, 78x20; Wm Luthy—Jas J Boomer et al; Mann & Buxbaum (A), 886 Bway; Redfield P Malony (R); Wm H Smith.

DOUGLASS st, 14, ss, 100.8 e Court, 15x96; Sheriff's sale of all right, title, &c, which Fred R Moore had on Apr8'12; Chas B Law, sheriff.

MONROE st, ns, 217.4 w Reid av, 21.2x100; Latham G Reed—Nannie S Ackerly et al; Middleton S Borland (A), 31 Nassau, Manhattan; Chas F Murphy (R); Thos Hovendon.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON MARCH 18, AT 8 P. M.

ZEREGA AV.—Paving with sheet asphalt, on a concrete foundation (permanent pavement), the roadway of ZEREGA AV, from Westchester av to St. Raymond av; setting curb where necessary and all incidental work.

RHINELANDER AV, ETC.—Constructing sewer and appurtenances in RHINELANDER AV, bet Mulner av and Bear Swamp rd; and in BEAR SWAMP RD, from Rhinelander av to a point 300 ft. south therefrom.

CASTLE HILL AV.—Constructing a sewer and appurtenances in CASTLEHILL AV, bet Westchester av and Parker st, and all incidental work.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON MARCH 18, AT 8.45 P. M.

GERMAN PL.—Paving with granite blocks on a sand foundation (preliminary pavement) the roadway of GERMAN PL, from Westchester av to Rae pl; setting curb where necessary and all work incidental thereto.

VYSE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of VYSE AV, from East 172d st to Tremont av; adjusting curb where necessary and all incidental work.

EAST 179TH ST.—Furnishing and erecting guard rail and posts along the north side of EAST 179TH ST, bet Hughes av and Belmont av, where required in front of open or unprotected areaway of abandoned new buildings.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON MARCH 18, AT 8.30 P. M.

COSTER ST.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in COSTER ST, from Randall av to Edgewater rd, and all incidental work.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON MARCH 18, AT 9 P. M.

230TH ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of 230TH ST, from Broadway to Corlear av; setting curb where necessary and all incidental work.

NELSON AV.—Paving with bituminous concrete on a cement foundation (preliminary pavement), the roadway of NELSON AV, from Boscobel av to Macombs rd, adjusting curb where necessary and all incidental work.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The Board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column. In the present column are noted the resolutions passed by the Board concerning public or local improvements:

MANHATTAN.

SEAMAN AV, ETC.—Changing grade of SEAMAN AV, from West 215th st to West 218th st; of WEST 215TH ST, from Park Terrace West to Indian rd; and of WEST 218TH ST, from Seaman av to Indian rd. Adopted.

BROAD ST, ETC.—Removing sidewalk encroachments on BROAD ST, bet Wall st and Water st; BEAVER ST, bet Whitehall st and Pearl st; EXCHANGE PL, bet Broadway and Hanover pl; WALL ST, bet Broadway and Pearl st; PINE ST, bet Broadway and Pearl st; and CEDAR ST, bet West st and Pearl st. Laid over till March 20.

WEST 28TH ST.—Removing encroachments on WEST 28TH ST, from Broadway to a point 100 ft. west of 6th av. Adopted.

BENNETT AV, ETC.—Closing and discontinuing the TUNNEL ST, from Bennett av to Riverside drive. Laid over till March 20.

ISHAM-DRAKE ESTATE SECTION.—Amending the proceeding for acquiring title to a large number of streets in the ISHAM-DRAKE ESTATE SECTION, by excluding therefrom the unacquired portion of WEST 214TH ST, bet Seaman av and Indian rd; and instituting an independent proceeding for acquiring title to WEST 214TH ST, and to the unacquired section of ISHAM PARK. Laid over till March 27.

WEST 19TH ST.—Constructing an alteration and improvement to the sewer in WEST 19TH ST, from 6th av to 7th av. Preliminary work. Adopted.

NEW COUNTY COURT HOUSE.—Petition of owners of property selected for the NEW COUNTY COURT HOUSE, requesting that title to said property vest in the city, on March 1. Denied.

BRONX.

CONCORD AV, ETC.—Changing the grade of CONCORD AV, from East 142d st to St. Joseph st; and ST. MARY'S ST, from Wales av to Robbins av. Adopted.

TIEMANN AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Tieman av, Bartow av, Wickham av and Mace av. Adopted.

SECTION 61, FINAL MAPS.—Establishing the lines and grades of SECTION 61, FINAL MAPS. Adopted.

EAST 167TH ST.—Acquiring title to the lands, etc., required for the widening of EAST 167TH ST, from Webster av to Clay av. Adopted.

ADEE AV.—Amending the proceeding for acquiring title to ADEE AV, from Boston rd to the bulkhead line of Hutchinson River. Adopted.

WASHINGTON AV, ETC.—Removing encroachments on WASHINGTON AV, bet 3d av and Fordham rd; on 3D AV, bet Harlem River and Fordham rd; and on EAST 177TH ST, bet Webster av and Boston rd.

OGDEN AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Ogden av, West 162d st, Anderson av, Jerome av, Approach to Central Bridge, East 161st st and Jerome av. Public hearing on April 17.

EAST 166TH ST, ETC.—Changing the grade of the STREET SYSTEM, bounded by East 166th st, Morris av, East 167th st and Findlay av. Public hearing on April 17.

WEBSTER AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Webster av, East 168th st, Washington av and East 166th st. Public hearing on April 17.

SPENCER PL.—Petition for the closing of SPENCER PL, bet East 150th st and the N. Y. Central and Hudson River Railroad Co. Denied.

REVIEW PL, ETC.—Acquiring title to REVIEW PL, from West 238th st to Van Cortlandt Park; and to WEST 240TH ST, from Spuyten Duyvil rd to Broadway. Adopted.

3D AV.—Widening 3D AV, bet East 189th st (Welch st) and Pelham av. Public hearing on April 17.

CRUGER AV, ETC.—Amending the proceeding for acquiring title to CRUGER AV, from Baker av to Rhinelander av and from White Plains rd to Bronx and Pelham Parkway South; to HOLLAND AV, from Baker av to Hunt av; and to RHINELANDER AV, from White Plains rd to Cruger av, so as to relate only to HOLLAND AV, from Baker av to Hunt av. Public hearing April 17.

EAST 166TH ST.—Transmitting for approval the rule and damage map in the proceeding to acquire title to EAST 166TH ST, from Brook av to the west right-of-way line of the New York and Harlem Railroad. Approved.

LIEBIG AV.—Regulating and grading LIEBIG AV, from Mosholu av to the south line of the Foster property near West 260th st. Preliminary work. Adopted.

GRAY ST.—Regulating and grading GRAY ST, from Tremont av to Unionport rd. Preliminary work. Adopted.

PUGSLEY AV.—Regulating and grading PUGSLEY AV, from McGraw av to Tremont av. Preliminary work. Adopted.

RANDOLPH AV.—Regulating and grading RANDOLPH AV, from St. Lawrence av to Beach av. Preliminary work. Adopted.

GLEBE AV.—Regulating and grading GLEBE AV, from Zerega av to Overing st. Adopted.

TYNDALL AV.—Regulating and grading TYNDALL AV, from Mosholu av to a point about 73 ft. north of West 260th st. Adopted.

OGDEN AV.—Paving with bituminous concrete (preliminary pavement), and adjusting the curbing, where necessary, on OGDEN AV, from West 169th st to Aqueduct av. Adopted.

EAST 140TH ST.—Regulating and grading, and paving with asphalt (permanent pavement), EAST 140TH ST, from Park av to Morris av. Adopted.

WEST 231ST ST.—Paving with asphalt (permanent pavement), where the grade is 3 per cent. or less, and with asphalt block (permanent pavement) where the grade is more than 3 per cent., and curbing where necessary, WEST 231ST ST, from Corlear av to Bailey av. Rescinding resolution of July 11, 1912, and amending resolution of June 27, 1912. Adopted.

BROOKLYN.

EAST 2D ST, ETC.—Changing the grade of EAST 2D ST, bet Cortelyou rd and Ditmas av; and of the STREET SYSTEM, bounded by Gravesend av, Av M, East 3d st, Av N, Ocean parkway and Av O; together with the laying out of RYDER AV, bet Gravesend av and Ocean parkway. Adopted.

EAST NEW YORK AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by East New York av, Hopkinson av, Riverdale av, Watkins st, Hegeman av, Hopkinson av, Vienna av, Rockaway av, Stanley av, East 98th st and Grafton st. Adopted.

EAST 83D ST.—Acquiring title to EAST 83D ST, from Ralph av to Flatlands av. Adopted.

EAST 91ST ST.—Acquiring title to EAST 91ST ST, from East New York av to Av D, EXCLUDING the right-of-way of the Manhattan Beach Division of the Long Island Railroad. Adopted.

BAY 7TH ST.—Changing the grade of BAY 7TH ST, bet Cropsey av and Bath av. Public hearing on April 17.

CONCORD ST, ETC.—Changing the lines and grades of the STREET SYSTEM, bounded by Concord st, Jay st, Sands st and Bridge st. Public hearing on April 17.

PUBLIC PARKS, SOUTH 5TH ST, ETC.—Laying out PUBLIC PARKS to comprise the block bounded by South 5th st, Wythe av, South 4th st and Berry st, together with THAT PORTION bounded by South 5th st, Berry st, South 6th st and Wythe av not already owned by the city. Laid over till March 27.

UNION ST.—Amending the proceeding for acquiring title to UNION ST, from New York av to Rochester av, and from Ralph av to East New York av, by excluding the BLOCK bet Kingston av and Albany av. Laid over until March 27.

EAST 21ST ST.—Acquiring title to EAST 21ST ST, from Av G to Av J, EXCLUDING the right-of-way of the Manhattan Beach Division of the Long Island Railroad. Public hearing on April 17.

STILLWELL AV.—Acquiring title to STILLWELL AV, from 22d av to 80th st. Public hearing on April 17.

MEEKER AV, ETC.—Transmitting for approval rule and damage maps in the proceeding for acquiring title to the PUBLIC PLACE bounded by Meeker av, Monitor st and Engert st. Approved.

BENTON ST.—Sewer in BENTON ST, from Kingsland av to Morgan av. Preliminary work. Adopted.

35TH ST, ETC.—Sewer in 35TH ST, from 14th av to West st; and in WEST ST, from 35th st to Av C. Preliminary work. Adopted.

AV P, ETC.—Sanitary and storm sewers in AV P, from East 9th st to East 17th st; in EAST 15TH ST, from Av O to Kings Highway; and in KINGS HIGHWAY, from East 14th st to East 16th st. Preliminary work. Adopted.

CONEY ISLAND AV, ETC.—Sewers in CONEY ISLAND AV, both sides, from Av O to the sewer summit north therefrom; in AV O, from Coney Island av to Kings Highway; and in KINGS HIGHWAY, from Av O to Av N. Preliminary work. Adopted.

BARRETT ST.—Sewer in BARRETT ST, from Sutter av to Blake av. Preliminary work. Adopted.

WEST ST.—Regulating and grading WEST ST, from Church av to Fort Hamilton av. Preliminary work. Adopted.

EAST 3D ST.—Regulating and grading EAST 3D ST, from Fort Hamilton av to Beverly rd. Preliminary work. Adopted.

LINCOLN RD, ETC.—Regulating and grading LINCOLN RD, from Nostrand av to a point about 500 ft. east therefrom; and EAST NEW YORK AV, from a point about 500 ft. east of Nostrand av to Utica av. Preliminary work. Adopted.

WEST 32D ST, ETC.—Regulating and grading WEST 32D ST, from Neptune av to a line about 300 ft. south of Surf av; and constructing a timber bulkhead at the ATLANTIC OCEAN. Preliminary work. Adopted.

AMBOY ST.—Regulating and grading AMBOY ST, from Lott av to East 98th st. Preliminary work. Adopted.

NEWKIRK AV.—Curbing and paving with asphalt (preliminary pavement) NEWKIRK AV, from Coney Island av to 1st st. Preliminary work. Adopted.

BEVERLY RD.—Paving with asphalt (preliminary pavement), BEVERLY RD, from East 2d st to Gravesend av. Preliminary work. Adopted.

CHESTER AV.—Paving with asphalt (preliminary pavement) CHESTER AV, from Louisa st to Fort Hamilton parkway. Preliminary work. Adopted.

EAST 3D ST.—Regulating and grading EAST 3D ST, from Fort Hamilton parkway to Beverly rd. Adopted.

DOUGLASS ST. Regulating and grading DOUGLASS ST, from Dumont av to East 98th st. Vesting title in city on April 17. Adopted.

BARRETT ST.—Regulating and grading BARRETT ST, from East New York av to Dumont av. Vesting title in city on April 1. Adopted.

THATFORD AV.—Regulating and grading THATFORD AV, from Riverdale av to New Lots rd. Vesting title in city on April 1. Adopted.

EAST NEW YORK AV.—Regulating and grading EAST NEW YORK AV, from Utica av to Pitkin av. Vesting title in city on April 1. Adopted.

71ST ST.—Regulating and grading and paving with asphalt (preliminary pavement) 71ST ST, from 10th av to 11th av. Vesting title in city on April 1. Adopted.

36TH ST.—Sewer in 36TH ST, from 14th av to West st. Adopted.

AV C, ETC.—Sewers in AV C, from Gravesend av to West st; and in WEST ST, from Av C to Cortelyou rd. Adopted.

WEST ST.—Paving with asphalt (preliminary pavement) WEST ST, from 39th st to 43d st. Adopted.

EAST 2D ST.—Paving with asphalt (preliminary pavement) EAST 2D ST, from Cortelyou rd to Ditmas rd. Adopted.

DUPONT ST.—Paving with asphalt (preliminary pavement) DUPONT ST, from Oakland st to Provost st. Adopted.

FORREST ST.—Paving with asphalt (permanent pavement) FORREST ST, from Central av to Flushing av. Adopted.

WHITE ST.—Paving with granite block (permanent pavement) WHITE ST, from Cook st to Moore st, and from Siegel st to Johnson av Adopted.

WILLIAMS AV.—Paving with asphalt (permanent pavement) WILLIAMS AV, from Belmont av to Sutter av. Adopted.

45TH ST.—Paving with asphalt (preliminary pavement) 45TH ST, from New Utrecht av to 12th av. Adopted.

12TH AV.—Grading 12TH AV, from 86th st to Dyker Beach Park. Adopted.

12TH AV, ETC.—Sewers in 12TH AV, from 36th st to 38th st; and 36TH ST, from 12th av to Church av. Adopted

BATTERY AV, ETC.—Sewers in BATTERY AV, from 92d st to Warehouse av; WAREHOUSE AV, from Battery av to 7th av; and 7TH AV, from Warehouse av to 92d st. Adopted.

AV D.—Sewers in AV D, from East 34th st to Brooklyn av. Adopted.

80TH ST.—Regulating and grading 80TH ST, from 13th av to 14th av.

82D ST.—Regulating and grading 82D ST, from 13th av to 14th av. Adopted.

WEST 30TH ST.—Regulating and grading WEST 30TH ST, from Neptune av to a point 360 ft south of Surf av. Vesting title in City on April 1. Adopted.

CONEY ISLAND AV.—Paving with asphalt (permanent pavement CONEY ISLAND AV, from Av N to Kings Highway. Adopted.

SUNNYSIDE AV.—Paving with asphalt (preliminary pavement) SUNNYSIDE AV, from Miller av to Barbey st. Adopted.

AV C.—Paving with asphalt (permanent pavement) AV C, from East 3d st to Gravesend av. Adopted.

EAST 2D ST.—Regulating and grading EAST 2D ST, from Fort Hamilton av to Beverly rd. Vesting title in city on April 1. Adopted.

GRAVESEND AV, ETC.—Sewers in GRAVESEND AV, east side, from Vanderbilt st to Fort Hamilton av; FORT HAMILTON AV, south side, from Gravesend av to West st; and WEST ST, from Fort Hamilton av to Church av. Adopted.

JUNIUS ST.—Regulating and grading JUNIUS ST, from Blake av to Livonia av. Adopted.

MONTAUK AV.—Regulating and grading MONTAUK AV, from Atlantic av to Liberty av. Vesting title in City on April 1. Adopted.

LIVONIA AV, ETC.—Sewers in LIVONIA AV, from Ames st to Douglass st; and DOUGLASS ST, from Dumont av to East 98th st. Adopted.

VERNON AV, ETC.—Sewers in VERNON AV, from Nostrand av to Tompkins av; TOMPKINS AV, from Vernon av to Greene av; SKILLMAN ST, from Park av to Myrtle av; MYRTLE AV, from Skillman st to Nostrand av; NOSTRAND AV, from Myrtle av to Vernon av; HEWES ST, from Classon av to Wallabout Canal; CLASSON AV, from Hewes st to Park av; and PARK AV, from Classon av to Skillman st. Adopted.

LENOX RD.—Fixing the roadway width of LENOX RD, at 35 ft. through the entire street length, excepting the BLOCK bet New York av and East 34th st. Adopted.

QUEENS.

DECATUR ST.—Sewer in DECATUR ST, from Myrtle av to Forest av. Adopted.

JEROME AV, ETC.—Sewers in JEROME AV, from Ocean av, east side, to Greenwood av; McCORMICK AV, from Beaufort av to Jerome av; OXFORD AV, from Beaufort av to Jerome av; SEATTLE ST, from Beaufort av to Jerome av; PORTLAND AV, from Beaufort av to Jerome av; and HERALD AV, from Jerome av to the crown 265 ft. north therefrom. Adopted.

SILVER ST.—Regulating and grading and paving with asphalt (permanent pavement) SILVER ST, from Fresh Pond rd to a line 300 ft. west therefrom. Adopted.

MADISON ST, ETC.—Sewers in MADISON ST, from Myrtle av to Wyckoff av; WYCKOFF AV, from Madison st to Halsey st; and HALSEY ST, from Wyckoff av to Irving av. Vesting title in city on April 1. Adopted.

NOTT AV, ETC.—Sewers in NOTT AV, from Van Dam st to Hulst st; ANABLE AV, from Van Dam st to Hulst st; and HULST ST, from Nott av to Anable av. Vesting title in city on April 1. Adopted.

YOUNG ST, ETC.—Changing the grade of YOUNG ST, from Gale st to Hunters Point av; and of HUNTERS POINT AV, from Moore st to Honeywell st. Adopted.

CORONA AV, ETC.—Changing the STREET PLAN, bounded by Corona av, Parcell st, Chicago st, Maurice av and Broadway. Adopted.

BURROUGH AV.—Acquiring title to BURROUGH AV, from Borden av to Woodside av. Adopted.

AMORY AV, ETC.—Acquiring title to AMORY AV, from Metropolitan av to Bleecker st; and to STANHOPE ST, from Woodward av to Metropolitan av. Laid over till March 20.

REMSEN AV, ETC.—Amending the proceeding for acquiring title to REMSEN AV, from Calamus av to Gwydir st; and to REMSEN PL, from Breck pl to Corinth av, by excluding the latter street. Adopted.

HEMPSTEAD AV, ETC.—Laying out HEMPSTEAD AV (HEMPSTEAD AV AND JAMAICA TURNPIKE), from Jamaica av (Jericho turnpike) to 98th av (West Whittier st); and SRRINGFIELD BOULEVARD (CREED AV), from Jamaica av (Jericho turnpike) to 97th av (Creed pl). Adopted.

BORDEN AV.—Changing the lines of BORDEN AV, bet Harold av and Lowery st. Public hearing on April 17.

SKILLMAN PL.—Changing the grade of SKILLMAN PL, bet Jackson av and Long Island Railroad. Public hearing on April 17.

CORNELIA ST.—Changing the line of CORNELIA ST, bet Cypress av and Myrtle av. Referred to Borough President of Queens.

IVY ST, ETC.—Acquiring title to IVY ST and to JENNINGS ST, from Justice st to Junction av. Public hearing on April 17.

RADCLIFF ST, ETC.—Acquiring title to RADCLIFF ST and to STRONG ST, from Waldron st to Hewitt av. Public hearing on April 17.

SCHROEDER PL. — Acquiring title to SCHROEDER PL, from Queens boulevard to Woodside av. Public htaring on April 17.

RIKER AV.—Request of New York and Queens County Railroad that title taken to RIKER AV, bet Steinway av and 12th st be made subject to the rights of this company to operate a surface railroad. Referred to the Corporation Counsel.

ROCKAWAY RD.—Request of the Long Island Electric Railway Co. that the title to ROCKAWAY RD be made subject to the rights of this company to operate a surface railroad. Referred to the Corporation Counsel.

SEWERAGE DISTRICT NO. 6-A.—Modification in the drainage plan for SEWERAGE DISTRICT NO. 6-A. Adopted.

POTTER AV.—Sewer in POTTER AV, from Lawrence st to 2d av. Preliminary work. Adopted.

RADDE ST.—Sewer in RADDE ST, from Webster av to the crown 250 ft. north of Pierce av. Preliminary work. Adopted.

SKILLMAN PL.—Sewer in SKILLMAN PL, from Hunter av to Jackson av. Preliminary work. Adopted.

MURRAY ST, ETC.—Sewer in MURRAY ST, from Franconia av to Bayreuth st; in CALIFORNIA AV, from Murray st to the crown 385 ft. east of Ziegler av; in DELAWARE ST, from Muray st to Ziegler av; and in ERIE ST, from Murray st to Ziegler av. Preliminary work. Adopted.

VAN DEVENTER AV.—Regulating and grading VAN DEVENTER AV, from 2d av to 6th av. Preliminary work. Adopted.

WEBSTER AV.—Paving with asphalt block (permanent pavement) WEBSTER AV, from Vernon av to Jackson av. Preliminary work. Adopted.

DeKALB AV.—Grading and paving with asphalt (permanent pavement) DeKALB AV, from Onderdonk av to Woodward av. Adopted.

RADDE ST.—Paving with asphalt block (permanent pavement) RADDE ST, from North Jane st to Payntar av. Adopted.

ELM ST.—Paving with asphalt block (permanent pavement) ELM ST, from Crescent st to 2d av. Adopted.

RIDGE ST.—Regulating and grading RIDGE ST, from the Boulevard to Ely av. Adopted.

LIBERTY AV, ETC.—Sewers in LIBERTY AV, from Stoothoff av to Chestnut st; CEDAR AV, from Liberty av to Kimball av; and CHESTNUT ST, from Liberty av to Kimball av. Adopted.

RICHMOND.

PROSPECT ST.—Temporary sewer in PROSPECT ST, from Bay st to Van Duzer st. Preliminary work. Adopted.

CHARLES ST, ETC.—Temporary combined sewers in CHARLES ST, from St. Mary's av to Chestnut av; in SMITH ST, from St. Mary's av to Wall st; in OAK ST, from St. Mary's av to Wall st; in WALL ST, from Reynolds st to Charles st; and in REYNOLDS ST, from Wall st to a point about 400 ft. south of St. Mary's av. Preliminary work. Adopted.

KNOX ST.—Grading KNOX ST, from Richmond Terrace to Market st, and setting curb returns at the INTERSECTING STREETS. Adopted.

VAN DUZER ST.—Temporary sanitary sewer in VAN DUZER ST, from Vanderbilt av to Cornell pl. Adopted.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before April 8, at 11 a. m., when testimony will be taken:

MANHATTAN.

EAST 134TH ST.—Repairing sidewalk in front of NOS. 54 TO 58 EAST 134TH ST. Area of assessment: Lots 46, 47, 48, Block 1758. List 3073.

BRONX.

CLAY AV.—Receiving basin on the west side of CLAY AV, opposite Wendover av. Area of assessment: Claremont Park. List 3068.

ANDREWS AV.—Filling in sidewalk, raising and resetting flagging on the east side of ANDREWS AV, 204 ft. north of Burnside av. Area of assessment: Lot 10, Block 3216. List 3076.

QUEENS.

HANCOCK ST.—Sewer in HANCOCK ST, from Webster av to a point 290 ft. north of Payntar av, 1st Ward. Area of assessment: Lots 53, 54, 147 and 148. List 2997.

JUDSON AV AND BOULEVARD.—Receiving basin on the northeast corner of JUDSON AV AND BOULEVARD, Rockaway Beach, 5th Ward. Area of assessment: Block 33. List 2999.

VAN ALST AV.—Sewer in VAN ALST AV, bet Ditmars av and Hoyt av, 1st Ward. Area of assessment: Blocks 150, 151, 152, 158, 159 and 160. List 3002.

WILBUR AV.—Sewer in WILBUR AV, bet Academy st and Radde st. Area of assessment: Blocks 98 and 111. List 3003.

WILBUR AV.—Sewer in WILBUR AV, bet Radde st and Prospect st. Area of assessment: Blocks 99 and 110. List 3004.

By Comm'rs Sinking Fund.

BROOKLYN WATER FRONT.—Relative to the request of the Dock Commissioner that the Commissioners of the Sinking Fund approve the amended new plan providing for lateral inshore extension to the PIERS, bet 28th st and 36th st, GOWANUS BAY, SOUTH BROOKLYN, made and adopted by the Dock Commissioner March 1. The plan is open for inspection at the office of the Comptroller, 280 Broadway, Manhattan, during business hours.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

At Special Term, Part 2, of the Supreme Court, MANHATTAN, on March 24, the commissioners named in each of the following proceedings will be examined as to their qualifications by anyone interested:

EAST 174TH ST, BRONX.—Acquiring title to the lands, etc., required for widening EAST 174TH ST, from Southern Boulevard to West Farms rd, 24th Ward. Ely Neumann, commissioner of estimate, in place of P. S. Schmidt, resigned.

ST. RAYMOND AV, BRONX.—Acquiring title to the lands, etc., required for opening, and extending ST. RAYMOND AV (4TH ST), bet Hoguet av and Wiliamsbridge rd, 24th Ward. Robt. H. Bergman, commissioner of estimate in place of P. J. Schmidt, resigned.

HAVEMEYER AV, BRONX.—Acquiring title to the lands, etc., required for opening end extending HAVEMEYER AV, bet Lacombe av and Westchester av, 24th Ward. Jas. W. O'Brien, commissioner of estimate, in place of P. J. Schmidt, resigned.

At Special Term, Part 2, Supreme Court, MANHATTAN, to be held on March 21, at 10.30 a. m., the commissioners named in the following proceeding will be examined as to their qualifications by anyone interested:

FORDHAM RD, ETC., BRONX.—Acquiring title to the lands, etc., required for widening FORDHAM RD, from Harlem River Terrace to Webster av, and for THE PUBLIC PARK included within the lines of said street opposite its junction with Kingsbridge rd, 24th Ward. Michael J. Egan, J. J. Mackin and Chas. C. Marrin, commissioners.

BROADWAY FERRY, BROOKLYN.—Acquiring title to lands, etc., required for ferry purposes at the FOOT OF BROADWAY. Thomas F. Magner, William G. Gilmore and Frank Bailey, commissioners of estimate in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 17, at 10.30 a. m., to be examined as to their qualifications by anyone interested.

BILLS OF COSTS.

POYER ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending POYER ST, from Maurice av to Barnwell st, 2d Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, for the hearing of motions, in the County Court House, BROOKLYN, on March 21, at 10 a. m.

BRADLEY AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending BRADLEY AV, from Greenpoint av to Howard st, 1st Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on March 21, at 10 a. m.

By Comm'rs Estimate and Assessment.

MALBONE ST, ETC., BROOKLYN.—Acquiring title to lands, etc., required for opening and extending MALBONE ST, from the line bet the 24th and 29th Wards, at New York av to Lefferts av, and LEFFERTS AV, from Schnectady av to Utica av, 24th and 29th Wards. George I. Wooley, Arthur J. Waldron and Chas. W. Holloway, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before March 26; and they will hear all such parties, in person, on March 27, at 3.30 p. m.

George I. Wooley, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before March 26; and he will hear all such parties, in person, on March 28, at 3.30 p. m.

(Continued on page 598)

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

New Geological Survey Building.

The United States Geological Survey has received recognition at the hands of Congress in the authorization of an expenditure of $2,596,000 for the construction of a fireproof building "of modern office building type of architecture." With this sum it is proposed to erect a building on ground already owned by the Government which shall accommodate, besides the Geological Survey, the Reclamation Service, the Indian Office, and the Bureau of Mines, all bureaus of the Interior Department whose work is closely related to that of the Survey and among all of which there is more or less constant cooperation. The public buildings law, which carries the Survey item, authorizes an immediate appropriation of $596,000, the balance to be appropriated as needed in construction. While this omnibus building law is only an "authorization" measure, leaving the actual appropriation of the money to a future act, $96,000 of the amount included in the measure can be expended immediately, having been appropriated by a former Congress in connection with the purchase of the site on which the Survey building is to be erected. Plans can thus go forward at once for the construction of the new building. Address the U. S. Geological Survey, George Otis Smith, Director, Washington, D. C., for information.

Contract for Lord & Taylor Store.

E. Brooks & Company, of 1 East 41st street, have received the general contract to erect the Lord & Taylor store at 424-438 5th avenue, 1-11 West 38th street, and 2-14 West 39th street, which is estimated to cost $2,000,000. The building will be owned by John H. and Frank V. Burton, of 384 Broadway, now in the wholesale dry goods trade, and will be leased to Lord & Taylor, in which the Burtons are also owners. There will be twenty passenger and four freight elevators, a pneumatic tube system exchange on one of the upper floors instead of in the basement, the usual practice, and fire-escape stairways opening directly into the street on three sides of the building. The architects are Goldwin Starrett & Van Vleck, and Hazzard, Erskine & Blagden. E. E. Ashley, 45 Union Square, is consulting engineer.

Cauldwell-Wingate Co.'s Big Contract.

The Cauldwell-Wingate Company, 381 4th avenue, received the general contract on Thursday to erect the new building for the National Biscuit Company, on the block bounded by 10th avenue, 15th and 16th streets, to cost $1,750,000. The structure will be the largest cracker factory in this country, and will contain ten full stories in height with two penthouses, a floor area of 46,000 square feet, thirty-two bake ovens, brick walls, terra cotta block floor arches, brick and granite facades, and will give work to 2,000 additional help. Work is to be completed by Dec. 1, 1913. A. G. Zimmerman is architect, and Pattison Brothers, 1182 Broadway, steam and electrical engineers.

Bids for Willard Parker Hospital.

The Willard Parker Hospital of the City of New York, Department of Health, southwest corner of Centre and Walker streets, Ernst J. Lederle, Ph. D., president, is receiving figures from general contractors until March 21 at 10:30 a. m., for the construction of a six-story reinforced concrete dormitory for female help as an addition to the Willard Parker Hospital, foot of East 16th street. The building will measure 50x100 feet and will be strictly fireproof. Clinton & Russell, 32 Nassau street, are the architects.

Dreicer & Co.'s New Building.

Henry Otis Chapman, 334 Fifth avenue, is completing plans for the improvement of the southwest corner of Fifth avenue and 53d street, a plot measuring 50.5x100 feet, upon which is to be erected two six-story commercial structures by Dreicer & Company, jewelers, of 560 Fifth avenue. One of the buildings has been leased to Theodore Hofstatter & Company, of 589 Fifth avenue. The contract for the structural steel was awarded this week. This is the only contract so far placed.

Building on Victoria Hotel Site.

The Johnson-Kahn Company, 220 5th avenue, owner, of the old Victoria Hotel property, at the southwest corner of Broadway and 27th street, expect to start work about April 1 demolishing the building, which is to be replaced with a twenty-story office building, 100x250 feet, to cost $1,250,000. The plans have been prepared by Schwartz & Gross, 347 5th avenue.

Contract for Working Girls' Home.

The W. L. Crow Construction Company, 103 Park avenue, has received the general contract to erect the seven-story home, 50x100 feet, at 119-121 East 29th street, for the Anthony Home for Working Girls, for which Mrs. Frederick Vanderbilt, 459 Fifth avenue, is the donor. The architects are Valentine & Kissam, of 346 Fourth avenue.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Chas. Schaefer, Jr., 401 Tremont av, has completed plans for a 5-sty brick and limestone tenement, 50x100 ft, to be erected in the south side of 151st st, 100 ft east of Courtlandt av, for Benj. Benenson, 407 East 153d st, owner, who is taking bids on subs and materials. Cost, about $45,000.

BRONX.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 5-sty brick and limestone flat to be erected on the west side of Beaumont av, 125 ft north of 187th st, for E. Parago, 2417 Beaumont av, owner, who is taking bids on subs and materials. Cost, about $35,000.

BROOKLYN.—C. W. Braun, 459 41st st, is preparing plans for a 4-sty brick tenement, 50 x90 ft, to be erected at the southwest corner of 3d av and 40th st, for George Meierdiercks, on premises, owner, who builds and is taking bids on subs. Cost, $30,000.

MANHATTAN.—Wortmann & Braun, 114 East 28th st, are preparing plans for alterations to the residence at the northeast corner of 27th st and Lexington av into stores and bachelor apartments for Mrs. William Randolph Hearst, 137 Riverside drive, owner. W. C. Reeves & Co., 124 East 23d st, are lessees. Cost, $10,000. The architects are taking bids on general contract.

NEWARK, N. J.—John B. Cella, architect, is taking estimates for a 4-sty tenement to be erected at 88 and 90 Tyler st for Frank and Peter Wujciak, to cost $20,000.

DWELLINGS.

RIDGEWOOD, L. I.—Hirch & Mayer, 567 Onderdonk av, owners, are taking bids on the general contract for a 2-sty brick store and residence, 26x75 ft, to be erected at the southwest corner of Woodard av and Grove st, from plans by Gross & Kleinberger, Bible House, N. Y. C., architects. Cost, about $15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NAGLE AV.—Wortmann & Braun, 114 East 28th st, have completed plans for two 5-sty tenements, 40x100 ft., to be erected on the north side of Nagle av, 50 ft. west of Arden st, for the Brown Bros., Inc., 33 East 20th st, owner. Cost about $100,000.

207TH ST.—Nast & Springsteen, 21 West 45th st, have completed plans for two 5-sty tenements, 62.6x84.5 ft., to be erected in the east side of 207th st, 25 ft. south of Cooper st, for the Maze Realty Co., 2650 Broadway, owner. Cost about $100,000.

129TH ST.—Chas. B. Meyers, 1 Union sq, has completed plans for three 5-sty tenements to be erected in the south side of 129th st, 110 ft. west of St Nicholas terrace, for the Manchester Construction Co., 223 Wooster st, owner. Cost about $175,000.

184TH ST.—Jos. L. Hernon, 128 Broadway, has completd plans for a 5-sty tenement, 50x 84.5 ft., to be erected at 515-17 West 184th st, for Douglas Robinson, 128 Broadway, owner. Cost about $45,000.

53D ST.—Cross, Cross & Harder, 527 5th av, have completed plans for the 9-sty apartment house, 55.4x85.3 ft., to be erected at 111-19 East 53d st, for The 118 East 54th St. Co., 546 5th av, owner. Cost about $160,000.

WASHINGTON SQUARE SO.—Ogden, Prior & Day, 1170 Broadway, have completed plans for two apartments, a 12-sty to be erected at the southeast corner of Washington sq south and Thompson st, to cost $500,000, and a 7-sty apartment at the northeast corner of Washington sq south and Thompson st, to cost $95,000. The owner is the Elena Realty Corp., 37 Washington sq south.

187TH ST.—Jos. Wolf, 103 Park av, has completed plans for a 5-sty tenement to be erected at 578 West 187th st, for George A. Potterton, 215 West 28th st, owner. Cost about $19,000.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house to be erected at the northeast corner of Riverside drive and 141st st, for Newmark & Davis, 435 West 119th st, owners. Cost about $500,000.

5TH AV.—Renwick, Aspinwall & Tucker, 320 5th av, are preparing plans for alterations to the 13-sty apartment house at 615 5th av, for The George Kemp Real Estate Co., 613 5th av.

14TH ST.—The Charles I. Weinstein Realty Co. has purchased 304-12 West 14th st, an elevator apartment house will be erected there.

DWELLINGS.

70TH ST.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for a residence 22 ft. wide to be erected at 19 East 70th. The owner's name for the present withheld.

71ST ST.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for a residence for Henry D. Babcock, to be erected in the southside of 71st st, 25 ft west of Madison av, on a plot 45x100.5 ft.

FACTORIES AND WAREHOUSES.

26TH ST.—Harris H. Uris Iron Works, 525 West 26th st, will build from their own plans a 6-sty brick addition to the plant at 521-523 West 26th st. The addition will be 40x100 ft., and work will be commenced about May 1.

HOSPITALS AND ASYLUMS.

90TH ST.—Louis A. Sheinart, 192 Bowery, is preparing plans for alterations to the 5-sty brick institute at 69-71 West 90th st, for Dr. Alexander Nechamkin, 251 West 92d st, and Dr. Louis Druskin, 79 Forsyth st, lessees. Cost, about $18,000.

STABLES AND GARAGES.

66TH ST.—L. A. Sheinart, 194 Bowery, is preparing plans for a 5-sty brick garage, 25x100 ft, to be erected at 225 West 66th st, for C. A. Bruhns, 152 Amsterdam av, owner. Cost, about $35,000.

STORES, OFFICES AND LOFTS.

PARK PL.—Lee & Hewitt, 1123 Broadway, are preparing plans for alterations to the store and basement at 3 Park pl, for D. O. Haynes, 82 Fulton st, owner. Cost, about $15,000.

79TH ST.—Oliver Olsen, owner, care of Pierson & Goodrich, 30 West 38th st, general con-

tractors, has plans for alterations to the 2-sty brick store, at the northeast corner of 79th st and Broadway. Cost, about $15,000.

BROADWAY.—Goldwin Starrett & Van Vleck, 45 East 17th st, are preparing plans for remodeling the ground floor, installing new entrances and other interior changes to the building at 332 Broadway, recently sold by the Chas. F. Noyes Co. to James N. Jarvis. This building adjoins the Tower Building, recently altered by the same architects.

4TH AV.—Neville & Bagge, 217 West 125th st, are preparing plans for a 12-sty loft building to be erected at 329-331 4th av, by the Polo Construction Co. Work is expected to start about May 1.

MANHATTAN.—The Keystone Construction Co., 28 East 85th st, M. C. Rosenbaum and Morris H. Rothschild, contemplate the erection of a store and loft building on the site of the Bijou theatre at 1237-39 Broadway. No architect has yet been selected.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

182D ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, Chas. Schaefer, Jr., president, and S. J. Schaefer, secretary, owner and architects, are preparing plans for a 5-sty brick and limestone tenement, 50x88 ft, to be erected in the north side of 182d st, 125 ft west of Prospect av.

179TH ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for two 5-sty brick and limestone tenements, 44x102 ft, to be erected in the south side of 179th st, 89 ft east of Vyse av, for I. Roth, 35 Nassau st, owner.

177TH ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, has completed plans for two 6-sty brick tenements, 51x100 ft, to be erected at the southeast corner of 177th st and Washington av, for the B. & S. Realty Co., 4041 Park av.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty tenement, 50x80 ft, to be erected on the east side of Webster av, 75 ft north of 184th st, for the Kielbert Construction Co., 535 East 166th st, owner; Francis W. Kiel is president. Cost, about $40,000.

KELLY ST.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for two 5-sty brick tenements, 43x88 ft, in the north side of Kelly st, 125 ft north of 163d st, for Irving Goldman, 928 Broadway. Cost, about $100,000.

MARMION AV.—Frank J. Schefcik, 4168 Park av, is completing plans for a 5-sty flat, 52x70 ft., to be erected on the east side of Marmion av, 92 ft. north of East 175th st, for the John W. Cornish Construction Co., 805 Tremont av, owner.

MARMION AV.—Frank J. Schefcik, 4168 Park av, is completing plans for a 5-sty flat, 70x92 ft., to be erected at the northeast corner of Marmion av and East 175th st, for the John W. Cornish Construction Co., 805 Tremont av, owner. The architect will take bids.

WEBSTER AV.—The Keilbert Construction Co. has purchased a plot 51x98 ft. on the east side of Webster av, 75 ft. north of 184th st, upon which it will immediately erect a 5-sty apartment house.

166TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty flat house, 50x89 ft., to be erected at the northeast corner of 166th st and Tinton av, for C. Hoffman Von Waffenstein, 1118 Tinton av, owner. Cost about $50,000.

AQUEDUCT AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment, 75x90 ft., to be erected on the south side of Acqueduct av, 553 ft. west of Brandt pl, for Chas. Spillner, 1624 Acqueduct av, owner. Cost about $65,000.

178TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments, 50x67.6 ft. and 55x63.4 ft., to be erected at the northwest corner of 178th st and Monterey av for the Monterey Building Co., 170 Broadway, owner. Cost about $95,000.

INTERVALE AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment, 50x88 ft., to be erected on the west side of Intervale av, 295 ft. north of Westchester av, for the Ernst Keller Const. Co., 4374 Martha av, owner. Cost about $45,000.

LIND AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment, 50x84 ft., to be erected on the west side of Lind av, 373.18 ft. north of 169th st, for the Ernst Keller Construction Co., 4374 Martha av, owner. Cost, $50,000.

BANKS.

149TH ST.—Albro & Lindeberg, 2 West 47th st, are preparing plans and will soon take bids for a 1-sty brick and granite bank, 25x74 ft, to be erected at 375 East 149th st, for the Corn Exchange Bank, 13 William st, owner, Walter E. Frew, president.

STORES, OFFICES AND LOFTS.

177TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1-sty taxpayer, 50x73 ft., to be erected at the southwest corner of 177th st and Marmion av, for the Bronx County Construction Co., 2714 3d av., owner. Cost, $6,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

14TH AV.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for two 3-sty brick, limestone and terra cotta apartments, 200x50 ft, to be erected on 14th av, between 78th and 79th sts, for Jacob Kaiser, 2027 Bath av, owner. Total cost, about $80,000.

CHAUNCEY ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a brick and limestone apartment to be erected in the north side of Chauncey st, 350 ft. west of Ralph av, for the Clifton Place Realty Co., owner. Cost about $43,000.

BENSONHURST.—The Stanley Improvement Co. will soon start the erection of an 8-family apartment house on the west side of 21st av, 365 ft. north of Benson av. Slee & Bryson, 153 Montague st, Brooklyn, have prepared plans.

DWELLINGS.

STUYVESANT AV.—Excavating is under way for a 3-sty brick and limestone residence, 44x63 ft, at the southeast corner of Stuyvesant av and Decatur st, for Otto Seidenberg, 17 Battery pl, N. Y. C., owner. Kirby & Petit, 103 Park av, N. Y. C., are architects. Cost, about $30,000. Bids on the general contract will soon be received by the architects.

SENATOR ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a residence for Mr. James Boyd, Jr., to be erected in the south side of Senator st, 280 ft. east of 4th av.

THEATRES.

14TH AV.—Chas. P. Cannella, 60 Graham av, is preparing plans for two 2-sty brick stores, office building and moving picture theatre, 40x100 ft, to be erected at the southeast corner of 14th av and 60th st, for Chas. Cahren, 74 West 95th st, N. Y. C.

Queens.

DWELLINGS.

BAYSIDE, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for two 2-sty frame stores and residences, 50x60 ft, to be erected on the east side of Bell av, 150 ft north of Ashburton st, for Louis Orgelfinger, Bell av, owner. Cost, about $10,000.

COLLEGE POINT, L. I.—H. Morris, this place, has completed plans for three 2½-sty frame residences, 20x36 ft, to be erected on the north side of Av F, 100 ft east of College av, for Duer & Smith, 13th st, College Point, owners. J. J. Brutel, this place, is general contractor.

MASPETH, L. I.—Edward Rose & Son, this place, are preparing plans for three 2-sty frame residences, 42x42 ft, to be erected at the corner of Washington and Hull sts, for Frank Lauckucki, owner.

JAMAICA, L. I.—Frank J. Schefcik, 4168 Park av, Bronx, has nearly completed plans for two 2½-sty frame dwellings, 17x44 ft., to be erected on the west side of Hedges pl, 277 ft. north of Fulton st, Jamaica, for Dr. Chas. Urban, owner. The architect will take bids.

WOODHAVEN, L. I.—Operations are under way for the erection of twenty dwellings by John Fitzgerald and Edward R. Clark on Rector av, 175 ft. south of Clinton place, and on Lott av, 175 ft. south of Ridgewood av.

ARVERNE.—Samuel Bayer has purchased through Lewis H. May Co. a site on the west side of Alexander av for improvement with a residence.

STORES, OFFICES AND LOFTS.

ARVERNE, L. I.—A client of Lewis H. May Co., 47 West 34th st, N. Y. C., whose name for the present is withheld, is having plans prepared privately for a business building to be erected on Clarence av, Arverne.

Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—The Board of Education opened bids March 10 for repairs to grandstand at the Curtis Athletic Field. The lowest bid was submitted by Thomas F. Carlin at $3,795.

Suffolk.

HALLS AND CLUBS.

LINDENHURST, L. I.—Jos. Hrostoskie, Hollis, L. I., has completed plans for a 2-sty frame and brick parochial hall, 86x38 ft, for Our Lady of Perpetual Help Church, owner.

SCHOOLS AND COLLEGES.

HUNTINGTON, L. I.—The citizens have voted in favor of issuing $58,000 bonds for the erection of a 2-sty brick and tile grammar and primary school on Lowdnes av, from plans by Adden & Parker, Boston, Mass., architects.

THEATRES.

PATCHOGUE, L. I.—George W. Holmes, of the Star Palace, contemplates the erection of a moving picture theatre in West Main st, at a cost of $30,000.

Westchester.

DWELLINGS.

GOLDENSBRIDGE, N. Y.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2½-sty frame "Settlement" building for the Pineknoll Holding Corporation, of 148th st and 3d av, care of architects, to be erected here at a cost of $10,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—The Alexander Smith & Sons Carpet Co., of this place, will erect a 1-sty addition, 50x200 ft, to its plant on Palisade av.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—C. A. Patterson, 262 Main st, has about completed plans for a 4-sty brick store and studio building, 50x90 ft, to be erected on North av, near Lockwood av, for the New Rochelle Realty Co. and F. H. Seacord, 264 Main st, owner. Owner and architect will take bids on general contract. Cost, around $40,000

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 10.

IRVINGTON.—Frederick Young, 139 Maple av, one 3-sty frame, $5,000. Oscar Koenig, s e cor Grove st and Roosevelt terrace, one 3-sty frame, $11,000. John Dorn, 419 South 21st st, one 3-sty frame, $6,000. Oscar Nittel, 346-348-350-352 Grove st, four 3-sty frame, $21,000.

BAYONNE.—Nikifor Korbalik, 152 Prospect av, one 3-sty frame, $6,000.

NEWARK.—Louis Dreyfuss, 12-14 Jacob st, one 3-sty frame, alteration, $1,000. Benj. Sphiner and Samuel Finkel, 510 and 512 Hunterdon st, two 3-sty frame, $12,000. Joseph Menkin, s w cor Nye av and Leslie st, one 3-sty frame, $9,000. Herman C. Schneider and Edw. A. Kirch, 585 Warren st, one 4-sty brick, $20,000. Botticelli & Guardabascio, 533 Bloomfield av, one 3-sty brick, $7,000. Frank and Peter Wujciak, 88-90 Tyler st, one 4-sty brick, $20,000. Metropolitan Realty Co., 332-334-336-342 South 12th st, four 3-sty frame, $20,000. John Patris, 387 15th av, one 3-sty frame, alteration, $400. Samuel Acker, 200 Prince st, one 4-sty brick, $14,000. Abraham Levy, 22 Marie pl, one 3-sty frame, $8,000. Nathan Kantrowitz, 37 Irving st, one 3-sty frame, $8,000. Samuel Paulman, 416-422-424-426 and 428 South 17th st, five 3-sty frame, $25,000. Butensky & Portnoff, 533 South 17th st, one 3-sty frame, $8,000. Michael and Israel Maesel, 535 South 17th st, one 3-sty frame, $8,000. Up-To-Date Realty Co., n e cor 17th av and South 20th st, one 3-sty frame, $10,000.

RIDGEFIELD.—Pasquale Zumpano, north side Broad st, near Edgewater av, two 3-sty frame, alteration, $6,000.

BLOOMFIELD.—Diodora Sewitella, 15-17 Bloomfield av, two 3-sty brick, alteration, $2,500.

HOBOKEN.—Domenick Vernaglia, 527 Jefferson st, one 5-sty brick, alteration, $1,000.

EAST ORANGE.—Herbert Rumrill, 196 North 18th st, one 3-sty brick, $24,000.

PASSAIC.—Pink & Pashman, south side Main av 30 ft west of Burgess pl, one 3-sty brick, $10,000. Pink & Pashman, s w cor Main av and Burgess pl, one 3-sty brick, $12,000. Morris Boss, east side Madison st, 75 ft south of Myrtle av, one 3-sty brick, $12,000. Isaac Schurman, 39 Jackson st, one 3-sty brick, $9,000. Samuel Cohen, 7-9 3d st, one 4-sty brick, $20,000.

JERSEY CITY.—Annie T. Davis, 126 Sussex st, one 3-sty brick, alteration, $4,500.

ARMORIES.

PLAINFIELD, N. J.—Members of Company K are considering a plan to form a stock company to build an armory suitable for the use of the local citizen soldiers. The officers of the National Guard have promised to lend their support to Company K. For particulars address the building committee in care of Company K.

CHURCHES.

ASBURY PARK, N. J.—The Methodist Church has been totally destroyed by fire. Rev. Chas. Lee is pastor. Arrangements wil be made at once to rebuild.

RIDGEFIELD PARK, N. J.—Work will start about April 1 for the erection of an edifice here for the First Presbyterian Church, Rev. James P. Stofflet, pastor.

DWELLINGS.

BAY HEAD, N. J.—William Hudswill, 188 Carlton av, Brooklyn, is preparing plans for a 2½-sty frame residence, 30x40 ft, to be erected at Barnegat Bay, for Mrs. J. D. Dahn, 178 Washington av, owner. Cost, about $12,000.

RED BANK, N. J.—E. A. Terhune, of this place, is preparing plans for a 2½-sty frame residence, 30x36 ft, to be erected at Peters pl, near Broad st, for Frank Gray, Mechanic st, owner. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

KEASBEY, N. J.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for alterations to the 2-sty brick factory, 80x85 ft, for the German-American Stoneware Works, of 50 Church st, N. Y. C. Architect will take bids about April 7. Cost, about $20,000.

HALLS AND CLUBS.

NUTLEY, N. J.—The Fortnightly Club of this place contemplate the erection of a club house. Nothing definite has yet been determined.

MUNICIPAL WORK.

PERTH AMBOY, N. J.—Alvin B. Fox, county engineer, is preparing plans for a twin span reinforced concrete bridge, 54.6 ft. over all, and 30 ft. wide, to be erected over the south branch of the Rahway River, near Iselin.

POWER HOUSES.

MORRISTOWN, N. J.—The Morris County Traction Co. contemplate the erection of central steam generating plant here, from plans by J. L. Desch, this place, engineer.

PUBLIC BUILDINGS.

SPRINGFIELD, N. J.—Springfield Township will have no municipal building for a while. The voters have defeated a $30,000 bonding proposition submitted by the Township Committee by a vote.

NEWARK, N. J.—Contract will be awarded on March 24th for converting the Day st school into a city hall for the Orange Common Council. Estimated cost, about $30,000.

New Jersey News (Continued).

STORES, OFFICES AND LOFTS.

NEWARK, N. J. Siegfried Lechzimer of this city has purchased the mansion house at 830 Broad st. He will remodel the building for business purposes.

PATERSON, N. J.—The scheme for the erection of a public market to cost $1,000,000 is under way. Plans have been prepared by A. T. Angelicola, architect, of 209 Clay st.

RED BANK, N. J.—Ernest Arend, Mattison av, Asbury Park, is preparing plans for a 2-sty brick store, office and flat building, 40x92 ft, to be erected in East Front st, near Monmouth st, for Cook & Oakley, at site, owners. Cost, about $10,000.

ENGLEWOOD, N. J.—The Public Service Corporation, 43 Dean st, contemplates the erection of a business building at the southwest corner of Eagle st and Park pl. In all probability nothing will be done for a year or two. No architect has yet been selected.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Jacob Danson, 1625 Madison av, has received the general contract for fire repairs to the 5-sty brick tenement, 25x70 ft, at 209 East 116th st, for Joseph Liebling, 135 West 26th st, owner. Mitchell Bernstein, 131 East 23d st, is architect. Cost, about $8,000.

CHURCHES.

BERNARDSVILLE, N. J.—H. & J. McWilliams, Claremont rd, this place, have received the general contract to erect the 1-sty local stone church in Church st, for the Methodist Episcopal Church, Thos. T. Crawford, pastor, and R. F. Randolph, chairman building committee. Dennison & Hirons, 475 5th av, N. Y. C., are architects. Cost, about $17,000.

DWELLINGS.

GREAT NECK, L. I.—The Kinko Builders, 350 Fulton st, Brooklyn, have received the general contract to erect a 2½-sty frame residence, 30 x40 ft, on Arleigh rd, for Raymond Skinner Clark, of 4th av and 17th st, N. Y. C., owner. Alfred Hopkins, 11 East 24th st, N. Y. C., is architect.

MANHATTAN.—T. G. Galardi & Co., of 530 West 207th st, has received general contract to erect the 2-sty store and dwelling at the southwest corner of Nagle av and Dyckman st, from plans by Moore & Landsiedel, 148th st and 3d av, architects.

FACTORIES AND WAREHOUSES.

EAST BOSTON.—The Mead-Morrison Mfg. Co., Gov. Foss, president; J. G. Morrison, Cambridge, Mass., treasurer; Burton L. Gale, Melrose, Mass., assistant treasurer, and Willard S. Martin, Cambridge, Mass., vice-president and general manager, has purchased from the East Boston Land Co. some ten acres of land on the Boston & Albany R. R., East Boston, and will erect a large plant, consisting of a plate shop, erection shop, machine shop, power plant, pattern shop, foundries and general offices for the manufacture of coal handling machinery and steam and electric hoists. McClintic-Marshall Construction Co., of Pitsburgh, Pa., has the contract for the machine and erection shop, and Levering & Garrigues Co., of Manhattan, for the plate shop. The New England Foundation Co. has contract for the foundations, and the Shaw Electric Co. for the electric cranes. The shops will be equipped with four 10-ton cranes and one 25-ton crane, and will be completed in 3½ to 4 months.

GROTON, CONN.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has received the general contract for rebuilding the rendering plant of the C. M. Shay Fertilizer Co. at Groton, Conn., H. B. Senior, architect. Work will be started immediately.

HALLS AND CLUBS.

MANHATTAN.—The W. L. Crow Construction Co., 103 Park av, has received general contract to erect the 7-sty brick and limestone home, 50x 100 ft., at 119-121 East 29th st, for the Anthony Home for Working Girls, care of Valentine & Kissam, 346 4th av, architects. Mrs. Frederick Vanderbilt, 459 5th av, is donor. Cost about $100,000.

SCHOOLS AND COLLEGES.

SCHENECTADY, N. Y.—The Amsterdam Building Co., 43 West 27th st, N. Y. C., has received the contract to erect a gymnasium for the Union College. The structure will be 70x 200 ft and 2 stories.

STABLES AND GARAGES.

WESTCHESTER, N. Y.—Foundations are under way for a 2-sty frame stable to be erected here near Mt. Kisco for Miss M. Newell, Mt. Kisco, owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects. George Mertzs Sons, 1 East Portchester st, Portchester, are general contractors.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. C. Hartell & Co., 156 5th av, have received the general contract for alterations to the office at 303 5th av, for D. Lisner & Co., 140 5th av, lessee. Max G. Heidelberg and E. Levy, 320 5th av, are architects.

ST. GEORGE, S. I.—The Reid Palmer Construction Co., 11 East 59th st, N. Y. C., has received the general contract to erect the 3-sty terra cotta block and galvanized iron office building and waiting room, 41x44 ft, at the Ferry House, for the Richmond Light & R. R. Co., Jay st, owner. Delano & Aldrich, 4 East 39th st, N. Y. C., are architects. Cost, about $15,000.

NEWARK, N. J. (Sub.).—Ferdinand Krack, 35 East Fairmount av, has received the mason work for a 2-sty brick and limestone department store, 71x115 ft, to be erected at 413-417 Springfield av, for Louis Rothstein, 392 Springfield av, owner. Chas. L. Steinbrenner, Essex Building, is architect. Cost, about $35,000.

MANHATTAN.—The Grant Contracting Co., 1123 Broadway, has received the general contract for building an arcade and entrance in the department store at 4-22 West 35th st, and 1½ to 9 West 34th st, for James McCreery & Co., 5 West 34th st, owners. Goldwin, Starrett & Van Vleck, 45 East 17th st, architects. Cost, about $60,000.

THEATRES.

BROADWAY—The Libman Contracting Co., 107 West 46th st, has received the general contract to erect the 3-sty theatre and mercantile building, 100x162 ft., at the southwest corner of Broadway and 90th st, for Robert Goelet, 9 West 17th st, owner of land. The Ardsley Amusement Co., care of architect, is lessee of land and owner of building. James F. Connell, Mariners' Harbor, S. I., is architect. Cost about $250,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

152D ST, 620 West, 5-sty brick tenement, 63x 86; cost, $70,000; owner, Filrose Constn. Co., 412 West 148th st; architects, Gronenberg & Leuchtog, 303 5th av. Plan No. 97.

NORTHERN AV, w s, 78 n 181st st, 6-sty brick tenement, 87x151; cost, $171,000; owner, Trosach Realty Co., 40 East 22d st; architect, Jos. C. Cocker, 2017 5th av. Plan No. 96.

DWELLINGS.

114TH ST, 401-7 West, 5-sty brick dwelling, 32x91; cost, $50,000; owners, Corpn of Novitiate Fathers of Mercy, 121 West 24th st; architects, Cross & Cross, 10 East 47th st. Plan No. 94.

88TH ST, 165 East, 6-sty brick home, 40x100; cost, $60,000; owner, Society of Catholic Mechanics, 261 West 137th st; architects, Daus & Otto, 130 Fulton st. Plan No. 99.

BROADWAY AND 187TH ST, n w c, 3-sty brick and stone rectory, 44x72; cost, $20,000; owner, Church of St. Elizabeth, Rev. Wm. J. Hewart, 4381 Broadway; architect, Edward Lee Young, 12 East 30th st. Plan No. 102.

FACTORIES AND WAREHOUSES.

1ST AV, 1870, 1-sty brick storehouse, 25x100; cost, $7,000; owners, The New York Edison Co., Nicholas F. Brady, president, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 101.

HOTELS.

82D ST, 103-105 West, 11-sty brick and stone hotel, 40x21; cost, $120,000; owner, John Muir, 17 West 86th st; architects, Mann & MacNeille, 70 East 45th st. Plan No. 95.

STABLES AND GARAGES.

49TH ST, 432-434 East, 1-sty brick stable, 74x 86; cost, $1,500; owner, Estate of Thomas E. Crimmins, 25 West 42d st; architect, General Contracting & Engineering Co., 29 Broadway. Plan No. 98.

MISCELLANEOUS.

LAFAYETE ST, Cleveland pl and Kenmare st, intersection of playground, 31x150; cost, $3,-500; owner, City of New York, Department of Parks, Commissioner Stover, Arsenal, Central Park; architect, Jarowsko Kraus, Arsenal Central Park. Plan No. 100.

EXTERIOR ST, w s, 90 n East 76th st, 3-sty brick pavilion and comfort station, 88x54; cost, $35,000; owner, City of New York, Dept. of Parks, Chas. B. Stover, Commissioner; architect, Jaroslav Kraw, Arsenal, Central Park. Plan No. 103.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

169TH ST, s e cor Washington av, two 6-sty brick tenements, 50x90.7 and 50.6x87.10, plastic slate roof; cost, $110,000; owners, L. & S. Construction Co., Isaac Leader, 1834 Clinton av, President; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 125.

HOE AV, e s, 107 s Aldus st, two 5-sty brick tenements, slag roof, 50x87.6; cost, $90,000; owners, B. & C. Constn Co., C. L. Baldwin, 518 West 156th st, Pres.; architect, Abraham Berres, 35 Nassau st. Plan No. 128.

HOE AV, e s, 207 s Aldus st, two 5-sty brick tenements, plastic slate roof, 50x87; cost, $80,-000; owners, Aldus Constn. Co., Jacob Kahn, 1100 West Farms rd, Pres.; architect, Samuel Sass, 32 Union Square. Plan No. 130.

LEGGETT AV, n w cor Beck st, 5-sty brick tenement, plastic slate roof, 50x87.5; cost, $75,-000; owner, Irving Goldman, 928 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 134.

WEBSTER AV, e s, 75 n 184th st, 5-sty brick tenement, plastic slate roof, 50.10x85; cost, $40,000; owner, Keilbert Constn. Co., Francis X. Keil, 535 East 166th st, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 133.

DWELLINGS.

VIRGINIA AV, w s, 216.03 s Watson av, three 2-sty brick dwellings, tin roof, 20.9x54; cost, $19,500; owner, Wm. Buhl, 1940 McGraw av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 121.

WALDO AV, s s, 850 n 246th st, 2½-sty brick dwelling, 72x41.4, shingle roof; cost, $16,000; owners, Delafield Est., Inc., 27 Cedar st; architects, Albro & Lindeberg, 2 West 47th st. Plan No. 127.

HALLS AND CLUBS.

216TH ST, n s, 180 e White Plains av, 1-sty brick lodge room, 45x90; cost, $6,500; owners, Hebron Lodge No. 813, F. & A. M., J. J. Kriewitz, 3731 Willett av, Chairman Bldg. Com.; architect, Andrew Ebsen, 2684 Briggs av. Plan No. 122.

SCHOOLS AND COLLEGES.

FULTON AV, e s, 264 s 168th st, 2-sty brick school, slag roof, 30x66; cost, $10,000; owner, Church of St. Augustine, Rev. Thos. F. Gregg, 1183 Franklin av, rector; architect, John V. Van Pelt, 381 4th av. Plan No. 136.

STABLES AND GARAGES.

BRONX PARK SOUTH, s s, 64.56 w Honeywell av, 1-sty brick garage, 19.4x22.4; cost, $150; owner, Arthur K. Butler, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 120.

WOODYCREST AV, n e cor 164th st, 1-sty stone garage, 16x16; cost, $500; owner, Henry Meyer, 1000 Woodycrest av; architect, Albert E. Davis, 258 East 138th st. Plan No. 119.

STORES AND TENEMENTS.

ALBANY RD, e s, 476 n Bailey av, 4-sty brick store and tenement, tin roof, 27x58.4; cost, $15,000; owner, Filomena Ventarola, 204th st and Jerome av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 137.

STORES, OFFICES AND LOFTS.

CITY ISLAND AV, e s, 171.5 s Cross st, 1-sty frame store, 28x34; cost, $1,200; owner, Maria L. Seifert, 678 King av; architects, Seifert & Webb, 104 West 42d st. Plan No. 126.

BRISTOW ST, n w cor Jennings st, 1-sty brick stores, 25x87.3, tin roof; cost, $6,000; owners, Taxpayers Realty Co., P. H. Wattenberg, 1203 Franklin av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 123.

WHITE PLAINS AV, e s, 30 n 219th st, 1-sty frame stores, tin roof, 50x78; cost, $7,500; owners, Chas. E. H. D. & E. A. Gordon, 648 East 228th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 129.

THEATRES.

BOSTON RD, w s, 212.3 n 167th st, 2-sty brick theatre, roof garden, stores and offices, slag roof, 154.2¾x163.2; cost, $100,000; owner, Weissager Amusement & Constn. Co., Wm. Weissenger, 775 East 169th st, Pres.; architects, Neville & Bagge, 217 West 125th st. Plan No. 132.

MISCELLANEOUS.

WEBSTER AV, e s, 103 n Wendover av, 1-sty frame coal hopper, 30x28; cost, $1,200; owners, Claremont Coal & Sand Co., on premises; architect, O. E. Bacem, 4201 7th av, Brooklyn. Plan No. 124.

167TH ST, s s, 149.24 e Park av, 1-sty frame shed, 15x18; cost, $500; owner, M. Schwarzler & Son, on premises; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 131.

MT. HOPE AV, w s, 95 s 175th st, 3-sty brick fire house, slag and tile roof, 42x52; cost, $47,000; owner, City of New York; architects, Dennison, Herons & Darbyshire, 475 5th av. Plan No. 135.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV, w s, 85.3 s Cooke av, 4-sty brick tenement, 62x102, slag roof, 20 families; cost, $60,000; owner, Isador Miller, 754 Flatbush av; architects, Cohn Bros., 361 Stone av. Plan No. 1084.

OCEAN AV, e w cor Cooke av, 4-sty brick tenement, 85.1x45.10, gravel roof, 23 families; cost, $70,000; owner, Isador Miller, 754 Flatbush av; architects, Cohn Bros., 361 Stone av. Plan No. 1085.

WOODRUFF AV, s s, 97.3 w St Pauls pl, 4-sty brick tenement, 48x102, gravel roof, 16 families; cost, $28,000; owners, F. J. Ashfield & Son, 350 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1125.

WOODRUFF AV, s w cor St Pauls pl, 4-sty brick tenement, 48.8x108, gravel roof, 16 families; cost, $34,000; owners, F. J. Ashfield & Son, 350 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1123.

WOODRUFF AV, s s, 49.3 w St Pauls pl, 4-sty brick tenement, 48x102, gravel roof, 16 families; cost, $28,000; owners, F. J. Ashfield & Son, 350 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1124.

DUPONT ST, n s, 150 e Manhattan av, 4-sty brick tenement, 18.4x89, slag roof, 16 families; cost, $12,000; owner, Louis Raskin, 117 Kent st; architect, Gustave Erda, 826 Manhattan av. Plan No. 1139.

SOUTH 2D ST, n s, 150 w Marcy av, 6-sty brick tenement, 50x87, slag roof, 35 families; cost, $40,000; owner, Jacob Pomerantz, 185 Heyward st; architects, Nash & Springsteen, 21 West 45th st. Plan No. 1149.

65TH ST, s s, 320 w 14th av, 2-sty brick tenement, 20x65, gravel roof, 3 families; cost, $5,000; owner, Bonenicco Cuino, 335 65th st; architect, J. C. Walsh, 1920 Coney Island av. Plan No. 1165.

CHURCHES.

14TH AV, n w cor 76th st, 1sty brick church, 51.4x83.4, slate roof; cost, $18,000; owner, Baptist Church Ext. Society, Brooklyn and Queens; architect, Geo. W. Kraemer, 1 Madison av. Plan No. 1159.

DWELLINGS.

SENATOR ST, s s, 280 e 4th av, 2-sty brick dwelling, 18x37; slag roof, 1 family; cost, $15.-000; owner, Jas. Boyd, 431 Senator st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1032.

EAST 19TH st, w s, 276 n Av I, 2-sty frame dwelling, 28x32, shingle roof, 1 family; cost, $7,500; owner and architect, Seth Cutting, as Pres., 1721 Av J. Plan No. 1041.

WEST 27TH ST, w s, 172 n Railroad av, two 1-sty frame bungalows, 14x38, tar & gravel roof, 1 family each; total cost, $1,500; owner, Annie Fuld, 2968 West 27th st, Coney Island; architect, Geo. H. Suess, 2966 West 29th st, Coney Island. Plan No. 1057.

EAST 38TH ST, e s, 340 s Linden av, 2-sty frame dwelling, 19.10x36, tar and gravel roof, 1 family; cost, $3,200; owner, Cath. Fox, 2416 Church av; architect, Beuj. Dreisler, 153 Remsen st. Plan No. 1058.

51ST ST, n s, 232 e 16th av, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $3,500; owner, Harry Olsen, 1627 51st st; architect, same. Plan No. 1025.

AV I, s e cor East 18th st, 2-sty frame dwelling, 24x42, shingle roof, 1 family; cost, $7,500; owner and architect, Seth Cutting, as Pres., 1721 Av J. Plan No. 1042.

LINCOLN AV, n w cor McKinley av, nine 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, $31,500; owner, Druss Realty Co., 2875 Atlantic av; architect, Henry Rockmore, 1733 President st. Plan No. 1060.

PROSPECT AV, s s, 120 e 10th av, ten 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $35,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1023.

8TH AV, n cor 3d st, four 4-sty brick dwellings, 22.3x40.6, tin roof, 2 families each; total cost, $32,000; owner, Kings & Westchester, 350 Fulton st; architect, Aymar Embury, 132 Madison av, N. Y. C. Plan No. 1048.

STERLING PL, n s, 145 e Howard av, 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, $4,500; owner, Samuel Levine, 141 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 1106.

WEST 36TH ST, w s, 120 n Mermaid av, five 1-sty frame dwellings, 12x26.6, canvas roof, 1 family each; total cost, $1,500; owner, Jas. Beggs, 3032 Surf av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1092.

IRVING AV, n e cor Hancock st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $6,500; owner, John Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1091.

IRVING AV, s s, 20 e Hancock st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $18,000; owner, John Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1089.

IRVING AV, n s, 20 e Hancock st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, $18,000; owner, John Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1090.

CRESCENT ST, e s, 180 s Vienna av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Mich'l Mattera, 186 Hamburg av; architects Laspia & Salvati, 525 Grand st. Plan No. 1072.

EAST 3D ST, w s, 360 s Albemarle rd, three 2-sty brick dwellings, 20x52, gravel roof, 2 families; cost, $10,500; owner, Dudwig Obermeyer, 317 East 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 1069.

EAST 13TH ST, w s, 77 n Av P, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, $2,500; owner, Providence Associates, 1555 East 7th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 1078.

EAST 42D ST, w s, 100 s Linden av, four 2-sty frame dwellings, 17x52, gravel roof, 2 families each; total cost, $12,000; owner, Iver Iversin, 159 East 37th st; architects, Phil Tillion & Son, 387 Fulton st. Plan No. 1076.

AV P, n w cor East 13th st, 2-sty brick dwelling, 20x35, gravel roof, 2 families; cost, $2,500; owners, Providence Asociates, 1555 East 7th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 1079.

AV P, n s, 20 w East 13th st, four 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $10,000; owners, Providence Associates, 1555 East 7th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 1080.

OCEAN AV, w s, 215 n Ditmas av, 2-sty brick dwelling, 54.6x39, tile roof, 1 family; cost, $15,000; owner, Jas. E. Fisher, 950 Ocean av; architect, F. J. Helmle, 190 Montague st. Plan No. 1086.

18TH AV, s s, 576 w East 3d st, 2-sty brick dwelling, 20x55, slate roof, 1 family; cost, $6,500; owners, Obermeyer & Liebman, 59 Bremen st; architect, Adam E. Fisher, 373 Fulton st. Plan No. 1073.

EAST 18TH ST, s w cor Av R, 2-sty frame dwelling, 51.2x60, shingle roof, 1 family; cost, $4,000; owner, Rev. Fredk Burgess, 170 Remsen st; architect, B. F. Hudson, 319 9th st. Plan No. 1141.

EAST 38TH ST, w s, 357.6 n Av I, three 2-sty frame dwellings, 20x36, gravel roof, 1 family each; total cost, $9,000; owner, Wm. Wingorath, 785 Av Y; architect, B. F. Hudson, 319 9th st. Plan No. 1142.

14TH AV, s e cor 60th st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $7,500; owner, Chas. Gabien, 55 West 95th st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 1154.

FACTORIES AND WAREHOUSES.

MANHATTAN AV, s w cor Bayard st, 2-sty brick factory, 84.4x54, — roof; cost, $5,000; owner, Thos. Clark, 461 Graham av; architect, Chris. Bauer, Jr., 6 Bedford av. Plan No. 1044.

LEXINGTON AV, n s, 133.4 e Reid av, 2-sty brick factory, 33x100, tar and slag roof; cost, $12,000; owner, Carl H. Arwe, 1352 DeKalb av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1111.

PITKIN AV, n w cor Williams av, 2-sty brick factory and dwelling, 50x16, tin roof, 1 family; cost, $10,000; owner, Bertha Bronner, 185 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 1134.

STABLES AND GARAGES.

KINGSTON AV, s e cor Sterling pl, 1-sty brick garage, 15.3x22, gravel roof; cost, $600; owner, Hy Adams, 571 6th av; architect, Wm. Mushe, 255 Lexington av. Plan No. 1099.

OCEAN AV, e s, 150 n Glenmore av, 1-sty frame garage, 15x18, wood roof; cost, $212; owner and architect, H. A. Meyer, 1783 Brooklyn av. Plan No. 1094.

EAST 14TH ST, w s, 80 n Beverley rd, 1-sty frame garage, 23x21, shingle roof; cost, $1,000; owner, Susie S. Perco, 210 East 14th st; architect, John C. Sawkins, 104 Martense st. Plan No. 1066.

EAST 17TH ST, e s, 100 s Av N, 1-sty frame garage, 12x18, shingle roof; cost, $400; owner, Midwood Associates, 805 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1081.

FRANKLIN AV, w s, 215.3 s DeKalb av, 1-sty brick stable, 25x25, gravel roof; cost, $1,000; owner, D. Shea, 274 Franklin av; architects, Laspia & Salvati, 525 Grand st. Plan No. 1074.

JOHNSON AV, n s, 450 w Bogart st, 2-sty frame stable, 25x42, gravel roof; cost, $1,000; owner, Camile Lehrman, 323 Johnson av; architect, Henry Dorf, 614 Kosciusko st. Plan No. 1065.

LEWIS PL, s w cor Stratford rd, 1½-sty frame garage, 20x18, shingle roof; cost, $700; owner, Wm. Baird, 230 Stratford rd; architect, C. B. White, 189 Montague st. Plan No. 1119.

PITKIN AV, n w cor Williams av, 1-sty brick stable, 16x16, tin roof; cost, $1,500; owner, Bertha Bronner, 185 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 1133.

EAST 4TH ST, w s, 369 s Av M, 1-sty frame garage, 15x18, felt roof; cost, $150; owner, Caroline E. Lacy, Edgewater, N. J.; architect, Geo. Gregory, 146 East 4th st. Plan No. 1161.

EAST 19TH ST, w s, 25.3 n Foster av, 1-sty frame garage, 19x15, shingle roof; cost, $350; owner, Edw. Fanning, 604 East 19th st; architect, John Lacy, 1343 East 19th st. Plan No. 1146.

EAST 19TH ST, e s, 92.6 s Foster av, 1-sty frame garage, 12x18, shingle roof; cost, $350; owner, A. F. H. Smith, 625 East 19th st; architect, Robt. McCormack, 1514 Flatbush av. Plan No. 1145.

STORES AND DWELLINGS.

30TH ST, s s, 300 e 3d av, 1-sty brick store and dwelling, 20x40, gravel roof, 1 family; cost, $2,000; owner, Caramiro Palicastro, 154A 30th st; architect, Jos. Hartung, 548 2d st. Plan No. 1135.

STORES, OFFICES AND LOFTS.

CHURCH AV, s s, 172.4 W East 18th st, 1-sty brick stores, 72x—, gravel roof; cost, $5,500; owner, Albt. Edwards, on premises; architect, Geo. M. Lawson, 1330 East 15th st. Plan No. 1152.

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Plans Filed, New Buildings, Bklyn. (Cont.).

BROADWAY, 997, 2-sty brick store, 23x85, tar and slag roof; cost, $8,500; owner, Isabel Realty Co., on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1112.

THEATRES.

FULTON ST, n s, 70 e Crescent st, 1-sty brick moving picture show, 38.1x66, gravel roof; cost, $5,000; owner, A. A. Kloster, 2111 Caton av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1128.

MANHATTAN AV, w s, 50 s Eagle st, 1-sty brick moving picture show, 22.9x100, tin roof; cost, $1,800; owner, Meyer Weiss, 1059 Manhattan av; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 1132.

ROGERS AV, w s, 40 n Newkirk av, 1-sty brick moving pictures, 33x100, slag roof; cost, $15,000; owner, Louis Winan, 877 Johnson pl; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1155.

MISCELLANEOUS.

MALBONE ST, n w cor Washington av, 1-sty brick fire alarm station, 82.4x103.4, tile roof; cost, $50,000; owner, City N. Y.; architect, Frank J. Helmle, 190 Montague st. Plan No. 1029.

SEA BREEZE AV, n s, 330 e Ocean Parkway, 1-sty frame open booths, —x—; cost, $300; owner, Samuel Gompertz, "Parkway Baths"; architect, A. D. Hinsdale, 552 56th st. Plan No. 1050.

AV F, s s, bet East 37th and East 38th sts, 1-sty frame grandstand, 118.9x85; cost, $300; owner, Kings Realty Co., 302 Broadway; architect, Geo. Kouwenhoven, 16 Hubbard pl. Plan No. 1096.

ELLERY ST, s s, 100 w Sumner av, exterior alterations; cost, $225; owner, Max Rahmer, 268 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1120.

LIBERTY AV, n s, 53.2 w Essex st, 1-sty frame shop, 25x30, gravel roof; cost, $1,500; owner, Vito Silvio, 658 Liberty av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 1118.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Steinway av, e s, 301 s Jamaica av, 4-sty brick tenement, 26x72, slag roof, 6 families; cost, $14,000; owner, H. J. Schleiser, 314 10th av, L. I. City; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 665.

LONG ISLAND CITY.—Lawrence st, w s, 25 n Woolsey av, 4-sty brick tenement, 50x76, gravel roof, 21 families; cost, $21,000; owners, Anton & Bernhard Dvorsky, 949 2d av, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 669.

RIDGEWOOD.—Himrod st, s s, 95 e Fairview av, 3-sty brick tenement, 27x73, slag roof, 6 families; cost, $8,000; owner, John C. Schneider, 2016 Himrod st, Ridgewood; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 625.

RIDGEWOOD.—Himrod st, s s, 122 e Fairview av, 3-sty brick tenement, 19x62, slag roof, 3 families; cost, $5,000; owner, John C. Schneider, 2016 Himrod st, Ridgewood; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 626.

RIDGEWOOD.—Hart st, s s, 118 e Onderdonk av, seven 2-sty brick tenements, 30x68, tin roof, 2 families; cost, $35,000; owners, Beckert & Gluckert, 1861 DeKalb av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 683.

LONG ISLAND CITY.—Webster av, n e cor 5th av, 5-sty brick tenement, 50x80, plastic slate roof, 27 families; cost, $35,000; owner, Jos. Sykora, 3d av and 28th st, College Point; architect, Frank J. Schefcik, 4168 Park av. Corrects error in last issue as to owner's and architect's name and address. Plan No. 556.

DWELLINGS.

CORONA.—Evergreen av, e s, 181 s Jackson av, three 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, $10,500; owner, Thomas Daly, 39th st, Corona; arcnitect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 633-4-5.

FLUSHING.—Holly st, n s, 575 w Jamaica av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $2,500; owner, John P. Gilmartin, 381 Holly st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 638.

GLENDALE.—Backus st, e s, 98 n Cooper av, seven 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, $24,500; owner, Harman Constn. Co., 2685 Cooper av, Glendale; architect, Fred. J. Dassau, 1373 Broadway, N. Y. C. Plan No. 622.

JAMAICA.—New York av, e s, 20 s State st, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $2,500; owner, E. Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 632.

JAMAICA.—Globe av, w s, 140 n Brown pl, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, $4,000; owner, Frank G. Horsch, 103 Flatbush av, Brooklyn; architect, Andrew Horsch, same address. Plan No. 637.

MASPETH.—Clermont av, e s, 100 n Clinton av, 1-sty frame dwelling, 25x32, tin roof, 2 families; cost, $1,300; owner, S. Solinski, 132 Clinton av, Maspeth; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 639.

RICHMOND HILL.—Greenwood av, w s, 133 n Jamaica av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, $7,000; owner, Henry C. Wade, 68 Vandome av, Woodhaven; architect, John Ingmundsen, 4579 Central av, Richmond Hill. Plan Nos. 627-628.

WHITESTONE.—9th st, n s, 450 e 8th av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, $3,000; owner, Chas. Abitz, 18th st, Whitestone; architect, owner. Plan No. 630.

COLLEGE POINT.—9th st, n s, 50 s 1st av, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, $3,500; owner, William Upton, 9th st, near 1st av, College Point; architect, E. Lee McCracken, Manhattan Court, College Point. Plan No. 670.

COLLEGE POINT.—10th st, e s, 123 n Av D, 2-sty frame dwelling, 20x42, shingle roof, 2 families; cost, $3,500; owner, Louis Weiss, 918 10th st, College Point; architect, Geo. M. Andrews, 31 11th st, College Point. Plan No. 666.

CORONA.—Lake st, n s, 250 e Sycamore av, two 2½-sty frame dwellings, 19x36, shingle roof, 1 family; cost, $6,400; owner, Wm. Zumstine, DeWitt st, Corona; architect, C. L. Varrone, Corona. Plan Nos. 643-644.

JAMAICA ESTATES.—Dalmy rd, n s, 100 w Midland parkway, 2½-sty frame dwelling, 59x29, Spanish tile roof, 1 family; cost, $9,500; owner, Mrs. J. B. Choppotin, 32 St. Nicholas av, N. Y. C.; architect, John R. Corbin, 1 West 34th st, N. Y. C. Plan No. 672.

LONG ISLAND CITY.—1st av, w s, 133 n Jamaica av, 2½-sty brick dwelling, 24x47, tile roof, 1 family; cost, $7,500; owner, H. C. Bartley, 453 Lockwood st, Astoria; architect, John Boese, 280 Broadway, N. Y. C. Plan No. 652.

MIDDLE VILLAGE.—Morton av, e s, s e cor Wayne st & Morton st, n e cor Pulaski st, two 2½-sty frame dwellings, 20x47, shingle roof, 2 families; cost, $8,000; owner, John Hoerningh, 51 Furman av, Middle Village; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 667-668.

RICHMOND HILL.—Welling st, n s, 250 s University pl, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, $2,500; owner, Lydia P. Hall, 925 Welling st, Richmond Hill; architect, L. J. Fisher, 329 So. Vine st, Richmond Hill. Plan No. 664.

ROCKAWAY BEACH.—So. Grove av, w s, 90 s Boulevard, 1-sty frame dwelling, 16x24, rubberoid roof, 1 family; cost, $4,000; owner, Theo Bennett, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 645.

ROCKAWAY PARK.—5th av, e s, 425 n Washington av, 1-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $800; owner, W.

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Cork, 42 3d av, Rockaway Park; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 650.

ROCKAWAY PARK.—Washington av, n s, 100 e 5th av, 2-sty frame dwelling, 20x36, felt and gravel roof, 1 family; cost, $2,050; owner, Basch Realty Co., 92 Washington av, Rockaway Park; architect, J. B. Smith, 67 No. Fairview av, Rockaway Park. Plan No. 648.

ROCKAWAY PARK.—West End av, w s, 160 s Newport av, 2½-sty frame dwelling, 28x34, shingle roof, 1 family; cost, $5,000; owner, Fredk. W. Woodley, 8th and Newport avs, Rockaway Park; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 647.

SPRINGFIELD.—5th av, n s, 250 e Springfield av, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $3,500; owner, Baird Realty Co, 1-2 Hudson st, N. Y. C.; architect, J. Henry Baird, same address. Plan No. 651.

SOUTH OZONE PARK.—Pressberger av, w s, 120 w Rockaway Plank rd, 1½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $1,800; owner, Thomas F. Morgen, 68 Pressberger av, South Ozone Park; architect, Wm. Mackler, South Ozone Park. Plan No. 662.

UNION COURSE.—3d st, n s, 100 e Snediker av, five 2½-sty frame dwellings, 16x42, shingle roof, 1 family; cost, $15,000; owners, Sternberg Bros., 143 Snediker av, Union Course; architect, Gottfried Sternberg, same address. Plan Nos. 553-4-5.

WHITESTONE.—19th st, s s, west of Bayside av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, $2,000; owner, Charles Feser, 8th av, Whitestone; architect, J. P. Hansen, Whitestone. Plan No. 657.

WHITESTONE.—14th av, n e cor 27th st, 2½-sty frame dwelling, 27x38, shingle roof, 2 families; cost, $4,500; owner and architect, James C. Dick, 24 South 8th av, Whitestone. Plan No. 641.

EDGEMERE.—Frank av, e s, 340 n Boulevard, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,000; owner, Francis A. O'Neill, 211 Eastern Parkway, Brooklyn; architect, owner. Plan No. 686.

JAMAICA.—Dean st, e s, 100 s Humboldt Boulevard and Dean st, e s, 100 s Bandman av, three 2½-sty frame dwellings, 16x33, shingle roof, 1 family; cost, $7,500; owner, Max Gross, Allen st, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan Nos. 687-88-89.

JAMAICA.—Fleming pl, s s, 108 e Rockaway road, twelve 2-sty frame dwellings, 18x32, tar and gravel roof, 1 family; cost, $18,000; owner, H. A. O'Brien, 5 Flushing av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 681.

RIDGEWOOD.—Hart st, s s, 330 e Onderdonk av, 2-sty brick dwelling, 20x64, tin roof, 2 families; cost, $4,000; owners, Beckert & Gluckert, 1861 DeKalb av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 684.

RIDGEWOOD.—Hart st, s s, 98 e Onderdonk av, 2-sty brick dwelling, 20x64, tin roof, 2 families; cost, $4,000; owners, Beckert & Gluckert, 1861 DeKalb av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 695.

UNION COURSE.—Rector av, w s, 175 s Clinton av, ten 2-sty brick dwellings, 20x45, slag roof, 2 families; cost, $40,000; owners, Clark & Fitzgerald, 336 Fulton st, Jamaica; architect, I. M. Kirby, 266 Fulton st, Jamaica. Plan No. 679.

UNION COURSE.—Lott av, e s, 195 s Clinton av, ten 2-sty brick dwellings, 18x34, slag roof, 1 family; cost, $30,000; owners, Clark & Fitzgerald, 366 Fulton st, Jamaica; architect, I. M. Kirby, 266 Fulton st, Jamaica. Plan No. 680.

ARVERNE.—Remington av, e s, 60 s Amstel Boulevard, 2-sty frame dwelling, 25x40, shingle roof, 1 family; cost, $5,000; owner, Mathilda Olsen, 25 South Eldert av, Rockaway Beach; architect, Edw. Berrian, 19 Thompson av, Rockaway Beach. Plan No. 559.

ARVERNE.—Remington av, s w cor Elizabeth av, two 2½-sty frame dwellings, 24x34, shingle roof, 1 family; cost, $10,100; owner, Sea Side Building Co, 15 So. Pleasant av, Rockaway Beach; architect, Phillip Caplan, 477 Boulevard, Rockaway Beach. Plan Nos. 699-700.

ELMHURST HEIGHTS.—Hillcrest av, e s, 183 n Woodside av, 2½-sty brick dwelling, 24x54, shingle roof, 2 families; cost, $5,000; owner, John Galansky, 354 Cypress av, Bronx; architect, Chas. G. Peker, 178 Fulton st, N. Y. Plan No. 701.

FLUSHING.—Amity st, n s, 64 w 14th st, two 2½-sty frame dwellings, 32x30, shingle roof, 1 family; cost, $7,000; owner, John T. Watson, Murray Hill, Flushing, L. I; architect, W. S. Worrall, Jr., 9 Twombly pl, Jamaica. Plan Nos. 705-707.

FOREST HILLS.—Whitson st, s w s, 90 s e Puritan av, 2½-sty brick dwelling, 25x50, tile roof, 1 family; cost, $6,000; owner, Saunders W. Hart, 436 Prospect st, New Haven, Conn.; architects, Allen & Williams, 82 Church st, New Haven, Conn. Plan No. 713.

FOREST HILLS.—Ibis st, s s, 200 w Seminole av, 2½-sty brick dwelling, 37x28, tile roof, 1 family; cost, $5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 704.

FOREST HILLS.—Fife st, n s, 100 w Seminole av, 2½-sty brick dwelling, 21x35, asbestos shingle roof, 1 family; cost, $4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 706.

ROCKAWAY BEACH.—Eldert av, w s, 100 s Boulevard, three 2-sty frame dwellings, 14x32, tar and gravel roof, 1 family; cost, $3,000; owner, Max Resnick, 447 Boulevard, Rockaway Beach; architect, Phillip Caplan, Boulevard, Rockaway Beach. Plan No. 698.

WHITESTONE.—7th av, w s, 75 s 18th st, 2-sty brick dwelling, 40x50, slag roof, 1 family; cost, $4,000; owner, Jos. Daly, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 708.

UNION COURSE.—Elderts lane, cor Graves pl, four 2-sty frame dwellings, 18x45, tar and gravel roof, 1 family; cost, $10,000; owner,

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Plans Filed—Queens (Continued).

Augusta P. Price, Carpenter and Hiawatha avs, Hollis; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 697.

WOODHAVEN.—Vandeverr av, s w cor Fulton av, 2-sty frame dwelling, 18x36, tar and gravel roof, 1 family; cost, $3,000; owner, Inovation Homes Co, Inc., 1227 Av G, Brooklyn; architect, Benj. F. Harnden, 319 9th st, Brooklyn. Plan Nos. 694-95-96.

HOTELS.

ROCKAWAY BEACH.—Gaston av, e s, 80 s Boulevard, 3-sty frame hotel, 30x60, felt and gravel roof; cost, $5,000; owner, John Devanney, 557 West 50th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 646.

ROCKAWAY BEACH.—Waverly av, e s, 225 s Boulevard, 1-sty frame sitting room for hotel, 21x48, shingle roof; cost, $1,200; owner, Mrs. H. Nathons, Arverne; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 649.

JAMAICA.—Johnson av, s w cor Foley av, 3-sty brick hotel and dwelling, 25x55, tar and gravel roof, 1 family; cost, $7,000; owner, Wm. F. Stein, Fulton st and Van Wyck av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 677.

SCHOOLS AND COLLEGES.

LITTLE NECK.—Old House Landing rd, e s, bet Lafayette pl and Cutter av, 2-sty brick public school, 118x60, slag roof; cost, $70,000; owner, Board of Education, Park av and 59th st, N. Y. C. Plan No. 710.

STABLES AND GARAGES.

SOUTH OZONE PARK, Rockaway rd, s e cor Messing av, 1-sty stable and shed (frame), 16x26, paper roof; cost, $200; owner, Ludwig Stoneitsch, premises. Plan No. 636.

RICHMOND HILL.—Spruce st, e s, 90 n Belmont st, 1½-sty frame garage, 20x18, shingle roof; cost, $300; owner, J. Furey, premises; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 682.

BAYSIDE.—Bell av, w s, 500 s Willetts Point rd, 1½-sty frame garage, 24x24, paper roof; cost, $800; owner, Stephen Hipple, Bayside; architect, Geo. Hipple, 17th st, Whitestone. Plan No. 674.

FLUSHING.—Central av, w s, 75 n Ash st, 1-sty frame garage, 14x18, shingle roof; cost, $350; owner, G. W. Cope, 129 Central av, Flushing; architect, owner. Plan No. 656.

FLUSHING.—Bowen st, w s, 100 s Sandford av, 1½-sty frame garage, 18x20, shingle roof; cost, $1,200; owner, Jos. Bloodgood, premises. Plan No. 673.

FLUSHING.—Jamaica av, w s, n w cor Geranium st, 1-sty frame garage, 23x33, shingle roof; cost, $450; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 671.

ARVERNE.—Elizabeth av, n s, 140 w Wavecrest av, 1-sty frame stable, 18x30, felt and gravel roof; cost, $400; owner, Roberg Brooks, 12 South Fairview av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 691.

NEPONSET.—Ontario st, w s, 104 s Washington av, 1-sty brick garage, 14x18, tile roof; cost, $700; owner, A. T. Dickson, 1121 West 54th st, N. Y. C.; architect, Arnold Johnson, Neponset, L. I. Plan No. 711.

STORES AND DWELLINGS.

FAR ROCKAWAY.—Carlton av, n s, 280 e Sheridan Boulevard, 2-sty frame store and dwelling, 20x40, tar and gravel roof, 2 families; cost, $2,400; owner, Tony Guglielino, Far Rockaway; architect, Geo. Stahl, 1524 Hatch av, Ozone Park. Plan No. 660.

JAMAICA.—Johnson av, s s, 25 w Foley av, 3-sty brick store and dwelling, 30x55, gravel roof, 2 families; cost, $4,000; owner, Wm. F. Stein, Fulton st and Van Wyck av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 678.

STORES, OFFICES AND LOFTS.

COLLEGE POINT.—5th av, n s, 30 e 14th av, 1-sty brick store, 14x24, tin roof; cost, $500; owner, Peter Forman, premises; architect, Geo. M. Andrews, 31 11th st, College Point. Plan No. 640.

JAMAICA.—Union Hall st, e s, 447 s L. I. R. R. tracks, two 1-sty frame stores, 28x20, shingle roof; cost, $900; owner, Starr Brinkerhoff, 81 Harriman av, Jamaica; architect, T. B. Anderson, 32 Union av, Jamaica. Plan No. 631.

MIDDLE VILLAGE.—Metropolitan av, n w cor Catherine st, 1-sty frame office, 9x11, rubberoid roof; cost, $175; owner, John Drier, 19 Catherine st, Middle Village. Plan No. 659.

CORONA.—Jackson av, n s, 80 e Lincoln st, 1-sty frame office, 16x26, tin roof; cost, $400; owner, John Debalsi, 29 W. Jackson av, Corona; architect, Alfred Debalsi, Grant st, Corona. Plan No. 712.

MISCELLANEOUS.

GLENDALE.—Fresh Pond rd, w s, 135 n Cooper av, 1-sty frame coop, 12x8, slag roof; cost, $50; owner, J. Slankowich, 220 Fresh Pond rd, Glendale. Plan No. 624.

JAMAICA.—South st, n e cor Dean st, 1½-sty frame shed, 14x16, slag roof; cost, $120; owner, Geo. Stein, premises. Plan No. 623.

MORRIS PARK.—Ridgewood av, s s, 112 w North Villa st, 1-sty brick boiler and gas house, 98x71, tar and gravel roof; cost, $14,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 629.

CORONA.—Park av, n s, 50 e Clinton st, 1-sty frame shop, 12x15, tin roof; cost, $400; owner, Adelbert Gloss, 104 West Park av, Corona; architect, A. DeBlasi, 51 Grant st, Corona. Plan No. 663.

ELMHURST.—Hanover av, 36, erect new brick cesspool; cost, $20; owner, A. C. Petrie, premises. Plan No. 658.

JAMAICA.—Dewey av, s s, 70 e Merrick rd, 1-sty frame shed, 14x12, paper roof; cost, $25; owner, Moe Obeler, 45 Dewey av, Jamaica. Plan No. 642.

LONG ISLAND CITY.—Blackwell st, e s, 190 n Riker av, 1-sty frame shed, 25x100, gravel roof; cost, $1,500; owner, Astoria Venner Mills Co., premises. Plan No. 661.

METROPOLITAN.—Troutman st, s w cor Metropolitan av, 1-sty frame toilet, 15x9, gravel roof; cost, $75; owner, Chas. Schnoor, premises; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 675.

BAYSIDE.—Lamartine av, n w cor 5th st, 1-sty frame shed, 12x33, shingle roof; cost, $260; owner, J. D. Huneke, 654 8th av, N. Y. C. Plan No. 690.

ROCKAWAY BEACH.—5th av, e s, 140 n Washington av, 1-sty frame news stand, 11x30, gravel roof; cost, $1,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 692.

WOODHAVEN.—Clinton pl, w s, 200 s Grafton av, 1-sty frame shed, 14x18, paper roof; cost, $80; owner, Wm. Schlootman, premises. Plan No. 693.

LONG ISLAND CITY.—Thompson av, s e cor Heiser st, erect metal sign board; cost, $150; owner, Courtney Development Co., Woodside, L. I. Plan No. 702.

LONG ISLAND CITY.—William st, 245-47, erect two racks for drying purposes; cost, $75; owner, Benj. Turn Bros., 337 Columbus av, N. Y. C. Plan No. 709.

LONG ISLAND CITY.—Thompson av, s w cor Gossman st, erect metal sign board, 11x59; cost, $50; owner, Courtney Development Co., Woodside. Plan No. 703.

Richmond.

DWELLINGS.

LAFAYETTE AV, e s, 317 n Hatfield pl, Port Richmond, 2-sty frame dwelling, 30x22; cost, $2,000; owner, Henry Olsen, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 92.

SAND LANE, e s, 250 n Old Town rd, South Beach, 1-sty frame dining room, 30x40; cost, $550; owner, S. J. Pulice, South Beach; architect, Chas. B. Hawkes, Thompkinsville; builder, Salvatore Cirello. Plan No. 94.

ARTHUR AV, e s, 294 n Old Town rd, South Beach, 2-sty frame dwelling, 19x55; cost, $2,200; owner, Salvatore Surriano, South Beach; architect, Chas. B. Hawker, Thompkinsville; builder, Salvatore Cirello, South Beach. Plan No. 93.

ASPINWALL ST, e s, 100 s Amboy, Tottenville, 1½-sty frame dwelling, 31x24; cost, $2,700; owner, Geo. Grundy, 224 East 23d st; architect and builder, C. O. Petersen, Tottenville. Plan No. 88.

WATERSIDE, n s, 100 e Britton la, New Dorp, 1-sty bungalow; cost, $260; owner, C. Reichers, Arlington, N. J.; builders, McCourt Bros., 6305 5th av, Brooklyn. Plan No. 89.

SEASIDE BOULEVARD, s s, 600 w Burgher av, South Beach, 1-sty frame bungalow, 14x22; cost, $100; owner, Geo. Walter, South Beach; builders, McCourt Bros., 6305 5th av, Brooklyn. Plan No. 90.

LAFAYETTE AV, e s, 225 n Hatfield pl, Port Richmond, 2-sty frame bungalow, 20x38; cost, $2,800; owner, W. Paulson, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 91.

WOOD AV, e s, 180 s Chestnut st, Tottenville, 2-sty frame dwelling, 30x26; cost, $3,500; owner, Geo. P. Allen, Tottenville; architect, Chas. Piker, 178 Fulton st; builder, Wm. E. Johns, Tottenville. Plan No. 84.

RARITAN AV, e s, 75 n Southfield boulevard, Dongan Hills, 2-sty brick dwelling, 22x28; cost, $1,000; owners, Guiseppe & Antonio Conte, Grasmere; architect, James E. Grumert, New Dorp; builder, Vito Arioste, 104 Mott st, New York City. Plan No. 85.

AMBOY RD, n s, 155 e Alwine av, Annadale, 2-sty frame dwelling, 20x24; cost, $2,000; owner, Hattie Depuy, Annadale; architects and builders, Depuy & Jensen, Tottenville. Plan No. 80.

WARREN ST, w s, 100 s Fulton st, Stapleton, 2½-sty frame dwelling, 22x35; cost, $2,000; owner, Peter Sardofsky, Stapleton; architect, John Davies, Tompkinsville; builder, Jos. Buttermark, Port Richmond. Plan No. 81.

NEW DORP LA, s s, 500 e Cedar G A, New Dorp, 1-sty frame bungalow, 14x30; cost, $300; owner, Saide Sanger, West New Brighton; builder, Chas. Booth, West Brighton. Plan No. 83.

FACTORIES AND WAREHOUSES.

OLD ST, w s, 400 s Fisk av, Granteville, 3 frame storehouses; cost, $1,076; owners, Consolidated Fire Works Co., Port Richmond; builder, Wm. Ellis, Port Richmond. Plan No. 82.

STABLES AND GARAGES.

CLINTON AV, e s, 175 s Anderson av, New Brighton, 1-sty frame garage, 13x22; cost, $300; owner, Mary Allum, Clinton av; architects and builders, R. Lyon & Son, New Brighton. Plan No. 87.

STORES AND DWELLINGS.

RICHMOND RD, s s, 25 e Steuben st, Stapleton, 2-sty brick store and dwelling, 24x58; cost, $7,660; owner, Emma Clara Keil, Stapleton; architect, James Whitford, New Brighton; builder, Philip Hamm. Plan No. 95.

MISCELLANEOUS.

THOMPSON ST, e s, Hugenot R R, Hugenot Park, 1-sty brick barn; cost, $100; owner and builder, Wm. H. Diehl, Hugenot Park. Plan No. 86.

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

CANAL ST, 26, new partitions and reconstruct store front to 5-sty brick stores and lofts; cost, $1,000; owner, Meyer Brakstone, 7 Suffolk st; architect, Jacob Fisher, 25 Av A. Plan No. 510.

CHAMBERS ST, 94, masonry to 5-sty brick loft; cost, $250; owners, Bernard Kreizer, 50 Chambers st; architect, Max Zipkes, 220 5th av. Plan No. 491.

CORTLANDT ST, 33, new marquise to 5-sty brick restaurant and lofts; cost, $500; owner, Andrew F. Kennedy, 12 Cortlandt st; architect, Frank J. Wiesner, 601 West 26th st; lessee, Carl A. Spieker, 33 Cortlandt st. Plan No. 539.

CROSBY ST, 160, new partitions, fireproof doors and stairs to 6-sty brick stores and lofts; cost, $800; owner, Alfred Duane Pell, 929 5th av; architect, Henry H. Holly, 39 West 27th st. Plan No. 522.

FRANKLIN ST, 47, masonry, steel and new partition to 3-sty brick and stone dwelling and restaurant; cost, $4,000; owner, Wm. Wolf, 606 West 113th st; architect, Mathew W. Del Gaudio, 401 East Tremont av. Plan No. 552.

JOHN ST, 62, new partition and masonry to 4-sty brick stores and lofts; cost, $2,000; owners, Robt. R. & Laura S. Livingston, Clermont, Columbia Co., N. Y.; architect, A. F. A. Schmitt, 601 Courtland av, Bronx. Plan No. 530.

MacDOUGAL ST, 8, increase in height to 2-sty brick stable; cost, $15,000; owner, Zelig Peshkin, 8 MacDougal st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 509.

ST. MARKS PL, 15, new windows and partitions to 5-sty tenement; cost, $150; owner, Estate Anthony Dugro, 1-3 Union sq; architects, B. W. Berger & Son, 121 Bible House. Plan No. 525.

WARREN ST, 108, masonry to 4-sty stone and brick lofts; cost, $200; owner, Albert V. Van Vichten, 27 Cedar st; architect, Henry Nordheim, 1087 Tremont av, Bronx. Plan No. 498.

WAVERLY PL, 17 and 19, fireproofing enclosures and steel to 6-sty brick store and lofts; cost, $3,000; owner, Clarence S. Wadsworth, 22 East 17th st; architects and builders, Sawyers & Murphy, 112 West 42d st. Plan No. 549.

WEST ST, 80, masonry to 5-sty brick warehouse; cost, $150; owners, Louise & Roselie Schermerhorn, 80 West st; architect, Fred'k Day, 1170 Broadway. Plan No. 531.

WILLETTS ST, 5, new partitions to 5-sty brick and stone tenement; cost, $800; owner, David Kotler, 350 Madison av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 545.

WOOSTER ST, 29, new store front and partitions to 5-sty brick store and loft; cost, $1,000; owner, Morris Herman, 208 East 69th st; architect, John H. Knubel, 305 West 43d st. Plan No. 521.

2D ST, 144-146 East, new stairway, partitions and masonry to 4-sty tenement and stores; cost, $1,000; owner, Max Bierman, 75 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 511.

5TH ST, 220 East, masonry, new partitions and fireproofing to 3-sty brick and stone tenement and stores; cost, $800; owner, Joseph Wollman, 56 2d av; architect, Michael Bernstein, 185 Madison av. Plan No. 514.

5TH ST, 536, masonry to 5-sty brick lofts; cost, $1,000; owners, Oceanic Investing Co., 49 Wall st; architect, Walter B. Urbrock, 70-76 Morton st. Plan No. 529.

12TH ST, 306-308 East, new show windows and steel to 5-sty brick and stone store and tenement; cost, $1,000; owner, St. Mark's Church of the Bowery, John Brooks Leavitt, Pres., 2d av and East 11th st; lessees, East 11th St. Holding Co., 303 East 11th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 527.

13TH ST, 107 and 109 West, masonry, mezzanine floor and partitions to 6-sty brick and stone lofts; cost, $750; owner, Sheppard Knapp Co., James A. Gilman, Pres., 39 to 41 West 23d st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 551.

19TH ST, 274 West, new partitions and masonry to 6-sty tenement; cost, $1,000; owner, The Ralph Holding Co., 55 Liberty st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 485.

21ST ST, 2 West, changes in vault under sidewalk to 9-sty stores and offices; cost, $5,000; owner, Edward H. Van Sugen, 9 East 71st st; architect, T. Markoe Robertson, 117 East 38th st. Plan No. 543.

25TH ST, 425 West, masonry and new flooring to 3-sty brick factory; cost, $250; owner, James T. McCabe, 425 West 25th st; architect, Henry C. Peel, 60 Park av, Brooklyn. Plan No. 481.

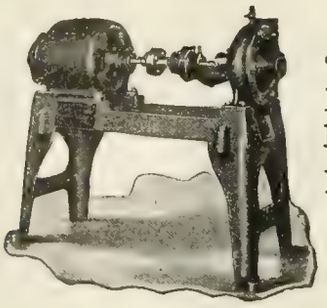
26TH ST, 147-149 East, masonry to 3-sty brick offices; cost, $40,000; owner, The New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 483.

28TH ST, 10 West, fireproofing to 4-sty brick store and tenement; cost, $475; owner, Herbert C. Pell, Tuxedo Park, N. Y.; architects, Jno. B. Snooks Sons, 261 Broaway. Plan No. 536.

29TH ST, 403 West, iron support to 3-sty brick stable; cost, $60; owner, Borden's Condensed Milk Co., 108 Hudson st; architect, Oscar Sonntag, 161 Jerome av, Brooklyn. Plan No. 536.

37TH ST, 66 West, new partitions, iron columns, etc., to 4-sty brick and stone stores and apartments; cost, $10,000; owners, Est. of Henry F. Dinnoct, 60 Broadway; architects, Severance & Schumm, 4 West 37th st. Plan No. 505.

39TH ST, 154 East, new stairs and masonry to 4-sty stone and brick stores and offices; cost, $200; owners, Est. of James Rozell, Frederick Rozell, exr, 200½ East 36th st; architect, Julius J. Diemer, 118 East 28th st. Plan No. 507.



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Plans Filed—Alterations, Manhattan (Cont.).

40TH ST, 231-235 West, masonry, fireproof stairs and windows, new plumbing to 5-sty brick stores and lofts; cost, $7,000; owner, Leo Feist, Pelham Heights, N. Y.; architect, John H. Knubel, 305 West 43d st. Plan No. 495.

44TH ST, 200-208 West, new flower-box with iron brackets and new transom to 6-sty brick stores, offices and restaurant; cost, $400; owner, Est. John J. Actor, Douglas Robinson, trustee, 23 East 26th st; architect, Henry B. Herts, 35 West 31st st. Plan 544.

46TH ST, 349 East, masonry, new partitions, steel and iron to 4-sty brick and stone store and tenement; cost, $1,000; owner, Wm. Wagler, 349 East 46th st; architects, Geo. Hof, Jr., 371 East 158th st. Plan No. 538.

50TH ST, 651 & 653 West, partitions, masonry and steel to 3-sty brick stable and offices; cost, $1,000; owner, Chas. B. Morgan, 823 West End av; architect, Willard E. Tunison, 262 Greene st, Brooklyn. Plan No. 532.

55TH ST, 24 East, side extension to 4-sty brick and stone lofts and apartments; cost, $8,000; owners, Federal Estates, Corpn, M. J. Wolf, Pres., 135 Broadway; architect, Harry Allan Jacobs, 320 5th av. Plan No. 512.

58TH ST, 540-550 West, enlarge basement windows to 5-sty brick loft; cost, $200; owners, Mayal Realty Co., Charles Mairer, Pres., 2 Rector st; architect, Allen S. Winter, representative for Dietrich & Braun, 114 East 28th st. Plan No. 489.

63D ST, 225 e, steel work and iron wire enclosures to 6-sty boarding school; cost, $1,100; owner, Clara De Hirsch, Hirsch Home, 225 East 63d st; architect, Wm. Huenerberg, 782 East 163d st. Plan No. 550.

78TH ST, 163-165 East, masonry and new door to 3-sty brick and stone tenement; cost, $492; owner, Mrs. Chas. W. Trippe, 163-5 East 78th st; architect, Joseph Gingeras, 203-5 East 78th st. Plan No. 542.

83D ST, 420 East, new windows, partitions and dumbwaiter shaft to 5-sty brick and stone stores and tenement; cost, $1,500; owner, Samuel Davis, 168 Lenox av; architect, Frank Straub, 25 West 42d st. Plan No. 541.

88TH ST, 73 West, sheet iron for walls to 5-sty brick and stone tenement; cost, $50; owner, Elwood O. Roessle, 542 5th av; architect, Aaron I. Raisman, 73 West 88th st. Plan No. 535.

95TH ST, 156 East, masonry, steel and new stairway to 7-sty brick and stone tenement and stores; cost, $5,000; owners, Milton & Ida Schnaier, 574 West End av; architect, Henry S. Lion, 38 West 32d st. Plan No. 499.

99TH ST, n s, 300 e Amsterdam av, a side extension to 6-sty stone and brick garage; cost, $1,800; owner, Barnes Curtis Co., Henry P. Barnes, Pres., 147 West 99th st; architect, Wm. S. Warrall, Jr., 9 Twombly pl, Jamaica, N. Y. Plan No. 506.

100TH ST, 233 West, new partitions and fireproofing to 3-sty brick stores and dwelling; cost, $3,500; owner, Joanna M. O'Rourke, 2647 and 2649 Broadway; architect, Fredk. P. Platt, 1123 Broadway. Plan No. 503.

105TH ST, 236-238 East, masonry and new partition to 3-sty brick and stone settlement house; cost, $700; owners, Harlem Federation for Jewish Communial Work, Maurice Harris, president, 236-38 East 105th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 540.

106TH ST, 107 East, new partitions and bathtubs to 4-sty brick and stone tenement; cost, $400; owner and architect, Thomas McMahon, 177 East 70th st. Plan No. 534.

107TH ST, 224 East, plumbing, new partitions and carpentry to 4-sty brick tenement; cost, $300; owner, Vincent T. Pisarro, P. O. Box 66, Madison sq; architect, Jno. A. Rofrano, 28 Oliver st. Plan No. 516.

109TH ST, 71-73 West, masonry and partitions to 6-sty brick store and tenement; cost, $300; owners, Leon Sobel & Cathleen Tierney, 200 Manhattan av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 517.

115TH ST, 201 West, single partition and plumbing to 6-sty brick and stone stores and tenement; cost, $30; owner, R. & H. Realty & Constn Co., Albert Sokolski, Pres., 354 Grand st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 526.

115TH ST, 421 West, new partitions, plumbing, bake-ovens and show-windows to 2-sty brick stores and lofts; cost, $2,000; owner, John Johnson, 1125 Amsterdam av; lessee, Morris Olnick, 460 Grand st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 497.

116TH ST, 348 East, new bath room and partitions to 3-sty brick and stone dwelling; cost, $300; owner, Michele Caturani, 348 East 116th st; architect, Pas. Richard, 230 East 115th st. Plan No. 537.

118TH ST, 5 West, enlarge windows, new dumbwaiter and masonry to 5-sty brick and stone tenement; cost, $2,500; owner, Mrs. Rosa H. Goldstein, 1708 Lexington av; architect, Nathan Langer, 81 East 125th st. Plan No. 490.

121ST ST, 249 East, new bake-ovens, masonry and fireproofing to 3-sty brick and stone tenement and store; cost, $1,000; owner, Jacob Haltzner, 249 East 121st st; architect, A. T. Johnson, 87 West 128th st. Plan No. 496.

138TH ST, 273 West, masonry and new store front to 4-sty brick and stone tenement and stores; cost, $300; owner, Chase Realty Co., David Shaff, Pres., 83 Canal st; architect, David Bleier, 545 East 139th st. Plan No. 513.

145TH ST, 258-260 West, fireproofing, masonry, etc., to 1-sty brick theatre; cost, $79,000; owner, 145th St Theatre Co., 1493 Broadway; architects, Von Beren & La Velle, 507 5th av. Plan No. 486.

181ST ST, 521 West, masonry, additional seating, plumbing and fireproofing to 1-sty brick theatre; cost, $2,000; owner, Lina Weil, 19 East 98th st; lessee, Adolph Weiner, Hotel Calvert, 41st st and Broadway; architect, Nathan Korn, 1042 Southern Boulevard, Bronx. Plan No. 494.

218TH ST, s s, to 216th st, 9th and 10th avs, masonry and new water-tower to 2-sty brick car barns; cost, $3,000 to $4,000; owner, Third Av. Railway Co., Fred. W. Whitridge, Pres., 65th st and 3d av; architect, John E. O'Leary, 806 Curry Bldg., Pittsburgh, Pa. Plan No. 547.

BOWERY, 264, plumbing and new partitions to 4-sty brick store and lofts; cost, $150; owners, Martin Friedlander et al, 30 Maiden Lane; architects, George and Henry Boehm, 7 West 42d st. Plan No. 508.

BOWERY, 84, fireproofing to 6-sty store and lofts; cost, $600; owner, Henry Bade, 91 Bowery; architects, Eisenla & Carlson, 16 Court st, Brooklyn. Plan No. 528.

BROADWAY, 2833-2839, new toilet and partition to 2-sty brick, store and offices; cost, $50; owner, Est. of Robt. E. Wescott, 33 Wall st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 493.

BROADWAY, 2647-9, fireproofing to 7-sty brick and stone store and tenement; cost, $2,000; owner, Joanna O'Rourke, 2647-9 Broadway; architect, Fredk. P. Platt, 1123 Broadway. Plan No. 504.

BROADWAY, 2220-2226, masonry to 2-sty brick store; cost, $15,000; owner, Archibald D. Russell, 30 Pine st; architect, R. H. Shreve, 225 5th av. Plan No. 487.

BROADWAY, 1230-1238, 2,000-gal. roof tank to 8-sty brick and stone hotel; cost, $150; owner, Eugene Higgins Estate, 1 Madison av; lessees, Grand Hotel Co., Wm. Manger, Pres., 31st st and Broadway; architect, Wm. S. Smith, Grand Hotel. Plan No. 518.

BROADWAY, 1302-1328, pent house on roof to 11-sty brick office; cost, $650; owner, W. R. H. Martin Estate, Alfred E. Marling, Trustee, Broadway and 34th st; architect, Irving J. Rush, Broadway and 34th st. Plan No. 523.

BROADWAY, 308, masonry, partitions and skylight to 4-sty brick and stone store and lofts; cost, $300; owner, John N. Tonnele, 220 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 548.

CENTRAL PARK WEST, 236, masonry, new bath room and kitchen with various changes in partitions to 4 and 2-sty brick and stone dwelling; cost, $1,500; owner, Hannah Elias, 236 Central Park West; architect, Henry Merin, 4 East 42d st. Plan No. 492.

COLUMBUS AV, 908-12, fireproof window and new partitions to 5-sty tenement and stores; cost, $250; owner, Henry C. Copeland, 242 West 101st st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 524.

LEXINGTON AV, 541, rear extension to 3 and 9-sty brick and stone school and hotel; cost, $4,500; owner, Bible Teachers' Training School, Wilbert W. White, Pres., 541 Lexington av; architect, Alexander M. Welch, 11 East 42d st. Plan No. 482.

MADISON AV, 1719, masonry to 5-sty brick and stone store and tenement; cost, $700; owner, Maks Katz, 1719 Madison av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 546.

PARK AV, 870, masonry and fireproofing to 2-sty brick and stone private garage; cost, $2,000; owner, Phillip Phoenix, 3 East 66th st; architect, Edw. A. Lehmann, 40 Cedar st. Plan No. 488.

PARK AV, 948, single partition to 8-sty brick and stone stores and tenement; cost, $75; owners, Leo B. & Arthur S. Gutman, 12 East 80th st; architect, John Sullivan, 245 East 80th st. Plan No. 519.

2D AV, 2129, masonry to 4-sty brick store and dwelling; cost, $1,800; owner, Albert Mede, 2129 2d av; architect, Nathan Langer, 81 East 125th st. Plan No. 502.

5TH AV, 718, new entrance, partitions and fireproofing to 5-sty brick and stone bachelor apartments and picture gallery; cost, $5,000; owners, Bandonine Est., John F. Bandonine, trustee, 264 Riverside Drive; lessee, Chas. J. Duveen, 718 5th av; architect, Henry O. Chapman, 334 5th av. Plan No. 501.

5TH AV, 362, extensive alterations to 12-sty brick and stone store and lofts; cost, $50,000; owner, Francis B. Harrison, Washington, D. C.; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 484.

5TH AV, 489, masonry, steel and new show window to 7-sty brick and stone offices; cost, $600; owner, Estate of Augusta Pottier, Emily A. Pottier, Trustee, 201 West 55th st; lessee, N. Y. Real Estate Security Co., 42 Broadway; architect, H. P. Knowles, 1170 Broadway. Plan No. 520.

8TH AV, 635-637, masonry, steel, new stairs and partitions to 4-sty brick and stone stores, lofts, and tenement; cost, $2,000; owners, Charlotte Youngs Jacot and another, 12 Bridge st; lessee Irving Sarnoff, Broadway and 111th st; architects, Elberle & Deimer, 1269 Broadway. Plan No. 515.

10TH AV, 657, new partitions and masonry to 5-sty brick and stone tenement and store; cost, $2,000; owner, Joseph Oppenheimer, 2054 7th av; architect, Otto Reissmann, 30 1st st. Plan No. 500.

Bronx.

MORRIS PL, n s, 134 e Park av, 2-sty frame extension 16x11 to 2-sty frame dwelling; cost, $500; owner, Nicola Cannarsa, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 91.

143D ST, 481, new tank to 3-sty brick factory; cost, $1,200; owners, Silk Finishing Co. of America, 137 Madison av; architects, The Rusling Co., 39 Cortlandt st. Plan No. 101.

151ST st, n e cor Melrose av, 1-sty brick extension, 38x20 to 3-sty frame store and dwelling; cost, $2,000; owners, Cambrake Realty Co., Carl Ernst, 35 Nassau st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 103.

160TH ST, No. 435, new toilet to 4-sty brick tenement; cost, $25; owner, John Otten, 440 East 87th st; architects, Ralph & Segal, 506 East 86th st. Plan No. 97.

180TH ST, No. 710, 1-sty frame extension, 14.10x16.6, to 2-sty frame store and dwelling; cost, $500; owner, Heinrich Haiser, on premises; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 94.

198TH ST, n s, 75.6S e Decatur av, 1-sty frame extension, 25.67x11, to 2-sty frame dwelling; cost, $1,200; owner, A. M. Franklin, on premises; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 95.

CORNELL AV, s e cor Clason Point rd, new truss, etc., to 1-sty frame hall; cost, $200; owner, Martin J. Kane, on premises; architect, B. B. Nudham, 430 Mott av. Plan No. 92.

GLEBE AV, w s, 165 n Westchester av, move 2½-sty frame dwelling; cost, $600; owner, Ernest E. Bersner, on premises; architect, J. E. Cahill, Jr., 2216 Ellis av. Plan No. 90.

MARMION AV, s w cor 177th st, 1-sty brick extension, 50x73, to 2-sty frame store and dwelling and store; cost, $6,000; owners, Bronx County Construction Co., Pauline Levy, 2714 3d av, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 96.

MORRIS AV, w s, 100 n 151st, new partitions to 5-sty brick stores and tenements; cost, $150; owners, Di Toro & Zanchelli, 631 Morris av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 102.

SO BOULEVARD, s w cor Westchester av, four 1-sty brick extensions, 12x11.4, 27.6x7.6, 13 x28.2 and 13x28.2, new columns, &c, to 6-sty brick stores and tenement; cost, $20,000; owners, American Real Estate Co., Edw. B. Boynton, 527 5th av, president; architect, Geo. A. Sumner, 989 So Boulevard. Plan No. 98.

WATERBURY AV, w s, 175 n Layton av, 1-sty frame extension, 6x20 and new foundation and 1-sty added to 1½ sty frame dwelling; cost, $2,000; owners, F. & A. Duslim, 4320 Park av; architect, Walter A. Martin, 441 Tremont av. Plan No. 99.

ZEREGA AV, n e cor Dorsey st, new side wall, new partitions, to 2-sty frame dwelling; cost, $800; owner, Sarah E. J. Squires, 235 West 75th st; architect, F. W. Rinn, 624 Madison av. Plan No. 93.

3D AV, n w cor 152d st, 2-sty brick extension, 45x100 to 3-sty frame store; cost, $8,750; owner, August Kulm, 120 West 57th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 100.

Brooklyn.

AMES LANE, w s, 91 e East 92d st, extension, etc., 3-sty dwelling; cost, $600; owner, Mrs. Sillman, on premises; architect, Benj. Sackman, 417 7th av. Plan No. 1067.

BALTIC ST, s s, 250 e Bond st, move 3-sty dwelling; cost, $400; owner, Nellie Fue, 426 Baltic st; architect, E. G. Caccia, 139 Hamilton av. Plan No. 1137.

BANKER ST, n e cor Meserole av, extension to 4-sty factory; cost, $3,000; owner, Vulcan Constn Co., 175 North 9th st; architect, Phil. Tillion, 381 Fulton st. Plan No. 1054.

BERGEN ST, s s, 370 w Underhill av, exterior alterations to 3-sty tenement; cost, $500; owner, Bartholeno Lipori, 676 Bergen st; architect, Jas. F. Bly, 422 St Marks av. Plan No. 1034.

BREMEN ST, s s, 200 e Bushwick av, plumbing to 3-sty tenement; cost, $250; owner, Abbie M. Fied, 226 Boerum st; architect, Lew Keon, 9 Debevoise st. Plan No. 1115.

CLINTON ST, s e cor Montague st, new elevator; cost, $1,500; owner, Transit Development Co., 166 Montague st; architect, Otis Elev. Co., 250 11th av. Plan No. 1024.

CLINTON ST, e s, 40 s Huntington st, interior alterations to 3-sty tenement; cost, $200; owner, Giovanna Fiore, 166 Carroll st; architect, E. H. Scally, 527 Henry st. Plan No. 1105.

CRESCENT ST, n e cor Fulton st, 1-sty brick extension, 7.4x8.6, to 5-sty store and dwelling; cost, $350; owner, A. A. Kloster, 2111 Caton av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1127.

DIKEMAN ST, n s, 150 w Dwight st, 3-sty brick extension, 20x24.5, to tenement; cost, $3,500; owner, Amelia Miller, 32 Dikeman st; architect, David A. Lucas, 98 3d st. Plan No. 1051.

ELLERY ST, s s, 100 w Sumner av, exterior and interior alterations to 3-sty tenement; cost, $225; owner, Max Rahmer, 268 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1120.

FREEMAN ST, n s, 120 e Franklin st, new toilet to 3-sty tenement; cost, $350; owner, M. Baum, 716A Humboldt st; architect, Chris Bauer, Jr., 6 Bedford av. Plan No. 1150.

FULTON ST, n s, 120 w Marcy av, extension to 3-sty store and dwelling; cost, $800; owner, Mary Rosenthal, 1361 Fulton st; architect, W. H. Volckening, 186 Remsen st. Plan No. 1147.

FULTON ST, s s, 80 w Carlton av, extension to 4-sty store and dwelling; cost, $200; owner, John Schroth, on premises; architect, B. E. Gfoerer, 111 4th av. Plan No. 1045.

FULTON ST, n s, 91.7 w Franklin av, new store front; cost, $265; owner, A. Tudnell Estate, 107 McDonough st; architect, A. H. Greer, 502 Franklin av. Plan No. 1095.

GARFIELD PL, n s, 144.10 e 4th av, new toilet to 3-sty store and dwelling; cost, $160; owner, Jean Glef, on premises; architect, W. J. Breen, 180 Montague st. Plan No. 1071.

HENRY ST, n w cor Huntington st, exterior alterations, etc., to 4-sty tenement; cost, $500; owners, Welz & Zerweck, Myrtle av and Wyckoff st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1033.

JAY ST, s e cor Johnson st, exterior and interior alterations to 4-sty factory; owner, Ever Ready Safety Co., Jay and Washington sts; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 1114.

KEAP ST, n s, 254 w Wythe av, extension to 4-sty factory; cost, $2,000; owner, Geo. H. Hall, 636 55th st, N. Y.; architect, B. F. Hudson, 319 9th st. Plan No. 1140.



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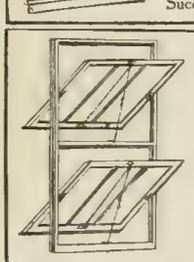
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Plans Filed—Alterations, Brooklyn (Continued).

LEONARD ST, n e cor Maujer st, new elevator; cost, $1,000; owner, Rubenstein & Sons, 236 Graham av; architect, Otis Elev. Co., 250 11th av. Plan No. 1062.

LOTTS LANE, e s, 420 s Av U, exterior and interior alterations to 2-sty dwelling; cost, $100; owner, Harry Kunn, on premises; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 1138.

NOLL ST, n s, 56 w Evergreen av, interior alterations to 3-sty boiler house; cost, $6,845; owners and architects, S. Liebman & Sons, 36 Forrest st. Plan No. 1082.

SACKETT ST, s w cor 4th av, exterior alterations to 4-sty store and tenement; cost, $500; owner, Teresa Ciriello, 204 4th av; architect, W. J. Conway, 400 Union st. Plan No. 1036.

SEDGWICK ST, n s, 300 w Columbia st, interior alterations to 3-sty factory; cost, $1111; owner, M. P. Smith Co., 116 Broad st, New York; architects, Gibbon Co., 318 Columbia st. Plan No. 1107.

STATE ST, s s, 150 w Nevins st, exterior alterations to 3-sty fire house; cost, $800; owner, City N. Y.; architect, Jas. Richill, 157 East 67th st, N. Y. C. Plan No. 1049.

VAN BRUNT ST, e s, 137.4 n Irving av, interior alterations to 3-sty factory; cost, $180; owners, Mark & Rowoll, 9 Van Brunt st; architect, Turner Constn. Co., 11 Broadway. Plan No. 1153.

VAN BRUNT ST, e s, 112 n Irving st, exterior alterations to 3-sty factory; cost, $250; owners, Marx & Rowoll, 9 Van Brunt st; architect, Turner Constn Co., 11 Broadway. Plan No 1156

VERANDAH PL, s s, 206 e Henry st, plumbing to 3-sty tenement; cost, $350; owner, Marie Schaefer, 61 Kouwenhoven pl; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1130.

WARREN ST, s s, 325 e Smith st, exterior alterations to 3-sty tenement; cost, $500; owner, Virginia Casliagno, 370 Warren st; architect, E. H. Scalley, 527 Henry st. Plan No. 1121.

WARREN ST, n s, 221.2 w 5th av, extension to 3-sty tenement; cost, $1,800; owner, Salvatore Schillize, 104 4th av; architect, B. E. Gfoerer, 111 4th av. Plan No. 1068.

WATKINS ST, w s, 225 s Blake av, plumbing, &c, to 2-sty dwelling; cost, $100; owner, Julius Friedman, 256 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1098.

WEST ST, s w cor Huron st, extension to 3-sty dwelling; cost, $2,500; owner, Peter Doelger Estate, 407 East 55th st, N Y; architect, Chas. Stegmayer, 165 East 91st st, N Y. Plan No. 1151.

WYCKOFF ST, n s, 20 w Bond st, plumbing to 2-sty dwelling; cost, $125; owner and architect, John M. Cahill, 421 Warren st. Plan No. 1039.

YORK ST, s s, 45 e Charles st, exterior alterations to 3-sty store and tenement; cost, $800; owner, Rosa D. Mangello, 235 York st; architect, Thos. Neely, 5 East 167th st, N. Y. C. Plan No. 1027.

3D ST, s w cor 7th av, new bay window; cost, $300; owner and architect, Frank J. Heffernan, 594 4th av. Plan No. 1122.

EAST 4TH ST, w s, 260 s Av C, interior alterations to 2-sty dwelling; cost, $500; owner, Chas. Miller, 337 Madison st; architect, R. Hulsart, 312 Tompkins av. Plan No. 1064.

9TH ST, n s, 150 w 2d av, interior alterations to 3-sty factory; cost, $100; owner, Alfred Hand, 95 9th st; architect, Robt. Field, 12 East 42d st. N. Y. C. Plan No. 1043.

38TH ST, s s, 206 e 10th av, plumbing to 3-sty dwelling; cost, $100; owner, J. Gaucher, Waterbury, Conn.; architect, I. P. Olsen, 832 37th st. Plan No. 1109.

39TH ST, s s, 300 e 4th av, interior alterations to 3-sty fire house; cost, $500; owner, City N. Y.; architect, Jas. P. Richill, 157 East 67th st, N. Y. Plan No. 1116.

44TH ST, s s, 240 w 4th av, exterior and interior alterations to 3-sty shop; cost, $700; owner, A. Bursch, 3d av and 39th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1101.

AV F, s s, 20 e East 98th st, exterior alterations to 3-sty dwelling; cost, $500; owner, Chas. Starck, 9802 Av F; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1127.

AV H, n s, 265 e Rugby rd, extension to 2-sty dwelling; cost $2,000; owner, Dr. Matthew P. Thayer, 1433 Av H; architects, Slee & Bryson, 153 Montague st. Plan No. 1063.

ATKINS AV, e s, 55 n Stanley av, exterior and interior alterations to 2-sty dwelling; cost, $250; owner, Chas. Ingrassia, on premises; architects, Riggs & Martonard, 367 Fulton st. Plan No. 1110.

BEDFORD AV, w s, 132.9 n Myrtle av, extension to 3-sty dwelling; cost, $1,700; owner, Jas. C. Danzilo, 26 Court st; architect, Max Hirsch, 391 Fulton st. Plan No. 1131.

BELMONT AV, s s, 50 w Williams av, exterior alterations, etc., to 2-sty dwelling; cost, $1,000; owner, Simon Noland, 278 Belmont av; architect, S. Millman, 1780 Pitkin av. Plan No. 1030.

BLAKE AV, s s, 75 e Jerome st, exterior alterations to 3-sty dwelling; cost, $500; owner, Ida Koskowkowsky, 900 Blake av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1028.

BROADWAY, s s, 80 e Halsey st, erect marquise in front cafe; cost, $200; owner, Benj. Olbrecht 730 Broadway; architect, Geo. Durham, 155 East 42d st, N. Y. C. Plan No. 1047.

BROADWAY, n s, 42 w Debevoise st, exterior alterations to 3-sty store and dwelling; cost, $300; owner, A. M. Bernstein, 748 Flushing av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1104.

FLATBUSH AV, n s, 58.2 e Park pl, canopy over entrance; cost, $500; owner, Plaza Imp't Co., 35 Nassau st, New York; architects, A. E. Kleinert Co., 16 Court st. Plan No. 1093.

FOSTER AV, s w cor E 17th st, extension to 3-sty dwelling; cost, $2,400; owner, Marion F. Funk, on premises; architect, Jas. Whilford, St. George, S. I. Plan No. 1031.

JOHNSON AV, n s, — w Humboldt st, exterior alterations, etc., to 5-sty store and tenement; cost, $3,000; owner, D. O'Connor Estate, 902 West End av, N. Y.; architect, Otto Reissmann, 30 1st st, N. Y. Plan No. 1070.

KNICKERBOCKER AV, s e cor Melrose st, interior alterations to 3-sty store and dwelling; cost, $500; owner, Thos. Gulich, 170 Knickerbocker av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1102.

LENOX RD, n s, 329.4 e Bedford av, interior alterations to 3-sty dwelling; cost, $500; owner, Laura Dunn, 143 Lenox rd; architects, Slee & Bryson, 153 Montague st. Plan No. 1136.

MARLBOROUGH RD, e s, 160 s Albemarle rd, extend porch of 2-sty and attic dwelling; cost, $484; owner, H. D. Roosen, 78 20th st; architect, Frank H. Quinby, 99 Nassau st, N. Y. C Plan No. 1055.

ST MARKS AV, n s, 213.8 e Vanderbilt av, machine booth to 1-sty moving picture show; cost, $190; owners and architects, Smythe & Donegan, 247 St Marks av. Plan No. 1035.

SOUTH PORTLAND AV, e s, 198.1 s DeKalb av, extension to 4-sty dwelling; cost, $3,000; owner, Fred'k Fisher, 21 South Portland av; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1108.

SURF AV, n s, 75 w Stillwell av, erect sign on hotel; cost, 150; owner, John Rezinas, on premises; architect, Fred Stubevol Co., 20 West 24th st, N. Y. C. Plan No. 1037.

SURF AV, n s, 118 e W 24th st, remove walls, etc, 3-sty store and dwelling; cost, $300; owner, Mary Damato, 2315 Surf av; architect, Jas. A. McDonald, West 24th st and Surf av. Plan No. 1058.

WILLOUGHBY AV, s s, 133.4 w Nostrand av, interior alterations to 3-sty tenement; cost, $150; owner, Mary A. Cooney, 1977 East 13th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1129.

Queens.

ARVERNE.—Boulevard, n w cor Meredith av, alterations to market to provide for store fronts; cost, $1,500; owner, Henry Hart, 1000 Madison av, N. Y. C.; architect, W. E. Dietz, 311 Boulevard, Arverne. Plan No. 289.

BAYSIDE.—Lamartine av, n w cor 5th st, erect porch around house; cost, $200; owner, J. D. Hunke, 654 8th av, N. Y. C. Plan No. 338.

CORONA.—Corona av, 158, erect new electric sign; cost, $65; owner, American Sign Co., 160 8th av, N. Y. C. Plan No. 339.

CORONA.—Prometcha av, n s, 150 e Grinnell av, 1-sty frame extension, 13x13, on rear 2-sty frame dwelling, tin roof; cost, $250; owner, J. Van Till, premises. Plan No. 290.

CORONA.—Central av, 91, install new plumbing in dwelling; cost, $85; owner, H. Herman, premises. Plan No. 294.

CORONA.—Washington av, e s, 140 s Moore st, install gas fittings in dwelling; cost, $30; owner, John Erown, premises. Plan No. 341.

CORONA.—Terrace av, ws, 100 e Montgomery av, install new gas fittings in dwelling; cost, $25; owner, M. Ciezzieo, premises. Plan No. 342.

EAST WILLIAMSBURG.—Starr st, n s, 100 w Woodward av, interior alterations to dwelling; cost, $25; owner, Harman Schaefer, premises. Plan No. 334.

FAR ROCKAWAY.—Rue de St. Felix, e s, 235 s South st, install new elevator in factory; cost, $——; owner, Gussow Constn. Co., 395 4th av, N. Y. C. Plan No. 312.

FAR ROCKAWAY.—Grandview av, e s, 320 n South st, 1-sty frame extension, 27x34, on rear 3-sty frame boarding house, tin roof; cost, $150; owner, Edward Roche, Far Rockaway. Plan No. 345.

FAR ROCKAWAY.—Cornaga av, e s, 150 s Gipson st, repair porch on dwelling; cost, $75; owner, Geo. Willsted, premises. Plan No. 347.

FAR ROCKAWAY.—Ocean av, n s, 500 w Cornaga av, interior alterations to dwelling; cost, $150; owner, L. Neugass, 257 West 132d st, N. Y. C.; architect, J. H. Cornell, Far Rockaway. Plan No. 348.

FLUSHING.—Lincoln st, s s, 260 w Parsons av, move building to above location and repair; cost, $1,000; owner, H. S. Bartow, 233 Lincoln st, Flushing. Plan No. 313.

FLUSHING.—Burling av, 36, 1-sty frame extension, 17x18, on rear stable, gravel roof; cost, $300; owner, Wm. Bloomingdale, premises. Plan No. 291.

FAR ROCKAWAY.—Broadway, e s, opp Oak st, interior alterations to dwelling; cost, $90; owner, Mrs. C. E. McKenna, 123 East 72d st, N. Y. C. Plan No. 299.

FLUSHING.—Sandford av, n e cor Wilson av, install new plumbing in church; owner, St. Johns Church, premises. Plan No. 336.

FLUSHING.—Boerum av, 99, remove and replace store fronts; cost, $225; owner, Harry Rosenbaum, 66 Barclay st, Flushing. Plan No. 329.

FLUSHING.—Barclay st, s s, 244 n Central av, erect porch over present porch; cost, $150; owner, A. B. Walker, 253 Barclay st, Flushing. Plan No. 326.

GLENDALE.—Nichols av, e s, 450 s Woodhaven av, 1-sty concrete block extension, 9x12, on rear coop; cost, $50; owner, Jos. Borst, 114 Wyckoff av, Brooklyn. Plan No. 330.

GLENDALE PARK.—William st, s s, 200 e Woodhaven av, 1-sty frame extension, 6x8, on rear dwelling, tin roof; cost, $350; owner, Wm. Diederick, premises. Plan No. 323.

JAMAICA.—Lincoln av, n s, 75 e Wyckoff av, 2-sty frame extension, 11x14, on rear 2-sty frame dwelling, tin roof; cost, $500; owner, Wm. J. McMillan, Lincoln av, Jamaica. Plan No. 293.

JAMAICA.—William st, n s, 140 w Jeffrey av, interior alterations after fire damage; cost, $1,400; owner, Wm. Winkel, premises. Plan No. 302.

JAMAICA.—William st, n s, 140 w Jeffrey av, install new plumbing in dwelling; cost, $60; owner, Wm. Minkel, premises. Plan No. 301.

JAMAICA.—Herriman av, w s, 125 s Grove av, install new gas fittings in store; cost, $25; owner, Chas. Wooley, 376 Fulton st, Jamaica. Plan No. 311.

JAMAICA.—Norris av, e s, ——, 1-sty frame extension, 22x10, on rear 2-sty frame dwelling, shingle roof; cost, $250; owner, Seferino Ruggio, Morris av, Jamaica. Plan No. 309.

JAMAICA.—Twombly pl, n s, 123 e Stanley pl, install gas fittings in dwelling; cost, $20; owner, W. C. Varrin, 202 Herriman av, Jamaica. Plan No. 317.

JAMAICA.—L. I. R. R. right of way and Guilford st, install new water closet compartments in station; cost, $200; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 321.

LONG ISLAND CITY.—Marion st, e s, 175 s Webster av, 2-sty frame extension, 4x4, on rear 2-sty frame dwelling, interior alterations; cost, $500; owner, S. Mirando, premises. Plan No. 322.

LONG ISLAND CITY.—Newtown av, No. 14, erect new store front on store and dwelling; cost, $60; owner, Peter Hellyl, on premises. Plan No. 307.

LONG ISLAND CITY.—Hamilton st and Beebe av, install new elevator in factory; cost, $1,600; owner, Franklins, Inc., premises. Plan No. 305.

LONG ISLAND CITY.—Hamilton st and Beebe av, install new elevator in factory; cost, $2,000; owner, Franklins, Inc., premises. Plan No. 306.

LONG ISLAND CITY.—Central av, s s, 60 e Sherman st, general repair to building removed; cost, $10; owner, City of New York, L. I. City. Plan No. 314.

LONG ISLAND CITY.—Marion st, e s, 225 s Webster av, raise dwelling and erect new foundation; cost, $450; owner, Salvatore Mirando, 24 Marion st, L. I. City. Plan No. 318.

LONG ISLAND CITY.—Ditmars av, cor Mansfield st, alter building that has been moved; cost, $20; owner, City of New York, L. I. City. Plan No. 319.

LONG ISLAND CITY.—Flushing av, n e cor Goodrich st, 1-sty frame extension, 5x9, on rear 1-sty frame moving picture show, interior alterations; cost, $800; owner, Wm. Barry, 139 Flushing av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 287.

LONG ISLAND CITY.—Vernon av, w s, 280 n Harris av, 1-sty brick extension, 35x17, on front and side 1-sty boiler house, gravel roof; cost, $1,500; owner and architect, N. Y. Architectural Terra-Cotta Co., 401 Vernon av, L. I. City. Plan No. 292.

LONG ISLAND CITY.—Marion st, w s, 125 n Payntar av, 1-sty frome extension, 22x3, on front and side 1-sty dwelling, tar and gravel roof; interior alterations; cost, $1,600; owner, S. Tableti, 17 Marion st, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 295.

LONG ISLAND CITY.—Marion st, w s, 300 s Webster av, 1-sty frame extension, 25x10, on rear 2-sty frame dwelling, shingle roof; cost, $2,000; interior alterations; owner, Diedrich Knate, 863 West End av, N. Y. C.; architect, Louis A. Herman, 92 Lexington av, N. Y. C. Plan No. 300.

LONG ISLAND CITY.—Camelia st, s s, 121 e Boulevard, 2-sty frame extension, 18x3, on rear, 1-sty frame dwelling, tin roof; cost, $400; owner, John F. Rigney, 91 Camelia st, L. I. City. Plan No. 337.

LONG ISLAND CITY.—9th av, No, 397, 1-sty frame extension, 12x14, on rear garage, slag roof; cost, $90; owner, Dr. Hermann, on premises. Plan No. 328.

LONG ISLAND CITY.—Ridge st, s s, 36 e Marion st, building to be raised and 1-sty built underneath, tar and gravel roof; cost, $1,000; owner, R. Criso, 44 Ridge st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 324.

LONG ISLAND CITY.—8th st, n s, 80 e East av, 1-sty frame extension, 23x12, rear 1-sty store, tar and gravel roof; cost, $300; owner, F. S. Augenti, 142 East av, L. I. City. Plan No. 346.

MASPETH.—3d st, s s, 225 w Broad st, close in shed to provide for stable; cost, $25; owner, Maud I. Geyer, 30 3d st, Maspeth. Plan No. 333.

MASPETH.—Broad st, w s, 126 n Maspeth av, 2-sty frame extension, 18x18, on rear 2-sty frame dwelling, tin roof; cost, $600; owner, George Lutz, Broad st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 331.

CORONA.—Tulip st, n s, 215 w Corona av, 2-sty frame extension, 21x17, on rear 2-sty frame dwelling, tin roof; cost, $1,100; owner, Thomas J. Phelan, 17 Tulip st, Corona. Plan No. 350.

FAR ROCKAWAY.—State st, s e cor Wilson av, peak roof to be raised and made fit, interior alterations; cost, $1,000, 1-family dwelling; owner, Dr. Otto Metzger, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 349.

JAMAICA.—Catherine st, s s, 43 e Rockaway rd, 1-sty added to dwelling, tin roof; cost, $300; owner, Jos. Simmons, premises. Plan No. 354.

LONG ISLAND CITY.—13th st, n s, 250 e East av, erect roof over platform; cost, $200; owner, Damard Mfg. Co., premises. Plan No. 340.

LONG ISLAND CITY.—Main st, n s, 135 e Woolsey av, interior alterations to moving picture show; cost, $100; owner, Chas. Horn, 28 Hallett st, L. I. City. Plan No. 351.

RICHMOND HILL.—Elm st, w s, 240 n Scott st, install new plumbing in dwelling; cost, $125; owner, J. Wilson, 189 Elm st, Richmond Hill. Plan No. 353.

RIDGEWOOD.—Gates av, 2257, raise dwelling and erect new foundation; cost, $200; owner Henry Doht, 447 Fresh Pond rd, Metropolitan. Plan No. 352.

RICHMOND HILL.—Jamaica av, n s, 100 w Wickes st, interior alterations to dwelling; cost, $450; owner, J. T. Adikes, Fulton st, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 325.

RICHMOND HILL.—Jamaica av, n s, 150 e Chestnut st, install new plumbing in dwelling; cost, $75; owner, H. Harsted, Spruce st, Richmond Hill. Plan No. 298.

RICHMOND HILL.—Grant av, e s, 350 s Jamaica av, erect porch on side dwelling; cost, $250; owner, Mrs. M. McDermott, 82 Grant av, Richmond Hill. Plan No. 316.

RIDGEWOOD.—Wyckoff av, 435, cut new window in shop; cost, $15; owner, Anna Ottesch, premises. Plan No. 286.

RIDGEWOOD.—Myrtle av, 1850, interior alterations to dance hall; no cost given; owner, Catherine Mangold, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 297.

RIDGEWOOD AV.—Lafayette av, s s, 445 w Cypress av, install gas fittings in dwelling; cost, $20; owner, Mr. Kipper, on premises. Plan No. 310.

RIDGEWOOD.—Central av, s s, 60 n Myrtle av, repair building that has been moved; cost, $10; owner, City of New York, L. I. City. Plan No. 315.

RIDGEWOOD.—Central av, cor Webster av, repair building after grade damage; cost, $10; owner, City of N. Y., N. Y. C. Plan No. 332.

RIDGEWOOD.—Woodward av, No. 715, interior alterations to provide for water closet compartments, new plumbing; cost, $500; owner, Leonhard Eppig Brewing Co., 183 Melrose st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 335.

WHITESTONE.—5th av, e s, 125 n 16th st, install new plumbing in dwelling; cost, $175; owner, John F. Gillen, Whitestone. Plan No. 327.

WINFIELD.—Franklin st, n s, 250 e Columbia av, install new plumbing in dwelling; cost, $50; owner, Christian Hornoud, premises. Plan No. 343.

WOODHAVEN.—Clinton pl, w s, 300 s Grafton av, repair shed; cost, $40; owner, Wm. Schlootman, premises. Plan No. 344.

WOODHAVEN.—Elm st, Fulton av and Vandeveer av, install new elevator in St. Anthony's Hospital; no cost given; owner, St. Anthony's Hospital, on premises. Plan No. 303.

WOODHAVEN.—Broadway, s s, 150 w Ferry st, install new plumbing in dwelling; cost, $50; owner, C. Lamberg, on premises. Plan No. 320.

Richmond.

WEYMAN AV, s s, 560 e Southfield boulevard, Great Kills, a rear extension to frame dwelling; cost, $182; owner, Ray L. Zabriskie, Great Kills; builder, C. W. Lindquist, 380 East 155th st, N. Y. City. Plan No. 53.

ST MARY'S AV, n s, 75 e Charles st, No. 213, Rosebank, alter frame dwelling; cost, $900; owner, Tony Marratieo, Rosebank; builder, Jos. Litrell, Rosebank. Plan No. 54.

DEEMS AV & Boulevard, s e cor West New Brighton, alter frame dwelling; cost, $1,300; owner, Wm. J. Davidson, West New Brighton; architect, Jas. Whitford, New Brighton; builder, W. Osborn, Mariners Harbor. Plan No. 55.

RICHMOND TURNPIKE, w s, 60 w 1st av, Tompkinsville, alter frame dwelling; cost, $400; owner, Meyer Rosenholz, Tompkinsville; builders, Steinberg & Cohen, New Brighton. Plan No. 56.

Other Cities.

BANKS.

TROY, N. Y.—The Union National Bank, Wm. F. Gurley, president, contemplates the erection of a 4-sty bank adjoining its present building. Probable cost, about $100,000.

FACTORIES AND WAREHOUSES.

HANCOCK, N. Y.—A. R. Criddle, president of the Tiro Handle Co. located at Tiro, Ohio, has leased ground south of the Erie Depot, formerly occupied by the Delaware Lumber Co. The company will erect a saw mill for preparing lumber for turning purposes.

ENDICOTT, N. Y.—Plans are being prepared for an addition to the Endicott-Johnson Co.'s tannery, making it 95x700 ft. and 4-stys in height.

POUGHKEEPSIE, N. Y.—The F. I. A. T. Automobile Co. has plans for the erection of a 2-sty addition, 375x70 ft., to its plant, to cost $50,000.

ALBANY, N. Y.—The F. M. Hosler Ice Cream Co., F. M. Hosler, president, is receiving bids for the construction of a 2-sty factory, 40x70 ft., to cost $40,000.

SOUTH NORWALK, CONN.—Cluett-Peabody & Co. have purchased the Artistic Bronze Co.'s plant and will remodel same into a 5-sty factory, 40x100 ft., for the manufacture of collars.

SOUTH MANCHESTER, CONN.—The J. T. Robertson Co. contemplates the erection of an addition to its plant in Hilard st, from plans by Walter R. Kidde, 140 Cedar st, N. Y. C., architect. The factory will be 3-stys, of brick and mill construction, 50x150 ft.

ROME, N. Y.—The tube mill of the Rome Manufacturing Co. is to be largely increased in size, with an addition 70x165 ft. The contract has been awarded to Chas. Kiehn, structural engineer, of Utica. The steel work has been let to the McClintic Marshall Construction Co., of Pittsburgh, Pa., and the general contract to E. K. Fenno, of Syracuse.

WATKINS, N. Y.—Work will soon be started on the plant of D. P. Slitor & Son of the Fixture and Lumber Co., which was destroyed by fire.

MIDDLETOWN N. Y.—Work will be started about March 15 for a large paint shop of brick, steel and concrete, 200 ft long, on Wisner av, to take the place of the one destroyed last July, for the Ontario & Western Railroad.

ALBANY, N. Y.—The Consolidated Car Heater Co., of this place, contemplates the erection of a 5-sty factory on Broadway, plans for which are being prepared.

AUBURN, N. Y.—The Enterprise Foundry Co., of this place, will soon start work on their plant which was recently destroyed by fire.

MEDINA, N. Y.—Acer & Whedon, of this place, contemplate the erection of a plant for the manufacture of sheet-metal goods, etc., and have been incorporated with a capital stock of $35,000.

BINGHAMTON, N. Y.—The Mitchell & Church Co., 201 Water st, has purchased property, 66 x110 ft., in Water st, upon which will be erected a new factory building to cost $50,000.

HALLS AND CLUBS.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, of this city, has prepared plans for a 3-sty brick and stone lodge building to be erected for the Armor Lodge of the Knights of Phythias on Mill st, at a cost of about $25,000.

POUGHKEEPSIE, N. Y.—Stissing Lodge No. 615 at Pine Plains, Dutchess County, will erect a new masonic temple. A committee has been appointed composed of Dr. W. E. P. Hewitt, Frank E. Chase, Frank Barton, Wilber J. Bowman, Samuel J. Weaver, W. J. Edelman and George Hotchkin. The plans are tentative as yet.

OLEAN, N. Y.—The Loyal Order of the Moose contemplates the erection of a club and lodge building at 1st and State sts.

KINGSTON, N. Y.—Charles Keefe, Lucas av, has completed plans for a 2-sty brick and stone lodge building, 45x100 ft, to be erected at Broadway and Andrews st, for the Knights of Columbus Kingston Lodge 275. William Cashin is chairman, Chester st. Owner will call for bids about March 24. Cost, about $30,000.

ALBANY, N. Y.—Chas. G. Ogden, architect, of this city, will revise plans for improvements to the Central Y. M. C. A. building, to cost $60,000. Work will begin about May 1.

HOTELS.

ALBANY, N. Y.—Isaac Hough (real estate), Hough Block, State st, contemplates the erection of a 14-sty hotel in Columbia st, between North Pearl and Broadway. The building will occupy the entire site, 270x50 ft., containing 300 rooms.

MUNICIPAL WORK.

PALATINE BRIDGE, N. Y.—Vrooman Perry, of Gloversville, Amsterdam and Canajoharie, is revising plans for a sewer system and disposal plant for this place, and estimates for the construction will be received some time during March.

VOLNEY, N. Y.—Contracts will be let about May 15 to May 1 for the construction of a 500-ft. steel and concrete bridge for the towns of Volney, Oswego and Minetto, Oswego County, from plans by The Concrete-Steel Engineering Co., Park Row Building, N. Y. C., engineers.

POWER HOUSES.

MIDDLEBORO, MASS.—The Town of Middleboro has voted to spend $20,000 for the installation of a filtration plant. Robert Spur Weston, Boston, is consulting engineer.

SCHENECTADY, N. Y.—George W. Fuller, 170 Broadway, N. Y. C., is preparing plans for the installation of a sewage purification plant to cost $300,000.

SCHENECTADY, N. Y.—The Mohawk Gas Co. contemplates the erection of a gas-generating plant to cost $350,000. Henry W. Peck is general manager.

NEW BEDFORD, MASS.—The New Bedford Gas & Edison Light Co., George E. Stetson, president and general manager, contemplates reconstructing and enlarging its plant.

PROVIDENCE, L. I.—The Rhode Island Co. contemplates enlarging its power plant at a cost of $750,000. M. H. Bronsdon, of this place, is chief engineer.

PERSONAL AND TRADE NOTES.

ELECTUS D. LITCHFIELD, formerly of the firm of Tracy, Swartwout & Litchfield, 244 5th av, has opened an office at 477 5th av for the practice of architecture.

THE WOODBURY GRANITE CO., of Hardwick, Vt., has secured the contract to furnish finished Woodbury grey granite for the new city hall to be erected at Cleveland, Ohio.

LOCKWOOD, GREENE & CO., architects and engineers, 60 Federal st, Boston, Mass., have opened a temporary office at 320 Fifth avenue, under the management of Frank A. Wing, but they will be permanently located in the Architects' Building, Park av and 40th st, after May 1.

SEVERAL municipal engineers were among the thirty citizens who were guests of honor at a dinner given by the City Club in recognition of their valuable services in behalf of the general good. Nelson P. Lewis, chief engineer of the Board of Estimate, George W. Tillson, chief engineer in the office of the Borough President of Brooklyn, and M. L. Fouquet, chief engineer of the Bureau of Subsurface structures in Brooklyn, were thus honored.

ARCHITECTURAL LEAGUE.—The annual smoker on Monday evening at the Fine Arts Building in West 57th street was characterized by numerous amusing stunts. A burlesque contest in rapid plan drawing was participated in by squads headed by Henry Hornbostel, Robert D. Kohn, Bertram Goodhue and Donn Barber. The sculptors and painters had similar contests. Among those present were Cass Gilbert, Arnold W. Brunner, ex-Mayor Low, Phelps Stokes, Edwin H. Blashfield, Leo Lentilli, and Karl Bitter.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Barclay st, 7—Wm H Parsons.....H
Barclay st, 7—Jas A Miller.....F-H
Barclay st, 7—Edmund Seiz.....F-H
Barclay st, 7—Bernard Truti.....F-G-H
Beaver st, 43—Geo S Nicholas.....C
Bleecker st, 132—Morris Klein .....G
Bleecker st, 132—Chas Garibaldi.....A
Bleecker st, 132—Jerome Payet.....G
Bleecker st, 132—P Pariti.....G
Bleecker st, 132—Max Lerman .....G
Bleecker st, 132—Kramer & Roth.....G
Bleecker st, 132—Morris Siegel.....A-G
Bleecker st, 132—Nathan Realty Co.....B
Bond st, 8—Charney & Hurwitz.....A-C
Bond st, 8—Charles Korn.....A
Bond st, 8—Myer Bergman.....A-G
Bond st, 8—Isidor Ginsberg.....A-C
Centre st, 77-9—N Y Life Ins Co.....C-D
Crosby st, 13-17—Atlas Button Works....G-L-O
Division st, 11—Est of Moses Gardiner.....D
Duane st, 2—Columbia Photo Eng Co...A-L-G-O
East Bway, 25—Louis Rosenberg.....D
Franklin st, 176—Proctor & Gamble....A-E-F-H
Gold st, 33-43—Pattison Press.....H
Gold st, 33-43—Goldsmith, Stern & Co.....H
Gold st, 88—Universal Engraving Co.....H
Greene st, 213—Isaac Herman.....A-H
Greene st, 213—Benj Praskin.....A-G-H
Greene st, 213—David J Rosenberg.....A-H
Greene st, 213—Joseph Black.....A-G-H
Greene st, 213—Louis Laske.....A-G-H
Greene st, 213—Moses Swartz.....A-G-H
Greene st, 265—Saml Beil.....G
Greene st, 265—David Ginsberg.....G
Hester st, 194-6—Chris Georgiades & Co.....E
Murray st, 9-15—Exchange Buffet .....A-D-H
Murray st, 9-15—Chemical Engrav Co....A-D-H
Murray st, 9-15—A B Dixks.....A-D-H
Murray st, 9-15—Frank F Lisiecki.....A-D-H
Murray st, 9-15—Mail & Express Job Print A-D-H
Murray st, 9-15—Tierman S Coale.....A-D-H
Muray st, 9-15—Rogers & Co.....A-D-H
Murray st, 9-15—Dunning Bros.....A-D-H
Murray st, 9-15—Dauchy & Co.....A-D-H
Murray st, 9-15—Phoenix Glass Co.....A-D-H
Murray st, 9-15—Yale & Towne Mfg Co..A-D-H
Pearl st, 301—Leggett & Bro.....H
Pearl st, 550—Dr A S Oberly.....D
So Washington sq, 50—M Galanti & Co.....A
Waverly pl, 140-2—Jacoby & Epstein P B Co .....G
William st, 157—Central Bureau of Engraving .....H
William st, 165-7—Wolff Bros.....H
William st, 165-7—Farmer-Zehr Engraving Co.H
William st, 251—J M Horton Ice Cream Co...D

Numbered Streets.

3d st, 50-2 W—American Cap Front Mfg Co. C-G-L
3d st, 103 W—Frank Seati.....L
4th st, 391 E—Henry Bernstein.....C
4th st, 22 W—Neumann & Hadley.....L
8th st, 5 E—Chas Vath.....E
8th st, 5 E—Richard Flieshaur .....E
13th st, 707 E—Eagle Lead Pencil Co.....C
13th st, 40 W—Geo A Hearn.....A-E-F-H
13th st, 42-50 W—F J Newcomb Mfg Co..A-G-H
13th st, 321-3 W—United Wine & Trading Co..G
17th st, 10 W—Star Novelty Co.....C
17th st, 10 W—Enterprise Printing Co....C-E-G
19th st, 143-9—N Y Button Works Inc.....L
19th st, 16-20 W—David Spero.....A-C
19th st, 16-20 W—Alonzo C Case.....E-G
19th st, 16-20 W—Chas Bergenstein.....C-G
19th st, 259 W—A A Atterson.....G
20th st, 513-9 W—Baker & Williams Co.....A-F
21st st, 132-4 W—Newstate Co.....A-C-D-E
21st st, 132-4 W—Childrens Wears Co..A-C-D-G
21st st, 132-4 W—Louis Finkelstein....A-C-D-G
21st st, 132-4 W—Louis Edelsack Garment Co A-C-D-E-G
21st st, 132-4 W—Sig Hornhicht .....A-C-E-G
21st st, 132-4 W—Phillipsborn Co.....A-D-G
21st st, 132-4 W—Becker & Mondschein.A-C-D-G
21st st, 132-4 W—Ungar & Ziveibel..A-C-D-E-G
21st st, 132-4 W—Chas A Spear & Co.A-C-D-E-G
21st st, 132-4 W—Jacobson & Davis..A-C-D-E-G
21st st, 132-4 W—Strauss-Hohenstein Co.A-D-G
21st st, 136-40 W—Rose & Frank Co.....A-D-G
21st st, 136-40 W—Louis Goldstein & Son. A-C-D-G
21st st, 136-40 W—Isiaih Lidz.....A-C-D-G
21st st, 136-40 W—Fineman Bros.....A-C-D-G
21st st, 136-40 W—Phil J Mendetz..A-C-D-E-G
21st st, 136-40 W—Milstein & Grad....A-C-E-G
21st st, 136-40 W—Louis Dofferin & Co.A-D-E-G
21st st, 136-40 W—Abraham W Wolf.A-C-D-E-G
21st st, 136-40 W—Benj Shapiro.....A-C-D-G
21st st, 136-40 W—Jacob Schiffman....A-C-D-G
21st st, 136-40 W—J & M Yellin.....C-D-E-G
22d st, 150-4 W—Columbia Button Works. A-G-L-O
23d st, 235-9 W—Kalem Co.....C-D-G-L
24th st, 19-21 W—Andrew J Bastine...A-E-C-F
24th st, 19-21 W—Saml M Pellman.....C-G-H
24th st, 30-2 W—Julia H Boisse.....A-E-F
24th st, 49 W—United Mfg Trimming Co....A-L
31st st, 6-10 E—Blue Sprocket Garage..A-C-K-L
33d st, 317 W—Hattie Barasch Est.....C
34th st, 318 W—Edgar F Ingraham.....C
38th st, 209-19 W—Art Color Printing Co.....G
40th st, 252-62 W—International Garage Co.K-L
40th st, 541 W—Burns Bros.....K-L
41st st, 141 W—Schuyler Realty Co.....C
41st st, 220 W—Hudson Garage Co.....K-L
46th st, 108 W—E Rothstein.....E
47th st, 165 W—Fredk G Pappa.....E
52d st, 115-7 W—Guillaume Paletie....D-G-K-L
53d st, 329-41 E—Jos Hornthal.....A-B-C-E
55th st, 42 W—Geo S Brewster.....K
56th st, 321 E—Vincent Realty Co.....C
101st st, 314-6 E—Jacob L Lisner.....C
101st st, 109 W—S Lipsky.....A-G
121st st, 66 E—Iser Bardin.....C
142d st, 231 W—Dysart Garage.....A-C-G-K-L
146th st, 458-60 W—Geo Glynn.....K-L
147th st, 514-6 W—United Electric Light & Power Co .....K

Named Avenues.

Av C, 112-6—Max Haschel.....C
Bowery, 334-6—Wm H Lyons.....A
Broadway, 320—Central Syndicate Bldg So....D
Broadway, 536—Postal Life Ins Co....A-B-E-F
Broadway, 536—Jacob Kaplan.....C-F-G-H
Broadway, 536—Simon & Mendelsohn....F-G-H
Broadway, 536—Leo Greenfield.....F-G-H
Broadway, 536—Paul Horowitz.....F-G-H
Broadway, 536—John M Lock.....F-G-H
Broadway, 536—Myer Horowitz.....C-F-G-H
Broadway, 536—Saml Krohnberg.....C-F-G-H
Broadway, 536—Carl Rosenberg.....G-H
Broadway, 928—Brooks Bros.....E
Broadway, 928—Jac Bluestein.....C-E-G
Broadway, 928—A Davis & Co.....C-E-G-H
Broadway, 928—A Greenberg & Co.....C-E-G
Broadway, 928—Bloomberg & Goldstein.A-C-E-G
Broadway, 928—Jos Beckel & Co.....E
Broadway, 928—Henry Simonoff Co Inc.....G
Broadway, 928—Cohen Bros.....C-E
Broadway, 928—Kraft Mfg Co.....E-G
Broadway, 928—S M Frank & Co.....G
Broadway, 2642—Beckerman & Messing.A-E-F-G
Broadway, 2642—W S Reeves.....E
Broadway, 2642—S Caracosti.....C-F-G
Broadway, 2642—Leopold Barzaghi.....C-E
West Broadway, 111-3—Columbia Ribbon & Carbon Mfg Co.....G
West Broadway, 541—M Ryan.....A
West End av, 87-9—Colt-Stratton Co.....L
West End av, 780—T J McLaughlins Sons....C

Numbered Avenues.

3d av, 1114—Louise M Gerry.....B-C-E-G
3d av, 1114—Novelty Artificial Flower Co... A-F-G-H
3d av, 1459—Goodman, Silverstein & Klein. A-C-E-F-G-H
3d av, 1459—P Kahn & J Hoofman.A-C-E-F-G-H
3d av, 1459—Socialist Labor Party Co.....C
3d av, 1459—I Lefkowitz & J Burge.A-C-F-G-H
3d av, 1459—Gretchen Ullman.....C-H
5th av, 137—Eugene Higgins.....A-B-C-E-F
5th av, 489—Auguste R W Pottier.....A-C-F-G
6th av, 32d to 33d st—Gimbel Bros.....C

BRONX ORDERS SERVED.

Named Streets.

Loring pl, 2284—Jno J Powers.....A-G

Numbered Streets.

133d st, 447-9 E—W L Byrnes.....G-K-L
162d st, 493 E—Fred Meyer.....C
169th st, 773-81 E—Wm H Weissager.....C-D
174th st, 444 E—Mary A Kirkham.....C

Named Avenues.

Bathgate av, 1577 Martin J Schieren.....J
Decatur av, 2826—Thos A Edison, Inc..A-C-E
Fordham rd, 558—Stefano, Rienzi & Cendal..E
Intervale av, 1154—Aug Diener, Jr.....K-L
Melrose av, sec 151st st—Mr Gutthag.....G
Sedgwick av & 165th st—N Y C & H R R R Co.....A-G
Webster av, bet 233d & 234th sts—F W Schwiers .....A
Westchester av, 1004—New Hunts Point Amusement Co .....J

BROOKLYN ORDERS SERVED.

Named Streets.

Beaver st, 86-8—Wm Ulmer Brewery .....K
Berry st, 406—Dr Jno W Kriete.....C-K
Bond & First sts—Standard Oil Co.....A-L
Clarkson st, 273—Flatbush Gas Co.....K
Clinton st, 104—Mrs G W Read.....A-C-D-H
Grand st, 219-27—Whalen Bros .....A-H-K
Herkimer st, 272-4—Bklyn Union Gas Co.....A
Herkimer st, 272-4—Steve Williamson...A-C-G
Hope st, 89—Manchester Rubber Co..A-C-G-L
Leonard st, 82-4—Bklyn Union Gas Co.....A
Leonard st, 521—Bklyn Union Gas Co.....A
Meserole st, 22—Bklyn Union Gas Co.....A
Navy st, 127-31—Peter Barrett.....B-C
Newell st, 206-8—Eklyn Union Gas Co.....A
Osborn st, 121—Aaron Lerner.....F-G
Osborn st, 121—Danl Slonim.....G
Osborn st, 121—Louis Bauman & Morris Grotenstein .....B-C-G
Osborn st, 308—Abr Sockrais .....M
Roebling st, 219—Zachariah Dershowitz...A-G
St. Felix st, 38—Mrs Singer C
Sackman st, 219-29—Bklyn Union Gas Co...A
Sackman st, 219-29—Ignatz Kronengold....C-D
West st, bet Noble & Milton sts—Bklyn Union Gas Co. .....A
Wyona st, 238—Smith Side Dispensary.....C

Numbered Streets.

South 2d st, 54-6—Aaron Gottlieb..... .....A-C-E-F-G-H-K
South 2d st, 54-6—Bklyn Union Gas Co.....A
6th st, 507—M E Hospital.....A-B-C-D
15th st, 2931 W—Julia Miller.....A-C-F
17th st W & Coney Island Creek—Valvoline Oil Co.....A-H-L
19th st, 690 E—H D Best.....A-C-G-H-K

Named Avenues.

Argyle rd, 99—F O Pinkham.....A-G-H-K
Bedford av, 1080-2—Bklyn Union Gas Co....A
Bedford av, 1080-2—Arthur Patterson....C-E-H
Broadway, 1060—Bernard Vesper .....G
Bushwick av, 267-73—E Locker & Co.....K
Bushwick av, 387—Philip Gluckman.....A-G-K
Christopher av, 349-51—Beth Israel Synagogue .....A-B-C-F
Christopher av, 349-51—Bklyn Union Gas Co.A
Crooke av, 4 Herman S Salt C
Driggs av, 328-30—Meyer Warhauer.....A-H
Driggs av, 328-30—Thos Crowley C
East New York av, 1486—Bklyn Union Gas Co .....A
Glenmore av, 134—J Ginsburg.....A-H
Hamilton av, 36-42—Bklyn Union Gas Co....A
Harrison av, 55—Bklyn Union Gas Co.....A
Harrison av, 55—Peoples Trust Co.....C
Harrison av, 55—H Corngold & W Fricka..C-E
Irving av, 348—Wm Holderlein.....C-F-G-H
Liberty av, 502—H Fortenbach.....H-K
Manhattan av, 552-8—Bklyn Union Gas Co..A
Meeker av, 108-28—Bklyn Union Gas Co....A
Meeker av, 108-28—Kroeder & Reubel..... .....B-C-E-F-G-H
Myrtle av, 186—Geo Salmon .....A-F
Myrtle av, 346—Wm Thompson.....C
Nassau av, 253 -Welz & Zerweck.....C-M
Neptune av, cor 20th st—Carlton M P Lab. .....D-G-K
Sanford av, 552—Mrs H S Campbell.....C
Snyder av, 55—J J Snyder & Son.....A-H-K
Stone av, 203—Michl Porto .....K
Stone av, 428—H Glick.....A-C-H-K
Stone av, 765—Cohen, Frank & Co.....A-H
Surf av, off Culver Depot (Coney Island)—Bklyn Union Gas Co .....A
Utica av, 330—Andw Ruegamer, Jr..... .....A-C-G-H-K
Waverly av, 166—Chas E Bedford.....K
Waverly av, 332—Jno T Underwood .....K

QUEENS ORDERS SERVED.

Named Streets.

Bay st & Mott av (Far Rockaway)—J B Goodman ....A-C-G-H-K
Fulton st, 431 (Jamaica)—P M Wood..... .....A-C-G-H-K
Jarvis la (Far Rockaway)—Leo C Teller. .....A-D-H-K
Main st, 20 (Flushing)—Jno J Parker.....C-M
Twombly pl, 62 (Jamaica)—Chas Reinert....C
Wave Crest (Far Rockaway)—Alfred Blumenthal ....A-D-H-K

Named Avenues.

Borden av, 1 (L I City)—Jas Nixon....F-G
Jamaica av, 2398—Wood & Ottner .....K
Oviruta av (Rockaway Park)—Max Marx.C-D-K

Numbered Avenues.

7th av, cor Triton av (Rockaway Beach)—Geo Loewer .....A-C-G-H-K

RICHMOND ORDERS SERVED.

Named Streets.

Canal st, 139 (Stapleton)—Martin Leo.....A
Canal st, 139 (Stapleton)—Henry Hyams. .....A-B-C-D

Named Avenues.

St Marys av, 12—Jno J Faehrig.....A-G-H

Woodbury Granite Company Secures Ellis Plant.

By the decree of the court of chancery in Washington County, Vt., in the matter of the foreclosure suit brought by the Thompson-Starrett Company, of New York, against the E. B. Ellis Granite Company, of Northfield, the sum due the Thompson-Starrett Company was fixed at $247,788. Of this it was decreed that the Ellis Company pay $70,000 by February 1, 1913, or be forever barred from all claim in the premises. This sum was not paid February 1, so that the title of the Thompson-Starrett Company became obsolete on that day, says the Stone Trades Journal.

The mortgage upon which the foreclosure was brought covered the entire plants of the Ellis Company at Northfield and Bethel. The history of the debt dates back to the building of the Union Station, at Washington, D. C. The stone was furnished by the Ellis Company, and the company not having the necessary funds with which to do the work, borrowed about $200,000 of the Thompson-Starrett Company and gave the mortgage to secure the debt.

The Woodbury Granite Company, of Hardwick, has purchased the mortgage of the Thompson-Starrett Company, and are in possession of the entire plant, both sheds and quarries.

Buying Coal Scientifically.

The Pennsylvania Coke & Coal Corporation, of 17 Battery place, is issuing to those interested in the subject of coal buying a little booklet describing "The Engineer's Problem in Selecting Coal," an article by George H. Bayne. It has this preface: "In selecting coal one is not concerned so much with the actual heat contents as with the ability of a certain coal to produce the greatest evaporation under the particular operating conditions. With this in view, directions are given for making standardization tests to determine the comparative evaporative efficiency of the various coals under consideration."

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.
* signifies not summoned.
† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

MAR. 8.

Anspacher, Mortimer L—A A Morschhauser.....26.41
Bodker, Albt J—Robt Griffin Co.....21.95
Burke, Wm J Zachary P Taylor Pub Co.....40.21
Buchholz, Harry G—Frank V Strauss & Co.....88.93
Coughlin, Frank J—Glokner & Blue Co..40.19
Campbell, Jas A, Walter E Preble & Donald Campbell Co—E W Webb.....324.31
Cohen, Kate—New Amsterdam Holding Co.178.94
Colgate, Celestine—Brown Bros Inc..costs 113.38
Cardow, Chas Bernard Greenwood Co...677.41
Doyle, Jas T—H Daniels.....31.41
Dresser, Edw—J Blumenfeld.....42.14
Ewing, Bernard M—Moto Eloe Import Co..127.53
Fontana, Ernani A J Meyers et al.....277.48
Fiore, Jos—W J Spain.....144.73
Fiore, Jos—Lighting Co.....29.17
Fowler, Chas N J S Watson.....828.18
Feldman, Jacob W Schroeder.....87.66
Feldman, Israel—Frank V Strauss & Co..174.39
Green, Thos W—W R N Senior et al....94.96
Hyatt, Jno B M Adler.....costs, 74.07
Hyde, Fred & H A Seymoure -People, &c.500.00
Imershein, Mayer B Gellman.....337.65
Joseph, Morris H J Siegel.....366.91
Kraitz, Esther -M Salzman.....costs, 48.14
Kornberg, Sigmund—B Laski et al.costs, 197.50
Kallnan, Max—Frank V Strauss & Co...37.65
Kind, Saml—Kipps Bay Bwg & Malting Co.....162.15
Krueger, Edw L H Mace Co, Inc.....71.83
McCready, Anna—S Babbitt.....83.50
Mangon, Chas & Antonio Grosso—G Rendino et al.....535.01
Maxon, Harry I—B Rothblatt et al.....69.61
Michaelson, Bessie—W H Birchall.....348.64
May, Dr Wm Shaw Walker Co.....51.41
McCarthy, Michl admr—J Donohue et al..343.28
Noelke, Chas—Frank V Strauss & Co.....48.39
Oslansky, Benj—C Ironson.....215.15
Philips, Alfred I—S E & M E Bernheimer Co.....123.58
Ritzwaller, Carl D—Frank V Strauss & Co.....89.99
Regan, Jno J—Charles & Co.....37.90
Rogers, Peter J—E L Reaney.....2,548.74
Reed, Wilson C—N R Ketchum.....234.22
Reilly, Frank J—A O Jennings.....376.67
Roach, Maria now Maria E McManus admrx & Queens County Savgs Bank J Donohue et al.....279.72
Sandak, Max—W Phelps et al.....22.65
Shaw, Walter H—W H Lloyd Co.....27.25
Stettheimer, Jas J & Chas J F Burgor.130.31
Schiller, Abr E—Levine Bros, Inc.....75.91
Sanborn Gilbert H C H Smith.....70.66
Schilz, Geo—F K W Huber.....104.97
Seidl, Leopold—M Davis.....65.00
Somach, Morris & Hyman Lindenblatt—Frank V Strauss & Co.....84.65
Salkin, Wm & Jonas King S Wiesenberg.....1,029.68
Stallo, Edmund K—Gunn Richards & Co.2,109.79
Temple, Maxine—J D Siegel.....95.81
Van Horn, Eudora S—F M Van Horn.....costs, 118.70
Webb, Clarence L—Cross Austin & Ireland Lumber Co.....118.10
Wilkes, Nathl R C Barber.....761.79
Weiss, Nathan—Reyburn Mfg Co.....154.29

CORPORATIONS.

Beaver Natl Bank—J B Jones.....7,986.26
Brighton Beach Development Co & Henry Heidel—A E Rahn.....1,142.00
Corse Payton Amusement Co—Frank V Strauss & Co.....37.65
Halprin Press—Jaenecke Printing Ink Co.....40.81
Monaton Realty Investing Corpn Tula Lake Harkey.....508.90
W F Smith Inc—S J Schneider.....194.10
Weidhopf, Constn Co & Oscar Weidhopf—Gotham Natl Bank of N Y.....544.40

MAR. 10.

Agostino, Giuseppe D—Blumenthal & Bickert.....61.31
Anderson, Jacob T N Y Tel Co.....14.95
Arbus, Morton A A Milerini.....171.41
Arnold, Sigfried & Geo Einstein J Schubert.....costs, 105.47
Adams, Edw E—J Niebling.....50.83
Brown, Wm V—Rochester Wheel Co.....81.50
Borut, Meyer—N Y Tel Co.....22.65
Budoff, Barnet N N Y Edison Co.....16.90
Boehm, Louis—Elumenthal & Bickert, Inc.....177.31
Benedetto, Michl & Francisco De Marco—M Laforgia.....321.79
Bauer, Aug—Bogert Flour Co.....340.92
Burns, Jno J Max Koppel Inc.....169.41
Brady, John M A Donohue.....72.41
Burr, Wm A—Keller Audit Co.....119.67
Berwald, Saml M—Klee & Co.....214.41
Blcier, Jacob & Jacob Bluher—B Nasshorn.41.90
Cohen, Louis & Empire Surety Co—People &c.....2,500.00
Claman, Tolly—S A Levine.....521.42
Carbone, Margie T—N Y Tel Co.....32.92
Cowen, Eliz S Star Co.....26.59
Clarke, Thos—E Boyle.....434.90
Cuthbertson, S Fairfax—P Livingston.....80.81
Conover, Alonzo E Jr—M Augenblick et al.....204.53
Crossman, Henry S—A Roth et al.....227.00
Condon, Thos G—A T Bunyard.....26.87
Crotty, Mary—Manhattan Steam Dye Works.....33.75
Deveau, Louis exr—Title Guar & Trust Co.....156.10
Davis, Lena—S Blyn.....48.11
Devine, Thos F—Senft Contracting Co..347.92
Defeo, Frank—B Jaffe.....122.76
Fredericks, Helen—N Y Tel Co.....28.16
Fowler, Geo E Star Co.....59.41
Friedman, Robt—S Jaffe.....141.57
Friesen, Siegmund—Piel Bros.....26.31
Freeland, Wm—A Belloisi.....485.11
Frankel Jas J Kaufman.....16.26
Falto, Giacomo—Sulzberger & Sons Co...109.60
Frank, Walter & Jas Holmstock—Traubner Levison Co.....269.91
Gillespie Henry L—S Deimel.....179.88
Gulick, Herbt—N Y Edison Co.....12.61
Greenberg, Morris—M Gang.....68.41
Goldberg, Abr—City of N Y.....9.65
Greene, Headley M—E Breitenfeld.....1,216.85
Garleit, Aug—Flood & Conklin Co.....389.09
Grunwald, Max H Alkan et al.....2,511.37
Goldsman, Louis L Schulman.....95.86
Graham, Jas J Jeannette.....1,924.95
Gorman, Jno & Danl J Dillon—Hudson P Rose Co.....4,137.27
Gillis, Jos F—Detmar Woolen Co.....244.85
Glass, Sigfried or Saml—J N Norros Jr.974.27
Halversen, Minnie J—Westfield Plate Co.155.78
Hackett, Walter J—C C Halgreen.....113.45
Herndon, Richd G & Claud Saunders—N Y Tel Co.....69.16
Henderson, Frank—Robt Griffin Co.....347.91
Hastings, Chas—H Luhrs.....118.90
Isebelis, Peter N Y Edison Co.....15.85
Jacob, Arnold R E Dings et al.....136.78
Jung, Geo—Title Guar & Trust Co.....75.05
Jaeckel, Hugo F Jr—N Y Tel Co.....21.38
Kronengold, Philip—M H Kracheta.....41.30
Kuhl, Clara G—N Y Edison Co.....19.47
Kane, Martin J—N Y Tel Co.....22.91
Klosty, M Geo same.....65.79
Kane, Wm H same.....17.11
Kotlowsky, Jacob—G Colon.....2,824.92
Litwak, Julius, Nathan Lipner, Saml Rosenblum & Abr Titton—S Strauberg.....179.39
Leerburger, Harry—Acker, Merrall & Condit Co.....43.66
Lang, Christian H C Catania.....140.81
Lehmann, Adrien—Bigelow Varnish Co....79.82
Lubel, Saml S Salomon.....104.35
Lord, Theo H—Transportation Club.....148.03
Lewis, Herbt W—O A K Levin....costs, 110.49
Le Long, Jno A—N Y Edison Co.....52.61
Lloyd, Wm—J S Monk.....169.41
Merola, Gaetano—Musical America Co...157.56
Myers, Caroline—C Brickelmaier.....173.14
Moelker, Chas—Frank V Strauss & Co....48.39
Mackenzie, Wm W—Royal Eastern Electrical Supply Co.....337.61
McLean, Thos O admr—E C Gardner.....costs, 107.59
Mittelman, Bernard—J R Todd...costs, 203.55
Novak, Emil A—Emil Koch Co.....19.96
Nierenberg, Jos—W G Holbrock.....76.92
O'Neill Mary A Anchorster et al.....432.16
Pratt, Wm A—N Y Tel Co.....22.11
Panikoff, Nettie same.....15.78
Potosky, Alfred B V Cerabone Constn Co.....264.80
Prinstein, Meyer—Fireproof Furniture & Construction Co.....73.93
Patterson, Robt S—Title Guar & Trust Co.35.60
Palkovitz, Julius L Harsanyi.....costs, 70.06
Polsky, Saml—H Stone et al.....120.15
Precht, Fredk J Cox.....1,020.75
Same—L W Moritz.....1,020.75
Same—J Cox et al.....costs, 105.63
Praetorius, Hans W—Carlton Motion Picture Laboratories.....224.67
Quimby, Fredk J N Y Tel Co.....48.05
Quimby, Fredk J—A Parker.....377.50
Rowe, Wm H Jr Lord & Taylor.....136.55
Romeo, Frank E De Stefano.....89.41
Rieser, Birdie—N Y Tel Co.....18.01
Richardson, Hallie L—same.....22.94
Rosenberg, Ben Cohen & Horowitz.....87.01
Richter, Fredk J Landesberg Mfg Co...22.84
Rosenberg, Frank—R W Tether.....41.22
Rosenthal, Frank & Sol J Caussade et al.....7,176.77
Sydneth, Louise M Mitmann.....157.50
Stokes, Belle H—N Y Edison Co.....23.51
Schack, Leo—Title Guar & Trust Co.....67.99
Sweeney, Geo L—Star Co.....146.91
Sonn, Leon H & David P Grossman -H Robbins.....631.16
Swan, Benj M N Danheiser.....45.41
Scherrer, Geo W—B B Simon.....28.01
Schaefer, Henry Rohe & Bros.....360.66
Starr, Saml or Sam T M McCarthy.....43.66
Sullivan, David A—Northern Bank of N Y.....92,970.63
Samose, Nathan A Littman.....66.63
Simon, Wm G J A Long.....429.17
Stein, Henry R V Wechsler Realty Co..20.41
Spitzer, Morris J J Jacobson.....75.41
Schwartz, Matilda & Mary Chonanus—N Fromm.....705.93
Stewart, Cecil P—Amer Exch Natl Bank..276.96
Sanberg, Bennett—B Almstaedt.....1,322.11
Sperzel, Chas—A A Jung et al.....44.15
Stephenson, Sarah L—A Gilles.....71.15
Schneider, Jacob & Jos Maletzky—E Goldfinger.....costs, 113.90
Severinsen, Neils P—Sulzberger & Sons Co.59.72
Teal, Benj—N Y Edison Co.....26.86
Tischler, Sammie—J Johnson.....59.72
Techner, Camillo—T D Foster et al.....70.48
Triest, Hans & Carl L Schramme—Compania Bonvaria de Paris & Mexico S A....21,658.30
Weldon, Richd E & Horace D Byrnes—Title Guar & Trust Co.....40.45
White, Elmer J—same.....175.07
Wohl, Benj -A Psaki.....61.65
Waldman, Saml—J Zimmerman et al.....94.73
Wolff, Norbert—Geo A Kessler & Co....118.68
Warburg, Albt O—S J MacDonald.....125.67
Wilson, Fredk W—A Harwell et al....7,533.07

CORPORATIONS.

Ellison Constn Co—Giannattasio Constn Co.....142.24
Falcon Waist Co—N Y Edison Co.....56.78
Vermont Bldg Co—Mercantile Finance Co.165.16
same—A E Baxter.....165.16
Universal Homes Corpn—N Y Tel Co....25.70
Wyona Bldg Co—N Y Tel Co.....127.31
Industrial Corpn Inc—F B Miele.....50.41
Standard Cleaning & Dyeing Co—N Y Tel Co.....220.48
City of N Y—L Sternschuss.....103.80
Central City Rubber Co—E V Harman & Co.....221.22
Scheer-Ginsberg Realty & Constn Co—S Devin.....91.66
Nicelle Olive Oil Co—La Manna, Azema & Farman.....costs, 109.76
People of the State of N Y—Mercantile Safe Deposit Co.....106.21
Champion Coated Paper Co A N Whiting.....costs, 154.94
J F Hayes Inc—Dunbar Box & Lumber Co.26.96
Commonwealth Fire Ins Co of Ottowa, Iowa—A Friedland.....137.46
M Di Menna Constn Co—F M Tench.....495.62
Truss Metal Lath Co—F M Crossett.....100.35
Hennebique Constn Co—U S Fidelity & Guaranty Co.....660.31

MAR. 11.

Amato, Pasqualina admrx—M Brennan et al.....1,493.41
Abrahams, Jos—G Cohn et al.....18.00
Allen, Harry N & Walter C Corn Exchange Bank.....727.59
Barkow, Benj—Mandel & Cohen.....138.65
Baldwin, Wm C Fulton Trust Co of N Y.....296.52
Bleistift, Jeanette & Abr I—M M Bergener.....1,694.57
Badesch Sol C W Francis.....175.08
Bame, Harry—S Kessler.....32.41
Forchas, Lazar -I Meyers.....47.39
Brown, Saml S—I Oleet.....51.41
Bauchelle, Jno U & Wm M—N Y Edison Co.....163.83
Bonanno, Luigi—P S Saitta.....169.57
Bacchiani, Louis & Roger D Kahn.....115.60
Baron, Bertha—M Prince.....120.90
Cotils Alfons J D Nagel.....195.36
Crieger, Louis & David Meyer—O Lorence.....184.36
Dannreuther, Gustave—A N Cochran.costs, 32.41 same—same.....7.41
Damato, Gaetano—Twenty-eighth St Co..163.99
de Leeuw, Hariet & Philip J—A Lee....136.91
Dorfman, Saml—D Charmas & Co.....63.51
Dahlgren, Winthrop—C Jacobson.....59.76
Same—H G Lanham.....10,721.43
Doremus, Chas R—Monadnock Shoe Co.1,322.23
Demarino, Domenico—C Costora.....59.41
Demayo, Chaim & Mozelton—R Barry....155.00
Elliott, Wm A—Jno Wanamaker, NY....157.17
Ellis Wm H E Charvet et al.....134.31
Frost Adam I Schaefer.....61.41
Fischer, Fredk G H B Davis.....218.18
Fontana, Paola—T Scholtz.....70.57
Firestone, Chas—Edw Thompson Co....213.23
Fierstending, Saml I Hyman.....57.15
Fleck, Herman—H Wengrow.....146.91
Gallagher, Jas J W M Fleischman.....471.72
Gibbs Geo H Dorber.....602.50
Gondar, Josef—M Florea.....89.65
Goldberg, Chas—Maldurmin Importing Co.186.84
Gottsegen, Jessie—Antillas Tobacco Co....75.66
Gray, Jno H & J H Gray Co—Second Natl Bank of City of N Y.....8,446.00
Gibbs Annie P Onorato et al.....26.15
Horowitz, Chas L—Bway Trust Co....1,931.89
Holt, Chauncey C F Rabell.....170.11
Hill, Geo P—I Brenchard.....603.20
Hansen, Theo—Lawyers Title Ins & Trust Co.....255.91
Hamilton, Schuyler V C—C Lilianthal...403.81
Hirsch Jacob S E D St George Co.....64.63
Hahn Jos Edw Thompson Co.....193.54
Hughes, Stephen J—W H Hussey et al....49.40
Hoffman, Geo W C Wallace.....48.15
Henning, Jas W U S Realty & Improvement Co.....1,217.40
Irwin, Anna -M Sabswitz.....64.70
Isaacs, Philip I Feldman.....169.65
Jones, Saml—Otis Elevator Co.....62.51
Jaekerson, Geo State Bank.....224.75
Kirkland, Etta T—V Wirtman.....340.38
Kemp Maurice E S Manee et al.....110.70
Koppelman, Geo H E Stout Co.....137.08
Levey, Irene—H Bendel.....2,628.18
Loesch Alice W Rich.....85.49
Lemasky, Philips N Sawitz et al.....70.15
Lucht, Harrie P—L S Rodnon.....272.40
Levin, Sarah or Sarah Rubin—S Makransky.....1,357.10
Lyon, Anna E W H Hussey & Son.....50.16

Judgments Mandatory and Bronx (Continued).

[illegible] 28.17
[illegible] 2,6 67
[illegible] 272 16
[illegible] 104 23
Lempert, Barney—L Stern 1,516.80
[illegible] 29.37
[illegible] 9 83
[illegible] 76.27
[illegible] 255.51
[illegible] 1 [illegible]62
[illegible] N Y 146.88
[illegible] 25.20
[illegible] 27.09
[illegible] 89.75
[illegible] 1 [illegible]
Novelli, Raffaele—W P Gorgazzo 11.35
[illegible] 9.25
Nugent, Wm L—Cullen Block & Ayers ..61.25
Neufer, Geo J--Crandall & Godley Co...2,170.69
Palmieri, Vincenzo—H G Sitleck Jr....356.93
[illegible] 84.50
[illegible] costs, 68.47
[illegible] 68.15
[illegible] 40.25
[illegible] 77.06
Reynolds, Thos L trste—Otis Elevator Co.48.62
Robbins, Thos H—Beaver Building Co...224.20
Ryan, Geo E—Western Electric Co.....120.05
Skidmore, Harry B—J Suber 228.80
[illegible] 11.19
[illegible] costs, 254.82
Salinger, Geo E—Stoddard Motor Co.....254.82
[illegible] 118.28
Stewart, Carroll G—C F Kriete 125.91
[illegible] 2,234.88
Schneiderman, Wm I Goldowitz 86.46
[illegible] 116.74
Shea, Wm A—Consolidated Roofing Co..77.06
Saloschin, Richd—Commercial Travelers Mutual Accident Assn .....costs, 108.25
Schiller, Jos—Robbins Dress Co 31.41
Stark, Thos A J W Lederer 72.60
Shapiro, Sol—S Shapiro 234.72
Stone, Noah—United Distiller Co.....106.72
Stickles, Harold H E L Kellogg 279.81
Schenkein, Morris—P Finkelstein.....564.23
Schwartz, Harry L & Emil Gluck—D Straus 241.68
Schoenholtz, Morris—I Goldowitz.....499.90
Tivoli, Wm M J Dousbach 251.92
Treacy, Jno J J C Gould 52.47
Tritel, Hyman J Isaacs 29.72
Tracy, Alle B A Gallagher 65.64
Turlowitz, Jacob L Benjamin et al....127.25
Wehn, Aug G Wehn .....costs, 40.27
Whitney, Frank B T Scholtz 68.55
Wolff, Edmund J F Eno 318.76
Wechsler, Bertha & Benj - M Rochmes....36.00
Weinstein, Chas—M Zimmerman Co.....121.41
Wood, Chas A—N Y Edison Co.....14.19
Wise Marks R same 37.04
Wolfe, Wm B & Morgan T James B A Laubly 145.97
Wedderien, Albt—J S Emerman et al.....810.91
Ziporkes, Kopfel—N Saiewitz et al.....339.45

CORPORATIONS.

Almini Co H L Judd Co 365.36
Banks of Shdell H F Christie 241.55
C F Bedell Co—Griffin Roofing Co 72.62
Conforti Excavating & Foundation Co—D Donato 56.22
Dry Dock Trim Co G B Brom 100.25
Ernest Tribelhorn, Inc—Jno A Roeblings Sons of N Y 64.41
Flavius Improvement Co, Salvatore Casolora & Angelo Farany North American Wall Paper Co.....133.21
Groff School & Hoffman Naylor—Otis Elevator Co.....53.62
Hudson Engineering Co—Standard Oil Co.91.41
Hanover Contracting Co—W P Taylor Co., ...2,283.26
Latham Realty Co—Ostergaard Tile Works 186.91
Morse Dry Dock & Repair Co N L McCready .....costs, 100.73
Morse Safety Appliance Co F W Irvine 2,223.25
McDonald & Co L F Yslellas et al.....costs, 10.00
same A Lobo .....costs, 94.45
N Y Life Ins Co E E Fenton.....13,568.15
R G M Ferran Co A H Ring et al ..1,709.56
Sanders Realty & Constn Co & Chas M Blake
W E Tuttl Lumber Co 219.91
Thomas Crimmins Contracting Co—V Frisina 692.73
Turner Blanchard Inc—R Farrell 274.40

MAR. 12.

Auhl Walter S F Arnberger 572.06
Abrons Henry C A Saltzseder 71.82
August, Hyman S Blum 338.07
Baranoff, Lippa—Keepsdry Constn Co.....144.65
Baker, Thos H L Howard 519.67
Braun, Louis J J McCoy 230.74
Barahoff, Lippa—S Blum 338.07
[illegible] 79.04
Burch, Geo B—Henry M Lloyd Co.....384.16
Broder, Dave—H F Wagner 1,372.67
Benedetto, Michele—L Wertheim Coal & Coke Co 667.52
Buffano, Jno or Jim Buffane or Benj Narde—
[illegible] 42.65
Bridges, Henry W—Braunwarth Weiss Co..480.72
Buchwald, Bernard—Warren Leather Co..103.88
[illegible] 91.86
Becker, Martin D—Henry R Worthington.129.11
Brown, Jno J—S Cohn 68.42
Burr, Wm A—Mount Vernon Builders Supply Co 454.80
[illegible] 300.00
[illegible] 300.79
[illegible] 116.91
Brown, Saml—W T Sherman 250.71
[illegible] 392.17
Beckelman, Harris & Rosy—M Breitbart..317.55
Cohen, David—United Dressed Beef Co of N Y 29.72
[illegible] 118.87
Custer, Roger W B Mellon 24.51
Crandell, Fredk—Alhambra Taxi Co.....267.81
[illegible] 64.41
Cohen, Tillie—Charlotte R Lee 204.34
Cornman, Chas & Louis Levine—S Gordon.974.82
Colletti, Francesca or Francesca Colletti Merendino & Antonio Merendino—A W MacVeagh 577.57
Dorsey, Wm A & Saml Borghotter Chesbro Whitman Co 230.67
Dreicer, Gerhard W H Astheimer.....1,448.46
Durante, Edw Scott Finance Co.....52.22
[illegible] Lee Bessie P Giacobbe 127.86
Dellia, Ino E J Schor 72.41
Dueas, Leo—S L Hurwitz et al.....109.32
Eibschutz, Nathan—Rothleder & Bonart..159.77
Fisher, Herman Shawmut Tire Co of N Y Inc 768.69
Friedman, Saml—American Sales Book Co Ltd 62.67
Fischer, Albt—Acott Paper Co.....28.43
Flatow, Rosalie adm—N Horowitz.....73.63
Friedman, Harris—Middleton Realty Co.... .....costs, 108.13..
Goldberg, Benj—J Bengur 105.16
Griesmuck, Theo A Northern Bank of N Y 414.87
Griffor, Nathan—T McCarthy et al.....158.41
Golden, Alfd H—A M Peck 409.29
Goldman, Meyer L Kadans 72.24
Hyman, Aaron—Morse & Rogers.....241.21
Hartlieb, Frank L—E De Wolf et al.....10.53
Harris, Henry & Jeanette—B Kraushaar..93.41
Hruss & Arthur Atlantic Dauges Co....306.20
Hazard, Elmer C—S McCormick.....1,161.63
Homer, Edwin A—C R Pelgram et al....727.30
Horenburger, Herman or Herrman—J H Ludwig 3,257.64
Hinman, Chas J M E Hinman.....91.35
Herschdeffer, Gertrude—Hiller Bros.....47.89
Hyman, Gerald G—Saks & Co.....72.16
Halpern, David H—F Ludwig et al.....73.28
Halpern, David & Bennie—Dickerhoff Raffloer & Co 79.16
Israel, Saml—Levy Bros China Co.....107.65
Jones, Robt—A B Wolf.....29.25
Joline, Adrian H & Douglas Robinson rec'rs—M Carley 2,300.67
Kienninger, Jno—Lehn & Fink.....498.98
Kirschbaum, Rebecca—T Meyers.....129.81
Krueger, Albt A C Zacharias.....93.71
Kornett, Christian—G Mundorff.....163.61
Karp, Meyer—Hobart Electric Mfg Co....178.41
Kennedy, Jas J—Frank P Hayes Co.....82.85
Komlos, Emery H & Isidore Siegelbuch C Paston 248.79
Kosofsky, Aaron—E J Flood.....80.72
Kaufman, Morris or Max—United Dressed Beef Co of N Y 321.35
Kutler, Max—M Stern 30.32
Kahn, David M A L Ohlson 56.02
Kasower, Abr—Jos B Friedlander Co....116.23
Kirby, Annie E—City of N Y.....costs, 107.85
Knight, Boyce W—Roger, Peet Co.....129.48
Koch, Henry—J Dietz et al 149.37
Levey, Irene—H Bendel 2,638.18
Levey, Irene—A De Pinna Co.....125.25
Levy, Rose—Carmel Eine Co.....80.25
Langendorf, Freida—C De Macchia.....827.61
Licari, Girolamo—T Silver et al....costs, 108.25
Lawson, Saml Sr—P G Kemp.....332.34
Lieberman, Garrison—M H Salzer.....64.40
Levine, Yetta—City of N Y.....costs, 57.85
Licari, Girolamo gdn—T Silver....costs, 109.95
Mandel, Oscar—Fairchild Pub Co.....30.55
Mincoff, Wolf or Wellvul or Wm—L & A August 39.31
Mitchell, Alex McP—Alfred J Walker & Co Inc 72.12
McMahon, David T—Star Finance Co....47.83
Mahler, David—J Roseman et al.....150.71
McAuliffe, Jas M Jr—Star Finance Co....46.97
McLaughlin, Jno same 67.22
McManus, Wm S same 47.50
Mowbray, Carl F—L G Moore.....42.91
Miller, Geo L—Merchants Exchange Natl Bank 250.90
Miller, Geo L Neal & Brinker Co.....165.50
O'Brien, Wm—M V Mooney.....3,598.40
Owens, Louis F—S Cohn 41.36
Ollendorf, Julius J—P Bogart.....17.41
Pierson, Arthur P—Isaac Goldman Co..261.28
Pugh, Richd C S Utterson.....58.26
Quinn, Geo—L I Shalling.....307.25
Reilly, Thos A—Candee, Smith & Howland Co 908.52
Rodgers, Wm S S & Andw D Jr—Northern Lumber Co 791.68
Root, Edwin B—D Buckley 255.71
Reiss, Richd—Acker, Merrall & Condit Co.26.33
Reiner, Joachim L—J G Grauer.....116.90
Reichenbach, Louis, Emil & Louis Jr—H Kottler .....costs, 64.75
Radler, Saml—Martin & Heagy Mfg Co..93.48
Rosenzweig, Wm—Singer Sewing Machine Co 340.98
Sutphin, Wm L—Luyties Bros 31.34
Spinarelli, Antonio & Raffaele Savino—G Magnotta 34.00
Smith, Frank E F Kiernan 44.05
Smith, Jno—R Gruber & Son 44.72
Shonfeld, Mayer—J J Hayden 381.17
Salinger, Geo W—F G Braun.....266.29
Shaw, Henry B—E T Bell 782.03
Short, Harley W—M H Rothschild.....31.06
Sauerbrunn, Jos L—Star Finance Co.....67.52
Spencer, Lewis W—H E Plummer.....83.89
Schatzberg, Sigmund G—Mitchell, Bloch & Kronenberg 454.45
Schwartz, Sim H Heidenreich.....49.65
Seidner Wm I B Rothschild 94.41
Ten Eyck, Wm G—Star Finance Co.....68.63
Traendly, Wm H—Star Finance Co.....47.09
Troy, Willis B—Wm Birns Inc.....169.41
Verinsky, Maximilian J—United Dressed Beef Co of N Y 327.44
Wachsman, Saml—Cluett, Peabody & Co..194.60
Weill, Moses & Isaac—W Schaumberg....352.61
Wolinsky, Isaac V C Ryder.....54.76
Whalen, Edgar F—Star Finance Co.....46.90
Weiner, Isadore—Cuba Cigar Co.....67.24
Wolfson, Saml—L Kadans 26.10
Wolinsky, Isaac—V C Ryder 54.76
Zalkind, Philip—H W Fairfax.....231.08

CORPORATIONS.

Keystone Chemical Mfg Co—L V Roake.2,730.68
Knepper Realty Co—J J Hickey.....13.66
Cawston Constn Co—Sanders & Barnett Inc. 519.41
A Saverio Mascio Co—R Rubo.....1,078.73
Manhattan Paper Box Mfg Co—Jno F Boyle Co 388.61
Reilly's Express & Trucking Co—S Hollander [illegible] 25.40
Ward Bread Co F J Twomey 200.00
Robbin's Express Co—I Ipp et al.....413.67
same T Scholtz 69.41
Essenkay Sales Co of N Y—United States Tire Co 40.08
Schildwachter Carriage Co—United States Tire Co 210.11
Interborough Rapid Transit Co—M McCabe. 3,132.42
same same 500.00
Lovenson Wrecking Co—Merritt & Chapman Derrick & Wrecking Co.....66.11
Brunswick Laundry Co—Frank Richards Laundry Supply Co 452.41
Symonds & Poor Carbonator Co—Federal Brass Works 283.33
N Y Central & Hudson River R R Co—B Keegan .....costs, 103.60
R G McFerran Co—E A Thaulon et al..1,969.64
Malvin Realty Co—N Russell 613.68
C H Southard Wrecking & Trucking Co—J Sullivan 1,098.18
Bcemin Co—H A Studley 101.16
White Star Transfer Co—M R T Kerr..112.15
Post Realty Co—H W Beyer.....costs, 12.45

MAR. 13.

Antonelli, Raffaele—W P Bornagazze et al. 81.70
Alexander, Frank—Manhattan Leasing Co.145.91
Arnold, Max & Saml Nadelman—N Y Tel Co. 18.16
Allen, Naomi—Wyanoak Co 74.62
Altieri, Jerry—Hamilton Institute for Boys.. .....136.82
Aaron, Richd—N Y Tel Co.....29.80
Betts, Fredk A—M H Ewer.....29.54
Botelno, Manuel—Jas Elwell & Co.....2,678.63
Brinkman, Israel—S Rehmer 101.77
Bernstein, Herman—N Y Tel Co.....31.83
Bluman, Jos & Henry Meuer same.....21.04
Bogen, Jos J Allison 973.63
Bobisch, Harry—L King 18.09
Bodker, Albt J—Columbia Tile Co.....26.09
Brandreth, Ralph—G H Makepeace.....629.84
Bleet, Leonard J D Graziadei.....53.40
Butler, C Le Roy—L C Collins.....450.97
Bulger, Jno A*, Thos F Bulger & Chas E Dorrell W J Salomon 59.82
Cerrato Mechl P Bongie 3,500.00
Carney, Thos J—D H Colas.....191.57
Cohen, Morris, Max* & Marcus*—R Gelb...84.31
Conkling, Nathl W—N A Caldwell.....1,000.00
same—J A Caldwell 3d.....1,000.00
Connell, Chauncey K—Trojan Rubber Co.193.65
Carr, Benj J Jr—Noonan & Price Co.....423.11
Copeland, Cassie V—N Y Tel Co.....23.89
Church, Mary A—Ignatz Markowitz Clothing Co 359.81
Candeau, Pedro J Jr—B W Burger.....39.41
Cohen, Dudley H—David M Kahn & Co...93.36
Cohen, David—Henry Morgenthau Co.....99.41
Davis, Hal—Hudson Trust Co.....650.00
Dorfman, Harold—Goldberg & Rosenbiatt..53.68
Dowling, Robt E—V H Koehler.....5,213.19
Dermody, Jas—N Y Tel Co.....15.94
Degen, Wm A—M Degen.....costs, 134.61
Drunzer, Agnes & Robt L Lowen*—F N Place 363.41
Frank, Mary E—Saks & Co.....223.76
Fine Morris R Devillers 31.21
Ford, Wm or Wm Tobin—N Y Tel Co.....15.91
Feldman, Harry E—J R Surrell.....820.00
Fowler, Wm M J J Maurice.....935.22
Finkelstein, Herman—J Pinne.....costs, 70.24
Gally, David B & Merritt—M P Pub Co..163.98
Gordon, Eugene—U M Friedman 1,696.20
Gotzin, Frank J E H Wrightson.....55.00
Gotzin, Mathilda L same 55.00
Green, Nathan—David Stevenson Brewing Brewing Co 227.06
Green, Nathan - David Stevenson Brewing Co 122.08
same same 245.17
Gretsch, Mark J—N Y Tel Co.....36.49
Goldstein, Saml—Natl Surety Co.....569.23
Granatelli, Vincent—N Y Tel Co.....19.26
Gaites, Jos M—Gustav Frank & Co.....435.41
Greenwood, H St George—C H Leavitt...172.22
Goldman, Harry—Menzel & Co.....359.44
Gebhart, Wm—G P Reinhard.....costs, 119.00
Hilands, Rufus—Sheffield Farms Slawson Decker Co 46.94
Horn, Herman—K T Preston.....151.46
Hevenor, Harvey H—S D Davis....costs, 246.04
Hatch, Hazel M—N Y Tel Co.....33.75
Hollander, Morris E—Federal Leather Co.17.96
same—L A Ames 152.81
Hevenor, Harvey H—G D Hevenor..costs, 69.68
Hamburger, Moritz—Goldmeyer Co et al.1,183.52
Ilkovits, Harry & Adolph Davis—N Y Tel Co. 53.01
Jaroll, Louis J Landsman 236.39
Jordan, Isabelle M—Lord & Taylor.....166.74
Jacobs, Wm H—N Y Tel Co.....29.05
Jandorf, Ida—same 34.23
Jordan, Jno J—Trojan Rubber Co.....25.84
Jennings, Wm S—E N Adler.....39.41
Kaplan, Ely & Bessie or Bessie Cohen, admtrx H Von Bergen 5,121.49
Kent, S Vernon—Stoddard Motor Co.....180.65
Kavanaugh, Peter—Adolf Prince Co.....79.98
Kollender, Mortimer—M Goldmuntz et al.... .....1,598.59
Lichtenstein Morris & Chas Weinstein—M Zimmermann Co 121.41
Lilienthal, Herman W—G H S Lilienthal.... .....costs, 47.65
Loebl, Milton T—London Tailoring Co.....30.45
Lindemann, Wm J—S Holzman et al.....59.31
Lawlor, Wm J admr—W F Neumann.....42.31
L'Hommedieu, Harry—A B Sands & Son Co.. .....123.38
McNeill, Vincent T—N Hutkoff.....330.25
McNally, Anna—G T Conti 1,080.56
Mosher, Arthur B—R Devillers.....23.49
Morton, Geo V—Garrison Realty Co.....219.01
Meuer, Henry—N Y Tel Co.....21.04
Melnik, Harry—H J Krinsky.....29.65
Mingey, Annie C & Walter A Place, exr—P T P Starin .....costs, 104.90
same—R J Parker.....costs, 82.85
McBride, Carrie—H D Jenkins....costs, 116.58
Napier, Isabelle—M H Cushing et al.....69.12
Nichols, Frank R—G H McChesney, Jr...668.03
Oelrichs, Harry, Jr Leikens 37.85
Pearce, Jno K—Farquahrson & Wheelock.56.93
Paior, Jos—F I Horn 49.72
Pateris, Jas—P Loungis 3,500.00
Pinkof, Jacques—C L Hubbell.....49.41

Fittello, Frank M L Harris.....85.90
Phillip, Louis & Max Harris J M Fishel et al.....262.16
Prichard, Belle A Causton.....1,060.24
Russ, Matthew Max Stmer & Co.....486.66
Raphael, Mathew Coleman Cohen & Co.133.59
Rutolo, Jessie W J Salomon.....34.92
Ray, Franklin T W J Salomon.....518.49
Shea, Julia Saks & Co.....133.41
Steinfeld, Max S H Hadley.....152.41
Sulzer, Ernest R Saks & Co.....639.22
Siebel, Jos C R Siebel.....costs, 422.32
Stern, Oscar M & Anthony B Strauss J C Lewis.....35.47
Schleisner, Wm B L Sobel.....155.32
Schomer, Abr S A Hymanson.....186.38
Schlossman, Sol M L Harris et al.....32.51
Sherman, Harry B C Samuel et al.....153.47
Silberman, Frank -German Exchange Bank.....2,329.58
Schick, Philip I C M Parsons.....484.21
Thompson, Jno M -Tonnelle Martin Realty Co.....160.80
Travin, Saml Jr -N Stelson.....29.62
Turkel, Bernhard & Moritz Felstein A F Slaughter.....1,921.43
Trueshman, Earl H & Harry D Chapin Werner Instrument Co.....107.40
Vandegrift, Jos A Sheffield Farms Slawson Decker Co.....68.36
Wohl, Max L Greenberg.....224.49
Walther, Amelia E Miehling.....169.41
Watson, Jno T & Grace E H Isherwood 218.61
Weinstein, Abr & Michl J Salomon.....158.65
Walsh, Michl J C Lewis.....95.48
Weinberg, Jos—Cumberland Glass Mfg Co..2,074.01
Weber, Louis—Trojan Rubber Co.....58.43
Weinberg, Leon C N Y Sporting Goods Co.....122.56
Weisberg, Mary—W Rabinowitz et al.costs, 67.70
Ward, Patk & Patk Ward Contracting & Trucking Co L H Newkirk.....34.41

CORPORATIONS.

Sundstrom & Stratton Co -R Rounds.....284.51
Mutual Transportation Corp—C Werner..201.27
Sweet & Cutler, Richd Carvel & Co & Maryland Casualty Co—Janusch Mfg Co....1,127.51
Motor Renting Co & Henry Schultz -G M MacWilliam.....119.10
Daily News Pub Co N Y Tel Co.....20.78
Essenkay Sales Co of N Y—same.....37.84
El Triunfo Consolidated Mining Co—same.32.76
Victor Freund & Son, Inc—M B Hughes.....costs, 109.78
Auto Renting & Repairing Co—Pure Oil Co..448.17
Eagle Restaurant & Lunch Room Co H B Hardenburg et al.....72.77
Manhattan Ry Supply Co A G Butler....25.17
Melillo Constn Co & Vincent Valente—Coleman Cohen & Co.....164.03
Lawrence Realty & Constn Co Mahnken Building Material Co.....3,037.32
Henry & William H Hankin.....13.72
Hamilton Terrace Co—Peter H Reilly & Bro Co.....43.61
Saxonia Constn Co—Peter H Reilly & Bro Co.....264.30
City of N Y E J Miller.....costs, 86.64
North Side Iron Works M Eberhart & Sons Co.....48.41
Illinois Surety Co—W B Anderson.....3,758.55
I A Adler Co J J Lanigan.....costs, 68.80
Geo A Moss, Inc E C Smith.....35.32

MAR. 14.

Albanos, Jno, Theo Albanos & Drucker & Holmstock Co P Reinherz et al.....247.70
Allen, Chas W—Gibson Distilling Co....228.61
Albert, Jno—A Smolin.....350.00
Boyle, Patk—Henry Von Glahn & Son....190.68
Bucholz, Henry G H A Uterhard et al.....1,755.80
Bimberg, Chas Annin & Co.....679.33
Bergman, Henry—S Levinson.....524.57
Broad, Danl M—H M Stevenson.....29.65
Britton, Albt F C J O Brien.....206.21
Baer, Ben—M A Driscoll.....404.25
Bissell, Jno B—A Sobel.....14.21
Benedict, Julian—M Hankin et al.....348.21
Blumenthal, Wm E—H Adelson et al.costs 41.31
Briganti, Michele R Mazziotta.....226.02
Barrett, Wm E—Pope Hartford Auto Co.....1,087.57
Buehler, Morris—M Weinfeld.....costs 13.66
Cashman, Jos T Singer Sewing Mach Co.....139.41
Chute, Harvey F -W J Karnes....costs 29.03
Canavan, Denis A -R Fitzpatrick.....27.87
Crawford, Frank B—T G Roebuck & Co..95.00
Cohen, George—H Cohon.....111.81
Cohen, Elias A—Title Guarantee & Trust Co.....71.62
Carrillo, Rene -W Forman.....72.55
Crido, Louis M—Lembeck & Betz Eagle Brewing Co.....272.41
Cohan, Lewis P—O Bleetstein.....560.07
Caplan, Isaac—I Levy et al.....38.91
Chasseaud, Jasper E—A Violette et al....344.18
Drew, Clarence A C Lawrence.....189.65
D'Ascoli, Wm R—F Di Palma et al.....132.36
Donegan, Roger—Stanley Gollick Co.costs, 34.95
De Pompis, Albt—Title Guarantee & Trust Co.....93.60
Elia, Jno—Candee, Smith & Howland Co.1,773.38
Farnham, Neal—H B Roberts.....53.07
Flint, Albt H—J C Chaplin.....22,446.34
Feich, August, exr—F Kornicker.....119.91
Fischer, Julius—R I Goldsmith.....84.31
Foster, Chas B—Wyckoff Pepe Creosoting Co.....579.27
Grasmuck, Fred A—Funk & Wagnalls Co..23.35
Gallagher, Anna—A Collis.....80.91
Goldstein, Abr J—Title Guarantee & Trust Co.....69.79
Gibson, Burton W—Winton Motor Carriage Co.....154.48
Grande, Raffaele—M Bendetto.....68.91
Hyman, Belle—Mark Cross Co.....35.81
Hatch, Edward—Lord & Taylor....141,454.74
Hirsch, Jacob—J Cohen.....111.91
Johnson, Eugene—Amer Taximeter Co....368.70
Joline, Adrian H & Douglas Robinson recvrs —A Schillhamer.....8,152.92
Kearner, Jno W—C T Wills.....348.05
Kelley, Patk—American Taximeter Co....81.67
Karmel, Chaje—R Eisenberg.....costs 7.24
Kornweeiss, Wm Held & Co.....58.11
Klein, Julius—B Klein.....519.88
Leonard, Chas Wright & Cobb Lutherage Co.....140.61
Lamb, Archibald M Auto Parts Mfg Co 629.81
Ladow, Robt E -I E Browne.....199.86
Leroy, Herman—Goodfield Realty Co....278.03
Leventhal, Saml E—Ex Lax Mfg Co.....29.81
Levin, Saville—F Rosenthal.....200.00
Maxson, Edward—Wright & Williams, Inc. 68.71
McAleea, Patk—Sherman Natl Bank of N Y.....306.85
Same——same.....192.95
Martin, Catherine or Catherine Steiner—I Kaufman.....65.76
Macurda, Rufus A—Press Pub Co.....47.21
Mickley, Albt J—N M Powell.....137.87
McClurg, Frank—H A Fitzgerald.....28.61
Mahoney, Jno & Margt—M Schwaner....147.14
Maddocks, Wm G—M Maddocks.....costs 36.17
Maclean, Alex J—H E Fox.....costs 214.66
Obermeier, Emanuel N—"Rectors".....1,392.13
O'Shaughnessy, Michl J—Second Natl Bank of Jersey City N J.....12,515.50
O'Hern, Henry—W B Cosgrove.....150.10
Pulvino, Calagero—American Taximeter Co.....95.81
Projansky, Leon & Morris Furstenberg—I Goldowitz.....716.59
Parkhill, Saml J—Coney Island Constn Supply Co.....252.02
Procario, Vincenzo—G Grimaldi.....122.30
Rabinowitz, Louis—Home Pattern Co....401.21
Ragan, Wm H—H A Haines et al.....3,730.34
Rosenfeld, Martin & Maurice S—Warner Mfg Co.....188.72
Rogers, Maggie A Loewenberger.....130.48
Quirk, Jno H—S B Townsend.....313.10
Sutphin, Wm L E L Mahoney.....1,104.55
same same.....1,104.55
Scully, Wm American Taximeter Co.....94.41
Savage, Morris F A A McLean.....137.57
Samuels, Reuben—E Petrasch.....1,858.09
Swan, Kingsley T Jonsey.....157.98
Spencer, Celia & Equitable Surety Co W W Farley.....820.97
Sirk, Marie L—B Altman & Co.....29,291.08
Smith, Milton—E Bentham.....45.17
Siegel, Max I Goldowitz.....219.40
Siebert, Julius H—B W Levitan.....236.09
Stead, Hayden R—"Powells".....91.91
Schreiner, Arthur—Title Guarante & Trust Co.....70.40
Squires, Morris—Sirvint & Shulman.....145.25
Sherry, Louis—A B Proal.....costs, 716.80
Satenstein, Reuben & Hyman—L B Bernstein.....342.54
Totten, Wm T, Sky Sign Building Co & Sidney R Lash—Ogden & Wallace.....291.60
Turner, Oscar A—W Hardy.....2,016.03
Van Cott, Harmer H—R Federman.....43.18
Von Schillagh, Emery—A Varady.....29.41
Watt, E Berri—Baseball Magazine Co....169.41
Walsh, Michl J—M E T Frazee.....89.78
Whiteside, Fred—Canaan Investing Co....124.41
Winshan, Saml C & David Fines—M Wachsman.....801.30
Winshan, Saml C & David Fines & Louis H Steinhart—same.....1,053.49
Zinberg, Saml—A Bowditch et al.....856.90

CORPORATIONS.

Adams Remedy Co—Canaan Investing Co.304.65
Allen Constn Co—B S B Ziegel.....1,003.24
B M Ewing & Co D Wallace.....1,100.00
Bureau of Social Requirements—R J Algie.....649.72
City of N Y—Lederle Laboratories.....650.00
Cunard Steamship Co, Ltd—M Maloney.4,398.62
Cook-Borstel & Brown Co—Fisk Rubber Co.....188.70
Empire Elevator Co—Macomber Whyte Co.....150.71
Essenkay Sales Co of N Y—N Y Tel Co..37.84
Friedman Gottlieb Co—H Kalmer.....174.33
International Service Corpn—Consolidated House Window Cleaning Co.....47.41
Jno Scheidig & Co—German Exchange Bank.....287.14
J H Drew & Bros, Inc—M Keppel.....425.00
Mondscheim & Co—Pfotenhauer Nesbit Co..291.11
Molillo Constn Co & Vincent Valente—J Coleman et al.....174.03
Steel & Masonry Contracting Co—G Muensch.....91.38
Schisgall & Kuenzle Co & Theo Schisgall Century Bank of City of N Y.....2,051.97
Schmidt Realty & Constn Co & Philip Zalkind—P Bolotin.....100.41
Wm Herron & Co—Habicht Braun & Co.....costs, 22.96

Borough of Brooklyn.

MAR. 6.

Apking, Harry C—Warren Chemical Mfg Co.....84.19
Ashton, Wendell G W B Greenman.....50.00
Bernon, Max—A M Scoville.....4,606.40
Braunns, Jno M Lefstein & ano.....47.85
Beigelman, Max—E M Adelsohn.....29.40
Bessner, Martha & Rachael L H R R Co.....111.97
Berger, Bernhard—H Gross & ano.....23.65
Borut, Mayer—N Y Tel Co.....22.65
Bedell, Wm H—same.....14.75
Carbone, Maggie T N Y Tel Co.....32.92
Cohen, Max—M Bair & ano.....54.06
Crockett, David—R Tracy.....88.03
Caldwalder, Eliz M—L C Beardsley.....115.44
Donohue, Edw G F Clark Co.....43.65
Engelke, Herman—J A Still.....395.13
Fredericks, Helen—N Y Tel Co.....28.16
Foley, Richd W—same.....18.87
Gould, Jacobs & Ida Drew G P Hafleit Furn Co.....223.91
Goldstein, Bertha A Glaser.....39.40
Gordon, Eugene—U M Friedman.....1,969.20
Ginsberg, Harry—N Y Tel Co.....17.00
Hartman, Paul & Jos Ebert—M Behrer.2,806.72
Herndon, Richd G—N Y Tel Co.....69.16
Hess, Lillian M—same.....15.80
Herman, Jno—B T Hock.....25.56
Hemmann, Wm C Greenberg.....13.40
Hulse, Roy W—W A Kroos.....86.42
Horrigan, Stephen L Nassau Elec R R Co.....121.69
Hymes, Chas—M Lefstein & ano.....78.10
Kamenetsky, Alex—N Y Tel Co.....15.93
Krulewitch, Isaac M Eisig.....111.62
Lacio Pietro M L [illegible].....
Lubitz, Mosel & Schwartz.....
Lee, Danl J, Anna C Eecker, Jas J Farrell & Albretta C Haering—Union Bank.299.46
Libasci, Michl—Mariano Caltagerone.....74.42
Lomax, Jno—W A Kroos.....46.64
[illegible].....
[illegible].....
[illegible].....
Macchiondo, Antonio—F Soldwero.....37.40
[illegible].....
Miller, Eugenie A—Barbara Lutz.....3,362.82
Mengelli, Frank—Mariano Caltagerone....94.42
Neville, Michl K—M Weinberg.....166.90
Peitsch, Wm W—S Schwartz.....119.40
Pisarri, Thos—W N Tuttle.....166.83
Platzer, Max—N Y Tel Co.....18.43
Quinly, Frank J N Y Tel Co.....18.05
Reilly, Michl R—N Y Tel Co.....16.92
Restivo, Angelo—P F Halloran.....30.10
Rodgers, Robt W—Advance Rubber Co..298.35
Rosen[illegible].....
Rosecrans W Brink—M E Rosecrans...2,239.39
Shea, Harry A N Y Tel Co.....18.60
Sosinsky, Saml—A M Scoville.....4,606.40
Stern, Louis—A Rosenblum.....140.30
Squadrilli, Edw A—Phinotas Chemical Co.....40.06
Simon, Jos—Nassau Elec R R Co.....122.07
Schelling, Jacob—Bklyn Queens Co R R..107.47
Simonetti, Amiello & Appilie—Bush E D Terminal Co.....1,202.23
Storch, Victor—F L Cook.....258.40
Saunders, Claud—N Y Tel Co.....69.16
Tripkin, Jno F—N Y Tel Co.....18.29
Weinesman, Morris S Lattman.....63.40
Webb, Clarence L—Cross, Austin & Ireland Lumber Co.....118.10
Wilkes, Leo W A Ross.....37.90
Yachelson, Max H Weill.....53.98

CORPORATIONS.

Universal Homes Corpn—N Y Tel Co.....25.70
Prospect Park & C I R R, "Dreamland," Cath A Balmerr & Chas L & Alfred F Filtman indiv & as admrs Chas Feltman—J E Morey & ano.....76.77
Wyona Bldg Co—N Y Tel Co.....127.31

MAR. 7.

Bowsky, Harry F—Good Mfg Co.....22.98
Cohen, Davis M Epstein.....25.40
Colito, Vincenzo & Angelina—J Smith....109.40
Contento, Alphonse—B H R R Co.....69.07
Dineen, Hannah—G Riegers Sons.....363.22
same—same.....224.72
Dincin, Philip—G F Keim.....112.01
Dornseiff, Jno A—Emma Drissler & ano.304.99
same Wilhelmina Drissler.....26.15
Dichter, David & Somerville Realty Co M Kobre.....386.75
Egelhoff, Ottilie E—Himer Stolp Co.....133.10
Ettmare, Harsh—T Bloch.....191.20
Fuller, Wm R—T A Buys.....93.20
Fisch, Fanny—Sadie Watson.....250.00
Ferber, Jos S Feldman.....42.07
Graham, Jas—E I Wilson & ano.....204.11
Giedroic, Jno—A Hurwitz & ano.....84.84
Griffin, Geo—A Williams.....76.60
Holmes, Wm K Jr—B L Holmes.....1,029.55
same same.....2,506.79
Kahl, Saml A C A Rovrie.....71.21
Lavelle, Laetitia—P Visaggio.....108.07
Lewis, Chas A—B J Conroy.....44.05
Marcus, Isidore—R Dressner.....817.71
Monaton Realty Investing Corpn—J F Schmadeke.....1,085.01
Maycrink, Minnie E—Bklyn Furn Co.....143.30
Murray, Mathew W—H M Copeland.....107.03
Maillie, Agnes I—Fanny Hummelstein...294.40
Mullen, Jos F—Reinthal & Newman.....44.51
MacBride, Jennie—M Mizil.....84.65
Mendelsohn, Louis & Max Marmis C Fitter.....245.32
Mullen Frank & Dual Eastern Bermudez Asphalt Paving Co.....12.27
Nasdeo, Louis—J J Sullivan.....567.40
Nasser, Shakier & *Michl—J P Kepner Co.....1,542.03
O'Brien, Thos—R J Hellawell.....102.34
Rosenbaum, Isidore—S Katz.....47.50
Rudes, Bertha M Abelsom.....27.93
Rainiere, Pietro—North Amer Brew Co..265.86
Rainiere, Giuseppe same.....66.47
Ruegamer & Auer Co & Harry C Partridge & Lewis L Wendell, doing business as "H C Partridge & Co"—J F Bieg & ano.....156.10
Schmidt, Philipp Matilda Silverman.....59.50
Schukaty Mathias J H Magnusson.....63.40
Skidmore, Harry B J Suber.....228.80
Spitz, Saml—L B Balsam & ano.....41.19
Vitelli, Vincent & Alfonso—R E Thibaut, Inc.....79.50
Wadsworth, Geo O—Lord & Taylor.....52.98
Werner, Andreas F—D Shannon Co.....235.74
Yoerger, Monica—B C Samuel & ano.....67.17

CORPORATIONS.

Automatic Hotel Service Co—Prodgers Plumbing Co.....205.49
M Kleinfeld's Son Co—Jersey City Galv Co.....526.79
W E Smith Chas J Ried & ano.....28.80
York-Penn Co—Press Publishing Co.....44.26

MAR. 8.

Ball, Walter T—Herringbone Metal Lath Co.....82.42
Bini, Piero C L Bernstein & Co.....158.61
Block, Jos & Rosa—Anna M Link.....175.14
Conrow, Geo—Ida Wissel.....71.40
Cosgrove, Patk J Indivil & [illegible] J Hurst.....25.00
Endo, Theo F Kate A Edgar.....9.62
Herman, Bernhard—C Bahrenburg et al..268.41
Heydenreich, Louis V & Amanda [illegible] Sterling—W F Connell.....82.82
Isaacs, Michl—Metropolis Lumber Co...411.74
Israel, Saml—Levy Bros China Co.....107.65
Lucht, Harrie P—L S Rodnon.....272.46
Mandelson, Saml—Colgate & Co.....24.76
McCarthy, Johanna -L Berger & ano....149.08
Michaels, Antonio—P O'Hara.....97.46
Niepaus, Angelo J A Y [illegible].....288.10
Robinson, Jas M—Neal & Brinker Co.....63.42
Rutan, Harry A D Tuttle.....161.90

Judgments Brooklyn (Continued.)

Swenson, Herman & Mamie—H Wolter...163.24
Siery, A Emil—O L Coates & Co.....208.66
Schulz, Geo F W Huber 104.97
Tschember, Jules C Tisch 773.88

CORPORATIONS.

B H R R Co Ellen Gorman 65.15
B H R R Co—M B Andelinger 1,150.99
same Rose H Andelinger 5,153.97
City of N Y -Scranton & Lehigh Coal Co. 70.85
Sterling Paint Works—L Robbins.....188.18
Universal Standard Elec Co -Neal & Brinker Co..... .....130.08

MAR. 10.

Lonanno, Luigi -P S Saitta 169.57
Byrnes, Horace D & Richd E Weldon—Title G & T Co 40.45
Baron, Bertha M Prince 120.90
Cash, Isaac A—M Miller & ano.....141.90
Crotty, Mary Manhattan Steam Dye Works. 33.75
Carroll, *Jno P & Thos P Clark—E Boyle. 318.67
Engel, Adolph—Van Zandt-Jacobs Co.....41.54
Fosey, Margt J P Lamerdin.....224.40
Gilmartin, Agnes R A Lewis 5.92
Goldman, Benj -Simonetti Co 107.38
Goldschmidt, Rachel—J H Goodman & ano.95.78
Goldstein, Annie—Van Zandt-Jacobs Co..67.76
Heidelberger, Amelia—Hannah Hitchings.528.43
Kissell, Peter—Barrett Co 231.66
Kasower, Abr—J E Friedlander Co.....116.23
Kelly, Wm C A Bindrin 94.40
Lovell, Wm—T D Miller 608.49
McCormack, Eliza F—H B Claflin Co.....77.63
Michaels, Adolph H—Ault & Wilbarg.....27.06
Meyer, Ferd J Steneek 458.90
Nallen, Wm B—Columbia Mantel Co....80.42
Peterson, Laura & Gus—A Herzlich 534.22
Raeth, Nich E A Russell 107.78
Schneiderman, †Wm -I Goldowitz 86.46
same—same 116.74
Schnur, Moses—I Goldowitz 64.40
Smith, Edw A—Irving Iron Works...11,098.16
Stack, Thos A—J W Lederer.....72.60
Suydam,* Adrian -J T Eno 318.67
Swan, Kingsley—C W Shumann 161.70
Schwartz, Abr B -W C Meinch.....150.30
Thompson, Frank W—C D Postal 35.40
Wolff, *Jules & Edmund—J T Eno 318.67
Young, Otto A D Benoliel 183.70

CORPORATIONS.

Bruns Auto Co—Eklyn Union Pub Co....117.80
F W Woolworth & Co—C Pollock 400.00
Morse Dry Dock & Repair Co—H J Baum as admr 2,932.34
Van Brunt St & Erie Basin R R Co—W Stacy. 1,128.57
Vermont Bldg Co—A E Baxter 165.16
same—Mercantile Finance Co.....165.16

MAR. 11.

Bassett, Paul & *Jos Rose—Edw Lehman Co.64.41
Brand, Geo—E A Brand.....102.41
Douglass, Dorothy—G K Day 156.10
Elliott, Chas R—Strang's Montauk Storage Co 144.72
Finley, Henry A—J Schmid.....170.13
Flatow, Rosalie as admx Isidore L—N Horowitz 73.63
Goldberg, Maurice—M Goldberg.....53.11
Goldsman, Louis—L Schulman.....95.86
Henderson, Frank—Robt Griffin Co.....347.91
Ingvall, Aaron—Anna Ingvall 113.97
Jaffe, Nathan—Natl Cash Reg Co.....231.75
Kastendieck, Julius—W M Butler.....410.95
Kotcher, Geo -State N Y.....100.00
Kotcher, Saml—same 100.00
Longenecker, Bertram L—Longenecker Bros Inc 21.82
Nopotano or Nopodano, Sofia—R Lafemina... .....2,917.40
O'Connell, Patk H—C E Robertson.....235.00
O'Connor, Edmond—R Treacy.....34.59
Polsky, Saml—H Stone & ano.....120.15
Potsdam, Jacob—B Brody.....1,630.22
Rosenberg, Frank—R W Tether.....41.22
Rosebrock, Matilda—L I Bottlers Union...99.53
Ryan, Geo E—Western Electric Co.....120.05
Renahan, Adele—Ufland Millinery Co.....37.90
Sheikewitz, Wm—Fannie Goldman.....40.13
Smith, Frank E—F Kiernan.....44.05
Sprung, Herman, Chas Kupper, Jacob Huff, Geo Muller & Moritz Gabler—Franklin Brew Co 168.64
Taig, Jacob & Jos Rowalski—State N Y..500.00
Thayer, Chas F—J S Campbell.....5,418.73
Tiedelbaum,† Max—A Ehlers 50.66
Turner & Blanchard Inc—R Farrell.....274.40
Woodenscheck, Emil—Sarah Reilly.....97.23
Witkowsky, Simon D—F Feldblum.....224.59

CORPORATIONS.

Abramowitz Cut Stone Co & Louis Abramowitz—A Marine 164.88
Abramowitz Cut Stone Co—A Marine.....71.05
B H R R Co—W Gallagher.....668.13
City Realty Co—Minnie Lewis.....12,122.20
Flatbush Gas Co—F Casalina.....1,158.81
Inersen, Gustafson Co—A A Nelson.....1,371.46
Keystone Chemical Mfg Co—L V Roake.2,730.58
Otis H Kean Inc—Richardson Press.....40.90

MAR. 12.

Bleistift, Jeannette & Abr I—Mary M Bergener 1,694.57
Boyle, Patk—H Von Glahn & ano.....199.68
Boyd, Jas & Emma—H Wald.....30.65
Cawley, Saml J—Chas Carlton (infant).1,633.66
De Nyse, Helen—C L Baumann & Co....89.34
De Pompeis, Albt—Title G & T Co.....93.60
Dunne, Edw—Star Finance Co.....52.22
Fleming, Wm H & Annie—Natl City Bank. 1,037.11
Fritchman, Earl H & Harry D Chapin, doing business as Standard Gasoline & Auto Supply Co—Warner Instrument Co.....107.40
Gittelman, Peisach—M Davidson 44.61
Goebeler, Jno F & *Anna F—Nichols Gas Fix Mfg Co 192.83
Goldman, Issy & Golde—J Vogelfinger & ano. 78.96
Goldstein, Abr J—Title G & T Co.....69.77
Gally, *David B & Merritt -M P Publishing Co.....163.98
Haight, Saml W—V A Stoltze.....45.60
Hinman, Chas J—Mary E Hinman 91.35
Kelly, Mary—C P Baumann & Co.....44.15
Klauber, Fannie as admrx Meyer B—E C Eustace 359.49
Koppelman, Geo—H E Stout Co.....137.08
Liberman, Lena, doing business L Liberman —I Broisky 26.54
Lieberman, Garrison -M H Salzer 64.40
Lowell, Jno W R E Jones.....76.35
Matthews, Annie E—Margretta A Pomeroy. 236.63
McAuliffe, Jas M Jr—Star Finance Co....46.97
McManus, Wm A—same 47.30
McGillycuddy, Marion—T F Rochford..1,118.88
McKeever, Timothy W & U S Fidelity & Guaranty Co Comr of Excise 1,873.47
McLaughlin, Jno—Star Finance Co.....67.22
Nelson, Thos & Horace & Ann N Raine —W Gleichmann 64.22
O'Brien, Wm—Margt V Mooney 3,598.40
Praetorius, Hans W—Carlton Motion Picture Laboratories 224.67
Reiner, Joachim L—J G Grauer & ano..116.90
Rost, Herman C—C W Hoch & ano.....113.05
Ryerson, Jennie R—J Kalsch.....107.33
Rosenzweig, Saml—M Muskin 71.17
Sauerbrum, Jos L—Star Finance Co.....67.52
Scarpaci, Antonio & Domenica—D F Hannan. 104.31
Schreiner, Arthur—Title G & T Co.....70.40
Shapiro, Sol—Sarah Shapiro 234.72
Sieber, Henry J C Muller 316.91
Traendly, Wm H—Star Finance Co.....47.09
Verinsky, Maxmilian J—United Dressed Beef Co 327.44
Whelan, Edgar F—Star Finance Co.....46.80

CORPORATIONS.

Carter & Weeks Stevedoring Co—Maria McCabe as admrx 11,251.68
Erector Realty & Constn Co—Popkin Gas Fix Co 113.25
Mondscheim & Co—Pfotenhauer-Nesbit Co. 291.11

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 8.

[4]Bogart, Geo E; 1912—A P Huntley et al. 2,223.54
[4]same; 1912—same 2,223.55
Carlson, Andw; 1912—Kelly Island Lime & Transport Co 124.39
Knickman, Wm F; 1912—N Goldstein....161.14
Krimerman, Morris; 1913—A Gordon....532.41
Mairretty, Leon P; 1913—W S Bainbridge. 177.18
McAlpin, Geo S; 1912—T D Hooper 67.81
[1]Romeo, Gelzomino or Romeo Gelzomino; 1910—Howard & Childs Co 226.91
Slosson, Harrison T; 1912—H Bell.....281.69
[4]Stockert, Sara E; 1912—I Grogan et al..190.42
[4]same; 1912—same 135.42
Stern, Fredk H; 1913—C Rosenbaum....730.75

MAR. 10.

Breneman, Edw De W; 1911—W D Trenholm 126.36
Buckley, Angelina; 1912—Ivy Courts Realty Co 408.31
Derby, Jno; 1913—C W Smith 610.74
[1]Emma, Frank G & Fred Wilson; 1913—People &c. 100.00
Forgotston, Etta; 1911—P Carpenter.....358.81
Guggenheim, Alex S; 1912—Equitable Trust Co of N Y.....118.68
Hutkoff, Nathan, Henry S Brightman & Isaac Hutkoff; 1913—L A Hopkins.....2,951.59
Hubert, Aug W & Geo Kennedy Jr; 1910—H C Webb et al 95.10
Imperator, Reginald J; 1908—H J Budenhausen 417.66
Klein, Louis; 1913—Cohen & Lehman Inc.148.38
Kimmich, Frank E; 1913—G C Batcheller & Co 79.81
[1]Korn, Isaac; 1912—M Lehman et al....108.40
Libien, Abr; 1912—M Nibur 31.67
Meyer, Abr; 1912—E Freiman 102.78
Nagle, Percival E; 1912—J Feldbrill....432.40
Pirk, Amalia; 1911—Olin J Stephens Inc..223.17
Phillips, Abr A Jr; 1908—City of N Y....38.56
same; 1911—same 38.91
same; 1909—same 37.54
same; 1910—same 37.55
same; 1909—same 36.66
Rosenthal, Michl; 1911—A Gordon.....1,150.84
Ripperger, Geo; 1910—T J Juzek.....543.16
Rosenthal, Bessie; 1910—A Gordon.....878.75
[6]Schildknecht, Eugenie; 1912—M L Platt..326.55
[6]same; 1912—J A Minaldi.....574.62
[6]same; 1912—M L Platt.....581.80
Schaeffer, Frank C & Kath H; 1913—German Exchange Bank 5,472.42
Schulich, Bernard; 1913—G J Humphreys.. .....5,540.21
Steinberg, Jacob; 1911—N Y Tel Co.....64.54
Tully, Michl J; 1905—Ballou Dickson Co..174.97

CORPORATIONS.

American Surety Co of N Y; 1913—H Friedmann 9,592.65
Atkinson Constn Co & Russell Contracting Co; 1912—North Av Bank of New Rochelle.2,567.83
Perfect Paper Box Co & Bernard R Armour; 1913—F W Fey Paper Co.....88.16
[4]State Bank; 1909—B Schwartz et al....382.16
[1]Waldorf Realty Co; 1912—N Y Edison Co.484.46

MAR. 11.

Brewster, Helen; 1913—J Gurfein 200.00
Elliott, Fred; 1912—B R McFadden et al.541.47
Elliott, Fredk; 1912—N M Pattison.....64.31
Fritsch, Frank; 1912—Humboldt Exploration Co..... .....98.78
Goldfield, Abr T; 1905—F C Barton 734.59
Haims, Rebecca; 1912—Jno Wanamaker, N Y 91.85
Kohn, Rebecca; 1911—Jno Wanamaker, N Y 119.05
Kountze, Luther, Augustine F, Herman D, W Delany, Harold, Chas T & Luther L, also Robt L Livingston; 1913—R A Schnabel et al 1,510.93
Kahn, Isaac; 1912—J Hirsch Co.....151.02
same; 1912—M B Horowitz 120.81
same; 1912—J & J Gerson 165.41
same; 1912—J A Harris 76.15
same; 1912—A Richter 124.03
same; 1912—J A Harris 79.85
same; 1913—J Bloomfield 159.43
same; 1913—Rider-Ericsson Engine Co. 201.20
same; 1913—J Hirsch Co.....152.29
Lehman, Saml; 1912—F C Huntington.3,010.97
[1]Montgomery, David; 1913—L Mayer....900.13
Ogelsby, Jas Van P; 1907—N Y Tel Co..28.39
Peyser, Jacob M; 1912—American Bonding Co of Baltimore 25.81
Thomases, Isidor H & Leo; 1904—Welz & Zerweck 870.72
Sproul, Eliz; 1912—J A Smith et al.....162.77
Stark, Jas E; 1912—C F Bishop.....493.62

CORPORATIONS.

Burnett, Weil Constn Co; 1913—S Strauss. 245.20
Greene Gold Silver Co; 1908—R Arnold..... .....5,133.82
same; 1908—W L Woodward 2,617.44
Queens Borough Corpn; 1913—Investors Agency 100.00

MAR. 12.

Abels, Louis & Louis Schnitman; 1913—Eastman Machine Co..... .....236.14
Baudouine, Jno F; 1907—W Matthews....730.49
Blumenfeld, Sol & Isaac S Bloom; 1913—A Lazarus 1,069.18
[1]Bostwick, Jas; 1910—City of N Y.....72.83
Fraser, Malcolm S; 1912 Jno Wanamaker, N Y 100.82
Goldburg, Jesse J; 1907—N Y Tel Co.....35.64
Greenberg, Hyman & Davis; 1908—G F Dobson 519.40
Hennen, Wm D; 1913—W C Gilday 37.65
Hyde, Chas H & David E Austin; 1912—N Y, Westchester & Boston Ry Co.....125.00
Karp, David & Morris Heller; 1912—L Schanen 319.19
[4]Lobravico, Giovanni B; 1910—City of N Y. 145.85
Metz, Adam Jr & Josephine; 1912—F B Maerkle 396.02
Merritt, Clarence C; 1901—L A Storch et al. 331.36
Scoville, Jno H; 1912—Mutual Mining Co.145.32
Schulich, Bernard; 1913—G J Humphreys... .....1,235.10
Wendel, Jno G; 1910—Royal Ins Co.....115.00
Weill, Henry M & Bernhard Seyman; 1912—H J Cooper 144.31
Wattenberg, Ferd A; 1912—Equitable Trust Co..... .....1,099.55
Wolf, Justin H; 1912—C Auer 226.51

CORPORATIONS.

Board of Education of the City of N Y, Wm H Maxwell et al; 1910—M F Fitzpatrick.66.85
Gilbert Metals Selling Co; 1913—Berger Mfg Co..... .....388.07
Multiple Unit Electric Co; 1912—M M Kohn. 1,596.05

MAR. 13.

Bennett, Augustus P; 1912—J Clochessy..346.59
[1]Fischel, Jac; 1913—Burns Bros 655.33
Frank, Celia; 1912—United Surety Co....49.93
[1]Harper, Emma F; 1913—H Cohen.....112.58
Hirsch, Harvey; 1911—A Mervan 35.61
Kreielsheimer, Leopold; 1912—Acker, Merrall & Conat Co 28.39
Kosch, Harry G; 1913—Commercial Travelers Mutual Accident Ass'n of America.....135.10
Mason, Au & Magenheimer; 1913—M Woods.. .....371.97
same; 1913—J Gaggerty 597.02
Newman, Max H; 1911—N Y Tel Co.....65.40
Rogers, Harris & Alfred B Rathowsky; 1911—N Y Edison Co 25.73
[1]Smith, Annie & Emmy Von Katengall; 1910—People, &c 500.00

CORPORATIONS.

Atkinson, Morse Destruction Co & Geo H Atkinson; 1912—A Frankenheim 123.31
Carvel, Richd & Co & Maryland Casualty Co; 1910—Janusch Mfg Co.. .. ..1,127.51
Jas F Disken & Co; 1910—M Weiser.....400.91

MAR. 14.

[6]Acer, Frank A; 1911—Mendham Bros..4,976.93
[6]same; 1911—W G Sheffler 22,794.18
[6]same; 1910—W B Franklin.....28,848.01
Alexander, Jane; 1912—G J Baumann 374.34
Cordes, Henry F; 1912—Wood & Selick..287.90
Costellano, Guiseppe; 1912—P A Petkowitch 67.43
[1]Driscoll, Jas H & Lizzie Craig; 1908—People &c 1,000.00
Epstein, Solomon; 1912—Dan Talmages Sons Co 495.14
Ginsberg, Simon & Harris; 1909—A Sotsky. 118.08
same; 1909—same 1,937.23
Gray, Frank S; 1911—L Veltin.....434.60
Helfstein, Max; 1912—L Lazarus.....89.65
Kazman, Loris & Chas A Cowen; 1913—C Brand 72.70
La Velle, Mary A; 1906—J S Forgotston.590.05
Starr, Louis & Saml Rubenstein; 1913—J J Kramer 297.39
Schaeffler, Frank C; 1912—German Exchange Bank 660.33
Strauss, David; 1909—A Freund.....1,144.51
[1]Ulman, Wm W; 1893—F E Browne;....526.73
Weingart, Sol; 1911—B Lloyd.....95.67

CORPORATIONS.

C S Goss & Co; 1911—C S Goss.....642.89
same; 1911—same 114.30
same; 1913—same 112.60
same; 1913—same 436.87
same; 1910—same 578.10
same; 1911—same 99.90
same; 1910—same 9,459.01
same; 1910—same 1,116.66
Morris Improvement Co; 1912—A S Voorhies 264.72
N Y Central & Hudson R R Co; 1913—J Hatch 1,594.43

Borough of Brooklyn.

MAR. 6.

[1]Barwick, Margt L; 1911—Tenement House Dept 265.00
Brown, Geo R & Wm L Bissell; 1902—H C Miner Lithographing Co.....790.20
Greneberg, Hyman & Davis; 1908—G F Dobson 519.40
same; 1908—same 265.65
Herbert, Aubrey D; 1912—D Dow as admr. 1,115.82
Kaplan, Cibe; 1909—I G Hagenbacher..2,353.16
Murphy, Jos P; 1912—Grace F West.....116.90
[1]Ratzkin, Tanchen; 1907—D Parkin.....156.70
Reilly, Jno; 1912—L Arnowitz.....41.00
Salmon, Adolph; 1912—O L Field 36.40
Somborn, Sarah A; 1907—E P Smith....840.79
Yeagler, Lawrence J; 1908—J H Berns..117.00

CORPORATIONS.

Bklyn Union Elv R R Co; 1913—Meta Meyer 2,126.37
B H R R Co; 1913—Eva Berhardt.....50.00
B H R R Co; 1913—Annie Fox 100.00
same; 1913—Annie Dawson.....117.17
B H R R Co; 1912—N Audette 250.00
same; 1912—Hannah Audette 150.00
same; 1910—Annie Dawson 94.85
same; 1910—same 458.04
same; 1913—S Schneiderman 110.15
Cartwright Automatic Press Co; 1912—J McGunnegle; partial satisfaction.....1,216.00
Nassau Elec R R Co; 1913—Mary A Prosser, infant 637.52
Nassau Elec R R Co; 1913—Pasquale Campano 150.00
same; 1913—S Aronoff 250.00
same; 1913—B Cassanese 1,129.57
same; 1913—Adrianna A Harned.....884.82

MAR. 7.

Blutstein, Morris; 1912—I Heller & ano..82.40
Christie, Andw A; 1911—A Kramer & ano.31.43
Fabiszewski, Jno; 1912—C Kaufman & ano.218.41
[1]Flood, Thos J; 1904—H G Green & ano..44.40
[1]same; 1899—Ronalds & Johnson Co.1,073.90
Freedman, Adolps & Morris Apatow; 1911—M Bernstein & ano; execution.....631.36
Korn, Isaac; 1912—Lehman Sons Co....108.40
Laitman, Louis & Philip Repatzky, doing business as Laitman & Repatzky; 1912—Jno Gillies Co Inc 334.60
Payton, Corse; 1904—Smith, Gray & Co....50.62
Zippin, David; 1913—J Eisler 474.40

MAR. 8.

Pauley, Chas A & Matthew; 1913—H W Fairfax 76.61
Tausey, Annie & Wm Selleck; 1910—S Kaphan 113.33

MAR. 10.

Bach, Ida I; 1913—A Lockwood Jr.....119.40
Chames, Arthur & Nick Divriot; 1909—P Schor 137.94
Diele, Wm; 1913—O Hesse.....410.31
Hubert, Aug W & Geo Kennedy Jr; 1910—H C Webb & ano 95.10
Kennedy, Geo H & Aug Hubert; 1910—H Von Glahn & ano 218.76
Levy, Morris & Louis Schult; 1912—M K Harris 4,123.01
Magono, Jno; 1913—J Stockus.....67.40
Nagle, Percival E; 1912—J Feldbrill....432.40
Norwegian Lutheran Trinity Church of Bklyn & Vicinity; 1913—M Krelsovitch.....98.72
same; 1912—same 251.45
Somers, Jas A; 1913—F Robertson, infant.150.00
Stein, Saml; 1912—F Stark.....1,630.68
Weigl, Jno; 1912—Comptroller City N Y..35.50

MAR. 11.

Calvert, Thos; 1909—E J Gibson.....1,129.07
Cohen, Michael & Rose; 1909—M Krelsovitch. 68.40
Hansen, Olof; 1912—Tisdale Lumber Co...43.96
Mahoney, Denis; 1902—J Hopkins & ano..111.73
Peyser, Jacob M; 1912—American Bonding Co of Baltimore 25.81
Phillips, Abr A Jr; 1911—City N Y.....38.91
same; 1909—same 36.66
Phillips, Abr A; 1909—same 37.54
same; 1908—same 38.56
same; 1910—same 37.55
Stark, Jas E; 1912—C F Bishop as trste.493.62
Stern, Amelia; 1913—Bertha McCoffery...400.00

CORPORATION.

F W Woolworth & Co; 1913—C Pollack, infant 400.00
P P & C I R R Co, "Dreamland," Cath A Balmer & Chas L & Alfd Feltman indiv & as admr Chas Feltman; 1913—J E Morey et al 48.68
same; 1913—same 76.77
Fatta Luigi & Antonio Romazzitti; 1910—Rebecca Levy 71.37

MAR. 12.

Behringer, "Henry"; 1903—McElreavy & Hauck Co 206.79
Cohen, Rose; 1910—M Krelsovitch 808.23
Junghahn, David as exr Carl E; 1913—Katie Junghahn 546.00
[1]Kurzrok, Max; 1912—City N Y 260.00
Neville, Michl K; 1912—H Meehan 60.42
same; 1913—Anne Herbert 710.53
Newman, Max H; 1911—N Y Tel Co.....65.40
Postel, Jno; 1913—W Schmidt.....25.00
same; 1913—Mary Schmidt 50.00
Towns, Mirabeau L & Christine; 1912—Citizens Trust Co 2,985.25

CORPORATION.

C I & Bklyn R R Co; 1913—Emy Bamberger. 2,335.10

[1]Vacated by order of Court. [2]Satised of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 6.

142D ST, s s, 225 e Lenox av, 37.6x99.11; Herbert F Schwarz—Kane Constn Co et al; Rounds, Hatch, Dillingham & De Bevoise (A); Albert Ritchie (R); due, $32,640.76.

142D st, ss, 262.6 e Lenox av, 37.6x99.11; Henry F Schwarz—same; same (A); same (R); due, $32,640.76.

MAR. 7.

107TH st, ss, 135 e 3 av, 21.10x100.11; Jno C Higham—Salvatore Gallins; Wm Bondy (A); Thos K McCarthy (R); due, $7,301.39.

MAR. 8.

HOWARD st, nec Broadway, 97.8x60.10; Metropolitan Life Ins Co—Manhattan Island Corpn et al; Woodford, Bovee & Butcher (A); Martin R Stover (R); due, $430,274.30.

7TH av, nec 24th, 86.11x79.2; Seth S Terry—Twenty-fourth Street and Seventh Avenue Corporation; Theo N Ripson (A); Leighton Lobdell (R); due, $45,690.

MAR. 10.

182D st, ss, 54.4 e Belmont av, 26.9x115.7; Warren B Sammis—Jno P Duff et al; Warren E Sammis (A); Louis Epstein (R); due, $3,008.60.

ANTHONY av, ws, 190.1 s Garfield, 25x125; Geo G Taber—Jno Stockis et al; Warren E Sammis (A); Geo Burnham (R); due, $1,341.52.

186TH st, 462 W; Alice S Boruff—Chas Pinzka et al; Esselstyn & Haughwout (A); Arthur M Levy (R); due, $7,807.29.

MAR. 11.

134TH st, 123 W; Van Beuren Realty Co—Emily D May et al; Jas C McEachen (A); Chas J Leslie (R); due, $16,305.13.

236TH st, ss, 72.8 e Verio av, 20x100; Victoria Wild et al—Carrie L Westrup; Jno B Carroll (A); Thos N Cuthbert (R); due, $3,577.78.

241ST st, swc Richardson av, 100x100; also 241ST st, nec Bronx Boulevard, 50x100; also 239TH st, swc Catherine, 100x100; Eugene F Crowe—Wm W Penfield; Frederic C Leubuscher (A); Ellsworth J Healy (R); due $4,289.66.

MAR. 12.

139TH st, 495 E; Edw N Tailer—Wm J O'Gorman; Cary & Carroll (A); Verne Bovie (R); due, $4,756.25.

WENDOVER av, 778; Equitable Trust Co of N Y—Mathilde E Weber et al; Cary & Carroll (A); Henry M Stevenson (R); due, $34,728.83.

WENDOVER av, 776; Lawyers Mtg Co—Mathilde E Weber; Cary & Carroll (A); Henry M Stevenson (R); due, $34,728.83.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 8.

75TH st, 1 W; Centrifugal Pump Co—Lenox Realty Co et al; action to foreclose mechanics lien; C A Butler (A).

EASTBURN av, 1752; Henry Levin et al—Belmont Realty Constn Co et al; action to foreclose mechanics lien; Sternberg, Jacobson & Pollock (A).

WHITLOCK av, es, 314 s Tiffany, 39x90; Mary McIntosh—Eleanor A Sneden et al; notice of attachment; House, Grossman & Vorhaus (A).

WHITLOCK av, es, 275 s Tiffany, 39x90; same—same; notice of attachment; House, Grossman & Vorhaus (A).

MAR. 10.

STANTON st, ss, 50 w Sheriff, 25x60x irreg; Frumet Gang—Bella Gorodsky et al; action to set aside two deeds; B Koenigsberg (A).

57TH st, 218 E; Mark I Knapp—Caroline S Stettler et al; action to set aside conveyance; M I Knapp (A).

FOREST av, es, 200 n 156th, 25x135; Jno A McCarthy & Bro—Oscar L Lyons et al; action to foreclose mechanics lien; Menken Bros (A).

MADISON av, 2112; Chas G Moller—Jane Sommer et al; action to declare deed void; Cabell & Gilpin (A).

WASHINGTON st, 774-8; Reversionary Estates Co—Jos W Morgan et al; specific performance; I N Williams (A).

7TH av, 2249; David Lippmann—Excelsior Savgs Bank of the City N Y et al; foreclosure of tax lien; Miller & Bretzfelder (A).

MAR. 11.

142D st, ss, 200 w Lenox av, 300x99.11; New Jersey Terra Cotta Co—Kramer Improvement Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

CROTONA AV, es, 603.10 s 177th, 113.8x 142.11; also DALY av, ws, 555.10 s 177th, 116.10 x69.1x irreg; two actions; New Jersey Terra Cotta Co—Defender Constn Co et al; actions to foreclose mechanics liens; Phillips & Avery (A).

MAR. 12.

142D st, ss, 200 w Lenox av, 300x99.11; New Jersey Terra Cotta Co—Kramer Impt Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

CENTRAL PARK W, nwc 62d, 200.10x225x irreg; Giannattasio Constn Co—New Theatre et al; action to foreclose mechanics lien; Menken Bros (A).

MAR. 13.

5TH st, 213, 215, 339 & 341; Geo F Folz—Jac H Folz et al; partition; C Brandt, Jr (A).

37TH st, ss, 160 w Lex av, 20x98.9; Sarah L Johnson—Jno L Dudley Jr et al; partition; D B Luckey (A).

54TH st, 238-40 W; Jno F Manning—Emil Seelig; notice of levy; Benjamin & Taylor (A).

NORTHERN av, ws, 199.2 n road on map of prop of Fort Washington, 12th Ward, 37.1x irreg, except part released; NORTHERN av, ws, 178.3 n 181st, 242.10x irreg to Riverside drive; Hedwig Friede—Adolphus Busch; notice of attachment; J Van Voorhis's Sons (A).

SAME prop; Jno T McGuire—same; notice of attachment; J Van Voorhis' Sons (A).

MAR. 14.

NORTHERN av, ws, 199.2 n road on map of prop of Fort Washington, 12th Ward, 37.1x irreg, except part released; also NORTHERN av, ws, 178.3 n 181st st, 242.10x irreg to Riverside Drive; John H Prine—Adolphus Busch; notice of attachment; Jno Van Voorhis' Sons (A).

RIVERSIDE dr, 244; Lewis Eergson—Monomoy Co et al; action to foreclose mechanics lien; L J Gould (A).

Borough of Brooklyn.

MAR. 6.

BOERUM st, ss, 200 w Manhattan av, 25x100; Pauline May—Eva Rubenstein et al; Sollinger & Sollinger (A).

LINWOOD st, es, 125 s Sutter av, 37x96; Jennie Silverstein—Esther Doonief et al; S J Judelsohn (A).

MANSFIELD pl, es, 212 n Av K, 37x100; also MANSFIELD pl, es, 212 s Av S, 37x100; Jas K Leman—Westminster Heights Co; G V Grainger (A).

MAUJER st, ns, 175 e Manhattan av, 25x100; Morris Streicher—Aaron Streicher; Henry Feldman (A).

VARET st, ns, 200 e White, 75x90; Barney Zirinsky—Jacob Stander et al; David Zirinsky (A).

E 10TH st, ws, 180 n Av K, 60x100; Second United Cities Realty Corpn—Lawrence A Brennan et al; Isaac Roth (A).

61ST st, ns, 220 w 15 av, 20x100; Bertha Walters—Michl Wilson et al; Fredk Cobb (A).

NOSTRAND av, ws, 22 n Lincoln rd, 20x80; Jno H Rowland—Caroline B Murken et al; Phillips Avery (A).

LOT 2147 on assessment map of 1st dist of village of Williamsburg; Helen M Coombs—Jos Howard Gray et al; Coombs & Wilson (A).

LOTS 166-175, blk 6; Lots 367-376, blk 12; Lots 391-394, blk 12; Lots 428-431, blk 13; Lots 507-526, blk 15; Lots 530-533, blk 15; Lots 664-684, blk 21; Lots 689-695, blk 21, map of prop Estate of Jacob Snediker; Alex A & Sallie R Wemmell—Island Cites Real Estate Co et al; Kiendl, Smyth & Gross (A).

MAR. 7.

INDIA st, ss, 275 w Manhattan av, 25x100; Henry Tiedeman—Otto H Haag et al; Jno MacCrale (A).

MADISON st, ss, 230 e Marcy av, 20x100; Robt C Vernes—Margt & Garrett Moore; G E & E C Brower (A).

MOORE st, ss, 109 e Bushwick av, 24x50; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A).

3D pl, nwc Smith, 25x133; Henry T Wing & Richd A Rendich—Jas Campbell et al; R A Rendich (A).

E 8TH st, es, 380 s Av J, 40x100; Dora Nass—Theophile Souweine et al; J S Shapiro (A).

E 9TH st, 1439; Henry Freiberger—Benj Geller et al; David Freiberger (A).

E 12TH st, es, 380 n Av K, 40x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A).

E 13TH st, es, 180 n Av K, 80x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A).

E 13TH st, es, 260 n Av K, 80x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A).

E 13TH st, es, 340 n Av K, 40x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A).

E 13TH st, es, 100 n Av K, 80x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A).

40TH st, ss, 300 e 5 av, 50x100; Lawyers Title Ins & T Co—Ocean Breeze Co et al; P S Dean (A).

70TH st, sec 13 av, 40x100; Rufus T Griggs—Neils P Severinsen et al; C A Runk (A).

78TH st, ss, 394 w 14 av, 22x100; Wm F Mott—Levy & Baird et al; H W Gaines (A).

BUSHWICK av, nes, 62 se Moore, runs e97x s25xw17xne32 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A).

BUSHWICK av, nes, 95 se Moore, runs e102x s25xw81xnw33 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A).

BUSHWICK av, nes, 31 se Moore, runs e91x s25xw73xnw 31 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A).

BUSHWICK av, sec Moore, runs e109xs25xw 91xn31 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A).

GEORGIA av, nwc Glenmore av, 20x75; Abr Cohen—Jacob Rayvid et al; Gallert & Heilborn (A).

Lis Pendens—Brooklyn (Continued).

16TH av, ws, 140 s 50th, 20x100; Home Title Ins & T Co Bernard Quirk et al; H J Davenport (A).

MAR. 8.

CHAUNCEY st, ss, 350 w Rockaway av, 20x100; Louise Wahle Philip Schmitt & ano; to create a lien; McGuire, Delany, Niper & Co (A).

PIERREPONT st, nec Hicks, 50.1x138.8x50.2x141.11; Williamsburgh Trust Co Daml I Rogow et al, W W Taylor (A).

5TH st, ss, 147.10 w 9 av, 20x100, Emilie Huber & ano as exrs &c Otto Huber—Hattie M Crichton; F Obernier (A).

46TH st, sws, 100 se 5 av, 25x100.2; Pauline Vavzin Meta Muller et al, S Berzick (A).

DEKALB av, ss, 325 w Lewis av, 50x100; Peter Pinkiert & wife—Leon Lanrowitz et al; partition; A Miles (A).

UNDERHILL av, nwc Park pl, 23x100; Zopher L Hawkins Jos Stein as exr &c Saml Lippmann (decd) et al; D J Meserole (A).

MAR. 10.

FURMAN st, es, 169 n State, 22x100; Augustine E Michel—Italian Amer Trust Co et al; McKeen, Brewster & Morgan (A).

FURMAN st, es, 124 n State, 22x100; Aimee Rossignot—Italian Amer Trust Co et al; McKeen, Brewster & Morgan (A).

FURMAN st, es, 101 n State, runs n23xe100x s22xw100; Aimee Rossignot—Italian Amer Trust Co et al; McKeen, Brewster & Morgan (A).

McDONOUGH st, ns, 328 w Saratoga av, 16x100; First Natl Bank—Lewis L Wendell &ano; to create a lien; Coombs & Wilson (A).

E 7TH st, ws, 100 s Ditmas av, runs w250xs145xnw272xn36 to beg; also LOTS 640, 641, 642, 680, 681 & 682 map of Morris Bldg Co; Lewis Lundequist—Henry F Risch et al; A A Hovell (A).

26TH st, ss, 160 e 3 av, 40x202; Marie T Widmayer—Mechanics Bank et al; T F Redmond (A).

49TH st, ns, 200 e 11 av, 20x100; Franklin Trust Co—Josie B Kyle et al; H L Thompson (A).

56TH st, ss, 120 w 7 av, 20x100; South Bklyn Savgs & Loan Assn—Patk & Sarah Sweeney; W J Bolger (A).

92D st, ns, 45 e Gatling pl, 20x95; Greater N Y Savgs Bank—Louis Flaxman et al; J E Ruston (A).

..BLAKE av, ss, 60 e Warwick, 20x90; Jno Jos Lynch—Baruch Ravkin et al; J A Hahn (A).

OCEAN pkwy, ws, 640 n Av O, 60x150; Geo D Gilmore—Wm Zimmer et al; W E Buckley (A).

RALPH av, es, 120 n Prospect pl, 20x89.6; Geo F Corwin—Sol Fox et al; Alexander, Watress & P (A).

MAR. 11.

BRISTOL st, ws, 220 s Livonia av, 20x100; Title Guarantee & Trust Co—Saml Rosendorf et al; T F Redmond (A).

BRISTOL st, ws, 240 s Livonia av, 20x100; Title Guarantee & Trust Co—Saml Rosendorf et al; T F Redmond (A).

STERLING st, ns, 140 w Bedford av, 20x100; Willis E Roys—Aronson Realty Co et al; E R Mead (A).

N 5TH st, ws, 100 w Havemeyer, 25x166, probable error; also N 2D st, ns, 29 w Havemeyer, w25xn41xne62xse25xsw55xs31 to beg; Margherita S Sabella—Wm A Thompson et al; J G Giambalvo (A).

W 8TH st, es, 174 s Av R, 19x82; Anna B Barnard—Neck Road Realty Co & Federal Holding Co; Rambaut & Wilson (A).

58TH st, ns, 200 e 1 av, 60x100; Hannah C Lee—Harry A Hanbury et al; E J Fandrey (A).

ATLANTIC av, ss, 333 w Albany av, 21x100; Hudson River Trust Co—Bay Ridge Constn Co et al; H L Thompson (A).

BROADWAY, sec Berry, e92xs100xw46xs23xw46xn123 to beg; City Real Estate Co—Wave Improvement & Constn Co et al; Owens, Gray & Tomlin (A).

FRANKLIN av, sec Madison, 20x90; Edw W Lerner—Jno M & Clara Blockman; E W Lerner (A).

HOPKINSON av, ws, 83 n Hull, 17x66x17x65; Wm G Keck—Anthony J Keck et al; Bernhard Bloch (A).

SKILLMAN av, es, 182 w Kingsland av, s 59xsw165xn128xe150 to beg; Thos F Magner—Mary Russell et al; Magner & Carew (A).

SUTTER av, nwc Williams av, 18x84; Title Guarantee & Trust Co—Majestic Land Improvement Co et al; T F Redmond (A).

MAR. 12.

COLERIDGE st, es, 640 n Hampton av, 60x100; Geo Daniels—Estates Mtg Securities Co; to set aside deed; S R Fleischer (A).

HOPKINS ST, ss, 300 e Nostrand av, runs s 84.2xnw10.7xs19.1xe135xn100xw125 to beg; also ELLERY st, ns, 300 e Nostrand av, 90x100; Jacob Gottlieb—Benj Sel et al; L A Sable (A).

PRESIDENT st, sec 4 av, 40x91.10; Leonard E Willis—Felix H Kernan as exr Jno Kernan et al; Joyce & Kavanagh (A).

ST JOHNS pl, ns, 390.6 w Classon av, 40.6x131; North Side Bank—Victor Holding Co; S M & D E Meeker (A).

ST JOHNS pl, ns, 350 w Classon av, 40.6x131; same same; same (A).

UNION st, ss, 307 w Schenectady av, runs s 105xw11.7xn9.8xw41.5xn95.3xe53 to beg; Saml I Posen & ano—T & B Leslie Co; to impress vendee's lien; Spiro & Wasservogel (A).

VARET st, ss, 126.6 e Bushwick av, 50x100; Newburgh Savgs Bank—Annie Rudin et al; T F Redmond (A).

W 5TH st, ws, 252 n Av T, 18x100; Henry D Lott—Highlawn Estate & Impt Co et al; H J Davenport (A).

E 8TH st, es, 110 n Av U, 40x100; Home Title Ins Co—Gabrielle Constn Co & ano; H J Davenport (A).

W 16TH st, ws, 180 n Neptune av, 20x100; Louis Spach & ano—Vincenzo Evangelista et al; H J Davenport (A).

18TH st, es, 161.11 n Church la, 18.9x81.7x—x 81.7; Alice C Reinhold as gdn for Rose E Reinhold—Thos A Clarke et al; C C Suffren (A).

40TH st, ns, 175 e 8 av, 25x100.2; Jos T Clauss—Henry F Risch et al; J Schauf (A).

77TH st, sws, 400 nw 21 av, 166.3x100x154.5x100; Oscar Mintz—Peter H Newman et al; D Freiberg (A).

BROADWAY, nes, 23 se Palmetto, 19.3x90; Henry Remmer—Wm J Allgaier et al; specific performance; D T O'Brien (A).

GATES av, ss, 204.8 w Bedford av, 16.8x110; Elsie L Morrill—Chas F Du Bois et al; H L Thompson (A).

GEORGIA av, ws, 200 s Sutter av, 20x100; Fredk W Baxter—Hyman Lenkofsky et al; T F Redmond (A).

GLENMORE av, swc Alabama av, 50x100; Jos M Schwartz—All-Boro Realty & Constn Co et al; A H Mittlemann (A).

HAMBURG av, nwc Myrtle av, runs nw80.2 to Stanhope xsw79 to av xe112.7 to beg; Germania Savgs Bank—Ainsworth Realty Co et al; Wingate & Cullen (A).

WASHINGTON av, ns, 300 e 2d, 100x100; Geo A Murray—Irene M Probst et al; H J Davenport (A).

..Williams av, nwc Dumont av, 20x80; Hena Savitz & ano—Adolph Henning; specific performance; S S Schwartz (A).

10TH av, ws, 20 s 68th, 20x80; Albt A Bunce—Benj Phillips et al; Brussel & Beebe (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 8.

GRAND st, 207; Johanna Mann—Chas Cohn et al; S N Freedman (A).

18TH st, ss, 154.8 e 2 av, 20.8x78; Katharine Koch—Max Meuer et al; L S Marx (A).

129TH st, 3 E; Broadway Savgs Instn of the City N Y—Chas Corcoran et al; R Kelly (A).

134TH st, ns, 150 e Brook av, 28.4x100; Chas Adler—Henrietta Schwarzwald et al; M S Schechtor (A).

AMSTERDAM av, ws, 75.11 n 105th, 75.11 x100; Max Eisman—Mathew M Edelman et al; Eisman, Levy, Corn & Lewine (A).

MAR. 10.

GRAND st, 207; Johanna Mann—Chas Cohn et al; S N Freedman (A).

PIKE st, 54; Katherine Chambers—Albt Stake et al; DeWitt, Lockman & DeWitt (A).

121ST st, ss, 125 w Park av, 25.6x100.11; United Hebrew Charities of the City of N Y—Iser Bardin et al; Cardozo & Nathan (A).

SHERMAN av, 135; Jas Devlin—Hanover Realty & Constn Co et al; B Zwinge (A).

MAR. 11.

ERISTOW st, ws, 95 s Jennings, 70x100; German Savgs Bank in the City of N Y—Bates & Oesting, Jr, Co et al; Amend & Amend (A).

34TH st, ss, 152 w 2 av, 18.3x98.9; Lawyers Mtg Co—Jno T Watson et al; Cary & Carroll (A).

43D st, 26 W; Simeon L Lawson—Butler Davenport et al; L C Levi (A).

BROADWAY, es, 50 n 129th, 25x83x irreg; Oakdale Realty Co—Matthew Briggs et al; amended; M Wolff (A).

LENOX av, nec 142d, 74.11x68.5x irreg; Emigrant Industrial Savgs Bank—Julia M Lawrence et al; R & E J O'Gorman (A).

PLEASANT av, ws, 35.8 s 117th, 39.11x94x irreg; Elizabeth Berbert—Sun Constn Co et al; G B Winthrop (A).

MAR. 12.

JEROME av, es, 86.7 s Van Cortlandt av, 50x100; also VILLA AV, es, 425 n Potter pl, 50x124.11; also LOTS 18-28, sec 11, blk 2966; also LOTS 34 & 35, sec 11, blk 2967; also WEBSTER av, ss, 600 nw Woodlawn rd, 50x116.4; also PERRY st, sec Hudson, 56.5x46.10, ¼ pt; also VARICK st, 22-4, leasehold, and other prop in Suffolk Co; Lewis Englander—Amelia Picken et al; F D W Searing (A).

PROSPECT av, 626-8; Nathan Friedman—Bernard Bernstein et al; S Bitterman (A).

MAR. 13.

CLINTON st, 175; Emil W Oppenheim—Minnie L Simon; L A Solomon (A).

47TH st, ss, 60 w 1 av, 20x84.11; Lambert Suydam—Saml Lewis et al; W R Adams (A).

60TH st, 231 W; Thos B Rider gdn—Annetta Benjamin; J M Rider (A).

83D st, 308 E; Caroline Solomon—Jessie Cuddeback; J V Rooney (A).

146TH st, ss, 248.4 w Brook av, 66.8x100x irreg; two actions; Jos Simerman—Julius Schattman et al; amended; H R Elias (A).

149TH st, ss, 175 w Bway, 50x99.11; Chas A Briggs—Harry A Gordon et al; F L Mayham (A).

169TH st, nes, lot 96, map of Claremont; Alice M Power—Thos V McCrane et al; J H Fargis (A).

FOREST av, nwc 160th, 48.8x96x irreg; Mamie Scholem—Henrietta Knapp et al; Davis & Davis (A).

TAYLOR av, 1722; Chas A Benkiser—Meyer Solomon et al; F C Hirleman (A).

UNDERCLIFF av, nwc 176th, 22.9x105.2; Regent Realty Co—Emile Utard et al; Lachman & Goldsmith (A).

VYSE av, ws, 75 s Jennings, 25x100; Eliz Gordon gdn—Pasquale Carrozza et al; Carrington & Pierce (A).

MAR. 14.

34TH st, 163 W; Union Trust Co of N Y—Wm L Sutphin et al; Miller, King, Lane & Trafford.

94TH st, ns, 175 w West End av, 50x100.8; N Y Life Ins Co—Whitman S Mead et al; amended; Cary & Carroll (A).

118TH st, 71 E; Jacob Loewenthal—Eli Levy et al; Lese & Connolly (A).

151ST st, ss, 125 w Morris av, 25x118.5; also 151ST st, ss, 100 w Morris av, 25x118.5; Michele Lagomarsino et al Saverio A Mascia et al; L Campora (A).

KATONAH av, 4325; Central Mtg Co—Benj Grabisch et al; Otis & Otis (A).

OLINVILLE av, 3743; Chas A Benkiser—Meyer Solomon et al; amended, F C Hirleman (A).

8TH av, es, 49.4 n 33d, 24.8x100; Jas A Trowbridge—Patk A Geoghegan et al; H Baskerville (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

MAR. 8.

182D st, ss, 108.10 e Crotona pkwy, 40x67.8; Van Dyck Estates loan F & B Constn Co to erect a 5-sty apartment; 13 payments. 25,000

182D st, ss, 148.10 e Crotona pkwy, 40x67.8; same loans same to erect a 5-sty apartment; 13 payments. 25,000

CROTONA pkwy, es, 39.9 s 182d, 39.11x69.4xirreg; Van Dyck Estate loans F & B Constn Co to erect a 5-sty apartment; 13 payments. 28,000

MAR. 10.

CROTONA pkwy, sec 182d, 39.9x108.10; same loans same to erect a 3-sty apartment; 13 payments. 40,000

MOHEGAN av, swc 182d, 67.5x30; same loans same to erect a 5-sty apartment; 13 payments. 28,000

AMSTERDAM av, nec 120th, 100.11x125; Montrose Realty Co loans Edmund Francis Realty Co to erect a — sty bldg; — payments. 385,000

MADISON av, sec 30th, 123.5x100; N Y Life Ins Co loans Chas Kaye to erect a 20-sty store & loft bldg; 10 payments. 1,050,000

MAR. 11.

95TH st, ns, 167.10 w Ams av, 29.4x100.9 x irreg; Packard & Co loans Kerloc Realty & Constn Co, Inc to erect a moving picture theatre; — payments. 2,350

HOE av, es, 207 s Aldus, 100x100; City Mtg Co loans Aldus Constn Co to erect two 5-sty apartments; 12 payments. 68,000

UNION av, ws, 142.10 n 147th, 157.1x100; Prospect Investing Co loans Ibrow Realty Co to erect four 5-sty apartments; — payments. 5,000

MAR. 12.

14TH st, 304-12 W; Jacob Kottek loans Chas I Weinstein Realty Co to erect a 6-sty apartment; — payments. 50,000

WEST END av, nec 91st, 58.4x100; Metropolitan Life Ins Co loans Odell-Townsend Holding Co to erect a 12-sty apartment; 9 payments. 300,000

4TH av, 229-31; Realty Holding Co loans Polo Constn Co to erect a — sty bldg; 9 payments. 165,000

MAR. 13.

No Building Loan Contracts filed this day.

MAR. 14.

ALDUS st, swc Faile, 79x155; City Mtg Co loans Kovacs Constn Co to erect three 5-sty apartments; 13 payments. 94,000

HOME st, ns, 50.4 w Bryant av, 50x97.5; Manhattan Mtg Co loans Wm Sinnott Co to erect a 5-sty apartment; 12 payments. 38,000

9TH st, 405 w Av C, Bronx, 50x108; Franklin Society for Home Bldg & Savgs loans Wm A & Ida Bertkau to erect a 2-sty dwelling; — payments. 3,500

BENEDICT av, ss, 268.1 w Pugsley av, 100x100; Alwell Realty Co loans Wm Buhl Inc to erect four 2-sty dwellings; — payments. 20,000

ATTACHMENTS.

Manhattan and Bronx.

MAR. 6, 7, 8 & 10.

No Attachments filed these days.

MAR. 11.

Basto, Domingo Just, surviving partner &c; Lamont, Corliss & Co; $1,256.95; W H Thitchener.

MAR. 12.

No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAR. 7, 8, 10, 11, 12 & 13.

Kandel, Isidor, 51 E 7th..Raisler Heating Co. Steam Heating Apparatus. 800

Lockwhit Co. Whitlock av, 832-844..Consolidated Chandelier Co. Fixtures. (Corrects error in last issue when amount of mortgage was $1,800.) 1,200

L J Wing Mfg Co. 659 Hudson..Fairbanks Co. Machinery. 625
Saranac Constn Co. 15 Washington av.., Otis Elevator Co. Elevators. 2,500
Same. 21 Washington av..same. Elevators 2,500

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAR. 6, 7, 8, 10, 11 & 12.

Cohen (Jos D) (Inc). Essex st, nr Atlantic av..Hudson Mantel & Mirror Co. Mantels. 8187
Constructors (Inc). Eastern pkwy bet Lincoln pl & Pitkin av..Hudson Mantel & Mirror Co. Mantels. 304
Goell, Davis, 341 Pennsylvania av..Isaac A Sheppard & Co. Ranges. (R) 400
Gulliksen, A G. 57 71st..Hudson Mantel & Mirror Co. (R) 45
Highgrade Constn Co. 20th av bet 61st & 62 ..Hudson Mantel & Mirror Co. (R) 900
Mandel, Max M. 257 Washington..Colonial Mantel & Refrigerator Co Mantels. 78
O'Neill & Kelly Constn Co. 51st st nr 8th av ..Oliver B Taylor (Inc). Ranges. 450
Parker & Lepofsky. Glenmore av cor Crystal..Wm Kerby. (R) 528
Same. 41st st nr 13th av..same. (R) 693

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub

MAR. 8.

142D st, ss, 250 w Lenox av, 300x100; Brooklyn Fireproof Sash & Door Co—Kramer Improvement Co & Kramer Contracting Co (83). 1,695.00

153D st, sec Park av, 87.8x54.7; Reliable Contracting Co—Meyer Friedlander, L Qallen, D Wallen, Supreme Building Co & J Popkin Co (86). 6,100.00

BROOK av, es, 104.7 n 159th, 86x170; Geo J Schnatz—St Peter & St Paul's Roman Catholic Church & Thos J Reilly Co (renewal) (84). 3,900.00

4TH av, 440; Amer Bar Lock Co Four Forty Fourth Av Co, P C Stuart Co & Milliken Bros, Inc (85). 329.25

MAR. 10.

76TH st, 14 E; L K Comstock & Co—S Reading Bertrom & Geo Vassar's Son & Co (96). 415.94

104TH st, 135 E; Frank Straub—Sophie Glaser & Abr Glaser (87). 20.00

138TH st, ss, 175 e Lenox av, 50x99.11; Wakeham & Miller—African Methodist Episcopal Church of Harlem (renewal) (92) 20,815.92

BOSTON rd, ws, 118.11 s 166th, 62.5x123.5; Weinstein Bros Inc—Co Fee Realty Co (97). 1,100.00

PARK av, sec 153d, 87.8x54.1; Chas Schlesinger—Meyer Friedlander, L Wallen, D Wallen, Supreme Building Co & J Poppin Co (91). 512.50

RIDER av, 325; Sarah Rosenberg—NY Edison Co & I Krandel & Son (93). 45.00

SOUTHERN blvd, nwc 183d, 75.11x117.11; Danl Stein—Sida Constn Co (95). 67.50

WASHINGTON av, nec Fletcher, 152 x 75; Felix De Luca—Nora Constn Co (94). 1,300.00

WASHINGTON av, nec 182d, 152.3x93.1; Henry J Braun—Nora Constn Co & Hyman Rappaport (89). 250.00
SAME prop; Riccardi & Laguidara—Nora Constn Co (90). 849.50

MAR. 11.

34TH st, 467 W; Gussie Gitling—Abr J Berraim (100). 48.00

38TH st, 66-8 W; Angelo Beninato—J T Oakley Rhinelander & Earl D Leighton (102). 167.00

48TH st, 16 E; Clifford L Miller & Co—Julia Ward & Martin & Mandell (98). 173.41
BROADWAY, 865; Edw M Gardiner—Beers Realty Co & J E McDermott (106). 37.50

BROADWAY, es, 40.5 s 47th, 40x80x irreg to 47th; Alvin A Winkler—Geo H Earle, Jr, Palace Theatre & Realty Co, Lawyers Title Ins & Trust Co & Milliken Bros, Inc (107). 74.40

CROTONA pkwy, sec 179th, 60.4x61.6; Julius Oehrlein—Lena Ettlinger, Emma E Horn & Wm M Tivoli (103). 75.00

RIDER av, 325; Irving Gordon—N Y Edison Co & I Krandel & Son (99). 55.00
ST NICHOLAS av, nec 172d, 94.6x125; S Desowitz, Inc—Chas Pfizer Jr Co Ltd (101). 1,156.50

WEBSTER AV, 3091; Adolph Roth—German Real Estate Co (105). 35.75

4TH av, 440; Pfeifer Bros Inc—440 Fourth Av Co & Milliken Bros Inc (104). 25.56

4TH av, 440; Winkler Iron Works—440 Fourth Av Co, Passavant & Co, P C Stuart Co & Milliken Bros. (109). 85.85

MAR. 12.

3D st, 48 E; Nathan Schaffer—Reubin Herold & Max Siegel (114). 30.00

48TH st, 16 E; Royal Artificial Stone Co—Julia Ward & Martin & Mandell, Inc (110). 413.85

70TH st, 203 W; J Portman & Co—Jno Doe, L C Anderson & Jos Bissell (109). 218.40

146TH st, 458-60 W; Water Supervision Co —Wm Gamble & Saml J Huntley (117). 18.00

158TH st, 522-6 W; Saml H Milner—Rose Simon & Simon Simon (119). 337.00

BROADWAY, 346; Carnegie Steel Co—N Y Life Ins Co, Mark C Tredennick & Cruse Engineering Co (120). 1,091.84

PARK av, ws, 71.9 n 188th, 40x100; Eliz Bauer—Henry J Hemmens & Wm A Burr & Co (116). 125.00

PARK av, 2950; David Saron—Angelina Montelone & Thos Cunningham (112). 20.00

PARK av, sec 153d, 54.7x87.7; Moris Kurlanshik—Meyer Friedlander & Supreme Bldg Co & J Popkin Co (113). 930.00

PROSPECT av, 960; Saml H Milner—Rose Simon, Michl J Greehey & Isidore Baer (118). 200.00

2D av, 317-19; Morris Goldstein—Freida Hart & H H Hart (renewal) (111). 25.00

MAR. 13.

48TH st, 16 E; Jno S Suphin—Julia Ward & Martin & Mandel (127). 84.35

48TH st, 16 E; J I Haas Inc—Julia Ward & Martin & Mandell Inc (124). 1,273.00

48TH st, 16 E; Nathan Reisler—Julia Ward & Martin & Mandel Inc (122). 2,080.20

153D st, sec Park av, 87.8x54.7; Brown Metal Ceiling Co—Meyer Friedlander & Reliable Contracting Co (126). 430.50

154TH st, 328-30 E; Nathan Klein—Johanna C M Blume & Ferdinand E Blume (125). 27.75

FORDHAM rd, sec Grand Boulevard & Concourse, 103x225x irreg; Stanley Hoisting Co—Defender Constn Co & Kramer Contracting Co (128). 200.00

FORT WASHINGTON av, 25; Arnold Kann —Anderson Price (121). 178.31

MADISON av, swc 42d, 98.9x144; Expanded Metal Engineering Co—42d St & Madison Avenue Co & Edw McKiever (123). 1,204.04

MAR. 14.

14TH st, 217 W; Water Supervision Co—Adelaide Lagassi (131). 15.00

38TH st, 201 W; Wm A Thomas Co—L Napoleon Levy & Jno H Scheier (134). 153.55

38TH st, 201 W; Chas Dunker—L Napoleon Levy & Jno H Scheier (135). 90.00
SAME prop; Wm Dunker—same (136). 425.00

38TH st, 201 W; Feinberg & Feinberg Inc—L Napoleon Levy & Jno H Schlier (141). 198.00

42D st, 348 W, M F Westergren Inc—Fredk B Sewall & Martin & Mandell (129) 198.60

48TH st, 16 E; M W Westergren, Inc—Julia Ward & Martin & Mandell (130). 239.45

48TH st, 16 E; Murray Hill Sheet Metal Works—Julia Ward & Martin & Mandell Inc (137). 234.99
SAME prop; Geo H Storm—same (138). 556.52

67TH st, 155 W; Nathan S Goldstein—Gorham Mfg Co & Jno B Hibbard (132). 62.50

103D st, 154 E; Sladon Iron Works Co Inc —Sadie, Eva & Lucie Bleicteft (133). 13.00

187TH st, 751 E; Bronx Metal Works—P & F Constn Co (139). 230.00

231ST st, ss, whole front bet Kingsbridge av & Corlear av, 147.9xirreg; David E Powers—Church of the Mediator & Chas H Peckworth (140). 170.00

Borough of Brooklyn.

MAR. 6.

PACIFIC st, 1783; Meyer Weiss—Markus Roth. 85.00
SAME prop; Max Levine—same. 125.00

BAY 29TH st, 198; Morris G Williams & Co—S Horowitz. 64.00

MAR. 7.

ATLANTIC av, ns, 122 w Bond, 25x100; Philip Grossman—Caline G Phibault, Margt Fleming & Flatbush General Constn Co. 54.00

VAN SICLEN av, es, 100 s Sutter av, 25x100; Jos Engel Jas Nass 42.40

MAR. 8.

85TH st, ns, 280 e 22 av, 60x100; Schwartz & Cohn, Inc—Nathan Edison, Adolph Krondler & Wm Lemberg. 155.00

MAR. 10.

81ST st, 447; Chas W Isaacson—Henry W Rubino. 35.30
SAME prop; same—same. 40.90

WILLIAMS av, 166; Louis Kirschner—Rosa Herndl. 25.00

MAR. 11.

CHAUNCEY st, ss, 85 e Hopkinson av, 240x100; Parshelsky Bros Inc—Philip Schmitt Bldg Co & Philip Schmitt. 4,361.13

PALMETTO st, 222; Jos Grossman—Jacob & Michl Simon. 140.00

LOUISIANA av, es, 340 n Hegeman av, 40x100; National Sash & Door Co—Nathan Galinko & Nathan Rolnick. 402.32

ST Marks av, es, 100 w Howard av, 37x127; International Sash & Door Co—Docket Impt Co & Herman Rosenthal. 252.40

MAR. 12.

BERGEN st, ns, 95 w Ralph av, x ; Filippo Spina—Cordova Realty Co. 235.00

CHAUNCEY st, ss, 85 e Hopkinson av, 240x100; Henry Miles Sons—Phillip Schmitt Bldg Co & Phillip Schmitt. 1,550.00

CHAUNCEY st, ss, 85 e Hopkinson av, 240x irreg; Jno Bossert & ano—Philip Schmitt Bldg Co & Philip Schmitt. 2,342.47

CHAUNCEY st, ss, 85 e Hopkinson av, 240x100; Eureka Glass Works (Inc)—Philip Schmitt Bldg Co & Philip Schmitt. 212.40

IMLAY st, FOWNE st, COMMERCIAL WHARF & COMMERCE st, the block; Alvin A Winkler & ano—Milliken Bros (Inc) & N Y Dock Co 90.00

85TH st, ss, 280 e 22 av, 60x100; R L Williams—N Edison. 65.00

AV D, nwc E 38th, 100x90; R L Williams—C Mogensen. 45.00

KINGSTON av, nec Eastern pkwy, 56x80; R L Williams—Peter Olson. 40.00

TROY AV, 82 & 90; also PACIFIC st, 1504-1600; Max H Steinhardt—Troy-Pacific, Inc. 375.00

4TH av, 5203-7; Jno Russell—Agnes C & Ella Cosgrove. 20.00

12TH av, es, 130.4 n 38th, 20x100; Peter Egan—Yetta Berkowitz & H Berkowitz. 30.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

MAR. 8.

HOUSTON st, nwc Elizabeth; Straudinger & Reisberg—E S Weeks et al; Mar1'13. 125.00

64TH st, 174 E; Thornton Bros—Laura d'O Roosevelt et al; Feb28'13. 446.98

MAR. 10.

[2]BOWERY, 225; Benj Bloom Saml A Berger; Feb26'13. 560.00

TREMONT av, 459; Heights Plumbing Supply Co—H A Hagleman et al; Mar4'13. 232.13

[2]11TH av, 455-7; Payne Constn Co, Inc—Peter McGirr et al; Jan9'13. 29,750.00

MAR. 11.

29TH st ,202-4 E; Patk Holohan—Bretholz Krumholz Constn Co et al; Nov14'12. 1,773.00

48TH st, 16 E; Oriental Fireproof Sash & Door Co—Julia Ward et al; Feb21'13. 500.00
SAME prop; Clarence P Smith—same; Feb24'13. 561.00
SAME prop; Bayer Catton Co—same; Feb 21'13. 1,043.10
SAME prop; Hecla Slate Co—same; Feb21 '13. 233.00

78TH st, 169 W; Benj Glasser—Rudolf Schweizer et al; July24'12. 230.00

[1]BRYANT av, nec 173d; Jos Shaneke—Cieri Constn Co et al; Mar1'13. 210.35

11TH av, 455-7; Schwartz & Steiner Iron Works—Peter McGirr et al; Jan10'13. 200.00

11TH av, nwc 37th; Danl Darrow—Peter McGirr et al; Dec31'12. 424.00

MAR. 12.

172D st, 935 E; Saml Afromowitz—Pasquale Altieri et al; Mar16'12. 28.75

PROSPECT av, nec 187th; Claremont Iron Works—P & F Constn Co et al; Jan18'13. 375.00

PROSPECT av, nec 187th; American Hardware Corpn of N Y—same; Feb20'13. 116.05
SAME prop; Wm E Mason—same; Feb10'13. 400.00

MAR. 13.

CHRISTOPHER st, 185; Berger Mfg Co—Geo S O'Neil et al; Dec31'12. 137.00

SUFFOLK st, 143-5; Star Chandelier Co—Rachel Rubel et al; Aug27'12. 580.00

[1]POND pl, nwc 197th; J J Foley Plumbing & Heating Co—Wm Kaufmann Constn Co et al; Mar12'13. 320.00

54TH st, 48-50 W; Coleman & Krause—City Athletic Club et al; Jan5'10. 830.00

147TH st, 875 E; Saml Sislow—Esther Elfin et al; Oct22'12. 200.00

BELMONT av, nec 175th; Chas G Cornell Jr—Chas F Faruolo et al; Apr1'12. 366.04

MORRIS av, ws, 117.3 s 161st; H Herrmann Trim Co—591 Morris Avenue Co et al; Nov6'12. 900.00

WALES av, 520; Jno J Kennedy—Reedy Constn Co et al; Nov27'12. 1,065.60

MAR. 14.

127TH st, 751 E; Vincenzo Abbenate—P & F Constn Co et al; March10'13. 250.00

223D st, 562 E; Dante G Crisonino—Morris Improvement Co et al; May31'12. 250.00
SAME prop; Oriental Fireproof Sash & Door Co—same; May29'12. 275.00
SAME prop; Tozzini & Co—same; Nov7'12. 700.00
SAME prop; Hudson Woodworking Co—same; Nov20'12. 1,136.15
SAME prop; Antonio Rocco—same; June 12'12. 225.00

[2]GRANT av, sec 165th; Valentin Zimmermann—Mitchell-McDermott Constn Co et al; Jan9'13. 495.00

PROSPECT av, nec 187th; Jos Starobin—Pierce Constn Co et al; Nov30'12. 275.00

Borough of Brooklyn.

MAR. 6.

46TH st, ss, 240 e 13 av, 30x100; Michl Moscarelli—Morris Kornblum & Nicola Pasquarello; Feb26'13. 101.66

BEDFORD av, 974; Tracy & Huslin W A Weiss & wife & V D Macumber; Feb8'13. 24.35

RIVERDALE av, nwc Sackman, 100x100; Jas J Millman—Sack River Co Inc & Ike Rothfeld; Jan23'13. 500.00
SAME prop; Rosario Ferraro—Sack River Co & I Rothfeld; Jan24'13. 100.00

MAR. 7.

AMBOY st, es, 100 n Nepport av, 100x100; Wm Rapkin—Milford Constn Co; July15'12. 300.00

[2]BERGEN st, ns, 95 w Ralph av, 106x109; East N Y Mason Material Co—Cordova Realty Co Inc; Dec30'12.

Satisfied Mechanics' Liens, Brooklyn (Continued).

E 12TH st, es, 260 s Av P, 40x100; J P Duffy Co—Hollow Wall Constn Co; Feb19'13. 131.60

E 25TH st, ws, 433.9 n Foster av, runs n 45 x to Flatbush av xnw58.4xw94.5xs80xw20xs40 x100.4 to beg; Pierce, Butler & Pierce Mfg Co Michl Shoktz & Jas K Atkinson & Henry E Jole; Feb18'13. 191.56

MAR. 8.

PENN st, ns, 80 ne Wythe av, - x—; Simonelli Co—Maurice B & Julius B Pearlstein; July8'12. 63.00

VERMONT st, e & ws, bet New Lots & Hegeman avs, —x— (6 houses); Empire City Lumber Co Vermont Bldg Co; Mar6'13. 758.12

NEW LOTS av, swc Williams av, 106x110.7 x100x81.7, Klein Material Co Vermont Bldg Co; Feb20'13. 273.83

NEW LOTS av, swc Williams av, —x—; East N Y Mason Material Co -same; Mar3'13. 121.34

MAR. 10.

BERGEN st, ns, 95 w Ralph av, 106.9x107.2; Interborough Sash & Door Co—Cordova Realty Co Inc & M & M Realty & Constn Co; Jan15'13. 732.15

SACKMAN st, nwc Riverdale av, 100x100; Jennie Silverstein—Sack River Co; Jan24'13. 45.00

W 6TH st, ws, 320 n Av U, 80x—; Saml Glaser & ano—Patk J Driscoll & Jas Moore; Feb5'13. 326.00

ATLANTIC av, ss, 150 w Saratoga av, 100x100; Chestnut Ridge White Brick Co—Mancorn Inc & Isidore Mirman; Feb15'13. 598.50

RIVERDALE av, nwc Sackman, 100x100; East N Y Mason Material Co—Sack River Constn Co; Jan9'13. 30.40

SAME prop; Morris Rosenblatt—Sack River Co; Jan20'13. 900.00

SAME prop; Jacob Applebaum—Sack River Constn Co; Jan22'13. 350.00

SAME prop; Joe Harris Sack River Co; Jan22'13. 112.00

SAME prop; Turner Contracting & Impt Co—same; Jan 24'13. 550.00

SAME prop; Standard Lime Co—same; Jan 24'13. 567.26

SAME prop; Annie Steinfeld—same; Jan 27'13. 825.00

SAME prop; same—same; Jan27'13. 168.95

SAME prop; Eliza M Pilzer—same & I Rothfeld; Jan17'13. 25.00

SAME prop; Henry Wolfman—Sack River Co & Jno Rothfeld; Jan30'13. 84.00

SAME prop; Louis Tannenbaum—Sack River Constn Co & Ike Rothfeld; Feb17'13. 114.00

SAME prop; Block & Greenberg Lumber Co —Sack River Inc & I Rothfeld; Jan20'13. 424.69

MAR. 11.

E 15TH st, ws, 100 n Av N, 40x100; Jno Olsen—Alma, Fredk J & Mildred W Dickson; Oct31'11. 225.00

[2]FT HAMILTON AV, nwc thereof, bet 59th & 60th; Pittsburgh Plate Glass Co—Israel J Rosenstein & Watson & Pititnger; Feb17'13.

[2]SAME prop; same—same & Louis Solomon; Feb17'12.

MAR. 12.

58TH st, ns, 540 w 13 av, 20x100.2; Bklyn Union Cornice & Roofing Co—Wm & Robt Smith; Feb27'13. 95.00

ALABAMA av, es, 100 n Dumont av, 100x100; Geo Singer—Erector Realty & Constn Co; Annie Rothfeld & Dora Berman; Jan24'13. 105.00

[1]Discharged by deposit.
[2]Discharged by bond
[3]Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

MAR. 6.

VERMONT st, e & ws bet New Lots & Hegeman avs; Vermont Bldg Co on Title Ins Co to Empire City Lumber Co. 758.12

MAR. 7.

3D av, sec 30th, 40x100; D A Ziccardy Trim Co on Antonio Sanzo to pay D A Ziccardy Trim Co. 687.50

MAR. 8.

NEW LOTS av, ss, at cor Williams av, 100 x80; Vermont Bldg Co on N Y Title Ins Co to Pay Klein Material Co. 125.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co to N Y Title Co to pay Jacob Abrahams. 250.00

MAR. 10, 11 & 12.

No Orders filed these days.

MUNICIPAL IMPROVEMENTS.

Continued from page 577.

PUBLIC PARK, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending the PUBLIC PARK, bounded by West 137th st, Edgecombe av and St Nicholas av, 12th Ward. John C. Myers, Michael W. Rayens and William P. Rooney, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before March 28; and they will hear all such parties, in person, on April 2, at 4 p. m.

John C. Myers, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before March 28; and he will hear all such parties, in person, on April 3, at 4 p. m.

FAIRVIEW AV, QUEENS.—Acquiring title to the lands, etc., required for the opening and extending of FAIRVIEW AV, bet Stanhope st and Forest av, 2d Ward. Frank F. Adel, M. P. McNamara and Gilbert B. Voorhees, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 28; and they will hear all such parties, in person, on April 2, at 2.30 p. m.

Frank F. Adel, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 28; and they will hear all such parties, in person, on April 3 at 2.30 p. m.

RIDGE ST, QUEENS.—Acquiring title to lands, etc., required for opening and extending RIDGE ST, from the Boulevard to Academy st, 1st Ward. William E. Stewart and Jacob Sulzbach, commissioners of estimate in the above proceeding, have completed their estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 25; and they will hear all such parties, in person, on March 27, at 3 p. m.

William E. Stewart, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 25; and he will hear all such parties, in person, on March 28, at 3 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

EAST 23D ST.—Restoring asphalt pavement in front of 110 to 120, in the 18th Ward. Area of assessment: Lot 65, Block 878. May 5.

WEST 44TH ST.—Restoring asphalt pavement in front of 216 to 232, in the 22d Ward. Area of assessment: Lot 41, Block 1015. May 5.

WEST 68TH ST.—Restoring asphalt pavement in front of 328, in the 22d Ward. Area of assessment: Lot 49, Block 1179. May 5.

12TH AV.—Regulating, grading, recurbing and paving 12TH AV, bet 42d and 44th sts, 22d Ward. Area of assessment: Both sides of 12TH AV, from 42d to 44th sts, and to the extent of half the block at the intersecting streets. May 3.

BRONX.

WEBB AV.—Paving and adjusting curb on WEBB AV, from 188th st to Kingsbridge rd, 24th Ward. Area of assessment: Both sides of WEBB AV, from 188th st to Kingsbridge rd, and to the extent of half the block at the intersecting streets. May 3.

TRADE LITERATURE

New Reliance Catalog.

The Reliance Ball-Bearing Door Company, of 1 Madison avenue, is distributing its new 1913 catalog. The work is complete with prices and illustrations showing the different hanger devices for all kinds of folding doors and their application. The famous ball-bearing feature of this company's hangers is shown in detail. Copies may be obtained upon application.

A Wall Plaster Hand-Book.

The United States Gypsum Company, of 1170 Broadway, is issuing a booklet describing hard wall plaster, what it is made of and what its advantages are. It contains interesting comments in regard to Sackett plaster board and the application of cement plaster, wood fibre plasters and prepared plasters. Copies may be obtained by addressing the company at either the New York or Chicago offices.

The Western Electric Company in 1912.

On account of the world-wide ramifications of the Western Electric Company the final figures as to the results of the year 1912 will not be completed much before April 1st. The sales will be between 71 and 72 millions, which is slightly more than in 1906, the previous largest year in the Company's business. The increase has been in American sales outside of the Bell system, which have increased about 100 per cent. over 1906, and in European sales, which were the largest in the company's history. The results have been accomplished by an energetic selling campaign in the face of increased and increasing competition.

The company is now selling to upward of 30,000 customers in the United States alone. It is expected that the profits will be satisfactory considering the wider distribution and increased competition.

The Board of Directors has established two additional vice-presidents in the company's organization, and has appointed to these newly created positions Gerard Swope, General Sales Manager, and A. L. Salt, General Purchasing Agent.

Warehouse Freight Handling.

In the issue of Commercial America published by the Philadelphia Commercial Museum is contained an article by R. S. Clapp on the subject of freight handling in warehouse, wherein is described the Telepherage System for handling detachable motor truck boats loaded with packages of miscellaneous sizes.

Solving the Floor Problem.

One of the most practical pieces of literature of its kind that has come to our attention is that of the S. C. Johnson & Son, of Racine, Wis. The book that they publish and distribute contains veneers of the different woods themselves, and therefore gives a perfect idea of the specifier as well as to the small users as to the results that may be expected from using the Johnson wood finishes.

There is another little booklet published by the company which describes the different Johnson products, and this is sent free on request. A description is given of Johnson's prepared wax, paste wood filler, flat wood finish, and under-lac, which is a thin, elastic, spirit varnish. The booklet goes on to describe Johnson's wood dye, instructions for finishing new hard wood floors, also soft wood floors, furniture and floor and wall coverings such as linoleum or wood coverings. This work is valuable for building managers, especially to those who are constantly confronted with problems of decorations of various kinds in their offices. The perusal of the book may give them some valuable ideas regarding ways and means of making their offices attractive.

To Preserve His Voice 250 Years.

A new use for a sheet metal product has just been discovered in the recent order placed by Adolph Melzer, the multi-millionaire of Evansville, Ind., for a few sheets of Toncan metal made by the Stark Rolling Mill Co., Canton, Ohio. Mr. Melzer has given to the city of Evansville a gift of $1,000,000, which is to be deposited with one of the banks at 4 per cent. compound interest.

This is to remain in the bank for 250 years, gathering interest, and its total sum to be turned over to the city of Evansville at the end of this period, at which time the original $1,000,000 will amount to almost $20,000,000. The subject naturally arises as to the keeping of the certificate and the saving of the phonographic record which will contain the voice of the giver. Pottery was considered and other materials, but it was not until Mr. Melzer had tested and considered all products that he finally specified for this unique purpose Rust-Resisting Anti-Corosive Aoncan Metal as the best adapted to last the length of time required. He, therefore, placed his order with the Stark Rolling Anto-Corrosive Toncan Metal as the best the tabs will be made of Toncan metal and then silver plated and put in the vaults of the city for safe keeping until the year 2162 rolls around.

Roof Protection at 40 Below Zero.

Forty degrees below zero! Did you ever stop to consider how cold this is? At this temperature a pail of water placed outdoors will freeze almost before you can turn around. Yet a temperature of 40 below is quite usual in the vicinity of South Porcupine, Canada, a good mining settlement 500 miles north of Toronto. Accordingly when the Northern Electric Heat & Power Co. built their new plant in this town they were up against a pretty big roofing and insulating problem. They required a material that would prove an effectual insulation against this excessive cold—and which at the same time would not crack and go to pieces under low temperatures. Furthermore, it was necessary to have a roofing that would withstand the melting snows of spring, without rusting or rotting—and that wouldn't dry out and run during the short but often hot Canadian summer. In short, owing to the extreme climatic conditions, a practically indestructible roofing was required. And on top of these conditions they demanded a roofing and siding that would afford perfect fire protection. In 1911 the town had been swept by a terrific fire, resulting in the loss of much valuable property and many lives. The conflagration has taught its lesson. They finally adopted asbestos roofing.

A copy of a recently published booklet describing this roofing material in detail will be forwarded by the H. W. Johns-Manville Co., New York, to anyone interested in difficult roofing problems.

Better Buildings.

The American Sheet and Tin Plate Company of Pittsburgh, Pa., recently issued a second edition of its popular booklet entitled "Better Buildings."

Devoted, as the title denotes, to improvement in building, this attractive booklet is extremely interesting and valuable to those connected with building and the allied trades. It is fully illustrated and contains detailed descriptions of formal metal roofing and siding materials especially adapted for houses, public buildings, churches, fireproof garages, barns, grain-bins—practically any and every kind of building no matter whether new or old. Many facts are given which cannot fail to impress those who read them with the advantages and safety gained by using metal sheets suitable for building construction. Attention is drawn to the safety from fire and lightning, strength, durability and consequent economy in the erection of buildings of steel. Throughout this booklet is information concerning the latest ideas and most modern improvements in building.

Numerous illustrations are given showing steel roofing, weather-proof siding, culverts, etc. A number of very useful tables of weights and measures are also given and the issue is bound in a manner serviceable and instructive. The previous edition of "Better Buildings" proved exceedingly popular. Architects are advised to send for a copy of the second edition before it is exhausted, to the American Sheet and Tin Plate Company, Pittsburgh, Pa. They are sent gratis, if the name of the Record and Guide is quoted.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2348 New York, March 15, 1913 (37) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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70th st, 257 W.
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75th st, 515 E.
77th st, 74, 78, 320 E.
81st st, 42 E.
82d st, 103 W.
83d st, 222 E.
85th st, 515 E.
95th st, 302 E.
97th st, 52 W.
107th st, 8-10 E.
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admatrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
subrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
subj—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west
y—years
O C & 100—other consideration and $100

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

MAR. 7, 8, 10, 11, 12 & 13.

Attorney st, 98, see 1 av, 154.

Bank st, 38 (2:614-13), ss, 165.2 e 4th, 20x90x19.5x90.1, 3-sty & b bk dwg; Jane S Phillips et al heirs Wm Phillips to Amelia M Phillips wid, 38 Bank, QC; mtg $3,100, Mar6; Mar11'13; A$9,500-11,500. nom

Bank st, 38; Amelia M Phillips to Jane S, Wm A, Geo R, & Caroline E Phillips, all at 38 Bank; B&S; CaG; sub to life estate of party 1st pt Mar6; Mar11'13. nom

Bank st, 38; Geo R Phillips to Wm A Phillips, 38 Bank; ¼ pt; AT; B&S & CaG; sub to life estate of Amelia M Phillips, their mother; mtg $3,100; Mar6; Mar11'13. 3,025

Bleecker st, 150-2 (2:525-43-44), ss, 25 e Thompson, 50x125, 1 6- & 1 7-sty bk loft & str bldgs; Cath A Anthon to Herman Rosenbaum, 707 St Nicholas av; B&S; AL; Feb17 Mar10'13; A$53,000-118,000. nom

Broome st, 313 (2:418-11), ss, 74.11 w Forsyth, 25.2x75, 5-sty bk tnt & strs; Saml J Kessler to Anna Weintraub, 704 West End av; mtg $25,000; Mar3; Mar11'13; A $24,000-32,000. O C & 100

Broome st, 387 (2:471-14), swc Mulberry (No 177), 25.3x106.3, 6-sty bk tnt & strs; Concetta Delli Paoli EXTRX & TRSTE Allessandro Delli Paoli, EXTRX & TRSTE vino, 747 2 av, Astoria, B of Q [o 226 Lafayette]; mtg $70,000; Mar8; Mar1013; A 37,000-78,000. 79,000

Catharine st, 57-9 (1:276-1, 58 & 59), nec Monroe (Nos 1-3), 47.9x102.10x47.7x99.8, 2 3-sty bk tnts & strs & 2-sty bk tnt; Edith R Lethaby et al to Jno H Bodine, 1427 Mad av; Jan30; Mar8'13, A$48,000-56,500. nom

Catharine st, 57-9; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $38,000; Mar7; Mar8'13. nom

Chrystie st, 80 (1:305-4), ses, 75 ne Hester, 25x100, 6-sty bk tnt & strs; Saml Meshel to Arenold or Arnold Kadish, 221 East Bway; AT; mtg $42,500 on whole; Mar7'13; A$22,500-42,000. 1,200

Chrystie st, 132 (2:419-6), es, abt 105 s Delancey, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Rose Chubaroff to Jos F Dempsey, 275 Macon, Bklyn; 1-3 pt; QC; mtg $25,000; Mar12'13; A$22,000-30,000. O C & 100

Chrystie st, 211 (2:427-41), ws, abt 85 n Stanton & at s line land Richd Munson, runs w50xs25xe25xs3.6xe25 to st xn25 to beg, 5-sty bk tnt & strs; Paola Torregrossa to Cannariato Real Estate Co (Inc), 230 Grand; mtg $18,250; Mar11; Mar12'13; A$16,000-21,000. nom

Cliff st, 60 (1:98-56), ss, abt 115 e Beekman, 19.8x100x20x100, 3-sty bk loft & str bldg & 4-sty bk rear loft bldg; Edw Greenebaum to 60 Cliff St Co (Inc), 128 Bway [r 1405]; AL; Mar7; Mar8'13; A$13,-000-17,000. O C & 100

Clinton st, 174 (1:314-8), es, abt 150 s Grand, 24.10x100, 6-sty bk tnt; Abr Rosenblum to Jeanette Deitz, 101 W 115; ½ RT&I; mtg $34,000; Feb24; Mar13'13; A $22,000-P42,000. O C & 100

Cooper st (8:2240-29), ns, 200 w 207th (Emerson), 100x100, vacant; mtg $2,000; A$10,000-10,000; also NAPIER AV (12:-3364), nwc 236th, 111x101x94.7x100, vacant; mtg $3,500; also LORING PL, 2274 (11:3225), es, 217.11 n 183d, runs n90xe110 xs86.4xe3.3xs3.5xw113.4 to beg, 2-sty bk dwg & vacant; mtg $17,500; Henry A Brann to Maze Realty Co of NY, a corpn, 2650 Bway; Mar11; Mar12'13. O C & 100

Cortlandt al, ws, 29.9 s Walker, see Bway, 394.

Cornelia st, 31 (2:590-47), ns, 101.2 e Bleecker, 21.1x97.6, 4-sty bk tnt & strs & 3-sty bk rear tnt; Jno Knecke & Mathilde R his wife to Jno Knacke & Mathilde R his wife, 31 Cornelia; mtg $7,350; Mar7; Mar11'13; A$8,500-13,500. 17,750

Delancey st, 174 (2:348-72), ns, 50 w Attorney, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Fanny Gruen to Jos L B Mayer, 994 [944] Park av; AL; Mar12; Mar13'13; A$28,000-40,000. O C & 100

DePeyster st, 24-6, see Front, 133-7.

East Broadway, 179 (1:284-21), ss, abt 130 w Jefferson, 26.1x100, 5-sty bk tnt & strs; Ettie Cuba to Isidore Cuba, 135 Eldridge [161 Clinton], May22'11; Mar13'13; A$30,000-43,000. O C & 100

East Broadway, 205 (1:285-23), ss, 171.1 w Clinton, 25.6x87.6, 3-sty & b bk dwg; Edith R Lethaby et al to Jno H Bodine, 1427 Mad av; Jan30; Mar8'13; A$22,500-27,000. nom

East Broadway, 205; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $18,000; Mar7; Mar8'13. nom

Front st, 133-7 (1:37-23), ses, at sws DePeyster (Nos 24-6), runs se81.5xsw54.8 to Pine (No 90) xnw89.8 to Front xne57 to beg, 7-sty bk office & str bldg; Realty Holding Co to Harry J Gilbert, 40 St Nicholas pl; mtg $170,000; Feb25; Mar10 '13; A$95,000-220,000. O C & 100

Grand st, 33, see 50th, 235-41 E.

Howard st, 25 (1:209-12), ss, 248.8 e Bway, 25.10x100, 5-sty bk loft & str bldg; Chloe P & Eliz Herring to David Greenebaum, 151 W 121; mtg $25,000; Feb19; Mar 7'13; A$25,000-34,000. O C & 100

Mercer st, 237 (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; Minnie Spellman to Jos Solomon, 1884 7 av; mtg $28,000; Mar10; Mar12'13; A$25,000-43,000. nom

Mercer st, 237 (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; Jos Solomon to Minnie Spellman, 909 Beck; B&S; mtg $30,000; Mar8; Mar10'13; A$25,-000-43,000. nom

Monroe st, 1-3, see Catharine, 57-9.

Monroe st, 195 (1:268-6), ns, 102.6 e Montgomery, 20.5x90.10x20.5x92.4, 3-sty & b bk dwg; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $6,500; Mar11; Mar12'13; A$9,000-11,-000. nom

Mulberry st, 177, see Broome, 387.

New Chambers st, 82, on map 82-4 (1:-111-31), ss, 125.3 w from ns Cherry, runs w40.10xs75.2xe20.11xn43.8xe10xn— to beg, 4-sty bk tnt & strs; Mary E Sandford to Progress Holding Co, a corpn, 31 Nassau; mtg $15,000; Mar10; Mar11'13; A$12,000-16,500. O C & 100

Pine st, 90, see Front, 133-7.

Rutgers st, 22 (1:273-26), ws, abt 25 s Henry, 25x84, 4-sty bk tnt & strs; Moses Israel to Jacob Koronefsky, 181 Henry; mtg $20,000; Mar10; Mar13'13; A$19,000-23,000. O C & 100

St Marks pl, 132 (8th) see Av A, 125.

Thompson st, 17, see 50th, 235-41 E.

Union sq, 2 or 4th av, 159 (3:870-8), n ec 14th, 25x87.6x30.1x70.6, 4-sty bk bldg & strs; A$120,000-130,000; also ATLANTIC AV (Brooklyn), ss, 308.4 e Hoyt, 49.2x90; also prop at Andes, Del Co, NY; also share of Stephen B Trask in personal estate left by Stephen C Burdett, decd; Stephen B Trask to Chas E Annett [29 W 8], Bayonne, NJ, individ, 3-16 parts & as TRSTE Stephen C Burdett, decd, 1-3 part for life of Eliza Hyatt [11 W 121]; Richd C Annett, Bayonne, NJ, 3-16 parts; Nathaniel W Trask, Bayonne, NJ, 2-16 parts; Chas W Trask at Riverhead, LI, 2-16 parts; Lorenzo Hyatt, 11 W 121, NY, 2-16 parts; Emily Kipp, 20 W 121, 2-16 parts & Malcolm & Marjory Jones, both at 11 W 121, each 1-16 pt; AT; all shares except the 1st being sub to 1-3 part for life of Eliza Hyatt; Dec1'12; Mar7'13. 19,500

Washington st, 774-8 (2:641-19-21), ws, 43.11 n 12th; runs w66xn46.3xe3xn18.3xe 63 to Washington xs63.11 to beg, 2-3-sty bk tnts & 1-3-sty fr bk ft tnt & str; Jos W Morgan to Reversionary Estates Co, 1 Bway [1 North Bway], Nyack, NY; [31 Liberty], 2-45 pts; mtg $5,000; Mar10; Mar11'13; A$20,000-23,000. nom

1ST st, 56 E (2:443-49), ns, 250 w 1 av, 20.8x100.4x25.3x100, 6-sty bk tnt & strs; Max J Kramer to Remark Holding Corpn, 35 Nassau; AL; Mar—; Mar13'13; A$18,000-37,000. O C & 100

4TH st, 131-3 E, see 1 av, 67.

5TH st, 619-23 E (2:388-57-59), ns, 243 e Av B, 50x97, 6-sty bk loft & str bldg & 2-4-sty bk tnts & strs with 3-sty bk rear tnt; Sarah B Reynolds to Jos & Herman Bauman, 79 E 4 [o 61 E 4]; Feb28; Mar7 '13; A$34,500-51,000. O C & 100

9TH st, 337 E (2:451-43), ns, 175 w 1 av, 25x92.3, 5-sty bk tnt & strs; Abr Goodman to Isaac Salmanowitz, 38 W 117; ½ pt; QC; Mar6; Mar10'13; A$19,000-29,000. nom

9TH st, 23 W, see Bway, 394.

10TH st, 410 E (2:379-14), ss, 173 e Av C, 20x92.3, 6-sty bk stable; Jos Engel to Jacob Moersfelder, 1128 Jackson av; AL; Mar11; Mar12'13; A$10,000-20,000. O C & 100

12TH st, 330 E (2:453-23), ss, 357.8 e 2 av, runs e25xs93.8 to c l former Stuyvesant xsw17.5xw10.5xn103.3 to beg, 6-sty bk tnt & strs; Pasqua Cannariato to Cannariato Real Estate Co Inc, 230 Grand; mtg $33,000; Mar8; Mar12'13; A$19,000-39,000. nom

13TH st, 234 E (2:468-26), sws, 235 nw 2 av, 21.5x103.3, 3-sty & b bk dwg, 1-sty ext; Edw C Curry to Claude N Lucker, 1362 72d, Bklyn; mtg $13,000; Mar10; Mar 11'13; A$12,500-15,000. O C & 100

14TH st E, nec Union Sq or 4 av, see Union Sq, 2, or 4 av, 159.

14TH st, 304-12 W (2:629-29-33), ss, 100 w 8 av, 100x98x102x77.4, 5-4-sty & b bk dwgs, 2-sty exts; Sarah S wife & Robt J Collier to Jacob Kottek, 17 W 70; AL; Mar11; Mar12'13; A$63,000-80,500. O C & 1,000

14TH st, 304-12 W; Jacob Kottek to Chas I Weinstein Realty Co, a corpn, 17 W 120; B&S; AL; Mar11; Mar12'13. O C & 100

16TH st, 615 E (3:984-12), ns, 238 e Av B, 25x92, 5-sty bk tnt; Sinnott Co, a corpn, to Louis Hopp, 212 W 141, & Morris Stone, 10 W 113; mtg $14,000; Mar3; Mar 7'13; A$7,500-14,500. O C & 100

18TH st, 342 W (3:741-56), ss, 300 e 9 av, 25x92, 5-sty stn tnt; Progress Holding Co to Gramont Constn Co, a corpn, 95 Wm; mtg $26,000 & AL; Mar10; Mar11'13; A$12,000-30,000. nom

19TH st, 446-8 W (3:716-61-62), ss, 175 e 10 av, 50x92, 2-4-sty bk tnts & strs; Henrietta Ingber to Gramont Constn Co, 95 Wm; mtg $27,000; Mar10; Mar11'13; A$20,-000-25,000. nom

22D st, 156 W (3:797-73), ss, abt 175 e 7 av, 20.10x98.9, 3-sty & b bk dwg; Archibald McFarland, heir Sarah M McCune to Guy S McFarland, both at San Antonio, Tex; AT; Jan24; Mar7'13; A$27,000-29,000. 1,000

23D st, 466 W (3:720-80), ss, 46 e 10 av, 22x98.9, 4-sty stn tnt; Jno C O'Conor, EXR Gilbert M Speir Jr, to Emily S Arnold, 303 Lex av; Feb25; Mar10'13; A$13,-500-16,000. 22,500

26TH st, 119 W (3:802-29), ns, 200 w 6 av, 21.10x98.9, 5-sty bk tnt & strs; Mary Guffanti to Jos Guffanti, 2830 Ocean Pkway, Bklyn; Feb24; Mar7'13; A$35,000-42,000. O C & 100

26TH st, 436 W (3:723-57), ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & strs; Richd J Donovan to Mildon Realty Co, a corpn, 99 Nassau [r 803]; AL; May1'11; Mar13'13; A$9,000-23,000. O C & 100

28TH st, 135 E, see Lex av, 119.

30TH st, 28 E, see Mad av, 105-17.

33D st, 442 W (3:730-72), ss, 425 w 9 av, 25x98.9, 5-sty stn tnt; Wilhelmina MacDougall & ano, to Lina Weil, 19 E 98; mtg $27,000; Mar10'13; A$10,500-26,500. O C & 100

36TH st, 402 W (3:733-40), ss, 65 w 9 av, 16x50, 4-sty bk tnt & str; Louis Tanewitz & Beckie his wife, to Beckie or Becky Tanewitz [Becky Tanewitz], 794 8 av; mtg $5,500; Apr 13'08; Mar10'13; A$4,-500-6,000. nom

36TH st, 402 W (3:733-40), ss, 65 w 9 av, 16x50, 4-sty bk tnt & str; Becky Tanewitz to Louis Tanewitz, 794 8 av; mtg $5,-000; Mar8; Mar12'13; A$4,500-6,000. nom

37TH st, 46 W (3:838-75), ss, 290 e 6 av, 20x98.9, 4-sty stn bldg & str; Frances T Perry EXTRX Safford G Perry to Dorothy P Bell at Yonkers, NY & Marjory Perry, 130 W 57 [362 N. Broad, Galesburg, Ill]; Feb11; Mar11'13; A$70,500-76,000. nom

37TH st, 46 W; Dorothy P & Marjory Perry to Frances T Perry, 130 W 57; AT; B&S; Feb11; Mar11'13. nom

38TH st, 316 E (3:943-48), ss, abt 265 e 2 av, —x—, 5-sty bk tnt & strs; Abr Benedict, ref, to Geo V Mullan, 118 W 183, Bronx; FORECLOS tax lien; Jan7; Mar 10'13; A$8,000-11,000. 5,900

39TH st, 224 E (3:919-47), ss, 250 e 3 av, 18.9x98.6, with all title to strip in rear 0.3 in depth, 3-sty & b bk dwg; Gerald F Shepard to J Chr G Hupfel Brewing Co, a corpn, 229 E 38; B&S; AL; Apr29'11; Mar 8'13; A$8,000-10,500. nom

39TH st, 226 E (3:919-46), ss, 268.9 e 3 av, 31.3x98.6, 5-sty bk tnt; Michl J Walsh to J Chr G Hupfel Brewing Co, a corpn, 229 E 38; mtg $23,500; Mar1; Mar8'13; A $14,000-30,000. O C & 100

39TH st, 3 W (3:841-35), ns, 205 w 5 av, 20x98.9, 3-sty stn bldg & str; Gloucester Realty Co to Frank V Burton at Newburgh, NY & Jno H Burton at Woodmere, LI, [o 384 Bway]; mtg $86,250; Mar 11'13; A$80,000-86,000. nom

39TH st, 7-9 W (3:841-32-33), ns, 245 w 5 av, 35.10x98.9, 2-4-sty stn bldgs & strs; Eugene Lucas to Gloucester Realty Co, a corpn, 54 William; Apr4'12; Mar11'13; A $144,000-153,000. O C & 100

39TH st, 7-9 W (3:841-32-33), ns, 245 w 5 av, 35.10x98.9, 2-4-sty stn bldgs & strs; Gloucester Realty Co to Frank V Burton, Newburgh, NY & Jno H Burton at Woodmere, LI [o 384 Bway]; AL; Mar11'13; A $144,000-153,000. nom

39TH st, 11 W (3:841-31), ns, 280.10 w 5 av, 20.10x98.9, 4-sty & b stn dwg; Eugene Lucas to Gloucester Realty Co, a corpn, 54 William; Apr4'12; Mar11'13; A $84,000-89,000. O C & 100

39TH st, 11 W (3:841-31), ns, 280.10 w 5 av, 20.10x98.9, 4-sty & b stn dwg; Gloucester Realty Co to Frank V Burton at Newburgh, NY & Jno H Burton at Woodmere, LI [o 384 Bway]; Mar11'13; A$84,-000-89,000. nom

40TH st, 226 E (3:920-50), ss, 305 e 3 av, 25x98.9, 6-sty bk tnt; Bernard F Golden to Jos Herrmann, 1408 Prospect av; mtg $20,000; Mar10'13; A$11,500-30,000. O C & 100

40TH st, 520 W (3:711-45), ss, 300 w 10 av, 25x98.9, 5-sty bk loft bldg, 1-sty ext; Allen Fox et al heirs &c Abr Fox, to Hannah Fox, 124 W 114; AT; B&S & C a G; AL; Mar8; Mar10'13; A$8,500-13,500. nom

41ST st, 151-5 E, see 3 av, 640-2.

44TH st, 446 W (4:1053-54), ss, 250 e 10 av, 20x100.4, 3-sty & b bk dwg; Caroline A wife & Frank Onderdonk to Mary C Inslee, 12 St John, Jamaica Plains, Boston, Mass; AT· B&S; AL; Feb28; Mar10'13; A$10,000-12,000. 240.74

46TH st, 56 W (5:1261-64½), ss, 230 e 6 av, 20x100.5, 4-sty & b stn dwg; Louise R Weed to Richmond Weed, 61 Sanford av, 3d Ward, B of Q [o 62 William]; B&S; Feb28; Mar8'13; A$57,000-62,000. nom

50TH st, 235-41 E (5:1324-16-18½), ns, 174 w 2 av, 71x100.5, vacant; A$28,400-57,500; also SOUTHERN BLVD (11:2982), es, 57.3 s 173d, 42.6x100x61.8x101.9; vacant; also 141ST ST, 117-35 W (7:2010-11-18), ns, 275 w Lenox av, 250x99.11, 2-6-sty bk tnts; A$104,000-P270,000; also GRAND ST, 33 (1:227-55), swc Thompson (No 17), 24x79 to 3 ft alley leading to Thompson, 7-sty bk loft & str bldg; A $15,000-P35,000, also 142D ST W (7:2010-6 & 54), ss, 100 e 7 av, runs s199.10 to ns 141st (Nos 137-45), xe125xn99.11xe25xn99.11 to 142d xe150 to beg, 2-6-sty bk tnts; A$——$———; Kramer Contracting Co to Remark Holding Corpn, 35 Nassau; AL; Mar6; Mar10'13. O C & 100

50TH st, 323 E (5:1343-11), ns, 255 e 2 av, 20x76.4, 3-sty & b stn dwg; Max J Kramer to Saml Hauser, 514 E 137; AL; Mar—'13; Mar13'13; A$7,000-10,000. nom

50TH st, 537 W (4:1079-13), ns, 475 w 10 av, 25x100.5, 3 & 4-sty stn loft & str bldg; Fredericka Abele et al EXRS Christian Abele to Gottfried Bay, 537 W 50; Feb28; Mar7'13; A$9,000-14,500. nom

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53D st, 2 W, see 5 av, 670.

56TH st, 75 E (5:1292-32), ns, 100 w Park av, 20x100.5, 5-sty bk dwg, 2-sty ext; Century Realty Investment Co to Arthur Lyle at Paterson, NJ [o 225 4 av], Mar15'01, Mar7'13; A$44,000-77,000. O C & 100

56TH st, 135 W (4:1009-14), ns, 154.2 w 6 av, 20.10x100.5, 5-sty stn tnt; Landsmith Realty Co to 140 West 57th St, a corpn, at 140 W 57; mtg $31,000; Mar1; Mar13'13; A$26,000-30,000. O C & 100

58TH st, 6-12 E (5:1293-65-67), ss, 100 e 5 av, 100x100.5, 2 6-sty bk tnts; Arthur M Jones & ano to Geo B Post, 129 E 69, J Langdon Ward, 125 W 74, & Lewis C Hasell, 126 E 71, as TRSTES Mary M Jones; 1-6 pt; AT; mtg $77,000 on whole, Mar7; Mar8'13; A$285,000-400,000. **75,000**

60TH st, 251 W (4:1152-5), ns, 100 e West End av, 25x100.5, 4-sty bk tnt; Kate Blank to Carrie L Jacobs, 600 W 138; mtg $6,750; Mar12'13; A$6,000-9,000. O C & 100

60TH st, 251 W (4:1152-5), ns, 100 e West End av, 25x100.5, 4-sty bk tnt; Carrie L Jacobs to Kate Blank, 997 Union av; mtg $7,500 & AL; Mar11; Mar12'13; A$6,-000-9,000. O C & 100

66TH st, 67 E (5:1381-33), ns, 74 w Park av, 18x100.5, 4-sty & b stn dwg; Wm E Lowe to Lawyers Realty Co, 160 Bway; Mar8; Mar10'13; A$40,000-49,000. O C & 100

70TH st, 257 W (4:1162-91½), ns, 208 e West End av, 17x100.5, 4-sty bk dwg; Ida K Bronner to Carolyn E Chamberlain, 257 W 70; mtg $14,000; Mar11'13; A$11,500-22,000. O C & 100

74TH st, 3 W (4:1127-28), ns, 100 w Central Park W, 20x102.2, 4-sty & b bk dwg; Frank C Jones Sr et al to Brennan Estate, a corpn, 2 W 75; mtg $25,000 & AL; Mar8; Mar10'13; A$20,000-35,000. O C & 100

75TH st, 515 E (5:1487-14), ns, 325 e Av A, 25x95.7x25.4x99.9, 5-sty bk tnt; Ernest N Adler to Hermina Larschan, 323 E 83; AL; Mar12; Mar13'13; A$6,000-16,000. O C & 100

77TH st, 74 E (5:1391-44), ss, 130 w Park av, 25x102.2, 2-sty bk garage; Wilson M Powell & ano, EXRS &c Francis H Macy, to Ellen Y Scott, 17 Reed, Jersey City, NJ; Feb27; Mar13'13; A$35,000-43,000. **38,500**

77TH st, 78 E (5:1391-42), ss, 80 w Park av, 25x102.2, 2-sty bk stable; Phillips Phoenix to Ellen Y Scott, 17 Reid, Jersey City, NJ, Mar5; Mar13'13, A$35,000 44,000. O C & 100

77TH st, 320 E (5:1451-44), ss, 203.5 e 2 av, 21.7x102.2, 4-sty stn tnt & strs; Nassau Mtg Co, a corpn, to Wm P Douglas, 12 W 76, EXR Jno G Kane; B&S; Feb10; Mar10'13; A$6,500-12,000. nom

81ST st, 42 E (5:1492-46), ss, 165e Mad av, 16x102.2, 4-sty & b stn dwg, 2-sty ext, destroyed by fire; Harriet B Barrow to Saml Murtland, 40 E 81; mtg $25,000; Mar 12; Mar13'13; A$19,000-$——. O C & 100

82D st, 103 W (4:1213-28½), ns, 50 w Col av, 50x25.8, 4-sty bk bldg; Gardiner S Dresser to Mary E wife Jno Muir [105 W 82]; mtg $20,000; Oct16'09; Mar12'13; A $15,000-25,000. nom

83D st, 222 E (5:1528-38), ss, 254.2 e 3 av, 17x102.2, 3-sty & b bk dwg; Robt F Wagner ref to N Y Academy of Medicine, a corpn, 17 W 43; FORECLOS Feb21; Mar 3; Mar11'13; A$7,500-9,000. **9,000**

83D st, 175-7 W, see Ams av, 481.

85TH st, 515 E (5:1582-7), ns, 148 e Av A, 25x102.2, 5-sty bk tnt; Saul J Baron to Mary Milleg, 515 E 85; QC; Mar12'13; A $8,000-16,500. nom

95TH st, 302 E (5:1557-48½), ss, 75 e 2 av, 25x75.11, 5-sty bk tnt; Arnold Adler et al to Jos Tuerkel, 203 E 99; mtg $10,-000; Mar12; Mar13'13; A$7,000-14,000. O C & 100

97TH st, 52 W (4:1832-52), ss, 180 w Central Park W, 20x100, 4-sty & b bk dwg; Wm B E Lockwood to Nellie S Lockwood, both at White Plains, NY [Sandview av]; mtg $12,500; Mar8; Mar10'13; A$12,000-20,-000. O C & 100

99TH st, 301 E, see 2 av, 1920-2.

107TH st, 8-10 E (6:1612-63), ss, 182.5 w Mad av, 41.2x100.11, 6-sty bk tnt; Harris Rogers to Hyman Hyams, 36 W 118; QC; AL; Mar6; Mar12'13; A$21,500-56,000. nom

107TH st, 8-10 E; Park-Madison Co to same, QC, mtg $63,500 Mar4 Mar12'13. O C & 100

114TH st, 178 E (6:1641-41), ss, 118 w 3 av, 18x100.11, 4-sty stn tnt; Rosemary Logan to Jno W Cornish Constn Co, a corpn, 805 E Tremont av; mtg $10,000; Mar8; Mar10'13; A$7,000-12,500. nom

114TH st, 180 E (6:1641-40½), ss, 100 w 3 av, 18x100.11, 4-sty stn tnt; Kate M G Crowley to Jno W Cornish Constn Co, a corpn, 805 E Tremont av; mtg $10,000; Mar8; Mar10'13; A$7,000-12,500. nom

118TH st, 401 E, see 1 av, 2296.

120TH st, 110 E (6:1768-66), ss, 131.8 e Park av, 20.10x100.10, 4-sty & b stn tnt; Jno J Hynes, ref, to Malcolm R Lawrence, 27 Montgomery pl, Bklyn; FORECLOS Feb 4; Mar7; Mar12'13; A$8,500-13,000. **7,100**

120TH st W, nec Ams av, see Ams av, 1221.

121ST st, 313 E (6:1798-5), ns, 123 e 2 av, 26x100.11, 4-sty bk tnt; Vincenzo Cudemo & ano to Clemente D'Alessio, 422 E 117; mtg $12,500 & AL; Mar10; Mar13'13; A$8,500-14,500. O C & 100

122D st, 238 E (6:1786-33), ss, 185.1 w 2 av, 18.8x100.2, 4-sty stn tnt; Jno C O'-Conor, EXR Gilbert M Speir Jr, to Emily S Arnold, 303 Lex av; Feb25; Mar10'13; A$7,500-10,500. **10,000**

122D st, 240 E (6:1786-32), ss, 166.3 w 2 av, 18.9x100.2, 4-sty stn tnt; Jno C O'-Conor, EXR Julia S Wright, to Emily S Arnold, 303 Lex av; Feb25; Mar10'13; A $7,500-10,500. **10,000**

123D st, 405-7 W (7:1964-29-30), ns, 57.9 w Morningside av or Col av, 42.2x94, 2-5-sty bk tnts; Jno McCarron to Jennie W McCarron, his wife, 407 W 123; B&S; Mar 10; Mar12'13; A$25,000-42,000. O C & 100

124TH st E, sec Mad av, see Mad av, 1929.

125TH st, 16 W (6:1722), ss, 185 w 5 av, 37.6x100.11; asn rents to secure loan of $5,700; Inter-City Land & Securities Co to Marie R Winters at Port Washington, LI; Feb28; Mar1'13. Corrects error in last issue when location was 185 w 8 av. nom

127TH st, 224-6 E (6:1791-36-37), ss, 280 w 2 av, 50x99.11, 2 5-sty bk tnts; Union Exch Natl Bank of NY to Waldorf Realty Co, 40 W 33; QC; Oct26'09; Mar10'13; A $14,000-36,000. nom

127TH st, 226 E (6:1791-36), ss, 280 w 2 av, 25x99.11, 5-sty bk tnt; Etta Forgotston to Emma Knapp, 10 Club rd, Roland Park, Baltimore, Md; QC; Mar5; Mar10'13; A$7,000-18,000. nom

127TH st, 226 E; David Gilmore to same; B&S; Mar4; Mar10'13. nom

128TH st, 246 E (6:1792-28½), ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; Jersey State Realty Co to Fannie C Devoe, 140 W 66; mtg $13,000; Feb24; Mar7'13; A$7,500-16,-000. O C & 100

128TH st, 246 E; Fannie C Devoe to Plainfield Plumbing, Hardware & Paint Supply Co, a corpn, 63 Wall [o 1348 W Front, Plainfield, NJ]; mtg $18,500; Feb 26; Mar7'13. O C & 100

130TH st, 203 W (7:1936-28), ns, 75 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Richd J Donovan to Mildon Realty Co, a corpn, 99 Nassau [r 803]; mtg $13,000; May1'11; Mar13'13; A$8,300-10,500. O C & 100

130TH st, 617-21 W (7:1997-18-20), ns, 275 w Bway, 75.3x99.11, 3 & 4-sty bk warehouse & stable; Louis Strauss to Leopold Oppenheimer, 509 W 110; mtg $10,250; Mar 7; Mar10'13; A$25,000-27,500. nom

131ST st, 252 W (7:1936-53½), ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Narcorth Realty Co to Richd Carroll, 2778 Morris av; mtg $8,500; Feb17; Mar8'13; A $8,400-11,000. O C & 100

132D st, 48 E (6:1756-44), ss, 183.4 e Mad av, 33.4x99.11, 5-sty bk tnt; Helen Loeb, individ & EXTRX Alfred Loeb, to Lena Loeb, 2016 Mad av; mtg $25,000; Mar 1; Mar10'13; A$10,500-31,000. O C & 100

132D st, 249 W (7:1938-15), ns, 355 e 8 av, 19.6x99.11, 3-sty & b stn dwg; Kathi Zoller to Jno J Carroll, 465 73d, Bklyn; [520 Pearl]; mtg $3,000; Mar12; Mar13'13; A$8,500-11,500. nom

133D st, 533 W (7:1987-18), ns, 350 w Ams av, 25x99.11, 5-sty bk tnt; Sarah Goldberg to Lina Weil, 19 E 98; mtg $18,-000; Mar10; Mar11'13; A$10,000-22,000. O C & 100

134TH st W, nec St Nich av, see St Nich av, 486.

135TH st, 118 W (7:1919-45), ss, 275 w Lenox av, 24.11x99.11, 5-sty bk tnt & strs; Mary G Cully to Alice J Cully, 63 W 46; mtg $22,250; Mar12; Mar13'13; A$14,000-26,000. O C & 100

135TH st, 209-13 W (7:1941-22-24), ns, 175 w 7 av, 75x99.11, 3 5-sty bk tnts; Addie R Altman et al to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $55,500; Mar11; Mar13'13; A$42,000-70,000. O C & 100

138TH st, 119 W (7:2007-18), ns, 412 e 7 av, 26x99.11, 5-sty bk tnt; Eliv Simpson to Sallie Simpson, 1831 7 av [112 W 139]; ½ pt; mtg $20,000 on whole; Feb21'12; Mar 10'13; A$11,500-27,000. O C & 100

141ST st, 75-7 W (6:1739-6), ns, 100 e Lenox av, 50x99.11, 6-sty bk tnt; Lenox Columbus Co to Nonparell Realty Co, a corpn 586 Newark av, Jersey City, NJ; mtg $47,000; Mar10; Mar12'13; A$12,000-50,000. O C & 100

141ST st, 117-35 W, see 50th, 235-41 E.

141ST st, 137-45 W, see 50th, 235-41 E.

142D st W, ss, 100 e 7 av, see 50th, 235-41 E.

143D st W, sec Lenox av, see Lenox av, 654.

143D st, 253 W, see 143d, 255 W.

143D st, 255 W (7:2029-10), ns, 212.6 e 8 av, 37.6x99.11, 5-sty bk tnt; A$17,000-40,000; also 143D ST, 253 W (7:2029-11), ns, 250 e 8 av, 37.6x99.11, 5-sty bk tnt; A $17,000-40,000; Benj Jacobs et al to Maurice M Le Vine, 177 Lee av, Bklyn; mtg $60,000; Oct21'12; Mar7'13. O C & 100

145TH st W, swc Convent av, see Convent av, 356.

145TH st, 601 W, see Bway, 3541.

146TH st, 301 W, see 8 av, 2741.

157TH st, 465 W, see St Nich av, 941.

167TH st, 444-6 W (8:2111-99), sws, 111.8 nw Colonial Pkway, 59.8x74.3x50x41.8, 5-sty bk tnt; Jacob Starkman to May B Slesinger, 1231 Park av; AL; Feb28; Mar12 '13; A$12,000-28,000. O C & 100

167TH st, 448-50 W (8:2111-97), ss, 238.7 e Ams av, 59.8x57.9x50x90.3, 5-sty bk tnt; Jacob Starkman to May B Slesinger & Adolf Schmeidler, both 1231 Park av, & Barnett L Hollander, 1 W 72, EXRS, &c, Bertha R Berman; AL; Feb28; Mar12'13; A$15,000-37,000. O C & 100

170TH st, 509-11 W (8:2127-56), ns, 120 e Audubon av, 50x100, 5-sty bk tnt; Leon Scheidecker to Jas B Gillie, 356 Convent av; mtg $40,000; Mar7'13; A$16,500-51,-000. O C & 100

179TH st W (8:2153-9), ss, 100 e St Nicholas av, 25x100; vacant; Grace L D Hoffman to Alonzo B Kight, 2255 Bway; Mar8; Mar10'13; A$9,500-9,500. O C & 100

183D st, 553-7 W (8:2154-89-90½), ns, 275 e St Nicholas av (11th av), 50x74.11, 3 3-sty bk dwgs; Cora A Springer to Jno W Springer, 553 W 183; B&S; mtg $20,000; Mar1; Mar8'13; A$15,000-29,900. nom

183D st, 567 W (8:2154-95), ns, 160 e St Nicholas av, 20x99.11, 3-sty bk dwg; Rosanna Havanagh widow & DEVISEE Bernard Havanagh to Nelson A Lawton, 529 W 186; QC; Mar1; Mar4'13; A$7,200-13,000. Corrects error in issue Mar8 when grantee was Bernard Kavanagh. nom

184TH st W (8:2156-29), ns, 95 e Audubon av, 25x179.10; vacant; Nathan Burnstine to Edw A Hannan, 334 E 17; Mar6; Mar10'13; A$7,500-7,500. O C & 100

184TH st W (8:2156); same prop; Edw A Hannan to Douglas Robinson, Warren Township, Herkimer Co, NY [o 128 Bway]; Mar7; Mar10'13. O C & 100

186TH st, 556-8 W (8:2157-45), ss, 150 w Audubon av, 50x107.5, 5-sty bk tnt; Mary F Martin to Casper D P Schnoor, 123 W 112; mtg $50,000; Mar11'13; A$14,000-52,-000. O C & 100

Av A, 125 (2:435-29), swc St Marks pl (No 132) (8th), 24.8x70, 6-sty bk tnt & strs; Jos Fuchs to Helen H Fuchs, 4819 14 av, Bklyn; AT; AL; Mar4; Mar13'13; A $27,000-50,000. nom

Av C, 301 (3:985-30), ws, 82 n 17th, 20x 88, 5-sty bk tnt & strs; Leopold Freiman to Emanuel M Lebowitz, 534 Grand; mtg $14,500; Feb26; Mar8'13; A$6,500-12,000. nom

Amsterdam av, 481 (4:1214-1), nec 83d (Nos 175-7), 25.8x100, 5-sty bk tnt & strs; Margt S Shea, individ & EXTRX Jas S Shea, to Thos Kelly, 169 W 80; AT; mtg $83,050; Mar3; Mar13'13; A$36,000-60 000. O C & 100

Amsterdam av, 481; Ashley P Shea to same; ⅓ RT&I; mtg $83,500; Mar3; Mar 13'13. O C & 100

Amsterdam av, 481; Jas E Shea, by Margt S Shea to same; ⅓ R T & I; B&S; mtg $83,050; Mar12; Mar13'13. **29,333.33**

Amsterdam av, 1221 (7:1963-1-5), nec 120th, 100.11x125; vacant; Edw M Tucker to Albt E Hartcorn, at Atlantic Highlands, NJ [o 20 Nassau]; mtg $84,825; Mar1'12; Mar10'13; A$115,000-115,000. nom

Amsterdam av, 1221; Albt E Hartcorn to Edmund Francis Realty Co, a corpn, 20 Nassau [r 52]; mtg $84,825; May1'12; Mar 10'13. nom

Broadway, 394 (1:195-6), es, abt 28 s Walker, —x— to Cortlandt al, 6-sty stn loft & str bldg; A$123,000-150,000; also 9TH ST, 23 W (2:573-56), ns, abt 340 w 5 av, —x—, 4-sty stn dwg; A$14,000-17,-500; Geo Southack to Frankie E Southack, at Summit, NJ; AT; confirmation of deed of trust dated Oct30, 1900; Sept21'04; Mar 7'13. nom

Broadway, 3541 (7:2092-26), nwc 145th (No 601), 99.11x150; vacant; Matilda H Bull, widow, to Harry J Gilbert, 40 St Nicholas pl; QC; Feb25; Mar10'13; A$180,-000-180,000. nom

Broadway, 3541; Henry W Bull & ano, EXRS Wm L Bull Jr, to same; mtg $240,-000, Feb21, Mar10'13 nom

Broadway, 3541; Harry J Gilbert to Realty Holding Co, 907 Bway; B&S; mtg $240,000; Mar7; Mar10'13. nom

Convent av, 356 (7:2059-51), swc 145th, 20x94, 3-sty & b stn dwg; Jas B Gillie to Fogleasso-Clement Bldg Co, 197 Bleecker; mtg $12,000; Mar6; Mar7'13; A$16,500-25,000. O C & 100

Haven av (8:2139-pt lot 217), ws, 50 s 170th, produced, runs w103.3xn50xe103.3 to av x—50 to beg; vacant; Cora A Springer to Jno W Springer, 553 W 183; AL; Mar1; Mar8'13; A$——$——. nom

Haven av (8:2139-pt lot 217), ws, 50 n from ss 170th, produced, runs w103.3xs50x e103.3 to av xn50 to beg; Cora A Springer to Gladys C Springer, 553 W 183; B&S; AL; Mar1; Mar8'13; A$——$——. nom

Lenox av, 83 (7:1824-30), ws, 25.11 n 114th, 25x100, 5-sty bk tnt & strs; Philip Pifko to Lena Jacobs, 1652 Av A; Mar11; Mar12'13; A$24,000-35,000. nom

Lenox av, 654 (6:1740-69), sec 143d, 24.11x85, 1-sty bk theatre; Kath H Schaeffler to Sidney Samuels, 659 E 165; mtg $18,000; Mar10; Mar11'13; A$16,700-21,000. nom

Lexington av, 119 (3:884-26), nec 28th (No 135), 22.4x80, 4-sty & b stn dwg; Millicent V Hearst to Wm R Hearst, 137 Riverside dr; B&S; AL; Mar1'12; Mar13 '13; A$32,000-41,000. nom

Madison av, 105-17 (3:859-19-20 & 64-68), sec 30th (No 28), 123.5x100, 7 4-sty & b stn dwgs & 1 4-sty & b bk dwg; Saml Woolverton, TRSTE Ann E Cairns, to Chas Kaye, 110 W 119; AL; Mar10'13; A$396,000-429,000. **600 000**

Madison av, 1929 (6:1748-74), sec 124th, 20.6x80, with all title to strip 5 ft wide on w, 3-sty stn tnt & str; Harry M Stevens to St John's Park Realty Co, a corpn, 55 Liberty; mtg $18,000; Mar10; Mar13'13 A$12,500-16,000. O C & 100

Madison av, 1929; with all title to strip 5 ft wide on w; St John's Park Realty Co to Eliza T Wray, at Highland Mills, NY; mtg $18,000; Mar13'13. O C & 100

Northern av, 63 (8:2177-124), es, 100 n 180th, 50x110, 5-sty bk tnt; Kirby Constn Co to Philip & Louise Bier [o 2 W 129; mtg $45,000; Mar7; Mar8'13; A$13,000-P48,000. O C & 100

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Old Broadway, 2336 (7:1984-13), es, 25 n 129th, 25x102.7x25x101.3, 3-sty fr tnt & str; Annie Dennerth to Patk F Kenny, 1050 Warburton av, Yonkers, NY, & Jno Wegmann, 3000 Decatur av, mtg $7,875, Mar12'13. A$11,000 12,000 O C & 100

Park av, 870 (5:1392-37), ws, 102.8 n 77th, 25x100, 2-sty bk stable, Edw S Avery et al individ & ADMRS & hrs Mary E Brinckerhoff to Ellen Y Scott, 17 Reid, Jersey City, NJ; B&S; Feb28; Mar7'13; A $40,000-45,000. **50,000**

Park av, 870; Ellen Y Scott to Phillips Phoenix, 3 E 66, Mar6; Mar7'13. O C & 100

St Nicholas av, 486 (7:1959-29), nec 134th, 101.3x37.11x99.11x21.1, 5-sty bk tnt; Harry B Davis to Edw Gottheimer, 100 W 105; mtg $38,000; Mar1; Mar11'13; A$29,-000-44,000. O C & 100

St Nicholas av, 486 (7:1959-29), nec 134th, 101.3x37.11x99.11x21.1, 5-sty bk tnt; Edw Gottheimer to Home Guardian Co, a corpn, 15 W 34, mtg $11,000, Mar11, Mar 12'13; A$29,000-44,000. nom

St Nicholas av, 941 (8:2108-68), nwc 157th (No 465), 46.8x90.10x45x103.3, 6-sty bk tnt; Eliz Euell to Agency Realty & Mtg Co, a corpn, 31 Nassau; mtg $71,-500; Mar11; Mar12'13; A$33,000-85,000. nom

1ST av, 67 (2:446-36), nwc 4th (131-3 E) 24.5x99.3, 5-sty bk tnt & strs; Aug Witzel to Frank Gens & Co, Inc, a corpn, 230 Grand; mtg $40,000 & AL; Mar8; Mar11 '13; A$32,000-52,000. O C & 100

1ST av, 154 (2:437-4), es, 69.2 ne 9th, 23.1 x100, 5-sty bk tnt & strs; A$20,000-27,000; also ATTORNEY ST, 98 (2:343-10), es, 125 s Rivington, 25x72, with all title to strip on e 25x3, 5-sty bk tnt & strs; A$16,500-27,000; Dora Berman to Harris Berman, 336 E 170; 1-3 pt; AT; AL; Mar6; Mar8'13. O C & 100

1ST av, 2296 (6:1806-1), nec 118th No 401), 25.5x66, 4-sty bk tnt & str; Giovanni Trimarco to Nicoletta Felitti, 2222 1 av; ½ pt; mtg $21,000; Mar12; Mar13'13; A$13,000-20,000. O C & 100

1ST av, 2296; Pasquale Felitti to Nicoletta, wife Pasquale Felitti, 2222 1 av; AT; QC; AL; Mar12; Mar13'13. O C & 100

2D av, 1547 (5:1526-23), ws, 51.1 n 80th, 25.5x101.5, 4-sty bk tnt & strs; Helen M O'Brien to Chas P Doelger, 11 W 75; mtg $9,000 & AL; Mar10; Mar11'13; A$14,000-20,000. O C & 100

2D av, 1920-2 (6:1671-1), nec 99th (No 301), 40.11x106, 6-sty bk tnt & strs; Geo C Schneider to Elinor M Koch, 1457 Lex av; mtg $30,000; Mar7; Mar10'13; A$28,000-70,000. O C & 100

2D av, 2135 (6:1659-27), ws, 20 s 110th, 27x73, 4-sty bk tnt & strs; Giovanni Cardinale to Catarina Guarino, 2135 2 av; mtg $13,500; Jan15; Mar8'13; A$10,500-15,-500. O C & 100

3D av, 640-2 (5:1296-32½-34), nwc 41st (Nos 151-5), 49.4x100, 3-4-sty bk tnts&strs; Cath Doscher, widow & heir Jno R Doscher, to Claus H Doscher, 498 Bedford av, Bklyn, & Henry C, Sophia D E & Margaretta Doscher, all at 116 S 9, Bklyn; 1-5 pt; AT; B&S; Feb15; re-recorded from Feb17; Mar13'13; A$62,000-81,000. nom

4TH av, 329-31 (3:880-4-5), es, 60 n 24th, 38.9x83, 2-3-sty bk loft & str bldgs, 1-sty exts; Realty Holdings Co to Polo Constn Co, a corpn, 151 W 30; mtg $100,000; Mar 11; Mar12'13; A$105,500-114,000. O C & 100

5TH av, 670 (5:1268-40), swc 53d (No 2), 50.5x100, 4-sty stn str; Almy G Gallatin to Dreicer Realty Co, a corpn, 560 5av; C a G; AL; Feb8; Mar10'13; A$675,000-745,000. nom

8TH av, 2194 (7:1924-3), es, 50.11 n 118th, 25x80, 5-sty bktnt & strs; Chas Parnell to Henry J Beck, 600 W 178, mtg $19,500; Mar1; Mar13'13; A$19,000-28,000. O C & 100

8TH av, 2741 (7:2045-29), nwc 146th (No 301), 25x100, 5-sty bk tnt & str; Jas H Cruikshank to Eliza T Wray, at Highland Mills, NY; mtg $27,000; Mar3; Mar13'13; A$20,000-40,000. nom

8TH av, 2917 (7:2047-32), ws, 74.11 n 154th, 25x100, 6-sty bk tnt & strs; Herbert Fischer to Eldon Bisbee, 60 E 78; ½ R T & I; mtg $25,000; Mar8; Mar12'13; A $10,000-30,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broome st, 387 (2:471-14), swc Mulberry (No 177), 25.3x106.3, 6-sty bk tnt & strs; re dower; Concetta Delli Paoli to Dominick Alvino, 747 2 av, Astoria, B of Q [o 226 Lafayette]; Mar8; Mar10'13; A$37,000-78,-000. nom

Mulberry st, 177, see Broome, 387.

White st, 34 (miscl), the business; power of atty; Harry Rosner to Harry Klein [o 34 White]; Feb27; Mar7'13. O C & 100

12TH st, 29 W (2:576-55), ns, 200 w 5 av, 25x88x26x95, 5-sty bk tnt; re dower; Mary T Adams, widow, to Albt L Adams, 39 W 190, Bronx, & Genevieve Adams, 37 Mad av, heirs Albt L Adams; AT; QC; Mar7; Mar8'13; A$27,000-37,500. 7,345.45

58TH st, 6-12 E (5:1293); power of atty; Cath L O'C Jones to Warren Cruikshank, 141 Bway; Dec7'12; Mar8'13.

78TH st, 169 W (4:1150), ns, 75 e Ams av, 23x102.2; also 181ST ST, 790 E (11:-3110), swc Mapes av, 100x26; asn rents; Rudolph Schweizer to Chas Dorn, Jacob Schweizer & Jacob J Dorn, 361 3 av, Mar 3, Mar11'13. nom

122D st, 232-6 E (6:1786-33½-35), ss, abt 205 w 2 av, 50x100, 3 4-sty stn tnts; valuation $20,750; mtg $19,500; CONTRACT to exchange for prop at Lakewood Park S, NJ; Jno J Tully Co, a corpn, with Sigmund Levin, 542 1 av, Astoria, B & Q; Mar10; Mar11'13; A$22,500-31,500. exch

135TH st, 506 W (7:1988-40), ss, 191.8 w Ams av, 45.10x99.11, 6-sty bk tnt; re mtg; N Y Trust Co, a corpn, TRSTE to NY Real Estate Security Co, a corpn, 42 Bway; QC; Mar13'13; A$24,500-58,000. nom

141ST st, 75-7 W (6:1739-6), ns, 100 e Lenox av, 50x99.11, 6-sty bk tnt; re mtg; State Bank, a corpn, to Lenox Columbus Co, a corpn, 309 Bway [o 378 Grand]; QC; Mar10; Mar12'13; A$12,000-50,000. nom

141ST st, 75-7 W; re mtg; same to same; QC, Mar10, Mar12'13. nom

Power of atty (miscl); Jno Tietjen to Andw Tietjen; May7'12; Mar13'13.

Power of atty (miscl); Abr J Schlesinger to Ernestina Schlesinger; Mar5; Mar7'13.

Power of atty (miscl); Fredk P Forster to Henry Forster, both at 270 W 84; May 27'12, Mar8'13.

Power of atty (P A); A S Barnes Co to Claude S Hammock; Mar10'13.

Power of atty (miscl); Jno C Minor to Edna V Minor; Mar3; Mar10'13.

Power of atty (miscl); Sarah S Collier to Francis P Garvan; Mar5; Mar12'13.

Power of atty (miscl); Robt J Collier to same; Mar5; Mar12'13.

Power of atty (miscl); Wm O'B Macdonough to Jno G Agar, 19 E 66; Mar3; Mar12'13.

Election to accept provision under will in lieu of dower (miscl); Eugenie Bergdorf widow of Herman Bergdorf, decd, to whom it may concern; Nov21'12; Mar7 '13.

Order (miscl) of court cancelling chattel mtg & notes filed Oct16'12; Philip Star, plff vs Spiro Art Embroidery Works, a corpn, deft; Jan2; Mar10'13. court order

WILLS

Borough of Manhattan.

Bayard st, 51 (1:163-29), ss, 150.2 w Bowery, 25.1x85, 5-sty bk tnt & str; ½ int; Chas H Rugen Est, Aaron Morris, EXR, 26 Oliver; atty, Edmund Bittiner, 277 Bway; A$17,500-25,000; Will filed Mar12 '13.

Washington st, 717 (2:633-6), sec W 11th, 31.9x49 9x42.2x43.2, 5-sty bk tnt & str; Patk Anderson Est, Emily J Tighe, EXTRX, White Plains, NY; atty, Wm Allen, 149 Bway; A$15,000-23,000; Will filed Mar6'13.

4TH st, 88-90 E (2:445-10-11), ss,84 e 2 av, 41x82.2; 2 3-sty bk dwgs; Ignatz Hochfelder Est, Josephine Hochfelder, ADMTRX, 90 E 4; atty, Julius Hochfelder, 90 E 4; A$25,000-29,000; letters of admn filed Mar8'13.

11TH st E, swc 1 av, see 86th st, 43 W.

11TH st W, see Wash, see Wash st, 717.

24TH st, 425-35 E (3:956-16), ns, 113 w Av A, 150x98.9, 11-sty bk loft bldg; A $65,000-P$325,000; also 68TH ST, 47 W (4:1121-13), ns, 300 e Col av, 25x100 5, 4-sty stn fr dwg; A$22,500-43,000; Jos J Little Est, Arthur W Little, EXR, 429 E 24; atty, Henry W Bridges, 49 Exchange pl; Will filed Mar5'13.

68TH st, 47 W, see 24th, 125-35 E

69TH st, 9 E (5:1381-121), ns, 265 e 5 av, 28x100.5, 4-sty stn fr dwg & 3-sty bk ext; Evelyn M Dalley Est, Henry Dalley, EXR, 9 E 69; attys, King & Osborn, 165 Bway; A$113,000-145,000. Will filed Mar13'13.

85TH st, 38 W (4:1198-47), ss, 350 w Central Pk W, 16.8x102.2, 4-sty stn ft dwg; Christian H Bovee Est, Rich Morris Popham, EXR, Merion, Pa; attys, Woodford, Bovee & Butcher, 1 Mad av; A$12,-500-21,000; Will filed Mar12'13.

86TH st, 43 W (4:1200-10), ns, 240 e Col av, 25x100.8, 4-sty stn fr dwg; A$27,-500-52,000; also 1ST AV, 177 (2:452-30), s wc E 11th, 23.7x64, 4-sty bk tnt & str; A $21,000-29,000; Celia M Rafter Est, Edw A, Arthur L & Mary Rafter EXRS, 43 W 86; atty, Jno R Rafter, 2 Rector; Will filed Mar12'13.

102D st W, nwc Ams av, see Ams av, 860-2.

115TH st, 126-8 E (6:1645-59), ss, 75 w Lex av, 40x100.11, 6-sty bk tnt; Henrietta Dorf Est, Saml Dorf, EXR, 601 W 144; atty, Irving S Dorf, 290 Bway; A$17,500-48,000; Will filed Mar8'13.

134TH st, 16 W (6:1731-47), ss, 260 w 5 av, 25x99.11, 5-sty bk tnt; A$9,000-21,500; also 134TH ST, 24 W (6:1731-51), ss, 360 w 5 av, 26x99.11, 5-sty bk tnt; A$9,500-22,500; Caroline Rothschild Est, Saml Rothschild, EXR, 202 Brown pl; atty, Louis Susman, 53 Park Row. Will filed Mar14'13.

134TH st, 24 W, see 134th, 16 W.

147TH st, 405 W (7:2062-30), ns, 52 w St Nich av, 16x74.11, 3-sty stn fr dwg; Alfd M Wood Est, Eliz Wood, EXTRX, 405 W 147; atty, Rudolph Loreok, 38 Park Row; A$6,100-12,000; Will filed Mar8'13.

Amsterdam av, 860-2 (7:1874-29-30), nw c 102, 50x100, 2 5-sty bk tnts & strs (pt int); Isiah Hamel Est, Wm Hamel, ADMR, 201 W 102; atty, Rufus T Griggs, 31 Nassau; A$57,000-70,000; Letter of admr filed Jan28'13.

1ST av. 177, see 86th st, 43 W.

CONVEYANCES.

Borough of the Bronx.

Belmont st, nwc Weeks av, see Weeks av, nwc Belmont.

Carroll or Prospect st (*), ss, 317.6 e from w shore City Island at h w m, 100x 110; also 16½ ft on st in front of above; Michl Tully to Jas F Tully, 211 W 107; mtg $5,000; Mar12; Mar13'13. nom

Carroll pl (*), ws, 99.4 s Washington av, 50x75; Giuseppe Parillo to Vito Corrado, 2443 Dorsey; Jan24; Mar11'13. O C & 100

Carroll pl (*), same prop; Vito Corrado to Giuseppe Parrillo, 2443 Dorsey; ½ pt; Jan25; Mar11'13. O C & 100

Charlotte st (11:2966 & 2977), swc 170th 24.11x154.7x152.6, gore, vacant, except gore conveyed to Jas T Barry, recorded Jan18 '06; Louis Bauer & Kate M his wife to Edw M Clarke, 301 Ams av; mtg $2,500 & AL; Aug12'12; Mar11'13. nom

Charlotte st (11:2966 & 2977), same prop; Edw M Clarke to Kate M Bauer, 17 W 69; B&S; mtg $2,500 & AL; Aug14'12; Mar11'13. nom

Crotona Park E, 1812 (11:2940), ss, 100 w So blvd, 25x100, 2-sty fr dwg; Jas F Keelon to Kathryn Daniher, 531 W 179; mtg $7,500; Mar8; Mar13'13. O C & 100

Crotona Park E, 1812; Kathryn Daniher to Jas F Keelon & Caroline, his wife, 861 Elsmere pl; B&S; AL; Mar8; Mar13'13. O C & 100

Division st, swc Tremont av, see Tremont av, 1006-12.

Elsmere pl, 813 (11:2956), ns, 125 w Marmion av, 25x100, 2-sty fr dwg; Edwin D Hays, ref, to Mary Reul, 1882 Bathgate av; AL; FORECLOS Feb27; Mar12'13. **2,500**

Fox st, 643 (10:2684), ns, 150.7 e Av St John, 40.7x125, 5-sty bk tnt; mtg $33,500; also FOX ST, 647 (10:2684), ns, 191.3 e Av St JOHN, 40.7x125, 5-sty bk tnt; mtg $34,-000; also FOX ST, 651 (10:2684), ns, 231.10 e Av St John, 40.7x125, 5-sty bk tnt; mtg $34,000; also FOX ST, 655 (10:2684), ns, 272.6 e Av St John, 40.7x125, 5-sty bk tnt; mtg $34,000; Maze Realty Co of N Y to Henry A Brann, 2274 Loring pl & Andw T McKegney, 2284 Devoe ter; Mar5; Mar12 '13. O C & 100

Fox st, 663, see Fox st, 659.

Fox st, 647-651 & 655, see Fox, 643.

Fox st, 659 (10:2684), ns, 313.1 e Av St John, 40.7x125, 5-sty bk tnt; also FOX ST, 663 (10:2684), ns, 353.9 e Av St John, 40.7 x125, 5-sty bk tnt; Maze Realty Co of NY to Ruhl Real Property Co, a corpn, 365 E 194; mtg $68,000; Mar5; Mar12'13. O C & 100

Fox st, 989 (10:2714), ws, 485 n 163d, runs w104.1xn164.9xne79.7xe36.3 to st xs 210 to beg, 3-sty stn dwg & vacant; Fanny Rudomin to Rebecca Goldberg, 838 Hewitt pl; mtg $41,400; Feb15; Mar11'13. O C & 100

Hall pl, 1083-7 (10:2691), swc 167th (No 858), 74.11x106.9x66.7x113.3, 3-sty fr dwg, 2-3-sty fr tnts & strs & 4-sty fr tnt & strs; Rosie Stern et al to Jonas Weil, 21 E 82; AL; Oct31'11; Mar11'13. nom

Hall pl (10:2700), ses, 77.1 sw on curve from 167th, runs s26xe48.8xe30.11 to ws Intervale av xn30xw36.8xw32.5 to beg, vacant; Anastasia Chmelik to Emma Gutfleische, 224 E 85; correction deed; Nov1 '12; Mar13'13. O C & 100

Harrison st (*), ws, 313.1 n Classon Point rd, 50x86x—x81.11; Geo H Janss to Giovanni Tosto, 629 Taylor av; Mar1; Mar 7'13. O C & 100

Hewitt pl (10:2688-2695), ws, 119.6 n 156th, runs w128.3xn19.3xne8.10xe129.8 to pl xs25 to beg, vacant; also HEWITT PL (10:2688-2695), ws, 90 s Macy pl,4.9x50, vacant; Jno Higgins to Alfd Beyrodt, 882 E 156; AL; Oct23'12; Mar10'13. nom

Hewitt pl, ws, 90 s Macy pl, see Hewitt pl, ws, 119.6 n 156.

Home st (10:2728), ss, 100 w Southern blvd, runs s82xs30xw50xn27.1xn79.2 to st x e 50 to beg, vacant; Mamie H Goldman to Sinnott Co, 967 E 165; mtg $6,200; Mar6; Mar7'13. nom

Jennings st, 759 (11:2962), ns, 293 e Union av, 40x134.5x42.6x119.11, 5-sty bk tnt; Wm Corcoran to Adolphine C Thode, 360 E 195; mtg $34,000 &AL; Mar10; Mar12 '13. O C & 100

Kelly st, 1063-73 (10:2705), ws, 165 s 167th, 100x100, 6-2-sty fr dwgs; Jno M Ruhl to Maze Realty Co of N Y, a corpn, 2650 Bway; mtg $21,600; Mar10; Mar12'13. O C & 100

Loring pl, 2274, see Cooper, ns, 200 w 207th (Emerson), Manhattan.

Minford pl, 1542 (11:2977), es, 225 n 172d, 30x100, 4-sty bk tnt; Louis Hopp to Michl Woolf, 1413 Prospect av; AT; B&S; Mar5; Mar12'13. O C & 100

Reservoir Oval E (12:3343), sws, abt 270 se Van Cortlandt av, runs e25xs127.9x sw30.10 to 207th xnw13.6xn136.7 to beg, vacant; Cornelius Lenehan to Chas V Lenehan, 2176 Bathgate av; QC; Mar10; Mar 11'13. nom

Seabury pl, nws, 135.11 n 172d, see 172d E, nes, 12x3 se Boston rd.

Theriot st (*), es, 138.6 n Davis, 25x 100; Giuseppe Rubano to Gerardo Battipaglia, 165 St Ann's av; Mar8; Mar12'13. nom

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Timpson pl (10:2602), ss, 301.9 n 149th, runs s512.11 to land N Y, N H & H RR Co xne330 to cl old rd xne190xn200 to pl xw 359.3 to beg, vacant; Oswald N Cammann et al, heirs &c Wm H Chesebrough, to Robt A Chesebrough at Spring Lake, NJ, 2-12 pts; AT, B&S, mtg $20,000 & AL; Mar 6; Mar13'13. O C & 100

Timpson pl (10:2602-2603); same prop; Wm H Chesebrough, heir Wm H Chesebrough, dec'd, to same, 1-2 pt; AT; B&S, mtg $20,000 & AL; Mar6; Mar13'13. O C & 100

Timpson pl (10:2602-2603); same prop; Marion M Davidson, heir Wm H Chesebrough, to same; ½ pt; AT; B&S; mtg $20,000 & AL; Oct5'10; Mar13'13. O C & 100

Timpson pl (10:2602-2603); same prop; Harriet Chesebrough, heir of Robt M & Wm H Chesebrough, to same; 1-24 pt; AT; B&S; mtg $20,000 & AL; Mar3'12; Mar13 13. **600**

133D st E or Southern blvd, 351 (9:2296), ns, 211.6 e Alex av, 20x100, 4-sty bk tnt & strs; Herbt L Griggs & ano, TRSTES in the U S of A for Sun Ins Office of London, Eng, to Bernhard Seymann, 1232 45th, Bklyn; C a G; Jan31; Mar13'13. nom

136TH st, 501 E, see Brook av, 193-5.

137TH st, 639 E (10:2559), ns, 450 w Home av, also abt 105 w Cypress av, 37.6x100; 6-sty bk tnt; Gustav Bornheim to Mary A McCann, 107 E 117, mtg $31,250, Mar1; Mar5'13 O C & 100

139TH st, 413 E (9:2284), ns, 183.4 e Willis av, 16.8x100, 2-sty & b bk dwg; Mary C Mahony to Gertrude E Mahony, 25 Tier, City Island; AL; Mar12'13. nom

139TH st, 415 E (9:2284), ns, 200 e Willis av, 16.8x100, 2-sty & b bk dwg; Mary C Mahony to Gertrude E Mahony TRSTE for Jno S Mahony, 25 Tier, City Island; A L; Mar12'13. nom

139TH st, 433 E (9:2284), ns, 350 e Willis av, 16.8x100, 2-sty & b bk dwg; Mary C Mahony to Wm S Mahony, 1308 Hoe av; AL; Mar12'13. nom

143D st, 278 E, see College av, 383.

146TH st, 251-3 E (9:2336), ns, 558 e Park av, old line, 75x110, 2-sty fr dwg & 1-sty fr stable; also 148TH ST, 246-52 E (9:2336), ss, 451.10 e Park av (Terrace pl), 100x100, 2 6-sty bk tnts & strs; Jno E Trainor heir Jno J Trainor to Mary J Trainor, both at Ramsay, NJ; AT; B&S; Dec18'12; Mar13'13. nom

148TH st, 246-52 E, see 146th, 251-3 E.

154TH st, 366-8 E (9:2400), ss, 100 e Courtlandt av, 50x100, 2-sty & b fr dwg & 2-sty bk shop with 2-sty fr rear stable; Bernard Galewski to Benenson Realty Co, a corpn, 407 E 153; mtg $11,250; Feb28; Mar8'13. O C & 100

155TH st, 368 E (9:2401), ss, 125 e Courtlandt av, 25x100, 5-sty bk tnt; Lena Muller to K & C Constn Co, 368 E 149; Mar 6; Mar7'13 O C & 100

156TH st, 372 E (9:2402), ss, 212.6 e Courtlandt av, 37.6x99.3, 5-sty bk tnt; Benenson Realty Co to Valentine E Bauer, 529 E 146; mtg $26,000; Mar12; Mar13'13. O C & 100

156TH st, 372 E; Benj Benenson to Valentine E Bauer, 529 E 146; QC; Mar12; Mar13'13. O C & 100

162D st, 448 E, see Elton av, 903.

164TH st, 271 E, see Morris av, 980-2.

165TH st, 427-9 E (9:2387), nes, 255 se Park av, 75x100, except pt for st, 2-sty fr dwg & 3-sty fr dwg; Harry Stoll to Cassel Cohen, 207 W 139; Mar6; Mar10'13. O C & 100

167TH st, 858 E, see Hall pl, 1083-7.

168TH st, 380 E, see Clay av, 1214.

170TH st E, swc Charlotte, see Charlotte, swc 170.

172D st E (11:2967), nes, 128.3 se Boston rd, 51.2x93.7 to Seabury pl x57x133, vacant; Emanuel Arnstein et al, EXRS Leopold Hutter, to Pietro Criscuolo, 659 E 188; mtg $5,000, Mar6; Mar12'13. **7,300**

173D st, 932 E, see Hoe av, 1563-7.

173D st E, swc Southern blvd, see Southern blvd, swc 173.

174TH st, 574 E, see Clay av, 1712.

175TH st, 717 E (11:2949), ns, 88.4 w Clinton av, 30.8x90, 4-sty bk tnt; Adrian Grasselly to Leonilda Durieux, 1167 Forest av; mtg $17,000; Mar7; Mar12'13. nom

175TH st, 717 E; Leonilda Durieux to Adrian Grasselly & Ellen, his wife, 717 E 175; mtg $17,000; Mar7; Mar12'13. nom

175TH st, 796 E (11:2952), ss, 326.7 e Prospect av, 45x143.7x45x142.11, 5-sty bk tnt; also 175TH ST, 800 E (11:2952), ss, 371.7 e Prospect av, 45x144.1x45x143.7, 5-sty bk tnt; Jno W Cornish Constn Co to Kate M G Crowley, 2322 Belmont av; mtg $96,000; Mar8, Mar10'13. exch

175TH st, 800 E, see 175th, 796 E.

176TH st E, swc Marmion av, see Marmion av, swc 176.

177TH st E (*), ws, 131.9 n Ludlow av, 58.2x105.4x25.1x100; Eliz Dietrich to Louis Alxy, 1209 1 av; AL; Mar10'13. O C & 50

178TH st, 915-7 E (11:3122), ns, 33.6 w Daly av, 51.3x65.1x51.3x65.2, 2-3-sty bk dwgs; Wahlig & Sonsin Co to Wilhelm Wiegand & Christiana his wife, 159 E 18, tenants by entirety; mtg $16,000; Feb20; Mar12'13. O C & 100

182D st E, see Crotona Pkway, see Crotona Pkway, sec 182d.

182D st E, swc Mohegan av, see Crotona Pkway, sec 182d.

201ST st, 270 E (12:3299), sec Briggs av, 35x100, 2-sty fr dwg; Dorette wife Jno H Huneke to Jno H Huneke, 271 E 201; mtg $6,000; Mar7; Mar10'13. O C & 100

205TH st E, nec Decatur av, see Decatur av, 3186.

207TH st E, ns, 102 e Bainbridge av, see Reservoir Oval E, sws, abt 270 se Van Cortlandt av.

218TH st, E (*), ss, 255 w Barnes av, 50x114, Wakefield; Chas A Oberwager, ref, to Louis Halperin, 1627 Eastern Pkway, Bklyn, & Simon Halperin, 364 Hopkinson av, Bklyn; FORECLOS Feb11; Mar8; Mar 10'13. **1,000**

222D st E (8th av) (*), ns, 355 e Carpenter av, 50x114, except pt for 222d, Wakefield; Morris Wetzler et al to Morris Wetzler, 657 E 222; mtg $4,000; Mar11; Mar13 O C & 100

236TH st E, nwc Napier av, see Cooper, ns, 200 w 207th (Emerson), Manhattan.

260TH st W, sec Huxley av, see Newton av, ws, 102.10 s 260th.

260TH st W, swc Newton av, see Newton av, ws, 102.10 s 260th.

261ST st W, nwc Bway, see Bway, nwc 261st.

261ST st W, swc Bway, see Bway, swc 261st.

Bainbridge av, 2603-5 (12:3293), ws, 71.8 s 194th, 80x86.3x82.1x83.6, 2 5-sty bk tnts; Jno J Tully Co, a corpn, to Elkan Kahn, 1018 E 163; QC & correction deed; Mar12; Mar13'13. nom

Bainbridge av, ws, 255 n 213, see Jerome av, es, 94.6 ne 213.

Bailey av ,2894 (12:3260), es, 25 s 230th, 25x100.7, 3-sty bk dwg; also BAILEY AV, 2890 (12:3260), es, 75 s 230th, 25x100.7, 3-sty bk dwg; also BAILEY AV, No 2886 (12:3260), es, 125 s 230th, 25x100.7, 3-sty bk dwg; also BAILEY AV, 2878 (12:3260), es, 200 s 230th, 25x100.7, 3-sty bk dwg; also BAILEY AV, 2874 (12:3260), es, 250 s 230th, 25x100.7, 3-sty bk dwg; Julia Oppenheimer, widow, to Lazarus Fried; AL; Mar19'09; re-recorded from Mar9'10; Mar 12'13. O C & 100

Bailey av, 2874, 2878, 2886, 2890 & 2894; Lazarus Fried to Kiowa Realty Co, 116 Duane; AL; Mar18'09; Mar12'13. O C & 100

Bailey av, 2874, 2878, 2886, 2890 & 2894; Kiowa Realty Co to Doris Youngerman, 854 Fox; B&S; AL; Mar11; Mar12'13. O C & 100

Bailey av, 2874, 2878, 2886, 2890 & 2894; Doris Youngerman to Kiowa Realty Co, a corpn, 116 Duane; B&S; AL; Mar11; Mar12'13. O C & 100

Bailey av, 2874, 2878, 2886 & 2890, see Bailey av, 2894.

Bassett av (*), ws, abt 250 s McDonald, 24.8x100; T Emory Clocke to Belinda K McDermott, 207 W 69; Mar14'12; Mar13'13. O C & 100

Beaumont av (11:3105), es, 400 n 187th, 25x100, vacant; also BEAUMONT AV, 2432 (11:3105), es, 325 n 187th, 25x100, 2-sty fr dwg; Ernest Schepeler to Anna Schepeler, 2436 Beaumont av; mtg $2,000; Mar12; Mar13'13. O C & 100

Beaumont av, 2432, see Beaumont av, es, 400 n 187.

Belmont av (11:3083), ses, 391.4 ne 181st, 43.3x195.2x26.3x189.2, vacant; Annunziata Brandi to Margherita Galotta, 2289 1 av; Mar3; Mar11'13. O C & 100

Belmont av, 2322 (11:3088), es, 300 n 183d, 50x100, 3-sty fr dwg; Kate M G Crowley to Jno W Cornish Constn Co, a corpn, 805 E Tremont av; mtg $8,000; Mar8; Mar10'13. exch

Briggs av (12:3293), es, 205.6 s 194th, 91.1x89x90.10x86.11; vacant; Richd Carroll to Narcorth Realty Co, a corpn, 20 Nassau; mtg $4,500; Feb17; Mar8'13. OC & 100

Briggs av, sec 201st, see 201st, 270 E.

Broadway (13:3423), ws, 50 s 261st, 50x98.10x50x98.9, vacant; Henry Forster to Harry M Zuckert, 160 Wadsworth av; Mar 6; Mar13'13. O C & 100

Broadway (13:3423), swc 261st, 50x98.9, vacant; Henry Forster to Houlder Hudgins, 404 W 116; Mar12; Mar13'13. O C & 100

Broadway (13:3423), nwc 261st, 50x131x 81.11x127, vacant; Henry Forster to Patk M McMahon, 175 W 231, Mar10, Mar13'13. O C & 100

Brook av, 193-5 (9:2264), nwc 136th (No 501), 40x100, 6-sty bk tnt & strs; Cream City Holding Co to Florence A Gallagher, 951 Woodycrest av; mtg $51,000; Mar10; Mar11'13. O C & 100

Clay av, 1214 (9:2426), sec 168th (No 380), 34.6x80, 5-sty bk tnt & strs; O J Schwarzler Co to Jno Hoelzel, 598 Bergen av; mtg $27,500; Mar12'13. O C & 100

Clay av, 1310 (11:2887), es, 94.9 n 169th, 19x80, 3-sty fr tnt; Frank A Wahlig Co to Anthony Reale, 2310 Belmont av; mtg $4,000; Mar10'13. O C & 100

Clay av, 1712 (11:2889), sec 174th (No 574), 94.7x100.11 to ws Anthony av, x83.1x 122.8, 2-sty fr dwg & vacant; Jas F Donnelly to Henrietta Froehlich, 149 Eldert, Bklyn; Mar8; Mar10'13. nom

College av, 383 (9:2323), swc 143d (No 278), 25x100, 3-sty fr tnt & strs & 2-sty fr dwg; Wm H Kroepke to Charlotte Kroepke, 383 College av; mtg $8,100; Mar 5; Mar11'13. O C & 100

Crotona Pkway (11:3119), sec 182d, runs e218.9 to ws Mohegan av xs67.5xw24.5xsw 100 to ns Hornaday av (late West st) xw 50xn100xw115.5 to es Crotona Pkway xn 79.9 to beg; vacant; Seitz Realty Co to F & B Constn Co, a corpn, 749A Macon, Bklyn; mtg $44,500; Mar7; Mar8'13. O C & 100

Davidson av, 1917 (11:2862), ws, 150 n 177th, runs n25xw99xs8.7xsw6.5xse2.10xe 101.4 to beg, 4-sty bk dwg; Wm M Graeber to Wm E Warn & D Edgar Roberts, both at Keyport, NJ, each ½ pt; mtg $8,500; Mar8; Mar10'13. nom

Davidson av, 1917 (11:2862), ws, 150 n 177th, runs n25xw99xs8.7xsw6.5xse2.10xe 101.4 to beg, 4-sty bk dwg; Lawyers Mtg Co to Wm M Graeber, 268 Hemlock, Bklyn; B&S; Mar7; Mar10'13. O C & 100

Davidson av, 1921 (11:2862), ws, 200 n 177th, 45.1x102.7x18.2x99, 4-sty bk dwg; Lawyers Mtg Co to Wm M Graeber, 268 Hemlock, Bklyn; B&S; Mar7; Mar10'13. O C & 100

Davidson av, 1921 (11:2862), ws, 200 n 177th, 45.1x102.7x18.2x99, 4-sty bk dwg; Wm M Graeber to Wm F Stanhope at Keyport, NJ; mtg $8,500; Mar8; Mar10'13. nom

Decatur av, 2715 (12:3283), ws, 175.4 n 195th, runs nw 127.2xne30.11xse22.9xsw1.1 (probable omission), 3-sty fr tnt; Ellen Johnson to Cornelius P Johnson, 2715 Decatur av; mtg $6,000; Oct8'12; Mar11'13. O C & 100

Decatur av, 3186 (12:3354), nec 205th, 44.4x100x48.11x100, vacant; Morris Wetzler to Minnie Einstein, 657 E 222; mtg $4,500; Mar11; Mar13'13. O C & 100

Elton av, 903 (9:2383), swc 162d (No 448), 31.8x90x25x109.6, 5-sty bk tnt & strs; Adolphine C Thode to Wm Corcoran, 253 Franklin, LI City; mtg $32,000; Mar 11; Mar13'13. O C & 100

Fulton av, 1779 (11:2930), ws, 133.5 s 175th, runs s40xw107.2xn39.10xe8.7&100, 5-sty bk tnt; Morris Greenberg to Fulton Ave Realty Co, a corpn, 1721 Fulton av; ½ pt; AT; ½ of AL; Mar10; Mar12'13. O C & 100

Gleason av (*), ns, 305 e Castle Hill av, 50x108, Unionport, except pt for av; Kilner Newman to Eusebius Murphy, 2128 Glebe av; Mar6; Mar7'13. O C & 100

Havemeyer av (*), es, 58 s Ellis av, 25x 105; Geo Dannenfelser to oGttlieb Wieland, 1170 Havemeyer av; Mar1; Mar12'13. O C & 100

Hoe av, 1177 (10:2745), ws, 67.3 s Home, 30x65x30x68.5, 2-sty bk tnt; Bernard M L Ernst, ref, to Henry S Brill, 27 W 71; FORECLOS; Mar5; Mar11; Mar12'12. **10,450**

Hoe av, 1563-7 (11:2952 & 2953), swc 173d (No 932), 130x100, 2 5-sty bk tnts, strs on cor; Solid Realty Co to Saml Goldberg, 217 W 110; mtg $127,000; Mar13'13. nom

Hoe av (10:2746), es, 207 s Aldus, 100x 100, vacant; American Real Estate Co to Aldus Constn Co Inc, a corpn, 209 E 138; Mar10, Mar11'13. O C & 100

Hornaday av, ns, abt 35 w Mohegan av, see Crotona Pkway, sec 182d.

Hughes av, 2410 (11:3076), es, 100 n Jacob (now 187th), 25x87.6, 4-sty bk tnt & strs; Concetta Lancella to Alfonso Esposito, 2416 Hughes av; mtg $11,900; Mar 12; Mar13'13. nom

Hughes av, 2508 (11:3078), es, 112.10 s Fordham rd, late Pelham av, 25x87.6, 3-sty bk tnt & strs; Rosalie Ulmer to Thos Pasquale, 17 Minetta; B&S; Feb20; Mar12 '13. O C & 100

Huxley av (13:3423), es, 100 n 259th, 25x96.9x25.2x99.9, vacant; Henry Forster to Edw F Houbner, 201 W 95th, Mar10; Mar11'13. O C & 100

Huxley av (13:3423), es, 153 s 260th, 50x 93.9x50.3x97.7, vacant; Henry Forster to Thos F Newman, 106 Morris, Yonkers, NY; Mar10; Mar11'13. O C & 100

Huxley av (13:3423), es, 100 s 260th, 53x 87.7x53x81.3, vacant; Henry Forster to Annie Kauffmann, 328 72d, Bklyn; Mar6; Mar13'13. O C & 100

Huxley av, sec 260th, see Newton av, ws, 102.10 s 260th.

Intervale av, ws, 77 s 167th, see Hall pl, ses, 77.1 sw 167th.

Jerome av (12:3329), es, 94.6 ne 213th, runs se200.1xn100xe100 to Woodlawn rd or road to mile sq, now Bainbridge av, xn 99.11xw109.8x—6.8x—86.11 to Jerome av x se150 to beg, 2-sty fr hotel & 1 & 2-sty fr sheds & vacant; Gustaf Hilbert to Jno C Heintz & Jacob Siegel; mtg $——; May18 '08; Mar11'13. O C & 100

Jerome av (11:2860), ws, 125 n Belmont, 50x140, vacant; Jno C O'Conor, EXR, Gilbert M Speir, Jr, to Emily S Arnold, 303 Lex av; Feb25; Mar10'13. **9,000**

Katonah av, 4302 (12:3385), es, 127.6 n 236th, 28x85x27.1x85, 2-sty fr dwg; Saml Moore to Anna R Moore, 4302 Katonah av; mtg $4,000, Mar3; Mar8'13. O C & 100

Lafayette av (10:2731), nws, 229.8 ne from es Whitlock av, runs n227.1xw10xn 25xw65xs324.9 to av xne104.4 to beg, vacant; Fredk Johnson to Henry J Hemmens, 465 West End av; B&S & CaG; Feb 25; Mar7'13. O C & 100

Longfellow av, swc Tremont av, see Tremont av, 1006-12.

Marmion av (11:2953), swc 176th, 100x 62, vacant; Ellen G Madigan to Anthony Reale, 2310 Belmont av; mtg $10,000; Mar 10; Mar11'13. nom

Marmion av (11:2953), same prop; Anthony Reale to Frank A Wahlig Co, 149 E 149; mtg $10,000; Mar10; Mar11'13. nom

Mohegan av, swc 182d, see Crotona Pkway, sec 182d.

Montgomery av, 1745 (11:2877 & 2878), ws, 340 s Lees (Ponham) av, 25x100, 2-sty fr dwg; Flavius J Perry to Jacob Seitz, 11 E 108; mtg $7,500 & AL; Mar6; Mar10'13. O C & 100

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Morris av, 980-2 (9:2432), nec 164th (No 271), 100x104.9, 2-sty & a fr dwg & 1-sty fr rear bldg, Herman D Junge to Thos H Hall at Morgansville, NJ; mtg $18,000. Mar 11; Mar12'13. O C & 100

Napier av, nwc 236th, see Cooper, ns, 200 w 207th (Kingsbridge), Manhattan.

Newton av (13:3423), ws, 102.10 s 260th, 28.10x84.7x28.3x81.3, also 260TH ST W (13:3423), swc Newton av, 27x102x27.1x 102.10; also HUXLEY AV (13:3423), sec 260th, 115x102x135x100, vacant; Henry Forster to Jno Mackey, 358 W 51; Mar10; Mar13'13. O C & 100

Newton av, swc 260th, see Newton av, ws, 102.10 s 260th.

Old Albany Post rd (13:3423), all RT&I to bed of rd as affects lots 346 to 348; Jas R Murphy to Park McMahon, 477 W 57; B&S Mar10, Mar13'13. nom.

Old Albany Post rd (13:3423); all RT&I to bed of rd as affects lots 90 to 96; Jas R Murphy to Jno Mackey, 358 W 51; B&S, Mar10, Mar13'13. nom

Old Albany Post rd (13:3423); all RT&I to bed of rd as affects lots 349 & 350; Jas R Murphy to Houlder Hudgins, 404 W 116; B&S; Mar12; Mar13'13. nom

Old Albany Post rd (13:3423); all RT&I to bed of rd as affects 351-2; Jas R Murphy to Harry M Zuckert, 160 Wadsworth av; B&S; Mar6; Mar13'13. nom

Old Albany Post rd (13:3423); all RT&I to bed of rd as affects lots 97 & 98; Jas R Murphy to Annie Kauffmann, 328 72d, Bklyn; B&S; Mar6; Mar13'13. nom

Olmstead av (*), es, 105 s Starling av, 25x100, Unionport; Aline Depasse to Celia Levy, 262 W 153; AL; Feb24; Mar10'13. nom

Park av, 3766 (11:2902), es, 220 s 171st, 20x150, 3-sty fr tnt; Fredk Landwehr to Hargton Bldg Co Inc, 1178 Vyse av; Mar 10; Mar11'13. O C & 100

Park av, 3768 (11:2902), es, 200 s 171st, 20x150, 3-sty fr tnt; Elizabetha Weber to Hargton Bldg Co, Inc, a corpn, 1478 Vyse av; mtg $2,200; Mar10, Mar11'13. (O C & 100.

Penfield av, ss, at w l of lot 145, map Penfield prop, see White Plains av, es, 100 n line bet lands of Penfield & Cranford.

Prospect av, 594 (10:2684), es, 155.6 n Fox, 40x100, 5-sty bk tnt & strs; also PROSPECT AV, 598 (10:2684), es, 195.6 n Fox, runs e100xn8.1 x again n17.6xe12.6xn 12.1xw100 to av xs41.10 to beg, 5-sty bk tnt & strs; also PROSPECT AV, 600 on map 602 (10:2684), es, 30 s Beck, runs e 139.5xs19.5xw62.5xn12.1xw100 to av xn40 to beg, 5-sty bk tnt & strs; H A F Holding Co to Gorham Realty Co, a corpn, 30 Church; AL; Mar10'13. O C & 1,000

Prospect av, 598, see Prospect av, 594.

Prospect av, 600, on map 602, see Prospect av, 594.

Prospect av, 777 (10:2676), ws, 225 n 156th, 20x100, 3-sty fr tnt; Bertha Schmuck to Rebecca Goldberg, 838 Hewitt pl; mtg $10,500; Mar10; Mar13'13. O C & 100

River av, 1221 (9:2489), ws, 80 n 167th, 20x100, 2-sty fr dwg; Jno Johnson to Lillian G Powers, 107 W 95; mtg $4,000; Mar 10; Mar12'13. O C & 100

St Peters av (*), nes, 150 nw Maclay av, 25x98x25x98.3; Mary Bonn to Kate Saul, 201 W 135; mtg $6,200; Mar11; Mar12'13. O C & 100

Sedgwick av (11:3225), es, abt 90 s Fordham rd, 150x110.5x150x120.3, vacant; Henry A Brann & ano to Maze Realty Co, 2650 Bway; mtg $9,000; Mar5, Mar12'13. O C & 100

Southern blvd, es, 57.3 s 173d, see 50th, 235-41 E, Manhattan.

Southern blvd (11:2977 & 2978), swc 173d, 77.8x102.3x98.11x100, vacant; American Real Estate Co to Alpepiana Realty & Constn Co, Inc, a corpn, 871 Forest av; AL; Mar7'13. O C & 100

Taylor av (*), ws, 200 s Lacombe av, 25 x100, Clasons Pt; Beach Estates Impt Co to Kath Zimmer, 158 Graham av, Bklyn; AL; Mar11 Mar12'13. O C & 100

Tinton av, 960, see Tinton av, 970.

Tinton av, 970 (10:2669), es, 162.4 n 163d, 72.11x132.2, 5-sty bk tnt; also TINTON AV, 960 (10:2669), es, 91.2 n 163d, 72.11x132.2, 5-sty bk tnt & strs; Kramer Contracting Co to Annie Alkoff, 987 Union av & Hyman Peskin, 649 Eagle av; mtg $134,000; Mar7; Mar11'13. nom

Tinton av, 1175 (10:2662), ws, 209.7 s 168th, 16.8x134.11, 2-sty & b fr dwg; Andw Mildrew to Jos Cassidy, 1175 Tinton av; QC; Feb6; Mar7'13. O C & 100

Tremont av, 1006-12, late Old Boston rd or Locust av (11:3005-82), swc Division st or Lillian pl, 79.9x75x79.8x77.9, 1-sty fr bldg & 2-sty fr dwg; Wm D Corcoran to Frederic C Leubuscher, 5 W 124; AL; Mar 8; Mar11'13. O C & 100

Tremont rd (*), ns, 50 w Robin av, 25x 100, Wm Sternberg et al to Abr M Van Praag, 1040 Trinity av; Feb25; Mar11'13. O C & 100

Trinity av, 971-3 (10:2632), ws, 27 s 164th, 73x100, 2 5-sty bk tnts; Annie Marsich to Brown-Weiss Realties, 63 Park row; mtg $27,000; Mar12; Mar13'13. nom

Union av, 593 (10:2664), ws, 165 s 151st, 20x100, 2-sty & b fr dwg; Philip Kuntz to Emma Dannenberg, 593 Union av; ½ pt; AT; Mar11; Mar13'13. nom

Union av, 1229 (10:2673), ws, 208.10 n 168th, 20x132.7, 3-sty bk tnt; Abr Halprin & Sarah, his wife, to Max Miller, 2170 Belmont av, & Gertie Halpin, 127 E 117; mtg $6,000 & AL; Mar6; Mar8'13. O C & 100

Union av, 1283-5 on map 1281-3 (11:-2961), ws, 311 s Boston rd, 33.4x94.2x41.3x 118.6, 2-2-sty fr dwgs; Chas Le B Goeller to McKinley Square Casino Co, a corpn, 773 E 169; mtg $9,000; Mar6; Mar10'13. O C & 100

Villa av, 3095-3101 (12:3321), ws, 559.11 n Bedford Park blvd, late So blvd, runs w136.9 to land Jerome Park Ry Co xne on curve 153.6 to av xs73.2 to beg, 4 2-sty fr dwgs & strs; Bedford Park Constn Co to Rovella Realty Co, a corpn; mtg $9,000; Sept11'09; re-recorded from Sept13'09; Mar 13'13. O C & 100

Vyse av, 1145 (10:2752), ws, 240 n 167th, 20x100, 3-sty fr dwg; Jno C O'Conor, EXR Julia S Wright to Emily S Arnold, 303 Lex av; Feb25; Mar10'13. 8,000

Vyse av, 1481 (11:2988), ws, 275 n Jennings, 37.6x100, 5-sty bk tnt; Hargton Bldg Co, Inc to Fredk Landwehr, 3766 Park av; mtg $28,000 & AL; Mar10; Mar 11'13. O C & 100

Vyse av, 1485 (11:2988), ws, 312.6 n Jennings, 37.6x100, 5-sty bk tnt; Hargton Bldg Co, Inc, to Elizabetha Weber, 3768 Park av; mtg $28,000; Mar10; Mar11'13. O C & 100

Wales av, 612-4 (Tinton) (10:2653), ses, 25 sw 151st (Pontiac), 50x105, 3-sty fr tnt & strs, 1-sty fr stable & 1 & 2-sty fr rear tnts; Martin Schwab to Albt Adami, 769 Prospect av; QC, correction & confirmation deed; Mar3; Mar8'13. nom

Wales av, 612-4, late Tinton av (10:2653) ses, 25 sw 151st (Pontiac), 50x105, 3-sty fr tnt & strs, 1-sty fr stable & 1 & 2-sty fr rear tnts; Magdalena Kaiser & ano EXTRXCES Fredk Schwab to Albt Adami, 769 Prospect av; confirmation deed; Mar 10'13. nom

Washington av, 1628 (11:2914), es, 30.4 n 172d, 50x109.10x50x109.9, 6-sty bk tnt & strs; Louis Levy to Julius Levy, 200 W 84; mtg $46,500; Mar10; Mar11'13. O C & 100

Washington av, 1718 (11:2915), es, 135.1 s 174th, 41.3x109.9, 5-sty bk tnt; Harris Drusin et al to Rebecca Goldberg, 838 Hewitt pl; mtg $33,000; Mar10; Mar11'13. O C & 100

Webb av, Tee Taw av, 2464 (11:3219), es, 448.4 n Devoe ter, late Park View pl, 25.11x102.9x25.3x102.6, 2-sty fr dwg; Edna A Patton to Henry M Hale, 2464 Webb av; mtg $4,500; Mar1; Mar11'13. O C & 100

Webster av (9:2425), ws, 68.3 n 165th, 88.9x30.8x93.8x50.3, vacant, being part lot 150, map Morrisania, begins at sec lot 150 in c l Mill Brook, runs ne along ses lot 150, 80xnw— to cl Mill Brook xse— to beg, except pt for Webster av; Emilie A Deen et al to Philip Livingston, 115 E 61; QC; Nov13'12; Mar11'13. nom

Webster av (9:2425), same prop; Cora D Bodman heir Jno Deen to same; QC; Nov15'12; Mar11'13. nom

Webster av (9:2425), same prop; Emma J Murphy et al to same; QC; Nov13'12; Mar11'13. nom

Webster av (9:2425), same prop; Bertha E Deen heir Jno Deen to same; QC; Nov 15'12; Mar11'13. nom

Webster av (9:2425), same prop; Philip Livingston to Elford Realty Co, a corpn, 10 S 3 av, Mt Vernon, NY; 1-10 pt; QC; June5'12; Mar11'13. nom

Webster av (9:2425), same prop; Wm C Arnold ref to same; PARTITION Feb21; Mar11'13. 2,000

Webster av (9:2425), same prop; Elford Realty Co to Rockledge Constn Co, a corpn, 160 Bway; B&S; Mar11'13. nom

Webster av (12:3278), ws, 78.8 s 198th (Travers), 25x123.2x25.1x121.10; vacant; Mary, wife Fredrick Hauser, to Jas T Dougherty, Ritch av, Greenwich, Conn; AT; QC; Feb10'12; Mar8'13. nom

Webster av; same prop; Wm Dougherty to same; AT; QC; Feb13'12; Mar8'13. nom

Webster av; same prop; Jno Dougherty to same; AT, QC, Feb13'12, Mar8'13 nom

Webster av (12:3278), ws, 78.8 s 198th (Travers), 25x123.2x25.1x121.10, vacant; Margt wife Wm Caprano & heir Hugh Dougherty to Jas T Dougherty, — Ritch av, Greenwich, Conn; QC; AT; Feb10; Mar 10'13. nom

Weeks av (11:2793), nwc Belmont, 112.7x 95, vacant; Central Trust Co of NY TRSTE Elliott Zborowski to Dexter F Clark, 104 W 174; Mar10'13. O C & 100

White Plains av or rd (*), es, 100 n line bet lands of Penfield & Cranford, 100 to ss Penfield av, x— except pt for rd; also PENFIELD AV (*), ss, at w l of lot 145 on map Penfield prop at South Mt Vernon, runs s— to land Cranford xw— to land of M E Church of Mt Vernon xn — to av xe— to beg, Chauncey O Middlebrook to Wakefield Grace Methodist Episcopal Church of N Y City, a corpn, 4746 White Plains rd; AT; QC; Mar5; Mar7'13. nom

Wilkins av, 1476-8 (11:2966), es, 500 n 170th, 50x100, 5-sty bk tnt; Eliz G & Babette Weber to Morris Levin, 735 E 160; mtg $44,000; Mar13'13. O C & 100

Willis av, 368 (9:2287), es, 110 n 142d, 20x100, 3-sty & b bk dwg; Mary C Mahony to Henry Wollner, 337 Alex av; mtg $9,-000; Mar10'13. O C & 100

3D av, 3479 (9:2372), ws, abt 260 s 168th, 25x119.11x25x121.8, 1 & 2-sty fr str & dwg; Max Kleinman to Jacob Kleinman, 3479 3 av; 1-3 pt; mtg $11,500; Feb21'10; Mar12 '13. O C & 100

3D av, 3706-10 (11:2926), es, 78.7 n 170th, 75x100, 3 5-sty bk tnts & strs; Katie Schneider to Sol Scholem, 3106 Bway; mtg $45,400; Feb19; Mar8'13. nom

3D av, 4072 (11:2930), es, 100.1 s 175th, 38x108.8x34.7x110, 5-sty bk tnt & strs; Clarisse Jackson to Lombardy Realty Co, 160 Bway; B&S; Feb25; Mar13'13. O C & 100

Lot 12966, sec 117 (12:3361), map Woodlawn Cemetery, contains 600 superficial ft; Woodlawn Cemetery to Henry Lang, 1696 Topping av; B&S; Mar4; Mar10'13. 1,350

Eastchester Bay (*), at h w mark, the plot at its swc adjoins land Saml G Dayton, runs e115xn100 to Bay av xw139 to h w mark Eastchester Bay xsw101 to beg, City Island; Alfred J Talley, ref, to Jas T Barry, 1149 Boston rd; FORECLOS Feb 18; Mar12; Mar13'13. 6,700

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Fox st (10:2714), ws, 585 n 163d, 110x 79.7x64.9x104.1, vacant; re mtg; Hendrik Hudson Co to Fannie Rudomin, 882 Beck; QC; Mar7'13. 18,200

Newell st, 3478, see Walton av, 2397.

Newman st (*), es, 225 s 150th, 25x—; re mtg; Dollar Savings Bank to Porter Realty & Development Co, a corpn, 76 Wm; Q C; Mar7; Mar11'13. 1,200

Thwaites pl (*), Parcel No 4 on Damage Map for closing said pl; consent to award to Esther T T Galvin; Ely Rosenberg to City of NY; QC; Feb28; Mar10'13. nom

Thwaites pl (*), Parcel Nos 5 & 6 on Damage map for closing said pl; consent to award to same; same to same; QC; Mar 7; Mar10'13. nom

181ST st, 790 E, see 78th, 169 W, Manhattan.

246TH st W (13:3415), cl at ws Cayuga av, as extended, runs s40 to ns 246th xn along ws Cayuga av, 178.4, 97.2, 164 xe across av to es Cayuga av xs180, 97.2, 190.4 to ns 246th x still s40 to cl st xw60 to beg; also CAYUGA AV (13:3415), ws, at s line prop of Augustus Van Cortlandt at 250th st, runs s280xe60 to es of av xn286xw60 to beg; vacant; re mtg; Union Trust Co of N Y to Teachers College, a corpn, 525 W 120; QC; Feb7; Mar7'13. nom

Cayuga av (13:3415 & 3421), ws, at nl land A Van Cortlandt, near 250th, runs n637.4 to nl Delafield prop xe— to ses 252d xsw & s along 252d , Cayuga av & 250th 718.11xw across 250th & Cayuga av — to beg, being lands in bed of sts; Delafield Estate to City NY; Oct8'12; Mar 11'13. nom

Cayuga av, ws, at s line prop A Van Cortlandt, see 246th W, cl at ws Cayuga av.

Cayuga av, ws, at cl 246th, see 246th W, cl at ws Cayuga av.

Evergreen av (*), es, 224 n Westchester av, two lots each 40x100; two re mtgs; City Mtg Co to Pew Realty Corpn, 1029 E 163; QC; Mar6; Mar7'13. nom

Findlay av (9:2436), ws, 200 n 168th, 115x100, vacant; re mtg; Moses & Sigmund Mendelsohn to Yorktown Realty Co, a corpn, 3436 Bway; QC; Mar6; Mar7'13. 4,000

Hoe av (10:2746), es, 125 s Aldus, 320.5 x100x319.8x100, vacant; re mtg; Mutual Life Ins Co of NY to American Real Estate Co, a corpn, 527 5 av; QC; Mar6; Mar 11'13. 25,240

Mapes av, swc 181st, see 78th, 169 W, Manhattan.

Old Albany Post rd (13:3423), all R. T & I to land in bed of road affecting said lots 99 & 100, map (1670) of Forster & Schmidt; Jas R Murphy to Thos F Newman, 106 Morris, Yonkers, NY; Mar10; Mar11'13. nom

Old Albany Post rd (13:3423), all R. T & I to land in bed of road affecting said lot 102, map (1670) of Forster & Schmidt; Jas R Murphy to Edw F Heubner, 201 W 95; B&S; Mar10; Mar11'13. nom

Post rd (Newton av) (13:3415), es, at nl Delafield Estate, runs s478.7 to nl of M E Church of Bethel x — to ws of rd xn183xe — to beg, being land in bed of rd; also POST RD (13:3421), es, at nl land of A Van Cortlandt, near 251st, runs n100.1 to ss 251st xe107 to ws Old Albany Post rd xn— to ns 251st xw107 to es Post rd xn 15.6 to ss land of M E Church of Bethel x — to ws of rd xs163xe— to beg, with all R. T & I to lands in beds of 251st & Old Albany Post rd & said Post rd; Delafield Estate, a corpn to City NY; Oct8'12; Mar11'13. nom

Taylor av (*), ws, 200 s Lacombe av, 25x100; re mtg; Alice L Beach to Beach Estates Impt Co, a corpn, at Classons Pt, NY; QC; Mar11; Mar12'13. 200

Tinton av, 591-7 (10:2653), ws, 100 n 150th, 75x95.2x75x94.11; 2-5-sty bk tnts; mtg $27,000; CONTRACT to exchange for prop at Yonkers Heights, Yonkers, NY; Fulson Realty Co, a corpn, 261 Bway with Progress Holding Co, a corpn, 31 Nassau; Dec23'12; Mar7'13. 6,500

Tremont rd (*), ns, 50 w Robin av, 25x 100, Tremont ter; re mtg; Claribel Schutte to Wm Sternberg, 1302 Washington av & Isaac Rawitzer, 1685 Bathgate av; QC; Mar7; Mar11'13. 500

Walton av, 2397 (11:3188), ws, abt 215 n 184th, —x—, 3-sty bk dwg; mutual re CONTRACT recorded Feb14'13 to exchange above for NEWELL ST, 3478 (Station pl), (12:3359), es, 200 s Gun Hill rd, 50x86, 2 & 3-sty fr dwg & 2-sty fr rear bldgs; Emma Dilberger, 1976 Honeywell av with Mary F Burke, 510 W 183; QC; Mar10; Mar12'13. nom

Weeks av (11:2793), ws, 34 s 173d, 50x 95, owned by party 1st pt; also WEEKS AV (11:2793), ws, adj above on s, owned by party 2d pt; boundary line agmt; Realty Realization Corpn with Central Trust Co of NY, TRSTE Elliott Zborowsky; Mar 5; Mar10'13. nom

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LEASES

Borough of Manhattan

MAR. 7, 8, 10, 11, 12 & 13.

[1]**Allen st, 13** (1:293), middle s r &c; Ann J Seelig to Morris Glassman, 70 Canal, 5xf May1'13, Mar10'13. 2,200

[1]**Allen st, 150,** see Rivington, 70.

[1]**Broome st, see Clinton,** see Clinton, 142.

[1]**Cliff st, 60** (1:98); all; 60 Cliff St Co (Inc) to J E Little Paper Co, a corpn, 84 Beekman; from Nov1'13 to May1'27; Mar8'13. 4,500 to 6,060

[1]**Clinton st, 129** (2:347); sur Ls; Hyman Siegel to Leopold Rothman & Carrie E Rothman, 12 W 120; Mar7'13. O C & 100

[1]**Clinton st, 145** (2:346), all; Jos Fass to Simon Newman, 142 Clinton; 10yf Apr1; Mar13'13. 2,400

[1]**Clinton st, 142** (2:346), sec Broome; str & b; Chas Finkelstein to David Wiener, 94 Clinton; 8yf May1, 2y ren at $2,100; Mar8'13. 1,800 & 1,920

[1]**Columbus Circle, nwc 59th,** see 59th, 301 W.

[1]**East Broadway, 115-7** (1:282), cor str & b, Elias Sobel & ano EXRS Philip Sobel to Jacob Pick, 162 East Bway; 7yf May1 '13; Mar12'13. 2,000

[1]**Exchange pl, 41** (1:26); pt basement; Wall St Exch Bldg Assn to Natl Bank of North America; 19 7-12yf May1'06; 20y ren; Mar7'13. 5,000

[1]**Exchange pl, 41;** consent to asn Ls & right of renewal; same to North America Safe Deposit Co; Apr22'07; Mar7'13. nom

[1]**Exchange pl, 41;** consent to asn Ls & right of renewal; same to Equitable Safe Deposit Co of NY, 43 Exchange pl; Mar9 '12; Mar7'13. nom

[1]**Exchange pl, 41;** confirmation & asn Ls; Natl Bank of North America to North America Safe Deposit Co; AT; Apr20'07; Mar7'13. nom

[1]**Exchange pl, 41;** confirmation & asn Ls; North America Safe Deposit Co to Equitable Safe Deposit Co of NY, 43 Exch pl; AT; Mar9'12; Mar7'13. nom

[1]**Essex st, 9½** (1:297); str & b; Rachel Rosenberg to Wolf Yonker, 154 E Bway; 3yf May1'13; Mar11'13. 1,020 & 1,080

[1]**Franklin st, 45** (1:171); asn Ls & consent to same; Edw Herzog to Fredk Knolhoff, 44 Franklin; Mar11; Mar13'13. nom

[1]**Franklin st, 45** (1:171), 2-sty & b bk bldg; all; Adelaide M Jones et al, EXRS &c Morgan Jones, to Fredk Knolhoff, 44 Franklin; 2yf May1'16; Mar13'13. 1,500

[1]**Fulton st, 17** (1:96); all; Henry L Nostrand et al to Carl Vogel, 17 Fulton; 5yf May1'13; Mar7'13. 1,500

[1]**Grand st, 377** (1:312), all, 12.6x—; Dora Kasven to Herman Mestel, 56 Essex; 5yf May1; Mar13'13. 1,500

[1]**Henry st** (1:273), swc Rutgers; loft on 6th fl; Garfield Development Co to Mayer Cohen, 218 Hooper, Bklyn; 2yf Feb15; 3y ren; Mar11'13. 2,000

[1]**Hudson st, 520** (2:620), nec 10th; str & pt b; Albt R Korn et al EXRS &c Saml W Korn to H Koehler & Co, a corpn, 501 1 av; 5yf May1'13; Mar10'13. 900

[1]**Hudson st, 567** (2:633); asn Ls; F Wm Mahsmann to Geo Woltjen, 567 Hudson; nom—; Feb10, Mar13'13 nom

[1]**Mott st, 77** (1:200); all; Sarah A Albro to Wm Kasper, 533 E 26th, Bklyn & Chas H Nelke, 501 McDonough, Bklyn; 5yf May 1'13; Mar10'13. 2,610

[1]**New st, 64** (1:24); asn all R, T & I to any money that may become due on cancellation of Ls; Patk J Hughes to Lion Brewery, 104 W 108; Feb8; Mar10'13. nom

[1]**New st, 64** (1:24); 1st fl & b; Chas Lange et al TRSTES Josephine I Bayaud to Patk J Hughes, 631 Park pl, Bklyn; 5yf Feb1 '13; Mar10'13. 1,200

[1]**Rivington st, 70, & Allen st, 150** (2:416); sur Ls; Isaac Leibowitz to Morris Karp, 70 Rivington; AT; Mar8; Mar11'13. nom

[1]**Rutgers st, swc Henry,** see Henry, swc Rutgers.

[1]**St Marks pl, 37** (2:464); asn Ls; Empire Distillery Co to Union Amusement Co, Inc, 203 Bway; Mar13'13. O C & 100

[1]**Washington st, 379-83** (1:216), all; Wm Zinsser Realty Co to Arguimbau & Ramee, 43-5 Harrison; 5 3-12yf Feb1'13; Mar 12'13. 6,000

[1]**Washington sq N, 6** (2:550), ns, 138.4 w University pl, 27.8x157.3 to alley x27.8x 159.1; asn Ls; Henry Redmond EXR Wm Redmond to Henry W Kent, 80 Washington sq; Mar7'13. 4,500

[1]**10TH st W, nec Hudson,** see Hudson, 530.

[1]**12TH st, 229-31 E** (2:468); sur Ls; Rosie Fleischer & ano to Rebecca Haims, 229 E 12; Mar10; Mar11'13. O C & 100

[1]**16TH st, 43-7 W** (3:818); str & b; Louise C O'Reilly to Sol Brill, 43 W 16; 5yf Feb1; Mar8'13. 5,750

[1]**17TH st W, swc 7 av,** see 7 av, 116.

[1]**22D st, 116 W** (3:797); top loft; Chas W Mayne to Harry Alpern; 3yf Feb1'13; Mar 11'13. 1,200

[1]**24TH st, 302 E,** see 2 av, 416.

[1]**33D st W, sec Bway,** see Bway, sec 33d.

[1]**36TH st, 67 W** (3:838); all; Isabella M Hayes & ano, EXRS &c Stephen Hayes, to Adolph A Hageman, 706 W 179; 7yf Sept15'12; Mar13'13. 2,000 to 3,250

[1]**36TH st, 67 W;** asn Ls; Adolph A Hageman to Hageville Realty Co, 67 W 36; AT; Mar12; Mar13'13. nom

[1]**37TH st W, nwc 11 av,** see 11 av, 455-7.

[1]**38TH st, 63-7 W** (3:840); also 39TH ST, 62-4 W (3:840), 8th loft; Colony Constn Co to Benj Wertheimer, 1356 Mad av & ano; 10 8-12yf June1'13; Mar7'13. 6,250

[1]**39TH st, 62-4 W,** see 38th, 63-7 W.

[1]**40TH st W, sec 12 av,** see 12 av, sec 40.

[1]**46TH st, 16-18 W** (5:1261), 7th fl; Schneider-Anderson Co to E G Anthony, 11 E 30th; 9 8-12yf Sept1'13; Mar7'13. 4,000

[1]**48TH st, 72 W** (5:1263), sobrn of Ls to mtg for $40,000; Helen M Constable owner & Chas Brown lessee with Union Dime Savgs Bank, a corpn; Mar6; Mar7'13. nom

[1]**49TH st, 244-50 W** (4:1020), ss, 80 e 8 av, 80x100; all; Anna W H Nichols to Wendell L Nichols, Brookline, Mass; from Feb1'13 to May1'33; Mar11'13. taxes &c & 22,000

[1]**51ST st, 314 E** (5:1343); all; Fredk Braun to Carl Oppermann, 126 — 100th; 5yf Mar1'13; Mar7'13. 1,100

[1]**51ST st W, nwc Bway,** see Bway, nwc 51st.

[1]**51ST st, 215 W,** see Bway, 1651-65.

[1]**52D st, 224 W,** see Bway, 1651-65.

[1]**54TH st, 203-11 W** (4:1026); asn Ls; Jean Venetos to Chas E Ellis, 210 W 56; Mar6; Mar8'13. nom

[1]**57TH st, 26 E** (5:1292); all; Henry H Rogers to Frank N Dowling, 138 E 39; 10yf Jan1'14; Mar13'13. 12,000 to 15,000

[1]**59TH st, 301 W** (4:1112), nwc Columbus Circle, 34.3x50.5x42.7x51.2; all; Oliver L Jones to United Cigar Stores Co, a corpn, 44 W 18; 1yf May1'15 Mar7'13 taxes &c & 11.000 & 12.000

[1]**87TH st E, swc 1 av,** see 1 av, swc 87th.

[1]**89TH st, 137-9 W** (4:1220), ns, 225 e Ams av, 50x100.8, all; 137 West 89th St Corpn to Geo Glynn, 106 E 116; 20yf Feb1 '13; Mar12'13. taxes &c & 8,750

[1]**89TH st, 137-9 W** (4:1220), asn ls; Geo Glynn to Robert Thedford Garage Co, inc, a corpn; AT; Feb17; Mar12'13. nom

[1]**90TH st, 69-71 W** (4:1204); all; Saml Bloch & ano to Fango Baths, Inc, a corpn, 107 W 125; 20yf Dec1'12 Mar7'13 5,500 to 7,200

[1]**95TH st, 209 W** (4:1243), ns, 167.10 w Ams av, 25x100; all; Kerloc Realty & Constn Co to Revilo Amusement Co, Inc, a corpn, 20 Broad; Mar10; 5yf completion of bldg; 15yren; Mar12'13. 4,000 & 4,500

[1]**107TH st, 201 E** (6:1657); asn Ls; Ben Natoli to Sadie Frelichstein, 413 E 56; AT; Mar13'13. nom

[1]**108TH st, 211 E** (6:1078), w str & b; Michele Corbo to Francesco Barbieri, 211 E 108, & ano; 5yf Sept21'17; Mar13'13. 360

[1]**121ST st E, nec Park av,** see Park av, 1741.

[1]**124TH st W, nwc 8 av,** see 8 av, 2311.

[1]**125TH st, 312-4 E** (6:1801), all; Anton Larsen to Jos M Greenberg, 75 E 127, & ano, firm The Rapid Cleaners & Dyers; 5yf Apr1'12; Mar12'13. 1,200

[1]**125TH st, 73 W** (6:1723), str fl & c; Wm G Vanderbilt et al, EXRS &c Susan A Hoagland, to Louis & Jno Mantegazza, 73 W 125; 5yf May1; Mar8'13. 3,000

[1]**143D st, 310 W** (7:2043); basement, also 1st and 2d flrs above ground fl; Lizzie D Gerleit to Wm F Damm, 157 W 108, & ano; 5yf Mar1'13; Mar11'13. 3,000

[1]**159TH st W, nwc Ams av,** see Ams av, 2002.

[1]**175TH st W, swc St Nich av,** see St Nich av, 1359.

[1]**Amsterdam av, 2002** (8:2118), nwc 159th; asn Ls; Frank J Flaherty to Leo E Hussey, 2002 Ams av; AT; mtg $——; Nov14 '12; Mar8'13. nom

[1]**Amsterdam av, 2002,** nwc 159th; asn Ls; Leo E Hussey to Jno J Sheehan, 2002 Ams av; AT; mtg $——; Mar4; Mar8'13. nom

[1]**Broadway** (3:834), sec 33d, cafe space in b & kitchen space in sub b; Edna Wilson et al, individ & EXRS &c Geo B Wilson, to Exchange Buffet Corpn, 3 Broad; 21yf May1; Mar13'13. 15,000

[1]**Broadway** (4:1023), nwc 51st; str, 24x 52; also space in rear of adj str on n, 25.6 x29 & basement; Waldemar Co to Thos Loughlin, 829 10 av; 10yf Feb15'13; Mar 7'13. 7,500 to 9,500

[1]**Broadway** (4:1023), nwc 51st, 24x52; sworn statement as to lease dated Jan 13'13; Waldemar Co to Thos Loughlin, 829 10 av; Mar7'13. nom

[1]**Broadway, 1651-65, 51ST st, 215 W & 52D st, 224 W** (4:1023); Albany apartments;; asn Ls; Waldemar Co, a corpn, to Louis P Reeder, 2416 Av J, Bklyn; AT; Mar1; Mar10'13. nom

[1]**Broadway, 2092-4** (4:1143); str & b; Broadway & 72d St Realty Co to Jno Doganges, 138 W 96; 5yf May1; Mar11'13. 3,000 to 3,200

[1]**Columbus av, 600** (4:1220); asn Ls; Fredk J Hetzel to Consumers Brewing Co of NY, a corpn, 1011 Av A; Mar3; Mar8'13. nom

[1]**Columbus av, 600** (4:1220); str fl & pt c; Anna M Ohlckers to Fredk J Hetzel, 600 Columbus av; 4yf May1; Mar8'13. 2,350

[1]**Columbus av, 982** (7:1863); str, bakeshop & front c; Philip Sussmann to Wm Merle, 324 E 50; 2yf Sept1'12; Mar11'13. 1,500

[1]**Columbus av, 982;** str & front c & bakeshop; Theobald J Dengler to Wm Merle, 324 E 50; 3yf Sept1'14; Mar11'13. 1,500

[1]**Lenox av, 494** (6:1732); asn Ls; Sam I Levine & ano to Abr Targum, 494 Lenox av; Feb28; Mar11'13. nom

[1]**Lexington av, 747** (5:1394); all; Joseph Jno L Graham & ano to Chas Reiss, 71 Lex av; 5 4-12yf Jan1'13; option of ren; Mar11'13. 1,800

[1]**Park av, 1741** (6:1770), nec 121st; str & pt c; Anna C Larney to Edw Jackson, 75-7 E 127; 5 2-12y & 13 days f Feb15; Mar8 '13. 1,020

[1]**St Nicholas av, 1359** (8:2144), swc 178th; str & b; Brendan Trading Co to Archie L Tufts, 4260 Bway; 10yf Jan31'13; Mar10'13. 900 to 2,000

[1]**1ST av, 18-20** (2:429), n str & b; Isaac Greenman & ano to Morris Charapp, 201-3 2d & ano; 3 9-12yf Aug1'12; Mar7'13. 780

[1]**1ST av** (5:1549), swc 87th; str fl & pt c; Marie Fuchs to Chas F Klippert, 1667 1 av; 5yf May1'13; Mar10'13. 1,020

[1]**2D av, 416 & 24TH st, 302 E** (3:929), asn Ls as collateral security for chattel mtg of $2,667.20; Harry Weinstock to Rubsam & Horrmann Bwg Co, 163 Canal, B of R, NY; Oct15'12; Mar7'13. nom

[1]**2D av, 416 & 24th st, 302 E** (3:929); all; Otto Wagner to Harry Weinstock, 302 E 24; 5yf Oct1'12; Mar7'13. 2,630

[1]**2D av, 845** (5:1319); str fl, b & 1-sty above str; Chas Tarzian to Tarzian Amusement Co, Inc, 845 2 av; 20yf Mar1 '13; Mar7'13. 1,800 to 2,100

[1]**3D av, 2093** (6:1664); str & bake shop; Gustav Hencke to Jno Klotz, 2093 3 av; 6 4-12yf Jan2; Mar8'13. 1,680 & 1,800

[1]**6th av, 232** (3:817), 19x70; all; Arthur L Braus to M L Fernald, 232 6 av; from Mar1'13 to May1'16; Mar10'13. 12,000

[1]**6TH av, 789** (4:997); all; 25x65; Herbt C Pell, EXR &c Jas K Pell, to Simon Kosofsky, 753 6 av; 7yf May1; option of two rens of 7 yrs each; Mar8'13. taxes & 3,600

[1]**7TH av, 116** (3:766), swc 17th, all; Eliz Rader to Jos Gerrity, 116 7 av, 5yf May 1 '13; Mar12'13. 1,750

[1]**7TH av, 2250** (7:1938); all; Chas Miller to Ike Kind, 343 W 23; 5 1-12yf Apr1; 5y ren at $2,180; Mar8'13. 2,000

[1]**7TH av, 2250** (7:1938); sur Ls; Herman Jackson to Chas Miller, 235 E 29; AT; Mar7; Mar8'13. nom

[1]**8TH av, 497** (3:758); asn Ls; Jno O'Reilly to Victor F Roberts, 300 W 35; mtg $12,000; Mar10; Mar11'13. O C & 100

[1]**8TH av, 2311** (7:1951), nwc 124th, s part of loft; Diedrich & Jno H Tonjes to Herman Baruch, 425 W 124; 5 2-12yf Aug1'12 Mar12'13. 1,80(

[1]**11TH av, 455-7** (3:683), nwc 37th, 49.4x 100; asn ls; Burling Transportation Co, 447 W 36 to Grafton B Wirgman at East Orange, NJ; AT; Mar1; Mar11'13. nom

[1]**12TH av** (3:685), sec 40th, 96.9x200; all; Chas E Appleby to Curtis Blaisdell Co, 504 E 56; 15yf May1'15; Mar7'13. taxes &c & 4,000

LEASES.

Borough of the Bronx.

[1]**Aldus st, nec Southern blvd,** see Southern blvd, 1000.

[1]**Elsmere pl, 813** (11:2956-39), ns, bet Prospect & Marion avs; asn tax ls & certf No 1856; Frances A Neilson to Mary Reul, 1882 Bathgate av; AT; Feb20; Mar13'13. 1,001.63

[1]**Fink st, sec West Farms rd,** see West Farms rd, 70.

[1]**134TH st, 553 E,** see St Anns av, 139.

[1]**140TH st, 559 & 607 E** (10:2552), two houses, all; Fleischmann Realty & Constn Co to Louis Fleischer, 515 E 138; 3yf Aug 1'12; Mar12'13. 5.000

[1]**140TH st, 603 E** (10:2552), 5-sty & b ten, all; Mary Gerlich to Louis Fleischer, 515 E 138; 5yf Apr1'13; Mar12'13. 3,700

[1]**140TH st E, nwc Willis av,** see Willis av, 307.

[1]**148TH st, 521 E** (9:2275), all; August D Krahmer to Meyer Burkam, 419 Brook av; 5yf Apr1'13; Mar12'13. 900

[1]**180TH st, 819 E** (11:3111); str &c; Kellwood Realty Co to Saml Crystal, 604 E 187th & Thos J Cunningham, 956 Simpson; 5yf Sept1'12; Mar10'13. 1,800 & 2,400

[1]**180TH st, 819 E** (11:3111), asn Ls & deposit of $200; Raphael Mendelson to Harry Myers, 944 Aldus; Mar7; Mar10'13. nom

[1]**180TH st, 819 E** (11:3111); asn Ls; Saml Crystal & ano to Raphael Mendelson, 877 Intervale av; AT; Jan4; Mar13'13. nom

[1]**224TH st E, swc White Plains rd,** see White Plains rd, 3945.

[1]**Gleason av (*),** nec St Lawrence av; str fl & pt c; Jacob Cohen to Geo Emmert, 1171 Castle Hill av; 5yf Apr1'13; Mar7'13. 600

[1]**Jerome av, 2635** (11:3202); str & pt b; Magda Operating Co to Patk F Conroy, 4387 3 av; from Apr1'13 to Apr30'18; 5y ren; Mar11'13. 660 & 900

[1]**Prospect av, 991** (10:2678), str & bs & bake ovens; Zarland Realty Co to Sam Newman, 142 Clinton; 12yf Feb1; Mar13 '13. 2,000 to 2,700

[1]**Prospect av** (10:2678), ws, 5th & 6th strs s 165th, with basements; Zarland Realty Co to Adolph Daum, 230 Brook av, & ano; 6yf Feb1; 4 yrs ren at $2,100; Mar13'13. 1,500 to 1,800

[1]**Prospect av** (10:2678); same prop; asn Ls; Adolph Daum & ano to N Y Pure Food Market, Inc, 230 Brook av; AT; Mar11; Mar13'13. nom

[1]**St Lawrence av, nec Gleason av,** see Gleason av, nec St Lawrence av.

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[illegible] 1,500

[illegible] 1,200

[illegible] 1,200

[illegible] 3,500 to 4,300

[illegible] nom

[illegible] nom

[illegible] nom

[illegible] 720 to 900

[illegible] 900

[illegible] nom

[illegible] nom

[illegible] 1,680

MORTGAGES

Borough of Manhattan.

MAR. 7, 8, 10, 11, 12 & 13.

m**Allen st, 44** (1:308), es, 75 n Hester, 25x 65.7; Feb21; Mar13'13, installs, 6%; Reciprocity Realty Co to Morris Lederman, 17 Livingston pl. 1,800

m**Allen st, 44;** certf as to above mtg; Feb 21; Mar13'13; same to same.

m**Allen st, 150,** see Rivington, 70.

m**Bleecker st, 150-2** (2:525), ss, 25 e Thompson, 50x125; ext of $90,000 mtg to Feb1'16 at 5%; Feb17; Mar10'13; Pittsburg Life & Trust Co of Pittsburgh, Pa, with Herman Rosenbaum, 707 St Nicholas av. nom

m**Catharine st, 57-9** (1:276), nec Monroe (Nos 1-3), 47.9x102.10x47.7x99.8; all title to any strips or gores adj; PM; Mar3; Mar 8'13, 3y5%; Jno H Bodine to N Y Trust Co, 26 Broad. 35,000

m**Catharine st, 57-9;** pr mtg $35,000; Mar 3; Mar8'13, 1y6%; same to American Mtg Co, 31 Nassau. 3,000

m**Cherry st, 18** (1:112), ns, abt 135 e Pearl, 24.10x125.9x25.6x127.9; ½ pt; Mar 1; Mar11'13, 5y5%; Chas A Casazza, 5805 7 av, Bklyn, to Antonio Barbieri, — Main, Honesdale, Pa. 4,000

m**Chrystie st, 52** (1:302); ext of mtg for $28,000 to Nov1'17, 5%; Feb9; Mar7'13; Edwin Baldwin & ano trstes for Chas G Bacon & ano will of Clara R Bacon with Fanny Gruen, 116 E 90. nom

m**Chrystie st, 56** (1:302), es, 125 n Canal, 49x99x48.6x99.4; ext of $59,000 mtg to Mar 10'18 at 5%; Mar10; Mar13'13; Lawyers Mort Co to Alex Baum. nom

m**Cliff st, 60** (1:98), ss, abt 115 e Beekman, 19.8x100x20x100; PM; Mar7'13; due Jan1'14, 6%; 60 Cliff Street Co Inc to Edw Greenebaum, 151 W 121. 14,000

m**Coenties sl, 12** (1:32), es, abt 50 s Water, 28.8x34.8; also COENTIES SL, 14 (1:32), es, 67.10 nw Front, runs nw 23xne36.9xse 5.1xsw10xse17.11xsw26.2 to beg; Mar10'13, 5y5%; Eliz D W Robinson to Lawyers Mtg Co, 59 Liberty. 18,000

m**Coenties sl, 14,** see Coenties sl, 12.

m**Delancey st, 174** (2:348); ext of $32,000 mtg to [illegible] Mar10'13, N Y Trust Co with Fanny Gruen, 116 E 90. nom

m**De Peyster st, 24-6,** see Front, 133-7.

m**East Broadway, 205** (1:285), ss, 171.1 w Clinton, 25.6x87.6; PM; Mar3; Mar8'13, 5y 5%; Jno H Bodine to Lawyers Mtg Co, 59 Liberty. 18,000

m**Essex st, 9½** (1:297); sal Ls; Mar11'13, demand, 6%; Wolf Yonker to Lion Brewery, a corpn, 104 W 108. 1,023.50

m**Front st, 133-7** (1:37), ses, at sws De Peyster (Nos 24-6), runs se 81.5xsw54.8 to Pine (No 90) xnw89.8 to Front xne57 to beg, PM; pr mtg $170,000; Mar7; Mar11'13; due Aug1'13, 6%; Harry J Gilbert, 40 St Nicholas pl, to Realty Holding Co, 907 Bway. 5,000

m**Hudson st, 567** (2:633); asn Ls by way of mtg to secure payment of $8,500; Feb 19; Mar10'13; Geo Woltjen to Consumers Brewing Co of NY. nom

m**Jones st, 9** (2:590), ns, 95 w 4th, 25x100x [illegible], pr mtg $30,000, Mar6, Mar7'13; 2y6%; Ferd W Fey to Christopher J Deady, [illegible] W 8d. 4,000

m**Monroe st, 1-3,** see Catharine, 57-9.

Nassau st, 63 (1:[illegible]), ws, 75.6 n Maiden la, runs w48.2xn20.6xe0.2xn2xe47.6 to Nassau, [illegible] to beg, pr mtg $60,000, Mar8; [illegible] as per bond, Pierre G Carroll, Isabelle L Goldmann; Marie L Collins & Cecilia M Manning to Clothilde M Carroll, 310 Mosholu Pkway. 4,800

m**New Chambers st, 82 on map 82-4** (1:-111), ss, 125.3 w from ns Cherry, ss New Chambers, runs w16.10x875.2x20.11xn43.8 [illegible] to beg, pr mtg $—, Mar1; Mar 11'13, $50,000, Mary E Sandford, at Merrick, NJ, to Gramont Constn Co, 95 William. 2,000

m**New st, 64** (1:24), sal Ls; Feb26; Mar10 '13, demand, 6%; Patk J Hughes to Lion Brewery, 104 W 108. 800

m**Norfolk st, 138,** see Pitt, 11.

m**Pine st, 90,** see Front, 133-7.

m**Pitt st, 11** (2:341), ws, 150 n Grand, 25.8 x12.5x20.6x12.5, also NORFOLK ST, 138 (2:344), es, 125 n Rivington, 25x100; also STANTON ST, 108 (2:300), ns, 75 e Suffolk, 25x100, pr mtg $——, Mar10, Mar12 13, $2[illegible], Lena Weissberg, Bklyn, to Marks Krishbaum, 113 E 91. 5,000

m**Pitt st, 12** (2:336); ext of $12,000 mtg to Dec1'16 at 5%; Jan20, Mar7'13; Emily T Mealio with Bertha Hechinger, 1 W 92. nom

m**Rivington st, 70** (2:416), nec Allen (No 150), 22.4x75; pr mtg $43,900; Mar7; Mar 10'13, due &c as per bond, Michl Karp, 70 Rivington, to Isidor Leibowitz, 70 Rivington. 3,500

m**Rivington st, 70;** certf as to reduction of mtg; Oct18'12; Mar12'13; Jno Munroe & Co to Michl Karp.

m**Rutgers st, 22** (1:273); ext of $2,000mtg to Mar12'14 at 6%; Mar12; Mar13'13; Moses Israel with Jacob Koronetsky, 181 Henry. nom

m**St Marks pl, 132,** see Av A, 125.

m**Stanton st, 158,** see Pitt. 11.

m**Sullivan st, 29-35** (2:476), es, 63.4 n Grand, runs [illegible]xnw to an alley xe4xs 8xxw90 to beg, Mar12'13; 3½%, Peter Roberts, Montclair, NJ, to Emigrant Indus Savgs Bank. 65,000

m**4TH st, 131-3 E,** see 1 av, 67.

m**11H st, 234-6 E** (2:399); ext of $60,000 mtg to April 18 at 6%, Mar3, Mar13'13; Lawyers Mtg Co with Rubin Levine & Levine Realty Co. nom

m**15TH st, 619-23 E** (2:[illegible]), ns, 243 e Av B, 75x90, Fal. Mar6, Mar13; 3y4½%; Herman & Jos Baumann to Sarah B Reynolds, Kingston, NY. 27,500

m**8TH st, 132 E, & Av A, 125** (2:435); ownership agmt of bond & mtg; Feb25; Mar 11'13, Frank Schack, 68 Lenox av, with Eliz Volgyi, 535 E 13, et al. nom

m**8TH st, 325 E** (2:391); ext of $25,000 mtg to Jan23'16 at 5%; Feb24; Mar11'13; Lawyers Mtg Co with Johanna Seldin. nom

m**12TH st, 330 E** (2:453), ss, 357.8 e 2 av, runs e20xs98.8 to ct former Stuyvesant, xs w1[illegible]xw19.9xn102.3 to beg, PM, Mar8, Mar12'13, 3½%, Cannariato Real Estate Co Inc, 230 Grand, to Pasqua Cannariato, 234 E 75. 5,000

m**14TH st, 304-12 W** (2:629), ss, 100 w 8 av, 100x98.9x[illegible], PM, Mar11; Mar12 13, 3½%, Chas I Weinstein Realty Co, 14 W 70, to Metropolitan Savings Bank, 59 Cooper Sq East. 50,000

m**14TH st, 304-12 W;** PM; pr mtg $50,000; Mar7, Mar12'13, 1y6%, Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 40,000

m**14TH st, 304-12 W;** bldg loan; pr mtg $90,000; Mar11; Mar12'13; demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 50,000

m**14TH st, 304-12 W;** certf as to above mtg; Mar5; Mar12'13; same to same.

m**15TH st, 319-23 W** (3:739), ns, 200 nw 8 av, 40x100.5x[illegible], also 15TH ST, 325-31 W (3:739), ns, 275 nw 8 av, 100x156.6x 100.5x165.8; PM; pr mtg $110,000; Jan1; Mar7, 13, installs, 6%, G B Seely's Son Inc, a corpn, to Edw B Wire, 107 N Maple av, East Orange, NJ, trste. gold bonds 200,000

m**15TH st, 325-31 W,** see 15th st, 319-23 W.

m**17TH st, 323 E** (3:923), ns, 374 w 1 av, runs w19xn106xe7xs14xe12xs92 to beg; Feb 15; Mar7'13; 5y5%; Chas J F Bohlen, 2876 Briggs av, to Jno Monsees, 530 W 157. 15,000

m**17TH st, 36 W** (3:818), ss, 525 w 5 av, 25x92; pr mtg $48,000; Mar10'13; due &c as per bond, Saml Bergmann to Elmer W Webb, 262 Clifton pl, Bklyn. 9,000

m**20TH st, 349 E** (3:926), ns, 135.9 w 1 av, 16.8x92, Mar7'13, 5½%, Jno Fallon to Emigrant Indus Savings Bank. 4,000

m**23D st, 1-21 W,** see 5 av, 190-202.

m**24TH st, 2-4 W,** see 5 av, 190-202.

m**24TH st, 351 W** (3:748), ns, 211.6 e 9 av, 20x98.9; Mar11; Mar12'13; 3y4½%; Eva N Smith, Nutley, NJ, to N Y Title Ins Co, 135 Bway. 2,000

m**25TH st, 215 E** (3:[illegible]); ext of $23,000 mtg to Apr19'16 at 5%; Mar4; Mar7'13; Lawyers Mort Co with Martin F Huberth. nom

m**27TH st, 313 W** (3:751), ns, 148 w 8 av, 19.9x98.9; Mar5; Mar7'13; due, &c, as per bond; Mary Freeland to Bowery Savings Bank, 128 Bowery. 1,900

m**30TH st, 28 E,** see Mad av, 105-17.

m**33D st, 442 W** (3:730), ss, 425 w 9 av, 25x98.9; sobrn agmt; Mar10; Mar11'13; Wilhelmina MacDougall & Mathilda Harris & Saml Williams & Saml Grodginsky with Lawyers Mtg Co, 59 Liberty. nom

m**33D st, 442 W** (3:730), ss, 425 w 9 av, 25x98.9; Mar10'13, 5y5%; Wilhelmina MacDougall of Westfield, NJ, & Mathilda Harris to Lawyers Mtg Co, 59 Liberty. 20,000

m**35TH st, 257 W** (3:785), ns, 193 e 8 av, 23x98.9; Mar11'13, 5y4½%; F M B Realty Co (Inc), a corpn, to Bowery Savgs Bank, 128 Bowery. 17,000

m**35TH st, 257 W;** consent to above mtg; Mar11'13; same to same.

m**35TH st, 257 W;** certf as to above mtg; Mar11'13, same to same.

m**35TH st W, swc S av,** see 8 av, 497.

m**38TH st, 354-8 W,** see 9 av, 500.

m**38TH st, 401-3 W,** see 9 av, 507.

m**39TH st, 3 W** (3:841); ext of $55,000 mtg to Feb26'18 at 4½%; Feb26; Mar13'13, Gloucester Realty Co with Bowery Savgs Bank. nom

m**40TH st, 226 E** (3:920), ss, 305 e 3 av, 25x98.9; PM; Mar10'13, 2y6%; Jos Herrmann to Bernard F Golden, 262 William, & ano. 2,750

m**41ST st, 226 W** (4:1012), ss, 300 w 7 av, 20x98.9; Mar1; Mar7'13; 5y4½%; Ludin Realty Co to Bowery Savings Bank, 128 Bowery. 21,500

m**41ST st, 226 W;** consent to above mtg; Mar1; Mar7'13; same to same.

m**41ST st, 226 W;** certf as to above mtg; Mar1; Mar7'13; same to same.

m**43D st, 417-9 W** (4:1053); ext of $53,000 mtg to Mar7'16 at 5%; Mar7; Mar10'13; Lawyers Title Ins & Trust Co with Eliz Hafner & Marguerite Delmour. nom

m**45TH st, 121 W** (4:998); agmt modifying terms of mtg; Mar12; Mar13'13; Jas Hebron with Theresa Hebron, 265 W 70. nom

m**48TH st, 7 E** (5:1284), ns, 151 e 5 av, 24x100.5; Mar10'13; due &c as per bond; Augusta Polifeme to Dry Dock Savgs Instn, 341 Bowery. 90,000

m**48TH st, 72 W** (5:1263), ss, 79.4 e 6 av, 20x100.5; Mar5; Mar7'13; due, &c, as per bond; Helen M wife of & Herbert L Constable to Union Dime Savings Bank, 701 6 av. 40,000

m**53D st, 2 W,** see 5 av, 670.

m**53D st, 437 W,** see 54th E, ss, 469 e 1 av.

m**54TH st E** (5:1365), ss, 469 e 1 av, runs s200.10 to 53d (No 437) xe— to Harbor Commissioner's Bulkhead & Pier Line xne [illegible] to [illegible] xw— to beg; also CONCORD AV (9:2276), nec 142d, runs n145xe100xe 116.7xs45xw16.7xs100 to 142d xw100 to beg; also WALES AV (9:2276), ws, 100.8 n 142d, 45.3x111.3x45x116.7; also SOUTHERN BLVD (10:2574), swc St Marys, runs w 203.10 to es Wales av xs122.1xse242.11 to Southern blvd, xn252.6 to beg; also ST ANN'S AV (10:2575), nwc 149th, 75x100; also LAND in Bklyn, NY; Providence, RI; Chicago, Ill.; Cambridge, Mass; Roxbury, Boston, Mass; Cleveland, Ohio; Pittsburgh Pa & Borough of Braddock, County of Allegheny, Pa; also land at Newark, N. J; supplemental to mtg recorded July29'12 for total amount of $10,000,000; Mar7; Mar12'13; due June15'37, 6%; Ward Bread Co to Empire Trust Co, 42 Bway & ano trstes.

m**56TH st, 325-7 E** (5:1349); ext of $41,000 mtg to Mar16 16 at 5½%; Mar4; Mar11'13; Lawyers Mtg Co with Winston Realty Co. nom

m**58TH st, 6-12 E** (5:1293), ss, 100 e 5 av, 100x100.5; Mar5; Mar8'13; due &c as per bond; Geo B Post, J Langdon Ward & Lewis C Hasell, trstes Mary M Jones, Arthur M Jones, Lydia L Blagden & Cath O'C Jones, to Title Guar & Trust Co. 77,000

m**60TH st, 251 W** (4:1152), ns, 100 e West End av, 25x100.5; Mar11; Mar12'13; 5y5%; Kate Blank, 997 Union av, to Henry L Bogert trste for Mary E E Robson will Thos L Bogert, 87 Maple av, Flushing, LI. 6,750

m**61ST st, 26 E** (5:1375), ss, 25 w Mad av, runs s67xw6.5xw14xn73.5 to st xe23 to beg; Mar6; Mar7'13, due, &c, as per bond; Abram Baudoine to Title Guar & Trust Co. 30,000

m**62D st, 27-33 E** (5:1377), ns, 68 e Mad av, 57x100.5; Mar10; Mar11'13, 1y6%; Rivoli Realty Co to State Realty & Mtg Co, 11 Pine. 50,000

m**62D st, 27-33 E;** certf as to above mtg; Mar10; Mar11'13; same to same.

m**70TH st, 50 W** (4:1122); ext of $25,000 mtg to Apr1'16 at 4½%; Mar12'13; Wm Scholle et al with Margt D Coe, 50 W 70. nom

m**70TH st, 306 W** (4:1181), ss, 117 w West End av, 17x100.5; ext of $7,000 mtg to Feb11'18 at 4¾%; Mar5; Mar7'13; Henrietta & Rebecca Solomon with Mina Nordlinger, 97 Central Park W, et al, trstes Jacob D Nordlinger. nom

m**74TH st, 3 W** (4:1127); ext of $25,000 mtg to Dec1'14 at 4½%; Nov3'11; Mar10 '13; Equitable Life Assur Soc of U S with Frank C Jones, 147 W 70, admr Harriet C Jones. nom

m**78TH st, 169 W** (4:1150), ns, 75 e Ams av, 23x102.2; pr mtg $——; Mar1; Mar11'13, installs $25 monthly 6%; Rudolph Schweizer, 1663 Shore rd, Sheepshead Bay, Bklyn, to Jacob J Dorn, 361 3 av. 1,058

m**78TH st, 175-7 E** (5:1413); cancellation of asn of rents; Dec15'11; Mar13'13; London Realty Co to Chas S Faulkner, Rye, NY. nom

m**81ST st, 40 E** (5:1492), ss, 149 e Mad av, 16x102.2; Mar7; Mar11'13; due &c as per bond; Saml Murland to Title Guar & Trust Co. 28,000

m**81ST st, 333 E** (5:1544), ns, 325 w 1 av, 25x102.2; ext of $11,500 mtg to Mar1'18 at 5%; Feb28; Mar13'13; Jno E Domschke Jr with Christian Schade, Emma Brabant, Wm Schade & Annie Dachert. nom

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83D st, 175-7 W, see Ams av, 481.

84TH st, 268-70 W (4:1231), ss, 100 e West End av, 50x134.2; ext of $60,000 mtg to Jun1'16 at 5½; Feb25; Mar7'13, Fredk P Foster with The Society of The York Hospital. nom

87TH st, 207-9 W (4:1221), also 90TH ST, 129-31 W (4:1235); asn all title or int in Estate of Morris Grosner, decd, as collateral for $239.96; pr mtg $122,000; Jan19; Mar13'13; Pauline Grosner to Chas La Rue (as atty for Emile Dreyfuss), 1539 72d, Bklyn. nom

90TH st, 129-31 W, see 87th st, 207-9 W.

91ST st, 259 W, see West End av, 640.

95TH st, 209 W (4:1213), ns, 167.10 w Ams av, 29.4 to cl old Bloomingdale rd x 100.9x30.8x100.9; additional mtg; bldg loan; pr mtg $——; Mar11'13, due Sept1'13, 6%; Kerloc Realty & Constn Co (Inc) to Nathan J Packard, 411 West End av, & ano. 2,350

95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 25x100; agmt as to return of deposit of $3,000 to party 3d pt on a/c of lease; Mar10; Mar12'13 5y from completion of bldg; Packard & Co, party 1st pt, & Kerloc Realty & Constn Co, a corpn, party 2d pt, with Revilo Amusement Co, Inc, 20 Broad. nom

98TH st, 228 E (6:1647), ext of $26,000 mtg to Feb15'18 at 5¼%; Feb17; Mar11 '13; Lawyers Mtg Co with Nathan Schancupp. nom

99TH st, 301 E, see 2 av, 1920 2.

99TH st, 122-4 W (7:1853), ss, 291 w Col av, 42x100.11; pr mtg $37,750; Mar7; Mar 11'13, 3y6%; Robt H Marquart, 810 E 179, to Earle & Calhoun, a corpn, 200 W 72. 4,000

99TH st, 122-4 W; ext of $37,750 mtg to Aug1'16 at5%; Mar7; Mar11'13; same with Germania Life Ins Co of City of NY, 50 Union sq. nom

100TH st, 317 W (7:1889), ns, 226 w West End av, 19x100.11; Mar11; Mar12'13; 5y 4½%; Memphis Realty Co, 261 Bway, to Laura E Rowland, Setauket, LI. 20,000

100TH st, 317 W; certf as to above mtg; Mar11; Mar12'13; same to same. ——

101ST st, 70 W (7:1836); ext of $18,000 mtg to Jan1'14 at 5%; Feb24; Mar13'13; Jeanne V O M Kune with Eliz Uhl. nom

101ST st, 77 W (7:1837), ns, 100 e Col av, 25x100.11; Mar4; Mar12'13; Harold M Sill & ano trstes Amelia W Dougherty with Jno G Osterberg. nom

101ST st, 122 W (7:1855); ext of $17,000 mtg to Jan31'18 at 5%; Feb3; Mar11'13; Jos L R Wood with Meyer Goldberg, 2 W 94, & Abr Greenberg. nom

102D st, 223 E (6:1652), ns, 330 e 3 av, 25x100.11; pr mtg $17,500; Mar3; Mar7'13; 2y6%; Benj Jacobs & Philip Ritter to Maurice M Le Vine, 177 Lee av, Bklyn. 2,000

102D st, 240 W (7:1873), ss, 150 e Bway, 25x100.11; Mar10'13, 5y5%; Mary C Isaacs to Chas Cahn, 116 E 61, & ano. 24,000

102D st, 240 W; sobrn agmt; Mar10'13; Same & Saml L Hyman with same. nom

108TH st, 211 E (6:1658); sal Ls; Mar7; Mar13'13, demand, 6%; Michl Suozzo, 328 E 109, to F & M Schaefer Brewing Co, 114 E 51. 1,400

113TH st, 154 E (6:1640); ext of $16,000 mtg to Feb24'16 at 5%; Feb17; Mar7'13; Alonzo Kimball with Pauline Rothstein et al. nom

114TH st, 18 E (6:1619), ss, 200 e 5 av, 25x100.11; pr mtg $19,000; Mar5; Mar11'13; Morris & Sarah Goodfriend, 12 E 114, exrs &c Herman Goodfriend, with Sol Gordon, 20 Ludlow. nom

114TH st, 18 E (6:1619), ss, 200 e 5 av, 25x100.11; pr mtg $19,000; Mar5; Mar11'13; due Sept5'13, 6%; Sam Gordon, 5 E 106, to Sol Gordon, 20 Ludlow. 4,500

114TH st, 230 E (6:1663); agmt as to share ownership in mtg; Mar8; Mar13'13; Jas M Betts with Lawyers Title Ins & Trust Co, 160 Bway. nom

118TH st, 401 E, see 1 av, 2296.

119TH st, 274 W (7:1924); ext of $17,000 mtg to Mar8'18 at 5%; Mar8; Mar11'13; Lawyers Title Ins & Trust Co with Elenora Bash. nom

120TH st, 110 E (6:1768), ss, 131.8 e Park av, 20.10x100.10; PM; Mar7; Mar12'13; 3y 5%; Malcolm R Lawrence to Emigrant Indus Savgs Bank. 6,000

120TH st W, nec Ams av, see Ams av, 1221.

120TH st, 364 W (7:1946), ss, 151 e Morningside av, 17x100.11; ext of $10,000 mtg to Mar8'16 at 5%; Feb6; Mar7'13; Mary L Shear, 364 W 120, with Christopher Moller et al, trstes Peter Moller. nom

123D st, 512-8 W (7:1977), ss, 100 w Ams av, 100x100.11; pr mtg $120,000; Mar7'13; due Sept7'13, 6%; 114th St & 7th Av Constn Co, 1884 7 av, to Canal Realty Co, 41 Canal. 6,000

123D st, 512-8 W; certf as to above mtg; Mar7'13; same to same. ——

125TH st, 278-80 W (7:1930); str Ls; Mar 10'13, demand, 6%; L & B Cafe Co (Inc), 278 W 125, to Harlem Merchants Cafe Co, 278-80 W 125. 10,000

128TH st, 246 E (6:1792), ss, 75 w 2 av, 26x99.11; PM; pr mtg $——; Feb26; Mar 7'13; due May1'15, 6%; Fannie C Devoe to Arlington Estates Inc, a corpn, 149 Bway. 4,000

128TH st, 246 E; pr mtg $——, Feb26; Mar7'13; due May1'14, 6%; same to same. 1,500

129TH st W, see Convent av, see Convent av, 16.8x99.11; pr mtg $7,750; Mar8; Mar10 '13, 1y6%; Edw M Kirkpatrick, Valley Cottage, Rockland Co, NY, to Delmonico's, a corpn, 1 E 44. 429.50

129TH st W, see Convent av, see Convent av, 33-5.

131ST st, 104 W (7:1915), ss, 106.8 w Lenox av, 16.8x99.11; Mar8; Mar10'13, 3y 5%; Wm H Board to Edwin F Seaman, 405 W 123. 4,000

132D st, 144 W (7:1916), ss, 425 w Lenox av, 14.8x99.11; Mar6; Mar7'13; 5y5%; Wakeman F Reynolds to American Mort Co. 4,000

132D st, 556 W (7:1986), ss, 350 w Ams av, 25x99.11; ext of $15,000 mtg to Feb18 '16 at 5%; Feb18; Mar10'13; Johanna Chapman with Norman S Goetz. nom

134TH st W, nec St Nicholas av, see St Nicholas av, 486.

135TH st W, nec Bway, see Bway, 3340-8.

135TH st, 209-13 W (7:1941); ext of 3 mtgs for $18,500 ea to June20'13 at 5%; June30'10; Mar13'13; Equitable Life Assur Soc of U S with Isabel R Wallach, Addie R Altman & Julia Richman. nom

135TH st, 209-13 W (7:1941), ns, 175 w 7 av, 75x99.11; supplemental to mtg recorded Dec17'08; pr mtg $55,500; Mar12; Mar13'13; due &c as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad, trste. ——

135TH st, 506 W (7:1988), ss, 191.8 w Ams av, 45.10x99.11; Mar13'13; due &c as per bond; N Y Real Estate Security Co to N Y Savgs Bank, 81 8 av. 45,000

135TH st, 506 W; certf as to above mtg; Mar13'13; same to same. ——

135TH st, 506 W; sobrn agmt; Mar 12; Mar13'13; same & David J & Jos Fox & Mortimer C Rosenblum, 309 W 99, exrs Chas Rosenblum, with same. nom

135TH st, 506 W; supplemental to mtg recorded Dec17'08; pr mtg $55,000; Mar13 '13; due &c as per mtg recorded Dec17'08; N Y Real Estate Security Co to N Y Trust Co, 26 Broad, trstes. ——

135TH st, 606 W (7:2001); ext of $42,000 mtg to Jan1'18 at 5%; Mar6; Mar11'13; Margt D Bishop with Jos Rosenthal, 970 Park av, & Jacob Grotta, 600 West End av. nom

137TH st W, nwc Edgecombe av, see Edgecombe av, St Nicholas av, 137th & 140th, the block.

137TH st W, nwc Edgecombe av, see Edgecombe av, St Nicholas av, 137th & 140th, the block.

138TH st, 119 W (7:2007), ns, 412 e 7 av, 26x99.11; Mar10'13, 5y5%; Sallie Simpson, widow, to Isaac Brown, 120 W 114. 17,000

146TH st W, swc Edgecombe av, see Edgecombe av, St Nicholas av, 137th & 140th, the block.

140TH st W, sec St Nicholas av, see Edgecombe av, St Nicholas av, 137th & 140th, the block.

141ST st, 75-81 W, see Lenox av, 614-22.

146TH st, 301 W, see 8 av, 2741.

148TH st, 409 W (7:2063), ns, 159.6 w St Nicholas av, 20x99.11; ext of $14,000 mtg to Mar10'16 at 5%; Mar10; Mar13'13; Henry Bendheim to Jno C Rodgers, 426 W 144. nom

150TH st W, nwc Convent av, see Convent av, 460-6.

166TH st, 451 W, see Colonial Pkway, nwc 166th.

170TH st W, swc Ft Washington av, see Ft Washington av, swc 170.

171ST st, 501 W, see Ams av, 2238.

176TH st, 509-11 W (8:2132), ns, 185 w Ams av, 42.6x99.11; Mar8; Mar11'13, demand, 6%; Christine G Huppert to Carrie Thoelen, 28 W 97. 2,000

176TH st, 513-5 W (8:2132), ns, 227.6 w Ams av, 42.6x99.11; Mar8; Mar11'13, demand, 6%; Christine C Huppert to Ida Thlefeld & Carrie Thoelen, both at 28 W 97. 2,000

179TH st W (8:2153), ss, 100 e St Nicholas av, 25x100; PM; Mar8; Mar10'13, 3y 5%; Alonzo B Kight, 2255 Bway, to Grace L D Hoffman, 1382 Union av. 6,500

180TH st W (8:2177), ns, 60 e Northern av, 50x100; Mar12'13; 5y5%; Emmay Realty Co to Virginia Danziger, 11 E 79. 45,000

180TH st W (8:2177), same prop; certf as to above mtg; Mar12'13; same to same. ——

186TH st, 556-8 W (8:2157), ss; certf as to reduction of mtg & that $10,000 is now owing thereon; Mar3; Mar11'13; Wm C Oesting, 1350 Fulton av, to whom it may concern. ——

189TH st W, sec Audubon av, see Audubon av, sec 189th.

Av A, 125 (2:435), swc St Marks pl (No 132) (8th), 24.8x70; ext of $12,500 mtg to Mar1'18 at 6%; Feb27; Mar11'13; Tillie Schack with Adela & Jos Fuchs, 386 Graham av, Bklyn; Paulina Recher at Roman, Roumania, & Rebecca Hyams, 4819 14 av, Bklyn. nom

Av A, 125, see 8th, 132 E.

Av A, 1507 (5:1564), ws, 51.2 n 84th., 26x75; ext of $10,000 mtg to Feb27'18 at 5%; Feb27; Mar12'13; Harold B Sill & ano trstes Amelia Dougherty with Jacob Gruner. nom

Amsterdam av, 481 (4:1214), nec 83d (No 175-7), 25.8x100; PM; pr mtg $83,050; Mar 3; Mar13'13; due Apr27'14, 5%; Thos Kelly to Geo Ehret, 1197 Park av. 4,500

Amsterdam av, 1221 (7:1963), nec 120th, 100.11x125; bldg loan; Mar7; Mar10'13; due Sept7,14, 6%; Edmund Francis Realty Co, a corpn, to Montrose Realty Co, a corpn, 135 Bway. 500,000

Amsterdam av, 1221; certf as to above mtg; Mar7; Mar10'13; same to same. ——

Amsterdam av, 2238 (8:2128), nwc 171st (No 501), 70x100; pr mtg $100,000; Mar10 13; due &c as per bond; Sterling Bldg & Operating Co to Mary E Taylor, 33 W 90. 14,000

Amsterdam av, 2238; certf as to above mtg; Mar10'13; same to same. ——

Audubon av (8:2159), sec 189th, 49.11x 100; Mar8; Mar10'13, 3y6%; Rosa Rosenbaum to N Y Title Ins Co, a corpn, 135 Bway. 10,000

Broadway, 3340-8 (7:1988), nec 135th, 99.11x120; ext of $200,000 mtg to Feb4'16 at 5%; Feb4; Mar10'13; N Y Life Ins Co with Zengendal Realty Co, 135 Bway. nom

Broadway, 1097-9, see 5 av, 190-202.

Broadway (8:2243), ws, 238.8 s 218th, 50x100; Mar12'13; 3y6%; Mary F C Smith to Chas F Bedell, Salisbury Mills, Orange Co, NY. 4,000

Colonial Pkway (Edgecombe rd) (8:-2111), nwc 166th (No 451), 40.8x231x166.9 to st xe195.1 to beg; ext of $4,500 mtg to Feb20'16 at 6%; Mar5; Mar7'13; State Bank with Jacob Starkman, 158 E 106. nom

Columbus av, 955 (7:1842); sal Ls; Feb 17; Mar10'13, demand, 6%; Thos P Mulryan to Lion Brewery, 104 W 108. 5,685.50

Convent av, 33-5 (7:1968), sec 129th, runs e113.8xs45.4xw73.6xw14.9 to av xn58.8 to beg; Mar10'13; due &c as per bond; Manchester Constn Co, to Jno C Hart Realty Co, 2 Rector. 57,500

Convent av, 33-5; certf as to above mtg; Mar10'13; same to same. ——

Convent av, 460-6 (7:2065), nwc 150th, 25x99.11x68.5x108.11; Mar7'13; 3y5%; Wm Junghaus, Gustav Engelke & Guaranty Trust Co exrs Herman Bergdorf to American Mort Co, 31 Nassau. 35,000

Edgecombe av, St Nicholas av, 137th st & 140th st (7:2048), the block; agmt as to share ownership in mtg; June26'11; Mar 10'13; Ambrose Realty Co with Charter Constn Co, 505 5 av. nom

Edgecombe av, swc 140th, see Edgecombe av, St Nicholas av, 137th & 140th, the block.

Fort Washington av (8:2139), swc 170th, 100x148.5x100x150; Mar6; Mar7'13; 5y5%; Chas M Rosenthal, 241 Ft Washington av to Union Sq Savings Bank, 20 Union sq. 22,000

Lenox av, 614-22 (6:1739), nec 141st (Nos 75-81), 99.11x150; ext of $10,000 mtg to Feb15'17 at 6%; Feb15; Mar12'13; State Bank with Lenox-Columbus Co, 309 Bway. nom

Lexington av, 1714, see Park av, 1490.

Madison av, 105-17 (3:859), sec 30th (No 28), 123.5x100; bldg loan; Mar10'13, 5y6% during constn of bldg, & 5% thereafter; Chas Kaye to N Y Life Ins Co, 346 Bway. 1,050,000

Northern av, 63 (8:2177), es, 100 n 180th, 50x110; PM; pr mtg $——; Mar7; Mar8'13; due Feb1'18, 6%; Julia wife of & Philip Baer & Isidor Baer, to Kirby Constn Co, 135 Bway. 15,544.18

Old Broadway, 2336 (7:1984), es, 25 n 129th, 25x102.7x25x101.3; PM; pr mtg $8,-000; Mar12'13; due, &c, as per bond; Patk F Kenny, 1050 Warburton av, Yonkers, NY, & Jno Wegmann, 3096 Decatur av, to Annie Demmerle, 1154 Bryant av. 1,125

Park av, 444-6 (5:1292), ws, 100.5 s 57th, runs w50xs16.8xw4xs16.8xe54 to av xn33.4 to beg; Mar11'13, 3y % as per bond; Henry H Pease, 285 Lex av, to Farmers Loan & Trust Co, 22 Exch pl. 45,000

Park av, 1490; 136th st, 520 E; 105th st, 167 E; Park av, 2932, & Lexington av, 1714 (misc); consent to mtg on all personal prop on above franchises, also as to notes &c for $2,000; Mar4; Mar11'13; Bronx Seltzer Mfg Co (Inc) to Frank Avchen. ——

St Nicholas av, 486 (7:1959), nec 134th, 101.3x37.11x99.11x21.1; PM; pr mtg $——; Mar1; Mar11'13; due Nov1'14, 6%; Edw Gottheimer to Harry B Davis, Mt Vernon, NY. 3,000

St Nicholas av, nec 137th, see Edgecombe av St Nicholas av, 137th & 140th, the block.

St Nicholas av, sec 140th, see Edgecombe av, St Nicholas av, 137th & 140th, the block.

West Broadway, 343 (2:475), es, bet Grand & Broome; transfer of tax lien for years 1890-1905, assessed to Mary Myers; recorded from Nov5'09 to correct omission; June17'09; Mar11'13, 3y7⅞%; City NY to I Jackson, 31 Nassau. 1,040.61

West Broadway, 349 (2:475); ext of $30,-000 mtg to Mar11'16 at 5%; Mar11'13; Irving Savgs Instn with Maria Canevari, 215 Thompson. nom

West End av, 640 (4:1239), nec 91st (No 259), 58.4 to cl old lane (closed) x100.2x 51.11x100; bldg loan; Mar12'13; due Sept1 '17 (with privilege after 3 yrs from completion of bldg to any owner of paying the said principal sum), 6% until completion of bldg & 5½% thereafter; Odell-Townsend Holding Co to Metropolitan Life Ins Co, 1 Mad av. 300,000

West End av, 640; certf as to above mtg; Mar12'13; same to same. ——

1ST av, 67 (2:446), nwc 4th (Nos 131-3), 24.5x99.3; PM; pr mtg $40,000; Mar11'13; due Apr1'18, 6%; Frank Gens & Co (Inc), 230 Grand, to Beckie Kadin, 1800 7 av. 6,500

1ST av, 67; certf as to above mtg; Mar 11'13; same to same. ——

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m**18T av, 369** (3:3927), leasehold all title; Apr1607, Mar1113, due Mar1517, 5%. Saml Glaser to Julius Keil, Catskill, NY. 6,000

m**18T av, 2296** (6:1806), nec 118th (No 401), 25.5x66; PM; pr mtg $15,000; Mar12; Mar13'13, installs, 6%; Nicoletta Felitti, 2222 1 av, to Giovanni Trimarco, 245 Grand. 3,500

m**2D av, 416** (3:929); asn Ls by way of mtg as collateral security for payment of chattel mtg for $2,667.20; Oct15'12; Mar7 '13; Harry Weinstock to Rubsam & Horrmann, 163 Canal, Bor of Richmond, NY. nom

m**2D av, 1920-2** (6:1671), nec 99th (No 301), 40.11x106; PM; Mar10'13, 5y5%; Elinor M Koch, 1457 Lex av, to Metropolitan Savgs Bank, 59 Cooper sq E. 5,000

m**2D av, 1920-2** (6:1671), nec 99th (No 301), 40.11x106; ext of $30,000 mtg to Mar 1918 at 5%, Mar10'13, Metropolitan Savgs Bank with Elinor M Koch, 1457 Lex av, & Wm H Schmohl, 1457 Lex av. nom

m**3D av, 1245-7** (5:1126); ext of $35,000 mtg to June24'16 at 4½%; Feb20; Mar13 '13; Edw Jacobs with Bowery Savgs Bank, 128 Bowery. nom

m**3D av, 1936** (6:1634); ext of $15,000 mtg to July1'18 at 4½%, Mar10; Mar12'13, Wm Scholle with Saml H Baer, 283 7th, Bklyn. nom

m**4TH av, 329-31** (3:880), es, 60 n 24th, 38.9x83; bldg loan; pr mtg $100,000; Mar 11; Mar12'13; 1y6%; Polo Constn Co to Realty Holding Co, 907 Bway. 165,000

m**4TH av, 329-31;** certf as to above mtg; Mar11; Mar12'13, same to same.

m**5TH av, 190-202** (3:825), nwc 23d (Nos 1-21), runs w239.8xn98.9xw49.10xn98.9 to ss 24th (Nos 2-4) xe265.7 to ws Bway (Nos 1097-9) xs62.8 to ws 5 av xs140 to beg; ext of $6,500,000 mtg to May1'14 at 5%; Mar10; Mar12'13; Fifth Av Bldg Co with Metropolitan Life Ins Co, 1 Mad av. nom

m**5TH av, 670** (5:1268), swc 53d (No 2), 50.5x100; PM; Mar10'13; due Apr8'18, 4½%; Dreicer Realty Co, 560 5 av, to Almy G Gallatin, 2 E 55. $00,000

m**8TH av, 497** (3:758); leasehold; July27 '10; Mar11'13, demand, 6%; Jno O'Reilly to Jacob Ruppert, 1639 3 av. 12,000

m**8TH av, 497** (3:758), swc 35th, —x—; sal Ls; pr mtg $11,000; Mar10; Mar11'12, demand, 6%; Victor F Roberts to Henry Kroger & Co, 468 Greenwich. notes 3,000

m**8TH av, 2194** (7:1924), es, 50.11 n 118th, 25x80; PM; pr mtg $19,500; Mar1; Mar13 '13; due &c as per bond; Henry J Beck to Chas Petroll, 15 E 184, & ano. 7,000

m**8TH av, 2741** (7:2045), nwc 146th (No 301), 25x100; PM pr mtg $ —, Mar8, Mar13'13, 2y6%; Eliz T Wray to Jas H Cruikshank, Freeport, LI. 9,000

m**9TH av, 500** (3:761), sec 38th (Nos 354-8), 24.9x100; Mar13'13; due &c as per bond; Kath F Lindemann, at Hill View, Old Jerome av, Yonkers, NY, to Bankers Trust Co, 16 Wall, trstes Oliver S Carter for Lucy E Pelton. 30,000

m**9TH av, 507** (3:736), nwc 38th (Nos 401-3), 22.5x75; Mar1; Mar8'13, 5y5%; Mathilda J wife of & Michl J Quinn to Jno Ewald, 404 W 51, et al. 5,000

m**9TH av, 507;** sobrn agmt; Feb26; Mar 8'13; Geo Ehret with same. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to chattel mtg for $1,-000; Mar10; Mar11'13; Jno E Kellard Shakespearian Co (inc), a corpn, to Lila D Frost.

m**Certf** (miscl) as to chattel mtg for $4,-000 covering horses, trucks, &c; Mar7'13; Crystaleid Water Co to Edw S Boggs, 680 Fulton, Bklyn.

m**Land in Queens Co** (miscl); certf as to mtg for $16,000; Mar5; Mar8'13; General Developers Land corpn to Title Guar & Trust Co.

m**Land in Queens Co** (miscl); certf as to mtg for $——; Mar5; Mar8'13; same to Richmond Hill Realty Co.

m**Land at Rockaway Park, NY** (miscl); certf as to mtg for $6,000; Mar10'13; Apartment Constn Co to Anna E Cocks, 36 S 7 av, Rockaway, LI.

m**Land at Bklyn, NY** (miscl); certf as to mtg for $5,000; Mar12; Mar13'13; Equitable Realty Co to Title Guar & Trust Co, 176 Bway.

MORTGAGES.

Borough of the Bronx.

m**Belmont st, nwc Weeks av,** see Weeks av, nwc Belmont.

m**Fox st** (10:2714), ws, 585 n 163d, 110x 79.7x64.9x104.1; Mar7'13; 3y5%; Fanny Rudomin to Hendrik Hudson Co, 220 5 av. 18,200

m**Fox st** (10:2714), ws, 485 n 163d, 100x 104.1; PM; pr mtg $23,200; Feb15; Mar11 '13; 1y6%; Rebecca Goldberg to Fanny Rudomin, 882 Beck. 3,800

m**Fox st** (10:2714), ws, 585 n 163d, runs w 104.1xn64.9xne79.7xe36.3 to st xs110 to beg; PM; pr mtg $18,200; Feb15; Mar11'13; 1y 6%; Rebecca Goldberg to Fanny Rudomin, 882 Beck. 5,800

m**Harrison st** (*), ws, 213 n Classon Point rd, 25x61.7& 64 to Classon point rd x57.8 & 54.9 to beg; Mar10; Mar11'13; demand, 6%; Liberato Mucci to Consumers Bwg Co of NY, a corpn, 1011 Av A. 1,200

m**Hewitt pl** (10:2688 & 2695), ws, 119.6 n 156th, runs w128.3xn19.3xne8.10xe129.8 to pl xs25 to beg; also HEWITT PL (10:-2688 & 2695), ws, 90 s Macy pl, 4.9x50; PM; Mar10'13; 5y5%; Alfd Beyrodt, 882 E 156, to Jno Higgins, 876 Macy pl. 4,000

m**Hewitt pl, ws, 90 s Macy pl,** see Hewitt pl, ws, 119.6 n 156th.

m**Kingsbridge ter, 3140** (12:3254), ses, 417.7 n Perot, 24.6x79.11x25.7x87.5; Mar12; Mar13'13; due &c as per bond; Sarah A Cawley to Title Guar & Trust Co. 2,500

m**Lorillard st or pl** (11:3056), ws, 47.11 s 188th, 32.8x90; Mar10; Mar12'13; 3y5%; Flavius Impt Co, 615 Fordham rd to Eliz A Fitch, 102 White Plains rd, Tarrytown, NY. 20,000

m**Lorillard st or pl** (11:3056); same prop; certf as to above mtg; Mar10; Mar12'13; same to same.

m**Lorillard st or pl** (11:3056); same prop; sobrn agmt; Mar8; Mar12'13; same & Gussie Morganstern with same. nom

m**Lorillard st or pl** (11:3056); same prop; sobrn agmt; Mar8; Mar12'13; Alema Realty & Exchange Co with same. nom

m**Lorillard st or pl** (11:3056); same prop; sobrn agmt; Mar12'13; Flavius Impt Co & Alema Realty & Exchange Co with Gussie Morgenstern, 53 Lenox av. nom

m**Minford pl** (11:2977), nec 172d, 75x100; Mar12; Mar13'13; due &c as per bond; Florence E Powers to Fred L Conroy, 917 Greene av, Bklyn. 5,000

m**Oak ter** (10:2555), ns, 125 w Beekman av, 25x100; pr mtg $2,000; Mar1; Mar8'13; due &c as per bond; Gustave Bornheim, 79 W 131, to Mary A McCann, 407 E 147. 300

m**Newman st** (*), ws, 275 s 150th, 25x 111.6, and NEWMAN ST (*), ws, 375 n 150th, 75x111.6; Mar8; Mar10'13; 3y6%; Alice L Beach to Warren B Sammis at Huntington, LI. 1,000

m**Newman st, ws, 375 n 150th,** see Newman, ws, 275 s 150th.

m**Newman st** (*), es, 225 s 150th, 25x—, Mar10; Mar11'13; 3y5½%; Porter Realty & Development Co to Agnes A Phillips, 457 Macon, Bklyn. 2,000

m**Newman st;** same prop; certf as to above mtg; Mar8; Mar11'13; same to same.

m**Seabury pl, nws, 135.11 n 172d,** see 172d E, nes, 128.3 se Boston rd.

m**136TH st, 520 E,** see Park av, 1490.

m**142D st E, nec Concord av,** see 54th E, ss, 469 e 1 av, Manhattan.

m**147TH st, 528 E** (9:2273); ext of $11,000 mtg until Mar4'18 at 5%; Jan24; Mar12'13; Lawyers Mtg Co with Isidor Scharfstein. nom

m**149TH st E** (9:2328), ns, 125 e Courtlandt av, 25x80; Mar12'13; 5y5%; Bronxland Realty Co to Lawyers Mtg Co, 59 Liberty. 25,000

m**149TH st E** (9:2328); same prop; certf as to above mtg; Mar11; Mar12'13; same to same.

m**154TH st, 366-8 E** (9:2400), ss, 100 e Courtlandt av, 50x100; PM; pr mtg $4,000; Feb28; Mar8'13; due Aug28'14, 5½%; Benenson Realty Co, 407 E 153, to Bernard Galewski, 26 W 120. 7,250

m**155TH st, 368 E** (9:2401), ss, 125 e Courtlandt av, 25x100; PM; pr mtg $——; Mar 6; Mar7'13; demand; 6%; K & C Constn Co to Lena Muller, 1518 Bryant av. 2,000

m**161ST st E** (9:2407), ss, w ½ lot 34 map Melrose, 25x100, except pt for 161st; Mar 5; Mar13 13, 3y5%; Jno M Ruhl to Edw Miehling, 229 W 131. 5,000

m**162D st, 868-70 E** (10:2690); certf as to above mtg; Mar6; Mar10'13; Hattie K Greenwald & Lillie K Greenwald to Fred F French Co. nom

m**165TH st, 427-9 E** (9:2387), nes, 255 se Park av, 75x100, except part for 165th; Mar7; Mar10'13; due, &c, as per bond; Cassel Cohen, 207 E 139 to A Oldrin Salter, 2558 Creston av, trste. 8,000

m**165TH st E, nwc Webster av,** see Webster av, nwc 165th.

m**165TH st E, nwc Webster av,** see Webster av, nwc 165th.

m**167TH st W** (9:2530), ns, 48 nw from ns 168th, 78x115; Mar6; Mar8'13, 5y6%; Frank S Ketcham, 227 W 167, to Emma Greiner, 2321 Prospect av. 3,500

m**170TH st, 811 E** (11:2963), ns, 75.1 w Bristow, 25x66.11x27.5x78.1; Mar10; Mar 13'13; due, &c, as per bond; Victor Kuzdo to L Vincent Foscato, 124 Audubon av. 6,000

m**172D st E, nec Minford pl,** see Minford pl, nec 172d.

m**172D st E** (11:2967), nes, 128.3 se Boston rd, 51.2x93.7 to Seabury pl x57x133; PM; Mar6; Mar12'13; due Sept 10'13, 6%; Pietro Criscuolo, 659 E 188, to Emanuel Arnstein, 600 West End av, et al, exrs Leopold Hutter. 1,300

m**173D st, 961 E** (11:3001-3002), agmt modifying terms of mtg; Mar6; Mar11'13; Cieri Constn Co with Frank Capiello. nom

m**173D st, 961 E;** certf as to mtg for $2,-500, Feb24, Mar11'13, same to same.

m**173D st E, nec Bryant av,** see Bryant av, nec 173.

m**173D st E, swc Southern blvd,** see Southern blvd, swc 173.

m**175TH st, 796 E** (11:2952), ss, 326.7 e Prospect av, 45x143.7x45x142.11; PM; pr mtg $40,000; Mar8; Mar10'13; due Jan1'18, 6%; Kate M G Crowley to Jno W Cornish Constn Co, 805 E Tremont av. 8,000

m**175TH st, 800 E** (11:2952), ss, 371.7 e Prospect av, 45x144.1x45x143.7; PM; pr mtg $40,000; Mar8; Mar10'13; due Jan1'18, 5%; Kate M G Crowley to Jno W Cornish Constn Co, 805 E Tremont av. 8,000

m**176th st E, swc Marmion av,** see Marmion av, swc 176.

m**178TH st, 915-7 E** (11:3122), ns, 33.6 w Daly av, 51.3x65.11x51.2x65.2; pr mtg $16,-000; Mar10; Mar12'13; installs, 6%; Wilhelm Wiegand, 157 E 18 to August Eimer, 190 Riverside dr. 2,500

m**180TH st, 593 E** (11:3062), ns, 20.2 w Arthur av, 25.3x102.11x25x106.8; Mar8, Mar10'13, due, &c, as per bond, Mary E Shea to Title Guar & Trust Co. 6,000

m**181ST st, 790 E** (11:3110), swc Mapes av, 100x26; pr mtg $——; Mar1; Mar11'13; installs; $75 monthly; 6%; Rudolph Schweizer, 1663 Shore rd, Sheepshead Bay, Bklyn, to Chas Dorn & Jacob Schmitzer, 361 3 av. 3,424

m**182D st, E** (11:3119), ss, 108.10 e Crotona Pkway, 40x67.8x40x68.3; bldg loan; Mar7; Mar8'13, 2y6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 25,000

m**182D st E** (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same. nom

m**182D st E** (11:3119), ss, 148.10 e Crotona Pkway, 40x67.1x40x67.8; bldg loan; Mar4; Mar8'13, 2y6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 25,000

m**182D st E** (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

m**182D st E, sec Crotona Pkway,** see Crotona Pkway, sec 182d.

m**182D st E, swc Mohegan av,** see Crotona Pkway, sec 182d.

m**182D st E, swc Mohegan av,** see Mohegan av, swc 182d.

m**182D st E, sec Park av,** see Park av, sec 182.

m**182D st E, sec Park av,** see Park av, sec 182.

m**187TH st E, nec Prospect av,** see Prospect av, nec 187.

m**187th st E, nec Prospect av,** see Prospect av, nec 187.

m**194TH st E, sec Briggs av,** see Briggs av, sec 194.

m**194TH st E, swc Bainbridge av,** see Bainbridge av, swc 194.

m**224TH st E** (*), ns, 180 w Bronxwood av, 25x114, Wakefield; PM; Mar10; Mar11 '13; due &c as per bond; Cath J Sylvester, 863 E 224 to Isabella Sprunt, at Morristown, NJ. 2,200

m**226TH st E** (*), ns, 355 e White Plains rd, 25x114; Mar11; Mar12'13, due &c, as per bond; Nicola Pecoraro to Fanny Baylos, 120 E 86. 500

m**231ST st E** (*), sws, 155 se Paulding av, 50x114; Mar13'13, 3v6%; Martin Scheffold, 456 E 136, to Katharina Steitz, 440 W 124. 500

m**232D st E** (*), sec Carpenter av, 52.6x 114, Wakefield; Mar10; Mar12'13; due Mar 10'16, 6%; Fred V & Benj F Housten & Minnie A Requa to Wm B Nash, 2969 Valentine av. 1,000

m**260TH st W, swc Newton av,** see Newton av, ws, 102.10 s 260.

m**260TH st W, sec Huxley av,** see Newton av, ws, 102.10 s 260.

m**261ST st W, nwc Bway,** see Bway, nwc 261.

m**261ST st W, swc Bway,** see Bway, swc 261.

m**Arthur av** (11:3063), ws, 83.4 s 182d, 16.8x80; Mar7; Mar12'13; 3y5%; Herman Kahn to Moses Greenwald, 1312 Mad av. 6,000

m**Bainbridge av** (12:3293), swc 194th, 31.8 x81x57.1&84.2; ext of $30,000 mtg to Mar 12'18 at 5%; Mar12; Mar13'13; Title Guar & Trust Co with Jno J Tully Co, 1603 Boston rd. nom

m**Bassett av** (*), ws, abt 250 s McDonald, 24.8x100; Mar12; Mar13'13, installs, 6% Belinda K McDermott to Bronx Security & Brokerage Co, 258 E 138. 400

m**Bathgate av, 2244** (11:3051), es, abt 95 n 182d, 42.8x100x42.8x100, except part for av; Mar10; Mar12'13; due, &c, as per bond; Grace S Storm, Pelham Heights, NY, to Title Guar & Trust Co. 7,000

m**Bathgate av, 2244;** sobrn agmt; Feb11; Mar12'13; Abr F Cohen to Title Guar & Trust Co. nom

m**Bay av** (*), —s, being plot begins at common h w mark Eastchester Bay, City Island, adj land now or formerly Saml G Dayton, runs e115xn100 to Bay av xw 139 to said h w mark xse101 to beg; PM; Mar12; Mar13'13; due &c as per bond; Jas T Barry, 1149 Boston rd, to Wm Webber, 208 E 120, et al, exrs Richd Webber. 5,000

m**Belmont av, 2322** (11:3088), es, 300 n 183d, 50x100; Mar8; Mar10'13; due Jan1'18, 5%; Kate M G Crowley to Rose M Logan, 236 E 178, trste Henry J Crowley. 8,000

m**Belmont av** (11:3083), ses, 391.4 ne 181st, 43.3x195.2x26.3x189.2; PM; Mar3; Mar11'13, 3y6%; Margherita Galotta to Annunziata Brandi, 2174 Belmont av. 2,000

m**Briggs av** (12:3293), sec 194th, 45.5x80.4 x18.11x81; ext of $22,000 mtg to Mar12'18 at 5%; Mar12; Mar13'13; Title Guar & Trust Co with Jno J Tully Co, 1603 Boston rd. nom

m**Briggs av** (12:3293), es, 45.5 s 194th, 40.2x81.6x40x80.4; ext of $21,000 mtg to Mar12'18 at 5%; Mar12; Mar13'13; Rose B Marx with Jno J Tully Co. nom

Broadway (13:3423), ws, 50 s 261st, 50x 98.10x50x98.9; PM; Mar6; Mar13'13; 3y 4½%; Hary M Zuckert to Henry Forster, 135 E 10. 5,610

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m**Broadway** (13:3423), swc 261st, 25x98.11 x25x—; PM; Mar12; Mar13'13; 3y4½%; Houlder Hudgins to Henry Forster, 138 E 40. 6,000

m**Broadway** (13:3423), nwc 261st, 50x131 x81.11x127; PM; Mar10; Mar13'13; 3y4½%; Patk McMahon to Henry Forster, 138 E 40. 13,200

m**Broadway** (13:3423), ws, 25 s 261st, 25x 98.11, PM; Mar12; Mar13'13; 3y4½%; Houlder Hudgins to Henry Forster, 138 E 40. 3,300

m**Brook av** (9:2294), ws, 158.1 s Westchester av, runs w54.5xs0.10xsw29.5xe68.6 to avxn25.10 to beg; also BROOK AV (9:-2294), ws, 184.11 s Westchester av, 27.10 x82.9x30.7x68.6; Mar3; Mar7'13; due June 25'13; —%; Saml Brener to Sol Silverman, 600 Prospect av. collateral for notes 3,750

m**Brook av, ws, 184.11 s Westchester av,** see Brook av, ws, 158.1 s Westchester av.

m**Bryant av** (10:2757), es, 194 n 165th, 42 x100; Mar11'13; 5y5%; Richardson Co to Girard F Thomson trste Chas F Gibson, 128 Central Park S. 32 000

m**Bryant av** (10:2757), same prop; certf as to above mtg; Mar11'13; same to same.

Bryant av (11:3001 & 3002), nec 173d, runs n 24.9xne30.11 & 70.7xs41.9 to 173d xw 100 to beg; ext of $30,000 mtg to Dec1'15 at 5½%; Dec14'12; Mar12'13; Atlantic Mtg Corpn with Cieri Constn Co, 954 Jennings. nom

m**Cambreling av** (11:3089), es, 200 n 183d, runs e100xn25xw100 to av xs25 to beg; Mar10'13; 3y5%; Wm H Areson to Bowery Savgs Bank. 1,000

m**Carpenter av, sec 232d,** see 232d st E, sec Carpenter av.

m**Cauldwell av, 786** (10:2629), es, 85 s 158th, 20x100; Mar10'13; due June10'13, 6%; Leo Hoexter to Lena Moser, 123 W 115. 280

m**Chatterton av, nec Pugsley av,** see Ludlow av, nec Pugsley av.

m**Classon Point rd, es, abt 211.8 n Harrison,** see Harrison, ws, 213 n Classon Point rd.

m**Clay av, 1310** (11:2887), es, 94.9 n 169th, 19x80; pr mtg $4,000; Mar10'13; 3y6%; Anthony Reale, 2354 Prospect av to Sol Rogers, 39 Brookside pl, New Rochelle. 1,200

m**Clay av, 1310** (11:2887); ext of $4,000 mtg to Feb25'16 at 5%; Jan15; Mar10'13; Title Guar & Trust Co with Frank A Wahlig Co, 406 E 149. nom

m**Concord av, nec 142d,** see 54th E, ss, 469 e 1 av, Manhattan.

m**Crotona Pkway** (11:3119), sec 182d, runs e218.9 to ws Mohegan av xs67.5xw 24.5xsw100 to ns Hornaday av (late West st) xw50xn100xw115.5 to Crotona Pkway xn79.9 to beg; PM; pr mtg $115,000; Mar 7; Mar8'13; due Sept7'13, 6%; F & B Constn Co, a corpn, 749A Macon, Bklyn, to Seitz Realty Co, a corpn, 200 E 33. 18,000

m**Crotona Pkway** (11:3119), sec 182d, 39.9 x89x33.3x108.10; bldg loan; Mar7; Mar8'13, 2y6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 40,000

m**Crotona Pkway** (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

m**Crotona Pkway** (11:3119), es, 39.9 s 182d, 39.11x69.3x35x89; bldg loan; Mar7; Mar8'13, 2y6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 28,000

m**Crotona Pkway** (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

m**Davidson av, 1917** (11:2862), ws, 150 n 177th, runs n25xw99xs8.7xsw6.5xse14.10xe 101.4 to beg; PM; Mar8; Mar10'13; 5y5%; Wm M Graeber to Lawyers Mort Co, 59 Liberty. 8,500

m**Davidson av, 1921** (11:2862), ws, 200 n 177th, 45.1x102.7x18.2x99; PM; Mar8; Mar 10'13; 5y5%; Wm M Graeber to Lawyers Mort Co, 59 Liberty. 8,500

m**Evergreen av (*),** es, 224 n Westchester av, 2 lots ea 40x100; 2 mtgs ea $20,000; Mar7'13; 3y5%; Pew Realty Corpn to City Mtg Co, 15 Wall. 40,000

m**Evergreen av (*),** same prop; 2 certfs as to above mtgs; Mar7'13; same to same.

m**Evergreen av (*),** es, 224 n Westchester av, 2 lots ea 40x100; sobrn agmt; Mar7 '13; American Real Estate Co with City Mtg Co, 15 Wall. nom

m**Fordham rd** (11:3199), sec Grand av, 103.4x127.10x94x84.11; Mar10; Mar11'13; due &c as per bond; A L Guidone & Co to Richd B Kelly, 46 W 72. 20,000

m**Fordham rd** (11:3199), same prop; consent & certf as to above mtg; Mar10; Mar 11'13; same to same.

m**Grant av** (9:2446), es, 215.6 n 163d, 20x 95; Mar8; Mar10'13; 3y5%; Chas Dammeyer, 440 E 156, to Mathias Haffen, 652 Courtlandt av. 8,000

m**Grand av, sec Fordham rd,** see Fordham rd, sec Grand av.

m**Grand av** (11:3199), es, 320.5 n 184th, 15 x88.11x15x90.3; ext of mtg for $4,500 to Mar7'18, 5%; Mar7'13; Walter L Crow, 13 E 126, with Clarence M Schwerin, 2410 Grand av. nom

m**Havemeyer av (*),** es, 58 s Ellis av, 25x 105; PM; Mar1; Mar12'13; 5y5%; Gottlieb Wieland to Geo Dannenfelser, New City, NY. 5,000

m**Hoe av** (10:2746), es, 207 s Aldus, 2 lots ea 50x100; 2 bldg loan mtgs, ea $40,000; Mar10; Mar11'13; demand; 6%; Aldus Constn Co Inc to City Mtg Co, 15 Wall. 80,000

m**Hoe av** (10:2746), same prop; 2 certfs as to above mtg; Mar10; Mar11'13; same to same.

m**Hoe av** (10:2746), same prop; 2 PM mtgs ea $7,000; 2 pr mtgs ea $40,000; Mar10; Mar11'13; 3y6%; same to American Real Estate Co, 527 5 av. 14,000

m**Hornaday av (late West st),** (11:3119), ns, 71.8 e Crotona Pkway, 50x100; Mar7; Mar8'13; due &c as per bond; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 5,000

m**Hornaday av (late West st)** (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

m**Hornaday av, ns, abt 35 w Mohegan av,** see Crotona Pkway, sec 182d.

m**Hughes av, 2410** (11:3076), es, 100 n 187th (late Jacob), 25x87.6; pr mtg $11,-900; Mar12; Mar13'13; due &c as per bond; Alfonso Esposito, 2410 Hughes av, to Mugler's Iron Works, 841-3 E 136. 1,000

m**Hughes av, 2508** (11:3078), es 112.10 s Fordham rd (Pelham av), 25x87.6; PM; Feb20; Mar12'13; due June 23'15, 5½%; Thos Pasquale, 17 Minetta , to Rosalie Ulmer, 8 W 38. 6,000

m**Huxley av, sec 260th,** see Newton av, w s, 102.10 s 260th.

m**Katonah av, 4323** (12:3378); ext of $2,-300 mtg to Oct 1'14 at 6%; Feb19; Mar13 '13; Jas T Ackerman to Kath Le Brun, 300 Northern av. nom

m**Lafayette av** (10:2731), nws, 229.8 ne Whitlock av, runs n227.1xw10xn25xw65xs 324.9 to av xne104.4 to beg; PM; Mar7'13; 2y5%; Henry J Hemmens, 465 West End av to Fredk Johnson, Oyster Bay, LI 12,000

m**Ludlow av (*),** nec Pugsley av, runs e 290.5xn108xse100xn103 to ss Chatterton av xw300.8 to es Pugsley av xs211.1, also CHATTERTON AV (*), sec Pugsley av, runs s211.1 to ns Ludlow av xw7xn211 to Chatterton av xe9.4 to beg; Mar10; Mar 11'13; 5y6%; Jno C Fisher to Morland Mtg Co. 15,000

m**Maclay av** (*), ns, 323.11 e Green la or av, now Zerega av, 25x100; ext of $2,500 mtg to Feb1'16, at 5%; Feb13; Mar11'13; Fanny Harris with Dominick Fratto, 2433 Maclay av. nom

m**Mapes av, swc 181st,** see 181st, 790 E.

m**Marmion av** (11:2953), swc 176th, 100x62; PM; Mar10; Mar11'13; due &c as per bond; Anthony Reale, 2554 Prospect av to Ellen G Madigan, 748 Fairmount pl. 10,000

m**Mohegan av** (11:3119), swc 182d, 67.5x 40.7x67.1x30; bldg loan; Mar7; Mar8'13, 2y 6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 28,000

m**Mohegan av** (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

m**Mohegan av, swc 182d,** see Crotona Pkway, sec 182d.

m**Nelson av** (11:2876), ws, 75 s Brandt pl, 2 lots ea 37.6x100; 2 mtgs ea $19,000; Mar 7'13; 3y5%; Morell Realty Co to Wm W Johnson, at Chatham, NJ & ano trstes Alvin J Johnson for Virginia H Montague. 38,000

m**Nelson av** (11:2876), same prop; 2 certfs as to above mtg; Mar7'13; same to same.

m**Nelson av** (11:2876), ws, 75 s Brandt pl, 2 lots ea 37.6x100; 2 mtgs ea $4,000; 2 pr mtgs $19,000 ea; Mar7'13; due &c as per bond; Morell Realty Co to Jos E Butterworth, 5 Colden av, White Plains, NY. 8,000

m**Nelson av** (11:2876), same prop; 2 certfs as to above mtgs; Mar7'13; same to same.

m**Newton av** (13:3423), ws, 102.10 s 260th, 28.10x84.7x28.3x81.3; also 260TH ST W (13:3423), swc Newton av, 23x102x27.1x 102.10; also HUXLEY AV (13:3423), sec 260th, 115x102x135x100; PM; Mar10; Mar 13'13; 3y4½%; Jno Mackay to Henry Forster, 138 E 40. 6,330

m**Newton av, swc 260th,** see Newton av, ws, 102.10 s 260th.

m**Park av, 2932,** see Park av, 1490.

m**Park av, 3768** (11:2902), es, 200 s 171st, 20x150; Mar10; Mar11'13; 3y5½%; Hargton Bldg Co, Inc, 1478 Vyse av, to Townsend Albertson trste Margt Hendrickson, Cranford, NJ. 6,000

m**Park av, 3768;** certf as to above mtg; Mar11'13; same to same.

m**Park av** (11:3037), sec 182d, 50x101; pr mtg $40,000; Mar10; Mar11'13; 3y6%; Cleland Realty Co to Otto H Leber, 269 W 73. 8,000

m**Park av** (11:3037), same prop; certf as to above mtg; Mar10; Mar11'13; same to same.

m**Park av** (11:3037), sec 182d, 50x101; Mar 10'13; due, &c, as per bond; Cleland Realty Co to Title Guar & Trust Co. 40,000

m**Park av** (11:3037), same prop; certf as to above mtg; Mar10'13; same to same.

m**Prospect av** (10:2676), ws, 225 n 156th, 20x100; PM; pr mtg $4,500; Mar10; Mar13 '13, 3y5%; Rebecca Goldberg to Bertha Schmuck, 777 Prospect av. 6,000

m**Prospect av** (11:3115), nec 187th, 50x95; Mar11'13; 3y5½%; P & F Constn Co to NY Trust Co, 26 Broad. 40,000

m**Prospect av** (11:3115), same prop; certf as to above mtg; Mar11'13; same to same.

m**Prospect av** (11:3115), same prop; sobrn agmt; Mar10; Mar11'13; Geo Maurer with same. nom

m**Prospect av** (11:3115), same prop; pr mtg $40,000; Mar11'13; 2y6%; P & F Constn Co to Pierce Constn Co, 663 Crescent av. 5,000

Prospect av (11:3115), same prop; certf as to above mtg; Mar11'13; same to same.

m**Prospect av** (11:3115), same prop; sobrn agmt; Mar10; Mar11'13; Geo Maurer with same. nom

m**Prospect av** (11:3115), nec 187th, 50x95; participation agmt; Mar11; Mar13'13; N Y Trust Co with Pierce Constn Co. nom

m**Prospect av** (11:3115), same prop; agmt as to assignment of above agmt; Mar11; Mar13'13; Pierce Constn Co with Flora E Solomon, 536 W 113. nom

m**Pugsley av, nec Ludlow av,** see Ludlow av, nec Pugsley av.

m**Pugsley av, sec Chatterton av,** see Ludlow av, nec Pugsley av.

m**River av** (9:2489), ws, 80 n 167th, 20x 100; PM; Mar10; Mar11'13; due Apr1'15 at 6%; Lillian G Powers, 107 W 95 to Jno Johnson, 1221 River av. 2,000

m**St Ann's av, 343** (9:2268), ws, 75 s 142d, 25x98.3x25x98.10; Mar11; Mar12'13; due, &c, as per bond; Theresia Flogel to Clara Wottrich, 297 E 161. 2,000

m**St Anns av** (9:2272), ws, 25 n 145th, runs n49.9xw25xw75xs49.11xe100 to beg; all title to strips adj on n, s & w; Mar11'13; due &c as per bond; Ferd R Horn to Dry Dock Savgs Instn, 341 Bowery. 27,000

m**Southern blvd** (11:2977-2978), swc 173d, 77.8x102.3x98.11x100; PM; Mar7'13; 1½%; Alpenrose Realty & Constn Co, Inc, 871 Forest av to American Real Estate Co, 527 5 av. 14,000

m**Southern blvd or 133d st, 351** (9:2296), ns, 211.6 e Alexander av, 20x100; PM; Mar 10, Mar13'13, 3½%; Bernard Seymann, 1232 45th, Bklyn, to Wm Macneven Purdy, 32 E 63, & ano, trstes Jno Purdy, for Rosa Macneven Jones 6,000

m**South Oak dr (*),** ss, 25 w Wallace av, 25x98.1x25x98.5; Mar7; Mar11'13; 2y6%; Corti Bldg Co to Jennie Sealy, 1700 Holland av. 1,000

m**South Oak dr (*),** same prop; certf as to above mtg; Mar7; Mar11'13; same to same.

m**Taylor av (*),** ws, 200 s Lacombe av, 25x 100; PM; Mar11; Mar12'13; 2y6%; Kath Zimmer, Bklyn, to Beach Estates Impt Co at Clasons pt, NY. 500

m**Tinton (Beach) av** (10:2581), ws, 100 n 147th, 50x100; Mar8; Mar10'13; due July 1'16; 5%; Jno Gribbon to Sophie Otto, 126 E 160. 3,000

m**Tremont rd (*),** ns, 50 w Robin av, 25x 100; Mar10; Mar11'13; due &c as per bond; Abr M Van Praag, 1040 Trinity av to Eliza O'Kennedy, 2330 Andrews av. 500

m**Trinity av, 971-3** (10:2632), ws, 27 s 164th, 2 lots, ea 36.6x100, 2 PM mtgs, ea $2,500, 2 pr mtgs, $—— ea, Mar12, Mar 13'13, 1y6%; Brown-Weiss Realties, a corpn, to Abr Davis, 241 W 113. 5,000

m**Union av** (10:2582), ws, 221.5 n 147th, 39.3x100; pr mtg $5,000; Mar7; Mar10'13; 3y6%; Ibrow Realty Co, 1356 Teller av, to Philip Weinstein, 1397 Stebbins av & ano. 4,000

m**Union av** (10:2582), ws, 142.10 n 147th, 157.1x100; bldg loan; Feb13; Mar11'13; due May1'13; 6%; Ibrow Realty Co to Prospect Investing Co, Harrison, NY. 5,000

m**Union av** (10:2582), same prop; certf as to above mtg; Feb12; Mar11'13; same to same.

m**Union av** (11:2961), ws, 344.5 s Boston rd, 18.8x82x20.7x90.2; Mar3; Mar12'13; 1y6%; Squire T Willis of Lynchburg, Va, to Frank H Main, Lonesboro, Berkshire Co, Mass. 1,000

m**Union av, 1283-5 on map 1281-3** (11:-2961), ws, 311 s Boston rd, 33.4x94.2x41.3x 118.6; PM; Mar10'13; due, &c, as per bond; McKinley Square Casino Co, 773 E 169, to Sarah A Goeller, Union, Broome Co, NY. 1,500

m**Unionport rd, 1729 (*),** ws, 250 s Morris Park av, 25x—; Mar7; Mar8'13; due &c as per bond; Christopher Fabel, 634 Morris Park av, to Wm Huke, 1727 Taylor av. 1,000

m**Vyse av** (11:3133), es, 77.9 n 180th, 43x 121.1; ext of $37,000 mtg to Mar10'18 at 5%; Mar10; Mar11'13; Arc Realty Co to Cora H Tangeman, Glen Cove, LI. nom

m**Vyse av** (11:3127), ws, 163.1 s 180th, 38 x100.1; ext of $2,000 mtg to Feb18'16 at 6%; Mar10; Mar13'13; Katharina Jung with Fredk Hoffmann. nom

m**Vyse av** (11:2988), ws, 275 n Jennings, 2 lots, each 37.6x100; ext of two mtgs for $28,000 each until Mar3'18, at 5%; Mar3; Mar11'13; Natl Bond & Mtg Ins Co with Hargton Bldg Co, 1478 Vyse av. nom

m**Vyse av, 1481** (11:2988), ws, 275 n Jennings, 37.6x100; pr mtg $28,000; Mar10; Mar11'13; due &c as per bond; Fredk Landwehr, 3766 Park av to Peter Sinnott, 957 E 165. 3,800

m**Vyse av, 1485** (11:2988), ws, 312.6 n Jennings, 37.6x100; pr mtg $28,000; Mar10; Mar11'13; due &c as per bond; Elizabetha Weber, 3768 Park av to Hargton Bldg Co, Inc, 1478 Vyse av. 6,000

m**Wales av, ws, 100.8 n 142d,** see 54th E, ss, 469 e 1 av.

m**Washington av, 1718** (11:2915), ext of $29,000 mtg to June28'15 at 5%; Aug1'12; Mar11'13; Walter S Gurnee et al trste for Mary E Scott will Walter S Gurnee with Harris Drusin & Chas Maisel. nom

m**Washington av, 1718** (11:2915), ext of $5,000 mtg to May1'14 at % as per bond; May19'11; Mar11'13; Isaac Leader with Harris Drusin & Chas Maisel. nom

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m**Webb av, late Tee Taw av, 2464** (11:-3219), es, 448.4 n Devoe ter, late Park View pl, 25.11x102.9x25.3x102.6; PM; pr mtg $ ——; Mar1; Mar11'13; due Feb28'15; 6%; Henry M Hale to Edna A Patton, 2470 Webb av. 1,250

m**Webster av** (9:2425), nwc 165th, 238.11x 100; Mar11'13; due Dec1'15; 6%; Rockledge Constn Co to Dollar Savgs Bank, 2808 3 av. 25,000

m**Webster av** (9:2425), same prop; certf as to above mtg; Mar11'13; same to same. nom

m**Webster av** (9:2425), nwc 165th, 238.11x 100; agmt as privilege of paying off the principal of $25,000 mtg before maturity; Mar11; Mar13'13; Rockledge Constn Co with Dollar Savgs Bank, 2808 3 av. nom

m**Webster av, 2156** (11:3030), es, 357.11 s 182d, 37.6x104.2x37.6x103.10; Mar4; Mar12 '13; 5y5%; Mathilde Bosselman to Sarah Furnald, 34 W 72 & ano, exrs Francis P Furnald. 20,000

m**Webster av, 2160** (11:3030), es, 320.4 s 182d, 37.6x103.10x37.6x103.5; Mar4; Mar12 '13'13; 5y5%; Mathilde Bosselman to Sarah E Furnald, 34 W 72 & ano exrs Francis P Furnald. 20,000

m**Weeks av** (11:2793), nwc Belmont, 112.7 x95; PM; Mar10'13; 5y5%; Dexter F Clark, 104 W 174, to Central Trust Co, 54 Wall, trste Elliott Zborowski. 10,000

m**Wendover av** (11:2895), ss, 26 e Brook av, 75x104.3x75x104.8; certf as to mtg for $5,000; pr mtg $37,500; Feb21; Mar7'13; Wendover Hall Co to Richd & Cath MacKenzie. ——

m**Westchester av, 572-6** (10:2616), ss, 121 w Eagle av, 41.7x75x40.6x84; pr mtg $12,-000; Mar6; Mar7'13; due July31'16; 5%; Ernst A W & Walter Wilkens to Edwin D Lounsbury, 120 Claremont, Mt Vernon, NY & ano. 3,000

m**Westchester av, 572-6;** ext of mtg for $12,000 to July31'16; 5%; Mar6; Mar7'13; Edwin D Lounsbury at Mt Vernon, NY, & Jno H Myers at White Plains, NY, with Ernst A W Wilkens, 284 Alexander av, & Walter Wilkens, 1022 Grand blvd. nom

m**White Plains rd** (*), es, 30 n 219th, 50x 81; Mar8; Mar10'13; 3y5½%; Chas E, Harry D & Ethel A Gordon, all of Williamsbridge to Margt E Amabile, 232 E 201. 6,000

m**3D av** (10:2620), es, 167.10 s 163d, 58.9x 120.11x58.4x113.3; pr mtg $35,000; Mar6; Mar7'13; 3y6%; Anthony Cuneo, 871 Forest av to Gustavus Robitzek, 1331 Franklin av. 15,000

m**3D av, 3320** (10:2607), es, 253.5 s Franklin av, 25.11x87.8x20.11x94.6; pr mtg $12,-000; Feb15; Mar11'13; 5y5%; Katie Herrlich, 443 E 239 to Geo Wuest, 174 E 91, gdn Margt C Wuest et al. 3,000

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 22, 1913

THE LEWISOHN BUILDING

A High Class Modern Loft Building—Details of Construction and Equipment—The New Home of The F. W. Dodge Company and Allied Interests.

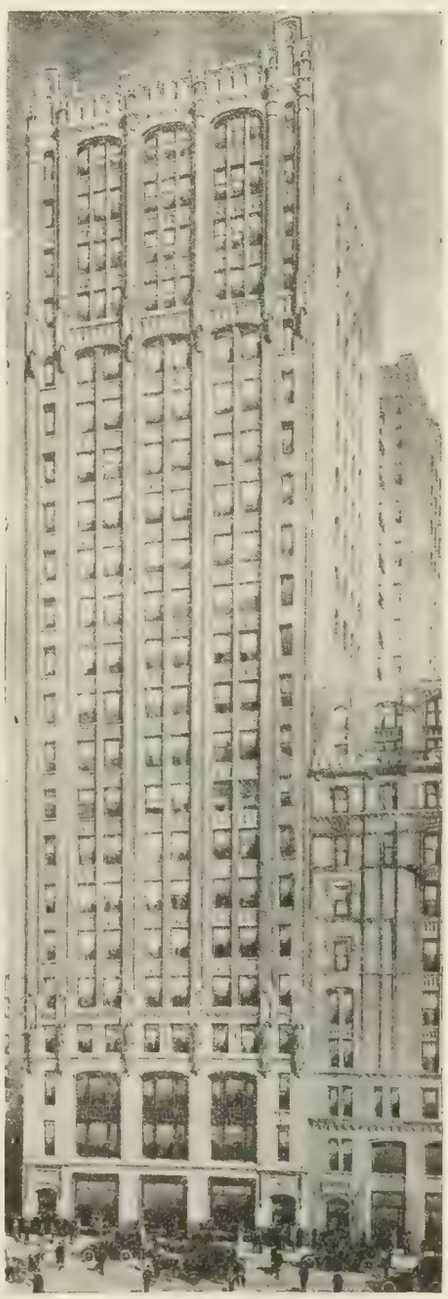
A BUSINESS man sat by his desk one day about a year ago in an inconspicuous office in lower Fifth avenue. Before him lay a picture of the New York Central's Gateway to the West. He idly thrummed a pencil as he dreamed of half a million people who would pass through it every day. He saw ten blocks away another mammoth station that could hold 500,000 more, and then he pictured other millions both above and beneath the busy streets halting briefly in their tube trips to and from their surburban homes.

He looked closely at the new station with its ramps and second-story street, and noted that all of its vehicular traffic would be discharged, not in 42nd street, but into 40th street. He figured that 41st street was destined to be a sort of back door or utility street to the new crosstown artery, 42d street, and concluded that 40th street possessed embryonic dividends for the far-seeing investor, provided he had resources sufficiently elastic to carry him over the pioneering stage.

Not long afterwards the newspapers told the story of the passing of Mendelssohn Hall, which had witnessed the evolution of quaint old residential 40th street into a heavy trafficked highway connecting the trunk line railroads going North and East with trunk lines to the South and West. Mendelssohn Hall itself had had a hand in the transition of the street because twenty years before it had encroached upon the quiet of a residential thoroughfare that boasted its proximity to, yet seclusion from, the pulsating life of the geographical center of the Greater City. As Alfred Corning Clark had been a pioneer in establishing the home for the Mendelssohn Glee Club in a residential center, so Philip Lewisohn must be recorded as having been one of the pioneers in establishing commerce in a thoroughfare which until recent years promised to develop along institutional lines, with banks, clubs and theatres.

When Mr. Lewisohn bought the property from the Clark estate for about $400,000 he announced that he would put up a twelve-story building. The more he considered the future importance of 40th street the more he realized that the plot was not sufficiently extensive to be improved in accordance with the commercial prospects in the Grand Central Zone; so he reached over to 41st street and acquired a 60-foot plot running from No. 114 to 118. This gave him a site of about 14,000 square feet, upon which he decided to erect the present twenty-two story structure, known as the "Lewisohn Building."

It is owned by the "West Fortieth and Forty-first Street Realty Company," of which Philip Lewisohn is president. Record time was made in the construction of the building, which was erected from plans by Maynicke & Franke. The building is not only the largest mercantile structure north of 23d street, but in other respects also it is perhaps the most notable of the products of the current building activity in the mid-town section. It adjoins the Tilden building on the west, and will make quite a difference in the landscape view from Bryant Park.



Maynicke & Franke, Architects.
THE LEWISOHN BUILDING.
An Example of the Most Modern Type of Commercial Construction.

Construction.

Reflecting the trend to soften the outline of modern business structures in architectural treatment, and at the same time embodying the latest improvements for the efficient conduct of business, are the characteristics of the Lewisohn Building.

The Building is a high-class loft structure with a frontage of 79 feet, 6 inches in 40th street and 60 feet in 41st street, with a depth of 195 feet, 5 inches. The materials of construction are limestone, terra cotta and brick.

Appearance Pleasing.

In consonance with a spirit which is removing the old shaft and boxlike business structures and dictating a more attractive architectural treatment, the new Lewisohn Building presents a distinctive appearance, with its modern Gothic facades. The style is a free Gothic in treatment, studied with conformity to details in character with the material used. Terra cotta lends itself to the rendering of Gothic details, fallen into disuse on account of the prohibitive cost in stone. The modern introduction of terra cotta into general use as a decorative material is hardly more than a decade old. When the steel frame came in, the use of terra cotta in place of stone as the principal material of the exterior, as well as of the interior, was imperatively indicated, not only by the cheapness of the material in the comparison, but by its superior adaptability to the expression of the construction. For the expression of a frame, which must be wrapped to protect it from the elements, it is clear that great advantages are offered by the use of a material originally plastic, which can be moulded so as to conform to the structure which it at once conceals and reveals.

Terra Cotta Adornment.

What may be taken as the base of the building is emphasized by the introduction of six symbolic figures, typifying as many arts and industries, freely rendered in the vein of the mediaeval Gothic grotesque. Little touches of this kind, lending character and individuality, should be encouraged in our architecture, which tends to be too impersonal, stereotyped and purely utilitarian. As a writer on the subject has said, "One is inclined to feel kindly towards the grotesque—it leavens the severity of architecture and furnishes that 'touch of nature' which is said to 'make the whole world kin.' The man

who passes by in the street, happily unversed as to whether this building is an adaptation of Gothic or of Eighteenth Century French architecture, will smile with no less warmth at the caricature which looks down at him. There is a humanizing quality in the grotesque which has its peculiar appeal, no less to be reckoned with in latter-day architecture than in the monuments of the past."

The body of the facade is perfectly plain, a frank expression of its destiny—the housing of business. The crowning stories are diversified and emphasized by a restrained repetition of the Gothic treatment of the base stories, with an introduction of the canopy motive over the figures below.

The elevator entrance gives a pleasant impression of a free treatment borne out by the handling of the main elevator lobby. It has a base course of marble reaching to the door-tops, with panels formed by Gothic tracery, the ceiling delicately handled with a suggestion of groin vaulting .

Rests on 62 Caissons.

The building, occupying an area of approximately 14,000 square feet, rests on 62 caissons, founded on rock, at an average depth of 27 feet below datum. These caissons are reinforced with ½-inch round bars, placed transversely on 6-inch centers, 6 inches below the top, and form the rest for the grill shoes from which the structural steel rises. The bearing walls, thoroughly waterproofed, are from 28 to 44 inches in thickness, sprung in arches, as a support for the side walls. The structural steel work, amounting to 4,000 tons, offered no engineering problems out of the ordinary, as the usual type of cage structure was used, with the necessary wind bracing.

Material Used.

Beginning at the sidewalk level, the materials of construction consist of a polished granite base to a height of six feet. The same material was also used for facing both facades up to the third story. Above the granite base course is the Indiana limestone, laid in ashlar courses, and also used for the large window arches. From here up to the top there is a combination of decorative terra cotta and brick.

After the sidewalls reached a height above the normal level of the surrounding buildings, an iron spot repressed gray brick and a plain repressed buff front brick were used. These different styles of facade brick were used mostly in broadly decorative belt courses on both front and sides. A common hard brick was used on other sections of the building. All brick is laid in cement mortar.

The steelwork is protected by two coats of protective paint and is thoroughly fireproofed by metal lath, with triangular mesh reinforced concrete and fireproof partition blocks and insulating tile system.

Floor Construction.

The floor construction throughout is of the reinforced slab type, five inches thick. The concrete was made of screened and washed cinders and Portland cement, laid over triangular mesh reinforcement on flat tile arches. Each floor is provided with a cinder fill for the necessary conduits and pipes. In the main corridor the floor is laid with mosaic tile.

Promenade Roof.

The roof is also of the slab type of reinforced concrete, thoroughly waterproofed with five-ply paper, and overlaid with quarry tile, making it a very pleasant promenade. The roofs of the pent houses are made up of a specification of five-ply paper under asphaltum and grit.

A Construction Innovation.

An innovation somewhat out of the ordinary in the matter of construction detail is the method of mixing the brown on the walls. The specifications called for the brown to be made of a one-third mixture of Pine Cone limseid and Cow Bay sand. The benefit said to be derived from this process is that a firmer brown is obtained and the walls are not so liable to crack, even under quickly changing temperature.

Admirable Fenestration.

The fenestration is admirable and particularly well adapted for the commercial uses of the building. The store fronts have plate glass with prism-glass tops and all other windows are provided with fireproof wireglass. This is an unusual improvement, not called for by the laws of the municipality or the requirements of the Fire Underwriters. The object is to prevent the floor above from catching fire in case the flames should burst through windows beneath. This is the manner in which most loft fires take place in buildings which are otherwise fireproof. The window sashes are of hollow metal, and all sills for windows as well as doors are of cement construction. In addition to the forty-two windows which light each of the various floors, the twenty-second floor is equipped with ten skylights, making it one of the most economical and efficient for business purposes in the entire city.



THE LEWISOHN BUILDING—FROM BROADWAY.

Fire Hazard Minimized.

Every precaution has been used for decreasing the fire hazard and the entire building contains nothing of a combustible character, even the trim being of bronze and iron. On both sides of the building, from the third floor to the roof, provision is made for air shafts, in the event that tall buildings should be erected on either side. Into these air shafts the fire escape system has been built, as shown in illustration, so that ready exit may be had from the side windows, as well as from the emergency doors, which are equipped with patent panic latches, which unlock and throw open the doors to the fire escapes with the least pressure of the hand. These balconies lead to what are known as "smokeproof towers," to which access is gained solely by way of the balconies, having no direct communication with the building. One of these towers is located on each side of the building, back of the interior staircase wells, and protected from them as well as the elevator shafts by fireproof blocks. These escapes will empty a floor in less than three minutes. Each landing of these towers is lighted by electricity.

In addition to this protection there are two separate sets of interior stairways, built entirely of concrete and equipped with patent treads, making to all intents inside fire towers, so that any possible congestion at the fire escape exits will not interfere with the emptying of other parts of the loft.

Complete Sprinkler System.

Supplementing this, there is a complete sprinkler system, supplied by four 7,500 gallon tanks, twoof which are connected with the lower half and two with the upper half of the building. Heretofore, buildings of this type have been supplied by two tanks. The separation of the tanks is a decided innovation. If a leak should occur in one half of the building, the other half would not be affected. Again, in case of fire, if an alarm should be sounded in the central station, firemen when they arrived would know in which half of the building the flames were to be found. This would do away with the breaking in of the doors on every floor until they found the flames. An emergency wooden tank is also located in the penthouse. These tanks are automatically fed by a Class H 5 B pump. There is also a system of hose and hydrant fire defense and an automatic fire alarm system has been installed as auxiliary protection.

Sanitary Equipment Perfect.

The sanitary equipment of the building is probably the latest achievement of present day practice. In the first place care was used in safeguarding the business rooms from atmospheric contamination by the installation of hung ceilings in the toilets. On every floor there are two lavatories, equipped with eight wash basins and from six to ten water closets with spring self-raising seats, the flushes operating with chain pull. The doors and partitions are of metal construction, and the floors are tile on concrete.

There is a distinct novelty in the toilet ventilation, equipped with a double set of pivoted, chain-controlled ventilating wind window s of opaque wireglass. These are set vertically in tandem, the lower ones providing natural ventilation for the water-closet compartments on the lavatory side of the room. In order to provide complete ventilation the architects designed a hung ceiling, about four feet below the normal ceiling height and open to the upper pivoted windows, permitting two distinct currents of fresh air to enter the appartments.

Best Modern Elevators.

The elevators are the best that modern practice affords. They are of the overhead, electric traction type. The cars, tested to 4,500-lb. capacity, are brass-sheeted, and the flooring is of rubber tile. The enclosures are of architectural metal-work. A feature of these elevators is the emergency exit door at the side of the cars. These doors are



VIEW OF FIRE-ESCAPES ON EAST SIDE OF LEWISOHN BUILDING, SHOWING TWO EXITS FROM EACH FLOOR WITH TOWERS TO RIGHT.

so constructed that, should an accident occur and the elevator be stopped, beyond further moving control, it can be opened and the elevator in the adjoining shaft be run up to a corresponding level for the transfer of the passengers.

The power for the operation of the elevators, pumps and lights is from the New York Edison Company's mains. The boilers for the heating plant, two in number, are located in the basement. In order to facilitate the handling of the coal and ashes a conveyor system has been installed, with coal supply chutes on the 41st street sidewalk. The radiators throughout are of the most modern type.

Maynicke & Franke were the architects and Pattison Bros., 1182 Broadway, the electrical engineers. Following is a

List of Contractors:

Mason:—
Cowen, Chas. A. & Co., 1123 B'way.

Wrecking:—
Southard, C. H., Co., 15th St. & 9th Ave.

Excavating:
Mulry, Thos. & Son, 534 West 21st St.

Structural Steel:—
Hay Foundry & Iron Wks., 15 Madison Ave.

Protective Paints on All Steel Work:—
Toch Bros., 320 5th Ave.

Granite:—
Hynes, M. John, Granite Co., Bond & Union Sts., Brooklyn.

Cut Stone:—
Young, James H. & Sons Co., 136th St. and Locust Ave.

Front Brick:—
Fiske & Co., 40 W. 32d St.
Hay Walker Co., formerly Harbison Walker Refractories Co., 1133 B'way.

Terra Cotta:—
New York Arch'l Terra Cotta Co., Long Island City.

Elevator Flooring:—
Penna Rubber Co., 1700 B'way.

Mosaic Flooring:—
Traitel Marble Co., Long Island City.

Marble Work:—
Hajek Bros. & Co., 1527 Charlotte St.

Vault Lights:—
Brooklyn Vault Light Co., 254 Monitor St., Brooklyn.

Concrete Sidewalks and Sidewalk Lights:—
Carpenter, Davis, successors to Tucker & Vinton, 124 E. 41st St.

Balanced or Pivoted Sash:—
Tabor Sash Fixture Co., 63 Polk St., Newark.

Boilers:—
Badenhauser Boiler Co., 90 West St., N. Y.

Boiler Setting:—
Smith, Theo. & Sons, 4 Morris St., Jersey City.

Boiler Pans:—
Smith, Albert & Son, 689 11th Ave.

Damper Regulators:—
Kieley & Mueller Co., 34 W. 13th St.

Ash Conveyors:—
Link Belt Company, 299 B'way.

Cement:—
Alpha Portland Cement Co., 50 Church St.
Saylor's Brand Portland Cement, Coplay Cement Co., 200 5th Ave.

Wire Mesh Reinforcement:—
American Steel & Wire Co., 30 Church St.

Building Material:—
Candee, Smith & Howland, 26th St. and East River.

Fireproof Partitions:—
National Fireproofing Co., Fuller Bldg.

Blue Stone:—
Nevin, Edwin J., 638 W. 51st St.

Architectural Iron Work:—
Sexauer & Lemcke Iron Works, 50 Mill St., L. I. City.

Sheet Metal Work:—
Architectural Metal Works, 1192 2d Ave.

Roofing:—
Tuttle Roofing Co., 522 E. 20th St.

Heating:—
Gillis & Geohegon, 537 W. B'way.

Radiators:—
American Radiator Co., 104 W. 42d St.

Pipe Covering:—
Keasbey & Mattison Co., 100 John St.

Stair Tread:—
Patrizio & Hendrickson, Inc., 340 E. 27th St.

Sprinkler System:—
Rockwood Sprinkler Co., 123 William St.

Wire Glass:—
Mississippi Wire Glass Co., 220 5th Ave.

Waterproofing:—
Universal Compound Co., 245 W. 26th St.

Ventilating Windows:—
Sykes Company, 118 E. 28th St.

Tanks:—
Schwarzwalder, J. & Sons, 15th St., Hoboken.

Varnish:—
Murphy Varnish Co., Newark.

Switchboard:—
Metropolitan Switchboard Co., 540 W. 22d St.

Panel Boards:—
Krantz Mfg. Co., 160 7th St., B'klyn.

Fireproof Doors:—
Kalamein Company, 10th St. & Vernon Ave., L. I. City.

Electrical Work:—
Eidlitz, Chas. L., 1168 B'way.

Plastering:—
Durcan, P. J., 142 E. 43d St.

Painting:—
Daxe, Mayer, 2019 Lexington Ave.

Plumbing:—
Darmstadt, Chas. H., 452 W. 43d St.

Plumbing Supplies:—
Meyer, Sniffen Co., 11 W. 36th St.
Mott, J. L. Iron Works, 17th St. & 5th Ave.

Toilet Seats:—
Emery, W. S., Self Raising Seats, 74 Cliff St.

Lighting Fixtures:—
Black & Boyd Mfg. Co., 23 E. 22d St.

Hardware Supplies:—
Russell & Erwin Mfg. Co., 105 W. 40th St.

Elevators:—
Otis Elevator Co., 11th Ave. & 26th St.

Elevator Signals:—
Elevator Supply & Repair Co., 135 Cedar St.

Freight Elevator Doors:—
Peelle Company, 123 Liberty St.

Pumps:—
Quimby, W. E., Inc., 548 W. 23d St.

Mail Chutes:—
Cutler Mail Chute Co., 27 Thames St.

Fire Alarm System:—
Automatic Fire Alarm System, 416 B'way.

Plate Glass:—
Pittsburgh Plate Glass Co., 60 Vandam St.

Prism Glass:—
Pressed Prism Plate Glass Co., 44 E. 23d St.

Clocks:—
Howard Clock Co., 15 Maiden Lane.

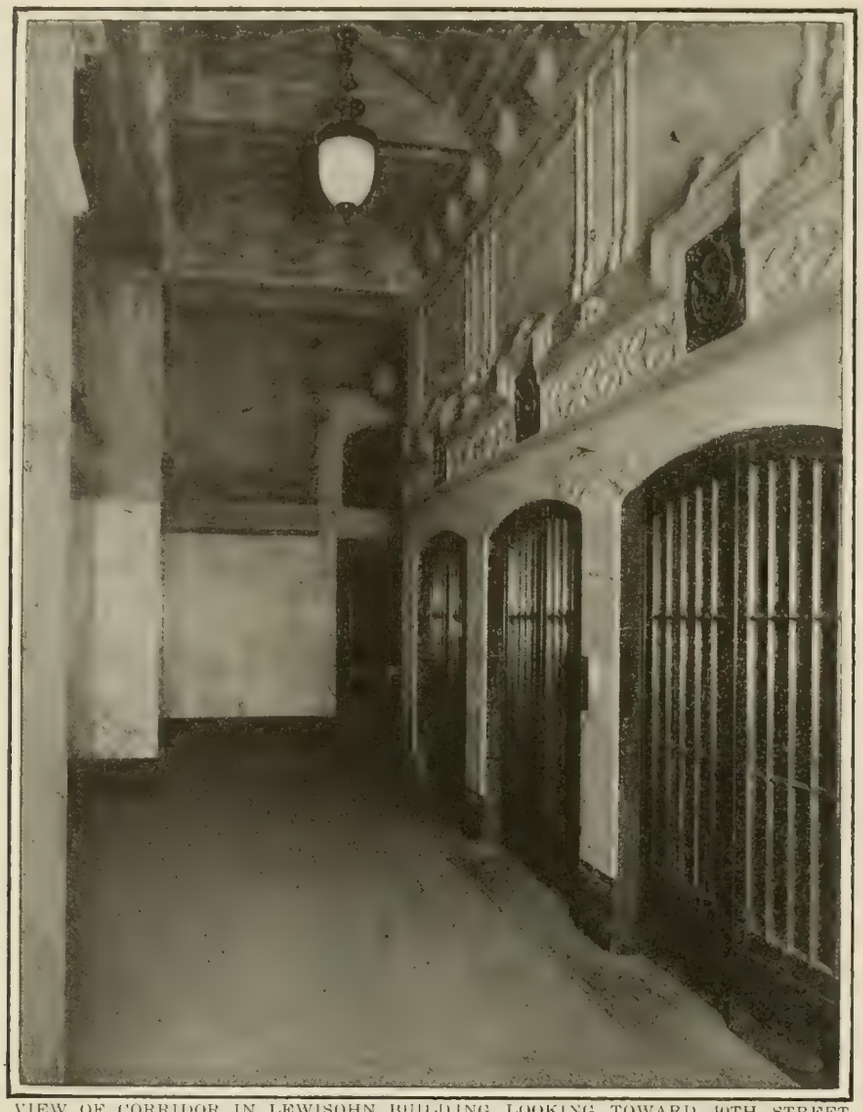
Building Directory:—
Tablet & Ticket Co., 381 B'way.

Current:—
N. Y. Edison Co., 55 Duane St.

Fire Hose and Racks:—
Cliff & Guibert Co., 82 W. Bway.



DETAIL OF THIRD, FOURTH AND FIFTH STORIES OF LEWISOHN BUILDING SHOWING FIGURES TYPIFYING ART AND INDUSTRIES



VIEW OF CORRIDOR IN LEWISOHN BUILDING LOOKING TOWARD 40TH STREET, SHOWING LIGHTING FIXTURES, MARBLE AND MOSAIC WORK AND DETAIL OF ELEVATORS AND TERRA COTTA TRIM.

The New York office of the F. W. Dodge Company and the offices of the local concerns affiliated with it will be removed on April 1 to the Lewisohn Building. The affiliated concerns are the Record and Guide, the Realty Records Company, the Architectural Record Company—which publishes the Architecural Record and Sweet's Catalogue of Building Construction—and the National Press Intelligence Company.

New Home of the Record and Guide.

The group of establishments headed by the F. W. Dodge Company at present occupy several floors in the Metropolitan Annex, at 11 to 15 East 24th street. The main purpose of the removal is to bring the establishments together on one floor, partly for administrative reasons, but more especially for the sake of convenience to patrons, who under the existing arrangement of offices frequently have to be passed on from one part of the building to another.

The modern structure into which the F. W. Dodge establishments are moving answers this purpose. The top floor, of which a long-term lease has been taken, contains 12,000 square feet of space, the equivalent in area of about five city lots. The building is designed especially to meet the requirements of users of large floor space. The upper stories are adapted for publishing concerns and the lower and middle stories for importing and jobbing houses. There will be no manufacturers among its tenants.

The New Publishing Center.

A consideration which influenced the F. W. Dodge Company in taking quarters in the Lewisohn Building is that it is advantageously situated in the new midtown publishing center. The building is about halfway between the Grand Central and the Pennsylvania Station, at each of which railway terminals there is a branch post office equalling or excelling the main, downtown post office in mail handling facilities. The development of the publishing center in and near 40th street, while furthered by excellent post office facilities, is primarily a consequence of the uptown migration of wholesale and retail trade and of light manufacturing. Already most class publications not devoted to finance find that their chief news and business interests lie in the midtown district rather than downtown, and the new publishing center has had such notable accessions as the McGraw Publishing Company, the American Press Association, the Hill Publishing Company, the A. B. Swetland Company, the Root Newspaper Association, the Class Journal Company and the David Williams Company. The publishing houses in this partial enumeration issue about thirty-five class papers.

Real Estate and Building News.

The F. W. Dodge Company and its subsidiary companies deal, as a group, with every phase of real estate and building news; and investigation has led to the conclusion that the sources of such news can be reached more expeditiously from the Bryant Park neighborhood than from any other.

The average person can have but a faint notion of how important the news pertaining to real estate and building has grown to be or how many and varied are the business interests which make use of it. Upwards of 200 persons are employed by the New York offices of the F. W. Dodge Company and of the local concerns affiliated with it, and about 200 lines of business are represented by the subscribers to the Dodge Reports.

Growth of a Big Business.

Founded in Boston Jan. 1, 1892, the F. W. Dodge Company now has offices in that city and in New York, Philadelphia, Pittsburgh and Chicago. Its news service covers twenty-one States, with an area of 555,265 square miles and a population of 51,455,433. In this territory 73 per cent. of the architects in the United States practise their profession, and the building operations for which they furnish plans aggregate $500,000,000 a year.

The company issues on an average 250,000 reports each working day. These cover successively every step in the progress of a building operation; and are so classified that, for example, a general contractor or a subcontractor or a department store may subscribe to the special kind of news required. The reporters for the company average 2,000,000 calls a year upon architects and builders and upon owners of and agents for real estate, and investigate clippings from 2,500 daily and weekly papers.

A New Idea.

The figures just cited evidence a remarkably extensive demand for the sort of news furnished in the Dodge reports. The demand, in so far as it is limited to this particular service, is of course a result of the quality of the news and the manner in which it is supplied. Mr. Dodge, it is believed, was the first publisher to apply the principles of the library card index to issuing business news. The adoption of these principles opened the way for a practically valuable classification of news items, based upon intimate knowledge of the numerous divisions and subdivisions of work in the building industry. The news, as thus handled, may be incorporated without intermediate clerical labor into the office files of subscribers, where its mechanical and topical arrangement make it readily available for reference. As, in addition, the news service is the most comprehensive of its kind, and as every item issued has been verified, the Dodge reports have become indispensable to a great variety of business interests, including a surprisingly large number not directly connected with the building industry.

The Demand for News.

Aside from the unique experience of the F. W. Dodge Company, the demand for real estate and building news has grown with amazing rapidity; and as readers of this newspaper are aware, the growth is symptomatic of important changes in the real estate and building professions, as well as in architecture, engineering, sculpture and allied arts and sciences.

The removal to more spacious quarters will enable the Record and Guide to enlarge the scope of its editorial work—to extend its news service materially and to devote systematic attention to professional topics heretofore discussed, perforce, incidentally and irregularly.

With this issue, the Record and Guide rounds out its forty-fifth year. The paper was established forty-five years ago on the 21st of March, 1868, by Mr. Clinton W. Sweet, who continued to be identified with the paper until April, 1912. We believe it no exaggeration to say that in the span of nearly half a century since the Record and Guide was founded the prospect in real estate and building has never looked more inviting than it does now. The conjunction of forces productive of real estate activity is, indeed, without precedent.

NEW FACTORY LAWS TO DEPRESS REALTY

Old Buildings Will Suffer Most—Cost of Alterations May Amount to Confiscation in Many Cases—Tenants Will Be Forced to Leave.

TWO hundred million dollars is the estimate of the total cost to owners and tenants of factory buildings in this city of the alterations or improvements that will be required by the factory bills now pending in the State Legislature. Without adding anything to the income of the property affected, this will simply be a price paid out in order to keep the premises occupied.

Old buildings used for manufacturing purposes will have to be rebuilt in large part, and even then in a large proportion of cases tenants will be compelled to leave old buildings and seek quarters in new fireproof buildings, in order to be surrounded by the conditions required by the State. Otherwise manufacturing firms will not be permitted to retain their present number of employees. Hence it is particularly upon the owners of the old loft buildings that the blow will fall heaviest—if the score or more of new factory bills which the State Factory Investigating Commission has manufactured are enacted.

For a number of years the State Legislature, under the prodding of political job-seekers, has been enacting legislation which has had the effect of imposing new burdens on New York City real estate. First came a change in the factory law which made the owners of buildings equally responsible with tenants for compliance with the orders of the State Factory Bureau.

Until that time the orders of the factory inspectors had been served on the tenants. The owner of the building in each case protected himself by means of a standard clause in the lease stipulating that the tenant should comply with violation orders emanating from the State and municipal authorities.

Clubbing Property Owners.

With this club to hold over owners, the State Factory inspection system began to do things. First came an order requiring owners or tenants to install extraordinary ventilating apparatus, such as would have entailed a large expense. The Record and Guide made a fight in behalf of property owners and succeeded in having the factory department's policy modified. Various "strike" measures have been introduced in the Legislature. Ever since the Triangle factory fire a steady stream of bills has emanated from one source or another, seeking to advance political or personal interests at the expense of taxpayers and rent payers. Thus, the Fire Prevention Bureau has come into existence, the factory laws have been extended and many more men and women than formerly are commissioned to go around inspecting premises and leave a trail of violation notices. So greatly have the burdens of property owners been increased in recent years that the real estate market has been finally prostrated

Responsibility Indefinite.

The bills which the Factory Investigating Committee has introduced are notably indefinite in placing the responsibility for making the alterations in buildings that are required by the law. They fail to state specifically whether the owner or the tenant shall make certain improvements. For example, fire-alarm systems are required, but the bill does not set forth who shall order and pay for them. An owner certainly ought not to be held responsible for the enforcement of the fire-drill law in the shop of one of his tenants. The uncertainty will immediately breed trouble between owner and tenant, and ultimately the owner will lose. The laws are also likely to conflict with orders already given by the Fire Commissioner of the city, although there is a clear statement in the bills that they shall not be considered to limit the power of the Fire Commissioner; still they can be more stringent than even his requirements are.

Confiscation Threatened.

In many cases it is feared that the cost of the alterations will amount to confiscation of the building. Yet the small, old-style buildings on which the bills bear heaviest are, in the opinion of the fire and building authorities, safer buildings than the fireproof skyscrapers. The occupants in one case know they can get out quickly in an emergency, in the other case no one is certain—the fire department can give no guarantee. The Factory Investigating Commission is of the opinion that all buildings over four stories in height hereafter erected should be built fireproof, if intended to be used for factory purposes.

In the opinion of every expert on the subject, the vertical hazard constitutes a very grave danger. How many buildings can be emptied by means of their elevators in ten minutes, or even in fifteen? How many have fire towers, or stair halls that are smokeproof? The Factory Investigating Commission believes that, in order to prevent congestion, it is necessary to limit the number of persons permitted to occupy any floor, irrespective of the exits provided for that floor, and has incorporated this belief in the pending bills. The consequence to manufacturing firms cannot be otherwise than diminished capacity.

Limitation in Number of Occupants.

No more than fourteen persons are to be employed on any one floor for every eighteen inches in width of stairway provided for such floor. For every additional sixteen inches over ten feet in height of any story, one additional person may be employed on that floor. Thus, if the stairway to a factory is but thirty-six inches wide, only twenty-eight persons may be employed on that floor, if there is but the one stairway. Should the stairway be fifty-four inches wide, forty-two persons may be employed on the floor; and double the number when there are two such stairways.

The amendment, by restricting the number of employees, will have the effect of reducing in a greater or less degree the chances of a factory loft being advantageously rented, unless in its construction the provisions of the law have been anticipated. Under such circumstances the value of the building will be lessened, unless the owner makes alterations and improvements that will bring his property within the bounds of the law.

If he will enclose his stairway and stair halls with fireproof partitions, which may be constructed either of brick, terra cotta blocks or reinforced stone concrete, and provide them with fireproof doors and windows, such additional persons may be employed on any one floor as can be accommodated by the stair-hall on that floor, on the basis of three square feet to each person. The cost of a fireproof enclosure from the ground floor up to the roof of a loft building is no small item in any case.

The provisions in the bill relating to the enclosure of stairways do not apply in cases where at the time the act takes effect stairways are already enclosed in fireproof partitions not less than four inches in thickness and constructed in the manner approved by the Fire Commissioner and the Superintendent of Buildings.

What An Owner Must Do.

After the owner of a loft building that is used for factory purposes has enclosed his stairways with walls of brick terra cotta blocks or reinforced concrete, he can make the building still more available by building a fire wall up through the middle of the building from cellar to roof. Then such an additional number of persons may be employed on any one floor as can be accommodated in the smaller of the two spaces, on the basis of three square feet for each person. If the owner will go farther and make a connection with an adjoining building by means of a balcony, or, better, by cutting a door through the side walls, then an additional number of persons may be employed at manufacturing in his building. If he will install a sprinkler system, he may employ fifty per cent. more hands than can be utilized in a building without fireproof stairways.

There must be in any event not less than thirty-six square feet of floor space on each and every floor of a non-fireproof building, or for every person employed on that floor, in any one factory, where more than one factory is contained on a floor, and not less than thirty-two square feet of such floor space per person in a fireproof building.

Fire-Escapes to Be Lighted at Night.

Not only must there be fireproof stairs and halls in factory buildings but the steps and landings must be covered with rubber, asphalt, or other plastic material. Doors must be made to open outwardly or slide freely. At least two means of egress or escape from fire must be provided, and these must be remote from each other, leading to fire-escapes on the outside of the building or to stairways on the inside; and no portion of any floor of the factory shall be farther away than one hundred feet from at least one such means of egress. Upon the outside of the building one or more fire-escapes must be built, unless there is some other safe way of escape at hand for the occupants. Upon the balconies of the fire-escapes lamps must be placed, to be lighted at night when any portion of the factory is in operation. Windows and doors leading to fire-escapes must be fireproof.

HENRY W. DESMOND.

Henry W. Desmond, formerly vice president and general manager of the Record and Guide Company, and one of the founders of the Architectural Record and of Sweet's Catalogue of Building Construction, died at his home in Cranford, N. J., last Tuesday, at the age of fifty. The funeral took place Thursday afternoon.

Mr. Desmond was born in Dublin, Ireland, January 24, 1863. His father was a business man in easy circumstances, and young Desmond received the academic education customary to a youth in his station. As a young man, he accompanied his father on a business trip to the United States. Arriving at New York in ill health, he remained here at a hotel to convalesce, while his father proceeded onward to California. At the hotel, Mr. Desmond made the acquaintance of a fellow guest who proved to be the owner of the Titusville, Pa. Times. An offer of a position on that paper induced Mr. Desmond to remain in the United States, a decision for which his father's approval was obtained when the latter returned from the West.

Mr. Desmond began work for the Titusville paper at a time when the Pennsylvania oil boom was at its height, and his enterprise in reporting the local oil news attracted the attention of the Metropolitan newspapers, including the Evening Post, from which he received an offer of a position that brought him to New York.

Later on, when connected with the Times, he was invited by David Goodman Croly, editor of the Record and Guide, to take charge of the building news department of this paper. During Mr. Croly's long illness, Mr. Desmond acted as his assistant in the editorial management of the Record and Guide, and shortly after Mr. Croly's death, in 1889, succeeded to the editorship.

Two years later, Clinton W. Sweet, then proprietor of the Record and Guide, founded the Architectural Record, which was begun in 1891 as a quarterly. In 1906 Sweet's Catalogue of Building Construction was established. In 1905, upon the death of Mr. Sweet's brother-in-law, J. T. Lindsey, Mr. Desmond became business manager, as well as editor, of all the Sweet publications. His health began to fail about four years ago, and last spring he retired altogether from the publishing business and gave his attention to the commercial development of a photo-engraving process of which he was one of the originators.

Mr. Desmond, in his prime, was a man of energy and versatility. He found time to write fiction, to edit books on technical subjects and to experiment in chemistry and in photography. Among his works may be mentioned the novels "Raymond Lee" and "The Heart of Woman." In compiling "Stately Homes of America," he collaborated with Herbert Croly, son of the Record and Guide's first editor; and with H. W. Frohne was joint author of "Building a Home." He was a contributor on architecture and allied subjects to Scribner's, the Ladies' Home Journal, Good Housekeeping, and other magazines. At the time of his death he was one of the contributing editors of the Architectural Record.

In an appreciation of Mr. Desmond's editorial work on the Architectural Record, Montgomery Schuyler writes: "In the beginning Mr. Desmond had no special competency, in aptitude or training, for the editorship of an architectural periodical. He was a man of letters, a maker of graceful verse and a vigorous prose writer. But he was a man of quick intelligence, improved by education; and he came near exemplifying Dr. Johnson's definition of genius as 'a mind of large general powers, accidentally determined to some particular direction.' In the publications under his editorial charge, he set high standards."

For years Mr. Desmond sought recreation in amateur photography. The familiarity with the scientific principles of photography which he thus gained, coupled with his knowledge of the technique of engraving as applied to magazine illustration, led him to search for an improved and simplified method of making photo-engravings. In this search, he enlisted the co-operation of Dr. Spencer Carleton, Prof. William Hallock, of Columbia University and C. M. Cooper, and a new photo-engraving process was finally evolved, which is now being put to commercial use by the Atkin Engraving Company.



H. W. DESMOND.

Mr. Desmond was a man of social tastes, with a spontaneous courtesy and the faculty of stimulating and entertaining conversation. He was a member of the National Arts, Century, City and Faculty clubs, and of the Cranford Golf Club. He is survived by his wife, Sadie Ferguson Desmond, and by two children, Elaine and Lorna.

A New Market Building.

A notable addition to wholesale market space in the lower West Side will soon be made when John J. Gillen completes the projected 3-story Gillen Building at 413 to 435 West 14th street, running through to 15th street. Fronting 250 feet in 14th street, the new structure will embody practically twelve buildings and it will be 200 feet in depth. The ground is owned by the Astor estate and the building will be completed in June of this year. James S. Maher is the architect and the Duross Company has been appointed the renting agent. A large part of this structure is already under lease on the plans.

The building will contain every modern facility for the transaction of the wholesale produce and poultry business. Cold air refrigerating plants, steam heat for offices, modern plumbing and installation consisting of pressed cork and cement are among the structural features. One of the largest wholesale dealers in produce in the city, observing the provision of modern space for its line of business in this building recently leased large quarters in it and will remove there from further downtown.

ABUTTING OWNERS' RIGHTS.

Upheld by Supreme Court—Injunction Against the Degnon Construction Co.

An abutting owner, who also owns the fee of the bed of a street, has a cause of action to enjoin an encroachment upon the street for purposes inconsistent with those uses to which streets have ordinarily been subjected.

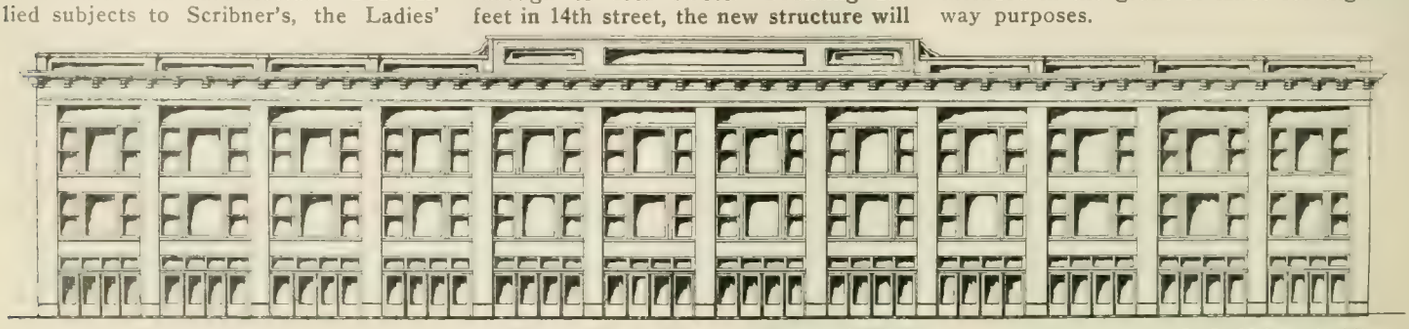
This principle has been laid down again by Justice Benedict in a case which Harry L. Bradley and other property owners in 79th street, Brooklyn, between Fourth avenue and the Shore Road, brought against a subway contractor who was using the street for a railroad bed. It appears from the moving papers that the Degnon Construction Co. constructed on said street, between Fourth avenue and the Shore Road, a distance of about one-half mile, a narrow-gauge railroad about three feet in width, with steel rails laid upon ties on the surface of the street.

The defendants sought to justify their right to construct the railroad by reason of a permit from the Public Service Commission for the First District authorizing the construction of the railroad in question, and by another permit from the Department of Parks of the Borough of Brooklyn giving the Degnon Contracting Company permission to cross the Shore Road to Seventy-ninth street with a narrow-gauge railroad.

There was no question, Justice Benedict said, in granting the application for an injunction, but that the plaintiffs were entitled to maintain the action. The court affirms the following principles of law in the course of its opinion, which will be found in full in the Law Journal of March 18:

Authority to use public streets of a municipality for railroad purposes is a franchise proceeding from the state, and the municipality has no power in respect thereto except such as is expressly given by statute, and then only in the manner and upon the conditions prescribed.

The use of a street for municipal purposes or individual purposes, independently of its use for street purposes, is an additional burden upon the fee not included in the grant of lands for highway purposes.



NEW MARKET BUILDING IN WEST 14TH ST. J. S. Maher, Architect.

CHIEF GUERIN EXPLAINS.

Defends Fire Prevention Bureau's Orders Before the Realty League.

William Guerin, Chief of the Bureau of Fire Prevention, appeared to outline and defend the policies of Fire Commissioner Johnson relative to the Bureau before a meeting of the Realty League at the Manhattan Hotel on Tuesday evening. The issuance by the Fire Prevention Bureau of a great number of drastic orders which property owners considered unreasonable had prompted the Realty League, of which Wm. C. Demorest is president, to call the meeting.

Chief Guerin declared that Commissioner Johnson had not sought the passage of the law creating the Fire Prevention Bureau; the law had been thrust upon him without consultation or sanction, yet it had to be executed. The spirit which actuated the entire department, he said, was to carry out the laws as they exist on the statute books, with the least possible expense to the owners affected.

No doubt some of the orders were drastic, but they were based on what the statute demanded. The oft-repeated charge that the Commissioner was acting outside of his jurisdiction in some cases would soon be settled in the courts. The Chief said it was difficult to get architects to comply with the fire law. He cited one big office building in which a single well for elevators and stairway provided exit for over 5,000 people.

Mr. Guerin attacked the proposed legislation transferring the powers of the Bureau of Fire Prevention to an industrial commission. "Trust the Fire Department," he said, "which has served you faithfully for years in preference to this new untried body. I predict you will not find so conservative or just an enforcement of the law as under the present system."

John P. Leo suggested to Chief Guerin that in order to obtain substantial justice a board should be appointed to act as a court of appeal in all cases arising out of orders of the Fire Department which a property owner considers unjust, the board to be competent to judge in such matters. Mr. Guerin answered that under the present system a property owner had the right of appeal to the Board of Survey. He agreed that certain changes could be beneficially made in this branch of the Fire Prevention Bureau, and stated in behalf of Mr. Johnson that the latter would welcome any suggestion which would tend toward the public benefit.

An Owner's Protest.

Charles Kaye, citing his own experiences, pointed out the great difficulties encountered in opposing orders. He declared that he had been told to install fire sprinklers in a new building which conformed in every detail with the existing law and that he spent over $1,200 in fighting this order, which was unwarranted.

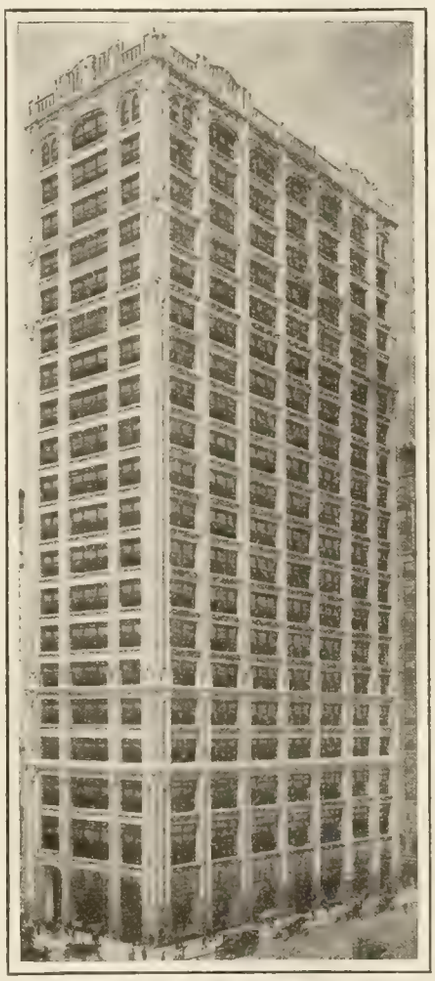
Carlisle Norwood showed that in a case where an owner's position regarding an order was just, and the Fire Department's entirely unjust, the owner had to employ experts at big expense to refute the contentions of the Fire Department. The present Board of Survey was of no account, he asserted; no relief had been obtained through any appeal to it, nor had the obtaining of a writ of certiorari been of any avail. The Bureau of Fire Prevention, he said, stretches the law and substitutes requirements of its own.

Alfred R. Kirkus attacked the proposed personnel of the Factory Commission, to be appointed as a result of the recent factory investigations. The committeemen from up the State, where factory conditions are totally unlike those in this city, are totally unqualified, he said, to legislate on matters concerning New York City. He urged home rule. We would be worse off, he said, if we were governed by a board of Gubernatorial appointees than we are today. He declared that the request to have a real estate man on the board had been disregarded.

Among those present were C. H. Burdett, Henry Metcalfe, Henry R. Browne, A. R. Conkling, Richard Deeves, Leon Tanenbaum, A. R. Bastine, P. L. Watkins, and E. N. Taylor. Wm. C. Demorest presided.

A Newcomer on Madison Square.

The twenty-story business building which the Fifth Avenue and Twenty-sixth Street Company (composed of George F. Johnson, Jr., Leopold Kahn, and William H. Frame) is constructing in the south side of 26th street, fronting 155 feet in that thoroughfare, 60 feet on Fifth avenue, and 56 feet on Broadway, on the former site of the old Cafe Mar-



Schwartz & Gross, Architects.
THE TWENTY-SIXTH STREET AND FIFTH AVENUE BUILDING.

tin and Delmonico's, will present an advance in many ways in the best store and office planning. There will be six high-speed passenger elevators, furnished by the Otis Elevator Company, interior built-in fire towers and vaults, and a 100 per cent. sprinkler system furnished by the Automatic Sprinkler Company of America.

The architects, Messrs. Schwartz & Gross, have provided unobstructed floor spans on all stories, clear of columns, which is quite unusual in a building of this width and height. The doors throughout will be strictly fireproof, of Underwriters' construction, and every floor will be furnished with ice water. Although the exterior walls have just been completed to the roof, several leases have already been reported. The Exchange Buffet Lunch, of 3 Broad street, has leased the entire basement floor for ten years at a total rental of $300,000. Two other floors have also been leased to S. Steen & Co., woolens, of Fifth avenue and 18th street, and a part of a floor to B. Kuppenheimer & Co., clothiers, of 114 Fifth avenue, for show rooms.

Wennemer Bros., Inc., have the mason work; Milliken Bros., Inc., steel; Rudolph Seus, cut stone; The Reliance Fireproof Door Company, Brooklyn, hollow metal and copper covered sash frames; the Mulhern Steam Heating Company, heating; Chas. Darmstadt, plumbing; Oberg & Blumberg, wiring; Benjamin Reisner, roofing and sheet metal work; the Reisler Iron Works, ornamental iron; Grassi Bros., Inc., plastering; Adin G. Pierce Company, floor arches, and the Grinden Art Metal Company, interior doors. Canavan Bros. Company did the excavating and shoring, and Jacob Volk the wrecking. F. A. Burdett & Co. are the steel engineers. The renting is in charge of Mark Rafalsky & Co. The cost of the building is placed at $1,000,000.

A PROSPEROUS SEASON.

To Follow From the Signing of the Contracts for the Dual Subway System.

"The immediate benefit from the signing of the subway contracts is sentimental," says Vice President Bailey, of the Title Guarantee & Trust Co., "in that it removes doubt, and doubt is a fearful bugaboo. It now holds the entire world in its grasp, and general real estate conditions cannot improve until the doubt of war, the doubt of money rates and the doubt of intent of the new administration have had their sway and are, to an extent past.

"The signing of the subway contracts should end the depression, and I believe that unless world-wide conditions prevent, we will now have a prosperous realty season."

The Subway Contracts Signed.

The dual system subway contracts were signed on Wednesday in the large hearing room of the Public Service Commission on the third floor of the Tribune Building in the presence of all the members of the Public Service Commission for the First District, former Commissioners William R. Willcox, William McCarrell and Edward M. Bassett, Borough President McAneny of Manhattan, Borough President Cyrus C. Miller of The Bronx, Borough President George Cromwell of Richmond, Corporation Counsel Archibald Watson, and the principal officers and counsel of the Commission and of the Interborough Rapid Transit and Brooklyn Rapid Transit companies.

There were eight separate contracts and thirty-six originals all-told were signed. They comprised the operating contracts for subways and subway extensions with the Interborough and Brooklyn companies; the elevated extension certificates with each company; the third-tracking certificate with the Brooklyn company and the third-tracking certificate with the Manhattan Railway Company; a supplementary agreement for trackage rights to the Brooklyn company over the Queens lines; and a supplementary agreement for trackage rights to the Interborough for elevated railroad operation over Lexington avenue subway extensions.

The construction contracts already awarded under the Dual System of rapid transit cover 26 miles of new road, of which about 18 miles are subways and 8 miles elevated lines. Of this amount

(Continued on page 616.)

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

RENTAL PROPERTY ACCOUNTS.

How to Keep Income and Maintenance Accounts So as to Afford Useful Data.

By R. Kinnibaugh.
Auditor American Real Estate Company.

Part II.

SOME expenses in connection with building management are fixed as to amounts, and others are variable; some are compulsory, others optional, and again, others are payable at regular intervals, and others irregularly. Expenses payable monthly, such as wages, are easily dealt with. They are vouched and entered in the Accounts Payable Ledger, as they fall due, and thus pass into the operating account within the months to which they belong. Bills for electric current, gas and telephone are rendered monthly and may also be brought in the same way directly into the Maintenance account. Fuel bills, however, must be treated differently.

In New York City it is customary to make contracts in advance for the season's consumption, and, if there is any bunker capacity, to store coal in early summer. In large business buildings coal may be delivered during each day of the cold season, but in any event the deliveries of coal in any month do not coincide with the consumption. It is, therefore, necessary to make an inventory at the end of each month of the coal on hand, which can be approximated by the engineer of the building by measurement. He will also supply a memorandum of coal delivered at his building during the month. The accountant will thus be enabled to determine the month's consumption, and through the journal will debit the Maintenance and credit the Fuel account with the cost of the coal consumed. Bills for coal when booked will be charged to the latter account, and the balance of the said account (all bills for coal delivered having been entered) will show the cost of fuel on hand.

Other supplies may be treated in the same way under the head of Repairs, Janitor's and Engine Room Supplies, care being taken that correct inventories are prepared each month from actual count.

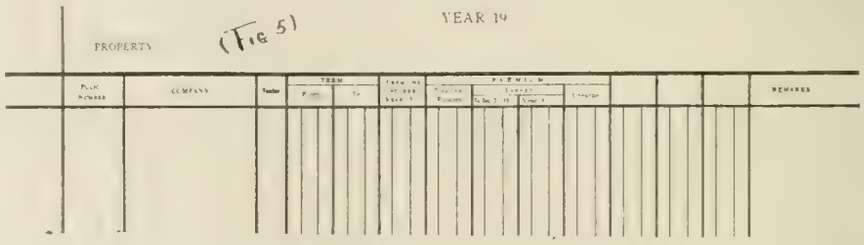
In this connection it may be stated that the books should show the actual cost of maintenance for each month. If no fuel is consumed in any month, there should be no charge for fuel in that month, but fixed charges, such as mortgage interest, taxes and insurance, are to be apportioned evenly over the year.

Insurance Accounts.

If it is the owner's policy to protect himself as much as possible against contingencies, he will carry the following insurance wherever required:

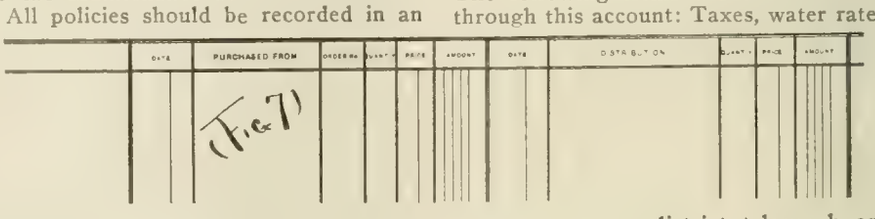
Fire,
Rental value or rent occupancy,
General and elevator liability,
Boiler,
Plate glass,
Sprinkler.

Part of the accountant's duties will be to see that the required insurance is procured and renewed on expiration in reliable companies at the lowest premium cost, and to suggest inexpensive alterations in the buildings or additions to the equipment that will lead to reduced rates, in all of which he will be greatly assisted if he is fortunate in the choice of a broker. He will find that he can save in the annual cost of the greater part of the insurance carried by taking out three-year rather than one-year policies, and he should arrange the insurance so that all policies will expire on the first day of a month.



As a rule, the whole premium, whether for one or for three years, is payable in advance, and, as it would be manifestly incorrect to charge it all to the Operating account of the month in which it is paid—which would be the case if it were charged direct to the Maintenance account—an "Insurance" account is provided, and the actual earned premium is transferred from the same each month to the Maintenance account.

All policies should be recorded in an Expiration Book, obtainable at any insurance stationer's and in addition a "Premium Distribution Book" (Fig. 5) should be kept and will be found a useful means of recording accurately premiums, additional premiums and rebates, and for fixing the asset for premiums paid in advance at the end of the financial year.



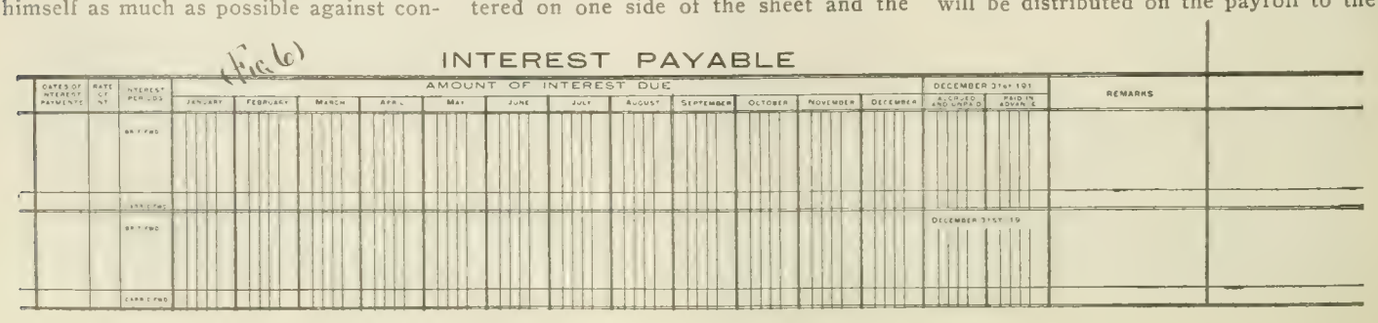
Mortgage Register.

Mortgage interest is most conveniently recorded in the Mortgage Register, the particulars of each mortgage being entered on one side of the sheet and the interest accruals relating to it on the reverse side of the same sheet (Fig. 6). Interest is accrued in the "month" columns, and the total accruals for the month are carried to the credit of "Interest" account in the General Ledger and at the same time charged to maintenance. As interest is paid it is charged to Interest account and noted in the register.

Still another item of expense requires a separate General Ledger account, namely mortgage expense. In placing a mortgage or renewing one there is a tax in this State of ½ of 1 per cent. of the amount of the mortgage payable to the Registrar of the county, and if a broker is employed a commission to be paid to him, also based on the amount of the mortgage. This expense should run with the mortgage, a pro rata part of the same being charged to maintenance each month. At the time of placing a mortgage the expense is therefore debited to a "Mortgage Expense" account.

Commissions paid to brokers for leasing to tenants should run with the leases and be apportioned to maintenance in the same way, and to provide for this and all other expenses that should not be charged directly to maintenance, an account is provided, conveniently called "Sundry Expense of Rental Properties." The following items are taken care of through this account: Taxes, water rates, gas range rents, district telegraph and fire alarm signal service, etc.

Repairs and replacements are chargeable to maintenance as made, also alterations that do not add to the value or earning capacity of the building. If material is kept in stock, it is transferred from the Repair Supply account as used. Fig. 7 is a convenient form for a Stock Ledger. Material and supplies should be given out only against written requisitions. If the owner has mechanics in his employ for repair work their time will be distributed on the payroll to the



buildings according to the actual work done.

Re-decorating is an important item of repair work, and as a help to the manager of apartment houses, where leases are not required of tenants, and where, accordingly, there may be more frequent change of occupancy, a record should be kept of the decorating done in each apartment. (See Fig. 8.)

House No. Apartment

Bill Sent Company	Date of Bill	TENANT	Contractor	REPAIRS: Glass	Shades	Mason	PAINTING AND DECORATING: Plu	Lab	Adams	D.R.	Bed	P.H.	Bath	Kit.	Rad. & R.	AMOUNT

(Fig 8)

(Fig 9)

- CLASSIFICATION OF OPERATING EXPENSES -
- RENTAL PROPERTIES -

1. HEAT, LIGHT, POWER AND HOT WATER:
   (s) Removing Ashes
   (t) Fuel
   (u) Lamps
   (v) Light
   (w) Wages (Engineer and Fireman)
   (x) Engine room supplies (oil waste and small tools)
   (y) Repairs to boilers and engines
   (z) Boiler Insurance
   L233: Receipts from tenants for current sold
2. ELEVATORS
   (v) Sundries
   (w) Power (where we use Edison current)
   (x) Wages (starter and runners)
   (y) Repairs and replacements
   (z) Insurance
3. TELEPHONE SERVICE
   (x) Sundries
   (y) Rent and toll charges
   (z) Wages of operators
   L233: Receipts from tenants
4. REPAIRS - GENERAL
   (r) Stores
   (s) Offices
   (t) Lofts
   (u) Apartments
   (v) Roofs and Downspouts
   (w) Halls and Entrances
   (x) Sidewalks and areas
   (y) Furnishings
   (z) Miscellaneous
5. JANITORS' SUPPLIES
6. PAYROLLS - GENERAL
   (u) Janitors
   (v) Porters
   (w) Hallboys
   (x) Scrubwomen
   (y) Watchmen
   (z) Footmen
7. SUPERVISION
   (x) Renting Office Expenses
   (y) Salaries of Superintendents
   (z) Commissions to Brokers
8. MISCELLANEOUS EXPENSE (small, unclassified charges)
9. GENERAL
   (w) Taxes (apportioned monthly)
   (x) Water (apportioned monthly on metered buildings)
   (y) Insurance (apportioned monthly)
      Fire
      Rent
      Liability
      Plate Glass
   (z) Advertising
10. MORTGAGE INTEREST AND EXPENSE

Overhead Charges.

The cost of advertising covering several houses should be charged to the respective houses in proportion to the number of vacant apartments or stores in each. If a manager has charge of more than one building, his salary should be equitably apportioned to each, and the same rule applies to all overhead expense. All bills affecting his buildings should pass through his hands for approval and classification before payment and for his guidance he should have before him a classification sheet. (See Fig. 9.)

All expenses are brought together under the proper heads in the Expense Distribution Book (Fig. 10), which is controlled by the Maintenance account, so that when all postings have been made for a month it is the work of a very short time to prepare a statement of results for each building.

At the end of the year the Income from Rents and Maintenance accounts are closed into the Profit and Loss Account, the balances of the other accounts mentioned entering into the balance sheet as assets or liabilities of the owner. A statement of the assets and liabilities of a concern confining itself exclusively to the ownership and operation of rental properties would consist of the following items:

Assets:
- Book Values of Properties.
- Cash in Bank and in Office.
- Accounts Receivable for uncollected rents and charges.
- Fuel and supplies on hand.
- Office Furniture and Fixtures.
- Insurance and Expense paid and not absorbed in the operating account.

Liabilities:
- Mortgages outstanding.
- Interest on same accrued and unpaid.
- Accounts Payable.
- Deposits held as rent security and key deposits.
- Rents paid in advance.

There are numerous forms and devices required in handling rental property accounts besides those which have been mentioned in these articles. The principal forms used, however, have been exhibited herein, and it is only necessary to add that most, if not all, of the subsidiary records may be kept with advantage in loose-leaf books.

DISTRIBUTION OF ACCOUNT

Voucher	Amount	Voucher	Amount	Voucher	Amount	Voucher	Amount	Voucher	Amount	Voucher	Amount	Voucher	Amount	Voucher

(Fig 10)

—A note from Charles E. Horton, of Seattle, president of the National Association of Building Owners and Managers, to friends in New York, states that the steel for the L. C. Smith forty-two story office building is now above the twenty-fifth story. This is probably meant as an intimation that New York is not the only place where real skyscrapers are built.

QUESTIONS and ANSWERS

Brokers' Fees.

What are the standard commissions paid to those who effect sales of real estate and agents managing estates?

Answer: For selling real estate within the limits of New York and Brooklyn, 1 per cent; leaseholds, 2 per cent.; for selling real estate in the suburbs of New York and Brooklyn in the country, 2½ per cent. For selling leases and leaseholds in New York suburbs, 5 per cent. For procuring loans, 1 per cent., or by agreement.

In the case of exchanges, a full commission shall be paid on each side. Few sales are made for a commission of less than $25. Should the title of property prove imperfect whereby a sale cannot be consummated, the claim for commissions is not invalidated thereby. Brokerage is considered earned when the price and terms are arranged between the buyer and seller, the minds of both parties having fully met. It is due and payable when the contract is signed.

The fee for renting for a term of one and under three years is 2½ per cent. of the first year's rental. For renting for less than one year by special arrangement and leasing for a term of three years and upward, the fee is 1 per cent. on the gross rental, except by special agreement. For leasing country property the fee is 5 per cent. of the first year's rental and for renewals to the same party, 2½ per cent. The fee for renting and collecting, excepting by special arrangement, usually is 5 per cent.

Rights in Dispossess Proceedings.

Can a tenant who has been dispossessed regain the use of his premises by meeting all his obligations to the landlord?

Answer: Where a tenant has a lease not expiring for a term of years, and the landlord has obtained possession of the premises through dispossess proceedings for non-payment of rent, the tenant has a legal right to redeem the premises by tendering to the landlord all arrears of rent due to the time of redemption.

Form of Quit Notice.

Please give me in your question and answer department the legal form for quit notice from tenant to landlord.

Answer.—"Please take notice that, on the first day of —— I shall quit possession and remove from the premises I now occupy, known as house and lot No. ——, in —— Street, in the City of ——.

Dated this —— day of ——, 19—.

Yours, etc.,
(Tenant's name).

To (landlord's name)."

Statute of Assignments.

Will you please let me have through your Question and Answer column a digest of the Statutes of Assignments for New York State.

Answer: Assignments must be acknowledged, filed, and recorded. The assignee must sign and acknowledge his assent, which may be in or appended to the assignment. Within twenty days after the assignment an inventory and schedule must be filed by the debtor. If he fails to do so the assignee must act within ten days thereafter. Assignee must give a bond. He can take possession but cannot sell until his bond is approved and filed. Notice to creditors must be published for six weeks. A creditor failing to prove his claim in time loses his right to share in dividends which have been paid. Assignee may be allowed by the judge to compromise claims.

Wages are preferred by statute. Other preferences are allowed, but only to the extent of one-third of the assets. Limited partnerships and corporations cannot make preferences.

New Insurance Policy.

The committee of the National Convention of Insurance Commissioners having charge of the question of the revision of the standard fire policy held an important conference last Friday at the local office of the New York Insurance Department and discussed the points raised against the present standard form, giving due consideration to Commissioner William B. Ellison's report. A tentative draft of a new contract of simpler and briefer form was drawn up, and the meeting then adjourned until Monday, March 24, when the draft for a new standard form will be put in final shape. After that it is probable that it will be submitted for legislative enactment in the various states.

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Building Construction and Building Management
in the Metropolitan District

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It took a long time to get the dual subway contracts signed, but the job is done thoroughly, and was worth waiting for.

Signs of spring are multiplying rapidly. The air is balmier and more fragrant and the days have lengthened out sufficiently for commuters to arrive home before dark, while suburban advertisements are growing in numbers in the Sunday papers, but as yet there are mighty few indications of the "active spring season in real estate" that should have been here before this time.

That was a fine and well-deserved compliment which Judge McCall paid to Comptroller Prendergast, Borough President McAneny, and the other public officers who represented the city in the subway negotiations when he said that the subway contracts constituted the best bargain that any municipality ever had made with an individual or a corporation the wide world over. This sounds good after what the yellows have said.

A book of practical use to firms engaged in the export trade has been issued by the Bureau of Foreign and Domestic Commerce. It is devoted to an exposition by Commercial Agent Archibald J. Wolfe of credit methods and facilities in Germany, England and France, in which he shows how and by whom long terms of credit are granted in the export markets, and what facilities make these extended credits possible, and an important series of consular reports from all parts of the world is included. In these reports American consular officers describe fully the local credit conditions. Copies of the book (Special Agents Series, No. 62) may be obtained upon application to the Superintendent of Documents, Government Printing Office, Washington, D. C., at 30 cents a copy.

What the Dual System Will Do for New York.

The operating contracts for the new dual subway system were signed during the past week with a lack of commotion that contrasted strangely with the existing vicissitudes that attended the whole previous career of the project. The bargain which has been made is certainly the best bargain which could be made under existing conditions. The great profit from the transaction will be gathered not by the Interborough or the Brooklyn Rapid Transit companies, and not by the taxpayers and the property owners of New York, but by the larger public that will travel on the two new systems. All that the Interborough company gains is freedom from disastrous competition with the possibility at the end of ten years of a share in profits, which at the best will never amount to much. The Brooklyn company by virture of its line through the heart af Manhattan will gain more. The Broadway-Seventh avenue subway will unite Manhattan more effectually to Brooklyn than it ever has been united in the past, and will tend to divert to Brooklyn a larger share of the population of New York. The earnings of the Brooklyn company's surface lines will benefit considerably from this increase in population, but as an offset it will have to meet severe competition from an extension of the Interborough system in Brooklyn.

When the system gets finally into operation the value of residential property in outlying districts will be increased, but the increase will be spread very thin. So much new land will be made available for settlement that no one section can obtain a benefit corresponding to that which accrued to Washington Heights after the present subway was put into operation. The largest increases in value will probably take place in the central districts of Manhattan, whose value for business purposes will be substantially increased by the better connection which it will obtain with the residential regions of the whole city. On the other hand, the value of certain tenement and apartment house districts in Manhattan may actually suffer from severe competition, while property all over the city will have to bear the burden of the increased taxes which will result from the operation of the contracts. There will be a deficit to be met probably for a decade after the system gets into operation, which will fall upon the taxpayers. Thus, the only group of people who can look forward to the completion of the dual system with unalloyed satisfaction is the traveling public of New York. For the first time during the past forty years, the currents of travel can run without impediment in practically every direction throughout the city. Its population will be able to travel longer distances in more varied directions at greater speed for a nickel than can the people of any other city in the world.

This is a great achievement, and inasmuch as the benefits of it will be shared by practically everybody, but particularly by the poor, public opinion may well be reconciled to the fact that the propertied interest will obtain any very considerable advantage.

In only one respect may the general interests of the city suffer from the signing of these contracts. Even with all the assistance received from the Interborough and the Rapid Transit companies, the strain placed upon the credit resources of the city will be severe. The credit margin that will remain to be devoted to other municipal purposes will be very small. It will not be large enough to pay for those improvements, such as the proposed civic centre which have already been authorized for the new schools, and for other necessary corporate purposes. Any comprehensive plan of dock and transportation improvements will apparently have to be abandoned unless the money necessary to carry out such a plan can be obtained from interested corporations. There seems to be no way of escaping from the inconveniences of this situation. The assessed valuation of real estate all over the city has already been increased to the limit. There are no more subway or dock bonds to be exempted. The subways, which are being built with the corporate stock now being issued will not be self-supporting for many years, and consequently cannot be exempted. There seems to be no alternative consequently but scrupulous parsimony in the authorization of new improvements. After many years of stretching the limit, whenever it was approached, the real limit has finally been reached.

Neither will much help be derived during the next five years from an increase in the assessed valuation of real estate. Real estate is not increasing in value. There will not be much speculation in anticipation of the actual effects of the new subway systems, because higher speculative values make the burden of taxation so much heavier that the city and not the speculator reaps the benefit. Only in the case of quick re-sales do speculative purchases have any chance of showing a decent profit. It is improbable that with the exception of certain localities benefited by those parts of the new plan which can be brought soon into operation, the increase in assessed valuation during the next five years will not amount to any more than the amount of money actually invested in new buildings. This prediction, if it proves to be true, will not only seriously affect the city's power to pay for new and necessary improvements, but it would seriously affect the income of the city in taxation. The annual increase in income, derived from applying the existing tax-rate to the increased value obtained from new buildings, would be not much more than $3,000,000 a year. This will not be enough to meet the normal increased expenditure of New York, which will mean quite apart from other conditions a higher tax rate. The most rigid economy seems to be the only possible course which can be adopted by the city government.

A Zone with Great Prospects.

The projected erection of a large theatre, restaurant and office building at 37th street and Broadway again calls attention to the curious condition of that part of Broadway between 35th and 42d streets. During the last fifteen years while new buildings have been erected in every other district of central Manhattan these particular streets have remained untouched. Their condition does not differ essentially from what it was during the late eighties. Of course, real estate values have increased in the meanwhile, but no new and important buildings have been erected, no new kinds of business have been introduced and probably certain kinds of business which were formerly very prosperous are now less prosperous. Thus the old hotels on that part of Broadway have been overshadowed by newer rivals further north. The old theatres, while they are still popular, have not the standing which they used to have. It is an open secret that the owners of the Metropolitan Opera House have for years been considering the possibility of removal. The reason for this lack of progress has been twofold. In the first place, certain

owners of large blocks of property would neither sell nor improve their holdings, and in the second place the rest of the good sites had already been improved with buildings, which, while partly out of date, were not yet ready for the scrap heap. The proposed improvement for 37th street is the first of any importance for a long time, and under the circumstances its character is somewhat extraordinary. Broadway south of 34th street is gradually being improved with loft and office buildings. The side streets off Broadway between 35th and 41st streets are also becoming desirable sites for business skyscrapers.

It might have been supposed, consequently, that any costly improvement on Broadway itself would be used for general business of some kind rather than for amusement purposes. The whole neighborhood would be very much benefited by some indication of its availability for a big retail store or a tall office building. It is interesting, however, that anybody should propose to invest so much money in a place of amusement as far south as 37th street. If the enterprise is successful it may result in the granting of renewed life to this part of Broadway and its adjacent side streets as part of the theatre and restaurant district. The new Broadway and the new Seventh avenue subways will, of course, make it more available than it is at present, and this availability will be increased by the establishment of express stations on both systems at 42d and 33d streets. In that event these blocks will become extraordinarily accessible and should provide sites for theatres and restaurants every bit as desirable as those further north.

THE WEEK IN REAL ESTATE.

The most important sale of the week was flavored with the romance of history and identified with the inception of the development of New York, properties that were improved when Greenwich Village was far out in the country. It was the three old brick buildings at the northwest corner of State and Whitehall streets which are so antique that Robert Fulton is understood to have resided in one of them. The sale of these ancient holdings exemplifies the salient fact that there are numerous sites south of Bowling Green that yet await the touch of modern improvement and that although the skyline of lower Manhattan has been raised mightily during the last decade there is still considerable room to change it some more. At the present writing it is understood that the corner plot mentioned will be reimproved with a large office building; and, the plot is ideally situated for the purpose, being guaranteed permanent light by the presence of Battery Park opposite it and the advantage of a wide street. Only a short distance away are several ferries while a subway station is close by. Two old estates sold the properties in discussion, the Coles and Overing estates. Long before 1800 John B. Coles, a flour merchant of old New York, resided in the immediate corner dwelling, and little could he have dreamed of his old home surviving until this day or that it would be the site of a commercial structure of great height, for during Coles' time the most imaginative mind had not foreseen the present day "sky-scrapers." Coles was a man of considerable prestige in the New York of his period, being identified with several financial institutions and he was also an Alderman of the old First Ward at a time when Alderman was considered of as much importance relatively as a United States Senator. His son subsequently occupied the old house and another son resided in the dwelling adjoining. After 125 years the property passes into new hands. The Overing family originally occupied the dwelling that it has just sold. It is somewhat remarkable that in the oldest part of the city there are such old buildings on a prominent corner that have survived so long. Within the next few days it will probably develop who the buyer of this important plot is.

There were some notable sales of property in Harlem and on Washington Heights and in the Fifth avenue neighborhood north of 59th street during the week. Prominent among the leases was the leasing of the northeast corner of Broadway and 37th street by the Hobart estate, the particulars of which will be found elsewhere. The Bronx contributed one large transaction. Brooklyn is just now displaying unusual activity in all its parts. A notable feature of the selling there is the activity in properties downtown in old neighborhoods contiguous to the subway route. Some large transactions have also been negotiated in Queens.

Should the Board of Brokers Enlarge Its Field?

Editor of the RECORD AND GUIDE:

The question of a change of name and modification of the constitution is now being agitated by the brokers. One of the reasons advanced for the change is the need of bringing into the association all interests identified with real estate, thereby giving greater scope and range to the society.

The members, now about 150 strong, are made up principally of brokers and agents actively engaged in selling, leasing and managing real estate. While brokers represent only the commissions derived from real estate transactions, the Board of Brokers, owing to the high character of its members and the admirable management of the association, has been able to wield an influence of considerable importance in our city. But the influence, we hold, great as it may be, is small in comparison with that which might be acquired by a board which represented real estate itself in all the tremendous activities. In the not far distant past, a great many of the large estates looked somewhat askance at brokers, believing that, as a class, they were unreliable and good people to keep away from. All this is now changed, and representatives of estates with large property holdings are most anxious to cultivate friendly relations with all reliable brokers of reputation. The representatives of these large realty holdings would be most desirable material for our board. They cannot come in now, as our constitution and our name will not admit of it.

A great many other men identified with real estate might be eligible and desirable, and would give strength to our society, provided we opened the door for their admission.

The effect of letting down the bars would be beneficial to those coming in and to real estate interests in general, but the greatest benefit would accrue to the brokers themselves.

Every member now belongs to the board primarily for some good which he is deriving from the association. His acquaintance with other members, the goodfellowship and the friendly relations with his fellows are the principal source of benefit to the majority.

While this source of good cannot be accurately measured or defined, it holds the members together with a strong bond. If this community of interest is of benefit to brokers, who cannot earn commissions from each other, would not the benefit be still greater to the brokers when they might associate with themselves principals, attorneys, trustees and all desirable elements interested in the upbuilding of real estate in this great city.

The time is ripe to bring them in. The Real Estate Board of Brokers should avail itself of the chance to enlarge its scope and power.

It has been objected by some that by enlarging the board the brokers might lose control of the association and of its property, consisting of a valuable plant of maps and records and a cash surplus of about $20,000. We might be influenced to our disadvantage by the opinions of non-brokers who should have interests at times at variance with those of the brokers.

There should be no cause for alarm. The proposed change of constitution would provide against that, and it has been taken care of in the changes to the constitution by a division of the members into "resident active," suburban associate, and honorary members. The control would be always in the brokers as it is now. Many benefits would come to the brokers, both as individuals and as a body. Great good would accrue to real estate as an investment. Such a society as the Real Estate Board of New York would be a tremendous influence for good in our city and in our government, both municipal and state.

The plan and the idea are worthy of careful thought, not only by real estate brokers, but by outside real estate interests as well. CHAS. E. DUROSS,

Vice-President Real Estate Board of Brokers.

New York, March 19.

The Increment Tax Again.

Editor of the RECORD AND GUIDE:

Stewart Browne correctly says in your issue of March 15: "The unearned increment tax is advocated not on the ground of municipal protection afforded and benefits derived, but on the ground that the community produced such increase in value, and not the individual, and that the community should receive a percentage of, if not all of, such increase. * * * If the community is entitled to any percentage of the increased value of realty, it is equally entitled to 100 per cent.; and, if so entitled, it is equally entitled to any or all the increased value of all things. The logical outcome of this is State ownership and operation of all things, the people to be employed by the State."

Taking a share of the increase in value of land in blocks by taxes levied periodically or on transfer is simply a method of public sharing in the profits of land speculation. It has the effect of making land speculation more risky, but in its most usual form, as practised in Germany, it forms a penalty on transfers.

Nothing can now stop the tendency towards appropriation by the people of the increase of land values created by society. The fact that in Germany and elsewhere taxes on increases or on transfers have produced astonishing revenues makes this attractive to the budget makers; but that appropriation is on a very different basis from the socialization of land values by taking the rental value of all land in taxes.

The object of radical tax reformers is not merely to raise revenue without taxing labor, but to open all the land to all the people.

To take future increase in value in taxes is an assertion, not of the right of the people to the use of the earth, but only to a part of one value which the people may create.

BOLTON HALL.

New York, March 18.

BUILDING CODE REVISION.

Another Commission to Undertake the Work.

The Committee on Buildings of the Board of Aldermen, having obtained an appropriation of $15,000 for the purpose, will select an advisory committee and undertake once again to revise the Building Code. Quarters have been opened at 51 Chambers street for the accommodation of the clerks and meetings of the committees. Alderman Herbst is chairman of the Building Committee. Public hearings will begin next month.

The proposed code, Chairman Herbst says, will be based on the sections of last year's code that were approved, and the whole will be brought up to date with the help of the Joint Committee which has offered to lend its assistance.

The experts who will be called in this spring will include Ernest Flagg, Audley Clarke, M. J. Horan, A. L. A. Himmelwright, A. J. Thomas, John Sheehan, Lawrence Veiller, J. T. Whiskeman, J. F. Meehan, G. B. Ford, R. D. Kohn, Owen Brainard, William Emerson, C. W. Stoughton, Lionel Moses, D. E. Waid, Julius Franke, F. D. Pell, Dudley McGrath, W. P. Bannister, B. D. Traitell, William Crawford, Lewis Harding, C. C. Norman, E. W. Stern, H W. Hodge, E. P. T. Stewart, Prof. I. H. Woolson, Robert Chrystie, F. E. Conover, Oscar Lowenson, G. H. Morris, C. Schubert, J. J. Murphy, R. P. Miller, P. J. Carlin, J. A. Henderson, J. J. Moore, John Seaton. Chief Guerin of the Fire Prevention Bureau and Assistant Corporation Counsel John P. O'Brien will assist in preparing the report.

The following societies are represented:

The New York Chapter of the American Institute of Architects, the Building Trades Employers' Association, the American Institute of Consulting Engineers, the Brooklyn Chapter of the American Institute of Architects, the New York and National Board of Fire Underwriters, the New York Society of Architects, the Mason Dealers' Exchange of New York, the Manufacturers' Association, and the Tenement House Commission of the Charity Organization Society.

The revision of 1912 was prepared by the Joint Committee, of which Benjamin D. Traitel was chairman and Robert D. Kohn was secretary. The Fusion members of the Board of Aldermen said they would pass it. The hearings developed considerable opposition from small builders in outlying districts, and the code has lain in committee with no report since April 23, 1912.

SUBWAY CONTRACTS.

(Continued from page 612.)

about 10 miles are on lines allotted for operation to the New York Municipal Railway Corporation (Brooklyn Rapid Transit) and about 16 miles on lines allotted for operation to the Interborough Rapid Transit Company. The latter figure, however, includes about 8 miles of elevated railroad in Queens, over which the Brooklyn company also will have trackage rights. Approximately 5,653 men are employed.

All these contracts were awarded by the Public Service Commission acting for the City of New York, and the total of the contract prices is $75,637,628.84. Of this total, $35,135,637.84 is being expended upon Interborough lines, and $40,501,991 on the lines for the Brooklyn company. The latter includes the Fourth avenue subway in Brooklyn and the Centre street loop in Manhattan, both of which are practically completed, and five sections on the Broadway-59th street subway, extending from Trinity place and Morris street north to a point in Broadway between Houston and Bleecker streets. The bulk of the work on the Interborough lines is on Lexington avenue from 53d street north to 157th street in The Bronx, but this work also includes a section of the Pelham Bay branch in 138th street and Southern boulevard, and two sections of the Corona and Astoria lines in Queens.

—Work has been started on the reconstruction of the bridge over the Bronx River connecting Yonkers and Mount Vernon. The contractor is Frank Nordone, of Mount Vernon. His bid was $19,500, and he is to have the work completed by September.

—The Dock Department has received authority to build a pier of full size and a pier of half size, each 1,200 feet long, at the foot of West 44th and 46th streets, to cost $5,800,000. Commissioner Tomkins protests against the location of long piers on the upper West Side.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Mar. 14 to 20	1912 Mar. 15 to 21
Total No.	158	157
Assessed value	$11,832,400	$7,921,500
No. with consideration	20	18
Consideration	$1,249,850	$1,020,631
Assessed value	$1,457,500	$776,000
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 21
Total No.	1,813	1,998
Assessed value	$117,759,312	$182,085,245
No. with consideration	244	201
Consideration	$11,911,137	$10,788,412
Assessed value	$10,941,962	$9,819,300

Mortgages.

	Mar. 14 to 20	Mar. 15 to 21
Total No.	118	107
Amount	$4,128,012	$4,237,607
To Banks & Ins. Cos.	25	26
Amount	$1,501,500	$1,832,500
No at 6%	52	46
Amount	$1,049,436	$1,171,607
No. at 5½%	3	.....
Amount	$15,250	.....
No. at 5%	28	27
Amount	$1,794,926	$1,155,500
No. at 4½%	9	12
Amount	$506,000	$564,000
No. at 4%	2	1
Amount	$351,000	$55,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	24	21
Amount	$411,400	$1,291,500
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 21
Total No.	1,235	1,371
Amount	$49,590,100	$99,560,967
To Banks & Ins. Cos.	304	297
Amount	$27,132,350	$75,718,615

Mortgage Extensions.

	Mar. 14 to 20	Mar. 15 to 21
Total No.	36	52
Amount	$917,500	$1,618,000
To Banks & Ins. Cos.	12	15
Amount	$357,500	$714,000
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 21
Total No.	455	632
Amount	$21,796,085	$26,896,177
To Banks & Ins. Cos.	165	209
Amount	$14,259,550	$14,709,500

Building Permits.

	Mar. 15 to 21	Mar. 16 to 22
New buildings	24	25
Cost	$5,365,175	$2,788,725
Alterations	$101,905	$214,545
	Jan. 1 to Mar. 21	Jan. 1 to Mar. 22
New buildings	47	169
Cost	$14,971,500	$19,186,800
Alterations	$2,064,572	$2,633,635

BRONX.

Conveyances.

	Mar. 14 to 20	Mar. 15 to 21
Total No.	155	146
No. with consideration	17	6
Consideration	$200,425	$33,523
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 21
Total No.	1,504	1,583
No. with consideration	162	124
Consideration	$1,824,615	$1,982,284

Mortgages.

	Mar. 14 to 20	Mar. 15 to 21
Total No.	101	113
Amount	$1,484,367	$1,003,389
To Banks & Ins. Cos.	9	22
Amount	$233,000	$356,500
No. at 6%	36	49
Amount	$746,387	$337,105
No. at 5½%	6	7
Amount	$26,000	$125,000
No. at 5%	19	14
Amount	$277,115	$171,706
Unusual rates	8	1
Amount	$66,210	$1,210
Interest not given	32	42
Amount	$368,655	$368,368
	Jan. 1 to Mar. 20	Jan. 1 to Mar.21
Total No.	1,068	1,144
Amount	$11,933,123	$9,883,636
To Banks & Ins. Cos.	119	147
Amount	$2,546,029	$2,731,366

Mortgage Extensions.

	Mar. 14 to 20	Mar. 15 to 21
Total No.	14	14
Amount	$227,600	$184,750
To Banks & Ins. Cos.	5	2
Amount	$123,000	$106,000
	Jan. 1 to Mar. 20	Jan 1 to Mar. 21
Total No.	150	190
Amount	$2,515,900	$3,355,175
To Banks & Ins. Cos.	23	45
Amount	$633,500	$1,137,400

Building Permits.

	Mar. 14 to 20	Mar. 16 to 22
New buildings	27	23
Cost	$812,100	$478,550
Alterations	$9,990	$17,480
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 22
New buildings	211	249
Cost	$5,853,466	$7,006,425
Alterations	$218,275	$323,405

BROOKLYN.

Conveyances.

	1913 Mar. 13 to 19	1912 Mar. 14 to 20
Total No.	505	515
No. with consideration	31	42
Consideration	$265,990	$221,735
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	5,217	5,342
No. with consideration	346	305
Consideration	$2,798,102	$2,608,481

Mortgages.

	Mar. 13 to 19	Mar. 14 to 20
Total No.	345	360
Amount	$1,437,420	$1,335,401
To Banks & Ins. Cos.	80	72
Amount	$643,600	$417,250
No. at 6%	188	202
Amount	$520,219	$598,460
No. at 5½%	34	48
Amount	$162,700	$145,075
No. at 5%	102	98
Amount	$684,997	$568,800
Unusual rates	4	.....
Amount	$15,200	.....
Interest not given	17	12
Amount	$54,304	$23,066
	Jan. 1 to Mar. 19	Jan. 1 to Mar. 20
Total No.	3,648	3,783
Amount	$13,620,790	$15,119,186
To Banks & Ins. Cos.	883	838
Amount	$5,712,781	$5,830,723

Building Permits.

	Mar. 14 to 20	Mar. 14 to 20
New buildings	84	139
Cost	$555,340	$1,253,475
Alterations	$95,375	$52,585
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 20
New buildings	820	835
Cost	$6,385,912	$6,818,983
Alterations	$734,107	$652,135

QUEENS.

Building Permits.

	Mar. 14 to 20	Mar. 15 to 21
New buildings	78	137
Cost	$179,015	$415,040
Alterations	$15,400	$76,190
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 21
New buildings	909	854
Cost	$3,021,682	$3,291,325
Alterations	$207,476	$173,222

RICHMOND.

Building Permits.

	Mar. 14 to 20	Mar. 15 to 21
New buildings	17	11
Cost	$23,688	$19,950
Alterations	$4,685	$8,975
	Jan. 1 to Mar. 20	Jan. 1 to Mar. 21
New buildings	121	143
Cost	$224,404	$901,385
Alterations	$29,795	$86,135

BUILDING MATERIALS AND SUPPLIES

The Hardware Price Situation and Its Effect Upon Present and Prospective Consumers in This Market.

Common Brick Stacks Lower—Stiffening Tone in Paints and Ingredients—Lumber Firming from Week to Week—A Close Analysis of the Steel and Pig Iron Departments—Building Waits on Renting Market.

NEW building material orders for spring delivery are not coming out as fast as some interests would like to see them. As far as manufacturers are concerned, this attitude of the consuming market is highly satisfactory, because in all departments but common brick, the demand is very much in excess of supply with the result that prices are stiff, and in many lines actual advances are expected to occur within the next thirty days.

The price situation in the hardware department is particularly acute, due chiefly to the fact that the dealers are taking exception to the aggressive attitude of the jobbers in selling to consumers at price levels practically equivalent to those the dealers purchase on. The National Association has just taken up this matter with the idea of checking it, if possible, by trying to find a means whereby the manufacturer will have to give the dealers the same quotation as that he gives the jobber, although the dealer does not buy in such large quantities as the distributor.

The consumer stands aside as an interested spectator in this fight, which may result in one of the most important items of building construction being plunged into a cutting campaign and thus reduce in a measure the cost of building construction. In the meantime there is considerable price shading all along the line, and while other departments of building material are being held firmly at list quotations, consumers of hardware are enabled to underbuy the lists as issued by manufacturers' catalogs in many cases.

There is a stiffening tone in the paint market and in the department of paint ingredients. Linseed oil was firm this week, but not sufficiently so as to be termed stiff. The lumber situation continues under heavy pressure, although mostly on orders which will not be delivered until late in the spring. Additional mill capacity blown in at the steel plants and the falling off of structural orders is relieving the congestion to some extent, although specifications are not being taken except on the most rigid terms. There was some improvement in the stone market, and in fact, the wholesalers in that line are reporting an improved inquiry.

The Portland cement market has assumed an inquiring tone, but there is comparatively little demand, as the dealers are working off their present stocks before they come into the market on the higher schedules. Concrete aggregates were without change, although the market is very strong.

The final signing of the subway contracts this week gave a decided impetus to the market, so far as tone was concerned. It needed just such a turn in events to put it back into an optimistic temperament. With more than 125,000 tons of structural steel, twice that number of barrels of Portland cement, millions of common, enameled and hollow brick, vast quantities of terra cotta conduits, and other materials in prospective demand the final signing removed the last doubt as to the temperament of the building material market for the immediate future.

BRICK MARKET INACTIVE.

Dealers' Stacks Reported Fairly Well Cleared—Prices Weak.

DEALERS have cleared out their stacks fairly well, which accounts for the weakness of the general wholesale brick market. Another cause of the dullness is the usual spring retard on new building operations. There is little probability that heavy sales of brick will be made until the building season is fairly under way, or until prospective operators can take some measure of the market for the available renting space in buildings which will be in the leasing market this spring.

Official transactions for North river common brick during the last week with records covering the corresponding week last year, follow:

1913.

Left Over, March 8—50.

	Arrived.	Sold.
Monday	0	4
Tuesday	0	1
Wednesday	0	4
Thursday	4	6
Friday	0	4
Saturday	0	1
Total	4	20

Condition of market, dull. Prices, Hudson river (basic), $7 to $7.25. Extra selects covered, $7.50. Raritan river, $6.87½ to $7. (Wholesale dock N. Y. For dealers' prices add profit and cartage); Newark (yard), $8.25. Left over (open cargoes), 50. Total covered sold, 5. Total covered on reserve March 15—7.

1912.

Left Over, March 16—0.

	Arrived.	Sold.
Monday	0	0
Tuesday	0	0
Wednesday	0	0
Thursday	0	0
Friday	0	0
Saturday	0	0
Total	0	0

Condition of market, firm. Prices, Hudson river, $7. Raritan, $6.75. Total covered left, 0. Open cargoes, 0.

THE HARDWARE PRICE SITUATION.

Hardware Dealers and Consumers Consider Problem.

HARDWARE interests throughout the country have become aroused over what they consider the menace of the mail order house. From time to time hardware men have taken this matter up in meeting with the idea of finding some way of meeting the competition and retain the business of the small building trade at the usual price levels. President L. C. Abbot, of the National Hardware Dealers' Association, discussing the price situation, made these observations:

"In nearly every city where jobbers are located the question of the jobber selling direct to the consumer is a very live one, and for a number of years has been passed over without comment by our association in the hope that by some means the question could be eliminated; but it has not been, and the practice has grown with each succeeding year.

"We want to be absolutely fair to the jobber, and we want him to be fair to business, provided he protects the interests of the retailers who supply him with that business, and, also, that he furnishes us with the price at which we can compete."

"The manufacturer, to a very large extent, either openly or under cover, sells these large houses their goods undoubtedly at a price at which they could resell them at the figures they quote and make a profit, and at the same time sell the goods for, in many cases, less than we are buying them. This is not right, but it will continue as long as we permit it to continue."

In recent years the higher cost of building construction has prompted many concerns, putting up speculative building and development houses, to take advantage of the lower prices offered by these jobbers. As a matter of fact the complaint of the National President voices exactly the conditions prevailing here, but the average builder who does not find himself confined by specifications calling for special brands of building hardware, will get bids from dealer, comparing them with his discount and with the prices quoted in mail order catalogs, and will very often place his order with the catalog house and obtain the same standard goods that he would buy at a higher price from the dealer.

This may account for the general complaint being made by hardware dealers in the city, that they are no longer enjoying the building hardware business that they formerly did. In fact, almost any hardware dealer will say today, that excepting for small transient business usually made up of alteration work, he sees very little of the hardware trade he had on his books before the advent of price shading and the mail order business.

The question, however, centers in the purchasing power of money. In the first case the manufacturer has high operating cost and burdensome overhead charges. If the market is dull the retailer is not purchasing. In the meantime his stocks pile up. Here comes a jobber who pays cash for carloads of his stored products and asks in return that there be no restrictions on his sales. He catalogs these goods and sells them to mail order customers. He advertises and creates business. The dealer does not advertise on such a scale and he finds his business waning. The consumer gets his hardware at a better price for the same standard brand. If he is a speculative builder he has large quantities of money to turn over quickly. His materials have cost him from 10 to 20 per cent. more than they did two years ago. It is natural for him to try to cut down his construction costs, and hardware alone runs up to several thousand dollars. Furthermore, the mail order house gives him discount for payment from 30 to 60 days, and can afford to do it, and he asks why he should be made to pay a higher price for building hardware merely because dealers get together and try to hold the market on their own lists.

PAINTS AND OILS.

Current Quotations on Oils and Ingredients Used in Paints.

PAINTS, oils and varnishes have been exceptionally active so far this year. Prices have remained fairly stiff excepting in one or two commodities like linseed oil, but the difference in this market has been compensated for by the outside stiffening tone of the crude oil market and in white lead. The following quotations are given showing the tendency of the market. The asterisk indicates stiffening market.

Animal, Fish and Vegetable Oils—

Linseed, raw, carload lots.....45c.
City, five-bl. lots and over.....46c.
Out-of-town, five-bbl. lots and over.....44c.
Boiled, 1c. a gal. advance on raw.

Putty, Commercial—	Per 100 lbs.
*In bladders	$1.70@$2.00
*In bbls. or tubs, 100 lbs.	1.15@ 1.20
*In 1 lb. to 5 lb. tins.	2.65@ 3.25
*In 12½ to 50 lb. tins.	1.50@ 1.90

Spirits Turpentine—	Per gal.
*In machine bbls.	46c.

Gum Shellac—	Per lb.
Bleached Commercial	20½@21
Bone Dry	26 @26½
Diamond 1	— @26
*Fine Orange	23 @24
A. C. Garnet	18½@19
*Button	16 @20
Light Orange	22 @25
Kala Button	15 @16
D. C.	— @28
*T. N. "U. S. S. A." standard	20½@21
T. N. Pure	20½@21
V. S. O.	— @27

White and Red Lead, etc.—	Cents per lb.
*Lead, English white in oil	10¼@10¾
Lead, Amer. white, dry	@ 5¼
In oil, white, best brands: 100 250 and 500 lb. kegs	6¾@ 7
25 and 50 lb. kegs.	— @ 7¼
12½ lb. kegs.	— @7½
1, 2, 3 and 5 lb. cans, assorted (100 lb. in case)	— @ 9
*Red Lead and Litharge—	
In 100 lb. kegs.	6½@ 7
In 25 and 50 lb. kegs.	— @ 7¼

In lots of less than 500 lbs. ½c. per lb. advance over above prices of white and red lead litharge.

Terms: On lots of 500 lbs. and over, 60 days, or 2% for cash in 15 days from date of invoice.

HEAVY STEEL ORDERS.

Firmer Tone in Eastern Structural Requirements Calling for Futures.

ONE of the conspicuous features of the building material market this week was the improved tone of the Eastern structural steel market. There was an actual increase in the placing of specifications for finished steel, and the mills reported having obtained additional facilities for making shipments into New York. Fabricated steel prices are firmer here where heavy contracting has been conspicuous since the first of the year and where deliveries have been specified for late spring construction.

The most serious indication of shortage is in plates, in which the mills have been swamped by the demands of the car builders. Two of the largest plate makers in Pittsburgh district are known to be further behind in the filling of specifications on steel plates than they were at the opening of February. The merchant bar manufacturers are catching up on back business. Agricultural implement and automobile manufacturers are experiencing less difficulty in getting prompt deliveries of bars than they were six weeks ago.

The steel market analysis see in the current prices of iron some indication that the steel men are easing the pig iron market by making small engagements for the coming quarter. It should be borne in mind that heavy stocks have been carried and that so far as the steel interests are concerned, the seasonable retard in Eastern building construction has not been felt in this commodity.

BUILDING MATERIAL DEALERS ELECT

Francis N. Howland Chosen President of Association.

J. D. CRARY, secretary of the Association of Dealers and Building Materials, announces the election of the following officers at the annual meeting, held at 18 Broadway on Thursday, March 30: President, Francis N. Howland; vice-president, John A. Philbrick; and treasurer, Nathan Peck. The following directors were elected; Stephen V. Duffy, succeeding Charles E. Wise, and Andrew J. Brislin, succeeding Theodore C. Wood. The full board follows: Francis N. Howland, John A. Philbrick, Nathan Peck, William K. Hammond, William H. Barnes, Ernst Braun, John C. McNamara, John H. Mahnken, Audley Clarke, Wright D. Goss, John J. Bell, William H. Schmohl, Stephen V. Duffy, Andrew J. Brislin and Cornelius A. McGuire.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

State and Whitehall Street Corner Sold for Improvement.

The real estate market was characterized by remarkable variety during the week; and, the selling was widely distributed over the entire city, Brooklyn and Queens dividing honors with Manhattan and the Bronx. Largest and most prominent of all the sales of real property was the sale of the northwest corner of State and Whitehall streets, particulars of which will be found in this column of news and mention of which will be found in the editorial review of the week. Large properties were distinct feature of the dealing.

The total number of sales in Manhattan this week was 38.

The number of sales south of 59th street was 8, against 18 last week and 21 a year ago.

The sales north of 59th street aggregated 30, compared with 24 last week and 20 a year ago.

From The Bronx 14 sales at private contract were reported, against 17 last week and 24 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $651,870, compared with $1,986,809 last week, making a total since January 1 of $13,069,635. The figure for the corresponding week last year was $928,899, making the total since Jan. 1, 1912, $10,406,799.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CATHARINE ST.—The Harper estate sold through the Cruikshank Co. 82 Catharine st, between Cherry and Oak sts, a 5-sty tenement house, on a lot 24.9x100.2.

STATE ST.—Horace S. Ely & Co. sold for the Coles estate 1 and 2 State st, and for the estate of Henry C. Overing 3 State st, forming the northwest corner of Whitehall st, three old 3-sty and attic brick buildings that were originally occupied as dwellings and which are identified with the early upbuilding of Manhattan Island. They cover a plot fronting 83 ft. in State st and 130.5 ft. in Whitehall st, part of the latter frontage being known as 40 to 46 Whitehall st. There are about 11,500 sq. ft. in the total plot. The reported consideration is in the neighborhood of $350,000. The Overing family has owned the plot since 1795. Robert Fulton, the inventor of the steamboat, is reported to have resided in one of these ancient dwellings. A large office building will undoubtedly be erected on the site.

20TH ST.—Lewine & Kempner resold to Wm. H. Carlough 332 West 20th st, a 3-sty dwelling, on a lot 16.8x92. The sellers recently bought the parcel from the Stafford estate.

22D ST.—Chas. Pieschel sold to Miss M. Sturkis 228 East 22d st, a 5-sty dwelling, on a lot 15.8x98.9.

45TH ST.—Douglas Robinson, Chas. S. Brown Co. sold for Dr. Reginald H. Sayre to Dr. C. B. Squier 9 East 45th st, a 4-sty and basement dwelling, on a lot 25x100.5, 200 ft east of 5th av. The buyer gave in exchange 16 East 66th st, a 4-sty dwelling, on a lot 25x100.5. Dr. Squier will remodel the 45th street dwelling for business purposes and lease it for a long term of years.

BROADWAY.—The Swetland Operating Co. sold to the Times Square Auto Co. the leasehold at the southeast corner of Broadway and 56th st, a plot fronting 54.2 ft. on Broadway and 119.9 ft. on 56th st, with an L 200.10 ft. extending to 55th st, where the frontage is 75 ft. On the corner there are two 3-sty buildings, and in the rear there is a 2-sty garage, which extends through from street to street. The auto company will build two additional stories on the garage. The lease on the land has 34 years to run.

LEXINGTON AV.—Bing & Bing bought from Lewine & Kempner, Inc., Lowenfeld & Prager, Max Marx and Harris and Maurice Mandelbaum the block front on the east side of Lexington av from 50th to 51st st, part of the site of the New York Nursery and Child's Hospital, which was sold at auction by Bryan L. Kennelly last week. At that sale Bing & Bing purchased 9 lots in 51st st, east of the avenue, for $200,900. It is reported that they have practically closed negotiations for the resale of the entire property in several plots to builders who will erect apartment houses. The plot they purchased

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Property
CANDLER BUILDING, 220 WEST 42D ST.

yesterday has a frontage of 200 ft. on Lexington av, 100 ft. in 51st st and 47 ft. in 50th st. At the auction sale it brought $245,200. Lewine & Kempner sold the 51st st corner, Mandelbaums the 3 lots to the south, and Max Marx the 50th st plot.

3D AV.—Adam A. Schopp sold for Wm. H. Sparks 418 3d av, a 3-sty building, on a lot 21.8x95, between 29th and 30th sts.

Manhattan—North of 59th Street.

61ST ST.—Wm. A. Ewing sold to Alex. List 28 and 30 West 61st st, two 4-sty dwellings, on a plot 37x100.5. The buyer owns 26, adjoining on the east.

67TH ST.—Louis Margolin sold to Kate Feinberg 204 West 67th st, a 5-sty flat, on a lot 25x100.5.

79TH ST.—The estate of Geo. W. Crossman sold 214 West 79th st, a 5-sty dwelling, on a lot 19x100.

87TH ST.—Fred'k W. Mertens sold through Duff & Conger to the Markwin Realty Co., Fred W. Marks, president, 135 and 137 East 87th st, at the northwest corner of Lexington av, a 5-sty flat with stores, on a plot 36.2x100.8. The Markwin Realty Co. also bought 131 and 133 East 87th st, adjoining the corner, two 2-sty and basement dwellings, on a plot 32.10x100.8. Heilner & Wolf are interested.

93D ST.—Caroline C. Thompson and Francis B. Leigh sold 107 and 109 West 93d st, two 4-sty and basement dwellings, on a plot 34.2x100.8, adjoining the northwest corner of Columbus av.

93D ST.—Wm. B. Leigh sold 107 and 109 West 93d st, two 3-sty dwellings.

95TH ST.—Pease & Elliman resold for Klein & Jackson the plot 100x100.8 in the south side of 95th st, 100 ft. east of 5th av, which the sellers bought a few weeks ago from Jas. A. Farley. The westerly 50 ft. of the plot has been bought by Michael M. Van Beuren of the banking firm of Van Beuren & Jessup and he will erect thereon a dwelling for his own occupancy. The remaining 50 ft. has been sold to Michael Dreiser and Mrs. Amory S. Carhart.

96TH ST.—John Capleas bought through J C. Hough & Co. 142 West 96th st, a 5-sty double flat, on a plot 31.6x100.8. Mr. Capleas owns three apartment houses adjoining the west, and he now controls a frontage of 108 ft.

111TH ST.—Lowenfeld & Prager resold the four dwellings at 111, 113, 115 and 119 West 111th st; 111 to 115 occupy a plot 45x100.11 and 119 a plot 14x100.11. The sellers bought the property last week from the estate of David Sears.

111TH ST.—Van Hoesen estate sold to Williams & Grodginsky the plot, 100x71.10, in the south side of 111th st, 245 ft west of 5th av. The buyers will erect an apartment house on the plot.

114TH ST.—Robt. J. F. Schwarzenbach, owner of record, sold the vacant lot, 25x100, in the south side of 114th st, 100 ft. west of Broadway.

116TH ST.—Philip L. Berlinger sold through Archibald C. Foss 230 West 116th st, a 5-sty flat, on a lot 25x100.

118TH ST.—Abraham Rieser sold through Samuel Cowen, 326 East 118th st, a 5-sty double flat, on a lot 25x100.

127TH ST.—The Brown-Weiss Realties resold the Rosemere at 145 and 147 West 127th st, a 6-sty apartment house on a plot 50 ft. wide and 99.11 ft. deep, a short distance east of 7th av. The sellers bought the structure the early part of March from Martha Traubner, who took in part payment 3 lots in the north side of Magenta st near White Plains rd, Bronx.

141ST ST.—Abraham Harris sold to Max J. Klein and Ignatz Roth 239 and 241 West 141st st, a 6-sty apartment house, on a plot 49.8x99.11, known as the Hoffman, also 19 and 21 West 112th st, a 6-sty apartment house, on a plot 50x100.11. These properties were given in part payment for the five 5-sty flats occupying the block front on the north side of 163d st, between Kelly and Tiffany sts, on plot 200x125, the sale of which is elsewhere reported.

180TH ST.—Slawson & Hobbs sold for the Koch Realty Co. 705 West 180th st, adjoining the northwest corner of Broadway, a 5-sty apartment house, on a plot 59.9x110x irregular.

AUDUBON AV.—Lawyers' Mortgage Co. sold to the Brown-Weiss Realties 247 to 251 Audubon av, at the northeast corner of 177th st, a 6-sty elevator apartment house, known as the Rockville, on a plot 108x100. The sellers acquired the property in foreclosure a week ago, as plaintiffs, on a bid of $165,000.

BROADWAY.—Chas. Hensle sold through Arnold, Byrne & Baumann to the Henriquez estate the southeast corner of Broadway and 129th st, a 6-sty apartment house, on a plot fronting 69 ft. on Broadway, 15 ft. in 129th st and 36.9 ft. in Lawrence st, the two latter streets forming a junction at that point. Mr. Hensle also sold to the same seller three 5-sty flats in the Dyckman tract, two being on the west side of 10th av, 134 ft. south of 207th st, on a plot 109.10x170.2, while the other is in the north side of Arden st, 269 ft. west of Nagle av, on a plot 27x100. In part payment the Henriquez estate gave 203 West 38th st, a 5-sty tenement house, on a lot 22.4x90, adjoining the northwest corner of 7th av and opposite the Hotel Navarre. The reported total consideration is $600,000.

BROADWAY.—Sophia Meyer sold through C. A. Stein to the Royal Atlantic Realty Corporation 2489 Broadway, a 5-sty building on a lot 18.4x100. The buyer will add 3 stories to the structure.

BROADWAY.—Frederick Zittel & Sons and the firm of Leonard J. Carpenter sold Claremont Hall, at the northwest corner of Broadway and 112th st. It is a 7-sty apartment house fronting 100.11 ft. on Broadway and 100 ft. in the street. The property was sold for Mrs. M. R. French, who has owned the structure nearly 6 years. The Allerton, which occupies the other

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Private Realty Sales (Continued).

half of the Broadway frontage of the block, was bought about a year ago by Augustus Van Horne Stuyvesant from Isaac and Henry Mayer.

BROADWAY.—Charles Hensle sold the 6-sty tenement house with stores on plot fronting 68.9 ft. on Broadway, 14.11 ft. in 129th st and 36.9 ft. in Lawrence st and known as 3210 Broadway and 136 Lawrence st. Mr. Hensle also sold the two 5-sty tenement houses with stores on a plot 109.10x120.2x irregular, on the west side of Amsterdam av, 134.3 ft. south of 207th st; also a 5-sty tenement house, on a lot 27x100, in the north side of Arden st, between Nagel and Sherman avs, being one of a row of eight similar houses recently completed by him. The buyers of the above parcels are Richard A. Henriquez and others, who gave in part payment 203 West 38th st, a 3-sty and basement building with store on lot 22.4x90, adjoining the northwest corner of 7th av.

FORT WASHINGTON AV.—Harris and Maurice Mandelbaum sold, through J. Romaine Browne & Co. to Nathan Wilson the block front, 204.5x100, on the west side of Fort Washington av, from 161st to 162d st. The buyer will immediately improve the plot with two 6-sty apartment houses. The plot was originally a part of the Loyal S. Smith estate.

HAVEN AV.—Bryan L. Kennelly resold for Lowenfeld & Prager the southeast corner of Haven av and 179th st, a plot 92.5x108. The sellers bought the parcel at auction, last week, for $27,600.

LENOX AV.—Samuel K. Jacobs sold to Peter F. Conley 54 Lenox av, a 5-sty apartment house known as The St Paul, on a plot 32.6x100.

MANHATTAN AV.—Porter & Co. sold for John W. Beers to a buyer, for occupancy, 501 Manhattan av near 121st st, a 3-sty and basement dwelling, on a lot 15x80.

MANHATTAN AV.—Goodwin & Goodwin sold for Solomon Goldstein 393 Manhattan av, a 3-sty dwelling, on a lot 18x50.

OLD BROADWAY.—Annie Demmerle sold through the A. F. Realty Co. to P. Kenney 2336 Old Broadway, an old 3-sty frame dwelling, on a lot 25x100, adjoining the northeast corner of 129th st.

PARK AV.—Froman & Taubert sold for Emil A. Thibaut, 1107 Park av, a 5-sty double flat with stores, on a lot 27x80, 75 ft. north of East 89th st.

1ST AV.—Emil A. Thibaut sold through Froman & Taubert, 1588 1st av, a 5-sty double flat with stores, on a lot 25x80. It is the first time the property has changed hands in 20 years.

8TH AV.—Ennis & Sinnott resold for clients the southwest corner of 8th av and West 113th st, a 5-sty flat, on a lot 25x100.

Bronx.

SIMPSON ST.—The Henry Morgenthau Co. sold to Selig Rosenberg the plot 175x100x irregular at the northwest corner of Simpson and Fox sts, in the Hunt's Point section. A 5-sty apartment house will be erected on the plot. E. A. Weinstein was the broker.

138TH ST.—The New York Real Estate & Security Co. bought from Anna L. Kneer 590 East 138th st, a 5-sty apartment house, on a plot 37.6x100, between St. Anns and Cypress avs.

144TH ST.—Mary C. Mahoney sold to Annie Weir 414 East 140th st, a 3-sty brick dwelling, on a lot 16.8x100. S. H. Frankenheim was the broker.

145TH ST.—Ferdinand P. Kneer sold to the New York Real Estate & Security Co. 546 to 550 East 145th st, two 5-sty apartment houses, on a plot 74.6x99.9, adjoining the southwest corner of St. Anns av.

162D ST.—Kurz & Uren, Inc., in conjunction with E. Sheldon Robinson sold for the Benenson Realty Co. 425 East 162d st, between Washington and Melrose avs, a 6-sty apartment house, on a plot 37.6x100.

176TH ST.—Richard H. Scobie sold for George Daiker, of Utica, N. Y., the plot 50x104 in the north side of 176th st, 145 ft. west of Southern Boulevard and Crotona Parkway to the Dwyer & Carey Construction Co., who will improve it with a 5-sty 20-family apartment house.

179TH ST.—John A. Steinmetz sold for Chas. Brown to E. Roth and M. Klein 980 and 982 East 179th st, two dwellings, on a plot 75x100. The site will be reimproved with apartment houses.

223D ST.—Breuning & Jaeger sold for Phillip Krausch 664 and 666 East 223d st, two 2-family houses, near White Plains av.

BROOK AV.—The New York Real Estate & Security Co. bought 278 to 282 Brook av, two 6-sty apartment houses, each on a plot 37.7x107.2x irregular.

GRAND AV.—Mrs. Ida L. Terwilliger sold through Slawson & Hobbs to builders the northeast corner of Grand av and West Fordham rd, a plot 111.4x147.95.

MOHEGAN AV.—Breunig & Jaeger sold for W. J. Deehan to W. Rooney 1822 Mohegan av, a 2-family house, on a plot 25x70.

PROSPECT AV.—Heller & Sussman, in conjunction with H. Schmuck sold for Albert Adami 699 Prospect av, a 3-family house, on a lot 25x100.

TREMONT AV.—The Syme estate sold to Richard R. Maslem the lot, 20x100, on the south side of Tremont av, 175 ft. west of Prospect av.

VIRGINIA AV.—The A. F. Realty Co. and A. S. Buhre sold the plot on the west side of Virginia av, about 200 ft south of Westchester av.

Brooklyn.

DUFFIELD ST.—Robt. Frith, in conjunction with David Engel, sold for a client 175 Duffield st, a 3-sty and basement brownstone dwelling. The structure will be remodeled for business.

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FULLER PL.—E. T. Newman sold for Wm. M. Calder to Willis E. Stafford, for occupancy, 43 Fuller pl, a 2-sty brick and stone dwelling.

FULTON ST.—Lawrence Realty Co. sold through Wm. G. Morrisey to Chas. McFadden and Albert Ruhman, 465 Fulton st, a 4-sty brick business building, on a lot 19.10x50, adjoining the northwest corner of Lawrence st. The buyers will remodel the building into a cafe and restaurant.

PACIFIC ST.—Robt. Frith, in conjunction with Henry Pierson & Co. sold for a client 521 Pacific st, a 3-sty and basement brick dwelling.

PRESIDENT ST.—Chas. E. Rickerson sold for Mrs. Kate M. Slawson to Willard S. Richardson, for occupancy, 824 President st, a 3½-sty and basement fancy brick and stone dwelling, on a lot 18x100. It is between 7th and 8th avs.

SCHERMERHORN ST.—The Houtain Co. sold for Chas. A. Aronstem 188 Schermerhorn st, a 3-sty dwelling, on a lot 14x100.

4TH ST.—Jerome Property Corporation sold for L. V. Flatley to Hannah Fitzgerald, for occupancy, 365 4th st, a 2-sty and basement dwelling, on a lot 20x95.

11TH ST.—McInerney-Klinck Realty Co. sold for Michaels Bros. the 2-sty brick stable in the south side of 11th st, 80 ft. east of 5th av, on a plot 40x124. The buyer will use the building.

14TH ST.—John Pullman Real Estate Co. sold for Clinton H. Twamley to a buyer, for occupancy, 353A 14th st, a 2-sty and basement brick dwelling, 17x40x100.

EAST 17TH ST.—Milnor Wiley & Son sold for the Midwood Associates to C. F. Hopkins, for occupancy, the detached frame dwelling, on a plot 40x100, at 1423 East 17th st, near Nottingham rd.

EAST 34TH ST.—Chas. C. Stelle sold for the Spencer L. Hillier estate, 1063 and 1065 East 34th st, Flatbush, two 2-sty brick 2-family houses, each on a lot 25x100.

41ST ST.—Geo. Armstrong sold through the Houtain Co. 1419 and 1427 41st st, two brick 2-family houses, one on a lot 19.8x100 and one on a lot 20x100.

49TH ST.—Monroe Stiner & Bros. sold to K. Schellhoen, for occupancy, 725 49th st, a 2-sty brick 2-family house, on a lot 20x100.

74TH ST.—Tutino & Cerny sold for Louis Engel to a buyer, for occupancy, 631 74th st, a 2-sty and cellar brick dwelling, on a lot 20x90.

AV P.—The Houtain Co., in conjunction with Wm. H. King sold for the Palatia Home Building Co. 716 Av P, a 3-sty and basement brick semi-detached dwelling, on a lot 22x100, near Ocean Boulevard.

BEDFORD AV.—A. Maurice Jacobs sold through the Houtain Co. 1385 to 1397 Bedford av, running through to 24 to 30 Rogers av, near the junction of the two streets, two 4-sty brick and stone flats with stores, fronting about 70 ft on Bedford av and 60 ft on Rogers av, with a depth of about 55 ft.

BEDFORD AV.—The Houtain Co. sold for N. A. Reed 1441 and 1443 Bedford av, two 4-sty flats with stores, each on a lot 27.8x100.

CLASSON AV.—Jos. Dunn sold through Norman Denzer to Benj. J. Weil 706 Classon av, at the northwest corner of Prospect pl, a dwelling, on a lot 20x100.

FLATBUSH AV.—Chas. F. Wernig sold through the Houtain Co. 1169 Flatbush av, a 4-sty flat, on a plot 45x100.

4TH AV.—Frank A. Seaver sold for Henry Schwanewede and Sarah Abrams to Ernest O'Dell the northeast corner of 4th and Ovington avs, Bay Ridge, a plot of 10 lots.

6TH AV.—Augustus J. Rinn sold for Wm. Huus to a buyer, for occupancy, 384 6th av, a 3-sty and basement brick dwelling, on a lot 16.8x80.

14TH AV.—B. J. Sforza sold for J. B. Dorsch 7612 14th av, a detached dwelling, on a plot 40x100.

MAPLE COURT.—Milnor Wiley & Son sold for H. D. Roosen to J. A. Osterhout, for occupancy, 10 Maple Court, a detached dwelling, on a plot 55x100.

Queens.

ARVERNE.—Somerville & Somerville sold at Somerville Park, Arverne, 70 lots in the blocks bounded by Meredith, American, Sea View and Morris avs and Amstel boulevard to the Bay Development Co., Inc., and to Henry Seiden 140 lots on Vernam, Gaston, Meredith and Amerman avs, between Almeda and Morris avs. These lots will be improved by the erection of buildings. The following sales have also been made at Somerville Park: Eight lots on the east side of Gaston av to Leon Schaefer and Louis Amin; two lots on the north side of Elizabeth av to Walter L. Brooks; a plot 40x100 on the west side of Clarence av, and a plot 40x100 on the north side of Amstel boulevard to S. Engelsberg; a plot 40x100 on the west side of Clarence av to S. G. Krako.

ELMHURST.—Wm. Burns sold through Fredk. Zittell & Sons to Ennis & Sinnott a plot of 8 lots at Newtown av and 3d st, running through to 4th st, Elmhurst. The buyers resold through the Queensboro Corporation to the Brouard Construction Co., for improvement.

FAR ROCKAWAY.—Former Congressman Wm. Willets, Jr., sold through Herman Frankfort to Dick Mandelbaum his residence and 1 acre of ground at the southwest corner of Central and McNeil avs, Far Rockaway. The buyer will occupy the premises.

FAR ROCKAWAY.—A. L. Simon bought through the D. H. Jackson Co. 33 Summit drive, Elstone Park, Far Rockaway, a 3-sty detached dwelling, on a plot 50x100.

LONG ISLAND CITY.—Stock Construction Co. sold through Jas. B. Thomas to an investor the 3-sty brick flat with store, on a lot 20x80, on the north side of Broadway, 80 ft. west of 14th av, Long Island City. The buyer is a grocer who will open a store in the building. The building is one of a row of 5.

LONG ISLAND CITY.—Cross & Brown Co. sold for Anna Myslivscek the lot in the east side of William st, 93 ft. north of Jane st, Long Island City.

LONG ISLAND CITY.—The Sulzberger & Sons Co. bought a plot in Long Island City with a frontage of 202 ft. on Newtown Creek. It adjoins on the south Greenpoint av bridge and has a frontage of 315 ft. on Greenpoint av and 200 ft. on A st, through which runs the Montauk division of the Long Island Railroad. The Sulzbergers will construct a big beef house on the property.

LONG ISLAND CITY.—Cross & Brown Co. sold for Mary Jane Davis to the Country & City Corporation the vacant plot in the east side of Crescent st, 175 ft south of the Queensboro Bridge Plaza, Long Island City. The buyer will immediately improve the plot with a factory to be occupied by the Knickerbocker Gold Foundry Co.

Richmond.

ROSEBANK.—W. F. Banks sold for E. A. Simonson to Mrs. C. Guittard, of Manhattan, a lot 25x100, on Fingerboard rd, Rosebank.

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Private Sales—(Continued.)

Near-By Cities.

NEWARK, N. J.—Max Liveright sold through McGuire & Hardt to the Mack Realty Co. 886 Broad st, Newark, a 3-sty brick store building, on a plot 23x213.

JERSEY CITY, N. J.—Chas. L. Cast sold for Mrs. Laura Brown to Wm. O. Gernnert 861 and 863 Bergen av, Jersey City, two dwellings, on a plot 55x180.

Rural and Suburban.

BARRYTOWN, N. Y.—Horace S. Ely & Co. sold for Cord A. Meyer to Miss Katherine L. Hamersley the country estate of 400 acres known as Almont, at Barrytown, Dutchess County. The property has an extensive frontage on the Hudson River. The new owner will reimprove the estate with a modern country house. This estate was for many years the property of Robert S. Livingston from whom Mr. Meyer bought it about 4 years ago.

CALVERTON, L. I.—The estate of Paul Kowalszuk sold to Heinrich Meyjes, of Stapleton, Staten Island, a farm of 75 acres at Calverton.

CEDARHURST, L. I.—The D. H. Jackson Co. bought from C. M. Rosenthal the northwest corner of Westminster and Argyle rds, Cedarhurst, a new 3-sty stucco residence, on a plot 200x100.

EAST ORANGE, N. J.—Edward P. Hamilton & Co. sold 98 Harrison st, East Orange, a Colonial residence of reinforced concrete and a stable on a plot of about an acre. The new owner will occupy the house on May 1.

FLORAL PARK, L. I.—The Windsor Land & Improvement Co. sold, at Floral Park, to M. Ashworth a plot 104x142, on Floral parkway.

GARDEN CITY, L. I.—Gage E. Tarbell sold, at Garden City, the new Colonial residence of the farmhouse type now being built by Van Name & Co. after plans by Alfred Busselle, on plot 100x150, on the north side of Brook st and immediately adjoining the park just south of the Clinton rd station. The purchaser is William H. Amermann, Jr., who will occupy the same as soon as it is completed early in April; also sold for Benjamin Grimshaw to M. D. Dangerfield for occupancy the house now nearing completion on plot 60x100 on the west side of Wellington rd, between Stewart and Stratford avs, and a plot 80x100 on the west side of Roxbury rd, between Stewart and Stratford avs, to Mrs. M. L. Schroeder, who will build a Colonial house after plans by Alfred Busselle.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold, at Hempstead, to J. Verie and H. Hughes a plot 60x100, at Grand av and Booth st; to J. Devlin a plot 40x100 in Botsford st; to S. Olsen a plot 40x100 in Marshall st; to J. Hayes a plot 40x100 on Oceanside av; to A. Keogh a plot 40x89 in Baldwin st; to M. O'Donohue a plot 40x100 in Booth st.

MUNCIE ISLAND, L. I.—Town and Country Estates sold, on Muncie Island, off Babylon, in the Great South Bay, a plot on Algonquin av to Wm. H. Short, secretary of the New York Peace Society, who will erect a summer home for his own use. The Estates also sold to John G. Bremner a plot on Winona av, which he is improving with a cottage; and the Estates sold to Jas. Carruthers a plot at Seneca and Iroquois sts, facing the ocean.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold, at Oceanside, to N. O. Brown a plot 40x100 and a plot 80x100 to Robt. Long on Perkins av; to William Oest and W. Wilson each a plot 60x100 on Merrifield av; to J. H. Rehnig a plot 20x102, on Bayside av.

ORANGE, N. J.—Edward P. Hamilton & Co. sold for the Fairchild-Baldwin Co., of Newark, N. J., a vacant plot, 337x187, on the north side of Tremont av, near Lincoln av, Orange.

PORT WASHINGTON, L. I.—Mrs. A. R. Baxter sold to Joseph Gazzo a store and dwelling on a plot fronting 164 ft in Main st, Port Washington. The price is reported to be $30,000, which is considered a record price.

SCARSDALE, N. Y.—Fish & Marvin, in conjunction with Douglas L. Elliman & Co., sold for G. P. Ray, of Danville, Va., to Harold Palmer, of 15 Wall st, Manhattan, a tract of acreage at Scarsdale. The buyer will erect a home on the property.

VALLEY STREAM, L. I.—The Windsor Land & Improvement Co. sold, at Valley Stream, to T. Patter and D. Silver each a plot 40x100, on Beverly Parkway; to N. Morrison and J. Doran each a plot 40x100 in Grove st; to P. Bizel a plot 85x101 at Corona av and Argyle st; to F. Blumenfeld a plot 100x100 at Grove av and Remsen st; to M. Leahan a plot 60x128, in Emerson pl.

LEASES.

Manhattan.

ALBERT B. ASHFORTH leased to the Electrolytic Art Metal Co., of Trenton, N. J., offices in 303 5th av, and in conjunction with Carstein & Linnekin the 4th floor in 32 and 34 West 34th st, to William Reuter, of 54 West 22d st, for a term of years.

G. W. BARNEY leased for 9 years the 3-sty building at 49 East 19th st to Charles Schoolhouse & Son, of 248 4th av.

THE LOUIS BECKER CO. leased for Ella R Cassidy, executrix of the estate of the late Bridget Scallen, the large corner store in the building at the northwest corner of 160th st and Amsterdam av for the term of 5 years from May 1, 1913, at an aggregate rental of $9,000, to Isaac Bittker, of 1368 5th av, who will take out the old fronts and install new ones and conduct a first class dry goods store on the premises.

GEORGE W. BRETTELL leased for the welsh estate the store in 2208 3d av and the frame house at 434 East 120th st, for C. W. Schluter.

GUSTAVE BRITT leased for the estate of William P. Woodcock the 3-sty dwelling at 24 Bank st to Minnie Matthews; also for Elizabeth F. Cutter the 3-sty building at 303 West 18th st, to Charles L. Dixon.

THE DUFF & BROWN CO. leased for the Wine Growers' Association the store in 1804 Amsterdam av to Julius Cohn for a term of years; also for E. H. Williams the dwelling 537 West 147th st to Dr. H. O. Carrington.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment in 875 Park av to Richard L. Beckwith; also in 930 Madison av to Mrs. Sarah A. Quail and Miss Mary J. Mott, and 235 and 237 West 14th st to Isaiah J. Kern.

FREDERICK FOX & CO. leased for the Flemish Realty Co. the 9th, 10th and 11th lofts, containing over 35,000 sq. ft. of space in the new 20-sty mercantile building just completed by them at 11 and 13 East 26th st, running through to 6 and 8 East 27th st. The lessees are Singer Brothers, manufacturers of cloaks and suits, now at 52 West 21st st, and the lease is for a long term of years at an aggregate rental of close to $125,000.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased the 3d loft at 11 East 47th st to Van Sickle & Conly, of 10 East 33d st, in conjunction with Tucker, Speyers & Co.; also leased the 2d loft at 463 and 465 5th av to Everall Brothers Co., of 259 5th av, through Worthington Whitehouse; also the front portion of the 10th floor in 99 and 101 5th av to Louis Sittner, of 259 5th av.

MRS. MONTGOMERY leased a large loft in the Forty-second St building at Madison av to Willis Vernon Cole; also a loft in the same building to Mrs. Brennen for a term of 3 years.

THE CHARLES F. NOYES CO. leased a suite of offices in 37 and 39 Liberty st to F. H. Noble & Co., of 46 Maiden lane, and a portion of the 7th floor of the Frankel Building, at 45 John st, to George Schofield, of 45 John st, and Isaac Korper, of 45 John st.

J. L. PHIPPS & CO. leased for Arthur Krankenstein, through the Cross & Brown Co., the 8th loft in 22 and 24 West 38th st to the M. Cowen Co., of 7 West 38th st; also for the Schneider-Anderson Co., through McCarthy & Fellows, space in 16 and 18 West 46th st to Miss A. M. Gaynor, and for Francis Carlson to M. J. Whaley an apartment in 63 West 37th st.

H. C. SENIOR & CO. leased the estate of Lillian Deschert, 149 West 80th st, to Mrs. William E. Post and Mrs. George S. Willis, for a term of years.

THE WELSH ESTATE leased through George W. Brettell the store in 2208 3d av.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the estate of Agnes M. Strebeigh for a term of years the 4-sty brownstone dwelling at 7 East 45th st. The lessee will make extensive alterations, converting the building throughout into business uses. The above brokers have been appointed agents for the property.

DANIEL BIRDSALL & CO., INC., rented in 390 Broadway, the 3d loft to the National Suit Case Co.; in 359 Broadway, the 3d loft to A. G. Hyde & Sons, of 361 Broadway; in 19 East 17th st, the 1st loft, to Yale Leather Goods Co., of 94 Spring st; in 84 and 86 Greene st, the 4th loft, to Rubin Bros., and in 314 Canal st, the 1st floor to J. Meyerhoff, of 621 Broadway.

DE SELDING BROS. and Robert R. Rainey leased to the Babcock & Wilcox Co., of 85 Liberty st, the store and basement in 76 Greenwich st for 10 years.

DOUGLAS L. ELLIMAN & CO., Inc., leased for the Andros Realty Co., 65 East 77th st, a 4-sty dwelling on a lot 18.9x100, to George A. Hurd, president of the Mortgage & Bond Co.; also 145 East 36th st, a 4-sty high stoop dwelling on a lot 20x98.9, for the estate of Mary S. Richardson, to L. M. Dickinson.

EWING, BACON & HENRY leased a store in the Terminal Building at 103 Park av for a term of years to the Eugene Dietzgen Co., makers of drawing instruments, draftsmen's supplies and blue prints, at present located at 214 East 23d st.

EWING, BACON & HENRY, INC., agents, rented a suite of offices in 345 5th av to Arthur C. Nash, of 27 East 22d st; Pennington Satterthwaite, of 27 East 22d st; John Oakman, of 27 East 22d st, and William F. Beekman, architects, of 27 East 22d st.

HEIL & STERN leased for the Fifth Avenue and 33d Street Co. the 6th floor containing 12,500 sq. ft. in their new building at 1 to 13 East 33d st to the Embroidered Garment Co., of 122 West 27th st, for a term of 5 years.

McCARTHY & FELLOWS leased the 11th floor in the Schneider-Anderson building, at 16 West 46th st, to Thomas F. Brogan, jeweller, of 7 West 38th st.

J. P. & E. J. MURRAY leased the store and basement on the southeast corner of Lexington av and 106th st for P. M. Hersch to James Butler, for a grocery store.

THE CHARLES F. NOYES CO. leased the building at 11 Front st for a term of years to R. C. Blancke & Co., of 31 Water st; the building at 12 Gold st to Thomas M. Curtius, of 5 Platt st, for 5 years; the store in 3 Burling slip to George W. Griggs, of 117 John st, and the store in 74 and 76 Gold st to Meyer Lipschitz, of 29 Spruce st.

PEASE & ELLIMAN rented a large apartment in 969 Park av to Mrs. Roslyn Miller; also an apartment in 104 East 40th st to Mrs. Thomas McKee and one in 56 West 11th st to E. G. Turner; also rented a store in 510 Park av to the Park Laundry Co.

PEASE & ELLIMAN leased an apartment for the Hall Estate in 636 5th av to ex-Senator C. W. Watson of Virginia; also an apartment in 103 East 75th st to Robert LeRoy.

PEASE & ELLIMAN leased for Louis Cerlian 36 West 56th st, a 5-sty American basement house, to the Freundschaft Society of New York for use as temporary quarters pending the completion of a new clubhouse at 105 and 107 West 57th st. The site formerly occupied by the club at the corner of Park av and 72d st was sold to Edgar A. Levy, who is about to begin work on an apartment house.

GEO. R. READ & CO. leased for B. Crystal & Son the entire 11th floor in 47 and 49 West st to Chas. I. Hills of 26 Cortland st for a term of years; for B. Crystal & Son the 12th floor in 47 and 49 West st to the Atlantic Communication Co. of 90 West st, for a term of years; for the Exchange Buffet Corporation the southerly store in 103 Park av, to the Leader Iron Works of 15 William st, for a term of years; for Horace S. Ely & Co., the 2d loft in 127 and 129 Water st, to Jourdan & Hopkins, for a term of years; for the Trenkman Estate, the 5th loft in 179 to 183 Lafayette st, to Wm. H. Snyder Co. of 108 Fulton st; for Jacob Neadle, the top loft in 76 Greenwich to the Scott Manufacturing Co. of 97 Warren st; for the Fairfield Realty Co. the 7th loft south, in 64 to 68 Fulton st, to Levy Bros.; for Albert H. Frankel the store and basement in 208 Pearl st to E. H. Hoffard.

TUCKER, SPEYER & CO. leased offices in 29 to 33 West 38th st to the B. F. Wood Music Co. of 23 East 20th st, and to Warren E. Green Co. of 1133 Broadway, in conjunction with J. B. English, offices to the Burns Co.; also in conjunction with N. Brigham Hall and William D. Bloodgood the 3d loft in 11 East 47th st to Van Sickle & Conly of 10 East 33d st.

WILLIAM F. WALL leased from Florence H. Fitch the 4-sty dwelling at 320 West 78th st.

SIDNEY L. WARSAWER leased the store, basement and 1st floor in 615 9th av to Mathon & Co.

WILLIAM H. WHITING & CO. leased the building at 211 Water st to William Ottman & Co. of Fulton Market; also 78 Bowery to Joseph Rubenstein, and the store and basement in 22 Beekman st to John W. Meehan.

THE F. R. WOOD-W. H. DOLSON CO. leased to R. L. Brower & Co. of 94 Barclay st, the store in 92 Barclay st for 3 years.

MOORE & WYCKOFF leased for a term of years, in conjunction with Walter B. Parsons, for the Corley Estate, the entire 6-sty store and loft building 104 Reade st to Bernard Kreizer of 152 Chambers st.

GEO. R. READ & CO. leased for Edward J. Hogan, agent, a suite of offices in the Woolworth Building to Vollum, Fernley, Vollum & Rorer, of 111 Broadway for a term of years; for Kerby Stevens in 63 and 65 Wall st, offices to R. J. McGowan of 59 Wall st, for Arthur J. Hopper, offices in the Maritime Building to R. F. Lang of 31 Broadway, for a term of years; for E. S. Willard & Co. offices in the Kuhn-Loeb Building to D. T. Moore & Co. of 40 Wall st, and a large suite of offices to Katz & Sommerich of 277 Broadway, in the Corn Exchange Bank Building.

THE HOBART ESTATE leased through Horace S. Ely & Co. to a company headed by Harry Fischel, 1372 to 1382 Broadway, at the northeast corner of 37th st, buildings which will make way for a new 12-sty office and theatre building. Besides the Broadway parcels, 107 to 117 West 37th st and 114 West 38th st, are included in the lease. The Hobart estate is of San Francisco, Cal. The frontage on Broadway is 103.3 ft, in 37th st 154.10 ft, and in 38th st 20 ft. The theatre will be on the rear of the plot and the Hobart estate will make a building loan of $500,000. To seat 1,600 persons, the theatre will have an entrance from Broadway. There are 21,000 sq ft in the plot and the lease is for a term of 21 years, at an aggregate rental of about $1,700,000, while the cost of the building will make the entire transaction total $2,500,000. Possession of the property will be given on May 1, 1913.

THE MORRISON ESTATE leased to the Field-Goldstone Corporation the block front on the west side of Broadway, from 147th to 148th st, for a term of 99 years, at a reported annual rental of $24,000. The aggregate rental, at this rate, would be about $2,375,000. The property has a frontage on Broadway of 200 ft. A 1-sty building, to contain 8 stores, will be built on the Broadway front, while a theatre to seat 2,400 persons will be built in the rear, with an entrance on Broadway. The leasing company is capitalized at $500,000 and will acquire a chain of theatres in the various boroughs of the city. The officers of the company are Philip Goldstone, president; Wm. Wood, vice-president and secretary; and Edward Margolies, treasurer. Lew Fields is a director.

LEROY COVENTRY rented for a term of years for the estate of William P. Fogarty the dwelling at 302 West 86th st to H. Douglas Lyman.

THE CROSS & BROWN CO. leased for a term of years to Frank C. Bangs, Inc., of 1476 Broadway, the photoprapher's studio in the Long Acre Building, at the northeast corner of Broadway and 42d st.

M. & L. HESS leased the westerly store and basement in 12 and 14 West 18th st to Max Lowenthal and the 7th loft in 138 and 140 West 17th st to Samuel Shulder, of 23 East 20th st.

SAMUEL H. MARTIN leased the store and basement in 148 Columbus av to the Lincoln Square barber shop.

PAYSON McL. MERRILL with Douglas L. Elliman & Co., rented to Lynford N. Dickinson 145 East 36th st, a 4-sty dwelling.

MOOYER & MARSTON leased for Mrs. Lilla L. Thompson, to a client, the building at 14 East 39th st, on plot 25x98.9, between Madison and 5th avs, for a term of 21 years. Extensive alterations will be made for store, offices and showrooms.

J. P. & E. MURRAY leased the building at 123 East 114th st for M. J. Werner to Morris Borko for a term of years.

THE CHARLES F. NOYES CO. leased floors in 535 and 537 Pearl st to Van Antwerpen Freres; in 155 Chambers st to the U. S. Asbestos Co., of 291 Pearl st; in 109 Nassau st to Folkman & Farber; in 102 John st to Nathan Shnelwert, and in 27 Beekman st to Frankenheim & Goldstein.

AMOS R. E. PINCHOT leased the ground floor in the building formerly occupied by the West Side Republican Club at 2307 Broadway, between 83d and 84th sts for a term of years to 'Fields," dealer in furs and dresses, now located at 320 5th av.

SOL. STERN leased the store, basement and 1st loft of the building at 13 and 15 West 27th st, containing 15,000 sq. ft., to Loeb Bros., Inc., who now conduct a restaurant at 491-493 Broadway. The lease is for a period of 20 years and the aggregate rental is about $300,000.

DANIEL BIRDSALL & CO. leased the entire building at 28 Barclay st to the Bernardini Statuary Co. of 45 Barclay st for a term of years at an aggregate rental of $65,000.

THE CROSS & BROWN CO. leased to C. E. Fleisbach the building at 549 and 551 West 59th st for a term of years.

M. & L. HESS leased the store and basement in 122 University pl to the New American Button Co. of 100 University pl, and the west store and basement in 12 and 14 West 18th st to Max Lowenthal.

THE CHARLES F. NOYES CO. leased the entire 13th floor of the Masonic Building, 71 West 23d st, to the American Fashion Co., of 222 West 39th st; space in 46 West 24th st to Arthur Liebes; a large portion of the 20th floor in 15 to 19 East 26th st to Mario A. Stevani of 15 East 26th st; and offices in the Market and Fulton Bank Building, 81 and 83 Fulton st, to C. S. Trench of 81 Fulton st.

PEASE & ELLIMAN leased to the United Cigar Stores Co. for L. Napoleon Levy, for a term of years, the store at the northwest corner of 7th av and 38th st. The lessee, after alterations, will open a branch establishment.

THE J. C. EINSTEIN CO. leased for Irons & Todd a loft in the Armory Building at 343 to 351 4th av to Maduro E. Hijos, a large Central American commission house; also for the new Center Co. the 8th loft in 39 and 41 West 32d st to the New York Mackintosh Clothing Co., for many years at 310 6th av; also for Oelkers Co. a loft in 63 West 15th st to the Lily Embroidery Works of 84 East 10th st.

TUCKER, SPEYERS & CO. leased offices in the Springs Building at 29 to 33 West 38th st, to E. A. Lindeman; also in conjunction with N. K. Thompson, Jr., an office to the Hanson-Jenks Co. of 149 West 36th st.

HEIL & STERN leased for the Flemish Realty Co. in their new building 11 and 13 East 26th st, 3 lofts containing about 35,000 sq. ft. of space to S. A. Miller and the Solomon & Marx Co. of 38 West 21st st, for a term of years. The rentals of both leases aggregate about $120,000.

PEASE & ELLIMAN leased for Brill Brothers for a term of years to a client the store in 45 Cortlandt st in the Lorsch Building at 35 Maiden la, a large space to Jacob Heilbronn, Inc.; in 33 Maiden la temporarily the store for the Dennett Surpassing Coffee Co. to G. W. Hallam; also for the Schulte Realty Co. the south half of the 1st floor in 42 to 46 Nassau st.

CHAS. F. NOYES CO. leased for a client to Dr. J. C. Beach, now at 116 Maiden la, 3 entire floors in that building; to the Lenz Photo Engraving Co., now at 10 Vandewater st, the 4th floor in 410 and 412 Pearl st; offices in the Smith-Gray building, at 261 Broadway, to Edward Wanger and to the Boston Specialty Co.; and offices in 132 Pearl st to Geo. Hamlin & Co., now at that address, and offices in the same building to Johnstone, Whitworth & Co., who are there now.

PEASE & ELLIMAN leased for Mrs. Jane Sanders, of Albany, N. Y., and Mrs. Katharine S. Rose, of Denver, Colo., to Louis A. Sheinart, for a long term of years, the building, 50x100, at the northwest corner of 64th st and 1st av, to be used as a moving picture theatre; also leased for Edgar A. Levy to Jas. Gayley, former president of the United States Steel Corporation, a large apartment in the apartment house now being erected at the southeast corner of Park av and 62d st. It will be ready for occupancy next August.

The Bronx.

J. ALBERT leased for Gussie Heidendeich to Stark, Spitzer & Co., of 202 West 146th st, for 3 years the 5-sty flat at 536 and 538 East 147th st for $10,200.

Brooklyn.

HOWARD C. PYLE & CO. leased the double store on the ground and 2d floors of the new Cranford building, at 665 to 673 Flatbush av, with a frontage of 52 ft on Flatbush av, to the City Savings Bank of Brooklyn, for a long term of years. The bank will occupy their new quarters on the first of May.

TUTINO & CERNY leased for A. W. F. Bursch to the Sunset Embroidery Works, for a term of 10 years, the 3-sty brick factory building, on a plot 40x100, in the south side of 44th st, 240 ft. west of 4th av, Brooklyn.

Queens.

THE CROSS & BROWN CO. leased the 2d floor of the Metal Stamping Building, in the Boulevard, 13th and 14th sts, Long Island City, to the Colt-Schandler Co.

PEASE & ELLIMAN rented for Louis T. Walter his house at Wave Crest, Far Rockaway, to William Whitehead Ladd.

THE LEWIS H. MAY CO. leased at Far Rockaway, L. I., for Thomas Connerty a cottage on Oak pl to Aloys Mayer; a cottage on Sea View av to Louis Wolf; also at Edgemere, for P. H. McCaffrey, a cottage on Spray View av to David Bernstein, and for Charles Sellitz a cottage on Neptune av to Jerome Foster; also at Rockaway Park, for J. F. Maerz, the cottage 51 South 8th av to Mrs. H. Glans.

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THE BRIARCLIFF REALTY CO. leased the Mount Vernon cottage at Briarcliff Manor, N. Y., for two years to George W. Kuhlke; also leased the Greylock cottage near Briarcliff Lodge, for 3 years to O. B. Mairs.

W. BURLING COCKS and Samuel Willets announce the following leases on Long Island: The Max H. Schultze place at Locust Valley to L. Stuart Wing, the J. Searle Barclay place at Brookville to Mrs. Clarence W. Dolan, the Philip W. Livermore place at Brookville to Victor Morawetz, the Camile Weidenfeld place at Oyster Bay to George W. Brewster, the William H. Parsons place at Glen Cove to Mrs. Brokaw Fisher, the James Eyrne cottage at Mill Neck to Robert Livingston and the Alexander Campbell place at Roslyn to A. Ludlow Kramer.

DE BLOIS & ELDRIDGE leased in connection with Worthington Whitehouse for Mrs. Lloyd S. Bryce her cottage at Roslyn, L. I., to John Russell Pope.

PEASE & ELLIMAN rented for Mrs. F. Tildon Brown her country place on the waterfront at the foot of Bannister lane, Cedarhurst, L. I., to Mrs. Ichabod T. Williams.

GEORGE F. BAKER, JR., vice-president of the First National Bank of New York, leased through W. Burling Cocks and Samuel Willets the H. W. J. Bucknall place at Glen Cove, L. I. This place is one of the show places of the North Shore.

LOUIS SCHLESINGER leased the store in the building at the northwest corner of Market and Washington sts, Newark, part of which is occupied by the Riker Drug Co., together with the 2d floor, to Frazin & Oppenheim of New York, dealers in shoes. Alterations costing $10,000 will be made.

THE LEWIS H. MAY CO. leased for P. C. Kelly, a cottage at Cedarhurst North to H. V. Monahan, Jr., and for Herbert A. Weeks the Waybun villa to Mrs. Almon Goodwin.

ANGELL & CO. rented the Palmer House, in Elm road, Van Wyck estate, at Hartsdale, N. Y.

H. GOLDSCHMIDT leased at Cedarhurst the Southard cottage to Leo Wolff; also the Robohm cottage, in Walter lane, to Percy Heineman, and the Davis cottage, in Washington av, to Nathan Frank; also at Woodmere the Davis cottage, in Central ave, to Casper Davis, and the Latham cottage to Charles Owens.

VAN NORDEN & WILSON leased the Empire Theatre at Redbank and the Empire Theatre in Rahway, N. J., both for a long term of years. The lessee is the Dan Casey Co., which will remodel both places.

WILLIAM H. HINTELMANN leased the Octavia Moss estate, in the south side of Rumson road, Rumson, N. J., to Charles C. Auchincloss; also Dr. W. S. Seamans' property in the Rumson Bluff to W. H. Gelshenen; also Mrs. M. L. Lawrence's property in the west side of Ward av, Rumson, to Carl L. Vietor; also the Churchill bungalow in the south side of Hartshorne lane, Rumson, to H. H. Whitman; also the A. M. De Mott property in the north side of Rumson road to Ernest J. H. Amy, and the Abner H. West property in the north side of Hartshorne lane, Rumson, to Henry Sillcocks.

REAL ESTATE NOTES.

PEASE & ELLIMAN have been appointed agents of the new store and studio building at 66 West 37th st, owned by the estate of Henry T. Dimock.

A. KRONENGOLD & CO. and Joseph L. Bauman have formed a partnership under the firm name of Kronengold & Bauman, with offices at 1402 Broadway, Manhattan.

WM. H. BOYLE and Ira J. Corwin have opened a real estate brokerage office under the firm name of Boyle & Corwin, at 319 Fulton st, Jamaica, Queens Borough, and they will make a specialty of exchanging properties.

UNDER THE TITLE of the Brogan Building Co., a new corporation, Klein & Jackson will take over the property at the northeast corner of Broadway and 81st st, which was being improved by Charles Brogan with a 12-sty apartment house. The structure is from plans by S. Ajello, and the original estimate placed the cost at $1,000,000. The new corporation will pay all outstanding claims against the property and complete the building. The property fronts 102.2 ft on Broadway and 182.8 ft in 81st st.

THE JULIUS FRIEND, Edward M. Lewi Co. negotiated the lease between the Flemish Realty Co. and Singer Bros. for the 9th, 10th and 11th lofts, containing 35,000 sq ft of floor space in 11 and 13 East 26th st, running through to 6 and 8 East 27th st, recently reported.

WM. H. WHITING & CO. have been appointed agents for the buildings at 26 Beekman st, 18 Spruce st, 83 Gold st, 444 and 446 Pearl st, 33 Park Row and 428 Broadway.

J. CHAS. O'BRIEN, of 141 Broadway, was associated with Mooyer & Marston, as broker, in the lease of the property at 14 East 39th st, for a term of 21 years.

L. C. COWEN, formerly with J. Edgar Leaycraft & Co., is now identified with the Cross & Brown Co.

SAMUEL LEVINE is the buyer of 12 Lewis st, a 5-sty tenement house, the sale of which by Max Hoffman was reported 3 weeks ago.

JAS. H. CRUIKSHANK and the St. Johns Park Realty Co., who were formerly at 50 Pine st, have removed to 55 Liberty st.

VASA K. BRACHER has been appointed agent for Stanley Court, a 12-sty apartment house at the northwest corner of West End av and West 106th st.

JOHN E. WEISS, of 37 Liberty st, has been appointed agent, by the Hudson Realty Co., of the four 5-sty apartment houses at 1212 to 1218 Boston rd, corner of 168th st.

M. & L. HESS have been appointed agents for the 13-sty mercantile building at 131 to 137 West 35th st, by the McMorrow Engineering & Construction Co.

THE TITLE GUARANTEE & TRUST CO. has loaned $140,000 on first mortgage to the Zarland Realty Co. This mortgage is for 5 years at 5 per cent. and covers the stores, hall and theatre on the east side of St. Ann's av and north side of 138th st. The lot extends 200 ft. on St. Ann's av, 125 ft. on 138th st and 102 ft. on 139th st, Bronx.

AN UNUSUAL MORTGAGE was recorded last Wednesday. The Marceau Co. of 258 5th av, loaned to Louis Simon $3,000 for 10 years without interest, which is something extraordinary in twentieth century business methods. The mortgage is on the 4-sty building at the southeast corner of 7th av and 48th st.

AT THE ELECTION of officers of the New York Mortgage & Security Co., of 135 Broadway, held last Wednesday, the entire board was reelected as follows: Clinton R. James, president; John D. Crimmins, vice-president; Cyril H. Burdett, secretary; Gerhard Kuehne, treasurer; Chauncey H. Humphreys, assistant treasurer. The office of assistant secretary was added and C. H. Pulis was elected to fill the new office.

MORTGAGE LOANS aggregating $295,000 have been made by Mrs. Russell Sage for a term of 5 years at 4½ per cent. They were placed on record last Tuesday. The largest loan, of $200,000, covers the property at 260 to 266 West 36th st, owned by the F. M. R. Realty Co. Two more loans were made to the same concern covering property owned by them at 247 and 261-263 West 35th st. The first loan is for $60,000 and the other for $26,000.

ENNIS & SINNOTT deny the report to the effect that they had sold the flat at the southwest corner of 8th av and 113th st.

SENATOR THOMPSON has introduced a bill providing that all buildings hereafter constructed within the limits of a city of more than 2,000 population, and which cost $500 or more, shall have slate or other fireproof roofs. Violation is made a misdemeanor and punishable by a fine of $500.

A MORTGAGE for a term of 21 years was recorded yesterday in connection with the recent transfer of the St. James Building, at Broadway and 26th st. The mortgage embodies several unique features. For the first year this mortgage bears interest at 2 per cent. For the second year the rate will be 2½ per cent. and for the next 5 years 3 per cent. Then it goes to 3¼ per cent. for the following 7 years and to 3½ per cent. for the final 7 years of the 21-year term. On June 1, 1914, the amount of the mortgage is to be reduced by $25,000, and on August 10, 1914, by an additional $25,000. Semi-annually thereafter, until February, 1934, $25,000 is to be paid off, so that at maturity the mortgage will have been reduced by $1,025,000. The mortgage is made by the new owner, a corporation known as St. James Building, in favor of the Pittsburgh Life and Trust Co., which acquired the property about 7 years ago. The deal also covers the adjoining low building, 1129 Broadway, which separates the St. James from the Townsend building. The St. James building and the adjoining low structure occupy a plot fronting about 117 feet on Broadway and 109 feet in 26th st. This year's tax assessments show a valuation of $2,030,000 for the entire property. In addition to the $3,000,000 mortgage, there was also recorded yesterday a second mortgage of $65,000 on the property in favor of Emmett S. Hamilton, as trustee.

Water Tax Now Due.

A notice from the Department of Water Supply, Gas and Electricity states that water rents have been due and payable since January 1, under a new law. The change in the law was made in April, 1912, amending Section 476 of the greater New York charter, which provided also that the water charges for 1912 should cover only the period from May 1 to December 31, starting the new arrangement on January 1, 1913. Bills for 1912 water charges were therefore rendered for a period of eight months, and this fact seems also to have been overlooked by many of the property owners, who, notwithstanding the fact that they paid in 1912 two-thirds of what they had in 1911, are apparently surprised to find that they have to pay a larger bill in 1913 than in 1912.

The provisions of the law formerly provided three months in which to pay the water charges before penalty would be imposed, and the same provision is made in the amended law, merely advancing the date correspondingly. It would be advisable for all who have not paid their annual charges to do so immediately, as many who delay until the last moment find it impossible then to make payment on the final day and consequently have a penalty of 5 per cent. added to their bills.

Flushing Creek Improvements Will Help Real Estate.

Col. William T. Roessler, chairman of the United States Army Board of Engineers, predicts that the $255,700 appropriation in the last Rivers and Harbors bill for Flushing Bay improvements was one of the most important things from a commercial point of view that has been accomplished in years for Flushing and the Third Ward of Queens.

The appropriation provides $20,000 for the maintenance of the bay and $235,700 for the improvement of the channel up to Main street bridge. The new channel will be entirely bulkheaded, of a uniform width of 200 feet, and of a depth of 10 feet. As a large amount of new docking space will be made easily available, real estate values along the creek are expected to rise.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's acount.**

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 21, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Home st, nwc 169th, see 169th, 899 E.

*Houston st, 438 E (*), ns, 62 w Manhattan, 20.8x105.10, 6-sty bk loft & str bldg; due, $4,634.63; T&c, $1,042.64; sub to mtg $15,000; Hannah Younker extrx. 16,218

*24TH st, 404 E (*), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; due, $18,891.42; T&c, $278.71; Wm Gillilan. 14,000

*97TH st, 132 W (*), ss, 484.11 e Ams av, 17.6x100.11, 3-sty & b stn dwg; due, $12,790.25; T&c, $492.80; Jno Haydock. 13,500

*98TH st E, nwc Mad av, see Mad av, 1420-2.

*109TH st, 161 E (*), ns, 125 e Lex av, 25x100.11, 4-sty stn tnt; due, $11,869.94; T &c, $166.85; N Y Dispensary. 12,000

*118TH st, 4 E, ss, 85 e 5 av, 25x100.11, 5-sty bk tnt; due, $21,087.73; T&c, $283.90; Isadore M Levy. 22,800

*161ST st W, ss, 89.5 e Ft Washington av, see 161st W, ns, 211.4 w Bway.

*161ST st W, ns, 211.4 w Bway, runs w37 xnw59 to Ft Washington av xn15xse98.5 to beg, vacant; also 161ST ST W, ss, 89.5 e Ft Washington av, 31x30x28x30, vacant; partition; Harris & Maurice Mandelbaum. 4,950

*169TH st, 899 E (*), nwc Home, runs w 94.4xn57.10xe110.2 to Intervale av (No 1213), xs41.8xsw23.2 to beg, 5-sty bk tnt & strs; due, $16,224.53; T&c, $241.70; sub to mtg $55,000; Harry Goldman. 60,997

*177TH st, 598 W, see St Nicholas av, 1332-8.

*178TH st E, nec Valentine av, see Valentine av, 1964.

*Ft Washington av, es, 39 n 161st, see 161st W, ns, 211.4 w Bway.

*Intervale av, 1213, see 169th, 899 E.

*McGraw av, 1887 (*), ns, 50 e White Plains rd, 25x100; due, $4,495.71; T&c, $691.51; Chas A Robinson trste. 3,000

*Madison av, 1416-22 (*), nwc 98th ,100.11 x45, 6-sty bk tnt & strs; due, $26,723.41; T&c, $——; sub to pr mtg of $85,000; Jonas Weil et al. 98,598

*St Nicholas av, 1332-8, sec 188th (No 598), 99.11x100, 6-sty bk tnt & strs; due, $184,224.43; T&c, $7,412.66; W W Blair. 190,000

*Tremont av, 7-9 (*), ns, 50.2 w Walton av, 50.2x91.2x50x94.10, 5-sty bk tnt; due, $30,089.51; T&c, $1,750; sub to first mtg $16,000; Sol Jacobs. 45,000

*Valentine av, 1964 or Burnside av (*), nec 178th, runs n128.9xe80.1xn—xe15xs 138.6xw60.2 to beg, 6-sty bk tnt & strs; due, $149,676.85; T&c, $7,836.27; Bronx Borough Bank. 90,000

JAMES L. WELLS.

*188TH st, 508 E (*), ss, 112 w Bathgate av, 20x95, 3-sty bk tnt; due, $8,049.79; T &c, $162; Benj W B Brown. 7,500

HERBERT A. SHERMAN.

*187TH st E, nwc Southern blvd, see Southern blvd, 2401.

*Southern blvd, 2401, nwc 187th, runs n 50xw100.1xn49.5xw25xs98.10xe132.9 to beg, 3-sty fr tnt & str; due, $10,736.62; T&c, $185.94; Jno M Haffen. 14,000

SOLOMON DE WALLTEARSS.

*117TH st, 128 W (*), ss, 300 w Lenox av, 25x100.11, 6-sty bk tnt; due, $4,984.70; T&c, $1,242.56; sub to 1st mtg $30,000; Jos A Flannery. 34,457

SAMUEL MARX.

*144TH st, 541-3 W (*), ns, 335 e Bway, 40x99.11, 5-sty bk tnt; due $12,169.52; T &c, $1,170; sub to 1st mtg $40,000; Peter McGinn. 42,800

HENRY BRADY.

*23D st, 413 W, ns, 116.6 w 9 av, 22.4x 117.6, 4-sty & b bk dwg & 2-sty ext; due, $4,310.49; T&c, $290.05; withdrawn. ——

SAMUEL GOLDSTICKER.

*Morris av (*), es, 247.1 n 182d, 25x121.11 x25x122.7, vacant; due, $1,562.42; T&c, $196.26; Saml H Kupferman. 2,050

Total	$651,870
Corresponding week 1912	928,899
Jan. 1st, 1913, to date	13,069,635
Coresponding period 1912	10,406,799

Borough of Brooklyn.

The following are the sales that have taken place during the week ending March 19, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

CARROLL st, swc Utica av, 62.6x157.9; withdrawn. ——

LINCOLN pl, ss, 85 e Utica av, 20x100; Minnie Ringen. 5,650

QUINCY st (*), ns, 300 e Nostrand av, 50x100; Richd F Stahley. 7,500

STATE st, 166, ss, 165 e Clinton, 25x95, 5-sty & b bk tnt; partition; Max Lang. 10,500

SUYDAM st, ses, 175 n Hamburg av, 25x100; Leonard Samisch. 4,700

16TH st (*), sws, 203.10 nw 4 av, 40x124.9x40x125.7; Sami Silinsky. 5,750

E 35TH st, ws, 200.1 n Tilden av; see Tilden av, nec E 35. ——

39TH st (*), ns, 171.1 e 12 av, 20x95.2; Ellen F Flanagan et al. 5,200

79TH st, ss, 340 w 3 av, 80x— to 80th; withdrawn. ——

81ST st (*), sws, 180 nw 13 av, 21x100; Sarah C Rodenstein. 3,800

BEDFORD av, 1454 (*), ws, 47 s Park pl, 27x100; also BEDFORD av, 1456, ws, 74 s Park pl, 27x100; Louis Swerdlow. 16,000

BEDFORD av, 1456; see Bedford av, 1454.

LINCOLN rd (*), ns, 356.2 e Nostrand av, 20x102.6; Wm Saier. 3,500

MYRTLE av, ss, 175 w Lewis av, 25x100; Frandel Realty Co. 8,725

NEW YORK av (*), es, 200 n Vernon av, 100x112; Est of I A Lustgarten. 1,800

OCEAN av (*), es, 174.11 s Newkirk av, 50x106.2; Albt H Davis. 4,501

SHEEPSHEAD BAY rd, es, adj land of Lane Harland, 89x132.6x97x112.6; adj to April 1. ——

TILDEN av (*), nec E 35th, 34.8x300.2x irreg; E 35TH st, ws, 200.1 n Tilden av, 100.1x79.6xirreg; Alvenia T McCanna. 9,900

JAMES L. BRUMLEY.

HENRY st, 287, es, 425.5 s Joralemon, 24.10x92.6x24.3x92.6, 3-sty & b bk dwg with 2-sty ext; exrs sale; Franklin Trust Co. 11,450

21ST st, ns, 250 w 5 av, 25x100; Saml Goldstein. 1,100

64TH st (*), nwc 19 av, 373.4x82.5; Waterbury & Mapleton Realty Co. 12,000

PARK av, nec Vanderbilt av, 50x99.4; Manhattan Shoe Trimming Co. 8,700

SHEPHERD av (*), ws, 125 n Gay, —x100; Edw F Taber et al exrs. 500

WM. P. RAE CO.

18TH st, nes, 54 e 7 av, 46x80; also 18TH st, nes, 100 e 7 av, 25x100; S Less. 3,550

18TH st, nes, 100 e 7 av; see 18th, nes, 54 e 7 av. ——

78TH st (*), ns, 91.8 w 6 av, 33.2x100.6! foreclos of tax lien; Liens Purchase Co. 500

99TH st (*), sws, 138.6 se 4 av, 26x97.6; Wm L Dowling. 2,600

100TH st (*), ns, 140 w Fort Hamilton av, 20x95; Wm L Dowling. 3,100

100TH st (*), ns, 160 w Fort Hamilton av, 20x95; Wm L Dowling. 3,100

HUDSON av, ws, 250 s Lafayette, 25x100; J W McManus. 2,900

NOSTRAND av, ws, 204.2 n Linden av, 20.4x64.1; adj to April 2. ——

THE CHAUNCEY REAL ESTATE CO.

6TH st, swc 6 av, 78.10x20; adj to April 4. ——

L. J. PHILLIPS & CO.

W 35TH st, ws, bet Canal & Neptune avs, lot 26; foreclos of tax lien; M A Timony. 375

CHARLES SHONGOOD.

LOTT'S or KIMBALL'S la (*), cl, adj land of Jurien Lott, runs —1714 to Gerritsen's Pond or Basin x— —x—x1797.9xs413.5 to beg, except parts released; Millie H Sayre. 47,592

46TH st, nes, intersec nws 14 av, 120x100.2; adj to April 2. ——

66TH st, ss, 280 e 14 av, 20x100; withdrawn. ——

FT HAMILTON av (*), ws, 100 s 90th, 20x116.3; FT HAMILTON av, ws, 160 s 90th, 40x116.3; Jno Kaiser. 10,250

FT HAMILTON av, ws, 160 s 90th; see Ft Hamilton av, ws, 100 s 90th. ——

SCHENECTADY av (*), ws, 54.5 s Sterling pl, 26.4x100; Chas A Mayer et al. 9,800

WILLOUGHBY av, sec Wyckoff av, 25x86.3; Agnes M Periera. 9,000

Total $214,043
Corresponding week 1912..... $235,415

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

BRYAN L. KENNELLY.

MAR. 26.

32D st, 239 E, ns, 189.3 w 2 av, 17.10x98.9, 3-sty & b bk & stn dwg.

86TH st, 124-6 E, ss, 67.2 w Lex av, 51.1x102.2, two 5-sty stn ft tnts.

LEXINGTON av, 1837-9, es, 21.5 s 114th, 39.9x78, two 4-sty stn ft tnts, with strs.

WEST END av, 346, es, 62.2 n 76th, 19.10x90, 4-sty stn ft dwg.

JOSEPH P. DAY.

MAR. 27.

BEEKMAN st, 136, nes, 55.8 nw Front, 18.6x25.6x18.3x25.7, 4-sty bk loft & str bldg.

BEEKMAN st, 138, nes, 37.1 nw Front, 18.6x25.7, 4-sty bk loft & str bldg.

HOUSTON st, 66 W, ns, 25 w Wooster, 23x75, 3-sty & b bk loft bldg.

19TH st, 241 E, ns, 116.6 w 2 av, 16.6x92, 4-sty bk & stn dwg.

30TH st, 229-31 W, ns, 297 w 7 av, 43x98.9, 3-sty bk dwg, 1-sty bk bldg with str & two 3-sty bk & fr bldgs in rear.

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Voluntary Auction Sales, Manhattan and Bronx —(Continued.)

35TH st, 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty & b loft & str bldg.

95TH st, 68 W, ss, 100 e Col av, 18x100.8, 3-sty & b bk & stn dwg

101ST st, 332 W, ss, 130.11 e Riverside dr, 22x100.11, 5-sty stn ft dwg.

135TH st, 415 E, ns, 166.8 e Willis av, 16.8x100, 3-sty & b bk dwg.

140TH st E, ns, 100 e Walnut av, 100x100, vacant.

LENOX av, 429-31, ws, 49.11 n 131st, 49.11x75, 6-sty & b bk tnt with strs.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAR. 22.

No Legal Sales advertised for this day.

MAR. 24.

6STH st, 206 W, ss, 125 w Ams av, 25x100.5, 2-sty bk stable; Windham Realization Co, Inc—Henry Armstrong et al; Alexander & Green (A), 165 Bway; Jno A McEveety (R); due, $17,414.21; T&c, $1,528.71; Joseph P Day.

MAR. 25.

FEATHERBED la, nec Aqueduct av, see Aqueduct av, nec Featherbed la.

111TH st, 108-10 W, ss, 525 e 7 av, 50x100.11, 6-sty bk tnt; Morris Berger—Wm Raynor et al; Amend & Amend (A), 119 Nassau; Jno F Farrell (R); due, $27,162.25; T&c, $271.67; Joseph P Day.

125TH st, 213-23 E, ns, 155 e 3 av, 100x99.11, six 3-sty & b bk dwgs; Thos G Field, trste,—Wm J McHugh et al; Strong & Cadwalader (A), 40 Wall; Fredk R Rich (R); due, $43,-047; T&c, $1,503.34; mtg recorded MarS'87; Joseph P Day.

129TH st, 163 W, ns, 123 e 7 av, 27x99.11, 5-sty bk tnt; Ernest H Herb—Max L Lowenstein et al; Deyo & Bauerdorf (A), 111 Bway; Louis F Doyle (R); due, $27,036.94; T&c, $978.31; Joseph P Day.

182D st E, nwc Webster av, see Webster av, 2239 on map 2237.

AQUEDUCT av, nec Featherbed la, 140.11x107.4x100x44, vacant; Alfred G Gants—Jno F Kaiser et al; Todd & St John (A), 258 Bway; Geo E Weller (R); due, $9,515.29; T&c, $1,-103.21; sub to pr mtg of $15,375; Joseph P Day.

CITY ISLAND av, or Main, es, 125 n Beach, 100x abt 95, City Island; Irene M Keirns—Arline R Keirns et al; Wilmore Anway (A), 141 Bway; Chas S Fettretch (R); due, $4,488.03; T&c, $2,055.86; Joseph P Day.

WEBSTER av, 2239, on map 2237, nwc 182d, 31x100, — bk tnt abandoned at 2-sty; Wm J Kuder—Martha C Hogan et al; Jno J Rooney (A), 29 Bway; Francis S Williams (R); due, $3,466.25; T&c, $300; sub to 1st mtg of $3,700; Joseph P Day.

4TH av, 450-4, ws, 74 n 30th, 60.3x80, 12-sty bk loft & str bldg; Mary R Goelet et al—Jeano Leasehold Co et al; Theo DeWitt (A), 88 Nassau; Jas W Hyde (R); due, $147,489.19; T&c, $12; Joseph P Day.

MAR. 26.

GOERCK st, 113-17, see Stanton, 319.

LORILLARD pl, 2454, es, 220.11 n 188th, 20.5 x97.5, 2-sty fr dwg; Chas H Herche—Fredk Heller et al; Harry H Herche (A), 220 Bway; Wm C Arnold (R); due, $1,859.15; T&c, $128.04; Joseph P Day.

STANTON st, 319, swc Goerck (Nos 113-117), 50x75, 6-sty bk tnt & strs; Madison Trust Co—Israel Schiff et al; Jno Quinn (A); 1 Nassau; Fredk C Gladden (R); due, $11,973.47; T&c, $5,172.33; Joseph P Day.

14TH st, 524 E, ss, 346 e Av A, 25x103.3, 4-sty bk tnt & strs; Josephine Chedsey—Nicolo Rao et al; Francis B Chedsey (A), 320 Bway; Edwin D Hays (R); due, $1,245.51; T&c, $10; sub to mtg of $16,000; Saml Marx.

35TH st, 412 W, ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & str, 2-sty fr rear tnt; Raoul Dupuy—Marie B Dupuy et al; Frank D Arthur (A), Cotton Exchange Bldg; S Stanwood Menkin (R); partition; Joseph P Day.

105TH st, 155 E, ns, 77 e Lex av, 18x100.11, 5-sty bk tnt; I Townsend Burden, Jr, admr—Lawrence E Brown et al, comm; Miller, King, Lane & Trafford (A), 80 Bway; Paul M Crandell (R); due, $17,032.92; T&c, $869.57; mtg recorded June30'05; Herbert A Sherman.

111TH st, 251 W, ns, 128 e 8 av, 36x100.11, 6-sty bk tnt; Fannie E Wolfe et al—Louis Greenblatt et al; Heymann & Herman (A), 35 Nassau; Wm C Arnold (R); due, $44,241.99; T&c, $629.60; mtg recorded July2'09; Joseph P Day.

111TH st, 249 W, ns, 164 e 8 av, 36x100.11, 6-sty bk tnt, Simon Pretzfeld—Louis Greenblatt et al; Heymann & Herman (A), 35 Nassau; Wm C Arnold (R); due, $43,937.88; T&c, $728.60; mtg recorded Feb24'10; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Eliz H Hoar—Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenney (A), 27 William; Jas M Donohue (R); due, $8,676.59; T&c, $374.54; Henry Brady.

122D st, 329 E, ns, 275 w 1 av, 21x100, 4-sty bk tnt; Julia B Stephens—Abr Nevins et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Peter J Everett (R); due, $7,890.94; T&c, $——; J H Mayers.

125TH st, 344 E, ss, 131.3 w 1 av, 18.9x100.11, 4-sty stn tnt; Frederic de P Foster et al—Grace P Brant et al; Frederic F de Rham (A), 44 Wall; Phoenix Ingraham (R); due, $8,-723.25; T&c, $237.45; D Phoenix Ingraham.

141ST st, 105-11 W, ns, 100 w Lenox av, 100x99.11, 6-sty bk tnt; N Y Life Ins Co—Diva Realty Co et al; Henry V Bellinger Jr (A), 135 Bway; Chas C Marrin (R); due, $117,-536.11; T&c, $292; Chas A Berrian.

222D st E, ns, 280 w White Plains av, 50x100, Wakefield; Mary F Ward—Henry Dickert et al; Hamilton C Rickaby (A), 176 Bway; Louis B Hasbrouck (R); due, $1,665.83; T&c, $418.85; Herbert A Sherman.

HEATH av, 2886, es, 341.4 s 230th, 20.2x100.6, 3-sty bk dwg; Mary Brady—Pouch Realty Co et al; Jos Fennelly (A), 2 Rector; Maxwell Davidson (R); due, $7,026.74; T&c, $170.73; mtg recorded Oct10'11; Joseph P Day.

HOE av, es, WEST FARMS rd, nws, 167TH st, ss, gore block, 228.1x271.11x148.1, vacant; Mary F Martin—Alfred C Bachman et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Timothy Murray (R); due, $9,699.22; T&c, $635.01; Henry Brady.

LONGFELLOW av, es, 250 s 172d, runs e100 xs130xe25.4xs62.1xw187.1xn250.7 to beg, vacant; Wm R Rose—Viau Land Co et al; Alfred L Rose (A), 128 Bway; Louis B Hasbrouck (R); due, $20,331.25; T&c, $2,183.82; Herbert A Sherman.

1ST av, 1109, ws, 25.5 s 61st, 25x91, 5-sty bk tnt & strs; Caroline Dillenberg et al—Abr Jacobs et al; Goldsmith, Rosenthal, Mork & Baum, A), 31 Nassau; Isham Henderson (R); due, $6,-913.75; T&c, $855.68; sub to 1st mtg of $18,400; Bryan L Kennelly.

5TH av, 139, es, 57.6 n 20th, runs n32.6xe90 xn2xe48xs44xw25xn9.6xw113 to beg, leasehold; 6-sty bk loft & str bldg; Isabella C May—Henry Corn et al; Agar, Ely & Fulton (A), 31 Nassau; Phelan Beale (R); due, $35,227.15; T&c, $78.72; mtg recorded Apr30'04; Bryan L Kennelly.

MAR. 27.

76TH st, 167 W, ns, 140 e Ams av, 20x102.2, 4-sty b stn dwg; Chas C Bull exr et al—Thos W Russell et al; Howard Hasbrouck (A), 63 Wall; Geo Burnham (R); due, $31,560.96; T&c, $594.15; Joseph P Day.

115TH st, 50 W, ss, 370 w 5 av, 17x100.11, 5-sty bk tnt; Esther Fisher—Ludvig Freund et al; Kantrowitz & Esberg (A), 320 Bway; Jno J Hynes (R); due, $15,850.53; T&c, $751.73; mtg recorded Apr11'05; Henry Brady.

118TH st, 12 W, ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; Maude W S Pickhardt—Rachel Axelrod et al; Murray, Bennett & Ingersoll (A), 16 William; Chas B Hawkes (R); due, $18,-087.45; T&c, $1,797.68; Joseph P Day.

ARTHUR av, 1828, es, 205.9 s 176th, 17.9x100, 3-sty fr tnt; American Savings Bank—Marie W Wallas et al; Irwin & Orr (A), 203 Bway; Jos A Warren (R); due, $7,800.13; T&c, $703.98; Joseph P Day.

ARTHUR av, 1830, es, 188.1 s 176th, 17.9x100, 3-sty fr tnt; American Savings Bank—Jno B Ryer et al; Irwin & Orr (A), 203 Bway; Ten Eyck R Beardsley (R); due, $8,213.79; T&c, $704.11; Saml Goldsticker.

ARTHUR av, 1832, es, 170.4 s 176th, 17.9x100, 3-sty fr tnt; American Savings Bank—Jno P Wenninger et al; Irwin & Orr (A), 203 Bway; Ten Eyck R Beardsley (R); due, $7,-869.21; T&c, $704.35; Saml Goldsticker.

ARTHUR av, 1826, es, 223.6 s 176th, 17.10x100, 3-sty fr tnt; American Savings Bank—Kath F Merritt et al; Irwin & Orr (A), 203 Bway; Jos A Warren (R); due, $68,341.73; T&c, $704.04; Joseph P Day.

MORRIS av, 1040-2, es, 75 n 165th, 35x92.6, two 3-sty bk dwgs; Max Borck—Kathryn E Hodgins et al; Chas L Borck (A), 38 Park Row; Edw D Dowling (R); due, $1,510.50; T&c, $642.22; Joseph P Day.

WEST BROADWAY, 219, es, 101 n Franklin, 16.8x100, 2 & 3-sty fr bk ft tnt & str; Wm Wray—Jno S Norris et al; Fuller & Prest (A), 145 Nassau; Percival H Gregory (R); partition; Joseph P Day.

MAR. 28.

MARKET st, 92-8, see Water, 433.

WATER st, 433, sec Market (No 92-8), 26x80, 5-sty bk tnt & str; J Frederic Kernochan et al comm—Emanuel Kapelsohn et al; Henry F Miller (A), 44 Pine; Jas A Foley (R); due, $29,273.26; T&c, $845.10; Henry Brady.

80TH st, 516 E, ss, 260.6 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Saml Mannheimer—Martin Genus et al; M S Schechtor (A), 34 Pine; Lewis S Burchard (R); due, $6,398.70; T&c, $524.15; sub to a prior mtg of $25,000; Jas L Wells.

100TH st, 405 E, ns, 100 e 1 av, 37.1x100.11, 6-sty bk tnt & strs; Wm L Cahn—Arthur Boerner et al; Cahn, Leventritt & Goetz (A), 128 Bway; Ernest E L Hammer (R); due, $28,-896.25; T&c, $667.61; Joseph P Day.

145TH st, 107-9 W, ns, 141.8 w Lenox av, 41.8x99.11, 6-sty bk tnt; Helene Fuld—Emblem Realty Co et al; Kurzman & Frankenheimer (A), 25 Broad; Arthur R Walsh (R); due, $10,758.97; T&c, $1,204.97; sub to first mtg of $36,000; Herbert A Sherman.

160TH st, 281 E, ns, 100 e Morris av, 65x110, 2-sty fr dwg; Herman H Becker—Geo H Janss et al; Salter & Steinkamp (A), 140 Nassau; Edw R Rayher (R); due, $3,560.66; T&c, $316.44; sub to mtg of $8,000; Joseph P Day.

MAR. 29.

No Legal Sales advertised for this day.

MAR. 31.

14TH st, 329 E, ns, 326 e 2 av, 25x103.3, 6-sty bk tnt & strs; Rosehill Realty Corp—Gaetano Collina et al; Middleton S Borland (A), 31 Nassau; Henry A Friedman (R); due, $19,151.60; T&c, $1,049.52; Joseph P Day.

123D st, 444 E, ss, 133.4 w Pleasant av, 33.4 x100.11, 5-sty bk tnt; Jno Aspinwall et al exrs—Metropolitan Holding Co et al; James, Schell & Elkus (A), 170 Bway; Benno Lewinson (R); due, $33,323.85; T&c, $402.85; Saml Marx.

123D st, 107 W, ns, 164.10 w Lenox av, 20.1 x100.11, 3-sty & b stn dwg; Rose Wolf et al—Mary E Deery et al; Ferdinand I Haber (A), 30 Broad; Chas P Bull (R); due, $2,258.55; T&c, $387; sub to pr mtg of $13,000; J H Mayers.

JEROME av, 3022, on map 2960, es, 108.5 n 199th st, 28.6x165.11x25x152.3, 3-sty fr tnt & 1-sty fr rear bldg; Alfred Barth et al trstes—Henry J Vanderminden et al; Henry H Carpenter (A), 165 Bway; Jas A Foley (R); due, $5,867.22; T&c, $1,157.50 & $200; Henry Brady.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAR. 22.

No Legal Sales advertised for this day.

MAR. 24.

DOUGLASS st, swc Hoyt, 78x20; Wm Luthy—Jas J Boomer et al; Mann & Buxbaum (A), 886 Bway; Redfield P Malony (R); Wm H Smith.

DOUGLASS st, 14, ss, 100.8 e Court, 15x96; Sheriff's sale of all right, title, &c, which Fred R Moore had on Apr8'12; Chas B Law, sheriff.

MONROE st, ns, 217.4 w Reid av, 21.2x100; Latham G Reed—Nannie S Ackerly et al; Middleton S Borland (A), 31 Nassau, Manhattan; Chas F Murphy (R); Thos Hovendon.

MAR. 25.

FULTON st, ws, 20 n Middagh, runs w31.8xn 2xw47.4xn8xw49.8xs—xe—xn— to beg; Peter W Rouss—Georgianna Smith et al; Rooney & Beha (A), 29 Bway, Manhattan; Lorenzo Ullo (R); Wm H Smith.

IMLAY st, ses, intersec nes William, 20x90; Thos McNeil—Mary E Post et al; Austin & McLanahan (A), 135 Bway, Manhattan; Robt P Manning (R); Wm H Smith.

MADISON st, ses, 60 sw Ridgewood av, 20x80; Eliz Wieland—Nicolaus Boonlander et al; action 1; Wm Koch (A), 11 Wall, Manhattan; Howard O Wood (R); Wm P Rae.

MADISON st, ses, 40 sw Ridgewood av, 20x80; same—same; action 2; same (A); same (R); Wm P Rae.

PARK pl, nec Buffalo av, 27.9x100; Arthur H Selinger—P & B Constn Co, Inc, et al; Saml A Telsey (A), 44 Court; W Rossiter Redmond (R); Wm H Smith.

E 2D st, es, 180 n Av Q, 20x100; Sarah A Stilwell—Robinson & Smith Constn Co et al; Action 1; Henry J Davenport (A), 375 Pearl; Geo W Gibbons (R); Wm H Smith.

E 2D st, es, 200 n Av Q, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

N 5TH st, sws, 115 nw Havemeyer, 132.7x17x irreg; Jos A Burr—Frank Cangro et al; Jno T Blade (A), 44 Court; Harry S Lucia (R); Wm H Smith.

E 7TH st, ws, 380 n Av L, 28.9x110; Eagle Savings & Loan Co—Albt J Wickens et al; Jas C McLeer (A) 189 Montague; Francis B Mullin (R); Wm H Smith.

39TH st, ns, 180 e 7 av, 20x100; Jennie Simon—J B Silman Realty Co et al; Louis J Moss (A), 26 Court; Herbt Zarnikaur (R); Charles Shongood.

39TH st, ns, 160 e 7 av, 20x100; Marie Otto—J B Silman Realty Co et al; Louis J Moss (A), 26 Court; Thos J Evers (R); Charles Shongood.

76TH st, ss, 380 e 3 av, 20x109.4; Wm Lawlor—Mary Lawlor et al; Chas H Winslow (A), 16 Court; Arthur L Hurley (R); partition; Wm H Smith.

PARK av, ss, 160 w Tompkins av, 20x100; Thos B Mills—People of State N Y et al; Omar Powell (A), 206 Bway, Manhattan; Jas L Bennett (R); Wm P Rae.

PITKIN av, swc Barbey, 25x100; Adam Rohleder—Katharine Ott et al; Jos W Gottlieb (A), 63 Park Row, Manhattan; Isaac W Jacobson (R); Chas Shongood.

ST MARKS av, ss, 305 w Hopkinson av, 19x127.9; Rose Handler—Hudes Schlessel et al; Jos J Schwartz (A), 361 Stone av; Addison S Sanborn (R); Wm H Smith.

WILLIAMS av, es, 160 n Dumont av, 20x100; Progressive Realty & Impt Co—Ida Goldfarb et al; Henry V Rothschild (A), 290 Bway, Manhattan; Chas Harwood (R); Wm H Smith.

MAR. 26.

45TH st, sws, intersec nws 14 av, 100x60.2; Annie H Chadwick—Fannie Duberstein et al; Reeves & Todd (A), 165 Bway, Manhattan; Edw W C Cunningham (R); Wm H Smith.

59TH st, sws, 140 se 15 av, 40x100.2; Edw A Hecht—Henry L Hoffman et al; Benj W Burger (A), 25 Broad, Manhattan; Wm J Mahon (R); Wm H Smith.

MAR. 27.

DEAN st, ss, 296 e Classon av, 14x90; Simon J Harding—Saml L Reid et al; Albt A Hovell (A), 177 Montague; Peter W Ostrander (R); James L Brumley.

BAY RIDGE av, ss, 516.11 e 4 av, 20x95.9; Louise Borges—Bernhard H Smith et al; Henry T Randall (A), 149 Bway, Manhattan; Edw H Maddox (R); Wm P Rae.

BAY RIDGE av, ss, 536.11 e 4 av, 20x95.10; same—same; Action 2; same (A) same (R); Wm P Rae.

BAY RIDGE av, ss, 556.11 e 4 av, 20x95.10 same—same; Action 3; same (A); same (R); Wm P Rae.

BAY RIDGE av, ss, 576.11 e 4 av, 20x95.11; same—same; Action 4; same (A); same (R); Wm P Rae.

BAY RIDGE av, ss, 496.11 e 4 av, 20x95.8; Minnie Jordan—Bernhard H Schmidt et al; Henry T Randall (A), 149 Bway, Manhattan; Edw H Maddox (R); Wm P Rae.

GRAND av, es, 32.6 n Prospect pl, 16x55; N Y Mortgage & Security Co—Grand Avenue Constn Co et al; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

TOMPKINS av, es, 82 n Putnam av, 18.2x81; Mary E Taylor—Chas L Van De Water et al; Cary & Carroll (A), 59 Wall, Manhattan; Elmer G Sammis (R); Wm P Rae.

MAR. 28.

PROSPECT pl, ss, intersec sws Washington av, 142.10x32.6x irreg; Interborough Sash & Door Co—Howard De Graw Co et al; Simon & Weinstein (A), 189 Montague; Sigismund Trapanni (R); Chas Shongood.

W 15TH st, ws, 880 n Neptune av, 87x104.3; Chas A Mitchell et al—Alfredo Santo et al; Jos F Giambalvo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood.

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19TH st, sws, 190 se 10 av, 60x100.2; Herbt C Smith et al Bridget Hart et al; Smith, Doughty & Weynberg (A), 44 Court; Wm W Wingate (R); Jas L Brumley.

19TH st, sc 10 av, 150x100.2; Maria E Wachter—Bridget Hart et al; Smith, Doughty & Weynberg (A), 44 Court; Danl D Whitney, Jr, (R); Jas L Brumley.

BAY 38TH st, es, 680 s Benson av, 20x96.8; Mary M Witte—Salvatori Scalisi et al; W A Fischer (A), 350 Fulton; Maurice F Miller (R); Chas Shongood.

ATKINS av, es, 170 n Hegeman av, 40x100; Anton Stroh—Morris Rosenblatt et al; Walradt & Blaney (A), 26 Liberty; Peter W Ostrander (R); Jas L Brumley.

BAY RIDGE parkway, ss, 180 e 12 av, 40x100; Barnett Lashinsky et al—Anna E Burke et al; Saml Lascher (A), 367 Fulton; Paul A Katske (R); Chas Shongood.

GLENMORE av, nec Vesta av, 100x100; Mary E Sutter—Eugene N Wetzlar et al; Harvey O Dobson (A), 189 Montague; DeWitt V D Reiley (R); Wm P Rae.

VESTA av, es, 100 n Glenmore av, 80x100; Mary E Sutter—Eugene N Wetzler et al; Action 2; Harvey O Dobson (A), 189 Montague; DeWitt V D Reiley (R); Wm P Rae.

MAR. 29.

No Legal Sales advertised for this day.

MAR. 31.

FROST st, ns, 133.4 e Leonard, 50x100; Bushwick Savings Bank—Jac Baar et al; Rufus L Scott (A), 93 Nassau, Manhattan; Jos J Speth (R); Wm P Rae.

PEARL st, ws, 250 s Myrtle av, 3 inches x 97.9; Sheriff's sale of all right, title, &c, which Edw I Wilson had on Dec5'08, or since; Chas B Law, sheriff; Wm P Rae.

73D st, ns, 280 e Narrows av, 20x100; Melissa S Leslie—Eliz A Shelton et al; Herbt Peake (A), 44 Court; Melville J France (R); Chas Shongood.

83D st, sws, 409 se 20 av, 18.2x100; Francis H Warland—Morris L Baird et al; Hauff & Warland (A), 41 Park Row, Manhattan; Edw S Fowler (R); Jas L Brumley.

BEDFORD av, ws, 530 s Clarendon rd, 60x100; Rose Handler—Wm Joseph et al; Jos J Schwartz (A), 361 Stone av; Arthur H Bissell (R); Wm H Smith.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Jamaica.

AT TOWN HALL, FLUSHING, ON MARCH 28, AT 8 P. M.

AMITY ST, FLUSHING.—Laying a concrete sidewalk on the south side of AMITY ST, from Murray st to Wilson av, 3d Ward.

GROVE ST.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid) and all work incidental thereto on the south side of GROVE ST, from Main st to Lawrence st, 3d Ward.

BOERUM AV.—Laying a concrete sidewalk on the east side of BOERUM AV, from Madison av to Amity st, 3d Ward.

WILSON AV.—Laying a concrete sidewalk on the west side of WILSON AV, from Barclay st to Madison av, 3d Ward.

JAMAICA AV.—Laying a concrete sidewalk on the west side of JAMAICA AV, from Sanford av to Jagger av, where not already laid to grade, 3d Ward.

BARCLAY ST.—Laying a concrete sidewalk on the north side of BARCLAY ST, from Parsons av to Percy st, where not already laid to grade, 3d Ward.

CENTRAL AV.—Laying a concrete sidewalk on the west side of CENTRAL AV, from Sanford av to Madison av, where not already laid to grade, 3d Ward.

MITCHELL AV.—Laying a concrete sidewalk on the south side of MITCHELL AV, from Parsons av to Whitestone av, 3d Ward, where not already laid to grade.

CREED AV.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid) together with all work incidental thereto, on the west side of CREED AV, from Carey st to Hempstead and Jamaica plank rd, 4th Ward, in accordance with Section 435 of the Charter.

SPRINGFIELD RD.—Regulating and grading sidewalk spaces and laying sidewalks (where not already laid) together with all work incidental thereto, on the west side of SPRINGFIELD RD, from Hempstead and Jamaica turnpike to a point opposite Preston av, 4th Ward.

UPLAND PARK.—For the acquisition of the 3.216 acres of land in JAMAICA as a badly needed addition to the present UPLAND PARK, which adjoins said proposed addition and fronts upon Highland av, and that the cost thereof be assessed upon the city at large.

RECEIVING BASINS.—Construction of RECEIVING BASINS and appurtenances on NEW YORK AV, at the northwest, southwest, northeast and southeast corners of Atlantic st, and the southwest and northwest corners of Cumberland st, with a temporary outlet of leaching drain pipe, 4th Ward.

MARSTON (MADISON) AV.—Construction of a sewer and appurtenances in MARSTON (MADISON) AV, from Beeckman st to Boerum av; and in MURRAY ST, from Marston av to Amity st, 3d Ward.

GUION AV.—Regulating and grading the sidewalk spaces and laying sidewalks where not already laid to grade and in good condition, and all work incidental thereto in GUION AV, from Jamaica av to Fulton st (Pitkin pl), 4th Ward.

BENEDICT AV.—Construction of a sewer and appurtenances in BENEDICT AV, from Syosset st to Ferris st, 4th Ward.

MAPLE ST.—Construction of a sewer and appurtenances in MAPLE ST and HICKORY (LINDEN) ST, from Freedom (Union) av to the New York & Rockaway Beach Railroad, 4th Ward.

CREED AV.—Regulating and grading the sidewalk (where not already laid) together with incidental work thereto on the east side of CREED AV, starting from a point about 100 ft. north of the northeast corner of Creed av and Paulding st, north to the Jericho turnpike; also on the west side of CREED AV (where not already laid), from the northwest corner of Creed av and Carey st, north to the Jericho turnpike, all being in the 4th Ward.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various local Boards held in the different districts as indicated below:

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON MARCH 11.

121ST ST AND 7TH AV.—Construction of a receiving basin at the northwest corner of 121ST ST AND 7TH AV. Laid over.

WEST 164TH ST, ETC.—Repairing sidewalks at 203 WEST 164TH ST, and at the northwest corner of 164TH ST AND AMSTERDAM AV. Laid over.

WEST 151ST ST.—Repairing sidewalks on the south side of WEST 151ST ST, commencing at 7th av and running west about 375 ft. Adopted.

WEST 151ST ST.—Fencing of vacant property on the south side of WEST 151ST ST, commencing at 7th av, and running west about 375 ft. Laid over.

WEST 150TH ST.—Fencing of vacant property on the north side of WEST 150TH ST, commencing at 7th av and running west about 175 ft. Laid over.

WEST 150TH ST.—Repairing sidewalks on the north side of WEST 150TH ST, commencing at 7th av and running west about 175 ft. Adopted.

176TH ST AND WADSWORTH AV.—Fencing of vacant property at the northwest corner of 176TH ST AND WADSWORTH AV. Denied.

WEST 177TH ST.—Fencing of vacant property on the south side of WEST 177TH ST, commencing 100 ft. west of Wadsworth av, and running west 50 ft. Denied.

BROADWAY AND 146TH ST.—Fencing the plot at the southeast corner. Adopted.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON MAR. 13.

9TH AV.—Paving 9TH AV, from 201st st to Broadway. Denied.

COOPER ST.—Paving COOPER ST, from Academy st to Emerson st. Denied.

SEAMAN AV.—Paving SEAMAN AV, from Academy st to Emerson st. Denied.

218TH ST.—Paving 218TH ST, from the summit east of Park Terrace West to Broadway. Adopted.

212TH ST.—Paving 212TH ST, from Broadway to the bulkhead line of the Harlem River. Amended to read "from Broadway to 10th av." Adopted, as amended.

PARK TERRACE EAST.—Paving PARK TERRACE EAST, from 215th st to 218th st. Adopted.

RIVERSIDE TERRACE.—Paving RIVERSIDE TERRACE, from 177th st to 181st st. Denied.

WEST 204TH (HAWTHORNE) ST.—Paving WEST 204TH (HAWTHORNE) ST, from Seaman av to 10th av. Amended so as to read from Broadway to Sherman av. Adopted, as amended.

Local Board of Kips Bay.

AT CITY HALL, MANHATTAN, ON MAR. 11.

EAST 14TH ST.—Reconstructing the sewer in EAST 14TH ST, from 1st av to the East River. Adopted.

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON MARCH 18.

ZEREGA AV.—Paving with sheet asphalt, on a concrete foundation (permanent pavement), the roadway of ZEREGA AV, from Westchester av to St. Raymond av; setting curb where necessary and all incidental work. Adopted.

RHINELANDER AV, ETC.—Constructing sewer and appurtenances in RHINELANDER AV, bet Muliner av and Bear Swamp rd; and in BEAR SWAMP RD, from Rhinelander av to a point 300 ft. south therefrom. Adopted.

CASTLE HILL AV.—Constructing a sewer and appurtenances in CASTLEHILL AV, bet Westchester av and Parker st, and all incidental work. Adopted.

THROGS NECK.—laying out on the map of THROGS NECK; GRAFF AV, bet East 177th st and Eastern Boulevard with a width of 100 ft; also BALCOM AV, bet East 177th st and Eastern Boulevard with a width of 60 ft. This matter was laid over until Apr. 8.

MULINER AV.—Change of grade on MULINER AV, from Morris Park av to Bear Swamp rd or Bronxdale av, in order to reduce the proposed filling in. Adopted.

SAGAMORE ST.—Extension of SAGAMORE ST, from Hunt av to Bronxdale av. Laid over until Apr. 8.

HAIGHT AV.—Laying out HAIGHT AV, from Walker av to the New York, New Haven & Hartford Railroad. Laid over until Apr. 8.

REISS PL.—Laying out REISS PL, from Bronx Park East to Barker av. Adopted.

BRONX AV.—Laying out BRONX AV, in LESTER PARK, from Adee av to Burke av. Laid over until Apr. 8.

TAYLOR AV, ETC.—Constructing sewer and appurtenances in TAYLOR AV, bet Wood av and Walker av; ARCHER AV, bet Theriot av and Beach av; GUERLAIN PL, bet Leland av and Beach av; WALKER AV, both sides, bet Taylor av and Leland av; THERIOT AV, bet Walker av and the summit south of Guerlain pl; and all work incidental thereto. Adopted.

CLASON POINT RD.—Paving with bituminous concrete on a cement concrete foundation (preliminary) the roadway of CLASON POINT RD, exclusive of the area bet the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary) the area within the rails of said railway, from Westchester av to the East River, adjusting curb where necessary, together with all work incidental thereto. Laid over until Apr. 8.

MEAD ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying cross-walks, building approaches, erecting fences where necessary in MEAD ST, from Garfield st to Unionport rd and all work incidental thereto. Laid over until Apr. 8.

BAKER AV.—Regulating, grading, setting curb-stones, flagging sidewalks, laying cross-walks, building approaches and erecting fences where necessary in BAKER AV, from Garfield st to Unionport rd and all work incidental thereto. Laid over until Apr. 8.

EAST 214TH ST.—Regulating, grading, etc., in EAST 214TH ST, from White Plains rd to Barnes av. Adopted on Sept. 26, 1912, and recalled. The matter is now laid over until Apr. 8.

HOLLAND AND WALLACE AVS.—Laying out extensions, from South Oak drive to North Oak drive. Petition is withdrawn.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON MARCH 18.

COSTER ST.—Regulating, grading, setting curbstones, flagging the sidewalks, laying cross-walks, building approaches and erecting fences where necessary in COSTER ST, from Randall av to Edgewater rd, and all incidental work. There was no quorum present at the meeting.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON MARCH 18

GERMAN PL.—Paving with granite blocks on a sand foundation (preliminary pavement) the roadway of GERMAN PL, from Westchester av to Rae pl; setting curb where necessary and all work incidental thereto. Adopted.

VYSE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of VYSE AV, from East 173d st to Tremont av; adjusting curb where necessary and all incidental work. Adopted.

EAST 179TH ST.—Furnishing and erecting guard rail and posts along the north side of EAST 179TH ST, bet Hughes av and Belmont av, where required in front of open or unprotected areaway of abandoned new buildings. Laid over until Apr. 8.

EAST 179TH ST.—Paving with redressed granite blocks on a concrete foundation (permanent) the roadway of EAST 179TH ST, from Park av to 3d av, setting curb where necessary, together with all work incidental thereto. Laid over until Apr. 8.

EAST 178TH ST.—Paving with redressed granite blocks on a concrete foundation (permanent) the roadway of EAST 178TH ST, from Park av to 3d av, setting curb where necessary, together with all work incidental thereto. Laid over until Apr. 8.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON MARCH 18.

230TH ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of 230TH ST, from Broadway to Corlear av; setting curb where necessary and all incidental work. Adopted.

NELSON AV.—Paving with bituminous concrete on a cement foundation (preliminary pavement), the roadway of NELSON AV, from Featherbed la to Macombs rd, adjusting curb where necessary and all incidental work. Adopted.

PUTNAM AV WEST.—Laying out an extension of PUTNAM AV WEST, at a width of 50 ft, and along the New York & Putnam Railroad from West 233d st to West 230th st, providing the entire opening of PUTNAM AV, from 230th st to 240th st shall be in the hands of one body of commissioners. Laid over until Apr. 8.

NETHERLAND AV.—Acquiring title to the lands necessary for NETHERLAND AV, from West 230th st to Spuyten Duyvil Parkway. Adjourned, to meet after the meeting of Apr. 8.

JOHNSON AV.—Acquiring title to the lands necessary for JOHNSON AV, from West 230th st to Spuyten Duyvil Parkway. Laid over until after the meeting to be held on Apr. 8.

OXFORD AV.—Acquiring title to the lands necessary for OXFORD AV, from Johnson av to West 237th st. Adjourned until after the meeting to be held on Apr. 8.

DAVIDSON AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches, erecting fences where necessary in, and paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of DAVIDSON AV, from Evelyn pl to Fordham rd, together with all work incidental thereto. Adopted.

FIELDSTON RD.—Acquiring title to FIELDSTON RD, from Riverdale av to Spuyten Duyvil Parkway. Denied.

PUTNAM AV.—Acquiring title to the lands necessary for PUTNAM AV WEST, from West 233d st to Van Cortlandt Park South. Laid over until Apr. 8.

RIVERDALE AV.—Changing RIVERDALE AV from a two-grade level to a one-grade level, as proposed, bet 230th st and 238th st. Denied.

WHALEN AV.—Laying out WHALEN AV, bet Broadway and Huxley av. Laid over until Apr. 8.

NEWTON AV.—Regulating, grading, setting curb-stones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in NEWTON AV (POST RD), from West 253d st to West 260th st, together with all work incidental thereto. Adopted.

Local Board of Jamaica.

AT THE TOWN HALL, JAMAICA, ON FEB. 28.

ASHLAND ST, ETC.—Construction of a sewer and appurtenances in ASHLAND ST, from Hamilton av to Myrtle av; in STOOTHOFF AV, from Bessemer st to the crown 216 ft. south of Ashland st; and in CEDAR AV, and in CHESTNUT ST, from Ashland st to St. Ann's av, 4th Ward. Adopted.

CALIFORNIA AV, ETC.—Construction of a sewer and appurtenances in CALIFORNIA (CYPRESS) AV, from Elton (17th) st to Forbes (18th) st; in FORBES ST, from California av to Matthew pl; in MATTHEW PL, from Forbes st to Dunsing (16th) st; in DUNSING ST, from Matthew pl to Marston av; in MARSTON AV, from Dunsing st to Beeckman st (14th); in BEECKMAN ST, from Marston av to Jackson av (Broadway); in JACKSON AV, from Beeckman st to Aspinwall st (13th), and in ASPINWALL ST, from Jackson av to State st, 3d Ward. Adopted.

ATLANTIC AV, ETC.—Construction of a sewer and appurtenances in ATLANTIC AV, north side, from Freedom av to Greenwood av; HERALD AV, from Atlantic av, north side, to Ridgewood av; FULTON ST, from Herald av to Greenwood av, and in NAPIER AV, from Atlantic av, north side, to Jamaica av, 4th Ward. Adopted.

ROBINSON AV, ETC.—Construction of a sewer and appurtenances in ROBINSON ST, from Oak av to Larch st; LARCH ST, from Robinson av to Phillips av, and in PHILLIPS AV, from Larch st to Queens av, 3d Ward. Denied.

LEFFERTS AV, ETC.—Construction of receiving basins and appurtenances on LEFFERTS AV, on the northwest and southwest corners of Roanoke av, the northwest and southwest corners of SUWANEE AV, the northwest corner of TUCKAHOE AV, the northwest and southwest corners of ULSTER AV, and the northwest and southwest corner of Vistula av, 4th Ward. Adopted.

MARSTON AV, ETC.—To legally open MARSTON AV, from Murray to Dunsing sts; DUNSING ST, from Marston av to Matthew pl, and MATTHEW PL, from Dunsing to Hoagland sts, 3d Ward. Adopted.

MAYWOOD AV, ETC.—To legally open MAYWOOD AV (formerly Beaver st), from the first angle point east of Carlisle st (formerly Church st) to the second angle point east of Carlisle st, as shown on the final maps of The City of New York. Adopted.

CREED AV, ETC.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid), together with all work incidental thereto, on the east side of CREED AV, starting from a point about 100 ft. north of the northeast corner of Creed av and Paulding st, northerly to the Jericho turnpike; also on the west side of CREED AV (where not already laid) from the northwest corner of Creed av and Carey st, north to the Jericho turnpike. Adopted.

OCEAN AV.—Regulating and paving with a bithulithic macadam (preliminary pavement), and all work incidental thereto, on OCEAN AV, bet Merrick rd and Forsters Meadow rd, 4th Ward. Adopted.

CHICHESTER AV.—Regulating and grading the sidewalk spaces and laying sidewalks where not already laid to grade and in good condition, and all work incidental thereto, in CHICHESTER AV, from Van Wyck av to Rockaway rd, at Jamaica, 4th Ward. Laid over.

FREEDOM (UNION) AV.—Regulating, grading, curbing and laying crosswalks and sidewalks where not already laid to grade and in good condition, and all work incidental thereto, in FREEDOM AV (formerly Union av), from Atlantic av to Rockaway boulevard, 4th Ward. Adopted.

HILLSIDE AV.—Regulating and grading the sidewalk spaces and laying sidewalks where not already laid to grade and in good condition, and all work incidental thereto, in HILLSIDE AV, from North Curtis av to Spruce st, 4th Ward. Adopted.

16TH ST, ETC.—To construct a sewer and appurtenances in 16TH ST, from the crown south of Mitchell av to Broadway, 3d Ward. Adopted.

17TH ST, ETC.—Construction of a sewer and appurtenances in 17TH ST, from State st to Broadway, 3d Ward. Adopted.

BROADWAY.—To construct a sewer and appurtenances in BROADWAY, from Murray st to 18th st, 3d Ward. Adopted.

15TH ST.—To construct a sewer and appurtenances in 15TH ST, from the crown south of Mitchell av to Broadway, 3d Ward. Adopted.

18TH ST.—To construct a sewer and appurtenances in 18TH ST, from State st to Cypress av, 3d Ward. Adopted.

CYPRESS AV.—To construct a sewer and appurtenances in CYPRESS AV, from 18th st to 17th st, in the 3d Ward. Adopted.

HILLSIDE AV.—Construction of a sewer and appurtenances in HILLSIDE av, from Brevoort st to North Curtis av, and in NORTH VINE ST, from Jamaica av to Ashland st, 4th Ward. Adopted.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON MARCH 11.

STREETS SOUTH OF FOREST AV, ETC.—Opening, regulating and grading, curbing and guttering all streets SOUTH of FOREST AV, WEST AND NORTH of BARD AV, and EAST of BEMENT AV, 1st Ward. Laid over until March 25.

FOREST AV.—Widening FOREST AV, 1st Ward, to 60 ft., and to extend to Richmond turnpike. Adopted.

LYMAN AV.—To set curb and gutter and lay bituminous macadam pavement in LYMAN AV, 4th Ward. Laid over until March 25.

ROFF ST.—To grade, curb, lay vitrified brick gutter, 4 ft. wide on a 6-in. concrete foundation (permanent pavement), and pave with bituminous concrete foundation (preliminary pavement), where not already done, on ROFF ST, from Van Duzer st to Vanderbilt av. Adopted.

VANDERBILT AV.—To re-regulate and to regrade VANDERBILT AV, from Osgood av to Richmond rd, 2d and 4th Wards; and where not already done, to pave the roadway outside of the gutters with bituminous concrete (preliminary) pavement on concrete foundation; the crosswalks and gutters with vitrified brick (permanent) pavement on concrete foundation; set bluestone curb at corners; construct cement curb and lay cement sidewalks, and re-lay sidewalk, where necessary; also repair culverts and basins. Laid on the table.

CEDAR ST.—To pave or repair sidewalks, where not already done, on the south side of CEDAR ST, bet Houston av and Morningstar rd. Laid over until March 25.

RICHMOND TURNPIKE.—To regulate and grade the sidewalk space, build retaining wall and lay cement sidewalk, where the same is not already done, on the south side of RICHMOND TURNPIKE, bet Louis st and Edddy st. Adopted

MARYLAND AV.—To install a sewer in MARYLAND AV, bet the Staten Island Rapid Transit Railroad and Tompkins av. Adopted.

PUBLIC HEARINGS.

Completed Assessments.

The following proposed assessments have been completed and are lodged, for public inspection, with the Board of Assessors, 320 Broadway, Manhattan; and all persons who are opposed to the same must present their objections, in writing, to the Secretary of the Board, on or before April 15, at 11 a. m., when testimony will be taken.

BRONX.

EAST 236TH ST.—Sewer and appurtenances in EAST 236TH ST, bet Napier av and Mt. Vernon av. Affecting block number 3364. List 3070.

QUEENS.

JAMAICA AV.—Sewer, bet 13th and 18th avs, 1st Ward. Area of assessment: Blocks 210, 211, 218, 219, 226, 227, 233, 234, 241 and 242. List 2998.

GRAND AV.—Sewer, bet 11th av and Steinway av, 1st Ward. Area of assessment: Blocks 183 and 184. List 3077.

WEBSTER AV, ETC.—Receiving basin and appurtenances on WEBSTER AV on the northwest corner of Hancock st; on the northeast and northwest corners of THE BOULEVARD; on the northwest, northeast, southwest and southeast corners of MARION ST, on the northwest, northeast and southeast corners of VAN ALST AV; on the southeast corner of SUNSWICK ST, and on the southeast corner of ELY AV, 1st Ward. Area of assessment: Blocks 39 to 45 inclusive and 56 to 60 inclusive. List 3078.

WAINWRIGHT PL AND CENTRAL AV.—Receiving basin on the southwest corner, 5th Ward. Area of assessment: Block 29. List 3079.

By the Supreme Court.

AMENDED PROCEEDINGS.

HEBBERD AV, QUEENS.—Relative to amending the application pertaining to acquiring title to the lands, etc., required for opening and extending HEBBERD AV, from Flushing av to Fresh Pond rd, 2d Ward, so as to relate to HEBBERD AV (at a width of 50 ft.) bet the aforesaid limits as shown on a map of the Board of Estimate adopted Sept. 19, 1912. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on March 28, at 10 a. m.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

THOMSON AV, ETC., QUEENS.—For the appointment of Commissioners of Estimate and Assessment to ascertain and determine the compensation which should justly be made to Herman Hueg as owner of premises abutting on THOMSON AV, PURVES ST, DUTCHKILLS ST, and the right-of-way of the LONG ISLAND RAILROAD CO. for the alleged discontinuance and alleged closing of THOMSON AV, bet the north line of the right-of-way of the Long Island Railroad Co. and Meadow st, 1st Ward. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on April 2, at the opening of court, for the appointment of three commissioners of estimate and assessment, who are to determine the above matter.

FINAL REPORTS.

CASTLE HILL AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending CASTLE HILL AV, from West Farms rd to the public place at its south terminus; and THE PUBLIC PLACE at the south terminus of Castle Hill av, fronting on Westchester Creek, the East River and Pugsley's Creek, 24th Ward. The final report in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 24, at 10.30 a. m.

Notices to Present Claims.

NEWTON AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending NEWTON AV, from West 253d st to West 260th st, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to C. C. Marrin, Jas. W. O'Brien and Chas. Schano, commissioners, at 90 West Broadway, Manhattan, on or before March 24; and they will hear all such parties, in person, on April 1, at 11 a. m.

4TH AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 4TH AV, from 5th av to Shore rd, 30th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. Watson and Solon Barbanell, commissioners, at 166 Montague st, Brooklyn, on or before March 27; and they will hear all such parties, in person, on March 31, at 11 a. m.

95TH ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 95TH ST, from Marine av to Shore rd, 30th Ward. All persons having any claim on account of the above proceeding must present their claims, in writing, to Warren B. Place, Jos. F. Curren and David S. Skinner, commissioners, at 166 Montague st, Brooklyn, on or before March 27; and they will hear all such parties, in person, on April 1, at 10.30 a. m.

BOERUM ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BOERUM ST, from White st to Bogart st, 18th Ward. All persons having any claim on account of the above proceeding must present their claims, in writing, to Francis J. Sullivan, James H. McCabe and John N. Harman, commissioners, at 166 Montague st, Brooklyn, on or before March 27, and they will hear all such parties, in person, on March 31, at 10.30 a. m.

BELMONT AV.—Acquiring title to the lands, etc., required for opening and extending BELMONT AV, from Pennsylvania av to Wyona st, and from Elderts la to the old City Line, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. M. Russell, Walter J. McGill and John J. Kilcourse, commissioners, at 166 Montague st, Brooklyn, on or before March 27; and they will hear all such parties, in person, on March 28, at 11 a. m.

62D ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 62D ST, from 10th av to 18th av and from Bay Parkway to West st, including the right-of-way of the Brooklyn, Bath & West End Railroad and of the New York & Sea Beach Railroad; and of 24TH AV, from 62d st to West st, in the 30th and 31st Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Robt. A. Sharkey, Jos. S. Halsted and Wm. J. Mahon, commissioners, at 166 Montague st, Brooklyn, on or before March 27; and they will hear all such parties, in person, on March 31, at 2.30 p. m.

GEORGIA AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending GEORGIA AV, from Belmont av to Sutter av, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Jos. F. Curren, Solon Barbanell and Francis J. Sullivan, commissioners, at 166 Montague st, Brooklyn, on or before March 27; and they will hear all such parties, in person, on March 28, at 2.30 p. m.

63D ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 63D ST, from New Utrecht av to 18th av, and from 23d av to West st, excluding the right-of-way of the New York & Sea Beach Railroad, in the 30th and 31st Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Burt L. Rich, Fred B. Dalzell and Edward F. Linton, commissioners, at 166 Montague st, Brooklyn, on or before March 27; and they will hear all such parties, in person, on April 1, at 2.30 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

RICHMOND.

JACKSON ST, ETC.—Constructing sidewalk in JACKSON ST, bet William st and Beach st; PEARL ST, bet Trossach rd and end of street; SAND ST, bet Bay st and railroad crossing; PROSPECT ST, bet Bay st and railroad crossing; HOPE AV, south side, bet New York av and railroad crossing; BELMONT PL, bet Fort pl and Vine st; BROOK ST, bet Westervelt av and Jersey st; BROOK ST, bet Westervelt av and Richmond turnpike, and CASTLETON AV, south side, bet Kissel av and Sailors Snug Harbor property, 1st, 2d and 4th Wards. Area of assessment affects property in front of which said sidewalks were laid. May 10.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction,' Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Bills Offered for State Structures.

Assemblyman Caughlan introduced a bill on Thursday at Albany, authorizing the State Controller to issue bonds not exceeding $8,000,000 for the purpose of constructing and equipping State administration buildings in the cities of Albany, New York and Buffalo. The money to be spent as follows: $4,750,000 for a site and State administration building in the city of Albany; $2,900,000 for a site and State administration building in New York City; and not exceeding $350,000 for a site and administration building in the city of Buffalo. The law is not to take effect until it has been submitted to the people in a referendum at a general election and has received a majority of all the votes cast for and against it at such election. It is to be submitted at the general election this fall. Another bill was introduced by Assemblyman McDaniels, which appropriates $129,000 for an extension of the New York State College of Agriculture, to include a headquarters building, a stock judging pavilion, and an extension of the Agronomy building. Some of the individual items are: $30,000 for extending greenhouses; $18,000 for equipment of auditorium and class-room building; $20,000 for equipment of animal husbandry building; $20,000 for equipment of forestry building; $20,000 for equipment and extension of Agronomy building; $10,000 for additional equipment for the home economics building; $25,000 for a poultry plant; $35,000 for the completion of the central heating plant, and $17,000 for a pig barn, sheep barn, tool barn, and a pattern rural school house.

Straus Memorial Competition.

Augustus Lukeman, sculptor, of 145 West 55th street, was awarded the first prize on Thursday in the competition for designing a fountain to be erected in Bloomingdale Square at the intersection of Broadway, West End avenue and 106th street, Straus Park, in memory of Mr. and Mrs. Isidor Straus, who lived nearby, and who died together in the Titanic disaster. The architect named in the award with Mr. Lukeman is Mr. Evarts Tracy, of 244 Fifth avenue. There were four other prizes awarded among fifty-nine designs which were submitted, ranging from $500 to $1,000. The winners are Henry Hering, sculptor, and Charles A. Platt, architect; Anton Schaaf, sculptor, and Albert R. Ross, architect; Furio Piccilli, sculptor, and Lord Hewlett, architect; Miss Harriet W. Frismuth, sculptor, and Messrs. Alexander Deserty and Harold M. Bowdoin, architects.

The committee appointed to arrange for the memorial is composed of Henry Green, chairman; Messrs. Jacob H. Schiff, Samuel Greenbaum, Adolph Lewisohn, William G. McAdoo, now Secretary of the Treasury; Herman Sielcken, treasurer; Felix W. Warburg and Joseph B. Greenhut. The construction will be of granite (not yet selected), with a bronze figure and inscription plate. The cost is estimated at about $20,000.

Sydenham Hospital Plans to Build.

The Sydenham Hospital directors, 115th street, between First and Second avenues, contemplate the erection of a six-story modern hospital on the site of the present buildings to contain 200 beds. Isaac Guggenheim, banker, of 763 Fifth avenue, has contributed $100,000 toward the building fund and the directors will raise an additional $250,000 making the total appropriation about $350,000. So far as can be learned no architect has yet been selected. It will be recalled that plans were prepared about four years ago for remodelling the buildings at a cost of $60,000, but these changes were abandoned.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

LITTLE FALLS, N. Y.—The Herkimer County National Bank, D. H.' Burrell, president, and Geo. V. Smith, cashier, northeast corner South Ann and Albany sts, contemplate the erection of a $100,000 bank building, on plot 75x100 ft, at the northeast corner of Main and North Ann sts. No architect has been selected.

ST. JOHNSVILLE, N. Y.—The Village of St. Johnsville Board of Education, Lester Timmerman, Wm. Lynch and Ezra Dillenback, contemplates the erection of a 2-sty brick addition to the grade school here for which no architect has been selected.

ROCHESTER, N. Y.—The Westminister Presbyterian Church, Edward H. Perry, Rochester, Rev. A. J. Hutton, 14 Sibley pl, president Board of Trustees, pastor, will hold a meeting about March 23d to select a building committee for the erection of a 1½-sty and basement brick and stone church at the corner of Wellington av and Arnett st. Architect will be selected by invited competition. Cost, $80,000.

ROME, N. Y.—The Rome Wire Works, James H. Dyett, president, Railroad st; Herbert T. Dyett, treasurer and in charge; F. M. Porter, vice-president and chief engineer, contemplates the erection of an addition to the 1-sty brick factory, 100x270 ft., in Railroad st. Cost, $30,000.

ROCHESTER, N. Y.—The Central Trades & Labor Council of Rochester, A. Agren, 459 South av, Peter Bohrer, secretary, 179 William st, Rochester, contemplates the erection of a 3-sty brick labor temple in North Fitzhugh st. Architect will probably be selected by competition this summer.

LONG ISLAND CITY.—The Motion Picture Contract & Brokerage Co., D. Keane, general manager, 1465 Broadway, N. Y. C., contemplates the erection of a motion picture plant, remodelling from a wood-working plant at Av U and 56th st. No architect has been retained. Cost, $20,000.

MANHATTAN.—The Brixton Const. Co., 314 West 87th st, Edwin S. Brickner, president, Carl Levis, secretary, and John N. Stoddard, treasurer, contemplates the erection of a 12-sty brick and stone apartment house at 138-142 West 79th st. No architect has been retained.

JOHNSTOWN, N. Y.—Jason A. M. Smith, Johnstown Bank, 12 West Main st, contemplates rebuilding the business building at 12 South Perry st, for which no architect has been selected.

BUFFALO, N. Y.—Augustine Automatic Rotary Engine Co., Benj. F. Augustine, president, 123 Ellicott sq, contemplates the erection of an addition to the plant at 1862 Elmwood av, for which no architect has been retained. The addition will consist of a 1-sty boiler house, 40x60 ft., testing plant, 56x125 ft., and a warehouse, 56x81 ft. Cost, $30,000-$40,000.

NORTH TONAWANDA, N. Y.—The Federal Milling Co., 5-6 Ashley Building, Lockport, contemplates the erection of a flour mill and grain elevator of reinforced concrete in Main st to N. Y. Central R. R. No architect or engineer has been retained.

GREECE, N. Y.—Henry Parker, Rochester, will rebuild the recently destroyed hotel at 17-21 Pullman av as soon as the insurance is adjusted. The structure will probably be 3-stys and of brick. W. J. Bridle, A. F. Wheat and J. G. Wagg are lessees. No architect has been retained. Cost, $25,000.

ENDICOTT, N. Y.—The Board of Education, District of Endicott, George Ames, president, care of Endicott Johnson, Endicott, is taking competitive sketches for a high school, consisting of two study halls, recitation rooms, chemical and physical laboratories, etc., at the corner of Washington av and Main st. The construction will be of brick and stone. Architect will be selected about April 3. Cost, $75,000-$100,000.

MT. VERNON, N. Y.—G. Zibelli, 160 South 10th av, contemplates the erection of a 1-sty brick moving picture theatre at the southeast corner of 3d st and 8th av. No architect has been selected.

GLEN GARDNER, N. J.—The Glen Gardner Board of Education contemplate the erection of a new schoolhouse here. No plans have yet been prepared and no architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Rosenberg & Aronson, 89-91 Delancey st, general contractors, are taking bids on subs for a 6-sty tenement house to be erected at the northeast corner of Ludlow and Hester sts, from plans by Chas. M. Straub, 147 4th av, architect. Morris Marans, care of architect, is owner.

BRONX.—Koppe & Daube, 830 Westchester av, have completed plans for a 5-sty brick tenement, 50x88 ft, to be erected on the north side of Lafayette av, 50 ft west of Faile st, for Wm. R. Hanstein, 836 Westchester av, owner, who is taking bids on subs and materials. Cost, around $40,000.

BRONX.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 5-sty brick and stone apartment, 67x85 ft., to be erected at the southeast corner of Walker and Clay avs, for W. D. Howell, 1514 Overing st, builder, who is ready for bids on subs and materials. Cost, $50,000.

YONKERS, N. Y.—Nelson & McDonald, builders, Londoun st, owners, are taking bids on subs and materials and will be ready to start work about the middle of May on four 5-sty brick apartments in New Main st, at a cost of $100,000.

RIDGEWOOD, L. I.—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for a 3-sty brick tenement, 23x75 ft., to be erected at the northwest corner of Putnam and Onderdonk avs, for the G. X. Mathews Co., 2040 Palmetto st, Brooklyn, owner, who is taking bids on subs.

RIDGEWOOD, L. I.—L. Allmendinger, 926 Broadway, Ridgewood, is preparing plans for six 3-sty brick tenements, 27x38 ft., to be erected in the south side of Woodbine st, 25 ft. east of Onderdonk av, for the G. X. Mathews Co., 2040 Palmetto st, owner, who is taking bids on subs. Cost, $45,000.

CHURCHES.

STAPLETON, S. I.—George W. Constable, 456 4th av, New York City, architect, is taking bids on the general contract for a 2-sty brick and artificial stone church and parsonage to be erected at the northeast corner of Beach and St. Pauls av, for the George Lutheran Church, Rev. Frederick Sutter, 106 Beach st, owner. Mr. Linneman is chairman of building committee. Cost about $70,000.

DWELLINGS.

BROOKLYN.—Kirby & Petit, 103 Park av, N. Y. C., architects, are taking bids for a 3-sty brick and limestone residence, 44x63 ft, to be erected at the southeast corner of Stuyvesant av and Decatur st, for Otto Seidenberg, 17 Battery pl, N. Y. C., owner. Cost, about $30,000.

HOSPITALS AND ASYLUMS.

ALBANY, N. Y.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., general contractors, are taking bids on all subs for the 5-sty brick, reinforced concrete and steel Nurses' Home for the Albany Hospital, from plans by the Fuller & Robinson Co., 95 State st, architects. Operations will be started immediately.

HOTELS.

RYE BEACH, N. Y.—Ross & McNeil, 39 East 42d st, N. Y. C., have completed plans for an addition to the 4-sty frame hotel for the Rye Beach Hotel, Chas. E. McManus, 43-45 East 42d st, N. Y. C., owner. Cost, $10,000. Owner is taking bids on subs.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—H. E. McCormick, 244 Main st, New Rochelle, architect, is taking bids for a garage, stable, greenhouse and gardner's cottage, to be erected on North av, near Ridgeway rd, for George C. Beresford, North st, owner. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

BRONX.—Fred Hammond, 391 East 149th st, architect, is taking bids on general contract for a 3-sty brick store and loft building, 25x105 ft., to be erected in the south side of 152d st, 20 ft. east of Melrose av, to cost $15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH AV.—Carrere & Hastings, 225 5th av, are preparing plans for the 6-sty apartment with studios, 25x100 ft, to be erected at the northeast corner of 5th av and 53d st, for Charles Duveen, 720 5th av. Hugh Getty, Inc., 359 West 26th st, is general contractor. Cost, about $75,000.

55TH ST.—Wallis & Goodwillie, 346 4th av, are preparing plans for a 9-sty apartment house, 50x89 ft, to be erected at 124-126 West 55th st, for the Herald Square Holding Co., 62 West 45th st, owner. L. A. Harding, 346 4th av, is engineer. Cost, about $200,000.

CONVENT AV.—Chas. B. Meyers, 1 Union sq W, has completed plans for two 5-sty tenements to be erected on the west side of Convent av, 146.1 ft. north of 131st st, for Elias A. Cohen, 198 Broadway, owner. Cost, $13,000.

169TH ST.—Geo. F. Pelham, 507 5th av, has completed plans for two 6-sty tenements, 50x68.7 ft., to be erected in the north side of 169th st, 100 ft. west of Amsterdam av, for the Fair Deal Realty Co., 117 West 119th st, owner. Cost, $90,000.

70TH ST.—Rouse & Goldstone, 40 West 32d st, have completed plans for a 9-sty apartment, 50x85 ft., to be erected at 178-182 East 70th st, for the 178 East 70th St. Co., Inc., 160 Broadway, owner. Cost, $175,000.

44TH ST.—Chas. B. Meyers, 1 Union sq W, has completed plans for a 6-sty tenement, 50x87.5 ft., to be erected in the south side of 44th st, 100 ft. west of 9th av, for Isaac Schanhouse and S. Root, 404-6 West 44th st, owners. Cost, $50,000.

THOMPSON ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 6-sty tenement, to be erected at 152-4 Thompson st for the Citizens Investing Co., 226 Lafayette st, owner. Cost, $45,000.

PEARL ST.—F. P. Platt, 1123 Broadway, has completed plans for alterations to the 5-sty tenement, 23.1x128.7 ft., at 120 Pearl st and 84 Water st, for August Klipstein, 654 Greenwich st, owner. Cost, $3,500.

NORTHERN AV.—Foundations are under way for the 6-sty brick and stone apartment house on the west side of Northern av, 78 ft. north of 181st st, for the Trosachs Realty Co., R. F. Archibald, president; W. R. Harvey, vice-president, 40 East 22d st. J. C. Cocker, 2017 5th av, is architect. Cost, $125,000.

21ST ST.—F. L. Hine, 370 Jefferson av, is preparing plans for a 4-sty brick tenement, 29x76 ft., to be erected in the east side of East 21st st, 89 ft. south of Newkirk av, for Geo. B. Shane, southeast corner of East 21st st and Newkirk av. Cost, $15,000.

DWELLINGS.

71ST ST.—H. P. Knowles, 1170 Broadway, is preparing plans for a brick, limestone and marble residence for William Ziegler, to be erected in the south side of 71st st, 175 ft east of 5th av, adjoining the Henry Clay Frick plot.

39TH ST.—Rogers & Zogbaum, 437 5th av, architect, will probably take bids about the first of April on general contract for the 4-sty brick and limestone residence, 43x52 ft., to be erected at 134 East 39th st, for Thos. Smidt, 134 East 39th st, owner. Cost, $75,000.

THEATRES.

BROADWAY.—Thomas W. Lamb, 644 8th av, is preparing plans for a 3-sty theatre, stores and lofts, 102.2x220 ft, to be erected at the southeast corner of Broadway and 81st st for the Fulton Building Co., owner. Cost, about $150,000.

181ST ST.—T. A. Meyer, 114 East 28th st, is preparing plans for a 2-sty brick moving picture theatre, 100x119 ft., to be erected at the southeast corner of 181st st and Audubon av, for Theo. W. Myers, 20 Broad st, owner. Cost, $35,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

179TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for six 5-sty brick and limestone tenements, 50x90 ft, to be erected at the southwest corner of 179th st and Monterey av, for the Angel Construction Co., 1228 Hoe av, owner. Cost, about $275,000.

SIMPSON ST.—Selig Rosenberg has purchased from Henry Morgenthau Co. a plot 175x100 ft, at the junction of Simpson and Fox sts, for improvement with 5-sty flats.

FACTORIES AND WAREHOUSES.

173D ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a warehouse to be erected at the southwest corner of 173d st and Southern Boulevard for the Alpepiana Realty & Constn. Co., a newly organized company. The Santis Storage & Warehouse Co. is lessee.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ATLANTIC AV.—Koch & Wagner, 26 Court st, are preparing plans for a 4-sty brick apartment house, 40x90 ft, to be erected at the southeast corner of Atlantic and Nostrand avs, for Chas. G. Reynolds, 999 Sterling pl, owner, who will take bids about March 26 on subs. Cost, about $25,000.

STABLES AND GARAGES.

SMITH ST.—Axel Hedman, 367 Fulton st, has completed plans for converting the factory at 527 Smith st into a 1-sty brick garage, 60x75 ft., for Audley Clark, on premises, owner. Cost, $6,500.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for a 3-sty brick tenement, 24x75 ft, to be erected at the northwest corner of Madison st and Onderdonk av, for G. Matthews, 2040 Palmetto st, Brooklyn, owner. Cost, about $10,000.

ASTORIA, L. I.—It is said that the Larocque Mansion is soon to be torn down to be replaced with apartment houses. The estate runs from Steven st to the boulevard. Chas W. Benner is said to have conducted the transaction.

DWELLINGS.

MIDDLE VILLAGE, L. I.—D. J. Evans, Jamaica, L. I., has completed plans for two 2½-sty frame residences, 20x47 ft., to be erected on Morton av, for J. A. Hoerning, 51 Furman av, owner. Cost, $8,000.

STORES, OFFICES AND LOFTS.

RIDGEWOOD, L. I.—Foundations are under way for five 1-sty brick stores, 175x80 ft, at the northeast corner of Myrtle av and Cornelia st, for Meruk & May, 1126 Myrtle av, Brooklyn, owners. Wm. Debus, 86 Cedar st, Brooklyn, is architect. Cost, about $30,000.

Richmond.

CHURCHES.

STAPLETON, S. I.—George W. Conable, 456 4th av, N. Y. C., is completing plans for a 2-sty brick and artificial stone church and parsonage to be erected at the northeast corner of Beach and St. Paul avs, for the George Lutheran Church, Rev. Frederick Sutter, pastor, 106 Beach st, owner. Mr. Linneman is chairman of the building committee. Architect is taking bids. Cost, $70,000.

DWELLINGS.

CONCORD, S. I.—James Whitford, St. George, New Brighton, S. I., has been commissioned to prepare plans for twelve private residences to be erected at Fingerboard Terrace, Concord, for the St. George Realty & Construction Co., Ernest J. Cuozzo, president, 150 Nassau st, N. Y. C., owner. The construction will begin on or about the first of April. The aggregated cost is about $72,000.

Nassau.

CHURCHES.

MANHASSET, L. I.—The Christ Episcopal Congregation expects to start work on a new edifice early this spring. The cost will be in the neighborhood of $25,000. Address the Finance Committee for information.

DWELLINGS.

ROOSEVELT, L. I.—Johnson & Nelson, of this place, are talking about erecting 15 new houses this spring to cost between $3,000 and $4,000. They will be situated on Stevens st and Nassau rd.

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Contemplated Construction, Nassau (Continued)

GLEN COVE, L. I.—The residence of Mrs. Lavinia Beard on Red Spring rd, has been destroyed by fire at a loss of $25,000. Plans for rebuilding have not yet been made.

OYSTER BAY, L. I.—The residence of Frank B. Blanchard was destroyed by fire on Monday at a loss of $15,000. Plans for rebuilding have not yet been completed.

Suffolk.

SCHOOLS AND COLLEGES.

LINDENHURST, L. I. A new parochial school is to be erected by the local Catholic parish, Rev. Father Buser, pastor. The building will be 2-stys, of stone, brick and frame, to contain 2 classrooms and a hall. Cost about $8,000.

HUNTINGTON, L. I.—The sum of $85,000 has been appropriated for a 10-room school at Huntington Station.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—Slee & Bryson, 153 Montague st, Brooklyn, have been selected architects to prepare plans for a 2½-sty frame residence to be erected at the corner of Autenrieth road and Oakwood pl, for W. F. Clarke, care of Century Co., 33 East 17th st, N. Y. C. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—The Motor Truck Mfg. Co., manufacturers of motors and engines, contemplate the erection of a plant here. The directors are H. Hitchenbach, L. Bertsch, 10th av, Mt. Vernon, and A. J. Albert, of Hoboken, N. J.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 17.

CLIFTON.—David Teres, n e cor DeMott av and 5th st, one 2-sty frame, $5,000.

NEWARK.—Metropolitan Realty Co, 416 13th av, one 3-sty frame, $5,000; Roseville Cons. Co. s w cor Summer and Delavan avs, one 5-sty brick, $40,000; Gustave A. Rist, 344-346 Orange st, one 4-sty brick, $25,000; Henry Schenck, 181 Woodside av, one 3-sty frame, $10,000; Edwin J. Rosenbaum, 445-447 Mt. Prospect av, one 4-sty brick, $45,000; Hyman Sucno, 533 South 19th st, one 3-sty frame, $7,000; Chinich & Densky, 333 18th av, one 3-sty frame, $9,000; State Realty Co., n side Delavan av, 155 e of Summer av, two 3-sty frame, $20,000; Benjamin Yeshlovsky, 483-485 Avon av, two 3-sty frame, $11,000; Morris Tuck, Fairmount and 17th aves, three 3-sty frame, $18,000; Samuel Vogel, 292 15th av, and 36 Bedford st, two 3-sty frame, alteration, $1,000; John C Eisele, s w cor Broad st and 8th av, one 4-sty brick, $28,000.

PATERSON.—Harry Salzberg, 10 and 14 Smith st, two 3-sty brick, $10,000; Arthur McGinnis, 779 East 24th, one 3-sty frame, $5,000.

PASSAIC.—Samuel Kaplan, 154 4th st, one 3-sty brick, $7,000; Frank Safiote, n e cor Brighton av and Walnut st, one 2-sty brick, $5,000.

KEARNY.—Abraham Fineman, 140-142 and 144 Pomeroy av, three 3-sty frame, $15,000.

IRVINGTON.—Herman Henry, 333-335 16th av, two 3-sty frame, $12,000.

WEST NEW YORK.—Samuel M. Adelman, n w cor Palisade av and 15th st, two 4-sty brick, $40,000; Domenico Silvestri, n side 16th st, bet Bullsferry rd and Buchanan pl, one 4-sty brick, $17,000; Morris Goldberg, 314 21st st, one 3-sty brick, $10,000.

ATLANTIC CITY.—James T. Bew, s side Carolina av, 75 n of Pacific ave, one 5-sty brick, $45,000.

WEST HOBOKEN.—Anna Zenorini, n side Charles st, bet. Spring and West sts, one 3-sty brick, $9,000; Luigi Silvestri, s e cor Lester pl and West st, one 4-sty brick, $16,000.

JERSEY CITY.—Joseph Petlino, 834 Newark av, one 3-sty frame, alteration, $300; Harry Rothberg, 74-76 Clerk st, one 3-sty brick, $10,000.

MONTCLAIR.—Rosa Fusco, 29-31 Glenridge av, one 3-sty brick, $12,000.

BAYONNE.—John A. Anderson, 245 Prospect av, one 3-sty frame, alteration, $1,500; Max L. Solinsky, 118 Linnet st, one 3-sty frame, alteration, $200; Simon Schnider, 523 Boulevard, one 3-sty frame, alteration, $600.

APARTMENTS, FLATS AND TENEMENTS.

CALDWELL, N. J.—Lynn C. Lockwood, this place, is preparing plans for two 3-sty brick stores and flats, 60x40 ft. to be erected at Bloomfield and Campbell avs, for Carmine Petrulio, Bloomfield av, owner. Cost, about $10,000.

PASSAIC, N. J.—A. Preiskel, Hobert Trust Building, is preparing plans for a 5-sty brick and limestone apartment, 130x45 ft, to be erected in Henry st, for Pink & Pashman, 64 Van Beuren pl, owners. Cost, about $20,000.

BAYONNE, N. J.—Excavating is under way for a 2-sty brick residence and store, 30x50 ft, at 50th st and Av C, for Simon Abramson, 29 East 26th st, owner. Cost, about $7,000.

ELIZABETH, N. J.—J. B. Beatty, of this city, is preparing plans for an apartment house to be erected in Spring st for Fred Weber. Plans will be ready for estimates shortly.

EAST ORANGE, N. J.—The Fairchild-Baldwin Co., Newark, N. J., will erect a 4-sty apartment house in Prospect st and Park av to cost $150,000.

NEWARK, N. J.—Frederick Lemmer, of this city, has prepared plans for a 3-sty frame apartment to be erected in 18th av for Stephen and Mary Kreider, to cost $10,000.

NEWARK, N. J.—E. V. Warren has prepared plans for a 6-family apartment house, 46x50 ft., to be erected in DeGraw av. Cost, $30,000. The Parkway Realty Co. is the owner.

(Continued on page 642.)

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—(sub.) H. H. Vought, Jr., 501 5th av, N. Y. C., has received the mason and terra cotta work for the 5-sty apartment house, 129x141 ft, at the northwest corner of Sagamore rd and New st, for the Lawrence Park Realty Co., 542 5th av, N. Y. C., and Bronxville, owner. Bates & How, 542 5th av, N. Y. C., are architects. Cost, about $100,000.

LUDLOW ST.—Rosenberg & Aronson, 89-91 Delancey st, have received the general contract to erect a 6-sty tenement at the northeast corner of Ludlow and Hester sts, from plans by Chas. M. Straub, 147 4th av, architect. Morris Marans, care of architect, is owner.

DWELLINGS.

TREMONT AV.—John McKeefrey, 1416 Broadway, has received the general contract to erect the 2-sty brick store and residence at the southeast corner of Tremont and Marmion avs, for C. Edward Deppeler, 318 West 85th st, owner. John Brundt, 271 West 125th st, is architect. George Schnatz, 2343 Old Broadway, has the structural steel work. Cost, about $20,000.

FAR ROCKAWAY, L. I.—Streifler & Werner, this place, have received the general contract to erect the 2-sty terra cotta block and frame residence and garage, 33x50 ft, at Windsor Park, for John Reid, 248 West 154th st, N. Y. C., owner. Thos. O'Kane, Far Rockaway, is architect. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

IRVINGTON, N. J. —(sub.) Henningsen Bros., 43 Mt. Vernon av, have received the mason work for a brick addition to the ice cream plant at 19 Loretta st, for J. T. Castles Ice Cream Co. Jos. B. Allen, 11 Sanford av, is architect. E. N. Friedman, 90 West st, N. Y. C., is engineer. Cost, about $48,000.

SYRACUSE, N. Y.—The Heffernan Construction Co., 522 Gurney Building, this city, has received the general contract to erect a 3-sty and basement warehouse, 30x105 ft, and factory at 117 West Taylor st, for H. W. Balsey, 119 West Taylor st, owner. C. D. Wilsey, 611 S. A. & K. Building, architect. Cost, about $12,000.

IRVINGTON, N. Y.—Thos. Murphy & Son have received the contract to erect the boiler shop and foundry for the Lord & Burnham Company. The buildings will be of brick, 200x320 ft., to be completed by August 1.

PHILLIPSBURG, N. J.—The American Concrete Steel Co. of this city has received the contract to erect a 4-sty industrial building, 80x200 ft., of reinforced concrete, for the Ingersoll-Rand Co., to cost about $90,000.

PORT READING, N. J.—The Port Reading R. R. Co. has awarded to Enos I. Seeds the contract to erect a steel and fireproof storehouse, 30x70 ft.

HALLS AND CLUBS.

STAMFORD, CONN.—Shea-Sullivan Co., Main st, has received the general contract to erect the brick clubhouse in Main st, for the Suburban Club, L. J. Curtiss, president; Schuyler Merritt, chairman of building committee. Fred E. Stearns, 14 Kilby st, Boston, Mass., is architect, and Geo. F. Shepard, 14 Kilby st, Boston, Mass., is associate architect. Dearby, Robinson & Shepard, 20 Beacon st, Boston, Mass., are consulting engineers. Cost, about $55,000.

HOSPITALS AND ASYLUMS.

ALBANY, N. Y.—The Fuller & Robinson Co., architects, 95 State st, Albany, has awarded the Barrows-Stewart Co., 17 Battery pl, N. Y. C., the general contract to erect the new Nurses' Home for the Albany Hospital. The structure will be of brick, reinforced concrete and steel construction, and 5 stories, 192x85 ft.

ALBANY, N. Y.—The William G. Sheldon Construction Co. has secured the contract to erect a 3-sty brick hospital for the Francis Elliott Austin Maternity Hospital on Main and Western avs, to cost $175,000.

HOTELS.

NAGLE AV.—T. G. Galardi & Co., 530 West 207th st, have received the general contract to erect the 2-sty brick and limestone hotel and cafe, 100x100 ft, at the southwest corner of Nagle av and Dyckman st, for John V. Fitzpatrick, 1543 St. Nicholas av, owner. Moore & Landsiedel, 148th st and 3d av, architects. Cost, about $25,000.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—Cornelius Kevitt, Glen Ridge, N. Y., has received the general contract to erect the new school in the Greylock Manor section to cost $51,539. The Johnston Heating Co., 131 East 26th st, N. Y. C., has the heating contract.

STORES, OFFICES AND LOFTS.

63D ST.—Nieman & Luth, 25 West 42d st, have received the general contract to erect the 2-sty brick loft, 25x99 ft, at 231 East 63d st, for Levantia Boardman, care of Kenneth Boardman, 100 Broadway, owner of ground. Arthur S. Vernay, 12 East 45th st, is lessee of ground and owner of building. Edward King, 311 Madison av, is architect. Cost, about $10,000.

LODI, N. J.—The Dillon Construction Co., of this place, has received the general contract to erect the 2-sty brick office building, 35x80 ft, for the United Piece Dye Works. Alfred Hopkins, 11 East 24th st, N. Y. C., is architect, and Nygren, Tenny & Ohmes, 87 Nassau st, N. Y. C., are steam and electrical engineers.

THEATRES.

UNION HILL, N. J.—De Riso Bros., of Union Hill, have received the general contract to erect the theatre on the Hackensack turnpike near Bergenline av, for Carl F. Michelfelder.

MISCELLANEOUS.

EAST BOSTON, MASS.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., and Boston, has received the general contract to erect a signal tower at Orient Heights, East Boston, for the Boston, Revere Beach & Lynn R. R. Co., G. M. Thompson, chief engineer. Work will be started immediately.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

70TH ST, 178-182 East, 9-sty brick and stone apartment, 52x85; cost, $175,000; owner, 178 East 70th St Constn. Co., 160 Broadway; architects, Rouse & Goldstone, 38 West 33d st. Plan No. 108.

124TH ST, 407-423 West, 1-sty brick gospel tent, 90x72; cost, $500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Frank E. Dow, 123 East 23d st. Plan No. 119.

DWELLINGS.

114TH ST, 401-7 West, 5-sty brick and stone dwelling, 32x91; cost, $50,000; owners, The Corp. of the Novitiate Fathers of Mercy, 120 West 24th st; Rev. Ferdinand Gruichetian, Pres.; architects, Cross & Cross, 10 East 47th st. Plan No. 127.

HOSPITALS AND ASYLUMS.

64TH ST, 446 East, 5 & 6-sty brick and stone hospital, 140x42; cost, $140,000; owners, Flower Hospital, Robt. S. Brewster, 100 East 70th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 118.

123D ST, 41-3 East, 6-sty brick hospital clinic, 34x90; cost, $90,000; owners, Hospital for Deformities and Joint Diseases, 1919 Madison av; architects, Heidelberg & Levy, 322 5th av. Plan No. 117.

SCHOOLS AND COLLEGES.

BROOME ST, 189, yard to Public School No. 120, lot 25x25; cost, $1,650; owner, City of New York, Dept. of Education, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 115.

ROOSEVELT ST, 81-89, yard to Public School No. 112, lot 116x127; cost, $1,950; owner, City of New York, Board of Education, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 113.

24TH ST, 225-233 West, yard to Public School No. 45, lot 25x98; cost, $1,800; owner, City of New York, Board of Education, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 114.

STABLES AND GARAGES.

WATER ST, 337-339, 2 and 3-sty brick storage and stable, 37x75; cost, $10,000; owner, Mrs. Fannie E. D. Story, 36 Gramercy Park West; architect, Wm. Huenerberg, 782 East 165th st. Plan No. 112.

61ST ST, 16 to 24 West, 11-sty brick and stone garage, 100x88; cost, $325,000; owner, Amos Pinchot, 60 Broadway; architect, Walter Haefeli, 17 Madison av. Plan No. 107.

48TH ST, 605 to 609 West, 3-sty brick stable, 75x95; cost, $25,000; owners, The 550 West 44th St. Co., Ed. Fawsett, Pres., 2048 East 17th st, Brooklyn; architect, Fred'k Jacobsen, 132 East 23d st. Plan No. 121.

STORES, OFFICES AND LOFTS.

WALL ST, 29-31-33, 4-sty brick and stone offices, dimensions irregular; cost, $1,200,000; owners, J. P. Morgan & Co., H. Pomeroy Davidson, partner, 3 Broad st; architects, Trowbridge & Livingston, 527 5th av; builder, Marc Eidlitz & Son, 489 5th av. Plan No. 109.

52D ST, 106-108, 8-sty brick and stone club, 38x100; cost, $130,000; owners, Women's University Club Realty Co., Mrs. Mary Saunders Hays, Pres., 99 Madison av; architects, Nelson & Van Wagenen, 15 West 38th st. Plan No. 110.

16TH ST, 500 to 512 West, 10-sty brick and stone light manufacturing wing, 221x182; cost, $1,000,000; owners, Bradish Johnson Est., 39 Cortlandt st; lessees and owners of building National Biscuit Co., 409 West 15th st; architect, Albert G. Zimmerman, 11 East 24th st. Plan No. 111.

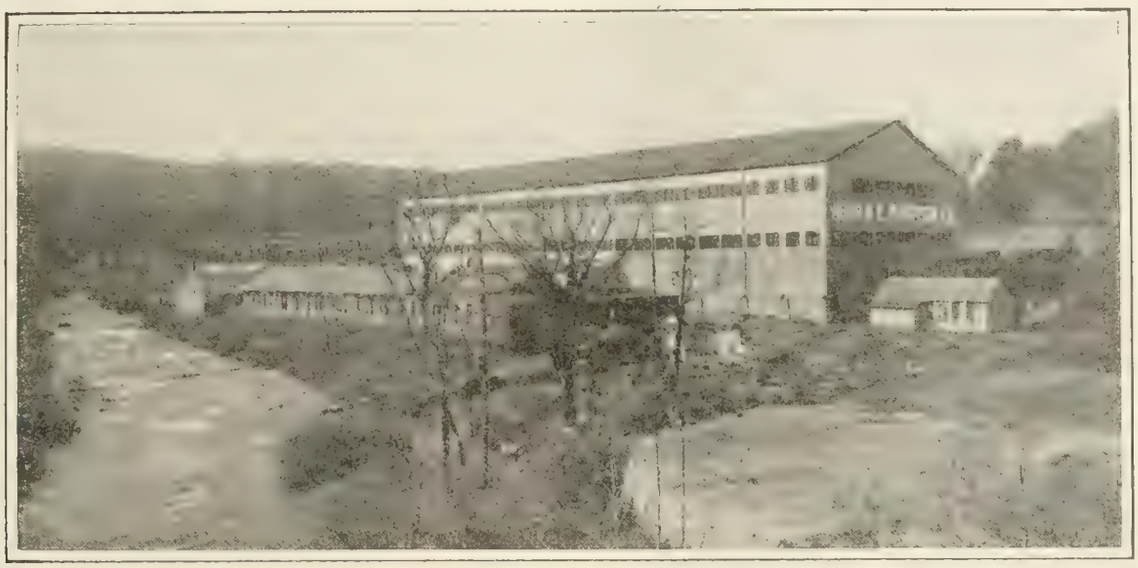
WHITE ST, 87-93, 17-sty brick and stone printing house, 120x107; cost, $1,200,000; owners, The Hallenbeck-Hungerford Realty Co., Harry C. Hallenbeck, Pres.; Bernard Ris, Secy., 497 Pearl st; architect, Wm. E. Austin, 46 West 24th st. Plan No. 104.

BROADWAY, w s, 188 n 225th st, 1-sty frame office, 9x9; cost, $100; owner, Fred P. Hummel, 22 and 24 Marble Hill av; lessee, David E. Powers, 27 Adrian av; architect, John Brandt, 271 West 125th st. Plan No. 105.

MADISON AV & 33D ST, n e cor, 16-sty brick and stone offices, 49x95; cost, $400,000; owner, Burrell Realty Corporation, Loton H. Slawson, president, 17 Madison av; architect, Wm. H. Gompert, 2102 Bway. Plan No. 123.

32D ST, 6-8 West, 17-sty brick stores and loft, 50x88; cost, $385,600; owner, Brodkine Realty Co., 40 West 32d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 125.

OUR PLANT



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THEATRES.

BROADWAY, 2248 to 2258, 3-sty brick theatre and lofts, 102x215; cost, $150,000; owners, Fulton Bldg. Co., Arthur Shakman, Pres., 2255 Broadway; architect, Thos. W. Lamb, 501 5th av. Plan No. 116.

110TH ST, n s, 75 w 5 av, 2-sty brick moving picture theatre, 50x100; cost, $25,000; owner, Arron Rosenstein, 4 East 107th st; architect, Harold L. Young, 1204 Broadway. Plan No. 106.

76TH ST, 356 to 362 East, open air show, 93 x102; cost, $2,000; owner, Mary Frances McGuiness, 951 Lexington av; architect, Nathan Langer, 81 East 125th st. Plan No. 122.

MISCELLANEOUS.

VERMILYE AV, s s, 200 w Academy st, 3-sty brick fire house, 42x52; cost, $47,000; owners, Fire Dep't City of New York, 157 East 67th st; architects, Dennison, Hirons & Darbyshire, 475 5th av. Plan No. 120.

2D AV, e s, 120 s East 127th st, 1-sty brick boiler and engine house, 43x53; cost, $5,000; owners, Harlem River Park Co., John Paradies, president, 8 Old Slip; architect, John Hauser, 360 West 125th st. Plan No. 124.

165TH ST AND AUDUBON AV, n e cor, a sign, 18x55; cost, $175; owners, Max & Carl Ernst, 55 Liberty st; architects, C. L. Schlaemer, Inc., 1 West Broadway. Plan No. 126.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

KELLY ST, w s, 125 n 163d st, two 5-sty brick tenements, plastic slate roof, 43.9x87.8; cost, $100,000; owner, Irving Goldman, 928 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 143.

MORRIS AV, n w cor 179th st, 6-sty brick tenement, slag roof, 100x88.6; cost, $130,000; owner, August Jacob Constn Co., August Jacob, 2000 Morris av, Pres.; architect, Frederick Jaegers, 441 Tremont av. Plan No. 140.

MORRIS AV, w s, 175 n 179th st, 6-sty brick tenement, slag roof, 75x87; cost, $75,000; owner, August Jacob Constn. Co., August Jacob, 2000 Morris av, Pres.; architect, Frederick Jaeger, 441 Tremont av. Plan No. 141.

172D ST, s s, 126 e 3d av, 1-sty brick amusement hall, tin roof, 31x94; cost, $5,000; owner, Marie Fudgi, 2252 Crotona av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 150.

177TH ST, n w cor Walton av, two 5-sty brick tenements, plastic slate roof, 42.2x86.10, 35x 89.10; cost, $75,000; owner, Adolph Wexler, 204 Bush st; architect, Chas, Schaefer, Jr., Co., 401 Tremont av. Plan No. 149.

189TH ST, s s, 104 e Washington av, three 5-sty brick tenements, slag roof, 42x111.8x110.10; cost, $120,000; owner, John O'Leary, 991 East 187th st; architect, John P. Boyland, Fordham rd and Westchester av. Plan No. 152.

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OAKLAND PL, s w cor Prospect av, 5-sty brick tenement, slag roof, 25x90; cost, $25,000; owner, Moorehead Realty & Constn. Co., Robt. J. Moorehead, 415 East 140th st, Pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 156.

179TH ST ,s s, from Hughes to Belmont av, 5-sty brick tenement, slag roof, 96x66; cost, $75,000; owner, Alert Constn. Co., Isreal I. Wolf, 1925 Marmion av, Pres; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 157.

BAILEY AV, w s, 84.32 s 231st st, three 5-sty brick tenements, plastic slate roof, 35x70.8, 45x91, 45x92; cost, $125,000; owner, Ole G. Bartilson, 182d st and Park av; architect, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 148.

DWELLINGS.

GRACE AV, e s, 628 s Boston rd, three 2-sty brick dwellings, 20x48; cost, $12,000; owner, Daniel J. Dillon, 2796 3d av; architect, J. Schwallenberg, 2060 Westchester av. Plan No. 145.

SO. OAK DRIVE, n s, 125 e Cruger av, 3-sty brick dwelling, tin roof, 20.4x50; cost, $6,000; owner, Jos. A. Mascio, 742 So. Oak drive; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 138.

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Plans Filed, New Buildings, Bronx (Cont.).

BROOK AV, w s, 36 n St. Paul's place, 3-sty brick store dwelling and loft, tin roof, 25x80; cost, $15,000; owner, Value Realty Co., Philip Wattenberg, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 139.

WHITE PLAINS AV, w s, 430 s Westchester av, 2-sty frame dwelling, tin roof, 36x60; cost, $5,500; owner, Mackenzie Woodworking Co., 2060 Westchester av; architect, J. Schwallenberg, 2060 Westchester av. Plan No. 144.

SWINTON ST, e s, 150 n Eastern Boulevard, 2-sty frame dwelling, tin roof, 20.6x50; cost, $4,500; owner, Andrew J. Swanson, 200 West 145th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 154.

217TH ST, n s, 220 w Paulding av, 2-sty frame dwelling, tin roof, 21x53; cost, $5,000; owner, Susan Austin, 3624 Olinville av; architect, James Anderson, 1790 Walker av. Plan No. 146.

NEWTON AV, e s, 275.86 s Mosholu av, 2½-sty frame dwelling, slate roof, 21x30; cost, $3,000; owner, Patrick O'Hare, Mosholu av; architect, Wm. Greenless, 429 East 238th st. Plan No. 153.

TOWNDOCK ROAD, s s, 50 w Valentine av, 2-sty frame dwelling, tin roof, 21x53; cost, $5,000; owner, Jacob Nigen, 1516 Charlotte st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 151.

FIELDSTONE RD, e s, 75 n 259th st, 2½-sty frame dwelling, shingle roof, 21x40; cost, $5,000; owner, Dr. John McGrath, 251 West 118th st; architect, Wm. A. Kenny, 430 West 259th st. Plan No. 158.

STORES, OFFICES AND LOFTS.

198TH ST, s w cor Briggs av, 1-sty frame store, tin roof, 33.8x31.10; cost, $2,000; owner, Henry Plate, 1824 Cedar av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 147.

MISCELLANEOUS.

N. Y., W. & B. R. R., near Unionport rd and Rhinelander av, 1-sty cement paint shop, 36x119; cost, $9,000; owner and architect, N. Y., W. & B. R. R. Co., Grand Central Station. Plan No. 142.

CASTLE HILL AV, w s, from Blackrock to Watson av, 1-sty frame shed, 12x15; cost, $100; owner, Church of the Holy Family, on premises; architect, Henry A. Koelbie, 71 Nassau st. Plan No. 155.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

8TH AV, ——, 32.1 n w 3d st, 3-sty brick tenements, 22.3x64, slag roof, 2 families each; total cost, $12,000; owner, Kings & Westchester Land Co., 350 Fulton st; architect, Aymar Embury, 2d, 132 Madison av. Plan No. 1210.

56TH ST, n s, 300 e 5th av, 4-sty brick tenement, 20x86, gravel roof, 8 families; cost, $12,000; owner and architects, R. & W. Smith, 3822 9th av. Plan No. 1285.

EAST 21ST ST, e s, 92.1 s Caton av, 2-4-sty brick tenements, 50x95; gravel roof, 16 families each; total cost, $70,000; owners, Ginsberg & Moss Realty Co., 117 Pennsylvania av; architect, C. Infanger, 2634 Atlantic av. Plan No. 1309.

66TH ST, n e cor 14th av, 4-sty brick store and tenement, 40x90, gravel roof, 12 families; cost, $22,000; owner, Vincent Guarmeri, 1404 66th st; architect, Angelo Adamo, 64th st and 15th av. Plan No. 1312.

EASTERN PKWAY, s w cor Schenectady av, 4-sty brick tenement, 40.4x66, gravel roof, 7 families; cost, $20,000; owner, Geo. Lessa, 205 Henry st, N. Y.; architect, A. Ullrich, 371 Fulton st. Plan No. 1325.

PARK PL, n s, 355 w Franklin av, 4-sty brick tenement, 56x103, gravel roof, 24 families; cost, $75,000; owner, Levy & Baird, 2027 Bath av; architect, D. Worthman, 114 E 28th st. Plan No. 1330.

DWELLINGS.

BERRIMAN ST, e s, 40 n Glenmore av, 2-sty frame dwelling, 22x55, tin roof, 2 families; cost, $4,500; owner, Kotkofsky & Sons, on premises; architect, L. J. Frank, 206 Crescent st. Plan No. 1188.

WILLIAMS AV, w s, 330 n Hegeman av, two 2-sty brick dwellings, 20x44, tar, felt and gravel roof, 2 families each; total cost, $6,000; owner, Nathan Galinke, 574 Williams av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1207.

WEST 29TH ST, e s, 100 n Surf av, twelve 1-sty frame dwellings, 12x26, rubberoid roof, 1 family each; total cost, $3,600; owner, Fred F. Harris, Tuxedo Park, N. Y.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1232.

EAST 49TH ST, e s, 260 s Linden av, two 2-sty frame dwellings, 18.6x52, tin roof, 2 families each; total cost, $8,000; owner, Owen McCormack, 49th st and Ft. Hamilton av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1240.

73D ST, n s, 86 e New Utrecht av, 2-sty frame dwelling, 19x50, gravel roof, 2 families; cost, $3,500; owner and architect, C. F. Haviland, 8651 Bay 13th st. Plan No. 1219.

WEST 1ST ST, w s, 85 s West av, 2-sty frame dwelling, 40x18, gravel roof, 2 families; cost, $2,000; owner, Peter Wolz, West 17th st near Mermaid av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1263.

EAST 14TH ST, e s, 140 s Av X, three 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $13,500; owner, H. L. Isaacson, 381 Williams av; architect, Abraham Farber, 1028 Gates av. Plan No. 1282.

71ST ST, s s, 20 w 11th av, four 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, $18,000; owner, Wm. Mockler, New Utrecht av and 42d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1292.

BAY 17TH ST, e s, 184 n Cropsey av, 2-sty frame dwelling, 16x40, shingle roof, 1 family; cost, $1,500; owner and architect, Spencer Parazzo, 404 Hicks st. Plan No. 1262.

74TH ST, n s, 220 w 10th av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $5,000; owner, John Carlson, 944 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1275.

74TH ST, n s, 250 w 10th av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $5,000; owner, John Carlson, 944 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1276.

EAST 93D ST, n e cor Nolan's la, 2-sty frame dwelling, 25x36, tin roof, 2 families; cost, $2,500; owner, Sherwood Sullivan, 909 East 92d st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1289.

EMMONS AV, s s, 142.11 e Shore blvd, 2-sty frame dwellings, 20x32, tin roof, 1 family each; total cost, $5,600; owner, Jas. Manley, Neck rd and Van Siclen st; architect, M. M. Foley, 2249 Homecrest av. Plan No. 1271.

FOSTER AV, s w cor Rugby rd, 2-sty and attic frame dwelling, 28x29, shingle roof, 1 family; cost, $4,000; owner, E. R. Strong Co.; architects, Slee & Bryson, 153 Montague st. Plan No. 1302.

MERMAID AV, s w cor West 31st st, 1-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $1,600; owner, Minnie Casey, 2897 Fulton st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1266.

PROSPECT AV, s s, 320 e 10th av, 3 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $10,500; owner, Wm. Calder Co., 11th av and Sherman st; architect, Benj. Hudson, 319 9th st. Plan No. 1280.

11TH AV, s w cor 71st st, 3-sty brick dwelling, 20x45, tin roof, 2 families; cost, $6,000; owner, Wm. Mackler as president, New Utrecht av and 40th st; architects, Eisenla & Carlson 16 Court st. Plan No. 1294.

11TH AV, w s, 50 s 71st st, 2-sty brick dwelling, 50x20.6, tin roof, 2 families; cost, $5,000; owner, Wm. Moekler, New Utrecht av and 42d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1293.

FACTORIES AND WAREHOUSES.

62D ST, s s, 280 e 6th av, 2-sty brick factory, 67x138.4, slag roof; cost, $65,000; owner, Bay Ridge Ice Co., 725 Chauncey st; architects, Kock & Wagner, 26 Court st. Plan No. 1176.

ST MARKS AV, s s, 140 e Hopkinson av, 5-sty brick factory, 30x61.6, slag roof; cost, $12,000; owner, Sarah Grimes, 2117 Dean st; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 1287.

JACKSON ST, n e cor Woodpoint rd, 1-sty brick storage, 27.11x49.9, gravel roof; cost, $800; owner, Max Sill, 374 Graham av; architect, C. P. Cannella, 60 Graham av. Plan No. 1305.

LORIMER ST, ss, 125 w Marcy av, 1-sty brick storage, 25x100, tin roof; cost, $3,000; owner, Pasquale Daregalardi, 406 Marcy av; architect, C. P. Cannella, 60 Graham av. Plan No. 1310.

HOSPITALS AND ASYLUMS.

PENNSYLVANIA AV, e s, 25 s Glenmore av, 2-sty brick Orphan Home, 42.8x40, gravel roof; cost, $9,000; owner, Archbishop Platon, 15 East 97th st; architect, John Burgesen, 153 West 126th st. Plan No. 1193.

STABLES AND GARAGES.

BERGEN ST, s s, 55 e Eastern Parkway, 1-sty brick garage, 50x75, slag roof; cost, $3,000; owner, Salvatore Bonagura, 1815 Eastern Parkway; architect, L. Danancher, 7 Glenmore av. Plan No. 1202.

97TH ST, s s, 100 w Marine av, 1-sty frame garage, 11x18, tin roof; cost, $300; owner, H. M. Landgraf, 156 97th st; architect, W. H. Harrington, 5906 5th av. Plan No. 1166.

OCEAN AV, w s, 75 n Ditmas av, 1-sty brick garage, 27.6x20.6, slag roof; cost, 11,000; owner, John F. Edwards, 940 Ocean av; architects, H. P. Kirby & ano, 103 Park av, N. Y. C. Plan No. 1177.

PACIFIC ST, s s, 125 w Vanderbilt av, 2-sty brick garage, 61.2x85.10, concrete roof; cost, $4,000; owner, Ward Baking Co., Southern Blvd. and E 143d st, N. Y.; architect, C. B. Comstock, 23 East 26th st. Plan No. 1218.

WINTHROP ST, s s, 350 s e Bedford av, 1-sty brick garage, 14x20, steel roof; cost, $200; owner and architect, Bertha Landes, 158 Winthrop st. Plan No. 1230.

EAST 18TH ST, e s, 230 s Av I, 1-sty frame garage, 12x20, shingle roof; cost, $500; owner, P. W. Lothman, 967 East 18th st; architect, Ascutney Realty Co., 1721 Av J. Plan No. 1217.

45TH ST, s s, 45 e 5th av, 1-sty brick garage, 20x17.6, —— roof; cost, $350; owner and architect, Ole Aroli, 4410 4th av. Plan No. 1213.

46TH ST, n s, 92 e 6th av, 1-sty brick garage, 28x20, slag roof; cost, $1,500; owner, Wm. Ruper, 615 46th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1238.

OVINGTON AV, n s, 251 s w 5th av, 1-sty brick garage, 20x20, slag roof; cost, $1,000; owner, Wm. Beckman, 553 46th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1239.

82D ST, s w cor Fort Hamilton av, 1-sty brick garage, 15x26, —— roof; cost, $600; owner, Jacob Honowitz, 8202 Ft Hamilton av; architect, J. S. Glasser, 75 73d st. Plan No. 1268.

75TH ST, s w cor 16th av, 1-sty frame garage, 18x13; shingle roof; cost, $250; owner, J. P. Pinover, 7402 New Utrecht av; architect, C. Schubert, 86th st & 13th av. Plan No. 1331.

CORTELYOU RD, ss, 60 e East 8th st, 1-sty steel garage, 12x18, steel roof; cost, $228; owner, N. S. Poulson, 722 Cortelyou rd; architect, J. R. Ashley, 407 West 145th st. Plan No. 1328.

E 34TH ST, w s, 150 n Av G, 1-sty brick garage, 12x18, shingle roof; cost, $400; owner, C. T. Rohman, 886 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1319.

EAST 45TH ST, es, 93 n Church av, 1-sty frame garage, 16.8x19, slate roof; cost, $237; owner and architect, E. O. Conrad, 216 6th av. Plan No. 1303.

STORES, OFFICES AND LOFTS.

MONTGOMERY ST, s w cor Cedar pl, 1-sty frame store, 20x72, gravel roof; cost, $2,000; owner, Pat'k McCormack, 152 Montgomery st; architect, Wm. Mackie, 255 Kingston av. Plan No. 1300.

THEATRES

86TH ST, n s, 55 w 21st av, 1-sty brick moving picture show, 40x82.2, gravel roof; cost, $6,000; owner, Solomon Fromm, 57 Hope st; architect, Fred J. Dassau, 1373 Broadway. Plan No. 1184.

CHURCH AV, s s, 216 e 16th st, 1-sty brick moving picture show, 33.7x99.4, slag roof; cost, $9,000; owner, John J. Ridgeway, 576 Carlton av; architect, Chas. B. White, 189 Montague st. Plan No. 1243.

GATES AV, n s, 100 w Bedford av, 2-sty brick picture theatre, 25.6x20.9, gravel roof; cost, $6,000; owner, Hy L. Ford, 270 Cumberland st; architects, Laspia & Salvati, 525 Grand st. Plan No. 1295.

NEW UTRECHT AV, w s, 20 s 63d st, 1-sty frame open air moving picture show, 78.9x60.11, tin roof; cost, $3,500; owner, Frank Pasqualino, 6226 New Utrecht av; architect, M. W. Del Gaudio, 401 East Fremont av. Plan No. 1298.

14TH AV, s e cor 60th st, 2-sty brick theatre, 40x100, gravel roof; cost, $15,000; owner, Chas. Gahren, 55 West 95th st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 1250.

MISCELLANEOUS.

BALTIC ST, s s, 205.6 w Bond st, 3-sty brick hay loft, wagon storage, stable and dwelling, 19.6x100, tin roof, 2 families; cost, $9,000; owner, Giuseppe Giovanniello, 88 Butler st; architect, Max Hirsch, 391 Fulton st. Plan No. 1206.

CROWN ST, s s, 42 w Kingston av, 1-sty frame locker house, 65.6x12, —— roof; cost, $1,000; owner, Kings Co. Tennis Club, on premises; architect, Riel Byers, 59 Pearl st, N. Y. C. Plan No. 1175.

EAST 35TH ST, w s, 137.6 s Av H, new brick chimney, 125 ft high and 4 ft diameter; cost, $3,000; owner, Benj. C. Hitchins, 3413 Av H; architect, M. W. Kellogg Co., 50 Church st, N. Y. C. Plan No. 1186.

FRANKLIN AV, w s, 440 s Montgomery st, new brick chimney, 150 ft high and 6.6 ft diameter; cost, $5,000; owner, Flatbush Hygeia Ice Co., 984 Franklin av; architect, M. W. Kellogg Co., 50 Church st, N. Y. C. Plan No. 1185.

PITKIN AV, n w cor Williams av, 1-sty frame lumber rack, 34x16, tin roof; cost, $300; owner, Berth Bronner, 185 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 1167.

RICHARD ST, e s, 220 s Beard st, 1-sty brick boiler house, 36x25.6, slag roof; cost, $1,500; owner, estate Wm. Beard, foot Van Brunt st; architect, F. R. Ashfield, 350 Fulton st. Plan No. 1237.

RALPH AV, n w cor Monroe st, 1-sty iron toilet, 6x7, gravel roof; cost, $500; owner and architect, Wm. Hilkenmeir, 186 Stanhope st. Plan No. 1212.

POWELL ST, w s, 100 n Livonia av, 1-sty frame shed, 14x21, —— roof; cost, $75; owner, Isadore Liberman, 422 Powell st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1254.

EASTERN PARKWAY, s e cor Schenectady av, 2-sty brick library, 86.8x80, slag roof; cost, $70,000; owner, City N. Y.; architect, Raymond F. Almiral, 185 Madison av. Plan No. 1252.

62D ST, s s, 100 e 6th av, 1-sty brick boiler house, 41x56.11, asbestos roof; cost, $3,000; owner, J. M. Huber, 150 Worth st, N. Y. C.; architect, B. Sundlach, 185 Madison av, N. Y. C. Plan No. 1334.

ROCKAWAY AV, w s, 220 s Denton av, 1-sty frame toilet, 10x14, shingle roof; cost, $300; owner, H. C. Quartinus, Canarsie Shore; architect, Gust. Falk, East 93d st. Plan No. 1323.

Queens.

DWELLINGS.

ARVERNE.—Remington av, e s, 420 n Amstel boulevard, 2½-sty frame dwelling, 26x38, shingle roof, 1 family; cost, $4,500; owner and architect, J. E. Moore, 228 Remington av, Rockaway Beach. Plan No. 777.

ARVERNE.—Clarence av, w s, 300 s Amstel boulevard, two 2½-sty frame dwellings, 24x34, shingle roof, 1 family; cost, $9,000; owner, J. E. Moore, 225 Remington av, Rockaway Beach; architect, owner. Plan Nos. 775-776.

ARVERNE.—Elizabeth av, n s, 284 w Remington av, 2-sty frame dwelling, 22x24, shingle roof, 1 family; cost, $3,200; owner, Neil J. Skow, 16 Keiley av, Arverne; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 715.

ARVERNE.—Vernam av, n s, 280 e Morris av, 2½-sty frame dwelling, 26x38, shingle roof, 1 family; cost, $5,000; owner and architect, Julius Spinghie, 478 Boulevard, Rockaway Beach. Plan No. 724.

BELLE HARBOR.—Montauk av, w s, 240 n Bayside av, two 2½-sty frame dwellings, 24x28, shingle roof, 1 family; cost, $7,000; owners, Mary H. & A. Kneip, Maspeth av, Maspeth; architect, William A. Hogan, 17 5th av, Rockaway Park. Plan Nos. 762-763.

COLLEGE POINT.—11th st, w s, 100 n 7th av, 2-sty frame dwelling, 20x44, shingle roof, 2 families; cost, $4,000; owner, Mrs. Nettie Brown, 27 11th st, College Point; architect, G. M. Andrews, 31 11th st, College Point. Plan No. 732.

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Plans Filed, New Buildings, Queens (Cont.).

COLLEGE POINT.—Chichester av, s w cor 17th st, 1-sty frame dwelling, 22x32, tar and gravel roof; cost, $900; owner, Anna Johnson, 312 15th av, L. I. City; architect, Frank Sprosser, 527 Grand av, L. I. City. Plan No. 767.

COLLEGE POINT.—5th av, s s, 75 w 11th st, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, $3,500; owner, Robert Rechsteiner, 137 11th st, College Point; architect, Harry T. Morris, 609 14th st, College Point. Plan No. 752.

COLLEGE POINT.—7th av, n e cor 12th st, 2-sty frame dwelling, 42x20, tin roof, 2 families; cost, $3,000; owner, Henry Reis, 13 South 13th st, College Point; architect, Anthony Gorden, 114 10th st, College Point. Plan No. 741.

CORONA.—Rapelje av, w s, 40 n McKinley pl, 2-sty frame dwelling, 22x32, tin roof, 2 families; cost, $2,500; owner, James Capone, 36 Walker st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 723.

EDGEMERE.—Frank av, e s, 720 n Boulevard, 2-sty frame dwelling, 25x30, shingle roof, 1 family; cost, $2,500; owner, Rockaway Coast Realty Co., Edgemere; architect, Jos. H. Cornell, Far Rockaway. Plan No. 742.

EDGEMERE.—Frank av, n e cor and n w cor Hantz pl, two 2-sty frame dwellings, 22x39, shingle roof, 1 family; cost, $5,000; owner, Rockaway Coast Realty Co., Edgemere; architect, Jos. H. Cornell, Far Rockaway. Plan Nos. 743-744.

FLUSHING.—Bradford av, n s, 180 w Lawrence st, six 2-sty frame dwellings, 16x24, paroid roof, 1 family; cost, $6,000; owner, C. W. Copp, Bayside av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan Nos. 717 to 722.

JAMAICA.—Williams av, s s, 170 w Jeffrey av, 2½-sty frame dwelling, 19x34, shingle roof, 1 family; cost, $2,500; owner, John J. O'Brien, 19 Vine st, Richmond Hill; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 727.

HOWARD ESTATES.—Flynn av, n s, 60 w Thadford av, 1-sty frame dwelling, 25x37, shingle roof, 1 family; cost, $1,700; owner and architect, Henry A. Tim, Glen Cove, L. I. Plan No. 759.

JAMAICA.—Napier pl, w s, 103 n Broadway, and Remington av, e s, 94 n Broadway, six 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $13,800; owner, Max Frankel, 354 Fulton st, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan Nos. 778 to 783.

KEW.—Pembrose pl, n s, 225 e Austin st, 2½-sty frame dwelling, 30x23, shingle roof, 1 family; cost, $5,500; owner, John F. Kendall, 350 Ocean Parkway, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 731.

LONG ISLAND CITY.—Purdy st, e s, 100 n Old Bowery Bay rd, eleven 2-sty frame dwellings, 14x35, shingle roof, 1 family; cost, $27,500; owner, Peerless Homes Co., Cook av, Elmhurst; architect, I. P. Card, Corona. Plan Nos. 784 to 794.

MASPETH.—Atlantic st, n s, 25 s e Nurge st, 1½-sty frame dwelling, 25x16, gravel roof, 1 family; cost, $500; owner, F. G. Matzen, Atlantic st, Maspeth. Plan No. 716.

MIDDLE VILLAGE.—Fulton av, e s, 350 n Market st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, $2,000; owner, Jos. Kurlander, 320 Bristol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 772.

RICHMOND HILL.—Grant av, w s, 20 n North st, eight 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $14,000; owner, Dickel Constn. Co., 73 Dennington av, Woodhaven; architect, owners. Plan Nos. 733 to 740.

ROCKAWAY BEACH.—Holland av, e s, 218 s Lefferts pl, 2-sty frame dwelling, 26x18, shingle roof, 1 family; cost, $2,000; owner, Mrs. C. Smith, premises; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 714.

ROCKAWAY BEACH.—Bone av, e s, 475 s Boulevard, two 2-sty frame dwellings, 12x46, shingle roof, 2 families; cost, $3,000; owner, Chas. Halpein, 284 7th av, N. Y. C.; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 758.

ROCKAWAY BEACH.—Bond av, e s, 475 s Boulevard, three 2-sty frame dwellings, 12x46, shingle roof, 12 families; cost, $3,000; owner, Chas. Halpern, 284 7th av, N. Y. C.; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan Nos. 773-774.

ROCKAWAY BEACH.—Washington st, s s, 100 w Center av, four 2-sty frame dwellings, 13x21, shingle roof, 1 family; cost, $1,000; owners, K. & M. Ryan, 170 East 90th st, N. Y. C.; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan Nos. 756-757.

ST. ALBANS HEIGHTS.—Prentis av, w s, 600 s Banks av, 2-sty frame dwelling, 16x30, asbestos shingle roof, 1 family; cost, $1,500; owner and architect, George Beacone, 729 Amsterdam av, N. Y. C. Plan No. 749.

WHITESTONE.—9th st, n s, 380 e 8th av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, $3,000; owner, Charles Abitz, 18th st, Whitestone; architect, owner. Plan No. 768.

WINFIELD.—Chestnut st, s s, 377 e Fiske av, two 2-sty frame dwellings, 21x50, tar and gravel roof, 1 family; cost, $6,200; owner, Christian Tyman, 16 Madison av, Winfield; architect, Frank J. Hahn, 2112 Metropolitan av, Middle Village. Plan Nos. 760-761.

WOODHAVEN.—Walker st, w s, 249 s Jamaica av, two 2½-sty frame dwelling, 18x40, shingle roof, 1 family; cost, $7,000; owner, Louis A. Schenbrenner, 444 Benedict av, Woodhaven; architect, A. Rose, 172 Highland av, Brooklyn. Plan Nos. 769-770.

WOODHAVEN.—Benedict av, e s, 220 s Ferris st, two 2½-sty frame dwellings, 24x48, shingle roof, 1 family; cost, $10,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 747-748.

WOODHAVEN.—Ferris st, s s, 89 w Woodhaven av, 2-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $3,500; owner Frank Droesche, 1466 Woodhaven av, Woodhaven; architect, J. C. F. Burmeister, 416 Cornelia st, Ridgewood. Plan No. 725.

WOODHAVEN.—Dennington av, w s, 220 s Ferris st, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $4,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 730.

BROOKLYN HILLS.—Maple st, n s, 176 e Wyckoff av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $17,000; owner, Thomas E. Smith, 8 Shipley st, Woodhaven; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 808-809.

COLLEGE POINT.—South 10th av, s e cor Victoria pl, twenty 1-sty frame dwellings, 12x18, shingle roof, 1 family; cost, $22,000; owner and architect, H. D. Grant, 262 West 22d st, N. Y City. Plan Nos. 823 to 842.

EDGEMERE.—Wave Crest av, w s, 36 s Sprayview av, 3-sty frame dwelling, 38x46, shingle roof, 1 family; cost, $6,000; owner, D. M. Brill, 49 East 79th st, N. Y. C.; architects, Van Buren & LaVelle, 507 5th av, N. Y. C. Plan No. 818.

GLENDALE.—Dry Harbor rd, w s, 176 s Cooper av, 2-sty frame dwelling, 17x30, shingle roof, 1 family; cost, $2,000; owner, John A. Hanold, 466 Himrod st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 817.

HOLLIS.—Hollis av, e s, 370 n Fulton st, 2½-sty frame dwelling, 30x32, shingle roof, 1 family; cost, $4,500; owner, Jos. Hrostoski, Hollis av, Hollis; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 799.

JAMAICA.—Shelton av, n s, 148 w Flushing av, 2½-sty frame dwelling, 20x48, shingle roof, 1 family; cost, $4,500; owner, Amherst Constn. Co., 57 Chestnut st, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 804.

JAMAICA.—Humboldt boulevard, n s, 50 e Jay st, 2-sty frame dwelling, 20x34, tin roof, 2 families; cost, $2,500; owner, Adam Fialkoski, 14 Sylvester av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 798.

RIDGEWOOD.—Norman st, e s, 145 n Wyckoff av, two 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, $6,000; owner, Magneta Development Co., 99 Forbell av, Brooklyn; architect, Henry Rockmore, 99 Forbell av, Brooklyn. Plan No. 807.

LONG ISLAND CITY.—Lawrence st, w s, 375 s Potter av, 3-sty brick tenement, 25x68, tin roof, 7 families; cost, $8,700; owner, Chas. Dvorsky, 949 2d av, L. I. City; architect, Emil Motl, 806 2d av, L. I. City. Plan No. 729.

SPRINGFIELD.—Victoria av, n s, 140 w Owen st, 1½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, $2,750; owner, Jos. L. Buston, 1180 85th st, Brooklyn; architect, Geo. A. Elliott, 131 Lexington st, Brooklyn. Plan No. 815.

UNION COURSE.—John st, e s, 170 s 5th st, 2-sty frame dwelling, 15x38, shingle roof, 1 family; cost, $2,000; owner and architect, William Cayga, 1304 Portland av, Woodhaven. Plan No. 801.

WOODHAVEN.—Benedict av, e s, 545 n Jamaica av, 2½-sty frame dwellings, 22x38, shingle roof, 1 family; cost, $4,500; owner, Phillip Young, 537 Gherardi av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 820.

WOODHAVEN.—Hopkington av, w s, 30 n University pl, two 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, $6,000; owner, Woodhaven Estates Co., 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 795-796.

WOODHAVEN.—Columbia av, w s, 183 n Jamaica av, two 2-sty frame dwellings, 19x53, shingle roof, 2 families; cost, $10,000; owners, Caruthers & Fredericks, 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 821-822.

FACTORIES AND WAREHOUSES.

ELMHURST.—Maple st, n s, 90 w Junction av, 2½-sty brick factory, 35x80, tar and gravel roof; cost, $4,000; owner, Knehnel, Junction av, Elmhurst; architect, I. P. Card, Corona. Plan No. 819.

LONG ISLAND CITY.—Washington av, n e cor 7th av, 3-sty brick factory and stable, 32x80, composition roof; cost, $17,000; owner, F. L. Bradbury, 108 Stillman st, Brooklyn; architect, Fredk. H. Beckwith, 16 Arcade Balcony, Bridgeport, Conn. Plan No. 800.

STABLES AND GARAGES.

JAMAICA.—Williams st, s s, 100 w Jeffrey av, 1½-sty frame stable, 32x30, tar and slag roof; cost, $800; owner, J. J. O'Brien, 19 Vine st, Richmond Hill; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 728.

LONG ISLAND CITY.—Jamaica av, n s, 168 e Van Alst av, 1-sty frame stable, 17x27, flints roofing; cost, $350; owner, John Briggs, 187 Jamaica av, L. I. City. Plan No. 765.

WOODHAVEN.—Howard st, 14, 1-sty frame garage, 20x19, shingle roof; cost, $200; owner, E. T. Morgan, on premises. Plan No. 753.

WOODHAVEN.—Gherardi av, n w cor Sysset st, 1-sty frame garage, 11x16, shingle roof; cost, $150; owner, Edward Culver, on premises; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 746.

RIDGEWOOD.—Forest av, e s, 20 n Prospect pl, 1-sty brick garage, 25x80, felt and slag roof; cost, $2,400; owner, Geo. A. Bayer, 48 Forest av, Ridgewood; architect, John W. Vandervegt, 47 Butler st, Evergreen. Plan No. 797.

CORONA.—Jackson av, s s, 20 w National av, 1-sty frame garage, 10x15, gravel roof; cost, $40; owner, Chas. Rihberg, 5 W. Jackson av, Corona. Plan No. 811.

CORONA.—Spruce st, s s, 100 e Mulberry av, 1-sty frame garage, 11x15, tin roof; cost, $125; owner, H. Buggeln, Mulberry av, Corona. Plan No. 814.

ELMHURST.—Van Dine st, s e cor Hunt st, 1-sty frame garage, 10x16, shingle roof; cost, $175; owner, Elmhurst Homes Co., Case st, Elmhurst. Plan No. 813.

RICHMOND HILL.—Maple st, e s, 450 s Jamaica av, 1-sty frame garage, 12x18, tin roof; cost, $150; owner, H. A. Shealer, 214 Maple st, Richmond Hill. Plan No. 802.

RIDGEWOOD.—Cooper av, w s, 360 w Wyckoff av, 1-sty brick garage, 28x74, slag roof; cost, $3,500; owner, Knoor Bros., Decatur st and Irving av, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 805.

STORES, OFFICES AND LOFTS.

JAMAICA.—Fulton st, s s, 58 e L. I. R. R. tracks, 1-sty brick office, 26x34, slag roof; cost, $4,000; owner, N. Y. & Queens El. Lt. & Power Co., 444 Jackson av, L. I. City; architect, W. W. Knowles, 1133 Broadway, N. Y. C. Plan No. 726.

FAR ROCKAWAY.—Central av, 121 n Cornaga av, 1-sty frame store, 25x99, tar and gravel roof; cost, $2,500; owner, Wm. Willett, Jr., Central av, Far Rockaway; architect, Edgar T. Howell, 31 Kane av, Brooklyn. Plan No. 754.

ELMHURST.—Case st, s e cor Van Dine st, 1-sty frame office, 10x16, shingle roof; cost, $175; owner, Elmhurst Homes Co., Case st, Elmhurst. Plan No. 812.

RIDGEWOOD.—Myrtle av, n s, 419 w Forest av, 1-sty brick store, 56x67, tar and gravel roof; cost, $6,000; owner, John Peters, Myrtle and Forest avs, Ridgewood; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 810.

THEATRES.

RIDGEWOOD.—Greene st, s s, 124 w Covert av, 1-sty frame moving picture show, 65x100, tin roof; cost, $200; owner, Van Cortlandt Amusement Co., 184 Dresden st, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 755.

MISCELLANEOUS.

JAMAICA.—Brown av, n w cor Atlantic st, 1-sty frame shed, 12x10, paper roof; cost, $50; owner, Domenick Mazzio av, 21 Brown av, Jamaica. Plan No. 766.

JAMAICA.—West Catherine st, n s, 136 e Rockaway rd, 1-sty frame shed, 45x15, tin roof; cost, $60; owner, Nicola Nardi, 56 West Catherine st, Jamaica. Plan No. 751.

LONG ISLAND CITY.—Greenpoint av, n s, 100 w Review av, 1-sty frame shed, 14x78, rubberoid roof; cost, $300; owner, James E. Dutton, 42 East 23d st, N. Y. C.; architect, N. K. Vanderbeck, Morse pl, Englewood, N. J. Plan No. 764.

MASPETH.—Washington av, w s, 175 n Linden st, 1-sty brick shop, 24x45, slag roof; cost, $1,500; owner, Joseph Linch, Washington st, Maspeth; architects, Edw, Rose & Son, Grand st, Elmhurst. Plan No. 750.

METROPOLITAN.—Metropolitan av, s s, 214 w B. R. T. tracks, erect new retaining wall; cost, $250; owner, Fred Marquardt, 1814 Metropolitan av, Metropolitan. Plan No. 745.

MIDDLE VILLAGE.—Metropolitan av, s s, s w cor Brooklyn Heights R. R. tracks, 1-sty frame tool house, 20x13, tin roof; cost, $50; owner, Louis Gamper, 1788 Metropolitan av. Plan No. 771.

LONG ISLAND CITY.—Goodrich st, e s, 62 s Hoyt av, erect brick retaining wall; cost, $50; owner, R. Orsi, 40 Goodrich st, L. I. City. Plan No. 816.

Richmond.

DWELLINGS.

PORTLAND PL,, n s, 150 e Brighton av, Thompkinsville, —sty frame dwelling, 22x25; cost, $2,800; owner, Israel M. Tooker, Thompkinsville; architect, Hy. G. Jefferson, Thompkinsville; builder, Patrick Brumen, W. N. Brighton. Plan No. 111.

ROMA AV, w s, 300 e Marine Way, New Dorp, 1-sty brick dwelling, 25x25; cost, $800; owner, Garllo Vincenci, New Dorp; architect, Jas. E. Grumert, New Dorp; builder, A. Palma, New Dorp. Plan No. 110.

CHARLES AV, n s, 142 w Lafayette av, P. Richmond, 2-sty frame dwelling, 20x18; cost, $3,600; owner, Emilie Sorensen, Port Richmond; architect, Alex Nickelsen, Port Richmond; builder, John Lawson, Port Richmond. Plan No. 106.

BRITTON AV, e s, 108x188 s Baltic av, Concord, two 2-sty frame dwellings, 20x45; total cost, $7,200; owner and builder, John Van Cleef, 53 4th av, Brooklyn; architect, Albert E. Parfitt, 26 Court st, Brooklyn. Plan No. 102.

WIMAN AV, w s, 1374 s Boulevard, Great Kills, two 1½-sty frame dwellings, 14x20; cost, $1,800; owner, builder and architect, Albert O. Donaghue, 42 West 125th st, N. Y. C. Plan No. 100.

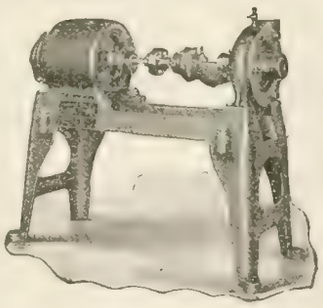
COLFAX & EGBERT AVS, n e cor, Grant City, 2-sty frame dwelling, 25x32; cost, $2,000; owner, Albert P. Semler, Grant City; architect and builder, Frank Miller, Grant City. Plan No. 97.

STABLES AND GARAGES.

PROSPECT ST, s s, 250 w Burgher, West New Brighton, 1-sty frame garage, 13x21; cost, $128; owner and builder, B. McDonough, 486 Prospect st. Plan No. 101.

MONTGOMERY AV, e s, 717 n Turnpike, Tompkinsville, 1-sty brick stable, 22x35; cost, $500; owner, James Lucy, Tompkinsville; architect, Chas. B. Hawkes, Tompkinsville; builder, Peter Larsen, Richmond. Plan No. 99.

AV B, e s, 25 n Bennett st, Port Richmond, 1-sty frame stable, 8x10; cost, $40; owner and builder, Nicola Balassam, Port Richmond. Plan No. 103.



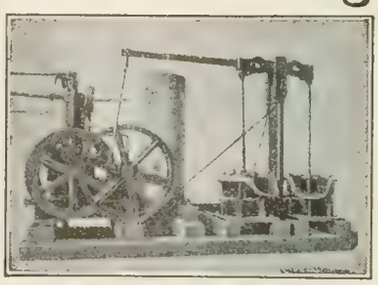
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NIOONEY LANE, n s, 175 w Westervelt av, New Brighton, 1-sty brick garage, 16x18; cost, $100; owner, M. Mard, New Brighton; architect and builder, Thos. W. Hutton, New Brighton. Plan No. 107.

CANNON AV, w s, 500 s Lexington av, Linoleumville, 1-sty frame stable, 12x26; cost, $60; owner, Mrs. Peter B. Decker, Linoleumville; builder, Peter B. Decker, Linoleumville. Plan No. 112.

STORES AND DWELLINGS.

FINGERBOARD RD, s s, 200 e Tompkins av, Rosebank, 2-sty frame store and dwelling, 24x40; cost, $3,500; owner, Catherine Quinn, Rosebank; architect and builder, James H. Thompson, Rosebank. Plan No. 108.

STORES, OFFICES AND LOFTS.

OLD STATE RD, e s, 583 s Watchoque, West New Brighton, —-sty brick store, 26x50; cost, $1,560; owner, Frank Lombardi, West New Brighton; architect and builder, J. Tortoni, West New Brighton. Plan No. 109.

RICHMOND TURNPIKE & BULL'S HEAD, 3139, Bull's Head, 1-sty frame store, 18x12; cost, $100; owner, P. Sursi, Richmond turnpike; builder, Tony Ferrari, 312 East 32d st, N. Y. City. Plan No. 98.

GIFFORD'S LANE, e s, 100 n Amboy rd, Great Kills, 1-sty frame store, 42x16; cost, $410; owner, James Nolan, Great Kills; builder, D. McDowell, Great Kills. Plan No. 96.

MISCELLANEOUS.

HENRY ST, n s, 200 e Harrison av, Port Richmond, 1-sty frame barn, 16x20; cost, $100; owner and builder, Jos. Schmick, Port Richmond. Plan No. 104.

SEA SIDE BEACH, s e, 750 w Sand lane, Smith Beach, 1-sty emergency run, 15x20; cost, $50; owner, White Cross Hospital, 15 Ashland pl, Brooklyn; builder, N. J. Russell, 15 Ashland pl, Brooklyn. Plan No. 105.

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

CEDAR ST, 44 to 48, fireproof partitions, doors and stairway to 14-sty brick and stone offices; cost, $5,000; owners, The Continental Ins. Co., Henry Evans, president, 80 Maiden la; Philip W. Burnham, 80 Maiden la. Plan No. 576.

CHURCH ST, 104 to 106, new stairway, partition and interior fixtures to 7-sty stone and brick stores and offices; cost, $700; owners, Manhattan Railway Co., Alfred Skitt, vice-president, 165 Broadway; architect, George H. Pegram, chief engineer I. R. T. Co., 165 Broadway. Plan No. 570.

CLARKE ST, 8-14, playground to 4-sty brick Public School 38; cost, $1,500; owner, City of New York, Dept. of Education; architect, C. B. J. Snyder, 500 Park av. Plan No. 595.

DIVISION ST, 225, new partitions to 7-sty brick store and tenement; cost, $1,000; owner, Margaret F. Monahan, 225 Division st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 561.

EAST BROADWAY, 236, masonry, steel, new show window, to 4-sty brick and stone tenement and stores; cost, $500; owner, Margaret F. Monahan, 236 East Broadway; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 562.

FRANKLIN ST, 45, masonry & partitions to 3-sty brick and stone stores and dwelling; cost, $1,500; owner, Estate of Morgan Jones, 147 Nassau st; architect, Henry H. Holly, 39 West 27th st. Plan No. 579.

FRONT ST, 112, new chimney to 4-sty brick office; cost, $200; owner, Ellen S. Auchmuty, 31 Liberty st; architects, Cruikshank & Fraser, 103 Park av. Plan No. 590.

GANSEVOORT ST, 106-108, new stairs, partitions and skylights to 3-sty brick and stone hotel; cost, $2,000; owner, Wendel Estate, John G. Wendel, exr., 175 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 586.

GRAND ST, 209-211, new show window to 3-sty brick store and loft; cost, $125; owner, New York Life Ins. & Trust Co., 52 Wall st; builders and architects, Albert Ravekes & Son, 248 West Houston st. Plan No. 614.

GREENE ST, 76, new elevator shaft and motor room to 5-sty brick warehouse; cost, $4,000; owner, Emanuel Mansbach, 600 West 113th st; architect, Franklin M. Small, 265 Broadway. Plan No. 580.

GREENWICH ST, 59, cut new door and provide steel columns and girders to 5-sty brick and stone tenement; cost, $500; owner, Eleanor R. Murphy, 226 Clinton st, Brooklyn; architect, John H. Knubel, 305 West 43d st. Plan No. 602.

JACOB ST, 12, fireproofing to 5-sty brick factory; cost, $950; owner, Geo. H. Chatillon, 85 Cliff st; architects, Felber Engineering Works, 103 Park av. Plan No. 578.

LEWIS ST, 193, new show window to 3-sty brick store and showrooms; cost, $300; owner, Jacob Marks, 35 Nassau st; architect, Harold L. Young, 1204 Broadway. Plan No. 565.

MERCER ST, 297-303, tank for sprinkler equipment to 6-sty stores and lofts; cost, $1,500; owners, Trustees of Sailors' Snug Harbor, John Claflin, Pres., 31 Nassau st; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 609.

MOTT ST, 131, new window and areaway to 5-sty brick and stone tenement and stores; cost, $200; owner, James J. Slevin, 25 Spring st; architect, Otto Reissmann, 30 1st st. Plan No. 606.

THOMPSON ST, 230-232, masonry, new door and trimming to 6-sty brick and stone tenement and stores; cost, $200; owner, Jessie Berrick, 183 East 93d st; architect, Emanuel Manheimer, 1358 Brook av. Plan No. 575.

WEST HOUSTON ST, 78, masonry, new skylight and wooden trimmers to 3-sty brick and stone tenement and store; cost, $150; owner, George Kenny, 80 Houston st; architects, Laspia & Salvati, 525 Grand st. Plan No. 572.

13TH ST, 216-218 West, masonry to 1-sty brick gymnasium, Public School No. 16; cost, $750; owner, City of New York, Board of Education, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 584.

16TH ST, 427 West, new vent shaft, partition and plumbing to 5-sty brick and stone tenement and stores; cost, $5,000; owner, Patrick G. Lighe, 124 Park av, Yonkers; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 574.

23D ST, 112 East, new stairs to 5-sty brick store and restaurant; cost, $150; owner, Oswald Oelschloeger, 110 East 23d st; architect, Frank A. Weight, 111 East 23d st. Plan No. 560.

27TH ST, 221 West, new partitions and extensive plumbing to 4-sty brick and stone tenement; cost, $300; owner, Wm. Goldstone, 103 Park av; architect, Isidor Kaplan, 575 Westchester av. Plan No. 608.

28TH ST, 1 East, masonry, steel and galvanized iron to 7-sty brick and stone lunch room and offices; cost, $30; owner, Harriet D. Glover, Fairfield, Conn.; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 553.

30TH ST, 115 West, advertising sign to 12-sty brick offices; cost, $100; owners, F. & L. Building Co., Charles L Flush, 45 West 34th st; architect, Erick Wesslius, 724 East 158th st. Plan No. 569.

30TH ST, 315 East, masonry, new skylight and partitions to 3-sty brick and stone dwelling; cost, $1,500; owner, John G. McCarthy, 214 East 37th st; architects, Dodge & Morrison, 135 Front st. Plan No. 601.

31ST ST, 346 W, masonry to 4-sty brick and stone private dwelling; cost, $40; owner, Wm. Fox, 215 4th av; architect, Robt. A. Fash, 163 West 20th st. Plan No. 556.

35TH ST, 13 to 17 East, side extension to 4-sty brick and stone stores and residence; cost, $10,000; owner, Wm. Waldorf Astor, Chas. M. Baldwin, trustee, 489 5th av; architects, Malcolm & Koehler, 489 5th av. Plan No. 581.

36TH ST, 52 West, side extension to 4-sty brick store and residence; cost, $5,500; owner, The Collingwood Realty Co., Feth S. Moseley, Pres., 2½ West 113th st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 589.

39TH ST, 511-513 West, masonry, steel beams and iron columns to 1-sty brick bottling house; cost, $2,000; owners, Davit Stevenson Brewing Co., James McClanahan, Pres., 523 10th av; architect, Philip Voelke, 979 3d av. Plan No. 563.

40TH ST, 15-17 East, fireproofing to 12-sty brick store and offices; cost, $2,000; owner, Lillia Babbite Hyde, 437 5th av; architects, Smith & Ross, 15 East 40th st. Plan No. 611.

41ST ST, 56-60 East, masonry for room to 7-sty brick hotel; cost, $1,600; owners, Benj. L. M. Bates & another, 122 Park av; architect, Morse Bougler Destrouctor Co. as engineer and builders, 49 Courtlandt st. Plan No. 604.

42D ST, 11 West, masonry, mezzanine floor and new stairs to 5 and 2-sty brick and stone store and loft; cost, $500; owner, Joseph Slater, 9 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 588.

45TH ST, 7 East, new partitions to 4-sty brick stores and boarding house; cost, $500; owners, Lessert M. Agnes & Harold Strebeigh, 7 East 45th st; architect, Max Zipkes, 220 5th av. Plan No. 600.

47TH ST, 415 East, a side addition as an office to 2-sty brick office and storage; cost, $1,400; owner, Theodore Sauer, Hollis, L. I.; architect, Theodore P. Kliesrath, 409 East 47th st. Plan No. 582.

57TH st, 25 East, alterations to 4-sty brick and stone stores and dwelling; cost, $200; owner, Union Trust Co., 80 Broadway; architect, Otto W. Krit, 773 Forest av. Plan No. 577.

67TH ST, 350-352 East, single partition for additional store to 6-sty brick and stone stores and tenement; cost, $150; owner, Geo. Mindorff, 246 1st av; architect, Henry Klein, 505 East 15th st. Plan No. 603.

67TH ST, 43 East, increased in height and a side extension to 4-sty brick dwelling; cost, $20,000; owner, Mrs. Wm. G. Fleming, 43 East 76th st; architects, Denby & Nute, 333 4th av. Plan No. 591.

75TH ST, 211 West, masonry to 2-sty brick stores and offices; cost, $350; owner, Walter J. M. Donovan, 80 Broadway; architect, Sidney R. Lash, 1476 Broadway. Plan No. 587.

78TH ST, 304 East, enlarge window and new partitions to 4-sty brick and stone synagogue and tenement; cost, $500; owners, Hungarian Brotherly Love Society, Morris Klein, Pres., 315 East 72d st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 554.

82D ST, 246 East, masonry to 2-sty brick club room; cost, $700; owner, Beth David Hospital, 1832 Lexington av; architect, Sidney F. Oppenheim, 333 East 80th. Plan No. 559.

87TH ST, 2-4 East, increase window openings to 6-sty brick and stone tenement; cost, $75; owner, Wm. E. Benjamin, 2 East 87th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 598.

90TH ST, 182 West, masonry, carpentry and fireproofing to 2-sty brick and stone moving picture theatre; cost, $1,800; owner, Samuel Block, 342 Columbus av; architect, Harrison G. Wiseman, 122 West 71st st. Plan No. 597.

101ST ST, 232 West, removal of rear extension to 3-sty brick and stone dwelling; cost, $400; owner, Joanna O'Rourke, 2647-49 Broadway; architect, Fred Putnam Platt, 1123 Broadway. Plan No. 555.

116TH ST, 209 East, masonry, fireproof stairs and vent shafts to 5-sty brick and stone store and tenement; cost, $8,000; owner, Joseph Lublin, 135 West 26th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 607.

125TH ST, 60 West, masonry to 4-sty brick and stone tenement; cost, $125; owner, Hortense Fischer, 701 Madison av; architect, Thos. J. White, 775 Garden st, Bronx. Plan No. 593.

125TH ST, 62 West, masonry to 4-sty brick and stone tenement; cost, $125; owner, Hortense Fischer, 701 Madison av; architect, Thos. J. White, 775 Garden st, Bronx. Plan No. 592.

126TH ST, 259 West, side extension to 2-sty brick and stone dwelling; cost, $1,200; owner, Camilla S. Morse, 259 West 126th st; lessee, Edmude G. McAuliffe, 317 West 124th st; architect, Frank Hausle, 81 East 125th st. Plan No. 605.

182D ST, 600-61, alteration to 1-sty store; cost, $150; owner, Mortimer Adams, 15 William st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 599.

AMSTERDAM AV, 172, masonry and new partitions to 5-sty brick and stone tenement and store; cost, $200; owners, Peter Doelger et al, 405 East 55th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 594.

AMSTERDAM AV, 170, fireproof to 5-sty brick and stone tenement and store; cost, $100; owner, Pauline Seybold, 170 Amsterdam av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 596.

BROADWAY, 1557-63, new sign to 4-sty brick and stone restaurant; cost, $560; owner, Felix Isman, 1 East 40th st; architect, Frank Sutton, 158 West 65th st. Plan No. 564.

BROADWAY, 1241-1249, masonry and steel girders to 5-sty brick offices, stores and theatre; cost, $1,000; owners Joseph Wechler Estate, 149 Broadway; Sidney Rossman, attorney; lessees, 1241 Broadway Co., Hollis E. Cooley, president, 1241 Broadway; architects, Howell & Howell, 1182 Broadway. Plan No. 573.

BROADWAY, 1230-1238, new store front and lobby to 8-sty brick hotel; cost, $1,500; owner, Eugene Higgins Est., 1 Madison av; lessees, Grand Hotel Co., 31st st & Broadway; architect, Wm. Smith, Grand Hotel, Broadway and 31st st. Plan No. 613.

BROADWAY, 1270 to 1280, terra cotta partitions, new dumbwaiters to 12-sty brick and stone stores and offices; cost, $750; owners, Estate of George Wilson, George S. Wilson, executor, Wilson Building, 33d st and Broadway; architect, Wilfred C Reid, 1023 Summit av. Plan No. 571.

GREENWICH AV, 122-126, masonry to 3-sty brick and stone stores and dwelling; cost, $2,500; owner, Louis Ott, 313 East 17th st; architect, John F. Cleary, 130 Greenwich av. Plan No. 610.

PARK AV, 1188-90, 1,500-gallon tank to 5-sty brick and stone tenement; cost, $125; owners, Estate of Luedeke Van Ohlsen, 2685 Briggs av; architect, Sidney F Oppenheim, 333 East 80th st. Plan No. 568.

2D AV, 219, extension in height to 4-sty brick dwelling and offices; cost, $900; owner, Eberhard Schneider, 219 2d av; architect, Peter Fries, 374 East 14th st. Plan No. 612.

2D AV, 141-143, masonry and new partitions to 6-sty brick tenement and stores; cost, $2,000; owner, Herman Weimer, 111 East 7th st; architect, Otto Reissmann, 30 1st st. Plan No. 585.

3D AV, 901, side extension and new partitions to 4-sty brick bakery and tenement; cost, $2,500; owner, Dora Miller, 35 West Mt. Morris Park; architects, Seifert & Webb, 104 West 42d st; lessee, Kiel Bros, 901 3d av. Plan No. 567.

3D AV, 1587, fireproofing to 6-sty brick storage; cost, $700; owner, Lenox Storage & Warehouse Co., 1587 3d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 558.

4TH AV, 343 to 361 West, 3 w s, gypsum block partition to 12-sty brick and stone stores and offices; cost, $600; owner, The Hanover Corporation, Margaret Doughty, Pres., 320 5th av; architect, Wm. H. Whittal, 320 5th av. Plan No. 615.

6TH AV, 511, masonry and partitions to 4-sty brick store and offices; cost, $1,000; owner, Mrs. Anna Price, 452 West 152d st; architect, B. Levin, 22 East 17th st. Plan No. 557.

7TH AV, 275, masonry, steel, new stairs and plumbing to 4-sty brick and stone store and lofts; cost, $500; owner, Jeremiah W. Dimick, 240 West 72d st; architect, Frederick C. Zobel, 118 East 28th st. Plan No. 566.

8TH AV, 808-19, mezzanine floor, new stairway and skylights to 1-sty store, car barn and storage; cost, $1,500; owners, New York Railway Co., Theo. P. Shonts, Pres., 165 Broadway; architect, Herman J. Pingel, 306 East 59th st. Plan No. 583.

Bronx.

EXTERIOR ST, w s, 134.8 s 138th st, 1-sty brick extension, 10x7, new beams, new partitions to 2-sty brick stable and garage; cost, $2,500; owner, John Bell, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 106.

GARDEN PL, e s, 34 s 240th st, 1-sty frame extension, 7.6x8 to 2-sty frame dwelling; cost, $800; owners, J. & M. Ritta, on premises; architect, Geo. Leier, 4608 Garden pl. Plan No. 110.

OAK POINT R. R. YARD, 200 s Leggett av and 100 w Cabot st, new windows, new partitions, etc., to 2-sty frame office; cost, $300; owner, N. Y., N. H. & H. R. R. Co., 132d st and Willis av; architect, F. A. Kern, 132d st and Willis av. Plan No. 107.

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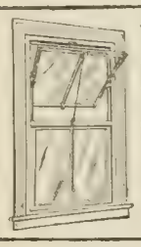
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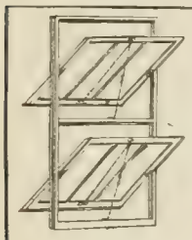
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Plans Filed—Alterations, Bronx (Continued).

161ST ST, n s, 83 w Elton av, new partitions to 5-sty brick store and tenement; cost, $10; owner, Otto Wehinger, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 105.

180TH ST, 542, 1-sty brick extension, 27x17, to 1-sty brick stores; cost, $500; owners, J. F. M. Co., Jas. F. Meehan, 1029 East 163d st, Pres.; architect, Thos. J. Cunningham, 1029 East 163d st. Plan No. 111.

214TH ST, 958, 2-sty frame extension, 45x19.6, to 2-sty frame shop; cost, $2,500; owner, Annie Kopschowsky, on premises; architect, Chas. Bailey, 1950 Muliner av. Plan No. 108.

235TH ST, n w cor Katonah av, new beams, new store front to 2-sty frame store; cost, $800; owner, Harriet A. Stone, 55 Glover av, Yonkers; architect, Wm. Greenlus, 429 East 238th st. Plan No. 114.

BOSTON ROAD, s w cor 178th st, new show window to 2½-sty frame dwelling; cost, $200; owner, Peter Arcuri, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 112.

BOSTON RD, 1328, new partitions, new girders, etc., to 1-sty brick stores; cost, $1,000; owner, Henry Weaver, 2817 3d av; lessee and architect, F. W. Woolworth Co., 280 Broadway. Plan No. 104.

DEGNEY AV, e s, 59 s Bussing av, 1-sty frame extension, 15x12, to 1-sty frame shed; cost, $30; owner, Susie Adt, 1724 Bussing av; architect, H. W. Ronner, 1758 Bussing av. Plan No. 113.

SOUTHERN BOULEVARD, n w cor Brown pl, new roof to 5-sty brick factory; cost, $350; owner, Doll Realty Co., on premises; architect, F. Mathisus, Jr., 103 Park av. Plan No. 116.

WILKINS AV, w s, 175 s Intervale av, new toilet, new partitions to 5-sty brick tenement; cost, $400; owner, Utility Realty Co., Geo. Goldner, 165 Broadway, Pres.; architect, Kreymborg Archtl Co., 163d st and Southern Boulevard. Plan No. 117.

3D AV, 2393, new show windows, new partitions to 3-sty brick store and lofts; cost, $500; owner, Richard Dickson, 3391 3d av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 109.

3D AV, 3821, new partitions to 5-sty brick tenement; cost, $100; owner, Adam Schaefer, 228 Tremont av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 115.

Brooklyn.

BERGEN ST, s s, 100 w 3d av; toilet to 4-sty store and tenement; cost, $500; owner, Sanford Simons, 581 Broadway, N. Y.; architect, W. J. Conway, 400 Union st. Plan No. 1180.

BOGART ST, e s, 50 s Grattan st, exterior alterations, etc., to 2-sty dwelling; cost, $250; owner, Abraham Gach, 975 Flushing av; architects Brook & Rosenberg, 350 Fulton st. Plan No. 1170.

BUTLER ST, n s, 200 w Smith st, exterior alterations, etc., to 4-sty tenement; cost, $400; owner and architect, Hy Kuches, 31 Crooke av. Plan No. 1182.

CHAUNCEY ST, s s, 76.3 w Patchen av, plumbing to 3-sty dwelling; cost, $175; owner, Sarah McCormack, 648 Herkimer st; architect, F. L. Sullivan, 1128 St. Marks av. Plan No. 1236.

CHAUNCEY ST, n s, 178.6 w Lewis av, interior alterations to 3-sty store and dwelling; cost, $200; owner, Alberto Guzzacho, 19 Chauncey st; architect, C. P. Cannella, 60 Graham av. Plan No. 1259.

CLEVELAND ST, w s, 50 n Blake av, exterior and interior alterations to bath and dwelling; cost, $2,000; owner, Sam'l Wiessman, 1131 Flatbush av; architects, Strauss & Co., 442 West 42d st. Plan No. 1256.

CLINTON ST, w s, 134.5 s Fulton st, project front of present building to building line, retail store; cost, $2,000; owner, Maresi Co., 30 Clinton st; builder, ——. Plan No. 1273.

COLUMBIA ST, w s, 40 n Sedgwick st, exterior and interior alterations to 4-sty store and tenement; cost, $1,000; owner, Bessie Ranalowitz, 1514 Columbia st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 1178.

DAHLGREN PL, w s, 75 n 90th st, plumbing to 3-sty dwelling; cost, $200; owner, John Madaro, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 1279.

EAGLE ST, s s, 200 e West st, extension to 3-sty factory; cost, $2,600; owner, Gotham Can Co., 60 Eagle st; architect, S. B. Eisendarth, 500 5th av, N. Y. Plan No. 1306.

ELLERY ST, s s, 225 w Sumner av, exterior and interior alterations to 3-sty tenement; cost, $250; owner, Jos. Bauer, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 1265.

ESSEX ST, e s, 100 n Liberty av, extension to 3-sty shops; cost, $500; owner, Barrett Davidson, 336 Montauk av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1223.

FULTON ST, n w cor Gold st, interior alterations to 3-sty stores; cost, $200; owner, C. C. Fleet, 543 Fulton st; architect, Jas. Roe, 223 East 21st st. Plan No. 1215.

FULTON ST, n s, 100 w Grand av, new booth to theatre; cost, $200; owner, Fulton Amusement Co., on premises; architect, Darca Daisley Sons, 8 St. Felix st. Plan No. 1164.

FULTON ST, s s, 100 w Grand av, new machine booth to 1-sty theatre; cost, $200; owner, Jennie Eltinger, 1291 Lexington av; architect, A. Ulrich, 371 Fulton st. Plan No. 1326.

GARRISON ST, n w cor Mercein st, extension to 3-sty dwelling; cost, $250; owner, Nicola Molnari, 49 Main st; architect, W. J. Conway, 400 Union st. Plan No. 1162.

HART ST, s s, 160 w Tompkins av, exterior and interior alterations to 3-sty dwelling; cost, $500; owner, L. Rosenberg, 171 Floyd st; architect, Otto Reissmann, 30 1st st, N Y. Plan No. 1369.

HICKS ST, w s, 325 n Degraw st, interior alterations to 3-sty store and dwelling; cost, $150; owner Pasquale Parazzo, 454 Hicks st; architect, C. P. Cannella, 60 Graham av. Plan No. 1260.

HULL ST, s w cor Stone av, extension to 3-sty store and dwelling; cost, $900; owner, Max Stern, on premises; architect, Max Cohn, 433 Glenmore av. Plan No. 1225.

LOGAN ST, w s, 40.3 n Etna st, extension to 3-sty dwelling; cost, $1,000; owner, Chas. Goetz, 44 Logan st; architect, L. J. Frank, 206 Crescent st. Plan No. 1187.

MADISON ST, s s, 21.10 w Broadway, show window to 3-sty tenement; cost, $300; owner, Hy Magness, 936 Madison st; architect, A. Ullrich, 371 Fulton st. Plan No. 1327.

McDOUGAL ST, s s, 325 e Rockaway av, exterior and interior alterations to 4-sty tenement; cost, $275; owner, Joseph Decker, 166A McDougall st; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 1288.

OAKLAND ST, w s, 75 n Huron st, toilet to 4-sty tenement; cost, $175; owner, Edw. Volkman, 970 Manhattan av; architect, Jas. McKillopp, 154 India st. Plan No. 1204.

PROSPECT ST, s s, — e Jay st, new toilets in 4-sty and basement tenement; cost, $100; owner Walter S Schneider, 31 East 27th st, N. Y.; architect, J. C. Jacobs, 215 Montague st. Plan No. 1277.

PULASKI ST, n s, 220 w Tompkins av, exterior and interior alterations to 3-sty dwelling; cost, $900; owner, Jacob Goldberg, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 1301.

RICHARD ST, foot of, interior alterations to 2-sty storage; cost, $250; owner, estate Wm. Beard, foot Van Brunt st; architects, F. J. Ashfield & Sons, 350 Fulton st. Plan No. 1227.

ST. EDWARD'S ST, 23, new toilet to 3-sty and basement tenement; cost, $300; owner, Domenic Tomaso, on premises; architect, Thos. Neely, 172 Hudson av. Plan No. 1209.

SACKETT ST, n s, 79.6 e Hicks st, plumbing to 3-sty tenement; cost, $300; owner, Pasquale Cazza, 177 Sackett st; architect, E. H. Scally, 527 Henry st. Plan No. 1242.

SACKMAN ST, w s, 100 n Livonia av, exterior alterations to 4-sty tenement; cost, $100; owner, Frank Sukofsky, 564 Sackman st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1313.

SACKMAN ST, e s, 130 n New Lots av, plumbing to 2-sty dwelling; cost, $400; owner, Thos. J. Lillis, Sackman st and New Lots av; architect, W. J. Harrington, 122 Hendrix st. Plan No. 1183.

SANDFORD ST, w s, 201.6 n Myrtle av, exterior alterations to 4-sty tenement; cost, $1,000; owner, Antonio Rantollo, 110 Sandford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1290.

SANDS ST, n e cor Adams st, plumbing to 4-sty store and tenement; cost, 350; owners, Obermeyer & Liebmann, Forest and Noll sts; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1173.

SCHERMERHORN ST, s e cor State st, new elevator; cost, $15,000; owner, Y. W. C. A., on premises; architect, Standard Elev. Co., 115 Broadway, N. Y. Plan No. 1214.

SMITH ST, e s, 366.11 s 9th st, extension to 1-sty garage; cost, $4,000; owner, Audley Clarke, 527 Smith st; architect, A. S. Hedman, 371 Fulton st. Plan No. 1216.

VAN BRUNT ST, w s, 65 s Degraw st, plumbing to 3-sty tenement; cost, $150; owner, Virginia Cardella, 252 20th st; architect, D. A. Lucas, 98 3d st. Plan No. 1211.

WARREN ST, w s, 215 e Columbia st, interior alterations to 3-sty tenement; cost, $200; owner, Edw. Montin, 127 Coffey st; architect, P. Gaglardi, 239 Navy st. Plan No. 1160.

WARREN ST, 531, plumbing, &c, 3-sty tenement; cost, $180; owner, Rosa De Maia, 531 Warren st; architects, Bruce-Pierce Co., 330 Fulton st. Plan No. 1272.

SOUTH 3D ST, s s, 25 e Hewes st, new toilet to 3-sty tenement; cost, $500; owner, Jas. A. McCaffery, North 9th st cor Driggs av; architect, Hy Vollweiler, 696 Bushwick av. Plan No. 1248.

8TH ST, 291, new extension to 2-sty and basement dwelling; cost, $2,000; owner, John D. Books, 413 5th av; architect Walter H. Volckening, 116 Decatur st. Plan No. 1274.

59TH ST, n s, 335 e 18th av, plumbing to 3-sty dwelling; cost, $350; owner, Frank Capan, on premises; architect, Wm. S. Gouch, 6402 18th av. Plan No. 1181.

75TH ST s s, 320 e 10th av, extension to 3-sty dwelling; cost, $1,500; owner, James Evans, 1040 75th st; architect, M. D. Frost, 1437 75th st. Plan No. 1281.

80TH ST, n s, 240 e 3d av, plumbing to 3-sty dwelling; cost, $100; owner, John Donlin, 329 80th st; architect, Jos J. Sley, 4805 6th av. Plan No. 1174.

88TH ST, s s, 102 w Parrott pl, plumbing to 3-sty dwelling; cost, $200; owner, Jacob Towle, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 1278.

EAST 92D ST, w s, 64.11 s Av J, 1-sty frame extension to 2-sty dwelling; cost, $200; owner, Annie M. Trent, 1514 East 92d st; architect, Robt. D. Kay, Jr., 201 Montauk av. Plan No. 1158.

ATLANTIC AV, s s, 275 w Hoyt st, plumbing to 4-sty tenement; cost, $2,000; owner, Barnett Socolow, on premises; architects, Canton & Levingson, 39 West 38th st. Plan No. 1189.

BEDFORD AV, s e cor Clarkson st, exterior and interior alterations to 3-sty garage; cost, $12,000; owner, Powell Garage Co., on premises; architect, Jas. S. Maher, 1328 Broadway, N. Y. Plan No. 1241.

BOWERY, n s, 123 w Thompson Walk, exterior and interior alterations to 3-sty hotel; cost, $2,000; owner, Mrs. K. F. Sutherland, 215 Bay 15th st; architect, Rocco Mega, 2857 Rest 5th st. Plan No. 1255.

BROADWAY, w s, 54.5 n Van Buren st, exterior alterations to 3-sty store and dwelling; cost, $600; owner, Gezni Bradt, 267 Ryerson st; architect, Benj. Finkensieper, 184 Broadway. Plan No. 1171.

CONEY ISLAND AV, e s, 168 s Av S, plumbing to 2-sty dwelling; cost, $250; owner, Timothy J. Lyman, 375 Fulton st; architect, Ernest Arnold, 98 Lawrence av. Plan No. 1296.

DE KALB AV, s s, 80 w Throop av, plumbing to 3-sty store and dwelling; cost, $200; owner, Franchel Realty Co., 44 Court st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1222.

EAST NEW YORK AV, n s, 228 w Ralph av, plumbing to 2-sty dwelling; cost, $100; owner, Andrea De Riso, 100 De graw st; architect, A. P. Imperato, 350 Fulton st. Plan No. 1320.

FLATBUSH AV, e s, 150 n Fulton st, new booth to theatre; cost, $170; owner, Crescent Theatre Co., on premises; architects, Darca Daisley Sons, 8 St. Felix st. Plan No. 1163.

FLATBUSH AV, w s, 120 e Nevins st, exterior and interior alterations to 4-sty sales rooms; cost, $425; owner, Realty Associates, 162 Remsen st; architect, T. B. Bryant, 272 Lewis av. Plan No. 1267.

FOSTER AV, s s, 61 e East 7th st, extension to 2-sty dwelling; cost, $750; owner, Fred'k Haedrick, ——; architect, Chilton Dean, — —. Plan No. 1208.

FRANKLIN AV, w s, 382 s Montgomery st, new extension to boiler house; cost, $3,000; owner, E. S. Leunin, 200 East 17th st; architect, A. Lupin, 671 Lincoln pl. Plan No. 1311.

GRAHAM AV, e s, 75 n Moore st, extension to 4-sty store and tenement; cost, $4,000; owner, Saml. Schwartz, 147 Bridge st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1224.

GRAVESEND AV, s e cor Av C, exterior alterations to 3-sty store and dwelling; cost, $500; owner, Henry Pulch, 568 Gravesend av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1169.

GREENE AV, w s, 120 n Knickerbocker av, exterior alterations to 3-sty dwelling; cost, $100; owner, Peter R. Henroghan, 1331 Greene av; architects, Heller & Kornn, 52 Norwood av. Plan No. 1249.

GREENPOINT AV, n s, 100 e Manhattan av, plumbing to 3-sty tenement; cost, $150; owner, Sigmund Hillel, 156 Greenpoint av; architect, Wm. P. Sheehan, 200 Greenpoint av. Plan No. 1168.

HAMILTON AV, s s, 78 w Hicks st, plumbing to 3-sty dwelling; cost, $175; owner, Antonio Pustonno, 208 Hamilton av; architect, John Burke, 603 East 2d st. Plan No. 1179.

HAMILTON AV, e s, 76.8 s Union st, exterior and interior alterations to 4-sty store and tenement; cost, $650; owner, Minnie Koener 15 Hamilton av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1229.

HAMILTON AV, e s, 295.6 s Columbia st, plumbing to 3-sty tenement; cost, $300; owner, Leopold Pacelli, 204 Hamilton av; architect, D. A. Lucas, 98 3d st. Plan No. 1244.

LEXINGTON AV, s s, 107.6 w Lewis av, interior alterations to 3-sty dwelling; cost, $1,000; owner, Mary Fagan, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 1270.

MANHATTAN AV, e s, 40 n Varet st, electric sign; cost, $200; owner, Cacelia Reich, 26 Manhattan av; architect, P. J. Martin, 302 West 53d st. Plan No. 1191.

METROPOLITAN AV, s s, 365 e Bushwick av, plumbing to 4-sty tenement; cost, $1,000; owner, C. Piddemati, 825 Metropolitan av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1318.

MYRTLE AV, n s, 185 e Marcy av, extension to 3-sty dwelling; cost, $3,500; owner, Jos. Fetner, 493 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1205.

MYRTLE AV, n e cor Bridge st, exterior alterations to 2-sty store; cost, $110; owner, Mary Mason, 833 President st; architect, J. J. McIntyre, on premises. Plan No. 1283.

NEPTUNE AV, s w cor Rush st, plumbing to 3-sty tenement; cost, $200; owner, Annie C. Schaeffer, 307 Washington st; architect, E. W. Widlake, 1156 Fulton st. Plan No. 1201.

NOSTRAND AV, e s, 39.5 s Pacific st, extension to 3-sty dwelling; cost, $200; owners, H. A. & S. K. Sorensen, 577 Nostrand av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1228.

NOSTRAND AV, w s, 26 s Prospect pl, new brick extension to 4-sty bakery and tenement, &c; cost, $5,000; owner, Geo. Miller, 700 St Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1258.

PENNSYLVANIA AV, s e cor Glenmore av, exterior alterations to 3-sty dwelling; cost, $1,000; owner, Archbishop Platon, 15 East 97th st; architect, John Bergesen, 153 West 126th st. Plan No. 1194.

PITKIN AV, n e cor Rockaway av, exterior and interior alterations to 3-sty stores; cost, $500; owner, Simon Cohn, 433 Glenmore av; architect, Max Cohn, — Glenmore av. Plan No. 1226.

PITKIN AV, s s, 55 e Vermont st, extension to 2-sty dwelling; cost, $200; owner, Gussie Schwartzman, 2138 Pitkin av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1316.

SARATOGA AV, e s, 80 n Prospect pl, new porch to 3-sty dwelling; cost, $150; owner, Jacob Philipowitz, 375 Saratoga av; architect, Arthur Weiser, 271 West 125th st. Plan No. 1304.

SURF AV, plot begins 200 ft from s w cor West 17th st, interior alterations to Steeplechase horses; cost, $300; owner, Geo. C. Tilyou, on premises; architect, G. K. Warner, same address. Plan No. 1157.

VERNON AV, s s, 100 e Marcy av, exterior alteration, etc., to 1-sty stable; cost, $350; owner, Silverman Dairy Co., 80 Vernon av; architect, Lew Keon, 9 Debevoise st. Plan No. 1203.

WASHINGTON AV, s w cor Front st, interior alterations to 5-sty warehouses; cost, $2,400; owner, Rob't Gair, Washington and Water sts; architect, Wm. Higginson, Park Row Bldg. Plan No. 1291.

WASHINGTON AV, e s, 98.10 s Tillary st, electric sign; cost, $500; owner, D. Bernstein, 281 Washington av; architect, P. J. Martin, 302 West 53d st. Plan No. 1192.

WAVERLY AV, w s, 200 s Greene av, exterior alterations to 1-sty garage; cost, $4,000; owner, C. A. Scheirn, 30 Furey st; architect, F. P. Kelly, 3 West 29th st. Plan No. 1195.

3D AV, n e cor 29th st, extension to 3-sty dwelling; cost, $3,500; owner, Frank Speiro, 150 29th st; architect, R. J. Dick, 250 18th st. Plan No. 1324.

4TH AV, w s, 45 s Sackett st, exterior alterations to 5-sty store and tenement; cost, $150; owner, Angelo Montemareno, 210 4th av; architect, W. J. Conway, 400 Union st. Plan No. 1264.

7TH AV, w s, 236.10 s 16th, exterior and interior alterations to 4-sty tenement; cost, $1,000; owner, Albert Hann, 484 7th av; architect, W. H. Wirth, 358 17th st. Plan No. 1307.

14TH AV, w s, 80 s 66th st, interior alterations to 3-sty dwelling; cost, $300; owner, Lugi Gippso, 6614 14th av; architect, Angelo Adamo, 64th st and 15th av. Plan No. 1253.

16TH AV, n w cor 45th st, interior alterations to 2-sty hall; cost, $150; owner, S. F. Voshell, 23 Flatbush av; architect, M. Rosenquist, 1269 53d st. Plan No. 1322.

Queens.

ARVERNE.—Vernam av, e s, 260 n Amstel boulevard, 1-sty frame extension on rear 1-sty frame dwelling, shingle roof; cost, $300; owner, Thos. R. Lennon, 234 Vernam av, Arverne. Plan No. 381.

COLLEGE POINT.—3d av, s w cor 15th st, install new plumbing in dwelling; cost, $50; owner, Jacob Gerhart, premises. Plan No. 356.

CORONA.—Flushing rd, n e cor Hall st, repair dwelling after damage by fire; cost, $20; owner, H. Pfistner, Paterson, N. J. Plan No. 373.

CORONA.—Park av, n s, 80 e Washington av, erect new foundation under dwelling; cost, $250; owner, A. Marra, 32 East Park av, Corona. Plan No. 376.

FAR ROCKAWAY.—Clinton av, s e cor Union av, 1-sty frame extension, 30x62, on rear ice plant, slag roof; cost, $3,000; owner, estate of H. Eppig, Clinton st, Far Rockaway; architects, Frederick Wunder & Son, 957 Broadway, Brooklyn. Plan No. 367.

JAMAICA.—Maxwell av, e s, 520 s Ayling av, add piazza on rear dwelling; cost, $300; owner, Albert Deig, on premises. Plan No. 368.

JAMAICA.—Shelton st, s s, 175 w Alsop st, 1-sty frame extension, 15x18, on rear 2½-sty frame dwelling, tin roof; cost, $300; owner, James V. McManus, on premises; architect, Robert Armstrong, Park av, Jamaica. Plan No. 369.

LONG ISLAND CITY.—Prospect st, s s, 250 e Wilbur av, install new plumbing in dwelling; cost, $200; owner, A. Murtha, 17 Prospect st, L. I. City. Plan No. 362.

LONG ISLAND CITY.—Jackson av, 305, erect new electric sign; cost, $50; owner, City Real Estate Co., 176 Broadway, N. Y. C. Plan No. 371.

LONG ISLAND CITY.—Flushing av, 117, erect new electric sign; cost, $300; owner, Wm. E. Barru, 117 Flushing av, L. I. City. Plan No. 378.

LONG ISLAND CITY.—Steinway av, 352, install new plumbing in dwelling and erect new extension on rear; cost, $400; owner, Henry E. Schell, 352 Steinway av, L. I. City. Plan No. 382.

LONG ISLAND CITY.—Elm st, e s, 221 e Hopkins av, 2½-sty brick extension on rear tenement, tin roof; cost, $2,500; interior alterations; owner, William Tyrell, 130 Elm st, L. I. City; architect, Chas. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 383.

MASPETH.—Washington av, w s, 53 n Hull av, peak roof of dance hall to be removed and walls erected to proper height; cost, $5,000; owner, Frank Lancucki, Washington pl, Maspeth; architects, Edw. P. Rose & Son, Grand st, Elmhurst. Plan No. 380.

METROPOLITAN.—Frederick st, 93, 1-sty frame extension, 20x12, on rear 2-sty frame dwelling, tin roof; cost, $800; owner, Geo. W. Kraus, 39 Washington av, Metropolitan; architect, Henry Bunker, 160 Prospect av, East Williamsburg. Plan No. 372.

ROCKAWAY BEACH.—Washington av, w s, 516 s Saratoga av, erect new porch on dwelling; cost, $800; owner, Wilhemina Black, on premises. Plan No. 360.

ROCKAWAY BEACH.—Washington av, w s, 120 s Dakota av, erect new porch on dwelling; cost, $300; owner, W. H. Ford, 94th st and Riverside drive, N. Y. C. Plan No. 361.

ROCKAWAY BEACH.—Eldert av, e s, 401 s Boulevard, 2-sty frame extension, 20x12, on rear 2-sty frame dwelling, shingle roof; cost, $700; new plumbing; owner, Mrs. Schneider, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 377.

UNION COURSE.—1st st, 149, 1-sty frame extension, 18x8, on rear 2½-sty frame dwelling, shingle roof, interior alterations; cost, $750; owner, Chas. Moelinger, on premises; architect, J. C. Burmeister, 416 Camelia st, Evergreen. Plan No. 357.

WEST ROCKAWAY.—Adirondack Boulevard, w s, 100 s Neponset av, install new plumbing in dwelling; cost, $50; owner, Neponset Building Co., West Rockaway. Plan No. 355.

Richmond.

OLD RD, n s, 498 w Sand lane, South Beach, rear extension to frame dwelling; cost, $3,300; owner, Rev. P. A. D. Antonio, 151 Thompson st, N. Y.; architect, Chas. G. Pecker, 178 Fulton st, N. Y.; builder, S. Rizpoli, Rosebank. Plan No. 57.

PROSPECT AV, n s, 156 e Morning Star rd, Elm Park, to frame dwelling; cost, $65; owner, Edward Lawler; builder, M. J. Lawler. Plan No. 58.

STUYVESANT PL, e s, 105, New Brighton, new partitions to frame store and office; cost, $20; owner, James C. Crabtree, New Brighton; architect, James Whitford, New Brighton; builder, James C. Crabtreet, New Brighton. Plan No. 59.

WASHINGTON ST, s s, 500 w Roseville av, Rossville, alterations to frame dwelling; cost, $125; owner, Elizabeth Borowski, Rossville; builder, Paul Borowski, Rossville. Plan No. 60.

STEUBEN ST, n e cor Richmond rd, Stapleton, alterations to frame barn; cost, $100; owner, M. Ferrari, N. Y. C.; builder, Albert Steinert, Stapleton. Plan No. 61.

BOARDWALK, South Beach, bath house; cost, $100; owner, Mrs. G. Miller, South Beach; builder, Mrs. G. Miller, South Beach. Plan No. 62.

UNIVERSITY PL, w s, 500 s Forest av, West New Brighton, alterations to frame chicken house; cost, $250; owner, Rachel Bartlett, West New Brighton; builder, Ernest Bush, Mariners Harbor. Plan No. 63.

LAMBERTS LANE, n s, 800 w Old State rd, Graniteville, repairs to frame stable; cost, $30; owner and builder, Antonio Valoroso, Graniteville. Plan No. 64.

OLD STATE RD, s w cor Merrill av, Bulls Head, masonry to brick cesspool; cost, $40; owner and builder, C. Durham, Bulls Head. Plan No. 65.

FRANKLIN ST, w s, 200 s Railroad av, Grant City, additional story to frame dwelling; cost, $500; owner, Miss Mersitti, Grant City; builder, Chas. W. Bickert, Grant City. Plan No. 66.

MILL RD, s s, 1,200 e Guyon av, Oakwood, alterations to frame hangar; cost, $200; owner and builder, Thos. S. Baldwin, Oakwood. Plan No. 67.

MAPLE AV, s s, 250 e Tompkins av Rosebank, alterations to brick boiler house; cost, $55; owner, Richmond Dairy Co., Rosebank; builder, W. S. Lee, Rosebank. Plan No. 68.

PERSONAL AND TRADE NOTES.

THOMAS W. LAMB, architect, formerly at 501 5th av, has moved to 644 8th av.

SPROATT & ROLPH, architects, have moved to their own office and studio building at 36 North street, Toronto.

MARTIN-CLUSE CO., general contractors, formerly at 3366 Fulton st, has moved to 3007 Atlantic av, Brooklyn.

GEORGE HILDEBRAND, builder and general contractor, formerly at 38 Park Row, will be located at 476 Covert av, Brooklyn, on and after April 1.

CHARLES B. WHITE, architect, formerly of 6323 New Utrecht av, has moved to new offices at 189 Montague st, Brooklyn. Telephone Main 4239.

EMIL J. ERICSON and OTTO HOHENSEE, M. E., have associated under the firm name of Ericson & Hohensee, as architects and engineers with offices at 381 Fulton st, Brooklyn. Telephone Main 1158.

GOVERNOR SULZER has let it be known that he will appoint no one to the position of Supervising State Architect who is not approved by the American Institute of Architects. Fifteen have so far been approved by New York Chapter.

THE TENTH ANNUAL MEETING of the National Association of Electrical Inspectors will be held in New York, March 25 and 26. Hotel Flanders, 135 West Forty-seventh street, will be convention headquarters.

ONLY STANDARD weights of steel pipe are to be made hereafter by a number of prominent manufacturers in this country, which means that no more of the so-called merchant grades are to be made by them.

THE ENGINEERING Societies Building, at 29 West 39th st, New York City, is now the headquarters of 41 different engineering societies, which either have permanent offices in the building or hold their meetings in some of its rooms or in the main auditorium.

ROBERT FUREY, of Brooklyn, the principal stockholder in the Cranford Contracting Company, who died last week, left the bulk of his estate, estimated at several millions, to John Morrissey Gray. Mr. Furey was eighty-three years old and lived at 10 Eighth avenue.

BAY RIDGE has been singularly inactive in the building line this winter, in view of the near approach of the subway. Yet there are few vacancies in the long rows of two-family houses recently built, and the local agents say that some fine locations and a quick market await the builders who will take hold again.

Personal and Trade Notes—Continued.

THE MUNICIPAL BUILDING received its first tenant this week, Bridge Commissioner O'Keefe with his office forces. The Bridge Department will occupy part of the eighteenth floor. The work of clearing the site for the building began in July, 1909, and it is expected that the building will have all its tenants in this fall, or before the year ends.

THE AMERICAN ENCAUSTIC TILING COMPANY, LTD., announces through engraved cards sent to the trade that it has opened its series of display rooms, representing tile and faience in their various uses and applications at 16 East 40th st, in the Sterling Bronze Building. The company extends a cordial invitation to architects and those interested in building construction to inspect this exhibit.

THE JOINT CONVENTION of the National Supply and Machinery Dealers' Association, the Southern Supply and Machinery Dealers' Association, and the American Supply and Machinery Manufacturers' Association, will be held at Indianapolis, Ind., on April 10, 11 and 12. The Secretary of the latter association is F. D. Mitchell, 309 Broadway, New York City, who should be notified of the names of delegates to the convention.

GEORGE MARTIN HUSS, architect, is a prominent candidate for the position of State Architect. In his youth Mr. Huss was a student of architecture and engineering under Calvert Vaux George Kent Radford and Frederick C. Withers. The list of city buildings and country houses of note which Mr. Huss has designed is a long one. He was one of the four successful competitors for the great cathedral of St. John the Divine. He was one of two premiated out of eleven competitors for the College of the City of New York, and one of the selected competitors for the New York Custom House, New York.

J. H. WEBERBELOVSKY'S SONS' offices at 93 Meserole st, Brooklyn, were closed during the first part of the week on account of the death of Mr. J. H. Weberbelovsky. The funeral service was held on Tuesday morning. The firm has long been prominent in the plate glass trade. Mr. Weberlovsky died at his home, No. 85 Montrose st. He came to America from Russia in 1869. After he was here five years he started a small glazier shop at Leonard and Meserole sts. By dint of industry and frugality he enlarged his business until he became one of the largest makers of glass in the country. His fortune is estimated in press reports at $1,000,000.

NEW JERSEY NEWS.

(Continued from page 632.)

DWELLINGS.

GLEN RIDGE, N. J.—Herman Fritz, 237 Main av, Passaic, has completed plans for three 2½-sty frame and stucco residences, 30x26 ft, to be erected on Bay av, for William Wickstrom, 53 James st, Montclair. Cost, $5,000 each.

NORTH ARLINGTON, N. J.—J. B. Warren, 22 Clinton st, Newark, has completed plans for ten 2½-sty frame residences, 24x36 ft, to be erected on the west side of Rutherford pl, for the West Hudson Realty Co., Daniel Rentschler, corner of Belleville Turnpike and Kearney av, president. Cost, about $4,000.

BAYONNE, N. J.—Jas. F. Bagnell, 35 West 8th st, Bayonne, is preparing plans for a 2½-sty brick and stucco residence, 32x36 ft, to be erected at 32d st and Av B, for George Hiemberger, Av D and 10th st, owner. Cost, about $6,500.

WESTTOWN, N. J.—John Deubois, of this place, contemplates the erection of a bungalow as soon as the weather will permit.

ROUTLEDGE, N. J.—The Walter B. Perkins Co. is making plans for the erection of two private residences of modern type.

RARITAN, N. J.—Plans have been completed for the erection of a residence on Summerset st by Andrew Harcar.

NEWARK, N. J.—Harry Tonks, of this city, will erect a $15,000 residence and garage at 366 Parker st. Frank F. Ward has prepared plans.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Dutchess Celluloid Mfg. Co., of this city, contemplates the erection of a branch factory on Lower Main st.

HALLS AND CLUBS.

EAST ORANGE, N. J.—A proposition to acquire a home at a cost of $20,500 was laid before the East Orange Lodge No. 630 P. B. O. Elks. John W. C. Campbell is chairman.

VAILSBURG, N. J.—Martin Wehrle is preparing plans for a 2-sty brick hall to be erected at the northeast corner of South Orange and Sanford avs by Mueller & Benedict, to cost $8,000.

MUNICIPAL WORK.

HOBOKEN, N. J.—The Boulevard Commissioners will readvertise for bids for a large quantity of crushed stone and screenings to be used on the repair of the boulevard and also for asphalt and tar oils and asphalt binder for the same purpose. The bids will be received up to April 2.

LONG BRANCH, N J.—Bids will be received until 10 a. m. March 26 by the Board of Commissioners for paving portions of Rockwell, 2d and 3d avs. Bids will be taken for vitrified brick, asphalt or bituminous concrete paving. Winfield R. Warwick is city clerk, and J. Wesley Seaman is city engineer.

WOODBURY, N. J.—The bill for the erection and installation of an artesian water system has been passed by the Legislature, authorizing the city to expend $200,000.

TRENTON, N. J.—George B. La Barre, city commissioner, is considering the construction of an electric light plant to supply electricity for lighting the streets and public buildings.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Barclay st, 7—Conrad K Reichert.....C
Bleecker st, 105—Mezeritsky & Miller.....H
Bond st, 8—Caroline C Ward.....C
Broad st, 49—Wm H Mount.....A-C
Broad st, 49—Thos Conroy.....A
Broad st, 49—Daniel Sharrott.....A-C-G
Broad st, 49—L Napoleon Levy.....B-C-G
Broad st, 70-2—American Bank Note Co.....H
Broad st, 108—G A Georopulo & Co.....H
Broome st, 32—Philip Garlock.....A-C-F-G-H
Broome st, 32—Louis Haber.....A-C-E-F-G-H
Broome st, 32—Morris Behrens...A-C-E-F-G-H
Cherry st, 380½—Samuel Berger.....A-C-H
Clinton st, 58-62—Milton Gasdorfer.....C
Clinton st, 29—Warshaw Bros.....A-G
Crosby st, 99—Tony Cearanieli.....L
Delancey st, 18 -William Blau .....A-C-F-G
Delancey st, 266—Herman Heller.....G
Division st, 41-3—Meyer Yesell.....D
Division st, 227—Louis Ackerman.....L
Division st, 239—Louis Lesner.....A-G-H
Duane st, 53-5—N Y Edison Electric Co....B-H
East Bway, 17-23—Louis Kevitz.....C-F-G-H
East Bway, 39-41—Max Gluckman.....D
East Bway, 39-41—David Feld.....C
East Bway, 39-41—Max Wartel.....D
East Bway, 39-41—Samuel Norris.....C
East Bway, 71-3—Thomas Shiels.....D
Franklin st, 176—Mrs A M Powell....A-B-C-E
Front st, 32—Hewlett Bros.....H
Greenwich st, 52-4—Kate R Searls.....A-C
Madison st, 292-6—Louis Hirenberg & Co..C-E-G
Madison st, 292-6—Nathan Dauer & Son.....E
Madison st, 292-6—Israel Goldfarb.....E-G
Madison st, 292-6—James P Prendergast.....E
New Bowery, 24—Martin Garvey.....C-D
Pearl st, 182-6—Margaret L Secor.....B-C
Pearl st, 478-80—Gullberg & Smith.....H
Pearl st, 541-7—W H Hofn Bros & Co.....H
Pearl st, 546—Mrs M McClintock May.....D
Pearl st, 549—Stewart Estate.....D
Rose st, 35-7—Chas W Thomas Co.....D-G-H
Rose st, 35-7—Albert Sasso.....C-D-F-G-H
Rose st, 35-7—Engraved S P Co....C-D-F-G-H
Rose st, 35-7—Geo Weiderman....C-D-E-F-G-H
Rose st, 35-7—M B Wardell.....B-C-F-G-H
Washington st, 603-9—S S Stafford, Inc..A-G-L
Worth st, 114-6—Andrew Dougherty.....D

Numbered Streets.

3d st, 82 W—Wm H Hilts.....B
17th st, 10 W—H C Kingsland.....B-E
21st st, 41 E—Gustav M Tauser.....A-C-F-G
21st st, 15-7 W—Louis Barnett & Son.....D
21st st, 136-40 W—Newstate Co.....C
34th st, 314 W—R Silverman.....C
34th st, 316 W—R Silverman.....C
44th st, 158 W—Est of John Daly.....E
45th st, 209 W—Henry Astor.....C-E-G
45th st, 502-8 W—A C & J A Fiske.....C
46th st, 162½ W—W H Headen.....A-C-G-K-L
53d st, 343 E—J N A Griswold Est.....C
67th st, 428 E—Mamie Cowen.....C
69th st, 139 E—Thos F Ryan.....K
70th st, 344 W—Charles Thorley.....K
83d st, 147 W—Cedarhurst Motor Livery Co. K-L
85th st, 352 E—Emma Michaels.....C
122d st, 314-6 E—Shonske & Nonaschein.....C
131st st, 614-8 W—Mary F Grossman.....B-C
144th st, 211 W—Weiskoph & Wilkes.....K
221st st & Harlem River—James Brady.....K

Named Avenues.

Amsterdam av, 75—J J Kayser.....G
Amsterdam av, 2124—H Farber.....G
Av D, 119-21—Joseph Lahn.....L
Bowery, 334-6—Pestowitz & Silverman.....H
Broadway, 332—Cornelia M Palmer Est..B-C-G
Broadway, 339—Edward H Swan.....D
Broadway, 603—Gustav Grabschid.....A-F-G-H
Broadway, 354—Emily L Lawrence.....D
Broadway, 603—Max Goldstein.....A-F-G-H
Broadway, 603—Charles Goldstein.....A-F-G-H
Broadway, 603—Moe Cohen.....A-F-G-H
Broadway, 603—Frederick Ayer.....A-F-G
Broadway, 603—Otto Rothschild.....A-F-H
Broadway, 928—Building & Engineering Co. A-B-F
Broadway, swc 25th st—Eldridge T Gerry Est.C
Broadway, 1819—Detroit-Cadillac Motor Car Co .....A-K-L
Broadway, sec 85th st—W A Wells.....G
Broadway, 2156—Locomobile Co of America.K-L
Broadway, 2182-6—Chas Furthman.....K-L
Broadway, 5225—Frederick Busch.....G
Columbus av, 402—M D Lundin.....A-G-H
West End av, 83-5—Hope Garage.....A-G-K-L
West End av, 102—International Motor Co..K-L
West End av, 106—R & L Co.....K-L

Numbered Avenues.

2d av, 425—Rosehill Realty Co.....C
3d av, 1639—Jacob Ruppert.....A-G-K-L

BRONX ORDERS SERVED.

Named Streets.

Bristow st, 1398—Henry Hollerith.....C-K
Williamsbridge rd, 1483—J F Thompson....K-L

Named Avenues.

Brook av, 369—Joseph Lese.....E
Bussing av, 1724—Henry L Adt.....C
Independence av and 246th st—John R Delafield C
Independence av and 250th st—Geo S Perkins.K
Jerome av, 2322—J Sternchuss & Sons.....A-H
Lincoln av, 142—H & A Sturtz.....C-G
Park av, 4176—Chas Bradbury.....C-G
Riverdale av and 254th st—Arthur M Wierner.K
Spuyten Duyvil—James W Johnson.....K
Webster av, 1240—Webster Iron Works.A-C-G-H
Westchester av, 2138—Simmons Auto Co....K-L
Westchester Co Club Grounds—Chas H Jackson .....C-G-H

BROOKLYN ORDERS SERVED.

Named Streets.

Baltic st, 381 (rear)—Charles Wills.....C
Bergen st, 1179—D Saladino.....K
Bergen st, 1961—Shetland Co.....C
Bergen st, 2017—L Kaplowitz.....A-G-H
Berkeley pl, 53—August V Denis.....K
Bradford st, 193—Excelsior Pad Co.....A
Butler st, 378-88—Kronheimer & Oldenbusch. B-C
Butler st, 378-88—Bklyn Union Gas Co. A-E-F-G-H
Calyer st, 276-82—A O Schwarts & Co. A-C-H-K-L
Cleveland st, 321—Herman Kartz.A-B-C-F-G-H
Cooks la, bet W 12th and 13th sts—Henry Connors .....A-H
Delevan st, 22—W H Fales Co.....A-H
Delevan st, 79-81—Mary A Cutting.....C
Eldert la, 337-57—Bklyn Union Gas Co.....A
Garden st, 30—Max Lachow.....C
Garden st, 30—Lewis Kosinsky.....C
Gillen pl & Jamaica av—Transit Development Co .....A-G-K
Grand st, 672—J Gabriel & Co.....K
Hall st, 264—B W Gage.....A-H-K
Hart st, 219—Stultz & Bauer.....A-G-H-K
Humboldt st, 772-84—Standard R C Co..A-H-L
Huron st, 242-4—Joseph & Anna Linde..B-C-H
Huron st, 242-4—Bklyn Union Gas Co.....A
Keap st, sec Kent—A D Baird.....A-G-H-K-L
Liberty st, 101-3—A W Blanchard, Inc..H-K-L
Linden st, 140—Antonio Villano.....G
Linwood st, 289—Revilo Auto Co....A-G-H-K-L
Madison st, 674—C T Lamb.....A-G
Monroe st, 202—J F Cogswell & D W Merritt A-G-H-K-L
Noble & West sts—American Mfg Co.....L
Powers st, 234—Monarch Transfer Co..A-G-H-K
Prospect st, 67—Adelphia Silver Co.....A
Richardson st, 32—Tony Langone.....A-C-H
Richardson st, 242-4—Chas F Adolph.....H
Smith st, ft of—Barrett Mfg Co.....K
Spencer st, 144-6—Bklyn Union Gas Co.....A
State st, 216—James McGowan.....K-L
Sterling pl, 781—Johnston & Fauss.....A-G
Sterling pl, 788-96—Sterling Pl G & S Co. A-C-D-K-L
Ten Eyck st, 33—D W Kaatze.....A-L-G
Union st, 202—Dr Bonsignore.....A-H-K
Varkens Hook rd, bet Aves F & G—H C Yeoman C
Verandah pl, 20—Geo C Fischer.....A-H-K
Wallabout st, 127-37—Hillary Duhamel.A-C-E-G
Wallabout st, 418—Meyer Goldberg.....A-D-H
Washington st, 237-43—J B Friedlander Co..G

Numbered Streets.

3d st, 152-8—Pure Oil Co.....A-H
3d st, 341-3—Rose Mandel.....C
4th pl, 119-25—Erdmann Color Co., Inc.....A
E 8th st, 226—John S Eakins.....A-C-H-K
11th st, 555—Anthony J Taranto.....A-K-L
N 11th & Berry sts—N Y Stamping Co....A-H
W 12th st, 2861—Chas E Overton.....G
13th st, 247—R W Bennett.....G
14th st, 369—Edward F Marsh.....C
W 15th st, 2931—Helen Guergens.....C
20th st, 78—H D Roosen Co.....H-L
35th st, 33—Tousberg & Rhode.....G
39th st, 1048—Jacob Samuels.....A
59th st, 459—Anna McKenzie.....C
60th st, w of New Utrecht av—H M Dickover & Son .....A-G-H-K

The Tenement House Department.

The following informal notification to architects, builders and contractors, as well as owners and building men, is made by Frank Mann, 2d Deputy Commissioner:

"It will be of interest to architects, builders and contractors, as well as owners and material men, to apprise them of an order made by Mr. Commissioner Murphy and which affects all tenement houses where fireproof doors are required. The substance of the order is to the effect:

"'Sheet metal doors are not accepted as fireproof.'

"It has been discovered that the practice for some years has been to put in a sheet of metal in the panels of so-called fireproof kalamein doors, and the practice has grown to the extent of making so-called kalamein doors which consist of a mere frame and one large panel of 22x68 inches. Therefore, under the above order, doors with single sheet metal panels will not be accepted."

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

MAR. 15.

Aarons, Adolph—A Sulka & Co 52.01
Braker, Conrad M, Florence M. Fox & Florence L Braker—W A Cotton 98.18
Bates, Edgar L—First Natl Bank of Wellsboro, Pa 66.41
Braunstein, Julius—Sargent & Co 20.96
Baylis, Chas T—Windsor Land & Impt Co.. ....costs, 128.35
Bollhagen, Ferd—J H Davis 41.83
Bohack, Henry C T Koropjeck 2,032.96
Crozier, Leonard—Michelm Tire Co 758.95
Crandall, Marie A—Gorham Co 106.00
Ely, Herman G Spritz 275.01
same—S Shapiro 90.01
same—F Shapiro 120.01
Ertz, Wilhelmina T—Art China Import Co.79.61
Earl, Robt—J J Sullivan 70.90
same—same 485.85
Frazer, Blair—P Shotland 197.15
Finger, Jos—S Levin 38.01
Friedman, Jos—Natl Towel Supply Co....35.58
Fico, Gennaro—L Marx et al 199.84
Grossman, Michl—J Schreyer 962.18
Greenberg, Sam—Herschman & Bleier, Inc.91.91
Goldberg, Chas—E W Dunstan Co 189.46
Geraty, Frank W, Marshal & Onofrio Poverone—B Pellegrino 376.88
Goldberg, Abr—City N Y 29.65
Harnisch, Theo—H Heilmann 367.28
Herskowitz, Max, gdn—City N Y..costs, 174.95
Hoboken Branch—Anderson Bros 33.41
Hogg, Mary M—B Fox 216.71
Hetsch, Reinhold—A Berliner et al 225.06
Halper, Jac C—Ansco Co 84.69
Herring, David—E Fisher et al 635.50
Jeremiah, Wm M—H Ries 158.31
Keeler, Edw R—N Y Tel Co 18.87
Kearney, Timothy—C F Seymour..costs, 109.98
Kruhl, Louis—D Charak 83.22
Kupferstein, David—S Schild 3,255.41
Krakauer, Henry G—Northern Bank N Y.. ....8,939.27
Kemmet, Rudolph—First Natl Bank of Corona ....costs, 66.00
Levy, Sam—N Y Tel Co 19.05
Locke, Chas E J Karst 433.41
same—same 433.41
same—same 205.91
same—same 433.41
Lowry, Robt—H J Zuckerberg 94.72
Linden, Chas—A Berliner et al 264.84
McCartin, Ellen—N Y Tel Co 17.52
Moench, Jno—same 34.80
Mulligan, Wm G—Edw Thompson Co....198.79
Mendelson, Henry—Nathus Auto Service Co 41.41
Miller, Richd—J H Knubel 41.67
Maul, Adolph—Louis Meyer Co 77.00
Martin, Edw—W H Wheeler .....costs, 118.75
Norton, Sheridan S—G Kleinan 25.99
Nichols, Wm E—Northern Bank N Y..6,231.67
O'Grady, Patk N—Ransome Concrete Machinery Co.... ....1,490.39
Pelz, Rose M—S Pelz .... costs, 39.65
Pfaff, Carl B—Ansco Co 73.67
Polhemus, J Arthur—N Y Tel Co 35.84
Phelan, Wm R—U G Scollay 145.96
Richardson, Jno S—N Y Tel Co.....22.03
Riley, Herbt J—same 23.20
Resnick, Geo—same 11.93
Relkin, Isaac—A G Gallatin 1,009.01
Sacks, Abr—N Y Tel Co 16.88
Shelley, Alfred—same 19.40
Scherff, Lydia—same 19.68
Simon, Herman—same 15.38
Sharp, Geo H—same 16.34
Stott, Fredk Van D—same 28.09
Silverman, Nathan—same 16.08
Stern, Marcus—Kastenhuber & Lehrfeld.1,080.22
Safir, Louis & Nathan Berkman U S Trust Co of NY 2,211.73
Sutherland, Norris—J P Maguire 216.91
Scheier, Jno H—A Schemel et al 148.21
Spivack, Harry S—Tonawanda Board & Paper Co 257.66
Scharsmith, Jno E, Madgar Operating Co, Westchester Woodworking Co & Savoy Glass Co—J A Werbelovsky 277.70
Scott, Geo B—Wholesale Typewriter Co..1,140.14
Silverbrand, Rheuben H—J H Michaels Co 229.33
Thorman, Morris—H Heilmann 52.74
Ubelmesser, Chas R—J Kaufman ..costs, 116.02
Ulmer, Bernardo—A Ulmer .... ..costs, 144.90
Vom Dietsch, Henry A—Arlington Mfg Co.142.69
Weinberg, Emma—N Y Tel Co.....26.26
Wolfe, Isidor—I Marrus 453.77
Wells, Wm J—S Karaghensian et al ...174.21

CORPORATIONS.

Brooklyn Court Theatre Co—Home Trust Co of N Y 2,269.41
Colonial Life Ins Co of America—N A McCann 478.04
Knepper Realty Co—Eastern Gas Appliance Co (Inc) 200.64
Roseno Bros (Inc)—N Y Tel Co.....25.32
Croton Falls Constn Co—A Bove 2,112.70
Dry Dock Trim Co—F St John et al 424.65
Hasbrouck Piano Co—S M Teeter 1,739.15
Ingram-Richardson Mfg Co—Sargent Cigar & Plantation Co ....costs, 43.03
Louis Sroka Co—A Flohr et al 60.41
Lancaster Engineering Corp, Jas H Lancaster & Wm L Morris—D Fox 222.41
Northeastern Constn Co—City N Y..costs, 118.57

MAR. 17.

Adams, Thos E—Personalty Liquidating Co. 67.91
Anderson, Clark—M S Rosenfield et al...471.81
Amend, Thos—Henry L Hunter, Inc.....108.49
Amend, Michl—same 16.44
Allen, Chas F—W L Doremus 72.92
Altman, Morris—W M Brennan 434.41
Bendheim, Berthold—E G Lyons & Raas Co, Inc 1,244.17
Baussmann, Peter—T E Hergert, Inc....809.67
Barrett, Wm M, pres—A Knapp 2,196.23
Barrow, Mary F—W H Warren et al.....232.52
Buckley, Mary B—W J Salomon 129.33
Bandes, Robt—B Salinger 51.41
Brantingham, Gus S -A E Stilger 114.00
Barrett, Fredk J—E E Tull.....costs, 113.80
Brennan, Harry J—E H Torp 46.98
same—same 161.81
Clark, Walter B—B M Wallace et al....295.23
Cohen, Saml—Hinrich Bros 42.20
Cohn, Wm I & Josphua—Standard Dress Suit Co 19.77
Davids, Louisa A & Jos Lambaden, exrs—L Bauer 128.15
Dietrich, Eugenie—J Guidone 769.57
Dow, Alex—Ferguson Bros & Forshay....797.87
Daniels, Chas & Arthur Gude—P G Barnard 35.45
Deery, Mary E—J Hilbring 672.07
Dillenberg, Rhinehardt A—P Aprill et al..37.43
Ettman, Harry & Benj Glasman—D Charak 105.52
Eisner, Theo B—Robert Numbering Machine Co 30.07
Follett, Richd E—Albt Frank & Co.....66.87
Feiel, Aug, exr—F Kornicker 119.91
Ganger, Isador A, Edmund J Sullivan & N Y Edison Co—New England Navigation Co.. ....8,076.15
Goodman, Frank F—Mercantile Printing & Stationery Co 17.91
Goldberg, Louis, Chas W Groll—S Sheindelman Co 116.71
Goetz, Fredk J D Smith 377.79
Goldsmith, Abr, Leon Projansky & Morris Furstenberg I Goldowitz 250.88
Gilbert, Edwin L—Eastern Metal Works..96.31
Haines, Edwin H—A Levy et al....costs, 132.53
Herzog, Louis M Herzog .....costs, 131.96
Horowitz, Nathan C Ironson 104.33
Hotaling, Jno W—A V Donellan 281.01
Hughes, Percy A—C Armbruster & Co.. ....costs, 67.88..
Hellwig, Hugo—Geo Backer Constn Co.. ....costs, 23.26
Hart, Henry G—Consolidated Engraving Co 55.24
Haynes, Jas—N Cohn et al 33.41
Jones, Wm H A D Kneeland 119.41
Joline, Adrian H & Douglas Robinson, recrs—H W Harding 550.00
Jacobson, David E—P Mostow 45.65
Krong, Mazie—S Bookman 69.31
Kest, Max & Henry S H Tyng 93.76
Kemp, Geo E O Holter.....costs, 70.65
Lindinger, Fritz—J D Corneli Co.....126.41
Levy, Meyer & Louis Medwin F W Geiler 292.41
Lesser, Simon—W L Edgar 290.61
Lee, A Rogers D McLean 343.98
Levy, Jack J Lowenstein 82.81
Landsman, Max—M H Rosen 47.24
McKenna, Wm A—M Achling et al 161.31
McHale, Edw—R J Lether et al.....441.63
Meretzky, Morris—Morse & Rogers 720.94
Melcher, Fritz—Schickerling Mfg Co 129.66
Machinsky, Thos—Babcock Coal Co 62.13
Maillie, Jno F—Commonwealth Roofing Co. 85.21
Molsasso, Giovanni L Powell 242.00
same—K Knox 507.00
Mitchell, Jno J & Wm P—S Salomon 64.81
Minneman, Wallace—J Stern 433.73
MacGuire, Constantine J—M E Hughes.. ....costs, 105.50
McCaffery, Jno—Acorn Engineering & Mfg Co 14.91
Newkirk, Wm S—H B Roberts et al 11.84
Obegi, Negit—A Saba 217.41
Olsen, Anton—L Wolfson 61.26
Ottman, Phillip—E Kraft 118.41
Powell, Freeman—H Powell.....costs, 58.02
Pound, Geo I, Jno Pallett & Rebecca Pallett—M Delisky 274.62
Pluemacher, Geo F—S L Snyder 20.57
Panebianco, Giuseppe—Rapp Constn Co.. ....costs, 23.26
Pinckney, Harry I—R Jay 10.00
Puca, Stefano—J Pitman Co.....costs, 23.26
Pierson, Frank S—S R McLaughlin 746.79
Ruege, Arnold—A Becker 202.72
Rothman, Adolph D Lippoff et al 355.14
Rabinowitz, Bernett—G S Marsh, Jr..costs, 66.25
Rosenbaum, Max W & Morris Ginther—G B Williams 2,457.49
Rossi, Luigi Maria Rossi, Gaetano Lignante & Cira Lignante—F Gilbert 1,607.16
Reilly, Thos J adm—H B Goldberg..costs, 13.60
Silverfarb, Harry gdn & Isidore—M Perreck et al ....costs, 68.36
Strumwasser, Herman—I Friedman 97.66
Schneiderman, Jac—H Bodek et al.....141.85
Schwenke, Mathilda—Twenty-Third Ward Bank of City N Y 445.07
Simon, Marcus—A S Walker 41.78
Smith, Morris—S Bruck et al 122.22
Seller, Patk—First Natl Bank of Dunellen..95.91
Sheiman, Louis—M H Mann & Co 81.85
Sedlak, Arthur—Bernheim Distillery 61.32
Senftenberg, Benj—S Popik et al.....89.86
same—R Pisillo 94.89
Stearns, Harold E—A R Brown 40.91
Shaunessy, Cath—W J Salomon 98.29
Singer, Jno—Geo L Walker Co 104.41
Schraudner, Frank—Northwestern Electric Equipment Co 530.62
Savarese, Jos—Standard Distilling Co....247.67
Smith, Jas J—F A Canfield 59.51
Sager, Everett G—H W Vogel et al.....60.88
Sardi, Maria—W H Hilts 392.15
Schneider, Fred P—Star Co 186.91
Taterka, Louis & Wm O Freyer—I Cohen.365.13
Tafel, Benj—Schickerling Mfg Co.....59.89
Tangredi, Nicholas—J A Bolles 144.31
Uberall, Jos V—C Bibiak et al.....688.05
Volovic, Gregori O—L S Waldman et al....94.00
Van Raalte, Jas—H R Childs 274.73
Weinstein, Lena & Morris Lichtenstein—E F Bushnell et al 243.51
Wenck, Fred A or Fredk A—L Miller..1,258.94
Weissglass, Julius or Julius Weissglace—E Singer 345.44
Wilkinson, Ward H & Helen A—Polk & Calder Drug Co 274.00
Wigte, Harry—W J Daniel.....2,117.81
Weid, Gustav—Holtz & Freystedt Co.....45.90
Wallach, Saml H—E A Hartman 1,189.96
Waddill, Geo A—Banco International E Hipotecario De Mexico 1,663.74
Weinrib, Sam—J F Weinberger 133.07

CORPORATIONS.

Maximus Metal Co—Rockwell Furnace Co, Inc 150.31
Motor Trading Co—Mercantile Printing & Stationery Co 23.71
Monaton Realty Investing Corpn—J R Bramley 94.65
Tvalde Asphalt Co—D Rack.....costs, 96.78
B M Ewing & Co—Pocono Co 646.40
Harnet Realty Co—S J T Wood.....4,477.92
Harlem Savgs Bank—E H Larkin..costs, 58.46
J L Kesner Co—A F Jessen 5,573.42
Whitehouse Lunch Co, Phillip Dincin* & Isaac Dincin—Sulzberger & Sons Co 411.91
Homer W Hedge Co—B F Webe 11,602.78
Atlantic Express Co—Star Fur Mfg Co..510.91
Commercial Delivery Co, Inc—D Schilte, Inc 236.25
Courtney Tire & Rubber Co—Ajax Grieb Rubber Co 51.44
Imperial Auto Co—City N Y 22.11
Illinois Surety Co—Consolidated Engraving Co 55.24
same—S Tirabbassi 401.58
Industrial Efficiency Co—J I Liner 745.59
People's Bank—T F Christie 167.00
Wolf Rosenberg Co—N Salter 590.73
Sterling Paint Works—Natl Alumni 461.69

MAR. 18.

Amanti, Francesco—C Weismann 159.14
Anton, Marion—E Blohm.. ....141.42
Arndstein, Max—F Weiderhold 94.72
Battello, Thos P—B Yovin 71.15
Bauzan, Chas D—T Olena et al.. .. ..167.77
Boyd, Danl T—C Levy.. .. ..140.91
Bradley, Fredk V Equitable Trust Co of N Y.. ....279.20
Barry, Grosvenor W—C M Gilpin.. .....629.52
Brown, David M—L Fellner 59.40
Bradford, Geo F & Hunter Roy Press.. ....3,665.99
Buss, Michl C Cushman 162.30
Boss, Chris H— WH Meyer 534.41
Conovich, Theo N J Packard et al.....84.72
Coleman, R Lindsay—W L Thompson..138.00
Crocciehia, Emma P Gross.. .. ..costs 17.41
Capen, Joshua W—First Natl Bank of Jamaica... ....405.64
Campbell, Wm F J Grillo et al 323.80
Chochos, Theo E Rosenberg 159.25
Cramer, Caroline D & Jno W Grunett—J Stoll et al 331.24
Cantelmo, Pasquale—C Robiolio.. .. ....80.91
Craig, Harry D Eaton & Gettinger 378.50
Caspers, Fredk R—J Ryan et al.. ..costs 113.00
Coyle, Orrin I O Lorenz et al 29.25
De Sylvia, Jno—Hulse Garage Co.....45.25
Davis, Ruben—O Koenig.. .. ..343.91
Dunn, Margt D—C A Dards.. .. ..61.22
Di Maria, Luigi—L P Oppenheimer 240.30
Dehnert, Henry—J N Apaus et al.....17.08
Doell, Henry—N Y State Realty & Terminal Co.... ....187.15
Ettlinger, Jos—G A Rogers et al 41.96
Ehlen, Aug W—J Bierhoff.. .. ..374.31
Epstein, Morris E D Cassin 210.72
Froehlich, Herman—Peter H Reilly & Bro Co 40.91
Freyer, Wm F Orenstein Arthur Koppel Co 86.46
Friedman, Jac—Monroe Table Co 93.31
Fuller, Henry H J Winkler & Son 60.00
Frankel, Jacob L—A D Feldstein..costs 74.18
Farrell, Patk J—B C Samuels et al 80.02
Forbert, Edw A—W H Darl et al.. ....273.29
Greenberg, Nathan & Thos—American Radiator Co.... ....200.67
Garifalos, Jno D—E C Weigold 33.91
Greenwald, Adalbert—A Barna.... ..costs 48.71
Goldfarb, Felix—C F Schmall.. .. .. ..204.45
Garifalos, Jno D, E Soter & Co & Efstraty Soter—E C Weigold.. .. ..228.31
Goldfarb, Philip—S Bettne 112.52
Herman, Mary—Hulse Garage Co.. .....73.35
Hicks, Rosannah T—Paterno & Son Contracting Co.... ....2,169.27
Hooks, Geo—Lawyers Title Ins & Trust Co. 67.96
Head, Isidor—J Adler Gelding Co 215.03
Howard, G Bronson—G E Chisholm ... 331.37

Judgments—Manhattan and Bronx (Continued).

Herzog, Harry -E Levine.r .... costs 27.31
Hiland, Lottie R—S A Worthow et al 35.90
Huggins, Lucy M—J Fearon 2,014.40
Johnson, Walter W—F A Dorman.. ....101.37
Johnson, Fredk -N Y Tel Co.. .....25.40
Jordan, Jas & Richd Mersarty Liechtenbom et al.. .....664.13
Joline, Adrian H & Douglas Robinson recvrs —F R Emmons 600.00
Karpas, Gottlieb M -S Green 15.31
Kadelberg, Fredk E—A L Wolbarst 16.78
Kane, Dora—Chas A Cowen & Co..costs, 108.18
Kanner, Isidore—F W Geiler 113.48
Kantorski, Ed -E F Roach.. .. ..74.05
Landau, Mathews—S Brustein.. .. ..89.99
Le Fevre, Geo A & Joshua W Capen—First Natl Bank of Jamaica.....260.58
Lipshitz, Benj—Market & Fulton Natl Bank.. .....560.42
Lee, A Rogers & Fredk H Tucker, Jr—N Y Tel Co.... .....31.40
Le Monte, Alfonso J Von Rehder 86.72
Londino, Wm & Saverio Gallo -J Murray..873.16
Levine, Wm S—Equitable Trust Co of N Y.. .....121.26
Lowen, Chas H—Jno Jordis Iron Works.246.22
Levin, Hyman -I Leibowitz.. .. ..69.65
Maurice, Jos & Albt Trovatio—J Fine et al.. .....187.96
Morje, Anna N—N Y Tel Co.. .. .. ..28.35
MacLeod, Roderick D—C S Berry 629.89
Mulinos, Lambro—H Heide.. .. .. costs 67.21
Miller, Edwd N Wishny.. .. .. 28.91
Merrick, Ernest—H B Mabie et al..costs 112.99
Mertz, Fredk—Equitable Trust Co of N Y.. .....75.42
Meyers, J Franklin—Tyson & Co 233.51
Manning, Theo—Hollywood Co.. .. ....180.51
Murrell, Wm G & Geo—Geo Grabler Co of N Y..... .....53.99
McCurdy, Saml—G W Tracey.. .....50,043.77
Myers, Jerome A—Frost Veneer Seating Co 263.57
Neidell, Louis—I Metz 59.72
Nassau, Morris—T H Lewthwaite.....22.49
Prezioso, Jas—H Osinoff 69.41
Pressfrund, Robt—S Mainzer 76.20
Pittelli, Frank—B J O'Neill.....79.31
Parker, Jac—H B Harris 69.99
Pfursich, Armin J & Herbert T Pritchard—A J Bastine 1,602.34
Phelan, Thos, A, Jr—L H Jones 70.08
Pearlstein, Harold N—J Altman et al 32.41
Riker, Ephriam W—A Michaels 327.02
Robertson, Musco M—H S Stewart 3,365.13
Rosenblum, Morris—B Cohn.. .. ..290.00
Ruddock, Wm F—Crane Glass & Mfg Co..60.76
Rosenthal, Fraggi—H Frankel.. .. .. ..204.51
Suchy, Chas R—"Repetti".. .. ..60.71
Steindler, Mary—B Yovin 34.65
Sheldon, E Lloyd—J H Specht 81.81
Strong, Everett D—Equitable Trust Co of N Y..... .....140.23
Schiff, Louis—Raphael Tucj & Sons Co Ltd.82.19
Samuel, Isaac N—New Taxicab & Auto Co.. .....37.91
Schey, Barthold M—L Levy 88.01
Sitomer, Abr—Sales Book Co.. .....217.29
Samuel, Rachel—W E Wheelock.. costs 140.03
Twisby, Lewis B—S W Maguire et al.....64.41
Trieb, Otto—Consumers Brewing Co of N Y Ltd..... .....126.95
same—same 126.95
Talcott, Fredk Jr—S Loebl 135.33
Trotta, Pasquale—S Zimbardi.. .. ....375.32
Valentine, Frank—Atlantic Blaugas Co..194.80
Von Reitz, Feodor—B Eldridge 908.19
Volence, Vincent, Jr—P Najovitze 354.77
same—A Weintraub 204.77
Wood, Down—A Ward.. .. ..costs 108.20
Wieseltier, Saml—J Katz .. .. costs 72.88
Watson, Thos B Jr—Grossman Bros & Rosenbaum 130.84
Wildrick, Caryl B—N Y Tel Co.. .. .. ..28.92
Wasserman, Saml—same 31.15
Wahlstedt, Julius—Equitable Trust Co of N Y 132.34
Weidig, Geo A—H Koehler & Co.. .....231.06
Ziegler, Ernst—Hulse Garage Co Inc 16.61

CORPORATIONS.

Flagg Realty & Constn Co & Joshua W Capen —First Natl Bank of Jamaica 198.82
Macon Hotel & Restaurant Co—L Barth et al 817.50
Georgia Building Co—V Zimmet.. .. .. ..59.65
Borough Trading Co—Weston & Zarner ..481.36
Sphinx Film Co—H M Toch et al.. .. ....43.86
London Needle Co—E J Meyer.....1,798.92
Eastern Seaboard Securities Co—E E Cruse.. .....154.91
Giant Banana Co -A L Morgan 44.09
Defeo & Delgaudio Constn Co—Graff Furnace Co..... .....211.60
Erector Realty Constn Co, Annie Rothfeld, Dora Berman, Barnet Sundoch & Isidor Rothfeld—Standard Lime Co.. .....164.71
Mack Paving & Constn Co—O Zernekevitch... .....334.27
J W Cody Shoring & Contracting Co—J F Murphy Lumber Co.. .. ..631.65
A Collora Co—C N Gates Co.....12.41
Acme Water Storage & Constn Co—Schaeffer Budenberg Mfg Co.....125.87
Empire Baking Co—C F Simmons et al ..73.50
Sure Number Lamp Co, Fredk Robinson & Anton H Wolter—C H Potter.....735.20

MAR. 19.

Adams, Harry G—D J Tonkonogy 501.41
Arffmann, Emil—F W Geiler 425.53
Boorstein, Wm—German Exchange Bank.250.21
Beers, Alex W—F W Meysenburg 1,042.45
Burk, Cath -N Y Tel Co 25.20
Basil, Jas V—F Cohen 69.00
Brigante, Michl—J E March 9,177.10
Blockridge, Jas Jr & Sophie T E—Robt Graves Co 140.90
Basson, Adolph—B Cohen 90.01
Brewster, Arthur W—J Dinyz 216.28
Braunstein, Karl—Sacks & Levy.....184.73
Byrne, Danl J—Jas Everard's Breweries..32.51
Braunstein, Karl—Sacks & Levy 184.73
Carlon, Philip P—A M Reilly.....costs, 79.38
Cohen, Morris—Montgomery Table Works.204.81
Corey, Margt—F A Keena et al 474.51
Cohen, Sandel—P J Searing 659.95
Cohen, Abr D Felt 486.88
Couglin, Frank J—Alberene Stone Co ..112.98
Creedan Rea Ware Realty Co 159.15
Cohn, Harry I Greenbaum 181.49
Dobrow, Abe R Messe 92.34
same—same 88.47
De Sylva, Jno—C F Collman 89.85
De Vino, Frank—Francis H Leggett & Co.212.31
Degnan, Richd—Royal Worcester Corset Co 132.75
Deutschbaum Minnie—N Y Tel Co 34.31
Dolsey, Jos & Wm Cohen—H A Steinberg.383.41
Emrich, Jos—W H Sniffin 152.41
Farrington, Mary, admrx—J Talbot 222.17
Fehlhaber, Adolph—W M Fehlhaber 32.72
same—same 286.47
Fleischel, Josephine U S Title Guar & Indemnity Co 70.45
Ferguson, Fredk—N Y Tel Co 23.73
Granan, Fredk—Francis H Leggett & Co..34.44
Gulick, Herbt—H L Sandford et al 86.05
Gaites, Jos F—J L'Estrange 829.24
Green, Albt—D Green 135.00
Glassner, Bertha—D Westerman....costs, 68.36
Gotliffe, Harry A—N Y Tel Co.....39.85
Gahrmann, Fredk W—Edw Thompson Co.164.78
Glassheim, Abr—United Merchants Realty & Impt Co 4,564.97
Hughes, Margt—N Y Tel Co 26.03
Higgins, Edw F—H S Eckles & Co 151.81
Horton, Arthur B Brooks Bros 33.75
Horowitz, Nathan & Saml Rigler—Guy P Hallett Furniture Co, Inc 183.08
Horowitz, Saml—First Natl Bank of Bayonne, N J 542.84
Ireland, Marion E F Cohen 36.55
Jensen, Hans & Margt—Natl Fertilizer Co. 419.26
Joroff, Jac & Harry Koshkin—J Jaburg et al 54.10
Kelly, Michl M N Calabrose 485.51
Klingbell, Edw A—N Y Tel Co.....21.86
Karam, Nasib—S Barson 29.31
Kohn, Aaron—Jos Stern & Sons, Inc....839.67
Lamport, Albt G admr -M C Smedley..1,704.54
Landau, Dolfi & Helen Landau—J Zimmelman et al 123.56
Levy, Albt—J Halbren 196.91
Luria, Max—L Wisansky 539.51
Maglio, Antonio or Jos A—H F Maresca..60.91
Miller, Benj or Bernard Miller—H Mindlin et al 177.71
Mears, Jno—J E Magovern 3,082.56
Mabie, Chas E—V C Ryder 88.41
Marx, Benj E Rosenberg & Sons.....244.63
McEntee, Jas D—N Y Tel Co 18.10
Marmelstein, Rachel—H Levine....costs, 69.53
Nyman, Henry—R Corn 37.41
Nilson, Gottfried & Peter—Francis H Leggett & Co 221.92
Newton, Victor M -J A Hayden 248.30
O'Reilly, Geo—A V Mueller 53.45
Peck, Edw H—H Loeffler 59.41
Pasternack, Harry—A Hyman et al.....149.90
Polansky, Jos -D Tancer et al 89.20
Popkin, Jos, Hyman Levine & Louis Lipschitz —L Greenberg 228.65
Rubsam, Jac—R Webber Jr, et al.....1,689.70
Raab, Geo—J Taral 635.18
Reilly, Thos—C W Wilson 193.59
Rothenstein, Paul—P H Solger 66.28
Ray, Nellie F N Y Tel Co 17.44
Rubin Morris—J Pariser 266.02
Silverberg, Otto—Gerstacov Jewelry Co..309.60
Sears, Judah H—F Davis Jr 179.52
Sprickerhoff, Geo—H E Egan 132.26
Sergel, Carl B—Central Mtg Co.....84.41
Solomon, Harry J—N Y Tel Co 91.89
Schwartzbarth, Benjamin—same 15.87
Stoeltzing, Wm—same 28.48
Siciliano, Frank & Wm F Rubly—M Badt.176.56
Schroeder, Ludolph G—H Hencken.....181.95
Schwartz, Philip -K Jonas.....26.84
Starr, Hugh L—Barrett Co.....205.18
Solotaroff, David H & Abr. H—Edward Thompson Co 225.23
Steinwax, Otto -W Harris.....63.02
same -same 181.02
Stallo, Edmund K—T M Hodgens.....11,897.13
Smith, Wm S Garber.....878.85
Spivack, Harry A—Republic Bag & Paper Co 424.41
Spagna, Nicola & Antoinetti—S Hudes...491.43
Simon, Kassel & Dora—Natl Academy of Design 323.70
Sternberg, Chas & Israel—S Strauss & Co.102.73
Sanders, Louis—C H Schultheis.....52.41
Schoenberger, Jas & Aaron—N Y Metal Ceiling Co 63.42
Scripture, Harry E—Acker, Merrall & Condit Co .....a....53.77
Silverman, Isidore & Julius Levy—A S Wolffe 88.56
Taylor, Fred J- Acker, Merrall & Condit Co 39.41
Weiss, Louis—S Tancer 267.15
Wyler, Leo—Standard Computing Scale Co.261.78
Whitcomb, Herman S—M B Evans.....45.77
Wolff, Edmund—L Ries et al.....328.59
Woodward, Harry A—A S Post.....541.10
Watson, John T B Foody, Jr.....81.05
Wicks, Frank—Fredk Ludlam Co.....401.58
Wilson, Edw—J Heffer 69.91
Yachelson, Max -H Weil.....53.98

CORPORATIONS.

Motor Car Exchange Inc—W Winslow..373.15
De Luce Co—C Lippmann et al.....26.75
Pan-American Mercantile Co. Ludwig de Leopold & Paul J Hulser—G C Hull et al. 72.21
Ajax Iron & Wire Co & Walter Kleinfelden—A M Feeley 156.80
Estate of Long Beach—E Long et al.....123.58
same—same 2,447.35
Aldine Mfg Co—V C Ryder 143.41
City of N Y—M J O'Neill.....3,656.20
D Strelcher & Co—J Abramson.....79.43
Fredk A Smith Co, Inc—S Segal.....114.41
Illinois Surety Co—D Gagliano.....387.78
Jimal Realty Co—Greenhut Siegel Cooper Co. 501.59
W E Smith Inc—Lorillard Refrigerators Co 346.11
Automobile & Cycle Co of America—N Y Tel Co 59.61
Standard Cotton Compress Co -same....65.44
Motor Finance Co—Casualty Co of America. .....costs, 112.70
Ellison Constn Co—Charles Crabbe Co..427.57
Saint Francis Realty Co—H Wacker...1,248.82
same—same 1,249.23
Lotos Advertising Co—P Liberman..costs, 27.41
George C Kokaris Co—Pietro Farmara Importing & Exporting Co.....120.61
Halley Land & Impt Co—A Paterno et al.828.42
Chicago, Rock Island & Pacific Ry Co—J K Simon et al 84.66

MAR. 20.

Alpert, Elias—N Y Edison Co.....14.40
Abelson, Louis—H B Endicott et al.....255.17
Arkison, Jno—M Silver 57.42
Arata, Jos L—F M Vevens et al.....37.49
Auerbach, Herbt T—W J Sandrock.....164.20
Branstein, Julius—City of N Y.....264.41
Brueckenstein, Adolph—Piel Bros.....141.97
Eutler, Henry R—Acker, Merrall & Condit Co 84.13
Boltes, Fred—City of N Y.....264.41
Brodt, Milton S—United Electric Light & Power Co 19.15
Branch, Mason M—Jas McCreery & Co..46.57
Bauer, Paul—United Electric Light & Power Co 18.60
Browne, Geo W—Water Works Equipment Co. 1,221.25
Buhrmeister, Aug—H Krauss.....costs, 103.60
Brown, Wallie E—House Furnishing Review Co..... .....142.91
Blumberg, Ida, David L Blumberg, Emil Reibstein & Frank Gens—A L Kass....611.32
Boileverie, Leon B—Francis Motor Renting Co Inc 436.69
Beline, Elie H Feldman 536.90
same—same 288.90
Baucus, Jos D—F J Walsh 64.57
Corey, Martin H Spear et al.....200.67
Cox, Anna—N Y Edison Co.....20.17
Considine, Geo F—City of N Y.....59.41
Cohen, Jacob D Glick 313.74
Cavalluzzo, Ignazzio—M Muller.....676.99
Casey, Thos F—J Muller.....18.40
Darr, Lawrence admr—Willy H Lau Co.1,418.65
Davis, Jos H—Winton Motor Car Co....930.24
Davis, Ralph W—S Phillips 79.65
Davis, Walter B—A L Silberstein.....119.76
Dobson, Eveline—Acker, Merrall & Condit Co. 33.95
Drake, Edw J—Neal & Scott Co.....37.05
Dann, Jos—D Lustig et al 43.05
Dolowich, Hyman Security Bank of N Y. ....costs, 89.10
Donahue, Lawrence—F H Stubbe et al..122.18
Dreyfuss, Theopihile—A B Mergenthelm.... .....costs, 79.00
Exner, Paul J—City of N Y.....264.41
Engel, Erich—L R Van Roeder.....100.82
Fisher, Jno C—J M Tyndall.....3,482.00
Friedman, Jacob—Heywood Bros & Wakefield Co..... .....80.15
Freed, David—City of N Y.....264.41
Fox, J Willett—J W Weller 315.40
Fishback, Abr—Sea Island Thread Co...155.32
Fisher, Robt L—F E Fisher.....costs, 171.84
Frank, Morris S Grossman 81.11
Ficklen, Wm, Jno Nowak or Jno Novac & Edw Long H Mide 132.50
Gerber, Isaac B Ruttenberg 37.57
Glickman, Baruch & Baruch Weinbaum—C H French et al 395.87
Goodman, Max W Gershovsky 43.86
Guarino, Mattia & Carmine Tomatore—P Gaeta..... .....645.82
Haggerty, Jas J—C P Schneider..costs, 108.63
Hoorman, Geo—Acker, Merrall & Condit Co. 125.64
Henry, Arthur—same 29.27
Hatoff, Hayman—United Electric Light & Power Co..... .....18.20
Hunter, Sybil—same 32.15
Hansen, Theo—City of N Y.....264.41
Hart, Milton—Bklyn Union Pub Co.....57.30
Heitner, Harry or Herman Heitner or Hyman Heitner—Webster Leather Co.....82.66
Hall, Fredk A—Metuchen Natl Bank.....492.38
Hertz, Jacob O Lacagnina 1,581.46
Hackett, Martin J—M Weissbein.....42.73
Heibrink, Theo—De Golger Varnish Works.21.41
Hayes, Cath A P Spioviero 74.33
Hellberg, Ollie C H Pearson 51.21
Hart, Thos R—J Cort 419.78
Isaacs, Phillip or Phil—Balanced Shoe Co.812.15
Illuzzo, Jos—W F Masters 17.41
Jefferson, Emma R—J H Fitzpatrick..... .....costs, 27.41
Jetter, Albt A—City of N Y.....264.41
Kopf, Fredk—J H Hickey.....115.22
Kasower, Abr City of N Y.....264.41
Kaplan, Harry & Louis Liberman—N Y Edison Co 22.96
Klinier, Wm S—Acker, Merrall & Condit Co. 66.25
King, Everett L—North Side News Co....328.76
Kelly, Fredk J—City of N Y.....264.21
same—same 264.41
same—same 264.41
King, Michl J—M J Daly 1,018.01
Kimmich, Frank E—Butterick Pub Co...97.86
Koplinsky, Abr & Chas Stutz—A Kufhl et al 81.57
Karmel, Raynor—B Eamberg et al.....97.07
Light, Jones—Candall Pettes Co.....28.29
Lazarowitz, Jacob & Otto Lorence—City of N Y 264.41
Lo Bue, Rosario—Hudson Wood Working Co. 435.72
Levy, Barnet -H Rosenblum.....462.65
Moskowitz, Nathan—N Y Edison Co.....25.58
Muhlemon, Alex E L R Vanhoeder.....46.77
Morgenthau, Henry—United Electric Light & Power Co 18.35
McCormick, Jas—City of N Y.....264.41
McCormack, Jno—same 264.41
Mitnacht, Jacob—same 264.41
Mintz, Nathan N Raskow 98.41
Millard, Howard M—McDowell Constn Co.115.91
McLeod, E Mae—Madam X Mfg Co.....298.40
Meyer, Wm J A Dreyfoos et al 123.11
Nelson, Jno P & Jas Bergres—Piel Bros..43.76
Nastasi, Peter & Vincent Valenti Allen Wheeler Co..... .....477.47
O'Dell, Bessie—O'Neill Adams Co.....117.65
Pearsall, Wallace W—Barrett Co.....227.29
Putter, Isidor—F Westheimer et al....1,269.31
Perrella, Costanza & Nicola Roberti—J Martoccia 74.16
Polcyillan, Rocco A O Ernst 59.31
Pirovano, Paolo P—P Morrall 50.80

Putterman, Louis—Lebensky & Bernstein..155.94
Patterson, Robt S—Jno Wanamaker NY..51.85
Pearlstein, Sidney H—Federer.. .. .. 79.31
Rosenberg, Saml A N—Kantrowitz 38.41
Rappaport, Abr—City of N Y.. .. .. ..59.41
Richards, Benj—Jno Wanamaker, N Y.. 104.81
Ross, Saml—N Levy & Son.. .. ..111.91
Reynolds, Thos L H—A Cammeyer.. .. ..234.34
Rill, Abr—S Bloch 120.70
Ressler, Harry—A D Katcher 194.55
Rotoli, Frank—Hannis Distilling Co.. ..132.69
Schlessel, Leopold & Nathan Gordon—J Fishman 2,319.73
Schwenker, Wm M—Jr M Bartlett.. .. .. ..68.85
Sanborn, Gilbt H—T L Thompson et al.. ..15.81
Schayrien, Isaac V—H R Daniels 35.91
Smith, Grant—United Electric Light & Power Co 26.82
Searl, Florence—United Electric Light & Power Co 32.07
Seaman, Franklin T—Acker, Merrall & Condit Co 38.72
Starr, Nathan—Meyer Jaskulek & Co.. .. ..708.43
Silverman, Frank E—Natl Nassau Bank of N Y City 396.66
Schoen, Marie L—L M Sherwood 254.65
Sexton, Patk H—C H Fellows 14.15
Sutherland, Anne W—Hogan 600.22
Strong, Wilbur R—H W Vogel et al.. .. .. ..43.82
Scholl, Jno J—O Scholl.. .. .. costs, 215.78
Talbot, Jno C—H Nahmmacher 252.67
Taylor, Thos F—B M Bachman et al.. .. .. ..229.40
Tempchin, Jacob—N Y Edison Co.. .. ..14.29
Trundy, Mary E—City of N Y.. .. ..264.41
Taylor, Roy E—Jas McCreery & Co.. .. .. ..185.91
Theall, Thornton J—Brown Green Co.. .. .. ..21.29
Taylor, Mary—J Tice 274.31
Turck, Frank W—F J Walsh 46.62
Volk, Albt A—City of N Y.. .. ..64.41
Weissberg, Saml—Cluett Peabody & Co.. ..219.95
White, Ralph L & Alfred Lumsden—City of N Y 264.41
Weltey, Gertrude M—Jas McCreery & Co.20.14
Wolff, Sol B S Schneider 24.92
Weinstock, Jacob & Fannie—M W Carmel.214.90
Wilkin, Barron D—Star Co.. .. ..99.41
West, Arthur P, Geo L Fox, Alfred A Du Bois, Fredk I J Hansen, Thos H Ricketts, Jno L Farwell, Robt H Armstrong, Geo W Whiteside, Robt M Owen, Arnold Brunner & Wireless Liquidating Co—McAdow & Co .. ..

Judgments Brooklyn (Continued.)

Totten, Wm T J B Carse 291.60
Weinermann, Nathan -D J Marschhausen.24.98
Wolff, Albt—I Fox 46.80
Walker, Ray—Scranton & Lehigh Coal Co. 53.15

CORPORATIONS.

Bklyn Court Theatre Co—Home Trust Co. 2,269.41
Chas F Lehman Cork Helmet Co—B H Smith. 1,271.51
Hochman Sons Iron Works—B Weinstein..511.92
Ormond Motor Car Co Fleer Bros.....180.90
Sky Sign Bldg Co J B Carse 291.60

MAR. 15.

Allen, Chas F—W L Doremus 72.92
Bolthagen, Ferd H J Davis 41.85
Bryson, Thos B—P Wrublewsky as admr.... .....2,424.38
Cleary, Thos J—Lillian M Hedges 321.79
Clominzer, Wm H—W R Wengervins 86.15
Cole, Helen T -S Foley 672.97
Davis, David -M V Dorney 171.45
Ducas, Leo—S L Hurwitz & ano.....109.32
Dornseiff, Jno A—Howard & Fuller Bwg Co 15.40
Earl, Robt—J J Sullivan 70.90
same—same 485.85
Fleck, Herman—H Wengrow 146.91
Gowdey, Jos B -Z Van Loan 77.91
Graham, Peter L—Belinda Hitzel 1,073.08
Jones, Robt—A B Wolf 29.25
Kadensky, Ida Pauline Furst 1,071.03
Krudop, Benj—Anna M Ward (infant..)1,135.49
Lediard, Chas—Wright & Cobb Lighterage Co 440.61
Lemisch, Nathan—D Rosenson 40.75
Lichtenstein, Morris—E F Bushnell et al.243.51
Parkhill, Saml J—C I Constn Supply Co..252.02
Perlman, Mendel—L A Scharlach & ano..115.75
Poppe, Diedrich H—Anna M Wood (infant) 1,135.49
Phelan, Wm K U S Scollay as exr 145.96
Schandner, Frank, doing bus as "General Supply House"—Northwestern Elec Equipment Co 530.62
Schultz, Frank—J McCaffery.....523.90
Scharsmith, Jno E—J H Werbelovsky ...277.70
Shapiro, Jos I—W L Durack 51.90
Silberman, Frank—German Exchange Bank. 2,320.58
Stine, Henry—J D Graziadei 166.85
Weinstein, Lena E F Bushnell et al.....243.51
Weinstein & Leahtenstein—same 243.51

CORPORATIONS.

Jno E Kellard Shakesperian Co (Inc)—Margt Campbell 680.08
Lidgerwood Mfg Co—S Groso 2,126.32
Madgar Operating Co -J H Werbelovsky.277.70
Reynolds-Metz Co—H H Berg 83.06
Savoy Glass Co*—J H Werbelovsky 277.70
Societa di Mutno Soccorso Santa Maria della Libera dei Cittadini Pietrelcinesi, a corp—D Sassano 36.40
Tidewater Bldg Co—P Wrublewsky, as admr 2,424.38
Westchester* Woodworking Co—J H Werbelovsky 277.70

MAR. 17.

Ackerman, Sidney*—L Benjamin et al...127.25
Allen, Chas W—Gibson Distilling Co 228.61
Barene, Otto E—Godnick & Wilson 189.44
Behling, Leopold—E J Woods 216.40
Bodin, Francis E—E B Hyde 40.97
Buffane, Jno or Jim, also known as Benj Narde—D Shapiro 42.05
Bishop, Geo W—H A King 1,223.41
Bonacci, Domenick—R Caporale 152.40
Buongiorno, Matteo—A Scalera & ano....163.65
Christensen, Louis & Henrietta B—P Ayres & ano as trstes 4,106.78
Church, Mary A—S Goldman & ano 255.71
same—S Munitz 151.63
same—L M Furman 113.97
same—Ignatz Markowitz Clothing Co..359.81
Cooney, Jas B—Blecker Bros Co 104.79
Ericsson, Chas G & Wm—O E Olson ...718.22
Farley, Patk—B H R R Co 108.41
Feinichel, Chas H—H Leeventhal 265.91
Gallagher, Michl J—State N Y.....250.00
Hausman, Lena—G H Shuman & ano 47.97
Healy, Johanna—Prudential Ins Co of America 107.43
Horn, Herman—Kath T Preston 151.46
Johnson, Mabel—State NY 250.00
*Kaufman, Ben, Lena, Harber, *Jno Pann, *Joe Revlin, *Isaac Lefkowitz, *Fred Coopersmith—B Silber 91.40
Kavanaugh, Jas F—Peck & Durham 590.50
Kempczinski, Victor—Chelsea Fibre Mills.114.95
Llano, Archibald M—Auto Parts Mfg Co..69.81
Maresca, Mildred—State NY 300.00
Moore, Geo L—E B Hyde 50.96
Maguire, Geo A—same 50.98
Mayhew, Geo—G Ferranti 137.90
Nigrosse, Edw—State NY 500.00
Paige, Judson H—E B Hyde 30.34
Peyser, Wm C—A Wannenberg 138.91
Pitbladdo, Grant R—W L McIntosh as exr.284.79
Rosenstein, Isaac—B Picone & ano.....90.76
Russ, Matthew—Max Steiner & Co.....486.66
Scott, Geo B—Wholesale Typewriter Co..1,140.14
Schwartz, Philip—R Jonas 28.60
Sheffield, Justice—Lillie M Johnson 153.11
Sisto, Michl—State NY 500.00
Soviero, Luigi—S Popik & ano 89.86
same—R Pisillo 91.89
Stainton, Geo F—F J Finn 86.75
Tumminello, Giovanni—State N Y 300.00
Turbowitz, Jac—L Benjamin et al.....127.25
Ulman, Max—A Hussey Leaf Tobacco Co ..72.89
Zittlosen, Jac—Jennie Zittlosen 102.10

CORPORATIONS.

Homer W Hedge Co—B F Webb 11,602.78
N Y, Bklyn & Manhattan Beach Railway Co—Emilia Zengel .....costs, 552.86
same—Mary A Mason .....costs, 120.82
same—Bertha A Lang .....costs, 120.82
same—Louis F Zengel .....costs, 120.82
same—Chas F Zengel .....costs, 120.82
same—Jno F Zengel .....costs, 120.82
same—Emilia Zengel as gen gdn Rose Z Dorsey .....costs, 120.84

MAR. 18.

Abrams, Seth R & Carrie S—F Muller & ano. 1,593.80
Anderson, Clark—M S Rosenfeld et al ..471.81
Burgers, Adolph H—E L Graef & ano....189.71
Baussmann, Peter T E Hegert 869.67
Bozzi-colonna, Luigi—State N Y.....1,500.00
Bringmann, Wm—J Schumacher 173.70
Brown, David M—Lena Fellner.....59.40
Brunner, Geo H—A Wohl.....28.10
Blind, Peter—O L Mulot.....86.75
Clark, Noah F—R E Thibaut (inc) 50.82
Cooper, Harry -Fannie Nolan.....116.90
Coleman, R Lindsay—W L Thompson 138.00
Coyne, Mary as admrx Jno—Jno Thatcher & Son 89.27
Curtis, Jas—C W Keenan.....35.55
Dohteron, Saml A—M W Dworetzky.....118.26
Doody, Mary L—Scranton & Lehigh Coal Co. 941.02
Elias, Saml—I Greenberg.....168.02
Gasque, Eugene—R F DeGroot 46.00
Glickman, Moses M—Parshelsky Bros ..368.81
Gruberg, Israel—S Jellofsky.....321.19
Haas, Sam—Eva Landesberg.....868.89
Same & Kahn—same.....868.89
Hazard, Florence A—F T Eisman.....2,930.95
Holzman, Jac—A Holzman.....76.75
Halpern, David—F Ludewig & ano 73.28
Halper, Benj* -same 73.28
Horton, Arthur B—Brooks Bros 33.75
Johnson, Saml—S P Blackburn 182.01
Jaroff, Jac—J Jaburg & ano 305.28
Same & Koshkin—same.....305.28
Klamkin, *Max & Morris—J Jaburg....305.28
Klein,* Abr—same 305.28
Keller, Chas E—Trojan Rubber Co.....318.16
Kahn, Max—Eva Landesberg.....868.89
Koshkin, Harry—same.....54.10
Kleinfelder, Walter -A M Feeley.....456.80
Kotcher, Geo & Richmond—F E Bliss....102.47
Levine, Sol—H Hewston.....102.65
Lind, Svante—Adams & Elting Co.....77.98
Lippold, Wm E—S Kestler & ano 459.40
McCullough, Benj & Mary E—C Paolillo & ano 59.10
Migneini, Gaetano—State N Y.....1,500.00
McKnight, Jno—J Schumacher.....72.20
Milne, Jas—same.....226.80
Maillie, Jno F—Commonwealth Roofing Co.. .....85.21
Morrison, Leigh—A Treadwell 107.70
McDermott, Wm J—Hannah Felleman 59.40
Mercolino, Giuseppe—G Le Antonio.....64.40
Nirel or Niret, Neten—S Jellofsky.....321.19
Person, Geo W—Atlantic Machine Co.....35.30
Perron, Alice—Ella Brown 59.24
Phillips, Saml—Brilliant Sign Letter Co...51.26
Randolph, Geo B F—E Tapking & ano..288.11
Rabinowitz, Louis—Home Pattern Co 401.21
Rodgers, Wm C—P Falcione.....397.28
Rosenshine, M*—S Jellofsky.....321.19
Severinsen, Neils P—Sulzberger & Sons Co..59.72
Stander, Joc & Minnie—Buffalo Steel Co..281.27
Schoenberg, Rachel—I Shkolnik 49.40
Sherman, Harry—B C Samuel & ano 153.47
Swerdloff, Julius—G Gewant 166.25
Savarese, Jos—Standard Distilling Co....247.67
Shookoff, Harris—F B Levy.....89.95
Weinstock, †Abe—M Lehman & ano 207.30
Whitcomb, Herman S—M B Evens 45.77
Weidig, Geo A—H Koehler & Co.. ....231.06

CORPORATIONS.

Ajax Iron & Wire Co—A M Feeley.....456.80
Auto Renting & Repair Co—Pure Oil Co..448.17
Bklyn Union Elev R R Co—Emilia Zengel.... .....312.48
same—L F Zengel.....68.28
same—C F Zengel.....68.28
same—J F Zengel.....68.28
same—Emilia Zengel as guard Rose Zengel.....68.32
same—Mary A Mason.....68.28
same—Bertha A Lang 68.28
Jerome-Bergen Investing Co (Inc)—Parshelsky Bros. 368.81

MAR. 19.

Barnes, David—H Blumberg 32.77
Bernstein, Heyman—G Westreich 86.67
Brewster, Arthur—J Duitz 216.28
Bradford, Hunter & Geo F—Roy Press-Cornell 3,665.99
Brown, Philip—H J Krinsky.....182.40
Bowden, Harry—Liberty Knitting Mills..167.42
Cashman, Jos T—Singer Sewing Machine Co. 139.41
Chonanus, Mary—N Fromm 705.93
Corrao, Francis L—J Stewart.....107.40
Chasanoff, Louis—B Cohen 12.40
Daniels, Carrie (infant) by Hannah Noonan—B H R R Co.....215.82
Doell, Henry—N Y State Realty & Terminal Co 187.15
Eisner, Theo B—Robt Numbering Machine Co. 30.07
Engbrocks, J Robt—Piel Bros.....38.29
Ebbecke, Albt A—India Wharf Brew Co...107.33
Epstein, Max—R L Wood et al.....881.96
Eckhous, Saml (infant) by Abr—Russell & Stoll Co 108.00
Farrell, Patk J—B C Samuel & ano.....80.02
Falkenberg,* Michl—J Wolff & ano.....890.18
Goldfarb, Philip—S Betten 112.52
Holland,* Curt—N Y State Realty & Terminal Co 187.15
Hildebrandt, Jno—Schroeder Ice Co.....51.54
Hedrich, Herman—A Bernheim Jr.....59.40
Harris, Jos & *Henry H—H Federer.....174.52
Holmes, Jeannette—Acker, Merrall & Condit Co 91.70
Kramaroff, Eugene M—S Furman.....99.40
Moore, Theo—H Blumberg 35.70
Mendelowitz, Hyman—H Goodson 72.36
Moscovitz, Saml—Liberty Knitting Mills..167.42
Nowak, David—H Blackwell 30.40
Paladino, Jos—J Wolff & ano.....890.18
Pernick, Isaac—S Sheindelman Co.....108.20
Pucciano, Jos—J Silverberg.....188.95
Pearl, Gus C L Bauman.....43.40
Raciappo, Jas—W Mussman 301.40
Rickert, Jos—E W Bliss Co.....108.00
Rubin, Morris—Home Title Lns Co.....83.15
Schwartz, Matilda—N Fromm 705.93
Sullivan, Patk & Mary—D Walsh.....1,346.09
Stuurman, Jno H G Jr—R H Sears....2,186.42
same—same 2,019.03
Siegel, Jos—Home Title Ins Co.....83.15
Thompson, Evelyn—Ida Bulman 185.50
Wahlstedt, Julius—Equitable Trust Co....132.34
Zaikauer, †Abr—S Sheindelman Co.....108.20

CORPORATIONS.

Atlantic Knitting Works—Liberty Knitting Mills 167.42
Auerbach & Goldberg—S Sheindelman Co..108.20
Chas Rothenbach (Inc)—Corn Exchange Bank 423.40
D Streicher & Co—J Abramson.....79.43
E J McLaughlin Co—Granite Associates..111.15
Georgia Bldg Co—V Zimmet 59.65
Nassau Elec R R Co—N Dalton.....1,128.02
National Council Jr Order United American Mechanics U S of North America—M M Quevedo 350.00
Standard Oil Co N Y—T Hanna.....149.00

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 15.

Avallon, Constantine; 1911—J Trainor 46.72
Goldburg, Jesse J; 1908—G Barrie et al..28.34
Luyaire, Pierre L E; 1913—H G M Luyaire 37.40
Mackoff, Rose, 1912—Kny Sheerer Co....31.67
Rice, Howard; 1911—C H Walker.....476.41

CORPORATIONS.

J A Adler Co; 1912—J J Lanigan.....585.87
same; 1913—same 68.80

MAR. 17.

Hess, Hattie; 1911—N Y Tel Co.....163.74
Huttie, Andw & Susie; 1911—W Muller..118.91
Imperatori, Reginald; 1912—Weber & Hailbroner 52.10
Imperatori, Reginald; 1911—Wilkinson Gaddis & Co 519.65
Levi or Levy, Moe; 1912—A Rapaport ...130.55
McMahon, Jno & Chas Nunan; 1910—People &c. 2,000.00
McNally, Anna; 1913—G T Conti 1,080.56
McWilliams, Geo A; 1913—W S Weldon.1,334.62
Romano, Grazia S; 1913—M Romano 267.01
Stover, Jos W; 1912—J T Moriarty 121.58
Schneider, Jac & Jos Malesky; 1913—E Goldfinger 113.90
same; 1912—same 172.30
Seelig, Emil; 1913—J F Manning 108.13
same; 1912—same 7,752.45
Schweiger, Rudolf; 1912—B Glasser 464.12
same; 1912—same 165.92
Strauss, David & Jac Beyerle; 1909—Yates Smith Co 370.37
Willcox, Wm R & Public Service Commission First Dist & Long Acre Electric Light & Power Co; 1913—Edison Co. 2,259.50
Zuber, Aug W; 1909—J Mehle 77.02

CORPORATIONS.

Board of Education of City N Y; 1912—E Wallstat et al 1,391.11
same; 1912—R F Berner 736.63
same; 1912—F W Monckmeyer 796.70
McKeon Realty Co; 1913—N Y Edison Co.115.87

MAR. 18.

Burns, Jas; 1909—A Rosenthal et al 88.48
Edson, Herman A; 1906—Rainier Co.....632.09
Martin, Arthur R; 1913—T J Goodwin....27.67
McDonnell, Jos D & Wm A Taylor; 1913—Heights Plumbing Supply Co.. .....391.91
[2]Oppenheimer, Carolyn E; 1912—C Baumann 317.22
Rogers, Edw J; 1909—Natl Casket Co....295.02
Rubens, Sacharo; 1904—Ohio Trans Co .. 82.92
Schwartz, Saml; 1913—H Beyer.. .....71.29
Sterry, Mildred E or Mildred E Sterry Woods; 1912—L S Manson.....453.98
Thomann, Wm F; 1912—J Newman 119.65
Von Hollen, Henry; 1912—Lackawanna Mfg Co 150.37

CORPORATIONS.

Wallace Wall Paper Co; 1912—L Lenz ..475.65
Brooklyn Heights R R Co; 1913—L Labruzza 431.09
[4]Convent Av Constn Co; 1912—M Joyce..1,134.94

MAR. 19.

[1]Ambil, Saml & Abr Gabriel; 1912—People &c 1,000.00
Boehm, Chas J; 1911—A G Peterson.....130.42
Brunswick, Walter, Geo Sloane & Calvin T Allison; 1910—E C Murray 454.68
Connolly, Jno T; 1912—J Pellesdorf 741.42
Farrelly, Stephen; 1909—C A Schaettler.118.90
Goldstein, Lazar & Judel; 1912—I Zuchersis 45.75
Hall, Wm W; 1913—E Galvin 2,601.82
Hirshfield, David L; 1911—Henry Morgenthau Co 77.41
[6]Jetter, J Edw & Eliz; 1907—K Hachemeister 107.80
Johnson, Emil; 1912—Stanley & Patterson, Inc 494.09
Knieriem, Louis & Eliz; 1910—J Glucksmann 1,463.97
Leibowitz, Morris; 1908—P T Canavan ..104.95
Lipshutz, Albt; 1913—T J McLaughlin's Sons 68.64
[3]Mandel, Rosa & Berdie M; 1907—A Schwoerer & Sons, Inc 1,011.05
[4]McCormick, Stephen; 1912—E C Hogan..78.82
Overheiser, Franklin; 1911—M E Lackey..140.23
same; 1911—same 91.69
Peacock, Chas L; 1909—J J Deery.....1,302.64
Rice, Howard E; 1903—H T Alexander..174.21
Rice, Howard E; 1906—H P Brown.....171.19
Shanske & Mondscheim; 1910—J Reznik.174.11
Shanske & Mondscheim, Frank E Silverman & Louis Mondscheim; 1910—A Laura ..114.16
Shiff, Jac & Edw; 1912—J Schreimer....34.31
Shiff, Jac & Chas Morgan; 1911—J Schreimer 89.31
Silverman, Leah & Louis Mondscheim; 1911—A Popkin 267.25
Simon, Kassel, Frank Forman & Haskell Epstein; 1913—S Kaimsky et al 195.80
[6]Smedley, Mary C; 1911—A G Lamport et al 6,624.24

Tully, Michl; 1905—H Halgh 747.17
[1]Weinitz, Louis or Cohen & Sophia Weinitz; 1913—F Horowitz 99.65

CORPORATIONS.

E H Klinge Weaving Co; 1912 City N Y 1,013.97

MAR. 20.

[6]Acer, Frank A; 1911—Johnson Kahn Co.674.86
[6]same; 1911 R S Pierce.....65.54
[6]same; 1911—Barnett Bros.....76.01
[6]same; 1910—Acker, Merrall & Condit Co 655.51
[6]Neufer, Geo J; 1913—Crandall & Godley Co 2,170.69
Avram, Elias H; 1912—B S Vitale.....45.41
Black, Henry M; 1911 -J R Gimbernat...125.78
same; 1910—came 966.38
same; 1912—same..... .....109.21
Childs, Jas E, Wm H Duval, Wm M Lovering, Chas M Englis, Chas C West, Wm G Borland, Geo W Mabie, Ernest S Emanuel, Wm R Simons, Geo O Pfeiffer, Archibald C Shenstone, Theo S Solomons, Philip V R Van Wyck, Morris Gledhill, Shirley Carter & Geo K Root; 1912—Alaska Banking & Safe Deposit Co 67,398.46
Childs, Jas E, Wm H Duval, Wm M Lovering, Chas M Englis, Chas C West; Wm G Borland, Geo W Mabie, Ernest S. Emanuel, Wm R Simons, Geo E Pfeiffer & Archibald C Shenstone; 1913—Alaska Banking & Safe Deposit Co 334.77
Durham, Kneeland S; 1912—H Kennell..467.42
same; 1912—same 468.44
Erde, Henry M & Benj; 1912—M Erde..702.97
[1]Fried, Lazarus & Julius Fogelson; 1912—People, &c 500.00
Hevenor, Harvey H; 1908—Rochester City Hospital 131.63
Kadane, Elvira -S De Young 345.27
Kienninger, Jno; 1912—Lehn & Fink.....498.98
Levin, Saville; 1913—F Rosenthal.....200.00
Lavelle, Mary A; 1908 -J H Vogel et al..351.90
same; 1908—C Rust et al.....309.02
[3]Mandel, Rosa & Berdie M; 1910—A Schwoerer & Sons, Inc 90.15
[1]Mariano, Michele & Demetrio Lorecchio; 1910—People, &c. 2,000.00
Mirel, Leon; 1912—H A Green 223.35
Parkhill, Saml J; 1912—Coney Island Constn Supply Co 250.02
Rich, Frank & Feni; 1910—M Vorndran..304.41
Rubin, Saml C; 1913—E H Sayre et al..108.58
Solomon, Adolphe; 1913—J M Fiske.....254.00
Spitz, Barney; 1907—M Bellman.....189.41
Wilson, Isaac & Bernard Rockaway; 1910—Luman W Johnson, Inc.....1,890.72
same; 1911—same 87.32
Liederman Realty Co; 1913—J Gans.....140.08

CORPORATIONS.

N Y C & H R R R Co; 1912—B Keegan.12,774.63
N Y C & H R R R Co! 1913—B Keegan..103.60
Nicelli Olive Oil Co; 1913—L La Manna et al 109.76
Steel Cushion Tire Co; 1912—J F Blanchard 2,113.37
Steel Cushion Tire Co; 1912—Universal Electric Welding Co.....3,803.54
York-Penn Co; 1913—Press Publishing Co..44.24

MAR. 21.

Baird, Cornelius E; 1905—W C Hess.....80.84
[3]Clarke, Wm H; 1904—G R Sutherland..534.32
Eibschutz, Nathan; 1913—T Rothfelder & Bonart 159.77
Gregg, Chas G & Hattie G; 1913—M Lipshitz. 21.05
Henig, Michl; 1910—N Y Edison Co.....603.16
[1]Jackson, Stephen H & Aug C Schmitt; 1913—City of N Y.....264.41
Keen, Jos; 1912—H W Rose.....500.00
Mickley, Albt J; 1913—N M Powell.....137.87
[1]Plunkett, Bernard F & Jas Looney; 1912—People, &c 500.00
[1]same; 1912—same 500.00
Reich, Esther; 1913—M Lacognata.....2,000.00
Rudinsky, Louis & Rachel; 1910—L Nathanson. 353.28
[6]Stabler, Walter; 1913—W E Pruden Hardware Co 212.41
Shapiro, Morris; 1912—L Schlessinger....42.65
Vreeland, Milton J; 1909—T R McMann Co. 177.13

CORPORATIONS.

[4]Queens Land & Title Co; 1912—T J Fuller. 937.47

Borough of Brooklyn.

MAR 13.

[1]Biazzo, Hermino & Ruggiero Nicosia; 1912—State NY 1,000.00
[1]Bove, Stairo; 1912—City NY.....55.00
Ginsburg, Simon & Harris; 1909—A Sotsky 118.08
same; 1908—same 1,937.23
Greenspan, Jac; 1907—J Saladino & ano..105.24
Hayes, Wm J as Pres Police Endowment Fund Assn, Bklyn; 1912—B H Foss...1,012.65
Karger, Rosina as admtrx Anton; 1913—Hammond Co 410.28
Seroto, Rebecca; 1911—City NY 55.00
Witte, Chas H & Mathilde; 1911—B Morton 212.00

CORPORATIONS.

City N Y; 1912—Lillian Cantwell 78.70
same; 1912—same 2,614.18
same; 1912—Mary Carew 63.60
same; 1912—same 2,563.66
Jas F Disken & Co; 1910—M Weiser.....400.91
John F Beck Co; Jno F Beck & Anna M Timmermann; 1912—J Kostler 534.40
[1]N Y Tel Co; 1912—Ruth Watzelhan (infant) 7,659.07
same; 1912—Wm Watzelhan (infant) 633.57

MAR 14.

Pupkl, Charlotte; 1905—Automobile Supply Mfg Co 72.40
same; 1905—N Y Bway Rubber Tire Co 154.56
Wright, Thos F; 1912—N Y Tel Co.....16.79

MAR. 15.

Jackson, Mary; 1912—Jos Rosenblum....732.01
Luyster, Danl D; 1913—W B Ellsworth..102.58
[1]Zorn, Sol H; 1912—City N Y.....260.00

MAR. 17.

Feldman, *Alter, *Saml, Dora & Annie; 1905—H Zirn 34.40
Imperatori, Reginald J; 1912—Weber & Heilbroner 52.10
Kessler, Max & Annie; 1912—D Fhorman.425.13
[3]Kessler, Mayer, Balle; 1907—Kuepper Realty Co 3,591.20
[3]Kessler, Annie; 1907—same 301.90
Romano, Grazia S; 1913—M Romano.....267.01
[1]Schmidt, Wm G; 1911—Tenement House Dept 50.00
Singer, Otto; 1912—Otto Singer (Inc)....520.22
St John, Nell; 1911—Jere F Collins & ano.116.32
same; 1911—same 87.42
same; 1913—same 121.67
Treacy, Richd; 1913—Fredk G Bolton & ano as Exrs, &c, Jno Bolton.....1,733.63
Vespole, Antonia; 1913—J Smith 60.15

MAR. 18.

Burns, Jas; 1908—Alex Rosenthal et al..88.48
Lockwood, Arthur H; 1910—Empire State Surety Co 660.50
same; 1911—same 103.11
Lubliner, Leo M; 1913—Dora Pine 39.40
Newins, Chas M; 1910—J P Tossiny....1,011.25
Parkhill, Saml J; 1912—Otto Singer (Inc). 125.61
Wilgus, Saml H; 1911—Cora E De Veau.330.42

CORPORATIONS.

[4]B H R R Co; 1912—S J Waddy.....250.00

MAR. 19.

Bernstein, Saml; 1910—N Y Tel Co.....20.05
Berman, Rosa; 1913—A I Simovitz.....104.81
Betopolsky, Julius & "Abr" Gnatowsky; 1913—LKaminsky 209.90
Fein, Hyman & Helen; 1912—P Simon....208.80
Sheers, Annie G; 1913—W Lyons.....46.13

CORPORATIONS.

Bklyn Union Elev R R Co; 1913—Anna Reich 2,972.41
B H R R Co; 1913—Abbie A Gritman....200.00
same; 1913—J H McPartland.....50.00
Mutual Poultry Co; 1912—Dumont Mtg & Realty Co et al.....81.41
Nassau Elec R R Co; 1913—L Kreindler..75.00
same; 1913—H Kat 75.00
same; 1913—A Alcarese 60.00
same; 1912—Concetta Alcarese 100.00
same; 1912—Margt Corey 1,031.10
same; 1913—W Foster 70.00

[1]Vacated by order of Court. [2] Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 13.

FORDHAM rd, sec Cedar av, 26.10x75; Park Mortgage Co—Wm A Mark; Seybel & French (A); Geo B Hayes (R); due, $2,793.45.

IRVINE st, swc Garrison av, 49.5x57.4; Frederick Meyer—Broad Realty Co; Wm H Giegerich (A); Nathan Burkan (R); due, $2,738.47.

MAR. 14.

17TH st, ss, 300 w 8 av, 25x127.5; Bertha Loewenstein—I Randolph Jacobs et al; House, Grossman & Vorhaus (A); Arthur M Levy (R); due, $3,057.

17TH st, ss, 275 w 8 av, 25x125; same—same; same (A); same (R); due, $3,057.

17TH st, ss, 250 w 8 av, 25x122.9; same—same; same (A); same (R); due, $3,057.

MAR. 15.

No Judgments in Foreclosure Suits filed this day.

MAR. 17.

ROAD from Westchester to Eastchester, es, adj land of Lydia A Bliss, —x—; Caroline S Wilson—Patk H Sullivan; Lord, Day & Lord (A); Louis Lande (R); due, $20,843.34.

MAR. 18.

43D st, 147-51 W; Berghoff Brewing Assn—Geo F Considine; Richd B Aldcroft Jr (A); Maurice J McCarthy (R); due, $39,116.91.

MORRIS av, es, 134.6 n 183d, 18.9x117.6; Cornelia Hughes—A Warren Constn Co; McClure & McClure (A); Albt W Ransom (R); due, $8,672.19.

MAR. 19.

MULBERRY st, 163; County Holding Co—Michele Voccoli; Merril & Rogers (A); Jno H Rogan (R); due, $34,384.71.

176TH st, ns, 140 w Walton av, 25x124; Minnie J Von Schoonhoven—Timothy J McKeever; Asa A Spear (A); David C Hirsch (R); due, $1,892.70.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 15.

18TH st, 323 E; Eliza Forster—Fredk R Kaldelberg et al; partition; Niebrugge & Maxfield (A).

216TH st, ss, 450 w Paulding av, 50x100, & prop in Westchester Co; Ada C Rippey—Ernest McLaughlin et al; partition; Brown & Falkenburg (A).

MAR. 17.

23D st, 114-20 E & 22d st, 115-9 E; Alfred E Norton Co—One Hundred & Fourteen East Twenty-third St Co et al; action to foreclose mechanics lien; Pressinger & Newcombe (A).

33D st, 1-13 E; Alfred E Norton Co—Fifth Av & Thirty-third St Co et al; action to foreclose mechanics lien; Pressinger & Newcombs (A).

3D av, nwc 14th, 53.6x100; Caroline deM Briggs—Geo F Gouraud et al; amended partition; C A Runk (A).

LOT 18 blk 2958 sec 11; Tax Lien Co of NY—Ada Howe et al; foreclosure of transfer of tax lien; W Lustgarten (A).

MAR. 18.

140TH st, 322 W; May C Wall admr Central Trust Co of N Y et al (partition); T K McCarthy (A).

FOREST av, es, 270.8 n 166th, 45.8x142.9; also TINTON AV, ws, 150 n 166th, 40x127.4; also TINTON AV, ws, 230 n 166th, 40x127.3; Leon A Rains—Eleazer L Rains et al (action to declare lien); Bergman & Davis (A).

MAR. 19.

FOX st, nwc Westchester av, 70x55xirreg; Herman Schaeffer—Estate of S Weinstein et al; counter claim; Menken Bros (A).

15TH st, ss, bet 5 & 6 avs, part of lot 48, 25x100; Chester A Cawood—Augusta B Cawood et al; amended partition; G C Lay (A).

72D st, ss, 350 e 2 av, 16.7x102.2; Isaac T Rodman et al—Louis Karmiohl et al; action to set aside deed; Todd & St John (A).

107TH st, ss, 438 e 1 av, runs s100.11xe175 to Pleasant av xs100.11 to 106 st xw200xn100.11xw50 xn100.11xe75 to beg; also 106TH st, ns, 613 e 1 av, 85x100.11; Chas Klingenbeck et al—Ida C Beyers et al; partition; Brussel & Beebe (A).

MAR. 20.

38TH st, 223-31 W; Max Thorn—Realty Holding Co et al; partition; J Miller (A).

97TH st, 155 W; Chas P Blaney—Leopold Loew et al; action to declare conveyance void, &c; E J Tetlow (A).

EDGECOMBE av, nwc 137th, 229.10x34 Yale Realty Co—Sutherland Realty Co specific performance; P D Shapiro (A).

WASHINGTON av, ws, 72 n 163d, 37.6x99.9; also WASHINGTON av, ws, 34.6 n 163d, 37.6x99.11; Abr Solotoroff—Rice-Fitzgerald Bldg Co; action to foreclose mechanics lien; L Susman (A).

MAR. 21.

BANK st, sec Hudson, 87.10x73.3xirreg to Bleecker; also 181ST st, ns, 149.11 e Aqueduct av, 50x100; also HARRISON av, sec 181st, 91.4x62.11; Margt E Bradley—Frank W McGurk et al; partition; L O Van Doren (A).

100TH st, 206-8 E; People of the State of N Y—Louis Segelbohm; notice of levy; J C Cropsey (A).

SO BOULEVARD, es, bet St Joseph & Crane, lot 8; W Stebbins Smith—Sarah Moritz et al; action to declare validity of tax lien; W Stebbins Smith (A).

EASTBURN av, es, bet 174th & 175th, lot 374, 50x100; Saml H Kupferman—Jos Monahan et al; amended foreclosure of transfer of tax lien; A Jacobs (A).

FOREST av, es, 270.8 n 166th, 45.8x142.9; also TINTON av, ws, 150 n 166th, 40x127.4; also TINTON av, ws, 230 n 166th, 40x127.4; Arthur Barnett—Eleazer L Rains; notice of attachment; L Sachs (A).

Borough of Brooklyn.

MAR. 13.

AMBOY st, ws, 417 n Sutter av, 25x100; Henry Neugass—Betsie Smolinsky et al; Saml Seiderman (A).

GRATTAN st, ss, 125 e Porter av, 25x100; Jane A Ingraham—Alwin Nettelhorst et al; H L Thompson (A).

MARTENSE st, ns, 515 w Clove rd, 50x130; Caraline M Bussman—Ernest M Hollister & Ideal Realty Co; V L Haines (A).

ROBINSON st, ss, 52 w Bedford av, 87x120; Louis Rosenberg—Seymour Rosenberg; W F Durach (A).

15TH st, sws, 304 nw 10 av, 85x222; Thos S O'Reilly—Newton D Hawkins et al; Jno J Kean (A).

20TH st, ss, 250 e 6 av, 22x100; Josephine Michel—Selia Moliver & Benj Traktman; to set aside a deed; Reynolds & Geis (A).

BAY av, swc Wyona, runs w125xs71xe19xs19xe 106xn90 to beg; Harry Levinson—Harry Topp & Richael Melnick; Max Storch (A).

CENTRAL av, nwc Hancock, 25x96; Rose Meguin—Mary Buehler et al; T C Hughes (A).

EAST NEW YORK av, ss, 79 w Sackman, runs 95xw25xn87xe26 to beg; Bond & Mtg Guarantee Co—Michele Mereuri et al; T F Redmond (A).

EAST NEW YORK av, nws, 170 sw Sackman, runs s20xnw75xne20xse69 to beg; Christian F Leffler—Albt Smith et al; P J McGoldrick (A).

EAST NEW YORK av, nws, 190 sw Sackman, runs sw20xnw81xne20xse75 to beg; Christian F Leffler—Bertha Cohn et al; P J McGoldrick (A).

GATES av, ss, 21 e Franklin av, 17x76; Catskill Savgs Bank—Grace K Machine et al; Cary & Carroll (A).

ROCKAWAY av, ws, 36 s Marion, 16x50; Saml S Partridge—Irving Portman et al; I N Williams (A).

ROCKAWAY av, ws, 20 s Marion, 16x50; Saml S Partridge—Irving Portman et al; I N William (A).

THATFORD av, ws, 50 s Glenmore, 25x100; Saml Wiener—Aaron Kaplan et al; Edw Snyder (A).

THATFORD av, ws, 75 n Belmont av, 25x100; N Y Investors Corpn—Etta A Sosnowitz et al; T F Redmond (A).

Lis Pendens—Brooklyn (Continued).

PLOT begins at int es Ocean av with existing bulkhead along shore Sheepshead Bay, same situated 8 ft inshore of ss Emmons av, runs e 66.6xs104.6xw1.6xs50xw90.6xn23.11xn87xw12xs55.6 xw16.6xn77 to beg; also certain land under water and bulkhead prop included within lines of Ocean av, Sheepshead Bay; City N Y Fredk Lundy et al; to recover possession; A R Watson, Corpn Counsel.

MAR. 14.

ATLANTIC av, sec Barbey, 50x86x50x81; Morris Silverstein—Hyman London et al; partition; C L Meckenberg (A).

BERGEN st, 1285; Germania Savgs Bank—Martin F Mulligan et al; Wingate & Cullen (A).

BROADWAY, 176; Auguste K Stache—Benj F Knowels et al; H L Thompson (A).

GATES av, ns, 127 w Thompkins av, 20x100; Emma P Stott—Louise G Swaim et al; partition; Gross & Surpless (A).

JEROME av, ss, where same is int division line bet lands hereby conveyed & land of Stephen I Voorhies, contains 19 17-100 acres upland & 17 75-100 acres salt meadow &c. The premises intended to be conveyed by this instrument is all prop now owned by party 1st pt at Hog Point & Sheepshead Bay, excepting certain parcels; also all upland meadow & all of Plum Island; also all interest in & to lands adj or included in said premises lying in Hog Point, Broad Creek, Hog Point Sprout, Dead Horse Inlet, Coney Island Inlet or Sheepshead Bay, or under any water adj said premises; Neil P Cullom—Brighton Beach Racing Assn et al; R D Elder, Jr (A).

LEFFERTS av, ss, 176 e Nostrand av, 20x102; Peter Burden—Isaac Schneider et al; F A Keck (A).

MANHATTAN av, es, 50 s Clay, 50x100; Annie Mason—Patk Sullivan et al; L F Corwith (A).

SHEPHERD av, nwc Eastern pkwy, 23x100; Henry Dreyer—Elisa Muller et al; De Witt, Lockman & De Witt (A).

SHEPHERD av, es, 40 n Arlington av, 20x100; Adelaide Hamilton—Geo F Duffrin et al; E R Vollmer (A).

6TH av, swc 63d, runs w320xs145xne331xn31 to beg; A T Skerry Co—Chas J & Angeline C Vofrei; H R Lhowe (A).

BLOCK bounded by New Lots rd, Hegeman av & Stone av; also BLOCK bounded by New Lots rd, Hegeman av, Stone av & Christopher; also WATKINS st,sec Hegeman av, runs e120xs95xe 40x95 to Hegeman av xe40 to Stone av xs95xw 200 to Watkins, xn95 to beg; also VIENNA av, nwc Watkins, 40x95; Williamsburgh Savgs Bank Keny Milgram et al; S M & D E Meeker (A).

MAR. 15.

BERGEN st, ss, 100 w Howard av, 100x127.9; also BERGEN st, ss, 300 w Howard av, 25x127.9; Hannah Levy & ano as EXRS &c of David Levy—Fredk Bennett et al; Altkrug & Kahn (A).

COURT st, 503; Wm Shaw—Katie Y Fogel et al; Louis Karasik (A).

HERKIMER st, 1277; Max Breines—Joel Meyer & wife; to set aside deed; Bershad & Gossett (A).

MARION st, ss, 150 w Patchen av, 75x100; Fredk J Theiss Jr—Mary Wagner et al; partition; Max E Lehman (A).

SPENCER st, 109-11; Jos W Keller—David Streicher & wife; Keller & Klein (A).

WEST st, ws, 50 n 40th, 47.2x44.6x77.9x32.4; Adolph Leibowitz & ano—Jos B Thompson Real Estate Co et al; Cyrus S Jullien (A).

36TH st, nes, 300 nw 15 av, 21x100.2; Ella J Emmons—Yorklan Realty Co et al; Harry L Thompson (A).

36TH st, nes, 321 nw 15 av, 19x100.2; Carrie E Hasford, as EXTRX of Mary C Bennett—Yorklan Realty Co et al; Harry L Thompson (A).

CHESTNUT av, ss, 520 w Liberty, 20x100; Jas Pirine—Lillian P Koepke et al; Jos H Breaznell (A).

RALPH av, es, 123.4 s Dean, 25.10x100; Jos Friedman—Fannie Levin; Chilton & Morgan (A).

SNYDER av, ns, 20 e E 39th, 20x60; Thos S Kelty Ambrogio Sidoti et al; Henry J Davenport (A).

SNYDER av, ns, 60 e E 39th, 20x60; Anna Meyerhofer & ano—Ambrogio Sidoti et al; Henry J Davenport (A).

MAR. 17.

AMES st, ws, 497.11 s Pitkin av, 20x100; Title Guar & Trust Co—Ray Lefkowitz et al; T F Redmond (A).

BARBEY st, sec Atlantic av, 50x86x50x81; Peoples Trust Co as sub-TRSTE &c Henry O Pearce—Hyman London et al; T F Redmond (A).

BRISTOL st, 355; Jacob Marantz—Harris Kirschenbaum et al; H Koppelman (A).

GRAFTON st, ws, 100.5 s Pitkin av, runs w 76.9xs50.2xw76.10 to Hunterfly rdxs24.10xe153.7 to st xn75 to beg; Title, Estates & Mtg Co—Adolph I Rudolph et al; G H Boyce Jr (A).

ST JOHNS pl, ns, 400 e Underhill av, runs n 123.6xe100xs93.5xe0.4 xs 30.1 xw 100.4; Lawyers Title Ins & Trust Co—Victor Holding Co et al; P S Dean (A).

BLAKE av, ss, 60 w Grafton, 20x80; Annie Oxfeld—Beatrice Janpol et al; L Sack (A).

HOPKINSON av, es, 145.6 s East N Y av, 40x 100; Methodist Episcopal Hospital—Benj Cohen et al; T F Redmond (A).

ROCKAWAY av, es, 25 s Glenmore av, 25x 100; Gertrude Hughes—Sarah Katz et al; T F Redmond (A).

ST MARKS av, ss, 229.11 e Utica av, 17.7x 127.9; Peekskill Savgs Bank—Maria A Schaerger et al; T F Redmond (A).

WASHINGTON av, ws, 52.10 n Gates av, 25x 100; Chester S Kingman—Mary L Warren et al; Foley, Powell & Macker (A).

MAR. 18.

GOLD st, es, 134 ne Tillary, 22x85; Michl J Bellew—Mary A Carroll et al; P P Smith (A).

HEWES st, ss, 166 w Marcy av, 20x100; also JACKSON st, ss, 75 e Graham av, 25x75; Jno J Hall—Louis Pflug et al; C W Philipbar (A).

KEAP st, ses, 100 sw Bedford av, 89x100; Saml Lipschitz Saml Zechnowitz et al; H & J J Lesser (A).

McDONOUGH st, ns, 58 w Lewis av, 18x100; State of New York—Mrs Sidney Wood et al; to recover possession; Thos Carmody (A).

PULASKI st, ss, 180 e Marcy av, 20x100; Rialto Realty Co—Cornelia A Bailey; L & M Blumberg (A).

WYONA st, ws, 200 s Sutter av, 40x100; Jennie Schnall—Louis Fensterblau et al; Isadore Apfel (A).

E 5TH st, es, 225 s Caton av, 40x100; Andw Gray—Helen E Rauscher et al; Thos Downs (A).

E 93D st, es, bet Foster av & Farragut rd, —x—; Julius Biederman—Matthew Clarkson et al; Abr Levitt (A).

CHURCH av, ss, at intersection of premises of Jno M Ferris runs s to land formerly of Brooklyn, Flatbush & Coney Island R R Co xne to Church av xw to beg; Albt Edwards Realty Co —Lincoln Terrace Realty Co & Albt Edwards; P S Saitta (A).

HOPKINSON av, ws, 290 n Pitkin av, 25x 100; American Church Bldg Fund Commission —Knights of Pythias Temple Assn et al; T F Redmond (A).

LIBERTY av, nwc Osborn, runs n59xsw175xe 175 to beg; Oswego City Saving Bank—Henry & Anna Luhrs; T F Redmond (A)fl.

OVINGTON av, —, 159 w 3 av, 132xw53xs143xe 52 to beg; also BAY RIDGE av, —, 13.5 w 3 av, 30xs136xe31xn130 to beg; also RIDGE BOULEVARD, bet Bay Ridge av & 68th, 410 on Bay Ridge av, x290 on Ridge blvd, x450 on 68th; also 3D av, nwc 45th, 160 on 45th, x100 on 3 av; also BAY RIDGE av, ss, 165 w 3 av, 22x 136; Anglo-South American Bank Ltd—Antonio & Philip M Musica; to recover $134,687.88 due on drafts; Whitridge, Butler & Rice (A).

TROY av, es, 617 n Av J, — e 100xs20xe93xn w141xs26xw100xs60 to beg; Mary A Kennedy—Shield Realty & Constn Co & American Metropolis Realty Corpn; J G Purdy (A).

VERNON av, 85; also SEIGEL st, 53 & 125; also McKIBBEN st, 165; also BOERUM st, 198; also KNICKERBOCKER av, sws, 115.4xnw Flushing av, runs nw50xsw108.5xe58.11xnw72.4 to beg; also TOMPKINS av, 93; also BOERUM st, 86; also TEN EYCK st, 172 & 174; also THROOP av, 89; Jos Fein—Lena Fein (impress a trust); D T Smith (A).

MAR. 19.

DEGRAW st, sws, 16 nw Hoyt, 13x70; Chas A Moran—Leonard Lambert et al; Louis Karasik (A).

FULTON st, nec Grand av, runs n53xe35xs23 xsw41xnw20 to beg; Cora H Tangeman et al—Saml Pettit et al; A F Hagar (A).

LOMBARDY st, ns, 200 w Morgan av, 75x 150; Jno F Huetter et al—Jas J Klueg et al; to set aside deeds; Isidore Solomon (A).

WATKINS st, es, 175 n Glenmore av, 25x100; Title Guarantee & Trust Co—Hyman Lazerowitz et al; T F Redmond (A).

6TH ST, 581; BLAKE av, 947; Jno Lindall, admr—Lulu Bader et al; to set aside deeds; Selig Edelman (A).

BAY 16TH st, sec Rutherford pl, 39x96; Brooklyn Institute of Arts & Sciences—Annie E Myers et al; H L Thompson (A).

36TH st, sws, 560 nw 15 av, 80x100; Edw E Mandeville—Yorklan Realty Co et al; H L Thompson (A).

BATH av, wc Bay 28, runs nw46xsw95xse to Bay 28 xne95 to beg; Chas A Paston—Emery H Komlos & Robt Ward, Jr; David Drechsler (A).

BAY RIDGE av, nes, 330 se 2 av, runs ne299 xse80xsw305xnw80 to beg; also CEDAR st, ns, 159 w 3d av, runs w52xn143xe53xs132 to beg; also BAY RIDGE av, sws, 165 nw 3 av, runs nw22xsw136xse22xne136 to beg; also BAY RIDGE av, sws, 135 nw 3 av, runs nw30xsw136 xse31xne136 to beg; also 45TH st, nc 3 av, runs nw160xne100xse60xsw75xse100xsw25 to beg; Anglo-South American Bank, Ltd—Antonio & M Musica; amended notice of attachment; Whitridge, Butler & Rice (A).

BLAKE av, ss, c Bartlett, s to Dumont av xe to Saratoga av xn to Blake av xs to beg; Brooklyn Bank—Lorenzo W Lovejoy et al; W W Taylor (A).

EASTERN PKWY, ss, 140 w Brooklyn av, 40x 120; Wm J Gaynor—Notwen Lumber Co et al; H L Thompson (A).

FT HAMILTON av, swc 46th, runs nw100xs 20xe93xs6.6 to Ft Hamilton av xn21 to beg; also FT HAMILTON av, ws, 41 s 46th, runs nw6xnw80xs20xe85xse6 to Ft Hamilton av xn20 to beg; also FT HAMILTON av, ws, 62 s 46th, runs nw6xnw85xs20xe82xse6 to Ft Hamilton av xn20 to beg; FT HAMILTON av, nwc 47th, runs n40xw93xs40 to 47th xe86 to beg; Realty Associates—P T Hynes Realty Co et al;H L Thompson (A).

PITKIN av, ss, 37 e Sackman, 18x74; Title Guarantee & Trust Co—Max Kahane et al; T F Redmond (A).

THADFORD av, 75 s Glenmore av, 25x100; Title Guarantee & Trust Co—Rudie Falk et al; T F Redmond (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 15.

No Foreclosure Suits filed this day.

MAR. 17.

BROOME st, 424; Cath A Tone et al—Henry C Rath et al; D Daly (A).

GREEN la, ws, 150 s Lyon av, 25x100; Bronx Savgs Bank Amelia Steinmetz et al; D B Simpson (A).

KENMARE st, nec Cleveland pl, 99x17.5x irreg; Saml L Goldenberg, exr—Jno H Bodine et al; H S Wise (A).

UNION sq, swc 15th, 75.5x166.10x irreg; Fredk Hildebrandt Golden Star Realty Co et al; Gould & Wilkie (A).

39TH st, ss, 187 w 7 av, 20x98.9; Realty Holding Co Louise Frank et al; Stoddard & Mark (A).

115TH st, 416 E; Anna M Wetter—Chauncey G Cozine et al; W C Wolfe (A).

119TH st, ss, 145 e 1 av, 25x100; Jno F C Wetter Jr et al—Chauncey C Cozine et al; W C Wolf (A).

144TH st, 262 W; Wm L Radford et al—Max Reese et al; B E Rabell (A).

144TH st, ss, 210 e Lenox av, 150x99.11; Greenwich Mtg Co—Patk Reddy et al; M S Borland (A).

151ST st, 275-77 E; Stephen O Lockwood et al Saverio A Mascia Co et al; Crane & Lockwood (A).

157TH st, ns, 325 w Elton av, 25x100; Sophia Lerch—Philip J Egbert et al; C W Bennett (A).

229TH st, ss, lot 708 map of Village of Wakefield, Bronx; LOTS 17 to 23 & PLOT A map of prop of F P Dursie, Mt Vernon; Mt Vernon Trust Co—Frank P Dursie et al; E L Ford (A).

BOSTON rd, 1051; Montrose Realty Co—Minuit Realty Co et al; H M Bellinger Jr (A).

DECATUR av, es, 44.4 n 205th, 50x100; two actions; Agnes Peck—Wm Freeland et al; J C Stein (A).

MAR. 18.

PARKSIDE pl, ws, 104.11 n 207th, 50x90; 2 actions; G B Raymond & Co—Wm Freeland et al; De La Mare & Morrison (A).

SHERIFF st, 81; Max Wolff Philip Springer et al; A Erdman (A).

WATER st, ns, 100.2 e Catherine slip, 75x 121.6x irreg; Wm J Courtney—Michl A Rofrano et al; James, Schell & Elkus (A).

18TH st, ns, 225 w 7 av, 25x92; N Y Savings Bank—Robt Ackerman et al; Webber & Webber (A).

134TH st, ss, 250 w St Anns av, 50x100; Margt D Bishop—Hyman A Wolf et al; J C Meyers (A).

RIVERSIDE drive, es, 125 s 122d, 100x100; Ormond Realty Co agt Kinsella Constn Co et al; A & H Bloch (A).

ST ANNS av, nwc 146th, 24.11x99.6; Wm Ruscher—Emma A Friedmann et al; Reeves & Todd (A).

MAR. 19.

13TH st, 511 E; N Y Trust Co—Jno Giannoto et al; M S & I S Isaacs (A).

51ST st, 434-6 W; two actions; Diederich G Hildebrand—Annie Rafferty et al; Decker, Allen & Storm (A).

81ST st, ns, 100 w Amsterdam av, 112.5x102.2; Jos Corn—S B Constn Co et al; J A Seidman (A).

113TH st, 8 & 10 E; two actions; Walter S Gurnee et al—Lester Realty Co et al; Sullivan & Cromwell (A).

114TH st, 337-9 E; Minnie J Douglass—Leonardo Melillo et al; G H Hyde (A).

137TH st, ss, 242 w 7 av, 16x99.11; Germania Life Ins Co Wm H Theobald et al; Dulon & Roe (A).

137TH st, ns, 285 w 7 av, 18x99.11; Germania Life Ins Co—Horoscope Realty Co; Dulon & Roe (A).

137TH st, 118-20 W; Metropolitan Life Ins Co agt Libbie A Michelson et al; Woodford, Bovee & Butcher (A).

CAULDWELL av, ws, 100 s 156th, 25x115; Philip A Zoller—Alex F Runge; W H Sage (A).

COURTLANDT av, ws, 84.2 n 150th, 63.9x 100x irreg; J & M Haffen Brewing Co—Melrose Turn Verein et al; J F Frees (A).

BROOK av, nec 139th, 25.11x97.1; Henry R C Watson—Jno A Lynch et al; amended; Decker, Allen & Storm (A).

MADISON av, ws, 43.11 s 110th, 38x100; Alfred F Heim et al—Fanny Klein et al; J T Booth (A).

WHITE PLAINS rd, ws, lots 17B, 45 and pt of 18, map of Washingtonville, Bronx; also LOTS 195 & 196 map of Washingtonville, Bronx; Herman F Epple—Chas J Reinhardt et al; L E French (A).

CLAREMONT av, 188; Emma C Linson et al—Anna M Bornhoeft et al; Stoddard & Mark (A).

MAR. 20.

GRAND st, 534; Sigmund Ashner—Benj Rubenstein et al; Goldfogle, Cohn & Lind (A).

170TH st, 394 E; Eliz A Reid—Rosa Altieri et al; Reynolds, Richards & McCutcheon (A).

CROTONA av, nec 170th, 52.3x108.7; Andw Wissemann—Josephine Leahy; E G Davis (A).

DALY av, es, 40.1 n 179th, 37.7x85.6; Cath Darling—Le Van M Burt et al; D L O'Reilly (A).

PARKER av, ws, 325 s Lyon av, 25x130; Robt F Schorah—Eliz C Fonda et al; amended; Clocke, Koch & Reidy (A).

7TH av, sec 144th, 42.11x100; Cornelia G Chapin—Harris & Son Realty Co et al; amended; J H Judge (A).

MAR. 21.

PARK ROW, 158; Fredk Prime et al—Louis Manheim et al; P S Dean (A).

ROAD to Middletown, es, lots 7 & 8, map of Mapes Estate, Bronx; David Bolke—Mary Kane; I Levison (A).

ARNOLD av, ses, 208.10 ne Pelham rd, 50x 125.4; Mary J Cookingham et al—Helen C Baker; H W Coons (A).

LEXINGTON av, 2135; U S Trust Co of N Y—Helen T Garcia et al; Stewart & Shearer (A).

PROSPECT av, 586-90; two actions; Gerson Dannenberg—Phoebe Nalitt et al; Bevins & Fluegelman (A).

13TH st, ns, 330 e Av E, 25v108, Unionport; Marie Kolbe—Eliz C Fonda et al; McLaughlin & Stern (A).

81ST st, ns, 137.6 w Amsterdam av, 75x102.2; two actions; Edwin G Vail—Stephen W Jones et al; J F McIntyre (A).

123D st, 124-8 E; Adolph Finkenberg—Max Marks; Katz & Sommerich (A).

126TH st, 237 W; J Leland Wells—Edw J Murray et al; A L Howe (A).

3D av, nwc 98th, 145x110; Geo Merrit Ward Inc—Hudson N Mason et al; Keith & Abbot (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

MAR. 17.

BROADWAY, nec 81st, 102.2x182.8; Jas J Ryan Jr loans Brogan Bldg Co, Inc, to erect a 12-sty apartment; 6 payments. 125,000

MAR. 18.

178TH st, ns, 113.9 e 3 av, 75x105; Jas W Taylor loans Monterey Bldg Co, Inc, to erect two 5-sty apartments; 11 payments. 41,000

FORT WASHINGTON av, swc 162d, 102.3x140; Harris Mandelbaum loans Simbar Realty Corp to erect a -sty bldg. — payment. 7,500

FORT WASHINGTON av, nwc 161st, 102.3x 140; same loans same to erect a -sty bldg; — payments. 7,500

FOWLER av, ws, 425 n Rhinelander av, 25x 84; Philip & Annie Murray loan Bozena Vanek to erect a 2-sty dwelling; — payment. 3,500

VIRGINIA av, ws, 140.1 s Watson av, 25.4x 101.3; Eliz K Dooling loans Ed Halshall & Jno Boyd to erect a —sty bldg; — payments. 4,000

MAR. 19.

EAGLE av, nwc 159th, 50x100; Rockland Realty Co loans Hubener Escher Co to erect 5-sty tenement; 13 payments. 45,000

MAR. 20.

Simpson st, swc 163d 175.1x120.7; City Mtg Co loans Simpson-Fox Realty Corpn to erect a 6-sty apartment; 13 payments. 100,000

FOX st, sec 163d, 128x86; same loans same to erect a 6-sty apartment; 13 payments. 115,000

FOX st, junction Simpson, 135.1x157.1; same loans same to erect a 5-sty apartment; 12 payments. 60,000

MAR. 21.

25TH st, 194-6 W; Albt, Meyer & Louis Jarmulowsky & Max Markel exrs loan Crest Holding Co to erect a —-sty bldg; — payment. 20,000

HOE av, es, 107 s Aldus, 50x100; City Mtg Co loans B & C Constn Co, Inc, to erect a 5-sty apartment; 12 payments. 34,000

HOE av, es, 157 s Aldus, 50x100; same loans same to erect a 5-sty apartment; 12 payments. 34,000

STORY av, ss, 100 w Olmstead av, 25x103.1; Herman F Epple loans Chas E Devermann to erect a —-sty bldg; — payment. 4,500

ATTACHMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 13.

Raffy, Lazar; Carkis G Kerbeyekian; $5,000; Cass & Apfel.

MAR. 14.

Berger & Fisher; Charles Abresch & Sons; $3,500; E B Boise.
Light, Robt C; Leon O Bailey; $2,000; Towne & Spellman.
Cardinale, Peter & James; Jno McCreanor; $5,000; Gay & Goddard.

MAR. 15 & 17.

No Attachments filed these days.

MAR. 18.

Musica, Antonio & Philip M; Anglo South American Bank Ltd; $134,687.88; Whitridge, Butler & Rice.
Seckbach, Julius; Oscar Hofmann; $4,060; Kellogg & Emery.

MAR. 19.

American Union Fire Ins Co of Philadelphia, Pa; H E Phillips; $44,639.63; Van Iderstein & Barker.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAR 14, 15, 17, 18, 19, 20.

Siskin, Isaac. 401 E 19th..Fairbanks Co. Machinery. 226
Wise Mfg Co. 78 E 131st..Fairbanks Co. Machinery. 456.80

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAR. 13, 14, 15, 17, 18, 19.

Bon Ton Constn Co. Rogers av, cor Beverly rd..Wm Kerby. (R) 244
Sanzo, Antonio. 3d av, cor 30th..Bay Ridge Chandelier Co. Chandeliers, &c. 200
Van Wagner Constn Co. Remsen st, bet Court & Clinton..Wm H Curtin Mfg Co. Steam Heaters. 838

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub

MAR. 15.

GOERCK st, 50-65; L G & S Constn Co—Wm Lustgarten (152). $790.00

38TH st, 201 W; B Lewin & Sons—L Napoleon Levy & Jno H Scheier (142). 150.00

60TH st, 128-30 E; V J Hedden & Sons Co—128 East 60th St Co (143). 12,969.70

111TH st, 33 W; Hyman Berkman—Annie Levy & David Glick (149). 26.75

111TH st, 35 W; same—same (150). 44.75

111TH st, 31 W; same—same (151). 60.50

174TH st, ns, 100 w Washington av, 56x—; Greenbert & Cohen, Inc—Ettar Realty Co; renewal (145). 1,300.00

MADISON av, 112-16; Sloane & Moller—Lee Holstein (146). 8,989.25

PARK av, sec 153d, 54x87; Arthur J Pauoff—Meyer Friedlander, Supreme Bldg Co & Jos Popkin (147). 375.00

PARK av, sec 153d, 54.7x87.8; Cross, Austin & Ireland Lumber Co—Myer Friedlander, Jos Popkin & Supreme Bldg Co (144). 1,275.69

4TH av, 440; A C Horn Co—440 Fourth Ave Co & P C Stuart Co (148). 393.97

MAR. 17.

19TH st, 37 E; Wm A Thomas Co—Montrose Realty Co & Jno H Scheier (167). 300.00

21ST st, 49-53 E; B Schacht Iron Works—Gibson Constn Co (173). 2,199.50

25TH st, 164-6 W; Laura Roofing Co—Nogrod Realty Co & Jos Bloch (168). 55.00

26TH st, 319 E; Hull, Grippen & Co—Herman Kuthe (154). 30.71

36TH st, 343 W; Hull, Grippen & Co—Herman Kuthe (155). 143.28

38TH st, 201 W; Orlain Grunblatt—L Napoleon Levy & J H Scheier (153). 118.00

60TH st, 22 W; Morris B Gold—Clarence E Anderson & Eva R Anderson (171). 30.00

69TH st, ns, 311.8 w 3 av, 16.8x—; Northeastern Constn Co—Carl Taylor (164). 4,527.23

71ST st, 162 E; Wm H Oliver—Ralph W Lobenstine & W E Smith, Inc (169). 643.00

71ST st, 162 E; D & A Christie—Ralph W Lobenstine (158). 338.00

71ST st, 162 E; Kemlein & Leahy, Inc—Ralph W Lobenstine & W E Smith, Inc (160). 395.00

81ST st, 203-11 W; Ideal Iron Works—S B Constn Co (161). 1,500.00

87TH st, 170-8 E; Jno A Hendricks Co, Inc—Loew's Theatrical Enterprises & Natl Bridge Works (162). 1,007.00

143D st, 270-2 W; Roof Maintenance Co—Burtis M Keeney & J Milton Keeney; renewal (163). 45.00

147TH st, 875 E; Jos Shanske—Edis Elfin & B S Elfin (166). 190.00

AMSTERDAM av, nec 120th, 100x125; Schoellkopf, Hartford & Hanna Co, Edmund Francis Realty Co & Milliken Bros, Inc (165). 310.25

AMSTERDAM av, 464; Lipshutz & Weber—J Calvin Bogert & Albt H Miehaus (170). 104.00

BELMONT av, 2481; Chas Shapiro—Geo Ringler & Co & Luigi Buongiorno (156). 343.00
SAME prop; Sanitary Tile Co—same (157). 45.00

1ST av, es, bet 110th & 111th, 200x100; Crane Co—Standard Gas Light Co & Boyd Equipment Co (159). 720.52

5TH AV, nec 116th, 100.11x110; Queens Borough Blue Stone Co—Ancient Order of Hibernians of N Y County & Modern Fireproofing & Reconstruction Co (167). 35.23

7TH av, swc 58th, 100.5x100; Jones & Laughlin Steel Co—Paterno Constn Co & Milliken Bros, Inc (172). 1,392.27

MAR. 18.

FLETCHER st, nec Washington av, 93x150.5; Goodman Constn Co—Nora Constn Co (181). 200.00

19TH st, 37 E; Jno Laura&Montrose Realty Co; Jno H Schierer (179). 105.00

47TH st, 256 W; Jac Raisner—Henry Cohen; Gordon & Stein (177). 55.00

135TH st, 725 E; Edw C Eustace—Gaetano Menezia; Victor A Fucignas (184). 46.82

STEBBINS av, 1402; Saml Resnik—Belwood Constn Co (185). 193.70

WEBSTER av, 3091; Henry Belmont—German Real Estate Co (183). 365.00

1ST av, es, whole front bet 110th & 111th, 201x107; E F Keating Co, Consolidated Gas Co & Consolidated Gas Light Co of City of N Y; Boyd Equipment Co; Great Eastern Constn Co (178). 715.13

1ST av, 2140-48; Lord Electric Co—Standard Gas Light Co; Boyd Equipment Co (180). 2,500.00

3D av, es, 225 s 171st, 50x100; Goodman Constn Co—Nora Constn Co (182). 900.00

4TH av, swc 30th, 90x100; M F Westergren, Inc—Four Forty Fourth Ave Co; Richd Von Passazant, Karl Katzenberg, Herman von Passazant, Oscar von Passazant, Arthur W Watson, Heinrich Sandhagen, Henry Landbelet; P C Stuart Co (176). 3,742.22

7TH av, sec 14th, 100x100; Norman P Findley—7th Ave & 14th St Corp; Boyd Equipment Co (186). 350.00

MAR. 19.

FRONT st, 67-9; Fredk W Randall—Preferred City Real Estate Co & Anthony Musica & Son (188). 120.00

GRAND st, 294½; Jacob Zuckerman—Georgette W Brown & Aug Schminke (190). 75.00

19TH st, 37 E; W C Davis & Co Inc—Montrose Realty Co & Jno H Scheier (191). 500.00

104TH st, 218-2 E; R Cohen—Lazar Margolies & Issy Schneider (194). 36.06

153D st, sec Park av, 87.8x54.7; Square Sash & Door Co—Meyer Friedlander, Supreme Bldg Co & J Popkin Co (187). 146.00

174TH st, ns, 100 w Washington av, 100x100; H Herrmann Trim Co—Ettar Realty Co; renewal (193). 1,200.00

AQUEDUCT av, 1492-4; Olin J Stephens Inc—Towanda Constn Co; renewal (191). 337.50

BROADWAY, 2231-33; Danl Rogers——Ida Fleming; renewal (196). 89.55

COURTLANDT av, 790-2; Chas Haushalter—Chas & Bertha M Baake (198). 74.73

RIVERDALE av, nwc 261st, —x—; Ames Transfer Co—Sisters of Charity of Saint Vincent de Paul, Edw M Waldron & McDermott & Hanigan (195). 106.35

4TH av, 440; D H McLaury Marble Co—440 4th Av Co, Passavant & Co & P C Stuart & Co (192). 2,834.22

4TH av, 440; Teran, Mahaney & Munro Inc—440 4th Av Co, Passavant & Co & P C Stuart Co (189). 2,029.71

MAR. 20.

11TH st, 218-20 E; Krazemier & Uhl—Annie Hochstim & Max Hochstim (223). 125.89

24TH st, 43-7 W; Pittsburgh Plate Glass Co—Rosdorf Co (207). 1,038.05

42D st, 549 W; Henry Bauman—Park & Tilford & W E Smith, Inc (209). 37.50
SAME prop; Louis Bellemore—same (210). 32.59
SAME prop; Patk Fahey—same (211). 24.52

48TH st, 16 E; Jno J Barry—Julia Ward, Martin & Mandel, Inc (221). 138.00

55TH st, 425 E; Jump House Wrecking Co—Peter Doelger, Paul Enner & Mortensen & Co (203). 25.00

71ST st, 162 E; Louis Bellemore—Ralph W Lobenstein, W E Smith, Inc (212). 46.00
SAME prop; Harry Brown—same (213). 27.50
SAME prop; Henry Bauman—same (214). 15.00
SAME prop; Jas Fox—same (215). 39.25
SAME prop; Jos Mosache—same (216). 35.00
SAME prop; Edw Langlois—same (217). 35.00
SAME prop; Wm J Telling—same (218). 49.50

86TH st, 302 W; Adam J Kerr—Mary A Stange, Wm P, Nannie H, Helen, Maude, Annie & Mona Fogarty & D Layman (208). 134.69

120TH st, 56 W; American Radiator Co—Myron Butler & Flanagan Fay Co (199). 227.50

125TH st, 326 W; Jno H Nickisch—Jos Boschoff & Thos Machinski (219). 75.00

134TH st, 594-6 E; Joe Kiesel et al—Quant & Bergman, Vanino Constn Co & Oscar Miller (207). 155.00

144TH st, 615-9 W; Ludwig Kaufman et al—Realty & Commercial Co (222). 58.55

BELMONT av, nwc 187th, 157x75; Wm E Mason—Church of Our Lady of Mount Carmel, Bronx, & J Deminua (200). 97.50

WEBSTER av, 3091; Hull, Grippen Co—German Real Estate Co (220). 38.65

3D av, nwc 98th, 145x110; Geo Merritt Ward, Inc—Manhattan Ry Co, Interborough Rapid Transit Co, Hudson N Mason & Hygrade Amusement Co (205). 12,710.77

4TH av, 440; Benj Griffen—440 4th Av Co, Passavant & Co & P C Stuart Co (201). 1,093.77
4TH av, 440; P C Stuart Co—440 4th Av Co & Reliance Constn Co (224). 22,067.86
SAME prop; Chas H Darmstadt—440 4th Av Co, Passavant & Co & P C Stuart Co (225). 1,122.95

4TH av, 440; Otis Elevator Co—440 4th Av Co & P C Stuart Co (201). 4,660.00
SAME prop; Peet & Powers—440 4th Av Co, Passavant & Co & P C Stuart Co (202). 1,721.84

MAR. 21.

42D st, 529 W; E E Dey & Sons Co—Park & Tilford, Jno T Brady & Co &Wm E Smith, Inc (231). 168.09

42D st, 549 W; Wm Lohrberg—Park & Tilford & W E Smith, Inc (229). 8.04

24TH st, 43 to 47 W; Wm H Birkmire—Rosdorf Co (232). 2,000.00

71ST st, 162 E; Williak Lohrberg—Ralph W Lobenstein & W E Smith, Inc (230). 18.00

113TH st, 77 E; Jno W Rothenberg—Sadie L Levy, Barnard Greenthal (228). 460.00

BROADWAY, 1770; Berger Mfg Co—Matoaka Realty Co & R D Evans (227). 45.00

OGDEN av, 1207; Hyman Peskin—Carr Building Co (233). 1,425.00

3D av, 703; Paul Dappler—Mary A McLaughlin & Elfin, Enoch & Co (226). 154.77

4TH av, 440; Chas H Darmstadt—Four Forty Fourth Avenue Co, Passavant Co & P C Stuart Co (correction as to amount), this is of yesterday's date. 2,122.96

Mechanics' Liens (Continued.)

Borough of Brooklyn.

MAR. 13.

CARROLL st, 780; Frank T Thompson—Frank D Canvello & wife. 90.60

CHAUNCEY st, ns, 85 e Hopkinson av, 240x—; Walbroehl & Co—Philip Schmidt Bldg Co& Philip Schmitt 1,155.00

SAME prop; Thos Parker—Philip Schmitt Bldg Co & Philip Schmitt. 3,800.00

CHAUNCEY st, ss, 85 e Hopkinson av, 240 x100; Manhattan Grille Co—Philip Schmitt Bldg Co & Philip Schmitt. 466.00

CHAUNCEY st, ss, 85 e Hopkinson av, 200 x100; American Grille Co—same. 360.00

CHAUNCEY st, ss, 85 e Hopkinson av, 220 x96; Jno T Rourke—same. 270.00

FURMAN st, nec Bushwick av, 20x82; Jos Richman Bertha E J Walker & Jennings—Danz Realty Co. 125.00

HOOPER st, 85-7; Paul Glasser—Eastern Dist Constn Co & Albt Halfren. 60.52

VAN SICKLIN st, es, 369 n Av T, 20x50; Jos Wade—Wm G Mayhew & Mayhew Constn Co. 44.00

WEST st, ws, bet Avs P & Q, —x—; Jos Fetner—Felice & Pasquiline De Vito & Frank Negro. 50.00

W 17TH st, es, 180 n Mermaid av, 40x118; Sebastiano Rodolice—Frank Ferranti & Michele Di Biletto 580.00

VANDERBILT av, nwc Lafayette av, 195x 100; Thos Reilly—Rev C E McDonnell & Rev Geo W Mundelien. 139,127.35

SAME prop; Hudson Structural Steel Co —Thos Reilly & Rt Rev Chas E McDonnell. 9,040.68

MAR. 14.

CHAUNCEY st, ss, 85 e Hopkinson av, 220x 100; Jno T Rourke—Peter Schmitt Bldg Co. Parshkey Bros & Henry E Kordes. 270.00

HALSEY st, 634; Wm Buchanan Andw H Green. 60.00

VERONA, BOWNE, IMLAY STS & COMMERCIAL WHARF, 820x190; Peele Co -N Y Dock Co & Milliken Bros. 4,945.00

E 8TH st, 1063; Saml Adams—Theophile Souweine & Jos Nass. 175.00

67TH st, ss, 172w 3 av, 80x100; Standard Lime Co—Cipora I & Harris Nevin. 138.75

ALABAMA av, es, 140 s Sutter av, 80x100; Bklyn Fire-Proof Sash & Door Co—Edifice Realty & Constn Co & Edw Berman. 85.00

MANHATTAN av, 748-752; American Hardware Corpn—Kent Mtg Co, Walter C & Peter C Heidelberger. 5,500.00

MAR. 15.

ELTON st, es, from Dumont av to Blake av, —x—; Pittsburgh Plate Glass Co—Milford Constn Co, Louis Solomon & Watson & Pittinger. 470.00

N 4TH st, 73; Frank Wissner—Theo & Anna Canovich, Amanda Lissner & S Liebmann's Sons Bwg Co. 373.00

S 5TH st, 416-18; Henry F Juventy—Impt Bldg Co & A B Gordee. 174.52

79TH st, ss, bet 13 & 14 avs, —x—; Pittsburgh Plate Glass Co—Rosina Realty Co, Louis Solomon & Watson & Pittinger. 155.00

FORT HAMILTON av, nwc 59th to 60th, the block, —x—; Pittsburgh Plate Glass Co—Israel J Rosenstein, Louis Solomon & Watson & Pittinger. 163.00

SAME prop; same—same. 98.00

HINSDALE av, ws, 200 s Newport av, 100x 100; Natl Sash & Door Co—Abr Segalowitz, L Friedland, M Friedland & N Perlik. 548.25

LOUISIANA av, es, 340 n Hegeman av, 40x 100; Morris Gordon—Nathan Galinko & Nathan Rolnick. 50.00

SCHENCK av, ws, 150 s New Lots rd, 40x 100; Carter Block & Ayers—F & D Weintraub (Inc). 234.90

VANDERBILT av, nwc Lafayette av, 100x 195; Albro J Newton Co Chapel & School of St John & Rev G W Mundelein & Thos Reilly. 1,148.00

VERNON av, 250; Louis Tow—Jno & Mollie Goldberg & Isaac Singer. 203.25

20TH av, ws, from 66th to 67th; Pittsburgh Plate Glass Co—Annetta E Barger, Louis Solomon, Watson & Pittinger & Pinover Constn Co. 365.00

MAR. 17.

HINSDALE st, ws, 200 s Newport av, 100x 100; Block & Greenberg Lumber Co—Abr Segalowitz, Nathan Perlick, Abe Kabakow, Louis & Morris Friedland. 397.12

E 37TH st, ——, 100 s Winthrop, —x—; Rosario Laura—City NY & Jos Block & Wm Kennedy Constn Co. 60.00

85TH st, ns, 280 e 22 av, 60x100; J P Duffy Co—Nathan Edison. 55.07

MARCY av, 399-401; Adolph Lustgarten et al —Wm Lustgarten. 606.00

SUTTER av, 824; Sam Leiman & ano—Philip Waldman & Abr Geller. 485.00

12TH av, ——, 100 from 43d, 40x100; Laura Roofing Co—City NY & Jos Bloch. 125.00

MAR. 18.

HANCOCK st, 148; J Wieser & Co—Estate L Seirell & Geo W Worth. 59.37

MACON st, 842, 854, 856 & 860; Paul Potts—Philip Schmitt. 52.20

MILFORD st, ws, 90 s Belmont av, 50x100; Chestnut Ridge White Brick Co;Crystal Constn Co & Mary Madansky. 116.00

81ST st, ns, 376 e 4 av, 20x100; Chas W Isaacson—Henry W Rubino. 50.00

MAR. 19.

E 26TH st, ws, 100 s Newkirk av, 40x100; Frank P Bangert—Lefferts Constn Co. 600.00

NEWKIRK av, swc E 26, 100x100; Frank P Banger—Lefferts Constn Co. 1,434.00

NEW LOTS av, swc Williams av, 106x100x irreg; Rocco Sangiamo—Vermont Bldg Co. 250.00

NEW YORK av, swc Union, 77x100; Frank P Bangert—Bedford Development Co. 2,459.85

SAME prop; M J Shevlin Plumb Co—same & Arthur H Selinger & Maria G Butler. 4,100.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

MAR. 15.

32D st, 32 E; David Stone—Josephine Jacobs et al; Jan25'13. $195.60

MADISON av, swc 42d; Expanded Metal Engineering Co—Edw McKiever et al; Mar13'13. 1,204.04

MAR. 17.

LORILLARD pl or st, ws, 47.11 s 188th; Colwell Lead Co—Flavius Improvement Co et al; Jan28'13. 800.00

SAME prop; Alessandro Medici—same; Feb 5'13. 420.00

[2]THOMPSON st, 132-4; Jno Cleyton—Domenico Abbate et al; Feb27'13. 125.00

WEST st, ws, bet Cortlandt & Liberty; Richd C Routledge—Pennsylvania R R Co; Feb26'13. 140.50

BROADWAY, nec 81st; Adin G Pierce Co—Chas Brogan, Inc, et al; Feb5'13. 26,000.00

SAME prop; Hay Foundry & Iron Works—same; Feb4'13. 84,000.00

BROADWAY, nec 81st; Mungo Constn Co—Chas Brogan, Inc, et al; Feb5'13. 19,850.00

SAME prop; David Kraus—same; Feb6'13. 3,034.00

SAME prop; Clark, MacMullen & Riley, Inc—same; Feb4'13. 666.00

SAME prop; M J Callahan Co—same; Feb 5, 1913. 24,300.00

SAME prop; Candee, Smith & Howland Co —same; Feb4'13. 4,999.13

SAME prop; same—same; Feb4'13. 786.00

SAME prop; Jno Liddle Cut Stone Co—same; Feb4'13. 13,500.00

SAME prop; B McQuillan Co—same; Jan24 '13. 15,097.55

RIVERSIDE dr, 490; Edw N Elmore—Kinsella Constn Co et al; Jan10'11. 225.00

WEBSTER av, 2020-6; Jno A McCarthy & Bro—Caryl A Montgomery et al. 1,041.29

WEBSTER av, es, 40.10 n 179th; Max L Rohman—Caryl A Montgomery et al; Mar22 '11. 509.50

WEBSTER av, es, 40.10 n 179th; Jno Trainor—Caryl Montgomery et al; Mar27'11. 51.50

SAME prop; David Smith et al—same; Mar 27'11. 350.00

SAME prop; Louis Latman et al—same; Apr20'11. 5,667.00

MAR. 18.

42D st, 219 W; Saml Laster Co—Sperry & Hutchinson Co et al; Feb20'13. 600.00

42D st, 215 W; same—same; Feb20'13. 325.00

42D st, 348 W; M F Westergren Inc—Fredk B Sewall et al; Mar14'13. 198.70

110TH st 1 W; Wm Camph -Ed Friedman et al; Nov12'12. 224.80

[1]ST ANNS av, 107-9; Harry Jaffe—Edw J Moore et al; Mar17'13. 44.00

3D av, 4065-71; Nicholas F Peterson—Leopold Guttag et al; Jan30'11. 530.25

SAME PROP; Tiger Constn Co—same; Jan26 '11. 2,443.74

SAME PROP; Harry Berman—same; Jan27 '11. 125.00

SAME PROP; Acme Metal Ceiling Co—same; Jan27'11. 187.00

SAME PROP; David Rogove—same; Jan30 '11. 288.50

SAME PROP; Frank Del Balso—same; Feb 1'11. 582.90

SAME PROP; Fordham Parquet Floor Co—same; Mar27'11. 238.65

SAME PROP; Saml Moskalik—same; Dec13 '10. 200.00

SAME PROP; American Luxfer Prism Co—same; Dec15'10. 725.00

MAR. 19.

22D st, 132-34 W; Dora Iseeks—Victoria Bldg Co et al; Jan20'13. 82.00

RIDER av, 325; Sarah Rosenberg—N Y Edison Co et al; Mar10'13. 45.00

MAR. 20.

[2]BECK st, ss, 100 w Av St John; Manhattan Rolling Mill—Ostro Constn Co et al; Mar5'13. 2,200.00

BECK st, ss, 100 w Av St John; Harry Zudek —Ostro Constn Co et al; Jan29'13. 185.89

LORILLARD pl, ws, 47 s 188th; Oriental Fireproof Sash & Door Co—Flavius Improvement Co et al; Mar5'13. 120.00

BROADWAY, nec 81st; same—same; Feb6'12. 1,245.00

SAME prop; Jas McLaughlin Co—same; Feb 7'13. 1,758.50

[3]BROADWAY, nec 81st; Tornatore & Guarino Co, Inc—Chas Brogan, Inc, et al; Feb6'13. 1,245.00

WALES av, nec 142d; Peerless Heater Co—Chas Pfriemer et al; Mar5'13. 400.00

MAR. 21.

WATER st, 548; Morris Nassau—Michl Miller et al; July11'12. 640.00

BRYANT av, 1352; Christian Vorndran's Sons —Elie Berline et al; Sept5'11. 70.00

SAME prop; Jno Bell Co—same; Sept7'11. 230.03

SAME prop; Tremont Iron Works—same; Feb 14'12. 56.76

SAME prop; Wm Shapiro—same; Sept1'11. 4,395.45

111TH st, 27 W; Ignacz Greenfeld—Jos Hoffman et al; Apr25'12. 80.50

BROADWAY, 2260-68; Hull, Grippen & Co—Chas Brogan, Inc et al; Feb5'13. 55.69

[3]165TH st, 879 E; Harry Applebaum—Herbt H Herrman Co et al; Oct7'12. 475.00

Borough of Brooklyn.

MAR 13.

4TH pl, 117; Wm Josephson—Louis M Jansen & Jos A Trapp; Jan6'13. 167.00

MAR 14.

E 8TH st, es, 350 s Av J, —x—; Christy McCormack—Theophile Souweine & Jos Nass; Mar 5'13. 77.50

E 8TH st, es, 380 s Av J, —x—; Henry Dederick—Theophile Souweine & Nass Constn Co; Jan14'13. 535.00

SAME prop; Nass Contracting Co—Theophile Souweine; Jan4'13. 3,375.00

[2]E 14TH st, es, 50 n Av H, 50x100; Lawrence T Gallagher—Peter E Strom; Dec12'12. 122.00

MAR. 15.

[1]CUMBERLAND st, ws, 200 n Lafayette av, 56x100; Ronalds & Johnson Co—Kahan Constn Co; Feb13'13. 185.27

56TH st, 1756-8; Jno A Clark—Salvatore Chisario; Aug22'12. 136.00

AV D, nwc 38th, —x—; R L Williams—C Mogensen; Mar12'13. 45.00

ROCKAWAY av, ws, 200 s Pitkin av, 25x100; Brownsville Housewrecking Co—Sarah Brasch, Saml Bloom & Max Levine; Nov22'12. 49.00

ROCKAWAY av, ws, 225 s Pitkin av, —x—; Block & Greenberg Lumber Co—Sarah Brasch & Bloom & Levine; Nov20'12. 87.00

MAR. 17.

WEST st, es, 150 n Av C, 143.10x100; Giovanni Suno—Bristol Bldg Co; Mar3'13. 75.00

SAME prop; Tony Rinilla—same; Feb14 '13. 200.00

E 24TH st, 1025; Roebuck Weather Strip & Wire Screen Co—Benson H Pierce; Sept27'12. 516.00

61ST st, ns, bet 19 & 20 avs, —x—; Coney Island Constn Supply Co—B J McBrearty; Feb6'13. 500.00

EAST N Y av, nec New York av, —x—; Jos Koppel—Gaetano Quaranto; Feb5'13. 200.00

MAR. 18.

E 5TH st, es, 390 s Cortelyou rd, 60x100; Louis Bossert & Sons—Peter Fahy; Mar3'13. 863.51

[2]77TH st, ns, 100 e 13 av, 160x100; Lewis Solomon—Abley Realty Co & Watson & Pittenger; Feb24'13. 71.65

GRAND av, 363; GATES av, 151-3; Jno H Read—Julius J Lyons & Jos M Fernadez; Jan17'13. 248.27

LOUISIANA av, es, 340 n Hegeman av, 40x 100; National Sash & Door Co (Inc)—Nathan Galinka & Nathan Rolnick; Mar11'13. 402.32

NEW LOTS av, swc Williams av, 118.8x irreg; Hydraulic Press Brick Co—Vermont Bldg Co; Feb25'13. 556.51

MAR. 19.

[1]SACKMAN st, nwc Riverdale av, 100x100; Jac Rutstein & ano—Sack River Co; Feb25'13. 29.67

NEW YORK av, ws, 150 s Tilden av, 200x 100; Hyman Heckler—Karp Constn Co; Jan 17'13. 88.75

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

MAR. 13.

No Orders filed this day.

MAR. 14.

61ST st, ns, 190 w 20 av, —x—; B J McBrearty on Lawyers Title Ins Co to pay Coney Island Constn Supply Co. 600.00

MAR. 15.

No Orders filed for this day.

MAR. 17.

No Orders filed for this day.

MAR. 18.

STERLING pl, ns, 100 w Saratoga av, 175x irreg; Commonwealth Impt Co on N Y Title Ins Co to pay Block & Greenberg Lumber Co. 1,200.00

W 17TH st, es, 180 n Mermaid av, 40x118; D Aspromonti on De Bilette & Feranti to pay Coney Island Constn Supply Co. 32.93

MAR. 19.

No Orders filed for this day.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2349 New York, March 22, 1913 (38) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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76th st, 211 W.
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85th st, 349, 350 E.
90th st, 53 W.
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100th st, 322-8 E.
103d st, 144 W.
107th st, 116 E.
108th st, 7 E.
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111th st, 21 W.
112th st, 241 W.
113th st, 169 E.
113th st, 70 W.
114th st, 241 E.
116th st, 301-7 W.
117th st, 136 E.
118th st, 326 E.
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131st st, 14-16, 26 E.
131st st, 103 W.
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142d st, 131, 505-9 W.
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32d st, 418-20 E.
35th st, 158 E.
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54th st, 128 W.
71st st, 149 W.
87th st, 500 E.
87th st, 317 W.
108th st, 324 W.
112th st, 116, 120, 163 E.
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7th av (ws), 1014, 34½.
11th av, 772-4.
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction
con omitted—consideration omitted.
corpn.—corporation
cor—corner
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square
s—south.
s—side.
sty—story.
subj—subject
strs—stores.
stn—stone.
st—street.
TS—Torrens System
tnts—tenements.
w—west
yr—years
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

MAR. 14 15, 17, 18, 19 & 20.

Bedford st, 23-5 (2:528-39-40), ws, abt 45 s Downing, 39.6x75x39.10x75, 2 4-sty bk tnts, str in 23; A$14,000-20,500; also BEDFORD ST, 27 (2:528-38), ws, abt 25 s Downing, 19.9x75x19.11x75, 4-sty bk tnt & strs; A$7,000-10,000; Wm Lustgarten to F C Leubuscher, 5 W 124; ½ pt; Mar17; Mar18'13. O C & 100

Bedford st, 27, see Bedford, 23-5.

Beekman pl, 17 (5:1361-30), sec 50th, 20 x100, 4-sty stn tnt; Kath, wife Wm M Embler, to Wm M Embler, 17 Beekman pl, & Walter S Embler, 637 St Marks av, Bklyn; mtg $8,500 & AL; Mar17; Mar20'13; A$8,500-13,000. nom

Broad st, 102-4 (1:8-43-45), sws, at ses Pearl (Nos 44-50), runs se55.7xsw74.6xnw 0.11xsw11.10xnw1xsw16.7xnw52.8 to Pearl xne112.10 to beg, 3 5-sty bk storage bldgs; A$143,000-169,000; also 84TH ST, 268-72 W (4:1231-11 &59-61), ss, 83.4 e West End av, runs s62.2xe16.8xs72xe— to ws Bway (No 2307), xn32xw111.5xn102.2 to 84th xw66.2 to beg, 1 5 & 1 6-sty & b bk dwgs, 3-sty & b bk dwg & 2 & 3-sty bk club house; A $114,500-153,000; also 87TH AV, 2151-69 (7:-1943-27-36), swc 117th (Nos 300-4), runs s —to ns 116th (Nos 301-7) xw150xn—xe50x n— to ss 117th xe— to beg, 9 5-sty bk tnts & strs & 4 2-sty bk strs & hall; A$240,000-313,000; also MANHATTAN AV, 337 (7:-1849-2), nwc 114th (No 351), runs n100.11x w— to es Morningside av (Nos 1-5), xs — to ns 114th xe— to beg, 7-sty bk tnt; A $90,000-190,000; also 3D AV (9:2364), ss, — w Brook av, runs —xe— to ws Port Morris Branch of NY & Harlem RR Co x— to 3 av xw— to beg, vacant, being ¼ pt of above, also ⅛ pt of following: 142D ST, 505-9 W (7:2074-21-25 & 40-44), ns, 475 e Bway, runs e— to nwc 142d & Hamilton pl (Nos 110-32), xne— to ss 143d (Nos 500-4) xw189 to beg, 4 6-sty bk tnts & 2 7-sty bk tnts & strs; A$174,000-510,-000; also 7TH AV, 867-71 (4:1008-3), es, 50.5 n 55th, runs e100xs50.5 to ns 55th (No 151) xe25xn117.2xw25.1xn10.3xw100 to av xs75 to beg, 12 & 13-sty bk hotel Wellington; A$225,000-550,000; Fredk P Forster to Horace W Forster, at Nordhoff, Ventura Co, Cal; AL; Nov23'07; Mar19'13. omitted

Christopher st, 15 (2:610-67), ns, 160.2 e Waverly pl, 20x90, 3-sty & b bk & fr dwg; Franklin Overheiser to Mary E Lackey, 13 Christopher; ¼ pt; AT; Mar14; Mar18 '13; A$11,000-12,000. nom

Cleveland pl, 19 (Marion) (2:481-9), es, 193.2 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & strs; Jas M Vincent, ref to Crescent Star Realty Co, a corpn, 211 E 55; mtg $26,000 & AL; FORECLOS Jan30; Mar17 '13; A$22,500-31,000.

$1,500 over & above all liens

Cleveland pl, 19; Jerome H Buck, ref to same, mtg $26,000 & AL; FORECLOS Mar 11 Mar17'13.

$1,200 over and above all liens

Division st, 266-270½, on map 266-70, see Grand 451-5.

Eldridge st, 133 (2:419-68), ws, abt 100 n Broome, 25x100, 3 & 5-sty bk tnt & hall; A Walker Otis ref to Melissa R Bell, on Bell av cor Warburton av, Bayside, B of Q; FORECLOS Mar12; Mar17'13; A$28,000-$43,000. **25,000**

Goerck st, 59-65 (2:328-60-62), ws, 150 n Delancey, 99.9x100x99.11x100, 4-sty bk loft bldg & 1 & 2-sty bk & fr rear stable; Wm Lustgarten to Realty Redemption Co of N Y, a corpn, 68 William; Mar17; Mar 18'13; A$48,000-56,000. O C & 100

Grand st, 451-5 (1:315-30-32), ss, 56.11 w Pitt, 62.2x96.10 to ns Division (Nos 266-270½ on map 266-70) x69.8x64.10 to beg, 2-6-sty bk tnts & strs; Rose Smigel & Farmers Loan & Trust Co EXRS &c Isaac Smigel to 451 to 455 Grand St, Corpn, 43 Exch pl; mtg $87,500; Mar18; Mar19'13; A $58,000-115,000. **105,000**

Hamilton st, 13 (1:253-70), ns, 151.4 e Cath, 25x31, 5-sty bk tnt & str; Gaspare Molinelli et al to Carlo Molinelli, 13 Hamilton; 1-3 pt; mtg $7,000; Mar15'11; Mar 14'13; A$4,000-8,000. nom

Hamilton pl, 110-32, see Broad, 102-4.

Hamilton pl, swc 143d, see Broad, 102-4.

Henry st, 37 (1:280-8), ns, 275.3 e Cath, 24.6x100x23x100, 6-sty bk tnt & strs; Hilel Schurin to Hirsch Macht, 134 Eldridge; ½ R, T & I; mtg $$28,000; Mar7; Mar17'13; A$19,000-39,000. nom

Houston st, 398-400 E (2:371-17), ns, abt 60 w Sheriff, 40x60.7 on es to ss 2d (Nos 289-91), x40.4x65.8, 6-sty bk tnt & strs; Jas A Foley, ref, to Louise Kaufold, 450 Throop av, Bklyn; mtg $42,000; FORECLOS Mar7; Mar14'13; A$27,000-60,000. **10,000**

Madison st, 353 (1:267-28), ns, 192 e Scammel, 24x96, 5-sty bk tnt & strs; Selina Rosner to Geo B Hayes, nec 252d & Independence av; mtg $21,000; Feb11; Mar 17'13; A$15,000-23,000. O C & 100

Madison st, 360 (1:266-58), ss, 295 w Jackson, 20x94.6; J Sidney Bernstein, ref, to U S Trust Co of NY, 45 Wall, TRSTE Saml Willets; FORECLOS Mar12; Mar13; Mar14'13; A$11,500-26,500. **22,000**

Pearl st, 44-50, see Broad, 102-4.

Reade st, 144 (1:141-7), ns, abt 195 w Hudson, 25x53, 2-sty bk bldg; also HANCOCK ST (Brooklyn), ns, 410 e Bedford av, 20x100; also HANCOCK ST (Brooklyn), ss, 340 w Nostrand av, 20x100; Jas C Ludlum et al to Gertrude E Ludlum, at Goshen, Orange Co, NY; 1-3 pt; Dec16'12; Mar20'13; A$18,000-25,000. nom

Rivington st, 232 (2:339-33), ns, 24.10 w Willett, 24.10x100, 5-sty bk tnt & strs; Saml Tuchfeld to Peppe Tuchfeld, 25 Av C; ½ pt; AT; Mar19; Mar20'13; A$22,000-39,000. nom

St Nicholas pl (7:2054-49), es, 75 s of cl 153d, if projected, 99.1x200 to ws Colonial pkwy (Edgecombe av), vacant; Jos Hamershlag to Strathcona Constn Co a corpn, 906 Fulton, Bklyn; AL; Mar19'13; A$100,-000-100,000. O C & 100

Sheriff st, 120 (2:335-7), es, 125 s Houston, 25x100, 6-sty bk tnt & strs; Dora Schiff to Hyman Schiff her husband, 3675 Bway; AT; AL; Mar17'13; A$19,000-39,000. O C & 100

Spring st, 31 (25) (2:494-36), ns, 18.2 w Mott, 18.2x56 to alley x18.1x60, with rights to alley, 3-sty bk tnt & str, 1-sty ext; Amelia Bach to Henrietta A wife Jacob A Mittnacht, 1410 Av V, Bklyn [care Diebold Safe & Lock Co, 362 Bway]; B&S; July30'07; Mar14'13; A$7,000-7,500. O C & 100

Stanton st, 197 (2:344-16), ss, 50 w Ridge, 20x100, 4-sty bk tnt & strs; Isidore Kalfus et al to Benj Silberman, 83 Eldridge [83 Ridge]; mtg $21,000; Mar19; Mar 20'13; A$16,000-24,000. nom

Vandewater st, 24-6 (1:113-8), ses, abt 220 w Pearl, 50x100, 8-sty bk loft & str bldg; Norman L Munro Estate Inc to Henrietta E & Henry Munro, both at 36 W 59; B&S; AL; Feb28; Mar14'13; A$26,-000-100,000. nom

1ST st, 108 E (2:429-49), ns, 175 w Av A, 20x105.11, 3-sty bk tnt & 2-sty bk rear tnt; Religious Soc of Christian Israelites, to Isaac Yagoda, 726 St Marks pl [126 St Marks pl]; AT; B&S; Mar18; Mar19'13; A $5,000-6,500. **17,200**

2D st, 142-6 E, see Av A, 27.

2D st 289-91 E, see Houston, 398-400 E.

5TH st, 313-5 E (2:447-51-52), ns, 150 e 2 av, 50x97, 2-5-sty bk tnts & strs; Barney Waller & Lillie his wife to Herman Rosenbaum, 313 E 5, & Lillie Waller, 113 Forsyth; AL; Mar12; Mar14'13; A$36,000-58,000. O C & 100

5TH st, 364 E (2:377-14), ss, 158.3 e Av C, 24x97.6, 6-sty bk tnt & strs; Dora Schiff to Hyman Schiff her husband, 3675 Bway; AT; AL; Mar17'13; A$15,000-35,000. O C & 100

10TH st, 20 E (2:567), sws, 115.3 e University pl, 25x92.3; also 10TH ST E (2:567), sws, — e 5 av, part of nws bounded se by lot 28, sw by 26 xnw by 24, being a gore on nws 14 & lying bet two pts 48 & 62 ft from 10th, another of its side is 0.4 long, x—, 4-sty & b bk dwg; Mar20'13; Jere J Campion to Ida, Kate & Frances Campion as joint tenants; B&S & C a G; Jan26'10; Mar20'13; A$24,000-30,000. nom

12TH st, 345 W (2:641-63), ns, 141 w Greenwich, 22x80, 3-sty bk tnt; Henry W Unger ref to Rosina Vollhart, 250 W 82; FORECLOS Feb26; Mar19'13; A$8,000-10,-000 **7,500**

13TH st, 517 E (2:407-52), ns, 220.10 e Av A, 24.10x103.3, 5-sty bk tnt & strs; Sarah Kohn to Francesca Porzio, 277 E 10; mtg $30,000 & AL; Mar15; Mar18'13; A $16,000-28,000. O C & 100

14TH st, 241 E (3:896-30), ns, 105.5 w 2 av, 25.6x103.3, 4-sty stn tnt & strs; Arthur Jacobson to Dorje Constn Co, Inc, a corpn, 115 Bway; mtg $26,000 & AL; Mar 15; Mar17'13; A$23,000-27,500. nom

15TH st, 30-2 W (3:816-59), ss, 425 w 5 av, 50x110.10x51.4x99.2, 12-sty bk loft & str bldg; Realty Holding Co to Polo Constn Co, a corpn, 1133 Bway; mtg $201,000; Mar14; Mar15'13; A$106,000-265,000. nom

15TH st, 260 W (3:764-70), ss, 73.6 e 8 av, 20x77.4, 5-sty bk tnt; Geo R Benda, EXR Theresa A Benda, to Ida Ries, 200 Amity, Flushing, LI; mtg $14,000; Mar18; Mar20'13; A$9,500-20,000. **19,450**

15TH st, 260 W; Theresa Korzineck to same; QC; Mar18; Mar20'13. O C & 100

19TH st, 219 E (3:900-14), ns, 344.6 w 2 av, 20x92, 3-sty & b bk dwg; Ada L Haviland to Chas F Meinhardt, 142 E 19; mtg $17,000; Mar18'13; A$12,000-15,500. O C & 100

20TH st, 27-33 W (3:822-15), ns, 495 w 5 av ,100x92, 12-sty bk loft & str bldg; Edw S Rapallo et al to 27 W 20th St Corpn, 176 Bway; B&S & CaG; mtg $415,000; Mar14; Mar15'13; A$228,000-495,000. O C & 100

21ST st, 12-4 E, see Bway, 917-9.

21ST st, 22-8 W (3:822-54), ss, 370 w 5 av, 100x92, 12-sty bk loft & str bldg; Edw S Rapallo et al to 22 W 21st St Corpn, 176 Bway; B&S & CaG; mtg $460,000; Mar14; Mar15'13; A$230,000-500,000. O C & 100

21ST st, 30-2 W (3:822-58), ss, 470 w 5 av, 50x92, 12-sty bk loft & str bldg; Chas E Hoffman to Benj Bernstein, 245 W 43; mtg $300,000; Mar14'13; A$115,000-250,000. O C & 100

25TH st, 250-2 W (3:774-67-68), ss, 300 e 8 av, 50x98.9, 2-3-sty & b bk dwgs; Margt E Weill to Florence Cahen, 325 Central Park W, 3-16 pts; AT; AL; Mar 13; Mar14'13; A$31,000-38,000. O C & 100

26TH st, 128 W (3:801-58), ss, 325 w 6 av, 25x98.9, 5-sty bk loft & str bldg; Acme Mtg Co to Aaron Coleman, 50 W 68; mtg $34,500 & AL; Mar18'13; A$40,000-55,000. nom

27TH st E (3:882), ss, 224.8 e 4 av, a strip 0.4x98.8; Addie J Davison heir &c Darius C Davison to Esrom Realty Co, Inc, a corpn, 59 Wm; QC; Mar12; Mar19 '13. nom

28TH st, 47-9 E, see 4 av, 404-12.

30TH st, 151-5 W (3:806-6), ns, 75 e 7 av, 75x98.9, 12-sty bk loft & str bldg; Polo Constn Co to Realty Holding Co, a corpn, 907 Bway; mtg $365,000; Mar12; Mar15'13; A$165,000-$——. O C & 100

31ST st, 120-2 W (3:806-54), ss, 245 w 6 av, 40x123.6x40.10x115.6, 7-sty bk loft & str bldg; Edw S Rapallo to 120 West 31st St Corpn, 176 Bway; B&S & CaG; mtg $130,000; Mar14; Mar15'13; A$115,000-170,-000. O C & 100

31ST st, 252 W (3:780-70), ss, 150 e 8 av, 25x32.5x25x34.8, 5-sty bk loft & str bldg, 1-sty ext; Florence Cahen to Margt E Weill, 634 W 138; 1-2 pt; AT; AL; Mar13; Mar14'13; A$13,000-19,000. O C & 100

31ST st, 450-4 W (3:728-64-66), ss, 141.8 e 10 av, 50x104.3x50.2x108.8, 3-4-sty bk tnts; Anna Blumenstock to City Natl Securities Co, a corpn, 2 Rector; 1-3 pt; AT; mtg $24,500 on whole; Nov4'12; Mar17'13; A$16,500-25,500. nom

31ST st, 450-4 W (3:728-64-66), ss, 141.8 e 10 av, 50x104.3x50.2x108.8, 3-4-sty bk tnts; City Natl Securities Co to Amsterdam Wine Stores, Inc., a corpn, 1288 Ams av; 1-3 pt; AT; mtg $24,500 on whole; Nov4'12; Mar17'13; A$16,500-25,500. nom

32D st, 212 E (3:912-58), ss, 168.4 e 3 av, 16.8x98.9, 3-sty & b bk dwg; Margt Cassidy to Cath F Reid, 212 E 32; mtg $7,500; Mar12; Mar14'13; A$8,000-10,000. O C & 100

33D st, 442 W (3:730-72), ss, 425 w 9 av, 25x98.9, 5-sty stn tnt; Lina Weil to Sarah Goldberg, 261 Spring, West Hoboken, NJ; B&S; mtg $27,000 & AL; Mar18; Mar20'13; A$10,500-26,500. O C & 100

38TH st, 57 W (3:840-11), ns, 183.7 e 6 av, 18.4x98.9, 4-sty & b stn dwg; Harry P Baugeard to 59 West 38th St Corpn, 435 5 av; B&S; AL; Mar4; Mar18'13; A$63,000-67,000. nom

38TH st, 59 W (3:840-10), ns, 165.3 e 6 av, 18.4x98.9, 4-sty & b stn dwg; Geo H Davenport, EXR &c Henry Davenport, to 59 West 38th St Corpn, 435 5 av; AL; Mar 17; Mar18'13; A$62,500-66,500. **65,000**

38TH st, 59 W; Francis H Davenport et al, heirs &c Henry Davenport, to same; QC; AL; Mar14; Mar18'13. nom

38TH st, 61 W (3:840-9), ns, 146.9 e 6 av, 18.4x98.9, 4-sty stn tnt & str; Harriet D C Glover to 59 West 38th St Corpn, 435 5 av; B&S & C a G; mtg $20,000 & AL; Mar3; Mar18'13; A$62,000-66,000. nom

39TH st, 328 E (3:944-38), ss, 350 e 2 av, 25x98.9, 5-sty bk tnt & strs; Geo R Lockwood to Julia D Tonnele, 6 E 68; B&S & C a G; Mar15; Mar18'13; A$10,500-16,000. nom

39TH st, 441 W (3:737-12), ns, 250 e 10 av, 25x98.9, 5-sty bk tnt & strs, 1-sty ext; Saml Harris et al to Bernard J Foss, 349 W 35; mtg $12,000; Mar14; Mar17'13; A $10,000-16,000. nom

42D st, 129 W (4:995-19), ns, 287.10 e Bway, 20x100.5, 4-sty stn bldg & str; A $125,000-130,000; also 43D ST, 126 W (4:-995-45), ss, 310.8 w 6 av, 21.5x100.5, 5-sty stn dwg; A$64,000-67,000; also 43D ST, 128 W (4:995-46), ss, 332.1 w 6 av, 21.5x100.5; 4-sty & b stn dwg; A$64,000-67,000; also 43D ST, 130 W (4:995-47), ss, 353.6 w 6 av, 21.6x100.5, 5-sty stn dwg; A$64,000-67,000; Sarah E Gardner-Magill to Oliverage Co, Inc, 1 E 40; AL; Mar17'13. O C & 100

42D st, 129 W, see 43d, 126-30 W.

43D st, 204-10 E (5:1316-43), ss, 105 e 3 av, 100x100.5, 4-sty bk storage bldg; mtg $30,000; A$44,000-68,000; also 81ST ST, 104-6 on map 106 E (5:1509-66-68), ss, 222 w Lex av, 83x102.2, 6-sty bk tnt; mtg $70,000; A$63,000-151,000; also property at Plainfield, NJ; Geo M O'Reilly, heir Michl J O'Reilly, to Cath A Smyth, 547 W 152; 1-54 pt; AT; Mar13; Mar15'13. **2,500**

43D st, 126-30 W (4:995-19 & 45-47), ss, 310.8 w 6 av, runs w64.4xs100.5xe25xs100.5 to ns 42d (No 129) xe20xn100.5xe19.4xn 100.5 to beg, 2 5-sty & 1 4-sty stn bldgs & 4-sty stn tnt & str; Oliverage Co, Inc, to Edwin N Duffy, at Forest Hills, B of Q; [1 E 40]; mtg $450,000 & AL; Mar17; Mar 18'13; A$317,000-331,000. O C & 100

43D st, 126 W, see 42d, 129 W.

43D st, 128 W, see 42d, 129 W.

43D st, 130 W, see 42d, 129 W.

45TH st, 15 W (5:1261-pt Lt 29), ns, 217 w 5 av, 16.6x100.5, 6-sty bk loft & str bldg; Isaac J Mayer to Alt Realty Co, 15 W 45; AL; Mar15; Mar17'13; A$——$——. O C & 100

45TH st W (5:1261-pt Lt 29), ns, 200 w 5 av, 17x100.5, 6-sty bk loft & str bldg; Isaac J Mayer to Alt Realty Co, 15 W 45; AL; Mar15; Mar17'13; A$——$——. O C &100

46TH st, 56 W (5:1261-64½), ss, 230 e 6 av, 20x100.5, 4-sty & b stn dwg; Richmond Weed to Jno W Weed & Louise R, his wife, 61 Sanford av, 3d Ward, B of Q, tenants by entirety; B&S; Feb28; Mar18 '13; A$57,000-62,000. nom

50TH st E, sec Beekman pl, see Beekman pl, 17.

55TH st, 501 E, see Av A, 1014.

55TH st, 151 W, see Broad, 102-4.

56TH st, 247 E (5:1330-20½), ns, 75 w 2 av, 25x100.5, 4-sty bk tnt & strs, 1 & 3-sty ext; Julius Levy to Eda Meyrowitz, 194 Vernon av, Bklyn; B&S & C a G; AL; Mar18; Mar20'13; A$11,000-19,000. nom

59TH st, 43 E (5:1374-25), ns, 106.8 e Mad av, 16.8x100.5, 4-sty bk & stn tnt & str; Chandlee H Hickok to Anne H Ogilby at Bard & Forest avs, B of R, & Lena H Conover, 157 4 av, E Roselle, NJ; 1-3 pt; CaG; mtg $32,000; Mar3; Mar15'13; A$40,-000-48,000. nom

61ST st W, nec Bway, see Bway, 1860-6.

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63D st, 159 W (4:1135-11), ns, 250 e Ams av, 20x100.5, 5-sty bk tnt; Mary H, wife Frank P Markey, to Thos Berkeley, 109 W 100; mtg $15,000 & AL; Mar20'13; A$11,000-18,000. O C & 100

72D st, 42 W, see Riverside dr, 42.

74TH st, 59 W (4:1127-5), ns, 100 e Col av, 20x102.2, 4-sty & b stn dwg, S Osmond Goldan to Aida T Taghavia, 59 W 74, B&S; mtg $38,000 & AL; Jan3; Mar20'13; A$19,000-39,000. nom

74TH st, 102 W (4:1145-34), ss, 25 w Col av, 19x102.2, 4-sty & b stn dwg; Frances R Scott to McKeon Realty Co, a corpn, 80 Maiden la; mtg $33,000; Jan17; Mar19 '13; A$16,000-36,000. O C & 100

75TH st, 515 E (5:1487-14), ns, 323 e Av A, 25x95.7x25.4x99.9, 5-sty bk tnt; Hermina Larschan to Improved Tenements Co, a corpn, 80 Maiden la; AL; Mar12; Mar17'13; A$6,000-16,000. O C & 100

76TH st, 211 W, see Riverside dr, 42.

78TH st, 264 E (5:1432-28), ss, 72.3 w 2 av, 16.4x76.8, 3-sty & b stn dwg; Florence D Warner to Frank H Warner, 14 W 22; Mar14; Mar17'13; A$6,500-8,500. O C & 100

81ST st, 104-6 on map 106 E, see 43d, 204-10 E.

84TH st, 268-72 W, see Broad, 102-4.

85TH st, 349 E (5:1548-22), ns, 100 w 1 av, 25x102.2, 4-sty stn tnt; Geo R Schneider, 406 E 85; Amelia Barth, 349 E 85, & Pauline Groh, 816 MacLean av, Yonkers, NY, heirs Geo R Schneider, decd, to Ida Schneider, 349 E 85; agmt as to distribution, each to receive ¼ pt; mtg $5,500; Jan27; Mar14'13; A$9,000-15,000. nom

85TH st, 350 E (5:1547-31), ss ,100 w 1 av, 20x102.2, 3-sty bk tnt & str; Wm C La Marshall to Mathilda C Boehmcke, 545 3d, Bklyn; Mar12; Mar14'13; A$7,000-10,-000. nom

86TH st E (5:1515), ns, 169.2 w Lex av, a strip 0.3⅓x100.8; Sarah C Whitcomb to Rose M O'Brien, 729 Park av; QC; Mar8; Mar15'13. nom

90TH st, 53 W (4:1204-10), ns, 231.3 e Col av, 18.11x100.8, 4-sty & b stn dwg; Alfred B Price to Edna S Latimer, 1 W Franklin, Baltimore, Md; mtg $10,000; Feb20; Mar19'13; A$14,000-22,000. O C & 100

96TH st E, sec 5 av, see 5 av, sec 96th.

97TH st, 217 E (6:1647-11), ns, 262.6 e 3 av, 24.6x100.10, 5-sty bk tnt & strs; Jno H Rogan, ref, to Sarah E Lawrence, 5 W 83; FORECLOS Mar14; Mar19'13; A$9,000-17,000. **12,000**

100TH st, 322-8 E (6:1671-37-39), ss, 303.4 e 2 av, 98.8x100.11, 2 6-sty bk tnts & strs; Freefein Realty Co to Ida Ashner, 1058 Coney Island av, Bklyn; AL; Mar15; Mar 18'13; A$31,000-106,000. O C & 100

103D st, 144 W (7:1857-56), ss, 209.5 e Ams av, 27x104.5, with all title to any strip or gore on s, 5-sty bk tnt; Leonard Weill to Lillian A Jarecky, 138 W 86; mtg $27,500; Mar14; Mar15'13; A$17,000-29,000. O C & 100

107TH st, 116 E (6:1634-63), ss, 205 e Park av, 25x100.11, 4-sty stn tnt; Jno Stewart to Mary Stewart, both at 2553 Poplar; AT; B&S; AL; Mar14'13; A$10,-000-15,000. O C & 100

108TH st, 7 E (6:1614-6), ns, 125 e 5 av, 25x100.9, 5-sty bk tnt; Ray Bleier to Israel Linder, 16 W 112; mtg $22,750; Mar14; Mar15'13; A$13,000-24,000. nom

108TH st 7 E (6:1614-6), ns, 125 e 5 av, 25x100.9, 5-sty bk tnt; Herman M Hess et al to Max Bleier, 197 Lenox av; AL; Mar 12; Mar15'13; A$13,000-24,000. O C & 100

111TH st, 31 E (6:1617-14), ns, 50 w Mad av, 25x100.11, 5-sty stn tnt; Jennie, wife, & Jos Polay, to Wentworth Holding Co, a corpn, 1400 5 av; AL; Feb—'13; Mar 20'13; A$13,000-24,000. O C & 100

111TH st, 229 E (6:1661-14), ns, 250 w 2 av, 25x ½ blk, 4-sty bk tnt; Giovanni Capozzolo to Giuseppe Derrico, 338 E 110; 1-3 pt; mtg $11,000; Mar14; Mar19'13; A$9,-000-14,500. nom

111TH st, 311-13 E (6:1683-8), ns, 183.4 e 2 av, 41.8x100.11, 6-sty bk tnt & strs; Geo L Lewis ref to Wm J Gray at Niagara-on-the-Lake, Ontario, Can, & Jno M Bowers, 45 E 65, as EXRS Henry W Gray; FORECLOS Apr11; Apr16; Apr17 '12; A$13,000-42,000. (Corrects error in issue Apr20'12, when grantee was Jno M Bokers.) **31,000**

111TH st, 21 W (6:1595-24), ns, 331 w 5 av, 27x100.11, 5-sty bk tnt; Emil Lederer to Clara Glauber, 70 Lenox av; AL; June 9'09; Mar20'13; A$15,000-29,000. O C & 100

111TH st W, sec Lenox av, see Lenox av, 10-14.

112TH st, 241 W (7:1828-18), ns, 329 w 7 av, 17x100.11, 3-sty & b bk dwg; Jerome H Buck, ref, to Regina & Irene H Garrigues, 216 W Mad, Balt, Md; FORECLOS Feb11; Mar19; Mar20'13; A$9,500-13,000. **10,000**

113TH st, 169 E (6:1641-31), ns, 140 w 3 av, 20x100.11, 4-sty bk tnt; Realty Federation of NY to August Collet, 199 E 58; mtg $13,000; Feb25; Mar18'13; A$8,000-11,500. O C & 100

113TH st, 70 W (6:1596-64), ss, 177.6 e Lenox av, 26.3x100.11, 5-sty bk tnt; Mary C Zerban to Lena Kannensohn, 55 W 116; mtg $28,500; Mar11; Mar14'13; A$15,500-29,000. O C & 100

114TH st, 241 E (6:1664-19), ns, 125 w 2 av, 25x100.11, 5-sty bk tnt; Rosa Cudemo to Vincenzo Cudemo, 241 E 114; mtg $17,-250; Mar14; Mar15'13; A$9,000-18,500. O C & 100

114TH st W, nec Morningside av, see Broad, 102-4.

114TH st, 351 W, see Broad, 102-4.

116TH st, 301-7 W, see Broad, 102-4.

117TH st, 136 E (6:1644-59), ss, 304.1 e Park av, 44.6x100.11, 6-sty bk tnt; Jno H Bodine to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; mtg $54,500; Mar19 '13; A$19,500-53,000. nom

117TH st, 136 E (6:1644-59), ss, 304.1 e Park av, 44.6x100.11, 6-sty bk tnt; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg $58,500; Mar19'13; A$19,500-53,000. nom

117TH st, 300-4 W, see Broad, 102-4.

118TH st, 326 E (6:1689-38), ss, 350 e 2 av, 25x100.11, 5-sty stn tnt; Abr Reser to Lawrence Davis, 370 Hudson av, Bklyn; mtg $16,060; Mar12; Mar15'13; A$9,000-20,500. O C & 100

118TH st, 351 W, see Manhattan av, 439.

119TH st, 121 W (7:1904-21), ns, 265 w Lenox av, 20x100.11, 3-sty & b stn dwg; Anna Thalmann et al EXRS &c Ernst Thalmann to Ferd S Crosley, 22 E 45; mtg $12,000; Mar13; Mar19'13; A$12,000-22,000. nom

121ST st, 452 E, see Pleasant av, 399 (AvA).

121ST st, 115 W (7:1906-23), ns, 200 w Lenox av, 20x100.11, 3-sty & b stn dwg; Lillian A Jarecky to Leonard Weill, 155 W 103; mtg $12,000 & AL; Mar14'13; A $12,000-19,000. O C & 100

121ST st, 261 W (7:1927-8½), ns, 573 w 7 av, 17x100.11, 3-sty & b stn dwg; Jno H Rogan, ref, to General Synod of the Reformed Church in America, a corpn, 25 E 22; FORECLOS Feb14; Feb17; Mar15'13; A$10,200-12,000. **9,000**

122D st, 160 E (6:1770-49), ss, 107 e Lex av, 17.4x67.1x17.6x66.4, 2-sty & b bk dwg; Jos Levy to Benj Levy, 257 E 125, & Adolph Raphaell, 102 E 97; Mar13; Mar14 '13; A$5,500-6,500. O C & 100

122D st, 232-6 E (6:1786-33½-35) ss, 203.10 w 2 av, 56.2x100.10, 3 4-sty stn tnts; Jno J Tully Co to Selara Holding Co, a corpn, 5 Beekman; mtg $19,500; Mar18; Mar20'13; A$22,500-31,500. O C & 100

124TH st, 354 E (6:1800-32), ss, 118.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Moses J Stroock to Della P Wiesbader, 23 E 117; B&S & CaG; Mar13; Mar14'13; A$5,500-8,-500. O C & 100

124TH st, 78-80 W, see Lenox av, 276-8.

124TH st, 78-80 W, see Lenox av, 278.

129TH st, 111 E (6:1778-8), ns, 165 e Park av, 25x99.11, 4-sty bk tnt & strs & 2-sty fr rear tnt; Henry M Miller to Selby Realty Co Inc, 1 Liberty; AL; Jan25; Mar 14'13; A$8,000-12,000. O C & 100

131ST st, 14 E (6:1755-65), ss, 219.1 w Mad av, 18.2x99.11, 3-sty & b stn dwg; Realty Federation of N Y to August Collet, 199 E 58; mtg $10,500; Feb25; Mar18 '13; A$7,500-9,000. O C & 100

131ST st, 16 E (6:1755-64), ss, 200.10 e 5 av, 18.9x99.11, 3-sty & b stn dwg; valuation $12,500, mtg $6,500; A$7,500-9,000; also 134TH ST, 531 E (9:2262), ns, 150 e Brook av, 28.4x100, 5-sty bk tnt; valuation $20,000, mtg $17,000; CONTRACT to exchange; Henrietta Schwartzwald, at Dorchester, Mass, with Stephen McCormick, 45 E 134; Feb18; Mar18'13. exch

131ST st, 26 E (6:1755-61), ss, 291.9 e 5 av, 18.3x99.11, 3-sty & b stn dwg; Jno H Buscall Co to Jessie C Nolan, 804 E 216; Mar14; Mar15'13; A$7,500-9,000. O C & 100

131ST st, 103 W (7:1916-28), ns, 75 w Lenox av, 18.9x99.11, 3-sty & b stn dwg; Edw N Roeser to North American Mtg Co, a corpn, 100 Bway; Feb28; Mar15'13; A$9,000-11,500. O C & 100

137TH st, 231 W (7:2023-17), ns, 357 w 7 av, 18x99.11, 3-sty & b stn dwg; Elisa Bode to Germania Life Ins Co, 50 Union sq; C a G; AL; Mar6; Mar18'13; A$8,500-14,500. **14,000**

140TH st, 542 W (7:2071-56), ss, 215.4 e Bway, 16.4x67.3, 3-sty & b bk dwg; Caroline J Steffens to Louis Weiss, 215 Audubon av; mtg $9,500; Mar19; Mar20'13; A $6,000-9,000. nom

142D st W, nwc Hamilton pl, see Broad, 102-4.

142D st, 131 W (7:2011-20), ns, 270 w Lenox av, 40x99.11, 6-sty bk tnt; Florence Cahen to Margt E Weill, 634 W 138; ½ pt; AT; AL; Mar13; Mar14'13; A$17,000-47,000. O C & 100

142D st, 505-9 W, see Broad, 102-4.

143D st W, swc Hamilton pl, see Broad, 102-4.

143D st, 500-4 W, see Broad, 102-4.

144TH st, 275-7 W, see 8 av, 2710-2.

144TH st, 275-7 W, see 8 av, 2710-6.

144TH st, 242 W (7:2029-47), ss, 400 e 8 av, 50x99.11, 6-sty bk tnt; Chas Putzel, ref, to Selby Realty Co, Inc, 1 Liberty; mtg $42,000 & AL; FORECLOS Feb7; Mar 7; Mar14'13; A$21,000-59,000. **1,000**

144TH st, 311 W (7:2044-25), ns, 175 w 8 av, 24.6x99.11, 5-sty bk tnt; Henry M Miller to Selby Realty Co, Inc, 1 Liberty; AL; Jan25; Mar14'13; A$9,000-19,000. O C & 100

144TH st, 541-3 W (7:2076-16), ns, 335 e Bway, 40x99.11, 5-sty bk tnt; Ely Neumann, ref, to Peter McGinn, 2 E 116; mtg $40,000; FORECLOSED & drawn Mar20; Mar20'13; A$24,000-52,000. **2,000**

148TH st, 506-8 W (7:2079-39), ss, 141.8 w Ams av, 41.8x99.11, 5-sty bk tnt; Freefein Realty Co to Ida Ashner, 1058 Coney Island av, Bklyn; AL; Mar15; Mar18'13; A$22,000-50,000. O C & 100

149TH st W, sec Bradhurst av, see Bradhurst av, 128-30.

149TH st, 507 W (7:2081-26), ns, 142.6 w Ams av, 17.6x99.11, 3-sty & b stn dwg; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $10,000; Mar14'13; A$9,000-13,500. nom

150TH st, 462-80 W (7.2004-54-59½), ss, 80 e Ams av, 170x99.11, 10 2-sty & b fr dwgs; David Greene to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $60,-500, Mar6, Mar14'13; A$61,000-72,000. O C & 100

158TH st W (8.2198-35 & 36), ss, 72.3 e St Nicholas av, 95.11x99.11, 2-sty & b bk dwg, 2-sty fr dwg & pt 1 & 2-sty fr bldgs; Dennis Creeden et al, heirs, &c, Jno Creeden to Riverview Constn Co, a corpn, 506 Bway, AL, Mar14, Mar19'13; A$41,500-56,000. O C & 100

161ST st W, nwc Ft Wash av, see Ft Wash av, nwc 161st.

162D st W, swc Ft Wash av, see Ft Wash av, nwc 161st.

172D st, 580 W (8:2128-10), ss, 125 e St Nicholas av, 62.6x95, 3-sty bk tnt; Frank A Spencer Jr 1-6 to Patterno & Son Contracting Co, a corpn, 590 W 172 mtg $50,-000; FORECLOS Mar14, Mar19'13; A$45,-000-[illegible] **16,000**

177TH st W, nec Aud av, see Aud av, 241.

179TH st W, sec Pinehurst av, see Pinehurst av, 41.

187TH st W, sec Wadsworth av, see Wadsworth av, sec 187.

Av A, 27 (2.439-35), nwc 2d (Nos 142-6), 4—, 4 & 5-sty bk tnt & strs; Max Goldberg to Max Eherman, 314 E 5, QC, Mar 20'13; A$31,000-45,000. O C & 100

Av A, 1014 (5:1351-38), nec 55th (No 501), 25.5x79.8, 5 sty bk tnt & strs; Leon S Altmayer to Rocksand Realty Co, a corpn, 35 Nassau [r 1114]. ½ pt; AT, B& S & CaG, mtg $15,000; Mar1, Mar18'13; A $10,000-22,000. O C & 100

Av A, 1337 (5:1466-23), ws, 54.4 n 71st, 25x100, vacant; Godfrey Knoche to Chas F Henderson, 207 W 130, mtg $3,000 & A L, Mar3, Mar19'13, A$9,000-9,000. O C & 100

Av A, 1337; Chas F Henderson to Edw Bruns, 875 St Johns pl, Bklyn [875 St Marks pl]. mtg $3,000 & AL; Mar19'13. O C & 100

Av B, 181 (2:394-4), —, 68.11 n 11th, 17.2x71, 4-sty bk tnt & str, Sarah Davidoff to Rose B Greenberg, 148 W 142 [441 E 119, care M B Greenberg, or 2073 7 av], mtg $8,500, Mar18'13, A$10,000-13,000. O C & 100

Av B, 259 (3.983-4), es, 70.9 n 15th, 21x88, 5-sty bk tnt & strs, Patk E Keenan to Mary E C Keenan, 2340 Crotona av; ½ pt, AT, mtg $1,500, Mar15, Mar17'13; A $8,500-16,000. O C & 100

Av D, 53 (2:374-36), ws, 41 s 5th, 22x80, 3-sty bk tnt & strs, David L Rauch to Belle R Matthews, 179 W 88, mtg $9,000, Mar19, Mar14'13, A$12,000-13,000. nom

Audubon av, 241 (8:2132-21), nec 177th, 107.11x100x— to st x100, 6-sty bk tnt & strs; Jas A Foley, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Mar14; Mar 17; Mar18'13; A$60,000-150,000. **165,000**

Bradhurst av, 128-30 (7:2045-82), sec 149th, 99.11x50, 6-sty bk tnt, Margt E Weill to Florence Cahen, 325 Central Park W, 3-8 pt; AT; AL, Mar13, Mar14'13; A $24,000-65,000. O C & 100

Broadway, 917-9 (3.849-70), swc 21st (Nos 12-14), runs w 128.8xs92.2xe40xn40xe 97.1 to Bway xn48.2 to beg, vacant; Jos M Edelson, ref, to Metropolitan Life Ins Co, a corpn, 1 Mad av; FORECLOS; Mar 11; Mar14'13; A$610,000-610,000. **500,000**

Broadway, 1860-6 (4:1114-24), nec 61st, 116.1x88.3x100.5x29.11, 1-sty bk strs; Jere J Campion to Ida, Kate, Frances Campion [20 E 10] & Edmond L Campion, [136 W 74], B&S & C a G; Jan26'10; Mar 20'13; A$220,000-225,000. O C & 100

Broadway, 2260 (4:1229-13-23), nec 81st, 102.2x181.7x102.2x182.8, vacant; Chas Brogan, Inc, a corpn to Brogan Bldg Co, inc, a corpn, 128 Bway; mtg $492,500; Mar4; Mar17'13; A$256,000-256,000. nom

Broadway, 2307, see Broad, 102-4.

Broadway, 3924 (8:2122-73), es, 110.11 s 165th, 25x100, 4-sty bk tnt; Frances L Lee to Perry Ave Constn Co, a corpn, 71 Nassau; mtg $20,000; Mar13; Mar14'13; A $20,000-26,000. O C & 100

Colonial pkway (Edgecombe av), ws, 75 s cl 153d if projected, see St Nich pl, es, 75 s cl 153d if projected.

Fort Washington av (8:2136-140 & pt lot 150), nwc 161st, runs w140xn99.11xw43.1 xn99.11 to ss 162d xe140 to av xs204.5 to beg; vacant; Gertrude A Vanderbeck to Simbar Realty Corpn, 1029 E 163; mtg $90,-000; Mar17; Mar18'13; A$——-$——. O C & 100

FortWashington av, swc 162d, see Ft Wash av, nwc 161st.

Lenox av, 10-4 (6:1594-69), sec 111th, 71.10x100, 1-sty bk theatre; Kramer Contracting Co to Atlantic Mtg Corpn, 20 Nassau [r 52]; mtg $115,000; Jan20; Mar17 '13; A$83,000-$——. nom

Lenox av, 54 (6:1596-4), es, 68.5 n 112th, 32.6x100, 5-sty bk tnt; Saml K Jacobs to Peter F Cogley at [343 1 av W] Roselle, NJ; mtg $45,000; Mar17'13; A$30,000-48,000. O C & 100

Lenox av, 276-8 (6:1721-69-71), sec 124th (Nos 78-80), 50.5x75, 3-sty stn tnt & strs & 3-sty stn school; Jas M Scofield to Thos A Roe, 562 W 173; Mar14'13; A$58,500-71,-000. O C & 100

Lenox av, 276, see Lenox av, 278.

Lenox av, 278 (6:1721-69-70), sec 124th (Nos 78-80), 25.2x75, 3-sty stn tnt & strs; A$36,000-43,000; also LENOX AV, 276 (6:-1721-71), es, 25.2 s 124th, 25.3x75, 3-sty stn school; A$22,500-28,000; John R Kelly to Jas M Scofield at White Plains, NY; Feb3'12; Mar14'13. O C & 100

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Lexington av, 49 (3:880-24), es, 79 n [illegible] & 6 bk dwgs; Jas R [illegible] E & L de B Le Gallez, both at 53 W 104; AT; mtg $6,000 & [illegible] A$10,000-16,500. O C & 100

Lexington av, 672 (6:1310-58), ws, 18.5 [illegible] 4-sty bk tnt & strs; U S [illegible] TRSTE, to Gertrude A [illegible], 14 W 126, AL, Mar20'13; A $32,000-51,000. O C & 100

Lexington av, 1205 (5:1510-52), es, 42.2 s 82d, 20x70, 4-sty stn tnt; Anton Szilagyi to Edw JMcCabe Co, a corpn, 1238 Lex av; mtg $12,000; Mar17'13; A$13,000-16,500. O C & 100

Lexington av, 1731 (6:1635-49½), es, 17.7 s 108th, 16.8x65, 4-sty stn tnt & str; Julia & Harry Bachrach, EXRS, &c, Abram Bachrach to Morris Gruskin, 3225 Fulton, [illegible] & AL, Mar13; Mar14 '13; A$6,500-10,500. **11,000**

Madison av, 112-4 (3:859-pt lot 72), ws, 24.9 s 30th, 49.4x95, pt 12-sty bk loft & str bldg; Century Investing Co, a corpn, in dissolution by Richd G Babbage et al its Directors & TRSTES and U S Realty & Impt Co, a corpn, to Lee Holstein Constn Co, a corpn, 1133 Bway; confirmation [illegible] Mar13; A$——$ [illegible]. nom

Madison av, 1134 (5:1496-17), ws, 42 n [illegible] 4-sty & b bk dwg; Edw A Hannan to Murray Kanner, 70 W 118; mtg $24,000; Mar17; Mar18'13; A$26,500-34,500. nom

Madison av, 1134 (5:1496-17), ws, 42 n [illegible] 4-sty & b bk dwg; Julia A [illegible] & Edw A Hannan, 334 E 17; Feb 28; Mar17'13; A$26,500-34,500. O C & 100

Manhattan av, 337, see Broad, 102-4.

Manhattan av, 439 (7:1945-11), nwc 118th (No 351), 100.11x100, 7-sty bk tnt & strs; Geo D Gregory to Edmund L Baylies, 10 E 62d; B&S;mtg $135,000; Mar15; Mar17 [illegible] O C & 100

Manhattan av, 501 (7:1947-51), ws, 33.5 s 121st, 15x80, 3-sty & b stn dwg; Jno W Beers to Juliana R Herter, 503 Manhattan av; mtg $7,000; Mar19'13; A$8,500-11,-[illegible] O C & 100

Manhattan av, 527 (7:1948-52), ws, 20.11 s 122d, 16x90, 3-sty & b stn dwg; Henry Wacker to Andw T McKegney, 2486 Devoe ter; mtg $11,000; Mar15; Mar17'13; A $10,000-13,000. O C & 100

Morningside av, 1-5, see Broad, 102-4.

Old Broadway, 2338 (7:1984-13½), es, 50 n 129th, runs n25xe83xse22.5xs14.2xw 102.7 to beg; 3-sty fr tnt & str; Paul B Pugh to Jno Wegmann, 3096 Decatur av & Patk F Kenny, 101 W 83; mtg $9,500; Feb27; Mar19'13; A$10,500-11,500. nom

Park av, 1503 (6:1637-4), es, 74 n 109th, 26.11x80, 4-sty bk tnt; Classon Bldg Co to Otto C Meyer, 3117 Fulton av, Richmond Hill, B of Q; mtg $10,000 & AL; Mar15; Mar18'13; A$7,500-10,000. nom

Park av, 1505 (6:1637-72), es, 75.8 s 110th, runs s25.2xe155xn25xw75xn0.2xw80 to beg, 1 & 2-sty bk stable; Geo Kotcher to Dietrich W Kaatze, 103 Keap, Bklyn; ½ pt; mtg $13,000; Feb25; Mar19'13; A$11,-000-14,000. nom

Pinehurst av, 41 (8:2177-58), sec 179th, 100x100.1, 6-sty bk tnt; Albt K Shipman to Cordelia Shipman, his wife, 67 Warburton av, Yonkers, NY; mtg $165,000 & AL; June5'12; Mar19'13; A$40,000-165,000. nom

Pleasant av, (Av A) 399 (6:1808-30), swc 121st (No 452), 20.10x76.9x20.10x76.5, 4-sty stn tnt & str; Nathaniel Burchill to Chas E [illegible] & Amelia S his wife, 32 W 95, joint tenants; mtg $10,000; Nov11'12; Mar17'13; A$8,000-13,000. nom

Riverside dr, 42 (4:1185-47), es, 62.1 ne 76th, runs e55.10xn18xe46xn22.2xw96.2 to dr xs40.6 to beg, 5-sty & b stn dwg; mtg $45,000; A$40,000-80,000; also 72D ST, 42 W (4:1124-56), ss, 200 e Col av, 25x102.2, [illegible] & b bk dwg; mtg $55,000; A$48,000-70,000; also 76TH ST, 211 W (4:1168-25½), ns, 165 w Ams av, 25x102.2, 4-sty bk stable; mtg $20,000; A$25,000-37,000; also PROP at Great Barrington, Mass; Ridley Park, Del Co, Pa; deed of trust; Henrietta L Brown to Edw Earl & Jno Munro, both at 5 Beekman, in trust [care Natl Nassau Bk]; Dec16'12; Mar18'13. nom

Wadsworth av (8:2166-69), sec 187th, 50 x100, 5-sty bk tnt & strs; Benj J Weil to Jos Dunn, 436 Shepherd av, Bklyn; mtg $61,000; Mar17'13; A$16,200-P48,000. O C & 100

Wadsworth av (8:2166); same prop; Jos Dunn to Jennie K Stiefel, "The Crossways," Bway & Greenwood, Far Rockaway, B of Q; mtg $61,000; Mar17'13. O C & 100

West Broadway 477 (2:515-14), es, 80 s Houston, 18.6x50, 3-sty fr bk ft tnt & str, 1-sty ext; Francis J Muhling et al, heirs Helena Muhling, to Chas Josenhans, 477 W Bway; mtg $7,500; Mar17'13; A$7,000-8,500. O C & 100

West Broadway, 477 (2:515-14), es, 80 s Houston, 18.6x50, 3-sty fr bk ft tnt & str 1-sty ext; Chas Josenhans to Karoline [illegible] 477 W Bway; ½ pt; [illegible] Mar13; A$7,000-8,500 O C & 100

West End av, 345 (4:1185-69), ws, 52.4 n 76th, runs w 69.10xnw2.9xn21.4xe9.1xse 6.2xe56.6 to av xs21 to beg, 4-sty & b bk dwg; Fredk A Holly to Louise H Goddard, 300 Central Park W [care Hy W Goddard, 52 Wall]; AT; QC; Mar4; Mar20'13; A$19,-000-33,000. nom

[illegible] av, 567 (6:[illegible]), ws, 79 s 23d, 19.9x70, 4-sty bk tnt & str; Amalia H Kahn, widow, et al, heirs Rachel Kahn, to Moses H & Wm Kahn, 616 W 115, heirs same; B&S & C a G; Mar17; Mar18'13; A $8,200-10,400. nom

2D av, 549 (3:911-32), ws, 118.5 s 31st, 19.8x77, 4-sty bk tnt & str; Rebecca Goldschmidt et al to Amalia H Kahn, 616 W 115, widow; B&S & C a G; mtg $6,000; Mar 17; Mar18'13;A$11,500-17,500. nom

2D av, 559 (3:911-37), ws, 20 s 31st, 19.8x 77, 4-sty bk tnt & str; Amalia H Kahn, widow, et al heirs Rachel Kahn to Moses H & Wm Kahn, 616 W 115, heirs same; B&S & C a G; Mar17; Mar18'13; A$11,500-15,000. nom

3D av, 1707 (5:1541-46), es, 25.2 s 96th, 25.2x100, 3-sty bk tnt & strs; Frank K Eddy to Neerg Realty Co, a corpn, 160 Bway; mtg $14,500 & AL; Feb22; Mar17'13; A$17,000-20,000. O C & 100

4TH av, 404-12 (3:858-35-40), ws, 103.5 s 29th, 94 to ns 28th (Nos 47-9) x78, 4 5-sty bk tnts & strs & 2 4-sty stn tnts, strs in 412; Eliza L Edgar, widow, to Henrietta Ingber, 139 W 116; B&S; mtg $60,000; Mar17'13; A$287,000-324,500. O C & 100

4TH av, 404-12 (3:858-35-40), nwc 28th (Nos 47-9), 94x78, 3 5-sty bk tnts & strs, & 2 4-sty stn tnts, strs in 412; Henrietta Ingber to Saml K Jacobs, 12 W 83; Mar 17; Mar18'13; A$287,000-324,500. O C & 100

5TH av, 1074 (5:1500-72), es, 60 s 89th, 35x100; vacant; City Real Estate Co to Geo D Gregory, 628 E 32; B&S; mtg $127,-500; Mar17'13; A$160,000-160,000. O C & 100

5TH av (5:1507-67-72), sec 96th, 100.8x 150, vacant; Sumner Gerard to Mary D Gerard, 725 5 av; ¼ pt; mtg ¼ of $210,-000; Mar14; Mar15'13; A$335,000-335,000. nom

7TH av, 239 (3:799-77), es, 39.6 s 24th, 19.9x80, 4-sty bk tnt & str, 1-sty fr ext; Acme Mtg Co to Coleman Constn Co, a corpn, 360 7 av; mtg $26,000 & AL; Mar18 '13; A$32000-35,000. nom

7TH av, 867-71, see Broad, 102-4.

8TH av, 169 (3:742-38), ws, 92.2 n 18th, 22.2x100, 5-sty stn tnt & strs; Chas Wolinsky & Rachel, his wife, to Sadie Wolinsky, 52 Lenox av; ½ RT&I; mtg $30,000; Mar18'13;A$15,000-30,000. nom

8TH av, 2151-69, see Broad, 102-4.
8TH av, nwc 116th, see Broad, 102-4.

7TH av, 2513-5 (8:2014-63), es, 40 s 146th, 40x100, 6-sty bk tnt & strs; Julius Schalscha to E C Realty Corpn, 299 Bway; AL; Feb21; Mar14'13; A$28,000-60,000. nom

8TH av, 2578 (7:2023-64), es, 99.11 n 137th, 25x80, 5-sty bk tnt & str; Friedman Constn Co to Ludwig Eisen, 205 W 140; mtg $16,000; Mar14'13; A$16,000-25,-000. O C & 100

8TH av, 2710-2 (7:2030-1), nec 144th (Nos 275-7), 40x100, 6-sty bk tnt & strs; Adolph Riesenberg et al to Emanuel J Myers, 322 W 78, & Saml J Goldsmith, 652 West End av; AL; Aug12'12; Mar20'13; A $37,000-80,000. nom

8TH av, 2710-6 (7:2030-1-2), nec 144th, (Nos 275-7), 80x100, 2 6-sty bk tnts & strs; Emanuel J Myers et al to Barwood Realty Co, a corpn, 100 Bway; AL; Mar 17; Mar20'13; A$64,000-140,000. nom

8TH av, 2714-6 (7:2030-2), es, 40 n 114th, 40x100, 6-sty bk tnt & strs; Adolph Riesenberg et al to Emanuel J Myers, 322 W 78, & Saml J Goldsmith, 652 West End av; AL; Aug12'12; Mar20'13; A$27,000-60,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Eldridge st; the business; power of atty; Benj Feuer to Pincus Feuer; Mar15; Mar 20'13.

22D st, 1 W (3:824-35), ns, 100 w 5 av, 20x98.9, 3-sty bk str; Rosenbaum & Co, a corpn, to Maximilian Philipsborn, 4357 Vincennes av, Chicago, Ill, & Ferd Siegel, 2300 So Michigan av, Chicago, Ill, & Siegmund Harzfeld, 1108 Main, Kansas City, Mo; Herman Katz, care Milwaukee Apparel Co at Milwaukee, Wis, & Gerson Nordlinger on N 11th, Washington, DC; QC & sur Ls; Feb24; Mar15'13; A$72,000-80,000. O C & 100

23D st, 12 W (3:824-46), ss, 100 w 5 av, 33.8x98.9, 5-sty bk str; Rosenbaum & Co, a corpn, to Maximilian Philipsborn, 4357 Vincennes av, Chicago, Ill, & Ferd Siegel, 2300 S Michigan av, Chicago, Ill; Siegmund Harzfeld, 1108 Main st, Kansas City, Mo, & Herman Katz, care Milwaukee Apparel Co, at Milwaukee, Wis, & Gerson Nordlinger at N 11th, Washington, DC, firm of M Philipsborn & Co; QC & sur Ls; Feb24; Mar15'13; A$310,500-330,500. O C & 100

26TH st, 128 W (3:801-58), ss, abt 325 w 6 av, —x—, 5-sty bk loft & str bldg; declaration that title to above is to be held by parties below, each ½ pt: Aaron Coleman, 50 W 68, to Clara A Feuchtwanger, 6 W 70; Mar18; Mar19'13; A$40,-000-55,000. nom

46TH st, 223-5 W (PA); power of atty to lease, renew or asn leases, contracts, &c affecting above premises; Mary E A Raff to Lemuel E Raff [76 Park pl]; Feb 21; Mar17'13.

59TH st, 43 E (5:1374); cancellation of trust agmt recorded Jan9'13; Chandlee H Hickok with Lena H Conover, 157 4 av E, Roselle, NJ, & Anne H Ogilby, 557 Bard av, West New Brighton, SI; Mar3; Mar15 '13. nom

81ST st W, nec Bway, see Bway, 2260.

109TH st, 123-5 E (6:1637), re asn rents recorded Oct11'12; Estates Mtg Securities Co, a corpn, 160 Bway, to Acadia Realty Co, a corpn, 25 W 21; Mar13; Mar14'13. nom

118TH st, 351 W, see Manhattan av, 439.

127TH st E, nec Park av, see Park av, 1861.

151ST st, 527 W, see Ams av, 2208-10.

170TH st, 500 W, see Ams av, 2208-10.

Amsterdam av, 2208-10 (8:2126), swc 170th (No 500 W), 37.6x100; also 151ST ST, 527 W (7:2083), ns, 385 w Ams av, 40x 99.11; asn rents to secure $25,000; Ellemmay Realty Co, 19 W 21, to Saml Rosenthal at Ansonia, Bway, nwc 73d; July9 '12; Mar14'13. nom

Broadway, 2260 (4:1229-13-23), nec 81st, 102.2x181.7x102.2x182.8, vacant; re judgt; Max Hirsch to Brogan Bldg Co, Inc, a corpn, 128 Bway; Mar15; Mar17'13; A$256,-000-256,000. nom

Manhattan av, 439 (7:1945), nwc 118th (No 351), the "Harold;" re asn rents recorded Jan12'11; Jas A Mooney to Geo D Gregory, 628 E 32, Bklyn; QC; Mar17'13. nom

Park av, 1861 (6:1776), nec 127th, 24.11x 70; re claims &c for Park av viaduct; Aaron Cohn, 247 E 68, to N Y & H RR, 452 Lex av, NY, & the N Y C & H RR Co, at Albany, NY; Mar19; Mar20'13. O C & 100

4TH av, 257 (3:876); certf that actual consideration in deed dated Apr18'11 was $74,000; Margaretta Herlt & Jno P Weis, EXRS &c Jno H Mohr, to Saml Marcus, 1187 Lex av; Aug18'11; Mar20'13.

11TH av (Brooklyn), nwc 61st; oaths of comrs in matter of acquiring title by City NY for water supply by Franklin Taylor, 1199 Ocean av, Bklyn; Gustavus A Rogers, 800 Riverside dr, NY, & Edw J Flanagan, 326 President, Bklyn; Mar19; Mar20'13.

Deed of Trust (Miscl), of all estate real & personal of grantor wheresoever situate; Rosalean S Betz of Phila, Pa to P E Rothermel, Jr, ATTY, 2013 Walnut, Phila, Pa, as TRSTE; AL; Nov2'10; Mar17 '13. nom

General re account of share (miscl) in legacy of Chas L Peacock in estate of Susan R Peacocke, Chas A Van Auken, of New Rochelle, NY, as assignee Chas L Peacocke, to Chas H Miller, at New Rochelle, NY, & Wm C Marsh, at Springfield, Mass, EXRS Susan R Peacocke; Mar10; Mar20'13. 500

General re account of share (miscl) of Chas L Peacocke; Jas B Gillie, assignee of Chas L Peacocke, to same; Mar10; Mar20 '13. 1,532.27

General re account of share (miscl) of of Chas L Peacocke, Albt L Phillips, assignee of Chas L Peacocke, to same; Mar 12; Mar20'13. 1,000

Gen re of legacy (miscl); Harry D Wheelock to same; Mar11; Mar20'13. 278.25

Gen re of legacy (miscl); Wm C Marsh, as GDN for Francis A Hicks, to same; Mar 7; Mar20'13. 3,812.10

Gen re of legacy (miscl); Jennie L P Bedell to same; Mar8; Mar20'13. 278.25

Gen re of lacacy (miscl); Louise C Miller to same; Mar8; Mar20'13. 2,160

Gen re of legacy (miscl); Louise R Miller to same; Mar12; Mar20'13. 430

Gen re of legacy (miscl); Chas L Peacocke to same; Mar19; Mar20'13. 3,358.08

Gen re of legacy (miscl); Chas A Redfield to same; Mar11; Mar20'13. 1,113

Power of atty (miscl); Edna A Raff to Lemuel E Raff; June9'05; Mar18'13.

Power of atty (miscl); Lucy D Dahlgren to A Leo Everett, 134 E 70th, & Geo M Clarke, 24 E 74; Feb20; Mar18'13.

Power of atty (miscl); Giovanni & Eleanor A Masturzi of Porto de Ischia, Italy, to Wm C Newell, of Doylestown, Pa; Feb 6; Feb14'13.

Power of atty (PA), Hamburg-Amerika Linie (also known as Hamburg-American Line) to Karl Bunz; Nov1'12; Mar19'13.

Power of atty (PA); same to Julius P Meyer, Jersey City, NJ, et al; May6'12; Mar19'13.

Revocation (PA) of power of atty; Mary E A Raff to Lemuel E Raff; Feb21; Mar 17'13.

Revocation of power of atty (miscl); Alice L Beach to Willard P Beach, her husband, Paterson & Lacomb avs; Mar14 '13.

Power of atty (Miscl); Wm V B Findley to Wm L Findley; Jan2'09; Mar19'13.

WILLS.

Borough of Manhattan.

Coenties sl, 33 (1:5-23), swc South, 36.6x 45.6, 3-sty bk loft bldg & str (19-360 pt); A$30,000-32,000; also FRONT ST, 40 (1:-7-1), swc Coenties sl, 22.6x30, 4-sty bk loft bldg & str (19-360 pt); A$15,000-17,000; also FRONT ST, 50 (1:32-31), ws, 52 s Cuylers alley, 19.7x84.6, 4½-sty bk loft bldg & str (1-6 int); A$12,000-18,000; also FRONT ST, 105 (1:35-23), es, 21 n Jones la, 21x71.7, 4-sty bk loft bldg & str (19-360 pt); A$25,000-29,000; also FRONT ST, 68-70 (1:32-22), ws, 58 s Old sl, 35.4x85.7, 5½-sty bk loft bldg & str (19-360 pt); A $27,000-37,000; also MADISON ST, 294-6 (1:268-32-33), ss, 17 e Montgomery, 36x 49.9, 3-3-sty bk tnts (1-6 int); A$14,000-18,000; also MONROE ST, 189 (1:268-3), n s, 42 e Montgomery, 20x67.4, 4-sty bk tnt (1-6 pt); A$7,500-9,000; also SOUTH ST, 237 (1:249-18), ws, 78 s Pike sl, 26.8x80x 11.5x80, 5-sty bk loft bldg (1-6 int); A $6,500-$14,500; also WATER ST, 39-41 (1:7-19), sec Coenties sl, 45.2x79.8, 8-sty bk loft bldg (19-360 pt); A$55,000-P55,000; also WATER ST, 65-7 (1:32-12), es, 58 s Old sl, 35x85.9, 4-sty bk loft bldg (19-360 pt); A$28,000-37,000; also 42D ST, 123 W (4:995-21), ns, 270 w 6 av, 20x100.5, 5-sty bk loft bldg & str (1-6 int); A$118,000-123,000; also 42D ST, 206 W (4:1013-36), s s, 60 w 7 av, 20x49.5, 4-sty bk loft bldg & str (1-6 int); A$78,000-80,000; also 54TH

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ST, 128 W (4:1006-48), ss, 375 w 6 av, 25x100.5, 2-sty bk stable (1-6 int); A$32,000-34,000; also 1ST AV, 57 (2:145-33), ws, 48 s E 4th, 24x100, 5-sty bk tnt & strs (1-6 int); A$22,000-31,000; also 6TH AV, 507-9 (3:806-37-38), ws, 64 n 30th, 34x57.8x34x47.10, 2-4--sty bk loft bldgs & strs (1-6 int); A$99,000-107,000; also 7TH AV (4:-1014-34½ (Bway No 1487), ws, 40.5 s 43d, 20x60, 4-sty bk loft bldg & str (1-6 int); A$125,000-130,000; Henrietta Warren Goelet Est, Robt Walton Goelet EXR, 591 5 av & 9 W 17; attys, Cary & Carroll, 59 Wall. Will filed Mar20'13.

Coenties sl, sec Water, see Coenties sl, 33.

Coenties sl, swc Front, see Coenties sl, 33.

Duane st, 194 (1:139-46), ss, 50 e Washington st, runs e30xs59.7xw10xn32xw abt 20xn25.4 to beg, 5-sty bk loft bldg & str; Sarah B Stanton Est, Philip Van Alstine, EXR, Spring Valley, Rockland Co, NY; atty, Hamilton R Squire, 206 Bway; A $15,000-18,000. Will filed Feb18'13.

Front st, 40, see Coenties sl, 33.

Front st, 50, see Coenties sl, 33.

Front st, 68-70, see Coenties sl, 33.

Front st, 105, see Coenties sl, 33.

Madison st, 294-6, see Coenties sl, 33.

Monroe st, 189, see Coenties sl, 33.

South st, 237, see Coenties sl, 33.

South st, swc Coenties sl, see Coenties sl, 33.

Thomas st, sec West Bway, see Wooster st, 200.

Washington pl, 125 (2:592-80), ns, 300 w 6 av, 22x97, 2½-sty bk dwg & 2-sty bk ext; Henrietta H Furbush Est, Wm H Furbush, EXR, Camden, Oneida Co, NY; attys, Geller, Rolston & Horan, 22 Exch pl; A $14,000-15,500. Will filed Feb14'13.

Water st, 39-41, see Coenties sl, 33.

Water st, 65-7, see Coenties sl, 33.

Wooster st, 200 (2:534-1), es, 75 n Bleecker, 25x50, 5-sty bk tnt & str; A$15,-000-18,000; also 108TH ST, 324 W (7:1892-60), ss, 165 e Riverside dr, 21.6x100, 5-sty bk tnt; A$18,200-38,000; also WEST BWAY, 147 (1:147-17), sec Thomas, 25.3x50, 5-sty bk & stn loft bldg & str; A$32,-000-40,000; also 4TH AV, 323 (3:8801-1), nec 24th, 20x83, 3-sty bk hotel & str; A $76,000-82,000; also 11TH AV, 772-4 (4:-1082-61-61½), sec 54th, 40.5x72, 2-4-sty bk tnts & strs; A$17,500-27,500; Fredk W Saltzsieder Est, EXRS, Chas R Bauerdorf, 214 W 92 & Herbert G Saltzsieder, 14 Henderson pl; atty, Chas F Bauerdorf, 111 Bway. Will filed Mar20'13.

18TH st, 323 E (3:924-16), ns, 275 e 2 av, 20x92, 3-sty bk dwg (½ int); Guido F Kaldenberg Est, Fredk R Kaldenberg, EXR, 323 E 18; attys, Niebrugge & Maxfield, 487 Bway; A$9,500-13,000. Will filed Mar17'13.

22D st, 51 W (3:824-11), ns, 188 e 6 av, 24x98.9, 4-sty bk loft bldg; A$86,000-100,-000; also 23D ST, 62 W (3:824-70), 25x98.9, 4-sty bk str (2-9 int); A$230,500-251,000; also 31ST ST, 419-23 E (3:963-12-16), ns, 275 e 1 av, 155x101.3x139x98.9, 1-sty bk shed & 2 frame stables (1-3 int); A$83,-000-84,000; also 32D ST, 418-20 E (3:963-23-24), ss, 275 e 1 av, 126x98.9x114x99.7, 2 3-sty bk sheds & coal yard; A$73,000-86,-000; also 3D AV, 431-9 (3:911-1), nec 30th, 98.9x100, 2 6-sty bk tnts & strs (2-3 int); A$100,000-195,000; also LAND under water (3:963-15), blk bet 30th & 31st E; A$15,-000-15,000; Cath L Lowther Est, Geo Lowther EXR, Greenwich, Conn. Will filed (in person) Mar20'13.

22D st W, swc 6 av, see 6 av, 345-55.

23D st E, swc 1 av, see 87th, 500 E.

23D st, 62 W, see 22d st, 51 W.

24TH st E, nec 4 av, see Wooster, 200.

30TH st E, nec 3 av, see 22d st, 51 W.

31ST st, 419-23 E, see 22d st, 51 W.

32D st, 418-20 E, see 22d st, 51 W.

35TH st, 158 E (3:890-53), ss, 117.10 w 3 av, 22.7x97.6x—x113.6, 2-sty bk dwg & str; Mary Pollard Est, Jos Pollard EXR, 158 E 35; attys, R & E J O'Gorman, 51 Chambers; A$18,000-19,000. Will filed Mar18'13.

35TH st E, swc 1 av, see 1 av, 609-11.

41ST st E, sec Mad av, see Madison av, 297.

42D st, 123 W, see Coenties sl, 33.

42D st, 206 W, see Coenties sl, 33.

54TH st, 128 W, see Coenties sl, 33.

54TH st W, sec 11 av, see Wooster, 200.

71ST st, 149 W (4:1143-14), ns, 290.5 e Bway, 20x102.2, 3-sty & b stn ft dwg; Jane Elliott Est, Wm Elliott, EXR, 146 W 88; atty, Everett D Barlow, 114 Liberty; A$17,000-21,000. Will filed Mar19'13.

87TH st, 500 E (5:1583-50½), ss, 81 e Av A, 18x63.8, 3 sty stn ft dwg; A$5,000-8,000; also 1ST AV, 391 (3:928-31), swc 23d, 24.8x75, 5-sty bk tnt & str; A$21,000-35,000; Adam Stiehl Est, EXRS Philip, Henry & Emma Stiehl, 500 E 87; attys Adolph & Henry Bloch. Will filed Mar18 '13.

87TH st, 317 W (4:1249-23), ns, 225 w West End av, 20x100.8, 3-sty & b stn ft dwg; Jno H Kimble Est, Grace M Kimble EXTRX, 317 W 87; atty, Chas E Simms, 11 Wall; A$15,000-24,000. Will filed Mar18'13.

108TH st, 324 W, see Wooster, 200.

112TH st, 116 E (6:1639-66), ss, 136.8 e Park av, 17.4x100.11, 3-sty & b stn ft dwg; A$7,500-8,500; also 112TH ST, 120 E (6:-1639-64½), ss, 170.10 e Park av, 17x100.11, 3-sty & b stn ft dwg; A$7,500-8,500; also 112TH ST, 163 E (6:1640-28), ns, 175 e Lex av, 25x100.11, 4-sty bk tnt; A$10,000-14,500; Henry Baumgart Est, Chas M Rosenthal EXR, Oxford & Rugby roads, Cedarhurst, LI; atty, Jos M Baum, 31 Nassau. Will filed Mar17'13.

112TH st, 120 E, see 112th, 116 E.

112TH st, 163 E, see 112th, 116 E.

Av A, 1644 (5:1583-2), es, 100 n 86th, 18.9x100, 3-sty & b stn ft dwg; Lena Grasenauer Est, Rose Andresen EXTRX, 1923 Daly av; attys, Lehmaier & Pellet, 132 Nassau; A$8,000-10,000. Will filed Mar18 '13.

Madison av, 297 (5:1275-50), sec 41st, 23.8x85, 5-sty stn ft dwg & 3-sty stn & bk ext; Ferris S Thompson Est, Fisher A Baker, EXR, 2 Wall; atty, U S Trust Co, 45 Wall; A$120,000-170,000. Will filed Mar14'13.

West Broadway, 147, see Wooster, 200.

1ST av, 57, see Coenties sl, 33.

1ST av, 391, see 87th 500 E.

1ST av, 609-11 (3:940-37-38), swc 35th (No 342), 49.4x75, 4-sty bk loft bldg & 4-sty bk tnt & str (pt int); Agnes L Looram Est, Mary Ellen Looram, EXTRX, 342 E 35; attys, Merrill & Rogers, 100 Bway; A $27,500-37,000. Will filed Mar15'13.

3D av, 431-9, see 22d st, 51 W.

4TH av, 323, see Wooster, 200.

6TH av, 507-9, see Coenties sl, 33.

6TH av, 345-55 (3:797-45), swc 22d, runs w200xs197.6xe115xn73.5xe85xn124 to beg, 7-sty bk str (⅓ int); Alex Mercer Pell Est, Duncan C Pell, EXR, 321 W 55; atty, Jos C Levi, 37 Liberty; A$1,200,000-1,650,-000. Will filed Mar17'13.

7TH av, ws, 40.5 s 43d, see Coenties sl, 33.

11TH av, 772-4, see Wooster, 200.

Land under water (3:963-15), 30th & 31st E, see 22d st, 51 W.

CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2746), swc Faile, runs s155 xw100xn48xe21xn107 to ss Aldus xe79 to beg, vacant; American Real Estate Co to Kovacs Constn Co, a corpn, 293 Alex av; AL; Mar13; Mar14'13. O C & 100

Austin pl, es, 75 s 147, see 147th E, ss, 475 e Prospect av.

Austin pl, swc 147, see 147th E, ss, 475 e Prospect av.

Beck st, 863 (10:2710), ws, 53.2 s Intervale av, 38x100, 4-sty bk tnt; Annie Trachman to Helen Lubasch, 152 Henry; B&S; mtg $18,000; Mar5; Mar17'13. nom

Beck st, 863; Helen Lubasch to Morris Trachman & Annie his wife, 318 E 80, tenants by entirety; B&S ; mtg $18,000; Mar 6; Mar17'13. nom

Bridge st, ns, at nws Minneford av, see Minneford av, nws, at ns Bridge.

Chisholm st, 1327-9 (11:2971), ws, abt 190 s Jennings, 40x110.7x40.5x104.8, 2-2-sty fr dwgs; Peter Schmidt to Peter Schmidt, his father, 876 E 169, & Margt Schmidt, 1327 Chisholm; mtg $6,000; Mar1; Mar15 '13. 2,500

Dawson st, 1091 (10:2687); order of court appointing Fredk W Stelle as Receiver and granting injunction restraining from removal, etc, in matter of Aron Solomon individ & trading as Bradford Woolen Co, bankrupt; Mar17; Mar19'13. O C & 100

Division st, swc Tremont av, see Longfellow av (Division st or Lillian pl), swc Tremont av.

Dorsey st, 2424 (*), lot 193 map (398) sec 2, St Raymonds Park, except pt for st; C Edw Schumacher to Jos McGovern, 379 17th, Bklyn; mtg $4,250; Mar20'13. O C & 100

Elsmere pl, 787 (11:2956), ns, 400 w Marmion av, 25x100, 2-sty fr dwg; Hugh J Gribbin to Francis Freudenvoll, Jr, 672 Oakland pl; mtg $4,000; Mar18; Mar19'13. O C & 100

Faile st, swc Aldus, see Aldus, swc Faile.

Forster pl, nwc Bway, see Bway, nwc Foster pl.

Forster pl, ns, 100 w Bway, see Bway, n wc Foster pl.

Forster pl, swc Bway, see Bway, nwc Whalen.

Fox st, 551-3 (10:2684), ns, 122.11 e Prospect av, runs e76.10xnw107.5xsw132.1 to beg, 5-sty bk tnt; Gustav Zimmermann to Edw N Roeser, 103 W 131; mtg $26,750; Mar14; Mar15'13. O C & 100

Fox st, 551-3; North American Mtg Co to Gustav Zimmermann, 3888 Amboy rd, Great Kills, SI; Mar14; Mar15'13. O C & 100

Fox st, 907-15 (10:2712), ws, 220 s 163d, runs w100.4xs120xe110.7 to st xn0.9 to an angle x again n119.4 to beg, 3-5-sty bk tnts; Isidore Cahn to Utility Realty Co, a corpn, 165 Bway; CaG; mtg $102,000 & AL; Mar14'13. O C & 100

Fox st (10:2723), sec 163d, runs e206.8 to ws Simpson xs332.1 to es Fox xn263 to beg, the blk, vacant; Henry Morgenthau Co to Simpson-Fox Realty Corpn, 501 5 av; B &S; Feb18; Mar20'13. O C & 100

Fox st, es, at ws Simpson, see Fox, sec 163d.

Garfield st, sec Morris Park av, see Morris Park av, sec Garfield.

Home st (11:2973), ns, at nes 169th (No 899), runs nw along 169th 94.4xne57.10xse 110.1 to nws Intervale av (No 1213) xsw 41.8 to Home xsw23.2 to beg, 5-sty bk tnt & strs; Francis S McAvoy, ref, to Harry Goldman, 598 W 152; mtg $55,000; FORECLOSED and drawn Mar18'13. 5,000

Home st (11:2993), ns, 50.4 w Bryant av (Hunter), 25.2x100.3x25x97.5, vacant; Mary E McNamara to Wm Sinnott Co, a corpn, 967 E 165; AL; Mar14'13. O C & 100

Home st (11:2993), ns, 75.5 w Bryant av (Hunter), 25.2x103.1x25x100.3, vacant; Margt G & Jno D King to Wm Sinnott Co a corpn, 967 E 165; Mar14'13. O C & 100

Home st, 721 [illegible] (No 1160), 40x100, 5-sty bk tnt; Isidor Blank et al to Minnie Alsberg, 86 W 119; mtg $33,000 & AL; Feb28; Mar20'13. O C & 100

Jackson st (*), es, pt lot 441 map Unionport, bounded s by lot 442, 25x108; Nicola Gatto to Vincenzo Caruso, 1551 Odell; ½ pt; AT; Mar19; Mar20'13. O C & 100

Lorillard pl, 2358 (11:3054), ses, 171.8 ne 3 av, 25x100, 2-sty fr dwg; Adelaide McKeown to [illegible] bridge av; AT; QC; Jan24; Mar18'13. nom

Lorillard pl, 2365-7 (11:3055), nws, 173.8 n 3 av 50x90 except part for pl 4-sty bk tnt; Jacob Friedman to Century Holding Co, 1182 Bway; mtg $26,750; Jan29; Mar15 '13. nom

Lyman pl, 1357-9 (11:2970), ws, 142.8 n 169th, 50x90.3x53.4x112.11, 5-sty bk tnt; Lamberti Constn Co to Lyman Hall Corpn, a corpn, 280 Bway; AL; Mar18; Mar20'13. O C & 100

Mansion st, nwc St Lawrence av, see Lawrence av, nwc Mansion.

Matilda st (*), es, 250 n Eliz, 50x100; Jno G Muth to Louisa M, wife Adam Neumann, 212 W 104; correction deed; mtg $2,500; Jan2; Mar18'13. O C & 100

Reservoir Oval E, es, abt 545 n Holt pl, see [illegible]

Simpson st, swc 163d, see Fox, sec 163d.

Simpson st, 1152 (10:2728), es, 290 n 167th, 50x100, 5-sty bk tnt; Wahlig & Sonsin Co to Louis Ruchti, 736 Home & [illegible] O C & 100

Simpson st, ws, at es Fox, see Fox, sec 163d.

Vineyard pl, ws, 111 n 175th, see Marmion av, 1822.

Whalen st, nwc Bway, see Bway, nwc Whalen.

Washington st (*), ws, pt lot 441 map Unionport, bounded s by lot 443, 25x108; Vincenzo Caruso to Nicola Gatto, 1550 Odell; ½ pt; AT; Mar19; Mar20'13. O C & 100

133D st E or Southern blvd, 347-9 (9:-2296), ns, 171.6 e Alex av, 40x100, 2-4-sty bk tnts & strs; also 133D ST E, or SOUTHERN blvd, 353-9 (9:2296), ns, 231.6 e Alex av, 80x100, 4-4-sty bk tnts & strs; also 134TH ST, 340-2 E (9:2296), ss, 89.6 e Alex av, 42x100, 2-4-sty bk tnts; Florence Cahen to Margt E Weill, 634 W 138; ½ pt; AT; AL; Mar13; Mar14'13. O C & 100

133D st, 353-9 E, see 133d st, 347-9 E.

134TH st, 340-2 E, see 133d, 347-9 E.

134TH st, 531 E, see 131st, 16 E, Manhattan.

134TH st, 675 E (10:2653), nes, at ses of triangular parcel acquired in opening 134th, runs se along nes of st 169 xne 200 to sws 135th (No 670) xnw 89 to ss Southern blvd (No 130) xw122.3 to ses of said triangular parcel xsw107.7 to beg, vacant; Myra Moffat & ano to Jos Oktavec cor Colignl & Clinton, New Rochelle, NY; mtg $24,000 & AL; Mar10; Mar17'13. O C & 100

135TH st, 670 E, see 134th, 675 E.

138TH st, 590 E, [illegible] Home av, also abt 240 e St Ann's av, 37.6x100, 5-sty bk tnt; Annie L wife of & Ferd G Kneer to N Y Real Estate Security Co, 42 Bway; mtg $28,000; Mar14; Mar15'13. O C & 100

140TH st, 414 E (9:2284), ss, 166.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Mary C Mahony to Annie C Wier, 434 E 141; mtg $6,100; Mar20'13. O C & 100

140TH st, 491-505 E (9:2285), ns, 762.6 e Willis av, 150x100, 4 5-sty bk tnts; Fleischmann Bros Co, a corpn, to Aurora Investing Co, a corpn, 30 Broad; mtg $125,500; Mar19; Mar20'13. O C & 100

143TH st, 452-4 on map 452 E (9:2289), ss, 346 w Brook av, runs s 103 x again s 12.1 along es old mill brook xw69.4xn— to st xe30.9 to beg, 2-sty fr school & 2-sty bk rear stable; Barnet Gurvitch to Jas S Bryant, 193 Alex av; mtg $6,500 & AL; Mar17; Mar18'13. nom

143TH st, 452-4 on map 452 E; Abr Berlowitz to same; QC; Feb18; Mar18'13. nom

143TH st, 546-50 E (9:2271), ss, 75 w St Ann's av, 74.6x99.9, 2-6-sty bk tnts; Ferd G Kneer to N Y Real Estate Security Co, 42 Bway; mtg $56,000; Mar14; Mar15'13. O C & 100

147TH st E, swc Austin pl, see 147th E, ss, 475 e Prospect av.

147TH st E [illegible] pect av, runs e24.2xn100xw24.2xs100 to beg 2-sty fr dwg; Edis Elfin to Mary Shindler, 133 Marion, Bklyn; Mar13; Mar14'13. O C & 100

147TH st E (10:2600), ss, 475 e Prospect av, runs s44.7 to nws Austin pl xne53.10 to 147th xw30.1 to beg, vacant; also AUSTIN PL (10:2600), es, 75 s 147th, 45.9x100, vacant; Wm Mailly to Fridolin Weber of Bronx; AL; Aug18'09; Mar17'13. nom

147TH st E (10:2600), ss, 475 e Prospect av, runs s44.7 to nws Austin pl xne 53.10 to 147th xw30.1 to beg, vacant; Fridolin Weber to Fannie Newman, 66 S 9, Bklyn; B&S & CaG; AL; Mar14'13; Mar 17'13. nom

150TH st, 276 E (9:2331), ss, 70.3 e Morris av, 25x100, 2-sty bk dwg; Wm Morrissey av to Edw F Rayens & Mary F, his wife, 377 College av, tenants by entirety; Mar19; Mar20'13. O C & 100

151ST st, 409 E (9:2374), ns, 70 e Melrose av, 25x114.4, 2-sty & b fr dwg; Jos B Zellman to Rose Zellman, 408 W 130; B&S; Mar19; Mar20'13. O C & 100

152D st, 385 E (9:2399), ns, 300 e Courtlandt av, 25x100, 3-sty fr tnt & str & 2-sty frame rear tnt; Philip Lax to Fredk W Hottenroth, 2429 Grand blvd & [illegible]

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152D st, 385 E; Fredk W Hottenroth to Everett Harrison, 35 S Willow, Montclair, NJ, mtg $7,000, Mar1s., Mar17'13 nom

152D st, 402 E (9:2374), ss, 20 e Melrose av, 25x114, 1-sty & a fr dwg, Benj Benenson to Emil H Fleckinger, at Montclair, NJ; Geo D Glass, 585 Greene av, Bklyn, & Chas H Derkson, 408 E 152, mtg $4,500; Mar20'13. nom

152D st, 500 E, see Bergen av, 610-2.

157TH st E (9:2379), ns, 150 w Elton av, being a strip bet old ns Prospect, adj on s & new ns 157th, 50x1.11; Herschel W Frost to Arthur Bulman, 390 E 157; QC; Feb10; Mar20'13. nom

157TH st E; same prop; Caroline C Frost et al to same, QC; Feb10, Mar20'13. nom

157TH st E (9:2379); same prop; Arthur Bulman to Benenson Realty Co, a corpn, 407 E 153; QC; Mar20'13. nom

157TH st, 423 E (9:2379), ns, 150 w Elton av, 50x100, 2-sty & b fr dwg; Arthur Bulman to Benenson Realty Co, 407 E 153; mtg $3,000; Dec2'12; Mar20'13. O C & 100

159TH st E, nwc Eagle av, see Eagle av, nwc 159.

161ST st, 376 E (9:2407), ss, 192 e Courtlandt av, 25x100, except pt for st, 2-sty fr dwg & str; Jno M Ruhl to Ruhl Real Property Co a corpn, 365 E 194; mtg $5,000; Mar14'13. O C & 100

163D st E, sec Fox, see Fox, sec 163d.

163D st E, swc Simpson, see Fox, sec 163d.

167TH st, 818-26 E (10:2680), ss, 100 w Prospect av, 120x100, 3 5-sty bk tnts; Rack Realty Co to Adolph Deutsch, 322 E 4 & Anthony Deutsch, 350 E Houston; mtg $68,750 & AL; Mar19; Mar20'13. nom

167TH st, 818-22 E (10:2680), ss, 140 w Prospect av, 80x100, 2-5-sty bk tnts; Keats Co, a corpn, to Rack Realty Co, a corpn, 74 Bway; mtg $68,750; Mar19'13. O C & 100

168TH st, 460 E, see Washington av, 1217.

169TH st, 899 E, see Home st, ns, at nes 169th.

169TH st E, swc Webster av, see Webster av swc 169th.

170TH st, 636 E (11.2935), ss, 147.11 e Franklin av, 47x110.8x46.6x105.4, 5-sty bk tnt; Jno F Fayen to Jas T Barry, 1149 Boston rd; B&S; mtg $12,000 & AL; Mar 14; Mar17'13. nom

173D st E, swc So blvd, see So blvd, swc 173d.

175TH st, 713 E (11:2949), ns, 119 w Clinton av, 30.10x90, 4-sty bk tnt; Francis Hoffman to Chas Schimmer, 509 W 170; AL; Mar6; Mar14'13. O C & 100

176TH st E, nwc So blvd, see So blvd, nwc 176th.

178TH st E, nwc Monterey av, see 178th E, ns, 113.9 e 3 av.

178TH st E (11:3061), ns, 113.9 e 3 av, 75 to Monterey av x105; vacant; Mary E Taylor to Monterey Bldg Co, Inc, a corpn, 170 Bway; B&S; mtg $26,500; Mar10; Mar 18'13. O C & 100

180TH st, 816 E (11:3108), ss, 99.9 w Southern blvd, 50x100, 3-sty fr tnt & str; Frederica Dahl to Charlotta Maidhof, 816 E 180; ¼ pt; AT; Mar14; Mar15'13. nom

181ST st E, nwc Walton av, see Walton av, 2151.

223D st E (*), ns, 381.3 e White Plains rd, 66.8x114.3; Morris Impt Co to Anthony J Romagna, 195 Wash av; Thos G Price, 1650 Monroe av, & Abram Goodman, 1263 5 av, TRSTES; Mar10; Mar15'13. nom

224TH st E (*), ns, 180 w Bronxwood av, 25x114; Isabella Sprunt to Cath J Sylvester, 863 E 224; B&S & CaG; Mar10; Mar17'13. O C & 100

230TH st E (*), ns, 205 w Barnes av, 33.4x114, Wakefield; Eliz A Diller et al, heirs &c of Francis & Margt Crawford, to Frank Nekola & Bertha, his wife, 1361 Av A, tenants by entirety; Mar5; Mar20'13. nom

235TH st E (*), ns, 150 w Byron av, 25 x114; Julius Wanner to Margt Phelan, 309 E 69; mtg $3,500; Mar19'13. O C & 100

237TH st, 416 E (12:3385), ss, 175.2 e Martha av, 37.6x99.11, 2-sty fr dwg; Wesley Constn Co to Wm Schmults, 969 Fox; Mar18; Mar19'13. O C & 100

259TH st W (13:3423), nec Huxley av, 24.11x100x22.2x100, vacant; Henry Forster to Thos Fagan, 217 E 57; Mar12; Mar 19'13. O C & 100

Arthur av, 1840 (11:2945), es, 91 s 176th, 26x100x26x100.8, except pt for av, 2-sty fr dwg; Julia M Sherwood & ano to Wm C Bergen, 130 W 180; Feb18, Mar20'13. nom

Beaumont av, 2304 (11:3103), es, 112.6 n 183d, 37.6x100, 4-sty bk tnt; Saml Schwartz to Robt Benenson, 1550 Hoe av; mtg $22,500; Mar19'13. O C & 100

Beaumont av, ws, 125 n 188th, see Cambreling av, ws, 125 n 188.

Belmont av, 2467-9 (11:3076), ws, 145 n 188th, 50x87.6, 4-sty bk tnt & strs; Marietto Palermo to Francesco Verdirame, Giuseppe Fontana, Vincenzo Galatioto, Pietro Galante & Vito Caiozzo, all at 2467 Belmont av; QC; AL; Feb15; Mar14'13; nom

Benedict av (*), ss, 268 w Pugsley av, 100x100; Ronald K Brown et al to Wm Buhl, Inc, a corpn, 1940 McGraw av; mtg $4,500; Mar10; Mar14'13. O C & 100

Bergen av, 610-2 (9:2361), sec 152d (No 500), 51.5x100, 6-sty bk tnt & strs; Aaron W Levy, ref, to Florence E Wissert, 281 Summit av Jersey City, NJ; FORECLOS Mar12; Mar18; Mar19'13. **18,500**

Boston rd, 1225 (10:2615), ws, 137 n 168th, 50x166, 5-sty bk tnt; Frank B Haubert to Nathan Lamport, 1391 Mad av; mtg $46,500 & AL; Mar17; Mar18'13. O C & 100

Bracken av (*), ws, 100 n Randall, 25x 100; Alex Wolf, ref, to Oliver Realty Co, 63 Madison; FORECLOS Feb14; Mar14; Mar15'13. **500**

Briggs av, nec Bronxwood av, see Bronxwood av, nec Briggs av.

Broadway (13:3423), nwc Forster pl, 25x 100; also FORSTER PL (13:3423), ns, 100 w Bway, 25x100, vacant; Jno Whalen TRSTE for creditors of Chas J Schmitt to Egbert R Harty & Jno C Leslie, both at 316 W 79; Mar14; Mar19'13. **7,125**

Broadway (13:3423), ws, 25 n Forster pl, 75x100, vacant; Jno Whalen TRSTE for creditors of Chas J Schmitt to Helen M Hays, 514 So Bway, Yonkers, NY; Mar14; Mar19'13. **13,200**

Broadway, swc Forster pl, see Bway, nwc Whalen.

Broadway (13:3423), nwc Whalen, 200 to Forster pl x100; vacant, Jno Whalen, as TRSTE for benefit creditors Chas J Schmitt, to Isaiah N Wheeler, 60 W 51; Mar17, Mar18'13. **28,050**

Bronx blvd (2d av), (*), nws, 150 ne 216th, 50x100, with all title to award for Bronx Blvd or for Bronx River Reservation; Juliette R McCormick to Richd Morrison, 10 Station, now Newell, Wmsbridge; mtg $850; Mar14; Mar17'13. O C & 100

Bronxwood (5th) av (*), nec Briggs st or av, 181.6x100x143x100; Laconia Park; Geo E & Sarah E Updike to Arnaud G Heller, of Newark, NJ; mtg $1,500; RS $3.50; Sept26,1898; re-recorded from Sept 28,1898; Mar19'13. **3,500**

Brook av, 278 (9:2267), es, 25.1 n 139th, 37.8x103.7x37.6x100, 5-sty bk tnt & strs; Kneer-Ruhl Co, a corpn, to NY Real Estate Security Co, a corpn, 42 Bway; mtg $30,000 & AL; Mar14; Mar17'13. O C & 100

Brook av, 282 (9:2267), es, 62.9 n 139th, 37.8x107.2x37.6x103.7, 5-sty bk tnt & strs; Kneer-Ruhl Co, a corpn to NY Real Estate Security Co, a corpn, 42 Bway; mtg $30,000 & AL; Mar14; Mar17'13. O C & 100

Brook av, 495-9, see Brook av, 503.

Brook av, 503 (9:2292), ws, 74.11 n 147th, 24.11x90, 1-sty & b bk dwg; mtg $8,000; also BROOK AV, 495-9 (9:2292), ws, 24.11 n 147th, 49.11x90, 2-1-sty bk tnts & strs; mtg $11,000; Richd W Lawrence to Weber Piano Co, 27 W 42; Feb25'09; Mar17'13. nom

Bryant av, 906 (10:2761), es, 270 s Garrison av, 20x100, 2-sty bk dwg; J Homer Hildreth to Martin Pletscher Constn Co, Inc, a corpn, 918 Bryant av; mtg $4,000; Mar15; Mar17'13. O C & 100

Bryant av (10:2764), ws, 250 n Lafayette av, 25x100, vacant; also BRYANT AV (10:2764), es, 225 n Lafayette av, 50x100, vacant; also LONGFELLOW AV (10:2764), ws, 100 n Lafayette av, 150x100, vacant; Jno V Casey to Francis D Pollak, 55 W 73; B&S; mtg $4,760; June6'12; Mar15'13. O C & 100

Bryant av & Longfellow av, same prop; Nathan S Hart et al TRSTES Fanny M Samuel to same; B&S & confirmation deed; mtg $4,760; Mar10; Mar15'13. **6,800**

Bryant av, es, 225 n Lafayette av, see Bryant av, ws, 250 n Lafayette av.

Bryant av, 906 (10:2761), es, 270 s Garrison av, 20x100, 2-sty bk dwg; Martin Pletscher Constn Co to J Homer Hildreth, 362 E 136; mtg $6,000; Mar18; Mar 19'13. O C & 100

Cambreling av (11:3090), es, 125 n 188th (Bayard), 75x155.10 to Beaumont av x75.1 x151.1, except pt for Beaumont av, vacant; Chas Brogan, Inc, a corpn, to Margt Knox, 478 Mott av; mtg $4,500; Jan31; Mar17'13. nom

Castle Hill av (Av C) (*), es, 28 s Haviland (10th) av, 80x80, Unionport, except part for Tremont av; Frank E Field to Wm H Field, Portchester, NY; mtg $7,000; Oct26'10; Mar15'13. O C & 100

Castle Hill av, nec Tremont av, see Castle Hill av, es, 28 s Haviland av.

Chatterton av, 2239-41 (*), ns, 405 w Havemeyer av 50x108; Henry Bohlen to Peter J Glasser, Durham, Conn; mtg $8,500; Mar12; Mar15'13. exch

Clason pt rd (*), old ws, lots 21, 22, 23, 41, 42, 43, 61, 62, 85, 86, 76, 78, 146, 147, 148, 152, 153, 171, 172, 108, 109, 110, 130, 131, 132, 199, 201, 213, 208, 218, 122, 123, 239, 240, 251, & 252, map by E H Holden at Clasons pt; Alice L Beach to Willard P Beach, at Clasons pt; May4'11; Mar14'13. nom

Eagle av, 825 (10:2619), nwc 159th, 50x 100, 1-sty bk str; Louis Hubener & Martin Escher to Hubener-Escher Co, a corpn, 748 Melrose av; mtg $5,000; Mar17; Mar 19'13. O C & 100

Elizabeth av (*), ns, 300 w City Island av, 275 to high water mark, Eastchester Bay, x100x254x100; Jos J Corn ref to Saml J T Wood, 357 W 123; FORECLOS Mar4, Mar15 Mar17'13 **18,500**

Elliott av (*), ws, 250 s Julianna, 50x 125; Anna M Flygare to Elliott Holding Co, Inc, a corpn 3343 Olinville av; AL; Mar17; Mar18'13. O C & 100

Fairfax av (*), es, 150 n Fairmount av, 50x100; August Apel to Oscar Matthes, at Hazelton Country Club, near Hazelton, Luzerne Co, Pa; Mar17; Mar20'13. O C & 100

Findlay av (11:2783), ws, 402.8 n 169th, 225x100, vacant; Hamilton Holding Co to Jno H Bodine, 1427 Mad av; mtg $10,800; Feb28; Mar20'13. nom

Forest av, 1037-9 (10:2650), ws, 123.5 n 165th, 55x98.6, 2-2-sty fr dwgs; Hedwig C Krebs to Eugene J Bushor, 651 E 164, mtg $10,600, Sept6'12; Mar17'13 nom

Ft Schuyler rd (*), ws, abt 125 s Latting 25x134.5x25x—; Mary F McGrail to Jos Newman, 1543 Benson av; mtg $750 & AL; Mar17; Mar18'13. O C & 100

Gleason (12th) av (*), ns, 330 w Havemeyer av (Av B), 25x108, except pt for Gleason av; Adam Mink to Wm S Rielly, 289 W 142; mtg $4,000; Mar17; Mar19'13. nom

Haviland (10th) av (*), ns, 203 e Pugsley av, 100x108, Unionport; Henry Worms & Esther K, his wife, to Esther K Worms, 325 W 92; mtg $1,600; Oct24'12; Mar14'13. nom

Hill av (*), ws, 525 s Jefferson av, 50x 100; Land Co "A" of Edenwald to Mary Hailparn, 522 44th, Bklyn; AL; Mar5; Mar 19'13. nom

Hoe av, 1171 (10:2745), ws, 147.3 s Home, 25x100, 2-sty fr dwg; Dwyer & Carey Constn Co to Lucy M & Annie Byrne, both at 1108 Clay av; mtg $3,000; Mar15; Mar17'13. nom

Hone av, 1521 (*), ws, 200 n road from West Farms to Westchester now Walker av, 25x100; Caroline A Wheeler to Roger J Rush & Bridget J his wife, 1429 St Lawrence av, tenants by entirety; Mar19 '13. O C & 100

Hunt av (*), ss, 697 w Bronxdale av, 50x100; Mary M Hussey to Edw Hussey, 55 Smith, Jamaica, B of Q; AL; Feb25; Mar14'13. nom

Hunt av (*), ns, 175 e Sagamore, runs n 100xe25xs100 to av, x—25 to beg; Matthew T Oliver to N Y, Westchester & Boston Railway, 70 E 45; Mar13; Mar14'13. nom

Huxley av (13:3423), ws, at ss 261st, runs e14.9xsw100xw37.1 to ws Huxley av xn102.4 to beg, vacant; Henry Forster to Brian G Hughes, 1984 Mad av; Dec13'12; Mar19'13. O C & 100

Huxley av, nec 259th, see 259th W, nec Huxley av.

Intervale av, 1213, see Home st, ns, at nes 169th.

Jackson av, 827 (10:2637), ws, 74.10 s 160th, 42x94.11, 5-sty bk tnt; Olenick Realty Co to Annette Seff, 1945 7 av; mtg $27,500; Mar14; Mar15'13. O C & 100

Jackson av, 829 (10:2637), ws, 32.10 s 160th, 42x74.11, 5-sty bk tnt; Olenick Realty Co to Cornelius G Van Alen at Northumberland, Pa; mtg $20,000; Mar14; Mar 15'13. O C & 100

Jackson av, 1160, see Home, 721.

La Salle av (*), ss, 829 e Ft Schuyler rd, 25x101.4; Henry Duelfer to Henry Schade, 1141 Olmstead av; mtg $2,000; Mar 18; Mar19'13. O C & 100

Liebig av (Forest st) (13:3423), ws, 250 s 260th (Beech), 52.7x100, except pt for Liebig av, vacant; Cath McP Kelly to Thos Coogan, 521 W 129; mtg $600 & AL; Mar14; Mar15'13. O C & 100

Longfellow av (10:2764), ws, 250 n Lafayette av, 50x100, vacant; Lawrence Davis to Anna Reser, 163 Westervelt av, New Brighton, SI; mtg $2,500; Mar14; Mar15'13. O C & 100

Longfellow av (10:2764), ws, 100 n Lafayette av, 150x100, vacant; Francis D Pollak to Lawrence Davis, 370 Hudson av, Bklyn; B&S; Mar10; Mar15'13. O C & 100

Longfellow av (10:2764), same prop; Lawrence Davis to Fredk Schnaufer, 2702 Marion av, Mar10, Mar15'13. O C & 100

Longfellow av, ws, 100 n Lafayette av, see Bryant av, ws, 250 n Lafayette av.

Longfellow av (10:2764), ws, 250 n Lafayette av, 100x100, vacant; Nathan S Hart et al TRSTES for Mary R Samuel will Fanny M Samuel to Louis B Samuels, 1458 Seabury pl; B&S & confirmation deed; Mar10; Mar15'13. **2,600**

Longfellow av, or Division st, or Lillian pl (11:3005-82), swc Tremont av (Nos 1006-12), Old Boston rd or Locust av, old lines, 77.9x79.8x75x79.9, 2-sty fr dwg & 1-sty fr str; Frederic C Leubuscher to Realty Redemption Co of N Y, a corpn, 68 William; B&S; Mar17; Mar18'13. O C & 100

Marmion av, 1822 (11:2958), es, 144 n 175th, 16.8x69.2 to ws Vineyard pl x16.8x 69.6, 2-sty fr dwg; Jno W Cornish Constn Co to Eliz Dobias, 1974 Mapes av; mtg $3,000; Mar15; Mar19'13. O C & 100

Minneford av (*), nws at ns Bridge, runs ne19.1xnw— to Eastchester Bay xsw—xse237 to Bridge xne75 to beg, City Island; Eliz Herrmann to Louise Von Hatten, 514 Hart, Bklyn; Mar15; Mar18'13. nom

Mohegan av, 1822 (11:2958), es, 154.10 n 175th, 25x70, 2-sty fr dwg; Wm J Deehan to Wm H Rooney, 103 E 196; mtg $4,000; Mar15; Mar17'13. O C & 100

Monterey av, nwc 178th, see 178th E, ns, 113.9 e 3 av.

Morris Park av (*), sec Garfield, 25x95; Rockland Realty Co to Smada Realty Co, a corpn, 301 E 149; Feb28; Mar17'13. O C & 100

Morris Park av (*); Smada Realty Co to Choice Realty Co, Inc, a corpn, 368 E 149; Mar15; Mar17'13. O C & 100

Old Albany Post rd (13:3423), all land lying in bed of rd bounded s by Whalen, w by Huxley av, e by Bway & n by line 100 s 261st, except portion sold to Jas R Murphy; Oct11'12; People of State N Y to Earl A Smith, 555 W 173; QC; Mar4; Mar 19'13. letters patent

Old Albany Post rd (13:3423), same prop; Earl A Smith & Chas J Schmitt to Jno Whalen, 458 W 155 as TRSTE for benefit of certain creditors of Chas J Schmitt; AT; Mar10; Mar19'13. O C & 100

Old Albany Post rd (13:3423); all title to land in bed of rd affecting lot 76, map (1670), of Forster & Schmitt; Jas R Murphy to Thos Fagan, 217 E 57; B&S; Mar 12; Mar19'13. nom

Olinville av (*), ws, 425 n 216th, 25x100; Meyer Solomon to Isaac Guryan, 181 Bowery mtg $4,500 & AL; Mar11; Mar19'13. O C & 350

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Penfield av (*), ss, 87.9 e White Plains av, 25x97.2x25x96.7; Chas E Moore, ref, to Wakefield Grace Methodist Episcopal Church, a corpn, 4746 White Plains rd; FORECLOS Jan7; Jan27; Mar19'13. **1,700**

Penfield av, sec White Plains av, see Penfield av, ss, 87.9 e White Plains av.

Penfield av (*), ss at ws lot 145, map Penfield property at So Mt Vernon, runs s97.9 to e l of church property of party 2d pt xnw100 to av xe25 to beg; also WHITE PLAINS RD (*), sec Penfield av, runs s17xe— along land party 2d part to w l said lot 145xn— to ss of av xw— to beg; Mount Vernon Trust Co et al TRSTES Susan A Penfield to same; QC & confirmation deed; Mar12; Mar19'13. 250

Perry av, 3146-8 (12:3345), es, 139.6 s 205th, 40x100, 2-2-sty bk dwgs; Perry Av Constn Co to Mary F Lee, 556 W 186; mtg $15,000; Mar13; Mar14'13. O C & 100

Perry av, 3325, on map 3327 (12:3343), ws, 544 n Holt pl, runs —85.2x— to es of Reservoir Oval E or wall xn23.2xe94 to av xs22 to beg, 2-sty fr dwg; Jos P Studley to Henry A Studley, 1025 E 180; mtg $5,500; Jan27; Mar14'13. O C & 100

Popham av, 1711 (11:2877), ws, 121.4 n 176th, 25x100, 2-sty fr dwg; Alfd E Smith ref to Henrietta Gerken, 3356 Decatur av; AL; FORECLOSED & drawn Feb28; Mar19'13. **6,000**

Prospect av, 1061-3, see Prospect av, 1065-7.

Prospect av, 1065-7 (10:2679), ws, 93.11 s 166th, 37.9x144.6x37.5x144.5, 5-sty bk tnt; also PROSPECT AV, 1061-3 (10:2679), ws, 131.8 s 166th, 38x144.7x38x144.6, 5-sty bk tnt; Freefein Realty Co to Ida Ashner, 1058 Coney Island av, Bklyn; AL; Mar15; Mar18'13. O C & 100

Prospect av, 2323 (11:3102), ws, 233.4 n 183d, 16.8x95, 2-sty bk dwg; Ernst Kiefhaber to Frank Welden, 410 E 179; mtg $6,900 & AL; Mar10; Mar14'13. O C & 100

Prospect av, 2352 (11:3114), es, 543.9 n 183d, 18.9x93.9x18.9x94.1, 2-sty bk dwg; Harry Bijur ref to Beatrice S B Ziegel, 8 W 86; FORECLOS Mar12; Mar14'13. **6,000**

Robin av (*), ws, 150 n Tremont rd, 100x100; Mary A Howell to Jos Pierson & Anna, his wife, 78 Westchester sq, tenants by entirety; mtg $1,250 & AL; Mar17; Mar18'13. O C & 100

Rosedale av, 1493 (*), ws, abt 75 s Mansion if extended, 50x—, being lots 465 & 466 blk P map (514) Mapes Estate, except pt for av; Oscar A Boch to River Realty Co, a corpn, 1009 E 180; mtg $4,600 & AL; Mar4; Mar18'13. nom

St Lawrence av (*), nwc Mansion, 50x100, except part for St Lawrence av; Chas L Krauer to Jos W Krauer, 1503 St Lawrence av; mtg $11,000; June29'12; Mar15'13. O C & 100

St Peters av (*), ns, 51 e Maclay av, 25x100.10x25x100.7; Maclay Av Realty Co to Bernard McCabe, 1636 St Peters av; AL; Mar14; Mar17'13. O C & 100

Southern blvd, 130, see 134th, 675 E.

Southern blvd, 347-9 & 353-9, see 133d, 347-9 *E.

Southern blvd (11:2977-2978), swc 173d, 77.8x102.3x98.11x100, vacant; American Real Estate Co to Alpepiana Realty & Constn Co, Inc, a corpn, 871 Forest av; AL; Mar7; re-recorded from Mar7'13; Mar20'13. O C & 100

Southern blvd (11:2959), nwc 176th, 57.10x116.7x50.6x145.5, 2 2-sty fr dwgs & vacant; Geo Daiker to Louis E Bates, 833 E 165; Mar17; Mar20'13. O C & 100

Southern blvd (10:2742 & 2746), es, 448.5 s Aldus, a strip 0.8x560 to ws Faile, except so much as lies within lines of Hoe av American Real Estate Co & ano to Wm Simpson, at New Hudson, NY, & Jno B Simpson, at Bolton, NY; QC; Mar18; Mar 20'13. nom

Southern blvd (10:2746), es, 448.5 s Aldus, a strip, runs e560 to ws Faile xn0.6xw 560 to beg, except so much of said strip as lies within lines Hoe av; Wm Simpson Jr & ano EXRS, &c, of Wm Simpson to American Real Estate Co, a corpn, 527 5 av; Mar17; Mar19'13. 50

Summit av, 989 (9:2523), ws, 636.7 s 165th, 31.3x92.2, 4-sty bk tnt; Eliz Holstein to Lizzie Miller at Crawford, Ulster Co, NY; mtg $16,950; Mar15; Mar17'13. O C & 100

Tinton av, 672-4 (10:2665), es, 146.2 n 152d, 35.9x121.5x58.8x112.1, 5-sty bk tnt; Clara Ellner to Saul Ellner, her husband, 504 E 188; mtg $36,400; Mar14; Mar18'13. nom

Tremont av, nec Castle Hill av, see Castle Hill av, es, 28 s Haviland av.

Tremont av, 1006-12, see Longfellow av, (Division st or Lillian pl), swc Tremont av.

Tremont av (177th st) (11:2956), ss, 150 w Marmion av, 25x100, vacant; Susan V N Rouget EXTRX &c Mary J Syme to Francis Conlon, 700 E Tremont av; AL; Mar18; Mar19'13. **8,000**

Trinity av, 1052 (10:2640), es, 351.2 n 165th, 20x87.6, 3-sty bk dwg; Otto Wagner to J Edw Wagner, 1052 Trinity av; mtg $5,500; Mar13; Mar14'13. nom

Tyndall av (13:3423), nwc 261st, runs n 125xw95xs25xe49xs100 to st xe46 to beg; agmt modifying restrictions in deed recorded July 3 09; Fredk P Forster et al EXRS, &c, Geo H Forster with Philip J Cunningham, 14 Belvedere dr, Yonkers, NY; Feb28; Mar20'13. nom

Walton av, 2151 (11:3185), nwc 181st, 19.8x75, 2-sty bk dwg; Edw T Hiscox, ref, to Dora Widrevitz, 2151 Walton av; FORECLOS Feb18; Mar18'13. **6,600**

Walton av, 2163 (11:3185), ws, 114.8 n 181st, runs w75xn19xe72.11 to av xs12.3 & 6.11 to beg, 2-sty bk dwg; Edw T Hiscox, ref, to Jno Bollwinkel, 2163 Walton av; FORECLOS Feb18; Mar18'13. **5,450**

Walton av, 2261 (11:3186), ws, 188 s 183d, 20x95, 2-sty bk dwg; Richd Ely ref to Thos P Howley, 421 W 34; FORECLOS Mar7, Mar11, Mar17'13. **500**

Washington av, 1217 (9:2389), swc 168th (No 460), 42.7x91.1x42.7x91.3, 5-sty bk tnt & strs; Corner Constn Corpn to Julia B Bondy, 1210 Fulton av; mtg $37,000, Mar 15; Mar17'13. nom

Washington av, 1477 (11:2902), ws, 90 s 171st, 37.6x100, 5-sty bk tnt; Annie L, wife, & Ferd G Kneer, to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $22,000 & AL; Mar18'13. O C & 100

Washington av, 1792 (11:2916), es, 104 s 175th, 54x109.4, 6-sty bk tnt & strs; Wm Korn et al to Fanny Gruen, 116 E 90; mtg $9,000; Mar12, Mar20'13. O C & 100

Washington av, 2053 (11:3036), ws, 285.10 s 180th, 25x145, 4-sty bk tnt; Pauline Pfaehler heir Emil L Pfaehler to Smada Realty Co, a corpn, 391 E 149; mtg $15,000; Mar10; Mar14'13. O C & 100

Washington av, 2156 (11:3049), es, 432.11 s 182d, 23.9x106.1x24x110, 2-sty fr dwg; Carrie, wife, & Benj Schoen, to Robt Busch, 30 Bolton rd, Inwood-on-Hudson; mtg $5,200 & AL; Mar17; Mar18'13. nom

Webster av (11:2898), es, 134.3 n 173d, runs e157 to ws old Brook xn75xw155.10 to av xs75 to beg, 2-5-sty bk tnts; Jacob Freeman to Esther Cohen, 1185 Fulton av; mtg $9,000; Mar11; Mar18'13. O C & 100

Webster av (9:2427), swc 169th, 40x100, 5-sty bk tnt & strs; Benenson Realty Co to Christoph Vette & Sophie, his wife, at Laurel, Southhold, NY, tenants by entirety; mtg $32,000; Mar17; Mar18'13. O C & 100

Webster av (11:3031), es, 75 n 184th, 50.11x98.4x50.10x95.10, vacant; Francis X Keil et al to Keilbert Constn Co, Inc, a corpn, 535 E 166; mtg $9,000; Mar5; Mar 14'13. O C & 100

Wendover av, 429 (693) (11:2897), ns, 259.5 e Webster av, 37.6x84 to land N Y & H R R x37.6x83.10, 4-sty bk tnt; Rose Steinhouse to Kalman Steinhouse, 693 Wendover av; ½ pt; Dec23'10; Mar19'13. nom

Westchester av, 453 (9:2361), ns, 169.11 e Bergen av, 25x66, 2-sty fr dwg & str; Aug W Zuber to Geo F Moody, 62 W 71; mtg $8,000; Feb27; Mar17'13. O C & 100

White Plains rd, sec Penfield av, see Penfield av, ss, 87.9 e White Plains av.

White Plains rd (*), ws, 430.1 s Westchester av, 50x99.7; Chas A Laumeister to Geo Mackenzie, 1349 Taylor av; mtg $2,500 & AL; Mar12; Mar18'13. O C & 100

3D av, ss, — w Brook av, see Broad, 102-4, Manhattan.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Hoffman st (11:3065), sec 187th (No 570), 34x90.1x30.5x90.1, 5-sty bk tnt & strs; re mtg; Jas G Wentz to Cosenzo Bldg Co, a corpn, 705 E 187; QC; Mar17; Mar18'13. 27,500

134TH st, 675 E (10:2561), ns, at es 134th, runs n107.7 to ss Southern blvd (No 130), xn122.3 to ss 135th (No 670) xe 89xs200 to ns 134th xw169 to beg, vacant; re mtg; Jno H Henshaw to Cora M Branwell, 57 E 91; Mar14; Mar17'13. nom

135TH st, 670 E, see 134th, 675 E.

165TH st E (9:2447), ss, 30 e Grant av, 36.9x80.6x36.9x80.9, 4-sty bk tnt; re mtg; N Y Trust Co to Mitchell-McDermott Constn Co, 1094 Southern blvd; Mar15; Mar 17'13. O C & 1,000

165TH st E (9:2447), ss, 66.9 e Grant av, 36.9x80.3x36.9x80.5, 4-sty bk tnt; re mtg; N Y Trust Co, a corpn, to Mitchell-McDermott Constn Co, a corpn, 1094 So blvd; QC; Mar18; Mar20'13. O C & 1,000

187TH st, 570 E, see Hoffman, sec 187th.

261ST st W, swc Bway, see Bway, swc 261.

261ST st W, nwc Bway, see Bway, nwc 261.

Andrews av, 2338 (11:3218), es, 198.11 s Fordham rd, 25x100, 2-sty fr dwg; re mtg; Frank D Wilsey to Eliz McBride, 2338 Andrews av; Feb21'12; Mar20'13. nom

Bremer av (9:2513), old w s, closed, bet 166th & 167th, —x—; agmt as to rel of easements, etc; Annie C Walter, 1120 Nelson av with Jas L Van Sant, at White Plains, NY; Feb21; Mar19'13. nom

Broadway (13:3423), nwc 261st st, 50x 131x81.11x127, vacant; re mtg; Henry Forster to Patk McMahon, 477 W 57; Mar18; Mar19'13. nom

Broadway (13:3423), swc 261st, 50x98.9, vacant; re mtg; Henry Forster to Houlden Hudgin, 404 W 116; Mar18; Mar19'13. nom

Byron av (*), land in bed of av in front of lots 7 to 9 blk 10, & lots 22 to 24 blk 6 on map of Whitehall Realty Co; deed of cession; Wm Callahan to City NY; B&S; Sept24'12; Mar18'13. nom

Byron av (*), land in bed of av in front of prop to which mtg was recorded July15 '08 in l 95 p 158; re mtg; Helen J Le Hon to City NY; QC; Sept30'12; Mar18'13. nom

Byron av (*), land in bed of av in front of prop to which mtg was recorded July 15'08 in l 93 p 441; re mtg; Helen J Le Hon to City NY; QC; Sept30'12; Mar18'13. nom

Clinton av, 2147-9 (11:3098), ws, 264.4 n 181st, 42.10x107.8x43.1x112.4, 5-sty bk tnt; re mtg; Wm B Ewing to Fredk J McCanless, 457 St Pauls pl; Mar14; Mar18'13. 3,500

Clinton av, 2147-9; re mtg; Comity Mtg Co to G Zingales Co, 319 E 107; Mar14; Mar18'13. 24,000

Clinton av, 2151-3 (11:3098), ws, 307.2 n 181st, 42.10x103x43x107.8, 5-sty bk tnt; re mtg; Wm B Ewing to Fredk J McCanless, 457 St Pauls pl; Mar14; Mar18'13. 3,000

Clinton av, 2151-3; re mtg; Comity Mtg Co to G Zingales Co, 319 E 107; Mar14; Mar18'13. 24,000

Cruger av (*), land in bed of av in front of prop to which mtg was recorded Dec17 '03 in l 33, p 163; re mtg; Cyrus Hitchcock to City NY; QC; July10'12; Mar18'13. nom

Cruger av (*), ws, 150 n Columbus av, runs w5xn25xe30xs25xw25 to beg, being land in bed of av; deed of cession; Jos F Smith to City NY; B&S; July 15'12; Mar 18'13. nom

Gleason av (12th) (*), ns, 355 w Havemeyer av (Av B), —x—; agmt that above will be boundary line bet properties; Gertrude C Jarvis, 112 W 122, with Margaretha Mink, 2251 Gleason av; Feb28; Mar19'13. nom

Mile Sq rd or Old Gun Hill rd (12:3343), begins at Tryon av, ws, 84.3 s Gun Hill rd, runs nw127.9 to ss Gun Hill rd at pt 73.4 w Tryon av; agmt as to re easements for light & air over portions in said old rd; Montefiore Home, a Hospital for Chronic Invalids, & Country Sanitarium for Consumptives, Bway & 138th, with TRSTES of Columbia University, a corpn, 63 Wall; Sept16'12; Mar20'13. nom

Mile Sq rd or Old Gun Hill rd (12:3343), begins at Tryon av, es, 147.9 n Reservoir Oval E, runs se 148.4 to ns Reservoir Oval E at pt 79.6 e Tryon av; agmt as above; Isaac Moritz, 116 E 81, with same; May10 '12; Mar20'13. nom

Southern blvd, 130, see 134th, 675 E.

Ward av (*), cl at ss 174th, runs s along av 137.5 to ns 173d xe30 to es of av xn 116.10 to 174th xw36.5 to beg; also METCALF AV, swc 174th, runs n 80 to ns 174th xw957.10 & 378.9 to cl Ward av xs 92 to ss 174th xe216.2 & 15 to ns 173d xe21.10 to ss 174th xe35.3 to cl 174th xe30.10 to cl Manor av xs40 to ss 174th xe1,010 to beg; also METCALF AV, sec 174th, runs n80 to ns 174thxe976.6 to ws Rosedale av xs80 to s s174th xw979.8 to beg; also 173D ST, ns, at cl Ward av, runs e200 to ss 174th xe35.3xw 229.1 to cl Ward av xn20 to beg, being lands in beds of Ward av, E 173d & E 174th; deed of cession; Wm W Astor, London, Eng, to City NY; B&S; Nov21'12; Mar 18'13. nom

Gore (*) lot 15 map Wakefield, owned by party 1st pt; e ½ lot 580, same map, owned by party 2d pt; party wall agmt; Sound Realty Co with Geo H Sundermann; Feb14; Mar18'13. O C & 100

LEASES

Borough of Manhattan

MAR, 14, 15, 17, 18, 19 & 20.

[1]**Bedford st, nwc Houston,** see Houston W, nwc Bedford.

[1]**Cathedral pkwy, nwc 5 av,** see 5 av, nwc Cathedral pkwy.

[1]**Cedar st, 151-3** (1:56); all; Adolph L Gondran et al to Salvator Bonan, 939 St Marks av, Bklyn; 5yf May1'13; 5 y ren at $3,500; Mar19'13. 3,200

[1]**Chrystie st, 153,** see Delancey, 18.

[1]**Church st, 82-4** (1:86), 4 upper floors; Jno S Foster to Julius Sudendorf, 66 W 9; from June13'12 to May1'18; Mar19'13. 1,260

[1]**Church st, 82-4;** both strs & b; Jno S Foster to same; 5yf May1'14; Mar19'13. 2,040

[1]**Clinton st, 86** (2:348); asn Ls; Saml Tuchfeld to Peppe Tuchfeld, both at 25 Av C; Mar19; Mar20'13. nom

[1]**Columbia st, 83** (2:334), str & c; Gussie Isaacs to Abe Baumstein; 2yf Mar1; Mar 15'13. 660

[1]**Delancey st, 18** (2:425), nwc Chrystie, (No 153); asn Ls; Eugenie Oaksmith et al individ EXRS &c Auguste L Sevestre to Michl F Cusack, 124 Park pl, Bklyn; ½ pt AT; Mar17'13. 3,000

[1]**Delancey st, 18;** consent to asn above Ls; Jas T Horn et al to same; Feb28; Mar 17'13.

[1]**East Broadway, 237** (1:286); parlor fl; Simon Strum to Dr J J Goldstein, 237 E Bway; 3yf May1'13; Mar17'13. 660

[1]**East Broadway, 265** (1:287); cor str; Jos Vidootzky to Louis Yandoli, 1157 Intervale av; 2yf May1'12; Mar20'13. 780

[1]**Houston st, 63 E** (2:508); str; Angelo & Ciro Lopinto to Rosario Lopinto, 63 E Houston; 1 2-12yf July15'12; Mar17'13. 780

[1]**Houston st W** (2:528), nwc Bedford, runs w163.6xn126.7xs37.11xe5.4xs15.2xe46.8 xe38 to ws Bedford av xs— to beg, all; Grenville Kane et al to Domenick Rovegno, 8665 19 av, Bklyn, & ano, firm Two Star Confectionery Co; 21yf Mar22; option of ren; Mar20'13. taxes, &c, & 3,800

[1]**Hudson st** (2:629), nec 13th, —x— to 14th (No 342); cor str; Newton Bldg Co to Kath S Martens & Pierce J Butler, both at 241 W 13; 3 7-12yf Mar3'13; Mar19'13. 2,400

[1]**James st, 9** (1:117), yard & hallways for exit from 209 Park row; Michl Durante to Louis Gordon, 141 Canal; 1y & 12 days fr Apr18'12, with ren; Mar20'13. 500 & then per annum 120

[1]**North Moore, st, sec West,** see West, 224.

[1]**Pearl st, 477** (1:159); str &c; Ernst A W Wilkens to Alex Scrivani, 24 Baxter; 3yf May1'13; Mar17'13. 1,320 & 1,440

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Stanton st, 163 (2:349), w str & b; Abr Simiansky to Abr Mitelmark, 22 Clinton; 3 yrs less 3 days f May3'13. Mar17'13. 696 & 720

Washington st, 227 (1:128); the shop; Laura V Rhinelander to Theodoros Panagakos, 14 Cherry, 5yf May1; Mar20'13. 2,600

West st, 224 (1:185), see N Moore, all hotel, &c; asn Ls; Aug Toebelmann to Danl F Connelly, 224 West; Feb26; Mar18 '13. O C & 100

Wooster st, 6 (1:229); b; Domenico Lecce to Carlo Antonino, 75 Mulberry, for a term as long as party 1st pt is lessee; Mar18'13. per month 40

4TH st, 267 W (2:613); all; Cord H Schroeder to Hermann C Fricke, 53 Charles 10yf Apr1'13; Mar18'13. 1,800

5TH st, 621 E (2:388); concellation of Ls; Wiener & Wolfsohn Co to Knee Bros; Sept24'12; Mar20'13. nom

5TH st, 623 E (2:388); sur Ls; Rosa Rothstein to Manuel Spielberg & ano; AT; Apr28'06; Mar20'13. 628.12

6TH st, 712-14 E (2:375); all; Meyer Rappaport to Saml Kliegler, 611 6 av; from Jan15'13 to Jan1'16; Mar15'13. 5,500

6TH st, 712-14 E; asn Ls; Saml Klieger to Jos Goldner, 338 E 8 & Abr Goldner, 338 E 8 & Meyer Rappaport, 459 W 123, nom

7TH st, 73-5 W (2:449); asn Ls; Jos Perlbinder & ano Louis Pecker, 215 Madison; June1'12; Mar18'13. nom

7TH st, 73-5 E (2:449); all; Henrietta Studinski to Jos Perlbinder & ano, 128 Rivington; 3yf Apr1'12; Mar17'13. 7,790

13TH st W, nec Hudson, see Hudson, nec 13.

13TH st, 313-15 E (2:455), w str; sur Ls; Rose Applebaum to Maria Berliant, 976 Fox; AT; Sept5'12; Mar14'13. nom

13TH st, 313-15 E; e str; sur Ls; Ruby Realberg to same; AT; Aug7'12; Mar14'13. nom

14TH st, 342 W, see Hudson, nec 13.

16TH st, 434 E (3:947); asn Ls; Anna J Doyle to Florence L Burchard, 110 Maple, Richmond Hill, B of Q; Mar8; Mar17'13. nom

23D st, 112 E (3:878), front b; Ralph Elsinger to Fredk Grossmann & Jacob Kurtag, both at 903 Tinton av; 7yf Apr15'13; Mar15'13. 1,000 to 1,300

26TH st, 11-13 E, & 27th st, 6-8 E (3:856), 9th, 10th & 11th lofts; Flemish Realty Co to Seel & Saul Singer, both at 601 W 168, firm Singer Bros; 5 9-12yf May1'13; Mar18'13. 20,500

27TH st, 6-8 E, see 26th, 11-13 E.

27TH st, 13-15 W (3:829), str, b & 1st loft; Jno C Stratton & Co to Loeb Bros, a corpn, 491 Bway; 5 7-12yf July1'13; Mar 19'13. 11,000

27TH st, 13-15 W; str, b & 1st loft; Meebra Realty Co to same; 11yf Feb1'13; Mar19'13. 13,000

33D st, 1-13 E (3:862); 5th loft; 5th Av & 33d St Co, a corpn, to Ludwig E Goetz, 1200 Mad av et al, firm Embroidered Garment Co; 4 9-12yf May1; Mar20'13. 7,500

36TH st E, ns, abt 230 e 1 av, see 37th, E, ss, 155 e 1 av.

37TH st E (3:968), ss, 155 e 1 av, runs e 183 to bulkhead xs197.6 to ns 36th xw108x n98.9xw75xn98.9 to beg, with coal pockets, wharfage, &c; P Chauncey Anderson et al individ, TRSTES &c of E Ellery Anderson to Robt Gordon & Son, Inc, a corpn, nec 46th & North river; 10yf May1'13; 10 y ren; Mar19'13. taxes &c & 9,750

38TH st, 22-4 W (3:839); 7th loft; Arthur Frankenstein to M Cowen Co, a corpn, 7 W 38; 4 7-12yf July1; Mar20'13. 3,000 to 3,500

39TH st, 14 E (3:868), ss, 225 e 5 av, 25x98.9; all; Lilla L Thompson, EXTRX Jennie M Thompson, to Emil Fraad, 330 W 25; 21yf Sept1; Mar20'13. taxes &c & 3,250 & 5,000

40TH st, 200 E, see 3 av, 615.

40TH st, 301 W, see 8 av, 619-21.

41ST st E, sec Park av, see Park av, 103.

42D st, 11-9 W (5:1258), ns, 208.4 w 5 av, runs n100.5xw41.8xn100.5 to ss 43d (Nos 18-22) xw62.6xs200.10 to 42d xe 104.2 to beg; all; Estate Eugene A Hoffman, Inc, to State Realty Co, a corpn, 17 W 42; 21yf May1; 2 rens of 21 yrs each; Mar20 '13. taxes &c & 1st 9 yrs net $32,500 & thereafter. net 69,000

43D st, 314 W (4:1033), all; Mary C Pease to Jos Brandt & Jno Karpa, 314 W 43; 5 4-12yf Jan1; Mar15'13. 1,800

43D st, 18-22 W, see 42d, 11-9 W.

49TH st, 65 W (5:1265); all; Virginia C Benedict to Edgar J Hesslein, 65 W 49; 3yf May1'14; Mar17'13. 3,100

52D st, 11 W (5:1268), all; Jno D Locke to Henry T Richardson, 11 W 52; 5yf Oct 1'13; Mar14'13. 4,500

53D st, 127-9 W (4:1006); all; Peter Duffy to Jas L Marshall, 127 W 53; 10yf Oct1'10; Mar17'13. excess taxes &c & 3,300 to 4,000

62D st, 201½ E, see 3 av, 1051.

73D st E, nwc 1 av, see 1 av, nwc 73.

88TH st, 159 E, see 88th, 161 E.

88TH st, 161 E (5:1517), ns, 193.2 w 3 av, 26.10x100.8x106.6x128.5; also 88TH ST, 159 E (5:1517), ns, 220 w 3 av, 25x100.8; asn Ls; M Byrnes Bldg Co to Byrnes Lumber & Mfg Corpn, 159 E 88; Mar1; Mar18 '13. nom

99TH st, 57-9 E (6:1605); all; Rose Landau to Louis Goodman, 268 Av A & ano; 3yf Mar1'13; Mar14'13. 3,900

100TH st W, nwc Col av, see Col av, 820.

103D st, 16-20 E (6:1608); all; Joel M Marx to Tillie Abelman, 17 E 101; 5yf Feb 1; Mar20'13. 8,200 & 8,400

109TH st, 125 E (6:1637); asn Ls; Estates Mtg Securities Co to Acadia Realty Co, a corpn, 25 W 21; Mar13; Mar14'13. nom

113TH st, 7-9 E (6:1619); sur Ls; Nathan Bender & ano to David Hershfield, individ & as EXR Rachel Hershfield, 431 Riverside dr; Dec30'12; Mar18'13. nom

114TH st, 36 W (6:1597); all; Eliz I Sachs to Chevra Rabbi Elazar Lande of Wilkowishk, 36 W 14; 3yf May1'13; 2 y ren; Mar19'13. 960

115TH st E, swc 3 av, see 3 av, 2100.

124TH st, 78 W, see Lenox av, 276-8.

125TH st, 232 E (6:1789); all; Lincoln A Hammond & ano EXRS &c Jno M Zeller to Louis Cohen, 1393 Stebbins av; 6 11-12yf June1'13; Mar14'13. 2,000

130TH st W, cor 8 av, see 8 av, 2428.

136TH st W, swc Ams av, see Ams av, swc 136.

Av C, 176 (2:380); str fl; Henry W Keil EXR Geo C Keil to Leon Freilich, 165 Av C; 5 1-12 y & 15 days f Mar15'13; Mar19'13. 480

Amsterdam av (7:1988), swc 136th; asn Ls; Donnelly Cafe Co to Chas A H Barg, 1764 Ams av; Mar13; Mar14'13. nom

Bowery, 178 & 178½ (2:478); asn Ls; Thos J Carew & ano to Henry G Hutt, Hotel Pierrepont, 32d & Bway; Mar18'13. nom

Broadway, 1614-20 (4:1021); sur Ls; Barney Estate Co to Jno L Murray, 244 W 99 & Sixteen Hundred and Sixteen Broadway Co, 228 West 42; Mar14; Mar17'13. nom

Broadway, 2457-9 (4:1238); asn Ls; Guido Rieck to Herman L Behrens, 100 W 71; A T; Mar14; Mar15'13. nom

Columbus av, 820 (7:1855), nwc 100th; str & front c; Danl Buckley to Alphonse Andre &ano, 884 Col av; 7yf Apr15; Mar18 '13. 2,500

Lenox av, 276-8 (6:1721), sec 124th (No 78), 50.5x75; asn Ls & merger in fee; Edw J Welling to Thos A Roe, 562 W 173; AT; Mar14'13. O C & 100

Lexington av, 43 (3:880), 3-sty & b dwg; all; Mary E McKesson to Henry Claassen, 449 W 46; 2yf Mar15; Mar20'13. 840 & 900

Madison av, 1580 (6:1612), asn Ls; Jno J Mahon to Luigi Pellegrino, 32 W 118; Mar11; Mar14'13. nom

Park av, 103 (5:1295), sec 41st, n ½ of s str; Exchange Buffet Corpn to Eugene Dietzgen Co, a corpn, 218 E 23; 4yf May 1; Mar18'13. 3,000

Park av, 634 (5:1380); str; Matilda Hoykendorf to Otto J Bliss, 107 W 109; 3yf Apr30'13; Mar17'13. 2,500

1ST av (5:1448), nwc 73d; asn Ls; Louise R Moser & ano to Wm Kroupa, 424 E 75; Mar11; Mar19'13. nom

1ST av, 295 (3:922), str & b; Felix Rieger Sr to Diedrich Hillman, 295 1 av; 10yf May1; Mar18'13. 1,800

2D av, 123 (2:463); two lower floors; Albert Sokolski &ano to Wm Katz, 255 2d; 5yf completion of alterations; Mar17'13. 2,900 & 3,000

2D av, 1437 (5:1429), str & b; Wm F Messenger et al heirs Henry Messenger to Henry Jansen, 1437 2 av; 5yf May1'12; Mar 17'13. 840

3D av, 615 & 40TH st, 200 E (3:920); upper part; Bertha Weibel to Annie Touhey, 200 E 40; 5yf Mar1; Mar17'13. 660

3D av, 679 (5:1316); asn Ls; Jas Bacon to Edw J White, 629 Crescent av, B of Q; Mar14; Mar20'13. O C & 100

3D av, 1051 (5:1417), nec 62d (No 201½); all; Eliz M F Ochs to Henry W Wenig, 188 6 av; 10yf Apr1; Mar20'13. 3,600 & 4,200

3D av, 2249 (6:1787), str & two floors above; Minister &c of Reformed Low Dutch Church of Harlem to Jas Van Dyk Co, 307 Water; 3yf May1'13; Mar14'13. 2,500

3D av, 2100 (6:1642), swc 115th; str & pt b; Chas L Mulford to Jacob Cohen, 147 Rivington; 2 7-12yf May1'13; 5 y ren at $2,200; Mar19'13. 2,000

4TH av, 330 (3:854), str; Isabella Schwab et al to Rosie Neievirth, 126 W 115; 3 8-12yf Sept1'12; Mar14'13. 2,500

4TH av, 398-402, & 28TH st, 48-50 E (3:857), all; Robt W Goelet to United Cigar Stores Co, a corpn, 44 W 18; 10yf May1'13; Mar3'13. Corrects error in issue of Mar8 when term of lease was for 20 yrs. taxes, &c, & 14,000 to 20,000

5TH av, 5 (2:550), es, 27 s 8th or Clinton pl, 27x100; sur Ls with building thereon; Lillian C Prince individ & ano EXRS Garafelia O Chickering to Trstes Sailors Snug Harbor, a corpn, 31 Nassau; AT; QC; Mar14'13. 5,000

5TH av, 425 (3:868); 2d fl; Emma S Siebrecht by Henry A Siebrecht ATTY to Robt Griffin Co, a corpn, 425 5 av; 6yf May1'13; Mar17'13. 13,000 to 18,000

5TH av, 423-7 (3:868), rear or n part 3d fl L; Emma S Siebrecht by Henry A Siebrecht atty to Robt Griffin Co, a corpn, 425 5 av; 6 2 12yf Mar1'13; Mar17'13. 1,300 to 1,600

5TH av, 661-3 (5:1288), portions of str & b with right of way through No 1 E 52d; Leasehold Investors Corpn to Jno P O'Brien, 25 Floyd, Bklyn, or 303 Pearl, NY; 10yf May1'13; Mar14'13. 18,000 to 22,000

5TH av, 2172 (6:1730), n str fl & b; Saml Rosenthal to Anna & Louis Siegel, 2167 5 av; 3 5-12yf May1'13; Mar17'13. 960

5TH av, 2188 (6:1731); str &c; Sadie Josephy to Hyman Kavodlo, 4 E 132; 3yf May1'13; Mar17'13. 540 & 600

5TH av (6:1594), nwc Cathedral pkwy (110th); asn Ls; Loew's Fifth Av Amusement Co to Harlem's Fifth Av Amusement Co, Inc, 1 5 av; Mar17'13. nom

6TH av, 257 (3:792); all; Jas Egan to Edwin F Grant, 878 E 176; 6yf Feb1; Mar 20'13. 5,280 & 6,000

7TH av, 426 (3:783), agmt modifying Ls so that same may be assigned &c; Sophie D Schoeller with Timothy J Shine, 69 W 36; Feb27; Mar19'13. nom

7TH av, 426 (3:783), ws, 60.5 n 33d, 19.2x 69.10; all; Sophie D Schoeller to Timothy J Shine, 69 W 36; 20 9-12yf Aug1'12; Mar 19'13. taxes &c & 3,600 to 4,800

7TH av, 567 (4:993); asn Ls & consent to same; Philip Brady to Patk J Taylor & Jno A Anders, 229 W 20, & Emil Frank; Jan24; Mar19'13. nom

7TH av, 1985 (7:1904), str & b; Theresa Proops to Geo J Kuck, 159 W 119; 10yf May1'13; Mar19'13. 1,500 to 1,800

7TH av, 2525-35 (7:2015), 22 apartments in each of 3 houses; Miruth Realty Co to Wm Reilly, 2529-31 7 av; 3yf Mar1'13; Mar 19'13. 16,020

8TH av, 619-21 (4:1031), nwc 40th (No 301), 40x100, all; Lee Kamioner to Frank Melville Jr, 28 Monroe pl, Bklyn; 21yf May1'13; Mar15'13. taxes, &c, & 10,000

8TH av, 873 (4:1043), 2d fl; Elise Bachmann to Tage Schonberg, 873 8 av; 3yf May1; Mar17'13. 780

8TH av, 894 (4:1025); pt of str; Nathan Feier to Eva F Grobert, 8 av, bet 53d & 54th; 3yf Aug15'11; Mar20'13. 600

8TH av, 2428 (7:1935), cor 130th, all; Helen C Voss to Chas S Haberman, 246 W 129; 7yf May1'15; Mar15'13. 2,600 & 2,800

8TH av, 2748 (7:2031); asn Ls; Peter J McAuley to Matthew H Gregory, 130 Waverly pl; mtg $3,000; Mar17'13. nom

9TH av, 615 (4:1053), str fl & 4 rooms front above str; Mary O Ginger to Mary Kabay et al, firm Mathon & Co, all at 1105 1 av; 5yf Apr1'13; Mar18'13. 1,692 & 1,752

Bulkhead (3:663), begins ss of Pier 64, N R, near ft W 24th at ws pile platform adj said pier on s, bet 23d & 24th, runs s 73.5xe33xn2.3xe—xn—xw— to beg; also an area inshore of pier 64 N R, being part Marginal wharf, st or pl bet n & ss of piers 64 & 50, with wharfage &c; City of NY by Comr of Docks to Anchor Line, a Corpn, 19 Bway; from Dec1'12 to Jan1'22; 10 y ren; Mar14'13. 3,649.51

LEASES.

Borough of the Bronx.

Freeman st, 916 (11:2975); Hattie Greenberg to Louis Beilin, 411 Central av, Jersey City, NJ; Mar18; Mar19'13. nom

Home st, 779 (10:2662), nwc Tinton av; all; Josephine Grimm to Alex R Elkin, 531 St Pauls pl; 5yf May1'13; 3 yrs ren at $684; Mar19'13. 648 & 660

134TH st, 635 E (10:2547), asn Ls; Lena Link to Gottliebin Quandt, 123 W 128th; AT; Mar11; Mar14'13. nom

145TH st E, nec Brook av, see Brook av, 452.

146TH st E, nec Willis av, see Willis av, 472.

147TH st, 536 E (9:2273); all; Gussie Heidenreich to Herman Stark, 101 W 143 & ano; 3yf Mar15'13; Mar19'13. 3,400

152D st, 245 E (9:2442); all; Jno Di Iorio to Jno Tino, 151 E 237 & ano; 5yf Apr1'13; Mar14'13. 900

175TH st, 530 E (11:2930), cor str; Crotona Corpn to Harry Frankenbusch, 530 E 175; 5yf Jan1'13; Mar17'13. 840 & 900

179TH st, 225 E (11:2812), 35x90; all; Cath A Higgins to Enrico Amaducci, 225 E 179; 9 mos fr Jan1 at $50 per month; 1 yr ren; Mar20'13.

184TH st W, swc Jerome av, see Jerome av, 2371.

204TH st, 363 E (12:3353); str & c & rooms; Mary F Dalton to Geo A Soehlke, 2999 Webster av; 5yf Sept1'12; Mar20'13. 600 & 660

224TH st (*), swc White Plains rd (No 3945); asn Ls; Peter Conlan to Westchester Co Bwg Co, 21 Prospect av, Mt Vernon, NY; Mar5; Mar19'13. nom

Brook av, 452 (9:2272), nec 145th; str & pt b; Emma Schwartz to Edw L Verheyen, 638 E 138; 5 1-12yf Apr1'13; Mar 19'13. 1,200

Intervale av, 956 (10:2703); asn Ls; Vincenzo Rungo to Giovanni Merenda, 437 W 54, & ano; Jan24; Mar20'13. nom

Jerome av (12:3329), es, at s 1 land Fredk Schraders, 125x150, as now occupied by Nicholas F Muller for hotel purposes; all; Dennis W Moran to Marguerita Muller, 3600 Jerome av; 5yf Apr1; Mar20'13. 1,722 to 2,028

Jerome av, 2371 (11:3198), swc 184th, n str & b; Theo Rieper to Ralph Levy, 15 Manhattan st, & ano; 5yf May1; Mar18'13. 840 & 960

Prospect av (10:2678), ws, 1st & 2d stores & b n of 163d; Zarland Realty Co to Isaac Oppenheim & ano, 724 E 160; 5yf Mar1; 3y ren at $2,400; Mar18'13. 1,400 to 1,800

Prospect av, 594-600 (10:2684); 3 bldgs; all; Gorham Realty Co to Jos Jovans, 14 E 114; 3yf Apr1; Mar20'13. 10,080

Tinton av, nwc Home, see Home, 779.

Westchester av, 791 (10:2655), nws, 306.2 ne from es Tinton av, 26x81; all; Wm Oppenheim, agent, to Abr Baumgart, 1022 Hoe av, & ano; 5yf Nov1'12; Mar18'13. 2,500 to 4,000

Westchester av, 791; asn Ls; Abr Baumgart &ano to Bessie Zimet or Zunet, 1122 Clinton av; Mar17; Mar18'13. nom

White Plains rd, 3945, see 224th E, swc White Plains rd.

White Plains rd (*), es, 30 n 219th; str & c 25x78; Chas E Gordon et al to Leo Levitan et al, 642 Morris Park av; 5yf June1'13; Mar19'13. 780

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[1]**Wilkens av, 1337** (11:2976); agmt modifying terms of lease so as to read store & rooms in rear for the term of 10 yrs fr Jan1'11 at $2,280 to $2,580 per yr; Utility Realty Co with Fredk Dieknoger, 1337 Willis av; Nov18'11; Mar20'13. nom

[1]**Wilkens av, 1337;** agmt as to asn of Ls & consent to same; same with same & Wm F Cordes, 93 W 134; Mar20'13. nom

[1]**Wilkens av, 1337;** asn Ls; Fredk Diekroger to Wm F Cordes, 93 W 134; ½ pt; Mar12; Mar20'13. nom

[1]**Willis av, 144** (9:2279), str & b; Hiram L Phelps to Richd J Wallace, 408 E 135; 5yf May1; Mar20'13. 1,200

[1]**Willis av, 472** (9:2291); asn Ls; Jno J Murphy to M Groh's Sons Inc, a corpn, 238 W 28; Mar5; Mar15'13. nom

[1]**Willis av, 472** (9:2291), nec 146th; str, &c; Adolph Steiner to Jno J Murphy, 472 Willis av; 8 4-12yf Jan1; Mar15'13. 1,620

[1]**3D av, 4555** (11:3052), str & b; Annie Rehill to Geo Homeyer, 2258 Creston av; 3yf May1; Mar18'13. 780 to 900

MORTGAGES.

Borough of Manhattan.

MAR. 14, 15, 17, 18, 19 & 20.

[m]**Allen st, 13** (1:293), swc Canal (Nos 70-2), 50x47.6; ext of $55,000 mtg to Apr9'18 at 5%; Mar12; Mar19'13; Annjeannette & Fredk J Seelig with Wilson M Powell et al, trstes. nom

[m]**Barclay st, 28** (1:86), ss, 49.3 w Church, 24.2x100.10x24.2x101.10; Mar14'13; due, &c, as per bond; Alfd L Simonson, Bklyn, to Kath L Meuser, Hoboken, NJ. 7,000

[m]**Barrow st, 129-35** (2:603), ss, 100 w Washington, 70x75; Mar20'13, 3y5%; Thos M McCarthy to Emigrant Indust Savgs Bank. 25,000

[m]**Bayard st, 67** (1:163), ss, 61 e Mott, 26x 99x irreg x100; ext of $25,000 mtg to Mar 12'18 at 4½%; Mar12; Mar14'13; Bowery Savings Bank with Saml Aronson, 51 E 75. nom

[m]**Broome st, 400-4** (2:481), nec Cleveland pl, Nos 1-5), runs n 144.11xe98.8xs50xw25x s112.2 to Broome xw75.9 to beg; Mar18'13, 5y5%; Fifty-Four Barclay St Co to East River Savgs Instn, 291-5 Bway. 300,000

[m]**Broome st, 400-4;** certf as to above mtg; Mar18'13; same to same.

[m]**Canal st, 70-2,** see Allen, 13.

[m]**Cherry st, 154** (1:253), ns, abt 120 w Market, 20.2x75x20.2x75.7; Mar18'13, 3y6%; Francis J Meyer to Jas A Shephard, 383 Stone av, Bklyn. 1,500

[m]**Cleveland pl, 1-5,** see Broome, 400-4.

[m]**Division st, 270 & 270½ & Grand st, 455** (1:315); ext of $38,500 mtg to May1'16 at 5%; Nov26'12; Mar19'13; Emily M Wheeler with Rose Smigel & Farmers Loan & Trust Co trste Isaac Smigel. nom

[m]**East Broadway, 269** (1:287), ss, 75 e Montgomery, 52.10x75, given to secure mtg covering 14 Monroe; pr mtg $55,000; Mar17'13; 5y6%; Corporation of H & A Cohen, a corpn, & Harris & Abr Cohen to Isaac Shiman, 614 Superior, Cleveland, O. 7,500

[m]**East Broadway, 269** (1:287); certf as to above mtg; Mar17; Mar18'13; same to same.

[m]**East Broadway, 269** (1:287); sobrn agmt; Mar17; Mar18'13; Abr Cohen with same. nom

[m]**Forsyth st, 33** (1:302), ws, 25 n Canal, 24.2x98.6x24.9x98.7; ext of $31,000 mtg to Mar17'18 at 5%; Mar17; Mar19'13; Lawyers Title Ins & Trust Co with Sophie Cohen. nom

[m]**Frankfort st, 61-3,** see Jacob, 25.

[m]**Grand st, 455,** see Division, 270 & 270½.

[m]**Houston st, 63 E** (2:508); sal Ls; Aug6 '12; Mar17'13; demand, 6%; Rosario Lopinto to Kips Bay Brewing & Malting Co, 650 1 av. 1,200

[m]**Houston st, 398-400 E** (2:371), ns, abt 60 w Sheriff, 40x60.7 to 2d (Nos 289-91) x 40.4x65.8; pr mtg $42,000; Mar14'13; due Jan1'15, 6%; Louise Kaufold, Bklyn, to Fischel Weintraub, 140 Rivington. 9,000

[m]**Howard st, 3** (1:208), ss, 36.1 w Centre, 25.6x100x25x100; Mar17'13; 1y5%; Mary A McNamara, 566 7th, Bklyn, to Emigrant Indus Savings Bank. 25,000

[m]**Jacob st, 25** (1:104), swc Frankfort (Nos 61-3), runs w47.1xs22.6xe5xn0.6xe42.9 to Jacob xn22 to beg; 1-6 pt; all title; Mar12; Mar18'13, 1y6%; Isadora E, wife of & C Henry Mangels, East Orange, NJ, to Dorcas L Boardman, Plainfield, NJ. 350

[m]**Jacob st, 25;** 1-6 pt; all title; Sept20'12; Mar18'13, 1y5%; same to Julia W Henderson, 125 W 44; re-recorded from Sept23'12. 1,000

[m]**John st, 50-6** (Miscl); consent to mtg on chattels for $500, Jno J Robinson Pipe Co to Henry F Mouquin; Mar13, Mar19 '13.

[m]**Madison st, 223** (1:271), Aug29'12 Mar 14'13, 3y6%; Sarah Shapiro admx Aaron Shapiro & Saml N, Anna, Rose, Ada, Dave & Emanuel Shapiro, heirs Aaron Shapiro to Nathan J Gumbiner. 1,000

[m]**Mercer st, 217-19** (2:533), ws, 305.9 s 3d, 56.7 to el former Amity la x52x42.6x50, ext of $1,500 mtg to May1'16 at 5%, Mar14; Mar18'13, Central Trust Co with Fredk Sellar, 17 Winfield av, Mt Vernon, NY. nom

[m]**Nassau st, 115-17** (1:90), ws, abt 145 s Beekman, 50x104.6 to Theatre alley, x50x 102.1, Mar12; Mar14'13; 1y5%, Valgour Realty Co to Emigrant Indus Savings Bk. 210,000

[m]**Nassau st, 115-17;** certf as to above mtg; Mar14'13; same to same.

[m]**Nassau st, 115-17;** sobrn agmt, Mar12, Mar14'13, Thos H Kelly with same. nom

[m]**Prospect pl, 1-19** (5:1333), sec 41st, 197.6 to ns 40th xe110 to ws 1 av (Nos 701-19); also 41ST ST, 344 E (5:1333), ss, 398 e 2 av, 17x98.9; also 41ST ST, 348 E (5;-1333), ss, 432 e 2 av, 51x75; Feb19; Mar17 '13; due, &c, as per bond; Maria C & Juliana Cutting, Mary C Cumnock & Madeline C Hibbs to Greenwich Savings Bank, 246 6 av. 36,000

[m]**St Marks pl, 37,** see 2 av, nwc St Marks pl.

[m]**St Nicholas pl** (7:2054), es, 75 s cl 153d runs s99.1xe100xn99.1xw100 to beg; bldg loan; Mar-19'13; 1y6%; Strathcona Constn Co to Jos Hamershlag, 38 W 69. 152,500

[m]**Sheriff st, 85** (2:339), ws, 175 n Rivington, 25x100; Feb20; Mar17'13; 4y4%; Gabriel Goldstein to Esther Goldman, 142 E Bway. 1 000

[m]**Stanton st, 197** (2:344), ss, 50 w Ridge, 20x100; PM; pr mtg $15,000; Mar19; Mar 20'13, 6y6%; Benj Silberman, 83 Ridge, to Isidore Kalfus, 197 Stanton. 6,000

[m]**Waverly pl, 15-9** (2:548), ns, 48.8 e Greene, 93.10x132.11 with right to use driveway 10 ft wide in rear 21-3 Waverly pl; Feb1; Mar18'13, 5y5%; Clarence S Wadsworth, Middletown, Conn, to Elijah K Hubbard, Middletown, Conn, & ano, trstes Julius Wadsworth. 173,226.52

[m]**West st, 224** (1:185); asn Ls as collateral security for loan of $7,500; Feb26; Mar18 '13; Danl F Connelly to Excelsior Brewing Co, 254 Hart, Bklyn. nom

[m]**1ST st, 108 E** (2:429), ns, 175 w Av A, 20 x105.11; PM; Mar18; Mar19'13; due Feb 15'18; 5%; Isaac Yagoda to Mary E Fitts, at Bronxville, NY. 12,500

[m]**2D st, 289-91 E,** see Houston, 398-400 E.

[m]**4TH st, 267 W** (2:613); sal Ls; Mar18'13, demand, 6%; Herman C Fricke to Geo Ehret, 1197 Park av. 6,000

[m]**9TH st, 610 E** (2:391); ext of $25,000 mtg to Feb10'17; int as per bond; Mar5; Mar 18'13; Jos & Saml Tancer with Solomon H Kohn, 334 W 72. nom

[m]**9TH st, 27 W** (2:573), ns, 379.6 w 5 av, 17x92.3; ext of mtg for $5,000 to June1'18; 6%; Nov29'12; Mar18'13; Julia G Fowler with Stella W wife Walter B Brouner, 27 W 9. nom

[m]**12TH st, 413 E** (2:440); agmt as to share ownership in mtg; Mar17; Mar20'13; Geo Y Bauchle to Lawyers Mtg Co, 59 Liberty. nom

[m]**13TH st, 14 E** (2:570); sal Ls; Mar10; Mar20'13; demand, 6%; Eugen or Engen Schenck & Ferdenand Lissner to Jacob Ruppert, a corpn. 1639 3 av. 3,952.22

[m]**13TH st, 438 E** (2:440), ss, 172.9 w Av A, 24.3x103.3; also 13TH ST, 440 E (2:440), s s, 148.6 w Av A 24.3x103.3; pr mtg $49,200; Mar14; Mar15'13; 1y6%; Isidor Leibowitz to Wilhelmina Kratsch, 266 Av A. 2,000

[m]**13TH st, 440 E,** see 13th st, 438 E.

[m]**13TH st, 517 E** (2:407), ns, 220.10 e Av A, 24.10x103.3; PM; pr mtg $——; Mar15; Mar18'13, 6y6%; Francesca Porzio, 277 E 10, to Sarah Kohn, 297 E 10. 4,000

[m]**13TH st, 517 E;** pr mtg $30,000; Mar17; Mar18'13; due &c as per bond; same to Henrietta Almour, 1764 Bedford av, Bklyn. 1,000

[m]**15TH st, 30-2 W** (3:816), ss, 425 w 5 av, 50x110.10x51.4x99.2; pr mtg $201,000; Mar 14; Mar15'13; 3y6%; Polo Constn Co, 1133 Bway, to Realty Holding Co, 907 Bway. 30,000

[m]**15TH st, 30-2 W;** certf as to above mtg; Mar14; Mar15'13; same to same.

[m]**19TH st, 219 E** (3:900), ns, 344.6 w 2 av, 20x90; pr mtg $8,000; Mar18'13, 5y5%; Chas F Meinhardt to Ada L Haviland, 219 E 19. 9,000

[m]**25TH st, 324-6 W** (3:748), ss, 284.6 w 8 av, 40.6x98.9; bldg loan; pr mtg $25,000; Mar19, Mar20'13, 1y6%; Crest Holding Co to Albt Jarmulowsky, 1295 Mad av, et al, exrs Sender Jarmulowsky. 20,000

[m]**25TH st, 324-6 W;** certf as to above mtg; Mar19; Mar20'13; same to same.

[m]**25TH st, 324-6 W;** sobrn agmt; Mar19; Mar20'13; same & Fulson Realty Co with same. nom

[m]**27TH st, 353 W** (3:751), ext of $10,000 mtg to Apr30'16 at 5%; Feb14; Mar14'13; Phillips Phoenix et al trstes Stephen W Phoenix with Delia McAlonen. nom

[m]**28TH st, 47-9 E,** see 4 av, 404-12.

[m]**30TH st, 24 E,** see Mad av, 112-6.

[m]**31ST st, 234 E** (3:911), ext of $8,000 mtg to Apr25'16 at 5%; Mar17; Mar19'13; Jas Callahan with Lawyers Title Ins & Trust Co. nom

[m]**31ST st, 200 W,** see 7 av, 370-8.

[m]**33D st, 442 W** (3:730), ss, 125 w 9 av, 25x98.9; pr mtg $——; Mar20'13, 2y6%; Sarah Goldberg, 261 Spring, West Hoboken, NJ, to Kath Laub, 774 10 av. 4,000

[m]**35TH st, 29-33 W** (3:837), ns, 405 w 5 av, 65x98.9; pr mtg $556,750; Jan25; Mar 20'13, due Mar1'13, 6%; 29 W 35th St Co to Albt O Chapin, Erie, Pa. 14,298.16

[m]**35TH st, 247-51 W** (3:785), ns, 262 e 8 av, 60x98.9; Mar18'13, 5y4½%; F M B Realty Co, Inc, a corpn, to Margt O Sage, 604 5 av. 60,000

[m]**35TH st, 247-51 W** (3:785), ns, 262 e 8 av, 60x98.9; ext of $60,000 mtg to Mar18'18 at 5%; Mar18; Mar19'13; F M B Realty Co, Inc, a corpn, to Margt O Sage.

[m]**35TH st, 261-3 W** (3:785), ns, 139 e 8 av, 38x98.9; Mar18'13, 5y4½%; F M B Realty Co, Inc, a corpn, to Margt O Sage, 604 5 av. 25,000

[m]**35TH st, 261-3 W** (3:785), ns, 139 e 8 av, 38x98.9; ext of $25,000 mtg to Mar18'18 at 5%; Mar18; Mar19'13; F M B Realty Co, Inc, a corpn, to Margt O Sage.

[m]**36TH st, 260-6 W** (3:785), ss, 314.6 e 8 av, 73.7x98.9; ext of $200,000 mtg to Mar18'18 at 5%; Mar18; Mar19'13; F M B Realty Co, Inc, a corpn, to Margt O Sage.

[m]**36TH st, 260-6 W** (3:785), ss, 124 e 8 av, 73.7x98.9; Mar18'13, 5y4½%; F M B Realty Co, Inc, a corpn, to Margt O Sage, 604 5 av. 200,000

[m]**37TH st, 232-4 E** (3:917), ss, 165 w 2 av, 40x98.9; Mar17'13; 5y5%; Otto Grimmer, Yonkers, NY, to Thos B Hidden at Hiddenhurst, NY, trste Henrietta A Webb. 26,000

[m]**38TH st, 57-61 W** (3:840), ns, 146.9 e 6 av, 55.2x98.9; PM; Mar18'13, 1y6%; 59 W 38th St Corpn to Comity Holding Co, 100 Bway. 170,000

[m]**38TH st, 57-61 W;** certf as to above mtg; Mar18'13; same to same.

[m]**39TH st W, swc 6 av,** see 6 av, 677.

[m]**39TH st, 234-40 W** (3:788), ss, 380.2 e 8 av, 68.9x98.9; Mar17; Mar18'13, 5y4½%; Chas J Nunan to Bowery Savgs Bank, 128 Bowery. 75,000

[m]**39TH st, 441 W** (3:737), ns, 250 e 10 av, 25x98.9; PM; pr mtg $——; Mar15; Mar17 '13; 5y6%; Bernard J Foss to Saml Harris, 243 W 98. 6,500

[m]**40TH st E, nec Prospect pl,** see Prospect pl, 1-19.

[m]**41ST st, 344 & 348 E,** see Prospect pl, 1-19.

[m]**41ST st E, sec Prospect pl,** see Prospect pl, 1-19.

[m]**41ST st, 404-6 W** (4:1050), ss, 100 w 9 av, 41.8x98.9; Mar20'13, 5y5%; Louis Pflugner to Geo E Chisholm, Morristown, NJ, as committee Mary A Chisholm. 17,000

[m]**41ST st, 404-6 W;** sobrn agmt;; Mar19; Mar20'13; Anna Ulrich with same. nom

[m]**42D st, 11-9 W** (5:1258), ns, 208.4 w 5 av, runs n100.5xw41.8xn100.5 to ss 43d (Nos 18-22) xw62.6xs200.10 to 42d xe104.2 to beg; leasehold; Mar12; Mar20'13; due Sept 1'14, 6%; State Realty Co to Estate of Eugene A Hoffman, Inc, a corpn, 258 Bway 6,000

[m]**42D st ,129 W,** see 43d, 126-30 W.

[m]**43D st, 18-22 W,** see 42d, 11-9 W.

[m]**43D st, 126-30 W** (4:955), ss, 310.8 w 6 av, runs w64.4xs100.5xe25xs100.5 to 42d (No 129), xe20xn100.5xe19.4xn100.5 to beg; P M; Mar17'13; 5y4%; Oliverage Co Inc to Sarah E Gardner-Magill, 128 W 43. 350,000

[m]**43D st, 126-30 W;** also 42D ST, 129 W; PM; pr mtg $350,000; Mar17'13; demand, 6%; same to Thos J McKeon, 445 2 av. 100,000

[m]**43D st, 126-30 W;** also 42D ST, 129 W; certf as to above mtg; Mar17'13; same to same.

[m]**43D st, 314 W** (4:1033),; sal Ls; Mar14; Mar15'13; demand, 6%; Jos Brandt & Jno Karpa to Beadleston & Woerz, a corpn, 291 W 10. 4,336.64

[m]**45TH st, 206 E** (5:1318), ss, 105 e 3 av, 25x100.5; Mar17'13; 5y4½%; Robt Nlaman to German Savings Bank, 207 4 av. 12,000

[m]**47TH st, 421 E** (5:1359), ns, 250 e 1 av, 25x ½ blk; ext of $10,000 mtg to Mar1'16 at 5%; Mar8; Mar19'13; Louise, Geo F & Rudolph G Neidlinger, exrs &c Adam Neidlinger, with Theo Sauer, 409 E 47. nom

[m]**48TH st, 172 W,** see 7 av, 719.

[m]**53D st, 127-9 W** (4:1006); sal Ls; Mar 14; Mar17'13; demand, 6%; Jas L Marshall to J Fredk Williams, 875 West End av. 600

[m]**56TH st, 306 E** (5:1348); ext of $22,000 mtg to Mar18'18 at 5%; Mar18'13; Meyer Rosenberg to Rosehill Realty Corpn, 35 Nassau. nom

[m]**56TH st, 321-3 E** (5:1349); ext of $42,-000 mtg to Mar16'16 at 5½%; Mar4; Mar 17'13; Olga R Bayne to Winston Realty Co. nom

[m]**56TH st, 345-7 E** (5:1349); ext of $38,-000 mtg to Mar16'18 at 5½%; Mar13; Mar 20'13; Lawyers Mtg Co with Winston Realty Co. nom

[m]**57TH st, 245 E,** see 57th, 247 E.

[m]**57TH st, 247 E** (5:1331), ns, 76.8 w 2 av, 16.8x100.5; also 57TH ST, 245 E (5:1331), ns, 93.4 w 2 av, 16.8x100.8; pr mtg $25,500; Mar14; Mar18'13; due Sept14'14, 6%; Chas E Neier, on Johnson dr, Plainfield, NJ, to Jeanette Kantor, 1991 Washington av. 2,000

[m]**57TH st, 327 E** (5:1350); ext of $10,000 mtg to Apr19'16 at 5%; Feb2; Mar20'13; Mutual Trust Co of Westchester Co, trstes Jno Gandy, with Augusta Fesharek. nom

[m]**58TH st, 6-12 E** (5:1293), ss, 100 e 5 av, 100x100.5; Mar5; due &c as per bond; Geo B Post, J Langdon Ward & Lewis C Hasell, trstes Mary M Jones, Arthur M Jones, Lydia L Blagden & Cath O'C Jones, to Title Guar & Trust Co; re-recorded from Mar8 '13; Mar18'13. 77,000

[m]**60TH st, 25 E,** see Mad av, nwc 60.

[m]**62D st, 365 E** (5:1437), ns, 48 w 1 av, 16 x78.5; Mar17; Mar19'13; due &c as per bond; Mary & Alice McCoy to Title Guar & Trust Co. 3,000

[m]**64TH st, 40 E** (5:1378); ext of $40,000 mtg to Mar15'18 at 4½%; Mar15; Mar17 '13; Lawyers Title Ins & Trust Co with Hannah W Blodgett of Fishkill Village, NY nom

[m]**64TH st, 114 E** (5:1398), ss, 132.6 e Park av, 17.6x100.5; Mar13; Mar14'13; 5y4½%; Directors Realty Holding Co to N Y Title Ins Co, 135 Bway. 26,500

[m]**64TH st, 114 E;** certf as to above mtg; Mar13; Mar14'13; same to same.

[m]**64TH st, 241-5 W** (4:1156), ns, 250 e West End av, 75x100.5; Mar17'13; 5y4½%; Bournonville Realty Co to Bowery Savings Bank, 128 Bowery. 45,000

[m]**64TH st, 241-5 W;** consent to above mtg; Mar17'13; same to same.

[m]**64TH st, 241-5 W;** certf as to above mtg, Mar17'13; same to same.

[m]**72D st, 157 E** (5:1407), ns, 179.6 w 3 av, 30.6x102.2; also LENOX AV, 190 (6:1718), ss, 72.8 s 120th, 18x85; pr mtg $——; Mar 15; Mar17'13, 1y6%; Thos J Tuomey, 157 E 72, to Jas H Holland, 225 W 78. 10,000

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m**75TH st, 515 E** (5:1487), ns, 323 e Av A, 25x95.7x25.4x99.9; pr mtg $10,000; Mar12; Mar20'13; due &c as per bond; Improved Tenements Co, 80 Maiden la, to Ernest N Adler, 1506 1 av. 3,000

m**75TH st, 515 E**; certf as to above mtg; Mar12; Mar20'13; same to same. ——

m**81ST st W** (4:1229), ns, 212.5 w Ams av, 182.8 to Bway x102.2x181.7x102.2; pr mtg $502,500; Mar4; Mar17'13; due Oct1'15, 6%; Brogan Bldg Co Inc to Jas J Ryan Jr, 1117 Av P, Bklyn. 125,000

m**81ST st W** (4:1229), same prop; certf as to above mtg; Mar15; Mar17'13; same to same. ——

m**81ST st W** (4:1229), same prop; certf as to above mtg; Mar15; Mar17'13; same to same. ——

m**83D st, 535-7 E** (5:1580); ext of two mtgs for $15,000 each to Mar2'18 at 5½%; Feb3; Mar17'13; Lawyers Mort Co with Slavic Realty Corpn. nom

m**91ST st W, swc Bway**, see Bway, 2457-9 on map 2451-9.

m**91ST st, 314 W** (4:1251), ss, 150 e Riverside dr, 39x100.8; Mar15; Mar18'13, 3y4½%; Chas DeH Brower to Seamen's Bank for Savgs in City NY, 76 Wall. 9,000

m**94TH st, 109 E** (5:1523), ns, 66 e Park av, 17x81.8; ext of $12,500 mtg to Mar17 '18 at 5%; Mar17'13; Metropolitan Savings Bank with Jacob E Vetter ,109 E 94. nom

m**95TH st, 168 W** (4:1225), ss, 134 e Ams av, 17x100.8; Mar18; Mar19'13; due Apr1 '16; 5½%; Nellie C F Washbourne wid to Equitable Life Assur Soc of U S, 9,000

m**96TH st E, sec 5 av**, see 5 av, sec 96.

m**97TH st, 217 E** (6:1647), ns, 262.6 e 3 av, 24.6x100.10; Mar19'13; 3y5%; Sarah E Lawrence to Emma J McCormick, 2049 Bway. 2,200

m**100TH st, 319 E** (6:1672), ns, 300 e 2 av, 25x100.11; Mar14'13; 3y5%; Max Gilefsky, 170 E 100, to Trstes of the Northern Dispensary of City of N Y, 165 Waverly pl. 14,000

m**100TH st, 319 E**; sobrn agmt; Mar14'13; same & Max D Steuer with same. nom

m**100TH st, 319 E**; pr mtg $14,000; Mar14 '13; due Jan15'14, 6%; Max Gilefsky, 170 E 100, to Max D Steuer, 55 W 88. 1,000

m**102D st, 307 W** (7:1890), ns, 120 w West End av, 20x100.11; ext of $14,000 mtg to Mar1'15 at 5%; Mar4; Mar17'13; Alice E Shoenberger with Richd S Treacy, 307 W 102. nom

m**104TH st, 103 E** (6:1632), ext of $12,000 mtg to July1'18 at 4½%; Mar14; Mar15'13; Bernard A Ottenberg & Roy Foster with Frederic de P Foster, Tuxedo Park, NY, trstes for Louisa Minturn will Jno W Minturn. nom

m**106TH st, 221 W** (7:1878), ns, 400 w Ams av, 33.4x100.11; pr mtg $33,000; Mar15'13; 1y5%; Augustus E Voss to Dora Voss, his wife, 221 W 106. 4,500

m**106TH st, 221 W**; pr mtg $37,500; Mar 15'13; 1y6%; same to Anna A Voss, 221 W 106. 500

m**108TH st, 7 E** (6:1614), ns, 125 e 5 av, 25x100.9; PM; pr mtg $19,000; Mar14; Mar 15'13; 6y5½%; Israel Linder, 16 W 112, to Ray Bleier, 197 Lenox av. 3,750

m**108TH st, 171-3 E** (6:1636), ns, 216 e Lex av, 33.6x100.11; Mar19'13; 3y5%; Mary E Brady to Emigrant Indust Savgs Bank 15,000

m**108TH st, 171-3 E**; sobrn agmt; Mar19 '13; Jane Toland & Mary E Brady with same. nom

m**109TH st, 3 & 5 E** (6:1615), ns, 100 e 5 av, 36.3x100.11; pr mtg $42,000; Mar19'13; due &c as per bond; Wm Kerner to Jacob Dorf, 35 E 7. 3,500

m**109TH st, 123-5 E** (6:1637), ns, 205 e Park av, 50x100.11; pr mtg $58,200; Mar 13; Mar14'13; 2y6%; Acadia Realty Co, a corpn, 25 W 21, to Ames Nostrand Realty Co, Inc, a corpn, 1400 5 av. 4,000

m**109TH st, 346-50 E**, see 1 av, 2119.

m**110TH st, 251 E** (6:1660), ns, 100 w 2 av, 16.8x100.11; Mar15; Mar20'13; due Nov 15'13, 6%; Teresina Sorgi to Seabury Realty Co, 230 Grand. 550

m**112TH st, 234 W** (7:1827), ss, 342 w 7 av, 16x100.11; Mar14; Mar17'13; 5y5%; Andw L Brush of Cos Cob, Conn, to Janie M Graham, 1312 Mad av. 3,000

m**113TH st, 167 E** (6:1641), ns, 160 w 3 av, 20x100.11; Mar18'13, 3y5%; Jno & Katie Hoyne to Emigrant Indust Savgs Bank. 2,500

m**114TH st, 42 W** (6:1597); ext of $18,000 mtg to Oct20'16 at 5%; Mar4; Mar18'13; Catharina S Wulf, individ & as extrx Louis Blanck with Annie Landesman, 120 W 118. nom

m**116TH st, 408-10 E** (6:1709), ss, 95 e 1 av, 37.3x100.10; also all title to strip 0.1 wide adj on s; pr mtg $20,000; Mar15; Mar18'13, 3y6%; Raffaele Marrazzi, 408 E 116, to Giuseppe D 'Alessio, 308 E 109. 4,000

m**117TH st, 136 E** (6:1644), ss, 304.1 e Park av, 44.6x100.11; ext of $41,000 mtg to Mar19'18 at 5%; Mar19'13; Stephen D Pringle with Jno H Bodine, 1427 Mad av. nom

m**117TH st, 216 E** (6:1666), ss, 180 e 3 av, 20x100.10; Mar18; Mar19'13; due &c as per bond; Benj & Harry Bernstein to Title Guar & Trust Co. 6,500

m**118TH st, 351 W**, see Manhattan av, 439.

m**123D st, 347 W** (7:1950), ns, 106.8 w Manhattan av, 15.10x80; Mar19; Mar20'13, 3y6%; Annie T Braham to Simon M Roeder, 174 E 95. 2,000

m**124TH st, 354 E** (6:1800), ss, 118.6 w 1 av, 18x100.11; PM; Mar14'13; 5y5%; Della P Wiesbader to Emigrant Indus Savings Bank. 4,000

m**124TH st, 78-80 W**, see Lenox av, 276-8.

m**129TH st, 217 W** (7:1935), ns, 200 w 7 av, 16.8x99.11; pr mtg $7,750; Mar8; Mar 10'13, 1y6%; Edw M Kirkpatrick, Valley Cottage, Rockland Co, NY, to Delmonico's, a corpn, 1 E 44; corrects error in last issue as to prop. 429.50

m**130TH st W, sec 8 av**, see 8 av, sec 130.

m**131ST st, 26 E** (6:1755), ss, 291.9 e 5 av, 18.3x99.11; PM; Mar11; Mar15'13; due, &c, as per bond; Jessie C Nolan to Russell W Tether, 1468 Franklin av. 6,500

m**134TH st E, nwc Mad av**, see Mad av, 2142-6.

m**136TH st W, swc Ams av**, see Ams av, 1536.

m**145TH st, 231-3 W** (7:2031), ns, 390 w 7 av, 40x99.11; ext of $40,000 mtg to Apr 18'18 at 5%; Mar10; Mar19'13; Chas Geiger, 2094 5 av, & Sol Braverman, 95 W 119, with Rebecca S & Jno S Jacobus, trstes Saml M Jacobus. nom

m**145TH st, 235-7 W** (7:2031), ns, 430 w 7 av, 40x99.11; ext of $40,000 mtg to Apr18 '18 at 5%; Mar10; Mar19'13; Chas Geiger, 2094 5 av, & Sol Braverman, 95 W 119, with Wm M Jackson et al, trstes Edwin A Jackson. nom

m**149TH st, 301 W**, see 8 av, 2803.

m**150TH st, 462-80 W** (7:2064), ss, 80 e Ams av, 170x99.11; supplemental to mtg recorded Dec17'08; pr mtg $120,500; Mar 17'13; due, &c, as per mtg recorded Dec17 '08; N Y Real Estate Security Co to N Y Trust Co trste, 26 Broad. ——

m**152D st, 623 W** (7:2099), ns, 300.10 w Bway, 24.7x199.11; pr mtg $; Feb15; Mar19'13; due &c as per bond; Nellie A Kelly, 623 W 152 to Saml Less, 530 Pacific, Bklyn. 400

m**158TH st, 498 W**, see Ams av, 1973-5.

m**158TH st W** (8:2108), ss, 72.3 e St Nicholas av, 95.11x99.11; PM; Mar17; Mar19'13; due &c as per bond; Riverview Constn Co, 594 Bway to Jacob Levy, 1187 Lex av. 23,000

m**158TH st W** (8:2108), same prop; PM; pr mtg $23,000; Mar17; Mar19'13; 1y6%; same to Jacob Levy, 1187 Lex av. 7,000

m**161ST st W, nwc Ft Washington av**, see Ft Washington av, nwc 161st.

m**162D st W, swc Ft Washington av**, see Ft Washington av, swc 162d.

m**171ST st, 501 W**, see Ams av, 2234-42.

m**176TH st, 501 W**, see Ams av, 2340-58.

m**177TH st, 500 W**, see Ams av, 2340-58.

m**178TH st, 667 W**, see Bway, 4200.

m**Av C, 171-3** (2:393); ext of 2 mtgs for $16,000 ea to Mar17'18 at 5%; Mar17; Mar 19'13; Lawyers Title Ins & Trust Co with Sarah Kohn. nom

m**Amsterdam av, 770** (7:1869), ws, 50.5 s 98th, 25x92.5; Mar14'13; 5y5%; Robt S Streep, 110 W 80, to Chas Dittman, 108 E 60. 25,000

m**Amsterdam av, 790** (7:1870), ws, 125.9 n 98th, 14.6x84.1x17x84; ext of $11,000 mtg to May1'18 at 5%; Mar20'13; Ethel Grunhut, 790 Ams av, to Francis A Eno Welch, 312 Moore, Hackettstown, NJ. nom

m**Amsterdam av, 1536** (7:1988), swc 136th; sal ls; Mar13; Mar14'13; demand, 6%; Chas A H Barg to Geo Ehret, 1197 Park av. nom

m**Amsterdam av, 1973-5** (8:2108), sec 158th (No 498), 49.11x100; certf as to reduction of mtg; Mar13; Mar15'13; Harris Mandelbaum & Fisher Lewine to Wm R Mason, 547 W 122. ——

m**Amsterdam av, 2234-42** (8:2128), nwc 171st (No 501), 70x100; ext of $90,000 mtg to Mar10'18 at 5%; Mar10; Mar20'13; Sterling Bldg & Operating Co with Franklin Savgs Bank. nom

m**Amsterdam av, 2340-58** (8:2132), ws, extends from 176th (No 501) to 177th (No 500), 199.10x100; agmt as to share ownership in mtg; Mar13; Mar14'13; Chas M Rosenthal with Lawyers Title Ins & Trust Co. nom

m**Broadway, 1626** (4:1021); asn Ls by way of mtg to secure note for $4,000 payable in 4 mos at 6%; Dec18'12; Mar17'13; Mark Aron to Hollywood Co. nom

m**Broadway, nec 81st**, see 81st W, ns, 212.5 w Ams av.

m**Broadway, 2457-9 on map 2451-9** (4:-1238), swc 91st; str Ls; Mar14; Mar15'13; demand, 6%; Herman L Behrens to Guido Rieck, 142 W 91. 2,750

m**Broadway, 3143-5** (7:1993), ws, 55 n 125th, 45x100; ext of $52,500 mtg to Mar 20'18 at 5%; Mar20'13; Metropolitan Savgs Bank with Michel Real Estate & Mtg Co, 227 E 117. nom

m**Broadway, 4200** (8:2163), nec 178th (No 667), 25.6x96.8x25x101.9; pr mtg $49,500; Mar15; Mar17'13; 1y5%; Chas J Smith to Geo Ehret, 1197 Park av. 10,000

m**Colonial pkwy (Edgecombe av)** (7:-2054), ws, 75 s cl 153d, runs s99.1xw100xn99.1xe100 to beg; bldg loan; Mar19'13; 1y6%; Strathcona Constn Co to Jos Hamershlag, 38 W 69. 142,500

m**Colonial Pkway (Edgecombe av)** (7:-2054), ws, 75 s cl 153d, runs s99.1xw100xn 99.11xe100 to beg; certf as to mtg for $142,500; Mar19; Mar20'13; Strathcona Constn Co to Jos Hamershlag. ——

m**Fort Washington av** (8:2136), nwc 161st, 102.2x115.5x99.11x140; PM; pr mtg $40,000; Mar17; Mar18'13; due &c as per bond; Simbar Realty Corpn to Gertrude A Vanderbeck 149 W 126. 15,000

m**Fort Washington av** (8:2136); same prop; certf as to above mtg; Mar17; Mar 18'13; same to same. ——

m**Fort Washington av** (8:2136); same prop; bldg loan; pr mtg $55,000; Mar7; Mar18'13; due Dec17'13, 6%; same to Harris Mandelbaum, 12 W 87. 7,500

m**Fort Washington av** (8:2136); same prop; certf as to above mtg; Mar17; Mar 18'13; same to same. ——

m**Fort Washington av** (8:2136), swc 162d, 102.2x161.7x99.11x140; PM; pr mtg $50,000; Mar17; Mar18'13; due &c as per bond; Simbar Realty Corpn to Gertrude A Vanderbeck, 149 W 126. 16,000

m**Fort Washington av** (8:2136); same prop; certf as to above mtg; Mar17; Mar 18'13; same to same. ——

m**Fort Washington av** (8:2136); same prop; bldg loan; pr mtg $66,000; Mar17; Mar18'13; due Dec17'13, 6%; same to Harris Mandelbaum, 12 W 87. 7,500

m**Fort Washington av** (8:2136); same prop; certf as to above mtg; Mar17; Mar 18'13; same to same. nom

m**Lenox av, 190**, see 72d, 157 E.

m**Lenox av, 276-8** (6:1721), sec 124th (Nos 78-80), 50.5x75; PM; Mar14'13; 5y5%; Thos A Roe to Lawyers Mort Co, 59 Liberty. 50,000

m**Lenox av, 276-8**; PM; pr mtg $50,000; Mar14'13; 1y6%; Thos A Roe, 562 W 173, to Lillian B Wechsler, 251 W 89. 6,000

m**Lenox av, 334** (6:1724), es, 50.6 s 127th, 16.6x85; Mar14'13; due Jan1'14, 6%; Mary C Zerban to Edw A Acker, 776 Forest av. 400

m**Lexington av, 672** (5:1310), ws, 18.6 s 56th, 37x90.6; PM; Mar20'13, 5y4½%; Gertrude A Vanderbeck to U S Trust Co, 45 Wall, trstes under deed of trust. 43,500

m**Lexington av, 675** (5:1310); ext of $16,-000 mtg to Feb1'16 at 4½%; Mar7; Mar14 '13; Ellen Noon with Bowery Savings Bk, 128 Bowery. nom

m**Lexington av, 1205** (5:1510), es, 42.2 s 82d, 20x70; PM; pr mtg $12,000; Mar17'13; 3y6%; Edw J McCabe Co to Anton Szilagyi, 1205 Lex av. 5,500

m**Madison av, 112-6** (3:859), swc 30th (No 24), 74.1x95; Mar14'13; 5y5%; Lee Holstein Constn Co to Brooklyn Savings Bk, 141 Pierrepont, Bklyn. 410,000

m**Madison av, 112-6**; certf as to above mtg; Mar14'13; same to same. ——

m**Madison av, 112-6**; pr mtg $410,000; Mar 14'13; 3y6%; Lee Holstein Constn Co to Sarah T Adams, 254 W 76. 75,000

m**Madison av, 112-6**; certf as to above mtg; Mar14'13; same to same. ——

m**Madison av, 112-6**; pr mtg $485,000; Mar 14'13; due, &c, as per bond; same to Max Kobre, 115 W 122. 30,000

m**Madison av, 112-6**; certf as to above mtg; Mar14'13; same to same. ——

m**Madison av** (5:1375), nwc 60th (No 25), 73.5x48; Mar7; Mar15'13; due, &c, as per bond; Susan W Dimock, 25 E 60, to Bankers Trust Co, a corpn, 16 Wall. 100,000

m**Madison av, 1134** (5:1496), ws, 42 n 84th, 20x70; PM; Mar17'13; 3y5%; Edw A Hannan to American Mort Co, 31 Nassau. 22,500

m**Madison av, 1134**; pr mtg $22,500; Mar 17'13; 1y6%; same to same. 1,500

m**Madison av, 2142-6** (6:1759), nwc 134th, 99.11x10; pr mtg $6,000; Mar20'13; due &c as per bond; Max W Solomon, 50 E 96, to Sarah E Cook, 41 E 38. 1,000

m**Madison av, 2142-6**; ext of $6,000 mtg to Mar20'16 at 5%; Mar20'13; Sarah E Cook with Max W Solomon, 50 E 96. nom

m**Manhattan av, 439** (7:1945), nwc 118th (No 351), 100.11x100; pr mtg $135,000; Mar15; Mar17'13; 3y5%; Edmund L Baylies, 10 E 62, to Geo D Gregory, 628 E 32. 50,000

m**Manhattan av, 501** (7:1947); ext of $7,-000 mtg to Oct1'15 at 5%; Mar12; Mar20 '13; Elsie B Reed with Jno W Beers, 65 Central Park W. nom

m**Park av, 1110** (5:1501), ws, 50.5 s 90th, 25.2x82.2; Mar17; Mar18'13, 3y5%; Fredk W Marks to Herman Younker, 27 E 93. 25,000

m**St Nicholas av** (7:2054), es, 75 s cl 153d, runs s99.1xe100xn99.1xw100 to beg; certf as to mtg for $152,500; Mar19; Mar20'13; Strathcona Constn Co to Jos Hamershlag.

m**West Broadway, 477** (2:515), es, 80 s Houston, 18.6x50; PM; pr mtg $7,500; Mar 17'13; due, &c, as per bond; Chas Josenhans, 477 West Bway, to Francis J Muhling, 49 Vernon ter, East Orange, NJ. 1,500

m**1ST av, 24** (2:429), es, 44 s 2d, runs s 23xe100xn17xn6.1xw99.1 to beg; Mar18'13, 5y5%; Morres Yoffe on Factory rd, Portchester, NY, to Metropolitan Savgs Bank, 59 Cooper sq E. 16,000

m**1ST av, 24**; sobrn agmt; Mar18'13; Peretz Gordon with Metropolitan Savgs Bank, 1 3 av. nom

m**1ST av, 369** (3:927); sobrn agmt; Mar 18'13; Julius Keil with Saml Glaser, 286 1 av. nom

m**1ST av, 567** (3:938), ws, 79 s 33d, 19.9x 70; Mar17; Mar18'13; due &c as per bond; Moses H & Wm Kahn to Title Guar & Trust Co. 6,000

m**1ST av, 701-19**, see Prospect pl, 1-19.

m**1ST av, 2119** (6:1680), swc 109th (Nos 346-50), runs w100xs10xse15xe85.7 to av x n25.10 to beg; pr mtg $20,000; Mar19'13; due &c as per bond; Henry Elias Bwg Co, 403 E 54 to Kath Elias, 404 E 52. 10,000

m**2D av, 77-9** (2:460); ext of $11,000 mtg to Mar17'16 at 6%; Mar17; Mar18'13; Chas M Rosenthal with Isaac Weinstein, 540 W 136, & ano. nom

m**2D av** (2:464), nwc St Marks pl (8th), (No 37), 48x120; leasehold; Mar14; Mar15 '13; 3y6%; Saml Augenblick Co, a corpn, to Annie Augenblick, 8 W 111. 12,500

m**2D av**, nwc St Marks pl (8th); same prop; certf as to above mtg; Feb20; Mar 15'13; same to same. ——

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m**2D av, 559** (3:911), ws, 20 s 31st, 19.8x77; Mar17, Mar18'13; due &c as per bond; Moses H & Wm Kahn to Title Guar & Trust Co. 9,000

m**2D av, 614** (3:9390), es, 49.7 s 34th, 24.7x80; Mar14'13; due, &c, as per bond; Fredk Vogel to Title Guar & Trust Co. 16,000

m**3D av, 679** (5:1316); sal Ls; Mar14; Mar 20'13, demand, 6%; Edw J White to Jacob Ruppert, a corpn, 1639 3 av. 7,000

m**3D av, 1051** (5:1417); sal Ls; Mar20'13, demand, 6%, Henry W Wemig to Geo Ehret, 1197 Park av. 5,000

m**4TH av, 404-12** (3:858), ws, 103.5 s 29th, 94 to 28th (Nos 17-9) xx, PM, pr mtg $60,000; Mar17'13; due Sept17'15, 5%; Henrietta Ingber, 139 W 116 to Eliza L Edgar, 25 Beach, Newport, RI. 310,000

m**5TH av** (5.1507), sec 96th, 100.8x150, ½ pt; sub to ¾ of a mtg of $210,000; Mar14; Mar15'13; demand, 6%; Sumner Gerard to Mary D Gerard, 725 5 av. 30,000

m**6TH av, 134** (2:574), es, 25 n 10th, 21x52.2; pr mtg $17,500; Feb1'11; Mar19'13; 3y6%; Angeline Court to Louise Lardet, 72 W 50. 2,000

m**6TH av, 257** (3:792); sal Ls; Mar19; Mar 20'13, demand, 6%; Edwin F Grant to Jacob Ruppert, a corpn, 1639 3 av. 4,000

m**6TH av, 677** (3:814), swc 39th, —x—, leasehold; pr mtg $10,000; Jan15; Mar19 '13; installs; 6%; Patk Barry, 677 6 av to Jno Burke, 179 Water. Notes 6,000

m**7TH av, 370-8** (3:789), swc 31st (No 200), 122.6x75; pr mtg $——; Mar18'13, 2y, int as per bond; Robt Kessler Realty Co, Inc, a corpn, to Ephraim B Levy, 2 W 72. 35,000

m**7TH av, 370-8;** certf as to above mtg; Mar18'13, same to same.

m**7TH av, 426** (3:783), ws, 60.5 n 33d, 19.2 x69.10, leasehold; Mar19'13; demand; 6%; Timothy J Shine to Geo Ehret, 1197 Park av. 15,000

m**7TH av, 719** (4:1000), sec 48th (No 172), 35.4x79, leasehold, Mar14, Mar19'13, 10 y without interest; Louis M Simson to Marceau Co (Lim), 258 5 av. 3,000

m**7TH av, 2415-7** (7:2010); ext of $55,000 mtg to Mar1'18 at 5%; Mar1; Mar18'13; N Y Life Ins Co with Annie Marder, 222 W 122. nom

m**8TH av, 732** (4:1017), leasehold; also all goods, chattels, &c; Feb10; Mar14'13; 5y 5½%; Bernhardine Wagner, Evergreen, L I, to Jno G Hess, 248 Humboldt, Bklyn 2,500

m**8TH av, 2578** (7:2023), es, 99.11 n 137th, 25x80; pr mtg $16,000; Mar14; Mar15'13; due, &c, as per bond; Ludwig Eisen, 205 W 140, to Jos Meyer, 2619 8 av. 2,000

m**8TH av** (7:1935), sec 130th; sal Ls; Mar 13; Mar15'13; demand, 6%; Chas S or Sol Haberman to Lion Brewery, a corpn, 104 W 108. 6,500

m**8TH av, 2748** (7:2031), str Ls; Mar14; Mar17'13; demand, 6%; Matthew H Gregory to Saranac Realty Co, 149 Bway. 1,500

m**8TH av, 2803** (7:2045), nwc 149th (No 301), 25x80, given to secure payment of $30,500; Mar13; Mar20'13; due Mar1'16, 5%; Equitable Trust Co of NY, 37 Wall; Chas T Faas, 420 W 119; Rudolph Oelsner, 135 W 72; August Hannibal, Hoboken, NJ, trstes Chas Faas, to Equitable Trust Co of NY, 37 Wall, et al, trstes same. 30,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to mtg dated Mar14'13; Mar13; Mar18'13; Pamos Art Co to R Edson Doolittle.

m**Land in Queens Co** (Miscl); certf as to mtg for $8,500, Mar11; Mar14'13, Douglas Manor Homes Co Inc to Title Guar & Trust Co.

m**Land in Queens Co** (miscl); certf as to mtg for $3,500; Mar12; Mar14'13; same to Robt C Banes, Wallingford, Pa.

MORTGAGES.

Borough of the Bronx..

m**Aldus st** (10:2746), swc Faile, 79x155, sorbn agmt; Mar14; Mar17'13; American Real Estate Co, a corpn, 527 5 av, with City Mtg Co, a corpn, 15 Wall nom

m**Aldus st, ss, 37 w Faile,** see Aldus, swc Faile

m**Aldus st** (10:2746), swc Faile, 37x109; bldg loan; Mar13, Mar14'13; demand; 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 40,000

m**Aldus st** (10:2746), same prop; certf as to above mtg; Mar13; Mar14'13; same to same.

m**Aldus st** (10:2746), same prop; PM; pr mtg $——; Mar13; Mar14'13, 3y6%, same to American Real Estate Co, 527 5 av. 8,000

m**Aldus st** (10:2746), ss, 37 w Faile, 42x109; bldg loan; Mar13; Mar14'13; demand; 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 35,000

m**Aldus st** (10:2746), same prop; certf as to above mtg; Mar13; Mar14'13; same to same.

m**Aldus st** (10:2746), same prop; PM; pr mtg $ —, Mar13; Mar14'13; 3y6%, same to American Real Estate Co, 527 5 av. 7,000

m**Aldus st** (10:2746), swc Faile, 37x109; also ALDUS st (10:2746), ss, 37 w Faile, 42x109; also FAILE ST (10:2746), ws, 109 s Aldus, runs w79xn2xw21xs48xe100 to Faile xn46 to beg; sobrn agmt; Mar13; Mar14'13; Kovacs Constn Co with City Mtg Co, 15 Wall. nom

m**Aldus st, 978** (10:2746), ss, 79 e Hoe av, 42x107; ext of mtg for $35,000 to Feb28 '18, 5½%; Feb28; Mar17'13; Wm H Judd, 19 Glenbrook rd, Stamford, Conn, & ano, trstes Edgar Lockwood with Kovacs Constn Co, a corpn, 293 Alexander av. nom

m**Aldus st, see Hoe av,** see Hoe av, sec Aldus.

m**Clinton pl, swc Grand av,** see Grand av, swc Clinton pl.

m**Faile st** (10:2746), ws, 109 s Aldus, runs w79xn2xw21xs48xe100 to Faile xn46 to beg; Mar13; Mar14'13; demand; 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 35,000

m**Faile st** (10:2746), same prop; certf as to above mtg; Mar13; Mar14'13, same to same.

m**Faile st** (10:2746), same prop; PM; pr mtg $—, Mar13; Mar14'13; same to American Real Estate Co, 527 5 av. 7,000

m**Faile st, ws, 109 s Aldus,** see Aldus, swc Faile.

m**Faile st, swc Aldus,** see Aldus, swc Faile.

m**Faile st, swc Aldus,** see Aldus, swc Faile.

m**Forster pl, ns, 100 w Bway,** see Bway, nwc Forster pl.

m**Forster pl, nwc Bway,** see Bway,, nwc Forster pl.

m**Forster pl, swc Bway,** see Bway, nwc Whalen.

m**Fox st** (10:2723), es, at ws Simpson, runs n135xe84.1xe17.4 to ws Simpson xs 157 to beg; bldg loan; Mar18; Mar20'13; demand, 6%; Simpson-Fox Realty Corpn to City Mtg Co, 15 Wall. 75,000

m**Fox st** (10:2723); same prop; certf as to above mtg; Mar18; Mar20'13, same to same.

m**Fox st** (10:2723); same prop; PM; pr mtg $75,000; Feb18; Mar20'13; due Aug 18'16, 6%; same to Henry Morgenthau Co, 165 Bway. 15,000

m**Fox st, sec 163d,** see 163d E, sec Fox.

m**Fox st, 551-3** (10:2684), ns, 122.11 e Prospect av, runs e76.10xnw107.5xsw132.1 to beg; PM; Mar14; Mar15'13; 3y4½%; Gustav Zimmermann, Great Kills, S. I, to North American Mort Co, 100 Bway. 26,750

m**Garfield st, sec Morris Park av,** see Morris Park av, sec Garfield.

m**Hall pl** (10:2700), ses, 77.1 sw on curve from ss 167th, runs s26xe48.8xe30.11 to ws Intervale av xn30xw36.9xw32.5 to beg; Mar10; Mar17'13; 3y5½%; Emma Gutfleisch, 224 E 85, to Julia C S Grant, Tarrytown, NY. 3,000

m**Hoffman st, sec 187th,** see 187th, 576 E.

m**Home st** (11:2993), ns, 50.4 w Bryant av, 50.4x102.1x50xw97.5 pr mtg $——, Mar13, Mar14'13; due &c as per bond; Wm Sinnott Co to Manhattan Mtg Co, 200 Bway. 38,000

m**Home st** (11:2993), same prop; certf as to above mtg; Mar13; Mar14'13; same to same.

m**Jennings st, sec Hoe av,** see Hoe av, sec Jennings.

m**Minford pl** (11:2978), nec 173d, runs n 53.6xne58.8xse25.9xs93.7to st xw 50 to beg; pr mtg $46,000; Mar19'13; 3y6%; Trast Bldg Co, 1662 Boston rd to Edw Robitzek, 1010 E 163. 7,000

m**Minford pl** (11:2978), same prop; certf as to above mtg; Mar19'13; same to same.

m**Rose pl, sec 236th,** see 236th E, sec Rose pl.

m**Simpson st swc 163d,** see 163d E, ss, 86 e Fox.

m**Tiffany st** (10:2712 & 2714), nec 163d, 78x76.4; pr mtg $67,000; Mar19'13; 3y6%; B V Constn Co, 979 E 163 to Abr Leipzig, 50 W 77. 10,000

m**Tiffany st** (10:2712-2714), same prop; certf as to above mtg; Mar19'13; same to same.

m**Vineyard pl, ws, 144 n 175th,** see Marmion av, 1822.

m**Whalen st, nwc Bway,** see Bway, nwc Whalen.

m**134TH st, 635 E** (10:2547), sal Ls, Mar 11; Mar14'13; demand, 6%; Gottliebin quandt to A Hupfel's Sons, a corpn. 2,612.09

m**135TH st, 370 E** (9:2297), ss, 206.6 w Willis av, 25x100; Mar20'13; due &c as per bond; Carlton Realty Co to Title Guar & Trust Co. 3,000

m**135TH st, 370 E;** certf as to above mtg; Mar20'13; same to same.

m**135TH st, 697 E** (10:2564), ns, 187.11 e Southern blvd, 16.8x75; Mar3; Mar14'13; 3y5%; Jennie Davis, 697 E 135 to Jennie F Tuetel, 1033 Tinton av. 3,500

m**135TH st E** (10:2563), ss, 451.11 w Willow av, 100x100; Mar15; Mar17'13; 1y6%; Louis W Boyer 155 W 22 to D Emily Klein, 2 W 86 et al trstes Marcus Schwarz for Daisy M Schwarz. 4,000

m**137TH st E, nec Willis av,** see Willis av, nec 137th.

m**138TH st E, nec St Anns av,** see St Anns av, nec 138.

m**138TH st, 590 E,** see 145th st, 546-50 E.

m**138TH st, 868 E** (10:2550), ss, 937.6 w Home av, 37.6x100; ext of mtg for $28,000 to Jan30'16, 5%; Jan27; Mar15'13; Josephine F Burghard, 1 E 93, with Annie L Kneer, 236 W 51. nom

m**139TH st E, sec St Anns av,** see St Anns av, nec 138.

m**140TH st, 491-7 E** (9:2285); ext of two mtgs for $6,000 each to Mar1'16 at 6%; Mar15; Mar20'13; Joshua Silverstein, 808 West End av, with Aurora Investing Co, 30 Broad. nom

m**140TH st, 499-505 E** (9:2285); ext of two mtgs for $5,500 each to Mar1'16 at 6%; Mar15; Mar20'13; Joshua Silverstein, 808 West End av, with Aurora Investing Co, 30 Broad. nom

m**140TH st E** (10:2567-2568), ss, 167.1 w Jackson av (Robbins), 75x100.10; pr mtg $——, Mar14; Mar17'13; due &c as per bond; Chas W Thom to Manhattan Mtg Co, 266 Bway. 7,000

m**140TH st E, nec Willis av,** see Willis av, nec 140th.

m**145TH st, 546-50 E** (9:2271), ss, 75 w St Ann's av, 74.6x99.9; also 138TH ST, 590 E (10:2550), ss, 937.6 w Home av, also abt 240 e St Ann's av, 37.6x100; supplemental to mtg recorded Dec17'08; pr mtg $84,000; Mar14; Mar15'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, trste, 26 Broad.

m**145TH st, 546 E** (9:2271); ext of mtg for $26,000 to Apr8'17, 5%; May17'12; Mar15 '13; Wm N Cromwell et al trstes Dorothy S Newcomb will of Emily H Moir with Annie L & Ferd G Kneer, 236 W 51. nom

m**148TH st E** (9:2330), ns, 550 w Courtlandt av, 25x106.6; pr mtg $6,000; Mar17; Mar18'13; due, &c, as per bond; Mary Cerillo to Saverio Lacavera, 247 E 152. 500

m**150TH st E** (9:2331), ss, 70.3 e Morris av, 25x100x25x—; PM; Mar19; Mar20'13; due &c as per bond; Edw F Rayens to Wm Morrissey, 276 E 150. 5,000

m**156TH st, 937 E** (10:2701), ns, 50 e Dawson, 25x100; PM; pr mtg $——; Mar18; Mar20'13, installs, 6%; Rebecca Goldberg to Broad Realty Co, 784 E 156. 1,500

m**156TH st E, nwc Jackson av,** see Jackson av, nwc 156.

m**157TH st E** (9:2379), ns, 150 w Elton av, 50x100; Mar20'13, 1y6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 10,000

m**159TH st E, nwc Eagle av,** see Eagle av, 825.

m**161ST st E, nwc Cauldwell av,** see Cauldwell av, nwc 161.

m**161ST st E** (10:2648), ns, 138 w Forest av, 21x75; Mar19'13; due June1'18; 5%; Margt Hardy to Rachel L Bartley, 122 Elm, New Rochelle, NY. 5,000

m**163D st E, swc Simpson,** see 163d E, ss, 86 e Fox.

m**163D st E** (10:2723), sec Fox, 86x128x84.1 x128; bldg loan; Mar18; Mar20'13, demand, 6%; Simpson-Fox Realty Corpn to City Mtg Co, 15 Wall. 135,000

m**163D st E** (10:2723); same prop; certf as to above mtg; Mar18; Mar20'13; same to same.

m**163D st E** (10:2723); same prop; PM; pr mtg $135,000; Feb18; Mar20'13; due Aug 18'16, 6%; same to Henry Morgenthau Co, 165 Bway. 30,000

m**163D st E** (10:2723), ss, 86 e Fox, runs s128xe17.4 to ws Simpson xn175 to 163d xw120.8 to beg; bldg loan; Mar18; Mar 20'13, demand, 6%; Simpson-Fox Realty Corpn to City Mtg Co, 15 Wall. 140,000

m**163D st E** (10:2723); same prop; certf as to above mtg; Mar18; Mar20'13; same to same.

m**163D st E** (10:2723); same prop; PM; pr mtg $140,000; Feb18; Mar20'13; due Aug 18'16, 6%; same to Henry Morgenthau Co, 165 Bway. 30,000

m**163D st E, nec Tiffany,** see Tiffany, nec 163.

m**165TH st E** (9:2447), ss, 66.9 e Grant av, 36.9 x 80.3 x 36.9x80.6; Mar19'13; 5y5%; Mitchell-McDermott Constn Co to Jno S Bussing, 26 E 10. 18,500

m**165TH st E** (9:2447); same prop; certf as to above mtg; Mar19'13; same to same.

m**165TH st E** (9:2447), ss, 30 e Grant av, 36.9x80.6x36.9x80.9; Mar15; Mar17'13; 5y 5%; Mitchell-McDermott Constn Co, 1094 So blvd, to American Tract Society, a corpn, 150 Nassau. 18,500

m**165TH st E** (9:2447), same prop; certf as to above mtg; Mar15; Mar17'13; same to same.

m**168TH st, 460 E,** see Washington av, 1217.

m**169TH st E, swc Webster av,** see Webster av, swc 169.

m**173D st E, nec Minford pl,** see, Minford pl, nec 173.

m**176TH st E, nwc So blvd,** see So blvd, nwc 176th.

m**178TH st E, nwc Monterey av,** see 178th E, ns, 113.8 e 3 av.

m**178TH st E, swc Park av,** see Park av, s wc 178.

m**178TH st E** (11:3061), ns, 113.9 e 3 av, 75 to Monterey av x105; bldg loan; Mar17; Mar18'13; 1y6%; Monterey Bldg Co Inc, 170 Bway, to Jas W Taylor, 33 W 90. 41,000

m**178TH st E** (11:3060), same prop; certf as above mtg; Mar17; Mar18'13; same to same.

m**179TH st E, nec Valentine av,** see Valentine av, nec 179.

m**181ST st E, nwc Walton av,** see Walton av, 2151.

m**187TH st, 576 E** (11:3065), sec Hoffman, 90.1x30.5x90x34; Mar1; Mar18'13; 5y5%; Cosenzo Bldg Co to Sarah E Furnald, 34 W 72. 29,000

m**187TH st, 576 E;** consent & certf as to above mtg; Mar18'13; same to same.

m**224TH st, 750 E (*);** ext of $4,000 mtg to Aug8'15 at 5½%; Mar10; Mar17'13; Chas A Robinson & ano trstes for Geo H Robinson will Agnes H Robinson with Eliz wife of & Wm A Frank, 750 E 224. nom

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m**224TH st, 752 E (*);** ext of $3,600 mtg to Aug'15 at 5%; Mar6, Mar17'13; Chas A Robinson & ano trstes for Geo H Robinson under will Agnes H Robinson with Domenico Catanzaro, 431 E 138 & Pietro Lavena, 298 E 119. nom

m**230TH st E (*),** ns, 205 w Barnes av, 33.4x114, Wakefield; Mar20'13, 3y6%; Frank Nekola to Prohibition Trust Fund Assn, 37 Liberty. 1,500

m**236TH st E (*),** sec Rose pl, 100x100; Mar19; Mar20'13; due &c as per bond; Helen S Leube, 943 Union av, to Wm A Cokeley, 2879 Coddington av. 1,600

m**259TH st W** (13:3423), nec Huxley av, 24.11x100x22.2x100; PM; Mar12; Mar19'13; 3y4½%; Thos Fagan to Henry Forster, 138 E 40. 990

m**Arthur av, 1840** (11:2945), es, 91 s 176th, 26x100.8x26x100, except pt for av; PM; Feb18; Mar20'13; due &c as per bond; Wm C Bergen, 130 W 180, to Julia M Sherwood, 1840 Arthur av. 5,155.81

m**Arthur av** (11:3073), es, 166 n Crescent av, 50x87.6, except part for av, Mar17'13, 5y5%; Margt Stonebridge to Emigrant Indus Savings Bank. 6,000

m**Bainbridge av** (12:3287), es, 261.3 n 194th, 75x114.4x75x119.2; Mar17; Mar18'13; due &c as per bond; Chas Y Campbell, Carmel, NY to Richd C Valentine, 2557 Marion av. 5,000

m**Bathgate av** (11:3045), es, 81.5 s 180th, 41x70.1x41x69.11; pr mtg $19,000; Mar13; Mar14'13, due Sept25'16; 5½%; Chas R Farnell to Chas F Pfizenmayer, 709 Mad av. 5,000

m**Beaumont av, 2304** (11:3103), es, 112.6 n 183d, 37.6x100; pr mtg $21,500; Saml Schwartz to Theo Wentz, 328 W 77. 1,000

m**Beaumont av, 2304;** ext of $20,000 mtg to Mar19'16 at 6%; Mar19'13; Saml Schwartz with Workmen's Sick & Death Benefit Fund of U S of America, a corpn, 1-3 3 av. nom

m**Benedict av (*),** ss, 268 w Pugsley av, 100x100, 4 mtgs, each $5,000; Mar14'13; due, &c, as per bond; Wm Buhl Inc, 1940 McGraw av, to Alwell Realty Co, 68 Wm. 20,000

m**Benedict av (*),** same prop; 4 cerfts as to above mtgs; Mar14'13; same to same.

m**Benedict av (*),** same prop; PM; pr mtg $20,000, Mar19; Mar14'13, 5y5½%; Wm Buhl Inc to Geo H Culver, 44 W 92 & ano. 4,500

m**Boston rd, 1225** (10:2615); certf as to payment of $5,500 on a/c of mtg; Mar13; Mar18'13; Irving Savings Instn to Nathan Lamport, 1391 Mad av. nom

m**Bracken av (*),** ws, 100 n Randall, 25x100; PM; Mar14; Mar15'13; due, &c, as per bond, Oliver Realty Co, 63 Madison av, to North Side Mort Corpn, 391 E 149. 2,000

m**Bracken av ( ),** same prop, certf as to above mtg; Mar14; Mar15'13; same to same.

m**Broadway** (13:3423), nwc Forster pl, 25x100, also FORSTER PL (13:3423), ns, 100 w Bway, 25x100; PM; Mar14; Mar19'13; 3½%; Egbert R Hatch & Jno C Leslie, 31 W 79 to Jno Whalen, trste, 458 W 155. 4,375

m**Broadway** (13:3423), ws, 25 n Forster pl, 75x100; PM; Mar14; Mar19'13; 3y5%; Helen M Hays, 514 S Bway, Yonkers, NY, to Jno Whalen, trste, 458 W 155. 9,219

m**Broadway, swc Forster pl,** see Bway, n wc Whalen.

m**Broadway** (13:3423), nwc Whalen, 200 to Forster pl, x100; PM; Mar17; Mar18'13; 3y 5%; Isaiah N Wheeler, 60 W 51, to Jno Whalen as trste, 458 W 155. 19,600

m**Brook av, 278** (9:2267), es, 25.1 n 139th, 37.8x103.7x37.6x100; also BROOK AV, 282 (9:2267), es, 62.9 n 139th, 37.8x107.2x37.6x 103.7; supplemental to mtg recorded Dec 17'08; pr mtg $60,000; Mar14; Mar15'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co trste, 26 Broad.

m**Brook av, 282,** see Brook av, 278.

m**Brook av** (11:2893), ws, 183.3 n 169th, runs w90xn60xe59xs6.11xe33 to Brook av x s60 to beg; Mar18; Mar19'13; due &c as per bond; Kasper Pfirmann, Bklyn, to Anna A Schulz, 1410 Crotona Park E. 600

m**Bryant av, 906** (10:2761), es, 270 s Garrison av, 20x100; Mar15; Mar17'13; 3y5½%; Martin Pletscher Constn Co to Cornelius C Link, 127 W 108. 6,000

m**Cauldwell av** (10:2627), nwc 161st, 19x 100; Mar14; Mar19'13; 5y5%; Kath J Lyon, 873 Cauldwell av & Cath Luther wid, 873 Cauldwell av to German Savgs Bank, 157 4 av. 10,000

m**Clinton av** (11:3098), ws, 264.4 n 181st, 42.10x103x43x107.8; Mar17'13, due &c as per as per bond; Fredk J McCanless to J Henry Alexandre Jr, 441 Park av, & ano, trstes J Henry Alexandre. 27,500

m**Clinton av** (11:3098), ws, 307.2 n 181st, 42.10x103x43x107.8; Mar17'13, due &c as per bond; Fredk J McCanless to Jno C Hart Realty Co, 2 Rector. 27,000

m**Crimmins av** (10:2556), ws, 239.8 n 141st, 47.8x100; pr mtg $——; Mar14'13; due Feb 1'15; 6%; Florence Armstrong, 2304 7 av; D Curry Armstrong, 23 Murray, Newark, NJ, joint tenants, to Fannie Epstein, 70 W 119. 2,500

m**Crotona av** (11:3096), es, 75 n 180th, 25x 102; Mar14; Mar15'13; 3y3½%; Charlotta Maidhof to Frederica Dahl, 2106 Crotona av. 4,000

m**Eagle av, 825** [illegible] 100; bldg loan; Mar18; Mar19'13; 1y6%; Hubener-Escher Co to Rockland Realty Co, 509 Willis av. 45,000

m**Eagle av, 825** (10:2619), same prop; certf as to above mtg; Mar13; Mar19'13; same to same.

m**Fowler av (*),** ws, 312.6 s Neil av, 25x 84.5; Mar15; Mar18'13; due July1'16, 5½%; Bozena Vanek to Philip Murray, 364 Alexander av. 3,500

m**Fulton av, 1392** (11:2931), es, 126.11 s 170th, 50x211, except pt for av; Mar19; Mar20'13; due Jan19'14, 6%; Morris Schoenholtz, 1392 Fulton av, to David Davis, 185 E Houston. 4,000

m**Grand av** (11:3207), swc Clinton pl, 100x 25; Mar20'13; due &c as per bond; Thos J Shine to Title Guar & Trust Co. 5,000

m**Grand blvd & concourse, 1814** (11:2826), es, 142.2 s from ws Weeks av, runs s54.2x e46xn96.3xnw9.1 to Grand blvd & concourse xsw62 to beg; Mar13; Mar14'13; 5y 5%; Chas V Gabriel, Plymouth, Pa, to Edw Bechtoldt, at Saranac, NY. 23,000

m**Hoe av** (10:2746), sec Aldus, 107x121; pr mtg $——; Mar19'13; demand, 6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 4,000

m**Hoe av** (10:2746), same prop; certf as to above mtg; Mar19'13; same to same.

m**Hoe av** (11:2987), sec Jennings, 50x100; Mar15; Mar19'13; due &c as per bond; Alex R Baumann, 1296 Hoe av to Emil Robitzek, 830 E 163. 3,500

m**Hughes av, 2414** (11:3076), es, 171 s 188th, 24x87.6; ext of $3,500 mtg to Mar 20'18 at 5½%; Mar20'13; Margt Knox with Achille Perna & Giuseppe Minichiello. nom

m**Hone av, 1521 (*),** ws, 200 n rd from West Farms to Westchester, now Walker av, 25x100; PM; Mar19'13; due &c as per bond; Roger J Rush to Caroline A Wheeler, 1824 Arthur av. 3,000

m**Huxley av, nec 259,** see 259th W, nec Huxley av.

m**Intervale av, ws, abt 77 s 167th,** see Hall pl, ses, 77.1 sw 167th.

m**Jackson av** (10:2636), nwc 156th, 25x 77.2x25x76.11; Mar14'13; 5y5%; Israel Leibsohn to Wm H MacDermott, 323 W 84. 28,000

m**Jackson av** (10:2636), nwc 156th; pr mtg $28,000; Mar14'13; due &c as per bond; Israel Leibsohn, 763 E 155 to Lambert Suydam, 2 E 45. 1,000

m**Jackson av 827** (10:2637), ws, 74.10 s 160th, 42x74.11; Mar14; Mar15'13; 5y6%; Annette Seff to Cornelius G Van Alen at Northumberland, Pa. 4,500

m**Johnson av** (13:3407), nws, 101.8 sw 227th, 101.9x166.8x100x185.2; Feb1; Mar18 '13; 3y6%; "W" Parcels Co, a corpn, 84 Wm, to Josephine Favour, 98 Union, Natick, Mass. 1,500

m**Johnson av** (13:3407), same prop; certf as to above mtg; Feb1; Mar18'13; same to same.

m**Liebig av** (13:3423), ws, 250 s 260th, 52.7 x100, except part for av; PM; Mar14; Mar 15'13; due, &c, as per bond; Thos Coogan to Cath McP Kelly, 507 W 157. 600

m**Longfellow av** (10:2764), ws, 250 n Lafayette av, 50x100; Mar14'13; 3y6%; Lawrence Davis to Sheldon Leavitt at "The Hill," Augusta, Ga & ano trstes David Leavitt. 2,500

m**Marmion av, 1822** (11:2958), es, 144 n 175th, 16.6x69.2 to Vineyard pl x16.8x69.6; PM; Mar15; Mar19'13; installs, 6%; Eliz Dobias to Jno W Cornish Constn Co, 805 Tremont av. 1,000

m**Middletown rd, nec Pier av,** see Pier av, nec Middletown rd.

m**Middletown rd, ns, 58.9 e Pier av,** see Pier av, nec Middletown rd.

m**Monterey av, nwc 178th,** see 178th, ns, 113.9 e 3 av.

m**Morris av, 591** (9:2440), ws, 93.5 n 150th, 25x100; pr mtg $17,000; Mar18'13; 3y6%; 591 Morris Avenue Co to Sol Sulzberger, 67 E 89. 3,000

m**Morris av, 591;** certf as to above mtg; Mar18'13; same to same.

m**Morris av, 591** (9:2440); ext of $17,000 mtg to Mar18'18 at 5½%; Mar18'13; 591 Morris Avenue Co with Henry F Miller, 591 West End av. nom

m**Morris av (Av A), 2194** (11:3170), ses, abt 250 s 182d, 25x130.6; pr mtg $ —; Mar14'13; 5y6%; Theresa Macey & Cath Snee, 2194 Morris av, to Kate Oberscheimer, 497 Echo pl. 2,500

m**Morris av, 2776** (12:3318), es, 244.9 n 196th, 25x95.3; Mar14; Mar15'13; due, &c, as per bond; Emily F Marrin to Edna A Patton, 2470 Webb av. 500

m**Morris Park av (*),** sec Garfield, 25x95; PM; Mar15; Mar17'13, 3y5%; Choice Realty Co (Inc), 391 E 149, to Smada Realty Co, 391 E 149. 4,400

m**Netherland av** (13:3426), cl, being plot begins at ss plot 33 distance 150 w Riverdale av, runs w99.6 to cl Netherland av x s120xe115.6xn119.3 to beg, being part plot 34, map (977) of Villa Sites at Riverdale, formerly belonging to Jos Rosenthal; pr mtg $1,900; Mar17; Mar18'13; due, &c, as per bond; Delia Trainor, 464 E 183, to Therese Loide, 559 Hamburg av, Bklyn. 600

m**Park av** (11:3027), swc 178th, 41.6x79.10; Mar18'13; 2y6%; Wm Gullery to Johanna Zuleger, 50 Cathedral Pkway. 2,000

m**Penfield av, see White Plains rd,** s w White Plains rd, see Penfield av.

m**Pier av (*),** nec Middletown rd, 114.2x 46.7x106.5x58.9; also MIDDLETOWN RD (*), ns, 58.9 e Pier av, 25.2x103.4x25x106.5; pr mtg $1,400; Mar14; Mar20'13, 2y6%; Paul Arnold, 1544 3 av, to Jno H Stobbe, 654 Delamere pl, Bklyn. 1,000

m**St Anns av** (10:2551), nec 138th, runs n 200.1 to ss 139th xe102.9xs100xe27.9xs100 to 138th xw125 to beg; Mar19'13; due &c as per bond; Zarland Realty Co to Title Guar & Trust Co. 140,000

m**St Anns av** (10:2551), same prop; certf as to above mtg; Mar18; Mar19'13; same to same.

m**St Anns av** (10:2551), same prop; pr mtg $140,000; Mar19'13; 3y6%; same to David Schwartz, 107 6 av. 25,000

m**St Anns av** (10:2551), same prop; certf as to above mtg; Mar18; Mar19'13; same to same.

m**St Anns av, sec 139th,** see St Anns av, nec 138.

m**St Peters av (*),** ns, 51 e Maclay av, 25x100.10x25x100.7; PM; Mar17'13, 3y5%; Bernard McCabe to Emigrant Indust Savgs Bank. 3,000

m**Southern blvd** (11:2959), nwc 176th, 57.10x116.7x50.6x145.5; PM; Feb17; Mar20 '13; due Mar17'16, 5%; Louis E Bates to Geo Daiker, 703 Genesee, Utica, NY. 9,000

m**Taylor av (*),** ws, 125 s McGraw av, 50 x90; pr mtg $8,000; Mar12; Mar18'13; due, &c, as per bond; Geo Mackenzie to Chas A Laumeister, 322 E 155 & ano. 2,000

m**Tremont av (177th)** (11:2956), ss, 150 w Marmion av, 25x100; PM; Mar18; Mar19 '13; 3y5%; Francis Conlon to Susan V N Rouget trste & extrx Mary J Syme, 629 Briggs av. 5,000

m**Tremont av** (11:3093), ns, 100 w Prospect av, 25x100, except pt for av; pr mtg $22,000; Mar13; Mar14'13; installs; 6%; Berta Rabas to P J Heaney Co, a corpn, at West Farms rd & 172d. 1,875

m**Tremont av;** same prop; pr mtg $——; Mar13; Mar14'13; 3 mos, 6%; same to Alessandro Lanzetta, 2233 1 av. nom

m**Valentine av** (11:3142), nec 179th, 50x 87.11x50x85.7; Mar18'13; due, &c, as per bond; H F English Bldg & Contracting Co to Harlem Savgs Bank, 124 E 125. 38,000

m**Valentine av** (11:3142), same prop; certf as to above mtg; Mar18'13; same to same.

m**Van Nest av, 536** (*), ss, 75 w Melville, 25x100; Mar15; Mar17'13; due &c as per bond; Giovanni Riva to Title Guar & Trust Co. 2,500

m**Virginia av (*),** ws, 138 s Watson av, 25x101.3; Mar17; Mar18'13; 3y5½%; Edw Halsall & Jno Boyd to Eliz K Dooling, 179 E 80. 4,000

m**Walton av, 2151** (11:3185), nwc 181st, 19.11x75; PM; Mar18'13; 5y5%; Dora Widrevitz to Edwin B Meeks trste Jos W Meeks, 66 W 47. 4,400

m**Walton av, 2163** (11:3185), ws, 114.8 n 181st, runs w75xn19xe72.11 to av xs12.3xs 6.11 to beg; PM; Mar18'13; due, &c, as per bond; Jno Bollwinkel to Edwin B Meeks trste Jos W Meeks, 66 W 47. 3,600

m**Washington av, 1217** (9:2389), swc 168th (No 1600), 42.7x91.1x42.7x91.3, pr mtg $37,000; Mar15; Mar17'13, 4y6%; Julia B Bondy to Corner Constn Co, 1185 Wash av. 10,000

m**Washington av, 1477** (11:2902), ws, 90 s 171st, 37.6x100; supplemental to mtg recorded Dec17'08; pr mtg $22,000; Mar18'13; due, &c, as per agmt in said mtg; N Y Real Estate Security Co, a corpn, 42 Bway to N Y Trust Co, a corpn, 26 Broad as trste. nom

m**Washington av** (11:2916), es, 104.6 s 175th, 54x109.4, except pt for av; Mar17; Mar20'13, 5y5%; Fanny Gruen to Lawyers Mtg Co, 59 Liberty. 46,000

m**Webster av** (9:2427), swc 169th, 40x100; pr mtg $32,000; Mar17; Mar18'13; due, &c, as per bond; Christoph & Sophie Vette at Laurel, LI, to Benenson Realty Co, 407 E 153. 6,500

m**Westchester av, 453** (9:2361), ns, 169.11 e Bergen av, 25x66; PM; pr mtg $8,000; Mar15; Mar17'13; due &c as per bond; Geo F Moody to August W Zuber, Norfolk, Va. 2,500

m**White Plains rd (*),** ws, 430.1 s Westchester av, 50x99.7, except pt for sts; PM; Mar12; Mar18'13; due &c as per bond; Geo Mackenzie to Chas A Laumeister, 322 E 155 &ano. 2,500

m**White Plains rd (*),** sec Penfield av, 111.8x97.9x107.9x114.2; Mar17; Mar19'13; due &c as per bond; Wakefield Grace Methodist Episcopal Church of N Y City to Title Guar & Trust Co. 5,500

m**Willis av, 224** (9:2282), es, 25 n 137th, 25x75; ext of $15,000 mtg to Mar11'18 at 5%; Mar11; Mar20'13; Jos Silbermann, 426 E 140, with Franklin Savgs Bank. nom

m**Willis av** (9:2282), nec 137th, 25x75; ext of $25,000 mtg to Mar11'18 at 5%; Mar11; Mar20'13; Jos Silberman, 426 E 140, with Franklin Savgs Bank. nom

m**Willis av** (9:2285), nec 140th, 25x100; Mar18'13; 5y5%; Hiram L Phelps, 2493 Valentine av to Emigrant Indus Savings Bank, 51 Chambers. 30,000

m**Willis av** (9:2285), same prop; sobrn agmt; Mar18'13; Auguste Loderhose with same.

m**3D av, 3479** (9:2372), ws, abt 255 s 168th, 25x119.11x25x121.8; pr mtg $9,000; Mar4; Mar14'13; 3y6%; Max & Jacob Kleinman, 3479 3 av, to Jacob Marx, 170 W 74. 2,500

m**3D av, 4074** [illegible] ext of $31,000 mtg to Mar13'18 at 5%; Mar13; Mar17'13; Lawyers Title Ins & Trust Co with Lombardy Realty Co. nom

m**Lots 55 to 58** (10:2601), map (1239) N Y Chartered Bond & Mtg Co; Aug5'12; Mar 20'13; due, &c, as per bond; Fides Land Co to Chas Rosa, 295 York, Jersey City, NJ; re-recorded from Sept11'12. 3,500

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 29, 1913

SHALL BUILDING HEIGHTS BE RESTRICTED?

By ROBERT GRIER COOKE

Absolutely Necessary in the Case of Fifth Avenue Where Retail Trade Is Being Blasted by Factories.

The Overproduction of Factory Buildings is Impairing Values and Draining Old Buildings Near Them.

AT FIRST sight, the proposal to "regulate the height, size and arrangement" of buildings to be erected in New York City, which the recent action of the Board of Estimate and Apportionment has placed squarely before the public, may seem revolutionary. This is an entirely mistaken view. New York, great as it is, progressive as it is, is simply behind the times in safeguarding its future in the matter of the size and character of its buildings. Boston, Washington, Chicago, Baltimore, Cleveland, St. Louis, and other cities, both in this country and in Europe, have long since realized the vital necessity of making their buildings and streets conform to the highest standards not only of usefulness and efficiency but of beauty, safety and healthfulness. In many communities restrictive and regulative building laws have been in effect for years, and the courts, so far as I know, have invariably upheld them.

The time has now come for New York to fall into line in this movement. The resolution of the Board of Estimate for the appointment of a commission to investigate the advisability of restricting the building height throughout the entire city, by a zone system or otherwise, is the first step in the direction of a long-needed reform.

The Financial District an Exception.

By this I do not mean to say that the building height should everywhere be limited. There are sections, such as the Financial District, where the small available amount of space and the tremendous requirements make it inevitable that the skyscraper must not only exist but continue to multiply and perhaps even reach an average height greater than that of to-day.

There are, however, no such conditions as these in the Fifth avenue section, which is conspicuous as a part of New York where the skyscraper, or even the ultra-high building, is not wanted. In making this statement—and I cannot make it strongly enough—I am stating the views not alone of the Fifth Avenue Association but also of a large number of property owners, business men and residents of the avenue and of the great section of Manhattan of which it is the main artery. There is no question but that the many bitter experiences which the substantial Fifth avenue interests have suffered in the last half dozen years or so, as a result of the invasion of the district by hundreds of loft buildings with their crowds of garment workers and other factory operatives, have molded a public sentiment in favor of regulating the size and character of future

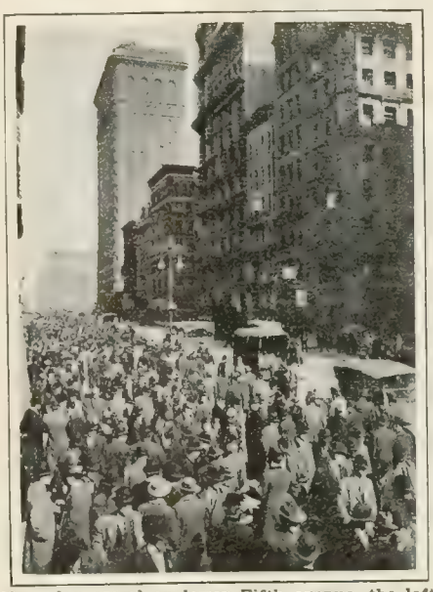


MR. COOKE IS PRESIDENT OF THE FIFTH AVENUE ASSOCIATION.

Fifth avenue structures. This sentiment is too powerful to be withstood.

Blasting Retail Business.

One has but to visit the avenue below 23d street any business day during the noon hour to see what will be the fate of the thoroughfare north of that street, unless some change is speedily made to prevent the further erection of high loft and factory structures in what is now the finest retail and shopping section in the world. Nothing so blasting to the best class of business and property interests has ever before been seen or known in any great retail district in any large city as this vast flood of workers which sweeps down the pavements at noontime every day and literally overwhelms and engulfs shops, shopkeepers and the shopping public. This appalling condition of affairs, directly due to the presence on or near the avenue of high



Noon-day crowd on lower Fifth avenue, the loft building section.

buildings, housing multitudes of toilers, has made it imperative on all who take a real pride in Fifth avenue and want to see it preserved, to demand the restriction and regulation of future buildings throughout the district in order to put an effectual stop to the evil.

But it is asked, "How is the mere cutting down of the height of buildings to 125 feet to rid the section of the crowds of garment workers and other factory hands?" We answer that we do not expect the limiting of the size of future structures to do all the work of reform. What we do hope and expect is that the new regulations proposed by the State Factory Commission, making it obligatory on builders to provide more and wider staircases, to greatly reduce the number of operatives in a room, and to provide more light, better ventilation and improved hygienic conditions, will work, together with the laws compelling a reasonable height of building, so as to make it impossible for factories to exist in the heart of New York's best shopping section. This will lead to their seeking localities more suited to their real needs.

Practical Considerations.

Although there is no street for which Americans have a higher sentimental regard than Fifth avenue, the demand for keeping future buildings in the street within reasonable limits as to height and architecture is not actuated by sentiment but by the highest practical considerations. Those who love and admire Fifth avenue cannot afford to have it become a mere cheerless canyon like so many of the city's streets farther downtown. As the fairest and most charming street of the New World, Fifth avenue is and has been for many years one of New York's most valued assets. Tolerate the skyscrapers and it will lose the characteristics which have made it second to no street anywhere and which have made its land values among the highest in the world.

Misconstruction.

It is high time to put a stop to the operations of a certain type of builders, who, growing more and more bold as the years have gone by, have ruthlessly invaded neighborhood after neighborhood in New York and entered upon a riot of building out of all proportion to the character and needs of the district. Wherever they have operated, they have worked serious harm; rents have fallen, and a cheaper class of tenants has come in. It is this class of conscienceless builders that offers the greatest menace to Fifth avenue to-day.

The indignation felt by many owners

of property on Fifth avenue against the practices of builders of this class is typically expressed by a woman propertyholder, who, in a recent letter to the Fifth Avenue Association, earnestly advocating the lessening of the building height in the district, says: "It seems to me that the health and comfort of the many should be of more account than the permitting of the few to exploit New York to their financial advantage as now, and to the detriment of all its citizens except the owners of the skyscraping monstrosities. The city is a pathetic ruin wherever the eye rests, made so by the interests to which I have referred. They have destroyed and are destroying every residential neighborhood in New York. If you can save Fifth avenue it will be much!"

A Hydra-Headed Menace.

Every consideration which led to the adoption by the Board of Estimate and Apportionment of Borough President McAneny's resolution for a thorough inquiry into the desirability of limiting building heights throughout the city applies with particular fitness to Fifth avenue. In the continued erection of high loft structures in the shopping section, Fifth avenue, its property owners and business interests, face the hydra-headed menace of the "shutting off of light and air from other buildings and from the street, unwholesome and dangerous congestion in living and working conditions and in street traffic, and increasing hazards of fire and of peril to human life."

As to the limitation of the height of buildings affording a relief from the fast-increasing congestion in the shopping district, especially in street and traffic congestion, there is not the slightest doubt. And it is obvious to everyone that Fifth avenue traffic is growing at a rate which makes safe and satisfactory handling one of the most serious of the avenue's problems. Eliminate the towering loft building with its manufacturing plants and army of employees and a vast amount of this hybrid traffic will go with it. At the same time the fire peril and the danger to human life growing out of herding people both inside and outside of buildings will largely disappear also. In place of all these undesirable features, the smaller and more harmonious buildings with their smaller floor space will command much higher rents; property will steadily increase, and Fifth avenue's place as the foremost business street and the most magnificent thoroughfare in the world will be secure for all time to come.

Natural Zones.

Whether the ultimate plan to be adopted for New York shall be along the lines of laying out the city in districts or zones, in each of which the height, size and arrangement of buildings shall be prescribed in accordance with the district's character, is for the future to determine. Legislation may or may not be called into requisition to fix zones in which different building standards will prevail. Yet, whether it is or not, a little consideration of the present trend of development in Manhattan will show that there is a marked tendency on the part of certain sections of the city by entirely natural processes to become zones devoted to some particular industry. A notable instance is that of the silk business which in the last few years has centered on and about Fourth avenue.

It may never be necessary or desirable to establish any particular regulations for future buildings in the Silk District, but the fact that this and other similar sections are coming into existence leads some observers to believe that the zone plan for the city's leading industries may soon become an actuality. It also suggests unmistakably that one great zone, at least, is already well defined—the Fifth avenue district—and that as such it has an undoubted right to safeguard its future by excluding buildings which are not only out of harmony with its character and purposes, but actually destructive to them.

GREAT PLANS FOR COURT HOUSE SQUARE

Park Row to be Widened—New Tombs and Criminal Courts—Architects Submit Plans For Civil Courts Next Week—City Will Take Title May First.

ACCORDING to present expectations the City of New York will take title to the new Court House site on or about the first of May. The commissioners in condemnation proceedings will then have finished their work, and the city will be ready to utilize the site. By putting off the formality of taking legal title, an interest charge of twelve hundred dollars a day is being saved to the municipal treasury.

Next Tuesday, April 1, the competitive plans for the new building will be received from the twenty-two selected architects by the Court House Board at its offices, 115 Broadway. On the following Monday the members of the jury will meet to judge the plans, and on the 11th of April the Court House Board will receive the report of the jury, which will comprise J. L. Mauran of St. Louis, Frank Miles Day of Philadelphia, and R. S. Peabody of Boston.

It is not expected that the decision of the board will be announced at once, for the reason that the jury is likely to leave room for the exercise of some discretion on the part of the board by selecting more than one plan as of equal merit. This may well come about in view of the high ability of the competing architects. It is hardly expected in architectural circles that one design and plan will be so much preferred over the others as to leave no room for choice.

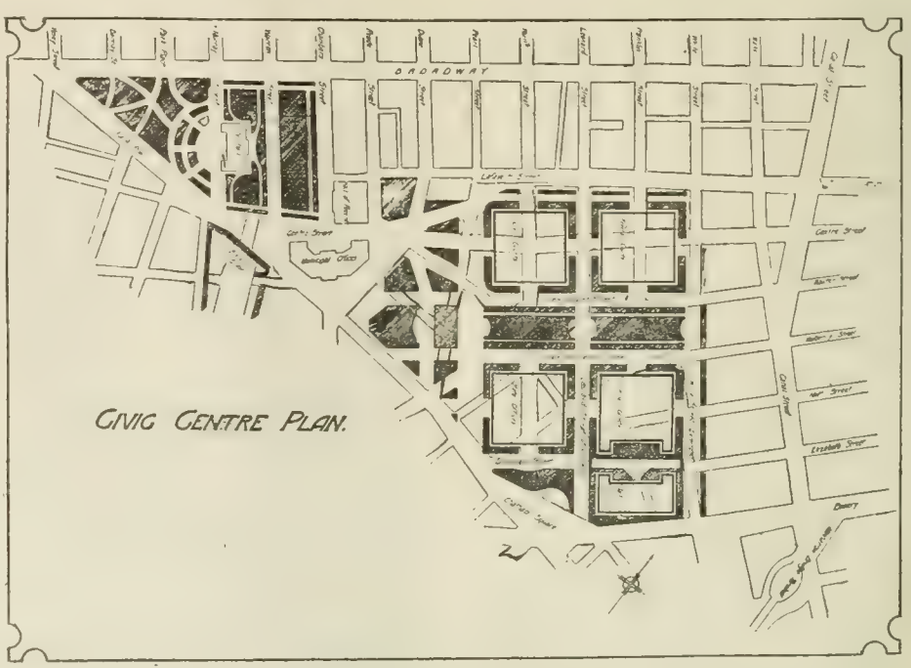
"Court House Square."

The Court House will form but one constituent part of the great civic center which is to connect City Hall Park and the Manhattan Bridge Plaza. Other constituent parts will consist of Federal, State and Municipal buildings. According to the latest plans of the Court House Board, first there will be laid out with State authority a "Court House Square," which will be large enough to supersede the present Chinatown section, the Court House Board hopes. It will involve a remodeling of the street system, in order to provide for the free and unimpeded movement of traffic between Brooklyn Bridge and Manhattan Bridge, and in order to increase the facilities for traffic going north and south.

Center and Worth streets will be cut off, Park Row and the Bowery widened, and there will be a new Criminal Courts building and a new and larger jail, besides the buildings which the State of New York and the U. S. Government will erect. Over half the area of the proposed square is owned or under process of acquisition by the city.

Condemnation Proceedings.

For several months a commission in condemnation proceedings, of which Abram I. Elkus is chairman, has been listening to expert testimony as to the value of the parcels to be taken for the Court House site in particular. Messrs. Herbert A. Sherman, Herman De Selding, H. L. Moxley, E. A. Tredwell, C. F. Noyes, Samuel Goldsticker, McMonegal and Drennan have given testimony for the owners, and Irving Ruland, Bryan L. Kennelly, Charles S. Brown, John N. Golding, Joseph P. Day and Charles Lyons of L. J. Phillips & Co. will testify for the city. Assistant Corporation



Competitive architectural plans for the Civil Courts will be received next week. The site is the subject of condemnation proceedings. Sites for the Federal and State buildings will be acquired. The Criminal Courts and the Tombs will be rebuilt and Park Row widened.

Counsel Charles D. Olendorf is representing the city in the proceedings.

Opinions Differ on Values.

Sixty-five pieces of property, including several owned by the City of New York, will be taken. They are situated in Center, Lafayette, Leonard, Worth, Pearl, Baxter and Park streets. The most valuable parcel is designated as No. 1, and is situated at the southeast corner of Lafayette and Leonard streets, comprising the buildings 49-51 Lafayette street and 124 to 128 Leonard street. Mr. Tredwell, testifying for the owner, put a value of $410,767 on the land and $402,500 on the buildings, or a total of $813,267, while Mr. Ruland, appraising for the city, couldn't see more than $228,700 as the worth of the land and $364,000 for the buildings, or a total of $592,700.

The aggregate of the valuations put upon all the parcels by the owners' appraisers is about $10,000,000. Mr. Ruland, who made estimates for the benefit of the Court House Board a year ago, and who has testified to the value of every piece of property affected by the present proceedings, estimates the total at but $5,591,000. Other experts are yet to be examined in behalf of the city by Counselor Olendorf, but it can be said that the Court House Board does not expect that the city will be asked to pay more than five or six million dollars. The building is estimated to cost ten million, exclusive of the expense of decorating, equipping and furnishing.

In every instance the estimates of the experts are so wide apart as to occasion some wonder as to how the commissioners will be able to judge between them. In the case of parcels Nos. 15 and 16, appraised as one, and consisting of 25 Lafayette street and 516 and 520 Pearl street, owned by Kate and Joseph Falk and Joseph E. Arnold, the owners' appraiser set a value of $669,570, while Mr. Ruland considers the property worth no more than $227,500. The building at the northwest corner of Center and Pearl streets, owned by T. P. Fitzsimmons, was figured by the owners as worth $295,075, and by Mr. Ruland at $126,000.

The total of Mr. Ruland's valuations, $5,591,000, is within two per cent. of the Tax Department's valuations, which were increased from $4,311,000 in 1912 to $5,471,000 in 1913.

The Competing Architects.

The list of twenty-two competitors for the commission to prepare the plans for the Court House building comprises twelve who were specially invited by the Court House Board, and ten who were selected after a preliminary competition:

McKim, Mead & White, Carrère & Hastings, LaFarge & Morris, Tracy, Swartwout & Litchfield, James Riely Gordon, H. V. Magonigle, York & Sawyer; Charles Butler and Charles Morris, Associated; Trowbridge & Livingston, A. W. Brunner, Cass Gilbert, Geo. B. Post & Sons.

George and Edward Blum, Griffin & Wynkoop; Charles C. Haight, A. H. Githens and Aymar Embury II. (three associated); Howells & Stokes, Guy Lowell, Maynicke & Franke; Kenneth M. Murchison and Howard Greenley (associated), Shire & Kaufman, Walker & Gillette, Wilder & White.

MANY CHANGES IN WOODHAVEN, QUEENS

Once An Area of Country Estates and Farms, The Growth of the City Has Absorbed the Community For City Homes.



THE FLORIAN GROSJEAN MANSION AT WOODHAVEN.



VIEW OF THE GROUNDS OF THE GROSJEAN MANSION, WOODHAVEN.

THREE years ago a bare stretch of acreage to a great extent, Woodhaven, from Jamaica avenue south to Liberty avenue and even beyond, in Queens Borough, is fast being built up as an integral part of the greater city. The building movement began in the vicinity of Woodhaven and Jamaica avenues and it has gradually extended southward. When it first began reasonable priced detached houses comprised the character of improvements; but, now houses in rows are the type that are being built, some of them of brick and some of stucco and frame. Houses that are built to sell from $5,000 to $6,500 each are in the majority.

Before the building movement became extensive and for many years previously Woodhaven was a territory of fine suburban homes and country estates. Notable among them were those on Atlantic avenue, near Woodhaven avenue, owned and occupied by the members of the agate-ware firm of Lalance & Grosjean whose immense factory is in Woodhaven. Most prominent among these estates was that of Florian Grosjean the picturesque grounds of which attract the eye of passengers on the Long Island Railroad on their way to and from Jamaica.

The Passing of Fine Estates.

Woodhaven lies between Union Course and Richmond Hill. So rapid has the growth of Woodhaven been that the Grosjean and Lalance mansions are surrounded with rows of attached houses, the rural character of the section is destroyed and the properties that were once attractive for summer homes are being sub-divided, and in about two years or less hence rows of homes will occupy their sites.

The passing of these fine estates furnishes the most striking evidence of the overflow of population from Brooklyn into Queens.

Florian Grosjean, who made millions through his invention of agate-ware, is dead; and, his estate sold his country place a year ago to a syndicate headed by Col. William M. Griffiths, of Jamaica, formerly president of the Queens County Trust Company and formerly private secretary to Governor Black. Col. Griffiths has been active in Queens County real estate dealing for several years now. There are one hundred and twenty-four lots in the Grosjean grounds and streets will be cut through the plot and houses built upon the lots; in fact, one building operation has been begun on the rear part of the tract. Lots here are worth $1,200 each for inside lots and about one-third to one-half more for corner lots. The old Grosjean mansion is still standing; and, it will be sold either to some institution or demolished and the land it occupies reimproved with homes. Lots are 20x 100 feet each in size.

Land Values.

On the south side of Atlantic avenue, opposite the Grosjean estate grounds is

another large tract which was bought from the same estate by the F. W. Scutt Company, of Jamaica. This property has an old mansion on it also surrounded with fine old trees. The owning company has cut a 50-foot street through the parcel and is selling lots to builders for improvement with detached frame and stucco dwellings. Lots are 20x100 feet each and sell for from $1,000 to $1,200 each. It is probable that the old house on the other part of this property will be razed and another street cut through from Atlantic avenue south and improved with detached dwellings also. Nearby is the Woodhaven station of the Long Island Railroad.



DIAMOND AVENUE, WOODHAVEN.

The Jamaica avenue trolley of the Brooklyn Rapid Transit Company, which connects with the elevated railroad at Cypress Hills, serves that part of Woodhaven immediately north and south of Jamaica avenue; the Long Island Railroad serves the part adjacent to Atlantic avenue; and when the subway system planned for Queens is carried into effect the extension of the Kings County elevated road from the city line of old Brooklyn to Jamaica will pass through Liberty avenue, Woodhaven, and thereby aid property values in the southerly part of the place. The building movement is steadily southward. Lots in the section of Woodhaven adjacent to Liberty avenue range in price from $700 to $1,000 each.

Trend of Residential Growth.

At Woodhaven, Vanderveer and Fulton avenues, in Woodhaven, St. Anthony's Hospital is erecting an immense modern fireproof hospital building, which will cost more than $1,000,000, after plans by I. E. Ditmars, of 111 Fifth avenue, Manhattan. This building is approaching completion; and, the fact that it is being built in a growing part of the Borough of Queens shows the trend of residential growth of the city of New York.

Woodhaven is only a short distance from Forest Park, which is one of the large parks of the city of New York, much of which yet awaits landscape improvement and development. Seven miles from Manhattan, Woodhaven is situated along the lines of steady growth and improvement. So much of the place as fronts on Jamaica avenue has been improved with flats and stores; and, eventually Atlantic avenue, in Woodhaven, will be improved along the same lines, as it is essentially a traffic thoroughfare.

Revival of Apartment Hotels.

The time has come when apartment house builders must take another step in advance. The "new-law" elevator house does not meet the requirements of the wealthy families now going into apartments. They have learned through travel and otherwise that New York is behind some American and foregn cities in providing comforts for apartment house life. There are indications that the coming type of house will be more elegantly appointed, not from a decorator's standpoint, but it will have more built-in furniture, and it will provide meals for its tenants. It will be, in fine, an apartment hotel rather than an ordinary housekeeping apartment, no matter how exclusively situated or superbly constructed. Bing & Bing evidently have caught the flash of the new idea that is abroad. In East 58th street, east of Madison avenue, and opposite the Antoinette apartments, they have this week acquired a site for a twelve-story apartment hotel. A. S. Cochran will build one of twenty-one stories in 59th street west of Fifth avenue. A hotel may lawfully be built to any height, irrespective of the width of the street, and this alone is a great advantage over the plain apartment house, whose height must be governed by the width of the street.

New Ruling for Mortgages.

Register Grifenhagen, of the County of New York, has been instructed by the State Tax Commission of the State of New York, acting under the opinion of the Attorney General, that every mortgage, which by its terms secures the payment of any money or moneys except taxes, assessments or water rates, beyond the principal amount secured by such mortgage, is to be considered as an Indeterminate Mortgage under Section 256 of the Tax Law, and before being accepted for record must pay the tax on the maximum amount which the terms of the mortgage impose on the property, and such maximum amount is to be determined under the provision of said Section 256 of the Tax Law.

Following is that part of Section 256 providing for the determination of the amount at which an Indeterminate Mortgage is to be taxed:

"Such mortgage shall be taxable under section two hundred and fifty-three of this chapter upon the value of the property covered by the mortgage, which shall be determined by the recording officer to whom such mortgage is presented for record, unless at the time of presenting such mortgage for record the owner thereof shall file with the recording officer a sworn statement of the maximum amount secured or which under any contingency may be secured by the mortgage."

SAVE RIVERSIDE PARK.

An Attempt to Commercialize the Waterfront—West End Owners Act.

The lands under water fronting Riverside Park, between 72d street and Manhattanville, are held by the city as a trustee charged with the duty of forever preserving the lands for park purposes. Ever since the lands were acquired at a cost of more than $2,000,000, it has been the hope and purpose that they would be filled in and landscaped like other park grounds.

A bill has suddenly appeared in the Legislature, introduced by Mr. Pollock, which seeks to destroy this trusteeship and give the lands under water over to general purposes, to be used for docks, warehouses, railroad tracks, and what not. A delegation of members from the West End Association went to Albany on Tuesday and opposed the bill before the committee having it in charge. They learned that the bill was introduced as a city measure to further the arrangement which the Board of Estimate's committee on West Side waterfront improvements is concluding with the New York Central Railroad Company. In order to give the railroad company more trackage room, the bill would destroy the trusteeship created many years ago in order to preserve the land to the people. The building of the new subways has afforded the first opportunity to obtain spoil with which to make the fill, and the process is now well advanced.

The West End Association is making a fight against the violation of the trusteeship. At a meeting on Monday evening at the Hotel St. Andrew resolutions were adopted, "That pending legislation tending or attempting to abrogate, impair or nullify the trust for park purposes created pursuant to chapter 152 of the laws of 1894, or further to commercialize any part of the waterfront between 72d and 129th streets, is inimical to the public interest and a violation of property rights, and to such the West End Association is resolutely opposed."

Dock Commissioner Tomkins some time ago expressed the opinion in a report to the Mayor that ultimately the lands under water fronting Riverside Park would be required for commerce, and he suggested that the new-made land be entirely shedded and landscaped, the roof to be used for park purposes and the ground underneath for railroad and wharf purposes.

As far as they apply to Riverside Drive between 72d and 129th streets, the plans submitted by the railroad provide for six main-line tracks to cross 130th street over a viaduct and come to grade at 122d street, just below Grant's Tomb. They continue to 86th street, where they increase in number to ten at 79th street and to twenty-six at 72d street, where a yard is located. These twenty-six tracks would occupy a space 379 feet wide, thus encroaching upon land held in trust by the city.

The law committee of the West End Association has been investigating the whole matter for some weeks, and its report, recently made, sets forth why the plan as proposed by the New York Central should not be adopted.

The chairman of the committee is Charles L. Craig. The other members who signed the report are James A. Deering, Joseph A. Arnold, Charles W. Lefier and Thomas P. McKenna.

NEW FACTORY LAWS.

Bear Down on Real Estate—New Advisory Committee—Aimed at Garment Workers.

The State Department of Labor persists in becoming a more powerful factor in the real estate affairs of New York City. Bills now pending in the Legislature which were introduced at the instance of the Factory Investigating Committee, of which Senator Wagner is chairman, will take from the Building Department and the Fire Department a considerable amount of authority over building construction in the one case, and over fire prevention matters in the other, and bestow this authority on a new industrial commission which is to be part of the organization of the Department of Labor.

The bills contain many provisions which are virtually building laws, requiring many alterations in old buildings and adding to the cost of new work. Upon lessees of loft buildings used for factory purposes the general effect will be to limit, if not lessen, the number of operatives which may be employed by a manufacturing firm, and consequently to diminish the availability of buildings and therefore their market value. The bills have aroused wide opposition from real estate interests. During the prolonged hearings on the bills protests were entered in behalf of the property owners' associations. On the other hand, the bills were strongly urged by philanthropical bodies, settlement workers and factory inspectors.

Aimed at the Textile Industries.

It is reported that the bills have received support from property owners in the Fifth avenue section under the belief that the bills will help to keep the textile industries within bounds.

One of the bills referred to provides for a reorganization of the State Factory Inspection Bureau, under which there shall be an advisory board to the State Department of Labor to be composed of seven persons appointed by the Governor, with the consent of the Senate. One of the seven is to be a woman. The Board is to meet at least once every two months in the office of the Department of Labor in the city of New York. It will have the power to make rules and fix standards, in order that the provisions of the statutes relating to factories may be made effective. Public hearings must be held by the board on all proposed rules, regulations and standards. A violation of any regulation promulgated by the board will be a violation of the law itself, and is to be punished as a misdemeanor.

Remunerative Jobs.

The pay of the Commissioner of Labor is raised from five to fifteen thousand dollars, or to more than the Governor himself receives, and more than a Congressman's salary. Two deputy commissioners are to be paid five thousand a year and two other deputies four thousand five hundred. Sub-offices are to be opened at Rochester, Syracuse and Utica, besides Buffalo and New York.

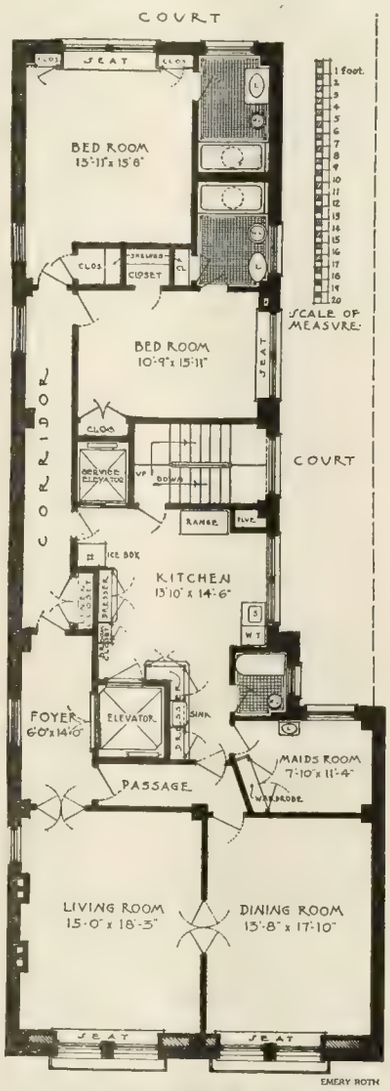
The Commissioner is to employ chief counsel at five thousand a year and assistant counsel at three thousand five hundred. The State will be divided into two inspection districts, and the counties of New York, Kings, Queens and Richmond will constitute the first. There are not to be less than one hundred and twenty-five factory inspectors, divided into twelve grades, the highest salary to be three thousand five hundred dollars.

The inspectors of the eighth, ninth, eleventh and twelfth grades will constitute the division of industrial hygiene; the inspectors of the seventh and eighth grades will be medical men.

A UNIQUE APARTMENT.

Smallest House of Its Class for the Madison Avenue Section.

A building now nearing completion at 42 East 66th street, near the corner of Madison avenue, for the Jackson Realty



TYPICAL FLOOR PLAN, 42 EAST 66TH ST.

Co., is unique, inasmuch as it probably is the smallest high-class apartment building in the city, and the only high-class six-room apartment to be built for but one tenant on a floor.

The plot is 30 x 100. The building is equipped with two elevators, one for passengers and one for service. Each floor is provided with three baths, and in addition to the rooms on the floor there is, in the cellar, a separate laundry and separate storeroom, enclosed with wire partitions, for each tenant, and in the pent house one additional servant's room for each apartment. The schedule of rents is from $2500 to $3200 per annum. This building was designed by, and is being erected under the supervision of, Emery Roth, architect. Douglas Robinson, Charles S. Brown Co., is the agent.

Against Unregulated Billboards.

The Real Estate Board of Brokers of the City of New York has declared that billboards and sky signs should not be taxed in addition to the tax already levied upon them as a part of real estate; but they should be prohibited in special localities such as park streets and streets of exceptional character like Fifth avenue. There should be, however, no general prohibition, as in many cases they add materially to the income capacity of property.

—Old Corona village, which will soon see a subway extension under construction, is temporarily in a comatose state. The builders are undecided whether to go in for tenements or private dwellings.

THREE-FAMILY HOUSES.

Again Strongly Advocated By Bronx and Brooklyn Builders.

The bill amending the Tenement House Law so as to take three-family houses out of the jurisdiction of the Tenement House Department has again been introduced in the Legislature and is being urged by Bronx and Brooklyn builders, as heretofore.

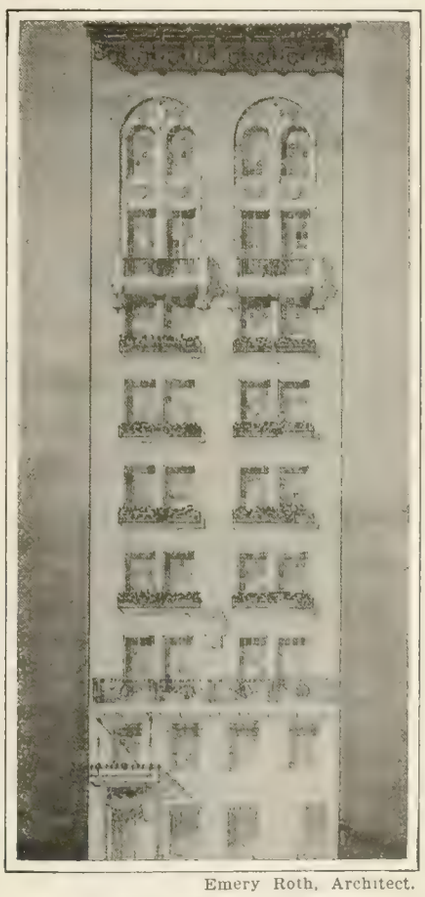
Superintendent of Buildings Patrick J. Carlin in a speech before the members of the Real Estate Protective Association of Brooklyn on Monday afternoon, declared that the Tenement House Department was an unnecessary expense to the city and that its functions could be satisfactorily handled by the Department of Buildings.

Mr. Carlin said he was thoroughly in accord with the purpose of the association, which consists of a group of architects, builders and real estate brokers, organized to have the tenement house law amended so that the three-family dwellings shall be eliminated from its provisions.

A. G. Calder followed Mr. Carlin in his talk about building matters, and produced plans for three-family buildings, such as are now being constructed under the Tenement House laws. In contrast to these buildings he presented plans for the three-family building which might be built under the amended law and come under the jurisdiction of the Building Department. This latter type of house could be built at a saving of from 15 to 20 per cent. to the builder, he said, and have all the advantages now claimed for the tenement house type of building. In addition, it would have more floor space and a higher rental value.

S. Cedarstrom said that the proposed measure would permit men of moderate means to occupy practically private houses for the rental now being paid for cramped quarters in tenement houses.

Resolutions favoring the bill now pending in the Legislature to amend the Tenement House law by eliminating three-family houses from its jurisdiction were adopted at a meeting of the Brooklyn Board of Real Estate Brokers.



Emery Roth, Architect.
42 EAST 66TH STREET.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

MOST SUCCESSFUL HOUSES.

Are Those Which Have Hotel Conveniences—A Manager's Problems.

By W. W. Hannan.*

THE desirability of the apartment house or hotel as a form of investment is no longer questioned. The trend of modern life is decidedly along community lines, and this in an age of increasing individualism. Just as we agree to limit by statute unrestricted personal inclination in some directions, in order to secure a larger measure of protection for individual rights in all directions, so does the modern family cheerfully relinquish some of the liberties and the freedom of the individual dwelling, in order to secure to a large degree immunity from the petty cares of individual housekeeping.

To have the heating problem alone solved is a great relief to the small family of modest income who cannot well afford to hire a man to take care of their furnace. The next greatest problem for which the apartment form of dwelling offers relief is the maid question. With specialization in labor, the general utility maid is no longer worth hiring at any price; competent labor will no longer attempt general work. The apartment hotel can secure good service because it is in a position to offer one kind of work and regular hours to every employee.

The Three Essentials.

Just how valuable an investment any given apartment house will prove to be will depend upon three things: Location, Construction, Management.

As to location, it is difficult, even with the exercise of the best possible judgment, to so locate an apartment house or hotel that it will continue to be well situated during the life of the building. Ten of the most capable men in a community might agree as to the desirability of a certain location, and yet the trend of business and unforseen growth of the city in other directions might later discredit their judgment.

Apartment-house dwellers manifest a strong predilection for living on the fringe of things. They want always to be just at the point where business ends and the residential section begins. Because this desirable point is a movable one, to render an apartment-house investment equally profitable during the life of the building it is essential to have the interior arrangement such that it can be remodeled to suit the varying demands of its procession of tenants.

Several apartment houses in Detroit that originally contained suites of eight or nine rooms have recently been remodeled into suites of two, three and four rooms. While the owner will eventually have an entirely different class of tenants from those for which he originally planned the building, yet the real purpose for which the building was erected, to secure a good rate of return upon an investment, it being achieved today quite as well as when the building was new—indeed, I am perfectly safe in saying that the return is certain to be greater today than ever, because rents are higher and the demand for small suites is more steady, and increasing more rapidly than in any other class of apartments.

To secure permanency in the investment it is well then that the original plans should contain elements of elasticity and flexibility.

When to Engage a Manager.

To secure the best results it is imperative that the building manager, who should be a man or woman with practical experience in the real estate field, should be consulted, and the time to consult him is before the architect's plans are perfected or accepted—not afterward. If the prospective manager is equipped for the position, he should be able to offer suggestions of the utmost value as to the general character and outlines of the different suites, and the various conveniences that will be demanded by the class of tenants which the owner desires to attract to his building.



MR. W. W. HANNAN.

To the investor who contemplates the erection of several apartment houses I would say change your architect occasionally. Architects are notably conservative and are slow to advise radical departures from conventional types. Your conservative man, more than any other, is liable to get in a rut. Every architect tries with infinite painstaking to find ways in which to improve upon his last plan. He notes small details that may be perfected, but he reluctantly discards his old type of construction altogether to start out in a wholly new line.

Basic Requirements.

Tenants, however, are anything but conservative. They seek change and variety, though their basic requirements remain fixed. They insist upon comfort, convenience and as large a measure of the artistic as they can pay for, but they also insist with equal peremptoriness upon the architect and builder devising new forms in which to provide these essentials, so that their appetite for novelty may be gratified.

Proper management of all kinds of buildings is rapidly gaining the recognition which its importance warrants.

Running a modern apartment building with all its complex problems is as much a specialized business as running a department store or a factory, and requires just as certainly a capable, trained and efficient manager.

We are a long way from the day of the frowsy, red-handed, unsuitably garbed housekeeper of the earlier apartment hotel.

A Care-Free Existence.

As the rentals of apartments have increased, and architecture, convenience, equipment and appointment have improved, so have the requirements of tenants multiplied and become more exacting as to service, and also as to that indefinite accessory essential in an abiding place—character. Not only have standards of living risen, but refinements in the art of living have become pronounced and widely imperative.

If people must pay well, they insist, and rightfully, upon living well.

The ideal manager of a high-class apartment building or hotel of today is in no sense in the servant class. His function is executive only. Tactful efficiency in the role of genial host or suave hostess leads the paying guests to realize that to live in a well appointed, perfectly administered apartment building and to be able to have appetizing and properly cooked food perfectly served, is to enjoy a care-free existence impossible in the individual home. But in order to get the grade of manager who can achieve this result and make it pay, you will have to offer something more than janitor's wages. To secure able management the office must be dignified and the pay adequate.

I consider the question of management the most important phase of an apartment-house investment. The time was when the investor actually believed that, if he had a fine building, this was the only thing necessary, but today the appointments of the building sometimes sink into insignificance in the light of the proper or improper management.

Income Depends on Cleanliness.

Preach the doctrine of cleanliness to your managers and employees. Make them understand that the income on the investment depends in a great measure on the manner in which the building is kept. A tenant may have a magnificent apartment and be satisfied with it in every respect, but if the manager does not see that halls are kept clean, that employees are courteous and that no detail contributing to the comfort of the tenant is overlooked, the tenants will move. They will go where there is proper management. Proper management consists in securing the greatest degree of comfort and service for the tenant which the amount of rent paid

*Mr. Hannan has a national reputation as a building manager, and is one of the leading men in general real estate affairs in Detroit.

warrants. Scientific management is that analysis of detail and systemization of labor which will procure for the tenant this maximum of comfort at the minimum of cost to the owner in time and labor. Proper and scientific management may be given combined expression in the one word, "efficiency."

The ideal manager should be a man or woman of strong character and business ability. He should stand in the same relation to his apartment house as the conductor does to his train and the captain to his ship. He should be in absolute control. He cannot afford to permit the manifold suggestions and complaints of the tenants to sway him from the proper cause. He must have sufficient backbone and judgment to convince the tenants that he and not they is managing the building.

Giving Up Housekeeping.

In the early days of the large apartment house it was deemed essential that all apartments should be fully equipped for housekeeping. To-day our best and most sought-after apartments have discarded that feature and offer the tenants the privilege of a well-managed cafe. This is, to my mind, the most successful and lucrative type of apartment house, the apartment hotel.

The cafe, however, demands the most exacting attention. On its quality will depend the success of the building. While we as Americans have acquired a taste for dining in public cafes to an extent which would have been unthinkable a generation or so ago, yet with this habit we have also acquired a fine discrimination as to quality of food and service. The cafe has the power to make or mar the reputation of the building. The successful apartment hotel of today must be above criticism in a few essentials, and among these the quality of its cafe is above all the most vital to the profit of the investment.

Dealing With Tenants.

Tenants no longer seek the landlord, and the manager who would be successful must adopt all the modern methods of brokers for securing new lessees. He must keep track of expiring leases and in most cases must search for new tenants months before they intend to move. A great number of loft occupants date their leases from February 1, and when they intend to move they generally seek new quarters at least six months before that date. The handling of tenants requires great tact and good judgment on the part of the manager. A friendly tenant is often worth more than a good many dollars spent in newspaper advertising, and some buildings are able to show a profit year after year, due mainly to the reputation which they have acquired by the good treatment of their tenants.—Edwin H. Hess.

Elevator Accidents.

A building manager was once asked what the chief cause of accidents in elevators was, and he replied that it was largely due to the common practice of elevator operators to start the car before the elevator door is closed. The danger lies in the fact that frequently a passenger thinks of something and starts to go out, and in the meantime the elevator is started while the door is still open. There are devices on the market which will prevent the starting of the car until the door is closed, but managers upon figuring their cost hesitate.

Efficiency means taking advantage of every second in the elevator shaft, but the average passenger prefers safety.

NEW THINGS

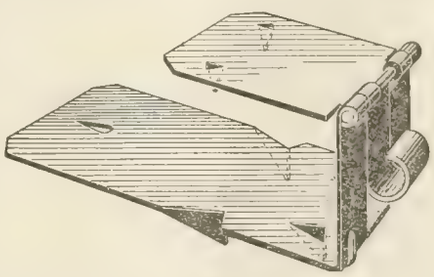
Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

A New Scaffolding Bracket.

The accompanying illustration shows the new Richards-Wilcox roof scaffold bracket. This bracket is so designed that it can be placed on a shingle roof in a few seconds and will not give way or split the shingles. It is stamped



from heavy steel. The bottom plate has four half-inch sharp projecting lugs which are forced into the roof when weight is applied to bracket, preventing the bracket from slipping out of place. The top plate is strongly hinged to upright end of bottom plate, and has extending arm against which the 2x4 rests. When the 2x4 is pushed against the extending arm, the two sharp lugs projecting from the top plate are forced into the top of the 2x4 and



hold it tightly and securely in place. This bracket does not require any nails to hold it in place, or any hammering. The more weight you put on the bracket the better it takes hold. Brackets are placed about ten feet apart and two brackets will carry four men on a roof.

Further information regarding this device may be obtained by addressing the company at Aurora, Ill.

Shipyard Idea for Building Construction.

A crane system of handling concrete in building construction is being introduced by Drew-Bear, Perks & Co., Ltd., of London. The construction plant for the whole job is self contained and has caused considerable comment in engineering circles.

Over the site is erected a steel gantry on which the traveling crane moves back and forth on a runway. These gantries have been modelled on the lines of those used in shipyards, and it is believed that they will effect economy in time and expenditure as compared with the usual type of derrick crane.

In this operation the vertical lattice members of the gantry are placed in three rows at distances apart of 81 feet, 66 feet and 66 feet, and the cross girders are built up of steel sections in open lattice type used in pairs, well braced, across the top and stiffened by diagonal struts between each pair to give strong and light design. Electrically-driven travellers run over and serve the whole area and they are each capable of hoisting or lowering and of travelling in transverse or longitudinal directions. They can handle three hundred cubic yards a day and are capable of lifting the full load of thirty cwt.; and while carrying this load can lift at 150 feet a minute and travel crossways at 150 per minute, or longitudinally at 480 feet per minute.

A powerful automatic brake is provided capable of sustaining the load and arranged for lowering by gravity; and there is a foot-lever-brake for controling the longitudinal movement of the crane. A platform with hand-railing is provided alongside one of the cross-girders, and the controlers are placed in a cage fixed underneath the cross girders.

The erection gantries are put up by means of small derrick cranes, which travel in trenches; the upright and longitudinal members being erected in the first instance and the end girders being then pulled up by little cranes at the top, which remain in position to be utilized in dismantling.

A New Stack-Lining.

Something comparatively new in the matter of stack lining for use in cases where great heat is present is being introduced by the H. W. Johns-Manville Company of this city. It is known as "Vitribestos" and is applied as a lining to a depth sometimes as great as two inches, and when applied presents a solid interior surface. It is designed to serve the double purpose of protecting the metal stack from sulphurous and other destructive acids and gases as well as insulating the metal from great heat.

QUESTIONS and ANSWERS

Areas of Paint Spread.

Is there any definite way of finding out how much surface a gallon of paint will cover?

Answer: No, because the spreading quality of paints vary. The following rule will give you an approximate basis: Divide the number of square feet of surface to be covered by 200 and the remainder will be the number of liquid gallons of paint required to give two coats. By dividing by 18, you will have the number of pounds of pure white lead required to give three coats.

Tax Rate for 1910.

Can you tell me what the tax rate was for 1910?

Answer.—For the Boroughs of Manhattan and Bronx, for City, County and State purposes, 1.7579; Borough of Brooklyn, Kings County, 1.81499; Borough of Queens, Queens County, 1.81079; Borough of Richmond, 1.87501. The assessed valuation upon which this rate was based was: Manhattan: real estate, $4,743,916,785; personal estate, $298,030,-483; total, $5.041,947,268. Bronx: real estate, $493,757,919; personal estate, $7,-716.550; total, $501.274,469. Brooklyn: real estate, $1,404,036,521; personal estate, $59,331,825; total, $1,463.368,346. Queens: real estate, $335,563,960; personal estate, $5,358,480; total, $339,922,-440. Richmond: real estate, $67,917,489; personal estate, $2,207,487; total, $70,124,-976. Total for city, $7,736,637,499.

Preventing Pitting in Boilers.

A superintendent of a commercial building writes that he found the following processes efficient in painting boiler sheaves to prevent pitting, He first cleaned the shelf plates thoroughly with a scraper and wire brush. He then painted the plates with a mixture of boiled linseed oil and Portland cement. When the first coat dried he put on a second coat, composed of one part graphite and three parts Portland cement. This coating remained three years without pitting.

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in the Metropolitan District

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It is evident from the incomplete returns already published that the loss of life and property by storm and flood in the Middle West will reach proportions rarely, if ever, exceeded in the past in the United States. The destruction of property and prostration of industry are widespread throughout Ohio, Indiana and other States, comprising a populous and notably prosperous section of the country; and the economic effects are bound to be felt in every commercial and financial center, including New York.

A plan for the roofing over of the New York Central tracks on the West Side above Seventy-second street, and the depression of the tracks south of that point has finally been agreed upon between the Board of Estimate and the railway company. It has the merit of calling for no money expenditure on the part of the city, and will leave the Board of Estimate in a position to vote the necessary funds for beginning the contemplated waterfront improvements along Riverside Drive. A public hearing on the plan is announced by the board for April 8.

An interesting set of figures bearing on the increase in the cost of living during the last eighteen years has been compiled by G. S. Barnes, of the Labor Department of the British Board of Trade, for a committee which is investigating the conditions of employment in the British postal service. Mr. Barnes's figures show that the purchasing power of the English sovereign, as measured by its capacity to buy quantities of the twenty-three articles of food included in the British Board of Trade's index numbers for retail prices, was only 16 s. 3 d. ($3.95) in 1912, compared with £1 ($4.86) in 1895.

Not Too Rigid Restrictions.

The Record and Guide firmly believes in the establishment of restrictions on the height of buildings in New York City; but it sincerely hopes that the system of limitation which will be recommended by the committee now studying the matter will not be too rigid. We do not believe that any good reason can be alleged in favor either of an absolute prohibition upon all buildings over a certain height or upon the establishment of a fixed relation between the height of a building and the width of a street. The essential object to be secured by any regulation is that of surrounding every structure erected in New York City by a sufficient amount of light and air—which means that the higher a building goes the more it must be disengaged from surrounding buildings. A thirty- or forty-story tower erected in the centre of every business block and separated from all neighboring towers by a sufficient distance would not cause congestion, or in any way endanger the public interest.

What is needed is some rule, similar to that proposed by Mr. Ernest Flagg, which forces a property owner to add to the size of his lot in proportion as he increases the height of his building. The higher the building goes the smaller the proportion of the lot which it may cover. A rule of this kind would very much diminish the number of skyscrapers, particularly in the beginning, while at the same time it would not do away entirely with the economic advantages which may result from their erection. If New York keeps on growing in the future as it has in the past, an immense amount of business will have to be transacted in Manhattan, and provision should be made for its accommodation on the most economical possible terms. Such provisions may well include a certain limited number of very tall buildings. They will add to the industrial efficiency of the city—provided they are not permitted to interfere with one another and with the interests of those owners of real estate whose property is less favorably situated.

Pioneering in Real Estate.

The announcement that Mr. Oscar Hammerstein is to build another opera house in New York, and that it is to be situated on Lexington avenue in the Fifties, will be received with mixed feelings of surprise and doubt at the manager's daring. Mr. Hammerstein has always been a pioneer in the selection of new locations for places of amusement. About twenty-five years ago he constructed the Harlem Opera House, which was the first large modern theatre erected in 125th street. Some years later he was shrewd enough to anticipate the future distinction of Long Acre Square as the theatrical centre of the Borough of Manhattan and erected, if we remember rightly, no less than three theatres in that neighborhood.

When he entered the field of grand opera, he selected a site for his opera house in 34th street, between Seventh and Eighth avenues. No site could have looked less promising; but, in spite of its disadvantages, Mr. Hammerstein made a success of his venture and forced his competitors to buy him out. A site on Lexington avenue, in the Fifties, looks quite as unpromising as a site in 34th street west of Seventh avenue. At present this particular locality is one of the least accessible in Manhattan, because it is not reached by any cross-town surface railway, and its nearest rapid transit line is the Third avenue elevated. After the new subways are in operation, it will be much more accessible, because it will be connected with the whole of the Interborough system. Even then, however, it will not be easy to reach from the West Side; and the West Side must contain a larger proportion of opera patrons in proportion to its population than any other part of the city.

However, Mr. Hammerstein is a law unto himself, and seems to be able to survive more failures and carry more unpromising enterprises through to a successful conclusion than any other business man in the country. In one respect, however, he has always failed. He has never yet built a place of amusement which was not designed and decorated in most atrocious taste. It is very much to be hoped that his new opera house will in this respect constitute an improvement upon its predecessors. It is not to be expected that, considering the location, Mr. Hammerstein will sink very much money into an expensively decorated building; but without spending any more money on the appearance of his building than he has done in the past he can certainly secure very much better results. It is important that he should do so, because New York has become accustomed of late to a higher standard of theatre decoration than that which prevailed when Mr. Hammerstein built his last opera house. Another ugly and vulgar building might cost him a substantial sum in box office receipts.

Reform the State Finances.

Governor Sulzer has made a good start in his difficult and arduous enterprise of introducing economy into the financial system of the State; and it is very much to be hoped that he will fight it out along the lines marked out until he succeeds in introducing some sort of order and efficiency into the spending of the State's money. But he certainly has a long and bitter struggle ahead of him. He will not only have to meet the selfish opposition of those who profit by the prevailing system; he will not only have to make headway against the mere inertia of long-established and easy-going methods; but he will be obliged to force his financial reforms down the throat of an unwilling Legislature. The fact that Governor Sulzer is a Democrat, and that his party possesses a handsome majority in both houses, will in this respect make no difference.

What the Governor has entered upon is at bottom a fight with another department of the government, which has systematically encroached upon the proper and desirable discretionary power which ought to be exercised by the administration. The Legislature of New York, like the legislatures of the other states in the Union, and like the Congress of the United States, has been attempting to do an impossible thing. It has really been trying, by virtue of its control of appropriations, to conduct the executive business of the State; and, in order to make its own control more secure, it has preferred to leave the administration disorganized and to prevent its officials from using any discretion in the expenditure of money. The Legislature, that is, has attempted to establish its control by virtue of legal proscription of administrative action instead of by exercising careful supervision over officials, who were allowed sufficient power to accomplish economical results. Neither will they abandon this practice until they are forced to do so.

It involves one of the most fundamental questions in the American political system—the question of the relation which ought to subsist between the administrative and legislative branches of the government. Heretofore the Governor and the administration generally have been supposed to be merely the

servants of the Legislature, in whom was vested the effective responsibility for the government of the State. Governor Sulzer has, however, disputed this assumption by announcing his own leadership and by insisting that the Legislature accept his program of reforming legislation—in which respect he has been merely following in the footsteps of men like ex-President Roosevelt and ex-Governor Hughes. The questions resulting from this fight will soon be placed before the people in a very definite form. They will be asked to decide whether they prefer a system in which a strong executive makes himself responsible for the carrying out of the popular will, or a system in which a Legislature, controlled by a partisan organization, remains the dominant power in the State.

It will be many years before these questions will be finally answered. Some of them will be fought out in the coming constitutional convention, which promises to be an exceptionally interesting gathering; but in all probability that convention will not finally settle them, because public opinion in its attitude towards these problems has not as yet ripened. The advocates of a stronger executive power cannot, however, make their fight upon stronger ground than in insisting upon the necessity for a State budget, in the preparation of which the State administration has the initiative. Such will be the probable result of Governor Sulzer's proposed reform of the New York financial system.

THE WEEK IN REAL ESTATE.

As last week contributed a striking sale to the market by the purchase of the old buildings at the northwest corner of State and Whitehall streets by William H. Chesebrough and Oakleigh Thorne, so has this week brought a notable purchase in the sale to Oscar Hammerstein of an opera house site surrounding the southeast corner of Lexington avenue and 51st street. This purchase portends a far-reaching change in the neighborhood because of the prominent and unusual character of the proposed improvement in that part of the city. In East 44th street and east of Third avenue a tenement house site was sold for reimprovement with a modern mercantile building. There has been wonderment in many real estate minds as to what the future of the Third avenue neighborhood will be. Business buildings of consequence have so far reached only to Lexington avenue, but the 44th street sale, particulars of which will be found in our news columns, tends to show a movement eventually of business there that will be marked. It illustrates what Borough President McAneny said at a dinner one night this week that eventually all of Manhattan will be given over to trade, and its business men will find their homes in the other boroughs or in the great suburban area contiguous to the city. This East 44th street sale is simply a fresh straw that shows which way the wind is blowing. The sale of 143 Cherry street and of 412 to 416 Water street, which had not changed hands before since 1828, formed an echo of the days when the retail dry goods and clothing business was near the Catherine Street Ferry, and there seemed to be little prospect then of trade moving from that section of the city as there seems now little prospect of trade invading certain other parts of this spacious town. Harlem and Washington Heights were important factors in the dealing of the week just closed. Several elevator apartment houses and numerous private dwellings in those parts of the city were bought. The bulk of the dealing on Manhattan Island just now is north of 59th street. Brooklyn is handling an active real estate market. A notable sale there, which was predicated on the building of the subway through to Fort Hamilton, was the purchase by Desmond Dunne of a block front on Fourth avenue not far from the fort. This veteran real estate speculator and investor evidently foresees a harvest of profit. The Fort Hamilton section is sewered and has all the municipal advantages to attract builders except the quick accessibility to and from Manhattan. Now that the subway contracts are signed, this part of Brooklyn will probably witness the erection of many apartment houses. Nearby is the Shore Road which skirts New York harbor for several miles. Another sale of moment, in Brooklyn, was the purchase, also by Desmond Dunne, of the four-story restaurant building running through from Fulton street to Flatbush avenue close to the junction of the two thoroughfares. Here the great business of Brooklyn is centering. It is understood that the building mentioned will be converted to mercantile uses.

Real Estate Board Protests Against Oppressive Legislation.

The following letter has been addressed to Senator Robert F. Wagner as chairman of the State Factory Investigating Committee by the Real Estate Board of Brokers of the City of New York on a subject of the highest importance to real estate interests of the city. It makes plain to the Legislature through Senator Wagner the harm that is being done to property here by the stream of semi-socialistic measures that for several years has been emanating from the Factory Bureau of the State Department of Labor:

Dear Sir:—In reference to Senate Bill No. 1325, providing for fireproofing and alterations in old manufacturing buildings in the City of New York:

The consensus of opinion at the present time among professional real estate men who handle these properties is that this bill is most drastic in its requirements and unnecessarily so, and that the expense to be incurred for necessary changes for fireproofing in old five and six-story business buildings in this city will practically leave the owners no return on their investments in real estate, and perhaps in some cases it will be prohibitive of any tenancy that would be profitable, except for lines of business like storage, etc., which means a greatly reduced rental, and necessarily a reduced capitalized value which must be reflected in the assessment roll.

The Real Estate Board of Brokers desires to enter a protest against the passage of this bill in its present form as being unduly severe and calling for a set of revised factory conditions in old buildings of five and six-story type not warranted by the facts.

We desire also to call your attention to the flood of more or less socialistic mandatory legislation now before the Senate and Assembly relating to real estate, all of which seems based on the idea that owners of realty in this city are not public-spirited citizens; that they are getting more than substantial return on their investments, and that somehow they are taking advantage of the public necessities, and are, therefore, a fit subject for exploitation for the public benefit.

We are not taking the position of demanding a stop to this present course of legislative action; we are not asking you as a favor to use your efforts to that end, except in the personal sense where the favor would be appreciated; but we are saying to you that this present-day action of the Legislature must stop or the assets on which the public depends for its taxation returns will be irreparably damaged, and this effect will be not only personal to those whom we represent but it will have its political bearings as well.

As agents for owners of realty in the City of New York, we cannot conceive that we have so neglected our business or theirs that we should be visited by the many afflictions which it is the Legislature's apparent purpose to visit upon us. If our habitations or factories are not perfect, please bear in mind that we have no perfect tenants to put in them, nor perfect agents to run them, and I again beg to say to you that we neither demand nor beg for relief.

We state to you in all friendliness that there must be a stop put to legislation that amounts to oppression and that is tremendously destructive to values in this city. It is on record that Samson pulled down the pillars of the temple to his own destruction. The Legislature may do the same with real estate, but our injury is not to the benefit of either city or State, or to the people of New York.

If we could be advised of when there is to be a hearing in committee on this bill we should like to send a delegation to present our view of the matter as professional real estate agents to your committee.

E. A. TREDWELL, President.
New York, March 27.

Bills Enacted at Albany.

The present session of the Legislature has until now been occupied mainly with committee work. A considerable number of important measures have been received from sources outside the Legislature, and several have been drawn up by committees in charge of special investigations. As yet, however, few bills have been actually passed and signed by the Governor. The list of new laws of special interest to the professions connected with real estate and building in New York City is particularly short. It comprises the following acts, designated by their chapter numbers in the Laws of 1913:

Chapter 90—By Assemblyman Denney, amending sections 1 and 2 of chapter 676, Laws of 1907, entitled "An Act to authorize the extension of Riverside Park, in the City of New York, by filling in certain land under water so as to permit the construction therein of a water gate and monument to Robert Fulton, the inventor of steam navigation, by the corporation known as the Robert Fulton Monument Association of the City of New York."

Chap. 62—By Assemblyman Kennedy, to grant to the City of New York certain lands under water in Flushing Bay and Flushing Creek and vicinity and providing for the improvement thereof.

Chap. 100—By Senator Carswell, amending section 4 of chapter 4 of the Laws of 1891, entitled "An Act to provide for rapid transit railways in cities of over one million inhabitants," in relation to exempted parts of the Borough of Brooklyn.

Chap. 88—By Assemblyman J. D. Kelly, amending section 11, Lien Law, in relation to service of copy of notice.

Chap. 55—By Senator Foley, to amend sections 67, 68 and 70 of the Real Property Law, in relation to creation and division of estates.

Chap. 76—By Assemblyman Levy, adding new section 982a to Code of Civil Procedure, relating to the place of trial of actions to recover damages for injuries to real estate situated without the State.

Chap. 49—By Senator Ramsperger, to amend section 172 of the Insurance Law in relation to the by-laws of title, credit

guaranty and securities guaranty corporations.

Chap. 81—By Assemblyman Walker, amending section 170 of the Insurance Law, in relation to the capital of title, credit guaranty and securities guaranty corporations.

Chap. 82—By Senator Wagner, amending section 84 of the Labor Law, in relation to cleanliness of workrooms in factories.

Robert Speir Fleet.

Robert Speir Fleet, who died last Sunday, at his residence, 85 Bushwick avenue, Brooklyn, at the age of 79 years, was all his life one of the largest property owners in Brooklyn. With his brother, Clarence C. Fleet, he owned practically all of the block front in the north side of Fulton street, from Fleet place to Duffield street, and the valuable block front on DeKalb avenue from Fleet place to Gold street, besides many scattered parcels in the vicinity. The Fleets have seldom sold a parcel of real estate and most of it is well rented. They have been very conservative managers of their property.

All of the Fleet holdings comprise part of the old farm of Samuel S. Fleet, which fronted in Fulton street, at Duffield street, and extended north almost to the Navy Yard. When Brooklyn began to grow in its early years the Fleet farm was absorbed by city blocks and improvements. The old Fleet farmhouse in Fulton street was torn down in the early seventies; and the chairs in the office of Mr. Fleet, who has just died, were made from the wood of button-ball trees that surrounded the old homestead. A fine water-color picture of the place hung on the wall of the office. Fleet place and Fleet street are named for the family. The deceased was married many years ago to Miss Josephine Kalbfleisch, daughter of Martin Kalbfleisch, who was Mayor of Brooklyn during the Civil War, and subsequently a Representative in Congress. Mr. and Mrs. Fleet had lived in the old brick mansion of Martin Kalbfleisch, at the foot of Bushwick avenue, Williamsburg, all their married life; and, although the neighborhood has deteriorated, they maintained the house in the style of one in the finest part of the borough. Mr. Fleet was born in the old Fleet farmhouse on December 23, 1833. In his early life he was a member of the famous Excelsior Baseball Nine. He was an uncle of the late surgeon, Dr. S. Fleet Speir, to whom Brooklyn has erected a statue on Prospect Park Plaza. Mr. Fleet is survived only by his widow and brother.

Building Encroachments in The Bronx.

Borough President Miller of The Bronx gave a hearing on the matter of eliminating architectural projections along Third, Washington and Tremont avenues on Tuesday evening at the North Side Board of Trade rooms. Albert E. Davis, former president of the Board of Trade; Joseph Harris Jones, former Superintendent of Buildings; Thomas D. Malcom, and others, spoke in opposition. At the conclusion of the hearing the Borough President said he would take no further action in the matter for a week.

—Pending the reconstruction and full completion of the Steinway Tunnel, the Public Service Commission has ordered the Interborough to put it in temporary operation. Under the contract the tunnel will become the property of the city, but provision is made for its temporary operation. Passengers will be transferred free to the subway at 42d street and Park avenue.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Mar. 21 to 27	1912 Mar. 22 to 28
Total No.	133	156
Assessed value	$6,841,200	$9,183,100
No. with consideration	16	13
Consideration	$543,400	$291,150
Assessed value	$499,000	$326,500
	Jan. 1 to Mar. 27	Jan 1 to Mar. 28
Total No.	1 946	2,154
Assessed value	$124,600,512	$191,268,345
No. with consideration	260	214
Consideration	$12,454,537	$11,079,562
Assessed value	$11,440,962	$10,145,800

Mortgages.

	Mar. 21 to 27	Mar. 22 to 28
Total No.	77	115
Amount	$6,282.168	$3,216,265
To Banks & Ins. Cos.	15	31
Amount	$5,387.500	$1,742,500
No at 6%	32	40
Amount	$547,308	$633,332
No. at 5½%	2	.....
Amount	$2.460	.....
No. at 5%	17	34
Amount	$1,987.000	$706 707
No. at 4½%	8	9
Amount	$534.000	$402,500
No at 4%	.....	2
Amount	.....	$46,500
Unusual rates	1	1
Amount	$3,000,000	1,625
Interest not given	17	29
Amount	$211,400	$1,425,601
	Jan. 1 to Mar. 27	Jan. 1 to Mar 28
Total No.	1,312	1,486
Amount	$55,872,268	$102,777,232
To Banks & Ins. Cos.	319	328
Amount	$32,519.850	$77,461,115

Mortgage Extensions.

	Mar. 21 to 27	Mar. 22 to 28
Total No.	26	46
Amount	$737,000	$1,287,500
To Banks & Ins. Cos.	11	13
Amount	$333 000	$483,500
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
Total No.	481	678
Amount	$22,533.085	$18,183,677
To Banks & Ins. Cos.	176	222
Amount	$14.592,550	$15,193,000

Building Permits.

	Mar. 22 to 28	Mar. 23 to 29
New buildings	18	22
Cost	$1,376.115	$9,142,900
Alterations	$290,836	$112,525
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
New buildings	145	191
Cost	$16 347.615	$28,329,700
Alterations	$2,355,408	$2,746,160

BRONX.

Conveyances.

	Mar. 21 to 27	Mar. 22 to 28
Total No.	109	121
No. with consideration	12	16
Consideration	$192 890	$115,460
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
Total No.	1,613	1,704
No. with consideration	174	140
Consideration	$2,017,505	$2,097,744

—Fire prevention orders, calling for the installation of auxiliary fire appliances, fireproofing and structural alterations, have been issued against four high schools, viz., Mount Morris, the DeWitt Clinton, Wadleigh, and the Washington Irving.

—The electrification of the Belt Line railroad, which is now run by horse power, will have a good effect on real estate values along West street. The difficulty of getting about on this busy street has long deterred building improvements.

—A. L. Dean will be the manager of the new Adams Express Building now being built at the corner of Broadway and Exchange Alley. The building is to be thirty-five stories. Francis H. Kimball is the architect. Mr. Dean has resigned as vice president of the City Investing Co.

Mortgages.

	Mar. 21 to 27	Mar. 22 to 28
Total No.	62	91
Amount	$627,361	$866,792
To Banks & Ins. Cos.	6	10
Amount	$87,000	$147,300
No. at 6%	31	37
Amount	$370,118	$323,504
No. at 5½%	6	7
Amount	$32,750	$78,250
No. at 5%	10	24
Amount	$92,300	$355,612
Unusual rates	.....	4
Amount	.....	$13,951
Interest not given	15	19
Amount	$132,193	$95,475
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
Total No.	1,130	1,235
Amount	$12,560.484	$10,700,428
To Banks & Ins. Cos.	125	157
Amount	$2,633,029	$2,878,666

Mortgage Extensions.

	Mar. 21 to 27	Mar. 22 to 28
Total No.	8	10
Amount	$143,500	$343,800
To Banks & Ins. Cos.	3	4
Amount	$81,000	$253,000
	Jan. 1 to Mar. 27	Jan 1 to Mar. 28
Total No.	158	200
Amount	$2,659.400	$3,698,975
To Banks & Ins. Cos.	26	49
Amount	$714,500	$1,390.400

Building Permits.

	Mar. 21 to 27	Mar. 23 to 29
New buildings	28	42
Cost	$792 850	$805,825
Alterations	$9,350	$8,100
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 29
New buildings	239	291
Cost	$6 646 316	$7,812,250
Alterations	$227,625	$331,505

BROOKLYN.

Conveyances.

	1913 Mar. 20 to 26	1912 Mar. 21 to 27
Total No.	457	407
No. with consideration	28	24
Consideration	$373,148	$534,700
	Jan. 1 to Mar. 26	Jan. 1 to Mar. 27
Total No.	5,674	5,749
No. with consideration	374	329
Consideration	$3,171,250	$3,143,181

Mortgages.

	Mar. 20 to 26	Mar. 21 to 27
Total No.	341	407
Amount	$1,281,529	$1,560.878
To Banks & Ins. Cos.	99	169
Amount	$484,350	$742,050
No. at 6%	216	236
Amount	$729,898	$750,540
No. at 5½%	34	40
Amount	$99,715	$108,250
No. at 5%	71	101
Amount	$365,960	[$523,500
Unusual rates	3	1
Amount	$3.100	[$1,850
Interest not given	17	29
Amount	$82,856	$76,738
	Jan. 1 to Mar 26	Jan. 1 to Mar. 27
Total No.	3 989	4,190
Amount	$14,902,319	$16,680.064
To Banks & Ins. Cos.	982	1,007
Amount	$6.197,131	$6,572,773

Building Permits.

	Mar. 21 to 27	Mar. 21 to 27
New buildings	120	250
Cost	$814.125	$2,463,470
Alterations	$62,439	$174,442
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 27
New buildings	940	1,085
Cost	$7,200 037	$9,282,453
Alterations	$796,516	$826,677

QUEENS.

Building Permits.

	Mar. 21 to 27	Mar. 22 to 28
New buildings	107	120
Cost	$337,388	$389,940
Alterations	$68,740	$53,250
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
New buildings	1 016	974
Cost	$3.359.070	$3,681,265
Alterations	$276,216	$226,472

RICHMOND.

Building Permits.

	Mar. 21 to 27	Mar. 22 to 28
New buildings	26	18
Cost	$38 433	$30,545
Alterations	$14,647	$7,100
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
New buildings	147	161
Cost	$262 837	$931,930
Alterations	$44,442	$93,235

BUILDING MATERIALS AND SUPPLIES

Building Financiers Point Out Effect of Floods Upon the Loan Market; But All Are Optimistic Over Future.

Mild Winter Will Bring Early Crops and Consequent Quick Recovery From Unexpected Drain Upon Securities Markets in the East—Delays in Shipments and Higher Prices Expected.

BUILDING material wholesalers and distributors in this market were considerably worried this week as to the condition of the supply in lumber, steel and stone when the full extent of the Southern floods and storms becomes known. Already forward orders are being taken subject to delay, and prices are quoted subject to rise. In the Hudson valley reports continue to come in, showing that floods are expected in the vicinity of the brick plants and cement mills, while early thaws down East have seriously interfered with logging operations.

At a time when the lumber market promised, because of subway and other heavy construction, the biggest volume of business in recent years, the possible crippling of lumber manufacturing plants along the Missouri and Mississippi Rivers makes it almost a certainty that prices will move up sharply, especially since the full spring shipments have not yet arrived here, as deliveries are delayed because of the scarcity of vessels and cars. Now that the railroads are tied up by washouts, this puts the bulk of the lumber shipping business upon ships whose rates only recently were advanced because the demand was greater than the supply.

In the structural steel market general perplexity prevailed since Wednesday. It was a question of just how long deliveries would be held up because of crippled railroad bridges and roadbeds and how much damage the big Pittsburgh mills will have sustained by the floods and fires.

For the most part, Eastern agents are inclined to think that damage to the steel plants will be slight, owing to advantageous positions, but it is probable that relief trains will have the right of way over the roads upon which steel shipments normally are made and that building operations depending upon uniform shipments from the mills all over the country will be temporarily tied up.

Indiana and Ohio stone interests here are of the opinion that work on the quarries will be somewhat delayed as a result of the floods, but there is a fair quantity of rough stone in hand in this market at present, and the only serious thing that the stone men have to worry about is the promptness of deliveries pending the normal operation of freight roads.

Metal ceiling, wire lath and wire concrete reinforcement interests also were concerned regarding the condition of their plants, but consumers need have little worry regarding the supply for these commodities, because the metal ceiling agents here carry large stocks, the wire lath interests have a fair reserve, and the Waverly stores have an adequate supply of mesh reinforcement.

There need be no apprehension regarding floods in the common brick districts, although the front-brick interests were not so free from concern. Most of the Pennsylvania front-brick plants are situated advantageously, and damage to their plants is not expected to be serious. Delays in delivery may be expected, however, and prices may stiffen slightly. The common brick making season has not yet opened and probably will not until the latter part of next month or the first of May. The only cause for worry in regard to flood damage on the common brick yards is the gullying of the yards and the damage that might be sustained by barges. The Raritan River interests are on a tributary of the Raritan River itself, and are not therefore subject to serious flood damage, even though the rivers rise considerably.

Financiers who lend money on building operations foresee a possible temporary restriction of building loans because of heavy withdrawal of savings bank deposits by relatives who will have to succor fire and flood victims. This may mean the calling in of some loans, if this tendency proves to become general, and the local security market may suffer for a while, especially if insurance companies come into the market for cash before the money market can adjust itself to the unexpected strain.

But, despite the depressing ramifications of the market, building financiers were inclined to be optimistic. The country is prosperous; the mild winter will result in early crops, which will mean a quick recovery from the unexpected drain upon national resources, and, as the present leasing market is sufficiently strong to indicate that there has been no serious over-supply of buildings, these authorities whose opinions are worth having because of their intimate relations with various factors of prosperity, cannot see any reason for even a temporary financial depression following the Western disasters.

STEEL DELIVERIES CHECKED?
Floods at Pittsburgh May Hinder Shipments Temporarily.

CONSTRUCTION interests depending upon shipments of steel from Pittsburgh mills were considerably worried this week upon receipt of news of the floods in Pennsylvania and Ohio. The chief concern is in the matter of getting deliveries by rail out of the flooded district. Some of the steel companies here were unable to give any definite information as to just how they would be able to take care of steel shipments due in the Eastern market between the first and fifteenth of April, and in view of the fact that commercial connection was practically out of the question they said that it was entirely impossible that there would be delay in Eastern shipments.

Eastern consumers of pig iron were also face to face with the same problem, but the railroad companies give assurances that unless the damage of bridges and roadbeds is extremely extensive, they will be able to resume all building metal deliveries within fifteen days. Further advices will be given to consumers on this matter when the extent of the disaster becomes known.

It is impossible at this writing to get information as to the extent of the damage, if any, to the steel mills in Pittsburgh. The general information here was to the effect that, owing to advantageous location, the mills themselves would be undisturbed, but this was merely conjecture.

PORTLAND CEMENT FIRMING.
Stiffening Tone Noted Sharply After Signing of Subway Contracts.

PORTLAND cement interests now say that there is little doubt that dollar cement will prevail at the Lehigh district mills within the near future. The tremendous demand in sight as a result of the final signing of the subway contracts makes it entirely possible that this prophesy will prove to be true.

There are signs, however, in the market of a leak in the harmony plan which was originally expected to follow the strengthening of the cement market. There are some reports that prices will not remain absolutely uniform and the rumor is gaining circulation that some interests will resort to shading if certain conditions develop.

The situation is described by one Portland cement man as follows: "At the present time the demand is about equal to the supply throughout the whole country. Mill equipment, however, has been neglected for some time and most of the plants are in a poor state of efficiency. It will, therefore, require some time to put these plants into a position to make standard grades of Portland cement economically, and until then these plants will have to buck the big companies at a disadvantage. It is no longer a question of producing cement in the required quantity, but rather one of producing cement at the lowest possible cost in order to clear even a moderate profit in a good market."

Current prices in New York are $1.58, with a ten cents repaid for each bag returned. This makes mill prices approximately 90 cents, although not all brands are selling at this high figure. Rosendale natural is selling at 90 cents.

FLOODS MENACE LUMBER MILLS.
Distributors Here Worried Over Prospect of Getting Supplies.

THE probable flooding of the lower Mississippi lumber districts and the mills along the Missouri, following the Ohio calamity, had a decided influence this week preparing the way for higher lumber prices in all grades coming from the South and Southwest. The distributors seemed to feel that when the head waters approach the Gulf damage will be done that will cripple the lumber supply for a prolonged period. Relief trains naturally will have the right-of-way for some time to come, both into the Northwest and into the Ohio and Miss.ssippi valleys, even after the bridges and railroad tracks have been repaired.

Mills may be either practically wiped out in many districts. If so it will be a month before they can get them into shape again to manufacture building orders. In the interim the wood probably will be wet and it will necessitate redrying wherever this is possible and in the meanwhile distributors here in this market will be inclined to hold their available stocks on rising prices until they can see their way to get new supplies.

Just how soon this change in quotations will take place no one among the dealers or wholesalers would make the prediction this week. Fortunately, there recently arrived in this district heavy spring deliveries so that the quantity of lumber available on the yards is about normal. Structural timber, however, is scarce.

But the wholesalers are chiefly concerned about what is to occur in this market in the latter part of the summer and early fall, when new building construction will be under progress with the lumber market exceedingly tight on prices. The present status of the market as shown by investigations since the reports were received of the flood conditions in the Lehigh and other big river valleys are:

Hardwood—Market is decidedly firm, prices held stiffly at lists with future orders subject to premium. Oak is exceptionally stiff. The supply in the local market is limited. Maple may advance a dollar at once. Hemlock is expected to move from 50 cents to $1 on next month's lists.

North Carolina pine is fairly plentiful, and good sized shipments are enroute to this port. Forward shipments of this kind of pine, however, will be seriously delayed. Premiums probably will rule on preferred movements.

Northern spruce is in fair supply. It is also held in fair reserves at manufacturing centers, but the difficulty here is in getting shipments by rail. Bottom rates have moved up sharply on both sail and steam carriers.

Cypress manufacturers are in a little more advantageous position as far as shipments are concerned.

WEATHER CHECKS BRICK DEMAND.
Little Construction Work in Progress Owing to Heavy Rains.

WEATHER conditions checked the demand for brick this week. Prices are unchanged and the cargoes under cover are slowly going out, there being only 2 left on Wednesday.

Reports of flood conditions in the upper Hudson Valley had a tendency to worry the dealers here a little, but it can be safely stated that the worst that could happen to the Kingston, Newburgh and Haverstraw districts would be the possible damages to barges. So far as brick is concerned, there is enough here in the market to take care of immediate demand and enough in shed to provide the market with brick until the yards can be resurfaced if gulfed seriously by heavy rains or floods. No increase in the price of brick need be anticipated on this account.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

1913.
LEFT OVER MARCH 15—34.

	Arrived.	Sold.
Monday	4	5
Tuesday	4	7
Wednesday	3	13
Thursday	5	3
Friday	0	7
Saturday	10	4
Total	26	39

Condition of market, dull. Prices, Hudson Rivers (basic), $7 to $7.25. Raritans, $6.87½ to $7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over (open cargoes)—21. Total covered—0. Total covered sold—5. Total covered reserve—2.

1912.
LEFT OVER, MARCH 23—0.

	Arrived.	Sold.
Monday	9	2
Tuesday	0	1
Wednesday	5	0
Thursday	10	4
Friday	6	2
Saturday	2	5
Total	32	16

Condition of market, strengthening. Prices, Hudson River, $6.50 to $7. Raritan, $6.25 to $6.75. Left over, March 25—18. Number of barges under cover—8.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Important Sales, in Various Sections, Characterized the Week.

The real estate market this week displayed good form. Washington Heights and Harlem were well identified with the movement. Some elevator apartment houses changed hands, and several plots were sold for improvement with that kind of buildings. Our news columns will show some important leases. Oscar Hammerstein bought a site for an opera house at Lexington avenue and 51st street. The boroughs of the Bronx and Brooklyn were fruitful of good transactions. In fact, the entire metropolitan real estate market is in good condition.

The total number of sales in Manhattan this week was 39.

The number of sales south of 59th street was 15, against 8 last week and 28 a year ago.

The sales north of 59th street aggregated 24, compared with 30 last week and 28 a year ago.

From The Bronx 17 sales at private contract were reported, against 14 last week and 11 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,029,320, compared with $651,870 last week, making a total since January 1 of $14,098,955. The figure for the corresponding week last year was $4,083,-057, making the total since January 1, 1912, $11,299,491.

Site for Modern Building Sold.

The sale of a plot in East 44th street this week would seem to indicate a tendency for builders of modern business structures to go east of Third avenue, whereas the movement along this line so far has been primarily in the vicinity of Lexington avenue. Gustave E. Walter sold through Victor Freund & Sons, Inc., to Henry Hof 305 and 307 East 44th street, two old brick tenement houses, on a plot 53.4x100.5, 100 feet east of Third avenue. The buyer has resold the site to builders who will reimprove it with a modern mercantile building.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CHERRY ST.—The Ruland & Whiting Co sold for Mary Owen Borden and William H. Owen, Jr., 143 Cherry st, a 5-sty building on a lot 25x60, running through to 412 to 416 Water st, where there is a 2-sty building on a plot 75x60. After extensive alterations the buyer will occupy the property. This is the first sale of 143 Cherry and 416 Water st since 1828, when it was acquired by the late Henry S. Brooks, founder of Brooks Bros., clothiers. In 1843 he increased his holdings by purchasing 412 and 414 Water st. The property at present is under lease to Joseph Edwards & Co., who have been tenants there for more than 50 years.

EAST BROADWAY.—Lowenfeld & Prager resold to Dr. Jos. C. Scal, for occupancy, 205 East Broadway, a 4-sty dwelling, on a lot 25x87.6, between Jefferson and Clinton sts.

4TH ST.—David Chenken sold for an estate 281 East 4th st, a 3-sty and basement dwelling, on a lot 24.9x90, between Avs B and C, to Samuel Midler. This is the first sale of the property since 1848.

15TH ST.—Florence Merrill sold for Oscar Rose to Fredk. O. McLaughlin 226 West 15th st, a 3-sty and basement dwelling, on a lot 24.9x86.6. It has been reported that the Catholic Church of Our Lady of Guadaloupe was the buyer.

35TH ST.—The Rush estate sold through the John T. Peel Co. and Wilbur C. Goodale 166 West 35th st, a 4-sty dwelling, on a lot 18x73,

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adjoining the southeast corner of 7th av. Wm. H. Hussey, who owns 449 to 459 7th av, abutting, is the buyer.

37TH ST.—Samuel J. Levey bought 52 West 37th st, a 4-sty and basement stone front dwelling, on a lot 21.6x98.9. It is the first time the property has changed hands in nearly a century.

40TH ST.—John Peters sold for B. F. Golden to Jos. Herrmann 226 East 40th st, a 6-sty and basement apartment house, on a lot 25x98.9.

43D ST.—The estate of Sarah M. Moore sold through the McVickar-Gaillard Realty Co. to Felix Isman 124 West 43d st, a 4-sty and basement dwelling, on a lot 21.5x100.5. The buyer owns 126 to 130, adjoining, as well as the abutting parcel at 129 West 42d st. The site will be reimproved with a theatre.

44TH ST.—Jacob J. Tabolt sold for the estate of Ellen O'Neill 556 West 44th st, a 4-sty brick tenement house, on a lot 15x100. It is the first sale of the property in 51 years.

46TH ST.—Geo. O. Winston sold through Edgar A. Manning 57 West 46th st, a 4-sty dwelling, on a lot 22x100.5.

54TH ST.—Ennis & Sinnott bought through David Vogel 434 West 54th st, a 5-sty tenement house, on a plot 33.4x52.2, between 9th and 10th avs.

54TH ST.—Central Presbyterian Church sold through the Henry M. Weill Co. to Ennis & Sinnot, 434 West 54th st, a 5-sty flat on a plot 33.4x52x irregular, betwen 9th and 10th avs. It is the first time the property has changed hands in 50 years.

58TH ST.—Henry P. Goldschmidt sold to Bing & Bing 46 to 50 East 58th st, three 4-sty dwellings, on a plot 74.6x100.5, 150 ft. east of Madison av. A 12-sty apartment house will be erected on the site. Adjoining the property on the east is a 50-ft. 2-sty stable that has belonged to the Vanderbilt family for more than 50 years.

AV A.—Rocksand Realty Co. resold through Leon S. Altmayer to Ezra Max 1014 Av A, at the northeast corner of 55th st, a 5-sty tenement house with stores, on a lot 25.5x80. The buyer gave in part payment 202 and 204 Brook av, Bronx, a 6-sty tenement house with stores, on a plot 40x100.

LEXINGTON AV.—Oscar Hammerstein bought through the Victor Freund & Sons, Inc., a large plot surrounding the southeast corner of Lexington av and 51st st, comprising part of the site of the Nursery & Childs Hospital that was recently sold at auction. On the site Mr. Hammerstein will erect a grand opera house to be devoted to opera in English. Work on the building will be begun immediately and the building will be ready for use on Nov. 10 of this year. The site just bought fronts 50 ft. on Lexington av, 50 ft. south of 51st st, while it fronts 220 ft. in 51st st at a point beginning 100 ft. east of Lexington av. When the property was sold at auction, 2 weeks ago, the Lexington av frontage was bought by operators and was resold to I. S. and A. M. Bing and Harris and Maurice Mandelbaum and they are the sellers to Mr. Hammerstein. The entrance to the new opera house will be on Lexington av.

6TH AV.—John J. Tully sold to the Brown-Weiss Realties 92 6th av, a 3-sty building, on a lot 22.8x90, adjoining the southeast corner of 8th st.

Manhattan—North of 59th Street.

78TH ST.—Miss Mary R. Haines sold 52 East 78th st, a 4-sty and basement dwelling, on a lot 21x102.2, between Park and Madison avs.

79TH ST.—Dr. Francis L. Tooley sold through N. A. Berwin & Co. 156 East 79th st, a 4-sty single flat, on a lot 20x102.2, 70 ft. east of Lexington av.

82D ST.—Crest Holding Co. bought 132 to 136 West 82d st, three 4-sty dwellings, on a plot 55x102.2, between Columbus and Amsterdam avs. The site will be reimproved with an apartment house.

84TH ST.—Abner B. and Willis B. Inglee, of Amityville, N. Y., sold through Fredk. Zittel & Sons to Julius Tishman & Sons 324 and 326 West 84th st, two 3-sty and basement brick and stone dwellings, on a plot 33x102.2, 250 ft. east of West End av. At the expiration of the present leases the new owners will demolish the dwellings and erect a 12-sty apartment house on the site. A. B. Inglee owns 328, adjoining.

91ST ST.—The Duross Co. sold for Peter Okkerse 6 West 91st st, a 5-sty single flat, on a lot 25x100.8, 125 ft. west of Central Park West.

94TH ST.—Nathan H. Weil sold for Henry E. J. Schiffer 310 East 94th st, a 5-sty tenement house, on a lot 25x100.8.

95TH ST.—Adam A. Schopp sold for Gustavus D. Dickinson 132 West 95th st, a 3-sty and basement dwelling on a lot 17x100.8. The buyer is understood to be Janine E. Burden, who owns 130, adjoining.

103D ST.—H. E. Sudderly sold to David N. Carvalho 131 West 103d st, a 5-sty brick single flat, on a lot 18.9x101. Moses Shwitzer was the broker.

111TH ST.—Samuel Fine resold for the Tilmil Realty Co. (Williams & Grodginsky) to Jacob Fish the plot, 100x70, in the south side of 111th st, 345 ft. west of 5th av. The buyer will improve the plot with an apartment house.

113TH ST.—Thos. J. Reilly, in conjunction with Chas. Campbell, sold for the 530 West 113th Street Co. (Mulliken & Moeller), the 8-sty apartment house, on a plot 50x91.7x55.2xirregular, at 530 West 113th st, 400 ft. east of Broadway.

114TH ST.—For the purpose of protecting the light and air of the apartment house known as Forrest Chambers, on the west side of Broadway, from 113th to 114th sts, the owner, Henry Du Puy, of Pittsburg, Pa., has bought the lot, 25x100.11, in the south side of 114th st, 100 ft. west of Broadway, from Robt. J. S. Schwarzenbach.

116TH ST.—Joseph P. Day sold to a client for investment 20 East 116th st, a 5-sty tenement house with store, on a lot 25x100.11, 110

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Private Realty Sales (Continued).

ft. west of Madison av. This property was sold at auction on February 27 by Mr. Day to M. E. Williamson for $32,600.

118TH ST.—Dr. F. N. Whitborn sold to Chas. Pratzer 306 and 308 East 118th st, a 5-sty flat, on a plot 41x100, and the 5-sty flat, on a lot 19x100, at 119 West 131st st. The buyer gave in payment 934 Longwood av, Bronx, a 6-sty apartment house with stores, on a plot 53x100. The brokers were Alex. Selkin, D. Schoen and L. Doler.

120TH ST.—Luicci Conrose sold 239 East 120th st, a 5-sty brick tenement house, on a lot 25x100.

124TH ST.—David Israel sold to the Brown-Weiss Realties 534 West 124th st, a 6-sty apartment house, on a plot 50x100.11. The buyers gave in part payment a plot of 6 lots in 79th st, between 19th and 20th avs, Brooklyn.

131ST ST.—J. B. Wood sold for Mary Volk to L. Lang 112 West 131st st, a 3-sty brownstone front dwelling, on a lot 16.8x99.11.

132D ST.—Geo. Zoller sold through H. W. Krumwiede, Jr., 249 West 132d st, a 3½-sty dwelling, on a lot 20x99.11.

136TH ST.—Dr. Nathan G. Bozeman sold through N. Brigham Hall and Wm. D. Bloodgood 611 and 613 West 136th st, a 5-sty and basement apartment house, on a plot 54x99.11. The seller bought the property last month from Mary L. Ollwerter.

141ST ST.—Norman Denzer sold for the John E. Gerleck Realty Co. the Faurington and Ivanhoe, two 6-sty elevator apartment houses at 202 to 210 West 141st st on plot 125x99.11, adjoining the southwest corner of 7th av, to the Placid Realty Co., John Katzman, president, which gave in exchange 2009 and 2011 Amsterdam av, a 6-sty tenement house with stores on a plot 50x117x irregular, running through to St. Nicholas av; also the 5-sty flat on a plot 44.11x100x irregular at 652 and 654 St. Nicholas av.

147TH ST.—Buywell Realty Co., M. M. Nye, president, bought through A. N. Gitterman 510 and 512 West 147th st, a 5-sty apartment house, on a plot 50x99.11.

AUDUBON AV.—Farnon Realty Co. sold to the Minerath Building Co. the northwest corner of Audubon av and 170th st, a 6-sty elevator apartment house, on a plot 100x100.

AUDUBON AV.—The Brown-Weiss Realties resold the northeast corner of Audubon av and 177th st, a 6-sty elevator apartment house, known as The Rockville, on a plot 108x100. The sellers acquired the property recently from the Lawyers' Mortgage Co.

AUDUBON AV.—Elizabeth V. Irwin sold to Jos. Brucker 191 Audubon av, a 3-sty and basement dwelling, on a lot 16x100. The buyer controls a half block front on the east side of Audubon av, between 174th and 175th sts.

BROADWAY.—Anthony Koelble resold through Jas. E. Barry & Co. and Arnold, Byrne & Bauman to Herbert S. Dodge 3924 Broadway, a 4-sty flat, on a lot 25x100.5, between 164th and 165th sts. The buyer gave in part payment the northwest corner of Rochambeau av and Gun Hill rd, Bronx, a plot 120.6x85.4xirregular. This is the third sale of the Broadway property within a year.

Bronx.

BROWN PL.—Cora L. Penney sold to the Brown-Weiss Realties the northeast corner of Brown pl and East 135th st, a 5-sty flat, on a plot 35.4x100. The buyers gave in part payment 121 West 134th st, Manhattan, a 5-sty flat, on a lot 25x99.11.

FOX ST.—The Henry Morgenthau Co. sold to a builder for improvement the plot, 87.6x105, in the east side of Fox st, 150 ft. south of Barretto st, in the Hunts Point section. With the exception of 8 lots on Southern Boulevard this is the last of the vacant property in the original purchase of the Morgenthau company in the Hunts Point section. The whole of this property between Intervale av, 163d st and Southern Boulevard has been or is being built upon. When the Morgenthau company purchased this property about 8 years ago it was farm land and there were no streets or public improvements of any kind. Within that short time a city of over 25,000 population has been created.

WALNUT ST.—C. B. Watkins, Jr., sold plot 233 in the Arden estate, in the south side of Walnut st, 200 ft. east of Syracuse av. The buyer gave in payment 872 East 12th st, Flatbush, Brooklyn.

137TH ST.—Gustave Bornheim sold to Mary A. McCann 639 and 641 East 137th st, a 6-sty tenement house, on a plot 37.6x100.

182D ST.—Mrs. Caroline Lester sold through John Kelly the block front in the north side of 182d st, from Valentine to Ryer av, a plot of 5 lots. An apartment house will be built on the plot.

193D ST.—W. S. Patten and J. L. Van Sant bought from the John Boyland Construction Co. 353 East 193d st, between Decatur and Marion avs, a 5-sty flat, on a plot 40x79. Charles E. Cathis was the broker.

BATHGATE AV.—Ferdinand Kramer sold for a client the southwest corner of Bathgate av and 188th st, a 5-sty flat, on a plot 32x89.

CLAY AV.—Wm. Oesting sold through Kurz & Uren 1697 Clay av, a 3-sty brick dwelling, on a lot 18.9x95.

DECATUR AV.—Fred Oppenheimer sold for a client to Anton Szylagie for occupancy, 2768 Decatur av, a 2-sty and basement dwelling, on a plot 37.6x100. The buyer will make alterations to the house.

GIFFORD AV.—Rudolf Hall bought through Edward Polak the vacant plot, 50x100, on the north side of Gifford av, 155 ft. east of Balcom av, on the Waring estate tract. The buyer of the plot will improve it with two 2-family houses.

JACKSON AV.—E. Damiane sold for F. Erand to an investor the plot, 75x100, on the

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west side of Jackson av, 175 ft. north of 149th st.

KINGSBRIDGE TERRACE.—A. N. Gitterman sold for the Buywell Realty Co., M. M. Nye, president, to R. P. Bolton the plot of 12 lots on the west side of Kingsbridge Terrace, 40 ft. north of West 229th st.

OGDEN AV.—Smith & Phelps sold the plot, 50x100, on the east side of Ogden av, 450 ft north of West 170th st. It was a cash sale.

PERRY AV.—Melrose Building Co. sold through Kurz & Uren to a builder the vacant plot, 50x80, on the west side of Perry av, 255 ft. north of Bedford Park boulevard (200th st).

ST. ANNS AV.—Kurz & Uren sold for Wm. Oesting, 745 St Anns av, a 4-sty flat, on a lot 25x100.

SOUTHERN BOULEVARD.—Tremont Avenue Land Co. sold through Richard H. Scobie the northwest corner of Southern Boulevard and Crotona Park and Fairmount pl, to a builder. The plot fronts 108 ft. on Southern Boulevard, 128.6 in Fairmount pl and 83.16 ft. in the north side.

TREMONT AV.—Chas. Kuntze sold for C. Streicher, of Kansas City, Mo., plot 59 of the Neil estate, 75.8x42x66.3, on the south side of Tremont av, just west of Bronx Park av.

Brooklyn.

BERGEN ST.—Sarah E. Tugman sold through Henry Pierson & Co. 271 Bergen st, a 4-sty flat, on a lot 25x100.

BERKELEY PL.—A. Peace & Son sold for Henry Kelly, Jr., 198 Berkeley pl, a 3-sty and basement brownstone front dwelling, on a lot 20x100.

CLIFTON PL.—Henry Agar sold for C. Webb, to a buyer for occupancy, 262 Clifton pl, a 3-sty and basement brownstone front dwelling, on a lot 20x100.

DUFFIELD ST.—The Motion Picture Story Magazine bought 175 Duffield st, an old dwelling, on a lot 21x40. The buyer will alter the structure for business uses and occupy it about May 1.

FULTON ST.—Howard C. Pyle & Co. sold for the Hickey Co. to the Desmond Dunne Co. the 4-sty stone front building at 558 Fulton st, running through to 11 and 13 Flatbush av, on a lot 25x100. The building was erected 10 years ago as a fine restaurant. It will be converted to mercantile uses.

FULTON ST.—H. J. Miller sold for E. E. Lewis to Mary Howett 2065 Fulton st, a 4-sty brick and stone flat with store, on a lot 20x60x irr. 31.

FULTON ST.—Samuel Frank sold through H. J. Miller to Wm. Hollender 1820 Fulton st, a 3-sty brick flat, with store, on a lot 20x100.

LINCOLN PL.—Chas. E. Rickerson sold for Marcellus L. Berry to a buyer, for occupancy, 129 Lincoln pl, a 3-sty and basement brownstone front dwelling, on a lot 20x134.9.

MILFORD ST.—H. J. Miller sold for a client to Aaron Raskin the vacant plot, 40x100, in the west side of Milford st, 190 ft. north of Belmont av, which the buyer will improve with 2-family houses.

OVINGTON AV.—Harry S. Moul sold through Tutino & Cerny to a buyer, for occupancy, 215 Ovington av, a 2-sty and cellar limestone front dwelling, on a lot 20x80.

PACIFIC ST.—Elizabeth Fogarty bought through H. J. Miller 2085 Pacific st, a 2-sty and basement brick 2-family house, on a lot 20x100.

PENN ST.—Chas. Buermann & Co. sold for a client 250 Penn st, a 3-sty and basement brick and stone dwelling, on a lot 20x100.

PRESIDENT ST.—De Poix & Von Glahn sold for Wm. F. Collins to a buyer, for improvement, the southwest corner of President st and Albany av, a vacant plot, 40x130. The buyer will erect thereon a fine dwelling for his own occupancy. This parcel is in the section of Brooklyn known as "Spotless Town."

PRESIDENT ST.—Jerome Property Corporation sold for Louise S. Loud to Mrs. Emma Werner, for occupancy, 835 President st, a 3-sty and basement dwelling, on a lot 21x100.

SIMPSON ST.—J. Romaine Brown Co. resold for Harris and Maurice Mandelbaum 906 to 914 Simpson st, a 6-sty apartment house, on a plot 75x100.

1ST ST.—Chas. E. Rickerson sold for Louis Bonert to Wm. D. Breaker 570 1st st, a 4-sty and basement limestone front dwelling, on a lot 22x100.

3D ST.—Henry Pierson & Co. sold for a client to Geo. Adams 538 3d st, on the Park Slope, a 3-sty American basement dwelling, on a lot 18.2x95.

EAST 3D ST.—Milnor Wiley & Son sold for Dr. John F. Kendall to Jos. A. Lewis, for occupancy, the semi-detached dwelling, on a plot 40xirregular, at the southeast corner of East 3d st and Church av.

DE KALB AV.—Edgar Rouller sold through Henry Agar 826 DeKalb av, a 3-sty frame flat with store, on a lot 18x100.

WASHINGTON AV.—Remsen Bond & Mortgage Co. sold to J. G. Venetos 379 Washington av, a 7-sty brick and stone apartment hotel known as The Mohawk, on a plot 100x100. The buyer has been the manager of the hotel.

WAVERLY AV.—Bulkley & Horton Co. sold for Jane Templeton 119 Waverly av, a 3-sty brick flat, on a lot 18.9x100.

4TH AV.—Desmond Dunne Co. bought from Matthew V. O'Malley and J. Bursch the block front on the west side of 4th av, from 85th to 86th st, fronting 200 ft. on the avenue and 100 ft. in each street. The buying company is a large owner of Brooklyn improved and unimproved real estate.

Queens.

BROOKLYN MANOR.—Frank J. Magerle sold for J. Schaier to Ira Hutton, for occupancy, 742 Napier av, Brooklyn Manor, Woodhaven, a detached dwelling.

LONG ISLAND CITY.—The Queensboro Corporation sold for clients to Jas. P. Linihan 60,000 sq. ft. of land on Jackson av, east of Skillman av and extending to the Sunnyside Yard of the Pennsylvania Railroad Co., Long Island City. An assembling plant will be erected on the site.

Richmond.

WEST NEW BRIGHTON.—Charles E. Griffith's Sons sold a 2-family house at West New Brighton for De Witt Stafford to John G. Smith, also for the Westerleigh Building Loan a house at Tower Hill to Patrick and Annie Kane; also for Annie Hiller a house and plot at Bull's Head to Carlo Fusco and for Cynthia L. Housmann a property at Tower Hill to Margaret J. O'Connor.

RICHMOND.—Cornelius G. Kolff sold for Mrs. Adelaide Bellows to H. B. Harrison, of New Jersey, the Bellows farm of 42 acres, on Freshkill rd, near Richmond, Staten Island. The property has an extensive frontage on Fresh Kill, which is navigable at that point.

Near-By Cities.

HOBOKEN, N. J.—John F. Formosa sold to Angelo Podesta 1122 Hudson st, Hoboken, a 5-sty brick apartment house, on a lot 28x100.

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The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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Nearby Cities—Continued.

JERSEY CITY, N. J.—Edwin S. Baker sold through Jos. A. O'Connor to Dr. Frank F. Bowyer 835 Montgomery st, Jersey City, a dwelling, on a lot 25x100.

JERSEY CITY, N. J.—Chas. L. Edinger sold to Peter Schult 307 Jackson av, Jersey City, a store building, on a lot 23x102.

JERSEY CITY, N. J.—Patrick Sheehan sold to Frank A. Van Winkle 232 to 238 Arlington av, Jersey City, four dwellings, on a plot 50x100.

JERSEY CITY, N. J.—Fred'k Wrege sold through Neil P. Cullom to the Central Railroad of New Jersey 133 Phillip st, Jersey City, a dwelling, on a lot 27x163.

JERSEY CITY, N. J.—Henry P. Witte sold to Henry T. Nugent 155 to 161 Railroad av, Jersey City, four 4-sty brick flats, on a plot 100x100.

JERSEY CITY, N. J.—Henry V. Condict sold to Beckie Levitt 767 to 761 Ocean av, Jersey City, three brick store buildings, on a plot 50x94.

JERSEY CITY, N. J.—Dr. John A. Chard sold to Edward S. Pierson 389 Jackson av, Jersey City, a 3-sty frame store building, on a lot 25x100. The buyer is president of the Greenville Banking & Trust Co. and of the Claremont Bank.

NEWARK, N. J.—Geo. A. Lermann sold through Louis Schlesinger to Edward M. Waldron 32 and 34 Hill st, two 3-sty brick apartment houses, together with 311 Halsey st, a 2-sty mercantile building, all in Newark. The property fronts 66 ft. in Hill st and 74.6 ft. in Halsey st. Mr. Waldron gave in part payment his country estate of about 33 acres, near Bernardsville, N. J., with a residence of 20 rooms, a garage and other buildings.

WEST NEW YORK, N. J.—Clifton Park Realty Co. sold to Percy A. Gordon a plot of 6 lots on the west side of Broadway, between 8th and 9th sts, West New York.

Rural and Suburban.

AMAWALK, N. Y.—Dr. Francis J. Quinlan bought from Frank B. Goodliffe the Foody estate, 7 acres at Amawalk. Dr. Quinlan now has an estate of 290 acres on the State road between Katonah and Yorktown Height, Westchester County.

CHATHAM, N. J.—F. Ingram sold through the Hotchkiss-Jobs Realty Co. to Geo. W. Suydam a large plot in Main st, Chatham, on which the buyer will erect a dwelling for his own occupancy.

EAST ORANGE, N. J.—Edward P. Hamilton Co. sold for the estate of Geo. H. Willis 50 Evergreen pl, East Orange, a dwelling on a plot 61x217.

FAIRVIEW PARK, N. Y.—A syndicate composed of members of the Siwanoy Country Club of Westchester County, has secured an option on 100 acres of the Fairview Park Development on the White Plains rd, between Tuckahoe and Bronxville, on which to build a new clubhouse and an 18-hole golf course.

FORT LEE, N. J.—Klaw & Erlanger, theatrical managers, have bought a tract of land on Lemoine av, Fort Lee, which they will improve with a factory building for the manufacture of moving picture films.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold, at Kensington, Great Neck, to B. B. Brewer, of Manhattan, the plot on the south side of Arleigh rd, 380 ft. west of Beverly rd, which the buyer will improve with a fine home for his own occupancy.

GREAT NECK, L. I.—Rickert-Finlay Realty Co. sold to Raymond Clark, at Kensington, Great Neck, the colonial dwelling at the corner of East drive and Arleigh rd.

GREENWICH, CONN.—De Vito & Nicholson sold for Ferdinand Cramer his farm on Round Hill, at Greenwich. It has a commanding view of the surrounding country.

LAUREL, L. I.—Benenson Realty Co. sold through Kurz & Uren, Inc., a farm of 70 acres, with buildings, situated between Laurel and Mattituck.

OSSINING, N. Y.—The Ayles Real Estate Exchange sold the property of Oscar Anderson, on Dale av, Ossining, to Mrs. Cornelia R. Sargeant; also the Frederick Smith place to Charles R. Sargeant, of Astoria, L. I.; also for S. G. Purdy his property on Broad av to William Maher.

OSSINING, N. Y.—The Sentinel Real Estate Exchange sold for Mary E. Aitchison to Martin Nolan two houses in Broadway, Ossining; also resold 8 Lafayette av, Ossining, to E. Bullard.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for Braddin Hamilton to Eben M. Byers 3 acres of land in the south side of Meadow la, overlooking the ocean. The buyer will erect a summer home on the plot.

SOUTHAMPTON, L. I.—The estate of Wm. H. Burgess sold through Alfred E. Schermerhorn to Orson D. Munn the country place known as "The Arches," consisting of a fine dwelling, stable and 2 acres of land in the north side of Gin la. The buyer will make extensive alterations to the property and occupy it as a summer home.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold for Frederick Pring his residence and grounds on Irving av, South Orange, to a client for occupancy. It is one of several new dwellings erected on what is known as the Hitch estate, which was purchased through the same brokers.

SUMMIT, N. J.—The Hotchkiss-Jobs Realty Co. sold at Summit the Vandewater house on Hawthorne pl, Beechwood Park, to F. A. Farnsworth; for Ambrose Powell 86 Morris av to Jacob Geier; the Louis Manley plot on New England av to a New York resident for improvement.

WESTBURY, L. I.—The Westbury Manor Co. sold a plot of 6 lots on Manor and Maple avs to E. L. Seaman; also a plot of 16 lots fronting on Butler and Henry sts to H. W. Hamilton, who will improve same with dwellings.

LEASES.

Manhattan.

G. W. BARNEY leased for Daniel Birdsall & Co. to B. Levy & Son, of 177 Church st, the store, basement and sub-basement in 79 Reade st; also for Spear & Co. to the Oppenheim Bakery Co., Inc., the store and basement in 795 Broadway; also to the Golden Shoe Co., of 165 Church st, the store in 177 Church st, and to the Park Row Motorcycle & Bicycle Supply Co., of 23 Park Row, the store in 36 Vesey st.

GUSTAVE BRITT leased for Mary E. Troup the 3-sty dwelling at 296 West 12th st to Mary A. Foley; also for William S. Bogert the stable at 36 Bethune st to William Whitsell and for M. B. Miller the 3-sty dwelling at 323 West 12th st to Annie Doyle; also leased the dwelling house 261 West 11th st to John H. Tiedeman, and 302 West 12th st to Dr. John J. Shea.

THE DUROSS CO. leased one of the new Gillen buildings to be erected on the north side of 14th st between 9th and 10th avs to A. Silz. The number is 422 West 14th st.

THE DUROSS CO. leased the 2d loft in 124 West 18th st to Samuel E. Hartmann; the store in 104 7th av to Jacob Falk; the store in 238 West 14th st to Elizabeth M. Salley and at the southwest corner of 17th st and Marginal st to Louis Nachbar.

J. ARTHUR FISCHER leased the store and basement in 873 6th av to William Clarke for the Metropolis Laundry; also the 1st loft in 689 6th av to William P. Stannard; also for Mary E. McKesson the 3-sty dwelling 43 Lexington av to H. Claassen; also the 1st loft in 663 6th av to Mackri & de Bone; also for M. A. Magee the garage at 382 St. Nicholas av to Wilkinson Brothers; also the parlor floor and basement in 234 West 38th st to H. Adelman, and the store in 689 6th av.

FOLEY & HUGHES leased 27 Grove st for Eliza Hunt to the Sappokainican Club, 249 West 13th st for Herman Luderman to Ada L. Hall; 213 West 14th st for Morris E. Stern to T. A. Allen, and 124 West 16th st for the Early estate to Eleanor Steinbeck.

M. & L. HESS leased the store and basement in 122 University place to the New American Button Co. of 100 University place and the westerly store and basement in 12 and 14 West 18th st to Max Lowenthal.

McCARTHY & FELLOWS leased for ten years the 7th floor in the Schneider-Anderson Building, 16 and 18 West 46th st to E. G. Anthony, ladies' tailor, of 11 East 30th st; also, leased the 11th floor in 47 and 49 West st to Charles I. Hills, of 26 Cortlandt st.

THE ROSE & PEIXOTTO CORPORATION leased office space in 190 Park place to Benjamin Jurist, of 23 Park Row.

H. C. SENIOR & CO. leased for James W. McElhinney the 3-sty dwelling 165 West 91st st to Milton B. Van Zandt, of 111 Broadway, and for Charles F. David the 3-sty dwelling 149 West 82d st to Johanna Worth.

SLAWSON & HOBBS leased the dwelling house 256 West 73d st for J. A. Knapp to R. E. Woll; 781 West End av for the Bronx Club to C. V. Caplan; 65 West 73d st for the Clark estate to Dr. Morris, and 320 West 78th st for Florence H. Firch to J. A. Campbell.

VAN NORDEN & WILSON leased in the Century Building space to John R. Corbin, the National Highways Protective Society, of 1 West 34th st, Anna E. Jines, W. J. Hannigan, the Cambridge Book Corporation, A. N. Shidelor, of 347 5th av, Condurier, Fructus & Descher and the Buskirk Co.; also apartments in 611 West 158th st to Willis P. Jones and D. Binhorst, and at 575 Riverside Drive to T. Colburn Pinkham.

VAN VLIET & PLACE rented for the Conron Brothers' Co. the dwelling house at 351 West 14th st to Carrie A. Brocklaw; 353 West 14th st to Sarah Bird; 355 West 14th st to Mary Cosby, and the corner store in 284 West 12th st to Paul Taft.

THE CASEY ESTATE leased the northeast corner of 42d st and 8th av, a 5-sty building, on a lot 20x100, for 15 years, through Goodman Brothers.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented 8,000 sq. ft. of floor space on the 14th floor in the Flemish Realty Company's building 11 and 13 East 26th st, to Roman & Lang, of 112 West 18th st, for a long term of years.

THE MONTANA CONSTRUCTION CO. leased in the new apartment house in the east side of Park av, 52d to 53d sts, an apartment to Ambrose Adams; also to John Davis; also in 383 Park av to W. B. Haight.

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THE NEW YORK COMMERCIAL leased space on the ground floor in the Evening Post Building at 20 Vesey st, which it will use for its publication and business offices. The editorial department will be housed on the 6th floor of the same building.

SPEAR & CO. rented for the Broad Street Holding Co. 240,000 sq. ft. in 71 to 77 Grand st, running through to 22 to 26 Wooster st to various tenants.

THE STANDARD EXPRESS & TRUCKING CO. leased from the Jane Investment Co. the store and basement in 118 and 120 Maiden lane or a term of years.

STEPHEN H. TYNG, JR., & CO. and Anthony La Forte leased for a term of years the 2d loft and part of 3d loft in the new building at 102 and 104 5th av to Thomas Wilson & Co., dealers in laces and embroideries, now at 360 Broadway.

DR. W. SEWARD WEBB leased, through Pease & Elliman, an apartment containing 24 rooms and 7 baths, comprising the entire 11th and part of the 12th floors at 903 Park av, a 17-sty structure, now in course of construction by Bing & Bing, the owners. The lease is for a term of ten years, from October 1, at an annual rental of $15,000. The apartment house is the tallest structure of its type in the city, is located at the northeast corner of 79th st and will be ready for occupancy about June 1. Mrs. Webb, who was Miss Lila Vanderbilt, recently sold her residence at 680 5th av to John D. Rockefeller, who owns the abutting properties in both 53d and 54th sts. Since the sale was consummated the dwelling was seriously damaged by fire. One of the features of 903 Park av is that all the bedrooms have southern exposure, while the living rooms, which measure 20x40 ft. in size, overlook Central Park. Ralph D. Preston and his sister, Miss Geraldine Thompson, recently leased 1½ floors in this structure.

DUFF & CONGER leased the store and basement at the southwest corner Park av and 87th st for Mrs. Weiler to Joseph F. Lhota for a term of years; also for Philip L. Liebman to Dr. Renn the private house at 129 East 92d st, and in the Fairfax corner Madison av and 94th st an apartment to Leonard Prince.

NEW TENANTS in the Forty-second Street Building include Edward King, of 311 Madison av; Jobson-Gifford Co., of 25 East 26th st; the First Mortgage & Real Estate Co., of 165 Broadway; J. C. Lyons' Sons, of 4 East 42d st; the George T. Fielding Sales Co., of 25 West 42d st; Conroy Brothers, of 217 West 125th st; W. S. Lapham & Co., of Madison av and 42d st; Howard Chapman & M. H. McGuire, of 1123 Broadway; the New York Pneumatic Service Co., of 52 Broadway; George F. Pelham, of 507 5th av; S. H. Pomeroy, of 1123 Broadway; A. B. Barr & Co.; G. L. Morgenthau, of 30 West 18th st; Van Schaick Realty Co., of 100 Broadway; the Pennsylvania Cement Co., of 29 Broadway; the National Association of Marble Dealers, of 17 Madison av; the Northwestern Electric Equipment Co.; Thomas Crimmins, of 444 East 69th st; Jacob Wertheim, and the General Vehicle Co., of 505 5th av.

TUCKER, SPEYERS & CO. leased for Heilner & Wolf to Morris Mizel, the parlor floor and the two upper floors in the building at 246 West 43d st, for a term of years.

BUTTERLY & HYNDS leased to George M. Cohan, of 1480 Broadway, and Samuel H. Harris, of 1480 Broadway, for the Leasehold Improvement Co., 455 and 457 West 19th st, a 3-sty building, on plot 50x100, for a term of years. The building will be extensively altered, and in all probability its height will be increased by several stories. Paul C. Hunter, architect, has been commissioned to prepare plans for the improvement. The firm will utilize the structure for the making of and storing of scenery, also for the making of costumes to be used in its various productions. C. M. Eadie, of James W. Wells' Sons, represented the lessors.

THE McVICKAR, GAILLARD REALTY CO. leased for the Diamond Rubber Co., of New York, to August Paul, Jr., for a term of years, the 5th floor in the Diamond Building, 225 West 57th st; also the parlor floor store in 152 and 154 West 45th st, for Miss May Irwin, to the Wenrich-Howard Co., of 1416 Broadway, music publishers.

THEODORE W. MEYERS leased from the plans his new moving picture theatre to be erected at the southwest corner of Audubon av and 181st st. The building will be one story high, on a plot 57x90. A feature of the structure will be a sliding roof, so that during the heated months the playhouse will practically be out of doors. A 2-sty taxpayer will be erected on the adjoining plot facing in the street.

THE NEW YORK REAL ESTATE SECURITY CO., owner of the 20-sty Broadway Building, which extends through to New st, where it has an entrance, has leased from the Morris Building Co. the stores at 43, 45 and 47 New st, adjoining their building. The lease is for an indefinite period and contains a cancellation clause. No improvement will be made on the lot, the stores having been leased to protect the entrance to the big Broadway building from encroachment by undesirable vendors.

THE ROSE & PEIXOTTO CORPORATION leased offices in 31 Park row to the Standard Typewriter Exchange, of 23 Park Row.

DOUGLAS L. ELLIMAN & CO., INC., leased for a long term of years, for the estate of Henry Dormitzer, 27 East 74th st, a 4-sty high stoop dwelling on a lot 25x100, to C. Tiffany Richardson.

POCHER & CO. leased 331 West 37th st for William A. Scott to John A. McKee, sign manufacturer, now at 115 West 37th st.

DANIEL BIRDSALL & CO. leased a loft in 20 to 24 West 37th st to the Craig Roberts Co., of 13 East 30th st; a loft in 135 to 139 West 26th st to Ira Schreiber, of 28 East 20th st; a loft in 19 East 17th st to the Yale Leather Co., of 94 Spring st; a loft in 28 to 32 West 36th st to Fairchild Co.; a loft in 8 Washington pl to D. Weiss; part of the 9th floor in 2 West 47th

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Leases—(Continued.)

st to Rudolph Halamka; a loft in 396 5th av to Mathew I. Fox, of Broadway and 25th st, a tailor, for a long term of years.

MYER BONDY leased lofts in 65 and 67 East 8th st to S. Grossman & Co.; 59 Crosby st to the Arcade Toy Co., of 101 Mercer st; 222 and 224 Greene st to Pullman & Kalikow; 101 and 103 Crosby st to Rosengarten & Evens; 26 East 22d st to the Ceciel Dress Co; 158 and 160 West 29th st to Glass & Olive, of 21 East 8th st; and in 42 and 44 Bond st to Sam Finkelstein & Co., of 696 Broadway.

MORRIS CUKOR and Samuel Baum, representing the Hungarian National Democratic Club, have leased the 3-sty building 246 East 82d st. Plans have been filed with the Building Department by Julius Charmetz and J. F. Prager for altering the building into a modern clubhouse. Work will be commenced immediately and the work completed by May 1.

SPEAR & CO. rented the 1st loft in 1141 and 1143 Broadway to Geo. E. Forrest; also for the Gray Realty & Development Co. a loft in 40 and 42 West 27th st; 10,000 sq. ft. in 27 to 33 West 20th st to Abraham L. Schulman, of 57 West Houston st; 2d loft in 153 to 159 West 15th st to the Enterprise Lamp Mfg. Co., of 391 Washington st.

THE CARPET CLUB, recently organized, has obtained a lease of the dwelling house in West 24th st, adjoining the old section of the Hoffman House, which has been rebuilt into a commercial structure. Plans were filed yesterday by William F. Hemstreet, architect, for altering the premises for club purposes. The Francis H. Kenney estate is the owner of the parcel.

WILBUR C. GOODALE leased the building at 353 7th av to Chagnon & Co., of 135 West 28th st, importers of French publications, who will remodel and occupy the premises.

THE HORN & HARDART CO. leased for a term of years the moving picture theatre at the southwest corner of Broadway and 31st st and plans have been filed for the alteration of this portion of the building into an automatic restaurant. The balcony and stage will be removed and a concrete floor installed. The Joseph Wechler estate is the owner, and Stucker & Sloan, architects, estimate the cost of the improvement at $15,000.

JAMES KYLE & SONS rented the store and basement at the northeast corner of 3d av and 61st st for John D. Crimmins; the store and basement at the southeast corner of 3d av and 51st st for Parker K. Deane, and the store in 744 Lexington av for the Murray Lenox Land Co.

MALCOLM E. SMITH rented offices in the Bonwit Teller Building to the Eastern Mausoleum Co., of 439 5th av; also an apartment in 120 West 94th st to Nathan Pillot.

STEPHEN H. TYNG, JR., & CO., with Anthony La Forte, leased the 6th loft in the new building at 102 and 104 5th av to William S. Pitcairn, crockery, now at 44 Murray st.

VAN NORDEN & WILSON leased offices in the Professional Building, at Madison av and 38th st, to Drs. Charles Scudder, of 23 West 36th st; Oscar J. Chase, of 26 West 36th st; Edward C. Smith and Edward S. Pope, of 412 West End av.

H. C. SENIOR & CO. leased for Jas. W. McElhinney to Milton B. Van Zandt, for a term of years, 165 West 91st st, a 3-sty dwelling; also for Chas. F. David to Johanna Worth, for a term of years, the 3-sty dwelling at 149 West 82d st.

G. W. BARNEY leased to the Davis Hosiery Co. the 1st loft in 32 to 36 West 18th st; also to William Vall, of 108 University pl, the basement store in 3 East 12th st, and to the Perlman Cycle and Auto Supply Co., of 152 Church st, the 1st loft in 34 Warren st.

THE DUFF & BROWN CO. leased for John A. Prigge to the McDermott Dairy Co. 127 West 42d st, the store in 1667 Amsterdam av for a term of years.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented the entire premises at 825½ Broadway for P. W. Engs Sons to Simon Caler for a term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased the store and basement in 139 and 141 Madison av for a long term of years at an aggregate rental of about $100,000 to the Will & Baumer Co., of Syracuse, makers of candles and lamp shades, and with a New York City branch for many years at 18 Murray st. This is an important uptown removal of one of the largest concerns in this line of business. George Rosenfeld, of M. Morgenthau, Jr., Co., represented the 31st & Madison Co., as owners.

SAMUEL H. MARTIN leased the store and basement at the southeast corner of Columbus av and 97th st to the Louis Joseph Packing House.

MOORE & WYCKOFF and Stephen H. Tyng, Jr., & Co. leased space in the Passavant Building, 400 4th av to Remy, Schmidt & Pleissner, importers, at 22 White st.

THE CHARLES F. NOYES CO. and the firm of Leonard J. Carpenter leased to the Westinghouse, Church, Kerr Co., of 10 Bridge st, the 5-sty building at 71 Pine st for a term of 5 years.

PEASE & ELLIMAN leased for a term of 21 years to G. Bovard MacBride, of 4 West 40th st, the building at 3 East 52d st, adjoining the corner of 5th av. The fee of the property is held in the name of Della Abbott Miller, of 14 West 52d st. Mr. MacBride is now having plans drawn for a new building which will contain many unique features. The building is expected to be ready for occupancy by this coming October. During the past month the large store in the Dowling Building was leased to the Tobey Furniture Co. Just across 5th av the Webb house was purchased by John D. Rockefeller, and the inside building of the Gallatin property is being improved by Michael Dreicer, was leased for a long term of years to Hofstatter & Co., another decorator, now located further down the avenue.

(Continued on page 693.)

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's acount.**

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 28, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Beekman st, 136, nes, 55.8 nw Front, 18.6x25.6x18.3x25.7, 4-sty bk loft & str bldg; trstes sale; Julius B Fischer. 8,500

*Beekman st, 138, nes, 37.1 nw Front, 18.6x25.7, 4-sty bk loft & str bldg; trstes sale; Julius B Fischer. 8,500

*Featherbed la, nec Aqueduct av, see Aqueduct av, nec Featherbed la.

*Goerck st, 113-17, see Stanton, 319.

*Houston st, 66 W, ns, 25 w Wooster, 23 x75, 3-sty & b bk loft bldg; voluntary; bid in at $13,000.

*Lorillard pl, 2454 (*), es, 220.11 n 188th, 20.5x97.5, 2-sty fr dwg; due, $1,859.15; T &c, $128.04; Chas H Herche. 4,500

*Stanton st, 319 (*), swc Goerck (Nos 113-17), 50x75, 6-sty bk tnt & strs; due, $11,973.47; T&c, $5,172.33; sub to pr mtg of $60,000; Madison Trust Co. 74,705

*19TH st, 241 E, ns, 116.6 w 2 av, 16.6x 92, 4-sty bk & stn dwg; voluntary; Jennie A Kelly, Allacia Spence & Harry J Gogin. 10,000

*30TH st, 229-31 W, ns, 297 w 7 av, 43x 98.9, 3-sty bk dwg, 1-sty bk bldg with str & two 3-sty bk & fr bldgs in rear; voluntary; A W Palmer. 48,000

*35TH st, 29-33 W, ns, 405 w 5 av, 65x 98.9, 12-sty & b loft & str bldg; voluntary; Dr J J Bell.

*35TH st, 412 W, ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & str, 2-sty fr rear tnt; partition; adj to Apr9.

*68TH st, 206 W (*), ss, 125 w Ams av, 25x100.5, 2-sty bk stable; due, $17,414.21; T&c, $1,528.71; Windham Realization Co, Inc. 17,500

*93TH st, 68 W, ss, 100 e Col av, 18x100.8, 3-sty & b bk & stn dwg; voluntary; bid in at $14,000.

*100TH st, 405 E (*), ns, 100 e 1 av, 37.1 x100.11, 6-sty bk tnt & strs; due, $28,-896.25; T&c, $667.61; Wm L Cahn. 29,000

*101ST st, 332 W, ss, 130.11 e Riverside dr, 22x100.11, 5-sty stn ft dwg; exrs sale; Marietta Leggat. 41,000

*111TH st, 108-10 W (*), ss, 525 e 7 av, 50x100.11, 6-sty bk tnt; due, $27,162.25; T &c, $271.67; sub to pr mtg of $65,000; Morris Berger. 81,690

*111TH st, 251 W, ns, 128 e 8 av, 36x 100.11, 6-sty bk tnt; due, $44,241.99; T&c, $629.60; Louis Greenblatt, defendant. 45,000

*111TH st, 249 W, ns, 164 e 8 av, 36x 100.11, 6-sty bk tnt; due, $43,937.88; T&c, $728.60; Louis Greenblatt, defendant. 44,750

*118TH st, 12 W (*), ss, 201 w 5 av, 18x 100.11, 5-sty bk tnt; due, $18,087.45; T&c, $1,797.68; Maude W S Pickhardt. 14,000

*125TH st, 213-23 E, ns, 155 e 3 av, 100x 99.11, six 3-sty & b bk dwgs; due, $43,047; T&c, $1,503.34; Saml Schwartzman. 45,000

*129TH st, 163 W (*), ns, 123 e 7 av, 27 x99.11, 5-sty bk tnt; due, $27,036.04; T&c, $978.31; Ernest H Herb. 20,000

*135TH st, 415 E, ns, 166.8 e Willis av, 16.8x100, 3-sty & b bk dwg; voluntary; Geo Parr. 4,900

*140TH st E, ns, 100 e Walnut av, 100x 100, vacant; voluntary; bid in at $7,000.

*160TH st, 281 E (*), ns, 100 e Morris av, 65x110, 2-sty fr dwg; due, $3,560.66; T&c, $316.44; sub to mtg of $8,000; Herman H Becker. 11,000

*182D st E, nwc Webster av, see Webster av, 2239 on map 2237.

*Aqueduct av, nec Featherbed la, 140.11 x107.4x100x44, vacant; due, $9,515.29; T& c, $1,103.21; sub to pr mtg of $15,375; Jno F Kaiser, defendant. 25,375

*Arthur av, 1828 (*), es, 205.9 s 176th, 17.9x100, 3-sty fr tnt; due, $7,800.13; T&c, $703.98; American Savings Bank. 7,000

*Arthur av, 1826 (*), es, 223.6 s 176th, 17.10x100, 3-sty fr tnt; due, $68,341.73; T& c, $704.04; American Savings Bank 7,000

*City Island av or Main (*), es, 125 n Beach, 100x abt 95, City Island; due, $4,-488.03; T&c, $2,055.86; Irene M Keirns. 2,500

*Heath av, 2886 (*), es, 341.4 s 230th, 20.2 x100.6, 3-sty bk dwg; due, $7,026.74; T&c, $170.73; Mary Brady. 6,500

*Lenox av, 429-31, ws, 49.11 n 131st, 49.11 x75, 6-sty & b bk tnt with strs; voluntary; bid in at $69,500.

*Morris av, 1040-2, es, 75 n 165th, 35x 92.6, two 3-sty bk dwgs; due, $1,510.50; T &c, $642.22; withdrawn.

*Webster av, 2239, on map 2237, nwc 182, 31x100, — bk tnt abandoned at 2-sty; due, $3,466.25; T&c, $300; sub to 1st mtg of $3,700; Emanuel Trotta. 3,800

*West Broadway, 219, es, 101 n Franklin, 16.8x100, 2 & 3-sty fr bk fr tnt & str; partition; Edw J Welling. 17,600

*4TH av, 450-4 (*), ws, 74 n 30th, 60.3x 80, 12-sty bk loft & str bldg; due, $147,-489.19; T&c, $12; Mary R Goelet et al. 140,000

BRYAN L. KENNELLY.

*32D st, 239 E, ns, 189.3 w 2 av, 17.10x 98.9, 3-sty & b bk & stn dwg; exrs sale; Jno Miller. 12,400

*86TH st, 124-6 E, ss, 67.2 w Lex av, 51.1x102.2, 2 5-sty stn ft tnts; voluntary; bid in at $89,500.

*Lexington av, 1837-9, es, 21.5 s 114th, 39.9x78, two 4-sty stn ft tnts with strs; voluntary; bid in at $31,700.

*1ST av, 1109 (*), ws, 25.5 s 61st, 25x91, 5-sty bk tnt & strs; due, $6,913.75; T&c, $855.68; sub to 1st mtg of $18,400; Caroline Dillenberg et al. 21,400

*3TH av, 139 (*) es, 57.6 n 20th, runs n 32.6xe90xn2xe48xs44xw25xn9.6xw113 to beg leasehold, 6-sty bk loft & str bldg; due, $35,227.15; T&c, $78.72; Isabella C May. 2,500

HERBERT A. SHERMAN.

*105TH st, 155 E (*), ns, 77 e Lex av, 18 x100.11, 5-sty bk tnt; due, $17,032.92; T& c, $869.57; I Townsend Burden Jr, admr. 15,000

*145TH st, 107-9 W (*), ns, 141.8 w Lenox av, 41.8x99.11, 6-sty bk tnt; due, $10,758.97; T&c, $1,204.97; sub to first mtg of $36,000; Helene Fuld. 44,000

*222D st E (*), ns, 280 w White Plains av, 50x100, Wakefield; due, $1,665.83; T& c, $418.85; Mary F Ward. 2,300

*Longfellow av (*), es, 250 s 172d, runs e100xs130xe25.4xs62.1xw187.1xn250.7 to beg vacant; due, $20,331.25; T&c, $2,183.82; Wm R Rose. 10,000

CHARLES A. BERRIAN.

*141ST st, 105-11 W (*), ns, 100 w Lenox av, 100x99.11, 6-sty bk tnt; due $117,536.11; T&c, $292; N Y Life Ins Co. 115,000

D. PHOENIX INGRAHAM.

*125TH st, 344 E (*), ss, 131.3 w 1 av, 18.9x100.11, 4-sty stn tnt; due, $8,723.25; T&c, $237.45; Frederic de P Foster et al. 8,000

SAMUEL GOLDSTICKER.

*Arthur av, 1830 (*), es, 188.1 s 176th, 17.9x100, 3-sty fr tnt; due, $8,213.79; T&c, $704.11; American Savings Bank. 6,500

*Arthur av, 1832 (*), es, 170.4 s 176th, 17.9x100, 3-sty fr tnt; due, $7,869.21; T&c, $704.35; American Savings Bank. 7,000

HENRY BRADY.

*115TH st, 50 W (*), ss, 570 w 5 av, 17 x100.11, 5-sty bk tnt; due, $15,850.53; T& c, $751.73; Esther Fisher. 12,000

*116TH st, 350 E, ss, 125 w 1 av, 16.8x 100.11, 3-sty & b stn dwg; due, $8,676.59; T&c, $374.54; adj to Apr9.

*167TH st E, swc West Farms rd, see Hoe av, es West Farms rd, nws, & 167th, ss.

*167TH st E, sec Hoe av, see Hoe av, es, West Farms rd, nws, & 167th, ss.

*Hoe av, es, West Farms rd, nws, 167th st, ss, gore block, 228.1x271.11x148.1, vacant; due, $9,699.22; T&c, $635.01; adj to Apr8.

*Hoe av, sec 167th, see Hoe av, es, West Farms rd, nws, & 167th, ss.

*Hoe av, es, at nws West Farms rd, see Hoe av, es, West Farms rd, nws, & 167th, ss.

*West Farms rd, nws, at es Hoe av, see Hoe av, es, West Farms rd, nws, & 167th, ss.

*West Farms rd, swc 167th, see Hoe av, es, West Farms rd, nws, & 167th, ss.

SAMUEL MARX.

*14TH st, 524 E (*), ss, 346 e Av A, 25x 103.3, 4-sty bk tnt & strs; due, $1,245.51; T&c, $10; sub to mtg of $16,000; Josephine Chedsey. 16,806

J. H. MAYERS.

*122D st, 329 E (*), ns, 275 w 1 av, 21x 100, 4-sty bk tnt; due, $7,890.94; T&c, $——; Julia B Stephens. 6,700

JAMES L. WELLS.

*80TH st, 516 E (*), ss, 260.6 e Av A, 37.6 x102.2, 6-sty bk tnt & strs; due, $6,398.70; T&c, $524.15; sub to a pr mtg of $25,000; Saml Mannheimer. 31,894

Total	$1,029,320
Corresponding week, 1912	897,692
Jan. 1, 1913, to date	14,098,955
Corresponding period 1912	11,299,491

Borough of Brooklyn.

The following are the sales that have taken place during the week ending March 26, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

DOUGLASS st (*), swc Hoyt, 78x20; Wm Luthy. 2,500

HENRY st (*), ws, adj land of Mrs Cappell, runs ne35xse139.6xsw35xse139.6 to beg; Rachel Richman. 5,100

PARK pl (*), nec Buffalo av, 27.9x100; Arthur H Selinger. 6,850

E 2D st, es, 180 n Av Q, 20x100; adj to Apr 8.

E 2D st, es, 200 n Av Q, 20x100; adj to April 8.

N 5TH st, sws, 115 nw Havemeyer, 132.7x17x irreg; Christopher Kelly. 15,215

E 7TH st (*), ws, 380 n Av L, 28.9x110; Eagle Savgs & Loan Co. 5,000

17TH st (*), sws, 340 nw 10 av, 20x100.2; foreclos of tax lien; Thos J Redmond. 100

59TH st, sws, 140 se 15 av, 40x100.2; Henry Hoffman. 1,160

76TH st, ss, 380 e 3 av, 20x109.4; Leonard H Goddard. 5,200

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WANT your business story placed in the most conspicuous position possible, before the best Real Estate Brokers and Operators, or the Builders and Managers of Greater New York? Then, get in an order quick for a front cover. The sale is limited.

ST MARKS av (*), ss, 305 w Hopkinson av, 19x127.9; Rose Handler. 4,675

WILLIAMS av, es, 160 n Dumont av, 20x100; adj to April 10.

JAMES L. BRUMLEY.

BERGEN st (*), ss, 148 e Schenectady av, 24x127.9; Heary Clifton et al. 600

E 12TH st, ws, 402.11 n Av R, 20x100; Kabee Realty Co. 4,000

E 12TH st, ws, 382.11 n Av R, 20x100; Kabee Realty Co. 4,000

E 12TH st, ws, 422.11 n Av R, 20x100; Kabee Realty Co. 4,000

E 12TH st, ws, 442.11 n Av R, 20x100; Kabee Realty Co. 4,000

WM. P. RAE CO.

MADISON st (*), ses, 60 sw Ridgewood av, 20x80; Eliz Wieland. 3,000

MADISON st (*), ses, 40 sw Ridgewood av, 20x80; Eliz Wieland. 3,000

PARK av, ss, 160 w Tompkins av, 20x100; Leonard Colson. 2,050

VANDERBILT av, es, 170 s Fulton, 20x80; Jas S Lawson. 5,380

JOSEPH P. DAY.

PITKIN av (*), ns, 80 w Vermont av, 20x100; Bushwick Savgs Bank. 4,800

CHARLES SHONGOOD.

39TH st (*) ns, 180 e 7 av, 20x100; Jennie Simon. 3,050

39TH st (*), ns, 160 e 7 av, 20x100; Marie Otto. 3,050

58TH st (*), nes, intersec nws 17 av, 100x 60.2; Sarah A Delacy. 2,000

CLARENDON rd (*) ns, 20 w E 26th, 20x60; Merchants Co-operative Mtg Co. 6,250

PITKIN av (*), swc Barbey, 25x100; Adam Rohleder. 4,579

Total $99,559
Corresponding week 1912.....$606,360

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

BRYAN L. KENNELLY.

APRIL 2.

29TH st, 4 E, ss, 120.6 e 5 av, 20x98.9, 4-sty stn ft dwg.

52D st W, nwc Bway, see Bway, nwc 52d.

87TH st, 340 W, ss, abt 220 e Riverside dr, 20x100.8, 3-sty & b stn ft dwg.

BROADWAY, nwc 52d, 100.11x100.3, 6 & 3-sty & b stn ft bldg with strs.

WEST END av, 346, es, 62.2 n 76th, 19.10x90, 4-sty & b stn ft dwg.

JOSEPH P. DAY.

APRIL 3.

HAMILTON pl, 90-6, nwc 141st, 120.8x80.1x 99.11x20.7, 7-sty & b bk & stn tnt.

PEARL st, 277, ns, 83.4 w Beekman, 24.10x 101, 5-sty bk loft bldg with exts.

5TH st, 629-31 E, ns, 293.10 w Av C, 46.3x 97, 6-sty & b bk tnt with strs.

28TH st, 240 E, ss, 100 w 2 av, 37.6x98.9, 6-sty & b bk tnt & strs.

107TH st, 13-19 E, ns, 110 w Mad av, 80x 100.11, 2-6-sty & b bk tnts.

141ST st W, nwc Hamilton pl, see Hamilton pl, 90-6.

149TH st, 236-8 W, ss, 260 e 8 av, 80x99.11, 6-sty & b bk tnt.

AMSTERDAM av, 1105-7, es, 40.11 n 114th, 40x100, 6-sty & b bk tnt & strs.

BRYANT av, 1429, ws, 250 s Jennings, 50x 100, 5-sty & b bk tnt.

JACKSON av, 600-2, es, 98.7 s 151st, 50x104, 6-sty & b bk tnt & strs.

WASHINGTON av, 1170-6, es, 65 n 167th, 125x128.3, 2-6-sty & b bk & stn tnts.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAR. 29.

No Legal Sales advertised for this day.

MAR. 31.

14TH st, 329 E, ns, 326 e 2 av, 25x103.3, 6-sty bk tnt & strs; Rosehill Realty Corp—Gaetano Collina et al; Middleton S Borland (A), 31 Nassau; Henry A Friedman (R); due, $19,151.60; T&c, $1,049.52; Joseph P Day.

123D st, 444 E, ss, 133.4 w Pleasant av, 33.4 x100.11, 5-sty bk tnt; Jno Aspinwall et al exrs—Metropolitan Holding Co et al; James, Schell & Elkus (A), 170 Bway; Benno Lewinson (R); due, $33,323.85; T&c, $402.85; Saml Marx.

123D st, 107 W, ns, 164.10 w Lenox av, 20.1 x100.11, 3-sty & b stn dwg; Rose Wolf et al—Mary E Deery et al; Ferdinand I Haber (A), 30 Broad; Chas P Bull (R); due, $2,258.55; T&c, $387; sub to pr mtg of $13,000; J H Mayers.

JEROME av, 3022, on map 2960, es, 108.5 n 199th st, 28.6x165.11x25x152.3, 3-sty fr tnt & 1-sty fr rear bldg; Alfred Barth et al trstes—Henry J Vanderminden et al; Henry H Carpenter (A), 165 Bway; Jas A Foley (R); due, $5,867.22; T&c, $1,157.50 & $200; Henry Brady.

Advertised Legal Sales, Manhattan and Bronx—Continued.

APR. 1.

116TH st, 312 E, ss, 190 e 2 av, 21.6x100.11, 5-sty stn tnt; Martha Gregg—Jas G Andriaccio et al; Baylis & Sanborn (A), 37 Liberty; Alex A Tausky (R); due, $16,335.45; T&c, $358; Joseph P Day.

142D st, 231 W, ns, 350 e 8 av, 25x99.11, 1-sty bk garage; Wm W Johnson et al trstes Veronica I Whisten et al; Merrill & Rogers (A), 100 Bway; Jas A Lynch (R); due, $8,112.09; T&c, $231.93; Henry Brady.

174TH st E, ns, 110.5 e Webster av, 40.3x99.5x47x100.8, vacant; Tremont Mills—Rose M Coyle et al; E Louis Jacobs (A), 31 Nassau; Ely Rosenberg (R); due, $1,953.45; T&c, $487.79; Joseph P Day.

175TH st, 498 E, swc Bathgate av, 34.5x103.4, 3-sty fr bldg; Jno H Ives—Kate L Watkins et al; Edw R Vollmer (A), 203 Bway; Wm E Sengens (R); due, $3,907.21; T&c, $765.02; Joseph P Day.

209TH st E, sec Perry av, see Perry av, sec 209.

BATHGATE av, swc 175th, see 175th, 498 E.

CAMBRELING AV, 2484, es, 177.6 n 189th, 18.9x107, 2-sty fr dwg; Saml Campbell —Chas T Bell et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, $2,811.28; T&c, $439.69; Jas L Wells.

EASTCHESTER LANDING rd, nes, 514.7 se Boston Post rd, runs e—xs xw xw&w—xnw—to beg, Eastchester, contains 5.15 acres; Chas E Watson—Jos Tesoro et al; Wm D Cameron (A), 154 Nassau; Alex Thain (R); due, $7,690.23; T&c, $; Henry Brady.

LONGFELLOW av, 881, ws, 100 n Seneca av, 25x100, 2-sty bk dwg; Chas Spillner—Geo Costar et al; Action 1; Chas A Furthman (A), 3d av & 148th; Harry Bijur (R); due, $6,518.83; T&c, $43; mtg recorded June10'10; J H Mayers.

PERRY av, sec 209th, 125x100, vacant; Tax Lien Co of N Y—Fredk C Thyson et al; Wm Lustgarten (A), 68 Wm; Harry Bijur (R); due, $1,876.75; T&c, $725; foreclosure of tax lien; J H Mayers.

APR. 2.

COOPER st, ns, 150 w 207th, see Elm, 28.

ELM st, 28, ws, 51 s Pearl, 24.4x69.3x25x69.3, 7-sty bk loft & str bldg; 4TH av, 423-7, nec 29th, 66.2x80, two 4-sty stn tnts & strs & 3-sty bk tnt & str; COOPER st, ns, 150 w 207th, 50x100, vacant; Chas H Fiske Jr—Protective Realty Co et al; Ronald K Brown (A), 320 Bway; Carl L Schurz (R); due, $36,742.84; T&c, $500; sub mtgs aggregating $296,100; mtg recorded Mar7'12; Joseph P Day.

EVELYN pl, sec Grand av, see Grand av, 2288.

29TH st E, nec 4 av, see Elm, 28

242D st E, ns, 25.2 e Disbrow, 75.4x97.3, Wakefield; Cath C Hill—Wm Lechnyr et al; Geo Hill (A), 41 Park Row; Chas L Hoffman (R); due, $3,318.65; T&c, $120.60. Geo Price.

GRAND av, 2288, sec Evelyn pl, 50x100, 2-sty fr dwg; Antoinette B De Witt—Mary A McCormick et al; Chas A Hitchcock (A), 46 Cedar; Jno Z Lowe (R); due, $6,835.65; T&c, $2,815.39; mtg recorded July20'01; Joseph P Day.

MADISON av, 1980, ws, 60 n 126th, 20x85, 4-sty & b stn dwg; N Y Savings Bank—Cath L Thomas et al; Webber & Webber (A), 7 Beekman; J Sidney Bernstein (R); due, $13,259.03; T&c, $555.61; Saml Marx.

4TH av, 423-7, see Elm, 28.

APR. 3.

HESTER st, 89, ns, abt 65 e Allen, 21.10x100, 5-sty bk tnt & strs; MOTT st, 143, ws, 80 s Grand, 24.4x100x23.7x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Danl Jacob et al—Emma Muller et al; Aug G Beyer (A), 1323 Greene av, Brooklyn; Albt E Richardson (R); (partition); Wm P Rae.

MOTT st, 143, see Hester, 89.

7TH st, 213-13½, ns, 249.8 w Av C, 33.4x97.6, two 5-sty bk tnts & strs; Lambert Suydam —Mary Krasnoff et al; Wm R Adams (A), 25 Broad; Edw D Dowling (R); due, $27,441.77; T&c, $433; Joseph P Day.

76TH st, 167 W, ns, 140 e Ams av, 20x102.2, 4-sty b stn dwg; Chas C Bull exr et al—Thos W Russell et al; Howard Hasbrouck (A), 63 Wall; Geo Burnham (R); due, $31,560.96; T&c, $594.15; Joseph P Day.

115TH st, 17 W, ns, 270 w 5 av, 28.6x100.11, 6-sty bk tnt; Mary E Schleiermacher, extrx, &c—Gussie Farowich et al; Geo A Logan (A), 44 Court, Brooklyn; Jacob A Cantor (R); due, $4,451.81; T&c, $879; Joseph P Day.

116TH st, 100 E, see Park av, 1631-7.

142D st, 56 W, ss, 262 e Lenox av, 37.6x99.11, 6-sty bk tnt; Henry F Schwarz, trste, &c—Kane Constn Co et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, $33,083.51; T&c, $634.85; mtg recorded Feb17'09; D Phoenix Ingraham.

142D st, 60 W, ss, 225 e Lenox av, 37.6x99.11, 6-sty bk tnt; Herbt F Schwarz—Kane Constn So et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, $33,091.01; T&c, $634.85; mtg recorded Feb17'09; D Phoenix Ingraham.

LYON av, 2317, ns, 55 w Parker av, 25x100, Westchester; Martin Caflisch—Frank B Glover et al; Frank D Arthur (A), Cotton Exchange Bldg; Matthew P Breen Jr (R); due, $1,812.06; T&c, $714.92; sub to 1st mtg of $4,000; Joseph P Day.

PARK av, 1631-7, sec 116th (No. 100), 100.11x25, 5-sty bk tnt & strs; Eliza Livingston extrx Jos J Smith et al; Weekes Bros (A), 45 Wm; Jno J Rooney (R); due, $50,561.35; T&c, $3,800; Joseph P Day.

5TH av, 2155, es, 50 s 132d, 24.11x99, 5-sty bk tnt & strs; Germania Life Ins Co—Chas J Smith et al; Dulon & Roe (A), 41 Park Row; J Aspinwall Hodge (R); due, $21,351.55; T&c, $551.10; Joseph P Day.

APR. 4.

MARKET st, 92-8, see Water, 433.

WATER st, 433, sec Market (No 92-8), 26x80, 5-sty bk tnt & str; J Frederic Kernochan et al comm—Emanuel Kapelsohn et al; Henry F Miller (A), 44 Pine; Jas A Foley (R); due, $29,273.26; T&c, $845.10; Henry Brady.

24TH st, 163-5 W, see 7 av, 245-51.

99TH st E, ss, 125 e 5 av, 75x100.11, vacant; Windham Realization Co, Inc—Alfred C Bachman et al; Alexander & Green (A), 165 Bway; Chas H Ayres (R); due, $36,106.69; T&c, $4,332.57; Joseph P Day.

139TH st, 495 E, ns, 866.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Edw N Tailer, trste—Wm J O'Gorman et al; Cary & Carroll (A), 59 Wall; Verne Bovie (R); due, $5,006.95; T&c, $226.87; Joseph P Day.

148TH st, 502-4 W, ss, 100 w Ams av, 41.8x99.11, 5-sty bk tnt; Sigmund Ashner—Harris Friedman et al; Goldfogle, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, $10,087.35; T&c, $1,305.70; Henry Brady.

172D st, 508 W, ss, 173.4 w Ams av, 48.4x95, 5-sty bk tnt; Wm Hastorf—Madge I Hennen et al; House, Grossman & Vorhaus (A); Clifford G Ludvigh (R); due, $12,085.45; T&c, $200; sub to 1st mtg of $38,000; mtg recorded Sept24'09; Joseph P Day.

BROOK av, 1220, es, abt 95 s 168th, 25x95, 1-sty fr dwg; Bessie Ronginsky—Maude M Overington et al; Joshua Haberman (A), 132 Nassau; Jos A Warren (R); due, $575; T&c, $325; Joseph P Day.

STARLING av, 2106, ss, 50 e Olmstead av, 25x105, Unionport; Chas B Lambert—Starling Realty Co et al; Hedges, Ely & Frankel (A), 165 Bway; Phoenix Ingraham (R); due, $1,948.78; T&c, $36.26; sub to 1st mtg $4,000; D Phoenix Ingraham.

WENDOVER av, 544, ss, 137.6 e 3 av, 37.6x131x37.6x131.9,5-sty bk tnt; Equitable Trust Co of N Y—Hattie Kaufman et al; Cary & Carroll (A), 59 Wall; Henry M Stevenson (R); due, $35,196.41; T&c, $1,181.23; mtg recorded Sept18'09; Joseph P Day.

WENDOVER av, 540, ss, 100 e 3 av, 37.6x131.9x37.6x132.5, 5-sty bk tnt & strs; Lawyers Mtg Co—Hattie Kaufman et al; Cary & Carroll (A), 59 Wall; Henry M Stevenson (R); due, $35,198.80; T&c, $1,180.55; Joseph P Day.

7TH av, 245-51, nec 24th (Nos163-5), 86.11x79.2, 12- sty bk loft & str bldg; Seth S Terry—Twenty-fourth Street & Seventh Avenue Corpn et al; Theo N Ripsom (A), 66 Bway; Leighton Lobdell (R); due, $46,024.54; T&c, $121.20; sub to 4 mtgs aggregating $462,892; mtg recorded June9'11; Bryan L Kennelly.

APR. 5.

No Legal Sales advertised for this day.

APR. 7.

CANAL st, 533-41, nec Washington (No 477), runs n22.2xe70xse17.6xe8.6xse15.6xe30xse17.8xs41 xw101 to beg, 8-sty bk loft & str bldg; Seaman's Bank for Savgs in the City NY—Greenwich Investing Co et al; Strong & Cadwalader (A), 40 Wall; Chas L Hoffman (R), due, $109,712.30; T&c, $5,096.11; Herbert A Sherman.

CHERRY st, 361 ,ss, 106.10 e Montgomery, 25.11x62.3x25x61.2, 5-sty bk tnt & strs; also WATER st, 590, ns, 70 w Montgomery, 22.7x—, 2-sty bk tnt; Chas P Howland—Margt M Foley et al; Murray, Prentice & Howland (A), 37 Wall; E Mortimer Boyle (R); Joseph P Day.

WATER st, 608, ns, abt 115 e Montgomery, 24.11x61.2x25x62.3, 5-sty bk tnt; Mabel Rusch —Margt M Foley et al; Murray, Prentice & Howland (A), 37 Wall; E Mortimer Boyle (R); due, $4,202.33; T&c, $450; Joseph P Day.

52D st, 245 E, ns, 150 w 2 av, 15x100.5, 3-sty & b stn dwg; Lincoln Trust Co trste—Chas F Dixon et al; Middleton S Borland (A), 31 Nassau; Robt J H Powel (R); due, $7,841.47; T&c, $150.39; Joseph P Day.

FOREST av, 905-7, see Jackson av, 897-9.

JACKSON av, 897-9, ws, 250.10 s 163d, 36.3x75, vacant; also JACKSON av, 898-900, es, 250.10 s 163d, 36.3x175 to Forest av (Nos 905-7), vacant; Chas E Gleason—Frankie E Parker et al; Richd J Morrisson (A), 135 Bway; Wm A McQuaid (R); partition; Joseph P Day.

JACKSON av, 898-900, see Jackson av, 897-9.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAR. 29.

No Legal Sales advertised for this day.

MAR. 31.

DOUGLASS st, 14, ss, 100.8 e Court, 15x96; Sheriff's sale of all right, title, &c. which Fred R Moore had on Apr8'12; Chas B Law, sheriff; Wm P Rae.

FROST st, ns, 133.4 e Leonard, 50x100; Bushwick Savings Bank—Jac Baar et al; Rufus L Scott (A), 93 Nassau, Manhattan; Jos J Speth (R); Wm P Rae.

MONROE st, ns, 217.4 w Reid av, 21.2x100; Latham G Reed—Nannie S Ackerly et al; Middleton S Borland (A), 31 Nassau, Manhattan; Chas F Murphy (R); Thos Hovendon.

PEARL st, ws, 250 s Myrtle av, 3 inches x 97.9; Sheriff's sale of all right, title, &c, which Edw I Wilson had on Dec5'08, or since; Chas B Law, sheriff; Wm P Rae.

73D st, ns, 280 e Narrows av, 20x100; Melissa S Leslie—Eliz A Shelton et al; Herbt Peake (A), 44 Court; Melville J France (R); Chas Shongood.

83D st, sws, 409 se 20 av, 18.2x100; Francis H Warland—Morris L Baird et al; Hauff & Warland (A), 41 Park Row, Manhattan; Edw S Fowler (R); Jas L Brumley.

BEDFORD av, ws, 530 s Clarendon rd, 60x100; Rose Handler—Wm Joseph et al; Jos J Schwartz (A), 361 Stone av; Arthur H Bissell (R); Wm H Smith.

APR. 1.

BERGEN st, sws, 439.2 se 3 av, 20.10x100; Delia M Davenport—Margt O'Brien et al; Henry J Davenport (A), 375 Pearl; Geo E Brower (R); Wm H Smith.

FULTON st, ws, 20 n Middagh, runs w31.8xn 2xw47.4xn38xw49xs— to Middagh xe—to Fulton xn— to beg; Peter W Rouss—Georgianna Smith et al; Rooney & Beha (A), 29 Bway, Manhattan; Lorenzo Ullo (R); Wm H Smith.

IMLAY st, ses, intersec nes William, 20x90; Thos McNeil—Mary E Post et al; Austin & McLanahan (A), 135 Bway, Manhattan; Robt P Manning (R); Wm H Smith.

VANDERBILT st, ns, 40 w 18th, 20x78; Ruth A Bruce-Brown -Siegel Hines Realty Co et al; Wilson, Barker & Wager (A), 48 Wall, Manhattan; Edw D Kelly (R); Wm H Smith.

72D st, ns, 120 e 3 av, 60x100; Jno Johnston —Wm H Fleming et al; Action 3; Davison & Underhill (A), 26 Court; Augustus J Koehler (R); Wm H Smith.

76TH st, sws, 308 nw 2 av, 80x109.4; Mary E Seaman—Donald Campbell Co et al; Henry J Davenport (A), 375 Pearl; Percival G Bernard (R); Wm H Smith.

FLUSHING av, ss, 50 w N Oxford, 25x110.7; Owen Ahearn—Wolf Rudnick et al; Frank G Wild (A), 277 Bway; Fredk S Fisher (R); Jas L Brumley.

NEW LOTS av, nwc Christopher av, 26.1x77.5x24.8x68.9; Marie L Balcom—Max Mandel et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Cornelius Furgueson, Jr (R); Wm H Smith.

SHEEPSHEAD BAY rd, es, adj land of Lane Harland, 80x132.6x97x112.6; Horace G Teele—Mary A Rogers et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

ST MARKS av, ss, 250 w Rockaway av, 25x104.11x29.7x89.1; Selah G Strong, trste, &c—Beckie Getzoff et al; Selah B Strong, 3d (A), Brooklyn; Louis R Bick (R); Wm H Smith.

13TH av, es, 40 n Bay Ridge av, 20x100; R Annie Armstrong et al—Ernesta Spairani et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Chas R Coulter (R); Wm H Smith.

APR. 2.

HICKS st, nec Adams, 50x21.9; Edna G Steele—Wm M Woods et al; Edw H Miller (A), 32 Liberty, Manhattan; Wm P Pickett (R); Wm P Rae.

E 19TH st, es, 330 n Voorhies av, runs e125.6 xn233.9x to Jerome av xw64xsw63.6xs212.11 to beg; Isaac N Heidelberg—Clara C Moneuse et al; Harry L Thompson (A), 175 Remsen; R Hunter McQuiston (R); Wm P Rae.

39TH st, nes, 140 nw 10 av, 20x95.2; Mary J Bell—Anna Stockbridge et al; Harry L Thompson (A), 175 Remsen; Jno H Morgan (R); Wm P Rae.

45TH st, sws, intersec nws 14 av, 100x60.2; Annie H Chadwick—Fannie Duberstein et al; Reeves & Todd (A), 165 Bway, Manhattan; Edw W C Cunningham (R); Wm H Smith.

46TH st, nes, intersec nws 14 av, 120x100.2; Merchants Co-operative Mtg Co—Fanny Duberstein et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

EMMONS av, ns, 80.1 e E 14th, 40.1x99.7x 41.1x96.6; Emilie Huber et al—Harry F O'Brien et al; Frank Obernier (A), 44 Court; Geo R Holahan Jr (R); Wm H Smith.

NOSTRAND av, ws, 204.2 n Linden av, 20.4x 64.1; Bond & Mtg Guarantee Co—Helen M Knickerbocker et al; Edwin Kempton, 175 Remsen (A); Leon R Jacobs (R); Wm P Rae.

OCEAN av, 601, es, 264.11 n Av A or Albemarle rd 72.1x240; Marquette County Savings Bank—Grant R Pitbladdo et al; Steele & Otis (A), 25 Broad, Manhattan; Wm H Wadhams (R); Jas L Brumley.

APR. 3.

64TH st, ss, 300 w 8 av, 20x100; Lillian J Leffler—Max Aufrecht et al; Henry Schoenherr (A), 886 Bway; Jno L Mitchell (R); Wm H Smith.

66TH st, nec 12 av, 20x100; Lillian J Leffler —Rocco C Ursino et al; Henry Schoenherr (A), 886 Bway; Jno L Mitchell (R); Wm H Smith.

73D st, ns, 220 e 10 av, 30x100; Anna C Whittichen—Anna McClain et al; Henry M Bellinger, Jr, (A), 135 Bway, Manhattan; Almeth W Hoff (R); Wm H Smith.

82D st, ss, 84.5 e 10 av, 15.6x30x18x37.5; Lillian J Leffler—Walter L Johnson et al; Henry Schoenherr (A), 886 Bway; Jno L Mitchell (R); Wm H Smith.

85TH st, nwc 7 av, 2.8x7.2x6.8; Lillian J Leffler—Jno R Thompson et al; Henry Schoenherr (A), 886 Bway; Algernon I Nova (R); Wm H Smith.

ARGYLE rd, ws, 1100 s Beverley rd, 50x100; Daisy M G Jacobsen—Frank Alexe et al; Harry L Thompson (A), 175 Remsen; Saml L Judelsohn (R); Wm H Smith.

AV K, nwc E 36th, 100x16.7x108.1x57.8; Lillian J Leffler—Nicholas W Ryan et al; Henry Schoenherr (A), 886 Bway; Algernon I Nova (R); Wm H Smith.

AV Z, swc E 12th, 100x105; Ella O Schmuck —Daisy K King; Jno Z Lott (A), 164 Montague; Fortescue C Metcalf (R); Jas L Brumley.

BAYRIDGE av, ns, 270 w 15 av, 20x90; Lillian J Leffler—Thos B Lennon et al; Henry Schoenherr (A), 886 Bway; Algernon I Nova (R); Wm H Smith.

LAFAYETTE av, ns, 22 w Steuben, 42.6x95; Yonkers Homeopathic Hospital & Maternity—Clara Reiss et al; Harry L Thompson (A), 175 Remsen; Geo W Gibbons (R); Wm H Smith.

LAFAYETTE av, ns, 64.6 w Steuben, 42.6x 95; Francis R Simmons—Clara Reiss et al; Action 2; Harry L Thompson (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

APR. 4.

BREMEN st, es, Lot 29, 25x77; Florence K Clarke—Jas W Magrath et al; Harry L Thompson (A), 175 Remsen; Rutherford B Meyer (R); Wm P Rae.

SACKETT st, ss, 252.3 e Smith, 17.5x90; Title Guarantee & Trust Co—Veronica Koehler et al; Harry L Thompson (A), 175 Remsen; Paul Jones (R); Wm P Rae.

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198 BROADWAY
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APR. 5.

No Legal Sales advertised for this day.

APR. 7.

E 39TH st, ws, 180 s Av J, 40x100; Christine Morgan—Margt R Harrison et al; T J Molloy (A), 350 Bway, Manhattan; Chas H Fuller (R); Wm H Smith.

LIBERTY av, nwc Christopher av, 50x100; Abr L Kass—Saml Graboys et al; Leo Lerner (A), 230 Grand, Manhattan; E M Doughty (R); Wm H Smith.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Boards of Bay Ridge and Flatbush.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3, AT 2.50 P. M.

14TH AV.—To set curb and lay a preliminary or permanent pavement on 14TH AV, from 86th st to Bath av.

13TH AV.—Regulate, grade, set cement curb and lay cement sidewalks on 13TH AV, bet 64th and 65th sts.

86TH ST.—To amend resolution of June 20, 1912, initiating proceedings to lay a permanent asphalt pavement on 86TH ST, from 5th av to 13th av, and from 16th av to Bay parkway, by excluding from the provisions thereof that portion of 86TH ST, from 16th av to Bay parkway, and by providing for setting cement curb where necessary, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement, and set cement curb where necessary, on 86TH ST, from 5th av to 13th av.

BAY 7TH ST.—To construct sewers in BAY 7TH ST, from Benson av to Cropsey av, with temporary connection at Cropsey av.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3, AT 2.35 P. M.

59TH ST.—To lay a preliminary or permanent asphalt pavement in 59TH ST, from 12th av to Fort Hamilton av.

5TH AV.—To construct a sewer basin on the west side of 5TH AV, at the centre line of 65th st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $250; assessed valuation, $32,510.

74TH ST.—To lay a preliminary or permanent asphalt pavement on 74TH ST, from 11th av to 13th av.

94TH ST.—To construct a sewer in 94TH ST, from Marine av to Shore rd.

42D ST, ETC.—That the lots lying on the south side of 42D ST, and on the north side of 43D ST, bet 12th and 13th avs, known as Nos. 27, 29, 30, 48, 51 and 53, Block 5598, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $100; assessed valuation, $11,550.

19TH ST.—To lay a preliminary or permanent granite pavement on 19TH ST, from 3d av to the bulkhead about 1,260 ft. west.

62D ST.—To regulate, grade, set curb and lay a preliminary or permanent pavement on 62D ST, from 6th av to 7th av.

37TH ST, ETC.—To regulate, grade, set cement curb and lay cement sidewalks on 37TH ST, bet 8th and 9th avs, and on 8TH AV, bet 37th and 38th sts.

73D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 73D ST, from 11th av to 12th av.

BERGEN PL.—To construct a sewer in BERGEN PL, from Wakeman pl to 67th st.

56TH ST.—To regulate, grade, set curb and lay cement sidewalks on 56TH ST, from Fort Hamilton av to 11th av.

56TH ST.—To lay a preliminary or permanent asphalt pavement on 56TH ST, from Fort Hamilton av to 11th av.

67TH ST.—To construct a sewer basin at the west corner of 67TH ST, and the first street (unnamed) east of 5th av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $18,330.

STEWART AV.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of the City of New York by locating and laying out for a width of not less than 50 feet STEWART AV, from 67th st to 72d st.

STEWART AV.—To open STEWART AV for a width of not less than 50 ft., from 67th st to 72d st.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3, AT 2.55 P. M.

74TH ST.—To construct a sewer in 74TH ST, from the end of the existing sewer about 184 ft. east of 17th av to 18th av.

UNION ST.—To construct a sewer in UNION ST, from Schenectady av to Utica av.

WEST 19TH ST.—To construct a sewer in WEST 19TH ST, from Mermaid av to Surf av.

CROWN ST.—To regulate, grade, set cement curb and lay cement sidewalks on CROWN ST, from Schenectady av to Utica av.

VANDERVEER PL.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on VANDERVEER PL, from Flatbush av to East 23d st.

WEBSTER AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of WEBSTER AV, bet Gravesend av and 47th st, be fixed at 24 ft.

WEBSTER AV.—To regulate, grade, set cement curb and lay cement sidewalks on WEBSTER AV, bet Gravesend av and 47th st.

WEBSTER AV.—To lay a preliminary or permanent asphalt pavement on WEBSTER AV, from Gravesend av to 47th st.

WEST 35TH ST, ETC.—To construct sanitary sewers in WEST 35TH ST, from Neptune av to Mermaid av, and in WEST 36TH ST, from Canal av to Mermaid av.

59TH ST.—To enclose with a board fence 6 ft. high the lots on both sides of 59TH ST, bet 12th and 13th avs, at the expense of the owner or owners of said lots.

EAST 14TH ST.—To lay a preliminary or permanent asphalt pavement on EAST 14TH ST, from Av O to Kings highway.

AV R.—To open AV R, from Ocean parkway to Coney Island av.

NEW UTRECHT AV.—To construct a sewer on NEW UTRECHT AV, west side, from a point about 80 ft. north of 63d st, to 66th st, and in 63D ST, from New Utrecht av to 14th av.

45TH ST.—To construct a sewer basin on 45TH ST, at the northwest corner of Old New Utrecht rd, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $48,475.

EAST 16TH ST.—To lay cement sidewalks on both sides of EAST 16TH ST, from Newkirk av to a point about 140 ft. north thereof; said walks to be laid next to the curb and to conform with those laid to the north.

55TH ST.—To lay a preliminary or permanent asphalt pavement on 55TH ST, from 15th av to New Utrecht av.

AV O.—Recommending to the Board of Estimate and Apportionment that malls be centrally located on AV O, from Ocean parkway to East 15th st.

AV O.—To set cement curb and lay a preliminary or permanent asphalt pavement on AV O, from Ocean parkway to East 15th st.

AV K.—To regulate, grade, set cement curb and lay cement sidewalks on AV K, from Flatbush av to East 34th st.

78TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where not already laid on 78TH ST, bet 16th av and 18th av.

ST JOHNS PL.—That cement sidewalks 5 ft. wide be laid on the south side of ST. JOHNS PL, bet Schenectady and Utica avs, where necessary, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $110; assessed valuation, $15,300.

WEST 8TH ST.—To set cement curb where necessary, and lay a preliminary or permanent asphalt pavement on WEST 8TH ST, from Kings highway to Av S.

WEST 7TH ST.—To set cement curb where necessary, and lay a preliminary or permanent asphalt pavement on WEST 7TH ST, from Kings highway to Av S.

WEST 9TH ST.—To set cement curb where necessary, and lay a preliminary or permanent asphalt pavement on WEST 9TH ST, from Kings highway to Av R.

WEST 7TH ST, ETC.—To construct sewers in WEST 7TH and WEST 8TH STS, each bet Av R and Av S, and an outlet sewer in AV R and in AV S, each from West 7th st to West 11th st.

77TH ST.—To construct a sewer in 77TH ST, from 17th av to 18th av, and a sewer basin at the east corner of 77TH ST AND 18TH AV.

MAPLE ST.—To construct a sewer basin at the northwest corner of MAPLE ST AND ROGERS AV, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $374,900.

CANARSIE LA.—To regulate, grade, set curb and lay cement sidewalks on CANARSIE LA, from Nostrand av to New York av.

CROWN ST.—To regulate, grade, set cement curb and lay cement sidewalks on CROWN ST, bet Schenectady av and Utica av.

55TH ST.—To lay a preliminary or permanent asphalt pavement where not already paved on 59TH ST, from 15th av to New Utrecht av.

60TH ST.—To construct a sewer basin at the west corner of 60TH ST AND 15TH AV, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $48,200.

EAST 23D ST.—To construct a sewer in EAST 23D ST, from Clarendon rd to Av D.

62D ST, ETC.—To lay a preliminary or permanent asphalt pavement on 62D ST, 63D ST, 64TH ST, 65TH ST AND 66TH ST, each from 20th av to Bay parkway; on 67TH ST, from 21st av to Bay parkway, and on 21ST AV, from 60th st to 68th st.

EAST 12TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 12TH ST, bet Avs N and O.

EAST 12TH ST.—To lay a preliminary or permanent asphalt pavement on EAST 12TH ST, bet Avs N and O.

EAST 12TH ST, ETC.—To construct storm water sewers and sanitary sewers in EAST 12TH, EAST 13TH AND EAST 14TH STS, each from Av O to Av R; in EAST 15TH ST, from Kings highway to Av R, and in KINGS HIGHWAY, from East 14th st to Coney Island av.

NEWKIRK AV.—To construct a sewer basin at the southeast corner of NEWKIRK AV AND EAST 21ST ST, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $225; assessed valuation, $43,000.

16TH AV.—To lay cement sidewalks 5 ft. in width on 16TH AV, bet 86th st and Cropsey av.

85TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 85TH ST, from 23d av to Stillwell av.

ROBINSON ST.—To construct a sewer in ROBINSON ST, from Bedford av to Rogers av.

ROBINSON ST.—To lay a preliminary or permanent asphalt pavement on ROBINSON ST, from Bedford av to Rogers av.

61ST ST.—To construct sewers in 61ST ST, from 16th av to 17th av; in 62D ST, from 15th av to 16th av; in 63D ST, from 15th av to 17th av; in 66TH ST, from 15th av to 16th av; in 67TH ST, from New Utrecht av to 16th av, and in 16TH AV, from 66th st to 60th st.

64TH ST.—To construct sewers in 64TH ST, from 15th av to 16th av, and in 65TH ST, from 15th av to 16th av.

TURNER PL, ETC.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by reducing the widths from 90 ft. to 50 ft. of TURNER PL AND HINCKLEY PL, each bet East 8th st and Coney Island av.

TURNER PL, ETC.—Recommending to the Board of Estimate and Apportionment that the roadway widths be fixed at 24 ft. for TURNER PL and HINCKLEY PL, each bet East 8th st and Coney Island av.

68TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where not already done on 68TH ST, from New Utrecht av to 16th av.

MONTGOMERY ST.—To lay a preliminary or permanent asphalt pavement on MONTGOMERY ST, from Coney Island av to East 7th st.

Local Board of Williamsburgh.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3, AT 2.30 P. M.

BOGART ST.—To amend resolution of November 20, 1911, initiating proceedings to regulate, grade, curb and lay cement sidewalks on BOGART ST, from Johnson av to Montrose av, and from Meserole st to Meadow st, by excluding from the provisions thereof that portion of BOGART ST, from Johnson av to Montrose av, so as to make the amended resolution read as follows: "To regulate, grade, set curb and lay cement sidewalks on BOGART ST, from Meserole st to Meadow st."

STEWART AV.—To open, from Maspeth av to Meeker st.

DEBEVOISE AV.—To open, from Maspeth av to Beadel st.

BULLION ST (NOW SKILLMAN AV).—To construct a sewer in BULLION ST (NOW SKILLMAN AV), bet Kingsland av and Debevoise av, and an outlet sewer in BULLION ST (NOW SKILLMAN AV), bet Debevoise av and Morgan av.

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON APR. 4, AT 2 P. M.

ADRIATIC ST.—Legally open, from Collins av to Fresh Pond rd, 2d Ward.

14TH ST.—Legally open 14TH ST, COLLEGE POINT, bet Schleicher Court and Av C, 3d Ward.

MILTON ST.—Continuing the lines of MILTON ST, straight across the Bushwick Branch of the Long Island Railroad as the street exists and is in use at the present time, instead of deflecting it as shown on Section 13 of the Final Maps of the borough as at present adopted.

BREVOORT ST, ETC.—Construction of a sewer and appurtenances in BREVOORT ST, from Metropolitan av to Cuthbert pl; CUTHBERT PL, from Brevoort st to Lefferts av; LEFFERTS AV, from Cuthbert pl to Richmond Hill av; GRENFELL ST, from Richmond Hill

av to Audley st; AUDLEY ST, from Grenfell st to the property of the Long Island Railroad; across the property of the LONG ISLAND RAILROAD, from the end of Audley st to Austin st, 4th Ward and 2d Ward.

HARMAN ST.—Construction of a sewer and appurtenances in HARMAN ST, from Forest av to Grandview av, 2d Ward.

GOODRICH ST.—Construction of a sewer and appurtenances in GOODRICH ST, from Flushing av to Hoyt av, 1st Ward.

SILVER ST.—Construction of a sewer, etc., in SILVER ST, from Buchman av to Anthon av, 2d Ward.

CYPRESS AV AND HARMON ST.—Construction of a receiving basin and appurtenances on the east corner, 2d Ward.

THOMSON AV.—Construction of a sewer, etc., in THOMSON AV, from Orton st to Van Dam st, 1st Ward.

HARMAN ST.—Regulating, curbing and laying sidewalks (where not already laid to grade and in good condition), together with all work incidental thereto in HARMAN ST, from Grandview av to Forest av, 2d Ward.

HARMAN ST.—Regulating and paving with a permanent pavement consisting of sheet asphalt on a concrete foundation six inches in thickness and all work incidental thereto in HARMAN ST, from Grandview av to Forest av, 2d Ward.

AMAGANSETT ST.—Regulating, grading, curbing and laying crosswalks and sidewalks (where not already laid to grade and in good condition), together with all work incidental thereto in AMAGANSETT ST (NASSAU AV), from Steinway av to 15th av; and in SOUND ST, from Potter av to Amagansett st, 1st Ward.

GRAND AV.—Regulating and paving with a permanent pavement of asphalt blocks on a 6-inch concrete foundation and all work incidental thereto in GRAND AV, from Steinway av to Old Bowery Bay rd, 1st Ward.

SILVER ST.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition), together with all incidental work in SILVER ST, from Buchman av to Anthon av, 2d Ward.

SANDAL ST.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition), and paving with sheet asphalt on a concrete foundation, and all incidental work in SANDAL ST, bet Millwood and Myrtle avs, 2d Ward.

THEODORE ST.—Regulating, grading, curbing and laying crosswalks and sidewalks (where not already laid to grade and in good condition), and all incidental work in THEODORE ST, from Flushing av to Ditmars av, 1st Ward.

REMSEN PL.—Construction of a sewer and appurtenances in REMSEN PL, from Clinton av to Perry av, 2d Ward.

WEST AV AND 9TH ST.—Construction of a receiving basin, at the southwest corner, 1st Ward.

RAWSON ST.—To change the city map by eliminating therefrom Rawson st, Moore st, Buckley st, Van Buren st and Madden st, bet Jackson av and the property of the Long Island Railroad.

BUCKLEY ST.—To change the city map by eliminating therefrom BUCKLEY ST, bet Jackson av and the property of the Long Island Railroad.

A PUBLIC PARK.—To set aside certain property suitable for A PUBLIC PARK AND PLAYGROUND, the property now owned by the Long Island Railroad bounded by Woodside av, Middleburg av, Gosman av and Barnett st, known as part of the Bragaw farm; also that part of the property formerly of SUSSDORF, and lying north of Skillman av and the holdings of LOUIS WINDMULLER. The area comprises about 30 acres.

HUNTER AV.—Regulating, grading, curbing and flagging and all incidental work in HUNTER AV, from North Jane st to Academy st; and in SKILLMAN PL, from Hunter av to Jackson av, 1st Ward.

RIDGEWOOD AV, ETC.—Construction of a sewer and appurtenances in RIDGEWOOD AV, from Woodhaven av to Canal (Ocean View) av; in CANAL AV, from Ridgewood av to Syosset st (Forman st); in SYOSSET ST, from Canal av to Shaw av; in SHAW AV, from Syosset st to Jamaica av; in UNUM (1ST) ST, from Yarmouth st to Snediker av; in SNEDIKER AV, from Unum st to Jamaica av; in YARMOUTH ST, from Syosset st to Jamaica av, and in JAMAICA AV, from Ferry st to the crown about 200 ft east of the borough line, 4th Ward.

WASHINGTON AV.—Construction of receiving basins on WASHINGTON AV, at the northeast corner of 8th av and at the northwest corner of 7th av, 1st Ward.

14TH AV.—Regulating and paving with a permanent pavement of asphalt blocks on a 6-inch concrete foundation and all incidental work in 14TH AV, bet Graham av and Broadway, 1st Ward.

ANTHON AV.—Regulating, grading, curbing, and laying sidewalks (where not already laid to grade and in good condition) and paving with a permanent pavement of sheet asphalt on a concrete foundation and all incidental work in ANTHON AV, from Catalpa av to Myrtle av, 2d Ward.

HUNTER POINT AV.—Regulating, grading, curbing and laying sidewalks, crosswalks and all work incidental thereto in HUNTERS POINT AV, from Van Dam st to Borden av, 1st Ward.

CENTRAL AV.—Regulating, grading, curbing and flagging and all incidental work in CENTRAL AV, from Myrtle av to Proctor st, 2d Ward.

WYCKOFF AV.—Paving with sheet asphalt and granite blocks on a concrete foundation and all incidental work on WYCKOFF AV from the Kings county line to Cooper av, 2d Ward.

NEPTUNE AV AND BOULEVARD.—Construction of a temporary catch-basin on the southeast corner, at ROCKAWAY BEACH, 5th Ward.

SOPHIE ST.—To legally open SOPHIE ST, from Maspeth av to Nurge st, 2d Ward.

VAN ALST AV.—Regulating and grading, installing and extending drains in VAN ALST AV, from Nott av to Ridge st; curbing and laying sidewalks and crosswalks from Nott av to Harris av and from Payntar av to Beebe av, and all incidental work, 1st Ward.

48TH ST, ETC.—Construction of a sewer and appurtenances in 48TH ST, from Polk av to Hayes av; 49TH ST, from Polk av to Hayes av; 50TH ST, from Polk av to Hayes av; ALBURTIS AV, from Polk av to Fillmore av; and in FILLMORE AV, from 46th st to 48th st, 2d Ward.

SEA GIRT (BAY) AV.—Paving with a permanent pavement of sheet asphalt on a 6-inch concrete foundation, together with all incidental work in SEA GIRT (BAY) AV, bet Bay 29th (Dickerson) st and Beach 27th st (Herriman av), 5th Ward.

SEA GIRT (BAY) AV.—Regulating, grading, curbing, flagging and constructing seepage basins, together with all incidental work in SEA GIRT (BAY) AV, bet Bay 29th (Dickerson) st and Beach 27th st (Herriman av), 5th Ward.

Local Boards of Newtown and Jamaica.

AT HACKETT BUILDING, LONG ISLAND CITY, ON APR. 4, AT 2 P. M.

METROPOLITAN AV.—Construction of a sewer and appurtenances in METROPOLITAN AV, from Brevoort st to Richmond Hill av; ABINGTON RD, from Brevoort st to Richmond Hill av; LEFFERTS AV, from Metropolitan av to Cuthbert pl; and in BEVERLY RD, from Brevoort st to Lefferts av, 2d and 4th Wards.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on Apr. 3, at 10.30 a. m., the following matters, among other matters, will be considered:

MANHATTAN.

6TH AV.—Removal of sidewalk encroachments on 6TH AV, bet the north curb line of 8th st and the south curb line of 13th st.

UNION SQ EAST.—Removing sidewalk encroachments in UNION SQ EAST, bet the north curb line of 14th st and the south curb line of 15th st.

8TH ST.—Removal of sidewalk encroachments in 8TH ST, from the west curb line of Broadway to the east curb line of 6th av. The width of the roadway is to be 34 ft and the width of the sidewalk on each side is to be not less than 13 ft.

STREET ENCROACHMENTS.—Removal of encroachments on all streets and avenues adjacent to or at right angles with entrances to subway and elevated railroad stations for a distance of 100 ft from the street corner adjacent to such entrances, permitting, however, the maintenance of news-stands beneath elevated railroad stairs or behind subway entrances; the type of news-stand and the location thereof to be formally approved by the Borough President.

BRONX.

BRONX PARK, ETC.—Change the lines and grades of THE STREET SYSTEM bounded approximately by Bronx Park, Bronx Park East, Bear Swamp rd, Wallace av, Rhinelander av, White Plains rd, Morris Park av and East 180th st.

FREEMAN ST.—Change the grade of FREEMAN ST, from Southern Boulevard to Hoe av.

RIVERDALE AV, ETC.—Change the lines and grades of THE STREET SYSTEM bounded by Riverdale av, West 261st st, Tyndall av and West 259th st.

SEABURY AV, ETC.—Change the lines and grades of THE STREET SYSTEM bounded by Seabury av, Wellington av and its prolongation, Westchester Creek, Latting st, Balcom av, the prolongation of Whittemore av, Graff av and its prolongation, Commerce av and Newbold av.

PIERCE AV, ETC.—Acquiring title to the lands, etc., required for opening and extending PIERCE AV, from Bear Swamp rd to Paulding av; and SACKET AV, from Bear Swamp rd to Williamsbridge rd.

BROOKLYN.

FURMAN ST, ETC.—Change the grades of THE STREET SYSTEM bounded by Furman st, Pierrepont st, Hicks st and Remsen st; this change providing also for laying out the lines and grades of PIERREPONT PL, from Montague st to Pierrepont st, and of MONTAGUE TERRACE, from Remsen st to Montague st.

CEDAR PL, ETC.—Changing the lines and grades of THE STREET SYSTEM bounded by Cedar pl, Montgomery st, Bedford av and Sullivan st; this change providing FOR DISCONTINUING PINE PL, bet Sullivan st and Montgomery st.

SANDS ST, ETC.—Changing the lines and grades of THE STREET SYSTEM bounded by Sands st, Bridge st, Concord st and Jay st.

EAST 8TH ST.—Acquiring title to the lands and premises required for opening and extending EAST 8TH ST, from Foster av to Av T, excepting the right-of-way of the Long Island Railroad.

EAST 98TH ST.—Acquiring title to the lands, etc., required for opening and extending EAST 98TH ST, from East New York av to Foster av, excluding the right-of-way of the Long Island Railroad.

WOODBINE ST.—Acquiring title to WOODBINE ST, from Knickerbocker av to Irving av.

QUEENS.

2D ST.—Acquiring title to the lands, etc., required for opening and extending 2D ST, from Howell av to Jackson av; and 3D ST, from Queens Boulevard to Woodside av; and from Stryker av to Jackson av.

TOWNS PL.—Acquiring title to the lands, etc., required for opening and extending TOWNS PL, from Packard st to Laurel Hill av.

ST. FELIX AV.—Acquiring title to the lands, etc., required for opening and extending ST. FELIX AV, from Alden av to Old Bergen av.

REVIEW AV, ETC.—Change the lines of THE STREET SYSTEM bounded by Review av, Fox st, Borden av, Star av and Gilbert st, this change providing for DISCONTINUING BEAVER ST, from Review av to Star av, 1st Ward.

OXFORD AV, ETC.—To change the Lines of THE STREET SYSTEM bounded by Oxford av, Beaufort av, Hamilton av, and Liberty av, 4th Ward.

TERMINAL FACILITIES.—To certify the plan for TERMINAL FACILITIES and equipment thereof, etc., to be located as follows: Bounded by Hunters Point av, Van Dam st, Nott av, School st, Thompson av, Meadow st and the north shore freight connection of the Long Island Railroad, and includes water and car float connections on Dutch Kills Creek at its head near Hunters Point av.

AMORY AV.—Acquiring title to AMORY ST, from Metropolitan av to Bleecker st; and STANHOPE ST, from Woodward av to Metropolitan av.

RICHMOND.

TARGEE ST.—Change the grades of TARGEE ST, from Baltic av to Fingerboard rd, 4th Ward.

By Comm'rs of the Sinking Fund.

At a meeting of the Commissioners of the Sinking Fund, to be held in the City Hall, Manhattan, on April 16, at 11 a. m., the following matter will be considered:

MANHATTAN.

WATER FRONT.—Approving proposed amendments to the amended new plan for the IMPROVEMENT OF THE WATER FRONT on the North River, bet West 44th and West 48th sts, made and adopted by the Commissioner of Docks on March 19, 1913.

Completed Assessments.

The following proposed assessments have been completed and they are lodged with the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments, or either of them, must present their objections, in writing, with the Secretary of the Board on or before Apr. 22, 1913, at 11 a. m., when testimony will be taken:

MANHATTAN.

THAYER AV.—Completing the work on abandoned contract for regulating, grading, curbing and flagging THAYER AV, from Broadway to Nagle av. Area of assessment: Extends to within one-half the block at the intersecting street. List 2968.

177TH ST.—Sewer in 177TH ST, bet Audubon and St. Nicholas avs. Area of assessment: Block 2133. List 3115.

BROOKLYN.

LEFFERTS AV.—Regulating, grading, curbing and flagging LEFFERTS AV, bet Nostrand and New York avs. List 2873.

EAST 17TH ST.—Regulating, grading, curbing and flagging EAST 17TH ST, from Av S to Neck rd. List 2905.

ST. JOHNS PL.—Laying preliminary pavement in ST. JOHNS PL, bet Plaza st and Underhill av. List 2995.

EAST 12TH ST.—Regulating, grading, curbing and flagging EAST 12TH ST, from Av H to Av I, excepting the land occupied by the Long Island Railroad. List 3008.

LIVONIA AV.—Regulating, grading, curbing and flagging LIVONIA AV, bet Powell and Junius sts. List 3013.

CORNELIA ST.—Preliminary pavement on CORNELIA ST, from Irving av to the Queens Borough line. List 3030

85TH ST.—Preliminary pavement in 85TH ST, from Colonial rd to Ridge Boulevard. List 3035.

50TH ST. Paving 50TH ST, bet New Utrecht and 13th avs. List 3036.

GRAVESEND AV.—Paving GRAVESEND AV, from Foster av to 22d av. List 3038.

91ST ST.—Paving 91ST ST, bet 3d and 5th avs. List 3043.

NOTE.—The area of assessment in each of the above-mentioned BROOKLYN proceedings extends to within one-half the block at the intersecting and terminating streets.

AV K, ETC.—Sewer in AV K, from Coney Island av to East 18th st; and both sides of CONEY ISLAND AV, from about the south property line of the Long Island Railroad, bet Av H and Av I to Av K. Area of assessment: Blocks 6509 to 6513, 6519 to 6523, 6528 to 6531, 6534 to 6536, 6695, 6704, 6713 to 6719 and 6722 to 6728. List 3080.

By the Supreme Court.

FINAL REPORTS.

FLATBUSH AV EXTENSION, BROOKLYN.—Relative to acquiring a permanent and perpetual underground right, easement and right-of-way in certain premises, etc., for the construction, maintenance, etc., of a rapid transit railroad in, under and appurtenant to said premises, on the FLATBUSH AV EXTENSION, Fulton st, Hudson av and Rockwell pl. Wm. B. Hurd, Arthur S. Somers and Eustace Conway, commissioners of appraisal in the above proceeding, will present their third separate report, for confirmation, to a Special Term of the Supreme Court for the hearing of contested motions, in the County Court House, Brooklyn, on Apr. 7, at 10 a. m.

FLATBUSH AV EXTENSION, BROOKLYN.—Acquiring an estate in fee simple absolute in and to certain premises on the east side of the FLATBUSH AV EXTENSION, on the east and west sides of HUDSON AV, on the north side of FULTON ST, bet Flatbush av extension and Ashland pl, and on the south side of FULTON ST, from Rockwell pl to Ashland pl, required for the purpose of maintaining and operating, free of interference and right of interference, whether by abutting owners or otherwise, the rapid transit railroad commonly spoken of as the 4th Av Rapid Transit Railroad. Wm. B. Hurd, Arthur S. Somers and Eustace Conway, commissioners of appraisal in the above proceeding, will present, for confirmation, their third separate report, to a Special Term of the Supreme Court for the hearing of contested motions, in the County Court House, Brooklyn, on Apr. 7, at 10 a. m.

PUGSLEY AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending PUGSLEY AV, from McGraw av to Clason's Point rd; CORNELL AV, from Clason's Point rd to Pugsley av; ELLIS AV, from Tremont av to Pugsley av; and NEWBOLD AV, from Tremont av to Pugsley av, 24th Ward. The final reports of the commissioners in the above matter were presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 28.

By Comm'rs Estimate and Assessment.

BRONX BOULEVARD, BRONX.—Acquiring title to the lands, etc., required for opening and extending BRONX BOULEVARD (unofficial name), from Old Boston Post rd to East 242d st (DeMilt av), 24th Ward, as amended by the Supreme Court on May 27, 1909, etc. S. Duncan Marshall and Frank H. Becker, commissioners in the above proceeding, have completed their supplemental and amended estimate and all persons who are opposed to the same must present their objections, in writing, to the commissioners at 90 West Broadway, Manhattan, on or before Apr. 4; and they will hear all such parties, in person, on Apr. 7, at 2 p. m.

ST. LAWRENCE AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending ST. LAWRENCE AV, COMMONWEALTH AV, ROSEDALE AV, NOBLE AV, CROES AV and FTELEY AV (although not yet named by proper authorities) from Westchester av to Classon's Point rd, 24th Ward. In re application for damages to Lots Nos. 11 and 12 on map of "LOTS BELONGING TO HUDSON P. ROSE CO., being subdivision of Plot I, Map of Clason's Point, Borough of Bronx, City of New York." By reason of the closing, discontinuance and abandonment in front thereof of OLD CLASONS POINT RD, from Westchester av to Gleason av, 24th Ward. John J. Mackin and Jos. C. Luke, commissioners in the above proceeding, have completed their estimate and assessment; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before April 3; and they will hear all such parties, in person, on April 4, at 12.30 p. m.

HUGHES ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending HUGHES (HANCOCK) ST, from Forest av to Shaler st; and ELM (CATALPA) AV, from Myrtle av to Shaler (Sheridan) st, 2d Ward. Wm. A. Moller, Edward Duffy and Geo. Wallace, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present same, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before April 1; and they will hear all such parties, in person, on April 3, at 2 p. m.

Wm. A. Moller, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Long Island City, on or before April 1; and he will hear all such parties, in person, on April 4, at 2.30 p. m.

83D ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 83D ST, from 18th av to 19th av, from 20th av to 21st av and from 23d av to Stillwell av, in the 30th and 31st Wards. Wm. Watson, Isaac Sargent and Albert Kuelling, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before April 7; and they will hear all such parties, in person, on April 8, at 2.30 p. m.

Wm. Watson, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all those who are opposed to the same must present their objections, in writing, with the commissioner, at 166 Montague st, on or before April 7; and he will hear all such parties, in person, on April 9, at 2.30 p. m.

McKINLEY AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending McKINLEY AV, from Railroad av to Elderts la, 26th Ward. Meier Steinbrink, John N. Harman and Louis P. Wright, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners at 166 Montague st, on or before April 7; and they will hear all such parties, in person, on April 8, at 3.30 p. m.

Meier Steinbrink, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before April 7; and he will hear all such parties, in person, on April 9, at 3.30 p. m.

Notices to Present Claims.

AV M, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV M, from West st to Ocean Parkway, 31st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to H. S. Rasquin, Eugene P. Doane and Matthew O'Malley, commissioners, at 166 Montague st, Brooklyn, on or before Apr. 4; and they will hear all such parties, in person, on Apr. 18, at 2 p. m.

DITMAS AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending DITMAS AV, from Ralph av to East 98th st, 32d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to John F. Canavan, Thos. J. Murphy and Jos. A. Guider, commissioners, at 166 Montague st, Brooklyn, on or before Apr. 4; and they will hear all such parties, in person, on Apr. 9, at 2 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

BRONX.

WEST 179TH ST.—Erecting a guard-rail in the south side of WEST 179TH ST, bet Cedar av and Sedgwick av, 24th Ward. Area of assessment: Lots 120 and 122, Block 2881. May 10.

EAST 173D ST.—Paving and setting curb in EAST 173D ST, from 3d av to Fulton av, 24th Ward. Area of assessment: Both sides of EAST 173D ST, from Fulton av to 3d av and to the extent of one-half the block at the intersecting streets. May 10.

GRAND AV.—Paving and adjusting curb in GRAND AV, from Tremont av to Burnside av, 24th Ward. Area of assessment: Both sides of GRAND AV, from Tremont av to Burnside av and to the extent of one-half the block at the intersecting avenues. May 10.

PERRY AV.—Paving and adjusting curb in PERRY AV, from Mosholu Parkway North to Gun Hill rd, 24th Ward. Area of assessment: Both sides of PERRY AV, from Mosholu Parkway to Gun Hill rd and to the extent of one-half the block at the intersecting streets. May 10.

PLIMPTON AV.—Paving and setting curb in PLIMPTON AV, from Boscobel av to West 169th st, 23d Ward. Area of assessment: Both sides of PLIMPTON AV, from Boscobel av to West 169th st, and to the extent of one-half the block at the intersecting streets. May 10.

SEDGWICK AV.—Opening, from Jerome av to a line bet the 23d and 24th Wards at West 169th st. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs, Bronx. May 16.

BROOKLYN.

MALTA ST, ETC.—Acquiring title to lands, etc., required for construction of sewers in MALTA ST, bet Wortman av and Fairfield av; FAIRFIELD AV, from Malta st to Van Sicklen av; and VAN SICKLEN AV, from Fairfield av to the 26th Ward Disposal Works, 26th Ward. Area of assessment: Obtained at the Bureau of Assessments and Arrears, 215 Montague st. April 26.

JOHNSON ST, ETC.—Opening JOHNSON ST, from East 7th st to Coney Island av; EAST 7TH ST, from Church av to Av C, and from Ditmas av (Av E) to 18th av; and EAST 8TH ST, from Caton pl to Johnson st, and from Church av to Av C, 29th Ward. Area of assessment; Obtained at the Bureau of Assessments and Arrears, 215 Montague st. April 26.

KENT ST, ETC.—Opening KENT ST, from Oakland st to Provost st; MESEROLE AV, from Jewell st to North Henry st; DIAMOND ST, from Greenpoint av to Meserole av; MOULTRIE ST, from Greenpoint av to Humboldt st; and HUMBOLDT ST, from Greenpoint av to Norman av, 17th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn. May 16.

AV Z.—Opening AV Z, from Jerome av to the bulkhead line, 31st Ward. Area of assessment: Bounded on the north by a line midway bet Av Y and Av Z and the prolongation thereof; on the east by the bulkhead line as laid out on the Town Commissioners' map, east from Knapp st; on the south by a line midway bet Av Z and Voorhies av; on the west by a line which bisects the angle formed by the prolongation of the east line of East 23d st and the west line of East 24th st. May 16.

QUEENS.

GROVE ST, ETC.—Constructing curb in GROVE ST, bet Gordon and Court sts; INNIS ST, bet Morningstar rd and John st; MORNINGSTAR RD, bet Richmond terrace and Prospect st; ST. MARY'S AV, bet Tompkins av and Charles st; BRIGHTON AV, bet Jersey st and Glen av, AND CONSTRUCTING CURB AND GUTTERS IN GREENLEAF AV, bet Post and Marion avs; HENRY ST, bet Boyd and Grove sts; CLARK ST, bet Broad st and the end of the street; GORDON ST, bet Osgood av and north of Grove st; PINE ST, bet Targee st and Gordon st; HUDSON ST, bet Cedar st and Gordon st; McKEON ST, bet Gordon and Quinn sts; TARGEE ST, bet Laurel av and Van Duzer st; SIMONSON AV, bet Richmond terrace and a point 1,420 ft south; MESEREAU AV, bet Richmond terrace and Cedar st; SOUTH AV, bet Richmond terrace and railroad crossing; AV B, bet Bennett st and end of street; SLEIGHT ST, bet Lafayette and Nicholas avs; NICHOLAS AV, bet Richmond terrace and Innis st, and PENNSYLVANIA AV, bet New York av and the railroad crossing, 1st, 2d, 3d and 4th Wards. Affecting property in front of which work was done. April 26.

LINDEN ST.—Opening, extending from the Brooklyn Borough line to Fresh Pond rd, 2d Ward. Area of assessment: Beginning at a point on the line dividing the Boroughs of Brooklyn and Queens at a point midway bet the west line of Linden st and the east line of Grove st; running thence north along that portion of said line midway bet Linden st and Grove st lying bet Brooklyn Borough line and Grand View av and along the prolongation of said line to the west line of Forest av; thence east to the east line of Forest av to a point midway bet the south line of Grove st and the north line of Linden st; thence east along the said line midway bet Grove st and Linden st to the west line of Fresh Pond rd; thence south along the west line of Fresh Pond rd to a point midway bet the south line of Linden st and the north line of Gates av; thence west and south and at all times midway bet Linden st and Gates av to the line dividing the Boroughs of Brooklyn and Queens; thence north along said Borough line to the point or place of beginning. May 16.

RICHMOND.

PATTEN ST, ETC.—Constructing curb and gutter on PATTEN ST, bet Broad st and the end of street; on south side of CASTLETON AV, bet Brighton av and Sailors Snug Harbor property; and curb and sidewalk on south side of FINGERBOARD RD, bet Summer st and railroad crossing, 1st, 2d and 4th Wards. Area of assessment affects property in District 2, Plot 8, Block 3, Ward 1, Sailors Snug Harbor property, Plots 4 and 5 in Ward 2, Plot 7, Ward 4, Lot 19, being property improved as above. May 10.

REAL ESTATE NOTES.

FRED OPPENHEIMER, of S. Oppenheimer & Co., has removed his real estate office from 530 East 150th st to 540 Bergen av, Bronx.

DUFF & BROWN CO. has been appointed agent of the Maybelle apartments, northwest corner of St. Nicholas av and 157th st, by the Agency Realty & Mortgage Co. It has also been appointed agent of the "Rene Apartments" 458-60 West 143d st, by John J. Long.

LOUIS BECKER & CO. have been appointed agents for the apartment house at 459 and 461 West 155th st, also for the apartment house at the northwest corner of 160th st and Amsterdam av.

WM. H. CHESEBROUGH and Oakleigh Thorne are the buyers of the old brick buildings at the northwest corner of State and Whitehall sts, the sale of which was reported in The Record and Guide of last week. The new owners now control a plot of 11,500 sq. ft., which will be reimproved with a modern office building.

THE 50 PER CENT. compromise of taxes on the "boom lot" properties in Suffolk County, L. I., is at an end. Last week the Supervisors rescinded the resolution permitting such a payment. Last June some of the owners of large tracts of sub-divided land said if the county would accept half of their back taxes and receipt in full they would pay up. A resolution in accordance with this suggestion was adopted.

THE MOST CONGESTED block in New York City is on the east side of Manhattan south of Williamsburg Bridge. It is said to contain 5,000 persons. A count made by a charity society recently showed that in 122 Manhattan blocks there were 312,000 persons, more than the total population of either Jersey City, Louisville, Kansas City, Providence, Rochester, St. Paul or Indianapolis.

THE 28 EAST TENTH STREET CORPORATION has been incorporated with a capital of $1,000 and the following directors: William B. Devoe, Samuel C. Worthen and Albert S. Mortimer. The company will probably take over the 12-sty loft building at that address. The structure occupies a plot 46x92.3, adjoining the University Place Presbyterian Church, at the southeast corner of University pl. The property was recently transferred by Mary B. Hughes and Annie J. Boullion to Harold H. Nelley, of Brooklyn.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction,' Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Broadway and 37th Street Building.

Harry Fischel, World Building, who represents a syndicate of prospective lessees, will close negotiations within a few days for the improvement of the northeast corner of Broadway and 37th street, running through to 114 West 38th street, with a twelve-story store, office and theatre building, covering the plot 129x154 feet. The property is owned by the Hobart Estate, of 2 Rector street. The selection of an architect has practically been made. Joseph and David Ravitch, of Astoria, are also associated with Mr. Fischel in the enterprise.

Plans for 59th Street Hotel.

A. S. Cochran, 355 Palisade avenue, Yonkers, owner, and Charles W. Buckham, 307 Fifth avenue, N. Y. C., architect, will call for bids early in April from general contractors for the 21-story apartment hotel and stores, 75x100 feet, to be erected in the south side of 59th street, 370 feet east of Sixth avenue, at a cost of $600,000. Plans have been completed.

New Apartments in 84th Street.

Julius Tishman & Sons, 299 Broadway, real estate, contemplate the erection of a high-class apartment house at 324 to 326 West 84th street, on a plot 33x100 feet. Details have not been decided, and no architect selected.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

LONG BRANCH, N. J.—The St. James P. E. Church, Rev. E. Briggs Nast, pastor, Broadway and Slocum pl, contemplates the erection of a 2½-sty stone rectory on Broadway, for which no architect has been selected. Cost about $10,000.

OCEAN GROVE, N. J.—The Board of Education of Neptune Township, N. J., Clarke Haviland, chairman of building committee, contemplates the erection of a 2-sty brick and reinforced concrete high school here in Main st, for which no architect has been selected. Cost about $100,000.

BROOKLYN.—The Brooklyn Junior League, Mrs. Geo. D. Pratt, president, contemplates the erection of a theatre. The selection of a site has not been made nor any architect selected. Operations will not be started before a year.

BROOKLYN.—The 13th Assembly District Democrat Club, Matthew T. Meagher, leader, 282 Graham av, contemplates the erection of a clubhouse. No building site has been selected and no architect has been retained.

GLENS FALLS, N. Y.—The Board of Trustees of the Glens Falls Academy contemplate the erection of an academy building. No architect has yet been retained. A meeting is to be held April 1 when definite action will be taken. Wm. H. Robbins, president of the Merchants National Bank, 98 Glen st; Maurice Hooper, of the Finch Pruyn Co., 93 Warren st, and Mrs. John R. Loomis, Jr., 71 Ridge st, are the board of trustees.

MONTGOMERY, N. Y.—The Village of Montgomery, Wm. Egan, president, will rebuild the firehouse recently destroyed by fire. No architect has yet been selected. Estimated cost, $10,000.

SYRACUSE, N. Y.—C. S. Tooke, 107 Ballard av, this city, will erect a 2-sty brick and frame business block with apartments. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(sub.) Rosenberg & Aronson, 89 Delancey st, have received the contract for mason work necessary for alterations and additions to the building, 86-88 Forsyth st, for Rose and Norman, owners. Horenburger & Bardes, architects. The contract includes besides the masonry, shoring, bluestone, marble, tiling and plastering, and bids on these are desired at once from subcontractors.

MANHATTAN.—Rosenberg & Aronson, 89 Delancey st, general contractors, want bids at once on all subs for the 6-sty tenement house to be erected at the northeast corner of Hester and Ludlow sts.

CHURCHES.

WEBSTER, MASS.—Bids are being received for the erection of a church for St. Joseph's Parish at Whitcomb and Maynard sts, to cost $90,000. For particulars address Rev. Anthony A. Cyran, pastor.

THEATRES.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract and desire bids immediately for the theatre and office building to be erected at the southwest corner of Audubon av and 181st st, Washington Heights.

BUFFALO, N. Y.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract and desire bids on all subs prior to April 1, for Shea's Hippodrome, to be erected in this city from plans by Leon Lempert & Son, of Rochester, architects.

BUFFALO, N. Y.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract and desire bids on subs prior to April 6 for the Gaiety Theatre, to be erected at West Huron and Pearl sts, Buffalo, from plans by W. H. McElfatrick, N. Y. C.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

KINGSBRIDGE TERRACE.—Reginald P. Bolton, consulting engineer, 55 Liberty st, has purchased 12 lots on the west side of Kingsbridge terrace, 40 ft. north of 229th st. No building operations are contemplated at present. The owner may resell.

75TH ST.—Peabody, Wilson & Brown, 389 5th av, have prepared plans for alterations to the 8-sty apartment at 235-9 West 75th st, and 2139-49 Broadway for W. W. Astor, London, Eng., owner. Cost, about $50,000.

76TH ST.—Peabody, Wilson & Brown, 389 5th av, have completed plans for the 12-sty apartment house for W. W. Astor to be erected at 230-240 West 76th st, and 2151-7 Broadway. Estimated cost, $400,000.

ST. NICHOLAS AV.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty apartment house, 133.4x irregular, to be erected at the northwest corner of St. Nicholas av and 164th st, for the Albion Construction Co., 222S Broadway. Cost, about $300,000.

158TH ST.—Samuel Sass, 32 Union sq, has completed plans for two 5-sty flats, 50x86.11 ft, to be erected on the south side of 158th st, 72.3 ft east of St. Nicholas av, for the Riverview Construction Co., 594 Broadway, owner. Cost, about $85,000.

181ST ST.—The Wesslau Bros. Co., 431 Audubon av, will erect a 6-sty brick apartment house, 50x87 ft., in the north side of 181st st, 170 ft. east of Audubon av, from plans by Moore & Landsiedel, 148th st and 3d av. Cost about $60,000.

82D ST.—The Crest Holding Co. has purchased 132, 134 and 136 West 82d st. The combined plot is 55x102.2 ft. between Columbus and Amsterdam avs. It will probably be improved with an apartment house.

DWELLINGS.

67TH ST.—Denby & Nute, 333 4th av, have prepared plans for alterations to the 4-sty brownstone residence at 43 East 67th st, for Mrs. William G. Fleming, 43 East 67th st, owner. Cost about $20,000.

HOTELS.

59TH ST.—C. W. Buckham, 307 5th av, has completed plans for the 21-sty apartment hotel and stores, 75x100 ft., to be erected in the south side of 59th st, 370 ft. east of 6th av, for A. S. Cochran, 355 Palisades av, Yonkers, owner. Bids will be taken about April 15. Cost, $600,000.

STORES, OFFICES AND LOFTS.

32D ST.—Rouse & Goldstone, 38-40 West 32d st, will soon complete plans for a 16-sty office and loft building, 50x100 ft., to be erected at 6-8 West 32d st, for the Bradkin Realty Co. (Brody, Adler & Koch), 38 West 32d st, to cost about $200,000.

FRANKLIN ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for alterations to the 3-sty building at 47 Franklin st, converting it into a cafe and restaurant building, for Pontin's Restaurant, L. P. Faccini & Co., proprietors, 46 Franklin st. Cost, $6,000.

52D ST.—A business building is about to be erected at 3 East 52d st by J. Bovard McBride, interior decorator and art dealer, of 4 West 40th st. Building will be 6-stys and ready for occupancy by Oct. 1.

BROADWAY.—Stucker & Sloan, Philadelphia, Pa., have completed plans for remodeling the theatre at the southwest corner of Broadway and 31st st into a restaurant for the Horn & Hardart Co., lessees. The Joseph Weschler estate is the owner. Estimated cost about $15,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WHEELER AV.—Koppe & Daube, 830 Westchester av, are preparing plans for a 5-sty brick and limestone apartment, 50x100 ft., to be erected at the northeast corner of Wheeler and Westchester avs, for the Winnie Realty & Construction Co., 939 Intervale av, owner. Cost about $60,000.

SOUTH OAK DRIVE.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty brick dwelling, 20.4x50 ft., to be erected on the north side of South Oak dr, 125 ft. east of Cruger av, for Jos. A. Mascia, 742 South Oak dr, owner. Cost, $7,000.

BOONE AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty brick dwelling, 21x50 ft., to be erected on the west side of Boone av, 153 ft. south of Jennings st, for S. Farago, 500 West 176th st, owner. Cost, $7,000.

176TH ST.—Frank A. Wahlig Co., of 149th st and 3d av, will erect a 5-sty brick apartment, 62x90 ft., at the southwest corner of 176th st and Marmion av from plans by Moore & Landsiedel, 148th st and 3d av, architects. Cost about $60,000.

DWELLINGS.

GIFFORD AV.—Edward Polak has sold to Rudolf Hall a plot 50x100 ft., on the north side of Gifford av, 155 ft. east of Balcom av, on which the purchaser will erect two 2-family houses.

THEATRES.

HOE AV.—William Kurtzer, 194 Bowery, is preparing plans for a 1-sty brick nicolette, 50x100 ft., to be erected on Hoe av near Freeman st, for the Henry Hollerith Co., 1298 Union av, owner. Cost about $15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EAST 17TH ST.—Shampan & Shampan, 772 Broadway, architects, are preparing plans for an apartment house to be erected in East 17th st, 300 ft. north of Beverly rd, Brooklyn, for Baker Bros., owners.

71ST ST.—Foundations are under way for a 4-sty brick tenement, 30x90 ft., at the northeast corner of 71st st and 2d av, Brooklyn, for the Harbor View, Mr. Bockstable, 5305 6th av, owner. Cohn Bros., 361 Stone av, are architects. Cost about $20,000.

THEATRES.

NEW UTRECHT AV.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a frame open air moving picture theatre, 100x100 ft., to be erected on the west side of New Utrecht av, 20 ft. north of 63d st, for Frank Pasquilino, 6626 New Utrecht av, owner.

MISCELLANEOUS.

RICHARD ST, e s, 220 s Beard st, 1-sty brick boiler house, 36x25.6, slag roof; cost, $1,500; owner, Estate of Wm. Beard, foot of Van Brunt st; agent, F. R. Ashfield, 350 Fulton st, lessees, American Molasses Co., N. Y. C. (Corrects error in last issue as to architect.)

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 4-sty brick tenement, 28x89 ft., for Henry C. Johnson, 152 Fulton st, owner. Cost, $21,000. The exact location has not been announced.

DWELLINGS.

ELMHURST, L. I.—J. A. Diognardi, Bridge Plaza, L. I., has completed plans for two 2½-sty hollow tile and stucco residences, 22x30 ft., to be erected in the west side of Bay 2d st, 100 ft. north of Manhattan Boulevard, for James N. Gefford, care of Queens Union Realty Co., Bridge Plaza, owner. Cost about $8,000.

CORONA, L. I.—J. A. Diognardi, Bridge Plaza, L. I., has completed plans for six 2-sty brick residences and stores, 48x20 ft., to be erected on Jackson av, 40 ft. east of Grand av, for Paul S. Diognardi, Bridge Plaza, owner. Cost about $21,000.

GLEN MORRIS, L. I.—Fred Wonneberger, Richmond Hill, L. I., has completed plans for five 2½-sty frame residences, 21x32 ft., for A. J. Stuart, 1656 Woodhaven av, Woodhaven, owner. Total cost, $12,500.

FLUSHING, L. I.—C. W. Coop is beginning a development on Bradford av, west of Lawrence st, Flushing, where he will erect six 2-sty frame cottages at a cost of $1,200 each.

Contemplated Construction, Queens (Continued).

RIDGEWOOD, L. I.—F. C. Beckert and J. Gluckert will erect nine 2-sty brick dwellings on Hart st, east of Onderdonk av, Ridgewood, at a cost of $18,000.

Richmond.

HALLS AND CLUBS.

WEST NEW BRIGHTON, S. I.—Wm. G. Wilcox, of this place, will soon erect a building to contain a public hall at the corner of Bodine st and Castleton av, for the Richmond County Advance.

MISCELLANEOUS.

BAY TERRACE, S. I.—The Public Service Commission has granted the application of the Staten Island Midland Railway permission to abandon Whitlock Station and to replace it with a new building about 1,400 ft. distant, which is to be known as Bay Terrace.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—H. Ross, this place, has completed plans for six 2½-sty frame residences, 22x34 ft., for the Benson Construction Co.. Geo. Van Sicklen, representative. Cost about $18,000.

LAWRENCE, L. I.—Jos. L. Steinam, 10 East 33d st, N. Y. C., has completed plans for a 2½-sty brick residence, 40x50 ft., and garage for Jos. Fried, care of architect, owner. Peter Roach, Far Rockaway, L. I., has the general contract. Cost about $15,000.

WESTBURY, L. I.—Foundations are under way for the 2½-sty frame residence, 200x46 ft, which Mrs. W. K. Vanderbilt, Jr., is erecting from private plans. A stable and garage, 200 ft long, will also be erected. J. R. Hill, Yale av, Westbury, has the general contract.

HOSPITALS AND ASYLUMS.

HEMPSTEAD, L. I.—The Mercy Hospital will erect a new building on the plot occupied by the Hempstead Sanitarium, to be conducted by the Order of the Sisters of the Infant Jesus. This will be the first Catholic hospital in Nassau County and will be built after the Johns Hopkins Hospital in Baltimore, to cost $80,000. Henry S. Orr, Dr. H. L. Borland and Francis B. Mulgannon are directors.

HOTELS.

LYNBROOK, L. I.—J. Friedman, of this place, has completed plans for a 3-sty brick hotel and bowling alley, 33x100 ft., to be erected at the northeast corner of Merrick rd and Hempstead av, for Frank Schlosser, owner. Architect will build. Cost about $25,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—C. A. Patterson, 262 Main st, is preparing plans for a 5-sty brick apartment, 42x89 ft., to be erected on Harrison av, for the N. Y. & Westchester Town Site Co., 8 North av, White Plains, owner. Cost about $40,000.

MT. VERNON, N. Y.—H. S. Rapelye, 103 South 6th av, is preparing plans for a 3-sty brick apartment, 50x70 ft., to be erected at the corner of 6th st and 11th av, for Pasquale Merone, 48 West 3d st, Mt. Vernon, owner. Cost about $12,000.

MT. VERNON, N. Y.—Work on the 4-sty apartment and stores, 47x50 ft., in the north side of 3d st, east of 9th av, is up to the first tier. A. Giachimo, 814 East 242d st, N. Y. C., is owner; H. J. Robinson, 24 West 1st st, architect. Jas. Zimbardi, Mt. Vernon, has the mason work, and A. M. Hecht, 352 South 10th av, the carpentry.

NORTH PELHAM, N. Y.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty brick apartment house, 25x75 ft., to be erected here for John Adams, 423 East 115th st, N. Y. C., owner. Cost about $10,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Plans are being prepared privately for two 1½-sty frame residences, 26x33 ft., to be erected on Chauncey av near Clove rd, for Jos. Rechenstein, Chauncey st, owner. Cost, $6,000 each.

HARTSDALE, N. Y.—Wm. B. Curtis, 117 East 24th st, N. Y. C., publisher, has purchased a plot, 100x200 ft., at Greenacres, from the Scarsdale Estate, for improvement with a residence this summer. Beverly S. King, 103 Park av, N. Y. C., has been commissioned to prepare plans.

FACTORIES AND WAREHOUSES.

NEW ROCHELLE, N. Y.—Work is under way on a 1½-sty steel and glass addition, 50x50 ft., to the factory of the Tanhauser Film Corporation, Warren st, corner Grove av. Chas. Margerum, 2 Av E, has the steel work.

HALLS AND CLUBS.

TUCKAHOE, N. Y.—A syndicate composed of members of the Siwanoy Country Club of Westchester County, has secured an option on 100 acres of the Fairview Park development on the White Plains road, between Tuckahoe and Bronxville, on which to erect a clubhouse and golf course.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—Excavating is under way for three 2-sty brick stores and loft, 52x95 ft., on the east side of 3d av, north of 2d st, for James Garofano & Sons, 45 South 3d av, Mt. Vernon, owners. Chas. E. Miller, Vista pl, Mt. Vernon, is architect. Cost about $15,000.

Suffolk.

DWELLINGS.

SAG HARBOR, L. I.—Arthur Wood, Garden City, architect of Christ Church Hall at Sag Harbor, built at a cost of $10,000 by Mrs. James H. Aldrich of N. Y. C., has been asked to design a rectory for the church to cost $8,000, also a gift of Mrs. Aldrich.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

CHURCHES.

LYONS FARMS, N. J.—The Zacher & Kurrle Contracting Co., Madison av, Irvington, has received the contract to erect the new edifice for the St. Mary Magdelene Episcopal Church on Peshine av.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Alexander List & Son, 105 W. 40th st, have received the general contract to alter the 5-sty brick factory, 33x25 ft., at 525 West 23d st, for Smith & Bowman, 38 Park Row, owners. J. B. Snook's Sons, 261 Broadway, are architects. Cost about $30,000.

BROOKLYN.—J. Auer & Sons, 648 Lexington av, have received the general contract to erect the 2-sty brick ice plant, 67x138 ft., in the south side of 62d st, 280 ft. east of 6th av, Brooklyn, for the Bay Ridge Ice Co., 725 Chauncey st, owner. Cost, $200,000. Koch & Wagner, 26 Court st, Brooklyn, are architects.

NEWARK, N. J.—John W. Ferguson Co., 152 Market st., has received the general contract and work will begin about April 10 on the 2-sty brick factory, 100x212 ft., to be erected at 119 Sussex av for the Eclipse Tanning Co.

BROOKLYN.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 2-sty addition 98x60 ft., to the bakery of The Ebinger Baking Co., 36 Snyder av, Brooklyn. C. D. Cooley, 490 Bellaire av, Pittsburgh, Pa., is architect.

JERSEY CITY, N. J.—The Derios Arena Co., 5th st, Union Hill, has received the contract at $55,000 to erect a 3-sty factory, 90x51 ft., for the American Chocolate Almond Co., 901 Jefferson st, Hoboken.

HALLS AND CLUBS.

MONTICELLO, N. Y.—L. F. Guimond, of Monticello, has let the contract for a large casino, 3-stys, 60x120 ft., to Henry Washington, of this place, to cost about $22,000. The building will be of stucco and be ready by July 1.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Jacob A. Zimmermann, 505 5th av, has received the general contract to erect the 3-sty brick and granite animal hospital, 114x32 ft., at the southwest corner of Bond and Lafayette sts, for the New York League for Animals, 325 Lafayette st, Jordon Knox Bell, vice-president, 58 East 72d st; E. H. Janes and A. W. Cordes, 124 West 45th st, are architects. Cost about $50,000.

HOTELS.

RED BANK, N. J.—W. C. Brown, South st, Red Bank, has received the general contract to alter the 3-sty brick and frame hotel in Front st, for the Globe Hotel Co. Warren Conover, 232 West 40th st, N. Y. C., is architect. Cost about $10,000.

LONG BEACH, L. I.—Westinghouse, Church, Kerr & Co., 10 Bridge st, N. Y. C., have received the general contract to alter the Nassau Hotel for the Nassau Hotel Co., Henry L. Gillespie, president, and Warren L. Murray, treasurer. Cost about $30,000.

MUNICIPAL WORK.

BETHANY, CONN.—The Tidewater Building Co., 1499 Broadway, N. Y. C., has received the contract to build a reservoir for the Naugatuck Water Co., Geo. C. Ham, 98 Church st, Naugatuck, Conn., is engineer.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—The Ross-Bush Co. has received the contract to erect a 16-room addition to No. 7 school at $48,000. The heating and ventilating work was awarded to John J. Hess at $6,357; plumbing, Ralph B. Schmidt, $1,245; electrical work, the Beaver Engineering Co., of Newark, $2,460.

STORES, OFFICES AND LOFTS.

6TH AV.—The Grant Construction Co., 1123 Broadway, has received the general contract to alter two 6-sty brick department stores on the west side of 6th av, 20th to 22d sts, for the O'Neil Adams Co., Alex McLaughlin, president, on premises. Goldwin Starrett & Van Vleck, 45 East 17th st, are architects. Cost, $15,000.

CLIFF ST.—Alexander List & Sons, 105 West 40th st, have received the general contract to erect the 6-sty fireproof building at 60 Cliff st for the J. E. Linde Paper Co., 84 Beekman st, owner. Walter S. Timmis, Broadway and 34th st, engineer and architect. The property was recently purchased by clients of the Charles F. Noyes Co., and the building will be under their management.

WALL ST.—(Sub.) The Foundation Co., 115 Broadway, has received the contract to install the foundations of the J. P. Morgan Co. Building at the southeast corner of Wall and Broad st, known as 29-33 Wall st, formerly occupied by the Mechanics and Metals Bank. Trowbridge & Livingston, 527 5th av, are the architects. Marc Eidlitz & Son, 489 5th av, have the general contract, and Daniel E. Moran, 55 Liberty st, is consulting engineer.

THEATRES.

GATES AV.—T. Drysdale, 26 Court st, Brooklyn, has received the general contract to erect a brick 1½-sty moving picture theatre, 40x100 ft., on the north side of Gates av, 100 ft. west of Bedford av, for Harry L. Ford, 81 South Portland av, owner. Laspia & Salvati, 525 Grand st, are architects. Cost, $10,000.

MISCELLANEOUS.

WEEHAWKEN, N. J.—(Sub.) Post & McCord, 44 East 23d st, N. Y. C., have received the contract to erect the superstructure of Pier 5, which is being built by the Phoenix Const. Co., 41 Park Row, for the New York Central and Hudson River R. R. The work is to be completed by next October. Cost, $108,300.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

HESTER ST, 6-63, 6-sty brick and stone store and tenement, 43x67; cost, $30,000; owner, Morris Maraus, 2026 7th av; architect, Chas M. Straub, 147 4th av. Plan No. 129.

207TH ST, e s, 25 s Cooper st, 5-sty brick tenements, 62x85; total cost, $100,000; owner, Maze Realty Co, Montgomery Maze, president, 2650 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 142.

ST. NICHOLAS AV & 164TH ST, n w cor, 6-sty brick tenement, 133x137; cost, $300,000; owner, Albion Construction Co., Isaac Krulewitch, president, 2228 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 140.

DWELLINGS.

117TH ST, 531-37 East, 2-sty brick stable and dwelling, 51x28; cost, $5,000; owner, Herman Hayes, 406 East 76th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 128.

FACTORIES AND WAREHOUSES.

66TH ST, 223 West, 5-sty wagon storage, 25x100; cost, $30,000; owner, Chas. A. Bruhus, 152 Amsterdam av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 135.

CLIFF ST, 60, 6-sty brick warehouse, 19x89; cost, $35,000; owners, 60 Cliff St. Co., Henry A. Mark, president, 128 Broadway; architect, Walter S. Lewis, 47 West 34th st. Plan No. 139.

29TH ST, 55 West, 10-sty brick warehouse, 66x98; cost, $120,000; owners, A. & J. Sloane, Wm. J. Sloane, president, 575 5th av; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 143.

STABLES AND GARAGES.

39TH ST, 515-517 West, 1-sty brick and stone garage, 50x98; cost, $6,000; owners, David Stevenson Brewing Co., James McClenahan, president, 523 10th av; architect, John P. Voelker, 979 3d av. Plan No. 145.

STORES, OFFICES AND LOFTS.

DYCKMAN ST, 101, 1-sty brick plumber's office, 10x15; cost, $50; owner, Atlantic Realty Co., 50 Church st; architect, Wm. S. Layer, 301 Dyckman st. Plan No. 132.

48TH ST, 200-2 W, 2-sty brick and stone moving picture show and offices, 93x125; cost, $100,000; owners, The Broadway & 7th Av Co., Samuel Zucker, president, 719 Broadway; architects, Shire & Kaufman, 373 4th av. Plan No. 134.

66TH ST WEST & WEST END AV, N. Y. C. R. R. Yard, 1-sty brick office and oil room, 12x35; cost, $1,200; owners, N. Y. C. & H. R. R. R. Co., Wm. C. Brown, president, Grand Central Station; architect, Kemper Peabody, 470 West 30th st. Plan No. 133.

90TH ST East, n s, 266 e Av A, 1-sty frame contractor's office, 56x32; cost, $300; owner, City of New York, City Hall; architect, W. R. Patterson, Park Row Bldg. Plan No. 131.

BROADWAY, 334, 2-sty brick stores and lofts, 25x100; cost, $8,000; owner, Henry W. Hayden, 16-18 Exchange pl; architect, Chas. I. Berg, 331 Madison av. Plan No. 137.

47TH ST, 15 East, 6-sty brick store and loft, 25x84; cost, $40,000; owner, Amos Pinchot, 60 Broadway; architect, Walter Haefeli, 17 Madison av. Plan No. 144.

THEATRES.

LEXINGTON AV, 567-9, 4-sty opera house, 50x200; cost, $450,000; owner, Oscar Hammerstein, n w cor 7th av and 42d st; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 141.

90TH ST, 250-2 West, 3-sty theatre and lofts, 88x154; cost, $150,000; owners, Ardsley Amusement Co., Arthur G. Humphries, care of Wing & Wing, president, 27 Cedar st; architect, James F. Connell, Mariner's Harbor, S. I. Plan No. 138.

MISCELLANEOUS.

12TH AV, e s, 60 n from 57th st, 1-sty frame coal shed, 25x12; cost, $265; owner, Coal Boulet Co., 320 5th av; architect, Percy Bloom, 117 West st. Plan No. 136.

42D ST, 156-8 East, 1-sty frame blacksmith shop, 15x20; cost, $300; owner, N. Y. & L. S. R. R. Co., August Belmont, chairman, 165 Broadway; lessees, R. T. Subway Construction Co., 165 Broadway; architect, W. G. Federlein, 165 Broadway. Plan No. 130.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

166TH st, s w cor Tinton av, 5-sty brick tenement, 66.9x90, slag roof; cost, $65,000; owners, Anim Bldg. Corp., Ferdinand Cioffi, 1116 Intervale av, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 175.

FOX ST, northerly intersection Simpson st, 5-sty brick tenement, 144.8x115.4, slag roof; cost, $75,000; owners, Meyer Solomon Realty

Co., Meyer Solomon, 1029 East 153d st, president; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 174.

167TH ST, n w cor Tiffany st, two 5-sty brick tenements, 40x89.5 and 35x87.34, tin roof; cost, $100,000; owners Gifford Bldg. Co., O. Peterson, Gifford av, president; architect, H. T. Howell, 3d av and 149th st. Plan No. 167.

166TH ST, n e cor Tinton av, 5-sty brick tenement, plastic slate roof, 52x89; cost, $55,000; owner, C .Hoffman, Von Waffenstein, 1118 Tinton av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 181.

BEAUMONT AV, w s, 100 n 187th st, 5-sty brick tenement, tin roof, 50x74; cost, $30,000; owners, Farago Const. Co., Emilis Farago, 2407 Beaumont av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 180.

OVERING ST, s e cor Walker av, 5-sty brick tenement, tin roof, 66x85; cost, $55,000; owners, Wm. D. Howell Co., Wm. D. Howell, 1541 Overing st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 184.

DWELLINGS.

FIELDSTONE RD, w s, 180 s 250th st, 2½-sty brick dwelling, shingle roof, 29.6x35; cost, $14,000; owner, Delafield Est., J. R. Delafield, 27 Cedar st, Pres.; architects, Albro & Lindeberg, 2 West 47th st. Plan No. 160.

PAULDING AV, e s, 51.50 n 228th st, two frame buildings, shingle roofs, dwelling, 20.9x36.6, 2½-sty, stable 20x18, 1½-sty; cost, $4,400; owner, Henrietta Tuckheimer, 228th st and Barnes av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 163.

BRONXWOOD AV, e s, 75 n 213th st, 2-sty brick dwelling, 18x35, tin roof; cost, $2,500; owner, Vinzenza Nardrillo, 141 6th av; architect, Anton Pirius, 2066 Blackrock av. Plan No. 164.

GUNTHER AV, w s, 200 s Edenwald av, 2-sty frame dwelling, 25x14, tin roof; cost, $800; owner, Louis Maifia, 335 East 112th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 176.

GUNTHER AV, w s, 200 s Edenwald av, 2-sty brick dwelling, 20x53, tin roof; cost, $5,300; owner, Louis Maifia, 335 East 112th st; architect, Lee Samenfeld, 741 McDonoguh st, Brooklyn. Plan No. 177.

PLYMOUTH AV, n s, 50 w Zulette av, 2-sty brick dwelling, 21x36, tin roof; cost, $4,000; owner, Albert Knoeller, 531 East 88th st; architect, W. F. Mangels, 2941 5th st, C. I., N. Y. Plan No. 165.

BOONE AV, w s, 133.67 s Jennings st, 3-sty brick dwelling, tin roof, 20.4x50; cost, $6,000; owner, Saverio Farago, 500 West 176th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 183.

FACTORIES AND WAREHOUSES.

AUSTIN PL, s s, 607.2 e St Josephs st, 1-sty brick factory, plastic slate roof, 58.9x48; cost, $5,000; owner, S. Pellegrini, 708 East 187th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 161.

138TH ST, n s, 24 e Park av, 1-sty frame storage, 40x50; cost, $500; owners, Geo. A. & Wm. C. Reeber, 2595 3d av; architect, John E. Kirby, 177th st and Arthur av. Plan No. 159.

SCHOOLS AND COLLEGES.

158TH ST, n s, from Jackson to Trinity av, 5-sty brick school, 200x91, slag and tile roof; cost, $250,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 169.

STABLES AND GARAGES.

246TH ST, n s, 300 w Waldo av, 1-sty frame garage, 23.6x18.4; cost, $1,000; owner, Mrs. Chas. E. Niles, 345 West 85th st; architect, Geo. H. Chichester, 103 Park av. Plan No. 182.

STORES AND DWELLINGS.

MT. HOPE AV, s e cor Tremont av, 3-sty brick store and dwelling, 24.6x51, slag roof; cost, $10,000; owner, Clement H. Smith Co., 460 Tremont av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 173.

STORES, OFFICES AND LOFTS.

177TH ST, s e cor West Farms rd, 2-sty brick office, plastic slate roof, 72.7 9-16x64.10 11-16; cost, $26,000; owner, Wm. G. Peters Co., 2015 Boston rd; architect, Chas. Schaefer, Jr. Co., 401 Tremont av. Plan No. 162.

152D ST, s s, 120 e Melrose av, 3-sty brick loft, 25x105, slag roof; cost, $15,000; owner, Chas. H. Derksen, 490 East 152d st; architect, Fred Hammond, 391 East 149th st. Plan No. 166.

THEATRES.

BOSTON RD, w s, 350 s Jefferson pl, open air theatre, 79x200; cost, $3,000; owner, John J. Lyons, 276 Lenox av; architect, Wm. Gray, 237 West 37th st. Plan No. 171.

FORDHAM RD, n s, 126.77 e Jerome av, 2-sty brick theatre, 25x170.8, slag roof; cost, $50,000; owner, H. W. Singhi, 121 West Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 168.

186TH ST, s w cor 3d av, open air theatre, 76x175; cost, $2,000; owner, John J. Lyons, 276 Lenox av; architect, Wm. Gray, 237 West 37th st. Plan No. 170.

MISCELLANEOUS.

VAN NEST R R YARD, 140 w Bear Swamp rd, 1-sty frame platform, 100x21; cost, $1,000; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, H. E. Brink, 1805 Clinton av. Plan No. 172.

BRYANT AV, w s, 200 n Lafayette av, 1-sty frame shed, 20x100; cost, $1,000; owners, Indelli Conforti Co., 125th st and Harlem River; architects, Koppe & Daube, 830 Westchester av. Plan No. 179.

WESTCHESTER AV, n s, 48.90 e St. Pauls av, 1-sty frame summer garden, 26x34; cost, $350; owner, Chas. Miller, on premises; architect, B. Ebeling, Ferris pl and Westchester av. Plan No. 178.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SOUTH 4TH ST, s s, 50 w Hooper st, 6-sty brick tenement, 70.3x81.9, slate roof, 39 families; cost, $55,000; owner, South 5th Constn. Co., 686 Willoughby av; architect, Saml. Sass, 32 Union sq, N. Y. Plan No. 1343.

PROSPECT PL, n s, 200 e Nostrand av, 4-sty brick tenement, 39x85, gravel roof, 8 families; cost, $25,000; owner, J. W. Handley, 848 Prospect pl; architect, P. Tillion, 381 Fulton st. Plan No. 1421.

WYCKOFF ST, s s, 275 w Smith st, 5-sty brick tenement, 20x70, gravel roof, 25 families; cost, $50,000; owner, Israel E Kolbi, 119 Grove st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1383.

18TH ST, n s, 300 e 10th av, five 2-sty frame tenements, 20x70, gravel roof, 4 families each; total cost, $20,000; owner, Naples Bldg. Co., 1313 72d st; architect, John C. Wandell, 45 Court st. Plan No. 1416.

40TH ST, s s, 275 w 5th av, six 3-sty brick tenements, 33.6x68, gravel roof, 6 families each; total cost, $66,000; owner, Louis Bonert, 625 2d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1395.

RIDGE BOULEVARD, w s, 50 s 92d st, 4-sty brick tenements, 50x79, slag roof, 20 families; cost, $40,000; owner, Island View Corporation, 451 47th st; architects, S. Millman & Son, 780 Pitkin av. Plan No. 1445.

UTICA AV, n e cor Prospect pl, 4-sty brick store and tenement, 53.6x94, slag roof, 23 families; cost, $30,000; owner, Mary E. Lucke, 21 Suydam pl; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1447.

EAST 17TH ST, w s, 305 s Albemarle rd, 4-sty brick tenements, 45.4x110, slag roof, 21 families; cost, $45,000; owner, Saml Hyams, 4819 14th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1464.

EAST 21ST ST. e s, 129.4 s Dorchester rd, 4-sty brick tenement, 19.3x74.5, gravel roof, 4 families; cost, $12,000; owner, Emanuel Liebman, 180 Martense st; architects, Cohn Bros., 361 Stone av. Plan No. 1463.

EAST 21ST st, e s, 89.9 s Newkirk av, 4-sty brick tenement, 29.6x76.1, gravel roof, 8 families; cost, $15,000; owner, Geo. B. Shane, on premises; architect, F. L. Hone, 370 Jefferson av. Plan No. 1461.

CHAUNCEY ST, n s, 350 w Ralph av, 4-sty brick tenement, 50x70, slag roof, 16 families; cost, $40,000; owner, Thos. Ellander, 359 Clifton pl; architects, Shampan & Shampan, 772 Broadway. Plan No. 1495.

GEORGIA AV, w s, 68 n Sutter av, 3-sty frame tenement, 24.11x82, slag roof, 6 families; cost, $7,000; owner, Fannie Schint, 355 Schenck av; architect, Louis Dannacher, 7 Glenmore av. Plan No. 1497.

SNEDIKER AV, w s, 145.4 n Livonia av, four 3-sty brick tenements, 23.8x70, tin roof, 6 families each; total cost, $30,000; owner, New

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Lots Construction Co., 748 Shepherd av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1413.

DWELLINGS.

PACIFIC ST, s s, 39.9 w Eastern parkway, 2-sty brick dwelling, 25x68, tin roof, 2 families; cost, $5,000; owner, Pietro Dinnello, 165 Stone av; architect, D. Briganti, 1414 Herkimer st. Plan No. 1356.

SNEDIKER AV, e s, 210 n Hegeman av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $15,000; owners, H. Chilowitz & ano, 439 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1362.

EAST 12TH ST, w s, 220 s Av J, 2-sty frame dwelling, 24x46, shingle roof, 2 families; cost, $6,000; owner, H. B. Bullard, Saratoga Springs; architect, Carl Rinne, St. Albans, L. I. Plan No. 1350.

AMES ST, n w cor Dumont av, 2-sty brick dwelling, 20x35, slag roof, 1 family; cost, $4,000; owner, S. Bernstein, Blake av; architect, C. M. Johnson, 395 St Johns pl. Plan No. 1392.

AMES ST, w s, 80 n Dumont av, eight 2-sty brick dwellings, 20x35, slag roof, 1 family each; total cost, $32,000; owner, S. Bernstein, Blake av; architect, C. M. Johnson, 395 St. Johns pl. Plan No. 1393.

CARROLL ST, s s, 275 w New York av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $13,000; owner, Thos. Roche, Montgomery st; architect, Alex McLean, 883 East 35th st. Plan No. 1429.

HINSDALE ST, e s, 370 n Hegeman av, three 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, $7,800; owner, Marx Glassberg, 1661 Lincoln pl; architect, Morris Rothstein, 331 Madison av, N. Y. Plan No. 1400.

MIDWOOD ST, n s, 225.6 e Brooklyn av, 1-sty frame dwelling, 20x28, gravel roof, 1 family; cost, $1,000; owner, Guiseppi Gusti, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 1386.

SHEFFIELD ST, e s, 195 s Vienna av, 1-sty brick dwelling, 18x30, gravel roof, 1 family; cost, $500; owner, Jacob Shapiro, 811 Sheffield av; architects, Whinston & Polak, 358 Stone av. Plan No. 1406.

EAST 12TH ST, w s, 260 n Av V, 2-sty brick dwelling, 23x50, tin roof, 2 families; cost, $8,000; owner, Florence E. Becker, 2114 East 12th st; architect, J. C. Walsh & Co., 44 Court st. Plan No. 1385.

EAST 23D ST, e s, 437.6 n Av K, 2-sty frame dwelling, 25.10x26.10, shingle roof, 1 family; cost, $4,000; owner, Ernest Siebeck, 44 Court st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1427.

WEST 35TH ST, w s, 320 s Mermaid av, 2-sty frame dwelling, 22.10x62.1, gravel roof, 2 families; cost, $3,000; owner, Frank Donneuge, Surf av and West 30th st; architect, Jas. McDonald, Surf av and West 24th st. Plan No. 1436.

DUMONT AV, w s, 20 w Ames st, four 2-sty brick dwellings, 20x35, slag roof, 1 family each; total cost, $16,000; owner, S Bernstein, Blake av; architect, C. M. Johnson, 395 St. Johns pl. Plan No. 1394.

HOPKINSON AV, es, 160.5 n Lott av, two 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, $9,000; owner, Catluck Construction Co. (Inc.), 338 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1448.

LENOX RD, s s, 24.2 e New York av, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $3,500; owner, J. W. McManes, 257 Navy st; architect, Benj. Driesler, 153 Remsen st. Plan No. 1417.

LENOX RD, s s, 49.2 e New York av, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $3,500; owner, J. W. McManus, 257 Navy st; architect, Benj. Driesler, 153 Remsen st. Plan No. 1418.

PENNSYLVANIA AV, w s, 175 s Hegeman av, 1-sty frame dwelling, 20x42, gravel roof, 1 family; cost, $1,500; owner, Antonio Bonaguino, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 1387.

STANLEY AV, n w cor Sheridan av, 1-sty brick dwelling, 20x35, tin roof, 1 family; cost, $1,400; owner, Raphael Parisi, 667 Warwick st; architect, E. Dennis, 241 Schenck av. Plan No. 1433.

18TH AV, e s, 19.2 s 63d st, two 2-sty brick dwellings, 19.2x51, gravel roof, 2 families each; total cost, $12,000; owner, Morris Biemstock, 1256 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 1442.

18TH AV, s e cor 63d st, 3-sty brick dwelling, 19.2x55, gravel roof, 2 families; cost, $15,000; owner, Morris Biemstock, 1256 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 1441.

CARROLL ST, s s, 325 e N Y av, 2-sty brick dwelling, 20x55, —— roof, 1 family; cost, $7,500; owner, John Neney, Union st & New York av; architect, Alex McLean, 883 East 35th st. Plan No. 1374.

ETNA ST, s s, 75 e R R av, 2-sty frame dwelling, 19x32, tin roof, 1 family; cost, $3,000; owner, Wm. P. Gatehouse, 57 Chestnut st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1453.

EAST 12TH ST, e s, 320 s Av J, two 2-sty frame dwellings, 22.3x48.6, shingle roof, 2 families each; total cost, $9,500; owner, Howard B. Butterick, 1124 Av J; architects, Sterling Architectural Co., 13 Park Row. Plan No. 1456.

59TH ST, s s, 100 w 7th av, three 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, $13,500; owner, H. Lucke, 412 58th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1470.

75TH ST, s s, 123.6 e 4th av, five 2-sty brick dwellings, 20x42, asbestos roof, 1 family each; total cost, $20,000; owner, A. D. Constant, 7501 3d av; architects Eisenla & Carlson, 16 Court st. Plan No. 1471.

EAST 45TH ST, w s, 140 s Linden av, two 2-sty frame dwellings, 17x41.6, gravel roof, 1 family each; total cost, $5,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect, C. P. Cannella, 60 Graham av. Plan No. 1496.

GLENMORE AV, s e cor Van Sicklen av, 2-sty brick dwelling, 25x38.6, tile roof, 2 families; cost, $3,500; owner, Otto Jacoby, Glenmore av cor Grant av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1481.

GRANT AV, e s, 23 s McKinley av, four 2-sty brick dwellings, 19.3x53, gravel roof, 2 families each; total cost, $14,000; owner, Geo Flur, 281 Tompkins av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1480.

McKINLEY AV, s s, 80 e Grant av, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, $3,500; owner, Geo. Flur, 281 Tompkins av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1479.

PENNSYLVANIA AV, w s, 175 s Liberty av, 2-sty brick dwelling, 18x55, slag roof, 1 family; cost, $6,000; owner, Sophie Krisky, 290 Bradford st; architects, Goldner & Goldberg, 391 East 149th st, Bronx. Plan No. 1488.

FACTORIES AND WAREHOUSES.

BELMONT AV, s s, 50 w Williams av, 1-sty frame storage, 24.6x40, tin roof; cost, $6,000; owner, Simon Nolanski, 245 Belmont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1414.

WEST 17TH ST, e s, 260 n Neptune av, 1-sty brick storage, 30x20, —— roof; cost, $500; owner, Jas. Marzan, on premises; architect, Richard Marzan, 2816 West 16th st. Plan No. 1451.

HOSPITALS AND ASYLUMS.

AMITY ST, n w cor Henry st, 2-sty brick hospital, 68.6x90, — roof; cost, $35,000; owner, L. I. College Hospital, on premises; architect, Wm. Higginson, 21 Park Row. Plan No. 1483.

STABLES AND GARAGES.

BATH AV, n w cor Bay 25th st, 1-sty brick garage, 16x20, slate roof; cost, $500; owner, I. Novick, 321 West 21st st, N. Y.; architects, Shampan & Shampan, 772 Broadway. Plan No. 1360.

BENSON AV, s w cor 21st av, 1-sty frame garage, 16x23, shingle roof; cost, $250; owner, Wm. Bostelmann, 418 McDonough st; architect, G. W. Gregory, 1463 East 4th st. Plan No. 1344.

CARROLL ST, n s, 184 w New York av, 1-sty brick garage, 18x20, gravel roof; cost, $400; owner, Chas. Harris, Carroll st and New York av; architect, Alex McLean, 833 East 35th st. Plan No. 1348.

CARROLL ST, s s, 100 e New York av, 1-sty brick garage, 16x20, gravel roof; cost, $400; owner, Chas. Harris, Carroll st and New York av; architect, Alex McLean, 833 East 35th st. Plan No. 1349.

NEW YORK AV, e s, 370 n Av G, 1-sty frame garage, 12x16, shingle roof; cost, $150; owner, Frank B. Debold, 1533 New York av; architect, A. McLean, 833 East 35th st. Plan No. 1345.

PRESIDENT ST, s s, 120 w Albany av, 1-sty brick garage, 16x20, gravel roof; cost, $400; owner, Chas. Harris, Carroll st and New York av; architect, Alex McLean, 833 East 35th st. Plan No. 1347.

RIDGE BOULEVARD, e s, 60 s 93d st, 1-sty frame garage, 12.8x18, —— roof; cost, $275; owner and architect, Robt. T. McKillar, 214 93d st. Plan No. 1340.

UNION ST, n s, 100 w Brooklyn av, 1-sty brick garage, 39.6x20, gravel roof; cost, $1,000; owner, Wm. E. Baker, 676 Eastern parkway; architect, Sylvester Baker, 26 Court st. Plan No. 1351.

MACON ST, s w cor Tompkins av, 1-sty iron garage, 14x24, iron roof; cost, $275; owner and architect, H. W. Robbins, 1449 Fulton st. Plan No. 1436.

EAST 5TH ST, w s, 160 n Beverley rd, 1-sty frame garage, 13x18, shingle roof; cost, $250; owner, Louis P. Reeder, on premises; architect, Geo. E. Crane. Plan No. 1444.

AV I, n s, 24 w East 39th st, 1-sty brick garage, 12x20, shingle roof; cost, $150; owner and architect, Robt. S. Paris, 3623 Av I. Plan No. 1443.

AV I, n e cor East 18th st, 1-sty frame garage, 12x20, shingle roof; cost, $200; owner and architect, Ascutney Realty Co., 1721 Av J. Plan No. 1397.

FT. HAMILTON AV, n w cor 42d st, 1-sty frame garage, 18x18, tin roof; cost, $400; owner and architect, G. Hickman, 4118 Ft. Hamilton av. Plan No. 1412.

74TH ST, s s, 270 w 14th av, 1-sty frame stable, 24x20, shingle roof; cost, $600; owner, Fred'k Goddend, 1350 74th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1486.

MARINE AV, w s, 60 s 97th st, 1-sty frame garage, 11x18, tin roof; cost, $150; owner, Hy M. Landgraf, 156 97th st; architect, W. H. Harrington, 5906 5th av. Plan No. 1494.

VAN SICLEN AV, —, —, 175 s Atlantic av, 2-sty brick garage, 50x20.3, slag roof; cost, $4,000; owner, Hy Feldman, 61 Elton st; architect, L. F. Schellinger, 167 Van Sicklen av. Plan No. 1492.

STORES AND DWELLINGS.

WEST 23D ST, w s, 80 n Surf av, 1-sty frame store and dwelling, 20.2x55, gravel roof, 1 family; cost, $1,500; owner, Vincent P. Donihee, East 3d st and Av J; architect, Jas. McDonald, Surf av and West 24th st. Plan No. 1440.

STORES, OFFICES AND LOFTS.

HICKS ST, w s, 58.8 s Woodhull st, 1-sty brick store, 16.3x20.1, rubberoid roof; cost, $950; owner, Thos. J. Gilvaney, 302 Clinton st; architect, C. B. Heneker, 2579 Amboy rd, S. I. Plan No. 1405.

MYRTLE AV, n w cor Cedar st, 1-sty brick store, 37.7x75.5, gravel roof; cost, $3,000; owner, Alex Levy, 1303 Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 1403.

ROCKAWAY AV, n e cor Stanley av, 1-sty frame office, 17x30, tin roof, 6 families; cost, $750; owner, Wm. Steinfeld, 263 Bristol st; architect, Hy Rockmore, 1733 President st. Plan No. 1455.

THEATRES.

FLATBUSH AV, e s, 140 n Rogers av, 1-sty frame airdome, 80x67.8, iron roof; cost, $500; owner, Edw. S. Teven, 600 West 136th st, N. Y.; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1371.

MISCELLANEOUS.

RUGBY RD, w s, 200 s Beverley rd, 1-sty frame porch, 7x16; shingle roof; cost, $200; owner, E. T. Rose, 378 East 7th st; architect, J. C. Walsh, 1960 C. I. av. Plan No. 1354.

ST. JOHNS PL, s s, 200 e Schenectady av, 1-sty iron booth, 6.2x82, shingle roof cost, $125; owner and architect, Geo. Meyers, 1368 St. Johns pl. Plan No. 1353.

LUNA PARK, 500 n Surf av, 1-sty steel amusement device, —x—; cost, $2,500; owners, Hamlin & Moscovie, Luna Park; architect, J. Brodecki, Luna Park. Plan No. 1491.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—3d av, e s, 425 s Grand av, two 3-sty brick tenements, 25x66, slag roof, 6 families; cost, $12,000; owner and architect, Andrew Pipitone, 284 10th av, Long Island City. Plan No. 843.

LONG ISLAND CITY.—4th av, w s, 150 s Potter av, 4-sty brick tenement, 25x117, tar and gravel roof, 17 families; cost, $15,000; owner, Fredia Richler, 407 East 91st st, N. Y. C.; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 937.

LONG ISLAND CITY.—Noble st, n s, 50 e Sherman st, 3-sty brick tenement, 25x72, tar and gravel roof, 6 families; cost, $7,500; owner, Henry Mirsch, 26 Noble st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 941.

CHURCHES.

SPRINGFIELD.—Priscella av, s e cor Spruce st, 1½-sty frame church, 43x69, shingle roof; cost, $5,000; owner, Rev. Chas. E. McDonnell, 367 Clermont av, Brooklyn; architects, Reiley & Steinback, 481 5th av, N. Y. C. Plan No. 852.

DWELLINGS.

JAMAICA.—Catherine st, s s, 25 e Church st, 2-sty frame dwelling, 15x40, slag roof, 2 families; cost, $10,000 (four houses); owner and architect, J. J. Bliss, Oceanview av, Jamaica. Plan No. 858.

UNION COURSE.—Elderts lane, e s, 714 s Graves pl, 2-sty brick dwelling, 19x58, tar and gravel roof, 1 family; cost, $4,000; owner, Augusta P. Price, Carpenter and Hiawatha avs, Hollis; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 863.

LONG ISLAND CITY.—North Washington pl, n s, 180 e Willow st, 2-sty frame dwelling, 22x49, tar and gravel roof, 2 families; cost, $3,000; owner, Ralph Kissell, 108 Woolsey st, L. I. City; architect, Geo. Ferguson, 47 Perry av, Silver Lake, Staten Island. Plan No. 849.

JAMAICA.—Ashland av, s s, 90 w Willard av, four 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $10,000; owner, Model Homes Bldg Co., 378 Stone st, Brooklyn; architect, Chas. Mele, 1871 Sterling st, Brooklyn. Plan Nos. 870-871.

CORONA.—Evergreen av, e s, 262 s Jackson av, six 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, $21,000; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 864 to 869.

SOUTH OZONE PARK.—Fields av, w s, 160 n Baldwin av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, B. O. Olsen, 196 Helen av, Ozone Park; architect, John W. Anderson, same address. Plan No. 850.

SPRINGFIELD.—Grandview av, s s, 363 e Willow pl, 2-sty frame dwelling, 34x28, shingle roof, 1 family; cost, $4,385; owner, Mary Gillespie, 283 Wyckoff av, Brooklyn; architect, A. F. Higbie, St. Albans, L. I. Plan No. 851.

CORONA.—Kingsland av, n s, 100 e Myrtle av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,200; owner, Chas. Zahn, 545 East 13th st, N. Y. C.; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 847.

ROCKAWAY BEACH.—Lincoln av, n w cor Bayside drive, two 2½-sty frame dwellings, 30x30, shingle roof, 1 family; cost, $10,400; owner, Wm. Fisk, 46 2d av, Rockaway Park; architect, E. S. Child, 29 Broadway, N. Y. C. Plan No. 845.

CORONA.—Railroad av, n s, 350 e Myrtle av, 2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $1,200; owner, G. W. Copp, Bayside av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 855.

ROCKAWAY BEACH.—Washington av, n s, 75 e Center st, 2-sty frame dwelling, 19x35, tar and gravel roof, 2 families; cost, $1,200; owner, B. Cohen, on premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 853.

ROCKAWAY PARK.—West End av, s w cor Bayside pl, 2½-sty frame dwelling, 30x40, shingle roof, 1 family; cost, $6,000; owner, E. C. Bingham, 9th av, Rockaway Park; architect, John A. Lasher, 9th av, Rockaway Park. Plan No. 803.

ARVERNE.—Alexander av, w s, 390 s Ocean av, 2½-sty frame dwelling, 41x34, shingle roof, 1 family; cost, $7,500; owner, Mrs. Sarah & Annie Bayer, 193 Greene st, N. Y. C.; architects, Howard & Callman, Far Rockaway. Plan No. 911.

ARVERNE.—Jerome av, s e cor Boulevard, two 2-sty frame dwellings, 34x22, shingle rof, 1 family; cost, $6,000; owner, Alvin Eisert, Bayside pl, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 892-893.

COLLEGE POINT.—10th st, w s, 260 n 1st av, three 2-sty frame dwellings, 21x28, shingle roof, 1 family; cost, $9,000; owner, John W. Rapp, 9th st and 1st av, College Point; architect, A. L. Sauter, 216 11th st, College Point. Plan Nos. 897-898-899.

ELMHURST.—Chicago av, s w cor Summit av, 2½-sty frame dwelling, 22x53, shingle roof, 2 families; cost, $3,800; owners, Suhr & Mohlenhoff, Cook av, Elmhurst; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 913.

CORONA.—Prometcha av, s s, 25 e Randall av, 2-sty frame dwelling, 21x50, tin roof, 2 families; cost, $3,500; owner, John Laduke, Randall av and Prometcha av, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 914.

ELMHURST.—Marlow av, e s, 40 s Urquard st, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $2,000; owner, Andrew Barrymore, Broadway, Elmhurst; architect, Peter Schmidt, Elmhurst. Plan No. 905.

JAMAICA.—Norris av, w s, 150 n State st, two 2½-sty frame dwellings, 18x28, shingle roof, 1 family; cost, $4,000; owner, Lucy Peterson, Norris av, Jamaica; architect, John Peterson, Norris av, Jamaica. Plan Nos. 906-907.

JAMAICA.—Cannonbury rd, s s, 150 e Madison st, 2½-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $4,250; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. F. Mellen, 6 Madison st, Jamaica. Plan No. 888.

JAMAICA.—Hedges pl, w s, 277 n Fulton st, 2½-sty frame dwelling, 17x44, shingle roof, 1 family; cost, $3,000; owner, Dr. Chas. Urban, 5 Warwick boulevard, Jamaica; architect, F. J. Schefick, 4168 Park av, Bronx. Plan Nos. 883 & 884, 2 buildings; cost, $6,000.

BEECHURST.—32d st, s s, 300 w 15th av, 2½-sty frame dwelling, 34x34, tile roof, 1 family; cost, $6,500; owner, B. C. Austin, care of architect, F. H. Reynolds, 15th av, Beechurst. Plan No. 962.

ELMHURST.—Weimar st, e s, 40 n Jefferson st, two 2-sty frame dwellings, 18x50, tin roof, 2 families; cost, $6,000; owner, Charles Koch, Weimar st, Elmhurst; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan Nos. 879-880.

FOREST HILLS.—Union Turnpike, n s, — w Greenway North, 2½-sty brick dwelling, 36x43, tile roof, 1 family; cost, $10,000; owner, F. R. Barnard, 110th st and Riverside drive, N. Y. C.; architect, Eugene Schoen, 25 West 42d st, N. Y. C. Plan No. 878.

HOLLIS.—Carpenter av, e s, 550 s Hillside av, 2-sty frame dwelling, 25x31, shingle roof, 1 family; cost, $3,000; owner and architect, Frank E. Beckley, 132 Ridgewood av, Brooklyn. Plan No. 881.

HOOK CREEK.—Broad st, s s, 850 w Rockaway Turnpike, 1½-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $700; owner, Frank Hof, 5250 East 72d st, Brooklyn; architect, Howard B. Griffin, Springfield Gardens, L. I. Plan No. 877.

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Plans Filed, New Buildings, Queens (Cont.).

HOLLIS.—Carpenter av, e s, 850 s Hillside av, 2-sty frame dwelling, 26x29, shingle roof, 1 family; cost, $3,000; owner, Mary E. Brunner, 357 East 143d st, N. Y. C.; architect, Herman Brenner, same address. Plan No. 882.

JAMAICA.—Richmond st, e s, 566 s Jamaica av, 2½-sty frame dwelling, 22x37, shingle roof, 1 family; cost, $4,500; owner, Hazard Realty & Construction Co., 328 Fulton st, Jamaica; architect, Walter J. Hazard, Napier av, Woodhaven. Plan Nos. 872-873, two buildings; cost, $9,000.

SO. OZONE PARK.—Fields av, w s, 130 n Baldwin av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, John W. Anderson, 196 Helen av, Ozone Park; architects, Olson & Anderson, same address. Plan No. 910.

WOODHAVEN.—Woodhaven av, n e cor Allyn ct, 2-sty frame dwelling, 25x36, shingle roof, 1 family; cost, $3,800; owner, Wm. Mend, Woodhaven; architect, Geo. Stahl, 1524 Hatch av, Ozone Park. Plan No. 909.

WOODHAVEN.—Ferris st, n s, 160 w Willard av, two 2½-sty frame dwellings, 18x42, shingle roof, 1 family; cost, $5,000; owner, Gus A. & Geo. A. Gutting, Forest Parkway, Woodhaven; architect, Fred'k L. Rickmeyer, Woodhaven. Plan Nos. 901-902.

WOODHAVEN.—Maple st, n s, 271 e Wyckoff av, four 2½-sty frame dwellings, 17x45, shingle roof, 1 family; cost, $10,000; owner, T. E. Smith, 8 Shipley st, Woodhaven; architect, S. Guilfoy, 8 Shipley st, Woodhaven. Plan Nos. 889-890.

ARVERNE.—Gates av, e s, 40 n Morris av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $4,500; owner, Phillip Feldman, 15 South Pleasant av, Rockaway Beach; architect, Phillip Caplan, 477 Boulevard, Rockaway Beach. Plan No. 924.

COLLEGE POINT.—11th st, e s, 50 s 6th av, three 2-sty frame dwellings, 49x43, tin roof, 1 family; cost, $6,750; owner, Henry Thiele, 31 11th st, College Point; architect, Geo. M. Andrews, 31 11th st, College Point. Plan No. 932.

ELMHURST.—Summit av, s s, 275 e Chicago av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $2,500; owners, Uhl & Frohnhofer, Elmhurst; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 926.

JAMAICA.—Sayres st, n s, 20 w Gilbert st, five 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, $10,000; owner, John Blum, Laylord and Alsop sts, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 927 to 931.

ROCKAWAY BEACH.—Hollywood av, w s, 200 n Boulevard, four 1-sty frame dwellings, 15x22, shingle roof, 1 family; cost, $1,400; owner, Henry Hummel, Jr., Rockaway Beach; architect, Chas. Vollmer, Rockaway Beach. Plan Nos. 918-919-920-921.

UNION COURSE.—Shaw av, e s, 74 s 2d av, 2½-sty frame dwelling, 18x42, shingle roof, 1 family; cost, $3,500; owner, Wm. Rockar, 151 2d av, Union Course; architect, W. E. Tatje, 106 Van Sicklen av, Brooklyn. Plan No. 925.

WHITESTONE.—Av B, s e cor 14th st, 2½-sty frame dwelling, 22x28, shingle roof, 1 family; cost, $4,000; owners, Shearen & Aitken, 13th st and Mitchell av, Flushing; architects, Peter M. Coco, Sandford av, Flushing. Plan No. 923.

ARVERNE.—Sommerfield av, w s, cor railroad tracks, 2-sty frame dwelling, 15x28, tin roof, 1 family; cost, $500; owner, Henry Strining, Eldert av, Rockaway Beach; architect, E. F. Cojean, Arverne. Plan No. 940.

CORONA.—Granger st, ns, 237 e Shoppoler av, 1-sty frame temp. dwelling, 16x25, gravel roof, 1 family; cost, $500; owner, G. Pafundi, 7 Lincoln st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 943.

JAMAICA.—Platt st, n s, 204 e New York av, two 2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $4,000; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 944-945.

MORRIS PARK.—Ward st, w s, 350 s Broadway, 2-sty frame dwelling, 17x27, tin roof, 1 family; cost, $2,000; owner, Richard Bartell, 261 East 28th st, Brooklyn; architect, John A. Vick, 3 Broadway, Morris Park. Plan No. 942.

RICHMOND HILL.—Washington av, w s, 42 n Jamaica av, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $8,000; owner, Phillip Brandmeier, 328 Grant av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 933-934.

SOUTH OZONE PARK.—Emily av, s s, 100 w Leahy av, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $2,000; owner, Fred Bauer, 1598 Bushwick av, Brooklyn; architect, F. H. Chapman, 45 Kaiser av, So. Ozone Park. Plan No. 938.

SOUTH OZONE PARK.—Leahy av, e s, 155 n Helen av, 2-sty frame dwelling, 16x26, shingle roof, 1 family; cost, $1,800; owner and architect, F. H. Chapman, 45 Kaiser av, So. Ozone Park. Plan No. 939.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—6th av, e s, 175 s Flushing av, 2-sty frame storage, 15x22, tar and gravel roof; cost, $200; owner, Samuel Milton, 650 6th av, L. I. City; architect, F. Sprosser, 527 Grand av, L. I. City. Plan No. 915.

SCHOOLS AND COLLEGES.

MORRIS PARK.—Briggs av, e s, 204 n Atlantic av, 2-sty brick school, 68x48, slag and gravel roof; cost, $23,579; owner, Rev. P. J. Fahey, 43 Johnson av, Morris Park; architect, T. H. Poole & Co., 13 West 30th st, N. Y. C. Plan No. 860.

MORRIS PARK.—Johnson av, w s, 204 n Atlantic av, 2-sty brick convent, 34x55, asbestos shingle roof; cost, $13,000; owner, Rev. J. J. Fahey, 43 Johnson av, Morris Park; architect, T. H. Poole & Co., 13 West 30th st, N. Y. C. Plan No. 859.

STABLES AND GARAGES.

FLUSHING.—Murray st, n w cor Beech st, 1½-sty frame garage, 18x18, tin roof; cost, $300; owner, C. L. Small, on premises; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 856.

LONG ISLAND CITY.—William st, s w cor Henry st, 2-sty brick stable and office, 25x60, slag roof; cost, $5,500; owner, Chas. A. Christman, 20 St. Nicholas pl, N. Y. C.; architects, Howell & Howell, 1182 Broadway, N. Y. C. Plan No. 844.

MAPLE GROVE.—Newtown rd, s e cor Augustine av, 1½-sty brick stable and shop, 27x33, shingle roof; cost, $1,300; owner, John Budion, Maple Grove, N. Y.; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 861.

WHITESTONE.—30th st, s s, 138 e 5th av, 1½-sty frame stable, 24x24, tin roof; cost, $300; owner and architect, Michael Rooney, 35 8th av, Whitestone. Plan No. 874.

ELMHURST.—Chicago av, s w cor Summit av, 1-sty frame garage, 11x16, shingle roof; cost, $125; owners, Suhr & Mohlenhoff, Cook av, Elmhurst. Plan No. 912.

FLUSHING.—Cypress av, s s, w cor Burling av, 1-sty frame garage, 20x18, slate roof; cost, $200; owner, Wallace Appleton Co., 14 Ash st, Flushing. Plan No. 896.

WHITESTONE.—Boulevard, s w cor 11th av, 1-sty frame garage, 17x23, shingle roof; cost, $85; owner, Frederick Volzing, premises. Plan No. 895.

WOODHAVEN.—Woodhaven av, s s, 250 n Elm st, 1-sty frame garage, 17x18, shingle roof; cost, $200; owner, Hugo A. C. Kratzenstein, 1627 Woodhaven av, Woodhaven; architect, F. L. Rickmeyer, Woodhaven. Plan No. 903.

WOODHAVEN.—Vandeveer pl, 143, 1-sty frame garage, 10x18, gravel roof; cost, $904; owner, S. Kornfeld, 143 Vandeveer pl, Woodhaven. Plan No. 904.

JAMAICA.—Rockaway turnpike, n s, 107 e Fulton st, 1-sty frame garage, 18x20, tar roof; cost, $180; owner, Premier Realty Co., 176 Broadway, N. Y. C.; architect, John L. Young, 236 Fulton st, Jamaica. Plan No. 916.

STORES AND DWELLINGS.

JAMAICA.—Park pl, n s, 135 e Canal st, 2-sty frame store and dwelling, 25x56, tin roof, 2 families; cost, $4,000; owner, Henry Weinstein, 213 North 6th st, Brooklyn; architect, Lars Olsen, 9 Twombly pl, Jamaica. Plan No. 908.

MORRIS PARK.—Broadway, n s, 40 w Wicks st, three 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $18,000; owner, Louis Schwab, Fulton st, Jamaica; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 900.

STORES, OFFICES AND LOFTS.

ARVERNE.—Clarence av, e s, 235 n Boulevard, 1-sty frame office, 13x14, tar and gravel roof; cost, $200; owners, L. H. & L. A. May, Far Rockaway. Plan No. 848.

ROCKAWAY BEACH.—Boulevard, s w cor Undine av, 1-sty frame office, 14x16, shingle roof; cost, $150; owner, Queens Beach Co., Boulevard and Dodge av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 891.

THEATRES.

MASPETH.—Grand st, n s, 55 e Monteverde av, erect booth, etc., for moving picture show (airdome); cost, $1,200; owner, Albert Roecker, 1095 Madison st, Brooklyn. Plan No. 935.

FLUSHING.—Main st, e s, 100 from Broadway, open airdrome; cost, $1,000; owner, L. Bebaut, 100 Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 857.

MISCELLANEOUS.

CORONA.—Prospect st, n s, 250 w Central av, 1-sty frame shed, 10x15, paper roof; cost, $100; owner, John Nelson, on premises. Plan No. 846.

FLUSHING.—17th st, e s, 500 s Broadway, 1-sty frame tool house, 10x16, gravel roof; cost, $120; owner, Horace King, on premises. Plan No. 854.

RIDGEWOOD.—Himrod st, 1815, 1-sty frame shed, 13x16, tin roof; cost, $100; and Himrod st, 1818, 2-sty brick stable, 12x16, tin roof; cost, $200; owner, Eva Kuepp, 1818 Himrod st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 875-876.

ELMHURST.—Dry Harbor rd, w s, 1000 n Juniper Swamp rd, 1-sty frame shed, 25x18, paper roof; cost, $75; owner, W. Windhurst, premises. Plan No. 894.

MAPLE GROVE.—Newton rd, s e cor Augustine av, erect new foundation and erect privy vault and erect new cellar; cost, $250; owner, John Budion, Maple Grove, N. Y. Plan Nos. 885-86-87.

FLUSHING.—Parsons av, n w cor Madison av, 1-sty frame coop, 18x5, paper roof; cost, $35; owner, C. W. Offray, 166 Madison av, Flushing. Plan No. 922.

SOUTH JAMAICA.—Benedict av, s s, 200 e Egder av, 1-sty frame shop, 12x16, shingle roof; cost, $50; owner, W. H. Canner, Benedict av, So. Jamaica. Plan No. 936.

Richmond.

DWELLINGS.

FRANKLIN AV, e s, 639 s Park pl, New Brighton, 2-sty frame dwelling, 22x28; cost, $3,100; owner, Wm. Vette, New Brighton; architect, G. A. Sheridan, New Brighton; builder, John P. Fronn, Pt. Richmond. Plan No. 113.

FRANKLIN AV & PARK PL, s e cor, New Brighton, 2-sty frame dwelling, 26x33; cost, $3,800; owner and architect, G. A. Sheridan, New Brighton; builder, John P. Fronn, Pt. Richmond. Plan No. 114.

AMBOY RD, s s, opposite Bentley st, Perth Amboy, 2-sty frame dwelling, 24x31; cost, $4,300; owner, Marie A. Fotten, Perth Amboy; architects and builders, Depuy & Jensen, Perth Amboy. Plan No. 118.

BROOKS AV, 740, West New Brighton, 1-sty frame garage and dwelling, 69x20; cost, $3,000; owners, Actors' Fund of America, West New Brighton; builders, Hunt & Hunt, 28 East 21st st, N. Y. C. Plan No. 119.

THOMPSON ST, n w, 100 w Franklin av, Grand City, 2-sty frame dwelling, 30x28; cost, $3,600; owner, A. Gottschaldt, Stapleton; architect and builder, M. Gottschaldt, Stapleton. Plan No. 117.

CLINTON AV, n s, 300 w Lafayette, Port Richmond, 2-sty frame dwelling, 18x36; cost, $2,500; owner, James Fronn, Port Richmond; architect, Henry Pelder, Port Richmond; builder, A. Hagaman, Port Richmond. Plan No. 115

HENDERSON AV, s s, 226 e Davis av, West Brighton, 2-sty frame dwelling, 19x47; cost, $3,550; owner, John Cosgrove, West Brighton; architect and builder, Peter Larsen, Port Richmond. Plan No. 116.

BAYVIEW PL, w s, 40 s Neptune st, Grant City, 1-sty frame bungalow, 12x18; cost, $633; owner, L. Seillier Grant City; builder, B. B. Babbitt, Grant City. Plan No. 123.

4TH ST, w s, 113 n e Midland av, Grant City, 1-sty frame bungalow, 14x46; cost, $650; owners, Belnard Social Club, Grant City; builder, L. F. Brady, Grant City. Plan No. 120.

NEPTUNE ST, s s, 100 e Britton la, Stapleton, 1-sty frame bungalow, 14x23; cost, $425; owner, C. E. Jackson, Stapleton; builder, B. B. Babbitt, New Brighton. Plan No. 122.

NEW DORP LA, s w cor & CEDAR GROVE AV, New Dorp, 1-sty frame bungalow, 14x22; cost, $425; owner, E. F. Nordstrom, New Dorp; builder, B. B. Babbitt, New Brighton. Plan No. 124.

WATERSIDE ST, n s, 260 w Grove av, New Dorp, 1-sty frame bungalow, 14x25; cost, $373; owner, P. Rasmussen, New Dorp; builder, B. B. Babbitt, New Brighton. Plan No. 125.

ELMARK ST, 50, w 1st st, New Dorp, 1-sty frame bungalow, 14x34; cost, $400; owner, Annie A. Smith, New Dorp; builder, Frank E. Parsons, New Dorp. Plan No. 127.

CLINTON AV, n s, 112 w Rich av, Port Richmond, 2-sty frame bungalow, 20x45; cost, $2,400; owner, architect and builder, Chas. E. Depuy, Port Richmond. Plan No. 129.

10TH ST, w s, 50 s Midland av, New Dorp, 1-sty frame bungalow, 24x26; cost, $800; owner, Louis Hoffer, Grant City; builder and architect, Louis Hoffer, Grant City. Plan No. 128.

WATERSIDE ST, n s, 120 e Grove av, New Dorp, 1-sty frame bungalow, 14x29; cost, $575; owner, O. S. Anderson, New Dorp; builder, B. B. Babbitt, New Brighton. Plan No. 126.

LAMONT AV, e s, 120 s e Nash av, Annadale, 1½-sty frame bungalow, 24x24; cost, $750; owner, architect and builder, John Smeskel, Annadale. Plan No. 130.

BURDEN AV, n s, 300 e Lafarge pl, Grant City, 2-sty frame dwelling, 18x41; cost, $1,500; owner, Geo. Missall, Port Richmond; architect, Jas. Whitford, New Brighton; builder, Thos. Brady, Port Richmond. Plan No. 132.

NEW DORP LA, s s, 400 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x18; cost, $200; owner, Jos. Rathgeb, New Dorp; builder, Jos. Rathgeb, New Dorp. Plan No. 133.

MOUNTAIN VIEW AV, e s, 180 s Turnpike, West New Brighton, 2-sty frame dwelling, 23x32; cost, $3,200; owner, Kate Carson, West New Brighton; architect and builder, D. T. Carson, West New Brighton. Plan No. 135.

ROSSVILLE AV, w s, 936 n Woodrow rd, Rossville, 2-sty frame dwelling, 22x21; cost, $1,000; owner, John P. Wort, Rossville; architect and builder, Geo. W. Wort, Rossville. Plan No. 136.

6TH ST, s s, 140 e Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, $300; owner, J. Mulcahy, Grant City; builder, C. E. Lockwood, Grant City. Plan No. 138.

STABLES AND GARAGES.

NEW DORP LA, s s, 400 w Cedar Grove av, New Dorp, 1-sty frame shed, 4x8; cost, $50; owner and builder, Jos. Rathgeb, New Dorp. Plan No. 134.

CENTRAL AV, 118, Thompkinsville, 1-sty concrete garage, 20x24; cost, $400; owner, Wm. Schmidt, Thompkinsville; architect, Wm. Schmidt, Thompkinsville; builders, Hesse & Offirpet, Stapleton. Plan No. 121.

MISCELLANEOUS.

THOMPSON ST, w s, 29 n Colfax av, Grant City, 1-sty frame barn, 20x20; cost, $300; owner, Caroline Gehin, Grant City; builder, E. Werthmuller, Grant City. Plan No. 137.

RICH RD, s s, 150 w Court st, Richmond, 1-sty frame stable, 17x20; cost, $200; owner, E. S. Barton, Richmond; builder, S. M. Turner, Richmond. Plan No. 131.

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

ALLEN ST, 151-3, masonry to 5-sty brick tenement; cost, $300; owner, Mayer Bloom, 151 Allen st; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan No. 618.

ASTOR PL, 1-3, masonry to 7-sty brick lofts; cost, $2,500; owner, A. T. Stewart Realty Co., Broadway and 8th st; architect, Chas. Edwards, 292 Av B. Plan No. 620.

BANK ST, 159-61, two pressure tanks and toilet compartment partition to 7-sty brick loft; cost, $1,000; owner, Geo. M. Morgan, 439 West st; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 687.

BARCLAY ST, 26-32, fireproofing to 5-sty store and lofts; cost, $2,500; owner, Alfred L. Simmonson, 243 Washington av, Brooklyn; architect, Wm. G. Wilson, 524 West 151st st. Plan No. 660.

BAYARD ST, 27, masonry and new partitions to 3-sty brick tenement and store; cost, $200; owner, James Harn, 149 Broadway; architect, Chas. H. Dietrich, 402 East 134th st. Plan No. 685.

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Plans Filed—Alterations, Manhattan (Cont.).

BROAD ST, 43-47, masonry to 4-sty brick and stone loft; cost, $1,500; owner, Jno. W. McCulloch, North Barington, Vermont; architect, Maurice Deutsch, 50 Church st. Plan No. 663.

CANNON ST, 112-14, alterations to 6-sty brick loft; cost, $650; owner, Morris Zimmerman, 318 East Houston st; architect, Samuel Cohen, 500 West 176th st. Plan No. 677.

CHAMBERS ST, 170-174, new fireproof awning and plumbing to 5-sty brick store and lofts; cost, $400; owners, Est. of Marshall O. Roberts, John F. Patterson, trustee, 2 Wall st; architects, John B. Snooks' Sons, 261 Broadway. Plan No. 641.

CLINTON ST, 133, alterations to store front to 3-sty brick lofts; cost, $90; owner, Walter Boune, 66 Broadway; lessee, Jacob Stopper, 133 Clinton st; architect, Wm. A. Hyrd, 50 Church st. Plan No. 662.

DUANE ST, 14, side extension to two 5-sty brick and stone dwellings and cafe; cost, $20,000; owner, Est. Patrick Divver, Catherine Divver, extrx, 7 Madison st; architect, Henry B. Herts, 35 West 31st st. Plan No. 693.

EAST HOUSTON ST, 318, fireproofing to 2 sty brick factory; cost, $500; owner, Morris Zimmerman, 318 East Houston st; architect, Samuel Cohen, 500 West 176th st. Plan No. 676.

GRAND ST, 254, electric sign to 2-sty brick stores and lofts; cost, $75; owner, Jacob H. Kallis, 93 Mercer st; architect, Weiner J. Sternbricker, 267 South 6th st, Newark, N. J. Plan No. 655.

GREENE ST, 57-63, iron bridge with fireproof door connections to 8 and 6-sty brick lofts; cost, $2,500; owner, Greene St. Realty Co., Frank J. E. Fitzpatrick, president, 254 4th av; architects, Buchman & Fox, 11 East 59th st. Plan No. 681.

HOUSTON ST, 78 East, masonry and new skylights to 3-sty brick and stone store, club and offices; cost, $150; owner, George Kenny, 80 East Houston st; architects, Laspia & Salvati, 525 Grand st. Plan No. 690.

HOWARD ST, 25, masonry, new doors, windows and stairs to 5-sty brick and stone lofts and stores cost, $2,000; owner, David Greenbaum, 25 Howard st; architect, Otto Reissmann, 30 1st st. Plan No. 647.

JAY ST, 16-18, fireproofing to 6-sty brick warehouse and lofts; cost, $1,000; owner, Hugh Getty, 359 West 26th st; architect, Nelson K. Vanderbilt, 22 Morse pl, Englewood, N. J. Plan No. 619.

LEROY ST, 133-9, alterations 1 and 2-sty brick factory; cost, $2,000; owner, Est. of R. Mathew Wilks, 52 Wall st; architect, Walter E. Keller, 601 Washington st. Plan No. 627.

LIBERTY ST, 98, masonry, steel and iron to 5-sty brick and stone stores and lofts; cost, $3,500; owner, Geo. X. McLanahan, 30 Broad st; architect, Frederick A. Whelan, 44 West 18th st. Plan No. 633.

NASSAU ST, 118, entrance to 5-sty brick stores; cost, $200; owner, Nicholas Espinscheid, 1369 Dean st, Brooklyn; architect, Peter Peterson, 681 President st, Brooklyn. Plan No. 625.

PIKE ST, 28, masonry, partitions and reset stairs to 3-sty brick and stone synagogue; cost, $5,000; owners, Chevra Adas Wolkowisk, Israel Sunner, president, 203 Henry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 635.

PITT ST, 131, masonry and partitions to 5-sty brick tenement; cost, $1,000; owner, Frank Fix, 131 Pitt st; architect, Chas. H. Dietrich, 402 East 134th st. Plan No. 684.

STATE ST, 3, new partitions to 4-sty brick and stone dwelling; cost, $200; owner, Frank Weissann, 149 Broadway; architects, Horenberger & Bardes, 122 Bowery. Plan No. 636.

UNIVERSITY PL, 29-33, iron and glass marquise over entrances to —— brick and stone hotel; cost, $600; owner, Trustees of Sailors Snug Harbor, 31 Nassau st; lessee, Raymond Orteig, 29 University pl. Plan No. 649.

WASHINGTON ST, 74-80, masonry and fireproof doors to 12-sty brick lofts; cost, $2,000; owners, Bernard Cyrstal & Sons, 527 5th av; architects, Geo. and Edw. Blum, 505 5th av. Plan No. 650.

WILLIAMS ST, 58, masonry and fireproofing to 7-sty brick offices; cost, $125; owners, Commercial Assurance Co., Ltd., 55 John st, Alex. H. Wray, president; architect, A. D. Kelly, 4 Gold st. Plan No. 672.

13TH ST, 428-430 West, metal covered show window to 4-sty brick bakery and lofts; cost, $150; owners, Coal Boulet Co., 320 5th av; architect, Percy Bloom, 117 West st. Plan No. 669.

14TH ST, 63 West, masonry, partitions and iron stairs to 4-sty brick lofts; cost, $500; owner, Sarah W. Bent, 114 West 14th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 645.

16TH ST, 48 to 54 West, reset stairs to 3-sty brick and stone Greenwich Savings Bank; cost, $250; owner, The Greenwich Savings Bank, James Quilan, president, 331 Washington av, Brooklyn; architect, Robt. W. Gibson, 185 Madison av. Plan No. 632.

17TH ST, 230-34 West, new partitions to 8-sty brick lofts; cost, $200; owner, Neslo Building Co., O. H. Olsen, president, 1558 Crotona Parkway East; architect, John Woolley, 200 5th av. Plan No. 678.

19TH ST, 29-33 East, masonry to 8-sty brick loft; cost, $900; owner, Mrs. Elizabeth K. Uplam, 247 5th av; architect, Royal J. Mansfield, 135 William st; builders, Tippett & Wood, 135 William st. Plan No. 691.

20TH ST AND 4TH AV, s w c, masonry, iron, new doors and partition to two 3 and 12-sty brick and stone lofts; cost, $500; owner, Albert Pittis, 178 East Front st, Plainfield, N. J.; architect, Chas. H. Richter, 68 Broad st. Plan No. 629.

23D ST, 525 West, side extension to 4-sty brick and stone store and lofts; cost, $8,000; owners, Henry H. Browman & A. T. Smith, 38 Park row; architects, Jno B. Snooks Sons, 261 Broadway. Plan No. 622.

24TH ST, 58-62 West, store front with galvanized iron, slate and metal covering to 3-sty brick cafe and Raines' Law Hotel; cost, $800; owner, John C. Rust, 104 Lenox rd, Flatbush, Brooklyn; architect, Louis E. Dell, 1133 Broadway; lessee, Chas. Schmidt, 392 6th av. Plan No. 698.

24TH ST, 5 West, masonry, new partitions and stairs to 4-sty brick and stone club house; cost, $600; owners, Farmer's Loan & Trust Co., Edwin L. Marston, president, Francis H. Kinney Estate, 22 William st; architect, Wm. F. Hemstreet, 527 5th av. Plan No. 638.

25TH ST, 423-433 East, side extension to 6-sty brick and stone club house; cost, $80,000; owners, Training School for Women Nurses, Mrs. W. C. Osborn, president, 426 East 26th st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 670.

27TH ST, 13-15 West, 12-sty brick stores and lofts; cost, $5,000; owner, Mathias Rock Est., 315 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 657.

31ST ST, 102-4 West, display sign to 5-sty brick and stone department store; cost, $200; owner, Abraham Mahler, 507 5th av; architects, Strauss & Co., 442 West 42d st. Plan No. 628.

36TH ST, 19-21 West, fireproofing to 12-sty store and lofts; cost, $1,500; owner, Wm. M. Sperry, 2 West 45th st; architect, Irving B. Ells, 261 Broadway. Plan No. 626.

39TH ST, 14 East, side extension to 2-sty brick store and loft; cost, $5,000; owner, Lilla Thompson, Hotel Seville; lessee, Emil Fraad, 330 West 25th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 680.

46TH ST, 45 West, side extension to 5-sty store and lofts; cost, $8,000; owner, Mrs. E. L. Southack, 128 East 64th st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 661.

48TH ST, 117-119 West, side extension to 2-4-sty brick and stone club; cost, $40,000; owners, Katherine Reynard, Stamford, Conn., and Mathias Nicoll, 119 West 48th st; Lessee, Italian National Club Realty Corpn., 11 East 44th st; architects, Ogden, Pryor & Day, 1170 Broadway. Plan No. 696.

52D ST, 1 East, new stairs, partitions and store front to 8-sty brick and stone store and lofts; cost, $800; owners, Leasehold Investor Corp., Frank C. Law, president, 165 Broadway; architect, Harry N. Paradies, 231 West 18th st; builder, Geo. Odell Whitenack, 231 West 18th st. Plan No. 654.

57TH ST, 137-9 East, fireproof extension to 5-sty brick and stone tenement; cost, $4,500; owner, Carrie Schwab, 8 East 74th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 630.

67TH ST, 33 East, terra cotta partitions and kalamein doors, to 4-sty brick and stone dwelling; cost, $500; owner, Emma B. Anchincloss, 33 East 67th st; architect, Lewis C. Webster, 59 William st. Plan No. 692.

74TH ST, 4 West, side extension to 5-sty brick and stone residence; cost, $5,000; owner, Harry Sachs, 4 West 74th st; architect, Herbert M. Baer, 665 5th av. Plan No. 624.

74TH ST, 25 West, alterations to 4-sty brick and stone dwelling; cost, $1,000; owner, S. Orman Golden, 59 West 74th st; architect, Samuel Cohen, 500 West 176th st. Plan No. 675.

76TH ST, 185 East, masonry and partitions to 5-sty brick offices and dwelling; cost, $3,500; owner, Rev. A. Letellier of Fathers of the Blessed Sacrament, 185 East 76th st; architect, W. G. Clark, 438 West 40th st. Plan No. 631.

76TH ST, 51-53 East, masonry to 6-sty brick garage; cost, $5,000; owner, John J. Ascher, 51-53 East 76th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 658.

78TH ST, 163-5 East, masonry and partitions to 3-sty brick and stone dwelling; cost, $492; owner, Mrs. Chas. W. Trippe, 163-5 East 78th st; architect, Jos. Gingras, 205 East 78th st. Plan No. 616.

83D ST, 176 East, new store front to 3-sty brick and stone stores and tenement; cost, $500; owner, Wm. Scholle, 5 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 665.

90TH ST, 246 East, fireproofing to 5-sty brick and stone tenement; cost, $400; owner, Wm. S. Hauxhurst as exr of Adelaide Tagliehn Est., 266 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 623.

90TH ST, 69 West, masonry and new partitions to 4-sty brick bath house; cost, $9,000; owner, Dr. Louis Druskin, 107 West 118th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 679.

91ST ST, 108 West, window to 3-sty brick and stone residence; cost, $20; owner, Jno. M. Gaudio, 108 West 91st st; architect, Jno. M. Gaudio, 108 West 91st st. Plan No. 683.

96TH ST, 103 West, electric sign to 2-sty brick sheet metal works; cost, $75; owner, Jas. Milliman, Jersey City, N. J.; lessees, Goldwasser & Reich, 103 West 96th st; builders, Illuminated Sign Co., 103 West 96th st. Plan No. 639.

110TH ST, 120-124 East, masonry to 6-sty brick tenement and stores; cost, $25; owner, Bernard Turkel, 50 West 114th st; architect, Nathan Rosenthal, 19 West 21st st. Plan No. 642.

110TH ST, 501 West, masonry, partitions, fireproofing to 10-sty brick and stone apartment house; cost, $499.50; owner, Newbold Morris, 115 East 73d st; architect, Robt. A. Huddleston, 85 Washington pl. Plan No. 686.

113TH ST, 26 East, new store front with fireproof material to 5-sty brick store and tenement; cost, $250; owners, Est. of Rosa Palm, Chas. Palm, exr, 172 East 64th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 695.

125TH ST, 16-24 East, alterations to 3-sty brick store; cost, $300; fll owner, Chas. H. Hart, 199 Lenox av; architect, Chas. P. Warren, 15 West 38th st. Plan No. 617.

AV B, 202, new show window to 4-sty brick store and tenement; cost, $150; owner, David J. Benold, 68 West 117th st; architect, Meyer Schenkman, 195 Av B. Plan No. 643.

AV D, 8-10-12, masonry, steel and fireproofing to 4-sty brick hall and meeting rooms; cost, $800; owner, Louis Schaffer, 6-8-10 Av D; architect, Chas. B. Meyers, 1 Union sq. West. Plan No. 671.

AMSTERDAM AV, 732, masonry and new partitions to 5-sty tenement; cost, $500; owner, Philip Freund, 730 Amsterdam av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 664.

BOWERY, 84, fireproofing to 6-sty brick store and lofts; cost, $600; owner, Henry Bade, 91 Bowery; architects, Eisenla & Carlson, 16 Court st, Brooklyn. Plan No. 640.

BOWERY, 79, masonry, new doors and steel to 5-sty brick and stone bakery; cost, $200; owner, John A. Anger, 243 East 14th st; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 673.

BROADWAY, 604-608, partitions to 6-sty brick lofts and offices; cost, $1,000; owner, Harriet G. Coogan, Hotel Plaza, 59th st and 5th av; architect, Frank Massam, 280 East 201st st. Plan No. 694.

BROADWAY, 2297, metal covered store front to 2-sty brick stores and loft; cost, $250; owners, Lanzing Realty Co., Edward Bubry, Pres., 71 Broadway; architect, Benedict M. Beck, 151-153 West 32d st. Plan No. 697.

BROADWAY, 2307, masonry, steel, new floors and plumbing to 3-sty brick stores and offices; cost, $4,000; owner, Gifford Pinchott, 60 Broadway; lessee, Jacob Shenfield, 326 5th av; architect, Lawrence N. Shenfield, 25 Claremont av; builder, Wm. A. Horne Co., 37 East 28th st. Plan No. 652.

BROADWAY, 1241 to 51, alterations from theatre to new automatic lunch room; cost, $15,000; owners, Jos. Weschler Est., Sidney Rossman, attorney, 149 Broadway; lessees, Horn & Hardart Co., 1557 Broadway; architects, Stuckert & Sloan, 1420 Chestnut st, Philadelphia. Plan No. 634.

COLUMBUS AV, 706, metal electric sign to 3-sty brick store and tenement; cost, $125; owners, Pinkney Bros., 115 Broadway; builders, Nu-Ad Illuminated Sign Co., 103 West 96th st. Plan No. 699.

LEXINGTON AV, 745, side extension to 3-sty brick and stone stores and dwelling; cost, $3,500; owners, Arcade Realty Co., Samuel Bloomingdale, president, 3d av and 59th st; architect, Jacob Fisher, 25 Av A. Plan No. 644.

LEXINGTON AV, 739-741, reset store front and metal covering to 4-sty brick and stone hotel; cost, $300; owners, The Schaefer Co., Rudolph J. Schaefer, president, 9 East 94th st; architect, Louis E. Dell, 1133 Broadway. Plan No. 648.

LEXINGTON AV, 1101-3, masonry to 4-sty brick stores and tenement; cost, $450; owner, Milton Pembleton, 1101 Lexington av; architect, Geo. Dress, 1436 Lexington av. Plan No. 689.

MADISON AV, 420, new wooden stairs and mezzanine floor to 4-sty brick decorative store; cost, $300; owner, Clarence S. Day, 45 Wall st; architect, Ed. Lee Young, 12 East 30th st. Plan No. 682.

1ST AV, 502, masonry and new partitions to 5-sty brick and stone tenement; cost, $2,000; owner, John T. Regan, 344 East 29th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 621.

2D AV, 1411, new partition and plumbing to 4-sty brick and stone tenement; cost, $75; owner, Adolph Posenecker, 1411 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 646.

2D AV, 83, masonry to 5-sty brick tenement; cost, $500; owners, Eva Wettfisch and Fanny Tiernan, 83 2d av; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 656.

3D AV, 1460, new store front to 3-sty brick and stone store and tenement; cost, $500; owner, Wm. Scholle, 5 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 666.

3D AV, 16-19, steel and masonry to 6-sty store and lofts; cost, $700; owners, The American Bible Society, James Wood, president, Mt. Kisco, N. Y.; architect, Henry G. Emery, 68 Bible House. Plan No. 667.

5TH AV, 116-17, masonry, new partitions, steel and stairway to 5-sty brick and stone hotel; cost, $6,000; owner, Emma C. Roche, 127 Hilton av, Hempstead, L. I.; lessee, Raymond Orteig, 11 5th av; architect, Geo. Provot, 104 West 42d st. Plan No. 637.

6TH AV, 649, store front reset to building line to 4-sty brick and stone stores and tenement; cost, $350; owner, James J. Odonahue, 347 5th av; architect, Frank T. Fellner, 413 Caton av, Brooklyn; builder, Haas E. Millard, 110 West 34th st. Plan No. 651.

6TH AV, 673, partitions to 4-sty brick stores and offices; cost, $135; owner, Wm. MacDonald, 100 West 32d st; architect, Benj. Bialek, 1793 Madison av. Plan No. 659.

6TH AV, 661, reset store window to 4-sty brick store and warehouse; cost, $200; owner, Jane E. Oothout, 218 Madison av; lessee, Nathan E. Montross, 661 6th av; architect, Chas. J. Graff, 229 West 36th st. Plan No. 653.

7TH AV, 278, new show window and iron trimmings to 3-sty brick stores and lofts; cost, $150; owner, Soloman G. Rosenbaum, 407 West 24th st; architect, Morris Schwartz, 149 Bowery. Plan No. 688.

10TH AV, 601-603, new store front to 5-sty brick store and tenement; cost, $100; owner, Jacob Hirsch, 624 10th av; architect, A. S. Wexler, 306 East 165th st. Plan No. 668.

BLACKWELL'S ISLAND, opp. 75th st, extensive fireproofing to 3-sty workhouse, "kitchen and mess halls"; cost, $20,000; owner, City of New York, Dept. of Correction, 148 East 20th st; architect, Chas. B. Meyers, 1 Union Sq. W. Plan No. 674.

Bronx.

134TH ST, 514, 1-sty of brick built upon 1-sty brick factory; cost, $3,000; owners, Manhattan Swiss Embroidery Co., on premises; architect, Henry Zlot, 230 Grand st. Plan No. 122.

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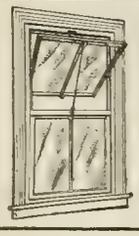
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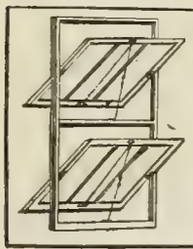
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Plans Filed—Alterations, Bronx (Continued).

163D ST, 830, new bath, new partitions to 6-sty brick stores and tenement; cost, $600; owners, S. E. & M. E. Bernheimer, 2566 Broadway; architect, S. A. Davis, 2564 Broadway. Plan No. 121.

CORLEAR AV, w s, 144.88 s 231st st, 1-sty of brick built under 2½-sty frame dwelling; cost, $1,200; owner, Rev. John Campbell, 260 West 231st st; architect, Hurbert E. Reeves, 3101 Kingsbridge av. Plan No. 124.

INDEPENDENCE AV, e s, 208.5 s 227th st, 1-sty frame extension, 5x14, new partitions, &c., to 2½-sty frame dwelling; cost, $800; owners, Estate of I. G. Johnson, on premises; architects, Ahneman & Younkhere, 3320 Bailey av. Plan No. 123.

ROSEDALE AV, e s, 175 n Mansion st, 1-sty added to 2-sty frame dwelling; cost, $2,800; owner, Alfonse Walheim, on premises; architect, B. Ebeling, Ferris pl and Westchester av. Plan No. 120.

WATSON AV, n s, 305 w Havemeyer av, move 2½-sty frame dwelling; cost, $750; owners, C. Vorndraus Sons, 412 East 147th st; architect, B. Ebeling, Ferris pl and Westchester av. Plan No. 119.

EAST RIVER, w s, 300 s Oak Point av, 3-sty frame extension, 10.6x16.6, to 3-sty elevator; cost, $200; owner, Rock Plaster Mfg. Co., 381 4th av; architect, J. J. Halsey, 381 4th av. Plan No. 118.

Brooklyn.

BERGEN ST, s s, 134.1 w Washington av, exterior and interior alterations to 5-sty storage; cost, $3,000; owners, Davis & Quick, 1246 St. Marks av; architect, Geo. S. Chappell, 258 Broadway. Plan No. 1415.

BERGEN ST, s w cor Sarotoga av, exterior alterations to 4-sty tenement; cost, $75; owner, Fannie Greenberg, 1925 Bergen st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1473.

BOGART ST, e s, 25 s Gratton st, exterior alterations to 5-sty factory; cost, $1,000; owner, Cath. Lurheimer, 91 Knickerbocker av; architect, E. J. Messinger, 394 Graham av. Plan No. 1357.

BRIDGE ST, e s, 285 n Fulton st, extension to 3-sty dwelling; cost, $3,500; owner, Henry Hyams, 235 Duffield st; architect, C. Schubert, 13th av and 86th st. Plan No. 1333.

CENTER ST, n s, 100 w Smith st, plumbing to 4-sty tenement; cost, $250; owner, John Sullivan, 205 Center st; architect, D. A. Lucas, 98 3d st. Plan No. 1452.

COLUMBIA ST, e s, 80 s Union st, extension to 3-sty store and dwelling; cost, $900; owner, Peter Duff, 235 Columbia st; architect, John Burke, 603 East 2d st. Plan No. 1346.

DELMONICO PL, e s, 76.6 n Ellery st, extension to 3-sty tenement; cost, $300; owner, Yetta Nurick, 701 Madison st; architect, H. J. Henick, 830 Putnam av. Plan No. 1367.

FOREST ST, s w cor Evergreen av, extension to 4-sty brewery; cost, $750; owners, S. Liebman & Sons, Bremen st and Forest st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 1410.

FULTON ST, n s, 220 e Rockaway av, plumbing to 3-sty tenement; cost, $100; owner, Louis Cohen, 2172 Fulton st; architect, Michael Meyer, 309 Atlantic av. Plan No. 1377.

GEORGE ST, n s, 100 e Central av, 2-sty frame factory extension, 50x56.6; cost, $6,000; owners, Tascarella Bros., on premises; architect, Laspia & Salvati, 525 Grand st. Plan No. 1424.

HOYT ST, e s, 40.9 n Schermerhorn st, exterior and interior alterations to 4-sty dwelling; cost, $200; owner, J. McElroy, 288 Schermerhorn st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1460.

JOHN ST, n s, 191 e Jay st, exterior and interior alterations to 8-sty factory; cost, $50,000; owner, Christina Arbuckle, 71 Water st, N. Y.; architect, Wm. Higginson, 21 Park Row. Plan No. 1423.

KENT ST, 205, extension to 3-sty dwelling; cost, $375; owner, Mary Trotter, on premises; architect, Jos. McKillop, 154 India st. Plan No. 1379.

LIVINGSTON ST, n e cor Hoyt st, plumbing to 6-sty store; cost, $400; owner, A. I. Namm, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1472.

MADISON ST, n s, 250 w Bedford av, plumbing to 3-sty dwelling; cost, $150; owner, A. J. Waldron, on premises; architect, John Flint, 410 Nostrand av. Plan No. 1426.

McDONOUGH ST, s w cor Sumner av, plumbing to 3-sty tenement; cost, $100; owner, Consumers Bwg. Co., 55th st and Av A; architect, Theodore Kaufer, 566 Amsterdam av. Plan No. 1396.

MESEROLE ST, n s, 100 w Bushwick av, partitions, &c, to 3-sty store and tenement; cost, $300; owners, J. & S. Blasch, 190 Wyckoff st; architects, Koch & Wagner, 26 Court st. Plan No. 1476.

MESEROLE ST, n s, 100 w Bushwick av, exterior alterations to 3-sty dwelling; cost, $300; owners, J and Sophia Blank, 190 Wyckoff av; architects, Koch & Wagner, 26 Court st. Plan No. 1476.

MILFORD ST, w s, 219.6 s Liberty av, extension to 2-sty dwelling; cost, $400; owner, Eliz. Goldstone, 134 Milford st; architect, L. F. Schillinger, 169 Van Siclen av. Plan No. 1352.

MONROE PL, w s, 125 s Clark st, exterior alterations to 3-sty dwelling; cost, $9,000; owner, Chris R. Bangs, 9 Monroe pl; architect, Hy H. Holly, 39 West 27th st, N. Y. Plan No. 1388.

NORTH ELLIOTT PL, e s, 45 s Park av, plumbing to 3-sty tenement; cost, $139; owner, A. W. Corse, 56 Wall st, N. Y.; architect, Robt. Fox, 264 Myrtle av. Plan No. 1477.

OSBORNE ST, w s, 50 s Sutter av, new areaway to 2-sty stable; cost, $50; owner, Harry Hyams, 206 Osborn st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1449.

PACIFIC ST, n s, 150 w Boerum st, plumbing to 4-sty tenement; cost, $150; owner, Ernest Summer, 54 Bergen st; architect, Jos. Esposito, 504 Henry st. Plan No. 1352.

PARK PL, s s, 266.6 e Howard av, plumbing to 2-sty dwelling; cost, $150; owner, Geo. Wittholm, 1774 Park pl; architect, Hy Ribman, 366 Evergreen av. Plan No. 1467.

PRESIDENT ST, s s, 200 e Nostrand av, enlarge wagon shed; cost, $1,000; owner, Transit Development Co., 85 Clinton st; architect, Walter K. Taylor, 137 Union Hall st, Jamaica. Plan No. 1337.

SACKETT st, 173, plumbing, &c, to 4-sty tenement; cost, $200; owner, Antonio Minninia, on premises; architect, Edw. H. Scalley, 527 Henry st. Plan No. 1380.

SANFORD ST, w s, 258 n DeKalb av, exterior alterations to 3-sty dwelling; cost, $500; owner, Cath. Lennon, 214 Sanford st; architect, W. J. Conway, 400 Union st. Plan No. 1484.

SEA PL, s s, 80 w West 32d st, extension to 3-sty hotel; cost, $300; owner, Felix Meserochi, 29 West 27th st, N. Y.; architect, Jas. McDonold, Surf av and West 24th st. Plan No. 1438.

STANHOPE ST, w s, 100 s Knickerbocker av, exterior and interior alterations to 4-sty tenement; cost, $400; owner, Sarah Simon, 195 Stanhope st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1459.

UNION ST, 652, extension to 2-sty and basement factory and dwelling; cost, $900; owner, Vinzenso Lanna, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1475.

VAN BRUNT ST, n e cor Irving av, interior alterations, &c, to 3-sty factory; cost, $200; owners, Marx & Rowoll, 9 Van Brunt st; architect, Turner Construction Co., 11 Broadway. Plan No. 1401.

WARREN ST, s s, 350 w Columbia st, toilet in 3-sty warehouse; cost, $300; owner, N. Y. Dock Co., 12 Bridge st architect John J. Dixon, 186 Warren st. Plan No. 1338.

WASHINGTON ST, e s, 61.4 n Prospect st, exterior alterations to 3-sty dwelling; cost, 500; owner, Chas. Thomas, 107 Washington st; architect, W. J. Conway, 400 Union st. Plan No. 1450.

WOODHILL ST, n s, 20 e Hicks st, interior alterations to 4-sty store and tenement; cost, $1,800; owner, John Menderman, 82 Woolhull st; architect, C. B. Hencker, 2579 Amboy rd, S. I. Plan No. 1404.

WEST 5TH ST, w s, 127 s Surf av, plumbing installed in bath house; cost, $900; owner, Sam'l Rieman, 6 Balmer's Walk; architect, A. Hinsdale, 552 56th st. Plan No. 1487.

7TH ST, s s, 178 w 6th av, exterior alterations to 3-sty club house; cost, $1,500; owner, Hebrew Educational Institute, 182 9th av; architect, S. B. Eisendrath, 500 5th av, N. Y. C. Plan No. 1336.

15TH ST, n s, 100 e 6th av, gas fixtures installed in 3-sty dwelling; cost, $100; owner, Mrs. Brandt, 543 43d st; architect, Ruher Davis, 341 13th st. Plan No. 1365.

17TH ST, s e cor 10th av, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, Rose Coler, 363 14th av; architect, David A. Lucas, 98 3d st. Plan No. 1366.

WEST 17TH st, s w cor Surf av, interior alterations to 1-sty amusement; cost, $200; owner, Geo. C. Tilyou, on premises architect, E. K. Warren, Steeplechase Park, C. I. Plan No. 1339.

BAY 24TH ST, n w cor Cropsey av, plumbing to 2-sty hotel; cost, $150; owner, H. Lehrencraus, 359 Fulton st; architect, H. Seldin, 1712 Bath av. Plan No. 1432.

EAST 45TH ST, n s, 80 s Rutland rd, plumbing to 3-sty dwelling; cost, $100; owner, Pagunano Massano, on premises; architect, Jos. Herzog, 359 Hawthorne st. Plan No. 1407.

68TH ST, n s, 330 e 8th av, interior alterations to 3-sty dwelling; cost, $1,500; owner, Edw. Hanford, on premises; architect, Carl A. Olson, 1221 66th st. Plan No. 1382.

68TH ST, n s, 330 e 8th av, exterior alterations to 2-sty dwelling; cost, $500; owner, Edwin Hanford, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 1402.

EAST 92D ST, w s, 64.10 s Av J, extension to 2-sty dwelling; cost, $500; owner, Annie M. Trent, 1514 East 92d st; architect, Robt. D. Kay, Jr., 201 Montauk av. Plan No. 1458.

ATLANTIC AV, s s, 100 e Sarotoga av, extension to 3-sty dwelling; cost, $1,000; owner, Abraham Krauss, 2140 Atlantic av; architect, Otto Reissman, 30 1st st, N. Y. Plan No. 1468.

BELMONT AV, s s, 50 w Williams av, exterior alterations to 1-sty stable; cost, $100; owner, Simon Noland, 245 Belmont av; architect, S. Millman, 1780 Pitkin av. Plan No. 1411.

BRIGHTON BEACH, 800 e Coney Island av, exterior alterations to bathing pavilion; cost, $1,900; owner, Brighton Beach Development Co., 41 Park Row, N. Y.; architect, Lawrence F. Peck, 331 Madison av, N. Y. Plan No. 1400.

BROADWAY, e s, 100.6 n Woodbine st, extension to 3-sty store and dwelling; cost, $7,000; owner, Jacob Jacobs, 1397 Broadway; architect, B. W. Lintan, 20 West 31st st, N. Y. Plan No. 1425.

BROADWAY, n s, 142 e Berry st, plumbing installed in loft building; cost, $300; owner, G. Engler; architect, Geo. Kay, 1217 Gates av. Plan No. 1474.

CLASSON AV, e s, bet St. Marks av and Prospect pl, extension to 5-sty hospital; cost, $8,000; owner, E. C. Blum (Jewish Hospital), 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 1428.

EMMONS AV, n s, 25 w Elmore av, extension to 2-sty store and dwelling; cost, $1,200; owner, Pauline Young, on premises; architects, Eisenla & Carlson, 16 Court st. Plan No. 1370.

FLATBUSH AV, cor Farragut rd, exterior and interior alterations to 3-sty store and dwelling; cost, $250; owner, Hy Heims, 1402 Flatbush av; architect, L. E. Denslow, 44 West 18th st. Plan No. 1482.

FLUSHING AV, n s, 209.4 w Marcy av, 1-sty frame extension to tenement; cost, $350; owner, Harry Solomon, 85 Gerry st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1454.

GLENMORE AV, s s, 80 w Hinsdale st, plumbing to 3-sty dwelling; cost, $100; owner, May Kolinsky, 148 Hinsdale st; architect, Abr. Rapport, 229 Saratoga av. Plan No. 1485.

HARWAY AV, n s, 141.6 e Hubbard st, extension to 2-sty dwelling; cost, $800; owner, Bartlett M. Gittrick, 260 Harway av; architect, C. Schubert, 13th av and 86th st. Plan No. 1391.

HIGHLAND VIEW AV, s s, 100 e West 23d st, extension to 3-sty hotel; cost, $500; owners, Silver & Newith, West 23d st and ocean front; architect, Jas. McDonald, Surf av and West 24th st. Plan No. 1439.

KENT AV, w s, 93 n DeKalb av, exterior alterations to 2-sty shop; cost, $300; owner and architect, O. A. McAdams, 1703 Caton av. Plan No. 1329.

KINGS HIGHWAY, n e cor East 13th st, exterior alterations to 3-sty store and dwelling; cost, $200; owner, Jos. Sillman, 1511 Emmons av; architects, S. Mullman & Son, 1780 Pitkin av. Plan No. 1363.

KNICKERBOCKER AV, n s, 140 w Gates av, interior alterations, etc., to 3-sty dwelling; cost, $150; owner, Emil Wilderhold, 1057 Green av; architects, Frederick & Carruthers, Jamaica av, Woodhaven, L. I. Plan No. 1398.

LAFAYETTE AV, n s, 69 w So. Oxford st, plumbing to 4-sty dwelling; cost, $125; owner, E. H. Holly, on premises; architect, E. J. O'Connoll, 436 Lexington av. Plan No. 1422.

METROPOLITAN AV, n s, 125 e North 5th st, interior alterations to 5-sty store and tenement; cost, $300; owner, Frank Alloeco, 433 Metropolitan av; architects, Glucroft & Glucroft, 34 Graham av; Plan No. 1335.

MEEKER AV, n s, 110.7 w Monitor st, exterior alterations to 5-sty store and tenement; cost, $200; owner, Marie Bindrime, 70 No. Henry st; architect, Chris. Bauer, Jr., 6 Bedford av. Plan No. 1368.

NEW YORK AV, s e cor Chester st, new freight elevators; cost, $400; owner, M. Levy, 15th st and Prospect Park West; architect, Jas. Boyle, 367 Fulton st. Plan No. 1358.

OCEAN PARKWAY, n w cor Sea Breeze av, plumbing to 3-sty hotel; cost, $150; owner, Louis Fisher, 8th av and 58th st, N. Y.; architect, Richard Marznari, 2818 West 6th st, C. I. Plan No. 1369.

PITKIN AV, s w cor Osborn st, exterior alterations to 2-sty store and shop; cost, $900; owner, Philip Rosenthal, 59 Liberty av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 1361.

PITKIN AV, s s, 25 e Stone av, interior alterations to 5-sty tenement; cost, $500; owner, Isaac Levingson, 1172 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1384.

SEA BREEZE AV, n w cor Ocean Parkway, exterior alterations to 3-sty hotel; cost, $900; owner, Hotel Shelburne, Inc., 987 8th av, N. Y.; architect, Geo. W. Becker, 987 8th av, N. Y. Plan No. 1408.

SEA BRFEZE AV, n s, 330 e Ocean Parkway, new extension to bath house; cost, $500; owner, Sam'l Gompertz, Parkway Baths; architect, Abram D. Hinsdale, 552 56th st. Plan No. 1469.

VANDERBILT AV, s e cor Gravesend av, extension to 3-sty dwelling; cost, $500; owner, Philip De Santi, 2 Vanderbilt av; architect, E. F. Link, 18 East 3d st. Plan No. 1364.

VESTA AV, e s, 80 n Belmont av, exterior and interior alterations to 6-sty factory; cost, $15,000; owner, Jos. Levin, Belmont and Snedeker avs; architect, Robt. Gulinger, 229 West 42d st. Plan No. 1465.

WYCKOFF AV, n s, 75 w Linden st, exterior alterations to 4-sty tenement; cost, $500; owner, Andreas Dahlman, 556 Greenwood av; architect, E. J. Messinger, 394 Graham av. Plan No. 1359.

5TH AV, e s, 50 n Bergen st, exterior alterations to 3-sty dwelling; cost, $375; owner, Thos. Rosencrantz, 223 Flatbush av; architect, D. F. Raynor, 2634 Atlantic av. Plan No. 1478.

7TH AV, e s, 20 s Lincoln pl, interior alterations to 4-sty offices and dwelling; cost, $450; owner, O. W. Hamilton, 920 President st; architect, Harold G. Dangler, 215 Montague st. Plan No. 1462.

19TH AV, w s, 107.9 s Bath av, extension to 2-sty store and dwelling; cost, $150; owner, Celia Goldstein, 16 Lewis pl; architect, Max Hirsch, 391 Fulton st. Plan No. 1378.

Queens.

CORONA.—Washington av, 80, repair shed in rear; cost, $75; owner, Consumers Brewing Co., 55th st and Av A, N. Y. C. Plan No. 390.

CORONA.—Jackson av, s w cor Grant av, erect new electric sign on store; cost, $25; owner, William Waller, on premises. Plan No. 394.

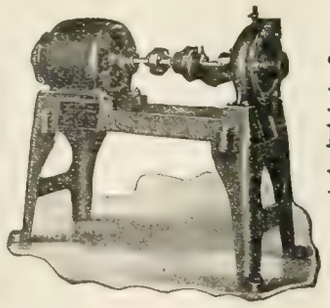
CORONA.—Willow st, s e cor Vine st, erect new piazza on dwelling; cost, $20; owner, Henry Hall, on premises. Plan No. 386.

CORONA.—Myrtle av, w s, 100 n Crown st, 1-sty frame extension, 20x14, on rear 1-sty frame dwelling, tin roof; cost, $500; owner, P. Leonardi, 56 Myrtle av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 398.

CORONA.—Smith av, 52, erect new porch on side of dwelling; cost, $200; owner, L. Coniskey, on premises. Plan No. 420.

FLUSHING.—Main st, w s, 25, install new plumbing in dwelling; cost, $50; owner, Morris Conowitz, on premises. Plan No. 419.

ELMHURST.—25th st, w s, 200 n Roosevelt av, erect 2-sty frame conservatory on 2-sty dwelling; cost, $100; owner, Herman Kreamer, 63 25th st, Elmhurst; architect, R. W. Johnson, 60 Grove st, Elmhurst. Plan No. 417.



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ELMHURST.—25th st, w s, 175 s Roosevelt av, erect 2-sty conservatory on rear 2-sty frame dwelling; cost, $100; owner, Carl Herrforth, 29 25th st, Elmhurst; architect, Robt. W. Johnson, 60 Grove st, Corona. Plan No. 416.

FLUSHING.—Burling av, 93, 1-sty frame shed on rear dwelling; cost, $35; owner, Hanna White, on premises. Plan No. 393.

EVERGREEN.—Covert st, 368, erect new water closet compartments in dwelling; cost, $100; new plumbing; owner, Jean B. Antoine, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 409.

FAR ROCKAWAY.—Bayswater av, s e cor Healy av, interior alteration to garage; cost, $300; owner, M. L. Rubinstein, 15 East 99th st, N. Y. C. Plan No. 418.

FOREST HILLS.—Austin st, n e cor Railroad av, install new plumbing in dwelling; cost, $40; owner, M. Goetzelman, on premises. Plan No. 397.

GLENDALE.—Tompkins av, 14, erect new water closet compartments in dwelling, new plumbing; cost, $100; owner, Agnes Brenechke, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 408.

JAMAICA.—Willow av, n e cor Brenton av, install new gas fittings in dwelling; cost, $20; owner, Thomas J. Dixon, Jamaica. Plan No. 388.

JAMAICA.—Church st, s w cor Fulton av, install new gas fittings in dwelling; cost, $20; owner, Thomas J. Dixon, Jamaica. Plan No. 389.

JAMAICA.—Rockaway rd, e s, 100 s Guinsberg pl, erect new porch on dwelling; cost, $125; owners, Max & F. Berman, 59 Rockaway rd, Jamaica. Plan No. 411.

JAMAICA.—Vanderbilt av, e s, 150 s Fulton st, erect new windows in dwelling; cost, $100; owner, Mrs. Thomas Foley, 15 Vanderbilt av, Jamaica. Plan No. 412.

LONG ISLAND CITY.—1st av, e s, 275 s Pierce av, interior alteration to store to provide for family; cost, $150; owner, Geo. Albert, 204 Main st, L. I. City. Plan No. 384.

LONG ISLAND CITY.—11th av, e s, 450 s Broadway, 2-sty frame extension, 9x15, on rear 2-sty frame dwelling, tin roof; cost, $700; owner Gustave Boehn, 170 11th av, L. I. City; architect, Louis Stroheman, 158 14th av, L. I. City. Plan No. 387.

LONG ISLAND CITY.—Prospect st, 113, install new gas fittings in dwelling; cost, $25; owner, M. Mahon, on premises. Plan No. 395.

LONG ISLAND CITY.—Honeywell st, e s, 220 s Jackson av, erect extension to freight platform; cost, $400; owner and architect, L. I. R. R. Co., Penn Station, N. Y. C. Plan No. 410.

LONG ISLAND CITY.—Beebe av, 123, erect new electric sign; cost, $50; owner, C. Notte, 137 Harris av, L. I. City. Plan No. 413.

LONG ISLAND CITY.—8th st, 113, rear, erect 1-sty frame extension on rear for water closet compartment, new plumbing; cost, $100; owner, James Cassidy, 113 8th st, L. I. City. Plan No. 414.

LONG ISLAND CITY.—8th st, 113, erect new water closet compartments in rear tenement; cost, $300; owner, James Cassidy, 113 8th st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 415.

LONG ISLAND CITY.—Front st, n w cor Dock st, walls of factory to be extended two stys; cost, $45,000; owner, National Sugar Co., on premises; architect, owner. Plan No. 403.

LONG ISLAND CITY.—Skillman av, n s, 50 w Jackson av, install new gas fittings in dwelling; cost, $15; owner, Reliable Building Co., 300 East 71st st, L. I .City. Plan No. 400.

LONG ISLAND CITY.—Jackson av, n s, 125 s w Bridge Plaza, cut new doorway in rear frame store and dwelling and interior repairs; cost, $850; owner, Herman Koppelman, 3d av and Beebe av, L. I. City. Plan No. 405.

RICHMOND HILL.—Stoothoff av, w s, 86 s Lexington av, install new plumbing in dwelling; cost, $125; owner, Frank Schnitt, on premises. Plan No. 407.

RICHMOND HILL.—Stoothoff av, e s, 300 n Broadway, install new plumbing in dwelling; cost, $50; owner, W. H. Behn, on premises. Plan No. 401.

RICHMOND HILL.—Stoothoff av, s w of Scott st, install new plumbing in dwelling; cost, $50; owner, Maty Grice, on premises. Plan No. 402.

RIDGEWOOD.—Fresh Pond rd, n w cor B. R T. tracks, install new plumbing in store and dwelling; cost, $175; owner, Wm Ulmer Brewing Co., 31 Beleverdere st, Brooklyn. Plan No. 406.

RIDGEWOOD.—Dill pl, 59, 2-sty frame extension, 7x17, on side and rear 2-sty frame dwelling, tin roof; cost, $1,000; owner, Charles Hauk, 57 Dill pl, Ridgewood; architect, John M. Baker, Jackson av, L. I. City. Plan No. 399.

RIDGEWOOD HEIGHTS.—Elm av, n s, 120 w Woodward av, 2½-sty brick extension, 57x52, on rear church, tin roof; cost, $8,000; owner, St.

Plans Filed—Alterations, Queens (Continued).

Mathias R. C. Church, Elm av, Ridgewood; architect, F. J. Burlenbach, 260 Graham av, Brooklyn. Plan No. 396.

ROCKAWAY PARK.—Triton av, n s, 480 e 9th av, general interior alterations to 2-sty dwelling; cost, $815; owner, Mrs. Mary Marriss, 9th av, Rockaway Park; architect, A. Hansen, 9 Vernam av, Arverne. Plan No. 404.

COLLEGE POINT.—4th av, n w cor 10th st, 1-sty added to top of factory, tin roof; cost, $4,000; owner, U. S. Metal Products Co., College Point; architect, Peter K. Coco, Sandford av, Flushing. Plan No. 432.

CORONA.—Randall av, e s, 200 n Prometcha av, 1-sty frame extension, 12x12, on rear 2-sty frame dwelling, tin roof; cost, $300; owner, W. Ada, on premises. Plan No. 430.

CORONA.—Corona av, s s, 100 e Rapelje av, install new gas pipes in dwelling; cost, $50; owner, Frank Cusick, 850 West 179th st, N. Y. C. Plan No. 433.

CORONA.—Rapelje av, s s, 75 e Corona av, install new gas fittings; cost, $20; owner, Frank Cusick, 850 West 179th st, N. Y. C. Plan No. 434.

CORONA.—Corona av, s s 50 e Rapelje av, install new gas fittings in dwelling; cost, $20; owner, Frank Cusick, 850 West 179th st, N. Y. C. Plan No. 435.

GLENDALE.—Tompkins av, e s, 340 n Myrtle av, install new plumbing in two dwellings; cost, $130; owner, J. Vanehwal, on premises. Plan No. 441.

JAMAICA.—Prospect st, 115, new plumbing in dwelling; cost, $150; owner, Vincent Allnasio, on premises. Plan No. 425.

JAMAICA.—Park pl, n s, 109 e Canal st, erect new concrete foundation under dwelling; cost, $300; owner, Henry Weinstein, 213 No. 6th st, Brooklyn. Plan No. 428.

LONG ISLAND CITY.—William st, w s, 150 n Beebe av, interior alterations to shop; cost, $50; owner, Boyajin Twin Bros., on premises. Plan No. 426.

LONG ISLAND CITY.—Steinway av, e s, 242 s Grand av, erect new dumbwaiter shaft; cost, $100; owner, August Weiler, 412 10th av, L. I. City. Plan No. 422.

LONG ISLAND CITY.—Prospect st, e s, 175 s Payntar av, 2-sty frame extension, 9x6, on rear 2-sty dwelling, tin roof; cost, $300; owner, Gustave Weinand, 170 Prospect st, L. I. City; architect, Charles Fauerbach, 407 Hancock st, L. I. City. Plan No. 424.

LONG ISLAND CITY.—Greenpoint av, cor Borden av, raise dwelling and build 1-sty underneath; cost, $1,200; owner, Patrick Dunn, on premises. Plan No. 427.

ARVERNE.—Park av, e s, 400 s Boulevard, 1-sty frame extension, 9x16, on side to be used as sun parlor, shingle roof; cost, $200; owner, H. Basman, 18 So. Park av, Arverne. Plan No. 444.

ARVERNE.—So. Park av, e s, 600 s Boulevard, 1-sty added to top of dwelling; cost, $300; owner and architect, E. F. Cojean, Hotel Vendome, Arverne. Plan No. 446.

LONG ISLAND CITY.—2d av, e s, 175 s Graham av, install new plumbing in dwelling; cost, $100; owner, B. Wingora, 545 Broadway, L. I. City. Plan No. 443.

LONG ISLAND CITY.—Washington av, n e cor Vernon av, 1-sty frame extension, 10x16, on rear 2-sty frame dwelling, tin roof; cost, $125; owner, Michael Reddington, on premises. Plan No. 447.

RIDGEWOOD.—Covert av, 298, interior alteration to store and tenement; cost, $500; owners, Bergide & Greenfield, 31 Tompkins av, Brooklyn; architect, Abraham Marowitz, 367 Fulton st, Brooklyn. Plan No. 445.

WHITESTONE.—5th av, e s, 125 s 18th st, install new plumbing in dwelling; cost, $125; owner, W. Preville, on premises. Plan No. 423.

LONG ISLAND CITY.—2d av, e s, 400 s Ditmars av, 2-sty frame extension, 15x4, on rear of 2-sty frame dwelling, tin roof, new plumbing; cost, $1,400; owner, Anton Novak, 924 2d av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 439.

LONG ISLAND CITY.—Marion st, w s, 25 n Payntar av, 1-sty added to 1-sty brick dwelling, tin roof, and other repairs; cost, $2,500; owner, Savarie Taleti, 17 Marion st, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 440.

OZONE PARK.—Broadway, 4238, alter two stores to provide for one; cost, $150; owner, J. Marasak, 4232 Broadway, Ozone Park. Plan No. 442.

RICHMOND HILL.—Waterbury av, e s, 150 n Orchard st, change roof of garage from flat to peak; cost, $100; owner, Wm. Collins, on premises. Plan No. 429.

ROCKAWAY BEACH.—Pleasant av, n w cor Ocean av, install new plumbing in hotel; cost, $150; owner, H. Flecker, on premises. Plan No. 436.

WHITESTONE.—11th av, w s, 450 s 14th st, install new plumbing in dwelling; cost, $175; owner, Mrs. A. V. Wright, 453 West 23d st, N. Y. C. Plan No. 437.

WHITESTONE.—So. 11th av, 125, install new plumbing in dwelling; cost, $275; owner, Wm. Weisner, 135 So. 11th av, Whitestone. Plan No. 438.

WOODSIDE.—Greenpoint av, w s, 125 w 5th st, 2-sty frame extension, 8x6, on rear 2-sty frame dwelling, tin roof; cost, $500; owners, Lang & Boercherer, 43 West 33d st, N. Y. C.; architect, Chas. F. Riche, 16 Burroughs av, Winfield. Plan No. 431.

Richmond.

ALBION PL, s s, 350 e Rich. av, Port Richmond, alterations to frame dwelling; cost, $250; owner, John J. Rose, Port Richmond; builder, Edw. A. Dippe, West New Brighton. Plan No. 94.

DE KALB ST, e s, 75 s Main av, Stapleton, alterations to frame dwelling; cost, $100; owner, Rebecca McCoy, Stapleton; builder, John Buttermark, Stapleton. Plan No. 74.

GORDON ST, s s, 75 n w Broad, Stapleton, alterations to frame hall; cost, $100; owner, Immaculate Conception Church, Stapleton; builder, Geo. Heinaman, Stapleton. Plan No. 76.

STEUBEN ST, Stapleton, ——— to brick school; cost, $1084; owner, City of New York, Borough of Richmond; architect, S. R. Brick, Borough Hall, Richmond. Plan No. 85.

TYSEN ST, w s, 150 w 2d st, New Brighton, extension to frame dwelling; cost, $200; owner, Mr. Simon, West New Brighton; architect and builder, John A. B. Larsen, West New Brighton. Plan No. 69.

BEACH AV & 8TH ST, New Dorp, new partitions to frame school; cost, $1,144; owner, City of New York, Borough of Richmond; architect, S. R. Brick, Boro. Hall, Richmond. Plan No. 87.

BRADLEY AV, w s, 300 n Willowbrook rd, West New Brighton; alterations to frame dwelling; cost, $150; owner, W. Frew, West New Brighton; builder, John A. Racka, West New Brighton. Plan No. 71.

BROADWAY, MARKET ST & WINIGAR PL, West New Brighton, ——— to brick school; cost, $2,614; owner, City of New York, Borough of Richmond; architect, S. R. Brick, Borough Hall, Richmond. Plan No. 84.

BROADWAY, n s, 100 e James st, Tottenville, side extension to frame manufactory; cost, $2,000; owner, Atlantic Terra Cotta Co., Tottenville; architect, E. P. Ogden, Tottenville; builder, Gary Ellis, Pleasant Plains. Plan No. 92.

CHELSEA RD, Bloomfield, —— to frame school; cost, $560; owner, City of New York, Borough of Richmond; architect, S. R. Brick, St. George. Plan No. 81.

GREENLEAF AV, West New Brighton, —— to frame school; cost, $1,552; owner, City of New York, Borough of Richmond; architect, S. R. Brick, St. George. Plan No. 83.

JEFFERSON AV, bet Garretson & Connwell, Dungan Hills, ——— to frame school; cost, $417; owner, City of New York, Borough of Richmond; architect, S. R. Brick, Borough Hall, Richmond. Plan No. 86.

JEWETT AV, s w cor & BENNETT ST, Port Richmond, extension to frame store and dwelling; cost, $225; owner, Jos. Seiro, Port Richmond; architect, Chas. B. Hawken, West New Brighton; builder, Jos. De Stafeno, West New Brighton. Plan No. 89.

JEWETT AV, w s, 25 s Bennett st, Port Richmond, extension to frame store and dwelling; cost, $350; owner, Jos. Seiro, Port Richmond; builder, Jos. De Stafeno, Port Richmond; architect, Chas. B. Hawken, West New Brighton. Plan No. 90.

LATHROP AV, n s, 140 w Willard av, West New Brighton, alterations to frame store and dwelling; cost, $125; owner, L. Kipp; builder, Fred Diffu. Plan No. 93.

LINCOLN AV, w s, 25— R R av, 102, Grand City, addition to frame store; cost, $100; owner, Jos. Sitter, Grant City; builder, Jos. Sitter, Grant City. Plan No. 91.

NEWBERRY AV, e s, 150 s Rich rd, Dungan Hills; alterations to frame dwelling; cost, $150; owner, Mary Cuneo, Dungan Hills; builder, Allen H. Koon, Dungan Hills. Plan No. 72.

PERRY AV, s s, 200 n Pearl st, West New Brighton, alteration to frame dwelling; cost, $100; owner, Mr. Palmer, West New Brighton; builder, John A. Racka, West New Brighton. Plan No. 70.

RICH AV PLOT, 172, Port Richmond, extension to frame dwelling; cost, $300; owner, A. Kapen, Port Richmond; architect and builder, A. Blum, Port Richmond. Plan No. 77.

RICH. RD, s s, cor Burgher av, Dungan Hills, alterations to frame hotel; cost, $300; owner, Jos. Corneforo, Dungan Hills; architect, Edwin H. Lockhart, Dungan Hills; builder, Jos. Corneforo, Dungan Hills. Plan No. 79.

ROSSVILLE AV, Rossville, areaway to brick school; cost, $444; owner, City of New York, Boro. of Richmond; architect, S. R. Brick, Boro. Hall, Richmond. Plan No. 88.

SHORE RD, s s, 100 e Harbor rd, Mariner's Harbor, alterations to frame hotel; cost, $150; owner, E. Ketchum; builder, F. H. Skerrett. Plan No. 73.

SIMONSON AV, e s, 350 s Terrace, Richmond Terrace, ——— to frame dwelling; cost, $295; owner, Hv. Martineau, Mariner's Harbor; builder, Abram Ellis, Jr., Mariner's Harbor. Plan No. 78.

TURNPIKE RD, w s, 200 s Kreischer st, Kreischerville, alterations to frame manufactory; cost, $250; owners, Kreischer Brick Mfg. Co., Kreischerville; builders, Kreischer Mfg. Co., Kreisherville. Plan No. 75.

WASHINGTON AV, Somerville, ——— to frame school; cost, $790; owner, City of New York, Borough of Richmond; architect, S. R. Brick, St. George. Plan No. 82.

WILD AV & RICH. TURNPIKE, Linoleumville, ——— to brick school; cost, $897; owner, City of N. Y., Borough of Richmond; architect, S. R. Brick, St. George. Plan No. 80.

PERSONAL AND TRADE NOTES.

THE ROCKLAND & ROCKPORT LIME CO., 200 5th av, will remove May 1 to the Architects' Building, 101 Park av.

THE ATLAS PAINT CO., of 103 Park av, Manhattan, has opened a Brooklyn branch at 550 Coney Island av. James H. Travis is manager of the same.

J. B. CONNELLAN announces that he has removed his architectural offices from 813 German Insurance Building to 104-105 Cutler Building, Rochester, N. Y.

HERMAN J. PRINGEL will open an architectural office at 306 East 59th st, N. Y. C., about April 1st and desires catalogs and other information useful to architects.

SMITH & BARTHEL, Monroe, La., are advancing their architectural work over a larger territory, necessitating additional office help and floor space. They desire to receive manufacturers' catalogues and samples.

D. E. WADSWORTH AND C. W. WADSWORTH, architects and builders, announce that they have formed a partnership under the firm name of the Wadsworth Co., with offices at 324 Rosenbloom Building, corner of Salina and Fayette streets, Syracuse, N. Y.

J. PRESCOTT GAGE, president of the Putnam Improvement Asso., and a real estate operator of Gray Oaks, is authority for the statement that a series of private meetings have been held recently at which the project was discussed of annexing Yonkers and Riverdale to the Borough of Manhattan.

THE NUMBER of new buildings filed in Queens County during the past three months shows an increase in number, but a decrease in the amount involved. There are 1,016 buildings filed this year from January 1 to date, against 974 last year. The amount involved is $3,359,070, against $3,681,265 for the same period last year.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 24:

JERSEY CITY.—Harry J. Max, s w cor Lafayette st and Woodland av, three 3-sty brick, $36,000; Boulevard Imp. Co., Boulevard, Sip and Garrison avs, one 8-sty brick, $250,000; Dominico Calabrese, 320 4th st, one 4-sty frame alteration, $1,300; Robert Scott, 2305 Boulevard, one 3-sty brick, $8,000.

HOBOKEN.—Aaron Friedman, 324 Adams st, one 4-sty frame alteration, $1,500.

IRVINGTON.—Joseph Blum, 184 South 21st st, one 3-sty frame, $5,000; Mariano Alu, 404 Grove st, one 3-sty frame, $6,000; Ferdinand Betz, 58 Montgomery av, one 3-sty frame, $6,000; Charles Frev s s 19th av, 50 e 22d st, one 3-sty frame, $7,000.

NEWARK.—Nicola Arace, 95-97 Parker st, one 4-sty brick, $25,000; Harry Macow and Abe Stoller, 855 Hunterdorn st, one 3-sty frame, $8,000; Louis Kaplowitz, 526 South 17th st, one 3-sty frame, $7,000; Louis Miller, 237 Rose st, one 3-sty frame, $7,000; Morris Mintz, 755 Hunterdon st, one 3-sty frame, $8,000; Angelo Pagani, 196 Jefferson st, one 3-sty frame alteration, $400; John Wasz Kewich, 71 Warwick st, one 3-sty brick, $11,000; Benjamin Weiss, 408 South 7th st, one 3-sty frame, $7,000; Harry Shor and Henry Rudin, 48-50 Holland st, two 3-sty frame, $16,000; Butensky & Portnoff, 527-529 South 17th st, two 3-sty frame, $15,000; Frank Colovito, 40 Summit pl, one 4-sty brick, $7,000; Filomena Cifelli, 87-89 Nicholas st, one 4-sty brick, $14,000.

MILBURN.—Angelo Gentile, n e cor Springfield and Montain avs, one 2-sty frame alteration, $800.

BELLEVILLE.—Peter Hauck & Co., 253 Mill st, one 3-sty frame alteration, $1,000.

PATERSON.—Davis Stein, n w cor Hamilton st and Lee pl, one 5-sty brick, $80,000; Joseph Barone, n e cor Clay and Martin sts, one 3-sty brick, $8,000.

WEST HOBOKEN.—Peter Nicoulin, 804 Hoboken st, one 3-sty frame alteration, $2,000.

WEST NEW YORK.—Vincenzo Venturo, 438 14th st, one 3-sty brick, $8,000; Fredk. Goldberg, n s 12th st, bet Bergenline and Palisade avs, one 3-sty brick, $8,000.

LODI.—Joseppe Coppolo, n s Home pl, 350 w of Passaic st, one 2-sty brick, $4,000.

BAYONNE.—Vitale & Vozza, 695-97 Boulevard, one 3-sty brick alteration, $200.

MONTCLAIR.—Antonio Montesion, 130 Forest st, one 3-sty brick, $8,000.

TOWN OF UNION.—William Goetz, 361 Bergenline av, one 4-sty brick, $18,000.

ATLANTIC CITY.—Isaac Aaron, 272-80 South Congress av, two 3-sty brick, $30,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for a 3-sty frame flat to be erected at 98 Magnolia st for Joseph Heller and Joseph Belaserkofsky, owners.

NEWARK, N. J.—Work will soon start on four 3-sty frame and stucco apartments at 294-300 Belmont av for Ellis Himber, owner. Hyman Rosensohn, 800 Broad st, is architect.

NEWARK, N. J.—Zapelkov & Buechler will erect an apartment house, 52x100 ft., at the northwest corner of Belmont and Avons avs. Cost about $40,000.

NEWARK, N. J.—F. & P. Wuyciak, of this city, will erect a 16-family brick flat at 88-90 Tyler st. Cost about $20,000.

NEWARK, N. J.—John C. Eisele will erect a 4-sty brick apartment and store, 36x90 ft., at Broad st and 8th av, to cost about $28,000.

CHURCHES.

NEWARK, N. J.—Work is to start at once on the new edifice which the First German Presbyterian Church is to erect at 16th av and Holland st, 112x58 ft., frame and stucco, seating capacity, 500. Cost about $25,000. The Rev. Raymond J. Hack is chairman of the building committee.

DWELLINGS.

NEWARK, N. J.—Chas. L. Steinbrenner, Essex Building, is preparing plans for a 2½-sty hollow tile, frame and stucco residence and store, 27x66 ft., to be erected at 1041 South Orange av, for Adolph F. Marquier, on premises, owner. Cost about $15,000.

NEWARK, N. J.—Edward V. Warren, 22 Clinton st, has completed plans for three 2-sty private frame residences to be erected on Peck av, near 3d av, for Chas. A. Morel, owner. Total cost about $12,000.

NEWARK, N. J.—I. C. Eagles, 153 North 16th st, East Orange, has completed plans for a 2-sty house at 174 Lincoln av for Francis C. Grubb, owner. Cost about $4,000. Contracts have been let.

NEWARK, N. J.—August Kleemann, 741 Broad st, is preparing plans for two 2½-sty frame dwellings to be erected on Sanford av, near South Orange av, for Martin Ermete and George Gotthardt, owners. Cost, $6,500 each.

LONG BRANCH, N. J.—E. V. Warren, architect, has prepared plans for a brick dwelling for Jas. J. Feniello, of Newark, to be erected in High st, Long Branch, at a cost of $5,000.

NEWARK, N. J.—E. V. Warren has completed plans for a frame dwelling, 34x28 ft., for Frank and Lillian Allison, to be erected in Johnson av at a cost of $5,000.

ASBURY PARK.— The First Baptist Church contemplates the erection of a $6,000 parsonage at 2d and Grand avs. Local architects are preparing sketches.

FACTORIES AND WAREHOUSES.

RED BANK, N. J.—J. C. Delatush, of this place, is preparing plans for a 1-sty reinforced concrete and brick artificial ice plant and warehouse, 137x45 ft., to be erected in Beach st, for the Monmouth Mutual Supply Co., 14 Mechanic st, owner. The Shipley Construction Co., 72 Trinity pl, N. Y. C., is enginer. Cost around $40,000.

NEWARK, N. J.—The factory of the New Jersey Sash and Door Co. at 16th av and South 7th st was destroyed by fire at a loss of $40,000. The plant of the Hudson Hat Co. at New and Hoyt sts was also burned, loss, $10,000. Plans for rebuilding have not been determined.

FORT LEE, N. J.—Klaw & Erlanger, N. Y. C., have purchased a tract on Lemoine av, Fort Lee, near Hackensack, for improvement with a moving picture plant for the manufacture of films.

HALLS AND CLUBS.

GREENWOOD LAKE, N. J.—The Orange Rod Club has leased property here and will soon begin the erection of a clubhouse to be ready for use by June. Plans have been drawn by S. Howard Soverel, a member of the club. Officers are Dr. Geo. W. Wakeley, vice-president; W. B. Gano, secretary; Herbert S Smith, treasurer.

MUNICIPAL WORK.

NEWARK, N. J.—Morris R. Sherrard, city engineer, has been instructed to prepare plans for paving Broad st, from Belleville av to Poinier st, for the Board of Public Works.

VENTNOR, N. J.—A bond issue is now pending for the issuance of $75,000 for the construction of a pumping station for the sewer system. W. I. Risley, city engineer, has completed plans.

SECAUCUS, N. J.—A proposition will be voted upon April 22d for the issuance of $29,000 for the installation of a sewer system. Sebastian Maulbeck is borough engineer.

PHILLIPSBURG, N. J.—A franchise was granted to the Phillipsburg Light, Heat & Power Co. to construct and operate an electric light plant here.

KEYPORT, N. J.—Bids submitted by H. A. Young, architect, for building a new public library, were all considered too high. Plans will be changed so that the cost will come within the amount appropriated.

STORES, OFFICES AND LOFTS.

PERTH AMBOY, N. J.—J. K. Jensen and G. W. Brooks, 196 Smith st, are preparing plans for alterations to the 2-sty brick store building, 22x50 ft, at the corner of Elizabeth st and Hall av, for Isaac Chumnoek, care of architects, owner. Cost, about $7,000.

PATERSON, N. J.—Fred W. Wentworth, 140 Market st, is preparing plans for a 4-sty brick and terra cotta store and loft building, 50x80 ft, to be erected at the southwest corner of Main and Van Houten sts, for the Henry Gerstley Estate, Louis Gerstley, trustee, 1411 North Broad st, Philadelphia, Pa., owner. Cost, about $40,000.

NEWARK, N. J.—Buchman & Fox, 11 East 59th st, N. Y. C., and Frederick Bigelow, 786 Broad st, Newark, associate architects, are proceeding with plans for the large department store for L. S. Plaut & Co. at Broad, Cedar and Halsey sts. The building will be 6-stys.

THEATRES.

NEWARK, N. J.—Hyman Rosensohn, architect, has completed plans for a moving picture theatre, 42x100 ft., to be erected on Mt. Prospect av by the Progressive Investment Co., to cost $12,000.

ELIZABETH, N. J.—For the purpose of converting the building into a moving picture theatre a New York Moving Picture Syndicate will purchase the property at 635 Elizabeth av, until recently owned by Jacob Kiefer. It is expected that work of remodeling the building will be started immediately.

ORANGE, N. J.—W. F. Lesser, owner of the Cranford Theatre, contemplates the erection of a $50,000 playhouse at Orange.

ASBURY PARK, N. J.—W. C. & A. F. Cottrell, of this place, are preparing plans for a moving picture theatre to be erected by H. J. & J. W. Rockefeller on 4th av, 50x100 ft, estimated cost about $10,000. Seating capacity 900, fireproof construction, steel, brick and hollow tile.

MISCELLANEOUS.

HOBOKEN, N. J.—Announcement was made on Saturday last at the Hoboken headquarters of the Hamburg-American Line on River st that it is the company's intention to demolish piers Nos. 2 and 3, both of frame, and to erect two modern steel and concrete piers for the accommodation of its steamships.

LONG BRANCH, N. J.—The Board of Commissioners have rejected the bids for erecting a public pavilion and 64 bath houses at the foot of Avenel boulevard, North Long Branch.

Other Cities.

CHURCHES.

BLOOMINGBURGH, N. Y.—A Catholic church is to be erected here this spring. A site has been purchased and operations will be started as soon as frost is out of the ground. Bloomingburgh is near Liberty, N. Y.

UTICA, N. Y.—The Christian Science Church contemplates the erection of a new edifice at Genesee st and Avery pl. An architect will be selected at once. Estimated cost, $40,000.

DWELLINGS.

NEWBURGH, N. Y.—Thomas Scofield, of the Newburgh Carpet Co., has purchased several acres of the former Patton Farm and will erect a residence there in the near future.

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—The Wicker-Kraft Co., now located in South Water st, will commence work immediately on a 2-sty factory at Overlook pl and William st, 75x30 ft. G. H. Pratt, owner of the building, is planning to install some new machinery for making reed furniture.

MALONE, N. Y.—The Thomas Hinds Foundry is having plans prepared for a plant to replace the one recently destroyed by fire. A foundry, machine shop and pattern building will be erected.

NEWBURGH, N. Y.—F. E. Estabrook, architect, is preparing plans for an extension to the paper box factory of W. W. Hawks, 118 Water st, 2-stys, 70x125 ft.

GLENS FALLS, N. Y.—The plant of the Glens Falls Times was entirely destroyed by fire. The loss is estimated at between $25,000 and $30,000. No arrangements have yet been made for rebuilding.

TROY, N. Y.—The B. Cooper Ice & Coal Co. will start immediately the erection of a $4,000 ice house on Smartis Pond to replace the building which was recently destroyed by fire.

WATERTOWN, N. Y.—The New York Air Brake Co. contemplates erecting a boiler house at its Pearl st plant.

FORT EDWARDS, N. Y.—It is rumored that several parties from New York City are about to erect a large shirt factory here. The names of those interested are unobtainable.

BATAVIA, N. Y.—The Batavia Preserving Co. has purchased a large tract adjoining its present plant and proposes to double its capacity by the erection of several 4-sty buildings.

SOUTH NORWALK, CONN.—Cluett, Peabody Co., 433 Rivers st, and 385 4th av, Manhattan, will soon start the erection of a factory addition. In all probability an engineer will soon be retained.

HALLS AND CLUBS.

POUGHKEEPSIE, N. Y.—Harvey G. Eastman, Council No. 97, is contemplating the erection of a lodge hall for its own use. The proposition is in the hands of a building committee.

POUGHKEEPSIE, N. Y.—The Columbia University Oarsmen will erect a permanent home on the west shore of the Poughkeepsie course about a mile below Krum Elbow, where two stone houses, one for shells and one for men will be erected at a cost of $10,000.

ALBANY, N. Y.—Chas. G. Ogden, 63 State st, has prepared plans for rebuilding the Central Y. M. C. A. building. Cost, about $65,000.

WATERLOO, N. Y.—The Ontario historical society contemplates the erection of a new building to cost $30,000, of which $20,000 has been appropriated.

HOSPITALS AND ASYLUMS.

MORRISTOWN, N. J.—James J. Lyons, Assemblyman, has received the contract to erect additions to the Female Nurses' Home, also laundry and stables at the State Insane Hospital at Grey Stone Park. The estimated cost is $23,000.

HOTELS.

LAKE MOHEGAN, N. Y.—It is said that a New York syndicate is seeking to purchase of Frank Frye a large tract of property here on which to erect a large hotel building.

MUNICIPAL WORK.

PINE BUSH, N. Y.—A representative of the Western Electric Co. is consulting with several of the business men here regarding the electric lighting of Pine Bush, near Goshen. The company at present has a proposition to build a power house to generate electricity if satisfactory arrangements can be made.

PROVIDENCE, N. Y.—All bids were rejected for rebuilding the approaches of the Rhode Island Stone Bridge. Henry C. Wilcox, State House, is chairman of the committee.

ILION, N. Y.—A proposition will soon be submitted to the people for the issuance of $20,000 of bonds, the proceeds to be used for the improvement of the municipal electric light plant.

FULTON, N. Y.—The Volney Paper Co., of this place, has plans in preparation for a power house, 25x50 ft. Operations will probably go ahead early in the spring.

WALLINGFORD, CONN.—Bids will be received until 5 p. m., April 8, for constructing about 15,510 sq. yds. pavement. John E. Martin is warden, and Wm. A. McKenzie is borough engineer.

POWER HOUSES.

SCHENECTADY, N. Y.—The Mohawk Gas Co. is having plans prepared for the erection of a gas generating plant to cost $350,000.

(*Continued on page 702.*)

LEASES.

Manhattan.

(*Continued from page 674.*)

WORTHINGTON WHITEHOUSE leased for the Goelet Realty Co. the store and basement in 14 East 47th st for a term of years to Walter J. Brennan & Co., dealers in willow furniture, for years located opposite Grand Central, Lexington av and 44th st; also the 1st loft in 465 5th av for term of years for Elwood O. Roessle to Everall Brothers, tailors, at 259 5th av; also 4th loft in the Lexington Building, 141 to 155 East 25th st, for International Street Railway Co. to Stuart Specialty Co., of 24 East 23d st, for term of years; also store in 25 East 48th st for Halsey and Flint to Madame Adrienne.

LOUIS SCHRAG, leased for Gifford Pinchot, the old Republican Club Building at 2307 Broadway, between 83d anad 84th sts, lot 32x136; after extensive alterations the same will be used by Jacob Shenfield for a ladies' cloak and suit house; for the Mentor Realty Co. the 1st loft in 158 West 23d st to the Journal Waist Co., of 153 West 23d st; for Albert Von den Dreisch the 2d loft in 133 West 24th st to Edward Brill for a term of years; for Joseph Keen the 4th loft in 9 East 48th st to Julia Quinn Sheehan and Honor Keeney for a term of years.

L. TANENBAUM, STRAUSS & CO., INC., leased to L. F. Castle Co., now at 585 Broadway, 22,000 sq. ft. of space in the building at 63 to 67 West 38th st, and 62-64 West 39th st, for a long term of years, for the Colony Construction Co.

CHARLES F. NOYES CO. leased for Rodolfo G. Barthold for a term of 5 years the building 70 Cliff st to Martin H. Berry's Son, now at 60 Cliff st; also a floor in 487-9 Greenwich st to the Hoffmann-La Roche Chemical Works, now at 440 Washington st, and a loft at 275 Water st to American Steel Goods Co.

THE STATE BANK leased through A. H. Levy from the Croisic Realty Co. the store at 7 West 26th st, in the Croisic Building. The lease is for a term of years. The bank will open a branch there on May 15, which will be known as the Madison Square branch. The bank also has negotiations well advanced for leasing quarters in the Bronx for a branch to be established there. At present the bank has two places in Manhattan, the main office being at 378 Grand st, with a branch at 1400 5th av. There are also two Brooklyn branches.

Bronx.

THE UNION NEWS CO., through John A. Steinmetz, leased from William Lowe for a term of years the ice cream and confectionery parlor of the new Bronx Park Casino at Boston rd and Bronx Park South.

THE A. ARENT CO. leased a store in the building now being erected at the southwest corner of Kelly and 163d st to Samuel Schatten for a term of 5 years, at an annual rental of $2,000; also the store at 1319 Wilkins av to Samuel Wachtel for a term of 5 years at $1,000 per annum, and a store in the Hunts Point Building to the Standard Butter and Egg Co. for a term of 5 years at an annual rent of $1,000.

Brooklyn.

THE NASSAU NATIONAL BANK OF BROOKLYN has just closed a lease through the Douglas Robinson, Charles S. Brown Co. for the ground floor, comprising about 500 sq. ft., in the building to be erected at the southwest corner of Court and Jorolamon sts. The lease is for a term of 10 years at an aggregate rental of about $500,000. The bank is at present located in the Garfield Building, 26 Court st. The property to be improved was purchased about 3 months ago by the Weinbros Realty Co. from the Interborough Rapid Transit Co.

ANTHONY La FORTE leased to the Board of Elections of the city of New York, Brooklyn branch, the 2d loft in 435 and 445 Fulton st.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway the Maples Cottage, in Crescent st, to Henry Lipschutz; the Higgins cottage, on Carlton av, to Richard May; the Ferber cottage, on Franklin av, to S. Charles Hirschberg; the Edinburgh cottage, on Franklin av, to Roy Foster; at Arverne, the Roman cottage, on Straiton av, to Mrs. Lily Basch, and at Edgemere, the Mulqueen cottage, on Wave Crest av, to G. J. Fleischmann.

NICHOLSON & CO. leased two large floors in the Manhattan Grille and Fret Work Co.'s building, situated in Sunswick st near the Queensboro bridge, Long Island City, for a long term of years to Carl Bomeisler, a manufacturer of cut glass and decorated bottles.

ARTHUR F. TOMLINSON & CO. leased, at Arverne, for L. B. Hard to C. J. Tomlinson two Robert Burns cottages on Storm av; also, at Far Rockaway, for Thomas Pepper to C. M. Barnett, for one year, a cottage in Union st.

ARTHUR F. TOMLINSON & CO. leased for the Mulhearn Realty and Construction Co. to Mrs. Emily Milton a cottage in rue de St. Felix, Far Rockaway.

Near-By Cities.

GEORGE W. LOFT, the candy manufacturer, has leased the 4-sty building at 157 Market st, Newark, for a term of 5 years, at an aggregate rental of $20,000. The lease is dated from April, 1914. The building is 20x190 with a 60-ft. L. The premises will be extensively altered by Mr. Loft. The deal was made by Arthur M. and Alfred L. Peer.

Rural and Suburban.

ALFRED E. SCHERMERHORN leased for the summer season of 1913, at Southampton, L. I., for Mrs. George R. Schieffelin her "Plas-Ar-Lyn" on the east side of First Neck la to Mrs. John H. Bradford; for Mrs. Edward

Rural and Suburban Leases (Continued).

Mitchell her "Bonnie Dune" in the south side of Gin la, on the ocean, to Henry Chalfant; for James Henry Pierson his cottage in the west side of Main st to Mrs. William H. Tillinghast; for Mrs. Alexander Cameron her cottage on the north side of Bridgehampton rd to Arthur Coppell; for Grange Sard his cottage in the south side of Great Plains rd to Mrs. Henry Mortimer Brooks; for James L. Breese his "The Orchards" on the north side of Shinnecock rd to Patrick A. Valentine; for Mrs. E. Brokaw Fischer Mrs. Elihu Root's cottage on the corner of Pond la and Ox Pasture rd, to F. S. Landstreet. The same broker leased, at Bridgehampton, L. I., for E. Twyeffort his "Beach House," on Atlantic av, near the ocean, to D. F. Downs; at Shelter Island, for the Island Realty Co. its cottage on the south side of Patchogue av, in the Manhasset section, to Ralph C. Otis.

THE LEWIS H. MAY CO. leased at Cedarhurst, the Connelly cottage, on Cedarhurst av, to Mrs. Hannah Eckstein.

FISH & MARVIN rented the Bacon property at Bronxville to H. Stanley Chase; also rented the Wurzburg house, Lawrence Park, Bronxville, to W. D. Despard; also the Root house, at Sagamore, Bronxville, to Herbert Fuller.

FREDERICK C. FRANKEL leased for A. H. Isleib his house at Great Neck Villa, L. I., to H. K. Stroud; for E. J. Albrecht his house at Great Neck Hills, L. I., to A. Dillenbeck; for the Great Neck Improvement Co. a house at Great Neck Hills, L. I., to Frank Adair Eaton; also leased for the season for Lieutenant Commander C. S. Freeman, U. S. N., his house, furnished, at Great Neck Hills, L. I., to Edward E. Epps.

WILLIAM K. MACDONALD rented for John W. Latham his house on Franklin av, Woodmere, L. I., to Charles E. Owens; also for Millicent Baum her cottage on Irving pl to F. M. Wise, and for Dr. C. E .Clark his new house on East Broadway and Meadow View drive, at Hewlett, L. I., to John B. Brandreth.

ALLEN & FELDSTEIN leased the Ware bungalow in Woodland terrace, Lake Placid, N. Y., to Mrs. S. Hirschbach.

PEASE & ELLIMAN leased for the estate of George W. Crossman the country place known as "Windermere," on Ocean av, Cedarhurst, L. I., belonging to Samuel P. Hinckley, to Dr. James R. Hayden.

ALLEN & FELDSTEIN leased the Brewster Castle, on Signal Hill, Lake Placid, N. Y., to Mrs. O. W. Lehmann.

REAL ESTATE NOTES.

J. NEWTON OSORIO has removed his offices to 149 Broadway.

DUFF & CONGER have been appointed agents of the apartment houses at 58 to 66 East 96th st, 6 and 8 East 97th st and 318 East 77th st

NATHAN L. OTTINGER, of 31 Nassau st, has opened an office at 900 7th av, southwest corner of 57th st.

CHARLES F. NOYES CO. was associated as brokers with the Firm of Leonard J. Carpenter in the lease of 71 Pine st to Westinghouse, Church, Kerr & Co.

THE BUYER of the Rockville apartment house, at the northeast corner of Audubon av and 177th st, is the Inter-city Land & Securities Co. The particulars of the sale are reported in another column.

THE ARDSLEY AMUSEMENT CO., of which Arthur G. Humphries is president, is the lessee of the Goelet property at the southwest corner of Broadway and 90th st. The plot will be improved with a combination theatre, store and business building.

THE NEW YORK TITLE INSURANCE CO. has agreed to lend $290,000 to the Aron Realty Co. for the purpose of erecting a 9-sty apartment house at 105 to 111 East 53d st. The building will be ready for occupancy in the early fall.

THE BROADWAY AND DEY STREET CO., a subsidiary to the City Investing Co., has disposed of its interest in the building on the southwest corner of Broadway and Dey st. This building was sold over a year ago to the Oceanic Investing Co., representing English capital, the Broadway and Dey Street Co. taking back a lease on a net rental basis. It is reported that the present buyer of the Broadway and Dey Street Co. stock is acting for the owners of the fee, so that, in effect, the transaction amounts to a cancellation of the lease.

THE SUPREME COURT has been asked by the trustees of the estate of George G. Carter to partition the 5-sty business building at 279 to 283 Broadway, just north of Chambers st; the 5-sty building at 57 Reade st, which is in the rear of the Broadway property, and the Cleveland, a 5-sty apartment house at 126 to 130 East 24th st. The apartment house is between 4th and Lexington avs and in a section of much trading up to last summer. The suit is brought against John M. Rich, Hattie Rich and others by Stuart G. Gibboney as attorney for H. Skelton Carter, Paul H. Carter, Mary Arabella Washburn and others. The property is valued for tax purposes at $642,500. Lawson Purdy is the owner of the Broadway property on the tax books.

HARRIS AND MAURICE MANDELBAUM were associated with Bing & Bing in the recent purchase from Max Marx and Lowenfeld & Prager of the plot, 47x100, at the northeast corner of Lexington av and 50th st, and the lot, 25x100, at the southeast corner of Lexington av and 51st st. The Mandelbaums and Bing & Bing have consolidated their interests in the New York Nursery and Child's Hospital property, thereby placing the entire block front, sold at auction on March 12, under one ownership. The Mandelbaums owned a plot, 75 x100, on Lexington av, between the corners just bought, and Bing & Bing owned a plot with 220 ft. frontage on 51st st, adjoining the corner. The entire hospital property brought $446,100 at the recent auction sale.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Duane st, 53-5—N Y Edison Electric Co..A-C-F
East B'way, 39-41—Sol Cohen.....D
East B'way, 39-41—Jacob Schlechter.....D
Lispenard st, 13-5—Louis Stotesbury. A-B-C-E-F-H
Maiden lane, 20—Mary N Todd.....A-C-E-F
Pearl st, 88-90—Wm R Boyce.....F-H
Spring st, 53—Georgianna G R Wendel, A-B-C-E-F-G
Water st, 265-7—Wm E Treadwell Est.....A-B
William st, 214-18—Metropolitan Realty Co..A

Numbered Streets.

2d st, 304 E—Morris Zulnesski.....L
2d st, 304 E—Jas J Larkin.....C
15th st, 525-31 E—Benj F Hoaderty.....F-G-H
15th st, 525-31 E—Aug W Cordes.....B-C-E
21st st, 132-4 W—Sig Hornhicht Co.....D
22d st, 129-31 W—Arthur G Rosenthal.....G
23d st, 527-41 W—Thos Larkin.....C
26th st, 151-63 W—Sol Blogg.....C-G
26th st, 151-63 W—Adolph Sperlin.....C-G
60th st, 123 E—Josephine O'Leary.....G
61st st, 227 W—Samuel Carey.....G
81st st, 350 E—Max Larschan.....I
85th st, 26 E—Moritz Friedman.....K-L
104th st, 404-12 E—E W Hauptmann.....K
104th st, 435 E—Harlem Mkt Garage..A-C-K-L
106th st, 212 E—Max Aronson.....C
110th st, cor Central Park West—Eureka Parkway Garage .....K-L
111th st, 188¼ E—Abramowitz Bros.....A-G-H
113th st, 86 E—A Lipshitz.....G
118th st, 22 W—Wolf Levy.....C
124th st, 232 E—Henry & Williams.....A-C-L
126th st, 107 E—A H Wilkinson.....A-C-G
128th st, 157-9 E—Standard Rubber Co..L-G-O
128th st, 157-9 E—Quimby & Kohl.....L-O
129th st, 225 E—Harlem R Garage & Repair Co .....A-C-K

Named Avenues.

Lexington av, 1662—Alethea Koupal.....C
Lexington av, 1664—Ernest F Bliss.....C
Madison av, 1756—Samuel Lewis.....C
Park Row, 100—Union Trust Co.....D

Numbered Avenues.

2d av, 122—H Milgrim & Bros.....C-F-G-H
3d av, 2078—Max Bokat.....A
6th av, 305-19—Simpson-Crawford Co., A-C-E-F-H

BRONX ORDERS SERVED.

Numbered Streets.

138th st, 382 E—Henry Wendeler.....C
169th st, 451 E—Frank White.....E

Named Avenues.

Courtland av, 786—Ryan & Pace.....I
Wilkins av, 1469—Pick & Biener.....A-E-I
So Boulevard, 1516—Superior Photo.....F-I

Numbered Avenues.

3d av, 3413—Chas E Tyte.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Eldert st, 337-57—Leyser & Green Co.A-B-C-G-H
Grace Court alley, 19—H F Noyes.....A-C-H-K
Moore st, 20—Metropolitan Tobacco Co.....K
Richards & Van Brunt sts—Beard Est.....K
Spencer st, 144-6—David Jones.....A-C-E-G
Sterling pl, 800—Singer S M Co.....K

Numbered Streets.

61st st, ft of—Patrick J Larkin.....A-K
85th st, s e c Bay Parkway—Peoples Temple..E
86th st, 2201—Wilmot E Finning.....D

Named Avenues.

Arlington av, 151—N W Curtis...A-C-D-G-H-K
Atlantic av, 190—Wm Vander Wegen.A-D-H-K-L
Atlantic av, 307—Monatin Realty Co..... .C
Atlantic av, 1059—Paul Horgan.....K-L
Atlantic av, 1717 (rear)—John Striano....G-K
Bedford av, 1148—E F Rau.....K
Belmont av, 110—S Gottlieb.....K
Blake av, 915—Louis P Itzler.....C
Broadway, 611—Morris Goldzier.....C
Broadway, 611—H Manalick.....C
Central av, 484—Max Robinson.....A
Central av, 510A—Robert Kinmer.....A-C-H-K
Church av, ss, 150 ft w Prospect—Rev John T Woods .....C-F
Church av, ss, 150 w Prospect av—Bklyn Union Gas Co.....A
Classon av, 118—Fahlberg Saccharine Works. A-H
Classon av, 836—F Jones.....A-H
DeKalb av, 1197-1211—Howard & Morse. A-D-H-K
Drigs av, 303-9—Greenpoint Auto Garage. A-C-G-H-K-L
Flushing av, 298—P Galewitz.....A-G
Graham av, 154—Max Aduss.....A-B-C-E
Greene av, 515—Chas A Breitenstein..A-D-G-H
Harrison av, 191-3—Abraham Rosenberg, D-E-F-I-G
Kent av, 828—Coyne & Delany Co.....G-H
Kent av, 828—Coyne & Delany Co.....G-H
Kent av, 963-5—Wm Henne & Co.....A-G-K
Knickerbocker av, 383—Alex Jutkowitz.....G
Lexington av, 751—Henry Bartels.....K
Metropolitan av, 140-2—Irag Hill...B-C-F-G-H
Metropolitan av, 140-2—Bklyn Union Gas Co.A
Myrtle av, 823—Herman Glass Co.....A-C-G
Nassau av, 207—John K Wiegand....A-G-H-K
Newkirk av, 1818—N E Boomhower.A-D-G-H-K
New York av, 120—Robert Gair....A-C-D-H-K
Pitkin av, 1563—Sol Liebowitz.....G
Pitkin av 1752—Kiva Rabinowitz.....G
Prospect av, 1235—Prospect Drug Co.....G
Ralph av, 475—H Blechner.....A
Reid av, 318—F A Wendell.....A-C-H-K
St Marks av, 201-3—Carlton Garage, Inc.....L
Saratoga av & Ocean Front—Witherbee Black. A-C-D-G-H
Snediker av, 36-8—D Jewell & Son.....A-H
Stone av, 260—Shetland Co.....C
Sutter av, 591—S Greenspoon.....G
West End Terminal—Nassau Electric R R Co.A
Tompkins av, 53—Morris Glass.....A
Vanderbilt av, 461—Henry R Jones.....C
Vanderbilt av, 263—Harold I Pratt....A-G-H-K
Vanderbilt av, 315—Miss E J Merrill.....M
Van Sicklen av, 235—W R Holzen.....A-G-H
Waverly av, 195—Geo D Pratt.....A-D-G-H-K

Numbered Avenues.

2d av, 170-2—Montauk Paint Mfg Co.....K
3d av, 555—Piner & Goradetzky.....A-G-K
3d av, 5518-22—Herman B Broer.....K
4th av, nwc 51st st—John J Dobbin.....K
5th av, 385—M Greenfield.....A-C-H
7th av, 431—Pasquale Carfagno.....A-C-G

QUEENS ORDERS SERVED.

Named Streets.

Elm st, 523 (Richmond Hill)—Edward Delmeir..... ....A-C-G-H-K
Fulton st, 258 (Jamaica)—H Nadelman..A-H-K
Fulton st, 376 (Jamaica)—C H Wooley & Bro A-C-D-G-H-K
Gale st, 71 (Blissville, L. I.)—Natl Cement Mfg Co .....A-C-H-K-L
Grand st (Maspeth)—Geo W Ray.....A-C-H
Harman st, 1914—Otto Norz.....A-H-K
Haven pl, 6—L I Motor Truck Co....G-H-K-L
Locust st, 24—Chas Bernhardt.....A
Oak st & Bway (Far Rockaway)—Chas J McKenna .....A-C-D-G-H
South st, 254 (Jamaica)—Chas Caramont.....B
Wave Crest, Far Rockaway—S Herbert. A-C-D-H-K

Numbered Streets.

3d st, 8 (Woodside)—H L Barker.....C-H-K
17th st & 8th av (Whitestone)—Townsend & Knob .....A-H

Named Avenues.

Bandman av, 59 (Jamaica)—Isabella Crimmins C
Boerum av, 38 (Flushing)John Beplat.....A-K
Borden & Review avs—Edward Motor Car Co A-C-D-G-H-K-L-M

BOARD OF EXAMINERS.

APPEAL 11 of 1913, New Building 7558 of 1912, premises west side Steuben Street 100 feet south of Myrtle Avenue, Brooklyn, Benj. Drisler appellant.

Question of area, non-fireproof building. Section 32.

APPROVED.

APPEAL 12 of 1913, New Building 3027 of 1912, premises southwest corner Grove St. and Woodward Av., Queens, Messrs. Gross & Kleinberger, appellants.

Partial frame construction, outside Fire Limits.

APPROVED.

APPEAL 13 of 1913, New Building 80 of 1912, premises 1564-1566 Broadway, Manhattan, James J. F. Gavigan, appellant.

Theatre.

APPROVED.

APPEAL 14 of 1913, Alteration 6 of 1913, premises 1152 Second Avenue, Manhattan, Lorenz F. J. Weiher, appellant.

Exits; moving picture auditorium.

APPROVED.

APPEAL 15 of 1913, Alteration 48 of 1913, premises 210 East Houston St. and 103 First St., Manhattan, Louis A. Sheinart, appellant.

Excessive height for non-fireproof building.

Withdrawn by appellant.

APPEAL 16 of 1913, New Building 671 of 1912, premises 33 West 51st Street, Manhattan, James Reily Gordon, appellant.

Pent house on hotel. Section 105.

DISAPPROVED.

APPEAL 17 of 1913, New Building 18 of 1913, premises northwest corner Howard and Lafayette Streets, Manhattan, Messrs. McKenzie, Voorhees & Gmelin, appellants.

Curtain wall construction, 12-story building.

APPROVED.

APPEAL 18 of 1913, New Building 625 of 1912, premises northwest corner Water and Beekman Streets, Manhattan, Adolph Mertin, appellant.

7-story fireproof hospital. Question of wall construction in 6th and 7th stories; pent house.

APPROVED.

APPEAL 19 of 1913, New Building 1132 of 1912, premises northwest corner Twombley Place and Twombley Place, Queens, Herbert R. Brewster, appellant.

Theatre.

DISAPPROVED.

APPEAL 20, Fireproof shutter case 1 of 1913—withdrawn by appellant.

OFFICIAL CREDIT RECORDS

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 22.

38TH st, ns, 100 e 8 av, 20.6x98.9; Jno Merkel et al Jac Rosenthal et al; Ferriss & Storck (A).

ELLIS av, ns, 305 e Pugsley av, 25x108; Fritz Doll et al—Zerega Realty Co et al; Lewkowitz & Schaap (A).

ELLISON av, es, 275 n Marrin, 25x100; Odell C Butler et al—Chester Improvement Co et al; C W H Arnold (A).

1ST av, sec 118th, 18.11x75; Gwladys C Barber—Jos Schwartz et al; J M Allen (A).

MAR. 24.

MERCER st, 89; Solomon A Fatman—Mary F Stanley et al; Rose & Paskus (A).

11TH st, 331 W; Lambert Suydam Jr trste—Ann Walsh et al; W R Adams (A).

100TH st, 403 E; Louis Jagoda—Benj Beller et al; D Strausman (A).

109TH st, ns, 270 e 1 av, 150x100.11; Wm Meyer—Ehler J Ernst et al; H S Mack (A).

113TH st, 70 W; Henry Meyer—Lena Kannensohn et al; Elfers & Abberley (A).

131ST st, 13 W; Frederic de P Foster et al—Philip A Payton Jr et al; F F de Rahm (A).

134TH st, 240-2 W; Josephine E Carpenter—Louis Manheim et al; W B & G F Chamberlin (A).

AMSTERDAM av, 2208-10; 170TH st, 500 W; 151ST st, 527 W & property in Kings County; Abr E Friedelson—Ellemmay Realty Co et al; Kantrowitz & Esberg (A).

FRANKLIN av, es, 75.6 n Jefferson pl, 75.1 x100; two actions; German Savings Bank in the City of N Y—Edw A Barry et al; M Auerbach (A).

3D av, swc 174th, 100x121.2; 3D av, ws, 100 s 174th, 100x128.8; Richd Bauer—Simons Realty Co; Fischer & Rosenbaum (A).

MAR. 25.

POPLAR st, ss, 101.8 w Chauncey, 50.10x55.5; Wm F Kuntz—Philip H Kransch et al; M Cooper (A).

38TH st, 269 W; David M Levy—Jac Rosenthal et al; amended; J P Berg (A).

102D st, 109-11 W; G P Sherwood & Co—Rosaria Pizzutiello et al; Deyo & Bauerdorf (A).

115TH st, ss, 379 e Lenox av, 36x100.11; N Y Life Ins & Trust Co—Jonas S Scheff et al; Emmet & Parish (A).

RIVERSIDE dr, es, 125 s 122d, 100x100; Ormond Realty Co—Kinsella Constn Co et al; A & H Bloch (A).

5TH av, swc 129th, 99.11x110; two actions; Germania Life Ins Co—Jno Schoering et al; Dulon & Roe (A).

LOTS 62 to 64, map of Pugsley Estate, Bronx; Annie C Ruhl et al—Jac Keller et al; R H Bergman (A).

MAR. 26.

CLINTON st, 175; Emil W Oppenheim Minnie L Simon et al; L A Solomon (A).

17TH st, 110 W; Jeanette K Harris—L Wolins Contracting Co, Inc, et al; Kurzman & Frankenheimer (A).

44TH st, ns, 275 e 2 av, 50x100.5; Lucien Alavoine et al—Jos H Kern et al; Wooster, Williams & Saxe (A).

135TH st, ss, 172.6 e Lenox av, 17.6x99.11; Frank Cleland—Alice Spence et al; Kiernan & Moore (A).

222D st, ns, 506.7 e Barnes av, 25x88.10; Chas S Whitney—Chas Ringelstein et al; J W Middlebrook (A).

AV C, 301; Jos L R Wood—Henry C Fredericks et al; Fixman, Lewis & Seligsberg (A).

LOTS 217-223, amended map of Adee Park, Bronx; Herman F Epple—Constantin Krone et al; L E French (A).

1ST av, 889; Ede L Coster—Seal Realty Co; Anderson, Iselin & Anderson (A).

MAR. 27.

MT HOPE pl, ss, 550 w Fleetwood av, 25x125; Edw F Cole—Solmax Realty Co et al; W F Wund (A).

PARKSIDE pl, ws, 104.11 n 207th, 25x90; G B Raymond & Co—Wm Freeland et al; De La Mare & Morrison (A).

PARKSIDE pl, ws, 129.11 n 207th, 25x90; G B Raymond & Co—Wm Freeland et al; De La Mare & Morrison (A).

12TH st, ns, 173 e 1 av, 24.4x103; Kips Bay Brewing & Malting Co—Giovangelo DeBellis et al; Paskus, Cohen & Gordon (A).

80TH st, 219 W; Ormond Realty Co—Jno L Taylor et al; A & H Bloch (A).

124TH st, ns, 250 w 1 av, 50x100.11; Harris B Greenberg—Emil Reibstein et al; Kantrowitz & Esberg (A).

166TH st, ns, 95 w Colonial pkwy, 50.1x60; Sarah Wohlgemuth—Trial Realty Co et al; Arnstein, Levy & Pfeiffer (A.

EDGECOMBE av, 165-7; Saml Less—Irene M Brobst et al; G M Moscowitz (A).

WEBSTER av, nwc 179th, 23.4x100.8; Guaranteed Mtg Co of N Y—Agnes M Pragnell et al; Carrington & Pierce (A).

8TH av, 2180; Edgerton Park Co—Jno Coffey; J Walz (A).

MAR. 28.

COOPER st, ns, 150 w Emerson, 50x100; Sol C Powell—Realty & Brokerage Co et al; Saxe & Powell (A).

WASHINGTON st, es, Lot 415, map of Unionport, Bronx; Jacob Cooper—Elizabeth C Fonda et al; M Cooper (A).

67TH st, 52-4 W; Franklin Savgs Bank in the City NY—Wm W Hubbell et al; W N Powell (A).

156TH st, 1013 E; Jno J Brennan—Abr Kassel et al; Gallert & Heilbron (A).

236TH st, ss, 85 e Katonah av, 28.7x100; also 236TH st, ss, 170.9 e Katonah av, 28.6x100; Gottlob C Zeek et al—German Real Estate Co et al; E Miehling (A).

BROOK av, 1000-2; two actions; Empire City Savgs Bank—Sadie Jacobs et al; C W Dayton (A).

CROTONA av, nec Garden, 70.3x49.2; Henry McCaddin—Sass Cal Realty & Constn Co et all; W E Slevin (A).

FERRIS av, es, adj land of St Joseph's Institute, x ; Philippina Zinsmeister—Frank H Fischedick et al; E L Brisach (A).

TINTON av, ws, 199.6 s Home, 18.6x110; Merchants Co-operative Mtg Co—Henry Raab et al; M Hertz (A).

3D av, 423; Equitable Life Assurance Society of the U S—Chas F Camerer et all; Alexander & Green (A).

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 20.

73D st, 511-13 E; Union Bank of Bklyn—Rubin Rubenstein; Louis Goldstein (A); Phoenix Ingraham (R); due, $10,282.38.

73D st, 509 E; same—same; same (A); same (R); due, $10,225.96.

73D st, 507 E; same—same; same (A); same (R); due, $12,117.92.

73D st, 503-5 E; same—same; same (A); same (R); due, $11,735.75.

MAR. 21 & 22.

No Judgments in Foreclosure Suits filed these days.

MAR. 24.

Jacobus pl, ses, 246 ne Terrace View av, 13.7x80; Park Mtg Co—Wm A Mark; Seybel & French (A); Jas A Foley (R); due, $3,521.37.

101ST st, 217 E; Harriet B Morse—Antonio Odato et al; Martin, Frazer & Spier (A); Geo W Collins (A); due, $13,010.48.

MAR. 25.

125TH st, 332 E; Broadway Savgs Institution—Dora Dubinsky et al; Richl Kelly (A); Geo E Weller (R); due, $29,205.56.

MAR. 26.

120TH st, 51 E; Greenwich Savgs Bank—Patk Goodman; B Aymar Sands (A); Maurice Goodman (R); due, $7,768.75.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 22.

69TH st, 312 E; T J Cummins Plumbing Co—Mary E Powers et al; action to foreclose mechanic's lien; R Cummins (A).

115TH st, 40-4 W; Congregation & Chebra Ukadisha B'Nai Israel Mikalwarie—Jonas S Scheff et al; action to declare lien; Aron & Salant (A).

LOTS 400-4, map of Haight Estate, Bronx; Jac H Greenbaum—Pauline Rosenmeyer; cancellation of mortgage; J L Young (A).

MAR. 24.

UNION sq, swc 16th, 32.6x141.10; Ethel L Millard—Wesley Harper trste et al; action to set aside deed; C P Easton (A).

31ST st, 101-5 E; 4TH av, 461-3; Andw M Haney—Lehigh Valley Structural Steel Co et al; action to foreclose mechanics lien; H W Kiralfy (A).

41ST st, ss, 203.6 w 9 av, 21.6x98.9; Isabelle Taylor et al—Fidelity Trust Co of Newark, N J et al; partition; J F McCloy (A).

56TH st, 238-40 W; City of N Y—Fredk J Kelly; notice of levy; A R Watson (A).

SAME prop; same—same; notice of levy; A R Watson (A).

SAME prop; same—same; notice of levy; A R Watson (A).

JACKSON av, 638; Julia Kelly at al—Michl Struth; action to recover ½ pt; J E Farrell (A).

SO BOULEVARD, nwc 156th, lot 93; Tax Lien Co of N Y—Henry J Yockel et al; foreclosure of transfer of tax lien; W Lustgarten (A).

2D av, 787-91; Edw P S Mulvany—Mary C Mulvany et al; partition; J T Fenlon (A).

2D av, 544; Chas I Maddox—Frances M Maddox; action to set aside deed; M Smith (A).

MAR. 25.

COLUMBUS av, 498-500; City of N Y—Jungman Drug Co; notice of levy; A R Watson (A).

FRANKLIN av, 1390-4; Canebrake Realty Co—Inter-City Land & Securities Co; specific performance; A O Ernst (A).

LOTS 42 & 43 map of Schieffelin Estate, Bronx; Frank C Hoffman—Saml I Horowitz et al; action to set aside deed; S W Stern (A).

MAR. 26.

COOPER st, ss, 150 w Isham, 25x100; Henry F Brady—Milda Millard et al; partition; F J Sullivan (A).

21ST st, ns, 300 w 11 av, 100x98.9; Herman Koerner—Isaac S Rossell et al; action to foreclos mechanics lien; J Manheimer (A).

139TH st, ss, Madison av to 5 av, —x—; also 5TH av, nec 140th, —x—; Irving Lehman trste—Jacob A Cantor et al; partition; W E Meyer (A).

LOT 64, part of map of Townsend Poole Estate, Bronx; Jno J Larkin—Jas H Hoffocker Jr; notice of attachment; S Williamson (A).

MAR. 27.

BROOME st, 293; City of N Y—Albt A Jetter; notice of levy; A R Watson (A).

DELANCEY st, 109; City of N Y—Abr Kasower; notice of levy; A R Watson (A).

17TH st, ns, 125 w Irving pl, 25x92; Minnie E Grey—Alonzo D Grey; action to set aside deed; G C Basch (A).

ARTHUR av, ws, bet 178th & 179th, lot 33; Tax Lien Co of N Y—Dennis W Moran et al; foreclosure of transfer of tax lien; W Lustgarten (A).

24TH st, 128-30 E; also BROADWAY, 279-83; also READE st, 57; H Skelton Carter et al—Jno M Rich et al; partition; S C Gibboney (A).

2D av, 544; Chas I Haddox—Francis M Haddox; action to set aside deed; N Smith (A).

6TH av, —c 18th, lots 103, 104, 105; also 18TH st, —s, lots 94 to 102; also 6TH av, sec 18th, lots 106 to 108; also 14TH st, —s, lots 16-17; also 15TH st, —s, lots 30-31; Augustus R Keller—Edith Tonnele; notice of levy; S L Josephthal (A).

MAR. 28.

GROTE st, ss, bet Prospect av & Southern blvd, Lot 33; Tax Lien Co of N Y—Herbert M Harriman et al; amended foreclosure of transfer of tax lien; W Lustgarten (A).

PEARL st, 458; City of N Y—David Freed; notice of levy; A R Watson (A).

95TH st, ns, 167.10 w Amsterdam av, 30.8 x100.9; Hudson Wrecking & Lumber Co—Kerloc Realty & Constn Co, Inc, et al; action to foreclose mechanics lien; S N Freedman (A).

BROADWAY, sec 124th, 100.11x100; Jno R Davidson et al—Grace H Howell; notice of attachment; Wesselman & Kraus (A).

FULTON av, 1364; Martha Spooner—Wm R Spooner et al; action to impress trust; G B Class (A).

GRANT av, 1064; Eugene F O'Connor Jr—Celia Rader et al; action to declare title; Engel Bros (A).

HUGHES av, es, bet 177th & 179th, Lot 11; Beatrice O'Connor—Anthony H Weneke et al; foreclosure of tax lien; E L Brisach (A).

Borough of Brooklyn.

MAR. 20.

FULTON st, ss, 80 e New Jersey av, 20x100; Theresa & Kath Deisler—Contractors Realty Co et al; I N Miller (A).

JEFFERSON st, ss, 150 e Central av, 25x100; Anna Dosch—Louis Fabri et al; partition; Bacher & Klein (A).

POWELL st, es, 200 s Dumont av, 20x100; Frank W Arnold as trste—Saml Druck et al; T F Redmond (A).

E 4TH st, ws, 130 n Greenwood av, 25x100; Marion C Faraci—Francesco D & Maddalena Allessandro; N L Keach (A).

49TH st, sws, 100 nw 3 av, 20x100; Ulster County Saving Institution—Cath M Nolan et al; T F Redmond (A).

5STH st, wc 17 av, 62x100x60x100; Antonia Gedicks—Ada Breuer et al; F L Holt (A).

ALABAMA av, es, 100 n Dumont av, 100x100; Aron Sankin & Wm Meltzer—Erector Realty & Constn Co et al; S F Strongin (A).

HOWARD av, es, 40 n McDougal, 20x75, Brooklyn Trust Co—Ritaro Realty Co et al; Dykman, Oeland & Kuhn (A).

HOWARD av, es, 80 n McDougal, 20x75; Brooklyn Trust Co—Fitaro Realty Co et al; Dykman, Oeland & Kuhn (A).

HOWARD av, es, 20 n McDougal, 20x75; Brooklyn Trust Co, Ritaro Realty Co et al; Dykman, Oeland & Kuhn (A).

Lis Pendens—Brooklyn (Continued).

LENOX rd, ss, 120 e Albany av, 40x90; Leverett A Reeve—Gustave J Luhn et al; Cadwell & Holmes (A).

MANHATTAN av, nwc Moore, 25x75; Title Guarantee & Trust Co—Golde Skolnitzky et al; T F Redmond (A).

PENNSYLVANIA av, ws, 250 s Belmont av, 50x100; Carl V Stern—Alex Berghaus et al; McLaughlin & Stern (A).

MAR. 21.

AMBOY st, ws, 140.5 s Pitkin av, 25x100; Title Guar & Trust Co—Nathan Kovensky et al; Thos F Redmond (A).

GRAFTON st, es, 200.5 s Pitkin av, 20x100; Lydia F Chamberlain—Kline Realty & Impt Co et al; T F Redmond (A).

GRAFTON st, es, 180.5 s Pitkin av, 20x100; Annie Finnigan as trste &c Honora Brayton—Kline Realty & Impt Co et al; T F Redmond (A).

HART st, ns, 265 w Throop av, 20x100; Allan Forman—Xesia Y Forman et al; L Kronfeld (A).

MACON st, ss, 277 e Saratoga av, 19x100; same—same; same (A).

MACON st, ss, 239 e Saratoga av, 19x100; Burroughs Bldg Material Co—Philip Schmitt et al; Caldwell & Holmes (A).

VANDERVEER pl, nwc E 23, 253x100; Bessie C Kraeger—Jaret Constn Co; specific performance; J N E Kraeger (A).

WEST st, ws, 20 s 40th, runs w94.9xsw17.6xse 10.10xs20xe100xn40 to beg; Sidney S Raymond & ano as trstes—First Congregation of Kensington Tifereth Israel; B Raymond (A).

S 4TH st, sws, 50 nw Hooper, 25x94; Gustave A Gardner & ano—Henry W Speight et al; Chas Reinhardt (A).

E 17TH st, ws, 140 s Av H, 40x100; Chas A Mayer—Beatrice A Hamilton et al; Jonas, Lazansky & N (A).

42D st, nes, 269.4 nw Ft Hamilton pkwy, 25x 100; Osias Landes—Jacob Busch & ano; to bar defendants; B F Schreiber (A).

83D st, sws, 445.4 se 20 av, 18.2x100; Phillipp Ritzheimer—Morris I Baird et al; Reynolds & Geis (A).

85TH st, ss, 151.3 w 17 av, 17.9x100; Anna W Irvin—Emil Falkenberg; Alvah W Burlingame Jr (A).

AV C, sec E 23d, 60x100; Emma L Price—Eleonore Fuchs et al; Henry M McKean (A).

CLARENDON rd, ss, 25 w E 22d, 25x100; Emm L Price—Gleason S Ellsworth et al; H M McKean (A).

GATES av, ns, 306.3 e Lewis av, 18.9x100; Fred H Pouch & ano as exrs &c Alfd J Pouch—Mary Gaffney et al; W Langdon (A).

SNYDER av, ns, 40 e 39th, 20x60; Anna Meyerhofer & ano—Ambrogio Sidoti et al; Henry J Davenport (A).

THADFORD av, sec Sutter av, 50x100; Title Guar & Trust Co—Annie Steinberg et al; Thos F Redmond (A).

3D av, wc Hamilton av, runs sw34.5xnw100xne 54.4xe26.3 to av xs98.6 to beg; Jas J Sullivan—David M Ollendorf & ano; C A Wicks (A).

10TH av, ws, 20 s 68th, 20x80; Albt A Bunce—Benj Phillips et al; Brussel & Beebe (A).

141H av, nws, 55 sw 78th, 18x100; Christian G Moritz—Salle Bldg Co et al; J C Ruff, Esq (A).

PLOT of woodland in 2d division of Flatbush woodlands; also LOT 36 in same division; Alfd Gutwillig—Louis Celler et al; M Stern (A).

MAR. 22.

LEONARD st, nec Scholes, 100x100; Chas G Cornell, Jr—Edgar Imp't Co et al; foreclosure mechanics lien; Rollins & Rollins (A).

ROEBLING st, es, 50 n N 6th, 25x100; Jos A Burr—Eliz Hayward et al; J T Bladen (A).

W 6TH st, nec Av R, 30x100; W 6TH st, es, 30 n Av R, 30x100; Chas A Rippman—Jno Herrmann et al; C F Corner (A).

14TH st, nes, 330.5 se 7 av, 17.6x100; Wm Xeller as gn gdn, &c Geo F Zipp—Jos P Doyle et al; J C Judge (A).

57TH st, ss, 120 e 13 av, 20x100.2; Jno A Voorhees & ano—Sidney F Strongin et al; R O'Byrne (A).

71ST st, ns, running e320xn75xw340 to Shore rd x along same 40 to beg; Stephen M Hoye—Minnie M Parker & ano; S M Hoye (A).

71ST st, ns, at int Shore rd, runs n75xsw340 xs40 to st x—340 to beg; same—same; same (A).

TILDEN av, ns, 60 w Lott, 20x97.6; Garret P Cowenhoven & ano as exrs, &c, Cornelius Cowenhoven—Robt Moore et al; J Z Lott (A).

LOTS 1 to 11, block 1; LOTS 12 to 20, block 2; LOTS 21 to 35 & 42 to 58, block 3; LOTS 59 to 67, block 4; LOTS 85 to 109 & 129 to 146, block 6; LOTS 215 to 223, block 8; LOTS 224 to 227 & 248 to 250 & 263 to 267 & 271 to 280 & part LOTS 228 to 230, block 9, all on map of 526 lots belonging to Thos J Cummings; Purdy Constn Co—Fultonia Contracting & Realty Co; specific performance; M Monfried (A).

MAR. 24.

CLINTON st, 270; NOSTRAND av, ws, 12.4 s Montgomery, runs s27.8xw98.6xne57 to st x—56xse17 to beg; NOSTRAND av, ws, 40 s Montgomery, runs s110.11xw18.2xn150xne22.3xe98.6 to beg; Claudine Eckert—Clara M Truman & ano; to cancel a lease; J P Reilly (A).

ELMWOOD st ss, 150 w Ocean parkway, 100 x100; Jno K Foley—Alex J Foley; D F Toumey (A).

ELDERT st, ses, 175 sw Hamburg av, 25x 100; Minnie Lang—Albt Matzner et al; R E Moffett (A).

HULL st, ns, 30 e Rockaway av, 30x80; Caroline F Richter—Genia W Ives & ano; C Oechler (A).

NASSAU st, sec Jay, runs e176.1xs100xw91.4 xn52xw84.9 to st xn48 to beg; Davis-Laheney & Co—Cary Mfg Co et al; foreclosure mechanics lien; A T Kiernan (A).

PACIFIC st, ss, 447.4 e Rochester av, 16.8x 107.2; Title Guar & Trust Co—Gertrude N Phillips et al; T F Redmond (A).

PARK pl, swc Hampton pl, 20x109.9; Pennington Whitehead as trste &c Jno A Haggerty—Benj Blatteis et al; Duer, Strong & W (A).

REMSEN st, nec Hicks, 78x96; Andrew M Haney—Lehigh Valley Structural Steel Co et al; foreclosure mechanics lien; H W Kiralfy (A).

ST JOHNS pl, ns, 350 w Classon av, 40.6x 131; North Side Bank—Victor Holding Co et al; S M & D E Meeker (A).

ST JOHNS pl, ns, 390.6 w Classon av, 40.6x 131; same—same; same (A).

SMITH st, sec, 64.6 sw Livingston, 19.4x100; Isaac Falkin—Jos Hood et al; to set aside deed; H McG Curren (A).

3D st, ns, 210 w Bond, 15x90; Louise H Cryder—Hugh Lee et al; H L Thompson (A).

7TH st, ns, 97.10 e 4 av, 25x100; Michl E Finnigan—Felton M Lytle et al; partition; L A Brown (A).

94TH st, nes, 85 nw 3 av, 20x100; Emilie Roschen—Belinky Constn Co et al; H L Thompson (A).

AV I, ns, 60 w E 34th, runs n95xw20xs14.1 xsw99.10 to Flatbush av xse30 to Av I xe85.8 to beg; Eva A Payntar—Jas Graham et al; A W Seaman (A).

AV Y, ss, 100 e E 12th, 20x100; N Y & Cincinnati Realty Co—Lena Walsh & ano; T I Schwartzmann (A).

GLENMORE av, sec Cleveland, 48x100; Title Guar & Trust Co—Rachel Milnick et al; T F Redmond (A).

GRAHAM av, 330 to 340 and N 2D ST, 522; MOORE st, swc White, 91x100; also prop in N Y Co; Abr E Friedelson—Ellemmay Realty Co et al; Kantrowitz & Esberg (A).

NEW LOTS av, sec Vermont, 20x100; Colonial Mantel & Refrigerator Co—Georgia Bldg Co et al; specific performance; J A Seidman (A).

PARK av, 586; Andrew Gray as admr &c Eliz Gray—Bertha Goodman et al; K C & M V McDonald (A).

SARATOGA av, es, 92.11 n Sutter av, 50x 100; Title Guar & Trust Co—Arthur H Selinger et al; T F Redmond (A).

STONE av, ws, 150 s Lott av, runs s296.6 to New Lots rd xw— to Watkins xn357.2xe200 to beg; Empire City Lumber Co—Watkin-Stone Bldg Co & ano; foreclosure mechanics lien; Chilton & Morgan (A).

3D av, nws, 60 ne 94th, 20x85; Lucy P Le Brun—Solomon Henkin et al; H L Thompson (A).

3D av, nws, 80 ne 94th, 20x85; Edwin Packard as trste for Eliz H Callender—Sam Barkin et al; H L Thompson (A).

MAR. 25.

AMES st, ws, 477.11 s Pitkin av, 20x100; Title Guar & Trust Co—Wolf Feldman et al; T F Redmond (A).

CHRISTOPHER st, es, 120 n Riverdale av, 20x100; Esther Krimko as admx, &c, Jos Krimko—Rose Rosenthal & ano; Simon & Weinstein (A).

CHRISTOPHER st, es, 140 n Riverdale av, 20x100; Esther Krimko as admx, &c, Jos Krimko—Barnet Cohen & ano; Simon & Weinstein (A).

HOYT st, es, 30.1 n 3d, 20x86.2x20x84.4; Gardiner B Beecher—Kath A Carroll; to determine a claim; C C Suffern (A).

MOORE st, ss, 109.10 e Bushwick av, 24.5x 50x24x50; Maria Diemer—Max Manes et al; H J Sokolow (A).

E 95TH st, es, 225 n Av G, 25x100; Emelyn Wilson—Frank G Search et al; J W Greenwood (A).

BUSHWICK av, sec Moore, 31.6x91.7x25x 109.10; Maria Diemer—Max Manes et al; H J Sokolow (A).

BUSHWICK av, nes, 31.6 se Moore, 31.2x73.4x 25x91.7; Maria Diemer—Max Manes et al; H J Sokolow (A).

BUSHWICK av, nes, 95.2 se Moore, 33.6x81.4x 25x102.7; same—same; same (A).

BUSHWICK av, nes, 62.8 se Moore, 32.6x77x 25x97.4; same—same; same (A).

JEFFERSON av, ns, 336.8 e Throop av, 26.8x 100; R Annie Armstrong & ano as exrs, &c, Roland D Armstrong, dec—Arcadia Realty Co & ano; R T Griggs (A).

KINGS HIGHWAY, ss, 55.4 e E 13, 21x94.1x 21.4x94.1; R Annie Armstrong & ano as exrs, &c, Roland D Armstrong—Arcadia Realty Co et al; R T Griggs (A).

NEWKIRK av, nec Delamere pl, runs e53.7 xn88xw14.4xs96.4 to beg; R Annie Armstrong & ano as exrs, &c, Roland D Armstrong; Robt Ward et al; R T Griggs (A).

NOSTRAND av, ws, 22.6 n Robinson av, 60x 92.6; also SNYDER av, ss, 50 e Lawrence, 50x 113.2; also LINDEN st, ses, 568 ne Knickerbocker av, 19.6x78.8x19.6x78.3; Anna R Scholle—Edw A Schooley et al; partition; Davis & Rippe (A).

3D av, ws, 80 s Wyckoff, 20x80; Ignatius N Schwartz—Hans Abrahamson et al; H Gottlieb (A).

7TH av, ws, 34 n 20th, 25x80; Gustave Niederehe—Claris Realty Co et al; G M Moscowitz (A).

24TH av, nws, 320.8 ne Cropsey av, runs ne 70.1xnw95.5xsw64.6xe95.7 to beg; Morris Mason & wife—Andw W Ahern et al; J C Kimbel (A).

PLOT begins at swc premises hereby conveyed at point in cl Church la, adj land Frank W & Annie J Kent, runs se257.6xne214.3xnw 257.7xsw220.2 to beg; Percival C Smith—Artimesia S Kent et al; E P Lyon (A).

MAR. 26.

AMBOY st, es, 90.11 n Sutter av, 75x100; Bond & Mtg Guar Co—Lucy Costabile et al; T F Redmond (A).

BOERUM st, ss, 100 e Manhattan av, 25x 100; Bond & Mtg Guar Co—Bert Realty Co et al; T F Redmond (A).

CLEVELAND st, sec Sutter av, 80x95.2; Helen M Black—Colwell Lead Co; to remove a cloud on title; J A Seidman (A).

N 7TH st, ss, 225 w Havemeyer, 25x100; Wm Simmons—Marcella Filan et al; H L Thompson (A).

15TH st, wc 10 av, 19x85; Prospect Park West Realty Co—Marx Hartman & ano; Jones, McKinny & S (A).

14TH st, ns, 127.10 e 7 av, 20x100; Catskill Savg's Bank—Cath J C Mc Paul; T F Redmond (A).

38TH st, nes, 298.10 se New Utrecht rd, 20x 90; Edgar Y Hubbs—Silver Land Imp't Co et al; J Siegelman (A).

PITKIN av, ss, 80 e Douglass, 20x92.11; Title Guar & Trust Co—Wentworth Holding Co et al; T F Redmond (A).

ROCKAWAY av, ws, 525 s Bway, 25x100; Bowery Savgs Bank—Simon Shnapier et al; T F Raymond (A).

PLOT begins 10 e Van Brunt & 50 s Wolcott, 25x90; Cath Durney—Robt Brierton et al; partition; J V Cain (A).

LOT 59 on map of 197 lots of ground, Village of Williamsburgh; Kings Co Sav'gs Inst—Mary Parker; W W Taylor (A).

LOT 18 map of land Jas A Hamilton; Mary A Thomas as extrx &c Alfred S Smith—Rose A Brooks et al; J Lyon (A).

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

MAR. 22.

38TH st, 201 W; Crane & Clark—L Napoleon Levy & Jno H Scheier (238). 56.91

96TH st, 200 W; Riverside Marble Co—Abr Goldberg & Jno H Scheier (235). 365.00

137TH st, 374-6 E; 142D st, 489 E; Louis Goldstein et al—Dora Dohrmann (237). 313.40

157TH st, 540-2 W; Benj Helberg—Arlington Constn Co (236). 95.90

WEBSTER av, 2039-43; J P McManmon—Cawston Constn Co (239). 126.00

4TH av, 440; W H Hilts Co—440 Fourth Avenue Co; & P C Stuart Co (234). 735.38

MAR. 24.

FOX st, 1113; Julius Oehrlein—W S P Shields & Benj J Carr, Jr (245). 329.00

FOX st, ws, 30 s 169th, 50x125; Carr Building Co—W S P Shields (240). 2,559.25

SAME prop; Mason Building Co—W S P Shields & Carr Building Co (241). 2,083.60

174TH st, ns, 100 w Washington av, 50x100; Frank J Johnson—Ettar Realty Co (renewal) (251). 925.00

BROADWAY, 14-20; BEAVER st, 5-7; Henry Maurer & Son, Inc—Francis W Hunnewell, Walter Hunnewell, Arthur Hunnewell & Robt G Shaw, trstes & W E Smith, Inc (242). 94.75

CROTONA av, sec 183d, 35x90; Francesco Caruso—Chas Lembach & Jas Rusciano (renewal) (245). 51.25

SAME prop; Vincenso Miele—same (renewal) (246). 43.00

SAME prop; Antonio Guglielmo—same; (renewal) (247). 49.50

SAME prop; Francesco Belascio—same; (renewal) (248). 42.25

PARK av, sec 153d, 54.7x109.7; Kings County Plumbing Co—Meyer Friedlander, Supreme Bldg Co & Jos Popkin (250). 385.00

WASHINGTON av, 796; 164TH st, 484 E; Guarantee Electric Co—Duminuco (renewal) (249). 151.30

6TH av, 257; Paul Doppler—Edwin F Grant & Elfin Enoch & Co (244). 79.50

MAR. 25.

RENWICK st, 40-2; Jos P Bengston—A Luedenann & Grand Central Building & Constn Co (renewal) (256). 497.00

66TH st, 155 W; Reid, King & Co—Gotham Mortgage Co, J E Bennett & P F Randall (255). 56.20

CROTONA av, sec 183d, 35x90; Guiseppe Miele—Chas Lembach & Jas Rusciano (renewal) (253). 42.00

PARK av, 2963; Nathan J Feinberg—Meyer & Hulda Friedlander, Reliable Contracting Co & Jos Popkin (252). 150.00

STH av, ws, from 155th to 159th, —x—; Standard Plumbing Supply Co—Natl Exhibition Co, Jno J & Lewis J Herrington (254). 544.53

MAR. 26.

ST MARKS pl, 37; Louis Bayer—Alice Keteltas, Edith M K Wetmore, Geo P Wetmore & Maud A K Wetmore, Saml Augenblick Co & Benj Neuberg (263). 750.00

6TH st, 532 E; Water Supervision Co—Jennie Wolf & J Wolf (262). 10.50

10TH st, 370 E; Water Supervision Co—Fannie Werner & Saml Werner (260). 18.00

16TH st, 5 W; Tomback & McPhee Inc—Mechanical Engineers Investing Co & Rudolf F Layman (258). 129.00

66TH st, 42 E; Lewinson & Co—Jackson Realty Co (264). 5,115.00

121ST st, 335 E; Water Supervision Co—Cornelia Austin & Louis Brenner (259). 15.00

BROADWAY, 1565; Water Supervision Co—Jno Murphy & B D Feinberg (261). 9.00

ST NICHOLAS av, swc 148th, 24.11x100; Bedford Plumbing Co—Rembrandt Realty Co, St Nicholas Holding Co & Jos E Marx (265). 750.00

3D av, 3353; A P Dienst Co Inc—Jno Doe, Jas Butler & R C Vernes (257). 18.90

5TH av, nec 116th, 100.11x100; General Kompolite Co—Ancient Order of Hibernians of N Y County & Modern Fire Proofing & Reconstruction Co (261). 270.00

MAR. 27.

FOX st, ws, 30 s 169th, 50x125; Cross, Austin & Ireland Lumber Co—W S P Shields & Carr Bldg Co (281). 358.60

ST MARKS pl, 37; Hirsch Jawer—Alice Keteltas, Edith M K Wetmore, Geo P Wetmore, Maud A K Wetmore, Saml Augenblick Co & Benj Neuberg (270). 185.40

14TH st, 218 E; Fredk Powel—Herman Sirotta & Lorenzo Constn Co (269). 27.88

WEBSTER av, es, 100.8 n 182d, 120.3x90.7; Theo C Wood—Greystone Holding Co & Jos Amante & Co (282). 1,441.98

120TH st, 56 E; American Radiator Co—Flanagan Fay Co & Myron Butler (267). 227.50

3D av, 3353; Standard Plumbing Supply Co—Jas Butler, Inc, & R C Vernes (268). 62.14

MAR. 28.

FOX st, ws, 30 s 169th, 50x125; Francis X Keil Co—W S P Shields & Carr Building Co (277). 305.12

ST MARKS pl, 37; Noah Fells—Alice Keteltas, Edith M K Wetmore, Geo P Wetmore, Maud M K Wetmore, Saml Augenblick Co & Benj Neuberg (279). 70.00

124TH st, 178-80 E; Lenox Sand & Gravel Co—Sophia E K Gentles & L Christian Sorenson (278). 97.00

172D st, 575 W; Louis Handelson—Chas Pfizer Jr Co Ltd & Morris Elkin, agent (275). 74.10

NORTHERN av, es, bet 178th & 179th, —x—; Jacob H Werbelousky—Birch Realty Co & H Raabe & Son (renewal) (274). 1,400.50

5TH av, nec 116th, 100.11x110; Selly Iron Works Inc—Ancient Order of Hibernians of N Y County & Modern Fire Proofing & Reconstruction Co (276). 1,455.50

Borough of Brooklyn.

MAR. 20.

40TH st, swc Ft Hamilton av, 55x135; Jas P Rice—Jno J O'Neill & Geo E Rinkenberger Co. 725.00

CHURCH av, 203-11; Butler Bros—Ludwig Obermeier & Jno Kralund. 133.00

PENNSYLVANIA av, es, 150 n Pitkin av, 25x100; East N Y Mason Material Co—Louis Hurowitz & Abr Rubin. 166.92

PROSPECT pl, ss, 100 e Buffalo av, 50x127; Vincenzo Polito—Jno Fernino. 150.00

MAR. 21.

ESSEX st, es, 96.2 s Atlantic av, 75x100; Sam Ordansky & ano—Jos D Cohen, Inc. 220.00

ESSEX st, es, 96.2 s Atlantic av, 75x100; Isaac Graginsky—Jos D Cohen, Inc. 125.00

SUMPTER st, 5; Elix Kravitz & ano—Deborah Bernstein. 211.00

W 17TH st, es, 180 n Mermaid av, 40x118; Jos Koppel—Frank Ferranti & Michele Di Bitetto. 450.00

SAME prop; same—same. 120.00

VIENNA av, ns, 80 w Essex, 20x100; East N Y Mason Material Co—Domico Talazzio & Calogero Jugrassia. 70.50

MAR. 22.

E 38TH st, es, 257.6 n Av I, 40x100; Jac S Sulsky—Morris Grossman & Williamsburgh Plumbing Supply Co. 442.00

ATLANTIC av, swc Warwick, 25x100; Benj Lien —Whitman Constn Co & Wm Fishkin. 425.00

NEW LOTS rd, ns, from Watkins to Stone av, 200x340; Harry Marcus Iron Works—Watkins Stone Bldg Co. 3,666.00

MAR. 24.

DOUGLASS st, es, 80 n Dumont av, 20x100; Moses Annenberg—Berenstein Bldg Co & Grottenstein & Weinstein. 190.00

ESSEX st, es, 96.2 s Atlantic av, 75x100; Moses Kipper & ano—Jos D Cohen (Inc) & Sam Fix. 286.00

WATKINS st, es, 150 s Lott av, 357.2x200; NEW LOTS av, ns, from Hinsdale st to Williams av, 200x109; Geo Singer—Georgia Bldg Co, Watkins Stone Bldg Co & Geo Gerzog. 573.08

WATKINS st, es, 100 n New Lots av, 240x100; NEW LOTS av, ns, from Watkin st to Stone av, 200x100; STONE av, ws, 100 n New Lots av, 220x100; Donin Plumbing Contracting Co—Geo Gerzog & Watkins Stone Bldg Co. 15,050.00

WEST st, es, 180 n Av C, 144x100; Saml Glazer & ano—Eristol Bldg Co. 395.00

WEST st, es, 324 n Av C, 126.4x100; same—same. 1,190.00

67TH st, ss, 172.5 w 3 av, 79.6x100; Morris Fein—Harris & Cipora I Nevin. 225.00

78TH st, sec 19 av, 120x100; Cresta Volpe—Marloe Constn Co. 440.00

84TH st, ss, 260 w 23 av, 40x100; Cresta Volpe—Marloe Constn Co & Jennie Winterbottom. 60.00

ALABAMA av, ws, 200 s New Lots rd, 450x200; Hudson Wrecking & Lumber Co—Georgia Bldg Co. 588.05

ALABAMA av, ws, 100 n Hegeman av, 495.7 x100; Burroughs Bldg Material Co—Georgia Bldg Co. 3,813.00

ALABAMA av, nec Hegeman av, 441x100; ALABAMA av, ws, 100.5 s New Lots av, 520x100; Wm O Fredenburg & ano—Georgia Bldg Co. 1,727.00

ALABAMA av, nec Hegeman av, 441x100; ALABAMA av, ws, 100 n Hegeman av, 520x100; NEW LOTS av, ss, from Van Sinderin av to Snediker av; GEORGIA av, sws, 100 s New Lots av, 200x100; HEGEMAN av, nwc Georgia av, 100x100; NEW LOTS av, ns, from Williams av to Hinsdale, 212x100x200x170; NEW LOTS av, ss from Vermont to Wyona, 200x100; Gustave Rader Co—Georgia Bldg Co, Geo Gerzog, Bernard G Gerzog, Paul Paulson & Leon Lemberg. 2,131.36

ALABAMA av, es, 280 s New Lots av, 441x100; ALABAMA av, ws, 120 s New Lots av, 500x100; Donin Plumbing Contracting Co—Georgia Bldg Co & Geo Gerzog. 465.00

ALABAMA av, nec Hegeman av, 440x100; ALABAMA av, ws, 100 n Hegeman av, 520x100; General Iron Works—Georgia Bldg Co. 11,845.00

ALABAMA av, ws, 100 n Hegeman av, 520x100; ALABAMA av, nec Hegeman av, 441x100; Gustave Rader Co—Georgia Bldg Co, Geo & Bernard G Gerzog, Paul Paulson & Leon Lemberg. 668.30

ALABAMA av, nec Hegeman av, 441x100; Burroughs Bldg Material Co—Georgia Bldg Co. 4,223.45

ALABAMA av, e & ws, starting at nec Hegeman av & also at nwc Hegeman av (36 houses); Louis Brook—same. 1,924.00

GEORGIA av, ws, 100 s New Lots av, 200x60; Donin Plumbing Contracting Co—Georgia Bldg Co & Geo Gerzog. 555.00

GEORGIA av, ws, 84.6 s New Lots av, 200x62; WATKINS st, es, 150 s Lott av, 200x295.6x209x357.2; NEW LOTS av, ns, from Hinsdale to Williams av, 109.4x80; Hayim L Herberg—Georgia Bldg Co. 1,232.00

GEORGIA av, sws, 100 s New Lots av, 200x100; HEGEMAN av, nwc Georgia av, 100x100; Gustave Rader Co—Georgia Bldg Co, Geo & Bernard G Gerzog, Paul Paulson & Leon Lemberg. 329.33

HEGEMAN av, nec Alabama av, 425x100; Simon Gasner & Sons—Georgia Bldg Co & Midwood Plumbing Co. 1,850.00

NEW LOTS av, ns, from Stone av to Watkins, 209x300x200x360; Gustave Rader Co—Watkins Stone Bldg Co, Geo Gerzog, Bernard G Gerzog, Paul Paulson & Leon Lemberg. 1,480.00

NEW LOTS rd, ns, from Stone av to Watkins (33 bldgs); Empire City Lumber Co—Watkins-Stone Bldg Co. 3,189.79

NEW LOTS av, ns, from Hinsdale to Williams av, —x—; Gustave Rader Co—Georgia Bldg Co. Geo & Bernard G Gerzog, Paul Paulson & Leon Lemberg. 483.83

NEW LOTS rd, swc Wyona, 200x100; Simon Gasner & Sons Co—Georgia Bldg Co & Midwood Plumbing Co. 364.00

NEW LOTS av, ss, from Vermont to Wyona, 200x100; Gustave Rader Co—Georgia Bldg Co, Geo Gerzog, Bernard G Gerzog, Paul Paulson & Leon Lemberg. 82.00

NEW LOTS av, ns, bet Williams av & Hinsdale, 211.10x100; Donin Plumbing Contracting Co—Georgia Bldg Co & Geo Gerzog. 3,100

NEW LOTS av, ss, from Van Sinderen av to Snediker av, —x—; Gustave Rader Co—Georgia Bldg Co, Geo & Bernard G Gerzog, Paul Paulson & Leon Lemberg. 568.00

SAME prop; Donin Plumbing Contracting Co—Georgia Bldg Co & Geo Gerzog. 3,800.00

NEW LOTS av, ns, from Watkins to Stone av, 200x357.2x200x296.6; also NEW LOTS av, ns, from Hinsdale av to Williams av, 200x100; Green & Hameroff—Watkins-Stone Bldg Co & Georgia Bldg Co. 1,896.00

NEW LOTS av, ns, WATKINS st, es & STONE av, ws, (33 bldgs); Morris Gordon & ano—Watkins-Stone Bldg Co (Inc) & Geo Gerzog. 3,109.00

NEW LOTS av, sec Van Sinderen av, runs ne 212 to Snediker av xs134.2xw200 to av xn88.11 to beg; GEORGIA av, ws, 84.6 s New Lots av, 62x200; NEW LOTS av, nec Hinsdale, runs n109.4xe100xs80xsw105.11 to beg; NEW LOTS av, nwc Williams av, runs n80xw100xs109.4xne 105 to beg; ALABAMA av, ws, 100 n Hegeman av, 518x100; ALABAMA av, es, 21 n Hegeman av, 420x100; NEW LOTS av, sec Vermont, 97x 200 to Wyona; WATKINS st, es, 150 s Lott av, 200x295.6x209x357.2; Standard Lime Co—Georgia Bldg Co. 2,619.54

UTICA av, es, 100 s Union, 55.7x100; Morris Shapiro—Van Brunt Bldg Co. 300.00

UTICA av, ns, 100 e Union, 55.7x100; Solomon Farber—Van Brunt Bldg Co (Inc). 225.00

MAR. 25.

BRISTON st, 141-43; Balthasar Eschmann & ano—Barrington Realty Co. 100.00

CLINTON st, 139; American Radiator Co—Edw L Hearn & R C Vernes. 97.90

HARRISON st, 34; Saml Bassewitz—Peter Romano & Jane Romano. 58.00

WEST st, es, 179.10 n Av C, 270x100; Patk Togue—Jas Moore & Bristol Bldg Co. 584.90

DITMAS av, ns, 125 e Gravesend av, 45x100; Erick P Backie—Ditmas Theatre Corpn & Gustave Baron. 277.52

PARKSIDE av, nwc Parkside ct, 40.6x85.6; Sol Unger—Parkside Court Realty Co. 1,131.24

NEPTUNE av, nec E 3, 44.3x105; Jno & Michl McGuire—Wm H Fawcett & City of N Y. 420.00

NEW YORK av, ws, 100.4 n Tilden av, 200.8x 102.6; Brien Plumbing Co—Karp Constn Co. 110.00

WILLIAMS av, swc New Lots av, 106.1x100; Max Savedoff—Vermont Bldg Co. 95.00

MAR. 26.

SHEPHERD av, 402; Chas Brian—Richd & Eliz Dillenberg. 30.50

SURF av, ns, 101.6 e W 32d, 20x100; Wm Fishkind—Theo Kutyn & Louis Brettschneider & Brettschneider Realty Co. 165.00

VARICK av, ws, 109.7 s Metropolitan av, 25 x200x25x221.1; Bernard-Greenwood Co—Fure Oil Co & Robt C Vernes. 338.41

VOORHIES av, nec E 16th, 246.7x241.2x165.1 x170.6 to Sheepshead Bay rd; also VOORHIES av, nwc E 16th, runs n150.1xw—xsw182.8xe 158.3 to beg; Van Brunt Bldg Co—Emma L Schaeffer. 1,200.00

WILLIAMS av, swc New Lots rd, 100x100; Nicola Leuzzi—Vermont Bldg Co. 300.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

MAR. 22.

MARKET st, 72; Constantine & Rush— Morean Delano et al; Dec30'12. 125.00

[2]25TH st, 164-6 W; Rosaria Laura—Nodrog or Nogrod Realty Co et al; Mar17'13. 55.00

38TH st, 344-6 W; Jos M Goldberg—Wilhelmina McDougall et al; Dec17'12. 850.00

CENTRAL PARK W, ws, whole front bet 62d & 63d; Ellison Constn Co—New Theatre et al; Feb15'13. 21,647.60

SAME prop; Isidor Cristaldi—same; Jan8'13. 210.00

MAR. 24.

204TH st, ns, 400 w Cadiz pl; Graff Furnace Co—Rachel Defina et al; Mar4'13. 126.00

204TH st, 225-7 E; G B Raymond & Co—Rachel Defano et al; Mar5'13. 146.13

[2]JEROME av, 1934; Paul Euell General Contracting Co—Jno Schreiber et al; Mar5'13. 956.00

MAR. 25.

[1]LEROY st, 11; Edw M Gardner—Carolina Peruzzo et al; Mar3'13. 44.00

[2]BROADWAY, sec Leonard; Carnegie Steel Co—N Y Life Ins Co et al; Mar12'13. 1,091.84

RIDER av, 325; Irving Gordon et al—N Y Edison Co et al; Mar11'13. 55.00

SO BOULEVARD, es, 186 n Freeman; Jno B Owens—Danl Augustus Realty Co et al; June 27'12. 373.39

WEBSTER av, es, 100 n 182d; Sebastiano Di Palermo—Greystone Holding Co et al; Mar1'13. 786.25

MAR. 26.

STANTON st, 284; Moses Rosenfeld—Dora Schonzeit et al; Feb19'13. 221.50

117TH st, 142-4 W; Amsterdam Paint & Wall Paper Supply Co—Wm H Dabian et al; Feb 27'1900. 46.90

149TH st, 248-50 W; same—Maurice Cohen et al; Feb27'13. 33.73

[2]BROADWAY, 346; Cheeseman & Elliott—M C Tredennick et al; Feb4'13. 141.16

JACKSON av, nec Westchester av; Grant L Gray—Kellwood Realty Co et al; Jan11'13. 46.03

SAME prop; same—same; Jan11'13. 43.00

MANHATTAN av, 450-4; Amsterdam Paint & Wall Paper & Supply Co—David Richey et al; Feb27'13. 53.57

MAR. 27.

[2]149TH st, 440-2 E; Harry B Senft—Bronx 149th St Realty Co et al; Feb28'13. 215.25

BROADWAY, nec 53d; Empire Brick & Supply Co—Jno H Inman et al; Dec13'12. 426.67

PARK av, ws, 71.9 n 188th; Lewis H Woods—Henry J Hemmens et al; Feb15'13. 450.00

PARK av, ws, 71.9 n 188th; Jno Symmers—same; Feb28'13. 315.00

SAME prop; Jas Kelly Contracting Co—same; Feb14'13. 918.40

MAR. 28.

BROOME st, nec Cleveland pl; David Kraus —Gillies Campbell Co et al; Nov26'12. 494.00

CLEVELAND pl, nec Broome; J F Murphy Lumber Co—Fifty-four Barclay Street Co et al; Sept3'12. 871.36

BROADWAY, 3564; Jno P Kane Co—Bradhurst Constn & Amusement Co et al; Feb27'13. 994.65

[2]CENTRAL PARK W, ws, whole front bet 62d & 63d; Giannattasion Constn Co—New Theatre et al; Jan7'13. 780.71

OGDEN av, 1204; Mason Building Co—Carr Building Co et al; Mar28'13. 1,106.00

PARK av, ws, 71.9 n 188th; Maxwell & Dempsey—Henry J Hemmens et al; Mar12'13. 125.00

Borough of Brooklyn.

MAR. 20.

83D st, ss, 120 w 24 av, 180x100; J P Duffy Co—Hayden Cement Block Co (Inc) & O L & W G Perfect Contracting Co; Jan2'12. 250.00

SAME prop; Hayden Cement Block Co (Inc) —O L & W G Perfect Contracting Co; Mar9 '12. 268.50

[2]BROADWAY, nec Varet, 50.10x68.3x irreg; Josephine Sulinski—Grodsky, Beskin & Strauss, Max Gold, Rosa Gold & Gold Theatre Corpn; Dec14'12. 1,293.26

SAME prop; same—same; Dec17'12. 1,293.26

PARK av, ns, bet Washington & Waverly avs, 123.6x83.2; Sterling Ceiling & Lathing Co —Henry Von Glahn as trste Jno Von Glahn & Rockwood Co & Gabler Constn Co; Mar5'13. 590.00

MAR. 21.

[1]E 17TH st, ws, 205 n Av U, 40x100; Jno R Bailey—Ruegamer & Auer & L Rosiello; Feb 15'13. 32.00

Satisfied Mechanics' Liens, Brooklyn (Continued).

MAR. 22.

BERGEN st, ns, 95 w Ralph av, 100.9x107.2; Geo Singer—M & M Constn Co; Dec23'12. 16.65

BERGEN st, ns, 95 w Ralph av, 100.9x107.2, B Goetz & Bro Cordova Realty Co & M & M Realty & Constn Co; Dec27'12. 38.09

[3]ROGERS av, nec Newkirk av, 100x100; Jas E Lawless Nothin Realty & Imp't Co; Feb4'13. 853.47

MAR. 24.

ATLANTIC av, sec Warwick, —x—; Claus Fischer Wittman Constn Co; Jan27'10. 275.00

BEDFORD av, es, 84.2 n Snyder av, —x—; Roebuck Weather Strip & Wire Screen Co—Walter L Castle; Oct5'12. 79.75

15TH av, nwc 52d, 100x100; Harry McComb—Louis Borgenicht & Slee & Bryson; Feb10'13. 482.68

MAR. 25.

BERGEN st, ns, 95 w Ralph av, —x—; Filippo Spina—Cordova Realty Co; Mar12'13. 235.00

HOPKINSON av, 149; Chas M Hall & ano—Geo Gunlack; Feb21'13. 150.00

NEW JERSEY av, ws, 112.6 n Glenmore av, 87.6x100; Jos Egel—Purdy Constn Co; Sept30'12. 273.00

SAME prop; David Nowak—Purdy Constn Co; Sept9'12. 406.00

MAR. 26.

65TH st, ss, 300 e 11 av, —x—; Wm Ostergren—Jas & Philip Russo & P Seccia; Feb27'13. 107.00

86TH st, sec 16 av, 74.5x96.8; Hudson Mantel & Mirror Co—Koloke Realty Co; Feb25'13. 85.00

BLAKE av, 948; Freib & Brodsky—Lizzie Goldberg; Feb26'13. 115.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 20.

American Union Fire Ins Co; Lumber Ins Co of N Y; $9,274.39; McKelvey & Favour.

MAR. 21.

American Union Fire Ins Co; Lumber Ins Co of N Y; $3,469.51; McKelvey & Favour.
American Union Fire Ins Co of Philadelphia, Pa; John J Schumacher; $1,390.69; Van Iderstein & Barker.
Gibson, Preston; Black, Starr & Frost; $1,-846.98; B I Kamen.
Rains, Eleazer L; Arthur Barnett; $1,500; L Sachs.
Grumet, Irving; Gustave F Lawrence; $576.09; M Efros.

MARCH 22, 24, 25 & 26.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MARCH 21, 22, 24, 25, 26 AND 27.

Ess En Constn Co, 602 W 141st..Otis Elevator Co. Elevator. 2,800
Manchester Garage Co, 234-6 W 108th..Wheeler McDowell Elevator Co. Elevator. 100
Summergrade, Jos, 209 Centre..Fairbanks Co. Machinery. 344
West End Taxi Service Co, 246 W 65th..Maintenance Co. Electric fixtures. 189
Weinstein, Chas I Realty Co, 27-31 W 104th..Reisler Heating Co. Heating apparatus. 1,800

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAR. 20, 21, 22, 24, 25 & 26.

Aronson Realty Co. Sterling st nr Bedford av..A J Dowdeswell. (R) $424
Cervadora, Dominick. s w cor E 48th & Maple..Colonial Mantel & Refrigerator Co. (R) 200
Georgia Bldg Co. New Lots av bet Georgia & Alabama avs..Isaac A Sheppard & Co. Ranges. 1,354
Georgia Bldg Co. Georgia av nr New Lots av..Isaac A Sheppard & Co. Ranges. 255
Moore, Jas. 2111 E 7th..Colonial Mantel & Refrigerator Co. (R) 127
Muskoka Realty Co. 63d st nr 19th av..American Mantel Mfg Co. Consols. 3,724
Parkside Court Realty Co. Parkside av cor Parkside Court..Colonial Mantel & Refrigerator Co. Buffets. 416
Schur, M. Pennsylvania av, 425..Wm Kerby Co. (R) 50
Smith, Robert & William. 58th st nr 12th av..Southard Robertson Co. Ranges. 97
West End Impt Co. 18th av bet 62d & 63d..Pittsburgh Plate Glass Co. Glass. 475
Windsor Bldg Co. 45th st nr 15th av..Gustavus C Marshall, Cashier Sherman National Bank. (R) 9,010
Windsor Bldg Co. 45th st nr 15th av..Wm Kerby. (R) 240
Same. 4th st bet 6th & 7th avs..Wm Kerby. (R) 100
York-Penn Co. 57th st nr 7th av..A Weinstock. Consols. 288

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

MAR. 22.

4TH st, ws, whole front bet Gansevoort & Horatio, 183.8x96.5x99x—; Austin B Fletcher loans St Johns Park Realty Co to erect a —sty bldg; — payments 350,000

MAR. 24.

No Building Loan Contracts filed this day.

MAR. 25.

172D st, nec, intersec nws Seabury pl, 122.4 x135.11x irreg; Rockland Realty Co loans Emerald Constn Co, Inc, to erect a —sty bldg; — payments. 52,000

MAYFLOWER av, ws, 75 s Wellman av, 25x 100; Wm L & Bertha M Schaaf loans Thos Holby & Anders Holbeck to erect a —sty bldg; — payments. 3,500

MAR. 26.

FREEMAN st, swc Vyse av, 50x95; Manhattan Mtg Co loans Martha Perna to erect a 5-sty apartment; — payments. 48,000

MAR. 27.

No Building Loan Contracts filed this day.

MAR. 28.

HILL av, es, 525 s Jefferson av, 37.4x100; David Ramazzotti loans Robt P & Karin Wahldner to erect —sty bldg; — payments. 4,500

HOE av, es, 307 s Aldus, 138.6x100; City Mortgage Co loans Jad Constn Co to erect three 5-sty apartments; 12 payments. 96,000

WASHINGTON av, sec 189th, 155.11x103.11; same loans Glengariff Constn Co to erect four 5-sty apartments; 10 payments. 110,000

ORDERS.

Borough of Brooklyn.

MAR. 20.

PROSPECT pl, ns, 100 w Ralph av, 164x127; Miller Bldg Co on N Y Mtg & Security Co to pay Atlantic Marble & Tile Co 1,700.00

40TH st, swc Ft Hamilton av, 55x135; Geo E Rinkenberger Co on Rev Jno J O'Neill to pay Jas R Rice 500.00

WILLIAMS av, swc New Lots rd, —x—; Vermont Bldg Co on N Y Title Ins Co to pay W Fishkind 154.00

MAR. 24.

STERLING pl, ns, 100 w Saratoga av, —x—; Commonwealth Impt Corporation on Title Ins Co to pay Saml Greenhous. 1,200.00

E 38TH st, es, 257.6 n Av I, 40x100; Jac S Sulsky on Nassau Co-op B & L Assn to pay Jac Blacnarsh. 737.00

MAR. 25.

NEW YORK av, ws, 100.4 n Tilden av, 200x 100; Brein Plumbing Co on Karp Constn Co & ano to pay Simon Gasner 110.00

MAR. 26.

STERLING pl, ns, 100 w Saratoga av, —x—; Commonwealth Imp't Corporation on N Y Mtg & Security Co to pay Max W Berman. 450.00

STERLING pl, ns, 100 w Saratoga av, 175x 143; Commonwealth Imp't Corporation on Title Ins Co to pay Hyman Handler. 660.00

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.
* signifies not summoned.
† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

MAR. 22.

Burt, Frank H—R C Kastner Paper Co..269.13
Barry, Jos—J Brady 143.15
Baker, Frank C—A D Kneeland.....138.06
Beil, Abr—S Hyman 580.63
Bollhagen, Fernando—J S Lindsay et al..68.08
Barker, Sarah N—A Forzano 1,087.05
Cannon, Patk—J H Drew & Bro....costs, 71.36
Canant, Willis G—Jno Wanamaker, N Y.112.35
Cuthell, Jas—T H Ray.....161.81
Cashman, Jas J Press Pub Co.....35.02
Coughlin, Frank J—H F Drewes.....41.19
Corn, Henry—J Bercowitz et al 1,158.95
Cohen, Isidor—S Frank 75.71
Colon, Geo & Patk F Hartnett—M A Howard .....costs, 75.35
Dornseiff, Jno A—Kerin & Dunn.....197.91
Ducas, Rachel N—B P Ducas.....costs, 27.78
De Mott, Jas—Swift & Co.....22.77
Dimand, Jac—E L Ginsburg 41.31
Degnon, Richd & Thos E—Robbins Bros..135.45
Esler, Wm—Harper & Bros 60.41
Fox, Wm H—E Este 135.27
Frank, Nathan & Tobias Sandberg—M Sternberg 455.00
Greenberg, Nathan, Bertha & Thos—J Holtzman 117.05
Gaffney, Michl P—Kerin & Dunn.....209.45
Grossman, David P—C A Halsey.....61.41
Goldin, Saml—S P Blood.....96.50
Guillaume, Fred—Henry Kroeger & Co...149.19
Guenkel, Louis J—W Buesse 238.87
Greenberg, Nathan, Bertha & Thos—J Holtzman 224.69
Heins, Nicholas—T E Lambly et al.....150.24
Heller, Meyer—S Berkowitz & Son.costs, 17.72
Heins, Nicholas—De Winter & Co.....282.91
Hudgens, Sula & Henry J White—J S Lamg 1,100.92
Huhta, Clara A or Clara A Huta—R McBride 125.00
Jaffe, Fannie—Brooklyn Union Elevated R R Co 70.39
Klein, Julius & Abr Levy—L Spiro.....505.31
Lane, J Chas—Aluminum Cooking Utensil Co 97.68
Lippman Wm J—M Zinn et al.....205.26
Murphy, Jno R—Quaker City Chocolate & Confectionery Co 531.04
McEwan, Oliver—American Luxfer Prism Co 32.51
Morris, Saml H—Colwell Lead Co.....1,658.24
Nabazan, Jac—H Shapiro & Co.....33.80
Nacht, Adolph F—A Meltz 121.81
Pedro, Alex—J T Clark, Jr.....costs, 123.11
same—Panama R R Co.....costs, 108.10
Petters, Frank—S Miller 392.20
Pflum, Harry D—American Exchange Natl Bank 5,648.78
Pflum, Annie same 6,617.04
Raymond, Alex—J Kusche 32.38
Rice, Henry—C E Diefenthaler et al.....194.47
Rowe, Sadie B—Natl Nassau Bank, N Y.1,034.10
Seal, Jas R & Jas R Seal Co, Inc—J B Owens 471.36
Spatz, Earnett & Jos Schnapp—Bronx Borough Bank 526.86
Sode, Frcdk—C Murray 203.17
Scheier, Jno H—American Luxfer Prism Co. 276.91
Tryee, Hiram—J P Murray.....2,546.86
Wilson, Maude S—G G Aronson.....71.15
Wells, Chas—H C Schaefer.....62.72
Weibl, Bertha—A Kaufman 95.31
Wilensky, Barnett—S Shapiro 409.22
Waldo, Helen—J Kusche 181.93
Wagener, Jno—Equitable Trust Co of N Y. 234.45
Wells, Chas—F A Henning 132.22

CORPORATIONS.

Ardsley Dress Co—L Neuberger et al....188.41
Geron Constn Co—N Y Prism Co.....429.41
Geo W Jackson Co, Inc—W F Harrigan.177.09
Jaffe & Singer, Inc—A Hollander.....97.91
Long Island Heating Co—Spencer Heating Co 407.10
Mountain View Land Co—O G Landberg..36.00
Mountain Constn Co—B W B Brown.....884.25
Sterling Paint Works—F L Lavenburg....31.71
Wise Fire Proofing & Constn Co—W S Rogers 1,177.25

MAR. 24.

Allen, Walter C & Harry N—United States Tire Co..... .....627.28
Alfina, Jno—Van Dyck & Lindsay, Inc...130.24
Abiscott, Arthur J—E I Morley.....144.41
Aronowitz, Louis—F L Froment et al....327.69
Augerinos, Christos N -G P Calogera....680.49
Beals, Edna C—Lichtenstein Millinery Co.236.56
Blinden, Herman H—J Kraus 16.41
Badeau, Howard—Horace S Ely & Co.....26.93
Battelle, Mary G—L E Preston.....46.29
Beck, Louise—N Y Tel Co 49.82
Bright, Saml—H I Jackson 142.00
Bobrick, Bessie—E F King et al.....607.83
Busby, Geo—Peck Bros & Co.....103.67
Boys, May—F W Ribbecke 41.22
Blau, Philip—German Exch Bank.....402.26
Blutman, Frank—J Langer 64.65
Bonn, Michl—E Ratkowsky 5,909.01
Butler, Marvin F, Jacob P Muller & Geo I Rochelle S B Robinson .....costs, 110.25
Bing, Gaillard T—Riviera Realty Co..1,028.93
Butler, Harold R—Van Rees Press.....325.41
Clarke, Jno & Albt Fisher—Pennsylvania Oil Works Co..... .....27.13
Coleman, Jno—F A Kunzinger 28.45
Coughlin, Frank Jr—R J Masbach.....38.38
Corduke, Cath V—Bluthenthal & Bickart Inc 76.36
Coughlin, Frank J—P Ewald 63.42
Conway, Peter J—F E Boehmcke et al....235.40
Corbett, Jas C—L Lese 81.65
Chocana, Jose S—A B Leach et al....1,191.04
Croll, Bernard—Eastern Commercial Assn. 98.00
Croeninger, Ernest F—J J Gavin et al...95.45
Denslow, Wm W—C E Randrup.....2,047.63
D'Angelo, Antonio—A L Lowenstein.....45.72
Dillon, Isidor—Whiting Paper Co.....30.38
Dillon, Saml—S S Stafford, Inc.....37.13
Downing, Burton C—M F Fastre.....1,136.69
Epstein, Max—R L Wood et al.....881.96
Fertig, Jos—J Horowitz .....costs, 69.38
Fice, Gennaro—H J Douglas Jr et al....97.11
Feininger, Josephine—W J Salombi.....21.78
Farley, Wm W, Comr—J L Allen..... .....costs, 177.40
same—Equitable Surety Co....costs, 156.59
Goldberg, Abr—M Garlick et al.....244.93
Grappone, Frank A & Andreo Cignorella—G Romeo et al 289.69
Gold, Jeremiah—N Y Tel Co.....39.39
Gruber, Barnet—O Aronowitz.....429.17
Goldstein, David—A Kuflik et al.....282.25
Greenburg, Harry—Ubitee Live Poultry Co of N Y 182.24
Fechter, Herman—H Mayer et al.....76.00
Furstenburg, Saml—Natl Surety Co.....500.00
Goodsell, Percy H—A P Fitch et al..10,180.08
Hilt, Chas F—McElraevy & Hatch Co....323.81
Heller, Isaac—G F Lawrence 81.21
Haines, Edwin H, Morgan T, Jas & Frank W Burns* B A Laubly 156.15
Handelman, Alex & Abr—S Strauss & Co.138.64
Higginson, Geo & David Driscoll*—N Y State Realty & Terminal Co..... .....119.65
Herbert, Aug & Chas H*—I A Krulewitch.141.54
Hughes, Arthur L & Corie A Bebeker*—Milwaukee Natl Bank 416.22
same—same 548.72
Hirsch, Jos W B Gould et al 77.44
Jones, Lewis A—B Griffen 29.64
Jacobs, Wm H—P F Travers et al.....118.54
James, Morgan T—F Wetzler.....112.15
Kinnier, Harrison—Udall & Ballou.....229.27
Kelly, Wm B—Mercedes Repair Co.....87.96
Kenwick, Mary—N Y Tel Co.....26.86

Kohn, Saml—I Moraff 386.13
Krauer, Chas L & Jno J—J Seeman et al.246.90
Lombardi, Thos J J Sullivan 77.40
Lux, Wm K Patterson Bros 223.62
Lessin, Isidor—Eastern Commercial Assn..33.16
McGee, Jas C—C H Nichols 60.72
McDonald, Wm H & Robt G Thomsen—A Levi 126.41
Maloney, Patk V—Washington Heights Development & Constn Co 294.66
McGeary, Wm—N Y Motor Car Co.....79.73
Massarene, Wm G—J W Malone.....51.90
Meryash, Harry—L Kadans 136.46
Myers, Jerome A—N Y French Range Co.532.94
Monaco, Jos L Belmont 117.84
Meyer, Arthur L—I W Goodhue.....2,980.23
Meyer, Abr I—Natl Cigar Stands Co....115.61
Moisoff, Saml—Imperial Braid Co Inc....114.12
Maas, Tillie & Jacob Mendelowitz & Hayman Benowitz exrs—S Rabinowitz et al....531.90
Merinsky, Morris -L Meran 122.63
Meyers, Fredk G—C Von Der Bruck.....85.71
Mintz, Kennie—Carl H Page & Co.....66.91
Meyer, Henry C—H Held 320.41
Maurice, Chas—M Maurice 1,131.41
Norton, Chas—Mabie Todd & Co.....49.81
Nostrand, Arthur H—National Lead Co...31.32
Nork, Isidor E Kelly et al 129.17
New, Jos—Hecht & Camp Inc.....89.36
Ottenheimer, Alfred—L Kessel 43.26
O'Neill, Francis -E S Arnold 263.85
O'Donnell, Jno J admr—B R Colwell..31,500.00
Peck, Louise—N Y Tel Co.....49.82
Phillips, Edwin P—Saks & Co.....22.21
Probt, Clement E A T Eggers 39.11
Pieper, Aug & Guiseppe Santol M F Mulvihill 29.51
Popkin, Jos, Hyman, Levine & Louis Lipschitz—L Greenberg 204.65
Rose, Clarence G—J T Stanley 179.16
Richardson, Wm E B Myers 1,347.70
Rosenberg, Nathan & Chas—Geo L Storm & Co.....71.21
Robinson, Wm R -J Stewart 155.25
Rice, Henry—A Sulka & Co.....220.29
Rose, Louis C—G B Raymond & Co.....232.28
Rubenstein, Eli—Kinsella United Properties Co Ltd 660.36
Simon, Simon & Rose—S Klein.....338.72
Shannon, Geo S—Bluepoints Co.....216.66
Sedlak, Arthur—Gibson Distilling Co.....104.11
Stubenrall, Wm—J M Parker Jr.....50.39
Sandler, Sam—J Levinson 323.15
Sacher, Isidor & Emanuel Kopp—A Cohen.260.16
Sheppard, Frank H—F A Reinhard.....115.00
Stauf, Geo A—H Stauf et al.....costs, 123.05
Schwenker, Wm—W R Dickman 538.59
Siegel, Harry—M Mottus 79.82
Silverbrand, Rheuben H—Carl H Schultz..90.28
Strosenberg, Rebecca—L Louria 209.53
Shaheen, Thos A & Guttas—H Frohwitter.826.75
Spottz, Chas H—B T Morgan.....208.96
Sarraino, Domiano or Jos Sarraino & Andw Procita—United Distillers Co 122.59
Tobias, Frank H—Class Journal Co.....180.06
Todd, Jno J—Du Vivier & Co.....59.35
Teal, Eliz M or Mrs Ben—H A Casson....39.61
Troy, Jas E exr & Margt J Cannon exr—Henry McCaddin Jr Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U S A 5,052.64
Varney, Geo A -I E Ditmars.....costs, 118.58
Weissman, Adolf, Abr Cohen & Julius Stroller S Yudin et al 84.65
Wooster, Albt—Niven Co .....costs, 282.95
Wein, Chas—J J Gordon 390.66

CORPORATIONS.

Charles Herrmann & Co—G W Bancroft...66.94
New Paltz Highland & Poughkeepsie Traction Co—M Senfter 3.31
New York Livery & Auto Co—W D McNulty. 8,281.10
Globe Brass Bed Mfg Co—V J Shear.....76.77
Florida Fullers Earth Co—Railway Times.90.72
Giant Banana Co—F C Schrutrum.....2,346.41
Le Grand Bronze Co—F Morgan.....1,274.11
same—same 7,905.13
Cosgrove Bros.* Patk L Cosgrove & Leo S Simon*—E Greenwald 25.41
Central Park Taxicar Co—C Benson...2,126.31
Mohawk Garage Inc—W Berkowitz 100.00
Power Development Co Ltd Inc—Frank M Tench Co 366.64
Crescent Button Co—R E Jennings et al.440.82
"Jacks"—H Deschers 562.70
Meirowitz & Herschel Co—H Bakst 215.16

MAR. 25.

Berkowitz, Aaron S—M Drazen 30.72
Berry, Jas F—H R M Cook.....costs, 51.20
Bernstein, Moritz—Interborough Rapid Transit Co 67.88
Bergmann, Lena—Eastman Machine Co..125.68
Baker, Jno H—Importers & Traders Natl Bank of N Y 4,793.84
Britt, Helen T, adm—E F O'Neill.....315.84
Barlow, Jno W—Peck, Stow & Wilcox Co.115.66
Bauer, Jno—A Berliner et al.....146.03
Behm, Julius—McCarthy, Werne & Lindsay. 66.94
Berg, Louis R—J Firth.....1,220.63
Brown, Harry & Louis Wesley—A Hornbrook 173.17
Berwick, Isabelle—K Martin.....1,095.50
Bagley, Kath C E A Turner.....134.65
Cordes, Henry F E Hipple 85.16
Cohen, Harry H Fox 50.76
Costuma, David B—Verbeck, Whybrow & Cressley Co 107.81
Cohen, Annie J Liberman.....39.72
Cavanaugh, Thos A—R F McCarthy.....140.43
Cowan, J Fred—T Warshaski.....7,452.43
Christie, Alice & Emma Ince—B Schackman & Co 95.47
Carstonozo, Modestino—City of N Y.....29.41
Dockerell, Thos E—A W Shaw Co.....246.14
Doering, Carl—G Petroll.....70.67
Dolphe, Clarence W—B Schulick Inc.....87.16
Eitkin, Hyman—J Flaumennaum 104.76
Fairchild, Chas & Ary J Lamme—S Boyd.... .....1,289.18
Fay, Wm—Interborough Rapid Transit Co. .....costs, 67.88
Friedman, David D—Lip Cloak & Suit Co.. .....costs, 52.41
Foye, Andw E—United Theatre Ticket Co.35.41
Forman, Virginia—T J Norton.....191.69
Flesher, Addison B—B Schulich, Inc.....112.41
Frusher, Tom—Vacuum Dyeing Machine Co. 903.61
Fordan, Louis B—"Einson" 157.22
Freedman, Jos—A J Bendick.....16,240.59
Frusher, Tom—Vacuum Dyeing Machine Co. 607.75
Grass, Philip -A Alfano 71.51
Guinzburg, Adolph M, Jr—Simpson-Crawford Co 128.72
Goldberg, Maurice—W E Morrell.....75.80
Grimes, Robt H—Lord & Taylor,.....132.02
Goldsmith, Max—A Greenspan 72.04
Gronholz, Diedrick—L Frooks Engine Co..48.16
Geoffroy, Nicholas—M H King.....1,944.99
Goldstein, Jac—Waldorf Astoria Segar Co.32.22
Goldschmidt, Simon—Sulzberger & Sons Co.80.42
Groth, Lina—H Hauer 68.18
Gartelman, Bernard—H Hillebrand, Jr....463.31
Grossi, Raffaele or Rafaele Grossi & Jac Schwartz—People, &c 300.00
Heller, Hyman—J Schulman 53.50
Hoekstra, Kathleen—H C Albee.....256.27
Harris, Benj Burns Bros 249.81
Howell, Elton M—McI Knight 636.03
Hahlo, Herman J—Springfield Development Co 161.94
Hankinson, Henry B -W H Abbott.....90.02
Hechler, Eliz—German Exchange Bank.4,522.41
Hunter, Jas F—A M Kahn.....95.15
Harris, Michl H—Geo A Fisher Co.....206.81
Justice, Fredk S—C Sharp.....500.00
Katz, Harry—C Vessel.....36.65
Knoerner, Geo W—J Johnson.....costs, 63.15
Kellogg, Jno K—H Conklins et al.....64,754.60
Kempner, Jos—Union Card & Paper Co...100.64
Karminski, Maxim—P J Shields.....258.54
Knipe, Geo—Browning King & Co.....21.76
Kupter, Peter—J Tyroler 45.57
Lynch, Jno—R Waldo.....costs, 73.65
Lane, Lillis, Jos Loffredo & Michl Scilletoni —People, &c 500.00
Lintig, Henry—H H Jenkins.....costs, 315.33
same—Edw Corning Co.....costs, 315.33
same—E & J Marrin Co.....costs, 108.76
Loketz, Louis—A Greenspan 239.65
Lombardo, Filomena & Jos—A Barone.....50.00
Levin, Isidor -D Sonenberg 24.50
Mackenzie, Archibald T—H Herrmann Lumber Co 192.12
Matzke, Herman J Ziskind 34.85
McCullough, Fredk R—J Englander et al.102.70
Martell, Mira—Shulof & Co.....381.16
McCarthy, Mary—A O Floyd.....6,389.99
Noonan, Eliz—E R Reiss.....118.30
Mamas, Jno—Interborough Rapid Transit Co. .....costs, 67.88
O'Berry, Jno H—N Y Lubricating Oil Co..73.15
Price, Fredk M—J Creelman et al..costs, 41.65
Prager, Henry S—N Y Independent Meat Co. 297.78
Pirk, Amalia—A S Wright 847.33
Prakin, Barnet & Louis Lebofsky—D Esterson 424.16
Radler, Saml—S Feuer et al.....115.66
Russell, David A—F Whitaker 68.81
Rainiere, Pietro—North American Brewing Co 265.86
Rinzler, Abr—H Kanevsky 1,178.68
Raymond, Melville B & Ellis Bassist—Lighting Co 65.60
Rassner, Jac—S L Hochhaus 118.79
Shever, Wesley G—McI Knight 633.03
Singer, Benj -D Robson 19.55
Schusterson, Morris, gdn—City of N Y..... .....costs, 107.85
Swartz, Jos, gdn—same.....costs, 87.20
Smith, Luke—J Creelman.....costs, 48.45
Shleffor, Benj or Bennie—M Davidson....495.45
Shanuth, Carsten W—F Rittwagen.....78.31
Schram, Herman -J Sharp 295.41
Scudder, Fredk—L Maxwell 83.11
Sternberger, Max—L A Wolverton.....141.44
Steinfeld, Barney—Frank E Rosen Co.....217.66
Seltzer, Abr—City of N Y.....29.41
Stembul, Harris—L Berzog 30.15
Sulzer, Ernest A & Ralph Delmore—Caminez Furniture Co 372.48
Shaheen, Thos A & Guttas Farris—H Frohwitter 826.57
Schor, Wm & Clio—J Priess et al.....2,038.95
Todosco, Albt G—A J Conyngham..costs, 91.85
Volge, Aug H—W B A Jurgens.....86.56
Whiffen, Thos B—W Schacht 145.41
Walthour, W L—R C Miller.....411.29
Waas, Jno or Jno Faas—R S Oelsner.....645.64
Wesley, Louis—A Hornbrock 173.17
Watson, Jno T—A Johnson 374.37
Watson, Jas T & Grace E—Richd E Thibaut, Inc 88.06

CORPORATIONS.

American Mfg Co—City of N Y.....costs, 90.60
Tangiers Manors Corp—E Marshall....1,550.34
Wm C Haugaard Co—Arthur Bailey & Co.... .....86,666.00
Snare & Triest Co & Steel & Masonry Contracting Co V Simmo 5,965.48
Jas R Seal Co, Inc—S Friedman.....469.41
Sata & Dibs Liquor & Grocery Co—People, &c 119.72
Metropolitan Music Pub Co* & Fredk S Chase M Botwin 146.36
S Bonowur, Inc—S J Arkin 226.65
Kramer Contracting Co, Max J Kramer & Sigovitz & Shapiro, Inc*—I Jackson.....339.35
same—same 439.85
29th Street Constn Co—D Ravitch et al. 823.57
Board of Education of the City of N Y—S E Kingman 163.29
Fredk A Smith Co, Inc—Kalt Lumber Co..93.50
P & F Constn Co & Abr Price—Tozzini & Co. 341.07
Ellis Evans & Co, Geo C Evans & Michl R Grace*—W A Chipman 1,427.17
Union Transfer & Storage Co—M Lund....49.65
Fraade & Fraade—J Commerford 69.16
Martin & Mandel, Inc—G H Storm.....581.37
Kalil's Restaurant—Wm B Harris Co....140.21
Stephen Merritt Co, Stephen Merritt, Stephen Merritt Jr, Saml L Buckingham & Harry S Wynkoop—Stephen Merritt Burial & Cremation Co 223.30
Gingold Realty Co & Abr Goldstein—G Goldblatt 120.87
West Side Mason Contracting Co—C Gorovey. 5,242.46
Atlantic Express Co Peter Barrett Mfg Co. $24.90
Peoples Natl Fire Ins Co—J E Siegel....523.63
Barrett Co—A Meier.....costs, 69.99
Cowen Co—A Little 349.65
Homesborough Realty Co—Pittsburgh Water Heater Co 103.91

MAR. 26.

Applebaum, Max—M Boyarsky et al.....143.41
Arnstein, Ira B—J Felsenthal.....114.89
Ackerson, E E -J A Muilleumier.....27.41
Battelle, Mary G—W Meyer.....152.61
Borut, Meyer—I H Kaplan.....234.65
Bagley, Wm W—Geo H Storm.....419.03
Broderick, Margt A—C A McCarthy.....124.35
Bolch, Jos A—Prentiss Tool & Supply Co..77.67
Burdaker, Walter E—Standard Typewriter Co 34.67
Basser, Jacob—H Herz 29.41
Blain, Jno—L I Hallett 719.06
Barstow, Rogers L, Jr—Durland Co....1,023.53
Bunims, Morris—Interstate Rubber Co...718.68
Bischoff, Isidore L & Chas Moss*—S G Lampert et al 88.86
Blume, Ferdinand E—O B Anderson.....147.50
Connell, Ellen—M A Apgar.....costs, 109.24
Cohen, Annie & Abr I Levy—People, &c..500.00
Crowe, Edw J—Erie R R Co.....costs, 35.00
Cebrelli, Antonio—Broadway Trust Co..3,139.23
Cohen, Saroni M—A Schon 80.97
Curry, Ida L—E C Johnston et al.....172.13
Congdon, Edw F—J Press 27.35
Casciolo, Luigi & Alex Anderson—West Side Bank 297.47
Clemens, Richd, Vincent Valente & Clemens Constn Co -B Silverman 115.01
Dealy, Margarita—L Opper 559.00
Dannemann, Chas—J Trumper et al.....89.25
Druck, Herman—E Druck.....costs, 159.98
De Gutz, Louis—J M Ullman et al.....240.66
Fries, Raymond J—D E S Coleman.....104.67
Faas, Jno—Blumenthal & Bickart, Inc....67.71
Fleminger, Abr—M G Greenberg....costs, 81.91
Franz, Jno Jr—I Weaver.....40.50
Grill, Emanuel—O Buchalter.....27.15
Goebler, Jno F—A H Meyer Co.....30.71
Goodspeed, Benj F—M Low et al.....72.02
Gage, Wm S—R Robitschel 2,076.13
Garfinkle, Morris—J Kesdan.....439.15
Goldstein, Leah & Ida Walker—H Swart.160.16
Goldstein, Jos—Union National Bank of Troy 609.88
Gensler, Morris & Clara—A Klein.....169.31
Gelband, Jacob tres—M Gelband.....69.41
Gulick, Jno G—C Buek.....457.66
Grabenstein, Ernestine—A Brawer.....84.99
Goldstein, Yetta—R H Channing et al...5,277.75
Gurdiano, Bartino—Jacoby & Dalvin, Inc..81.62
Gibson, Jasper M—Gimbel Bros, N Y....227.70
Goodman, Fredk F—C A Goldreyer.....324.17
Harris, Jac J—E D Harris.....565.13
Hueg, Herman—J Huber Jr.....164.31
Hart, Jos D—I Weaver 30.00
Humphreys, Cecil H—N Blum.....121.91
Jackson, Mortimer J—I Jackson....costs, 56.62
Kaufman, Isidor—H Bauman et al.....424.85
Kahn, Abr -M Kaplan 274.05
Kaidy, Mander F—Universal Textile Co..476.27
same—same 144.97
Kelly, Jno T—I Weaver 45.00
Lourier, Zenon—I Neustaedter 146.15
Linch, Geo W—J Tierney.....100.00
Lynch, Jno H Jno J O'Brien & Mark O'Brien —Henry Steers, Inc.....531.50
Liberman, Henry O—M A Strauss et al....59.41
Liebers, Murray—Saml Kaplan & Bros..500.31
Lubitz, David—A S Halpern.....172.58
Lilienfeld, Osias—L Bickel 126.60
Lidgerwood, Lucy F & Jno—E B Bruch..708.92
Locker, Benj -D Robins 45.50
Lent, Wilfield—Sulzberger & Sons Co....125.49
McBride, Jno H—J Lieberman.....325.74
Maiman, Harry A—B K Bloch.....119.52
Mullen, Wm J—I Weaver 45.45
Meyer, Henry C—H Held.....188.49
Mallory, Roland—N Y Protestant Episcopal Public School 55.81
Nichols, Oscar I Weaver 116.50
O'Toole, Jno—Conron Bros Co.....220.51
Otten, Arthur, Jno Hill & Jno P Walsh—C Cannon 276.91
Purdy, Augustus V—J B Purdy....costs, 69.94
Polack, Isaac—Union Natl Bank of Troy.871.96
Paturzo, Michl—Northern California Wine Co 105.66
Parkinson, Ernest R—A Lipps 34.08
Patilis, Nicholas—C Poulos 74.76
Rose, Arthur M—Gimbel Bros, N Y.....115.17
Rumore, Jno -I Kaplan 72.95
Reiss, Emille R & Louis—F W Devoe et al.. .....220.98
Rucker, Oliver H H Kiener 89.65
Robinson, Douglas & Adrian H Joline, rec'rs A Florio 500.00
same—M Florio 150.00
Roos, Pierre—Natl Cash Register Co....334.89
Solomon, Sol L C A Lock.....35.06
Scibano, Joe & Nicola Fuccillo—F Lopardi.35.65
Sheffield, Justice P—L M Johnson.....153.11
Stead, Hayden R—Belle Mead Sweets Makers 181.33
Sacco, Jno S Robinson 75.65
Siegel, Max & Robt Gold—H Heller.....69.15
Sondheim, Leopold—M Osterman.....74.41
Santero, Giovanni—Northern California Wine Co 115.77
Schneiderman, Jac—L Shapiro et al.....354.01
same—M Sherman 217.40
Sparago, Yetta—A Klein 119.31
Schaefer, Fredk—A L Henry.....461.52
Sandhop, Chas—Bofinger Bros 39.36
Smith, Edwin L—J M Sinnott 72.72
Stannard, Ambrose B—F Peabody et al..609.22
Stoloff, Julius—S Gross et al.....49.41
Strumwasser, Herman & Saml Klein—R H Chuck 107.11
Vaughan, Jno R—M J Gordon.....85.10
Wing, Marion—J A Vuilleumier.....20.41
Weiss, Isaac—M Kaempfer & Sons.....49.12
West, Chas E—Robt Graves Co.....87.69
Wolfe, Isidor E & Alex Drescher—Lawyers Title Ins & Tdust Co.....255.21
Westall, Walter W & Lee D Quinn Illinois Surety Co 25.87
Wilson, Percy—C Harft et al.....121.66
same—same 288.66

CORPORATIONS.

White Co—G B Marx 1,567.62
Wm R Jenkins Co—Natl Biscuit Co.....840.85
Bellewood Constn Co & Harry W Perelman—D Bravin Tile & Marble Co.....421.31
same—same 318.81
Crescent Button Co—J Taub.....61.62
United States Fidelity & Guaranty Co—O W Freidenrich 465.26
Wenzel Plumbing & Heating Co—B Robinson et al 45.45

Judgments—Manhattan and Bronx (Continued).

Trautman Air Rubber Tube Co—A Ofstein..539.67
Fredk A Smith Co—Hudson Auto Lamp Co.50.31
I M Marks & Co—Willis H Lowe Co.....26.10
R A Schoenberg & Co—A Hammerstein et al17.72
Deal Co & Thos P McKenna—Roebling Constn Co644.79
Clemens Constn Co, Richd Clemens & Vincent Valente—B Silverman115.01
Steeplechase Co—J S Van Loan Co.....477.29
Tierney Lunch Room System—H Friedman..217.17
Adams Novelty Co—W J Foster.....6,090.55
Annex Homes of New York City, Inc, Mathilda Francolini & Rose Halley—Mason Mfg Co566.87
I M Marks & Co—Wm H Lowe Co.....26.10

MAR. 27.

Avery, Edw S, Theo S Avery & Helen A Tucker admrs—L Purdy et al .....costs, 234.25
Baudet, Homer J O W Palmerberg.....81.31
Bacon, Charlotte V or Mary Bacon—L Cerlian.280.50
Broschartt, Fredk W—H Robitzek.....37.94
Bellis, Max—R Bersch et al.....costs, 81.05
Bahr, Jno—H W Herts 506.28
Bucki, Chas L—J D Nagle.....217.21
Colassuonno, Raffaele — Westchester County Brewing Co 95.01
Christopher, Harry D—S B Balcolm.....71.51
Cunningham, Jas or Jno—C H Simonds et al.77.12
Cohen, David & Saml D—Standard Mail Order Co 107.43
Day, Adelaide E—N Y Edison Co.....48.35
Dougherty, Edna L—J Azzimonti.....57.79
Dale, Theo—B & Emil O Weiss et al....1,000.00
De Guzman, Henry C—W B Strong..costs, 219.27
Dunn, Cath, Alfrd Bachman, Johanna C Neumann, Louis Wendel, Nicholas Wendel, Helena Revel & Nicholas Wendel exr &c—City of N Y .....costs, 100.00
Delli, Paoli, Ralph—J E March.....951.45
Davidow, Wm H—Wm Skinner & Sons....711.07
Donovan, Edw F—B Donovan.....1,353.29
Ehrlich, Agnes & Hudson Trust Co—W W Farley 1,961.97
Ellis, Herman—L Miller .....costs, 95.40
Eisner, Theo D—C H Hopper et al.....63.75
Friedlander, Edw M, Isaac E King & Barton Zabin—Francis H Leggett & Co.....147.98
Fechter, Herman—L B Gutman et al.....66.16
Funk, Max—M Stern 248.56
Folcke, Chas—W N Stewart.....251.36
Greenwald, Annette—Francis H Leggett & Co92.91
Garifalos, Jno—Underwriters Press.....64.00
Goldreyer, Sussman—Jno A McCarthy & Bro .....costs, 67.97
Gould, Walter F—F L Sanforth.....30.00
Grimes, Eugenie H—Udall & Ballou.....254.22
Greenberg, Saml—Magee & Crosbie Co....72.33
Groff, Gertrude B—B S Comstock.....60.91
Hawley, Charley B—N Y Edison Co.....12.28
Herrmann, Henry—Columbia Knickerbocker Trust Co 1,022.57
Heller, Hyman—M H Mann 188.01
Hotaling, Jno W—N Y Edison Co.....12.75
Harris, Benj—Diamond Shoe Co.....214.41
Henry, Thos G—Natl Cash Register Co....129.78
Jannelli, Chas—N Y Edison Co.....14.94
Kaplan, Annie & Jacob—A H Sarasohn....21.81
Kahn, Isaac—J Tompkins 84.31
Koch, Jacob—N Y Edison Co 13.33
Kempfner, Martha—S Langer 189.37
Keavney, Patk—Corn Exchange Bank....463.67
Laurino, Robt—N Y Edison Co.....33.37
Lampel, Saml—Spanjer Bros.....44.34
Lipman, Saml—Spanjer Bros 44.34
Lampel, Saml—N Y Edison Co 75.66
Lappos, Nicholas & Lappos Bros Co Inc—P Miconi 194.86
Lauckner, Robt—Lewis De Groff & Sons..1,048.55
Luise, Selvina—G Corduzi 25.32
McNamara, Danl J L C Rasmussen 620.56
Morse, Perley—W N Cushman.....116.86
Monahan, Patk J—W G Lamping.....423.24
Mandel, Saml—N Y Edison Co.....18.92
Miller, Annie—S Abeloff et al....costs, 557.62
Mildorf, Sigmund—J Greenfield.....13.91
MacLaurin, Danl & Phebe M—H M Lewis.294.40
Mynk, Isidore—T S Kerry Co.....294.69
Maniello, Ralph—Gansevoort Washington Co.69.65
Miles, Wm F—C B Treat 78.01
Moran, Wm—Fred Hollender & Co.....18.66
McFarren, Robt G—A E Thomalen et al.1,926.32
Muller, Nina—D S Doran.....598.86
Moran, Mary A—Winfield H Mapes Co...132.61
Newgold, Gabriel A—E J Gillies.....91.23
Quinn, Jno—Hannis Distilling Co.....115.96
Quinby, Fred J—P Shotland.....364.90
Raymond, Melville B—S Smith.....555.32
Rosenthal, Saml—United Electric Light & Power Co 20.28
Rappaport, Chas I—M Lissen 69.41
Rooney, Wm—W G Foster.....costs, 108.20
Rosenthal, Saml B & Chas Savage—R E Rubin119.94
Simon, Harry—N Y Edison Co.....34.33
Savage, Wm W—B Hacker 533.45
Shattan, David—N Y Edison Co.....32.23
Stettler, Ernest—H M Lewin.....154.38
Schwarz, Henry J—C S Doughty et al...189.07
Sullinger, Park—N Y Edison Co.....12.52
Schwartz, Jno & Max Drucker—same.....39.67
Solomon, Maurice & Saml W J Morrell.....costs, 135.69
Schwarz, Emil A Schwarz.....costs, 116.85
Smith, Wm E—E E Dawson et al.....348.64
Sugarman, Lewis H—Commercial Tobacco Co.147.60
Sullivan, Cornelius & National Surety Co—People, &c 1,000.00
Sauerbeck, Emil—C Thurmaner 80.57
Sheffield, Justus P—G T Elliott.....65.00
Sanger, Richd D—V C Ryder.....336.50
Schlessinger, David—M Friedman et al...39.32
Tomashewsky , Abr—United Dressed Beef Co of N Y 403.86
Ward, Ephraim—United Electric Light & Power Co 33.24
Whitcomb, Frank I—E R Anderson....2,015.00
Weitzman, Philip—N Y Edison Co.....14.65
Winnenberg, Theo—same 34.98
Weidhorn, Saml—Jno D Lohman Co....1,538.35
Weiss, Celia gdn—City of N Y.....132.37
Ward, Chas M—C P Robinson.....380.92
White, Arthur S—L Smith.....37.42
Wollrich, Harry—A Kaslin.....37.52

CORPORATIONS.

Fuchs & Co—Fink Co 452.50
Harwell Realty Co—N Y Edison Co.....456.83
J C Supporter & Corset Co—United Electric Light & Power Co.....14.21
St Nicholas Holding Co & Harry W Perelman —G Arnone 519.41
Andw E Foye Co—F P Wilson et al.....143.45
Imperial Auto Co—M Price 3,159.15
German-American Bank—L Purdy..costs, 121.30
United States Wood Preserving Co—City of N Y .....costs, 117.90
Annex Homes of N Y—J P McWalters.....72.96
Courtney Tire & Rubber Co—H M Stevens.39.67
H Rice Co—Washburn Crosby Co.....369.21
Harrison & Burton Co—E H Harroun & Son.932.35
Fairhaven Water Co—Natl Bank of Commerce of N Y 1,578.04
Gildale Motor Corpn—M Bremer 507.43
Siegel Machine Co—Goodyear Rubber Tire Co of N Y 219.23
Wolfe, Irving H—T Doane.....430.32

MAR. 28.

Ahsman, Harry, Alex Burkhart, Geo W Olivitt, Henry A Richmond, Isaac L Soutant, Chas Soltan, Richd S Baker, David Lippman, Saml A Lippman, Milton Lippman, Chas H Patterson, August Borchers, Saml Mantel, Abr Washer, Saml J Kornblum, Wm Kornblum, Kings County Refrigerating Co, Robt W Dixon, Robt Dixon, J H Schneider & Co, Lena Hamburger, Michl Leiberman, Claudius C Phillips, Jno Nix & Co, Geo Allison & Co, Bernard Abel, Jos B Smith, Parker W Holden, B W Rowe & Co, Jno Pirung & Co, Theo W Johnson, Wm W Farrell, Stephen H Davenport, Howard O Lente, Jos Reid, Henry Barntigan, Claus H Bahrenburg, Wm H Bahrenburg, Henry Bahrenburg, Edw Bahrenburg, Chas C Bahrenburg, Walter E Cochran, Theo L Turney, Herbert Burlew, Frank Couch, August Beirman, J & G Lippman, Herbt G Furman & Co, Jno W Pfeiffer, Geo W Judd, Jennie G Kennett, Jno E Voorhees, Thos P Wallace, Isaac Lowenthal, Horace B Hanson, Jno Blackburn, Jno W Rochton, Geo F Fish, Abr Roenbloom, Luhr Horstmann, Louis Mecklenburg, Casper Herold, Harry A Mangels, Geo H Rivenburg & Jas A Richardson—F Loehfelm Jr.....costs, 88.28
Andriaccio, Jas G—S Frankenheim.....362.45
Aschenbrand, Sarah—J Woessner et al.....costs, 68.38
Albano, Antonio—N Y City Interborough Ry Co .....costs, 65.00
Berkowitz, Ignatz—C Perlmutter et al...249.30
Borchert, Bertha, adm—Manhattan Transit Co .....costs, 78.08
Brina, Ignazio—G Russo et al.....2,109.45
Bancroft, Aaron & Geo — N Y Produce Exchange Safe Deposit & Storage Co.costs, 68.85
Becker, Arnold—Charles & Co.....73.96
Burke, Harry—E Moschcowitz 98.68
Baldwin, Geo E—Mosler Safe Co.....39.41
Boyd, Evelyn R—Paterno Constn Co.....410.46
Bauer, Henry J—H Huncke.....54.33
Blass, Abr—H Kupferschmidt 178.95
Baroody, Sliba T—J Kirschner 76.91
Cooper, Saml—Germania Bank 321.10
Carroll, Jas E—Metropolitan Tobacco Co.71.45
Corn, Morris—J Gluck 191.55
Corbett, Harvey W—A W Lord.....2,116.19
Corbett, Harvey W & Gail Sherman Corbett—A W Lord 3,498.26
Caka, Jos & Marie—J Jabury et al.....47.36
Calligari, Alex—National Nassau Bank of N Y 756.64
Colker, Abr—M Josephsohn 30.96
Dann, Jos—H Shein 66.49
Dempsey, Robt—Carter & Weeks Stevedoring Co .....costs, 12.84
Evans, Jno H—J White.....costs, 128.00
Egan, Michl P—R Waldo.....costs, 68.05
Estes, Weston B—Enterprise Dental Supply Co, Inc 29.41
Feinn, David H—S Feiner 48.60
Farley, Jno—S N Decker 345.17
Finkbeiner, Chas D—J Ruppert.....79.07
Frazier, Allen H—D Gordon 366.90
Freund, Ludwig & Isaac Newman—E Fisher.4,876.15
Foote, Clarence—T Sealy.....costs, 94.78
Fiala, Chas—G Wolz 191.30
Fuller, Henry H—C Ficken.. .....205.80
Ferguson, Jos Jr—R H Sellers Co..costs, 107.63
Frey, Jacob—L Leffler 194.51
Fiero, Michl & Guiseppe Amato—N Romano.228.22
Frumes, Max—W Ehrhardt 37.47
Fleischer, Max & Louis Segelbohm—M Josephsohn 60.94
Goldstein, Louis—W Sloat et al.....28.15
Gallitano, Paul—City of N Y.....27.00
Gross, Louis—Bernheim Distilling Co....100.67
Halsey, Sarah S—L C Baldwin.....36.01
Hantcharow, Jos—State Bank 329.43
Henning, Henry G—European American Bank660.98
Harrington, Edwin De W—A E Harrington.....costs, 100.79
Holland, Margt A & D T Holland Painting & Decorating Co—Fredk Beck & Co.....156.26
Hantcharow, Jos & Tollie—State Bank.1,205.98
Hartman, Regina—W W Carman..costs, 108.13
Hamilton, Schuyler V C—D Levy.....1,501.72
Howard, Frederica—C S Rosenberg.....64.03
Isaac, Philip—Miss Alston's House for Private Patients 51.95
Imershein, Meyer—I Novick et al.....54.13
Kahn, Saml—Nason Mfg Co.....46.18
Kaplan, Rachel—City of N Y.....costs, 32.65
Kahn, Isaac—Singer Sewing Machine Co.183.32
Levy, Morris—J Abrahams 328.62
La Touche, Marion L—R Bidois.....1,595.13
La Vacca, Teresina—P R Ferrari.....29.86
Laverty, Lester—F J Laverty.....costs, 24.87
Lotze, Emily & Marie—A Seidman.....851.51
Langerman, Walter L S—J Gordon Jr et al.29.41
Leder, Philip—E Silvermann et al.....92.77
Lazarus, Moses—C P Kimmey Co.....29.85
Levine, Louis—L Greenfield 63.41
Lemow, Chas W—Equitable Trust Co of N Y 125.00
Letanche, Jos—L Ryzok 1,639.15
Meisler, Gustav M—J Talcott.....2,692.98
MacDowell, Chas E—Mechanics & Metals National Bank 1,757.30
Mushkatel, Louis—City of N Y.....27.00
Malloch, Wm—same 36.91
Miller, Edw C—August Motor Co.....153.81
Meegan, Jack L—F Bock.....92.88
Muehe, Otto—J Jaburg et al.....187.57
Neuman, Isidor—A Axler et al 88.08
Neuman, Randolph M—I Zion 104.56
Nauss, Otto—Title Guarante & Trust Co.107.14
Newman, Teene—E Regensburg & Sons....51.91
O'Connor, Thos P—L Strack.....39.41
O'Donnell, Jas H—A P Chauncey.....440.91
Oppenheim, Max—J Burger 229.06
Overman, Lynn—Wynotol Realty Co & Hotel Co 189.23
Pasternack, Max—M Heyman 41.91
Pinckney, H Irvington—Dykee Lumber Co..54.04
Pike, E Willard—M Meyers et al.....94.41
Perelman, Harry W & Abr Nevins—J B Stephens..1,389.67
Postilnick, Morris—City N Y 27.00
Perry, Jas—C S Tutus 352.71
Rosenberg, Notta—M Berlat 119.41
Roth, Sannia—East River Natl Bank....1,014,03
Reilly, Margt L—Barber Asphalt Paving Co..costs, 107.88
Reid, Jas H—K L Defossez 462.57
Rogers, Sarah S—New England Apartment Co375.37
Surridge, Jno H—C P Nagler 973.44
Sloan, Jos V & Jno V Sloan & Co—J H Brewster 116.82
Schneider, Fred P—Star Co 329.41
Sharp, Jos L—M E Sharp 41.67
Steiner, Chas—Ginsburg Realty Co 249.39
Stacy, Geo P—T P Spencer 104.62
Saldinger, Morris D—B S Castles 577.38
Smith, Elbert C—American Radiator Co..290.77
Seriven, Vernon C—A E Marling et al....61.65
Shaw, Alexander & Edw H Garrison—C Zabriskie 130.80
Sack, Louis—Tip Top Toy Co 976.45
Savage, Marie G—Graham Co 131.55
Schenck, Benj & Jacob Perle—S Bank 116.20
Sire, Leander S— W Adams .....costs, 92.25
Taglin, Jos J—W H Leonard et al 78.92
Tobias, Henry & Roseno Bros, Inc—S Rodriguez 35.91
Taglin, Jos J & Harry Rosa—M J Lennart.31.02
Vidi, Giacomo—United Surety Co et al.....costs, 252.25
Weinitz, Louis or Louis Cohen & Sophie Weinitz—F Horovitz 99.65
Weinstock, Maurice—Spero & Berlin 44.41
Wiltshire, Harry—M Gilbert 139.75
Walter, Frank J—I Goodman 329.65
Weighart, Jos B—Electric Surgical Instrument Co 27.52
Watters, Allie W—Freeman Bros 1,198.89
Yeager, Mae—I D Cote 309.28
Zinberg, Saml—E Rosensberg & Sons....175.23

CORPORATIONS.

Beuclare Constn Co—N J Terra Cotta Co..324.72
Jakelson Realty Co—R Gow 1,333.01
same—A Small 728.07
same—D Small 278.06
Jas R Seal Co, Inc—A Thomson 182.41
Kreamer Contracting Co—M Moskiwitz et al 2,054.00
Alliegro & Spallone Constn Co—G T Roberts87.74
Cosgrove Bros—International Heater Co..125.11
Reliable Contracting Co, Jos Popkin & Hyman Levine—Klask Contracting Co 62.69
Oakland Coal Co—A E Marling et al.....73.08
Natl Electric Sign Co—D Simsarian 238.41
N Y Aerial Mfg & Navigation Co—A E Marling 48.40
City N Y—R R Crowell 440.00
J F Hayes, Inc & E Leins Piano Co—E De La Marco 48.65
Tangiers Manors Corpn—R J Gifford....2,381.43
Safran Co—D S de Jongh 272.41
Herbt L Brown Co—Pennsylvania R R Co.80.32
Microutsicos Bros Co—E F Kirby 996.00
Wm Morris, Inc—K P Speedy 600.00

Borough of Brooklyn.

MAR. 20.

Belfer, Julius S—G D Richardson.....26.42
Beline, Elie—H Feldman 536.90
same—same 288.90
Boss, Christopher H—W H Meyer & ano.534.41
Battaglia, Thos—F Mosca 171.90
Casey, Thos F—J Muller.....18.40
Cinque, Anthony R & Alex R, doing business Cinque Bros—A R Zarzelo 48.20
Cappuccilli, Sevesia & Mary—C F Gutman.88.09
Corley, Martin—H Speary & ano.....290.67
Doran, Wm F & Fannie—H J Koehl.....50.30
Dreyer, Wm F—Orenstein, Arthur Koppel Co.86.46
Dierks, Jno—C H Nahmacher 99.67
Drake, Edw J—Neal & Scott Co.....37.05
Ennis, Teresa V—J S Loomis Co.....452.90
Gohner, Jno—L Breitenstein & ano.....49.65
Haight, Saml W—A Gibb & ano.....48.13
Horowitz, Jacob—W Goodbody.....95.42
Hosea, Jas W—P Manecke.....128.20
Hart, Bridget—J S Loomis Co.....452.90
Jackerson, Geo—State Bank.....336.72
Jetzer, Benj—N C Kern.....75.15
Levy, Jos—Bklyn Fireproof Sash & Door Co.27.92
Moore, Geo—S W Haviland.....85.47
Pergament, Benj—S Jacobs & ano.....175.95
Pearson, Jas—J Sibbett 70.13
Pouch Mansion—J Sibbett 70.13
Purnell, Wm M & Mary M—L Brenner...128.50
Rainke, Chas—J Ozog 132.75
Rath, Henry C—G J Jerome 485.17
Reinitz, Adolph & Morris—Cudahy Packing Co30.90
Reinitz Bros—same 30.90
Schiff, Louis—R Tuck & Sons Co.....82.19
Schavrien, Isaac V—H R Daniels.....35.91
Strong, Margt E—Kuhs Bazaar.....108.30
Sealy, Thos—C Foote & ano.....50.00
Sawitz, Wolf & Max, Harry & Isidor—Mildred Spear 215.00
Sawitz, W & Sons—same 215.00
Silver, Ida & Hyman—M M Black.....84.40
Talbot, Jno—C H Nahmacher.....252.67
Vespole, Antonia—A Bindrum.....281.50
Vogt, Wm—C E Harvey 65.29
Wacker, Alex F—Forbes Paper Co.....30.07

Weinstock, Jacob & Fannie—M W Carmel..214.90
Wellbrock, Arthur S & Henry J—Lafayette Trust Co 138.73
Wyler, Leo—Standard Computing Scale Co.261.78
Wille, Eliz & Robt—State N Y..... 500.00
Wolf, Bertha—St Leonard's Church..... 13.37

CORPORATIONS.

Aronson Realty Co—I Silberberg.....1,036.80
B H R R Co—P D Conquet..... 430.25
Hazel Constn Co—H J Glasser..... 220.90
Hazel Constn Co—Cohen & Grau..... 455.46
Masonry Constn Co—J Muller..... 330.40

MAR. 21.

Bock, Louis—N Y Tel Co..... 16.08
Bloch, Abr—S E Smith..... 32.40
Bohack, Henry C—Tessie Koropjeck 2,032.96
Bernard, Jas L—Jordon, Marsh Co..... 49.26
Bleshman, Louis, doing business Eastern Lamp Co—Eclipse Light Co..... 127.31
Brantle, Frank & Amalia—A Pugliese..... 12.42
Brody, Saml T—S Kaplan..... 156.61
Bremer, Geo H—Parshelsky Bros, Inc....319.79
Byrnes, Eliz E—Cath Clarke..... 350.00
Cebrelli, Antonio—Bway Trust Co.....3,139.23
Christen, Robt & *Kuni—H & H Reiners..382.53
same—same 243.83
Clark, Morton R—W P Sandiford..... 48.92
Crossman, Henry S—A Roth & ano..... 227.00
Dillenberg, Rhinehardt A—P Aprill & ano..37.43
Dincin, *Philip & Isaac—Sulzberger & Sons Co 411.91
Doyle, Margt—N Y Tel Co..... 17.86
Durso, Peter—same 21.23
Epstein, Jacob—N Y Tel Co..... 24.60
Feingold, Morris*—N Y Tel Co..... 14.69
Feingold & Rosenberg—same 14.69
Frazier, Matilda—Scranton & Lehigh Coal Co 23.25
Frost, Esther—J Riedler 144.40
Gold, Jere—N Y Tel Co..... 39.89
Gretsinger, Aug—same 18.55
Greenfogel,* †Morris—A Kuflik et al..... 81.57
Hallahan, Wm H—J Plunkett & ano..... 80.58
Heitner, Harry or Herman or Heyman—Webster Leather Co 82.66
Horn, Geo—F Weber 281.80
Hymans, Sophia—City N Y..... 110.33
Jefferson, Emma R—Julia H Fitzpatrick...27.41
Kavanagh, Thos, infant, by Sarah—City N Y 116.33
Kenwick, Mary—N Y Tel Co..... 64.26
Knauer, *†Jacob—A Kuflik et al..... 81.57
Koplinsky, Abr—same 81.57
Kurzins, Saml—I Goldowitz..... 64.56
Lawson, Jno D—N Y Tel Co..... 18.42
Levenson, Keva & Harry—H Becker..... 112.65
Lutz, Frank—M C Meyer et al..... 135.46
Majewsky, Julian—R Cholewicky..... 49.40
McLeod E Mae—Madame X Mfg Co..... 298.40
Miller, Julia M—N Y Tel Co..... 23.06
Nusenowitz, Morris—P A Whitney et al..110.83
Parke, Henrietta as admtrx Geo Dietrich—G Wasser & ano 107.96
Peck, Louise—N Y Tel Co..... 49.82
Pillion, Evelyn M—City of N Y..... 114.33
Pillion, Thos J—same 106.33
Prichard, Belle—Antoinette Causon....1,060.24
Quinn, Mary J, infant, by Jas—City N Y..77.97
Rosenberg, Leon—N Y Tel Co..... 14.69
Ryan, Danl J—E J Johnson..... 77.01
Sleep, Geo F—E H Oakes..... 107.40
Spiner, Jacob & Dora—J D Frankel..... 103.40
Strosensky, Rebecca—L Louria..... 209.53
Slutz, Chas—A Kublik et al 81.57
Stephens, Annie W—Saks & Co..... 358.26
Stroemer, Wilhelm—A Bernheim..... 55.40
Tice, Chas E—N Y Tel Co..... 21.19

CORPORATIONS.

Estate of Long Beach—E Long et al..... 123.58
same—same 2,447.35
Kissena Constn Co—W Quinn..... 61.40
Rudd, Inc—Osgood Motor Co..... 2,097.92
Troy-Pacific, Inc—Geo F Moore, Inc..... 78.31
W C Haugard Co—Parshelsky Bros, Inc..319.79
White House Lunch Co—Sulzberger & Sons Co 411.91

MAR. 22.

Alexander, Frank L—C A Mayer & ano..615.73
Bender, Simon & Moses—Ella F Tenney..438.40
Black, Eliz McT—Kate Thornton..... 125.17
same—S J Thornton..... 14.42
Careri, Philip*—G Tripari & ano..... 474.40
Cohen, Ida—B H R R Co..... 74.39
Carson, Chas—J A Abel..... 19.65
Christianson, Jno—L I R R Co..... 32.40
Costantino, Frank—H W Schroeder as trste. 117.43
Conklin, Thos F—Williamsport Radiator Co. 35.66
Dangler, Annie—A N Bernstein..... 53.60
Davis, Mary E—Jennie Curie 170.90
Guillaume, Fred—H Kroget & Co..... 149.19
Heepe, Otto & Richd—Kate Thornton..... 125.17
Heepe, O & R—same 125.17
same—same 14.42
Heepe, Otto & Richd—same 14.42
Jaffe, Fannie—Bklyn Union Elec R R Co..70.39
Jensen, Harold—David Shannon Co..... 268.64
Jaffe, David—A Grant 59.42
Kuckro, Caroline—Regina Moser 32.40
Kunkin, Louis as exr, &c, Sarah Shakowsky or Kunkin—M Bershakowsky 41.90
Leventhal, Saml E—Ex Lax Mfg Co..... 29.81
Linn, Christian—B H R R Co..... 110.47
Payton, Corse—Newark Fire Ins Co..... 47.90
same—Western Ins Co 38.70
Murray, Walter A—B J Conroy..... 117.30
Rabinowitz, Harry—A Werman 82.91
Ratner, Chas—P E Feldman 31.80
Sagalowitz,† Jno—A Werman 82.91
Schor, Wm & Cleo—City Bank of Bayonne.. ..... 2,084.15
Schultze, Herman H—David Shannon Co.258.32
Straus,† Jno—A Grant 59.42
Sterckx, Alphonse & Mary—Citizens Trust Co 1,542.25
Sterckx, Alphonse, Mary & Gaston—same..... 1,553.26
Smith, Jas—David Shannon Co..... 351.82
Tanteri, Carmelo—G Tripari & ano..... 474.40
Tanteri & Co—G Tripari & ano..... 474.40
Thorner, Flora—A N Bernstein 17.42
Tate, Chas S—D I Ullman..... 338.90
Tolchinsky, Jos, doing bus as J Tolchinsky Grocery Co—M W Dworetzky 84.21
Wiltshire, Harry—M Gilbert 139.75

CORPORATIONS.

J Tolchinsky Grocery Co—M W Dworetzky & ano 80.45
Whitney Hotel (Inc)—Citizens Trust Co..... 1,542.25
same—same 1,553.26

MAR. 24.

Albrecht, Henry—Alberene Stone Co..... 161.22
Barker, Geo (infant) by Wesley—C L Babcock 107.67
Baylis, Chas T—Windsor Land & Impt Co. 128.35
Bergers,† Jas—Piel Bros 43.76
Bethel, Garage—C G Miller & ano..... 56.36
Beary, Nellie (infant) by Richd—H W Johns-Manville Co 107.67
Brundage, Reuben—Ida V Montfort..... 183.00
Carrougher, Geo W—S De Caballero & ano. 301.11
Craeninger, Ernest doing bus as Craeninger & Co—J J Gavin & ano..... 95.45
Cuthell, Jas M—T H Ray..... 161.81
Clark, Millicent E—W H Rich..... 69.40
Dobson, Eveline—Acker, Merrall & Condit Co. 33.95
Donerson, Jno—N Y Title Co..... 31.77
Edwards, Charlotte E—K A Arvidson..... ..... (D) 2,438.42
Freedman, Isaac*—British Importing & Jobbing Co 292.18
Freedman, Morris & *Jacob—same..... 292.18
Freedman, I & Sons—British Importing & Jobbing Co 292.18
Gabrielli, Alessandro—M A Verdi..... 126.06
Gallo, Saverio—J Murray 873.16
Garttner, Ernest—C Hutwelker & ano..... 262.40
Goldberg, Abr—M Garlick & ano..... 244.93
Goldberg, David—Gertrude Goldberg..... 83.45
Goldstein, David—A Kuflick & ano..... 282.55
Gurski, Jos—H Fortenbach 42.00
Hallenbeck, Emanuel—L C Weinstock..... 257.22
Hoehn, Hugh J—American Plumbing Mfg Co. 103.37
Hayes, Jno—City N Y..... 46.85
Harris, Cath—C C Perpall 45.10
Heins, Nicholas—De Winter & Co..... 282.91
Koerner, Margt, *Margt J, *Fredk H & *Dietrich J—I Weckstein 29.40
Knabenschuh, Henry S—S Hoffman 499.65
Kohlenbecker, Geo—Jno M Wolf Co..... 94.10
Koons, Geo—Alberene Stone Co..... 161.22
Lombardi, Thos—J J Sullivan..... 78.40
Lodge, Chas E & *Grace I—E J Turner (Inc) 181.73
Lamson, Harrington G—Jaeger Lumber Co.. ..... 102.09
Londine, Wm—J Murray 873.16
Massarene, Wm G—J W Malone..... 51.90
Miller, Saml J—H Kaplan & ano..... 496.68
Nelson,† Jno P—Piel Bros..... 43.76
O'Shaugnessy, Michl—Empire State Liquor Co 294.41
Palmer, Eugene—E G Miller & ano..... 56.36
Reilly, Edwin J—E G Miller & ano..... 56.36
Ruttenberg, Joe—Margaretha Mogk....2,033.40
Schlaefer, Chas F—J Swerdloff..... 41.67
Selle, Fred E—H Hayward 526.29
Sheehan, Jno F—D O'Brien 131.37
Shea, Jno—S J Bell 61.07
Watson, Peter—M E Hospital..... 110.02
Weiss, Chas, doing bus as American Sheet Metal Works—P R Jennings et al..... 97.92
Weitz, Simon—M Lenkowsky 164.15
Wilensky, Barnett—S Shapero..... 409.22

CORPORATIONS.

Bklyn Union Elev R R Co—Nunziatta Cardello 678.69
Euclid Constn Co—L Marx & ano..... 242.51
Krefetz Realty & Constn Co*—S Hoffman... ..... 499.65
Melrowitz & Herschel Co—H Bakst..... 215.16

MAR. 25.

Cossey, Harry—G M Dexter & ano..... 126.19
Connelley,† Danl—J Bergman 50.00
Crispin, Mary C—State of N Y..... 300.00
Gerzog, Geo—Flagler Co, Inc..... 103.90
Gorman, Danl J—Comm'r Excise..... 1,819.97
Hefferman, Wm—State N Y..... 500.00
Henn, Louis—Amelia Niemann 1,140.22
Jones, Maggie—State N Y..... 300.00
Kellogg, Jno K—A R Conkling & ano..64,754.60
Lewis, Jos H, doing business Star Sample Card Co—O Lorenz & ano 76.37
Malatesta, Jno B—City N Y..... 136.33
Marino, Dominick—L Chodoxovsky 84.40
Morreale, Thos—same 84.40
McCall, Mary—State N Y..... 500.00
Mayer, Michl—Sulzberger & Sons Co....219.72
McClain, Anna—Adele Kneeland as extrx, &c. 371.43
McGuire, Jas—G W Dexter & ano..... 126.19
McQuade, Dennis—W Burger 49.65
Markgraf, Wm H—Borough Gas & Elec Fix Co 149.90
Meyers, Fredk G—C Von der Bruck..... 85.71
Morris, Saml H—Colwell Lead Co.....1,658.24
Moonan, Eliz C—Emilie R Reiss..... 118.30
Pinkiert, Peter—B Sel & ano.....1,375.18
Proger, Henry S—N Y Independent Meat Co 297.78
Quinn, Leo D—Illinois Surety Co..... 25.87
Rudiger, Katie—A H Cameron..... 63.30
Rini, Michl O—J F Maher..... 74.52
Segrato, Giovanni—City N Y..... 112.33
Slavin, Thos R—same 106.23
Savarese, Frank & *Burt, doing business F Savarese & Son—M Kraus et al..... 63.11
Singer, Otto—T E Clark..... 207.40
Sullivan, Wm F—H J Davis..... 144.04
Tyson, Albt W—J J Bowden.....3,954.97
Walker, Jerome—City of N Y (B of D)..119.62
White, Wm H—D Strauss & ano..... 68.25
Winkler, Maclow L—Sina P H Joseph....124.00
same—Ellen P Bayliss 114.75
Williams, David Y—Illinois Surety Co..... 32.75
Westall, Walter W—same 25.87

CORPORATIONS.

Atlantic Express Co—Peter Barrett Mfg Co.834.90
B H R R Co—J Kisilitis 150.00
City N Y—Minnie Zimmermann.....1,250.00
same—A Zimmermann 250.00
Massachusetts Bonding & Ins Co—Bklyn Kalamein Door Co 187.50
Noble Realty Co—Illinois Surety Co..... 64.41
Parkside Court Realty Co—Bklyn Kalamein Door Co. 187.50

MAR. 26.

Bauer, Geo & Dorothy—G G Berger.....799.66
Bergreen, Victor—D Madsen 60.87
Casso, Antonio—Jno Mulstein Co..... 246.65
Cohen, Jos—W J Barnes (infant)..... 3,147.04
Conway, Peter J—F E Bochmcke & ano..235.40
Davis, Benj—M D Griffin & ano as exrs..948.99
Delmore, Ralph—Caninez Furn Co..... 372.48
Derick, Jennie M—M P Richardson..... 62.07
Driscoll, Patk—P Tague 119.40
Faris, Guttas—H Frohwitter as rec'r.... 826.75
Fechter, Herman—H Mayer & ano..... 78.80
Frank, Gesson—Supt Banks..... 470.95
Fuccillo, Nicola—F Lopardo..... 35.65
Gensler, Morris & Clara—A Klein..... 169.31
Grace, Pierce W—Williamsburgh Trust Co. 132.44
Halvorsen, Minnie J & *Thos—Westfield Plate Co 155.78
Hellman, Adolph—S Rubel & ano..... 92.40
Huethwohl, Philip—B F MacDonald..... 84.93
Heuchel & Brennan—H L Holly.....2,875.05
same—same 2,875.05
Holly, Dr I MacMunn—D Young & ano..127.20
Hunter, Jas F -A M Kahn..... 95.15
Hueg, Herman—J Huber Jr..... 164.31
Levine, Hyman—L Greenberg 228.65
Lipschitz, Louis—same 228.65
Law, Fredk R—V Esposito & ano..... 126.30
Lohmeyer, Louis—Annie T Zirrith..... 107.10
Mack, Willard—American Play Co.....1,724.08
Mersereau, Walter W— R Miller & ano..106.25
Meyer, Fredk G—F S Kander 116.40
Monahan, Jno—Fredk Loeser & Co..... 78.67
Moore, Jas—P Tague 119.40
Nostrand,* Edw A & Arthur H, doing bus as E A Nostrand & Co—National Lead Co.31.32
Owens, Arthur V—S Crown 76.72
Popkin, Jos—L Greenberg 228.65
Ranck, Jac D—Merchants Co-op Mtg Co.... ..... 1,725.08
Rosen, Jac—Cora Rosen 84.40
Schnurer, Henry—Union Bank 1,785.00
Selinger, Arthur H—same 1,785.00
Sparago, Yetta—A Klein 119.31
Scudder, Fredk—Lena Maxwell 83.11
Shaheen, Thos A—H Frohwitter as rec'r.826.75
Sondheimer, Fred—P Lubitz 134.52
Silverman, Sarah—G De Lorenzo et al....80.81
Swartwood, Leroy W—M A Gonzalez et al.. ..... 142.77
Scibano, Joe—F Lopardo 35.65
Smith, Edwin L—J M Sinnott & ano..... 72.53
Sulzer, Ernest A—Caminez Furn Co..... 372.48
Wallenhagen, Jno—I Rosen 149.37
Weisman, Saml—D Cohen 127.71
Wayne, Wm H—Sarah J Wayne..... 1,254.57
Weinberger, Saml & Morris—Fannie Weinfeld 50.00
Weinstein, Isaac—Barnet Sherbowsky..... 35.77

CORPORATIONS.

Building Corporation of Kings Co—Williamsburgh Trust Co 132.44
B H R R Co—Mary Clark..... 200.00
City N Y Mary Clark 200.00
Homesborough Realty Co—Pittsburgh Water Heater Co 103.91
Metropolitan Life Ins Co—Antonina Kubiak. 681.68
N Y State Constn Co—City N Y..... 110.85
Trautman Air Rubber Tube Co—A Ofstein.. ..... 539.67
S & M Amusement Co—W R Craw Co....61.40

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 22.

Ackerman, Fredk, Regine Ackerman & Julius Braunstein; 1913—M Wachsman 229.05
Goldberg, Chas; 1913—A H Sarasohn..... 128.78
Greenberg, Nathan, Israel, Rubin S, Bertha & Thos; 1913—B M Feinstein..... 111.91
McCormick, Stephen; 1911—E J Williams.72.88
[3]Thomson, Robt G; 1913—N Y Tel Co.... 58.07
Whalen, Jno L; 1910—City N Y..... 208.34

CORPORATIONS.

American Darracq Automobile Co; 1905—Livermore & Knight Co..... 579.66
20 West 36th Street Co; 1913—R J Horner & Co 705.52

MAR. 24.

Borrello, Guiseppe; 1912—Wilmore Realty Co. 321.92
Bockar, Benedict; 1913—T F Turner et al. 2,955.19
Bernstein, Alfred; 1909—R H Ehrsam.... 195.08
Cunningham, Jno; 1913—F J Walter.... 50.00
Cohn, Herman; 1913—M Cohn 111.47
Fidelman, Morris; 1906—E Kronman..... 59.65
Golden, Jas J & Jacob Klein; 1911—E Epstein et al 531.11
Gorsline, Ralph V M; 1906—Oliver Typewriter Co 85.58
Iskijan, Paul S; 1912—Underhill Clinch & Co..... 217.80
Janin, Albt S; 1907—J H Turl 209.72
Low, Walter C; 1913—E Z Hebberd..... 107.95
Mendelsohn, Herman T; 1912—S Goldstein.83.35
same; 1911—same 1,230.33
Martin, Jean W; 1913—S Willson 50.00
Newman, Max H; 1910—L Newman..... 47.41
Schaefer, Rudolph L; 1912—N Kimbell..107.11

CORPORATIONS.

Continental Asphalt Paving Co; 1913—P F Collier & Son 67.15
same; 1912—same 1,685.34
[1]Jaffe & Singer Inc; 1913—A Hollander...97.91

MAR. 25.

[1]Abraham, Saml & Harris Hyman; 1911—People, &c 1,000.00
Apten, Bernhardt; 1910—J M Seidenberg.534.72
Albert, Jno; 1913—A Smolin 350.00
Belsito, Annunziato, Francesco, Jos & Domenico; 1913—M C Miceli 329.72
same; 1913—S Miceli 64.72
Buell, Ralph P; 1912—J P Day..... 171.41
Catts, Benj S; 1912—A Goldschmidt et al.163.33
Hirsch, Oscar A; 1912—A Sulka & Co.... 131.94

Satisfied Judgments, Manhattan & Bronx (Continued).

Kearney, Timothy; 1913—C F Seymour...109.98
[6]Lawrence, Walter N; 1910—L E Shipman.. .....121.71
Nichols, Henry J; 1913—F X Kelly.....30.22
Rogers, Edw J H; 1912—J J Fleming...480.00
Sibley, Chas M; 1912—M Casson.....124.41
Schmith, Herman; 1911—Jno F Pitz, Inc.46.21
Slisz, Jos; 1912—J Steinbrenner.....319.78
same; 1912—A Klein et al.....928.91
Schinkel, Chas F; 1901—N Y Gas & Electric Light, Heat & Power Co.....51.70

CORPORATIONS.

Automobile Coaching Co; 1908—L Ginsburg.. .....2,361.58
Simpson-Crawford Co & Merchants Express Co; 1913—A Murphy 5,750.00
Ward Bread Co; 1913—F J Twomey.....200.00

MAR. 26.

Bobisch, Harry; 1913—L King 18.09
Dickinson, Gustave; 1913—American Newspaper Pub Assn 142.72
Juilliard, Augustus D—Duncan P MacKenzie et al; 1913—M Brody et al 724.40
Price, Edw J & Orville B; 1913—F R Jones. 589.10
Proctor, Geo H; 1910—A Brunker.....1,621.03
Scholl, Jno J; 1913—O Scholl 215.78
Sullivan, Mae A; 1913—Riverside Drive Realty Co 402.75
Tuttle, Lamar K; 1912—McMorrow Engineering & Constn Co.....312.31

CORPORATIONS.

Hellenic American Realty Co & Jas H Harris; 1912—J Goggin 141.31
Hurtig & Seamon; 1911—H G W Pilcher.942.78
same; 1912—same 116.88

MAR. 27.

[1]Bridges, Henry W; 1913—Braunwarth Weiss Co 480.72
[1]Bernstein, Julius A & Harry Goodman; 1913—I Shlivek 2,544.28
Blumberg, Abr; 1908—City of N Y.....265.17
[4]Forest, Jos; 1907—Mechanics American Natl Bank of St Louis 2,587.39
[4]same; 1907—A Wells 2,572.81
Ife, Walter W; 1907—H M Wack.....379.41
Jarmulowsky, Albt, Louis & Meyer also Max Markel; 1913—R A Block.....1,431.48
Kern, Henry H & Wolf Birnbaum; 1912—P Konsker 90.49
Kuhn, Jas C & Lillian Kellar; 1912—C B Kuhn 41.68
[1]Newman, Benj; 1911—E S Peck.....61.97
MacGuire, Constantine J; 1911—M E Hughes 68.55
same; 1909—same 411.18
Matthiason, Karl & Geo S Strandvold; 1912—T L Thompson .....12 cts
Parlato, Angolina, Gaspare Parlato, Anthony Petralgia & Vincent Meunella; 1912—W H Freedman 539.07
Rich, Bert A or Berthold A; 1912—M A Utermyer 680.58
Siano, Antonio; 1912—Camuti Co.....69.03
Schofield, Fletcher P; 1909—City of N Y..31.22

MAR. 28.

Augenblick, Saml & Louis Lentz; 1909—H Cohn 448.59
Burr, Wm A; 1913—Keller Audit Co....119.67
Buckley, Thos J; 1907—F N Dubois et al.177.31
Cowing, Marie A; 1913—P Ripatzky...1,020.78
Duffy, Frank J; 1908—S Hoffman.....79.41
same; 1909—Baker, Voorhis & Co....22.96
George, Hannah; 1906—G C Appell.....600.79
Jacobs, Jac; 1913—L Danzig et al..... 98.61
Lane, Melmie; 1913—W Engelking.....1,118.89
Moore, Wm O, Juliet Underhill & Edw C Underhill; 1910—City of N Y.....454.76
Nacht, Adolph F; 1913—A Meltz.....121.81
Nickisch, Jno H; 1913—Jno P Kane Co..192.08
Paolucci, Umberto; 1910—David Mayer Brewing Co 314.69
Rosenbaum, Elias & Herman; 1912—W J Cohn et al 1,050.27
Segaller, Phil; 1911—R L Friedler.....113.06
Silberstein, Manny & Julius Goldstein; 1912—M Lewine et al 167.93
Strack, Otto; 1912—J Oakley 5,143.07
Sincere, Frank E; 1910—A W Ireland..1,084.23
same; 1911—J A Weekes 857.19
Schwartz, David or Dave; 1913—J Marzisenfeld 164.77
Smith, E Osborn; 1912—N Y Tel Co..... 34.52
Tangredi, Nicholas; 1913—J A Folles....144.31
Watson, Jno G; 1913—Fred Ingraham....118.16
Zuber, Aug W; 1908—T J Roberts.....30.02

CORPORATIONS.

Canavan Bros Co; 1913—V Georgis....3,150.20
Central Fish Co; 1912—R F Hall.....6,004.41
same; 1913—same 134.75
Knox Clothing Co; 1912—E R Breck.....149.25
same; 1913—W Ritter et al.....194.46
N Y House Wrecking Co; 1912—W Keller... .....1,885.03
same; 1913—same 88.55
Illinois Surety; 157.15Co—P Prescutti...157.15

Borough of Brooklyn.

MAR. 20.

Adelsohn, Edw M & Irving J Feinberg, doing bus as Adelsohn & Feinberg; 1913—Crown Heights Realty Co 12.40
Hube, Henry J; 1913—Home Title Ins Co.67.74
Parkhill, Saml J; 1912—C I Constn Supply Co 252.02
Rokaw, Bernard & Isaac Wilson; 1910—Luman W Johnson (Inc) 1,890.72
Rverson, Jennie R; 1913—J Kalsch.....107.33
Singer, Geo; 1912—City N Y.....260.00
Wollinsky, Wm; 1913—United Metal Bedstead Co 32.40

CORPORATIONS.

York-Penn Co; 1913—Press Pub Co.....44.24

MAR. 21.

Brecher, Max; 1907—S Weisglass 438.72
Horst, Keith F; 1912—G W Burkridge.....22.40
Meyer, Frank; 1911—T Marrin 6,594.92
Mickley, Albt J; 1913—N M Powell.....137.87
Mirel, Leon; 1912—H A Groen as trste..223.35
Rosenfeld, Ray; 1911—N Y Tel Co.....31.35
Schneider, Adam; 1912—J F Morgan 208.10

MAR. 22.

Brophy, Bernard; 1912—S Masur.....73.15
Erde, Henry M & Benj Erde Co; 1912—M Erde 702.97
Gumberg, Chas; 1912—M Zucker 400.00
[1]Loricchis, Demetrio & Michele Mariano; 1910—State N Y.....2,000.00
Neufeld, Marris & wife; 1912—Anne Field. 229.40
Neufeld, Morris & wife; 1912—Annie Field.
Sylvester, Eugene J; 1912—Eliz McCann et al 55.00

CORPORATIONS.

N Y Contracting Co, Pennsylvania Terminal; 1913—C Jennings 98.98
same; 1912—same 3,155.90

MAR. 24.

McCabe, Jno D; 1911—I S Remson Mfg Co. 168.98
O'Brien, Cath; 1909—E Lavin 67.90
[6]Shapiro, Celia; 1907—F W Barwick.....109.74
Snyder, Anna S; 1913—Merchants Co-op Mtg Co 76.30
Stattmann, Jac; 1913—B H R R Co.....159.47
Sylvester, Eugene J & Kath & Mark Cohn; 1912—Bertha Cohn 76.02
same; 1912—G H Ittleman 113.61
Zarwell, Inez F; 1911—Florence Swezey.382.06

MAR. 25.

Eien, Nathan & Isidor G Schor; 1913—Alter Geller 116.03
Higgins, Mary; 1904—B H R R Co.....107.20
Parkhill, Saml J; 1913—Johnson Bros...170.67
[5]Spinghel, Julius; 1913—Brown Metal Ceiling Co 35.46
Sutherland, Donald; 1910—A L Weitsman... .....242.20
Tietje, Herman; 1913—C Tisch 36.85

MAR. 26.

Higgins, Geo A; 1912—N Y Dock Co.....98.09
Kruger, Jno L; 1913—H Hirschberg.....85.87
Kuntz, Henry & Rachel; 1912—Title G & T Co 175.55
Lang, Walter; 1913—C J Dampf as gdn, &c Alphonse Dampf 300.00
Neville, Michl K; 1911—Furman & Birkland Dry Dock Co 200.23
same; 1912—Title G & T Co.....59.80
Ryerson, Jennie R; 1907—Bklyn Labor Lyceum Ass'n 107.33
Sandomirsky, Elias; 1911—Samsin Falk..44.86
Schneider, Julius, Louis Cohn, Jac Susol & Solomon Steigman; 1911—C Mayer ...300.00

CORPORATIONS.

Bklyn Furn Co & Geo W Morgan; 1913—Bessie Warschauser 100.75
Wittman Constn Co; 1913—R Rappaport..73.75

[1]Vacated by order of Court. [2] Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

BUILDING OPERATIONS.

(Continued from page 693.)

Other Cities.

NEW HAVEN, CONN.—The New York, New Haven & Hartford R. R. Co. contemplates the erection of a power plant here to supply part of the current needed for the operation of the electric line from New Haven to Boston. Edward Gagel, of this place, is chief engineer.

SCHOOLS AND COLLEGES.

ALBANY, N. Y.—W. H. Van Guysling, architect, has been commissioned to prepare revised plans for a new public school to take the place of School No. 14 on Trinity pl.

POUGHKEEPSIE, N. Y.—Plans are under way for the erection of large additions to the River View Academy buildings. A local architect is said to have been retained.

AMSTERDAM, N. Y.—The Board of Education has approved plans for a 2-sty school to be erected in the Eighth Ward for which there is an appropriation of $53,000.

CAMBRIDGE, MASS.—Wm. Wells Bosworth, 527 5th av, N. Y. C., has been commissioned to prepare plans for the erection of a group of buildings on the banks of the Charles River for the Massachusetts Institute of Technology, Boston.

WHITESBORO, N. Y.—New proposals have sprung up since the defeat of the proposition to bond the village for $65.000 for the erection of a new school house. A new site is favored in Main st for a building fronting 73 ft.

MONTGOMERY, N. Y.—The Board of Education, Wm. Egan, president, contemplate rebuilding the schoolhouse recently destroyed by fire. An architect has practically been selected.

STABLES AND GARAGES.

NEWBURGH, N. Y.—Roy Carnright, of this city, will erect a garage at 192 Duboise st. The site has just been purchased.

STORES, OFFICES AND LOFTS.

SCHENECTADY, N. Y.—The property at 447-451 State st, this city, has been sold to L. Rubinstein who will erect a large business building.

JOHNSTOWN, N. Y.—The Smith building on South Perry st was destroyed by fire at a loss of $20,000. Details of rebuilding have not been decided.

THEATRES.

MIDDLETOWN, N. Y.—The contract for the moving picture and vaudeville theatre of Wm. Goetz and Bert Prince, to be erected at North and John sts, has been awarded to the Giles, Giles Co., of this city, at about $27,000.

HERKIMER, N. Y.—The Herkimer Amusement Co. has been incorporated with Leo Saltsman of Herkimer; W. M. Boyd and Everett Dibble, of Utica, as incorporators. A building will be erected in the near future on a plot 30x180 ft, seating capacity 800.

MISCELLANEOUS.

SCHENECTADY, N. Y.—As soon as bids are received by the Schenectady Board of Contract and Supply April 9th for material, work will be rushed on the reconstruction of the Cotton Factory Hollow Viaduct. The bridge is owned by the Schenectady R. R. Co.

MECHANICSVILLE, N. Y.—The Boston & Maine R. R. Co., A. B. Corthell, chief engineer, Boston, Mass., contemplates the erection of railroad shops here.

WATERLOO, N. Y.—The Waterloo Water Co., C. H. Ross, superintendent, contemplates the erection of a 150,000-gal. water tower and will purchase and install a 2,000,000-gal. direct-connected steam pump, a 500,000-gal. power pump, 1,000,000-gal. pressure filters and 50 ⅝-in. meters.

UTICA, N. Y.—J. Henry Miller, Baltimore, Md., has received the contract to erect the Union Sation for the N. Y. Central R. R. Co. at $691,000.

Government Work.

WASHINGTON, D. C.—Proposals will be received until April 3 for the construction complete (including the electrical protection, conduit and wiring, lighting fixtures, plumbing, heating and ventilating equipment) of vaults, except vault doors, for the new building for the Bureau of Engraving and Printing at Washington, D. C. The work contemplated is the construction of four interior vaults, of reinforced concrete, having an aggregate floor area of about 7,350 sq. ft., and one exterior vault of reinforced concrete, with a housing of about 4,950 sq. ft. area, fireproof construction, stone faced, tile roof. Drawings may be obtained at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

SOUTH CHICAGO, ILL.—Sealed proposals will be received until May 2 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States post office at South Chicago, Ill. The building is 2-stys and basement, and has a ground area of approximately 11,000 sq. ft.; fireproof construction throughout; stone facing and metal and slag roof. Drawings may be obtained from the custodian of site at South Chicago, or at the office of the Supervising Architect. Drawings and specifications will be ready for delivery March 20. O Wenderoth, Supervising Architect, Washington, D. C.

WASHINGTON, D. C.—Proposals will be received until April 3 for metal vault equipment for the new building for the Bureau of Engraving and Printing, Washington, D. C. Drawings and specifications may be obtained at the discretion of the Supervising Architect, O. Wenderoth, Washington, D. C.

HARRISBURG, ILL.—Bids wil be received until April 21, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Harrisburg, Ill. The building is to be 1-sty and basement, and have a ground area of approximately 4,000 sq. ft.; fireproof construction, stone facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Harrisburg, Ill., or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C. Drawings and specifications will be ready for delivery March 10.

MILWAUKEE, WIS.—Bids will be received until April 28, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States Appraisers' Stores at Milwaukee, Wis. The building is 2-stys and basement and has a ground area of approximately 7,200 sq. ft.; pile foundations, fireproof construction, brick facing, composition roof. Drawings and specifications may be obtained from the custodian of site at Milwaukee, Wis., or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

OXFORD, N. C.—Bids will be received until April 26, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Oxford, N. C. The building is to be 1-sty high with a mezzanine at each end and a partially excavated basement and will have a ground area of approximately 3,800 sq. ft.; fireproof first floor, stone and brick facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Oxford, N. C., or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

I. W. P. Hydroliquid Waterproofing.

The Imperial Water Proof Co., Ltd., of 9 East La Salle st, Chicago, has published a large and complete booklet, outlining the advantages of I. W. P. Hydroliquid Waterproofing. The publication is well illustrated with photographs of the many structures that have benefited through the use of the product of the Imperial Water Proof Co., Ltd. The booklet can be obtained by request from the Chicago office of the company.

Hydraulic Elevator Machines.

The February number of the Indicator, the official publication of the Otis Elevator Industry, contains an excellent description, well illustrated, of the electric control of hydraulic elevator machines. The booklet may be obtained at the offices of the Otis Elevator Co., 11th av and 26th st New York City.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2350 New York, March 29, 1913 (39) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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54th st, 161-3 E.
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58th st, 444 W.
60th st, 315 E.
61st st, 239 W.
63d st, 151-5 W.
64th st, 319-21 W.
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80th st, 511-5 E.
80th st, 110 W.
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103d st, 131 W.
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111th st, 25-7 W.
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117th st, 128 W.
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
subdn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & C—taxes, etc.
tnts—tenements.
w—west.
y—years
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAR. 21, 22, 24, 25, 26 & 27.

Albany st, 5 (1:54-1), nes, 80.4 nw Greenwich, 20x74.5x19.4x74.5, 4-sty bk tnt & strs & 2-sty bk rear tnt; Fredk Korz by Frida K Schroeder, GDN, to Emily J Sherwood, 256 W 97; 3-15 pts; AT; B&S; Mar26'13; A$13,000-16,500. **4,000**

Albany st, 5; Emily J Sherwood to Christian T Ott, 409 Stuyvesant av, Lyndhurst, NJ; David J Ott, Hightstown, NJ & Louise F Sherwood, 125 Joralemon, Belleville, NJ; 1-5 pt; mtg $5,500; Mar26; Mar 27'13. O C & 100

Allen st, 13, see Canal, 70-2.

Bridge st, 31 (1:10-16), ns, abt 100 w Broad, 19.9x77.1x18.6x77.1, 3-sty bk tnt & strs; Henry C Overing to Henry O Tallmadge, 35 Lake av, Yonkers, NY; B&S; Mar24'13; A$24,000-27,000. nom

Broome st, 331-7, see Bowery, 151-151½ on map 151.

Broome st, 387 (2:471-14) swc Mulberry (No 177), 25.3x106.3, 6-sty bk tnt & strs; Concetta Delli Paoli EXTRX & TRSTE Allessandro Delli Paoli to Dominick Alvino, 747 2 av, Astoria, B of Q [o 226 Lafayette]; mtg $70,000; Mar8; Mar10'13; A$37,000-78,000; corrects error in issue Mar15 as to 4th line. **79,000**

Broome st, 516-8 (2:488-41-42), nec Thompson (No 50), runs n50xe20xs0.2xe 20.1xs49.10 to Broome xw40.1 to beg, 3-sty fr bk ft tnt & str & 2-sty bk tnt & str; City Real Estate Co to Adelaide Popper, 1720 2 av; B&S; mtg $18,000; Mar24'13 A $23,500-26,500. O C & 100

Canal st, 70-2 (1:293-15), swc Allen (No 13), 47.6x50, 6-sty bk tnt & strs; Annjeannette Seelig to Seelig Realty & Constn Corpn, 147 Hooper, Bklyn [157 E Bway]; mtg $60,000; Mar24; Mar25'13; A$38,000-P 65,000. O C & 100

Canal st, 264 (1:196-15), ss, 77.11 e Cortlandt alley, 24.10x91x25x93.9, 6-sty bk loft & str bldg; also CANAL ST, 266 (1:-196-14), ss, 53.2 e Cortlandt alley, 24.9x 93.9x24.11x96.5, 6-sty bk loft & str bldg; A$70,000-95,000; also WALKER ST, 84 (1:-196-27), ns, 72 e Cortlandt alley, 24.1x91.1 x24.3x93.10, 4-sty bk loft & str bldg; A $23,000-28,000; Hannah L & Emily D Du Bois to Henry A Du Bois, at Turlock, Cal; 1-40 pt; AT; Jan11'12; Mar24'13. nom

Canal st, 264; Canal st, 266, & Walker st, 84; Henry A Du Bois to Peter J Shields, 68 Prospect pl; 3-80 pts; AT; Feb 13; Mar24'13. nom

Canal st, 264; Canal st, 266, & Walker st, 84; Ernest B Du Bois to same; 1-80 pt; AT; Feb17; Mar24'13. nom

Canal st, 266, see Canal, 264.

Chrystie st, 52 (1:302-3), es, 74.2 n Canal, 25x99.4x24.11x98.9, 5-sty bk tnt & strs & 5-sty bk rear tnt; Fanny Gruen to Sophia Mayer, 41 E 72, & Sophia Gruenstein, 60 W 95; B&S; AL; Jan29; Mar24'13; A$23,000-35,000. O C & 100

Chrystie st, 184 (2:421-2), es, abt 125 n Rivington, 25x100, 5-sty bk tnt & strs; Bernard Rabbino ref to Bernhard Mayer, 41 E 72; FORECLOS Mar7; Mar24; Mar 25'13; A$22,000-37,000. **7,000**

Cuylers al, nwc Front, see Front, 56.

Elizabeth st, 147 (2:479-33), ws, 103 n Broome, 25.2x76.9x25.2x76.4, 5-sty bk tnt & strs; Benj M Gruenstein & ano to Fanny Gruen, 116 E 90; mtg $31,000; Mar17; Mar 24'13; A$16,000-30,000. O C & 100

Forsyth st, 113 (2:419-32), ws, 50 n Broome, 25x50, 5-sty bk tnt & strs; Harris Kanzer to Benedict Weissman, 308 Broome; [308½ Broome]; mtg $9,000 & AL; Mar24 '13; A$14,000-17,000. O C & 100

Front st, 56 (1:32-28), nwc Cuylers al, 18.7x84.7x18.7x84.10, 5-sty bk storage bldg; Danl B Freedman to 35 & 37 Frankfort St Co, a corpn, 128 Bway; B&S; mtg $26,000; Mar27'13; A$18,000-30,000. O C & 100

Lane (8:2139) leading from prop conveyed May19'06 on Riverside dr at or about 173d & extdg west to Haven av; reasement or right of way over said lane through land of party 2d pt to W 177; Seymour E Heymann to Rube R Fogel, 177 Bway; Jan16; Mar26'13. nom

Monroe st, 255 (1:266-29), ns, 225.8 w Jackson, 25x93.11x25x93.10, 6-sty bk tnt & strs; Jennie Lewis to Saml Lewis, both at 1-3 E 107; mtg $22,000 & AL; Mar21; Mar24'13; A$17,500-36,000. O C & 100

Rivington st, 110 (2:411-70), nes 110.3 se Ludlow, 22.10x80, 3-sty bk tnt & strs; Rose Kanrich to Dora Finkelstein, 1800 7 av; mtg $19,000; Jan14; Mar25'13; A$18,-000-22,000. nom

Rutgers st, 27 (1:271-64), es, abt 48 n Madison, 25x104; except passageway in rear 10 ft wide, 6-sty bk tnt & strs; Annjeannette Seelig to Seelig Realty & Construction Corpn, 147 Hooper, Bklyn [157 E Bway]; mtg $25,000; Mar24; Mar25'13; A$21,000-37,000. O C & 100

Stanton st, 180 (2:350-78), ns, 69 w Attorney, 20x99.6, 3-sty fr & bk tnt & strs; Julius & Osias Ritter individ, EXRS & TRSTES &c Jente Ritter to Max Kramer, 238 W 111; mtg $22,500; Mar15; Mar26'13; A$19,000-25,000. O C & 24.500

Stanton st, 197 (2:344-16), ss, 50 w Ridge, 20x100, 4-sty bk tnt & str; Benj Silberman to Sarah Silberman, 83 Ridge; mtg $21,000 & AL; Mar21'13; A$16,000-24,000. nom

Thompson st, 50, see Broome, 516-8.

Walker st, 84, see Canal, 264.

4TH st, 74 E (2:459-23), ss, 150 w 2 av, 25x93.1, 4-sty bk lodging house; Rack Realty Co to Dora Eichler, 600 W 183; mtg $24,000; Mar20; Mar26'13; A$19,000-28,000. nom

4TH st, 74 E; Dora Eichler to Herman Bauman, 79 E 4 [61 E 4]; mtg $24,000; Mar 25; Mar26'13. nom

11TH st, 212 E (2:466-15), ss, 409 w 2 av, 18x95, 4-sty & b bk dwg; Frederic R Coudert to Paul Fuller, 31 W 10, & Frederic R Coudert Jr, 124 E 56, as joint tenants; B&S; Feb9'03; Mar27'13; A$12,500-17,000. nom

22D st, 136-8 W (3:797-63), ss, 362.6 e 7 av, 41.8x98.9, 7-sty bk loft bldg; Lowell Realty Co to International Distributors Corpn, 204 Franklin; mtg $85,000 & AL; Mar14; Mar26'13; A$59,000-125,000. O C & 100

22D st, 219 W (3:772-35), ns, 148.3 w 7 av, 16.1x78.6, 3-sty & b stn dwg; Isabel Halsey to Fredk Halsey at Pottsville, Pa; AL; Mar25'13; A$9,000-12,000. nom

24TH st, 404 E (3:955-48), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; Wm C Arnold, ref, to Isabel H Hadden, 74 Lex av, Jersey City, NJ; FORECLOS Mar21; Mar25; Mar26'13; A$10,000-21,000. **14,000**

26TH st, 6-8 W, see Bway, 1129-37.

26TH st, 521-3 W (3:698-22-23), ns, 260 w 10 av, 40x98.9, 2-sty bk office & 2-sty bk rear stable; Saml Hyman to Harris H Uris, 16 E 96; mtg $18,500; Jan11; Mar26 '13; A$13,000-15,000. O C & 100

29TH st, 407 E (3:961-7), ns, 125 e 1 av, 25x98.9, 5-sty bk tnt; Concetta Cario to Leonardo Cario, 432 West Bway; ½ RT&I; mtg $12,000; May15'12; Mar22'13; A$7,500-13,500. O C & 100

31ST st, 124 W, see 3 av, 558.

31ST st, 126 W, see 3 av, 558.

37TH st, 164-6 E, see 3 av, 558.

38TH st, 344 W (3:761-59), ss, 200 e 9 av, 25x98.9, 4-sty bk tnt & str & 2-sty fr rear bldg; A$12,000-17,000; also 38TH ST, 346 W (3:761-60), ss, 175 e 9 av, 25x98.9, 5-sty bk tnt & str & 3-sty fr rear bldg; A$12,000-18,000; Wilhelmina MacDougall & ano to Lina Weil, 19 E 98; mtg $39,000 on this & other property; Mar20; Mar21'13. O C & 100

38TH st, 346 W, see 38th, 344 W.

39TH st, 212 W (3:788-55), ss, 125.6 w 7 av, 20.6x98.9, 3-sty & b stn dwg; Frank T Randell to Amy U Boardman, Trumansburg, NY; mtg $25,000; Mar24; Mar26'13; A$32,500-34,000. nom

40TH st, 110-2 W (3:815-39-40), ss, 175 w 6 av, 50x98.9, 25-sty bk office & str bldg; Edw W Browning to Anna B Moran, 584 Eagle av; Mar21'13; $130,000-152,000. nom

40TH st, 110-2 W; Anna B Moran to Edw W Browning, 112 W 72; Mar21'13. nom

42D st, 326-8 E (5:1334); renunciation of all right to administer estate of her late husband, Walter L Cutting, rights of dower whether through wills of his father, Walter Cutting, or his grandfather, Robt L Cutting; also agmt as to release of dower to party 3d pt and as to mtg for $20,000 on Nos 327-9 E 40th, as collateral security made by parties 2d pt; Mayo Cutting, widow of Walter L Cutting, decd, with Maria C & Juliana Cutting, both at 621 5 av; Maria C Cumnock, 111 E 39; Madeline C Hibbs, 130 E 36, parties 2 pt, & Jas De Wolf Cutting, 135 E 57, as ADMR Estate Walter Cutting; Nov27'07; Mar27'13. 20,000

42D st, 548 W (4:1070-54), ss, 533.4 w 10 av, 19.7x98.9, 3-sty bk tnt & str; Jno M Macdonald to Robt G Macdonald, 1 LeRoy pl, Red Bank, NJ; ½ pt; AT; Nov 12'07; Mar26'13; A$10,000-11,000. O C & 100

51ST st, 446 W (4:1060-54), ss, 262.6 e 10 av, 18.9x100.5, 3-sty & b stn dwg; Jno Muldoon to Felix A Muldoon, 446 W 51; AL; Mar3; Mar27'13; A$8,500-10,500. O C & 100

53D st, 125 E (5:1308-13), ns, 100 w Lex av, 20x100.5, 5-sty & b bk dwg; David Levy, heir &c Selig Hyams to 118 E 54th St Co, a corpn, 68 Wm; AT; ratification deed; Mar18; Mar26'13; A$14,000-17,000. nom

53D st, 501-29 W, see 10 av, 789-813.

53D st, 531 W, see 10 av, 789-813.

53D st, 533-5 W, see 10 av, 789-813.

54TH st, 161-3 E (5:1309-32-32½), ns, 75 w 3 av, runs n25.5xw20xn75xw25xs100.5 to st xe45 to beg, 4-sty bk tnt & strs & 4-sty bk garage; Richd P Lydon to Josephine G Buckley, 58 E 73; 2-15 pts; B&S; AL; Mar 25'13; A$20,500-30,500. nom

54TH st, 434 W (4:1063-50), ss, 350 e 10 av, 33.4x52.2x33.5x49.8, 5-sty bk tnt & strs; Robt Le Roy, ADMR &c Robt C Le Roy, to Eliphalet L Davis, 249 W 22; Mar 24'13; A$9,500-15,000. nom

54TH st, 434 W (4:1063-50), ss, 350 e 10 av, 33.4x52.2x33.5x49.8, 5-sty bk tnt & strs; Eliphalet L Davis to Ensign Realty Co, a corpn [care Frank J Sinnott], 55 Liberty [r 1610]; mtg $9,000; Mar24; Mar 25'13; A$9,500-15,000. O C & 100

54TH st, 500-36 W, see 10 av, 789-813.

54TH st, 538 W, see 10 av, 789-813.

54TH st, 540 W, see 10 av, 789-813.

55TH st, 501 E, see Av A, 1014.

58TH st, 444 W (4:1067-50), ss, 350 e 10 av, 25x100.5, 5-sty stn tnt; Jno Muldoon to Felix A Muldoon, 446 W 51; AL; Mar3; Mar27'13; A$12,000-26,000. O C & 100

60TH st, 315 E (5:1435-10), ns, 225 e 2 av, 25x98, 5-sty bk tnt & strs; Chas Lewin to Emanuel Lowinson, 110 Garfield pl, Bklyn ; AL; Mar5'10; Mar25'13; A$10,000-21,500. nom

61st st, 239 W (4:1153-10), ns, 225 e West End av, 25x100.5, 5-sty stn tnt; Otto Wagner to Marie M Wolfe, 550 W 42; AL; Mar22; Mar24'13; A$6,000-15,000. nom

63D st, 151-5 W (4:1135-12½-14), ns, 290 e Ams av, 60.6x100.5, 3 5-sty bk tnts; Burt L Rich, ref, to August W Mehler, 989 6 av; mtg $48,000 & AL; FORECLOS Mar14; Mar26; Mar27'13; A$33,000-60,000. **10,000**

64TH st, 319-21 W (4:1176-24), ns, 175 w West End av, 54.4 to land of N Y C & H R R R Co x104.4x85x100.5, 3-sty bk factory; Chas A Doscher, TRSTE in bankruptcy of Herman & Henry Raabe, firm of H Raabe & Sons, bankrupts, to N Y State Realty & Terminal Co, a corpn, 452 Lex av, G C Terminal; B&S; mtg $8,500 & AL; Dec3'12; Mar26'13; A$13,000-25,000 **26,000**

64TH st, 319-21 W; Robt G Perry as TRSTE in bankruptcy of Birch Realty Co, a corpn, to same; mtg $8,500 & AL; Mar25; Mar26'13. **26,000**

65TH st, 248-52 E, see 2 av, 1237-9.

67TH st, 204 W (4:1158-38), ss, 125 w Ams av, 25x100.5, 5-sty bk tnt; Louis Margolin to Katie Feinberg, 978 E 165; mtg $16,000; Mar21'13; A$7,500-17,000. nom

67TH st, 204 W (4:1158-38), ss, 125 w Ams av, 25x100.5, 5-sty bk tnt; Katie Feinberg to Lydia Kubler, 332 Bleecker; mtg $20,000; Mar21'13; A$7,500-17,000. nom

74TH st, 400 E, see 1 av, 1382-4.

77TH st, 14 W (4:1129-43), ss, 250 w Central Park W, 25x102.2, 4-sty & b stn dwg, 2 & 3-sty ext; Grace W Thomas to Emery J Thomas, 14 W 77; Mar20; Mar 21'13; A$40,000-67,000. nom

78TH st, 45 E (5:1393-24½), ns, 291.8 w Park av, 16.8x102.2, 4-sty & b stn dwg, 1-sty ext; Jeanette B Coulter et al heirs &c Margt Coulter to Albt Rathbone, 130 E 65; Mar14; Mar26'13; A$27,000-35,000. **45,000**

78TH st, 47 E (5:1393-25), ns, 275 w Park av, 16.8x102.2, 4-sty & b stn dwg, 1-sty ext; Bernhard Beinecke to Albt Rathbone, 130 E 65; Feb17; Mar26'13; A $27,000-35,000. O C & 100

80TH st, 511-5 E (5:1577-9-11), ns, 198 e Av A, 75x102.2, 2-sty bk stable; Fredk W Bellamy, ref, to Francis Goodman, at Ballingarry [Monaghan], Ireland, & Patk Goodman, at Corlea, Ireland; FORECLOS Mar12; Mar27'13; A$22,500-24,000. **17,500**

80TH st, 110 W (4:1210-40), ss, 179.6 w Col av, 20x102.2, 4-sty & b stn dwg; Robt S Streep to Geo H Post, 312 W 15 [110 W 80]; mtg $19,000; Mar24; Mar25'13; A $13,000-25,000. nom

84TH st, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Mary M Meehan to Loyola School, a corpn, 65 E 83; Mar26'13; A$25,000-26,000. O C & 100

84TH st, 158-62 E (5:1512-41-43), ss, 93.6 w 3 av, 81x102.2, 3 5-sty stn tnts & strs; Howard Alsberg to Isidor Blank, 175 E 79, ⅔ pts, & Chas F Faeth, 807 Eagle av, ⅓ pt; mtg $75,000 & AL; Feb14; Mar21'13; A$45,000-87,000. O C & 100

86TH st, 16 W (4:1199-43), ss, 262 w Central Park W, 25x102.2, 5-sty & b bk dwg, 3-sty ext; Wm W Hall to Sara S wife Alfred F Hess, 154 W 72; AL; Mar 19; Mar25'13; A$32,000-71,000. O C & 100

87TH st, 340 W, see 8 av, 2229.

88TH st, 237 E (5:1534-21½), ns, 75 w 2 av, 25x100.8, 5-sty stn tnt; Philipp Steuernagel to Jos Herrmann, 233 E 88; mtg $12,000; Mar24; Mar25'13; A$10,000-19,000. O C & 100

89TH st, 28 W (4:1202-43), ss, 260 w Central Park W, 20x100.8, 4-sty & b stn dwg; Jos L Graf to Oscar L Graf, 28 W 89; AL; Jan11; Mar24'13; A$15,000-29,000. O C & 100

95TH st, 338 E (5:1557-31), ss, 100 w 1 av, 25x100.8, 2 & 3-sty bk loft bldg; Thos Montgomery to Louis Lustig at Lyndhurst, NJ, & Sol Weil at West New York, NJ, firm Lustig & Weil, 28 E 85; mtg $10,000; Mar12; Mar21'13; A$8,000-13,000. O C & 100

95TH st, 132 W (4:1225-46), ss, 448 e Ams av, 17x100.8, 3-sty & b stn dwg; Gustavus D Dickinson to Chas E Burden, 130 W 95; mtg $12 000; Mar25; Mar26'13; A$9,500-14,000. O C & 100

96TH st E (6:1602-pt lot 10), ns, 225 e 5 av, 75x100.11, vacant; Isaac H Clothier to Richd Trimble at Westbury, LI [43 Cedar]; AL; Mar22; Mar26'13; A$——$——. O C & 100

97TH st, 132 W (7:1851-44½), ss, 484.11 e Ams av, 17.6x100.11, 3-sty & b stn dwg; Geo B Hayes ref to Jno Haydock, 2171 Bway; FORECLOS Mar17; Mar18; Mar26 '13; A$10,500-13,000. **13,500**

102D st, 127 E (6:1630-14), ns, 40 w Lex av, 37.6x100.11, 6-sty bk tnt & strs; Greystone Holding Co to Harry B Davis in Stuyvesant Plaza, Chester Hill Park, Mt Vernon, NY; mtg $30,000; Mar12; Mar 26'13; A$13,500-44,000. O C & 100

103D st, 131 W (7:1858-23½), ns, 243.9 w Col av, 18.9x100.11, 5-sty stn dwg; Herbt E Sudderly to David N Carvalho, 125 W 93; mtg $22,000; Mar22'13; A$11,200-20,000. nom

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106TH st, 61 E (6:1612-28), ns, 175 e Mad av, 24.6x100.11, 5-sty bk tnt & strs; Jos Hirschfeld to Abr Liebhoff, 1523 Av A & Bertha Hirschfeld, 17 E 107; Mar22; Mar25'13; A$12,000-22,000. nom

107TH st, 215 E (6:1657-11), ns, 335 w 2 av, 25x100.11, 4-sty bk tnt & strs; Giovanni Grimaldi to Teresina Feraca [215 E 107]; ½ pt; mtg $10,500; Apr3'09; Mar26 '13; A$9,000-16,000. O C & 100

107TH st, 313 E (6:1679-10), ns, 225 e 2 av, 25x76.10, 5-sty bk tnt & strs; Saml Klatzko to Anon Newman, 627 Dumont av, Bklyn; AL; July10'12; Mar27'13; A$7,000-19,000. O C & 100

111TH st E, nwc Mad av, see Mad av, 1672.

111TH st, 238-40 E (6:1660-31), ss, 140 w 2 av, 40x100.11, 6-sty bk tnt & strs; Chas Lewin to Emanuel Lowinson, 110 Garfield pl, Bklyn; mtg $41,000 & AL; Mar19'12; Mar25'13; A$14,500-42,000. nom

111TH st, 25-7 W (6:1595-20-21), ns, 389 w 5 av, 60x100.11, 5-sty bk tnt; Jas A Foley, ref, to Saml Schwartz, 27 W 111; FORECLOS Feb24; Mar24'13; A$33,000-65,000. **57,500**

114TH st, 34 W (6:1597-49), ss, 334.4 w 5 av, 17.6x100.11, 3-sty bk tnt & str; Edw L Montgomery Jr to Julia A Wilson, 131 3d, L I City, NY; mtg $9,500 & AL; Mar 18; Mar21'13; A$10,500-12,500. O C & 100

114TH st, 602 W (7:1895-63), ss, 100 w Bway, 25x100.11, vacant; Robt J F Schwarzenbach to Morewood Realty Holding Co, a corpn, 71 Bway; mtg $8,470; Mar20; Mar21'13; A$15,000-15,000. nom

116TH st, 20 E (6:1621-61), ss, 110 w Mad av, 25x100, 5-sty bk tnt & strs; Henry Rauh to Carleton Realty Co, a corpn, 62 W 142; Mar20; Mar22'13; A$17,000-29,000. O C & 100

116TH st, 58-60 E (6:1621-46-47), ss, 130 e Mad av, 40x100.11, 2 5-sty bk tnts & strs; Interwellen Holding Co to Ridgewood Development & Constn Co, a corpn, 30 Church; mtg $36,000; Mar19; Mar24'13; A$26,000-42,000. O C & 100

117TH st, 128 W (7:1901-46), ss, 300 w Lenox av, 25x100.11, 6-sty bk tnt; Henderson Peck, ref, to Jos A Flannery, 37 W 51; FORECLOS Mar20; Mar21; Mar24'13; A $16,000-35,000.
2,000 over & above 1st mtg $——

118TH st, 4 E (6:1623-68½), ss, 85 e 5 av, 25x100.11, 5-sty bk tnt; Wm Allen, ref to Theresa Solomon, 1186 Lex av; FORECLOS Mar19; Mar26'13; A$13,000-26,000. **22,800**

118TH st, 306-8 E (6:1689-47), ss, 100 e 2 av, 40.9x100.10, 6-sty bk tnt & strs; Julia A, wife Fredk N Whitehorne, to Chas R Protze at West Brookville, Sullivan Co, NY; mtg $34,000; Mar25; Mar26'13; A$15,-000-43,000. O C & 100

119TH st, 336-8 E (6:1795-37), ss, 230 w 1 av, 35x100.10, 6-sty bk tnt & strs; Chas Lewin to Emanuel Lowinson, 110 Garfield pl, Bklyn; mtg $38,500; Dec14'10; Mar25'13; A$12,500-37,000. O C & 100

120TH st, 325-7 E (6:1797-12), ns, 275 e 2 av, 50x100.11, 5-sty bk tnt; Annjeannette Seelig to Seelig Realty & Constn Corpn, 147 Hooper, Bklyn [157 E Bway]; mtg $47,000; Mar24; Mar25'13; A$16,000-56,000. O C & 100

120TH st, 301 W, see 8 av, 2229.

122D st, 263 E (6:1787-21½), ns, 17.6 w 2 av, 14x71.8, 3-sty & b stn dwg; David N Carvalho to Herbt E Sudderly, 131 W 103; mtg $6,000; Mar22'13; A$5,000-7,000. nom

123D st, 241 E (6:1788-17), ns, 185 w 2 av, 21x100.11, 3-sty & b bk dwg; all of; A $8,000-11,000; also CLARKE PL (GERARD AV) (11:2856), nwc Jerome av, 1301-5 (Central) runs w 88.8xn15.2xe100 to Central av xs12.8 to a pt still s— to beg, 2 2-sty fr tnts & strs; ½ pt; also PROSPECT ST (*), begins at sc of premises which adjoins ns of st & land of Bernard Collins, runs n110xe along other land of Collins & Jas A De Vaugh 100 to land of Jas H Weaver (the e & w courses apparently missing), City Island; ½ pt; also KINGSBRIDGE RD, 22 (11:3191), ss, 162 e Jerome av, 16x80, 3-sty bk dwg; all of; Arline R Keirns to Wilhelmina Kearns, 22 E Kingsbridge rd; AL; Jan28; Mar27'13. O C & 100

123D st, 446 E (6:1810-29), ss, 100 w Pleasant av, 33.4x100.11, 6-sty bk tnt & strs; Moses J Stroock, ref, to Geo C Kobbe, 118 E 54; FORECLOSED & drawn Mar4; Mar24'13; A$8,000-31,000. **24,800**

123D st, 439 W (7:1964-8), ns, 175 e Ams av, 50x100.11, 6-sty bk tnt; Henry A Briner to Magdalena Briner [452 W 145]; mtg $82,500; Sept26'08; Mar22'13; A$33,000-90,-000. O C & 100

127TH st, 27 E (6:1752-13), ns, 310 e 5 av, 12.6x99.11, 3-sty & b stn dwg; Eugene DeF Belden to Thos J Scully, 109 W 126; Mar25; Mar27'13; A$6,000-8,000. nom

127TH st, 27 E; Thos J Scully to Eugene DeF Belden to Thos J Scully, 109 W $4,000; Mar27'13. nom

127TH st E, nwc Mad av, see Mad av, 1994.

127TH st, 145-7 W (7:1912-8), ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; Martha Traubner to Brown-Weiss Realties, a corpn, 61 Park Row; mtg $65,000; Mar15; Mar25'13; A$29,000-80,000. O C & 100

127TH st, 145-7 W; Brown-Weiss Realties to Wenare Holding Co, a corpn [care Meyer Lippman], 90 Lenox av; mtg $65,-000; Mar24; Mar25'13. O C & 100

131ST st, 123 W (7:1916-21), ns, 256 w Lenox av, 18x99.11, 3-sty & b stn dwg; Noah C Rogers, TRSTE Jno L Rogers, to Wm Brown & Rosa E Harper, both at 39 W 133 [123 W 131]; Mar26'13; A$8,600-12,-500. **11,000**

131ST st, 124 W (7:1915-45), ss, 281.3 w Lenox av, 18.9x99.11, 3-sty & b stn dwg; Elsie D Hogencamp, individ, EXTRX &c Wm M Hogencamp, to Arnold H Warmolts, 346 Grand av, Bklyn; Mar24'13; A $9,000-12,000. **7,500**

131ST st, 262 W (7:1936-56½), ss, 190 e 8 av, 15x98.9, 3-sty & b stn dwg; Jas J Ryan to Emma Hackett, 51 Dresden, Bklyn; mtg $6,000; Mar15; Mar25'13; A$7,-200-9,000. exch

132D st, 249 W (7:1938-15), ns, 355 e 8 av, 19.6x99.11, 3-sty & b stn dwg; Jno J Carroll to Annie Sugarman, 204 W 120; mtg $10,000 & AL; Mar19; Mar21'13; A$8,-500-11,500. **nom**

133D st, 119 W (7:1918-23), ns, 200 w Lenox av, 19x99.11, 5-sty bk tnt; Julia A wife Fredk N Whitehorne to Chas R Protze at West Brookville, Sullivan Co, NY; mtg $14,000; Mar25; Mar26'13; A$8,-300-17,000. O C & 100

133D st, 155 W (7:1918-13), ns, 275 e 7 av, 25x99.11, 5-sty stn tnt; Chas Lewin to Oscar Lowinson [5 W 91]; mtg $21,000 & AL; Nov10'08; Mar25'13; A$11,000-22,000. O C & 100

133D st, 533 W (7:1987-18), ns, 350 w Ams av, 25x99.11, 5-sty bk tnt; Lina Weil to Caroline Westenfelder, 672 Rahway av, Westfield, NJ; mtg $18,000 & AL; Mar18; Mar21'13; A$10,000-22,000. O C & 100

134TH st, 122 W (7:1918-49), ss, 350 e 7 av, 25x99.11, 5-sty bk tnt; Geo Spurgeon to Leopold Brown, 66 W or E 88 [66 W 88]; ½ pt; AT; mtg $15,000 & AL; Mar20; Mar 21'13; A$11,000-22,000. nom

136TH st, 104 W (7:1920-37½), ss, 91.8 w Lenox av, 16.11x99.11x16.8x99.11, 3-sty & b stn dwg; Saml Hess to Pauline Payne, 505 E 120; mtg $7,500; Mar25'13; A$7,300-8,500. nom

137TH st, 205 W (7:2023-26½), ns, 119 w 7 av, 19x99.11, 3-sty & b stn dwg; Ada A wife & Wm F Neumann to Germania Life Ins Co, 50 Union Sq; CaG; Mar24; Mar26 '13; A$8,900-15,500. O C & 13,000

137TH st, 323 W (7:2041-4½), ns 84 e Edgecombe av, 16x92, 4-sty & b bk dwg, 1-sty ext; Enid Bernstein to Berney Realty Co, a corpn, 41 Liberty; B&S; Mar20; Mar24'13; A$6,500-11,500. nom

137TH st, 323 W (7:2041-4½), ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg; Berney Realty Co to Louis Bernstein, 1416 Bway; B&S; Mar21; Mar25'13; A$6,500-11,-500. nom

138TH st W, nwc 12 av, see 12 av, nwc 138.

139TH st W, swc 12 av, see 12 av, nwc 138.

143D st, 514 W (7:2074-48), ss, 400 e Bway, old line, 25x99.11, 1-sty fr office & vacant; Sarah J Bloomer wid to Carolyn R Gorman to Anna Reilly, 204 W 141 [220 W 139]; mtg $35,000; Apr1'12; Mar27'13; A $13,000-37,000. nom

147TH st, 531 W (7:2079-15½), ns, 342 e Bway, 16x99.11, 3-sty & b bk dwg; Chelsea Realty Co to Montrose Realty Co, a corpn [care Cyril H Burdett], 135 Bway; mtg $8,500; Mar24; Mar25'13; A$8,300-10,-500. O C & 100

148TH st, 215 W (7:2034-19), ns, 287.3 w 7 av, 37.5x99.11, 5-sty bk tnt; Frank Gorman to Anna Reilly, 204 W 141 [220 W 139]; mtg $35,000; Apr1'12; Mar27'13; A $13,000-37,000. nom

152D st, 453 W (7:2067-18), ns, 100.11 w St Nicholas av, 50x74.11, 5-sty bk tnt; Jos Laemmle to Jno B Laemmle, 453 W 152; mtg $43,000; Nov20'12; Mar25'13; A$17,000-42,000. nom

152D st W, nwc 12 av, see 12 av, nec 152.

152D st W, nec 12 av, see 12 av, nec 152d.

153D st W, swc 12 av, see 12 av, nec 152d.

153D st W, sec 12 av, see 12 av, nec 152d.

161ST st W, ss, 89.6 e Ft Wash av, see Ft Wash av, es, 39 n 161st.

169TH st W (8:2138-187), ns, 80.10 e Ft Wash av, 45x86.7, vacant; Chas Brogan, Inc, a corpn, to McClure Publications, Inc, a corpn, 251 4 av; B&S; Mar20; Mar27'13; A$7,200-7,200. O C & 100

170TH st, 551 W, see Aud av, 100.

177TH st W, sec Aud av, see Aud av, 227-33.

186TH st, 556-8 W (8:2157-45), ss, 150 w Audubon av, 50x107.5, 5-sty bk tnt; Casper D J Schnoor to Casper D J Schnoor & Karen, his wife, 123 W 112, Joint tenants; mtg $50,000; Mar21; Mar24'13; A$14,000-52,000. O C & 100

207TH st W, nec Bway, see Bway, nec 207th.

207TH st W, nwc Bway, see Bway, nec 207th.

Av A, 1014 (5:1371-38), nec 55th (No 501), 25.5x79.8, 5-sty bk tnt & strs; Rocksand Realty Co et al to Elsie Max at Baldwin, LI; mtg $15,000; Mar20; Mar26 '13; A$10,000-22,000. O C & 100

Audubon av, 100 (8:2127-22), nwc 170th (551), 100x100, 6-sty bk tnt & strs; Farnon Realty Co to Minaret Bldg Co, Inc, a corpn, 271 W 125; B&S; AL; Mar22; Mar 24'13; A$47,000-170,000. O C & 100

Audubon av, 227-33 (8:2132-18), sec 177th, 99.11x100, 6-sty bk tnt; The Ems Realty Co to Rebecca Goldberg, 838 Hewitt pl & Max Hoffman, 884 E 165; mtg $159,000; Mar25; Mar26'13; A$56 000-176,-000. exch & 100

Bowery, 151 & 151½ on map 151 (2:423-12-15), sec Broome (Nos 331-7), runs e 115.8xs101.6xw40xn61.6xw73.8 to es Bowery xn40 to beg, 3-sty bk loft & str bldg & 2 3-sty bk tnts; Wm Simpson to Jno B Simpson, at Bolton, Warren Co, NY [o 23 W 42]; ½ pt; AT; mtg $70,000 & AL; Mar 22 Mar24'13; A$83,000-96,000 O C & 100

Broadway, 1129-37 (3:827-34-49), begins 26th st, sws, 575 se 6 av, runs sw98.9xse75 xsw10.3xse75.9 to ws Bway xn116.9 to sw s 26th (Nos 6-8), xnw109.1 to beg, 16-sty bk office & str bldg & 1-sty bk str; Pittsburgh Life & Trust Co of Pittsburgh, Pa, to St James Building Inc, a corpn, 1133 Bway; Feb1; Mar21'13; A$1,175,000-2,030,-000. nom

Broadway (8:2242-61-62), ws, 50 n 207th, 50.3x103.8x50x100, vacant; Mary T Donovan, widow & ano to Theo W Myers, 44 W 77; B&S; Feb27; Mar21'13; A$11,000-11,000. O C & 100

Broadway (8:2242-63-64), nec 207th, runs e along ns of Bway 50xw100xw50 to es 207th xs100 to beg; also described as follows: Broadway (8:2242-63-64), nwc 207th, runs w100xn50xe100 to ws Bway xs50 to beg; Nathan Constn Co Inc to Theo W Myers, 44 W 77; Mar20; Mar21 '13; A$13,000-13,000. exch

Broadway, nwc 207th, see Bway, nec 207th.

Fort Washington av (8:2137-pt lot 52), es, 39 n 161st, runs n15 to cl Knapp's la xse98.6 to ns 161st xw37xnw59 to beg; vacant; also 161ST st W (8:2137-pt lt 11), ss, 89.6 e Ft Wash av, runs e31 to cl Knapp's la xse30xnw28xnw30 to beg; vacant; Margt I Knapp indiv & as EXTRX Edw S Knapp, to Gertrude A Vanderbeck, 149 W 126; 360-8640 pt; Mar25; Mar27'13; A$——$——. 200

Lenox av, 334 (6:1724-71), es, 50.6 s 127th, 16.6x85, 5-sty stn tnt & str; Mary E Zerban to Louisa J E Eilers, 4 W 129; mtg $24,900; Mar22; Mar24'13; A$15,000-22,000. 400

Lexington av, 670-2 (5:1310-58), ws, 18.5 s 56th, 37x96, 4-sty bk tnt & strs; Gertrude A Vanderbeck to Maurice Mandelbaum, 12 W 87; mtg $43,500; Mar20; Mar 27'13; A$32,000-51,000. O C & 100

Lexington av, 1703 (6:1634-50), es, 20 s 107th, 26.11x82.9, 4-sty stn tnt & strs; Jno J Madden to Beatrice V Madden, his wife, 1703 Lex av; mtg $15,000; Feb28; Mar27'13; A$12,000-19,500. nom

Madison av, 1427-9 (6:1604-52), es, 50.11 s 99th, 50x100, 7-sty bk tnt; Irving S Merrell to Franklin-Madison Realty Co, Inc, at Merrell-Soule Bldg, Syracuse, NY; QC; Mar19; Mar26'13; A$40,000-90,000. nom

Madison av, 1672 (6:1617-15), nwc 111th, 21x50, 5-sty bk tnt & str; Saml Williams et al to Goldesman Real Estate Corpn, 1682 Mad av; mtg $13,500; Mar26; Mar27 '13; A$14,000-19,000. O C & 100

Madison av, 1789 (6:1623-54), es, 75.8 s 118th, 25.3x60, 5-sty bk tnt & str; Jennie L Gotthelf to Gustav Gotthelf, her husband, 974 St Nicholas av; mtg $17,000; Mar13; Mar21'13; A$14,000-23,000. nom

Madison av, 1994 (6:1752-16), nwc 127th, 20.4x35, 4-sty & b bk dwg; Sarah H Arnold to Carolyn W Crandall, 601 W 141; [530 Riverside dr]; mtg $12,000; Sept23 '12; Mar22'13; A$10,000-14,000. O C & 100

Madison av, 1994; Thos H Roff to Frances R Scott, 526 W 111; mtg $12,000; Mar1; Mar22'13. nom

Manhattan av, 395 (7:1943-17), ws, 91.11 n 116th, runs w83.4xn9xe33.4xn9xe50 to av xs18 to beg, 3-sty & b stn dwg; Reuben E Fichthorn to Wilhelmine Walther, 42 W 65 [46 W 65]; mtg $6,000; Mar21; Mar26 '13; A$7,800-9,500. O C & 100

Park av, 1132 (5:1502-39), ws, 25.2 s 91st, 25.2x82.2, 5-sty bk tnt & strs; Wm Dietz to Sylvia Shelby, 862 Beck; mtg $16,500; Mar19; Mar24'13; A$20,000-27,500. **18,500**

Park av, 1330 (6:1606-67), ws, 75.11 s 101st, 25x80, 3-sty & b fr dwg; Milton W Roberts, heir Eliz Gray, to Kinnie C McDonald, 641 McDonough, Bklyn; 1-9 pt; Mar20; Mar24'13; A$7,000-7,500. nom

1ST av, 420 (3:956-57), ses, abt 75 s 25th, 24.8x100, 5-sty bk tnt & strs; Sarah Cohn to Robt Thomas, 76 Montgomery Jersey City, NJ; Mar14; Mar21'13; A$13,500-18,500. nom

1ST av, 1382-4 (5:1468-45), sec 74th (No 400), 49.6x113, 2 6-sty bk tnts & strs; Wm & Chas Sturtz to Elias Pilzer, 438 Stone av, Bklyn, & Albt Winternitz, Celia Lande & Annie Grien as EXRS & TRSTES estate of Adolph Pechner, decd, 1382 1 av; 1-6 of their ½ pt, so that parties 1st pt now retain 1-3 pt; Elias Pilzer 1-3 pt & estate of Adolph Pechner; 1-3 pt; AL; Feb28; Mar26'13; A$33,000-90,000. nom

2D av, 1237-9 (5:1419-28), swc 65th (Nos 248-52), 47x—x31.4x100, 4-5-sty bk tnts & srts; Victor Wellisch to Arpad Wellish, 19 Nelson pl, Newark, NJ; AL; Mar19; Mar21'13; A$30,000-60,000. nom

2D av, 1466 (5:1451-51), es, 52.2 s 77th, 25x88.9x25x88.8, 5-sty stn tnt & strs; Chas Gundlich & ano, heirs Henrietta Gundlich, to Jacob Kaplon, 88 W 103; Mar25'13; A $13,000-23,000. O C & 100

2D av, 1996 (6:1674-50), es, 26 s 103d, 25x 100, 5-sty stn tnt & strs; Rosie Price et al, heirs &c Morris Tuch to Augusta Marks, 28 6 av; 3-10 pts; AT; mtg $18,750 on whole; Mar10; Mar25'13; A$12,000-22,000. O C & 100

2D av, 1996; Lena Kaufman, heir Morris Tuch, to same; 1-10 pt; AT; mtg $18,750 on whole; Mar10; Mar25'13. nom

3D av. 558 (3:892-47), swc 37th (Nos 164-6), 23x80, 2 4-sty bk tnts & strs; mtg $25,-000; A$28,000-40,000; also 31ST ST, 124 W (3:806-56), ss, 285 w 6 av, 20x127.7x20.5x 123.7, 4-sty bk loft & str bldg; mtg $7,500; A$54,000-58,000; also 31ST ST, 126 W (3:806-57), ss, 305 w 6 av, 20x131.6x20.5x127.6, 4-sty bk loft & str bldg; mtg $11,000; A $55,000-59,000; Francis E Johnson, individ & as TRSTE Cath S Bayles, will Stephen Johnson, to Cath S Bayles, at Orange, NJ; 1-30 pt; AT; B&S; Jan8'09; Mar24'13. nom

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5TH av, 2229 (7:1947-29), nwc 120th (No 301), 25.3x100, 5-sty bk tnt & strs; A$34,-000-50,000; also 57TH ST, 340 W (4:1215-51), ss, 160 w West End av, 20x100.5, 3-sty & b stn dwg; A$15,000-26,000; also WALES AV, 532-4 (10:2581), es, 125 s 149th, 50x100, 5-sty bk tnt; Mary F Baldwin & Caroline A Cummings to Geo Sloane, 340 W 87, & Alfred P Coburn, 885 St Nicholas av, as TRSTEES for Mary F Baldwin & Caroline A Cummings AL; Mar13 M; 25'13. nom

10TH av, 789-813 (4:1082-pt lot 14), swc 54th (Nos 500-36), 200.10 to ns 53d (Nos 501-29), x425, 4-sty bk car barn; also 54TH ST, 538 W (4:1082-pt lt 14), ss, 350 e 11 av, 25x162.11x25.3x159.6, 4-sty bk shop; also 53D ST, 533-5 W (4:1082-pt lot 14), n s, 450 w 10 av, 25x44.10x2.9x41.4, 3-sty bk shop $——$——; also 53D ST, 531 W (4:-1082-pt lot 14), ns, 425 w 10 av, 25x41.4x25x37.10, 3-sty bk shop; also 54TH ST, 540 W (4:1082-pt lots 13 & 14), ss, 323 e 11 av, 25x159.6x25.3x156, pt 3-sty bk shop, with rights, privileges, muniments, franchises, & all real, personal & mixed property, tracks, rolling stock, machinery, etc; Edw Cornell of Central Valley, NY, to Belt Line Railway Corpn, 789 10 av; B&S; Jan21; Mar21'13; A——$——. nom

12TH av (7:2101-13), nwc 138th, runs w 300xn199.10 to ss 139th xe300 to av xs199.10 to beg, with lands under water, &c & ART to av bet above & wl of right of way of N Y C & H R RR Co & lands in bed of sts & under water, &c; vacant; Guaranty Trust Co of NY to N Y State Realty & Terminal Co, a corpn, at G C Terminal; AL; June19'08; Mar25'13; A$100,000-100,000. nom

12TH av, swc 139th, see 12 av, nwc 138.

12TH av (7:2099-7), nec 152d, runs n 208.3 to ss 153d xe24.5 to ws N Y C & H R RR Co xs208.3 to 152d xw19 to beg; A $——$——; also 12TH AV (7:2104-2), nwc 152d, runs w 325.8xn199.10 to ss 153d if extended xe261.7 to av xs208.3 to beg, being land under water, with all title to lands in bed of sts & av & to lands under water, &c; A$4,500-4-500; Guaranty Trust Co of NY, a corpn, to NY State Realty & Terminal Co, a corpn, at Grand Central Terminal; AL; June19'08; Mar25'13. nom

12TH av, nwc 152d, see 12 av, nec 152d.

12TH av, swc 153d, see 12 av, nec 152d.

12TH av, sec 153d, see 12 av, nec 152d.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Albany st, 5 (1:54-1), nes, 80.4 nw Greenwich, 20x74.5x19.4x74.5; 4-sty bk tnt & strs & 2-sty bk rear tnt; re dower; Frida K Schroeder to Emily J Sherwood, 256 W 97; AT; QC; Mar26'13; A$13,000-16,500. nom

Forsyth st, 113 (2:419-32), ws, 50 n Broome, 25x50, 3-sty bk tnt & strs; re dower; Jennie Kanzer to Harris Kanzer, 169 Taylor, Bklyn; Apr10'11; Mar24'13; A $14,000-17,000. 300

Greenwich st, 759 (2:634), es, 59.10 n 11th, 21x70.9x21x71.6; re claims, etc, for 3d track; St John's Park Realty Co, owner, to Manhattan Railway Co, a corpn, 165 Bway; Jan16; Mar21'13. 315

Greenwich st, 759; similar re; Giacomo Ceribelli & ano, lessees to same; Mar6; Mar21'13. nom

54TH st, 434-6 W (4:1063-50), ss, 350 e 10 av, 49.8x33.5x52.2x33.4, 5-sty bk tnt & strs; re dower; Kath Richards, widow, to Robt Leroy, 55 E 65, admr Robt C Leroy; QC; Oct28'12; Mar24'13; A$9,500-15,000. nom

56TH st E (5:1348), ss, 100 e 2 av, 25x100.4; certf & declaration as to name of grantee in deed recorded Nov13'05; Archibald M Shrady et al to Rosehill Realty Corpn [care Louis J Levy], 35 Nassau, [r 717]; Mar21; Mar25'13. nom

57TH st E, sec Lex av, see Lex av, sec 77th.

57TH st, 102-18 W (4:1148), ss; 9 houses; CONTRACT & agmt for sale of any one of above houses party 2d pt may select; also agmt as to permanent loan, professional services, &c; Geo C & Thos C Edgar with Dani Seymour, Drexel Bldg [29 Wall]; Aug8'87; Mar24'13. as per agmt

129TH st, 30 E (miscl); certf as to payment of transfer tax; Jas A Wendell, Deputy Compt of State NY, to Estate Margt G Corey [care Geo H Corey, 59 Wall]; Mar19; Mar24'13.

146TH st W, nec Bway, see Bway, nec 146th.

147TH st W, ss, 175 e Bway, see Bway, nec 146th.

Bowery, 359 (2:459-8), es, 23 s 4th, runs e34xse40.10xs14xw70.8 to Bowery xn21 to beg, 4-sty bk loft & str bldg; Herbt M Sears, TRSTE Caroline B Sears, to Eliz Sears, 400 Hale, Beverly, Mass; ½ pt; Mar 3; Mar25'13; A$13,000-20,000. nom

Bowery, 359; also PROP at Kansas City, Mo; Chicago, Ill; also PERSONAL ESTATE; trust deed; Eliz Sears to Herbt M Sears, her father, 400 Hale, Beverly, Mass, in trust; ½ pt; QC; Mar3; Mar25'13. nom

Bowery, 359; same to same, as TRSTE under deed of trust as above; ½ pt; Mar3; Mar25'13. nom

Broadway (7:2078-1), nec 146th, runs n 99.11xe175xn99.11 to ss 147th xe50xs199.10 to ns 146th xw225 to beg; vacant; re dower; Laura A Palmer to Florence A Alker, 338 Mad av; QC; Mar21; Mar24'13; A$——$——. nom

Lexington av, 1091-7 (5:1411-53),, sec 77th, 102.2x145; consent to stairway at 77th st station; The Marist Bros, a corpn, to City NY; Mar7; Mar24'13. nom

West Broadway, 552-60 (2:537); power of atty to secure note for $5,000; Mary Cavinato to Clarence E Sutherland [o 2 Rector]. April'10. Mar26'13.

6TH av, 323 (3:796-36), ws, 23.4 n 20th, 20x53.6, pt 5-sty str; Jno Z Lowe Jr, ref, in matter of appplication of Berthold A Rich for leave to sell prop devised by will of Alex Rich, decd, to U S Realty & Impt Co, a corpn, 111 Bway; B&S; Mar 26; Mar27'13; A$63,000-75,000. 141,500

6TH av, 323 (3:796-36), ws, 23.4 n 20th, 20x53.6, pt 5-sty str; re judgt; Abcedo Auto Co to Berthold A Rich, 216 W 100; Mar24; Mar27'13; A$63,000-75,000. nom

Certf (miscl) copy adjudication of bankruptcy & order of reference in matter of Birch Realty Co; Oct9'12. Mar27'13.

Exemplified copy last will of Ann Bullock, decd, late at North Chatham, Columbia Co, NY; Mar22'13.

General release (miscl); Geo P Sharkey to Margt Nixon, 551 2 av; Sept25'12; Mar 25'13. nom

Order (miscl) of court approving TRSTE'S bond; Wm Allen, referee in bankruptcy, to Birch Realty Co, 34 Pine; Nov8'12; Mar27'13.

Power of atty (miscl); Ethel A Walter to Wm L & Wm V B Findley; Feb2'12; Mar21'13.

Power of atty (miscl); Jas C Parrish to Jas P Lee, 25 Broad; Mar17; Mar25'13.

Power of atty (P A); Jas McCaul to Peter Conlan; Mar24'13.

Power of atty (miscl); Eugene Bernheimer to Chas L Bernheimer; Nov18'09; Mar27'13.

WILLS.

Borough of Manhattan.

Canal st, 259 (1:209-27), ns, 81.6 w Lafayette, 26x86.1x25x90.5, 6-sty stn fr str; A$32,000-48,000; also WALKER ST, 104 (1:197-29), ns, 78.4 e Lafayette, 24.7x57.3, 5-sty bk loft bldg & str; A$20,500-25,000; also BROADWAY, 678 (2:530-5), es, 57.6 s Great Jones, 28.6x130 to Jones alley x28.6 x130 to beg, 5-sty bk loft bldg & str (½ int); A$110,000-145,000; Matthew Clarkson Est, Banyer Clarkson, EXR, 26 W 50; attys, De Witt, Lochman & De Witt, 88 Nassau. Will filed Mar20'13.

Walker st, 104, see Canal, 259.

1ST st E, sec Bowery, see 77th st, 212-4 E.

17TH st, 112 W (3:792-45), ss, 200 w 6 av, 25x92, 3-sty & b bk dwg & 2-sty fr bldg in rear; A$14,000-16,000; also LEXINGTON AV, 730 (5:1313-17), ws, 80.5 n 58th, 20x70, 3-sty stn ft tnt & str; A$24,-000-30,000; Adrienne Pitzipio Est, Demetrius Pitzipio ADMR, 730 Lex av; atty, Chas Oakes, 49 Wall. Letter of admr filed Mar27'13.

30TH st, 314 W (3:753-51), ss, 202 w 8 av, 22x98.9, 3-sty & b stn ft dwg (½ int); Margt Jane Craig Est, Andw Craig EXR, 314 W 30; attys, Reeves & Todd, 165 Bway; A$13,000-17,500. Will filed Mar 26'13.

42D st, 350 E (5:1334-31), ss, 77 w 1 av, 28x98.9, 5-sty bk tnt; A$13,000-28,000; also 47TH ST, 133 E (5:1302-25½), ns, 140 e Lex av, 17.6x100.5, 3-sty stn ft dwg; A$11,-500-16,500; also 3D AV, 717 (5:1318-49½), es, 43.10 s 45th, 18.9x80, 4-sty bk tnt & str; A$12,000-16,000; Margt M Lynch Est, Terence J Lynch EXR, 151 E 40; atty, Edw F Moran, 51 Chambers. Will filed Mar25 '13.

47TH st, 133 E, see 42d st, 350 E.

74TH st, 315 E, see 80th st, 224 E.

77TH st, 212-4 E (5:1431-39-40), ss, 205 e 3 av, 50x102.2, 2 4-sty stn fr tnt; A $22,-000-40,000; also 117TH ST, 181-3 E (6:-1645-31-32), ns, 111.6 w 3 av, runs w38xn 100.11xe abt 16x—xs abt 65 to beg, 2 5-sty bk tnts & strs; A$15,500-19,500; also BOWERY, 263 (2:427-10), es, 217.1 n Stanton, 24.3x100, 4-sty bk tnt & str; A$21,000-26,-000; also BOWERY, 303 (2:456-13), sec E 1st, 18.7x73.4x10.9x70.3 to beg, 3-sty bk tnt & str; A$14,000-20,000; Jno H McGurk Est, EXRS Edw Baldwin, 19 W 31, & Jno Cowen, 247 W 125; atty, Fred S Fisher, 31 Nassau. Will filed Mar24'13.

80TH st, 224 E (5:1525-36), ss, 350 e 3 av, 25x102.2x 5-sty bk tnt & str; A $11,000-24,000; also 81ST ST, 331 E (5:1544-12), n s, 275 e 2 av, 25x102.2, 5-sty bk tnt & str; A$9,000-18,000; also 82D ST, 235 E (5:1528-18), ns, 152.8 w 2 av, 25.5x102.2, 5-sty stn ft tnt; A$11,000-24,000; also 74TH ST, 315 E (5:1449-9), ns, 200 e 2 av, 25x102.2, 5-sty bk tnt & strs; A$9,000-21,000; Jacob Cohen Est, EXRS, Aaron Cohen, 235 E 82, & Aaron Cohn, 115 W 88; atty, Sol A Cohn, 302 Bway. Will filed Mar24'13.

81ST st, 331 E, see 80th, 224 E.

82D st, 235 E, see 80th, 224 E.

91ST st E, swc Park av, see Park av, 1134.

100TH st W, nec Ams av, see Ams av, 821.

117TH st, 181-3 E, see 77th, 212-4 E

121ST st, 269 W (7:1927-6), ns, 84.9 e St Nich av, 17x100.11, 3-sty stn ft dwg; Anna Adelaide Walton Est, Ella E Walton, EXTRX, 269 W 121; atty, Jno C Travis, 2 Rector; A$10,200-12,000. Will filed Mar28 '13.

Amsterdam av, 821 (7:1855-1), nec 100th, 25x75, 5-sty bk tnt & str; Julius Lochman Est, Abr Lochman, EXR, 65 E 87; attys, Wesselman & Krauss, 55 Liberty; A$29,-000-43,000. Will filed Mar24'13.

Bowery, 263, see 77th, 212-4 E.

Bowery, 303, see 77th, 212-4 E.

Broadway, 678, see Canal, 259.

Lexington av, 730, see 17th, 112 W.

Park av, 1134 (5:1502-40), swc 91st, 25.2 x82.2, 5-sty bk tnt & str; Mary O Meyer Est, Fredk H Schacht ADMR, 334 Pacific av, Jersey City, NJ; atty, Jno M Ruck, 271 Bway; A$31,000-42,000. Letter of admr filed Mar18'13.

3D av, 717, see 42d st, 350 E.

CONVEYANCES.

Borough of the Bronx.

Ash st (*), ws, 400 s Syracuse av, 100x100; Edw R Finch ref to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY; FORECLOS; Feb13; Mar19; Mar22'13. 850

Ash st (*), es, 200 s Syracuse av, 100x100; Edw R Finch ref to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY; FORECLOS Feb13; Mar19; Mar22'13. 805

Ash st, nec Watson av, see Watson av, nec Ash.

Austin pl (10:2601), sec 147th, 25x100, pt 2 & 3-sty bk stable & shop; Isabella Heine & ano to Harlem Bottling Wks, a corpn, 482 Austin pl; mtg $1,000; Mar1; Mar22'13. O C & 100

Austin pl (10:2601), sec 147th, 37.6x100, 2 & 3-sty bk stable & shop; Harlem Bottling Works to Bronx Development Co, a corpn, 391 E 149; Mar21; Mar22'13. O C & 100

Austin pl (10:2600), nws, 120.7 sw 147th, 51.5x90.10x109.7, gore, vacant; Fridolin Weber to Etta B Ulman, 9 Pearl av, Oil City, Pa; B&S & CaG; AL; Mar14; Mar22 '13. O C & 100

Bristow st, sec 170th, see Stebbins av, 1402.

Bush st (11:2812 & 2813), ns, 100 w Anthony av, 100x99.1x100.1x105.1, vacant; also BUSH ST (11:2813), ss, 141.1 w Anthony av, 50x90, vacant; Wm H Walter & Mary A, his wife, to Mary L & Jennie L Walter, 136 W 120, as joint tenants; B& S; mtg $6,500 & AL; Dec30'12; Mar21'13. O C & 100

Bush st, ss, 141.1 w Anthony av, see Bush, ns, 100 w Anthony av.

Clarke pl (Gerard av), nwc Jerome av, see 123d, 241 E, Manhattan.

Faile st (10:2762 & 2764), ws, 120 n Lafayette av, 80x100, 2 5-sty bk tnts; Jennie Kramer to Kovacs Constn Co, a corpn, 293 Alex av; QC & confirmation deed; AL; Mar11; Mar24'13. nom

Faile st, nwc Lafayette av, see Lafayette av, nwc Faile.

Fox st, es, 193.10 s Westchester av, see Simpson st, ws, 369.8 s Westchester av.

Freeman st, 990 (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4, 5-sty bk tnt; Frieda N Cooper to Felix Prince, 746 St Nicholas av; AL; Mar21'13. nom

Hoffman st, 2356 (11:3065), es, 275.10 n 184th, 34x119.8, 2-sty stn rear bldg; Fredk J MacKenzie to Giuseppe Borello, 2356 Hoffman; QC & re tax lien, &c; Mar19; Mar21'13. nom

Hoffman st (11:3067), es, 258 s Fordham rd (Union av), 25x117.11x25x117.9; vacant; City Real Estate Co, a corpn, to Mary Meisel, 220 W 140; B&S; Mar13; Mar 24'13. O C & 100

Magenta st, ss, bet Rosewood and Cedar avs, see Holland av, ws, 75 s 215.

Matilda st (*), ws, 477.6 n Becker av, 32.6x—x15.6x100; Martha M Grimes to Martha Papenbaum, 34 S 14 av, Mt Vernon, NY; mtg $3,000 & AL; Mar22; Mar 26'13. O C & 100

Morris pl, 450 (11:2901), ss, 86 e Park av (Vanderbilt), 16x80, 2-sty fr dwg; Ralph H Raphael, ref, to Chas H Meyer, 1358 Lyman pl; FORCLOS Mar10; Mar13; Mar24'13. 1,400

Oak st (*), es, 300 s Syracuse av, 100x100; Edw R Finch ref to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY; FORECLOS Feb13; Mar19; Mar22'13. 835

Prospect st (9:2379), ns, 150 w Elton av, runs s1.11xw50 along ns 157th xn1.11xe50 to beg, being a strip bet old & new lines of st; Augustus W Frost et al to Arthur Bulman, 390 E 157; QC; Mar4; Mar25'13. nom

Prospect st, begins at sc of premises which adjoins as of st & land of Bernard Collins, see 123d, 241 E, Manhattan.

Seabury pl, 1458-60 on map 1460 (11:-2977), es, 275 s 172d, 37.6x100, 4-sty bk tnt; Christina Kronenberger to Anna Wittekind, 1344 Wilkins av; correction deed; mtg $28,000; Feb26; Mar27'13. O C & 100

Seddon st (*), sws, pt lot 4 map (295 in West Co) of Jacob V Hutschler, begins at line bet lots 4 & 5, runs sw65x again sw 45.6xnw115xne131.3 to st xse111.2 to beg, with all title to award for Buck; Mary E, wife Jas F Brown & ano, heirs &c Patk Dougherty, decd, to Isabella Dougherty, widow, & Thos J Dougherty, both at 1829 Lex av, and Jas A Dougherty, of 150 Vermilyea av, also heirs of said Patk Dougherty, decd; QC; Mar20; Mar24'13. nom

Seddon st (*); same prop; Jos F Brown, EXR &c Patk Dougherty, to same; Mar 20; Mar24'13. nom

Simpson st (10:2724), ws, 369.8 s Westchester av, 129.1x107.4x129.1x105.11; vacant; mtg $30,000; also FOX ST (10:2724), es, 193.10 s Westchester av, 226.11x107.11x 227x105; vacant; mtg $54,000; Rebecca Goldberg to Ems Realty Co, a corpn, 52 William. Mar25; Mar27'13. O C & 100

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Timpson pl (10:2603 & 2604), ss, 201.9 e 149th, runs s512.11 to land N Y, N H & H R R Co xne330 to c l old road which formerly led from Westchester Turnpike to Leggetts Pt xne190xn200 to pl xw359.3 to beg, vacant; Oswald N Cammann TRSTE Wm H Chesebrough, decd, to Robt A Chesebrough at Spring Lake, NJ; 1-12 of ½ pt; mtg $20,000 & AL; Mar21, Mar26 '13. **500**

Whittier st, nwe Seneca av, see Seneca av, nwc Whittier.

133D st E or Southern blvd, 351 (9:2296), ns, 211.6 e Alex av, 20x100, 4-sty bk tnt & str; Bernhard Seymann to Margt E Weill, 634 W 138; B&S; Mar19; Mar22'13. nom

133D st or Southern blvd, 351; Margt E Weill to Rachel Frank, 600 W 144; mtg $6,000; Mar21; Mar22'13. O C & 100

135TH st, 592 E (10:2547), ss, 250 e St Anns av, 16.8x100, 2-sty & b bk dwg; Saml F Jackson to Ada Jackson, both at 592 E 135; Mar7; Mar27'13. nom

140TH st, 491-501 on map 491-505 E (9:-2285), ns, 762.6 e Willis av, 150x100, 4-5-sty bk tnts; Aurora Investing Co to Fleischmann Bros Co, a corpn, 507 5 av; mtg $126,000 & AL; Mar19; Mar21'13. O C & 100

146TH st E (9:2273), ns, 200 w St Anns av, 25x100, vacant; Myra W Archibald et al to Jacob Silverman, 555 E 141; Mar17; Mar21'13. nom

147TH st E, see Austin pl, see Austin pl, sec 147th.

147TH st, 540 E (9:2273), ss, 149.6 w St Ann's av, 25x100, except pt for st, 2-sty & b fr dwg; Ida Glick to Victoria Bitterman, 122 W 114; mtg $5,000; Mar20; Mar22'13. O C & 100

156TH st, 937 E (10:2701), ns, 50 e Dawson, 25x100, 2-sty bk dwg; Broad Realty Co to Rebecca Goldberg, 838 Hewitt pl; mtg $8,000 & AL; Mar18; Mar26 '13. O C & 100

158TH st, 100 E, see Gerard av, 828.

158TH st, E, swc Walton av, see Gerard av 828.

158TH st, 384 E (9:2404), ss, 99 w Melrose av, 50x98.4, 6-sty bk tnt; Cora L & I Henry Harris to Ernestine Harris, 777 Beck; Q c; Feb25; Mar22'13. nom

160TH (Findlay) st, 388-92 E (9:2406), s ws, 350 se Courtlandt av, 50x100, except part for 160th, 2-sty fr dwg & 1 & 2-sty fr stable; Jno A Bruckner et al to Bruckner Bros Inc, 410 E 161; B&S & C a G; AL; Mar19; Mar22'13. O C & 100

169TH st, 283 E (11:2785), ns, 42.6 w College av, 20x90, 2-sty fr dwg; Sadie Keil to Edw Keil, 283 E 169; June27'12; Mar25'13. nom

170TH st, 820 E, see Stebbins av, 1402.

170TH st, 840 E, see Stebbins av, 1402.

172D st, 459 (719) E (11:2905), ns, 90 e Park av, runs e40xn129.11xw30xs30xw10xs 99.11 to beg, 2-sty fr dwg; Sophie Knepper to Bronx Investing Co, a corpn, 99 Nassau; AL; Feb11; Mar24'13. O C & 100

173D st, 981 E, see Bryant av, 1660.

174TH st E, swc Anthony av, see 174th, 574 E.

174TH st, 574 E (11:2889), sec Clay av (No 1712) 122.8 to Anthony av x83.1x100.11 to Clay av x94.11, 2-sty fr dwg & vacant; Henrietta Froehlich to Corner Constn Co, 1185 Wash av; Mar24; Mar25'13. nom

175TH st, 530-8 E, see 3 av, 4076-86.

176TH st, 671 E, see Crotona av, 1873.

178TH st E, nec Valentine or Burnside av, see Valentine av, 1964 or Burnside av.

178TH st, 228 W (11:2883), ss, 80 w Cedar av, 20x98, 2-sty fr dwg; also 178TH ST, 230 W (11:2883), ss, 100 w Cedar av, 27.3 x98.6x22.3x98, 2-sty fr dwg; also 178TH ST, 231 W (11:3231), ns, 105.6 w Cedar av, 25.9x66x27x72, 2-sty fr dwg; Julia A Wilson to Edw L Montgomery Jr, 568 Park av; mtg $8,000; Mar20; Mar22'13. O C & 100

178TH st, 230 W, see 178th st, 228 W.

178TH st, 231 W, see 178th st, 228 W.

181ST st E (11:3134), ns, 225.7 e Vyse av, 58.7x80.11x46.5x84, 5-sty bk tnt; Red Realty Co to Marie Krabo, 983 E 181; mtg $33,-000 & AL; Feb3; Mar22'13. O C & 100

183D st, 780 E (11:3113), ss, 148.8 w Southern blvd, 16.8x125, 2-sty fr dwg; Selvine Luisi to Rosini Petrone, 682 Robbins, now Jackson, av; ½ pt; AT; mtg $5,-750; Oct1'12; Mar27'13. O C & 100

188TH st, 508 E (11:3057), ss, 112 w Bathgate av, 20x95, 3-sty bk dwg; Ten Eyck R Beardsley, ref, to Benj W B Brown, 44 W 44; FORECLOS Mar18; Mar 21'13. **7,500**

193D st, 353 E (12:3276), ns, 114 e Marion av, 40x76.5x40x77.7, 5-sty bk tnt; Jno Boyland Co to Jas L Van Sant, White Plains, NY; mtg $25,000; Mar24; Mar25'13. O C & 100

199TH st, 381 E, see Decatur av, 2844.

202D st E (12:3308-98), ns, 97.10 e Valentine av, 25x100; vacant; Fredk F Neuman, ref, to Agnes Peck, 2743 Kingsbridge ter; FORECLOS tax lien Feb26; Mar26; Mar27'13. **1,150**

202D st E (Summit av) (12:3308-12), n s, 689.3 w Williamsbridge rd, also abt 90 w Valentine av, runs n100xe25xn100 to ss 203d (Jefferson av) xw100xs100.6xe25xs 100.2 to 202d (Summit av) xe50 to beg, vacant; Jno M Macdonald to Robt G Macdonald, 1 Le Roy pl, Red Bank, NJ; ½ pt; AT; Nov12'07; Mar26'13. O C & 100

203D st E, ss, abt 65 w Valentine av, see 202d E, ns, 689.3 w Williamsbridge rd

227TH st E (13th av) (*), ns, 205 w Barnes av, 100x114, Wakefield; Edw J Keating to Anna Keating, 649 E 223; B&S; June4'12; Mar24'13. nom

227TH st E (13th av) (*); same prop; Patk D Sullivan to Anna Sullivan, 642 E 223; B&S; June 4'12; Mar24'13. nom

233D st E (13), see Barnes av, 77.8x100x 25.3x—; Antonetta Deindicibus to Rose Iacoucci, 815 Tilden; ½ pt; mtg $12,000; Mar25; Mar27'13. O C & 1,500

236TH st E, see Carpenter av, see Carpenter av, sec 236th.

237TH st E, swc Katonah av, see Katonah av, swc 237th.

237TH st E, nwc Verio av, see Verio av, nwc 237th.

238TH st E, swc Verio av, see Verio av, swc 238th.

Anthony av, swc 174, see 174th, 574 E.

Aqueduct av (9:2534), es, at ws Merriam av, 125x42.10 & 42.10 to Merriam av x150; vacant; Georgette Smith to Sarah B Smith, both at 815 Riverside dr; Mar18; Mar21'13. nom

Barnes av, sec 233d, see 233d E, sec Barnes av.

Bathgate av, 1750-2 (11:2922), es, 191.2 n 174th, 41x110, 5-sty bk tnt; Simon Blaut to Abr Harris, 375 Manhattan av; mtg $41,000; Mar13; Mar21'13. nom

Briggs av (*), ns, 125 e Barnes av (4th), 25x213.11x25.1x216.8; Antoinette Deiudicibus to Rosa Iacoucci, 815 Tilden; mtg $5,-500; Mar25; Mar27'13. nom

Brook av, 202-4 (9:2264), es, 80 n 136th, 40x100, 6-sty bk tnt & strs; Cream City Holding Co to Rockland Realty Co, a corpn, 35 Nassau; mtg $34,000 & AL; Mar 25'13. O C & 100

Brook av, 352 (9:2268), es, 25 s 142d, 25x 100, 4-sty bk tnt & strs; Eugene A Philbin, ref, to Jno Moore, 352 Brook av; PARTITION Dec4'12; Mar10; Mar24'13. **9,600**

Bryant av, 1441 (11:2994), ws, 100 s Jennings, 25x100, 3-sty bk dwg; Henry Sahn to Wm Greenberger, 72 W 98; mtg $8,500; Mar20; Mar27'13. O C & 100

Bryant av, 1660 (11:3001), nec 173d (No 981), runs n24.9xne30.11 & 70.7 xs41.9 to ns 173d xw100 to beg, 5-sty bk tnt & strs; Cieri Constn Co to Geo Kurzman, 608 Tinton av; mtg $32,500; Mar25; Mar 26'13. O C & 100

Burnside av, nec 178th, see Valentine av, 1964.

Carpenter av (*), sec 236th, 114x105; Nelson H Tunnicliff to Veritas Realty Co, a corpn, 160 Bway; ½ pt; QC; mtg $4,000; Mar17; Mar24'13. omitted

Carpenter av (*), sec 236th; same prop; Veritas Realty Co to Anna Egenberger, 451 W 21; all of mtg $7,500; Mar18; Mar 24'13. nom

Cauldwell av (10:2626), ws, 248 n 158th, 50.3x130x50.2x130, vacant; Albt G Jewett et al to Wove Realty Co, a corpn, 309 Bway; Mar7; Mar21'13. O C & 100

Cauldwell av, same prop; Wove Realty Co to Israel Glick, 540 E 147; mtg $9,500; Mar7; Mar21'13. O C & 100

Chatterton av, 2239-41 (*), ns, 405 w Havemeyer av, 50x108; Peter J Glasser to Katie Reichwein, at Butler, NJ; mtg $8,-500; Mar20; Mar27'13. nom

Clay av, 1712, see 174th, 574 E.

Creston av (11:3165), es, 115.1 s 188th, 90x87.1, vacant; Mary A McCormack to Edw F Doyle, 2288 Grand av; B&S; AL; Mar24; Mar25'13. O C & 100

Crotona av, 1873 (11:2946), nwc 176th (No 671), 41x108.9x31.8x109.2, 5-sty bk tnt & strs; Leopold W Harburger, ref, to Frank M Escalona, 566 W 171; mtg $36,000; FORECLOS Mar7; Mar10; Mar24'13. **20,000**

Decatur av, 2768 (12:3278), es, 118 s 198th, 37.2x100.7, 2-sty fr dwg; Rachel Butt to Anton Szilagyi, 1205 Lex av; mtg $5,000; Mar25'13. O C & 100

Decatur av, 2844 (12:3279), nec 199th (No 381), 26.9x105x25.8x102, 2-sty fr dwg; Peter Engelskirchen to Alwina wife Peter Engelskirchen, 2844 Decatur av; mtg $9,-500; Mar20; Mar21'13. O C & 100

Eastchester Landing rd (*), nes, 514.7 s e of rd from N Y to Boston, runs e along st of Church St Paul's xs—xw— to cl old landing road xnw&w— to nes of rd xnw— to beg; Jos Tesoro to Chas E Watson, 4093 3 av; mtg $13,500; Mar20; Mar21'13. O C & 100

Franklin av, 1390 (11:2935), es, 38 n Jefferson pl, 37.6x100, 5-sty bk tnt; Inter-City Land & Securities Co to Jno F Stodder, 509 W 110; mtg $30,000; Mar22; Mar 24'13. O C & 100

Franklin av, 1392-4 (11:2935), es, 75.6 n Jefferson pl, 75x100, 2 5-sty bk tnts; Inter-City Land & Securities Co to Jno F Stodder, 509 W 110; mtg $59,500; Mar 22; Mar24'13. nom

Gerard av, 828 (9:2474), sec 158th (No 100), runs se181.6 to nws Walton av xsw 100xnw130 to ses Gerard av xne100 to beg, 2-sty fr dwg, 1-sty fr bldg & vacant; Wellington M Oakshott et al to Norman Freeman, 504 King, Portchester, NY; QC; Mar24; Mar25'13. nom

Glebe av (*), ss, 26 e Grace av, 26x106.4x 26x106.9; Katie Carney to Thos Carney, Jr, 203 E 104; Mar26; Mar27'13. nom

Hoe av (10:2746), es, 307 s Aldus, 138.5x 100x137.8x100; vacant; American Real Estate Co to Jad Constn Co, Inc, 945 Hoe av; Mar26; Mar27'13. nom

Hoe av (10:2746), es, 107 s Aldus, 100x 100, vacant; American Real Estate Co to B & C Constn Co, Inc, a corpn, 518 W 156; Mar20; Mar21'13. O C & 100

Holland av (*), ws, 75 s 215th, 25x100; also MAGENTA ST (*), ss, bet Rosewood & Cedar avs, 50x100, lots 161 & 162, map (426) of lots near Williamsbridge station, except pt for st; Brown-Weiss Realties to Martha Traubner, 278 Bway, Far Rockaway, B of Q; mtg $1,000 & AL; Mar24; Mar25'13. O C & 100

Hunt av (*), ws, 150 s Sagamore, 25x 100; Chas Urban et al, heirs &c Chas Urban, decd, to Ernest Cizek, 164 E 102; B&S; Oct23'11; Mar24'13. nom

Hunt av (*); same prop; Ernest Cizek to Rose & Jennie Urban, both at 336 E 67; Jan24'12; Mar24'13. nom

Jackson av, 757-63 (10:2636), ws, 125 n 156th, 100x76.9x100x76.11, 4 bk tnts abandoned at basement; Geo Kurzman to Cieri Constn Co, 961 E 173; mtg $18,000 & AL; Mar25; Mar26'13. O C & 100

Jerome av, 1301-5 (Central av), nwc Clark pl (Gerard av), see 123d, 241 E, Manhattan.

Katonah av (12:3377), swc 237th, 100x 85, vacant; Herman A Newman to Morris Lowenstein, 767 5 av; mtg $3,000; Feb21; Mar26'13. O C & 100

King av (*), ws, 50 s Beach, 25x100, City Island; Wm J Dress to Caroline E Dill, 187 Beach, City Island; Mar1; Mar22'13. nom

Kingsbridge rd, 22, see 123d, 241 E, Manhattan.

Lafayette av (10:2762 & 2764), nwc Faile, runs n200xw100xs100xe50xs100to ns of av xe50 to beg, 2 5-sty bk tnts & vacant; Philip Kraus to Jennie Kramer, 919 Av St John; mtg $16,000; Jan4, Mar24'13. omitted

Lincoln av, 170-4 (9:2311), es, 75 n 135th, 75x100, 1-sty bk stable; Geo M Curtis, ref, to Henry McCaddin Jr Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U S of A & Elsewhere, 113 E 117; FORECLOS; Mar4; Mar12; Mar21'13. **12,000**

Longwood av, 934 (10:2701), ss, 50 e Dawson, 53x100, 6-sty bk tnt & strs; Chas R Protze to Julia A wife Fredk N Whitehorne, 22 W 122; mtg $52,500 & AL; Mar 25; Mar26'13. O C & 100

Maclay av, ws, at nes Zerega av, see Zerega av, nes, at ws Maclay av.

Mapes av, 2148 (11:3111), ses, abt 200 s 182d, 33x150, except pt for av, 2-sty fr dwg; Chas E Moore, ref, to Chas H Lockwood, 305 E 144; FORECLOS Feb18; Mar 19; Mar24'13. **5,000**

Mapes av (*), ws, 75 s Wellman, 25x100; Edw C H Steinbeck to Thos Holby, 1429 Bryant av & Anders Holbeck, 1160 Hoe av; AL; Mar19; Mar25'13. O C & 100

Marmion av (11:2956), swc Tremont av (No 826), 100x50, 2-sty fr dwg & str & 1-sty bk str; Danl Brady to Bronx County Constn Co, 2720 3 av; mtg $6,500; Mar21; Mar22'13. O C & 100

Merriam av, ws, at es Aqueduct av, see Aqueduct av, es, at ws Merriam av.

Morris av (11:3171-11), es, 247.1 n 182d, 25x121.11x25x122.7; vacant; Henry M Goldfogle, ref, to Saml H Kupferman, 216 W 100; FORECLOSED & drawn Mar21; Mar 24'13. **2,050**

Olmstead av (*), es, 33 s Ellis av, 25x 105; Jacob Cohen to Frank C Miller, 1997 Boston rd; B&S; AL; Mar12; Mar24'13. nom

Park av, 4443 (11:3030), ws, 317.6 s 182d, 25x95.1x25x94.2, 2-sty fr dwg; Paul Bojack to Katherina Bojack, 4443 Park av; mtg $4,000; Mar21; Mar22'13. O C & 100

Plympton av (11:2874), es, 269.3 n Boscobel av, 25x96.5; vacant; Rose T, wife of & Fredk Lesser, to Lee McCallum, 145 Penn, Bklyn; mtg $612; Mar24'13. nom

Prospect av, 769 (10:2676), ws, 125 n 156th st, 25x142.7x25.2x139.5, 3-sty fr tnt; Louisa Adami to Rebecca Goldberg, 838 Hewitt pl; AL; Mar20; Mar21'13. O C & 100

St Peters av (*), sws, pt lot 4 map (295 in W Co) of Jacob V Hutschler, begins at line bet lots 4 & 5, runs sw196 to nes Seddon xnw55xne196 to av xse55 to beg, except pt for av; Jas F Brown, EXR &c Patk Dougherty, to Ellen Dougherty, 491 E 139, also heir Patk Dougherty; Mar20; Mar24'13. nom

St Peters av (*); same prop; Isabella Dougherty, widow, et al, heirs &c Patk Dougherty, to same; QC; Mar20; Mar24'13. nom

St Peters av (*), sws, pt lot 4 same map, begins at line bet lots 4 & 3, 55x196 to nes Seddon, except pt for av; Isabella Dougherty, widow, et al, heirs &c Patk Dougherty, to Mary E, wife Jas F Brown, 491 E 139, also heir Patk Dougherty; QC; Mar 20; Mar24'13. nom

St Peters av (*), sws; same prop; Jas F Brown, EXR &c Patk Dougherty, to same; Mar20; Mar24'13. nom

Seneca av (10:2762), nwc Whittier, 25 x100, vacant; Gibson Distilling Co to Martin J Dolan, 321 W 94; AL; Feb28; Mar25'13. nom

Southern blvd, 67 (10:2546), ns, 201.9 e St Anns av, runs n87.11xe5xn3xe20xs86.1 to st xw25.5, 5-sty bk tnt; Albt F Meyer to Mary A M Meyer, his wife, 1030 Cauldwell av; ½ pt; mtg $12,500; Mar26; Mar 27'13. gift

Stebbins av, 1402 (11:2965), sec 170th (No 840), 33.8x90.1, 5-sty bk tnt; mtg $37,-000; also BRISTOW ST (11:2964), sec 170th (No 820), 28x100, 5-sty bk tnt; mtg $30,-000; Bellewood Constn Co to Saml Feit, 318 E 122; Mar21; Mar22'13. nom

Summit av (9:2525), es, 50 n 164th, 95x 100, vacant; Wm S Patten to Jno Boyland Co, 2302 Andrews av; mtg $4,500; Mar24; Mar25'13. O C & 100

Tiebout av, 2353 (11:3146), ws, 50 s Clark 25x100, 2-sty fr dwg; Jno A Boyajean to Yervant Sariyau, 508 W 145; mtg $4,250 & AL; June10'08; re recorded from June1 '08; Mar25'13. nom

Tiebout av, 2353; Yervant Sariyan to Mary A Handibode, 2345 Tiebout av; mtg $3,000; Mar20; Mar25'13. nom

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Tremont av, swc Marmion av, see Marmion av, swc Tremont av.

Tremont av (11:2951), ss, 175.8 w Prospect av, 20x99.3x20x99.2, vacant; Susan V N Rouget, EXTRX Mary J Syme to Richd R Maslen, 2312 Aqueduct av; Mar18; Mar 21'13. nom

Union av, 858-60 (10:2677), es, 147.2 n 160th, 50x100, 6-sty bk tnt & strs; J S & W Realty Co Inc to Morris Cohen, 560 W 180 & Jno Morrissey, 70 Lenox av; mtg $53,000; Mar25'13. O C & 100

Valentine or Burnside av, 1964 (11:2815), nec 178th, runs n128.9xe80.1xn4.3xe 15xs138.5 to 178th xw60.1 to beg, 6-sty bk tnt & strs; Jos H Fargis, ref, to Bronx Borough Bank, a corpn, 440 Tremont av E; FORECLOS Mar19; Mar20; Mar21'13. 90,000

Verlo av (12:3391), nwc 237th, a strip, runs w6.3 to ws 1st xn110.1xe— to av xs— to beg; Wm Webber et al EXRS, &c, Richd Webber to Wm T Ockendon, 54 Greenwich av; QC; Feb18; Mar22'13. nom

Verlo av (12:3391), nwc 238th, a strip, runs w6.3 to ws 1st xs110.1xe— to av xn — to beg; Wm T Ockendon to Wm Webber, 400 Riverside dr; Richd Webber Jr, New Rochelle, NY; Lucy W Jordan at Freeport, LI & Hattie Ayer at Hartsdale, LI, EXRS, &c, Richd Webber; QC; Feb18; Mar22'13. nom

Vyse av, 1223 (11:2986), ws, 247.7 n Home, 18.9x100, 3-sty bk dwg; Isaac Lazarus to Jas Harris, 861 Jackson av; mtg $8,500; Mar22; Mar25'13. nom

Vyse av (11:2995), es, 175 s 172d, 25x100, vacant; Annie M Clarence to Jno D Kroog, 941 E 172 & Jno Harnett, 957 E 172; Mar 21; Mar22'13. O C & 100

Wales av, 532-4, see 8 av, 2229, Manhattan.

Walton av, 2432 (11:3184), es, 264.2 s Fordham rd, 25x80x25.11x79.8, 2-sty fr dwg; Harry Cahn to Gilbert G Newhouse, 170 W 74; mtg $7,890; Mar24; Mar25'13. O C & 100

Walton av, swc 158, see Gerard av, 828.

Walton av (11:3179-3180 & 3185), es, 125 s 181st, runs e100xn88xse128xsw75xn32xw 80 to av xn25 to beg, vacant; Cameron Realty Co to J Agustus Smith, 50 W 128, NY; J Agustus Smith, Jr, at Sauquoit, Oneida Co, NY, & Mary M Paulsen, 2041 5 av; Mar19; Mar21'13. nom

Washington av, 1792 (11:2916), es, 104 s 175th, 54x109.4, 6-sty bk tnt & strs; Fanny Gruen to Wm Korn, 975 Park av, & Jos L B Mayer, 944 Park av; mtg $46,000; Mar22; Mar24'13. O C & 100

Washington av, 2179-81 (11:3037), ws, 177.2 s 182d, 50x145, 6-sty bk tnt & strs; Simon Machiz & ano to Sophia Gruenstein, 60 W 95; mtg $50,000; Jan18; Mar 24'13. O C & 100

Washington av, 1189 (9:2389), ws, abt 265 n 167th, 25x150, except part for av, 2-sty & a fr dwg; Marie Hindenlang to Jacob Lehmkuhl, 1054 Trinity av; Mar26; Mar27'13. O C & 100

Watson av (*), nec Ash, 100x100; Thos L Reynolds Co to Jno J Hackett, 368 W 58; mtg $1,200; Sept14'11; Mar21'13. nom

Webster av, 3552 (12:3360), es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Chas L Keil to Caroline Keil, 2061 Ryer av; mtg $5,000; Mar25; Mar26'13. nom

Westchester av (*), nwc Wheeler av, 20 x108.7x20x110; Pew Realty Corpn to Gustav A Schwenk, 1339 Bristow; AL; Feb24; re-recorded from Feb25 Mar21'13. O C & 100

Wheeler av, nwc Westchester av, see Westchester av, nwc Wheeler av.

Zerega av (*), nes, at ws Maclay av, 19.11x78.11x20.3x79.10; Albt W Ransom, ref, to Chas A Tilley, 1543 Newbold; FORECLOS Feb25; Mar27'13. 6,850

3D av, 3968 (11:2929), es, 50 s 173d, 24.9 x99.6, 4-sty bk tnt & strs; Chas Lewin to Emanuel Lowinson, 110 Garfield pl, Bklyn; mtg $15,000; Oct31'12; Mar25'13. nom

3D av, 4076-86 (11:2930), sec 175th (Nos 530-8), 100.1x110x100x113.10, 3 6-sty bk tnts & strs; Crotona Corpn to Henry Fluegelman, 407 Central Park W; AL; Mar17; Mar26'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Loring pl, 2296 (11:3225); asn rents to extent of $350; Bronx Security & Brokerage Co to Onawin Constn Co, 2322 Crotona av; Mar25; Mar26'13. nom

133D st, 355-9 E; also 134TH ST, 340-2 E (9:2296); asn rents; Margt E Weill to Wm Goldstone, 2 W 89; Mar21; Mar22'13. 750

134TH st, 340-2 E, see 133d st, 355-9 E.

175TH st, 530-8 E, see 3 av, 4076-86.

186TH st, 632 E, see Belmont av, swc 186th.

Belmont av (11:3071), swc 186th (No 632), runs w87.6xs37.7xe20.3xne7.1xe29.9 & 15.6 to ns Crescent av (No 631) xe33 to ws Belmont av xn16.4 to beg, 5-sty bk tnt & strs; re dower; Rose, wife Sol C Powell, to Adelia M Lankenau, 301 E 162; AT; QC; Mar26; Mar27'13. nom

Cauldwell av (10:2626), ws, 248 n 158th, runs w130; agmt that above shall be boundary line; Albt G Jewett, 1956 Bathgate av, & Helen F Cooley, 379 E 135, with Jno B Doherr, 1214 Tinton av; Mar13; Mar21'13. nom

Crescent av, 631, see Belmont av, swc 186th.

Katonah av (12:3381), ws, 25 n 241st, 25x85, 2-sty bk dwg; re mtg; Jno Bussing Jr, to Louise Hopkins, 413 E 240; QC; Mar15; Mar21'13. 1,000

Park av, 2526-34 (9:2332), es, 154.6 s 138th, 75.9x30.11x86.9x58; re easement as to operation of railroad; Bowery Savings Bank to City of NY; Mar24; Mar26'13. nom

Park av (9:2332), es, 154.6 s 138th, runs s75.9xe7xne87xw34.1 to beg; perpetual right or underground easement or right of way for subway, also a temporary right & easement to Mar14'15 or '16 over following: Park av (9:2332), es, 154.6 s 138th, runs s75.9xe30.11xn86.10xw58 to beg; Olin J Stephens to City NY, a corpn; B&S; Mar25; Mar26'13. 7,000

Prospect av, 2132 (11:3110), es, 46.1 n 181st, 50x107; asn rents to secure mtg for $2,500; Regina Constn Co to Theo T Lane, 25 Franklin pl, Flushing, B of Q; Mar20; Mar21'13. nom

Quimby av (4TH) (*), swc Zerega (Av A), 305x216 to ns Story av (3d st), Unionport; also ZEREGA AV (AV A), (*), es, from ns Story av (3d st) to ss Quimby av (4th st), 216x105; also QUIMBY AV (4th) (*), ss, at ws Westchester Creek, 214x216 to ns Story av (3d st) x250 to Westchester Creek x216, with rights to creek &c, except parts for sts & av; CONTRACT; Albt G Dimmerling, 6 Locust av, Corona, B of Q, with Dayton Hedges, 1451 Bway, NY & Patchogue, LI; mtg $32,500 & AL; Jan29; Mar25'13. 37,500

Quimby av, sec Zerega av, see Quimby av, swc Zerega av.

St Peters av (*), sws, lot 4 map land of Jacob V Hutschler, at Westchester, runs sw321xsw45.6xnw115xne386 to av xse 110 to beg; agmt as to division of above premises in lieu of division of proceeds of a sale thereof; Mary E Brown, 491 E 139; Ellen Dougherty, 491 E 139; Isabella & Thos J Dougherty, 1829 Lex av, & Jas A Dougherty, 150 Vermilyea av, with Jas F Brown, 491 E 139, EXR &c Patk Dougherty; Mar20; Mar24'13. nom

Story av, nwc Zerega av, see Quimby av, swc Zerega av.

Story av, nec Zerega av, see Quimby av, swc Zerega av.

Virginia av (*), ws,, 138 s Watson av, 25x101.3; re mtg; Henry S Bauer to Edw Halsall & Jno Boyd, both at 2033 Ellis av; QC; Mar22; Mar27'13. 700

Webster av (11:3143), ws, 73.6 s Ford, 41.11x100.1x37.11x100, 5-sty bk tnt; re mtg; Paragon Mtg Co to August Nelson, 193 W 168; QC; Mar27'13. O C & 100

Webster av (11:3143), ws, 34 s Ford, 39.6x100, 5-sty bk tnt; re mtg; Paragon Mtg Co to August Nelson, 193 W 168; QC; Mar27'13. O C & 100

Wheeler av (*), es, 190 n Westchester av, 40x100; re mtg; City Mort Co to Kellwood Realty Co, 1029 E 163; Mar25; Mar 26'13. nom

Zerega av, nwc Story av, see Quimby av, swc Zerega av.

Zerega av, nec Story av, see Quimby av, swc Zerega av.

Zerega av, swc Quimby av, see Quimby av, swc Zerega av.

Zerega av, sec Quimby av, see Quimby av, swc Zerega av.

3D av, 4076-86 (11:2930), sec 175th (Nos 530-8), 100.1x110x100x113.10, 3 6-sty bk tnts, strs on cor; re mtg; Hudson Mtg Co to Crotona Corpn, 74 Bway; QC; Mar 10; Mar26'13. O C & 100

LEASES

Borough of Manhattan

MAR. 21, 22, 24, 25, 26 & 27.

[1]**Charlton st, 11** (2:519), 3-sty bldg; Josephine Longinotti to Pasquale Giliberti, 164 Prince; 3yf May1; Mar24'13. 1,296

[1]**Chrystie st, sec Grand,** see Grand, 261.

[1]**Delancey st, 244** (2:338); westerly str; Esther Langer to Henry Herman, 244 Delancey; 5yf Apr1; Mar25'13. 360 & 420

[1]**Essex st, nec Grand,** see Grand, 354.

[1]**Franklin st, 47** (1:171), all; Saml Wolf to Lazzaro P Faccini, 46 Franklin; from Apr1'13 to May1'24; Mar24'13. 1,200 to 1,800

[1]**Franklin st, 47** (1:171), all; Wm Wolf to Saml Wolf, 606 W 113; from Feb10'13 to May1'28 (5 yrs renewal); Mar24'13. taxes, &c, & 500

[1]**Grand st, 261** (1:305), sec Chrystie; str; Bedford Theatrical Co to Adolph Goldberger, 10 Delancey; 5yf May1'12; Mar 26'13. 1,750

[1]**Grand st, 354** (2:351), nec Essex, cor str & small str on Essex, also pts b; Dora & Albt Sokolski to Elias W Lewin-Epstein, 1036 Trinity av; 3yf May1; Mar21 '13. 3,000

[1]**Hamilton pl, 3-7** (7:1988); moving picture theatre; Dakota Realty Co to Rachel Lesser, 552 W 141; 5yf Jan1'15; Mar21'13. 4,000

[1]**Lewis st, 12** (2:326); all; Dean Holding Co to Todros Mazursky, 132 Monroe, & ano; 3yf May1'12; Mar21'13. 1,500

[1]**Mott st, 137** (1:237); s str & b; Giuseppina Zarillo to Demenico Gati, 11 E 1; 5 3-12vf Feb1'13; Mar25'13. 480

[1]**Oak st, 25** (1:111); all; Mary L Higgins to Marie Tammaro, 25 Oak; 5 4-12yf Jan1 '13; Mar26'13. 2,100

[1]**Orchard st, 160** (2:411), s str; Abr M Levy to Isaac Silverman, 199 E Houston; 1yf May1'13; Mar24'13. 690

[1]**Pearl st, 188** (1:39); all; Consolidated Druggists Realty Co to N Y Consolidated Drug Co, a corpn, 297 Pearl; 10yf May1; 10y ren; Mar27'13. taxes &c & 3,000

[1]**Stanton st, 77** (2:416), str & b next to cor; Ignatz Jacobson to Benj Horowitz, 77 Stanton; 5yf April1; Mar21'13. 900

[1]**Stanton st, 239** (2:338), str & b; Bernard Turkel to Isidore Werner, 239 Stanton; 4 11-12yf June1'12; Mar21'13. 1,620 to 1,800

[1]**Thompson st, 143** (2:517), n str fl; Domenico Volpe to Gennaro D'Anna, 139 Thompson; 2yf Aug1'12; Mar21'13. 252

[1]**Varick st, 117** (2:578); s str & b; Chas H Bohde et al to Oscar Meyer, 117 Varick; 2yf May1; Mar27'13. 600

[1]**Warren st, sec West,** see West, 176.

[1]**West st, 176** (1:131), sec Warren; cor str & b & flrs above, hotel &c; Caroline T Drake to Henry Dohrmann, 478 9th, Bklyn; 15yf Apr1'13; Mar27'13. 3,000 & 3,600

[1]**1ST st, 13 E** (2:456); str & b; Andrea Ribando et al to Domenico Gati, 11 E 1; 3yf May1'13; Mar25'13. 960

[1]**10TH st, 101 W,** see 6 av, 133.

[1]**12TH st, 609 E** (2:395), all; Realty Realization Corpn to Todros Mazursky, 132 Monroe, & ano; 3yf May1'12; Mar21'13. 1,700

[1]**15TH st, 320 W** (3:738), all; Christina Vehslage to Morris Perlman, 326 W 14; 3 1-12yf Apr1'13; Mar22'13. 1,092

[1]**17TH st, 230-4 W** (3:766); 5th loft; Neslo Bldg Co, Inc, to Drug Products Co, Inc, 230 W 17; 3yf Feb1; Mar21'13. 2,400

[1]**17TH st, 445 W** (3:715); ground fl & c, except pt for stable; Mary E Kirkpatrick & ano to Jno Kirkpatrick, 447 W 17; 5yf Feb1; 5 y ren; Mar21'13. 720

[1]**22D st, 1 W** (3:824); asn Ls; Maximilian Philipsborn et al to Siegmund Harzfeld, 1108 Main, Kansas City, Mo; Mar1; Mar26 '13. O C & 100

[1]**23D st, 12 W** (3:824), asn Ls; Maximilian Philipsborn et al to Siegmund Harzfeld, 1108 Main, Kansas City, Mo; Mar1; Mar26 '13. O C & 100

[1]**26TH st, 327 W** (3:750), str, part b & fl above str; Estate of Anne Hughes to Jno Henschele, 327 W 26; 3yf May1'13; Mar26 '13. 660

[1]**27TH st, 156-8 E,** see 3 av, 370-2.

[1]**34TH st, 22-6 W** (3:835), ss, 425 w 5 av, 75x98.9; asn Ls; Jonas G Goldsmith to 78th St Impt Co, a corpn, 111 Bway; Mar 26; Mar27'13. nom

[1]**35TH st, 29-33 W** (3:837); 9th loft or 10th fl; 29 West 35th St Co to Aaron Kram, 26 Lenox av & Saml Match, 189 S 9, Bklyn; 3yf Feb 1'14; Mar26'13. 4,000

[1]**35TH st, 29-33 W;** same to same; from July1'13 to Jan31'14; Mar26'13. ——

[1]**36TH st, 415 W** (3:734), asn Ls; Patk J Cunningham to Geo W Fischer, 445 W 36; mtg $——; Mar20; Mar26'13. nom

[1]**42D st E, sec 5 av,** see 5 av, 501.

[1]**42D st, 11 W** (5:1258), str fl, 20x100, & 2d or mezzanine fl, above str & access to upper floors from 2d fl of No 9 W 42; Jas Slater to Henry S Schendel, 127 E 72; 9y & ½ mo f Apr15'13; Mar22'13. 15,500

[1]**42D st, 245 W** (4:1014); str & b; Mitchel & Albt Lehman to Army & Navy Store Co, a corpn, 245 W 42; 5yf Feb1; Mar21'13. 3,000

[1]**47TH st, 429 W** (4:1057), all; Mary Keogh to Bridget Hoff, 429 W 47; 5yf Feb1 '12; Mar24'13. 1,080

[1]**48TH st, 138-46 W** (4:1000), ss, 300 e 7 av, 95x100.5; asn Ls; Jno Cort to Jno Cort's Co, Inc, 1482 Bway; Dec20'12; Mar 26'13. 48,000

[1]**49TH st E, nec 2 av,** see 2 av, 924.

[1]**58TH st E, nwc Lex av,** see Lex av, 722.

[1]**59TH st, 214 E** (5:1332), all; Clara Bloomingdale et al TRSTES Jos B Bloomingdale to Wm F Murphy, 208 E 73; 5yf Mar1; Mar24'13. 1,500 & 1,600

[1]**59TH st, 434 E** (5:1370), str & two west apartments on 2d fl; Sophie Bermond to Fredk Boehmel, 434 E 59; 5yf May1'13; Mar26'13. 600

[1]**81ST st, 441 E,** see Av A, 1533.

[1]**94TH st, 201 W,** see Ams av, 702-4.

[1]**99TH st, 205 E** (6:1649); all; Moritz Adler to Saml Simonoff, 74 E 113; 3yf May 1'12; Mar26'13. 3,200

[1]**99TH st, 105 W** (7:1854), ns, 100 w Col av, 75x100; agmt that party 2d pt is to receive $900 per annum during life of lease dated Jan13'10; Harburg Realty & Amusement Co with Henry Kroogman, 148 W 99; Jan13'10; Mar25'13. nom

[1]**104TH st, 103 W** (7:1859); pt w str; American Purchasing Assn to Mildred, wife Harvey Schoonover, 101 W 105, firm City Laundry; 5yf Apr1'11; Mar27'13. 480 & 600

[1]**104TH st, 105-7 W,** see Bway, 2848-50.

[1]**104TH st, 107 W** (7:1859); e str; American Purchasing Assn to Simon Furst, 87 E 107; 5yf June15'11; Mar27'13. 600 to 780

[1]**104TH st, 107 W** (7:1859); w str; American Purchasing Assn to Theresa Cleary, 784 Col av, & ano; 3 8-12yf Nov1'12; Mar27 '13. 720 & 780

[1]**117TH st, 223-9 E** (6:1667); all; Michel Real Estate & Mtg Co to Max H Hamberg & Elihu Hutner, both at 819 E 166; 5yf Apr1; Mar25'13. 3,700

[1]**125TH st, 65 E** (6:1750); agmt as to sur & cancellation of Ls; Wm Newman to Jennie Currier & Mabel L Pressinger, both at 5 W 81, EXRS Geo C Currier; Mar15; Mar21'13. nom

[1]**126TH st W, nec 8 av,** see 8 av, 2350.

[1]**127TH st E, nec 3 av,** see 3 av, 2341.

[1]**129TH st E, sec Lex av,** see Lex av, 2141-3.

[1]**146TH st W, nec Bway,** see Bway, nec 146th.

[1]**147TH st W, ss, 175 e Bway,** see Bway, nec 146th.

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[1]**Amsterdam av, 702-4** (4:1242), nwc 94th (No 201); s str; Nathan Grabenheimer & ano to Jas Bergman; 3yf Oct1'12; Mar27 '13. 1,800

[1]**Amsterdam av, 702-4,** nwc 94th; asn Ls; Jas Bergman to Louise Bergman, 201 W 94; AT; Mar15; Mar27'13. nom

[1]**Amsterdam av, 702-4,** nwc 94th; asn Ls; Louise Bergman to Michl Schwartz, 223 Monroe; AT; Mar15; Mar27'13. nom

[1]**Amsterdam av, 955** (7:1861); asn Ls; David Geraghty to Wm W Bencal, 238 W 106 & ano; AL; Mar11; Mar24'13. nom

[1]**Av A, 1533 & 81st st, 441 E** (5:1561); all; Annie Richman to Henry Perlmutter & Benj Moskowitz, 355 E 81; 3yf Apr1; Mar 25'13. 2,328

[1]**Bowery, 50** (1:202); a room on gallery or 2d fl; Atlantic Garden Amusement Corpn to Jacob Abrahams & ano; from Feb4'13 to Jan28'14; Mar21'13. 2,500

[1]**Broadway, 2848-50** (7:1882); also 104TH ST, 105-7 W (7:1859); also COLUMBUS AV, 908-12 (7:1859); asn three Ls; American Purchasing Assn to City Real Estate Impt Corpn, 910 Col av; Jan10; Mar 27'13. nom

[1]**Broadway** (7:2078), nec 146th, runs n 99.11xe175xn99.11 to ss 147th, xe50xs199.10 to ns 146th xw225 to beg; agmt as to sobrn of Ls & mtg to another mtg for $125,000; Florence A Alker widow, 338 Mad av, owner of fee & Bradhurst Amusement & Bldg Co, a corpn, 35 Bond, lessee with Bowery Savings Bank, a corpn, 128 Bowery; Feb25; Mar24'13. nom

[1]**Broadway, sec 147th,** see Bway, nec 146th.

[1]**Columbus av, 908-12,** see Bway, 2848-50.

[1]**Lenox av, 107** (7:1825); str & b & rooms in rear of str & all of 1st or main floor; Meyer A Bernheimer & ano to Morris Fishbein, 107 Lenox av; 10yf May1; Mar 25'13. 4,000

[1]**Lenox av, 141** (7:1901); asn Ls; Harry Milch to David D Draddy, 410 E 153; Mar 19; Mar24'13. nom

[1]**Lenox av, 450** (6:1730), s str & pt b; Pauline Levy to Harry Pomrinse, 1507 Eastern Parkway, Bklyn; 5yf Nov1'12; Mar26'13. 780 & 840

[1]**Lenox av, 508-10** (6:1733), south str; McKinley Realty & Constn Co to Jos Roth, 2100 5 av; 9yf Oct1'13; Mar26'13. 2,500 & 2,800

[1]**Lexington av, 419** (5:1298), str on ground fl; Eliza Toumey to Nelson P Swanson & E J Frost; 3yf July1'13; Mar 26'13. 1,500

[1]**Lexington av, 722** (5:1313), nwc 58th; agmt as to right to cancel Ls; Bernard Turkel & Frank Eves with F & M Schaefer Brewing Co; Mar6; Mar24'13. nom

[1]**Lexington av, 722** (5:1313), nwc 58th, str & b; Bernard Turkel to Frank Eves, 234 E 82; 10yf May1'13; Mar24'13. 2,200 & 2,400

[1]**Lexington av, 1691** (6:1634); asn Ls; Ernst A Boetzel to Max Mahler, 189 E 7; Mar3; Mar24'13. nom

[1]**Lexington av, 2141-3** (6:1777), sec 129th; all; Rachael G McGrath, individ & EXTRX Michl J McGrath, to Jno & Jos Quinn 2753 5 av; 10½yf Apr1; Mar21'13. 2,100

[1]**1ST av, 776** (5:1355), es, 70.5 n 43d, 30x 150; all; Rebecca S Blumenthal to United Dressed Beef Co, a corpn, 778 1 av; 10yf Oct1'12; Mar21'13. taxes &c & 2,500

[1]**1ST av, 1378** (5:1468), north str & c; Jno Bain Jr, ATTY, to Jos Kasper, 1378 1 av; 5yf May1; Mar24'13. 720

[1]**1ST av, 1546** (5:1560), s ½ of str; Christine Frey to Adolph Steiner, 1542 1 av; 3yf May1'14; Mar26'13. 660

[1]**2D av, 924** (5:1342), nec 49th; str fl & b; Jacob Isenberg to Francis J Hartin, 924 2 av; 10yf May1; Mar25'13. 1,800

[2]**2D av, 1535** (5:1526), 3 floors; Henry Nuis to Pierre Moncobeig, 1260 6 av; 4yf Apr1'13; Mar24'13. 660 & 720

[1]**3D av, 370-2, & 27th st, 156-8 E;** agmt that above asn of Ls is intended for an absolute transfer of Ls & not otherwise; same with same; Oct6'11; Mar24'13. nom

[1]**3D av, 370-2, & 27th st, 156-8 E** (3:882); asn Ls; Patk J Cody to Jas Everard, 42 E 42; Oct6'11; Mar24'13. nom

[1]**3D av, 1499** (5:1530); 2 upper flrs; Bertha Zabinski to Henry Frahme, 1499 3 av; 6yf May1; Mar25'13. 1,000

[1]**3D av, 1699** (5:1541); str fl & b, also rooms above str; Frank Beck to Benj Kopelowitz, 1691 3 av; 5yf May1; 5y ren; Mar25'13. 1,080

[1]**3D av, 2341** (6:1792), nec 127th; asn Ls; Chas L Walinder & ano to Anton Liljeros & Axel T Bergquist, 2341 3 av; Aug22'12; Mar21'13. nom

[1]**5TH av, 501** (5:1276), sec 42d, offices 407 to 409; Edwin Wolf of Phila, Pa, to Jas L McEwen, 142 Audubon av; 3 2-12yf Mar1; Mar24'13. 1,750

[1]**6TH av, 133, & 10th st, 101 W** (2:606); all, except roof; Ronald K Brown, TRSTE Geo Chesterman, to Jas H Ackerman, 21 Greenwich av; from Oct30'12 to Apr30,15; Mar21'13. 2,900

[1]**6TH av, 434** (3:828), str; Harriet G Coogan to Morris Wahrman, 303 E 9; 10yf May1'12; Mar21'13. 2,400 & 2,500

[1]**6TH av, 473** (3:804); asn Ls; Geo Cummings & ano to Peter Tsmpelis, 473 6 av, & ano; AT; Mar11; Mar24'13. nom

[1]**8TH av, 271** (3:747), str & b; Opera House Realty Co to Ernest Cordts, 271 8 av; 3yf May1'13; Mar24'13. 1,700

[1]**8TH av, 640** (4:1013); asn Ls; Isidor Nash to Morris & Oscar Otner, 8-10 Barrow; mtg $8,345.17; Mar22; Mar24'13. nom

[1]**8TH av, 640** (4:1013), all; Chas F Bauerdorf TRSTE for Isabella V Adams to Isidor Nash, 640 8 av; 3yf May1'15; Mar 24'13. 7,000

[1]**8TH av, 2350** (7:1932), nec 126th; str & c; Daniel Meehan to David P Foster, 260 W 126, & Thos M Connelly, 271 W 126; 5yf Mar1; Mar25'13. 3,000

[1]**8TH av, 2831** (7:2046), str fl & b; Harry S Levett to Danl Lynch, 2831 8 av; 4½y f May1'13; Mar24'13. 1,260

[1]**10TH av, 601-3** (4:1072); str & c; Jacob & Louis Hirsch to Jacob H Grubman, 311 E 51; 5yf May1'13; 5 y ren at $2,000; Mar 26'13. 1,800

LEASES.

Borough of the Bronx.

[1]**Canal pl, 2-4,** see Rider av, 263-5.

[1]**Crotona Park E, see Prospect av,** see Prospect av, 1446.

[1]**137TH st E, nwc St Ann's av,** see St Ann's av, 211.

[1]**138TH st, 638 E** (10:2550), str; Helen Zeman to Leo Hirschbaum, 401 Hudson; 3yf Oct1'13; Mar22'13. 804

[1]**140TH st, 599 & 607 E** (10:2552); two houses; all; Fleischmann Realty & Constn Co to Louis Fleischer, 515 E 138; 3yf Aug1'12; Mar12'13; corrects error in issue Mar15, when Nos were 559 & 607. 5,000

[1]**147TH st, 402 E,** see Willis av, 484.

[1]**149TH st, 511 E** (9:2276); asn Ls; Peter Manzi to Lawrence Keogh, 382 E 135; Mar21; Mar24'13. nom

[1]**150TH st, 799 E** (10:2653), nwc Tinton av, all; Sherman Co to Morris Insel, 609 E 6; 3yf May1'12; Mar24'13. 4,800 to 5,000

[1]**152D st, 288-90 E** (9:2411); str, b & apartment of 5 rooms; Garibaldi Realty & Constn Co to Augustino De Lucia, 288-90 E 152; 3yf Feb1; Mar27'13. 684

[1]**152D st, 288-90 E** (9:2411); asn Ls; Augustino De Lucia to Ebling Brewing Co, 760 St Anns av; Mar10; Mar27'13. nom

[1]**Bathgate av (Madison)** (11:2919), ses, 160 sw 172d (Bathgate pl), 50x56.6; asn Ls; Harry Walzer to Bronx Market, Inc, 1596-8 Bathgate av; Jan11; Mar26'13. nom

[1]**Brook av, 460** (9:2272), n str fl; Helena Wolf to Frank Nania, 460 Brook av; 3yf May1; Mar25'13. 468

[1]**Courtlandt av, 770** (9:2403); gen rel of Ls; Jacob Jaeger to Sigmund J Spiehler, 417 E 236; Mar24'13. nom

[1]**Courtlandt av, 792** (9:2404), double str; Bertha M Baake to Louis Katz, 612 E 158; 3yf Mar15; Mar25'13. 480

[1]**Prospect av, 1446** (11:2937), sec Crotona Park E; Annie Leahy to Alex Goldman, 1789 Fulton av; 5yf May1-13; Mar26'13. $40-1,020

[1]**Rider av, 263-5, & Canal pl, 2-4** (9:2340); upper fl; Jas G D Burnett to Arthur C Chesley, 3yf Apr1; Mar25'13. $40 & $80

[1]**St Ann's av, 211** (9:2265), nwc 137th; asn Ls; Saml Resnik to Max Malkin, 1410 Pitkin av, Eklyn, NY; Mar24'13. nom

[1]**Southern blvd, 547** (10:2683); str fl & c; Ebling Brewing Co to Chas Wolf, 547 So blvd; from Apr1'13 to June30'17, option 5y ren; Mar21'13. 1,080 & 1,380

[1]**Southern blvd, 547** (10:2683); str fl & c; Richd H Mitchell to Chas Wolf, 547 So blvd; 5yf July1'12; 5y ren; Mar21'13. 1,080 & 1,380

[1]**Southern blvd, 547** (10:2683); asn Ls; Chas Wolf to Ebling Brewing Co, 760 St Anns av; Mar21'13. nom

[1]**Tinton av, nwc 150th,** see 150th, 799 E.

[1]**Webster av, 2786** (12:3273); str & b, 15x 65; Salomea Albrecht to Rose Adler, 530 E 18; 3yf Mar1; Mar25'13. 660

[1]**Westchester av, 588** (10:2616); cor str & c; Emma Schwartz to Thos G Kennedy, 609 Eagle av; 5yf May1; Mar21'13. 1,500

[1]**Westchester av, 1499 (*),** str &c; A Hupfels Sons to Jos Hack, 144 E 7th; 5yf Mar20'13; Mar26'13. 1,500 to 2,000

[1]**White Plains rd, 3221-3 (*);** sobrn of Ls to mtg for $3,500; Chas L Ullman, 3223 White Plains av, with Jno W Fincke, 3461 White Plains av; Mar21; Mar24'13. nom

[1]**Willis av, 167** (9:2298), str &c; Mary Graefenecker to Henry Paetow, 167 Willis av; 3yf May1'13; Mar26'13. 1,320

[1]**Willis av, 484** (9:2291), all; also 147TH ST, 402 E (9:2291), ground fl &c; Eliz C Doherty to Peter Frank, 984 Tiffany, 7 8-12 yf Feb1'13; Mar26'13. 1,500 & 1,800

[1]**3D av, 2576** (9:2314); str fl & pt c; Thos F Coleman, EXR Patk T Coleman, to Michl Egan, 102 E 128; 3yf May1'14; Mar 27'13. 900

[1]**3D av, 2576;** str fl & pt c; same to same; 3 4-12yf Jan1'11; Mar27'13. 600 & 720

149TH st, 327 E (9:2331), ns, 250 w Courtlandt av, 25x80; asn tax Ls for 1,000 yrs dated Mar16'77; Isabella A Mitchell, ADMTRX Fannie Mitchell, to Marie A S Elterich, 801 E 242; B&S; Mar26; Mar27 '13. nom

MORTGAGES.

Borough of Manhattan.

MAR. 21, 22, 24, 25, 26 & 27.

[m]**Albany st, 5** (1:54), nes 80.4 nw Greenwich, 20x74.5x19.4x74.5; Mar20; Mar26'13; 5y4½%; Christian Ott of Lyndhurst, NJ; David H Ott of Heightstown, NJ; Emily J Sherwood of NY & Louise F Sherwood of Belleville, NJ, to Lawyers Title Ins & Trust Co. 5,500

[m]**Beaver st, 37** (1:25); estoppel certf; Mar 7; Mar21'13; Frederic B Jennings & Jno G McCullough with Saml Woolverton, Scarsdale, NY, trstes Ann E Cairns. nom

[m]**Beekman st, 50** (1:100), ns, 120.7 w Gold, 26.2x90.7x26x86.7; Mar21; Mar24'13; 3y6%; Wm M Jackson to Sarah E G Magill, 140 W 69. 11,000

[m]**Christopher st, 39** (2:610), ns, 53.6 w Waverly pl, 32x70.1x32.1x72; ext of $25,000 mtg to Feb5'16 at 5%; Mar17; Mar24'13; Eliz S Burrill with Citizens Investing Co, 226 Lafayette. nom

[m]**Crosby st, 11** (1:233); ext of $21,000 mtg to Dec17'15 at 5%; Jan29; Mar25'13; Maurice M Sternberger, exr Mayer Sternberger, with Aberdeen Realty Co. nom

[m]**Eldridge st, 134** (2:412); ext of $25,000 mtg to Mar23'16 at 5%; Mar19; Mar21'13; Estelle Asch, trste, with Gittel F Eigenmacht, 134 Eldridge. nom

[m]**Essex st, 71** (2:408), ws, 64.4 s Broome 23.11x75; pr mtg $19,000; Mar25; Mar26'13; due &c as per bond; Louis Pollock, 8654 22d av, Bensonhurst, NY to Berenice L Baumann, 5 Oak, B of Q. 3.000

[m]**Fulton st, 123** (1:91); estoppel certf; Mar 7; Mar25'13; Harris Mandelbaum & Fisher Lewine with Henry A C Taylor, East rd, South Portsmouth, RI. nom

[m]**Gansevoort st, 2-4,** see Horatio, 5-15.

[m]**Goerck st, 4** (2:321), es, 85 n Grand, 25x 100; ext of $9,000 mtg to May5'18 at 5%; Mar26'13; Morris L Woolf with Thos Corker, 4 Goerck. nom

[m]**Grand st, 273-5** (1:306), ext of $50,000 mtg to Feb18'14 at 5½%; Feb21; Mar25'13; Lawyers Title Ins & Trust Co with Louis Norman & Morris Rose. nom

[m]**Grand st, 354** (2:351); ext of mtg for $40,000 to May1'18 at 5%; Mar3; Mar27'13; Hudson City Savgs Bank with Dora & Albt Sokolski. nom

[m]**Greenwich st, 544** (2:596), ws, abt 130 s Charlton, 25x80; also WASHINGTON ST, 523 (2:596), es, abt 130 s Charlton, 25x75; Mar21'13; due, &c, as per bond; Lee G Lawrence to Union Dime Savings Bank, 701 6 av. 20,000

[m]**Horatio st, 5-15** (2:627), nwc 4th (Nos 340-56), runs nw183.8 to 13th xnw— to ss Gansevoort (Nos 2-4), xw96.5xs187.3 to Horatio xe99 to beg; bldg loan; Mar21; Mar22'13; 1y6%; St John's Park Realty Co to Austin B Fletcher trste, 1 E 60. 350,000

[m]**Horatio st, 5-15; 4TH st, 340-56 W; Gansevoort st, 2-4, & 13TH st W;** certf as to above mtg; Mar21; Mar22'13; same to same.

[m]**Market st, 31-3** (1:277), ws, 50 n Mad 50x88; pr mtg $56,000; Mar20; Mar21'13; 4y6%; Jacob Cohen to Morris Cohen, 26 W 113. 9,750

[m]**Mulberry st, 75,** see Mulberry, 109.

[m]**Mulberry st, 88** (1:200), ses, 100.7 sw Canal, 25x101.2x24.9x99.10; 3-6 pts; pr mtg $22,000; Jan2; Mar24'13; 3y6%; Gaetano Malzone, 555 48th, Bklyn, to Alfonso Di Meo, 540 50th, Bklyn. 1,700

[m]**Mulberry st, 109** (1:206), ws, 125 n Walker, 25.3x100.11; also MULBERRY ST, 75 (1:199), ws, 100 n Bayard, 25x100; pr mtg $——; Mar20; Mar21'13; due &c as per bond; Rose, wife, & Frank Pennacchio, 75 Mulberry, to Federico Votta, 83 McDougal. 2,000

[m]**Perry st, 155-9** (2:637), ns, 70 w Washington, 66x100; agmt modifying terms of mtg; Mar21; Mar22'13; St John's Park Realty Co & Wm D Kilpatrick & Jas H Cruikshank with Austin B Fletcher, 1 E 60 trste for Gertrude Baxter. nom

[m]**St Marks pl, 3,** see 3 av, 25-7.

[m]**Spring st, 270** (2:579), ss, 25x100; Mar26 '13; 5y5%; Jennie I Ryan to Lawyers Mtg Co, 59 Liberty. 20,000

[m]**Spring st, 270;** pr mtg $20,000; Mar26'13; 2y6%; same to Leon Wasserman, 38 Sherman, Bklyn. 2,000

[m]**Stanton st, 180** (2:350); ext of $15,000 mtg to Mar25'18 at 5%; Mar25; Mar27'13; Lawyers Title Ins & Trust Co with Max Kramer. nom

[m]**Stanton st, 239** (2:339); sal Ls; Mar19; Mar21'13; demand, 6%; Isidor Werner to C B Scharman & Sons, 371 Pulaski, Bklyn. 1,800

[m]**Tompkins st, 17** (2:322), ws, 100 n Broome, 25x100; Mar27'13; due &c as per bond; Jno Diamond to Dry Dock Savgs Instn, 341 Bowery. 1,500

[m]**Warren st, sec West,** see West, 176.

[m]**Washington st, 523,** see Greenwich, 544.

[m]**West st, 176** (1:131), sec Warren; leasehold; Mar26; Mar27'13, demand, 6%; Henry Dohrmann, of Bklyn, to Jacob Hoffmann Brewing Co, 211 E 55. 10,000

[m]**4TH st, 340-56 W,** see Horatio, 5-15.

[m]**4TH st, 358-60 E,** see Av D, 37-9.

[m]**8TH st, 404-6 E** (2:377); sobrn agmt; Mar20; Mar26'13; Morris Shapiro & Julius Shapiro with Jos Goldstein, 1382 Prospect av. nom

[m]**8TH st E, swc Av D,** see Av D, 107-9.

[m]**10TH st, 101 W,** see 6 av, 133.

[m]**12TH st, 277-9 W** (2:615), ns, 22.6 e 4th, 36.10x37.7x33.5x39.3; pr mtg $8,500; Mar1; Mar22'13; due, &c, as per bond; Edmond L Greenin, Hillsdale, NY, to Geo Place, 36 8 av. 2,000

[m]**13TH st, 330-6 E** (2:454), ss, 254 w 1 av, 46x103.3; Mar26'13; 5y5%; Isaak Rubin, 332 E 13, to Emigrant Indus Savings Bank. 50,000

[m]**13TH st, 330-6 E;** two sobrn agmts; Mar25; Mar26'13; same & Cassel Cohen with same. nom

[m]**13TH st, 420-2 E** (2:440); ext of $40,000 mtg to Apr3'18 at 5½%; Mar3; Mar25'13; Lawyers Title Ins & Trust Co with Wanderman Constn Co. nom

[m]**13TH st W, swc 4th,** see Horatio, 5-15.

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m**16TH st, 124 W** (3:791), ss, 300 w 6 av, 25x103.3, Mar20, Mar26'13; due Apr20'13, 6%, Anna E Hicks to Langham Hotel Co, 238 W 103. 1,000

m**20TH st, 245 E** (3:991), ns, 19 nw 2 av, 21x92, Mar25'13, 3y6%, Margt, wife Wm J Nixon, to Excelsior Savgs Bank, 79 W 23. 3,000

m**22D st, 136-8 W** (3:797), ss, 362.6 e 7 av, 11.8x98.9; PM, pr mtg $—— ; Mar14; Mar26'13; 3y6%; International Distributors Corpn to Lowell Realty Co, 505 5 av. 7,500

m**22D st, 219 W** (3:772), ns, 148.3 w 7 av, 16.1x78.6; Mar25'13, 5y5%; Fredk Halsey, at Pottsville, Pa, to Lawyers Mtg Co, 59 Liberty. 9,000

m**26TH st, 6-8 W** (3:827), sws, 575 se 6 av, runs sw98.9xse75xsw10.3xse75.9 to ws Bway (Nos 1129-37) xn116.9 to 26th xnw 109.1 to beg, St James Bldg; PM; Feb1; Mar21'13; due Feb10'34, 2% for 1st year, 2½% for 2d year, 3% for next 5 years, 3¼% for next 7 years, 3½% for next & last 7 years, with privilege to pay the full amount at any interest date prior to the maturity hereof, or any portion of same, in sums not less than $50,000, upon 60 days' notice; St James Bldg, Inc, a corpn, 1133 Bway, to Pittsburgh Life & Trust Co, 319 Federal, Pittsburgh, Pa. 3,000,000

m**26TH st, 6-8 W, & Broadway, 1129-37;** pr mtg $3,000,000; Mar20; Mar21'13; due &c as per agmt; same to Emmett S Hamilton, trste, at Bayonne, NJ. 65,000

m**26TH st, 6-8 W, & Broadway, 1129-37;** agmt as to asn rents to secure payment of $65,000; Mar20; Mar21'13; Emmett S Hamilton with St James Bldg, Inc, a corpn. nom

m**26TH st, 327 W** (3:750); sal Ls; Mar17; Mar26'13; demand, 6%; Jno Henschele or Heuschele to Lion Brewery, 104 W 108. 1,600

m**27TH st, 236-8 W** (3:776); ext of $40,000 mtg to Mar21'18 at 5%; Mar21; Mar25'13; Lawyers Title Ins & Trust Co with Central Associates Co. nom

m**27TH st, 337-47 W** (3:751), agmt modifying terms of mtg; Mar21; Mar22'13; St John's Park Realty Co & Wm D Kilpatrick & Jas H Cruikshank with Austin B Fletcher trste, 1 E 60. nom

m**30TH st, 113 E** (3:886), ns, 150 e 4 av, 19.2x98.8; pr mtg $6,000; Mar22; Mar25'13; due &c as per bond; Kath Miller to Harriet D Wolryche-Whitmore, at Alton, Hampshire, Eng. 4,000

m**30TH st, 3 W** (3:832), ns, 125 w 5 av, 25 x98.9; Mar4; Mar22'13; due, &c, as per bond; Helen Joseph, of Paris, France, to Title Guar & Trust Co. 50,000

m**35TH st, 29-33 W** (3:837), ns, 405 w 5 av, 65x98.9; certf as to mtg for $14,-298.16; Jan25; Mar21'13; 29 W 35th St Co to Albt O Chapin, Erie, Pa. ——

m**37TH st, 152 E** (3:892); ext of $18,000 mtg to Feb1'18 at 4½%; Feb25; Mar27'13; Amy A C, wife Gilbert H Montague, with Bowery Savgs Bank, 128 Bowery. nom

m**38TH st, 70 W** (3:839), ss, 75 e 6 av, 25 x98.9; Mar8; Mar24'13; 5y4½%; A Victor Barnes of N Y & Harriet B wife Truman H Newberry of Detroit, Mich, to U S Trust Co, 45 Wall. 60,000

m**40TH st, 110-2 W** (3:815), ss, 175 w 6 av, 50x98.9; Mar21'13; 5y4½%; Anna B, wife Owen Moran, to Seamen's Bank for Savgs in City NY, 76 Wall. 336,000

m**45TH st, 17 E** (5:1281); certf as to receipt for payment of $5,000 on account of mtg; Mar21'13; Jno S Cram to Arthur B Westervelt. ——

m**46TH st, 154 E** (5:1300), ss, 215 e Lex av, 17x100.5; Mar18; Mar24'13; due, &c, as per bond; Prelate D Barker of Mobile, Ala, to Dry Dock Savings Instn, 341 Bowery. 12,000

m**51ST st, 143 W** (4:1004), ns, 225 w 7 av, 25x100.5; Mar27'13; due Mar1'18, 4½%; Annie A, wife Thos A Shea, to Union Trust Co of NY, 80 Bway. 17,500

m**52D st, 61 E** (5:1288), ns, 194.9 w Park av, 13.10x100.5; pr mtg $16,200; Mar10; Mar 25'13; due Jan9'14, 5%; Mary C Davis, 122 Rue de la Pompe, Paris, France, to Emigrant Indust Savgs Bank. 2,000

m**53D st, 113 W** (4:1006), ns, 225 w 6 av, 25x100.5; pr mtg $19,000; Mar27'13; 2y6%; Eliz Denike, widow, & Addie D, wife Wm E Keys, Jr, Yonkers, NY, to Chas G Koss, 628 West End av. 3,000

m**53D st, 501-35 W,** see 10 av, 789-813.

m**54TH st, 434 W** (4:1063), ss, 350 e 10 av, 49.8x33.5x52.2x33.4; PM; Mar24'13; 5y5%; Eliphalet L Davis, 249 W 22, to Metropolitan Savings Bank, 59 Cooper Sq E. 9,000

m**54TH st, 500-40 W,** see 10 av, 789-813.

m**56TH st, 333-5 E** (5:1349); ext of $40,000 mtg to Mar16'16 at 5½%; Mar4; Mar25'13; Lawyers Mtg Co with Winston Realty Co. nom

m**58TH st E, nwc Lex av,** see Lex av, 722.

m**58TH st, 207 E** (5:1332); ext of $50,000 mtg to Mar26'18 at 4½%; Mar25; Mar26 '13; Lawyers Title Ins & Trust Co with Aaron Goodman. nom

m**59TH st, 43 E** (5:1374), ns, 106.8 e Mad av, 16.8x100.5; ⅛ pt; Mar17; Mar27'13, 1y 5½%; Anne H Ogilby, B of R, NY, to J Walter Neville, 674 57th, Bklyn. 1,500

m**59TH st, 43 E;** ⅛ pt; Mar17; Mar27'13, 1y5½%; Lena H Conover, 157 4 av E, Roselle, NJ, to same. 960

m**59TH st, 214 E** (5:1332), sal Ls; Mar15; Mar24'13; demand, 6%; Wm F Murphy to Lion Brewery, 104 W 108. 2,656.22

m**61ST st, 239 W** (4:1153), ns, 225 e West End av, 25x100.5; Mar22; Mar24'13; 1y5%; Marie M wife Geo Wolfe to Jno W Thomson, committee Louise Myers, Pittsfield, Mass. 7,000

m**65TH st E** (5:1460), ns, 100 w Av A, 75 x100.5; pr mtg $14,000; Mar18; Mar24'13; due, &c, as per bond; Bernard McQuillan, 329 W 66, to Jas J Duffy, 236 W 41. 5,000

m**67TH st, 204 W** (4:1158), ss, 125 w Ams av, 25x100.5; PM; pr mtg $16,000; Mar 21'13; due &c as per bond; Katie Feinberg, 978 E 165, to Louis Margolin, at Kiamesha Lake, NY. .4,000

m**72D st, 161 E** (5:1407), ns, 125 w 3 av, 25x102.2; Mar25'13, 5y5%; Mary A Thornton, 500 W 143, to Chas Remsen, Southampton, LI, & ano, trstes for Chas Remsen et al. 30,000

m**75TH st, 21-3 E,** see Mad av, 954.

m**75TH st, 211-3 ,W,** see Bway, 2140-6.

m**75TH st, 321 W** (4:1185); ext of $15,000 mtg to Mar22'16 at 4½%; Mar22; Mar27 '13; Bankers Trust Co & ano, trstes Moses G Baldwin, with Alice P Leaman, 321 W 75. nom

m**80TH st, 166 E** (5:1508); ext of $20,000 mtg to Apr1'16 at 5%; Mar24; Mar26'13; Bankers Trust Co, trste with Jos Cohen, 166 E 80. nom

m**80TH st, 110 W** (4:1210), ss, 179.6 w Col av, 20x102.2; PM; pr mtg $19,000; Mar 24; Mar25'13, 5y5%; Geo H Post to Robt S Streep, 110 W 80. 4,000

m**83D st, 136 W** (4:1213), ss, 387 e Ams av, 16x102.2; pr mtg $10,000; Mar19; Mar 27'13; due Dec1'13, 6%; Michl Giammancheri, at Fort Lee, NJ, to Arthur H Waterman, 166 Marlborough rd, Bklyn. 3,000

m**84TH st, 158 E** (5:1512), ss, 147.6 w 3 av, 27x102.2; PM; pr mtg $25,000; Feb26; Mar26'13; 3y6%; Isidor Blank, 175 E 79; & Chas F Faeth, 807 Eagle av to Katharina Faeth, 152 So Jefferson av, Richmond Hill, NY. 5,000

m**84TH st, 158-62 E** (5:1512); ext of 3 mtgs for $25,000 each to Mar20'18 at 5%; Mar20; Mar21'13; Bernhard Freund, 201 W 85, with Isidor Blank, 175 E 79, & Chas F Faeth, 807 Eagle av. nom

m**84TH st, 160-2 E** (5:1512), ss, 93.6 w 3 av, 54x102.2; pr mtg $50,000; Feb28; Mar21'13; 3y6%; Isidor Blank & Chas F Faeth to Helen Heilman, 807 Eagle av. 10,000

m**94TH st, 330 E** (5:1556), ss, 425 e 2 av, 25x100.8; Mar22; Mar25'13, demand, 6%; Margt & Rosemary McGanahan to Lamont Realty Co, 198 Bway. 165

m**102D st, 127 E** (6:1630), ns, 40 w Lex av, 37.6x100.11; Mar25; Mar26'13; installs, 6%, with (privilege to pay principal at any time before maturity); Harry B Davis, Mt Vernon, NY, to Ephraim Samuels, Mt Vernon, NY. 8,000

m**103D st, 131 W** (7:1858), ns, 243.9 w Col av, 18.9x100.11; PM; pr mtg $19,000; Mar22 '13, 5y6%; David N Carvalho, 125 W 93, to Herbt E Sudderly, 131 W 103. 3,000

m**104TH st, 105-7 W** (7:1859); also BROADWAY, 2848-50 (7:1882); asn Ls by way of mtg to secure note for $4,100 & sobrn of above as to Nos 2848-50 to mtg for $25,000; Mar17; Mar27'13; City Real Estate Impt Corpn with Jessica W Kenyon & Inner Circle Realty Corpn. nom

m**110TH st, 27 E** (6:1616), ns, 276.3 e 5 av, 46.10x100.11; pr mtg $50,000; Mar21; Mar 25'13, 5y6%; Henry M & Louis Bloch to Jacob Bloch, 54 E 122. 9,000

m**111TH st E, nwc Mad av,** see Mad av, 1672.

m**111TH st, 25-7 W** (6:1595), ns, 389 w 5 av, two lots, ea 30x100.11; two PM mtgs, ea $20,000; Mar24'13; 5y4½%; Saml Schwartz to Frederic deP Foster, Tuxedo Park, NY. 40,000

m**113TH st, 307 W** (7:1847); ext of $20,-000 mtg to Mar20'18 at 5%; Mar20; Mar 21'13; Lawyers Title Ins & Trust Co with Alice P Leaman. nom

m**116TH st, 20 E** (6:1621), ext of mtg for $5,000 to Mar15'14, 6%; Mar14; Mar22'13; Elsie W Jacobs with Henry Rauh, 3136 Bway. nom

m**118TH st, 4 E** (6:1623), ss, 85 e 5 av, 25x100.11; PM; Mar26'13; due Dec1'16, 5%; Theresa Solomon to Wilson M Powell, 324 W 58. 20,000

m**127TH st, 27 E** (6:1752), ns, 310 e 5 av, 12.6x99.11; PM; Mar27'13, 5y4½%; Thos J Scully, 109 W 126, to Rebecca Beickert, 5 W 102. 4,000

m**127TH st E, nec 3 av,** see 3 av, 2341.

m**128TH st, 221 W** (7:1934), ns, 225.6 w 7 av, 17.6x99.11; Mar24; Mar25'13; 3y5%; Isaac Stark to Newton Ehrmann, at 8 av & Prospect av, Atlantic Highlands, NJ. 8,000

m**131ST st, 123 W** (7:1916), ns, 256 w Lenox av, 18x99.11; PM; Mar26'13; 4y5%; Wm Brown & Rosa E Harper to Noah C Rogers, 19 E 56, trste Jno L Rogers. 10,000

m**131ST st, 124 W** (7:1915), ss, 281.3 w Lenox av, 18.9x99.11; PM; Mar24'13; 3y5%; Arnold H Warmolts to American Mort Co, 31 Nassau. 6,000

m**131ST st, 262 W** (7:1936), ss, 190 e 8 av 15x88.9; PM, Mar17; Mar25'13; due July1 '15, 6%; Emma Hackett, 51 Dresden, Bklyn to Jas J Ryan, 169 School, Oceanside, LI. 592.46

m**136TH st, 104 W** (7:1920), ss, 91.8 w Lenox av, 16.8x99.11; ext of $7,500 mtg to Mar8'15 at 5%; Jan10; Mar25'13; Saml Frankenheim with Saml Hess, 818 Lex av. nom

m**136TH st, 104 W** (7:1920), ss, 91.8 w Lenox av, 16.11x99.11x16.8x99.11; PM; Mar 25'13; 2y interest as per bond; Pauline Payne, 505 E 120, to Saml Hess, 818 Lex av. 600

m**138TH st, 102 W** (7:2006), ss, 75 w Lenox av, 25x99.11; pr mtg $——; Mar24 '13; 5y5%; Julia C Dedrick to Cath Ernst, 1136 Tinton av. 15,000

m**145TH st, 215-7 W** (7:2031), ns, 230 w 7 av, 40x99.11; ext of $40,000 mtg to Apr 18'18, at 5%; Mar17; Mar26'13; Isabelle, wife of & Bernhard Heine & Fannie, wife of, & Solomon Boehm with Martha T Sands. nom

m**146TH st, 301 W,** see 8 av, 2741.

m**146TH st W, nec Bway,** see Bway, nec 146th.

m**147TH st W, ss, 175 e Bway,** see Bway, nec 146th.

m**147TH st W, ss, 175 e Bway,** see Bway, nec 146th.

m**156TH st, 601 W,** see Bway, nwc 156th.

m**159TH st, 549 W** (8:2118), ns, 434.7 w Ams av, 15.3x99.11; Mar24'13; due Jan1'15, 6%; Jessie B Crommette, 549 W 159, to Luke Connelly, 322 E 66. 1,000

m**162D st, 508-10 W** (8:2120); ext of $32,-000 mtg to June1'16 at 4½%; Mar18; Mar 24'13; N Y Protestant Episcopal Public School with Frank P Schimpf, 438 W 162. nom

m**162D st, 524-6 W** (8:2120); ext of $35,-000 mtg to June1'16 at 5%; Mar15; Mar 24'13; N Y Protestant Episcopal Public School with Peter Hermann, 330 Warburton av, Yonkers, NY. nom

m**163D st, 543 W** (8:2122), ns, 100 e Bway, 110x99.11; certf as to payment of $3,500 on account of mtg; Mar24; Mar26'13; Morris W Levine to Comfort Realty Co, 10 W 40. ——

m**166TH st, 458 W** (8:2111), ss, 125.4 w Colonial Pkway (Edgecombe av), runs s 113.8xw25xnw12.7xn111.10 to 166th xe37.6 to beg; Mar25'13; due &c as per bond; Rose Wilner, 1 Livingston pl, to Chas H Phelps, 1 E 39, exrs Jno G Butler. 26,500

m**186TH st, 556-8 W** (8:2127); ext of $10,-000 mtg to July1'16 at 6%; Mar18; Mar22 '13; August Kohl with Casper D P Schnoor, 123 W 112. nom

m**Av A, 1497** (5:1559), ws, 43.4 n 79th, 25x 75; Mar25; Mar27'13; due Apr25'13, 6%; Michl Knaich, 1497 Av A, to Fredk Herrmann, 207 E 71. 2,500

m**Av B, 143** (2:392); ext of $32,000 mtg to June22'16 at 5%; Mar4; Mar26'13; Abr B Roossin, 68 Columbia with Jno H McFadden at 19th & Walnut Sts, Phila, Pa, exr Frederic C Zerega. nom

m**Av C, 99-103** (2:389); sobrn ls to ext of mtg; Mar24; Mar26'13; Sigmund Schnee & Jos Hollander with Wm Jay trste Mary E B Field, Bedford, NY. nom

m**Av C, 99-103;** sobrn agmt; Mar24; Mar 26'13; Sigmund Schnee & Leon Tuchman with same. nom

m**Av C, 99-103;** ext of $65,000 mtg to Aug 3'18 at 5%; Mar26'13; Wm Jay trste Mary E B Field with Sigmund Schnee, 69 E 7. nom

m**Av D, 37-9** (2:373), swc 4th, (Nos 358-60), runs s35.2xw62xs35.2xw19xn70.4 to ss 4th xe81 to beg; ext of $22,000 mtg to Mar25'18 at 5%; Mar25; Mar26'13; Bernard Goodman, 17 E 85, with Eliz R Innes, 410 N Cascade av, Colorado Springs, Col. nom

m**Av D, 37-9;** ext of $33,000 mtg to Mar25 '18 at 5%; Mar25; Mar26'13; Bernard Goodman, 17 E 95, with Eliz R Innes, 410 N Cascade av, Colorado Springs, Col. nom

m**Av D, 107-9** (2:377), swc 8th, 60x50; pr mtg $——; Mar20; Mar25'13, 3y6%; Morris Shapiro to Jos Goldstein, 1382 Prospect av. 17,000

m**Broadway, 1129-37,** see 26th, 6-8 W.

m**Broadway, 2140-6** (4:1167), nec 75th (Nos 211-3), 83.2x100.11x80.7x80.4; agmt as to share ownership in mtg; Mar26; Mar27 '13; Title Guar & Trust Co with Theo W Myers, 44 W 77. nom

m**Broadway, 2489** (4:1240), ws, 107.4 n 92d, 18.4x100; pr mtg $33,000; Mar20; Mar 27'12; due Mar20'23, 6%; Sophia Meyer to Gustave M Meyer, 110 Wilson av, Flushing, LI. 7,000

m**Broadway, 2848-50** (7:1882), es, 50 s 111th, 50x75; leasehold; Mar20; Mar27'13; due Nov10'15, 6%; City Real Estate Impt Corpn, 910 Col av, to Inner Circle Realty Corpn, 55 Liberty. 25,000

m**Broadway, 2848-50,** see 104th, 105-7 W.

m**Broadway** (7:2078), nec 146th, runs n 99.11xe175xn99.11 to ss 147th xe50xs199.10 to 146th xw225 to beg; sobrn of Ls & mtg to mtg; Feb25; Mar25'13; Florence A Alker & Bradhurst Amusement & Bldg Co with Bowery Savgs Bank, 128 Bowery. nom

m**Broadway** (7:2078), nec 146th, runs n 99.11xe175xn99.11 to ss 147th xe50xs199.10 to 146th xw225 to beg; Feb25; Mar24'13; 5y4½% (with privilege to pay off principal of mtg any time after Mar24'14, upon 60 days notice); Florence A Alker, widow, & Bradhurst Amusement & Building Co to Bowery Savings Bank, 128 Bowery. 125,000

m**Broadway;** also 147TH ST (7:2078); same prop; consent to above mtg; Feb 25; Mar24'13; Bradhurst Amusement & Bldg Co to same. ——

m**Broadway;** also 147TH ST (7:2078), same prop; certf as to above mtg; Feb 25; Mar24'13; same to same. ——

m**Broadway** (8:2134), nwc 156th (No 601), 105.11x133.9x99.11x168; agmt modifying terms of mtg; Mar25; Mar26'13; Fleischmann Bros Co & Gustave J & Leon Fleischmann with Abr L Kass, 226 S 9, Bklyn. nom

m**Columbus av, 921** (7:1841); ext of $25,-000 mtg to May16'16 at 4½%; Mar11; Mar21'13; Geo F Ferris with Bowery Savgs Bank, 128 Bowery. nom

m**Lexington av, 722** (5:1313), nwc 58th; sal Ls; Mar24'13; demand, 6%; Frank Eves to F & M Schaefer Brewing Co, 114 E 51 7,500

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m**Madison av, 954** (5:1390), nwc 75th (No 23), 27.2x33; also 75TH ST, 21 E (5:1390), ns, 33 w Mad av, 27.2x31; pr mtg $55,000; Mar20; Mar27'13; due Mar20'23, 6%; Chas A Stein to Sophia Meyer, 1312 Mad av. 7,500

m**Madison av, 1064** (5:1492), ws, 62.2 n 80th, 40x70; pr mtg $53,000; Mar20; Mar 27'13; due Mar20'23, 6%; Chas A Stein to Sophia Meyer, 1312 Mad av. 10,000

m**Madison av, 1672** (6:1617), nwc 111th, 21x50; PM; pr mtg $——; Mar26, Mar27 '13, 5y6%; Goldesman Real Estate Corpn to Saml Williams, 71 W 113, & ano. 5,500

m**Madison av, 1682-4** (6:1617), ws, 60.11 s 112th, 39.11x50; pr mtg $——. Mar26; Mar 27'13, 5y6%; Nachson Goldesman to Saml Williams, 71 W 113, & ano. 1,500

m**Manhattan av, 444** (7:1945), es, 34.3 s 119th, 33.4x95; Mar25'13, 3y5%; Eva M Effinger or Efinger, widow & devisee Jos Effinger or Efinger, to Henry D Osterndorf, 501 W 142. 28,000

m**St Nicholas av, 1353** (8:2162); consent to chattel mtg for $3,072.72; Mar21'13; Abelowitz Phonograph Co to N Y Talking Machine Co. ——

m**West Broadway, 552-60** (2:537); Apr14 '10; Mar26'13; power of atty to secure note; Maria or Mary Cavinato, note indorsed by Christmas Cavinato, 26 Lenox av, to Clarence E Sutherland, 2 Rector. 5,000

m**2D av, 1466** (5:1451), es, 52.2 s 77th, 25x 88.9x25x88.8; PM; Mar25'13, 5y5%; Jacob Kaplon, 88 W 103, to Chas Gundlich, Maywood, NJ. 16,000

m**3D av, 25-7** (2:464), es, 30 n St Marks pl (8th), 40.1 to an alleyway x74; rights to Sarah A Brevoort, 7 W 83. 15,000

464), ns, 74 e 3 av, 24x75.4; pr mtg $65,000; Mar24; Mar26'13; 2y6%; Maud B Barclay to Sarah A Brevoort, 7 W 83. 15,000

m**3D av, 2341** (6:1792), nec 127th; leasehold; July25'12; Mar21'13; due &c as per chattel mtg; Axel T Bergquist & Anton Liljenos to Chas L Walinder, 165 Willis av. 1,500

m**6TH av, 133, & 10th st, 101 W** (2:606); sal Ls; Feb10; Mar21'13; demand, 6%; Jas H Ackerman to Jacob Ruppert, 1639 3 av. 3,000

m**7TH av, 203** (3:797), es, 37.3 s 22d, 18.5x 50; ext of $11,000 mtg to July25'15 at 4½%; Mar21; Mar27'13; Jennie Marks indiv & as extrx Max Green; Leonard Green of Hartford, Conn; Arthur & Harriet Sonderhof, of Stapleton, SI; Jas Green, NY, exr Max Green, & Rita & Selma Green of NY, with Bowery Savings Bank, 128 Bowery. nom

m**7TH av, 2150** (7:1933), ws, 53.3 s 128th, 23.4x85; pr mtg $23,000; Mar20; Mar27'13; due Mar20'23, 6%; Chas A Stein to Sophia Meyer, 1312 Mad av. 5,000

m**8TH av, 640** (4:1013); sal Ls; Mar22; Mar24'13; demand, 6%; Morris & Oscar Otner to Karsch Brewing Co at 68th & 3 av. 8,345.17

m**8TH av, 2741** (7:2045), nwc 146th (No 301), 25x100; ext of $27,000 mtg to Mar25 '16 at 5%; Mar13; Mar24'13; Eliza T Wray with N Y Savgs Bank, 81 8 av. nom

m**10TH av, 789-813** (4:1082), swc 54th (500-36), 200.10 to ns, 53d (Nos 501-29) x425; also 54TH ST, 538 W (4:1082), ss, 350 e 11 av, 25x162.11x25.3x159.6; also 53D ST, 533-5 W (4:1082), ns, 450 w 10 av, 25x 44.10x25x41.4; also 53D ST, 531 W (4:1082), ns, 425 w 10 av, 25x41.4x25x37.10; also 54TH ST, 540 W (4:1082), ss, 323 e 11 av, 25x159.6x25.3x156, with right privileges muniments franchises & all real, personal & mixed property, tracks, rolling stock, &c; Jan21; Mar21'13; due Jan1'43, 5%; Belt Line Railway Corpn to Central Trust Co of NY, 54 Wall, trstes; gold bonds, total amount 4,000,000; amt advanced 1,750,000

m**10TH av, 789-812;** also 53D ST, 501-35 W; also 54TH ST, 400-40 W; certf as to mtg for $4,000,000 dated Jan21; Mar19; Mar22'13; Belt Line Railway Corpn to Central Trust Co as trste, 54 Wall. ——

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (miscl) as to mtg dated Dec23'12; Mar27'13; A C Schielinger Realty Co to Geo Brown & Co. ——

m**Certf** (miscl) as to above chattel mtg; Mar24; Mar26'13; Quadri-Color Co to H E Crall. ——

m**Land at Queens Co, NY** (miscl); certf as to mtg for $10,000; Mar21; Mar25'13; Wavecrest Constn Co, Inc, to Title Guar & Trust Co, 176 Bway. ——

m**South Richmond Hill, B of Q** (miscl); certf as to mtg for $1,500; Mar12; Mar 21'13; Brighton Heights Development Co to Eagle Savgs & Loan Co, 186 Remsen, Bklyn. ——

m**Boulevard ter, 4th Ward, B of Q** (miscl); certf as to mtg for $5,500; Mar 12; Mar21'13; Brighton Heights Development Co to Eagle Savgs & Loan Co, 186 Remsen, Bklyn.

MORTGAGES

Borough of the Bronx.

m**Austin pl** (10:2601), sec 147th, 37.6x100; PM; Mar21; Mar24'13; due, &c, as per bond; Bronx Development Co, 391 E 149, to Sadie B Clocke, 800 Riverside dr. 1,000

m**Beck st** (10:2711), ws, 304.5 n Intervale av, 84x100; pr mtg $80,000; Mar21'13; due Aug12'15; 6%; Macy Constn Co to Henry Morgenthau Co, 165 Bway. 13,000

m**Beck st** (10:2711), same prop; certf as to above mtg; Mar21'13; same to same. ——

m**Beck st** (10:2711), same prop; sobrn agmt; Mar20; Mar21'13; same & Henry Morgenthau Co with Lawyers Title Ins & Trust Co. nom

m**Beck st** (10:2711), nws, 388.5 n Intervale av, runs n46.10 to ws Tiffany xn29xw 105xs1.5x again s4.7xe100 to beg; ext of $32,000 mtg to Mar21'18 at 5%; Mar21; Mar 25'13; Lawyers Title Ins & Trust Co with Macy Constn Co. nom

m**Beck st** (10:2711), ws, 304.5 n Intervale av, 84x100; ext of $63,000 mtg to Mar21'18 at 5%; Mar21; Mar25'13; Lawyers Title Ins & Trust Co with Macy Constn Co. nom

m**Dawson st, 683** (10:2687), ns, 166.8 w Leggett av, 16.8x80.11x—x74.7; Mar21; Mar22'13; due &c as per bond; Ida Wattstein, 683 Dawson, to Sarah Gens, 201 W 121. 193.17

m**Fox st** (10:2724), es, 193.10 s Westchester av, 226.11x107.11x227x105; agmt modifying terms of mtg; Mar25; Mar27'13; Consolidated Industrial Co with Rebecca Goldberg. nom

m**Freeman st** (11:2986), swc Vyse av, 50x 95; pr mtg ——; Mar25; Mar26'13; due &c as per bond, Martha wife Chas Perna to Manhattan Mtg Co, 200 Bway. 48,000

m**Garfield st, nec Mead,** see Mead, nec Garfield.

m**Grote st, 1015,** see Old Kingsbridge rd, ns, 114.3 e Prospect av.

m**Hampden pl** (11:3234), es, 410.5 n 182d, 190.4x75x195x85; Mar25'13, 3y5%; Rose L Niles to Ida J Ray, 566 4 av, Bklyn. 10,000

m**Hoffman st, 2356** (11:3065), es, 275.10 n 184th, 34x119.8; Mar18; Mar21'13; due &c as per bond; Giuseppe Borrello to Asher E Foise, 51 E 96, as committee Jos Epstein. 3,500

m**Hoffman st, 2356;** sobrn agmt; Mar17; Mar21'13; Giovanni Lordi with same. nom

m**Hoffman st, 2356;** pr mtg $3,785; Mar 20, Mar21'13; 1y6%; Giuseppe Borello to Wilmore Realty Co, 115 Bway. 443.89

m**Seabury pl, nws, at nes 172d,** see 172d E, nes, at nws Seabury pl.

m**Simpson st** (10:2724), ws, 369.8 s Westchester av, 129.11x107.4x129.1x105.11; agmt modifying terms of mtg; Mar25; Mar27'13; Abr L Kass with Rebecca Goldberg. nom

m**Tiffany st, ws, at nws Beck,** see Beck, nws 388.5 n Intervale av.

m**133D st, 355-9 E** (9:2296), ns, 251.6 e Alex av, 60x100; also 134TH ST, 340-2 E. (9:2296), ss, 89.6 e Alex av, 42x100; pr mtg $32,750; Mar21; Mar22'13, 1y6%; Margt E Weill to Wm Goldstone, 2 W 89. 750

m**134TH st, 340-2 E,** see 133d, 355-9 E.

m**138TH st E** (9:2313), ss, 175 e Lincoln av, 50x100; ext of $15,000 mtg to Mar20'16 at 5½%; Mar20; Mar21'13; Chas E Appleby & ano, trstes Leonard Appleby, with Chas B Lawson, at Mott av & 146th. nom

m**147TH st E, sec Austin pl,** see Austin pl, sec 147th.

m**149TH st E** (9:2330), ss, 125 w Courtland av, 25x86.6; ext of $12,000 mtg to Mar1'18 at 5%; Mar17; Mar21'13; Chas S Wightman with Bungay Co, 499 Willis av. nom

m**157TH st E** (9:2379), ns, 150 w Elton av, 50x100; certf as to mtg for $10,000; Mar 20; Mar21'13; Benenson Realty Co to Rockland Realty Co, 509 Willis av. ——

m**158TH st E, swc Union av,** see Union av, swc 158.

m**170TH st, 840 E,** see Stebbins av, 1402.

m**172D st E** (11:2967), nes, at nws Seabury pl, runs ne135.11xw93.8 to nes 172d xse122.3 to beg; bldg loan; Mar24; Mar25'13, 1y6%; Emerald Constn Co Inc, a corpn, to Rockland Realty Co, 509 Willis av. 52,000

m**172D st E** (11:2967); same prop; certf as to above mtg; Mar24; Mar25'13; same to same. ——

m**174TH st E, swc Anthony av,** see Anthony av, swc 174th.

m**174TH st E, sec Clay av,** see Clay av, sec 174th.

m**174TH st E, nec Eastburn av,** see Eastburn av, nec 174th.

m**179TH st E** (11:3123), ns, 95.2 e Mohegan av, 50x99.1; pr mtg $36,000; Mar 19; Mar22'13, 3y6%; Obark Realty Co, 1009 E 180, to Fredk F Kortlucke, 1307 Ams av. 6,000

m**180TH st E,** (11:3095), ss, 100 e Crotona av, 25x100.3; pr mtg $3,250; Mar20; Mar21'13; due June9'14; 5½%; Heinrich A Heiser, 710 E 180 to Frido C Heintze, 2084 Crotona av. 1,000

m**181ST st E, nwc Mapes av,** see Mapes av, nwc 181.

m**184TH st E** (11:3024), ses, 113.3 s Bainbridge av, 54.10x77x50x96.8; Mar21; Mar 24'13; installs, 6%; Rosa & Raffael Luongo to Mendel Marcus, 2905 5th, Bklyn. 625

m**202D st E** (12:3308-98), ns, 97.10 e Valentine av, 25x100; Mar26; Mar27'13; due Jan1'17, 6%; Agnes Peck to Mary G Dunne, 2582 Marion av. 2,000

m**213TH st E (*),** ss, 150 e Carlisle pl, 25 x125; pr mtg $7,000; Mar17; Mar24'13; 1y 6%; Angelo Justo to Jennie Turdo, 116 Mott. 450

m**220TH st E (6th av) (*),** ns, 155 w Barnes av, 50x114, Wakefield; Jan23; Mar 27'13, 2y6%; Enrica Stanganelli, 761 E 220, to Raffaele De Nunzio, 317 2d. 600

m**236TH st E (*),** sec Carpenter av, 105x 114; PM; pr mtg $4,000; Mar18; Mar24'13; 3y6%; Anna Egenberger, 451 W 21, to Veritas Realty Co, 160 Bway. 3,500

m**Anthony av** (11:2889), swc 174th, 83.1x 50.6x88.3x61.4; PM; Mar24; Mar25'13; due &c as per bond; Corner Constn Co, 1185 Wash av, to Henrietta Froehlich, 149 Eldert, Bklyn. 5,000

m**Bathgate av, 1894** (11:2924), es, 297 n 176th, 27x85.7; Mar25'13; due &c as per bond; Henry C Friedrich to Title Guar & Trust Co. 2,000

m**Boston av** (12:3254), ses, 344 ne Perot, 49x93.9x49.6x100.11; Feb1; Mar24'13; 1y6%; Louis Eickwort of Mt Vernon, NY, to Lillie Sanger, 402 W 153. 1,250

m**Brook av** (9:2264), es, 80 n 136th, 40x 100; agmt as to share ownership in bond & mtg; Aug16'11; Mar27'13; Elsie Max, 35 Irving st, Montclair, NJ, with Jno J Graeber, 433 Pacific, Bklyn. ——

m**Brook av, 352** (9:2268), es, 25 s 142d, 25x100; pr mtg $7,000; Mar22; Mar24'13; 2 y6%; Jno Moore, 352 Brook av, to Adeline Cahn, 2540 Grand av. 2,000

m**Brook av, 437** (9:2289); ext of $14,000 mtg to Feb6'16 at 5½ Feb21; Mar25'13; Lawyers Title Ins & Trust Co with Katie & Andw Streit. nom

m**Bryant av, 1210** (11:2993), es, 90 n Home, 25x100; Mar25; Mar26'13; 3y5%; Josef Studnicka, 1210 Bryant av to Herman Koerbel, 771 Courtlandt av. 4,000

m**Carpenter av, sec 236th,** see 236th E, se c Carpenter av.

m**Cauldwell av** (10:2626), ws, 248 n 158th, 50 3x130x50.2x130; PM; Mar7; Mar21'13; 1y6%; Wove Realty Co to Albt G Jewett, 1956 Bathgate av & ano. 8,250

m**Cauldwell av** (10:2626), same prop; PM; pr mtg $8,250; Mar7; Mar21'13; 1y6%; same to Victoria Bitterman, 122 W 114; 1,250

m**Chatterton av (*),** ns, 405 w Havemeyer av, 25x108; pr mtg $4,250; Mar26; Mar27 '13; due Jan1'15, 6%; Katie Reichwein, of Butler, NJ, to Klara Fisher, 354 E 85. 500

m**Chatterton av (*),** ns, 430 w Havemeyer av, 25x108; pr mtg $4,250; Mar23; Mar27 '13; due Jan1'15, 6%; Katie Reichwein, of Butler, NJ, to Anna Schreier, 354 E 85. 500

m**Clay av** (11:2889), sec 174th, 94.7x50.6x 88.3x61.4; PM; Mar24; Mar25'13; due &c as per bond; Corner Constn Co, 1185 Wash av, to Henrietta Froehlich, 149 Eldert, Bklyn. 5,000

m**Clinton av, 2157** (11:3098), ws, 350 n 181st, 42.9x97.11x51.11x102.11; Mar27'13, 5y 5%; Fredk J McCanless to Robt Graves, at Mineola, LI, et al, trstes Margt J P Graves for Michl F Loughman. 27,000

m**Eastburn av** (11:2796), nec 174th, 38.3x 95; ext of $24,000 mtg to May25'16 at 5%; Mar15; Mar21'13; Fannie Falk, 1070 Mad av, with Morris Weiss, 163 Penn, Bklyn. nom

m**Fieldston av** (13:3423), es, 139 s 261st, 50x100; Mar27'13; due, &c, as per bond; Francis M Hart, Bklyn, to Mary N Morice, 6015 Overbrook av, Phila, Pa. 1,300

m**Gerard av, 846** (9:2474), es, 181 n 158th (Juliet), 27x80; pr mtg $3,700; Mar25; Mar 26'13; due Aug3'16, 5%; Roundout Realty Co to Christian Biersack, 280 E 201. 800

m**Gerard av, 846;** certf as to above mtg Mar25; Mar26'13; same to same. ——

m**Hoe av** (10:2746), es, 107 s Aldus, two lots ea 50x100; 2 bldg loan mtgs ea $40,000; Mar12; Mar21'13; demand; 6%; B & C Constn Co Inc to City Mtg Co, 15 Wall. 80,000

m**Hoe av** (10:2746), same prop; 2 certfs as to above mtgs; Mar26; Mar27'13; same to same. ——

m**Hoe av** (10:2746); same prop; two PM mtgs ea $7,000; two pr mtgs $40,000 ea, Mar20; Mar21'13; 3y6%; same to American Real Estate Co, 527 5 av. 14,000

m**Hoe av** (10:2746), es, 307 s Aldus, 38x 100; bldg loan; Mar26; Mar27'13, demand, 6%; Jad Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 32,000

m**Hoe av** (10:2746); same prop; certf as to above mtg; Mar26; Mar27'13; same to same. ——

m**Hoe av** (10:2746); same prop; PM; pr mtg $——; Mar26; Mar27'13, 3y6%; same to American Real Estate Co, 527 5 av. 5,000

m**Hoe av** (10:2746), es, 345 s Aldus, 2 lots together, in size 100.6x100, 2 bldg loan mtgs, each $40,000; Mar26; Mar27'13, demand, 6%; Jad Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 80,000

m**Hoe av** (10:2746); same prop; 2 certfs as to above mtgs; Mar26; Mar27'13; same to same. ——

m**Hoe av** (10:2746); same prop; two PM mtgs, each $7,000; 2 pr mtgs $—— each; Mar26 Mar27'13, 3y6%; same to American Real Estate Co, 527 5 av. 14,000

m**Hoe av** (10:2746), es, 307 s Aldus, 138.6x 100; sobrn agmt; Mar26; Mar27'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

m**Hoe av** (10:2746); same prop; agmt that all advances made under 3 mtgs shall be secured by said mtgs in same manner as if they were secured by a blanket mtg, Mar26; Mar27'13; Jad Constn Co, Inc, a corpn, with same. nom

m**Jackson av, 757-63** (10:2636), ws, 125 n 156th, 76.11x100x76.9x100; PM; Mar25; Mar 26'13; due Sept17'13, 6%; Cieri Constn Co, 961 E 173 to Geo Kurzman, 608 Tinton av. 1,000

m**Katonah av** (12:3381), ws, 25 n 241st, 25x85; Mar20; Mar21'13; due July1'16, 5%; Louise Hopkins to Matilda Mott, 510 E 162d. 4,500

m**Longwood av, 934** (10:2701), ss, 50 e Dawson, 53x100; ext of $7,500 mtg to Jan 1'15 at 6%; Dec16'10; Mar26'13; Henry Acker with Chas R Pnotze, 934 Longwood av. nom

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m**Maclay av, nws, at nes Zerega av,** see Zerega av, nes at nwc Maclay av.

m**Mapes av** (11:3110), nwc 181st, 46.1x145.3; pr mtg $52,000; Mar20; Mar21'13; due &c as per bond; Regina Constn Co to Theo T Lane, 25 Franklin pl, Flushing, LI. 2,500

m**Mapes av, 2148** (11:3111), ses, abt 200 s 182d, 33x150, except part for av; PM; Mar 19; Mar24'13; due July1'16, 5½%; Chas H Lockwood to Jno Jr & Amanda Bussing, joint tenants, Mt Vernon, NY. 5,000

m**Mapes av** (*), ws, 75 s Cornell av, 25x100; Mar22; Mar25'13; due July1'16, 5½%; Thos Holby & Anders Holbeck to Wm L Schaaf, 1913 Bogert av. 3,500

m**Marmion av, swc Tremont av,** see Tremont av, swc Marmion av.

m**Mayflower av (*),** ws, 125 s Liberty, 25x100; Mar19; Mar21'13; 5y5%; August Newkirk to Henry Roessle, 30 Oceanview av, Woodhaven, LI. 2,000

m**Mead av** (*), nec Garfield, 25x100; Mar 21'13; due &c as per bond; A Rezzano Constn Co, 1126 Walker av, to Teresa J Keegan, 1060 Lex av. 1,000

m**Mead av** (*); same prop; certf as to above mtg; Mar19; Mar21'13; same to same. ——

m**Mead av** (*), ns, 25 e Garfield, 25x100; Mar21'13; due &c as per bond; A Rezzano Constn Co, 1126 Walker av, to Claribel Schutte, 520 W 181. 1,000

m**Mead av** (*), ns, 25 e Garfield, 25x100; certf as to above mtg; Mar19; Mar21'13; same to same. ——

m**Nelson av** (11:2874), ws, 324.3 s 172d, 250x96.5; also PLYMPTON AV (11:2874), es, 69.2 n Boscobel av, 100x96.5; Mar26; Mar27'13; due, &c, as per bond; Philip Woolley to Edw F Cole, 301 W 106. 3,500

m**Old Boston rd (*),** nws, 350.7 sw Elizabeth, 50.1x90.4x50x93.8; Mar20; Mar24'13; 3y6%; Mary A Ullman, 3461 White Plains rd to Jno W Fincke, 3461 White Plains rd. 3,500

m**Old Kingsbridge av** (11:3113), ns, 114.3 e Prospect av, old lines, runs n116.3xe 22.9xs119.7 to ns Grote (No 1015), xw19.6 to Old Kingsbridge rd, old line, xw9.9 to beg; pr mtg $14,000; Mar19; Mar21'13, 1y 6%; Assunta Carnesale to Geo E H Werbau, on Washington, South Nyack, NY. 1,500

m**Park av, 3766** (11:2902), es, 220 s 175th, 20x150; Mar25; Mar26'13; due &c as per bond; Hargton Bldg Co Inc to Title Guar & Trust Co. 5,000

m**Park av, 3766;** certf as to above mtg; Mar24; Mar26'13; same to same. ——

m**Plympton av, es, 69.2 n Boscobel av,** see Nelson av, ws, 324.3 s 172d.

m**Prospect av, 769** (10:2676), ws, 125 n 156th, 25x142.7x25.2x139.5; PM; Mar20; Mar21'13, 3y5%; Rebecca Goldberg to Louisa Adami, 769 Prospect av. 13,000

m**Southern blvd, 547** (10:2683); asn Ls by way of mtg to secure payment of $3,282.65; Mar21'13; Chas Wolf to Ebling Brewing Co, 760 St Anns av. nom

m**Stebbins av, 1402** (11:2965), sec 170th (No 840), 33.8x90.1; Mar21; Mar22'13, demand, 6%; Bellewood Constn Co to Abr Nevins, 1990 7 av. 5,000

m**Story av** (*), ss, 100 w Olmstead av, 25x103; Mar20; Mar21'13; 3y5½%; Chas E Deverman, 2059 Watson av, to Herman F Epple, 2516 Grand av. 4,500

m**Summit av** (9:2525), es, 50 n 164th, 95x100; Mar24; Mar25'13; due &c as per bond; Jno Boyland Co to Title Guar & Trust Co. 7,000

m**Summit av** (9:2525); same prop; certf as to above mtg; Mar25'13; same to same. ——

m**Tremont av** (11:2956), swc Marmion av, 50x100; PM; pr mtg $6,500; Mar21; Mar 25'13, 3y5½%; Bronx County Constn Co to Danl Brady, 2059 Ryer av. 15,250

m**Tremont av** (11:2951), ss, 175.8 w Prospect av, 20x99.3x20x99.2; PM; Mar20; Mar 21'13; 3y5%; Richd R Maslen, 2312 Aqueduct av, to Susan V N Rouget, extrx Mary J Syme, 629 Briggs av, Richmond Hill, NY. 5,000

m**Union av** (10:2655), swc 158th, runs w 113.11xs101.5 to ns Westchester av xne 18.6 to av xn36.3 to beg; PM; pr mtg $—; Feb28; Mar26'13; 3y6%; Sherman Co to State Bank, 378 Grand. 24,000

m**Vyse av, swc Freeman,** see Freeman, swc Vyse av.

m**Vyse av** (11:2995), es, 175 s 172d, 25x100; PM; Mar21; Mar22'13, 1y6%; Jno D Kroog & Jno Harnett to Annie M Clarence, 138 W 96. 2,000

m**Wales av, 524** (10:2581); ext of mtg for $4,000 to Jan1'16, 6%; Mar22; Mar27'13; Emma, wife Henry Ackerman, 524 Wales av, with Antonio Trezza, 318 E 114. nom

m**Washington av, 1718** (11:2915), es, 135.1 s 174th, 41.3x109.9; pr mtg $33,000; Mar 13; Mar21'13; installs, 6%; Rebecca Goldberg to Lillian Lanzit, 516 W 169. 3,000

m**Washington av, 1189** (9:2389, ws, abt 265 n 167th, 25x150, except pt for av; PM; Mar26; Mar27'13, 3y5%; Jacob Lehmkuhl to Marie Hindenlang, 1189 Wash av. 2,000

m**Webster av** (11:3143), ws, 34 s Ford, 39x100; Mar27'13; due June1'16, 5%; August Nelson to Dollar Savgs Bank, 2808 3 av. 24,000

m**Webster av** (11:3143), ws, 73.6 s Ford, 41.11x100.1x37.11x100; Mar27'13; due &c as per bond; August Nelson to Title Guar & Trust Co. 25,000

m**Webster av, 2786** (12:3273); ext of $4,000 mtg to May7'14 at 5%; Oct31'11; Mar21 '13; Title Guar & Trust Co with Mary A Gallagher, 102 Locust, Corona, LI. nom

m**Westchester av, nws, at ws Union av,** see Union av, swc 158.

m**Wheeler av (*),** es, 190 n Westchester av, 40x100; Mar25; Mar26'13; due &c as per bond; Kellwood Realty Co to City Mtg Co, 15 Wall. 20,000

m**Wheeler av** (*); same prop; certf as to above mtg; Mar25; Mar26' 13; same to same. ——

m**Wheeler av** (*); same prop; Mar25; Mar 26'13; American Real Estate Co with City Mtg Co. nom

m**Zerega av** (*), nes, at nws Maclay av, 19.11x78.11x20.3x79.10; Mar27'13; due &c as per bond; Chas A Tilley to Benj P Wayne, Poughkeepsie, NY. 6,000

m**3D av** (11:2930), es, 89.10 n 174th, 200x100; pr mtg $60,000; Mar20; Mar21'13; 3y 6%; Zarland Realty Co to Louis B Samuels, 1330 Franklin av. 12,000

m**3D av** (11:2930); same prop; certf as to above mtg; Mar20; Mar21'13; same to same. ——

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

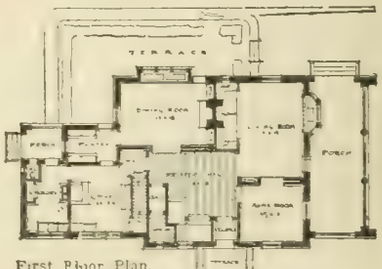


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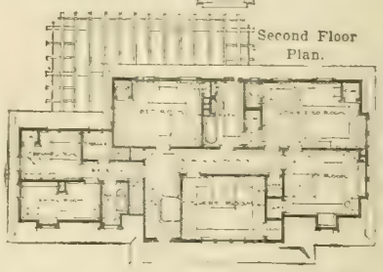
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 5, 1913

THE RAILROAD GRAB OF HEIGHTS FRONTAGE

An Enormous Freight Yard to Fringe Riverside Drive—Realty Interests Protesting, Fearing the Destruction of Values—An Alternative Plan Proposed.

UNDER the terms of the convention that has been arranged between a committee of the Board of Estimate and the New York Central & Hudson River Railroad Company an enormous freight yard will be built to extend from 137th street northward to 153d, and from the present right-of-way westward to the river. Already there is a storage yard in the locality, but it has only a fraction of the dimensions of the terminal which the committee agrees the railroad company may build there.

Nearly a mile in length and with a width sufficient for forty tracks, all uncovered and filled with shrieking locomotives and rumbling, creaking and bumping cars, emitting smoke, gases and smells, this freight yard will not only interpose itself between the residents of Riverside Drive and their view of the river, but it will attract to the place teamsters and freight handlers in large numbers. In the opinion of real estate owners of Washington Heights there is no uncertainty about what the consequence will be to adjacent property interests.

Taxpayers Wronged.

One million two hundred thousand dollars the property owners of Washington Heights paid for the extension of Riverside Drive northward from Claremont. The assessment ran into thousands of dollars in individual cases, but the people willingly paid the price because of the pledge the city was giving, to forever hold and protect the grand parkway for public use. Large investments of capital have been made for real estate improvements of a high character under the belief that both the scenic outlook and the refinements of the neighborhood would be sacredly guarded. Mass meetings of realty interests have been held during the present week at which protests were voiced and committees appointed to see what can be done.

As an instance of an attempted betrayal of the people in the negotiations with the railroad company the West End Association refers to the bill now pending in the Legislature to destroy the trusteeship for the lands under water acquired in 1894 for the extension of Riverside Drive, in order that those lands may be commercialized and given in part to the New York Central Railroad Company.

The subject of the West Side terminal improvements proposed by the committee of the Board of Estimate in the final report just made is a very large one and. except for a brief explanation of the general purport of the report, the present narrative will be confined to one particular phase of the improvements which the committee will ask the people to approve on next Tuesday at the public hearing at the City Hall which the Board of Estimate will then give. For three years the city has been considering plans for the abolition of "Death avenue" and the necessary reorganization of the harbor facilities intertwined with that proposition. This is the problem: If you take the railroad tracks off the surface of the West Side avenues, where will you place them?

Tomkins' Plan Rejected.

Four plans were proposed, one by the Dock Commissioner, Hon. Calvin Tomkins, one by the New York Central, a third by the Engineering Advisory Committee of the Board of Estimate, and the fourth by the Consulting Engineer of the Borough of the Bronx. The plan of the Dock Commissioner is rejected by the committee for the stated reason that it is predicated upon the assumption that all the Jersey roads will consent to bring all their freight by car-float to the 30th street floatbridges and then lead it down by rail over the tracks of a marginal railway to the southern part of Manhattan Island. This the committee believes to be uneconomical, impracticable and impossible of realization. The Jersey roads, one and all, unequivocally decline to join in the operation of an elevated terminal railway.

Other Plans Laid Aside.

The reasons urged against the plan of the Dock Commissioner apply with equal force against the plan first submitted by the New York Central. The plan for unit water terminals submitted by the Engineering Advisory Committee is laid aside because the committee does not consider that the city should take a definite position at the present time in regard to the matter of unit water terminals, as proposed in this plan.

While the committee considers the plan of the Consulting Engineer of the Borough of the Bronx as the most promising of the three plans for a marginal railroad on or above the surface, two serious objections have been urged against it. Every pound of freight carried to and from the waterfront would have to be lifted over the elevated road, so to speak, and moreover the cost of the improvement would be prohibitive.

President Miller's Plan Approved.

The committee has found, however, that it can approve a plan submitted by the President of the Borough of the Bronx for a portion of the region north of 30th street and it makes acknowledgment of the value of the suggestion for this district.

Since the submission of the plans indicated above the Legislature passed a law (Chapter 777 of the Laws of 1911) providing that the New York Central might prepare and file with the city plans for the development of its system from the city line southward, to include the elimination of surface operation south of 59th street, and that the city might prepare counter plans; and the act further provides that the Board of Estimate and the railroad company may come to an agreement upon the basis of either set of plans or a compromise.

Pursuant to the statute, the New York Central prepared elaborate plans for the expansion of its system to a six-track trunk line from the city line southward to 72d street, and for the elimination of surface operation south of 59th street. The Board of Estimate, on its part, appointed a committee, which has been negotiating with the railroad company with the following objects in view:

(1) The discontinuance of the occupation of public streets by the railroad tracks at grade.

(2) Such municipal improvements as can be effected as part of or incident to the proposed change of location or grade for the railroad tracks.

(3) Enlarged and improved railroad facilities for the shippers of the city.

Points in the Agreement.

Having all these objects in view the committee found it necessary and desirable to suggest various changes in the railroad company's plans, and certain agreements have been reached, which are the subject of the final report upon which a hearing will be held next Tuesday. The railroad company is now making new plans in accordance with the agreement.

The starting point for the improvements is necessarily at Spuyten Duyvil, where the railroad crosses the ship canal by a bridge only six feet above high water. The first thing the committee suggested was to raise this bridge up to 24 feet above high-water mark, and this introduced a long chain of other improvements.

It has been decided to deflect the tracks at Inwood Hill, to the east, inland under the brow of the hill, cover them over and tunnel to some extent without changing the contour of the hill except at one point. A big freight yard will be established immediately south of Dyckman street. Part of the land needed will be leased from the city for a ten-year term. Dyckman street will be carried over the tracks on a higher grade, and the higher grade will extend practically nearly all the way back to Broadway.

Through Fort Washington Park, the plans of the railroad company show a four-track main line, instead of the present two tracks, and these are to be carried in a tunnel, as originally suggested by Reginald Pelham Bolton, C. E., on behalf of the citizens, and later by an advisory subcommittee consisting of Ar-

nold W. Brunner, Frederick Law Olmsted and Charles D. Lay. It has been agreed to exchange with the city the fee of the existing right-of-way through Fort Washington Park for a perpetual subsurface easement for railroad purposes. The estimate of the cost of constructing the tunnels on the new alignment is $1,800,000, while an open cut would cost about $300,000. South of 161st street the railroad company will extend the ends of existing piers and there will be a readjustment of pierhead lines so as to leave a clear marginal way one hundred feet wide.

A Freight Yard Along Riverside Drive.

This brings us down to 153d street, from which latitude the New York Central will build a great railroad terminal yard extending down to 137th street, in front of a section of Riverside Drive completed but two or three years ago and which has been largely fringed with high class apartment houses. As a part of the new adjustment the company is willing to sell to the city about two blocks of land under water now owned by it, between 151st and 163d streets. The amended plan will give the city a continuous waterfront strip between 145th and 153d streets. The committee further recommends that the land in this yard owned by the city be granted to the company for railroad purposes only, that the height of buildings erected therein shall not exceed sixteen feet, and that the railroad yard shall not be used at any time for cattle.

Property Owners Protest.

These prohibitions do not overcome the objections to this proposed terminal, which is believed to be unnecessary and will be destructive of real estate values, and do great harm to Riverside Park and Drive. The Washington Heights Taxpayers' Association has, from the first, opposed the establishment of a freight terminal and an exposed and elevated freight railway along Riverside Drive between 135th and 153d streets.

The association has taken the point that all the needs of the locality and of the railroad can be met by the establishment of a covered terminal enclosing the space east of the easterly side of Twelfth avenue, which avenue should be extended from 135th street, where it now terminates, to 155th street, where another small section of the same avenue is in existence.

The Bolton Alternative Plan.

The association prepared and presented a plan for the re-alignment of the railroad which would overcome all the difficulties and objections arising from the freight yard and the elevated freight railroad. This plan provides for the diversion of the railroad at 150th street to a new line to the east of the present right of way, but tunneling under Riverside Park and Drive, bringing the railroad, upon a one per cent. grade, up to a position immediately under the present Riverside Viaduct which now crosses the Manhattanville Valley over Twelfth avenue. There is room under this viaduct for four to five tracks upon an elevated structure which can be constructed and carried upon the present piers. This line would then be extended by tunnel under Claremont and would reach the grade of the present tracks at about 119th street.

The arrangement is shown upon the accompanying plan which was prepared for the association by R. P. Bolton, head of the R. P. Bolton Company, consulting engineers, of 55 Liberty street. The scheme would afford, for terminal purposes, a space extending from West 150th street to West 138th street, of irregular shape, but of an extreme width of 200 feet at West 147th street, narrowing down to its extreme southerly point, but providing a total length for trackage of two thousand feet. It is considered that this area, which would be open on its westerly side to Twelfth avenue, would be a far better and more accessible form of terminal than the proposed freight yard as shown upon the railroad company's plan. The scheme affords access both from the north and south to the terminal, and Twelfth avenue as extended can be reached at 138th street, 145th street and 158th street.

So far as the disposition of land exterior to the line of Twelfth avenue is concerned, some part is now owned by the railroad, but most of this is land under water, and the title to it is really owned by the City of New York. This space would be available for park purposes from a point north of 135th street to the present commercial development at 155th street.

Through Park Lands.

Between Claremont avenue and 72d street the tracks of the railroad will be covered. At 72d street the throat of the railroad yard at that point will be 379 feet wide to permit of twenty-six tracks. At 79th street the yard will be 149 feet wide, and the height of the shed over the tracks will be 22 feet. This will mean a broad, flat surface of park area between 72d and 79th streets, instead of the present beautiful wooded slopes. Between 59th and 44th streets it is proposed that the railroad company construct a roof over its entire right of way, which will constitute the surface of the new Twelfth avenue. Between these points the road will be deflected through private property. It is proposed that the railroad company shall entirely at its own expense, both as to construction and cost of grade damages, change the grade of each street between 59th and 44th streets. South of 30th street the company consents to construct, at its own exclusive expense, a two-track subway, beginning at 30th street, under the bed of Tenth avenue to 15th street, thence under the surface of the present Gansevoort Market site to the head of Washington street, thence under the bed of Washington street to Canal, to Varick, to the new and extended St. John's Park yard.

The Board of Estimate Committee is composed of John Purroy Mitchel, William A. Prendergast, George McAneny, Nelson P. Lewis.

Brooklyn's Big Baseball Building.

On Saturday last, by invitation of C. R. Van Buskirk, whose firm, Van Buskirk & Leslie, are the architects of the buildings now nearing completion at the baseball grounds, Franklin avenue and Sullivan street, Brooklyn, members of the New York Society of Architects paid a visit to the works.

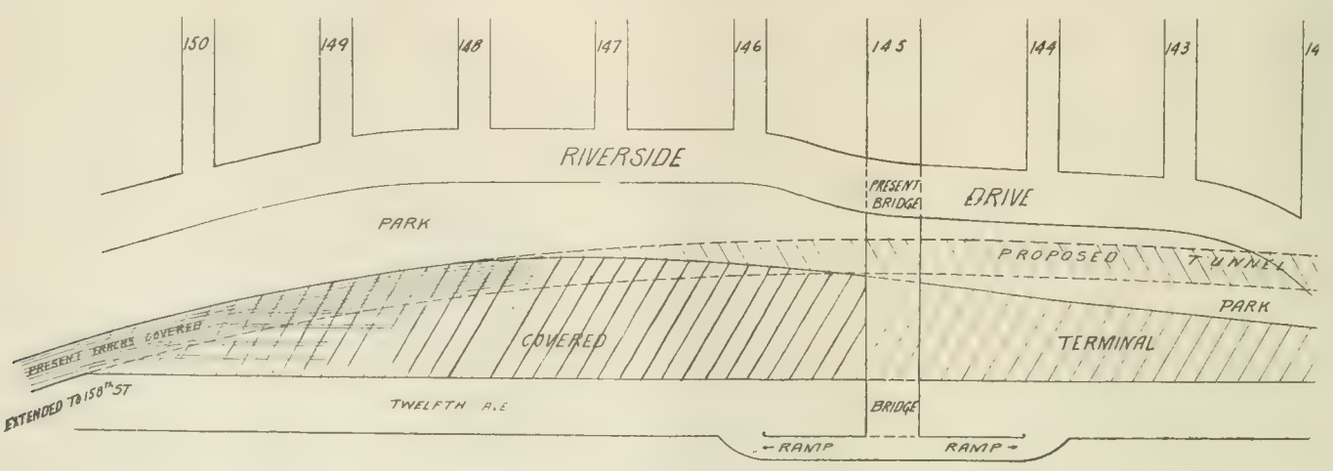
After partaking of luncheon, Mr. Van Buskirk conducted his fellow members over the various parts of the gigantic structure, which is the largest of its kind in the world, having a seating capacity for 30,000 spectators, with standing room for 40,000 more. The main construction is steel and concrete, with exterior facing of variegated brick and terra cotta.

The upper tiers are reached by gradients of one in six. A principal feature of the building is the immense rotunda, forming the entrance to the three galleries, access to which is so arranged that the different grades of spectators are kept entirely separate after leaving the pay windows. This rotunda has a clear span of 80 feet, and is finished in Italian marble.

The administration offices, waiting rooms, toilets, etc., are very complete and admirably arranged for the purpose they are intended to fulfil. The total cost of the buildings is $375,000.

Among the architects in the party were Messrs. B. Driesler, A. E. Fischer, A. Goldberg, H. Holder, Mr. McIntyre, C. W. Mullin, L. Samenfeld, S. Sass, C. Schubert, E. Wherlin, C. B. White, and W. Volckening.

—No legislation has yet been introduced at Albany at this session requiring two means of egress for each and every suite in fireproof apartment houses, as was anticipated last summer. But the session is not ended.



The Bolton Plan for the Elimination of Surface Tracks and

AN INCREMENT TAX WOULD STOP SPECULATION

If Real Estate Should Fail Them, Where Could Thrifty Folk Invest Their Savings?—A Long Chain of Evils Would Attend a Surtax.

THE palpable injustice of imposing any additional tax burdens upon real estate in any form causes one to hesitate in even seriously considering the proposed tax upon unearned values, and yet when such a suggestion came from the Commission on New Sources of City Revenue the matter was forced upon our attention. It does not require a statistician to show that the investor in real estate who holds it over a long period of years, even in a community of rising values, does not secure so great a return as legitimate investors in other kinds of property. This does not mean that fortunes have not been accumulated in real estate, but even where this has occurred the instances have been exceptional and due to other causes than the rate of return to the investor.

The thrifty are inclined to look upon land ownership with favor. Some of the reasons for the low rate of return are obvious and the chief reason arises from excessive taxation. The practical difficulties of administering tax laws directed against other classes of property tend inevitably to place a greater burden upon a kind of property easily reached. The real-estate owner usually derives his profit from speculation, pure and simple, but speculation involves risk, and to deprive one of the possible profit due to temporary fluctuations in value would be to remove the last incentive to land ownership and development.

Incomes from Property Decreasing.

This is a period of national prosperity and yet income dependent upon the use of real estate has been steadily diminishing during the past decade, and it is clear that diminishing returns from land ownership are due to some causes other than the fair distribution of wealth in an admittedly prosperous community. If these causes do not appear upon the surface on analysis, they may be traced to taxation.

Material prosperity appears in our great national resources, the immense production from farm, mine and factory, which are showing a steady increase from year to year. In the distribution of the vast wealth thus accumulated labor has been receiving its full share and this is clearly shown in improved living conditions among the wage earning classes. In all progressive nations the value of day laborers' work increases as well as the capacity of their employers to pay them, but at the same time, as a rule, and at least relatively speaking, the supply of labor diminishes on account of the increase in cost of production of workmen and the growth of a leisure class.

High Rents Not Due to Landlords.

The high cost of living to-day is pointed to by the labor unions as making high wages imperative. However true this may be, our workmen are not subjected to the necessity of accepting distress prices for work, which happens in nations in their decline and in overpopulated nations. Whatever the cause and significance of the high prices for food, any increase in the cost of living has in no way operated in favor of the landlord, but greatly to his disadvantage. The present scale of high prices is in a measure traceable to bad banking methods and the general inefficiency of labor, and not to increasing rents, for it is unquestionably true that in a distribution of accumulated wealth land owners are receiving less than their share, and that the smaller purchasing power of a dollar is here felt more than by any other class in the community.

Now, if land already overburdened is to be subjected to a new tax based upon the unearned increment, and owners are to be deprived of any increase in value due to community conditions beyond the control of an individual, some provision must in justice be made for their compensation when values are necessarily reduced, as so often happens. The evidences of such losses in our city are abundant.

Depreciation of Values.

The downtown business section, from Canal to 23rd street, has suffered serious losses in assessed valuations nearly enough, many think, to offset the unusual increases in the Fourth avenue and Fifth avenue sections. In many parts of the city speculation has led to overbuilding, and this too is a condition which the individual land-owner cannot control. Unless, therefore, the last incentive to real estate ownership is to be removed, no argument can be found to justify the new so-called increment tax.

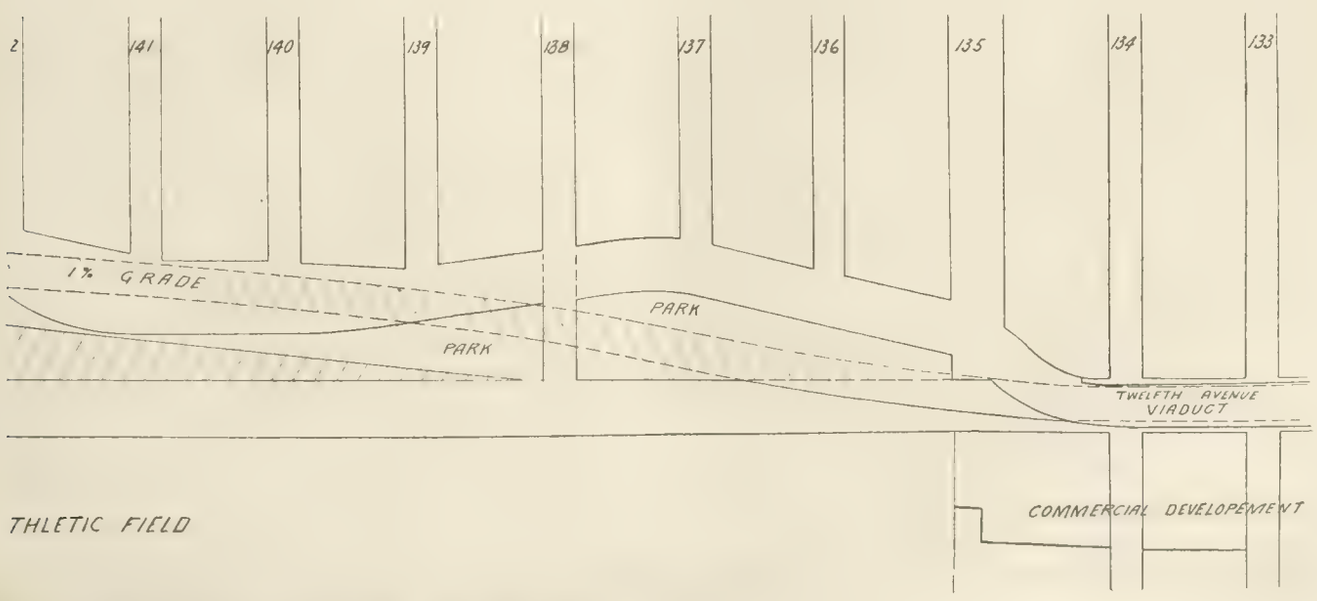
Community ownership may be justified, but to deprive individual ownership of every possible advantage and profit offends one's sense of justice. It means confiscation and the driving out of capital, and cannot fail to retard growth in a progressive city.

For these reasons, therefore, the so-called increment tax would be unjust and arbitrary. Here, as elsewhere, injustice will breed dissatisfaction, and the result cannot fail to retard a healthy development.

ROBERT W. THOMPSON, JR.
52 Wall Street.

City and Country Costs.

For newcomers, where to live in New York and its suburbs, is a problem which takes years to solve to their satisfaction. This is as true of wealthy families as of those who are limited to a moderate expenditure, and as true of bachelor men and women as of families. Apartment house life seems pinched and incomplete to those who have had spacious homes and grounds in the country, yet, where shall a home be found in the suburbs that will respond to every requirement? While rents are apparently higher in town, they yet include the cost of heat; and, if one lives in the suburbs, there is the cost of daily transportation to be added to the sum of the coal bill, the water tax, and the rent. Holiday trips of observation to one quarter or another, in and out of town, fail to find the ideal conditions. The real secret of getting along will be found in making a compromise, on the old principle that one can't get all he wants in one spot.



Open Freight Yard at Riverside Drive, Manhattanville.

BEST TYPES OF WAGE-EARNERS' HOUSES

Advantages of the Tenement, the Two-Family House and the Single Family Dwelling Compared—Getting More Than Three Rooms on a Floor*

By JOHN IHLDER, Field Secretary National Housing Association.

IN order to bring a discussion on the best types of wage-earners' houses within practical limits, it is necessary to eliminate at the beginning some of the things which have a powerful influence in determining types, but which themselves are so big and complicated that they require special treatment. Among these are cost of building, public regulations, the width and arrangement of streets, accessibility, land values and lot units, each of which must be treated at some length, if at all. So in this paper they will be simply mentioned in passing.

Further, in order that there may be no confusion of mind, it is well to state at the beginning that this paper deals only with new houses, not at all with the remodeling of old houses, with houses designed for more or less permanent occupancy by families; not for transients or individuals, that it is written with the unskilled laborer as with the skilled artisan in mind, that it seeks to set practical standards, not to picture a modern Utopia.

Divisions of the Subject.

With these limitations I would divide the subject in two ways, first, as to location—whether in an already closely built section of a city, or on its more sparsely settled outskirts, or in a village; second, as to character—whether tenement (three or more families), two or one family houses. The second and third of these classes are sub-divided into rows, semi-detached and detached.

The third sub-division, the detached, single family house, is, of course, the ideal that is to be kept constantly in mind. The others are compromises which for one reason or another it is necessary to make. In all these types of houses there are certain fundamental requirements in regard to which there should be no compromise. These requirements are:

Direct air and light from out-of-doors for every room; adequate and convenient water supply; adequate, convenient and sanitary toilet facilities; protection from the weather; freedom from dampness; enough rooms and such an arrangement of rooms as will make some degree of privacy possible. Added to these, in tenement houses, especially, there must be safeguards against fire.

The Fundamentals.

Having then the ideal toward which we are to look, and the fundamentals which we must keep, the question is how nearly can we approach the ideal in the three locations mentioned. Briefly stated, it would work out as follows:

Downtown: Tenement houses, two-family houses in rows, single family houses in rows.

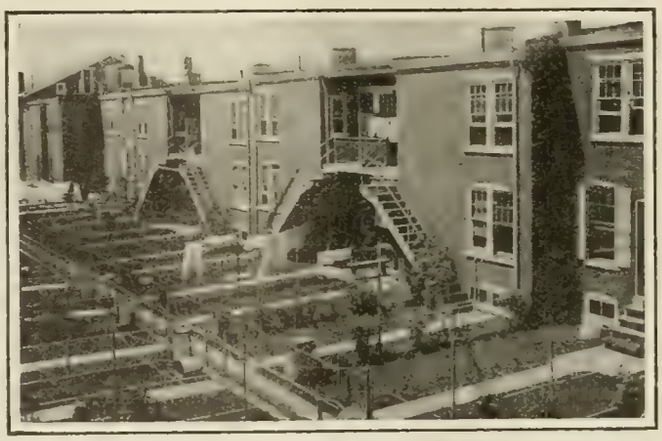
Outskirts: Two-family houses—terrace or group, semi-detached, detached; one-family houses—terrace or group, semi-detached, detached.

Village: One-family houses, detached.

Beginning with the downtown or already closely built section of the city, the question is which style of house should be erected; or, rather which style of house should not be erected. In such districts it is out of the question to consider detached or even semi-detached houses for any except the wealthy. They must be one or other of the three classes built in solid rows.

When Tenements Are Necessary.

The first point then is whether tenement houses should be erected. An answer in the affirmative would be based upon one of two facts. First, that the section is already in large degree a tenement house district. For if it is, land values have undoubtedly already risen to a point where only the income to be derived from multiple dwellings will yield a fair return on the investment. And any successful scheme for housing betterment must be based upon its yielding a fair return, five or six per cent net.



BACK YARDS OF MODEL HOUSES.

Justification for Tenements.

Second, that the lot is located on a business street or upon a traffic artery, which is fast becoming a business street. In cities up to one hundred and fifty thousand population, even near the center of town, there usually is not enough demand for offices to call for all the stories above the stores which occupy the ground floor. This is true in greater degree along the traffic highways which reach out toward the suburbs, and at those intersections of important streets in the outlying districts where there are little groups of businesses, a bank, three or four groceries and meat markets, a drug store, etc. The upper stories of these buildings which are primarily designed for the accommodation of small retail concerns, must be rented for dwellings or they will stand vacant.

Nor is it practicable to say that such businesses should be housed in one-story buildings until there is a business demand for more floors. In nearly all of our cities now, such buildings are from three to four stories high, and the upper floors are used as dwellings. They are tenement houses; they will continue to be tenement houses, and so must be recognized.

If for either of the reasons given above—usage already established or the needs of business—it is practically necessary to build tenement houses, then these houses should be built in such a way as to safeguard the health and the lives of their inhabitants. They must be strictly limited as to the proportion of the lot they may occupy, and they must have yards and courts large enough to permit of properly lighting and ventilating every room. Moreover, they must be so constructed as to lessen the fire hazard. When three or more stories high they should be of fireproof construction.

If it would not pay to erect tenement houses with these restrictions, then there is no justification for erecting tenement houses at all. For the tenement house is in itself unwholesome. It is not and cannot be a home suited to the life of a family; its multiplication brings physical and social problems that are a tremendous burden to the community. A few tenement (or apartment) houses fill special needs, such as providing refuges for broken families. And while they are few in number, their evil effects are minimized. The way to keep their number adequate only for such special needs is to insist that each one be as wholesome and as safe as it is possible to make it.

There are, of course, arguments in favor of the tenement house. The one most often used—its apparent lowering of rents in that it shelters many families in one lot, and under one roof, still remains to be proved. It is not proved by comparing a tenement house with a single family house on an adjoining lot, for either the tenement house is taking advantage of single family house land values, or the single family house is struggling to pay its way on tenement house land values.

The Final Choice.

If, then, tenement houses are not justified on the ground given, the choice in closely built sections lies between the two-family house and the single family house built in solid rows. There are economies in these houses even as compared with the tenement, for the walls need not be as heavy, the safeguards against fire need not be as strict, the chief requirement being that walls between houses should be fireproof. These houses, too, share the advantage of the tenement as regards warmth, and the two-family house has the convenience of having all its rooms on one floor. Both have the great advantage over the tenement house, in that a bit of private yard is available for each family, so that the younger children may have a safe place to play and the mother a chance to get an occasional breath of fresh air without making a special expedition for the purpose. In a home-owning community the two-

*From a paper read before the National Housing Association.

family house has an advantage in that the owner may from the rent received from the living-rooms, much more than carrying charges of the house. The two-family house has, however, some disadvantages as compared with the single house. The family, after all, enjoys only a semi-privacy, and the house is likely to be noisy. The importance of such factors is shown by the eagerness with which a family will move to a single house when opportunity offers, for though the extra stair climbing is a burden, the sense of family unity which a single house gives, the greater privacy when bedrooms are on a different floor from the living-rooms, much more than balances the account. Moreover, the necessity for putting more than three rooms on one floor of a two-family house and giving each one adequate light and air presents a difficult problem. Even in some of the "model" two-family huses of Washington and Montreal this need is not aways fully met.

Arranging Houses in Groups.

In the outskirts of the city where more open building is possible, there is another series of choices. There the houses may be arranged in terraces or groups which often give a better architectural effect than a multiplication of little single houses, or they may be built in pairs or singly. In every case, however, there should be a greater proportion of open space than is possible downtown. Where there is space between houses it should be at least fifteen feet to let in sun and light for the side windows, to reduce the danger of fire leaping from one house to its neighbor, and again, to secure privacy. If it is not possible to leave at least fifteen feet between houses, it is better that they be built in groups.

Village houses, should, of course, be one-family and detached, for there is no valid excuse in a location where there is ample room to spread and where land values are low, to pile people up in tenements or even in two-family houses. Low land values should be taken advantage of to give each house its lawn or garden; for these have almost as much to do with making the house a home as have interior arrangements.

If the village is being developed by one man or company, or if a plan for the placing of houses has been prepared beforehand, it is possible by skillful grouping to get the advantages secured by a fifteen-foot minimum between buildings and at the same time effect very considerable economies. Moreover, such grouping or placing of houses should add very considerably to the attractiveness of the street or of the whole community. In that case it is well worth the extra trouble on other than financial grounds; for a home is more than a sanitary shelter, and whatever adds to its appeal is of physical, economic and social value.

—Nassau street, as varied in its component parts as it is unique in other respects, has lately had a decided increase in the number of eating places. Dolan's is the latest to settle there.

—West End avenue has seen the walls of two new twelve-story apartment houses topped out during the winter, and the framework of two others rising. Harry Schiff is operating on the former Nathan Straus home site at 105th street, Michael Paterno at 104th street, and Julius Tishman & Sons at 101st street.

DRASTIC TAX POWERS.

State Tax Board Would Establish Listing Systems and Suspend Laws.

Some revolutionary proposals are contained in a bill prepared by the State Board of Tax Commissioners and introduced at their request in both houses of the Legislature. This bill repeals the present section (171) of the tax law which prescribes the powers and duties of the State Board of Tax Commissioners, and inserts in place thereof a number of new provisions.

One of these new provisions is to give the State Board of Tax Commissioners authority to prescribe a listing system. It attempts to give the Board power—

"Fifth—to require individuals and corporations to furnish information as to capital stock, assets and liabilities, and all taxable and other property, as required by law."



A BROOKLYN APARTMENT HOUSE.
Arranged for four small apartments on a floor. The rooms are of good size and square and well lighted; with parquetry floors. Vestibule and hall wainscoted in marble. Rentals are $18 to $28 per month.

You Must Tell All.

A listing system for property has always been abhorrent to the people of the State because of its inquisitorial nature. Bills have repeatedly been introduced in the Legislature, intended to compel everyone to give detailed information about his property and business, but these invariably raised such a storm of opposition that they have always been defeated. This provision seems to be an attempt of the State Board to go over the heads of the local assessors and to conduct an inquisition into the business affairs of everyone in the State. The qualifying phrase, "as required by law," is misleading, for the Board seeks power in this same bill to alter the law.

Another amazing provision of this bill is one which empowers the State Board of Tax Commissioners—

"Sixth—To direct proceedings and prosecutions against public officials and officers or agents of corporations and others for neglect or failure to comply with the tax laws or orders of the commission."

It is a novel proposition that a private citizen should be prosecuted for failure to obey orders issued by the Tax Commission.

Can Change the Statutes.

But this is not all the power desired by this modest body. They are asking the Legislature to authorize them to change the statutes of the State whenever the Board thinks the law as enacted by the Legislature is wrong:

"Fourth—To prescribe all forms of books and blanks used in the assessment and collection of taxes, and to change such forms when prescribed by law in case any such change shall be necessary.

This means that the Board can alter any act of the Legislature which prescribes the form to be followed in making assessments. They are to be the judges who decide the necessity. Rules of the Board, changeable at will, are to take the place of statutes.

The New York Tax Reform Association has come out in denunciation of the measure as arbitrary and unjustifiable.

Arbitrary Power.

"It will be seen," said Secretary A. C. Pleydell, "that the State Board of Assessors is asking, first, for power to prescribe the forms used in the assessment and collection of taxes; second, for power to require individuals and corporations to furnish information in accordance with such forms, and, third, for power to prosecute persons who may disobey its orders.

"Could anything be more arbitrary? How could anyone know whether the assessment against his property has been made in legal form by the assessors? Reading the tax law would give him no clue, as its provisions might have been suspended by an order of the Board, of which he could not possibly have notice."

Representatives of the Tax Reform Association were among the many who opposed the bill at a hearing before the Senate Committee on Taxation and Retrenchment on Wednesday of this week. Hon. James D. McClelland is chairman of the committee. The bill in question is designated as Senate 1405, Assembly, No. 1939.

Building Limits in Other Cities.

Here is a list of places where under municipal or State laws a limit is put to the height to which buildings mays be erected. The number of these cities is steadily growing, and the question of the legality of the restrictions seems to be settled so far as they are concerned:

Baltimore—Fireproof buildings limited to 175 feet, and non-fireproof buildings to 85 feet.

Scranton—Limit of 125 feet.

Boston—Two and a half times the width of the street; maximum, 125 feet.

Buffalo—No height greater than four times the average of least horizontal dimension of the building.

Chicago—Absolute limit of 200 feet.

New Orleans—The height at the street line shall not exceed two and a half times the width of the widest street which the building faces, setbacks to be counted as added to width of street.

Cleveland—Two and a half times the width of street, with maximum of 200 feet. Recesses or setbacks to be counted as added to width of street.

Jersey City—No building or structure, except a church spire, shall exceed in height two and one-half times the width of the widest street upon which it stands.

Los Angeles—Limit of 150 feet.

Paterson—Warehouses and stores must not exceed 100 feet in height.

Denver—Not to exceed 12 stories. Those more than 125 feet to be fireproof.

Portland, Ore.—All buildings, except churches, limited to 150 feet.

Newark—Not to exceed 200 feet, but warehouses and stores shall not exceed 150 feet.

St. Louis—On streets less than 60 feet, two and a half times the width.

THREE-FAMILY HOUSES.

Objections of the Tenement House Department.

The objections which the Tenement House Department has to leaving three-family houses out of the tenement classification were set forth by Deputy Commissioner Frank Mann in a letter which he wrote to the Brooklyn Board of Real Estate Brokers, and which was read at the brokers' meeting on Monday afternoon held in the interest of the legislative bill. Mr. Mann said there are 51,000 tenement houses in Brooklyn and Queens, of which number 16,000 are three-family houses.

Since 1902 and down to the present time 6,374 three-story two-family houses have been built in Brooklyn and Queens. Two-thirds of them have stores on the first floor, and more than one-half of the latter have been illegally converted into tenements by having the third family in the rear of the store, which is evidence, to Mr. Mann's mind, that they were built for the purpose of evading the law.

"It would mean," the Deputy Commissioner says, "the bringing back of old conditions of interior rooms without windows to the outer air; it would continue and bring back the increased fire hazard; it would bring back the old opportunities for the spread of disease because of the number of unsanitary conditions heretofore referred to, and as a result would increase the number of fires, and would increase the danger to life and limb in case of fire, because of improper fire-escapes.

What Would Happen.

"My experience and the records of this Department would prove that if this bill became a law not less than 20,000 additional houses, not now legally tenements, would be converted into three-family houses within the next five years, thus enhancing the dangers heretofore referred to to that extent, since none of these houses would be required to have the proper lighting, ventilating, sanitary and fire-safety conditions as now required by the Tenement House law. Perhaps you are not aware that another effect of the enactment of this law would be to take four and five, or even higher story houses out of the tenement house class and enable them to be legally occupied by three families.

',Who will be benefited by this legislation? The present owner of a three-family tenement? No, since most of the owners of all three-family houses have complied with the law, and it would be unfair and inequitable to penalize them for being law abiding, and would put a premium upon delinquency and disregard of the law.

"Will it benefit the builder of the thousands of new-law three family tenements? I say no, since it would be equally unfair to these people who have complied with the law, to permit the owners of any other old or new buildings to compete with them. Here again it would put a premium upon evasion of the law and would result in contempt thereof.

Present Law Saves Lives.

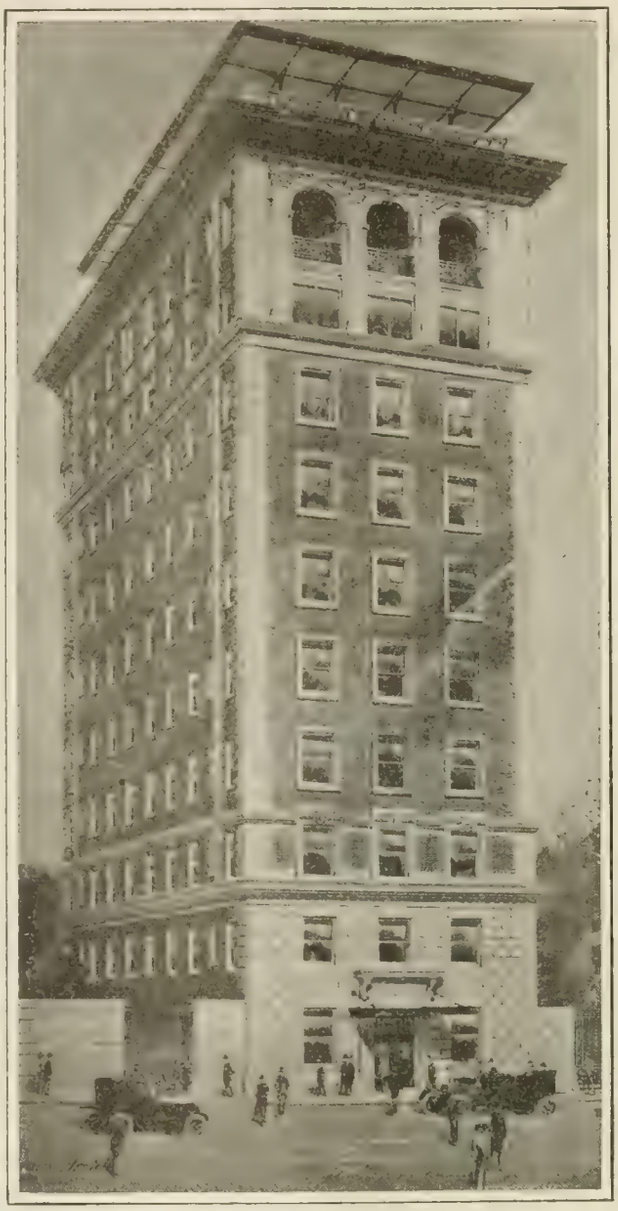
"The reasonable enforcement of this law in all tenement houses, including the three-family house, has saved the city

(Continued on page 720.)

New German Hospital Addition.

The German Hospital and Dispensary, which is erecting an addition in the north side of 76th street, 96 feet east of Park avenue, for the exclusive use of private patients from plans by I. E. Ditmars, 111 Fifth avenue, will provide in a remarkable way for the comforts and convenience of its inmates. The installation of partitions and interior equipment is going on, and it is expected that the structure will be ready for Sept. 1.

The features include vastly improved fumigating and disinfecting apparatus, vacuum cleaners, and every modern appliance for the sanitary upkeep of the property. The basement will be lined with white enameled brick, all floors with tile and wardrobes, bath fixtures, trim and doors will be of metal, no wood being used in the building. The facades are of "Harvard" brick with blue Indiana limestone trimmings. The height is ten stories, fronting 46 feet in 76th street, with a depth of 107 feet. Connection with the present hospital will be by means of an underground tunnel, so that the new building will have permanent light on all sides. The cost is placed at $250,000.



GERMAN HOSPITAL ADDITION.
East 76th Street. I. E. Ditmars, Architect.

Officers include Adolph Kuttroff, 17 East 69th street, president; Julius A. Stursberg, 18 East 67th street, first vice-president; Heinrich Sandhagen, 55 East 58th street, second vice-president; Edwin Henes, treasurer, and Carl Hege, secretary. Members of the building committee include Julius A. Strusberg, chairman, Rudolph J. Schaefer, and Col. Jacob Ruppert. The Cauldwell-Wingate Co. is the general contractor.

WATER RATES REVISED.

A New Scale for Skyscrapers, to Legalize Present Practice—Most Other Scales Continued.

Never has there been any lawful schedule of water rates for skyscrapers. Since 1849 there has been in force, without change, a scale of frontage rate charges for buildings having a frontage up to 50 feet and not exceeding five stories in height. It is twenty years or more since buildings of greater dimensions than the schedule anticipated were constructed, and since that time the Water Department has arbitrarily fixed rates where a building is over five stories in height and exceeds 50 feet in frontage.

An amendment to the existing ordinance that has been prepared for Commissioner Thompson by the Corporation Counsel's office permits of a rate for any size building, regardless of the number of stories or its frontage. Of course, the frontage rate affects the business building the same as the premises used for domestic purposes, until such time as a meter is installed.

Rates for Rear Buildings.

From 1849 until 1910 the frontage rate for rear buildings was based upon a $5 annual charge for each 25 feet frontage. This rate was probably established by one of the former Commissioners who had discovered that in the schedule of charges there was no provision for rear buildings. In 1910 a question arose regarding the rates for rear buildings, and the Corporation Counsel stated that, owing to the fact that the ordinance fixed a rate for buildings without making any distinction between front and rear, the Department would have to apply a charge for all rear buildings on the same basis as front buildings were classed.

Commissioner Thompson, however, is of the opinion that under section 473 of the Charter it was the intent to establish a different rate for rear buildings, and he has accordingly incorporated in the proposed ordinance a rate for rear buildings, which will be on the same basis as existed in the former City of New York for sixty years.

This draft of ordinance has been prepared by the Corporation Counsel and has been discussed with the different Borough Deputy Commissioners, and it is agreed that it covers every possible use of water.

All of the other extra and miscellaneous rates in the new schedule are continued, with but few exceptions, the same as for many years. The only material change affects the charge for water supplied to shipping and for water furnished to boilers used for hoisting, excavating, etc. The present rate for water supplied to boats is considered to be unreasonably small.

Practically all of the miscellaneous and extra rates included in the new schedule have never heretofore been covered by an ordinance, and it has been claimed that the Department has always been without any lawful authority to impose these rates and collect charges.

—Reports from Flushing, Murray Hill and Bayside state that builders have been doing little this winter, as the market has been singularly slow. Ridgewood is the busiest place in Queens Borough.

BUILDING CODE REVISION.

A New Way of Proceeding—General Policy Outlined.

Revision of the building code this year will be by a different process than was ever before followed. The Building Committee of the Board of Aldermen, of which Alderman Herbst is chairman, will be the actual editors and compilers, with the assistance of a specially engaged editorial and clerical staff under daily employment at the headquarters of the committee, 51 Chambers street. This staff has been for some time engaged in dissecting the several revisions of the code that have been written, printed and rejected during the last five years.

All that each of these codes has to say upon any given subject is being collated and mailed to the expert who has been selected to prepare the section or sections in the new code bearing on that matter. Some of the experts have contributed their services without price, and others will be paid promptly by the committee. The new code will not, therefore, be written by any one man. The draught prepared by the joint committee last year and also the previous revisions, so far as they are generally approved and are in accord with present policy, will form a considerable basis for the new work.

Arguments by Brief.

The committee will proceed according to the modern plan of compiling such volumes of laws, by the interchange of notes and briefs, rather than by oral discussion. Public hearings will be held as they may seem to be required, but public opinion has been very thoroughly sounded on most of the matters about which there is any question, and the committee has already made up its mind on certain things. The Superintendents of Buildings are to be left with little if any discretion, Chairman Herbst has said. Their powers and duties will be sufficiently defined. Architects and master builders will be required to register and prove their competency in order to obtain a license, if the Corporation Counsel expresses the opinion that the Board of Aldermen has the power to restrict occupations. Counselor Watson has already been officially asked to submit an opinion on this question.

In general the policy of the Building Committee will be, as stated by Chairman Herbst this week, to liberalize the code and yet to demand good and safe construction. The committee believes that fireproof construction can be had at a less cost than is compulsory under the present code. For example, Mr. Herbst referred to the item of wainscoting. When the material used is wood, there must be, under the present law, a heavy fireproof backing, which is expensive. A provision requiring fireproof wainscoting would not only simplify the case, but also give in most cases a finer trim for less money.

More Experts Selected.

The Committee on Buildings of the Board of Aldermen announce that in addition to the experts named heretofore, it has appointed the following:

Hon. William M. Calder, Congressman and builder, 551 First street, Brooklyn, N. Y.

John Gill, representing the Bricklayers' and Masons' Union, 1520 Roselle street, Boro. of the Bronx, New York.

John T. Taggart, representing the United Board of Business Agents, 154 East 54th street, New York, N. Y.

Charles B. Meyers, architect, No. 1 Union square, New York.

William G. I. Roeder, engineer, 1123 Broadway, New York.

William H. Gompert, architect, 2102 Broadway, New York.

Charles F. Massey, representing the United Housesmiths and Bridgemen's Union, 154 East 54th street, New York.

The committee will hold a series of hearings during the month of April on four propositions in the Building Code on the following dates:

April 7, Reinforced Stone Concrete.

April 14. Cinder Concrete (fireproof floor arches).

April 21. Brick.

April 28. Terra Cotta.

To Eliminate Generalities.

The purpose of these additional hearings is to give an opportunity to the engineers and manufacturers who are directly interested in the four subjects to appear before the Committee on Buildings and its experts, in order that they may submit to examination as to the details of their briefs, and a discussion of the merits of their arguments, so that the committee can determine on its final action.

These hearings, while open to the public, will not be held for the purpose of discussing generalities, but will be confined to a strict discussion of the facts on each subject, and those who are to appear (representing the various manufacturers, contractors, and others directly interested) must arrange for their appearance in advance by communicating with the chairman of the committee, Alderman Abram W. Herbst, so that the discussion will be limited in the manner above described.

The advance notice is given so that preparation can be made by those who desire to appear, and no further hearings will be held on any of these subjects until the committee submits its report, unless the amount of time required for the discussion on any set date is not sufficient and an adjournment is necessary.

The hearings will take place at the office of the Committee on Buildings of the Board of Aldermen, room 928, No. 51 Chambers street, New York, N. Y., and will start promptly at 2.30 P. M., on the dates mentioned.

Hearings on other subjects in the Code will be held from time to time during the month of April and the dates for same will be arranged in accordance with the requests that may be made for such hearings.

Architectural Competition.

Twenty-two sets of plans for the new Civil Courts were received at the office of the Court House Board on Tuesday, April 1. Next Monday the jury will begin the examination of them, holding meetings on at least four consecutive days, to select the design which appears most meritorious, and reporting to the Board on Friday next. Unless there is cause to depart from the selection made by the jury, the Court House Board will appoint as the architect for the new building the one selected by the jury. Possibly more than one set of plans may be reported, in which case the Board will exercise its own judgment. Within five days after the selection each competitor will be notified of the result.

The drawings that have been submitted consist of (a) a block plan of the building, (b) a plan of the basement, (c) a plan of the first story, (d) a plan of one story containing court rooms, (f) plans of all other stories and of mezzanines, if any be desired, (g) an elevation of the south front, (h) an elevation of the west front, (i) a section taken as desired, (k) a perspective of the exterior.

Each architect is to receive one thousand dollars for his work, and the winner six per cent. of the cost of the building.

FIGHTING FACTORY BILLS.

Real Estate Expects to Get Exemption For Six-Story Buildings.

For once the real estate men of New York have made a real fight against oppressive legislation. All the organized bodies have entered a protest at Albany against the Wagner factory bills and the latest reports are to the effect that the Fireproofing bill will be so modified as to exempt six-story mercantile or factory buildings from the provisions of the bill.

At the regular monthly meeting of the Board of Governors of the Real Estate Board of Brokers of the City of New York, held Tuesday, April 1, the following resolution was passed unanimously:

Resolved, That in the judgment of the Real Estate Board of Brokers the present State Factory Legislation bills relating to fireproofing of old buildings should be amended by the addition of the following clause: "Except in cities of the first class buildings not over 80 ft. in height and where more than 15 persons are employed to 1,000 feet of floor surface."

The board feels that as probably over sixty per cent. of the business buildings in New York are of the low store and loft type, wherein the occupants are much safer from fire danger than in tall buildings, it is considered a grave injustice to treat these low buildings from the same standpoint as the ten and twelve-story buildings, particularly so as the expense of unnecessary fireproofing would amount in many instances to a prohibition of occupancy.

A committee consisting of Charles F. Noyes, representing the Charles F. Noyes Company and the Real Estate Board of Brokers; C. T. Coley, representing the Douglas Robinson, Charles S. Brown Company; Seth Sprague Terry, representing William A. White & Sons and Carlisle Norwood, representing the Realty League were in Albany on Tuesday working in favor of an amendment to the proposed State Factory laws, so that there will be excepted from this proposed legislation buildings less than 80 feet in height. Alfred R. Kirkus, representing an ownership of over $7,000,000 worth of real estate, headed another committee of property owners which went to Albany on Wednesday to favor a similar amendment and to oppose pending legislation.

ONE GRAB BILL DEAD.

The Pollock Bill Abolishing the Trusteeship for Riverside Park.

Word was received from Albany yesterday by Charles L. Craig, secretary and counsel to the West End Association, that the Pollock bill, the purpose of which was to terminate the trusteeship of the lands acquired at a great expense for park purposes in the year 1894 and turn them over to the Board of Estimate for commercial and general purposes, will not be reported out of the committee.

This bill had a singularly mysterious origin. Nobody has been found willing to acknowledge its parentage. The President of the Board of Aldermen, Mr. Mitchel, who is the chairman of the Terminal Committee of the Board of Estimate, stoutly maintains that it is not his; Commissioner Tomkins, before leaving office, declared it did not originate with him, and the Corporation Counsel and Assemblyman Pollock know not whence it sprang. The bill has been traced, however, and a good guess could be made as to the place, where it was drafted. At any rate it is dead.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

PROGRESS IN LIGHTING.

As Reported by a Committee of the Illuminating Engineers' Society.

BUILDING managers in large cities like New York constantly are up against new illuminating problems. What may suffice for a suite of offices one day may be entirely inadequate the next, by reason of building operations in the neighborhood. With the idea of compiling in one document all the progress in artificial lighting that was made in the year 1911-1912, the Illuminating Engineering Society appointed a committee, consisting of Louis Bell, George S. Barrows and Percy W. Cobb, to make a survey of the various forms of illumination. This report has just been made public.

It shows that the year 1911-1912 was one of gradual progress in the science and art of illumination. While no radical novelties in apparatus forced their way to the front, nor did any startling innovation in methods come forward, more attention than ever before was paid to the proper installation of lamps, as a result of an awakened public realization of the necessity of adopting scientific methods in illumination.

Under the subject of gas lighting, the committee found that the introduction of the artificial silk mantle has become extensive. The committee reports that this material has shown itself capable of longer life and more uniform efficiency than anything yet tried as a material for mantles. A few inverted mantles of this type have been in use for some little time. In 1911-12, at last, they were pushed into extensive use; and the upright mantles of artificial silk, previously not available in this country, were placed upon the market. The inverted mantle has been of late rapidly replacing the older upright mantle on account of its better distribution for most purposes and its better qualities in other respects. Recently, however, the increase of interest in indirect illumination has again brought the upright mantle to the front, because of its having a more favorable distribution for indirect lighting than the inverted mantle.

The use of high pressure gas has increased conspicuously abroad, but as yet few and small permanent installations have been made in this country. Interest in the subject has been awakened, however, and the number of experimental installations has been considerably increased. Appliances of high pressure lighting have been materially improved, so that there is good reason for paying more attention to this particular phase of gas lighting.

The general efficiency of the mantle burners in commercial use has been the subject of improvement, and, what is of greater interest to the public, the manufacturers have met the demand for a wider range of burner sizes; so that there are now on the market burners, of both the inverted and the upright types, of many different powers, consuming from as little as 1 cubic foot of gas per hour up to 7 cubic feet.

It should be noted that improvement in gas fixtures during 1911-12 was somewhat noticeable. Particularly to be commended is the adoption of a standard specification calling for gas fixtures of better and more uniform quality. Such a specification is now in the course of preparation by representatives of gas companies and fixture manufacturers. It is expected that it will be generally adopted and produce a salutary effect on the quality of these installations.

Progress in Electric Lighting.

Under the subject of incandescent lamps, the most important change noted was the widespread adoption of the drawn wire tungsten filament. Tungsten wire can now be drawn to a much smaller diameter than has previously been possible; so that commercial tungsten lamps of as low as 10 watts have been produced, which can operate successfully on a 110-volt circuit. The 15 or 16-watt size, however, is the smallest tungsten lamp in any considerable use as yet. The smaller tungsten units are already in growing use abroad and bid fair to become an important factor in certain classes of lighting. The larger tungsten lamps up to 500 watts have within the last year awakened a considerably increased demand in competition with both gas and electric arcs. On the Continent tungsten lamps up to even 1,000 watts are coming into commercial use, but the largest of these sizes are still unusual.

The tungsten lamp as now used in this country remains at the same nominal efficiency as heretofore, but it must be noted that in Europe 8/10 watt per candle is a specific consumption now very frequently quoted. This is based on the Hefner unit, and is therefore nearly 9/10 watt per candle when based on the international candle. At this figure an economical life of 500 hours or more has been repeatedly claimed. It would naturally be expected, therefore, that the lamps of manufacturers in this country may presently be rated at a higher efficiency than now, since there is no reason to suppose that the American product is in any way inferior to foreign lamps; but whether the necessary sacrifice of life would be desirable and advantageous may be open to grave doubt.

The committee reports that there is some chance of a reduction in the size of the bulbs of tungsten lamps, possibly at slightly increased trouble from blackening, but in view of possible better performance of the filament still leaving a residual advantage to the user.

The metallized filament carbon lamp has found its place for usefulness in the rapid replacement of ordinary carbon lamps for nearly all purposes. It is now available in all the shapes and sizes once familiar in the latter with equally good life and materially higher efficiency.

Imitating Daylight.

The production of an artificial light capable of fully replacing daylight for color matching purposes has made great strides. One type of intensified arc with a carefully adjusted glass screen of a highly ingenious character has appeared. Two similar forms, based on tungsten lamps with colored screens, have also appeared. All three seem to produce pretty satisfactory results at, of course, a very much reduced efficiency. The use of the Moore carbon dioxid tube for the same purpose has increased.

In this category the committee reports that there might also be placed the mercury-vapor lamp with the rhodamine reflector. No device for obtaining daylight values of illumination sufficient to meet all the requirements of color discrimination has been entirely satisfactory, all of those so far devised being open to criticism on theoretical considerations, though all are undoubtedly capable of great usefulness in meeting the trying conditions of this problem. It is fair to say that they do not vary among themselves more than the different conceptions of "white light" ary.

Continuing its observations, the committee says it would be exceedingly interesting to see what could be done with mantle gas burners properly screened in meeting this requirement. A daylight unit of this character is now being developed with promising results.

The most interesting of new illuminants from a theoretical standpoint that the committee discovered is undoubtedly the neon vacuum tube lamp, developed in France. The rare gas neon, which forms a minor constituent of the atmosphere, cannot be obtained in commercial quantities as a by-product of the preparation of liquid oxygen from air. The power factor is about 0.8 and its specific consumption is 0.72 watt per mean spherical candle-power at the terminals, or about 0.9 watt including transformer and inductive losses. The color of the light is extraordinary, being a beautiful orange, entirely lacking blue rays, just as the ordinary mercury-vapor arc lacks red rays. No progress has yet been made toward the introduction of this interesting light into this country.

Finally, the quartz mercury arc lamps have made much progress. These lamps are not lacking in red rays as is the ordinary form of mercury-vapor arc, but are still subnormal in the red. It would be extremely interesting to know the result of operating them with the rhodamine reflector for a white light.

Speaking of the results of technical research in the subject of lighting during the last year, the committee says there has been a most ingenious attempt at producing a primary standard of light from incandescent platinum at the hands of two English investigators. A strip of platinum is electrically heated and held at a determinate temperature by the effect of the physical radiation filtered out through a water cell and a black fluorspar screen on a thermopile which indicates the radiant energy. The device was found to be good for a constancy within plus or minus ½ per cent., but whether it will prove any more workable in practice than various forms of the Violle standard, remains to be seen.

The committee closes its report with reference to new auxiliaries and sources of business and considers in detail the subject of reflectors of various sorts.

HELPFUL MANAGERIAL HINTS.

What Our Readers Have Found To Be Problem Solvers.

Engineers and others whose hands become grimy by coming in contact with greasy steel grindings, insulating material, tar and similar products, will find that by mixing four ounces of grain alcohol with three ounces of glycerine and three ounces of water and rubbing this into the hands in the morning and allowing it to dry in, grit will not find a permanent place in the skin no matter how dirty or greasy the subsequent day's work may be. There is nothing injurious about this mixture and does not make the hands liable to chap.

Trueing Commutators Inexpensively.

Managers frequently find among their engine room requisitions an item for trueing up commutators. A little attention and care on the part of the electrician will save this rather expensive operation and will not deprive the building of the use of the machine. All that is needed is a little piece of fine emery cloth on a trued, curved block applied once or twice a day. Two pieces of sandstone each chiseled out to fit half way around the commutator are better than the emery cloth. If the commutator is very large clamp between two boards several stones and apply when the dynamo is running at reduced speed. The idea is to keep the high spots level with the rest of the commutator by daily corrective measures.

Hotel Equipment.

Some idea of the cost of equipping a modern metropolitan hotel is given in a recent issue of the New York Hotel Register and Review, wherein is reported part of an order to furnish the new Biltmore Hotel at the Grand Central Terminal, New York. This is said to be the biggest order for kitchen furnishing ever given by any hotel in the country. The order in part comprises the following: Thirty-six automatic egg boilers, five dishwashing machines, each capable of washing 7,000 to 10,000 dishes per hour; three bread and pastry ovens, six electric silver and knife cleaning machines, six puree and vegetable paring machines, thirty steam cooking kettles, twenty-six vegetable steamers and boilers, 200 feet of coal and gas ranges of their own manufacture, 250 feet of cooks' tables, made entirely of steel; forty feet of broilers, 300 feet dish heaters, 140 feet steam serving tables, twenty-five coffee urns. Dozens of minor equipment complete the "biggest" order. One point of interest is that in the carrying out of the contract woodwork has been eliminated as far as is in any way possible, and steel or other metal takes its place.

Elevator Discipline.

The man in the elevator car can be a very important factor in the success or the failure of your building. He is in a car alone, unwatched, with your tenants, their customers and callers. A "fresh" elevator operator, or one who gives short, discourteous answers, who displays his temper by vigorous slamming of elevator doors or making short stops and quick starts of the car, should not be countenanced.

A New Kind of Mop.

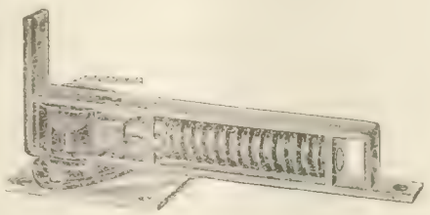
A new mop, known as the Wundermop, and used in conjunction with the Wundermop handle, the invention of a blind man, and is made by blind men in shops maintained by the Massachusetts Commission for the Blind, has been placed on the market.

NEW THINGS

Uninfluenced by advertising considerations, this information is collected on its merits for the benefit of building managers.

Surface Floor Hinge.

A ball-bearing surface floor hinge containing a grease cup, having a lock at 90 degrees, is a novelty being introduced by the Lawson Manufacturing Company, of Chicago, Ill. The patented features include a socket alignment mak-



ing the device easy to manipulate, and guaranteed to hold the door in line. The grease cup is dirt proof and encloses the vital working parts of the hinge, thus insuring absolute noiselessness of operation. It is known as Katz No. 1.

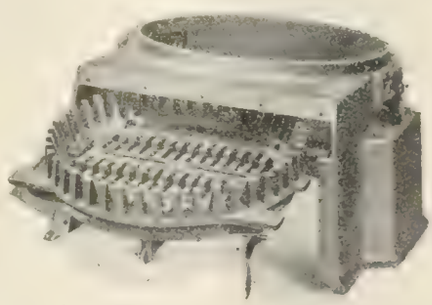
Concrete Edge Protector.

Recognizing the demand for a really efficient concrete edge protector that could be supplied at a reasonable price, the Trussed Concrete Steel Co. of Detroit, Michigan, has placed upon the market the Trus-Con Curb Bar. These bars, made of open-hearth steel and galvanized after forming, are designed to protect concrete curbs, shipping platforms, step nosings, entrance and interior columns.

The Kahn System of Reinforcing and Finishing Concrete has also produced the Trus-Con Armor Plate, which has proved of value in preventing rutting and chipping of the joint in concrete roads or pavements. Both products are fully described in booklets which can be obtained from the Trussed Concrete Steel Co. of Detroit, Michigan.

A New Type of Boiler Grate.

The Borton & Lidgerwood Co., 96 Liberty street, is introducing something new in the way of boiler grate, which is



susceptible of being supplied with new grate bars or an entire new grate at almost a moment's notice and by a novice. The illustration shows the operation of this device.

Shield for Expansion Bolts.

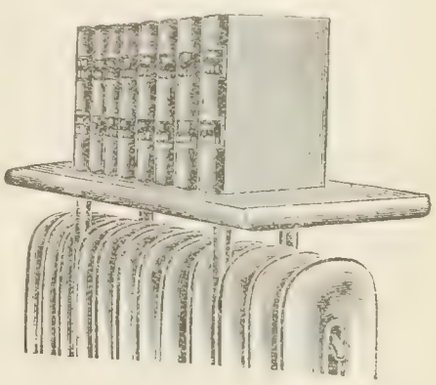
The increasing use of masonry has created a big market for positive fasten-



ers of one kind or another, and something new in this line is being introduced by the Brohard Company of 3d street and Lehigh avenue, Philadelphia, Pa., in the form of an expansion bolt shield for machine and lag screw bolts used in stone or concrete work. They embrace several new features. The Brohard Climax Shield is unique among lag shields in the fact that it does not expand before the head of the bolt comes in contact with the material, thereby assuring a positively tight and secure fastening, and does not take an abnormally large hole. It does not depend entirely upon the thread of the bolt for its holding power, as the nut is the wedge which causes the expansion. Both the inside of the shield and nut are tapered, so that they are in contact at all points when expanded.

Utilizing Radiator Space.

The space above a radiator in living apartments where area is restricted represents a distinct loss to the rentpayer, because he gets no return for the space occupied for heat appliance. The Radiator Shelf Bracket Co., of 41 Union



Square, has a device on the market which is strong enough to hold a good sized bookcase. It is in the form of an asbestos-lined shelf. By a simple change of arrangement it can be used as a plate warmer in the dining-room. They are adjustable at different heights and can be made to fit any radiator.

QUESTIONS and ANSWERS

Basic Building Figuring.

I am desirous of ascertaining a few basic rules for figuring quantities of materials required for building construction.

Answer.—Quantities in average practice may be reduced to the following bases for the purpose of estimating. One thousand shingles, laid four inches to the weather, will cover one hundred square feet of surface, and five pounds of shingle nails will fasten them on. One-fifth more siding and flooring is needed than the number of square feet of surface to be covered because of the lap in siding and flooring. One thousand laths will cover seventy yards of surface and eleven pounds of lath nails will nail them on. Eight bushels of sand and one bushel of hair will make enough good mortar to plaster one hundred square yards. 128 cu. ft. of stone, three bushels of lime and a cubic yard of sand will lay one hundred cubic feet of wall. Cement, one bushel, and sand, two bushels, will cover 3½ square yards, one inch thick; 4¼ square yards ¾ inch thick, and 6¾ square yards ½ inch thick. One bushel of cement and one bushel of sand will cover 2¼ square yards one inch thick; 3 square yards ¾ inch thick, and 4½ square yards ½ inch thick.

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Building Construction and Building Management
in the Metropolitan District

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The Bronx Society of Arts and Sciences, which maintains the old Lorillard mansion in Bronx Park as a museum, has started a campaign to enlarge its membership, primarily with a view to increasing the small, but historically valuable collection housed in that institution. The purposes of the society embrace museum extension, lectures and other activities, and should command the generous support of residents of the borough. Albert E. Davis, George E. Stonebridge, or Mrs. W. W. Niles, of 4143 Park avenue, the corresponding secretary of the society, will answer inquiries concerning application for membership.

Many considerations enter into the value of real estate. In giving each of these considerations its proper weight, the appraiser must exercise his own judgment. It is seldom, even when there is no occasion for bias, that appraisers agree as to the value of a given piece of property. Some bias, however, is natural and unavoidable when an appraiser testifies in behalf of a client. Any honest observer who knows how inchoate and primitive the "science" of appraising is must exclude from his mind all suspicion of crookedness when he finds the President of the Board of Brokers testifying that a certain property is worth $813,267, while a Vice-Chairman of the Board's Committee on Appraisals swears to a valuation of only $592,700. Such an occurrence, however, should lead the Board of Brokers to undertake a careful study of the relative importance of the different factors of value, with a view to officially adopting and promulgating a uniform system of appraising.

The Terminal Committee's Plans.

The agreement proposed by the Committee on Terminal Improvements of the Board of Estimate will probably have to be adopted for the most part. It does not by any means constitute an adequate plan for the development of the machinery for handling freight in Manhattan, but it has been evident for some time that the adoption of an adequate plan has become practically impossible. The equipment of the waterfront of Manhattan with facilities for handling freight equal to those possessed by the most efficient modern European and American ports would demand an arrangement similar in scope and in its cost to that recently concluded as a solution of New York's transit problem. It would demand the close co-operation between the city and all the transportation companies that ship large quantities of freight to or from Manhattan, and the expenditure, both by the city and the transportation companies, of a very large sum of money. None of these requirements can be met. The city is not in a position to appropriate any very considerable amount of money for this purpose. It is barely able to issue the bonds which are absolutely necessary to build piers in Manhattan long enough to accommodate the large ocean steamships, and anybody familiar with the real estate situation knows its borrowing capacity will not be increased to any considerable extent until after the new subway system gets into operation. If a large sum of money is to be spent upon improved terminals in Manhattan, it will have to be supplied by private corporations, and the really practical question is: What private corporation stands ready to undertake the work?

There is no indication that any of the corporations which enter Manhattan under or over the North River are willing to invest much money in doing away with the inefficiency of the present methods. Presumably, they know their own business and can be trusted to decide whether such an investment on their part would pay. They have consistently refused to take any interest in a freight tunnel, a bridge or any other method of reaching Manhattan on rails and without transshipment. Proposals looking in that direction have frequently been put up to them, but they have never wavered in this attitude. The most powerful of these corporations, the Pennsylvania Railroad Company, is already spending a large amount of money for the purpose of improving the transportation machinery of Long Island. Its ownership of the Long Island Railroad makes it much more interested in Brooklyn and Queens than in Manhattan. It is evident that little or no help can be expected from that particular quarter.

There remains the New York Central Railroad Company. That powerful corporation is the only one with which the city has any chance of doing business, and the great merit of the plan of the Terminal Committee consists in its frank recognition of this fact. The New York Central is interested above all in Manhattan. It has always carried the larger part of the freight which enters and leaves the borough. It already owns tracks through the city's streets and a well-situated terminal in the heart of the West Side freight district. Any rearrangement of the existing transportation machinery must have for its most important part a new contract with the New York Central which would do away with the inefficient and anomalous methods now used, and would substitute for them a modern and efficient mechanism of handling freight. It is such a contract which the Terminal Committee proposes to make. If it is executed, the whole group of annoying controversies with the management of the company, which have been persistently and fruitlessly carried on for so many years, will be cleaned up.

The method whereby the freight tracks of the railroad company obtain access to Manhattan will be freed for the most part from all those features which have in the past injured the local interests of various parts of Manhattan. Riverside Park between 122d and 72d streets will be practically freed from the nuisance of the railroad; its area will be somewhat increased, and it will become a far more useful place of recreation to the dense population which lives in its neighborhood. The absurdity and the wickedness of running trains on grade along an avenue of a great city will be done away with. An enormous improvement will be made in the machinery for handling perishable freight, destined for the better arranged West Side markets, and all these advantages will be obtained without the expenditure by the city of anything but an insignificant sum of money.

Of course, the proposed plan falls far short of being perfect. If it is adopted, the Manhattan waterfront will be modernized in part, and Manhattan merchants will in certain cases suffer in competition with those of other ports and those of other parts of New York City itself. But property owners of Manhattan in general must reconcile themselves to such disadvantageous conditions. In the future the borough will retain such a decided advantage for the transaction of so many kinds of business that they can afford to put up with something less than proper treatment in other respects. In any event, an increasing proportion of the total business of the port must be transacted in other parts of the waterfront, and in spite of this loss Manhattan real estate will not be lacking tenants, who will have a sufficient amount of profitable business, which cannot be carried on anywhere else.

Loft Construction Shrinking.

As the real estate market for the year 1913 develops, it is becoming increasingly evident that in one important respect it will differ from the markets of the five preceding years. Comparatively few new sites are being purchased for improvement with loft buildings in the new mercantile district, and the amount of new construction of this class will be decidedly less than that to which the city has become accustomed. Improvement of this kind will not entirely cease, but it will shrink to comparatively small proportions, and the shrinkage will be pretty evenly distributed throughout the different parts of the district. This cessation of building will be advantageous both to the old and to the new mercantile sections. It will give the new district at least a year in which to fill up its many empty spaces, and, as this year promises to be one of good general business, renting conditions should at the end of that time be very much improved.

They can be improved, moreover, without any continuation of that drain upon the business occupation of the older districts which has been such a conspicuous characteristic of the past few years. The normal increase in the demand for additional space ought to be sufficient in a year of good general business to do away with most of the ill effects of the existing over-supply of lofts. Whether the business of constructing mercantile buildings will ever again reach the huge totals of the past few years remains to be seen. It frequently happens in New York that a certain type of structure is built with the utmost freedom for

a few years, owing to some temporary over-stimulation, and that after the condition which produces this stimulation passes by the former activity of construction is never resumed. Such was the case with private dwellings on the West Side during the middle years of the eighties, with apartment hotels after 1901 and 1902, with the East Side tenement house district a few years later, and so on.

It may well be that a similar fate awaits the speculative construction of mercantile buildings in the district between 23d and 34th streets. Of course, the mercantile business of New York is bound to increase, but it may seek its location in other parts of the city, and it is likely to be more conservative about moving than it has been in the immediate past. In all probability, however, the revival, when it comes, will for some years at least result in as much building as that which took place last year. The mercantile expansion of New York is just at present the dominant fact in the economic life of the city, and its momentum is so great that it will continue to have a great effect upon the real estate condition of central Manhattan.

THE WEEK IN REAL ESTATE.

The real estate market was strong this week. Selling was on a large scale. Apartment houses, good-sized vacant plots for improvement, tenement houses, dwellings and whatnot in real estate embodied the dealing. Large leases also continue to be an important phase of market activity. A glance backward shows the sale of a large Washington Heights corner, marking the last of the Loyal L. Smith estate holdings in that part of the city; a plot of three lots on Eleventh avenue, near 44th street, covered with old tenement houses; several plots in Harlem, on Washington Heights and in the Bronx, to be improved with apartment houses; a lot on Fifth avenue, opposite the park; two adjoining dwellings on Park avenue; a plot in East 30th street, for reimprovement with a commercial building; a good plot in West 25th street, near Sixth avenue, for reimprovement with a business building; some dwellings in the Upper East and West Sides; a plot on West Broadway, running through to Thompson street; a business dwelling in East 34th street; a Third avenue corner; tenement houses in upper Mercer street; a dwelling for a clubhouse in West 56th street; a plot in 30th street, adjoining a Fourth avenue corner; the sale of a 12-story apartment house, in the Upper West Side, on the plans; and, a Columbia College leasehold. These are some of the important transactions of what has certainly proven to have been a good week in real estate.

Some persons assert that there is a paucity of apartment house rentals and that therefore there will be a cessation of apartment house construction; but, judging by the way large plots on Washington Heights, in Harlem, the Bronx and Brooklyn are being sold for improvement with apartment houses there seems to be but little ground for the apprehension about a surplus of these buildings. We recall that during the boom on Washington Heights, a few years ago, predictions were freely made that apartment house construction there was being overdone, and we were inclined to share in the belief; but, with the subway trains in operation it was not long before all of the apartment houses that were built were occupied and a demand for more followed. As new subway routes, for which contracts have been signed, progress toward completion, there may be a plethora of apartment houses erected; but, it is hardly likely that any one neighborhood will so suffer because henceforth apartment house construction in this great city will be more widespread consequent on the building of subway routes throughout the municipal area instead of in one or two boroughs. It is very probable that Brooklyn will share with Manhattan and the Bronx in attracting tenants to fine apartments. Already, Brooklyn has some of the best apartments, and they have been built by men who did not foresee subways throughout the borough. If Brooklyn can attract many apartment house tenants while having only surface transportation facilities, what will it attract when subways radiate through its territory?

More sales are transpiring in Brooklyn just now than have taken place there in a long while. Undoubtedly the signing of the contracts for the construction of subways has much to do with it; and, investors have gotten their courage up, at last, to the purchasing point. The knowledge that the money for subway building is available is another tonic to conditions. The whole suburban area of the City of New York is also in the throes of renewed demand, as the news columns of The Record and Guide show. The growth of the city is so constant and the opportunities for real estate investment henceforth will be so varied that all parts of the city and its environs will be susceptible to a movement of their real estate. There is also a good demand for acreage for country estates.

Legislation at Albany.

The adjournment of the Legislature, which have been scheduled for the week ending April 19, is now expected to be delayed considerably beyond that date in consequence of the decision of the Senate to investigate the charge of extortion brought against Senator Stephen J. Stilwell by George H. Kendall, president of the New York Bank Note Company. The charge that Gov. Sulzer before election promised the Brotherhood of Railroad Trainmen to sign the full crew bill and the fact that several nominations for Supreme Court vacancies and other important posts have yet to be made and confirmed cited as additional reasons standing in the way of an early adjournment.

During a week so devoted to political manoeuvring as the present one has been, the work of legislation has naturally remained pretty much at a standstill.

Fire Commissioner Johnson's bills relating to fire insurance policies brought out a marked division of sentiment at a hearing in the Assembly Chamber, being favored by many prominent business men, but being opposed by William F. McConnell of the New York Board of Trade and Transportation, Frederick B. DeBerard of the Merchants' Association of New York, John A. Murphy of the Buffalo Chamber of Commerce, the Manfacturers' Association of New York, and other interests. The opposition was based principally on the fact that the bills will increase the expenses of both insurer and insured, but Commissioner Johnson declared his willingness to compromise, so as to meet every reasonable objection.

The Kerrigan bill, introduced at the instance of the Tax Department of the City of New York, amending section 889 of the charter, relating to tax sales in this city, was amended by striking out a clause giving the city a clear title to all property acquired at tax sales, quieting all easements and restrictions. The bill now merely provides for deputy tax commissioners, before whom citizens can make statement in the matter of swearing off personal taxes instead of journeying to the central office.

Assemblyman Burr's bill, taking from the Board of Justices of the Supreme Court the power to select the Kings County Courthouse site and giving it to the Board of Estimate was advanced by being voted out of committee. The supporters of the bill, notably the Brooklyn League and the Brooklyn Heights Association, are opposed to the site, bounded by Court, Livingston, Clinton and State streets, recommended by the justices, and urge that the courthouse be placed on the proposed Brooklyn Bridge Plaza between Washington, High and Fulton streets.

A Street Car Hold-up.

After having maintained for twenty-seven years, a street car service from 135th street and Madison avenue, Manhattan, to 138th street and Park avenue, The Bronx, the N. Y. & Harlem Railroad Co. has discontinued the operation of cars over the Madison avenue Bridge and the business men and residents of the South Bronx are making an earnest effort to have the service resumed.

The original permit under which the line was operated was granted by the Park Department, but the present City authorities questioned the validity of the company's permit. The case was carried to the courts which decided that the company was not possessed of a franchise authorizing it to continue to operate its line across the Harlem River.

On December 7, 1911, the Board of Estimate adopted a resolution directing the company to apply for a franchise; but instead of doing so, the company quit running its cars altogether on Dec. 31, 1912, and they have not run since, to the great inconvenience of the public.

Under date of March 22, 1913, the N. Y. Railways Co. addressed a letter to the Board of Estimate "stating that in its opinion the service is not needed and that the money required to continue the service might be better spent to relieve congestion and give improved service where it is a public necessity, and concluding, 'Under these circumstances we are not prepared at this time to request our lessor, the New York and Harlem Company, to apply for a franchise.'"

The residents and business men of the vicinity, however, do not appear to agree with the Railways Company, and a petition signed by over 300 representative firms and individuals is now in the hands of the North Side Board of Trade to be used as a basis of future action in trying to induce the Railways Company to apply for a franchise. The Harlem Board of Commerce at its monthly meeting on Tuesday, March 4, unanimously passed resolution asking President Shonts to apply for a franchise and to resume the operation of the shuttle service.

Albert E. Davis, architect, whose office has been at 138th street and 3d avenue for over 25 years, said:

"Assuming the correctness of the company's statement that the operation of this connecting link between Manhattan and The Bronx was not profitable, it nevertheless was a public convenience and could be made profitable, I should think if a service sufficiently accommodating to the public were operated; and especially if it were extended to 138th street and 3d avenue, where all the Union Railway lines of The Bronx converge. These lines would thus become feeders to the Madison avenue line. The Pelham Bay Park branch of the Lexington avenue subway now under construction, will have an express station at 138th street and Third avenue and will bring to this focal point the great easterly section of The Bronx and form another feeder for the Madison avenue line. So it

would seem that the traffic opportunities present and prospective, are sufficient to make it worth while for the company to apply for a franchise and not only to resume the service, but to extend and improve it. It might even be worth the company's while to run continuous service alternately via the Madison avenue line to The Bronx without the change of cars at 135th street that was required by the service recently discontinued."

Cauldwell-Wingate Co. Expands.

The Cauldwell-Wingate Co., builders, has opened an office in the Candler Building, Atlanta, Ga., under the management of Mr. W. B. Paye. The significance of this announcement lies in the fact that the company during the last thirty months has completed contracts in New York and vicinity amounting to $8,000,000, and has now under contract buildings amounting to more than $3,000,000. Among the latter is the recent award of the New York Biscuit Company to erect a $2,000,000 factory at Tenth avenue and 15th street, on which there is a time limit for completion within ten months. The satisfaction of the individuals and corporations for whom the Cauldwell-Wingate Company has completed buildings shows that its organization has grown in proportion to the amount of business done.

To Honor Efficient Public Men.

The committee on arrangements announce Monday evening, April 21, as the date of the banquet to be given at the Waldorf-Astoria by the citizens of Greater New York City to the members of the Board of Estimate and Apportionment of the City of New York, the members of the Public Service Commission for the first district, Hon. William R. Willcox and Hon. Seth Low to commemorate the successful conclusion of the negotiations with the transit companies and the execution of the operating contracts.

The price per cover has been fixed at $10, including wine, and the price of boxes seating 6 to 8 persons is $10. Tickets may be had by sending checks to the order of Robert E. Dowling, treasurer, and addressed to John D. Crimmins, chairman, 135 Broadway, New York City.

This will be a notable event and those fortunate enough will hear some truths about the future of our wonderful Greater New York City.

THREE FAMILY HOUSES.

(Continued from page 715.)

millions of dollars by the decrease in the number of fires, for which the law's enforcement is responsible; and what is more, it has saved thousands of human lives and enhanced the health of the community to an extent which cannot be estimated in dollars and cents, and in verification of this statement I respectfully refer to the respective reports of the Commissioner of the Health Department and the Commissioner of the Fire Department.

"Finally, no benefit would accrue to the rentpayer, or even to the owner of a three-family house, because of a ten or fifteen per cent. reduction in the cost of construction of such a three-family house, for the reason that my experience has proven that the rents demanded and paid on the alleged two-family, three-story houses for each apartment is as much as paid and demanded on the legal three-family tenement. Furthermore, the owner who eventually purchases the house pays approximately as much as the purchaser of a legal three-family house, and the ten or fifteen per cent. difference in cost in ninety cases out of a hundred is additional profit to the speculator who builds it, the purchaser being the innocent victim, and ignorant of the fact that the rooms in the rear of the store may not be occupied by an additional family, and only discovers it after he has become the owner. The speculative builder who sells him the house studiously omits to inform him of the fact that the house cannot be occupied by more than two families, thus in many cases practising a fraud upon the innocent victim."

—Two more big apartment houses under construction in West 72d street rather strengthen the idea that it is to continue as a residential instead of being transformed into a business street entirely. Being the southern approach to Riverside Drive, it is natural that 72d street should take on in time some of the latter's characteristics.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 Mar. 28 to April 3	1912 Mar. 29 to April 4
Total No.	207	269
Assessed value	$11,497,000	$16,120,800
No. with consideration	38	18
Consideration	$1,157'466	$661,925
Assessed value	$1,650,000	$653,000
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	2,153	2,423
Assessed value	$136,097,512	$207,389,145
No. with consideration	298	232
Consideration	$13,612,003	$11,741,487
Assessed value	$13,090,962	$10,798,800

Mortgages.

	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	133	170
Amount	$4,665,096	$7,787 962
To Banks & Ins. Cos.	28	46
Amount	$1,581,500	$3,958,500
No at 6%	43	51
Amount	$1,021,646	$1,561,483
No. at 5½%	2	2
Amount	$22,000	$1,010,000
No. at 5%	39	51
Amount	$2,357,050	$2,181,900
No. at 4½%	13	14
Amount	$551,500	$498,300
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	$30,000
Interest not given	36	51
Amount	$712,900	$2,506,279
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	1,445	1,656
Amount	$60,537,364	$110,565,194
To Banks & Ins. Cos.	347	374
Amount	$34,101,350	$81,419,615

Mortgage Extensions.

	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	54	57
Amount	$1,580,500	$1,341,900
To Banks & Ins. Cos.	11	15
Amount	$572,500	$314,500
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	535	735
Amount	$24,113,585	$19,525,577
To Banks & Ins. Cos.	187	237
Amount	$15,165,050	$15,507,500

Building Permits.

	Mar. 29 to April 4	Mar. 30 to April 5
New buildings	14	17
Cost	$1,176,000	$1,187,800
Alterations	$201,926	$199.440
	Jan. 1 to April 4	Jan. 1 to April 5
New buildings	159	208
Cost	$17,523,615	$29,517,500
Alterations	$2,557,334	$2,945,600

BRONX.

Conveyances.

	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	147	171
No. with consideration	22	18
Consideration	$74,052	$403,641
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	1,760	1,875
No. with consideration	196	158
Consideration	$2,091,557	$2,501,385

Mortgages.

	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	89	116
Amount	$671,587	$1,174,409
To Banks & Ins. Cos.	7	13
Amount	$36,000	$104,000
No. at 6%	41	45
Amount	$290,697	$529,009
No. at 5½%	3	19
Amount	$40,000	$117,350
No. at 5%	13	24
Amount	$163,100	$276,500
Unusual rates	4	2
Amount	$8,340	$106,000
Interest not given	28	26
Amount	$169,450	$145,550
	Jan. 1 to April 3	Jan. 1 to April 4
Total No.	1,219	1,351
Amount	$13,232,071	$11,874,837
To Banks & Ins. Cos.	132	170
Amount	$2,669,029	$2,982,666

Mortgage Extensions.

	Mar. 28 to April 3	Mar. 29 to April 4
Total No.	20	11
Amount	$450,750	$118,000
To Banks & Ins. Cos.	3	.....
Amount	$101,000	.....
	Jan. 1 to April 3	Jan 1 to April 4
Total No.	178	211
Amount	$3,110,150	$3,816,975
To Banks & Ins. Cos.	29	49
Amount	$815,500	$1,390,400

Building Permits.

	Mar. 28 to April 3	Mar. 30 to April 5
New buildings	28	31
Cost	$684.050	$1,062,875
Alterations	$40,100	$9,700
	Jan. 1 to April 3	Jan. 1 to April 5
New buildings	267	322
Cost	$7.330,366	$8,875,125
Alterations	$267,725	$341,205

BROOKLYN.

Conveyances.

	1913 Mar. 27 to April 2	1912 Mar. 28 to April 3
Total No.	577	506
No. with consideration	55	43
Consideration	$219,936	$281,550
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	6,251	6,255
No. with consideration	429	372
Consideration	$3,391,186	$3,424,731

Mortgages.

	Mar. 27 to April 3	Mar. 28 to April 3
Total No.	429	455
Amount	$1,512,916	$2,634,050
To Banks & Ins. Cos.	90	94
Amount	$504,450	$1,359,850
No. at 6%	228	274
Amount	$607,559	$1,660,884
No. at 5½%	54	67
Amount	$244,200	$378,900
No. at 5%	125	88
Amount	$592,607	$473,300
Unusual rates	4	2
Amount	$23.275	$15,544
Interest not given	18	24
Amount	$45,275	$105,422
	Jan. 1 to April 2	Jan. 1 to April 3
Total No.	4,418	4.645
Amount	$16,415,235	$19,314,114
To Banks & Ins. Cos.	1,072	1,101
Amount	$6,701,581	$7,932,623

Building Permits.

	Mar. 28 to April 2	Mar. 28 to April 3
New buildings	68	226
Cost	$1,170.000	$1,986,070
Alterations	$114,073	$96.099
	Jan. 1 to April 2	Jan. 1 to April 3
New buildings	1,008	1,311
Cost	$8.370 037	$11,268.523
Alterations	$910,619	$922,676

QUEENS.

Building Permits.

	Mar. 28 to April 2	Mar. 29 to April 4
New buildings	196	38
Cost	$260,840	$94,585
Alterations	$15,215	$21,138
	Jan. 1 to April 2	Jan. 1 to April 4
New buildings	1 212	1.012
Cost	$3.619.910	$3,775,850
Alterations	$291,431	$247,610

RICHMOND.

Building Permits.

	Mar. 28 to April 3	Mar. 29 to April 4
New buildings	18	20
Cost	$24 690	$40.200
Alterations	$5,030	$9,912
	Jan. 1 to April 3	Jan. 1 to April 4
New buildings	165	201
Cost	$282,527	$972,130
Alterations	$49,472	$106,147

BUILDING MATERIALS AND SUPPLIES

Last of Pre-flood Shipments Will Arrive by First of the Week, When Real Shortage Will Be Felt Here.

Government Report Shows That Another Advance in Price of Coal Is Due to Come in About Six Months—Dealers Encouraging Early Buying—Common Brick Firm.

THE whole building material market rested this week on the behavior of steel as a result of the Pennsylvania and Ohio floods. Shipments proved to be about normal, and, in consequence, other materials held firm, both on price and demand. But, as the week closed, receipts began to slow down, and it is freely stated by the mill agents here in New York that by the first of next week steel will be very scarce, for the reason that all the shapes which were en route when the floods compelled the closing down of the furnaces will have arrived at destination and there can be no more sent out from Pittsburgh until the railroads get their tracks in shape again. This may entail a delay of a week or two on deliveries.

As far as other building materials are concerned, a brief curtailment in steel receipts will help manufacturers. Before the floods came the demand for every commodity, except North River common brick, was exceptionally brisk, and the Steel Corporation was getting output data together which already gave evidence of bringing record-breaking business. With the mills running close to the market, this would not have conduced to lower prices. As it is now, a fortnight's halt at the building material consuming end will enable manufacturers to catch up with orders and help to keep the current prices steady.

The situation in the lumber department is not rosy. The floods are rushing on toward the big southern lumber producing centers, and, while they all have been warned, the delay incidental to the repair of machinery and other property following the receding of the waters at a time when the consuming market here in the east is heavy and the supply light, may cause sharp price advances.

The common brick market showed a little more activity this week. In fact, the call for brick, lime, plaster and plaster-boards in the suburbs was noticeably brisk and gave many dealers a foretaste of what the spring demand is likely to be. Here in New York, where the demand for brick is slow, closely tempered by the assemblage of steel shapes, there was little change in demand, although prices were somewhat stiffer on last week's levels of $7.00 to $7.25. The last of the covered barges went out at prices considerably below the $7.50 range, at which they were held by owners.

Building managers were considerably stirred up over the Government's report on the coal situation, in which it is stated that there is no reason why, under existing conditions, there should not at almost any time be a renewal of the slight shortage, amounting to about one-half the normal production of the mines for one month, and for another advance in prices coinciding with the alleged shortage. The report points out that the last advance in price was by no means warranted under the conditions, and it therefore by implication raises the question whether Congress will allow the situation to continue and will thereby lay the foundation for a renewal of the difficulty six months from now when another coal season is about to open. Some distributors already are making special rates to encourage forward buying.

BRICK MARKET FIRMER.

Prices Unchanged, Although Demand Improves Somewhat.

THE common brick market showed a tendency to firm, but prices remained steady during the last week. All danger from the flood has passed in the up-river brick yards, and here and there are to be found evidences of preparations for starting up the new season. The Raritan River market is strong in the suburbs.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

1913.
Left Over, March 22—21.

	Arrived.	Sold.
Monday	17	9
Tuesday	14	6
Wednesday	10	9
Thursday	14	8
Friday	0	3
Saturday	4	5
Total	59	40

Condition of market, firm. Prices, Hudson River (basic), $7 to $7.25. Raritans, $7. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over (open cargoes)—50. Total covered—0. Total covered sold—1. Total covered on reserve March 29—1.

1912.
Left Over, March 23—0.

	Arrived.	Sold.
Monday	9	2
Tuesday	0	1
Wednesday	5	0
Thursday	10	4
Friday	6	2
Saturday	2	5
Total	32	14

Condition of market, strengthening. Prices, Hudson, $6.50 to $7. Raritans, $6.25 to $6.75. Left over, March 25—18.

MANY STEEL MILLS RESUME.

Tie-up in Transportation May Continue for Another Week.

ADVICES from the steel mills in the flood districts showed that the work of recuperation was well under way and that by the end of the week many mills would be under partial operation, and that by the middle of next week all would be under normal run. The chief concern expressed by steel consuming interests here was getting the railroad embankments repaired so that normal freight traffic would be resumed.

Local builders have not been seriously inconvenienced regarding the floods for the reason that most of the steel they were erecting this week was already on the road when the deluge came. Deliveries from now on, however, will be slow and this fact is very apt to have a quieting effect upon other commodities. Prices showed no change.

HOW LUMBER HAS ADVANCED.

Scope of Price Increase in All Departments Tabulated Since October.

BUILDERS have complained of the increased cost of construction during the last six months and have attributed this rise largely to the heavy upward fluctuations in lumber. The following compilation will show at a glance just how much each grade has moved up. Wholesalers ascribe the advance to the increased demand and the decrease in supply, indirectly aided by higher transportation costs and scarcity of labor. It is entirely probable, they say, that even the April list will move up before the month closes. The following figures show actual increase in price ranges between the current official association list and that for last October:

ASH, WHITE.

5/4 in. 6/4 in. 1st & 2nds, advanced	$4.00@$3.00
8/4 1st and 2nds, advanced	4.00@ 3.00
2½ and 3 in. 1st and 2nds, advanced	5.00@ 5.00
4/4 in. clear strips, advanced	3.00@ 2.00
4/4 in. No. 1 common, advanced	3.00@ 2.00
2½, 3 & 4 in. No. 2 com., advanced	3.00@ 5.00
4/4 in. No 2 common, advanced	3.00@ 3.00
5/4, 6/4 and 8/4 in. No 2 common, advanced	3.00@ 2.00

BASSWOOD.

4/4 in. 1st and 2nds, advanced	$1.00@$1.00
4/4 in No. 1 common, advanced	——@ 1.00
5/4, 6/4 & 8/4 No. 1 com., advanced	——@ 1.00

BIRCH.

4/4 in. 1st and 2nds, advanced	$2.00@$3.00
4/4 in. 1st and 2nds, saps, advanced	1.00@ 3.00
5/4, 6/4 & 8/4 in. 1st & 2nds, reds, advanced	3.00@ 2.00
5/4, 6/4 & 8/4 in. 1st & 2nds, saps, advanced	1.00@ 2.00
2½, 3 and 4 in. 1st and 2nds, unselected color	5.00@ 5.00
4/4 in. No. 1 common, red	2.00@ ——
4/4 in. No. 1 common, sap	1.00@ 1.00
5/4, 6/4 and 8/4 No. 1 common, red.	2.00@ 2.00
4/4 in. No. 2 common, unselected color	2.00@ 2.00
5/4, 6/4 and 8/4 No. 2 common, unselected color	2.00@ 2.00

TANK PLANK.

2, 2½ and 3 in. 22 and 24 ft. long, 5 in. and up wide	——@$1.50

CHERRY.

4¼ in. 1st and 2nds	——@$5.00
5¼, 6/4 and 8/4 in. 1st and 2nds	——@ 5.00
2½ and 3 in. 1st and 2nds	——@ 5.00
4 in. 1st and 2nds	——@ 5.00
4/4 in. clear strips	——@ 3.00
4/4 in. No. 1 common	——@ 2.00
4/4 in. No. 2 common	——@ 1.00
5/4, 6/4 and 8/4 in. No. 2 common	2.00@ 2.00

CHESTNUT.

4/4 1st and 2nds	$1.00@$1.00
5/4, 6/4 and 8/4 1st and 2nds	1.00@ 1.00
4/4 No. 1 common	1.00@ 1.00
4/4 wormy and No. 2 common	2.00@ ——
5/4, 6/4 and 8/4	3.00@ 3.00

CYPRESS SHINGLES.

F. O. B. New York by Car.

6x18 No. 1 heart cypress shingles, per M.	$1.00@$1.00
6x18 No. 1 primes or A's, per M	1.75@ 1.75

CYPRESS.

F. O. B. New York Market.
Lumber Rough or Dressed.

Firsts and seconds, 1 inch	——@$2.00
Firsts and Seconds, 1¼ inches	$0.50@ 3.00
Firsts and seconds, 1½ inches	2.00@ 3.00
Firsts and seconds, 2 inches	1.00@ 3.50
Firsts and seconds, 2½ inches	2.00@ 3.00
Firsts and seconds, 3 inches	1.00@ 2.00
Selects, 1 inch	1.00@ 3.00
Selects, 1¼ inches	1.00@ 2.00
Selects, 1½ inches	2.00@ 4.00
Selects, 2 inches	1.00@ 3.00
Selects, 2½ inches	1.00@ 3.00
Selects, 3 inches	1.00@ 2.00
Shop, 1 inch	1.50@ 3.50
Shop, 1¼ inches	1.50@ 3.00
Shop, 1½ inches	2.50@ 4.00
Shop, 2 inches	1.00@ 2.50
Shop, 2½ inches	——@ 1.50
Shop, 3 inches	——@ 2.50

DOUGLAS FIR.

8/4 to 16/4 No. 2, clear and better	$1.00@$1.00
Yard sizes, 8/4 to 16/4x6-8-10-12x 12-28	1.00@ 2.00
12x12x20/40	2.00@ 3.00

RAIL DELIVERY.

1x3 Rift flooring, No. 1	$5.00@$3.00
1x3 Rift flooring, No. 2	8.00@ 6.00
1x4x6 Rift flooring, No. 1	2.00@ 1.50
1x4x6 Rift flooring, No. 2	4.00@ 4.00

FLOORING.

13-16 Oak, 2, 2¼ and 2½.

Clear, quartered, white oak flooring	$1.50
Select, quartered, sawed white oak flooring	5.00
Clear, quartered, red oak flooring	1.50
Select, quartered, sawed, red oak flooring	5.00
Clear, plain sawed, white oak flooring	2.00
Select, P. S., white oak flooring	3.00
Clear, plain sawed red oak flooring	2.00
Select, P. S. red oak flooring	5.00

MAPLE FLOORING.

F. O. B. New York City.

Grade.	13/16x 2 in. Face.	13/16x 2¼ in. Face.	13/16x 3¼ in. Face.	¾ x 1½ x 2 in. Face.
Clear	$3.50	$4.50	$3.00	$3.50
No. 1	3.00	3.00	4.00	——
Factory	3.00	3.00	2.00	——

LONG LEAF YELLOW PINE FLOORING.

A, heart rift, 13/16x2½ face, counted 1x3, D. & M.	$0.50
B, heart rift, 13/16x2½ face, counted 1x3, D. & M.	2.00
A, sap rift, 13/16x2½ face, counted 1x3, D. & M.	2.00
B, sap rift, 13/16x2½ face, counted 1x3, D. & M.	4.00
A, flat rift, 13/16x2½ face, counted 1x3, D. & M.	1.50
B, flat rift, 13/16x2½ face, counted 1x3, D. & M.	2.00
No. 1 com. flat rift, 13/16x2½ face, counted 1x3, D. & M.	2.00

GUM (RED).

F. O. B. N. Y., Lighterage Free.

1 in. No. 1 common	$0.50@$1.50

SAP GUM.

F. O. B. New York.

1 in. 1st and 2nds	$0.50
1 in. No. 1 common	2.00

HEMLOCK.

F. O. B. New York.

Pennsylvania hemlock, base price	——@$1.50
W. Virginia hemlock, base price	$2.50@ 2.00

LATH.

Eastern Spruce, F. O. B. N. Y.

1½ in. slab lath	$0.65@$0.65

MAHOGANY AND CEDAR LOGS.

Mexican Mahogany.

Cazones, Tecolutia	$1.00@$1.00
Frontera	50@ 1.00
Tlacotalpan	1.00@ .50
Tlacotalpan (white)	——@ 1.00

MAPLE, HARD AND SOFT.

4/4 in 1st and 2nds	$1.00@$2.00
5/4 and 6/4 in. 1st and 2nds	2.00@ 3.00
8/4 in. 1st and 2nds	2.00@ 3.00
4/4 in. clear strips	5.00@ 7.00
5/4 in. No. 1, common	4.00@ 4.00
6/4 and 8/4 in. No. 1, common	4.00@ 4.00
4/4 in. No. 2, common	2.00@ 2.00
5/4, 6/4 and 8/4 in. No. 2, common	2.00@ 2.00

COUNTERS.

1 in clear strips, 2½ in. to 5½ in. wide, 5 feet and over long, $5 per M. foot (gain).

OAK, QUARTERED WHITE.

Indiana 1st and 2nds, 6 inches up wide, 10 to 16 feet long, about 25 per cent. 10-foot lengths	$2.00@$2.00

(Continued on page 749.)

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

Large Sales, Well Diversified, Embodied the Dealing—Brooklyn Market Active.

Real estate on Manhattan Island, this week, was in good demand. In the upper part of the borough considerable property changed hands for improvement with apartment houses. The Bronx contributed a few good sales. Brooklyn real estate is growing in favor steadily; and, the circumstance is caused by renewed faith in property there on account of the signing of contracts for subway construction through the borough.

The total number of sales in Manhattan this week was 38.

The number of sales south of 59th street was 16, against 15 last week and 36 a year ago.

The sales north of 59th street aggregated 23, compared with 24 last week and 26 a year ago.

From The Bronx 18 sales at private contract were reported, against 17 last week and 22 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $2,148,106, compared with $1,029,320 last week, making a total since January 1 of $16,247,061. The figure for the corresponding week last year was $8,962,-371, making the total since January 1, 1912, $12,378,769.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

LEROY ST.—Galland Realty Co. sold through Saverio Migrionico 48 Leroy st, a 5-sty tenement house, on a lot 25x90.

MERCER ST.—The Lucas Realty Co. sold through Samuel Ginsberg and Jacobs & Schifter to the Improvers Land Co. 113 and 115 Mercer st, two 5-sty tenement houses, each on a lot 25x100, between Spring and Prince sts. The buyer gave in exchange a large tract of land on Richmond av, Port Richmond, Staten Island.

13TH ST.—J. Berliant & Co. sold 313 and 315 East 13th st, two 6-sty tenement houses, on a plot 50x100.

25TH ST.—The estate of John H. Drew sold through Wilbur C. Goodale 108 and 110 West 25th st, old buildings, on a plot 40x83, adjoining the southwest corner of 6th av. The buyer, who is a builder, will reimprove the site with a 12-sty mercantile building.

30TH ST.—Mrs. Franklin S. Henry sold to Mrs. Maria S. Simpson 40 to 44 East 30th st, three old dwellings, on a plot 50.3x98.9, adjoining the southwest corner of 4th av. The site will be reimproved with a modern business building. Horace S. Ely & Co. were the brokers.

34TH ST.—The estate of Geo. Brown sold through Goodale, Perry & Dwight to the Progress Realty Co., 213 East 34th st, a 3-sty and basement dwelling remodeled for business purposes, on a lot 18.9x98.9. The building is under lease until 1925 to the McQuade Printing Co.

45TH ST.—Ashforth & Co. sold for Isabel Leonard to J. Bernard Wohlfarth 524 West 45th st, a 5-sty tenement house with stores, on a lot 25x100.5, near 10th av.

47TH ST.—Fred'k H. Kastens sold 455 West 47th st, a 3-sty and basement brick dwelling, on a lot 20x100.5, between 9th and 10th avs.

49TH ST.—Richard and Stanley Mortimer sold through Davis & Robinson to a buyer, for occupancy, 17 West 49th st, a 4-sty and basement dwelling, on a lot 25x100.5, a Columbia College leasehold.

56TH ST.—The estate of Edith S. Logan sold to the St. Anthony Association 17 West 56th st, a 5-sty American basement dwelling, on a lot 23.4x100.5. The association will remodel the building into a club-house. The buyer gave in part payment its old club-house at 29 East 28th st, on a lot 25x98.9. E. De Forest Simmons was the broker.

58TH ST.—Jas. M. Lehmaier and Eugene S. Benjamin sold 331 West 58th st, a 4-sty dwelling, on a lot 21x100.5. Adjoining this property on the east are some of the real estate holdings of Wm. R. Hearst, which extend from 315 to 329. No. 331 West 58th st abuts 316 to 324 West 59th st.

Established in 1853

Horace S. Ely & Company

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59TH ST.—Eugene S. Benjamin and Jas. M. Lehmaier sold 316 to 324 West 59th st, three 3-sty frame dwellings, on a plot 100x100.5, between Columbus Circle and 9th av.

WEST BROADWAY—Amelia K. Smith and Emma L. King sold 414 West Broadway, running through to 90 and 92 Thompson st, old buildings, on a plot fronting 25 ft on West Broadway and 50 ft in Thompson st, with a south line of 163.5 ft and irregular on the north line. The property is 100 ft north of Spring st.

1ST AV.—Amelia Neumayer sold to Henry Fischer 107 1st av, a 5-sty tenement house, on a lot 22.3x100, between 6th and 7th sts. Chas. Froehlich was the broker. The buyer owns 105, adjoining.

3D AV.—The Cooper estate sold through Jas. Kyle & Sons 527 to 531 3d av, three 4-sty flats with stores, on a plot 55.8x62.2, adjoining the northeast corner of 35th st.

11TH AV.—Le Marks Realty Co. sold through Jacob J. Talbolt 591 and 593 11th av, old 3 and 4-sty tenement houses, on a plot 75.4x100, 25.1 ft north of 44th st.

Manhattan—North of 59th Street.

MANHATTAN ST.—Edgar Construction Co. sold 111 Manhattan st, a 6-sty apartment house, on a plot 72x100. S. Albert, Louis Hein and M. L. Platt were the brokers.

79TH ST.—The Brixton Construction Co., E. S. Brixton, president, bought from Elizabeth J. Heuel, 144 West 79th st, a 3-sty dwelling, on a lot 20x102.2. The buyer owns the three adjoining dwellings, 138 to 142. The site will be reimproved, probably with a 12-sty apartment house.

84TH ST.—Julius Tischmann & Sons sold through Fred'k Zittel & Sons to Eugene C. Harding, on the plans, the 12-sty apartment house they are planning to build at 324 and 326 West 84th st on a site they bought from Abner B. and Willis B. Inglee recently. The leases to the private dwellings, at present on the site, do not expire until next fall. The plot is 33x102.2, between Riverside drive and West End av. The buyer has a long lease on the 12-sty apartment house at 308 West 83d st.

89TH ST.—Earle & Calhoun sold for Jas. Doyle to Klein & Jackson 258 West 89th st, a 4-sty dwelling, on a lot 16x100.8.

101ST ST.—Yetta Greenberg sold 314 West 101st st, a 5-sty American basement dwelling, on a lot 17x100.11, near West End av.

121ST ST.—Leonard Weill resold through Goodwin & Goodwin to Jos. R. McGuire, 115 West 121st st, a 3-sty dwelling, on a lot 20x100.11.

125TH ST.—Margaret T. Johnston sold to the Basonio Construction Co. 251 East 125th st, a 5-sty tenement house with stores, on a lot 28x99.11. Peter A. H. Jackson's Sons were the brokers.

125TH ST.—H. R. Fisher sold through S. M. Brown to Wm. A. Martin 54 to 62 West 125th st, a 5-sty apartment house with stores, on a plot 125x100.11.

136TH ST.—Robt. Levers sold for Sidney Henshaw 128 West 136th st, a 3-sty and basement dwelling, on a lot 15x99.11.

141ST ST.—Newmark & Davis sold through the Loton H. Slawson Co. to the B. V. Construction Co. the vacant plot, 100x100, in the north side of West 141st st, 250 ft. west of Broadway. The plot will be improved with a 9-sty apartment house.

143D ST.—Florence Fuld bought from Morris Berney 107 and 109 West 143d st, a 6-sty apartment house, on a plot 41.8x99.11.

167TH ST.—The estate of Samuel J. Huggins sold to a builder, for improvement with an apartment house, the vacant block front in the south side of 167th st, between Audubon and St. Nicholas avs. The plot fronts 179.2 ft. in 167th st, 80 ft. on Audubon av and 83.10 ft. on St. Nicholas av.

175TH ST.—David Stewart sold to David Zipkin for the City Real Estate Co. the block front in the north side of 175th st, between St. Nicholas and Audubon avs, containing 16 city lots. The property has a frontage of 133 ft. on St. Nicholas av, 104 ft. on Audubon av and 350 ft. in 175th st. The transaction is of unusual interest in that it is the first large investment purchase of vacant property on the heights reported in several months. West 175th st is a 100-foot thoroughfare, with 30-foot sidewalks laid out in grass plots and trees. Opposite is the large site purchased by the Church of the Incarnation, which plans to erect a church edifice. A parochial school has already been erected on part of the site.

180TH ST.—C. J. Elgar resold for Jos. F. A. O'Donnell the vacant plot, 100x100, in the south side of 180th st, 150 ft. west of Amsterdam av, to a builder, for improvement with two 5-sty apartment houses.

190TH ST.—Nathan Wilson sold for the Henry Morgenthau Co. to Harry F. Weber, Jr., and Harry Turak the plot, 80x100, in the north side of West 190th st, 120 ft. west of St. Nicholas av. The buyer will erect apartment houses on the plot. The new tunnel from Broadway to the 191st st subway station has an easement under this plot.

BROADWAY.—The Douglas Robinson, Charles S. Brown Co. and William A. White & Sons sold for Klein & Jackson to the Oceanic Investing Co. (A. E. Thorne, G. L. Nichols and A. G. Milbank) the southwest corner of Broadway and 89th st, a 2-sty taxpayer and 3 and 4-sty dwellings fronting 100.8 ft. on Broadway by 132 ft. in the street. Klein & Jackson have taken back a lease of the property from the Oceanic Investing Co. for 21 years with the privilege of renewal. They will either remodel the present buildings or put up a more modern commercial structure.

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Private Realty Sales (Continued).

MANHATTAN AV.—Reuben E. Fichthorn sold through Goodwin & Goodwin 389 Manhattan av, a 3-sty and basement dwelling, on a lot 18x50.

NORTHERN AV.—The Pullman Holding Co. sold to Robt. B. Dula the vacant plot, 100x240, on the east side of Northern av, 349 ft. north of 181st st.

PARK AV.—Amos R. E. Pinchot sold 1022 and 1024 Park av, two dwellings, on a plot 40x70, 22 ft. north of 85th st.

WADSWORTH AV.—Henry Morgenthau Co. sold to the 121st Street Construction Co., of which John Katzman is president, the block front on the east side of Wadsworth av, bet 191st and 192d sts. Three apartment houses will be built on the plot.

FORT WASHINGTON AV.—J. Romaine Brown Co. sold for the estate of Loyal L. Smith the southwest corner of Fort Washington av and 161st st, a plot 147x100. The buyers are H. and M. Mandelbaum. This is the last of the Smith estate holdings on the heights.

2D AV.—Lowenfeld & Prager sold to Mary E. Dolan 1855 2d av, a 5-sty tenement house, with stores, on a lot 25x100, near 95th st.

5TH AV.—Mrs. Cora Dillon Wyckoff sold through the firm of Leonard J. Carpenter the lot, 25x120, on 5th av, 77.2 ft. north of 76th st.

Bronx.

TIFFANY ST.—The B. V. Construction Co. sold 948 Tiffany st, a 5-sty apartment house, on a plot 47x106.

162D ST.—Benj. Benenson sold 421 East 162d st, a 5-sty flat, on a lot 25x100.

BRYANT AV.—Jas. A. Kearney sold to Annie Chazen 1344 Bryant av, a 2-family house, on a lot 20x100.

DECATUR AV.—Mrs. Rachel Butt sold through Ernst & Cahn 2768 Decatur av, a 2½-sty frame dwelling, on a plot 37.6x100.

FINDLAY AV.—Henry C. Kraft bought from the Polak Realty Co. and David Kraus the vacant plot, 112x100, on the west side of Findlay av, between 169th and 170th sts.

HUNTS POINT AV.—Henry Morgenthau Co. sold to the Burnett-Weil Construction Co. the northeast corner of Hunts Point av and Gilbert pl, a vacant plot of 5 lots. The buyer will improve it with two 5-sty apartment houses with stores.

INWOOD AV.—Sumner Deane sold to a builder the 1-sty brick stable, on a plot 50x130, on the east side of Inwood av, 350 ft. south of Belmont st. John Pfluger was the broker.

MORRIS AV.—Wahlig & Sonsin Co. sold to Lowenfeld & Prager 914, 918 and 922 Morris av, three 6-sty apartment houses, on a plot 123x86. The buyers gave in part payment the plot, 56.3x99.11xirregular, in the south side of 141st st, 225 ft. east of Lenox av.

PARK AV.—The Benenson Realty Co. sold the northeast corner of Park av and 182d st, a 5-sty flat, on a plot 50x90.

PROSPECT AV.—Dwyer & Cary Construction Co. resold through A. J. Madden the northeast corner of Prospect av and 150th st, a vacant lot, 25x100.

PROSPECT AV.—Kurz & Uren sold for Catharine Darling 2350 Prospect av, a 2-sty brick and stone 2-family house, on a lot 18.9x94.

RIVER AV.—Hall J. How & Co. sold for Richard H. Jaeger the northwest corner of River av and 167th st, a 3-sty flat, on a lot 24x90.

SHERMAN AV.—Smith & Phelps sold for a client, for cash, the southeast corner of Sherman av and 163d st, a plot 50x100, which the buyer will improve with a 5-sty apartment house.

SOUTHERN BOULEVARD.—Henry Morgenthau Co. sold to Adelstein & Avrutine the northwest corner of Southern Boulevard and Barretto st, a plot 105x200. On the plot the buyers will erect 5-sty apartment houses. E. A. Weinstein was the broker.

STEBBINS AV.—David Young sold through Kurz & Uren the vacant lot, 25x81.9, on the west side of Stebbins av, 129.13 ft. south of Chisholm st. The buyer will improve the lot.

UNION AV.—The Benenson Realty Co. sold to an investor 774 and 776 Union av, a 5-sty flat, on a plot 50x117xirregular, between 156th st and Westchester av.

WEBSTER AV.—Clement H. Smith Co. sold for Albert L. Lowenstein the southwest corner of Webster av and 173d st, a plot of about 9 lots.

WESTCHESTER AV.—A. H. Levy sold for the Sherman Co. to the State Bank the building at the junction of Westchester and Union avs and 158th st. The bank will occupy 2 floors of the building as a Bronx branch.

Brooklyn.

BEAVER ST.—Jos. Metzger sold for Siris & Maltzman 80 to 86 Beaver st, two 6-sty double tenement houses, on a plot 80x100.

BERGEN ST.—M. Bennett & Sons sold for the estate of Chas. McCloskey 513 Bergen st, a 2-sty frame dwelling, on a lot 20x100.

BRIDGE ST.—Chas. W. Seitz sold for Max Lang to the Hyams Realty Improvement & Construction Co. 389 Bridge st, between Fulton and Willoughby sts, a 3-sty and basement brick dwelling, on a lot 20x100.3. The same buyer previously bought through the same broker 387 and 391 and the purchasing company now owns a combined plot 60x100.3.

BUTLER ST.—The Halstead estate sold through M. Bennett & Sons the vacant plot, 80x100, in the north side of Butler st, 200 ft. west of Nevins st.

CLIFTON PL.—The Realty Associates sold through Meyer Levenson 349 Clifton pl, a 1-sty frame building, on a lot 25x100.

DECATUR ST.—Everett Kuhn sold for Alex. R. Brown to a buyer, for occupancy, 251 Decatur st, a 3-sty and basement brownstone front dwelling, on a lot 20x100.

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

DOUGLAS ST.—Meyer Levenson sold to the Realty Associates 1900 to 1904 Douglas st, two 3-sty brick dwellings, each on a lot 25x100.

McDONOUGH ST.—The McMartin estate sold through Everett Kuhn 260 McDonough st, a 2-sty and basement brownstone front dwelling, on a lot 20x100.

MONROE ST.—Jos. Cook sold through Everett Kuhn to a buyer, for occupancy, 490 Monroe st, a 2½-sty and basement brownstone front dwelling, on a lot 19x100.

PARK PL.—Meruk & May, builders, sold 497 to 513 Park pl, nine 4-sty brick and stone apartment houses, each on a lot 20x131.

POWERS ST.—Meruk & May, owners, sold 206 and 208 Powers st, two old frame dwellings, on a plot 26x100x45.

PROSPECT PL.—Meruk & May sold 466 and 468 Prospect pl and 486 Prospect pl, three 4-sty brick and stone single apartment houses, each on a lot 20x131. The sellers are the builders.

PUTNAM AV.—Augustus H. Merritt sold to A. Mitchell 462 Putnam av, a 3-sty brownstone front dwelling, on a lot 19.6x100.

RODNEY ST.—Frank Jewell sold for Mrs. M. C. Sherwood to Jas. M. Chatterton, 84 Rodney st, Williamsburg, a 3-sty and basement brownstone front dwelling, on a lot 17.6x100.

WINTHROP ST.—The Westwood Realty Co. sold for W. A. A. Brown 20 Winthrop st, Flatbush, a 3-sty stone front dwelling, on a lot 17x130.

1ST ST.—E. T. Newman sold for Thos. R. Crean to Robt. Russell, for occupancy, 545 1st st, a 3-sty and basement brownstone front dwelling, on a lot 21x100.

3D ST.—Mary Huchting sold through the L. L. Waldorf Co. 530 3d st, on the Park Slope, a new 3-sty American basement dwelling, on a lot 18.2 x95.

EAST 12TH ST.—Progress Holding Co. sold through L. J. Greenberger 872 East 12th st, Flatbush, a 2-family house, on a lot 20x100.

28TH ST.—Samuel Goldberg sold to the American Estates Land & Mortgage Corporation, who resold to Mrs. Pauline Steinrich, 1220 38th st, a 3-sty apartment house on a lot 25x95.2.

EAST 57TH ST.—Chas. W. Seitz sold for Geo. Grisch the vacant plot, 40x100, in the west side of East 57th st, 180 ft north of Av A.

65TH ST.—The Alco Building Co. sold, in 65th st, the following brick dwellings: 1952, to Arthur B. Fuller; 1926, to John A. Lewis; 1936, to Thos. J. Hamilton; 1920, to Geo. S. Kilby; 1924, to Geo. K. Cross; 1944, to Jos. H. Levinus; 1906, to Eugene P. Summerfield; 1908, to Walter J. Calhoun, and 1912, to John W. Reidell.

BROADWAY.—Meruk & May, owners, sold 760 to 766 Broadway, running through to 255 and 257 Hopkins st, between Flushing and Sumner avs, 6 old buildings, on a plot of about 10,000 sq. ft. The plot fronts 83 ft. on Broadway and 50 ft. in Hopkins st. and it is 140 ft. in depth on one side and 160 ft in depth on the other. The property is opposite the stores of Henry Batterman Co. and F. W. Woolworth Co.

BROADWAY.—Leo C. Teller, manager of the Broadway Theatre, Brooklyn, is about to close a purchase of the old O'Berry property on the north side of Broadway and running through to Bushwick av, between Grove and Linden sts. The O'Berry homestead and barn, old frame buildings, are on the Broadway side. The plot fronts 71.11¼ ft. on Broadway and extends back to Bushwick av a distance of 1,250 ft., with the same width the entire depth. There is an L to the property, 74 ft. in width, running through to Grove st on which there is an old dwelling. It is understood that Mr. Teller also has an option on some other property in Grove st. He contemplates erecting a large theatre on the Broadway front together with the Grove st plot; while with the balance of the plot, running through to Bushwick av, his purpose is understood to be to erect a large arcade building running through to and connecting with the Broadway front. The O'Berry homestead is the last private residence on Broadway and it is one of the oldest landmarks of the Bushwick section.

GRAND AV.—Jos. Frankel sold for the Kingman estate to L. & A. Pincus the old frame mansion on a plot 150x150, at the northeast corner of Grand and Putnam avs, close to the intersection of Putnam av and Fulton st. This property is one of the landmarks of Brooklyn, the Kingman family having resided there for half a century or more. The buyers will raze the old house and reimprove the plot with a theatre with a seating capacity of 1,500 persons.

LENOX RD.—Westwood Realty Co. sold for M. L. Mott to J. R. McShane 130 Lenox rd, a 2½-sty detached frame dwelling, on a plot 45x170. The buyer gave in part payment 290 Linden av, Flatbush, a brick, 2-family house.

MYRTLE AV.—M. Bennett & Sons, in conjunction with S. Blume & Co., sold for Raymond Rorke to A. Lewis 186 Myrtle av, a 3-sty brick building, on a lot 18x100.

RUGBY RD.—Milnor Wiley & Son sold for Harry Wilson to Mrs. Boyd Keller, for occupancy, 561 Rugby rd, a new detached 2-family house.

RUGBY.—Wood, Harmon & Co. sold 2 lots in East 55th st, near Tulip st, to Ransler Miller; and to G. I. Ludke a lot in East 52d st, near Church av.

ST. MARK'S AV.—Chas. E. Rickerson sold for Harry N. Rogers 128 St. Marks av, between Flatbush and Carlton avs, a 3-sty and basement brownstone front dwelling, on a lot 19x131.

SHORE RD.—The Robinson estate sold the tract running from the Shore rd to Marine av and from 93d to 94th st, Bay Ridge. There is a large frame mansion, barn and other outbuildings on the plot. There is a total of about 90 lots, each 20x100, and it is understood that the new owner will subdivide the property into building sites. A plot opposite, in the north side of 94th st, was also sold by the same estate.

WASHINGTON AV.—J. Jouhlson sold through A. Peace & Son, 764 Washington av, a 3-sty brick and stone flat with store, on a lot 16.6x65.4, near Sterling pl.

10TH AV.—Frank A. Seaver sold for Fannie J. Quinn to a buyer for, occupancy, the southeast corner of 10th av and 73d st, a detached dwelling on a plot 60x100.

20TH AV.—Mainard Building Co. sold to Fred'k Benzinger 6614 to 6620 20th av, four 2-sty dwellings, each on a lot 16.9x100, between 66th and 67th sts, in the Mapleton section. Mr. Benzinger is the New York correspondent of the Chicago Record-Herald. He bought the plot unimproved in June, 1909, from the president of the Mainard Building Co., which now sells him the same back improved.

HYDE PARK SECTION.—Wood, Harmon & Co. sold a lot in East 52d st, near Av D, to R. Y. Fichtag; a lot on Utica av, near Av D, to J. W. Springer; a lot in East 49th st, near Av D, to L. G. Cross; a lot on Utica av, near Av D, to Thomas Kennedy; a lot in East 53d st, near Clarendon rd, to T. M. Lee; a lot on Utica av, near Clarendon rd, to A. F. Wright; two lots at the northwest corner of East 49th st and Av D, to A. E. Wright; three lots on Utica av, near Av D, to Stephen Saphos; a lot on Av D, near East 49th st, to Arthur Smith; two lots on East 49th st, near Clarendon rd, to Harrison A. Moore; four lots on Utica av, near Foster av, to J. H. Fredericks; two lots on East 49th st, near Av D, to E. F. Guillot, and a lot on East 49th st, near Av D, to Charles O. Lord.

KINGSBORO SECTION.—Wood, Harmon & Co. sold 2 lots on Ocean av, near Av S, to Mary S. Griffin; 2 lots on Ocean av, near Av R, to Garnet S. Brown; 2 lots on Ocean av, near Av S, to M. G. Anderson; and 2 lots on Ocean av, near Av S, to M. J. Simms.

KENSINGTON PARK.—Wood, Harmon & Co. sold a lot on Av F, near Gravesend av to Leon Lamarre; and a lot on Av F, near Gravesend av to Ed. Gauthier.

EAST MIDWOOD.—Wood, Harmon & Co., sold 2 lots on Bedford av, near Av I, to F. M. Webster; 2 lots on Bedford av, near Av J, to Harriett A. Milne, and 2 lots on Bedford av, near Av I, to S. J. Webb.

Queens.

EDGEMERE.—Herman Frankfort sold for Bachmann & Emmerich to the S. & L. Construction Co. a large plot of ground running from the Boulevard to the railroad or Seaview av, Edgemere.

LONG ISLAND CITY.—The Rickert-Finlay Co. sold to Geo. Scheidler for improvement the vacant plot on the east side of 7th av 280 ft. north of Broadway, Norwood, Long Island City.

ROCKAWAY PARK.—H. Richter & Co. sold, at Rockaway Park, for U. Leonhauser to L. Sherman his detached dwelling, on the east side of 7th av, 380 ft. north of Washington av; also for the Irven Realty & Construction Co. the vacant plot, 60x100, on the west side of 1st av, 100 ft. north of Triton av, Rockaway Park.

Richmond.

NEW BRIGHTON.—Cornelius G. Kolff sold for Mrs. John Pendleton to Clarence J. Primm a plot, 50x217, on Pendleton av, between Prospect and Franklin avs, New Brighton, Staten Island. The buyer will improve the plot with a dwelling for his own occupancy.

ST. GEORGE.—Cornelius G. Kolff sold for Hugo Mock to the Christian Science Church of New Brighton the vacant plot, 75x100, on the south side of Richmond Terrace, just west of Nicholas st, St. George, Staten Island, overlooking New York bay. The church will improve the plot with a new church edifice.

Rural and Suburban.

BILLINGS, N. Y.—De Vito & Nicholson sold for Mrs. Jennie B. Jones her farm of 125 acres located at Billings, N. Y., to Mrs. Agnes Jardine Shedd, who will develop it into a large apple farm. This farm was once reported to have been bought by suffragettes.

BRONXVILLE, N. Y.—M. Hammen sold through F. Schuyler Dunne 492 and 493 Rossmore av, Bronxville, Westchester county.

BROOKVILLE, L. I.—Wm. H. Mitchell sold through W. Burling Cocks and Samuel Willets a tract of 124 acres of land at Brookville; also the same brokers sold for J. V. C. Hegeman a tract of 115 acres in the same place.

CRUGERS, N. Y.—Frank B. Goodliffe sold for Mrs. Anna F. Finch the Finch estate of 53 acres on the Albany Post rd at Crugers, Westchester county, to Charles S. Cosgrove of Manhattan.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to Mrs. Liliam Barton Wilson a plot in Kensington, Great Neck, on Arleigh rd, 286 ft west of the Shore rd. It has a frontage of 136 ft and a depth of 309 ft, and overlooks the new waterfront gardens on Manhasset Bay. Mrs. Wilson is having plans prepared for a residence.

GREAT NECK, L. I.—The McKnight Realty Co. sold on the Estates of Great Neck to W. E. Hoyer 7 lots facing Clover Drive, on which a residence to cost $12,000 will be built; to J. C. Andrews a house on Elm st; to C. C. Simpson 8 lots having a frontage of 150 ft on Sycamore Drive, on which a $15,000 house will be erected; to A. J. Bassett a plot having a frontage of 80 ft on Willow pl.

HALESITE, L. I.—Willett Bronson sold through Morris & Gerard a bungalow on a plot on Bay View av, overlooking Huntington bay, at Halesite.

HARTSDALE, N. Y.—P. B. Jennings sold for the Hartsdale Heights Co. 28 acres on the west side of Central Park av, Hartsdale, overlooking the Scarsdale golf links. The new owners will improve the property for residences.

LAKE MOHEGAN, N. Y.—A. F. Clifford sold for Miss Nellie Weirichs to P. J. Reynolds the 24-acre tract known as the Weinrich farm, with dwelling, at Lake Mohegan.

LITCHFIELD, CONN.—Wm. M. Benjamin Co., in conjunction with C. R. Duffie, sold for Louis A. Ripley an estate of more than 200 acres, at Litchfield, with residence and outbuildings and a fine orchard. The buyer is a prominent resident of Manhattan who will occupy the place.

NORTH ELIZABETH, N. J.—Wm. Kudlata sold through W. Woodruff Chisum to a buyer, for occupancy, the dwelling at 1126 North av, North Elizabeth.

EAST NORWICH, L. I.—W. Burling Cocks and Samuel Willets sold for Townsend Vernon to Daniel E. Pomeroy his country estate of 96½ acres at East Norwich.

SCARSDALE, N. Y.—Gerard Fountain sold through Fish & Marvin the property known as the Overhill tract, comprising a stucco dwelling and an acre of land near Scarsdale station, to a buyer for investment.

SCARSDALE, N. Y.—Thomas R. Brown purchased a residence in the Overhill estate at Scarsdale through the Scarsdale Co. The property was owned by Thomas R. Glendinning, Clarence E. Williams of the Union News Co. sold his property on the same road to John J. Lauben.

YORKTOWN, N. Y.—Nichols & Hobbie sold for a client to W. T. Starr, of the firm of Raymond Starr & Co., the 30-acre farm known as the Ackerly farm, on the Ossining-Kitchwan rd, at Yorktown, Westchester county; and the same buyer bought through the same brokers from Ellsworth Grant an adjoining tract. Mr. Starr will erect a country house on the property.

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CITY SURVEYOR, seven years' experience in building construction, desires position with builder. Box 89, Record and Guide.

WE would like to purchase a map case, mahogany finish, for our Long Island City office. WILLIAM D. BLOODGOOD & CO., Bridge Plaza North, Long Island City.

LEASES.

Manhattan.

LEON S. ALTMAYER leased for a term of years for the Alliance Realty Co. the 4-sty residence at 140 West 87th st, to Dr. Carl Goldmark.

THE DUROSS CO. leased the 6-sty building at 49 and 51 West 14th st to John H. Little & Co., carpet and furniture house, now located at 227 6th av; also leased the stores in the new buildings at 425 and 427 West 14th st to the William J. Farrell Co., wholesale poultry dealers.

J. B. ENGLISH leased for a term of years for Edward Margolies to George P. Doherty and Edward Hoff the entire 4-sty business building at 109 West 48th st. After alterations are completed the tenants will use the building for their own business.

EWING, BACON & HENRY leased the 10th floor in the Architects' Building, at 101 4th av, for a term of years to the architectural firm of George B. Post & Sons, of 341 5th av; also a large suite of offices in the same building to F. H. Hutaff, decorator, of 10 East 33d st, and to the Master Builders Co., now at 103 Park av; also leased the entire westerly half of the 22d floor in the World's Tower Building for a term of years to C. B. Comstock, of 23 East 26th st, and for the McVickar, Gaillard Realty Co. offices in the Anderson Galleries, at 40th st and Madison av to Henry J. Davison, of 111 Broadway.

MORTON H. C. FOSTER & BROTHER leased for Mary A. Grogan to John Roddy 1945 3d av for 21 years. The lessee will erect a moving picture theatre on the property.

HEIL & STERN leased the 6th loft in 114 to 120 East 23d st to Louis Greenberg & Bro., of 127 West 17th st, for a term of years.

M. & L. HESS leased the 4th floor in 60 and 62 East 11th st to Samuel Halpern, the 7th loft in 121 and 123 East 24th st to Carlos Fernandez & Co. and the 5-sty building at 165 West 18th st to the Star Box Co., of 43 Crosby st.

JAMES KYLE & SONS rented the 3-sty stable at 149 East 57th st for Jennie R. Morse.

THE CHARLES F. NOYES CO. leased the building at 76 Wooster st to Nicholas Dodd for a term of years; also in connection with William H. Whiting & Co. to Wheelock, Lovejoy & Co., of 23 Cliff st, the store and basement in 224 and 226 Pearl st, and for Edward Mallinckrodt the store and basement in 118 Maiden Lane to the Standard Express & Trucking Co., of 135 Greenwich st.

PEASE & ELLIMAN leased two lofts in 15 and 17 East 32d st to the Hils Costume Co. for a term of years.

GEO. R. READ & CO. leased the 6-sty building at 10 Beach st to Carhart & Bro., Inc., of 49 Park pl.

THE ROSE & PEIXOTTO CORPORATION leased the 3d and 4th lofts in 82 and 84 Church st to the De Boise Bresnan Co. for a term of years.

LOUIS SCHRAG leased for Joseph W. Cushman & Co. the dwelling at 334 West 20th st to Sadie Fisher, for a term of years; also in connection with Benjamin Bernstein, the dwelling at 222 West 25th st to Emma Wilson and 224 West 25th st to John Schillatani.

VAN VLIET & PLACE rented the dwelling 18 Charles st for a term of years to Emma Williams; 5,000 ft. of the store and six floors of 641 Hudson st to Charles S. Whitney, of 652 Hudson st.

WILLIAM A. WHITE & SONS and the Douglas Robinson, Charles S. Brown Co. leased to Dr. William West for a term of years the 4-sty dwelling at 75 Park av.

THE F. R. WOOD, W. H. DOLSON CO. leased for Mrs. Caroline A. McCreery, the dwelling at 104 West 80th st to John J. Cox, for 5 years.

LEASES have been made for space in the Johnson-Brady-Billings syndicate building, Madison av and 42d st, to Justin Herold, of 11 East 48th st; the Empire Door and Trim Co., of 5 East 42d st; R. E. L. Mordecai, of Madison av and 42d st; Whiskeman & Hasselman, of 39 West 38th st; Alexander C. Barry, of 925 Broadway; Turrell & Kirkby, of 337 5th av; Frank Vernon, of 103 Park av; George H. Chichester, of 103 Park av; Noakes & Noakes; The Federal Leather Co., of 47 West 42d st; George Wyeth, of Madison av and 42d st; Henry G. Wynn; M. B. Olsen, of 311 Madison av; Hayes & Robertson, of 18 East 42d st; the Purity Distilling Co. of 1 Madison av; Thomas M. Hodgens, of 55 Liberty st; D. E. Prudden, of 7 East 42d st; Maginnis & Walsh; S. H. Pomeroy, of 1123 Broadway; E. L. Elliott, of 489 5th av; the Macolithic Concrete Co., of 1133 Broadway; the Writers' Press Association, of 5 Beekman st; Frank Seery, of 1453 Broadway; Robert Field; H. C. Foss; the Brown McNeice Co., Inc.; the Lippincott Engineering Co., of 8 East 42d st; W. C. Rothkrans; N. W. Wheeler; Collins Toan & Co.; N. Anspacher, of 693 Madison av; Harry Parker, of 158 East 126th st; William A. Davis; William Paul Gerhard; E. W. Rennie; Ceely, Inc.; M. F. Hill; J. B. Thill, of 507 5th av; L. P. Brown; the Robbins-Shoreys Co.; and C. F. A. Locke.

THE WILLIAM S. ANDERSON CO. leased for Harry B. Cutner to R. H. Morrison, of 1231 3d av, the store and 1st floor in 1200 3d av.

THE THOMAS ADDIS EMMET REALTY CO. leased in the Emmet Building through A. von Ostermann offices to Alberta Prampolini and the Advertising & Selling Magazine, Inc.

CAMMANN, VOORHEES & FLOYD leased the building 250 Water st to A. Vaccaro & Co., of 55 Park Row; store, basement and 1st loft in 7 Cedar st to Cobas, Mendez & Co.; store and basement in 80 Front st to William Somerville Sons, of 292 Pearl st; store in 31 De Peyster st to John R. Anderson & Co., of 11 Cliff st; with Horace S. Ely & Co. the building at 142 and 144 Front st to George A. Haws, of 73 Pine st, and the building at 26 South William st to the Laplante & Dunklin Printing Co., of 28 South William st.

ARTHUR H. COHEN leased the 5th and 6th lofts in 9 and 11 East 37th st to the Elite Styles Co, of 27 West 23d st; also the 3-sty garage at 235 and 237 West 50th st for the Longacre Garage, Inc.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for the Methodist Book Concern and the Board of Foreign Missions of the Methodist Episcopal Church, the store in 150 5th av for a term of 15 years, to the W. & G. Lunch Room, who, after extensive alterations, will occupy same as a new link to their chain of stores.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for the New York Railways Co. the entire 3d floor, containing 38,000 sq. ft., in the Lexington Building, 141 to 155 East 25th st, for a long term of years at an aggregate rental of about $150,000, to Walcutt Bros. Co., embossers and printers, for many years located at 409 Pearl st.

KRONENGOLD & BAUMAN sub-leased for John G. Hynds the 4-sty dwelling 64 West 46th st, on a lot 16.8x100, for 21 years, at an aggregate rental of about $60,000. Warren Leslie is the owner of record of the property. It is announced by the brokers that the building will be altered, stores being installed in the basement and parlor floor and the upper part converted into apartments. Adolf Kronengold is reported to be the lessee.

THE CHARLES F. NOYES CO. leased a large portion of the 2d floor in the Smith-Gray Building at 261 Broadway to the Columbia Graphophone Co.; also offices in 72-74 Beaver st to the Blue Peter Cigarette Co.; a large suite of offices in the Fulton-Chambers to Gitnick & Stamer, and offices in 71 West 23d st to F. Barry.

VAN VLIET & PLACE rented for a term of years the dwelling at 37 West 11th st to Miss Margaret G. Yates.

G. W. BARNEY leased to the Hoyt Chocolate Co. the 1st loft in 95 Chambers st, extending through to 97 Reade st; also to the Wallie Dorr Co., of 16 Reade st, the 2d, 3d and 4th lofts in 35 Murray st, with an "L" to 130 Church st; also to Crown Neckwear Co., of 124 Allen st, the 3d loft in 484 Broadway, and to James Roddy the basement store in 19 East 9th st.

BUTTERLY & HYNDS leased, in conjunction with W. R. Moore, the entire building at 57 West 51st st, for a term of years to Mme. Camille, dressmaker, of 49 West 38th st.

CARSTEIN & LINNEKIN leased for a term of years for Robert Goelet and the Duchess of Roxburghe the 12-sty building at 450 to 454 4th av. The lessee is Shepherd Knapp De Forest of Lakewood, N. J., who owns the adjoining property at the corner of 31st st. This is the property that was recently foreclosed by the Goelets.

THE DUROSS CO. leased to Amelia Dausend the 3-sty dwelling at 223 West 12th st for three years; to Charles Mellor the 3-sty dwelling at 221 West 13th st, and for William A. Ballentine the 3-sty dwelling at 40 Perry st to Margaret Westervelt.

EWING, BACON & HENRY leased the barber shop in the Architects' Building to Charles Hahn, formerly of the Hotel Victoria barber shop; a suite of offices in the new Anderson Galleries, 40th st and Madison av, to G. A. Welss; an apartment in the Chatsworth, Riverside drive and 72d st, to T. W. Dinkins.

SAMUEL H. MARTIN leased the 3-sty dwelling at 21 West 60th st for Annie T. McDonnell to Julia Douste for three years; also, offices in the building at the southeast corner of Broadway and 57th st to J. W. Hanson and the stores in 29 and 33 Columbus av to W. Anagosti, of 29 Columbus av.

PEASE & ELLIMAN leased for a client 109 West 51st st, a 2-sty stable, to John G. Moore, of 126 West 55th st, which was recently sold for an apartment hotel.

SLAWSON & HOBBS rented for the estate of John H. Dresler the dwelling at 334 West 88th st to E. F. Held, and for Mrs. Pauline Starr the dwelling at 309 West 75th st to George H. Thornell.

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TUCKER, SPEYER & CO. leased in the Springs Building, at 29 to 33 West 38th st, the 15th floor to Kraus, McKeever & Adams, of 170 5th av, for a long term of years, and offices to William Bruetscher, of 868 Broadway.

DANIEL BIRDSALL & CO leased the building at 20 and 22 Worth st to Austin, Nichols & Co; the 1st floor and basement in 81 Warren st to the Traver's Twine & Cordage Co. of 73 Warren st, and the 1st floor and basement in 62 Reade st to the Union Twist Drill Co, of 54 Warren st.

DANIEL BIRDSALL & CO. leased in 31 Greene st 1st loft to Perfection Leather Works, of 110 Chrystie st; in 113 Chambers st, 2d loft to Joseph B. Kopf, of 49 Warren st; in 297 Church st, 3d loft to J Cohen in 148-152 Duane st; 4th loft to Gem Adding Machine Co, and in 10-14 Bleecker st, 6th loft to Joseph Langer.

GUSTAVE BRITT leased for E. F. Elgar the dwelling at 66 Horatio st, to Adam Weitsell; for Mrs. J. J. Randolph the 3-sty dwelling at 816 Greenwich st, to Louis Bartel; for Mrs. H. C. Schmidt the 3-sty dwelling at 257 West 11th st, to Richard McGuire.

THE CROSS & BROWN CO., as agent, leased for Cluzelle Bros. the entire building at 62 West 22d st for a term of years.

THE CROSS & BROWN CO. leased the 6th floor and one half of the 7th floor of the Heidelberg Building at the southwest corner of Broadway and 42d st, to the Motion Picture Theatre Centre. The space is to be used for the display and sale of articles of every description entering into the construction and equipment of moving picture theatres.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment in 246 West End av to Oscar M. von Bernuth; also in 405 Park av for Moore & Wyckoff, agents, to Miss Georgine Iselin; also in 375 Park av to William H. Gelshenen, and a store in 1,204 3d av to Feibel & Haas.

EWING, BACON & HENRY leased a store in the Architects' Building to the British-American Cigar Stores Co of Lexington av & 40th st; also offices to the American Asphaltum & Rubber Co., now at 30 Church st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the estate of Walden Pell to Israel Sagozitz, of 30 6th av, the store and basement in 40 6th av, for a long term; also for Katharine A. Kingsland, the store and basement in 614 3d av, to John G Kerkman, of 614 3d av, and in 897 8th av, the northerly store to Leonard Lehman, of 614 3d av, and the southerly store to Thomas Dragna; also for Walter F Kingsland the store and basement in 195 East 76th st to Emanuel Kromer, of 195 East 76th st, and the store and basement in 197 East 76th st to Philip Lumer.

M. & L. HESS, INC., leased for the 25th Construction Co. the 11th loft in 141 and 143 West 28th st to Frank & Frank. This completes the renting of the entire building; space in 49 to 53 East 21st st to Bear & Jaffe, of 53 West 24th st, and Rabinowitz & Berkman.

EDGAR A. MANNING leased space in 588 5th av to Agnes J. Brennan and in 2 to 6 West 47th st for Daniel Birdsall & Co. to Faucher & Golden, of 7 West 38th st; also offices in the Candler Building to O. D. & H. V. Dike to the Fortuna Sales Co., of 7 West 38th st.

PEASE & ELLIMAN rented for William K. Vanderbilt a large apartment consisting of 24 rooms and 6 baths in 49 East 52d st. These apartments, which are on two floors, have been held at $20,000, and the present lease completes the renting of the building, which was erected by Mr. Vanderbilt as a home for some of his children. Mrs. A. J. Cordier, of Brooklyn, is the lessee. Mrs. Cordier's late husband was president of the Lalance & Grosjean Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 3-sty dwelling at 38 West 11th st to Lorenzo M. Gillette, of 69 Wall st; also leased to W. B. Kendall the dwelling at 41 West 11th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments in 995 Madison av to Dr. H. S. Vaughn and Mrs. Harriet Le Roy Cox.

THE LOTON H. SLAWSON CO. leased in the Cuyler Building at 116 to 120 West 32d st space to Samuel D. Cohen; the Alkahan Silk Label Co. of 33 Union square, Dr. Henry Smith Williams, George H. Powell and Toby Gruen; and in the Pullman Building at 17 Madison av offices to Herbert M. Linen, of 17 Madison av, Alice J. Cavanaugh, the Lincoln, Steele & Fleming Co., of 17 Madison av, the Callcott Construction Co., of 17 Madison av, the American Compound Door Co., of 17 Madison av, the Universal Safety Tread Co., of 200 5th av, and M. C. Migel, of 255 4th av.

THE UNITED STATES REALTY AND IMPROVEMENT CO. leased offices in the Whitehall Building to the following: the New York State Department of Agriculture; the Simmons Hardware Co., of 100 Lafayette st; William E. Waterhouse, of 29 Broadway; the Bakers & Confectioners Supply Co., of 109 Hudson st; Daniel F. Downs; Helmuth & Co.; the Scully Stone Co.; Frank H. Davol; the Schoonmaker-Conners Co., of 17 Battery pl; Consul-General of Santo Domingo; L. P. Rose & Co., of 136 Liberty st; John C. Rochester; Arthur K. Kuhn, of 42 Broadway; the New York & Honduras Rosario Mining Co., of 42 Broadway; Harlan Moore, of 42 Broadway; W. S. Valentine, of 42 Broadway; Richard J. Buchholz, of 1 Broadway; William G. Moler, of 17 Battery pl; the Franklin Mfg. Co., and Who's Who in New York. Also additional offices to the Corn Products Refining Co., of 17 Battery pl; the Red Star Towing & Transportation Co., of 17 Battery pl; the Texas Co., of 17 Battery pl; John C. Knight, Inc., of 17 Battery pl; the Building Improvement Co., of 17 Battery pl; the Surpass Leather Co., of 17 Battery pl; the Barrett Mfg. Co., of 17 Battery pl, and the Wyeth Chemical Co., of 17 Battery pl.

THE CROSS & BROWN CO., as agent, leased for Cluzelle Brothers, the entire building 62 West 22d st, for a term of years.

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Leases—Manhattan (Continued).

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., with Frank D. Veiller and J. L. Robertson, Jr., leased for the No. 6 East 39th Street Co., C. W. Cooley, President, the entire new 12-sty store and loft building now under construction at 6 East 39th st and 5 East 38th st, on a plot 37.6x197.6. The lease is for 20 years from the date of completion at an approximate aggregate rental of $1,300,000, and the lessee is the Gustav Stickley Craftsman Co., Inc., makers of fine furniture and publishers of the Craftsman Magazine, and now located at 39 and 41 West 34th st. They will occupy the entire building. The No. 6 East 39th Street Co. acquired the ground last year under a long term lease from J. Sargeant Cram, and the building will be ready for occupancy in the late spring.

J. P. & E. J. MURRAY rented the 3-sty dwelling at 217 East 115th st for Arthur D. Crane to Eugene Schultz.

DAVID KRAUS leased for Henry M. Toch, the store on the southeast corner of 123d st and Madison av.

PEASE & ELLIMAN leased 308 Madison av for Mrs. Mary E. Jackson. The property adjoins the new Forty-second Street Building on the southwest corner Madison av and 42d st. About a year ago, Lord & Taylor came very nearly closing a deal with the Johnson-Billings-Brady syndicate whereby they were to locate their business on this block, and the failure of Mrs. Jackson to sell at that time caused the transaction to fall through. The lease covers a period of 21 years from August 1, 1913, the aggregate rental being about $125,000. The tenant is Maxwell & Co., London publishers, who will construct an entirely new building on the plot for their exclusive use. The building is expected to be ready for occupancy about October 1st.

THE NEW YORK RAILWAYS CO. leased 105,000 sq. ft. of floor space in the Lexington building, at 141 to 145 East 25th st, to the New York Edison Co., the Stewart Specialty Co., Andrew H. Kellogg Co. and the "Publishers Weekly." The company recently leased 38,000 ft to the Wallcut Brothers Co., making a total of 143,000 ft rented within a week.

PEASE & ELLIMAN leased for Baum & Medicus to the Beck Shoe Co., for a term of years, the store and basement in 118 East 14th st. After extensive alterations the lessee will open a branch establishment.

GEO. R. READ & CO. rented offices in the Maritime Building at 8 and 10 Bridge st to E. G. Perez & Co. of 67 Front st; also in the Commercial Cable Building at 20 Broad st to L. Levy & Co.

CHRIS. SCHIERLOH leased for a term of years for Mrs. C. V. R. Ceeves, the private house at 335 West 46th st to James F. McDonald.

TUCKER, SPEYERS & CO. leased in the Springs Building, 29 to 33 West 38th st the front half of the 10th floor to D. B. Fisk & Co. of Chicago, importers of millinery, now located at 225 5th av, for a term of years.

THE H. M. WEILL CO. leased for the Sperry Realty Co. the store in 664 6th av to Philip Levey for a term of 10 years. After extensive alterations he will open this place as a first-class bakery and lunch room; also leased the dwelling at 203 West 34th st, adjoining the northwest corner of 7th av, for Judge Thomas C. T. Crain to Joseph Kantor, for a term of years; also loft in 130 West 37th st for the 130 West 37th Street Corporation to the "Fantine" Hygienic Undergarment Co.

WILLIAM H. WHITING & CO. rented the store and basement in 65 Fulton st to Victor I. Altschul of 164 William st, and the store and basement in 18 Dey st to Louis Kneil of 180 Dey st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC. rented for the Nine East 37th Street Co. in 9 and 11 East 37th st the 8th loft to Howse, Mead & Sons, woolens, of 9 West 31st st, and the 9th loft to the Syndicate Publishing Co., of 12 West 32d st, for a term of years. M. & L. Hess represented the Syndicate Publishing Co.

THE CROSS & BROWN CO. leased for the Pope Motor Car Co. to the American Auto Top Co., of 244 West 49th st, the front half of the 4th floor in 244 West 49th st, and office space on the 5th floor of the U. S. Rubber Co. Bldg., Broadway and 58th st, to F. F. Sherman, and on the 11th floor to Ahlberg Bearing Co., of 1777 Broadway, and on the 12th floor to L. A. Williamson Co., of 261 Broadway.

OSGOOD PELL and Clark T. Chambers leased for Julia M. Schieffelin and Florence Fish, through George B. Corsa, to D. Reid, manufacturer and retailer of umbrellas, canes and leather goods, the entire building 294 5th av, for a term of 10 years. Mr. Reid has been located at Broadway and 37th st for 20 years, and intends to use the entire 5th av building for his own business.

Bronx.

BREUNG & JAEGER leased for John Hoffman the three-family house at 910 Courtlandt av.

Brooklyn.

L. L. WALDORF CO. leased for a client to Max Levy, for a term of years, the store in 2267 7th av; also to Henry Faust the lower part of the 2-family house at 364 6th av, Brooklyn.

Queens.

ARTHUR F. TOMLINSON & CO. leased at Far Rockaway, L. I., for Mrs. Edgar Mott to Mrs. Samuel Bonis a cottage on Forest av, and at Edgemere for A. Walsh to J. Coleman a cottage on Ocean av

THE LEWIS H. MAY CO. leased at Arverne, L. I., cottage 111 Jerome av to H. L. Rosenthal, and 8 Alexander av to Joseph Strauss; at Edgemere, May cottage on Beach av to H. Walter Volckens; the Wengert cottage on Surf av to M. F. Loughman; at Rockaway Park, cottage 42 South 9th av to James F. Johnson, and cottage 53 South 8th av to E. Susswein; at Far Rockaway, 5 Reads lane to Edward S. Levy, and the Ellsworth cottage in Oak st to Mrs. Fannie Halff.

THE ANDREW McTIGUE CO., INC., rented for E. Wynn her cottage in Greenwood av, Far Rockaway, to Mrs. Margaret G. Duane; for Mary Lavery her cottage in Cedar av to Edith Shonneborn, and for H. S. Potter his home in the Strand to Ernst Wagner.

THE LEWIS H. MAY CO. leased at Far Rockaway, L. I., for Mrs. Martha Wolf, the Homestead, at the corner of Broadway and Neilson av, to Reuben Sadowsky; also for F. Haberman 8 Reads lane to Arthur Strasser, and for Joseph Cassidy Bolton a cottage in Simis Beach to Adolph Lehnfeld.

H. RICHTER & CO. rented for F. Woodley his cottage on the west side of West av to Dr. H. Roth; also the house of Frank Brennan on the east side of 10th av 100 ft south of Bayside Drive to S. Levy; also a cottage of F. Woodley on the northeast corner of 8th and Newport avs to M. Low; also a cottage of Roy D. Murray to I. Bernstein.

Suburban.

THE LEWIS H. MAY CO. leased at Cedarhurst, L. I., for William W. Smith, a cottage on Broadway to Jesse Althelmer.

THE FREDERICK W. AVERY CO. leased the following houses at Woodmere, L. I.: For Frank Cotter Co., to I. N. Strumpf, 15 Club Drive; for E. Zerniko to Samuel A. Levy, a house on the west side of Mosher av.

FISH & MARVIN rented for Mrs. L. O. Rooney her country home, known as Casa Blanca, in the Heathcote section of Scarsdale, to B. H. Namm, of this city.

M. GOLDSCHMIDT rented the Langtry cottage, in Oakland av, Cedarhurst, L. I., to Lathrop Warren; also the Tourscher cottage, on Oakland av to John Matthews; also the Horn cottage, in Grove st, to M. Levy, and the Shay cottage, in Spruce st, to Mrs. M. Meyers.

PEASE & ELLIMAN leased for a term of years the Montclair Hotel at Montclair, N. J., to C. A. Cole, formerly of Poland Springs, Me., and the Caledonia Springs, in Canada. The Montclair is open throughout the year.

PEASE & ELLIMAN rented for Dr. E. Livingston Hunt his house at Lawrence Beach, L. I., known as the Leavitt Cottage, to Mary C. Barnes.

DE BLOIS & ELDRIDGE leased Beachmound, on Bellevue av, at Spouting Rock Beach, Newport, R. I., to A. M. Moreland, of Pittsburgh, for the coming season.

THE NEWARK BAIT & FLY CASTING CLUB leased from Arthur H. Goodale a fish and game preserve at Andover Junction, consisting of 375 acres of land and two lakes, with an area of about 70 acres. The lease is for 2 years with a privilege of 8 additional years.

MICHAEL I. FLORMAN leased to Walter Ibach the store in 348 Central av, Jersey City, for 10 years at a rental aggregating $15,000.

ARTHUR TRUSLOW rented to the Newton Lunch Co. the rear store at the southeast corner of Cookman av and Main st, Asbury Park, N. J., for 10 years.

DE BLOIS & ELDRIDGE leased for Alonzo Potter his cottage on Rhode Island av, Newport, R. I., known as the Gables, to Mrs. S. E. Raynor, of New York, for the season of 1913.

THE COOLEY REALTY CO. rented at Mount Vernon for Charles A. Tier 306 Summit av to Frank A. Wing; for Mrs. Etta M. Peek 337 Garden av to C. W. Higgs, and for Mrs. M. L. Buck 296 Rich av to Walter S. Stevenson.

REAL ESTATE NOTES.

HENRY BRADY has been appointed receiver of the premises 301 Av C, pending foreclosure proceedings.

HARRY PARKER, of 158 East 126th st, has opened a downtown office in the Forty-second Street Building, 30 East 42d st.

E. J. BUSHER has removed his offices from 375 East 149th st to the northwest corner of 149th st and Courtland av.

THE FLEISCHMANN REALTY CO. has removed its offices from 507 5th av to the Forty-second Street Building at 30 East 42d st.

J. FREDERICK PIERSON, JR., is the buyer of 17 West 49th st, a Columbia College leasehold, recently sold.

MRS. SAMUEL W. BRIDGHAM is the buyer of the lot, 25x100, on 5th av, 77.2 ft. north of 76th st.

E. V. DALY is the buyer of the dwelling at 156 East 79th st, the sale of which was recently reported.

DE VITO & NICHOLSON have removed their real estate office from 150 Nassau st to the Woolworth Building.

FRANKLIN PETTIT is the buyer of the plot of 6 lots in the south side of 167th st, between St. Nicholas and Audubon avs.

LOUIS BECKER CO. was the broker in the sale of 191 Audubon av, for Elizabeth Irwin to Jos. Brucker, the sale of which was reported in the Record and Guide of last week.

MALBA ESTATES CORPORATION was incorporated last Monday at Albany, with a capital of $500,000. The directors are William C. Demorest, L. Bertrand Smith and William H. Crowe.

RAMSAY HOGUET and Miss Mary McCreery are the buyers of 1022 and 1024 Park av, two 4-sty dwellings, from Amos R. E. Pinchot, the sale of which is elsewhere reported. Schindler & Lindler were the brokers.

THE FIRM OF S. J. TAYLOR & CO., composed of S. J. Taylor and David Mintz, real estate brokers, have dissolved by mutual consent. David Mintz will continue business at 882 Prospect av, Bronx, being associated with the office of Alexander Selkin.

FREDERICK A. STONE, an actor, who a few weeks ago bought the Pullman Building, at 17 Madison av, last Monday, took title to the property from the Pullman Holding Co. for a nominal consideration over a first mortgage for $215,000 and a purchase money mortgage of $145,000.

CHARLES A. GOULD took title last Monday to the lot 25x100 at the southeast corner of 5th av and 90th st from Julia A Cameron and others for a nominal consideration. Mr. Gould owns the adjoining property, and now controls 10 lots, 3 adjoining the corner in the avenue and 6 in the street.

UPON THE PROTEST of George A. Hearn, Capt. B. J. Greenhut, Simpson-Crawford Co. and other business interests in the old 6th av shopping centre, the Public Service Commission has reconsidered its tentative stations for the 7th av subway, and will provide a station at 18th st, which was omitted, stops having been decided for 23d and 14th sts.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's acount.**

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Apr. 4, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

***Cooper st**, ns, 150 w 207th, 50x100, vacant; Chas H Fiske, Jr. 2,200

***Elm st, 28 (*)**, ws, 51 s Pearl, 24.4x69.3 x25x69.3, 7-sty bk loft & str bldg; Chas H Fiske, Jr. 50,500

***Evelyn pl, see Grand av**, see Grand av, 2288.

***Hamilton pl, 90-6**, nwc 141st, 120.8x80.1 x99.11x20.7, 7-sty & b bk & stn tnt; voluntary sale; J W Terhune. 129,000

***Pearl st, 277**, ns, 83.4 w Beekman, 24.10 x101, 5-sty bk loft bldg with exts; voluntary sale; W B Falconer. 34,250

***5TH st, 629-31 E**, ns, 293.10 w Av C, 46.3 x97, 6-sty & b bk tnt with strs; voluntary sale; Saml Richman. 70,000

***7TH st, 213-13½ (*)**, ns, 249.8 w Av C, 33.4x97.6, two 5-sty bk tnts & strs; due, $27,441.77; T&c, $433; Lambert Suydam. 20,000

***14TH st, 329 E (*)**, ns, 326 e 2 av, 25x 103.3, 6-sty bk tnt & strs; due, $19,151.60; T&c, $1,049.52; Rosehill Realty Corpn. 47,500

***28TH st, 240 E**, ss, 100 w 2 av, 37.6x98.9, 6-sty & b bk tnt & strs; voluntary sale; Irving Josephs. 52,000

***99TH st E (*)**, ss, 125 e 5 av, 75x100.11, vacant; due, $36,106.69; T&c, $4,332.57; Windham Realization Co Inc. 36,000

***107TH st, 13-19 E**, ns, 110 w Mad av, 80 x100.11, 2 6-sty & b bk tnts; voluntary sale; Bernard Rosenfeld. 120,000

***115TH st, 17 W (*)**, ns, 270 w 5 av, 28.6 x100.11, 6-sty bk tnt; due, $4,451.81; T&c, $879; sub mtg $30,000; Mary E Schleiermacher, extrx, &c. 35,362

***116TH st, 100 E**, see Park av, 1631-7.

***116TH st, 312 E (*)**, ss, 190 e 2 av, 21.6x 100.11, 5-sty stn tnt; due, $16,335.45; T&c, $358; Martha Gregg. 15,000

***139TH st, 495 E**, ns, 866.8 e Willis av, 16.8x100, 2-sty & b bk dwg; due, $5,006.95; T&c, $226.87; Aug Haeuser. 5,700

***141ST st W, nwc Hamilton pl**, see Hamilton pl, 90-6.

***149TH st, 236-8 W**, ss, 260 e 8 av, 80x 99.11, 6-sty & b bk tnt; voluntary sale; B Frank. 47,400

***172D st, 508 W (*)**, ss, 173.4 w Ams av, 48.4x95, 5-sty bk tnt; due, $12,085.45; T&c, $200; sub to 1st mtg of $38,000; Wm Hastorf. 49,000

***174TH st E**, ns, 110.5 e Webster av, 40.3 x99.5x47x100.8; withdrawn.

***175TH st, 498 E**, swc Bathgate av, 34.5x 103.4, 3-sty fr bldg; due, $3,907.21; T&c, $765.02; Molly Berman. 6,900

***Amsterdam av, 1105-7**, es, 40.11 n 114th, 40x100, 6-sty & b bk tnt & strs; voluntary sale; Edw J Malone. 91,000

***Bathgate av, swc 175th**, see 175th, 498 E.

***Brook av, 1220**, es, abt 95 s 168th, 25x95, 1-sty fr dwg; adj Apr21.

***Bryant av, 1429**, ws, 250 s Jennings, 50x 100, 5-sty & b bk tnt; voluntary sale; Jas F Murray. 47,500

***Grand av, 2288 (*)**, sec Evelyn pl, 50x 100, 2-sty fr dwg; due, $6,835.65; T&c, $2,-815.39; Antoinette B De Witt. 10,000

***Jackson av, 600-2**, es, 98.7 s 151st, 50x 104, 6-sty & b bk tnt & strs; voluntary sale; Saml Langenthal. 44,000

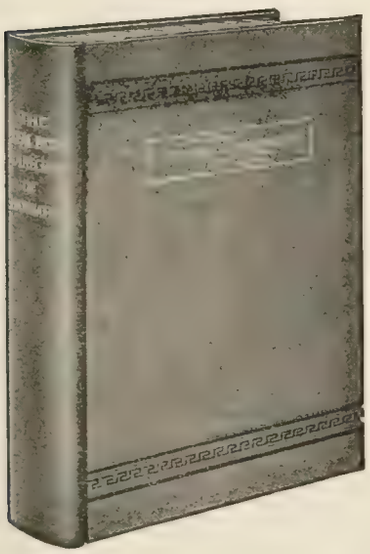
***Lyon av, 2317 (*)**, ns, 55 w Parker av, 25x100, Westchester; due, $1,812.06; T&c, $714.92; sub to 1st mtg of $4,000; Martin Caflisch. 6,000

***Park av, 1631-7 (*)**, sec 116th (No 100), 100.11x25, 5-sty bk tnt & strs; due, $50,-561.35; T&c, $3,800; Eliza Livingston extrx. 50,000

***Washington av, 1170-6**, es, 65 n 167th, 125x128.3, 2 6-sty & b bk & stn tnts; voluntary sale; L Landes. 89,000

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Auction Sales of the Week, Manhattan and Bronx—Continued.

[a]**4TH av, 423-7** (*), nec 29th, 66.2x80; 2 4-sty stn tnts & strs & 3-sty bk tnt & str; Chas H Fiske, Jr. 290,000

[a]**4TH av, 423-7,** see Elm, 28.

[a]**5TH av, 2155,** es, 50 s 132d, 24.11x99, 5-sty bk tnt & strs; due, $21,351.55; T&c, $351.10; P J Devine. 18,300

BRYAN L. KENNELLY.

[a]**29TH st, 4 E,** ss, 120.6 e 5 av, 20x98.9, 4-sty stn ft dwg; bid in at $61,500.

[a]**52D st W, nwc Bway,** see Bway, nwc 52.

[a]**87TH st, 340 W,** ss, abt 220 e Riverside dr, 20x100.8, 3-sty & b stn ft dwg; bid in at $26,750.

[a]**Broadway,** nwc 52d, 100.11x100.3, 6 & 3-sty & b stn ft bldg with strs; Oscar Wagner, party in int. 599,000

[a]**West End av, 346,** es, 62.2 n 76th, 19.10x90, 4-sty & b stn ft dwg; bid in at $39,-750.

D. PHOENIX INGRAHAM.

[a]**Starling av, 2106** (*), ss, 50 e Olmstead av, 25x105, Unionport; due, $1,948.78; T&c, $36.26; sub to 1st mtg $4,000; Chas B Lambert. 4,200

HENRY BRADY.

[a]**Market st, 9-8,** see Water, 433.

[a]**Water st, 433** (*), sec Market (No 92-8), 26x80, 5-sty bk tnt & str; due, $29,273.26; T&c, $845.10; J Frederic Kernochan as comm. 27,500

[a]**142D st, 231 W** (*), ns, 350 e 8 av, 25x99.11, 1-sty bk garage; due, $8,112.09; T&c, $231.93; Wm W Johnson. 8,400

[a]**Eastchester Landing rd,** nes, 514.7 se Boston Post rd, runs e—xs—xw—nw&w—xnw—to beg, Eastchester, contains 5.15 acres; withdrawn.

[a]**Jerome av, 3022, on map 2960** (*), es, 108.5 n 199th, 28.6x165.11x25x152.3, 3-sty fr tnt & 1-sty fr rear bldg; due, $5,867.22; T&c, $1,157.50 & $200; Alfred Barth. 5,157

J. H. MAYERS.

[a]**123D st, 107 W** (*), ns, 164.10 w Lenox av, 20.1x100.11, 3-sty & b stn dwg; due, $2,258.55; T&c, $387; sub to pr mtg of $13,-000; Rose Wolf. 15,037

[a]**209TH st E, sec Perry av,** see Perry av, sec 209th.

[a]**Longfellow av, 881** (*), ws, 100 n Seneca av, 25x100, 2-sty bk dwg; due, $6,518.83; T &c, $43; Chas Spillner. 3,000

Perry av, sec 209th, 125x100, vacant; due, $1,876.75; T&c, $725; O'Hara Bros. 7,500

SAMUEL MARX.

[a]**Madison av, 1980,** ws, 60 n 126th, 20x85, 4-sty & b stn dwg; withdrawn.

JAMES L. WELLS.

[a]**Cambreling av, 2484,** es, 177.6 n 189th, 18.9x107, 2-sty fr dwg; due, $2,811.28; T&c, $439.69; F Rovera. 3,500

GEORGE PRICE.

[a]**242D st E** (*), ns, 25.2 e Bisbrow av, 75.4x97.3, Wakefield; due, $3,318.65; T&c, $120.60; Cath C Hill. 2,800

WM. P. RAE.

[a]**Hester st, 89,** ns, abt 65 e Allen, 21.10x100, 5-sty bk tnt & strs (partition); Chas Klingenstein. 30,100

[a]**Mott st, 143,** ws, 80 s Grand, 24.4x100x23.7x100, 5-sty bk tnt & strs & 5-sty bk rear tnt (partition); Aug G Beyer. 24,000

Total $2,148,156
Corresponding week 1912....$1,079,278
Jan. 1, 1913 to date.....$16,247,061
Corresponding period 1912..$12,378,769

Borough of Brooklyn.

The following are the sales that have taken place during the week ending April 2, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

BERGEN st, sws, 430.2 se 3 av, 20.10x100; withdrawn.

FULTON st, ws, 20 n Middagh, runs w31.8xn2xw47.4xn38xw49xs— to Middagh xe— to Fulton xn — to beg; Jas A Beha. 3,000

IMLAY st (*), nec Pioneer, runs n175xe110xs125xw20xs50xw90; Thos McNeil. 20,000

VANDERBILT st, ns, 40 w 18th, 20x78; Wm H Green. 3,875

72D st, ns (*), 120 e 3 av, 60x100; Jno Johnston. 8,250

76TH st, sws, 308 nw 2 av, 80x109.4; withdrawn.

BEDFORD av (*), ws, 530 s Clarendon rd, 60x100; Rose Handler. 6,579

EMMONS av, ns, 80.1 e E 14th, 40.1x99.7x41.1x96.6; Emilie Huber et al. 1,500

GRAND av, es, 32.6 n Prospect pl, 16x55; Wm Gremler. 2,000

NEW LOTS av (*), nwc Christopher av, 26.1x78.5x24.8x68.9; Marie L Balcom. 2,500

ST MARKS av (*), ss, 250 w Rockaway av, 25x104.11x20.7x89.1; Selah G Strong, trste. 3,700

SHEEPSHEAD BAY rd, es, 300 s Voorhies av, 89x132.6x97x112.6; Wm L McGuire. 1,000

13TH av (*), es, 40 n Bay Ridge av, 20x100; R Annie Armstrong. 3,500

WM. P. RAE CO.

DOUGLASS st, 14, ss, 100.8 e Court, 15x96; withdrawn.

FROST st, ns, 133.4 e Leonard, 50x100; Warner M Miller. 3,800

HIGH st, nec Adams, 50x21.9; Jos Cavagnaro. 4,800

PEARL st, ws, 250 s Myrtle av, 3 inches x 97.9; all right, title, &c; City Real Estate. 10

E 19TH st, es, 330 n Voorhies av, runs e125.6 xn233.9x to Jerome av xw64xsw63.6xs212.11 to beg; adj Apr 16.

39TH st, nes, 140 nw 10 av, 20x95.2; A B Roberts. 2,000

BAY RIDGE av (*), ss, 516.11 e 4 av, 20x95.9; Louise Borges. 4,100

BAY RIDGE av, (*), ss, 536.11 e 4 av, 20x95.10; Louise Borges. 4,100

BAY RIDGE av (*), ss, 556.11 e 4 av, 20x95.10; Louise Borges. 4,100

BAY RIDGE av (*), ss, 576.11 e 4 av, 20x95.11; Louise Borges. 4,300

BAY RIDGE av (*), ss, 496.11 e 4 av, 20x95.8; Minnie Jordan. 4,350

GLENMORE av, nec Vesta av, 100x100; Curtis Bros Lumber Co. 8,000

NOSTRAND av, ws, 204.2 n Linden av, 20.4x64.1; adj Apr 16.

TOMPKINS av (*), es, 82 n Putnam av, 18.2x81; Mary E Taylor. 5,200

VESTA av, es, 100 n Glenmore av, 80x100; Curtis Bros Lumber Co. 3,500

JAMES L. BRUMLEY.

DEAN st (*), ss, 296 e Classon av, 14x90; 2,000

19TH st, sws, 190 se 10 av, 60x100.2; Jno H Easterday. 3,400

19TH st (*), sc 10 av, 150x100.2; Maria E Wachter. 5,000

83D st, sws, 409 se 20 av, 18.2x100; Christian Almstead. 4,100

ATKINS av (*), es, 170 n Hegeman av, 40x100; Anton Stroh. 880

FLUSHING av, ss, 50 w N Oxford, 25x110.7; withdrawn.

OCEAN av, 601, es, 264.11 n Av A or Albemarle rd, 72.1x240; withdrawn.

83D st, sws, 390 se 20 av, 18.2x100. Christian Almstead. 4,000

JOSEPH P. DAY.

(At 14-16 Vesey st, Manhattan.)

COLUMBIA HEIGHTS, 81-3, sec Cranberry, 101x100, 2-3-sty & b bk bldgs with exts; voluntary; withdrawn.

CHARLES SHONGOOD.

PROSPECT pl, ss, intersec sws Washington av, 142.10x32.6x irreg; A A Simon. 95,075

W 15TH st, ws, 880 n Neptune av, 87x104.3; adj to Apr25.

BAY 38TH st (*), es, 680 s Benson av, 20x96.8; Mary M Witte. 1,000

46TH st (*), nes, intersec nws 14 av, 120x100.2; Merchants Co-operative Mtg Co. 9,500

73D st, ns, 280 e Narrows av, 20x100; Kath Scherer. 4,750

BAY RIDGE pkwy, ss, 180 e 12 av, 40x100; Harry Siglay 4,900

Total $238,769
Corresponding week, 1912.....$180,190

VOLUNTARY AUCTION SALES.

Borough of Brooklyn.

APRIL 9.

JAMES L. BRUMLEY.

LAFAYETTE av, 774A, ss, 116.3 e Throop av, 15.9x100, 2-sty & b bk dwg; exrs sale.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) referee; last name, auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estates Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

APR. 5.

No Legal Sales advertised for this day.

APR. 7.

CANAL st, 533-41, nec Washington (No 477), runs n22.2xe70xse17.6xe8.6xse15.6xe30xse17.8xs41xw101 to beg, 8-sty bk loft & str bldg; Seaman's Bank for Savgs in the City NY—Greenwich Investing Co et al; Strong & Cadwalader (A), 40 Wall; Chas L Hoffman (R), due, $109,-712.30; T&c, $5,096.11; Herbert A Sherman.

CHERRY st, 361 ,ss, 106.10 e Montgomery, 25.11x62.3x25x61.2, 5-sty bk tnt & strs; also WATER st, 590, ns, 70 w Montgomery, 22.7x—, 2-sty bk tnt; Chas P Howland—Margt M Foley et al; Murray, Prentice & Howland (A), 37 Wall; E Mortimer Boyle (R); Joseph P Day.

WATER st, 608, ns, abt 115 e Montgomery, 24.11x61.2x25x62.3, 5-sty bk tnt; Mabel Rusch—Margt M Foley et al; Murray, Prentice & Howland (A), 37 Wall; E Mortimer Boyle (R); due, $4,202.33; T&c, $450; Joseph P Day.

24TH st, 163-5 W, see 7 av, 245-51.

52D st, 245 E, ns, 150 w 2 av, 15x100.5, 3-sty & b stn dwg; Lincoln Trust Co trste—Chas F Dixon et al; Middleton S Borland (A), 31 Nassau; Robt J H Powel (R); due, $7,841.47; T&c, $150.39; Joseph P Day.

123D st, 444 E, ss, 133.4 w Pleasant av, 33.4x100.11, 5-sty bk tnt; Jno Aspinwall et al exrs—Metropolitan Holding Co et al; James, Schell & Elkus (A), 170 Bway; Benno Lewinson (R); due, $33,323.85; T&c, $402.85; Saml Marx.

FOREST av, 905-7, see Jackson av, 897-9.

JACKSON av, 897-9, ws, 250.10 s 163d, 36.3x75, vacant; also JACKSON av, 898-900, es, 250.10 s 163d, 36.3x175 to Forest av (Nos 905-7), vacant; Chas E Gleason—Frankie E Parker et al; Richd J Morrisson (A), 135 Bway; Wm A McQuaid (R); partition; Joseph P Day.

JACKSON av, 898-900, see Jackson av, 897-9.

7TH av, 245-51, nec 24th (Nos163-5), 86.11x79.2, 12- sty bk loft & str bldg; Seth S Terry—Twenty-fourth Street & Seventh Avenue Corpn et al; Theo N Ripsom (A), 66 Bway; Leighton Lobdell (R); due, $46,024.54; T&c, $121.20; sub to 4 mtgs aggregating $462,892; mtg recorded June9'11; Bryan L Kennelly.

APRIL 8.

121ST st, 158 W, ss, 124 e 7 av, 18x100.11, 3-sty & b stn dwg; Farmers Loan & Trust Co—Gottlieb M Karpas et al; Geller, Rolston & Horan (A), 22 Exchange pl; Percival H Gregory (R); due, $14,456.26; T&c, $665.04; Bryan L Kennelly.

134TH st, 123 W, ns, 350 w Lenox av, runs n99.11xnw11.8xsw16.6xs99xe25 to beg, 5-sty bk tnt; Van Beuren Realty Co—Emily D May et al Jas C McEachen (A), 45 Bway; Chas J Leslie (R); due, $16,673.93; T&c, $835; Joseph P Day.

142D st, 56 W, ss, 262.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Henry F Schwarz, trste, &c—Kane Constn Co et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, $33,083.51; T&c, $634.85; mtg recorded Feb17'09; D Phoenix Ingraham.

142D st, 60 W, ss, 225 e Lenox av, 37.6x99.11, 6-sty bk tnt; Herbt F Schwarz—Kane Constn Co et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Albt Ritchie (R); due, $33,091.01; T&c, $634.85; mtg recorded Feb17'09; D Phoenix Ingraham.

186TH st, 462 E, ss, 220 e Park av, 20x100, 4-sty bk tnt; Alice S Boruff—Chas Pinzka et al; Esselstyn & Haughwout (A), 2 Rector; Arthur M Levy (R); due, $8,038.84; T&c, $278.75; mtg recorded Nov12'09; J H Mayers.

216TH st E, ns, 81 e White Plains rd, 33.4x114, Wakefield; Anna Kaiser—Evan G Ellis et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $3,822.19; T&c, $937; Jas L Wells.

BROOK av, 1463, ws, 55.6 n St Pauls pl, 22.3x35x22.9x34.10, 3-sty bk tnt & str; Rafael Diez de la Cortina—Abr Shatzkin et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, $1,481.20; T&c, $53.05; Jas L Wells.

HOE av, es, WEST FARMS rd, nws, 167TH st, ss, gore block, 228.1x271.11x148,1, vacant; Mary F Martin—Alfred C Bachman et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Timothy Murray (R); due, $9,699.22; T&c, $635.01; Henry Brady.

JEROME av, es, 376.11 s Belmont av, 24.4x14.2x19.9, gore, vacant; Elway Co—Mary M Kelley et al; Harold Swain (A), 176 Bway; Roy M Robinson (R); due, $690.57; T&c, $72.59; Joseph P Day.

APRIL 9.

LILLIAN pl, swc Tremont av; see Tremont av, 1006-12.

35TH st, 412 W, ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & str, 2-sty fr rear tnt; Raoul Dupuy—Marie B Dupuy et al; Frank D Arthur (A), Cotton Exchange Bldg; S Stanwood Menkin (R); partition; Joseph P Day.

107TH st, 208 E, ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Jno C Higham—Sigismondo Gallina et al; Wm Bondy (A), 149 Bway; Theo K McCarthy (R); due, $7,654.07; T&c, $400; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Eliz H Hoar—Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenney (A), 27 William; Jas M Donohue (R); due, $8,676.59; T&c, $374.54; Henry Brady.

120TH st, 69 E, ns, 150 w Park av, 16.8x100.11, 3-sty & b bk dwg; Ella W Sharp—Meyer Shapiro et al; Edw A Acker (A), 287 Bway; Geo W Clune (R); due, $10,677.25; T&c, $192; J H Mayers.

130TH st, 22 E, ss, 126.8 w Madison av, 16.8x99.11, 3-sty & b bk dwg; Metropolitan Savings Bank—Harry J Smith et al; A S & W Hutchins (A), 84 William; Elek J Ludvigh (R); due, $7,561.71; T&c, $105.07; Joseph P Day.

166TH st, 435 E, ns, 127.11 e Park av, runs n92xw99.6 to Park av (Nos 3402-6) xn78.3xe212.1xn49.11xe35xs121.11xw.01xs5xw64.7 xs90 xw95.11 to beg, 1-2 & 3-sty bk mill; Jno G Dolson—Magdalena Walter et al; Hatch & Clute (A), 100 Bway; Walter S Dryfoos (R); due, $34,-447.35; T&c, $2,785.87; Joseph P Day.

182D st E, ss, 54.4 e Belmont av, 26.9x115.8x25.6x100.9, vacant; Warren B Sammis—Jno P Duff et al; Warren E Sammis (A), 1 Liberty; Louis Exstein (R); due, $3,170.55; T&c, $53.07; mtg recorded Nov28'11; J H Mayers.

239TH st E, swc Carpenter av; see Richardson av, swc 241st.

241ST st E, swc Richardson av; see Richardson av, swc 241st.

241ST st E, nec Bronx blvd; see Richardson av, swc 241st.

BRONX blvd, nec 241st; see Richardson av, sws 241st.

CARPENTER av, swc 239th; see Richardson av, swc 241st.

HEATH av, 2888, es, 242.5 n land of T N Reed, 20.2x100.7, 3-sty bk dwg; Julius Brenzinger et al—Pouch Realty Co et al; Francis A O'Neill (A), 2 Rector; Albt Blumenstiel (R); due $7,016.62; T&c, $176.73; Joseph P Day.

PARK av, 3402-6; see 166th st, 435 E.

RICHARDSON av, swc 241st, 100x100; also BRONX blvd, nec 241st, 100x50; also CARPENTER av, swc 239th, 100x100, Wakefield; Eugene F Crowe—Wm W Penfield et al; Frederic C Leubuscher (A), 258 Bway; Ellsworth J Healy (R); due, $4,573.53; T&c, $26; mtg recorded Dec2'09; Jos P Day.

SEDGWICK av, 2587, ws, 510.11 s Kingsbridge rd, 37.6x118.4x37.8x121.9, 2-sty fr dwg; Arthur D Lyons—Fordham Realty Co et al;

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Advertised Legal Sales, Manhattan and Bronx —Continued.

Robt S Patterson (A), 45 Bway; Jerome H Buck (R); due, $2,278.67; T&c, $263.58; Joseph P Day.

TREMONT av, 1006-12, swc Lillian pl, 79.9x75.9x79.8x77.9, 2-sty & b fr dwg & 1-sty fr bldg; Tax Lien Co of N Y—C L Schloemer, Inc, et al; Wm Lustgarten (A), 68 William; Hyman Turchin (R); foreclos of tax lien; due, $12,425.04; T&c, $4,005.12; Joseph P Day.

2D av, 2269, ws, 80.10 n 166th, 20x90, 3-sty bk tnt & strs; Clement Le Boutillier—Guiseppe Sisti et al; Seth B Robinson (A), 1 Liberty; Chas A Hickey (R); due, $9,732.19;, T&c $246.83; Joseph P Day.

9TH av, 70, es, 19.8 n 15th, 19.8x100, 3-sty bk tnt & str; Cheever N Ely et al exrs—Anastasio C M Azoy et al trste; Man & Man (A), 56 Wall; Timothy A Leary (R); due, $31,539.01; T&c, $752.02; Joseph P Day.

APRIL 10.

4TH st, 37-9 W, ns, 25 w Greene, runs n94 xw3xn2.5xw47xs96.5xe50 to beg, 2-4-sty bk & stn loft & str bldgs; Gertrude Skidmore et al—Fredk S Myers exr &c et al; Williams & Caldwell (A), 31 Liberty; Wm C Arnold (R); partition; Joseph P Day.

8TH st, 48-50 E, ss, 48.10 e Greene, 49.2x61.10 x48.2x58.6, 2-5-sty bk loft & str bldgs; leasehold; Thos J Falls et al—Chas Brandt et al; Levi S Tenney (A), 27 William; Chas A Hickey (R); due, $16,146.50; T&c, $——; Henry Brady.

16TH st, 25 W ,ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; County Holding Co—Henry Malito et al; Merrill & Rogers (A), 100 Bway; Jno H Rogan (R); due, $39,933.06; T&c, $419.60; Bryan L Kennelly.

76TH st, 167 W, ns, 140 e Ams av, 20x102.2, 4-sty & b stn dwg; Chas C Bull exr et al—Thos W Russell et al; Howard Hasbrouck (A), 63 Wall; Geo Burnham (R); due, $31,560.96; T&c, $594.15; Joseph P Day.

128TH st, 117 E, ns, 216 e Park av, 16x99.11, 3-sty & b stn dwg; Paul E Lamarche gdn—Stephen McCormick et al; R & E J O'Gorman (A), 61 Chambers; Warren Leslie (R); due, $7,635.08; T&c, $483.26; Joseph P Day.

236TH st, 508 E, ss, 72.8 e Verio av, 20x100, 2-sty fr dwg; Victoria Wild exr—Wm H Westrup et al; Jno P Carroll (A), 189 Montague; Bklyn; Thos N Cuthbert (R); due, $3,831.; T&c, $378.73; mtg recorded Feb5'09; Joseph P Day.

JEROME av, es, 339.7 s Belmont, runs e78.3x s50xw100xnw19.9xn37.3 to beg, vacant; Edway Co—Jas A Woolf et al; Harold Swain (A), 176 Bway; Roy M Robinson (R); due, $3,114.37; T&c, $539.43; Joseph P Day.

RIVERSIDE dr, 2, es, 140.8 s 73d, 37.7x85.5x 25.10x96.8, vacant; Angie M Booth—Manhasset Development Co et al; Creevey & Rogers (A), 60 Wall; Paul C Wolff (R); due, $49,046.08; T&c, $1,832.05; Herbert A Sherman.

3D av, 1704, ws, 46.10 s 96th, 26.10x100, 5-sty bk tnt & strs; Herman Wiebke et al—Alice M Love et al; Wm H Glegerich (A), 203 Bway; Lester Lazarus (R); due, $6,595.44; T&c, $643.40; Henry Brady.

APRIL 11.

BLEECKER st, 2-4½; see Bowery, 316-8.

ESSEX st, 11, ws, 153.8 n Division, 25x87.6, 5-sty bk tnt & strs; Louis J Sloane, exr—Abr Halprin et al; Thos F Gilroy Jr (A), 42 Bway; Leopold W Harburger (R); due, $41,392.44; T&c, $633.74. Joseph P Day.

LAFAYETTE st, 177, ws, 150.1 n Grand, 25.1x 100.6, 6-sty bk tnt & stors; same—same; action 2; same (A); same (R); due, $35,430.78; T&c, $1,049.30; Herbert A Sherman.

LAFAYETTE st, 178, ws, 150.1 n Grand, 25.1x 100.6, 5-sty bk tnt & strs; Bronx Investment Co —Rock Realty Co et al; action 1; Merrill & Rogers (A), 100 Bway; Wm D Leonard (R); due, $31,414.96; T&c, $774.07; Herbert A Sherman.

61ST st, 123 W, ns, 235 w Columbus av, 20x 100.5, 4-sty bk tnt & str; Jos Pronick—Aimee C Barry et al; Cary & Carroll (A), 59 Wall; Jno J Hynes (R); due, $13,168.26; T&c, $510.46; Henry Brady.

148TH st, 502-4 W, ss, 100 w Ams av, 41.8x 99.11, 5-sty bk tnt; Sigmund Ashner—Harris Friedman et al; Goldfogle, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, $10,-087.35; T&c, $1,305.70; Henry Brady.

ANTHONY av, ws, 190.1 s 199th, 25x125, vacant; Geo G Taber—Jno Stockli et al; Warren E Sammis (A), 1 Liberty; Geo Burnham (R); due, $549.14; T&c, $467.81; mtg recorded Jan17'00; Joseph P Day.

BOWERY, 316-8, swc Bleecker (Nos 2 & 4½), 40.3x98.10x40.3x95.7, 4-sty bk loft & str bldg; Baron de Hirsch Fund—Leo Ettinger exr et al; M S & I S Isaacs (A), 52 William; Edw C Parish (R); due, $75,335.66; T&c, $24.90; Joseph P Day.

CLAREMONT av, 184, es, 140 n 125th, 40x 100, 5-sty bk tnt; Jos Metzger—Nova Realty Co et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Jno H Judge (R); due, $12,357.71; T&c, $180; Bryan L Kennelly.

CLAREMONT av, 186, es, 180 n 125th, 40x100, 5-sty bk tnt; Jennie G Walter et al exrs—Nova Realty Co et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Jno H Judge (R); due, $13,932.31; T&c, $180; Bryan L Kennelly.

WENDOVER av, 540, ss, 100.1 e 3 av, 37.6x 131.9x37.6x132.6, 5-sty bk tnt & strs; Lawyers Mtg Co—Hattie Kaufman et al; Cary & Carroll (A), 59 Wall; Henry M Stevenson (R); due, $35,198.80; T&c, $1,180.55; Joseph P Day.

WENDOVER av, 544, ss, 137.6 e 3 av, 37.6x 131.1x37.6x131.9, 5-sty bk tnt; Equitable Trust Co of N Y—Hattie Kaufman et al; Cary & Carroll (A), 59 Wall; Henry M Stevenson (R); due, $35,196.41; T&c, $1,181.23; Joseph P Day.

APRIL 12.

No Legal Sales advertised for this day.

APRIL 14.

17TH st, 322 W, ss, 250 w 8 av, 25x122.9x25.1 x120.4, 5-sty bk tnt; Bertha Loewenstein—Moritz Weil et al; action 1; House, Grossman & Vorhaus (A), 115 Bway; Arthur M Levy (R); due, $3,309.80; T&c, $331.35; sub to a mtg of $20,000; mtg recorded May24'04; Jacob H Mayers.

17TH st, 326 W, ss, 300 w 8 av, 25x127.5x25.1x 125.1, 5-sty bk tnt; same—same; action 3; same (A); same (R); due, $3,309.80; T&c, $331.35 sub to a mtg of $20,000; mtg recorded May24'04; Jacob H Mayers.

17TH st, 324 W, ss, 275 w 8 av, 25x125.1x25.1x 122.9, 5-sty bk tnt; same—same; action 2; same (A); same (R); due, $3,322.30; T&c, $334.35; sub to a mtg of $20,000; mtg recorded May24 '04; Jacob H Mayers.

227TH st, 812 E, ss, 130 e Barnes av, 25x114, Wakefield; Ludwig Thonges et al—Henrietta L Higgins et al; Seyfarth, Gunkel & Seyfarth (A), 206 Bway; Jos W Bryan (R); due, $1,-722.20; T&c, $200; sub to mtg of $4,000; Joseph P Day.

AMSTERDAM av, ws, 50 s 180th, 50x100, vacant; Eliz A Van Beuren—D M Koehler & Son Co et al; Merrill & Rogers (A), 100 Bway; Richard P Lydon (R); due, $19,631.98; T&c, $475.80; Henry Brady.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

APR. 5.

No Legal Sales advertised for this day.

APR. 7.

E 39TH st, ws, 180 s Av J, 40x100; Christine Morgan—Margt R Harrison et al; T J Molloy (A), 350 Bway, Manhattan; Chas H Fuller (R); Wm H Smith.

MONROE st, ns, 217.4 w Reid av, 21.2x100; Latham G Reed—Nannie S Ackerly et al; Middleton S Borland (A), 31 Nassau, Manhattan; Chas F Murphy (R); Thos Hovendon.

LIBERTY av, nwc Christopher av, 50x100; Abr L Kass—Saml Graboys et al; Leo Lerner (A), 230 Grand, Manhattan; E M Doughty (R); Wm H Smith.

APR. 8.

BAINBRIDGE st, ns, 461.3 e Ralph av, 17.9x 100; Mortgage Securities Co—Minnie G Sanborn et al; Henry J Davenport (A), 375 Pearl; Jac Brenner (R); Wm P Rae.

BERGEN st, nwc Hopkinson av, 20x80; Isaac Diskin—Rose Soroditz et al; Bernard Alexander (A), 165 East Bway, Manhattan; Geo F Elliott (R); Wm P Rae.

FROST st, ns, 100 e Lorimer, 150x100; Selah B Strong 3d—Harry Brener et al; Oscar A Lewis (A), 215 Montague; Maurice L Rippe (R); Wm H Smith.

FULTON st, ss, 100.5 w Franklin av, 21.4x 117; Williamsburgh Savings Bank—Cooper Co et al; S M & D E Meeker (A), 217 Havemeyer; Ludwig M Wilson (R); Wm P Rae.

UNION st, ss, 200 e Nostrand av, 100x127.9; Eliz Owens—Lyn Realty Co et al; Seley & Levine (A), 216 Montague; Saml Littman (R); Wm P Rae.

E 2D st, es, 180 n Av Q, 20x100; Sarah A Stilwell—Robinson & Smith Constn Co et al; Action 1; Henry J Davenport (A), 375 Pearl; Geo W Gibbons (R); Wm H Smith.

E 2D st, es, 200 n Av Q, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

20TH st, nes, 200 se 8 av, 25x100; Sophy L McCann—Hedwig G Batcheller et al; Action 2; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

45TH st, sws, intersec nws 14 av, 100x60.2; Annie H Chadwick—Fannie Duberstein et al; Reeves & Todd (A), 165 Bway, Manhattan; Edw W C Cunningham (R); Wm H Smith.

56TH st, nes, 260 nw 11 av, 20x100.2; Emma C Heyberger—Wm F Wright et al; Henry J Davenport (A), 375 Pearl; Jos J Speth (R); Wm H Smith.

56TH st, nes, 280 nw 11 av, 20x100.2; Kath A Woolworth—Wm F Wright et al; Henry J Davenport (A), 375 Pearl; Henry P Erwin (R); Wm H Smith.

BUSHWICK av, sws, intersec nws Halsey, 22 x75; Leopold Freiberger—Charlotte F Law et al; Saml E Klein (A), 367 Fulton; Horatio C King (R); Jas L Brumley.

DRIGGS av, ns, 50 e Humboldt, 25x95; Charlotte Herr—Jno Jarzembowski et al; Seley & Levine (A), 215 Montague; Henry S Rasquin (R); Wm H Smith.

FLATLANDS av, swc Flatbush av, 200x17.7 x231.9x134.9; Isabella Orr—Thos L Shelton et al; Henry J Davenport (A), 375 Pearl; Chas F Murphy (R); Wm H Smith.

FLUSHING av, ns, 16.10 e Beaver, 25.2x53.11x irreg; BUSHWICK & NEWTOWN TURNPIKE rd, ss, adj land of B C Watson, 25x167.3; Saml Cohn—Anna M Loehr et al; H S & C G Bachrach (A), 916 Bway; Walter Thorn (R); Chas Shongood.

GLENMORE av, swc Cleveland, 20x73; GLENMORE av, ss, 40 w Cleveland, 40x73; CLEVELAND st, ws, 73 s Glenmore av, 27x90; Nettie Schwartz—Harry Topp et al; Jos J Schwartz (A), 361 Stone av; Franklin C Haven (R); Wm H Smith.

ROAD to Kimballs Landing, ws, intersec el Av Q, runs sw1189.11xnw120.4xnw762.2xne1787.3 xne601.9xse197xse1478.9 to beg, except parts released; KINGS HIGHWAY, ses, 383.2 ne land of Jno L Bergen, runs ne424.6xne1107xne78xne 29xne62xne154xne349xse644.2xsw601.9xsw 1606.6 xnw1078.6 to beg, except parts released; FLATLANDS av, swc Flatbush av, 200x17.7; United States Realty & Improvement Co et al—Annie M Marsh et al; R G Babbage (A), 111 Bway; Ralph Jonas (R); Chas Shongood.

APR. 9.

BERGEN st, ns, 123.3 e Court, 25x100.4; Thos S Peters et al—Jno Barton et al; Harold H Seaton (A), 373 Fulton; David Senft (R); Chas Shongood.

HANCOCK st, ss, 424.10 w Reid av, 18.10x 99.4; Minnie L Greason—Eliz A F Randolph et al; Chas A Clayton (A), 44 Court; Alex S Drescher (R); Wm H Smith.

22D st, sec 5 av, 100x25; Danl D Whitney—Jas Rich et al; Coombs & Whitney (A), 44 Court; E R W Karutz (R); Wm P Rae.

82D st, sws, intersec nws 24 av, 180x100; Aug Renner—Caroline B Held et al; Milton Hertz (A), 391 Fulton; Harrison G Glore (R); Chas Shongood.

GRAND av, es, 62.6 s Clifton pl, 37.6x100; Jas M Crafts et al—Harry Rosenblum et al; Action 2; Geller, Rolston & Horan (A), 22 Exchange pl, Manhattan; Alvah W Burlingame, Jr (R); Wm P Rae.

NEW LOTS rd, nec Williams av, 158.1x200x irreg to Alabama av; Georgia Building Co—Hegeman Building Co et al; De Witt V D Reiley (A), 160 Bway; Alex McKinny (R); Wm P Rae.

VESTA av, es, 255 n Liberty, 20x100; C Frank Colyer—Dominicho or Domenico di Fede et al; Bruce R Duncan (A), 189 Montague; Jos J Speth (R); Wm H Smith.

APR. 10

SOMERS st, ss, 131 w Stone av, 31.4x100; Eliz T E Carpenter et al—Adelgunde Weissmann et al; Harry L Thompson (A), 175 Remsen; Michl Furst (R); Wm H Smith.

SOMERS st, ss, 100 w Stone av, 31x100; Mary A Balfe—Adelgunde Weissmann et al; Harry L Thompson (A), 175 Remsen; Israel Ellis (R); Wm H Smith.

WARREN st, ns, 282.2 e 4 av, 25x100; Lincoln Trust Co—Margt L Green et al; Harry L Thompson (A), 175 Remsen; Chas H Winslow (R); Wm H Smith.

2D st, sws, 288.6 se 7 av, 19.6x95; Maria L Atwater—Edna Jeffery; Jas T Ackerman (A), 187 Greenwich, Manhattan; Chas Y Van Doren (R); Wm H Smith.

59TH st, ss, 180 e 4 av, 20x100.2; Herman Schoenijahn—Clarence W Spader et al; Cary & Carroll (A), 59 Wall, Manhattan; Jas F Quigley (R); Wm P Rae.

74TH st, ss, 280 e 10 av, 20x100; Emma A Marson—Werner Stumann Building & Constn Co et al; Chas H Luscomb (A), 41 Park Row; Manhattan; Wm J Reid (R); Wm H Smith.

MYRTLE av, ns, 50 e Lewis av, 75x43.9; Minnie V Zechiel admr—Frank Mann exr et al; Fisher & Voltz (A), 84 Bway; Jas W Redmond (R); Wm H Smith.

MYRTLE av, ns, 125 e Lewis av, 75x100; same—same; Action 2; same (A); same (R); Wm H Smith. .

NOSTRAND av, es, 50 s DeKalb av, 25x100; Jas H Lamb—Saml Lewis et al; Geo F Alexander (A), 315 Washington; Fred G Milligan (R); Wm H Smith.

WILLIAMS av, es, 160 n Dumont av, 20x100; Progressive Realty & Impt Co—Ida Goldfarb et al; Henry V Rothschild (A), 290 Bway, Manhattan; Chas Harwood (R); Wm H Smith.

3D av, ws, 40 n Warren, 19.8x80; Bernard Glucksmann—Adolph Sprey et al; Wood, Henry & Meyers (A), 62 William, Manhattan; Meier Steinbrink (R); Chas Shongood.

3D av, ws, 59.8 n Warren, 19.8x80; Saml Less—Adolph Sprey et al; Grover M Moscowitz (A), 189 Montague; Louis R Bick (R); Chas Shongood.

APRIL 11.

BERGEN st, sec 3 av, 100x50; Jerome G Atkinson—Leopold Waldman et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Frank L Entwisle (R); Jas L Brumley.

BELMONT av, sec Hendrix, 25x100; Eliz Stygall—Abr Brodsky et al; Kiendl & Sons (A), 68 Pennsylvania av; Edw E Rosenblume (R); Wm H Smith.

12TH av, ws, 130.4 n 38th, 20x100; Greater New York Savings Bank—Chas Rosentover et al; Jno E Ruston (A), 220 Bway; Peter P Smith (R); Wm H Smith.

APR. 12 & 14.

No Legal Sales advertised for these days.

LAW DEPARTMENT

Architects Are Not Builders.

A decision having an important bearing on the expenditure of school bond money through California has been received by State Superintendent of Public Instruction Hyatt from Attorney-General Webb, dealing with the matter of whether or not architects whose plans have been accepted for school buildings are obligated to provide bonds to construct the buildings themselves within their estimates in case the contractor's figures go above the estimates.

It is held by the Attorney-General that there is nothing in the present law which makes possible an affimative answer to the question. The law, according to the Attorney-General's opinion, does not contemplate that architects shall be builders.

Brokers.

An offer of a specified commission for the sale of real estate at a certain price, within a specified time, is held in Hammond v. Mau (Wash.) 40 L.R.A (N.S.) 1142, not to give the broker the exclusive agency for that period, but it is declared that the owner may effect a sale himself within that time without becoming liable for the commission, although before its expiration the broker produces a customer able and willing to comply with the terms of the sale.

MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 8.15 P. M.

ST. RAYMOND AV.—Constructing sewers and appurtenances in ST. RAYMOND AV, bet Zerega and St. Peter's avs, and all incidental work.

ADAMS ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in ADAMS ST, from Morris Park av to the New York, New Haven & Hartford Railroad, together with all incidental work.

EAST 214TH ST.—Acquiring title to the lands necessary for EAST 214TH ST, from Barnes av to Bronxwood av.

DYRE AV, ETC.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in DYRE AV, from Boston rd to the City Line, together with all incidental work.

WILLIAMSBRIDGE RD.—Constructing sewers and appurtenances in WILLIAMSBRIDGE RD (both sides), bet Walker av and Silver st and all incidental work.

EASTCHESTER RD, ETC.—Constructing sewers and appurtenances in EASTCHESTER RD, bet Blondell av and Williamsbridge rd; and in WILLIAMSBRIDGE RD, bet Eastchester rd (Silver st) and the property of the New York, New Haven & Hartford Railroad, and all incidental work.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 9 P. M.

MONTEREY AV.—Constructing sewer and appurtenances in MONTEREY AV, bet East 178th st and East 179th st, and all incidental work.

MARMION AV.—Constructing sewer and appurtenances in MARMION AV, bet East 176th st and East 175th st, and all incidental work.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 8.30 P. M.

GARRISON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of GARRISON AV, from Tiffany st to Hunts Point av, adjusting curb where necessary and all incidental work.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON APR. 8, AT 8 P. M.

EAST 182D ST AND WEBSTER AV.—Placing a guard rail where necessary at the northwest corner, and all incidental work.

WALTON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of WALTON AV, from 175th st to 176th st, adjusting curb where necessary and all incidental work.

INWOOD AV, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadways of INWOOD AV, from Cromwell av to Macombs rd; and EAST 170TH ST, from Boscobel av to Jerome av, adjusting curb where necessary and all incidental work.

BROADWAY AND 236TH ST.—Erecting about 15 ft of guard rail on Broadway at 236th st, together with all incidental work.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON APR. 8, AT 10.30 A. M.

ST. JOHN AV.—Constructing a sanitary sewer in ST. JOHN AV, from Grove st to Tompkins av, 4th Ward.

WARD AV.—To curb, gutter and sidewalk WARD AV, bet Cebra av and Occident av, 2d Ward.

BRITTON AV.—Curb, gutter and pave BRITTON AV, from De Kalb st to Clove av, 4th Ward.

BRITTON AV.—To construct a sanitary sewer in BRITTON AV, from DeKalb st to Clove av, 4th Ward.

A PUBLIC PARK.—To open as A PUBLIC PARK a plot bounded by Manor rd, Forest av and Raymond pl, WEST NEW BRIGHTON.

BARD AV.—To widen BARD AV, bet Castleton and Forrest avs, so it will conform in width with said avenue north of Castleton av, or bet Castleton av and Richmond Terrace, 1st Ward.

PUBLIC HEARINGS.

Completed Assessments.

The following proposed assessments have been completed and they are lodged with the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments, or either of them, must present their objections, in writing, with the Secretary of the Board on or before Apr. 29, 1913, at 11 a. m., when testimony will be taken:

MANHATTAN.

PARK TERRACE EAST, ETC.—Regulating, grading, curbing and flagging PARK TERRACE EAST, from 218th st to a point 100 ft south of 215th st, except that certain piece of land beginning on the west line of PARK TERRACE EAST, distant 43.36 ft from the intersection of the west line of PARK TERRACE EAST with the south line of 218th st, running thence south along the west line of PARK TERRACE EAST, 60.28 ft to a point on a line parallel to West 218th st and 100 ft therefrom; thence east along said line, 15.84 ft; thence north and at right angles to said 218th st 58.18 ft to the point or place of beginning, and in connection therewith to construct the necessary retaining wall and guard rail and lay necessary bridge stones. List 3072.

WEST 120TH ST.—Paving, curbing and recurbing WEST 120TH ST, from Broadway to Riverside drive. List 3114.

NOTE.—The area of assessment in each of the above proceedings extends to within one-half the block at the intersecting and terminating streets—Isham Park in List No. 3072.

BROOKLYN.

EAST 15TH ST.—Regulating, grading, curbing and flagging East 15th st, bet Avs I and J. List 2904.

AV P.—Regulating, grading, curbing and flagging Av P, bet Ocean Parkway and Gravesend av. List 2971.

AMES ST.—Regulating, grading, curbing and flagging AMES st, bet Sutter and Dumont avs. List 3024.

AV I.—Regulating, grading, curbing and flagging AV I, from Coney Island av to East 15th st. List 3025.

AV L.—Regulating, grading, curbing and flagging Av L, from East 35th st to Flatbush av. List 3026.

AV M.—Regulating, grading, curbing and flagging AV M, from Coney Island av to Ocean Parkway. List 3027.

AV V.—Regulating and grading AV V, from Ocean av to Coney Island av. List 3028.

JEWELL ST.—Paving JEWELL ST, from Meserole av to Calyer st. List 3039.

LAWRENCE AV.—Paving LAWRENCE AV, from 3d st to Gravesend av. List 3040.

NORTH HENRY ST.—Paving NORTH HENRY ST, bet Norman and Greenpoint avs. List 3041.

19TH AV.—Paving 19TH AV, bet 86th st and Bath av. List 3042.

RALEIGH PL.—Paving and curbing RALEIGH PL, bet Martense st and Church av. List 3044.

66TH ST.—Regulating, grading, curbing and flagging 66TH ST, bet 13th and New Utrecht avs. List 3046.

NOTE.—The area of assessment in each of the above BROOKLYN proceedings extends to within one-half the block at the intersecting and terminating streets.

WINDSOR AND FULLER PLS.—Grading the southeast corner. Area of assessment: Lot 38, Block 1114. List 2987.

41ST ST.—Grading lot in the north side of 41ST ST, bet 5th and 6th avs. Area of assessment: Lot 51, Block 917. List 2993.

CHURCH AV.—Sewer in CHURCH AV, bet East 3d and East 4th and East 4th and East 5th sts. Area of assessment: Blocks 5336 and 5337. List 3082.

EAST 14TH ST.—Sewer in EAST 14TH ST, bet Ditmas and Newkirk avs. Area of assessment: Blocks 5199 and 5200. List 3084.

81ST ST.—Sewer in 81ST ST, from Fort Hamilton av south to the summit towards 7th av. Area of assessment: Blocks 5991 and 6000. List 3087.

BROOKLYN AV.—Sewer in BROOKLYN AV, bet Farragut and Glenwood rds. Area of assessment: Blocks 5010 and 5011. List 3081.

38TH ST.—Sewer in 38TH ST, bet 10th and Fort Hamilton avs. Area of assessment: Blocks 5288 and 5289. List 3086.

47TH ST.—Sewer in 47TH ST, bet West st and Gravesend av. Area of assessment: Block 5452. List 3089.

LINCOLN AV AND UNION PL.—Sewer basin, at the northeast corner. Area of assessment: Block 4121. List 3092.

QUEENS.

14TH AV AND BOULEVARD.—Receiving basin at the southeast corner. Area of assessment: Block 139, 1st Ward. List 3104.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

WOODBINE ST, BROOKLYN.—Acquiring title to WOODBINE ST, from Knickerbocker av to Irving av, 28th Ward. John F. Canavan, John N Harman and David Hirshfield, commissioners in the above matter, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on April 9, to be examined as to their qualifications by anyone interested.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the Queens County Court House, LONG ISLAND CITY, on April 14, at 10 a. m., the commissioners named in each of the following proceedings will be examined as to their qualifications by anyone interested:

SUNSWICK ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending SUNSWICK ST, from Harris av to Graham av, 1st Ward. Henry Vollmer, commissioner of estimate in place of Thos. F. Dowling, deceased.

ALSTYNE (WASHINGTON) AV, QUEENS.—Opening and extending, from Card pl to Radcliff (Moore) st, 2d Ward. Wm. J. Hamilton, commissioner of estimate in place of T. C. McKennee, resigned.

WINTHROP AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WINTHROP AV, from the east line of Chauncey st to the east line of the 1st Ward (Old Bowery Bay rd), 1st Ward. Geo. Pople, Theo. P. Wilsnack and Frank E. Losee, commissioners of estimate and Geo. Pople commissioner of assessment.

FINAL REPORTS.

GARRISON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending GARRISON AV, from Grand st to Flushing av, 2d Ward. The final report in the above matter will be presented, for confirmation, to the Supreme Court, in the Queens County Court House, Long Island City, on April 7, at 10 a. m.

BILLS OF COST.

EAST 207TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 207TH ST, from White Plains rd to Oakley st, formerly Ash av, 24th Ward. The bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on April 9, at 10 a. m.

TERRACE PL, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending TERRACE PL, from 17th st to Coney Island av, 22d and 29th Wards. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, Brooklyn, on April 10, at 10.30 a. m.

BRITTON ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending BRITTON ST, from Bronx Park East to White Plains rd, 24th Ward. The bill of costs in the foregoing proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on April 11, at 10.30 a. m.

HOPKINS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HOPKINS AV (unofficial name), bet Broadway and Freeman av, 1st Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on April 14, at 10 a. m.

Notices to Present Claims.

All persons having any claim on account of the regulating and grading of the following streets must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before April 8, at 11 a. m., when testimony will be taken:

MANHATTAN.

WEST 129TH ST.—Bet Amsterdam and Convent avs. List 3135.

BRONX.

WHITE PLAINS AV.—Bet Morris Park av and Walker av. List 3119.

PALISADE PL.—Bet Popham av and a point about 100 ft. east of Sedgwick av. List 3145.

FORDHAM RD, ETC.—Acquiring title to the lands, etc., required for widening FORDHAM RD, from Harlem River terrace to Webster av; and the PUBLIC PARK included within the lines of said street, opposite its junction with Kingsbridge rd, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Michael J. Egan, John J. Mackin and Chas. C. Marrin, commissioners, 90 West Broadway, Manhattan, on or before April 10; and they will hear all such parties, in person, on April 15, at 2 p. m.

BROOKLYN.

CONEY ISLAND AV.—From Av G to the south line of Av W. List 3062.

17TH AV.—Bet West and 53d sts. List 3063.

NEWPORT AV.—Bet East 98th st and Junius st. List 3096.

68TH ST.—Bet 11th and 12th avs. List 3099.

68TH ST.—Bet 4th and Fort Hamilton avs. List 31000.

78TH ST.—Bet 12th and 15th avs. List 3101.

TROUTMAN ST.—Bet Irving av and a point 150 ft. east of St. Nicholas av. List 3102.

UNION ST.—Bet East New York av and East 98th st. List 3103.

75TH ST.—Bet 12th and 14th avs. List 3132.

38TH ST.—Bet 10th and Fort Hamilton avs and bet 13th av and West st. List 3133.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

AN UNNAMED ST.—Opening (Fort George Terrace) from Fort George av to Dyckman st, 12th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. May 23.

WEST 141ST ST.—Regulating, grading, curbing and flagging WEST 141ST ST, from Broadway to Riverside drive, 12th Ward. Area of assessment: Both sides of WEST 141ST ST, from Broadway to Riverside drive. May 24.

RIVERSIDE DRIVE.—Opening RIVERSIDE DRIVE on its east side, bet 155th and 156th st, 12th Ward. Area of assessment: Bounded on the north by a line midway bet West 155th st and West 156th st; on the east by a line distant 100 ft. east from and parallel with the east line of Broadway, the said distance being measured at right angles to Broadway; on the south by a line midway bet West 153d st and West 155th st and on the west by the east line of Riverside drive. May 26.

VESEY ST.—Restoring asphalt pavement in front of 54 Vesey st, 3d Ward. Area of assessment: Lot 28, Block 86. May 26.

32D ST AND 4TH AV.—Restoring asphalt pavement at the southwest corner, 21st Ward. Area of assessment: Lot 44, Block 861. May 27.

BRONX.

EAST 172D ST.—Opening EAST 172D ST, from Jerome av to Morris av, 24th Ward. Area of assessment: All that part of former 4th av (Belmont st) within the block bounded by Grand Boulevard and Concourse, Sheridan (Main av) av. Belmont st, and the boundary line of the Village of Mount Eden.

All that part of Walnut st, bounded by Hawkstone st, Walton av, Belmont st and Grand Boulevard and Concourse.

All that part of Walnut st, bounded by Rockwood st, Walton av and Hawkstone st and Grand Boulevard and Concourse.

All that part of Walnut st and 8th av bounded by Jerome av, Townsend av, East 172d st and Belmont st.

All that part of 8th av, bounded by Jerome av, Townsend av, East 171st st and East 172d st.

All that part of 8th av, bounded by Townsend av, Walton av, East 172d st and the boundary line of the Village of Mount Eden. May 26.

RICHARD ST.—Opening RICHARD ST, from Bronx and Pelham Parkway to Morris st, 24th Ward. Area of assessment: All that part of old Thwaite's pl lying in the block south of Thwaite's pl and bet Bronx Boulevard (Bronx Park East) and Barker av. All that part of old Thwaite's pl lying in the block north of Thwaite's pl and bet Richard st and Barker av, and all that part of old Thwaite's pl lying in the block south of Thwaite's pl and bet Richard st and White Plains rd.

All that part of Elliott av lying in the block bounded by Wilgus st (Bridge st), Barker av, Adee av (King st) and White Plains rd. May 26.

LONGFELLOW AV.—Regulating, grading, setting curbstone, flagging sidewalks, laying crosswalks, building approaches and erecting fences in LONGFELLOW AV, from the bridge over the New York, New Haven & Hartford Railroad to Aldus st, 23d Ward. Area of assessment: Lots 1, 29, 70 and 38, in Block 2755. May 19.

RECEIVING BASINS.—At the northeast corner of HUNTS POINT AND LONGFELLOW AVS; at the northeast corner of HUNTS POINT AV AND FAILE ST; and at the northeast and northwest corners of SPOFFORD AV AND MANIDA ST, 23d Ward. Area of assessment: Blocks 2763 and 2766. May 19.

AQUEDUCT AV.—Paving and setting curb in AQUEDUCT AV, from West 181st st to Fordham rd, 24th Ward. Area of assessment: Both sides of AQUEDUCT AV, from 181st st to Fordham rd and to the extent of half the block at the intersecting streets. May 19.

LELAND AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting sidewalks in LELAND AV, bet Westchester and Gleason avs, 24th Ward, annexed territory. Area of assessment: Both sides of LELAND AV, from Westchester av to Gleason av and to the extent of half the block at the intersecting avenues. May 19.

BROOKLYN.

MORGAN AV.—Opening, from Stagg st to Meeker av, 18th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn. May 26.

39TH ST.—Opening 39TH ST, from 13th av to West st; and opening 40TH ST, from 14th av to West st, 29th Ward. Area of assessment: Beginning at a point on the east line of West st, where it is intersected by the prolongation of a line midway bet 38th st and 39th st, and running thence east at right angles to West st, a distance of 100 ft.; thence south and parallel with West st to the intersection with a line at right angles to West st and passing through a point on its west side midway bet 40th st and 41st st; thence west along the said line at right angles to West st to its west side thence northwest along a line midway bet 40th st and 41st st to a point distant 100 ft. northwest from the northwest line of 14th av; thence northeast and parallel with 14th av to the intersection with a line midway bet 39th st and 40th st; thence northwest along the said line midway bet 39th st and 40th st to a point distant 100 ft northwest from the northwest line of 13th av; thence northeast and parallel with 13th av to the intersection with a line midway bet 38th st and 39th st; thence southeast along the said line midway bet 38th st and 39th st, and along the prolongation of the said line to the point or place of beginning. May 26.

WEST 36TH ST.—Regulating, grading, curbing and flagging 36TH ST, bet Surf and Neptune avs, 32d Wards. Area of assessment: Both sides of WEST 36TH ST, from Surf to Neptune av, and to the extent of half the block at the intersecting avenues. March 25.

NEWELL ST.—Regulating, grading, curbing and flagging NEWELL ST, from Meserole av to Greenpoint av; and paving NEWELL ST, bet Calyer st and Greenpoint av, 17th Ward. Area of assessment: Both sides of NEWELL ST, from Meserole av to Greenpoint av and to the extent of half the block at the intersecting streets. May 24.

LINCOLN AV.—Regulating, grading, curbing and flagging LINCOLN AV, bet Jamaica and Ridgewood avs, 26th Ward. Area of assessment: Both sides of LINCOLN AV, from Jamaica av to Ridgewood av and to the extent of half the block at the intersecting streets. May 24.

DINSMORE PL.—Sewer in DINSMORE PL, bet Richmond and Logan sts; and basin in the south side of DINSMORE PL, opposite Richmond st, 26th Ward. Area of assessment: Blocks 4139 and 4142. May 24.

SULLIVAN ST.—Regulating, grading, curbing and flagging SULLIVAN ST, from Washington av to Nostrand av, 29th Ward. Area of assessment: Both sides of SULLIVAN ST, from Washinton av to Nostrand av and to the extent of half the bolck at the intersecting streets. May 24.

CHURCH AND ROGERS AVS.—Basin, at the northwest corner, 29th Ward. Area of assessment: East end of Block 5090. May 24.

37TH ST AND OLD NEW UTRECHT RD.—Basin, at the northwest corner, 29th Ward. Area of assessment: Block 5301. May 24.

NEWKIRK AV.—Sewer, bet Coney Island av and 1st st, 29th Ward. Area of assessment: Block 5425. May 24.

12TH AV, ETC.—Sewers in 12TH AV, bet 68th and 69th sts in BAY RIDGE AV, bet 12th and 13th avs; and in BAY RIDGE AV, bet 10th and 12th avs, 30th Ward. Area of assessment: Lot 1, Block 5772; Lots 4 and 7, Block 5880; Lots 1 and 24, Block 5774; and Block 6154, 6155 and 5773. May 24.

11TH AV.—Sewer in 11TH AV, from 65th to 66th sts; and in 65TH ST, south side, from 11th to 10th av, 30th Ward. Area of assessment: Blocks 5751 and 5752. May 24.

GELSTON PL.—Regulating, grading, curbing, guttering and laying cement sidewalks in GELSTON PL, bet 86th and 94th sts, 30th Ward. Area of assessment: Both sides of GELSTON PL, from 86th to 94th sts and to the extent of half the block at the intersecting streets. May 24.

BATTERY AV.—Regulating and grading BATTERY AV, bet 86th and 92d sts; laying sidewalks and curbing BATTERY AV, bet 86th and 90th sts, 30th Ward. Area of assessment: Both sides of BATTERY AV, from 86th to 92d sts; and to the extent of half the block at the intersecting streets. May 24.

83D ST AND 10TH AV.—Sewer basin, at the north corner, 30th Ward. Area of assessment: Block 6011. May 24.

72D ST AND NEW UTRECHT AV.—Sewer basin, at the north corner, 30th Ward. Area of assessment: Block 6180. May 24.

75TH ST.—Sewers in the north side of 75TH ST, bet 14th av and the end of existing sewer about 341 ft. east of 15th av; south side, bet 14th and 16th avs, 30th Ward. Area of assessment: Blocks 6212, 6213, 6223 and 6224. May 24.

RICHARD ST, ETC.—Flagging RICHARD ST, bet Verona st and Rapelyea st; east side of BARBEY ST, bet Sunnyside av and Highland Boulevard; west side of CLASSON AV, bet St. Marks av and Prospect pl; both sides of SACKMAN ST, bet East New York and Atlantic avs; west side of STONE AV, bet East New York av and Bergen st; west side of KENT AV, bet Park and Myrtle avs, 7th, 9th, 12th and 26th Wards. Area of assessment: Lot 1, Block 523; Lots 1 to 5, inclusive, in Block 519; Lots 8, 20, 21, 22 and 23, in Block 512; Lots 24, 26, 27, 28 and 29, Block 511; Lots 30 and 31, Block 511; Lots 23 to 28, inclusive, in Block 518 Lots 24 to 31, inclusive, in Block 522; Lot 1, Block 504; Lots 3 and 23, Block 508; Lots 1, 5 to 10, inclusive, and 37, in Block 3888; Lot 1, Block 3887; Lot 52 in Block 1155; Lots 1 and 9, Block 1444; Lots 1 and 64, Block 1437; Lot 28, Block 1436; Lot 29, Block 1443; Lot 31, Block 1450;, and Lot 46, in Block 1455; Lot 55, in Block 1897. May 18.

9TH AV.—Regulating and grading 9TH AV, bet 47th and 49th sts, 8th and 30th Wards. Area of assessment: Both sides of 9TH AV, from 47th to 49th sts and to the extent of half the block at the intersecting streets. May 18.

UNION ST.—Regulating, grading, curbing and flagging UNION ST, from Classon to Bedford av, 9th and 24th Wards. Area of assessment: Both sides of UNION ST, from Classon to Bedford avs and to the extent of half the block at the intersecting streets. May 18.

BANKER ST.—Regulating, grading, curbing and flagging BANKER ST, from Meserole to Nassau av. Area of assessment: Both sides of BANKER ST, from Meserole av to Nassau av and to the extent of half the block at the intersecting avenues. May 18.

SHARON ST.—Sewer in SHARON ST, from Olive st to Morgan av, 18th Ward. Area of assessment: Blocks 2908 and 2913. May 18.

STERLING PL.—Sewer in STERLING PL, bet Rochester and Utica avs, 24th Ward. Area of assessment: Blocks 1373 and 1379. May 18.

MONTGOMERY ST.—Regulating, grading, curbing and flagging MONTGOMERY ST, bet Franklin and Bedford avs, 24th and 29th Wards. Area of assessment: Both sides of MONTGOMERY ST, from Franklin to Bedford avs and to the extent of half the block at the intersecting avenues. May 18.

HUNTERFLY RD.—Regulating, grading, curbing, flagging and paving HUNTERFLY RD, from Herkimer st to Atlantic av, 25th Ward. Area of assessment: Both sides of HUNTERFLY RD, from Herkimer st to Atlantic av and to the extent of half the block at the intersecting streets. May 18.

STERLING PL.—Sewer, from the end of the existing sewer, 140 ft. west of East New York av, to the Eastern Parkway extension, 26th Ward. Area of assessment: Blocks 1468 and 1472. May 18.

BUSHWICK AV.—Sewer in BUSHWICK AV, west side, bet Hart and Lawton sts, 27th Ward. Area of assessment: Lots 18, 19, 21, 22, 23 and 24, Block 3225. May 18.

EAST 35TH ST.—Paving EAST 35TH ST, bet Glenwood and Farragut rds, 29th Ward. Area of assessment: Both sides of EAST 35TH ST, bet Glenwood and Farragut rds, 29th Ward. Area of assessment: Both sides of EAST 35TH ST, bet Glenwood and Farragut rds and to the extent of half the block at the intersecting roads. May 18.

LINDEN AV.—Sewer in LINDEN AV, bet East 35th st and Brooklyn av, 29th Ward. Area of assessment: Blocks 4840, 4841, 4856, 4857 and 4872. May 18.

FLATBUSH AV.—Sewer basin in FLATBUSH AV, at the northeast corner of Maple st; northeast corner of Rutland rd; northeast corner of Robinson st; southeast corner of Snyder av; northeast corner of Duryea pl; southeast corner of Vanderveer pl and southeast corner of Av D, 29th Ward. Area of assessment affects Lots 1, 12 to 18, inclusive, in Block 5034; Lot 1, Block 5028; Lots 1 and 7, in Block 5048 Block 5109; Blocks 5132, 5188 and 5210. May 18.

OAKLAND PL.—Sewer in OAKLAND PL, from Tilden av to Butler st, 29th Ward. Area of assessment: Block 5127. May 18.

EAST 28TH ST.—Regulating, grading, curbing and flagging EAST 28TH ST, from Clarendon rd to Canarsie la, 29th Ward. Area of assessment: Both sides of EAST 28TH ST, from Clarendon rd to Canarsie la. May 18.

37TH ST.—Regulating, grading, curbing and flagging 37TH ST, bet Fort Hamilton Parkway and 14th av, 29th Ward. Area of assessment: Both sides of 37TH ST, from Fort Hamilton Parkway to 14th av and to the extent of half the block at the intersecting avenues. May 18.

58TH ST.—Regulating, grading, curbing and flagging 58TH ST, bet 10th and New Utrecht avs, 30th Ward. Area of assessment: Both sides of 58TH ST, from 10th av to New Utrecht av and to the extent of half the block at the intersecting avenues. May 18.

56TH ST.—Regulating, grading, curbing and flagging 56TH ST, bet 12th and 13th avs, 30th Ward. Area of assessment: Both sides of 56TH ST, from 12th to 13th av and to the extent of half the block at the intersecting avenues. May 18.

68TH ST.—Sewer in 68TH ST, bet 13th and 14th avs, 30th Ward. Area of assessment: Blocks 5768 and 5775, fronting in 68TH ST. May 18.

67TH ST.—Sewer in 67TH ST, bet 1st and 2d avs; and in 2D AV, bet 67th and Senator sts, 30th Ward. Area of assessment: Blocks 5838, 5839, 5840, 5848, being property adjacent to 67TH ST; and Lots 3 and 7 in Block 5849. May 18.

76TH ST.—Regulating, grading, curbing and flagging 76TH ST, bet 5th and 6th avs, 30th Ward. Area of assessment: Both sides of 76TH ST, from 5th av to 6th av and to the extent of half the block at the intersecting avenues. May 18.

81ST ST.—Sewer in 81ST ST, bet Narrows av and Colonial rd, 30th Ward. Area of assessment: Both sides of 81ST ST, bet Narrows av and Colonial rd. May 18.

81ST ST.—Regulating, grading, curbing 81ST ST, from Narrows av to Colonial rd, 30th Ward. Area of assessment: Both sides of 81ST ST, from Narrows av to Colonial rd and to the extent of half the block at the intersecting streets. May 18.

72D ST.—Regulating, grading, curbing and flagging 72D ST, bet 17th and 18th avs, 30th Ward. Area of assessment: Both sides of 72D ST, from 17th to 18th av and to the extent of half the block at the intersecting avenues. May 18.

12TH AV.—Regulating, grading, curbing and flagging 12TH AV, from Bay Ridge av to 75th st, 30th Ward. Area of assessment: Both sides of 12TH AV, from Bay Ridge av to 75th st and to the extent of half the block at the intersecting streets. May 18.

75TH ST.—Sewer in 75TH ST, bet 11th and 12th avs, 30th Ward. Area of assessment: Blocks 6209 and 6220. May 18.

EAST 2D ST.—Regulating, grading, curbing and flagging EAST 2D ST, from Av N to Ryder av, 31st Ward. Area of assessment: Both sides of EAST 2D ST, from Av N to Ryder av and to the extent of half the block at the intersecting avenues. May 18.

EAST 14TH ST.—Regulating, grading, curbing and flagging EAST 14TH ST, bet Avs I and J, 31st Ward. Area of assessment: Both sides of EAST 14TH ST, from Avs I to J and to the extent of half the block at the intersecting streets. May 18.

AV O.—Regulating, grading, curbing and flagging AV O, from East 15th st to Ocean av, 31st Ward. Area of assessment: Both sides of AV O, from East 15th st to Ocean av and to the extent of half the block at the intersecting streets. May 18.

HOMECREST AV.—Regulating, grading, curbing and flagging HOMECREST AV, from Av S to Neck rd, 31st Ward. Area of assessment: Both sides of HOMECREST AV, from Av S to Neck rd and to the extent of half the block at the intersecting avenues and streets. May 18.

EAST 35TH ST.—Sewer in EAST 35TH ST, bet Av J and Kings Highway, 31st Ward. Area of assessment: Both sides of EAST 35TH ST, from Av J to Kings Highway. May 18.

QUEENS.

NURGE ST.—Sewer, from Emma st to Martin st, 2d Ward. Area of assessment: Both sides of NURGE ST, from Emma st to Martin st. May 24.

PLEASURE AV.—Sewer, from 2d av to Lawrence st, 2d Ward. Area of assessment: Both sides of PLEASURE AV, from 2d av to Lawrence st. May 24.

RICHMOND.

UNNAMED STREET, ETC.—Constructing a combined sewer in AN UNNAMED STREET (extension of Stuyvesant pl); and STUYVESANT PL, from Arrietta st to a point about 685 ft. north of Weiner pl, 1st Ward. Area of assessment: Plot 1, Blocks 2, 3 and 4, District 1. May 18.

RECEIVING BASINS.—At the intersections of Jay st and Hamilton av; Jay st, Stuyvesant pl and South st Jay and DeKalb sts; Jay and Wall sts; Jay st and Stuyvesant pl, 1st Ward. Area of assessment: Plot 5, Block 1; Plot 2, Blocks, 4, 5,6 and 13; Plot 1, Blocks 1, 3 and 4, adjacent to above improvements. May 18.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 60 -Aaron Kommel.....C
Attorney st, 62 -E Sperling .....C-H
Attorney st, 126—M Greenstein & Son....A-H
Broome st, 45 J Ginsburg I
Broome st, 413—A W Hanington & Co.....H
Broome st, 413—Cairns & Bro.....H
Broome st, 413—B Spilky & Son.....H
Broome st, 413 Max Kubersky .....H
Broome st, 419-21—J Kindleman Form Co....H
Broome st, 419-21—Benze Bros.....H
Cannon st, 31—Louis Teich L
Delancey st, 336—M Sumergrade L
Division st, 9-9½—Rebecca G Carpenter..C-D
East Houston st, 129 Goldstein & Co.....E
Eldridge st, 94 Est of Wm Cooper C
Fulton st, 144—Thos Newbold.....A-C-E-F-G
Gold st, 88—L H Biglow Co...'.....H
Gold st, 88 J F Newman .....H
Gold st, 88-90—Herman Feinberg.....H
Gold st, 88-90 N Y Maritime Reg.....H
Greene st, 130 -Manhattan Cloak Co.....H
Greene st, 130—Krasnow & Boriskin.....H
Greene st, 130 -Hyman Solowitz.....H
Greene st, 130—Chiet, Marcus & Co.....H
Greene st, 136—Walter S Schwab.....H
Greene st, 136 Robinson & Friedheim.....H
Greene st, 136—Kogut & Ulius Bros.....H
Greene st, 137—Max Goldstein .....H
Greene st, 137 Hindin Bros .....H
Greene st, 137 Jos Korostoff .....H
Greene st, 189-95—Benj Levinger & Co....H
Greene st, 189-95 Ullman Bros .....H
Greene st, 189-95 Metropolitan J C Co....H
Greene st, 203-5—Equitable Trust Co..A-B-C-E
Greene st, 203-5—Louis D Suger.....F-H
Greene st, 203-5—Sol Ducker.....E
Greene st, 203-5—Saml Gladstone & Son..C-D
Greene st, 203-5—Sigmond Morrell .....C-H
Greene st, 203-5—Jacob Hookman.....A-E-G
Greene st, 203-5 Harry Lang.....G
Greene st, 203-5 -Geo E Lawson.....F
Greene st, 203-5—Rochester Cap Co.....C-E-G
Greene st, 203-5—Crown Hat Frame Co., A-C-F-H
Greene st, 261—David I Sciffee.....C-O
Greenwich st, 58-60—Joseph Naylor Est.A-C-G
Hester st, 4—E Levy.....A-G
Hester, Essex & Norfolk sts (School)—Thos W Churchill .....A-C-L
Jones st, 8—Lewis & Sonn.....H
Jones st, 8—J C Hoffman .....H
Lawrence st, 94—Columbia Col Tr.....D
Lewis st, 179-83—Saml Moskowitz.....G
Ludlow st, 541½—Nathan Schancupp.....C-O
New Bowery, 50—Wm Craft Est.....C-D
North William st, 20—Thos Russell.....D
North William st, 20—Chas Furthmann.....D
Rivington st, 85—Morris Schachter.....L
Rivington cor Forsythe sts (School)—Thos W Churchill .....A-C-L
Rose st, 35-7—Geo Weiderman.....D
Rose st, 53—Lillian B Leavitt.....B-C
Rose st, 53—Boise Donadio & Son..A-E-G-H
Rutgers sl, 82-6—Harris Pinchuck & Sons, A-C-E-F-G-H
South st, 183 Jos Diaz .....F
South st, 183—Mary Healy .....B-C-G
Spring st, 114-16—Ginsburg & Silverstein...H
Stanton st, 332—Annie McDermott.....C-G
Suffolk st, 19—Mrs M Siegel.....G
Suffolk st, 65-7—Graysel & Co.....G
Suffolk st, 178—Theo Thorner.....G
University pl, 40-56—Hy Iden Est.....B-C
University pl, 40-56—Wm Hennings, A-C-E-F-G-H
University pl, 40-56—Jos Lawrier....A-C-F-H
University pl, 40-56—Chas R Gibson, A-C-E-F-G-H
University pl, 40-56—Hy Blackwell.A-E-F-G-H
University pl, 40-56—Benj Zuern.....A-F-H
Walker st, 8—Browning, King & Co.....C
Warren st, 20—E C Bodman.....C
William st, 220-4—Aug Zinsser.....C-D
Worth st, 115-17—Mercantile R E Co.....D

Numbered Streets.

3d st, 50-2 W—Sperling Bros.....H
4th st, 232 E—M Schulman .....G
4th st, 48 W—Morris Asnof & Son.....H
9th st, 224 E—9th st Garage.....A-D-G-H
9th st, 224 E Max Horowitz.....C
10th st, 239 W—Alligerance Realty Co.....C
10th st, 291 W Beadleston & Woerz.....D-K
12th st, 6 E Morris F Pfaetzer & Co..A-H
12th st, 6 E—Birnbaum & Schulemowitz, A-C-F-G-H
12th st, 6 E Rubin & Kramer..A-C-E-F-G-H
13th st, 222 W—Sol Metzendorf C
15th st, 345 E—Thos W Churchill.....A-C-G-L
18th st, 17 W—Alonzo P Weeks.....C
20th st, 29 E—Edw A Bogue.....C
20th st, 39 E—Hapogian Photo Eng Co.A-G-L-O
21st st, 136-40 Unique Cloak & Suit Co.A-D-G
22d st, 129-31 W—Ellis P Earle.....A-C-D
22d st, 129-31 W—Bass, Silverman & Co..C-D
22d st, 129-31 W—K & P Cloak & Suit Co.C-D-G
22d st, 129-31 W—Steinmetz & Co.....C-D-G
22d st, 129-31 W—Chas Schrank.....C-D-G
22d st, 129-31 W—Hy Rubenstein.....C-D-G
22d st, 129-31 W—Seader Bros.....D-G
22d st, 129-31 W—Klein Embroidery Co...D-G
22d st, 129-31 W—R & W Skirt Co.....C-D-G
22d st, 129-31 W—Ansco Co .....D
23d st, 212 E—Otto Strack.....G
24th st, 25 W Andw Kerwin .....C-D-F
25th st, 36-8 W—Kramer & Meshekow.....C
26th st, 141-3 W—Geo B Leonard.....E
26th st, 151-63 W—Jacob Sternstein.....C-G
26th st, 151-63 W—Abr Bernstein .....G
26th st, 151-63 W—A A Franklin.....C-G
26th st, 151-63 W—M R Silverman.....G
29th st, 227-9 W—Clifford & Stevens.....A-G
30th st, 1 W—Gillman, Callomone & Co....A
30th st, 1 W—Jno J Gibbons.....A-B-G
30th st, 1 W Frank H Browne.....G
31st st, 154 W—Lincoln Taxi Co.....A-K-L
33d st, 43-7 W Isaac Kahn, Kahn & Baer, C-F-G-H
33d st, 43-7 W—E Dupont & Co.....C
33d st, 43-7 W—Leon C Riggs.....E-G
33d st, 43-7 W Long & Boecherer.....C
34th st, 300 E Francis D Dunn.....C
36th st, 306 W—Paul Westphal .....G
44th st, 307 W Martin L Wright.....K-L
47th st, 228 W—Max Yalowitz.....J
48th st, 215 W—C T Silver Motor Co....D-K-L
50th st, 124 W—Abeido Auto Co.....G-K-L
50th st, 233 W—Robt C Morris .....K
50th st, 501 W—10th Av Amusement Co....C-I
55th st, 252-4 W—P Trainor .....G
56th st, 20 W—J V Dahlgren .....G
56th st, 527-9 W—A Z Co.....G-O
59th st, 30 E—59th St & Mad Av Co.....C
63d st, 318 E—N Friedman.....A-C-D-K
77th st, 79 E Howard Willets.....A-G-K
114th st, 215 W—Thos W Churchill.....A-L
116th st, 31 W—Thos W Churchill.....A-C-L
131st st, 641 W—Weber-McLoughlin Co., A-H-K-L
134th st, 263 W—Carrie Lasher.....C-O
136th st, 114 W Sigmund Bendit C
145th st, 268-70 W—Gottfried & Freyne....F-G
163d st, 438 W—Sophie Goldstein.....C-O

QUEENS ORDERS SERVED.

Borden & Review avs—Peabody & Downing C-K-L
Broadway, 112 (Flushing)—Nicholas Gilroy, A-G
Broadway & Thrall av—A E Louvett. A-C-G-H-K-L
Hollywood av, 6-28—Rockaway Baking Co....K
Jackson av, c Honeywell st—Ford Motor Co.A-L
Jamaica av, 77—Philip Rauch.....K
Lockwood av, 9 (Far Rockaway)—Far Rockaway Motor Car Co.....A-G-H-K-L
Morris av, ft of—Geo A Wade.....C-H-K
N Pleasant av (Rockaway Beach)—Wm Sierks.L
Remsen av & Lake Grove pl (Far Rockaway)—John Josephs .....A-F
Washington av (L I City)—Julius Messenger..C
Washington and 4th avs (Rockaway Beach)—Benj Kohn .....A-G
Way av, 63—E J Reed.....A-C-D-K-L
West av, 153 Nat'l Varnish Co.....A-H
West av, 200 B Steigert.....C-G-H-K

Collecting Paving Bills from Railroads.

By the provisions of Section 98 of the present general railroad law, every street railroad company is bound to keep in permanent repair that part of the street between its tracks, the rails of its tracks, and two feet in width outside of its tracks, whenever required to do so by the proper local authorities. Upon taking office on January 1, 1910, Borough President Miller found that it had been considered bad form to require the railroad companies to pay their share of the paving of streets on which their tracks were, with the result that the companies did not volunteer to do it.

President Miller had a search of the records made and found that bills amounting to $107,000 for work done prior to January 1, 1910, were uncollectible, owing in some cases to lack of proper notices and in other cases to the fact that six years had passed and the claim was barred by the Statute of Limitations. Other bills amounting to $137,402.26 for work done prior to January 1, 1910, were collected. Since then the bills have been collected promptly, amounting in all to $252,135.17. It is due to the railroad companies to state that they are treating this matter in a businesslike way and send their checks promptly when bills are presented.

A SUBWAY TO JERSEY.

Private Capital Willing to Do What the City Can't to Solve Freight Problem.

For the West Side waterfront south of 30th street the City of New York has long sought for a plan that would not alone end surface operation by the New York Central Railroad Company upon the city streets, but would at the same time result in the reorganization of the terminal facilities of all the Jersey roads by bringing them to use a marginal terminal freight railway.

The Committee on Terminal Improvements of the Board of Estimate, when they took up the problem two years ago, were advised by all the engineers and railroad representatives with whom it conferred that no marginal freight railway could be economically and advantageously operated by the transcontinental trunk line railroads whose rail termini are in New Jersey, unless directly connected with New Jersey by tunnels or bridge.

It is impossible, the committee has just said, that the city should contemplate the construction of tunnels or bridge with municipal money for two reasons. In the first place, such an enterprise would lie without the jurisdiction of the City of New York. In the second place, it would involve an expenditure far beyond the city's present means.

At this juncture D. C. Willoughby, representing private capitalists, offers a plan to provide two or four tubes under the river, in connection with a six-track subway to extend along the marginal way of West street, from Cortlandt street to 23d street and thence north under Eleventh avenue to 30th street. On the New Jersey side they will lead into railroad yards, where the freight for Manhattan will be collected and classified.

Directly over the main subway on the marginal way of West street, at frequent intervals, nine-story warehouses will be erected. The street floor and the floor above will be used as "freight yards." The other seven stories will be devoted to warehouse purposes, refrigerating plants and manufacturing. In all, there will be seventeen of these nine-story structures.

If the Board of Estimate approves the scheme and suitable arrangements can be made the banking houses of Ladenburg, Thalmann & Co. and Kissel, Kinnicutt & Co. will undertake to form a syndicate to provide the necessary money.

A CALL FOR ENGINEERS.

Four Hundred More for the Subways—Pushing Plans Ahead.

The E. E. Smith Contracting Company, of Manhattan, which has the contract for building the Corona rapid transit elevated line, is erecting a temporary construction plant on the Boulevard near the Packard building, Long Island City. It is expected that the concrete work will be started within six weeks.

The working plans for the Corona and Astoria routes have not yet been completed, but it is expected that they will be ready for the contractors as soon as they are prepared to begin work. Chairman McCall has made requisition upon the Municipal Civil Service Commission for 400 more engineers. Besides providing a separate squad of engineers to have charge of the plans for the local "L" lines, four other squads have been organized to work on lines in different parts of the city. One squad is working on the connection to be made for the B. R. T. at Canal street and Broadway, Manhattan.

It is important to Brooklyn to have these plans prepared right away, as the value of the Broadway line is dependent upon a physical connection at Canal street, so that trains crossing the Manhattan Bridge can get up Broadway as far as Ninth street.

A third group of engineers is at work upon the 38th street cut in South Brooklyn, where the New Utrecht and Gravesend lines of the B. R. T. are to be joined to the Fourth avenue line.

A fourth group is working out the details of the two big tunnels to the financial centre of Brooklyn, the Montague-Whitehall tunnel and the Clark-William street tunnel. In addition, a fifth group of engineers are at work upon some purely Manhattan matters.

Testing An Electric-Bell Circuit.

It sometimes happens in electric bell work that the wireman wants to know whether a bell rings or not when he can get no nearer it than the push-button switch in the circuit. The procedure followed in such a case is to bend a telephone receiver with a coil consisting of 10 feet of No. 18 wire, and, having connected one terminal of the receiver permanently to one terminal of the push button, hold the receiver to the ear and shunt the switch by touching the wire from the other terminal of the receiver to the free terminal of the bell circuit. If the bell rings a buzzing noise will be heard corresponding to the vibrations of the bell armature.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Hoppin & Koen Win Albany Court House Competition.

Announcement was made during the week of the awards in the competition for the new County Court House to be erected on the property bounded by Eagle, Lodge, Steuben and Columbia streets, Albany. Hoppin & Koen, of 244 Fifth avenue, Manhattan, were selected architects for the building and will receive for their services a sum equal to six per cent. upon the cost of the work in the following installments: Upon completion of the preliminary studies a sum sufficient to increase the architect's payment to one-fifth of the total estimate fee; upon completion of contract drawings and specifications two-fifths additional of such fee; for other drawings, for supervision and for administration, the remainder of the fee from time to time in proportion to the progress of work.

The next three architects in the contest who were successful in winning prizes were Griffin & Wynkoop, 30 Church street, who stood second, receiving $500; Hewitt & Bottomley, 527 Fifth avenue, third, $300, and Albro & Lindeberg, 2 West 47th street, fourth, $200.

Including plumbing, heating, ventilating, wiring, permanent furniture and fixtures, but exclusive of movable furniture, mural decorations, architectural and engineering fees, and the acquisition and clearing of the site, the building will cost about $672,000. Franklin B. Ware, 1170 Broadway, is architectural adviser, and Frank Miles Day and Walter Cook were appointed by the Committee to act with the advisor on the jury of awards.

Office Building on Fifth Avenue.

The George A. Plimpton Company, 70 Fifth avenue, is having plans prepared by Charles A. Rich, 320 Fifth avenue, for a thirteen-story office building, to be erected at the southwest corner of Fifth avenue and 13th street, on a plot 26x125 feet.

Architect for 58th Street Hotel.

Robert T. Lyons, 505 Fifth avenue, has been commissioned to prepare plans for a twelve-story apartment hotel, 74x100 feet, to be erected at 46 to 50 East 58th street, for Bing & Bing, owners.

Architects in Mount Vernon Competition.

Architects who are submitting competitive sketches for the Civic Centre (City Hall and police station) which is to be erected by the City of Mount Vernon in the north side of Fifth street, Stevens and Valentine avenues, include: B. H. Simonson, 315 Fifth avenue, Delano & Aldrich, 4 East 39th street, James Gamble Rogers, 11 East 24th street, Milton See & Son, 6 West 22d street, George Bartlett, 103 Park avenue, Werner & Windolph, 27 West 33d street, John P. Walther, 147 East 125th street, all of New York City, and R. A. Greenfield, 37 Prospect avenue, Charles Miller, 137 Vista Place, William Krais, 121 South 9th avenue, Walter Stickles, Post Office Building, and William B. Middletown, 45 East Sidney avenue, all of Mount Vernon. John R. Rockhart, Mt. Vernon is supervising architect.

Building Statistics.

Record of Plans Filed During the First Quarter of 1913.

According to the revised figures of the building superintendents of the five boroughs, the first quarter of 1913 closed with a decrease compared with the preceding quarter, 1912, by 238 buildings a total cost of $9,723,639. In Queens the figures show an increase of 214 buildings amounting in cost $486,162.

The following tables show the number and estimated cost of new buildings for which plans were filed according to the revised figures of the Building Bureau, after allowing for the plans withdrawn, rejected and revised.

Manhattan

	1912 No.	1912 Cost.	1913 No.	1913 Cost.
Dwellings, over $50,000	5	$515,000	2	$575,000
Betw'n $20,000 and $50,000	1	40,000	4	145,000
Under $20,000	1	10,000	2	25,000
Tenements	46	4,820,000	31	3,730,200
Hotels	3	4,910,000	2	220,000
Stores, Over $30,000	32	9,672,000	16	7,558,000
Betw'n $15,000, and $30,000	3	60,000	4	100,000
Under $15,000	6	47,500	2	18,000
Office buildings	8	2,946,000	6	2,215,000
Factories and Workshops	16	1,578,100	9	2,797,000
Schoolhouses	2	55,000	3	540,000
Churches	1	46,000	1	150,000
Public Build'gs Municipal	4	335,000	6	245,000
Places of Amusement, etc.	22	2,868,800	24	1,683,500
Stables and Garages	13	371,250	13	489,500
Other Structures	30	55,550	38	110,915
Hospitals	....	.....	3	280,000
Totals	193	$28 330,200	166	$20,855,115
	166	20,855,115		
Decrease 1913	27	$7,475,085		

Bronx

NEW BUILDINGS.

	1912 No.	1912 Cost.	1913 No.	1913 Cost.
Dwell'gs, brick Bet $50,000 and $20,000	1	$22,000	1	$20,000
Under $20,000	43	257 900	35	233,300
Tenem'ts, brick over $15,000	144	5,743 000	127	5,786,351
Under $15,000	3	40,000	2	12,500
Tenements frame	..	.....	1	7,000
Hotels	..	.....	..	.....
Stores, between $30,000 and $15,000	2	40,000	..	.....
Under $15,000	8	43,000	8	34,200
Office Build'gs.	4	50,000	2	41,000
Factories and workshops	19	652,300	15	343,490
Schoolhouses	1	30.000	8	261,700
Churches	1	25,000	2	11,500
Public Build'gs —Municipal	1	1,000,000	2	97,000
Places of Amuse'nt,etc.	6	241,400	8	149,000
Stables and Garages	16	96.550	11	38.250
Dwell'gs, frame	46	210,450	25	106,700
Other Structures	11	1,500	9	2,775
Totals	306	$8.453,100	256	$7,144,766
	256	7,144.766		
Decrease 1913	50	$1,308,334		

Brooklyn

	1912 No.	1912 Cost.	1913 No.	1913 Cost.
Dwellings, under $20,000 1 family	331	$1,367,400	106	$528,000
2 family	....	....	122	485,800
Tenements, Bet. $20,000 and $50,000	72	2,010,000	78	2,671,500
Under $20,000	74	713,500	55	568,500
Stores, over $30,000	....	....	....	....
Bet. $15,000 and $30,000	1	20,000	....	....
Under $15,000	9	42,600	10	47,900
Stores and two families	65	386,300	31	187,500
Office buildings	1	20,000	2	575,000
Factories and Workshops, brick	18	764,675	22	540,100
Manufactories and Workshops, frame	2	5,275	6	9,650
Schoolhouses	1	250,000	1	200,000
Churches	2	90,000	1	100,000
Public build'gs, Municipal	15	882,000	1	50,000
Places of Amusement, etc.	5	59,500	8	270,000
Stables	24	82,800	38	169,075
Warehouses	....	....	2	113,000
Brick sundries.	23	98,550	38	150,580
Dwell'gs, frame	289	1,003,470	254	696,250
Tenem'ts, "	....	....	40	280,000
Stores, frame, two family	....	....	8	23,500
Other frame structures	84	62,790	68	39,915
Totals	1,016	$7,858,860	891	$7,686,270
	891	7,686,270		
Decrease, 1913	125	$172,590		

Queens

1912 No.	1912 Cost.	1913 No.	1913 Cost.
1,069	$4,036,679	1,283	$4,522,841
		1,069	4,036,679
Increase, 1913		214	$486,162

Richmond

1912 No.	1912 Cost.	1913 No.	1913 Cost.
192	$1,125,730	156	$358,100
156	358,100		
Decrease, 1913 — 36	$767,630		

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

GLENS FALLS, N. Y.—Ford & Doran, Knickerbocker Block, Glens Falls, contemplate the erection of a theatre. No site has been selected and no architect retained. It is probable that the project will not go ahead for some time.

MOUNT VERNON, N. Y.—The city of Mt. Vernon, Edward W. Fiske, mayor, and G. E. B. Williams, chairman of building committee, are receiving competitive sketches for a brick and steel civic centre (city hall and police station) to be erected in North 5th st, Stevens and Valentine avs. John R. Rockhart, 424 Nuber av, is supervising architect. Cost about $260,000.

SOUTHAMPTON, L. I.—Eben M. Byers, 235 Water st, Pittsburgh, Pa., contemplates the erection of a residence on the north side of Meadow la, for which no architect has been announced.

BROOKLYN, N. Y.—George B. Marx (wagon works), 198 Newell st, contemplates the erection of a factory. Exact location has not been determined. No architect or engineer has been retained, and it is undecided when project will go ahead.

NIAGARA FALLS, N. Y.—The Niagara University, Very Rev. E. F. Likly, C. M., president, contemplates rebuilding the 3-sty brick and stone Alumni Building in Main st, for which no architect has been retained. Project will go ahead as soon as insurance is adjusted. Estimated cost, $100,000.

LOCKPORT, N. Y.—Architects are invited to submit designs for the embellishment of the locks and bridge over the Barge Canal, for the city of Lockport, Schuyler Beattie, clerk, C. E. Dickinson, in charge, 34 Ashley Building. The work will be of granite.

NIAGARA FALLS, N. Y.—Walker's Steam Laundry, A. J. Walker, 356 Main st, contemplates rebuilding the 3-sty brick laundry at 356 Main st, 60x130 ft., for which no architect has

been selected. Project will probably go ahead as soon as insurance is adjusted. Cost about $50,000.

OSWEGO, N. Y.—The Board of Education of Oswego, M. T. Crimmins, president, C. W. Richards, secretary and superintendent, contemplates the erection of a high school building here. No architect or engineer have been selected. Cost about $250,000.

LOCKPORT, N. Y.—The Church of the Redeemer (Universalist), Rev. Harry M. Wright, 576 Pine st, pastor, T. E. Brundage, Ashley Building, president of the Board of Trustees, contemplates the erection of a 1½-sty brick and stone church to cost $25,000. No architect has been retained.

LOCKPORT, N. Y.—The City Hospital of Lockport contemplates the erection of a nurses' home of brick and stone, 2-stys and basement, at 521 East av. Funds are being raised, and work will probably go ahead in the summer. The Lockport Hospital Aid Association, Mrs. Harry L. Parker, president, 234 Genessee st, is in charge. Cost about $25,000.

LOCKPORT, N. Y.—Harry Sterrett (assistant post master), 245 South av, contemplates the erection of a 2½-sty frame residence on East av. An architect will be selected at once and work will go ahead this spring. Cost about $5,000.

CATSKILL, N. Y.—Louis Fisher, proprietor of Nelida Theatre, contemplates the erection of a theatre in Main st, for which no architect has been selected. Seating capacity will be about 1,200.

BUFFALO, N. Y.—The State of New York, Gov. Wm. A. Sulzer, Capitol, Albany, contemplates the erection of a State building. It is expected that an architect will be selected by competition. Appropriation is now before the State Legislature. Cost about $850,000.

BUFFALO, N. Y.—Chas. R. Wilson and Phillip S Smith, 515 Mutual Life Building, contemplates the erection of a 6-sty brick building, 100x100 ft., at 331 Washington st, the "Jewett Block." The walls are standing and it is undecided whether they will rebuild or erect a new building. No architect has been selected.

GLENS FALLS, N. Y.—Ford & Doran, proprietors World in Motion Theatre, Knickerbocker Block, contemplates the erection of a theatre for which no architect has been retained, and it is probable that project will not go ahead for some time.

LESTERSHIRE, N. Y.—Steps will be taken at once toward the erection of a new high school building here. The school district has decided to purchase a site in Allen st at a cost of $10,000. No architect has yet been selected. Address the Board of Education for information.

MONTCLAIR, N. J.—The Mountainside Hospital, Dr. J. S. Brown in charge, and L. O. Ivey, chairman of committee, are raising funds for the erection of a modern hospital on Bay av. The structure will be 2-stys and brick. No architect has been retained. Cost about $150,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 6-sty apartment house to be erected at the southeast corner of 189th st and St. Nicholas av, from plans made by Goldwin Starrett & Van Vleck. All sub bids are wanted at once.

DWELLINGS.

MANHATTAN—McDermott & Hanigan, 103 Park av, are figuring the general contract for the rectory for the Notre Dame Church to be erected at the northwest corner of Morningside av and 114th st, from plans by Cross & Cross.

SCHOOLS AND COLLEGES.

BRONX.—McDermott & Hanigan, 103 Park av, are figuring on the general contract for the parochial school for the Church of St. Augustin to be erected in 166th st, east of 3d av, Bronx, from plans by John V. Van Pelt, 381 4th av. Bids are wanted immediately on all subs.

MISCELLANEOUS.

IRVINGTON, N. Y.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for two signal towers and battery stations, to be erected at Irvington and Tarrytown-on-Hudson, for the New York Central Railroad, plans and specifications made by their Chief Engineer George A. Harwood. Bids on all subs are wanted at once.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH ST.—Chas. B. Meyers, 1 Union sq, will complete plans about April 15 for a 6-sty flat, 50x84 ft, to be erected in the north side of 5th st, 243 ft east of Av B, for J. Bauman, care of the Guarantee Roofing Co., 61 East 4th st, owner. Cost, about $50,000.

14TH ST.—Chas. B. Meyers, 1 Union sq West, has completed plans for two 6-sty tenements to be erected at 304 and 312 West 14th st, for the Chas. I. Weinstein Realty Co., 17 West 120th st, owner. Cost about $135,000.

181ST ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 6-sty tenement, 50x87 ft., to be erected in the north side of 181st st, 170 ft. east of Audubon av, for the Wesslau Bros. Co., 431 Audubon av, owner. Cost about $60,000.

COLONIAL PARKWAY.—Geo. F. Pelham, 507 5th av, has completed plans for a 6-sty tenement, 99x86 ft., to be erected on the west side of Colonial Parkway, 575 ft. north of 150th st, for the Strathcona Cont. Co., 906 Fulton st, Brooklyn, N. Y. Cost about $150,000.

ST. NICHOLAS PL.—Geo. F. Pelham, 507 5th av, has completed plans for a 6-sty tenement, 99x86 ft., to be erected on the east side of St. Nicholas pl, 575.5 ft. north of 150th st, for the Strathcona Const. Co., 906 Fulton st, Brooklyn, N. Y., owner. Cost about $150,000.

MANHATTAN AV.—L. F. J. Wieher, 271 West 125th st, has completed plans for alterations to the 5-sty tenement at 376 Manhattan av, for Dietrich W. Wehrenberg, 116 West 122d st, owner.

DWELLINGS.

8TH AV.—A home for nurse's will be erected on a part of the 8th av side of the Methodist Episcopal Hospital property, which occupies the block bounded by 7th and 8th aves, 6th and 7th sts, to cost $150,000. It will be 5 stories, fireproof and contain modern improvement. Provision will be made for a roof garden and sun parlors for the nurses when off duty. The facade will be of brick with white stone trimmings. Rev. Abram Cavanagh is superintendent of the hospital.

HALLS AND CLUBS.

26TH ST.—The Training School for Women Nurses, 426 East 26th st, is having plans prepared by Parish & Schroeder, 12 West 31st st, for remodeling and enlarging the 6-sty club house in the south side of 26th st, 325 ft. east of 1st av, at a cost of $80,000. Mrs. W. C. Osborn is president, and Mrs. Richard Mortimer, secretary.

HOTELS.

82D ST.—Bids will be received about April 16 for the erection of a 1-sty brick and limestone hotel, 40x120 ft, at 103-105 West 82d st, for John Muir, 71 Broadway, owner. Mann & McNeill, 70 East 45th st, are architects. Cost, about $120,000.

STORES, OFFICES & LOFTS.

5TH AV.—Chas. R. Rich, 320 5th av, is preparing plans for a 13-sty office building, 26x125 ft, to be erected at the southwest corner of 5th av and 13th st, for the Geo. A. Plimpton Co., 70 5th av, owner.

30TH ST.—James M. Simpson of the Marmac Const. Co., has purchased for improvement for Maria S. Simpson, 40 to 44 East 30th st. In all probability nothing will be done in the immediate future.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MARRIAN AV.—Excavating is under way for a 6-sty apartment, 125x125x84 ft, at the junction of Marrian and Aqueduct avs, for Mrs. E. C. Smith, 815 Riverside dr, owner. Neville & Bagge, 217 West 125th st, architects. Cost, about $120,000.

HOME ST.—Harry T. Howell, 149th st and 3d av, is completing plans for a 5-sty brick tenement, 50x88 ft, to be erected in the west side of Home st, 50 ft north of Bryant av, for Peter Sinnott, 967 East 165th st, owner. Cost, $45,000.

178TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 62x90 ft, to be erected at the southwest corner of 178th st and Marmion av, for Frank A. Wallick, 149th st and 3d av, owner. Cost, about $60,000.

236TH ST.—E. J. Byrne, 3029 3d av, owner and architect, is preparing plans for two 3-sty brick tenements, 33x55 ft each, to be erected in the north side of 236th st, 100 ft east of Napier av. Total cost, $60,000.

176TH ST.—Chas. S. Clark, 443 East Tremont av, is preparing plans for three 5 and 6-sty tenements, 40x90 ft each, to be erected at the southeast corner of 176th st and Arthur av, for William C. Bergen, Concourse and Burnside av, owner. Cost, about $140,000.

190TH ST.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty brick and limestone tenements, 46x95 ft, to be erected at the southwest corner of 190th st and Creston av, for Henry F. A. Wolfe, 549 East 138th st, owner. Total cost, $65,000.

DWELLINGS.

180TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 1-sty brick store and residence to be erected in the south side of 180th st, 95 ft east of Mohegan av, for Marie Vitale, 822 East 180th st, owner.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

1ST ST.—Samuel Sass, 32 Union sq, N. Y. C., has completed plans for a 5-sty brick tenement, 71x107 ft, to be erected at the southwest corner of South 1st st, corner of Grand st, for the South 5th St Const. Co., 686 Willoughby av, owner. Cost, about $50,000.

FACTORIES AND WAREHOUSES.

FRONT ST.—W. S. Timmis, 1328 Broadway, N. Y. C., architect and engineer, is preparing plans for a 6 or 8-sty reinforced concrete warehouse, 75x100 ft, to be erected in Front st, for Boorum & Pease, 109 Leonard st, N. Y. C., owners. Cost, about $100,000.

STABLES AND GARAGES.

VAN SICLEN AV.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 1-sty cement block and brick garage, 98x178 ft, to be erected on Van Siclen av near Marlboro rd, for the Mayhew Constn. Co., care of architects, owner. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

COURT ST.—The Weinboro Realty Co. will soon start work on a 12-sty office building at the corner of Court and Joralemon sts on the site of the old 4-sty business building recently demolished. The building will cost about $400,000.

THEATRES.

BATH BEACH.—Shampan & Shampan, 772 Broadway, have prepared plans for a 2-sty and mezzanine fireproof theatre to be erected on the northeast corner of Bath av and 20th av, Bath Beach, for I. Nevick & Co., owners, of Manhattan. Building will be erected upon a plot of 98.10x108.10 ft. of modern French Renaissance style with a copper marquise, equipped with electric light, steam heat and vacuum cleaning system. Seating capacity 1,200.

Queens.

CHURCHES.

COLLEGE POINT, L. I.—St. Johns Lutheran Church is raising funds for the erection of a new edifice.

DWELLINGS.

FAR ROCKAWAY, L. I.—Herman E. Funk, architect, 1084 Jamaica av, Brooklyn, has completed plans for four 2-sty and basement brick residences for the Mulhearn Realty Construction Co., to be erected on the north side of Seaview av, 245 ft west of Willow pl. All improvements, parquet floors, hot water heat, tile roof. Cost, about $20,000. The architect will receive all estimates.

WOODHAVEN, L. I.—Herman E. Funk, 1084 Jamaica av, Brooklyn, has completed plans for alterations, including an extension, new plumbing, etc., to the residence for Anton Oelberger at 3d st and Chichester av. The architect will receive estimates.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—W. Engle, care of owners, L. I. City, chief engineer, has nearly completed plans for additions to the brick and steel factory at the northwest corner of Front and Dock sts, for the National Sugar Refining Co., 129 Front st, N. Y. C., James H. Post, president. Cost, $45,000.

MUNICIPAL WORK.

LONG ISLAND CITY.—The following are the lowest bids opened by Borough President Connolly for paving, grading, curbing and laying sidewalks on Kelly av, Woodside: Barber Asphalt Paving Co., $21,606; flagging, paving with asphalt blocks and construction of sidewalks on 11th av, L. I. City: Barber Asphalt Paving Co., $11,457; paving with asphalt blocks 1st av, L. I. City; Barber Asphalt Paving Co., $21,606; grading and laying sidewalks on Grand st, Maspeth, C. J. Murphy, $11,992; grading, curbing, laying sidewalks and drains in Hull av, Maspeth, Callahan & Roulef, $11,500; and paving with asphalt blocks on 9th av, L. I. City, Barber Asphalt Paving Co., $19,113.

Richmond.

CHURCHES.

ST. GEORGE, S. I.—The Christian Science Church of this place contemplates the erection of a new edifice, 75x100 ft., on Richmond Terrace near Nicholas st, St. George.

DWELLINGS.

NEW BRIGHTON, S. I.—Clarence J. Primm has purchased a plot on Pendleton av, between Prospect av and Franklin av, New Brighton, 56 x217 ft., upon which a residence will be erected this summer.

Nassau.

CHURCHES.

ROCKVILLE CENTRE, L. I.—C. M. Hart, Bayshore, L. I., is preparing plans for a 1-sty frame church, 50x86 ft, for the First Methodist Protestant Church, Rev. F. W. Verney, pastor. C. Langdon is president of the Board of Trustees. Cost, about $15,000.

HOSPITALS AND ASYLUMS.

HEMPSTEAD, L. I.—Plans are under way for enlarging the Hempstead Hospital to accommodate about 100 patients. The hospital is under the direction of the Catholic faith, of which Bishop McDonnell is the head.

MUNICIPAL WORK.

CEDARHURST, L. I.—Louis M. Raisig, village clerk, will receive bids about April 15th for paving Cedarhurst and Washington avs, and Spruce st, about 16,500 sq. yds. with Warrenite bitulithic on concrete curb, crushed stone foundation. Cost about $30,000.

Suffolk.

DWELLINGS.

SAG HARBOR, L. I.—A. W. B. Wood, 103 Park av, N. Y. C., is preparing plans for a 2½-sty frame and brick, terra cotta block and stucco parish house, 50x30 ft, for Christ Church (Episcopal), F. V. Baer, pastor. Mrs. James H. Aldrich, 244 West 99th st, N. Y. C., is donor. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

BOHEMIA, L. I.—Charles M. Hart, Main st, Bayshore, L. I., has completed plans for a 2-sty reinforced concrete factory and store, 50x100 ft, for E. M. Schwarz & Co., 29 East End av, N. Y. C., owner. Cost, $15,000. The architect will take bids from a selected list of contractors.

THEATRES.

PATCHOGUE, L. I.—Nathan Goldstein, manager of the Union Theatre, contemplates the erection of a moving picture theatre on South Ocean av to cost $5,000.

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Westchester.

PUBLIC BUILDINGS.

YONKERS, N. Y.—A new Yonkers armory is contemplated here. Assemblyman Madden's bill provides that the county shall supply the site and the State to sustain the cost of the building. Cost about $100,000.

SCHOOLS AND COLLEGES.

WHITE PLAINS, N. Y.—At the meeting of the Board of Education all plans for the new south side school were rejected, owing to the fact that none of the proposed buildings could be constructed for the appropriation voted. It is possible that an extra appropriation will be asked for at the annual school meeting May 6. $55,000 is the amount available.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—The Gedney Farms, Robert E. Farley, president, 4 Martine av, White Plains, contemplates the erection of a garage, clubhouse and bathing pavilion near White Plains from plans by Kenneth Murchison, 298 5th av, N. Y. C., architect.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

MONTCLAIR, N. J.—Gibson & Collins, 61 North Willow st, have received the general contract to erect the 3-sty flat, store and two apartments, 22x65 ft., at 551 Bloomfield av, for John Kelleher, 413 Bloomfield av, owner. Hughes & Backoff, 22 Clinton st, Newark, are architects. Cost about $13,000.

DWELLINGS.

OPHIR, N. Y.—White & McDonald, Railroad av, Rye, N. Y., have received the general contract for alterations and additions to the 2½-sty frame residence of Ogdon Reid. Donn Barber, 25 East 26th st, N. Y. C., is architect. Cost about $12,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Herman C. Schneider Building & Construction Co., 514 South 14th st, Newark, has received the general contract to rebuild and make new additions to the 5-sty brick warehouse at 87-89 Bank st and 86-88 Academy st, for Edwin A. Kirch & Co., 77 Market st, owner. Wm. E. Lehman, 738 Broad st, is architect. Cost, $28,000.

MANHATTAN.—The A. J. Robinson Co., 123 E. 23d st, N. Y. C., has received the general contract for alterations to the 10-sty factory, 50x100 ft., at 59 John st, Brooklyn, for the Arbuckle Estate, foot of Jay st, Brooklyn, owner. Chas. Williams Stores, Inc., 56 Pine st, N. Y. C., G. H. Eiswald, president, B. J. Beardsley, vice-president, and general manager, are lessees. William Higginson, 21 Park Row, N. Y. C., is architect. Cost, $50,000.

POUGHKEEPSIE, N. Y.—The Torrington Building Co., of Torrington, Conn., has received the contract to erect an additional story to the building of the F. I. A. T. Co. on High Park rd. Cost about $75,000.

ALBANY, N. Y.—M. L. Wyder Building Co., 356 State st, has secured the contract to erect the 4-sty printing plant for C. Van Benthuysen & Son, 407 Broadway, to cost about $50,000.

NEWARK, N. J.—Frank Wright, of this city, has received the contract to erect a concrete building, 110x108 ft., 1½-stys, for Hick & Lake. Work will begin at once.

DETROIT, MICH.—The Raymond Concrete Pile Co., New York and Chicago, has received the contract for 958 Standard Raymond Concrete Piles for the foundation of the warehouse for Dodge Brothers, Detroit, Mich. Smith, Hinchman & Grylls, Architects.

BRONX.—The Raymond Concrete Pile Co., New York and Chicago, has received the contract for placing Standard Raymond Concrete Piles for the foundation of the new building for the Sheffield Farms-Slawson Decker Co., at 165th st and Webster av. Frank W. Rooke, architect.

STABLES AND GARAGES.

HARRISON, N. Y.—D. H. Beary, Purchase st, Rye, N. Y., has received the general contract to erect a 2-sty brick and limestone stable, 23x60 ft., at St. Vincents Retreat, for Sisters of Charity, Mt. St. Vincent-on-the-Hudson, Mother M. Josepha, Superior. I. E. Ditmars, 111 5th av, N. Y. C., is architect. J. H. Thomas, Boston Post rd, Rye, N. Y., has the mason work.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

81ST ST, 156-60 W, 9-sty brick and stone apartment, 56x85; cost, $175,000; owners, Wesley Realty Co., 135 Broadway; John W. Kight, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 156.

84TH ST, 517-19 W, 5-sty brick tenement, 50 x84; cost, $40,000; owner, Douglas Robinson, Warren Township, Herkimer Co., N. Y.; architect, Jos. L. Hernon, 200 West 86th st. Plan No. 153.

129TH ST, s s, 110 w St. Nicholas terrace, 5-sty brick and stone tenement, 64x88; cost, $180,000; owner, Manchester Construction Co., 223 Wooster st; architect, Chas. B. Meyers, 1 Union Sy W. Plan No. 159.

CHURCHES.

124TH ST, 407-23 W, 1-sty frame gosnel tent, 90x72; cost, $500; owner, Mrs. Scott Cameron, 31 East 38th st; architect, Frank E. Dow, 123 East 23d st. Plan No. 154.

STABLES AND GARAGES.

39TH ST, 515-17 West, 1-sty brick garage, 50x98; cost, $6,000; owner, David Stevenson Brewing Co., James McClenahan, Pres., 523 10th av; architect, John Ph. Voelker, 979 3d av. Plan No. 150.

129TH ST, 67-71 East, 1-sty brick wagon shed, 50x99; cost, $1,000; owner, N. Y. C. & H. R. R. R. Co., Grand Central Station; architect, Augustus L. Schultz, 533 East 83d st. Plan No. 149.

STORES, OFFICES AND LOFTS.

4TH ST, 20 East, 4-sty brick stores and lofts, 79x120; cost, $75,000; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 147.

42D ST, 8 East, 6-sty brick loft, 22x88; cost, $40,000; owners, Isadore F. & Max F. Korn, 31 Nassau st; architect, Harry L. Walker, 103 Park av. Plan No. 148.

29TH ST, 130-2 West, 12-sty brick store and lofts, 40x88; cost, $150,000; owner, 130 West 29th St Co., 160 Broadway, Everett Jacobs, president, 316 West 87th st; architects, Browne & Almiroty, 220 5th av. Plan No. 151.

181ST ST, 550 West, 2 & 1-sty brick and stone stores and theatre, 42x100x56x90; cost, $40,000; owner, Theodore W. Myers, 20 New st; architect, Theodore A. Myers, 114 East 28th st. Plan No. 152.

ROSE ST, 53, 7-sty brick store and lofts, 23 x89; cost, $18,000; owner, Louis Leavitt, 454 Driggs av, Brooklyn; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 158.

4TH AV, 329-31, 12-sty brick and stone offices and lofts, 38x73; cost, $200,000; owner, Polo Constn Co., 1133 Broadway, Henry Villaume, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 155.

THEATRES.

FT. WASHINGTON AV, 25, 1-sty open air theatre, 56x140; cost, $500; owner, Thos. Ward, 218 West 83d st; architect, Otto W. Kritz, 773 Forest av. Plan No. 146.

37TH ST, 107-19 W, 12 & 3-sty theatre and lofts, irregular; cost, $350,000; owner, Times Sq. Improvement Co., Harry Fischel, president, World Bldg., Park Row; architect, Geo. Keister, 12 West 31st st. Plan No. 157.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

151ST ST, s s, 100 e Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x106.4; cost, $55,000; owner, Benj. Benenson, 407 East 153d st; architect, C. Schaefer, Jr., Co., 401 Tremont av. Plan No. 185.

DALY AV, e s, 113.3 s 181st st, 5-sty brick tenement, plastic slate roof, 43.3x98; cost, $75,000; owner, Jas. Forbes, 2098 Vyse av; architect, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 188.

167TH ST, n e cor Simpson st, 5-sty brick tenement, slag roof, 25x90; cost, $30,000; owners, Kaplan Bldg Co., Harry Kaplan, 837 Washington av, president; architect, E. J. Byrne, 3029 3d av. Plan No. 193.

176TH ST, n s, 145.5 w So Boulevard, 5-sty brick tenement, slag roof, 50x92; cost, $50,000; owners, C. J. Carey Bldg. Co., C. J. Carey, 176th st and Trafalgar pl, president; architect, Kreymborg Architectural Co., So. Boulevard and 163d st. Plan No. 189.

181ST ST, n s, 84.20 w So Boulevard, 5-sty brick tenement, slag roof, 66x35; cost, $30,000; owner, Wm. B. Jones, 404 East 141st st; architect, Kreymborg Architectural Co., So. Boulevard and 163d st. Plan No. 191.

BEEKMAN AV, s w cor Oak Terrace, 5-sty brick tenement, slag roof, 25x90; cost, $35,000; owners, K. & J. Construction Co., Harry Jackson, 1419 Wilkins av, president; architect, Kreymborg Architectural Co., So Boulevard and 163d st. Plan No. 190.

MAPES av, e s, 195 n 179th st, 5-sty brick tenement, slag roof, 66x95; cost, $60,000; owner, Schill Construction Co., Edw. A. Schill, 860 Van Nest av, president; architect, Fred Hammond, 391 East 149th st. Plan No. 194.

MARMION AV, n e cor 175th st, two 5-sty brick tenements slag roof, 52x57.25 and 69.97 x82.66; cost, $95,000; owner, John W. Cornish Construction Co., John W. Cornish, 466 East 138th st, president; architect, Frank J. Schefcik, 1468 Park av. Plan No. 201.

AQUEDUCT AV, s s, 553.3 w Brandt pl, 5-sty brick tenement; plastic slate roof, 75.9x98.8; cost, $60,000; owner, Chas. Spillner, 1624 Aqueduct av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 204.

DWELLINGS.

SYLVAN av, w s, 340 s 256th st, 2-sty brick dwelling, tin roof, 21x46; cost, $5,500; owner, J. Kurtzman, 1967 3d av; architect, Anton Harnfeldt, 2639 Jerome av. Plan No. 186.

COSTER ST, w s, 325 s Spoffard av, two brick buildings, tin roof, dwellings 3-sty, 42x29, stores 1-sty 51.93x24.93; cost, $7,500; owner, Arnold Selzer, 661 Beck st; architect, Anton Pirner, 2069 Westchester av. Plan No. 195.

BOLTON AV, e s, 100 s Lacomb av, two 1½-sty frame bungalows, 18x28; cost, $1,400; owner, Elizabeth Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 197.

PELHAM RD, e s, 175 s Emily st, 2-sty frame dwelling, tin roof, 21x40; cost, $3,000; owner, Luca Crisenza, 210 East 107th st; architect, Otto C. Kraus, 2318 Newbold av. Plan No. 200.

BLACKROCK AV, s s, 180 e Castle Hill av, 2-sty frame dwelling, 21x52, tin roof; cost, $4,500; owner, John Gormlay, 2450 Westchester av; architect, B. Ebeling, Westchester av and Ferris pl. Plan No. 203.

GILLISPIE AV, e s, 40 s Dudley av, 2½-sty frame dwelling, 19x40, slate roof; cost, $3,500; owner, Chas. G. Schlitte, 1333 Chisholm st; architect, Wm. Greenbus, 429 East 238th st. Plan No. 202.

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FACTORIES AND WAREHOUSES.

MORRIS AV, w s, 118 n 150th st, 1-sty frame storage, 7.6x40; cost, $100; owner, Gitano Defiglio, on premises; architect, T. J. Cunningham, 648 Jackson av. Plan No. 199.

UNDERHILL AV, e s, 400 n Lacomb av, 2-sty brick storage, tin roof, 21.6x18; cost, $1,800; owner, A. F. Piccinti, 603 East 140th st; architect, Robt. Glenn, 1793 Guion pl. Plan No. 192.

RIGHT OF WAY N Y, N H & H R R, 370 s 174th st & 40 e Bronx River, 1-sty brick storage, 19.4x13.4; cost, $1,000; owners, N. Y., N. H. & H. R. R. Co., 132d st and Willis av; architect, F. A. Kern, 132d st and Willis av. Plan No. 205.

BULLARD AV, es, 394 s 234th st, 1-sty frame storage, 20x54; cost, $500; owner, John Schrader, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 206.

STORES AND TENEMENTS.

STEBBINS AV, e s, 200 n 170th st, two 5-sty brick stores and tenements, slag roof, 62.6x70.36, 62.6x75.93; cost, $150,000; owner, Thos S Quinn, 2391 Grand Boulevard; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 187.

STORES, OFFICES AND LOFTS.

180TH ST, s s, 95.15 e Mohegan av, 1-sty frame stores, 25x75; cost, $3,500; owner, Maria Vitale, 872 East 180th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 198.

THEATRES.

PROSPECT AV, n w cor 150th st, open air theatre, 25x100; cost, $1,500; owners, James and Fannie Rothschild, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 196.

MISCELLANEOUS.

237TH ST, n s, 200 w Katonah av, 1-sty frame privy, 12x14; cost, $250; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 207.

BRONX PARK ZOO, 300 n Vyse av & 182d st, 1-sty brick animal shelter, gravel roof, 72x59; cost, $10,000; owner, City of New York; architect, Geo. M. Burbower, 185th st & So. Boulevard. Plan No. 208.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CHESTER ST, w s, 280.6 s Pitkin av, two 4-sty brick tenements, 50x89, gravel roof, 20 families each; total cost, $50,000; owner, Serota Bros. Co., 1432 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1500.

HOPKINSON AV, e s, 51.7 n St Marks av, 4-sty brick tenement, 52x87.4, tin roof; cost, $24,000; owner, Saml. Sassulsky, 372 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1530.

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Satisfaction of the Tenant

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IRVING AV, s e cor Hancock st, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, $7,500; owner, Geo. Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1521.

PARK PL, s s, 300 e Howard av, 4-sty brick tenement, 50x89, gravel roof, 20 families; cost, $25,000; owner, Parklin, 509 Sutter av; architects, Cohn Bros., 361 Stone av. Plan No. 1533.

EAST 19TH ST, w s, 100 n Av B, 4-sty brick tenement, 50x89, slag roof, 16 families; cost, $45,000; owner, Walter Scott, 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1581.

SACKMAN ST, w s, 100 n Liberty av, 4-sty brick tenement, 29.9x89, gravel roof, 12 families; cost, $12,000; owner, Sam'l Malafsky, 333 Sheffield av; architects, Cohn Bros., 361 Stone av. Plan No. 1638.

NEWKIRK AV, n e cor East 16th st, 4-sty brick tenement, 70.8x131.6, slag roof, 20 families; cost, $50,000; owner, August Beyer, 1323 Greene av; architect, Benj. Dressler, 153 Remsen st. Plan No. 1611.

SARATOGA AV, e s, 50 n Pacific st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $24,000; owner, Gasum Realty Co., 545 Blake av; architects, Cohn Bros., 361 Stone av. Plan No. 1642.

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Plans Filed, New Buildings, Bklyn. (Cont.).

DWELLINGS.

PRESIDENT ST, s s, 215 w Brooklyn av, 3-sty brick dwelling, 32x68, tile roof, 1 family; cost, $16,000; owner, Cath. G. Fallert, 408 Hancock st; architect, A. Delhi, 108 Fulton st, N. Y. Plan No. 1517.

VAN SICLEN ST, e s, 44.11 n Av S, two 2-sty frame dwellings, 18x35, tin roof, 1 family each; total cost, $8,000; owner, Wm. Mahey, 208 Van Siclen st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1524.

RAILROAD AV, n e cor McKinley av, 3-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $5,000; owner, H. Druss, as Pres., 2875 Atlantic av; architect, Hy Rockmore, 1738 President st. Plan No. 1501.

WILLIAMS AV, w s, 310 n Hegeman av, two 2-sty frame dwellings, 20x44, gravel roof, ——; cost, $6,000; owner, Nathan Galuiko, 734 Williams av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1523.

EAST 9TH ST, w s, 620 n Av J, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $4,000; owner, Fred'k Fink, 315 Lenox rd; architect, J. A. Brock, 865A Gates av. Plan No. 1592.

EAST 19TH ST, w s, 187 n Av J, 2-sty frame dwelling, 28x32, shingle roof, 1 family; cost, $6,500; owner, Ascutney Realty Co., 1721 Av J; architect, Seth Cutting. Plan No. 1551.

EAST 19TH ST, w s, 140 n Av I, 2-sty frame dwelling, 30x34, —— roof, 1 family; cost, $7,500; owner, Ascutney Realty Co., 1721 Av J; architect, Seth Cutting, 1721 Av J. Plan No. 1564.

EAST 19TH ST, w s, 229 n Av J, 2-sty frame dwelling, 30x34, —— roof, 1 family; cost, $7,500; owner, Ascutney Realty Co., 1721 Av J; architect, Seth Cutting, 1721 Av J. Plan No. 1554.

EAST 22D ST, w s, 200 s Av R, 2-sty frame dwelling, 23x35, shingle roof, 1 family; cost, $4,500; owner, Bertha Winchester, 1569 East 13th st; architect, B. F. Hudson, 319 9th st. Plan No. 1597.

EAST 92D ST, e s, 480 s Ditmas av, three 2-sty brick dwellings, 17.2x40, tin roof, 1 family each; total cost, $12,000; owner, Harry Durick, 1800 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 1531.

BROADWAY, n w cor Marion st, 3-sty store and dwelling, 45.1x51.9, gravel roof, 2 families; cost, $5,000; owner, Albert Beir as president, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 1573.

LIBERTY AV, s s, 75.6 w Lincoln av, 3-sty store and dwelling, 20x55, slag roof, 2 families; cost, $5,000; owner, Louis Mihlmann, 1108 Liberty av; architect, L. J. Frank, 206 Crescent st. Plan No. 1569.

MERMAID AV, n s, 20 e West 32d st, 1-sty frame dwelling, 14x40, shingle roof, 2 families; cost, $450; owner, Ferd L Furey, 340 46th st; architect, Chas. Braun, 459 41st st. Plan No. 1549.

NEW LOTS RD, n e cor Van Siclen av, 3-sty store and dwelling, 25.4x60, slag roof, 2 families; cost, $7,500; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1535.

NEW LOTS RD, n s, 25.4 e Van Siclen av, two 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, $12,000; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1536.

NEWKIRK AV, n s, 80 e East 17th st, 2-sty frame dwelling, 26x30, shingle roof, 1 family; cost, $5,750; owner, Virginia Gile, 1917 Newkirk av; architect, Geo. W. Duryea, 366 East 28th st. Plan No. 1586.

RAILROAD AV, s e cor Etna st, two 2-sty frame dwellings, 26x28, shingle roof, 1 family each; total cost, $6,000; owner, Wm. P. Gatehouse, 57 Chestnut st; architects, Chas. Infanger & Son, 2634 Atlantic av.

VAN SICLEN AV, e s, 122.11 n New Lots rd, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $12,000; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1534.

VAN SICLEN AV, e s, 76 n New Lots rd, two 2-sty brick dwellings, 35x25, slag roof, 2 families; cost, $12,000; owner, Noha Rubin, 587 Linwood st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1537.

49TH ST, n s, 140 e 13th av, 2-sty frame dwelling, 22.2x54.2, shingle roof, 2 families; cost, $6,500; owner, Rich'd Meehan, 1354 52d st; architect, M. Rosenquist, 1269 53d st. Plan No. 1624.

EAST 48TH ST, e s, 130 s Av O, 1-sty brick dwelling, 24x28, shingle roof, 1 family; cost, $1,800; owner, Jos. D. Dixon, 1234 Myrtle av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1660.

FACTORIES AND WAREHOUSES.

PROVOST ST, w s, from Greene to Freeman st, 4-sty brick storage and shop, 161x125, gravel roof; cost, $60,000; owner, John C. Wiarda, on premises; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1602.

GRAND AV, w s, 47 s St Marks av, 1-sty frame storage, 10x9, tin roof; cost, $100; owner, Pasquale Penna, 622 Grand av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 1607.

PITKIN AV, n s, 75 e Snedeker av, 4-sty brick factory, 40x90, slag roof; cost, $22,500; owner, Sarah Cohen, 1156 Eastern Parkway; architects, Jas. Millman & Son, 1780 Pitkin av. Plan No. 1609.

MORGAN AV, w s, 220 s Norman av, 3-sty brick warehouse, 60x90, gravel roof; cost, $20,000; owner, Sylfred Construction Co., 26 Court st; architect, S. Baker, 26 Court st. Plan No. 1618.

3D AV, e s, 50.2 s 37th st, 3-sty brick storage, 25x52, asbestos roof; cost, $13,000; owner, Thos. De Simon, 314 39th st; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 1617.

BRIDGE ST, n w cor Plymouth st, two 2-sty brick factory, 50x137, gravel roof; cost, $25,000; owner and architect, Wm. H. Miller, on premises. Plan No. 1655.

MORGAN AV, e s, from Anthony to Lombardy st, 5-sty brick factory, 192.10x85.5, gravel roof; cost, $125,000; owner, Champlain Silk Mills, 500 Driggs av; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 1671.

VESTA AV, e s, 80 n Belmont av, 4-sty brick factory, 95.4x60.9, slag roof; cost, $15,000; owner, Joseph Levin, as Pres., Belmont, cor Snediker av; architects, Adelsohn & Farber, 1028 Gates av. Plan No. 1650.

SCHOOLS AND COLLEGES.

85TH ST, s w cor 23d av, 3-sty brick school, 60x90, slag roof; cost, $65,000; owner, Rev. H. F. Murray, 2305 85th st; architect, John W. Ingle, 527 5th av. Plan No. 1587.

STABLES AND GARAGES.

EAST 19TH ST, w s, 170 n Av H, 1-sty frame garage, 14x20, shingle roof; cost, $400; owner, Edw. H. Leideman, 810 East 19th st; architect, R. T. Schaffer 1526 Flatbush av. Plan No. 1520.

KIMBALL ST, n e cor Av H, 1-sty frame garage, 26x28, shingle roof; cost, $400; owner, Paul E. Jehe, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 1576.

EAST 24TH ST, e s, 347.10 s Foster av, 1-sty frame garage, 12x12, shingle roof; cost, $500; owner, Stanford Painter, 505 East 24th st; architect, A. R. Strong, 600 East 18th st. Plan No. 1596.

79TH ST, n s, 140 w 3d av, 1-sty frame wagon shed, 45.9x26, slag roof; cost, $150; owner, Theo & J. Schneider, 261 79th st; architect, John H. O'Rourke Co., 264 39th st. Plan No. 1565.

EASTERN PARKWAY, n s, 400 e Utica av, 1-sty brick garage, 18x20, tin roof; cost, $500; owner, Abraham Belanowsky, 1227 Eastern Parkway; architect, Hy Rockford. Plan No. 1561.

SCHENECTADY AV. —, 108.7 e Eastern Parkway, 1-sty brick garage, 12x23, gravel roof; cost, $900; owner, Pauline Lisser, 207 Henry st, N. Y.; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1539.

BERGEN ST, s s, 220 e Bedford av, 2-sty brick stable, 27x26, slag roof; cost, $1,300; owner, N. W. Curtis, 3290 Atlantic av; architect, L. F. Schlessinger, 167 Van Siclen av. Plan No. 1643.

12TH AV, s e cor 47th st, 1-sty frame garage, 13.6x20, shingle roof; cost, $650; owner, Rich'd Meehan, 1354 52d st; architect, M. Rosenquist, 1269 53d st. Plan No. 1625.

EAST 8TH ST, e s, 320 n Av E, 1-sty frame garage, 12x20, shingle roof; cost, $200; owner, John O'Leary, 1732 19th st; architect, John Burke, 3d av and 52d st. Plan No. 1657.

WEST ST, e s, 140 n Ditmas av, 1-sty frame garage, 11.6x15, shingle roof; cost, $100; owner and architect, Arnold Brauer, 477 West st. Plan No. 1668.

STORES AND TENEMENTS.

HOPKINSON AV, n e cor St. Marks av, 4-sty brick store and tenement, 51.7x90, tin roof, 22 families; cost, $23,000; owner, Saml. Sassulsky, 372 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 1529.

STORES, OFFICES AND LOFTS.

65TH ST, n s, 160 e 13th av, 1-sty brick store, 20x40, slag roof; cost, $2,000; owner, Nicola Burgessio, 1334 64th st; architect, C. B. White, 189 Montague st. Plan No. 1504.

COURT ST, s w cor Joralemon st, 12-sty brick office building, 135x124, tile roof; cost, $400,000; owner, Weinboro Realty Co., "Marlborough Building," N. Y.; architect, Wm. E. Lehman, Broad st, Newark, N. J. Plan No. 1600.

FRANKLIN AV, s e cor Sullivan st, 1-sty brick store, 15x20, slag roof; cost, $1,000; owner, Ellery Pollard, 187 Schermerhorn st; architect, H. J. Dangler, 215 Montague st. Plan No. 1622.

THEATRES.

CHURCH AV, n s, 200 w Nostrand av, 1-sty brick moving picture theatre, 40x96.6, slag roof; cost, $5,000; owner, Jacob Krowker, 55 West 14th st, N. Y.; architect, Christopher B. Braun, 1 Madison av. Plan No. 1542.

MISCELLANEOUS.

UNION ST, n s, 100 e Buffalo av, 1-sty frame toilet, 9.9x6.2, —— roof; cost, $350; owner, H. Keppelsin, 1142 Eastern Parkway; architect, Abm. Farber, 1028 Gates av. Plan No. 1591.

73D ST, n s, 328.8 w 7th av, 1-sty brick dry kiln, 20x66, concrete roof; cost, $1,000; owner, A. Enteman, 669 73d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 1595.

MONTGOMERY ST, n s, 204 w Bedford av, 1-sty frame grand stand; cost, $250; owners, McCormack Bros., Montgomery and Cedar sts; architect, T. J. Burke, 46 Crown st. Plan No. 1640.

FT. HAMILTON AV, n w cor 38th st, 1-sty frame airdome, 61x—, tin roof; cost, $1,000; owner, Chas. Hemp, 1109 37th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1628.

NEW LOTS RD, n e cor Sackman st, 1-sty frame shed, 24x18, gravel roof; cost, $250; owner, Thos. J. Lillis, 93 New Lots rd; architect, L. J. Frank, 206 Crescent st. Plan No. 1636.

SURF AV, n s, 620 w West 5th st, two 1-sty frame shops, 10x10, —— roof; cost, $250; owner, Morris Goldberg, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 1639.

8TH AV, w s, from 14th st to 15th st, 1-sty frame booths, toilets and storage, 50x78, iron roof; cost, $1,200; owner, City N Y; architect, Jas. Boyle, 367 Fulton st. Plan No. 1677.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—5th av, w s, 150 n Jamaica av, four 3-sty brick tenements, 25x73, slag roof, 6 families; cost, $24,000; owner, Wm. Z. Partello, 412 State st, Brooklyn; architect, Edward Hahn, Queens Plaza Bldg., L. I. City. Plan No. 949.

LONG ISLAND CITY.—Lawrence st, w s, 375 s Potter av, 4-sty brick tenement, 25x68, tin roof, 9 families; cost, $11,000; owner, Chas. Dovorsky, 949 2d av, Long Island City; architect, Emil Motl, 806 2d av, Long Island City. Plan No. 1034.

DWELLINGS.

COLLEGE POINT.—15th st, e s, 75 s 6th av, 2-sty frame dwelling, 20x42, tin roof, 2 families; cost, $3,200; owner, M. Nillan, 15th st, College Point; architect, C. Gebele, Cook av, Elmhurst. Plan No. 965.

DOUGLASTON.—Westmoreland av, n s, 100 e Shore road, 2½-sty frame dwelling, 42x48, shingle roof, 1 family; cost, $8,000; owner, Wm. H. Shields, 306 West 100th st, N. Y. C.; architect, Beverly S. King, 103 Park av, N. Y. C. Plan No. 952.

GLENDALE.—Main av, w s, 100 s Pulaski st, 2½-sty frame dwelling, 18x32, shingle roof, 2 families; cost, $2,500; owner, Jacob Olch, 1 Main av, Glendale; architect, Lars Olsen, 9 Twombly pl, Jamaica. Plan No. 955.

GLENDALE.—Thompson av, w s, 1685 n Myrtle av, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, $4,500; owner, L. Horska, Thompson av, Glendale; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan No. 969.

HOWARD ESTATES.—Hawtree av, w s, 120 s Freeman av, 1-sty frame dwelling, 26x32, shingle roof, 1 family; cost, $1,500; owner, Howard Estates, Singer Bldg., N. Y. C.; architect, Wm. Rapp, Jr., Singer Bldg., N. Y. C. Plan No. 946.

HOWARD ESTATES.—Thadford av, w s, 200 n Horstman av, 1-sty frame dwelling, 26x32, shingle roof, 1 family; cost, $1,500; owner, Howard Estates, Singer Bldg., N. Y. C.; architect, Wm. Rapp, Jr., Singer Bldg., N. Y. C. Plan No. 947.

HOLLIS.—Chicopee av, n s, 75 w Carpenter av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $4,000; owner and architect, Jos. Hrostoski, Hollis av, Hollis. Plan No. 951.

JAMAICA.—Forman av, n s, 180 e Fischer st, 1-sty brick dwelling, 28x30, asbestos shingle roof, 1 family; cost, $2,000; owner, Guisseppi Orteleva, 693 East 189th st, N. Y. C.; architect, L. Pescotta, 391 East 149th st, N. Y. C. Plan No. 967.

JAMAICA.—Ashland st, s s, 210 w Willard av, six 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $15,000; owner, Model Homes Bldg. Co., 378 Stone st, Brooklyn; architect, Chas. Meie, 1871 Sterling pl, Brooklyn. Plan Nos. 957-58-59.

KEW GARDENS.—Pembroke av, n s, 225 e Austin st, 2-sty frame dwelling, 30x45, 1 family; cost, $4,500; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 152 Montague st, Brooklyn. Plan No. 971.

MASPETH.—Lenox av, n s, 80 w Dyson st, 2-sty frame dwelling, 17x28, tin roof, 1 family; cost, $2,400; owner, B. Martin, 105 Crown st, Corona; architect, J. Bute, 179 40th st, Corona. Plan No. 974.

MIDDLE VILLAGE.—Pulaski st, n s, 125 e Main av, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, $2,500; owner, Isidore Ganozret, 9 Lafayette st, Middle Village; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 976.

MIDDLE VILLAGE.—Main av, w s, 150 s Pulaski st, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, $3,500; owner, Mortimer L. Sherman, 20 Cooper st, Glendale; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 977.

MIDDLE VILLAGE.—Pulaski st, s s, 25 e Main av, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, $3,500; owner, Alex Molinsky, 12 Lafayette st, Middle Village; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 978.

OZONE PARK.—Jerome av, n s, 50 w Freedom st, three 2-sty frame dwellings, 16x50, tin roof, 1 family; cost, $6,000; owner, Mrs. Williams, Ozone Park; architect, Wm. A. Blecher, 442 Belmont av, Richmond Hill. Plan No. 980.

ROCKAWAY PARK.—West End av, n e cor Washington av, 2½-sty brick dwelling, 27x39, asbestos shingle roof, 1 family; cost, $7,500; owners, Albert & Alex Lyons, 62 William st, N. Y. C.; architect, Wm. Rothschild, 55 Washington av, Rockaway Beach. Plan No. 982.

ROCKAWAY BEACH.—Center st, e s, 50 n Washington av, 2-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $1,000; owner, B. Anderson, Center st, Rockaway Beach; architect, W. Rothschild, 55 Washington av, Rockaway Beach. Plan No. 981.

WHITESTONE.—10th st, s s, 216 e 9th av, 3-sty brick dwelling, 22x48, tar and gravel roof, 2 families; cost, $4,000; owner, Fred Wrigley, 100 Elm st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 948.

WHITESTONE.—14th av, n e cor 27th st, 2½-sty frame dwelling, 29x59, shingle roof, 2 families; cost, $4,500; owner and architect, James Dick, 14th av, near 27th st, Whitestone. Plan No. 956.

WHITESTONE.—14th st, n s, 50 w Av B, 2-sty frame dwelling, 20x40, shingle roof, 2 families; cost, $3,800; owner, Ellen Halleran, Flushing; architect, J. P. Hansen, 70 West 16th st, Whitestone. Plan No. 975.

WINFIELD.—Boroughs av, s w cor Clinton st, 2-sty frame dwelling, 28x42, tar and slag roof, 1 family; cost, $3,000; owner, Chas. O'Neil, 244 Lorrilard pl, N. Y. C.; architect, Frank E. Waltham, 2660 Ocean av, Brooklyn. Plan No. 968.

WOODHAVEN.—Vandeveer pl, w s, 162 s Fulton st, two 2-sty dwellings, 18x36, tar and gravel roof, 1 family; cost, $6,000; owner, Innovation

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Plans Filed, New Buildings, Queens (Cont.).

Homes Co., 1227 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan No. 952.

WOODHAVEN. Shoe and Leather st, n s, 350 w 3d st, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, $2,000; owner, R. Merogliano, Spruce st, Woodhaven; architect, A. Cehio, Broadway, Woodhaven. Plan No. 953.

BELLE HARBOR.—Suffolk av, w s, 200 n Newport av, 2-sty frame dwelling, 32x36, shingle roof, 1 family; cost, $5,500; owner, J. Rapelje, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 997.

DUNTON.—Morris av, e s, 425 s Broadway, two 2-sty frame dwellings, 18x27, shingle roof, 1 family; cost, $5,000; owner, P. F. Luce, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1014-15.

EDGEMERE.—Frank av, w s, 260 n Hantz pl, 1½-sty frame dwelling, 28x27, metal roof; cost, $1,400; owner, J. E. Magee, 375 Lenox av, N. Y. C.; architect, owner. Plan No. 1021.

ELMHURST.—Vietor pl, n s, 300 e Broadway, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, $3,500; owner, J. L. Gundry, 9th st, Elmhurst; architect, E. H. Lochart, care of owner. Plan No. 1029.

FAR ROCKAWAY.—McNeil av, w s, 330 s Broadway, 2-sty brick dwelling, 45x34, shingle roof, 1 family; cost, $9,000; owner, John F. Reid, 120 West 39th st, N. Y. C.; architect, T. O'Kane, Jr., Far Rockaway. Plan No. 1001.

FOREST HILLS.—Jewel st, n s, 200 e Colonial av, 2½-sty brick dwelling, 55x27, tile roof, 1 family; cost, $4,000; owner, Cord Meyer Co., Forest Hills, L. I.; architect, W. S. Worrall, Jr., 9 Twombly pl, Jamaica. Plan No. 987.

JAMAICA.—Grafton av, s s, 25 w Napier av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $2,500; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 996.

JAMAICA.—Grafton av, s w cor Napier av, three 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, $7,500; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 988-9-90.

JAMAICA.—Pacific st, n s, 40 e Globe av, two 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, $3,000; owner, W. F. Beball, 324 Fulton st, Jamaica; architect, John F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 999-1000.

MORRIS PARK.—Morris av, e s, 127 s Garden st, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, $3,600; owners, Miller & Ruben, 1480 Nebraska av, Dunton; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 1012-13.

RICHMOND HILL.—Ferris st, n s, 423 e Freedom st, 2-sty frame dwelling, 17x44, tin roof, 1 family; cost, $2,200; owner, Wm. Simm, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1017.

RICHMOND HILL.—Ferris st, n s, 379 e Freedom st, two 2-sty frame dwellings, 19x53, tin roof, 2 families; cost, $7,000; owner, Wm. Simm, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1018.

GLENDALE.—Clara pl, n s, 309 s Cooper av, 2-sty frame dwelling, 14x36, shingle doof, 1 family; cost, $2,000; owner, George Handley, 53 Dry Harbor rd, Glendale; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1016.

FOREST HILLS.—Roskrose pl, s s, 87 s w Markwood rd, 2½-sty brick dwelling, 23x34, tile roof, 1 family; cost, $6,000; owner and architect, Sage Foundation Homes Co., West 34th st, N. Y. C. Plan No. 1048.

JAMAICA.—Gilbert st, e s, 100 n Sayres st, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, $2,000 & Sayres st, s s, 190 w George st, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, $2,000; owner, Henry R. Boch, 221 Johnson av, Richmond Hill; architect, G. B. Casper, 1535 McCormack av, Woodhaven. Plan Nos. 1036-37.

MASPETH.—Johnson av, n s, 196 e Maiden lane, 1-sty frame dwelling, 20x34, tin roof, 2 families; cost, $1,000; owner, Jos. Hoffmann, 51 Gratton av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1040.

MIDDLE VILLAGE.—Sutter av, w s, 225 n Metropolitan av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, $3,000; owner, Fred Marquardt, 1814 Metropolitan av, Middle Village; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1039.

MIDDLE VILLAGE.—Fulton av, e s, 350 n Market st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $2,500; owner, Jos. Kurlander, 320 Bristol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1042.

NEPONSET.—Mohawk st, n s, 100 s e Newport av, 1½-sty frame dwelling, 23x55, tile roof, 1 family; cost, $5,500; owner, A. G. Petrie, 3101 Ocean av, Brooklyn; architect, Edw. B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 1046.

QUEENS.—Franklin av, w s, 450 s Hempstead rd, 2-sty frame dwelling, 16x20, shingle roof, 1 family; cost, $800; owner, A. Bergen, Jamaica. Plan No. 1049.

RIDGEWOOD.—Decatur st, e s, 185 n Forest av, 2½-sty frame dwelling, 30x50, tin roof, 2 families; cost, $4,000; owner, Emil Gunther, 135 Smith st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1044.

RICHMOND HILL.—Chestnut st, w s, 350 s Lexington st, 2½-sty frame dwelling, 28x45, shingle roof, 1 family; cost, $2,400; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 1035.

WOODHAVEN.—Snediker av, w s, 185 s Chestnut st, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, $5,000; owner, Valentine Hoffmann, 45 Evergreen av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1041.

FACTORIES AND WAREHOUSES.

GLENDALE.—Doscher av, w s, 100 s Hughes st, two 2-sty brick stores and dwellings, 20x60, tin roof, 2 families; cost, $8,000; owner, Andrew Weissenberger, care of architect; architect, Fred J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1038.

STABLES AND GARAGES.

GLENDALE.—Main av, w s, 100 s Pulaski st, 1-sty frame stable, 24x18, shingle roof; cost, $250; owner, Jacob Olch, 1 Main av, Glendale; architect, Lars Olsen, 9 Twombly pl, Jamaica. Plan No. 954.

GLEN MORRIS.—Ridge av, n w cor Hammells av, 1-sty frame stable, 16x24, shingle roof; cost, $350; owner, H. Drury, on premises. Plan No. 950.

JAMAICA.—Croyden road, n s, 215 e Edgerton boulevard, 1-sty brick garage, 22x21, slate roof; cost, $800; owner, Burt D. Whelden, on premises; architects, Upjohn & Conable, 456 5th av, N. Y. C. Plan No. 973.

MIDDLE VILLAGE.—Main av, e s, 250 s Market st, 2-sty brick stable, 25x30, slag roof; cost, $1,500; owner, Jos. Lamberti, Middle Village; architect, J .H. Vandervegt, 47 Butler st, Evergreen. Plan No. 970.

ARVERNE.—Columbus av, e s, 280 s Newport av, 1-sty frame garage, 18x16, galvanized iron roof; cost, $150; owner, Paul Von Boeckman, 28 North Columbus av, Arverne; architect, Edw. Berrian, 17 Thompson av, Rockaway Beach. Plan No. 1020.

BELLE HARBOR.—Dover av, w s, 612 s Washington av, 1-sty frame garage, 12x16, shingle roof; cost, $300; owner, Herman Schaff, 29 Broadway, N. Y. C.; architect, Edw. Berrian, 17 Thompson av, Rockaway Beach. Plan No. 1019.

JAMAICA.—Alsop av, w s, 95 s Hillside av, 1-sty brick garage, 12x20, shingle roof; cost, $1,600; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Frederick Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 986.

JAMAICA.—Compton Terrace, s s, 320 w Homer Lee av, 1-sty brick garage, 14x20, asbestos shingle roof; cost, $500; owner, E. F. W. Mammer, 630 75th st, Brooklyn; architect, L. Geo. Stahl, 1524 Welcome pl, Ozone Park. Plan No. 1002.

ROCKAWAY PARK.—Lincoln av, w s, 160 s Washington av, 1-sty frame garage, 12x18, shingle roof; cost, $150; owner, John Boerum, premises. Plan No. 1028.

BAYSIDE.—Highland st, e s, 135 s Lemartine av, 1-sty frame garage, 14x16, shingle roof; cost, $100; owner, W. S. Hill, Bayside. Plan No. 1045.

FLUSHING.—Jamaica av, w s, 150 n Franklin pl, 1-sty frame garage, 12x18, tin roof; cost, $250; owner, Wm. Morris, premises. Plan No. 1031.

JAMAICA.—Roosevelt av, n w cor O'Donnell av, 1½-sty frame garage, 16x20, shingle roof; cost, $250; owner, Anthony Luk, Liberty av, Jamaica. Plan No. 1047.

RICHMOND HILL.—Chestnut st, n s, 325 w Jamaica av, 1-sty frame garage, 17x20, shingle roof; cost, $220; owner, Chas. Gunther, premises. Plan No. 1030.

UNION COURSE.—Montana av, e s, 150 s 8th st, 1-sty frame stable, 25x14, shingle roof; cost, $300; owner, B. R. Campbell, premises. Plan No. 1032.

STORES AND DWELLINGS.

CORONA.—Jackson av, s s, 80 w Grant st, four 2-sty brick stores and dwellings, 80x50, tar and gravel roof, 2 families; cost, $18,000; owner, A. Dioguardi, 89 Cleveland st, Corona; architect, J. Dioguardi, same address. Plan No. 1024.

JAMAICA.—Hempstead and Jamaica Turnpike, n e cor Lynn av, three 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $18,000; owner, J. Zimmerman and N. Rhode Bros., 27 Logan st, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1023.

RIDGEWOOD.—Woodbine st, s w cor Onderdonk av, seven 3-sty brick stores and dwellings, 25x75, tin roof, 4 and 6 families; cost, $54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1003.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Grand av, n w cor 12th av, fifteen 3-sty brick stores and tenements, 27x67, tin roof, 4 and 6 families; cost, $141,000; owner, Mathews Building Co., 560 Grand av, L. I. City; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan Nos. 993-4.

RIDGEWOOD.—Woodbine st, n w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, $54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1008.

RIDGEWOOD.—Putnam av, n w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, $54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1004.

RIDGEWOOD.—Madison st, s w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, $54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1007.

RIDGEWOOD.—Woodbine st, s e cor Onderdonk av, eight 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, $54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1006.

RIDGEWOOD.—Madison st, n w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost,

$54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1005.

RIDGEWOOD. Onderdonk av, e s, 17 n Catalpa av, five 3-sty brick tenements, 26x62, tin roof, 6 families; cost, $37,500; owner, Charles Fritz, 16 Silver st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1009.

RIDGEWOOD.—Onderdonk av, n e cor Catalpa av, 3-sty brick store and tenements, 17x67, tin roof, 4 families; cost, $12,000; owner, Charles Fritz, 16 Silver st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1010.

RIDGEWOOD.—Putnam av, s w cor Onderdonk av, seven 3-sty brick stores and tenements, 27x68, tin roof, 4 and 6 families; cost, $54,500; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1011.

RIDGEWOOD.—Madison st, n e cor Onderdonk av, thirteen 3-sty brick stores and tenements, 27x67, tin roof, 4 and 6 families; cost, $117,000; owner, G. X. Mathews Co., 2040 Palmetto st, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan Nos. 991-2.

STORES, OFFICES AND LOFTS.

CORONA.—Jackson av, n s, 40 w National av, 1-sty frame store, 39x80, tin roof, 2 families; cost, $4,000; owner, T. M. Antisell, Grant st, Corona; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 966.

MASPETH.—Grand av, n s, 150 w Fisk av, 1-sty brick bake shop, 18x42, tin roof; cost, $1,200; owner, F. Schlenblein, Grand st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 979.

JAMAICA.—Flushing av, e s, 61 s Grove st, 1-sty frame store, 14x24, slag roof; cost, $400; owner, L. Harriet, DeLand, Florida; architect, F. B. Anderson, 32 Union av, Jamaica. Plan No. 1022.

MISCELLANEOUS.

JAMAICA.—Merrick road, n w cor Dewey st, erect frame billboard, 75x10; cost, $75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 960.

JAMAICA.—Fulton st, s s, bet Vanderbilt and Foley avs, erect frame billboard, 75x10; cost, $75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 961.

JAMAICA.—Hillside av, s s, 100 s Henry st, erect frame billboard, 75x10; cost, $75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 962.

JAMAICA.—Merrick road, s w cor Oxford av, erect frame billboard, 75x10; cost, $75; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 963.

QUEENS.—Fulton st, s s, 282 w 1st av, 1-sty frame barn, 46x21, tin roof; cost, $1,500; owner, Chas. Nermaier, Queens; architect, Joseph Gunther, 118 Smith st, Jamaica. Plan No. 964.

EAST WILLIAMSBURG.—Butler st, s s, 150 e Grandview av, 1-sty frame shop, 25x20, tin roof; cost, $200; owner, John Maritz, 20 Morton av, Middle Village. Plan No. 995.

FAR ROCKAWAY.—Cleveland av, n e s, 200 s Central av, 1-sty frame shed, 18x18, shingle roof; cost, $200; owner, Adam Geib, Far Rockaway. Plan No. 998.

LONG ISLAND CITY.—Queens boulevard, 60 e Moore st, 1-sty temporary shop and tool house, 120x30, paper roof; cost, $1,200; Queens boulevard, 60 w Moore st, 1-sty frame cement shed, 138x36, paper roof; cost, $3,000; owner, F. E. Smith Contracting Co., 71 Broadway, N. Y. C. Plan Nos. 984-5.

LONG ISLAND CITY.—Queens st, s s, 175 e Jackson av, 2-sty frame shop, 25x60, tar and gravel roof; cost, $1,400, and 2-sty frame stable, 25x16, tar and gravel roof; cost, $600; owners, Tunnison & Clark, 18 Davis st, L. I. City; architect, John Boese, Queens Plaza Court Bldg., L. I. City. Plans Nos. 1026-7.

LONG ISLAND CITY.—Crescent st, e s, 67 n Henry st, 1-sty brick brass foundry, 22x100, tar and slag roof; cost, $5,000; owner, Country & City Corporation, 18 West 39th st, N. Y. C.; architect, C. W. Ross, 47 West 34th st, N. Y. C. Plan No. 1025.

LONG ISLAND CITY.—Queens boulevard, s e cor Skillman av, erect frame sign board, 122x10; cost, $100; owner, C. L. Schloemer, 1-3 West Broadway, N. Y. C. Plan No. 1033.

RIDGEWOOD.—Yale av, 23, 1-sty shed, 10x30, tin roof; cost, $100; owner, John Rohdeck, premises. Plan No. 1043.

Richmond.

STABLES AND GARAGES.

RICHMOND TURNPIKE, n e c, & Austin pl, Tompkinsville, 1-sty frame garage, 14x30; cost, $500; owners, L. Deponge & Co.; architects and builders, Ph. Wolff & Son, Stapleton. Plan No. 144.

WESTERVELT AV, 24, new Brighton, 1-sty concrete garage, 15x16; cost, $1,151; owner and builder, Jos. Laroy, New Brighton. Plan No. 119.

DWELLINGS.

ROMA RD & SURF AV, n w c, New Dorp, 2-sty brick store and dwelling, 30x58; cost, $6,000; owner, Ignazio Ambolo, New Dorp; architect, Jos. De Rose, New Dorp. Plan No. 150.

RICHMOND TURNPIKE, s s, 275 w Nicholas st, Richmond Terrace, 1-sty frame dwelling, 22x46; cost, $5,000; owners, Gustave & Anna Goriece, Linoleumville; architect, P. R. Osborn, Mariner's Harbor; builders, M. W. Osborn & Son, Mariner's Harbor. Plan No. 155.

BOND ST, n e cor & Herberton st, Port Richmond, 2-sty frame dwelling, 31x28; cost, $4,000; owner, architect and builder, Edgar K. Whitford, Port Richmond. Plan No. 154.



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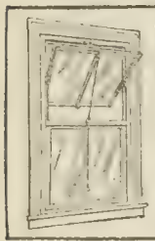
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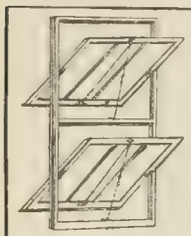
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Plans Filed, New Buildings, Richmond (Cont.).

LINCOLN AV, n s, nr 6th st, Grant City, 1-sty frame bungalow, 12x26; cost, $280; owner, C. F. Seginine, Grant City; builder, Aug. Alvinan, Grant City. Plan No. 153.

1ST ST, s s, 145 e Midland av, Grant City, 1-sty frame bungalow, 14x22; cost, $300; owner, Benson La Marr, Grant City; builder, Chas. E. Lockwood, Brooklyn. Plan No. 151.

LOWER PELTON AV, w s, 687 s Shore rd, West New Brighton, 2-sty frame dwelling, 28x24; cost, $4,100; owner, Wm. M. Foster, West New Brighton; architect and builder, John Winans, Levingston. Plan No. 145.

SEASIDE BOULEVARD, w s, 800 n e Burgher av, 10 1-sty frame bungalows, 16x18; cost, $1,000; owner and builder, Ivan May, Manhattan Hotel. Plan No. 146.

MARION AV, n s, 100 e Occident av, Stapleton, 2½-sty frame dwelling, 21x40; cost, $2,500; owners and builders, Karlson Bros., Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 140.

NORWALK AV, w s, 200 s Franklin pl, Tompkinsville, —sty frame bungalow, 26x20; cost, $350; owner and builder, John Krauss, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 139.

HUDSON ST, n s, 150 n 1st av, New Brighton, 2-sty frame dwelling, 21x36; cost, $2,400; owner, Jos. Siegler, New Brighton; architect, John Davies, Tompkinsville; builder, Jos. Siegler, New Brighton. Plan No. 142.

SEASIDE BOULEVARD, 800 n e Burgher av, Dungan Hills, 1-sty frame bungalow, 20x28; cost, $300; owner and builder, Ivar May. Plan No. 143.

BRITTON AV n s, 75 n Steuben st, Concord, 2-sty frame dwelling, 20x38; cost, $1,475; owner, Frank Zavatsky, 426 East 80th st, N. Y. C.; architect, John Davies, Tompkinsville; builder, Tony Forlenzo, West New Brighton. Plan No. 141.

MISCELLANEOUS.

ANNADALE RD, s s, 1000 n Washington av, Annadale, 1-sty frame shop; cost, $600; owner, Fritz Wille, Annadale; builders, Hornfager & Berkonek, Great Kills,. Plan No. 148.

BROOK ST, w s, cor Bane st, Tompkinsville, 1-sty frame shed, 12x25; cost, $110; owner, Carlo Perrino, Tompkinsville; builder, P. Fiori, Tompkinsville. Plan No. 147.

JOSEPHINE ST, s s, 100 w Minor st, Grant City, 1-sty frame wagon shed, 14x20; cost, $60; owner and builder, Adam Schwall, Grant City. Plan No. 152.

BAY ST, w s, cor Clinton st, Stapleton, 2-sty frame sheds, 14x40; cost, $100; owner and builder, Liebowitz, Stapleton. Plan No. 156.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN ST, 146-8, masonry, new stairs to 4-sty brick warehouse; cost, $1,000; owner, Harriet D. Potter, Paris, France, Ed. Ashford, agent, 11 East 42d st; architect, Max Muller, 115 Nassau st. Plan No. 724.

BROOME ST, 395, new partitions to 2-sty brick and stone church; cost, $200; owners, N. Y. C. Mission and Tract Society, A. F. Schauffler, president, 105 East 22d st; architect, Neuman H. Hunt, 148 East 79th st. Plan No. 768.

CEDAR ST, 77 to 83, new entrance to 5-sty brick and stone bank; cost, $1,000; owner, New York Clearing House Bldg., Wm. A. Walsh, Pres., 77-83 Cedar st; architect, Wm. John Larch, 35 Lotus av, Glendale, L. I. Plan No. 710.

CHAMBERS ST, 182-186, alterations to 5-sty brick produce office; cost, $500; owner, Estate of Bloomfield Brower, 32 Nassau st; architect, Jos. W. Vervier, 34 Stone st. Plan No. 706.

CHERRY ST, 416, masonry to 6-sty brick tenement and stores; cost, $100; owner, Max Tarshes, 47 Bayard st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 701.

CHERRY ST, 158½, masonry to 3½-sty brick store and tenement; cost, $520; owner, Edward J. Smith, 2016 Albemarle rd, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 752.

COLUMBUS CIRCLE, 8 & 9, masonry to 2-sty brick store; cost, $5,000; owner, Mabel E. Flake, 611 5th av; architect, Herbert M. Baer, 665 5th av. Plan No. 714.

CORTLAND ST, 66-68, removal of encroachments to 5-sty brick lofts; cost, $175; owner, The New York Steam Co., 140 Cedar st; architect, Jos. Bleier, 66 Cortland st. Plan No. 767.

EAST BROADWAY, 173-175, masonry and partitions to 10-sty brick store and lofts; cost, $4,000; owner, The Forward Association, Max Pine, Pres., 173-175 East Broadway; architect, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 796.

ELM ST, 40-44, removal of encroachments to 6-sty brick stores and offices; cost, $1,500; owner, Mercantile Real Estate Co., Ralph L. Culter, Pres., 115-117 Worth st; architects, D'Oench & Yost, 105 West 40th st. Plan No. 709.

GRAND ST, 403, masonry to 7-sty brick stores and tenements; cost, $100; owner, Keba Chiodover, 17-19 Bleecker st; architect, Maximilian Simon, 24 Clinton st. Plan No. 728.

GRAND ST, 435, masonry, partitions and plumbing to 7-sty brick storage and tenement; cost, $1,500; owner, John G. Wendel, 435 Grand st; architect, Geo. Dress, 1436 Lexington av. Plan No. 750.

GRAND ST, 439, new metal covered show window and sidewalk elevator to 4-sty brick lofts; cost, $1,500; owner, James L. Barclay, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 763.

GRAND ST, 387, masonry and partitions to 5-sty brick moving picture and lofts; cost, $200; owner, Samuel Friedman, 67 East 90th st; architects, Gross & Klemberger, Bible House. Plan No. 785.

GREENE ST, 33-35, alterations to 5-sty brick stores and lofts; cost, $2,500; owner, Henry C. Swords, care of Wm. C. Walker's Sons, 299 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 715.

GREENWICH ST, 533, side extension to 7-sty brick lofts; cost, $15,000; owner, Wm. J. Hiscox, 271 Columbus av; architect, Geo. Mart Pollard, 127 Madison av; builder, Geo. W. Ruddell Co., 25 West 42d st. Plan No. 723.

HOUSTON ST, 278 East, masonry and wooden beams to 4-sty brick and stone store and dwelling; cost, $2,500; owner, Tillie Tausig, 1242 Madison av; architect, Otto Reissmann, 30 1st st. Plan No. 782.

HOUSTON ST, 279 East, alterations to 5-sty brick stores and tenements; cost, $800; owner, Szerena Reitman, 1771 Madison avenue; architect, Otto Reissmann, 30 1st st. Plan No. 755.

HUDSON ST, 500, masonry, new stairs and partitions to 4-sty brick store and tenement; cost, $1,000; owner, Geo. H. Auger, 72 East 122d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 726.

JUMEL PL, 44, masonry to 3-sty brick loft and tenement; cost, $200; owner, Susan Ormsby, 462 Convent av; architect, Jacob Fisher, 25 Av A. Plan No. 751.

KENMARE ST, 85, new partitions to 6-sty brick stores and tenements; cost, $25; owner, Celestino De Marco, 3 Rutherford pl; architect, Chas. M. Straub, 147 4th av. Plan No. 733.

MONROE ST, 153, machine booth to 1-sty brick moving pictures; cost, $100; owner, Geo. Segal, 30 Hart st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 790.

NASSAU ST, 150, fireproofing to 23-sty brick and stone offices; cost, $45; owners, American Tract Society, 150 Nassau st; architect, Jacob Nicolas, 4 Spruce st. Plan No. 757.

PARK ST, 65, interior columns to 6-sty brick lofts; cost, $300; owner, Evardo Nezzadri, 65 Park st; architect, Thos. J. Bird, 505 5th av. Plan No. 729.

PEARL ST, 120, masonry and partitions to 6-sty brick store and tenement; cost, $3,900; owner, August Kiptein, 654 Greenwich st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 705.

RENWICK ST, 20, new partitions to 5-sty brick tenement and store; cost, $200; owners, Achille Di Pierro and Dominick Serano, 20 Renwick st; architects, Ricca & Mastrouard, 367 Fulton st, Brooklyn. Plan No. 718.

RIVINGTON ST, 142-144, masonry to 3 and 5-sty brick tenement and stores; cost, $200; owner, Rose Theaman, 602 West 157th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 702.

STANTON ST, 180, masonry, partitions, stairs and new roof to 3 & 5-sty synagogue; cost, $10,000; owners, Cong. Beni Jacob Ausch Bryezan, Ighatz Englander, president, 302 East 3d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 778.

WATER ST, 211, alterations to 5-sty brick offices and cold storage plant; cost, $500; owner, A. Irving Griggs, 105 East 19th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 738.

2D ST, 201-3 East, new store front to 6-sty brick stores and tenements; cost, $130; owner, Mrs. Fanny Dinkelpiel, Ansonia Hotel, 73d st and Broadway; architect, Wm. H. Barnett, 937 East 172d st. Plan No. 734.

3D ST, 987, masonry and steel to 4-sty brick lofts and dwelling; cost, $1,500; owner, Max Schwarz, 954 3d av; architect, Louis Goodman, 562 West 48th st; builder, Eugene Gluckmaan, 1631 Amsterdam av. Plan No. 797.

9TH ST, 447 East, alterations to 6-sty brick store and tenement; cost, $1,000; owner, Broome Clinton Co., 447 East 9th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 769.

11TH ST, 149 West, fireproofing to 5-sty brick hospital; cost, $2,500; owner, St. Vincent's Hospital of New York; architect, Isaac E. Ditmars, 111 5th av. Plan No. 771.

17TH ST, 33 to 37 East, masonry and new roof to 7-sty brick stores and offices; cost, $1,200; owner, Edward W. C. Arnold, West Islip, L. I.; architect, S. Edson Sage, 26 Av B, Bayonne, N. J. Plan No. 777.

26TH ST, 460-2 West, new roof to 4-sty brick and stone brew house; cost, $3,000; owners, Clausen-Flanagan Brewery, De Witt C. Flanagan, president, 441 West 25th st; architect, Carl F. Hettinger, 100 Howe st, Boston, Mass. Plan No. 742.

27TH ST, 101 West, new store front to 3-sty brick and stone store and offices; cost, $250; owner, Chas. Lane, 32 Fulton st; architect, John H. Knubel, 305 West 43d st. Plan No. 794.

27TH ST, 18 West, new partitions to 12-sty brick lofts; cost, $100; owner, Mrs. Mary Fraser, 18 West 27th st; architect, David W. King, 183 7th av; builder, J. F. Kelly, 236 Fulton st. Plan No. 719.

27TH ST, 232 West, masonry for 2,000-gallon cedar tank to 4-sty brick lofts; cost, $200; owners, Ira L. & Edward A. Kahn, 232 West 27th st; architect, Max Kottler, 140 Orchard st. Plan No. 717.

28TH ST, 41 West, reset doors and stairway to 4-sty brick stores; cost, $500; owner, Est. of Marshall O. Roberts, John F. Patterson, trustee, 2 Wall st; architects, Jno. B. Snook's Sons, 261 Broadway. Plan No. 727.

28TH ST, 36 West, front extension to 4-sty brick stores and lofts; cost, $5,000; owner, Emilie Bohne, 36 West 28th st; architect, M. Joseph Harrison, 230 Grand st; builder, Nathan Rosen, 500 5th av. Plan No. 784.

28TH ST, 47 West, removal of encroachments to 4-sty brick printing; cost, $200; owners, The Frank Queen Publishing Co., Wm. R. Hert, pres-

ident, 5121 Pine st, Philadelphia, Pa.; architect, August O. Hoddick, 126 Liberty st. Plan No. 789.

29TH ST, 230 West, masonry and iron balcony to 3-sty brick tenement; cost, $90; owner, Mrs. Annie Dufort, 228 West 29th st; architect, Julius Jepen, 229 West 28th st; builder, Wm. H. Jackson, 229-39 West 28th st. Plan No. 746.

29TH ST, 115-123 West, new partitions to 12-sty brick stores and lofts; cost, $600; owner, 20th St. Realty Co., John La Spina, 110 West 34th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 745.

35TH ST, 201 West, new sign to 5-sty brick tenement; cost, $100; owner, Anna L. Daly, 462 7th av; architect, Erik Weschins, 724 East 158th st Plan No. 761.

39TH ST, 41 East, fireproof elevator shaft, doors and skylight to 4-sty brick and stone residence; cost, $1,800; owner, Frederick B. Jennings, 86 Park av; architect, Harry N. Paradies, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 773.

39TH ST, 3 West, new partitions to 3-sty brick and stone dwelling; cost, $200; owner, John H. Burton, 384 Broadway; architects, Starrett & Van Vleck, 45 East 17th st; builders, E. Broukes & Co., 3 West 39th st. Plan No. 776.

40TH ST, 13 East, masonry for door-opening to 6-sty brick and stone studios; cost, $100; owner, Emily J. Adams, 110 East 58th st; architects, La Farge & Morris, 25 Madison Sq north; builder. John Downey, 410 West 34th st. Plan No. 720.

42D ST, 454 West, rear extension to 4-sty brick and stone tenement and assembly room; cost, $3,500; owners, Est. of Lydia S. Cutting, 60 Broadway; architect, J. Van Wie Bergmann, 134 East 25th st. Plan No. 735.

42D ST, 2 East, 3 signs to 6-sty brick office; cost, $150; owners, N. Y. Realty Security Co., 42 Broadway; lessee, West Disinfecting Co., 2 East 42d st; builder, Morris Levi, 147 East 55th st. Plan No. 737.

49TH ST, 128 West, remodel building and install new plumbing to 4-sty brick and stone restaurant; cost, $1,500; owner, Mary A. Donaghy, 126 West 49th st; architect, Clement B. Brun, 1 Madison av. Plan No. 700.

51ST ST, 32 West, cabinet work, new partitions and plumbing to 4-sty stone residence; cost, $750; owner, Florence A. Gilles et al, 32 West 51st st; architect, Alexander M. Welch, 11 East 42d st. Plan No. 781.

59TH ST, 110-12 East, extensive alterations to 3-sty brick and stone store; cost, $12,000; owners, Carrie & Nathan Kaufmann, care of Edward Jacobs, attorney, 25 Broad st; architect, Emery Roth, 507 5th av. Plan No. 713.

67TH ST, 350-2 East, new partitions to 6-sty brick tenement; cost, $150; owner, Geo. Mundorff, 142 1st av; architect, Henry Klein, 505 East 15th st. Plan No. 736.

68TH ST, 12 East, front and rear extensions to 4-sty brick and stone dwelling; cost, $20,000; owner, Richard M. Hurd, 115 East 60th st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 788.

72D ST, 169-75 West, steel connecting bridge to 12-sty brick apartments and stores; cost, $283; owners, Morewood Realty Co., 71 Broadway; builders, Central Iron Works, 420-2 East 48th st. Plan No. 741.

88TH ST, 72 West, tin for shafts to 5-sty brick tenement; cost, $300; owner, Miss Nellie Brookman, 9 East 62d st; architect, Wm. Huenerberg, 782 East 165th st. Plan No. 783.

89TH ST, 77 East, masonry to 7-sty brick and stone store and tenement; cost, $175; owner, Edgar A. Levy, 150 West 79th st; architect, John W. McDermott, 181 West 93d st. Plan No. 722.

95TH ST, 209-15 West, iron roof bulletin to 3-sty brick garage; cost, $250; owner, Henry J. Butler, 170 Broadway; builders, Strauss & Co., 442 West 42d st. Plan No. 716.

99TH ST, 237 West, electric sign to 1-sty brick store; cost, $75; owner, Malcolm M. Haywood, 2640 Broadway; architects, Nu Ad. Illuminated Sign Co., 163 West 96th st. Plan No. 787.

106TH ST, 201 West, new store front, partitions and plumbing to 5-sty brick store and tenement; cost, $1,000; owner, Chas. P. Doelger, 407 East 55th st; architect, Geo. Haf, Jr., 371 East 158th st. Plan No. 759.

111TH ST, 321 East, masonry and new plumbing to 4-sty brick store and tenement; cost, $500; owner, Mrs. Dora Nunter, 522 West 157th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 711.

116TH ST, 155 East, masonry and partitions to 3-sty brick and stone dwelling; cost, $300; owner, James Nelson, 607 3d av; architect, A. T. Johnson, 87 West 128th st. Plan No. 747.

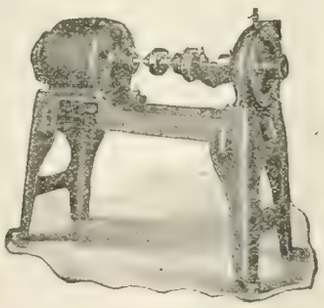
122D ST, 424-6 East, alterations to 3-sty brick and stone dwelling; cost, $2,000; owner, South Jersey Land Co., 220 Broadway; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 754.

125TH ST, 119 West, masonry, steel, new stairs to 3-sty brick stores and offices; cost, $1,000; owner, Geo. Wanier, 120 West 126th st; architect, Nathan Langer, 81 East 125th st; builder, H. Tenenbaum, 101 West 143d st. Plan No. 780.

125TH ST, 62 West, rebuild store front to 4-sty brick tenement and stores; cost, $175; owner, Mrs. Hortense Fischer, Hotel Leonori; architect, Wm. J. Russell, 1476 Broadway. Plan No. 744.

126TH ST, 219 East, masonry to 3-sty brick and stone shop and dwelling; cost, $200; owner, Henry Hurleman, 23 King av, Weehawken, N. J.; architect, Wm. Dinnibeck, 200 5th av. Plan No. 774.

137TH ST, 328 West, masonry, partitions and plumbing to 3-sty brick and stone dwelling; cost, $700; owner, Henrietta Bruner, 328 West 137th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 739.



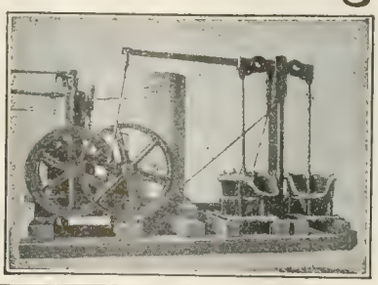
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Plans Filed, Alterations, Manhattan (Continued)

182D ST, 600-10 West, alterations to chimney to 1-sty stores; cost, $150; owner, Mortimer Adams, 15 William st; architect, H. G. Stemmetz, 1007 East 180th st; builder, Bernard Kinderwalter, 1431 St Nicholas av. Plan No. 730.

AV B, 104, masonry and fireproof window to 5-sty brick tenement; cost, $150; owner, Joseph Goldberg, 324 West 45th st; architect, Morris Schwartz, 191 Lowery. Plan No. 791.

AV C, 62, new stairs, flooring to 4-sty brick and stone store and dwelling; cost, $500; owner, Lazar Frieder, 62 Av C; architects, Cantor & Levingson, 39 West 38th st. Plan No. 731.

AV D, 133-5, removal of partitions to 6-sty brick tenements and stores; cost, $300; owners, Tarshes & Levenstein, 47 Bayard st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 765.

BOWERY, 101, dumb waiter shaft to 5-sty brick lofts; cost, $100; owner, Abraham Bakst, 439 Grand st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 775.

COLUMBUS AV, 35, masonry, new store front and stairway to 4-sty brick bakery and tenement; cost, $1,000; owner, Catharina B. Chenoweth, 42 East 28th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 721.

LENOX AV, 328, alterations to 1-sty store and dwellings; cost, $150; owner, Sarah G. Grabb, 291 Riverside drive; architect, Jos. C. Cocker, 2017 5th av. Plan No. 772.

LEXINGTON AV, 734, alterations to 4-sty brick and stone store and dwelling; cost, $500; owner, John Byrons, 734 Lexington av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 770.

LEXINGTON AV, 579, masonry and partitions to brick and stone residence; cost, $1,500; owner, Peter J. Mathers, 579 Lexington av; architect, Robt. H. Maynicke, 25 West 42d st. Plan No. 760.

LEXINGTON AV, 1092-98, masonry to 5-sty brick and stone hospital; cost, $2,000; owner, German Hospital, Adolph Kultroff, president, 17 East 69th st; architect, Isaac E. Ditmars, 111 5th av. Plan No. 764.

MADISON AV, 682, new stairs to 5-sty brick and stone stores; cost, $200; owner, Sweetment Security Co., Exchange pl, Jersey City, N. J.; architect, Herbert M. Baer, 665 5th av. Plan No. 758.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 2, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 30th day of April, 1913, and then opened, for interior painting of the United States Post Office, Court House and Custom House at Richmond, Va. The work contemplated is painting of walls and ceilings generally throughout the first, second, third and fourth stories, and certain portions in the basement. Drawings and specifications may be obtained from the Custodian of the Building at Richmond, Va., or at this office at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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MADISON AV, 416, masonry, steel and new show window to 4-sty brick and stone store and dwelling; cost, $1,500; owner, James A. Farley, 416 Madison av; architect and builder, Wm. Whitenack, 97 West 3d st. Plan No. 786.

MADISON AV, 69, alterations to 3-sty brick and stone boarding house; cost, $600; owner, Chancellor G. Levison, 1435 Pacific st, Brooklyn; architect, Wilson H. Harrington, 5906 5th av, Brooklyn. Plan No. 712.

MADISON AV, 1-9, alterations to 11-sty brick and stone stores and offices; cost, $450; owner, Metropolitan Life Insurance Co., 1 Madison av; architect, Dan Everett Waid, 1 Madison av. Plan No. 704.

MADISON AV, 110, side extension to 4-sty brick and stone boarding house; cost, $1,500; owner, Geo. Oakley, 6 Harrison st; architect, Maximilian Zipkes, 220 5th av. Plan No. 703.

1ST AV, 239, extensive alterations to three 4 and 3-sty brick tenements; cost, $3,000; owner, Christian J. Uhl, 1 Hammond pl, Elmhurst, L. I.; architect, Henry Regelmann, 133 7th av. Plan No. 732.

1ST AV, 2282, partition to 5-sty brick tenement; cost, $100; owner, Elizabeth A. Brown, 121 St. Nicholas av; architects, De Rose & Cavalieri, 2353 1st av. Plan No. 798.

1ST AV, 404, alterations to 5-sty brick tenement; cost, $3,000; owner, Victor Gishards, 608 East 169th st; architect, Henry Regelman, 133 7th st. Plan No. 793.

3D AV, 871, rear extension to 4-sty brick and stone store and tenement; cost, $2,500; owner, Anton Rouch, 871 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 795.

3D AV, 1439, rear extension to 2-sty moving picture theatre; cost, $8,000; owner, Morris Greenberg, 302 East 82d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 707.

3D AV, 203, circular iron stairs to 7-sty brick warehouse; cost, $2,000; owners, Eimer & Amend 203 3d av; architect, Ludwig Lindenmeyer, 37 East 28th st. Plan No. 779.

4TH AV, 107-9, masonry and fireproofing to two 4 and 3-sty brick and stone stores and dwellings; cost, $150; owner, Elizabeth A. Stuyvesant, 17 West 42d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 762.

5TH AV, 538-40, masonry, new elevator, show window and partitions to 5-sty brick and stone store; cost, $8,000; owner, Theodore C. Marceau, 258 5th av; architects, Buchman & Fox, Plan No. 766.

5TH AV, 418, partitions to 5-sty brick stores and offices; cost, $465; owner, Emanuel Gattle, 418 5th av; architect and builder, Geo. P. Reinhard, 25 East 45th st. Plan No. 800.

6TH AV, 961-3, alterations to 4-sty brick tenement; cost, $500; owners, Wm. Alleine and Wm. Lee, 45 Pine st; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 756.

6TH AV, 789, masonry and new stairs to 4-sty brick and stone stores aand dwelling; cost, $1,500; owners, Estate James K. Pell, Herbert C. Pell, exr., Tuxedo, N. Y.; architect, John H. Knubel, 305 West 43d st. Plan No. 708.

6TH AV, 596, alterations to 6-sty brick offices; cost, $200; owner, Greenwich Bank, 135 William st; architects, Cruickshank & Fraser, 103 Park av. Plan No. 792.

6TH AV, 126, new show window to 6-sty brick lofts and market; cost, $125; owner, Mrs. Chas. H. Reisig, Dock st, Larchmont, N. Y.; architect and builder, Murdock Smith, 207 West 20th st. Plan No. 740.

6TH AV, 919-21, new store front to 5-sty brick stores and tenement; cost, $500; owner, Est. of Peter Doelger, Chas. P. Doelger, exr., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 725.

6TH AV, 873, reset store front and fireproofed to 4-sty brick store and dwelling; cost, $200; owner, Samuel Oppenheimer, 228 West 131st st; architect, Edw. Ovens, 311 West 133d st. Plan No. 743.

6TH AV, 226 to 228, reset show window to 6-sty brick and stone store and lofts; cost, $2,000; owners, Kellner Bros., 226-8 6th av; architects, Townsend, Steinel & Haskell, Inc., 1328 Broadway. Plan No. 753.

8TH AV, 591, alteration on store front to 3-sty brick store and dwelling; cost, $200; owner, Max H. Greenberg, 1133 Broadway; architect, Fred A. Fuller, 167 West 34th st; builder, J. Kirschenbaum, 606 East 13th st. Plan No. 799.

8TH AV, 2270, reset store front to brick and stone store; cost, $305; owner, Thos. S. Walker, 141 Broadway; architect, A. T. Johnson, 87 West 128th st. Plan No. 748.

8TH AV, 2846-50, partitions to 2-sty brick and stone store and stable; cost, $1,500; owner, New York Railway Co., Theo. P. Shonts, president, 165 Broadway; architect, Robt. Klog, 165 Broadway. Plan No. 749.

Bronx.

FREEMAN ST, n w cor Intervale av, 2-sty frame extension, 9.10x24.6 to 3-sty frame dwelling, stores and hall; cost, $3,000; owner, Ferdinand Hecht, 380 Riverside drive; architect, Fred Hammond, 391 East 149th st. Plan No. 130.

137TH ST, n e cor Willis av, new windows, new partitions, &c., to 5-sty brick store; cost, $25,000; owner, Jos. Silberman, on premises; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 138.

138TH ST, 431, new doors to 6-sty brick tenement; cost, $100; owner, John Brennan, 1849 2d av; architect, J. G. H. Harlach, 790 East 180th st. Plan No. 133.

161ST ST, 785, 3-sty frame and brick extension, 6.8x21.8, and 1-sty of brick built under 2-sty frame stores and dwelling; cost, $1,500; owner, Anna M. Decker, 2605 Grand boulevard; architect, J. C. Cocker, 2077 5th av. Plan No. 128.

219TH ST, s w cor Olinville av, move 2-sty frame dwelling; cost, $700; owner, Susanna Bauerle, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 131.

BLACKROCK AV, 2159, new partitions, etc., to 2½-sty frame dwelling; cost, $1,000; owner, Church of the Holy Family, 1071 Castle Hill av; architect, Henry A. Koelble, 71 Nassau st. Plan No. 126.

CASTLE HILL av, 1071, new partitions, etc., to 1-sty frame church and school; cost, $800; owner, Church of the Holy Family, on premises; architect, Henry A. Koelble, 71 Nassau st. Plan No. 127.

JACKSON AV, 717, new show windows, new partitions, &c, to 5-sty brick store and dwelling; cost, $1,500; owner, Adolph Block, 911 Park av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 132.

WENDOVER AV, 429, new beams, new columns, new partitions to 4-sty brick stores and tenements; cost, $5,000; owners, Sternhouse & Simenhoff, on premises; architect, Frank Straub, 25 West 42d st. Plan No. 134.

WESTCHESTER AV, 981-983, new brick partitions, new beams to 4-sty brick stores and tenement; cost, $500; owner, Ida S King Hills, 7th st, Newark, N. J.; architect, L. C. Hills, 26th st & 11th av. Plan No. 137.

WHITE PLAINS RD, w s, 29.6 s Wood av, 1-sty brick extension, 11.4x3 and 1-sty of brick built under 2-sty brick store and dwelling; cost, $400; owner, Frank Willets, 526 East 149th st; architect, Jas. P. Boyland, Fordham rd and Webster av. Plan No. 129.

3D AV, w s, 39.6 s Wendover av, new flue to 5-sty brick tenement; cost, $300; owner, Morris Osniansky, 26 Ferry st; architect, Max Zipkes, 220 5th av. Plan No. 125.

3D AV, 2908, remove partitions of 4-sty brick tenement; cost, $200; owner, Chas. Schnabel, on premises; architects, Schwartz & Gross, 347 5th av. Plan No. 135.

3D AV, w s, 184.4 n 175th st, new cellar stairs to 1-sty brick store; cost, $100; owner, Louis E. Levy, 3287 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 136.

Brooklyn.

BRIGHTON BEACH PIKE, 60 e Coney Island av, move carousal; cost, $1,600; owner, Chauncey Marshall as president; architect, L. F. Peck, 331 Madison av. Plan No. 1589.

CENTER ST, n s, 100 w Hicks st, plumbing to 3-sty dwelling; cost, $150; owner, Mary McClennon, 25 Center st; architect, M. A. Dooley, 335 Columbia st. Plan No. 1620.

CLINTON ST, w s, 154.2 s Livingston st, plumbing to 4-sty dwelling; cost, $900; owner, Warren S. Shattuck, 160 Clinton st; architect, Wm. F. Muller, 1 Court st. Plan No. 1583.

CRESCENT ST, s w cor Hill st, interior alterations to 2-sty shop and store; cost, $175; owner, Jack Brandan, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1544.

DAHLGREN PL, s e cor 88th st, plumbing to 3-sty dwelling; cost, $150; owner, Oliver J. Blaber, 203 18th st; architect, W. H. Wirth, 358 17th st. Plan No. 1522.

DEAN ST, n s, 145.5 w Smith st, plumbing to 3-sty dwelling; cost, $200; owner, John Ford, 61 Dean st; architect, Jas. D. Carroll, 71 Dean st. Plan No. 1644.

EAGLE ST, n s, 325 w Manhattan av, exterior alterations to 4-sty tenement; cost, $275; owner, S. C. L. Thatcher, 113 Eagle st; architect, Geo. A. Elliott, Walton st and Jeffery av, Jamaica. Plan No. 1541.

FULTON ST, n w cor St James pl, exterior alterations to 3-sty dwelling; cost, $2,500; owner, A. J. Heaney, 214 Atlantic av; architect, W. H. Harrington, 5906 5th av. Plan No. 1552.

FULTON ST, w s, 78 s Flatbush av, exterior alterations to restaurant; cost, $800; owner, Wm. Kennedy, 215 Montague st; architect, J. S. Kennedy, 44 Court st. Plan No. 1528.

FULTON ST, n s, 32.10 w St James pl, exterior alterations to 3-sty dwelling; cost, $1,500; owner, A. J. Heany, 214 Atlantic av; architect, W. H. Harrington, 5906 5th av. Plan No. 1553.

GRAND ST, n w cor Havemeyer st, show windows to 5-sty store and tenement; cost, $500; owner, Lieb Lurie, 98 Graham av; architects, Shampan & Shampan, 172 Broadway. Plan No. 1651.

HENDRIX ST, e s, 50 n Livonia av, toilet to 3-sty dwelling; cost, $300; owner, Lena Waxman, 639 Hendrix st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1527.

HILL ST, s s, 100 w Crescent st, interior alterations to 3-sty shop and dwelling; cost, $1,700; owner, Jack Brandan, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 1548.

JOHN ST, n e cor Jay st, new elevator; cost, $1,500; owner, Chas. Williams Stores, 49 John st, N. Y.; architect, Gurney Elev. Co., 62 West 45th st, N. Y. Plan No. 1502.

NELSON ST, e s, 256 n Clinton st, exterior and interior alterations to 4-sty tenement; cost, $350; owner, Lizzie Murphy, 99 Nelson st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1593.

PACIFIC ST, n s, 385 w Columbia st, plumbing to 4-sty storage; cost, $500; owner, N. Y. Dock Co., 10 Bridge st, N. Y.; architect, J. W. Galbreath, foot Montague st. Plan No. 1582.

PARK PL, s s, 95 e West 3d st, extension to 2-sty store and dwelling; cost, $800; owner, Louis Stauch, Bowery; architect, Richd. Marzari, 2818 West 6th st. Plan No. 1647.

SMITH ST, w s, 20 n Bergen st, exterior and interior alterations to 3-sty store and dwelling; cost, $500; owner, Morris Bruh, 140 Smith st; architect, Philip Goediech, 676 Beek st, N. Y. Plan No. 1599.

SPENCER ST, w s, 350 s Park av, plumbing to 4-sty tenement; cost, $250; owner, Luigi Mittica, 98 Spencer st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1519.

STOCKHOLM ST, n s, 425 e Evergreen av, exterior alterations to 2-sty dwelling; cost, $300; owner and architect, Wm. Weiner, 62 Ralph st. Plan No. 1646.

SULLIVAN ST, n e cor Cedar pl, electric sign on grand stand; cost, $500; owner, C. H. Ebbetts, 193 Ocean av; architect, Geo. H. Rice Co., 481 Sterling pl. Plan No. 1509.

THATFORD ST, w s, 125 s Pitkin av, interior alterations to 3-sty tenement; cost, $130; owner, Nathan Salowitz, 100 Thatford av; architects, Cohn Bros., 361 Stone av. Plan No. 1506.

WATKINS ST, e s, 125 n Belmont av, extension to 4-sty tenement; cost, $750; owner, Jos. Harris, 147 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1532.

WATKINS ST, w s, 40 n Livonia av, exterior alterations to 3-sty dwelling; cost, $600; owner, Molly Goldsmith, 386 Watkins st; architects, S. Millman & Son, 780 Pitkin av. Plan No. 1547.

SOUTH 2D ST, s s, 240 e Kent av, interior alterations to 6-sty factory; cost, $10,000; owner, Aaron Gottlieb, 54 South 2d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1590.

SOUTH 3D ST, s e cor Kent av, exterior alterations to filter house; cost, $30,000; owner and architect, American Sugar Ref. Co., foot South 4th st. Plan No. 1623.

WEST 8TH ST, w s, 20 s 86th st, extension to 3-sty dwelling; cost, $2,000; owner, Louis Facher, on premises; architect, Richd. Marzari, 2818 West 6th st. Plan No. 1648.

NORTH 9TH ST, s w cor Havemeyer st, plumbing to 4-sty tenement; cost, $800; owner, S. J. Brooks, 236 Ainslie st; architect, E. A. Schoettel, 359 Van Buren st. Plan No. 1610.

9TH ST, n s, 100 w 7th av, interior alterations to 3-sty dwelling; cost, $6,000; owner, Mr. Morris, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1489.

WEST 20TH ST, e s, 110 n Surf av, extension to 3-sty dwelling; cost, $500; owner, Maria Egner, 67 Central av; architect, A. D. Hinsdale, 552 56th st. Plan No. 1635.

WEST 30TH ST, s e cor Surf av, exterior and interior alterations to baths; cost, $500; owner Hugh P. Skelly, 660 1st av, N. Y.; architect, John B. Snook's Sons, 261 Broadway, N. Y. Plan No. 1616.

WEST 30TH ST, s e cor Surf av, exterior and interior alterations to baths; cost, $500; owner, Hugh P. Skelly, 660 1st av, N. Y.; architect, John B. Snook's Sons, 261 Broadway, N. Y. Plan No. 1616.

34TH ST, n s, 230 w 5th av, extension to 3-sty tenement; cost, $450; owner, Michael Faunaci, 221 34th st; architect, C. Braun, 459 41st st. Plan No. 1554.

39TH ST, s s, 407 w 3d av, extension to 3-sty store and dwelling; cost, $1,200; owner, Mary G. Neilson, 232 39th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1574.

EAST 39TH ST, n w cor Hubbard pl, enlarge porch to 3-sty dwelling; cost, $150; owner, Jas. Lewless, on premises; architect, same. Plan No. 1516.

63D ST, s s, 310 e 16th av, new extension to engine house; cost, $3,000; owner, Wm. Schmidt, 1462 62d st; architect, A. Lupin, 67 Lincoln pl. Plan No. 1563.

ATLANTIC AV, s s, 200 w Classon av, extension to 3-sty shop; cost, $10,000; owner, Jos. Steinberger, 1008 Atlantic av; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1543.

ATLANTIC AV, s w cor Hicks st, extension to 3-sty store and dwelling; cost, $800; owner, D. J. Enright, 68 Atlantic av; architect, Alb't Ullrich, 371 Fulton st. Plan No. 1601.

DRIGGS AV, w s, 50 n North 4th st, new machine booth to theatre; cost, $125; owner, F. P. Jackson, 260 Broadway; architect, W. Springer, 335 East 21st st, N. Y. Plan No. 1641.

FRANKLIN AV, w s, 23 s St Johns pl, extension to 4-sty tenement; cost, $500; owner, Anastatia C. Gleason, 131 5th av; architect, H. H. Albertson, 273 Lefferts av. Plan No. 1577.

GATES AV, n s, 37.6 w Ralph av, interior alterations to 2-sty office and dwelling; cost, $200; owner, Jos. Soubles, 1027 Gates av; architect, W. R. Taylor, 137 Union Hall, Jamaica, L. I. Plan No. 1606.

GATES AV, s s, 48 w Broadway, interior alterations to stores; cost, $450; owner, Jas. H. Hart, 1 South Elliott pl; architect, P. W. Tunison, 1118 Bushwick av. Plan No. 1631.

GRAHAM AV, e s, 20 s Maujer st, exterior alterations to 3-sty dwelling; cost, $1,000; owner, Rachel Sieden, 252 Graham av; architect, Hyman Paris, 258 Rivington st, N. Y. Plan No. 1629.

GREENPOINT AV, n s, 225 e Oakland st, extend shed on storage; cost, $300; owner, Wm. Sheehan, 200 Greenpoint av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1598.

HARWAY AV, n s, 40 e Hubbard st, exterior alterations to 3-sty dwelling; cost, $1,000; owner, Mary Glendening, Harway av and 26th st; architect, C. Schubert, 13th av and 86th st. Plan No. 1560.

HOMECREST AV, e s, 80 n Neck rd, extension to 3-sty dwelling; cost, $400; owner, Mary Shell, on premises; architect, Richd. Marzari, 2818 West 6th st. Plan No. 1649.

KENT AV, e s, 25 n South 10th st, extension to 4-sty factory; cost, $200; owner, Improved Appliances, 455 Kent av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 1568.

KNICKERBOCKER AV, n e cor Stanhope st, exterior alterations to 3-sty tenement; cost, $500; owner, Jos. Hartman, 225 Decatur st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1637.

MANHATTAN AV, 1080, extension to 3-sty store and tenement; cost, $425; owner, Emma Krohn, 1080 Manhattan av; architect, Jos. McKillop, 154 India st. Plan No. 1558.

MARCY AV, e s, 75 n Park av, exterior alterations to 4-sty store and tenement; cost, $240; owner, Angeline Bulwinkle, 80 South 9th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 1614.

MASPETH AV, s s, 350 w Olive st, plumbing, &c, to 1-sty stable; cost, $200; owner, John G. Paul, 31 Bushwick av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1562.

MYRTLE AV, s s, 88.7 w Stanhope st, exterior alterations to 3-sty store and dwelling; cost, $200; owner, Gustave Wochter, 1318 Myrtle av; architect, Louis Berger, Myrtle and Cypress avs. Plan No. 1538.

NOSTRAND AV, w s, 100 s Fulton st, exterior alterations to 3-sty stores; cost, $1,000; owner, estate of Wm. H. Lyon, 1239 Fulton st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1645.

PITKIN AV, n s, 70 e Bristol st, exterior alterations to 4-sty tenement; cost, $300; owner, Solomon Leibowitz, 1241 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1526.

RIDGEWOOD AV, n w cor Hemlock st, exterior alterations to 1-sty garage; cost, $150; owner, Isidor Walter, 865 Belmont av; architect, S. Passiullo, 865 Belmont av. Plan No. 1513.

SARATOGA AV, w s, 77 s Chauncey st, extension to 3-sty dwelling; cost, $250; owner, John F. Hanckley, 73 Saratoga av; architects, Jas. Millman & Son, 1780 Pitkin av. Plan No. 1608.

SARATOGA AV, e s, 86 n Prospect pl, new porch to 3-sty dwelling; cost, $150; owner, Jacob Philipowitz, 375 Saratoga av; architect, Arthur Weiss, 271 West 125th st, N. Y. Plan No. 1630.

SARATOGA AV, e s, 100 s Dumont av, extension to 3-sty dwelling; cost, $120; owner, Louis Lewis, 731 Saratoga av; architects, Cohn Bros., 361 Stone av. Plan No. 1525.

SHEPHERD AV, w s, 100 n Sutter av, new toilets; cost, $300; owners, Taffelstein & Warsanes, 627 Sutter av; architect, Abr. Farber, 1028 Gates av. Plan No. 1556.

SURF AV, n s, 173 W West 8th st, alter amusement ride; cost, $150; owner, L. A. Thompson, 291 Broadway, N. Y.; architect, S. H. O'Connor, 2472 Gravesend av. Plan No. 1632.

TOMPKINS AV, w s, 25 n Hopkins st, exterior alterations to 5-sty store and tenement; cost, $200; owner, Nathan Wanshel, 14 Tompkins av; architect, Tobias Goldstone, 49 Graham av. Plan No. 1580.

THROOP AV, e s, 25 s Bartlett st, plumbing to 4-sty tenement; cost, $350; owner, Sam'l Leff, 91 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 1588.

VAN SICLEN AV, n e cor Glenmore av, plumbing to 3-sty dwelling; cost, $150; owner, Max Eytinzer, 533 Glenmore av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1584.

VIENNA AV, n s, 20 w Hinsdale st, plumbing to 3-sty dwelling; cost, $125; owner, Massie Levine, 355 Vienna av; architect, Morris Rothstein, 627 Sutter av. Plan No. 1515.

WYCKOFF AV, n w cor Grand av, exterior alterations to 4-sty store and tenement; cost, $750; owners, Ort & Co., 217 Wyckoff av; architect, Theo Engelhardt, 905 Broadway. Plan No. 1557.

1ST AV, s w cor 54th st, extension to 2-sty purifier house; cost, $25,000; owner, Kings Co. Lighting Co., 4802 New Utrecht av; architects, Bartlett Hayward Co., 100 Broadway, N. Y. Plan No. 1559.

5TH AV, s w cor 53d st, new elevator; cost, $1,500; owners, Glass & Lieberman, on premises; architect, Gust Seaberg, 487 Douglass st. Plan No. 1514.

8TH AV, n e cor Carroll st, exterior alterations to 4-sty dwelling; cost, $2,000; owner, Alvin E. Iveir, 918 St Marks av; architects, Phil Tillion & Son, 381 Fulton st. Plan No. 1604.

16TH AV, e s, 95 s 86th st, extension to 2-sty dwelling; cost, $1,000; owner, Jacob Kaiser, 8610 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1546.

16TH AV, e s, 112 s 86th st, extension to 2-sty dwelling; cost, $1,000; owner, Jacob Kaiser, 8610 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1545.

Queens.

BAYSIDE.—Bell av, e s, 200 n Willetts Point rd, install new plumbing in dwelling; cost, $150; owner, G. H. Leavitt, Bayside. Plan No. 469.

CORONA.—Tulip st, cor Corona av, install new gas fitting in dwelling; cost, $10; owner, James F. Baker, 40 Corona av, Corona. Plan No. 468.

FAR ROCKAWAY.—Central av, s w cor McNeil av, 2-sty frame extension, 22x13, side 2½-sty frame dwelling, interior alterations; cost, $2,000; owner, Mrs. Winnie Mandlebaum, 166 West 72d st, N. Y. C.; architect, Morrell Smith, Far Rockaway. Plan No. 484.

FAR ROCKAWAY.—Clark av, w s, 90 n Broadway, 1-sty frame extension, 14x14, on front and side 2½-sty frame dwelling, shingle roof; cost, $400; owner, F. Hochstadter, Far Rockaway. Plan No. 473.

FAR ROCKAWAY.—Central av, n s, 100 e Station Plaza, erect new front on hotel, and interior alterations; cost, $1,000; owner, Peter Horn, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 472.

FLUSHING.—Cypress av, s w cor Burling av, install new plumbing in dwelling; cost, $25; owner, Wallace Appleton Co., Flushing. Plan No. 458.

FOREST HILLS.—Austin st, n s, 30 w Winsor pl, cut new doorway in dwelling; cost, $150; owner, E. H. Schwerbet, premises. Plan No. 457.

GLENDALE.—Hooker st, 4, interior alterations to dwelling; cost, $800; owner, Wm. Burkle, premises. Plan No. 459.

JAMAICA.—Allen st, w s, 100 n Humboldt boulevard, install new plumbing in dwelling; cost, $75; owner, Sarah Bunholtz, premises. Plan No. 486.

JAMAICA.—Johnson av, n w cor Fulton st, install new plumbing in dwelling; cost, $35; owner, Mrs. L. Griffen, premises. Plan No. 421.

JAMAICA.—Fulton st, n s, 25 e Bergen av, new store front; cost, $100; owner, Koppel Kohen, 457 Fulton st, Jamaica. Plan No. 465.

JAMAICA.—Liberty av, s w cor Ackroyd av, 1-sty concrete extension, 20x20, on front 1-sty frame garage, tin roof; cost, $350; owner, Chas. Hoffmann, 21 Ackroyd av, Jamaica. Plan No. 448.

JAMAICA.—Jerome av, n w cor Whittier av, install new plumbing in dwelling; cost, $100; owner, Louis Meyer, 813 9th av, N. Y. C. Plan No. 451.

JAMAICA.—Jamaica av, 3119, erect new store front; cost, $200; owner H. Yovabam, 368 Knickerbocker av, Brooklyn. Plan No. 467.

JAMAICA.—Brown av, w s, 25 n Atlantic st, addition on rear to be raised 1-sty, tin roof; cost, $250; owner, Domenico Mazziem, Brown av, Jamaica. Plan No. 470.

LONG ISLAND CITY.—Hamilton st, w s, 200 n Payntar av, install new plumbing in factory; cost, $20; owner, Franklin Inc. Co., premises. Plan No. 488.

LONG ISLAND CITY.—Woolsey av, 385, alter dwelling to provide for store; cost, $400; owner, Vincz. Mirabella, premises; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 474.

LONG ISLAND CITY.—Broadway, n s, 143 w Van Alst av, remove store front and erect new windows; cost, $100; owner, John Callo, 159 Broadway, L. I. City. Plan No. 489.

LONG ISLAND CITY.—Jackson av, s w cor Honeywell st, install new freight elevator in factory; no cost given; owner, Ford Motor Co., premises. Plan No. 485.

LONG ISLAND CITY.—Payntar av, 623, install new plumbing in dwelling; cost, $250; owners, Eruno & Ferdaise, premises. Plan No. 461.

LONG ISLAND CITY.—Jackson av, 426, erect new electric sign; cost, $20; owner, Josephine Burns, 167 Beebe av, L. I. City. Plan No. 476.

LONG ISLAND CITY.—13th av, 349, 1-sty added to top 1-sty dwelling, tin roof; cost, $1,500; interior alterations; owner, Geo. Berger, 349 13th av, Long Island City. Plan No. 463.

LONG ISLAND CITY.—William st, 160, install new gas fittings in 1-family dwelling; cost, $10; owner, J. Schneider, premises. Plan No. 466.

LONG ISLAND CITY.—7th av, w s, 91 n Flushing av, 2-sty frame extension, 12x20, on rear 2-sty frame dwelling, tin roof; cost, $1,200; owner, John Hofactor, 663 7th av, L. I. City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 475.

LONG ISLAND CITY.—14th av, No. 251, install new gas fittings in dwelling; cost, $20; owner, Mrs. Otton, premises. Plan No. 449.

LONG ISLAND CITY.—Sherman st, No. 72, install new water closet compartments and new plumbing; cost, $200; owner, Frank Mawzlik, premises; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 455.

LONG ISLAND CITY.—Sherman st, 70, erect new water closet compartments in dwelling, new plumbing; cost, $300; owner, G. Devano, premises; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 454.

LONG ISLAND CITY.—Pleasure pl, 118, install new plumbing in dwelling; cost, $100; owner, A. Vopelak, premises. Plan No. 450.

LONG ISLAND CITY.—Borden av, 79, install gas fittings; cost, $10; owner, Chas. Anderson, premises. Plan No. 481.

LONG ISLAND CITY.—Jamaica av, n w cor Steinway av, install new plumbing in dwelling; cost, $135; owner, Mrs. P. Neu, premises. Plan No. 490.

LONG ISLAND CITY.—7th av, 81, erect new foundation under dwelling; cost, $200; owner, Wm. Holub, 107 Kelly av, Woodside. Plan No. 464.

MASPETH.—Grand av, n s, 150 w Fisk av, 1-sty frame extension, 24x10, on rear 2-sty dwelling, tin roof; cost, $1,000; owner, F. Schlenblein, Grand st, Maspeth; architects, Edw. Rose & Son, Frand st, Elmhurst. Plan No. 462.

METROPOLITAN.—Starr st, n s, 200 w Woodward av, erect new foundation under dwelling; cost, $950; owner, Andrew Knuttle, 715 Starr st, Metropolitan. Plan No. 471.

QUEENS.—Fulton st, s s, 282 w 1st av, 1-sty frame extension, 12x38, rear 1-sty store, tin roof, new plumbing; cost, $875; owner, Chas. Nurmeier, Queens. Plan No. 483.

RICHMOND HILL.—Hillside av, n w cor Vine st, 1-sty brick extension, 25x100, on side garage, tin roof; cost, $3,000; owner, Anna F. Ryan, Hillside av, Jamaica. Plan No. 453.

RIDGEWOOD.—Fresh Pond rd, e s, 50 n Silver st, install new plumbing in dwelling; cost, $200; owner, John Dosher, premises. Plan No. 487.

ROCKAWAY BEACH.—Holland pier, 200 n L. I. R. R., 1-sty frame extension, 14x18, in rear of dwelling, tin roof; cost, $100; owner, Herman Goetz, 492 2d av, N. Y. C. Plan No. 482.

SOUTH OZONE PARK.—Brinkmeyer av, w s, 90 n Helen av, install gas fittings in dwelling; cost, $10; owner, M. Thompson, 59 Brinkmeyer av, South Ozone Park. Plan No. 456.

WOODHAVEN.—3d st, w s, 125 n Chichester, 2-sty frame extension, 20x11, on rear of 2-sty dwelling, tin roof; cost, $1,000; owner, Anton Orlbergen, premises; architect, H. A. Frank, 1084 Jamaica av, Union Course. Plan No. 480.

WOODHAVEN.—South st, s e cor Ocean av, erect steel tower to hold water tank; cost, $1,900; owner, Louis Lowenstein, Woodhaven Junction. Plan No. 460.

Plans Filed—Alterations (Continued).

WOODSIDE.—Hancock st, w s, 100 n Greenpoint av, install new plumbing in dwelling; cost, $50; owner Otto Jung, Hancock st, Woodside. Plan No. 477.

WOODSIDE.—Hancock st, w s, 150 n Greenpoint av, install new plumbing in dwelling; cost, $50; owner Otto Jung, Hancock st, Woodside. Plan No. 479.

WOODSIDE.—Hancock st, w s, 125 n Greenpoint av, install new plumbing in dwelling; cost, $50; owner, Otto Jung, Hancock st, Woodside. Plan No. 478.

Richmond.

BENNETT ST, 11, Port Richmond. ——— to frame dwelling; cost, $50; owner and builder, Geo. W. Alexander, Port Richmond. Plan No. 104.

LINCOLN PL, w s, 150 s Cherry lane, West New Brighton, ——— to frame dwelling; cost, $300; owner, Gerrishe, West New Brighton; builder, Andrew Hoagland, West New Brighton. Plan No. 106.

CASTLETON AV 1170, West New Brighton, store front to frame dwelling; cost, $150; owner, Tony Russo, West New Brighton; architect and builder, James Fish, West New Brighton. Plan No. 95.

DONGAN HILLS RD, w s, 200 s Todt H. rd, Dongan Hills, 1-sty extension to brick garage; cost, $1,000; owner, E. W. Brown, Dongan Hills; architect and builder, Geo. McGuire, Stapleton. Plan No. 98.

GROVE AV, n s, 100 e Ellen st, 51, Port Richmond, repair store front to frame store and dwelling; cost, $175; owners, Maria and John Stefin, Port Richmond; builder, C. E. Gale, 27 Slight st, Port Richmond. Plan No. 99.

JOHNSON AV, e s, 100 n Arents av, Tottenville, new porch to frame dwelling; cost, $335; owner, Eliz. Scott, Tottenville; builder, Gabriel Disosway, Tottenville. Plan No. 96.

RICHMOND TURNPIKE, n s, 100 w Ferry st, 2089, Port Richmond, sign to brick store and dwelling; cost, $85; owner, Lizzie Trohis, Port Richmond; builder, American Sign Co., New York City. Plan No. 102.

ROMA RD, n s, 300 s Atlantic av, Dongan Hills, bay window to frame dwelling; cost, $442; owner, Chas. M. Browning, 17 Battery pl, N. Y. C.; builder, J. J. Sullivan, Dongan Hills. Plan No. 97.

TOMPKINS AV, e s, 50 s Virginia av, Rosebank, ——— to frame saloon; cost, $1,200; owner, Lembeck & Betz, Jersey City; builder, Chas. F. Lange, Stapleton. Plan No. 100.

TOWNSEND AV, n s, 150 e Tompkins av, Stapleton; ——— to frame garage; cost, $93; owner, A. S. Lyman, Stapleton; builder, W. S. Lee, Rosebank. Plan No. 103.

VIRGINIA AVE, s s, 50 w Tompkins av, Rosebank, ——— to frame dwelling; cost, $1,000; owners, Lembeck & Betz, Jersey City; builder, Chas. F. Lange, Stapleton. Plan No. 101.

WOOD AV, w s, 489 n Amboy rd, Tompkinsville, ——— to frame dwelling; cost, $200; owner and builder, Chris Peterson, Tompkinsville. Plan No. 105.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 31:

ATLANTIC CITY.—Isaac Aaron, 288 South Congress st, one 3-sty brick, $15,000; Isaac Aaron, 289 South Connecticut av, one 3-sty brick, $15,000; Isaac Aaron, 271-275 and 281 South Connecticut av, three 3-sty brick, $45,000.

MORRISTOWN.—Lusardi Faljione, 76 Water st, one 3-sty brick, $11,000.

JERSEY CITY.—Marcus Rukoff, 180 Griffith st, one 3-sty frame, alteration, $500; Samuel Halfand, n e cor Pearsall av and Old Bergen road, one 3-sty frame, $6,000; Wojciach Smokowski, 34 Broom st, one 4-sty brick, $10,000; Nicholas Alexander, 371 8th st, one 3-sty frame, alteration, $700; Pompeo Nicle, 49 Willis av, one 3-sty brick, $9,000; William Redlich, 191 Danforth st, one 3-sty frame, $7,000.

NEWARK.—Anton Kirchgessner, e side Cedar av, 253 n of So. Orange av, one 3-sty frame, $6,000; Chinich & Densky, 70 Magnolia st, one 3-sty frame, $5,000; Edwin A. Kirch & Co., 271-273 Belmont av, two 3-sty frame, $8,000; Kastevisky & Butensky, 518-522 South 19th st, two 3-sty frame, $15,000; Heller & Beloserofsky, 98 Magnolia st, one 3-sty frame, $7,000; Frank Pedone, 13 and 15 Hunterdon st, two 3-sty frame, $15,000; Ellis Himber, 300 Belmont av, one 3-sty frame, $7,000; Samuel Sodowich, 617 South 19th st, one 3-sty frame, $6,000; Robert Hildebrandt, 38 Magnolia st, one 3-sty frame, $6,000; Meyer Suckonick, 607 South 19th st, one 3-sty frame, $6,000; Barnet Schiff, 493 South 16th st, one 3-sty frame, $8,000; Swatland & Brown, 158 Ridgewood av, one 3-sty frame, $6,000; Salum Rosenbaum, 413-415-419 and 421 Jelliff av, four 3-sty frame, $24,000; Salum Rosenbaum, 366-368-370 Peshine av, three 3-sty frame, $18,000; William Dankszwo, 88 Warwick st, one 4-sty brick, $12,000; Arthur Muehlfelder, 725 Springfield av, one 3-sty frame, $5,000; Fannie Criefinger, 118-120-122 Ferry st, two 4-sty brick, $30,000; Peter Clauss, 78 Garrison st, one 3-sty frame, $5,000; Philip Orben, 89-91 Speedway av, one 2-sty frame, $6,000; Isaac Brodnik, 409 Badger av, one 3-sty frame, $8,000; Nathan Kantrowitz, 689 Summer av, one 3-sty frame, $8,000; Hyman Finkelstein, 58 16th av, one 3-sty frame, alteration, $1,000; Julius and Wm. Garodnick, 573 South 17th st, one 3-sty frame, $8,000; Joseph Menken, e side South 15th st, 200 s of 18th av, one 3-sty frame, $7,000; Morris Epstein, e side So. 15th st, 225 s of 18th av, one 3-sty frame, $8,000; Louis Zapeikov & Louis Buschler, n w cor Belmont and Avon avs, one 4-sty brick, $60,000.

ORANGE.—Benjamin Stanziale, 70-72 Cone st, one 4-sty brick, $12,000; Giovanni Postiglione, n e cor Lincoln av and Minton pl, one 3-sty frame, $7,000.

EAST ORANGE.—Philip Herman Co., w side Harrison st, 110 s of Central av, one 3-sty frame, $32,000; Thomas Whitehead, n side Dodd st, 125 e of No. Park st, one 2-sty frame, $5,000.

BAYONNE.—Margaret M. Lazarus, 580-582 Av C, two 4-sty brick, alteration, $2,000.

EAST RUTHERFORD.—Carlotta Brondl, 91 Mozart st, one 2-sty frame, $4,000.

GUTTENBERG.—Paul Trepac, 213-215 25th st, one 3-sty frame, $7,000.

WEST HOBOKEN.—Vigilio Brazzall, one 3-sty brick, $8,000, e side Central av, near Shippen st.

PATERSON.—Samuel Zarrow, 593 Main st, one 3-sty frame, alteration, $200.

IRVINGTON.—Albert Zuber, 535 South 21st st, one 3-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—L. Zapeikov, of this city, is preparing plans for a $60,000 apartment for 21 families to be erected at Belmont and Avon avs by Zapeikov & Buechler.

MONTCLAIR, N. J.—Hughes & Backoff have prepared plans for a 3-sty brick store, with flats, 30x60 ft., to be erected at 17 Spring st for Frank E. Clayton. Estimated cost, $15,000.

JERSEY CITY, N. J.—W. H. Bogart, 250 Jackson av, is preparing plans for a 3-sty frame apartment, 25x57 ft., to be erected on Communipaw av, near Jackson av, for Eugene Steup, 2036 Boulevard, owner. Cost about $12,000.

JERSEY CITY, N. J.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment, 50x90 ft., to be erected on the Hudson Boulevard, 90 ft. north of Glenwood av, for Miles W. Beemer, 49 Liberty st, N. Y. C., owner. The architects will take bids on separate contracts Cost about $60,000.

CHURCHES.

PATERSON, N. J.—Walter Hankin, Summit av, Jersey City, is preparing plans for a 1-sty brick addition, 35x90 ft., to the St. Luke's Episcopal Church on Bloomfield av to cost $10,000. Rev. Henry Purchass is rector.

HOBOKEN, N. J.—Building operations are to be started immediately on the church of the Norwegian Free Congregation at Willow av and 13th st. Rev. John Nilson, pastor. Cost about $10,000.

DWELLINGS.

NEWARK, N. J.—Michael B. Silberstein has completed plans for a 3-sty brick dwelling for Louis Amada to be erected at 90 Barclay st at a cost of $5,000.

NEWARK, N. J.—Edward Schneider has prepared plans for a 6-family frame dwelling, 3-stys, 28x75 ft., for E. A. Kirch, to be erected at 271-273 Belmont av, to cost $9,000.

NEWARK, N. J.—Frederick G. Nobbe, of this city, has prepared plans for a 3-sty brick dwelling, 42x52 ft., to be erected at 345 Elm st for N. J. Kaiser, to cost $10,000.

LONG BRANCH, N. J.—P. M. Woolley, a soap and woolen merchant of N. Y. C., will remodel his summer residence on Bath av, this place, at a cost of $40,000.

NEWARK, N. J.—Wm. H. Scholing, architect, has prepared plans for a frame dwelling, 30x30 ft., to be erected at the northeast corner of Renner and Peshine avs.

NEWARK, N. J.—Frank Pedony will erect two frame dwellings at 15 Speedway av. Estimated cost, $15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Eclipse Tanning Co. contemplates the erection of an extension to its factory at 16-34 Nesbit st to cost $35,000; 2-stys, brick, 212x100 ft. John W. Ferguson Co., of Paterson, N. J., has the contract.

HALLS AND CLUBS.

EAST ORANGE, N. J.—The Elks Lodge contemplates the erection of a Lodge building, costing $20,000. Competition is now being held.

MUNICIPAL WORK.

MANVILLE, N. J.—The Board of Freeholders have ordered Engineer Doughty to draw plans and specifications for the proposed new bridge at Manville. Robert Meeker is road commissioner. Bids will be asked for at once.

SCHOOLS AND COLLEGES.

SUMMIT, N. J.—The lot between the new library building and the Y. M. C. A. has been suggested as a desirable site for the proposed new high school. Mr. Knight, president of the Summit Board of Trade and a member of the City Council, has advocated the purchase of a site.

STORES, OFFICES AND LOFTS.

HARRISON, N. J.—Henry Scheider contemplates the erection of a post office building on the north side of Harrison av, east of 14th st, to cost $15,000. A. H. Thomson, of Newark, has prepared plans.

THEATRES.

WEST NEW YORK, N. J.—Plans are in contemplation for a theatre with a capacity of 2,000 to be erected on the old lumber yard site at Bergenline av and 15th st, West New York. The property runs through to Madison st and will contain stores. The land has been secured by Wm. Walzer, of Hoboken.

NEWARK, N. J.—John C. Eisele, of this city, will erect a photo playhouse and dance hall, 2-stys, brick and terra cotta, 50x105 ft., at 227 and 229 Springfield av, to cost $54,000. Nathan Myers, of Newark, is architect.

EAST ORANGE, N. J.—Frank Grad, of Newark, has completed plans for a 1-sty brick and reinforced concrete picture theatre, 56x119 ft., for Daniel J. and Bertha J. Lynch, to be erected at the northwest corner of Central av and Amherst st, East Orange, to cost $30,000.

PERTH AMBOY, N. J.—Dayton & Smith, 202 Market st, have completed plans for remodeling the 2-sty concrete theatre, 88x136 ft., on New Brunswick av, near Fayette st, for J. C. Donahue, Maple st, owner. Harry Fox, this place, is lessee. Cost about $20,000.

Other Cities.

CHURCHES.

MT. MORRIS, N. Y.—Sealed proposals will be received until 1 p. m., April 19, by Gordon & Madden, architects, 300 Sibley Block, Rochester, N. Y., for the mason and carpenter work for a brick and frame Italian church building. Plans may be obtained of Rev. S. Colonna, this place, or at the office of the architects.

DWELLINGS.

WATERTOWN, N. Y.—J. Cooper Stebbins, B. B. Taggart and C. F. Peck have engaged architect Albert M. Skinner to prepare plans for thirty residences on Bowers and Myrtle avs, to cost between $3,500 and $5,000. The general construction will be of frame with stucco and brick. Work is to start immediately.

JOHNSTOWN, N. Y.—Sealed proposals for construction, heating, plumbing and electric work for the Caretakers Cottage, also heating for the Johnson mansion, at Johnstown, will be received by F. E. Moyer, treasurer of the Johnstown Historical Society, 106 West Main st, until 2 p. m., April 10.

FACTORIES AND WAREHOUSES.

TONAWANDA, N. Y.—A representative of one of the large food manufacturing plants is looking for a site upon which to erect a $250,000 factory. Mayor Rafter, who represents the North Tonawanda Board of Trade, can give information. The names of the company have been withheld.

WAVERLY, N. Y.—The Imperial Pneumatic Tool Co. plans the erection of an addition to its plant this summer.

HALLS AND CLUBS.

ALTAMONT, N. Y.—Ground will be broken immediately for the erection of a new temple for Noah Lodge No. 754, F. & A. M. Fred Wittman of Schenectady has the contract.

GLENS FALLS, N. Y.—The Glens Falls Country Club contemplates the erection of a new clubhouse here. Particulars of building have not been decided.

WATERVLIET, N. Y.—The Watervliet Council Knights Columbus has voted to erect a $12,000 addition to its home on Broadway. The building will be 2-stys, 42x86 ft. Work will be commenced at once.

HOSPITALS AND ASYLUMS.

SALAMANCA, N. Y.—Bids will be received by the Salamanca Hospital Asso. up to and including April 15 for the erection of a hospital building in Academy st. F. H. Hicks is president.

SONYEA, N. Y.—Bids will be received until 2 p. m., April 8, for the improvement of the water supply at Craig Colony for Epileptics, by Percy L. Lang, president of the Board of Managers. Drawings and specifications may be consulted at Craig Colony or at the office of the acting state architect, Charles A. Sussdorff, Capitol, Albany, N. Y.

MUNICIPAL WORK.

PALATINE BRIDGE, N. Y.—The Board of Trustees of Palatine Bridge opened bids on Saturday last for a sewer system to be installed here. The following bids were received: Oliver Hurst, of Fort Hunter $13,797.52, and Martin & Miller, of Passaic, N. J., $9,028.28, low bidders. After bids were opened the board decided that the contract would not be awarded until the bidders responsibility could be looked into.

SCHOOLS AND COLLEGES.

KATONAH, N. Y.—At a recent meeting in the Captitoe district the long contested matter of a new school building was settled by appropriating funds. Wm. Will is trustee of the district.

UTICA, N. Y.—The School Board have invited the Common Council members of the Finance Committee to meet with them on Tuesday evening, April 8, to discuss the purchase of land adjacent to the Utica Academy building on which to erect another school. The School Board has also decided to ask for an appropriation of $100,000 for the new Wetmore School building to be erected here.

PULASKI, N. Y.—An appropriation of $40,000 for the acquisition of a site and for the necessary buildings for a State School of Agriculture at Pulaski Academy and Union School at Pulaski, is called for in a bill introduced at Albany.

PHELPS, N. Y.—A special meeting of the Union Free School District No. 8 will be held April 11 at 8 p. m. to vote on the questions of raising $31,000 by tax for the purpose of building a new school house on the site of the old one; or the sum of $23,000 by tax to erect an addition and remodel the old buildings.

STABLES AND GARAGES.

GENEVA, N. Y.—A 1-sty auto garage will be erected on the property of G. F. Madia in Exchange st to be occupied by D. M. Dorman, and will front 40 ft. in Exchange st with a depth of 120 ft., the rear being 90 ft. wide.

STORES, OFFICES & LOFTS.

BUFFALO, N. Y.—G. Morton Wolfe, 638 Ellicott sq, has nearly completed plans for a 1 and 2-sty brick and steel laundry, 40x162 ft, to be erected at 174 West Utica st, for the Central Star Laundry Co., C. Frank Sherwin, Northland and Master sts, owner. Cost, $25,000.

THEATRES.

DUNKIRK, N. Y.—Manager Chas. Brooks, of the Empire Theatre, will erect a fireproof vaudeville theatre with a seating capacity of 1,000 people. The building will be 3-stys.

MISCELLANEOUS.

SYRACUSE, N. Y.—I. H. Dodd, 202 West Corning av, has received the general contract for remodeling the 6-sty brick industrial building, 190x86 ft, in North Franklin st, for Warren C. Brayton, 417 West Onondaga st, owner. Gordon A. Wright, 213 Dillaye Building, is architect. Cost, $15,000.

MANCHESTER, N. Y.—The proposition to raise $5,000 by tax, to buy a site and erect a village building here was defeated by six votes at the recent charter election.

Government Work.

RICHMOND, VA.—Sealed proposals will be received until April 30 for interior painting of the United States Post Office, Court House and Custom House at Richmond, Va. The work contemplated is painting of walls and ceilings generally throughout the first, second, third and fourth stories, and certain portions in the basement. Drawings may be obtained from the Custodian of the Building at Richmond, Va., or at the office of the supervising architect, O. Wenderoth, Wash., D. C.

BENNINGTON, VT.—Sealed proposals will be received until May 15 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States post office at Bennington, Vt. The building is to be of 1-sty, basement and mezzanine, and have a ground area of approximately 5,000 sq. ft.; fireproof construction throughout, except roof; stone or marble facing and tin roof. O. Wenderoth, supervising architect, Wash., D. C.

PERSONAL AND TRADE NOTES.

A. W. B. WOOD, formerly at 1 Madison av, has opened architectural offices at 103 Park av.

—THE GUARANTY TRUST COMPANY will open its new building on Broadway for business on April 7.

NOT ONE MECHANIC LIEN was filed on Monday of this week at the county clerk's office, which was very unusual.

THE ANNUAL MEETING of the National Board of Fire Underwriters will be held in the Waldorf-Astoria on Thursday, May 22.

H. VAN BUREN MAGONIGLE, architect, formerly of 7 West 38th st, announces the removal of his offices to the Architects Building, 101 Park av. Telephone number, Murray Hill 3273.

C. V. SNEDEKER, JR., architect, has opened an office in the Savannah Bank & Trust Co. Building, Savannah, Ga., for the practice of architecture. Samples and advertising matter will be gladly received.

WILLIAM H. FLETCHER, vice-president of the W. & A. Fletcher Company, steamboat and steam yacht builders, and president of the Consolidated Iron Works of Hoboken, died Wednesday at his home, No. 777 West End avenue, after a short illness.

—THE NEW YORK METAL EXCHANGE has elected the following: President, A. B. Hall; vice-president, Edwin Groves; treasurer, Robert L. Crooke; managers, B. Hochschild, H. W. Hendricks, E. Boerwald, W. Parsons Todd, Erich Benjamin, J. H. Lang, Charles J. Marsh and Humphrey D. Bond.

THEODORE STARRETT announces that his brother Ralph has taken an interest in the Theodore Starrett Company of 103 Park avenue. The officers now are: Theodore Starrett, chairman; Ralph Starrett, president; Edward A. Carpenter, vice-president; J. Edward McGahen, treasurer; Ernest Bailey, secretary.

NICHOLAS MEHRHOF, president of the Hackensack River Brick Manufacturers' Association, and the oldest brick manufacturer in New Jersey, died in his home, 111 Essex street, Hackensack, Monday, in his 84th year. Born in Germany in 1830, he came to this country in 1844 and obtained employment in the brick yards of William A. Underhill, in Croton Point. He rapidly advanced to superintendent, and finally became proprietor of the yard. Mr. Mehrhof came to Hackensack in 1877, continuing the same business in Little Ferry, a suburb, up to the time of his death.

ROBERT H. ROBINSON, whose death was erroneously reported from San Francisco, has been the architect of a number of important buildings in New York City. Among the older ones are the American Tract Society's Building, in Nassau street, one of the first of the skyscrapers, erected in 1894; the Park Row Building (1896); the Yerkes and Inman Mansions on Fifth avenue and among churches St. Paul's, on West End avenue; St. Luke's, on Convent avenue; the Rutgers Riverside Church, St. James's, at Madison avenue and 71st street, and the Madison Avenue Methodist Church. The Y. M. C. A. Building of 1883, and the Mendelsohn Glee Club House of 1892 was built from his plans also. Mr. Robertson still maintains an office in New York with his son, T. Markoe Robertson, architect, at 331 Madison av, but is no longer in active practice.

BUILDING MATERIALS.

Lumber Price Advances.

(Continued from page 721)

SPRUCE.

Adirondack—12 and 13 Foot—Canada.
F. O. B. New York, Rail Rate Delivery.

1x4 in.	$2.50@$3.50
1x5 in.	2.00@ 2.00
1x6 in.	3.50@ 3.50
1x7 in.	2.50@ 2.50
1x8 in.	3.00@ 3.00
1x9 in.	4.00@ 4.00
1x10 in.	4.00@ 5.00
5/4x2½ in.	1.75@ 1.75
5/4x3 in.	3.25@ 3.25
5/4x4 in.	2.25@ 2.25
5/4x5 in.	1.50@ 1.50
5/4x6 in.	1.75@ 2.25
5/4x7 in.	2.00@ 2.00
5/4x8 in.	1.50@ 2.00
5/4x9 in.	2.00@ 2.50
5/4x10 in.	6.00@ 6.50
2x2½ in.	1.50@ 1.50
2x3 in.	3.50@ 3.50
2x4 in.	2.00@ 2.50
2½x4 in.	2.50@ 2.50
2x5 in.	2.00@ 2.00
2x6 in.	2.00@ 2.00
2x7 in.	2.50@ 2.50
8x8 in.	4.00@ 4.50
2x9 in.	1.00@ 2.00
2x10 in.	3.00@ 3.50
3x4, 3x6, 4x4 in.	1.50@ 2.00
1x11½ in.	4.50@ 4.50
1x12 in.	4.00@ 4.00

No. 1 and Clear.

1x4 in. and up.	$2.00@$4.00
5/4x4 in. and up.	2.00@ 4.00
2x4 in. and up.	2.00@ 4.00

No. 3.

1x4 in. and up.	$3.75@$4.75
5/4x4 in. and up.	4.00@ 5.00
2x4 in. and up.	4.50@ 5.50
Dressing, 6 in. and up.	$0.50
Dressing, 5 in. and under.	.50

SPRUCE (EASTERN).

Random Cargoes Delivered New York.

2 in cargoes	$3.00@$3.00
6 to 9 in cargoies	——@ 1.00
10 and 12 in. cargoes.	4.00@ 5.00

SPRUCE (West Virginia).

F. O. B. New York Within Lighterage Limits.

2x4, 10 feet	$1.50
2x4, 18 and 20 feet	1.00
2x6, 10 and 14 feet	1.00
2x8, 12 and 14 feet	1.00
2x10, 10 to 16 feet	2.00
8x8 and under, 18 and 20 feet	2.50
9 and 10 in., 18 and 20 feet	4.00
12 in., 18 and 20 feet	2.50
1x2 shingling lath, rough or dressed one side	1.00
4/4 box boards, rough	3.00
4/4x6 in. merchantable quality	2.00
4/4x10 in. merchantable	3.00
4/4x12 in. merchantable quality	2.00

YELLOW PINE—MERCHANTABLE 1905.

F. O. B. New York.

8 in. and under	$1.00@$2.00
10 in.	1.50@ 3.50
12 in.	2.00@ 4.00
14 in.	5.00@ 7.00
16 in.	3.00@ 8.00
Ship stock—easy schedules.	5.00@ 5.00
Ship stock—40 ft. average.	6.00@ 6.00
Kiln dried sap siding, 4/4 in.	.50@ 1.00
Kiln dried sap siding, 5/4 in.	.50@ .50

NORTH CAROLINA PINE.

F. O. B. Car or Vessel at Norfolk, Va.

	No. 1.	No. 2.
4/4 edge, under 12 inches.	$2.50	$3.00
4/4wide edge, over 12 inches.	2.00	....
4/4x4 and 5 inches.	.50	2.00
4/4x6 inches	2.00	3.50
4/4x8 inches	3.00	3.50
4/4x10 inches	2.00	2.50
4/4x12 inches	1.00	1.50
5/4 edge, under 12 inches.	3.50	4.00
5/4 wide edge, over 12 inches.	1.50	3.00
5/4x6 inches	2.50	2.00
5/4x8 inches	1.00	2.00
5/4x10 inches	2.50	2.00
5/4x12 inches	2.00	2.00
6/4 edge	2.00	2.50
6/4x10 inches	1.50	1.50
6/4x12 inches	1.50	2.00
8/4 edge	2.00	2.50
8/4x10 inches	1.00	3.00
8/4x12 inches	1.50	1.50

DRESSED NORTH CAROLINA PINE.

F. O. B. Cars or Vessel at Norfolk, Va.

Flooring.	No. 1.	No. 2.
13/16x2¼ in. and 3 in. flooring.	$3.00	$3.50
13/16x3½ in. flooring.	2.50	3.00
13/16x4 in. and 4½ in. flooring.	2.00	3.00
13/16x3 to 4 in., jointed.	2.00	3.00
13/16x3½ in., rift	4.00	4.50
1 1/16x all widths	3.00	4.00
1 1/16x2½ to)½ in., rift.	3.00	3.50

CEILINGS AND PARTITION.

	No. 1	No. 2
13/16x all widths but 3½ & 5½.	$3.00	$3.50
13/16x3½ in.	2.50	2.50
13/16x5½ in.	3.00	3.00

CEILINGS.

	No. 1.	No. 2.
⅝ (for 5½ in. add $2)	$2.00	$1.50
½ (for 5½ in. add $2)	2.50	2.50
7/16 (for 5½ face add $1.50)	3.00	2.00
⅜ (for 5½ face add $1.50)	2.50	2.50
German siding, 13/16x5½ in.	3.00	3.50
Bevel siding, ½x4 to 6 in.	3.00	3.00
Moulding casing, 1x4 to 10 in.	3.50	4.50
4 4x4 and 5 in. S4S.	5.00	5.50
4/4x6 inch	4.50	4.50
4 4x7, 8 and 9 inches.	3.50	4.50
2x3 and 2x4 rails, S4S.	4.00	4.00

SURFACED BOARDS.

	No. 1	No. 2.
4/4 edge, under 12 inches.	$3.50	$3.50
4/4 wide ede, over 12 inches.	3.00	1.00
4/4x8 inches, stocks.	4.00	4.50
4/4x10 inches, stocks	3.50	4.50
4/4x12, stocks	2.50	3.00
5/4 ede, under 12 inches.	3.50	4.50
5/4 wide edge, over 12 inches.	2.50	4.00
5/4x10 inches	4.00	3.50
4/4x12 inches	3.50	3.50
6/4 edge	3.00	3.50
6/4x10 inch stocks.	3.00	3.00
6/4x12 inch, stocks.	3.00	3.50
8/4 edge	3.00	3.50
8/4x10 inch stocks.	2.50	4.50
8/4x12 inch stocks	2.50	3.00

ROOFERS.

	No. 4.
13/16x4 to 9 in. face.	$1.00
13/16x5½ in. face	2.00
13/16x any special width under 7½	2.00
13/16x7½ in. face	2.00
13/16x any width bet 7½ and 9½	2.00
13/16x9½ in. face	2.00
13/16x any width bet. 9½ and 11½.	2.00
13/16x11½ in. faces.	2.00
Box ark strips, surfaced 1st and 2nds.	13.00

FACTORY FLOORING.

1½, 2, 2½ and 3x5 to 9 in.	$1.50
To finish ¼ in. scant in thickness and ½ in. Iscant in width for spline.	1.50
¾ in. for T. and G.	1.50
Splines $3 per 1,000 ft. lin.	1.50

MOULDINGS.

No. 1 per in., 100 ft. lin.	$2.00
Nat'l Moulding Book Standard.	2.00

HONDURAS AND MEXICAN MAHOGANY LUMBER.

	First and Seconds.	No. 1, Common.	No. 2, Common.
½ in.	$15.00	$15.00	.....
⅝ in.	15.00	15.00	.....
¾ in.	15.00	15.00	$5.00
4/4 in.	15.00	10.00	5.00
5/4, 6/4 & 8/4 in.	20.00	15.00	10.00
10/4 and 12/4 in.	25.00	20.00	15.00
14/4 and 16/4 in.	30.00	.....	.....

First and Second Shorts, 2 in. to 5 in. Long.

⅝ in., per M. feet.	$5.00
4/4 in., per M. feet.	20.00
5/4, 6/4 and 8/4 in., per M. feet.	20.00

OAK (PLAIN).

Mixed Rock, Mountain or W. Va. Stock.

4/4 in 1st and 2nds.	$5.00@$5.00
5/4, 6/4 and 8/4 in. 1st and 2nds.	5.00@ 5.00
4/4 in. No. 1, common.	3.00@ 3.00
5/4, 6/4 and 8/4 in. No. 1, common.	3.00@ 2.00
44/4 in. No. 2, common	3.00@ 4.00
5/4, 6/4 and 8/4 in. No. 2, common.	4.00@ 4.00
Ind. & So. strictly white 4/4 in. 1st and 2nds	6.00@ 7.00

POPLAR, YELLOW (ROUGH).

F. O. B. New York.

1 in. 1st and 2nds, 7 to 17 in. and up.	$1.00@——
7 in. No. 2, common or culls.	1.00@$1.00
1¼, 1¾ and 2 in. No. 2, common or culls	1.00@ 1.00

RAILROAD TIES—YELLOW PINE.

F. O. B. New York.

7x9x8-6	$0.07
7x8x8-6	.10
7x9x8	.10
6x9x8	.09
6x8x8	.09

RED CEDAR.

F. O. B. New York and Points Common.

SHINGLES.

Perfections	$0.55@$0.45
Eurekas	.40@ .30
Star A Stars.	.15@——
Extra clears	.20@ .05

Hudson River Brick Production in 1912.

The biggest brick producing region in the United States, or the world. Here are innumerable yards stretched along both sides of the Hudson river all the way from Nyack, about twenty miles above New York, to Kingston, a good day's sail from the city.

Production? It is variable. In 1912 it aggregated about 700,000,000. In 1911 it was 1,200,000,000. Why the reduction? Various reasons. Labor troubles, for one thing. Men couldn't make brick without operatives, and operatives were very hard to find, so hard, in fact, that some makers were forced to reduce their capacity all summer.

Then, too, that new selling organization had something to do with it. If too many were made, prices would decline and a reduced output at increased prices looked better to them than the reverse. There might have been other reasons, but these were the most important and influential and they kept down production and kept up prices. Makers will hardly complain at such a combination of what may be termed fortuitous circumstances.

Seven hundred millions! That doesn't seem so many. But make a few comparisons. The old subways in New York used 200,000,000. The new ones will use 125,000,000. The Hotel McAlpin, the biggest hotel in the world, required 5,000,000. These suggestions make 700,000,000 look considerably larger.—"The Clayworker."

Employers' Liability Defined.

In a decision rendered by the Court of Appeals, in the case of Malrusciello vs. Milliken Brothers, it is held that the protection afforded to employees in actions against their employers to recover for personal injuries, by that portion of the Employers' Liability act which makes the question whether the employe has assumed the obvious risks of his employment, one for the jury to pass upon, is not extended to actions brought under the common law.

BUSINESS NEWS

A Weekly Summary of New Building Projects and Building Activities of Architects, Engineers, Builders, Real Estate Agents, Building Managers, Contractors and Realty Interests.

New General Electric Bulletin.

The General Electric Company, of 50 Church street, announces the following bulletins ready for distribution. These bulletins are prepared for the express use of specifiers on building construction and engineering work and are valuable for reference purposes.

Bulletin No. A4065, just issued, is an attractive publication of 36 pages, in colors, and illustrates fixed and oscillating desk and bracket fans for alternating and direct current, and also ceiling fans and ventilating fans. The publication contains also illustrations of various wiring devices for use in connection with fans as well as a list of supply parts for all fans.

Bulletin No. A4069, just issued, is devoted to the subject of portable and stationary air compressor sets, which supersedes the company's previous bulletin on this subject.

Bulletin No. A4066 illustrates that company's electric hardening furnace. This publication supersedes a previous publication on this subject.

Bulletin No. A4063 describes various types of polyphase induction motors. This publication supersedes the company's previous bulletin on this subject.

Bulletin No. 4994 describes and illustrates subway transformers, and supersedes a previous bulletin on this subject.

In the report of the Boston Manufacturers' Mutual Fire Insurance Company, for 1912, convincing comment is made on the effect of automatic sprinkler protection on the loss ratio of the company.

From 1876 to 1895, a period when manufactories were only partially equipped with automatic sprinklers, the average annual loss ratio was 19.10 cents per $100 of insurance; and from 1896 to 1912, when plants were fully equipped, the ratio dropped to 3.35 cents. During the early part of the latter period many mill storehouses were not equipped during recent years, they have been and the annual average loss ratio per $100 of insurance has been reduced to 2 cents. When one stops to think that cotton mills, about the most combustible to staple industries, constitute the bulk of the new business, the regard for sprinklers is enhanced.

Western Larch.

The United States Department of Agriculture, in Forest Bulletin No. 122, is publishing a report on western larch by O. P. M. Goss, engineer in forest products. The bulletin presents the results of a series of tests to determine the mechanical and physical properties of this little known wood and describes the various structural uses of it.

Larch is at present little used, but it seems to have remarkable properties for use in building operations and in decorative work where weathered effects are desired.

The annual layers of growth, or rings, show distinctly in a cross section. Each year's growth consists of a dark and a light colored band. The number of rings per radial inch in the material tested varied from 11 to 60. The dark portion of an annual ring, called the summerwood, is much harder and stronger than the wood in transverse, radial, and tangential sections. The wood consists chiefly of fibres or cells running lengthwise with the trunk. At right angles to these fibres are the pith rays, running in radial planes.

Resin ducts also occur, confined generally to the summerwood. The heartwood is reddish brown in color, and the sapwood yellowish white. The latter runs from ½ to 1½ inches in thickness for trees up to 3 feet in diameter. The grain of the wood is usually straight. Knots are generally sound and not over 1½ inches in diameter; they are common, and frequently occur in groups or clusters.

In some parts of northern Idaho, western Montana and eastern Washington Western larch and Western yellow pine are practically the only woods used for building purposes. Outside of its region of growth, Western larch is rarely found on the market.

The grain in Western larch is very close and the wood is firm and hard. When cut with the grain vertical it makes an excellent flooring material which wears evenly and keeps a smooth surface.

As a rule it is somewhat difficult to cut edge-grain flooring on account of the fact that many larch logs are small. When especially ordered, however, the edge-grain flooring is furnished, but the general practice is to mix the edge and flat grain stock and sell them together. When larch is used as an inside finishing material in localities where it grows, it finishes smoothly and takes a high polish. It also takes stains well and, because of its hardness, does not mar.

It would seem that this wood might offer new opportunities to architects desirous of obtaining novel effects in interior finish and decoration.

Cost Keeping for Contractors.

A recent issue of the Journal of the American Society of Engineering Contractors contains an article entitled "Cost Keeping and Its Value in Relation to Estimating on New Work," which is significant in its substance as well as its title in that it indicates that the contractor of today is looking upon his business as not merely that a good "boss," getting a maximum amount of work out of each laborer at the minimum wage, but he is advancing it to be a profession, the laws of which should be studied and mastered if success is to be attained.

Even more significant of this—than the paper itself—was the discussion, in which several contractors stated their belief in this idea of contracting. One contractor whose work is largely reinforced concrete stated: "I keep a clerk on all of my work, and he has nothing to do but one thing, keep the time and keep track of the materials and their disposition. He checks up the materials, and that relieves the foreman of that duty. * * * It is a small job that does not pay for the clerk to keep time and check materials. I think that is as necessary as any other part of the work. If there is a bag of cement that goes over to a certain footing it is charged to that footing, and so on for other sections of the work. And all it costs to know that is the salary of the man who is taking [illegible]."

Another speaker summed up the advantages to contractors of cost keeping as follows: "The old-fashioned contractor who did not keep cost records never knew whether he had made or lost money on his job until it was completed; and if he lost [illegible] he did not know on what items he had made it. He had made money on the whole job, and that is all he knew. And he used those same figures on the next job, if it was similar to the previous one; whereas, if he had kept a cost system he would have been able to bid more intelligently on work by reducing the price on some of the items where he had made more money than was necessary, and increasing the price for those items on which he had figured too low before."

The author of the article, Berton M. Laughead, described in brief what is included in such cost keeping as follows: "In order to successfully make estimates that will enable a contractor to make safe bids, it is absoltuely necessary that he keep daily records, in detail, of every branch of his work, so that on completion, he will be able from such records to compile a final cost sheet that will show him the total cost and the cost per yard of his work."

Finds Hidden Pipe.

On page 36 on American Industries of March 15th (30 Church st, price 10 cents) is contained an interesting article on a device, which, it is asserted, will readily show the position of any concealed or underground gas, water, steam or other pipe whether covered with concrete, earth, boards, snow or ice. The "locator" consists of a special form of vibrator and induction coil, mounted in an oak box, provided with space for the necessary battery. This part of the apparatus is designed to produce the necessary current on the lost pipe.

An especially constructed detector coil with receiver is provided for tracing the circuit. The operation of the instrument is very simple; and the average workman can use it.

It is well known that a conductor carrying an electric current is surrounded by an electric field. If a coil of proper construction is brought within this field, a current will be induced in the coil; and if this is connected to a telephone receiver, the effect will be manifest by a tone produced therein. The nearer the coil is brought to the conductor, the louder will be the tone. The "locator" has been designed to produce a current of such strength that, if connected to a pipe as the conductor, the operator may trace the pipe by means of the detector coil and receiver.

New Government Publications.

The Department of the Interior, Bureau of Mines, announces the following new publication as of list No. 17, for March, 1913.

Bulletin 52. Ignition of mine gases by the filaments of incandescent electric lamps, by H. H. Clark and L. C. Ilsley, describing tests showing the liability of the filaments to ignite fire damp.

Bulletin 63. Sampling coal deliveries and types of Government specifications for the purchase of coal, by G. S. Pope, describing in detail methods of sampling and reasons therefor; cities new specifications for purchase of coal by the Government; also Technical Paper 31, describing apparatus for the exact analysis of flue gas, by G. A. Burrell and F. M. Seibert; Technical Paper 36, on the preparation of specifications for petroleum products, by I. C. Allen; and Technical Paper 40, metal mine accidents in the United States during the calendar year 1911, by A. H. Fay.

In writing for publications, order them by number and title, only one copy to a person. Applications should be addressed to the Director of the Bureau of Mines, Washington, D. C.

German Cement Industry.

The Imperial Ministry of the Interior has published data relative to the state of the German cement industry during the years 1910 and 1911. The statistics relate to the operation of 135 plants and are based on definite information furnished by 132 of them and on estimates for the remaining three. Of the 135 plants, 117 were engaged in the production of Portland cement, 6 in the production of iron Portland cement, 6 in the production of slag cement, 2 iron Portland and slag, 1 Portland and iron Portland, and 3 in the production of all three varieties. This distribution was the same in both 1910 and 1911.

The output of Roman cement was not included in the statistics of production. The total production of all other kinds of cement in the 135 plants under consideration was 34,512,283 barrels (of 375 pounds net each) in 1910 and 39,128,216 barrels in 1911. The value of the 1910 output was $29,016,246 and that of 1911 $33,382,594. Of the total output 2,226,045 barrels, worth $1,903,286, in 1910, and 2,710,901 barrels, worth $2,416,414, in 1911, were iron Portland cement, slag cement, etc.

The estimated value of the raw materials used in the production of this cement was $2,815,064 and $3,213,714 in 1910 and 1911, respectively.

A Concrete-Mixing Machine.

Builders and engineers having to do with mixing of concrete will find of particular interest a catalog and quotations of the Lakewood Line, otherwise known as the Ohio Ceramic Engineering Company, of New York and Cleveland. The new method of handling concrete by the Tower system, in which gravity and automatic handling appliances materially reduce the cost of building construction, should be of more than ordinary interest to those having this work in hand. Copies will be sent upon application to the office at 50 Church street, or in Cleveland.

Metal Electric Moulding.

The National Metal Moulding Company, of Pittsburgh, Pa., has issued a new catalogue devoted to National metal moulding. This modern electric construction material is now available complete with couplings and fittings of every description so that every requirement of construction may be expeditiously handled. The material is ready, together with fittings, in large quantities and stocks are available for quick shipment to every part of the country. The catalog describes and illustrates the methods of construction with National metal mouldings, and indicates the relation of one part to the other. This catalog may be secured upon request.

Wind Bracing Without Diagonals.

A discussion of three methods of wind bracing in current use with advantages and disadvantages of each appears in the March 16th number of Engineering News, 320 Broadway, on page 492, under the heading "Wind Bracing Without Diagonals for Steel Frame Office Buildings," by R. Fleming. In the same number appears an article on the "Action of Acids, Oils and Fats on Concrete," being extracts from a paper read before the Concrete Institute in England, by W. L. Gadd.

Edison Co. Making Artificial Stone.

The Edison Portland Cement Company, according to its general sales manager, Mr. E. Meyer, has received informal notification from the Manhattan Bureau of Buildings that its architectural concrete has passed the requirements of the city building department and has been approved.

The product being turned out by the Edison Company is, in reality, imitation stone produced to duplicate the surface of any building stone in use in building construction or in ornamental work. This product is the result of exhaustive experiments conducted by Thomas A. Edison in his laboratories at West Orange, N. J., but since he has demonstrated that it is commercially feasible to cast decorative placques, capitals and other structural stones in concrete, the manufacture of Edison Architectural Concrete has been transferred to the Edison plant at New Village, N. J., where the original capacity for turning out this product has recently been increased more than 100 per cent.

The Small Uses for Cement.

Spectacular works give the greatest publicity to concrete construction. Big dams, tall skyscrapers and huge factories are fit subjects for magazine articles and the speaker's platform, but the measure of the volume of concrete construction is dependent on the preponderant volume of small work, says the Universal Portland Cement Company. The greatest good to the greatest number lies in the development of the small uses.

The estimate of 1912 cement production and consumption, 3½ million barrels more than in 1911, went largely into normal, healthy increase of small work, especially into small town and rural construction. In the latter field the surface has only been touched. It is, perhaps, less interesting as a subject of discussion, but is more productive of bread and butter to a great number of designers and contractors and more significant of rising standards of building among owners.

Artificial Marble.

The following are directions for making artificial marble: 1. Burnt gypsum is saturated with a solution of lime in alum water, burnt again, ground finely, or rather pulverized, adding one-twelfth by weight of the gypsum of alum; and cast in the mold. These harden very slowly, but attain the hardness and transparency of marble. Different pigments may be added to obtain different colored marbles. 2. Pieces of burnt gypsum, the size of a fist, are put for 3 hours in a 12 per cent. solution of alum in water of a temperature of 85 to 104 degrees Fahr., burnt again, pulverized, adding one-sixteenth powdered alum, and lastly worked into molds with water containing one-sixteenth sal ammoniac for each part of gypsum. Castings made of this combination possess great hardness and brilliancy, and it may, therefore, be used for fine statues.—Neueste Erfindungen und Erfahrungen.

Iron Exports Averaging a Million Dollars Daily.

No class of articles exported from the United States has shown in recent years such a phenominal gain as that of iron and steel manufactures. The exports of iron and steel and articles chiefly composed of those materials showed, 20 years ago in the fiscal year 1893, a total of 35 million dollars; 10 years ago, in 1903, 120 million dollars; and in the fiscal year 1913 will be fully 365 million, or an average of a million dollars a day for the full year. North and South America are the largest markets for our iron and steel manufactures exported.

Structural Steel for Balboa Shops.

The United States Steel Products Company, which has the contract for the fabrication of all of the structural steel framework for the permanent shop buildings at Balboa, has advised the Canal Commission that delivery of the order will be expedited, and that it has made special arrangements for the water transportation.

OFFICIAL CREDIT RECORDS

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 29.

137TH st, ss, 242 w 7 av, 16x99.11; Rachael Lustig—Belle C Bunn et al; J J Baker (A).

2D av, 2125; Chas G Moller et al—same; M S Borland (A).

2D av, 2127; Christopher Moller—Harry A Wilkens et al; M S Borland (A).

MAR. 31.

BROOME s, 260-4; Excelsior Savings Bank of the City of N Y—Mary O'Neill et al; Cary & Carroll (A).

JEFFERSON st, sec Starling av, 105x50; Jas Carney—Philip Kaufman et al; M J Sullivan (A).

SIMPSON st, nwc Home, 39.1x101.5; Geo Mandel—Gingold Realty Co et al; amended; H Swain (A).

19TH st, 49 W; Mutual Alliance Trust Co of N Y—Organizers Investing Co et al; Stoddard & Mark (A).

101ST st, 64 E; Margaretta K Welsh, extrx—Maurice S Hyman; S F Swinburne (A).

115TH st, 48 W; Geo A Archer—Emil Reibstein et al; Harrison, Elliott & Byrd (A).

BROOK av, nec 139th, 25.1x97.7; Henry R C Watson—Jno A Lynch et al; amended; Decker, Allen & Storm (A).

NORTHERN av, sec 179th, 92.6x100; NORTHERN av, nec 178th, 92.6x100; Two actions; N Y Life Ins Co—Birch Realty Co et al; H M Bellinger, Jr (A).

WASHINGTON av, ws, 100 s 169th, 35x150; Jos Rosenzweig—Sheriff Street Realty Corpn et al; F D W Searing (A).

2D av, nec 18th, 34.8x98x irreg; Jac Levy—Rose Cohen et al; Arnstein, Levy & Pfeiffer (A).

8TH av, 2157; Alice Y Eaton—Fredk P Forster et al; Dexter, Osborn & Fleming (A).

APRIL 1.

CHAMBERS st, ss, 75.2 e Church, 25.2x74.7x25.1x74.10; John S Murphy et al—Alex Reiman et al; J J Smith (A).

109TH st, 73 E; Chas Schram—Louis Garf et al; L & A U Zinke (A).

113TH st, 70 W; Henry Meyer—Lena Kannensohn et al; Elfers & Abberley (A).

117TH st, ns, 98 e Pleasant av, 30x100; P Chauncey Anderson—Sun Constn Co et al; Anderson, Iselin & Anderson (A).

150TH st, ss, 125 w Bway, 130x99.11; Chas H Bellows Jr—West 139th St Realty Co et al; amended; Maerkle, Darius & Maerkle (A).

RAILROAD av, es, 104 ne 170th, 25x150x30x150; Jno Ruser—Julia A Ruser et al; G Goodmann (A).

APRIL 2.

MADISON st, 162; also 122D st, 218-30 E; two actions; Jacob Karp—Emil Reibstein et al; H V Rothschild (A).

107TH st, 304-8 E; three actions; Presbyterian Hospital in the City N Y—V Garofalo Corporation et al; De Forest Bros (A).

AUDUBON av, 392; Gerson M Krakower—Wm A Holmes et al; W J Lippmann (A).

AUDUBON av, swc 191st, 95.9x100; Henry Gernshym et al—Alfred C Junker et al; H Swain (A).

ELLISON av, es, 275 n Marrin, 25x100; Odell C Butler et al—Chester Improvement Co et al; amended; C W H Arnold (A).

ST NICHOLAS av, sec 171st, 20x100; Emma Dabour et al—Isaac D West et al; Davis, Symmes & Schreiber (A).

1ST av, es, 26 n 47th, 24.10x80; Albt H Atterbury—Aug Collet et al; A H Atterbury (A).

3D av, swc 183d, 94x58; Wm Sudbrink—Alexander Development Co et al; Cahn, Leventritt & Goetz (A).

APRIL 3.

28TH st, sws, 222 se 3 av, 22x98.8; Sarah R Wells—Henry Hoffman et al; Van Vorst, Marshall & Smith (A).

44TH st, 557 W; Myron Straus—Bernadina Gorgers et al; M Monfried (A).

47TH st, 522 W; Matilda Hall—Thos M Fanning et al; E G Davis (A).

3D av, 3888; Caroline F Gorham—Marie Weindorf et al; B D Eisler (A).

APRIL 4.

KELLY st, ws, 226 n Longwood av, 40x100; Sigmund Kraus—Kellwood Realty Co et al; Strasbourger, Eschwege & Schallek (A).

3D st, nes, lot 106, map of Leandert Farm, Bronx; Louis Levy et al—Abra Meller et al; Gettner, Simon & Asher (A).

65TH st, ss, 225 e 2 av, 37.6x100; Meyer Jarmulowsky—Inter-City Land & Securities Co et al; B Alexander (A).

88TH st, ss, 342 e Amsterdam av, 18x100.8; Henrietta J Erneman—Alice Griffin; O Wagner (A).

118TH st, 435 E; City Real Estate Co—Henry C Bush et al; H Swain (A).

180TH st, 357 E; Rosa B Grotta—Christina Dougherty et al; H Swain (A).

156TH st, 654 E; Pauline Berg—Rosa Wiederman et al; F A Stroh (A).

LOTS 42 & 43, map of 300 lots in 23d & 24th Wards, controlled by Henry Morgenthau, Bronx; Leavitt J Hunt trste—Jacob Cohen et al; Hunt, Hill & Betts (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAR. 27, 28 & 29.

No Judgments in Foreclosure Suits filed these days.

MAR. 31.

VANDERBILT av, sec 160th, 26.6x73; Aug Freutel—Jas C Corbett et al; Chas P Hallock (A); Frank A Spencer Jr (R); due, $3,140.70.

APRIL 1.

No Judgments in Foreclosure Suits filed this day.

APRIL 2.

113TH st, ss, 69 e 3 av, 26x100.11; Henry Steindler—Jno Carucci et al; Otterbourg, Steindler & Houston (A); Jno T McGovern (R); due, $4,063.14.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 29.

INTERVALE av, 1155-7; Max Wyner—Everett Harrison; notice of attachment; H L Franklin (A).

MAR. 31.

3D av, nwc 98th, 145x110; Morris L Weiss—Interborough Rapid Transit Co et al; action to foreclose mechanics lien; Fixman, Lewis & Seligsberg (A).

LOT 153; map of Siems Estate, Bronx; Jos Perrotto—Delicia Goli; specific performance; C Weishaupt (A).

APRIL 1.

56TH st, 240 W; Dumaine Realty Co—J Kelly et al; action to set aside conveyance; S L Josephthal (A).

56TH st, ss, 100 e 8 av, 20x100.5; same—Benzen Realty Co et al; action to set aside conveyance; S L Josephthal (A).

ROBBINS av, ws, 25 s 147, 50x100; also FOX st, es, 273.2 n 165, 50x100; Di Benedetto Realty Co—Rosina Graziadio; specific performance; Gettner, Simon & Asher (A).

STEBBINS av, ses, 62.6 ne 167th, 40.6x irreg; Margt Ledwith—Geo Johann et al; action to declare deed void; B Raymond (A).

APR. 2.

18TH st, 247 W; City NY—Fred Boltes; notice of levy; A R Watson (A).

23D st, ss, 175 e 7 av, 22.6x98.9; Gaetano Tomasulo—Barr & Gruber, Inc et al; action to foreclose mechanics lien; L Campora (A).

51ST st, 319 E; City N Y—Jas McCormick; notice of levy; A R Watson (A).

114TH st, 56 W; City N Y—Talmudical Institute of Harlem; notice of levy; A R Watson (A).

150TH st, 415 W; Geo D Sherman—Richd F Carman et al; action to confirm title, &c; G R Hawes (A).

NORTHERN av, ws, 178.3 n 181st, 242.10x irreg; also NORTHERN av, ws, 199.2 n road on map of prop of Fort Washington in 12th Ward, —x—, except pts released; Henry P Neun—Adolphus Busch; notice of attachment; J Van Voorhis Sons (A).

TRACT of land beg at the sec of said tract which corner is formed by the w line of land of Bishop Lawrence and line dividing said tract from land of Jno Horspool, containing 54.88 acres; Felix Wallin et al—Sisters of Charity of St Vincent De Paul; action to declare lien; Thompson & Ballantine (A).

APR. 3.

124TH st, ss,, 262.6 e Lenox av, 18.9x100.11; Caroline H Porter—Chas L Robinson et al; action to set aside deed; Davis, Doyle & Davis (A).

APRIL 4.

BARROW st, ss, 175 e Hudson, 25x100; Caroline S Wilson et al—Helen R Robinson et al; amended partition; Parsons, Closson & McIlvaine (A).

RAILROAD station at Riverdale, property of N Y C & Hudson River R R Co; Arthur Hasselman—N Y C & Hudson River R R Co; action to foreclose mechanic's lien; J Holden (A).

Borough of Brooklyn.

MAR. 27.

AMBOY st, es, 420.8 s Pitkin av, 19.5x100; Title Guar & Trust Co—Max Soon et al; T F Redmond (A).

HALSEY st, 803; Malka Hurwitz—Morris Calendar et al; to bar defendants; Lurie & Hoffmann (A).

OSBORN st, ws, 100 s Pitkin av, 16.8x62; State Bank—David Kratenstein et al; to set aside deed; J J Schwartz (A).

WILLOUGHBY st, ss, 17.6 e Lawrence, 36.4x60; also PROSPECT pl, ss, 192.10 w Washington av, 50x100; Mary L Doody—Danl F Doody; to compel execution of two deeds; Sparks & Fuller (A).

SAME prop; same—same; same action; same (A).

E 35TH st, ws, 87.8 s Tilden av, 20x100; Postal Life Ins Co—Dorey Realty Co et al; Hirsch & Newman (A).

66TH st, ss, 120 e 14 av, 20x100; Jos Demasi—Luigi Bozzicolonna et al; A Madeo (A).

CHURCH av, 221; Kraslow Constn Co—Jno Fitter et al; S M Gottesman (A).

ROCKAWAY av, 188; Amelia M Bostwick—Geo C Schneider et al; Sackett, Chapman & S (A).

SCHENECTADY av, es, 100 n Park pl, 52.9x100; C I Constn Supply Co—Johanna Grafton et al; Phillips & Avery (A).

SHEFFIELD av, ws, 100 s Glenmore av, 50x100; Eagle Savgs & Loan Co—Adolph Gelber et al; J C McLeer (A).

WILLIAMS av, ws, 108.11 s East N Y av, 25x100; Title Guar & Trust Co—Thos K Duke et al; T F Redmond (A).

3D av, ws, 60.9 s Wyckoff, 19.3x80; Bond & Mtg Guar Co—Adolph Sprey et al; H L Thompson (A).

MAR. 28.

BOERUM st, ns, 250 w Lorimer, 25x100; Bond & Mtg Guar Co—Rosalie Lewin et al; T F Redmond (A).

CLEVELAND st, es, 200 s Sutter av, 25x95.4; Peter J Meurer—Sutter Av Constn Co et al; W W Stephenson (A).

CLEVELAND st, es, 125 s Sutter av, 25x95.3; Meyer J Speyer—same; same (A).

CLEVELAND st, es, 100 s Sutter av, 25x95.3; same—same; same (A).

CLEVELAND st, es, 175 s Sutter av, 25x95.4; Diedrich Fedden—same; same (A).

CLEVELAND st, es, 225 s Sutter av, 25x95.4; Anna A Springer—same; same (A).

ELTON st, ws, 124.5 n Liberty av, 25.7x90; Board Home Missions of the Presbyterian Church in U S—Domenico Classano et al; H L Thompson (A).

KOSCIUSKO st, ns, 175 w Nostrand av, 25x100; Geo Holzmann as admr, &c. Geo Holzmann, dec—Louis Herman et al; MacGregor & Wickert (A).

PROSPECT pl, ss, 308.4 e Troy av, 16.8x127.9; Thos Prosser, Jr, as sub trste, &c, Maria Woodward—Wm Herod et al; Eastman & Eastman (A).

SCHERMERHORN st, ss, 168 w Hoyt, 22x100; Wm A Hill—Edith R Howard; foreclosure of mechanics lien; Smith, Doughty & Weynberg (A).

VANDERBILT st, ns, 40 e 19th, 20x90; Eversley Childs—Siegel Hines Realty Co et al; E E Mercelis (A).

W 8TH st, ws, 340 s Av R, 20x100; Leslow Janicke—Frances Phillips; specific performance; Rippey T Sadler (A).

E 9TH st, es, 280.3 n Av T, 20x100; Eliz C Stony—Chas Rosiello; Davison & Underhill (A).

E 15TH st, ws, 320 s Av I, 25x100; Arthur C Brush—Elmer E O'Donnell et al; Smith, Doughty & Weynberg (A).

44TH st, nes, 325 se 3 av, 25x100.2; Michl Shellins—Jas G Alexander et al; W L Durack (A).

44TH st, nes, 350 se 3 av, 25x100.2; same—same; same (A).

ALABAMA av, es, 180 s Blake av, 20x100; Progressive Realty & Improvement Co—Angelo Constn Co et al; Henry V Rothschild (A).

GREENE av, sec Lewis av, 20x79.9; Ida A Kraeger—Henry V Terboss et al; J N E Kraeger (A).

JOHNSON av, ns, 225 e Union av, 25x100; Henrietta Flegenheimer—Hannah Fine et al; Coombs & Wilson (A).

NOSTRAND av, ws, 260 n Nostrand av, 20x100; Ridgewood Development & Constn Co—Minnie Sternberger et al; Doremus & Lecour (A).

NOSTRAND av, ws, 280 s Clarendon rd, 20x100; Louisa C Vogts—Emma G Ackerman et al; Moore, Williams & Upson (A).

ST MARKS av, ns, 380 e Howard av, 20x100; Jessie Ridley—Dean Holding Co et al; H L Thompson (A).

STEWART av, nwc 96th, runs w592.6xn100xe570.1xs81.10xsw21.3 to beg; U S Title Guar Co—Frank D Creamer et al; Hirsh & Newman (A).

Lis Pendens—Brooklyn (Continued).

MAR. 29.

STEUBEN st, ws, 375 n Myrtle av, 25x100; Alfred T Leward Harry O Wolff et al; reformation of a mtg; H P David (A).

39TH st, 1012 14; Sayde C Miller Andw Brunton & wife; to create vendors lien; L A Jaller (A).

40TH st, sws, 140 se 16 av, 40x100.2; N Y Investors Corpn Charlotte L Zick et al; H L Thompson (A).

ET Hamilton av, swc 60th, 100x204; Chas Winkel Israel J Rosenstein et al; foreclosure mechanics lien; I C Ribman (A).

HOPKINSON av, ws, 92.11 s Pitkin av, 75x100; South Amboy Terra Cotta Co—Sam Howe Amusement Co et al; foreclosure mechanics lien; Phillips & Avery (A).

NEW YORK av, ws, 62.2 s Church av, 21.10x80; Dietrich Otterstedt—Ideal Realty Co et al; R E Moffett (A).

NEW YORK av, ws, 28.2 s Church av, 20x80; Emma Mollenhauer—same; same (A).

NEW YORK av, ws, 48.2 s Church av, 20x80; Dietrich Otterstedt—same; same (A).

MAR. 31.

AMES st, es, 115 n Pitkin av, 25x100; Methodist Episcopal Hospital—Saml Cohen et al; T F Redmond (A).

HILL st, ss, 200 w Crescent, 18.8x100; Germania Sav'gs Bank—Emil Reineking et al; Wingate & Cullen (A).

NEWELL st, ws, 91.5 n Driggs av, 25x100; Edw S Anderson—Stanislawa Kwarcianski et al; E J Reilly (A).

E 10TH st, es, 169.4 s Av K, 17.4x100; Albt N Cryan as gdn, &c, Eleanor N Cryan—Regal Homes Co et al; H L Thompson (A).

E 10TH st, es, 152 s Av K, 17.4x100; Albt N Cryan as gdn Eleanor N Cryan—Edwin C Andrews et al; H L Thompson (A).

E 16TH st, es, 119.11 s Cortelyou rd, 60x100; Henry Douglass as trste, &c, Edw Berry—Archibald W J Pohl et al; H L Thompson (A).

E 35TH st, es, 438.3 n Church av, 19.9x99.7x 19.9x99.4; Eliz Haefelein—Hazel Constn Co et al; C C Suffren (A).

E 35TH st, es, 418.6 n Church av, 19.9x99.4; N Y Mtg & Security Co—same; same (A).

E 35TH st, es, 458 n Church av, 20x99.10x 20x99.7; Virginia S Mackay-Smith—same; same (A).

BUSHWICK av, 1497; Thos Parker Co—Philip Schmitt et al; Kramer, Cohn & M (A).

FOUNTAIN av, ws, 150.10 n Liberty av, 20x 100; Carrie D Congdon—Sara K Jones et al; Sackett & Lang (A).

FOUNTAIN av, ws, 170.10 n Liberty av, 20x 100; same—same; same (A).

VAN SICKLEN av, es, 125 s Belmont av, 25 x100; Nathan Hirschhorn et al—Jennie Foox & ano; to set aside deed; Herzfeld & Sweedler (A).

5TH av, es, 25.2 n 46th, 25x100; Title Guar & Trust Co—Nat'l Surety Co & ano; T F Redmond (A).

15TH av, 6312; Geo D Sherman—Carrie M Bogard et al; B A Pyrke (A).

APRIL 1.

BRISTOL st, 141-3; Balthaser Eschmann & ano—Barrington Realty Co et al; foreclose mechanic's lien; Gustave J Rosen (A).

FENIMORE st, s s, 540.10 e Flatbush av, 37.6 x125; Mary V Newbegin—Fredk B Ryan & ano; cancellation of mtg; Squiers & Lee (A).

LINCOLN pl, s s, 118 e 6 av, 18x100; Anna M Everit—Peter G Jantzer & wife; G W Pearsall (A).

MACON st, ns, 300 w Reid av, 16.8x100; Williamsburgh Sav'gs Bank—Jonathan G Haggerty et al; S M & D E Meeker (A).

MADISON st, 693; Wm H N Bostelmann—Franklyn M Wise et al; Bacchus & Demarest (A).

7TH st, 569; Louis A Brown & ano—Mary M Simonson; to set aside deed; M E Finnigan (A).

E 18TH st, ws, 223.10 s Av J, 40x100; Benson N Wyman—Manhattan Terrace Imp't Co et al; specific performance; Dunlop & Smith (A).

53D st, 629; Anna M Miltenberger—Margt Bathier et al; partition; Israel H Perskin (A).

MANHATTAN av, 161 & 108 Scholes; Nathan Katz—Wm Erlich et al; Saml Hoffman (A).

MONTROSE av, sec Leonard, 75x100; Emilie Huber & ano as exrs of Otto Huber—Louis A Phillips et al; Frank Obernier (A).

APRIL 2.

FENIMORE st, ss, 540.1 e Flatbush av, 37.6 x125; Edw E Cady—Mary V. Newbegin et al; Clarence F Corner (A).

GARFIELD pl, ns, 120 w 7 av, 30x100; Thos N Freeman—Saml J Flash et al; Thos F Redmond (A).

MAUJER st, ss, 475 e Waterbury, 25x95; Aloysius Huwer—Aloysius Huwer, Jr, et al; H W Moore (A).

MIDWOOD st, ss, 770 w Bedford av, 17x100; Brooklyn Children's Aid Society—Eli H Bishop & ano; Wood, Cooke & Seitz (A).

REEVE pl, swc Sherman, runs s75.7xn71.6 to plxe24.5 to bey. gore; Chas E King—Annie Olsen et al; Reeves & Todd (A).

UNION st, ns, 95.10 w Bond, 16.3x75; Kings County Trust Co as trste of Margt J Muns—Henry P Berti et al; Cary & Carroll (A).

VERMONT ST, es, 20 n Sutter av, 20x100; Cellia Morrison—Abr L or R Kass et al; Alfred A Shlickerman (A).

1ST st, ss, 370 e Hoyt, 20x84.7x20x84.2; Albt Gronert & ano—Jos Barnett et al; C Oechler (A).

E 7TH st, ws, 500 s Av S, 60x250; Mary E Laurent—Stephen Wilcox et al; Frank E Hipple (A).

W 9TH st, 161; Guiseppe Tuote—Jas Arcuri et al; Chas Eno (A).

61ST st, ns, 379.10 e 18 av, 18x100; Chas A Rippman—Wilbur C Smith & wife; C F Corner (A).

81ST st, sws, 321 nw 13 av, 39x76.3x39x96.9; Margt A Linnington—F W Crane Realty & Constn Co et al; Phillips & Avery (A).

CENTRAL av, nes, 25 se Hancock, 25x100; Williamsburgh Sav'gs Bank—Wm Banzweiler et al; S M & D E Meeker (A).

HOPKINSON av, es, 367.11 s Pitkin av, 100 x100; Title Guar & Trust Co—Isaac Rabinowitz et al; Thos F Redmond (A).

MONTAUK av, es, 650 n Liberty av, 75x100; Williamsburgh Sav'gs Bank—Star Brass & Iron Bed Co et al; S M & D E Meeker (A).

PENNSYLVANIA av, 431; Wm W Seymour—Moses Gutman et al; G W Titcomb (A).

PENNSYLVANIA av, 429; same—Abr D Kass et al; same (A).

ROGERS av, ws, 280 n Clarendon rd, 20x100; Williamsburgh Sav'gs Bank—J Henry Small Realty Co et al; S M & D E Meeker (A).

ROGERS av, ws, 260 n Clarendon rd, 20x100; same—same; same (A).

ROGERS av, ws, 220 n Clarendon rd, 20x100; same—same; same (A).

13TH av, es, 60 n 73d, 20x80; Adolph Bookman—Rocco Scianna et al; Herzfeld & Sweedler (A).

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

MAR. 29.

HENRY st, 318; East Side Lumber Co—Philip Sweiller & Abr Grossman (283). 126.22

48TH st, 1[illegible] E; Hartmann Sanders Co—Julia Ward & Howard & Mandel (284). 50.16

LEXINGTON av, 287; Jas B Ferguson & Co—Mrs D Crovot & David H Epstein (282). .110.00

RIVERSIDE DRIVE, nec 98th, 106.5x113.10; F N Du Bois & Co—Barkin Constn Co & J S Cully & Co; renewal (280). 3,327.98

2D av, nwc 8th, 48x120; Roswell Starkey—Alice Kateltas & Saml Augenblick Co (281). 875.00

MAR. 31.

No Mechanics' Liens filed this day.

APRIL 1.

LAFAYETTE st, 208; Sam Deskin—Fredk Fox Realty Co & B Miller (5). 60.00

MERCER st, 70; Sam Deskin—Fredk Fox Realty Co & B Miller (4). 25.00

135TH st, 221 E; Chas Schneider Co—Alice C Furlong & Furlong & Furlong (3). 325.00

NORTHERN av, es, whole front bet 178th & 179th, —x100; G Schaile & Son—Birch Realty Co (renewal) (1). 600.00

PARK av, sec 153d, 54.7x87.8; Atlas Cut Stone Co—Meyer Friedlander & Reliable Contracting Co (2). 300.00

APRIL 2.

30TH st, 4 E; Hull, Grippen & Co—Maggie A Peffer & Paul DeB Laighton (renewal) (7). 57.44

39TH st, 56 W; Hull, Grippen & Co—Alice B Scott & Paul DeB Laighton (renewal) (8). 127.36

39TH st, 54 W; Hull, Grippen & Co—Isidore Jackson & Paul De B Laighton (6). 48.90

17STH st, 936 E; Peter F Wirsing—Chas L Keil (13). 425.25

261ST st, sec Riverdale av, —x—; Ames Transfer Co—Sisters of Charity of St Vincent de Paul & Edw M Waldron (12). 106.35

LEXINGTON AV, 423-5; Morris Shapiro—Neelar Realty Co & Chamsil Constn Co (9). 1,423.75

MARMION av, 2017; also 179TH st, 816-30 E; Peter F Wirsing—Chas L Neil (14). 407.86

PROSPECT av, 2132; R Perlman Painting & Decorating Co—Regina Constn Co (11). 25.00

WEBSTER av, es, 26.5 s Gun Hill rd, 37.11x 67.6; Vincenzo Zimbardi—Maria Armanino, Jno B Armanino & Jno N Scarneo (15). 1,420.00

APRIL 3.

BECK st, ss, 100 w Av St John, 200x125; Maria Buellesbach—Ostro Constn Co (21). 3,721.00

HENRY st, 165-7; North Side Hoisting Co—Rabbi Jacob Joseph School, Wendover Bronx Co & Julius Muller (25). 611.13

3D st, 312 E; Rubin Fisher—Fanny Fried & Max Gross (22). 162.50

14TH st, 320 W; Alex Tofts—Lemuel Littlefield (26). 938.61

25TH st, 36-8 W; B Masor & Co, Inc—Irvel Realty Co (23). 2,082.11

119TH st, 414-16 E; Jas H Coleburn—C G Cozine & Jno Sonnatl (24). 56.01

225TH st, ns, 255 w White Plains av or rd, 24.9x114; Frank Bonagur—Fred Miller & Ernest & Antonio Bonagur (16). 45.00

SAME prop; Giuseppe Cursimano—Fred Miller & Ernest & Antonio Bonagur (17). 48.00

SAME prop; Giovanni Campanaro—Fred Miller & Ernest & Antonio Bonagur (18). 20.00

SAME prop; Michele Ambrosio—same (19). 23.00

236TH st, ss, 105.6 e Carpenter av, 75x114; Albt Guidano—Geo W Burton & Koellsted Contracting Co Inc (20). 282.96

APRIL 4.

CANAL st, 28; David Smith et al—Harry M Goldberg & Philip Polusky (40). 60.00

LYMAN pl, es, 252 s Freeman, 50x80; Bronx Supply Co—Frank A Wahlig Co & Jos W Rowan, Inc (31). 940.01

PROSPECT av, ws, whole front bet 169th & Freeman, 245x83; Bronx Supply Co—Marmay Realty Co & Jos W Rowan, Inc (36). 1,956.71

E TREMONT st, ss, 100 e Monroe av, 210x 84; Bronx Supply Co—Aug Jacobs Constn Co & Jos W Rowan, Inc (35). 1,655.32

23D st, 114 to 120 E; German & Beckley, Inc—Fredk C Beach, Jennie B Gasper, Jac A Zimmerman & Wm F Campbell (39). 36.86

44TH st, 21 to 31 E; Kawneer Mfg Co, Inc—Thos B Hidden & Ellison Constn Co (27). 871.00

57TH st, 10-12 W; A E Klotz Fireproofing Co—Dreicer Realty Co & Geo Vassar's Son & Co (38). 1,509.30

174TH st, ns, 100 w Washington av, 56x100; Gustave Katz & Philip Kanter—Meyer Isaer & Ettra Realty Co, renewal (37). 3,150.00

180TH st, ss, 95 w Mapes av, 50x118; Bronx Supply Co—Lebrov Constn Co & Jos W Rowan, Inc (34). 890.51

BERGEN av, nec 152d, 131.2x100x irreg; Bronx Supply Co—Conron Bros & Jos W Rowan, Inc (33). 3,361.43

CROTONA Park East, swc Suburban pl, 100 x120; Bronx Supply Co—Nathan & David Shiman & Jos W Rowan, Inc (30). 2,184.53

ELTON av, nwc 161st, 60x137x irreg; Bronx Supply Co—Chas T Streeter Constn Co & Jos W Rowan, Inc (32). 2,052.24

MAPES av, nec 178th, 114x145; Bronx Supply Co—Jos Diamond Constn Co & Jos W Rowan, Inc (29). 4,159.61

OGDEN av, ws, 164 s 168th, 27.2x95; Lippe Fireproofing Co—Carr Building Co & Benj F Carr (28). 280.00

Borough of Brooklyn.

MAR. 27.

ST JOHNS pl, ns, 350 w Classon av, 81x131; Flushing Iron Works—Victor Holding Co. 1,140.00

ST JOHNS pl, ns, 400 e Classon av, 100x 123.6; same—same. 1,700.00

57TH st, ns, 250 e 7 av, 140x100; Jas Donovan—York-Penn Co. 120.00

PARK av, 745-7; Hyman Ostrowsky—Blanche M Jaegel & Julius Jaegel. 45.00

SUMNER av, nwc Hart av, 17x80; Saml Heyman—Carrie Adler & Burwell-Blume Constn Co, Inc. 150.00

VANDERBILT av, nwc Lafayette av, 195x 100; Albro J Newton Co—Rev G W Mundelein, Chapel & School of St John & Thos Reilly. 1,148.00

MAR. 28.

HARMAN st, 372; Chas Sussman—H W Mueller. 47.00

HURON st, 249-55; Ernst Braun—H C Fisher & Lincoln Dye Works, Inc. 226.90

W 17TH st, es, 180 n Mermaid av, 40x100; Watson & Pittinger, a corpn—Domenico Bittette, Domenico Aspromonte & A Rodolice & Bros. 540.47

30TH st, sec 3 av, 50.2x100; Bklyn Fireproof Sash & Door Co—Antonio & Nicholas Sarzo. 76.00

SAME prop; same—same. 75.00

71ST st, 1026-38; Herman Anderson—Johnson Constn Co, Chas W, Olga G & Jno W Isaacson, Jno G Nilsen, Ingerborg, S Nilsen, Mathilda Nilsen, Jno J Moran, Mary C Moran & Jno Johnson. 125.00

W. 17TH st, es, 180 n Mermaid av, 40x 118.10; Watson & Pittinger—Frank Ferranti Michl Di Bitetto, A Rodolico & Bros & Domenico Aspromonte. 540.47

10TH av, 7102; Herman Anderson—Johnson Constn Co & Jno Johnson. 70.00

MAR. 29.

STOCKTON st, 208½; Jacob Berger & ano—Freda Berg, Abr Krefetz & H Rosenberg. 96.75

E 35TH st, ws, 300 n Av K, 180x100; Chestnut Ridge White Brick Co—H K Realty Co. 448.00

SCHENECTADY av, 173-5; Sanitary Fire Proofing & Contracting Co—Johanna Grafton. 565.00

MAR. 31.

ESSEX st, es, 96.2 s Atlantic av, 75x100; Andw P Valentine—Jos D Cohen, Inc & Jos D Cohen. 30.00

ALABAMA av, ws, 100 n Hegeman av, 520x 100; Philippo Lofreste & ano—Leon Lemberg & Paul Paulson, Georgia Bldg Co, Geo Gerzog. Michl Shapiro & Sam Wolfman. 500.98

ATLANTIC av, 500; Dominick M Porcell—Max Weisberg. 146.33

KNICKERBOCKER av, 354; Nat'l Cornice Works—Jos Kahn, Israel Sanit, Frank Kreintz & Nathan Sater. 85.00

NOSTRAND av, 140; Harris Swiryn—"Mary" Gebhardt & Stephen Wilcox. 45.00

STOCKTON st, 208½; Krefetz & Rosenberg—Simon & Freda Berg. 1,329.00

SUTTER av, 866; Benj Weissinger—Saml Glassman. 245.35

APRIL 1.

BROADWAY, 927; Fredk A Rehn—Mathias Figueira. 114.85

PLOT on South Breakwater, "Erie Basin," extending from inlet near swc of said breakwater 400 ft along water front, being about 200 ft deep; Consolidated Roofing Co (Inc)—Theo A Crane's Sons Co & Andw Greis Co. 554.00

APRIL 2.

CHESTER st ws, 225.11 s East N Y av, 50x 100; Wm Natbong—Sam Sohn. 97.79

LOTT av, nec Amboy, 40x100.5; Morris Feinberg—Jacob Rutstein & Annie Paretzky. 68.30

SUTTER av, ns, 50 w Schenck av, 25x100; Abr Taishoff—Abr Gellert & Sam Lyman. 60.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

MAR. 29.

261ST st, nwc Riverdale av; Ames Transfer Co—Sisters of Charity of St Vincent De Paul et al; Mar19'13. 106.35

[2]ST LAWRENCE av, nec Gleason av; Dimock & Fink—Jacob Cohen et al; Jan29'13. 175.00

MAR. 31.

ST NICHOLAS pl, 83-5; Harry Farber—Saml Greenfield; Dec10'12. 514.00

44TH st, nec 3 av, Paul Doppler—Mary A McLoughlin et al; Mar21'13. 154.77

76TH st, 14 E; L K Comstock & Co—S Reaching Bertrom et al; Mar10'13. 415.94

[2]WEBSTER av, es, 100.8 n 182d; Theo C Wood—Greystone Holding Co et al; Mar27'13. 1,411.98

3D av, 875; Henry Klaus, Inc—Henry C Barfeld et al; Jan29'12. 107.66

APRIL 1.

17TH st, 232 W; Pierce, Butler & Pierce Mfg Co—Ole H Olsen et al; Feb25'13. 898.46

BROADWAY, 1770; Berger Mfg Co—Matoaka Realty Co et al; Mar21'13. 45.00

APRIL 2.

CATHERINE st, 76; Knickerbocker Metal Ceiling Co—Minnie Garona et al; Dec29'11. 550.00

MULBERRY st, 3; Knickerbocker Metal Ceiling Co—Milio Anzelone et al; Dec29'11. 80.00

OAK st, 42; Knickerbocker Metal Ceiling Co —Antonio Mariscano et al; Dec29'11. 77.50

10TH st, 370 E; Water Supervision Co—Fannie Werner et al; Mar26'13. 18.00

BROADWAY, 243; Israel Glasser—Union Trust Co et al; Sept4'12. 74.00

SAME prop; Biagio Caoioppo—same; Sept16 '12. 70.00

FORT WASHINGTON av, nec 179th; Bernard Trohn—Holyrood Protestant Episcopal Church et al; Aug20'12. 100.00

APRIL 3.

ELM pl, ws, 261.6 n 189th; Archibald Hamilton et al—Wm S Warren, Inc, et al; Nov9'12. 11,084.40

ELM pl, ws, 261.7 n 188th; A Hamilton & Son—Wm S Warren, Inc, et al; Jan30'13. 11,286.95

24TH st, 43-7 W; Pittsburgh-Plate Glass Co —Rosdorf Co et al; Mar20'13. 1,038.05

.85TH st, 102 W; Ernest S Piper—Jno Palmer et al; Aug14'09. 4.50

85TH st, 104 W; same—same; Aug14'09. 6.65

[2]155TH st, ss, 125 e Courtlandt av; Wm J Fowler—K & C Constn Co et al; Feb6'13. 729.65

[2]SAME prop; same—same; Feb6'13. 731.21

FOREST av, 768; I A Adler Co—Jno Lyons et al; Aug3'12. 179.00

BROADWAY, swc 97th; Jas McLaughlin Co— Fox Amusement Co et al; Feb13'13. 42.00

SAME prop; Paladino Contracting Co—same Dec6'12. 288.75

WEBSTER av, 2519-21; Navias & Smith—Jno Neuman et al; Jan14'13. 121.09

WESTCHESTER av, nwc Jackson av; Grant L Gray—Jno Doe et al; Dec13'12. 43.00

[1]Westchester rd, sec 177th; Marie Hallenbeck —St Joseph's Home for the Destitute et al; Apr 2'13. 321.95

7TH av, swc 58th; Jones & Laughlin Steel Co —Paterno Constn Co et al; Mar17'13. 1,392.27

APRIL 4.

MURRAY st, 2; Angelo Maggio—Geo Munroe et al; Sept25'12. 45.00

6TH st, 333 E; Ike Shapiro—Annie C McCullough et al; Dec9'12. 68.00

147TH st, 875 E; Jos Shanske—Edis Elfin et al; Mar17'13. 190.00

Borough of Brooklyn.

MAR. 27.

No Satisfied Mechanics Liens filed on this day.

MAR. 29.

DE SALES pl, ses, 299.9 ne Bushwick av, 16.8 x100; Jas C Grace—Lucy Kuhlman, Frances Hahn & Zygmart Ostroniski; Feb5'13. 21.07

HINSDALE st, ws, 200 s Newport av, 100x 100; National Sash & Door Co—N Perlick, Abr Segalowitz, L Friedland & M Friedland; Mar 15'13. 548.25

HINSDALE st, ws, 200 s Newport av, 100x 100; Block & Greenberg Lumber Co—Sigelowitz Perlick, L & M Friedland & Kabakow; Mar17'13. 397.12

61ST st, ns, 340 w 7 av, —x—; Eastern Woodworking Co—Bedelia A Bree & Kane Constn Co; Feb13'13. 560.00

SAME prop; Melville H Bettman & ano— Delia A Bree & Kane Constn Co; Feb20'13. 70.00

ATLANTIC av, swc Warwick, —x—; Fiske & Co—Robt Ward & Son; Jan25'13. 170.00

WYONA st, es, 100 n Liberty av, 100x100; Louis Shepeloff—Kramer Realty Co & Abr Cohn; Feb19'13. 70.00

E 10TH st, es, 186.8 s Av K, 86.8x100; Jno Schlosser—Regal Homes Co; Sept5'12. 67.20

MAR. 31.

BALTIC st, ns, 123 e Henry, 25x99.10; Morris G Williams & Co—Maroon Michael & H Kaplan; Oct16'12. 36.00

[3]LINWOOD st, 583; Morris Greenberg—Esther Dooneiff, Weiss & Wolfman & Sigmund Falkman; Sept10'12. 300.00

[3]SAME prop; East N Y Mason Material Co— Abr Dooneiff & Sigmund Falkman; Oct9'12. 126.60

STERLING pl, ns, 100 w Saratoga av, 175x 143; Fanny Feldman & ano—Commonwealth Imp't Corpn; Mar27'13. 1,030.00

SAME prop; Max M Berman—same; Mar26 '13. 450.00

SAME prop; Hyman Handler—same; Mar26 '13. 660.00

SAME prop; Saml Greenhouse—same; Mar24 '13. 1,200.00

SAME prop; Block & Greenberg Lumber Co— same; Mar18'13. 1,200.00

[3]86TH st, sec 16 av, 75x100; Cologero Tardi— Nick Patz & Koloke Realty Co; Jan7'13. 75.00

APRIL 1.

PROSPECT pl, ns, 100 w Ralph av, —x—; Alexander Gelsomino—Miller Bldg Co; Jan8'13. 2,325.00

SAME prop; Alessio P Accardi—same; Jan 18'13. 900.00

PROSPECT pl, ns, 260 w Ralph av, 160x100; same—same; Jan18'13. 500.00

PROSPECT pl, ns, — w Ralph av, 328x100; Atlantic Marble Co—Miller Constn Co; Jan17'13. 1,350.00

W 6TH st, ws, 320 n Av U, 80x100; Patk Tague—Jas Moore, Patk J Driscoll & Pierpont Davenport; Feb20'13. 100.00

NOSTRAND av, 856 & 860; Danziger Painting Co—Philip Bierschenk; Dec2'12. 75.00

SAME prop; same—same; Dec2'12. 309.18

SHEPHERD av, 402; Chas Brian—Reinhard Dillenberg & Eliz Dillenberg; Mar26'13. 30.50

APRIL 2.

[2]ELTON st, es, 100 s Blake av, 20x90x20x100; ELTON st, es, 143.6 s Blake av, 47x90; ELTON st, es, 237.6 s Blake av, 262.6x90; Pittsburgh Plate Glass Co—Milford Constn Co; Feb17'13. 470.00

SAME prop; same—same; Mar15'13. 470.00

WEST st, es, 200 n Av C, 270x100; Antonio Cervodoro—Jas Moore & Dominick Cervodoro; Jan27'13. 225.00

WEST st, es, 324 n Av C, 126.4x100; Saml Glazer & ano—Bristol Bldg Co; Mar24'13. 1,190.00

WEST st, es, 180 n Av C, 144x100; same— same; Mar24'13. 395.00

WEST st, es, 179.10 n Av C, 270x100; Patk Tague—Jas Moore & Bristol Bldg Co; Mar25'13. 584.90

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 27.

American Fire Ins Co of Philadelphia, Pa; Jos J Schumacher; $2,325.86; Van Iderstine & Earker.

Howell, Grace H; Jno R Davidson et al; $1,250; Wesselman & Kraus.

MAR. 28.

No attachments filed this day.

MAR. 29.

American Union Fire Ins Co; S H Kress & Co; $13,801.79; Holm, Whitlock & Scarff.

Morton, Robt; Chas W Lucas; $2,750; W Ferguson.

Harrison, Everett; Max Wyner; $400; H L Franklin.

MAR. 31.

Brill, Martin; A J Picard & Co; $392.02; Pierce, Hulbert & Hopkins.

J P Hynes Packing Co; Emily D Day; $694.88; P M Crandell.

APR. 1

Merrill, Frank A & Wm G; Danl R Douglas; $262.50; C S Sinsheimer.

Midland Linseed Products Co; Theo M Avery; $2,404.47; Hand, Bonney & Jones.

APR. 2.

Rippard, Anna L, admtrx; Don Eure Atwood; $682.36; Greene, Hurd & Stowell.

San Joaquin Valley Electric Ry; E R Couden; $525; J C Wait.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAR. 28, 29, 31, APR. 1, 2, 3.

Buick Auto Repair Co. 49th st, 244 W..Fairbanks Co. Machinery. 408.85

Fisher, Peter J. 243 W 68th..Fairbanks Co. Machinery. 300

Heindl, Martin J & Arnold Rothooss. 208-12 W 124th..Fairbanks Co. Machinery. 433

Behrens & Co. 57 Reade..Fredk Kuhlen. Sewing Machine. 550

J J Hearn Constn Co. Park av, sec 60th.. Otis Elevator Co. Elevator. renewal

S G Arnone. 183d, ss, 55 e Bathgate av, 120.6 x94..Colwell Lead Co. Plumbing Fixtures. 2,853

Borough of Brooklyn.

AFFECTING REAL ESTATE

MAR. 27, 28, 29, 31 AND APR. 1 AND 2.

Basis Realty Co. 78th cor Ft Hamilton av.. Wm Kerby. (R) 836

Cervadoro, Dominick. E 48th cor Maple..Wm Kerby Co. (R) 242

SAME. Maple cor E 48th..same. (R) 90

SAME. Maple, cor E 48th. (R) 60

Erector Realty Constn Co & Sanford Realty Co. Alabama av bet Blake & Dumont avs.. Popkin Gas Fixture Co. Gas Fixtures. 350

The Crispet (Inc.), Christopher av, nr Pitkin av..Excellent Stove Mfg Co. Ranges. 399

York Penn Co. 57th, nr 7 av..Curry & Co. Furnaces. 602

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

MAR. 29.

CONVENT av, ws, 122 s 133d, 71.6x100; City Mtg Co loans Convent Park Constn Co. 52,500

CONVENT av, ws, 50 s 133d, 72x100; City Mtg Co loans Convent Park Constn Co. 52,500

MAR. 31.

HUGHES av, sec Crescent av, 45.8x39.10; Jas G Wentz loans Cosenzo Building Co to erect a 4-sty apartment; 7 payments. 13,500

APRIL 1.

CODDINGTON av, ss, 825 e Fort Schuyler rd, 25x110; North Side Mtg Corpn loans Pasquale Cestaro to erect a — sty bldg; — payments. 1,400

PARK av, sec 72d, 102.2x130; New York Life Ins Co loans E A L Holding Co to erect a 13-sty apartment; 11 payments. 900,000

WEBSTER av, es, 125.11 n 184, 50.11x95.10; Prospecting Co loans Keilbert Constn Co to erect a 5-sty apartment; 10 payments. 30,000

APRIL 2.

166TH st, ns, 284 e Park av, 62x90; Morris Goldstein loans Rafink Constn Co, Inc to erect a 6-sty apartment; 13 payments. 26,000

175TH st, ns, 68.10 w Southern blvd, 60x 101.11; Manhattan Mtg Co loans W A J Bldg Corpn to erect a 5-sty apartment; 12 payments. 35,000

SENECA av, ss, 123.6 e Hunts Point av, 50x 100; Manhattan Mtg Co loans Geo G Graham Constn Co to erect a 5-sty apartment; 11 payments. 40,000

APRIL 3.

53D st, 117-19 E; Montrose Realty Co loans 118 East 53d St Co to erect a — sty bldg; 12 payments. 235,000

68TH st, ss, 174.6 w Mad av, 20.6x100.5; Lawyers Title Ins & Trust Co loans Richd M Hurd to reconstruct bldg; 3 payments. 80,000

MAPES av, es, 195.1 n 179th, 66.1x145.2; Rockland Realty Co loans Schill Constn Co Inc to erect a 5-sty tenement; 12 payments. 39,000

APRIL 4.

45TH st, ss, 240 e 6 av, 40x100; Albt Meyer & Louis Jarmulowsky & Max Markel loan 56-58 West 45th Street Realty Co to erect a 17-sty loft; 11 payments. 175,000

53D st, ns, 90 e Park av, 90x100.5; Montrose Realty Co loans Aeon Realty Co to erect a — sty bldg; 11 payments. 290,000

176TH st, ns, 145.5 w So Boulevard, 50x104; Van Dyck Estate loans C J Carey Building Co, Inc, to erect a 5-sty bldg; 12 payments. 38,000

INTERVALE av, nes, intersec nws Kelly, 147.5x129.9; Manhattan Mortgage Co loans Fair Deal Realty Co to erect a 5-sty apartment; 12 payments. 65,000

ORDERS.

Borough of Brooklyn.

MAR. 27.

STERLING pl, ns, 100 w Saratoga av, 175x 143; Commonwealth Impt Corpn on N Y Mtg & Security Co to pay Fanny Feldman & ano. 1,030.00

AV O, nec E 13, 40x100; Victor Constn Co, Inc, on Lawyers Title Ins & Trust Co to pay Walter J Thurber, trste. 750.00

MAR. 28.

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on Title Ins Co N Y to pay East N Y Mason Material Co. 500.00

MAR. 29.

No Orders filed this day.

MAR. 31.

VERMONT st, e & w sides, bet New Lots & Hegeman avs, —x—; NEW LOTS av, swc Williams av, —x— (6 houses); Vermont Bldg Co on N Y Title Ins Co to pay Empire City Lumber Co. 588.12

LOTT av, ss, 40 w Amboy, 20x100; Annie Weisman on Julius Lehrenkrauss to pay Milford Constn Co. 1,500.00

APR. 1 & 2.

No Orders filed these days.

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

MAR. 29.

Appell, Carl—W Rosenthal.....173.35
Amory, Wm N & Lawrence McGuire—C Gotthelf 527.58
Ackley, Griffin S—Natl Brake Co, Inc.....costs, 221.64
Accurso, Antonio—Chas F Mattiage & Sons.97.37
Bohm, Julius—H Goodstein et al.....1,241.08
Bochner, Isidor—M Goldmuntz et al.....738.56
Braunstein, Julius—F Eckenroth & Son Inc.....469.31
Buss, Louis C—A Pines.....230.37
Christofedes, Geo & Costa Kritzas—C Samios.....342.90
Campbell, Irving—H Boschen.....104.89
Davidson, Saml—H Friedberger.....207.77
Dent, Thos A—Brody Adler & Koch Co...785.49
Emden, Victor—Oliver Typewriter Co.....16.11
Feuerstein, Sam—N Y Hollow Ware Co....65.67
Franco, Ignazio—A J Deer Co, Inc.....126.79
Gordon, Jno J—Kamerman & Co.....120.01
Greenbaum, Abr—B B Katz et al.....233.41
Garguilo, Genaro—Gansevoort Beef & Provision Co, Inc.....27.78
Goldin, Harry—F Kosciow 70.00
Gold, Michl—Fifth Natl Bank.....147.59
Greifner, Morris—L Tarlow.....39.55
Gibson, Jasper M—Jno Wanamaker, N Y..90.56
Hertz, Emanuel—H Friedberger et al.....324.71
Horn, Geo, Jr—A Ullmann et al.....231.66
Hirsch, Patk—E E Hirsch.....269.65
Johnston, Fannie K—Manhattan Leasing Co.....136.71
Kaplan, Isaac—Isaac Lewis & Sons.....135.91
Lawlor, Wm J—W F Behrens.....133.46
Lithauer, Leo—H C Williamson.....22.41
Larkin, Frances—T Bondeisz.....136.47
Ladd, Earnest W—United Royalties Corpn.....costs, 22.41
Lubitz, David—Bond Flower & Feather Co.29.79
Ladd, Earnest W—L Brodwell.....costs, 12.41
same—United Royalties Corpn..costs, 17.41
Leberman, Louis—M L Irish.....25.65
Moran, Edw F exr—A M Frick.....134.41
Maurice, Jos—Noonan & Price Co.....90.63
Metz, Eugene A—C E Abbott.....784.34
Marks, Albt R—J Adler.....37.91
Mendelson, Louis & Louis Tannenbaum—A H Andrews Co .....costs, 680.56
same—J D Irving et al.....costs, 364.86
McCrory, Jas—C W Golder.....34.65
Nierenberg, Jos—T M McCarthy et al.....43.21
Neff, Paula T—Sherman Natl Bank of N Y.112.85
Norris, Richd V—T M McCarthy et al....69.61
O'Toole, Byran—Pure Oil Co.....77.94
Purser, Geo F—C Kurth 399.38
Rashkis, Isaac—Bondy Markheim & Co..207.37
Rebele, Jos—C Herrlich.....32.72
Rosenberg, Jos—B Berman et al.....27.72
Rappaport, Saml—Jarcho Bros, Inc..costs, 17.41
Solomon, Jos—N M Brainson.....113.63
Schimpf, Max Geo G—D R McGinty.....431.41
Schnitzer, Marcus—State Bank 210.23
Siegel, Abr—S Jacobs et al.....143.60
Sydneth, Louise—M Mitmann.....157.50
Squillaci, Salvatore—M H Steinhart.....79.41
Strumwasser, Herman—W Jacobs.....260.12
Sutphin, Wm L—Jno Wanamaker, N Y....329.46
Sedgwick, Theo—H B Spackman.....75.57
Tauber, Beiel—C Pancer.....31.35
Tackney, Matthew—Chas L Seale, Inc....282.74
Walsh, Jno F & Lawrence A—Jno Kock Plumbing Co .....costs, 79.46
Weisman, Saml—D Cohen 127.71
Winder, Jno H—J A Brennan Distilling Co..2,749.77
Weinblatt, Chas—H Friedberger et al.....79.46
Waldner, Bertha—L P Morton.....177.48

CORPORATIONS.

A L Fogel Hardware Co—Sargent & Co....162.96
Brooklyn Heights R R Co—A McCarthy..1,130.37
Coates Commercial Car Co—R S Materson.210.46
Chateau Realty Co—Jac Abrams & Bro....19.11
Gildale, Motor Corpn—Lighting Co.....66.32
Hotel Holding Co—Wetherbee & Wood.....costs, 99.52
Melrose Iron Co—C Dages.....115.91
Nester Holding Co, Louis Manheim & Jacob Manheim—I I Wolf 220.79
Troy Pacific, Inc—M H Steinhardt.....393.41
Tri State Ry & Electric Co—Turba Blower Co.....1,235.88
U S Gypsum Co—J Mautsewich.....7,714.60

MAR. 31.

Adams, Rose—People of the State of N Y.50.00
Anderson, Edw—W Ryerson 367.36
Adler, Sarah—H Mindlin 216.00
same—M Bressler 216.00
Aginsky, Saml—J Marcus Wood Working Co.....19.32
Barbieri, Pietro & Maria—A De Franchi et al.....284.67
Bellmer, Rutherford—Fritz Handrick & Sons, Inc 16.16
Buss, Louis C & Wm Wanner*—S Heller.235.81
Butler, Sheldon L—W E Taylor.....496.53
Blumenstock, Saml—W J Sragow.....35.83
Baker, Annette G—Warren M Lincoln Co.125.85
Borok, Philip—German Exch Bank.....982.07
Berko, Margt—R Baldel et al.....439.15
Bagen, Lena, gdn—A H Joline et al.costs, 63.00
Cohen, Ida—Lord & Taylor.....45.86
Conkling, Jno P—C F J Weber.....295.21
Cushman, Avery E—E P Dutton & Co....93.34
Callahan, Thos—Dimock & Fink Co.....82.39
Christenson, Louis—Hanover Novelty Co..89.41
Coughlin, Frank J—Thos C Edmonds & Co.66.51
Clarke, Robt E—N Y Press Co, Ltd.....105.22
Catharall, Wm M—Lord & Nagle Co.....costs, 63.00
Calandra, E & Francesco Oceno—F Lavore.35.10
Chamberlin, Fremont C—Metropolitan Life Ins Co 250.65
Cushman, Herbt F—A H Joline et al.costs, 68.00
Cappon, Thos W—American Lithia & Chemical Co .....costs, 124.61
Conn, Cora A—K S Conn.....costs, 470.15
Duncan, Henry S—A Mayer 250.61
Drucker, Ruth—Oakland Motor Co.....240.66
Dougherty, Jno—Rosenblatt & Son.....115.46
Dann, Jos S Caplain et al.....128.19
Evans, Harry—L Rosenthal 70.17
Eichner, Emanuel—C H Lanman.....81.67
Findlay, Minnie H—S D Agnostino.....415.00
Ferrara, Tony—H Haas 69.67
Fink, Meyer—American Hebrew Pub Co...35.25
Feinsilver, Benj—L Feinstein 41.72
Freedman, Louis & Saml—L Rosenberg et al.....4,624.79
Goldstein, Max—S May 594.65
Gardner, Mary E—Lord & Taylor.....392.46
Goldfarb, Philip—S D Matthews.....111.92
Greenberg, Jos—Smith Gray & Co.....40.16
Garolsky, Louis—L Goldstein 90.66
Goodstein, Morris—N Roth 121.86
Gaffney, Michl P—Kerin & Dunn.....382.20
Griffin, Geo T—D L Jones et al.....21.26
Grannis, Chas—A Lewine 64.47
Ginsburg, Maurice—M Heller et al.....89.88
Goldberg, Jos—P C Brown.....1,650.45
Griffin, Geo T & Henry C Pruden—New England Envelope Co 20.79
Guira, Anthony—Wm H Henry & Co.....62.05
Herman, Gertrude—B Goldstein 84.31
Herman, Gussie—E Hannel 152.04
same—same 359.41
Howe, Alfred J W—Whitcomb Metallic Bedstead Co 148.20
Horn, Paul S—G Venuti 293.04
Hotman, Geo M—Ball & Jewell.....45.64
Hasbrouck, Chas D & Anna C—F Young..642.70
Hull, J Harry, trste—F J Palmer et al.....costs, 121.70
Hills, Wm & Wm Jr—Poel & Arnold...3,166.47
Homatoz, Jas M—Whitehall Realty Co..312.19
Heller, Robt—Saks & Co.....43.38
Hebron, Jas*, Jas Hebron Jr & Saml Bergoffen*—D A Doran 117.70
Hoffman, Henry C—Van Houten & Ten Broeck Co 219.95
Hering, David—R Batchelor 1,150.43
Hinerfeld, Saml, gdn—A H Joline et al.....costs, 68.00
Hart, Eliz M—Greenhut Siegel Cooper Co.192.72
Ingrassia, Antonio—F Lavore 179.62
Johnston, Jas R & Wm McShane—West Side Bank 793.10
Johnson, Carl—A H Joline et al....costs, 10.88
Kraemer, Abr F—H Tannenbaum et al...333.59
Kraemer, Edmund C—H M Chester.....127.56
Kucera, Filomena admr—G W Linch.....costs, 128.88
Kahn, Mary J—Saks & Co.....51.40
Kennedy, Jas S—S Stein & Co.....469.87
Levy, Edna & Annie Cohen—M Fishberg..80.51
Lippmann, Wm J—Elway Co.....26.87
Levy, Morris—S K Johnson et al.....162.22
Leonard, Geo E—Stearns Lime Co.....93.61
Lichtenstein, Sol K—C S Hirsch.....1,547.70
Levick, Douglas G G—I Stemberg.....776.39
Lehman, Adrian—J Rosenberger 101.86
Levinson, Benj—W Harrower 155.69
Luszarinck, Alec—A H Joline et al..costs, 68.00
Licker, Sam—L Cohn 68.01
McDonald, Edith—J P McDonald..costs, 130.07
Matthews, Robt E—F L Scripture.....156.90
Miller, Herman—A H Joline et al..costs, 68.00
Maretzsky, Israel—same .....costs, 77.50
Mule, Domenico—F Levore 43.62
Monaco, Angela M—A J Romagna.....188.72
Murphy, Wm L—L Gura et al.....70.61
Mindlin, Isidor—H M Field 26.01
Moffa, Thos, Frank Fanelli & Salvatore Mastroiani—Ackerman & Weiss 161.91
Marshall, Albt A—E F Wohlvert 65.41
Myers, J Franklyn—C H May.....274.04
Murphy, Frank J—Tyson & Co.....60.77
Morton, Geo V—Climax Stationery Co.....18.39
Nitke, Abr—H J Block.....56.51
Nolkes, Emma—E N Elmore 175.47
O'Connor, Jos J—R A Nolan.....54.16
O'Rourke, Patk, O'Rourke Bros Co & Mass Bonding & Ins Co—R Sellite 774.41
O'Dwyer, Jno—A H Joline et al....costs, 68.00
Ocello, Francesco—F Lavore 93.45
Porter, Evelyn, gdn—P L Schell.....76.94
Pizza, Alden—I Kostel et al.....50.41
Pirk, Amelia & Fredk—A S Wright.....692.74
Perfetto, Angelo, Tomasso Adamo Jr & Geo Ciaccio—People, &c 300.00
Penfield, Wm W—American Radiator Co..63.72
Pigueron, Geo H & Philip Reilly—H P Read Lead Works 404.22
Reich, Abr—Zodikow & Wieder 60.97
Rosenfeld, Moses—Henry Cohen & Co....130.67
Rowan, Edmund—International Milk Products Co 61.91
Rothschild, David—A L Blum.....2,213.51
Reddy, Patk—P McGinn 11,617.73
Rashid, Wm—L Goldenberg 95.46
Simon, Louis—Hildrith Varnish Co.....135.37
Schuck, Ludwig—Jno Wanamaker, N Y.....costs, 110.34
Schiller, Max—Spear & Co.....147.30
Schneider, Simon—N Marks 382.29
Schultz, David A & Rose—A H Meyer..7,551.52
Spock, Leslie E—H J Haecker.....157.34
Solomon, Ellis—Brooks Bros 65.91
Sessions, Leigh J—H E Roys.....1,018.97
Schlosberg, Max—A M Engel 332.28
Sturm, Maurice—H S Beidelman.....367.80
Stange, Rudolph—B K Bloch.....252.41
Sweetzer, Wm A—S Hoffman.....47.41
Shafran, Abr—A H Joline et al....costs, 68.00
Townsend, Robt & Geo Mann—H Rush....47.23
Tipaldo, Nicola—V Arezzo et al.....223.89
Vogel, Anna—L Helmanowitch.....62.41
Walker, Saml—Traymore Tailoring Co....60.28
Wagner, Mary E & Ada Vosburg—Geo L Storm & Co 154.41
Wohlgemuth, Adolph—E Peterson 107.79
Whitlock, Thos W—R Bauer 74.26
Wachsmann, Sam—J M Chanut & Co.....40.15
Wray, Albt A—Shaw Walker Co.....313.01
Wood, Gertrude A—J A Lahn.....48.01
Wolff, Jules & Edmund J—I M Smith....350.50
Woods, Jules & Edmund J—I M Smith..350.50
Woods, Jeanne—A Smith 62.28
Walsh, Matthew J Jr—T Flynn.....161.90
Wray, Chas M—H F Paschal.....45.70
Wolters, Florence L—J F Wolters..costs, 67.92

CORPORATIONS.

Towanda Constn Co—Olin J Stephens, Inc.....378.01
Avon Hotel Co—S May 52.98
Ducker Co—J Lamberta 227.45
Victor Holding Co & Flushing Iron Works—Grossman Bros & Rosenbaum.....406.67
E Zimmerman & Co—A Benedict.....264.41
Herman Raub, Inc—Franco American Baking Co 542.67
same—same 104.71
Holzwasser, Inc—S A Rosner et al.....235.13
Bellewood Constn Co & Harry M Pearlman—S Resnik 188.21
Standard Sand & Gravel Co—A L Blum..111.24
Progressive Trading Co—House Furnishing Review Co 162.13
Advance Electric Co—Blake & Johnson Co.....106.11
Acken-Nightingale Constn Co—R I W Damp Resisting Paint Co 84.41
New Paltz, Highland & Poughkeepsie Traction Co—Traction Materials Co.....456.61
Raymond Bassit Co—D L Jones et al....100.21
Renault Freres Selling Branch, Inc—A Brudie 6,702.88
Universal Truck Co of N Y—W E Pruden Hardware Co 132.80
Manchester Garage Co—W E Pruden Hardware Co 36.35
Connecticut Raincoat Co—J Balkin.....273.33
Lindhurst Lumber & Supply Co—Z Hayhew.....1,060.40
Holsopple Supply Co & Saml Walker—Traymore Tailoring Co 60.28
S Murphy Trucking & Rigging Co—J J Hayes 79.41

APRIL 1.

Abramowitz, Sol & Dora—J Willner.....39.00
Avallone, Leopold & Gennaro Gargilox—M Vanazio 146.91
Albert, Saml—Bond, Mtg & Securities Co.....1,469.35
Abramowitz, Isidor—C Bergenfeld et al..196.11
Abbott, Alson M—A A Holden 668.20
Balassaa, Cornelius C—P A Basler.....66.41
Berkowitz, Ignatz—L Frank 155.11
Behre, Edw P—McMann & Taylor Co.....150.76
Budner, Anna—N Y Tel Co.....29.70
Bleiman, Regina—M W Realty Co.....5,042.21
Beveridge, J Wallace—Berry Hotel & Commercial Co.....607.45
Bielfield, Louis & Saml Hyman—A J Schwartz.....398.62
Brigante, Michl—Crescent Star Realty Co...2,368.81
Cushman, Averv F—J B Lyon Co.....70.71
Chinnick, Edgar E Jr—N Y Tel Co.....32.51
Chandor, Jack F—H A Chandor.....costs, 23.20
Caldarera, Elena—Coney Island & Bklyn R R Co 80.32
Dorfman, Jos A & Louis Dorfman—H U Robinson 481.08
Dolan, Thos F—J Lawlor 227.43
Ernst, Ehler J & Henry J Roberts—National Nassau Bank of N Y 204.24
Fordon, Jos & Irving—C Weinblatt.....64.41
Frank, Alex—E Rosenstein 579.65
Friedman, Fannie or Temmie—P Morenies.139.23
Fishman, Abr & Jacob Levine—I Zeitsoff et al 182.21
Fidler, Henry—A H Lea et al.....39.55
Frymier, Albt P—P & F Corbin of N Y..334.37
Foye, Andw E—Park & Tilford.....188.31
Fuller, Henry H—J D Gerken.....390.08
Gordon, Morris—Sulzberger & Sons Co....65.33
Glauser, Fredk—same 181.83
Gordon, Wm—same 32.65
Gold, Hyman—M E Fox et al.....37.25
Garth, Chas—Press Pub Co.....30.33
Gardner, Geo B—E E Kleiner et al.....64.56
Gillespie, Henry L—J Schanz 308.41
Gogolin, Adolph—J W Place 76.80
Glass, Hyman & Jos Wartalsky—L Straub et al 528.45
Grebe, Theo—Ferdinand Gutman & Co....194.21
Heller, Fredk, Paul Heller, Louis H Hanstein & Ruth O Heller—C H Herche 1,657.65
Henry, Arthur—Park & Tilford.....76.35
Heins, Nich—F E Boehmcke et al.....130.23
Heyman, Wm—N Rosenberg 329.84
Joseph, Sol J—A Joseph .....costs, 108.30
Jacoby, Maurice—A B Leavitt.....30.93
Kochman, Philip—L De Jonge et al.....77.56
Karasinsky, Abr—Hebrew Free Loan Society, Inc.....59.65
Kerby, Jno E—E G Soltmann.....543.09
Katz, Leon—S Cohen 45.00
Lieberman, Saml—M Braus et al.....211.22
Lederer, Geo—Manchester Garage Co.....71.52
Learnard, Geo E—Stearns Lime Co.....93.61
Luciana, Victor—American Pressing Iron Co.....76.29
Morea, Nicola & Michl—R Siciliano.....195.07
McCann, Walter E—N Y Tel Co.....37.81
Molinari, Michl F—F O Pierce Co.....126.33
Maurer, Jno C—R Bruce 107.49
Milne, Henry—Board of Education City of N Y .....costs, 106.85
Marks, Jacob—S Langsdorf et al.....30.38
Muir, Jos—Vacuum Specialty Co.....40.90
Mintz, Kenny—A L Kass 709.72
Meyer, Rosie—M Herman 115.00
Mohrman, Clarence R—J J Dowling 113.26
Nolan, Wm A & Chas G Taylor—Deverall Perfection Mfg Co.....90.31
Neithardt, Arthur—W F Goldstein.....40.41
Paxton, Jno C—W J Kress.....1,527.21
Pope, Robt A & Jas Edw Dorsey—F W Pauling 97.31
Polekoff, Sol—A Gutman et al.....103.01
Pavlow, Leo—Geo L Storm & Co.....41.81
Quellinan, Michl—S Cohen 84.66
Queen, Emmet—F M Aiken.....2,537.96
Reinhardt, Chas J—M Mavelow et al 94.43
Rieser, Solon J—Saks & Co.....44.41
Rummelsberg, Morris—B Mark et al.....66.41
Rizzotta, Antonio—David Stevenson Bwg Co.....593.37
Ronner, Henry H A—P D Windecker et al.140.44
Rifkin, Bernard & Jacob—J J Rofrano...709.81

Schneider, Jno—J W Place 90.72
Stevens, W Lewis—E Hatch Jr.....3,549.92
Shea, Michl –J J O'Grady.....96.91
Schor, Wm & Clio—M Brauer et al.....294.80
Sheppard, Jas J & Arthur Schultz—W R Marshall 507.69
Shipman, Leonard A S L Pakas.....65 84
Stephens, Harr—A Parsell 34.31
Seidewitz, Ferd—Crane & Clark.....85.47
Sutherland, Clarence E—Natl Surety Co.....costs, 38.32
Schenker, Saml—Schwarzschild & Sulzberger Co.....205.75
Sharpe, Thos H—La Fontaine Ave Realty Co 82.76
Seitz, Wm & Alex Anderson—West Side Bank 324.59
Swan, Jos J—D Sellinger.....1,197.88
Straight, Milton R—B T Morgan.....133.61
Sack, Louis—Tip Top Toy Co.....270.66
Solomon, Jacob—M Schachter 75.85
Slowig, Wm—Seminole Distilling & Distributing Co.....51.33
Schmidt, Sven R—A L Wolbarst 86.30
Sinsheimer, Jerome M—Victor N Munes Co.27.44
Solomon, Jacob—I Schachter 75.85
Singer, Frank—Saml Brand & Sons, Inc..224.59
Stocker, F Wm—London Guar & Accident Co, Ltd 74.67
Solomon, Bernard—L Mansbach 682.74
Squires, Grant exr –L Di M Salzano.....177.00
Schauferberger, Hans—F Forman.....114.03
Thomas, Jas H—Jno Wanamaker, NY....104.71
Teufel, Otto—H Meyer.....costs, 126.62
same—H Schreiber .....costs, 126.62
Tyroler, Jos—L Hartenstein.....111.81
Tames, Peter—S Salomon et al.....29.41
Volpe, Emil—Dommerle & Co.....178.67
Woolworth, Jas G B—J J Chrystie.....145.61
Wakefield, Edwin R—F E Huntington.....87.81
Weil, Sallie—Jno Wanamaker, NY.....76.62
Wiedhopf, Oscar—Holtz & Freystedt Co...29.56
Wendell, Lewis L & Harry C Partridge—N Y Tel Co.....33.33
Wolf, Morris—L Schwalbendorf.....25.00
Williams, David Y—Illinois Surety Co....32.75
Wiener, Ike—Geo L Storm & Co.....32.62

CORPORATIONS.

Kramer Contracting Co—A Starobin 113.71
Kramer Contracting Co & Max J Kramer—L Levine 318.97
St Regis Co—G W Palmer .....costs, 27.29
T Briggs & Co—Jno Newton Porter Co....248.82
Alpha Constn Co, Louis Gerbine & Adolph Hirschfeld—T C Wood 526.33
Granite Spring Water Co—Jno Wanamaker, N Y 241.16
Hennebique Constn Co—Frank P Bennett & Co, Inc 168.91
Fifty-Second Street Hotel Co—F Schenck & Sons Co.....130.50
Benvenue Granite Co & Wm A Engeman—Lafayette Trust Co 66,688.34
Dry Dock, East Broadway & Battery R R Co—M Fertig 25.00
Companhia Exportadora de Cafe de Santos—R Ullmann 3,079.11
Equitable Realty Co—J Haydock.....35.57
Lipzin Co* & Kenny Mintz—A L Kaas.....709.73
Hunterdon Realty & Constn Co—F H Ross. 5,233.41
North Pole Wafer Co—I Weissman et al..35.16
Annex Homes of N Y City—N Handman..52.41
Latin-American Export Co—Pittsburg Steel Co. 196.70
Standard Raincoat Co—J Preiss et al...2,041.05
St Regis Cigar Co—G W Palmer....costs, 27.29
New York, N H & H R R Co—J Welden..750.00
Harrison Constn Co & M L Harrison—H W Palen's Sons 199.50
51-55 Lexington Ave Co—Ruud-Nilsen Co. 4,769.41
Perlitch's Pharmacy, Inc—People, &c....161.91

APRIL 2.

Anderson, Alex & Interurban Bldg & Real Estate Co—West Side Bank 450.00
Albert, Nathan—L S Gardella 41.00
Booker, Anderson & Wm—E Auswaks...112.23
Bonta, Leon R—H E Insley 100.01
Bradt, David L—Flint Furniture Co.....102.89
Briggs, Walter—E Briggs .....costs, 71.40
Budlong, Schuyler S—H B Pearsall Jr...375.90
Bowtell, David W—I Weaver.....55.00
Brady, Marguerite admrx—Pennsylvania Steel Co.....costs, 64.59
Brant, Grace P—F De Foster et al.....1,046.30
Butler, Jno P assignee—City N Y..costs, 134.61
Bunims, Morris—Eastman Machine Co....281.06
Cohen, Philip M & Milan Aschendorf or Max Aschendorf –S Stern 26.87
Campbell, Irving—B W Burger 72.44
Corn, Morris—Izel Import & Export Co..445.80
Cusack, Jas M—J Kemp 34.76
Coughlin, Frank J & Gennaro Fico—Pierce Butler & Pierce Mfg Co.....317.15
Cowley, Arthur—P Warren 91.37
Canty, Jos C—I Weaver 51.00
Downey, Wallace—S S Brewster et al...109.72
England, Jennie I & Harry C—Henry Klein & Co.....305.00
Ehrgot, Oscar J—J H Sters.....137.16
Elfin, Barney & Louis Enoch—H Goldberg.207.52
Englander, Philip—Workingmen's Co-operative Pub Assn 40.91
Dix, Jacob J—Manhattan Top & Body Co, Inc 74.41
Farrington, Irving K—E P Merritt....7,021.36
Fessel, Oscar—A Brokman 220.90
Frowein, Jno J—S Priest 125.75
Fitzgerald, Edw F—M Glassberg et al....145.41
Frozen, Julius—Simpson Crawford Co...350.41
Farrell, Luke—S McFarland.....costs, 27.67
Furmansky, Morris—M Jaffe et al.....178.17
Glatner, Caroline extrx—H Younker....4,960.54
Goldstein, Morris—I Goldowitz.....145.60
Guttenberg, Saml—A Strauss et al.....39.65
Gunn, Robt A, the younger—L M Gunn.... .....costs, 146.92
Goetz, Paul—Francis H Leggett & Co.....61.41
Geissenheimer, Chas –D Ryan 217.93
Gilmore, Harry, Harry Gilmore Co & Harold Spielberg—Reischman Co..... .....262.83
Gminder, Gus A—S Hatch 287.42
Ginsberg, Rae—B H Arnold.....398.11
Goldberg, Chas—A H Brill 81.61
Heitman, Christian F—T F Brennan..... .....costs, 68.22
Hoppe, Martin—H Hesse 124.63
Hencken, Wm F—Investors Agency....3,172.31
Hoffman, Augusta—P Friedman et al.....19.41
Jenkins, Jos T & Virginia M—C T Paterno. 242.23
Jenks, Harry or Harry Lenchner—A B Aaranson 105.01
Johnston, Wm E—A Saftler 35.56
Kaminsky, Jno—H E Stout Co.....67.56
Kuhr, Karl F—M A Fitzpatrick.....1,165.00
Knabelschul, Henry S—Simpson Crawford Co. 73.01
Kruhl, Louis—I Goldowitz 64.90
Keirns, Arline R & Jno H—I Keirns...2,153.52
Lugt, Geo—Geo F Moore, Inc.....60.17
Loewinger, Tillie, Jos Loewinger & Mishka Keller—M Lustig 272.10
Leclaire, Helene—H P Wrone et al.....28.14
Levy, Robt—S Casola & Bros Inc.....173.88
Levy, Ida—H Walkan 36.09
Latino, Anthony—J H Bachmeier et al....77.69
Levy, Julius—M M Silverman.....91.61
Ludlam, Harry A—M Ludlam.....6,264.84
Lewis, Dora & Rose Cohen—B Zurck et al.31.31
Lindenaier, Louis J—Nathan Grebel & Sally Cohn—I S Frank 101.31
Lederer, Geo W—London Realty Co..costs, 20.31
Levinson, Harry M—S Lipschitz 27.15
Levy, Morris—A D Whiteside.....2,704.98
Lester, Geo H—H L Deal.....9,074.74
Lindig, Chas E—Mazza Constn Co.....39.72
Moran, Bernard T—P Gallagher 94.65
Mullholland, Kath—W Bailey.....48.01
Menzel, G Ewald—A G Strance 93.18
Michaelson, Abe & Bessie—I Levin.....166.94
Miller, Chas A—M C Schaffer.....2,148.10
O'Reilly, Thos—J Kemp 38.96
Ogilby, Stewart R or W S R Ogilby—Queen Assurance Co of America 199.86
Post, Jas H trste—W Logan.....costs, 117.29
Poupard, Sarah A admrx—L Constable et al. .....costs, 109.88
Quinn, A Johnson—Morning Telegraph Co.129.48
Riley, Jno—W Fitzhenry et al.....276.19
Rogaliner, Maurice—P A Lee.....84.01
Rosenbaum, Ike—Royal Display Fixture Co, Inc.....157.21
Root, E Earl—J G Shaw et al.....71.65
Ramagli, H Salvatore—M Tedeschi.....45.40
Rich, Berthold A—Packard & Co.....3,594.07
Stieger, Wm—J Kemp 15.99
Strautt, Ida—Francis H Leggett & Co....246.50
Singer, Frank J—G Cahn.....103.13
Steinberg, Meyer—E Kahn 136.81
Silverson, Jos & Bernard London—S Ephraim. 144.21
Schor, Gussie—A Kommel et al.....72.90
Schultze, Herman—R E Doolittle 34.41
Sullivan, Mary E—A R Strasburger et al.374.86
Simon, Harry—89-90 Co.....329.41
Schmidt, Frieda—H A Benz 136.40
Silverman, Saml—W Cohn.....59.79
Struthers, Jno W W—A F Moore.....6,019.03
Spencer, Julia W—C Queller.....74.36
Trombetta, Frank—Flood & Conklin Co....70.58
Tanenbaum, Emanuel—E K Rossiter.....964.42
Theophilakos, Geo—Natl Cash Reg Co....195.75
Tettelbaum, Jos—W S Linnekin.....639.86
Von Kada, Lajos—Title Guar & Trust Co.370.91
Wilkes, Nathl R—R D Bieber.....2,946.34
Weaver, Thos N—Twin State Realty Co..146.46
Wilks, Eliz A—R Greasan.....costs, 504.74
Weissman, Adolf, Abr Cohen & Julius Stoller —S Yudin et al 84.65
Wolff, Bernard, Simon Wolff & Augustine Stores—Dochtermann Van & Express Co.64.41
Ward, Theo H—P R Opp 113.76
Weyrauch, Agnes gdn—C Hensle...costs, 108.18
Wise, Harold M—P Shotland 345.65
Zatulove, Nathan—E J Klein.....25.82

CORPORATIONS.

Pioneer Waist & Dress Co—J Stern et al. 143.02
Leonard Keil, Inc—Denivelle Co.....272.69
B Crystal & Con—F Sahan .....costs, 88.40
Andk E Foye Co—W H Hendrickson.....115.41
Gordon & Stein Contracting Co—Western Film Exchange of N Y 112.61
Inslee Co—Seymour Co.....1,138.89
Manhattan Electrical Supply Co—Madison Square Press Inc 231.91
Andw E Foye Co & Andw E Foye—W H Hendrickson 863.22
Fulton Bell Co—R S Ruggles & Co.....285.16
Friedman-Gottlieb Co—S Gladstone.....170.99
McKinley Storage & Van Co—G Brunswick.102.97
Natl Surety Co—C F Bond 1,644.70
Herba Laboratory—Concors Massel Press..44.41
Leslie Bros Engineering Co—P B Duryea.742.29
Rhinelander Real Estate Co & Mary A Chisholm—Geo A Fuller Co 149,147.36
City of N Y—R Rootman 93.80
same—W Rootman .....costs, 81.00
Carman, Sylvia Cigarette Co—W L Heatley et al 51.66
Defender Constn Co—D Hauser 2,108.90
Broadway and Twenty-First St Co—Metropolitan Life Ins Co.....10,851.96

APRIL 3.

Anderson, Chas—L Baumann ....costs, 118.05
Altman, Morris R—D Davidson et al....25.41
Aronowitz, Saml—H B Claflin Co.....60.42
Anderson, Alex & Jno L Caven—West Side Park 217.08
Bernstein, David—W Anderson.....265.91
Boeniger, Jno—Rohrs Meyer & Co.....233.05
Bernstein, Martha & Benj—J Lanzano..1,380.36
Bendheim, Berthold—Geo A Kessler & Co 1,984.36
Browne, David A—N Y Tel Co.....73.66
Bagley, Frank A & Gustave Amos—N Y Tel Co 48.03
Braid, Wm—M C Feeter.....618.04
Bradley, Jno P & Wm Sullivan—Jas M Bell Co 252.25
Bruce, Annie—People, &c.....1,000.00
Bedell, Elmer & Drusilla—A L Powell....347.95
Coope, Herbt C—Commonwealth Trust Co.341.91
Crotty, Peter J—J B Flaherty.....602.77
Caldwell, Wm H, Jr—Horace S Ely & Co.39.41
Cohen, Abr & Sarah*—H Rosenblum....143.45
Corn, Henry—Met Life Ins Co.....10,851.96
Cook, Wentworth M S—Conrad Ingold Co.28.91
Collins, Patk—R L Crooks.....costs, 87.85
Devlin, Michl E & Helen K—Twelfth Ward Bank 909.88
Davidson, Manuel—C E Scofield.....43.03
Doohter, Saml—Bklyn Heights R R Co..110.36
Di Corcia, Jos—F Rogers.....106.11
Doctor, Emanuel—A S MacDonald.....36.77
Ewing, Bernard M—P Steet.....322.79
Dixon, Wm H—P MacDonald.....25.61
Ernst, Wm L—W F Boardman.....138.69
Fisher, Morris— S Borten.....30.65
Fiert, Meyer—I Bernstein.....42.65
Fishbone, Maurice H—F H Boynton.....270.69
Foye, Andrew E—Oradell Stock Farms..183.37
Gordon, Isaac & Abr Stein—I N Achwartz et al 186.81
Grayboys, Saml—V C Emden.....52.16
George, Jos—Majestic Mfg Co.....22.48
Greenstein, Bernard—L J Dorsen.....185.56
Goodfried, Emanuel B—B Siegel et al....450.70
Holzer, Jacob—Jos Stern & Sons, Inc....92.73
Henrickson, Henry—O'Brien Constn Co .....costs, 108.38
Hyad, Robert & Wm A—N Y Tel Co....80.56
Hanlon, Daniel—Central Bridge Coal Co.132.10
Hillery, Frances—A & J Engel, Inc.....99.09
Hasey, Wm H—J Beseher.....75.27
Herman, Morris—Colonial Distributing Co.39.79
Hausman, Moses & Moses Caleff—Leon Hirsch, Inc. 219.37
Johannsen, Saml J—E De Wolf et al....28.94
Jennings, Harry, Fredk G Weir & Jno H Williamson—C A Cole 186.81
Kropf, Chas, gdn—City of N Y....costs, 107.85
Kelly, Hugh P—Julius Kessler & Co....78.53
Kistler, Milton S—W S Powell et al....121.24
Kutner Jno J & New England Casualty Co—People, etc 1,000.00
Luther, Edw S—Lord & Taylor.....163.58
Lamb, Jas & Annie K Lamb—F L Bacon.127.82
Lyons, Michl—Blumenthal & Bickart....246.10
Lechnyr, Mary & Wm—C C Hill.....790.56
Lubarsky, Simon—C Brickelmaier et al..467.95
Lichstein, Sigmund—S Samodovitz.....107.91
Lonshein, David — Arb Falick—K Ress.69.40
Lowenstein, Annie & Jos Kedofsky—People, &c. 300.00
Lewis, Jos H—O Lorenz et al.....76.37
Levy, Abr A & Empire State Surety Co—People, &c. 300.00
Landes, Leonard—P Steet.....104.51
Moeller, Wm—Peclle Co.....384.06
McIntosh, L J—H Miller & Co.....52.57
Maas, Jeanette C—N Y Tel Co.....74.01
McGowan, Jno—O'Brien Constn Co.costs, 108.38
McEwan, Oliver—A H W Chislett.....163.18
McEwan, Margt R—Midele Leigh Co.....45.26
Marsell, Fredk S—J Santich.....128.15
Mooney, Thos J—F H Boynton.....33.15
Madden, Mary—G Cunningham....costs, 106.85
Mitschler, Geo—N Y Tel Co.....48.58
McHenry, Edw D or Edw D McH Latham—A N Mendelson.....133.20
Morrison, Morris—S Samadovitz.....35.29
McDade, Robt—E De Wolf et al.....51.29
Marcus, Annie & Irving M Blate—J E Margott Co 283.34
Mallory, David D—J M Ehrlich.....costs, 52.83
Nicoll, Wm—Sammis & Downer Co.....32.53
Newton, Ranney B—N Y Tel Co.....47.29
Parker, Willard, Jr—L Sherry.....451.71
Podolsky, Phillip—S Samodovitz et al...120.82
Payton, Corse—Central Electrical Supply Co. 166.33
Prochaska, Harry—N Y Tel Co.....81.60
Phillips, Lawrence C—"Rectors"....costs, 111.03
Pendergast, Jackson T—W F Boardman..112.91
Rosenfield, Max—D F Briggs 91.22
Russell, H Everett—Lord & Taylor.....191.80
Ryder, F Crocker—A W Brown.....346.07
Rutis, Alphonse A—Western Union Telegraph Co 46.36
Ruston, Zena M—N Y Tel Co 40.09
Richter, Chas—S Klar et al.....costs, 38.95
Radwaner, Alfred A—N Y Tel Co.....61.07
Rightmire, Wm H—A O'Hara.....10,000.06
Ritchie, Alel—J A Dusmanes.....28.90
Rotschild, Baer & Louis Kleinman—L Landesberger 228.10
Rubenstein, Aaron—E Casabianca 136.90
Reynolds, Frank—Eiermann Realty & Constn Co 593.91
Robinson, Florence A—E Timer.....102.39
same—B Rappaport et al.....72.41
Raphael, Saml H—I Witkind.....427.47
Raphael, Saml H—D Greenberg.....61.57
Seffs, Jennie—Nassau Electric R R Co..... .....costs, 111.85
Suchy, Chas R—M S Brikhahn 49.31
Solomon, Abr L—I M Levy 85.66
Smyth, Jno adm—Yorkshire Realty & Constn Co .....costs, 108.38
Sussman, Matthew—J Goldman 25.12
Stevens, W Lewis & Jas W Henning N Y Tel Co 243.69
Segall, Henry—H Yarmowsky.....420.01
Schwab, Jos S—I Goodman.....costs, 128.82
Sloane, Clifford A—P MacDonald.....30.91
Thompson, Jos H Jr—A Goldberg.....135.41
Travis, Jno L & Jno Adriance—E Gould..108.40
Troumbas, Alex—N Y Confectionery Utensil Co 38.94
Trotta, Enrico—N Y Tel Co.....45.28
Thompson, Jos & Paul F Pinkham—C Clark. 209.22
Ullman, Richd—Cohen & Lehman Co.....55.27
Van Loan, Irving S—I Morimuro et al....122.85
Wachsman, Saml—Stone Bros & Co.....45.61
Watson, Thos B Jr—Evans & Thomas....968.43
Wolff, Geo & Wm—Chicago & North Western Ry Co 53.57
Zatulove, Martin—E J Klein.....25.32
Zimbardi, Maria or Raffaela Pescetella or Buongiovanni—M Biondi 97.72

CORPORATIONS.

Realty & Brokerage Co—H Spielman.....383.02
Acken Nightingale Constn Co—U S Express Realty Co 181.91
Anthony Auto Body Co—H Auslander....524.59
American West Indies Trading Co—M Smith. 11,510.77
Bluestein Co—Chas Gottlieb & Co.....419.19
Georgia Bldg Co—Manhattan Holding Co.267.53
Jno Gass Sons—H Both 37.62
Imperial Auto Co—V J Shear.....20.40
J L Kessner Co—Chas W Lamb & Co..2,576.80
Queens Land & Title Co—Security Bank of N Y 1,699.74
Warren M Lincoln Co—W F Baker.....828.02
Hasbrouck Piano Co—Western Union Telegraph Co 43.27
Brown Realty Co—N Y Tel Co.....62.18

Judgments—Manhattan and Bronx (Continued).

Co-operative Purchasers League—N Y Tel Co 47.57
Commercial Bureau Co—same 200.00
Foreign Commercial Bureau Co—same... 101.97
Firex Co of America—same 49.86
Field Electric Gas Co—same 60.67
Leonard Engineering Co—same 59.48
L & A Realty Holding Co—same 80.71
Model Constn Co & Dry Dock Trim Co—H C Leffler 165.02
Dillman Fire Proof Constn So—G I John. 1,140.26
Manville Estates Co Inc & Bartholomew Viola B S Deutsch 95.72
Kramer Contracting Co—Max J Kramer, Sagovitz & Shapiro Inc—I Silverman 225.97
Peerless Tailoring Co Inc—D Rosenbaum et al 200.00

APRIL 4.

Abbut, Jno N—Wright Kay & Co 47.31
Alexander, Henri P—Grolier Soc of London 69.37
Alexander, Jas J B I Schnur 111.91
Bradley, Charlotte T Union Bank of Bklyn 65.29
Berger, Peter—M Hasbrouck et al 260.47
Beck, Sol F E Bauer 64.56
Bettelstone, Frank J Johnson 64.72
Bass, Lena—I J Silverstein 219.29
Blake, Mary L—W Lipshutz et al 26.67
Brettner, Rudolf—D Silberman 988.70
Borelli, Raffaele—Cipalla Contracting Co... 84.72
Collier, Louis—N Y Edison Co 12.25
Conovich, Theo—City NY 48.62
Chapman, Elverton R, Wm C Van Antwerp & Robt P Bramley—J Morrison..costs, 336.31
Cahn, Abr—A Gottlieb & Son Co 37.89
Dally, Wm—C Venuti 393.29
Daly Cornelius J E Wiener et al 70.01
Ellicott, Chas R—N Y Edison Co 21.85
Eisenberg, Monte L—H Kramer et al..... 7.88
Fiore, Jo—N Y Edison Co 15.80
Finney, Thos J—same 17.38
Fistel, Walter—same 17.82
Fay, Benj—S Cohen 49.01
Frey, Emma M—A G Furthman 43.16
Ferlazzo, Giuseppe—Wilbert Garrison Co. 97.73
Fusco, Eugene L Cohn 51.31
Fanton, Joe—E Wigand 64.67
Flig, Lize F E Rosen et al 191.45
Greenblatt, Ely & 227 West 17th St Co—Jefferson Bank 3,053.33
Gerleit, August—Wheeler Varnish Works.. 209.75
Giangrasso, Leonardo—A Yannaco 193.90
Hess, Edw—N Y Edison Co 17.23
Haberman, Morris H Cohen 29.31
Hendee, Charlotte L—M A Bodee 249.65
Hedges, Frank—B Cooper 107.41
Hobbs, Jno—City N Y 59.72
Holl, Chas M—Ordell Stock Farms 81.41
Healey, Ella or Ella Hurley—S Eckman..... costs, 75.68
Kiely, Michl J—A Fischer 42.37
Kiernan, Hugo A Schonewald....costs, 110.80
Levy, Jacob & Jacob Richard—I Obsatz ..... costs, 27.41
Lopiano, I Gilda—N Y Edison Co 19.09
Lichovitz, Abr L—Baron Printing Co.... 123.63
Lewis, Henry F—Herald & Record Co 66.11
Levens, Jos—S Koll 14.11
Leichter, Abr—J Meyers 28.77
Levinson, Sol & David Deutsch—S Bunin et al 332.71
Levin, Isaac—J Goldfarb 98.50
Lindinger, Fritz—Mail & Express Co..... 33.53
same—S Rodriguez Inc 61.50
McCarrier, Jno T—E Wiener et al 39.41
Morris, Jno F—F de Montebello et al..... 82.17
McGirr, Jos J & Standard Realty Co—J R Costen 325.91
Marshall, Jas L—Electricity Savgs Co.. 143.17
McIntyre, Kenneth A—Central Electrical Supply Co 721.07
Mertz, Wm—N Y Edison Co 15.97
Mills, Geo C—Sauer Realty Co 179.01
Menkes, Chas—O J Gude Co of N Y..... 19.31
Marmorstein, Sam—A Grunbaum 300.60
Manhaimer, Saml—Jefferson Bank 320.51
same—same 1,211.94
Melchionna, Vincenzo—J Natale 122.70
Marasso, Chas J W Ranzwiller 26.40
McLaren, Archibald & Jas R—Guardian Trust Co of N Y ..... costs, 126.00
Nathan, Geo—G Venuti 303.12
Oppenheim, Max—United Electric Light & Power Co 92.47
Peretzman, Leon—J Rosenberg et al..... 170.76
Price, Augustus M exr—O J Gude Co of N Y 25.56
Peiser, Isaac—R Peiser 909.85
Pundt, Henry—Hannis Distilling Co 235.68
Pollatsek, Adolph—Corning & Co 242.59
Parks, Frank J—R W Reid et al 236.43
Rosenhaus, Isaacs—N Y Edison Co 14.01
Robinson, Walter W—American Medical Assn 16.94
Ruggiero, Frank—S B Blood 29.52
Sayman, Jos & Harry Cohen—J Rosenberg et al 337.73
Schlossman, Jacob & Sam—A Packer 50.15
Schwoerer, Anthony Jr—J Stokar 25.56
Spera, Mamie—M Pepe et al..... costs, 22.90
Schwenker, Wm—Twenty-third Wark Bank of City of N Y 433.11
Segelbohn, Louis—N Y Edison Co 21.52
Selleck, Herbt L—R Guyer 639.55
Simon, Julius—Sonn Bros Co 318.41
Schaefer, Rudolph L P Polatchek 31.46
Stein, Abr—P Stein ..... costs, 39.50
Stallman, Max—F Ludwig 253.41
Stein, Simon—G W Griffithses 29.39
Turnbull, Jno W—C Rosenthal et al 85.31
Tarnofsky, Israel—Lonshein & Falick Furniture Co 62.65
Van Brunt, Wm T—M E Northam 2,383.61
Virglio, Salvatore—A Kufflk et al 125.90
Von Unruh, Victor—V Fortunato 37.61
Wineburgh, Max—A E Marling et al.... 97.91
Whitebone, Maurice—N Y Edison Co 17.11
Weeks, Nelson—same 13.35
Williams, Geo & Albt Erkins—People, &c.. 500.00
Wilson, Henry F Jr—S H Emanuel et al.. ..... costs, 164.80
Ward, Fannie—Julia Bacon Co 213.21
Winstian, Saml C—D Weill 39.21
Watson, Thos B Jr—Wotherspoon Plaster Mills Inc 64.81
Zoller, Geo, Kathke or Kath Zoller & Kasriel Simon—L Rabinowicz 26.35

CORPORATIONS.

Arey Express Co—A Hirsch 70.62
Concrete Interlocking Steel Corpn—McGraw Pub Co 315.67
Empire Cornice Works—Amsterdam Bldg Co ..... costs 22.65
Friedman, Gottlieb Co—C W Sweet 423.37
Granite Spring Water Co—R Attilio 80.11
Greenpoint Taxi Cab Co—Chicago Pneumatic Tool Co 66.90
Harlem Garage Co—N Y Edison Co 73.22
Hicks-Johnson Constn Co—L I Railroad Co 36.47
H Kuth Ice Co—E Griffhorn 392.22
John Gass Sons, Inc—Aetna Life Ins Co.. 79.91
Jas R Seal Co Inc—Cork & Zicha Marble Co 274.31
Keitel Mfg Co—Frank V Strauss & Co 89.37
Monaton Realty Investing Corpn—L Quinn. 53.22
same—Sterling Bldg & Operating Co. 137.54
Neal Farnham Inc—Hildreth & Segelken.. 113.02
N Y Mutual Benevolent Soc—J Foley..... costs, 111.78
Omaha Water Co—F Carlesen ..... costs, 146.93
Precious Metals Corpn—W S Gordon et al. 532.26
Richard E Thibaut Inc—Frankfort Realty Co ..... costs, 77.78
S Fox & Son Inc—J Hecht 269.61

Borough of Brooklyn.

MAR. 27.

Abramowitz, Louis—Rowan Co Freestone Co. 142.51
Bahr, Jno—H H Herts as receiver..... 506.28
Bennett, Frank—S Erdman..... 66.42
Bunims, Morris, doing business Liberty Raincoat Co—Interstate Rubber Co..... 718.68
Bryan, *Maria C—Claire B Treat..... 78.01
Clark, Sarah J L—Natalie Fickinger....1,212.66
Charak, *David—M Mann 81.85
Christofedes, Geo—C Samios 342.90
De Gutz, Louis—I M Ullman et al..... 240.66
Dornbush, Leon—I Moskowitz..... 34.65
same—same 113.15
Dornseiff, Jno A—Kerin & Dunn..... 197.91
Duffy, Jas F—Natl Casket Co..... 718.81
Edison, Nathan—Rowan Co Freestone Co..113.15
Erdtman, Fredk W—T J G Stock & ano.... 82.70
Ettman, Harry—D Charak..... 105.52
Edelstein, *Hyman—same 105.52
Edelstein & Glasman—same..... 105.52
Glasman, Benj—D Charak 105.52
Goldstein, Yetta—R H Channing et al..5,277.75
Gubitz, Wm J & Eliz—E Weber, Jr..... 43.40
Haybach, Nicholas & Eugenie—H Falnbigl. 1,034.00
Henninger, Albt & Maria—W Schweizer. 3,055.94
Heller, Hyman—M H Mann..... 188.01
Kaplan, Sarah, Abr, Saml, Cellia, Max, David & Benj Kaplan indiv & as admrx Jacob Kaplan, Lena, Siegel & Max Oserowotz or Asherowitz—A Tiemann & ano..... 2,022.57
same—same 343.34
Klein, *Louis—M Mann..... 81.85
Kristzas, *Costa—C Samios..... 342.90
Kronheim, Bernhard—Emma R Jefferson..417.90
Liebers, Murray—Saml Kaplan Bros..... 500.31
Ludin, Florence D—R K Wick..... 3,793.15
Litwak, Max—F Ofeoro 345.90
Miles, Wm F—Clarie B Treat..... 78.01
Miller, Louis—J Rossner..... 63.25
Ogilby, Stewart R or W S R—Queens Ins Co of America 199.86
Quinn, Jno—Hannis Distilling Co..... 115.96
Scott, Albt M & *Martha E—G Corleis.... 321.90
Scott, Albt M—same 201.90
Sheiman, Louis—M Mann..... 81.85
Theriault, Edw—G Baur..... 17.40
Tubridy, Michl F—T J Loughlin 228.72
Woolley, Geo E—Sarah E Stewart & ano..50.00
Witkin, Hyman—J Flaumenbaum & ano..104.76

CORPORATIONS.

Abramowitz Cut Stone Co—Rowan Co Freestone Co 1133.15
Antopol-Pruzin Realty Co—C McLoughlin... ..... 2,557.64
same—same 1,376.48
City N Y—J De Grossi..... 966.10
Grove Constn Co—Stevenson Lumber Co. 843.31
Nassau Elec R R Co—M J Lyden..... 628.10
Pruzin Bldg Co—C McLoughlin..... 1,222.59
same—same 522.55
Regal Auto Co, Inc—J A Power..... 161.90
Steeplechase Co—J S Van Loan Co..... 477.29

MAR. 28.

Askenase, Nathan—S Saltzman..... 357.90
Aronson, Saml—Hershey Chocolate Co.... 44.20
Arker, Isaac—N Y Tel Co..... 22.04
Alter, David—same 22.26
Barlow, Jno W—Peck, Stow & Wilcox Co. 115.66
Berman, Irving—O'Dea Laboratories..... 34.23
Bonacci, Dominick—A E Williams..... 100.73
Budner, Anna—N Y Tel Co..... 29.70
Carlson, David—Martha Widback..... 153.90
Chinnock, Edgar E, Jr—N Y Tel Co..... 32.51
Cohen, Louis—O'Dea Laboratories..... 34.23
Conklin, Saml—B Levy & ano..... 40.40
Dannemann, Chas—J Frumper & ano..... 89.25
Duncan, Wm J—W W Wickes..... 71.91
Fagan, Cath—P J McAuliffe & ano..... 44.68
Falbesoner, Jos—Hilda Falbesoner 119.53
Fells, Edgar—N Y Tel Co..... 22.60
Feldman, Harry E—same 21.88
Firestone, Nachman—Est of I A Lustgarten. 2,047.38
Frazier, Allen H—D Gordon, infant..... 366.90
Fischer, Gustave—Scranton & Lehigh Coal Co. 104.15
Garrison, †Edw H—C Zabriskie..... 130.80
Ginsberg, *Harry—N Y Tel Co..... 18.24
Goldstein, Simon—S Siegel..... 340.37
Gronholz, Diedrick—L Frooks Engine Co... 48.16
Hannah, Wm G & Mary—Marketable Title Co 72.77
Keller, Geo W—N Y Tel Co..... 16.90
Kairis, Sylvester—B H R R Co..... 109.90
La Croix, Lena—Peoples Trust Co..... 170.52
Levy, Morris—J Abrahams 328.62
Lepolsky, Benj M & †Mary—Wexler Realty & Constn Co 38.40
Levin, Louis—A Lewis..... 282.92
Lindsay, Hattie, also known as Mrs J H—E J Hillman 65.15
Lux, Wm K—Kath F Murphy..... 283.08
McCann, Walter E—N Y Tel Co..... 37.81
Monaco, Simon—same 14.95
Mercier, Robt—same 15.60
McCluskey, Mary E—B H R R Co..... 82.90
McGann, Mary—same 113.40
Mellert, Fredk M—Mamie Von Felde..D, 9,471.71
McGeary, Wm—N Y Motor Car Co..... 79.73
Mendelewitz, Hyman & Jacob—Bessie Tockman. 91.70
Miano, Peter—Nellie Farrell at trste..... 34.40
Mulvey, Jas F—T Mercuri..... 102.75
Nastasi, Peter—Allen Wheeler Co..... 477.47
Nauss, Otto—Title G & T Co..... 107.14
Ott, Kath—A Rohleder..... D, 1,325.55
Partridge, Harry C—N Y Tel Co..... 33.33
Raia, Filippe—G J Liota..... 29.55
Rice, Saml—N Y Tel Co..... 18.24
Roche, Jas—N Y Tel Co..... 18.35
Scharnberger, Gustave—N Y Tel Co..... 17.52
Singer, Fritz—same 22.87
Schaefer, Geo W—H N Meyer..... 147.94
Stubenrall, Wm—Jos M Parker, Jr..... 50.39
Smith, Wm S—Scranton & Lehigh Coal Co. 32.21
Smith,* †Albert E—C Zabriskie..... 130.80
Shaw, Alex—same 130.80
Steinfeld, Barney—Frank E Rosen Co.... 217.66
Sacco, Jno—S Robinson..... 75.65
Surdez, Arnold—A J Jungkind & ano..... 50.40
Stewart, Chas G—T J Quillinan..... 223.75
Thorner, *Victor—J Abrahams..... 328.62
Thorner & Co—same 328.62
Valeche, Henry—Sarah E Griffen..... 147.47
Valenti, Vincent—Allen Wheeler Co..... 477.47
Verinsky, Maximilian J—F A Van Iderstine & Son 1,642.31
Voltman, Henry—N Y Tel Co..... 14.78
Webb, Walter—Bklyn Tobacco Co..... 77.42
Watterson, Mary—J O Ball as trste..... 37.40
same—same 64.40
Wendell, Lewis L—N Y Tel Co..... 33.33
Wenchel, Louis—Bklyn, Queens Co & Suburban R R Co 111.90
Zalewski, Jos—Bklyn, Queens Co & Suburban R R Co 103.90
Zito, Ernest, infant, by Frank—E J Newman 104.95

CORPORATIONS.

Berman & Cohen—O'Dea Laboratories.... 34.23
B H R R Co—Cora Stewart 3,131.25
Lux Engineering & Contracting Co—Kath F Murphy 283.08
Nastasi & Vanelti—Allen Wheeler Co.... 477.47
Rice & Co—N Y Tel Co..... 18.24
Square Sash & Door Co—A Lewis..... 282.92
Wendell & Partridge—N Y Tel Co..... 33.33

MAR. 29.

Bartocci, Elvira—J Mittnacht & ano..... 14.45
Birnbach, Adam—E Sherk as rec'r..... 143.97
Coffey, Jay C—I Rosen 70.40
Cohen, Rosie—Ferd Munch Bwy..... 461.00
Cronin, Mary—Matilda Rade..... (D) 528.42
Davis, Maria L—E A Davis..... 99.85
Denton, Danl—W C Deyo & ano..... 144.23
Engeman, Wm A—Lafayette Trust Co..66,688.34
Green, Saml E—Jno C Fitall Co..... 406.90
Hornbeck, Hulet C—Jno C Fitall Co..... 406.90
Liberman, Louis—Marie L Irish..... 25.65
Malarkey, Eliz—Teachers Co-op B & L Assn. 2,826.57
Martin, †Fradk H—J Schick 419.40
Simpson, Harry T—Blanche Simpson..... 30.00
Stafford, Fred E—D R Rudd..... 90.04
Weik, †Anna R—E Ruckert 27.02
Wiesenfarth, Jno—E Sherk as rec'r..... 143.97
Wolff, Jules & Edw J doing bus as Wolff Bros —I M Smith 350.50

CORPORATIONS.

Benvenue Granite Co—Lafayette Trust Co... ..... 66,688.34
Grand Trunk Railway Co of Canada—I Silverburg 46.40
Troy Pacific (Inc)—M H Steinhardt..... 393.41

MAR. 31.

Adamo, Tomasso Jr & Geo Ciaccio—State N Y 300.00
Albanese, Jos—City N Y..... 55.00
Amer, Harry—same 55.00
Bernstein, Jac—S B Cornell as trste..... 160.32
Brislin, Frank—City N Y..... 55.00
Belling, Topila—same 55.00
Bova, Stella—same 55.00
Bozzicolonna, Amelia—J Grossman 39.40
Bickoff, Abr—M R Horovitz..... 114.75
Casano, Domenico—City N Y..... 55.00
Cuiffo, Maria—same 55.00
Cohn, Fanny—same 55.00
Castelli, Angelo—same 55.00
Conti, Salvatore—B R T Co..... 108.47
Cavallo, Tony—Nassau Elec R R Co..... 108.47
Conti, Salvatore—B R T Co..... 108.47
De Vito, Michl—A Blum as exr..... 203.25
Drescher, Alex—Lawyers Title I & T Co.. 255.21
Dorf, Max—City N Y..... 55.00
Daniels, Filomenia—same 55.00
Diamond, Dora—same 55.00
Dobkowski, Tony—G Westreich & ano.... 39.42
Dougherty, Jno or Jack—M Rosenblat & ano. 113.46
De La Motta, Henry T—Smith Gray & Co. 30.47
Ehrsam, Aug—F Wesel Mfg Co..... 107.33
Fechter, Herman—L B Gutman & ano..... 66.16
Fenton, Jno A J—J R Post..... 83.23
Ginsberg, Barnet——M R Horovitz..... 114.75
Goldfarb, Philip—S D Matthews..... 111.92
Goldstein, Saml—Ellen F Flanagan et al as exrs 834.97
Grunwald, Max—H Alkan & ano..... 2,511.37
Goldfein, Dora—M Scharf et al..... 21.91
Hasse, Anthony—Florence Hasse..... 99.37
Hofmann, Geo M—C F Ball & ano..... 43.64
Horn, Geo, Jr—A Ullmann & ano..... 231.66
Hosey, Wm—Transit Development Co.... 107.47
Hurley, Mildred—City N Y..... 55.00
Hyman, David—same 55.00
Jacobson, Marius—S Nelson 107.04
Jacoby, Maurice—A B Lavitt 30.93
Junge, Geo—Breslin Co 75.21
Kavanagh, Peter—Adolf Prince Co..... 79.98
Kiersted, Sarah—B H R R Co..... 109.47
Koninski, Peter—City N Y..... 55.00
Kraslow, Walter—Ellen F Flanagan et al as exrs 834.97
Labita, †Louis—S Klausner & ano..... 50.58
Lazarowitz, Hyman—B H R R Co..... 120.36
Moskowitz, Montague—City N Y..... 55.00
Marino, Tony—same 55.00
Milgrim, Louis—same 55.00
Minichello, Pasquale—same 55.00

Mussman, Wm, Louis Cohen doing bus as Mussman & Cohen & Caroline Cristdodora & Jas Raccippo—E Seigel 139.40
Nies, Mildred A (infant) by Bertha—Bklyn Union Elev R R Co.....114.97
Perfetto, Angelo State N Y.....300.00
Pumo, Antrea—City N Y.....55.00
Rapaport, Benj—S Klausner & ano.....81.25
Rolnick, Nathan—M R Horovitz.....114.75
Remsen, Stanley—H B Rosenson.....141.42
Rubin, Nathan—City N Y.....55.00
Rube, Louis—same 55.00
Romanelli, Vittaria—H S Holywell.....101.30
Romaine, Geo W—A Bartels.....43.91
Rossa, Carlo T T Lancaster.....97.96
Schenck, Jesse C—A Treadwell.....103.43
Sachs, Meyer—City N Y.....55.00
Schwartz, Jac same 55.00
Schwartz, Herman—same 55.00
Squillaci, Salvatore—M H Steinhardt.....79.41
Timony, Jas A—City N Y.....55.00
Trezze, Joe—S Klausner & ano.....280.79
Walsh, Matthew J Jr—T Flynn.....161.90
Weber, Marie A L—Josephine Wittemann.98.20
Wolf, Sol—City N Y.....55.00
Wolfe, Ididor E—Lawyers Title I & T Co.255.21
Woods, Jeanne—A Smith 62.28
Wilson, Arline A—W A Overton.....80.52

CORPORATIONS.

Flushing Iron Works—Grossman Bros & Rosenbaum 426.39
L I Heating Co—Ronalds & Johnson Co..195.65
Manor Realty Co—G W Egbert.....123.05
Martin Bldg Co—Ronalds & Johnson Co..195.65
Neal Farnham (Inc)—Hildreth & Segelken.. .....113.02
N Y & Bklyn Bwg Co—City N Y.....107.50
Parkside Court Realty Co—Bklyn Builders Supply Co 65.08
Ridgewood Realty Associates—M N Helfgatt. 173.40
Rudd (Inc)—J Horwitz 1,151.55
Victor Holding Co—Grossman Bros & Rosenbaum 426.39
Warren Mfg Co (Inc)—City N Y.....55.00

APRIL 1.

Blatt, Jno—E J Atwood.....103.15
Fisher, Jno C—J M Tyndall.....3,483.00
Gapon, Abr—Bessie Eisenshtatt.....71.40
Halpern, Albt & *Wm—Burroughs Bldg Material Co 428.87
Heller, Hyman—J Schulman 53.50
Hennessy, Jno J—J M Marcus.....99.40
Horowitz, David Rose Horowitz 85.06
Hackett, Grace M—D Goldberg & ano....136.75
Hoppe, Martin—H Hesse 124.63
Higgins, Edw F doing bus as F Harper Co—H S Eckles & Co.....151.81
Jacobs,† Saml*—S Kaufman & ano.....37.65
Kathan, Rutherford W—Baker Voorhis Co.49.91
Kennedy, Jas S—A Bernhard et al.....469.87
King, Fredk T—A A Michel.....195.92
Kramer, Emma C—H M Chester.....127.56
Koplowitz,† Abr—G Guaragna 53.40
Krefetz, Frank—L Klein 66.15
Kerwin, Wm B Nussbaum 77.40
Kistler, Milton S—W S Powell & ano....121.24
Margolin,* Nathan—Burroughs Bldg Material Co 428.87
Molinari, Michl F—F O Pierce Co.....126.32
Pirk, Amalia & Fredk—A S Wright.....692.74
Polite, Frank—P Polite 323.15
Rashid, Wm—L Goldenberg 95.46
Ratner, Pauline—I F Greene 77.11
Resnick, Max—Golden Realty Co.....365.05
Saas, Robt A—M Stecklow 116.40
Schechwitz, Louis—S Kaufman & ano.....37.65
Stossfogel, Jos—B Dorman 169.41
Schindler, Barbara, also known as Barbara Schindle—E W Larner 250.00
Schonberger, Jac & Aaron, doing bus as Schonberger Bros—N Y Metal Ceiling Co. 63.42
Stange, Rudolph—B K Bloch 252.41
Sugarman, Mark—Minnie Friedman 70.65
Van Deeran, Wm—B Tausk 75.00
Vocge, Aug H—W B A Jurgens.....86.56
Weilheimer, Bernard & Fanny—J Moellers.. .....329.80
Wells, Edw E—W G Rooney.....77.15

CORPORATIONS.

A Collora Co—C W Gatos Co.....477.67
A L Fogel Hardware Co—Sargent & Co..162.96
C I & Bklyn R R Co—A G Nicholson.....84.10
Eastern District Constn Co*—Burroughs Bldg Material Co 428.87
F W Crane Realty & Constn Co—Sarah C Rodenstein .....(D) 1,140.25
J B Selman Realty Co—Marie Otto....1,748.77
Pauline Constn Co—I F Greene.....77.11
Ratner Contracting Co—M Ingrisano.....40.43
Sylvester Ross Jr (Inc)—Dora Christianson & ano 17.40

APRIL 2.

Albert, Nathan—L G Gardilla.....41.00
Ash, Saml—B F Bayer Co.....296.15
Arenson, Marie—Pease Piano Co.....64.40
Aschendorf, Milan or Max—S Stern.....26.87
Bennett, Robt A—Mae E Beck.....346.40
Bernstein, †Michl—Union Bank 115.60
Bernstein, †Wm—same 30.50
Collins, Ada M—Eagle Sav'gs & Loan Co..89.77
Cozine, Chauncey G—J Ryan 424.11
Cohen, Philip M—S Stern 26.87
Cullen, Henrietta—Sea Cliff Bank.....227.30
Charney, Philip—B Feldman 32.40
Cusack, Jas M—J Kemp 34.76
Dealy, Margarita—Laura Opper 559.00
Dietrich, Eugenie—J Guidone 769.57
Fechter, Harry—Levy Stiefel Co.....25.00
Feuerstein, Sam—N Y Hollow Ware Co...65.78
Fink, Alfred & Celia—Union Bank.....1,708.19
Franzess, Frank—Union Bank 524.97
Friedman, Fannie also known as Temimie—P Moremes 139.23
Gallagher, Wm—J E Lynch.....250.00
Goebeler, Jno F—A H Meyer Co.....30.71
Goldenblum,† Abr & Betty—Union Bank..124.97
Goldstein, Morris—I Goldowitz 145.60
Gunderson, Rosa as admtrx of Peter A Gunderson—Roebling Constn Co & ano.....115.33
Hamilton, Henry P—B Levino & ano.....224.40
Heimerdinger,† Edw M—E M Pilzer.....176.20
Heins, Nich—F E Boehmcke & ano.....130.23
Hillis, Jos J—H Febring & ano.....112.45
Humiston, Howard B—Thompson & Co...257.69
Hutchinson, Thos W—N Y Railways Co..119.13
Jones,† Jno F—Union Bank.....246.78
Kellegher, Edw—Alice Kellegher 373.00
same—F J Sullivan 42.00
Kent, Grace R as admtrx, &c, Wm N Rae—J Rae 5,022.90
Kruhl, Louis—I Goldowitz 64.90
Lieberman, Saml—M Brauer & ano.....211.22
McEwen, Margt R—Middle Leigh Co.....45.56
Marks, Jac—S Langsdorf et al.....30.38
Miscki, Abram—A Di Graci.....33.10
Nolan, Wm A—Deverall Perfection Mfg Co. 90.31
O'Reilly, Thos—J Kemp 38.96
Polatchek, Isaac—Union Bank 524.97
Ramagli, H Salvatore M Tedeschi 45.40
Reynolds, Frank—Eiermann Realty & Constn Co 583.91
Richardson, Mary L—A M Hazell.....259.80
Rifkin, Bernard & *Jac W Kahn as exrs, &c, Benj Feyer (dec)—Union Bank 479.40
Sculnick, Hyman—B Feldman 32.40
Sohnen, Rachmil—J Zissman 120.70
Schmidt, Frieda—H A Benz 163.40
Silkworth, Amos W—Cyphers Incubator Co.. .....24.15
Stauf, Geo A & Alberta—Union Bank....246.78
Stieger, Wm—J Kemp 15.99
Taylor, Chas G—Deverall Perfection Mfg Co. 90.31
Toback, Max—J Ryan 104.69
Tracy, Christopher—E N Wetzlan.....44.40
Walkert,† Albt—Union Bank 115.60
Weber, Katie as admtrx Fredk E Dloughy—G H Noll 148.15
Weinberg,† Jno, Annie & Jennie—Union Bank 1,268.54
Weibert, Chas J—H W Hanan.....1,413.35
Wichman, Albt—G S Blakeslee & Co.....117.65
Witten, Louis J—Sarah Witten 274.40
Wolfram, Max—E Beards 73.15

CORPORATIONS.

Ajax Iron & Wire Co—W D McNaughton..45.40
Herman Raub (Inc)—Franco-American Baking Co 542.67
same—same 144.71
Nassau Elec R R Co—J F Hughes.....1,037.72
National Casket Co—H Zinnel 300.00
same—E Zinnel 848.08

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 29.

Bradley, Alex O; 1903—I Stein et al.....219.95
Brown, Garrett; 1905—W B Logan.....193.36
Burns, Margt; 1908—F F Ward.....177.80
Burstein, Ida; 1912—S Hannes.....576.41
Cohen, Elias A; 1912—S Sindeband.....1,509.24
Gale, Geo E; 1900—E A Summer.....126.62
King, Mary A; 1911—H J B Young....1,877.42
Mozzei, Angelina; 1911—Geo Ringler & Co.263.23
[6]Rice, Howard E; 1901—T Emberson....400.95
Walker, Hanna G; 1911—J W Butler.....383.40

CORPORATIONS.

Manchester Garage Co; 1913—Hess, Bright & Co 35.19

MAR. 31.

Abramowitz, Louis; 1912—S Katzenstein.691.84
Augenblick, Saml; 1911—S Grossman.....86.41
Abel, Nicholas; 1912—Y Fried 65.61
Balassa, Cornel B & Adolph Fanto; 1909—H C Watterau & Co 74.78
Brill, Isaac; 1912 I Melinck 106.34
Bock, Jac L; 1907—L F Swanney.....703.11
Bock, Jac L T; 1905—F Culyer.....169.66
Holste, Frances; 1908—H Ellis et al.....134.41
Grossman, Morris; 1908—B S Deutsch et al. 41.52
Imperatori, Reginald J; 1912—Edw Thompson Co 458.66
Levy, Isaac H; 1909—N Y Tel Co.....22.56
same; 1908—same 46.09
Levine, Bois M; 1913—S A Jefferson.....102.46
Miller, Harry & Bernard L; 1913—E E Belfour et al 1,832.86
Mitchell, Aaron; 1889—J Darrow.....4.01
Rich, Berthold; 1911—M R Boyle.....235.81
Rich, Bert A; 1911—Century Holding Co.337.34
Rich, Bert A; 1910—same 411.05
Rassner, Jac C & Henry J Bridges; 1909—E Kohn et al 445.32
Schultz, Carl H; 1912—Crystalized Water Co. 433.63
Stark, Jos, Mitchell Lippman & Eastern Fish Co; 1911—M L Goldstein 525.00
Stark, Jos & Mitchell Lippman; 1912—B N Dorman 172.40
Thompson, Emery; 1911—J Cavanaro.3,031.83
Ulmer, Alberto; 1913—B Ulmer 144.90
Weldon, Richd E & Horace D Byrnes; 1913—Title Guarantee & Trust Co.....40.45
Zuck, Frank H; 1912—M G Andrus.....335.9[illegible]

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Atlantic Express Co; 1913—Peter Barrett Mfg Co 834.90
H Drew & Bro, Inc; 1913—M Keppel.....475.00
Independent Realty Co; 1913—C Gross...600.00
Sloss & Flanagan Mfg Co, Inc; 1913—Peck, Stow & Wilcox Co.....75.06

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Berry, Jas; 1913—H R M Cook et al.....51.20
Chesebrough, Eliz; 1912—A Casini.....100.00
Chesebrough, Eliz; 1912—L Casini.....588.50
Eagan, Thos D; 1912 J J Smith 24.72
Eitchie, Ellen; 1912—A Margsamen.....68.73
George, Hannah; 1907—G C Appell.....600.79
Glickman, Baruch & Baruch Weinbaum; 1913—C H French et al 395.87
Hosford, Leonard D; 1913—F J Ulrich et al. 34.90
[4]Lawrence, Walter N; 1910—Sun Printing & Pub Assn et al 115.88
Marquette, Jos A Jr; 1902—C C Hamilton et al 27.81
Martin, Cath or Cath Steiner; 1913—I Kaufman 65.67
Obegi, Negib; 1913—A Saba 217.41
[6]Rozzoaglia, Peter; 1911—City of N Y....199.03
[6]same; 1909—same 199.32
Schultz, Lena; 1909—F D Ciprico 115.91
Stanton, Willard C; 1913—J S Raynor..104.91

CORPORATIONS.

Arthur Ackerman Lighterage Co; 1913—Bush Terminal Co.....115.94
Edgar Constn Co; 1912—A Larsen et al;..455.81
Manhattan Leasing Co; 1913—City of NY.264.41
Nassau Electric R R Co; 1912—J Aron...150.00
same; 1912—S Aron 1,137.20
Ray Holding Co, Saml Parnass & Conforti Excavating & Foundation Co; 1913—I A Levy 138.91
same; 1913—same 217.41
William S Warren, Inc; 1913—L Greenberg. 621.57
same; 1913—same 380.96

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Armstrong, Jno A; 1912—J De Pasquale.109.72
Benedetto, Michele & Francesco De Marco; 1913—M Lafrigia 321.72
Bernstein, Louis; 1912—J H Stoppani et al. 111.86
Bock, Jacob L; 1901—C H Zinn.....277.32
Bradley, Alex O; 1906—Realty Securities Co. 597.53
[1]Brunswick, Geo; 1913—United Secret Service Agency, Inc 53.24
Corcoran, Ellen A; 1911—J Weiner.....453.42
Cioffi, Lawrence; 1912—J Shupler.....90.01
Herzog, Harry; 1913—E Levinger 27.31
Hubbard, Robt J; 1910—B Tauber.....128.07
Johansen, Alfred; 1911—C M Mapes 109.68
Klausner, Emanuel S; 1911—A M Perlstein. 393.50
Manning, Thos; 1911—F P Hayes.....53.62
same; 1912—S Levy 24.16
same; 1912—S Robinson 42.65
[1]Nesi, Nichele & Chas Chiri; 1911—People, &c 1,500.00
Quimby, Fredk J; 1912—G M Brooks.....61.40
Quinto, Salvatore F; 1911—F Livoti;.....146.49
Ruderfer, Julius; 1911—R Marks.....113.44
Salberg, Edw; 1902—D Kerbs 81.26
Stewart, Wm R & Jas M; 1913—American Newspaper Pub Assn 385.60
Sheridan, Andw; 1908—Irish Industrial Exposition & Amusement Co, Ltd.....3,417.27
same; 1909—same 92.32
Solomon, Ellis; 1913—Brooks Bros.....65.91
Volence, Vincent, Jr; 1913—P Najovis.354.77
same; 1913—A Weintraub 204.77
[1]Zucker, Max; 1912—J Stoloff.....181.87

CORPORATIONS.

Aronson Mercantile Co; 1913—J Schultz..367.41
Hyman Wood Working Co & Chas Hyman; 1912—I Mosson et al 91.26
N Y Transportation Co; 1913—A Audout.... .....1,501.16
Natl Surety Co; 1912—A De Cicco et al.10,365.89
same; 1912—same 772.20
same; 1912—same 120.87
Protective Lathers Union; 1913—H Brady. 271.15

APRIL 3.

[1]Britt, Helen T; 1913—E F O'Neill.....315.84
Cohen, Wolf; 1912—D Rosenson.....26.11
Dillenberg, Rhinehardt A; 1912—P Aprill et al 37.43
Henig, Sol & Michl; 1909—L Weiss.....114.31
Held, R Johnson; 1912—H Lorenz.....197.30
Kantrowitz, Isaac; 1908—H Turetzky.....89.66
Kiernan, Paul L, Wilmore Anway; Frank M Rogers, Carin C Downey, Chas B Cox, Chas Haines, Ambrose F McCabe & Frank Wells; 1911—First Natl Bank of Brewster..3,775.41
Kirschstein, Rubin; 1913—H W Perlman..38.40
Klenk, Albt; 1913—Title Guar & Surety Co. 523.53
Levinson, Louis & Max Karpas; 1911—Canasaweta Knitting Co.....113.22
Lynch, Wm; 1910—S Brown.....192.09
[1]O'Donnell, Jno J adm; 1912 B R Colwell. 35,118.49
[4]Oppenheim, Adolph & Chas Grabe; 1911—G A Stearns 3,375.50
Paonessa, Saverio; 1912—American Exchange Realty Co 155.82
Regan, Jas; 1898 W Fosdick 97.39
same; 1898 same 67.50
same; 1897—same 352.33
Schulman, Simon; 1912—A Schulman.....46.15
[1]Sheridan, Andw; 1907—Irish Industria' Exposition & Amusement Co Ltd..... 3,232.70
Spivack, Harry A; 1913—Republic Bag & Paper Co 424.00
Tonnele, Martin Realty Co; 1912—E E W Adams 345.47
Wiesenberger, David; 1913—F R Houghton.119.41
[1]Walpole, Mary, Edw J Farrell & Wm B O'Mally; 1912—R Gersmann 554.21
same; 1913—R K Brown.....204.41
Wilson, Fredk W; 1913—A Harwell et al. 7,533.07

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Adaminte Abrasive Co; 1913—B E French.796.20
Union Trust Co of New Jersey; 1913—L G McGrum 403.97

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[6]Boltan, Jacob; 1907—S Santora 215.81
[6]same; 1907—F Perisi; 322.11
[6]same; 1907—State Bank 370.25
[6]same; 1907—Union Stone Works 519.41
[6]same; 1907—J Goodstein 116.15
[6]same; 1910—A Billow 155.41
[6]same; 1909—N Y Tel Co 225.40
[6]same; 1908—H Bayman 207.05
[6]same; 1907—J S Mongo 322.11
[6]same; 1907—S Schaven 114.22
[1]Cohen, Elias A; 1912—City of N Y.....264.41
Ely, Cheever N, Geo B Vanderpoel & Ambrose E Vanderpoel; 1913—A C M Azoy.....55.36
Faerber, Karl & Ernst Horner; 1912—F Rejner 321.81
Friober, Geo J; 1913—A T Schwarz.....389.57
Green, Saml; 1911—R S Minturn.....138.10
same; 1910—same 556.44
same; 1913—same 131.57
Kane, Marshall C & J Fredk Behrens; 1912—L C Finlay 95.10
same; 1912—same 86.10
same; 1912—same 86.10

Satisfied Judgments, Manhattan & Bronx (Continued).

Kimball, Saml E; 1913—Jno Roebling Sons Co of N Y 688.72
Korn, Henry H; 1912—S Friedenberg....453.19
Loew, Leopold; 1913—C P Blaney.....1,196.53
Parker, Jac; 1913—H B Harris.....69.99
Steurer, Chas D; 1912—G Kershaw....1,199.35
Schiffman, Sam & Joe Rosenblatt; 1908—R Fine et al.....costs, 198.10
[1]Stup, David gdn; 1913—Illustrated Postal Card & Novelty Co 108.52
Taub, Meyer; 1912 T Miritzsky 417.78
Wechsler, Bertha, Benj Wechsler, Harry Wexler & Saml Weingarten; 1913—M Rochmes. 36.00
Weissberg, Meyer; 1913—M Watkin 40.65

CORPORATIONS.

Genealogical Pub Co; 1913—J W Lilly...137.37
Indian Refining Co; 1913—B J Randolph Jr. 4,793.75
Illinois Surety Co; 1910—C Russo 308.43
[6]Illinois Surety Co; 1910—A Sciolara 677.08
[6]same; 1910—H Delisi et al 1.020.68
[6]same; 1910—G Carysolosi 601.18
[6]same; 1910—A Barone 1,293.18
[6]same; 1910—S Sclagini 889.18
[6]same; 1910—C Discelafani 889.18
[6]same; 1910—A Cuti 927.01
Malaga Realty & Development Co; 1913—R Gorenson 83.89
Warren M Lincoln Co; 1913—W F Baker.828.02

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[1]Calandra, Biogo; 1911—M Levenberg.....74.40
Duffy, Frank J; 1908—Fredk Loeser & Co.96.95
same; 1908—Ruth H Moore & ano.....32.24
same; 1909—G Hutter 84.57
Fisch, Fannie; 1913—Sadie Watson.....250.00
[1]Gebele, Anton; 1909—I Levy & ano.....248.95
[1]same; 1909 -A Levy et al.....173.80
[1]same; 1909—A Aaron 171.93
Lutz, David; 1912—P Blohm 92.00
Schaeffer, Benj; 1912—S Mantel & ano...850.00
Wilson, Effingham; 1912 J B Van Wyck.381.61
Zicarelli, Jos; 1912 -L S Jaffe.....65.40
Zuber, Aug W; 1908 T J Roberts.....30.02

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Augenblick, Saml & Louis Lentz; 1908—H Cohn 448.59
Friedrich, Mary & Henry Koenig as exr &c Henry Bunnecke (dec); 1912—Calogero Serra 119.40
Iskiyan, Paul S; 1912 Underhill, Church & Co 218.80
Lawless, Wm F; 1913—I Danziger.....119.40
Lane, Milmie; 1913—E T Curran.....1,118.89
Mandell, Morris; 1912—Morris Miller & Co.. .....154.73
McCormach, Pierce F as exr &c Michl McCormach; 1913—Howard & Fuller Bwg Co.80.70
McCormach, Pierce; 1913—same 128.90
Neville, Michl K; 1913—M Weinberg....166.90
Shope, Julian B; 1912—Title G & T Co...123.78
Whalen, Jno L; 1910—City N Y.....208.34
Wilson, Mae I as admx &c Eliza L Van Alst; 1913—Georgiana F Dunbar.....142.00
Wyckoff, Wm F as exr &c Nathan Shapiro; 1908—L Silberman 249.90
Drucker Constn Co, Nathan & Bernard Drucker & Purdy Constn Co; 1913—Simon Gasner & Sons Co.....277.75

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Grogan, Evan; 1912 Hudson Fulton Realty Co 97.15
King, Mary A as extrx &c J C Volney King; 1911—Harry J B Young.....1,877.42
Mehary, Wm H; 1906—A Stern.....128.75
Silverstone, Herman; 1905—Summit Foundry Co 128.90
N Y, Bklyn & Manhattan Beach Railway Co; 1913—Emilia Zengel 552.86
same; 1913—Mary A Mason.....120.82
same; 1913—Bertha A Lang.....120.82
same; 1913—Louis F Zengel 120.82
same; 1913—Chas F Zengel.....120.82
same; 1913—Jno F Zengel.....120.82
same; 1913—Emilia Zengel as gdn Rose Z Dorsey 120.84

MAR. 31.

Bloomingdale, Wm J; 1913 W Cedarhohn.. .....103.20
Bowden, Appolonia; 1913—A Wolf 7.40
Cawley, Saml J; 1913—C Carlton (infant).. .....1,633.66
Chevalier, Hanes F & Geo; 1913—Bklyn Union Coal Co 321.15
Herubin, Wladyslaw & Veronica; 1913—R Imbessi & ano 428.15
Kroehle, Fredk W & Chas J & Mary J Sheets; 1913—Elliott, Fanning & Jones.....209.36
Lippman, Mitchel & Jos Stark; 1912—E N Dorman 172.40
Mintz, Nathan & Jos Schluchtner; 1913—Middlesex Bldg Co 333.20
Randolph, Geo B; 1898 F Mertz 32.90
Sattler, Chas; 1896 J S Ross.....109.85
Schwarz, Margareth; 1909—Ida Sweitzer..91.95
same; 1909 same 81.60
Sylvester, Eugene; 1911—Luyties Bros....62.73
Atlantic Express Co; 1913—Peter Barrett Mfg Co 834.90

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Bourne, Jno H; 1912—Jesse Moore.....29.02
Brill, Isaac; 1912—I Melnick 106.34
Chalmers, Jas A; 1910—N Y Tel Co.....38.70
Heslin, Chas; 1913—Abm Gottersman & ano. 108.21
Morrison, Henry A; 1910—N Y Tel Co....41.79
O'Donoghue, Mary A C; 1909—W P Pickett. 91.25
Schachter, Saml; 1913 Bklyn, Queens Co & Suburban R R Co.....647.01
Smith, Abbie W; 1912 G Dees.....93.00
same; 1911—same 71.35
Straus, Barnet; 1912 -H Stern 29.65
Weiss, Joe; 1910—N Y Tel Co.....26.67
Bruns Auto Co; 1913—Flagler Co (Inc)..71.17

APRIL 2.

Bauman, Henry; 1912 Frank P Hays Co.125.80
Durkin, Patk; 1910—W H Reynolds.....107.70
[1]Heydenreich, Louis V, Eliz H Sterling & Annabel Heydenreich—W F Connell; Mar8'13. .....82.82
[1]Kennedy, Della A as admtrx, &c, Jno Kennedy; 1912—Nassau Elec R R Co.....108.22
[1]Kooner, Louis; 1909—Tenement House Dept. 263.00
[1]same; 1909—same 263.00
Manning, Thos; 1911—S Levy 24.16
same; 1911 -F P Hayes.....53.62
same; 1911—C F Adams Co.....33.30
same; 1911—Radical Rubber Co.....69.15
Manning, Thos; 1912—S Robinson.....42.65
Martin, Jas; 1912 -L Isenburger.....202.55
Moore, Jas & Patk J Driscoll; 1913—P Tague 119.40
[3]Quick, Louis; 1910—National Alumni....49.65
[3]same; 1909—University Alliance ...107.15
[3]same; 1909—Phoenix Soapstone Co..121.43
[3]same; 1908—Jno Douglas Co.....393.40
[3]same; 1908—Saml Winslow Skate Mfg Co 93.18
[3]same—1910—A Duhamel & ano.....119.38
[3]same; 1909—Pierce, Butler & Pierce Mfg Co 243.47
[3]same; 1909—Lucia H Mannerschmidt.86.65
[3]same; 1910—A Abrahams 37.31
[3]same; 1909—J Wiche Jr et al.....104.59
[3]same; 1910—J A Nesbit.....35.15
Sauer, Jno A; 1911—G V Fink.....801.52
Wray, Llewellyn A as exr, &c Mary R Phelps; 1913—J C Loudon 6,660.50

[1]Vacated by order of Court. [2] Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

THE DEVELOPMENT OF WALL PAPER.

Where It Was First Used, and How It Came into General Popularity.

The ancient Egyptians, Assyrians, Trojans, Greeks and other early races had sufficient decorative instinct to color or paint their palace or temple walls; but they didn't "hang" their coloring up, they laid it on.

With the Middle Ages, however, we find both skins (colored leather) and textile fabrics used as wall coverings, and as these were hung from rods, etc., they gained title of "hangings." Of these productions of the loom and the needle the famous Bayeux Tapestry is a striking example. Other examples of a similar kind can readily be recalled.

But while the noble could hang tapestry on the walls of his stone castle, and even wealthy merchants and traders could do the same, ordinary folk had to make shift with whitewashed walls, adorned, perhaps, with rude sprigs of stenciled blue and pink leaves and flowers.

When paperhanging— or wall paper—was introduced, and by whom is not certain. Its name, "hangings," at any rate, indicates that it was the legitimate successor of textile fabrics or tapestry—which did actually "hang." It is supposed that modern wallpaper is a French idea, and that it was invented in Paris about the year 1730. Centuries before that, however, paper hangings were in use both in China and Japan. From 1730, when the material was introduced in France, to about 1785, paper hangings appear to have been produced by the same firms as wove tapestry hangings. The first wall paper factory proper on record was that of Reveillon, in Rouen, founded in 1789. During the Revolution his workmen went on strike for more wages, and their chief argument consisted in setting fire to his factory and looting it. This proved a splendid advertisement for Reveillon, whose factory was soon again rebuilt, and his business enormously increased out of sympathy for his losses. He produced papers in imitation of magnificent stuffs, brocades, tapestries, etc., that were in themselves works of art, and gave him the title of father of the wallpaper industry.

Zuber, a friend of Reveillon, established a factory wherein the extravagant idealization of Brazilian forests, Swiss scenery, and imaginative occurrences in fabulous countries were produced. Jacquemart, Defour and Limon were the more famous successors of Reveillon, during the period of 1790 to 1820.

In 1835 printing rolls, worked on a continuous strip of paper, were introduced, and the modern printing machine was invented. These two ideas completely revolutionized the wallpaper trade. What was before an article of luxury became universal property, and wallpaper, like the newspaper, owing to its cheap production, is now a necessity of the age.

Delicourt, Mader and Desfosse belong to the period from 1820 to 1860. These were followed by Duptani, a manufacturer rich in ideas, who introduced the facsimile period, wherein wall paper became a great imitative agent. No form of mural decoration, whether marble, plaster, wood, ivory, metal, tapestry, silk, lace damask, velvet, tiles, leather, paint, fresco, glass, mosaic inlay or wrought iron forgings, has escaped imitation in wallpaper.—Decorative Furnisher.

Sand Foundations for Tall Buildings.

It is a well-known fact that sand can sustain very heavy loads with comparatively little or no compression and when it directly overlays rock or other thick, hard stratum that is securely confined or otherwise protected against the possibility of lateral displacement it forms a very satisfactory foundation and will carry with safety heavy loads as long as these conditions are maintained. It is for this and other reasons that many heavy buildings of moderate height have foundations resting on the sand, usually only a few feet below the surface. Almost all of them are at or above ground water level. Heretofore they were made with timber and masonry footings, then of concrete, and now almost entirely of reinforced concrete or steel beams enclosed in concrete.

It is the general practice to support the columns of a building singly or in small groups on isolated separate footings proportioned to reduce the loads to substantially the same unit pressure on all.

When the 15-story Spreckles Building was erected in the city of San Francisco some fifteen years ago it was built with all of its columns seated on a double grillage of continuous I-beams reaching entirely across the site in both directions and embedded in a mass of concrete more than 4½ feet thick resting on wet sand 25 feet below the surface of the street. In the case of the 26-story St. Paul Building at Broadway and Ann street, in New York City, the columns have steel beam and girder grillage with concrete footings on the wet sand about 30 feet below the street. The Engineering Record states that the sand was loaded to 8,000 pounds per square foot and in several years has settled only a fraction of an inch and with such regularity that it has been unnecessary to adopt the special provisions designed for compensating irregular or excessive settlement.

In the new Municipal Building spanning Chambers street on Centre in New York City, a part of the foundations is carried to solid rock and part is supported on wet sand nearly 90 feet below the surface. As this building is 25 stories high and has a 15-story central tower rising to a height of 580 feet above the street, the pressure on the sand is 12,000 pounds per square foot.

The foundations of the 32-story building in the city of Cincinnati consists of steel grillages enclosed in concrete and imposing a load of 11,000 pounds per square foot on dry sand about 50 feet below the street. In this case the foundations carry an estimated total load of about 104,000,000 pounds and occupy about 70 per cent. of the entire area of the building.

A Highly-Prized Wood Is Circassian Walnut.

The United States is probably the largest consumer of Circassian walnut, one of the world's best known as most expensive cabinet woods.

The high cost of Circassian walnut is due to the scarcity of the beautifully figured variety demanded for furniture and interior finish, for the tree itself is more widely distributed than almost any other of commercial importance. The demand for the best wood, however, has always outrun the supply. Even in the eighteenth century, when wars in Europe were frequent, so much Circassian walnut was used for gunstocks that the supply was seriously depleted. Early in the nineteenth century the wood of 12,000 trees was used for this purpose alone. Single trees, containing choice burls or fine bird's-eye figures have sold for more than $3,000.

The tree is native to the eastern slopes of the Caucasus and ranges eastward to the foothills of the Himalaya Mountains, from which it extends southward to northern India and the mountains of upper Burma. It has been widely planted in Europe and the United States, in this country under the name of English walnut. The wood grown here, however, has not the qualities demanded by the cabinet and furniture maker. Much of the Circassian walnut now used comes from the Black Sea and from other parts of Asia.

According to a circular just issued by the Forest Service the demand for Circassian walnut has resulted in the substitution of other woods. Our own red gum is often sold as Circassian walnut, and butternut is also similar in general appearance to the less highly figured grades. Many good African, Asian and South American woods resemble Circassian walnut, though none possess the magnificent figure, delicate tones, and velvety texture of the latter. The circular discusses the supply and uses of Circassian walnut, and those who wish to know how possible substitutes may be distinguished can learn from this circular the distinctive marks which the Government's experts have discovered.

Best Way to Finish Oak with a Polish.

The cleaner you wipe off the filler the cleaner the finished job will be. If you desire your oak stained it is best to have the paste filler colored, and you can obtain it from the manufacturer in the natural, in antique, golden or weathered effect, so that you need not stain the wood first.

If you want to do high-grade work it is well to examine the filler surface with a magnifying glass to see if the pores are well filled and no pinholes visible, says the Painters' Magazine. If there are such defects it is best to go over the surface with the filler a second time, but have it of thinner consistency than at first, and repeat the operation of rubbing, wiping off and sandpapering. Now you can apply one or two coats of white shellac, which, when hard, rub down with fine sandpaper; then put on a coat or two of hard oil finish or cabinet rubbing varnish and rub down with curled hair or hair cloth to dull the gloss. The shellac varnish may be omitted, but in that case an extra coat of varnish will be needed.

If you want merely a good eggshell gloss rub the last coat with raw oil and flour of pumice and wipe dry with soft cloth. For a good polish rub with flour of pumice and water first, then wipe dry and polish with rotten stone and sweet oil.

For high luster apply a coat of cabinet finishing varnish on the rubbed varnish surface and omit rubbing this.

—According to information given out by Luther M. Boomer of Merry & Boomer, proprietors of Hotel McAlpin, New York's newest and largest hotel, will have a roof garden, which will be higher up above the sidewalk than any other roof garden in the world. The structural steel for the frame work has been ordered and the work will begin immediately upon its arrival. The roof garden will occupy the roof of the southerly wing of the building, and will be in the form of a rose arbor. It will be equipped with windows so that it can be completely enclosed in case of storm.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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118th st, 405 W.
119th st, 506 E.
119th st, 137 W.
120th st, 153 W.
121st st, 69 E.
121st st, 238 W.
122d st, 329 E.
122d st, 273 W.
124th st, 218-20, 226-8 E.
125th st, 251, 344 E.
126th st, 318 E.
127th st, 66 E.
127th st, 138 W.
129th st, 113 E.
129th st, 163 W.
131st st, 53 E.
131st st, 109, 112, 603-5 W.
133d st, 60-2 E.
133d st, 61 W.
134th st, 121, 236 W.
136th st, 494 W.
137th st, 323 W.
141st st, 239-41, 457 W.
149th st, 452-6 W.
157th st, 551 W.
180th st, 703-5 W.
181st st (n s), 2155-28.
184th st, 515 W.
Amsterdam av, 1430-2.
Broadway, 2389-95, 2489, 3924.
Broadway (es), 2164-20-23.
Columbus av, 49.
Convent av (7:1970-48-58.
Lenox av, 438.
Lexington av, 54-8, 864.
Madison av, 17, 954, 1064, 1416-22, 1644-6.
Manhattan av, 393, 403
Nagle av (es), 2218-41 & 46.
Northern av (e s), 2179-125.
Park av, 1107, 1481-3.
Park Row, 164-6.
Riverside dr (es), 2136-20 & 28.
West End av, 570-6.
1st av, 846, 2130, 2248, 2355.
2d av, 411-5, 542, 1632, 1855.
3d av, 1439, 2140.
5th av, 1087.
6th av, 92.
7th av, 825, 2150.
11th av, 677.

WILLS.

East Broadway, 240, 288
Front st, 354-6.
Morton st, 21.
William st, 170-2.
34th st, 510-4 W.
41st st, 356 W.
49th st, 319 E.
50th st, 336 E
64th st, 118 E.
83d st, 28 W.
88th st, 110 W.
126th st, 23 W.

s

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

MAR. 28, 29, 31, APR. 1, 2 & 3

Academy st, nec Nagel av, see Nagel av, nec Academy.

Allen st, 115 (2:415-40), ws, abt 25 n Delancey, 25x87.6, 5-sty bk tnt & strs; August Materne to K & W Holding Corpn, 130 Fulton; mtg $24,250; Apr1; Apr2'13; A$22,000-29,000. O C & 100

Allen st, 115 (2:415-40), ws, abt 30 n Delancey, 25x87.6, 5-sty bk tnt & strs; Mary E Fitts to August Materne, 599 2d, Bklyn; Mar10; Apr1'13; A$22,000-29,000. O C & 100

Attorney st, 146-50, see Lex av, 864.

Baxter st, 2 & 2½, see Lex av, 864.

Baxter st, 4, see Lex av, 864.

Baxter st, 18-20, see Lex av, 864.

Bedford st, 88 (2:588-41), es, abt 75 n Barrow, 24.10x68.8x24.6x67ss, 3-sty bk tnt; Otto A Leister to Gustav J Dohrenwend, 147 W 85; mtg $5,000; Oct10'11; Mar28'13; A$7,500-8,500. nom

Broome st, 126 (2:337-34), ns, 55 e Pitt, 20x87.6, 7-sty bk loft & str bldg; Gertie Halpin to Louis Roossin, 5 & 7 Attorney; AL; Mar25; Mar28'13; A$13,500-26,000. O C & 100

Broome st, 211 (2:351-15), swc Norfolk (Nos 63-5), 25x75, 1 5- & 1 6-sty bk tnts & strs; Jos Price to Wm L Cahn, 50 E 72; mtg $67,666.66; Mar25; Apr3'13; A $35,000-50,000. O C & 100

Catharine st, 82 (1:252-53), ws, 176 n Cherry, 24.8x100.10x25.2x101.2, 5-sty bk tnt & strs; Eldred A Carley, EXR Augusta M Harper to Vincent C Pepe, 40 S Wash sq; Mar24; Mar31'13; A$17,000-23,-000. **18,750**

Cherry st, 419½ (1:260-43), ss, 200 w Jackson, 25.1x91.7x25x92.7, 5-sty bk tnt & strs; Peter L Mullaly, ref, to Bond, Mtg & Securities Co, a corpn, 22 Exch pl; FORECLOS Mar11; Mar28'13; A$9,500-23,000. **19,000**

Chrystie st, 183 (2:426-36), ws, 100.2 n Rivington, 24.9x96.3x25x95.4, 4 & 5-sty stn tnt & strs; Adeline Borck to Frank Gubin, 515 So Bway, Los Angeles, Cal; B&S; AL; Mar26; April3'13; A$20,000-30,000. O C & 100

Columbia st, 28, see Lex av, 864.

Columbia st, 75½ (2:334-32), ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & strs; Beckie Levy to Isaac Lipshitz, 203 W 117; AL; Nov4'12; Apr1'13; A$9,500-14,000. nom

Cornelia st, 25-7, see Lex av, 864.

Eldridge st, 172 (2:415-10), es, 174.3 s Rivington, 25.3x87.6, 5-sty bk tnt & strs; mtg $32,000; A$21,000-27,000; also FORSYTH ST, 18 (1:292-7), es, abt 150 s Canal, 25x100, 5-sty stn tnt & strs; mtg $31,000; A $19,000-30,000; Tarsus Realty Co to Simon Landres, 1200 Hoe av; Mar—'13; Apr1'13. O C & 100

Essex st, 171 (2:412-67), ws, abt 175 s Houston, 24.8x87.6, 5-sty bk tnt & strs; Jonas Weil et al to Hyman Hoptman, 40 Essex; mtg $28,000; Mar31; Apr1'13; A $22,000-30,000. O C & 100

Forsyth st, 18, see Eldridge, 172.

Goerck st, 111-7, see Stanton, 319.

Goerck st, 152-8 on map 148-62 (2:356-28, 30 & 70), sec 3d (Nos 396-8), runs s181.1 to ns Houston (Nos 484-90) xe90xn81xw45 xn94.3 to ss 3d xw45.4 to beg, 3 6-sty bk tnts & strs; A$81,000-176,000; also HOUSTON ST, 496-8 on map 494-6 E (2:356-66), ns, 135 e Goerck, 45x81, 6-sty bk tnt & strs; A$19,000-42,000; Mary Ehrmann to Ezekiel Yachnowitz, 62 Rutgers; AL; Nov 26'12; Mar8'13. O C & 100

Greenwich st, 406 (1:216-26), swc Hubert (Nos 19-27), 50x79.9, 6-sty bk loft & str bldg; German-American Coffee Co to Fredk L Wertz, 1 Elinor pl, Yonkers, NY; [45 Cedar]; Mar27; Mar31'13; A$40,000-78,-000. O C & 100

Houston st, 342 E (2:384-45), nes, 190 w Av C, 25x69.8x25x68.4, 5-sty bk tnt & strs; Sarah Teitelbaum to D Clinton Mackey, 25 8 av, Bklyn [Nassau]; mtg $23,000; Mar28; Mar29'13; A$17,000-27,000. nom

Houston st, 438 E (2:357-21), ns, 131.4 e Av D, 20.8x105.10, 6-sty bk loft & str bldg; Edwin M Otterbourg, ref, to Leopold P Rosenberg, 58 Central Park W; mtg $15,-000 & AL; FORECLOS Mar18; Mar26; Mar 29'13; A$14,000-26,000. **1,000**

Houston st, 484-90 E, see Goerck, 152-8 on map 148-62.

Houston st, 496-8 on map 494-6 E, see Goerck, 152-8 on map 148-62.

Hubert st, 19-27, see Greenwich, 406.

Hudson st, 243-5 (2:594-98), ws, 185 n Watts, 25x80, 3-sty fr bk ft tnt & strs; Harvey T Andrews, ref, to Wm P Dixon, 29 W 19; mtg $12,000; FORECLOS Jan15; Feb14; Mar28'13; A$15,000-18,000. **5,000**

Leroy st, 48 (2:582-27), ss, 75.1 w Bedford 25x90, 5-sty bk tnt & strs; Galland Realty Co to Antonio & Vincenzo Bianculli, 10 McDougal; mtg $20,000; Mar31; Apr2'13, A$12,500-24,500. O C & 100

Liberty st, 133 (1:58-31), ns, 64.11 e Washington, 25.8x76.1x16x74.9, 4-sty bk tnt & str; Henry E Coe to Mary T Donovan, 302 W 105; Mar31; Apr3'13; A$36,-000-40,000. O C & 100

Ludlow st, 23 (1:298-22), nws, abt 120 s Hester, 19x87.6, 5-sty bk tnt & strs; Cyclops Realty Co, a corpn, to Nathan Waxberg, 131 W 110; mtg $17,000; Mar29; Mar 31'13; A$15,500-23,000. nom

Madison st, 340 (1:266-68), ss, 95.3 e Scammel, 24.7x96, 5-sty bk tnt & strs; Abr I Kantrowitz to Minnie Brekstone, 2 W 120; AT; mtg $16,000; Mar27; Mar28'13; A$15,500-26,500. nom

Mangin st, 101 (2:324-22), ws, 55.4 s Stanton, 15.9x100, 5-sty bk tnt & str; Warren Leslie, ref, to Wm P Dixon, 29 W 19, EXR & TRSTE Josiah M Fiske; FORECLOS Jan14; Feb14; Mar28'13; A$5,-300-13,000. **10,000**

Manhattan st, 111, on map 107-13 (7:-1982), ns, 100 e Old Bway, 72x100x64x100.2, 6-sty bk tnt & strs; Edgar Constn Co to Euclid Realty Co, 27 Cedar [25 Pine]; mtg $95,000; Mar31; Apr1'13; A$50,000-125,000. nom

Norfolk st, 63-5, see Broome, 211.

Pike st, 28 (1:275-40), ws, abt 25 s Henry, 25x85, 3-sty bk school; Children's Aid Soc, a corpn, to Chevra Adas Wolkowisk, a corpn, 203 Henry; Apr1'13; A exempt-exempt. **18,000**

Platt st, 5 (1:69-34), es, 105.7 n Pearl, runs e80.1xn22.11xw15.2xs0.6xw66.8 to st xs23 to beg, 4-sty bk loft & str bldg; Jos Mathias, EXR Thos M Curtius to Chas L Huisking, 412 Av C, Bklyn; Mar31'13; A $24,000-30,500. **27,000**

Prince st, 195 (2:518-45), ns, 50 w Sullivan, 25x78, 5-sty bk tnt; A$14,000-21,000; also 16TH ST, 310 W (3:739-49), ss, 125 w 8 av, 25x103.1, 5-sty bk tnt & strs; Emily R wife & Alex Maitinsky to Alfd Rauchfuss [606 W 148]; ½ R T & I; B&S; Apr 28'04; Mar31'13; A$11,000-18,000. nom

St Nicholas pl, 83 (7:2069-11), ws, 224.4 n 153d, 50x112, 6-sty bk tnt; Saml Greenfield to Isaac Edelstein, 202 W 86; mtg $85,500; Dec20'12; Mar29'13; A$27,000-85,-000. O C & 100

Stanton st, 180 (2:350-78), ns, 60 w Attorney, 20x99.6, 3-sty bk & f tnt & strs; Max Kramer to Congregation Bnai Jacob Anschei Brzezan, a corpn, 155 Rivington; mtg $15,000; Mar31; Apr3'13; A$19,000-25,000. O C & 100

Stanton st, 186, see Lex av, 864.

Stanton st, 319 (2:329-54), swc Goerck (Nos 111-7), 50x75, 6-sty bk tnt & str; Fredk C Gladden, ref, to Equitable Trust Co of N Y, a corpn, 37 Wall; mtg $60,000 & AL; FORECLOS Mar26; Mar27; Mar29 '13; A$33,000-75,000. **12,000**

Suffolk st, 72 (2:347-2), es, 100 n Broome, 25x100, 5-sty bk tnt & strs; E Blanche Reynolds to Saml D Hollis, 615 W 59; ⅓ pt; AT; B&S; AL; Mar26; Mar31'13; A $24,000-34,000. nom

Waverly pl, 30 & pt 28 (2:547-4), ss, 62.9 w Greene, 37.10x80.6x37.10x80.9, 8-sty bk loft & str bldg; Organizers Investing Co to 28 Waverly Pl Corpn, 157 W 42; AL; Mar29'13; A$50,000-105,000. O C & 100

Washington pl, 77, (2:552-67), ns, abt 195 w Macdougal, 22x97, 4-sty & b bk dwg; Robt J Horner to Cesare & Giuseppe Razzetti, 81 Wash pl; AL; Mar26; Apr2'13; A$16,000-18,500. nom

Wooster st, 142-4 (2:514-5), es, 180.6 n Prince, 43.2x100, 5-sty bk loft & str bldg; Eburn F Haight et al to Harriet P Burdick, 140 Highland av, Orange, NJ; mtg $58,000; Apr1; Apr2'13; A$38,000-47,000. **12,000**

2D st, 191 E (2:397-27), sws, 171.10 nw Av B, 19.4x105.5, 3-sty bk tnt & str; Julius Frankel to D Clinton Mackey, 25 8 av, Bklyn [5 Nassau]; Mar28; Mar29'13; A $14,500-16,500. **13,250**

3D st, 396-8 E, see Goerck, 152-8 on map 148-62.

4TH st, 74 E (2:459-23), ss, 150 w 2 av, 25x93.1, 4-sty bk loft & str bldg; Herman Bauman to Sarah Hirsch, 66 E 4; mtg $24,000; Mar25; Mar31'13; A$19,000-28,000. nom

4TH st, 254 E (2:386-13), ss, 140 e Av B, 24.9x96.2, 6-sty bk tnt & strs; Cyclops Realty Co to Nathan Waxberg, 131 W 110; mtg $26,000; Mar29; Mar31'13; A$18,-500-36,000. nom

8TH st, 367 E (2:378-57), ns, 208 e Av C, 25x93.11, 4-sty bk tnt & strs; Bella Gluck to Ignatz Gluck, 319 E 10; mtg $15,000 & AL; Mar25; Mar28'13; A$16,000-19,000. nom

10TH st, 28 E (2:561-9), ss, 148.9 e University pl, 46x92.3, 12-sty bk loft & str bldg; Horatio H Neiley to 28 E 10th St, a corpn, 170 Bway [r 1409]; B&S; AL; Mar27; Mar31'13; A$85,000-375,000. O C & 100

10TH st, 422 E (2:379-20), ss, 346.4 w Av D, runs s24.6xn92.3 to st xe24.6 to beg (probable error), 5-sty stn tnt & strs; Anna Gluck to Ignatz Gluck, both at 319 E 10; QC; mtg $18,000 & AL; Feb27; Mar 28'13; A$13,000-22,000. nom

12TH st, 413 E (2:440-53), ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & strs; Gotham Mtg Co to Jas E Hayes, 233 W 100; [care Geo Bauchle, 38 Park av]; AL; Mar 25; Apr2'13; A$16,000-36,000. O C & 100

12TH st, 645 E (2:395-39), ns, 83 w Av C, 25x75, 5-sty bk tnt; Leonard Gisin to Chas Uhl, 140 Hackensack, Carlstadt, NJ, & TRSTE for Leonard Gisin; B&S, AL; Feb28; Apr1'13; A$10,000-12,000. **4,500**

13TH st, 330-6 E (2:454-24), ss, 254 w 1 av, 46x103.3, 6-sty bk tnt & strs; Isaak Rubin to Sam Etlinger, 332 E 13 & Isidore Essenfeld, 231 E 13; ½ pt; mtg $76,-750; Mar28; Apr2'13; A$38,000-80,000. nom

16TH st, 310 W, see Prince, 195

18TH st, 208 E (3:898-51), ss, 460.6 w 2 av, 23x92, 3-sty & b stn dwg; Laura Landgraff, widow, to Henry W Kreykenbohm, 212 E 18; mtg $10,000; Mar31; Apr 1'13; $14,000-17,500. nom

18TH st, 251 W (3:768-9), ns, 152 e 8 av, 26x63x26x60, 5-sty bk tnt & strs; Herman C Gissel to Jos H Gilman, 86 Christopher; mtg $15,000; Mar31; Apr2'13; A $9,000-19,000. O C & 100

19TH st, 147-9 E (3:875-38-39), ns, 55.11 w 3 av, 44.1x46, 4-sty bk studio bldg; Antoinette Finck to Gramercy Freehold Co, 31 Nassau; mtg $30,000; Mar27; Apr1'13; A$29,500-38,500. O C & 100

22D st, 228 E (3:902-42), ss, 225 w 2 av, 15.8x98.9, 5-sty bk tnt & str; Chas Pieschel to Mary C Dierkes, 75 W 71; mtg $10,000 & AL; Mar27; Mar28'13; A$9,400-15,500. **17,750**

22D st, 20-6 W (3:823-55), ss, 337.11 w 5 av, 103.10x98.9x103.2x98.9, 16-sty bk loft & str bldg; Carl A Jacobs to Henrietta Ingber, 139 W 116; B&S; mtg $715,-000; Mar26; Apr3'13; A$310,000-755,000. O C & 100

22D st, 359 W (3:746-7), ns, 118.9 e 9 av, 18.9x98.9, 4-sty stn tnt; Annie C Murray to Floyd M Horton, 532 E 14; mtg $10,000 &AL; Apr1'13; A$10,500-16,000. O C & 100

24TH st, 21-3 E (3:854-pt lt 11), ns, 120 w 4 av, 30x98.9, pt 17-sty bk loft & str bldg; Frances R Scott to Carlisle Constn Corpn, 170 Bway [care Edw Friedman, 19 E 24]; correction deed; mtg $80,-000; Apr5'12; re-recorded from June6'12; Apr3'13. AS——8——. nom

24TH st, 240-2 E, see 2 av, 411-5.

24TH st, 107 W (3:800-34), ns, 84 w 6 av, 16x49.4, 4-sty bk tnt & str; also 34TH ST, 469 W (3:782), nec 10 av (Nos 430-6), 20.10x74.1, 4-sty bk tnt & strs; Henry E Coe & ano, EXRS Eliz C Gassner, to Mary T Donovan, 302 W 105; AL; Mar31; Apr3'13; A$22,000-24,000. O C & 100

24TH st, 107 W; also 34TH ST, 469 W; Chas A Coe et al, heirs &c Eliz C Gassner, to same; B&S; AL; Mar31; Apr3'13. O C & 100

25TH st, 132 E, see Lex av, 54-8.

25TH st, 329 W (3:749-23), ns, 325 w 8 av, 25x98.9, 3-sty fr tnt & str, 3-sty bk ext; Wm F Kemna to Marie L Kuhnast & Charlotte Kemna, both at 224 W 52 [353 W 57] & Herman J Kemna at Oakwood Heights, SI; AT; Jan30'12; Mar28'13; A $10,500-11,500. nom

26TH st, 314 E (3:931-47), sws, 225 e 2 av, 25x98.9, 4-sty bk tnt; D Lucile Lockwood to Fanny Lockwood, at Greenwich, Conn; Mar11; Apr3'13; A$10,000-13,000. nom

27TH st, 39-43 E (3:857-32), ns, 150 w 4 av, 75x113.6, 2 8-sty stn tnts; 27th St Co to Ernest L Sawyer, 150 E 35; mtg $285,000; Apr1; Apr2'13; A$190,000-370,-000. exch & 100

29TH st, 317 W (3:753-27), ns 246 w 8 av, 22x98.9, 4-sty & b stn dwg; Martha McLellan to Josephine & Marie Petitpas, both at 317 W 29; mtg $13,000 & AL; Mar28; Mar29'13; A$12,500-17,000. O C & 100

30TH st, 40-2 E (3:859-53-54), ss, 124.9 w 4 av, 25.6x98.9, 2 4-sty & b stn dwgs; Mary M K, wife Franklin S Henry, & TRSTE will Jane E S Wilson, decd, to Maria S Simpson, 362 W 30; AL; Apr2; Apr3'13; A$58,000-71,000. **61,250**

30TH st, 40-2 E; Mary M K, wife Franklin S Henry, to same; AT; B&S; AL; Feb 25; Apr3'13. O C & 100

30TH st, 44 E (3:859-52), ss, 100 w 4 av, 24.9x98.9, 4-sty & b stn dwg; Mary M K, wife Franklin S Henry, to Maria S Simpson, 362 W 30; B&S; Feb25; Apr3'13; A$57,000-63,000. O C & 100

30TH st, 301 E, see 2 av, 542.

33D st, 503 W (3:705-31), ns, 75 w 10 av, 25x98.9, 4-sty bk tnt & strs; Floyd M Horton to Wm S Dempsey, 360 W 35; mtg $7,000 & AL; Mar28; Mar31'13; A$9,500-14,000. O C & 100

33D st, 505 W (3:705-30), ns, 100 w 10 av, 25x98.9, 4-sty bk tnt & strs; Sarah R Hendrick to Wm S Dempsey, 360 W 35; mtg $7,000; Mar31'13; A$9,000-13,500. O C & 100

34TH st, 212 E (3:914-54), ss, 155 e 3 av, 25x90.2, 5-sty bk tnt & strs; Title Guar & Trust Co TRSTE Louis Bock to Jacob L Bock, 86 Wadsworth av; ½ pt; Mar31'13; A$19,000-27,000. 13,250

34TH st, 469 W, see 24th, 107 W.

35TH st, 43-9 W (3:837-15), ns, 289.3 e 6 av, 85.9x98.9, 12-sty bk hotel; Eliza Guggenheimer to Seth H Moseley, 45 W 35; mtg $475,000; Mar31; Apr1'13; A$328,-000-730,000. O C & 100

37TH st, 52 W (3:838-78), ss, 228.6 e 6 av, 21.6x98.9, 4-sty & b stn dwg; Jos C Levi et al TRSTES Saul J Levy to Millie Isaacs, 940 Tiffany; AL; Mar25; Mar31'13; A$74,000-000-80,500. O C & 10,000

38TH st, 123 E (3:894-16), ns, 75 w Lex av, 17x98.9, 4-sty & b stn dwg, 2-sty ext; E Pierpont Hicks to E Everett Thorpe, 214 W 92; mtg $39,000 & AL; Mar26; Mar 28'13; A$34,000-44,500. O C & 100

40TH st, 6-10 W (3:841-54-55-56), ss, 147.6 w 5 av, 62.6x98.9, 3 5-sty stn loft & str bldgs; Gertrude M Bain to 8 West 40th St Corpn, 111 Bway; B&S; mtg $300,000 & AL; Mar31; Apr1'13; A$325,000-387,000. O C & 100

41ST st, 9 E (5:1276-8), ns, 166 e 5 av, 22x98.9, 3 & 5-sty stn loft & str bldg; Edw Fagan to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $125,000 & AL; July6'12; Apr3'13; $88,000-110,000. O C & 100

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41ST st, 315 E (5:1334-7½), ns, 170 e 2 av, 20x98.9, 3-sty & b stn dwg; Rachel Prince, heir Moritz Berlinger, to Benj Berlinger, also heir of same, 315 E 41; ⅛ pt; AT; mtg $7,000; Mar4; Apr1'13; A $6,500-9,000. nom

41ST st, 315 E; Annie Berlinger et al heirs Moritz Berlinger; to same; ⅝ pt; AT; mtg $7,000; Mar8; Apr1'13. O C & 100

41ST st, 315 E; Jos M Berlinger, heir Moritz Berlinger, to same; ⅛ pt; AT; mtg $7,000; Mar12; Apr1'13. nom

41ST st, 315 E; Benj Berlinger, individ & as heir Moritz Berlinger, to Arthur B Fulton, 153 E 42; all of; mtg $7,000; Apr 1'13. O C & 100

43D st, 124 W (4:995-44½), ss, 289.3 w 6 av, 21.5x100.5, 4-sty stn tnt & str; Frank Curtis, EXR &c Sarah M Moore, to Sadie H Jacobs, widow, 877 Whitlock av; AL; Mar27; Mar28'13; A$63,000-66,000. O C & 100

44TH st, 556 W (4:1072-61½), ss, 80 e 11 av, 15x100.5, 4-sty bk tnt; Jno J Duffy, EXR & TRSTE Alice O'Neill, to Eugene J Flood, 558 7 av; Apr3'13; A $5,000-6,300. O C & 100

47TH st, 107 W (4:1000-30½), ns, 60 w 6 av, 20x80, 5-sty bk loft & str bldg; Marcel Levy, ref, to Emma T Mittelstaedt, 86 University pl; mtg $30,000; FORECLOS Feb13; Apr3'13; A$33,000-39,000. **13,500**

48TH st, 323 E (5:1341-13), ns, 300 e 2 av, 25x100.5, 5-sty bk tnt & strs; Gracepek Trading Co to Caroline E Taubert, 3221 Cruger av; AL; Mar28; Mar31'13; A$9,000-22,000. nom

48TH st, 235 E (5:1322-15½), ns, 240 w 2 av, 20x100.5, 3-sty & b stn dwg; Robt M Richter, ref, to Sarah J Lynch, 220 E 50; FORECLOS Feb11; Mar27; Mar28'13; A$8,000-11,000. **10,475**

48TH st, 235 E; Philipp L Hubinger to same; AT; QC; Mar20; Mar28'13. nom

51ST st, 139 W (4:1004-12), ns, 275 e 7 av, 25x100.5, 2-sty bk garage; Anna L Morton to Levi P Morton, 998 5 av; AL; July5'12; Apr1'13; A$31,000-33,000. O C & 100

51ST st, 609-19 W (4:1099-21-22), ns, 150 w 11 av, runs w150xn100.5xe50xn100.5 to ss 52d (Nos 606-10) xe100xs200.10 to beg; 3 & 4-sty bk factory & stable & vacant, with machinery &c; Alfred C Rader et al EXRS &c Gustavus W Rader to Chas Kohler, 14 W 54; mtg $58,000; Mar31; Apr1'13; A$96,000-101,000. **59,000**

52D st, 606-10 W, see 51st, 609-19 W.

53D st, 437 W (4:1063-12), ns, 275 e 10 av, 25x100.5, 5-sty bk tnt & strs & 2-sty ext; Sophia O'Connell et al to Jacob F Goetz, 437 W 53 & Louisa Collins, 511 W 49 & Sophia Mencke, 909 Freeman; 2-5 pt; mtg $12,000; Mar29; Apr2'13; A$12,000-19,500. O C & 100

55TH st, 29 E (5:1291-17), nwc Mad av (No 554), 25x68, 3 & 4-sty & b bk dwg; Kate A Brennan to Jas Cremins at Pelham Manor, NY; mtg $60,000; Mar24; Apr 1'13; A$80,000-90,000. O C & 100

57TH st, 12 E (5:1292-63), ss, 225 e 5 av, 25x100.5; vacant; Paul Durand-Ruel to Geo Durand-Ruel, 35 rue de Rome, Paris, France, & Jos Durand-Ruel, 37 rue de Rome, Paris, France; ⅓ pt; mtg $100,000; Mar18; Mar28'13; A$120,000-132,000. nom

57TH st, 134 E (5:1311-59), swc Lex av, 22.6x25.5, 4-sty stn tnt & str; Abr Schwab et al to Morris Blum, 788 Lex av; mtg $25,000 & AL; Mar28; Apr1'13; A$24,000-31,000. O C & 100

60TH st, 163-5 E (5:1395-29-30), ns, 155 w 3 av, 40x100.5, 2 4-sty & b stn dwgs; all title; A$32,000-42,000; also pt LOT 30 (11:-2937-8), lying w of line 226.5 e Prospect av map (1105) made by Chas A Mapes, begins at pt on w face of w wall of bldg adj premises herein described on the e at nl lot 30 & 226 e said av, runs s24.6xw 0.8xs2.5xe1.2xs51.6 to wl lot 30 xnw62.11 xne 34.3 to beg; Jos A McKay to Thos A Reynolds, 207 E 72d; Mar11; Mar28'13. O C & 100

60TH st, 323 E (5:1435-14), ns, 300 w 1 av, 25x100.5, 5-sty bk tnt; Esther Greenberg & ano to Henry A C Taylor on East rd, South Portsmouth, RI [3 E 71]; mtg $12,500; Mar31'13; A$10,000-18,500. O C & 100

64TH st, 319 E (5:1439-10), ns, 225 e 2 av, 25x98.4x25.3x102.3, 5-sty bk shop; Wm J Sloane et al to Sloane & Moller, a corpn, 316 E 65; Mar26; Mar28'13; A$9,000-18,000. **28,000**

66TH st, 69 E (5:1381-33½), ns, 56 w Park av, 18x80, 4-sty & b stn dwg; Sumner Gerard to Lawyers Realty Co, a corpn, 160 Bway; mtg $38,000; Mar26; Mar31 '13; A$34,000-41,000. nom

68TH st, 12 E (5:1382-63), ss, 174.6 w Mad av, 20.6x100.5, 4-sty & b stn dwg; Martha E Dennett & ano EXRS &c Oren Dennett to Richd M Hurd, 115 E 60; Mar2; Apr2'13; A$75,000-82,000. O C & 1,000

69TH st, 45 W (4:1122-11), ns, 265 e Col av, 20x100.5, 4-sty & b stn dwg; Ristori Leerburger & ano to Jefferson Arms Co, a corpn, 121 W 42; mtg $30,000 & AL; Mar 27; Mar28'13; A$18,000-36,000. O C & 100

69TH st, 105 W (4:1141-30), ns, 43 w Col av, 19x100.5, 4-sty & b stn dwg; E Blanche Reynolds to Saml D Hollis, 615 W 59; ⅓ pt; AT; B&S; AL; Mar26; Mar 31'13; A$14,000-24,000. nom

71ST st, 18 E, on map 16 E (5:1385-59), ss, 325 e 5 av, 25x100.5, 6-sty & b stn dwg, 5-sty ext; Cornelius W Luyster Jr to Henrietta B Kayser, 10 E 81; mtg $125,000; Apr1'13; A$100,000-190,000. O C & 100

71ST st, 20 W (4:1123-43½), ss, 263 w Central Park W, 19x100.5, 4-sty & b stn dwg; Madeline Jackson to Aida Lester, 1701 Bway; mtg $21,000; Mar28; Apr1'13; A$17,000-34,000. O C & 100

72D st, 102 E (5:1406-69), sec Park av (Nos 751-7), 130x102.2; 3, 4 & 6-sty bk club house; Max Nathan et al as TRSTES under deed of trust or mtg to Freundschaft Soc of City NY, a corpn, 100 E 72; QC; Feb6; Apr1'13; A$300,000-450,000. **199,800**

72D st, 102 E; Freundschaft Soc of City NY to E A L Holding Co, a corpn [care Edgar A Levy], 505 5 av; mtg $250,000; Mar25; Apr1'13. O C & 100

74TH st, 203 E (5:1429-4¼), ns, 71 e 3 av, 19x62.2, 4-sty bk tnt; Mary Melia to Jno Mohl, 236 E 74; mtg $6,000; Apr2'13; A$5,500-8,000. O C & 100

74TH st, 33 W (4:1127-15), ns, 360 e Col av, 20x102.2, 4-sty & b bk dwg; Theresa A Ellinger to Letitia K Ketterer, 233 W 52; mtg $30,000; Mar27; Apr1'13; A$19,000-42,000. O C & 100

75TH st, 19 E (5:1390-14), ns, 64 w Mad av, 30.11x27.2, with easement for light & air over strip on n, 30x10, 4-sty & b stn dwg; Chas A Stein to Royal Atlantic Realty Corpn, 21 E 75; mtg $25,000 & AL; Mar31; Apr1'13; A$25,000-30,000. O C & 100

75TH st, 23 E, see Mad av, 954.

75TH st, 45 W (4:1128-9½), ns, 220 e Col av, 21x102.2, 4-sty & b stn dwg, 2-sty ext; Metropolitan Impt Co to Sarah C Ropes, 40 W 69; C a G; Mar21; Mar31'13; A$20,000-40,000. O C & 100

78TH st, 3 E (5:1393-7), ns, 150 e 5 av, 35x102.2, with rights & easements over 6 ft strip on w, 5-sty & b stn dwg, 6-sty ext; Henry H Rogers et al, EXRS & TRSTES Henry H Rogers, decd, to Jno D Ryan, at Butte, Mont [18 E 76]; Mar28; Mar29'13; A$145,000-285,000. O C & 100

78TH st, 320 W (4:1186-42), ss, 232 w West End av, 18x102.2, 5-sty & b bk dwg, 4-sty ext; Alex P W Kinnan to Florence H Fitch, 300 W 81; AL; Apr1'13; A$14,000-28,000. O C & 100

79TH st, 135 W (4:1210-18), ns, 350 w Col av, 24x102.2, 4-sty & b stn dwg; David B McLintock to Elliott Mtg Co, a corpn, 277 Bway; 1-16 pt; Mar28'13; A$21,000-35,000. nom

80TH st, 516 E (5:1576-41), ss, 260.6 e Av A, 37.6x102.2, 6-sty bk tnt & strs; S Burchard, ref, to Saml Mannheimer, 171 E 91; FORECLOSED & drawn Mar28'13; A$11,000-41,000. **4,500**

80TH st, 516 E (5:1576-41), ss, 260.6 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Saml Mannheimer to Frank A Schorer, 2241 Tiebout av; mtg $31,000; Mar31; Apr 1'13; A$11,000-41,000. nom

81ST st, 300 W (4:1244-50), swc West End av (No 439), 56x25.2, 5-sty & b bk dwg; Florence H Fitch to Alex P W Kinnan, 320 W 78; mtg $33,000; Apr1'13; A $23,000-40,000. O C & 100

83D st, 68 E (5:1494-41), ss, 90 w Park av, 18x102.2, 4-sty & b stn dwg; Lize T, wife Jas G Zachry to Chas Remsen & Wm Manice, both at Southampton, LI, as trstes for Chas & Eliz Remsen & Sarah R Manice; AL; Apr1; Apr2'13; A$21,500-26,000. **32,616.24**

84TH st, 127 E (5:1513-13), ns, 296.10 e Park av, 20.5x102.2, 3-sty & b stn dwg; Bernard A Ottenberg et al to Markwin Realty Corpn, 29 W 42; B&S; mtg $10,000; Mar25; Apr1'13; A$12,000-15,000. O C & 100

88TH st, 250 W, see Bway, 2389-95.

88TH st, 266-70 W, see West End av, 570-6.

90TH st, 2 E, see 5 av, 1087.

91ST st, 6 W (4:1204-38), ss, 125 w Central Park W, 25x100.8, 5-sty stn tnt; Peter Okkerse to Fredk L Happel, 50 E 96; mtg $30,000; Mar31'13; A$18,000-37,000. nom

93D st, 252 W (4:1240-56), ss, 100 w Bway, 19x100.8, 4 & 5-sty & b bk dwg; A Lawton McElhone to Mary T Donovan, 302 W 105; C a G; mtg $20,000; Mar11; Mar 28'13; A$13,000-27,000. O C & 100

95TH st E (5:1506-65-68), ss, 102.2 e 5 av, 100x100.8, vacant; Jas A Farley to Lawrence B Elliman, 122 E 56; mtg $87,500; Apr1'13; A$99,500-99,500. O C & 100

95TH st E (5:1506-65-68), ss, 102.2 e 5 av, 100x100.8; vacant; Lawrence B Elliman to Ninety-Fifth St Realty Corpn, 60 Wall [340 Mad av]; mtg $87,500; Apr1; Apr3'13; A$99,500-99,500. O C & 100

96TH st, 58-62 E (5:1507-46-48), ss, 100 e Mad av, 60x100.8, 3 5-sty bk tnts; Lambert S & Abr C Quackenbush to Jno W Brice, 40 W 129; mtg $34,000; Apr1; Apr2 '13; A$48,000-66,000. O C & 100

96TH st, 58-62 E; Jno W Brice to Jas A Farley, 416 Mad av; mtg $66,000; Apr1; Apr2'13. O C & 100

96TH st E (6:1602-1t 9 & pt lt 10), ns, 190 e 5 av, 35x100.11; vacant; Francis K Pendleton to Reliance Realty Co, a corpn, 149 Bway; AL; Apr2; Apr3'13. O C & 100

98TH st, 51-3 E (6:1604-25), ns, 100 e Mad av, 50x100.11, 6-sty bk tnt & strs; Ida Radt to Owners Standard Realty Corpn, 299 Bway; mtg $50,000; Mar8; Mar 31'13; A$20,000-59,000. O C & 100

98TH st E, nwc Mad av, see Mad av, 1416-22.

100TH st, 405 E (6:1694-6), ns, 100 e 1 av, 37.1x100.11, 6-sty bk tnt & strs; Ernest E L Hammer, ref, to Wm L Cahn, 50 E 72; FORECLOS Mar28; Mar31'13; A$10,500-30,000. **29,000**

100TH st, 407 E (6:1694-7), ns, 137.1 e 1 av, 37.1x100.11, 6-sty bk tnt & strs; Wm Goldstone to Alrose Realty Co, a corpn, 103 Park row; mtg $20,000; Apr1; Apr2'13; A$10,500-30,000. O C & 100

100TH st, 215 W (7:1872-23), ns, 90 e Bway, 60x51.10, 6-sty bk tnt; Chas A Stein to Royal Atlantic Realty Corpn, 21 E 75; mtg $61,500; Mar31; Apr1'13; A $31,000-60,000. O C & 100

103D st, 157 W (7:1858-12), ns, 258.3 e Ams av, runs n91.6 to c l LeRoy la, closed xne11.4xe28.2xs100.11 to st xw31.2 to beg, 5-sty stn tnt; Edith Lowenfels to Paul Miklowitz, 869 Ams av; mtg $30,000 & AL; Apr1; Apr2'13; A$20,000-34,000. O C & 100

106TH st, 59 E (6:1612-27), ns, 150 e Mad av, 25x100.11, 5-sty bk tnt & strs; Wilhelmine Wissemann to Henry C Wissemann, 499 E 152 [499 W 152]; mtg $25,000 & AL; Mar27; Mar28'13; A$12,000-21,000. O C & 100

107TH st, 52 E (6:1612-49), ss, 81 e Mad av, 19x75.5, 5-sty bk tnt; Thos A Wilson to Hamilton Holding Co, a corpn, 149 Bway; mtg $-1,000; Mar31'13; A$7,500-14,000. O C & 100

108TH st, 101 E, see Park av, 1481-3.

111TH st, 108-10 W (7:1820-41), ss, 525 e 7 av, 50x100.11, 6-sty bk tnt; Jno F Farrell, ref, to Clara Berger, 108-10 W 111; mtg $65,000· FORECLOS Mar25; Mar 27; Mar28'13; A$32,000-90,000. **16,000**

111TH st, 249 W (7:1827-8), ns, 164 e 8 av, 36x100.11, 6-sty bk tnt; Wm C Arnold, ref, to Louis Greenblatt, 164 St Nicholas av; FORECLOS Mar26; Mar31'13; A$23,000-52,000. **44,750**

111TH st, 251 W (7:1827-7), ns, 128 e 8 av, 36x100.11, 6-sty bk tnt; Wm C Arnold, ref, to Louis Greenblatt, 164 St Nicholas av; FORECLOS Mar26; Mar31'13; A$23,000-52,000. **45,000**

112TH st, 19-21 W (6:1596-24), ns, 295 w 5 av, 50x100, with all title to strip in rear to c l of blk, 6-sty bk tnt; David Harris to Max J Klein, 22 Mt Morris Park W & Ignatz Roth, 102 W 121; mtg $50,000; Mar29; Apr2'13; A$30,000-67,000. O C & 100

115TH st, 330-2 E (6:1686-37-38), ss, 360 e 2 av, 40x100.11, 2 4-sty bk tnts & strs; Fani Schiffman to Carmela Palermo, 327 E 115; QC; Mar26; Mar29'13; A$14,000-23,000. nom

115TH st, 50 W (6:1598-59), ss, 308 e Lenox av, 17x100.11, 5-sty bk tnt; Jno J Hynes, ref, to Esther Fisher, 51 E 92; FORECLOS Mar27; Mar28'13; A$10,000-19,500. **12,000**

115TH st, 112 W (7:1824-46), ss, 250 w Lenox av, 25x100.11, 5-sty bk tnt; Ida Edman to Sarah Ufland, 545 W 111; mtg $25,000 & AL; Apr2; Apr3'13; A$16,000-24,000. O C & 150

116TH st, 230 W (7:1831-48), ss, 400 e 8 av, 25x103.6x26x111.6, 5-sty stn tnt & strs; Phillip L Berlinger to Geo P Morris, 242 W 116; mtg $29,000; Apr1'13; A$22,000-32,000. nom

118TH st, 405 W (7:1962-13), ns, 90 w Morningside av W, 60x100.11, 6-sty bk tnt; Otto Horwitz to Richd Eisig, 970 Lex av; mtg $75,000; Feb27; Apr1'13; A$45,000-110,000. nom

119TH st, 506 E (6:1815-47), ss, 128 e Pleasant av, 20x98.9, 4-sty stn tnt; Modern Fireproofing & Reconstruction Co to Herman Whitelow, of Binghampton, NY; [600 W 116]; mtg $7,000; July1'10; Mar28 '13; A$4,000-8,500. O C & 100

119TH st, 137 W (7:1904-14), ns, 305 e 7 av, 20x100.11, 4-sty & b stn dwg; Rosa Schulhof to Julia Klein, 57 7th; mtg $15,000; Mar28'13; A$12,000-22,000. O C & 100

120TH st, 153 W (7:1905-7), ns, 125 e 7 av, 18x100.11, 3-sty & b stn dwg; Jno A McEveety, ref, to Morris S Thompson, 76 W 86, & Chas G Koss, 628 West End av, TRSTES Mary A Cooper; FORECLOS Mar 11; Mar31'13; A$10,800-18,000. **15,000**

121ST st, 69 E (6:1747-51), ns, 100 w Park av, 21.3x100.11, 4-sty stn tnt; Jos Burgheimer et al, heirs &c Alex Burgheimer, to Bee Realty Co, Inc, a corpn; [558 Bway]; B&S; Mar27; Mar28'13; A$9,500-15,000. nom

121ST st, 238 W (7:1926-49), ss, 375 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Alex Finelite et al to Milton Finelite, 602 W 157; AT; B&S & C a G; mtg $10,000 & AL; Mar28; Apr3'13; A$10,000-12,000. nom

121ST st, 238 W; Milton Finelite to L E L Realty Co, Inc, a corpn, 115 Bway; B&S; Apr1; Apr3'13. nom

122D st, 329 E (6:1799-16), ns, 275 w 1 av, 21x100.11, 4-sty bk tnt; Peter J Everett, ref, to Julia B Stephens, at Babylon, LI; FORECLOS Mar26; Mar28'13; A $6,500-10,000. **6,700**

122D st, 273 W (7:1928-5), ns, 100 e 8 av, 20x100.11, 5-sty stn tnt & strs; Thos A Roe to Mildred E Sterry at Greenport, LI; mtg $18,333.33; Mar27; Mar31'13; A $12,000-17,000. nom

124TH st, 218-20 E (6:1788-40), ss, 225 e 3 av, 38.8x100.11, 6-sty bk tnt & strs; A $15,500-42,000; also 124TH ST, 226-8 E (6:1788-38), ss, 302.4 e 3 av, 38.8x100.11, 6-sty bk tnt & strs; Milton M Silverman et al, EXRS &c Clementine M Silverman, decd, et al, to See-Em Holding Co, a corpn, 3436 Bway; AL; Mar28; Mar29'13; A $15,500-42,000. O C & 100

124TH st, 226-8 E, see 124th, 218-20 E.

125TH st, 251 E (6:1790-21), ns, 102 w 2 av, 28x99.11, 5-sty stn tnt & strs; Stephen H Jackson to Margt T Johnston, 253 E 61; mtg $28,000; June20'12; Apr2'13; A $17,000-27,000. O C & 100

125TH st, 344 E (6:1801-30D) ss, 131.3 w 1 av, 18.9x100.11, 4-sty stn tnt; Phoenix Ingraham, ref, to Frederic de P Foster, Tuxedo Park, NY, & Danl K De Beixedon at Amityville, LI, TRSTES for Henry P Kingsland will Ambrose C Kingsland; FORECLOS; Mar26; Mar28; Mar31'13; A $8,000-11,500. **8,000**

126TH st, 318 E (6:1802-40), ss, 300 e 2 av, 25x99.11, 5-sty bk tnt; Isidore Greenberg et al to Land Map Realty Corpn, 206 Bway; mtg $13,200; Mar31; Apr2'13; A $10,000-33,000. O C & 100

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127TH st, 66 E (6:1751-46), ss, 215 w Park av, 18.9x99.11, 3-sty & b bk dwg; Raymond B Dwyer to Eileen Dwyer, 66 E 127, 1-5 pt; B&S & CaG; AL; Mar29; Apr1'13; A$8,200-12,000. gift

127TH st, 138 W (7:1911-51), ss, 300 e 7 av, 16x99.11, 3-sty & b stn dwg; Enoch N Miner to Emma N Griffin, 335 W 29; mtg $7,500; Apr3'13; $8,300-11,500. O C & 100

129TH st, 113 E (6:1778-9), ns, 190 e Park av, 25x99.11, 5-sty bk tnt & strs; Estelle B Boyce to Lillian B Koepke, 1522 Pacific, Bklyn; QC & correction deed; AL; Mar28; Apr3'13; $8,000-15,000. nom

129TH st, 113 E; Lillian B Koepke to Henry R Lilly, 526 W 113; AL; Mar12; Apr3'13. nom

129TH st, 163 W (7:1914-7), ns, 123 e 7 av, 27x99.11, 5-sty bk tnt; Louis F Doyle, ref, to Ernest H Herb, 47 W 89; FORECLOS Mar25; Mar27; Mar28'13; A$14,000-26,000. **20,000**

131ST st, 53 E (6:1756-30), ns, 150 w Park av, 25x99.11, 5-sty bk tnt; Chas B Bissinger & ano, EXRS Jno G Lindenberger, to Fredk Lindenberger, 32 Morningside av; Louis Lindenberger, 413 E 90; Rudolph Lindenberger, 2053 8 av; Louise B Bissinger, 32 Morningside av, & Richd G Lindenberger, 1112 2 av, heirs Jno G Lindenberger; mtg $19,000; Mar29; Apr3'13; A$9,000-21,000. nom

131ST st, 109 (107) W (7:1916-26), ns, 131.3 w Lenox av, 18.9x99.11, 3-sty & b stn dwg; Ernest Goldbacher to Jos B Peck, at Rochester, NY; mtg $10,000; Apr 3'13; A$9,000-12,000. O C & 100

131ST st, 109 W; Jos B Peck to Cornelius O'Brien, 160 Bleecker; mtg $10,000; Apr2; Apr3'13. O C & 100

131ST st, 109 W; Cornelius O'Brien to Jno C Dandolph, 517 10 av; mtg $13,000; Apr2; Apr3'13. O C & 100

131ST st, 112 W (7:1915-41), ss, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Marie Volk to Ada Blagburn, 4400 Sheriff rd, Wash, DC; mtg $10,500 & AL; Mar24; Mar28'13; A$8,000-11,000. nom

131ST st, 603-5 W (7:1998-26-27), ns, 100 w Bway, 50x99.11, 3-sty fr tnt & 1-sty fr str; Chas L Hoffman, ref, to Sigismund Mankowski, at Fort Lee, NJ; FORECLOS Feb27; Apr3'13; A$16,000-16,500. **11,875**

133D st, 60-2 E (6:1757-41-42), ss, 95 w Park av, 40x99.11, 2 3-sty & b stn dwgs; Millie Schwarz to Marks Moses, 8 E 127; AL; Oct31'12; Mar28'13; A$12,000-15,000. nom

133D st, 60 E (6:1757-42), ss, 115 w Park av, 20x99.11, 3-sty & b stn dwg; Marks Moses to Frank Rogers, 1964 Park av; [60 E 133]; mtg $3,000; Mar25; Mar28'13; A$6,000-7,500. O C & 100

133D st, 61 W (6:1731-10), ns, 210 e Lenox av, 25x99.11, 5-sty stn tnt & strs; Isaac Newman to Michl N Salmore, 1558 58th, Bklyn; ½ pt; mtg $18,000; Mar28; Mar31'13; A$9,000-19,000. O C & 100

133D st, 61 W (6:1731-10), ns, 210 e Lenox av, 25x99.11, 5-sty stn tnt & strs; Isaac Newman et al to Michl N Salmore, 1558 58th, Bklyn; ½ pt; AT; mtg $21,500 & AL; Apr3'13; A$9,000-19,000. nom

134TH st, 121 W (7:1919-18), ns, 325 w Lenox av, 25x99.11, 5-sty bk tnt; Eudocia E & Dorothy P Dewey to Brown-Weiss Realties, a corpn, 63 Park row; mtg $19,-579 & AL; Mar21; Apr2'13; A$11,000-20,000. O C & 100

134TH st, 236 W (7:1939-51), ss, 325 e 8 av, 25x99.11, 5-sty bk tnt; Harvard Constn Co to Arthur Frankenstein, 105 Bruce av, Yonkers, NY, & Edwin Frankenstein, 97 Bruce av, Yonkers, NY; mtg $19,-000; Mar29; Apr2'13; A$11,000-23,000. nom

136TH st, 494 W (7:1972-26), ss, 50 e Ams av, 50x99.11, 6-sty bk tnt; Isaac & Bertha Kahn to Eisen Realty Co Inc, 309 Bway; mtg $62,500 & AL; Mar28; Mar31 '13; A$25,000-60,000. nom

137TH st, 323 W (7:2041-4½), ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg, 1-sty ext; Louis Bernstein to Eliz Strack, at Bradley Beach, NJ; B&S; Mar31; Apr 2'13; A$6,500-11.500. nom

141ST st, 239-41, on map 239 W (7:-2027-9), ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; Abr Harris to Max J Klein, 22 Mt Morris Park W & Ignatz Roth, 102 W 121; mtg $50,000; Mar29; Apr2'13; A$25,-000-73,000. O C & 100

141ST st, 457 W (7:2058-9), ns, 196 e Ams av, 18x99.11, 4-sty bk dwg; Wm H Picken to Julia A Picken, his wife, 457 W 141; mtg $15,000; Mar31'13; A$7,200-17,000. O C & 100

149TH st, 452-6 W (7:2063-54), ss, 100 w Convent av, 75x99.11, 6-sty bk tnt; Adolf Doctor to Albt Kraus, 557 W 124; AT; Apr1; Apr2'13; A$32,000-110,000. O C & 100

157TH st, 551 W (8:2116-58), ns, 125 e Bway, 75x99.11, 6-sty bk tnt; Geo J Wolf to N Y State Investing Co, a corpn, 56 W 36; Mar26; Mar28'13; A$50,000-$——. nom

160TH st W, ss, abt 115 w Ft Washington av, see Riverside dr, nes, 272.4 nw 158th.

180TH st, 703-5 W (8:2176-144), ns, 379.5 e Ft Washington av, runs n110xe58.7xs6x e12.6xs103.3 to st at pt 127.4 w Bway xw 59.10 to beg, 5-sty bk tnt; Henry Koch Realty Co to Ida L Terwilliger, 251 W 92; mtg $75,000; Mar31'13; A$27,500-73,000. O C & 100

181ST st W (8:2155-28) ns, 170 e Audu bon av, 50x100, vacant; Hogenauer & Wesslau Co, to Wesslau Bros, Inc, a corpn, 431 Audubon av; mtg $20,000; Mar31; Apr2'13; A$26,000-26,000. **32,000**

183D st W, sec Bway, see Bway, sec 183d.

184TH st, 515 W (8:2156-27), ns, 200 w Ams av, 50x99.10, 5-sty bk tnt; Albt E Wesslau et al to Anna E Hogenauer, 137 W 130; mtg $44,000; Mar31; Apr2'13; A $15,000-48,000. O C & 100

Amsterdam av, 1430-2 (7:1985-35), ws, 24.11 s 131st, 37.6x100, 6-sty bk tnt & strs; David Chernoff to Sarah Shapiro, 717 Kelly; mtg $41,000; Mar25; Mar29'13; A 21,000-50,000. O C & 100

Broadway, 2389-95 (4:1235-52), swc 88th (No 250), 100.8x100, 7-sty bk tnt & str; Deborah Herrman to Oceanic Investing Co, a corpn, 49 Wall; mtg $275,000; Apr1 '13; A$225,000-375,000. O C & 100

Broadway, 2489 (4:1240-55), ws, 107.4 n 92d, 18.4x100, 5-sty bk tnt & str; Sophia, wife Nathan Meyer, to Royal Atlantic Realty Corpn, 21 E 75; mtg $40,000; Mar 31; Apr1'13; A$30.000-36,000. O C & 100

Broadway, 3924 (8:2122-73), es, 110.11 s 165th, 25x100, 4-sty & b bk dwg; Perry Av Constn Co to Herbert B Dodge, 790 E 3; [Bklyn]; mtg $20,000; Apr1'13; A$20,-000-26,000. O C & 100

Broadway (8:2164-20-23), sec 183d, 105.10x103.7x104.11x118, vacant; Euclid Realty Co to Jos Hamershlag, 38 W 69; mtg $42,000; Mar31; Apr1'13; A$40,500-40.-500. O C & 100

Columbus av, 49 (4:1114-64), es, 75.4 s 62d, 25.1x100, 5-sty stn tnt & strs; Edna H Hunter to Herbt A Treat at Plandome, NY, & Robt C Fulton, 240 W 102; mtg $29,000; Mar31'13· A$30,000-45,000. O C & 100

Convent av (7:1970-48-58), ws, 50 s 133d, 279x127.5x275x100; vacant; Elias A Cohen to Convent Park Constn Co, a corpn, 34 Pine [care Elias A Cohen]; AL; Mar28; Mar29'13; A$111,200-111,200. nom

Lenox av, 438 (6:1729-70½), es, 33.8 s 132d, 16.7x85, 3-sty & b stn dwg; Melvin G Palliser, ref, to Thos Thedford [237 Elberon], Allenhurst, NJ, as TRSTE of Eliza Morris, decd; FORECLOS Feb27; Mar28; Mar29'13; A$11,000-12,500. **9,500**

Lexington av, 54-8 (3:880-73-74), swc 25th (No 132), 49.4x53.8, 3 4-sty bk str & office bldgs & 4-sty & b bk dwg in st; Jno A Bensel & ano EXRS, &c, Mary M Bensel to Benj W Mayer, 465 West End av; Feb25; Mar31'13; A$56,500-76,000. **70,000**

Lexington av, swc 57th, see 57th, 134 E.

Lexington av, 864 (5:1399-59½), ws, 20.5 s 65th, 16x80, 4-sty stn tnt; A$12,500-17,000; also CORNELIA ST, 25-7 (2:590-43), ns, 164.5 e Bleecker, 42.2x97.6, 6-sty bk tnt & strs; A$19,000-50,000; also BAXTER ST, 18-20 (1:160-38-39), ws, abt 55 s Worth, 50x117x48x—, 5-sty bk tnt & strs, 3-sty fr bk ft tnt & strs with 4-sty bk rear tnt; A$41,000-60,000; also BAXTER ST, 4 (1:160-47), ws, 90.2 n Park row, 28x 34.8x28x33.6, 2-sty bk tnt & strs; A$12,-000-13,000; also PARK ROW, 164-6 (1:-160-49), nwc Baxter, (Nos 2 & 2½), 30x92 x33.6x90.2, 6-sty bk tnt & strs; A$60,000-92,000; also COLUMBIA ST, 28 (2:332-40), es, 100 n Broome, 25x100, 5-sty bk tnt & strs; A$15,000-29,000; also STANTON ST, 186 (2:345), nec Attorney (Nos 146-50), runs e25.6xn69.7xe25.2xn30.2xw 50.1 to es Attorney xs100 to beg, 4-sty bk tnt & strs; A$41,500-53,500; Milton Finelite (with release of agmt, &c by Hays, Hershfield & Wolf) to Alex Finelite, 3 Scammel, & Abr Finelite, 860 Bway; AT; B&S & C a G; Mar28; Apr1'13. O C & 100

Madison av, 17 (3:854-4), es, 74 n 24th, 24.8x100, 15-sty bk office & str bldg; Pullman Holding Co to Fred A Stone, 37 W 93; mtg $215,000 & AL; Mar31; Apr2'13; A$105,000-240,000. O C & 100

Madison av, 554, see 55th, 29 E.

Madison av, 954 (5:1390-14½), nwc 75th (No 23), 27.2x33, 4-sty stn tnt & strs; Chas A Stein to Royal Atlantic Realty Corpn, 21 E 75; mtg $40,000; Mar31; Apr 1'13; A$42,000-50,000. O C & 100

Madison av, 1064 (5:1492-17), ws, 62.2 n 80th, 40x70, 5-sty bk tnt & strs; Chas A Stein to Royal Atlantic Realty Corpn, 21 E 75; mtg $60,500; Mar31; Apr1'13; A$63,-000-75,000. O C & 100

Madison av, 1416-20 (6:1604-17), nwc 98th, 100.11x45, 6-sty bk tnt & strs; Jno H Rogan, ref, to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; mtg $85,000; FORECLOS Mar20; Mar22; Mar28'13; A $55,000-95,000. **12,000**

Madison av, 1644-6 (6:1615-56-57), ws, 43.11 s 110th, 38x100, 2 5-sty stn tnts & strs; Sadie Klein to Ethel Zuker, 1057 Simpson; mtg $46,000 & AL; Feb25; Mar 29'13; A24,000-41,000. O C & 100

Madison av, 1644-6; Ethel Zuker to Jno A Heim, 313 E 87; QC; AL; Mar28; Mar 29'13. nom

Manhattan av, 393 (7:1943-16), ws, 73.11 n 116th, 18x50, 3-sty & b bk dwg; Reuben E Fichthorn to Sol Goldstein, 393 Manhattan av; mtg $6,000; Mar28; Apr1'13; A$7,500-9,500. O C & 100

Manhattan av, 403 (7:1943-51), ws, 19.11 s 117th, 18x50, 3-sty & b stn dwg; Reuben E Fichthorn to Morris Beer, 403 Manhattan av; mtg $6,000; Apr1'13; A$7,500-9,500. O C & 100

Naegel av (8:2218-41 & 46), nec Academy, 100x160, vacant; Organizers Investing Co to 137 5th Av Leasing Corpn, 157 W 42; mtg $24,000 & AL; Mar29; Apr2'13; A$27,000-27,000. nom

Northern av (8:2179-125), es, 349.5 n 181st, runs e240.8 to ws Pinehurst av xn 39.4 & 62.1 xw239 to Northern av xs100 to beg, vacant; Fred A Stone to Pullman Holding Co, a corpn, 17 Mad av; AL; Mar 24; Apr2'13; A$14,000-14,000. O C & 100

Northern av; same prop; Pullman Holding Co to Robt B Dula at Tarrytown, NY; AL; Apr1; Apr2'13. O C & 100

Park av, 751-7, see 72d, 102 E.

Park av, 1107 (5:1518-4), es, 73.8 n 89th, 27x80, 5-sty bk tnt & strs; Emil A Thibaut to Lina Weil, 19 E 98; Mar29; Apr1 '13; A$21,000-29,000. O C & 100

Park av, 1481-3 (6:1636-1), nec 108th (No 101), 74x27, 4-sty bk tnt & strs & 1-sty bk str; Henry C Fredericks to Many Fred, 789 Dawson; AL; Mar29'13; A$15,000-18,000. O C & 100

Park row, 164-6, see Lex av, 864.

Pinehurst av, ws, 349.5 n 181st, see Northern av, es, 349.5 n 181st.

Riverside dr (8:2136-20), nes, 272.4 nw 158th, runs n292.11 to ss 160th xw200xs 257.6 to ns of dr xse on curve 205.11 to beg; vacant; A$112,000-112,000; also RIVERSIDE DR (8:2136-28), nes, 478.4 nw 158th, runs n257.6xnw63.2 to cl 160th on Randels map xw39.10xs231.11 to dr xse 110.11 to beg; vacant; A$47,000-47,000; Organizers Investing Co to 161st St & Riverside Drive Corpn, 1472 Bway; AL; Mar29 '13. O C & 100

Riverside dr, nes, 478.4 nw 158th, see Riverside dr, nes, 272.4 nw 158th.

West End av, 439, see 81st, 300 W.

West End av, 570-6 (4:1235-61), sec 88th (Nos 266-70), 100.8x135. 12-sty bk tnt; West 82d St Realty Co to Edinburgh Realty Corpn, 527 5 av; CaG; mtg $705,000; Mar31; Apr1'13; A$——$——. O C & 100

1ST av, 846 (5:1359-2), es, 26 n 47th, 24.10x80, 5-sty bk tnt & strs; August Collet to Jno H Loscarn, 828 St Nicholas av; AL; Apr3'13; A$10,500-20,000. O C & 100

1ST av, 2130 (6:1703-50), es, 84.8 n 109th, 37.6x95, 6-sty bk tnt & strs; Alex P Knapp individ & TRSTE Thos McMullen to Vincenzo Bajardi, 6 Monroe; B&S; mtg $30,-000; Mar20; Apr1'13; A$16,500-44,000. nom

1ST av, 2248 (6:1709-48), es, 75.10 s 116th, 25x95, 6-sty bk tnt & strs; Irving K Taylor & ano, EXRS &c Wm A Taylor, to Saml Eckstein, 2670 Marion av; AL; Mar5; Mar28'13; A$11,000-26,500. **26,500**

1ST av, 2355 (6:1797-27), ws, 63 s 121st, 20.6x66.8, 4-sty stn tnt & str; Jos Burgheimer et al, heirs &c Fanny Burgheimer, to Bee Realty Co, Inc, a corpn, 558 Bway; B&S; Mar27; Mar28'13; A$7,000-10,500. nom

2D av, 411-5 (3:904-27-29), swc 24th (Nos 240-2), 74x97.1, 4 5-sty bk tnts & strs; Wm Goldstone to Alrose Realty Co, a corpn, 103 Park row; mtg $65,000; Apr1; Apr2'13; $59,500-74,500. O C & 100

2D av, 542 (3:936-1), nec 30th (No 301), 20x60, 4-sty bk tnt & str; Maggie E Sharkey & ano EXRS &c, Michl F Sharkey to Chas W Knoche, 207 E 68; Apr1'13; A $12,000-21,000. **31,000**

2D av, 1632 (5:1547-52), es, 75 s 85th, 27.2x88, 4-sty stn tnt & strs; August W Roeder to August W Roeder, Jr, 1632 2 av; mtg $10,000; Apr2'13; A$14,500-24,000. O C & 100

2D av, 1855 (5:1541-24), ws, 75.7 n 95th, 25x100, 5-sty bk tnt & strs; Pincus Lowenfeld et al to Hamilton Holding Co, a corpn, 149 Bway; mtg $17,000; Mar31'13; A$13,000-26,000. O C & 100

2D av, 1855; Hamilton Holding Co to Mary E Dolan, 27 Stuyvesant; mtg $17,-000; Mar31'13. O C & 100

3D av, 1439 (5:1527-3), es, 51.1 n 81st, 26x101.8, 2-sty bk tnt & strs; David Herz to Max Greenberg, 302 E 82; mtg $13,000; Apr1'13; A$21,000-23,000. O C & 100

3D av, 2140 (6:1644-39), ws, 25 s 117th, 25x100, 4-sty bk loft & str bldg; Honor B Douglas et al EXRS &c Wm R & Rosalie G F Barr to Herman L Bleier, 197 Lenox av; mtg $35,000; Mar10; Apr1'13; A$23,000-25,000. **40,000**

5TH av, 1087 (5:1501-69), sec 90th (No 2), 25x100, 1-sty fr str; Julia E Cameron et al to Chas A Gould at Portchester, NY; Mar1; Mar31'13; A$175,000-175,000. nom

6TH av, 92 (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & strs; Jno J Tully to Brown-Weiss Realties, a corpn, 63 Park Row; mtg $30,000; Mar27; Mar31'13; A$18,-000-21,000. O C & 100

7TH av, 825 (4:1006-3), es, 50.2 n 53d, 25.1x100, 5-sty stn tnt & strs; Sarah Kaempfer to 825 7th Av Realty Co, Inc, a corpn, 320 Bway [r 1314]; mtg $30,000; Mar29'13; A$45,000-50,000. nom

7TH av, 825 (4:1006-3), es, 50.2 n 53d, 25.1x100, 5-sty stn tnt & strs; Bertram M Kaempfer et al to Sarah Kaempfer, 215 W 98; QC; mtg $30,000; Dec14'12; Apr2'13; A$45,000-50,000. nom

7TH av, 2150 (7:1933-34), ws, 53.3 s 128th, 23.4x85, 5-sty stn tnt & strs; Chas A Stein to Royal Atlantic Realty Corpn, 21 E 75; mtg $28,000; Mar31; Apr1'13; A $17,500-26,000. O C & 100

10TH av, 430-6, see 24th, 107 W.

11TH av, 677 (4:1096-34), ws, 50.2 s 49th, 25.1x75, 4-sty bk tnt & strs; Margaretha Baumann, widow, to Lena Gehringer, at Union, Hudson Co, NJ; Apr2; Apr 3'13; A$7,500-12,000. gift

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Grand st, 90-4 (2:474-26), nec Greene (No 40), 75x101, 5-sty stn loft & str bldg; A$105,000-140,000; also GREENE ST, 42-50 (2:474-1), es, 101 n Grand, 110.3x100x 109.11x100, with all title to strip on n 0.8x 100; 2 5-sty bk & stn loft & str bldgs; A$110,000-160,000; interlocutory judgment in PARTITION & court order for sale by auction of above; cancellation of former deeds & deciding interests of plff & defts, &c; Mary A Watson, plff agt Sarah E

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Watson [Hastings-on-Hudson] & Thos Boyd [Liverpool, Eng] et al individ & exrs &c Porte V Ransom decd et al; Mar 31; Apr1'13. court order

Greene st, 40-50, see Grand, 90-4.

Ludlow st, 52 (1:310); order of court to discharge asn of rents recorded June 29'11; Beckie Warshawsky [52 Ludlow] et al to whom it may concern; Mar3; Mar 31'13. court order

Manhattan st, 107-13 (7:1982-5), ns, 100 e Old Bway, 72x100x64x100, 6-sty bk tnt & strs; re mtg; Jos Hamershlag to Edgar Constn Co, 71 W 92; QC; Mar31; Apr1'13; A$50,000-125,000. nom

Mercer st, 294-6, see 15th, 22-6 W.

Pearl st, 25, see 15th, 22-6 W.

Whitehall st, 31-7, see 15th, 22-6 W.

15TH st, 22-6 W (3:816), ss, 325 w 5 av, 75x93.4x—x75.9; mtg $170,000; also PEARL ST, 25 (1:10), nec Whitehall (Nos 31-7), runs e27.10xn72.7 & 6.10xw23.4xs 81.11 to beg; mtg $100,000; also BROADWAY, 737 (2:548), nws, 108 ne Waverly pl, 39.7x200 to nes Mercer (Nos 294-6); ½ pt of this mtg on whole $160,000; deed of resignation of Edw R Wharton & appointment of Herman L R Edgar as new TRSTE; Henry E Jones et al, TRSTES (with consent of Edith N Wharton) to Henry E Jones, 3 Place des Etat Unis, Paris, France, & Herman L R Edgar, at Dobbs Ferry, NY, joint tenants and new TRSTES under trust deed; Dec 7'12; Apr3'13. nom

16TH st W (3:739), ss, 125 w 8 av, runs s 103.3; party wall agmt on said line, &c; Gustavus Rauchfuss of Hoboken, NJ, with Jno Cooper, NY; June4'72; Mar31'13. nom

39TH st, 4 E (3:868); re from claim under will Fredk Keppel; Fannie M Keppel to David Keppel, 239 E 17; Apr1; Apr3'13. nom

46TH st, 223-5 W (4:1018-16), ns, 375 e 8 av, 50x100, 4-sty bk loft bldg; deed of trust; Edna A, wife Lemuel E Raff, of Amityville, LI, to Equitable Trust Co of NY, a corpn, 37 Wall, in trust for party 1st pt; ½ pt; AT; B&S; mtg $25,000; Feb 21; Apr2'13; A$62,000-69,000. nom

54TH st, 65-7 W, see 8 av, 939-47.

56TH st, 300-2 W, see 8 av, 939-47.

72D st, 114 E (5:1406), ss, 256.3 w Lex av, 18.9x102.2, owned by party 1st pt; also 72D ST E, ss, adj above on w, owned by party of 2d pt; agmt as to encroachments; Minnie Arnstein to Freundschaft Soc of City NY [100 E 72]; May12'03; Apr1'13. nom

85TH st, 129 E (5:1514), ns, 37 w Lex av; asn rents to secure 7 notes; Jno A Minaldi to Gustav Hoffmann, 2376 7 av; [2367 7 av]; Mar25; Mar29'13. 2,900

85TH st, 129 E (5:1514), ns, 37 w Lex av, —x—; re asn rents recorded Sept29'11 in Cons or July2'10 in mtgs; Moritz Deutsch to Jno A Minaldi, 2172 Bway; Mar25; Mar29'13. nom

89TH st, 104-6 W (4:1219-38-39), ss, abt 135 w Col av, 2 5-sty bk tnts, owned by party 2d pt; CONTRACT to exchange for Van Buren, 522, or 19 Patchen av, & Greene av, 987, or 33 Patchen av, Bklyn, owned by party 1st pt; Rubin Osterweil, 1993 7 av, NY, with Louise Kaufold, 450 Throop av, Bklyn; Mar25; Mar28'13. exch

108TH st, 17 E (6:1614); satisfaction of asn rents; London Realty Co to Wm Doerfler, 17 E 108; Mar17; Apr2'13. ——

150TH st, 415 W (7:2065-22), ns, 250 w St Nicholas pl, 25x99.11, 3-sty bk garage; notice of action to register & confirm title of plff; Geo D Sherman at Port Henry, Essex Co, NY, plff, vs Richd F Carman et al; Mar20; Apr2'13; A$9,500-16,000. Torrens system

179TH st, W, nec Pinehurst av, see Pinehurst av, nec 179th.

Broadway, 35 (miscl), the business; power of atty; Metric Mattar to Amelia Hajjar; Apr2'13. ——

Broadway, 737, see 15th, 22-6 W.

Pinehurst av (8:2177), nec 179th, "The Kenilworth"; asn rent to secure $5,629 or notes; Beatrice Brower to F R Wood, W H Dolson Co, a corp, at Bway & 80th; mtg $160,500; Mar31; Apr1'13. nom

Riverside dr (8:2178), ws, at sl land conveyed by Flint et al to Gordon by deed recorded Oct22'91, runs n along dr — to ws of a new st xne on curve 1147.8 xw— to Hudson River xsw—xe to beg, except lands & rights of way to H R R R Co; also conveys rights to land under water, &c; the land conveyed contains 64,650 sq ft; vacant; CONTRACT; J Romaine Brown & ano, EXRS Loyal L Smith to Horace J Campbell [Lowerre Summit], Yonkers, NY; Jan28; Mar28'13. 30,000

6TH av, 958-66, see 8 av, 939-47.

8TH av, 939-47 (4:1046), swc 46th (Nos 300-2), 100.5x100; mtg $160,000; also 6TH AV, 958-66 (5:1270), nec 54th (Nos 65-7), 100.5x95; mtg $215,000; deed of resignation of Edw R Wharton, TRSTE, & of appointment of Herman L R Edgar as new TRSTE; Henry E Jones et al, TRSTES will Geo F Jones, decd, with consent of Edith N Wharton, to Henry E Jones, 3 Place des Etat Unis, Paris, France, & Herman L R Edgar, at Dobbs Ferry, NY, joint tenants, as TRSTES under said will; Dec7'12; Apr3'13. nom

9TH av, 586 (4:1033), es, 40 n 42d, 20x 80; re claims for station platform ext; Bianca Lesser to Interborough Rapid Transit Co et al, 165 Bway; mtg $28,500; Dec18'11; Mar28'13. 160

Agmt (miscl) of consolidation; Morris Park Estates & Morris Park Land & Development Co to Morris Park Estates; Apr18; Apr3'13. ——

Certf (miscl) of appointment of Eugene F O'Connor Jr as TRSTE in matter of Chas Rader, bankrupt; Apr2'13. ——

Certf as to mtg dated Mar28'13; A J H Brooks Inc to Shadbolt Mfg Co; Mar28; Mar31'13. ——

Order (miscl) of adjudication in matter of Chas Rader, bankrupt; Jan28; Apr2'13. ——

Power of atty (P A); Anna E Rains to Stanleigh P Friedman; Jan31; Mar31'13. ——

Power of atty (miscl); Victoria B De Otero & ano to Coudert Bros, 2 Rector, et al; Apr2'09; Apr2'13. ——

Power of atty (PA); Jno T Smith to Mark M Solomon, of Bklyn; Dec31'12; Mar 28'13. ——

Power of atty (miscl); Herman Mundheim to Wm T Matthies, 506 E 175; Feb19; Mar28'13. ——

Power of atty (miscl); Johanna C Funke to Chas H Weigle, 331 E 201; May 5'06; Apr1'13. ——

Power of atty (miscl); Elbridge T Gerry to Robt L Gerry, both at Newport, RI; Mar5'08; Apr1'13. ——

Revocation of power of atty (miscl); Michl Gleason to Sarah J Gleason, his wife; Mar31'13. ——

Revocation (miscl) of power of atty dated July16'09; same to same; Feb19; Mar28'13. ——

WILLS.

Borough of Manhattan.

Beekman st, nec William, see William, 170-2.

East Broadway, 240 (1:286-51), ns, 236.4 e Clinton, 23.10x53.6, 3-sty bk tnt (leasehold); A$13,500-17,000; also EAST BWAY, 288 (1:288-59), nec Gouverneur, 22.4x50.3, 5-sty bk tnt & str; A$17,500-24,000; also MORTON ST, 21 (2:587-36), ns, 125 e Bedford, 25x113.9, 6-sty bk tnt; A$15,500-35,000; Archibald E Isaacs Est, Jennie Isaacs, ADMTRX, 1325 Mad av; atty, H Seymour Eisman, 135 Bway. Letter of admn filed Mar29'13.

East Broadway, 288, see E Bway, 240.

Front st, 354-6 (1:243-63-64), ns, 334.8 e Gouverneur, 41x70, 2½-sty bk & fr dwg & 3-sty fr stable (½ int); Meyer Jaroslowsky Est, Philip Jaroslowsky, EXR, 356 Front; attys, Taylor & Fatt, 132 Nassau; A$6,500-9,000. Will filed Mar29'13.

Gouverneur st, nec East Bway, see East Bway, 240.

Morton st, 21, see East Bway, 240.

William st, 170-2 (1:100-15), nec Beekman (Nos 40-4), 89.7x84.8x87.9x73.11, 6-sty bk loft bldg & strs (⅓ int); Alice H S Stebbins Est, Wm T Sabine, Jr, EXR, Leonori Apts, Mad av & 63d; atty, Yorke Allen, 55 Liberty; A$175,000-225,000. Will filed Feb15'13.

34TH st, 510-14 W (3:705-45), ss, 145 w 10 av, 60x98.9, 2-sty bk factory; Harry McLean Est, Wm J McLean, ADMR, 1 W 102; atty, Henry Hoellijes, 346 Bway; A $37,000-45,000. Letters of admn filed Apr 3'13.

41ST st, 356 W (4:1031-60½), ss, 80 e 9 av, 20x98.9, 5-sty bk tnt (½ int); Margt J Kenny Est, Jno T Kenny, EXR, 453 W 48; atty, Jos H Hayes, 51 Chambers; A $11,500-19,500. Will filed Apr3'13.

49TH st, 319 E (5:1342-9), ns, 212.6 e 2 av, 17.6x100.5, 3-sty stn ft dwg; Minnie Holden Roche Est, Jno J O'Connell, EXR, 319 E 49; atty, Willard Schwartz, 31 Nassau; A$6,000-7,500. Will filed Apr2'13.

50TH st, 336 E (5:1342-38), ss, 275 w 1 av, 20x100.5, 4-sty & b stn ft dwg; Fanny Filer Est, Milton Bodenheimer, EXR, 336 E 50; atty, Emanuel Jacobs, 132 Nassau; A$8,000-11,500. Will filed Apr5'13.

64TH st, 118 E (5:1398-66), ss, 162.6 e Park av, 12.6x100.5, 3-sty stn ft dwg; Cath Ridley Est, Edw Ridley, EXR, 118 E 64; attys, Uterhart & Graham, 27 Cedar; A $15,000-19,000. Will filed Apr5'13.

83D st, 28 W (4:1196-45½), ss, 349 w Central Park W, 18x102.2, 4-sty stn ft dwg; Mary E Gillespie Est; David H M Gillespie, ADMR, 28 W 83; atty, Jas T Crane, 2 Rector; A$14,500-23,500. Letters of admn filed Apr2'13.

88TH st, 110 W (4:1218-37), ss, 100 w Col av, 16x100.8, 3-sty stn ft dwg; Wm Taylor Est, Chas Leigh Taylor, EXR, Englewood, NJ; attys, Geller, Rolston & Horan, 22 Exchange pl; A$8,500-15,000. Will filed Apr 1'13.

126TH st, 23 W (6:1724-26), ns, 272.6 w 5 av, 17.6x99.11, 3-sty stn ft dwg; Theo Brodzki Dale Est, ADMRS, Julius Brodsky, Fishers Island, New London, Conn, & Bernard H Sandler, 1771 Mad av; atty, Wm J Levi, 261 Bway; A$8,000-13,000. Letters of admn filed Mar31'13.

CONVEYANCES.

Borough of the Bronx.

Boyd st (*), es, 275 s Barnes av, 50x 97.6; Cath A Ennis, widow, to Edw Cahill, 1531 Vyse av; Apr1; Apr3'13. O C & 100

Bristow st, 1370 (11:2964), nec Jennings (No 821), 25x100, 2-sty fr tnt & strs; Henry Battenfeld to Wm Greenberger, 72 W 98; mtg $7,000 & AL; Feb24; Mar28'13. O C & 100

Brown pl, 164 (9:2263), nec 135th (Nos 491-3), 33.4x100, 5-sty bk tnt & strs; Brown-Weiss Realties to Cora L Penny, 18 W 25; mtg $34,250 & AL; Apr1; Apr2'13. O C & 100

Burke st (*), nec Wallace av, 25x100; Edw R Rayher, ref, to Geo McCauslan, 3 6th, Weehawken, NJ; mtg $5,000; FORECLOS Feb13; Mar3; Mar29'13. 1,000

Burke st (*), ns, 25 e Wallace av, 25x 100; Edw R Rayher, ref, to Geo McCauslan, 3 6th, Weehawken, NJ; mtg $4,500; FORECLOS Feb13; Mar3; Mar29'13. 800

Cameron pl, swc Walton av, see Walton av, 2165.

Davis st, nec Harrison, see Harrison, nec Davis.

Fox st (10:2723), sec 163d, runs e206.8 to ws Simpson xs332.1 to es Fox xn263 to beg; the block; vacant; Elmore Realty Co to Simpson-Fox Realty Corpn, 501 5 av; B&S; Feb18; Apr3'13. O C & 100

Fox st, es, at ws, Simpson, see Fox, sec 163d.

Freeman st, 998 on map 996, see Longfellow av, 1259.

Fulton st (*), ses, 173 n 238th, 40x125, South Washingtonville; Wm Pflug et al to Martha P Frank, 4420 Richardson av; mtg $1,500; Mar19; Mar31'13. nom

Guion st (*), ss, 100 e St Lawrence av, 25x80; David Murphy to Mary A Gibbons, 3 Guion pl, Bronx, ½ pt, QC; Mar24; Mar 28'13. nom

Hancock st (*), ws, 250 n Col av, 25x 100; Albt H Pagel to Hedwig Pagel, his wife, 1727 Melville; Mar29; Mar31'13. O C & 100

Harrison st (*), nec Davis, 80.4x100x25.8 x113.11; Bessie Marcon to C Edw Schumacher, 1985 Daly av; AL; Jan30; Apr2'13. O C & 100

Home st, 881 (10:2694), ns, 115.7 w 169th, 25x60.1x72.2x49.5, 2-sty fr dwg & str; Saml Shapero to Jennie Gold, 1479 Washington av; mtg $5,350; May9'12; re-recorded from May13'12; Mar28'13. O C & 100

Home st, 881; Jennie Gold to Harry Gorelick, 391 E 162; mtg $5,200; Mar27; Mar28'13. O C & 100

Jennings st, 821, see Bristow, 1370.

Kelly st, 940 (10:2713 & 2711), nec 163d (No 951), 125x200 to ws Tiffany (No 941), 5 5-sty bk tnts, strs in 163d; Max J Klein et al to Lena Harris, 108 W 121; mtg $271,000 & AL; Mar31; Apr2'13. O C & 100

Lorillard pl, 2454 (11:3058), es, 220.11 n 188th, 20.5x97.5, 2-sty fr dwg; Wm C Arnold ref to Chas H Herche, 2874 Heath av; mtg $4,000; FORECLOS; Mar26; Mar 31; Apr1'13. 500

Lyman pl, 1370 (11:2970), es, 145 s Freeman, runs e100xn20xe23.10xs52.2xw123.10 to pl xn32.2 to beg, 2-sty fr dwg & 2-sty fr rear stable; Emily Feder to Francis C Leake, 251 W 92; AL; Mar27; Mar31'13. O C & 100

McClellan st, nec Grand blvd & concourse, see Sheridan av, ws, 200 s 167.

Main st (*), es, 125 n Beach, 100x100, City Island, except pt for st; Chas S Fettretch, ref, to Irene M Keirns, 606 Bainbridge, Bklyn; AL; FORECLOS Mar25; Apr2; Apr3'13. 2,500

Main st (*), es, 153.4 n Cemetery la, 51.9x225, except pt for st, City Island; Michl Tully to Jas F Tully, 211 W 107; mtg $3,000; Mar31; Apr2'13. O C & 100

Orchard st (*), ns, 100 w Main st or City Island av, 101.6x100; also 16½x101 in st adj above on s, City Island; Jas S McDonogh ref to Louise E Knupfer, 122 Horton, City Island; FORECLOS, Mar14; Mar 31; Apr1'13. 1,500

Reservoir Oval E, es, abt 522 n Holt pl, see Perry av, 3322.

Simpson st, swc 163d, see Fox, sec 163d.

Tiffany st, 941, see Kelly, 940.

Tompkins st (*), nws, 400 ne 152d, 25x77.9x30.9x95.8; Katie Marcon to Donato Gnazzo, 426 E 115; Dec10'12; Mar28'13. O C & 100

Trafalgar pl, sec 176th, see 176th E, ss, 100 w So blvd.

132D st E, ns, 500 e Cypress av, see 133d E, ss, 500 e Cypress av.

132D st E, ns, 600 e Cypress av, see 133d E, ss, 500 e Cypress av.

133D st E (10:2561), ss, 500 e Cypress av, 100x210 to ns 132d; also 132D ST E (10:2561), ns, 600 e Cypress av, 50x110; vacant; Jno Gaynor to Ann Gaynor, his wife, 222 S 5 av, Mt Vernon, NY; mtg $12,000 & AL; Mar28'13. O C & 100

135TH st, 491-3 E, see Brown pl, 164.

136TH st, 641 E (10:2549), ns, 101.11 w Trinity or Cypress av, 37.6x100, 5-sty bk tnt; Jessye E & Herman Lubetkin to Jacob Weill, 450 E 141; ⅓ pt; B&S; mtg $20,000; Mar29; Apr3'13. O C & 100

137TH st, 730 E (10:2565), ss, 130.5 e So blvd, 25x100, 4-sty bk tnt; Henry C Kuver to Amanda Kuver, his wife, 1989 Arthur av; ½ pt; mtg $8,500; Mar27; Mar 28'13. nom

138TH st, 493 E (9:2283), ns, 925 e Willis av, 25x100, 5-sty bk tnt & strs; Harriett C Bruggemann to Lester G Bruggemann, — Crane rd, Scarsdale, NY; mtg $20,000; Jan11'12; Mar28'13. O C & 100

140TH st E, nwc Cypress av, see Cypress av, nwc 140th.

147TH st, 436 E (9:2291), ss, 415.1 w Brook av, 25x100, all title to strip in rear, 5-sty bk tnt; Henry C Kraft to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $17,500; Apr1'13. O C & 100

150TH st E, nwc Prospect av, see Prospect av, nwc 150th.

154TH st, 300 (540) E (9:2413), ss, 345.3 e Morris av, 25x100, 4-sty bk tnt; August Paul, Jr, to Geo W Miller, at Palisades Park, NJ; ½ part; mtg $9,000; Mar26; Apr 1'13. O C & 100

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160TH st, 281 E (9:2420), ns, 100 e Morris av, 65x110, 2-sty fr dwg; Edw R Rayher ref to Herman H Becker, 357 W 22; mtg $8,000 & AL; FORECLOS, Mar29, Mar 29, Apr1'13. **3,000**

162D st, 425 E (9:2384), ns, 233.9 e Melrose av, 37.6x100, 6-sty bk tnt; Benj Benenson to August Oesting, 1697 Clay av; mtg $38,000; Mar31; Apr2'13. O C & 100

163D st E, see Fox, see Fox, sec 163d.

163D st, 951 E, see Kelly, 940.

163D st E, swc Simpson, see Fox, sec 163d.

166TH st, 443-7 E (9:2388), ns, 222 e Park av, 62x90, vacant; Jerome H Buck, ref, to Morris Goldstein, 85 Grove, Passaic, NJ; FORECLOS Mar12'13, Apr1; Apr 2'13. **8,116.70**

166TH st, 443-7 E; Morris Goldstein to Rafink Constn Co Inc, a corpn, 403 E 99; AL; Apr1'12 (?) should be 1913; Apr2'13. O C & 100

167TH st E, see Trafalgar pl, see 176th E, ss, 100 w So blvd.

168TH st E, nec College av, see Sheridan av, ws, 200 s 167th.

168TH st E, nwc Findlay av, see Sheridan av, ws, 200 s 167th.

175TH st (*), ws, 131.8 s Gleason av, 25x100; also BEACH AV (*), es, 150 s Lacombe av, 25x100; also BEACH AV (*), es, 200 s Lacombe av, 25x100; also GRACE AV (*), es, 628.5 s Boston rd, 75x95; also WEST FARMS RD (*), nec 177th, runs n 106.1xe50.11xs100xw15.5; D J Dillon Co, a corpn to Annie Dillon at Boston Post rd, Larchmont, NY; AL; Mar26; Mar29'13. O C & 100

176TH st E (11:2959), ns, 145.5 w So Blvd, 50x104x51.3x104, vacant; Geo Daiker to C J Carey Bldg Co, Inc, a corpn, 906 E 176; Mar31; Apr2'13. O C & 100

176TH st E (11:2958), ss, 100 w So blvd, runs s49xe37.3xs25xw63 to es Trafalgar pl, xn74 to 176th, xe26.9 to beg, 4-sty bk tnt & strs; Dwyer & Carey Constn Co to Matthew P Doyle, 652 E 165; mtg $22,000; Apr1'13. nom

177TH st E (*), ss, 322.5 w Watsons la, runs w78.8xs42xne82.11 to beg; gore; Mark Streicher to Geo H Janss, 631 E 168; Mar 19; Mar29'13. O C & 100

177TH st E (*); same prop; Max Oppenheim to same; QC; Mar21; Mar29'13. nom

177TH st E (*), ss, 322.5 w Watsons la, runs w78.8xs42xne82.11 to beg; gore; Geo H Janss to Wm W Astor, at London, Eng; AL; Mar25; Mar29'13. O C & 100

177TH st E, nec West Farms rd, see 175th E, ws, 131.8 s Gleason av.

179TH st E (11:3136), ss, 100 e Bryant av, 44.8x140x42x140, except pt for st, vacant; Chas H Weigle et al to Anna Reiss, 1509 Bryant av; mtg $2,500; Apr1'13. O C & 100

187TH st E, nwc So blvd, see So blvd, 2401.

189TH st E, sec Washington av, see Washington av, sec 189th.

190TH st W, swc Creston av, see Fordham rd, nwc Creston av.

216TH st E, nec Bronxwood av, see Bronxwood av, es, 6.4 n 216th.

223D (9th) st, 823 E (*), ns, 230 e Barnes (4th) av, 25x114.5; Isabel M Howard to Esther Fass, 2257 7 av; mtg $4,700 & AL; Mar21; Apr1'13. O C & 100

223D st E (*), ns, 105 e Barnes av, 25x114; Chas Lawrence to Adeline B Garrigues, at Pleasantville, NY; mtg $500; Mar 22; Apr2'13. nom

223D st, 664-6 E (*), ss, 330 w White Plains av, 50x103; Philip H Krausch to Jos E Sturner, 1527 2 av; mtg $12,000; Mar10; Mar28'13. nom

229TH st E (*), ss, 175 e Barnes av, 25x114; Morris M Sinske to Julia Epstein, 3811 White Plains av; mtg $4,000; Apr3'13. O C & 100

229TH st, 814 E (*), ss, 25x114; Susie Golding to Morris M Sinske, 108 W 142; mtg $4,000 & AL; Apr1; Apr2'13. O C & 100

233D st E (*), ns, 230.1 e White Plains rd, 50x114; Jno Gerrard et al, heirs &c Jno Gerrard, decd, to Alphonsine Gerrard, widow of Jno Gerrard, 725 E 233; QC; Feb 7; Mar28'13. O C & 100

235TH st E (12:3375), ss, 360 w Katonah av, 75x100, vacant; Annie E Fitz Gibbon to Patk M Burke, 326 E 21; mtg $3,000 & AL; Mar8; Mar28'13. O C & 100

238TH st E (12:3391), ss, abt 275 e Martha av, 25x100; Anna M Hupfel to Frederic Dietrich, 426 E 238; mtg $650; Mar29; Mar31'13. nom

238TH st E (12:3387), ns, 100 w Martha av, 150x100; vacant; Michl E Dillon to Philip J Cogan, 420 E 238; Apr11; Mar 31'13. O C & 100

242D st E (*), ns, 25.1 e Disbrow pl, 75.4x97.3x75x104.8; Chas L Hoffman, ref, to Cath C Hill, 63 Beechwood rd, Summit, NJ; FORECLOS Apr2, Apr3'13. **2,800**

259TH st W (13:3423), ss, 325 e Tyndall av, 25x81.1x27.5x92.6, vacant; Annie E Fitz Gibbon to Patk M Burke, 326 E 21; mtg $1,500 & AL; Mar8; Mar28'13. O C & 100

260TH st W (13:3423), nec Av Von Humboldt, 75x100; vacant; Edwin H Nordlinger et al, EXRS &c Herrman Bacharach, to Danl S Morrison, swc Riverdale av & 259th; Mar29; Apr2'13. O C & 100

260TH st W, ns, 100 e Av Von Humboldt, see Riverdale av, nec 260th.

260TH st W (13:3423), ns, 75 e Av Von Humboldt, 25x100; vacant; Edwin H Nordlinger et al, EXRS &c Herman Bacharach, to Anne Slattery, 509 W 168; Mar 29; Apr2'13. O C & 100

260TH st W (13:3423), nwc Av Von Humboldt, 92x100; vacant; Edwin H Nordlinger et al, EXRS &c Herrman Bacharach, to Edw J Gallagher, 3374 Ft Independence, Mar29, Apr2'13. O C & 100

260TH st W, nec Riverdale av, see Riverdale av, nec 260th.

Arthur av, 2378 (11:3073), es, 58.4 n 186th (William), 16.2x85.2x16.8x85.3, 2-sty fr dwg & str; Luigi Colangelo to Almerinda Colangelo, his wife, 2378 Arthur av; ½ pt; AT; Mar10; Apr3'13. nom

Av Von Humboldt (13:3423), ws, 100 n 260TH, 25x92; Thos J Totten to Peter F Gillen, sec Riverdale av & 258th; Apr1; Apr2'13. **700**

Av Von Humboldt (13:3423), ws, 125 n 260th, 25x92; vacant; Thos J Totten to Thos E Gillen, sec Riverdale av & 258th; Apr1; Apr2'13. **700**

Av Von Humboldt (13:3423), ws, 150 n 260th, 46.10x94.5x68.2x92; vacant; Thos J Totten to Jno A Gillen, sec Riverdale av & 258th; Apr1; Apr2'13. **1,600**

Av Von Humboldt (13:3423), es, 150 n 260th, 32.11x102.8x9.9x100; vacant; Edwin H Nordlinger et al, EXRS &c Herman Bacharach to Prokop Havlena, 1748 1 av; Mar29; Apr2'13. O C & 100

Av Von Humboldt (13:3423), es, 100 n 260th, 50x100; vacant; Thos J Totten to David Dunne, Riverdale av, n of 261st; Apr1; Apr2'13. O C & 100

Barnes av, ws, 75 n Ruskin, see Barnes av, ws, 25 n Ruskin.

Barnes av (*), ws, 25 n Ruskin, 25x115.8 x26.4x124.1; also BARNES AV (*), ws, 75 n Ruskin, 25x98.11x26.4x107.3; Mary McGarry to North Bronx Realty Co, a corpn, 2022 Boston rd; mtg $6,500 & AL; Apr2; Apr3'13. nom

Beach av, es, 150 & 200 s Laconia av, see 175th E, ws, 131.8 s Gleason av.

Blackrock (8th) av (*), ns, 255 e Olmstead av (Av D), 50x108; Geo Paolillo to Leonardo Pursiano & Maria, his wife & Carlo Pursiano their son all at 400 E 120; mtg $4,700; Mar21; Apr1'13. O C & 100

Boone av, 1505 (11:3008), ws, 100 s 172d, 25x100, 3-sty fr tnt; Chase Mellen, ref, to M Anderson Shaw, at Noroton Heights, Conn, trste Deborah A Lane, decd; FORECLOS Sept6'12; Sept28'12; Mar31'13. **5,000**

Bracken av (*), es, 225 s Jefferson av, 50x100, being lots 14 & 15 blk 23 sec A of Edenwald; C N Beebe & Alice L, his wife, to Evelyn H White, 1197 Boston rd; mtg $244; June13'11; Mar28'13. O C & 100

Bracken av (*); same prop; Evelyn H White to Ellen M Kelly, 17 Livingston pl; mtg $244; Mar29; Mar28'13. O C & 100

Bronx blvd (*), ws, 200 s 241st, 25x130, Washingtonville; Wm D Miller to Ella M Merritt, 170 Carroll; QC; Aug9'10; Apr1'13. nom

Bronxwood av (5th av), (*), es, 6.4 n 216th, gore lot 90, 104.4 on ax100 in rear x—, Wakefield; also BRONXWOOD AV (5TH AV) (*), nec 216th, being lots 379 & 380 map Laconia Park; said lot 379 is in front on 216th (2d) 75x81.3 on es x107.4 in rear & adj gore lot 90 x6.5 on Bronxwood av (5th av), lot 380 is 25 on 216th (2d), x106.6x35x81.3 ws; Geo C Molloy to Cecilia A Sheil, 3300 Olinville av; Jan21 '07; Mar28'13. O C & 100

Bronxwood av, nec 216th, see Bronxwood av, es, 6.4 n 216th.

Burke av (*), ss, 41.4 e Bronx av, 28.11 x—x28.5x51.1; North Bronx Realty Co to Mary McGarry, 660 Burke av; Apr2; Apr 3'13. nom

Burke av (*), ns, 75 e Wallace av, 25x 100; Earnest R Eckley, ref, to Warren L Sawyer, at South Nyack, NY, as TRSTE Chas H Kimberly; FORECLOS Feb28; Mar31'13. **5,000**

Burke av (*), ns, 50 e Wallace av, 25x 100; Earnest R Eckley, ref, to Warren L Sawyer, at South Nyack, NY, as TRSTE Chas H Kimberly; FORECLOS Feb28; Mar31'13. **5,000**

Bryant av, 1344 (11:2999), es, 85 s Jennings, 20x100, 3-sty bk dwg; Jas A Kearney to Annie Chazen, 1825 1 av; mtg $9,000; Mar27; Mar29'13. O C & 100

Bryant av (10:2764), es, 150 n Lafayette av, 25x100; vacant; Nathan S Hart et al TRSTES for Mary R Samuel, to Alex Gerhards, 882 E 169; B&S & confirmation deed; Mar14; Mar28'13. **750**

Bryant av (10:2764), es, 225 n Lafayette av, 50x100; vacant; Francis D Pollak to Lawrence Davis, 370 Hudson av, Bklyn; B&S; Apr3'13. O C & 100

Cambreleng av, 2493, see Cambreleng av, 2495.

Cambreleng av, 2495 (11:3091), ws, 196.7 s Fordham rd (Pelham av), 25x100, 1-sty fr dwg & 2-sty fr rear dwg; also CAMBRELENG AV, 2493 (11:3091), ws, 221.7 s Fordham rd (Pelham av), 24.6x100, 2-sty fr dwg; Jno W Davis to Lillian B Koepke, 1522 Pacific, Bklyn; mtg $10,328 & AL; Mar29; Mar31'13. nom

Castle Hill av (*), es, 125 s St Raymond av, 25x100, being lot 139 map (277) of St Raymonds Park, except pt for Castle Hill av; North Bronx Realty Co to Chas S McGarry, 3011 Olinville av; mtg $1,200; Jan 18; Apr1'13. nom

Cauldwell av, 907 (10:2627), ws, 307 n 161st, 18x100, 3-sty & b bk dwg; Isaac Bernstein to Anna C Morhard, 667 E 163; mtg $5,000; Apr1; Apr2'13. nom

Cedar av (11:3231), ws, 206.7 s 179th, runs w48.10xs161.5 to av xn168.8 to beg; vacant; City NY to David McBride, 41 Union sq; Feb24; Mar28'13. **3,700**

Clay av, 1697 (11:2790), ws, 129.2 s 174th, 18.8x95, 2-sty bk dwg; August Oesting to Benenson Realty Co, a corpn, 407 E 153; mtg $7,500; Apr1; Apr2'13. O C & 100

Coddington av, sec Gillespie av, see Gillespie av,, es, 66.1 s Coddington av.

College av, 1039 (9:2437), ws, 194 n 165th, 22x92.6, 3-sty bk dwg; Jos C Spinning to Lillian B Koepke, 1522 Pacific, Bklyn; mtg $9,000 & AL; Mar29; Mar31'13. nom

College av, nec 168th, see Sheridan av, ws, 200 s 167.

Creston av, swc 190th, see Fordham rd, nwc Creston av.

Creston av, nwc Fordham rd, see Fordham rd, nwc Creston av.

Crosby av (*), sec Waterbury av, 50x 100; Virginia Delli Bovi to Ardoino Delli Bovi, 462 E 115; ½ pt; AL; Feb27; Apr2'13. nom

Cruger av (*), es, 125 s Van Nest av, 25x100; Jno Schwaerzer to Franz Weihs & Elise, his wife, 306 E 90, joint tenants; mtg $3,000; Mar26; Mar28'13. O C & 100

Cypress av (10:2553), nwc 140th, 95.9x 188.4x95x200.5; vacant; Moser Arndtstein to Provident Constn Co, a corpn, 50 Cathedral Pkway; mtg $24,000 & AL; Mar27; Mar28'13. O C & 100

Eagle av, 581-3 (10:2616), ws, 251.1 n 149th, 47.1x120, 5-sty bk tnt; also all title to Eagle av, 585-7 (10:2616), ws, abt 298.11 n 149th, 50x120; 2-sty & b fr dwg & 1-sty bk str; McGlade Bldg Co Inc to Mary E Banigan, 581 Eagle av; mtg $36,000; Mar 28; Mar29'13. nom

Eagle av, 585-7, see Eagle av, 581-3.

Edgewater rd, 1487 (11:3012), ws, 472.7 n Westchester av, 25x100, 2-sty bk dwg; Annie Sogol to Fredk W Goodnow, 22 Prospect, Newark, NJ; mtg $4,000; Mar 31; Apr1'13. O C & 100

Ellison av (*), ws, 175 n Marrin, 50x 100; Agnes V Greey to May F Clark, 88 E 236; mtg $950; Mar8; Mar31'13. nom

Evergreen av (*), es, 184 n Westchester av, 40x100; Pew Realty Corpn to David G & Rose Patton, 119 Morris, Yonkers, NY; mtg $25,000 & AL; Mar28; Mar29'13. O C & 100

Evergreen av (*), es, 224 n Westchester av, 80x100; Pew Realty Corpn to David G Patton, 119 Morris, Yonkers, NY; mtg $50,000 & AL; Mar28; Mar29'13. O C & 100

Findlay av (11:2783), ws, 402.8 n 169th, 112.6x100, vacant; Jno H Bodine to Henry C Kraft; 11 Waterbury av, Richmond Hill, LI; mtg $7,200; Apr1; Apr2'13. nom

Findlay av, nwc 168th, see Sheridan av, ws, 200 s 167.

Forest av, 923, see Jackson, es, 98.8 s 163d.

Forest av, 1118 (10:2661), es, 270.8 n 166th, 45.8x142.9, 5-sty bk tnt; mtg $45,000; also TINTON AV, 1117 (10:2661), ws, 150 n 166th, 40x127.3, 5-sty bk tnt; mtg $36,000; also TINTON AV, 1121, ws, 190 n 166th, 40x127.3, 5-sty bk tnt; mtg $35,200; 5-sty bk tnt; Eleazer L Rains to Sol Rains, 59 E 96; Mar21; Mar31'13. O C & 100

Fordham rd (11:3174), nwc Creston av, runs w125.11xn112.5xw65xn142.9 to ss 190th xse121.9xs32.9 to ws Creston av xs144.9 to beg, 2-sty fr dwg & vacant; Jno B Haskin Estates, Inc, to Henry F A Wolf Co, a corpn, 549 E 138; Mar27; Mar29'13. O C & 100

Fordham rd (11:3203), nec Grand av, 111x99.9x100x147.11; vacant; Ida L Terwilliger to Henry Koch Realty Co, a corpn, 2273 Creston av; mtg $18,000. nom

Gillespie av (*), es, 66.1 s Coddington av, 50x100; also GILLESPIE AV (*), sec Coddington av, 41.1x105.4x74.4x100; Albt Neller e tal to Patk J McDonnell, 1972 2 av; Mar15; Mar28'13. nom

Gillespie av, es, 66.2 s Coddington av, see Plymouth av, nwc Zulette av.

Glebe av, nec St Peters av, see St Peters av, nec Glebe av.

Grace av, es, 628.5 s Boston rd, see 175th E, ws, 131.8 s Gleason av.

Grand av, 2458 (11:3203), es, 147.11 n Fordham rd, 50x101.1 to Old Croton Aqueduct, except pt for av, 2-sty fr dwg; Annabelle Oakley to Ignazio Pagliaro, 331 E 13; Apr1'13. O C & 100

Grand av, nec Fordham rd, see Fordham rd, nec Grand av.

Grand blvd & concourse, nec McClelland, see Sheridan av, ws, 200 s 167.

Gun Hill rd (12:3328), nwc Rochambeau av, 85.5x100.1x52.6x120.3, vacant; Herbt B Dodge to Perry Av Constn Co, 71 Nassau; Mar31; Apr1'13. nom

Hoe av, 1541 (11:2982), ws, 205 n 172d, 20x100, 3-sty bk dwg; Eliz McPhillips to Jas C McCarthy, 1071 West Farms rd; mtg $8,000; Mar31; Apr1'13. O C & 100

Hughes av (11:3078), ws, 253 s Fordham rd (Union av), 25x87.6; vacant; Jas B Nicholson to Frida Horkimer, 517 W 159; QC; Mar17; Mar31'13. nom

Hughes av; same prop; Kath P, wife, & Jas S Williams & ano, to same; QC; Mar17; Mar31'13. nom

Hunt av (*), es, 797.11 s Bronxdale av, 25.2x100; vacant; Our Realty Co to Fredk G Durr, 1904 Hunt av; mtg $3,500 & AL; Apr2; Apr3'13. nom

Intervale av (10:2705), es, 194.3 n 165th, 75x100, vacant; Louis Bernstein to Berney Realty Co, a corpn, 41 Liberty; B&S; Apr 1'13. nom

Inwood av (11:2859), es, 350 s Belmont (Wolf pl), 50x130, 1-sty bk stable; Sumner Deane to Mary J Williamson, 1769 Townsend av; mtg $5,000; Apr2; Apr3'13. O C & 100

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Jackson av (10:2648), es, 98.8 s 163d, 76.2x175 to ws Forest av (No 923), 1 & 2 sty fr dwg & 1-sty fr stable & vacant; Jno Corbett et al, heirs & Jno Corbett, decd, to Albt Deutsch, 62 E 93; AL; Feb 4 Apr3'13. O C & 100

Jackson av & Forrest av, 923; Jno Corbett to same; QC; Apr3'13. O C & 100

Lamport av (), es, 300 w Ft Schuyler rd, 25x100; Wm H Caspary to Wilgus Realty Co, a corpn, 120 Westchester sq; Apr1; Apr2'13. O C & 100

La Salle av, ns, —e Ft Schuyler rd, see Plymouth av, nwc Zulette av.

Lincoln av (*), es, 150 n West Farms rd, 48x100; Tillie M Stadler to Otto Tatarczyk, 1027 So blvd, & Bertha J Voelting, 1027 So blvd; 2-3 pt; AL; Mar29; Mar31'13. O C & 100

Longfellow av, 1259 (11:2993), swc Freeman (No 998 on map 996), 90.4x33.6, 5-sty bk tnt & strs; Fredk W Goodnow to Annie Sneed, 19 W 127; mtg $36,000; Mar25; Mar31'13. O C & 100

Longfellow av (11:3007), es, 275 s Jennings, 25x—x—x140.2, vacant; Jacob A Frank to Chas Friedman, 945 Hoe av, Jacob Rabinowitz, 1213 Vyse av & Saml Rabinowitz, 1486 Bryant av; AL; Apr1; Apr2'13. O C & 100

Maclay av (*), ws, 25 s Montgomery pl, 25x100; Wilgus Realty Co to Wm H Caspary, 20 E 112; mtg $4,000; Apr1; Apr2'13. O C & 100

Mapes av, 2148 (11:3114), ses, 40 200 s 182d, 33x150, except pt for av, 2-sty fr dwg & 2-sty fr tnt & bldg; Chas H Lockwood to Smith Williamson, at White Plains, NY; mtg $5,000; Mar19; Mar31'13. O C & 100

Monticello av (), ws, 200 n Jefferson av, 50x100; Moral Jacobs to Jos Ringler, 855 E 169; Apr1'13. nom

Mt Hope av (Monroe) (11:2804), see Transverse rd at Tremont av (No 200), 60.3 x21.6x60.1x24.6, vacant; Jno A Prigge to Clement H Smith Co, a corpn, 464 Tremont av; AL; Mar31; Apr2'13. nom

Park av, 3763-85 (11:2963), es, 200 s 171st, 40x150, 2 3-sty fr tnts; Bergen Bldg Co, Inc, to Wm Plohr, 3770 Park av; mtg $11,000; Mar27; Mar29'13. O C & 100

Perry av, 3323 (12:3343), ws, 522 n Holt pl, 22x85.2 to es of the Drive or Reservoir oval, E x—x45, 2-sty fr dwg; Louis Oval E x—x45, 2-sty fr dwg; Louis Fischer to Jno Mroller, 456 E 158; mtg $5,500; Mar31; Apr1'13. O C & 100

Plympton av (11:2854), es, 100 n 172d, 25x80, vacant, N Y; Colette Land Plympton Co to Albt Knoeller, 263 W 4th, QC; Apr1; Apr2'13. **500**

Plymouth av (*), es, 25 n Zulette av, 50x100; Jno J Neller to Patk J McDonnell, 1972 2 av; Mar14; Mar28'13. nom

Plymouth av (*), es, 25 n Zulette av, 25x100; also GILLESPIE AV (*), ses, 91.1 s Coddington av, 25x100, also GILLESPIE AV (*), sec Coddington av, 41.1x105.4x74.4 x100, Patk J McDonnell to Jno J Neller, 1741 2 av; Mar25; Mar28'13. nom

Plymouth av (*), nwc Zulette av, 125x 96.9x—x147.9; also LA SALLE AV (*), ns, —e Ft Schuyler rd, being lot 66 Wallace prop, Albt Knoeller to Patk J McDonnell, 1972 2 av; Mar15; Mar28'13. nom

Plymouth av (*), nwc Zulette av, 125x 86.10x143x17.9; also PLYMOUTH AV (*), es, 75 n Zulette av, 25x100; also GILLESPIE AV (*), es, 91.1 s Coddington av, 25x 100; also LA SALLE AV (*), ns, —e Ft Schuyler rd, being lot 66 Wallace prop; Patk J McDonnell to Albt Knoeller, 531 E 88; Mar25; Mar28'13. nom

Plymouth av, es, 50 n Zulette av, see Plymouth av, nwc Zulette av.

Prospect av (10:2674), nwc 150th, 25x 100, vacant; Matthew P Doyle to Dwyer & Carey Constn Co, a corpn, 906 E 176; mtg $5,000; Apr1; Apr2'13. nom

Prospect av; nwc 150th; same prop; Dwyer & Carey Constn Co to Jas Rothschild, 825 E 163; mtg $5,000; Apr1; Apr 2'13. nom

Riverdale av (11:3423), es, 25 n 260th, 215x abt 96x193.2x—, vacant; Edwin H Nordlinger et al, EXRS & Herman Bacharach, to Thos W Martin, 3072 Bailey av, Mar29; Apr2'13. O C & 100

Riverdale av (13:3423), nec 260th, 25x 93; Thos J Totten to Thos W Martin, 3072 Bailey av; mtg $4,500; Apr1; Apr2'13. O C & 100

Riverdale av (13:3423), nec 260th, 25x 93; also AV VON HUMBOLDT (13:3423), ws, 100 n 260th, 96.10x94.5x118.2x92; also AV VON HUMBOLDT (), nwc 260th, 50x 100, vacant, also 260TH ST W (), ss, 100 e Av Von Humboldt, 45x149.4x 46.2x159.9; Edwin H Nordlinger et al, EXRS &c Herman Bacharach, to Thos J Totten, 27 Tyndall av; Mar29; Apr2'13. O C & 100

Rochambeau av, nwc Gun Hill av, see Gun Hill av, nwc Rochambeau av.

St Anns av, 773 (9:2360), ws, 25 s 158th, 25x100, 4-sty bk tnt; August Oesting to Emerson Realty Co, a corpn, 407 E 153; mtg $10,000; Apr1; Apr2'13. O C & 100

St Peters av (*), nec Grebe av, 143x242x 136x292; Wm A Mallett to Mallett Contracting & Supply Co, Inc, a corpn, 117 Westchester sq; mtg $—,—; Mar27; Mar 31'13. O C & 100

Sheridan av (9:2456), ws, 200 s 167th, runs w240 to es Grand concourse & blvd, xs340 to ns McClellan, xe304 to ws Sheridan av, xn336.6 to beg, vacant; also COLLEGE AV (9:2436), nec 168th, 200x200 to ws Findlay av, vacant; Rockledge Constn Co to Fannie G Slattery, 148 W 92d, ¼ pt; AL; May3'11; Apr1'13. O C & 100

Southern blvd, 2401 (11:3115), nwc 187th, runs n50xw100xn49.5xw25xs98.10 to ns 187th xe132.9 to beg, 3-sty fr tnt & str & vacant; Jos D Fackenthal, ref, to Jno M Haffen, 953 Grant av; FORECLOS Mar19; Apr3'13. **44,000**

Stebbins av, 1269 (11:2970), ws, 129.1 s Chisholm, 25x81.9; vacant; Herman D Junge to Blanche, wife Jos Thiess, 1888 Cedar av; mtg $2,500; Apr2; Apr3'13. O C & 100

Tiebout av, 2494 (11:3023), es, 258.3 n 188th, 65x106.9, 2-sty fr dwg; Wm S Warren, Inc, a corpn, to Wm S Warren Jr, [illegible] Dec'12; Mar31'13. O C & 100

Tiebout av, 2494; Wm S Warren Jr to Archibald Hamilton, 1439 Prospect av; mtg $5,000; Mar26; Mar31'13. O C & 100

Tinton av or a lane (10:2656-30), ws, 117.8 s 160th, begins at sl lot 66 at pt 110 e Forrest av, runs n111.1xe160 to ws Tinton av, xs105.3x111.6x160.9 to sl lot 73 xw50 to beg, being pts lots 66 to 73 map (596 in W Co) of East Morrisania; vacant; Francis S Root, ref, to Harry C Bryan, 600 E 164; AL; FORECLOS tax lien Jan29; Mar27, Mar31'13. **500**

Tinton av, 1117, see Forest av, 1118.

Tinton av, 1121, see Forest av, 1118.

Tremont av, 200, see Mt Hope av, sec Tremont av.

Tremont av or 177th (11:2956), ss, 225 w Marmion av, 25x100, vacant; Timothy F Sullivan to Harry C Bryan, 600 E 164; mtg $7,000; Mar31; Apr1'13. O C & 100

Tremont av (11:2956), ss, 225 w Marmion av, 25x100, vacant; Blanche Wesselman et al to Timothy F Sullivan, 2794 3 av; Mar 26; Apr1'13. O C & 100

Vyse av, 1306 (11:2994), es, 35 n Freeman, 40x100, 5-sty bk tnt; Benenson Realty Co to Sarah Graff, 981 Intervale av; mtg $32,000; Apr1; Apr2'13. O C & 100

Wales av (10:2581), ses, 100 ne 147th, 25x—x—, vacant; Susan A De Lacy, widow to Robt A DeLacy her son, 247 W 126; Dec5'12; Apr1'13. O C & 100

Wallace av, nec Burke, see Burke, nec Wallace av.

Walton av, 2157 (11:3185), ws, 76.8 n 181st, 19x75, 2-sty bk dwg; Edw T Hiscox, ref to Everett V Meeks, 701 Mad av; [illegible] Mar18; Apr2'13. **4,800**

Walton av, 2159 (11:3185), ws, 76.8 n 181st, 19x75, 2-sty bk dwg; Edw T Hiscox ref to Edwin B Meeks, 66 W 47, TRSTE Jos W Meeks, decd, for Sophia T Hawkins et al; FORECLOS Feb18; Mar18; Apr2'13. **4,500**

Walton av, 2161 (11:3185), ws, 95.8 n 181st, 19x75, 2-sty bk dwg; Edw T Hiscox ref to Edwin B Meeks, 66W 47, TRSTE Jos W Meeks, decd, for himself et al; FORECLOS & drawn; Mar18; Apr2'13 **4,600**

Walton av, 2165 (11:3185), swc Cameron pl, 22.9x72.11x9.10x70.2, 2-sty bk dwg; Edw T Hiscox ref to Edwin B Meeks, 66 W 47, TRSTE Jos W Meeks, decd for Sophia T Hawkins et al; FORECLOS Feb18; Mar18; Apr2'13. **5,000**

Washington av, 1332 (11:2910), es, 325 n 169th, 25x121x25x119, except pt for av, 2-sty fr dwg & 2-sty fr rear garage; Jno Lamborghini to Dora Lamborghini, his wife, 1332 Washington av; AL; Jan15; Mar31'13. O C & 100

Washington av (11:3058), sec 189th, runs s155.11xe123xn30.3xw12.2xn5xw6.10 xn 118.7 to ss 189thxw103.11 to beg; vacant; Jno O'Leary to Glengariff Constn Co, Inc, a corpn, 991 E 167; mtg $55,000 & AL; Mar 27; Mar28'13. O C & 100

Washington av (*), es, 202.6 s Westchester av, 33x101.3, Westchester; Richd H Arnold to Fred M Weiss, 1513 Roselle; mtg $4,150; Mar22; Mar31'13. O C & 100

Waterbury av, see Crosby av, see Crosby av, sec Waterbury av.

Webster av, 3091 (12:3331), ws, 175 s 204th (Woodlawn rd), 50x120, 5-sty bk tnt; August Grosch to German Real Estate Co, a corpn, 391 E 149; C a G; Apr2; Apr3'13. nom

Westchester rd (*), es, lot 2 on map in L 1921 cp 385 in Westchester Co, begins at s l land Frank Buckel, runs e355 to land Simon Paul, xs102.8 to land Jno Baxter, x w 295 to rd, xn 109.8 to beg, Westchester; Saml Cohen to Siegfried Koppel, 1451 Bway; QC; June10'07; Apr1'13. nom

West Farms rd, nec 177th, see 175th E, ws, 131.8 s Gleason av.

West Farms rd, 1041-9 (11:3744), nwc 71.6 s Hoe av, runs sw along rd 70.11 xw 22.5xn59.5xe61 to beg, 1-sty bk strs; Jas C McCarthy to Eliz McPhillips, 1200 Franklin av; mtg $12,000 & AL; Mar31'13. O C & 100

Wickham av (*), es, 200 s Boxwald av, 25x100; Annie E Fitz Gibbon to Patk M [illegible] 25th, 43 St, mtg $670 & AL; Mar29; Mar31'13. O C & 100

Zulette av, nwc Plymouth av, see Plymouth av, nwc Zulette av.

3D av, 3933 (11:2920), ws, 130.8 n 172d, 25.2x100.11x25x98.10, 4-sty bk tnt & strs; mtg $12,000; also 3D AV, 3935 (11:2920), ws, 155.10 n 172d, 25.1x103.1x25x100.11, 4-sty bk tnt; also 3D AV, 3937 (11:2920), ws, 180.11 n 172d, 25.4x105.3x25.3x103.1, 4-sty bk tnt; mtg $12,000; also 3D AV, 3939 (11:2920), ws, 205.7 n 172d, 24.9x167.3x24.7x 105.3, 4-sty bk tnt; mtg $12,000; Michl G Pasca to Pasquale Baclivi, 151 Mott; AT; Mar26; Apr3'13. O C & 100

3D av, 3935-9, see 3 av, 3933.

Land of Harlem River & Portchester R R Co (), ss 287.9 sw Eastchester rd, runs [illegible] sw from pt of beginning, xne97 to beg; Hahnemann Hospital of City of NY, & ano to Harlem River & Port Chester R R Co, 70 E 45; B&S & C a G; Mar19; Apr1'13. **750**

Lot 13170 (12:3361), sec 102 of Woodlawn Cemetery, contains 393 Superficial ft; Woodlawn Cemetery to Chas E Hartshorn, Jr, 65 Belvedere pl, Yonkers, NY; Feb13; Mar31'13. **786**

Plot (*), begins 990 e White Plains rd, at point 900 n along same from Morris Park av, runs e100xn125xw100xs125 to beg, with right of way over strip to Morris Park av; Isabella Beatty to Jos Famiglio, 300 E 107; mtg $3,180; Apr1'13. nom

Part of lot 30 lying w of line 226.5 e Prospect av &c, see 60th, 163-5 E, Manhattan.

Plot (*) begins 990 e White Plains rd, at point 295 n along same from Morris Park av, runs e97.4xn25.6xw92.5xs25 to beg with right of way over strip to Morris Park av; Carrie Conkel to Agnes Schano, 1810 Amethyst; AL; Jan26; Apr1'13. O C & 100

Plot (*) begins 740 e White Plains rd at point 170 n along same from Morris Park av, runs e100xn25xw100xs25 to beginning, with right of way over strip to Morris Park av; Patk Dougherty to Ambrose Guffanti, 906 E 173; Mar28; Mar29'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Bristow st, nec Jennings, see Bristow, es, 25 n Jennings.

Bristow st (11:2964), es, 25 n Jennings, 20x100, owned by party 1st pt; also BRISTOW ST (11:2964), nec Jennings, 25x100, owned by party 2d pt; agmt as to encroachment, &c; Jacob Jacob, 1372 Bristow, with Henry Battenfeld, 1029 Union av; AT; QC; Mar25; Mar28'13. nom

Guion pl, 3 (*); agmt as to sale of above for best offer obtainable, & after deducting all necessary expenses of said sale to pay ½ the net balance thereof to party 1st pt, & to hold said moneys in trust for said party 1st pt until paid; David Murphy with Mary A Gibbons; Mar25; Mar28'13. nom

Home st, 924-8 (11:2974), subrm of asn of rents to mtg for $52,000; Philip Sugarman et al with Josiah H De Witt, 40 W 51, TRSTES Wm P De Witt; Mar31; Apr3'13. nom

Jennings st, nec Bristow, see Bristow, es, 25 n Jennings.

Tompkins st (*), nws, 400 ne 152d, 25x 77.9x30.9x95.8; re mtg; Frank Gass to Katie Marcon, 1601 Parker av; QC; Mar 24; Mar28'13. 180

138TH st, 670 E, see Cypress av, 232.

175TH st E, nec Clinton av, see Clinton av, nec 175th.

188TH st, 518 E, see Cypress av, 232.

260TH st W, nec Riverdale av, see Riverdale av, nec 260th.

Bathgate av, 2423, see Cypress av, 232.

Clinton av, 1820 & 1826-8, see Clinton av, 1816.

Clinton av, 1816 (11:2949), ses, 58.7 ne 175th, 19.5x90.2x19.3x90.2; also CLINTON AV, 1820 (11:2949), ses, 97.2 ne 175th, 19.4 x90.2x19x90.2; also CLINTON AV, 1826-8 (11:2949), ses, 155.1 ne 175th, 38.11x90.2x 39.1x90.2; asn rents to secure loan of $2,-000; Inter-City Land & Securities Co to Estates Mtg Securities Co, a corpn, 160 Bway; Mar26; Mar28'13. nom

Clinton av (11:2949), nec 175th, 19.5x 90.2x19.11x90.2; asn rents to secure loan of $2,000; Inter-City Land & Securities Co to Estates Mtg Securities Co, a corpn, 160 Bway; Mar26; Mar28'13. nom

Cypress av, 232 (10:2566), sec 138th (No 670), 100x40.2, 6-sty bk tnt & strs; mtg 46,-500; CONTRACT to exch for BATHGATE AV, 2423 (11:3057), swc 188th (No 518), 89.4x32, 5-sty bk tnt & strs; mtg $34,250; Harry Goodstein Realty Co, a corpn, 42 Bway, with Pauline Haebler, 32 Mt Morris Park W; Mar24; Mar28'13. exch

Fordham rd (11:3174), nwc Creston av, runs w125.11xn112.5xw65xn142.9 to ss 190th xse121.9xs32.9 to ws Creston av xs144.9 to beg, 2-sty fr dwg & vacant; re mtg; Antoinette L Edwards to Jno B Haskin Estates, Inc, a corpn, 100 Bway; QC; Mar20; Mar29'13. nom

Fordham rd, nwc Creston av & 190th; same prop; re mtg; same to same; QC; Mar20; Mar29'13. nom

Forest av, 923, see Jackson av, es, 98.8 s 163d.

Jackson av (10:2648), es, 98.8 s 163d, 76.2x175 to ws Forest av (No 923), 1 & 2-str fr dwg, 1-sty fr stable & vacant; re dower; Louisa Corbett, widow, to Jno Corbett, 915 Forest av, NY; Mary Christensen, at Monterey, Cal; Ellen Douglass, 530 Wales av, NY; Eliz Wakeling, at New Rochelle, NY, & Jos Corbett, 906 Cauldwell, av, children & heirs Jno Corbett; AT; QC; Feb28; Apr3'13. O C & 100

Jackson av (10:2648), es, 98.8 s 163d, 76x175 to ws Forest av, owned by party 1st pt; also JACKSON AV, es, adj above on n—x—, owned by party 2d pt; boundary line agmt with consent of Title Guar & Trust Co, mortgagee; Albt Deutsch, 62 E 93, with Forest Av Realty & Constn Co, a corpn, [illegible] Apr3'13. nom

Riverdale av (13:3423), nec 260th; also AV VON HUMBOLDT & 260TH ST, lots 1 to 27 map (1726) of 27 lots of Herman Bacharach; certf that consideration in six deeds is $23,000; Edwin H Nordlinger et al, EXRS &c Herman Bacharach, to whom it may concern; Mar29; Apr3'13.

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Plot (11:2958) lying bet. Mohegan av & Vineyard pl, its n line being 69 n 175th, —x—, owned by party 1st pt; PLOT lying n of above, owned by party 2d pt, on which an apartment house is being erected; agmt as to retaining wall 82 ft in length to be built by party 2d pt on land of party 1st pt; Ernst F Eurich, 144 Union, Montclair, NJ, with McEvoy & Koester Constn Co, a corpn, 906 E 176, & Jno McEvoy, 652 Eagle av, & Rheinhard F Koester, 1424 Bryant av; Mar26; Mar31'13. nom

LEASES

Borough of Manhattan

MAR. 28, 29, 31, APR. 1, 2, 3.

[1]**Allen st, 13** (1:293); cor str & c; Annjeannette Seelig to Louis A & Emanuel Levy, 133 Lenox av, firm Levy Bros; 5yf May1; Apr3'13. 3,300

[1]**Bleecker st, 149** (2:537); consent to cancellation of Ls; Antonio & Grazia Masulli, 149 Bleecker, with Giuseppe Ladogana & Elisa Cantore; Mar27; Mar29'13.

[1]**Bleecker st, 151-3** (2:537), str & b; Giovanni Lordi to Isaac Russ, 56 W 112; 5yf May1'13; Apr2'13. 1,260

[1]**Canal st, 268-70** (1:196), str, 1st & 2d lofts & b; Therese D Browning to Morris Damsky, 1616 49th, Bklyn; Jos Katz, 1647 50th, Bklyn, & Harris Siegel, 42 W 119, firm Empire Carpet Co; 3 9-12yf May1'13; Mar31'13. 6,500 & 7,000

[1]**Chambers st, 77** (1:149), all; Trustees of the First Baptist Peddie Memorial Church of NJ, to Benoit Wasserman, 1239 Mad av; 3yf May1'13; 2y ren; Mar31'13. 5,000 & 5,500

[1]**Chatham sq, 22** (1:279); all; Fannie Breakstone to Max Breakstone, 974 St Nicholas av; 21yf Apr1'13; Mar28'13. 2,400

[1]**Clarkson st** (2:656), pier 40 North River with shed on pier & with adj half bulkhead on either side of pier; City of N Y by Comn of Docks to New England Navigation Co, room 3040 Grand Central Station; from May1'13 to May1'23; Apr1'13. 50,613.37

[1]**Delancey st, 32** (2:420); bill of sale & asn Ls; Mandel A Lewis to Elias Samson, 32 Delancey; Apr2; Apr3'13. 3,000

[1]**Duane st, 99** (1:151-35), ns, 105.2 w Bway; all the rear pt, 12.3x21.1, with bldg; Mary B Brandegee to Thos M Debevoise, at Summit, NJ, as ADMR Emilie Funke, decd, & ano; 21yf May1; three rens of 21 yrs each; Mar29'13. taxes &c & 200

[1]**Essex st, 154** (2:354); nstr; Jos Perlbinder & ano to Hyman May, 154 Essex; 3 3-12 y f Feb1'13; Mar28'13. 840

[1]**Front st, 83** (1:35); all; Lillian B O'Donohue to S A Schonbrunn & Co, 415 E 85; 2yf May1'13; Mar28'13. 2,500

[1]**Goerck st, 131** (2:330); all; Mayer Singer to Jennie Fleischer, 68 Lewis; 3yf Apr1; Apr3'13. 2,800

[1]**Grand st, 266-8** (2:418), 5th & 6th fls; Mutual Alliance Trust Co of N Y to U S Grand Lodge of the Order of Brith Abraham, a corpn, 266-8 Grand; 5yf May1'13; Mar31'13. 2,100

[1]**Greenwich st, 297½** (1:137), all; Louis Haims to Isidor Greenstein, 297½ Greenwich; 5yf Jan1; Mar31'13. 1,500

[1]**Greenwich st, 406** (1:216), swc Hubert, —x—; sobrn of Ls to mtg; Geo F Wiemann Co with Brooklyn Savings Bank, 141 Pierrepont, Bklyn; Mar27; Mar31'13. nom

[1]**Henry st, 249** (1:287), nec Montgomery, str, &c; Heiman Margolis to Saml Radin, 223 Henry; 6yf May1; Apr1'13. 1,068

[1]**Hubert st, swc Greenwich,** see Greenwich, 406.

[1]**Lewis st, 88-90** (2:329), all; Nathan Levy to Ascher Haber, 259 Stanton; 3yf Apr1'13; Mar31'13. 593.96

[1]**Madison st, 30** (1:116), front bldg; Edw Collins to Theresa Piccini, 30 Madison; 5y f Apr1'13; Mar28'13. 1,560

[1]**Market sl, 83** (1:250); str fl; Andw R Biltz, atty for Chas H Meyer, to Vincenzo Abbate, Vincenzo Cino & Gaetano Licata, 148 Cherry; 5yf Apr1; Mar29'13. 660

[1]**Montgomery st, nec Henry,** see Henry, 249.

[1]**Mott st, 107** (1:205), all; Charity A Gritman to Jas J Mallen, 107 Mott; 5yf May1 '13; Mar31'13. 1,200

[1]**New st, 42-4** (1:24), es, 49.9x48.4x43.7x 49.8, all; option to purchase within 10 yrs for $150,000; Mutual Real Estate Co to N Y Real Estate Security Co, a corpn, 42 Bway; 21yf May1'13; 2 rens of 21 yrs ea; Mar31'13. taxes, &c, & 7,500

[1]**New Bowery, 66,** see Park row, 229-31.

[1]**Norfolk st, 83** (2:352), lower n str & b; Gussie Spektorsky to David Schwartzberg, 132 Essex; 5 1-12yf Apr1'13; Mar28 '13. 960 & 1,020

[1]**Orchard st, 74** (2:408), all; Morris Goldstein to Hyman Lieber, 18 Forsyth; 3yf Mar1; Apr1'13. 3,070

[1]**Peck sl, 43** (1:107), all; Bessie T Kane to General Fish Co, 172 Fulton; 5yf May 1'13; Mar31'13. 1,000

[1]**Pearl st, 69** (1:29); str & pt b; Mary Bittner to Jno McAdam, 69 Pearl; 5 1-12yf Apr1; Apr3'13. 1,500

[1]**Pearl st, 277** (1:95); all; Lawyers Realty Co to Chas Rudman, 551 47th, Bklyn; 10 2-12yf Mar1'13; Mar28'13. 3,000

[1]**Rivingston st, 34** (2:421), cor str; Jno H Scheier to Meyer Katz, 34 Rivington; 4yf May1'13; Mar28'13. 1,260

[1]**St Marks pl, 5** (2:464), es, east str & 3 rooms in rear; Chas Birenbaum to G Catalano, on premises; 3yf May1'13; Mar 28'13. 480

[1]**St Marks pl, 37** (2:464), nwc 2 av, 120x 48, all; Alice Keteltas et al heirs, &c, Edith M K & Geo P Wetmore to Saml Augenblick Co, a corpn, 302 Bway et al; 20½yf Apr15'13; 21y ren; Mar31'13. taxes, &c, & net 6,000

[1]**St Marks pl, 37,** nwc 2 av, 120x48, asn Ls; Saml Augenblick et al to Saml Augenblick Co, a corpn, 302 Bway; AT; Mar 24; Mar31'13. nom

[1]**St Marks pl, 37** (2:464), 32x40; cor str & b; Saml Augenblick Co to Emil Kiss, 104 2 av; 10yf Apr1; Apr2'13. 3,200

[1]**St Marks pl, 107½** (2:436), str fl, 5rooms above str; Morris Florea to Jno Schenck, 437 E 16; 4yf Jan1'13; Apr1'13. 900

[1]**St Marks pl, nwc 2 av,** see 2 av, nwc St Marks pl.

[1]**West st, 152** (1:128) str fl & b; Chas A Bechstein to Chas Fichman, 60 2 av; 5y & 15 days, f Apr15'12; Apr1'13. 1,800

[1]**3D st, 40-2** (2:444), apartments 1 & 2 on 2d fl; Breslin Realty Co to Harry Shapiro, 45 2 av; 2 7-12y & 20 days f Sept10'12; Apr 1'13. 1 140

[1]**8TH st, 58-60 W** (2:553), all; G Tuoti, as agent of Max H Bernstein, to Raffaele De Nunzio, 317 2 av, & Ernrico Stanganelli, 761 E 220; 3yf Mar1; Apr3'13. 7,110

[1]**16TH st, 457-9 W,** see 10 av, 96.

[1]**18TH st, 12-14 W** (3:819), west str &c; B & L Constn Co to Max Lowenthal, 1404 Clinton av; 9 9-12yf May1'13; Mar28'13. 1,500 to 2,000

[1]**18TH st, 447-51 W** (3:716), ns,, 175 e 10 av, 66.8x92; all; Rothenberg & Co, a corpn, to Philip Feit, 422 W 17; from June1'13 to Mar29'19; Mar29'13. 1st year 6,900 & thereafter 6,500

[1]**19TH st E, nec Av A,** see Av A, 310.

[1]**19th st, 37 W** (3:821); str fl & pt c; Morris Shalita to Max Scheer, 104 W 144 from Apr1'13 to Feb1'18; Mar28'13. 1,900

[1]**20TH st W, swc 7 av,** see 7 av, 166.

[1]**25TH st, 104-12 E** (3:880), str, b & 1st two lofts; Braender Bldg & Constn Co to Emil J Stehli, 13 W 76 et al, firm Stehli & Co, on premises, or Zurich, Switzerland; 10yf Feb1; Apr2'13. 25,000

[1]**34TH st, 34 W** (3:835) asn Ls; Jonas G Goldsmith to Sophia Zimmermann, 1 W 70; Oct4'12; Mar28'13. 100

[1]**42D st, 301-5 W,** see 8 av, 791.

[1]**42D st, N R** (4:1107), franchise for ferry over Hudson or N R to Weehawken, NJ, with wharf & bulkhead property; agmt changing tariff rates in lease dated Apr12 '12, & modifying lease, &c; City of N Y by Comr of Docks to N Y C & H R R R Co, a corpn, at Albany, NY; 10yf May1'12; Apr1'13; 5% of gross receipts of ferry, but not less than 13,200 for s ½ & not less than $6,600 for n ½.

[1]**46TH st E, sec 5 av,** see 5 av, 561.

[1]**48TH st, 117 W** (4:1001), all (with option to bulkhead, dumping board, &c; City of Reynard to Italian Natl Club Realty Corp 117-9 W 48; 10yf May1'13; Apr1'13. taxes, &c, & $2,300 to 2,500

[1]**48TH st W, swc 10 av,** see 10 av, swc 48.

[1]**50TH st, 408 W** (4:1059), e str & b Andrew Beer to Thos McCreesh, 408 W 50; 5yf May1'13, Mar28'13. 600

[1]**51ST st, 215 E** (5:1325), all; Peter Meyer & ano to Rachus Doehmen, 215 E 51; 5yf Aug1'12; Apr2'13. 900

[1]**51ST st, 215 E;** asn Ls; Rachus Doehmen to Paul Wagner, 215 E 51; AT; Apr 2'13. nom

[1]**51ST st, 215 W,** see Bway, 1651-65.

[1]**51ST st W, swc 11 av,** see 11 av, swc 51.

[1]**52D st, 224 W,** see Bway, 1651-65.

[1]**57TH st, 512 W** (4:1085), ground fl, part b & sub b; Gustav Schock to Moses R Stern, 101 W 126; 3yf Aug1'13; Apr2'13. 1,200

[1]**64TH st E, nwc 1 av,** see 1 av, 1185-7.

[1]**72D st, 530-2 E** (5:1483), str & 1st loft; 530 E 72d St Co to Elias Gottfried, 351 E 77; 8 11-12yf June1'11; Mar28'13. 1,800

[1]**72D st, 530-8 E,** see 72d, 438 E.

[1]**72D st, 534-6 E,** see 72d, 538 E.

[1]**72D st, 538 E** (5:1483); all; also 72D ST, 530-8 E (5:1483); entire basement; also 72D ST, 534 E (5:1483); rear pt of str fl; also 72D ST, 536 E (5:1483); all of str fl; 530 E 72d St Co to Elias Gottfried, 351 E 77; 9 9-12yf June1'10; Mar28'13. 4,000

[1]**83TH st E, sec 3 av,** see 3 av, 1505.

[1]**95TH st, ER** (5:1574), ss of E 95th st pier bulkhead extends s 219.4 x w 21.6xn 106.7xe4.1xn113.2xe18.6 to beg, with rights to bulkhead, dumping board, &c; City of N Y by Comr of Docks to Bouker Contracting Co, a corpn, 21 State; 5yf Jan15'13; Apr 1'13. 5,200

[1]**96TH st, 209 W** (7:1868); all; Wm B Thom to Broadway Taxi Cab Co, 182 W 90; 5yf Jan1'13; Mar28'13. 5,160 & 5,400

[1]**100TH st, 62 E** (6:1605), all; Philip Cohen to Banie Berman, 328 E 91; 3yf Apr 1'13; Mar31'13. 1,950

[1]**100TH st, 317 W** (7:1889); sobrn of Ls to mtg for $20,000; Hermann Cohen with Laura E Rowland; Mar29'13. nom

[1]**100TH st, 61-5 W** (7:1836), 3 houses; Hicks Realty Co to Josef Cohn, 25 Ridge; 4yf May1'13; Mar28'13. 6,300

[1]**104TH st, 105 W** (7:1859), east str; American Purchasing Assoc to Fred A Price, 214 W 104; 3yf Oct15'11; Mar28'13. 960

[1]**104TH st, 105 W** (7:1859), asn Ls; City Real Estate Impt Co to Jessica W Kenyon, 8 E 54; Mar26; Mar28'13. nom

[1]**112TH st E** (6:1712) & HARLEM OR EAST RIVER, s½ of pier at foot of st; City of N Y by Comr of Docks to Henry L Joyce, 718 St Nich av; 5yf May10'13; Apr 1'13. 1,650

[1]**112TH st E** (6:1712), HARLEM RIVER, ns of pier; City of N Y by Comr of Docks to Henry L Joyce, 718 St Nich av; 5yf May10'13; Apr1'13. 1,650

[1]**115TH st, 70-2 E** (6:1620), all; Elias Schlomowitz to Louis Stenzler, 155 E 113; 3yf May1'13; Apr2'13. 4,825

[1]**115TH st E, nec 1 av,** see 1 av, nec 115.

[1]**115TH st, 401 E** (6:1709), str & b; Frank Garofalo to Oreste Moscatelli, 415 E 114; 3yf May1'13; Apr2'13. 360

[1]**116TH st W, swc Lenox av,** see Lenox av, swc 116.

[1]**116TH st, 11-13 W** (6:1600), ns, 143 w 5 av, 61x100.11, all; Uptown Holding Co to The Rose Theatre Co, a corpn, 1980 7 av; 21yf Feb1; Apr2'13. taxes, &c, & 5,000

[1]**117TH st, 338 E** (6:1688), westerly rear part of basement; Louis Alterisi to Antonino Reitano, 338 E 117; 4yf May1'13; Apr1 '13. 240

[1]**120TH st E, sec 1 av,** see 1 av, sec 120.

[1]**156TH st W, nwc Bway,** see Bway, nwc 156.

[1]**Av A, 310** (3:977), nec 19th, str & front c; German Kahn et al to Jas J Smith, 310 Av A; 5yf Dec1'12; Apr1'13. 900

[1]**Av D, 27** (2:373), str fl; Simon Silverman to Morris Samovitz, 29 Av D; 2yf May1'13; Apr1'13. 720

[1]**Amsterdam av, 112** (4:1156), 1st fl & rear b; Saml Parsont to Max Himler, 791 President, Bklyn; from Aug5'12, to Jan1'15; 2 y ren at $480 & privilege of 5ys more of above, also str & b for $2,400 or str & b only for $1,800. 420

[1]**Amsterdam av, 934** (7:1977); n pt str & pt c; Ferd N Sheppard, individ & TRSTE Georgie S Duryea, to Peter Jwigs, 938 Ams av; 3yf May1; 2y ren at $2,400; Mar 31'13. 2,100

[1]**Broadway, 833** (2:564); 3d loft; Mary R Goelet et al, TRSTES Ogden Goelet, & ano, to Henry & Henry J Muller, 398 Hancock, Bklyn; 3yf Feb1; Mar31'13. 1,000 to 1,200

[1]**Broadway, 1651-65;** also 51ST ST, 215 W; also 52D ST, 224 W (4:1023), asn Ls; Louis P Reeder to The Schnader Co, Inc, at West Nyack, NY; Mar22; Mar28'13. nom

[1]**Broadway, 1663** (4:1023); str & pt c; The Schnader Co, Inc, to Emanuel Psarudakis, 381 6 av; from Apr6'13 to Mar31'23; Apr3'13. 5,500 to 7,250

[1]**Broadway, 2461** (4:1239), str & pt b; Saml McMillan to D A Schulte Inc, a corpn, 63 Park row; 10yf May1'13; Mar28 '13. 5,000 & 5,500

[1]**Broadway** (8:2134), nwc 156th; str & b; Fleischmann Brothers Co to Bert G Faulhaber & Co, Inc, a corpn, 3761 Bway; 5yf Apr1'11; Mar28'13. 2,100 to 2,500

[1]**Columbus av, 805** (7:1835), n str & front c; Henry Steiner et al EXRS &c Wm Steiner to Simon Strauss, 104 W 102; 3yf May1'13; Apr2'13. 900

[1]**Lenox av, 100-2** (6:1599); strs & b; Jacob Gordon to Jos Weinberg, 54 W 116; 3 1-12yf Apr1; 2 yrs ren, $3,200; Apr3'13. 3,000

[1]**Lenox av** (7:1825), swc 116th, hat check privilege for halls of Lenox Casino; The Lenox, Inc, a corpn, to Morris D Jenis, 1493 5 av, et al; 5yf Oct1'13; Apr1'13. 250

[1]**Lexington av** (5:1297), es, 23 n 42d, runs e37xn9xe4xn6xw41 to av xs 15 to beg; str; Wm H Reynolds to Geo Mitchell, 62 W 106; 5yf Mar14'14; Mar31'13. 4,000 to 5,000

[1]**Madison av, 1621** (6:1614), basement str; Morris Weinstein to Harry Kaplan, 51 E 109; 2 4-12yf Jan1; Apr2'13. 300

[1]**Park row, 229-31;** also NEW BOWERY, 66 (1:117), str fl, b & sub b; Adelheid Tietenberg to Yan Phou Lee of Wood Ridge, NJ; 6 9-12yf Aug1'08; Apr2'13. 2,400

[1]**8TH av, 1185-7** (5:1439), nwc 64th, 50.5x 100; vacant lots, tenant to erect picture theatre; Jane Sanders & ano to Louis A Sheinart, 1495 Bryant av; 10yf May1'13; 10y ren at $2,500; Mar28'13. taxes &c & 2,200

[1]**8TH av** (6:1709), nec 115th, str & b; Frank Garofalo to Michele Caso, 249 E 116; 5yf May1'13; Mar29'13. 1,752

[1]**8TH av** (6:1807), sec 120th, str & pt c; Saml Davis to Timothy Corcoran, 2342 1 av; 5yf May1'13; Apr2'13. 900

[1]**2D av, nwc St Marks pl,** see St Marks pl, 27.

[1]**2D av** (2:464), nwc St Marks pl, 48x120; sobrn of Ls to mtg; Saml Augenblick Co with Annie Augenblick, 8 W 111; Mar28; Mar31'13. nom

[1]**2D av** (2:464); same prop; certf as to above agmt; same to same; Mar28; Mar 31'13.

[1]**2D av, 816** (5:1336), str fl & c; Mary E wife Wm W Frutschy to Henry Lauscher, 274 W 127; 3yf May1'13; Mar28'13. 720

[1]**2D av, 2452** (6:1802); str & rooms; agmt extdg lease dated Nov2'10 to May1'18 on same terms; Benj J Weil with Rudolph Baum, 2452 2 av; Mar18; Apr3'13. nom

[1]**3D av, 640** (5:1296), all; Claus H Doscher et al to Danl Foley, 909 Albemarle rd, Bklyn; 5yf May1'16; Apr1'13. 4,000 & 4,200

[1]**3D av, 957** (5:1331); asn Ls; Fannie Tisch to Peter Tisch, 205 E 58; Feb21; Mar29'13. nom

[1]**3D av, 957** (5:1331), all; Stevenson Towle to Peter Tisch, 205 E 58; 2yf May 1'16; Mar29'13. 2,500

[1]**3D av, 959** (5:1331), 2d & 3d floors with hallway of ground fl & part of rear alleyway; Jas Wilson et al to Peter Tisch, 205 E 58; 5yf May1'13; Mar29'13. 900

[1]**3D av, 1505** (5:1530), sec 85th, all; Edw C Sheehy to Patk O'Brien, 1505 3 av; 5yf Dec1'12; Apr2'13. 2,300

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[1]**4TH av, 450-4** (3:860), ws, 74 n 30th, 60.3 x80, 12-sty bk loft & str bldg, leasehold; Jas W Hyde ref to Mary R Goelet at New port, RI [608 5 av] & Mary Roxburghe at Kelso, Scotland; FORECLOS Mar25; Mar 27; Mar28'13. 140,000

[1]**5TH av, 137** (3:849), ses, 28.9 n 20th, 28.9 x113; asn Ls; Organizers Investing Co to 137 5 Ave Leasing Corpn, 1472 Bway; mtg $95,000; Mar29; Apr2'13. O C & 100

[1]**5TH av, 139** (3:849), es, 57.6 n 20th, runs n 32.6xe90xe48xs44xw25 xn 9.6 xw 113, with rights to lane or right of way 12 ft wide leading to 20th; leasehold; Phelan Beale, ref, to Jno G Agar, 19 E 66; AT; FORECLOS Mar26; Apr2; Apr3'13. 2,500

[1]**5TH av, 561** (5:1281), sec 46th, 3d loft; Thos F Galvin Inc, a corpn, to Madame Binner, a corpn, & Rose B Scognamillo, both at 18 E 45; 10 3-12yf Nov1'13; Apr2 '13. 4,600 to 5,000

[1]**5TH av, 1382** (6:1598), str & b; Jno F Gerken to Henry Hagermann, 371 Marcy av, Bklyn; 5yf May1'13; Apr1'13. 1,500

[1]**5TH av, 1431** (6:1622), n str & front b & bakery; Isidor Ollendorff to Max Vogel, 1431 5 av; 3yf Oct15'12; Apr2'13. 1,980

[1]**7TH av, 166** (3:769), swc 20th, all; Edith D Stewart to Bartholomew M O'Connor, 37 S 9 av, Rockaway Park, B of Q; 5yf May 1'18; Apr1'13. 2,000

[1]**7TH av, 188-190** (3:771), all Cath McCrorken to Michl J & Dominick Gilhuly, both at 200 Claremont av; 10yf May1'13; Mar29'13. 6,000

[1]**7TH av, 424** (3:783), all; Unico Realty Co to David & Mary Abramson, 424 7 av; 2yf Aug1'13; Apr2'13. 3,000

[1]**8TH av, 188-90** (3:769); s str; Meyer G Lowenthal to Herman Paulsen, 188 8 av; 5yf May1; Mar31'13. 1,000

[1]**8TH av, 213-5** (3:744), strs & pts of bs; Wm J Roome to Jas Van Dyk Co, a corpn, 307 Water; 5yf May1; Apr3'13. 2,400

[1]**8TH av, 618** (3:789), basement; Julia M Cruger to Andrea & Antonio Casta, 204 E 109; 10yf May1'1912; Apr1'13. 420

[1]**8TH av, 785** (4:1038); s ½ of bldg; A Realty Co to Wm Newman, 785 8 av; 5yf May1; Apr3'13. 2,000 & 2,100

[1]**8TH av, 785** (4:1038); n ½ of bldg; A Realty Co to Michl L Sheehan, 785 8 av; 5yf May1; Apr3'13. 2,000 & 2,100

[1]**8TH av, 791** (4:1039), nec 42d (Nos 301-5) 25x100; asn Ls; Thos J Radley to Wm P Radley, 1244 Woodycrest av; ½ pt; AT; Mar31'13; Apr1'13. 1,000

[1]**9TH av, 190** (3:745), ses, 20 ne of cl blk bet 21st & 22d, 20x71; asn Ls & consent of Francis L Ogden; Eugenia M Polhamus to Michl O'Conneil, 103 Ridge rd, Lyndhurst, NJ; Apr2'13. nom

[1]**10TH av, 96** (3:714), nec 16th (Nos 457-9) all; Rudolph F Rabe et al TRSTES, heirs &c of Henry & Wm Frey &c to Richd Grant, 96 10 av; 10yf Aug1'10; Mar28'13. taxes &c & 2,000

[1]**10TH av, 96,** nec 16th (Nos 457-9); all; same to same; ext Ls; 4yf Aug1'20; Mar 28'13. taxes &c & 2,000

[1]**10TH av** (4:1076), swc 48th, 25.1x100; asn Ls; Margt White to Peter Doelger, 266 West End av, et al EXRS Peter Doelger; Mar24; Mar31'13. nom

[1]**10TH av, 3856** (8:2219), s ½ of str; Chas Hensle Realty Co to Chas Schaufler, 964 E 180; 8yf May1'13; Apr1'13. 600 to 1,080

[1]**11TH av** (4:1098), swc 51st, 100.5x100; the land; Henry L Morris et al, TRSTES for Henry Astor to Chas Kohler, 601 W 50; 13 9-12yf May1; option 20 yrs ren; Mar31'13. taxes &c & 1st yr $1,800 & thereafter 2,800

LEASES.

Borough of the Bronx.

[1]**132D st, 594 E** (10:2545); 2-sty bk bldg; WmHallisy to Harry Drucker, 622 E 135; 5yf Apr1; Apr3'13. 300 to 480

[1]**134TH st E** (10:2546), ss, 250 e St Anns av, 10x75; for an exit it bldg adj on e; agmt modifying Ls dated Nov19'12; Paul Quandt with Karl Faerber, 71 So blvd; Mar31; Apr3'13. nom

[1]**136TH st, 297 E** (9:2312), str & pt b; Julius Ahrweiler & ano to Jas J O'Brien, 297 E 136; 5yf Apr1'13; Apr1'13. 600

[1]**136TH st, 297 E** (9:2312); asn Ls; Jas J O'Brien to Ebling Brewing Co, 760 St Anns av; Mar15; Apr1'13. nom

[1]**138TH st, 422 E** (9:2282); e str & b; Karolina Menninger to Noah Nathan, 92 Forsyth; 2 3-12yf Mar1; Apr3'13. 600

[1]**143D st, 431 E** (9:2288); all; Fredk Brown to Max Flurscheim, 431 E 143; 1y f July15'12; 1y ren; Mar28'13. 600

[1]**152D st E, nwc Bergen av,** see Bergen av, nwc 152d.

[1]**155TH st, 289-91 E** (9:2415); two bldgs; Jacob Klein & ano to Rose Brandt, 289 E 155; 3yf Mar1; Mar31'13. 3,000

[1]**Bergen av** (9:2362), nwc 152d; str & b; Jacob Reich & ano to Maks Stein, on premises; 7 1-12yf Apr1; Mar31'13. 1,200 to 1,800

[1]**Boston rd, 1266** (10:2663), ses, 142.7 sw 169th, 40x124; sobrn of Ls to mtg; Julius Bondy with Harlem Savgs Bank, 124 E 125; Mar27; Mar28'13. nom

[1]**Brook av, 521** (9:2293), str fl; Louisa Hemmer to Peter Doersam, 521 Brook av; 3yf Feb1'13; Mar28'13. 396

[1]**Bronxdale av (*),** sws, 239 nw Muliner av str, 1st fl & pt c; Thos J McDonough to Lydia C Thorman at Arlington, NJ & ano; 5yf Aug15'12; 5y ren; Mar28'13. 480

[1]**East Burnside av, 283** (11:3149), str &c; Otto T Schmitt to Louis A Drenckhahn, 283 East Burnside av; 3yf May1; Mar28 '13. 840

[1]**Holland av, 3601 (*),** str; Cesare Palmieri to Giovanni Di Benedetto, 727 E 213; 5yf Apr1; Apr2'13. 420 & 480

[1]**Prospect av, 919** (10:2677); str; S E & M E Bernheimer Co to Giuseppe Castellano, 830 E 163; 5yf May1'14; Apr3'13. 1,620 & 1,800

[1]**Stebbins av, 1022** (10:2691); cor str & c; Theresa Weil & ano to Henry Fixsen, 190 West; 8 1-12yf Apr1; Apr3'13. 1,200 to 1,440

[1]**Stebbins av, 1022;** asn Ls; Henry Fixsen to Martha Fixsen, 877 E 155; Mar27; Apr 3'13. nom

[1]**Webster av** (10:2900), es, 146.10 s 176th, 40x143.6, 1-sty bk bldg; Peter J Devine to Mottufsky Brothers, 661 Brook av; 10yf Feb1'13; Apr1'13. 1,800 & 2,100

[1]**West Farms rd** (11:3021), ses, 110.6 s of lane opposite Post rd, being lts 18&19 map Wm Crowther, begins at nc lot 42, runs se 20.3&80xne65xnw80&20.3 to rd xsw67 to beg, except pt for rd & Tremont av, lessee to build bldg to cost abt $20,000; Millbrook Co, a corpn, to Bronx County Realty Co, Inc, a corpn, 2015 Boston rd; 21yf May 1; 21y ren; Apr2'13; taxes &c — 5% of assessed valuation, which shall never be less than present valuation of $28,700 ——

[1]**West Farms rd** (11:3021); same prop; sur Ls dated Dec5'12; Fredk Martin to Millbrook Co, a corpn, 180th & Morris Park av; AT; Mar18; Apr2'13. nom

[1]**3D av, 2772** (9:2307), str & rear b; Moritz Pollack to Frank Meilen, 2772 3 av; 5yf Apr1; Apr2'13. 1,560

[1]**3D av, 3220** (10:2620), str fl; Court Amusement Co to Wm L Travis, 3220 3 av; 5yf May1'13; Apr1'13. 2,390

MORTGAGES.

Borough of Manhattan.

MAR. 28, 29, 31, APR. 1, 2, 3.

[m]**Allen st, 115** (2:415) ws, abt 25 n Delancey, 25x87.6; PM; pr mtg $24,250; Apr1; Apr2'13; due, &c, as per bond; K & W Holding Corpn, 130 Fulton, to Rose T Kirk, 130 E 49. 5,500

[m]**Allen st, 115** (2:415), ws, abt 30 n Delancey, 25x87.6; PM; Mar10; Apr1'13, 5y 5%; August Materne, Bklyn, to Mary E Fitts, at Bronxville, NY. 24,150

[m]**Catherine st, 82** (1:252), ws, 176 n Cherry, 24.8x100.10x25.2x100.2; PM; Mar 26; Mar31'13, 1y5½%; Vincent C Pepe to American Mtg Co, 31 Nassau. 16,000

[m]**Chambers st, 125-31,** see West Bway, 95-9.

[m]**Clinton st, 101** (2:348); ext of $26,000 mtg to May1'16 at 5%; Mar12; Apr1'13; Wilfred A Openhym & ano, trstes Wm Openhym, with Louis J & Rebecca Freiman. nom

[m]**Division st, 270,** see Grand, 455.

[m]**Essex st, 122** (2:353), es, 87.6 s Rivington, 17.6x100x irreg x50; ext of $11,000 mtg to Apr15'18 at 5%; Mar26; Mar31'13; Lambert Suydam Jr, trste Jas Suydam, with Abr L Kass, 122 Essex. nom

[m]**Essex st, 171** (2:412), nws, abt 175 s Houston, 24.8x87.6; PM; pr mtg $——; Mar31; Apr1'13, 5y6%; Hyman Hoptman to Jonas Weil, 21 E 82, & ano. 5,000

[m]**Ferry st, 52** (1:98), sws, 90 nw Pearl, runs nw21.6xsw56.8xse23xne—x— to beg; Mar22; Mar29'13; due, &c, as per bond; Edw C Hogg to Union Dime Savgs Bank, 701 6 av. 3,500

[m]**Grand st, 455** (1:315), ss, 56.11 w Pitt, 31.2x80.11 to ns Division (No 270), xne35x 64.10 to beg; pr mtg $38,500; Mar28; Apr2 '13; due &c as per bond; 451 to 455 Grand St Corpn to Minnie Warren, 233 W 43. 6,000

[m]**Grand st, 455** & DIVISION ST, 270; certf as to above mtg; Apr1; Apr2'13; same to same. ——

[m]**Greenwich st, 406** (1:216), swc Hubert (Nos 19-27), 50x79.9; PM; Mar31'13, 5y5%; Fredk L Wertz, Yonkers, NY, to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 63,000

[m]**Greenwich st, 406** (1:216), swc Hubert (Nos 21-7), 50x79.9; PM; pr mtg $63,000; Mar31; Apr1'13, 4y6%; Fredk L Wertz, Yonkers, NY, to German-American Coffee Co, 95 William. 32,000

[m]**Greenwich st, 766** (2:634); ext of $2,500 mtg to Mar29'16 at 4½%; Mar22; Mar28 '13; Bankers Trust Co, trstes Wm J Haddock, with Katie Puckhaber, 766 Greenwich. nom

[m]**Hubert st, 19-27,** see Greenwich, 406.

[m]**Hubert st, 21-7,** see Greenwich, 406.

[m]**King st, 22** (2:519), ss, 477.10 e Varick, 25.6x100; also KING ST (2:519), ss, 503.3 e Varick, strip 0.6x100; Mar5; Apr3'13; due &c as per bond; Michl Marx, at Beachmont Park, New Rochelle, NY, & Louis Marx, 583 Bedford av, Bklyn, to West Side Savgs Bank, 110 6 av. 26,000

[m]**Lawrence st, 21** (7:1967), nes, 275 nw 126th, runs ne62.2xe0.3xne25.3 to ss 127th (No 424) xw29.11xsw73.7 to nes Lawrence xse24.8 to beg; also all titleto strip begins LAWRENCE ST (7:1967), nes, 275 nw 126th, runs ne62.2xse0.3xsw62.2 to st xnw0.3 to beg; Mar31'13, 5y4½%; Wm M Moran to German Savgs Bank, 157 4 av. 10,000

[m]**Lawrence st, nes, 275 nw 126th,** see Lawrence, 21.

[m]**Macdougal st, 22½** (2:504), es, 153.5 s Prince, 25x101.5x100.9; Mar31'13, 5y5%; Moses Davis & Moses Levy to Franklin Savgs Bank, 656 8 av. 23,000

[m]**Macdougal st, 22½;** sobrn agmt; Mar 19; Mar31'13; Saml L Jackson with same. nom

[m]**Manhattan st, 111 on map 107-13** (1:-198?), ns, 100 e old Bway, 72x100x64x100.2; PM; pr mtg $95,000; Mar31; Apr1'13; due &c as per bond; Euclid Realty Co, 27 Cedar, to Edgar Constn Co, 71 W 92. 10,000

[m]**Market sl, 83** (1:250); sal ls; Mar18; Mar29'13; demand, 6%; Vincenzo Abbate, Vincenzo Cino & Gaetano Licata to Kips Bay Brewing & Malting Co, 650 1 av. 650

[m]**Orchard st, 183** (2:417); ext of $25,000 mtg to May1'16, at 5½%; Mar12; Apr2'13; Edw W Davis with Rosa Federman, 261 Kent av, Bklyn. nom

[m]**Pearl st, 69** (1:29); str Ls; Apr3'13, demand, 6%; Jno McAdam to Saranac Realty Co, 149 Bway. 2,100

[m]**Pike st, 28** (1:275), ws, abt 25 s Henry, 25x85; PM; Apr1'13, 6y5%; Chevra Adas Wolkowisk, 203 Henry, to Children's Aid Soc. 105 E 22. 15,000

[m]**Pitt st, 31** (2:342); ext of $8,500 mtg to Feb1'18 at 5%; Mar25; Mar28'13; Louis or Lewis Aumann with Henry M Sands, 48 Av Gabriel, Paris, France, & ano, trstes for Henry M Sands, will Abr B Sands. nom

[m]**Platt st, 5** (1:69), es, 105.7 n Pearl, runs e80.1xn22.1xw15.2xs0.6xw66.8 to es Platt xs23 to beg; PM; Mar31'13, 5y5%; Chas L Huisking, Bklyn, to Lawyers Mtg Co, 59 Liberty. 20,000

[m]**Prospect pl, 2-6,** see 40th E, nwc Prospect pl.

[m]**Rivington st, 173-5** (2:348); ext of $50,000 mtg to Apr 28'18 at 5%; Mar24; Mar 31'13; Abr L Kass with General Theological Seminary of the Protestant Episcopal Church in U S. nom

[m]**Stanton st, 180** (2:353), ns, 60 w Attorney, 20x99.6; PM; pr mtg $15,000; Apr2; Apr3'13, installs, 6%; Congregation Bnai Jacob Anschei Brzezan, a corpn, to Ritter Realty Co, 71 5 av. 5,500

[m]**Sylvan pl, 7** (6:1769); ext of $35,000 mtg to Mar26'18 at 5%; Mar26; Apr3'13; N Curtis Killeen & Mary A Curtis, 199 Ocean av, Bklyn, with Geo L Kingsland, 62 E 80. nom

[m]**Varick st, 65** (1:220), nws, 68 sw Vestry, 22x62.3; Mar27; Mar28'13, 3y5%; Grace Sands Montgomery, Rhinebeck, NY, to Rutger B Miller, trste, 773 Park av. 14,000

[m]**Washington pl, 77** (2:552), ns, abt 195 w Macdougal, 22x97; PM; Apr1; Apr2'13; due &c as per bond; Cesare Razzetti to Title Guar & Trust Co. 10,000

[m]**Willett st, 66** (2:338), es, 150 s Rivington, runs e75xn0.1½xe25xn24.4xw26x again w48 to st xs24.9 to beg; ext of $23,000 mtg to Dec1'16 at 5%; June26'11; Apr1'13; Isaac Shiman with Adolph D Lindemann, 153 Rivington. nom

[m]**Wooster st, 142-4** (2:514), es, 180.6n Prince, 43.2x100; Apr1; Apr2'13; due Apr 1'28, 5%; Harriet P Burdick, 140 Highland av, Orange, NJ to Eburn F Haight, 220 Hooper, Bklyn. 58,000

[m]**2D st, 122 E,** see 54th, 153 E.

[m]**2D st, 122 E** (2:430), ns, 292.3 e 1 av, 24.8x121.11; ext of $35,000 mtg to Mar31'17 at 5%; Mar31'13; Libbie Siff with Rachel Rudinsky, 153 W 54. nom

[m]**3D st, 50-2 W** (2:536); ext of $18,000 mtg to Oct15'13 at 6%; Mar27; Apr1'13; Chas M Rosenthal, 160 Bway, with Wm Fox, 272 Bedford Park blvd. nom

[m]**7TH st, 41-3 E** (2:463), ns, 100 w 2 av, 50x74.10; pr mtg $51,000; Mar28'13, installs, 6%; David Guthohn to Saul Liberman, 1514 56th, Bklyn. 10,000

[m]**10TH st, 225 W** (2:620), ns, 254 e Hudson, runs e29.9xn95.2xw1.4xn14.11xw22xs 110 to beg; Mar31'13, 5y5%; Geo Mundorff to Lucy Kulot, 1942 Lex av, et al. 22,000

[m]**10TH st, 225 W;** sobrn agmt; Mar31'13; Ida Sattler with same. nom

[m]**11TH st, 20 W** (2:574), ss, 214.5 nw 5 av, 21.5x94.10; Apr2'13; due, &c, as per bond; Geo H Benjamin to Mutual Life Ins Co of NY, 34 Nassau. 15,000

[m]**13TH st, 330-6 E** (2:454), ss, 254 w 1 av, 46x103.3; Apr1; Apr2'13; 6y without interest; Isaak Rubin, 332 E 13 to Eva Etlinger, 332 E 13. 2,000

[m]**17TH st, 349-51 E** (3:923), ns, 80 w 1 av, 42x92; pr mtg $——; Apr3'13; due Mar17 '16, 6%; Hanie Porges to Wolf Brand, 56 W 112. 5,000

[m]**18TH st, 420-2 E** (3:949), ss, 269 w Av A, 50x92; pr mtg $——; Mar27; Mar28'13, 3y6%; Emil & Eduard Wagner to Jos H Schwartz, 920 Av St John. 5,500

[m]**19TH st, 151 E,** see 3 av, 226-8.

[m]**22D st, 228 E** (3:902), ss, 225 w 2 av, 15 x98.9; PM; pr mtg $10,000; Mar27; Mar28 '13; due June 24'16, 5%; Mary C Dierkes, 75 W 71, to Chas Pieschel, 28 Bergenline av, Guttenberg, NJ. 3,000

[m]**22D st, 136-8 W** (3:797), ss, 362.6 e 7 av, 41.8x98.9; pr mtg $92,500; Mar27; Mar28 '13, 3y6%; International Distributors Corpn, 204 Franklin, to Frances Vitelli, 430 E 119. 4,800

[m]**23D st, 242 E** (3:903), sws, 120.10 nw 2 av, 20.10x98.9; Mar28'13, 5y4½%; Eliza Schultz to Bowery Savgs Bank, 128 Bowery. 10,000

[m]**23D st, 242 E** (3:903), sws, 120.10 nw 2 av, 20.10x98.9; pr mtg $10,000; Mar28; Mar 29'13; due Sept28'13, 6%; Eliza wife of & Geo Schultz to Theo Baumeister, 532 W 150. 1,500

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m**23D st, 521-3 W** (3:695), ns, 200 w 10 av, 50x98.9; Mar10, Mar28'13, 3y4½%; Margt V C, wife Francis A MacNutt, at Brixen Tyrol, Austria, to Grenville L Winthrop, at Lenox, Mass, & ano, exrs Robt Winthrop. gold, 25,000

m**24TH st, 313 E** (3:930), ext of $9,000 mtg to Apr1'16 at 5%, Apr1'13, Bronx Investment Co to Wm J Kenny, 155 W 12. nom

m**24TH st, 43-5 W** (3:826), ns, 200.6 e 6 av, 62x98.9; pr mtg $305,000; Apr1; Apr2'13; 2y6%; Rosdorf Co to Siegfried Steinbach, 2550 7 av. 31,500

m**24TH st, 43-7 W;** certf as to above mtg, Apr1; Apr2'13; same to same. ——

m**25TH st, 104-12 E** (3:880), ss, 100 e 4 av, —x—; agmt as to share ownership in bond & mtg; Apr1'13; Lawyers Mtg Co, 59 Liberty, with Sarah Switzer, 315 Central Park W. ——

m**25TH st, 104-12 E** (3:880), ss, 100 e 4 av, 100x98.9; Apr1'13, 5y5%; Braender Bldg & Constn Co to Lawyers Mtg Co, 59 Liberty. 400,000

m**25TH st, 104-12 E;** certf as to above mtg; Apr1'13; same to same. ——

m**25TH st, 132 E,** see Lex av, 54-8.

m**27TH st, 31-3 E** (3:857), ns, 100 e Mad av, 50x98.9x49.10x irreg; certf as to payment of $50,000 on account of mtg & there is now due thereon $30,000; Mar28; Apr2'13; Geo B Leonard to Abr Arndt, 601 W 115. ——

m**29TH st, 317 W** (3:753), ns, 246 w 8 av, 22x98.9; Mar28; Mar29'13; 3y5%; Josephine & Marie Petitpas to Lawyers Mort Co, 54 Liberty. 10,000

m**30TH st, 42-4 E** (3:859), ss, 100 w 4 av, 50x98.9; PM; Mar31; Apr3'13, 3y5%; Maria S Simpson to American Mtg Co, 31 Nassau. 85,000

m**30TH st, 301 E,** see 2 av, 542.

m**31ST st, 443 W** (3:729); str Ls; Mar27; Apr1'13, demand, 6%; August J Stahl to F & M Schaefer Brewing Co, 114 E 51. 964.25

m**33D st, 503-5 W** (3:705), ns, 75 w 10 av, 50x98.9; PM; Mar31'13, 3y5%; Wm S Dempsey to N Y Title Ins Co, 135 Bway. 22,000

m**34TH st, 212 E** (3:914), ss, 155 e 3 av, 25x90.2; Mar31'13; due &c as per bond; Jacob L Bock to Title Guar & Trust Co. 18,000

m**34TH st, 353 W** (3:758), ns, 193.7 e 9 av, 18.7x98.9; Apr1'13, 3y5%; Jas Egan, 353 W 34, to Clara Best, 1937 7 av. 15,000

m**35TH st, 43-9 W** (3:837), ns, 289.3 e 6 av, 85.9x98.9; PM; pr mtg $475,000; Mar 31; Apr1'13; due July1'23, 4½%; Seth H Moseley to Eliza Guggenheimer, 923 5 av. 225,000

m**35TH st, 63-7 W** (3:837), ns, 100 e 6 av, 74.10x98.9; equal lien with mtg for $165,-000 recorded Feb13'03; Mar28'13; due &c as per bond; Annie T Harrigan to N Y Savgs Bank, 81 8 av. 15,000

m**36TH st, 149 E** (3:892), ns, 200 e Lex av, 19x98.9; also 38TH ST, 305 E (3:944), ns, 100 e 2 av, runs n110.9xse27.7xs99.1 to st xw25 to beg; also 37TH ST, 212 E (3:-917), ss, 175 e 3 av, 25x98.9; also 36TH ST, 219 E (3:917), ns, 233 e 3 av, 21x98.9; also 36TH ST, 223 E (3:917), ns, 275 e 3 av, 22.6x98.9; also 40TH ST, 104 W (3:815), sws, abt 100 w 6 av, 25x98.9; also 40TH ST, 106 W (3:815), sws, abt 125 w 6 av, 25x98.9; 1-5 pt all title; Mar3; Apr1'13; due Nov1'14, 6%; Christine Straiton to Alice M Snedeker, 170 N 19, East Orange, NJ 2,000

m**36TH st, 219 E,** see 36th, 149 E.

m**36TH st, 223 E,** see 36th, 149 E.

m**37TH st, 212 E,** see 36th, 149 E.

m**37TH st, 52 W** (3:838), ss, 228.6 e 6 av, 21.6x98.9; PM; Mar25; Mar31'13, 5y5%; Millie Isaacs to Jos C Levi, 251 W 92, et al, trstes Saul J Levy. 62,800

m**37TH st, 601-3 W,** see 11 av, 455-7.

m**38TH st, 305 E,** see 36th, 149 E.

m**38TH st, 57-61 W** (3:840); participation agmt; Mar18; Apr2'13; County Holding Co with Mutual Life Ins Co, 32 Nassau. nom

m**38TH st, 261 W** (3:788), ns, 202.6 e 8 av, 20.6x98.9; Apr1; Apr2'13; due &c as per bond; Annie H Sinnott & Ellen G Mead, both of Whitestone, LI, to Title Guar & Trust Co, 176 Bway. 16,000

m**39TH st, 4 E** (3:868), ss, 125 e 5 av, 25x 98.9; pr mtg $13,000; Apr3'13, 5y4½%; David Keppel to Wm Scholle, 13 E 49, et al, composing firm Scholle Bros, a co-partnership. 22,000

m**39TH st, 4 E** (3:868); ext of $13,000 mtg to Mar1'18 at 4%; Apr3'13; Scholle Bros, a co-partnership, with David Keppel, 239 E 17. nom

m**39TH st, 212 W** (3:788), ss, 125.6 w 7 av, 20.6x98.9; pr mtg $25,000; Mar24; Mar 28'13, 1y6%; Amy U Boardman, at Trumansburg, NY, to Wm Wills, 9 E 39. 10,000

m**40TH st E** (5:1333), nwc Prospect pl (Nos 2-6), 75x18.6; Mar31; Apr3'13, 3y5%; Susan K, wife J Louis Schaefer, 465 West End av, to J Louis Schaefer, 465 West End av. 15,000

m**40TH st, 6-10 W** (3:841), ss, 147.6 w 5 av, 62.6x98.9; PM; pr mtg $300,000; Mar 31; Apr1'13, 3y5%; 8 W 40th St Corpn, 111 Bway, to Gertrude M Bain, 101 E 94. 135,000

m**40TH st, 104-6 W,** see 36th, 149 E.

m**43D st, 152-4 E,** see 3 av, 676.

m**43D st, 124 W** (4:995), ss, 289.3 w 6 av, 21.5x100.5; PM; Mar27; Mar28'13, 3y % as per bond; Sadie H Jacobs to Frank Curtis, exr Sarah M Moore, 155 W 58. 67,500

m**44TH st, 556 W** (4:1072), ss, 80 e 11 av, 15x100.5; PM; Apr3'13, 3y5%; Eugene J Flood to N Y Title Ins Co, 135 Bway. 3,500

m**45TH st, 56-8 W** (5:1260), ss, 240 e 6 av, 40x100.5; bldg loan; pr mtg $95,000; Apr2; Apr3'13, 1y6%; 56 & 58 West 45th St Realty Co to Albt Jarmulowsky, 1295 Mad av, & al, exrs &c Sender Jarmulowsky. 175,000

m**46TH st, 16-8 W** (5:1261), ss, 264 w 5 av, 44x100.5; certf as to mtg for $300,-000; Jan3'; Mar28'13; Sixteen West Forty-sixth St Co to N Y Trust Co, 26 Broad ——

m**46TH st, 264-6 W,** see 8 av, 740-2.

m**47TH st, 342 W** (4:1037), ss, 200 e 9 av, 20x100.5; pr mtg $12,000; Apr1'13; due &c as per bond; Justus H H Lauer to Von Twistern & Volk, Inc, 123 William. 2,500

m**48TH st, 235 E** (5:1322), ns, 240 w 2 av, 20x100.5; PM; Mar27; Mar28'13, 3y5%; Sarah J Lynch, 220 E 50, to Emigrant Indust Savgs Bank. 9,000

m**48TH st, 520-4 W** (4:1076); ext of $40,-000 mtg to Mar28'18 at 4½%; Mar28; Mar 31'13; Dry Dock Savgs Instn with Natl Gum & Mica Co, 557-63 W 59. nom

m**50TH st, 408 W** (4:1059); sal Ls; Mar28 '13, demand, 6%; Thos W McCreesh to Geo Ehret, 1197 Park av. 1,000

m**52D st, 233 W** (4:1024), ns, 361.9 e 8 av, 19x100.5; pr mtg $10,000; Apr1'13, 3y5%; Letitia K Ketterer to Rose Byrnes, 137 W 92. 4,000

m**53D st, 117-9 E** (5:1308), ns, 180 e Park av, 67.8x100.5; bldg loan; Mar31; Apr3'13; due Sept1'14, 6%; 118 E 54th St Co to Montrose Realty Co, 135 Bway. 275,000

m**53D st, 117-9 E;** certf as to above mtg; Mar31; Apr3'13; same to same. ——

m**53D st, 437 W** (4:1063), ns, 275 e 10 av, 25x100.5; pr mtg $12,000; Apr1; Apr2'13; 1y6%; Jacob F Goetz, 437 W 53, Sophia Mencke, 909 Freeman & Louisa Collins, 511 W 49, to Lembeck & Betz Eagle Bwg Co, 173 9th, Jersey City, NJ. 2,500

m**54TH st, 129 E** (5:1309), ns, 146.2 w Lex av, 16.10x100.5; Apr1'13, 5y4½%; Wm H, Eliza J, Wm H Jr, & Edw S Hall, devisees Susan B Hall, to Soc of The New York Hospital, 8 W 16. 15,000

m**54TH st, 153 E** (5:1309), ns, 197 e Lex av, 28x100.5; also 2D ST, 122 E (2:430), ns, 292.3 e 1 av, 24.8x121.11; Apr1; Apr2'13; installs, 6%; Rachel Rudinsky to Moses Esberg, 129 E 47. 2,088.82

m**54TH st, 203-11 W** (4:1026); leasehold; Mar6, Mar13, demand, 6%, Chas L Ellis, 203 W 54, to Jean Venetos, 379 Wash av, Bklyn. 35,000

m**57TH st, 131 E,** see Lex av, swc 57th.

m**57TH st, 339-41 E** (5:1350); ext of $43,-000 mtg to Mar1'18 at 5%; Mar27; Mar29 '13; Wm Jay exr, &c, Florence M Pragnell with Sadie Sandler, 140 W 112. nom

m**63D st, 23 E,** see Mad av, 710.

m**67TH st, 100 W,** see Col av, 154.

m**68TH st, 12 E** (5:1382), ss, 174.6 w Mad av, 19x100.5; Mar28'13, due &c as per 1'18, 5%; Richd M Hurd to Lawyers Title Ins & Trust Co. 80 000

m**68TH st, 63 W** (4:1121), ns, 150 e Col av, 19x100.5; Mar28'13; due &c as per bond; Mary, wife Dr Gregory Costigan, to North River Savgs Bank, 31 W 34. 5,000

m**69TH st, 108 W** (4:1140); ext of $19,500 mtg to Mar25'18 at 5%; Mar25; Mar31'13; Laura H Jones with Wm C Runyon, 161 Hillside av, Newark, NJ. nom

m**69TH st, 206-8 W** (4:1160), ss, 125 w Ams av, 62.6x100.5; Apr1'13, 5y4½%; Josephine W, wife Geo Wuppermann, Hastings-on-the-Hudson, to Bowery Savgs Bank, 128 Bowery. 43,000

m**72D st, 16 E** (5:1386), ss, 268 e 5 av, 27x 102.2; Mar29; Apr1'13, 3y4½%; Robt W Tailer to U S Trust Co, 45 Wall. 110,000

m**72D st, 102 E,** see Park av, 751-7.

m**74TH st, 203 E** (5:1429), ns, 71 e 3 av, 19x62.2, PM, pr mtg $6,000; Apr 2'13; due &c as per bond; John Mohl; to Mary Melia, 329 E 41. 1,000

m**75TH st, 45 W** (4:1128), ns, 220 e Col av, 21x102.2; PM; Mar31'13, 5y4½%; Sarah C Ropes to Metropolitan Impt Co, 100 Bway. 26,000

m**77TH st, 109 W** (4:1149), ns, 100 w Col av, runs n100.8xw3.2xn3.2xw15.4xs100.4 to 77th xe18.6 to beg; pr mtg $——; Mar31; Apr1'13, 1y int as per bond; Leah A P Weil to Alphons Lewis, 2025 Bway. 2,000

m**78TH st, 341 E** (5:1453), ns, 250 w 1 av, 25x104.4; Mar28'13, 5y4½%; Chas Schell, 341 E 78, to Eliz Lock, 508 E 85, & ano. 3,000

m**78TH st, 320 W** (4:1186), ss, 232 w West End av, 18x102.2; Apr1'13; due, &c, as per bond; Florence H Fitch to Alex P W Kinnan, 320 W 78. 20,000

m**80TH st, 516 E** (5:1576), ss, 260.6 e Av A, 37.6x102.2; PM; pr mtg $25,000; Mar31; Apr1'13; 4y5½%; Frank A Schorer, 2241 Tiebout av, to Saml Mannheimer, 171 W 91. 6,000

m**80TH st, 110 W** (4:1210), ss, 179.6 w Col av, 20x102.2; Mar24; Apr1'13; installs, 6%; Geo H Post to Mary Mentz, 347 E 17. 935

m**80TH st, 110 W** (4:1210); ext of $19,000 mtg to Mar30'18 at 5%; Feb8; Apr2'13; Lawyers Mtg Co with Robt S Streep. nom

m**82D st, 211-3 W** (4:1230), ns, 200 w Ams av, 50x100; Mar31; Apr1'13; 1y5%; Thos Ward, 342 W 85, to Emigrant Indus Savings Bank. 15,000

m**83D st, 217 E** (5:1529); ext of $22,000 mtg to May1'16 at 5%; Feb27; Apr1'13; Carter Phelps with Henry Holtorf. nom

m**85TH st E, sec 3 av,** see 3 av, 1505.

m**90TH st, 2 E,** see 5 av, 1087.

m**96TH st, 58 E** (5:1507), ss, 100 e Mad av, 20x100.8; PM; Apr1; Apr2'13; 5y5% with privilege to pay off all of said mtg or $1,000 or more at any time upon notice of 30 days; Jas A Farley, 416 Mad av to Jno W Brice, 40 W 129. 17,000

m**96TH st E** (6:1602), ns, 190 e 5 av, 35x 100.11; PM; Apr2; Apr3'13, 3y5%; Reliance Realty Co, 149 Bway, to Francis K Pendleton, 7 E 86. 28,000

m**98TH st, 51-3 E** (6:1604), ns, 100 e Mad av, 50x100.11; PM; pr mtg $50,000; Mar 31'13, 5y6%; Owners Standard Realty Corpn to Ida Radt, 925 West End av. 8,250

m**103D st, 3 & 5 W** (7:1839), ns, 100 w 8 av, 50x100.11; pr mtg $20,000; Mar31'13; due &c as per bond; Mary A Golden, O'Beirns & Annie E Golden, Mt Vernon, NY, to Gustav Kimpel, 681 E 13. 5,000

m**103D st, 157 W** (7:1858), ns, 258.3 e Ams av, runs n 91.6 to c l LeRoy la (now closed) xne 11.4xe28.2xs 100.11 to ns 103d xw31.2 to beg; pr mtg $30,000; Apr1; Apr 2'13; due &c as per bond; Paul Miklowitz, 869 Ams av to Edith Lowenfels, 310 W 87. 5,000

m**107TH st, 215 E** (6:1657), ns, 335 w 2 av, 25x100.11; Apr3'13, 3y5%; Giovanni Grimaldi & Teresina Feraca to American Savgs Bank, 115 W 42. 9,000

m**108TH st, 17 E** (6:1614), ns, 244 e 5 av, 26x100.9; Apr1'13; 5y4½%; Wm & Minnie Doerfler to Woodlawn Cemetery, 20 E 23. 16,500

m**109TH st, 227-9 W** (7:1881), ns, 375 e Bway, 55.8x100.11; pr mtg $130,000; Mar 31; Apr1'13; installs, 6%; Paterno Constn Co, 440 Riverside dr, to Abel King, 148 E 65 & ano. 16,000

m**109TH st, 227-9 W;** certf as to above mtg; Mar31; Apr1'13; same to same. ——

m**111TH st, 7 W** (6:1595); ext of $23,000 mtg to Apr1'18 at 5%; Mar5; Apr1'13; Lawyers Title Ins & Trust Co with Nathan Klau. nom

m**111TH st, 150 W** (7:1820), ss, 110 e 7 av, 40x100.11; ext of $7,500 mtg to Apr1 '16 at 6%; Mar29; Apr1'13; Alfred V Amy with Annie Marder, 222 W 122. nom

m**111TH st, 150 W** (7:1820) ext of $48,000 mtg until Apr1'18 at 5%; Feb18; Apr1'13; Lawyers Mort Co with Alfd V Amy. nom

m**111TH st, 150 W** (7:1820); ext of $48,000 mtg to Apr1'18; Feb18; Apr1'13; Lawyers Mort Co with Alfd V Amy. nom

m**111TH st, 249 W** (7:1827), ns, 164 e 8 av, 36x100.11; PM; Mar31'13, 3y5%; Louis Greenblatt to Simon Pretzfeld, 2100 Bway, & ano. 40,000

m**111TH st, 251 W** (7:1827), ns, 128 e 8 av, 36x100.11; PM; Mar31'13, 3y5%; Louis Greenblatt to Fannie B Wolff, 817 West End av, & ano. 40,000

m**111TH st, 255 W** (7:1827); ext of $40,000 mtg to Apr10'16 at 5%; Mar27; Apr1'13; Louis Greenblatt with Emma Pretzfeld, 295 Ams av; Lettie P Kriegsmann, 272 W 90, & Alice E Borges, 701 Mad av. nom

m**112TH st, 155 E** (6:1640); ext of mtg for $20,000 to June13'17, 5%; Mar26; Mar 28'13; Henry Henschel, 1579 3 av, with J Herbt Carpenter, at Ossining, NY, & ano, trstes Cath G Robin. nom

m**113TH st, 501 W,** see Ams av, 1080-2.

m**114TH st, 224 W** (7:1829), ss, 375 w 7 av, 25x100.11; Mar27; Mar28'13, 5y4½%; Abr M Horkheimer, 2407 7 av, to Hudes Drexler, 850 Longwood av. 18,000

m**115TH st, 330-2 E** (6:1686), ss, 360 e 2 av, two lots, ea 20x100.11; two mtgs, ea $2,000; 2 pr mtgs $9,000 ea; Mar27; Mar 29'13; due, &c, as per bond; Carmela Palermo to Domenico Pansa, 2149 2 av. 4,000

m**115TH st, 110 W** (7:1824), ss, 225 w Lenox av, 25x100.11; ext of $18,500 mtg to Apr1'16 at 5%; Mar29; Apr3'13; Jennie Currier & ano, exrs Geo C Currier, with Sarah Ufland, 549 W 111. 1,500

m**115TH st, 124 W** (7:1824); ext of $20,000 mtg to May22'18 at 5%; Mar25; Mar 29'13; Meyer & Jos Horwitz with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

m**115TH st, 223 W** (7:1831), ns, 343.9 w 7 av, 18.9x94.9x19.8x100.4; Mar28'13, 5y 5%; Mark Aaron, 223 W 115, to Metropolitan Savgs Bank, 59 Cooper sq E. 11,000

m**115TH st, 223 W;** certf as to above mtg; Mar28'13; same & Madison Sq Mtg Co with same. nom

m**117TH st, 271 W** (7:1923); ext of $14,-000 mtg to Mar25'16 at 5%; Feb13; Mar 31'13; Lawyers Mtg Co with Selina Newman. nom

m**119TH st, 106 W** (7:1903), ss, 143 w Lenox av, 18x100.11; ext of $10,000 mtg to Mar28'18 at 4½%; Mar28'13; Louisa W Knecht with Flora Nordlinger, 146 W 87. nom

m**120TH st E, sec 1 av,** see 1 av, sec 120.

m**121ST st, 243 E** (6:1786); ext of $16,000 mtg to Mar17'16 at 5%; Feb28; Apr3'13; N Y Assoc for Improving the Condition of the Poor with Abr Pinkowitz & Saml Caplan. nom

m**121ST st, 109 W** (7:1916), ns, 131.3 w Lenox av, 18.9x99.11; PM; Apr2; Apr3'13, 1y6%; Cornelius O'Brien to Jos B Peck, Rochester, NY. 3,000

m**121ST st, 417 W** (7:1963); agmt changing interest days; Mar28'13; Chas Hoffart with German Savgs Bank, 157 4 av. nom

m**123D st, 238 E** (6:1787) ss, 105 w 2 av, 25x100.11; Apr1; Apr3'13, installs, 6%; August Levi, 7 W 124, to Anna Levi, 7 W 124. 2,500

m**127TH st, 115 E** (6:1776); ext of $17,000 mtg to May1'16 at 5%; Dec12'12; Mar28'13; Isaac Metzger, 2 W 86, with Rudolph Ellinger, 2170 3 av. nom

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m**127TH st, 138 W** (7:1911), ss, 300.6 e 7 av, 16x99.11; Apr3'13, 5y5%; Enoch N Miner to Emigrant Indust Savgs Bank. 7,500

m**131ST st, 53 E** (6:1756), ns, 150 w Park av, 25x99.11; pr mtg $16,000; Apr1; Apr3 '13, 3y6%; Fredk Lindenberger, 32 Morningside av; Louis Lindenberger, 413 E 90; Rudolph Lindenberger, 2053 8 av; Richd G Lindenberger, 1112 2 av, & Louise B Bissinger, 32 Morningside av, to Sophie Ullrich, 1053 Forest av. 3,000

m**131ST st, 48-50 W** (6:1728), ss, 235 e Lenox av, 37x99.11; PM; Mar1; Apr3'13, 5y % as per bond; Raffael Luongo, 355 E 184, to Thos P Kelly, 620 W 147. 5,100

m**131ST st, 603-5 W** (7:1998), ns, 100 w Bway, 50x99.11; PM; pr mtg $——; Apr3 '13, 3y5%; Sigismond Mankowski, of Ft Lee, NJ, to Adeline P Blakely, Bradford, Vt. 10,000

m**133D st, 61 E** (6:1757), ns, 115 w Park av, 20x ½ blk; ext of $3,000 mtg to Mar 1'16 at 5%; Mar27; Mar29'13; Marks Moses, 8 E 127, with N Y Public Library, Astor, Lenox & Tilden Foundations, 476 5 av. nom

m**141ST st, 216 W** (7:2026), ss, 275 w 7 av, 37.6x99.11; Apr1; Apr2'13; demand, 6%; Maria, wife of & Henry Stucke to Henry Kroger, Spuyten Duyvil, NY. 2,000

m**142D st, 294-6 W,** see 8 av, 2668.

m**145TH st, 520 W** (7:2077), ns, 291.6 e Bway, 33.6x99.11; Apr1'13; 5y4½%; Babetta wife Nathan Grabenheimer to Fannie K Koss, 628 West End av. 28,000

m**145TH st, 529 W;** sobrn agmt; Mar31; Apr1'13; same & Celia Grabenheimer indiv & as gdn Florence Grabenheimer & Amelia Kahn with same. nom

m**147TH st, 537 W** (7:2079), ns, 342 e Bway, 16x99.11; ext of $8,500 mtg to Mar 20'16 at 5%; Mar28; Mar29'13; Emily L W Johns with Montrose Realty Co. nom

m**154TH st, 413 W** (7:2068), ns, 128.10 w St Nicholas av, 21x99.11; ext of $8,000 mtg to Feb11'16 at 5%; Feb13; Mar28'13; Corinne C Roche with Victor Hawkins, 413 W 154. nom

m**162D st, 512-14 W** (8:2120); ext of $32,000 mtg to Aug5'16 at 4½%; Mar26; Apr1'13; N Y Protestant Episcopal Public School, a corpn, with Emil Wettengel, 147 E 83. nom

m**179TH st W, nec Pinehurst av,** see Pinehurst av, nec 179th.

m**207TH st W, swc Sherman av,** see Sherman av, swc 207th.

m**Av A, 1564** (5:1579); ext of $14,000 mtg to Apr1'18 at 4½%; Mar31; Apr1'13; Rose Selig with Jos Lichtenberger. nom

m**Av A, 1688-90** (5:1585); 2 sobrn agmts; Mar18; Mar29'13; Mina Pincus with Emigrant Indus Savgs Bank. nom

m**Av A, 1688-90** (5:1585), es, 20 s 89th, 40x60; Mar27; Mar28'13, 5y5%; Wm Salinger, 2231 2 av, to Emigrant Indust Savgs Bank. 14,000

m**Amsterdam av, 646-8** (4:1239), ws, 75.8 s 92d, 2 lots, ea 25x100; ext of 2 mtgs for $27,500 ea to Mar3'18 at 4½%; Mar3; Apr 2'13; Jno J Powers with Clarence H Kelsey, East Orange, NJ, & ano, exrs Caroline F Butterfield. nom

m**Amsterdam av, 940-2** (7:1878), ws, 50.11 n 106th, 50x100;; Apr2'13; due &c as per bond; Anna Riese to Title Guar & Trust Co. 65,000

m**Amsterdam av, 1080-2** (7:1885), nwc 113th (No 501), 50.11x100; pr mtg $70,000; Mar29; Mar31'13; due &c as per bond; Hannah Elias, 236 Central Park W, to Esther Moss, 517 W 160. 2,500

m**Broadway** (8:2244), ws, 100 n 218th, runs w123.3xn100xe50xn60xe25xn200xe25xn 60xe25xn148.3xe25xn24,1xe25xn24.1x e 107.4 to Bway xs— to beg; ext of $130,000 mtg to Apr1'15 at 5%; Mar21; Mar28'13; Mutual Life Ins Co of N Y with Henry Morgenthau Co Inc. nom

m**Columbus av, 154** (4:1138), swc 67th (No 100), 25x100; Apr1'13; 5y5%; Hugh Reilly, Rutherford, NJ, & Peter Reilly of Jamaica, LI, to Franklin Savings Bank, 656 8 av. 60,000

m**Convent av** (7:1970), ws, 50 s 133d, two lots, together in size 143.6x100; two bldg loan mtgs, each $75,000; Mar28; Mar29'13; demand, 6%; Convent Park Constn Co to City Mort Co, 15 Wall. 150,000

m**Convent av** (7:1970), same prop; two certfs as to above mtgs; Mar28; Mar29'13; same to same.

m**Lexington av, 54-8** (3:880), swc 25th (No 132), 49.4x53.8; PM; Feb25; Mar31 '13; due &c as per bond; Benj W Mayer to Jno A Bensel, 1967 Bway, & ano, exrs Mary M Bensel. 46,500

m**Lexington av, 1561** (6:1627); ext of $17,000 mtg to Apr1'18 at 5%; Apr1'13; Lawyers Mort Co with Edw W & Tracy H Harris. nom

m**Lexington av** (5:1311), swc 57th (No 134), 25.5x22.6; PM; pr mtg $25,000; Apr1 '13; 5y6%; Morris Blum to Abr Schwab, 18 E 60 & ano. 10,000

m**Lexington av, 1795** (6:1639); asn rents to extent of $625; Apr3'13, installs, 6%; Margt J Crawford to Alema Realty Exchange Co, 1 W 34. 625

m**Madison av, 17** (3:854), es, 74 n 24th, 24.8 x100; PM; pr mtg $215,000; Mar24; Apr2'13; 5y6%; Fred A Stone to Pullman Holding Co, 17 Mad av. 145,000

m**Madison av, 710** (5:1378), nwc 63d (No 23), 20x70; pr mtg $50,000; Apr1'13; due, &c, as per bond; Man-Onx Estate Corpn to Lucie H Schelling, Bar Harbor, Me. 10,000

m**Madison av, 710;** certf as to above mtg; Apr1'13; same to same.

m**Madison av, 710;** sobrn agmt; Apr1'13; Hudson Mtg Co with same. nom

m**Madison av, 710;** ext of mtg for $50,000 to Apr1'18, 5%; Mar31; Apr1'13; Lucie H Schelling at Bar Harbor, Me, with Man-Onx Estate Corpn, 25 Broad. nom

m**Madison av, 1684** (6:1617), ws, 60.11 s 112th, 39.11x50; ext of $19,000 mtg to July11'16 at 4½%; Feb3'11; Mar28'13; Nachson Goldesman with Cornelius F Kingsland as trste for Mary H Tompkins for Ambrose C Kingsland. nom

m**Manhattan av, 393** (7:1943); ws, 73.11 n 116th, 18x50; PM; pr mtg $6,000; Mar31; Apr1'13; installs, 6%; Sol Goldstein to Reuben E Fichthorn, 153 E 50. 1,200

m**Park av, 574** (5:1377); ext of $30,000 mtg to May1'16 at 4½%; Mar26; Mar29'13; Jas Brannan with an Assoc for the Relief of Respectable Aged Indigent Females, in City N Y, 891 Ams av. nom

m**Park av, 751-7** (5:1406), sec 72d (No 102), 102.2x130; Apr1'13; 5y6% during construction of bldg & 5% thereafter; E A L Holding Co to N Y Life Ins Co, 346 Bway. 900,000

m**Park av, 751-7;** certf as to above mtg; Apr1'13; same to same.

m**Park av, 1107** (5:1518), es, 73.8 n 89th, 27x80; PM; Mar29; Apr1'13; due Apr1'23, 5%; Lina Weil to Emil A Thibaut, 329 W 82. 33,000

m**Pinehurst av** (8:2177), nec 179th, 100.2x 100; pr mtg $160,500; Mar31; Apr1'13; Beatrice Brower to F R Wood, W H Dolson Co, a corpn, 2240 Bway. 5,629

m**Sherman av** (8:2222), swc 207th, 100x 155; pr mtg $165,000; Mar28; Mar29'13; due Dec31'14, 6%; Chas Hensle Realty Co to Simon Sichel, 122 W 121. 12,000

m**Sherman av** (8:2222), same prop; certf as to above mtg; Mar28; Mar29'13; same to same.

m**West Broadway, 95-9** (1:145), nec Chambers (Nos 125-131), 75x100; 7-36 pt; Feb10; Apr3'13; due &c as per bond; Nathaniel Huggins, Great Neck, LI, to Guardian Mtg Co, 43 Exch pl. 5,000

m**West Broadway, 506** (2:525), ws, 150 s Bleecker, 25x75; Feb17; Mar28'13; due &c as per bond; Maria Moriggia to Louise C McCreery, 350 Lex av. 3,000

m**1ST av, 82** (2:432); leasehold; pr mtg $9,000; Apr1; Apr2'13; due &c as per bond; Geo & Chas Hofstetter, 520 E 149 to Chas Schanz & Geo Aldag, 82 1 av. 4,800

m**1ST av, 2130** (6:1703), es, 88.4 n 109th, 37.6x95; PM; Mar20; Apr1'13; due Apr1'20, 5%; Vincenzo Bajardi to Alex P Knapp, 10 Club rd, Roland Park, Baltimore, Md, trste Thos McMullen. 30,000

m**1ST av** (6:1807), sec 120th, sal ls; Mar27; Apr2'13; demand, 6%; Timothy Corcoran to Lion Brewery, a corpn, 104 W 108. 2,700

m**1ST av, 2248** (6:1709), es, 75.10 s 116th, 25x95; PM; Mar5; Mar28'13; due &c as per bond; Sami Eckstein, 2670 Marion av, to Irving K Taylor, 75 Berkeley av, Orange, NJ, exrs &c Wm A Taylor. 20,000

m**2D av, 542** (3:936), nec 30th (No 301), 20 x60; PM; Apr1'13; due, &c, as per bond; Chas W Knoche, 207 E 68 to Maggie E Sharkey, 303 E 30 & ano exrs Michl F Sharkey. 20,000

m**3D av, 226-8** (3:875), nwc 19th (No 151), 46x55.10; Mar31; Apr1'13; due, &c, as per bond; Gramercy Freehold Co, 31 Nassau, to Jas H Aldrich, 150 W 59. 72,000

m**3D av, 226-8;** certf as to above mtg; Mar 31; Apr1'13; same to same.

m**3D av, 612** (3:895), ws, 72 s 40th, 24x80; pr mtg $13,000; Mar28'13; due &c as per bond; Yetta Greenebaum to Title Guar & Trust Co. 4,000

m**3D av, 676** (5:1297), swc 43d (Nos 152-4), 25x100; Mar28'13, 2y5%; Marie G Wise, New Rochelle, NY, heir & devisee Jas W Brady & ano, to Louise Darrow, 294 Central Park W. 5,000

m**3D av, 828-34** (5:1305); ext of $28,000 mtg to May1'16 at 4½%; Mar19; Mar29 '13; Henry D Norris, 15 W 74, with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

m**3D av, 1439** (5:1527), es, 51.1 n 81st, 26x 101.8; ext of $13,000 mtg to Apr1'16 at 4½%; Mar19; Apr1'13; David Herz with Bank for Savings in City of NY, 280 4 av. nom

m**3D av, 1439;** ext of $13,000 mtg to Apr1 '16 at 4½%; Mar19; Apr1'13; same with same. nom

m**3D av, 1439;** PM; pr mtg $——; Apr1'13; 5y6%; Max Greenberg to David Herz, 1439 3 av. 7,500

m**3D av, 1505** (5:1530), sec 85th, —x—; sal ls; Dec9'12; Apr2'13; demand, 6%; Patk O'Brien to Lion Brewery, 104 W 108. 3,890

m**3D av, 1707** (5:1541), es, 25.2 s 96th, 25.2 x100; ext of $14,500 mtg to Apr29'16 at 5%; Mar17; Mar28'13; Geo B Bernheim et al exrs, &c, Gustav Bernheim with Neerg Realty Co, 160 Bway. nom

m**3D av, 2140** (6:1644), ws, 25 s 117th, 25 x100; PM; Apr1'13; due Apr1'23, 5%; Herman L Bleier, 197 Lenox av, to Honor B Douglas, 34 Rockview av, Plainfield, NJ, & ano exrs Wm R Barr. 30,000

m**3D av, 2140;** PM; pr mtg $30,000; Apr1 '13; 5y6%; same to same. 5,000

m**5TH av, 590** (5:1263), ws, 127.11 n 47th, 27.6x100; pr mtg $275,000; Mar27; Apr2'13; due Dec1'14, 6%; Hermine or Herminie Haan, 2 E 55, to Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany. 50,000

m**5TH av, 590** (5:1263); ext of mtg for $275,000 to Dec31'14, 4½%; Oct23'11; Apr 2'13; Title Guar & Trust Co with Hermine Haan, 2 E 55. nom

m**5TH av, 1087** (5:1501), sec 90th (No 2), 25x100; PM; Mar1; Mar31'13; due &c as per bond; Chas A Gould, Portchester, NY, to Julia E Cameron, 31 E 38. 185,000

m**5TH av, 1345** (6:1816), es, 75.8 s 113th, 25x100; ext of $7,000 mtg to Apr1'18 at 6%; Apr1'13; Emanuel Libman with Goodman Spielholtz, 1345 5 av. nom

m**5TH av, 1431** (6:1622); ext of $47,000 mtg to May2'18 at 5%; Mar17; Mar29'13; Isidor Ollendorff with An Assoc for the Relief of Respectable Aged Indigent Females in City N Y, 891 Ams av. nom

m**7TH av, 825** (4:1006), es, 50.2 n 53d, 25.1 x100; pr mtg $30,000; Mar29'13; due, &c, as per bond; Eight Twenty-Five Seventh Avenue Realty Co Inc to Jacob Kaempfer, 385 Central Park W. 10,000

m**7TH av, 825;** certf as to above mtg; Mar29'13; same to same.

m**8TH av, 71** (2:629); ext of $16,000 mtg to Mar19'18 at 4½%; Mar25; Mar31'13; Bank for Savgs in City of N Y with Isabella W, Annie E, Minia & Eliz E Hays, at 61 Claremont av, Mt Vernon, NY. nom

m**8TH av, 740-2;** also 46TH ST, 264-6 W (4:1017); leasehold; Apr1; Apr2'13; demand, 6%; Frank Gallagher to Geo C Engel, 201 W 79. 8,000

m**8TH av, 740-2;** also 46TH ST, 264-6 W; leasehold; pr mtg $8,000; Apr1; Apr2'13; demand, 6%; Same to Fred Hollender & Co, 123 Lafayette. 2,100

m**8TH av, 740-2;** also 46TH ST, 264-6 W; leasehold; pr mtg $10,100; Apr1; Apr2'13; demand, 6%; same to Melville H Bearns, 10 Hubert. 2,640.15

m**8TH av, 2668** (7:2027), sec 142d (Nos 294-6), 24.11x100; ext of $23,000 mtg to Mar19'18 at 4½%; Mar19; Apr1'13; Jos Loeb with Bowery Savgs Bank, 128 Bowery. nom

m**8TH av, 2672** (7:2028); ext of $25,000 mtg to Mar10'18 at 5%; Mar10; Mar31'13; Lawyers Title Ins & Trust Co with Jennie A Rosenberg. nom

m**8TH av, 2714-16** (7:2030); ext of $40,000 mtg to Apr1'18 at 4½%; Mar20; Apr1'13; Barwood Realty Co with Jno A Brown, Jr, of Newtown Township, Delaware Co, Pa. nom

m**9TH av, 100** (3:740); ext of $20,000 mtg to Mar1'18, at 5%; Jan14; Apr2'13; Lawyers Mtg Co with Eva Kramer. nom

m**9TH av, 190** (3:745), ses, abt 120 n 21st, runs ne20xse71sw20xnw71 to beg; leasehold; AT; PM; Mar22; Apr2'13; 3y6%; Michl O'Connell, Lyndhurst, NJ, to Eugenia M Polhamus at Westwood NJ. 1,200

m**11TH av, 455-7** (3:683), nwc 37th (Nos 601-3), 49.4x100; leasehold; Mar28'13, 1y 5%; Terence McKegney to Geo Ehret, 1197 Park av. 10,000

m**11TH av, 686** (4:1078), es, 25 n 49th, 25x60; Mar31; Apr3'13; due &c as per bond; Sophie Herrmann, Englewood Cliff, NJ, to Theo Heisig, 708 8 av. 6,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to mtg for $1,000; Mar 31; Apr1'13; Bordeaux Bakery, Inc, to Theo M Gibbons.

m**Certf** (miscl) as to chattel mtg for $400; Mar29; Mar31'13; Werner-Reinl Co to Wm J Fallon.

m**Certf** (miscl) as to mtg dated Jan2'13 & executed Mar1'13; Mar24; Mar29'13; Chartered Land Syndicate, a corpn, to Harry M Levengston, 115 Circular, Saratoga Springs, NY.

m**Certf as to mtg agmt** (miscl); Apr2'13; MStraus Inc of Bklyn to Sigmund Hertzfelder et al.

m**Certf** (miscl) as to chattel mtg for $16,278.90; Mar31; Apr3'13; J Goldbergs Son & Co to Meyer Goldberg.

m**Land at Ruffle Bar, Jamaica Bay** (miscl); certf as to mtg for $2,200; Mar31; Apr3'13; Ruffle Bar Assn to Walter M Meserole, 1404 Union, Bklyn.

m**Land in Queens Co, NY** (miscl); certf as to mtg for $6,000; Mar25; Mar31'13; S & L Constn Co to Title Guar & Trust Co.

m**Land in Queens Co** (miscl); certf as to mtg for $3,750; Mar25; Mar31'13; same to same.

m**Land at Oyster Bay, LI** (miscl); certf as to mtg for $5,000; Mar27; Mar28'13; Queens Land & Title Co to Geo W Carr, 127 W 77, exr Chas S Halsted.

m**Sea Gate, Kings Co** (miscl); certf as to mtg for $2,000; Apr1; Apr2'13; Equitable Realty Co to Sidney Kinmouth.

MORTGAGES

Borough of the Bronx.

m**Belmont st** (11:2847), nec Walton av, 106.3x100x100x75.3; Mar31; Apr2'13; due &c as per bond; Mary Connolly, Chicago, Ill, to Title Guar & Trust Co. 2,000

m**Bristow st, 1370,** see Jennings, 821.

m**Brown pl** (9:2263), nec 135th, 33.4x100; ext of $4,250 mtg to Apr1'16 at 6%; Apr 1; Apr2'13; Jeanette Goodrich with Cora L Penny, 18 W 25. nom

m**Coster st, 628-30** (10:2769), es, 460 s Spofford av, 40x100; Mar25; Mar31'13; installs, 6%; Thos P Kelly, 620 W 147, to Nellie A Kelly, 623 W 152. 1,600

m**Elm pl** (11:3023), ws, 261.6 n 188th, runs w106.9xn65xe69.3xn34.4xe51.6 to pl xs86.3 to beg; pr mtg $32,000; Mar31'13; due, &c, as per bond; Wm S Warren Inc, 2485 Elm pl, to Archibald & Jno Hamilton, firm of A Hamilton & Son, 114 E 28. 6,000

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m**Elm pl** (11:3023), same prop; certf as to above mtg; Mar31'13, same to same. ——

m**Elm pl, 2485** (11:3023); ext of $32,000 mtg to Mar31'18 at 5½%, Mar28, Mar31 '13; Henry B Hess with Wm S Warren Inc, assrpn, 2485 Elm pl. nom

m**Ford st, swc Webster av,** see Webster av, swc Ford.

m**Fox st** (10:2724), es, 100.3 s Westchester av, 43.9x100x43.9x104.7; pr mtg $——; Apr1; Apr2'13; 3y6%; 182d St Realty Co, 148 W 142, to Fannie Epstein, 70 W 119. 6,500

m**Fox st** (10:2724), same prop; consent to above mtg; Apr1; Apr2'13; same to same. ——

m**Fox st** (10:2724), same prop; certf as to above mtg; Apr1; Apr2'13; same to same. ——

m**Hall pl, 1053** (10:2691), ws, abt 370 s 167th, runs w111.5xn18.9xw93xn51xe38.10x s—xs36.10xe113.9 to Hall pl xs31 to beg; Mar27; Mar31'13; installs, 6%; Elfrida Benson to Bronx Security & Brokerage Co, 258 E 138. 500

m**Herschell st, nwc Westchester av,** see Westchester av, 2450.

m**Home st** (11:2974), ns, 25 e Fox, 75x 89.2x64.2x97.1; Apr2'13; 5y5%; Carmine Constn Co to Josiah H De Witt trste Wm P De Witt, 40 W 51. 52,000

m**Home st** (11:2974), same prop; certf as to above mtg; Mar24; Apr2'13; same to same. ——

m**Jennings st, 821** (11:2964), nec Bristow (No 1370), 100x25; PM; pr mtg $7,000; Mar27; Mar28'13; due &c as per bond; Wm Greenberger to Henry Battenfeld, 1029 Union av. 2,150

m**Kelly st, 946** (10:2713); ext of $10,000 mtg to Nov25'17 at 6%; Jan7; Apr 2'13; Abr N Leventhal with Max J Klein, 22 Mt Morris Park W & Ignatz Roth, 102 W 121. nom

m**Kelly st, 948** (10:2713); agmt modifying terms of mtgs; Mar5; Apr2'13; Fredk Lese with Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121. nom

m**Lincoln st ( ),** es, 150 n West Farms rd, 48x100; Mar29; Mar31'13; 3y6%; Tillie M wife of & Henry A Stadler, Otto Tatarczyk & Bertha J Valentine to Adeline A Kelly, 318 Lenox av. 2,000

m**Pond pl (3d av)** (12:3290), nwc 197th (William), 50x125; ext of $49,000 mtg to June1'16 at 5%; Mar28'13; Dollar Savings Bank with Wm Kaufmann Constn Co, 2604 Aqueduct av. nom

m**Tiffany st, 947** (10:2713); ext of $10,000 mtg to Nov25'17 at 6%; Jan7; Apr2'13; Abr N Leventhal with Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121. nom

m**Tiffany st, 949** (10:2713), ext of $7,000 mtg to Nov25'17 at 6%; Mar5; Apr2'13; Abr N Leventhal with Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121. nom

m**134TH st E** (10:2546), ss, 250 e St Anns av, 50x75; leasehold; Mar15; Apr3'13; due &c as per bond; Paul Quandt, 679 E 132, to Louise Ehrsam, 525 Wales av. 2,500

m**135TH st E, nec Brown pl,** see Brown pl, nec 135th.

m**135TH st E** (9:2311), ns, 225 e Lincoln av, 25x100; pr mtg $7,500; Apr2; Apr3'13; due Oct1'15, 6%; Sol E Nelson to Max Levine, 381 S 3d, Bklyn. 1,000

m**136TH st E, nwc Lincoln av,** see 3 av, es, old line at ns 136th.

m**136TH st E, nec 3 av,** see 3 av, es old line at ns 136th.

m**137TH st, 428 E** (9:2281), ss, 325 e Willis av, 25x100; pr mtg $12,000; Apr1; Apr3'13, 2y % as per bond; Henry J Buck, 428 E 137, to Frank Lalor, 206 E 119. 2,500

m**137TH st E** (9:2281), ss, 225 e Willis av, 25x100; ext of $12,000 mtg to Dec2'15 at 5%; Mar8; Apr3'13; V Everit Macy & ano trstes Josiah Macy, Jr with Henry J Buck, 428 E 137. nom

m**140TH st E, nwc Cypress av,** see Cypress av, nwc 140th.

m**143D st, 316 E** (9:2326). ss, 100 w 3 av, 25x100; Mar29'13; 3y5%; Edw A Whitfield, 112 W 74 to Henry E Montgomery, Rhinebeck, NY & ano trstes. 12,000

m**145TH st, 413 E** (9:2290); ext of $8,500 mtg to Apr1'16 at 6%; Mar11; Mar31'13; Jos Simerman with Heiman & Hanna Berensticher, 536 Morris av. nom

m**150TH st E, nwc Prospect av,** see Prospect av, nwc 150th.

m**152D st E, nwc Bergen av,** see Bergen av, nwc 152d.

m**163D st E** (10:2669), ns, 205 e Tinton av, 20.9x82.11, except part for st; Apr2 '13; due July1'16, 5½%; Andrea Manzi, 801 E 163, to Anna H Winkler, 368 E 161. 2,000

m**163D st, 959 E** (10:2713); ext of $7,000 mtg to Nov25'17 at 6%; Jan7; Apr2'13; Abr N Leventhal, 2100 5 av, with Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121. nom

m**166TH st, 443-7 E** (9:2388), ns, 222 e Park av, 62x90; bldg loan & PM to extent of $14,000; Apr1; Apr2'13; 1y6%; Rafink Constn Co Inc, a corpn, to Morris Goldstein, 85 Grove, Passaic, NJ. 40,000

m**166TH st, 443-7 E;** certf as to above mtg; Apr1; Apr2'13; same to same. ——

m**172D st E, nec Walton av,** see Walton av, nec 172d.

m**173D st E** (*), ws, 200 n Gleason av, 25x 100; certf as to mtg for $4,000; Oct16'07; Apr3'13; Cogswell-Taylor Impt Co to Chas T Marvin. ——

m**175TH st E** (11:2958), ns, 68.10 w Southern blvd, 60x101.11x40.2x100; pr mtg $——; Apr1; Apr2'13, due, &c, as per bond; W A J Building Corpn to Manhattan Mortgage Co, 200 Bway. 35,000

m**175TH st E** (11:2958), same prop; certf as to above mtg; Apr1; Apr2'13; same to same. ——

m**175TH st E** (11:2958), same prop; sobrn agmt; Apr1; Apr2'13; Theo M Macy with same. nom

m**176TH st E** (11:2959), ns, 145.5 w Southern blvd, 50x104x51.3x104; PM; pr mtg $34,000; Mar31; Apr2'13; 3y, % as per bond; C J Carey Bldg Co Inc, a corpn, to Geo Daiker, 703 Genesee, Utica, NY. 6,000

m**181ST st E, swc Morris av,** see Morris av, swc 181st.

m**181ST st E, sec Walton av,** see Morris av, swc 181st.

m**189TH st E, sec Washington av,** see Washington av, sec 189th.

m**190TH st W, swc Creston av,** see Creston av, nwc Fordham rd.

m**201ST st E, sec Briggs av,** see Briggs av, sec 201.

m**209TH st E, sec Perry av,** see Perry av, sec 209.

m**223D st E (*),** ns, 105 e Barnes av, 25x 114; Apr2'13; 3y6%; Adeline B wife Walter L Garrigues, Pleasantville, NY, to Linda Garrigues at Bryn Mawr Park, Yonkers, NY. 1,000

m**231ST st E (*),** ss, 305 e Carpenter av, 50x114, Wakefield; Mar25; Mar28'13; due July1'16, 6%; Edw H Devlin to Margt M Toury, 327 E 151. 1,000

m**238TH st E** (12:3391), ss, abt 275 e Martha av, 50x100; Mar29; Mar31'13; 3y 5%; Frederic Dietrich to Karl W H Mutzberg, 657 E 227. 500

m**260TH st W, nec Riverdale av,** see Riverdale av, nec 260th.

m**260TH st W** (13:3423), nwc Av Von Humboldt, 92x100; PM; Mar29; Apr2'13; due &c as per bond; Edw J Gallagher to Edwin H Nordlinger, 45 E 80, et al, exrs &c Herrman Bacharach. 3,000

m**260TH st W** (13:3423), nec Av Von Humboldt, 75x100; PM; Mar29; Apr2'13; due &c as per bond; Danl S Morrison, at swc Riverdale av & 259th, to Edwin H Nordlinger, 45 E 80, et al, exrs &c Herrman Bacharach. 1,600

m**260TH st** (13:3423), ns, 75 e Av Von Humboldt, 25x100; PM; Mar29; Apr2'13; due &c as per bond; Anne Slattery, 509 W 168, to Edwin H Nordlinger, 45 E 80, et al, exrs, &c Herrman Bacharach. 600

m**260TH st W** (13:3423), ns, 100 e Av Von Humboldt, 45x100; PM; Mar29; Apr2'13; due &c as per bond; Thos J Totten, 27 Tyndall av, to Edwin H Nordlinger, 45 E 80, et al, exrs &c Herrman Bacharach. 800

m**Anthony av** (11:3156-3161), ws, 375.3 n Burnside av, 25x100; pr mtg $——; Mar14; Apr1'13, 2y4%; Louis Radin to Annie Goldstein, 306 Henry. 4,500

m**Arthur av** (11:3065), nws, 150 sw 187th, 50x124; also ARTHUR AV (11:3065), nws, 250 sw 187th, 50x124, except part for Arthur av; Mar27; Mar28'13; due, Nov12 '15, 6%; Jos Tesoro to Guiseppi Iamascia, 363 Creston av. 3,584.40

m**Arthur av nws, 250 sw 187th,** see Arthur av, nws, 150 sw 187th.

m**Aqueduct av** (9:2533), swc of an unnamed st 50.1x100; ext of $45,000 mtg to Apr2'18 at 5%; Apr2; Apr3'13; Ferd R Minrath with Lloyd Phyfe Co. nom

m**Aqueduct av** (9:2533); same prop; sobrn agmt; Apr2; Apr3'13; Henry Rahrs with Ferd R Minrath, 119 W 75. nom

m**Av Von Humboldt, nwc 260th,** see 260th W, nec Av Von Humboldt.

m**Av Von Humboldt, nwc 260th,** see 260th W, nwc Av Von Humboldt.

m**Barnes av (*),** es, 75 n 226th, 78x105; Mar29; Mar31'13; due July1'16, 5%; Edw Volz to Christina Ubelhor, 388 E 160. 4,000

m**Bathgate av** (11:2913), ws, 210 s 172d, 50x120, except pt for av; ext of $39,000 mtg to Mar31'13 at 6%; Mar31; Apr2'13; Wm N Cromwell et al, trstes for Emily M Braman, will Emily H Moir, with Jos Diamond Constn Co & Jos Diamond, 1139 Wyatt. nom

m**Bay av (*),** ss, 150 w City Island av, old line, 60x100, City Island; Apr1; Apr3'13, 1y6%; Florence Peel to City Real Estate Co, 176 Bway. 462.47

m**Beckman av** (10:2554), es, 294.9 s St Marys, 40x101.3; ext of $30,000 mtg to Apr 1'18 at 5½%; Apr1'13; Helen G Batdorf, 117 W 132, with Rose Keane, 28 E 130. nom

m**Belmont av** (11:3079), es, 246 n Tremont av, 18.10x100; Mar27; Mar29'13; due &c as per bond; Christopher F McMahon to Mount St Vincent Co-Operative Bldg & Loan Assn, a corpn, 531 E 177. 500

m**Belmont av** (11:3079), es, 246 n Tremont av, 18.10x100; ext of $4,000 mtg to June1 '16 at 6%; Mar27; Mar29'13; Christopher F McMahon with Mt St Vincent Co-Operative Bldg & Loan Assn, 531 E 177. nom

m**Bergen av** (9:2362), nwc 152d; sal Ls; Mar28; Mar31'13; demand, 6%; Maks Stein to A Hupfel's Sons, a corpn, 842 St Ann's av. 3,000

m**Blackrock av, 2050 (*);** ext of $3,000 mtg to Apr1'16 at 5%; Mar31; Apr2'13; Emma Collins with Jno Keener, 2050 Blackrock av. nom

m**Boston rd, 1266** (10:2663), ses, 142.7 sw 169th, 40x124; Mar28'13; due &c as per bond; Anna L Martin to Harlem Savgs Bank, 124 E 125. 7,500

m**Briggs av** (12:3293), es, 85.7 s 194th, 40.2 x83.2x40x81.6; ext of $20,000 mtg to Mar 29'16 at 5%; Mar26; Mar29'13; Van Dyck Estate, a corpn, 331 Mad av with Jno J Tully Co, 1603 Boston rd. nom

m**Briggs av** (12:3293), es, 125.9 s 194th, 2 lots together, 79.11x84.9x80x83.2; ext of 2 mtgs for $20,000 ea to Mar29'16 at 5%; Mar26; Mar29'13; Van Dyck Estate, a corporation, 331 Mad av with Jno J Tully Co, 1603 Boston rd. nom

m**Brook av, swc 3 av,** see 3 av, swc Brook av.

m**Briggs av** (12:3299), sec 201st, 100x35; Apr1'13; 1y5%; Jno H Huneke to Emigrant Indust Savgs Bank, 51 Chambers. 6,000

m**Bryant av, 1080** (10:2757); ext of $31,-000 mtg to Apr2'16 at 5%; Apr2'13; Ver Planck Estate, a corpn, with Richardson Co, 102 E 167. nom

m**Bryant av, 1080;** ext of $31,000 mtg to Apr2'16 at 5%; Apr2'13; Ver Planck Estate, a corpn, with Richardson Co, 102 E 167. nom

m**Cauldwell av, 916** (10:2631); ext of $3,-000 mtg to Apr9'18, at 5½%; Mar11; Apr1 '13; Lawyers Title Ins & Trust Co with Lizzie McCarthy. nom

m**Clay av, 1697** (11:2790), ws, 129.2 s 174th, 18.8x95; pr mtg $6,000; Apr1; Apr2'13; 3y 6%; August Oesting to Geo A Steinmuller, 1957 Grand blvd & concourse. 1,500

m**Clinton av, 1816** (11:2949), ses, 58.7 ne 175th, 19.5x90.2x19.3x90.2; also CLINTON AV, 1820 (11:2949), ses, 97.2 n 175th, 19.4x 90.2; also CLINTON AV, 1826-8 (11:2949), ses, 155.1 ne 175th, 38.11x90.2x39.1x90.2; pr mtg $33,000; Mar26; Mar28'13, installs, 6%; Inter-City Land & Securities Co to Estates Mtg Securities Co, 160 Bway. 2,000

m**Clinton av, 1816; Clinton av, 1820, & Clinton av, 1826-8;** certf as to above mtg; Mar26; Mar28'13; same to same. ——

m**Clinton av, 1820,** see Clinton av, 1816.

m**Clinton av, 1826-8,** see Clinton av, 1816.

m**Creston av, swc 190th,** see Creston av, nwc Fordham rd.

m**Creston av** (11:3174), nwc Fordham rd, runs w 125.11xn112.5xw21xn90.10xs102.3 to Creston av xs116.9 to beg; PM; Mar17;Mar29 '13; 3y5%; Henry F A Wolf Co to Antoinette L Edwards, Bar Harbor, Me. 17,000

m**Creston av** (11:3174), ws, 116.9 n Fordham rd, runs nw102.3xs90.10xnw44xn142.9 to ss 190th xse121.9xs32.9 to ws Creston av xs28 to beg; PM; Mar27; Mar29'13; 1y 5%; Henry F A Wolf Co to Wm H Valentine, 301 E 196. 8,000

m**Cypress av** (10:2553), nwc 140th, 95.9x 188.4x95x200.5; PM; pr mtg $24,000; Mar 27; Mar28'13, 2y 6%; Provident Constn Co, 50 Cathedral Pkway, to Moser Arndtstein, 50 Cathedral Pkway. 7,500

m**Daly av** (11:2992), es, 517.9 s Tremont av (177th), 75.9x150.11; Mar24; Mar31'13; due, &c, as per bond; Pauline E Hoffmann, 1132 Clay av, to Walter E Phelps, 2731 Creston av. 2,000

m**De Milt av, ns, 102.3 w Pell pl,** see De Milt av, ns, 68.2 w Pell pl.

m**De Milt av (*),** ns, 68.2 w Pell pl, 34.1x 121.4x33.4x115; also DE MILT AV (*), ns, 102.3 w Pell pl, 34.1x95x33.4x88; pr mtg $7,000; Mar31; Apr3'13, 1y6%; Sarah F Cahill, widow, to Cath A Ennis, 156 E 111. 1,200

m**Duncombe av (*),** nws, 567 sw Elliott av, 100x150, to Bronx River, x94.6x150; Mar 17; Apr1'13; 3y6%; Stacy W Kapp, 2411 Grand av, to Mary Kunkel, 1410 Ams av. 3,000

m**Eagle av** (10:2616), ws, 251.1 n 149th, 47.10x120; also all title to Eagle av (10:-2616), ws, abt 298.1 n 149th, 50x120; PM; pr mtg $——; Mar28; Mar29'13; 2y6%; Mary E Banigan to McGlade Bldg Co, Inc, 367 E 143d. 7,000

m**Eagle av, ws, abt 298.11 n 149,** see Eagle av, ws, 251.1 n 149.

m**Eastchester rd (*),** es, 75 n Chester av, 30x97x—x97; Mar28'13; 1y6%; Jacob Lotter to Mathias Haffen, 652 Courtlandt av. 1,300

m**Fordham rd, nwc Creston av,** see Creston av, nwc Fordham rd.

m**Grand av, 2458** (11:3203), es, 147.11 n Fordham av, 50x101.1 to Old Croton Aqueduct; PM; April'13, 5y5%; Ignazio Pagliaro to Annabelle Oakley, 255 W 105. 7,600

m**Hill av (*),** es, 525 s Jefferson, 37.4x100 x38.7x100; Mar26; Mar28'13, 3y6%; Robt P Wahldner, 342 Mead, to David Ramazzotti, 46 E 8. 4,500

m**Hill av (*),** es, 475 s Randall av, 50x100; Mar4; Apr1'13, 3y6%; Jno J McEntree to Theresa Tengstrom, 3937 Amundson av. 400

m**Hoe av** (10:2742), ws, 210 s Aldus, 42x 150; sobrn agmt; Apr2'13; American Real Estate Co with Bertha & Leo Lesinsky, 77 E 89 & Helen Katz, 501 W 138 trste Chas Lesinsky. nom

m**Holland av, 3601 (*),** sal Ls; Mar27; Apr 2'13; demand; 6%; Giovanni Di Benedetto to Lion Brewery, 104 W 108. 911

m**Hunt av (*),** es, 797.11 s Bronxdale av, 25.2x100; PM; pr mtg $3,500; Apr2; Apr 3'13; due &c as per bond; Fredk G Durr, 1904 Hunt av, to Our Realty Co, 814 St Anns av. 1,100

m**Intervale av** (10:2699), ws, 143.10 n Westchester av, 50x100; Mar28; Mar29'13; 1y6%; Hannah Graff to Amelia Moser, 175 E 89. 1,000

m**Jackson av** (10:2623), ws, 50 n from a st leading from Jackson av to Terrace pl 50x100 to es Terrace pl (now abandoned); Apr3'13, 5y5%; Pasquale & Paride Santini to Edgar S Appleby, 216 W 59, & ano. 30,000

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m**Jerome av** (11:2853), ses, 229.3 ne 177th, 25x102.4x59.7x100.11; pr mtg $5,000; Apr2 '13; due Sept19'14; 5%; Jno Schreiber to Geo Ehret, 1197 Park av. 10,000

m**Lincoln av, nwc 136th,** see 3 av, es, old line at ns 136.

m**Maclay av (*),** ws, 25 s Montgomery pl, 25x100; PM; pr mtg $——; Apr1; Apr2'13; 3y6%; Wm H Caspary to Wilgus Realty Co, 120 Westchester sq. 900

m**Mapes av** (11:3108), es, 195 n 179th, 66.1x145.2; bldg loan; Apr2; Apr3'13, 1y6%; Schill Constn Co, Inc, a corpn, to Rockland Realty Co, 509 Willis av. 50,000

m**Mapes av** (11:3108); same prop; certf as to above mtg; Apr2; Apr3'13; same to same. ——

m**Maple av (*),** ws, 100 s 215th (1st) 25x 100; pr mtg $3,500; Apr1'13, 3y4%; Caterina Salzano, 3643 Holland av, to Rutilio Marinaccio, 722 E 212. 400

m**Monticello av (*),** ws, 300 n Jefferson av, 50x100; PM; Apr1'13. 1y6%; Jos Ringler, 858 E 169, to Michl Jackle, 1991 Crotona av. 500

m**Morris av** (11:3180), swc 181st, runs w 114.7 to es Walton av (Fleetwood av) xs 42.4x again s —xe— to Morris av xn142.5 to beg; Mar20; Apr2'13; due &c as per bond; J Augustus Smith & J Augustus Smith, Jr, & Mary M Paulsen to Title Guar & Trust Co, a corp, 176 Bway. 3,500

m**Mott av, 428-30** (9:2343), es, 150 n 144th, 50x131.6x49.11x129.7; pr mtg $42,000; Apr 1; Apr2'13; 2y6%; Mott av Realty Co to Jos Kandell,, 1570 Bway. 6,000

m**Mott av, 428-30;** certf as to above mtg; Apr1; Apr2'13; same to same. ——

m**Mt Hope av, sec Tremont av,** see Tremont av, 200.

m**Perry av** (12:3347-29), sec 209th, transfer of tax lien for years 1903-8 assessed to Chas Tyson; June19'11; Apr1'13; 3y 5⅞% City of NY to Tax Lien Co of N Y, 68 Wm. 1,402.11

m**Perry av** (12:3348), es, bet 209th & Gun Hill rd, being lot 20 blk 3348 tax map; transfer of tax lien for yrs 1905-1908assessed to I Neuberger; June19'11; Apr2'13; 3y7⅞%; City of New York to Saml Goldsticker, 171 E 64. 2,038.23

m**Prospect av** (10:2674), nwc 150th, 25x100; PM; pr mtg $5,000; Apr1; Apr2'13; 2y6%; Jas Rothschild to Dwyer & Carey Constn Co, 906 E 179. 2,000

m**Prospect av** (11:3109), ses, 496 sw 180th, 33x110.3, except pt for 179th; pr mtg $28,000; Apr2'13, 3y6%; O'Rourke Bros Co to Diedrich Hillmann, 295 1 av. 5,000

m**Prospect av** (11:3109); same prop; certf as to above mtg; Apr2'13; same to same. ——

m**Prospect av** (11:3109); same prop; ext of $28,000 mtg to Dec1'17 at 5%; Feb6; Apr13'13; O'Rourke Bros Co with Wm G Wood, 62 Maple av, New Rochelle, NY, & ano trstes Margt Wood. nom

m**Quimby av, swc Zerega av,** see Zerega av, swc Quimby av.

m**Randall av** (*), ss, 50 w Wilder av, 50x 100; Mar29; Mar31'13; demand, 6%; Eli & Jennie Larsen to A Hupfel's Sons, 842 St Anns av. 290

m**Riverdale av** (13:3423), nec 260th, 25x 93; PM; Mar29; Apr2'13; due &c as per bond; Thos J Totten, 27 Tyndall av, to Edwin H Nordlinger, 45 W 80, et al, exrs Herrman Bacharach. 1,500

m**Riverdale av** (13:3423), es, 25 n 260th, 215x abt 96x193.2x93; PM; Mar29; Apr2'13; due &c as per bond; Thos W Martin, 3072 Bailey av, to Edwin H Nordlinger, 45 E 80, et al, exrs &c Herrman Bacharach. 7,000

m**Road leading from Westchester to Eastchester (*),** ws, adj land now or formerly Dennis Heddy, contains abt 9 acres, except a small triangle of land at sec; ¼ pt; Mar18; Apr3'13, 1y6%; Wm Abbatt to Vail-Bullan Co, at Binghamton, NY. 1,700

m**Seneca av** (10:2761), ss, 123.6 e Hunts Point av, 50x100; pr mtg $ —; Geo G Graham Constn Co to Manhattan Mtg Co, 200 Bway. 40,000

m**Seneca av** (10:2761), same prop; certf as to above mtg; Apr2'13; same to same. ——

m**Southern blvd, 351** (9:2296), ns, 211.6 e Alex av, 20x100; pr mtg $6,000; Mar26; Mar28'13; due Sept26'13, 6%; Rachel Frank to Wm Goldstone, 2 W 89. 250

m**Southern blvd** (11:2982), nec 172d, 100 x100; ext of $14,000 mtg to Mar15'16 at 5%; Apr2'13; Matthew J Murphy with Edw C Sheehy, 1374 Lex av. nom

m**Southern blvd** (11:2982), nec 172d, same prop; mtgees estoppel certf; Apr2'13; Edw C Sheehy, 1374 Lex av to Matthew J Murphy. ——

m**Story av, nwc Zerega av,** see Zerega av, swc Quimby av.

m**Story av, nec Zerega av,** see Zerega av, swc Quimby av.

m**Tremont av** (11:2956), ss, 225 w Marmion av, 25x100; PM; pr mtg $——; Mar31; Apr1'13; 2y5%; Timothy F Sullivan to Blanche Wesselman, 875 West End av & ano. 7,000

m**Tremont av, 200** (11:2804), sec Mt Hope av (Monroe), 24.6x60.1x24.6x60.3; PM; Mar 31; Apr2'13; 3y5%; Clement H Smith Co to Jno A Prigge, 234 W 130. 6,000

m**Tremont av** (11:2804), ss, 268 e Mt Hope av (Monroe), 41.11x83.6x42.10x83.9; pr mtg $23,000; Apr1; Apr2'13; 3y6%; Aug Jacob Constn Co, 2000 Morris av to Alice G Schwegler, 2983 Marion av. 4,000

m**Tremont av** (11:2804), same prop; certf as to above mtg; Apr1; Apr2'13; same to same. ——

m**Tremont av** (11:2804), ss, 226 e Mt Hope av (Monroe), 42x83.9x42x83.11; pr mtg $23,000; Apr1; Apr3'13; 3y6%; Aug Jacob Constn Co, 2000 Morris av to Robt A Ganzenmuller, 2983 Marion av. 4,000

m**Tremont av** (11:2804), same prop; certf as to above mtg; Apr1; Apr2'13; same to same. ——

m**Walton av, 1764** (11:2826), es, 180.9 n 175th, 28.9x85.9x50.7x61.9; pr mtg $5,500; Apr3'13, 2y6%; Jno Drakard, 1764 Walton av, to Leopold Loewus, 106 Mt Hope pl. 1,500

m**Walton av, sec 181,** see Morris av, swc 181.

m**Walton av** (11:2835), nec 172d, runs e73 xe100xn50xw154 to avxs8.7 to beg; also 7TH AV (11:2837), sec Walnut av, 100x50; Oct24; Apr2'13; due &c as per bond; Harold Swain to Margt Morton, East Orange, NJ. 3,000

m**Walton av, nec Belmont,** see Belmont, nec Walton av.

m**Walnut av, sec 7 av,** see Walton av, nec 172.

m**Washington av** (11:3058), sec 189th, 34.11x103.11x32.11x103.11; bldg loan; Mar 27; Mar28'13, demand, 6%; Glengariff Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 33,000

m**Washington av** (11:3058); same prop; certf as to above mtg; Mar27; Mar28'13; same to same. ——

m**Washington av** (11:3058), es, 114.11 s 189th, runs e 103.11xs5.9xe6.10xs5xe12.2xs 30.3xw123 to av xn41 to beg; bldg loan; Mar27; Mar28'13, demand, 6%; Glengariff Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 33,000

m**Washington av** (11:3058); same prop; certf as to above mtg; Mar27; Mar28'13; same to same. ——

m**Washington av** (11:3058), es, 34.11 s 189th, 2 lots, ea 40x103.11, 2 bldg loan mtgs, ea $30,000; Mar27; Mar28'13, demand, 6%; Glengariff Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 60,000

m**Washington av** (11:3058); same prop; 2 certfs as to above mtgs; Mar27; Mar28 '13; same to same. ——

m**Washington av** (11:3058), sec 189th, runs s155.11xe123xn30.3xw12.2xn5xw6.10xn 118.7 to st xw103.11; agmt that all advances made under 4 bldg loan mtgs shall be secured by said mtgs in same manner as if they were secured by a blanket mtg; Mar27; Mar28'13; Glengariff Constn Co, Inc, a corpn, with City Mtg Co, 15 Wall. nom

m**Watson av (*),** ss, 105 e Olmstead av, 2 lots ea 25x108; 2 mtgs ea $5,000, except pt for Watson av; bldg loan; Apr 2'13; 3y 5½%; Chas E Devermann to Madeline Landon, 268 W 131. 10,000

m**Webster av** (11:3143), swc Ford, 34x100; Apr3'13, 5y5½%; August Nelson to Edw F De Beixedon, 61 8 av. 28,000

m**Webster av, 3134-6** (12:3357), ss, 350 e Woodlawn rd, 50x152.7 to land N Y C & H R R R Co, x50.6x159.10; pr mtg $10,000; Nov29'12; Apr1'13, due, &c, as per bond; Walter C McGee Co, a corpn, 3134-6 Webster av, to Germania Life Ins Co, 50 Union sq. 10,000

m**Webster av;** same prop; certf as to above mtg; Nov29'12; Apr1'13; same to same. ——

m**Westchester av, 2450 (*),** nwc Herschell, 25.3x101.3, except part for av; Mar27; Mar 28'13; due &c as per bond; Jno J Gormlay to Title Guar & Trust Co. 4,000

m**West Farms rd, 1061-9** (10:2744), nws, 71.6 s Hoe av, 61x59.6x22.5x70.11; Mar31; Apr1'13, 3y6%; Eliz McPhillips, 1200 Franklin av, to Jas C McCarthy, 1071 West Farms rd. 1,500

m**West Farms rd (*),** ws, 244 nw Madison av, 81.9x97.3x80x84.8; Apr2; Apr3'13; due Dec1'13, 5%; Jos Polchinski to Dollar Savgs Bank, 2808 3 av. 3,000

m**Willow Lane rd (*),** ns, at ws lot of land now late Wm Maher, runs n 168.9xw 54.8xse172.3 to rd xe54.8 to beg; Apr2; Apr3'13; due &c as per bond; Mary A Ellis & Rebecca Cavanagh to Caroline Haffen, 654 Courtlandt av, & ano, trstes for Caroline Haffen, will Jno Haffen. 3,400

m**Zerega av, nec Story av,** see Zerega av, swc Quimby av.

m**Zerega av, nwc Story av,** see Zerega av, swc Quimby av.

m**Zerega av (Av A) (*),** swc Quimby av (4th), 216 to Story av (3d) x305, Unionport, except part for sts & av; also ZEREGA AV (Av A (*), nec Story av, 216 to Quimby av, except part for sts & av; also WESTCHESTER CREEK (*), ws, extends from Story av to Quimby av, 216x214x216 x250; Mar26; Mar28'13; due, &c, as per agmt; Albt G Dimmerling of B of Q, NY, to Dayton Hedges, Patchogue, LI. 15,000

m**3D av** (9:2318), es, old line at ns 136th as on map filed 1866, 26.5x121.8 to presenf ws Lincoln av x25x130.5, except pt for 3 av; Apr1; Apr2'13; due &c as per bond; Basonio Constn Co to Stephen H Jackson, 134 W 31. 3,500

m**3D av** (9:2318), nec 136th, runs to ws Lincoln av; certf as to mtg for $3,500; Apr1; Apr2'13. Basonio Constn Co to Stephen H Jackson. ——

m**3D av, 3603-5** (11:2910), nws, abt 100 n 169th, 48x98.11x48x97.2; pr mtg $11,000; Mar28; Apr2'13; 1y6% Mary A wife of & Michl Nolan to Edw Knapp, 1167 Wash av. 1,000

m**3D av** (9:2364), swc Brook av, 13.10 to land N Y & Harlem R R x29.5x3.1x36.6; Mar31; Apr3'13; due Oct1'14 or sooner, 6%; Wm H Harden to Chas D Tenenbaum, 1020 Prospect av. 1,000

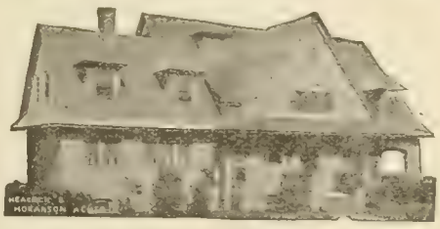
m**7TH av, sec Walnut av,** see Walton av, nec 172.

m**Plot (*)** begins 990 e White Plains rd at point 900 n along same from Morris Park av, runs e100xn125xw100xs125 to beg, with right of way over strip to Morris Park av; PM; Apr1'13, 3y 6%; Jos Famiglio, 300 E 107, to Isabella Beatty, 1899 Crotona av. 800

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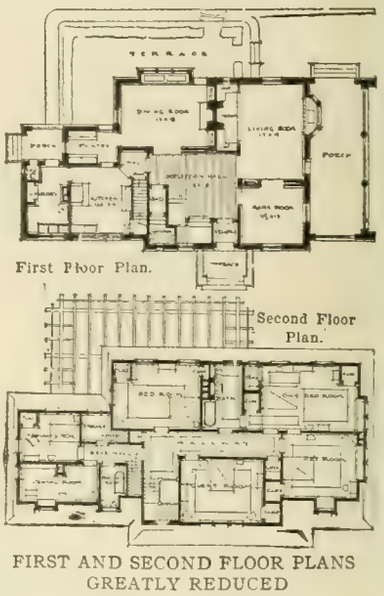


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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 12, 1913

VESEY STREET'S POSSIBILITIES

One of the City's Ancient Thoroughfares.—It Will Be Situated Midway Between Subway Stations—Seventh Avenue Extension Will Aid the Street—Other Factors.

TO be soon situated within the sphere of influence of the subway route now in course of construction from Church street diagonally under St. Paul's Churchyard to Broadway, Vesey street is a thoroughfare among others downtown that seems destined to undergo structural changes as a result of its situation. While recent years have witnessed the erection of the Evening Post Building and the Underwood Building in the Vesey street block between Broadway and Church street, there has been little, if any, structural changes in the blocks west of Church street. And it is in these blocks that notable improvements must take place if Vesey street is to be a reconstructed thoroughfare. If the old Astor House, at Broadway and Vesey street, should be torn down, the building that would replace it would undoubtedly cover the site also of some of the buildings now standing in Vesey street adjoining the rear of the Astor House; for it is known that the Astor estate bought the two or three properties there abutting a few years ago.

Superior Light An Attraction.

Such an improvement would, without question, help all of Vesey street; and it is probable that the Astor House will not stand many years longer, as the land is too valuable for any purpose but that of a large modern business building. An owner, such as the Astor estate, can, of course, afford to carry the present building until it gets ready to do what it may determine upon regarding it. Because of the permanently superior light to buildings in the north side of Vesey street, between Broadway and Church street—afforded by the presence of St. Paul's Churchyard in the south side—it is very likely that all old buildings left in the block will before a comparatively great while, make way for modern office space. With the subway mentioned completed, there will be a station at Cortlandt street and another at Chambers street and Broadway; while at Church and Fulton streets there is already the station of the Hudson River tunnel.

Important as a study in real estate, also, are the blocks in Vesey street, west of Church street, which are covered mostly with old buildings. Some of these structures were originally private dwellings and are 100 years or more old. They give an idea of the street in the early period of New York. That it was once an important residential street is borne out by the fact that Dr. Hosack, the surgeon who attended Alexander Hamilton after he received the fatal bullet from Burr's pistol, resided in Vesey street, opposite the churchyard; while the other blocks were occupied by well-to-do persons of that era of New York. The ancient roof copings, window sills and lintels of many of the Vesey street buildings west of Church street tell their age and indicate, with the aid of history, the purpose for which many of them were first used. For many years the block of Vesey street, between Church and Greenwich streets, was a center for wholesale crockery and glass and bottle dealers; but these have mostly removed farther uptown during the last two years, or since Haviland, the French china dealer, planned to leave Barclay street for a location in the central Fifth avenue neighborhood.

Some of the Old Guard Left.

There are a few crockery and bottle dealers remaining in Vesey street. But even if they all go, the block must continue to be one of business importance for some class or classes of business, because of the easy accessibility of Vesey street to new subway routes. What the thoroughfare needs is a structural renewal. It has suffered to a degree from the increase in the number of modern loft buildings farther north; and, yet there does not seem to be any diminution of rental power of these old buildings. The extension of Seventh avenue southward, bringing it directly into connection with Greenwich street, will aid Vesey street to a degree. Property in the street will be subject to assessment for the Seventh avenue improvement, the assessment area extending from 59th street south to Liberty street. West Broadway begins at Vesey street, joining Greenwich street at that point. The commissioners of estimate and assessment in the Seventh avenue proceeding have not yet been appointed.

Builders Are Interested.

Speculative builders have been studying Vesey street lately, especially the block between Church street and Greenwich street and offers have been made for certain parcels there. While the



VESEY STREET, OPPOSITE ST. PAUL'S CHURCHYARD.



VESEY STREET, WEST OF CHURCH STREET.

assessed valuation in this block are supposed to represent the real valuation or somewhere near it, asking prices are somewhat higher than assessed valuation by several thousands of dollars; and the prevailing opinion of professionals in real estate is that properties are worth about what is being asked for them. The new subway maps place Vesey street about midway between two important subway stations. There are no store vacancies in Vesey street and there are not many loft vacancies. One property, at 54 Vesey street, an old 5-story brick building, was practically destroyed by fire about a year ago; and it is the only completely vacant building in Vesey street. Owned by the estate of William Z. Larned, the building has not been rebuilt, although the walls are standing and are in good condition. It is likely that the property will be sold to someone who will reimprove it with a modern structure. It is about midway between Church and Greenwich streets, in the north side.

Effect of Freight Terminal.

There is an important new element entering into the value of real estate in Vesey street, especially that part of it west of Church street, and that is the probability that the New York Central and Hudson River Railroad Company will exercise its option to build its West Side terminal improvement in subway form as far south as Barclay street. Discussing the New York Central terminal south of 30th street, the committee on terminal improvements of the Board of Estimate and Apportionment in its report on terminals to the Board, says: "The company (New York Central) further requests the privilege of exercising an option to substitute for the subway through Canal street a continuation of the subway southward under Washington street to Barclay street, such election to be made at or before the final signing of the contracts to carry this settlement into effect." If the terminal is extended to Barclay street its presence so far south on the lower West Side would wield a widely beneficial condition on all property in the streets immediately adjacent to the terminal because great freight and shipping advantages would be brought into a section of the city that has not heretofore enjoyed them. It will be recalled that the New York Central, in its early days and during the regime of Commodore Vanderbilt, had a freight terminus at West Broadway and Chambers street. If the railroad company carries out its plan to create a lower West Side terminal, property values in Vesey street, west of Church street, must necessarily ascend.

The Produce Section of the Street.

West of Greenwich street Vesey street is essentially a part of the wholesale produce district, and it is an important part of it, because the north end of Washington Market fronts in Vesey street. All of the old buildings that make up Vesey street, from Greenwich street to West street, are fully occupied and bring rentals of fifty cents or more a square foot a year. Many of the produce dealers occupy entire buildings while others occupy one or two floors. Modern buildings for produce dealers have recently been built in West 14th street and neighborhood, in the vicinity of Gansevoort Market; and, while they have attracted some of the produce men northward the movement is not yet pronounced. If a general building movement sets in in Vesey street, there will be a new trend of business into it; and if one or two improvements are started there others will be likely to follow. Some one operator usually leads the way in the rebuilding of any thoroughfare.

HOW THE TAX BURDEN CAN BE LIGHTENED

A Central Purchasing Agency for the City Could Buy at Wholesale and Save Much Red Tape and Accounting — A General City Storehouse.

By HENRY BLOCH.

IF there is any glaringly inefficient system in the management of our municipal affairs, it is in the method of the purchase and distribution of supplies.

The government of the city is administered through 120 different departments, bureaus, boards and commissions. Each of these receives its own annual budget appropriation and each makes its own purchases. The appropriations to many city offices are further divided under bureau heads. No uniformity exists in the method of purchasing, for each division or subdivision of the government has the power to act as a separate entity, regardless of the operations of every other. The city government is thus divided, so far as its purchases are concerned, into a great number of independent units.

The consequence is that the enormous annual outlay for supplies, materials and equipments of every conceivable variety is disbursed, to a large extent, for comparatively small purchases. Much is actually bought at retail prices. No central records of any sort are kept showing the relative cost of purchases by the different offices. No means now exist whereby the experience of any department in making its purchases may be utilized to the advantage of other departments.

Where a Great Loss Occurs.

A great loss to the city occurs in what is known as the open market order service. The city charter provides that purchases not in excess of $1,000 need not be made after competitive bidding. Considering the fact that each city office makes its own purchases, it is not difficult to realize that a large proportion of all purchases are made under this provision of the charter. It appears from the records of the Department of Finance that during the year 1911 $3,568,797 was expended upon open market order purchases. The department, by careful comparisons, has ascertained that purchases made in this way cost about 25% more than if they had been made under contracts entered into after competitive bidding. Often large orders are so split up as to bring each purchase under the $1,000 limit.

Another source of unnecessary expense is found in the present necessity of maintaining adequate records of all purchases made, in the offices making the purchases, as well as in the Department of Finance. Due to this cumbersome necessity for detailed accounting of innumerable small items, much delay is caused in the passing of pay vouchers, as a result of which many of the largest and most reliable firms do not care to transact business with the city. For this reason much of the contract business is awarded to middlemen and small manufacturers whose prices are higher.

Costly Red Tape.

It is time that the business of the city be conducted in a business-like way. What is needed is the centralization of authority and the abandonment of unnecessary "red tape." No private corporation could long survive were it to follow the wasteful and inefficient methods now practised by the city. Every safeguard should be used to have the city receive the greatest possible return for every dollar expended.

A great stride toward economy and efficiency has been made by the Comptroller in his plan for a central purchasing agency under the supervision of the Mayor, Comptroller and the President of the Board of Aldermen. In his report to the Board of Estimate he says:

"Millions of dollars' worth of supplies are purchased annually by the various departments at practically retail prices. The methods now used may be compared to those of over one hundred small stores in no way connected with each other. The inefficiency of present methods will be emphasized when the Municipal Building in Park Row is occupied. There will then be under one roof 48 purchasing officials, each engaged in buying practically the same kind of articles. Supplies should be purchased at wholesale prices or less.

Should Get Wholesale Rates.

"The proposed plan contemplates the centralization of the purchasing of supplies required by every city department, bureau, board, commission and office under the city government. All purchasing will be done by a general purchasing agent, who shall be responsible for the prices paid for all supplies requisitioned for by the various city departments, whether delivered direct, or through the general city storehouse. He shall also be responsible for the preparation of all vouchers to be forwarded to the Department of Finance in payment for supplies received and accepted by the city.

"All supplies required by city departments, except perishable supplies for daily delivery and coal, wood and forage, will be requisitioned for by the general storekeeper and purchased for delivery once a month to the general city storehouse in the gross quantities required for the entire city. Thus, instead of the different lines of supplies being purchased upon a hundred or more different contracts at widely varying unit prices for delivery to as many different departments, entire lines will be bought upon a single contract covering the gross quantities required for all departments, at one lowest unit price, for delivery once a month at a single delivery point —the general city storehouse.

"Instead of bids being asked for covering every conceivable kind of supply in a single contract, bids will be asked for covering the gross quantity required.

WHO OWNS THE RIVERSIDE RAILROAD LANDS?

Property Owners Ask the Terminal Committee to First Determine This Question—N. Y. Central's Claims Disputed—No Park Lands to be Sacrificed.

NO lands along Riverside Drive now held in trust for public parks will be commercialized. The Board of Estimate repudiates the attempt that was made to have the State Legislature terminate the trust by which lands under water belonging to Riverside Park are held for public park purposes. That trust will be respected.

This announcement was made by Hon. John Purroy Mitchel, chairman of the Terminal Committee of the board, at a public hearing on Thursday afternoon. When the railroad company has made new plans in accordance with its tentative agreement with the Terminal Committee, further hearings will be held. Other hearings were held upon the same matter on Tuesday morning and afternoon.

At the close of the last session Mr. Mitchel, evidently impressed by the views he had heard expressed by the most representative assembly of property owners in years, stated that the committee was considering the problem with an open mind, that full opportunity would be given for hearings upon the completed plans and that there would be no foreclosure of judgment. The committee had endeavored to make the best terms it could under the provisions of the Act of 1911.

An official plan for the future development for park purposes of the lands under water of Riverside Park may be prepared by the committee. These lands are now being filled in. A suggestion formulated by the former Dock Commissioner for roofing over this newmade land and using the surface for termal facilities will never be carried out. Chairman Mitchel said he could conceive of no combination of authorities that would ever be able to commercialize this strip.

This determination responds squarely to the main point in the appeal of the West End Association as ably enunciated by Counselor Charles L. Craig, of Hoadley, Lauterbach & Johnson. It leaves unanswered, however, the appeal of the Washington Heights Taxpayers' Association, which protests against the laying out of a huge railroad terminal yard on the Riverside frontage between 137th and 153d streets, the protest of private owners against the construction of another big railroad yard at Dyckman street, and the dissatisfaction with the committee's solution of the problem between 79th and 72d street.

Who Owns the Lands?

A very important question was raised in regard to the ownership of the lands used by the railroad company for its tracks along the riverside north of 58th street. Chairman Mitchel had said that he would like to be informed how the committee could dictate to the railroad company a method of operating over lands which it owned in fee.

Mr. Craig tactfully intimated in reply that perhaps the railroad did not hold the fee of all the lands it claimed. For example he was quite certain that the fee of Twelfth avenue, which the city uses for running its trains upon along Riverside Park was still vested in the city, notwithstanding the claims of the railroad to the contrary, and that by the exercise of the police power the city could actually dictate terms to the railroad company. Hence the assumption of the committee that it had little power to exercise in regard to the railroad in that section of the city was a misapprehension.

J. Bleecker Miller, counsel to the League to End Death Avenue and an eminent authority on land titles, went further and spoke more pointedly than Mr. Craig. He asserted that for a distance of five miles north of 58th street less than one-fifth of the land covered by railroad tracks was owned in fee by the company.

"The ownership of the land is the first question to be settled," he said. "The committee has made a false start. The map is on file in the Register's office; anyone who has eyes can see who owns the lands used by the railroad."

Mr. Miller seemed to have all the facts of the case at his tongue's end. He amended an interpretation of a Court of Appeal's decision as given by Mr. Place, representing the New York Central Railroad Company, and unhesitatingly gave the metes and bounds of the city lands and the railroad company's, repeating in conclusion that the railroad company held the fee of but a small portion of the land it was using for its tracks along Riverside Drive.

Chairman Mitchel in reply stated that the committee had been advised to the contrary by an Assistant Corporation counsel, and the committee was acting on that advice.

"Has he made a report to that effect?"

"No; it was informal advice," answered Mr. Mitchel.

At any rate, Mr. Mitchel said, he had not interested himself in that phase of the question, beyond accepting the advice of the Assistant Corporation Counsel. He was willing, however, to be informed on this question as well as on others. It was intimated that briefs would be submitted on this point.

The Terminal Committee had proceeded on the assumption that the title of the railroad company to the lands was incontestable in all except some few instances of minor extent, and had contemplated quieting the city's claims in consideration of the sum of $500,000, plus, of course, the removal of the tracks from the lower West Side avenues.

When Mr. Mitchel asked Vice-President Place what the position of the company was as to its franchises, Mr. Place said:

"They came to us as a corporation from the Legislature. The city was to give its permission to these franchises, the use of the streets, etc., and once that approval was given, the city had no more authority in the matter."

It is conceivable that the legal question brought up may overshadow all others. The railroad company claims to have inalienable rights. Borough President McAneny, who is a member of the Terminal Committee, was not present at any of the hearings. His absence is interpreted to mean that Mr. McAneny was unable on account of the subway negotiations personally to participate in the labors of the committee and study the problems involved as fully as Messrs. Mitchel, Prendergast and Lewis.

Railroad Tracks Laid Upon Land Owned by the City.

Counselor Craig of the West End Association says the location map filed by the railroad shows a strip of land under water along the shore of the Hudson River from Spuyten Duyvil south, not continuous, but in its several parts aggregating in length over four miles. Under the Dongan charter, the Montgomery charter and the grants made by the People of the State of New York in 807 and in 826, and other grants prior to the incorporation of the Hudson River Railroad, the City of New York had title to all of the lands under water shown upon the railroad location map.

The State did not in any of the statutes relating to the railroad convey any land to the company which belonged to the State or city, either above or under water. It is not contended that the city by the mere giving of its consent that the railroad might locate its tracks in certain places thereby conferred any title or ownership of the soil upon the railroad. It is often asserted by the railroad that it is the owner of the land upon which its tracks are laid along the North river waterfront, and which ownership is asserted upon the plans and profiles submitted to the city, and with respect to which the railroad asks the city to release its rights.

While the city consented that the railroad might lay down two tracks along Riverside Park, it now has for the greater portion of the distance four tracks, and the legal counselors of the West End Association have been unable to find any authority whatever for the laying and maintenance of these additional tracks.

Park Lands in Trust.

Prior to 1894 Riverside Park had been laid out and established from 72nd street northward to about 129th street, and extending down t the easterly line of the railroad as shown on its location map. In 1894 the West Side was very greatly imperiled by the proposal to establish, among other things, a gas works just above 72nd street, and other industries of equally objectionable character, and in order to avert this peril the West End Association exerted itself to the utmost, and as a result of these exertions and in order to carry into effect its plans to protect the West Side and Riverside Park, an act was passed by the Legislature, being Chapter 152 of the Laws of 194, by which Riverside Park was extended from the westerly line of the railroad tracks, as shown on its location map, to what is known as the Central Park Commissioners' bulkhead line (which is about 500 feet off high water line at 72nd street), and extending from the southerly line of 72nd street to the northerly line of 129th street; with two exceptions.

These two exceptions the association was compelled to submit to in order to obtain the passage of this legislation, and related to the reservation of certain parcels at 79th street and 96th street

LANDSCAPE DESIGN IN TOWN BUILDING

It Makes the Land More Valuable and Homes More Salable, and is Not Very Expensive—A Superior Class of Suburban Towns Growing Up.

By A. F. BRINCKERHOFF.

IN 1807, by special act of the New York State Assembly, a commission was appointed to prepare a plan for the future development of New York City, the settled portion of which at that time extended only as far north as Waverly Square.

This commission was composed of Gouverneur Morris, Simeon DeWitt and John Rutherford, undoubtedly very worthy gentlemen, but destined to make one of the most far-reaching and serious blunders of their time, a blunder



Olmsted Brothers, Landscape Architects. Grosvenor Atterbury, Architect.
PRELIMINARY STUDY OF FOREST HILLS GARDENS.

which has affected the entire physical aspect of Manhattan Island and resulted in the enhanced values of property to an extraordinary degree over a comparatively small area at the expense of real estate over a more general area.

These commissioners were apparently conscientious and painstaking, and they were not without imagination, for they provided in their plan of future New York for a city larger than any then existing, but they were lacking in technical training, as at that early period I suppose there was no one to turn to for expert advice, a privilege which today is taken full advantage of by our various commissions.

The Fundamental Error.

There is a popular story to the effect that Gouverneur Morris and his colleagues were walking about a newly settled portion of the city and discussing what form the plan of the future city should take when one of the members was attracted by the shadow cast upon the ground by the sun shining through the mesh of a sand sieve. He exclaimed with vehemence that the regular rectilinear blocks thus formed upon the sand composed his idea of a plan, and the more regular and evenly the blocks occurred the better.

Thus it was decided that, regardless of the topography, the peculiar shape of Manhattan Island or the requirements of traffic, New York should be laid out in oblong blocks running east and west, so that today in any given square area of upper Manhattan there are twice and in some cases three times as many streets running east and west, the short dimensions of the island, as there are avenues running north and south, the direction of the greatest traffic. This means that in spite of increased width the avenues are inadequate to provide for the traffic thrown into them.

The plan should have been reversed so that the north and south thoroughfares were greater in number than those running east and west. The effect of this not only would have been the avoidance of our excessive street congestion but undoubtedly a more equitable and larger distribution of high land values.

Must Foresee Natural Focal Points.

The same principle applies in the layout of suburban or any land designed for human habitation. The one responsible for such layout must have sufficient imagination to foresee all natural focal points and accommodate the design to such a condition, endeavoring at the same time to govern or dominate the future growth so that contingent or unforeseen future points of importance will fall in with his design.

He cannot, however, do this regardless of topography and environment. It was in this respect that the early designers of New York made their fatal blunder. The topography and surrounding features, such as other towns or communities, railroads, rivers, and the like, are or should be controlling factors. It is a common practice for each municipality to extend its street layout regardless of neighboring towns and cities. Some day these cities or communities will have extended until their frontier area is all developed and physically they are as one city, but their streets, if they meet at all, are not in alignment, and their intercourse is seriously hampered by inadequate connecting thoroughfares.

This is strikingly illustrated in the absorption by the Borough of Queens of the various towns and villages within its borders, which physically do not merge one with the other as they should. It will also soon become evident where it has not already in the areas along the Hudson River and Long Island Sound, in Westchester County.

A Superior Type of Suburbs Rising.

The environs of New York City are being developed rapidly. The unprecedented growth of New York's population is resulting in an ever widening circle of suburbs stimulated by the automobile and improved public transit facilities. Keen competition between the various realty developers has occurred, which fortunately, owing to the discriminating taste of the public, is resulting in a type of suburb far superior to that of a few years ago, when it was considered sufficient to mark out with the aid of a plow and team of horses a few rectangular blocks, to show their division by a row of white stakes and sell off the property in lots as ideal home sites.

Today paved streets are necessary, water, gas and electricity demanded, and in order to sell readily a plot with a house already on it, the importance of planting the place with trees and shrubs must be recognized. A place properly planted will sell much more readily than one on which the house is bare of adornment and looks as though it had not yet come to stay. The selling price obtainable in nearly all cases is more than sufficient to pay for the cost of such work.



HOMES AT KEW GARDENS.

While the term "garden cities," coming to us from England, where model suburbs are being created to an extensive and perfected degree, is somewhat of a misnomer, like the term "civic centre," it has taken a strong hold on the public's fancy and is doing much toward bringing about a higher standard in our realty development. For many years England suffered under the regime of what are known as "Jerry" builders—men who developed land and erected dwellings according to the cheapest and most superficial methods, regardless of the ultimate comfort and well-being of their patrons.

The evils of this practice, however, were more serious in the thickly populated sections than in the country where the people still enjoyed the redeeming feature of abundant fresh air and opportunity to get out in the open. Notwithstanding this it was realized that even in the open suburbs the public, especially the workers and their families, were entitled to homes which, while within their means, gave them the benefits of a semi-rural existence with opportunities to enjoy their own gardens and the natural features of their community, besides living clean, wholesome lives.

Dwellings in Factory Settlements.

With this object in mind, certain manufacturing companies have built for their employes model communities in the neighborhood of their factories. The employes are enabled to rent or purchase on an easy payment plan their houses at cost plus a sufficient additional rate to allow a small percentage on the investment. In addition to their homes the companies build libraries, public baths, meeting halls and the like for the benefit of the employes. Such communities have been built by Lever Bros., the soap manufacturers near Birmingham, England, and by the Cadbury Co. at Bournville, both of which villages have become widely known and are being copied by other manufacturers. While these enterprises were prompted by philanthropic motives, it was found to be a commercially profitable venture on account of the increased efficiency of the employes.

Cooperative Work.

This work has led to the co-operative town planning enterprises which provide communities for the general public—a movement which has taken England by storm and has done much toward improving the living conditions of those in poor or moderate circumstances. These are not charities in the sense that the purchasers or renters get more than they pay for, but they are demonstrations to show that the poorer classes in the neighborhood of the large cities can obtain comfortable houses amid beautiful surroundings for a price within their means. Formerly this was impossible.

Co-operative Town Planning.

The effect of this movement is becoming manifest in this country and is probably destined within a few years to affect to an extraordinary degree the character of suburban development. A demonstration in our own neighborhood has already been started in the construction of Forest Hills, L. I., of a model community by the Sage Foundation Fund. It is in no sense a charity, for all purchasers or renters pay sufficient for their purchases to allow the company a fair percentage on the total investment. This project is, however, a philanthropy, in that its purpose is to demonstrate in a large and practical way to the public and to real estate developers in particular the feasibility of laying out a suburban property completely, with liberal allowances for streets, park reservations, buildings for the common use of the community, and dwellings having every comfort at a cost to the householder that will enable those of moderate means to enjoy suburban homes amid refined and cultured surroundings.

The Sage Foundation Homes Company has employed various experts in the development of the project, including a landscape architect who has had almost unlimited scope in designing a layout consistent with the requirements of the undertaking. In spite of the fact that a fair return on the investment is required, as would be the case with any developing company, liberal allowances of land have been made for playgrounds, small parks and boulevards. This was made possible by proportioning the size of the streets and lots to their requirements.

Requires But Little More Land.

That is to say, the total area of land available for purchase or for building purposes is but little less than if streets of the regulation width, of say 50 feet, were constructed throughout the property regardless of their purpose. By making the main thoroughfares and other important streets of greater width and the short ones (which accommodate only a neighborhood block) 40 feet in width, the building sites have been made more attractive and hence more valuable. Likewise, the land given over to neighborhood playgrounds has been so adjusted in size and location that the value of the land for sale is greater than without such reservations.

The company has even gone so far as to include for the purchase price of the house sites plans not only for the dwellings but also for the planting arrangements of the grounds, with special inducements to the purchaser when he executes the plans as designed, thus assuring a consistent scheme of treatment for the entire community.

A demonstration that will prove to the public and to professional realty developers that scientific development combined with the keenest attention to aesthetic effects is of economic importance, will be epoch making and will do more toward bringing about more pleasing, to say nothing of more beautiful living conditions than anything of the kind thus far undertaken.



VIEW AT JAMAICA ESTATES.

Rights in the Streets.

Where the fee of the street is in the city, the owner cannot use the subsurface for vault purposes without a permit or license from the municipality. Where the fee is still in the adjacent owner, he may use the land without license from the city, so long as he does not interfere with ordinary street uses. This doctrine was upheld in the case of Laurens street (now South Fifth avenue) against the Gilbert elevated railroad company. Laurens street had been laid out and dedicated by a former owner of the lands as a public street, and no compensation was ever paid either for the fee or for the easement to use the land for a public road. Where an owner of property makes a common law dedication, the ultimate fee is unaffected thereby.



SAGE FOUNDATION—STATION PLAZA AT FOREST HILLS GARDENS, SHOWING AN IDEAL STATION APPROACH FOR A RESIDENTIAL TRACT.

FOR THREE-FAMILY HOUSE EXEMPTION

The Building and Real Estate Interests of Brooklyn Say That Tenement House Law Frustrates Erection of Small Houses.

REAL estate professionals, title company officials, builders and owners of vacant property in the outlying as well as in the older parts of Brooklyn and Queens are strongly in favor of the bill introduced in the Legislature by Assemblyman Frederick S. Burr, of Bay Ridge district, that exempts three-family houses from the provisions of the tenement house law. It is argued that if the bill becomes a law there will be more extensive building in the boroughs in discussion; that it is unprofitable to build three-family houses under the tenement house law; that there is no substantial reason why they should be covered by the law; that property values are impaired by preventing the improvement of much property that would otherwise be improved with three-family houses; and, that the best evidence that the tenement house law encourages congestion of population is that very few, if any, three-family houses are built. Brooklyn and Queens, it is urged, are logically small house boroughs and that the distribution of population rather than the density of it has been the theme of sociologists for a long time past. It is a fact that under the tenement house law there has been very little three-family house construction.

Realty Interests Cross Swords.

The tenement house committee of the Brooklyn Bureau of Charities, which is composed of some of the prominent citizens of the borough, are strongly opposed to the proposed Burr amendment to the tenement house law and the committee has issued a pamphlet wherein it assails the proposition. Property owners, real estate men, title company officials and others who know and fully understand Brooklyn real estate say they cannot understand why the committee of the Bureau of Charities mentioned should antagonize the proposed measure, because its enactment into law means the reduction of congestion and better home conditions for the masses, the encouragement of better living conditions and also better real estate conditions.

The committee's pamphlet says:

"If the three-family houses are exempt from the Tenement House Law we would have three family houses, old or new, without water supply in every building, without fire-escapes or egress in case of fire, with dark windowless rooms, with unhealthy basement living and sleeping-rooms, with foul and malodorous stables on the same lot, with prostitutes and respectable tenants in the same building, with undetected and unchecked conditions of overcrowding and uncleanliness, and defective and dangerous plumbing and general unhealthy and unsanitary conditions because of lack of inspection. The people who are to live in these houses, the people who now live in three family houses look to the city for their protection in regard to these matters so important to life and health."

"The owners of unimproved real estate who have prepared the bill to exempt the three-family house, delude themselves if they think the enactment of such a law would encourage home ownership, be a benefit to the City, provide safe investment, or that this law would supply 'home privacy,' a better environment or 'break congestion.'"

Real estate interests declare that this statement is not founded on fact and that if it is true it is a serious reflection on the Bureau of Buildings, the Board of Health, the Fire Department and the Police Department. The same interests also declare that it would be impossible for old sanitary and structural conditions to reappear, that the building laws and the general improvement in living conditions refute such a theory. It is argued, too, that the tenement house committee of the Bureau of Charities is invidious in its illustrations showing poor living conditions in three-family houses, that the committee has not selected the typical house of that kind to illustrate, but the worst.

Fear Wily Speculators.

The tenement house committee of the Brooklyn Bureau of Charities has declared that if the three-family house is exempted from the provision of the tenement house law that such structures will become the sport and prey of the speculative builder. Real estate men declare that they would be so to no greater extent than larger tenement houses are now, and in addition, they point out that it was the speculative builders that improved such wide areas of Brooklyn as Prospect Park South, Windsor Terrace, South Midwood, Vanderveer Park, Borough Park, Fiske Terrace, Flatbush, Bay Ridge, and other sections where improvements have been frequent during the last fifteen years and where home conditions are good.

Builders, real estate men and property owners declare that the recent investigation of the Police Department shows that the bulk of immoral living conditions and prostitution flourishes to a greater extent in tenement houses than in two or three-family houses. This is in answer to the statement made by the Charities committee that two-family houses are poorly equipped with light and air as regards their interior rooms and that they promote immorality. The real estate interests insist that housing conditions cannot retrogress so far as any kind of building is concerned and that the more individual and semi-individual houses there are the better for the conditions that the Brooklyn Bureau of Charities say should exist. The same interests declare that three-family houses in the oldest parts of Brooklyn, which are mostly old dwellings remodeled for multi-family purposes, are not typical of three-family houses in the borough; and, these are the types that the Brooklyn Bureau of Charities have illustrated in their pamphlet.

Say Growth is Checked.

Real estate and building interests further point out that a two-family house, 20x55 in size, contains 1,100 square feet of living space for each family; while a tenement house of the same area has only 500 square feet for each family. There are thousands of lots in Brooklyn and Queens, 20x100 feet each, for which three-family houses are the most logical improvement; but it is contended, that the tenement house law frustrates such improvement by its legal exactions regarding such structures; and the friends of the amendment to the law argue that three-family houses are not, within reason, tenement houses in the literal sense. The tenement house law as it now stands is favorable to the congestion of population in large houses instead of a distribution of population through smaller houses, if the arguments for the amendment are true. And, it is argued by the friends of the amendment that the attempt to make tenement houses more and more model has enhanced their cost and consequently caused an increase of rentals for them that is not commensurate with the incomes of the tenants who have to live in them.

Another argument of the champions of the amendment is that the tenement house law's egis over three-family houses acts as a restriction upon thousands of vacant lots, thereby preventing improvement of them for the most suitable purpose and consequently impairing their value. The public is reminded, too, that vast and extensive municipal improvements in all the boroughs are under way from year to year and that the budget is being steadily augmented, with no likelihood of its becoming smaller. The budget, it is urged, must be met with taxes upon real property; and, that the prevention of the erection of three-family houses on vacant property that is more available for that purpose than for any other, is depriving the city of a vast increase in its taxable assets and to a degree retarding the city's growth.

Registration of Architects.

THE attention of the Judiciary Committee of the Legislature was occupied this week by the investigation of the extortion charges against Senator Stillwell. Action was consequently deferred on many of the important measures before that committee, including Senator Foley's bill (No. 1481) providing for the registration of architects. It is understood, however, that this measure is likely to be reported out of committee in time for consideration by both houses of the Legislature.

Similar bills have been passed by three earlier Legislatures, only to be rejected by the chief executive. While Gov. Sulzer has not declared himself concerning the Foley bill, except to say that he will consider it with an open mind, advocates of the measure who have spoken to him about it, freely predict that his approval will not be withheld if it comes before him. Favorable action by the Legislature is taken for granted, partly because of the support received by similar bills in the past and, more especially, because of assurance obtained from influential members of both houses.

The bill carries the prestige of official endorsement of the New York, Brooklyn and Central New York chapters of the American Institute of Architects, the New York Society of Architects and the Bronx-Arts Society.

Bronx County Recorder.

Senator Stillwell's bill providing for the appointment of a commissioner of records of the Bronx to superintend the

copying and transfer of real estate records and maps in the office of the Register of the County of New York affecting property in the County of Bronx, made no progress in the Legislature during this week. It was severely criticized, however, both in the Bronx and in Manhattan. The Bronx County Committee, at a meeting in the old court house at Third avenue and 158th street, voted to oppose it, and Register Grifenhagen issued a statement showing that the bill would require an expenditure of $1,473,154. The Register pointed out that much needless copying was called for by the bill, and offered a plan by which the essential purpose of the Stillwell measure can be achieved at a cost of about $225,000.

Hearing On Bill Halving the Tax Rate On Improvements.

The hearing before the Joint Committee on Cities of the Senate and Assembly on the Salant-Schaap Bill was held last Wednesday before a crowd of interested spectators who well filled the Senate chamber. The bill seeks to reduce the tax rate on all buildings ten per cent. per annum for five years, so that at the end of five years the tax on improvements will be one-half the tax rate on land.

The opponents to the bill started the argument and soon showed the far-reaching and confiscatory effect of the measure. The proponents for the measure argued against all forms of land speculation and some of them went so far as to say that no human being should be permitted to own land. The many questions asked of the proponents by the senators and assemblymen soon revealed the fact that they understood the measure and were opposed to it.

The opposition was lead by Henry Bloch, Dr. Harvey W. Berg, Allan Robinson and Dr. A. Korn; while Benjamin C. Marsh, chief advocate of the bill, assisted by Dr. Henry Moskovitch and Alexander Law, representing the New York City Tenant's Union, led the proponents.

The committee, with Senator Cullen as chairman, after listening attentively for four and one-half hours, took the matter under advisement and for consideration in executive session. It is confidently expected that the bill will not be reported out of committee.

Will Survey for Queens Canals.

Governor Sulzer has signed a bill which makes an appropriation covering the estimated cost of making an engineering survey for the proposed canal to cross Queens Borough from Flushing Creek to Jamaica Bay, and also of making a survey for a canal to extend from Newtown Creek to Flushing Creek. A bill in the Legislature provides for a referendum vote on an appropriation of $40,000,000 in bonds for the improvement of State canals, included in which is an item of $12,000,000 for the construction of the Flushing-Jamaica canal. In the Record and Guide of January 27, 1912, will be found a map with description of the route of the proposed canal.

Licensing Engineers in New York.

A bill to require engineers to pass examinations and receive licenses before practising their profession in New York State is again being considered in the New York Legislature. The bill was introduced by Mr. Larrimer and is No. 1126 on the Assembly files. In general, it is similar to the McGrath bill, introduced two years ago, and has the backing of the Technical League of America. The committee in charge of the bill gave a hearing upon it April 1. A number of engineers appeared in opposition.

LEGISLATION ENACTED.

Chap. 232—By Senator Healy, amending section 3370 of the Code of Civil Procedure in relation to the compensation of condemnation commissioners.

Chap. 140—By Senator Pollock, amending section 1688-f of the Code of Civil Procedure in relation to evidence in actions and proceedings involving title to real property.

Chap. 142—By Assemblyman McMahon, amending section 990 of the Greater New York Charter in relation to proceedings for street openings.

Chap. 209—By Senator Carswell, amending section 311 of the Real Property Law in relation to the certificates of authentication of acknowledgments and proofs of deeds, mortgages or other instruments relating to real property.

Chap. 181—By Assemblyman Walker, amending section 121, Insurance Law, in relation to the standard fire insurance policy of the State of New York and the adjustment of losses thereunder.

Chap. 182—By Senator Ramsberger, amending sections 181, 182, repealing section 183 and renumbering section 184 as 183, Insurance Law, in relation to surety companies.

Chap. 215—By Senator Foley, amending section 170 of the Insurance Law in relation to the capital of title, credit guaranty and securities guaranty corporations.

Chap. 137—By Senator Wagner, continuing the commission created by chapter 561 of the Laws of 1911, entitled "An Act to create a commission to investigate the conditions under which manufacture is carried on in cities of the first and second class in this State, and making appropriation therefor," and to enlarge the scope of the investigation of the commission and making an appropriation therefor.

Also ten bills, three by Senator Wagner, and seven by Assemblyman Jackson, amending the Labor Law as follows:

Chap. 194—In relation to fire prevention in factories.

Chap. 195—In relation to the housing of factory employees.

Chap. 196—In relation to ventilation in factories and the removal of impurities and of excessive heat therein.

Chap. 197—In relation to seats in factories and other establishments for female employees.

Chap. 198—In relation to the clean, sanitary and safe condition of factory buildings.

Chap. 199—In relation to protecting the lives, health and safety of employees in dangerous trades.

Chap. 200—In relation to the physical examination of children employed in factories and cancellation of their employment certificates because of physical unfitness.

Chap. 201—In relation to foundries.

Chap. 202—In relation to elevators and hoisting shafts in factory buildings.

Chap. 203—In relation to fire alarm signal systems and fire drills.

Must Pay a Higher Scale.

The Public Service Commission has adopted a resolution directing subway contractors to pay the prevaling rate of wages for bricklayers to the men engaged by them in laying brick in asphalt for the waterproofing of the subway structure.

It has been the practice of contractors to employ a grade of labor called "waterproofers" for doing this work, and these waterproofers are not paid as high wages as bricklayers command. The executive committee of the Bricklayers' unions protested to the Public Service Commission and claimed the work for their trade.

THE NEW TARIFF BILL.

Reduces the Rates on Building Materials—Rough Lumber on Free List.

Congress met in special session on Monday, April 7, and a new tariff bill was at once presented in the House, whence it will go to the Senate, perhaps to be considerably modified. Among the tentative items on the bill are these:

Rough lumber, hewn timber, shingles, and lath, iron ore and nails, asbestos, common clay, coal, copper ore, crude rubber, statuary and turpentine are put on the free list.

Rates on all brick have been cut on the average from 30.23 per cent to 10.28 per cent, tile from 47.84 per cent to 23.36 per cent, and asphalt from 37.05 per cent to 9.62 per cent.

Window glass has been given an average reduction on all glasses of from 46.38 per cent to 28.31 per cent. Plate glass, which may be considered a luxury, still retains a duty of nearly 40 per cent, the average being 38.45 per cent in place of the duty of 63.95 per cent in the law.

Sawed cabinet woods, which were 12.75 per cent in 1912, are now 10 per cent; casks, barrels, etc., which were 30 per cent, are now 14.77 per cent, and house furniture, which was 35 per cent, is now 15 per cent.

Lime, from 5 cents per cwt. to 5 per cent ad valorem.

Portland, Roman and other hydraulic cement, reduced from about 32 cents per barrel to 5 per cent ad valorem.

Plaster rock or gypsum, crude, ground or calcined, pearl hardening for paper makers' use, Keene's cement, or other cement of which gypsum is the component material of chief value, and cements not otherwise provided for, 10 per centum ad valorem.

Marble, rough, from 65 cents to 50 cents a cubic foot.

Marble articles, from 50 per cent to 45 per cent ad valorem.

Granite and building stone, dressed, from 50 per cent to 25 per cent ad valorem.

Steam engines, printing presses, machine tools, from 30 to 15 per cent.

Ocher and ocher earths; present rates range from ¼ cent to ⅜ cent a pound; proposed rate, 5 per cent ad valorem. Orange mineral, from 3¼ cents a pound to 25 per cent. Zinc oxide, from 1 cent a pound to 10 per cent. Paints, colors, etc., from 30 per cent to 15 per cent. White lead, from 3 cents a pound to 25 per cent.

Pig iron and slabs, which were 16.35 per cent and 17.79 per cent, have been cut to 8 per cent in each case; beams, girders and all other structural iron, from 23.20 per cent to 12 per cent, and forgings from 30 per cent to 15 per cent.

Round iron, from $8 and $12 a ton to 8 per cent.

Iron and steel forgings, from 30 per cent to 15 per cent.

Sheet steel or iron, now $6 to $18, cut to 20 per cent.

Tin plate, now $24 a ton, cut to 20 per cent.

Steel wire, 20 per cent.

Bolts, with or without threads or nuts, 15 per cent; cast iron pipe of every description, 12 per cent; chain or chains of all kinds of iron or steel, 20 per cent; table, kitchen and hospital utensils, 25 per cent; rivets, studs and steel points, 20 per cent; screws, 25 per cent; copper in rolled plates, sheets and rods, 5 per cent; lead-bearing ores of all kinds, one-half cent per pound on the lead contained therein; lead dross and lead bullion, 25 per cent; nickel, 10 per cent; in sheets or strips, 20 per cent.

—Railroad earnings still show liberal gains, and the supplies of manufactured goods generally are relatively light.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

JANITOR'S WORK.

Its Well-Doing Essential to the Success of a Building.

BY JOHN L. PARISH.

ONE of the indispensable requisites of the successful management of an investment property of the apartment house order, is a good janitor. And it may as well be recorded here as elsewhere, that a really good janitor is one of the rarest among the phenomena of human nature.

If the building is big enough and the social and financial grade of the tenantry seems to justify the distinction, the janitor is called "Superintendent." This often inspires a generally reluctant flame of personal pride and prompts the superintendent to dress the part a little better than if he were a plain janitor. But whether it has any effect upon the question of efficiency and fidelity is still an undetermined issue.

His Large Responsibility.

From every point of observation the office is seen to be one of much responsibility and of unusual opportunity. The janitor (or superintendent) stands in a peculiarly intimate relation to both the landlord and his tenants. It is not too much to say that he has it within his power, in nearly every case, to make the property successful or unsuccessful as an investment.

But, speaking generally, the janitor seldom appears to appreciate either his opportunity or his responsibility. Seldom does he appear to realize that there is any harmony of interest between himself and his employer. Because of this the janitor has to be closely supervised by the owner, if the latter is to make the best out of his investment.

For to the owner the proper management and upkeep of his property is vital to its financial success. And it appears to be fully demonstrated in practice that the degree of financial success is in exact proportion to the showing made by the janitor, or superintendent. And the scale of efficiency of these gentry ranges between conspicuous success and equally conspicuous failure.

Uses Too Much Coal.

Up in the Bronx there is a janitor who is burning two tons of furnace coal a day in the heating of two 50-foot 5-story flats. His furnace room is like a Turkish bath in temperature, but there is no excess of heat above the basement. And dirt and debris lie heaped in every corner. He is paid $60 a month for this and has his rent, fuel and light free. His opportunities for earning from the tenants are not so good as they are in the better class of apartments, but they make a substantial addition to his salary. He carries the odor of liquor on his breath nearly always and is untidy and slovenly in appearance, and offensive in his manner toward the tenants. He is so conspicuous a failure that the buildings, though fully rented, are being carried through the winter months at a deficit. When asked why he kept this janitor the owner replied that he would "fire" him in a minute if he knew where to get a better one.

In another instance a broker brought a prospective buyer to inspect a large apartment house situated in one of the better residential neighborhoods in Harlem. The building was of better than average construction and finish, but its condition was beyond description for filthiness and neglect.

And this was its appearance after the janitor had been notified by the owner that a possible customer was coming up for an inspection and he wanted the premises thoroughly cleaned up and made presentable. This janitor was a spruced up dandy of about 28, and unmarried, and a famous favorite of most of the domestics in the vicinity. He neither knew nor cared the first thing about the care of property and when reproached for his laziness and neglect, placidly advised his employer to get somebody else to take his place.

Good Janitors are Rewarded.

But there are good janitors in many of the better classes of apartment houses. Indeed, the good janitors soon or late all attain to the command of the better positions, and these are, of course, found in the larger and finer buildings. Yet even in these buildings there are wide gradations in the quality of service obtainable from the superintendents. The price of satisfactory efficiency is eternal vigilance on the part of the owner. For there is no other school for the training of janitors and superintendents than the school of experience. And the recruits for this sort of service are often of so poor quality that they cannot or will not learn even in that school.

An owner whose properties show up so well that they are the subject of remark by all who have inspected them was asked how he managed to get such uniformly excellent service out of his superintendents. He said: "I never fail to visit and inspect thoroughly my properties at least twice a week, and often three or four times. It is an awful nuisance, but it is the only way to keep up the efficiency of these men. I pay them good salaries and I feel then that I have the right to exact good service.

No Drinking Men Employed.

"I will not, for instance, have a drinking man in my employ in such a position. I have only recently made a change on that account. I detected the odor of liquor on the breath of a man, a young man who had his wife and two nice children living in the house, and who was otherwise attending to his work quite properly; I spoke to him about it, telling him I did not like it. Shortly after that he repeated the offence and then I warned him. On the third offense I fired him. Tenants of the class we cater to are entitled to prompt and efficient service from the house staff, and to decent appearance and courteous behavior also. And it means money in my pocket for me to see that they get it. So it pays to be constantly attentive to this branch of my service."

Brokers whose business requires them to show properties of this class to their clients have often been embarrassed by defects in their appearance that could be cured by timely applications of soap and water, and have often wished that owners could realize how important it is to their own interest that their properties should in every part, in the boiler-room no less than in the entrance hall, make a favorable impression on first view.

HELPFUL MANAGERIAL HINTS.

How to Clean Battery Jars.—Keeping Doors in True.

By the use of slender strain bars or wires, which are tightened at will, a large factory has practically done away with delays resulting from doors, screens and gates that drag. The bar runs from the outer lower corner to the inside upper corner of the door, and tightens by a double-threaded nut, or turn buckle, exactly atfer the manner of the strain bar under a freight car.

Cleaning Battery Jars.

Wipe off the jars inside and out, with a piece of waste soaked in kerosene. The oil softens the dirt and removes the saline deposits on the walls of the jars and leaves the jars with a greasy surface, which will not allow them to form again. Care should be taken to remove all superfluous oil, as it gathers dust; also be careful to keep oil from connecting joints, as this tends to destroy electric contact.

QUESTIONS and ANSWERS

Correcting Hot-Water Troubles.

With reference to Mr. Joseph H. Booth's article "Correcting Hot-Water Troubles" in your issue of January 25th, would say, that I reside on the top floor of a five-story apartment. When a tenant on a lower floor draws the water, not a drop reaches me until he turns the water off. Perhaps you can suggest a remedy.

Answer.—The trouble you complain of may be caused by insufficient pressure, especially if the water supply of the apartment house is taken from the street mains. Very often this pressure is not sufficient to raise the water to your apartments when anybody else draws it on a floor below. The remedy for this condition is the installation of a pressure tank in the cellar or a storage roof tank of sufficient capacity to supply the demand per hour in your building, which probably would not require extra pumping facilities. It very often happens that the water pressure is lower in the day time than it is at night, and if such is the case the street pressure may be sufficient to fill the reserve tank over night so that an adequate supply of water can be obtained on every floor of the building simultaneously at any time. This change could be effected at slight cost.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Cuts Down Drilling Costs.

The Daugherty-Smith-Phillips Company, 500 West Division street, Chicago, Ill., is turning out a drill that is said to operate from five to ten times faster than the old hand method. It is an adaptation of the Phillips spring hammer to the uses of a drill. The spring hammer affords quicker work, hence lower drilling cost. A rapid light blow is struck



the tool, and, the drill being constantly shifted back and forth, a reaming, grinding and pulverizing takes place, making it impossible for the tool to hang thus greatly facilitating the work.

Essentially the hammer consists of a plunger and compression spring working in a metal cylindrical casing. The plunger is slotted to receive a rachet, which is on the end of the crankshaft. As fast as the crank is turned the rachet teeth engage the plunger, forcing it back against the spring, and upon release of the rachet the plunger is driven with all the force of the spring against the drill.

The hammer can be used with a breast plate and two cranks on opposite quarters if desired, as it is so constructed that the crank can be worked on either side of the hammer, right or left-handed. The spring has a tension by turning the thumb-wheel in the handle and increasing or decreasing the compression. Instead of standing to one side of the drill, as in hand drilling, the workman can stand directly in front of the hole and take every natural advantage of this position. The illustration shows the spring hammer used with an extension, which consists of three pieces of steel tubing, and in this way the hammer can be used in scaffold work, which is said to be a great time and labor saver.

A New Sheet-Packing.

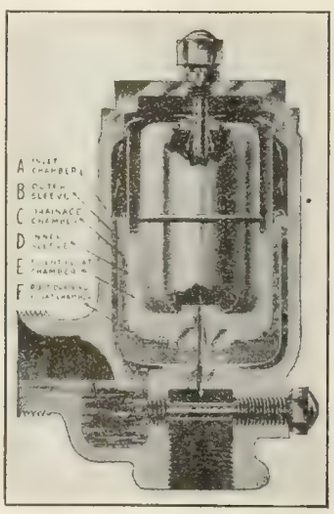
The Endura Manufacturing Company, of 6301 Eastwick avenue, Philadelphia, is introducing a sheet packing that should commend itself to building managers in search of a long wearing packing and especially in cases where refrigerating plants are operated. The company makes this packing of a material which increases in toughness the more it is wet and makes the claim that no rubber-rotting liquids, gases, oils, ammonia, or water can harm it. It is said that this material has great pressure-resisting tensile strength, that it caulks well, peels readily from the joint for renewals and yet has clinging tendency which makes an absolutely tight connection.

Detecting Engine Trouble.

The detectorphone is the application of the surgical stethoscope to machinery. As the name implies it is a device having an electro-microphone receiver at one end of a wire while at the other end is a feeler like a surgical probe of sensitized steel. When the engineer is in doubt regarding the behavior of invisible parts of the engine, he merely places the receiver to his ear and runs the "feeler" along the engine and is thereby able to detect destructive hammering long before bearings or cylinder heads are endangered. The device is sold at a reasonable price and has a particular application in the operation of isolated plants. It is manufactured by the Boston Talking Machine Company, of 22 Aimes street, Boston, Mass.

Stops Back-Pressure on Engines.

It frequently happens that when exhaust steam from engines is used for heating purposes, there is a back-pressure which is very harmful to engine



parts. A device is being put upon the market by the Monash-Younker Company, of 123 West 42d street, which obviates this trouble. The illustration shows the construction of this device and those who have used it say that it accomplishes very satisfactorily what it is designed to do. The device is also applicable where exhaust steam is used for drying purposes.

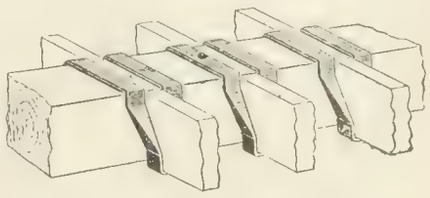
High Power Portable Drill.

The Standard Electric Tool Company, Cincinnati, Ohio, has developed and is now placing on the market a new universal portable electric drill in four sizes, one-quarter, five-sixteenths, one-half and three quarters inch.

These drills operate from any lamp socket on either alternating current or direct current circuits, and they will also run satisfactorily on low-frequency circuits as well as on 60-cycle series commutating type motors of special design. Absence of any tendency to run hot are noteworthy features of these tools. An improved method of forced ventilation is also used.

Holds Joists Securely.

The Lane Brothers Company, of Poughkeepsie, N. Y., have a joist hanger which is said to save considerable time in framing. Their device is the result of long continued experience looking to the absolute security of joists where they abut their beams in frame buildings and does away with

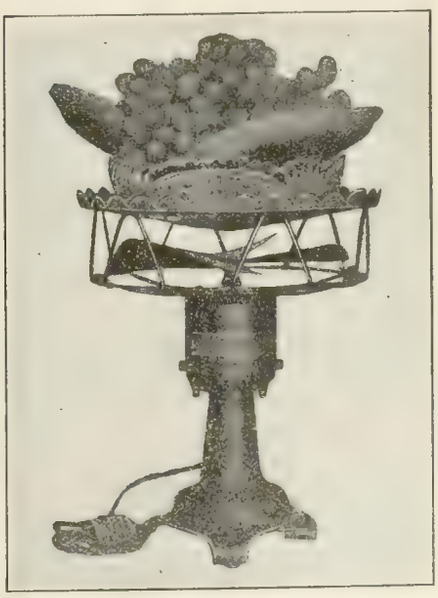


the insecure process of spiking. The accompanying illustration gives a very comprehensive idea of how the problem was solved and incidently provides a means of noting the method of gaining support by reinforcing the carrying lugs as they drop from the top of the beam to the bottom of the joists.

Summer Comfort in Offices.

New York has been called the canyon of the winds. Even on a torrid August day the occupant of the skyscraping office building, though far removed from the blistering pavements, must sit and swelter in a stuffy office because his papers are liable to be blown out of the window by a sudden gust of wind the moment he opens his windows. If he uses an oscillating wall fan, his nerves are constantly wrought up through fitful grabbing of shifting documents. The stationary desk fan ruffles up his hair and his temper and makes perspiration preferable to annoyance.

But there seems to be a solution to the problem this year in the form of a new idea in desk fans being introduced by the Racine Electric Company, of Racine, Wis. The manufacturers contend that it removes every fan objection, because it projects the air away from, rather than toward, the person sitting near. The accompanying illustration shows the application of the fan for table use. The fruit piled above the blades is used to demonstrate, as possibly nothing else could do in an illustration of this sort, the fact that it affords a rest for books or other desk equipment that otherwise would occupy valuable desk space.



In operation, the fan forces the air upward from the desk, dilates it as it strikes the deflecting surfaces directly above, and gives a circulating movement to the heated, impure air above the workers' heads, and so forcing it out of the room through windows opened at the top and at the same time permitting fresh air to find access to the room through the same avenue.

REAL ESTATE BUILDERS
RECORD AND GUIDE.

Devoted to Real Estate Building Construction and Building Management in the Metropolitan District

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The project for a civic center in Mt. Vernon seems now to be assured, as the bills introduced into the Legislature by Assemblyman Bovie, authorizing the Mt. Vernon city authorities to issue the required bonds, have been enacted. Among the new structures immediately contemplated are a municipal building and buildings for the fire and police departments.

An interesting collection of consular reports on the street cleaning methods of the principal cities of Europe is contained in the "Daily Consular and Trade Reports" for March 12. A number of these cities, it appears, have introduced motor-driven sweeper suction machines. These machines are yet in the experimental state, but the time is probably not far off when pavements may be cleaned without stirring up clouds of dust.

The Cullen-Levy bill, signed this week by the Governor, authorizes every city in the state to exercise all the functions of local self-government that do not involve structural changes in their existing charters or that do not conflict with general state laws. New York City, for example, may establish salary schedules and pension systems for all classes of employees, but it may not alter the structural organization of any department. It may install a municipal lighting plant, operate markets and warehouses, or license occupations generally. In short, the city will no longer be limited to activities specifically enumerated, but there is no transfer power from one department to another. The bill is one of a series of five measures which embody the Municipal Government Association's home rule programme, a programme which is being pushed in other states as well as in New York.

Adjusting Building Heights.

The Record and Guide published in its issue of last week a list of the limitations on the height of fire-proof buildings which are now imposed in certain of the larger American cities. These restrictions belong to two general classes. Many cities simply put a rigid absolute limit upon the number of feet which a building is allowed to rise. This limit varies between 125 feet, as in the case of Boston and Scranton, and 200 feet as in the case of Chicago, Cleveland and Newark. Other cities make the legal limit proportionate to the width of the widest street on which it is situated, the ratio usually being two and one-half times the width of the street. Buffalo has a special provision which limits buildings to a height of more than four times that of its smallest horizontal dimension, but such a restriction, while it might operate beneficially in certain cases, would not meet the situation in New York City. A few cities impose more severe restrictions on lofts and stores than they do upon office buildings.

It is very much to be hoped that no attempt will be made to apply rules of this kind to the case of New York. The principle of adjusting the limit to the width of the street or streets on which it is situated has an obvious propriety and should be adopted in some form, but not in the form which it has obtained in other American cities. Mr. Ernest Flagg in a letter in the Times points out the weakness of the usual methods of regulation adopted in this country. They do not really accomplish the purpose which they are intended to accomplish. They do not insure light over the streets and for the buildings themselves. They do not prevent congestion. They do not secure equality of treatment as regards light between adjacent owners. They do not contribute toward the good looks of the city or make the fire risk a negligible quantity.

The plain fact is that public opinion will not consent to a limit of height low enough to be really effective. As Mr. Flagg points out, the limit of all buildings on a sixty-foot street should be not more than six stories—in case the recognized evils of tall buildings are to be effectually done away with. If they are allowed to rise as high as twelve stories, all the disadvantages of the skyscraper are permitted to continue, although in a somewhat less acute form than is now the case. Yet it is evident that if a limit were proposed which would really do away with these disadvantages, it would not have a chance of adoption and it would tend for many years to lower real estate values in certain parts of Manhattan.

Mr. Flagg concludes, consequently, that if a limit of height, low enough to be really effective, cannot be obtained, it would be better to have none at all. Why burden the statute book with a law that will not accomplish the purpose for which it was designed? A limitation of twelve stories in streets sixty feet wide and of twenty stories in streets or avenues one hundred feet wide would mean that the maximum limit would soon become the minimum, and that New York would continue to suffer from the same disadvantages as at present, the only difference being that the unwholesome conditions would be spread over a somewhat larger area.

The alternative is to abandon the idea of a rigid limit and seek to accomplish the desired end by more flexible means. There is no necessary objection to skyscrapers merely because they are tall. If every skyscraper was surrounded by a sufficient amount of light and air, the city would not suffer from any of the evils against which such a strenuous protest is now being made. The evils come from crowding too many skyscrapers within a certain area. If they could be properly separated they would not obstruct one another's light and would not be materially dangerous in case of fire. The idea is, consequently, to permit the erection of tall buildings to any economically practicable height, provided a sufficient distance divides one skyscraper from another. A general limit of height could be established low enough to be effective, which certainly could not be more than once the width of the street, but on a certain percentage of each lot no such limit would apply.

It is suggested that at least thirty per cent. might be covered with a tall building without any congestion and without depriving the street of light—provided the tall part of the building will set back somewhat from the street line. On corner lots and those facing open squares a greater percentage of the area might be allowed for towers than is the case in less advantageously situated places. Property owners should be permitted to exercise the right of selling their privilege of building light to the owners of the adjoining land, and this knowledge would undoubtedly possess a substantial value. The result of such a limitation would be that every avenue frontage in the central parts of Manhattan would gradually be improved with one or at the most two skyscrapers occupying somewhere between forty and fifty per cent. of the frontage and rarely rising to more than twenty stories.

Some objection may be raised to the effect which such a provision would have on the appearance of the city; but in the opinion of the Record and Guide the consequences of such a method of restriction upon the architectural appearance of New York would be wholly advantageous. New York can never be a well-proportioned and good-looking city in the sense that Paris is good-looking. The process of erecting skyscrapers has been carried too far. From the architectural point of view, it must be picturesque or nothing, and if as a consequence of the proposed method of restriction it should become a city of detached towers, the result would be unique and would afford our architects the opportunity of building the most interesting monuments erected to business energy and enterprise that the world has ever seen. It should be remembered also that under this plan the main cornice line on any street and avenue would be uniform and would be proportionate to the width of the street, so that a certain orderly arrangement would be substituted for the existing chaos. It is sincerely to be hoped that the committees now engaged in the study of this problem will give careful attention to Mr. Ernest Flagg's proposed solution.

Broadway Express Stations.

The Record and Guide cordially sympathizes with the attempt now being made by the Broadway business men to secure the location of the express station on the Brooklyn Rapid Transit line at 42d street. If it is physically possible to make this change it certainly ought to be made. Under the circumstances the argument made in favor of the 48th street station, viz., that it will relieve congestion and distribute business, has no force. A general policy of locating express stations, which looks in the direction of distributing business, has much to recommend it; but in the present instance the result would be, not any distribution of business, but a large amount of public inconvenience. The present and future importance of

the lower end of Times Square is too great.

When it is remembered that the Belmont tunnel to Queens and the shuttle service connecting with the Grand Central Station and the East Side subway, both terminate near 42d street and Broadway the idea of locating the express station anywhere else becomes absurd. The Times Square station will become the great point of change between the Interboro and Rapid Transit systems. It will be more used probably than any other station in the city. Such is bound to be the case, even though the express station is pushed as far north as 48th street, and the attempt to evade it will be as exasperating as it will be unsuccessful in its results. The engineers of the commission should concentrate their activities upon planning at 42d street and Broadway a convenient clearing house for the rapid transit systems of New York City. Nothing else will meet the needs of the local situation.

THE WEEK IN REAL ESTATE.

Real estate was fairly active at the beginning of the week and the activity ceased only with the week's end. At the outset large transactions were reported and this character of dealing was steadily sustained. Not a day passed but what one or more good sales were reported. It looks as if there might be a revival of old time activity in this substantial commodity. Conspicuous among the purchases were the 12-story apartment house at the southeast corner of Broadway and 77th street; a 6-story apartment house on Wadsworth avenue; a costly residential site in East 96th street, near Fifth avenue, for improvement; a large plot in East 87th street; a good dwelling in the upper West Side; a large corner property at Park avenue and 93d street; a number of other large parcels the particulars of which will be found in our news column; and some first-class sales in the Bronx and in Brooklyn. The suburban market seems to be engaging the attention of many home seekers.

Building Encroachments.

Editor of the RECORD AND GUIDE:

A property owner on Sixth avenue handed to me one of Borough President McAneny's orders directing him to remove, before May 1, 1913, all projections "farther than allowed by the order of the Supt. of Buildings of Jan. 3, 1911." Fortunately, this particular owner's show window was erected prior to May 25, 1899, and under section 646 of the Laws of 1899, cannot be removed, the law stating, it "shall not be removable unless an action shall be instituted by or in behalf of the City of New York for the removal of such structure within one year from the passage of this act."

The resolution of the Board of Estimate under which Borough President McAneny's order was issued, revoked all permits for every possible projection even including flower stands. I asked President McAneny under what section of the City Charter or other legal authority his order of Jan. 3, 1911, was issued. Bear in mind, please, that the basis of the present crusade has been that all projections are illegal, and that not even the Legislature itself can authorize them, whereas President McAneny authorizes 2 ft. of the sidewalks to be "encroached" on.

Borough President McAneny's answer was that there was no authority in the Charter or other legal authority, but that the order of Jan. 3, 1911, was issued at his direction and "prepared after its approval by a body of representative architects and builders." This is an admission that this order is illegal, and constitutes an arbitrary assumption of authority.

Furthermore, in the execution of his various orders, President McAneny shows a discrimination—I had almost said favoritism—which under Tammany Hall would be called by a "shorter and uglier name." Thus while he compels the Mutual Life Insurance Co. to rebuild its Nassau street front, and now proposes a similar course against its Cedar street side, he allows the Metropolitan Life Insurance Co. to extend 5 feet upon the public highway. Equally glaring inconsistencies may be seen by anyone who will travel in the wake of this vandalism.

A chain is no stronger than its weakest link. If the crowds on the sidewalks of the mutilated buildings are so great as to warrant imposing a tax of nine million dollars to remove these building projections, they must surge over into the gutter every time they strike one of the "encroachments" or "obstructions" allowed by Mr. McAneny's dispensation.

Orators and statesmen tell us this is a government of laws and not of men. In New York City, at the present time, it appears to be a government of men and not of laws; and there is practically no city building erected prior to the present administration, which is safe from attack. Hence, self-protection should spur property owners to action in defense of their rights and interests. While it may be said that never before in the history of the City was there such abuse of power and there may never again be by any succeeding administration, it would nevertheless seem to be the part of wisdom for the property owners of New York City to get together and secure legislation which would prevent such official lawlessness in the future.

ALBERT E. DAVIS.

New York, April 9.

In the case of the Metropolitan Insurance Company a concession was made by the Board of Estimate because the Metropolitan permits the general public to use as a thoroughfare the main corridor of the building between Fourth and Madison avenues, and also an interior passageway in the basement of the building for access to the abutting subway station.—Editor.

The Salant Bill.

Stewart Browne, of 170 Broadway, makes some pointed comments in a letter to The Sun. If this bill becomes law, he says, the following will be some of its results: "The 1912 aggregate Greater New York land assessment was $4,653,357,514, and the building assessment $2,716,222,137, or a total of $7,279,579,651, the percentage of land assessment being 62.6 running from Brooklyn, 50.5 per cent. to Manhattan, 66.9 per cent., which means that Manhattan taxes would be increased and all the other borough taxes decreased in the aggregate equal to Manhattan's aggregate reduction.

"In individual cases where the assessed land value is less than the assessed building value the assessed land value to total assessed value will run from 20 per cent. to 50 per cent., and where the assessed land value is more than the assessed building value the assessed land value to total assessed value will run from 50 per cent. to 130 per cent.; so that certain individual taxes would be reduced all the way down to two-thirds and other present individual taxes would be increased all the way up to three times. Or, expressed in 'dollar value,' where the present taxes payable average about 15 per cent. of gross rentals some will be reduced all the way down to 5 per cent. of gross rentals, and others increased all the way up to 40 per cent. of gross rental."

Mr. Browne concludes with this observation: "As for the bill forcing the erection and restricting the height of building irrespective of demand, reducing present and preventing future congestion, raising wages and reducing rents, the least said the better."

First Work Under Dual Contracts.

The first actual construction work under the contracts for the dual system of rapid transit has just been started in the Centre Street Loop Subway, which is to be operated by the New York Municipal Railway Corporation (Brooklyn Rapid Transit). Under direction of the commission, the company has begun the work of equipping two tracks in this subway for temporary operation until it can be completed and all four tracks put into operation. The temporary operation will consist in running the Brooklyn elevated trains now coming over the Williamsburgh Bridge into this subway and down to the City Hall. At present these trains stop at the Manhattan end of the Williamsburgh Bridge, where they are turned back to Brooklyn and the passengers have to transfer to other lines to get down town in Manhattan.

As soon as the two tracks in the Loop Subway are properly equipped these trains will continue through the loop, making stops at stations at the Bowery, Canal street and Chambers street. The head wall, separating the subway from the Williamsburgh Bridge, has been broken through and the bridge tracks have been connected with new tracks just laid in the subway. The work of track-laying is proceeding rapidly, and with good luck it is expected to have two tracks ready for operation by the first of July.

Civic Topics at East Tremont.

The East Tremont Taxpayers' Association has put itself on record in favor of the "Five-Cent Fare Bill" introduced by Senator Griffin, the provision of which if enacted into law will compel the New York Central Railroad to charge a five cent fare on its transit lines within the city limits. It also approved the "Station Bill" which will compel the steam railroad companies to have their through-express trains stop to take on or let off passengers at a designated station in The Bronx.

The association believes that the provisions of both of these bills should be enacted into law, since The Bronx with its 500,00 inhabitants deserves some consideration for the privileges which the railroads receive in turn from the citizens of The Bronx.

The rumored encroachment order of President Miler in reference to Third, Washington and Tremont avenues caused a lively discussion at the last meeting of the association. The result was that a resolution favoring the recession of the aforementioned order was passed.

A committee consisting of Messrs. Peterson, Steinmetz, McRae and Hunneke, was appointed to take up with the Borough President and with the Board of Estimate the question of the removal in whole or in part of the car barns at 176th street and Crotona Parkway, in order that the roadbed of the Parkway may be widened at that point to the width of the rest of the roadbed. The effect of the narrow roadbed at this point mars the beauty of the parkway at this particular spot, and with a view to remedying this defect, the aforementioned

committee was appointed to see the city officials in respect thereto.

A resolution was adopted condemning the poor protection against fire afforded the people living in the Hill section of Crotona Park North. In this respect the association favors the selection of a site for a fire company in the heart of the section. Owing to the abrupt hills leading from the Boulevard and also the hills to the west, it is a hard matter, at times, for the fire trucks to reach this section without delay in responding to an alarm.

The Salant-Schapp Bill reducing the tax rate on building and raising the same on vacant lands was disapproved.

Building Operations in March.

The month of March witnessed something like hesitation in the building trade. Measured by the large gains shown in the preceding months of 1913 and the last quarter of 1912, the small increase over the month of March, 1912—less than 1 per cent.—reported for 120 cities by Bradstreet's seems a slight one, though the volume of building permitted for in March was much larger than in either January or February. The total expenditure at 120 cities for March aggregated $71,121,145, as against $70,589,363 in March last year and $56,002,485 in February, 1913. There is here shown a gain of 27 per cent, over February, but a gain of only seven-tenths of 1 per cent .over March last year. Of the 120 cities reporting, sixty-eight show gains while fifty-two show decreases as compared with March last year. For the first quarter of the current year the expenditures aggregate $186,602,983, a gain of 9.2 per cent., this following a gain in the first quarter of 1912 of only 1.5 per cent. over the like period of 1911.

—The Borough of Manhattan will spend $1,500,000 for street paving this year. Riverside Drive will be resurfaced at a cost of $200,000 between 72d and 110th streets. The West Drive in Central Park will be rebuilt at a cost of $100,000.

The Brooklyn Superintendent of Buildings, the Brooklyn Board of Real Estate, and the Commissioner of Public Works, L. H. Pounds, have all expressed their approval of the proposal to leave three-family houses out of the tenement classification. For years the leading real estate interests of The Bronx have contended for the same privilege.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC.

of

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RECORD AND GUIDE CO.,
Walter D. Gregory.

Sworn to and subscribed before me this first day of April, 1913.

HENRI DAVID,

Notary Public, New York County, No. 136, Register's No. 4153.

Certificate filed in New York County. (My commission expires March 30, 1914.)

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 April 4 to 10	1912 April 5 to 11
Total No.	137	168
Assessed value	$7,534,400	$8,514,350
No. with consideration	14	14
Consideration	$1,225'742	$454,100
Assessed value	$1,644,000	$8,066,850
	Jan. 1 to April 10	Jan 1 to April 11
Total No.	2,290	2,591
Assessed value	$143,631,912	$215,903,495
No. with consideration	312	246
Consideration	$14,837,745	$12,195,587
Assessed value	$14,734,962	$18,865,650

Mortgages.

	April 4 to 10	April 5 to 11
Total No.	78	103
Amount	$3,433,377	$2,499 068
To Banks & Ins. Cos.	19	16
Amount	$2,048,000	$293,500
No at 6%	32	40
Amount	$584,127	$874,596
No. at 5½%	1	1
Amount	$60,000	$500,000
No. at 5%	22	27
Amount	$1,332,750	$499,716
No. at 4½%	5	12
Amount	$149,000	$234,940
No. at 4%	2	.....
Amount	$46,500	.....
Unusual rates	1	.....
Amount	$72,000	.....
Interest not given	15	23
Amount	$1,189,000	$389,816
	Jan. 1 to April 10	Jan. 1 to April 11
Total No.	1,523	1,759
Amount	$63,970,741	$113,064,262
To Banks & Ins. Cos.	366	390
Amount	$36,149,350	$81,713,115

Mortgage Extensions.

	April 4 to 10	April 5 to 11
Total No.	33	43
Amount	$970,500	$1,218,500
To Banks & Ins. Cos.	10	15
Amount	$400,500	$658,000
	Jan. 1 to April 10	Jan. 1 to April 11
Total No.	568	778
Amount	$25,084,085	$20,744,077
To Banks & Ins. Cos.	197	252
Amount	$15,565,550	$16,165,500

Building Permits.

	April 5 to 11	April 6 to 12
New buildings	15	22
Cost	$1,862,700	$3,458,300
Alterations	$299,720	$528 031
	Jan. 1 to April 11	Jan. 1 to April 12
New buildings	174	230
Cost	$19,386,315	$32,975,800
Alterations	$2,857,054	$3,473,631

BRONX.

Conveyances.

	April 4 to 10	April 5 to 11
Total No.	93	166
No. with consideration	14	24
Consideration	$118,303	$312,626
	Jan. 1 to April 10	Jan. 1 to April 11
Total No.	1,853	2,041
No. with consideration	210	182
Consideration	$2,209,860	$2,814,011

Court House Site.

The commissioners in condemnation proceedings for the court house site have finished taking testimony from both parties, and will receive briefs until April 23. The preliminary report of the commission should be rendered about the first week in May, and then both sides will have an opportunity of asking a reconsideration of its findings.

—The new Municipal reference library will be a great convenience for taxpayers. It will be in the Stewart Building, at the corner of Broadway and Chambers street for awhile, but will eventually be removed to the Municipal Building. In the new library the system of collating and indexing will give quick access to all reports, statistics and other printed information which every taxpayer once in awhile wants to know about, without having to be shunted from one city department to another.

Mortgages.

	April 4 to 10	April 5 to 11
Total No.	69	106
Amount	$590,265	$1,207,885
To Banks & Ins. Cos.	11	7
Amount	$188,000	$257,000
No. at 6%	33	43
Amount	$247,990	$375,935
No. at 5½%	5	6
Amount	$29,500	$130,000
No. at 5%	15	24
Amount	$148,000	$386,500
Unusual rates	1	.....
Amount	$753	.....
Interest not given	15	33
Amount	$164,022	$315,450
	Jan. 1 to April 10	Jan. 1 to April 11
Total No.	1,288	1,457
Amount	$13,822,336	$13,082,722
To Banks & Ins. Cos.	143	177
Amount	$2,857,029	$3,239,666

Mortgage Extensions.

	April 4 to 10	April 5 to 12
Total No.	15	12
Amount	$274,000	$138,700
To Banks & Ins. Cos.	6	1
Amount	$227,000	$43,000
	Jan. 1 to April 10	Jan 1 to April 11
Total No.	193	223
Amount	$3,384,150	$3,955,675
To Banks & Ins. Cos.	35	50
Amount	$1,042,500	$1,433,000

Building Permits.

	April 4 to 10	April 6 to 12
New buildings	20	50
Cost	$477,600	$1,222,800
Alterations	$11,300	$33,850
	Jan. 1 to April 10	Jan. 1 to April 12
New buildings	287	372
Cost	$7,807,966	$10,097,925
Alterations	$279,025	$375,055

BROOKLYN.

Conveyances.

	1913 April 3 to 9	1912 April 4 to 10
Total No.	532	461
No. with consideration	58	22
Consideration	$272,909	$230,635
	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	6,783	6,716
No. with consideration	487	394
Consideration	$3,664,095	$3,655,366

Mortgages.

	April 3 to 9	April 4 to 10
Total No.	376	353
Amount	$1,477,490	$1,532,649
To Banks & Ins. Cos.	93	73
Amount	$617,250	$837,800
No. at 6%	203	222
Amount	$577,865	$1,096,055
No. at 5½%	54	33
Amount	$216,650	$80,162
No. at 5%	90	81
Amount	$553,865	$325,645
Unusual rates	2	1
Amount	$6,000	$700
Interest not given	27	16
Amount	$123,110	$30,087
	Jan. 1 to April 9	Jan. 1 to April 10
Total No.	4,794	4,998
Amount	$17,892,725	$20,846,763
To Banks & Ins. Cos.	1,165	1,174
Amount	$7,318,831	$8,770,423

Building Permits.

	April 3 to 10	April 4 to 10
New buildings	136	180
Cost	$880,950	$917,355
Alterations	$80,381	$102,240
	Jan. 1 to April 10	Jan. 1 to April 10
New buildings	1,144	1,491
Cost	$9,250,987	$12,185,878
Alterations	$991,000	$1,024,916

QUEENS.

Building Permits.

	April 3 to 10	April 5 to 11
New buildings	130	219
Cost	$329,753	$792,780
Alterations	$21,775	$26,435
	Jan. 1 to April 10	Jan. 1 to April 11
New buildings	1,342	1,231
Cost	$3,949,663	$4,568,630
Alterations	$313,206	$274,045

RICHMOND.

Building Permits.

	April 4 to 10	April 5 to 11
New buildings	31	25
Cost	$54,860	$40,070
Alterations	$11,870	$3,775
	Jan. 1 to April 10	Jan. 1 to April 11
New buildings	196	216
Cost	$337,387	$1,012,200
Alterations	$61,342	$106,922

BUILDING MATERIALS AND SUPPLIES

Forward Buying Safeguards the Market Against Immediate Retraction from Tariff Legislation.

Brick Making Interests Plan Insurance Organization to Offset Compensation and Similar Legislation—Coal Shipments Lighter—Oils Firm.

THE inquiry for building materials is strong, although actual buying was sluggish this week. With only three weeks interim before the building season gets under way, distributors find themselves confronted with stiff price levels, but, instead of a strong buying market as the current quotations would seem to indicate, there is only inquiry. This is ver yactive, however, and embodies heavy quantities, in both city and suburbs.

The condition of the money market is favorable to the approaching building season, despite the fact that the tariff is again in the public eye. Construction interests can see no reason why the Administration bills should affect the price of building materials for at least a year, beyond a possible shading of sentiment toward conservation. Steel interests say that there is enough forward business on the books to keep prices steady and the mills busy until well into the spring of 1914, regardless of what Congress may or may not do at Washington. If steel is actually as strong as that, there should be little cause for worry among other building material interests. In fact, other lines were not shaken by the events of the week on that score and all departments, but common brick, which still continues to be the sluggard of the market, ruled firm.

Only forty-four brick cargoes went out last week, as against sixty arrivals and the current prices of $7 to $7.25 weakened, if anything as far as Hudson rivers were concerned. In the Raritan market the quotation of $8.25 Newark yard, held firm to stiff, and in Brooklyn the week's business for this brick was active.

Senator John B. Rose, president of the Greater New York Brick Company, called an extraordinary session of the brick makers of the Hudson river district together on Friday of last week at Newburgh to form a mutual protective insurance company or association to meet any possibe contingency in the event of the Compensation bill and amendments to the Employers' Liability acts passing. It is entirely possible that the scope of this insurance plan will extend into the Hackensack and Raritan districts, especialy since it is understood that similar legislation already is operative in New Jersey without any co-operative or mutual insurance plan in force among brick, terra cotta, tile and pottery interests of the State. Four members of an ultimate committee of five have been appointed to make a survey of the field with a view to finding ways and means of forming such a company. They are: F. P. Luther, of Kingston; H. J. Jova, of Newburgh; John Peck, of Haverstraw; Clarence Blakely, of Yonkers, and another member to be selected by these four later. It is planned to include fire and industrial insurance features in the association.

Only a moderate amount of individual coal is coming to Eastern tidewater at present and the price circular is being pretty well adhered to. The volume of coal arriving in the East during March was considerably less than in the corresponding month last year,

THE COAL SITUATION.

Flood Conditions in the Schuylkill Valley Check Output.

ONLY a moderate amount of individual coal is coming to tidewater first at present and circular is being pretty well adhered to. Apparently about the same amount of this class of tonnage is going to the companies as in past years, and the fears of those who anticipated that the market would be glutted have not yet been realized. There is, however, considerable off grade coal being offered at a discount. Of the steam sizes, pea coal is a little more plentiful, Nos. 1 and 2 buck are easy and No. 2 short and selling at about circular.

Viewed in its entirety, the bituminous trade is in a healthy condition, though the spot market remains in a more or less dormant condition, without any signs of an early return to life. The spot market, however, does not make or break the average producer or shipper, and this fact has to be considered in arriving at a true estimate of the situation.

The total shipments of anthracite over the leading coal roads for the month of March were 4,909,288 tons, as compared with 6,569,687 tons in March, 1912. The returns of the separate roads compare as follows:

	March	
	1913.	1912.
Philadelphia & Reading....	976,712	1,472,696
Lehigh Valley	829,502	1,225,019
Jersey Central	665,856	848,110
Del., Lack. & Western.....	532,247	916,824
Delaware & Hudson.....	562,440	578,983
Pennsylvania	420,211	537,472
Erie	700,388	761,742
N. Y., Ont. & Western.....	212,932	228,843
Total	4,909,288	6,569,687
From Jan. 1 to March 31:	1913.	1912.
Philadelphia & Reading....	3,399,293	3,861,766
Lehigh Valley	3,066,782	3,329,391
Jersey Central	2,240,293	2,393,145
Del., Lack. & Western.....	2,217,971	2,491,221
Delaware & Hudson.....	1,782,988	1,718,283
Pennsylvania	1,496,825	1,663,828
Erie	2,073,542	2,154,850
N. Y., Ont. & Western.....	642,236	656,867
Total	16,919,876	18,299,351

BRICK DEMAND LIGHT.

Brick Makers Consider Co-operative Insurance Plan.

CONDITIONS in the common brick market are such as to indicate a temporary slackening in building orders. The causes vary and range from flood conditions to tariff uncertainties, but none is serious enough to warrant any trepidation among builders and prospective operators. There is no quotable change in prices.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

1913.

Left Over, March 29, 40.

	Arrived.	Sold.
Monday	22	9
Tuesday	4	3
Wednesday	2	6
Thursday	12	10
Friday	5	6
Saturday	15	10
Total	60	44

Condition of market, dull. Prices, Hudson River (basic), $7 to $7.25. Raritan River, $7. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25; firm. Left over, April 5, 56.

1912.

Left Over, April, 1, 16.

	Arrived.	Sold.
Monday	12	6
Tuesday	5	7
Wednesday	8	8
Thursday	16	13
Friday	7	7
Saturday	6	4
Total	54	45

Condition of market, fair to strengthening. Prices, Hudson, $6.50 to $7, weak on top. Raritan, $6.50 to $6.75. Left over, April 8, 25.

President John B. Rose, of the Greater New York Brick Company, issued a call to the New York brick makers to meet at Newburgh to consider the organization of a mutual insurance company, to protect the manufacturers against hostile legislation, being introduced at Albany under the proposed compensation and liability laws. F. P. Luther, of Kingston; H. J. Jova, of Newburgh; John Peck, of Haverstraw, and Clarence Blakely, of Yonkers, were four of a committee that eventually will consist of five brick manufacturers, who will give consideration to this matter and report back at a later time.

The brick manufacturers of the Hudson River district have for a long time been menaced by many conditions both mechanical and ethical, but they have not in recent years seen fit to co-operate in mutual protection. The recent introduction of compensation laws and the actual operation of recent liability legislation places heavy mutual burdens upon all manufacturers. The far reaching effect of an accident like a boiler explosion or premature action in a dynamite blast could very easily wipe out the entire profits of a year to any brick manufacturer. When competition in the market is keen and cost of manufacture is higher and margins of profit are very much narrower than they were years ago, all manufacturers, irrespective of selling affiliations, have evidently become impressed with the urgency of mutually combining in a protective insurance system of some kind which will give them adequate protection in time of need, and at the same time considerably lessen the burden of premium. To this end the committee has been empowered to work.

BUILDING SUPPLIES STEADY.

Engine-Room Equipment in Good Demand in All Lines.

CURRENT quotations on engine-room equipment for buildings showed no change in prices, although the demand is much improved. The higher price of crude oil and lubricants has not affected the buying market, but quite on the other hand it has resulted in larger orders, because of the reported impending increase in the cost of crude oil and linseed oil.

The demand for fire hose is large, but prices continue unchanged as follows: Underwriters' cotton rubber-lined hose, 2-in. in diameter, 350 lbs. pressure, in 50-ft. lengths complete with couplings is 65 cents per lin. ft. Common hose, 2½-in. diameter, tested to 200 lbs. pressure, is 35 cents per lin. ft.

Prices for cotton waste follows, in bales of 100 to 500 lbs.: No. 1 white picked cotton waste, 9¼ cents per lb.; No. 3, 7¼ cents; No. 1 colored, 5 cents; No. 3 colored, 4¼ cents.

Prices for chain belting continue unchanged. Quotations follow: From 3 hp. to 10 hp., 30-in. centers complete the two sprockets, $7 to $8 per horsepower. From 10 hp. to 25 hp. 36-in. centers complete, $5 to $6 per horsepower. From 25 hp. to 100 hp., 56-in. centers complete, $4 to $5 per horsepower. From 100 hp. to 500 hp., 72-in. centers complete, $3 to $4 per horsepower.

The market for flooring is firm with a good demand. Quartered-sawed oak flooring, A1, is $88 per M. Selected white-oak or red-oak flooring is $50 per M., and common flooring, red or white, is $30 per M.

Maple flooring 13/16 x 2¼-in., is $50 for clear; $45 for No. 1, and $28 for factory. Long-leaf yellow-pine flooring, 13/16 x 2½ in. face, is $60 to $65 for A heart rift, $50 to $55 for sap rift; $36 for No. 1 flat; $34 for No. 2, and $30 for No. 3.

Quotations on plaster blocks are as follows:

	Weight, per sq. ft., lbs.	Price, per sq. ft., cts.
2-in.....	7	6
3-in.....	8½	6½
4-in.....	11	7¼

These blocks are made 32 ins. long by 13½ ins. wide, containing 3 sq. ft. of surface. The 2-in. blocks are solid, but the others are hollow. Plaster boards, ⅝-in. thick, are 16 cents per sq. yd.

TARIFF AND STEEL PRICES.

Current Business Sufficient to Give Market Stability for a Year.

STRUCTURAL steel interests, queried this week as to the possible effect of the proposed steel schedule in the tariff bill on their branch of the market, said that there is no reason why there should be any unsettlement of prices for a year at least, as prospective business is heavy enough to keep the market firm until the spring of 1914. If German and English steel and ironmakers continue as busy as they have been and prices hold up abroad it is expected that American companies will find some way successfully to continue to compete with foreign rivals.

No immediate effect on business is expected by Vice-President King of the Jones and Laughlin Steel Company, but he says that neither the steel business nor any other business can flourish under free trade, and that inevitably labor will suffer. John C. Oliver, president of the Oliver Iron and Steel Company, states that if general conditions are good that steel mills will be busy and make money even though unprotected by a tariff. Vice-President Sutton of the Crucible Steel Company does not expect any effect in the steel industry from the new tariff until times become dull again, but that the pinch will come then, and that it will be felt by the manufacturer first and then by the workman.

New business booked by steel companies during the week has been in good volume. The demand for some classes of steel products which has nearly used all of the supply in sight for several months ahead has continued heavy and there are indications that semi-finished steel and bars, sheets and other products will be all sold up to the end of the year within a few weeks.

OIL MARKET STEADY.

New Wells Discovered in Louisiana.

THE petroleum market during the week showed evidences of firming. Conditions are good. There is a gradual tendency to get above the $2.50 level, which has ruled for some time. The reports received this week that new oil wells in Louisiana have been discovered may keep prices where they are for a while. Local prices on petroleum and products rule as follows:

Petroleum—	
Crude, barrels, per gallon.....	..@15
Refined, barrels	13@13½
Tank, wagon delivery.....	..@ 9
Naphtha—	
Auto in wood.....	..@21
Auto in garages, steel bbls.....	..@17
V. M. & P. deed in steel.....	17@18
V. M. & P. deed in wood.....	..@21
Gasoline—	
86 degree.....	.@29½
74-76 degree.....	..@25½
68-70 degree.....	..@22½
Stove.....	..@21

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

The Sale of Large Apartment Houses Was a Strong Feature.

The real estate market, this week, showed considerable variety and scope, with apartment houses as the predominating feature. The northern part of Manhattan formed the backbone of its strength, while the Bronx contributed transactions of more than ordinary moment. In Brooklyn dealing in real estate continues to be strong and a new demand for suburban Long Island properties is manifesting itself. All together the total of the week's dealing could be better and it could also be far worse.

The total number of sales in Manhattan this week was 29.

The number of sales south of 59th street was 5, against 16 last week and 17 a year ago.

The sales north of 59th street aggregated 24, compared with 23 last week and 26 a year ago.

From The Bronx 19 sales at private contract were reported, against 18 last week and 9 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,389,000, compared with $2,148,106 last week, making a total since January 1 of $17,636,061. The figure for the corresponding week last year was $1,928,-305, making the total since January 1, 1912, $14,307,074.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

EAST 30TH ST.—Horace S. Ely & Co. sold for Ida Lenfilhorn and others to Maria S. Simpson 38 East 30th st, a 4-sty and basement dwelling, on lot 22.4x98.9, about 252.4 ft east of 5th av. The purchaser bought last week through the same brokers, 40 to 44 East 30th st, adjoining to the east, and now has a plot with a frontage of 72.4 ft. A commercial structure is likely to be erected on it. F. & G. Pflomm represented the sellers of 38 East 30th st.

34TH ST.—D. H. Jackson Co. resold through S. H. Raphael to Frederick Kuhn, 213 East 34th st, a 4-sty business building, on a lot 18.9x98.9, 150 ft east of 3d av. The property is leased to the McQuade Printing Co. until 1925.

41ST ST.—McVickar, Gaillard Realty Co. sold for Jas. P. Babcock, of Austria, 320 West 41st st, a 5-sty tenement house, on a lot 25x100.

51ST ST.—Louis Schrag sold for Jos Emil Ergens-Chaeffter to Dr. John A. Wyeth, 348 West 51st st, a 3-sty and basement dwelling, on a lot 12.6x100.5. After alterations are made the building will be used in connection with the Polyclinic Hospital.

8TH AV.—Valentine Dietz sold through Chas. Van Oppen to Jas. Malone 856 8th av, a 5-sty flat with stores, on a lot 25x80, between 51st and 52d sts.

Manhattan—North of 59th Street.

79TH ST.—The estate of David T. Pulsifer sold 122 West 79th st, a 4-sty and basement dwelling, on a lot 22x102.2, 210 ft west of Columbus av. Mr. Pulsifer bought the house in 1887. He was famous as the owner of great race horses, among them Tenney.

79TH ST.—N. A. Berwin & Co. sold for Chas. M. Gay to John Palmer 158 and 160 East 79th st, two 4-sty single flats, on a plot 40x102.2, 90 ft east of Lexington av. Frank B. McInerney represented the seller.

82D ST.—J. Edgar Leaycraft & Co. sold for a client to Jos. Polstein 41 to 47 West 82d st, four 4-sty dwellings, on a plot 66.8x102.2. The buyer will renovate the houses.

84TH ST.—Peter Schaeffler estate sold through John J. Kavanagh and David H. Hyman to the Markwin Realty Co., 126 East 84th st, a 5-sty flat, on a lot 25.6x102.2, 67.2 ft west of Lexington av.

85TH ST.—The F. R. Wood, W. H. Dolson Co. sold for the estate of Bendix Loewenthal 50 West 85th st, a 4-sty and basement dwelling on a lot 20x102.2, to a client for occupancy.

87TH ST.—Heilner & Wolf and the Markwin Realty Co. bought 114 to 122 East 87th st, old dwellings, on a plot 92.9x100.8, between Park and Lexington avs. The sellers were Simon Baer, of 114; Dietrich Heyen, of 116; Hannah Bon Homme, of 118; Katholischer Gesellen Verein, of 120 and 122. The broker was John J. Kavanagh.

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87TH ST.—Alliance Realty Co. sold to the Princeton Construction Co., Isaac Polstein, president, 144 to 160 West 87th st, nine 4-sty dwellings, on a plot 164.6x100.8. In part payment the buyer gave 216 West 99th st, a 6-sty elevator apartment house known as the St. Pierre, on a plot 60x100.11. On the site just acquired the purchasing company will build a 9-sty apartment house. H. H. Uhlfelder was the broker.

89TH ST. Louise Kaufold sold 104 and 106 West 89th st, two 5-sty flats, on plot 50x100.8, located 135 ft west of Columbus av. The buyer, Rubin Osterwell, gave in part payment the dwellings at 522 Van Buren st and 987 Greene av, Brooklyn.

92D ST. Adolph Platky estate sold through L. J. Phillips & Co., 46 West 92d st, a 4-sty and basement dwelling, on a lot 18x100.8.

96TH ST.—Richard Trimble sold to Edward Shearson the vacant plot, 37.6x100, in the north side of 96th st, 262.6 east of 5th av. The buyer will improve the plot with a dwelling for his own occupancy. Mr. Trimble bought originally a plot 75x100, and the part sold to Mr. Shearson comprises one-half of the Trimble plot. The houses will be separated by a deep court.

111TH ST.—Williams & Grodginsky sold to John Volz 8 to 14 West 111th st, a new 6-sty elevator apartment house, on a plot 100x71.10, near 5th av. The buyer gave in part payment the northeast corner of Lexington av and 120th st, 3-sty buildings, on a plot 100.11x49.11.

111TH ST.—Raffler Construction Co. sold 504 and 506 West 111th st, adjoining the southwest corner of Amsterdam av, a 6-sty elevator apartment house, known as the Aronaree, on a plot 108.4x91.10.

112TH ST.—Ignatz Roth and Max J. Klein resold 19 and 21 West 112th st, a 6-sty flat, on a plot 50x100.11.

113TH ST.—West Side Construction Co., Jacob Axelrod, president, sold 230 West 113th st, a 6-sty apartment house, on a plot 50x100.11, between 7th and 8th avs.

127TH ST.—Faultless Construction Co. sold through Harry Meltzer to the Shenk Realty Co. 611 to 617 West 127th st, a 6-sty elevator apartment house, known as the Claremont View, on a plot 100x146.11x irregular. The buyer gave in part payment 308 to 314 West 127th st, two 6-sty flats, each on a plot 37.6x100.

131ST ST.—L. Laing resold through J. B. Wood to F. R. Mason, 112 West 131st st, a 3-sty and basement dwelling, on a lot 16.8x99.11.

141ST ST.—Max J. Klein and Ignatz Roth resold 239 and 241 West 141st st, a 6-sty apartment house, known as the Hoffman, on a plot 50x99.11.

141ST ST.—H. B. Snyder and A. Kane & Co., resold for the Placid Realty Co. the Lawrington and Ivanhoe, two 6-sty apartment houses at 204 to 219 West 141st st, on plot 125x99.11, adjoining the southwest corner of 7th av. The seller acquired the property recently from the John E. Gerlach Realty Co.

179TH ST.—Bing & Bing resold through the J. Romaine Brown Co. to Mrs. A. H. Ahrens 708 West 179th st, the Bellerose apartments, a 5-sty structure on plot 50x92.6. This property was one of the parcels taken in exchange for the Wellsmore apartments, at Broadway and 77th st. The new owner pays cash for the property. She owns the similar property adjoining on the west.

BROADWAY.—Bing & Bing sold to Mrs. Louise Livingston the southeast corner of Broadway and 77th st, a 12-sty brick and stone apartment house with stores, known as The Wellsmore, on a plot 105.6x160.4, with a south line of 134.3 ft. It was built about 3 years ago by the sellers. J. Romaine Brown Co. was the broker. The buyer gave in part payment the southwest corner of 7th av and 50th st, a 4-sty building, on a plot 41.6x90; 114 and 116 East 71st st, a 7-sty apartment house known as Lenox Court, on a plot 50x100; 706 and 708 West 179th st, 5-sty flats, on a plot 50x92.6.

LENOX AV.—Herman Le Roy Edgar sold for Peter F. Cogley 54 Lenox av, a 5-sty flat, on a plot 32.6x100, 68.5 ft north of 112th st.

PARK AV.—Isaac N. Phelps Stokes and members of his family sold through J. J. Kavanagh to Thos. Woodlock the southwest corner of Park av and 93d st, five old apartment houses. The property was held by a company known as the Charter Realty Co., of which Isaac N. Phelps Stokes is president. The buyer will make no immediate improvements. Four of the buildings face Park av, being 1172 to 1178, a total of 100.8 ft; and, the fifth house is 74 East 93d st, adjoining, with a 20 foot frontage, thus making a total frontage in the street of 105 ft. Opposite, on the northwest corner, is the old Ursuline Convent plot, purchased a year ago by Robert S. Minturn. Adjoining the plot sold, covering the lower half of the block, is the 7-sty Holland Court apartment house, purchased last year by Miss Charlotte S. Baker, a niece of the late John S. Kennedy.

PINEHURST AV.—Slawson & Hobbs sold for the Sutherland Realty Co. (Bing & Bing), 65 Pinehurst av, a 5-sty flat, on a plot 46.6x111.2, near 181st st.

WADSWORTH AV.—The American Real Estate Co. sold to the Arco Realty Co. the 6-sty apartment house, on a plot 179.10x70, on the west side of Wadsworth av, between 184th and 185th sts. The building is known as the Paul Jones and was built 3 years ago by the Getskay Realty Co. The American Real Estate Co. bought it soon after it was completed.

Bronx.

OAK ST.—The D. H. Jackson Co. bought through L. J. Greenberger the plot 100x100 in the south side of Oak st, 100 feet from Syracuse av, Arden Estate. The Jackson company has bought from the same seller the plot 100x100 on Walnut st, facing Oak st, in exchange for 872 East 12th st, Brooklyn. The buyers intend to resell the property to builders. The seller is Charles C. Watkins, Jr.

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Private Realty Sales (Continued).

TIFFANY ST.—The 912 Tiffany Street Corporation (Jacob Frost, Samuel B. Steinmetz, 912 Tiffany st, a 5-sty apartment house, known as the Norwood, on a plot 50x110, between Fox and Hadd

137TH ST.—Martin A. Cohen sold through Epstein & Yarmus to M. Reimitz, 639 East 137th st, a 5-sty tenement house, on a lot 25x100.

176TH ST.—Albert Erbert sold through Chas. Kuntze to a builder the vacant plot, 20.6x100x irregular, on the north side of East 176th st, 67 ft east of Belmont av. The buyer will improve the plot with a 5-sty flat.

188TH ST.—Mrs. Margaret Nehmelman sold through McLernon Bros. to a buyer, for occupancy, 133 West 188th st, a 2½-sty frame dwelling, on a lot 25x104, fronting on Devoe Park.

AQUEDUCT AV.—The Arco Realty Co. sold to the American Real Estate Co. the plot of 20 lots on the east side of Aqueduct av, facing the Washington Bridge Plaza, between 172d st and Featherbed la. The buyer gave in part payment the large apartment house known as the Paul Jones, occupying the west side of Wadsworth av, from 184th to 185th st.

BOSTON RD.—Marie Krabo sold the southwest corner of Boston rd and 181st st, a 2-sty building, on a plot 114x125.

CYPRESS AV.—Pauline Haebler bought from the Harry Goodstein Realty Co., 232 Cypress av, at the southeast corner of 138th st, a 6-sty flat with stores, on a plot 100x40.2. The buyer gave in payment 2423 Bathgate av, at the southeast corner of 188th st, a 5-sty flat with stores, on a plot 89.4x82.

DALY AV.—John A. Warch sold for Chas. Breidenbach to a builder the vacant plat, 44x110, on the west side of Daly av, 109 ft north of 178th st. The buyer will improve the plot.

EDGEWATER RD.—L. Davis sold through S. Cowen the plot, 150x100, on the west side of Edgewater rd, 300 ft south of Garrison av.

EDISON AV.—The Realty and Commercial Co. sold to J. Montour 15 and 16 Edison av, 50x100; to T. Innocenzo, 21 and 22 Edison av, 50x100, and to C. Berardi, 17 Edison av, 25x100.

GARRISON AV.—M. Lowry sold through S. Cowen the plot, 50x100, on the south side of Garrison av, 75 ft east of Bryant av.

GRANT AV.—Kurz & Uren, Inc., sold for a client to Herman D. Junge, 964 Grant av, a 3-sty brick 2-family house, on a lot 20x95.

MARMION AV.—Anthony H. Creagh sold the northeast corner of Marmion av and East 177th st, a vacant plot 40x115.

STEBBINS AV.—Arnold, Byrne & Baumann and R. Morris sold for Geo. F. Johnson & Sons to the Foxvale Realty Co. the plot of 12 lots on the west side of Stebbins av, 150 ft south of Westchester av. The plot is 500x100. In part payment the buyer gave the southeast corner of Minford pl and East 173d st, three 5-sty apartment houses, on a plot 120x100; also, 1547 to 1551 Minford pl, two 5-sty apartment houses, on a plot 75x100. The Stebbins av plot will be improved with twelve 5-sty apartment houses, each to cover a plot 41.8x100.

UNION AV.—John F. Fetzer sold for the Polatschek-Spencer Realty Co., 1111 and 1113 Union av, a 6-sty flat on plot 50x100, to Charles Kastenhuber, who gives in exchange the plot, 105 x125, at the northwest corner of Wales av and 151st st.

VALENTINE AV.—Albert E. Deliee sold to Henry Reubert the plot 50x100 on the west side of Valentine av, 175 ft south of 184th st.

WESTCHESTER AV.—C. Hauck sold through S. Cowen to R. Goldberg, 756 Westchester av, extending through to 731 Tinton av, a 4-sty flat, on a lot 25.3x76x29.9xirregular, adjoining the south corner of 156th st.

CONCOURSE.—Sandrock Realty Co. sold through Chas. Kuntze the southeast corner of Grand Boulevard and Concourse and Burnside av, a plot 88x155.

Brooklyn.

ADELPHI ST.—Geo. L. Moore sold for Jessie C. Hager to L. Dughi 310 Adelphi st, a 3-sty and basement brick dwelling, on a lot 20x100.

ARLINGTON PL.—Bulkley & Horton Co. sold for J. H. Boldmann 22 Arlington pl, a 3-sty and basement stone front dwelling, on a lot 16x100.

BERGEN ST.—Chas. C. Stelle sold for the estate of John D. Meyer 397 Bergen st, a 2-sty and basement brownstone front dwelling, on a lot 20x100. The buyer will renovate the house, which has been leased to Mary Laleoney of 33 St. Johns pl, for a term of years.

CARROLL ST.—A. Peace & Son sold for a client to a buyer, for occupancy, 765 Carroll st, between 7th and 8th avs, a 3-sty and basement dwelling.

DEAN ST.—L. Blumenau's Sons sold for a client to John O'Toole 94 Dean st, between Smith and Hoyt sts, a 3-sty and basement brick dwelling, on a lot 20x100.

DEAN ST.—Bettie Johnson sold through L. Blumenau's Sons to Ernest Arnold 169 Dean st, near Bond st, a 3-sty and basement brick dwelling, on a lot 20x100.

FULLER PL.—L. Blumenau's Sons sold for Wm. M. Calder Co. to Tinnie Shillak 44 Fuller pl, South Brooklyn, a new 2-sty brick dwelling, on a lot 17x100; and for the same owner to John S. Cantor 42 Fuller pl, a 2-sty brick dwelling, on a lot 17x100.

MONROE ST.—Henry P. Cain sold for Peter Green to a buyer, for occupancy, 570-A Monroe st, a 2-sty and basement brick dwelling.

1ST ST.—Charles E. Rickerson sold for Wm. D. Breaker 403 1st st, a 3-sty and basement brown stone dwelling, 18x45x100.

3D ST.—Burrill Bros. sold for the Prosser Realty Co. to Jas. E. Bearns, 585 8d st, a 3-sty American basement dwelling.

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EAST 8TH ST.—Richard Von Lehn, Jr., sold for the McIntire Construction Co. to John H. Meyer, 1059 East 8th st, Midwood Manor, a detached stucco dwelling, on a plot 40x100.

EAST 14TH ST.—Milnor Wiley & Son sold for Elmer E. O'Donnell the vacant plot, 40x100, in the west side of East 14th st, 120 ft south of Av I. The buyer of the plot will improve it.

71ST ST.—B. J. Sforza sold for Leon Zysman 1526 71st st, a 4-sty brick single flat, on a lot 25x100.

46TH ST.—John F. Burke sold for Ellen J Walsh to the Scandinavian Mission, 517 and 519 46th st, Bay Ridge, a 2-sty frame building, on a plot 40x100, that was long occupied by the Bay Ridge Athletic Club. The purchaser will occupy it.

76TH ST.—Malcolm McKinnen, Jr., sold for a client the vacant plot, 120x100, in the north side of 76th st, 106 ft east of 4th av. The buyer is a builder, who will improve the plot with two apartment houses.

ATLANTIC AV.—Geo. E. Lovett & Co., in conjunction with Fred'k Southack & Alwyn Ball, Jr., sold for the Melvin estate to Frank Thompson 426 Atlantic av, a 3-sty brick flat with store, on a lot 25x90.

CARLTON AV.—Geo. L. Moore sold for E. Longbotham to Emil Lazansky 322 Carlton av, a 3-sty brick dwelling, on a lot 20x100, and resold for the buyer to Josephine Norton.

CARLTON AV.—Josephine Nicolay sold through Geo. L. Moore 304 Carlton av, a 3-sty and basement brick dwelling, on a lot 20x65, to Dora Davis, and resold for the buyer to Henry Levison.

CARLTON AV.—Geo. L. Moore sold for Harry Dunham to Henry Levison 249 Carlton av, a 3-sty and basement brown stone dwelling on a lot 22x100, and resold the same to Carl Buscher.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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EXPERIENCED realty broker in 5th Avenue office; must be capable of selling and making exchanges; strictly commission until ability is demonstrated. Box 98, Record and Guide.

POSITION as Superintendent or General Foreman in Building line wanted by young energetic man; 12 years' experience. Good at figuring and good hustler of men. Box 96, Record and Guide.

MECHANIC, practical experience repair man, Carpentering, Alterations, Painting, capable to take full charge; ability to keep expenses down, desires position. Box 106, Record and Guide.

CITY SURVEYOR, seven years' experience in building construction, desires position with builder. Box 89, Record and Guide.

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GREENE AV.—L. Blumenau's Sons sold for R. Burkhardt 1049 to 1053 Greene av, adjoining the northwest corner of Broadway, three old frame dwellings, on a plot 60x100. J. Kurtz & Sons, who a short time ago bought the Broadway corner, are the buyers of the Greene av plot and will reimprove the site with a modern business building and join it to the corner property.

VANDERBILT AV.—Robt. M. Amory sold through Geo. L. Moore to Patrick Brown 294 Vanderbilt av, a 3-sty and basement brown stone front dwelling, on a lot 25x100.

MANHATTAN BEACH.—The Manhattan Beach Estates sold, on its development at Manhattan Beach, a plot, 50x100, on the east side of West End av, south of Oriental Boulevard; Isaac Greenberg, a plot of 60x100, on the east side of Dover st, south of Oriental Boulevard; Wheatly Realty Co., a plot, 40x100, on the east side of Beaumont st, south of Oriental Boulevard, on which ground was broken this week for a bungalow.

SEA GATE.—William P. Rae & Co. sold at Sea Gate a cottage on the north side of Cypress av, 160 ft east of Highland av, for A. S. Hart, to a client for investment, and a cottage on the south side of Lyme av, 100 ft west of Sea Gate av, for John Offerman to Frederick Pratt for occupancy.

Queens.

ARVERNE.—Somerville & Somerville sold, at Somerville Park, Arverne, a plot of 6 lots on the south side of Morris av, adjacent to Somerville Harbor, to W. W. Pearsall; a plot of 4 lots on the east side of Remington av, north of Almeda av, to M. Miller; a plot of 2 lots on the west side of Vernam av to M. Springhil; a plot 40x100 on the east side of Gaston av to D. Scholz. At Somerville Park, I. Zaret sold to C. D. McKinley a frame cottage on the south side of Elizabeth av.

JAMAICA.—Wilbur C. Goodale sold for Pauline H. Drew to Mario Tomei a plot of 2 lots, in the south side of Washington st, between Cumberland and Pacific sts, Jamaica. The buyer will improve the plot with a frame dwelling.

LONG ISLAND CITY.—Platt & Albert sold for Korsmann Bros. two plots, one 50x100 and the other 100x100, on the west side of Academy st, Astoria, Long Island City. The buyer is Jeremiah F. Ryan, who will improve the parcels with apartment houses. The property is within two blocks of the Broadway and 2d st station of the proposed elevated extension of the subway.

LONG ISLAND CITY.—Rickert-Finlay Realty Co. sold to Chas. D. Abeles, of Manhattan, a vacant plot fronting 80 ft. on the west side of 6th av, 220 ft. north of Broadway, in the Norwood section of Long Island City.

ROSEDALE.—Windsor Land & Improvement Co. sold, at Rosedale, to J. & E. Vesper, a plot 48x142, at Merrick rd and Clifton av.

WOODSIDE.—Edward A. McDougall and F. G. Randall, representing the Queensboro Corporation, bought a two-acre tract on Train's Meadow rd, near Jackson av, Woodside, adjoining the Barclay-Dugro property. These two tracts and adjoining property are to be developed into a public playground for the use of residents. It is contemplated to expend $100,000 and the playground will be maintained at the expense of the company.

Richmond.

CASTLETON CORNERS.—J. Sterling Drake sold for the Mountain View Realty Co. to G. J. Walcott a detached dwelling, on a plot 60x140, on the hill, Mountain View av, Castleton Corners.

WEST NEW BRIGHTON.—The estate of Martha J. Coston sold through Cornelius G. Kolff to Hans Hermansen of West New Brighton, Staten Island, the Coston homestead. This property has a frontage of 100 ft on Bement av and runs through to Oakland av, a distance of 235 ft. The property was long the home of Mrs. Coston, the inventor of the Coston signal lights, which are used by the United States Navy and by shipping interests throughout the world.

Near-By Cities.

NEWARK, N. J.—David Tripstead sold to Goldheimer & Lerner the northwest corner of Arlington and Augusta sts, Newark, a 2-sty brick building, on a lot 25x76.

NEWARK, N. J.—Feist & Feist sold for Littleton Kirkpatrick to Roger Gray, 239 and 241 South Orange av, between Bergen and Camden sts, Newark, a plot 53x125, with an L to Bergen st, fronting 25 ft in that thoroughfare. The buyer will improve the plot with a 5-sty apartment house.

NEWARK, N. J.—The Mack Investment Co. sold to a Philadelphia syndicate 828 and 830 Broad st, Newark, a 4-sty brick office building. In part payment the buyers gave the 3-sty office building at 886 Broad st, Newark, which is leased to Frank Herud, a furrier. As soon as the leases on the buildings at 828 and 830 Broad st expire, a 16-sty office building will be erected on the site. McGuire & Hardt were the brokers.

Suburban.

CEDARHURST, L. I.—David Kraus sold the 12-room detached stucco dwelling, and garage, at Arlington av and Argyle rd, in Cedarhurst Park, Cedarhurst.

CONVENT, N. J.—Willard F. King sold through Pease & Elliman a tract of 15 acres, on Kitchell av, Convent, N. J.

ELIZABETH, N. J.—George B. Corsa sold for Chas. L. Noble to the Roselle Heights Realty Co. of New Jersey 38 acres at Lorraine Station, on the Central Railroad of New Jersey. The property lies partly in the city of Elizabeth

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[illegible] (Continued).

said on the [illegible] north of Roselle, and has been held at $75,000. Some of the streets have already been cut through, sewers installed, and sidewalks laid. The company intends to continue the development of the property.

EL MORA, N. J.—J. W. Dunham sold, at El Mora, to Edward T. Noon, of Manhattan, stucco house on plot 50x138 on Summit rd; to Henry F. Holly, of Manhattan, English stucco house on the corner of Summit rd and Fernwood terrace. Both of these purchasers have bought for occupancy. Also to Robert C. Edwards a plot, 50x125, at the corner of Westfield av and Hillside rd, adjoining his new residence, and a new dwelling at the corner of Summit rd and Baldwin pl for Hans Petersen.

ETAM MOUNTAIN, N. J.—W. B. Lovell sold to a client for C. L. Lawrence, Dover Rock, Etam Mountain. This is on the old Dover turnpike leading to Morristown and commands an extensive view. The purchaser will construct a summer home on the summit.

FLORAL PARK, L. I.—Windsor Land & Improvement Co. sold, at Floral Park, to A. Bennett, a plot 60x100, and to T. Crowley, a plot 40x100; to Rose Mueller a plot 50x100, on Geranium av; to A. Collins a plot 60x100, on Tulip av; to A. Slocum a plot 100x100, at Cypress and Locust sts; to A. Sherrer a plot 40x100, in Aspen st; to C. H. Davis a plot 40x100, in Oak st; to L. Gates a plot 40x100, in primrose av; to B. Farrell a plot 40x100, on Clover av; to W. L. Nodell a plot 50x100, at Calla and Pansy avs; to L. Moran a plot 60x100, on Calla av; to C. Drews a plot 80x100, at Daisy and Crocus avs; to J. Oates a plot 40x100, on Violet av.

GEDNEY FARMS, N. Y.—The Gedney Farm Company sold 2 plots, one on Sherman av and the other on Little John pl, opposite the site of the new Gedney Farm Hotel at Gedney Farms, White Plains. The buyer, Miss Emily A. Watson, will erect on the property a residence from plans by Delano & Aldrich.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to Mrs. Lillian Barton Wilson a plot at Kensington, Great Neck, on Arleigh rd, 286 ft west of Shore rd. The plot is 136x309 and overlooks Manhasset Bay. The buyer is having plans prepared for the improvement of the plot with a fine dwelling for her own occupancy. The same company also sold to John F. Murray, president of the John F. Murray Advertising Co., a plot at the northeast corner of North drive and East drive, with a frontage of 290 ft in the former, at Kensington, Great Neck.

HASTINGS-ON-HUDSON, N. Y.—A. De Witt Cochran sold through Lounsberry & Thorp an estate of 52 acres, with dwelling and outbuildings, at Hastings-on-Hudson.

HEMPSTEAD, L. I.—Windsor Land & Improvement Co. sold, at Hempstead, to F. L. Bacon a plot 40x100, in Weir st; to J. Taussig a plot 40x100, in Allen st; to M. A. Joyce, J. Murphy, M. Montesano and C. Quinn, each a plot 40x100, in Bernhard st; to E. and E. Miller, each a plot 40x100, in Booth st; to P. J. Rooney a plot 60x100, and to B. Morris a plot 151x219x152, and to T. Amorino a plot 71x113x100, in Frazier st; to P. and K. O'Connor a plot 40x100, in Emery st; to J. Stern a plot 40x100, on Nassau Parkway; to P. E. Gormley a plot 40x100, on Hempstead Parkway; to E. F. Cregan a plot 20x93, on Franklin av.

LIBERTY CORNER, N. J.—A. C. Studer, of Newark, has bought from Eben Riddle his stock farm, at Liberty Corner. It comprises 70 acres, a dwelling, barns and other buildings.

MONTCLAIR, N. J.—Jas. M. Wademan sold through J. G. Truesdell Moore the large apartment house, known as Haddon Hall, in Union st, Montclair, to the Altimont Realty Co., who gave in part payment a large tract of land at Morristown, N. J.

MORRISTOWN, N. J.—Amanda, J. Whitney sold through Louis Schlesinger, Inc., to F. W. Eaton, of Manhattan, her country estate of 9 acres and a Dutch Colonial residence, stable, garage and other outbuildings. The property adjoins the estates of Dr. F. H. Humphries, H. Alma Gibb, Chas. Y. Swan and Gustave Kissell.

MORRISTOWN, N. J.—Richard S. Chisholm sold through C. R. Duffie and the Wm. M. Benjamin Co. his country estate at Morristown, embracing 19 acres, with fine residence and outbuildings.

MOUNTAIN LAKES, N. J.—The Mountain Lakes Co. sold at Mountain Lakes a dwelling on Oak la overlooking Wildwood Lake, and to Theodore Cocheu, Jr., a residence with outbuildings, on Laurel Hill rd.

MT. VERNON, N. Y.—Wm. H. Whitney sold through the Anderson Realty Co. to Hester C. Kelly his residence at 127 South 10th st, Mt. Vernon.

MURRAY HILL, N. J.—Carl Rudolph Schultze sold to Mrs. E. B. Van Hoen, of Manhattan, his estate of 20 acres, together with a large stone and timber house, barns, a cottage, lake, etc. After making extensive improvements, the buyer will occupy the estate.

OCEANSIDE, L. I.—Windsor Land & Improvement Co. sold, at Oceanside, to G. Seabury and O. and B. Fredeen, each a plot 40x100, on Ebert av; to F. Olson and R. Johnson and L. Wennberg and J. Abrahamson each a plot 40x100, at Ebert and Messick avs; to W. and M. Verwey a plot 40x100, on Windsor Parkway; to J. Schiedinger a plot 20x148, on Bayside av; to B. Waller a plot 40x100, on Hoke av; to W. and R. Ostermann a plot 40x100, on Hallman av.

PAWLING, N. Y.—Rodney Gibson sold at Pawling his farm of 350 acres, with dwelling, cottage and barns.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold at Plandome Heights, Plandome, L. I., a quarter acre plot to Helma Dunlap as a site for a Dutch Colonial cottage for her own occupancy.

ROCKVILLE CENTRE, L. I.—Windsor Land & Improvement Co. sold, at Rockville Centre, to A. W. Goldberg a plot 40x140, on Lake View av; to T. Carmichael a plot 60x100, on Kensington av.

SCARSDALE, N. Y.—Fish & Marvin sold a plot containing about 4 acres on the Grange at Scarsdale, N. Y. The property was sold to a client residing in Scarsdale who intends to erect a residence on the property.

SOUTH STIRLING, N. J.—Mary A. Johnson sold to a speculator her farm of 185 acres at South Stirling.

STIRLING, N. J.—The Noe farm of more than 200 acres, at Stirling, has been sold to a well-known New York buyer, who will develop the property.

SUMMIT, N. J.—M. J. Kenny sold to Samuel Katz, of Newark, the block bounded by Beechwood rd, Springfield av and Bank st, Summit. It is in the business section of the place. The buyer plans to improve the block with a brick and concrete theatre, lodge room and store building.

SUMMIT, N. J.—W. D. Smith, of Riverhead, L. I., bought the 50-acre Bishop-Sayre tract at Summit.

SUMMIT, N. J.—M. P. Smith sold to Richard S. Shapter 12 Summit av, Summit, a dwelling. The buyer is also a resident of Summit. He also bought from J. D. Jennaro his house at the corner of Walnut st and Beau Voir pl; and from Jas. McGrath the dwelling at 32 and 34 Beau Voir av, together with an adjoining plot. A double house will be built on the plot.

SUMMIT, N. J.—Samuel Chamberlin sold to Geo. W. Campbell the plot of land on Springfield av, Summit, adjoining on the west 712 Springfield av, Mr. Campbell's residence.

VALLEY STREAM, L. I.—Windsor Land & Improvement Co. sold, at Valley Stream, to A. Czurda a plot 60x105; to R. Hensel a plot 40x100, on Beverly Parkway; to S. Thosey a plot 120x100, in Dover st, and a plot 60x93, on Corona av; to J. Tierney a plot 60x103x36, and to G. A. Raible a plot 60x100, in Franklin st; to S. Cimmo a plot 46x118, at Chester st and Emerson pl; to R. C. Quinn a plot 40x100, in Sheridan st; to J Sullivan a plot 80x100, in Comber st; to F. Schmuck a plot 91x186x163, at Berry st, Chapel av and Rockaway Parkway; to J. Felt and D. Craney, each a plot 40x100, in St. Marks pl; to J. Levine a plot 20x112, in Emerson pl; to D. McNamara a plot 40x100, at Morris and Rockaway Parkways; to M. Gillick a plot 40x105, on Cottage Parkway; to R. C. Bendi a plot 40x85, in Chester st; to Rose Beck a plot 40x100, in Hamilton st; to S. Reilly a plot 70x100, in Bismarck st; to A. Doyle a plot 50x100, in Montgomery st.

LEASES.

Manhattan.

CARSTEIN & LINNEKIN leased for a term of years for the Hoffman House Co. the entire building, 5 West 24th st, adjoining the Hoffman House, to the Carpet Club.

JOHN J. CLANCY & CO. leased for Emily Weed the 4-sty dwelling at 62 West 68th st for a term of years to Alfred M. Seymour.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment, consisting of an entire floor in the new building at 635 Park av, to Elijah P. Smith; also a large apartment in 246 West End av to Arthur G. Meyer; also an apartment in 901 Lexington av to George C. Hollister; also an apartment in 1269 Madison av to Mrs. George W. Stockley.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Ewald Mommer for a term of years space on the 9th floor of the Brunswick Arcade, 118 East 28th st, to R. D. Fitzwater, of 39 West 32d st,; and for Theophile Kick to Harriet Hill the 4-sty dwelling 329 Lexington av for a term of years. Kick and Sharrott represented the lessor.

THE HECLA CO. OF AMERICA leased the 4th loft in the building in course of construction at 461 4th av for a term of years.

MOORE, SCHUTTE & CO. leased for John M. Davies 432 West 162d st, a 3-sty private dwelling to Mrs. W. Stanton for a term of years.

GEORGE NEIMAN leased for Rudolph-Gross the plot, 47.9x98.9, at 145 and 147 West 28th st for 21 years from February 19, 1914, at an aggregate rental of about $500,000, including taxes. The two 3-sty buildings now on the property will be demolished and a new 12-sty store and loft building will be constructed on the site, and will be completed about November 1. Sommefield & Steckler, architects, are preparing designs for the building, which will cost about $200,000, making the entire transaction involve $700,000. Raymond & Raisman will erect the structure.

THE F. R. WOOD, W. H. DOLSON CO. leased space in the Guaranty Trust Company Building, which was finished recently at the southeast corner of Broadway and Liberty st, to Allan A. Ryan, of 32 Liberty st; Ussing, Scoville & Co., of 140 Broadway; Davies, Thompson & Co., of 27 William st; McClure, Jones & Reed, of 71 Broadway; Frank M. Patterson, of 27 William st., and Bedle & Kellogg.

SENIOR & STOUT, INC. leased for the estate of Ada Howe to Dr. J. Leffingwell Hatch the 4-sty dwelling at 30 West 51st st for a term of years.

VAN VLIET & PLACE rented the 3-sty building and store at the northeast corner of Hudson and 14th sts to Frank W. Trowbridge.

AMES & CO. leased for John LaSpinna, president of the Twentieth Street Realty Co. to M. F. Pfaelzer, of 6 East 12th st, the store and basement in 119 and 121 West 29th st for ten years. The building is equipped with 100 per cent. sprinkler system.

GEORGE W. BRETTELL leased for the Degelman Realty Co. to the Emiler Amusement Co., for a term of 10 years, the building at 2138 3d av.

CYRILLE CARREAU leased 258 Elizabeth st, a 5-sty business building, for a term of years to Ani Spinelli.

CARSTEIN & LINNEKIN, with George R. Read & Co., leased for a term of years the entire building at 12 West 45th st. The new tenants, Harris & Harrington, clock importers and manufacturers, are now located at 12 Barclay st.

THE CROSS & BROWN CO. leased for Thomas F. Galvin, Inc., the 4th floor in the building to be erected at the southeast corner of 5th av and 46th st to Madam Rose Binner, corsetiere, formerly located at 18 East 45th st, which she recently sold. John N. Golding represented the tenant.

THE CROSS & BROWN CO. leased the 5-sty and basement building to be erected at 223 West 66th st, to Alfred J. Walker & Co., Inc., of 218 West 65th st, for a term of years, who will use it for their business of automobile body building.

THE DUROSS CO. leased through Ames & Co. the building 429 West 14th st, in the new market now being erected by John J. Gillen, to Adolph Gershots, wholesale dealer in meat specialties, for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased for Mrs. Francis Markoe, 15 East 49th st, a 4-sty English basement house on a lot 16x100, to H. S. de Souhami, of 15 East 49th st, wholesale dealer in antiques and tapestries; also 14 East 44th st, a 4-sty dwelling on a lot 25x100, for Mrs. A. W. Haynes.

EWING, BACON & HENRY rented space in the Architects' Building to the Austral Window Co., of 200 5th av; also in 250 West 54th st to the Overman Tire Co., of 250 West 54th st, and the Harrolds Motor Car Co., of 233 West 54th st.

JACOB FINKELSTEIN leased to Marcus Brothers the store and basement in 54 and 54½ Bowery, running through to 28 Elizabeth st; also to M. Senior, upper floors at the southwest corner of Canal and Elizabeth sts, and for Maria Geis the 4-sty building at 12 Bowery.

FREDERICK FOX & CO. leased for the Lee Holstein Constn. Co. the 5th loft in the new 12-sty mercantile building at 112 to 116 Madison av, for a long term of years, to Amsterdam & Sachs, of 37 West 28th st; also for the Kroywen Realty Co. the 6th loft in 48 to 52 East 21st st, running through to 49 East 20th st, for a term of years, to Pratt & Farmer Co., of 473 Broadway.

J. G. GOLDSMITH sold his unexpired lease on the Forsyth building, at 22 to 26 West 34th st, owned by Vincent Astor, and leased about 12 years ago to Mr. Goldsmith for 21 years at an annual rental of about $39,000. In July, 1910, Mr. Goldsmith subleased the building to John Forsyth at a rental said to be close to $60,000 a year. He has now sold the unexpired term of the lease to A. R. Nicol.

McCARTHY & FELLOWS leased for a term of years at an aggregate rental of about $100,000 the store and basement in the Schneider-Anderson Building at 16 and 18 West 46th st. The lessee is the Silas E. Pearsall Co., distributors of the Victor Talking Machine, who have been located for the last seven years at 541 5th av.

SAMUEL H. MARTIN leased to Leon Cohen the store and basement in 148 Columbus av.

MOOYER & MARSTON leased 41 West 46th st, a 4-sty dwelling on lot 20x100.5 for Miss Josephine Sharkey to Pa Adolphe, doing a ladies' tailoring business at 48 West 37th st. The lease is for a term of 21 years, and the tenant will make extensive alterations, occupying part of the building for his business.

HARRY PARKER leased for Mrs. A. S. Boyd an apartment in 31 East 48th st.

PEASE & ELLIMAN leased the 1st floor in 133 to 137 West 44th st to Lee Feist, the music publisher, of 134 West 37th st; also to Mrs. J. B. Whitbank the Pease & Elliman store at the northwest corner of Madison av. and 48th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Henry F. Shoemaker to Edward C. Jameson, president of the Globe and Rutgers Fire Insurance Co., the 5-sty dwelling at 24 East 54th st, furnished, for next winter.

THE ROSE & PEIXOTTO CORPORATION leased for Frederick Zittel & Sons office space in the Morton Building, 116 Nassau st, to the International Association of American Machinists, of 23 Park row, and the International Moulders' Union.

D. A. SCHULTE, INC., leased a store 14x33 at the southeast corner of Broadway and 41st st, for which they agree to pay a yearly rental of $12,000, or an average of a trifle under $26 a sq. ft. The lease is for 9 years and 11 months from June 1. This establishes a record rental price.

THE UNITED STATES TRUST CO., as trustee of the Inman estate, leased for 21 years the 4-sty dwelling at 11 West 56th st, on a lot 24.8x100.

G. W. BARNEY leased the large store, basement and sub-basement in 60 and 62 Warren st to the Peters Cartridge Co, of 98 Chambers st.

THE J. C. EINSTEIN CO., INC., leased the store and basement in 411 Broadway for Fitch, Mott & Grant to the Oxford Lunch for a long term of years; also for the Realty Holding Co. the top loft in 151 to 155 West 30th st to Louis Adler, and for S. Gutman the store and basement in 111 Greene st to William J Green & Co., of 3 Howard st.

EWING, BACON & HENRY leased space in 250 West 54th st to the Whitney Duplicating Check Co., of 250 West 54th st, and James L. Gibney & Bro., of 250 West 54th st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented the westerly store and basement in 115 to 123 West 29th st for the Twentieth Street Construction Co., to S. Z. Chodorov, of 52 East 8th st, for a long term of years.

PEASE & ELLIMAN leased apartments in 563 Park av to Francis Rogers; in 71 East 92d st to Nathan Wallach, and in 799 Park av to Augusta L. Wetmore.

CARSTEIN & LINNEKIN leased the store in 21 East 15th st to Charles B. Vail, dealer in office furniture; space in 456 to 460 4th av to Seymour G. Detchon, of 460 4th av; Scott, Foresman & Co., of 37 East 28th st, and the

Sphinx Awning Fixtures

This Awning Fixture is so constructed that it is noiseless in operation, and the objectionable features of the ordinary fixture—rattling, breaking and loosening—are entirely eliminated.

It can be attached, by means of screws, to any awning frame. It obviates all disagreeable features attending the use of the old slide attachment, and the danger of breaking windows. There are no rusted, lost or broken nuts, bolts or screws to be constantly replaced, and no tools are necessary for its attachment.



VIEW FROM INSIDE

The Sphinx is the only awning fixture made from pressed steel. They are furnished in pairs, ready to screw on to standard ½ inch iron frames, our wall bracket taking the place of the old slide rod. For extra large awnings we furnish special cast fittings of heavy design to suit conditions.



VIEW FROM OUTSIDE

Operation

Figs. 1 and 2 show a Right-Hand Arm in its *up* and *down* position with Angle Wall Bracket drilled for four wood screws, making it suitable for both sidewise and front fastenings. We also make a straight Wall Bracket, suitable for front fastening only.

Fig. 3 shows the method of removing the brass spring pin, by a screwdriver or similar tool. In inserting the pin, drive same lightly after open ends are over the hooks in fitting. They will never work out

Instructions For Taking Measurements

When substituting the Sphinx Awning Fixture for the old slide rod, the length of the arm is determined, being half the sliding distance less one inch for each foot of awning length, exclusive of curtain.

For example: An awning 4' 0" down by 2' 6" out would slide 1' 6"; from which deduct 4" (1" per foot of length), leaving 1' 2", half of which would make an arm 7" long; or again, an awning 6' 0" down by 3' 0" out would slide 3' 0"; deduct 6", leaving 2' 6"; halved, will make an arm 1' 3" long.



FIG 1. UP POSITION

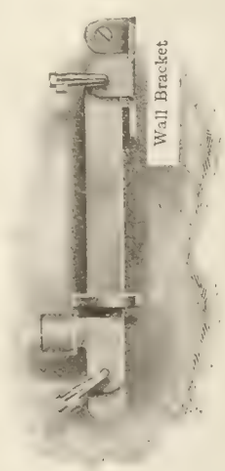


FIG. 2 DOWN POSITION



FIG. 3 METHOD OF REMOVING SPRING PIN

Send for Circular

JOHN SIMMONS COMPANY

110 CENTRE ST. NEW YORK

Manhattan Leases (Continued).

Suburban Newspaper Service of 1528 Broadway; for the Carlisle Construction Co. a half floor in 19 to 23 East 24th st to Cooks Linoleum Co; for Seth Syracuse Terry, a floor in 114 and 116 East 16th st to W. N. Sharpe & Co., and for the Brunswick Realty Co., space in 239 to 243 4th av to Louis M. Myer; A. B. Reichers; J. H. Ahlers; John Yung and the Silverberg Import Co., of 239 4th av; also space in the same building to the Co-Operative Clothing Co., of 239 4th av, and the top floor to the Manchester Textile Co.

EWING, BACON & HENRY leased space in the Architects' Building to Batterson & Eisele, of Times Building, and to Oscar C. Rixson, of 7 East 42d st, for a term of years.

FREDERICK FOX & CO. leased for the Fabian Construction Co. the 1st loft in 122 to 126 West 26th st to the Sterling Button Co, of 194 William st, for a long term of years; for the 28 East 10th Street Co. the 10th floor in 28 and 30 East 10th st to Raphael Kurzrok, and for Samuel A. French the basement store and cellar in 110 West 28th st to Gunther Bros, of 110 West 28th st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented store in 487 6th av for Dolphi Landau, to Harry Schmilowitz, of 385 6th av, for a term of years.

GOODWIN & GOODWIN rented for Emma Arnott to Mme. Beatrice Goldie, the private dwelling at 399 Manhattan av.

Moving Day

Moving day discloses the fact that most of the moving vans are depositing their loads in front of buildings equipped for electric service.

Modern families demand electric light in their homes. They know its many advantages and conveniences and go where they may enjoy them.

The home electrically equipped rents more readily and sells at a higher price.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main

N. BRIGHAM HALL AND WM. D. BLOODGOOD leased for C. W. Cooley, president, 6th floor rear in 117 and 119 East 24th st to the U. S. Marine Corps. This lease completes the renting of the building. The same brokers have also rented for Mme. Ernestina Caldor the basement store in 350 Madison av to the Battelli Art Marble Co. for a term of years; also for Mrs. Theresa Koehler the entire 5th floor in 202 and 204 East 29th st to the Harrold Press, of 346 East 32d st, and in conjunction with M. & L. Hess the 5th loft in 103 5th av to Joseph Balesh & Brothers.

SAMUEL K. JACOBS leased the southeast corner of Fulton and Church sts, a 5-sty building on lot 25x77.8 and a small triangular strip at the immediate corner fronting 8 ft on Fulton and covered with 1-sty stores. The lease is for 21 years and the lessors are L. & M. Goldsticker, who have occupied the property for more than 25 years. The building may be sublet in its entirety to one tenant, or it may be remodelled. Nelson & Lee were the brokers. Mr. Jacobs reports that the aggregate rental is $350,000. Last January it was reported that the Goldstickers had had plans drawn for a 12-story loft and office building to cover the site, but this project has apparently been abandoned.

SAMUEL H. MARTIN leased offices in the Simpson Building, southeast corner of Broadway and 67th st, to the Glen Ream Auto Supply Co.

PEASE & ELLIMAN rented 44 West 95th st to Dr. Charles E. Gilbert; also 137 West 69th st to Dr. James H. Bache; also the parlor floor store in 170 West 72d st to Julius Bloom; also apartments to W. C. MacNeille, U. M. Robinson and James R. Williams; also in 136 Madison av to Dr. George R. Elliott, at 157 East 81st st to T. W. Scudder, and in 27 East 62d st, in conjunction with Moore & Wyckoff, to Mrs. D. L. Ashmore.

PEASE & ELLIMAN, in conjunction with Mooyer & Marston, rented 22 East 56th st for Mrs. J. Russell Soley to Edwin S. Marston; also 37 West 10th st for William and Alan R. Hawley to Wesley C. Mitchell.

LEWIS B. PRESTON leased the store, basement and 1st floor in the building at 265 and 267 Broadway for a term of 10 years at an aggregate rental of $500,000 to Wallach Brothers, clothiers and haberdashers, who will take possession next year, when the lease held by Hackett, Carhart & Co. expires.

CHRISTIAN SCHIERLOH leased for a term of years the 6th loft in 45 Vesey st to H. G. Edwards, of 35 Beekman st.

R. S. TREACY and Miss J. A. Treacy leased for a term of years 660 8th av, together with 261 and 263 West 42d st. Joseph Goodman was broker.

JOHN N. GOLDING leased in the Fire Companies Building, 80 Maiden lane and 27 Cedar st, offices to the Continental Appraisal Co., 27 Cedar st, the Railroad Syndicate, Charles Haymann, James R. Howe, Jr., and Peter J. Mundorff, Wolf & Shonkoff, 41 Maiden la; Robson & Simpson, the New England Casualty Company and Menkel & Hinckley, Warner & Korb, Max Schatz, J. Beaver-Webb and David H. Bates, Jr., Midland Ores Company, Gutterman & Meyer, Justus P. Sheffield and Davenport & Kalbfleisch.

G. W. BARNEY leased for the Cruikshank Co. to A. & F. Brown Co., of 172 Fulton st, the store, basement and sub-basement in 53 Barclay st; also, to George S. Goerke Co., of 201 Duane st, the 1st loft in 321 Greenwich st; also to Merker-Sass & Co., of 319 Greenwich st, the 1st loft in 317 and 319 Greenwich st, and to John H. Somers the 4th loft in 95 Chambers st.

CARSTEIN & LINNEKIN leased an apartment in Temple Hall to Sydney D. Sugar; also the store and basement to David Appel; in 12 West 12th st apartments to Edwin Ross, Leota P. Hebard, H. M. V. Connelly and Henry B. Thayer.

HENRY C. COPELAND leased to the City Real Estate Improvement Corporation, Paul Henry Zagar, president, the 6-sty flat house, with stores, at the northwest corner of 8th av and 57th st, on a lot fronting 25.3 ft in the avenue and 100 ft in the street. The lease is for a term of 99 years, the rental for the first 15 years aggregating $112,500, net, the rentals for the future periods to be determined by appraisal. The lessees contemplate expending about $25,000 in altering the structure and will install small apartments upstairs. The property is assessed at $135,000.

GEORGE KETCHAM leased the store in 1775 Broadway to Michaels & Solomon for a term of years.

THE CHARLES F. NOYES CO. leased for Herman Le Roy Edgar to H. T. Dewey Sons' Co., of 138 Fulton st, for a long term of years, the store and basement in 81 Nassau st. The premises will be used in connection with 138 Fulton st, which has been occupied by the Leasing Co. for over thirty years. Extensive improvements will be made and the entire ground floor of both buildings given over for restaurant purposes. The aggregate rental under both leases was about $100,000.

PEASE & ELLIMAN rented the private residence at 129 East 78th st for T. M. Montgomery to Daniel F. Downs; also the private residence at 111 East 39th st for Mrs. F. A. Otis to Arthur J. Cumnock.

M. & L. HESS leased for clients to the Art Engraving & Novelty Co. the 7th loft in 56 East 11th st; to the Syndicate Publishing Co. the 9th loft in 9 and 11 East 37th st; to Balesh Bros. the 5th loft in 103 5th av.

Bronx.

HAROLD H. HARDING leased for Frank W. Kinsman for a term of years the store in 1005 Ogden av, Highbridge, to Ralph Cohen.

Brooklyn.

THE RULAND & WHITING CO. leased for James H. Hart to the N. Y. Telephone Co. the entire east store and basement in 1028 and 1030 Gates av. The lease is for a term of years and after extensive alterations, will be occupied as a Commercial and Western Union Telegraph office.

BULKLEY & HORTON CO. leased for a client, for a term of 5 years, to Geo. H. Bristol, for occupancy, 477 Greene av, a 3-sty and basement brownstone front dwelling, between Bedford and Nostrand avs.

McKENZIE & BELL leased for the Schulte Realty Co. the store at 22 Court st, Brooklyn, for a term of years. This store is in the basement of the Garfield building.

Queens.

THE LEWIS H. MAY CO. leased for Mrs. Thomas F. Rochford the New Nautilus Hotel and annex, fronting on the ocean, between Straiton and Storm avs, Arverne, L. I., to Mrs. N. Jacobs, of Lakewood, N. J., for a term of years, at an aggregate rental of $50,000.

THE LEWIS H. MAY CO. leased for Mrs. C. E. McKenna a cottage in Broadway, Far Rockaway, to Z. A. Van Raalte.

SCANLAN & DOLLARD rented at Far Rockaway for the S. & L. Construction Co. 1 Sea View av, Edgemere, to Arthur Kenedy; for John F. Marsden a cottage in Franklin av to Mrs. Bertha S. Flint; for Mrs. Catherine C. Furlong a cottage in Healy av to Charles J. McGoey; for A. M. Kingston a cottage in Chanler av to Mrs. H. Lissauer; for Dennis O'Neill a cottage in Hollywood av and Willow pl to J. Sergent; for M. N. Arneth cottage at 15 Oak pl to Francis J. Ryan; for Mrs. Theresa M. Rorke cottage at 37 Roanoke av to Samuel Aufhauser, and for William J. McKenna cottage at 167 Hollywood av to C. F. Graham; also store in 288 Central av to James A. Brinkman.

ARTHUR F. TOMLINSON & CO. rented for Mrs. Florence I. Keeler to Harry Schrier a cottage in Neilson av at Edgemere; also for the Lancaster Sea Beach Improvement Co. to Dr. William V. Pacual a cottage at the northwest corner of Spray View and Grand View avs, and for C. S. & L. Construction Co. to Mrs. Mollie Planco a cottage in the west side of Lucia av.

PEASE & ELLIMAN leased for the Brunswick-Balke-Collander Co. the entire block in Long Island City bounded by Review av, Fox and Marsh sts and the Long Island Railroad, and comprising about 37 city lots, together with the improvements thereon, including a large main factory building divided in 3 sections, a power house and boiler house, dry kilns and lumber storage sheds, fireproof garage, paint and varnish storage building, etc., to the Weber Piano Co., which is owned by the Aeolian Co. This plant, which was built in 1907 at a cost of about $700,000, is one of the most complete factory properties near Manhattan, and will be used by the present tenants for the manufacture of pianos and pianolas. Walter Kidde, whose engineering organization designed and constructed the plant originally for the Brunswick-Balke-Collander Co., represented them in the transaction. The lease, which is for a term of 10 years, carries with it the option to purchase.

Rural and Suburban.

DE BLOIS & ELDRIDGE leased for A. M. Coats his place at Newport, R. I., on Brenton rd, to William Earl Dodge of New York.

ALLEN & FELDSTEIN leased the Reposo cottage to the Rev. Dr. C. H. Parkhurst. The property is located in Grand View Hill, at Lake Placid, N. Y.

THE LEWIS H. MAY CO. leased at Cedarhurst for Arthur W. Smith a cottage in Atlantic av to Irwin Wile; and for John McKenna a cottage in Cedar av to E. H. Sichel.

FISH & MARVIN rented for the Garth Estates for a term of years Harney House and about 20 acres of ground at Scarsdale, N. Y., to Mrs. George H. Pell. Harney House is and has been for a number of years the residence of Miss Eva Booth, daughter of the late Gen. Booth, and is one of the oldest and best known country estates in the Scarsdale section.

JULIA BEVERLEY HIGGINS rented Stephen Bonsal's place at Bedford, N. Y., to Grenville T. Emmet of New York City, for the season.

PEASE & ELLIMAN rented to Dr. John Clifton Edgar his property on North Castle rd, Round Hill, Greenwich, Conn., known as the old Derby place, to Gustave Schwab for the summer season; also at Greenwich for Myron J. Brown his country home in Lafayette pl to Jesse Rosenthal for the season; also at Rye, N. Y., the Joseph Stuart small house in Highland rd, near the Apawamis Club, to Adolphus J. Outerbridge for a term of years, and the Pelham Manor for W. G. Fay his new stucco dwelling to A. Ford Miller.

E. S. WILLARD & CO. leased for a client to Cardinal John M. Farley a cottage at Hollywood Park, Long Branch, N. J., for the summer of 1913.

THE JOHN H. FIFE CO. leased for the Queens Land and Title Co. the Massapequa Hotel at Massapequa, L. I., for a term of years to Johnson & Repa.

PEASE & ELLIMAN leased Sunset Lodge, on the Upper Saranac, N. Y., for Thomas Blagden to W. L. Righter.

REAL ESTATE NOTES.

CHAS. MOCK is the buyer of 221 to 225 West 105th st, three 5-sty flats that were recently sold by Valentine Hattemer.

CHAS. S. FRENCH is the buyer of the dwelling at 632 West End av, recently sold by John Forsythe and others. The buyer will occupy the house.

ARTEMAS WARD is the buyer of the Johanna Fleischmann property at 6 East 78th st. The buyer is of the advertising firm of Ward & Gow.

J. SCOTT, of 7 West 42d st, will remove his real estate office to the southeast corner of Lexington av and 79th st.

THE CROSS & BROWN CO. has been appointed agent for the rental asd management of the new 12-sty Schneider-Anderson building, at 16 and 18 West 46th st.

MRS. ALFRED SIMMONS is the buyer of the two dwellings at 107 and 109 West 93d st, recently sold by Wm. B. Leigh. Mrs. Simmons owns and occupies 119, in the same block.

WM. M. BENJAMIN CO. have removed from 30 Pine st to the 25th floor of the Liberty Tower Building, 55 Liberty st, where they will conduct a general real estate business.

AT THE MEETING of the Board of Estimate last Thursday the report of the committee on terminal improvements was adopted, recommending the immediate acquisition of property required for terminal facilities along the shore of the East River, Buttermilk Channel, Gowanus Bay, and Upper Bay, between the foot of Fulton st and the foot of 65th st, Brooklyn, at a cost of $1,182,200.

THE CITY OF NEW YORK is opposing three awards made to William Waldorf Astor in condemnation proceedings, on the ground that the commissioners awarded damages on property which he didn't claim was damaged. The condemnation board consisted of William D. Dickey, Cambridge Livingston and David Robinson, who conducted proceedings on a change of grade in The Bronx. The board awarded Mr. Astor $3,750, $7,500 and $20,000 for damage to three parcels of property. Orders signed recently by Supreme Court Justice Platzek on the application of Corporation Counsel Watson require the commissioners to certify all their proceedings to the court for review.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Apr. 11, 1913,at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Bleecker st, 2-4½, see Bowery, 316-8.

*Cherry st, 361, ss, 106.10 e Montgomery, 25.11x62.3x25x61.2, 5-sty bk tnt & strs; partition; Chas F Schmale. 5,700

*Essex st, 11, ws, 153.8 n Division, 25x87.6, 5-sty bk tnt & strs; due, $41,392.44; T&c, $633.74; Bertha Haimowitz. 39,500

*Lillian pl, swc Tremont av, see Tremont av, 1006-12.

*Water st, 590, ns, 70 w Montgomery, 22.7 x—, 2-sty bk tnt; partition; Isaac Lowenthal. 3,000

*Water st, 698, ns, abt 115 e Montgomery, 24.11x61.2x25x62.3, vacant; due, $4,202.33; T&c, $450; Chas F Schmale. 5,000

*4TH st, 37-9 W, ns, 25 w Greene, runs n 94xw3xn2.5xw47xs96.5xe50 to beg, 2 4-sty bk & stn loft & str bldgs; partition; adj Apr24.

*14TH st W, nwc 5 av, see 33d, 43-7 W.

*16TH st W, nwc 5 av, see 33d, 43-7 W.

*27TH st W, nwc Bway, see 33d, 43-7 W.

*32D st W, nwc 5 av, see 33d, 43-7 W.

*33D st, 43-7 W, ns, 193 e Bway, 63.1x98.9, 6-sty bk loft & str bldg (leasehold); also 42D ST, 47-65 W, nec 6 av (Nos 736-44), 208x100.5, 7-sty bk office & str bldg (leasehold); also BROADWAY, 1161-75, n wc 27th, 87.7x136x irreg, 4½-sty bk bldg & strs (leasehold); also 5TH AV, 320-22, n wc 32d, 90.9x123.6, 11-sty office bldg (leasehold); also 5TH AV, 341-7, es, 59.3 n 33d, 79x95x—x100, 18-sty bk office & str bldg (leasehold); also 5TH AV, 110-2, nw c 16th, 192x158.4, 10-sty bk loft & str bldg (leasehold); also 5TH AV, 84-90, nw c 14th, 103x100.11, 11-sty bk loft & str bldg (leasehold); sold to S L Carstein, representing the bondholders committee. 300,000

*35TH st, 412 W, ss, 125 w 9 av, 25x98.9; partition; withdrawn.

*42D st, 47-65 W, see 33d, 43-7 W.

*52D st, 245 E (*), ns, 150 w 2 av, 15x100.5, 3-sty & b stn dwg; due, $7,841.47; T &c, $150.39; Lincoln Trust Co trste. 7,500

*76TH st, 167 W (*), ns, 140 e Ams av, 20x102.2, 4-sty & b stn dwg; due, $31,560.96; T&c, $594.15; Chas C Bull exr et al. 20,000

*107TH st, 208 E (*), ss, 135 e 3 av, 21.10 x100.11, 4-sty bk tnt & strs; due, $7,654.07; T&c, $400; Jno C Higham. 6,000

*128TH st, 117 E, ns, 216 e Park av, 16x99.11, 3-sty & b stn dwg; withdrawn.

*130TH st, 22 E (*), ss, 126.8 w Madison av, 16.8x99.11, 3-sty & b bk dwg; due, $7,561.71; T&c, $105.07; Metropolitan Savings Bank. 7,500

*134TH st, 123 W (*), ns, 350 w Lenox av, runs n99.11xnw11.8xsw16.6xs99xe25 to beg; 5-sty bk tnt; due, $16,673.93; T&c, $835; Van Beuren Realty Co. 17,900

*236TH st, 508 E (*), ss, 72.8 e Verio av, 20x100, 2-sty fr dwg; due, $3,831; T&c, $378.73; Victoria Wild extrx. 3,500

*239TH st E, swc Carpenter av, see Richardson av, swc 241st.

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Auction Sales of the Week, Manhattan and Bronx—Continued.

[a]**241ST st E, swc Richardson av,** see Richardson av, swc 241st.

[a]**241ST st E, nec Bronx blvd,** see Richardson av, swc 241st.

[a]**Anthony av (*),** ws, 190.1 s 199th, 25x125; vacant; due, $549.14; T&c, $467.81; Geo G Taber. 2,000

[a]**Bowery, 316-8 (*),** swc Bleecker (Nos 2 & 4½). 40.3x98.10x40.3x95.7, 4-sty bk loft & str bldg; due, $75,335.66; T&c, $24.90; Baron de Hirsch Fund. 75,000

[a]**Broadway, 1161-75,** see 33d, 43-7 W.

[a]**Bronx blvd, nec 241st,** see Richardson av, swc 241st.

[a]**Carpenter av, swc 239th,** see Richardson av, swc 241st.

[a]**Forest av, 905-7,** see Jackson av, 898-900.

[a]**Heath av, 2888 (*),** es, 242.5 n land of T N Reed, 20.2x100.7, 3-sty bk dwg; due, $7,016.62; T&c, $175.73; Julius Brenzinger et al. 1,000

[a]**Jackson av, 897-9 (*),** ws, 250.10 s 163d, 36.3x75, vacant; partition; Chas E Gleason. 4,000

[a]**Jackson av, 898-900 (*),** es, 250.10 s 163d 36.3x175 to Forest av (Nos 905-7), vacant; partition; Chas E Gleason. 10,000

[a]**Jerome av (*),** es, 339.7 s Belmont, runs e78:3xs50xw100xnw19.9xn37.3 to beg, vacant; due, $3,114.37; T&c, $539.43; Elway Co. 3,800

[a]**Jerome av (*),** es, 376.11 s Belmont av, 24.4x14.2x19.9, gore, vacant; due, $690.57; T&c, $72.59; Elway Co. 250

[a]**Richardson av (*),** swc 241st, 100x100; also BRONX BLVD, nec 241st, 100x50; also CARPENTER AV, swc 239th, 100x100, Wakefield; due, $4,573.53; T&c, $26; Eugene F Crowe. 11,300

[a]**Sedgwick av, 2587,** ws, 510.11 s Kingsbridge rd, 37.6x118.4x37.8x121.9, 2-sty fr dwg; due, $2,278.67; T&c, $263.58; Kingsbridge Real Estate Co. 11,300

[a]**Tremont av, 1006-12 (*),** swc Lillian pl, 79.9x75.9x79.8x77.9, 2-sty & b fr dwg & 1-sty fr bldg; foreclose of tax lien; due $12,425.04; T&c, $4,005.12; Tax Lien Co of N Y. 23,000

[a]**Wendover av, 544,** ss, 137.6 e 3 av, 37.6x131.1x37.6x131.9; due, $35,196.41; T&c, $1,-181.23; withdrawn. ——

[a]**Wendover av, 540,** ss, 100.1 e 3 av, 37.6x131.9x37.6x132.6, 5-sty bk tnt & strs; due, $35,198.80; T&c, $1,180.55; withdrawn. ——

[a]**2D av, 2269 (*),** ws, 80.10 n 116th, 20x90, 3-sty bk tnt & strs; due, $9,732.10; T&c, $246.83; Clement Le Boutillier. 9,000

[a]**5TH av, 320-2,** see 33d, 43-7 W.

[a]**5TH av, 110-2,** see 33d, 43-7 W.

[a]**5TH av, 84-90,** see 33d, 43-7 W.

[a]**5TH av, 341-7,** see 33d, 43-7 W.

[a]**6TH av, 736-44,** see 33d, 43-7 W.

[a]**9TH av, 70 (*),** es, 19.8 n 15th, 19.8x100, 3-sty bk tnt & str; due, $31,539.01; T&c, $752.02; Cheever N Ely et al exrs. 11,000

HENRY BRADY.

[a]**8TH st, 48-50 E (*),** ss, 48.10 e Greene, 49.2x61.10x48.2x58.6, 2 5-sty bk loft & str bldgs; leasehold; due, $16,146.50; T&c, $——; Thos J Falls et al. 10,000

[a]**61ST st, 123 W,** ns, 235 w Columbus av, 20x100.5, 4-sty bk tnt & str; due, $13,-168.26; T&c, $510.46; Edw Proudman. 13,500

[a]**Hoe av (*),** es, WEST FARMS RD, nws, 167TH ST, ss, gore, block, 228.1x271.11x148.1, vacant; due, $9,699.22; T&c, $635.01; Mary F Martin. 36,000

[a]**West Farms rd, nws at es Hoe av,** see Hoe av, es, West Farms rd, nws.

[a]**3D av, 1704 (*),** ws, 46.10 s 96th, 26.10x100, 5-sty bk tnt & strs; due, $6,595.44; T&c, $643.40; Herman Wiebke. 26,500

BRYAN L. KENNELLY.

[a]**16TH st, 25 W (*),** ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; due, $39,933.06; T&c, $419.60; County Holding Co. 35,000

[a]**24TH st, 163-5 W,** see 7 av, 245-51.

[a]**121ST st, 158 W (*),** ss, 124 e 7 av, 18x100.11, 3-sty & b stn dwg; due, $14,456.26; T&c, $665.04; Farmers Loan & Trust Co. 14,300

[a]**Claremont av, 184,** es, 140 n 125th, 40x100; due, $12,357.71; T&c, $180; adj sine die. ——

[a]**Claremont av, 186,** es, 180 n 125th, 40x100; due, $13,932.31; T&c, $190; adj sine die. ——

[a]**7TH av, 245-51 (*),** nec 24th (Nos 163-5), 86.11x79.2, 12-sty bk loft & str bldg; due, $46,024.54; T&c, $121.20; sub to 2 mtgs aggregating $390,000; Seth S Terry, 439,575

D. PHOENIX INGRAHAM.

[a]**142D st, 56 W,** ss, 262.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; due, $33,083.51; T&c, $634.85; Kane Constn Co et al, defendants. 33,600

[a]**142D st, 60 W,** ss, 225 e Lenox av, 37.6x99.11, 6-sty bk tnt; due, $33,091.01; T&c, $634.85; Kane Constn Co et al, defendants. 33,600

HERBERT A. SHERMAN.

[a]**Canal st, 533-41,** nec Washington (No 477), runs n22.2xe70xse17.6xe8.6xse15.6xe30xse17.8xs41xw101 to beg, 8-sty bk loft & str bldg; due, $109,712.30; T&c, $5,096.11; Canal Realty Co. 116,000

[a]**Washington st, 477,** see Canal, 533-41.

[a]**Riverside dr, 2,** es, 140.8 s 73d, 37.7x85.5x25.10x96.8, vacant; readvertised for Apr 16. ——

JAMES L. WELLS.

[a]**216TH st E (*),** ns, 81 e White Plains rd, 33.4x114, Wakefield; due, $3,822.19; T&c, $937; Anna Kaiser. 4,000

Brook av, 1463, ws, 55.6 n St Paul's pl, 22.3x35x22.9x34.10, 3-sty bk tnt & str; due, $4,481.20; T&c, $53.05; Abr Shatzkin et al. 4,725

J. H. MAYERS.

[a]**120TH st, 69 E (*),** ns, 150 w Park av, 16.8x100.11, 3-sty & b bk dwg; due, $10,-677.25; T&c, $192; Ella W Sharp. 9,000

[a]**182D st E (*),** ss, 54.4 e Belmont av, 26.9x115.8x25.6x100.9, vacant; due, $3,170.55; T&c, $53.07; Warren B Sammis. 3,000

[a]**186TH st, 462 E (*),** ss, 220 e Park av, 20x100, 4-sty bk tnt; due, $8,038.84; T&c, $278.75; Alice S Boruff. 8,550

SAMUEL MARX.

[a]**123D st, 444 E (*),** ss, 133.4 w Pleasant av, 33.4x100.11, 5-sty bk tnt; due, $23,-924.16; T&c, $402.85; Jno Aspinwall et al exrs. 24,400

Total $1,389,000
Corresponding week 1912...$1,928,305
Jan. 1, 1913 to date $17,636.061
Corresponding period 1912..$14,307,074

Borough of Brooklyn.

***The following are the sales that have taken place during the week ending** April 9, 1913, at the Brooklyn Sales rooms,* 189 *Montague street:*

WILLIAM H. SMITH.

FROST st (*), ns, 100 e Lorimer, 150x100; Selah B Strong. 3d. 13,000

HANCOCK st, ss, 424.10 w Reid av, 18.10x99.4; withdrawn. ——

E 2D st, es, 180 n Av Q, 20x100; adj Apr 22. ——

E 2D st, es, 200 n Av Q, 20x100; adj Apr 22. ——

20TH st (*), nes, 200 se S av, 25x100; Sophy L McCann. 3,500

E 39TH st (*), ws, 180 s Av J, 40x100; Christine Morgan. 750

E 40TH st, es, 297.6 n Foster av, 20x100; adj May 6. —

45TH st, sws, intersec nw Av 14 av, 100x60.2; Urtan Securities Co. 1,000

56TH st, nes, 280 nw 11 av, 20x100.2; Kath M Miller. 2,737

56TH st, nes, 260 nw 11 av, 20x100.2; Christian G Moritz. 2,739

64TH st, (*), ss, 300 w 8 av, 20x100; Lillian J Leffler. 10

66TH st, nec 12 av, 20x100; Frank Speciale. 350

73D st, ns, 220 e 10 av, 30x100; Wm T Pratt & Anna M Pratt. 4,900

82D st (*), ss, 84.5 e 10 av, 15.6x30x18x37.5; Lillian J Leffler. 10

85TH st (*), nwc 7 av, 2.8x7.2x6.8; Lillian J Leffler. 60

AV K (*), nwc E 36th, 100x16.7x108.1x57.8; Lillian J Leffler. 150

AV W, ss, 57 e 12th, 28x100; withdrawn. ——

ARGYLE rd, ws, 1100 s Beverly rd, 50x100; Emily M Price. 8,200

BAYRIDGE av, ns, 270 w 15 av, 20x90; Fior A Pellegrino. 385

DRIGGS av, ns, 50 e Humboldt, 25x95; Stella Fibich. 6,083

FLATLANDS av, swc Flatbush av; adj to Apr22. ——

GLENMORE av, swc Cleveland, 20x73; GLENMORE av, ss, 40 w Cleveland, 40x73; CLEVELAND st, ws, 73 s Glenmore av, 27x90; M Bernstein. 16,900

LAFAYETTE av, ns, 64.6 w Steuben, 42.6x95; A B Roberts. 16,000

LAFAYETTE av, ns, 22 w Steuben, 42.6x95; A B Roberts. 16,000

LEXINGTON av, ns, 300.4 e Reid av, 25.8x100; Agnes Moran. 4,200

LIBERTY av (*), nwc Christopher av, 50x100; Abr L Kass. 5,800

MANHATTAN av, 369, ws, 50 s Withers, 25x75; voluntary withdrawn. ——

VESTA av (*), es, 255 n Liberty, 20x100; C Frank Colyer. 2,000

WILLIAM P. RAE.

BAINERIDGE st, ns, 461.3 e Raph av, 17.9x100; adj sine die. ——

BREMEN st, es, Lot 29, 25x77; A B Roberts. 2,000

FULTON st (*), ss, 100.5 w Franklin av, 21.4x117; Williamsburgh Savgs Bank. 5,600

SACKETT st, ss, 252.3 e Smith, 17.5x90; Lina S Cole. 3,950

UNION st (*), ss, 200 e Nostrand av, 100x127.9; Eliz Owens. 37,332.47

W 8TH st, es, 252.2 n Av S, 19.4x82.5; Morris Bruck. 2,550

W 8TH st, es, 271.6 n Av S, 19.4x82.5; Morris Bruck. 2,545

W 8TH st, es, 290.10 n Av S, 19.4x82.5; A B Roberts. 2,200

W 8TH st, es, 310.2 n Av S, 19.4x82.5; A B Roberts. 2,200

W 8TH st, es, 348.10 n Av S, 19.4x82.5; A B Roberts. 2,200

22D st, sec 5 av, 100x25; Wm H Green. 4,800

GRAND av (*), es, 62.6 s Clifton pl, 37.6x100; Jas M Crafts. 17,500

HEGEMAN av (*), nwc Georgia av, 100x95; Empire Keystone Impt Co. 21,765

JEFFERSON av, 460, ss, 356.8 e Throop av, 16.8x100; A M Price. 5,100

LAFAYETTE av (*), nwc Steuben, 22x95; Bond & Mtg Guar Co. 16,000

JAMES L. BRUMLEY.

ECKFORD st, es, 125 n Meserole av, 25x100; voluntary; Walter S Beaver. 2,625

AV Z (*), swc E 12th, 100x105; Ella O Schmuck. 1,750

BUSHWICK av, sws, intersec nws Halsey, 22x75; Flora Fields. 14,850

LAFAYETTE av, 774A, ss, 116.3 e Throop av, 15.9x100, 2-sty & b bk dwg; exrs sale; voluntary; Robt A Wright. 3,050

CHARLES SHONGOOD.

BERGEN st, ns, 123.3 e Court, 25x100.7; Adrian Hegeman. 5,125

82D st (*), sws, intersec nws 24 av, 180x100; Aug Renner. 30,250

FLUSHING av (*), ns, 16.10 e Beaver, 25.2x 53.11xirreg; BUSHWICK & NEWTOWN TURNPIKE rd, ss, adj land of B C Watson, 25x167.3; Saml Cohn. 6,100

Total 258,891
Corresponding week 1912.....308,219

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

APRIL 15.

GREENE st, 159-61, ws, 80 n Houston, 50x100, 5-sty bk loft & str bldg.

WHITE st, 5-7, ss, 43.5 e West Bway, 50x50, 6-sty bk loft & str bldg.

12TH st, 9 E, ns, 225 e 5 av, 25x127x26x121, 3-sty bk tnt.

87TH st, 312 W, ss, 183 w West End av, 17x100.8, 3-sty & b stn dwg.

112TH st, 68 E, ss, 78.9 w Park av, 26.3x100.11, 5-sty stn tnt.

141ST st, 421 E, ns, 233.5 e Willis av, 16.8x100, 2-sty & b bk dwg.

141ST st, 453 E, ns, 420 w Brook av, 18.9x100, 2-sty & b bk dwg.

142D st, 454 E, ss, 490.9 w Brook av, 16.8x100.11, 2-sty & b bk dwg.

144TH st, 464 E, ss, 575 e Willis av, old line, 25.1x115.9x57x108.5, 2 & 3-sty fr dwgs.

MADISON av, 220, ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg.

PARK av, 1330, ws, 100.11 n 100th, 25x80, 3-sty fr bk tnt.

BRYAN L. KENNELLY.

APRIL 16.

UNION av, 1087, nwc 166th, (No 803), 28x90.6, 4-sty bk tnt & strs.

Borough of Brooklyn.

WILLIAM H. SMITH.

APRIL 15.

COURT st, 169-71, sec Dean, 50.6x92.2x50.2x98.6, 2-4-sty bk tnts & strs.

HENRY st, 111-13, sec Clark, 50x92.6, 4-sty bk tnt & bk garage in rear.

HIMROD st, 389, ns, 190 w St Nicholas av, 20x100, vacant.

STERLING pl, 17, ns, 143.10 e 5 av, 20x100, 4-sty stn tnt.

STERLING pl, 21, ns, 183.10 e 5 av, 20x100, 4-sty stn tnt.

N 1ST st, 124, ss, 44.7 e Berry, 25x64.9, 3-sty bk tnt.

N 8TH st, 69-71, ns, 125 w Wythe av, 50x100, fr stable.

N 8TH st, 101, ns, 175 e Wythe av, 30x100, vacant.

N 9TH st, 192, ss, 126 w Driggs av, 24x100, 2-sty fr dwg.

BEDFORD av, nec N 11th, 90x100, 3-sty bk factory.

EMMONS av, ss, — e Leonard av, —x—, about 1 1-5 acres, 3-sty fr hotel & barn.

FLUSHING av, nwc Johnson av, 44.1x131.7x129.6x37.1, vacant.

LEONARD av, ws, abt 195 s Voorhies av, 60x130, vacant.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 *and* 16 *Vesey Street, and The Bronx Salesroom,* 3208-10 *Third Avenue, unless otherwise stated:*

APRIL 12.

No Legal Sales advertised for this day.

APRIL 14.

LAFAYETTE st, 177, ws, 150.1 n Grand, 25.1x100.6, 6-sty bk tnt & stors; same—same; action 2; same (A); same (R); due, $35,430.78; T&c, $1,049.30; Herbert A Sherman.

LAFAYETTE st, 178, ws, 150.1 n Grand, 25.1x100.6, 5-sty bk tnt & strs; Bronx Investment Co —Rock Realty Co et al; action 1; Merrill & Rogers (A), 100 Bway; Wm D Leonard (R); due, $31,414.96; T&c, $774.07; Herbert A Sherman.

17TH st, 322 W, ss, 250 w 8 av, 25x122.9x25.1 x120.4, 6-sty bk tnt; Bertha Loewenstein—Moritz Weil et al; action 1; House, Grossman & Vorhaus (A), 115 Bway; Arthur M Levy (R); due, $3,309.80; T&c, $331.35; sub to a mtg of $20,000; mtg recorded May24'04; Jacob H Mayers.

17TH st, 326 W, ss, 300 w 8 av, 25x127.5x25.1x 125.1, 5-sty bk tnt; same—same; action 3; same (A); same (R); due, $3,309.80; T&c, $331.35 sub to a mtg of $20,000; mtg recorded May24'04; Jacob H Mayers.

17TH st, 324 W, ss, 275 w 8 av, 25x125.1x25.1x 122.9, 5-sty bk tnt; same—same; action 2; same (A); same (R); due, $3,322.30; T&c, $334.35; sub to a mtg of $20,000; mtg recorded May24 '04; Jacob H Mayers.

227TH st, 812 E, ss, 130 e Barnes av, 25x114, Wakefield; Ludwig Thonges et al—Henrietta L Higgins et al; Seyfarth, Gunkel & Seyfarth (A), 206 Bway; Jos W Bryan (R); due, $1,-722.20; T&c, $200; sub to mtg of $4,000; Joseph P Day.

AMSTERDAM av, ws, 50 s 180th, 50x100, vacant; Eliz A Van Beuren—D M Koehler & Son Co et al; Merrill & Rogers (A), 100 Bway; Richard P Lydon (R); due, $19,631.98; T&c, $475.80; Henry Brady.

APRIL 15.

HOFFMAN st, 2406, es, 27.7 n 187th, 25x117 x25x118, 2-sty fr dwg; Esther J Williamson —Elisabetta D'Ulisse et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, $2,630.31; T&c; $125; Jas L Wells.

HOFFMAN st, 2408, es, 52.7 n 187th, 25x 117, 2-sty fr dwg; Lillian W White—Elisabetta D'Ulisse et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, $2,-630.31; T&c, $125; Jas L Wells.

MULBERRY st, 163, ws, 100.4 n Grand, 25x 98.4x24.11x102.11, 6-sty bk tnt & strs; County Holding Co—Michele Voccoli et al; Merrill & Rogers (A), 100 Bway; Jno H Rogan (R); due, $34,826.59; T&c, $1,040.40; mtg recorded May 16'10; Bryan L Kennelly.

176TH st, 55 E, ns, 140 w Walton av, 25x 125, 3-sty bk dwg; Minnie J Van Schoonhoven —Timothy W McKeever et al; Asa A Spear (A), 79 Wall; David C Hirsch (R); due, $2,081.72; T&c, $188.03; sub to a first mtg $8,-000; mtg recorded May 10'11; Henry Brady.

215TH st W, ns, 325 e 10 av, 75x99.11, vacant; Chas B Hill admr—Jas G Tyler et al; Hunt, Hill & Betts (A), 165 Bway; Julius H Rosansky R); due, $11,396.51; T&c, $1,857.03; Jacob H Mayers.

CAMBRELENG av, 2482, es, 158.9 n 189th, 18.9x107, 2-sty fr dwg; Walter L Crow—Chas T Bell et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, $2,817.12; T&c, $464.57; Jas L Wells.

FOREST av, 721-3, see Westchester av, 711-25.

HEATH av, 2890, es, 302.5 s 230th, 20.6x 100.7, 3-sty bk dwg; Annie E King—Pouch Realty Co et al; Kindleberger & Robinson (A), 2 Rector; Wm Klein (R); due, $7,812.93; T&c, $10; Joseph P Day.

JACKSON av, 720-4, see Westchester av, 711-25.

MORRIS av, 2308, es, 134.6 n 183d, 18.9x117.6, 3-sty bk dwg; Cornelia H Hughes—A Warren Constn Co et al; McClure & McClure (A), 22 William; Albt W Ransom (R); due, $8,187.98; T&c, $350; mtg recorded Nov30'10; Joseph P Day.

ROAD from Westchester to Eastchester, ws, — s Allerton av, 292.9x1075.10x329.6x961.7, contains 6.858 acres, Wakefield; Caroline S Wilson—Sarah F Sullivan et al; Lord, Day & Lord (A), 49 Wall; Louis Lande (R); due, $21,-183.08; T&c, $2,984.42; mtg recorded Dec21'10; Jos P Day.

ROEBLING av, 2837-41, ns, 100 w Mayflower av, 75x100, Throggs Neck; Frank Zambetti—Philip Ward et al; Herbert A Knox (A), 198 Bway; Melvin G Palliser (R); due, $6,784.85; T&c, $69.35; sub to three mtgs aggregating $9,-000; Jas L Wells.

WESTCHESTER av, 711-25, nwc Forest av (Nos 721-3), runs n46.2xw175 to Jackson av (Nos 720-4) xs148.3xse86.8xne176 to beg, leasehold, 1-sty bk strs & 3-sty bk theatre; Max Verschleiser—Jackson Amusement Co et al; Frankenthaler & Kaufman (A), 35 Nassau; Meyer M Friend (R); due, $61,402.98; T&c, $1,630.25; sub to two mtgs aggregating $55,000; Joseph P Day.

3D av, 71, es, 50.7 n 11th, 25x109 to Stuyvesant Alley, 4-sty bk tnt & strs & 2-sty bk rear stable; Josephine Zimmermann—Benj Blumenthal et al; Maurice B & Dani W Blumenthal (A), 35 Nassau; Jno S Sheppard, Jr (R); partition; Joseph P Day.

APRIL 16.

HOWARD st, 38-42, see Bway, 434-8.

38TH st, 308 E, ss, 174.11 e 2 av, 21.2x92.8x19 x— 4-sty stn tnt; Tax Lien Co of N Y—Pierre G Carroll et al; foreclosure of tax lien; Wm Lustgarten (A), 68 William; Albt Ritchie (R); due, $4,813.60; T&c, $985; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Eliz H Hoar—Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenney (A), 27 William; Jas M Donohue (R); due, $8,676.59; T&c, $374.54; Henry Brady.

120TH st, 110 W, ss, 157 w Lenox av, 18x100.11, 3-sty & b stn dwg; Jno D Haas admr —Ada E Sultan et al; Chas A Flammer (A), 299 Bway; N Taylor Phillips (R); due, $15,-899.21; T&c, $1,730.04; Henry Brady.

183D st, 552 W, ss, 306.3 e St Nich av, 18.9x 104.11, 3-sty bk dwg; Sheriff's sale of all right, title, &c, which Dennis M Breslin had on May 13'11, or since; Jas L Clare (A), 135 Bway; Julius Harburger (sheriff); Henry Brady.

AV A, 262, es, 23 n 16th, 23x67.4, 4-sty bk tnt & strs; also AV B, 219, es, 49.9 n 13th, 22x88, 5-sty bk tnt & strs; Margt B Klinger—Chas Klinger et al; Benj L Brandner (A), 15 William; Wm Klein (R); partition; Joseph P Day.

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Advertised Legal Sales, Manhattan and Bronx —Continued.

AV B, 219, see Av A, 262.

BASSETT av, ws, 627 n Ash, 25x100, Eastchester; Jas R Strong—Jas Lista et al; McGuire, Homer & Smith (A), 16 Exchange pl; Edw L Parris (R); due, $3,463.83; T&c, $324.12; Joseph P Day.

BROADWAY, 434-8, nec Howard (Nos 38-42), 60.10x98x60x97.8, 9-sty bk str; Metropolitan Life Ins Co—Manhattan Island Corpn et al; Woodford, Bovee & Butcher (A), 1 Mad av; Martin L Stover (R); due, $430,763.02; T&c, $43.30; mtg recorded Apr1'1898; Joseph P Day.

CEDAR av, sec Fordham rd, see Fordham rd, sec Cedar av.

FORDHAM rd, sec Cedar av, 26.10x82.5x25x75, vacant; Park Mtg Co—Wm A Mark et al; Action 1; Seybel & French (A), 41 Park row; Geo B Hayes (R); due, $2,987.33; T&c, $103.55; mtg recorded May7'00; Bryan L Kennelly.

RIVERSIDE dr, 2, es, 140.8 s 73d, 37.7x85.5x25.10x86.8, vacant; Angie M Booth—Manhasset Development Co et al; Creevey & Rogers (A), 60 Wall; Paul C Wolff (R); due, $49,046.08; T&c, $1,832.05; Herbert A Sherman.

5TH av, 25, es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwelling; Bowery Savgs Bank—Otto Werber et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, $31,673.32; T&c, $3,204.53; Joseph P Day.

5TH av, 23, nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; Bowery Savgs Bank—Danl E Sickles et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, $92,282.94; T&c, $7,897.86; mtg recorded May22'11; Joseph P Day.

APRIL 17.

SETON av, ws, 400 s Randall av, 25x100, Edenwald; Anna K Adams—Annie Metzler et al; Chas P Hallock (A), 999 E 180th; Alfred J Talley (R); due, $2,298.94; T&c, $15; Henry Brady.

APRIL 18.

PERRY st, 161-5, ns, 136 w Washington, 66 x100.3, 6-sty bk loft & str bldg; Frederic J Agate—Anne E Carroll et al; Eugene Smith (A), 49 Wall; Arthur R Walsh (R); due, $13,086.85; T&c, $29.50; sub to a pr mtg $90,000; Joseph P Day.

16TH st, 606 E, ss, 138 e Av B, 25x103.3, 5-sty bk tnt; Conrad H Bachem & ano exrs—Becky Sobel et al; Middleton S Borland (A), 31 Nassau; Robt F Wagner (R); due, $15,020.57; T&c, $426.48; Henry Brady.

98TH st, 3 W, ns, 100 w Central Park W, 25x100.11, 5-sty bk tnt; Wm Rankin—Nathan B Levenson et al; Patterson & Brinckerhoff (A), 43 Cedar; Wm F Unger (R); due, $9,513.70; T&c, $364.35; sub to mtg $20,000; Joseph P Day.

120TH st, 51 E, ns, 300 w Park av, 17x100.11, 3-sty & b stn dwg; Greenwich Savgs Bank—Patk Goodman et al; B Aymar Sands (A), 31 Nassau; Maurice Goodman (R); due, $8,113.96; T&c, $440.77; mtg recorded Apr5'05; Joseph P Day.

166TH st, 435 E, ns, 127.11 e Park av, runs n92xw99.6 to Park av (Nos 3402-6) xn78.3xe 212.1xn49.11xe35xs121.11xw.01xs5xw64.7 xs90 xw 95.11 to beg, 1-2 & 3-sty bk mill; Jno G Dolson —Magdalena Walter et al; Hatch & Clute (A), 100 Bway; Walter S Dryfoos (R); due, $34,447.35; T&c, $2,785.87; Joseph P Day.

186TH st W, nwc Ams av, see Ams av, nwc 186.

187TH st W, swc Ams av, see Ams av, swc 187.

AMSTERDAM av, nwc 186th, 107.4x100, vacant; Hyman Sarner—Alberto Improvement Co et al; Action 1; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, $16,692.10; T&c, $782.32; Saml Goldsticker.

AMSTERDAM av, swc 187th, 107.5x100, vacant; same—same; Action 2; same (A); same (R); due, $16,188.42; T&c, $782.32; Saml Goldsticker.

APRIL 19.

No Legal Sales advertised for this day.

APRIL 21.

148TH st, 502-4 W, ss, 100 w Ams av, 41.8x 99.11, 5-sty bk tnt; Sigmund Ashner—Harris Friedman et al; Goldfogle, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, $10,087.35; T&c, $1,305.70; Henry Brady.

170TH st, 394 E, ss, 30.9 w Clay av, 16.11x74.4 x16.8x74.4, 2 & 3-sty fr dwg; Paul Armitage—Wm A Riley et al; Archibald Douglas (A), 280 Bway; A Stedman Jameson (R); due, $1,977.88; T&c, $610.89; Joseph P Day.

BROOK av, 1220, es, abt 95 s 168th, 25x95, 1-sty fr dwg; Bessie Ronginsky—Maude M Overington et al; Joshua Haberman (A), 132 Nassau; Jos A Warren (R); due, $575; T&c, $325; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

APR.12.

No Legal Sales advertised for this day.

APR. 14.

MONROE st, ns, 217.4 w Reid av, 21.2x100; Latham G Reed—Nannie S Ackerly et al; Middleton S Borland (A), 31 Nassau, Manhattan; Chas F Murphy (R); Thos Hovendon.

APRIL 15.

BERGEN st, nwc Hopkinson av, 20x80; Isaac Diskin—Rose Soroditz et al; Bernard Alexander (A), 165 East Bway, Manhattan; Geo F Elliott (R); Wm P Rae.

KINGS pl, ws, 146.2 s Kings Highway, 20x 100; Thos J Shea—Vienna Constn Co et al; Albert A Hovell (A), 177 Montague; Thos Downs (R); Wm P Rae.

SEELEY st, nwc 18th, 100x100; Chas McLoughlin Pruzin Bldg Co et al; Chas Carrington (A), 26 Court; Albt E Richardson (R); Wm P Rae.

E 21TH st, ws, 430 n Glenwood rd, 40x100; Minnie L Vom Lehn—Jas F Hunter et al; Van Alen & Dyckman (A), 215 Montague; Kinnie C McDonald (R); Wm H Smith.

89TH st, nwc 3 av, 100x100; Empire State Surety Co of N Y—Borough Bank of Bklyn et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

ALBANY av, es, 30 s Sterling pl, 30.8x100; Glens Falls Ins Co—Benj G Hitchcock, Inc, et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

BAY RIDGE av, ns, 100.5 e 3 av, 93x100; Chas H Potter—Margarete Constn Co et al; Saml A Potter (A), 140 Nassau, Manhattan; Ernest H Pilsbury (R); Wm H Smith.

BAY RIDGE av, ss, 356.11 e 4 av, 20x95.6; Diedrich Lutjen—Olof Olson et al; Joyce & Hoff (A), 25 Bway, Manhattan; Edw R W Karutz (R); Wm P Rae.

CLASSON av, es, 413.4 n Myrtle av, 24.4x 92.10; Katie Schock—Raeffaele Giordano et al; Jno C Hoenninger (A), 5 Beekman; Hugh F Kenna (R); Wm H Smith.

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co—Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

MARLBOROUGH rd, ws, 432.7 s Caton av, 60x100; Harry D Michaels—Grace L Brown; Clarence F Corner (A), 375 Pearl; Chas J Ryan (R); Chas Shongood.

SEA BREEZE av, ns, whole front bet Ocean Parkway & Coney Island av, —x—; Sheriff's sale of all right &c which Brighton Beach Association & Wm A Engeman had on July30'03 or since; Chas B Law, Sheriff; Wm P Rae.

3D av, es, 18.9 s President, 18.9x70; Edw W Rider—Saverio et al; Action 1; Jno M Rider (A), 44 Cedar, Manhattan; C Elliott Minor (R); Thas Hovendon.

3D av, es, 37.6 s President, 18.9x70; same—same; Action 2; same (A); same (R); Thos Hovendon.

3D av, es, 56.3 s President, 18.9x70; same—same; Action 3; same (A); same (R); Thos Hovendon.

3D av, es, 75 s President, 18.9x70; same—same; Action 4; same (A); Chas K Terry (R); Thos Hovendon.

3D av, es, 93.9 s President, 18.9x70; same—same; Action 5; same (A); same (R); Thos Hovendon.

3D av, es, 112.6 s President, 18.9x70; same—same; Action 6; same (A); Matthew J Keany (R); Thos Hovendon.

3D av, es, 131.3 s President, 18.9x70; same—same; Action 7; same (A); same (R); Thos Hovendon.

APRIL 16.

HERKIMER st, ss, 40.2 w Troy av, 19.10x 100; Emma L Closs, extrx—Morris Frank et al; Manning & Beuchner (A), 350 Fulton; Peter J McGoldrick (R); Wm H Smith.

VAN BRUNT st, ws, 80 s Verona, 21x90; Kings County Mtg Co—Jno A Finnegan et al; Wm Adams (A), 44 Court; Henry J Davenport (R); Wm H Smith.

E 9TH st, ws, 450 n Av P, 30x169; Robt P Perkins—Edw P Allen et al; Ward, Hayden & Satterlee (A), 16 Exch pl, Manhattan; Geo Tiffany (R); Wm P Rae.

E 19TH st, es 330 n Voorhies av, runs e125.6 xn233.9x to Jerome av xw64xsw63.6xs212.11 to beg; Isaac N Heidelberg—Clara C Moneuse et al; Harry L Thompson (A), 175 Remsen; R Hunter McQuiston (R); Wm P Rae.

W 32D st, ws, intersec bulkhead line of Atlantic Ocean, runs n 135 to Sea pl, xw41.1xs 135xe41.1 to beg; Almira Anderson—Cath F Salomon et al; Harry J Sokolow (A), 373 Fulton; Wm Watson (R); Wm H Smith.

DEKALB av, ss, 350.3 e Nostrand av, 24.8x 54.10x irreg; I Townsend Burden Jr—Elias Kranz et al; Miller, King, Lane & Trafford (A), 80 Bway, Manhattan; Wm R Dorman (R); Wm P Rae.

NOSTRAND av, ws, 204.2 n Linden av, 20.4x 64.1; Bond & Mtg Guarantee Co—Helen M Knickerbocker et al; Edwin Kempton, 175 Remsen (A); Leon R Jacobs (R); Wm P Rae.

21ST av, es, 120 n Cropsey av, 40x96.8; Chas Oppenheim et al—Kate F Salomon et al; Lonas, Lazansky & Neuburger (A), 44 Court; Sidney F Strongin (R); Chas Shongood.

LOT 29, blk 3724, sec 12; Elway Co—Coe Ireland et al; Sidney L Josephthal (A), 19 Cedar, Manhattan; Max Arens (R); Wm H Smith.

APRIL 17.

PALMETTO st, ses, 62 ne Knickerbocker av, 79x4x79; Frank W Eckelsbecker—Cath E Cocheu et al; Paul Eindels (A), 52 Wall, Manhattan; Fredk L Pearsall (R); Wm H Smith.

PROSPECT pl, ss, 120 w Nostrand av, 20x 106; Thos W Weeks—Jno Weiss et al; Ralph W Kenyon (A), 44 Court; Geo J S Dowling (R); Wm H Smith.

RICHARDSON st, ss, 150 e Graham av, 25x 75; Jos Fries et al—Maria R Mattea et al; Jas E Finegan (A), 154 Nassau, Manhattan; Bruce R Duncan (R); Wm P Rae.

E 10TH st, ws, 208 n Av O, 36x100; Ernst Meyer et al—Heuchel Realty & Constn Co et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Michl J Joyce (R) Jas L Brumley.

10TH st, ns, 331.10 e 8 av, 19.5x92.6; Edw Taunay—Mary Brown et al; Abr Feinstein (A), 203 Bway, Manhattan; Benj T Hock (R); Wm H Smith.

70TH st, ss, 460 e 8 av, 20x100; Cath S Barteld—Walter Bevan et al; Action No 1; Otto F Struse (A), 260 Bway; Chas Y Van Doren (R) Wm H Smith.

95TH st, ss, 335 w 3 av, 40x100; Archibald R Livingston—Barnet Galler et al; Edwin Kempton (A), 175 Remsen; Wm D Niper (R); Wm H Smith.

CARLTON av, ws, 437.3 s Park av, 16.2x100; N Y Title Ins Co—Mary A Holland et al; Action No 1; Henry M Bellinger, Jr (A), 135 Bway; Mortimer W Byers (R); Jas L Brumley.

CARLTON av, ws, 453.5 s Park av, 17.4x100; same—same; Action No 2; same (A); same (R); Jas L Brumley.

CARLTON av, ws, 470.9 s Park av, 16.6x100; same—same; Action No 3; same (A); same (R); Jas L Brumley.

CONEY ISLAND av, es, 60.2 s Turner pl, 20x 73.8; Alfred G Scott—Mary F Tarpey et al; Action No 1; Chas C Suffren (A), 203 Montague; Chas J Masone (R); Wm H Smith.

CONEY ISLAND av, es, 80.2 s Turner pl, 20x72.3; Harriet S Scott—Mary F Tarpey et al; Chas C Suffren (A), 203 Montague; Walter M Effross (R); Wm H Smith.

CONEY ISLAND av, es, 40.1 s Turner pl, 20x 75.2; Alice C Guernsey et al—Mary F Tarpey et al; Action No 2; Chas C Suffren (A), 203 Montague; Sigismund J Trapani (R); Wm H Smith.

PITKIN av, sec Stone av, 25x100; Cath A Brown—Sarah Levin et al; Herman W Schmitz (A), 20 Nassau, Manhattan; A Berton Reed (R); Jas L Brumley.

LOT 44, blk 5651, sec 17; Cath Cantlon—Wm D Dearborn et al; Edmund J Donegan (A), 189 Montague; Chas E Moses (R); Wm H Smith.

LOT 36, blk 6011, sec 18; City Real Estate Co—Phebe A Bennet et al; Harry L Thompson (A), 175 Remsen; Harris G Eames (R); Wm H Smith.

LOT 35, blk 6011, sec 18; same—Walter A Gripton et al; Harry L Thompson (A), 175 Remsen; Burt L Rich R); Wm H Smith.

APRIL 18.

MADISON st, ss, 273.9 w Bedford av, 18.9x100; Sarah Berry—Anna L Van Zandt et al; Geo C Case (A), 189 Montague; Jno L Mitchell (R); Jas L Brumley.

STERLING pl, ss, 91.1 w Troy av, 18x110.7; Wm Herod—Jas F Burns et al; Chas S Taber (A), 189 Montague; Benj Marvin (R); Wm P Rae.

W 2D st, ws, 50 n West av, 75x100xirreg; Jane Turnbull—West Avenue Realty Co; Grover M Moscowitz (A), 189 Montague; Maurice F Miller (R); Chas Shongood.

2D st, sws, 288.6 se 7 av, 19.6x95; Maria L Atwater—Edna Jeffery; Jas T Ackerman (A), 187 Greenwich; Chas Y Van Doren (R); Wm H Smith.

S 4TH st, ss, 100.3 se Hewes, 24.9x85; Albt C Hatfield—Wm Buermann et al; Hugo C Gollmar (A), 134 Bway; Clarence F Corner (R); Wm H Smith.

6TH st, swc 6 av, 78.10x20; Bernard Heinrich—Dora Grant et al; Louis Wendel, Jr (A); Chas J McDermott (R); Thos Hovendon.

AV W, ss, 29 e E 12th, 28x100; Minnie D Gescheidt—Carl E Randrup et al; Albt Firman (A), 190 Montague; Leon R Jacobs (R); Wm P Rae.

BEDFORD av, ws, 101 s Park pl, 27x100; also BEDFORD av, ws, 128 s Park pl, 27x100; Morris Salzberg—Caroline Scheppelman et al; Jacob I Wiener (A), 261 Bway, Manhattan; David Hirshfield (R); Wm H Smith.

NEW LOTS rd, nec Williams av, 158.1x200x irreg to Alabama av; Georgia Building Co—Hegeman Building Co et al; De Witt V D Reiley (A), 160 Bway; Alex McKinny (R); Wm P Rae.

ST MARKS av, ns, 40 e Howard av, 20x100; Pauline F Fargis—Dean Holding Co et al; Harry L Thompson (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

ST MARKS av, ns, 360 e Howard av, 20x100; Pauline F Fargis—Dean Holding Co et al; Harry L Thompson (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

WASHINGTON av, ws, 250 s Willoughby av, 75x200; County Trust Co—Jessie F Thorn et al; Geo V Brower (A), 44 Court; Haney J Davenport (R); Wm H Smith.

11TH av, ws, 60.2 s 53d, 40x80; Wm L Newton—Martense Home Co et al; Geo V Brower (A), 44 Court; Arthur L Hurley (R); Wm H Smith.

APRIL 19.

No Legal Sales advertised for this day.

APRIL 21.

E 8TH st, es, 172 n Av T, 126x100; also E 8TH st, es, 316 n Av T, 18x100; also E 8TH st, es, 370 n Av T, 54x100; also AV R, ss, 60 e E 13th, 40x100; Henry Lankenau—Watson & Pittinger et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Chas S Aronstam (R); Wm H Smith.

E 37TH st, es, 80 n Snyder av, 20x100; Julia Stelle—Rose E Meyer et al; Fredk Cobb (A); 166 Montague; Richd E Walsh (R); Jas L Brumley.

GRANT av, ws, 33.3 s Etna, 125x50; Theckla Rossbach—Thos Donahue et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Benj Hack (R); Wm H Smith.

ROAD to Kimballs Landing, ws, intersec cl Av Q, runs sw1189.11xnw120.4xnw762.2xne1787.3 xne601.9xse197xse1478.9 to beg, except parts released; KINGS HIGHWAY, ses, 383.2 ne land of Jno L Bergen, runs ne424.6xne1107xne78xne 29xne62xne154xne349xse644.2xsw601.9xsw 1606.6 xnw1078.6 to beg, except parts released; FLATLANDS av, swc Flatbush av, 200x17.7; United States Realty & Improvement Co et al—Annie M Marsh et al; R G Babbage (A), 111 Bway; Ralph Jonas (R); Chas Shongood.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than $2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than $2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, ON APR. 16, AT 2:35 P. M.

TROUTMAN ST.—To amend resolution of May 31, 1911, initiating proceedings to pave TROUTMAN ST with asphalt on concrete foundation, from Irving av to a point 150 ft, more or less, east of St. Nicholas av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on TROUTMAN ST, from Irving av to a point 150 ft, more or less, east of St. Nicholas av."

MONTEITH ST.—That the lots lying on the south side of MONTEITH ST, bet Bushwick av and Bremen st, known as 16 and 17, Block 3141, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $20; assessed valuation, $6,000.

Local Board of the Heights.

AT BOROUGH HALL, BROOKLYN, ON APR. 16, AT 2:30 P. M.

PACIFIC ST.—That cement sidewalks 5 ft in width be laid on the north side of PACIFIC ST, bet Columbia and Emmett sts, in front of Lot 19, Block 282, at the expense of the owner or owners of said lot. Estimated cost, $18; assessed valuation, $800.

PROSPECT ST.—That the lot lying on the south side of PROSPECT ST, bet Jay and Bridge sts, known as 6, Block 78, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, $40; assessed valuation, $3,000.

SULLIVAN ST.—That the lot lying on the north side of SULLIVAN ST, bet Conover and Van Brunt sts, known as 29, Block 555, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, $10; assessed valuation, $1,000.

HICKS ST.—To construct a sewer in HICKS ST, from the end of the existing sewer, bet Rapelyea st and Hamilton av, to Hamilton av.

HICKS ST.—That the lots lying on the southeast corner of HICKS AND NELSON STS, known as 2, 4, 5, 6, 7, 8, 9 and 10, Block 526, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $95; assessed valuation, $10,600.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON APR. 16, AT 2:40 P. M.

KINGS HIGHWAY.—To fill in for a width of 5 ft, the front portion of Lot 28, Block 4650, and to erect a fence where necessary along the street line of Lot 28, Block 4650, and Lot 68, Block 4651, located on the west side of KINGS HIGHWAY bet East 95th st and Rockaway Parkway, at the expense of the owner of said lots. Total estimated cost, $450; total estimated valuation, $1,800.

HENDRIX ST.—To lay a preliminary or permanent asphalt pavement on HENDRIX ST, from Jamaica av to Sunnyside av.

BLAKE AV. to lay a preliminary or permanent asphalt pavement on BLAKE AV, from Grafton st to Hopkinson av.

AMBOY ST.—To amend resolution of December 5, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-in concrete foundation on AMBOY ST, from Blake av to Lott av, by excluding that portion of AMBOY ST bet Dumont and Livonia avs, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-in concrete foundation on AMBOY ST, from Blake av to Dumont av, and from Livonia av to Lott av."

AMES ST.—To amend resolution of May 4, 1911, initiating proceedings to pave AMES ST with asphalt on concrete foundation, from Sutter av to Dumont av, by excluding the block bet Sutter and Blake avs, and by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on AMES ST, from Blake av to Dumont av.

AMES ST.—To lay a preliminary or permanent asphalt pavement on AMES ST, from Sutter av to Blake av.

BARBEY ST.—To amend resolution of June 20, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4-in. concrete foundation on BARBEY ST, from Belmont av to New Lots av, by excluding that portion of BARBEY ST, from Livonia av to New Lots av, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-in concrete foundation on BARBEY ST, from Belmont av to Livonia av."

BARBEY ST.—To lay a preliminary asphalt pavement on a 4-in concrete foundation on BARBEY ST, from Livonia av to New Lots av.

ENFIELD ST (NOW ELDERT LA).—To lay a preliminary or permanent asphalt pavement on ENFIELD ST (NOW ELDERT LA), bet Jamaica av and Fulton st.

HOWARD AV.—To fix the curb lines of HOWARD AV, bet Blake av and East 98th st, at a distance of 18 ft from their respective side lines and to lay out malls in the centre of HOWARD AV, from Blake av to Livonia av.

HOWARD AV.—To lay a preliminary or permanent asphalt pavement on the roadway of HOWARD AV, from Blake av to East 98th st, excluding space for malls centrally located bet Blake and Livonia avs, and to set cement curb from Blake av to East 98th st, including curb for the malls.

BELMONT AV.—To regulate, grade, set cement curb and lay cement sidewalks on BELMONT AV, from Pennsylvania av to Wyona st.

BELMONT AV.—To amend proceedings to open BELMONT AV from Pennsylvania av to Wyona st, and from Eldert la to the old City line, by including therein that portion of BELMONT AV, bet Powell and Junius sts and bet Alabama av and Pennsylvania av, so as to make the amended resolution read as follows:

"To open BELMONT AV, from Powell st to Junius, from Alabama av to Wyona st, and from Eldert la to the old City line.

RAILROAD AV.—To regulate, grade, set cement curb and lay cement sidewalks on RAILROAD AV, bet Glenmore av and Sutter av.

SHERIDAN AV.—To amend resolution of March 15, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on SHERIDAN AV, bet Pitkin av and Hegeman av, by excluding that portion of SHERIDAN AV bet Belmont and Dumont avs, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks an SHERIDAN AV, from Pitkin av to Belmont av, and from Dumont av to Hegeman av."

HEMLOCK ST.—To amend resolution of March 15, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on HEMLOCK ST, bet Pitkin av and Hegeman av, by excluding that portion of HEMLOCK ST, bet Sutter and Hegeman avs, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on HEMLOCK ST, from Pitkin av to Sutter av."

SHEPHERD AV, ETC.—That the lots lying on the northwest corner of SHEPHERD AND ATLANTIC AVS, known as 47 and 48, block 3957, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $60; assessed valuation, $2,900.

DEAN ST.—That the lots lying on the south side of DEAN ST, bet Rochester and Utica avs, known as 14, 15, 17, 18, 19 and about 4 ft of lot 20, in Block 1349, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $57; assessed valuation, $7,825.

AMBOY ST.—To amend resolution of May 4, 1911, initiating proceedings to pave AMBOY ST with asphalt on concrete foundation, from Sutter av to Blake av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on AMBOY ST, from Sutter av to Blake av."

EAST 51ST ST.—Open EAST 51ST ST, from Glenwood rd to Flatbush av.

STREET SYSTEM.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of the city by changing the lines and grades in THE STREET SYSTEM heretofore laid out within the territory bounded by Etna st, Railroad av, Ridgewood av and Crescent st.

SNEDIKER AV.—To amend resolution of June 14, 1909, initiating proceedings to pave SNEDIKER AV with asphalt on concrete foundation, from Dumont av to Riverdale av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on SNEDIKER AV, from Dumont av to Riverdale av."

GRAFTON ST.—To construct sewer basins on GRAFTON ST at the southeast and southwest corners of Blake av; at the southeast corner of Dumont av and at the southeast and southwest corners of Livonia av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, $800; assessed valuation, $63,350.

CHESTER ST.—To amend resolution of May 23, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on CHESTER ST, from Riverdale av to Stanley av, where necessary, by excluding therefrom that portion of CHESTER ST, from Hegeman av to Stanley av, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on CHESTER ST, from Riverdale av to Hegeman av, where necessary.

CHESTER ST.—To regulate, grade, set cement curb and lay cement sidewalks on CHESTER ST, from Hegeman av to Stanley av, where necessary.

BELMONT AV, ETC.—That the lots lying on the southwest corner of BELMONT AV and CLEVELAND ST, and on the east side of ASHFORD ST, bet Belmont and Sutter avs, known as Nos. 22, 13 and 15, Block 4032, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $120; assessed valuation, $10,200.

ASHFORD ST.—That the lot lying on the east side of ASHFORD ST, bet Sutter and Blake avs, known as No. 18, Block 4048, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, $25; assessed valuation, $2,700.

McDOUGAL ST.—That the lot lying on the south side of McDOUGAL ST, bet Stone av and Broadway, known as No. 14, Block 1535, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lot. Estimated cost, $30; assessed valuation, $6,750.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various local Boards held in the different districts as indicated below:

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON APR. 8.

ST. RAYMOND AV.—Constructing sewers and appurtenances in ST. RAYMOND AV, bet Zerega and St. Peter's avs, and all incidental work. Adopted.

ADAMS ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in ADAMS ST, from Morris Park av to the New York, New Haven & Hartford Railroad, together with all incidental work. Laid over until Apr. 29.

EAST 214TH ST.—Acquiring title to the lands necessary for EAST 214TH ST, from Barnes av to Bronxwood av. Laid over until Apr. 29.

DYRE AV, ETC.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in DYRE AV, from Boston rd to the City Line, together with all incidental work. Laid over until Apr. 29.

WILLIAMSBRIDGE RD.—Constructing sewers and appurtenances in WILLIAMSBRIDGE RD (both sides), bet Walker av and Silver st and all incidental work. Laid over until Apr. 29.

EASTCHESTER RD, ETC.—Constructing sewers and appurtenances in EASTCHESTER RD, bet Blondell av and Williamsbridge rd; and in WILLIAMSBRIDGE RD, bet Eastchester rd (Silver st) and the property of the New York, New Haven & Hartford Railroad, and all incidental work. Laid over until Apr. 29 .

THROGS NECK, ETC.—Laying out on the city map on tentative THROGS NECK LAYOUT MAP 522, as follows: GRAFF AV, bet East 177th st and Eastern Boulevard, alter width to 100 ft; BALCOM AV, bet East 177th st and Eastern Boulevard, alter width to 60 ft in accordance with prepared sketch. This entire matter is laid over until the meeting in May.

SAGAMORE ST.—Laying out SAGAMORE ST, from Hunt av to Bronxdale av. Laid over until Apr. 29.

HAIGHT AV.—Laying out HAIGHT AV, from Walker av to the New York, New Haven & Hartford Railroad. Denied.

BRONX AV.—Laying out BRONX AV (LESTER PARK), from Adee av to Burke av. Laid over until Apr. 29.

CLASONS POINT RD.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of CLASONS POINT RD, exclusive of the area bet the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary pavement) the area within the rails of said railway, from Westchester av to East river, adjusting curb where necessary, together with all incidental work. Laid over until Apr. 29.

MEAD ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MEAD ST, from Garfield st to Unionport rd, and all incidental work. Laid over until Apr. 29.

BAKER AV.—Regulating, grading, setting curbstones, flagging, sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MEAD ST, from Garfield st to Unionport rd, and all incidental work. Laid over until Apr. 29.

EAST 214TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in EAST 214TH ST, from White Plains av to Barnes av, together with all incidental work. Laid over until Apr. 29.

ROSEWOOD ST.—Regulating, grading, setting curbstones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in ROSEWOOD ST, from Bronx Boulevard to White Plains av, together with all incidental work. Laid over until Apr. 29.

FORT SCHUYLER RD.—Regulating, grading, etc., FORT SCHUYLER RD, from West Farms rd to Shore drive. Adopted.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON APR. 8.

MONTEREY AV.—Constructing sewer and appurtenances in MONTEREY AV, bet East 178th st and East 179th st, and all incidental work. Adopted.

MARMION AV.—Constructing sewer and appurtenances in MARMION AV, bet East 176th st and East 175th st, and all incidental work. Adopted.

EAST 179TH ST.—Furnishing and erecting guard rail and posts along the north side of EAST 179TH ST, bet Hughes av and Belmont av where required, in front of open and unprotected areaway of abandoned new buildings. Adopted.

EAST 179TH ST.—Paving with redressed granite blocks, on a concrete foundation (permanent pavement) the roadway of EAST 179TH ST, from Park av to 3d av, setting curb where necessary and all incidental work. Adopted.

EAST 178TH ST.—Paving with redressed granite blocks on a concrete foundation (permanent pavement) the roadway of EAST 178TH ST, from Park av to 3d av, setting curb where necessary, and all incidental work. Denied.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON APR. 8.

GARRISON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of GARRISON AV, from Tiffany st to Hunts Point av, adjusting curb where necessary and all incidental work. Adopted.

COSTER ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in COSTER ST, from Randall av to Edgewater rd, together with all incidental work. Withdrawn.

DATER ST.—Laying out on the city map a change of the south line of DATER (EAST 147TH) ST, from Concord av to Wales av, so as to coincide with the south line of OLD DATER St, 1.9 ft south therefrom. Denied.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON APR. 8.

EAST 182D ST AND WEBSTER AV.—Placing a guard rail where necessary at the northwest corner, and all incidental work. Adopted.

WALTON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of WALTON AV, from 175th st to 176th st, adjusting curb where necessary and all incidental work. Laid over until Apr. 29.

INWOOD AV, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadways of INWOOD AV, from Cromwell av to Macombs rd; and EAST 170TH ST, from Boscobel av to Jerome av, adjusting curb where necessary and all incidental work. Laid over until Apr. 29.

BROADWAY AND 236TH ST.—Erecting about 15 ft of guard rail on Broadway at 236th st, northeast corner, together with all incidental work. Adopted.

PUTNAM AV WEST.—Laying out an extension of PUTNAM AV WEST, at a width of 50 ft, and along the New York & Putnam Railroad, from West 233d st to West 230th st, provided the entire opening of PUTNAM AV WEST, from 230th st to 240th st, shall be in the hands of one set of commissioners. Denied.

PUTNAM AV WEST.—Acquiring title to PUTNAM AV WEST, from West 233d st to Van Cortlandt Park South. Adopted.

WHALEN AV.—Laying out WHALEN AV, bet Broadway and Huxley av. Denied.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3.

59TH ST.—To lay a preliminary asphalt pavement in 59TH ST, from 12th av to Fort Hamilton av. Adopted.

5TH AV.—To construct a sewer basin on the west side of 5TH AV, at the centre line of 65th st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $250; assessed valuation, $32,510. Adopted.

74TH ST.—To lay a preliminary or permanent asphalt pavement on 74TH ST, from 11th av to 13th av. Laid over.

94TH ST.—To construct a sewer in 94TH ST, from Marine av to Shore rd. Adopted.

42D ST, ETC.—That the lots lying on the south side of 42D ST, and on the north side of 43D ST, bet 12th and 13th avs, known as Nos. 27, 29, 30, 48, 51 and 53, Block 5598, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $100; assessed valuation, $11,550. Laid over.

19TH ST.—To lay a permanent granite pavement on 19TH ST, from 3d av to the bulkhead about 1,260 ft west. Adopted.

62D ST.—To regulate, grade, set curb and lay a preliminary or permanent pavement on 62D ST, from 6th av to 7th av. Laid over.

37TH ST, ETC.—To regulate, grade, set cement curb and lay cement sidewalks on 37TH ST, bet 8th and 9th avs, and on 8TH AV, bet 37th and 38th sts. Adopted.

73D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 73D ST, from 11th av to 12th av. Laid over.

BERGEN PL.—To construct a sewer in BERGEN PL, from Wakeman pl to 67th st. Adopted.

56TH ST.—To regulate, grade, set curb and lay cement sidewalks on 56TH ST, from Fort Hamilton av to 11th av. Adopted.

56TH ST.—To lay a preliminary asphalt pavement on 56TH ST, from Fort Hamilton av to 11th av. Adopted.

67TH ST.—To construct a sewer basin at the west corner of 67TH ST, and the first street (unnamed) east of 5th av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $18,330. Adopted.

STEWART AV.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of the City of New York by locating and laying out for a width of not less than 50 feet STEWART AV, from 67th st to 72d st. Laid over.

STEWART AV.—To open STEWART AV for a width of not less than 50 ft., from 67th st to 72d st. Laid over.

Local Boards of Bay Ridge and Flatbush.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3.

14TH AV.—To set curb and lay a preliminary asphalt pavement an a 5-in concrete foundation on 14TH AV, from 86th st to Bath av. Adopted.

13TH AV.—Regulate, grade, set cement curb and lay cement sidewalks on 13TH AV, bet 64th and 65th sts. Adopted.

86TH ST.—To amend resolution of June 20, 1912, initiating proceedings to lay a permanent asphalt pavement on 86TH ST, from 5th av to 13th av, and from 16th av to Bay parkway, by excluding from the provisions thereof that portion of 86TH ST, from 16th av to Bay parkway, and by providing for setting cement curb where necessary, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement, and set cement curb where necessary, on 86TH ST, from 5th av to 13th av. Adopted.

BAY 7TH ST.—To construct sewers in BAY 7TH ST, from Benson av to Cropsey av, with temporary connection at Cropsey av. Adopted.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3.

74TH ST.—To construct a sewer in 74TH ST, from the end of the existing sewer about 184 ft. east of 17th av to 18th av. Adopted.

UNION ST.—To construct a sewer in UNION ST, from Schenectady av to Utica av. Adopted.

WEST 19TH ST.—To construct a sewer in WEST 19TH ST, from Mermaid av to Surf av. Adopted.

CROWN ST.—To regulate, grade, set cement curb and lay cement sidewalks on CROWN ST, from Schenectady av to Utica av. Adopted.

VANDERVEER PL.—To regulate, grade, set cement curb, lay cement sidewalks where necessary and lay a preliminary asphalt pavement on VANDERVEER PL, from Flatbush av to East 23d st. Adopted.

WEBSTER AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of WEBSTER AV, bet Gravesend av and 47th st, be fixed at 24 ft. Adopted.

WEBSTER AV.—To regulate, grade, set cement curb and lay cement sidewalks on WEBSTER AV, bet Gravesend av and 47th st. Adopted.

WEBSTER AV.—To lay a preliminary asphalt pavement on WEBSTER AV, from Gravesend to 47th st. Adopted.

WEST 35TH ST, ETC.—To construct sanitary sewers in WEST 35TH ST, from Neptune av to Mermaid av, and in WEST 36TH ST, from Canal av to Mermaid av. Adopted

59TH ST.—To enclose with a board fence 6 ft. high the lots on both sides of 59TH ST, bet 12th and 13th avs, at the expense of the owner or owners of said lots. Adopted

EAST 14TH ST.—To lay a preliminary asphalt pavement on EAST 14TH ST, from Av O to Kings highway. Adopted.

AV R.—To open AV R, from Ocean parkway to Coney Island av. Laid over.

NEW UTRECHT AV.—To construct a sewer on NEW UTRECHT AV, west side, from a point about 80 ft. north of 63d st, to 66th st, and in 63D ST, from New Utrecht av to 14th av. Adopted.

45TH ST.—To construct a sewer basin on 45TH ST, at the northwest corner of Old New Utrecht rd, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $48,475. Adopted.

EAST 16TH ST.—To lay cement sidewalks on both sides of EAST 16TH ST, from Newkirk av to a point about 140 ft. north thereof; said walks to be laid next to the curb and to conform with those laid to the north. Laid over.

AV O.—Recommending to the Board of Estimate and Apportionment that malls be centrally located on AV O, from Ocean parkway to East 15th st. Denied.

AV O.—To set cement curb and lay a preliminary asphalt pavement on AV O, from Ocean parkway to East 15th st. Adopted.

AV K.—To regulate, grade, set cement curb and lay cement sidewalks on AV K, from Flatbush av to East 34th st. Adopted.

78TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where not already laid on 78TH ST, bet 17th av and 18th av. Adopted.

ST JOHNS PL.—That cement sidewalks 5 ft. wide be laid on the south side of ST. JOHNS PL, bet Schenectady and Utica avs, where necessary, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, $110; assessed valuation, $15,300. Adopted.

WEST 8TH ST.—To set cement curb where necessary, and lay a preliminary asphalt pavement on WEST 8TH ST, from Kings highway to Av S. Adopted.

WEST 7TH ST.—To set cement curb where necessary, and lay a preliminary asphalt pavement on WEST 7TH ST, from Kings highway to AV S. Adopted.

WEST 9TH ST.—To set cement curb where necessary, and lay a preliminary asphalt pavement on WEST 9TH ST, from Kings highway to Av R. Adopted.

WEST 7TH ST, ETC.—To construct sewers in WEST 7TH and WEST 8TH STS, each bet Av R and Av S, and an outlet sewer in AV R and in AV S, each from West 7th st to West 11th st. Adopted.

77TH ST.—To construct a sewer in 77TH ST, from 17th av to 18th av, and a sewer basin at the east corner of 77TH ST AND 18TH AV. Adopted.

MAPLE ST.—To construct a sewer basin at the northwest corner of MAPLE ST AND ROGERS AV, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $374,900. Adopted.

CANARSIE LA.—To regulate, grade, set curb and lay cement sidewalks on CANARSIE LA, from Nostrand av to New York av, where not already done. Adopted.

55TH ST.—To lay a preliminary asphalt pavement where not already paved on 59TH ST, from 15th av to New Utrecht av. Adopted.

60TH ST.—To construct a sewer basin at the west corner of 60TH ST AND 15TH AV, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $200; assessed valuation, $48,200. Adopted.

EAST 23D ST.—To construct a sewer in EAST 23D ST, from Clarendon rd to Av D. Adopted.

62D ST, ETC.—To lay a preliminary asphalt pavement on 62D ST, 63D ST, 64TH ST, 65TH ST AND 66TH ST, each from 20th av to Bay parkway; on 67TH ST, from 21st av to Bay parkway, and on 21ST AV, from 60th st to 68th st. Divided into 2 resolutions. 1: 62D, 63D, 64TH, 65TH AND 66TH ST, from 20th av to Bay parkway; and, 67TH ST, bet 21st av and Bay parkway. 2: 21ST AV, from 60th to 67th st. Adopted as amended or divided.

EAST 12TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 12TH ST, bet Avs N and O. Adopted.

EAST 12TH ST.—To lay a preliminary asphalt pavement on EAST 12TH ST, bet Avs N and O. Adopted.

EAST 12TH ST, ETC.—To construct storm water sewers and sanitary sewers in EAST 12TH, EAST 13TH AND EAST 14TH STS, each from Av O to Av R; in EAST 15TH ST, from Kings highway to Av R, and in KINGS HIGHWAY, from East 14th st to Coney Island av. Adopted.

NEWKIRK AV.—To construct a sewer basin at the southeast corner of NEWKIRK AV AND EAST 21ST ST, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, $225; assessed valuation, $43,000. Adopted.

16TH AV.—To lay cement sidewalks 5 ft. in width on 16TH AV, bet 86th st and Cropsey, where not already laid. Adopted.

85TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 85TH ST, from 23d av to Stillwell av. Adopted.

ROBINSON ST.—To construct a sewer in ROBINSON ST, from Bedford av to Rogers av. Adopted.

ROBINSON ST.—To lay a preliminary asphalt pavement on ROBINSON ST, from Bedford av to Rogers av. Adopted.

61ST ST.—To construct sewers in 61ST ST, from 16th av to 17th av; in 62D ST, from 15th av to 16th av; in 63D ST, from 15th av to 17th av; in 66TH ST, from 15th av to 16th av; in 67TH ST, from New Utrecht av to 16th av, and in 16TH AV, from 66th st to 60th st. Adopted.

64TH ST.—To construct sewers in 64TH ST, from 15th av to 16th av, and in 65TH ST, from 15th av to 16th av. Adopted.

TURNER PL, ETC.—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by reducing the widths from 90 ft. to 50 ft. of TURNER PL AND HINCKLEY PL, each bet East 8th st and Coney Island av. Adopted.

TURNER PL, ETC.—Recommending to the Board of Estimate and Apportionment that the roadway widths be fixed at 24 ft. for TURNER PL and HINCKLEY PL, each bet East 8th st and Coney Island av. Adopted.

68TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where not already done on 68TH ST, from New Utrecht av to 16th av. Adopted.

MONTGOMERY ST.—To lay a preliminary asphalt pavement on MONTGOMERY ST, from Coney Island av to East 7th st. Adopted.

Local Board of Williamsburgh.

AT BOROUGH HALL, BROOKLYN, ON APRIL 3

BOGART ST.—To amend resolution of November 20, 1911, initiating proceedings to regulate, grade, curb and lay cement sidewalks on BOGART ST, from Johnson av to Montrose av, and from Meserole st to Meadow st, by excluding from the provisions thereof that portion of BOGART ST, from Johnson av to Montrose av, so as to make the amended resolution read as follows: "To regulate, grade, set curb and lay cement sidewalks on BOGART ST, from Meserole st to Meadow st." Adopted.

STEWART AV.—To open, from Maspeth av to Meeker st. Amended, as follows: To open STEWART AV, from Meeker av to Anthony st and from Lombardy st to Maspeth av. Adopted, as amended.

DEBEVOISE AV.—To open, from Maspeth av to Beadel st. Amended, as follows: To open DEBEVOISE AV, from a point about 75 ft. north of Withers st to Bendel st. Adopted, as amended.

BULLION ST (NOW SKILLMAN AV).—To construct a sewer in BULLION ST (NOW SKILLMAN AV), bet Kingsland av and Debevoise av, and an outlet sewer in BULLION ST (NOW SKILLMAN AV), bet Debevoise av and Morgan av. Adopted.

Local Board of Jamaica.

AT TOWN HALL, FLUSHING, ON MARCH 28.

AMITY ST, FLUSHING.—Laying a concrete sidewalk on the south side of AMITY ST, from Murray st to Wilson av, 3d Ward. Adopted.

GROVE ST.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid) and all work incidental thereto on the south side of GROVE ST, from Main st to Lawrence st, 3d Ward. No action taken.

BOERUM AV.—Laying a concrete sidewalk on the east side of BOERUM AV, from Madison av to Amity st, 3d Ward. Laid over until the next meeting.

WILSON AV.—Laying a concrete sidewalk on the west side of WILSON AV, from Barclay st to Madison av, 3d Ward. Denied.

JAMAICA AV.—Laying a concrete sidewalk on the west side of JAMAICA AV, from Sanford av to Jagger av, where not already laid to grade, 3d Ward. Laid over until the next meeting.

BARCLAY ST.—Laying a concrete sidewalk on the north side of BARCLAY ST, from Parsons av to Percy st, where not already laid to grade, 3d Ward. Adopted.

CENTRAL AV.—Laying a concrete sidewalk on the west side of CENTRAL AV, from Sanford av to Madison av, where not already laid to grade, 3d Ward. Adopted.

MITCHELL AV.—Laying a concrete sidewalk on the south side of MITCHELL AV, from Parsons av to Whitestone av, 3d Ward, where not already laid to grade. Denied.

CREED AV.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid) together with all work incidental thereto, on the west side of CREED AV, from Carey st to Sigourney st and from Sedgwick st to Hempstead and Jamaica plank rd, 4th Ward, in accordance with section 435 of the Charter. AMENDED, to exclude the block bet Whittier st and Carey st. Adopted as amended.

BOWNE AV.—Laying a concrete sidewalk on the east side of BOWNE AV, from Sanford av to Franklin pl, 3d Ward, where not already laid to grade. Laid over until the next meeting.

SPRINGFIELD RD.—Regulating and grading sidewalk spaces and laying sidewalks (where not already laid) together with all work incidental thereto, on the west side of SPRINGFIELD RD, from Hempstead and Jamaica turnpike to a point opposite Preston av, 4th Ward. Adopted.

UPLAND PARK.—For the acquisition of the 3.216 acres of land in JAMAICA as a badly needed addition to the present UPLAND PARK, which adjoins said proposed addition and fronts upon Highland av, and that the cost thereof be assessed upon the city at large. Laid over until the next meeting.

RECEIVING BASINS.—Construction of RECEIVING BASINS and appurtenances on NEW YORK AV, at the northwest, southwest, northeast and southeast corners of Atlantic st, and the southwest and northwest corners of Cumberland st, with a temporary outlet of leaching drain pipe, 4th Ward. Adopted.

MARSTON (MADISON) AV.—Construction of a sewer and appurtenances in MARSTON (MADISON) AV, from Beeckman st to Boerum av; and in MURRAY ST, from Marston av to Amity st, 3d Ward, Adopted.

GUION AV.—Regulating and grading the sidewalk spaces and laying sidewalks where not already laid to grade and in good condition, and all work incidental thereto in GUION AV, from Jamaica av to Fulton st (Pitkin pl), 4th Ward. Adopted.

BENEDICT AV.—Construction of a sewer and appurtenances in BENEDICT AV, from Syosset st to Ferris st, 4th Ward. Adopted.

MAPLE ST.—Construction of a sewer and appurtenances in MAPLE ST and HICKORY (LINDEN) ST, from Freedom (Union) av to the New York & Rockaway Beach Railroad, 4th Ward. Adopted.

CREED AV.—Regulating and grading the sidewalk (where not already laid) together with incidental work thereto on the east side of CREED AV, starting from a point about 100 ft. north of the northeast corner of Creed av and Paulding st, north to the Jericho turnpike; also on the west side of CREED AV (where not already laid), from the northwest corner of Creed av and Carey st, north to the Jericho turnpike, all being in the 4th Ward. AMENDED to exclude the block bet Whittier st and Creed pl. ADOPTED AS AMENDED.

CLINTON AV, ETC.—Erect a tungsten lamp on the pole erected on CLINTON AV, directly south of Glenn av, and a tungsten lamp on the pole at the southwest corner of GLENN AND CLINTON AVS, JAMAICA, 4th Ward. Adopted.

NOSTRAND PL.—Erect gas lights in NOSTRAND PL, from Vine st to Creed st; and, in VINE ST, from Nostrand pl to Scutt pl, JAMAICA, 4th Ward. Adopted.

ASHLAND AV, ETC.—Extend water main and erect fire hydrant in ASHLAND AV, bet Willard and Manor av, at WOODHAVEN, 4th Ward. Adopted.

WATER MAINS.—Extend WATER MAINS: In 8TH ST, bet 7th and 9th avs; in 7TH ST, bet 7th and 9th avs; in 5TH ST, bet 7th and 9th avs; on 8TH AV, bet 3d and 14th sts, at WHITESTONE, 3d Ward. Adopted, subject to title in the streets and avenues.

LINCOLN AV.—Extend water main and erect fire hydrants on LINCOLN AV, from Jericho turnpike to Hillside av, at QUEENS, 4th Ward, Laid over.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON APR. 8.

ST. JOHN AV.—Constructing a sanitary sewer in ST. JOHN AV, from Grove st to Tompkins av, 4th Ward. Laid on the table.

WARD AV.—To curb, gutter and sidewalk WARD AV, bet Cebra av and Occident av, 2d Ward. Laid over until Apr. 22.

BRITTON AV.—Curb, gutter and pave BRITTON AV, from De Kalb st to Clove av, 4th Ward. Laid on the table.

BRITTON AV.—To construct a sanitary sewer in BRITTON AV, from DeKalb st to Clove av, 4th Ward. Laid over until Apr. 22.

A PUBLIC PARK.—To open as A PUBLIC PARK a plot bounded by Manor rd, Forest av and Raymond pl, WEST NEW BRIGHTON. Referred to the Commissioner of Public Works.

BARD AV.—To widen BARD AV, bet Castleton and Forrest avs, so it will conform in width with said avenue north of Castleton av, or bet Castleton av and Richmond Terrace. 1st Ward. Referred to the Commissioner of Public Works.

PUBLIC HEARINGS.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

RAPID TRANSIT ROAD, BRONX.—Acquiring the following described property for the construction, operation, etc., of a RAPID TRANSIT ROAD: Beginning at a point on the east side of Park av 76.56 ft. south from the corner formed by the intersection of the east side of Park av and the south side of East 138th st, running thence south along the east side of Park av 77.95 ft., thence east parallel, or nearly so, with the south side of East 138th st, 129.5 ft. to a point on the west side of Canal st West, 149.5 ft. south from the corner formed by the intersection of the west side of Canal st West and the south side of East 138th st; thence north along the west side of Canal st West, 74.93 ft.; thence west parallel, or nearly so, with the south side of East 138th st, 107.7 ft. to the point or place of beginning. APPLICATION will be made to Special Term, Part 3, Supreme Court, Manhattan, on April 21, at 10.30 a. m. for the appointment of commissioners of appraisal in the above matter.

RAPID TRANSIT ROAD, BRONX.—Permanent and perpetual underground right, easement and right-of-way and also to such temporary right or easement in all that block of land bounded on the north by East 135th st, on the west by the east side of Park av, on the south by the Harlem River, and on the east by the Mott Haven Canal. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on April 21, at 10 a. m., for the appointment of commissioners of appraisal in the above proceeding.

EXAMINATIONS OF COMMISSIONERS.

At Special Term, Part 2, of the Supreme Court, to be held in the County Court House, Manhattan, on April 21, at 10 a. m., the commissioners named in the following proceeding will be examined as to their qualifications by anyone interested:

VAN CORTLANDT PARK SOUTH, BRONX.—Acquiring title to the lands, etc., required for opening and extending VAN CORTLANDT PARK SOUTH, from Broadway to Mosholu Parkway, excluding the right-of-way of the New York & Putnam Railroad, 24th Ward. Earnest R. Eckley, Wm. Conover and E. Mortimer Boyle, commissioners.

FINAL REPORTS.

CRESTON AV, ETC, BRONX.—Acquiring title to the lands, etc., required for opening CRESTON AV (unofficial name), from Tremont av to Minerva pl, as the same has been heretofore laid out and designated as a first class street, 24th Ward, etc, etc. The final report of the commissioners in the above matter was presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Apr. 10.

EASTERN BOULEVARD, BRONX.—Acquiring title to the lands, etc., required for opening and extending EASTERN BOULEVARD, from the property of the New York, New Haven & Hartford Railroad to Hunts Point rd, 23d Ward, as amended and corrected, etc. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on April 14, at 10.30 a. m.

BILLS OF COST.

The bill of costs in each of the following proceedings will be presented, for taxation, to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on Apr. 16, at 10:30 a. m.:

AV I, BROOKLYN.—Acquiring title to the lands, etc, required for opening and extending AV I, from Ocean Parkway to the east line of East 15th st, and from the east property line of the lands of the Long Island Railroad Co. within the lines of East 17th st to East 34th st, 31st and 32d Wards.

FENIMORE ST, ETC.—Acquiring title to the lands, etc, required for opening and extending FENIMORE ST, from Nostrand av to Kingston av, and from Albany av to Troy av; and, RUTLAND RD, from Nostrand av to Canarsie av, 29th Ward.

BARRETT ST—Acquiring title to the lands, etc required for opening and extending BARRETT ST, from Sutter av to Blake av, 32d Ward.

POWELL ST, BROOKLYN—Acquiring title to the lands, etc required for opening and extending POWELL ST, from Livonia av to Hegeman av, 26th Ward.

INGRAHAM ST, BROOKLYN.—Acquiring title to the lands, etc required for opening and extending INGRAHAM ST, from Stewart av to Flushing av, 18th Ward.

By Comm'rs Estimate and Assessment.

WASHINGTON AV, QUEENS—Acquiring title to the lands, etc required for opening and extending WASHINGTON AV (unofficial name), from East river to Jackson av, 1st Ward. Charles H. Bailey and Herman E. Winne, commissioners in the above proceeding, have completed their supplemental and amended estimate of assessment for benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before April 14; and, they will hear all such parties, in person, on April 16, at 10 a. m.

SUNSWICK ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending SUNSWICK ST, from Harris av to Graham av, 1st Ward. W. S. Cogswel and D. L. Van Nostrand, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before April 28; and, they will hear all such parties, in person, on April 30, at 2.30 p. m.

David L. Van Nostrand, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Long Island City, on or before April 28; and, he will hear all such parties in person, on May 1, at 2.30 p. m.

SEAMAN AV, ETC., MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending SEAMAN AV, from Academy st to Dyckman st; and, of AN UNNAMED STREET, northeast from Dyckman st, from Seaman av to Broadway, 12th Ward. Isham Henderson, Geo. E. Morgan and Chas. D. Donahue, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, on or before April 28; and, they will hear all such parties, in person, on April 30, at 3 p. m.

Isham Henderson, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, on or before April 28; and he will hear all such parties, in person, on May 1, at 3 p. m.

Notice to Present Claims.

71ST ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 71ST ST, from 15th av to New Utrecht av, and from 17th av to Bay Ridge parkway, 30th Ward. All persons who have any claim on account of the above proceeding must present same, in writing, to David Hirschfield, Roger Gallagher and Wm. McKinny, commissioners, at 166 Montague st, Brooklyn, on or before April 19; and, they will hear all such parties, in person, on April 21, at 2 p. m.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Guy Lowell Architect of County Court House.

Guy Lowell, of 225 Fifth avenue, is to be the architect and superintendent of construction of the new court house. The plans of Mr. Lowell were selected from those submitted by twenty-two competitors. Robert S. Peabody, Frank Miles Day and John Lawrence Mauran composed the jury.

Mr. Lowell entered the general competition, and was one of the ten selected from seventy-one competitors to enter the final competition along with the original ten architects and firms, later increased to twelve.

According to the terms of the competition, Mr. Lowell will receive at once $10,000, which will be deducted from the commission of 6 per cent. on the cost of the building and all fixtures exclusive of furniture and lighting.

Brooklyn Theatre Plans.

L. & A. Pincus, of 501 Fifth avenue, Manhattan, will erect a theatre in Fulton street at the junction of Grand and Putnam avenues, Brooklyn. The selection of an architect has practically been made and in all probability work will be started by June. As proposed, the structure will measure 150x150 feet, affording a seating capacity of 1,500 persons, costing in the neighborhood of $250,000.

Henry P. Davison To Rebuild at Once.

Henry P. Davison, of J. P. Morgan Company, 3 Broad street, has commissioned Walker & Gillette, 128 East 37th street, to prepare plans for rebuilding his residence, recently burned, at Glen Cove, L. I. Particulars of construction have not yet been determined, although the cost will probably reach $100,000.

Long Island College Hospital.

The Long Island College Hospital contemplates the erection of a ward building, five stories, 38x210 feet, at Lewis and Amity streets, Brooklyn. Plans are being prepared by William Higginson of 21 Park Row, and bids will be called for about June 1. Miss M. Bodine is supervisor.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—A client of Pease & Elliman and Richard S. Scobie, former of 340 Madison av, and latter of 385 East 149th st, contemplates altering the 4-sty brick and stone dwelling at 6 West 78th st, for which no architect has been selected.

MANHATTAN.—Davis Zipkin, 22 Mount Morris Park, West Harlem, N. Y., contemplates the erection of an apartment house in the north side of 175th st, between St. Nicholas and Audubon avs, for which no architect has been selected.

MANHATTAN.—A new company which is forming, A. Gordon, president, 1133 Broadway, contemplates the erection of a 12-sty store and loft building at 108-110 West 25th st, for which no architect has been selected.

BATAVIA, N. Y.—The city of Batavia has appropriated $15,000 for a new jail to be erected here, site for which has not been selected. M. E. Betts is chairman of the building committee. No architect has yet been selected.

AMSTERDAM, N. Y.—The Y. M. C. A. of Amsterdam, William B. Charles, chairman of the ways and means committee, contemplates the erection of a Y. M. C. A. building here, for which no architect has been retained. Funds are now being raised. Cost, about $100,000.

BATAVIA, N. Y.—The Board of Supervisors of Genesee County, William B. Davis, chairman, Oakfield, contemplates the erection of a new court house or the remodeling of the present one. No architect has been retained.

RED BANK, N. J.—The Onward Council No. 98 Jr. O. U. A. M. of Red Bank, Eden Ewing, Williard J. Roop and Samuel E. Clark, trustees, contemplates the erection of a 3-sty brick J. O. U. A. M. building in Monmouth st, to cost about $25,000. No architect has been retained.

NEWARK, N. J.—St. Paul's German Lutherian Church, Rev. Frederick Holter, 1475 East 10th st, N. Y. C., contemplates the erection of a 1-sty frame church at the corner of Grafton and Lincoln avs, for which no architect has been retained. For further particulars address Frederick H. C. Leopold, 771 Mt. Prospect st, chairman of building committee. Cost about $5,000.

ELIZABETH, N. J.—L. F. Hersh & Bro., 207 Broad st, contemplates the erection of a 4-sty brick and stone office building at East Grand st and Broad st, for which no architect has been announced.

LARCHMONT, N. Y.—Frederick W. C. Heney, care of Dry Goods Reporter Co., 239 West 39th st, N. Y. C., and 216 North av, New Rochelle, N. Y., contemplates the erection of a residence at the corner of Murray and Forest avs, for which no architect has been selected.

LARCHMONT, N. Y.—Frank L. Norris, Larchmont Park, N. Y., contemplates the erection of a residence on Murray av, near Forest av, for which no architect has been selected.

LAKEWOOD, N. J.—The R. C. Church of Lady of the Lake, Rev. Father Powers, 2d av, Lakewood, in charge, contemplates the erection of a brick and stone church at River av and Main st, for which no architect has been selected. Funds for the construction of church are being raised. Cost about $50,000.

SUSSEX, N. J.—The Sussex Towel Works, A. S. Anable, president, 47 Leonard st, N. Y. C., owner, contemplates the erection of a 1-sty brick addition, 50x300 ft, to its works. The project will probably not go ahead for several months. Cost about $15,000. No architect has been selected.

MAMARONECK, N. Y.—The Village of Mamaroneck, J. F. Hunter, president; Chas. Buckter, clerk, 25 West Boston Post rd, this place, contemplates the erection of a fire house on Mamaroneck av, for which no architect has been retained. Cost about $8,500.

BELMAR, N. J.—Mayor A. G. Poole, Chas. O. Hudnut, clerk at site, contemplates the erection of a public library for which no architect has been selected or a site decided upon. Cost about $20,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 6-sty apartment, 111x89 ft, to be erected in the south side of 139th st, between Edgecomb and St. Nicholas avs, for the Solow Construction Co., 507 West 115th st. Aaron I. Paisman, secretary, and Max Raymond, treasurer, are taking bids on subs. Cost, about $200,000.

MOUNT VERNON, N. Y.—Shohola Realty & Constn. Co., G. Herzburger, president, 14 South 12th av, owner, is taking bids on the general contract for a 5-sty brick apartment, 33x92 ft, to be erected on the west side of 13th av, 138 ft south of Lincoln av, from plans by Franz Wolfgang, 535 East 177th st, N. Y. C., architect. Cost, about $35,000.

BRONX.—William C. Bergen, Concourse and Burnside av, owner, is taking bids on subs and materials for three 5 and 6-sty tenements, 40x90 ft each, to be erected at the southeast corner of 176th st and Arthur av, from plans by Chas. S. Clark, 443 East Tremont av, architect. Cost, about $140,000. Excavating is under way.

YONKERS, N. Y.—Joseph Miller, 149 Hawthorne av, owner, is taking bids on the general contract for converting the 2½-sty frame residence at 214-216 Buena Vista av, into a 3-sty frame apartment, with a rear addition of 33x30 ft, from plans by J. A. Watson, Reeve Building, architect. Cost, about $10,000.

MORRISTOWN, N. J.—Collin B. Weis, Morristown, N. J., architect, is taking bids on the general contract for a 3-sty brick tenement, 28x63 ft, to be erected at 76 Water st, for Giesaffato Falcione, 78 Water st, owner. Cost about $10,000.

DWELLINGS.

GARDEN CITY, L. I.—Ford, Butler & Oliver, 103 Park av, N. Y. C., architects, are taking bids for five 2½-sty frame and stone residences, 35x40 ft, to be erected in 5th st, for Chas. S. Butler, care of architect, owner. Cost, about $10,000.

MANHATTAN.—The Collingwood Realty Co., Feth S. Mosely, president, 2½ West 113th st, owner, is taking bids for alterations to the 4-sty store and residence, 20x100 ft, at 52 West 36th st, from plans by Horenburger & Bardes, 122 Bowery, architects.

SOMERVILLE, N. J.—J. C. Voorhees, 238 Main st, owner, is taking bids on the general contract for a 2½-sty frame residence, 26x28 ft, to be erected in East Main st, from private plans. Cost about $4,000.

CHURCHES.

OLEAN, N. Y.—Emile M. Uhlrich, 1900 Euclid av, Cleveland, Ohio, architect, is taking bids for a stone and brick church, 176x65 ft, to be erected at Henley, 1st and Irving sts, for the St. Mary's R. C. Church, Rev. Father Rengal, pastor, 118 Henley st. Cost about $100,000.

FACTORIES AND WAREHOUSES.

TENAFLY, N. J.—Edwin Demarest, of this place, owner, is taking bids on the general contract for a 3-sty brick warehouse, 42x108 ft, to be erected near the station, from plans by Nelson K. Vanderbeck, Morse pl, Englewood, architect. Cost, about $10,000.

MUNICIPAL WORK.

BLAIRSTOWN, N. Y.—The Board of Chosen Freeholders of Warren County, J. R. Thatcher, director, Court House, Belvidere, N. J., owner, is taking bids to close April 16, at 11.45 a. m., for constructing about 4½ miles of waterbound macadam road running about 1 mile west of Blairstown, N. J., toward Columbia to the Knowleton Township line.

RICHMOND.—The City of New York, Geo. Cromwell, Borough Hall, St. George, New Brighton, S. I., is taking bids to close April 15, at 12 M., for furnishing and delivering 4,000 tons of ¾-inch broken stone at stable A, Swan st, Tomkinsville, S. I., and stable B in Columbia st, West New Brighton, S. I.

MANASQUAN, N. J.—The Borough of Manasquan, Ralph D. Bush, this place, owner, is taking bids for a 4-inch water pipe extension and fire hydrants in Jackson st to Ocean av.

NEWARK, N. J.—The Passaic Valley Sewerage Commission, John S. Gibson, clerk, Essex Building, is taking bids, to close April 29 at 2 p. m. for the main intercepting sewer, section 6 in 3 parts, to be known as Northerly, Central and Southerly parts of section 6, from Hamburg pl to site of pumping station, from plans by William M. Brown, care of owner, chief engineer.

MANHATTAN.—The City of New York Fire Department, 157-159 East 67th st, Joseph Johnson, commissioner, will take bids until April 14th at 10.30 a. m. for the erection and completion of a sprinkler and test house in the rear of fire headquarters, 157-159 East 67th st.

HOBOKEN, N. J.—The city of Hoboken is taking estimates at the city hall until April 23d for repairing and repaving asphalt pavements. N. J. Martin Cooke is Mayor.

PUBLIC BUILDINGS.

MANHATTAN.—Bids will be received by the City of New York, Court of Special Sessions, Criminal Court Building, Isaac F. Russell, chief justice; Frank W. Smith, chief clerk, until April 16th at 2 p. m., for the construction of a vault under the sidewalk and all work incidental thereto in the Children's Court building being erected at 137-143 East 22d st, from plans by Crow, Lewis & Wickenhoefer, 200 5th av, architects. Clark, MacMullen & Riley, 80 Maiden la, are steam and electrical engineers. Thompson & Kelsey, 704 Lafayette av, Brooklyn, are the general contractors.

STORES, OFFICES AND LOFTS.

RIVERDALE, N. Y.—C. Van Valkenburgh, 147 4th av. New York City, architect, is taking bids on the general contract for a 1½-sty frame and stucco office building, 20x25 ft, for the Delafield estates. on premises, owner.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for a 12-sty bank building, to be erected on the southwest corner of Court and Joralemon sts, Brooklyn, from plans by William E. Lehman, Newark, New Jersey; and desire bids on all sub-contracts prior to April 24th.

MISCELLANEOUS.

WATERLOO, N. Y.—The Waterloo Water Company, C. H. Ross, superintendent, Main st, is taking bids for an addition to its water plant, from private plans.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

87TH ST.—The West Side Construction Co., Jacob Axelrod, president, will erect a 9-sty apartment house at 162-172 West 87th st, on plot 108x100.8 ft.

SHERMAN AV.—Gronenberg & Leuchtog, 303 5th av, have completed plans for the 5-sty apartment house 80x115 ft, to be erected at the

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Contemplated Construction (Continued).

southwest corner of Sherman av and Arden st, for the Gibraltar Realty Co., 475 8th av, to cost $100,000.

NAGLE AV.—Wortmann & Braun, 114 East 28th st, have completed plans for the 5-sty apartment house, 50x119 ft, to be erected at the northwest corner of Nagle av and Arden st, for Brown Bros, Inc., 33 East 20th st, to cost $100,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartments, 55x90 and 45x88 ft, to be erected at the northwest corner of Sherman av and Hawthorne st, for the Vermilyea Realty Co., Chas. Hensle, president, 3856 10 av, owner. Cost about $80,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for six 5-sty brick apartments, 50x118 ft, to be erected on the north side of Sherman av, 100 ft west of Hawthorne av, for the Vermilyea Realty Co. Chas. Hensle, president, 3856 10th av, owner. Total cost, $210,000.

PUBLIC BUILDINGS.

28TH ST.—The Buckley Engineering Co., 103 Park av (Item A, $138,359) (Item B, $135,109), submitted the lowest bids for the erection of the public bath and gymnasium which the city is to erect at 407-413 West 28th st. J. F. Gross & Co., 152 East 33d st, $16,985, was low bidder for plumbing, and the James Curran Mfg. Co., 512 West 36th st (Item A, $25,175) (Item B, $24,500), lowest bidder for heating.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the School Board April 7 for furnishing and delivering materials for the use of mechanics (Heating Div., Building Bureau) in the public schools in the Boroughs of Manhattan, The Bronx, Brooklyn, Queens and Richmond. Bids were received from the following: Johnson Service Co., Ernest W. Newman, E. F. Keating Co., H. W. Johns-Manville Co., B. Diamond, Cavanagh Bros. & Co., H. T. Dakin, F. S. Banks & Co., Wm. Zinsser & Co., Geo. G. Montgomery, F. W. DuBois & Co., Fredk. Pearce Co., Jasper Bayne Co., The Garlock Packing Co., The Kennedy Valve Mfg. Co., John Simmons Co., Stove Mfg. Repair Assn., E. J. Treat, A. C. Laurence, Hammacher, Schlemmer & Co., Revere Rubber Co., The Powers Regulator Co., National Regulator Co., Robert A. Keasbey Co., The Draper Mfg. Co., Standard Regulator Co., Electric Hose & Rubber Co., Cryer Return Line System Co., Putnam & Co., J. W. Buckley Rubber Co., W. M. Bastable Co., Nathan Mfg. Co., Bruce & Cook, Frank J. Ensinger. The list will be tabulated and notice posted at a later date.

STORES, OFFICES AND LOFTS.

28TH ST.—A building loan of $200,000 has been obtained by George Neiman for Rudolph Gross, owner of the property at 145 and 147 West 28th st. The owner is having plans prepared by Sommerfield & Steckler, 31 Union sq, for a 12-sty loft.

29TH ST.—Browne & Almiroty, 220 5th av, have completed plans for the 12-sty store and loft building, 40x88 ft, to be erected at 130-132 West 29th st, for the 130 West 29th St. Company, Inc., 160 Broadway, Everett Jacobs, president, 316 West 87th st. The Marmac Construction Co., 316 West 30th st, has the general contract. Cost, about $150,000.

5TH AV.—Max G. Heidelberg and E. Levy, 320 5th av, have completed plans for alterations to the store at 707 5th av, for Ehrich Galleries. Bids will be taken on general contract about April 14.

44TH ST.—Joseph M. Harrison, 230 Grand st, will prepare plans for a business building to be erected at 203-207 East 44th st, for Henry Hof, 258 Broadway, owner.

BROADWAY.—Chas. I. Berg, 331 Madison av, architect, will soon take bids on the general contract for a 2-sty store and office building to be erected at the southeast corner of Broadway and Worth st, for Henry W. Hayden, 16-18 Exchange pl, owner.

THEATRES.

3D AV.—L. A. Sheinart, 194 Broadway, has completed plans for alterations to the brick moving picture theatre, 26x40 ft, at 1439 3d av, for Morris Greenberg, 302 East 82d st, owner, who will soon call for bids. Cost, about $8,000.

3RD AV.—Louis Sheinart, 194 Bowery, is preparing plans for a 2-sty brick moving-picture theatre, 50x100 ft, to be erected by the Arch Amusement Co., of 165 3d av, on 3d av between 27th and 28th sts, to cost $12,000. No contracts have been issued.

AMSTERDAM AV.—Louis Sheinart, 194 Bowery, is revising plans for a 1-sty moving-picture theatre and store, 84x100 ft, to be erected at the northwest corner of Amsterdam av and 177th st, to cost $25,000. Charles M. Rosenthal, 160 Broadway, is owner and will take bids.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MORRIS PARK AV.—Excavating is progressing rapidly for the 5-sty tenement house at the northeast corner of Morris Park av and Van Buren st, near the transfer station of the New York, Westchester and Boston Railroad. The Van Buren Realty Co. is the owner. The architect is N. Serracino, 1170 Broadway, Manhattan.

MARION AV.—Frank J. Schefcik, 176th st and Park av, has completed plans for a 5-sty brick tenement, 66x80 ft, to be erected on the north side of Marion av, 63 ft north of 179th st, for John P. Leo, 770 St Nicholas av, owner, who is taking bids on subs. Cost, about $30,000.

198TH ST.—Foundations are under way for a 5-sty apartment house at the southeast corner of 198th st and Bainbridge av, for William C. Bergen, Concourse and Burnside av, owner. Charles S. Clark, 443 East Tremont av, architect. Owner will take bids.

181ST ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick tenement, 46x85 ft, to be erected at the northwest corner of 181st st and Arthur av, for Chas. A. Corby, 2308 Hughes av, owner. Cost about $50,000.

SOUTHERN BOULEVARD.—Frank J. Schefcik, 4168 Park av, has just completed plans for a 5-sty apartment, 66.1x81 ft, to be erected on the west side of the Southern Boulevard, 63 ft north of 179th st, for John P. Leo, of 770 St. Nicholas av, owner. Cost, about $35,000.

DWELLINGS.

BOONE AV.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 3-sty brick residence, 21x50 ft, to be erected on the west side of Boone av, 133 ft south of Jennings st, for Savenio Farazo, 500 West 176th st, owner. Cost, about $7,000.

STORES, OFFICES AND LOFTS.

170TH ST.—The Kreymborg Architectural Co., Hunts Point rd and 163d st, is preparing plans for a 1-sty brick store, 100x101 ft, to be erected at the southwest corner of 170th st and Charlotte st, for John J. Tully, 1602 Boston rd, owner. Cost about $20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—Shampan & Shampan, 772 Broadway, architects, are preparing plans for a high-class apartment building, 50x100 ft, to be erected in the west side of East 19th st,100 ft north of Beverly rd, for the Merchants Lloyd Realty Co., owners. The first story is entirely of Indiana limestone, equipped with electric lighting, steam heating and parquet flooring.

22D ST.—Joseph Hartung, 548 2d st, Brooklyn, is preparing plans for a 4-sty brick tenement, 25x70 ft, to be erected in the north side of 22d st, 250 ft east of 4th av, for Antonio and Jos. Samendola, 201 22d st, owners. Cost, about $7,000.

HOYT ST.—A. Millers, 11 East 59th st, N. Y. C., architect, has completed plans for a 5-sty brick and stone apartment house, 40x80 ft, to be erected at 163-165 Hoyt st, Brooklyn, for the 163-165 Hoyt St. Co., care of architect, owner.

CHURCHES.

BEDFORD AV.—Voss & Lauritzen, 65 De Kalb av, are preparing plans for alterations to the church for the Christ Episcopal congregation, Dr. Wm. S. Chase, 481 Bedford av, pastor, to cost $10,000. Nothing definite has yet been decided.

DWELLINGS.

18TH AV.—Henry Dorf, 614 Kosciusko st, has completed plans for a 3-sty brick residence, 19x55 ft, to be erected at the southeast corner of 18th av and 63d st, for Morris Biemstock, 1256 47th st, owner. Cost about $15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Gunvald Aus, 11 East 24th st, Manhattan, steel engineer, is preparing steel engineer's plans for a reinforced concrete warehouse to be erected in Brooklyn (location undecided) for the Havemeyer estate, Henry O. Havemeyer, Jr., 129 Front st, owner. Austin Nicholas Co., Inc., 61 Hudson st, Lewis E. Pierson president, is lessee. Cass Gilbert, 11 East 24th st, is architect. Cost about $1,700,000.

MUNICIPAL WORK.

BROOKLYN.—The Department of Bridges, Arthur J. O'Keefe, commissioner, 21 Park Row, N. Y. C., has approved plans of Carrere & Hastings, 325 5th av, N. Y. C., for the plaza improvement of the terminal of the Manhattan Bridge. Bids will be called for about the first of May. Cost, about $675,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank J. Schefcik, 176th st and Park av, N. Y. C., is preparing plans for a 5-sty brick and limestone tenement to be erected in the west side of Lockwood st, 300 ft south of Grand av, for the Reliable Building Co., 7 Skillman pl, L. I. City, owner; Michael Pilnacek, president. Cost, about $40,000.

ASTORIA, L. I.—Jeremiah F. Ryan, a builder, has purchased from Korsmann Brothers two plots, 50x100 and 100x100 ft., on the west side of Academy st, Astoria. The buyer will improve the parcels with apartment houses.

DWELLINGS.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., has completed plans for a 2½-sty frame residence, 28x30 ft, to be erected at the northwest corner of Jerome st and Boulevard for Albert Eisert, Hammels, L. I., owner. Cost, about $3,500.

DOUGLASTON, L. I.—Beverly S. King, 103 Park av, N. Y. C., has prepared plans for a 2½-sty frame and brick residence, 42x38 ft. and garage, to be erected on the north side of Westmoreland av, 100 ft east of Shore rd, for William H. Shields, 306 West 100th st, N. Y. C., owner. Cost about $10,000.

JAMAICA, L. I.—William McIntyre, Corona, L. I., has completed plans for four 2½-sty frame residences, 20x32 ft, to be erected at the corner of Grafton and Napier sts, for Albert Lips, Corona, L. I., owner. Cost about $10,000.

ARVERNE, L. I.—J. B. Smith, Hammels, L. I., has completed plans for a 2½-sty frame residence, 24x36 ft, to be erected on the west side of Clarence av, 220 ft south of Amstel Boulevard, for H. Ronager, this place, owner. Cost about $4,000.

FAR ROCKAWAY, L. I.—Excavating is under way for a 3-sty brick store and residence, 50x37 ft, on Sheridan blvd, for John Schittino, this place, owner. Jos. Cornell, this place, is architect. Cost about $9,000.

SCHOOLS AND COLLEGES.

DOUGLASTON, L. I.—The Central Board of Education of Douglaston contemplates the erection of a school in the near future. Rupert B. Thomas is school commissioner.

Westchester.

DWELLINGS.

WHITE PLAINS, N. Y.—Figures are being received for four 2½-sty frame and stucco residences to be erected at Gedney Farms by Kenneth Murchison, 298 5th av, N. Y. C., architect and owner. Cost, about $10,000 each.

LARCHMONT, N. Y.—Figures are being received for a 2½-sty frame residence, 30x50 ft, to be erected on Bonnett av, for Miss A. E. Flint. A. G. C. Fletcher, 103 Park av, N. Y. C., is architect.

YONKERS, N. Y.—Anton Schonbach, 18 South Broadway, has completed plans for a 2½-sty frame residence, 35x35 ft, to be erected on Mosholu av, west of South Broadway, for B. F. Buhle, 108 Ellicot av, owner. Cost, about $9,000.

MT. VERNON, N. Y.—Clarence J. Lane, 878 East 176th st, N. Y. C., owner and architect, has nearly completed plans for a 2½-sty frame and stucco residence, 20x34 ft, to be erected at Lincoln Manor, at a cost of $6,000.

NEW ROCHELLE, N. Y.—Jos. V. Gahan, 221 Huguenot st, has completed plans for a 2½-sty frame cottage, 23x30 ft, to be erected on Summit av, for Patrick Bergin, 59 Morris st, owner. Cost about $4,500.

MT. VERNON, N. Y.—Stolz & Son, 141 West 4th st, contemplates the erection of a 2½-sty frame residence on the east side of 10th av, south of Bushnell pl, from private plans. Cost about $4,000.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

DWELLINGS.

CEDARHURST, L. I.—(Sub.) Peter Lucere, Lawrence, L. I., has received the heating and plumbing contract for a 2½-sty frame and stucco residence, 24x40 ft, for D. Velardo, Lawrence, L. I., to be erected here. Jos. Cornell, Far Rockaway, is architect. Cost about $7,000.

GREAT NECK, L. I.—The Kinko Builders, 350 Fulton st, N. Y. C., have received the general contract to erect four 2-sty frame residences, 20x60 ft, for the Great Neck Shores Corporation, 286 5th av, N. Y. C., owner. Edward King, 311 Madison av, N. Y. C., is architect. Cost, about $10,000.

FOREST HILLS GARDENS, L. I.—The Sage Foundation Homes Co. has received the general contract to erect a 2½-sty residence of terra cotta blocks and stucco, 32x28 ft, for F. W. Goudy, care of architect, owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect.

FOREST HILLS, L. I.—Robert Laiser, Sea Gate, L. I., has received the general contract to erect a 2½-sty hollow tile and brick residence, 22x45 ft, for Guynon C. Earle, 200 West 72d st, N. Y. C., owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

DETROIT, MICH.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract from the American Agricultural Chemical Co. to erect a new factory building at their Detroit works; this building to be 150x40 ft, 3-stys high, reinforced concrete throughout. A. H. Nickerson is engineer and architect. Work will go ahead at once.

BROOKLYN.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract from the Robert Gair Co., paper goods manufacturers, to erect a 10-sty factory building at Washington and Front sts, Brooklyn, according to the plans of William Higginson, 13 Park Row, architect. This building will be 200x125 ft, reinforced concrete throughout, fireproof in every detail. Work will be started at once.

HALLS AND CLUBS.

52D ST.—The Edward Corning Co., 100 William st, has received the general contract to erect the Women's University Club at 106 to 108 East 52d st, from plans by Nelson & Van Wagenen, of 15 West 38th st, on a plot 40x100 feet.

HOSPITALS AND ASYLUMS.

CLASSON AV.—Thomas Donlon Co., Butler st, has received the general contract to erect an extension to the hospital on the east side of Classon av, between St. Marks av and Prospect pl, for the Jewish Hospital of Brooklyn, on premises. Hans Arnold, 422 Fulton st, is architect. Cost about $8,000.

POWER HOUSES.

PITTSFIELD, MASS.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect Building No. 43 of the General Electric Co., Pittsfield, Mass. This building is 500x63 ft, 5 stories in height, reinforced concrete throughout. M. M. Thrane architect. Work will go ahead at once.

SCHOOLS AND COLLEGES.

SLOAN, N. Y.—(sub.) Briseberg & Sansom, 204 Genesee st, Buffalo, have received the mason work and Stokes Bros., 50 Brayton st, Buffalo, the carpentry for the public school to be erected here near Buffalo for the Sloan Board of Education, William Brennan, president. The William S. Brickell Co., 595 Ellicott sq, Buffalo, is architect. Cost, $40,000.

STORES, OFFICES AND LOFTS.

21ST ST.—Jas. McWalters & Son, 2434 Broadway, have received the general contract to alter the 9-sty store and office building at 2 West 21st st, for Edward H. Van Ingen, 160 5th av, owner. Thomas M. Robertson, 117 East 38th st, is architect. Cost about $5,000.

PATCHOGUE, L. I.—William Bason & Son, Lincoln av, Sayville, L. I., have received the general contract to erect a 2-sty brick and terra cotta office building, 20x70 ft, for the Patchogue Electric Light Co., of this place, owner. Work will probably start about April 15.

MISCELLANEOUS.

BROOKLYN.—The Flint Granite Co., 500 5th av, N. Y. C., has received the general contract to erect a granite and marble mausoleum, 105x17 ft, at Greenwood Cemetery, for Rosina Monaca, 117 Navy st, owner. Pasquali Gagliardi, 239 Navy st, is architect. Cost, about $7,500.

BROOKLYN.—Thomas O'Connor, 103 Cedar st, N. Y. C., has received the general contract to erect the experimental sewer plant in the 26th Ward, Hendrix st, for the City of New York, Alfred E. Steers, president, Borough Hall, Brooklyn. Cost, about $50,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NAGLE AV, n s, 50 w Arden st, two 5-sty brick apartments and stores, 40x100; cost, $110,000; owners, Brown Bros., 33 East 20th st; architects, Wortman & Braun, 114 East 28th st. Plan No. 163.

SHERMAN AV, s s, 100 w Academy st, five 5-sty brick and stone tenements, 50x113; cost, $250,000; owner, Bendheim Constn Co,. Edwin Bendheim, pres, 128 Bway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 167.

179TH ST, 542 W, 5-sty brk apartment, 25x82; cost, $30,000; owners, K. Holding Co., Alonzo B Knight, pres, 2255 Bway; architect, J. Henry Leonhauser, 2255 Bway. Plan No. 166.

HOTELS.

BROADWAY, 2520, 12-sty brick and stone hotel, 33x114; cost, $200,000; owner, Harry Schiff, 355 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 165.

STORES AND DWELLINGS.

39TH ST, 134 and 136 East, 4-sty brick and stone private dwelling, 43x53; cost, $55,000; owner, Thomas Smidt, 134 East 39th st; architects, Rogers & Zogbaum, 437 5th av. Plan No. 161.

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Plans Filed, Manhattan (Continued).

STORES, OFFICES AND LOFTS.

28TH ST, 145-147 West, 12-sty brick stores and lofts, 47x88; cost, $350,000; owner, Gross Realty Co., 268 West st; architects, Sommerfeld & Steckler, 31 Union sq; builders, Raymond & Raisman, 207 West 113th st. Plan No. 164.

158TH ST, 668 West, 2-sty brick stores, 25x80; cost, $10,000; owner, Chas. M. Rosenthal, et al, 160 B'way; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 168.

5TH AV, 323-327, 5-sty brick stores and lofts, 83x83; cost, $100,000; owner, William Waldorf Astor, London, Eng.; Clarence W. Baldwin, attorney, 21 W 26th st; architect, J. Francis Burrows, 410 W 34th st; builder, John C. Downey, 410 W 34th st. Plan No. 170.

13TH AV, e s, 76 n 23d st, 1-sty brick store; cost, $200; owners, New York Street Railways Co., 611-621 Bway; architect, Lee Samenfeld, 741 McDonough st; builder, Otto Melin, 182 Wooster st. Plan No. 172.

THEATRES.

207TH ST, w s, 591 n w Sherman av, 1-sty brick theatre, 120x138; cost, $60,000; owner, Gustavus L. Lawrence, 2228 Broadway; architects, Von Beren & La Velle, 507 5th av. Plan No. 169.

123D ST, 201-15 W, 4-sty brick stores and theatre, 86x194; cost, $600,000; owners, Peoples Vaudeville Co, 260 W 42d st; architect, Thos W. Lamb, 644 8th av. Plan No. 171.

MISCELLANEOUS.

57TH ST, 530-536 West, 1-sty loading platform, 100x69; cost, $2,000; owners, Sheffield Farms, Slawson, Decker Co, Laton Horton, Pres., 528 West 57th st; architect, Frank A. Rooke, 489 5th av. Plan No. 160.

ST. MARK'S PL, 6, 4-sty brick bath, 26x112; cost, $30,000; owner, David Wasser, 244 East 3d st; architect, Jacob Fischer, 25 Av A. Plan No. 162.

CHURCHES.

105TH ST, 163 West, 3-sty brick and stone chapel, 40x90; cost, $65,000; owner, West End Presbyterian Church, Geo. W. Elkins, pres., 32 Hamilton Terrace; architect, Frank Freeman, 213 Washington av. Plan No. 173.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOME ST, n s, 50.4 w Bryant av, 5-sty brick tenement, slag roof, 50.3x91.1; cost, $55,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 211.

178TH ST, n w cor Monterey av, two 5-sty brick tenements, plastic slate roof, 50x67.6 and 55x67.9; cost, $90,000; owners, Monterey Bldg. Co., Harry E. Hermany, 170 Broadway, Secy.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 216.

INTERVALE AV, w s, 293.81 n Westchester av, 5-sty brick tenement, plastic slate roof, 50x88; cost, $50,000; owners, Ernst Keller Construction Co., Ernst Keller, 4374 Martha av, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 217.

LIND AV, w s, 373.18 n 169th st, 5-sty brick tenement, plastic slate roof, 50x82.2; cost, $50,000; owners, Ernst Keller Constn. Co., Ernst Keller, 4374 Martha av, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 218.

157TH ST, n s, 150 w Elton av, two 5-sty brick tenements, plastic slate roof, 49.11½x87.11½; cost, $100,000; owner, Benj. Benenson, 407 East 153d st; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 226.

DWELLINGS.

BOWEN ST, s s, 200 e King av, 1½-sty frame dwelling, shingle roof, 22x40; cost, $4,000; owner, Miss A. Short, City Island; architect, Jas. A. Molloy, 122 Ditmar st. Plan No. 209.

236TH ST, n s, 25.07 e Carpenter av, 3-sty frame dwelling, tin roof, 20x50; cost, $8,500; owner, W. Maas, 628 East 236th st; architect, R. F. Knockenhauer, 1901 Bathgate av. Plan No. 213.

CODDINGTON AV, s s, 825 e Throggs Neck rd, 2-sty frame dwelling, tin roof, 20x40; cost, $1,800; owner, Pasquale Cistora, 320 East 122d st; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 214.

224TH ST, n s, 175.92 e Paulding av, 2-sty sty frame dwelling, tin roof, 20x45; cost, $3,200; owner Margaret E. Watts, 2144 Haviland av; architect, Anton Pinner, 2069 Westchester av. Plan No. 224.

WALLACE AV, s s, 170 n Morris Park av, 2-sty frame dwelling, tin roof, 21x35; cost, $4,000; owners, Ambrosse & Lena Guffanti, 906 East 173d st; architect, T. J. Kelly, 643 Morris Park av. Plan No. 220.

FACTORIES AND WAREHOUSES.

167TH ST WEST, e s, 21 n 168th st, 1-sty frame storage, 21.7x15.7; cost, $4,000; owner, Thos. Brennan, 223 West 167th st; architect, John Brennan, 223 West 167th st. Plan No. 212.

STABLES AND GARAGES.

ANTHONY AV, e s, 149.5 n 181st st, 1-sty brick garage, slag roof, 20x22; cost, $500; owner, Sarah Taub, premises; architect, R. F. Knockenhauer, 1901 Bathgate ave. Plan No. 219.

STORES AND TENEMENTS.

SEABURY PL, n w cor 172d st, 5-sty brick stores and tenement, slag roof, size irregular; cost, $70,000; owners, Emerald Constn. Co., Isidor Robinson 1533 Minford pl, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No 225.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV, n s, 110 e Wheeler av, 1-sty brick stores and amusement hall, plastic slate roof, 50x100; cost, $12,000; owners, Winnie Co., M. Muller, 939 Southern Boulevard, pres.; architects, Koppe & Daube, 830 Westchester av. Plan No. 222.

WEBSTER AV, e s, 26.16 s St Pauls pl, 2-sty brick lofts, tin roof, 25x85; cost, $7,000; owners, Value Realty Co., A. L. Ernst, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 215.

WESTCHESTER AV, n s, 50 e Wheeler av, 1-sty brick store, 60x60, plastic slate roof; cost, $9,000; owners, Winnie Co. M. Muller, 939 Southern Boulevard, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 221.

THEATRES.

FREEMAN ST, n s, 68.14 e Hoe av, 1-sty brick nicolet, 29.54x52.51; cost, $8,000; owners, H. Hollerith Constn. Co., 1398 Bristow st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 210.

MISCELLANEOUS.

VAN NEST R R YARD, w s, Unionport rd, near Rhinelander av, 1-sty frame platform and bins 30x24; cost, $600; owners, N. Y. W. & B. R. R. Co., on prem.; architect, E. J. Langford, 180th st. and Morris Park av. Plan No. 223.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

15TH ST, s s, 125 w 6th av, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, $40,000; owner, E. M. R. Realty Co., 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1713.

WYCKOFF ST, s e s, 125 s w Nevins st, 5-sty brick tenement, 44.10x88, slag roof, 24 families; cost, $45,000; owner, Saml Feldman, 189 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 1743.

MIDWOOD ST, s s, 300.6 e Nostrand av, 12 3-sty brick tenements, 20x55, gravel roof, 6 families each; total cost, $90,000; owner, Aug Williams, 224 Troy av; architect, A .B. Sauerbaum, 1494 Union av. Plan No. 1786.

GRANT AV, s e cor McKinley av, 4-sty brick tenement, 23x72, tin roof, 8 families; cost, $10,000; owner, Geo Flur, 281-91 Tompkins av; architect, Chas Infanger, 2634 Atlantic av. Plan 1811.

SCHERMERHORN ST, n w cor Hoyt st, 4-sty brick tenement, 24x67.6, gravel roof, 7 families; cost, $10,000; owner, Geo. L. Beer, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 1852.

DWELLINGS.

HINSDALE ST, w s, 135 n Livonia av, 3-sty brick dwelling, 20x45, tin roof, 1 family; cost, $4,000; owner, Sam'l Puken, 1796 Pitkin av; architects, Whinstor & Pollack, 358 Stone av. Plan No. 1703.

EAST 18TH ST, e s, 260 n Av P, three 2-sty frame dwellings, 18x44, shingle roof, 1 family each; total cost, $9,000; owner and architect, W. D. Brunes, 1203 Beverly rd. Plan No. 1692.

61ST ST, s s, 360 e 6 av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $22,500; owner, Thos. Williams, 615 75th st; architects, Eisenle & Carlson, 16 Court st. Plan No. 1685.

SURF AV, n e cor West 32d st, 1-sty frame dwelling, 13x20, —— roof, 1 family; cost, $900; owner, Simon Holding Co., on premises; architect, Fred'k J. Dassau, 1373 Broadway. Plan No. 1698.

CARROLL ST, n s, 120 w Brooklyn av, three 2-sty brick dwellings, 20x45, gravel roof, 1 family each; total cost, $21,000; owner, Thompson Bldg. Co., 1845 Bergen st; architect, John C. Wandell, 4-5 Court sq. Plan No. 1734.

CARROLL ST, n s, 100 w Brooklyn av, 2-sty brick dwelling, 20x45, gravel roof, 1 family; cost, $7,000; owner Thompson Bldg. Co., 1845 Bergen st; architect, John C. Wandell, 4-5 Court sq. Plan No. 1733.

CARROLL ST, n s, 100 w Brooklyn av, 2-sty brick dwelling, 20x45, gravel roof, 1 family; cost, $7,000; owner, Thompson Bldg. Co., 1845 Bergen st; architect, John C. Wandell, 4-5 Court sq. Plan No. 1732.

HENDRIX ST, e s, 25 s Livonia av, ten 2-sty brick dwellings, 20x45, gravel roof, 2 families each; total cost, $35,000; owner, Herman Lewish, 533 Cleveland st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1758.

PRESIDENT ST, s s, 165 e Columbia st, 3-sty brick dwelling, 25x90, tin roof, 2 families; cost, $14,000; owner, P. Luccaro, 119 President st; architect, John Burke, 603 East 2d st. Plan No. 1744.

60TH ST, s s, 318.10 e 10th av, 3-sty frame dwelling; cost, $3,000; owner, Jos. Ferrana, 1024 60th st; architect, R. Halsart, 312 Tompkins av. Plan No. 1751.

McKINLEY AV, n s, 21 w Lincoln av, eight 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $24,000; owner, Durso Realty Co., 2875 Atlantic av; architect, Hy Rockmore, 33 President st. Plan No. 1719.

SNYDER AV, s e cor East 32d st, 2-sty brick dwelling, 23x93.10, tin roof, 2 families; cost, $5,000; owner, Jacob Meiss, 133 East 32d st; architect, Abraham Farber, 1028 Gates av. Plan No. 1731.

SNYDER AV, s s, 23 e East 32d st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,500; owner, Jacob Meiss, 133 East 32d st; architect, Abraham Farber, 1028 Gates av. Plan No. 1730.

21ST AV, w s, 265 n Benson av, 2-sty frame dwelling, 20x32.10, shingle roof, 1 family; cost, $4,000; owner, Stanley Impt. Co., 608 East 19th st; architects, Slee & Bryson, 153 Montague st. Plan No. 1736.

AMHERST ST, w s, 260 n Oriental blvd, 2-sty frame dwelling, 27x30, shingle roof, 1 family; cost, $7,000; owner, K. N. Beckes, 211 W. 148th st, N. Y.; architect, P. J. Gallagher, 227 Monroe st. Plan No. 1795.

75TH ST, s s, 320 e 10th av, 2-sty frame dwelling, 21x50, shingle roof, 2 families; cost, $2,800; owner, James Evans 1049 75th st; architect, M. D. Foot, 1432 75th st. Plan No. 1855.

BEAUMONT ST, w s, 100 s Oriental blvd, 2-sty frame dwelling, 27x45, shingle roof, 1 family; cost, $7,000; owner, Wheatler Realty Co, 192 Bway, N. Y.; architect, P. J. Gallagher, 227 Monroe st. Plan No. 1796.

BERGEN ST, s s, 383.9 e Utica av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, $8,500; owner, Arthur Knapp, 1213 St Marks av; architect, Louis F Schillinger, 167 Van Siclen av. Plan No. 1783.

CARROLL ST, s s, 200 w Bklyn av, 3-sty brick dwelling, 20x45, tin roof, 1 family; cost, $7,000; owner, Morris McDonald, 189 Montague st; architects, Slee & Bryson, 153 Montague st. Plan No. 1801.

ETNA ST, s s, 35 w Hale av, 2-sty brick dwelling, 22.6x34, gravel roof, 1 family; cost, $2,500; owner, Herman Leigeine, Lawrence blvd; architect, Saml Guilfoy, Woodhaven, L. I. Plan No. 1816.

ETNA ST, s s, 19 w Hale av, 2-sty brick dwelling, 16x48, gravel roof, 1 family; cost, $2,500; owner, Herman Leigeine, Lawrence blvd; architect, Saml Guilfoy, Woodhaven, L. I. Plan No. 1817.

ETNA ST, s w cor Hale av, 2-sty brick dwelling, 19x100; gravel roof, 2 families; cost, $3,000; owner, Herman Leigeine, Lawrence blvd; architect, Saml Guilfoy, Woodhaven, L. I. Plan No. 1815.

FALMOUTH ST, w s, 100 s Hampton av, 2-sty brick dwelling, 28x34.6, shingle roof, 1 family; cost, $10,000; owner, C. N. Young, 5 W. 15th st, N. Y.; architect, P. J. Gallagher, 227 Monroe st. Plan No. 1797.

HOYT ST, w s, 24 n Schermerhorn st, three 3-sty brick dwellings, 19x50, gravel roof, 2 families each; total cost, $16,500; owner, Geo L. Baur, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 1786.

KIMBALL ST, n s, 280 n Av R, 2-sty frame dwelling, 23.6x28, shingle roof, 1 family; cost, $3,500; owner, E. J. O'Connell, 67 W. 69th st; architect, G. T. Swenson, 1753 Kimball st. Plan No. 1787.

E. 18TH ST, e s, 70.7 n Av S, 2-sty frame dwelling, 36.9x53, shingle roof, 2 families; cost, $7,000; owner, C. W. Anderson, 1773 E 19th st; architect, A. N. Allen, 2 W. 45th st, N. Y. Plan No. 1782.

E 21ST ST, w s, 180 s Av J, 2-sty frame dwelling, 22x38.4, shingle roof, 1 family; cost, $4,000; owner, Jos. Gregory, 2004 Nostrand av; architect, B. F. Hudson, 319 9th st. Plan No. 1804.

E. 31ST ST, e s, 80 n Beverley rd, 2-sty brick dwelling, 20x57, tin roof, 2 families; cost, $4,000; owner, Wm. Herod, — E 31st st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1808.

E 34TH ST, w s, 170 n Snyder av, 2-sty brick dwelling, 20x36, tin roof, 1 family; cost, $3,000; owner, Julia Nichols, 308 E 4th st; architect, Geo. M. Lawton, 1330 E 15th st. Plan No. 1832.

W. 36TH ST, s e cor Bay View av, 1-sty frame bungalow, 24.6x41, — roof; cost, $250; owner and architect, A. F. Murphy. Plan No. 1844.

BEVERLY RD, n w cor E 32d st, 2-sty brick dwelling, 20x38, tin roof, 2 families; cost, $3,500; owner, Wm Herod, on premises; architect, Chas Infanger, 2634 Atlantic av. Plan No. 1809.

BEVERLY RD, n e cor E 31st st, nine 2-sty brick dwellings, 20x38, tin roof, 1 family each; total cost, $27,000; owner, Wm. Herod, on premises; architect, Chas Infanger, 2634 Atlantic av. Plan No. 1810.

GRAVESEND AV, e s, 160 s Av N, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, $3,500; owner, Jennette, McKelvey, 121 Av N; architect, B. F. Hudson, 319 9th st. Plan No. 1805.

LAWRENCE AV, n s, 250 w 3d st, two 2-sty frame dwellings, 20x64.7, gravel roof, 2 families each; total cost, $7,600; owner and architect, J. A. Wilson, 71 Lawrence av. Plan No. 1829.

OCEAN AV, w s, 145 n Ditmas av, 3-sty brick dwelling, 46.6x45, tile roof, 1 family; cost, $10,000; owner, Hannah H Doehler, 157 Rutland rd; architect, F. J. Helmle, 190 Montague st. Plan No. 1802.

3D AV, s w cor 40th st, 4-sty brick tenement, 50.2x90, tin roof, 16 families; cost, $28,000; owner, Geo. Mierdericks, 261 77th st; architect, Chas. Braun, 459 41st st. Plan No. 1850.

SOUTH 1ST ST, n s, 33.1 w Roebling st, 4-sty frame dwelling, 20.7x39.11, slag roof, 2 families; cost, $5,000; owner, Rose Cooper, 179 South 3d st; architect, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1859.

EAST 2D ST, w s, 100 s Av J, ten 2-sty frame dwellings, 18x36 each, slag roofs, 1 family each; total cost, $30,000; owner, Fanfield Building Co., 26 Court st; architect, C. S. Wessell, 1456 35th st. Plan No. 1866.

WEST 36TH ST, w s, 150 n Mermaid av, five 1-sty frame bungalows, 12x26 each, canvas roofs, 1 family each; total cost, $1,500; owner, Jas. Beggs, 3032 Surf av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1847.

FACTORIES AND WAREHOUSES.

PACIFIC ST, s s, 149.6 w Sackman st, 1-sty brick storage, 10x20, tin roof; cost, $200; owner, Antonio Solzano, 2370 Pacific st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1684.

COLUMBIA ST, s e cor Warren st, 1-sty brick factory, 82.2x110, concrete roof; cost, $25,000; owner, N. Y. Dock Co., 10 Bridge st, N. Y. C.; architects, Maynicke & Franke, 25 Madison sq, N. Y. C. Plan No. 1735.

ST. MARKS AV, s s, 140 e Hopkinson av, 5-sty brick factory, 35x60, gravel roof; cost, $12,000; owner, Sarah Guinness, 2117 Dean st; architect, Louis Danancher, 7 Glenmore av. Plan No. 1820.

OTSEGO ST, s e cor Creamer st, 2-sty frame storehouse, 50x100, slag roof; cost, $5,000; owner and architect, Geo. C. Roy, 17 Bay st. Plan No. 1864.

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Plans Filed, New Buildings, Brooklyn (Contd.).

NORTH 8TH ST, n s, 25 e Driggs av, 4-sty brick factory, 50x100, slag roof; cost, $18,000; owner, Jas. R. McCafferty, on premises; architects, Phil. Tillion & Son, 381 Fulton st. Plan No. 1873.

STABLES AND GARAGES.

EAST 14TH ST, w s, 380 s Kings Highway, 1-sty frame garage, 18x11, gravel roof; cost, $150; owner and architect, W. H. Sawkins, 1816 Av N. Plan No. 1724.

ALBEMARLE RD, s s, 100 e East 18th st, 1-sty frame garage, 14x16, shingle roof; cost, $300; owner, S. C. Mathews, 1876 Albemarle rd; architect, Robt. McCormack, 1514 Flatbush av. Plan No. 1711.

3D AV, n w cor, 55th st, 1-sty brick garage, 21x20, gravel roof; cost, $450; owner and architect, Hy Heik, 772 55th st. Plan No. 1712.

CARROLL ST, n s, 208 w New York av, 1-sty brick garage, 18x20, gravel roof; cost, $400; owner, Chas. Harns, on premises; architect, Alex. McLean. —. Plan No. 1688.

CARROLL ST, n s, 268 w New York av, 1-sty brick garage, 18x20, gravel roof; cost, $400; owner, Chas. Hains, on premises; architect, Alex. McLean, ———. Plan No. 1687.

HINSDADE ST, w s, 135 n Livonia av, 1-sty frame stable, 12x12, tin roof; cost, $100; owner, Saml Puken, 1796 Pitkin av; architects, Whinston & Pollack, 358 Stone av. Plan No. 1704.

CARROLL ST, s s, 200 w Bklyn av, 1-sty brick garage, 20x17, shingle roof; cost, $1,000; owner, Morris McDonald, 189 Montague st; architects, Slee & Bryson, 153 Montague st. Plan No. 1800.

BEDFORD AV, e s, 80 n Midwood st, 1-sty brick garage, 13x20, gravel roof; cost, $400; owner, E. T. Godfrey, Tannersville, N. Y.; architect, Thos Radcliffe, 2120 Caton av. Plan No. 1768.

EAST 8TH ST, s w cor Av S, 1-sty frame garage, 16x18, shingle roof; cost, $150; owner, H. R. Drysdale, on premises; architect, Dominick Salvati, ——. Plan No. 1865.

46TH ST, n s, 200 e 13th av, 1-sty frame stable, 16x20, shingle roof; cost, $350; owner, Jos. Godfried, 1331 46th st; architect, Samuel Goldstein, 1168 45th st. Plan No. 1854.

STORES AND DWELLINGS.

HOYT ST, w s, 13 n Schermerhorn st, 3-sty brick store and dwelling, 19x50, gravel roof, 2 families; cost, $5,500; owner, Geo. L. Baur, 318 Fulton st; architect, Wm Debus, 86 Cedar st. Plan No. 1779.

PROSPECT PL, n s, 80 e Saratoga av, 1-sty brick store and dwelling, 20x41, tin roof, 1 family; cost, $2,000; owner, Chris Silberman, 1797 Prospect pl; architect, Louis Danancher, 7 Glenmore av. Plan No. 1822.

STORES AND TENEMENTS.

SOUTH 1ST ST, s w cor Grand st ext, 5-sty brick store and tenement, 130.9x71.9, slag roof, 30 families; cost, $50,000; owner, South 5th St Construction Co., 686 Willoughby av; architect, Samuel Sass, 32 Union sq. Plan No. 1807.

ROCHESTER AV, w s, 41 s Lincoln pl, 4-sty brick store and tenement, 40x89, tin roof, 14 families; cost, $22,000; owner, Louis Oxfeld, 361 Stone av; architects, Cohn Bros, 361 Stone av. Plan No. 1834.

ROCHESTER AV, s w cor Lincoln pl, 4-sty brick store and tenement, 41x90, tin roof, 14 families; cost, $30,000; owner, Louis Oxfeld, 361 Stone av; architects, Cohen Bros, 361 Stone av. Plan No. 1835.

STORES, OFFICES AND LOFTS.

MONITOR ST, bet Engert and Meeker avs, 1-sty frame store, 20.9x31.4, shingle roof; cost, $500; owner and architect, Jas. Rourke, 158 Heywood st. Plan No. 1690.

SHEEPSHEAD BAY RD, s s, 119 e East 15th st, 1-sty brick store, 44.3x100, gravel roof; cost, $10,000; owner, North American Brew Co., Hamburg av cor Myrtle av; architect, Carl Sotto, 130 Fulton st, N. Y. C. Plan No. 1746.

LIVINGSTON ST, s s, 225 e Nevins st, 1-sty brick store, 28.5x70.9, — roof; cost, $8,000; owner, Wm Spence, 370 Livingston st; architect, Koch & Wagner, 26 Court st. Plan No. 1792.

FLUSHING AV, n s, 208.8 w Bway, 6-sty brick store and loft, 60x95, slag roof; cost, $100,000; owner, M. B. Evans, 839 Bway; architects, Shampan & Shampan, 772 Bway. Plan No. 1840.

EAST 7TH ST, e s, 320 s Av M, 2-sty brick shop and office, 20x30, gravel roof; cost, $800; owner, Frank J. Byrne, 1429 East 7th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 1853.

THEATRES.

16TH ST, s s, 100 w 5th av, 1-sty brick theatre, 47x100, concrete roof; cost, $20,000; owner and architect, Thos. Bennett, 3d av and 52d st. Plan No. 1726.

56TH ST, s s, 103.2 e New Utrecht av, 1-sty frame moving picture show, 38.6x106, —— roof; cost, $900; owner, Max Brown, 5001 15th av; architect, A. J. McManus, 1905 86th st. Plan No. 1739.

MISCELLANEOUS.

4TH AV, n w cor 39th st, 1-sty frame shed, 25x20, —— roof; cost, $200; owner, Ollie Olson, 1002 4th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1728.

SURF AV, s s, 200 e West 8th st, 1-sty frame ball game, 20x30, gravel roof; cost, $200; owner, Ernest Langlaise, 552 56th st; architect, A. D. Hinsdale, 550 56th st. Plan No. 1694.

CORTELYOU RD, s s, 40 w Marlborough rd, 1-sty brick cleaning house, 14.16x24.9, ——— roof; cost, $400; owner, Abraham Traube, 1416 Cortelyou rd; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1806.

PLOT 30, East Coney Island av, s 125 ——— Beach, 1-sty frame pavilion; cost, $2,000; owner, Brighton Beach Development Co., 41 Park Row, New York; architect, L. F. Peck, 331 Madison av, New York. Plan No. 1766.

PLOT 150, North Poplar av, bet. Sea Gate and Highland av, 1-sty frame pavilion, 50x75, shingle roof; cost, $5,000; owner, Atlantic Yacht Club, "Sea Gate"; architect, Geo. Palcaris, Fanwood, N. J. Plan No. 1781.

PELLINGTON PL, e s, 128.10 n Bushwick av, 1-sty hot house, 45x17, gravel roof; cost, $5,000; owner, Louis Rodman, 43 Conway st; architect, W. J. Conway, 400 Union st. Plan No. 1860.

Queens.

DWELLINGS.

ARVERNE.—Bannister av, s s, 244 w Remington av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $5,000; owner, J. Jaffe, 583 Boulevard, Rockaway Beach; architect, Phillip Caplan, Boulevard, Rockaway Beach. Plan Nos. 1059-1060. Two buildings cost $10,000.

COLLEGE POINT.—12th st, e s, 25 n 7th av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, $3,000; owner, Henry Reis, 17 13th st, College Point; architect, Anthony Gorden, 114 10th st, College Point. Plan No. 1061.

ELMHURST.—Cook av, n s, 325 e Broadway, erect new brick foundation under dwelling; cost, $300; owner, John T. Robinson, 12 Cook av, Elmhurst. Plan No. 1053.

FOREST HILLS.—Ibis st, s s, 250 e Colonial av, 2½-sty brick dwelling, 29x23, Spanish tile roof, 1 family; cost, $4,500; owner, Cord Meyer Development Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1064.

GLENDALE.—Fulton av, e s, 325 and 400 n Market st, four 2-sty frame dwellings, 20x47, tar and gravel roof, 2 families; cost, $16,000; owner, Middle Village Building Co., 464 Grand st, N. Y. C.; architect, Lee Keen, 9 Debevoise st, Brooklyn. Plan Nos. 1051-1052.

HOLLIS.—Crestwood av, e s, 297 s Hillside av, 2½-sty brick dwelling, 38x25, shingle roof, 1 family; cost, $5,000; owner, Miss Jessie Porter, 414 West 18th st, N. Y. C.; architect, H. F. Ballantine av, 543 West 162d st, N. Y. C. Plan No. 1071.

KEW.—Greenfell av, e s, 350 s Quentin st, 2½-sty frame dwelling, 51x31, shingle roof, 1 family; cost, $18,000; owner, John R. Corbin, 1 West 34th st, N. Y. C.; architect, Arthur M. Gaynor, 332 East 67th st, N. Y. C. Plan No. 1069.

KEW.—Newbold pl, s s, 264 e Austin st, two 2½-sty frame dwellings, 32x32, shingle roof, 1 family; cost, $17,000; owner, John R. Corbin 1 West 34th st, N. Y. C.; architect, Arthur M. Gaynor, 332 East 67th st, N. Y. C. Plan Nos. 1067-1068.

NEPONSET.—Dakota av, e s, 131 n Washington av, 2-sty frame dwelling, 21x38, shingle roof, 1 family; cost, $4,000; and Adirondack Boulevard, w s, 310 s Newport av, 2-sty frame dwelling, 26x40, shingle roof, 1 family; cost, $5,000; owner, Neponset Building Co., 162 Remsen st, Brooklyn; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan Nos. 1062-63.

RICHMOND HILL.—Ferris st, n s, 335 e Freedom st, two 2-sty frame dwellings, 19x53, tin roof, 2 families; cost, $7,000; owner, William Sim, 165 2d st, Union Course; architect, John D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1058.

ROCKAWAY BEACH.—Judson av, e s, on Jamaica Bay, 1-sty frame dwelling, 16x50, paper roof, 2 families; cost, $250; owner, F. S. Marshall, 302 Broadway, N. Y. C.; architect, J. P. Powers Co., Rockaway Beach. Plan No. 1073.

BAYSIDE.—Kingston av, e s, 360 n Palace Boulevard, 2½-sty frame dwelling, shingle roof, 1 family; cost, $4,500; 28x28; owner and architect, Geo. Harnden, Bayside. Plan No. 1057.

BAYSIDE.—Bell av, e s, 128 s Park av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $1,200; owner, Wm. Parker, premises; architect, H. Anderson, 5th st, Bayside. Plan No. 1054.

ELMHURST.—Hunt st, n s, 225 e Van Dine st, and Case st, n s, 320 e Van Dine st, nine 2½-sty frame dwellings, 20x48, shingle roof, 1 family; cost, $31,500; owner, Emil Fosblom, 55 Central av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 1079 to 1087.

FOREST HILLS.—Ascan av, n s, 130 e Greenway South, 2½-sty frame dwelling, 40x30, tile roof, 1 family; cost, $6,000; owner, G. Brainard, 1170 Broadway, N. Y. C.; architect, Eugene Schoen, 35 W 42d st, N. Y. C. Plan No. 1074.

RICHMOND HILL.—Prospect av, e s, 50 s Cleveland av, 2½-sty frame dwelling, 27x34, shingle roof, 1 family; cost, $3,000; owner, E. G. Bullard, Richmond Hill; architect, M. Schmand, Washington and Cleveland avs, Richmond Hill. Plan No. 1078.

SPRINGFIELD.—5th av, s s, 75 e Durland pl, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $3,000; owner, Baird Realty Co., 1 and 2 Hudson st, N. Y. C.; architect, owner. Plan No. 1075.

UNION COURSE.—Shaw av, w s, 25 n 8th st, 2-sty frame dwelling, 19x42, tin roof, 1 family; cost, $2,000; owner, Wm. Tiltmeyer, 140 Snediker av, Union Course; architect, owner. Plan No. 1077.

ROCKAWAY BEACH.—Academy st, e s, 350 e Lefferts av, 2-sty frame dwelling, 14x22, shingle roof, 1 family; cost, $800; owner, L. Grissell, premises; architect, H. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1107.

FOREST HILLS.—Greenway South, n e cor Groton st, 2½-sty brick dwelling, 42x32, tile roof, 1 family; cost, $7,500; owner, Sage Foundation Homes Co., 47 W. 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 W. 42d st., N. Y. C. Plan No. 1112.

KEW.—Newbold pl, s s, 100 w Kew Garden rd, 2½-sty frame dwelling, 23x32, shingle roof, 1 family; cost, $6,000; owner, John H. Kendall, 350 Ocean Parkway, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 1111.

KEW.—Pembrooke pl, n s, 325 e Austin st, 2½-sty frame dwelling, 26x33, shingle roof, 1 family; cost, $4,500; owner, Peter Ludblom, 946

E. 14th st, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 1110.

ROCKAWAY BEACH.—Thomas st, w s, 150 n Boulevard, 1-sty frame dwelling, 32x22, shingle roof, 1 family; cost, $700; owner, Eugene Neier, No. Chase av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1108.

FOREST HILLS.—Ocean av, w s, 65 n Standish rd, 2½-sty brick dwelling, 28x35, tile roof, 1 family; cost, $8,500; owner, Sage Foundation Homes Co, 47 W 34th st, N. Y. C.; architect, G. Atterbury, 20 W. 42d st, N. Y. C. Plan No. 1113.

JAMAICA.—Degraw av, n s, 120 e Alsop st, 2½-sty brick dwelling, 22x33, shingle roof, 1 family; cost, $5,500; owner, R. Norton, Union av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1097.

JAMAICA.—Jeffrey av, e s, 25 & 45 s Pierson av, two 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, $7,000; owner, Max Gross, 65 West st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos 1095-96.

JAMAICA.—Jeffrey av, e s, 75 s Pierson av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $3,500; owner, Max Gross, 65 West st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1092.

JAMAICA.—Kaplan av, s e cor Pierson av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $3,500; owner, Max Gross, 65 West st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1093.

JAMAICA.—Kaplan av, w s, 25 s Pierson av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $3,500; owner, Max Gross, 65 West st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1098.

JAMAICA.—New York av, n s, 80 w Atlantic av, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, $6,000; owner, Hedo Lopez, 153 Webster av, Long Island City; architect, Frank Braun, 311 Steinway av, Long Island City. Plan No. 1101.

EDGEMERE.—Ocean av, e s, bet Aryerne & Edgemere, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $500; owner, Walter J. Brinkerhoff, 180 Willoughby av, Brooklyn. Plan No. 1104.

OZONE PARK.—Park av, n w cor Hatch av, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $3,800; owner, Elizabeth Whitnell, Liberty av, Ozone Park; architect, Geo. Stahl, Welcome pl, Ozone Park. Plan No. 1103.

JAMAICA.—Pierson av, s e cor Jeffrey av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $3,500; owner, Max Gross, 65 West st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1094.

ARVERNE.—So. Park av, e s, 142 s Boulevard 2½-sty frame dwelling, 17x60 (2 buildings), shingle roof, 2 families; cost, $8,000; owner, Bretholz & Kromholz Construction Co., 302 Broadway, N. Y. C.; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1105.

LONG ISLAND CITY.—Radde st, e s, 304 n Beebe av, 2-sty frame stable and dwelling, 20x38, tar and gravel roof, 1-family; cost, $1,500; owner and architect, John List, 104 W. 40th st, N. Y. C. Plan No. 1114.

BAYSIDE.—7th st, w s, 280 s Montauk av, 2½-sty frame dwelling, 26x36, shingle roof, 1 family; cost, $4,000; owner, Peter Connolly, Bayside; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1118.

SOUTH OZONE PARK.—Boos av, w s, 200 s Rockaway rd, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, $2,800; owner, Harold W. Smith, South Ozone Park; architects, Olson & Anderson, 196 Helen av, Ozone Park. Plan No. 1117.

JAMAICA.—Wells av, w s, 325 s Swale rd, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, $3,750; owner, Max Gross, Jamaica; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan No. 1119.

ST. ALBANS.—Llanarch rd, n s, 200 e Wyndam walk, 2-sty frame dwelling, 24x27, shingle roof. 1 family; cost, $3,000; owner, 5th Av. Bond & Mortgage Co., 334 5th av, New York City; architect, W. S. Phillips, 103 Park av, New York City. Plan No. 1116.

BAYSIDE.—Montauk av, s e cor 8th st 2½-sty frame dwelling, 34x28, shingle roof, 1 family; cost, $6,000; owner, John Dayton, Inc., Bayside; architect, Chas. W. Ross, West 34th st, New York City. Plan No. 1122.

MASPETH.—Monteverde av, w s, 150 n Hull av, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, $3,800; owner, Hause & Draye, Maspeth av, Maspeth; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1124.

WINFIELD.—Railroad av, s s, 85 w Madison av, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, $3,000; owner, John Essig, Shell rd, Winfield; architect, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1125.

BELLE HARBOR.—Montauk av, e s, 260 s Newport av, 2½-sty frame dwelling, 34x34, shingle roof, 1 family; cost, $3,500; owner, H. J. Sprung, Hammells; architects, Sprung & Wertheimer, Rockaway Beach. Plan No. 1139.

CORONA.—Montgomery av, e s, 50 s McKinley av, 2-sty frame dwelling, 17x34, tin roof, 2 families; cost, $2,000; owners, Tedisco & Montagna, 435 Marcy av, Brooklyn; architect, C. L. Varrone, Corona av, Corona. Plan No. 1130.

DOUGLAS MANOR.—Hillside av, n s, 101 w East Drive, 2½-sty frame dwelling, 32x28, shingle roof, 1 family; cost, $4,500; owner, Douglas Manor Homes Co., Douglaston, L. I.; architect, Wm. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1151.

EVERGREEN.—Dill pl, w s, 20 n Millwood av, three 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $12,000; owners, Burkhard & Burkhard, 352 Sandel st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1133.



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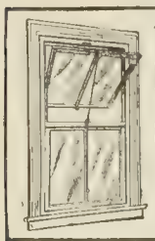
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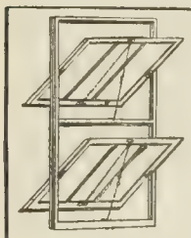
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Plans Filed—Queens (Continued).

EDGEMERE.—Surf av, w s, 360 n Sprayview av, 2½-sty brick dwelling, 36x28, tile roof, 1 family; cost, $6,500; owner, J. H. Ottens, Arverne; architect, E. F. Cojean, Arverne. Plan No. 1138.

ELMHURST.—Cook av, s s, 280 w Hanover av, 2½-sty frame dwelling, 22x46, shingle roof, 2 families; cost, $3,500; owner H. Mertins, Cook av, Elmhurst; architect, Robert W. Johnson, 60 Grobe st, Corona. Plan No. 1147.

ELMHURST.—Petit st, e s, 25 s 3d st, 2½-sty frame dwelling, 20x50, shingle roof, 1 family; cost, $3,300; owner, A. Peterson, 1247 4th av, L. I. City; architect, C. L. Varrone, Corona av, Corona. Plan No. 131.

ELMHURST.—Hunt st, n s, 255 e Van Dine st, 2½-sty frame dwelling, 19x36, shingle roof, 1 family; cost, $3,200; owner, Elmhurst Homes Co., Case st, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1132.

FAR ROCKAWAY.—Crescent st, n s, 250 e McNeil av, 2-sty frame dwelling, 16x40, shingle roof, 1 family; cost, $3,000; owner, Fred Maples, Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 1152.

FLUSHING.—26th st, e s, 160 n State st, 2-sty frame dwelling, 22x31, shingle roof, 1 family; cost, $3,500; owners, J. Huntington and W. Smith, 22d st, Flushing. Plan No. 1126.

HOLLIS COURT.—Buckingham pl, n w cor Queens rd, 2½-sty frame dwelling, 31x26, shingle roof, 1 family; cost, $5,000; owner, Standard Homes Constn. Co., 1 West 34th st, N. Y. C.; architect, John E. Nitchie, 302 Wold Building, N. Y. C. Plan No. 1135.

JAMAICA.—Ackroyd av, e s, 100 s Doncaster av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, $3,200; owner, George E. Wright, 30 Ackroyd av, Jamaica; architect, Niles Mortinson, Summer av, Rosedale. Plan No. 1142.

KEW.—Newbold pl, s s, 204 e Austin st, 2½-sty frame dwelling, 32x32, shingle roof, 1 family; cost, $8,500; owner, John R. O. Corbin, 1 West 34th st, N. Y. C.; architect, Arthur M. Gaynor, 332 East 67th st, N. Y. C. Plan No. 1150.

ROCKAWAY.—Eldert av, Bay av, Grove av and Jamaica Bay, twenty-four 1-sty frame bungalows, 14x16, rubberoid roof, 1 family; cost, $8,400; owner, Eldert Ranck Realty Co., premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 1136-1137.

ROSEDALE.—Hampton rd, n s, 100 e Welcome pl, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, $1,800; owner and architect, Niels C. Mortinson, Sumner av, Rosedale. Plan No. 1141.

STABLES AND GARAGES.

BAYSIDE.—Wright av, w s, 140 s Palace Boulevard, 1½-sty frame garage, 22x23, shingle roof; cost, $500; owner, A. A. Aarons, premises; architect, Geo. Harnden, Bayside. Plan No. 1056.

RICHMOND HILL.—Hancock st, n e cor Oak pl, 1-sty frame garage, 12x15, shingle roof; cost, $100; owner, Adolph Sussmann, premises. Plan No. 1076.

ELMHURST.—Undine pl, e s, 125 n Grove st, 1-sty brick garage, 17x17, metal shingle roof; cost, $600; owner, Wm. F. Inslee, 6 Undine pl, Elmhurst. Plan No. 1050.

JAMAICA.—Amherst av, n s, 495 w Victoria av, 1-sty frame garage, 16x16, shingle roof; cost, $300; owner and architect, Ignatz Wohl, Jamaica. Plan No. 1102.

ROCKAWAY BEACH.—Undine av, w s, 30 s Boulevard, 1-sty frame garage, 12x16, shingle roof; cost, $75; owner, Queens Beach Co, premises. Plan No. 1106.

FLUSHING.—Jamaica av, s e cor Doden la, 1sty fr garage, 23x23, shingle roof; cost, $400; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 1127.

FLUSHING.—Amity st, s s, 50 w South Parsons av, 1-sty frame garage, 20x16, shingle roof; cost $175; owner, Jos. Thomas, M. D., 257 Amity st, Flushing. Plan No. 1145.

JAMAICA.—Irving pl, e s, 150 s Chichester av, 1-sty frame garage, 12x15, asphalt roof; cost, $75; owner, A. D. Everett, 70 Center st, Woodhaven. Plan No. 1129.

LONG ISLAND CITY.—Steinway av, e s, 550 n Jamaica av, 1-sty frame stable, 35x40, shingle roof; cost, $300; owner, Mrs. C. Seidenfried, Steinway av, Long Island City. Plan No. 1149.

LONG ISLAND CITY.—Queens Boulevard, n w cor Buckley st, 1-sty steel stable, temporary, 100x17, steel roof; cost, $2,500; owner, E. E. Smith Contracting Co., 71 Broadway, N. Y. C. Plan No. 1144.

LONG ISLAND CITY.—9th av, e s, 138 s Grand av, 1-sty frame garage, 10x16, steel roof; cost, $135; owner, Edward Muller, 444 9th av, L. I. City; architect, Emil Sauermilch, 395 10th av, L. I. City. Plan No. 1126.

METROPOLITAN.—Van Cortlandt av, s s, 30 e Fresh Pond rd, 1-sty frame carriage shed, 10 x16, shingle roof; cost, $100; owner, H. E. Pflug, premises. Plan No. 1140.

THEATRES.

ROCKAWAY BEACH.—Triton av, n s, bet 4th and 5th avs, erect open-air drome, 94x64; cost, $2,000; owner, Mattinocock Realty Co., 31 Nassau st, N. Y. C.; architect, Alex S. Hedman, 371 Fulton st, Brooklyn. Plan No. 1070.

MISCELLANEOUS.

CORONA.—Shopoler av, n w cor Markower st, 1-sty frame shop, 20x75, tin roof; cost, $2,300; owner, Chas. Rubin, Shopoler av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1055.

RIDGEWOOD.—Myrtle av, e s, 75 s Green st, erect temporary swing and carousal; cost, $30; owner, Leonard Colson, 704 Park av, Brooklyn. Plan Nos. 1066-1065.

ROCKAWAY BEACH.—Hammells av, w s, 225 s Boulevard, erect frame diving platform; cost, $1,800; owner, Chas. Dehyler, 19 South Hammells av, Rockaway Beach. Plan No. 1072.

BAYSIDE.—Crocheron av, s s, 150 s Bayside Bay, 1-sty frame boat house, 8x9, paper roof; cost, $15; owner, Emil Dragger, premises. Plan No. 1091.

CORONA.—Locust st, s s, 150 e Central av, 1-sty frame barn, 13x15, gravel roof; cost, $140; owner, Angeleo Tramulito, 119 Locust st, Corona. Plan No. 1090.

RIDGEWOOD.—Putnam av, s w cor Myrtle av, erect swings; cost, $50; owners, Bauer & Stier, Cypress av, Ridgewood. Plan No. 1088.

LONG ISLAND CITY.—Hallett st, e s, 150 s Woolsey av, 1-sty brick coal bin, 25x11, gravel roof; cost, $190; owner, Mrs. Anna Kutil, 150 Hallett st, Long Island City. Plan No. 1099.

LONG ISLAND CITY.—Harris av, No 66, 1-sty frame shed, 8x14, paper roof; cost, $20; owner, Robert Burden, premises. Plan No. 1089.

JAMAICA.—Van Wyck av, n e cor Archer pl, erect bill board, 50x10; cost, $100; owner, E. M. Dunton, Hollis, L. I. Plan No. 1109.

JAMAICA.—Wyckoff av, s w cor Liberty av, erect two frame coops, 10x20, paper roof; cost, $100; owner, T. H. Handy, 114 Liberty st, Jamaica. Plan No. 1100.

JAMAICA, SOUTH.—Harrison av, n s, 225 e 2d st, 1-sty frame shed, 20x15, gravel roof; cost, $200; owner, Michale Pasqualle, Jamaica South. Plan No. 1121.

ELMHURST.—Shell rd, n s, 600 w Arlington av, erect new brick retaining wall, 44x7; cost, $200; owner, Wm. Andrea, premises. Plan No. 1120.

MIDDLE VILLAGE.—Trotting Course lane, w s, 1,000 s Whitepot rd, 1-sty frame shed, 25x15, shingle roof; cost, $100; owner, Richard Knappe, premises. Plan No. 1123.

Richmond.

DWELLINGS.

CAST AV, s e cor. and Havenwood rd, Tompkinsville, 2½-sty frame dwelling, 28x30, cost, $4,000; owner, Henry Frauzreb, Tompkinsville,; architect, John Davies, Tompkinsville; builder, John Karlssen, Tompkinsville. Plan No. 186.

WINAN AV, e s, 1500 s Boulevard, Great Kills, 1-sty frame bungalow, 16x20; cost, $200; owner, Joseph Gilles, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 166.

HAMILTON AV, s s, 188 e Damellow Terrace, New Brighton, 2-sty frame dwelling, 28x36; cost, $5,000; owner, Geo. A. Gilbert, New Brighton; architect, Jos. Phitford, St. George, S. I.; builder, W. H. C. Russell, New Brighton. Plan No. 165.

RONA AV, n s, 115 s e Marine Way, New Dorp; 1-sty frame bungalow, 32x16; cost, $4,000; owner, Francisco Oronio, New Dorp; builder, G. Marstem, New Dorp. Plan No. 162.

WARDWELL AV, w s, 75 s Washington pl, New Brighton, 2-sty frame dwelling, 18x34; cost, $2,200; owner, Edith Dodd, New Brighton; architect, Wm. Cogan, New Brighton; builder, Patrick Bremam, New Brighton. Plan No. 161.

NEW DORP LANE, e s, 35 s Britton la, New Dorp, 1-sty frame bungalow, 14x30; cost, $430; owner, G. Krevela, 1494 Av A, N. Y. C.; builder, Aug. Mathon, Grant City. Plan No. 160.

MARGARET ST, s s, 85 w McKinley av, Richmond Pk, 2-sty frame dwelling, 22x26; cost, $2,000; owner, builder and architect, John Schroll, Richmond Pk. Plan No. 158.

GRANITE AV, w s, 150 n Cedar st, Elm Park, 2-sty brick dwelling, 20x36; cost, $2,200; owner, Ignitz Gajzuiski, Elm Park; architect and builder, Jos. Alkrevitz, Elm Park. Plan No. 157.

CRESCENT AV, n s, 150 Southfield Boul, Great Kills. 1-sty frame bungalow, 14x24; cost, $250; owner, Mrs. M. Sweeney, 112 Pearl st, N. Y. C.; builder, Chas. M. Lingrust, 380 East 155th st. Plan No. 170.

OVERLOOK AV, n s, 500 w Vista av, Dougan Hills, 2-sty frame dwelling, 24x28; cost, $3,000; owner, I. G. Taylor, 96 B'way, N. Y. C.; architect and builder, E. H. Lockhart, Rosebank. Plan No. 169.

ELM ST, w s, 175 s Hatfield av, Port Richmond, 2-sty frame dwelling, 22x41; cost, $3,480; owner, Chas. Johnson, Port Richmond; architect and builder, O. Odegaard, Port Richmond. Plan No. 172.

DU BOIS AV, w s, 360 s Post av, West Brighton, 2-sty frame dwelling, 20x28; cost, $2,500; owner, builder and architect, Peter Larsen, Port Richmond. Plan No. 171.

10TH ST, w s, 260 n Midland av, Midland Beach, 1-sty frame bungalow, 17x24; cost, $400; owner, J. H. Gardner, 246 North 11th st, Newark, N. J.; builder, Adam Marks, Jr., Dougan Hills. Plan No. 174.

MIDLAND AV, n s, 60 n 8th st, Midland Beach, 1-sty frame bungalow, 14x20; cost, $375; owner, Chas. F. Butterworth, 584 Bergen st, Newark, N. J.; builder, Adam Marks, Jr., Dougan Hills. Plan No. 176.

SOUTH BEACH AV, w s, 288 s Old Town rd, South Beach, 2-sty frame dwelling, 30x26; cost, $2,250; owner, Mrs. J. B. McKay, South Beach; architect and builder, A. De Brizzi, Stapleton. Plan No. 180.

FRANKLIN ST, s w c and R. R. av, Grant City. 2-sty frame dwelling, 22x28; cost $2,000; owner, Theo. Werthmuller, Grant City; architect, P. W. Witterman, Stapleton; builder, Rich. Boro. Const. Co., Stapleton. Plan No. 181.

COLUMBUS AV, n s, 100 w Danube av, Stapleton, 2-sty frame dwelling, 14x34; cost, $2,500; owner and builder, St. George Realty & Const. Co., St. George; architect, Jas. Whitford, St. George. Plan No. 179.

ROME AV, n s, 100 w Danube av, Stapleton, 2-sty frame dwelling, 14x34; cost, $2,500; owners, St. George Realty & Const. Co., St. George;

architect, Jas. Whitford, St. George; builders, St. George Realty & Const. Co., St. George. Plan No. 168.

STABLES AND GARAGES.

OLD ST. RD, w s, 600 Rockland av, New Springville, 1-sty frame stable, 12x18; cost, $75; owner, H. D. Cary, New Springville; builder, Bradley, Port Richmond. Plan No. 159.

CAREY AV, n s, 160 w West st, West New Brighton, 1-sty frame garage, 10x18; cost, $140; owner, Oscar Harris, West New Brighton; builder, Alfred Dippe, West New Brighton. Plan No. 173.

ACADEMY PL, n s, 250 n Wall st, Tottenville, 1-sty frame carriage house, 12x20; cost, $150; owner, Dr. S. G. Landon, Tottenville; builder, Chas. H. Koenig, Tottenville. Plan No. 185.

CAST AV, s s, 74 e Havenwood rd. Tompkinsville, 1½-sty frame barn, 26x38; cost, $1,500; owner, Henry Frauzret, Silver Lake; architect, John Davies, Tompkinsville; builder, John Karlssen, Tompkinsville. Plan No. 164.

CENTER ST, s s, 128 e Garretson av, Richmond, 1½-sty brick stable, 28x32; cost, $1,000; owner, Henry Holterman, Richmond; architect, R. C. Harnfager, Richmond; builder, R. C. Harnfager, Richmond. Plan No. 184.

STORES AND DWELLINGS.

MORNINGSTAR Rd, e s, 30 n Ennis st, Port Richmond, 1-sty frame store and dwelling, 20x78; cost, $600; owner and builder, Jos. Roth, Elm Park. Plan No. 163.

VAN DUZEN & PROSPECT STS, s e c Stapleton, two 3-sty brick stores and dwellings, 25x25; cost, $15,000; owner, Dr. Adolph L. Greenberg, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 168.

THEATRES.

SEASIDE BOUL, s s, 1000 n e Burgher av, Dougan Hills, 1-sty frame moving picture, 35x30; cost, $500; owner, Suer May, Smith Beach; architect and builder, Wm. J. Kelly, Rosebank. Plan No. 177.

MISCELLANEOUS.

DOUGAN ST, n s, 150 w Cedar st, West New Brighton, stone retain. wall; cost, $30; owner, Mrs. Abearns, West New Brighton; builder, W. A. Pearson, Port Richmond. Plan No. 167.

2D ST, n s c Amboy, New Dorp, 1-sty frame chicken coop, 14x14; cost, $75; owner, Mr. Stewart, New Dorp; builder, R. Langen, New Dorp. Plan No. 182.

MIDLAND AV, s s, 30 w 7th st, Midland Beach, 1-sty frame shed, 10x12; cost, $65; owner, Mrs. J. Stepher, 126 Liberty st, N. Y. C.; builder, Adam Marks, Jr., Dougan Hills. Plan No. 175.

OSGOOD AV, s s, 110 Vanderbilt av, Stapleton, 1-sty frame shed, 16x24; cost, $40; owner, Casgeala Gentile, Stapleton; builder, C. Gentile, Stapleton. Plan No. 183.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEDFORD ST, 81, skylight to 3-sty brick tenement; cost, $50; owner, Chas Harft, 36 Ferry st; architect, John Cox, Jr, 156 5th av; builder, Robt Scott, 87 Centre st. Plan No. 872.

CHAMBERS ST, 144, reset store front to 5-sty brick store and loft; cost, $100; owner, Henry O. Heuer, Spuyten Duyvil, N. Y.; architect, Geo. J. Hardway, 774 9th av. Plan No. 823.

CHARLES ST. 167, masonry to 2½-sty brick blacksmith shop; cost, $1,525; owner, Alexander Reid, 165 Charles st; architect, J Chas Hankinson, 529 W 11h st. Plan No. 841.

DELANCEY ST, 47-53, new store to 6-sty brick stores and tenement; cost, $500; owner, Morris Weinstein, 141 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 886.

DEY ST, 23 & 25, masonry, steel and partition to 3-sty brick offices and stores; cost, $2,800; owners, Havemeyer Real Est Co, Wm B Duncan, pres, 26 Cortland st; architects, Geo B. Post & Sons, 347 5th av. Plan No. 868.

EAST BROADWAY, 66, new show window and stairs to 5-sty brick tenement; cost, $400; owner, Katherine Couger Louies, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 860.

EAST BROADWAY, 274, rear extension to 3-sty brick and stone club; cost, $3,000; owner, The New Era Club, 11 Montgomery st; architect, Arthur Lobe, 105 West 40th st. Plan No. 829.

EAST BROADWAY, 276, alterations to 4-sty brick office and tenement; cost, $1,000; owner, Sophia Tilman, 276 E Bway; architect, M Jos Harrison, 230 Grand st. Plan No. 834.

EAST BROADWAY, 206, elevator shaft and fireproof doors to 5-sty brick dance hall and meeting rooms; cost, $5,000; owner, Wm Rosenthal, 206 E Bway; architect, Mitchell Bernstein, 131 E 23d st. Plan No. 869.

FULTON ST, 144, new stairway to 3-sty brick store and lofts; cost, $150; owner, Thomas Newbold, High Park, Poughkeepsie, N Y; architect; John H. Knubel, 305 W 43d st. Plan No. 870.

FULTON ST, 142, alter store front to 6-sty brick picture frame store; cost, $395; owner, Ellen S Auchinity, care of Wm Cruickshank's Sons, 31 Liberty st; architect, Ralph V Kennelly 1 Condect st, Jersey City, N J. Plan No. 878.

GREENWICH ST, 340, mezzanine gallery to 4-sty brick store and warehouse; cost, $95; owner, Soloman Reiss, 5 W 91st st; architects, Forman & Light, 40 Cedar st; builder, Gustav Pfost, 187 Franklin st. Plan No. 848.

HUDSON ST, 633, new partitions, plumbing and general repairs to 4-sty brick mission house cost, $1,100; owner, John E. Nicholson, 304 W. 91st st; architect, Clarence L. Sefert, 45 W. 34th st. Plan No. 846.

LEWIS ST, 189, rear extension to 4-sty brick stable; cost, $2,000; owner, Eva Stein; architect, Jacob Fisher, 25 Av A. Plan No. 883.

LIBERTY ST, 28-48, masonry, iron and new roof to 9-sty brick and stone offices; cost, $1,200; owner, Mutual Life Insurance Co., Chas. A. Peabody, Pres., 32 Nassau st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 826.

LIBERTY ST, 98, alterations to 5-sty brick stores and lofts; cost, $3,500; owner, George McLanahan, 30 Broad st; architect, Frederick A. Whelon, 44 W. 18th st. Plan No. 832.

MURRAY ST, 70, masonry and new store front to 4-sty brick store and lofts; cost, $100; owners, Trustees Columbia College, 32 Nassau st; architect, Geo. J. Hardway, 347 5th av. Plan No. 816.

NASSAU ST, 105-107, new stairs to 5-sty brick stores and lofts; cost, $150; owner, David A. Shulte, 63 Park Row; architect, Max Muller, 115 Nassau st. Plan No. 885.

PARK ROW, 23-27, rear extension to three 5-sty brick store, offices and lofts; cost, $40,000; owner, Wm. Waldorf Astor, 21 W. 26th st; architect, John C. Westervelt, 36 W. 34th st. Plan No. 835.

RIVINGTON ST, 42, alterations to 6-sty brick tenement; cost, $300; owner, Max Mandel, 47 West 19th st; architect, Arthur Weiser, 271 West 125th st. Plan No. 813.

RIVINGTON ST, 125, masonry and iron bridge to 5-sty brick moving pictures and lofts; cost, $150; owner, Israel Suchman, 125 Rivington st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 880.

VESEY ST, 92, alterations to 3-sty brick store and dwelling; cost, $500; owner, Stephen Baker, 92 Vesey; architects, Horenberger & Bardes, 122 Bowery. Plan No. 809.

WARREN ST, 28 masonry and steel to 5-sty brick loft; cost, $600; owner, Adolph B. Ansbacher, 527 5th av; architect, F. W. Rinn, 624 Madison av. Plan No. 867.

WEST ST, 32, masonry to 2-sty brick office and shop; cost, $200; owner, Samuel W. Bridghan, 25 Liberty st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 845.

WEST ST, 342, extension to 3-sty brick hotel; cost, $1,000; owner, Michael J. Doherty, 342 West st; architect, Bruno W. Berger & Son, 131 Bible House. Plan No. 882.

8TH ST, 46 W, masonry to 3-sty brick stable; cost, $20; owner, Jos L. Buttenweiser, 220 Bway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 865.

11TH ST, 331 East, partitions to 6-sty brick stores and tenement; cost, $100; owners, Abraham Rosenblum et al, 442 East 58th st; architect, Chas. M. Straub, 147 4th av. Plan No. 884.

14TH ST, 202 W, brick wall to brick store and dwelling; cost, $25; owner, Andrew P. Dubben, 202 W. 14th st; architect, Francis A. Norris, 552 Rugby rd, Bklyn. Plan No. 866.

20TH ST, 337 West, masonry partition and plumbing to 3-sty brick tenement; cost, $600; owner, Bessie F. Seiffer, 326 W. 22d st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 861.

22D ST, 142 E, rear extension to 4-sty brick and stone dwelling; cost, $8,500; owner, Samuel V. Hoffman, 258 Bway; architect, Jno B. Snooks' Sons, 261 Bway. Plan No. 837.

23D ST, 466 W, new partitions to 4-sty brick dwelling; cost, $300; owner, Mrs Emily Arnold, 303 Lexington av; architect, Joseph Mobile, 51 Bedford st; builder, Tony Podesto, 14 Downing st. Plan No. 847.

24TH ST, 153 to 161, steel chute and fireproofing to 6-sty brick wholesale; cost, $500; owners, Centaur Realty Co, Fred Wagner, pres, 153 E. 24th st; architects, Starrett & Van Vleck, 45 E. 17th st. Plan No. 842.

28TH ST, 529-537 W, 2-sty extension to 2-sty brick stable; cost, $50,000; owners, Sheffield Farms Slawson Decker Co, Laton Harton, pres, 524 W. 57th st; architect, Frank A. Rooke, 489 5th av. Plan No. 838.

31ST ST, 61 West, reset show window to 4-sty brick store and tenement; cost, $100; owner, W. R. H. Martin, Trust, 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 818.

35TH ST, 100-150 West, sky-sign to 10-sty brick department store; cost, $950; owner, R. H. Macy & Co., Isadore Strauss, Pres., Broadway and 35th st; architect, William G. Browne, 220 West 42d st. Plan No. 857.

35TH ST, 64-74 West; front set back to 11-sty brick and stone office; cost, $5,000; owner, W. R. H. Martin, Trust, 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 819.

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Plans Filed, Alterations, Manhattan (Continued)

38TH ST, 66-68 West, rear extension to — sty brick stores and lofts; cost, $2,000; owner, T. J. Oakley Reinlander, 36 West 52d st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 801.

40TH ST, 131 E, masonry and plumbing to 4-sty brick dwelling; cost, $1,500; owner, Richard Crocke, 354 Lexington av; architect, H. J. Pringel, 306 E. 59th st. Plan No. 849.

40TH ST, 129 West, masonry to 3-sty brick office and shop; cost, $50; owner, Edward H. Van Suyen, 160 5th av; architect, Clarence W. Cook, 127 West 40th st. Plan No. 854.

41ST ST, 125 West, masonry and glass front to 3-sty brick dwelling; cost, $300; owner, Philip R. Freisinger, 125 West 41st st; architect, Eugene Schoen, 25 West 42d st. Plan No. 856.

42D ST, 300-2-306 W, masonry, new partitions and stairs to 3 and 4-sty brick store and tenement; cost, $1,500; owner, Heyman Vogel, 300 W. 42d st; architect, Eugene Schoen, 25 W. 42d st. Plan No. 836.

34TH ST, 50-62 West, extension in height to 25-sty brick hotel; cost, $20,000; owners, Greeley Sq. Hotel Co., C. H. Reinbold, Pres., Hotel McAlpin, New York City; architect, W. H. Fenn, Jr., Hotel McAlpin, New York City. Plan No. 853.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 2, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 30th day of April, 1913, and then opened, for interior painting of the United States Post Office, Court House and Custom House at Richmond, Va. The work contemplated is painting of walls and ceilings generally throughout the first, second, third and fourth stories, and certain portions in the basement. Drawings and specifications may be obtained from the Custodian of the Building at Richmond, Va., or at this office at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 7, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m., on the 19th day of May, 1913, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post office at Monroe, N. C. The building is to be of one story, basement and mezzanine, and has a ground area of approximately 3,450 square feet; fireproof first floor; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Monroe, N. C., at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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47TH ST, 227 East, masonry and partitions, 4-sty brick tenement; cost, $150; owner, Benj. Brittle, 227 East 47th st; architect, Edward M. Adelsohn, 1776 Pitken av. Plan No. 86.

48TH ST, 306 West, alterations to 3-sty brick and stone store and dwelling; cost, $3,000; owner, The A. Realty Co., 787 8th av; architect, Elwood Williams, 311 East 17th st. Plan No. 812.

49TH ST, 53 West, alterations to 4-sty brick and stone dwelling; cost, $350; owner, Chas. V. Faile, 53 West 49th st; architect, Harry S. Naith, 237 East 41st st. Plan No. 851.

51ST ST, 622-634 West, side extension to 6-sty brick and stone factory; cost, $40,000; owner, Wm. W. Astor, London, Eng.; lessee, Chas. Wohler, 50th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 825.

59TH ST, 306 W, masonry to brick moving picture theatre; cost, $150; owner, Milton Gosdarfer, 306 W. 59th st; architect, M. F. Boran, 922 9th av. Plan No. 871.

67TH ST, 11 E, front extension to 4-sty brick private dwelling; cost, $25,000; owner, E. T. H. Talmage, Mendham, N. J.; architects, Foster & Gade, 5 W. 38th st; builder, Gilies, Campbell Co, 1 Madison av. Plan No. 877.

72D ST, 35 E, rear extension to 4-sty brick and stone dwelling; cost, $4,000; owner, Alice Grace D'Oench, Manhasset, Nassau Co, N. Y.; architects, D'Oench & Yost, 105 W. 40th st. Plan No. 839.

72D ST, 509 E, alterations to 1-sty engine room and loft; cost, $500; owners, Godfrey, Knoche & Anna Weiller, 516 East 72d st. Plan No. 804.

83D ST, 58 W, iron fence to 4-sty brick dwelling; cost, $100; owner and architect, Richard Deeves, 58 West 83d st. Plan No. 805.

86TH ST, 16 West, rear extension to 5-sty brick and stone dwelling; cost, $2,000; owner, Dr. Alfred F. Hess, 154 West 72d st; architect, Edward Necarsulmer, 507 5th st. Plan No. 806.

87TH ST, 58 W, rear extension to residence; cost, $100; owner, E. A. DeLina, 58 W. 87th st; architects and builders, The Keepdry Const Co, 145-151 W. 18th st. Plan No. 873.

90TH ST, 59 East, alterations to 3-sty brick and stone dwelling; cost, $100; owner, Helen De Forest, 45 Montrose av, Rutherford, N. J.; architect, Arthur Hodges, 3 West 29th st. Plan No. 803.

91ST ST, 317 West, extension in height to 11-sty brick apartment house; cost, $6,000; owners, Townsend Realty Co., Geo. A. Sutie, Pres., 190 Riverside Drive; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 814.

95TH ST, 211-215 West, electric sign to 3-sty brick garage; cost, $250; owner, Henry J. Butler, 170 Broadway; builders, Strauss & Co., 442 West 42d st. Plan No. 864.

116TH ST, 145 East, masonry to 3-sty brick and stone private dwelling; cost, $1,100; owner, Mary Alrich, 145 East 116th st; architect, Clarence L. Sefert, 45 West 34th st. Plan No. 817.

125TH ST, 63 East, masonry and plumbing to 4-sty brick tenement and stores; cost, $800; owners, Hudson Realty Co., Maximilian Morgantheau, Pres., 115 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 862.

127TH ST, 101 West, masonry and new plumbing to 4-sty brick stores and offices; cost, $3,000; owner, Max Weill, 170 Broadway; architect, Max Kreindel, 338 East 121st. Plan No. 827.

AV. B, 85, reset show window to 4-sty brick store and dwelling; cost, $350; owner, Max Froonikin, 85 Av B; architect, Fred. Kurtz, 151 E. 52d st. Plan No. 843.

BROADWAY, 2561-2567, rear extension to 3-sty brick theatres, stores and lofts; cost, $5,000; owners, Bway and 96th st Realty Co, Wm Fox Pres. 126 E. 14th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 875.

BROADWAY, 1684, extensive alterations to 1-sty brick stores and moving pictures; cost, $10,0000; owner, Est. A. F. Eno, 13 South William st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 810.

BROADWAY, 1307-9, show case and new entrance to 4-sty brick offices; cost, $70; owner, Jno. G. Wendel, 175 Broadway; architect, Francis J. Hessells, 445 West 45th st. Plan No. 815.

BROADWAY, 1914-1916, masonry and partitions to 3-sty brick lofts and stores; cost, $250; owner, Henry Hellman, 471 West End av; architect and builder, Joseph Schwab, 519 East 83d st. Plan No. 881.

COLUMBUS AV, 440-454, masonry and plumbing to 7-sty brick hotel; cost, $400; owner, The Marshall O Roberts Estate, John Patterson, trustee, 2 Wall st; architect, Ernest A. Lynde, 663 E. 165th st. Plan No. 850.

LEXINGTON AV and 103D ST, s w cor, removal of encroachments to 1 and 3-sty brick church and parsonage; cost, $500; owners, Blum Memorial Church, 140 E 103d st; architect, Chas Stegmayer, 168 E. 91st st. Plan No. 876.

LEXINGTON AV, 1205, 4-sty brick tenement; cost, $600; owner, Ed. J. M. McCabe Co., 1236 Lexington av; architect, Patrick J. Murray, 2 Mitchell pl; builder, Wm. S. Miller, 14 East 40th st. Plan No. 807.

LEXINGTON AV, 745, masonry, partitions and new store front to 3-sty brick stores and dwelling; cost, $3,500; owners, Arcade Realty Co., Samuel Bloomingdale, Pres., 3d av and 59th st; architect, Jacob Fisher, 25 Av A. Plan No. 821.

PARK AV, 1546, alterations to 5-sty brick tenement; cost, $800; owner, Arnold Adler, 54 St. Nicholas av; architects, Horenberger & Bardes, 122 Bowery. Plan No. 808.

2D AV, 1907, private stairs to 5-sty brick tenement; cost, $500; owner, John McCarthy, 2½ W. 113th st; architect, Michael D. Canero, 2015 1st av. Plan No. 874.

2D AV, 1177, rear extension to 5-sty brick tenement; cost, $1,000; owner, Patrick McCauley, 229 East 39th st; architect, John H. Knubel, 305 West 43d st. Plan No. 830.

3D AV, 1991, rear extension to 4-sty brick store and lofts; cost, $4,500; owners, Payne Estate, Sarah L. Payne, Pres., 158 East 126th st; architect, J. J. Foley, 5th st, Bayside, N. Y. Plan No. 828.

5TH AV, 258-260, one 10,000-gallon tank and one 7,500-gallon tank for sprinkler to 8-sty brick lofts; cost, $2,500; owner, Samuel V. Hoffman, 258 Broadway; architect, Jno. B. Snooks' Son, 261 Broadway. Plan No. 822.

5TH AV, 148-152, extensive alterations to 8-sty brick stores and offices; cost, $2,000; owner, Methodist Book Concern, 150 5th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 831.

5TH AV, 310 masonry to 11-sty brick and stone offices; cost, $600; owner, Mathew Rock, 60 Wall st; architect, Robert Feichman, 22 William st. Plan No. 840.

5TH AV, 718, interior alteration to 5-sty brick and stone store and apartment; cost, $4,000; owner, Bandoine Estate, Chas A. Bandoine, Pres, 1181 Bway; architect, Henry Otis Chapman, 334 5th av. Plan No. 844.

5TH AV, 420, new partitions to 5-sty brick store and offices; cost, $500; owner, Charlotte Weatherley et al, 628 5th av; architect, Clarence W. Cook, 127 West 40th st. Plan No. 855.

5TH AV, 150, removal of encroachments to store and offices; cost, $10,000; owners, The Methodist Book Concern, John A. Patten, 490 Riverside Drive; architect, Albert A. Cary, 95 Liberty st. Plan No. 858.

5TH AV, 160, new front to 11-sty brick bank and loft; cost, $3,000; owners, Hudson Realty Co., Maxmilian Morgenthau, Pres., 115 Broadway; architect, Frederick A. Soldwedel, 347 Lexington av. Plan No. 802.

5TH AV, 294, alterations to 5-sty brick store; cost, $1,000; owner, David Reid, 1374 Broadway; architect, Andrew Nicola, 50 Church st. Plan No. 879.

6TH AV, 683, alterations to 5-sty brick moving-picture theatre; cost, $60; owner, Robert Currie, 326 Russel Hill rd, Toronto, Canada; architect, Daniel A. Doran, 12 Bell pl, Yonkers, N. Y. Plan No. 852.

6TH AV, 478, alterations to 4-sty brick store and lofts; cost, $200; owner, Jos. E. Lemon, 478 6th av; architect, Oscar Lowinson, 5 W. 31st st. Plan No. 833.

6TH AV, 803, reset store front to 4-sty brick stores and dwelling; cost, $100; owner, Robert Taggart, 121 West 45th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 824.

6TH AV, 522-526, reset store front to 11-sty brick and stone stores and offices; cost, $1,000; owner, W. R. H. Martin Trust, 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 820.

6TH AV, 437, alterations to 2-sty brick store and dwelling; cost, $800; owners, Est. of Edw. J. King, 17 East 42d st; architects, Max Muller, 115 Nassau st. Plan No. 811.

10TH AV, 758, masonry, plumbing and new partitions to 5-sty brick tenement; cost, $1,800; owner, Chas. Ranken, 767 10th av.; architect, Harry B. Van Benschoten, 1296 Union av, Bronx. Plan No. 859.

Bronx.

BUSH ST, n s, 100 e Concourse, move 2-sty and attic frame dwelling; cost, $650; owner, Frank A. Schorer, 34 Pine st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 147.

143D ST, n e cor Southern Boulevard, 1sty brick extension, 33x61, to 1-sty brick drying kilns; cost, $5,000; owners, Murray & Hill, premises; architect, J. C. Cocker, 2017 5th av. Plan No. 143.

203D ST, n s, 276 w Mosholu Parkway, 1-sty frame extension, 18.10x14.2, to 2-sty frame dwelling; cost, $200; owner, N. Erikson, on premises; architect, E. A. Erikson, on premises. Plan No. 148.

COURTLANDT AV, s e cor 149th st, new stairs, new partitions to 4-sty brick stores and tenement; cost, $200; owner, Samuel E. Jacobs, 115 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 144.

FOREST AV, 1045, 1-sty frame extension, 16x10, to 2-sty frame dwelling; cost, $150; owner, M. F. Hubert, on premises; architect, Frank Hansle, 81 East 125th st. Plan No. 145.

MT. HOPE AV, s e cor 176th st, new partitions, etc to 2-sty brick dwelling; cost, $100; owner, Walter E. Andrews, on premises; architect, L. A. Soule, 676 E 180th st. Plan No. 140.

OGDEN AV, s w cor Merriam av, new partitions to 3-sty brick dwelling and school; cost, $400; owner, H. D. Clarke, 1130 Anderson av; architect, C. B. J. Snyder, 500 Park av. Plan No. 141.

TRINITY AV, 930, 1-sty frame extension, 6x8, to 3-sty frame dwelling; cost, $600; owner and architect, Frederick Fink, on premises. Plan No. 149.

VYSE AV, e s, 175 s 172d st, new foundation to 3-sty brick store and dwelling; cost, $3,500; owners, Kroog & Harnett, 941 East 172d st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 150.

VYSE AV, w s, 100 n 180th st, new cellar to 2-sty frame dwelling; cost, $200; owner, Paul Stachnik, on premises; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 146.

3D AV, No. 3002, new partitions to 3-sty frame store and dwelling; cost, $300; owners, Montet Co., on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 142.

Brooklyn.

CATON PL, s e cor Bowne st, exterior alteration to 3-sty dwelling; cost, $750; owner, Walter Kelly, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 1818.

CLINTON ST, w s, 360 s Willoughby st, plumbing to 3-sty dwelling; cost, $200; owner, C. M. Dunn, 262 Clinton st; architect, E. A. Lambert, 184 DeKalb av. Plan No. 1788.

COOK ST, s s, 60 w Bushwick av, interior alteration to 4-sty storage; cost, $200; owner, Morris Pomerantz, 439 Bushwick av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1799.

COURT ST, s w cor State st, replace bay window in store; cost, $200; owner, Kath V. Garvey, 67 Livingston st; architects, Bruno W. Berger & Son, 121 Bible House, N. Y. Plan No. 1839.

DUFFIELD ST, e s, 234 n Willoughby st, interior alterations to 4-sty office; cost, $250; owner, M. P. Plumbing Co., on premises; architect, E. V. Brewster, 175 Duffield st. Plan No. 1757.

FRANKLIN ST, e s, 117.3 n Meserole av, extension to 5-sty factory; cost, $9,500; owner, Ball & Jewell, 24-28 Franklin st; architect, F. L. R. Sweet, 1074 Prospect av. Plan No. 1702.

GOLD ST, from John to Marshall st, new elevator; cost, $5,272; owner, Edison Elec. Ill. Co., 360 Pearl st; architect, Otis Elevator Co., 250 11th av. Plan No. 1771.

GRAFTON ST, w s, 100 s Sutter av, extension to 4-sty dwelling; cost, $500; owner, Sam'l Richman, 112 Grafton st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1738.

GRAND ST, n s, 50 e Olive st, exterior alterations to 4-sty store and tenement; cost, $300; owner, Rocco Ferante, 303 Maujer st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1662.

HARRISON ST, n e cor Hicks st, exterior alterations to 3-sty store and dwelling; cost, $200; owner, Obermeyer & Liebmann, 39 Boerum st; architect, E. J. Messinger, 894 Graham av. Plan No. 1680.

HAUSMAN ST, e s, 180 s Norman av, interior alteration to 3-sty store house; cost, $600; owners, Seldner & Enquist, 96 Hausman st; architect, Chris Bauer, Jr., 6 Bedford av. Plan No. 1842.

HAVEMEYER ST, s w cor North 7th st, plumbing to 4-sty tenements; cost, $500; owner, Francesco Destafano, 45 Havemeyer st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1820.

HERKIMER ST, n s, 160 w Kingston av, plumbing to 4-sty tenement; cost, $500; owner, Stephen Bile, 15 Stanton st, N. Y. C.; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1761.

HERKIMER ST, n s, 315.6 w Troy av, plumbing to 3-sty tenement; cost, $400; owner, Amelia D. Feldhus, 251 Stuyvesant av; architect, Benj Finkensieper, 784 Broadway. Plan No. 1765.

HOYT ST, e s, 20 n Schermerhorn st, plumbing to 3-sty store and dwelling; cost, $125; owner, C. Schmidt, 49 Hoyt st; architect, Wm. Hill, 27 Ashland pl. Plan No. 1683.

KEAP ST, No. 194, new bath room to 3-sty dwelling; cost, $225; owner, Louis Katz, 191 South 9th st; architect, Lew Keon, 9 Debevoise st. Plan No. 1825.

LINCOLN PL, n s, 80 e Classon av, plumbing to 3-sty dwelling; cost, $100; owner, Emil Lazansky, 324 Myrtle av; architect, E. F. Gardner, 264 Carlton av. Plan No. 1790.

LINCOLN PL, s e cor Liberty av, new bay window; cost, $600; owner, Henrietta Prince, 314 Grand st; architect, B. Harris, 541 Eastern Parkway. Plan No. 1823.

LIVINGSTON ST, n s, 170 e Court st, exterior alterations to 5-sty school; cost, $250; owner, Polytechnic Institute, on premises; architect, L. Lauritzen, 65 DeKalb av. Plan No. 1723.

LOGAN ST, w s, 286 n Ridgewood av, extension to 3-sty dwelling; cost, $250; owner, S. C. Fredstrom, 150 Logan st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 1884.

OSBORN ST, s w cor Belmont av, exterior alterations to 3-sty store; cost, $500; owner, Morris Berman & Son, 204 Christopher av; architects, Whiston & Polak, 358 Stone av. Plan No. 1749.

OSBORNE ST, n w cor Pitkin av, exterior and interior alterations to 3-sty store and dwelling; cost, $600; owner, Simon Volet, 96 Osborne st; architect, Abm, Farber, 1028 Gates av. Plan No. 1721.

PENN ST, s s, 119.10 e Kent av, extension to 5-sty factory; cost, $700; owner, W H. McMillan & Son, 32 Penn st; architect, G. W. Randall, 992 Sterling pl. Plan No. 1762.

PACIFIC ST, n s, 324.6 w Sackman st, exterior alteration to 5-sty store and tenement; cost, $500; owner, Pietro Rivierzzo, 2349 Pacific st; architect, C. P. Cannella, 60 Graham av. Plan No. 1776.

PENN ST, w s, 291.8 e Lee av, interior alteration to 3-sty tenement; cost, $1,000; owner, Jas. B. Fischer, 950 Ocean av; architect, John D. Dixon, same address. Plan No. 1789.

QUINCY ST, n s, 500 e Stuyvesant av, plumbing to 3-sty dwelling; cost, $250; owner, Hy May, 107 5th av; architect, Hy Plater, Willard av, Woodhaven. Plan No. 1827.

RAPELYEA ST, n s, 170 w Henry st, plumbing to 3-sty tenement; cost, $200; owner, Annie Murphy, 596 Henry st; architect, Edw. Scally, 527 Henry st. Plan No. 1762.

SCHOLES ST, n s, 25 e Humboldt st, exterior alteration to 3-sty store and dwelling; cost, $450; owner, Annie Ruderson, 193 Scholes st; architect, Hy Mentlich, 29 Montrose av. Plan No. 1775.

SOUTH ELLIOTT PL, w s, 302 n Lafayette av, extension to 5-sty dwelling; cost, $1,500; owner, Ann Realty Co., 367 Fulton st; architect, Adam Fischer, 373 Fulton st. Plan No. 1747.

EAST 2D ST, e s, 232.6 n Av C, plumbing to 3-sty dwelling; cost, $100; owner, Chas. Biscay, 417 East 2d st; architect, Jas. J. Donohue, 421 East 2d st. Plan No. 1695.

EAST 2D ST, e s, 300 n Av C, plumbing to 3-sty dwelling; cost, $100; owner, Otto Johnson, 421 East 2d st; architect, Jas. J. Donohue, 421 East 2d st. Plan No. 1696.

NORTH 5TH ST, s s, 100 w Driggs av, extension to church; cost, $2,000; owner, Satty Otyisky, 44 Wall st, N. Y.; architects, Riley & Steinback, 481 5th av, N. Y. Plan No. 1793.

SOUTH 5TH ST, s w cor Hewes st, exterior alterations to 6-sty factory; cost, $1,000; owner, A. S. Thomas, 270 Broadway; architect, Louis Danancher, 7-9 Glenmore av. Plan No. 1748.

11TH ST, s s, 88.6 e 5th av, new extension to garage; cost, $3,000; owner, Chas. G. Handman, 367 7th av; architects, Koch & Wagner, 26 Court st. Plan No. 1845.

WEST 12TH ST, e s, 280 w Av R, plumbing, etc., to 2-sty dwelling; cost, $150; owner, Thos. Shenett, on premises; architect, Chas. Bort, Jr., 8438 18th av. Plan No. 1759.

EAST 17TH ST, w s, 305 s Albemarle rd, move 2-sty dwelling; cost, $1,500; owner, Martha A. Boughton, 364 East 21st st; architect, S. Millman, 1780 Pitkin av. Plan No. 1707.

20TH ST, w s, 50 s 10th av, plumbing to 3-sty dwelling; cost, $100; owner, Ann Fine, 1714 Av K; architect, C. M. Johnson, 395 St Johns pl. Plan No. 1701.

21ST ST, s s, 200 e 4th av, exterior alteration to 3-sty dwelling; cost, $150; owner, Rocco Pittileive, 206 21st st; architect, D. A. Lucas, 98 3d st. Plan No. 1767.

24TH ST, n s, 325.6 e 4th av, extension to 3-sty dwelling; cost, $2,750; owner, John O'Hearn, 415 40th st; architect, Jos. Harting, 54 52d st. Plan No. 1681.

60TH ST, n s, 20 e 12th av, extension to 3-sty dwelling; cost, $1,800; owner, Adrian Briar, 1203 60th st; architect, John A. Rofrano, 28 Oliver st, N. Y. Plan No. 1838.

60TH ST, s s, 318.10 e 10th av, extension to 3-sty dwelling; cost, $1,500; owner, Joseph Feirara, 1024 60th st; architect, R. Hulsart, 312 Tompkins av. Plan No. 1750.

72D ST, s s, 86.6 w 7th av, extension to 5-sty factory; cost, $800; owner, Albt. Entermann, 669 73d st; architect, Eisenla & Carlson, 16 Court st. Plan No. 1729.

73D ST, n s, 30 e 14th av, bay window to 3-sty dwelling; cost, $120; owner, V. B. Orten, 1405 73d st; architect, Herman Hoffman, 15th av and 74th st. Plan No. 1824.

AV G, s s, 25 e East 98th st, exterior alteration to 2-sty dwelling; cost, $600; owner, A. J. Evarts 9806 Glenwood rd; architect, Louis Danancher, 7 Glenmore av. Plan No. 1821.

ATLANTIC AV, n s, 162.9 w Nevins st, new elevators; cost, $3,000; owner, Anheuser Busch Brewery Association, St. Louis, Mo.; architect, Otis Elevator Co., 250 11th av. Plan No. 1772.

ATLANTIC AV s w cor Nostrand av, sky sign on 3-sty store and dwelling; cost $300; owner, Jos Ryan, 416 Monroe st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 1831.

BATH AV, s s, 40 e Bay 17th st, extension to 3-sty store and dwelling; cost, $200; owner, Hy Schmidt, 189 Bay 13th st; architect, T. J. Ormsby, 129 Bay 13th st. Plan No. 1689.

BLAKE AV, s s, 100 w Cleveland st, interior alterations to 3-sty dwelling; cost, $150; owner, Jennie Schwartz, 946 Blake av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 1675.

BROADWAY, n s, 25 w Lorimer st, show windows to store; cost, $250; owner, E. B. Tuttle, 494 Bedford av; architect, L. E. Denslow, 44 West 18th st, N. Y. C. Plan No. 1652.

BROADWAY, n s, 186.6 w South 6th st, new elevator; cost, $2,000; owner, Gesine Engel, "Hotel Bossert"; architect, Burwak Elev. Co., 216 Fulton st, N. Y. C. Plan No. 1706.

BUSHWICK AV, w s, 75 s Cook st, exterior and interior alteration to 4-sty tenement; cost, $400; owner, Morris Pomerantz, 439 Bushwick av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1798.

BUSHWICK AV, s w cor Woodbine st, extension to 3-sty store and dwelling; cost, $500; owner, Wm. Koster, 1104 Bushwick av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1659.

BUSHWICK AV, n e cor Vanderveer st, interior alterations to garage; cost, $1,000; owner, Trommer's Bwg. Co., Bushwick av and Chauncey st; architect, Chas. Greenfield, 978 DeKalb av. Plan No. 1737.

CENTRAL AV, n s, 25 w Stanhope st, exterior alterations to 3-sty dwelling; cost, $300; owner, Chas. Grisel, 217 Central av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1658.

DE KALB AV, s s, 320 e Throop av, exterior alterations to 4-sty laundry; cost, $2,000; owner, Fred Weis, 866 DeKalb av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 1709.

EAST N. Y. AV, s s, 169.3 e Albany av, extension to 3-sty dwelling; cost, $500; owner, Como Di Amato, 544 East N. Y. av; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 1705.

FLATBUSH AV, n e cor East 29th st, extension to 2-sty garage; cost, $200; owner, Thos. J. Murphy, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1742.

GATES AV, n s, 75 East Nostrand av, exterior alterations to 3-sty store and dwelling; cost, $300; owner, Geo. Wundlof, 531 Eastern Parkway; architect, Wm. E. Dougherty, 57 Raymond st. Plan No. 1699.

GATES AV, s s, 168.9 e Stuyvesant av, exterior and interior alterations to 4-sty store and tenement; cost, $400; owner, Mount Zion Lodge, 306 Fulton st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 1708.

GREENE AV, n s, 30 w Marcy av, exterior alteration to 3-sty dwelling; cost, $200; owner, Jos. Shure, 539 Greene av; architect, Cohn Bros, 361 Stone av. Plan No. 1837.

HAMBURG AV, w s, 50 n Jefferson av, exterior and interior alterations to 4-sty store and tenement; cost, $225; owner, Hy Oschman, 466 Hamburg av; architect, Adam Fischer, 373 Fulton st. Plan No. 1682.

JEROME AV, n w cor Fulton st, electric sign; cost, $500; owner, Mark M. Dubenfass, 501 5th av, N. Y. C.; architect, Robt. Gretinger, 229 West 42d st. Plan No. 1665.

JOHNSON AV, n s, 330 w Bogart st, extension to 1-sty office; cost, $200; owner, Canile Lehman, on premises; architect, Hy Dorf, 614 Kosciusko st. Plan No. 1745.

LIBERTY AV, s s, 25 e Grant av, extension to 2-sty market; cost, $200; owner, Otto Blurt, 1175 Liberty av; architect, L. J. Frank, 206 Crescent st. Plan No. 1756.

MARLBOROUGH RD, w s, 35 n Church av, enlarge 1-sty garage; cost, $200; owner, Etta B. DuBois, 62 Marlborough rd; architect, Wm. Henchey, 693 Flatbush av. Plan No. 1710.

MARSHALL AV, e s, 145 n Norman av, exterior and interior alteration to 3-sty store and dwelling; cost, $1,000; owner, Robt. Heeb, 685 Manhattan av; architect, Chris Bauer, Jr., 6 Bedford av. Plan No. 1841.

MASPETH AV, n s, 85 e Gardner av, interior alterations to 4-sty factory; cost, $460; owner, Edith C. Bryce, Roslyn, L. I.; architect, Walter Kelsey, 11 Pine st, N. Y. C. Plan No. 1755.

MYRTLE AV, n s, 93.3 w Greene av, extension to 5-sty store and tenement; cost, $500; owner, Moritz Obler, 1427 Myrtle av; architect, Hy. Vollweiller, 696 Bushwick av. Plan No. 1740.

MYRTLE AV, s s, 20 w Bridge st, exterior alterations to 3-sty store and dwelling; cost, $250; owner, Meade Shoe Co., 102 Myrtle av; architect, J. A. Boyle, 367 Fulton st. Plan No. 1700.

OCEAN PARKWAY, e s, 150 s Henry st, extension to 3-sty dwelling; cost, $150; owner, F. M. Niefus, 119 Ocean Parkway; architect, Jas. Boyle, 367 Fulton st. Plan No. 1676.

OCEAN AV, w s, 215 n Emmons av, exterior alterations to 3-sty hotel; cost, $190; owner, Oscar Koppvelky, 3120 Ocean av; architect, Frank Schulz, Sheepshead Bay rd, nr Ocean Parkway. Plan No. 1752.

PITKIN AV, n s, 25 w Osborne st, exterior alterations to 3-sty store and dwelling; cost, $200; owner, Simon Voldt, 96 Osborne st; architect, Abraham Farber, 1028 Gates av. Plan No. 1720.

SCHENCK AV, s w cor East 93d st, exterior alterations to saloon; cost, $300; owner, Jas. Robinson, 1504 Prospect pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1741.

ST MARKS AV, n s, 139.8 w Kingston av, extension to 4-sty dwelling; cost, $600; owner, Thos. F. Rowland, 891 St Marks av; architect, Axel Hedman, 371 Fulton st. Plan No. 1716.

SHERIDAN AV, e s, 149.5 s Atlantic av, new piazza to 3-sty dwelling; cost, $177; owner, Wm. Bueher, 19 Sheridan av; architect, E. Dennis, 241 Schenck av. Plan No. 1693.

STONE AV, n e cor Pitkin av, electric sign; cost, $500; owner, Wm. B. Roth, 361 Stone av; architect, Robt. Gretinger, 229 West 42d st. Plan No. 1664.

SUMNER AV, e s, 75 n Park av, exterior alterations to 4-sty store and tenement; cost, $500; owner, Leo Hyman, 25 Sumner av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1715.

SURF AV s e cor West 30th st, extension to hotel; cost, $2,500; owner, Hugh P. Skelly, 1st av and 37th st, N. Y.; architect, S. P. Murphy, P. O., Surf av. Plan No. 1777.

SURF AV, s s, 50 e Thompson walk, exterior alterations to 3-sty restaurant; cost, $400; owner, Mrs. H. Strube, on premises; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 1654.

SURF AV, s s, 250 e West 8th st, extension to amusement device; cost, $500; owner, E. B. Schilling, "Sagamore Hotel," Coney Island; architect, A. D. Hinsdale, 552 56th st. Plan No. 1661.

SUTTER AV, n s, 25 e Linwood st, exterior and interior alterations to 3-sty dwelling; cost, $500; owner, P. Alexander, 1003 Sutter av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1760.

SUTTER AV, n s, 100 e Thatford av, extension to 4-sty stable and factory; cost, $150; owner, Morris Kanepsky, on premises; architect, Max Cohn, 33 Glenmore av. Plan No. 1769.

WASHINGTON PARK, e s, 30.7 s Willoughby av, plumbing to 4-sty dwelling; cost, $150; owner, Hy Schunk, 275 Grand av; architect, Wm. F. Muller, 173 Court st. Plan No. 1830.

WESTMINSTER RD, w s, 250 s Slocum pl, extension to 3-sty dwelling; cost, $150; owner, C K. Dusel, 324 Westminster rd; architect, G. W. Gregory, 1463 East 4th st. Plan No. 1836.

WYTHE AV, s s, 40 e Clymer st, plumbing to 3-sty store and dwelling; cost, $250; owner, Abraham Kruran, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 1819.

3D AV, n w cor 24th st, interior alterations to 3-sty dance hall; cost, $1,500; owner, Jas. H. Strain, 565 5th av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 1653.

5TH AV, w s, 74.1 n 51st st, extension to 5-sty store and tenement; cost, $1,800; owner Louis Ruben 4915 15th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1672.

5TH AV, e s, 50 n 51st st, extension to 3-sty store and dwelling; cost, $3,000; owner, Ellen Carroll, 47th st and 4th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1656.

8TH AV, w s, 80.2 n 38th st, plumbing to 2-sty dwelling; cost, $150; owner, Mrs. Fredericka Wundt, 3712 8th av; architect, J. P. Olson, 832 37th st. Plan No. 1785.

Queens.

FLUSHING.—Barclay st, n s, 450 w Percy st, 1-sty frame extension, 20x12, rear 2-sty frame dwelling, shingle roof; cost, $200; owner, Wm. Fitzgerald, care J. R. Adikes, Flushing. Plan No. 495.

FOREST HILLS.—Fife st, e s, 300 s Colonial av, install new plumbing in dwelling; cost, $75; owner, Chas. Nagel, 28 Fife st, Forest Hills. Plan No. 492.

LONG ISLAND CITY.—3d st, s s, 200 w Vernon av, install new gas fittings in dwelling; cost, $20; owner, J. Wright, 72 3d av, L. I. City. Plan No. 498.

LONG ISLAND CITY.—Ridge st, 95, install new gas fittings in dwelling; cost, $20; owner, Mrs. Swain, 253 Franklin st, L. I. City. Plan No. 499.

MASPETH.—Clermont av, n w cor Maspeth av, 2½-sty frame extension, 12x16, rear 2½-sty frame dwelling, shingle roof; cost, $700; owner, Mary H. Kneip, 122 Maspeth av, Maspeth; architect, Wm. A. Hogan, 17 5th av, Rockaway Beach. Plan No. 493.

RICHMOND HILL.—Jamaica av, e s, 130 w Oak st, install new plumbing in 2 dwellings; cost, $120; owner, Edw. Mott, Lefferts av, Richmond Hill. Plan Nos. 496-497.

RIDGEWOOD.—Yale av, 23, 1-sty added to top of stable; cost, $100; owner, John Rohedek, premises. Plan No. 500.

ROCKAWAY BEACH.—Remsen av, e s, 413 s Boulevard, 1-sty frame extension on side pavillion, gravel roof (58x73); cost, $2,500; owner, Wainwright & Smith, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 491.

WOODSIDE.—12th st, between Riker and Anderson avs, 1-sty frame extension, 10x14, rear 1-sty boiler house, tin roof; cost, $75; owner, Woodside Land Co., 141 West 36th st, N. Y. C. Plan No. 494.

EVERGREEN.—Sherman st, 16, erect new foundation under tenement; cost, $500; owner, Walther & Walther, premises. Plan No. 501.

FAR ROCKAWAY.—Lockwood st, s e cor Central av, 1-sty frame extension, 10x11, on side hotel, tin roof, interior alterations, new plumbing; cost, $1,000; owner, Max Pfristschein, premises; architect, J. H. Cornell, premises. Plan No. 506.

JAMAICA.—Oak st, s s, 225 e New York av, 1-sty frame extension, 18x8, on rear dwelling, shingle roof, interior alterations; cost, $500; owner, Mathew Schaefer, 292 State st, Brooklyn; architect, John Swenson, 704 Cedar st, Cedar Manor. Plan No. 509.

JAMAICA.—Herriman av, w s, 333 n Fulton st, 1-sty frame extension, 7x16, on both sides of 2-sty frame store and dwelling, slag roof; cost, $800; owner, Louis Caluchio, P. O. Building, Jamaica. Plan No. 511.

LONG ISLAND CITY.—2d av, 922, interior alterations to provide water closet compartments in dwelling; cost, $300; owner, Mary Martinek, 922 2d av, Long Island City; architect, Frank Chemlik, 796 2d av, Long Island City. Plan No. 510.

NORTH BEACH.—Bowery Bay rd, s s, 50 w Clifton av, 1-sty frame extension on side 1-sty frame stand, tin roof; cost, $350; owner, Bowery Bay Building & Improvement Co., 109 East 14th st, N. Y. C. Plan No. 502.

RIDGEWOOD.—Onderdonk av, s e cor Greene av, erect new store front on tenement; cost, $75; owner, Alexander Murray, premises. Plan No. 503.

ROCKAWAY PARK.—3d av, e s, 100 n Triton av, 1-sty added to top of dwelling; cost, $1,800, tin roof; owner, A. Moore, 3d av, Rockaway Park; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 508.

WHITESTONE.—20th st, n s, 100 e 5th st; repairs to shed; cost, $15; owner, H. Riegelhoff, premises. Plan No. 515.

ROCKAWAY BEACH.—Boulevard, s e cor Elder st, new concrete foundation under hotel; cost, $200; owner, Jos. Rogers, premises. Plan No. 513.

DOUGLASTON.—Broadway, s e cor Regatta pl, 1-sty frame extension, 13x10, on side 2-sty frame dwelling, interior alterations, tin roof; cost, $2,500; owner, H. Y. Peper, premises; architect, C. Hartzelus, 684 President st, Brooklyn. Plan No. 516.

JAMAICA.—Dubroff av, w s, 140 s Atlantic st, raise dwelling and erect new foundation; cost, $100; owner, Carl Golub, premises. Plan No. 514.

JAMAICA.—Hillside av, n w cor Hoffmann blvd, erect new electric sign; cost, $140; owner, J. A. Adikes, Jamaica. Plan No. 519.

WHITESTONE.—6th av, e s, 225 n 18th st, slight repairs to dwelling; cost $85; owner, January Romane, premises. Plan No. 517.

WHITESTONE.—8th av, s s, 75 e 8th av, slight repairs to dwelling; cost, $40; owner, Henry Widemann, premises. Plan No. 518.

Richmond.

HANCOCK ST, s s, 117 e Seaview av, Dongon Hills, addition to frame store and dwelling; cost, $650; owner, Francisco Peace, Dongan Hills; builder, Raphael Langen, Dongan Hills. Plan No. 120.

JOHN ST, 771, Port Richmond, repairs to frame dwelling; cost, $60; owner, Wm. Mautuffel, Port Richmond; builder, T. C. Larsen, Port Richmond. Plan No. 108.

QUINN ST, w s, 25 s McKeon, No. 32, Stapleton, 3-sty frame addition to frame dwelling; cost, $400; owner and builder, Mr. Pressmann, Stapleton; architect, John Davies, Tompkinsville. Plan No. 116.

ST. MARKS PL, s s, 300 e Westervelt, No. 56, New Brighton, enlarge pantry to frame dwelling; cost, $170; owner, M. M. Adams St. George, S. I.; architect and builder, Thos. W. Hutton, New Brighton. Plan No. 115.

TOMPKINS ST, s s, 175 Quinn st, Stapleton, rear extension to three frame dwellings; cost, $500; owner, A. A. De Bard, Stapleton; builder, A. Du Baizzi, Stapleton. Plan No. 119.

TYSON ST, w s, opposite 4th st, New Brighton, S. I., open air bedroom to frame dwelling; cost, $165; owner, H. W. Pearson, New Brighton; architect and builder, Thos. W. Hutton, New Brighton. Plan No. 114.

BROADWAY, n s, 139 w Main st, Tottenville, masonry and carpentry to frame fire house; cost, $2,000; owner, City of New York, 157 East 47th st, N. Y. C.; architect, Jas. P. Rechil, 157 East 47th st, N. Y. C. Plan No. 117.

CEDAR GR. AV, w s, 450 s New Dorp la, New Dorp, concrete basement to frame dwelling; cost, $700; owner, Ocean Edge Land Co., 220 Broadway; builder, Henrietta Hett, New Dorp, S. I. Plan No. 107.

FINGERBOARD RD, s w cor, and Parkinson av, Gresmere, 1-sty frame extension to frame hotel and dance hall; cost, $4,000; owner, South Atlantic Realty Co., Stapleton, S. I.; architect, Jas. Whitford, St. George, S. I.; builder, Wm. H. Lynch, West New Brighton. Plan No. 112.

GLENWOOD AV, s s, Southfield Boulevard, South Beach, extension to frame bungalow; cost, $75; owner and builder, Lambert O'Neil, South Beach. Plan No. 109.

NEWBERRY AV, e s, 300 s Richmond rd, No. 31, Dongan Hills, dormitory window to frame dwelling; cost, $50; owner, Adam Hemmes, Dongan Hills; builder, Geo. Hemmes, Dongan Hills. Plan No. 118.

RICHMOND RD, s s, 100 e Steuben st, Concord, 1-sty brick extension to brick store and dwelling; cost, $1,500; owner, Henry Wickert, Castleton Corners; architect, Jos. Whitford, St. George, S. I.; builders, Henry Spruck & Son, Stapleton, S. I. Plan No. 110.

RICHMOND RD, s s, 75 e Jackson st, 1788 Dongan Hills, general repairs to frame dwelling; cost, $1,000; owner, Estate of Maria Seavers, Dongan Hills; builder, L. A. Seavers, Dongan Hills. Plan No. 111.

RICHMOND TERRACE, n s, 429 w Jersey st, New Brighton, steel addition to steel boiler house; cost, $600; owner, architect and builder, J. B. King & Co., New Brighton, S. I. Plan No. 113.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending April 5:

EAST ORANGE.—Harriet E. Smith, 66 and 68 Lenox av, two 3-sty frame alteration, $20,000; Herman & Co., n e cor Whittlsey and Garfield avs, one 3-sty frame, $11,000; Betrose Realty Co., n w cor William and Grove sts, one 5-sty brick, $35,000.

WEST HOBOKEN.—Michele Russo, 191 Clinton av, one 2-sty frame alteration, $800.

NEWARK.—Johanna Krause, 28 South 13th st, one 3-sty frame, $6,000; Louis C. Becker & Bro., e s Whitney st, 137 n South Orange av, four 3-sty frame, $20,000; Kaplan Bros., 433 South 13th st, one 3-sty frame, $5,000; Thomas Losotta, 419 South 9th st, one 4-sty frame alteration, $300; Awiezer Tinfowitch, 872 Hunterdon st, one 3-sty frame, $8,000; Ellis Himber, 294, 296 and 298 Belmont av, three 3-sty frame, $21,000; Yetta Rittenband, 887 and 889 Bergen st, two 3-sty frame, $16,000; David Lipnick, 63 Broome st, one 3-sty frame alteration, $1,000; Borenstein Constn. Co., 538 and 540 South 19th st, two 3-sty frame, $14,000; Lonchinsky & Moskowitz, 233 Sherman av, one 3-sty frame, $8,000; Elias Goldberg, 173 and 175 16th av, three 3-sty frame alteration, $8,500; Louis Prignano, 81 Adams st, one 3-sty brick, $4,000; Nicholas Philips, 601 North 7th st, one 3-sty frame, $5,000; Newark Masons Contractors Co., 154 Ridge st, one 3-sty frame, $7,000; Louis Zollman, 37 Hillside pl, one 3-sty frame alteration, $500.

PATERSON.—Arthur L. Clemens, 98-100 Broadway, one 4-sty brick alteration, $4,000; Angelina Tangorra, 218 Walnut st, one 3-sty brick, $6,000; Goodman Pakula, 283 Water st, one 2-sty frame alteration, $200.

JERSEY CITY.—Michael O'Connor, 383 Montgomery st, one 4-sty brick alteration, $1,600; James T. Mullins, 833-839 Beacon av, one 4-sty brick, $47,000; Eugene Stenp, 631 Communipaw av, one 3-sty frame, $6,000.

BAYONNE.—Louis Shapiro, 86 West 36th st, one 3-sty frame, $5,000.

IRVINGTON.—Vincenzo Tinpanaro, s s Harper av, 144 e Stuyvesant av, one 2-sty frame, $4,000.

PLAINFIELD.—Morris Rabinowitz, 538 West 3d st, one 3-sty brick, $15,000.

PASSAIC.—Abram Sobel, 154 8th st, one 3-sty brick, $8,000; Abraham Cohen, 138 President st, one 3-sty brick alteration, $2,500; Abram Krulewitz, 371 and 373 Harrison st, two 3-sty brick, $12,000.

WEST NEW YORK.—Max Cohen, n e cor Palisade av and 13th st, one 4-sty brick, $28,000.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 22 Clinton st, Newark, has completed plans for a 4-sty apartment, 97x60 ft, to be erected at the northwest corner of William and Grove sts, for the Bertrose Realty Co., 134 4th av, owner. Cost, about $40,000.

HOBOKEN, N. J.—Viglio Brazzall, of this city, will erect an apartment house on the east side of Central av, near Shippen st, 3-sty, with all modern improvements. Cost, about $10,000.

NEWARK, N. J.—Foundations are under way for a 4-sty brick, limestone and terra cotta apartment, 54x100 ft, at 445 Mt. Prospect av, for E. J. Rosenbaum, 738 Broad st, owner. Samuel Sass, 32 Union sq, N. Y. C., is architect. Owner is taking bids on subs. Cost about $35,000.

BANKS.

RED BANK, N. J.—The stockholders of the newly organized bank here are considering the erection of a new building in Church st. Nothing definite has been decided. Thomas Collins and Chas. R. Snyder are directors.

DWELLINGS.

ENGLEWOOD, N. J.—N. K. Vanderbeck, of this place, has nearly completed plans for a 2½-sty frame residence, 30x36 ft, to be erected on Booth av, for J. J. Donohue, Lafayette av, owner. Cost, about $9,000. Architect will take bids about April 15th.

DOVER, N. J.—James T. Lowe, 200 West Blackwell st, this place, will erect a 2½-sty residence, 38x40 ft, on Elk av, at a cost of $8,000. J. Vreeland, Blackwell pl, is preparing plans.

ELIZABETH, N. J.—The Springfield Sales Co. is preparing for the erection of several new houses in Keeler Brook and Salter sts, Springfield, near Elizabeth.

KEYPORT, N. J.—Geo. F. Conover will erect a new house in Atlantic st, 32x36 ft, of stucco finish. Cost, about $9,000. George E. Langan has the contract. Walter V. Patton, of Matawan, has the mason work.

NEWARK, N. J.—A. H. McCully, American National Bank Building, architect, will soon take bids for alterations to two frame residences at 111-113 Barclay st, for M. Abrams, on premises, owner.

FREEHOLD, N. J.—James J. Kennedy, care of DuBois & Henderson, of this place, contemplates the erection of a 2½-sty frame residence on Le Noir av, from private plans. Cost about $5,000.

MANOLAPAN, N. J.—Stephen Betts, Main st, contemplates the erection of a 2½-sty frame residence here from private plans. Cost about $5,000.

FACTORIES AND WAREHOUSES.

RED BANK, N. J.—Work is ready to start on the 1-sty reinforced concrete and brick artificial ice plant and warehouse in Beach st for the Monmouth Mutual Supply Co., 14 Mechanic st, owner, M. Kumpel, president. J. C. Delatush, this place, is architect. The Shipley Construction Co., 72 Trinity pl, N. Y. C., is engineer. Earling, Frake & Johnson, Bridge av, are the general contractors. Cost $40,000.

HALLS AND CLUBS.

BELLEVILLE, N. J.—Thomas Barwick, 21 Park Row, New York City, steam and electrical engineer, is preparing engineer plans for the town hall at Washington av and John st, for the Town Council of Belleville, to cost about $60,000. Chas. G. Jones, 21 Park Row, New York City, architect.

JERSEY CITY, N. J.—The Young Men's Hebrew Association, Harry S. Fleler, president, are raising funds for the proposed new Hebrew Institute Building to be erected in this city. Nothing definite has been decided.

HOSPITALS AND ASYLUMS.

SCOTCH PLAINS, N. J.—The Union County Tuberculosis Commission will make an application to the County Freeholders for an appropriation to build another cottage, to cost about $25,000.

SCHOOLS AND COLLEGES.

FLORHAM PARK, N. J.—At a Board of Education meeting the question of building a new school or adding to the present one was discussed. The general sentiment is in favor of a new building.

STABLES AND GARAGES.

DOVER, N. J.—Thomas Sedgment, care of architect, is taking bids on the general contract for a 1-sty concrete and brick garage, 50x75 ft, to be erected at 220 East Blackwell st, from plans by J. J. Vreeland, 16 West Blackwell st, architect. Cost, about $6,000.

STORES, OFFICES AND LOFTS.

BELMAR, N. J.—I. R. Taylor & Co., Railroad av, Asbury Park, N. J., were low bidders for the 2-sty brick, granite and terra cotta office building, 32x64 ft, to be erected opposite the station for the Coast Gas Co., 709 Front st, Belmar, from plans by Horace Trumbauer, 1406 Land Title Building, Phila., Pa., architect. Cost between $10,000 and $12,000.

THEATRES.

HACKETTSTOWN, N. J.—Taylor & Osmun, owners and general contractors, will soon start the erection of a moving-picture theatre in Main st, to cost $10,000. Brick, frame and corrugated iron, 1-sty, 32x100 ft., seating capacity 500.

MISCELLANEOUS.

POINT PLEASANT, N. J.—The Long Branch and N. Y. R. R., Long Branch, N. J., W. Berry, superintendent, contemplates the erection of a brick terminal here, which will include a roundhouse, freight depot, and terminal building. Cost, about $30,000.

NEWARK, N. J.—C. R. Leiper, care of owner, Jersey City, N. J., engineer, has nearly completed plans for a 1-sty brick addition to the freight house, 45x225 ft, from River to Coal st, for the Pennsylvania R. R. Co. Engineer will take bids about April 15. Cost, about $20,000.

Other Cities.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Plans are being refigured for the 2½-sty residence, 48x65 ft, to be erected at Whitehouse Knolls for Earle D. Tobey, 7 Market st, owner. P. M. Lloyd, 1 Washington st, architect. Cost, about $25,000.

ELMSFORD, N. Y.—Gerard Fountain, 103 Park av, N. Y. C., is preparing plans for a 2-sty frame and stucco residence to be erected here. Owner's name for the present is withheld. Architect will take bids about April 14.

FACTORIES AND WAREHOUSES.

AKRON, N. Y.—H. W. Hornelius & Son, 25 Main st, Batavia, have completed plans for a 1 and 2-sty brick and concrete factory, 62x150 ft, for the Akron Plaster Board Co., R. C. Rose,

president, Binghamton, N. Y.; Geo. Ralph, secretary, Akron. It will be erected at Akron or Batavia, N. Y. The architects desire bids on separate contracts immediately.

BUFFALO, N. Y.—Plans and specifications are being prepared by Lockwood, Greene & Co., architects and engineers for industrial plants, 60 Federal street, Boston, for a new reinforced concrete factory for the Hewett Rubber Co., Buffalo, N. Y. The building will be three stories high, 460x90 ft. There will also be a new power plant.

MUNICIPAL WORK.

CATSKILL AQUEDUCT.—J. Waldo Smith, care of owners, chief engineer, has completed plans for twelve gate houses along the Catskill Aqueduct for the Board of Water Supply of City o. New York, 165 Broadway, owner. Charles Strauss, president, who will call for bids on superstructure soon. Cost about $200,000.

STORES, OFFICES AND LOFTS.

WATERLOO, N. Y.—I. Edgar Hill, of this place, is preparing sketches for a 2-sty brick store building, 30x96 ft, to be erected in Main st, near Virginia av, for J. J. Carroll, Main st, owner.

AMSTERDAM, N. Y.—H. W. Grieme, 409 Blood Building, is preparing sketches for remodeling the 3-sty brick business building, 40x60 ft, at the northeast corner of Main and Church sts, for Isaac Mark, 42 Division st, owner. J. J. Turner & Sons, 65 Main st, are general contractors. Cost, about $10,000.

Government Work.

PHILADELPHIA, PA.—Sealed proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until April 26, for marine barracks at the navy yard, Philadelphia, Pa. Amount available, $175,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named, subject to a deposit of $25 to insure their return. H. R. Stanford, chief of bureau.

PERSONAL AND TRADE NOTES.

W. SHELTON SWALLOW CO., builder, formerly of 507 5th av, has moved to 105 West 40th st.

SLEE & BRYSON, architects, of 153 Montague st, Brooklyn, will move their offices on or about May 1, to 154 Montague st.

Toch Bros., paint manufacturers, of 320 5th av, have extended their offices and are now occupying the entire southerly half of the seventh floor.

The Atlantic Portland Cement Co. (Frank Vernon) has removed its offices from 103 Park av to the Forty-second Street Building at 30 East 42d st.

CINDER CONCRETE will be the subject of a hearing before the Building Committee of the Board of Aldermen, at 51 Chambers street, next Monday at 2:30 p. m.

RALPH VAN VECHTEN, vice president of the Continental & Commercial National Bank, of Chicago, has retired as a director of the United States Gypsum Company.

EWING, BACON & HENRY will take possession of their offices in the new Architects' Building, at 101 Park avenue to-day. Their telephone number will be 2500 Murray Hill.

THE WEST END CIVIC ASSOCIATION of Brooklyn gave a dinner on Thursday night of last week to Commissioner George V. S. Williams at the Avon Beach Hotel, Cropsey av and Bay 22d st.

C. Grant La Farge, of La Farge & Morris, architects, has retired from the board of directors of the Architects' Offices, Inc., and William S. Post, of George B. Post & Sons, has been elected to fill his place.

JUDGE MAYER confirmed a proposition of William Kennedy, contractor and builder, of No. 8 Church st, at 30 cents on the dollar, payable in ten semi-annual instalments of three cents each up to March, 1918, secured by deed of trust in the nature of a mortgage to a title company, as trustee for the creditors, on seven parcels of real estate. Liabilities, $203,631.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for architectural and structural steel draftsman, for men only, on May 7 and 8. Five years' experience in engineering work or drafting is a prerequisite to eligibility for appointment from this examination; of these five years a technical school training will be considered equivalent to three years.

YALE & TOWNE MANUFACTURING CO. stockholders are receiving offers of the privilege of subscribing to $1,000,000 additional common stock at par in the ratio of one new share for every two shares held. Payments are to be made as follows: Thirty dollars a share on or before May 10, $30 a share on July 10 and $40 on October 10. The company's report for 1912 showed net profits of $672,547, and the surplus after deducting cash dividends of $300,000 was $472,547.

NICHOLAS F. BRADY has succeeded his father, Anthony N. Brady, as president of the New York Edison Company. In retiring as president, Mr. Brady became chairman of the board of directors. For the last few years the younger Mr. Brady has been first vice-president of the company and has been influential in shaping its policies. He is thirty-four years old. In 1899 he was graduated from Yale, and soon afterward entered the employ of the Edison Electric Illuminating Company, which was the old name of the present corporation. His entrance into the presidency of the company will make little change in its policy.

Change in an Architectural Firm.

With the announcement of the decision in the new County Court House competition comes the formal announcement of dissolution of one of the invited firms of competitors, Tracy, Swartwout & Litchfield. The firm has been in existence since 1908. It was the winner of the competition for the Federal Post Office Building and Court House, at Denver, Colo.; it was second in the competition for the Commerce and Labor Building, at Washington; and, some time ago, its members were appointed the architects for the Armory for the District of Columbia. During the last few months the members of the firm begun to practice independently. Mr. Litchfield has recently won the competition for the Fletcher Savings & Trust Company's building, at Indianapolis, Ind. He is now located at 477 Fifth avenue, while Mr. Tracy and Mr. Swartwout still retain their offices at 244 Fifth avenue, Manhattan.

Overhead Roads Will Do for Queens, Says Mayor.

Mayor Gaynor told the members of the Queens Chamber of Commerce on Wednesday, at their annual meeting at the Waldorf, that he was not in smypathy with their request for subways in Queens.

"I understand," said he, "that some of you are dissatisfied because you are not to have subways, underground roads, in place of overhead roads. You have no right to be dissatisfied with them. The travel on these overhead roads is more pleasant than in the underground roads. More than that, your territory would not bear the expense of it. The difference in the cost of carrying between the overhead roads and the underground roads is more than 10 to 1. You people that pay taxes know what that means, and especially you that own the cornfields and so on out there that you are speculating in. I have not much sympathy with you."

The chamber elected these officers: Robert W. Higbie, of Jamaica, president; John H. Prall, of Elmhurst, vice-president; Louis Windmuller, Woodside, vice-president; William J. Hamilton, of Corona, treasurer, and Edward A. MacDougal, of Flushing; Louis Windmuller and Charles G. Meyer, of Bayside; Robert B. Austin, of Jamaica, and Edward Roche, directors.

Building at South Ozone Park.

Albert J. Wick, the original developer of the town of South Ozone Park, in the 4th Ward of Queens, has begun the erection of 40 moderate-priced dwellings in Lincoln avenue in that suburb. Frank Grumback, another builder, is putting up 15 detached houses in Davis avenue, south of the Rockaway boulevard, and Olcon & Anderson are building 6 cottages on Field avenue. In addition to these larger operations several individual property owners are building houses for their own use. One of these is being erected at a cost of $6,000 by Harold W. Smith, of the Manhattan Postoffice staff; Walter Gardner is building a 7-room house in Boss avenue; Louis Potter is building 2 houses, to cost $4,000 apiece, on Boss avenue; Stephen H. Boss is putting up 2 similar houses in the same street, and Frank H. Chapman is building 2 $3,000 cottages on Leahy avenue.

Plans for a new school house for the place, to cost $175,000, have been already approved by the Building and Art Departments, and work is to be begun within a few weeks. It will be erected on the southeast corner of Lincoln avenue and Rockaway Boulevard.

The Right Rev. Charles E. McDonnell, Bishop of Brooklyn, after a visit to the town, has promised a committee of churchmen that he will have a new Catholic church edifice erected there this summer and that he will assign a resident priest to take charge of it. The town is soon to have another trolley line. This will be an extension, from Jamaica, of the Manhattan and Queens Company's new line through Queens Boulevard from 59th street, Manhattan. The fare to Manhattan on this new line will be five cents.

Cost of Wiring Houses.

Many a Brooklyn home owner recognizes the advantages of using electricity, in lieu of gas, for light, power and auxiliary cooking, but the question of the cost of wiring a house evidently has been a bar to actually making the transformation. The result is that the work is not done and the owner does not enjoy the conveniences of electricity because he may not feel disposed to spend what he supposes will be $200 or $300 for wiring, fixtures, etc.

The Edison Electric Illuminating Company, of 360 Pearl street, Brooklyn, to meet this condition, has inaugurated a plan whereby an electric service may be installed in any home along the line of the company's mains for a small sum on easy payments.

The company is advertising that for $49, payable $9 down and $10 a month; it will arrange to wire the living rooms of any Brooklyn home—parlor, dining-room, kitchen and hall—including fixtures, glassware and tungsten lamps, all complete and ready for lighting.

This is for the Edison Company what the department stores call a "leader." The company does not look to make large profits on the installation work, but being a very large concern, buys fixtures and materials at exceedingly low prices.

Upon the first payment, the company proceeds to do the work, so that a very short time after, the householder is in a position to enjoy the advantages and conveniences of electricity.

The materials used are excellent, the fixture equipment consisting of a dome in the dining-room, a three-light fixture in the parlor and appropriate fixtures in the hall and kitchen. Later on the balance of the house may be wired at the convenience of the owner.

This plan offers a remarkable opportunity for those who wish to make their homes as modern as possible and to enjoy electric light and electric housekeeping.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

Ann st, 47—Brewers Dupligraph Co.....G-H
Burling sl, 9—General Chemical Co.....L
Canal st, 54-8—S Jarmulowsky.....C-D
Canal st, 178—Henry Stern Est.....C
Canal st, 217—M Tischler .....A-G-H
Cherry st, 238-42—Rosie Plotz .....D
Cherry st, 246-8—Harris Shapiro .....D
City Hall pl, 30—Cowperthwait Bedding Co..L
East Bway, 123—Aaron Cohen.....C-D-H
Elizabeth st, 186-8—Jos de Alessandro.....A
Essex st, 37—Isaac Gellis.....A-B-E-H
Fulton st, 214—Bruen, Ritchey & Co.....D
King st, 29—Board of Education.....D
New Bowery, 44-8—Dominick Milano.....D
New Chambers st, 72—American News Co.K-L
Pearl st, 78 Henry Brewer C
Pearl st, 78—Brewer Bag Co.....A-C-E
Rose st, 30-2—A S Schroeders Son, Inc....D
Rose st, 33—A Schroeders Sons Co.....D
Spring st, 72-8—S Langsdorf Co.....A-L
Sullivan st, 205—Rocco Miglionco.....L
Vesey st, 32—Metropolitan Hardware Co....G
W Houston st, 50—H Hein.....A-G-H
W Houston st, 180-2—N Y P & L G Mfg Co. A-G
William st, 186—Eugene Douglas.....A-G-H
William st, 200—Sterling Eng Co...A-C-G-L
Worth st, 75-7—Alister Greene.....D
Worth st, 122—Donato Petraglio L

Numbered Streets.

4th st, 263 E—Jacob Paretzky.....L
11th st, 282 W—M Bayard Brown.....B-C
16th st, 413 E—Board of Education.....D
17th st, 138-40 W—J B Bruenn Co.....G
21st st, 45-51 W—David E Zicker..A-C-E-G-H
22d st & Lex av (School)—Board of Education .....D
24th st, 119-25 W—Schiller Bros.....H
26th st, 55-7 W—N Y Cut Flower Co.....D
26th st, 55-7 W—Chas Millang.....D
26th st, 55-7 W Cut Flower Exchange.....D
26th st, 55-7 W—David Aaron & Co.....D
26th st, 55-7 W—Herman Cadrea .....D
26th st, 55-7 W—Pine Mfg Co.....C-D-E-G
28th st, 124 W—Board of Education.....D
30th st, 115-25 W—Louis Wintner.....H
30th st, 115-25 W—Levy & Julius.....H
34th st, 21-3 W—Felix Lacks .....A-F-G-H
34th st, 21-3 W—Guzy Freres.....A-F-G-H
34th st, 21-3 W—Bessie MacL Leggett.B-C-E-F
39th st, 104-6 W—F Ray Comstock.....A-B
46th st, 2 E—Herman J Bosch.....A-F
46th st, 2 E—Joseph Fiora.....A-E-F
46th st, 2 E—Jessie Seligman .....B-C
46th st, 2 E—Elizabeth Fayden .....A-F
47th st, 242-6 W—Adams Express Co..G-H-K
56TH st, 118-22 W—Victor Auto Storage Co. A-H-K-L
56th st, 118-22 W—Jno S Coleman.....C
63d st, 220 E—Board of Education.....D
74th st, 105 E—Chas G Gates.....K
75th st 242 E—Louis Carvallo.....G
80th st, 214-16 W—Apthorp Motor Car Co. A-G-K-L
87th st, 113 E—Board of Education.....D
87th st, 211-3 W—Antaens Garage.....A-K-L
87th st, 271-3 W—Riverside Garage Co. A-G-K-L
89th st & Columbus av (School) Board of Education .....D
89th st, 171 W—Geo McK Brown.....K
89th st, 171 W—Benj Blumenthal .....K-L
90th st, 243 E—Jacob Ruppert .....K
90th st, 2 W—Hudson River Garage Co..C-K-L
91st st, 292 E—Geo Ringler & Co.....K-L
93d st, 55 W—Hoyt & de Maillie.....K-L
94th st, 126 E—Geo Ehret Jr.....K
96th st, 316 E—Board of Education.....D
101st st, 202-8 W—Riverside Garage Co....K
110th st 159 E—N Great .....G
111th st & Lenox av (School) Board of Education .....D
116th st, 218 E—Tonti & Rosie.....A
116th st, 218 E—Amelia Del Plato.....A
116th st, 218 E—Nicholas Celia.....B-E
119th st & 7 av (School)—Board of Education D
120th st, 165-71 E—Strathmore Auto Co...K-L
120th st, 509 E—Board of Education.....D
124th st, 417-19 E—Mary F & J F O'Neill.A-C-G
125th st, 232 E Jas B Hall Jr.....H
125th st, 100-110 W—Geo Ehret C

136th st, 270 W—Jno T Glancy & Son....A-G-H
144th st, 207-9 W—Cooper Realty Co.....C
181st st, 602 W—Swirsky Bros.....A-G-H

Named Avenues.

Av B, 13—Sol Teitelbaum C
Amsterdam av, 33—Max Weiss .....G-K
Amsterdam av, 343—W W Fuller .....K
Amsterdam av, 347—Eugene Meyer, Jr.....K
Bowery, 91—J Preiser & Co.....G-K
Bowery, 116—Nacirema Co .....G
Bowery, 216½—Morris Samuel .....G
Broadway, 313-5—Thos Suffern Est.....D
Broadway, 334—Harriet Hayden .....C-D
Broadway, 335—Wm B Moffat Est.....D-E
Broadway, 345—Mary Brandeger .....D
Broadway, 349—Remington & Sherman Co..A-H
Broadway, 576-8—Schwartz & Jaffee .....H
Broadway, 623—Abr H Fox .....F-H
Broadway, 623—Abr Rothstein .....F-H
Broadway, 623—Morris Kalischer .....H
Broadway, 623—Sobel & Heilpern .....F-G-H
Broadway, 623—Saml Schiff .....F
Broadway, 623—Max Weider .....F-H
Broadway, 623—Saml Perling .....F-H
Broadway, 656—Knickerbocker Eng Co., A-C-G-L-O
Broadway, 1861—Packard Motor Car Co...K-L
Broadway, 1931—H Phillips Rubber Works, A-G-H
Broadway, 2148-50—Sherman Garage Co, A-C-D-G-H-K-L
Broadway, 2148-50—Amos R Pinchot C
Broadway, 2342—Beekman Est, Inc.....G
Broadway, 2869—S Ferber .....A-G
Broadway, 2906—Gustav Schock .....B
Broadway, 3564—Lafayette Leasing Co.....E
Central Park West, 21-9—Geo C Tyler.....G
Central Park West, 21-9—New Theatre Co..C-F
Central Park West, 106—J H Coors .....G-K
Lexington av, 25th to 26th sts—Col L D Conley .....A-C-F-G
Madison av, 629—59th st & Madison av Co...C
Madison av, 1453—L Golember .....G
Madison av, 1679—Jos Rosenstreich.....A-G
Madison av & 70th st—Presbyterian Hospital Soc .....D
Park av, 1890-8—Gustav R Fries.....B-C-F
Park av, 1890-8—New Polo A C .....A
Park Row, 63—N Y World .....A-C-G-L
Riverside dr, blk 2136 lot 10—Saml Eiseman..G
Teachers' College, Horace Mann School—Columbia Col Tr. .....D

Numbered Avenues

1st av, 220—Saml Wolf .....G
2d av, 147—Maria F Major C
2d av, 2369—Harris Sussman .....G
3d av, 1811—Ginzberg & Rogovin.....A-G
3d av, 2136—London & Co .....G
5th av, 320-2—Mary Bell .....A-C
5th av, 320-2—L D Greenfield & Co .....E
6th av, 98—United Cigar Stores Co .....C-O
8th av, 672—Harry Wuzar .....A-H
8th av, 672—Simon Gustav .....G
8th av, 899—Seckel & Stern .....F
10th av & 59th st (School)—Thos W Churchill A-C-L

BRONX ORDERS SERVED.

Numbered Streets.

132d st, 305 E—Mathusek Piano Co C
133d st, 721-31 E—B Mason & Co.....C-G
133d st, 721-31 E—Louis Bernstein .....C-G
133d st & Alexander av—Chas Munnich .....K
134th st, 66-70 E—Gileon L Young .....A
134th st, 297 E—David Whitehurst C
134th st, 891-903 E—Clark, Chapin & Bushnell .....A-H
138th st & Mott Haven Canal—Olin J Stephens, Inc .....K
149th st, 459 E—J Tetelbaum C
152d st, 424 E—Jos Miller .....A-H
158th st, 758 E—Wm Stillwager .....A-E-F
169th st, 773-81 E—Hattie G Sprey.....A
180th st, 877 E—August de Bold .....C-I
189th st, 463 E—Frank Spadaccini C
238th st, 420 E—P J Cogan .....A-G-H

Named Avenues.

Bathgate av, 1908-10—Jno J Fox.....B
Boston rd & 166th st (School)—Thos W Churchill.. .....A-C-G-L
Clason pt rd (Clason pt)—Alex Schmidt....A-F
Morris av, 521—De Toro & Zouchelli.....A-H
Ogden av, 992—Fredk Cantrell .....C-G
St. Anns av, 742—Walter Flatz .....A-G-I
Union av, 816-8—Wm Binland .....A
Washington, 1490—Edw Gorodess .....G
Washington av, 1693—Thorman & Harlow....G
Willis av, 371—I S Kopstein .....A-G-I

Numbered Avenues.

3d av, 3373—Leon Pincus .....A

BROOKLYN ORDERS SERVED.

Named Streets.

Adams & Johnston sts—Bklyn Daily Eagle.. D-K-L
Baltic st, 345—Board of Education C
Bergen st, 460—Oscar W Nordstrom .....E-G
Bergen st (P. S. 83)—Board of Education....C
Berkeley pl, 53—Aug V. Denis .....H
Bridge and Sands sts—Holbrook, Cabot, Rollins Corp .....K
Chauncey st, 633—Bklyn Union Gas Co.....A
Chauncey st, 633—Jno E Greenwood..C-E-G-H
Conover st, 189—H Finkeldey's Sons.....A-H
Clifton pl, 201—Philomena McCleary .....A-H
Delmonico pl, 30-2—Bklyn Union Gas Co....A
Delmonico pl, 30-2—Adolph Bergida .....B-C
Delmonico pl, 30-2—Henry Weigelt .....A-H
Delmonico pl, 30-2—Jacob Lakolore.....A-H
Delmonico pl, 30-2—H Cooper & Max Cooper A-C-E-G-H
Delmonico pl, 30-2—Jacob Kawaner A-C-E-G-H
Delmonico pl, 30-2—Sol Herligh ..A-C-E-G-H
Delmonico pl, 30-2—Galp & Daskey....A-C-G-H
Delmonico pl, 30-2—Fox & Rosenfeld, A-C-E-G-H
Ellery st, 271-3—Louis Goldman.. .. .. A-C-E-F-G-H-M
Fulton st, 917—Geo Williams .....A-G-H
Fulton st, 1582—Chas D Chapman .....G
Fulton st, 1587—Bklyn Union Gas Co.....A
Fulton st, 1587—Archibald Buchanan..C-F-H
Gold st, nec Johnston st—Board of Education. C
Herkimer st, sec N Y av—Board of Education. C
Hopkins av, 196-200—Wohlgemuth Paper Box Co.... .. ..G
Humboldt st, 94—Louis Levine .. ..A-H-K
Huron st, 242-4—Jos & Anna Linde.....A-C
Jackson st, 21-25—E Reed Burns .....A-H
Lafayette st, 66—A I Hamm.. I
Madison st, 1237—Chas Franze C
McKibbon st, 213-9—Manhattan Leather Wks. A-H
Meserole st, 304—C Schaefer, Jr....A-D-H-K
Oak st, 137-43—Bklyn Union Gas Co.....A
Pacific st, 174—Board of Education C
President st, 618—N Fannelli.. .. ..A-H
Richardson st, 29-33—Champlain Silk Mills.. C-D-G
Stagg st, 60-2—Jacob H Werbelovsky..A-G-K
Taafe pl, 245—G Cirillo .....A
Van Brunt st ft of (Red Hook Stores)—N Y Dock Co. ....A-H
Varet st, 127—Cazaden & Goldfeder....A-G-H
Warren st, 526—Morris J Eralichman .....G
Wolcott st, 201-9—Zophar Mills .....A-G-H

Numbered Streets.

So. 4th st, 419—A Strauss.. .....A-H-K
No. 5th st, 116-8—Bklyn Union Gas Co.....A
No. 5th st, 116-8—M Schoolenus....A-C-G-H
No. 5th st, 116-8—Mary Mikoutowitz.....B-C
No. 10th st, cor Roebling st—Longman & Martinez ....

OFFICIAL CREDIT RECORDS

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 5.

42D st, 550 W; Henry C Kohlman—Marie M Karrenberg et al; Kurzman & Frankenheimer (A).

..AMSTERDAM av, nwc 121st, 100.11x100; Saml Hirsh—Hyman D Baker et al; amended; M Stern (A).

..ELLIS av, 2031; Fritz Doll et al—Zerega Realty Co et al; amended; Lewkowitz & Schaap (A).

APRIL 7.

HOFFMAN st, es, 225.10 n 184th, 18x119.2; Christian Leukel—Jos Gallo et al; amended; Clocke, Koch & Reidy (A).

111TH st, ss, 119 e 5 av, 18x100.11; Washington Trust Co of City of N Y—Geo Herold et al; W C Percy (A).

115TH st, ss, 193.6 w Lenox av, 31x100.11; Jacob Stiner—Saml L Kahn et al; Strasbourger, Eschwege & Schallek (A).

163D st, ss, 85 e Amsterdam av, 40x112.6; Germania Life Ins Co—Josephine B King; Dulon & Roe (A).

165TH st, ns, 126.2 w 3 av, 49.11x187; Henry Friedgen admr Gustav Ernst et al; S A Syme (A).

RIVERSIDE dr, sec 91st, 35.8x75x irreg; N Y Trust Co—Ferral C Dininny et al; Zabriskie, Murray, Sage & Kerr (A).

10TH av, 49.1½; Pauline Mathesius—Patk Walsh et al; H A & C E Heydt (A).

LOT 108, map of New Village of Jerome, Bronx; Edw Regenhard—Filomena De Carlo et al; H S Kudlich (A).

APRIL 8.

BROOME st, 58; Isidor Gottlieb—Isaac Rosenwasser et al; H Gottlieb (A).

FULTON st, 44; Annie W Hollister et al—Millard E Hoose et al; Speir & Bartlett (A).

DALY av, es, 259.2 s 177th, 21.7x152.3; Fredk C Haag—Mary Ryan et al; E A Acker (A).

ORCHARD st, ss, 150 e Main, 75.6x103x irreg, Bronx; Title Guar & Trust Co—Bertha Mullen et al; H Swain (A).

115TH st, 44 W; Howard Ackerman et al—Elias A Cohen et al; A Frank (A).

121ST st, ss, 125 w Park av, 25.6x100.11; United Hebrew Charities of the City of N Y—Iser Bardin et al; Cardozo & Nathan (A).

136TH st, 121 W; City Real Estate Co—Augusta Raymond et al; H Swain (A).

151ST st, 519 W; Estelle Silverberg—Geo Thalasitis et al; Fixman, Lewis & Seligsberg (A).

180TH st, ns, 60 e Tiebout av, 20x90; Geo Singer—Christina Dougherty et al; A & H Bloch (A).

APRIL 9.

65TH st, 421-5 E; two actions; Public Bank of N Y City—Isaacs Realty Co et al; amended; Stroock & Stroock (A).

76TH st, 174 W; Jno H McCarty—Anna M Downes et al; Carroll & McCormack (A).

104TH st, ns, 225 w Park av, 25x100.11; Edwin Kaufman et al—Belle Cohn et al; Cary & Carroll (A).

140TH st, ns, 148 e Amsterdam av, 17x99.11; Jas D McGann—Ida C Fausner; J H Steenwerth (A).

156TH st, ss, 90.1 e Eagle av, 37.6x100; Sarah Sibbald—Patk H Clune et al; amended; W B Safford (A).

236TH st, 324-8 E; Max Hirsch—German Real Estate Co et al; A Knox (A).

BELMONT av, nec 181st, 80.8x41.2; Mary J McDonald—Jno Violante Realty Co et al; R L Wensley (A).

LENOX av, es, 50.6 s 127th, 16.6x85; Henry Meyer—Mary C Zerban et al; Elfers & Abberley (A).

ST NICHOLAS av, es, 50.6 s 128th, 25.3x97.8; Isidore Wengraf—Jno E Pye et al; I Neustaedter (A).

SOUTHERN blvd, ws, 287.5 s 182d, 45.10x135.10xirreg; Church & Dwight Co—Waverly Constn Co et al; Rounds, Schurman & Dwight (A).

LOTS 43 & 44, map of Siems Estate, Bronx; Jno C Heintz admr—Felix De Canio et al; G Frey (A).

LOTS 38, 39 & 40, map of Pelham Park, Bronx; Wm Koch—Chas Maas et al; L G Mapes (A).

APRIL 10.

122D st, 118-20 E; Fidelity Trust Co—Emil Reibstein et al; G Gordon (A).

174TH st, ss, 121.1 e 3 av, 125.2x100; State Bank—Harry Simon et al; J M Reeder (A).

COLLEGE av, sec 165th, 77.3x27.1xirreg; also COLLEGE av, 1014; Julius Lichtenstein—Mountain Constn Co et al; E M Levy (A).

JACKSON av, ws, 125 n 156th, 100x79.3x irreg; Wm Rankin—Cieri Constn Co et al; Patterson & Brinckerhoff (A).

1ST av, swc 22d, 24.9x100; Margt Reilly—Andw Sheridan et al; Johnston & Johnston (A).

8TH av, 507; Phebe W McConihe—Saml A Teets et al; W McConihe (A).

APRIL 11.

LORRILLARD pl, es, 271.7 n 3 av, 50x100; Julius Hechtlinger—Pierce Constn Co et al; Breitbart & Breitbart (A).

13TH st, 626 & &628 E; Albert Jarmulowsky et al—Liebenthal Constn Co et al; B Alexander (A).

79TH st, ss, 215.9 w 2 av, 17.10x102.2; Max Backhaus—Fannie Mandel et al; A Hutter (A).

170TH st, 394 E; Eliz A Reid—Rosa Altieri et al; amended; Reynolds, Richards & McCutcheon (A).

130TH st, 506 & 508 W; Katie Wendel—Rose Chaitin et al; L Wendel, Jr (A).

234TH st, ss, 349.11 w Kingsbridge rd, 17.10x114.6; Louise Schmidt—Wm A Riley et al; P Cook (A).

236TH st, 318 E; Clara Wottrich—German Real Estate Co et al; H A Rubino (A).

AV A, sec 14th, 24x96x irreg; Paul Braus exr—Nestor Holding Co et al; H Cook (A).

BELMONT av, nws, 200 sw 177th, 50x100; Mary T Hughes—Wm A Wallas et al; Coudert Bros (A).

BRADHURST av, nec 150th, 99.11x112.6; Wilmarth A Robinson—Eugenie Schildknecht et al; B G Oppenheim (A).

BROOK av, es, 46.7 s St Pauls pl, 31x100.8; Sol C Powell—Andrew Kitchen Realty Co, Inc, et al; Saxe & Powell (A).

GERARD av, es, 200 s Ella, 100x150; Tillie Meyerheim—Mary I Appleton et al; M B Dean (A).

LEXINGTON av, ws, 80.5 s 59th, 20x75; Jos Schanz—Carl Sotscheck et al; H Goldman (A).

MADISON av, ws, 74.1 n 28th, 49.4x95; Emanuel Arnstein et al—Mary O'Neill et al; Arnstein, Levy & Pfeiffer.

3D av, 3888; Caroline F Gorham—Marie Weindorf et al; amended; B D Eisler (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 3.

PARCEL of land beg at a point 884.4 n East blvd and 330 e lands of N Y, N H & H R R Co, runs w130xs253.4xe143.6xn314 to beg; East Bay Land & Improvement Co—Jacob Leitner; R Clarence Dorsett (A); Robt F Wagner (R); due, $10,014.44.

LEGGETT av, sws, 470 e lands of NY, N H & H R R Co, 143.6x457.7xirreg; same—same; same (A); same (R); due, $28 592.78.

EASTERN blvd, cl, 200 e lands of N Y, N H & H R R Co, 337.5x603.4; also TRUXTON st, cl, intersec ss Leggett av, 229.3x437.7; also LEGGETT av, sws, 470 e lands of N Y, N. H & H R R Co, 324.11x478.3; same—same; same (A); same (R); due, $72,667.81.

VALENTINE av, ses, 180.9 ne 198th, 25x99.1; Wm Sobmer, comptroller—Abr Kaufman; Thos Carmody (A); Alphonse G Koelble (R); due, $7,057.92.

APRIL 4.

KATONAH AV, 4325; Central Mtg Co—Walker T Otis; Otis & Otis (A); Alfred J Talley (R); due, $5,620.15.

APRIL 5.

No Judgments in Foreclosure Suits filed this day.

APRIL 7.

JEROME av, es, 408.3 n 165th, 90x113.4; Edgar S Appleby et al—Bedford Boulevard Construction Co et al; Cannon & Cannon (A); Walbridge S Taft (R); due, $10,543.33.

11TH st, 57-9 E; United States Trust Co of N Y—Bryant Real Estate Co et al; Stewart & Shearer (A); M Spencer Bevins (R); due, $193,350.

APRIL 8.

FULTON av, ws, 100 s 171st, 50x139.11; Bernard Ploch—Bethel Constn Co; F W Brodsky (A); Maurice S Cohen (R); due, $15,394.17.

WEBSTER av, nwc 182d, 31x100; Amanda Bussing—Bernard Achultz; Harry V Morgan (A); Elek J Ludvigh (R); due, $3,626.16.

APRIL 9.

WHITE PLAINS av, 1737; Mary Black—Ludwig Maurer; J Homer Hildreth (A); Leighton Lobdell (R); due, $1,055.17.

LOTS 177 & 178, map 369 lots of Hunts Point Realty Co, Bronx; Charlotte A O'Shea—Hendry Gundlach; Wm C Arnold (A); Wm J A McKim (R); due, $4,246.00.

MONROE st, 284; Amelia A Purdy agt Harry A Gordon et al; Arthur Knox (A); Arthur G Hayes (R); due, $26,145.83.

VERIO av, ss, lot 249, map of part of Hyatt Farm, 85.4x153x irreg, Bronx; Wm A Martin—Joseph Stevenson; Lachman & Goldsmith (A); Wm T Quinn (R); due, $3,383.76.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 5.

No Lis Pendens filed this day.

APRIL 7.

18TH st, ss, 183 w Av B, 43.9x92; also 18TH st, ss, 95.6 w Av B, 43.9x92; Jno C Orr Co—Paul Hellmann et al; action to declare conveyances void; Atwater & Cruikshank (A).

CAMBRELLING av, es, bet 189th & Fordham rd, Lot 60; Jno H Ives—Chas H Cronin et al; foreclosure of transfer of tax lien; E R Vollmer (A).

MADISON av, es, 25.5 n 101st, 25x80; Chas Henschke et al—Abr Henschke et al; partition; S Littman (A).

APRIL 8.

SPRING st, 29; Henrietta A Mittnacht—Wiegand Weber; action to restrain, &c; W H Sage (A).

BATHGATE AV, — c 181st, lot 23; Tax Lien Co of N Y—Geo B Darley et al; foreclos of transfer of tax lien; W Lustgarten (A).

MONTGOMERY av, sec Tremont av, 400.3x 230.9x irreg; Messiah Home for Children in the City of NY—Henry H Rogers, Jr, et al; action to determine claim; Conway, Williams & Kelly (A).

SO BOULEVARD, nwc 183d, 75.11x117.11; Pollack & O'Neill, Inc—Sida Constn Co et al; action to foreclos mechanics lien; F A O'Neill (A).

6TH av, 148-50; also 7TH AV, ses, 133.8 sw 14th, 15.5x100; W A Clapp et al—Louis Jordan et al; partition; M C Rogers (A).

LOT 61, block 3315, Sec 12, Bronx; Simeon M Barber—Michl Katzbroski et al; foreclosure of tax lien; H Swain (A).

APRIL 9.

FAIRMOUNT pl, ss, bet Prospect & Marmion avs; Lot 16; Jno H Ives—Edith Redmond et al; foreclosure of transfer of tax lien; E R Vollmer (A).

MADISON av, 1473; Chas Henschke et al—Abr Henschke et al; partition; S Littman (A).

LOT 15, blk 1183, sec 4; Mannados Realty Co—Wm J Harding et al; action to establish validity of tax lien; Eisman, Levy, Corn & Lewine (A).

APRIL 10.

25TH st, 36-8 W; B Masor & Co Inc—Irvel Realty Co; action to foreclose mechanics lien; H Kuntz (A).

55TH st, 243 W; Ada G Oakley—Albertina D Creveling et al; action to declare lien; E C Weller (A).

FOREST av, 963-7; Mantle & Co—Austin Carr et al; action to declare deed void; A C Kellogg (A).

6TH av, 805; Geo C Baerlocher—Wm Pollak; action to foreclose mechanics lien; Phillips & Avery (A).

APRIL 11.

115TH st, 606 W; also 115TH st, ss, 75 w Broadway, 50x100.11; Fred V Calder et al—Jessie B Wiley; notice of attachment; H B Davis (A).

207TH st, ns, 494.4 s Woodlawn rd, —x—; E Magaldi Co, Inc—Walter Williams et al; action to foreclose mechanics lien; A Ferme (A).

WASHINGTON av, 1517 & 1519; Henry Frucht—Integrity Realty Co; specific performance; S N Tuckman (A).

WEBSTER av, sec Gun Hill rd, x—; E Magaldi Co, Inc—Vincenzo L Armanino et al; action to foreclose mechanics lien; A Ferme (A).

WHITE PLAINS av, 4143; Wm Scheer—Henry G Schultz et al; action to impress trust; F Taylor (A).

LOT 69, blk 1867, sec 7; David Lippmann—Roma H Meade et al; foreclosure of tax lien; H Swain (A).

Borough of Brooklyn.

APRIL 3.

ASHFORD st, es, 152 n Livonia av, 19x90; Hyman Freund—Barney Spatz et al; N Cohen (A).

BRIDGEWATER st, sws, 300.11 nw Meeker av, 25x121.7x28.11x136.2; Max Lewis—Jas Gray et al; P A Katske (A).

CHAUNCEY st, ss, 85 e Hopkinson av, runs s 83.5xse31.1xe214xn100xw240.4 to beg; Parshelsky Bros Philip Schmitt Bldg Co et al; foreclosure mechanics lien; H S & C G Bachrach (A).

GARFIELD pl, ss, 250 e 4 av, 25x113x25.2x110; Robt Cohn—Pasquale Ferriolo et al; S A Cohn (A).

HALSEY st, nws, 202.10 ne Knickerbocker av, 26.5x100; Kings Co Savgs Inst—Arthur Roth et al; W W Taylor, (A).

LINWOOD st, ws, 200 n Pitkin av, 20x90; N Y Investors Corpn—Louis B Kushner et al; H L Thompson (A).

Lis Pendens—Brooklyn (Continued).

LOGAN st, nec Dinsmore pl, 20x90; Williamsburgh Savgs Bank—Wm Condran et al; S M & D E Meeker (A).

67TH st, ss, 172 w 3 av, 100x100; Cohn Cut Stone Co—Harris Nevins & ano; M Sugarman (A).

BELMONT av, ss, 50 e Watkins, 25x100; Jacob L Block—Morris Robinson & ano; to set aside deed; Siegel & Siegel (A).

CLARENDON rd, ns, 26.8 e E 29th, 26.8x80; Mac P Clark—Forbes L Dugnid et al; E R Vollmer (A).

KENT av, sec S 8th, 25.5x75.6x25x80; J Henry Dick & ano as exrs &c Wm Dick—Meta Klenger et al; Fisher & Voltz (A).

KINGS HIGHWAY, sec certain right of way separating premises hereby described from lands of Geo Lott, runs ne169.3xne383.2xse1075.6xsw182 xse762.3xse1825.9xse463xsw714.3 x sw147.11 x nw 2978.3xne16.6 to right of way xnw1331.7 to beg, excepting certain portion thereof; D & M Chauncey R E Co—Kings Highway Land & Improvement Co et al; J Z Lott (A).

CERTAIN LAND conveyed to Margt G Boyle by deed in Liber 471, Page 273 of Conveyances; Milton J Gordon—Anna Chertkoff; specific performance; M J Gordon (A).

APRIL 4.

AMES st, ws, 182.11 n Sutter av, 20x100; Mary F Merwin—Rachel Robinson et al; Thos F Redmond (A).

ASHFORD st, es, 100 s Arlington av, 25x100; Chas W Young—Wm F Ely & ano; Max H Newman (A).

BOERUM st, nec Atlantic av, 80.5x89.10x80.5 x90; also 29TH st, nwc 4 av, 310x100.2; also 30TH st, ns, 200 e 4 av, 150x100.2; also 29TH st, nec 4 av, 100x100.2; 31ST st, nwc 5 av, 350x 100.2; Caroline S Wilson & ano—Helen R Robinson et al; amended; Parsons, Classon & McIlvaine (A).

BRIDGEWATER st, sws, 300.11 nw Meeker av, 25x121.7x28x136.2; Max Lewis—Jas Gray as trste in bankruptcy of Jacob Baar et al; P A Katske (A).

JOHNSON st, ss, 250 e E 8th, 25x100; Title Guar & Trust Co—P & S Constn Co et al; H L Thompson (A).

JOHNSON st, ss, 225 e E 8th, 25x100; Title Guar & Trust Co—P & S Constn Co et al; H L Thompson (A).

MILFORD st, ws, 650 n Liberty av, 100x100; A Koeppel, Inc—Jno W Wilkes et al; Jos J Schwartz (A).

OSBORN st, es, 250 n Dumont av, 25x100; Title Guar & Trust Co—Annie Wurtzel et al; T F Redmond (A).

PACIFIC st, ns, 326.6 w Hopkinson av, 73.6x 100; Antoinette B De Witt—Monaton Realty Investing Corpn et al; C A Clayton (A).

STOCKTON st, ns, 250 e Throop av, 25x100; Anna Neubauer as extrx &c Eliz Walther—Lillian B Koepke & ano; J J Speth (A).

WEST st, sec Sutter av, 49.8x100; Bond & Mtg Guar Co—Bella Shapiro et al; Thos F Redmond (A).

E 2D st, ws, 295.6 n Av J, 24.5x125; State Bank—Philippina Lindner et al; Jos J Schwartz (A).

2D st, ns, 122.10 nw Prospect Park W, 25x100; Jas A McCafferty—Thos O'Connor et al; Wm A Ferguson (A).

BAY 17TH st, sc Rutherford pl, 25x96.8; Wm Schor—Isaac Briskman; to set aside deed; Johnston & Johnston (A).

63D st, ns, 300 e 19 av, 40x100; Michl A McNamara—Salvatore Caporale et al; A A Hovell (A).

86TH st, ws Bay 16th, 20x65; J Geo W Schuman—Leana Shostak et al; Jas Gray (A).

94TH st, nc 3 av, 20x85; Title Guar & Trust Co—Sam Duckorewitz et al; H L Thompson (A)

AV C, ss, 100.6 w E 8th, 40x100; Title Guar & Trust Co—Jacob Popp et al; T F Redmond (A).

AV K, nwc E 18th, 60x100; Hannah M Singleton—Maude M Murphy et al; Henry J Davenport (A).

AV K, ns, 60 w E 18th, 40x100; Edgar MacNaughton—Maude M Murphy et al; Henry J Davenport (A).

BUSHWICK av, nwc Kosciusko, 141.6x98.9; Collins, Lavery & Co—City N Y et al; foreclosure mechanics lien; V S Lppe (A).

DUMONT av, swc Ashford, 20x90; Title Guar & Trust Co—Sigmund Baumoehl et al; T F Redmond (A).

PITKIN av, ss, 50 w Stone av, 25x100; Title Guar & Trust Co—David Bershadsky et al; T F Redmond (A).

ROCKAWAY av, es, 150 n Sutter av, 25x100; Farmers & Mechanics Savgs Bank of Lockport—Jos Powers et al; Thos F Redmond (A).

APRIL 5.

GEORGE st, nws, 225 sw Hamburg av, 125x 200; Equitable Trust Co of N Y—Frank Jenkins et al; Jno Quinn (A).

18TH st, sws, 18 nw 8 av, 20x75; Sumner Savgs Bank—Jno J Rowan et al; Jonas, Lozansky & Neuburger (A).

CONEY ISLAND av, ws, 150.3 n Gravesend Neck rd, 30x120! Cornelia A Brinkerhoff—Peter Ravenhall et al; Harry L Thompson (A).

DE KALB av, ss, 325 w Lewis av, 50x100; Jno Klein & ano—Benj Sel et al; Harry L Thompson (A).

LAFAYETTE av, ns, 21.6 w St Felix, 21x100x 21.6x100; Mirian Huff—Robt K Duff; ejectment; Effingham N Dodge (A).

WOODRUFF av, ss, 200 e St Pauls pl, 37.6x 125; Jos Stewart & ano—Timothy Moriarty & ano; Jas H Gilvarry (A).

APRIL 7.

DOUGLASS st, es, 322.11 n Sutter av, 20x100; Title Guar & Trust Co—Max Wiener et al; T F Redmond (A).

KEAP st, 258; Michl Rosenbliett—Saml Perlman et al; specific performance; Cohen & Shivcris (A).

PACIFIC st, ns, 284 w Nevins, 22x90; Jean B McArthur—De Witt Pesinger et al; partition; T W McArthur (A).

PROSPECT pl, sws, 352 se Vanderbilt av, 18 x131; Manus Clancy—Emily Young indiv & as admrx &c Stephen C Young et al; J W Redmond (A).

UNION st, ss, 150 e Nostrand av, 50x27.9; Morris Salzman—Lyn Realty Co et al; J MacCrate (A).

W 8TH st, es, 290.10 s Av R, 19.4x82.6; Sarah Salmon—Neck Road Realty Co et al; J C Ruff (A).

W 8TH st, es, 271.6 s Av R, 19.4x82.6; same—same; same (A).

E 10TH st, es, 134.8 s Av K, 17.4x100; Homer R Gillies as exr &c Abram Post—Regal Homes Co et al; F L Mayham (A).

E 10TH st, es, 117.4 s Av K, 17.4x100; same—same; same (A).

E 10TH st, es, 100 s Av K, 17.4x100; Homer R Gillies as exr &c Abram Post—Regal Homes Co et al; F L Mayham (A).

E 16TH st, es, 300 n Av V, 40x100; Chas D Edmonston—Geo Y Houghton; Carrington & Pierce (A).

BAY 25TH st, nws, 370 ne Benson av, 50x 96.8; Thos C Field as trste &c Henry Weil—Annie Pflum et al; Strong & Cadwalader (A).

E 37TH st, es, 100 n Snyder av, 20x100; Sarah B Myrick—Rosa E Meyer et al; E G Nelson (A).

BELMONT av, ns, 80 w Christopher av, 20x60; Title Guar & Trust Co—Allen E Kennedy et al; T F Redmond (A).

BLAKE av, sec Snediker av, 70x70; Title Guar & Trust Co—Anna Lubarsky et al; T F Redmond (A).

BUSHWICK av, sws, 20 se Decatur, 30x75; Abram R Boerum & ano as trstes &c Folkert R Boerum—M Eliese Evertz as trste Carl A Evertz (decd); Cary & Carroll (A).

GLENMORE av, ns, 400 e Fountain av, 20x75; Henry L Armstrong—Zlatta Schatter et al; T F Redmond (A).

LAFAYETTE av, nws, 418 ne Bway, 32x92; Abram R Boerum & ano as trstes &c Folkert R Boerum—M Eliese Evertz as trste Carl A Evertz (decd); Cary & Carroll (A).

NOSTRAND av, ws, 72 s Clarkson, 28x89.7; Alfred Y Staab—Clara Dittman et al; T F Redmond (A).

PENNSYLVANIA av, es, 60 s Sutter av, 20x 100; Title Guar & Trust Co as trste &c—Sarah Plotkin et al; T F Redmond (A).

PENNSYLVANIA av, es, 80 s Sutter av, 20 x100; Alfred De Witt Mason—Sarah Plotkin et al; T F Redmond (A).

RIVERDALE av, nwc Thatford av, 25x100; Board of Home Missions of Presbyterian Church in U S A—Ida Klein et al; T F Redmond (A).

ST MARKS av, ss, 350 e Nostrand av, 75x 159.7; Mrs Frank Leslie—May E Atkins & ano; Hirsch & Newman (A).

SHERIDAN av, ws, 340 s Blake av, runs w 200xs30xne207xn6.8 to beg; also LINCOLN av, es, 110 n Dumont av, runs e200xn43.4xsw209.2x s20 to beg; also ROCKAWAY av, es, 50 n Riverdale av, 50x100; Louis Holm—Morris Berry et al; C C Suffren (A).

SNEDIKER av, ws, 20 n Blake av, 18x75; Bklyn Industrial School Assn & Home for Destitute Children—Jos Boderman et al; T F Redmond (A).

LOT 301, map of prop belonging to Est Jacob Snediker; Rutherford W Kathan—Thos Misicki et al; R W Kathan (A).

APRIL 8.

BRADFORD st, sec Belmont av, 17x100; Lucius E Van Doren—Lavinia S Duey & ano; Thos L Zimmerman, Jr (A).

FULTON st, ns, 101.6 w Chestnut, 25.4x121.8 x25x117.4; Trustees of the Episcopal Fund of the Diocese of Long Island—Wm F C Nindeman et al; Thos F Redmond (A).

PARK pl, nes, 100 e Howard av, 60x100; Weisberg-Mark Co—Quin Borough Realty Associates et al; foreclos mechanics lien; Bogart & Bogart (A).

WILLIAM st, ss, 287.10 w Troy av, 100x107.10; Antoinette F Kleine—Jno Desola et al; Wm W Butcher (A).

E 96TH st, nes, 100 n Av G, 30x116x30x116.5; Rose Carroll—Karl Carroll (admeasurement of dower); Joseph Levy (A).

BUFFALO av, es, 52.9 n Park pl, 25x100; Simon J Harding—Lena Newman et al; G Elliott (A).

DUMONT av, ns, 75 w Hendrix, 25x100; Kath Journeay—Brana Homler et al; Bonynge & Bonynge (A).

LOTT av, nec Powell, 20x80; Reliance Mtg Co—Powell Realty Co et al; G F Alexander (A)

MORGAN av, ws, 75 s Harrison pl, 25x100; Herbt E Haug—Annie Goldman et al; Thos F Redmond (A).

APRIL 9.

AMES st, ws, 437.11 s Pitkin av, 20x100; Title Guar & Trust Co—Ray Lefkowitz et al; Thos F Redmond (A).

HOOPER st, nws, 144.8 sw Bedford av, 44.8x 100; Title Guar & Trust Co—Eastern District Constn Co et al; Harry L Thompson (A).

HOOPER st, nws, 100 sw Bedford av, 44.8x 100; Title Guar & Trust Co—Eastern District Constn Co et al; Harry L Thompson (A).

14TH st, sws, 256 nw 5 av, 19x90; Alfred Davis—Anna Loven; to create a trust; Sparks & Fuller (A)

48TH st, nes, 160 se 12 av, 60x100.2; Title Guar & Trust Co—Jennie Dube & ano; Thos F Redmond (A).

52D st, sws, 100 se 14 av, 50x100.2; Title Guar & Trust Co—Henrietta A Relph; Thos F Redmond (A).

CHURCH av, ss, at int division line bet premises hereby described & land Jno M Ferris, runs s — to land Bklyn, Flatbush & C I R R Co xne— to av xw— to beg, gore; Arthur Canfora—Albt Edwards et al; to set aside deed; L Levy (A).

ROAD from Gravesend Beach to Gravesend Village, cl, junction with nes 86th st, runs se 967.10xne615.5xnw670.5 to beg; Henry L Armstrong—Wm B Lake et al; H L Thompson (A).

JAMAICA turnpike, nes, 371.5 nw Bway, runs n47xnw—xs59.2xse51 to beg; Oliver J Dykeman & ano—Domenice B Cardone; specific performance; De La Mare & Morrison (A).

JEFFERSON av, nws, 380 ne Bushwick av, 20x100; Harry F Lawrence as recvr—Jno W Smith et al; J H Banigan (A).

LIBERTY av, sec Watkins, 80x100; Harry Silverstone—Retta H Barranger et al; A Wolodarsky (A).

NEWKIRK av, sec E 15th, runs s137xe— to land R R Co xn— to av xw61.8 to beg; Jas Moffett—Harris G Eames as trste & others; specific performance; R E Moffett (A).

PITKIN av, ss, 75 w Stone av, 25x100; Hugh C Curry—David Birshadsky et al; Thos F Redmond (A).

LOTS 175 & 176 map of prop belonging to the New York & Lancaster Development Co, 31st Ward; Eliz F Hart—Fredk Bermpohl & wife; Henry A Ingraham (A).

3D av, nwc Sackett, 50x70; Farmers Loan & Trust Co as sub trste &c Jas Brady—Wm J Conway et al; Geller, Rolston & Horan (A).

21ST av, wc 74th, 200x7000 to 20 av, plot bounded xe by Stillwell av xsw 78th xn Kings hway, ½ pt; also 75th st, sec New Utrecht av, 111.4x83.4x100x132.5; also 80TH st, ns, 100 w 17 av, 380x100; also BAY 16TH st, ws, 108 n 86th, 22x86.5x22x86.10; Kath M Kessel—Peter E Seib & ano; Miller & Bretzfelder (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

APRIL 5.

22D st, 32 E; Eskilsson & Co—Jos W Stern; & Jno J Le Prell (44). 260.00
SAME prop; Jos Kulp—same. (45). 240.00

132D st, ss, 400 e Willis av, —x—; Albin Anderson—New York, Westchester & Boston R R Co & Russell-Robinson Co (43). 61.51

174TH st, ns, 100 w Washington av, 50x100; Brand & Silverstein Iron Works—Ettar Realty Co, Emma Schwab & Meyer & Abr Isear (renewal) (42). 650.00

BROADWAY, 3089; Henry Black—Monroe Young (41). 13.65

11TH av, 455; Guzzetta & Colleti—Peter McGirr & Christ Holts (46). 408.00

APRIL 7.

26TH st, 26 W; Otis Elevator Co—Rosanna Batchelor & David Herring (51). 83.16

30TH st, 9 W; Meade Transfer Co—West 30th St Constn Co & Milliken Bros Inc (56). 195.52

41ST st, 18-20 E; Meade Transfer Co—Tivoli Realty Co & Milliken Bros Inc (58). 100.43

53D st, 123-9 E; Meade Transfer Co—Jno H Deeves & Bro & Milliken Bros Inc (54). 309.20

95TH st, ns, 125 e Bway, 37x100; Rudolph Procario—Kerloc Realty & Constn Co (49). 900.00

102D st, 10 E; Meade Transfer Co—N Y Transportation Co & Milliken Bros, Inc (55). 239.09

OGDEN av, 1207; Jno Bell Co—Carr Bldg Co (50). 549.90

UNION av, ws, 143 n 147th, 160x100; M Altieri & Sons Cut Stone Co—Ibrow Realty Co (53). 350.00

WESTCHESTER av, ns, 80.8 e Elder av, 80x100; Bronx Supply Co—American Real Estate Co & Jos W Rowan Inc (52). 577.12

5TH av, swc 26th, 56.5x155.7; Meade Transfer Co—Fifth Ave & 26th St Co & Milliken Bros, Inc (57). 1,057.97

4TH av, 440; R H Jaffray Co—Four Hundred & Forty Fourth Avenue Co & P C Stuart Co (48). 2,277.30

APRIL 8.

DUANE st, 44-6; Eastern Gas Appliance Co—Estate of Michl Lane; Mrs F G Archbold (68) 540.50

ESSEX st, swc Stanton, 75x25; Abe Warner—Emily S Garside; Jos Perlbruder & Chas Jawitz (65). 1,877.70

8TH st, 55 W; Saml Brigel—Arlington Estates, Inc; Emanuel Kapelsohn & Danl J Devoe (70). 426.00

34TH st, 163 W; Baumgarten & Fuchs—Wm L Sutphen (67). 85.15

LENOX av, swc 126th, 25x100; Theo C Wood—Rose Frey lessee; Brooks & Kantrowitz; renewal (61). 230.99

LEXINGTON av, 423-5; Louis Kirschbaum—Neelar Realty Co; Chamsil Constn Co; Morris Schapiro (69). 290.00

OGDEN av, ws, 164.1 s 168th, 27.2x95; Lewis H Woods—Carr Building Co, Benj J Carr, Jr, prest (66). 175.00

SHERMAN av, nws, 100 sw Isham, 75x150; Sargent & Co—Sherman Ave Constn Co (62). 652.28

WEBSTER av, 3091; Geo W Bancroft—German Real Estate Co (59). 44.99

WHITE PLAINS av, ws, 259.9 n Becker av, 30.2x165x irreg; Chas Kausen—Jas F Moore (60). 75.00

4TH av, 348; Ornamental Sheet Metal Works—Otto Kuhneman; Frank Seery (64). 37.00

9TH av, ws, whole front bet 58th & 59th, 200 x200; Leon Mercier—Roosevelt Hospital; W E Smith, Inc (63). 37.50

APRIL 9.

82D st, 120 E; Frontenac Realty Co—Jas McGuire & Agnes McCahill (renewal) (73). 574.18

160TH st, 423-5 E; Guerino Baldi—Herman Realty Co, Gustav Zaccardi & Colonial Marble Works (71). 31.58

NORTHERN av, es, bet 178th & 179th sts, —x100; Elbert Skannel—Birch Realty Co, Gussie Raabe & H Raabe & Sons (renewal) (72). 2,177.00

APRIL 10.

ESSEX st, see Stanton, 75x25; Abe Warm—Emily S Garside, Jos Perlbinder & Chas Jawitz (76). 1,877.70

15TH st, 611-13 E; Sandhop Contracting Co—T Cunningham & Gammel & Son (78). 42.60

18TH st, 308 E; Lawrence A Thole—Marie M Solomon (75). 87.44

AQUEDUCT av, 1492-4; Wm McPherson & Co—Towanda Constn Co (renewal) (74). 1,485.94

BROADWAY, swc 29th, 105.9x94.5; Harry Miller—Lucy Gilsey & Princess Realty Co (79). 379.00

SAME prop; Jos Beck—same (80). 155.90

SAME prop; Vogel Cabinet Co—same (81). 1,400.50

SAME prop; Louis Pellerano & Son—same (82). 646.69

OGDEN av, ws, 164 s 168th, 27.2x95; Guerino Baldi Carr Bldg Co, Benj Carr, Gustav Zaccardi & Colonial Marble Works (77). 132.50

APRIL 11.

24TH st, 43-47 W; A Shapiro, Inc—Rosdorf Co (86). 300.00

105TH st, 112-38 W; Johnston Heating Co—Mary A Loeffler & William H Heddendorf (83). 1,273.75

MOHEGAN av, 2078; Harry Karp—Benny Savio Realty Co (87). 67.15

NORTHERN av, es, whole front bet 178th & 179th, —x100; Frank Scolaro—Gussie Raabe & Birch Realty Co & H Raabe & Sons (renewal) (84). 203.00

3D av, 2263-65; Isidor Goodman—Deutsch Bros — John McKee & Morris Weiss (85). 13.28

Borough of Brooklyn.

APRIL 3.

ST JOHNS pl, ns, 350 w Classon av, 100x131; Andw Adams—Victor Holding Co. 406.55

67TH st, ss, 172 w 3 av, 100x100; Cohn Cut Stone Co—Harris & Cipora I Nevin. 373.70

APRIL 4.

TAYLOR st, 142-54; Matthias Grossrath—Hattie Forshay, Eliz Parkinson, C A E Kraft, Sarah E Ormsby, Thos Burke, J & D Yeoman, Rem Dose & Wm Welge. 70.00

53D st, ss, 80 w 11 av, 140x100; Saml Pearson—Louis W Beveridge (Inc). 100.00

SUTTER av, 824; Abr Tarshoff—Abr Gellert & Sam Lyman. 60.00

VOORHIES av, nec E 16th, 100x100; Abr Friedman—Emma L Schaefer. 340.00

APRIL 5.

INDIA st, 112; Chas Kallmann—Ann McAllister. 13.00

SNEDIKER av, ws, 100 s Blake av, 50x100; Terminal Lumber & Trim Co (Inc)—Snediker Constn Co (Inc). 91.24

APRIL 7.

W 17TH st, es, 180 n Mermaid av, 40x118.10; Victor Errante & ano—Michele Dibitetto & Frank Feirante, Christina Aspromonte & Domenico Aspromonte. 215.00

BATH av, nec Bay 9th, 85.11x100; Dauntless Realty Co—Augustus Realty Co. 280.00

APRIL 8.

VERMONT st, es, 100 s New Lots av, 16x100 each (32 houses); Dave Loges—Vermont Bldg Co & Abe Cohen. 605.00

VERMONT st, es, 100 s New Lots av, 635x100; also VERMONT st, ws, 100 s New Lots av, 635x100; Dave Loges & ano—same. 1,240.00

53D st, ss, 460 e 17 av, 106x107xirreg; Chas A Schneeman—Wm J Koenig & Chas E Klingenbeck. 510.00

LAFAYETTE av, ns, 325 e Tompkins av, 50x100; Chas Prensky—Clifton Place Realty Co. 340.00

APRIL 9.

WASHINGTON st, 257; Benj Getzoff Max Mandel & Jos M Calderazzo. 220.00

EAST N Y av, swc Lincoln pl, runs sw102.3x n68.8xe123.2 to beg; Jas W Smith—Constructors Monte Moskowitz & Louis Abramson. 453.50

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

APRIL 5.

[2]BECK st, ss, 100 w Av St John; Builders Iron Works—Ostro Constn Co et al; Apr3'13. 3,721.00

153D st, 530 W; Louis Weinzicher—Lottie J Riseley et al; Feb10'13. 31.50

AV A, 117; Zellik Glazer—Edw O Gottlieb et al; Nov15'12. 25.00

CENTRAL PARK W, 265; Robt Griffin Co—F W Jockel Estate et al; Aug17'12. 28.33

APRIL 7.

3D st, 5 E; P J Heaney Co—Wyoming Realty Co; June29'12. 428.05

CONVENT av, nwc 142d; Robt Griffin Co—Benclaire Constn Co et al; Jan14'13. 861.55

SAME prop; Conroy Bros Inc—same; Oct26'12. 2,775.00

SAME prop; Lenox Sand & Gravel Co—same; Nov18'12. 45.50

SAME prop; Atlas Window Shade Co—same; Nov23'12. 302.05

SAME prop; Anton Larsen & Son—same; Jan6'13. 822.00

SAME prop; Jamestown Mantel Co—same; Jan8'13. 7,652.50

SAME prop; Jackson Bros—same; Jan11'13. 926.00

SAME prop; A Pardi Tile Co—same; Jan9'13. 1,248.00

SAME prop; Oscar Bartelstone et al—same; Nov29'12. 586.10

[2]Hill av, ws, 246 n Randall av; Frank Donato—Jno D Hallock et al; July19'12. 140.35

[2]HILL av, ws, 271 n Randall av; same—same; July19'12. 150.85

1ST av, 770-4; H W Johns-Manville Co—Dennis Harrington Jr et al; Jan7'13. 1,367.80

APRIL 8.

RUTGERS st, 22; Eastern Iron Works—L Simon et al; July17'12. 75.00

104TH st, 139 W; Paul Miklowitz—Leonard J Muhlfelder et al; Feb28'13. 218.25

104TH st, 141 W; same—same; Feb28'13. 218.50

105TH st, 61 W; same—same; Feb28'13. 225.00

[3]PARK av, swc 134th; Herringbone Metal Lath Co—G L Young et al; Aug2'12. 255.01

APRIL 9.

[1]CHRYSTIE st, 197-9; Antonio Bonagur—Minsker Realty Co, Inc et al; Apr7'13. 66.00

[2]24TH st, 43-7 W; Wm H Birkmire—Rosdorf Co et al; Mar21'13. 2,000.00

[2]BROADWAY, nwc 72d; Richd L Walsh—Chas H Davis et al; Jan27'13. 750.00

APRIL 10.

LYMAN pl, es, 252 s Freeman; Bronx Supply Co—Frank A Wahlig Co et al; Apr4'13. 940.01

ST MARKS pl, 37; Louis Bayer—Alice Kateltas et al; Mar26'13. 750.00

180TH st, ss, 95.2 w Mapes av; Bronx Supply Co—Leboro Constn Co et al; Apr4'13. 890.51

BERGEN av, nec 152d; Bronx Supply Co—Conron Bros Co et al; Apr4'13. 3,361.43

CROTONA PARK E, swc Suburban pl; Bronx Supply Co—Nathan Shiman et al; Apr4'13. 2,184.53

E TREMONT av, ss, 100 e Monroe av; Bronx Supply Co—Aug Jacobs Constn Co et al; Apr 4'13. 1,655.32

ELTON av, nwc 161st; Bronx Supply Co—Chas T Streeter et al; Apr4'13. 2,052.24

MAPES av, nec 178th; Bronx Supply Co—Jos Diamond Constn Co et al; Apr4'13. 4,159.61

PROSPECT av, ws, bet 169th & Freeman; Bronx Supply Co—Marmoy Realty Co et al; Apr4'13. 1,956.71

4TH av, 440; Teran, Mahaney & Munro, Inc—440 Fourth Av Co et al; Mar19'13. 2,029.71

SAME prop; Chas H Darmstadt—same; Mar20'13. 2,122.96

SAME prop; Peet & Powers—same; Mar20'13. 1,721.84

SAME prop; Winkler Iron Co—same; Mar11'13. 87.85

SAME prop; M F Westergren, Inc—same; Mar18'13. 3,742.22

SAME prop; Benj Griffen same; Mar20'13. 1,093.77

SAME prop; P C Stuart Co—same; Mar20'13. 22,067.86

SAME prop; Jaffray Co—same; Apr7'13. 2,277.30

SAME prop; Pfeifer Bros—same; Mar11'13. 25.56

SAME prop; Otis Elevator Co—same; Mar20'13. 4,660.00

SAME prop; Concord Constn Co—same; Mar7'13. 154.00

SAME prop; Penn Brass & Bronze Works—same; Mar5'13. 110.00

5TH av, nec 116th; Queens Borough Blue Stone Co—Ancient order of Hibernians et al; Mar17'13. 35.23

APRIL 11.

BELMONT av, 2481; Osvaldo Bratti et al—Geo Ringler & Co et al; Mar17'13. 45.00

[1]MADISON av, 644-48; City Wire Wks—Henry R Steele et al; Feb24'13. 48.00

WESTCHESTER av, ns, 80.8 e Elder av; Bronx Supply Co—Am Real Estate Co et al; Apr17'13. 577.21

4TH av, 440; D H McLaury Marble Co—440 Fourth Av Co et al; Mar19'13. 2,834.22

SAME prop; W H Hilts Co—Same; Mar22'13. 735.38

Borough of Brooklyn.

APRIL 3.

LINWOOD st, 583; Jennie Silverstein—Esther Dooneif; Sept5'12. 60.00

APRIL 4.

[2]BROADWAY, nec Varet, 50.10x68.3; Josephena Sulinski—Max & Rosa Gold, Gold Theatre Corpn & Grodsky, Breskin & Strauss; Dec17'12. 1,293.26

FLATBUSH av, 371; Morris Esner—G P Foote, Joshua R Lewis & Carlson Bros; Dec26'11. 39.00

APRIL 5.

HARMAN st, 372; Chas Sussman—Hermine W Mueller; Mar28'13. 47.00

APRIL 7.

[1]CHESTER st, ws, 225.11 s East N Y av, —x—; Wm Nathony—Sam Sohn & Ike Cooper; Apr2'13. 97.79

LIVINGSTON st, 203, 207 & 211; Indiana Flooring Co—Adolph I Namm & Jno Thatcher & Son; Jan15'13. 3,593.06

[1]VARET st, ns, cor Bway, 38.3xirreg; Herringbone Metal Lath Co—Eagle Concrete Arch Co, Baskin & Grodsky & Max Gold; Nov7'12. 115.42

67TH st, ss, 172.5 w 3 av, 79.6x100; Jos Trimboli & ano—Cipora I Nevin & Harris Nevin; Feb8'13. 208.82

APRIL 8.

[3]LINWOOD st, 583; Wess & Wolfman—Esther Dooneiff; Oct11'12. 3,800.00

[3]LINWOOD st, 583; Rosario Guito—Esther & Abr Dooneiff; Aug2'12. 90.00

WITHERS st, 30; Constn Material & Coal Co—Vincenzo Cliza & Salvatore Boniello; Jan9'13. 1,088.42

WITHERS st, 30; Lucks Bros—Michele Canizairo, Vincenzo Chiara & Francesca Conigho & Salvatore Boniello; Jan9'13. 150.00

SAME prop; Jacob J Forcier—Mechel Connizzaro, Vincenzo Chiara, Franchescha Rumore & Salvatore Boniello; Jan27'13. 371.10

22D st, ns, 175 e G av, 16.8x100.2; Jos Yeselson—Bessie McCann; Oct9'12. 25.85

53D st, ss, 80 w 11 av, 140x100.2; Chas Gulotta—L W Beveridge (Inc); Aug12'12. 287.00

SAME prop; Jos Curry—same; July25'12. 250.00

SAME prop; Martin Luther—same; Jan7'13. 180.00

SAME prop; same—same; Sept30'12. 128.00

SAME prop; same—same; June3'12. 100.00

ALBANY AV, 273; Seckler & Smith—Meyer Realty Co; Jan31'13. 70.00

LOTT av, nwc Bristol, 60x100; Jacob Lieb—Bristol Bldg Co; July13'12. 120.48

PARKSIDE av, nwc Parkside ct, —x—; Bell Fireproofing Co—Parkside Court Realty Co; Feb20'13. 91.83

VARICK av, ws, 109.7 s Metropolitan av, —x—; Bernard Greenwood Co—Robt C Vernes & Pure Oil Co; Mar26'13. 338.41

11TH av, swc 53d, —x—; Bklyn Builders Supply Co—Martense Home Co & L W Beveridge; Aug28'12. 1,285.72

SAME prop; Borough Park Cornice & Roofing Co—L W Beveridge (Inc); Jan7'13. 105.00

APRIL 9.

MALTA st, ws, 100 n Hegeman av, 40x100; Saml Footerman—Nathan Shapiro; Feb27'13. 53.60

SCHENCK av, es, 171 s Belmont av, 29x100; Kosonorsky Bros (Inc)—S Schatz Realty & Constn Co & Golie Schatz; Feb11'13. 5,500.00

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

APRIL 3.

Brill, Martin H; Simplex Automobile Co; $570.03; Pierce, Hobart & Hopkins.

APRIL 4.

No Attachments filed this day.

APRIL 5.

American Union Fire Ins Co of Philadelphia, Pa; Edward Oswald, Jr; $3,275.15; Van Iderstine & Barker.

Wolk, Abr & Nathan G Bagran; L Kimmel & Sons; $1,868; F D Haines.

APRIL 7.

No Attachments filed this day.

APRIL 8.

No Attachments filed this day.

APRIL 9.

Reynolds, DeWitt C; Geo Lawyer; $1,000; Olcott, Gruber, Bonynge & McManus.

Wilbourne, Stanton E; H E Claflin Co; $3,666.15; C L Greenhall.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

APRIL 4, 5, 7, 8, 9 & 10.

Fox Square Bldg Co. Hoe av, swc 165th, —x—..A B See Elec Elevator Co. Elevators. 3,600

Landt, Wm C. 208 Lafayette..Fairbanks Co. Machinery. 614

Schiff, David. 118 2d av..Fairbanks Co. Machinery. 1,130

Volta Electric Co. 121 W 42d..Fairbanks Co. Machinery. 188

Wyanoke Realty Co. 203-7 W 19th..Gurney Elevator Co. Elevators. 15,000

Borough of Brooklyn.

APR. 3, 4, 5, 7, 8 & 9.

Plato Realty Co. Prospect pl nr Ralph av ..Isaac A Sheppard & Co. Ranges. 264

Touxedo Constn Co. E 35th nr Tilden av.. Popkin Gas Fixt Co. (R) 135

Vermont Bldg Co. New Lots rd cor Williams av..Levin Kronenberg & Co. Windows, &c. 1,415

Same..Sadie Perlmutter. Stairs. 323

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

APRIL 5.

No Building Loan Contracts filed this day.

APRIL 7.

235TH st, ss, 175 w Kepler av, 25x100; Augusta A Wurm loans Chas F W Bango to erect a dwelling; 4 payments. 4,000

APR. 8.

No Building Loan Contracts filed this day.

APRIL 9.

DALY av, ws, 151.7 s 177th, 50.6x100; City Mtg Co loans Merrell Realty Co to erect a 5-sty apartment; 11 payments. 37,500

TREMONT av, ns, 95 w Anthony av, 25x100; Manhattan Mtg Co loans Berta Rabas to erect a 5-sty apartment; 3 payments. 1,000

APRIL 10.

ANTHONY av, nwc 176th, 70.4x148.8xirreg; Lawyers Title Ins & Trust Co loans Cleland Realty Co to erect a 5-sty apartment; 6 payments. 45,000

APRIL 11.

171ST st, ns, 100 e Audubon av, 57.6x95; Leon Tuchmann loans Fair Deal Realty Co to erect a — sty apartment; 9 payments. 30,000

DALY av, ws, 109.3 n 178th, 44.1x110.4; Paragon Mtg Co loans Herest Realty Co to erect a 5-sty apartment; 11 payments. 35,000

ORDERS.

Borough of Brooklyn.

APRIL 3.

ATLANTIC av, swc Warwick, —x—; Witman Constn Co on Robt Ward or Robt Ward, Jr, to pay E M Pilzer. 60.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on NY Mtg & Security Co to pay Sol Weltman. 600.00

APR. 4, 5, 7 & 8.

No Orders filed these days.

APRIL 9.

BELMONT av, swc Wyona, —x—; Sam Feinstein on Harry Topp to pay Arlando Marine. 500.00

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

APRIL 5.

Alexander, Henri P—I Henichman et al....97.15
Brown, Greta V—F Mendes....908.20
Bland, Edw—S Lewald....262.41
Buckley, Chas H—Mount Vernon Trust Co.82.89
Berger, Jos A W Fitzgerald....853.19
Brockmeyer, Aug W—Union Dime Savgs Bank ....costs, 73.00
Bailey, Adelbert W—Edw Thompson Co....costs 71.78
Cohen, Jacob—S Jacobs et al....165.75
Cappiello, Irene—J Glasser....103.05
Capiello, Michl—J Glasser....49.40
Christopher, Max T—Wiener Machinery Co. 264.73
Craft, Danl—G N Reinhardt....218.31
Donohue, Harry J Corse....40.65
De Young, Philip—M Dickman....196.06
Elfend, Benj—N Wiesenfeld....154.41
Ely, Harry A—W Blume....46.07
Fine, Louis—S Jacobs et al....46.96
Frank, Bernard E—C Michel....75.31
Fine, Jos & Morris—I Jacobs....77.62
Frawley, Patk J—Natl Surety Co....1,300.00
Garlick, Jacob—City Bank of Bayonne...312.96
Gartner, Louis W—J D Graziadi....113.43
Gooderson, Fredk W—J Bockweiler....104.73
Heimerdinger, Edw M—E M Pilzer....176.20
Harris, Wm J—Lasher & Lathrop Inc....27.41
Halsey, Edwin B—Jules & Hugo Rosenberg. 1,176.74
Hendrick, Philip E—G H Post....366.80
Hurwitz, Irving—Interborough Rapid Transit Co....costs, 127.88
Judenfriend, Max—W H Fischer et al....37.17
Lynch, Patk—J J Reilly....103.00
Levine, Adolf—H Cohen et al....238.68
Lederer, Reine D—B B Marco....209.62
McCormick, Thos J—Watson Stillman Co.333.95
Miller, Sol—S I Poses....47.77
Mullen, Anna M—Twenty-third Ward Bank City of N Y....553.97
McNamara, Margt admr—N Y Mfrs Real Estate Co....costs, 81.70
Nones, Harriet J & Chas A—Bergstrom & Co. 996.28
O'Keefe, Thos A—Chicago Shipping & Receipt Book Co....44.22
Rosenberg, Gerson—Security Bank of N Y. 1,467.26
Ruchamkin, Philip—Gelsman & Musliner..52.75
Reilly, Edw—S Lewald....262.41
Shatzkin, Abr, Beckie Shatzkin & A S Realty Co—Title Guar & Trust Co....costs, 95.95
Simon, Betty—A B Roossin....costs, 22.72
Shapiro, Harris—C J Steinberg....111.90
Smith, G Herbt—T H Lord....274.41
Ungar, Morris—T Morgan et al....361.34
Van Ness, Alice W—H B Morse et al.... ....costs, 236.27
Walker, I M Gill—F Von Ronn....31.87
Wagner, Henry—I W Goodhue....2,057.84
same same....3,401.36
Welsman, Benj—C Weinberg & Co....75.62
Welch, Edgar M—M Lipsher et al....45.12
Wanuer, Herman—D Bemis et al....623.35
Worshofsky, Jos—Interborough Rapid Transit Co....costs, 118.38
Weismann, Louis F—U S Trust Co of N Y. 4,550.62
Wayburn, Ned—F Hardy et al....59.41
Zerban, Mary C—J Leibowitz....140.51

CORPORATIONS.

Annex Homes of N Y City, Inc, Matilda Francolini, Rose Halley & Isaac W Goodhue W H Rich....472.16
American Union Fire Ins Co of Philadelphia, Pa—Corlis Macy & Co, Inc....663.64
same—M Wolff....880.24
Benjamin G Hotchkiss, Inc—Barker Bond Lumber Co....165.30
Hasbrouck Piano Co—G P Van Wye....961.94
Harlem Reporter Press—T E Barrett....25.00
International Clearing House Co, Inc & Edw Hart—Jas F Hughes Co....109.07
Mohawk Garage Inc—W Berkowitz....100.00
Metropolitan Life Ins Co—A Lo Pinto....912.00
same—Estate of Vincenzo Torina....261.20
Quayle Enamel Co—Conley Foil Co....118.25
S Meyerson Paper Co—M Meyerson....1,056.53

APRIL 7.

Autler, Sol—N Y Tel Co....27.18
Ash, Jos & Wm F Morgonweck*—same....20.63
Aldridge, Arthur—J S Keep....86.66
Asmussen, J Henry R Hupp....38.85
Abbott, Albt P—W M Boykin....274.01
Bonodonna, Nicola—A C Dodge....40.49
Berson, Max—S Glatztone....41.37
Buckley, Minnie—S Greenbaum....39.91
Brown, Inez W G Rabain....82.67
Bostock, Geoffrey R & Albt Wilson—N Y Tel Co....18.57
Bruen, E Leonard—same....18.45
Bonyor, Isaac & Saml Volinsky*—same...30.32
Bloom, Sam—same....15.50
Bass, Lena—H Mindlin et al....488.62
Bleyer, Rudolph—W N Frenkel....55.02
Bowtell, Davis T—I Weaver....56.00
Bedek, Abr—Frank J Lennon Co....638.19
Brown, Wm G—A K Luhl....40.46
Carr, Austin—Bawe & Dotter Ltd....139.16
Casey, Frank J—J R C Desmond et al...165.31
Cohen, Sadie—N Y Tel Co....22.02
Chmitz, Barnet—same....20.53
Carberry, Peter A—I Weaver....40.50
Costar, Geo—C Spillner....3,749.95
Cocire, Bernard F & Nich Vitaliano*—N J White....194.41
Chalia, Rosalie A Dupont....183.51
Clark, Chas—F Schuler....37.22
Carroll Ida—Jno Lucas & Co, Ltd....72.23
Daussa, Luis A Morgan & Wright....152.82
Doctor, Emanuel & Codae Realty Co—W H Dewey....4,161.79
Davis, Clifford—F P Garrettson et al....72.45
Eisner, Theo—Nonotuck Silk Co....81.81
Eble, Kate—I F Evans....89.40
Estergnard, Eva C—E Eigner & Co....44.06
Emken, Jno H—I Weaver....47.48
Frank, Louis J—A H Lea et al....72.28
Foerster, Maria—J Weibler....727.27
Fisher, Frank L Co, Wm H Peckham & Chas W Mix—V E Snyder....114.35
Friedman, Pauline—N Y Tel Co....15.26
Freed, Saml* & Louis Murov—same....21.08
Fisher, Florence & Lillian M Bacon—same.22.01
Flachs, Leon—same....24.98
Feldman, Esther, Dora Kaufman, David Malinowitz & Ralph Dworin—W Spector.... ....costs, 91.60
Fox, Susan—N Y Belting & Packing Co..219.66
Flaunlacher, Louis W—I Weisbader....39.91
Fessel, Oscar J Finkelthal....108.65
Desposito, Joe—Van Dyck & Lindsay, Inc.208.92
Gredinger, Jacob H—H Oppenheimer....74.89
Goldberg, Myron—C Scott....142.47
Giegerich, Wm H—Lawyers Co-operative Pub Co....58.16
Gottesgen, Jesse—M A Ginst & Co, Inc...94.67
Goldberg, Myron—H Sunkenberg....84.41
Glass, John Jr—George Brown & Co...2,182.32
Georgi, Carl P—Hannis Distilling Co...173.23
Goldschmidt, Aaron & Chas H Hollander—Societe Anonyme Des Anciens Etablissments C & E Chapel Freres & Cie....463.68
Hall, Chas M—J & J Slater....109.07
Holbrook, Frances R—A Kennedy...costs, 70.27
Howe, Alfred J W—N Y Tel Co....47.07
Hart, Max M—E Wagner....1,009.69
Horn, Geo Jr—S Goldstein....39.91
Hilands, Wm S—D Banks....320.65
Harris, Benj & Israel Feldman—People, &c. 100.00
Jacobson, Jacob—S H Russin et al....40.24
Johnson, Harry M & Jos B Pahls—N Y Tel Co....19.01
Jacobs, Jerome A—M L Goldman....22.87
Jenkins, Alceste B—Dell's Inc....7.41
Kelly, Jas E—A C Stern....costs, 45.41
Kretzschman, Henry—I Weaver....60.00
Herr, Francis C—F Kraft....24.72
Lange, Ludwig W—W H McGrory....330.01
Levy, Hyman—C J Oppenheimer et al....40.41
Leichtentritt, Philip—Lawyers Co-operative Pub Co....27.38
Leone, Jno & Jos, Sr—G Grapangono....208.66
Levine, Jacob—A Orently & Co....98.16
Lynch, Geo F—A Olejer....129.74
Luders, Grace G—T D Hooper....3,985.98
Messinger, Jos, Dora & Jacob—J Borowitz. 63.00
Murov, Louis—N Y Tel Co....21.08
Milone, Frank—Lion Brewery of N Y City. 182.81
Morgan, Gwendalyn L—M H Seixas....812.97
Mathews, Wm T & Jas Marshall—Chelsea Exchange Bank....108.06
Monohan, Hugh V—K Zimmerman et al..249.36
Miller, B Perry—Peerless Heater Co....503.66
MacNaughton, E Estelle A—Masuer Mfg Co. 2,009.35
Mellert, Fredk—M Von Felder....9,471.71
Nibur, Benj—M A Cantor et al....119.41
Norton, Skeffington S—J & J Slater....51.07
Novak, Hazel—Mackenzie Walton Co....84.02
Paris, Jno W—Investors Agency....3,172.31
Pfeffer, Max—D Neuman....690.52
Parker, Terry—Lawyers Co-operative Pub Co. 89.41
Peterson, Ernest—F Hauff....262.51
Posnick, Max & Abr Kushinand—Julius Orbach & Co, Inc....34.41
Risenfeld, Sydney—Wm Birns, Inc....204.05
Romann, Norma—Board of Education of City of N Y....21.45
Riker, Ellwood S—N Y Tel Co....41.85
Rotter, Louis—H Paradise....27.72
Redler, Benj, Michl H Harris & Ben Marcus —Germania Bank of City N Y....225.49
Reynolds, Thos L—A Skinner....111.18
Salzano, Domenico—E I Du Pont de Nemours Powder Co....106.75
Storms, Jno J Jr—Trow Directory Printing & Bookbinding Co....18.05
Strakac, Frank & Fredk Bock—W J Gaynor Mayor &c....costs, 18.05
Schimerman, Elsie—Eureka Silk Mfg. Co.433.47
Simachowitz, Max & Louis Bernfeld—A Vanderweghe et al....275.41
Sass, Saml—Jos Musliner & Co, Inc....161.91
Somerville, Edw L—K Murphy....[illegible].46
Travers, Chas W—Steinway & Sons....25.60
Schimerman, Elille—Eureka Silk Mfg Co.433.47
Stark, Chas—M Langfelder et al....25.63
Salinger, Hannah & Geo W—Empire Trust Co. 114.66
Stein, Jos & Israel Feldman—People &c..100.00
Von Raitz, Feodor—S T Gilford et al.... ....costs, 387.50
Ward, J Carlton—Mutual Trust Co....183.88
Waterhouse, Wm E—J N Wisner....32.41
Weiss, Herman—Reliance Bldg Co....124.31
Weidhoff, Jno—N Lederer....29.72
Weiss, Louis—I Hochberger....632.94
Vail, Roswell F—R Whyte....30.91
Weeks, Nelson—N Y Tel Co....43.41
Williams, Carlton D—Flemish Art Co....71.65
Wormser, Mollie—City of N Y....costs, 112.69
Wormser, Simon—same....costs, 112.69
Wilonski, Max—C H Schultz....30.01
Wearren, Thos J—W D Pick....153.35
Wright, Chas O & Florence—H Silberzweig.. ....1,123.61
Zacharion, Apiro—A Hollander....115.21

CORPORATIONS.

Fourteenth Street Bank—C Scott....98.12
Interborough Rapid Transit Co & Manhattan Ry Co—C C Wickhiller....costs, 121.00
same—N Grunzfelder....costs, 119.60
Speedwell Motor Truck Service Co—L J Kaufman, Inc....76.28
Furlong Tompkins Co, Richd Furlong,* Edw D V Tompkins & Muglers Iron Works*—A M Adolff....529.41
Meacham Addressing Machine Co—Annual Business Show Co....86.91
Kramer Contracting Co—Brooklyn Fireproof Sash & Door Co, Inc....533.67
same—same....230.67
same—same....285.17
same—same....400.67
Kramer Contracting Co & Max J Kramer—Bklyn Fireproof Sash & Door Co, Inc....380.97
Associated 5 & 10 cent stores, Inc—N Y Tel Co....27.90
Crown Braid Works—same....30.65
Gingold Realty Co—same....300.45
Harlem Garage Co—same....33.95
Columbia Auditors—Trow Directory Printing & Bookbinding Co....92.67
Macey Co—City of N Y....costs, 112.10
Westchester Emporium—J E Stenger....39.78
Motor Car Exchange Inc—G H Fischer...832.98
American Union Fire Ins Co of Phila, Pa—J B Schnurmacher....1,149.54
Advance Electric Co—J H Parker....87.41
G H Atkinson Co—L D Waxberg....36.87
Hudson & Manhattan R R Co—E L Ring.... ....1,661.98
Bohemian Benevolent & Literary Assn—S Koss....87.85
Interborough Rapid Transit Co—A Simlowitz 339.65
Levine & Atlas Co—S Strauss....169.31
Luxenbergs Electric Protector Co, Abr Luxenberg & Jacob Luxenberg—Docterman Van & Express Co....106.41

APRIL 8.

Abramson, Etta—City of N Y ....costs 17.31
Alexander, Jesse—J F Taylor....160.72
Acker, Robt—A E Rendell....70.08
Aglion, Peter & Jos & Harry W Perelman—Candee, Smith & Howland Co....375.74
Bilgore, David, Isidor P Heller & Etta Bilgore —G M Fisher....579.41
Bilgore, David & Isidore P Heller—G M Fisher 454.87
Bale, Calogera—P B Olney, Jr....168.16
Bell, Jno, J, Jr—Harper & Bros....47.91
Baiseley, Sarah J—N Y Tel Co....45.65
Brant, Wolf & Jacob Pure*—M Miller..421.23
Bernolak, Isaac M—J Milberg....80.21
Burnside, Victor W—H V Dodge....60.87
Blum, Harris—J Blydorfsky....307.16
Blexe, Frank—Jas McCreery & Co....70.22
Barnow, Jacob—J Altenberg....40.11
Citron, Abr—S Katz et al....29.89
Crotty, Peter J—N A Crotty....639.58
Cuff, Wm & Ellan—J Gerosa....283.13
Califano, Benj—S Marion....27.65
Coleman, Sarah—N Y Tel Co....28.73
Carroll, Susan C—A B Gwathmey....572.93
Clarke, Erastus W—M L Halff....1,077.88
Cambria, Jno—McCormack Hubbs & Co..549.26
Corn, Henry—T F Ryan....87,290.79
Canfield, Francis G & G H Smith—T H Lord ....costs 27.41
same—same....costs 27.41
same—same....450.00
Cohen, Saml—A Rakyta....451.65
Cooper, Harry B—W Birmingham....174.96
Dennis, Chas C—M Noonan....1,407.49
Donahue, Jno J—R Parker....200.00
Dunn, Geo M—N Y Tel Co....46.79
Davidson, Manuel—Crane Co....684.14
Delaney, Wm E—Clark, Chapin & Bushnell.. ....226.99
Eichner, Emanuel A—P Feiner....25.00
Ehrgott, Wm A, Jr—E E Phillips....415.41
Elberson, Edwin—Bonwit Teller & Co....136.33
Eggleston, Ida L—H C Edmands Coffey Co.96.14
Fellows, Natalie—N Y Tel Co....31.70
Fine, Saml J—L Siff et al....59.41

Farrell, Patk J—J E March 138.73
Feldman, Frank—Kirkman & Son 30.71
Feenaughty, Hugh—E J Gillies 37.38
Gianninoto, Jos—M J Byrne et al 366.80
Graziadei, Francesco—R D Graziadei 221.41
Goldberg, Clara admrx P Beinlich..costs 93.98
Greenberg, Abe -H Kramer 103.17
Gordon, Isaac—Hardman Peck & Co.....47.07
Garfein, Aaron—H N Vineberg.....119.87
Heyman, Henry M—J E March.....397.91
Henriques, Harry P—E Rushmore 104.70
Hildebrandt, Henry C—I Zacks 39.31
Hultz, Geo W—Saml Wildes Sons Co.....67.88
Hiller, Paul W—G A Lilienthal 17.20
Huntington, Le Baron—Northern Bank of N Y 1,562.43
Hickey, Jno J—Geo L Storm & Co.....15.01
Hohener, Max—V Scott.. .... 49.99
Huelser, Paul J Gorham Co.....153.20
Jerome, Nathl S—N Y Tel Co.. .....27.53
Jones, Robt H -F E Robert 529.78
Jacobsen, Jacob- S H Russin et al 10.24
Jacobs, Nathan H—B Feinberg 226.50
Keary, Danis—Rudolph Wurlitzer Co 44.65
Klaidman, Max—H B Claflin Co 231.20
Kilmer, Chas F -M Grossman 1,02.091
Knapp, Harry K—A W Dilworth 301.35
Kaltenbach, Clarence F—Crum & Forster..113.10
Krakauer, Abra—Congregation Shaaray Tefila 69.41
Losser, Jos—City of N Y.. .. .. costs 22.41
Lustig, Aaron—L Taub et al 253.20
Lockwood, Ernest N -F Ray et al 101.79
Lee, Edw E—N Y Tel Co 28.03
Labita, Leonard—M Hendel 75.30
Levinsohn, Philip & Max Popper—N Y Tel Co 38.88
Lepsin, Eugene -Blumenthal & Rickart Inc 104.26
Longo, Grace L C—Saks & Co.....431.62
Lottimer, Alfred L E J Dillon 95.31
Lateiner, Bernard—J I Steinberg 63.67
Licht, Herman S—Aschenbach & Miller....17.15
Lynch, Alice M & Wm J—C A Robinson.... .....2,695.36
Metz, Adam—Natl Lead Co 162.27
Mack, H Arthur—Lebolt & Co.....298.13
Morandi, Louis—N Y Tel Co 21.66
Mandelbaum, Hyman—N Y Tel Co 39.98
Miller, Sampson I—same 62.71
Meltzer, Nathan -same 26.19
Miller, Jno & Felix Kunstler—People, &c.... .....1,000.00
Moll, Harry L—M Orlans 59.65
Marcus, Annie—John Nieder Co, Inc....479.12
Moran, Edw P—E D O'Brien 119.11
Mahl, Benj—H Berkowitz 108.65
Nichols, Leon N—Longacre Operating Co..74.65
Nolan, Jos S—S Pizer 94.31
Niccolls, Wm -E Reed 45.11
Newman, Benj—E S Beck 70.39
Neegold, Gabriel N Y Tel Co 21.24
O'Brien, Jonas—N Y Tel Co 20.33
O'Brien, Bernard—L Phillips 24.82
Perla, Jozie—N Y Tel Co.....40.93
Peyton, Albt J—Jas McCreery Realty Corpn 1,526.62
Pearle, Harry—M J Dwyer 78.31
Patron, Melvine D—S Rosenberg 144.65
Reimers, Herman—R E Doolittle 29.38
Rayner, Robt L—S Appel & Co 130.62
Rosenberg, Rudolph—Natl Lead Co.....89.64
Roscousie, Antonie—N Y Tel Co 22.19
Rosenblum, Rose—same 24.40
Rothman, Harry—same 15.22
Rossell, Harry—same 36.04
Reardon, Margt P—W A White 159.41
Richmond, Jno M—Fisk Rubber Co.....120.52
same—Carl H Page & Co.....322.19
Shleman, Rachel—H Sommerfeld et al....62.19
Sullivan, May—I Greenberg et al.....200.24
Shriver, Jos—E & C Kuhlman 487.60
Sheier, Jno H—Acme Metal Ceiling Co..131.51
Stavillo, May—N Y Tel Co 33.18
Sargeant, Geo—same 20.88
Singer, Jno same 22.85
Sherman, Louis—same.....23.59
Schwartz, Alex—same 23.94
Schimmel, Dora & Esther Nice—R Hermele.27.65
Stembler, David—N Y Tel Co 20.21
Studwell, Clementine L—same 17.96
Sonntag, Max—same 31.92
Sedley, Henry M—same 124.29
Storey, Colin—C F Locke 94.31
Schulkon, Jno—Rohrs Meyer & Co 37.27
Steiner, Eugene—Flood & Conklin Co.. ....37.06
Samuels, Philip—L Benjamin et al 39.27
Schwartz, Rudolph—Columbia Pretzel Baking Co 18.06
Seymour, Jno S—Haseltine Lake & Co ..630.44
Smith, Russell B—H M Toch et al 311.35
Schreyer, Jno—O Peterson 25.91
Shaw, Charlotte W—E P Gage 221.01
Troustadt, Jno—Texas Co 173.97
Tedeschi, Jos—H Fried 69.06
Toepfer, Richd E Euell 42.31
Usera, J Vincent—F Davis, Jr.....601.99
Weis, Rebecca—H Bedel 205.79
Williams, Ernest—Schaeffer & Polakoff....76.30
Whiteside, Howard A G Baron 113.74
Young, Gibeon L—Chelsea Exchange Bank.. .....527.57
Zanft, Jno—R C Morris 124.88

CORPORATIONS.

Manhattan Drilling Co—Bernard-Greenwood Co 122.80
Non Breakable Toy Co A Flohr et al 50.58
Lord Electric Co—J H Keegan 3,361.10
Natl Film Distributing Co Western Union Tel Co.. ....825.39
Raymond Bassist Co—Lightning Co 73.82
S B Constn Co & Saml Barkin—R Gianninoto 501.98
Rosenfeld Sydney Production Co—Union Trust Co of Rochester 147.14
Tangiers Develpt Co & Frank J Quinby——W Kreamer 572.28
One Hundred & Seventy First St Realty Co—W Hastorf. 11,487.69
Southern Boulevard Grocery Co—N Y Tel Co. 23.82
Kramer Contracting Co—S N Freedman ..585.33
Latham Realty Co, P A Pardi Tile Co* & Anthony Schwoerer, Jr—Ostergaard Tile Works 371.91
Rockwell Furnace Co—F Burgess.. .. .. 87.88
The Millers Inc—N Y Tel Co 22.96
Rockville Centre Estates—G C Plank .1,472.83
Union Trimming & Cord Co—R Rosenzweig et al 201.70
Angelo Constn Co—Knauth, Nachod & Kuhne 735.47
American Mahogany Co—American Surety Co .....costs 111.88
Crotcha Corpn Barling & Kupferman Mfg Co 122.65
Buyer Electrical Supply Co—C B Bentz ...42.36
Brooklyn Queens County & Suburban R R Co —City of N Y.. .. ..529.92

APRIL 9.

Aunon, Paul—N Y Tel Co.....20.82
Akos, Wm C Saks & Co.....68.70
Ace, Adolphus M—H C Hopper.....50.85
Auchincloss, Anna Gibbs & Van Vleck, Inc..55.01
Bates, Thos J -R Johnston.....497.92
Bieber, Julius M Scheissinger.....22.41
Bernath, Clara—N Y Tel Co.....40.81
Bauer, Jos B Same.....39.74
Bernard, Jim R Epstein.....29.65
Becker, Bertha—Tenement House Dept....272.00
Bates, Henry City of N Y.....262.00
Bogel, Harry -R Rosenberg.....993.19
Bryant, Geo W, Geo W McElhiney, Frank G Peck & Wm R Roney—A J Adams, Jr.15,659.91
Behari, Peter F C Hess et al.....151.35
Boylan, Jno F Hudson & Manhattan R R Co .....costs, 108.45
Black, Lazarus & Harry*—Colwell Lead Co 747.69
Brodnax, Moses C—N Y Tel Co.....21.21
Canzone, Frank M or Frank Militello Canzone Stewart Distilling Co.....298.41
Campbell, P Western Film Co.....186.28
Calhoun, Jean by gdn—R Weissilhort.costs, 67.10
Cleary, Wm A Waite & Fenwick.....43.27
Cohen, Jos & Morris Silberberg—N Y Tel Co 27.64
Cohen, Jay J A Grossman et al.....35.55
Conlin, Anna E—Spielman & Co.....1,233.53
Costello, Jas & Jno Corish*—W E Baker Co. 106.55
Clarke, Pauline—N Y Tel Co.....26.51
Caven, Robert A same.....40.03
Campbell, Jessie—Tenement House Dept..262.00
Cohen, Max or Morris—D S Friedenberg.109.23
Conty, Rene H—Texas Co.....281.40
Coney, Frank A—J W Cushman & Co....76.01
Corbett, Harvey W—A N Holt.....9,447.61
Carney, Jas C—L D'Esterre.....335.18
Dornbush, Leon & Hyman Portuof -Nurale Co. 494.95
Dumont Peter D—F A Sukllivan.....530.84
Doyle, Emma—Tenth Street Co.....101.65
Delane, Jno—N Y Tel Co.....20.76
Dunn, Warren H & Louis Schwench*—N Y Tel Co. 40.68
Danaher, Eliz—Little Queen Co, Inc.....72.70
Di Benedetto, Jos—Tenement House Dept.57.00
Damico, Anna & Otto Goodman*—City of N Y 264.41
Daly, Peter—Tenement House Dept.....262.00
Difago, Antonio—S Purificato.....56.91
De Freist, Fredk V—Monaton Investing Corp 125.19
De Brezzi, Saml & Alex—H H Harris....157.73
Dann, Jos & Chas Berlin—S Caplain et al..103.66
Evans, Harriet L—N Y Tel Co.....25.30
Eichman, Chas J—E L Latham & Co.....82.20
Elder, David L—Equitable Trust Co of N Y. 173.29
Foard, Richd J & Rachmil Baldel—S Warshavsky 148.44
Feldman, Israel—N Y Tel Co.....21.22
Friedman, Saml—Tenement House Dept....57.00
Felleman, Wm J—A C Felleman.....37.44
Fowler, Lester W—Butler Bros.....89.71
Farvolo, Chas R—Tenement House Dept....57.00
Grisler, Ludwig—N Y Tel Co.....17.72
Griffin, Geo T—same.....26.41
Greis, Andrew—Greenpoint Moulding Co...69.66
Glasman, Benj & Hyman Edelstein—N Y Tel Co. 29.64
Guidone, Camello—B Acito.....78.21
Goldstone, Henry—Tenement House Dept..262.00
Golde, Saml—same.....262.00
Goetz, Paul—J Seeman et al.....84.39
Greenwald, Lena* & Paula—Lang & Co..130.81
Grossman, Henry—J Rosenberg.....120.41
Goldenson, Jos—H Sklamberg.....83.86
Goldenkranz, Sol—M Schlesinger.....169.66
Golden, Bernard F—Tenement House Dept.57.00
Holden, Annie M—N Y Tel Co.....24.91
Hunt, Jos H H G Hay.....costs, 99.65
Hassett, Edmund K—Stern Bros.....103.11
Hellmers, Frederick C Samios.....44.30
Homler, Saml—D W Biow & Co.....180.45
Hewer, Peter—N Qilansky.....3,025.85
Haas, Sarah J F Meighan 77.78
Jacobs, Esther -Board of Education of City of N Y. 107.85
Jensen, Anton -P Caze.....452.25
Kenyon, Albt G—H D Furniss.....276.91
Katz, Harry & Alfred Katz, also C J Sullivan Advertising Co—City of N Y.....69.41
Kahn, Max H—Bonwit Teller & Co.....32.30
Kribusky, Saml—R Liebman.....7.25
Kelly, David T—P Gillen.....72.25
Kennedy, Frank T—Equitable Trust Co of N Y. 426.32
Kitchen, Edw L—Marx & Rawollor.....82.78
Kaye, Frank C, Jno C De Wolfe and Jo B Craig—J F Rinn.....375.66
Levenson, Abr—N Y Tel Co.....19.29
Lips, Augusta—same.....23.20
Lerish, Jno same.....35.09
La Cross, Luke—United Distillers Co.....68.15
Lewis, Robt G Equitable Trust Co of N Y.223.03
Lake, Wm A—C H Hackett et al.....70.55
London, Jacob—American Nursery Co.....36.17
Lee, Edw E R Bouton.....169.41
Longebardi, Frank & Frank Siciliaro—M Badt 123.26
Melillo, Robt—H Miller.....costs, 38.78
Moritz, Louis C Katzenelson.....76.02
Morrell, Wm H—F Pender.....98.36
McEntire, Walter F—Hudson & Sparker Co.543.89
Merrick Ernest—E T Barrowes Co.....75.10
Miodownick, Morris—J Horowitz....costs, 108.18
Mears, W Howard—E F Keating Co.....133.61
McCue, Jennie E F Higgins.....850.40
Mellert, Fredk F—L H Woods.....221.46
Masche, Wilhelm—Bayside Lumber Co....104.49
McNamara, Michl P -Long Island R R Co .....costs, 86.40
Minutillo, Luciano—Tenement House Dept.262.00
Mullins, Danl D N Y Tel Co.....23.42
Mathews, Geo E W E Baker Co.....121.09
Marsh, Alvin W R P Lamley.....63.51
Mosher, Isaac—Equitable Trust Co of N Y.136.78
Northup, Chas S—Butler Bros.....273.18
Nones, Chas A & Harriet Jaques Nones C P Sands 935.13
Nichols, Henry J—J H Thorn et al.....590.10
Newkirk, Wm S—Scientific American Compiling Dept 196.85
Oliva, Jno—Tenement House Dept.....262.00
Okanst, Geo—N Y Tel Co.....16.60
O'Connell, Jno F—Mink Restaurant Com. .....costs, 13.40
Pachman, Louis—American Newspaper Pub Assn. 154.16
Pemotti, Maria G—Tenement House Dept.262.00
Parnass, Saml—Friedman Marble Slate Wks, Inc. 317.22
Pearce, Morris S—N Y Tel Co.....30.96
Petrof, Tony—Max Ams Machine Co.....108.38
Perelman, Harry & Bellewood Constn Co—B Wachtel 87.72
Phillips, Louis A—American Play Co.....163.41
Portoghesse, Orazio—Illinois Surety Co....78.11
Rosenwasser, Isaac T A Swan.....1,251.10
same—same..... 4,350.35
Reed, Else—N Y Tel Co.....37.81
Rozar, Foster R—same.....31.07
Riegerman, Jos—same.....46.84
Rosenthal, Ike—R Liebman.....15.85
Roufberg, Morris—Phenix Cheese Co.....42.11
Rea, Laurence—E J Cabot et al.....655.28
Rotoli, Frank—P P Frapin & Co.....412.91
Sloan, Edna G—N Y Tel Co.....58.01
Silverman, Saml D—same.....34.85
Smith, Margt D & Edw K Summerwell C Bonynge 168.62
Strauss, Jos—N Y Tel Co.....64.07
Seymour, Geo F—J D Voorhees.....278.40
Scheiblauer, Anthony—Bauscher Bros.costs, 68.36
Stabile, Vincenzo & Emilio—S Purificato..45.01
Springer, Philip & Bernard Cooperman—Tenement House Dept.....57.00
Schlachetski, Israel D—same.....62.00
Sachs, Abr—City of N Y.....262.41
Steinhardt, Frank—H J Reilly.....48,722.56
Stern, Edwin—H M Hall.....32.41
Stein, Nathan—A Lebowitch.....25.70
Sanguinetti, Tommasino—L Guida.....241.01
Tantery, Matti—S Halpern et al.....55.61
Thompson, Griswold—L Sherry.....173.55
Van Alstyne, Louis I—American Surety Co of N Y. 35.91
Volker, Alex—F Marrone et al.....549.10
Woodcock, Danl, atty, &c—W Merker et al 1,242.76
Weintraub, Max & Regina—A Andre & Co..103.09
Whitcomb, Frank I—E S Jones.....589.46
Whitcomb, Frank—same 529.31
Williams, Aug—C Hyman.....137.93
Warford, Geo T—N Y Tel Co.....31.07
Wilson, Theo—same.....38.73
Winstian, Saml C—Edgewood Realty Co et al. 151.31
Ward, Thos P—Brooks Bros.....105.56
Weston, Willie—J E Shea.....224.41
Empire Machinery Co—N Y Tel Co.....63.68
Exclusive Advertising Co—same.....26.51
Knickerbocker Havers Co, Inc—same.....71.11
General Business Corp Co—same.....18.25
Manufacturers & Merchants Reporting Co—same 30.73
Roseno Bros, Inc—same.....30.86
Apperson Motor Car Co of N Y—Goodyear Rubber Tire Co of N Y.....477.42
North Side Iron Works—S Trimmer Sons, Inc. 71.99
Rotterdam Holding Co—Do-Em-Up Vermin Exterminating Co.....68.46
S B Constn Co & Saml Barkin—L Levine.190.66
Builders Printing & Publishing Co—Sinclair & Valentine Co.....132.66
Simons Mfg Co—R Auriemmo.....3,734.85
William Const Co, Inc—A Chansky.....126.22
White Star Transfer Co—Hotel Bellemens Ben Assn. 119.67

APRIL 10.

Alsop, Bertha S—J C Kraus 114.06
Aron, Mark—F D Gheen & Co.....686.05
Abbey, Raymond—J Adikes et al.....82.88
Bennett, W Louis—N Y Tel Co.....15.49
Byrne, Thos J same 27.95
Blumenthal, Emil E—A Freund.....costs, 32.72
Blauvelt, Arthur M—E M Blauvelt..costs, 39.97
Brand, Issie -J Greenwald 306.41
Bruenn, Isidore—J Krinsky 14.41
Battelle, Thos P—D Goleberger.....29.40
Bernstamm, Ethel & Jacob—H Hauser...132.57
Baldwin, Arthur P—O Smith 76.35
Barstow, Roger L Jr—J G Kloes 138.09
Chase, Harry F—P F Keogh 67.80
Cohen, Henry—Barrett Mfg Co.....636.96
Caminti, Julia—N Y Tel Co.....22.01
Coughlin, J Frank—Robeson Cutlery Co..135.75
Condon, Thos G & Emily B—A G Oakley.292.90
Cronin, Jos H—O J Schueler 462.31
Caldwell, Walter S—N Y Tel Co.....19.75
Colucci, Salvatore—I Schechter 39.41
Cole, Wm H—P N Guthrie Jr.....101.41
Dann, Geo—Kalt Lumber Co.....48.21
Dandignac, Robt J—Empire Floral Co...21.97
Dobrin, Harry—N Y Tel Co.....27.00
De Wolf, Jno C E De Wolf et al.....24.63
Dolan, Anne -N Y Tel Co.....13.01
Dale, Chalmers -R L Clarke.....costs, 72.84
Davis, Elias I J Silverstein.....112.65
Dixon, Jno J & Anne A Dawson.....120.90
De Nike, Walter H—G K George.....37.20
Dalberg, Melvin H—Appeal Printing Co..42.46
Engbrocks, J Robt & Eliz—Jacob Stahl Jr & Co Inc 63.31
Earley, Martin J—W Webber et al...17,389.54
Finazzo, Giuseppe S Robinson 67.65
Frankel, Abr C J Lane 68.17
Friedman, Celia—M S Thompson et al.3,237.09
Frankford, Jos & Wm S Jacobs—D Shapiro et al 113.68
Frank, Nathan—N Y Tel Co.....27.46
Fessel, Oscar—M B Horowitz 81.77
Goetz, Fredk—McLernon Realty & Constn Co. 244.21
Goldberg, Sam & Louis Stern & L Rabinowitz 76.60
Galante, Antonio—J N Villano.....costs, 22.41
Gerberoux, Edw L—B Greenberg.....28.08
Gorham, Jno M—T Egerton 74.71
Grace, Thos P C W Butler 118.04

Judgments—Manhattan and Bronx (Continued).

Hobart, Geo V—Acker, Merrall & Condit Co. 76.71
Halperin, Julius & Philip Fisherman—Majestic Neckwear Co. 424.56
Hymann, Wm L Cohn 186.41
Hass, Gustavus & Frank Douglass R Shipley 765.28
Hicks, Jas P Barber Asphalt Paving Co. 237.11
Henninger, Albt & Maria—W Schweizer. 3,065.94
Hyatt, Mary C—J Harbater et al. 135.15
Hicks, Ann E Jas McCreery & Co. 76.40
Hass, Moe M D Steuer 4,122.44
Hubbard, Robt J J Moriarty 98.89
Haviland, Jno E—I M Austin 411.07
Helmberg, David S Jacobs et al. 438.65
Horowitz, Saml—Chelsea Exchange Bank. 1,207.30
Henkel, Paul R—103 Park Av Co. 188.89
Jeremias, Wm—I Kenner 33.01
Hubbell, Chas E C R Van Deusen 254.29
Kurzweil, Emile, Morris Warshowski & Morris Lass—F Ludewige et al 158.91
Kraus, Morris—N Y Tel Co. 40.31
Korzeniecki, Julian—Steinhardt Bros & Co. 74.69
Liberman, Meyer & Barnett Hautman S Rubin 199.88
Lyons, David—A R Mellin 64.01
Lawrence, Julia M or Julia M Curtis G P Rice 290.30
Lucian, Saml B—N Y Tel Co. 17.26
Leibowitz, Morris—J Werner 3,746.30
Lo Presti, Cologero—N Villano. ....costs, 27.41
Lea, Chas R, Jas R Kirkpatrick & Victor Auto Storage Co—K C Percival 215.65
Le Master, Walter C G L Oertel 40.06
Lawrence, May—N Y Tel Co. 34.03
Lichteinstein, Seaman—D Thomas. 750.00
Mayham, Henry J—U S Realty & Improvement Co 5,998.32
Mandelbaum, Israel, Chas Springer, Jacob M Mandelbaum & Philip Leichtentritt—M Leichtentritt 484.24
Merritt, Kath F—American Savgs Bank. 2,634.12
same—same 3,265.77
same—same 2,633.00
same—same 2,636.80
Miller, Max—Fredk Gersten Baer Amusement Co ..... costs, 32.72
Mouvet, Maurice—L Martins 198.61
Mullin, Hattie & Edwin Morgan—Kalt Lumber Co. 751.26
March, Jno F—N Y Tel Co. 16.22
Moulton, Margt—H A Eisner. 103.85
Medoff, Aaron M—Lundberg Co. 17.01
Meodow, Jos & Pincus Levine N Y Tel Co. 23.97
Mirkus, Jos & Louis Lehman—same. 22.87
Moore, Alex F—I Neuberger. ....costs, 22.41
same—Standard Auto Coach Burial Co. ..... costs, 22.41
McClurg, Wesley A—N Y Tel Co. 30.93
Millhan, Noah -United Dressed Beef Co of N Y 182.65
Norris, Francis A—N Garber 95.66
Newberger, Leo R—M Brainson 140.67
Nadler, Sam & Max Gang—D Starer. 112.50
O'Donnell, Frank X—O J Smith. 80.33
Powdermaker, Jos—Chelsea Exch Bank. 1,298.17
Pierson, Nita F C Turner 46.95
Porter, Isaiah H H Hendricks. 467.41
Pachman, Jos & Wm—B C Samuels et al. 81.29
Pendergast, Robt E—N Y Tel Co. 24.78
Richardson, Wm P—G C Van Tuyl Jr. ..... costs, 112.40
Rosthal, Saml—N Y Tel Co. 17.38
Rogow, Morris & Maurice Kahn—same. ..23.44
Rosemier, Geo—Yellow Taxicab Co. .costs, 119.19
Ray, Jos F Jos Beck & Sons. 301.41
Reinheimer, De Wilt—E De Wolf et al. ..59.41
Ruehl, Adolph—N Y Tel Co. 50.61
Rafsky, Abr—Altman Furniture Co. 297.50
Rosenburgh, Edw H—A E Williams 62.40
Rooney, Jno—B K Block 91.16
Stallman, Max—Peoples Bank of City of NY 751.50
Snyder, Andw—N Y Tel Co. 10.78
Streidel, Jno—same 17.40
Stander, Minnie—Phenix Tube Co. 269.78
same—same 269.78
Samuels, Louis B—Natl Cash Register Co. 233.99
Saward, Geo A—N Y Tel Co. 30.51
Schmitt, Adolph F same 46.80
Schlesinger, Leo & Baldwin Estate of Mark Schlesinger 5,519.35
Smith, Chas A—N Y Tel Co. 26.08
Schaefer, Mary Twenty-third Ward Bank City of N Y 271.02
Steinfeld, Louis—F L Taylor. 79.28
Sams, Frank F Forman 275.19
Shore, Wm A Dreshsler 91.65
Skopas, Thos—A Kaufman & Son. 531.85
Turnbull, Jno M Freeman & Hoe St Realty Co. 218.41
Van Rensselaer, Lyndsay—L D Shepard 1,967.30
Wallace, Michl—N Y Tel Co. 20.03
Williamson, Wm A—W K March. 785.37
Wohlle, Andw—R Grant 68.33
Zimmerman, Jacob A—Crane & Co. costs, 83.05
Zimmer, Jno—H Koehler & Co. ...costs, 23.55

CORPORATIONS.

A Saverio Mascia Co R Rubo. 1,078.73
Adams Stenographers, Inc—N Y Tel Co. ..36.17
Adams Remedy Co -same 15.45
Boreas Realty Co & Bankers Surety Co Murray & Hill Co. ..... costs, 129.38
Borough Cut Stone Co—V B Constn Co. ..195.12
City of N Y—Lord Electric Co. 30,089.26
F & J Realty Co, Abr Bickoff & Bernard Ginsberg—American Brass & Copper Co. ...166.06
Goldman Meyer & Co Kassar et al. 85.73
Granite Spring Water Co—F Skene. 54.45
Grant Watkins Co, Inc, Gardiner Watkins & Elizabeth M Watkins—C J Stone 483.73
Lehigh Valley Coal Sales Co M Benedetto. ..... costs, 70.07
Macon Hotel & Restaurant Co—Geo R Conley Co. 672.72
Martin & White Co M Murphy 3,088.22
McKinley Storage & Van Co—A Kazatchenko. 121.77
National Federation of Theatre Clubs R Campbell 162.43
North River Lumber Co—H Dolan. 645.75
Rubberline Tire Filling & Sales Co—G I B Wilson et al 357.23
Richmond Lunch No 5—C Furthman. 724.60
R & M Constn Co—F D Creamer et al. .368.14
Sheedy Holding Co—G Tierce 239.76

APRIL 11.

Auster, Saml—H Falk et al 84.28
Archibald, Frank D Sr & Bryant Park Bank—W W Darley 1,820.97
Burghardt, Louis R—G Eckert 1,665.67
Blaine, Lena H—N Y Edison Co. 16.60
Berner, Josef same 12.91
Barrel, Louis Ganseevoort Beef & Provision Co 608.31
Bunell, Jas L—U S Realty & Impt Co. ..166.17
Butler, Wm—Maderia Mamore Ry Co.costs, 20.98
Brode, Max & Moses—Starling Hat Co ...421.71
Berthold, Frank A—Lord & Taylor 31.21
Bolog, Saml—Phoenix Metallic Bed Co. 49.16
Bodeau, Howard—H R Hansen et al. 27.41
Biogi, Casimiro—M Stalewitz 49.72
Brown, Fredk—A Kobrick 1,743.70
Braus, Jacob & Louis Natl Silk Co 141.25
Corby, Chas A & Soverio Cipriani—Hudson Wood Working Co 162.22
Cohen, Elias & Harry Fischel—A Groupp. 1,049.28
Cregan, Alfred B—A Sluff 131.72
Costello, Jno L—E G V Lyons & Raas Co. 76.83
Colburn, Frank W—H R Hansen et al. .164.35
Cohen, Harry J—J Friend et al 95.91
Deutsch, Jos—City N Y 264.41
De Parma, Fiorindo—same 264.41
Durkin, Luke J same 264.41
Dicke, Henry J—M Lustig 1,062.10
Davis, Agnes—A Northrup 203.92
Elfin, Suydam—City N Y 264.41
Ellis, Melville—Hugo Baruch & Co. 377.41
Fairservis, Walter A—Rogers Av Realty Co. 44.67
Feifer, Abr—United Electric Light & Power Co 19.83
Finkelstein, Max—City N Y 264.41
Flint, Albt H—E G Wyckoff 5,530.55
Friedman, Jacob -M Bandler 58.51
Foye, Andw E—G M Roden 2,743.79
Fraser, Lulu—F Kurzman et al. ....costs, 78.15
same—E & J Marrin Co ..... costs, 77.44
same—Trustees of Columbua University. ..... costs, 77.90
Ginotti, Marc—N Y Edison Co 69.59
Gottsegen, Louis—J W Surbury 86.11
Germanoff, Peter & Ann—S Paskewich. 222.41
Graff, Jno T—A Maschas et al 113.96
Gold, Hyman—A Flahr et al 4.03
Glasman, Benj & Hyman Edelstein—I Robinson 90.91
Gottlieb, Max—L Brams 68.91
Gottuso, Antonio—Seaboard Wine Growers. 207.17
Giannone, Wm—Empire Mfg Co, Inc. 104.02
Giordano, Nicola—J P Melntee ....costs, 17.
Gillette, Wm C—H H Vought et al. .costs, 127.00
same—135 Christopher St. ....costs, 122.35
Helfer, Nathan—A Deutsch ..... costs, 23.48
Hausman, Lena—G H Shuman et al 47.97
Hoden, Jacob—Emil Fleischl & Sons 79.77
Hassett, Richd F—Lashs Bitters Co. 33.40
Hermelain, Israel—Phoenix Metallic Bed Co 78.66
Harrison, Henry L—North Side Savgs Bank 3,111.22
Herrman, Eugene P—Shallek & Sussman. .39.41
Johnson, Henry M—D Spencer 27.67
Jacobs, Jno—G Greene 69.41
Johnson, Henry M—S Spencer 27.67
Jaeckel, Hugo F, Hugo F Jaeckel Jr, Richd Jaeckel & Walter F Jaeckel—G W Millett 786.60
Kelly, Hugh P C S Rosenberg 64.31
Kahn, Isaac—N Y Edison Co 15.77
Klar, Jos—same 28.74
Kopf, Fred—H Matthews 181.91
Kahn, Ferdinand J—Lord & Taylor 60.70
Katz, Michl—L Kram 126.75
Kammerman, Sam—H Levin 14.81
Kramer, Sol—H Levin 144.90
Lagen, Marc—N Y Edison Co 23.35
Leichentritt, Phillip & Jacob M Mandelbaum—United States Realty & Impt Co. 186.91
Liebmann, David—X Grisez Jr. 10,306.68
same—same 3,054.93
same—same 836.19
Link, Jacob—M Gelb 537.57
Lewis, Wm B—C F Bishop. ....costs, 112.28
Lieb, Herman—Electric Carriage Call & Specialty Co 53.67
Lovoi, Ottavio & Natl Surety Co—People &c 1,500.00
Maas, Louis—N Y Edison Co 477.09
Morris, Meyer same 1.61
McGlynn, Theresa E—A Herz et al. 153.91
Mendham, Louis P & Frances A, admr—J B Ikelheimer 1,635.82
Macomber, W Sturgis—J S Friedman 113.06
Margolies, Herman—H Abraham 69.41
Mulcare, Wm J—H W Vogel et al. 153.27
Maskowitz, Isaac M Bandler 85.41
Moore, Henry G—G L Moore 182.79
Moeller Herman H M Gruber. 17.35
Murphy, Thos, admr—Tefft Weller Co. ..... costs, 108.38
Meyer, Ralph L Newman 40.11
McCrory, Jas—Mrs M L Blackwood 519.31
Newitler, Anna N Y Edison Co 9.80
Neligan, Frank—Stanley & Patterson, Inc. 129.12
Oppenheimer, Arthur—Roessler & Hasslacher Chemical Co 20.11
Panunzio, Giiovanni—N Y Edison Co 384.71
Potts, Irwin—Blumenthal & Bickart, Inc. 121.31
Porter, George—Lord & Taylor 34.75
Philippean, Wm G Natl Surety Co. 419.77
Page, Alfred & Hattie H—Rothschild Realty Co 666.79
Riley, Geo A—N Y Edison Co 59.69
Ruege, Arnold—same 24.50
Reilly, Danl A—Bernheim Distilling Co. 205.32
Rosebault, Walter M—Royal Typewriter Co 100.32
Rothberg, Sidney S, Vincent Schnittino & Nicholas Deccio—N Y Edison Co 82.33
Rogers, Howard J—A C Smith 739.57
Rait, David—E L Brady Co 30.34
Renner, Morris—N Bandler 232.66
Robertson, Sparrow—Walden Press 12.50
Rothschild, Baer—M Ginsberg et al. 226.87
Reisberg, Mendel—F Feldman 89.65
Smith, Theron L—L Glickman. 1,135.14
Schlesinger, David—Bluett Peabody & Co. 215.09
Scheinbach, Hyman—A Teller 36.65
Schultze, Walter—O Huttlinger. ....costs, 129.22
Schmitt, Philip—W O Fredenburg et al. .276.81
Skladman, Aaron—G Scher 289.33
Schwarz, Henry J—E F Rusie. 80.95
Steindler, Ruth—Brentanos 42.08
Sullivan, Jos or Joe—J Abdallah. 214.67
Schoenfliogias, Kostos—N Y Edison Co. ...13.08
Schwartzbarth, Benj—same 42.23
Shaw, Richd W—D J O'Brien. 841.39
Starbusk, Jno W—Thresher Glenny. 65.31
Schwartz, Arman—City of N Y. 264.41
Shields, Paul V Louis G—C T Wills. 267.65
Schnapp, Jos—A A Kennard Co. 342.91
Solomon, Sidney—E Solomon et al. 293.60
Scheland, Chas A W Lemoke Co. 781.76
Smolack, HarryM Solomon et al. 147.18
same—S Abramowitz 128.03
Washburn, Mary R, Jos Walker, Jr, exr, &c—E Stafford 2,248.88
same—C Stafford et al. 105.00
same—T Turner et al. 661.03
Wiener, Saml—A Katzner 69.65
Washburn, Mary R—E Stafford. 409.08
same—T Turner et al 55.90
same—N Moir et al 10.50
Wendel, Louis—Jas Everard's Breweries. 4,606.14
Wendt, Fritz—A Luchow 188.16
Walsh, Lawrence A—S W Eakin. 22.81
Waldman, Ernst—Hamburg American Line. ..... costs, 23.10
Wachsman, Saml—H B Claflin Co. 205.67
Woods, Alice M—Adam Realty Co. 75.01

CORPORATIONS.

Saenger Rudolf Co—Silverberg Import Co. 184.64
Apperson Motor Car Co—American Taximeter Co 552.58
Levey System—J F Lyon et al. 60.15
Peerless Cleaning & Dyeing Co—N Y Edison Co 39.19
Business Men's Realty Co—City of N Y. ..59.41
Commercial Development Co—United States Realty & Improvement Co. 1,202.04
D T McKeithan Lumber Co—Billmeyer Lumber Co 155.47
Kramer Contracting Co—H H Fox et al. .610.12
Organized Producers Co—N Y Edison Co. 21.81
Monaton Realty Investing Corp—Sterling Building & Operating Co. 137.12
Rockwell-Elvidge Lee Co—N Y Edison Co. 16.50
Interborough Rapid Transit Co—J Paglia. 412.10
Alfred E Norton Co—J Drummond. costs, 133.22
A Schwoerer & Sons, Inc—Benj Gillespie Co. 491.65
same—B Gillespie 491.56
Emblem Realty Co—H Fuld. 4,136.46
Gingold Realty Co—G E Walter. .costs, 122.84
Crotona Park Realty Co, C Pianisani & Ortiasa Pianisani—A Spadaccini 390.27
Wadsworth Amusement Co—D Mann et al. 59.67
No 30 East 23d Street Co—B F Levis. ..... costs, 17.61
Maryland Storage Warehouse & Van Co—M K Hurley 61.41
Banks Electric & Mfg Co—W E Howley. 5,476.85
Board of Education—E Zulxer 138.82

Borough of Brooklyn.

APRIL 3.

Adams, Robt—Hudson Navigation Co. 87.21
Anderson, Chris—J Davis & ano 29.90
Altman, Harry H—American Newspaper Publishers Assn 43.95
Barnett, Arre—W P Richardson 530.65
Bernstein, Martha & Benj—Josephine Lanzano. 1,380.55
Bohnet, Edw—A H Schmidt. 290.40
Cangro, Frank—S Goldman (infant). 400.00
Cohen, Max—B Steinbach 85.70
Cohen, Nathan—M Rubenstein 444.70
Cohen, Rose—B Zarck (infant) 31.31
Cornman, Chas—S Gordon 974.82
Cowley, Cath V—J Matthews & ano. 76.90
Chasseand, Jasper B—A Violett et al. 344.18
Cowan, J Fred—Theresa Warshaski as admrx 7,452.43
D'Aurio, Carmela—N Piro & ano 31.40
Eisner, Theo D—C H Hopper & ano. 63.75
Falick, Abr—K Ress 69.40
Gerber, Isaac—B Ruttenberg 39.57
Giangrasso, Leonardo—Angela Gannaco. .193.90
Greenstein, Bernard—L J Dorson 185.56
Hellmers, Dederick—C Samios 44.30
Haight, Saml W—J Matthews & ano. 172.95
Hazard, Emer C—S McCormick. 1,161.63
Hames, †Jno L—Sweeney & Natl Auto Co. 29.08
Hoffman, Henry C—Van Houten & Ten Broeck Co. 219.95
Josefsberg, Jacob—J Lulutz. 455.83
Knochel, Geo—Lena Knochel. 3,250.00
Loushein, David—K Ress 69.40
Lewis, Dora—B Zarck (infant) 31.31
Levine, Louis—S Gordon 974.82
La Rue, John B—B Beekman 463.00
McKee, Bendall & Perrine—American Newspaper Publishers Assn 26.41
Morgan, Gwendolyn L—Bklyn Daily Eagle. 70.88
Martronardo, Vincenzo & Rosina—A Madeo. 29.40
Newins, Chas, M & Eleanor M—First Natl Bank 2,739.95
O'Brien, Jno E—Lucetta Morden 37.14
Reid, Jas J—A H Schmidt 290.40
Reser, Edw N—Frances C Reser. 77.45
Ritchie, Adel—J A Dusmaner. 28.90
Schmitt, Philip—Addie Ostrander. 112.96
Ufferfilge, Fredk M & M Appel Co. 113.72
Van Gelder, Elmer C—J P Mulqueen. 780.75
Walsh, Thos—Lucetta Morden. 20.24
Wingerath, Annie—S Nadler 33.75

CORPORATIONS.

Merrill Bros (Inc)—J Ronzino (infant). .600.00
Miller Bldg Co—H Schwartz. 67.70
New Pacific Dye Works—B Zarck (infant). .31.31
N Y & L I Traction Co—Sarah M Ellis as admrx 128.32
Popkin Gas Fix Co H Schwartz. 67.70
White Co (The) G B Marx 1,567.62
Webster Mfg Co—Adelgunde M Piel & ano. 118.80

APRIL 4.

Baiseley, Sarah J—N Y Tel Co. 45.65
Berman, Irving—N Y Tel Co 16.22
Berman & Cohen—N Y Tel Co. 16.22
Bleier or Bluher, Jacob—H Nasshorn 41.90
Caleff, Moses—Leon Hirsch (Inc). 219.37

Cavanagh, Mary—Cassie M Manning.....22.42
Clarke,* Jno—Pennsylvania Oil Wks Co..27.13
Coleman, Sarah—N Y Tel Co.....28.73
Cohen, Louis—same 16.22
Dongus, Chas—W Brenning & ano.....95.79
Esselman, Theo—City N Y.....208.83
Fellowes, Natalie—N Y Tel Co.....31.70
Ferlazzo, Guiseppe—Wilbert Garrison Co..97.73
Filocamo, Pasquale J Clayton 32.40
Fisher, Albt—Pennsylvania Oil Wks Co..27.13
Frozen, Julius—Simpson Crawford Co.....350.41
Fitzpatrick, Mary—Cassie M Manning.....22.42
Griffler, Nathan—H Von Glahn & ano.....42.98
Guttenberg, Annie—B Gold 104.65
Greenblatt, Harry—N Y Tel Co.....14.83
Hausman, Moses—Leon Hirsch (Inc).....219.37
Heller, Isaac—G F Lawrence 81.21
Helinius, Alex—J Heavey 51.90
Hald, Chas B—Title G & T Co.....232.65
Hart, Edw—Jas F Hughes Co.....109.07
Holder, Ellenor—N D Sterling.....77.40
Hendrick, Philip E—G H Post.....366.80
Jerome, Nathl S—N Y Tel Co.....27.53
Jamison, Wm & Reuben Freeman as exrs &c Mary A Jamison—Rosella Seaman ...1,571.77
Kaminsky, Jno—H E Stout Co.....67.56
Kay, Geo J—F C Hoberg & ano.....26.90
Kerer, Ida—B Rabinowitz 37.52
Kerer, Wm E same.....37.52
Kromer, Edw Louisa Klett indiv & as extrx &c Martin Klett 114.10
Larsen, Elise Agnes Hanson 360.65
Marotta, Geacome—R W Kathan.....39.74
McHugh, Mary—G B Ackerly.....36.40
MacDowell, Chas E—Mechanics & Metals Natl Bank 1,757.30
Miltenberg, Anna—County Antwin Men's Assn. 111.90
Moeller, Wm—Peelle Co 384.06
O'Neill, Frank J—B Levin 152.24
Peretzman, Leon—J Rosenberg et al.....170.76
Quinn, Ellen M Supreme Council Catholic Benevolent Legion 90.52
Perla, Jozue—N Y Tel Co 40.93
Re, Frank & Thos, doing business as Re Bros—H Von Glahn & ano 21.89
Rosenberg, Jos & Rosalie—Natl Surety Co.. .....2,092.58
Roventini, Antonio—J Paganucci & ano....32.40
Saldinger, Morris D—B S Castles.....577.38
Segall, Sol—E & I Du Pont De Nemours Powder Co. 125.08
Santousso, Johanna—G I Wright 131.40
Silvis, Vito M—N Y Tel Co.....20.23
Stillwell, Wm—Caroline V Bateman et al..63.00
Tenenbaum, Max—S Rottenberg.....108.00
Topaldo, Nicola—V Arezzo et al.....223.89
Ten Eyck, Bessie—M Gleeman 99.40
Telsey, Abr—I Gaster 263.05
Van Houten, Ben—L Ruderman.....139.51
Van Pelt, Martha—H L Redfield.....119.40
Wakefield, Edwin R—F E Huntington.....87.81
Weed, Chas E—N Y Tel Co.....18.83
Williams, Geo & Albt Erkins—State N Y.500.00

CORPORATIONS.

Bklyn, Queens Co & Suburban R R Co—M Knight 630.85
Cosgrove Bros (a corpn)—Internatl Heater Co 125.11
Hastings Pavement Co—Builders Trucking & Material Co.....156.05
Homesborough Realty Co—J Heavey.....51.90
Internatl Clearing House Co (Inc)—Jas F Hughes Co 109.07
Lawyers Title Ins & Trust Co—G J W Doscher & wife 22.16
Ormond Motor Car Co—A P Hogle.....33.10
Pioneer Waist & Dress Co—Jules Stern & ano 143.02

APRIL 5.

Ahlborn, Chas J—Annie Zaun.....2,128.47
Bauaunne, †Jno Lefstein & Rosenfeld...47.85
Berry, Andw J—Lefstein & Rosenfeld.....59.90
Cody, Eliz L—C H Conklin.....350.69
Conovich, Theo—City N Y 48.72
Daniele, Mary M—State N Y.....1,000.00
Dechter, Saml—B H R R Co 110.36
Dwire, Jas—F C Young.....304.65
De Dernardi, Giacomo—Lefstein & Rosenfeld. 34.45
Durr, Alfred & Alphonsine—J New & ano.81.96
Eble, Kate—Ida F Evans 89.40
Fine, Morris & Jos, doing business as Fine & Sons—I Jacobs 77.62
Frankel, Chatam—S Katz 284.40
Grammole, Guiseppe—State N Y 1,000.00
Grant, Jos—Lefstein & Rosenfeld.....28.40
Ginaccino, Paola—same 33.40
Grilli, †Jno—Lefstein & Rosenfeld.....29.40
Hanson, Andw—Lefstein & Rosenfeld 36.40
Hinck, Wm C—Lefstein & Rosenfeld.....26.40
Johnson, Geo—M Blumberg 61.32
Kessler, Max—C B Hobbs 557.90
Ladek,* Victor—City N Y.....48.72
Lang, Chas—Lefstein & Rosenfeld 38.90
Ludlam, Henry A—Mary Ludlam.....6,264.84
Maria, Luigi Lefstein & Rosenfeld.....60.40
Moisoff, †Jno S Schneir.....47.13
Norgard, Peter—Ida M Raimort.....64.40
Paulen, Jack—Lefstein & Rosenfeld 46.40
Scalisi, Salvatore—Mary M Witte.....2,473.40
Schultze, Herman—R E Doolittle.....34.41
Sozio,* Silvestro—City N Y.....48.72
Shapiro, Harris—C J Steinberg 111.90
Stack, Augusta—F D Creamer & ano..2,014.26
Teodorco, Salvatore—Lefstein & Rosenfeld.32.40
Wilson, Wm—Lefstein & Rosenfeld 41.40

CORPORATIONS.

American Mfg Co—City N Y.....90.60
Crimp Cork Stopper Co—Margt Crispi (infant). 634.52
Crotona Corporation—Baldinger & Kupferman Mfg Co 122.65
Grand View Mountain House—P J Keleghan. 1,567.12
Hab Bldg Co—T J McKee 25.40
Manor Realty Co—G W Egbert 239.90
Purdy Constn Co—C B Hobbs 557.90
Santa Maria Della Pace (Corpn)—F Gennaro 74.40
S & M Amusement Co—City N Y.....65.42
Watkins Stone Bldg Co—S Katz 284.40

APRIL 7.

Albert, Ida T—C J Lane 162.00
Alexe, Frank—Isabella Georgi.....241.01
same—same 177.51
Albert, Fredk—L Allmendinger 34.40
Alexe, Frank—Isabella Georgi.....638.02
Bernstein, Jos—Ethel Bernstein 47.00
Bunims, Morris—Eastman Machine Co...257.66
Burstein, Leon—W Rosenblum 140.24
D'Agnese, Anthony P Crispino 74.40
Dolan, Peter H—J H Glawatz 18.30
Dornseiff, Jno A—Colonial Art Glass Co..168.75
Emmons, Newton H—H A Willis.....149.44
Erdtmann, Fredk W—H C Ibbotson.....36.97
Frank, Louis J—A H Lea et al.....72.28
Garlick, Jacob—City Bank of Bayonne...312.96
Georgi,* Constantin—I Georgi 241.01
Griffiths, Ruth L—A F Lewis 36.40
Hamburger, Max—J Myaskovsky.....105.00
Holt, Wm H C—Fredk Loeser & Co.....27.57
Keck, Chas—R J Stein 47.66
Lambert, Albt J—Caroline Peth & ano...129.05
Lee, Eveline R T Whalen & ano.....230.79
Leifheit, Wm—H Leifheit 800.00
Lepofsky, Benj & †Mary—Wexler Realty & Constn Co 38.40
Locken, Thos—R Mesard 22.40
McCue, Jennie—E F Higgins 380.40
Mears, Elmer E United Motor N Y Co... .....1,300.00
Rector, Nellie—Jessie E Pruden.....79.19
Reilly, Jno F—Press Publishing Co.....174.91
Ruggiero, Frank—S B Elood as President American News Co 29.52
Segelcke, Theo F—A Treadwell.....344.18
Schultz, Geo & †Jane—F Arcara 29.40
Simmons,* Geo Isabella Georgi.....638.02
Simon, Jacques—I Katz 662.77
Van Wart, Harold—Gustaf Adolf Realty Co. 34.40
Williams, Ernest—J Plunkett & ano.....97.90

CORPORATIONS.

Advance Elec Co—J H Parker 87.41
Aronson Realty Co—Albt J Dowdeswell Co. 468.73
C W Weddle Co—H C Ibbotson.....157.94
Georgia Bldg Co—Manhattan Holding Co.267.53
Societa di Mutuo Soccorso Santa Maria Della Libera dei Citladini Pietrelciner—D Sassano 63.40

APRIL 8.

Berwick, Isabella—Kath Martin 1,095.50
Budd, Frank W—A Ehlers 374.10
Brennan, Patk—Howard & Fuller Bwg Co..29.88
Congdon, Edw P—J Press 27.35
Clahane, Jas—City of N Y 129.33
Cambria, Jno—McCormack, Hubbs & Co.549.26
Duberman, Jacob—S Mantel & ano 92.81
Darssen, Abe—same.. .. ..92.81
Desmond, Frank—M F McPartland 287.90
Dresel, F E Paul—Mechanics Bank 319.71
Freitag, Herman—Bogart Flour Co.....90.15
Gallagher, Jno J—S G Condit.. .. ....208.00
Greenstein, Meyer—Seelig Bros 938.08
Hadden, Arthur W—Mechanics Bank....319.71
Horn, Geo, Jr, doing business as "The Whip"—S Goldstein... ... ...243.16
Hough, Edw H—J L Arneberg 197.66
Hemmie,† Frank—J Popper et al 51.76
Hyde, Louise M—Louise M Blackburne ..365.99
Jacowitz, Ray & Zellac—State Bank 61.20
Kennedy, Jas—H J Feasted 100.20
Leo, Vincenzo—L R Pettinati 59.43
Laws, Geo H—P R Jennings et al 384.37
Levinson, Harry M—S Lipschitz et al ..27.15
Mitheu, Wm—Chas E Ring Iron & Steel Co. 107.82
McIlvaine, Perry H—J P Mueller Co 66.30
McAleese, Mary—Wittemann Bros 274.23
Mochover, Ralph—S Mantel & ano 92.81
Morgan, Gwendolyn L—Marion H Seixas.... .....812.97
Passaro, Tony—Josephine Pane & ano 44.62
Price, Augustus M as extrx, &c, Jno N Smith —O J Gude Co.. .. ..25.56
Rogers, Howard J—A C Smith 739.57
Rosenberg, Rudolph—B Moore & Co.....41.74
Roufberg, Morris—Phenix Cheese Co 42.11
Schening, Clara—L Frisse 99.90
Silverman, Saml—W Cohn 59.79
Smith, Wm S—Danziger Painting Co 85.97
Utz, Emma—H Taylor 314.75
Weber, Marie A L—Wittemann Bros 274.23
Weiss, Harry D Alpert 59.15
Weinstein, Sam—same.. .. ..87.40
Zasleff, Louis L, doing business L L Zasleff & Co—G Befeler 63.40

CORPORATIONS.

A C Winfield Pump Machine Co—Patterson Bros... ... ...43.41
Bedford Auto Renting & Repair Co—H Kristal. 85.00
B H R R Co—Mary A Shea 100.00
Same H C Williamson 882.91
Greenpoint Taxi Cab Co—Chicago Pneumatic Tool Co... ... ...66.90
Lefferts Constn Co—C Motekewicz.. .. ..369.20
Watkins Stone Bldg Co—Block & Greenberg Lumber Co... ... ...53.29

APRIL 9.

Aronowitz, Saml—H B Claflin Co.....60.42
Barth, Geo M—Livingston Natl Co.....76.72
Becker, David or Daves—H Shames.....27.40
Butcher, Jacob S—City of N Y.....101.47
Black, Lazarus & *Harry, doing business as L Block & Son—Colwell Lead Co.....747.69
Blumenfeld, Hinder & Sam—Union Bank...28.25
Blumenfeld, Hinder—same 51.90
Bockroth, Henry J Faizle.....5,185.78
Buttelman, Robt T same.....5,185.78
Carbone, Natale—Holbrook, Cabot & Rollins-Corp. 118.03
Citrone, Abr—S Katz & ano.....29.89
Cooney Jas B—Graff Furnace Co.....30.40
Clark, Walter B—B M Wallace & ano....295.23
Curley, Rosanna—M R Mullins & ano (infants) 3,202.60
de Leopold, Ludwig—G C Hall & ano.....72.21
Dickson, Alfred C—E N Wetzlar.....75.80
Director, Max—Union Bank.....51.90
same—same 28.25
Fein, Saml—J H Willey.....206.70
Feldman, Frank—Kirkman & Son.....39.71
Fecnaughty, Hugh E J Gillies.....37.38
Geide, Chas—D Bernstein & ano.....55.65
Glass, Sigfried or Saml—J M Morris, Jr..974.27
Gurski, Jos—S Paul & ano.....163.40
Gelhardt, Jno H, Jr—Adelphi College.....46.75
Heatley, Geo W—A Mackenzie.....2,138.89
Holzer, Jacob—J Stern & Sons (Inc).....92.73
Huelser, Paul J—G C Hall & ano.....72.21
Jensen, Mauritz—Rohe & Bros.....85.43
Kutzing, Wm—D Bernstein & ano.....55.65
Lubita, Leonard—M Hendel.....75.50
Levine, Jacob—A Orently & Co.....98.16
Lugt, Geo—Geo F Moore (Inc).....60.17
Lundy, Fred—H W Rohde.....123.90
Merrick, Ernest, doing business as Merrick Fireproofing Co—E T Burrowes Co.....75.10
Meyer, Jno H—Anna M Miltenberger....642.00
Monahan, Hugh V—K Zimmerman & ano.249.36
Miller, B Perry—Peerless Heater Co.....503.66
Nicholls, Wm H—Diamond Rubber Co....96.74
O'Connor, Danl—A Dolowitz.....27.75
Pinkham, Paul F—Camilla Clark.....209.22
Polatchek, Minnie & Isaac—Union Bank..260.67
Rice, Louis—J Winderman & ano.....42.79
Riley, Nicholas S—Eva Seifert.....525.65
Shriver, Jos—E Kahlmann & ano.....487.60
Soden, Frank B—K Bohuny.....431.14
Sprey, Adolph & Ray—M Bair & ano.....152.12
Steinmetz, Bertha—Ferd Munch Bwy.....145.10
Schunerman, Elsie—Eureka Silk Mfg Co..433.47
Somerville, Edw L—Kath Murphy as admtrx 164.46
Tonkonogy, Geo—I L Kleinfield.....407.40
same—same 27.10
Thompson, Jos—Camilla Clark.....209.22
Williams, Saml J—A P Avery.....2,557.70
Angelo Constn Co—W Knauth et al....735.74
Builders Trucking & Material Co—Hudson River Bluestone Co.....512.32
McFerran Bldg & Realty Co—A Belmont & ano 200.80
Illinois Surety Co—same.....200.80
Pan-American Mercantile Co—G C Hall & ano 72.21
Union Poultry Co—J W Norris, Jr.....726.85
Victor Holding Co—D Infantina.....62.42

SATISFIED JUDGMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

APRIL 5.

Asch, Jos J; 1912—same 98.12
Cuce, Frank; 1912—F Eckenroth & Son, Inc. 122.98
Dunn, Robt L; 1913—F Trenhoim 138.41
Fairchild, Chas; 1913—S Boyc.....1,289.18
Geracci, Francesco & Angela; 1912—M Megna. 152.91
Gerson, Robt, Louis C Jacobson & Saml Jacobson; 1912—M Blanck et al.....106.89
Gerson, Robt, Louis C Jacobson & Saml Jacobson; 1912—M Blanch et al.....106.89
Joseph, Sol J; 1913—A Joseph. 108.30
Morse, Perley; 1913—W N Cushman.....116.86
Neville, Michl; 1910—T Herbert.....487.09
¹Paper, Abr & Frances S Fishmann; 1913—People &c 1,000.00
¹Stallo, Edmund K; 1911—T M Hodgens.9,661.23

CORPORATIONS.

Barrett Co; 1913—A Meier 69.99
C Weinberg & Co; 1913—B Weisman.....75.62
Jas R Senior, Inc; 1913—P Mochlowitz.3,692.25

APRIL 7.

Augenblick, Saml; 1911—B Levey 26.76
same; 1912—A Rubinger.. .. ..272.17
same; 1911—L Bayles.. .. ..876.21
Baker, Annette G; 1913—Warren M Lincoln Co... ... ...125.85
Boyle, Kath; 1912—W McDonald et al ..70.91
Deere, Mary; 1911—F J Spleidt.. .. .... 95.39
Hauf, Hugo J; 1911—G A Newgold.....447.37
Hofferman, Morris; 1904— I Seigel.....161.91
Joline, Adrian H & Douglas Robinson recvrs; 1913—G M Russell.. .. ..7,500.00
same; 1913—B Sullivan 1,180.72
same; 1913—J Hassall.. .. ..1,135.52
same; 1913—H Hassall.. .. ..440.68
Joline, Adrian H & Douglas Robinson recvrs; 1913—S M Meek.. .. ..250.00
same; 1913—H W Little 3,143.53
Neuman, Edw S; 1912—"Hillmans" 780.19
Nieberg, Chas, Benj, Saml Augenblick & N & S A Constn Co; 1912—J E Fink & Bro..312.80
O'Neill, Mary; 1913—Alema Realty Exchange Co... ... ...1,015.50
¹Stallo, Edmund K; 1913—T M Hodgens... ... ...11,897.13
¹Sullivan, Cornelius & Natl Surety Co; 1913—People, &c.. .....1,000.00
Wagner, Jos; 1911—C Rutzer et al 723.56
Wagner, Jos; 1911—Olin J Stephens, Inc.. .....148.02
²Wolper, Max; 1909—L Landsberg.....328.99
Wittikind, Adam & Wm; 1911—R E Wolf et al 137.19
Same; 1911—Same 136.81
Same; 1911—Same 137.43
Same; 1911—Same 136.81
Flavius Impt Co, Salvatore Casolora & Angelo Fatany; 1913—North American Wall Paper Co 133.21
Lang Contracting Co; 1912—A Lederer..174.41

APR. 8.

¹Bonacci Dominick; 1913—Bway Trust Co 13,740.99
Burnstein, Maurice J; 1912—F Schlesinger 374.65
Buss, Louis C & Wm Wanner; 1912—Nassau Finance Co 501.95
Conroy, David J; 1912—Clement & Restein Co 29.41
Boura, Walter, Christian Deneke, Wm Rapp Jr & Jno F Linton; 1911—Thos G Knight Co 283.41
Cahn, Donald C; 1912—J Quinn 2,661.81
same; 1912—same 77.56
Ellis, Jno W; 1912—Bayer McConihe Co..191.74
Ferrar, Antonio, Pasquale Miele & Jos Morrone; 1913—M Miller et al 5,039.05
same; 1913—same 5,039.05
Forrester, Jas; 1912—Guar Trust Co of N Y 195.94
Firestone, Chas; 1909—Title Ins Co of N Y 241.03
Goldstein, David; 1913—A Kuflik et al....282.55
Heindl, Hermine; 1913—W Whewell....120.88

Satisfied Judgments, Manhattan & Bronx (Con-

Herbert, Aug & Chas W; 1913—I Krulewitch 141.54
Joline, Adrian H & Douglas H Robinson; 1913—W H M Neill 100.00
Lowitz, Julius M; 1913—J L Miller....598.67
Lowitz, Julius M; 1902—L J Miller.....360.05
Meyerowitz, Fred; 1913—United Dressed Beef Co of N Y 573.73
McSweeny, Austin; 1909—Eklyn Heights R R Co 155.18
Schuster, Max; 1912—H S North 239.06
Schaefer Rudolph L; 1912—N Y Edison Co....59
[3]Schneider, Pinkus; 1913—H Katzen 375.52
same; 1912—L F Schwartz 27.96
same; 1911—J Alexander 194.37
Stoloff, Julius & Morris Kronovet; 1913—S Gross et al 49.41
Wolf, Jas S & Leopold Shenfield; 1913—J H Keller 479.43
Weingart, Sol; 1911—M A Isaacs et al 88.86
Annex Homes of N Y City, Inc; 1913—N Handman 52.41
same; 1913—J O McWalters 72.96
Benclare Constn Co & West Side Mason Contracting Co; 1912—Sanitary Fireproofing & Contracting Co 283.14
Benclare Constn Co; 1913—N J Terra Cotta Co 324.78
D Vella Realty Co; 1912—City of N Y....58.55
Mutual Transportation Corpn; 1913—C Werner 201.27

APRIL 9.

Allen, Jas F; 1912—Guardian Trust Co of N Y. 79.98
same, 1910 same..... 112.12
Brantingham, Guy S; 1913—A E Stilger..114.00
Colmes, Gus; 1912—F Herzog.....357.90
Feldman, Israel & Jos Stein; 1913—People, &c. 100.00
Feldman, Israel & Benj Harris; 1913—People, &c. 100.00
Hitchings, Benj S, Inc; 1913—Barker Bond Lumber Co. 165.30
same; 1913 same 165.30
Lowinger, Jos & Rober Kolligo; 1913—B F Piel 170.00
Levine, Jas; 1913—R Fixel.....375.71
same; 1911—E K Bloch..... 127.40
Mulligan, Thos; 1913—G Perlman.....32.65
Perrin, Nicholas & Caeser; 1913—P De Palma 69.68
Rocco, Lucia; 1913—C F Kinsley.....59.41
Roberts, Fred; 1913—Van Wyck Ferns..579.34
Rothenberg, Ludwig; 1912—O'Neill Adams Co. 142.80
Schaefer, Louis J; 1911—N Y Tel Co....22.04
Sherman, Saml; 1913—S D Harris et al..276.44
Smith, G B Herbert; 1913—T H Lord..274.41
Wellman, Fredk & Mary; 1910—F Schwalbenberg 44.72
Fashion Waist Co; 1913—N Y Tel Co.....27.83
Goble & Cohen; 1913—City of N Y.....553.05
Highlawn Estates & Impt Co; 1913—F S Loreto 689.94
Union Transfer & Storage Co; 1913—M Lund 49.65

APRIL 10.

Ahsman, Harry, Alex Burkhart, Geo W Olivitt, Henry A Richmond, Isaac L Coutant, Chas Soltan, Richd S Baker, David Lippman, Saml A Lippman, Milton Lippman, Chas H Patterson, August Borchers, Saml Mantel, Abr Washor, Saml J Kornblum, Wm Kornblum, Kings County Refrigerating Co, Robt W Dixon, Robt N Dixon, J H Schneider & Co, Lena Hamburger, Michl Leiberman, Claudius C Phillips, Jno Nix & Co, Geo Allison & Co, Bernard Abel, Jos B Smith, Parker W Holden, B W Rowe & Co, Jno Pirung & Co, Theo W Johnson, Wm W Farrell, Stephen H Davenport, Howard O Lente, Jos Reid, Henry Brantigan, Claus H Bahrenburg, Wm H Bahrenburg, Henry Bahrenburg, Edw Bahrenburg, Cas C Bahrenburg, Walter E Cochran, Theo L Turney, Herbert Burlew, Frank Couch, August Beirman, J & G Lippman, Herbt G Furman & Co, Jno W Pfeiffer, Geo W Judd, Jennie G Kennett, Jno E Voorhees, Thos P Wallace, Isaac Lowenthal, Horace B Hanson, Jno Blackburn, Jno W Rochton, Geo F Fish, Abr Roenbloom, Luhr Horstmann, Louis Mecklenburg, Casper Herold, Harry A Mangels, Geo H Rivenburg & Jas A Richardson; 1913—F C Stanhoff.....costs, $8.60
Cohen, Elias A; 1913—Title Guar & Trust Co 71.63
Farrell, Kate F; 1912—E V Durkee.....102.63
Johnson, Jos H; 1913—C Pitmar..... 238.63
[4]Lehmaier, Jas M, Bernard N Schwartz, Henry J Schwartz, Jos L Gutterman & Annie Schwartz; 1907—M Krauss 234.01
Ross, Chas B; 1913—M M Hamilton 38.13
O'Connor, Maria; 1912—S Abramowitz 36.72
Powell, E Forest; 1911—L B Fuller et al.348.58
Rosofsky, Abe & Mary; 1912—M Levine et al 119.65
Salomon, Maurice & Saml; 1913—W J Farrell Co, Inc. 133.27
Staheli, Jacob; 1912—H Mindlin et al....81.03
Skinnson, Thos; 1896—David Mayer Brewing Co..... 76.92
[5]Small, Lucy; 1909—C J Hoffman et al ..122.84
Von Osterman, Hedwig; 1909—G K Brennan. 765.62
Von Hagen, Lowell; 1912—J Katzenbone258.52
Witte, Herman J; 1912—W Katz.....68.00

CORPORATIONS.

Bankers Surety Co; 1913—Suburban Improvement Co;..... 71.78
same; 1912—same 5,326.11
Manhattan Electric Supply Co; 1913—Madison Square Prop Inc 231.91

APRIL 11.

Baar, Rudolpf F; 1912—Tenement House Dept 262.00
Benthan, Edgar & Robt C Corbett—W P Wiggins; 1913 .....1,545.33
Calhoun, Jean; 1913—R Wosselhoff.....67.10
Calhoun, Jean; 1912—R Wesselhoff.....108.13
Dunn, Cath, Alb C Bachman, Johanna Neumann, Louis Wendel, Nich Wondel, Helena Revel & Nich Wendel; 1912—City N Y..70.90
same; 1909—same 46.65
Frankel, Jacob L; 1913—A D Feldstein..74.18
Flesher, Addison B; 1913—B Schulich, Inc.. ..... 112.41
Hencken, Wm F; 1913—Investors Agency.... ..... 3,172.31
Katz, Herman; 1912—L H N W Co.....363.66
Lapidus, Saml & Michl; 1912—H Sommerfield et al 80.40
Lotze, Emily & Marie; 1913—A Seidman..851.51
Ohl, Edw C; 1912—H W Lichtenstein....205.66
Paris, Jno W; 1913—Investord Agency.3,172.31
Roberts, Walter S; 1912—Bruhl Bros & Co 1,944.57
Rosencrantz, I Bertram; 1911—X Levy.1,531.06
Russ, Herman; 1911—W Simon.....381.81
Russ, Herman; 1911—W Ettingon.....1,291.97
Stevens, Annie; 1909—M Alexander.....114.07
[4]Stafford, Edw; 1911—M R Washburn et al. 540.25
same; 1911 -same 179.40
Talcott, Fredk L Jr; 1913—S Loebl.....135.33
Wightman, Orrin S; 1909—R J Algie....734.82

CORPORATIONS.

Geo A Kessler & Co; 1913—N Wolff.....118.68
Rudolf Laenger Co; 1913—Silverberg Import Co 184.64

Borough of Brooklyn.

APRIL 3.

Falcone, Maria; 1904—P Falcone 282.75
Goodrich, David H; 1913—Susan Corr..1,469.56
Lerner, Isidor; 1908—N F Palmer (vacated) 95.51
Kantrowitz, Isaac & Abr Kaplan; 1908—B O Levine 113.71
Krmko, Wm H & Jacob; 1912—I M Ullman et al..... 190.66
[3]Levingson, Barnet; 1908—A H Simon ..704.30
[3]same; 1909—Germania Savings Bank.747.83
[3]same; 1907—A Weinstock 277.50
[3]same; 1908—M Schendel & ano ..353.20
[3]same; 1908—Sarah Helman 324.90
[3]same; 1907—N Langler et al 344.47
[3]Levingson, Barnet; 1909—Germania Savings Bank.. ..... 661.35
Manahan, Thos C & Emma J; 1910—G H Cook & ano..... 1,337.89
Marvin, Martha (infant) by Eliz; 1912—O C Stackhouse..... 94.43
Pitbladdo, Grant R; 1913—W L McIntosh as exr, &c, Danl L McIntosh 284.79
Rahinsky, Annie & Morris, Esther & Elias Brown, Max Greenberg & wife; 1912—E F Gross..... 733.40
[1]Simonetti, Thos; 1912—City N Y.. .. ..260.00

CORPORATIONS.

C I & Bklyn R R Co; 1913—Ellen Kinnelly.. ..... 1,235.60
Illinois Surety Co; 1910—C Russo.....308.43

APRIL 4.

Byrnes, Eliz E; 1913—Cath Clarke 350.00
Haight, Geo F; 1912—M F Marlborough ..129.56
Loew, Leopold; 1913—C P Blaney....1,196.53
Merwin, Geo P; 1913—Margt Robertson ..90.15
same; 1913—same 86.19
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same; 1911—same 225.15
Reilly, Edw J & Geo A Eastman doing business Bethel Garage; 1911—P J McAuley 107.25
Restivo, Angelo; 1913—B R Duncan 121.40
Saul, Louis; 1911—Geo A Rice Co.. ....279.90

CORPORATIONS.

Union Photographique Industrielle Establissements Luniere & Jougla Reunis (a corpn); 1912—Louis Miller 12.40
Manor Realty Co; 1909—G W Egbert.. ..93.35
same; 1913—same.. .. .. 123.05

APRIL 5.

Donovan, Florence G & Michl J Lane; 1911—A Hunter... ..... 1,062.29
[3]Quirk, Louis; 1909—W J Schoenberger et al 123.64
[3]same; 1908—W W Boig & ano 35.92

APRIL 7.

[1]Apatow, Morris; 1913—City of N Y.. ..260.00
Davis, Edwin A; 1913—Maria L Davis..99.85
Dillenberg, Rhinehardt A; 1913—P Aprill & ano 37.43
Kraslow, Walter; 1912—A Anrow (release) 834.97
Miller, Eugenie A; 1913—Barbara Lutz..3,362.82
[3]Samowitz, Saml & Morris Schnitman; 1911—J H Werblovsky..... 2,582.61
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[1]Stratton, Gilbert M; 1912—City N Y....260.00
[1]Tiktin, Rachel; 1913—City of N Y.....260.00
[1]Wilensky, Max; 1911—City of N Y.....260.00
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APRIL 8.

Anderson, Minnie; 1911—Nassau Elec R R Co 288.16
Belfer, Julius S; 1913—G D Richardson ..26.42
[1]Bertani, Dominick; 1912—State N Y....300.00
Enright, Richd E; 1910—T A Bingham..59.11
Freifeld, Harry, Andreas Bach & Babetta Bach; 1912—J Barudio.. .. ..393.38
Geracci, Francesco & Angela; 1912—Marici Megna.. .. ..152.91
Martin, Jas A; 1911—Otto Huber Bwg..357.58
McSweeney, Austin; 1909—B H R R Co..155.18
Neville, Michl K; 1910—T Herbert 487.09

CORPORATIONS.

Parkside Court Realty Co; 1913—Bklyn Builders Supply Co.. .. ..65.08
same & Massachusetts Bldg & Ins Co; 1913—Ward & Williams.. .. ..187.50

APRIL 9.

[1]Birnbash, Adam & Jno Wiesenfarth; 1913—Eugene Sherk as recvr 143.97
Cohen, Wolf; 1912—D Rosenson 26.11
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[3]Goldberg, Kalman; 1912—I Waxman....419.40
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Lowinger, Jos & Robt Kolligs; 1913—B F Piel 170.00
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Wollin, Wm F; 1913—F Mills & ano..132.12
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same; 1913—Emilia Zengel as gen guard Rose Z Dorsey 68.32
Benj G Hitchings (Inc); 1913—Barker Bond & Lumber Co.. .. ..165.30
same; 1913—same 165.30

[1]Vacated by order of Court. [2] Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

SALE OF CORN'S PROPERTIES.

Committee for Bond Holders Bid in the Entire Holdings.

The seven large leasehold properties that were improved by the Improved Property Holding Co., of which Henry Corn was president, were offered in foreclosure in Part 7 of the United States District Court in Manhattan yesterday. Modern office buildings comprise the improvements, all of which were erected during the last 10 years. The committee of the bondholders bid in all the properties for the total sum of $300,000. There was no competition. The properties were offered as the result of a decree against the Equitable Trust Co., as trustee for the bondholders' committee to recover various amounts agregating $640,000. Joseph P. Day was the auctioneer.

The properties included 43 to 47 West 33d st, a 6-sty building on plot 63.1x98.9, leased in 1906 from Austen G. Fox and having 14 years to run; the 12-sty structure known as the McCutcheon Building at 341 to 347 5th av, near 34th st, on plot 79x95, leased from the Chanler estate in 1906, and having 14 years to run; the 11-sty building 320 and 322 5th av, northwest corner of 32d st, on plot 99.9x123.6, leased in 1904 from the late Mary Bell, and having 12 years to run; the 4-sty building 1161 to 1175 Broadway, northwest corner of 27th st, on plot 136x87.8 leased in 1910 from the Henry M. Schieffelin estate, and having 14 years to run; the 11-sty building 84 to 90 5th av, northwest corner of 14th st, on plot 103x100, leased in 1903 from the Van Buren estate, and having 10 years to run; the 10-sty building at 110 and 112 5th av, northwest corner of 16th st, leased in 1903 from the Ogden Goelet estate, and having 10 years to run, and the Bryant Arcade, a 7-sty building at the northeast corner of 6th av and 42d st, on plot 208x100.5, leased in 1906 from the Hoffman estate, and having 13 years to run. Each parcel was to be offered separately, then in any combination that a qualified bidder might desire, then as an entirety, the highest total to take the property.

S. F. Carstein, of Carstein & Linnekin, who bid for the bondholders' committee, had no competitors. For the 33d st parcel and the McCutcheon Building $40,000 each was bid; for 320 5th av, $30,000; for the Bryant Arcade, which was offered last, $50,000, and for the other three parcels $1,000 each, this making a total of $163,000. Mr. Carstein then elected to make one bid of $298,000 for five of the seven parcels, excluding 84 to 90 5th av and 110 to 112 5th av. For these five parcels the single bids had aggregated $161,000. No bid for the property in its entirety was received, so that Mr. Carstein's bid of $298,000 for the five parcels plus $1,000 each for the other two took the property. A good many persons seemed to expect that the Bryant Arcade would be bid for by Stern Brothers, whose new building it adjoins, but that firm did not bid.

First Results of New Subway Contracts.

The first results of the signing of the new subway contracts will be seen within a few months in the opening for temporary operation of the Steinway Tunnel, under the East River, and the Centre Street Loop Subway in Manhattan. Operation of the Steinway Tunnel will prove a great benefit to the people of Queens Borough. The tunnel, which runs under the East River from 42d street, Manhattan, to Long Island City, has been completed for nearly five years, but has never been operated because the company had no valid franchise for its use. Under the Dual System contracts the tunnel was sold to the city and became a part of the city's rapid transit system. It will be operated as a part of that system by the Interborough Company. Eventually it is to be extended in Manhattan westward to Times Square and in Queens northeasterly to the Queensborough Bridge Plaza. Pending the completion of these extensions the contracts provide for temporary operation, and this will probably be effected by the use of trolley cars with free transfers to and from the existing subway at the Grand Central Station.

A large portion of the travel to and from Brooklyn will be benefited by the temporary operation of the Centre Street Loop Subway. This subway connects the Williamsburgh, Manhattan and Brooklyn Bridges, and as soon as connection can be made with the tracks over the Williamsburgh Bridge Brooklyn elevated trains, which now discharge their passengers at the Manhattan end of that bridge, will be brought through the subway down to the City Hall. There are stations at the Bowery, Canal street and Chambers street, so that many passengers who now have to pay an additional fare to get down town from the Williamsburgh Bridge will be enabled to travel without change of cars to their destinations.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2352 New York, April 12, 1913 (41) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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Centre Market pl, 1.
Cherry st, 369-73.
Cleveland pl, 7.
East Broadway, 113.
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Hamilton pl (es), 1988-152-154.
Leroy st, 30.
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57th st, 530-40 W.
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72d st, 424-8 E.
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95th st, 47 W.
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68th st, 66 W.
75th st, 105 W.
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95th st, 137 E.
102d st, 244 W.
109th st, 132-8 W.
120th st, 315 W.
121st st, 127 E.
125th st, 316-20 W.
Columbus av, 27.
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 4, 5, 7, 8, 9 & 10.

Barrow st, 1-2, see 4th, 193 W.

Broome st, 431 (2:473-17), ss, 25 w Crosby, 25x103, 4-sty bk loft & str bldg; A$38,500-41,000; also BROOME ST, 433 (2:473-16), ss, 50 w Crosby, 26x101x26x102, 4-sty bk loft & str bldg; Forrest Kaldenberg et al to Chas Newman, 538 W 105 [150]; B&S; mtg $63,500; Apr3; Apr9 '13; A$40,000-43,000. O C & 100

Broome st, 433, see Broome st, 431.

Broome st, 582 (2:578-82), ns, 127 e Hudson, 25.6x84.3, 3-sty bk tnt; Jno M Willis to Rose R & Alice E Willis, 582 Broome; mtg $7,000; Apr1; Apr5'13; A $11,500-12,500. nom

Cannon st, 10 (2:326-4), es, 125 n Grand, 25x100, 5-sty bk tnt; Fannie Werner to Saml Werner, 316 W 94; AL; Apr4'13; A $15,000-29,000. nom

Centre Market pl, 1 (2:471-1), es, 72.3 n Grand, runs n17.5xe36.2xn4.1xe22.8xs21.6 xw58.10 to beg, 3-sty bk tnt & str; Mary L Cassidy to Diedrich Knabe, 863 West End av; Apr4; Apr7'13; A$6,500-7,000. O C & 100

Cherry st, 369-73 (1:259-12), swc Gouverneur (No 71 on map 59-71), 69.6x65x 71.2x68, 5-sty bk loft & stable; London Realty Co to Harry Blauner, 118 E 112; AL; Mar31; Apr10'13; A$36,000-40,000. O C & 100

Cleveland pl, 7 (2:481-4), sec Kenmare (Nos 98-108), 17.5x98.3x1.6x99; vacant; Jno H Bodine to Mortimer L Fisher, 238 W 106; mtg $15,000; Feb16'12; Apr10'13; A$17,500-17,500. O C & 100

Cleveland pl, 7; Pincus Lowenfeld et al to same; QC; mtg $15,000; Mar31; Apr10 '13. nom

Cuylers alley, nwc Front, see Front, 56.

East Broadway, 113 (1:282-21), ss, abt 48 w Pike, 23.2x85, 4-sty bk tnt; Christina Staudt to Fredk W Huber, 113 East Bway; QC; Mar14; Apr7'13; A$21,500-26,000. nom

Front st, 56 (1:32-28), nwc Cuylers alley, 18.7x84.7x18.7x84.10, 5-sty bk loft & str bldg; 35 & 37 Frankfort St Co to County Holding Co, a corpn, 100 Bway; mtg $28,-000 & AL; Apr7'13; A$18,000-30,000. nom

Gouverneur st, 71 on map 59-71, see Cherry, 369-73.

Grand st, 50, see Greene, 162-8.

Greene st, 162, see Greene, 162-8.

Greene st, 162-8 (2:523-3-6), ses, abt 175 s Bleecker, 99.8x100x99.5x100, except Greene st, 162, es, 124 n Houston, 36.10x100 x36.7x100, 3-5-sty bk loft & str bldgs; A $100,000-150,000; also GRAND ST, 50 (2:-476-81), nwc West Bway (Nos 338-42), 28x 60, with strip adj on w 0.4x60, 5-sty bk tnt & strs; A$23,000-28,000; also WHITE ST, 20 (1:191-5), ns, 200 e West Bway, 25x100, 6-sty bk loft & str bldg; A$28,000-45,000; Isabella Mandel et al TRSTES Leon Mandel to Isabella Mandel, 3409 Michigan av, Chicago, Ill; 1-3 pt; QC; AL; Feb19; Apr 5'13. nom

Hamilton pl (7:1988-153-154), es, 162.10 n 136th, runs n54.2xe28.2 to ws old Bloomingdale rd xe10.11 cl said rd xsw49 xw 55.1 to beg, vacant, with all title to gore adj above if any on nec bounded as follows: begins 199.10 n 136th & 28.2 e Hamilton pl, runs e11 to cl said rd xs 1.1xw 10.11 to beg, & all title in said rd; Louis V O'Donohue et al to Domain Realty Co, a corpn, 115 Bway; B&S & C a G; Apr 10'13; A$16,500-16,500. O C & 100

Hamilton pl (7:1988-152), es, 135.8 n 136th, runs ne27.1xe40.10 to ws old Bloomingdale rd xe14.2 to cl said rd xsw23.7xw 63.1 to beg, with all title to any strips or gores adj; vacant; Hannah V C Bassett to Domain Realty Co, a corpn, 115 Bway; C a G; Apr10'13; A$9,500-9,500. O C & 100

Kenmare st, 98-108, see Cleveland pl, 7.

Lafayette pl, 9-11, see Bway, 692-4.

Lafayette st, 384-8, see Bway, 692-4.

Leroy st, 30 (2:586-8), ss, 281.3 w Bleecker, 18.9x80, 2-sty & b bk dwg; Ephraim Buchwald to Stephen H Jackson, 134 W 131; mtg $8,500 & AL; Apr7; Apr8'13; A$7,500-8,000. O C & 100

Lewis st, 185-7 (2:360-62), nwc 5th (Nos 819-23), runs w113.10xn96.2xe22x47.6xe85 to ws Lewis xs48.9 to beg, 7-sty bk loft & str bldg; Reliant Holding Co, a corpn, to Wm Jacobs, 517 W 113; B&S; AL; Apr 7; Apr8'13; A$40,000-95,000. O C & 100

Lewis st, 185-7; Wm Jacobs to Directors Realty & Holding Co, a corpn, 160 Bway; B&S; AL; Apr7; Apr8'13. O C & 100

Mangin st, 25 (2:322-21), ws, 175 s Delancey st, old line, 25x100, 5-sty bk tnt; R Willis Heard to Jennie Smadbeck, 30 W 90; mtg $12,250; Mar25; Apr4'13; A$11,000-17,000. nom

Mangin st, 25 (2:322); Jennie Smadbeck to Edw Gottheimer, 121 W 105; mtg $12,-250; Mar31; Apr4'13. nom

Mangin, 25; Edw Gottheimer to Home Guardian Co of NY, a corpn, 45 W 34; mtg $13,250; Apr1; Apr4'13. nom

Market st, 92-8, see Water, 433.

Mercer st, 113-15 (89-91) (2:499-30-31), ws, abt 150 n Spring, 50x100, 2-5-sty stn loft & str bldgs; Luas Realty Co to Improvers Land Co, a corpn, 111 Canal; mtg $82,000; Mar31; Apr4'13; A$50,000-92,000. nom

Prospect pl, 2 (5:1333-18), nwc 40th, 18.6x75, 3-sty & b stn dwg; Susan K, wife J Louis Schaefer, to Jos P Grace, at Great Neck, LI; mtg $20,150; Apr1; Apr10'13; A$4,000-6,500. O C & 100

Rivington st, 92 (2:411-36), ns, abt 75 e Orchard, 25x75, 5-sty bk tnt & strs; A $20,000-30,000; also 113TH ST, 19 W (6:-1597-28), ns, 229.6 w 5 av, 15.6x100.11, 3-sty & b bk dwg; Abr Geizler, individ & as heir Jas Jacobs, to Saml Geizler, 1884 7 av; AT; AL; Apr8'13; A$9,000-10,000. O C & 100

Stanton st (2:334), ss, 125 w Columbia, runs s58xw0.1½xn58 to st xe0.2½ to beg, being a strip covered by w wall of 263 Stanton; Simon Blyn to Max Goldberg, 60 2 av; QC; Apr1; Apr8'13. nom

Thompson st, 240 (2:538-30), es, 90 n 3d, 19x47.10, 3-sty bk tnt; Wm S Johnson to Elena Realty Corpn, 60 S Washington sq; mtg $7,000 & AL; Apr1; Apr9'13; A$6,500-8,500. **9,000**

Washington st, 653 (2:630-3), es, 48.11 n Christopher, 17.3x60, 3-sty bk tnt & str; Dora Millheiser to Betsy Rosenstein, 1546 2 av; AL; Apr1; Apr10'13; A$6,500-8,500. O C & 100

Water st, 433 (1:249-44), sec Market sl (Nos 92-8), 26x80, 5-sty bk tnt & strs; Jas A Foley ref to J Frederic Kernochan, 862 Park av & N Y Life Ins & Trust Co, 52 Wall, as committee Estate of Marie Marshall; FORECLOSED & drawn Apr4'13; A $20,000-33,000. **27,500**

White st, 20, see Greene, 162-8.

1ST st, 36 (2:443-60), ns, 132.8 e 2 av, 24.2x51.2x24.11x56.1, 5-sty bk tnt & strs; Mary Green to Max Green, 150 Rivington; [care Hiram Tobes, prest, 100 Bway]; mtg $16,000; Apr5; Apr7'13; A$11,000-17,-000. O C & 100

3D st, 69 E (2:445-52), ns, 305 e 2 av, 20x96.2, 4-sty bk tnt; Abr A Levy to Thos H Swartz, City Agent Empire State Surety Co, 629 W 138 [49 Cedar]; QC; given to secure bond for $3,000; June21'12; Apr 5'13; A$16,000-22,000. nom

3D st, 64 W (2:537-19), swc West Bway (Nos 552-60), 25x100, 10-sty bk loft & str bldg; Mary Cavinato to Carrie Moglia at Fort Lee, NJ; AL; Mar28; Apr4'13; A$30,-000-P111,000. O C & 100

4TH st, 2-20 E, see Bway, 692-4.

4TH st, 177 W (2:592-35), es, 257.7 n 6 av, 18x39x19.10x46.8, 2-sty & b bk dwg; Margt Barberie to Ella Bruce, 178 Hamilton av, New Brighton, B of R; Apr5; Apr 7'13; A$5,000-5,500. nom

4TH st, 193 W (2:592-1), nes at ss Barrow (Nos 1-2), runs ne45.3xse1.1xsw49 to 4th xnw27.3 to beg, 3-sty bk tnt & strs; Ray Hyman to Madison Square Mtg Co, a corpn [care Wilber C Goodale, Prest], 265 7 av; mtg $10,000; Ma26; Apr5'13; A$10,-000-12,500. nom

5TH st, 819-23 E, see Lewis, 185-7.

7TH st, 213 & 213½ (2:390-48-49), ns, 249.8 nw Av C, 33.4x97.6, 2 5-sty bk tnts & strs; Edw D Dowling, ref, to Lambert Suydam, 2 E 45; FORECLOS Apr3; Apr7 '13; A$20,000-30,000. **20,000**

8TH st, 55 W (2:572-71), ns, 152.7 e 6 av, 24.11x93.11, 6-sty bk loft & str bldg; Arlington Estates, Inc, to Fannie C Devoe, 140 W 66; mtg $35,000; Apr1; Apr4'13; A $22,000-42,000. nom

9TH st, 722 E (2:378-18), ss, 293 e Av C, 25x93.11, 5-sty bk tnt; Louis E Gluck to Lena Welkowitz, 207 E 15; mtg $27,000; Dec16'10; Apr7'13; A$16,000-23,000. O C & 100

9TH st, 809 E (2:366-60), ns, 101.11 e Av D, 27.10x83, 5-sty bk tnt; Tony Teitelbaum to Lena Fuchs, 7 E 116; mtg $16,500; Apr4; Apr8'13; A$——$——. O C & 100

9TH st, 66-8 W, see 6 av, 110-2.

11TH st E (2:439-pt lot 10), ns, 163 w Av A, 175x206.6 to ss 12th; vacant; Frank C Schlitt to Sol Bloom, 445 Riverside dr; Mar12; Apr7'12; A$——$——. O C & 100

11TH st E (2:439-pt lot 10), ns, 163 w Av A, 175x206.6 to ss 12th; vacant; Sol Bloom to City NY; Mar24; Apr7'13. exch

11TH st, 326 E (2:452-21), ss, 250 w 1 av, 25x94.10, 6-sty bk tnt & strs; Antonio Candela to Raymond Guarini, 1121 Av T, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn; AT; mtg $25,200; Mar13; Apr5 '13; A$17,000-36,000. nom

11TH st E, ns, 100 e 1 av, see 12th E, ss, 100 e 1 av.

12TH st E, ss, 163 w Av A, see 11th E, ns, 163 w Av A.

12TH st E (2:439-10), ss, 100 e 1 av, 350 x206.6 to ns 11th; vacant; TRSTES of St Patrick's Cathedral, in City NY, to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; B&S; mtg $271,000 & AL; Jan18; Apr7'13; A$40,600-40,600. O C & 100

13TH st, 313-15 E (2:455-58), ns, 171 e 2 av, 46x103.3, 6-sty bk tnt & strs; Maria Berliant to Zalel Last, 234 Delancey; mtg $68,500; Apr1; Apr4'13; A$35,000-70,000. nom

14TH st, 329 E (3:921-17), ns, 326 e 2 av, 25x103.3, 6-sty bk tnt & strs; Henry A Friedman, ref, to Rosehill Realty Corpn, [Louis J Levy, prest], 35 Nassau; FORECLOS Mar31; Apr5; Apr7'13; A$17,500-41,-000. **16,500**

20TH st, 332 W (3:743-63), ss, abt 395 e 9 av, 16.7x91.11, 3-sty & b bk dwg; Lewine & Kempner, Inc, to Wm H Carlough, at Douglaston, LI [1328 Bway]; mtg $7,000; Apr8; Apr10'13; A$8,000-10,-000. O C & 100

22D st, 20-6 W (3:823-55), ss, 337.11 w 5 av, 103.10x98.9x103.2x98.9, 16-sty bk loft & str bldg; Henrietta Ingber to Pierre M Brown, 200 Hicks, Bklyn; Reginald D Taylor, 485 Sanford av, Flushing, LI, & Jno P Manning, 40 Franklin pl, Flushing, LI, as EXRS Jno H Taylor, decd; mtg $675,000; Apr1; Apr4'13; A$310,000-755,000. O C & 100

24TH st, 163-5 W, see 7 av, 245-51.

25TH st, 250-2 W (3:774-67-68), ss, 300 e 8 av, 50x98.9, 2-3-sty & b bk dwgs; Henry Hamburger et al to Philip Levey, 258 W 34; mtg $47,000; Apr3; Apr4'13; A $31,000-38,000. O C & 100

31ST st, 18 E (3:860-71), ss, 145.4 w Mad av, 21x75, 4-sty & b stn dwg, 1-sty ext; Sumner Gerard to Hamilton V McCroskery, 33 King av, Weehawken, NJ; B&S; Apr9'13; A$58,500-66,500. nom

34TH st W (3:679 pt lt 1), ss, 225 w 11 av, 25x98.9, pt 1-sty bk storage; also 34TH st W (3:679-pt lt 1), ss, 275 w 11 av, 25x 98.9, pt 1-sty bk storage; Duncan S Ebbitt by Wm Allen GDN to N Y State Realty & Terminal Co, a corpn, 100 E 45; ⅓ pt; B&S; AL; Apr8; Apr9'13; A$——$——. **13,792.50**

34TH st W; same prop; Chrisitana or Christiana S Ebbitt wid & ano to same; B&S; AL; Apr8; Apr9'13. O C & 100

34TH st W, ss, 275 w 11 av, see 34th st W, ss, 225 w 11 av.

36TH st, 415 W (3:734-24), ns, 225 w 9 av, 25x98.9, 4-sty fr tnt & strs & 3-sty bk rear tnt; Magdalena Bittschier nee Palm heir &c of Peter Palm & Johanna C Schwetje decd to Sophia P Dalton, 411 Lincoln rd, Bklyn & Christina Schierloh, 492 E 170; 1-3 pt; AT; Apr8; Apr9'13; A $10,000-12,000. **5,000**

39TH st, 537 W (3:711-12), ns, 275 e 11 av, 25x98.9, 5-sty bk tnt; Otto Wagner to Grace U Una, 1209 Washington, Hoboken, NJ; AL; Apr4; Apr5'13; A$9,000-14,000. nom

39TH st, 537 W; Grace U Una to Jacob Bros Co, a corpn, 539 W 39; mtg $8,000; Apr4; Apr5'13. nom

40TH st, E, nwc Prospect pl, see Prospect pl, 2.

41ST st, 225 W (4:1013-17), ns, 300 w 7 av, 100x98.9, 1 & 4-sty bk school; City NY to Sol Bloom, 445 Riverside dr; Mar 24; Apr7'13; A Exempt-Exempt. exch

44TH st, 203-7 E (5:1318-5-7), ns, 80 e 3 av, 62.6x100.6, 3 4-sty bk tnts, str in 207 & 3-sty bk loft bldg in rear; Gustave E Walter to Lillian Hof, 80 Argyle rd, Bklyn; mtg $33,500; Apr1; Apr7'13; A$25,-000-39,000. nom

45TH st, 315-7 E (5:1338-10-11), ns, 225 e 2 av, 50x100.5, 5-sty bk tnt & strs & vacant; Geo H Orear to Sulzberger & Sons Co, a corpn, 406 E 47; mtg $9,500; Mar28; Apr7'13; A$18,000-24,000. nom

47TH st, 252 W (4:1018-55), ss, 225 e 8 av, 25x100.5, 5-sty bk tnt & strs; Saml & Jacob Liebovitz to S & J Realty Co, Inc, a corpn, 203 W 61; mtg $31,625; Apr8; Apr 10'13; A$30,000-36,000. O C & 100

47TH st, 455 W (4:1057-8), ns, 205 e 10 av, 20x100.5, 3-sty & b stn dwg; Fredk H Kastens to Paul Z Hebert, 331 W 58; mtg $7,500; Apr5; Apr8'13; A$9,500-12,000. nom

52D st, 527 W (4:1081-18), ns, 350 w 10 av, 25x100.5, 5-sty bk tnt & strs; Abr J Benaim to Wm G Gehringer, 309 Brown, Union, NJ; AL; Mar28; Apr4'13; A$9,000-20,500. nom

56TH st, 22 W (5:1271-52), ss, 350 w 5 av, 22x100.5, 4-sty & b stn dwg, 2-sty ext; Emilie W Kerr to Jeannie H Heaton, New Haven, Conn, & Gwendolyn Kuhne, 572 Mad av; B&S; Apr7; Apr8'13; A$63,000-75,000. nom

56TH st, 527-33 W (4:1085-11-47 & 53-54), ns, 393.9 e 11 av, runs w93.9xn200.10 to ss 57th (Nos 530-40), xe150xs100.5xw56.5 xs100.5 to beg, 3-sty bk shop, 2-sty bk stable & fr bldgs of lumber yd; Chas A Christman to Benj S Halsey, at North Paterson, NJ; mtg $50,000; Apr10'13; A $150,000-158,000. O C & 100

56TH st, 527-33 W; also 57TH ST, 530-40 W; Benj S Halsey to Sheffield Farms-Slawson-Decker Co, a corpn, at Hobart, Delaware Co, NY [524 W 57]; mtg $75,-000; Apr10'13. nom

57TH st, 530-40 W, see 56th, 527-33 W.

58TH st, 141-3 E (5:1313-24-25), ns, 95 e Lex av, 50x100.5, 4-sty & b stn dwg & 5-sty bk tnt; Robt Weber to Laura A Weber & Emilie C Keim, 1109 Mad av; AT; QC; Feb21; Apr7'13; A$24,000-56,000. nom

59TH st, 47-51 E (5:1374-28), ns, 140 e Mad av, 50x100.5, 3 4-sty bk tnts & strs; David L Newborg to 49 East 59th St Corpn, a corpn, at 51 E 59; QC & correction deed; AL; Apr3; Apr10'13; A$125,000-175,000. nom

61ST st, 203 W (4:1153-28), ns,92 w Ams av, 27x100.5, 5-sty bk tnt & strs; Saml & Jacob Liebovitz to S & J Realty Co, Inc, a corpn, 203 W 61; mtg $13,025; Apr8; Apr10'13; A$6,500-15,500. O C & 100

61ST st, 207 W (4:1153-26), ns, 146 w Ams av, 27x100.5, 5-sty bk tnt & strs; Jacob Liebovitz to S & J Realty Co, Inc, a corpn, 203 W 61; mtg $13,500; Apr8; Apr10'13; A$6,500-15,000. O C & 100

62D st, 118 E (5:1396-65),, ss, 155 e Park av, 18.9x100.5, 4-sty & b stn dwg; Eugene Aubert to Lena S Aubert, 118 E 62, party 1st pt, reserves life estate; Apr 8; Apr10'13; A$25,000-31,000. O C & 100

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71ST st E (5:1385-57), ss, 25 w Mad av, 22.6x100.5; vacant; N Y Public Library, Astor, Lenox & Tilden Foundations, a corpn, to Henry D Babcock, 20 E 52; B&S; Apr1; Apr7'13; A$80,000-80,000. O C & 100

71ST st E (5:1385-58), ss, 350 e 5 av, 22.6x100.5; vacant; Louisa Van Rensselaer to Henry D Babcock, 20 E 52; B&S; Apr5; Apr7'13; A$85,000-85,000. O C & 100

72D st, 424 E (5:1466-35), ss, 338 e 1 av, 25x102.2, 5-sty bk tnt; Netty Cohn, widow, to Perfection Realty Co Inc, a corpn, 115 Bway [r 1802]; mtg $23,000; Apr1; Apr5 '13; A$9,000-24,000. nom

72D st, 428 E (5:1466-33), ss, 388 e 1 av, 25x102.2, 5-sty bk tnt; Netty Cohn to Perfection Realty Co Inc, a corpn, 115 Bway; [1802]; mtg $19,000; Apr1; Apr 5'13; A $9,000-24,000. nom

74TH st, 15 E (5:1389-10½), ns, 240 e 5 av, 20x102.2, 4-sty & b stn dwg; Jane E S Wilson to Mary M K Wilson; B&S & C a G; July18'03; re-recorded from Nov 11'03; Apr10'13; A$62,000-68,000. nom

74TH st, 15 E; Mary M K Henry (formerly Wilson), wife Franklin S Henry, 15 E 74, to Wolcott G Lane, 353 W 84; B&S; Apr1; Apr10'13. O C & 100

74TH st, 522 E (5:1485-39), ss, 323 e Av A, 25x102.2, 2-sty fr tnt; Hugh Fitzpatrick to Frank Opitz, 132 E 73 [432 E 73]; AL; Apr 5; Apr7'13; A$5,000-5,500. nom

77TH st, 76 E (5:1391-43), ss, 105 w Park av, 25x102.2, 2-sty bk stable; Stuyvesant Fish to Ellen Y Scott, at [17 Reid], Jersey City, NJ; Apr 4; Apr 9'13; A$35,000-43,000. O C & 100

91ST st, S2 W, see Col av, 635.

93D st, 107 W (4:1224-28), ns, 100 w Col av, 17.8x100.8, 4-sty & b bk dwg; Frances B Leigh, at Bridgeport, Conn, & David W Thompson, at Bridgeport, Conn, to Dorothea H Simmons, 119 W 93 [107 W 93]; Mar27; Apr7'13; A$10,500-19,500. O C & 100

93D st, 109 W (4:1224-27B), ns, 117.8 w Col av, 16.6x100.8, 4-sty & b bk dwg; Frances B Leigh to Dorothea H Simmons, 119 W 93 [107 W 93]; Mar27; Apr7'13; A $10,000-19,000. O C & 100

93D st, 250 W, see 93d, 252 W.

93D st, 252 W (4:1240-56), ss, 100 w Bway, 19x100.8, 4 & 5-sty & b bk dwg; mtg $20,000; A$13,000-27,000; also BROADWAY, 2495 (4:1240-52), swc 93d (No 250), 30.5x100x27.7x100, 7-sty bk tnt & strs; mtg $90,000; A$70,000-115,000; also BWAY, 2491-3 (4:1240-53), ws, 125.8 n 92d, 45.4x 100x48.1x100, 7-sty bk tnt & strs; mtg $85,000; A$80,000-140,000; Mary T Donovan to Henry E Coe, at Southampton, LI; Apr1; Apr4'13. O C & 100

94TH st, 314, on map 312-14 W (4:1252-69), ss, 300 w West End av, 75x100.8, 6-sty, bk tnt; Morris Mayers et al to Loft Realty Co, a corpn, 321 W 94; AL; Apr8; Apr9'13; A$62,000-150,000. nom

94TH st, 315 W (4:1253-13), ns, 225 w West End av, 75x100.8, 7-sty bk tnt; Morris Mayers et al to Loft Realty Co, a corpn, 321 W 94; AL; Apr8; Apr9'13; A $62,000-155,000. nom

94TH st, 321 W (4:1253-7), ns, 375 w West End av, 75x100.8, 6-sty bk tnt; Morris Mayers et al to Loft Realty Co, a corpn, 321 W 94; AL; Apr8; Apr9'13; A$62,-000-140,000. nom

95TH st, 47 W (4:1209-14), ns, abt 345 e Col av, —x—, 3-sty & b stn dwg; also bonds & mtg for $24,000 covering 135 E 54th (5:1309); also bonds & mtg for $8,000 covering 2158-60 Prospect av (11:3110); deed of trust; Cath M Harris wid, 47 W 95 to Farmers Loan & Trust Co, a corpn, 22 Wm, in trust for party 1st pt; Mar29; Apr 4'13; A$11,500-18,500. nom

101ST st, 314 W (7:1889-26), ss, 134 w West End av, 17x100.11, 5-sty & b stn dwg; Yetta Greenberg to Fred Wiesbader, 316 W 101; mtg $29,500 & AL; Apr1; Apr4 '13; A$14,400-29,000. nom

105TH st, 221-5 W (7:1877-22-24, ns, 200 w Ams av, 75.2x100.11, 3-5-sty bk tnts; Valentine Hattemer to Mary J Mock, 201 W 101; mtg $66,000; Apr1; Apr4'13; A$57,-000-84,000. O C & 100

113TH st, 19 W, see Rivington, 92.

114TH st, 163 E (6:1642-26), ns, 267.4 w 3 av, 26.4x100.11, 4-sty bk tnt; Frank Boslet to Adam A Schopp, at [53 Third av], Douglaston, LI; mtg $16,000; Apr1; Apr7'13; A$10,500-17,500. O C & 100

115TH st, 17 W (6:1599-26), ns, 270 w 5 av, 28.6x100.11, 6-sty bk tnt; Jacob A Cantor, ref, to Mary E Schleiermacher, 109 Conselyea, Bklyn; mtg $30,000; FORECLOS Apr3; Apr5; Apr7'13; A$17,500-33,-000. **4,200**

115TH st, 616-20 W (7:1896-36), ss, 194.4 e Riverside dr, 75x100.11, 6-sty bk tnt; North Holding Co to M & P Realty Co, Inc, a corpn, 15 Broad; mtg $125,000; Mar 31; Apr7'13; A$66,000-140,000. O C & 100

116TH st, 175 E (6:1644-31), ns, 139 w 3 av, 17.3x100.11, 3-sty stn tnt & str; Josephine Collins to Sarah A Fisher, 334 W 20; B&S; Mar2; Apr7'13; A$10,000-14,000. nom

116TH st, 175 E; Sarah A Fisher to Jas G Collins & Josephine, his wife, 175 E 116, as tenants by entirety; B&S; AL; Apr3; Apr7'13. nom

118TH st, 110 E (6:1645-68), ss, 90.6 e Park av, runs s50xw0.6xs50.11xe25xn100.11 to st xw24.6 to beg, 5-sty bk tnt; Max Mandelbaum to Abr Mandelbaum, 127 E 72; B&S & CaG; mtg $18,000 & AL; Feb27; Apr9'13; A$11,000-20,000. nom

119TH st, 511 E (6:1816-9), ns, 198 e Pleasant av, 25x100.11, 4-sty stn tnt; Michl K McCarten to Chas J Kroehle, 159 E 71; B&S; AL; Apr5; Apr8'13; A$5,000-12,000. nom

121ST st, 115 W (7:1906-23), ns, 200 w Lenox av, 20x100.11, 3-sty & b stn dwg; Leonard Weill to Jos R McGuire, 221 W 85 [115 W 121]; mtg $12,000 & AL; Apr9; Apr10'13; A$12,000-19,000. O C & 100

121ST st W (7:1963-25), ss, 100 e Ams av, 118x100.11, 6-sty bk tnt; Moritz Falkenau to Jos Hamershlag, 38 W 69; B&S & C a G; AL; Dec5'11; Apr8'13; A$85,000-$——. O C & 100

122D st, 430 E (6:1809-36), ss, 225 w Pleasant av, 25x100.11, 4-sty stn tnt; Margt T Reagan to Jno F Barrett, 430 E 122; AT; B&S; Mar22; Apr5'13; A$6,000-11,500. **4,250**

122D st, 430 E (6:1809-36), ss, 225 w Pleasant av, 25x100.11, 4-sty stn tnt; Jno F Barrett to Bridget M Barrett, his wife, 430 E 122; B&S; mtg $5,000; Apr4; Apr8 '13; A$6,000-11,500. nom

123D st, 107 W (7:1908-25), ns, 164.10 w Lenox av, 20.1x100.11, 3-sty & b stn dwg; Chas P Bull ref to Rose & Nathan Wolf both at 254 7th, Hoboken, NJ; mtg $13,000; FORECLOS Mar31; Apr8; Apr9'13; A$12,-000-19,000; **1,500**

123D st, 107 W; Rose & Nathan Wolf to Wilma S Haber, 150 W 80; mtg $13,000; Apr8; Apr9'13. O C & 100

124TH st, 430 W (7:1964-52), ss, 300 e Ams av, 25x100.11, 5-sty bk tnt; Henry Schlumbohm to Anna Dohrmann, 444 l av; mtg $21,000; Feb20; Apr8'13; A$15,000-25,-000. O C & 100

127TH st, 111 E (6:1776-9), ns, 171 e Park av, 26x99.11, 5-sty bk tnt; Thos McLelland et al, individ & EXRS &c Mary H Davidson, to Thos McLelland, at Ridgewood, NJ, & Sarah McL Williams, 416 Grand av, Bklyn; AT; QC;; Mar29; Apr 10'13; A$10,500-21,500. nom

127TH st, 112-6 E (6:1775-67-68), ss, 90 e Park av, 50x99.11, 3-sty & b fr dwg & 2 3-sty & b stn dwgs; Edw D Webb to Douglas Realty Co [Richd W Elliott, Prest], 49 Liberty; mtg $8,500; Mar18; Apr5'13; A$20,000-23,500. O C & 100

128TH st, 85 W, see Lenox av, 360.

130TH st, 31 E (6:1755-14), ns, 75 w Mad av, 17.6x99.11, 3-sty & b stn dwg; Marie Volk to Marie F Farrell, 1029 E 2, Bklyn; mtg $10,000 & AL; Mar29; Apr4'13; A$7,500-10,000. nom

131ST st, 115 W (7:1916-24), ns, 185 w Lenox av, 18x99.11, 3-sty & b stn dwg; Blanche Leake to Stephen H Jackson, 134 W 131; mtg $13,500 & AL; Apr4; Apr8'13; A$8,100-12,000. O C & 100

133D st, 501 W, see Ams av, 1480-2.

136TH st, 149 W (7:1921-13), ns, 275 e 7 av, 16x99.11, 4-sty bk dwg; Fanny L Levy to Wells P Eagleton, 15 Lombardy, Newark, NJ; B&S; Mar18; Apr4'13; A$7,-000-9,500. nom

140TH st, 219 W (7:2026-18), ns, 324 w 7 av, 28x99.11, 5-sty bk tnt; Karoline A Marschat to Eliz Gillies, 219 W 140; mtg $28,000; Apr2; Apr4'13; A$13,500-30,000. nom

142D st, 451-7 W, see Convent av, 300-8.

143D st, 107-9 W (7:2012-25), ns, 141.8 w Lenox av, 41.8x99.11, 6-sty bk tnt; Arthur R Walsh, ref to Florentine M Fuld, 130 E 110; FORECLOS Mar28; Apr 1; Apr7'13; A$18,000-51,000. **44,000**

147TH st, 510-2 W (7:2078-41), ss, 200 w Ams av, 50x99.11, 5-sty bk tnt; Reginald P Bolton to Baird Mayer, 520 W 162; mtg $57,500 & AL; Mar31; Apr5'13; A$27,000-60,000. O C & 100

147TH st, 510-2 W; Baird Mayer to Buywell Realty Co, a corpn, 149 Bway; mtg $56,500 & AL; Apr1; Apr5'13. nom

172D st, 508 W (8:2128-40), ss, 173.4 w Ams av, 48.4x95, 5-sty bk tnt; Clifford G Ludvigh, ref, to Wm Hastorf, 146 Alta av, Yonkers, NY; mtg $28,000; FORECLOS Apr4; Apr7; Apr8'13; A$15,000-47,000. **1,000 over mtg**

180TH st W (8:2152-89), ns, 120 e Audubon av, 100x100, vacant; Mary A Thornton to Hennion Constn Co, a corpn, 256 W 46; Apr7'13; A$36,000-$——. O C & 100

187TH st, 599 W, see St Nich av, 1541.

202D st W (8:2198-10), ss, 200 w 9 av, 100x99.11; vacant; Bertha Bernauer to Buritt A Cushman, 55 Carroll av, Yonkers, NY, & E Hylan & Royal M Cushman, 532 W 148; mtg $10,000; Feb13; Apr 7'13; A$16,000-16,000. O C & 100

214TH st W, nwc 10 av, see 10 av, nwc 214.

Av A, 250 (3:973-4), es, 77.6 n 15th, 25.9 x95.6, 5-sty bk tnt & strs; Fanny, wife Isaac Cohen, to Lena Welkowitz, 207 E 15; mtg $21,500; Apr2; Apr7'13; A$12,500-21,500. O C & 100

Amsterdam av, 1480-2 (7:1987-29), nwc 133d (No 501), 40x100, 6-sty bk tnt & strs; Milton M Silverman, surviving partner of C M Silvermann & Son, to C M Silverman & Son (Inc), a corpn, 2136 Bway; AL; Apr7; Apr8'13; A$35,000-80,000. O C & 100

Broadway, 692-4 (2:531-6), begins Lafayette pl (Nos 9-11) or Lafayette st (Nos 384-8), swc 4th (Nos 2-20), runs s73.11xw 98xn27.5xw177.2 to es Bway xn153 to ss 4th xe275.3 to beg, 12-sty bk loft & str bldg; Wm Klein, ref, to City Real Estate Co, a corpn, 176 Bway; FORECLOS Mar6; Apr7; Apr8'13; A$435,000-1,025,000. **1,000,000**

Broadway, 2491-5, see 93d st, 252 W.

Columbus av, 635 (4:1204-61), sec 91st (No 82), 25x75, 5-sty bk tnt & str; Richd A Henriques et al to Patk Carey, 151 W 96; mtg $25,000 & AL; Mar7; Apr9'13; A$33,-000-48,000. nom

Convent av, 300-8 (7:2058-40), nwc 142d (Nos 451-7), 99.11x125, 6-sty bk tnt; Benclare Constn Co to Holland Holding Co [care Judson S Todd], 11 Pine [r 1210]; mtg $290,000; Apr4'13; A$——$——. O C & 100

Fort Washington av, 19-21 (8:2136-50), ws, 250.5 w Bway, on curve, runs w 103.5 xs60xe100xne45.2 to av at pt 209.2 w Bway xn41.3 to beg, 6-sty bk tnt; Saranac Constn Co to Harry B Rosen, 260 Riverside dr; mtg $95,000; Apr5; Apr7'13; A$60,000-$——. O C & 100

Lenox av, 54 (6:1596-4), es, 68.5 n 112th, 32.6x100, 5-sty bk tnt; Peter F Cogley to Selara Holding Co, a corpn, 5 Beekman; mtg $45,000; Apr7; Apr10'13; A$30,000-48,000. O C & 100

Lenox av, 360 (6:1726-1), nec 128th (No 85), 24.11x75; 4-sty bk tnt & strs & 2-sty bk str in st; Kath E Meyer to Matthias Pfau, at [2 Elinor pl], Yonkers, NY; mtg $30,000 & AL; Mar15; Apr9'13; A$27,000-39,000. nom

Lexington av, 1731 (6:1635-49½), es, 17.7 s 108th, 16.8x65, 4-sty stn tnt & str; Morris Gruskin to Heman Grossman, 1731 Lex av; mtg $8,000; Apr5; Apr7'13; A$6,-500-10,500. O C & 100

Madison av, 1475 (6:1607-21), es, 50.7 n 101st, 25.2x90.1 to former cl of old rd (closed) x25.9x84.7, 5-sty bk tnt & strs; Fritz Guggenbuhl to Emma M Guggenbuhl, his wife, 202 7 av; ½ pt; AL; Apr2; Apr7'13; A$16,000-24,000. nom

Madison av, 1519 (6:1609-55), es, 84.3 s 104th, 16.8x70, 3-sty bk tnt & str; Saml Shedlar to Ellis Bonime, 1356 Mad av; ½ pt; mtg $10,000; Apr4; Apr5'13; A$8,500-10,500. nom

Madison av, 1519 (6:1609-55), es, 84.3 s 104th, 16.8x70, 3-sty bk tnt & str; Morris Kulesky to Ellis Bonime, 1356 Mad av; ½ pt; mtg $10,000; Apr3; Apr4'13; A$8,500-10,500. nom

Pleasant av, 277 (6:1708-25½), ws, 75.7 s 115th, 13.1x74, 4-sty stn tnt & str; Luisa Garofalo, widow, to Nicola Grassi, 277 Pleasant av; mtg $3,500; Apr7'13; A$4,000-6,800. nom

St Nicholas av, 1541, (8:2168-23), nwc 187th (No 599), 15.10x80, 3 & 4-sty bk dwg; Harry E Verran to Carrie B Colby, 144 W 54; mtg $13,000 & AL; Dec18'12; Apr4'13; A$9,000-12,500. O C & 100

West Broadway, 338-42, see Greene, 162-8.

West Broadway, 552-60, see 3d st, 64 W.

West End av, 605 (4:1250-93), ws, 44 n 89th, 20x90, 4-sty & b stn dwg; Richd Wightman & Eliz his wife to Richd Jr, Wm F & Chas Wightman & Eliz Wightman, the younger, as joint tenants, all children of parties 1st pt, 605 West End av; Apr2; Apr4'13; A$18,000-30,000. gift

1ST av, 107 (2:448-30), ws, 66.10 s 7th, 22.4x100, with AT to strip on ns, 0.4x100, 5-sty bk tnt & strs; Amelia Neumeyer to Henry Fischer, 108 1 av; mtg $21,000; Apr 1; Apr5'13; A$19,500-27,000. O C & 100

1ST av, 149 (2:451-38), ws, abt 25 n 9th, 23.1x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Morris P Joachim to Esther Frank, 385 3d, Bklyn; 1-3 pt; AT; mtg $29,-500; Feb26; Apr9'13; A$20,000-26,000. nom

1ST av, 1109 (5:1435-29), ws, 25.5 s 61st, 25x91, 5-sty bk tnt & strs; Isham Henderson, ref, to Caroline Dillenberg, 817 E 168; FORECLOS; Mar26; Apr4; Apr5'13; A $12,000-23,000. **3,000**

2D av, 57-9 (2:459-32), ws, 48.1 n 3d, 48.1x100, 9-sty bk tnt & strs; Evarts Holding Co to Harry G & Mortimer Rouse, 1207 Park av, EXRS &c of Callman Rouse; mtg $129,500; Apr9; Apr10'13; A $46,000-126,000. O C & 100

2D av, 1632 (5:1547-52), es, 75 s 85th, 27.2x88, 4-sty stn tnt & strs; Aug W Roeder, Jr, to Aug W Roeder, 1632 2 av; mtg $10,000; Apr2; Apr4'13; A$14,500-24,-000. O C & 100

2D av, 1738 (5:1553-4), es, 75.8 n 90th, 24.5x100, 5-sty stn tnt & strs; Louis Weiss to Morris Weiss, 1738 2 av; ½ R, T & I; mtg $20,000 & AL; Apr4'13; A$13,500-24,-500. O C & 100

2D av, 2487 (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & strs; Bertha Kaufmann to City Real Estate Co, a corpn, 176 Bway; B&S; AL; Apr8; Apr9'13; A$10,000-24,000. O C & 100

3D av, 418 (3:885-43), ws, 24.8 n 29th, 24.8x95, 3-sty bk tnt & strs; Wm H Sparks to Ella A Milligan, 149 Maple, Bklyn; mtg $16,000; Apr7; Apr9'13; A$22,000-23,500. O C & 100

3D av, 1156-62 (5:1402-36-39), ws, 25.5 s 68th, 100x100, 4-5-sty bk tnts & strs; Sol Herzog et al EXRS &c Rosa Herzog to Danl L Korn, 944 Park av & Alfred Frankenthaler, 1215 Mad av; AL; Feb24; Apr9'13; A$84,000-150,000. O C & 100

3D av, 1968 (6:1636-34), ws, 25.5 n 108th, 25x100, 5-sty stn tnt & strs; Rubin Bros, a corpn, to D Strauss Realty Co, Inc, a corpn, 126 St Marks pl; mtg $25,000; Apr 7; Apr8'13; A$19,000-35,000. O C & 100

3D av, 2140 (6:1644-39), ws, 25 s 117th, 25x100, 4-sty bk loft & str bldg; Herman L Bleier to Ray Bleier, his wife, 197 Lenox av; mgt $30,000; Apr2; Apr5'13; A $23,000-25,000. nom

6TH av, 110-2 (2:572-8), sec 9th (Nos 66-8), runs s43.8xe77.6xn20.2xe0.1xn23.6 to 9th xw77.7 to beg, 7-sty bk tnt & strs; Henry C Lytton to Herbt Fischer, 461 W 159; mtg $135,000 & AL; Apr1; Apr8'13; A$70,000-175,000. O C & 100

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7TH av, 245-51 (3:800-1), nec 24th (Nos 163-5), 86.11x79.2, 12-sty bk loft & str bldg; Leighton Lobdell ref to Seth S Terry, 1 Russell ter, Montclair, NJ [66 Bway]; mtg $330,000; FORECLOS Apr7; Apr9'13; A $134,000-1'310,000. **38,000**

7TH av, 245-51; Seth S Terry to Seventh Av Property Corpn, 66 Bway; B&S & CaG; Apr9'13. nom

8TH av, 2018 (7:2040-4), es, 74.11 n 154th, 25x100, 4-sty bk tnt & strs; Lewis Jackson to Max J Sulzberger at Hotel St Regis, 5 av & 55th & Celia Grabenheimer, 50 W 77; mtg $15,000; Apr3; Apr9'13; A $10,000-19,000. nom

10TH av (8:2232-16), nwc 214th, 37.6x100, vacant; Annie N Alexander EXTRX Thos Alexander decd to Max Marx, 419 Convent av; mtg $5,000 & AL; Mar25; Apr9'13; A $12,000-12,000. O C & 100

10TH av; same prop; Annie N Alexander to same; mtg $5,000 & AL; Mar25; Apr 9'13; O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

11TH st E (2:439), ns, 163 w Av A, 175x 206.6 to ss 12th; agmt as to exch of above by party 1st pt with party 2d pt for following: 41ST ST, ns, 300 w 7 av, 100x98.9; Sol Bloom with City NY; Mar24; Apr8'13. exch

12TH st E, ss, 163 w Av A, see 11th E, ns, 163 w Av A.

12TH st E (2:439-pt lot 10), ss, 275 e 1 av, 175x206.6 to ns 11th; vacant; re 2 mtgs; Mutual Life Ins Co of NY to Trstes of St Patrick's Cathedral, 460 Mad av; Apr2; Apr8'13: A$——$ —. 136,000

19TH st, 51 E (miscl); gen re of all claims; Jas Wilson, 115 E 19, to Estate of Thos H Pittis; Apr2; Apr8'13. 575

30TH st, 115-25 W (3:806); asn rents to secure $20,000 at 6%; F & L Bldg Co to Canal Realty Co, 41 Canal; Apr3; Apr5'13. nom

31ST st, 312 W (3:754), ss, 137.6 w 8 av, 18.9x98.9; agmt as to cancellation of CONTRACT recorded Oct17'11; Theresa Abelson to Agnes G Hawthorne, at Monroe & Centre av, Chicago, Ill; AT; Mar20; Apr 8'13. nom

46TH st, 340 E (5:1338-33), ss, 160 w 1 av, 20x½ blk, 5-sty bk tnt & str; re dower; Sarah A Cannon to Rosina A & Edw J Cannon, 346 E 51; Nov28'11; Apr5'13; A$7,-000-12,000. O C & 100

53TH st, 131 W, see 56th, 124-30 W.

56TH st, 124-30 W (4:1006), ss, 350 w 6 av, runs s100.5xe1xs100.5 to ns 55th (No 131) xw101xn100.5xe0.6xn100.5 to 56th xw 101xn-00.5xe0.6xn100.5 to 56th xe 99.6 to beg; power of atty; Wm S Mason, at Evanston, Ill, to Thos M Taft [15 William]; Mar24; Apr10'13. O C & 100

98TH st E (6:1647), ss, 185.2 e 3 av, 0.5 x100.5; re mtg; Bernard King to New England Holding Co, 38 Park Row; Mar 21; Apr5'13. nom

109TH st, 321 E (6:16-1-11), ns, 250 e 2 av, 25x100.11, 5-sty bk tnt & strs & 2-sty fr rear tnt; CONTRACT; Teresa Tuozzo to Henry Elias Brewing Co, 403 E 54; mtg $13,000; Mar29; Apr5'13; A$8,000-17,000. **17,500**

114TH st, 27-9 E, see Mad av, 1734.

128TH st, 124 E, see 128th st, 126 E.

128TH st, 126 E (6:1776-58½), ss, 327.6 e Park av, 18.9x—, owned by party 1st pt; also 128TH ST, 124 E, owned by party 2d pt; agmt that shutters of party 2d pt may swing over land of party 1st pt; Susanna E Clement, 126 E 128 with Wm Schweizer, 665 10 av; Feb14; Apr9'13; A$6,500-9,500. nom

159TH st W, swc 8 av, see 8 av, swc 159.

202D st W (8:2198), ss, bet 9 & 10 avs, —x—, owned by Bertha Bernauer; also 202D ST W, ss, adj above on w, owned by Shermans Creek Realty Co; agmt that boundary line bet properties will be 202d, ss, 300 w 9 av, runs s99.11; Bertha Bernauer, 201 E 14, with Shermans Creek Realty Co, a corpn, 42 Bway, with consents by Park Mtg Co, 41 Park row & Bernard Frankenfelder, 545 W 111, mortgagees; Mar31; Apr7'13. nom

Madison av, 1734, see 8 av, 2540.

2D av, 1409 (miscl), the business; power of atty; Emil Melchner to Leopold Melchner [106 Ams av]; AT; Apr2; Apr5'13.

8TH av, 2540 (7:1941), es, 49.10 n 135th 25x80; also MADISON AV, 1734 (6:1620), nwc 114th (Nos 27-9), 25.11x100; also 8TH AV, 2752 (7:2032), es, 25 n 146th, 25x100; certf declaration & agmt as to re of lien or mtg for $1,000; Harry L Rosen to N & Z Realty Co, a corpn [Henry Nathan, Pres't, 46 W 116]; Apr1; Apr4'13. nom

8TH av (8:2106-100), swc 159th, 519.10x 740, bldgs of N Y Base Ball Club; re mtg; NY Life Ins Co to Harriet G Coogan, 1 & 3 W 58 & 2-20 W 59; QC; Apr8; Apr 9'13; A$160,000-P335,000. 165,000

Appointment (miscl) of Theo W Spear, of Bklyn, as TRSTE under will of Ann Mapelsden, decd, late of Catskill, NY; Feb 1; Apr10'13. court order

Copy (Miscl), of last will of Anthony H Creagh, late of Bklyn; Dec11'1894; Apr4'13.

Order (Miscl) of court appointing Milton M Sittenfeld as recvr in matter of Leopold Hammel & Max Hofmann, firm L Hammel & Co, bankrupts; Mar20; Apr9 '13. court order

Power of atty (miscl); Charlotte H Dickinson, widow, to Emma C Martin, 111 W 70, Apr5; Apr7'13.

Power of atty (miscl); Theo G Strater, doing business as firm Herman Strater & Sons, at Boston, Mass, & 136 E 42, NY, to Richd P Mervin, at Orange, NJ; Mar12; Apr7'13

WILLS.

Borough of Manhattan.

51ST st, 325 W (4:1042-20), ns, 305 w 8 av, 20x100.5, 3-sty & b stn ft dwg (¼ pt); A$14,000-18,500; also 75TH ST, 105 W (4:-1147-28), ns, 120 w Col av, 20x102.2, 4-sty & b stn ft dwg (¼ int); A$16,000-29,000; Kath A Ryerson Est, Geo C Franciscus, EXR, 300 Central Park W; attys, Thompson & Fuller, 165 Bway. Will filed Apr11 '13.

54TH st, 210 W (4:1025-38), ss, 73.1 e Bway, 25x100.5, 1-sty bk str; Thos Buckley Est, Mary Buckley, EXTRX, 958 8 av; atty, Jno T Booth, 271 Bway; A$55,000-55,500. Will filed Apr2'13.

68TH st, 66 W (4:1120-59), ss, 128 e Col av, 22x100.5, 4-sty & b stn ft dwg; Prince A Morrow Est, Albt S Morrow, EXR, 66 W 40; atty, Lillian A Livingston, 78 Wall; A $18,500-28,000. Will filed Apr7'13.

75TH st, 105 W, see 51st, 325 W.

76TH st, 438 E (5:1470-30), ss, 100 w Av A, 25x102.2, 1-sty bk stable; A$8,000-10,000; also 76TH ST, 303 E (5:1451-5), ns, 88.10 e 2 av, 27x108.4, 5-sty bk tnt; A$10,500-25,-000; also 109TH ST, 132-8 W (7:1863-52-55), ss, 225 e Ams av, 100x100.11, 4 5-sty bk tnts; A$60,000-108,000; also 121ST ST, 127 E (6:1770-13), ns, 111.9 w Lex av, 16.3 x100.11, 3-sty & b stn ft dwg; A$6,700-9,000; Saml Bauer Est, Sarah Bauer, EXTRX, 127 E 121; atty, Morton Stein, 37 Liberty. Will filed Apr10'13.

76TH st, 303 E, see 76th, 438 E.

80TH st, 128 W (4:1210-47), ss, 354.6 w Col av, 20x102.2, 4-sty & b stn ft dwg; Helen M Folliott Est, Edw H Folliott, ADMR, 128 W 80; attys, Ferris & Storck, 165 Bway; A$13,000-26,000. Will filed Apr 2'13.

95TH st, 137 E (5:1524-14), ns, 79.6 w Lex av, 17x100.8, 3-stv stn ft dwg; A$9,-500-13,000; also 102D ST, 244 W (7:1873-57), ss, 125 w Bway, 20x98.9, 5-sty bk dwg & 3-sty bk exts; A$14,500-31,000; Chas Wolfson Est, Esther Wolfson ADMTRX, 244 W 102; attys, Arnstein, Levy & Pfeiffer, 128 Bway. Letter of admn filed Apr 10'13.

102D st, 244 W, see 95th, 137 E.

109TH st, 132-8 W, see 76th, 438 E.

120TH st, 315 W (7:1947-21), ns, 70 e Manhattan av, 25x100.11, 5-sty stn ft tnt; A$15,000-25,000; also 1ST AV, 2353 (6:1797-26½), ws, 97.8 n 120th, 20.6x66.8, 4-sty tnt & str; A$7,000-10,500; Max Homburger Est, Lena Homburger, EXTRX, 2353 1 av; atty, David Hyams, 32 Bway. Will filed Apr11'13.

121ST st, 127 E, see 76th, 438 E.

125TH st, 316-20 W (7:1951-40-41½), ss, 116.8 e St Nich av, 50x100, 3 3-sty stn ft dwgs; A$60,000-72,000 (leasehold); also LENOX AV, 151 (7:1902-33), ws, 81.3 s 118th, 20.1x75, 4-sty & b stn ft dwg & 2-sty bk extension; A$16,000-20,000; Herman Scheideberg Est, Fanny Scheideberg, ADMTRX, River rd, Summit, NJ; attys, Goldsmith, Rosenthal, Mark & Baum, 31 Nassau. Letter of admr filed Apr5'13.

Columbus av, 27 (4:1113-4), es, 75.5 n 60th, 25x100, 5-sty stn ft tnt; Edw Gordon Est, Austin J Gordon EXR, 27 Col av; atty, Frank J Davis, 176 Bway; A$30,000-43,000. Will filed Apr9'13.

Convent av, 389 (7:2061-15½), es, 65 n 146th, 16x50, 3-sty & b stn ft dwg; A$6,-000-9,000; also CONVENT AV, 411 (7:2062-47), es, 99.7 n 147th, 20x75, 3-sty & b stn ft dwg; A$9,500-17,500; Frank W Chamberlain Est; Irene S Chamberlain EXTRX, 411 Convent av; atty, Wm B McNiece, 128 Bway. Will filed Apr10'13.

Convent av, 411, see Convent av, 389.

Lenox av, 151, see 125th, 316-20 W.

1ST av, 2353, see 120th, 315 W.

5TH av, 555 (5:1281-72), es, 75.5 s 46th, 25x100, 4-sty stn ft dwg & 2-sty bk extension; Anna M Lamont Est, Mary E Jesup, EXTRX, 555 5 av; attys, Richards & Richards, 141 Bway; A$70,000-295,000. Will filed Apr5'13.

10TH av, 760 (4:1061-63), es, 50.5 s 52d, 25x75, 5-sty bk tnt & str; Gretchen (also known as Margaretha) Miller Est; EXRS, Bernhard Miller & Gretchen Miller Frank, 760 10 av; atty, Louis Wendel, 277 Bway; A$13,000-22,000. Will filed Apr5'13.

CONVEYANCES.

Borough of the Bronx.

Bronx ter (*), es, 327 s 224th (10th av), 29.9x105; Eliza Meister widow to Harry G & Fannie D Meister, 1431 Prospect av; Q C; Apr3; Apr5'13. nom

Deane pl (*), es, 25 s Pierce av, 25x100, Westchester; Mari Fontana to Chas Fontana, 1625 Melville; mtg $2,800; Apr7; Apr 9'13. nom

Delancey st, nec Morris Park av, see Morris Park av, nec Delancey.

Drake st, nwc Seneca av, see Seneca av, nwc Drake.

Fillmore st (*), nws, 155 nw Van Nest av, 50x100; Margt Nester to Jos Nester; mtg $3,500; Mar1'10; Apr7'13. O C & 100

Fort Independence st, 3360 (12:3258), es, 216.2 nw on curve from Giles pl, runs ne51.1xnw48.11xsw26.1 to st xse54.1 to beg, 2-sty fr dwg; M Kempf Realty Co to Fredk & Adam A Volze, 173 W 237; mtg $6,500; Apr4; Apr5'13. O C & 100

Fulton st (*), nws, 500 se Westchester av, 50x100; Chas J Brouse to Lawrence Ryan, 901 Morris av; mtg $1,500 & AL; Apr4; Apr8'13. O C & 100

Gilbert pl, 1201, see Hunts Point av 850.

Kingsbridge ter (12:3256), ws, 39.9 n from ns lands now or formerly Tecca N Reed, runs w122.8xn250xe118.10 to ter xs 250 to beg, vacant; Buywell Realty Co to Ethelind Bolton, 638 W 158; mtg $15,000; Apr4; Apr5'13. O C & 100

Mt Hope pl, 18 (11:2851), ss, 215 w Walton av, 25x125, 3-sty bk dwg; Annie E Gaffney to Walter C Campbell, Ossining, NY; AL; Apr4; Apr5'13. nom

Oak st (*), ws, 100 s Syracuse av, 100x 100, Westchester; Chas C Watkins Jr to Progress Holding Co, a corpn, 31 Nassau; AL; Apr10'13. nom

Schofield st (*), ns, 50 e land Geo Byles, 150 to ws of L I Sound xn119xw—xs119 to beg, City Island; Adam Wiener, ref, to Addie S Wood, 80 Schofield; Clarence E Fleischman, 31 Center, Bronx, & Cora Barnett, at Stamford, Conn; PARTITION Feb14; Apr10'13. **6,200**

Terrace pl (9:2336), es, begins at es Park av, 66.5 s 148th, runs s along pl 35x w3.7 to es Park av, xn37 to beg, being a strip in bed of said Terrace pl; Jno A Foley, assignee in bankruptcy of Francis J Barretto, to Ensign Realty Co, a corpn, 55 Liberty; AT; QC; Mar27; Apr10'13. nom

Terrace pl; same prop; Henry L Morris et al, individ, EXRS &c Arthur R Morris, to same; AT; QC; Mar19; Apr10'13. **48.61**

Timpson st (*), ws, 150 n 205th, 75x100; Guarino & Pecci Constn Co to Pasqualina Guarino, 3687 White Plains av; AL; Apr1; Apr4'13. nom

Walnut st (*), ws, 200 s Syracuse av, 100x100, Westchester; Chas C Watkins Jr to Progress Holding Co, a corpn, 31 Nassau; mtg $335 & AL; Apr3; Apr10'13. nom

138TH st, 670 E, see Cypress av, 232.

139TH st, 680 E (10:2567), ss, 80 e Cypress av, 40x100, 5-sty bk tnt; Jno A Hennion to Hennion Constn Co, a corpn, 256 W 46; mtg $25,000 & AL; Apr7'13. O C & 100

139TH st, 680 E; Hennion Constn Co to Mary A Thornton, 500 W 183; mtg $25,-000 & AL; Apr7'13. O C & 100

141ST st E (10:2570), ss, 250 e Jackson av (Robbins), 75x132.5x75x127.11; vacant; also 141ST ST E (10:2750), ss, 325 e Jackson av (Robbins), 75x148.5x75.4x132.5; vacant; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg $8,000; Mar29; Apr9'13. nom

141ST st E, ss, 325 e Jackson av, see 141st st E, ss, 250 e Jackson av.

151ST st E, nwc Wales av, see Wales av, nwc 151st.

152D st, 761 E (10:2644), ns, 75 w Wales av, 25x86.7x28.9x72.4, 4-sty bk tnt; Austin B Fletcher & ano, TRSTES Jackson S Schultz, to Nalpak Realty Co, Inc, a corpn, 299 Bway; Apr7; Apr 8'13. **12,500**

152D st E, nwc Bergen av, see Bergen av, 625.

155TH st, 368 E (9:2401), ss, 125 e Courtlandt av, 25x100, 5-sty bk tnt; Wm & Abr Kaufman, as directors & TRSTES in liquidation of the K & C Constn Co, to Stanza Realty Co, Inc, a corpn, 368 E 149; AL; Apr2; Apr4'13. **20,000**

159TH st, 392 E, see Melrose av, 807-9.

161ST st, 657 E (10:2631), ns, 68.9 e Cauldwell av, 18.9x99.11, 4-sty bk tnt & strs; Wm Moessner to Chas A Knapp, 657 E 161; mtg $8,000 & AL; Apr3; Apr4'13. nom

165TH st, 300 E, see College av, 1014.

165TH st E, nwc Morris av, see Morris av, 1035-9.

170TH st W, ses, at es Boscobel av, see Boscobel av, es, at ses 170th.

175TH st W (11:2876), ns, 141.11 w Macombs rd, 75x97.4x78.8x120.11, vacant; Lavelle Constn Co to Jno L Thomas, 246 Manhattan av; mtg $6,000; Aug11'11; Apr 9'13. nom

179TH st, 980-2 E (11:3131), sws, 179 e Vyse av, 75x115, 2 2-sty fr dwgs; Emma L Brown to Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121; mtg $10,000; Apr8'13. O C & 100

183D st, 691 E (11:3089), ns, 100 e Cambreling av, runs n80xe25xs80 to st xw25 to beg, 2-sty fr dwg; Louis Fleischman to Sophie Marcus, 691 E 183; ½ pt; AL; Dec 21'12; Apr9'13. O C & 100

183D st, 691 E; same to Rose Fleischman, 691 E 183; ½ pt; mtg $2,050; Mar31; Apr9'13. nom

201ST st E, ws, at ses Bainbridge av, see Bainbridge av, ses, at ws 201st.

216TH st (2d) E (*), ns, 660.8 w Barnes av (4th), 33.4x114, Wakefield; Chas E Moore, ref, to Anna Kaiser, widow, 3643 Paulding av; FORECLOSED & drawn Apr 8; Apr10'13. 4,000

223D st (9th) E (*), ns, 155 w White Plains av (3d), 50x114, Wakefield; Nora Cuddihy widow et al heirs, &c Richd Cuddihy to Eugene Lichtenberg at St Remy, Ulster Co, NY; Apr7; Apr9'13. O C & 100

231ST st E (*), ss, 200 w White Plains av (3d), 50x114; Thos H Norton to Ralph Bornholz, 226 E 123; Apr7; Apr8'13. O C & 100

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239TH st, 415 E (12:3393), ns, 125 e Martha av, 25x100, 2-sty fr dwg; Podgur Realty Co to Carrie Failowitz, 67 Alex av, Yonkers, NY; mtg $4,500; Mar26; Apr 7'13. O C & 100

Anthony av, 1849 (11:2802), ws, 100 s Mt Hope pl, runs w98.6xn5xw49.2xs92.8 to ns 176th xe148.8 to av xn70.4 to beg, 3-sty fr dwg & vacant; Henry Cleland to Cleland Realty Co, a corpn, 1849 Anthony av; mtg $24,000; Apr10'13. O C & 100

Arthur av, 1826 (11:2945), es, 223.6 s 176th, 17.10x100, 3-sty fr tnt; Jos A Warren, ref, to American Savgs Bank, a corpn, 115 W 42; FORECLOS Mar27; Apr10'13. **7,000**

Arthur av, 1828 (11:2945), es, 205.9 s 176th, 17.9x100, 3-sty fr tnt; Jos A Warren, ref, to American Savgs Bank, a corpn, 115 W 42; FORECLOS Mar27; Apr10'13. **7,000**

Arthur av, 1830 (11:2945), es, 188.1 s 176th, 17.8x100, 3-sty fr tnt; Ten Eyck R Beardsley, ref, to American Savgs Bank, a corpn, 115 W 42; FORECLOS Mar27; Apr5; Apr10'13. **7,000**

Arthur av, 1832 (11:2945), es, 170.4 s 176th, 17.8x100, 3-sty fr tnt; Ten Eyck R Beardsley, ref, to American Savgs Bank, a corpn, 115 W 42; FORECLOS Mar27; Apr5; Apr10'13. **6,500**

Bainbridge av (12:3292), ses, at ws 201st (Suburban), runs sw42xse143.4 to ws 201st (Suburban) xn150.1 to beg, vacant; Danl Biersack to Peter Ewald, 308 E 201; 1-12 pt; AL; Apr5; Apr9'13. O C & 100

Bainbridge av, same prop; Lillian Biersack to same; 1-12 pt; AL; Apr5; Apr9'13. O C & 100

Bathgate av, 2043 (11:3046), ws, 185.5 n 179th, 25x99.5, 2-sty fr dwg; Wm M Shaefer to Minnie Brown, 2043 Bathgate av; mtg $5,250; Apr—'13; Apr7'13. nom

Bergen av, 625 (9:2362), nwc 152d, 50x 87, 5-sty bk tnt & strs; Jacob Reich to Arnold Mensch, 320 E 4; AT; mtg $40,000 & AL; Apr7; Apr8'13. O C & 100

Boscobel av (11:2871), es, at ses 170th, runs ne along 170th 221xe along land of Chas C Drummond 99.1 to ws Cromwell av xs— to cl 1 av x again s172.2xw198.2 to es Boscobel av xn10.11 to beg, the pt now conveyed being a strip or plot n of nl of above premises, which were conveyed by deed dated Apr10'05 & lying bet es 170th & ws Cromwell av, except pt conveyed to Fredk Grasmuck by deed dated Decl'02 in l 58 cp 89, —x—, vacant; Jno H Drummond to Merle I St John, 1 Gramercy Park; QC; Apr5; Apr8'13. nom

Boston rd, nwc Prospect av, see Prospect av, 1431.

Boyd av (*), ws, 133.4 s Kingsbridge rd, 25x100, Edenwald; Jno H Eden to L Napoleon Levy, 18 W 72 & Jefferson M Levy, 59 E 34; QC; Apr4; Apr9'13. nom

Boyd av (*), ws, 133.4 s Kingsbridge rd, 25x100, Edenwald; L Napoleon Levy et al to Eugene Lichtenberg at St Remy, Ulster Co, NY; AL; Apr4; Apr9'13. nom

Boyd av (*), ns, 108.4 s Kingsbridge rd, 25x100, Edenwald; Jno H Eden to Maier Berliner, 325 Central Park W; QC; Apr4; Apr9'13. nom

Boyd av (*), same prop; Maier Berliner to Eugene Lichtenberg at St Remy, Ulster Co, NY; AL; Apr3; Apr9'13. nom

Broadway (13:3421), nwc Hawthorne av, 172x102.8x147.7x92.8; also COURTLANDT AV (13:3421), ws, 96.8 n Hawthorne av, 25x100; also COURTLANDT AV (13:3421), nec Hawthorne av, 96.8x 100x122.7x103.4; also COURTLANDT AV (13:3421), ws, 56.1 n Hawthorne av, 50x 100; also COURTLANDT AV (13:3421), ws, 131.1 n Hawthorne av, 75x100; also SYLVAN AV (13:3421), es, 79.2 n Hawthorne av, 125x100; also SYLVAN AV (13:3421), nec Hawthorne av; also SYLVAN AV (13:3421), nec Hawthorne av, 79.2x50x92.2x51.8; also SYLVAN av (13:3421) swc St Vincent av, 105.4x 100.8 w Sylvan av, 105.4x96.7x103.5x112.11; also ST VINCENT AV (13:3421), sec Valles av, 63.4x90.2x50.9x95.8; also ST VINCENT AV (13:3421), nwc Parkview av, 105.4x 90.3x100x101.7; also PARKVIEW AV (13:-3421), ws, 101.7 n St Vincent av, 75x100; also ST VINCENT AV (13:3421), nec Suydam av, 129.2x165.3x100x154.1; also MOSHOLU AV (13:3421), ses, 365.7 nw on curve from Suydam av 83.10x117.5x39.11x 100; also CRESCENT AV (13:3421), ns, 193.1 nw on curve from Suydam av, 92.6x 123.5x164.11x100; vacant; Patk H Sheridan to Kate Sheridan, his wife; mtg $4,-950; July9'96; re-recorded from July10'96; Apr7'13. nom

Brook av, 1463 (11:2896), ws, 55.5 n St Pauls pl, 22.3x35 to ws old mill brook & 22.9x34.1, with all title to strip on w —x—, 3-sty bk tnt & str; Chas E Moore, ref, to Henry A Schatzkin, 1805 Crotona av, & Saml Schatzkin, 980 Prospect av; FORECLOS Apr8; Apr9; Apr10'13. **4,725**

Bryant av (10:2761), ws, 200 n Seneca av, 25x100; vacant; Progress Holding Co to Isadore L Pascal, 1144 Bway; mtg $2,-000 & AL; Feb26; Apr4'13. nom

Bryant av (10:2761); same prop; Isadore L Pascal to Hattie F Osorio, 409 W 129; mtg $2,000 & AL; Feb26; Apr4'13. nom

Burke av, 775 (*), ns, 50 e Wallace av, 25x100; Warren L Sawyer TRSTE Chas H Kimberly to Robt F Miller, 37 Columbia Heights, Bklyn; AL; Apr1; Apr9'13. nom

Burke av, 777 (*), ns, 75 e Wallace av, 25x100; Warren L Sawyer TRSTE Chas H Kimberly to Robt F Miller, 37 Columbia Heights, Bklyn; Apr1; Apr9'13. nom

Chatterton av (7th st) (*), ss, 130 w Castle Hill av (Av C), 25x108, except pt for Chatterton av, Unionport; Winifred O'Flaherty, widow, to Patk J Chambers, 240 W 116; mtg $3,300 & AL; Apr3; Apr 8'13. O C & 100

Clay av, 1697 (11:2790), ws, 129.2 s 174th, 18.8x95, 2-sty bk dwg; Benenson Realty Co to Herman D Junge, 951 Grant av; mtg $7,500; Apr1; Apr9'13. O C & 100

College av, 1014 (9:2432), sec 165th (No 300), runs e27xs28.1xw0.7xs50.11xw26 to av xn77.3 to beg, with all title to strip 1 ft in width on s, 5-sty bk tnt & strs; Jno A Brann to Pine St Realty Co, a corpn, 2 Rector; mtg $27,000 & AL; Apr7; Apr8'13. nom

Cottage Grove av (*), es, 325 n McGraw av, runs n50xe— to nw line of McGraw Estate xse along ne line of said estate — xs—xw125 to beg; also PLOT (*) begins ne line of estate rear of above & 325 n McGraw av, runs e25.8 to e l of Park Versailles xs9.5xne along said estate 37 to beg; gore, with all title to lands in bed of sts; Zerega Realty Co to Alfred Krahmer, 813 Union av; ½ pt; mtg $8,500; Apr3; Apr4'13. O C & 100

Courtlandt av, ws, 56.8 & 96.8 & 131.1 n Hawthorne av, see Bway, nwc Hawthorne av.

Courtlandt av, nec Hawthorne av, see Bway, nwc Hawthorne av.

Crescent av, ns, 193.1 nw Suydam av, see Bway, nwc Hawthorne av.

Cromwell av, ws, abt 150 s 170th, see Boscobel av, es, at ses 170th.

Cypress av, 232 (10:2566), sec 138th (No 670), 100x40.2, 6-sty bk tnt & strs; Harry Goodstein Realty Co to Pauline Haebler, 32 Central Park W; Apr8; Apr9'13. O C & 100

Decatur av (12:3275), nwc Kingsbridge rd (Nos 375-83) (Fordham rd), 24.11x89x 97.4x90.11, 2-sty fr dwg & strs; Farmers Loan & Trust Co, TRSTE Chas J Coulter, to Ernest Renken, 1930 Webster av; AL; Mar6; Apr8'13. **36,250**

Decatur av (12:3275); same prop; Ernest Renken to Fred A Wurzbach, 381 E 165; B&S; Apr8'13. nom

Dudley av (*), ss, 75 e Mapes av, 50x 100; Wm Reichelt to Fritz Gaertner, 771 Trinity av; mtg $1,260; Apr1; Apr7'13. O C & 100

Eden av (11:2823), ws, 93.3 n 173d, 50x 95; vacant; Pearl Gottlieb to David Kraus, 246 W 129; AL; Nov2'12; Apr4'13. O C & 100

Eden av; same prop; David Kraus to Bessie Friedberg, at Cedarhurst, LI; mtg $2,200 & AL; Apr4'13. O C & 100

Edenwald av (*), ss, 50 w Wilder av, 25x 100; Louis Boressoff to Bengt Nelson, 4016 Seton av; AL; Mar27; Apr4'13. O C & 800

Fordham rd (Pelham av) (11:3078), ss, 76.3 e Hughes av (Frederick st), 25.5x 135.1x25x127.7; vacant; Margt Maloney to Sarah Gilroy, 108 W 111; ½ pt; AT; Apr 7'13. O C & 100

Fulton av, 1569 (11:2929), ws, 206.9 n Wendover av, 50x163.1x50.3x168, 5-sty bk tnt; Antonio Vernaglia to Marietta Vernaglia, his wife, 1973 Daly av; mtg $45,-000; Apr7; Apr8'13. O C & 100

Grand blvd & concourse (11:3165), ws, 125 s Irving, 25x100, except pt for Grand blvd & concourse, vacant; Jas T Murray to Annie C Murray, his wife, 256 W 22; Apr1; Apr4'13. nom

Grant av (*), ws, 98.11 s Middletown rd, 25x105.9x28.1x92.11; Seewacha Constn Co to Jno B Donovan, 1587 Grant av; mtg $2,500; Apr1; Apr7'13. O C & 100

Hawthorne av, nwc Bway, see Bway, nwc Hawthorne av.

Hawthorne av, nec Courtlandt av, see Bway, nwc Hawthorne av.

Hawthorne av, nec Sylvan av, see Bway, nwc Hawthorne av.

Houghton av, ns, 305 e Olmstead av, see Ludlow av, ss, 305 e Olmstead av.

Hughes av (11:3078), ws, 253 s Fordham rd (Union av), 25x87.6, vacant; Frida Horkimer to Annie S Clare, 308 E 18; Mar 28; Apr9'13. nom

Hunts Point av, 850 (10:2761), nec Gilbert pl (No 1201), 102.9x132x100x108; vacant; Geo F Johnson's Sons Co, a corpn, to Geo F Johnson, Jr; ½ pt; Apr30'10; Apr8'13. O C & 100

Hunts Point av, 850; Geo F Johnson Jr to Henry Morgenthau Co, a corpn, 165 Bway; ½ pt; AT; Apr7; Apr8'13. O C & 100

Intervale av (10:2705), es, 194.3 n 165th, 75x100; vacant; Berney Realty Co to Enid Bernstein, 265 W 81; B&S; Apr4'13. nom

Jerome av, 2960 (12:3320), es, 108.5 n 199th, 28.6x165.11x25x152.2, 3-sty fr tnt & 1-sty fr rear stable; Jas A Foley, ref, to Chas J Hardy, 530 W 114, & Alfd Barth, 411 W 114 TRSTES of Augustus Barth, decd); sub to tax lien for $1,157.50; FORECLOS Mar31; Apr5; Apr7'13. **5,000 over and above said tax lien**

Kingsbridge rd, 375-83, see Decatur av, nwc Kingsbridge rd.

Lafayette av (10:2765), ss, 310 e Whittier, 50x92x50x93, vacant; Morris P Joachim to Esther Frank, 385 3d, Bklyn; 1-3 pt; AT; Apr9'13. nom

Longfellow av, 881 (10:2761), ws, 100 n Seneca av, 25x100, 2-sty bk dwg; Harry Bijur, ref, to Chas Spillner, 1624 Aqueduct av; FORECLOS Apr1; Apr4; Apr7'13. **3,000**

Ludlow av (*), ss, 305 e Olmstead av, 100x216 to Houghton av, Unionport; Eliza Meister widow to Harry G & Fannie M Meister, 1431 Prospect av; QC; Apr3; Apr 5'13. nom

McGraw av (*), ns, 50 w Cottage Grove av ,25x100; Chas L Cohn, ref, to Chas A Robinson, 52 Winter st, Portland, Me, & I Townsend Burden Jr, 65 E 78, TRSTES for Chas A Robinson will Agnes H Robinson; FORECLOS Mar21; Apr4; Apr5'13. **3,000**

Mayflower av (*), ws, 184.11 n Middletown rd, 25x100; Adolph Schoenwirth to Jos Gross, 510 E 81, & Louis Weinberger, 508 E 81; AT; AL Mar15; Apr9'13. O C & 100

Melrose av, 807-9 (9:2405), swc 159th (No 392), 98.3x24.6, 5-sty bk tnt & strs; Fridolin Weber to Jno Miller, 154 E 88; mtg $30,000; Apr8; Apr9'13. O C & 100

Monaghan av (*), es, 375 n Jefferson av, 25x100, Edenwald; asn rents; Jno Muller, 1522 Overing, to E L Cuendet, 150 W 49; Feb24; Apr10'13. nom

Morris av, 1035-9 (9:2448), nwc 165th, 50.10x102.8x40.6x103.4, 5-sty bk tnt & strs; Florence B D Reynolds to Alice M Dike, 151 Central Park W; ½ pt; mtg $47,000; Apr4; Apr7'13. nom

Morris Park av (*), nec Delancey, 44x 92x44x86, except part for av; Dorothy Kellar to Adolph N Baumann, 1360 Greene av, Bklyn; mtg $2,500 & AL; Mar31; Apr 8'13. nom

Nelson av (*), ss, 200 w Seton av, runs s100xe100xs25xe100 to ws Seton av xs 1,020.1 to nws Pratt av xsw439.11 to nes Schieffelin's lane xnw187.3, 148, 127, 245, 224.11, 64, 159.11, 194 xne285.4, 131.5, 30, 87.3 xnw38.8, 20.6, 79.1, 207.10 to es Monaghan av xn216.7 to ss Nelson av xe along c l 233d, 248.8xe & se on curve 247.7 & 546.11 to beg, contains 32 958-1,000 acres, with all title to Schieffelins lane; Jefferson M Levy to Gertrude Kane, 454 W 151; mtg $55,500 & AL; Apr5; Apr10'13. O C & 100

Nelson av, etc (*), same prop; Gertrude Kane to Seton Falls Realty Co, Inc, a corpn, 128 Bway; mtg $55,500 & AL; Apr 10'13. nom

Park av, es, 66.5 s 148th, see Terrace pl, es, 66.5 s 148th.

Parkview av, nwc St Vincent av, see Bway, nwc Hawthorne av.

Parkview av, ws, 101.7 n St Vincent av, see Bway, nwc Hawthorne av.

Prospect av, 1431 (11:2937), nwc Boston rd, 90x24, except strip on Boston rd, 2.1x—x2.7x—, 5-sty bk tnt & strs; Harry G Meister to Eliza Meister, widow, 1431 Prospect av; mtg $25,000; Apr3; Apr5'13. O C & 100

Prospect av, 2073 (11:3094), ws, 84 n Oakland pl, 19.9x100x22.9x100, 2-sty fr dwg; Mary C Schipf to Jos Zeller, 13 Gouverneur pl; mtg $6,500 & AL; Apr4'13. O C & 100

Prospect av, 2350 (11:3114), es, 525 n 183d, 18.9x94.1x18.9x94.6, 2-sty bk dwg; Cath Darling to Herman D Junge, 951 Grant av; mtg $6,000; Apr1; Apr9'13. O C & 100

Rhinelander av (*), ss 456.6 e Eastchester rd; Emile Egger to Hudson P Rose Co, a corpn, 32 W 45; Mar12; Apr9'13. nom

St Vincent av, swc Sylvan av, see Bway, nwc Hawthorne av.

St Vincent av, ss, 100.8 w Sylvan av, see Bway, nwc Hawthorne av.

St Vincent av, sec Valles av, see Bway, nwc Hawthorne av.

Seneca av (10:2762 & 2765), nwc Drake, runs w125xs100xe85.1xne87.9 to st xn21.7 to beg, vacant; Hunts Point Realty Co to Utility Realty Co, a corpn, 165 Bway; B& S; Apr7; Apr8'13. nom

Story av (3d) (*), ns, 280 e Castle Hill av (Av C), 25x108, Unionport, except pt for av; Fredk Wellman to Chas Genz Sr & Chas Genz Jr, 2252 Bassford av; Apr8; Apr9'13. O C & 100

Suydam av, nec St Vincent av, see Bway, nwc Hawthorne av.

Sylvan av, swc St Vincent av, see Bway, nwc Hawthorne av.

Sylvan av, nec Hawthorne av, see Bway, nwc Hawthorne av.

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100, 2 5-sty bk tnts; Aurelia Lindo & ano to Fredk R Schellhorn, 470 Palisade av, Weehawken, NJ; Dec16'12; Apr8'13. nom

Tinton av, 625-9; Fredk R Schellhorn to Elisa Pattison, 221 Jane, Weehawken, NJ; AL; Apr7; Apr8'13. nom

Tremont av, 217 (11:2809), ns, 140 e Grand blvd & Concourse, 40x85.9x40x85.6, 3-sty fr tnt & str & 2-sty fr rear stable; Annie Brady et al to Jno Reilly, 217 Tremont av; mtg $20,000; Apr4; Apr5'13. O C & 100

Tremont av, 217; Wm Burns et al by Malachi J Burns GDN to same; AT; Apr4; Apr5'13. **480**

Tremont av, 217; Jno Reilly to Eliz Reilly, his wife, 217 Tremont av; mtg $20,000; Apr4; Apr5'13. O C & 100

Union av, 1098-1106 (10:2680), es, 40 n 166th, 120x100, 3 5-sty bk tnts; Isaac Weil to Harry Levy, 5 College, New Haven, Conn; QC; Apr7; Apr10'13. O C & 100

Union av, 1111-3 (10:2671), ws, 201.4 n 166th (George), 50x140, except pt for av, 6-sty bk tnt & strs; Polatschek-Spencer Realty Co to Chas F Kastenhuber, at Garden City, LI; mtg $51,000; Apr4'13. O C & 100

Valles av, sec St Vincent av, see Bway, nwc Hawthorne.

Van Nest av (Columbus) (*), ss, 25 w Hancock, 25x100; Jas Bradley to Theresa Bradley, his wife, 2077 Wash av; AT; AL; Apr8'13. nom

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Vyse av, 1424 (11:2994), es, 250 n Freeman, 25x100, 2-sty fr dwg; D F Realty Co to Saml Shapero, 1731 Unionport rd; mtg $5,500; Apr7, Apr8'13. O C & 100

Wales av (10,2615), nwc 151st, 125x105; vacant; Chas L Kastenhuber to Polatschek-Spencer Realty Co, a corpn, 818 E 161; Apr1; Apr4'13. O C & 100

Washington av, 973 (9:2385), ws, 100 s 164th, 25x98.9x25x98.10, except pt for av, 2-sty & a fr dwg; Ernestine Kohn to Geo F Moody, 62 W 71; Mar12; Apr10'13. O C & 100

Washington av, 1071 (9:2387), ws, 217.10 from wc 166th, runs nw200xne25xse200 to av xsw25 to beg, except pt for av, 5-sty bk tnt & str; Marcellin F Dellac to Marcellin R Dellac, 2144 Bway; mtg $25,500; Apr2; Apr9'13. nom

Washington av, 1284, on map 1283 (9:2390), ws, 100 s 169th, 35x150, except part for av, 1-sty bk theatre; Bronx Investing Co to Sophie Knepper, 199 Belmont; mtg $20,000; Apr4; Apr5'13. O C & 100

Westchester Creek (*), begins at swc, adj Augustus Drakes Salt Meadow sw 4c & 91 l thence by salt meadows of Geo Briggs nw 1c xwse & 64 l; thence by said creek nw 4c & 94 l; thence by Jas Oakleys salt meadow se12c & 47 l to beg; Wm C Canning to Simon & Lillian Goldberger, 614 W 157, & Emil & Jennie Goldberger, 928 Kelly; Apr2; Apr4'13. O C & 100

Plot (*) begins 740 e White Plains rd at point 845 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Rosa Nathan et al EXRS Marcus Nathan to Jno Conlon, 1953 Hunt av; mtg $3,500; Apr3; Apr7'13. **4,600**

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

232D st E (*), ns, 1247.10 e White Plains rd, 75x114; re dower; Mary F Walsh, widow of Michl J Walsh, 84 Blecker av, Buffalo, NY, heir &c Michl J Walsh, decd; AT; QC; June13'11; Apr10'13. nom

Grant av (*), ws, 98.11 s Middletown rd, 25x105.9x28.1x92.11; re mtg; Sarah C Buckenham to Seewacha Constn Co, a corpn, 120 Westchester Sq; QC; Mar28; Apr7'13. nom

Newton av (13:3421), land in bed of av in front of lots 172 & 173, map of Samler Estate; correction deed of cession; Jeanette Ockendon to City NY; Mar10; Apr5'13. nom

Wallace av (*), cl, 695 n Morris Park av, runs w25xn25xe25xs25 to beg; deed of cession; Regent Realty Co to City NY; B&S; Jan7; Apr5'13. nom

Wallace av (*), ws, 695 n Morris Park av, runs e5xn25xw5xs25 to beg; deed of cession; Nancy J Kennard to City NY; B &S; Jan7; Apr5'13. nom

Wallace av (*), land lying in bed of av in front of property described in mtg recorded Jan28'07 in l 74 mp 444; re mtg; Herman A Koenig to City NY; QC; Jan6; Apr5'13. nom

Wheeler av (*), ws, 230 n Westchester av, 40x100; re mtg; N Y Trust Co to Mercury Realty Co, a corpn, 830 Westchester av; QC; Apr5; Apr8'13. nom

Parcel (12:3359) Nos 4 & 4A on damage map to open Station pl from Gun Hill rd to Bronx River; re mtg; Thos Sheridan to City NY; Mar17'06; Apr10'13. nom

LEASES

Borough of Manhattan

APRIL 4, 5, 7, 8, 9 & 10.

[1]**Attorney st, 62** (2:343), small stable & entire rear bldg; Rocco M Marasco to Harris Brenner, 52-4 Lewis; 5yf May1'13; Apr9'13. 900

[1]**Bleecker st, 261-3** (2:590); all; Isaac Leader & ano to Giuseppe Misuraca, 259 Bleecker; 3yf May1; Apr4'13. 7,440

[1]**Broome st, 211** (2:351); sur Ls; Ferd Munch Brewery to Isaac Topolsky, 65 Norfolk; AT; Apr1; Apr8'13. nom

[1]**Carmine st, 76** (2:528); all; Hattie Berger to Emil E Blumenthal, 36 W 112; 7yf May1; Apr10'13. 1,080 to 1,200

[1]**Chrystie st, swc Houston,** see Houston, swc Chrystie.

[1]**Crosby st, 35** (2:473); str; Alessandro Delli Paoli to Emilio Cilento, 171 Mulberry, & ano; 5yf Sept1'12; Apr10'13. 720

[1]**Dey st, 24** (1:80); 2d, 3d & 4th lofts; United Cigar Stores Co to Denzi & Phillips, 24 Dey; from Feb1'13 to May1'16; Apr4'13. 1,200

[1]**Grand st, 357-9** (1:311), swc str; Rachel Cohen to Abr B Schleimer, 669 Macon, Bklyn; 7yf Apr1; Apr7'13. 2,520 & 2,820

[1]**Houston st, 278 E** (2:397); basement str, also an extension; Tillie Tauszig to Abr Kuperschmidt, 292 Monroe, & ano; 10yf May1; Apr8'13. 1,020

[1]**Houston st E** (2:427), swc Chrystie, 100x165; all; Louis Minsky to Jos Edelstein, 17 Livingston pl, et al; 10yf completion of bldgs; privilege 11 yrs ren; Apr10'13. 72,000

[1]**Houston st E** (2:427) same prop; asn Ls; Jos Edelstein et al to Peoples Theatre Co, 35 2 av; Sept24'12; Apr10'13. nom

[1]**Houston st E** (2:427), the roof garden lofts on 2d to 8th flrs & b & cor str; Peoples Theatre Co, a corpn, to Michl W Minsky, 224 E 15; 9 6-12yf Apr1'13; Apr 10'13. 30,000

[1]**Houston st E** (2:427), same prop; agmt as to guarantee that Michl W Minsky will perform terms of above lease; Minsker Realty Co & Louis Minsky with Peoples Theatre Co, 35 2 av; Apr10'13. nom

[1]**Hudson st, 566** (2:622), es, str & b; Chas H Bohde et al to Jacob Blumenthal, 566 Hudson; 3yf May1'13; Apr9'13. 780

[1]**Jefferson st, nwc Madison,** see Madison, 225.

[1]**Lafayette st** (2:531), sec 4th, 79x120x79.7x120; bldg to be erected; Chas Laue, of Bklyn, to Chas F Hubbs & Co, 29 Lafayette; 12yf Nov1; Apr10'13. gross 18,000

[1]**Madison st, 225** (1:271), nwc Jefferson, str; Harris Shedlinsky to Moses Ginsberg, 14 Jefferson; 5yf May1'13; Apr7'13. 1,200

[1]**Manhattan st, 176-8, or 129th st, 634 W** (7:1995), west str & c; Edgewater Hotel & Cafe Co to Saml Goldberg Jr, 875 Elsmere pl; 5yf May1; Apr9'13. 900 to 1,200

[1]**Mott st, 102** (1:204); str & c; Giuseppe Staffa to Salvatore Lambiente, 104 Mott; 5yf May1'13; Apr10'13. 960

[1]**Rivington st, 56** (2:416), basement; Simon Gluckstern to Strul Leibowitz, 135 Eldridge; 2yf May1'13; Apr9'13. 641 & 660

[1]**South st, 152** (1:107); str fl; Harry Paltrowitz to Frank & Benny Peragallo, 243 E 112; 10yf May1; Apr5'13. 1,140 & 1,200

[1]**Spring st, 55** (2:495); str; Maria Capparelli to Antonio Pagano, 55 Spring; 4 11-12yf Jan1'12; Apr4'13. 420

[1]**Spring st, 56** (2:481); str & 1-sty bldg in rear of str; Geo J Kenny & ano to Chas Spagna, 56 Spring; 3yf May1; Apr5'13. 900

[1]**Washington st, 294** (1:139), all; Raffaele Gargiulo to Liugi Amendola et al, on premises; 5yf May1'12; Apr9'13. 3,180

[1]**Washington st, 812** (2:643); str & bakery, also 8 rooms 1st fl above str; Danl Schade to August G Schade, 812 Washington; 5 1-12yf Apr1'13; Apr5'13. 780

4TH st E, sec Lafayette, see Lafayette, sec 4th.

[1]**5TH st E, nec Av D,** see Av D, 58.

[1]**8TH st, 55 W** (2:572); asn Ls; Bernhard Frank to Plainfield Plumbing, Hardware & Paint Supply Co, a corpn, 63 Wall; AT; Jan22; Apr5'13. nom

[1]**11TH st, 301-9 E** (2:453), ns, 100 e 2 av, 110.6x103.3; also 12TH ST, 304-8 E (2:453), ss, 122 e 2 av, 66x103.3; also 12TH ST, 310-6 E (2:453), ss, 180 e 2 av, runs e 105.9xs94 to Stuyvesant xw46.1xw119.5xn 103.3 to beg; asn 3 leases; Lawrence B Cohen, TRSTE in bankruptcy Uhlfelder & Weinberg, to Isidore R Smith, 783 Mad av; AT; Nov2'12; Apr7'13. 5,000

[1]**11TH st, 301-9 E;** also 12TH ST, 304-8 E; also 12TH ST, 310-6 E; asn 3 leases; Fannie Heilbrun to same; all title; Oct 11'12; Apr7'13. nom

[1]**11TH st, 301-9 E;** also 12TH ST, 304-8 E; also 12TH ST, 310-6 E; asn 3 leases; Isidor R Smith to East Eleventh St Holding Co, Inc, a corpn, 303 E 11; all title; Jan25; Apr7'13. nom

[1]**12TH st, 304-8 E,** see 11th, 301-9 E.

[1]**12TH st, 310-6 E,** see 11th, 301-9 E.

[1]**13TH st, 441 W** (2:646); str & b; Adolph F Nutzhorn to Isaac Billman, 441 W 13; 5yf May1; Apr10'13. 1,080

[1]**16TH st, 133-7 E** (3:872); top loft; Doubleday-Page & Co to Phoenix Engraving Co, a corpn, 133-7 E 16; 4 9-12yf Apr 1; 5 yrs ren at $2,250; Apr5'13. 1,800

[1]**29TH st, 218 E** (3:909), str, 9x25; Patk O'Shea to Frank Conti, 227 E 29; 3yf Mar 1; Apr9'13. 300

[1]**31ST st W, sec Bway,** see Bway, sec 31st.

[1]**36TH st, 58 W** (3:837); all; Harriet H Muller et al to Paul Henkel, 58 W 36; from Mar1'12 to Oct1'22; Apr10'13. taxes &c & 2,000 to 4,000

[1]**37TH st, 104 W,** see Bway, nec 37th.

[1]**38TH st, 26 W** (3:839), top loft; Ernest Bocker to Morris Kresel & Co, 1215 Vyse av; 5yf Feb1; Apr4'13. 1,800 & 2,000

[1]**38TH st, 114 W,** see Bway, nec 37th.

[1]**41ST st W, sec Bway,** see Bway, sec 41st.

[1]**45TH st E, sec 5 av,** see 5 av, 541.

[1]**46TH st, 413 E** (5:1358); all; Robt W Goelet to Turtle Bay Investors Co, Inc, a corpn, 402 E 47; 10yf May1; 10 yrs ren; Apr4'13. taxes &c & 2,000

[1]**46TH st, 41 W** (5:1262); all; Josephine Sharkey to Pa Adolphe, 142 W 112; from July10'13 to Sept30'34; Apr4'13. 4,500 to 5,500

[1]**47TH st, 418-22 E** (5:1358); all, with bulkhead land under water & water rights in East River; Mary R Goelet et al, TRSTES Ogden Goelet, decd, & Robt Goelet, individ, to Turtle Bay Investors Co, Inc, a corpn, 402 E 47; 10yfMay1; 10 yrs ren; Apr4'13. taxes &c & 6,000

[1]**48TH st, 119 W** (4:1001); all, with option to purchase for $41,000 to $45,000; Matthias Nicoll to Italian Natl Club Realty Corpn, 117-9 W 48; 10yf May15; Apr4'13. taxes &c & 2,100 to 2,500

[1]**52D st, 15 E** (5:1288), ns, 120 w Mad av, 50x100.5; all; Henry T Procter to Sidonie C Thurn & ano, 52 E 66; 21yf July1; Apr 10'13. taxes &c & net 23,000

[1]**52D st, 15 E;** agmt modifying above Ls by making rental $24,500 net instead of $23,000; same with same; Apr8; Apr10'13. nom

[1]**53D st, 418 W** (4:1062); str & pt c; Rosa Hoeppel to Peter Monahan, 418 W 53; 5yf May1; Apr4'13. 840

[1]**66TH st, 205-11 E,** see 67th st, 206-14 E.

[1]**66TH st W, swc Bway,** see Bway, 1959.

[1]**67TH st, 206-14 E** (5:1421), ss, 100 e 3 av, 90x100.5; all; also 66TH ST, 205-11 E (5:1421), ns, 100 e 3 av, 90x100.5; all; Yatty Kramer & ano to Louis Zuckerman, 204 E 99; 3yf May1; Apr10'13. 18,028.56

[1]**81ST st E** (5:1589), ns, extends from Av B to East River; all; Robt W Goelet to J Rheinfrank Co, 81st & East River; 15yf May1; Apr5'13. taxes &c & 1,125 & 1,800

[1]**82D st E, sec East End av,** see East End av, sec 82d.

[1]**86TH st, 117-21 E** (5:1515), ns, 195.6 e Park av, 58.11x100.8, all, with option to purchase within two yrs for $100,000; Rose M O'Brien to Filbert Realty Co Inc, a corpn, 32 Nassau; 3 1-12yf Apr1; 2yrs ren at $4,500 & 5,000; Apr9'13. taxes, &c, & 3,000 to 4,000

[1]**88TH st W, swc Bway,** see Bway, swc 88th.

[1]**97TH st, 228 E** (6:1646), e str & b; Rose Marino to Vincenzo Giuseffi, 201 E 97 & ano; 5yf Mar1'12; 5yren at $360; Apr7'13. 300

[1]**109TH st, 101-3 E** (6:1637), nec Park av (No 1501) 2 strs & pt b; also 4 rooms on 2d fl; Eliz Riester to Frieda Spahlinger, 1501 Park av; 3yf May1'13; 3yrs ren; Apr9'13. 948

[1]**109TH st, 238 E** (6:1658), e str; Gaetano Di Puma to Gandolfo Castello, 238 E 109; 2 1-12yf Mar1'13; Apr7'13. 148

[1]**109TH st, 414-20 E** (6:1702), ss, 220 e 1 av, 100x100.10; all, for coal yard; Herman Kahrs to Meyer-Denker-Sinram Co, a corpn, 910 E 5; 10yf May1; Apr8'13. 1,500 & 1,800

[1]**117TH st, 180 E** (6:1664); all; Regina Gottesman & ano to Philip Walz, 180 E 117; 3 1-12yf Apr1; Apr8'13. 1,675

[1]**121ST st, 309 E** (6:1798); all; Saml H Lehrer to Benj Goldberg & Hyman Shapiro, 440 E 121; 3yf Mar1; Apr8'13. 1,200

[1]**123D st, 512 W** (7:1977), all; 114th St & 7th Av Constn Co to Jno Greenberg, 15 W 108, & Geo Kean, 4 W 101; 10 3-12yf July1'13; Apr9'13. 1,100

[1]**129TH st, 634 W,** see Manhattan, 176-8.

[1]**Av A, 107** (2:434), ws, 22.11 s 7th, 22.8 x100; the land; Edgar M Toplitz & ano, devisees Lippman Toplitz, to Paul Puschel, 512 E 6; 21yf May1'12; 21 yrs ren; Apr 10'13. taxes &c & 1,300

[1]**Av A, 107** (2:434), ws, 22.11 s 7th, 22.8x 100; asn Ls; recorded Apr10,1891; Danl Gundacker individ & TRSTE Empire Savings Assocn to Paul Puschel, 512 E 6; Apr 1; Apr10'13. O C & 100

[1]**Av D, 58** (2:360), nec 5th, two strs & bs; Morris Slifka to Louis Sperber, 801 5th; 5yf May1; Apr4'13. 1,825

[1]**Av D, 91** (2:376); all; Fredk W & Jno F Haug to Richd A Manning, 91 Av D; 5yfMay1; Apr8'13. 1,525

[1]**Av B, nec 81st,** see 81st E, ns, extends from Av B to East River.

[1]**Amsterdam av, 1266** (7:1977); str & b; Isidor Wiesbader to Louis Schwanewede, 1266 Ams av; 5yf May1; Apr10'13. 1,200

[1]**Amsterdam av, 2414** (8:2152), room on 1st & 2d floors & room in b for Washington Bridge Station; Nelson A Lawton to U S of America by Albt S Burleson, Postmaster General; 10yf Nov1'12; Apr7'13. 2,800

[1]**Broadway, 743** (2:548), str; Wm J Stitt & ano firm Jacob Adler & Co to Louis Horwitz & ano to Hotel McAlpin, Bway & 34th, firm Hudson Lunch Co; 4yf Feb1'11; Apr5'13. 5,250

[1]**Broadway, 743** (2:548); asn Ls; Louis Horwitz to Chas Conwell at Hotel McAlpin, Bway & 34th; Mar7; Apr5'13. nom

[1]**Broadway, 743;** asn Ls; Chas Conwell to Nathan & Fannie Meyer, 23 W 112; Mar7; Apr5'13. O C & 100

[1]**Broadway, 1382,** see Bway, nec 37.

[1]**Broadway** (3:832), sec 31st, 105.9x85.6x 98.9x123.4; all, the Grand Hotel; Josephine Brooks et al to Geo F Hurlbert, at Jamestown, NY; 14 11-12yf Sept1'04; Apr10'13. 55,000

[1]**Broadway, 1653** (4:1023), n ½ of str; Schnader Co Inc to Western Union Telegraph Co, 195 Bway; 5yf May1'13; Apr5 '13. 3,000

[1]**Broadway, 1655** (4:1023); str & b; The Schnader Co, Inc, to Wm M McRae, at Great Neck, LI; 5yf Apr1; 5 yrs ren at $7,200; Apr4'13. 6,000

[1]**Broadway** (3:813), nec 37th, 104x187.6x 98.9x154.10; also BROADWAY, 1382 (1372) (3:813), es, 78 s 38th, 26x96x24.8x104.2; also 38TH ST, 114 W, ss, 180 w 6 av, runs w20xs74.1xe8xs24.8xe12xn98.9 to beg; all; Hobart Estate Co, a corpn, & Bartow S Weeks, 240 W 73, & Chas J McDermott, 295 Henry, Bklyn, as TRSTES, to Times Square Impt Co, a corpn, 61 Park row; 21yf May1 & 2 rens of 21 yrs each at not less than $75,000 & int at 6% on $450,000; 6% on cost of construction as advanced by TRSTES for landlord; Apr4'13. taxes &c & 45,000 to 117,500

[1]**Broadway** (4:993), sec 41st; str, 14x33; 41st St Realty Co, a corpn, to D A Schulte, Inc, a corpn, 88 Market, Newark, NJ; 9 11-12yf June1; Apr4'13. 10,000 & 12,000

[1]**Broadway, 1959** (4:1137), swc 66th, str & b; Empire Square Realty Co to Albt Vonhaus, 287 Audubon av; 5yf Oct1'13; Apr9'13. 6,000 & 6,500

[1]**Broadway** (4:1235), swc 88th, 100.8x100, all; Oceanic Investing Co to Alfd A Herrman, 250 W 88; 10yf Apr1; Apr9'13. taxes, &c, & net 22,250

[1]**East End av** (5:1589), sec 82d, ½ blk, x— to East River, all; Robt Goelet individ et al TRSTES Ogden Goelet to J Rheinfrank Co, 81st & East River; 15yf May1'13; Apr5'13. taxes, &c, & 1,374 to 2,200

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[1]**Lenox av, 450** (6:1730); s str & pt b; Pauline Levy to Harry Pomrinse, 1507 Eastern Pkway, Bklyn; 3yf Nov1'17; Apr 4'13. 900

[1]**Lexington av, 1565** (6:1627); asn Ls; Wm Manning to Danl Greany, 2492 8 av; Apr 8'13. nom

[1]**Madison av, 308** (5:1276), all; Mary E Jackson to Geo Maxwell, 272 W 90; 2lyf Aug1'13; Apr7'13. taxes, &c, & 4,500 to 7,000

[1]**Park av, 1501,** see 109th, 101-3 E.

[1]**1ST av, 74** (2:432); str & c; Henry Bender to Chas Innerfield, 198 E Houston; 5yf May1; Apr8'13. 1,380

[1]**1ST av, 891** (5:1342), str, pt b & fl above str; May L Barrett to Adolph A Edlich, 891 1 av; 5yf May1; Apr8'13. 1,164

[1]**1ST av, 2173** (6:1684), str; Madalena Trapani to Geo T Cochrane, 238 W 28; 5y f Dec1'12; Apr7'13 1,200 & 1,500

[1]**1ST av, 2173** (6:1684); asn Ls; Geo T Cochran to M Grohs Sons Inc, a corpn, 238 W 28; Jan7; Apr7'13. nom

[1]**1ST av, 2173;** asn Ls; M Groh's Sons, a corpn to Genaro Carrozzo, 240 E 148; Apr 5; Apr7'13. nom

[1]**2D av, 1399** (5:1427), cor str & pt b; Fredk Herrmann to Frank Kropaceck, 434 E 80; 5yf May1'13; Apr9'13. 1,200

[1]**2D av, 1471** (5:1431); str fl & bakery in b; Morris Morrison to Fredk Weist, 1471 2 av; 5yf May1; Apr8'13. 1,800

[1]**2D av, 1564** (5:1544), n str & 4 rooms on 2d fl; Bella Fisher to Henry Steenbock, 1564 2 av; 3yf May1; Apr8'13. 732

[1]**2D av, 1564** (5:1544); s str; Bella Fisher to Albt Nagel, 1564 2 av; 3yf May1; Apr8'13. 540

[1]**3D av, 1464** (5:1511); str; Wm Scholle, individ et al, TRSTES Estate Jacob Scholle, to Hugo F Wolff, 1464 3 av; 3yf May1; Apr8'13. 1,500

[1]**3D av, 2138** (6:1644); all; Degelman Realty Co to Emilro Amusement Co, 2138 3 av; 10yf completion of alterations; Apr 4'13. 5,000

[1]**5TH av, 541** (5:1279, sec 45th; n ½ of str; Geo C Howe & ano to Henry S Schendel, 15 W 42; 5yf Oct1;5y ren; Apr10'13. 7,000

[1]**6TH av, 649** (3:813); all; Teresa M J O'Donohue to Chas M Bernstein, 336 W 56; 9 10-12yf July1; Apr10'13. taxes &c & 4,000 to 6,000

[1]**7TH av, 239** (3:799), all; Coleman Constn Co to Jno Becker, 239 7 av; 5yf May1'13; Apr9'13. 2,400 to 3,600

[1]**8TH av, 2107** (7:1847); str & pt c; Caroline Uthoff to Benj & Rae Ranner, 280 Manhattan av; 5 5-12yf May1; Apr8'13. 2,100

[1]**8TH av, 2322** (7:1930); declaration by party 1st pt that he holds title to lease of above in trust for benefit party 2d pt; Athanas Papadacos, 2322 8 av, to St Nicholas Florist Co; Mar27; Apr4'13. ——

[1]**Re asn interest & certf** that loan or deposit or notes of $20,000 has been paid; Gotham National Bank of N Y to Broadway & 53d St Co; Apr9'13. ——

[1]**Agmt modifying Ls** (2:432), by changing term to 35 yrs from May1'99, instead of 20 yrs from May1'99; Harriet D Wolryche-Whitmore with Thos Windmuller, — Everette av at St Albans, B of Q; Mar 18; Apr9'13. nom

LEASES.

Borough of the Bronx.

[1]**Freeman st, 965** (11:2994), nec Vyse av; str & b; Jorgensen Realty & Constn Co to Sol Rosenzweig, 965 Freeman; 2yf May 1'16; Apr4'13. 1,140 & 1,200

[1]**Gouverneur pl, nwc Washington av,** see Washington av, 1133.

[1]**Home st, 781** (10:2672), nec Tinton av; str, 2 upper flrs & c; Mary O'Grady to Eliz Thiel, 781 Home; 5yf Aug1'13; Apr 8'13. 780

[1]**138TH st, 672 E** (10:2566), sec Cypress av, 40.2x100; agmt as to sur & cancellation of Ls; Harry Silverman & ano with Harry Goostein Realty Co, a corpn, 42 Bway; AT; QC; Apr8; Apr9'13. 600

[1]**149TH st, 456 E** (9:2293), swc Brook av, w str; Peter W Gleckner to Louise Freeman, 475 Brook av; 3 2-12yf Mar1; Apr9 '13. 420 & 480

[1]**163D st E, sec Intervale av,** see Intervale av, sec 163d.

[1]**166TH st E, swc Union av,** see Union av, 1085.

[1]**172D st, 951 E** (11:2989), w str; John Harnett to Saml Alper, 87 Essex; 2 7-12yf Mar1; Apr9'13. 300

[1]**Brook av, swc 149th,** see 149th, 456 E.

[1]**Cypress av, sec 138th,** see 138th, 672 E.

[1]**Cypress av, 232** (10:2566), cor str & b; Harry Goodstein Realty Co to Isidore Jaffey, 232 Cypress av; 1mo f Apr8 at $50; Apr9'13. 600

[1]**Intervale av** (10:2703), sec 163d, str, 16.6x54x12.4x54; Simbar Realty Corpn to Aaron Gelmos, 165 Essex & ano; 3yf July 1'13; 2yrs ren at $1,500; Apr9'13. 1,200 to 1,350

[1]**Lincoln av, 170-4** (9:2311); all; Henry McCaddin Jr Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of U S & Elsewhere, to Michl Dunn Trucking Co, 170 Lincoln av; 5yf Mar15; Apr7'13. 1,800

[1]**Tinton av, nec Home,** see Home, 781.

[1]**Tremont av** (11:3121), ns, 129.9 w Daly av, 33.3x143; all; Rebecca C Kerr to Wilkins Amusement Co, 1297 Wilkins av; 10yf completion of bldg; Apr8'13. 2,400

[1]**Tremont av** (11:3121); same prop; asn Ls; Wilkins Amusement Co to Frank S Conway, 506 W 135; Jan31; Apr8'13. nom

[1]**Union av, 1085** (10:2670), swc 166th; asn Ls; Jas H Bailey & ano to Danl McNulty, 366 W 117; Apr4; Apr9'13. nom

[1]**Union av, 1087** (10:2671); cor str & front b; Geo F Trommer & Geo Ehret Jr, EXRS Estate Wm G Ringler, to Chas & Jno Hartmann, 1087 Union av; 3yf Mar1; Apr 8'13. 840

[1]**Vyse av, nec Freeman,** see Freeman, 965.

[1]**Washington av, 1133** (9:2388), nwc Gouverneur pl; str; Wm Buchmiller to Siegfried Maier, 1133 Wash av; 3yf Jan1'12; privilege 3y ren; Apr4'13. 360-420

[1]**Webster av** (12:3278), ws, 51.1 n 197th, 47x126.9x66x115.3; sobrn of Ls to mtg for $18,000; F & G Amusement Co to Rockland Realty Co, 509 Willis av; Mar27; Apr9'13. nom

[1]**White Plains av, 3331** (*); all; Jno Skehan to Jno V Braun; 5yf June1'10; re-recorded from July1'10; Apr4'13. 1,000

[1]**White Plains av, 3331** (*); all; same to same; ext of Ls; 3yf June1'15; Apr4'13. 1,120

[1]**3D av, 3006** (9:2363), 33x175; 1-sty & b bk bldg; all; Geo Fiencke to Evans Bros, Inc, a corpn, 1429 5 av; 7yf Apr1; Apr8'13. excess taxes & 1,800 & 2,100

MORTGAGES

Borough of Manhattan.

APRIL 4, 5, 7, 8, 9 & 10.

[m]**Arden st, nec Nagle av,** see Nagle av, nec Arden.

[m]**Canal st, 505-11,** see Renwick, 13.

[m]**Centre Market pl, 1 & 2** (2:471), es, 72.3 n Grand, runs e58.10xn21.6xw0.8xn13.3xw 58.2 to pl xs34.9 to beg; Apr5; Apr7'13, 1 y5%; Diedrich Knabe to Bank for Savings in City NY, 280 4 av. 8,000

[m]**Chrystie st, 227-35** (2:427), swc Houston (Nos 113-7), 165x100; given to secure deposit of $72,000 by parties of 2d pt as security for performance of terms of lease; pr mtg $——; Mar20'11; Apr10'13; 10y2½%; Louis Minsky to Jos Edelstein, 17 Livingston pl, et al. 72,000

[m]**Goerck st, 82-8** (2:324), nec Rivington (No 322), 81.3x40; pr mtg $40,500; Apr8'13; 1y6%; Saml Cantor, 1317 45th, Bklyn, to Max Wolper, 1911 Mad av. 3,000

[m]**Goerck st, 84-6,** see Rivington, 322-4.

[m]**Great Jones st, 7** (2:530), ss, 51 e Jones la, 25.1x100; also JACKSON AV (10:2652), es, 155.6 n Home, 50x87.6; also JACKSON AV, (10:2652), es, 210.4 n Home, 50x87.6; pr mtg $79,000; Apr1; Apr9'13; installs, 6%; Meyer Auerbach to M J Kraus & Co, 200 5 av. 9,500

[m]**Hamilton pl** (7:1988), es, 135.8 n 136th, runs ne27.1xe40.10 to ws old Bloomingdale rd xe14.2 to cl old Bloomingdale rd xsw23.7xw63.1 to beg; all title to any strip or gore adj; Apr10'13, 3y5%; Domain Realty Co to Hannah V C Bassett, 137 W 74. 14,000

[m]**Hamilton pl** (7:1988), es, 162.10 n 136th, runs n54.2xe28.2 to ws old Bloomingdale rd xe10.11xsw49xw55.1 to beg; also all title to plot begins 199.10 n 136th & 28.2 e Hamilton pl, runs e 11 to cl old Bloomingdale rd xs1.1xw10.11 to beg; PM; Apr 10'13; 3y5%; Domain Realty Co to Louis V & Mary A O'Donohue, 146 Central Park W, & Isabelle O'D Amy, 48 W 70. 20,750

[m]**Houston st, 113-7 E,** see Chrystie, 227-35.

[m]**Madison st, 284** (1:269), ss, abt 95 w Montgomery, 23x108; Apr4'13; 5y5%; Morris Williamson to Lawyers Mtg Co, 59 Liberty. 24,000

[m]**Mangin st, 25** (2:322), ws, 175 s Delancey (old line), 25x100; PM; Mar31; Apr4'13; demand, 6%; Edw Gottheimer to Jennie Smadbeck, 30 W 90. 1,000

[m]**Manhattan st, 79** (7:1982), ns, 188.1 w Ams av, 24.7x100; pr mtg $10,000; Apr4; Apr5'13; 2y6%; Marks L Frank, 2117 Voorhees av, Sheepshead Bay, NY, to Rudolph F Schortemeier, 726 Washington, Hoboken, NJ. 2,500

[m]**Norfolk st, 167** (2:355), ws, 98.2 n Stanton, 29.5x47.6x29.7x47.6; pr mtg $——; Apr8, Apr9'13, 1y5%; Sarah Schlessinger & Saml Sisser to Beckie Sisser, 62 Sheriff. 670

[m]**Prospect pl, 2-6,** see 40th st E, nwc Prospect pl.

[m]**Renwick st, 13** (2:594), nwc Canal (Nos 505-11), runs w89.7xn46.3xn13.1xe6.1xs1.3x e4.7xn0.10xe34.2 to ws Renwick, xs101.10 to beg; Apr7'13; 3y5%; Central Cigar Mfg Co, 1 Desbrosses, to Metropolitan Savings Bank, 59-61 Cooper Sq. 70,000

[m]**Renwick st, 13;** certf as to above mtg; Apr7'13; same to s. me. ——

[m]**Rivington st, 322,** see Goerck, 82-8.

[m]**Rivington st, 322-4** (2:324), nec Goerck (Nos 84-6), 40x81.3; ext of $35,000 mtg to Apr8'18 at 5%; Apr8; Apr10'13; Geo E Chisolm, committee Mary A Chisolm, with Saml Cantor, 1317 45th, Bklyn. nom

[m]**St Marks pl, 3,** see 3 av, 25-7.

[m]**Spring st, 186** (2:489); receipt for $1,400 on a/c of mtg on which is still due $7,000; Apr4; Apr7'13; Pietro A Ierardi to Nicola & Christina Ramagnano, 186 Spring. ——

[m]**Thompson st, 240** (2:538), es, 90 n 3d, 19 x47.10; PM; Apr1; Apr9'13; 1y5% (or sooner); Elena Realty Corpn to Wm S Johnson, Rye, NY. 7,000

[m]**3D st, 69 E** (2:445); sobrn agmt; Apr7; Apr10'13; Chas Harris with Kesil Leibowitz, 61 E 3. nom

[m]**3D st, 64 W** (2:537), swc West Bway (Nos 552-60). 25x100; Mar28; Apr4'13; demand, 6%; Mary Cavinato, Ft Lee, NJ, to Stephen Cavinoto, at Ft Lee, NJ. 7,000

[m]**3D st, 64 W,** see West Bway, 552-60.

[m]**6TH st, 436 E** (2:433); ext of $12,000 mtg to July27'18, at 4½%; Apr2; Apr7'13; Agathe Bochus with Sol Plaut, 135 Central Park W. nom

[m]**8TH st, 407 E** (miscl); certf as to chattel mtg for $5,000 on furn & fix on storage at above & at 10 av & 39th, Bklyn; Apr7; Apr8'13; Hickey, Kaplan & Witzek to Metropolitan Bank. ——

[m]**9TH st, 66-8 W,** see 6 av, 110-2.

[m]**12TH st, 60 E,** see Bway, 822-4.

[m]**12TH st, 413 E** (2:440); ext of $30,000 mtg to Feb17'18 at 5¼%; Mar17; Apr8'13; Lawyers Mtg Co with Gotham Mtg Co. nom

[m]**13TH st, 416-8 E** (2:440), ext of $41,000 mtg to Apr3'18 at 5½%; Mar3; Apr4'13; Lawyers Mtg Co with Wanderman Constn Co. nom

[m]**17TH st, 349-51 E** (3:923), ext of $45,000 mtg to Mar17'16 at 5%; Mar17; Apr4'13; Hanie Porges with Jewish Theological Seminary of America. nom

[m]**22D st, 20-6 W** (3:823), ss, 337.11 w 5 av, 103.10x98.9x103.2x98.9; ext of $75,000 mtg to Apr1'16 at 6%; Apr1; Apr4'13; Henrietta Ingber, 139 W 116, with Saml K Jacobs. nom

[m]**24TH st, 19-25 E** (3:854), ns, 100 w 4 av, 98.9x100; Apr10'13; due, &c, as per bond; Carlisle Constn Co to Union Dime Savgs Bank, 701 6 av. 500,000

[m]**24TH st, 19-25 E;** certf as to above mtg; Apr10'13; same to same. ——

[m]**24TH st, 121-3 E** (3:880), ns, 250 e 4 av, 50x98.9; pr mtg $250,000; Apr4'13; due &c as per bond; D & M Co, a corpn, to Realty Mtg Co, 135 Bway. 15,000

[m]**24TH st, 121-3 E;** certf as to above mtg; Apr4'13; same to same. ——

[m]**25TH st, 302 E,** see 2 av, 438.

[m]**29TH st, 105-7 E** (3:885), ns, 260 w Lex av, 40x98.9; ext of $160,000 mtg to Jan28 '18 at 5%; Jan24; Apr10'13; New Rochelle Trust Co & ano gdns Dorothy S Bostwick et al with 29th St Constn Co, 1133 Bway. nom

[m]**30TH st, 115-25 W** (3:806), ns, 188.7 w 6 av, runs w161.5xn60.6xne145.9xse91.6 to beg; pr mtg $——; Apr3; Apr4'13; demand, 6%; F & L Bldg Co, a corpn, to Canal Realty Co, a corpn, 41 Canal. 35,000

[m]**30TH st, 115-25 W;** certf as to above mtg; Apr3; Apr4'13; same to same. ——

[m]**31ST st, 347-9 E** (3:937), ns, 100 w 1 av, 30x98.9; also LEXINGTON AV, 1636-48 (6:1631), swc 104th (No 134), 100.11x 85; pr mtg $——; Mar28; Apr9'13; 5y6%; Victor Land & Impt Co to Esperanto Mtg Co, 37 Liberty. 21,000

[m]**31ST st, 347-9 E;** also LEXINGTON AV, 1636-48; certf as to above mtg; Mar28; Apr9'13; same to same. ——

[m]**36TH st, 415 W** (3:734), ns, 225 w 9 av, 25x98.9; Apr8; Apr9'13; due &c as per bond; Sophia P Dalton of Bklyn, NY & Christina P Schierloh of NY to Title Guar & Trust Co. 5,000

[m]**38TH st, 5 E** (3:868), ns, 150 e 5 av, 37.6 x197.6; certf as to mtg for $225,000; Apr 7; Apr8'13; Henry A Cram Corpn to Greenwich Savgs Bank, 246 6 av. ——

[m]**38TH st, 5 E** (3:868), ns, 150 e 5 av, 37.6x197.6 to ss 39th (No 6); Apr7'13, due &c as per bond; Henry A Cram Corpn to Greenwich Savings Bank, 246 6 av. 225,000

[m]**39TH st, 6 E,** see 38th, 5 E.

[m]**39TH st, 537 W** (3:711), ns, 275 e 11 av, 25x98.9; PM; Apr4; Apr5'13; 2y4½%; Grace U Una, 1209 Washington, Hoboken, NJ, to Otto Wagner, 140 W 26. 8,000

[m]**40TH st, E** (5:1333), nwc Prospect pl (Nos 2-6), 75x18.6; Mar31; Apr3'13; 3y 5%; Susan K wife J Louis Schaefer, 465 West End av, to J Louis Schaefer, 465 West End av. Corrects error in last issue when mortgagee was omitted. 15,000

[m]**41ST st, 225 W** (4:1013), ns, 300 w 7 av, 100x98.9; Apr7'13; 1y5%; Sol Bloom, 445 Riverside dr to Lawyers Title Ins & Trust Co. 145,000

[m]**41ST st, 225 W;** pr mtg $145,000; Apr7 '13; due May1'13, 6%; same to Wm Volk, 301 W 42. 20,000

[m]**42D st, 241 W** (4:1014); ext of $28,000 mtg to Mar11'16 at 5%; Mar12; Apr8'13; Auburn Savgs Bank with Lillie McGovern. nom

[m]**43D st, 137 E** (5:1298), ns, 158.4 e Lex av, 16.8x100.5; Apr10'13; 1y5%; Dennis J McDonald to Emigrant Indus Savgs Bank. 12,000

[m]**45TH st, 56-8 W** (5:1260), ss, 240 e 6 av, 40x100.5; certf as to mtg for $175,000; Apr2; Apr4'13; 56 & 58 W 45th Realty Co, Inc, to Albt Jarmulowsky et al, exrs &c Sender Jarmulowsky. ——

[m]**45TH st, 56-8 W;** sobrn agmt; Apr2; Apr 4'13; same & Saml Levy with same. nom

[m]**46TH st, 126-32 W** (4:998), ss, 350 w 6 av, 80x100.4; Apr4; Apr5'13; 5y5%; Leavitt Realty Co, 126-32 W 46, to Emigrant Indus Savgs Bank. 300,000

[m]**46TH st, 126-32 W;** certf as to above mtg; Apr4; Apr5'13; same to same. ——

[m]**46TH st, 264-6 W,** see 8 av, 740-2.

[m]**47TH st, 455 W** (4:1057), ns, 205 e 10 av, 20x100.5; ext of $7,500 mtg to Dec19 '16 at 4½%; Sept19'12; Apr9'13; Harford W H Powel & ano trstes &c Saml Powel with Fredk H Kastens. nom

[m]**47TH st, 622 W,** see 1 av, 579.

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m**48TH st, 138-46 W** (4:1000), ss, 300 e 7 av, 95x100.5; Apr7'13; 5y5%; Ocean Crest Realty Co to Title Guar & Trust Co. 250,000

m**48TH st, 138-46 W**; certf as to above mtg; Apr7'13; same to same.

m**48TH st, 138-46 W**; sobrn agmt; Apr4; Apr7'13; Jno Cort with same. nom

m**51ST st, 40 E** (5:1286), ext of $12,500 mtg to Feb15'18 at 4½%; Mar31, Apr9'13, Edw H Landon with Bowery Savgs Bank, 128 Bowery. nom

m**51ST st, 345 W** (4:1042), ns, 285 e 9 av, 20x100.5, Mar29, Apr7'13, 2y6%; Eliz A & Mary J Page to Jno Q Ockelman, 769 Home. k 1,000

m**51st st, 548 W** (4:1079), ss, 175 e 11 av, 25x120.4x25.7x116.7; pr mtg $10,000; Apr 7; Apr9'13; due July 1'15; 6%; Wm Esselborn to Emma J Fox, 460 E 34. 1,000

m**52D st, 527 W** (4:1081), ext of mtg for $16,000 to July1'16, 5%; Apr3; Apr4'13; Wm A Shortt, trste Eliz A Austen, with Wm G Gehringer, 309 Brown, Union, NJ. nom

m**53D st E** (5:1308), ns, 90 e Park av, 90x100.5; bldg loan; Apr3; Apr4'13; due Oct 3'14, 6%; Aeon Realty Co to Montrose Realty Co, 135 Bway. 350,000

m**53D st E** (5:1308); same prop; certf as to above mtg; Apr3; Apr4'13; same to same.

m**53D st, 59 W,** see 6 av, 938-40.

m**56TH st, 527-33 W** (4:1085), ns, 393.9 e 11 av, runs w93.9xn200.10 to ss 57th (Nos 530-40), xe150xs100.5xw56.5xs100.5 to beg; PM; pr mtg $50,000; Apr10'13; due, &c, as per bond; Benj S Halsey of Paterson, NJ, to Dry Dock Savgs Instn, 341 Bowery. 25,000

m**57TH st, 530-40 W,** see 56th, 527-33 W.

m**60TH st, 138 E** (5:1394); ext of $75,000 mtg to Apr14'18 at 5%; Feb24; Apr7'13; Trustees of New York Trade School with Abr Siegel. nom

m**70TH st, 336 E** (5:1444), ss, 105 w 1 av, 27.6x100.4; Apr4; Apr7'13; due Apr7'16, 4½%; Wm B Noyes to Lawyers Title Ins & Trust Co. 4,000

m**70TH st, 262 W** (4:1161); ext of $12,000 mtg to Apr5'15 at 4½%; Apr7; Apr10'13; Edw J Hudson trste Sarah Bogert with Eliza Dayton, 262 W 70. nom

m**71ST st E** (5:1385), ss, 25 w Mad av, 22.6x100.5; PM; Apr7'13; 3y4½%; Henry D Babcock to N Y Public Library, Astor, Lenox & Tilden Foundations, a corpn, 476 5 av. 55,000

m**72D st, 111 E** (5:1407), ns, 100 e Park av, 25x102.2; Apr8'13, 5y4½%; Eliz B, wife Lloyd C Griscom, 45 E 82, to Gustavia A Senff, 7 av & 27th, Whitestone, LI. 60,000

m**74TH st, 15 E** (5:1389), ns, 240 e 5 av, 20x102.2; PM; Apr1; Apr10'13; 3y5%; Wolcott G Lane, 353 W 84, to Mary M K wife Franklin S Henry, 15 E 74. 48,000

m**74TH st, 236 E** (5:1428), ss, 216.8 w 2 av, 16.8x102.2; Apr2; Apr5'13; 1y6%; Jno Mohl, 236 E 74, to Annie S Liebler, 323 E 84. 1,000

m**74TH st, 522 E** (5:1485), ss, 323 e Av A, 25x102.2; Apr5; Apr7'13; due, &c, as per bond; Frank Opitz to Hugh Fitzpatrick, 145 Beach, Flushing, LI. gold 5,000

m**76TH st, 324 W** (4:1185), ss, 300 w West End av, 22x102.2; pr mtg $31,000; Feb6; Apr5'13, 2y6%; Eleanor A M Hand, 324 W 76, to Fredk H Garman, 2643 Bway. 4,000

m**77TH st, 324 E** (5:1451), ss, 250 e 2 av, 25x102.2; Apr8; Apr9'13; 5y5%; Arthur R Walsh trste & Emily I Kearr to Lawyers Mtg Co, 59 Liberty. 13,500

m**77TH st, 324 E**; pr mtg $13,500; Apr8; Apr9'13; installs 6%; same to Mount Sinai Hospital of City NY, 1 E 100. 2,500

m**77TH st, 111 W** (4:1149); ext of $22,000 mtg to Mar1'16 at 5%; Feb27; Apr4'13; Frieda Newmann, 758 West End av, with Leah A Piza Weil, 736 West End av. nom

m**79TH st, 218 E** (5:1433); ext of $9,000 mtg to Apr3'18 at 5%; Apr3; Apr5'13; Lawyers Title Ins & Trust Co with Adolph Schoen. nom

m**80TH st, 206 W** (4:1227), ss, 150 w Ams av, 25x102.2; Apr4'13; 3y5%; Mary F Mullane, 146 Central Park W, to Anna Schiele, 18 E 60. 27,000

m**80TH st, 206 W**; sobrn agmt; Apr4'13; Augusta F Zerega with same. nom

m**87TH st, 317 W** (4:1249), ns, 225 w West End av, 20x100.8; pr mtg $17,000; Apr7; Apr10'13; due May1'15, 4%; Grace M Kimble to Otto A Hack, 171 W 78. 4,000

m**88TH st, 114 E** (5:1516), ext of $20,000 mtg to Mar1'14 at 5%; Mar1'09; Apr9'13; Louis & Sophia Heinsfurter with Cath A Stevens. nom

m**89TH st W** (4:1202), ss, 160 w Central Park W, 40x100.8; given to secure agmt for lease of above premises; pr mtg $45,000; Oct1'12; Apr8'13; due Oct1'22, 4%; Koenig Realty Co to Emil Loeb, 272 W 91, & ano. 42,500

m**89TH st W** (4:1202); same prop; certf as to above mtg; Mar31; Apr8'13; same to same.

m**90TH st, 338 E,** see 1 av, 1735.

m**91ST st, 82 W,** see Col av, 635.

m**93D st, 107 W** (4:1224), ns, 100 w Col av, 17.8x100.8; PM; Apr7'13; $2,500 due Jan 1'14 at 6% & balance of $15,000 due Apr 1'19 at 4½%; Dorothea H Simmons to Frances B Leigh, — Waldemere av, Bridgeport, Conn. 17,500

m**93D st, 109 W** (4:1224), ns, 117.8 w Col av, 16.6x100.8; Apr7'13; $2,500 due Jan1 '14 at 6% & balance of $15,000 due Apr1 '19 at 4½%; Dorothea H Simmons to Frances B Leigh, — Waldemere av, Bridgeport, Conn. 17,500

m**99TH st, 155 E** (6:1627), ns, 300 w 3 av, 25x100.11; Apr4; Apr7'13; due July1'16, 6%; Jacob B Green & Simon Miller to Saml Boss, 248 W 112. 1,000

m**100TH st E, see Lex av,** see Lex av, 1565.

m**102D st, 116 W** (7:1855), ext of $12,000 mtg to Apr3'18 at 4½%; Apr3; Apr9'13; Title Guar & Trust Co with Meta H Spies, Jno Gemmer & Gertrude W B Funk. nom

m**103D st, 144 W** (7:1857); ext of $5,000 mtg to Apr1'16 at 6%; Apr5'13; Benton J Asiel with Lillian A Jarecky, 138 W 86. nom

m**104TH st, 134 E,** see 31st, 347-9 E.

m**105TH st, 251 E** (6:1655); ext of $15,000 mtg to June29'18 at 5%; Mar10; Apr7'13; Trustees of N Y Trade School with Julia Gildenberg. nom

m**105TH st, 221-5 W** (7:1877), ns, 200 w Ams av, 75.2x100.11; pr mtg $66,000; Apr 1; Apr4'13; due &c as per bond; Mary J Mock, 201 W 101, to Valentine Hattemer, 621 10 av. 15,000

m**107TH st, 215 E** (6:1657), ns, 335 w 2 av, 25x100.11; sobrn agmt; Apr3; Apr4'13; Harriet Pollak & Rosette Graff, individ & extrx Gertrude Maas, with American Savgs Bank. nom

m**109TH st, 207 W** (7:1881); ext of mtg for $21,000 to Apr1'16, 5%; Apr1; Apr7 '13; Emily Freund et al trstes Max Freund (decd) with Maria L McGinnis. nom

m**110TH st, 27 E** (6:1616); agmt modifying terms of mtg; Mar29; Apr4'13; Henry M & Louis Bloch with Jacob Bloch, 54 E 122. nom

m**111TH st, 66 E,** see 111th st, 68 E.

m**111TH st, 68 E** (6:1616), ss, 246.8 w Park av, 16.8x100.11; also 111TH ST, 66 E (6:1616), ss, 263.4 w Park av, 16.8x100.11; pr mtg $——; Apr5; Apr7'13; due July5'13, 6%; Gerson B Citron to Dora Topper, 235 W 112. 500

m**112TH st, 135 W** (7:1822), ns, 140.6 e 7 av, 34.6x100.11; ext of $30,000 mtg to Feb28'16 at 5%; Mar6; Apr7'13; Jos T Geoghegan to Jas A Glover, 36 E 76. nom

m**114TH st, 605-11 W** (7:1896); certf as to payment of $7,500 on a/c of mtg of $40,000; Apr3; Apr5'13; Abel King & Isaac Schorsch to Whom it May Concern.

m**115TH st, 616-20 W** (7:1896), ss, 194.4 e Riverside dr, 75x100.11; PM; pr mtg $125,000; Mar31; Apr7'13; 3y6%; M & P Realty Co, Inc, 15 Broad to North Holding Co, 103 Park av. 15,000

m**121ST st, 306 W** (7:1947); ext of $19,000 mtg to Apr4'18 at 5%; Mar18; Apr18'13; Lawyers Mtg Co with Rebecca Gilbert. nom

m**121ST st W** (7:1963), ss, 100 e Ams av, 118x100.11; pr mtg $160,000; Apr8'13; demand, 6%; Robt Wallace Jr to Jos Hamershlag, 38 W 69. 45,807.60

m**121ST st W** (7:1963); same prop; ext of $160,000 mtg to Apr8'16 at 5%; Apr8'13; Bklyn Savgs Bank with Robt Wallace Jr, 4305 Bway. nom

m**122D st, 177-81 E,** see 3 av, 2248-50.

m**122D st, 430 E** (6:1809), ss, 225 w Pleasant av, 25x100.11; Apr4; Apr5'13; due, &c, as per bond; Jno F Barrett to Title Guar & Trust Co. 5,000

m**123D st, 512 W** (7:1977); given to secure deposit of $5,000 as security for performance of terms of lease; pr mtg $137,500; Apr9'13; due Oct1'23; 5%; 114th St & 7th Av Constn Co to Jno Greenberg, 15 W 108 & Geo Kean, 4 W 101. 5,000

m**128TH st, 85 W,** see Lenox av, 360.

m**131ST st, 53 E** (6:1756), ns, 150 w Park av, 25x99.11; ext of $16,000 mtg to Apr1 '18 at 5%; Apr1; Apr9'13; Church of St Mary Magdalen, a corpn, with Fredk Lindenberger, 32 Morningside av. et al. nom

m**133D st, 47 E** (6:1758), ns, 240 w Park av, 25x99.11; Apr1; Apr9'13; 3y5%; Herbt Peake exr Chas Klinzner to Amelia Porter, 80 St James pl, Bklyn. 1,500

m**140TH st, 219 W** (7:2026), ns, 324 w 7 av, 28x99.11; PM; pr mtg $28,000; Apr4; Apr4'13; installs, 6%; Eliz Gillies, 219 W 140, to Karoline A Marschat, Ashley Falls, Mass. 6,000

m**142D st, 451-7 W,** see Convent av, 302-4 on map 300-8 W.

m**145TH st, 219-25** (7:2031), ns, 270 w 7 av, 2 lots, ea 40x99.11; ext of two mtgs for $40,000 each to Apr18'18 at 5%; Mar 17; Apr10'13; Bernard Heine & Sol Boehm with A Wright Chapman et al. nom

m**145TH st, 543-51 W** (7:2077), ns, 125 e Broadway; ext of $85,000 mtg to Apr2'18 at 4½%; Apr2; Apr9'13; Fred L Martin with Bowery Savgs Bank. nom

m**147TH st, 510-2 W** (7:2078), ss, 200 w Ams av, 50x99.11; ext of $6,500 mtg to May1'14, 6%; Apr4; Apr5'13; Geo R Cannon, 229 W 139, with Baird Mayer, 520 W 162. nom

m**152D st, 594 W** (7:2083), ext of $6,000 mtg to July14'16 at 4½%; Apr 2; Apr9'13; Bankers Trust Co & ano trstes Moses G Baldwin with Henry Gottlieb, 594 W 152. nom

m**156TH st, 549 W** (8:2115), ns, 180 e Broadway, 20x99.11; also AMSTERDAM AV, 1948 (8:2115), ws, 75 s 157th, 25x100; pr mtg $29,500; June7'12; Apr9'13; installs; 6%; Max A Schimpf, 549 W 156 to David Coulter at Westfield, NJ, et al. 900

m**163D st, 465 W** (8:2110), ext of mtg for $20,000 to Apr1'16 at 5½%; Mar1; Apr9'13; Chas K Billings at New Haven, Conn, trste for Jeannie F Seymour with Mary A Dempsey, 564 W 160. nom

m**179TH st W** (8:2177), ns, 97 e Haven av, 50x100; Apr8'13; due &c as per bond; Degenhardt Constn Co to Irving Savgs Instn, 115 Chambers. 45,000

m**179TH st W** (8:2177); same prop; certf as to above mtg; Apr8'13; same to same.

m**179TH st W, nec Haven av,** see Haven av, nec 179th.

m**187TH st, 599 W,** see St Nicholas av, 1541.

m**214TH st W, nwc Ams av,** see Ams av, nwc 214.

m**Av A, 184** (2:405), ext of $16,000 mtg to July1'16 at 5%; Mar27; Apr9'13; Florence A & Jacob Lewis with Wm B Ast, 228 E 58. nom

m**Amsterdam av, 1948,** see 156th, 549 W.

m**Amsterdam av, 2136** (8:2123); ext of $35,000 mtg to June15'16 at 5%; Mar28; Apr4'13; Augusta Joachim, 97 Hamilton pl, with Soc for the Relief of Destitute Children of Seamen, a corpn, at New Brighton, SI. nom

m**Amsterdam av** (8:2232), nwc 214th, 37.6 x100; Apr8; Apr9'13; 3y5%; Max Marx; to Arthur Stern, 250 W 73 & ano. 14,000

m**Broadway, 822-4** (2:557), sec 12th (No 60), runs se124.8xsw8.10xnw16xnw98.7 to Bway xne43.4 to beg; pr mtg $120,000; Apr9; Apr10'13; 1y6%; Peerless Investing Co to National Holding Co, 31 Nassau. 12,500

m**Columbus av, 604-6** (4:1220), ws, 50.8 n 89th, two lots, ea 25x100; two mtgs, ea $30,000; Apr10'13; 3y5½%; Vestra Realty Co to Susie K Anderson at Garden City, NY. 60,000

m**Columbus av, 604-6;** two certfs as to above mtg; Apr10'13; same to same.

m**Columbus av, 604-6;** pr mtg $60,000; Apr10'13; due, &c, as per bond; Vestra Realty Co to Helen C Voss, 5 W 121. 5,000

m**Columbus av, 604-6;** certf as to above mtg; Apr10'13; same to same.

m**Columbus av, 635** (4:1204), sec 91st (No 82), 25x75; PM; pr mtg $25,000; Apr8; Apr9'13; 1y5%; Patk Carey to Geo Ehret, 1197 Park av. 25,000

m**Convent av, 302-4 on map 300-8** (7:2058), nwc 142d (Nos 451-7), 99.11x125; Apr2; Apr4'13; due July1'18, 5%; Benclare Constn Co, 220 Bway, to E Matilda Ziegler, 29 W 81, et al, exrs Wm Ziegler. 180,000

m**Convent av, 302-4 on map 300-8;** certf as to above mtg; Apr4'13; same to same.

m**Convent av, 302-4 on map 300-8;** sobrn agmt; Apr4'13; same & State Realty & Mtg Co with same. nom

m**Ft Washington av, 15** (8:2136), ws, at pt where a line parallel with the ws Bway & distant 150 w therefrom would intersect said ws Ft Washington av, which pt is abt 157.4 w from w s Bway, measured along ws Ft Washington av as same curves, runs s115.9xw75xn114.10xne45.2 to Ft Washington av xs51.10 to beg; pr mtg $117,000; Apr9; Apr10'13; installs, 6%; Saranac Constn Co, 3785 Bway, to Louis Daum, 69 W 97. 10,000

m**Ft Washington av, 15** (8:2136); certf as to above mtg; Apr9; Apr10'13; same to same.

m**Haven av** (8:2177), nec 179th, 50x97; Apr8'13; due &c as per bond; Degenhardt Constn Co to Irving Savgs Instn, 115 Chambers. 60,000

m**Haven av** (8:2177); same prop; certf as to above mtg; Apr8'13; same to same.

m**Haven av** (8:2177), es, 50 n 179th, 50x97; Apr8'13; due &c as per bond; Degenhardt Constn Co to Irving Savgs Instn, 115 Chambers. 45,000

m**Haven av** (8:2177), same prop; certf as to above mtg; Apr8'13; same to same.

m**Lenox av, 360** (6:1726), nec 128th (No 85), 24.11x75; PM; Mar15; Apr9'13; 3y6%; Matthias Pfau at Yonkers, NY to Kath E Meyer at Yonkers, NY. 5,750

m**Lexington av, 645** (5:1309), es, 75.5 n 54th, 25x100; pr mtg $30,000; Apr3; Apr4 '13; due Oct3'14, 6%; Philibert Combier, 166 E 67, & Louis Cerlian, 36 E 49, to Wm C Niglutsch, 25 7th. 3,000

m**Lexington av, 1565** (6:1627), sec 100th; sal Ls; Apr8'13; demand, 6%; Danl Greany to Geo Ehret, 1197 Park av. 5,000

m**Lexington av, 1636-48,** see 31st, 347-9 E.

m**Nagle av** (8:2174), nec Arden, 110x134; Apr4'13; due &c as per bond; Hensle Constn Co to Harlem Savgs Bank, 124 E 125. 140,000

m**Nagle av** (8:2174); same prop; certf as to above mtg; Apr4'13; same to same.

m**St Nicholas av, 1541** (8:2168), nwc 187th (No 599), 15.10x80; PM; Dec18'12; Apr5 '13; due Jan4'18, 5%; Carrie B Colby, 144 W 54, to Harry E Verran, 521 Park av. 13,000

m**West Broadway, 552-60** (2:537), swc 3d (No 64), 25x100; sobrn agmt; Apr3; Apr4 '13; Stephen Cavinato with Sidney Katz, 439 E 58. nom

m**West Broadway, 552-60,** see 3d st, 64 W.

m**1ST av, 579** (3:939), ws, 24.8 n 33d, 24.8 x100; also 47TH ST, 622 W (4:1094), ss, 325 w 11 av, 25x62.4x26x69.7; Apr5; Apr 8'13; 1y6%; Frances M Fanning, Bklyn, to Royal P Hamerschlag, 138 Spring. 1,000

m**1ST av, 1735** (5:1552), swc 90th (No 338) 25.8x100; ext of $21,000 mtg to Apr10'18 at 4½%; Woodlawn Cemetery with Elias Rosenbaum, 419 E 77. nom

m**1ST av, 2173** (6:1684); asn Ls by way of mtg to secure indebtedness; Apr5; Apr 7'13; Genaro Carrozza to M Groh's Sons Inc, 238 W 28. nom

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m**2D av, 408** (3:929), es, 72.2 n 23d, 26.6x 100; ext of $19,500 mtg to Mar1'15 at 5½%; Mar20; Apr9'13; Morris Stalewitz with Martha Seymour, 301 Hugenot, New Rochelle, NY. nom

m**2D av, 438;** also 25TH ST, 302 E (3:930) ext of $20,000 mtg to Apr7'18 at 5%; Apr 7; Apr9'13; Lawyers Title Ins & Trust Co with Conrad, Mary A & Chas G Stegmann. nom

m**2D av, 828-30** (5:1337), es, 37.5 n 44th, 36x70; ext of $15,000 mtg to Apr10'18 at 4½%; Apr10'13; N Y Title Ins Co with Walter C Korn, 1350 Mad av. nom

m**2D av, 1399** (5:1427), sal Ls; Apr8; Apr9 '13; demand; 6%; Frank Kropacek to Lion Brewery, 104 W 108. 2,000

m**2D av, 1738** (5:1553), es, 75.8 n 90th, 24.5 x100, PM; pr mtg $——; Apr4'13; 1y6%; Morris Weiss to Louis Weiss, 1980 7 av. 5,500

m**3D av, 25-7** (2:464), es, 30 n St Marks pl (8th), 40.1 to an alleyway x74; rights to said alley; also ST MARKS PL, 3 (2:-464), ns, 74 e 3 av, 24x75.4; pr mtg $65,-000; Mar24; Mar26'13; 2y6%; Maud B Barclay to Sarah A Brevoort, 7 W 83. Corrects error in issue Mar29 when St Marks pl, No 3 was omitted. 15,000

m**3D av, 1156-62** (5:1402), ws, 25.5 s 68th, 100x100; Apr4'13; 5y5%; Sol & Alex Herzog & Henry C Glaser, exrs &c Rosa Herzog, to N Y Title Ins Co, 135 Bway. 110,000

m**3D av, 1156-62;** sobrn agmt; Apr4'13; Bernhard King with same. nom

m**3D av, 1968** (6:1636), ws, 25.5 n 108th, 25x100; PM; pr mtg $25,000; Apr7; Apr8 '13; 2y6%; D Strauss Realty Co (Inc) to Rubin Bros, a corpn, 18 W 18. 6,000

m**3D av, 2248-50** (6:1771), ws, 25 n 122d, runs w100xs25 to ns 122d (Nos 177-81) xw60xn100xe60xs25xe100 to ws 3 av xs50 to beg; Apr8'13; due &c as per bond; Saml Wallach to Dry Dock Savgs Instn, 341 Bowery. 90,000

m**5TH av, 1487** (6:1746); ext of mtg for $20,000 to Apr8'18, 5%; Apr8; Apr10'13; Lawyers Title Ins & Trust Co, 160 Bway, with Ray Newman, NY. nom

m**6TH av, 110-2** (2:572), sec 9th (Nos 66-8), runs s43.8xe77.6xn20.2xe0.1xn23.6 to 9th xw77.7 to beg; sobrn agmt; Apr7; Apr8'13; Esperanto Mtg Co with Herbt Fischer, 461 W 159. nom

m**6TH av, 110-2** (2:572) sec 9th (Nos 66-8), runs s43.8xe77.6xn20.2xe0.1xn23.6 to 9th x w77.7 to beg; PM; Apr1; Apr8'13; 4y5%; Herbt Fischer to Esperanto Mtg Co, 37 Liberty. 10,000

m**6TH av, 938-40** (5:1269), nec 53d (No 59), 43x75; pr mtg $ —; Apr7; Apr8'13; due &c as per bond; Wm J Bowe, of Mt Vernon, NY, to Mutual Life Ins Co of NY, 34 Nassau. 9,000

m**7TH av, 255** (3:800), es, 108.3 n 24th, 21.5x79.2; Apr7'13; 3y5%; Herman Jacobus to Lawyers Mortgage Co, 59 Liberty. 25,000

m**7TH av, 2427-9** (7:2010), es, 39.11 s 142d, 40x100; ext of $7,000 mtg to Apr1'15 at 6%; Apr2; Apr9'13; I B Realty Corpn, 128 Bway with Benj Blum, 565 W 144. nom

m**7TH av, 2427-9** (7:2010), es, 39.11 s 142d, 40x100; agmt as to share ownership in mtg; Apr2; Apr9'13; David E Goldfarb with I B Realty Co, 128 Bway. nom

m**8TH av, 740-2;** also 46TH ST, 264-6 W (4:1017); certf as to sale of leasehold, interest, chattels, &c, for $400; Mar28; Apr 8'13; Chas J White to Frank Gallagher. nom

m**8TH av, 2752** (7:2032); ext of $18,000 mtg to Apr1'18 at 5%; Apr1; Apr4'13; Title Guar & Trust Co with N & Z Realty Co, 46 W 116. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Agmt** (miscl) as lease of equipment of cars, locomotives, &c; Guaranty Trust Co of N Y with same; Apr1; Apr10'13. nom

m**Brooklyn** & also 4th Ward, B of Q (miscl); certf as to mtg for $25,000; Apr3; Apr10'13; Embo Land Co, a corpn, to Title Guar & Trust Co. ——

m**Consent** (Miscl) & certf as to chattel mtg for $1,800; Feb14; Apr9'13; Chas Britton Trucking Co to Wm V H Hicks. ——

m**Equipment** (miscl) & trust agmt & gen mtg; Geo T Jarvis et al Vendors & Guaranty Trust Co of NY as trstes with Rutland R R Co; Feb20; Apr10'13; due Apr1 '28, 4½%. gold trust certfs 495,000

m**Land in Queens Co** (Miscl); certf as to above mtg; Apr5; Apr9'13; Corbin Development Co to U S Title Guaranty Co 201 Montague, Bklyn. ——

m**Land in Brooklyn, N Y** (Miscl); certf as to mtg for $7,000; Apr8; Apr9'13; Seymour Rosenberg Constn Co to Title Guar & Trust Co, 176 Bway. ——

m**Land at North Beach, LI** (miscl); certf as to mtg for $30,000; Apr4; Apr5'13; W & G Land Co to Title Guar & Trust Co. ——

m**Land in Kings Co, NY** (miscl); five certfs as to five mtgs for $3,500 each; Apr4; Apr5'13; Mazarin Land Development Co to Security Mort Co. ——

m**Plainfield, N J** (miscl); certf as to mtg for $7,500; Mar21; Apr10'13; International Distributors Corpn to Albt E Kent at Boston, Mass. ——

MORTGAGES.

Borough of the Bronx.

m**Elizabeth st, nec King av,** see King av, nec Elizabeth.

m**Fairmount pl** (11.2954), ss, bet Prospect av & Marmion av, being lot 16, blk 2954; tax map transfer of tax lien for 1902 to 1907 assessed to unknown; July 10'12; Apr9'13; 3y7%; City NY to Jno H Ives, 114 St Marks av, Bklyn. 871.94

m**Freeman st, swc Prospect av,** see Prospect av, swc Freeman.

m**Home st** (10:2728), ss, 100 w So blvd, runs s82xs30xw50xn27.1xn79.2 to st xe50 to beg; ext of $5,500 mtg to May15'16 at 5½%; Apr4; Apr7'13; Duane S Everson with Sinnott Co, 967 E 165. nom

m**John st (*),** ns, 175 w Grant av, 113.6x 132.3x64.2x150; Apr3; Apr4'13; 3y6%; Geo J & Susan A Baxter tenants by the entirety to Michl Ganly, 1445 Doris. 1,000

m**Kelly st** (10:2703), ws, 266.5 s 163d, runs w101xw22.1 to es Intervale av xs147.5 to Kelly xn129.9 to beg; Apr3; Apr4'13; due &c as per bond; Fair Deal Realty Co to Manhattan Mtg Co, 200 Bway. 65,000

m**Kelly st** (10:2703); same prop; certf as to above mtg; Apr3; Apr4'13; same to same. ——

m**Kelly st** (10:2703); same prop; sobrn agmt; Apr4'13; same & Henry Morgenthau Co with same. nom

m**Lafayette st (*),** es, 50 s St Raymond av, 25x100, except pt for Castle Hill av; Apr7'13; due &c as per bond; Annie Heins, 1536 Castle Hill av, to North Side Mtg Corpn, 391 E 149. 1,200

m**Mansion st, nwc St Lawrence av,** see St Lawrence av, nwc Mansion.

m**Scofield st (*),** ns, 50 e land now or formerly Geo Byles, runs e150 to ws L I Sound xne119xw— to pt 50 e from es land now or formerly Geo Byles xs119 to beg; PM; Mar6; Apr10'13; 3y6%; Addie S Wood, 80 Scofield, City Island, & Clarence E Fleischman, 31 Centre, City Island, & Cora Barnett, 14 Relay pl, Stamford, Conn, to Cath L Walgrove, 723 St Nicholas av. 2,500

m**Simpson st, 1138** (10:2728); ext of $4,-000 mtg to Apr8'14 at 6%; Apr7; Apr9'13; Max Borck with Eliza Wray at Highland Mills, NY. nom

m**Thwaites pl, ss, 114 e Williamsbridge rd,** see Thwaites pl, nes, 107.8 nw Boston rd.

m**Thwaites pl, nes, 232.8 nw Boston rd,** see Thwaites pl, nes, 107.8 nw Boston rd.

m**Thwaites pl (*),** nes, 107.8 nw Boston rd, 50x175; also THWAITES PL (*), nes, 232.8 nw Boston rd, 50x111.1x56.2x136.11; also THWAITES PL (*), ss, 114 e Williamsbridge rd, 26x78.7x78.1x98.9, except pt for Olinville av; Oct29'12; Apr7'13; 3y 5%; Jno Perry, of Hudson Co, NJ, to Sarah McClinchie, 158 Bway. 1,400

m**Tiffany st, 1148** (10:2718); ext of $8,000 mtg to Apr5'18 at 5%; Apr5; Apr8'13; Edwin W Bullinger with J C Gaffney Constn Co, 1148 Tiffany. nom

m**Van Beuren st, 1632 (*),** es, 125 s Van Nest av, 25x100; pr mtg $4,000; Apr4; Apr 7'13; 2y6%; Nathan Drillich to Jas J Tully, 1937 Benedict av. 440

m**135TH st, 516 E** (9:2262), ss, 129.4 e Brook av, 29x100; pr mtg $13,000; Apr7; Apr8'13; 3y6%; Jno O'Keeffe to Frank Lenz, 311 E 89. 3,000

m**136TH st E** (9:2298), ss, 166.6 w Willis av, 20x100; pr mtg $5,000; Mar12; Apr10 '13; due, &c, as per bond; Jno Quell, 378 E 136, to Theo Seibert, 165 E 94. 1,000

m**137TH st, 430 E** (9:2281), ss, 350 e Willis av, 25x100; pr mtg $5,000; Apr7; Apr8'13; 3y6%; Ellen Sica to Emigrant Indust Savgs Bank. 1,000

m**139TH st, 680 E** (10:2567), ss, 80 e Cypress av, 40x100; PM; pr mtg $25,000; Apr7'13; 5y5½%; Mary A Thornton to Hennion Constn Co, 256 W 46. 5,000

m**140TH st E** (9:2321), ns, 200 e College av, 14.8x100; PM; pr mtg $——; Mar15; Apr9'13; due Sept15'14, 6%; Frank Gazzola, 309 E 104 to Perry Avenue Constn Co, 71 Nassau. 1,250

m**141ST st E** (10:2570), ss, 250 e Jackson av, 75x132.5x75.1x127.8; Apr8; Apr9'13; due &c, as per bond; Jno H Bodine to Title Guar & Trust Co. 4,000

m**141ST st E** (10:2570), ss, 325 e Jackson av, runs s132.5xe25xs8xe50.5xn148.5 to st x w75 to beg; Apr9'13; due, &c, as per bond; Jno H Bodine to Title Guar & Trust Co. 4,000

m**151ST st E, nwc Wales av,** see Wales av, nwc 151st.

m**152D st E** (10:2644), ns, 75 w Wales av, 25x86.7x28.9x72.4; PM; Apr7; Apr9'13; 3v5%; Nalpak Realty Co Inc to Austin B Fletcher, 165 Bway & ano trste Jackson S Schultz. 10,000

m**152D st, E** (10:2644), ns, 100 w Wales av, 25x100.10x28.9x86.7; ext of mtg for $13,-000 to Jan2'16, 5%; Apr9; Apr10'13; Jno C Robinson at Hotel Marie Antoinette, swc Bway & 67th, with Jacob B Kaplan, 985 Fox. nom

m**155TH st, 368 E** (9:2401), ss, 125 e Courtlandt av, 25x100; Apr3; Apr4'13; 5y5%; Stanza Realty Co, Inc, a corpn, 368 E 149, to Anna H Moldenke, at Watchung, NJ, et al, trstes for benefit Anna H Moldenke, will of Jno H Heins. 20,000

m**155TH st, 368 E;** certf as to above mtg; Apr3; Apr4'13; same to same. ——

m**155TH st, 368 E;** sobrn agmt; Apr3; Apr4'13; Hannah M Sloane with same. nom

m**157TH st E, nwc Melrose av,** see Melrose av, nwc 157th.

m**157TH st E, nwc Melrose av,** see Melrose av, nwc 157th.

m**165TH st, 263 E** (9:2448); ext of $5,000 mtg to Apr5'16 at 6%; Apr5; Apr7'13; Nicholas Geiger with Florence B D Reynolds & Alice M Dike. nom

m**168TH st E, nec Tinton av,** see Tinton av, nec 168.

m**168TH st E, ns, 131.11 e Tinton av,** see Tinton av, nec 168.

m**169TH st E, nwc Prospect av,** see Prospect av, nwc 169.

m**170TH st, 396 E,** see Clay av, ws, 984.1 n 169th.

m**172D st, 890 E** (11:2977), ss, 70 w Minford pl, 30x93.6; pr mtg $13,000; Apr7; Apr 9'13; due, &c, as per bond; Geo Senk & Eliz Danz to Annie D Wertz, 562 E 158. 2,500

m**176TH st E** (11:2959), ns, 145.5 w So blvd, 50x104x51.3x104; bldg loan; Apr2; Apr4'13; 1y6%; C J Carey Bldg Co, Inc, a corpn, 906 E 176, to Van Dyck Estate, a corpn, 331 Mad av. 38,000

m**176TH st E** (11:2959), same prop; certf as to above mtg; Apr2; Apr4'13; same to same. ——

m**176TH st E, nwc Walton av,** see Walton av, nwc 176th.

m**177TH st E** (11:2852), ss, 88.7 e Jerome av, 2 lots, ea 37.6x125, 2 mtgs, ea $21,000; Apr7; Apr8'13; due &c as per bond; Plough & Fox Co to Harlem Savgs Bank, 124 E 125. 42,000

m**177TH st E** (11:2852); same prop; certf as to 2 mtgs for $21,000 each; Apr7; Apr 8'13; Plough & Fox Co to Harlem Savgs Bank, 124 E 125. ——

m**179TH st, 980-2 E** (11:3131), sws, 179 e Vyse av, 75x115; PM; Apr8'13; 2y5%; Max J Klein & Ignatz Roth to Emma L Brown, 980 E 179. 10,000

m**182D st, 779 E** (11:3112), nes, 50x100; pr mtg $445.60; Apr4; Apr8'13; 1y5%; Eliz Reilly (also Jno Reilly in bond) to Geo Ehret, 1197 Park av. 5,500

m**182D st, 779 E;** certf that on original mtg for $2,000 there now remains only a balance of $445.60; Apr3; Apr8'13; Tremont Bldg & Loan Assn, a corpn, to Eliz Reilly. ——

m**183D st, W** (11:3196), sec Grand av, 100x50; Apr7'13; due, &c, as per bond; Jane McLaughlin, Newark, NJ, to Ellen McK Gunning, 464 W 142. 2,000

m**187TH st, 737 E,** see Crotona av, es, 100 n 187.

m**188TH st E, swc Bathgate av,** see Bathgate av, swc 188th.

m**198TH st E, swc Marion av,** see Marion av, swc 198.

m**203D st E** (12:3308), swc Wmsbridge rd, runs w98.7xs100xe62 to nws Briggs av xne 78.6 to rd xn32 to beg; all title to lot of land adj above at nec; pr mtg $6,000; Apr 10'13; installs, 6%; Ignace Gruber, 385 Central Park W to Harry J Sondheim, 509 W 110. 1,500

m**223D st (9th av) E (*),** ns, 155 w White Plains av (3d), 50x114, Wakefield; PM; Apr7; Apr9'13; 3y6%; Eugene Lichtenberg of St Remy, NY, to Emil Matthiessen, 332 E 150. 1,500

m**235TH st E** (12:3369), ss, 175 w Kepler av, 25x100; Mar29; Apr7'13; due, &c, as per bond; Chas F W Bange to Augusta A Wurm, 294 E 162. 4,000

m**236TH st E (*),** ss, 50 w Digney av, two lots, ea 20x100; two mtgs, ea $350; two pr mtgs, $4,000 ea; Apr9; Apr10'13; due, &c, as per bond; Wm F Kaysser to Niels Molbeck, 600 E 164. 700

m**238TH st E, nwc Katonah av,** see Katonah av, nwc 238.

m**239TH st, 415 E** (12:3393), ns, 125 e Martha av, 25x100; PM; pr mtg $——; Mar26; Apr7'13; 3v6%; Carrie Fallowitz, 67 Alex av, Yonkers, NY, to Podgur Realty Co, a corpn, 931 So blvd. 2,000

m**242D st E, nec Baker av,** see Baker av, nec 242d.

m**Anthony av** (11:2802), ws, 100 s Mt Hope pl, runs w98.6xn5xw49.2xs92.8 to 176th xe 148.8 to av xn70.4 to beg; bldg loan; Apr 10'13; due Oct10'13, 6%; Cleland Realty Co to Lawyers Title Ins & Trust Co. 43,000

m**Anthony av** (11:2802), same prop; certf as to above mtg; Apr10'13; same to same. nom

m**Bailey av, 3058** (12:3261), es, 228 n Albany Crescent, formerly Boston av, 37.6x 65x37.7x62.5; Apr4'13; 3v5%; Peter A Peterson, Perth Amboy, NJ, to Alice B Fox, 49 W 75. 12,000

m**Bailey av, 3058;** sobrn agmt; Mar26; Apr4'13; Silas F Hallock with same. nom

m**Bailey av, 3058;** sobrn agmt; Mar25; Apr4'13; Sarah R Tatham with same. nom

m**Bailey av, 3058;** sobrn agmt; Mar31; Apr 4'13; Stephen W Collins with same. nom

m**Baker av (*),** nec 242d, 100x100, except pt for sts; Apr8'13; 3y5%; Jno Elterich Jr, 801 E 242, to Fredk Cook, 1418 Jessup av. 7,000

m**Bathgate av** (11:3057), swc 188th, 89.4x 32; Apr8; Apr9'13; due Jan1'15, 6%; Pauline Haebler to Theo Haebler, 32 Mt Morris Park W. 4,250

m**Bergen av, 641** (9:2362), ws, 175 n 152d (Rose), 25x86.2; ext of $3,000 on a/c of mtg; Apr8; Apr10'13; Joanna R Milburn with Augusta Schrimpe, 1409 Greene av, Bronx. nom

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m**Brook av, 1463** (11:2896), ws, 55.6 n St Paul's pl, 22.3x35 to ws old Mill Brook x 22.9x34.10, with all title to strip adj above on w, Apr8; Apr10'13, due Jan1'16, 6%; Henry A & Saml Schatzkin to Rafael Diez De La Cortina at Middletown, NY. 4,000

m**Burke av, 775-7 (*),** ns, 50 e Wallace av, two lots, ea 25x100; two PM mtgs, ea $4,500; Apr1, Apr9'13, 3y5½%; Robt F Miller, 37 Columbia Heights, Bklyn, to Warren L Sawyer, South Nyack, NY, trste. 9,000

m**Clay av** (11:2782), ws, 984.1 n 169th, 50.9 to 170th (No 396) x30.9x74.4x16.8; pr mtg $6,000; Apr2; Apr8'13; 3y6%; Helen Strauss to Margretta H Lasch, 917 Brook av. 2,000

m**Cambreling av** (11:3091), es, bet 189th st & Fordham rd, being lot 60, blk 3091, tax map; transfer of tax lien for yrs 1902-1908 assessed to C H Cronin; July10'11; Apr7'13; 3y6½%; City N Y to Jno H Ives, 114 St Marks av, Bklyn. 753.57

m**Cambreling av** (11:3088), nws, 201 ne 183d, 49x100x47.6x100; Apr4; Apr5'13; 5y 6%; Caroline Reinisch to U S Title Guaranty Co, 32-4 Court, Bklyn. 6,750

m**Concord av** (10:2574), es, 75 s 144th, 25x 100; ext of $6,000 mtg to Feb15'16 at 5%; Jan16; Apr7'13; Duane S Everson with Jacob & Eliz Bescher, 402 Concord av. nom

m**Creston av, nes, abt 197 ne 183d,** see Grand blvd & concourse, nws, 197 ne 183.

m**Crotona av** (11:3104), es, 100 n 187th, 100x100; also 187TH ST, 737 E (11:3104), ns, 50 e Crotona av, 50x100; pr mtg $38,000; Apr7'13; installs, 6%; Nista Constn Co, 655 E 189, to Emma Dressner, 201 W 120. 3,000

m**Crotona av** (11:3104); also 187TH ST, 737 E (11:3104); consent to above mtg; Apr7'13; same to same. ——

m**Crotona av** (11:3104); also 187TH ST, 737 E; certf as to above mtg; Apr7'13; same to same. ——

m**Crotona av** (11:3104); also 187TH ST, 737 E; secretary's certf as to above mtg; Apr7'13; Orlando Cipriani as secretary to same. ——

m**Daly av (Catharine st)** (11:3122), nws, 302.1 nw 180th (Samuel), 44x112.6, except pt for Daly av; Apr7'13; 3y5%; Julia Buchalter to Caroline Shahlberg, 2096 Boston rd. 5,000

m**Daly av** (11:2985), ws, 151.7 s Tremont av (177th), 50.6x100; bldg loan; Mar29; Apr8'13; demand, 6%; Merrell Realty Co to City Mtg Co, 15 Wall. 45,000

m**Daly av** (11:2985); same prop; certf as to above mtg; Mar29; Apr8'13; same to same. ——

m**Daly av** (11:2985); same prop; sobrn agmt; Apr4; Apr8'13; same & Jos E Johnson with same. nom

m**Daly av** (11:2985); same prop; 2 sobrn agmts; Mar29; Apr8'13; Merrell Realty Co & Edgar Whitlock with same. nom

m**Decatur av** (12:3275), nwc Kingsbridge rd (Nos 375-83) (Fordham rd), 24.11x89x 97.4x90.11; PM; Mar6; Apr8'13; 5y or sooner, —%; Ernest Renken to Farmers Loan & Trust Co, 22 William, trste Chas J Coulter, decd. 33,750

m**Eden av** (11:2823), ws, 93.3 n 173d, 50x 95; PM; pr mtg $——; Apr4'13; 2y without interest; Bessie Friedberg, Cedarhurst, LI, to David Kraus, 246 W 129. 1,500

m**Edenwald av** (*), ss, 50 w Wilder av, 25x100; Mar27; Apr4'13; 3y6%; Bengt Nelson, 4016 Seton av, to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 700

m**Ely av (*),** nes, 397.8 se 222d, 65.4x95.7 x57.4x95; equal lien with mtg for $2,000; dated Jan24'13; Apr10'13; due Jan1'16, 6%; Chas Rheinlander to Pauline Sosch, 216 E 73. 1,000

m**Grand blvd & Concourse** (11:3164), nw s, 197 ne 183d, 50x179 to Creston av, except part for Grand blvd & Concourse, Creston av; Apr7'13; 3y5½%; Kath M Elliott to N Y Title Ins Co, 135 Bway. 11,500

m**Grand blvd & Concourse** (11:3164), same prop; pr mtg $11,500; Apr7'13; 2y 6%; same to Annie T Healy, 226 E 116. 1,500

m**Grand av, sec 183d,** see 183d W, sec Grand av.

m**Hermany av (*)** ns, 150 w Havemeyer av 55x108, except pt for Hermany av; Apr3; Apr4'13; 3y5½%; Edw & Eliz Stockle, tenants by the entirety, to Adolph Sundmacker, 1168 Forest av. 1,000

m**Hughes av** (11:3078), ws, 253 s Fordham rd (Union av, 25x87.6; Apr1; Apr9 '13; 1y5%; Annie S Clare to Wm F Clare, 317 W 108. 1,600

m**Hunts Point av, sec Seneca av,** see Seneca av, sec Hunts Point av.

m**Hunts Point av** (10:2761), es, 35.11 s Seneca av, 41.1x115.3x40x105.11; sobrn agmt; Feb21; Apr4'13; Harry B Davis & Wm Samuels, with Theo Wentz, 328 W 77. nom

m**Intervale av, es at ws Kelly,** see Kelly, ws, 266.5 s 163d.

m**Inwood av, es, abt 45 s 169th,** see Jerome av, ws, 7[illegible] s 169th.

m**Jackson av, es, 155.6 & 210.4 n Home,** see Great Jones, 7, Manhattan.

m**Jerome av** (11:2855), ws, 70 s 169th, runs w100xn25xw100 to Inwood av xs50xe200 to av xn25 to beg, except part for Cromwell av; Apr9'13; 3y6%; Wm N Clark to Park Mort Co, 41 Park Row. 5,000

m**Katonah av** (12:3379), nwc 238th, 40x 85; Feb6'09; Apr7'13; 1y6%; Jennie R Irving to Cath C Hill, Summit, NJ. 750

m**King av (*),** nec Elizabeth, 50x192x—x 160; all title to land under water L I Sound adj above, City Island; pr mtg $10,000; Apr10'13; 1y6%; Henry C Appleton to Sidney D Ripley, 101 E 72. 1,000

m**Kingsbridge rd, 375-83,** see Decatur av, nwc Kingsbridge rd.

m**Kossuth av (*),** ss, 50 w Concord, 25x100; Apr3, Apr4'13; due July1'15, 6%; Carrie L Weldon to Emma C Frank, 3070 Bainbridge av. 800

m**Marion av** (12:3289), swc 198th, 50x100.5 x49.1x100.11; ext of $40,000 mtg to Dec1 '14 at 5%; Nov10'11; Apr9'13; Dollar Savings Bank with Latham Realty Co, 530 W 80. nom

m**Melrose av** (9:2404), nwc 157th, 101.9x 24.6; ext of $2,000 mtg to Apr7'15, 6%; Apr7; Apr8'13; Eliz M Phillips with Sophia Braun widow. nom

m**Melrose av** (9:2404), nwc 157th, 101.9x 24.6; ext of $25,000 mtg to Apr7'18 at 5%; Apr7; Apr8'13; Lawyers Title Ins & Trust Co with Sophia Baum. nom

m**Morris av** (11:2807), es, 20 s 179th, 20x 80; ext of mtg for $7,500 to Feb27'16, 5%; Jan28; Apr7'13; August Jacob, 2000 Morris av, with Duane S Everson, 131 W 71. nom

m**Nelson av (*),** ss, 200 w Seton av, runs s100xe100xs25xe100 to ws Seton av xs 1,020.1 to nws Pratt av xsw439.11 to nes Schieffelin's lane xnw187.3, 148, 127, 245, 224.11, 64, 159.11, 194, xne285.3, 131.5, 30, 87.3, xnw38.8, 20.6, 79.1, 207.10 to es Monaghan av xn216.7 to ss Nelson av xe along c l 233d, 248.8xe & se on curve 247.7 & 546.11 to beg, contains 32 958-1,000 acres, with all title to Schieffelin's lane; PM; pr mtg $55,500; Apr10'13; 3y5%; Seton Falls Realty Co Inc to Gertrude Kane, 454 W 151. 6,750

m**Prospect av** (11:2968), swc Freeman, 75.4 x79.11x38.2x88.3; ext of $48,000 mtg to Apr 9'18, at 5%; Apr9; Apr10'13; Lawyers Title Ins & Trust Co with Freeminstreet Co, Inc, a corpn. nom

m**Prospect av** (11:2968), ws, 75.4 s Freeman, two lots, ea 50x79.11; ext of two mtgs for $31,500 ea to Apr9'18 at 5%; Apr9; Apr 10'13; Lawyers Title Ins & Trust Co with Freeminstreet Co, Inc, a corpn. nom

m**Prospect av** (11:2968), ws, extending from 169th to Freeman, 4 bldgs; agmt as to apportionment of advances for building loan mtgs; Dec26'12; Apr10'13; Freeminstreet Co, Inc, a corpn, 52 Wm, with City Mtg Co, a corpn, 15 Wall. nom

m**Prospect av** (11:2968), same prop; agmt apportioning four mtgs; Apr9; Apr10'13; City Mort Co with Freeminstreet Co, Inc, a corpn, 52 Wm. nom

m**Prospect av** (11:2968) nwc 169th, 70.3x 43x79.11x84.6; ext of $51,000 mtg to Apr9 '18 at 5%; Apr9; Apr10'13; Lawyers Title Ins & Trust Co with Freeminstreet Co, Inc, a corpn. nom

m**Prospect av** (11:3110), es, 96.1 n 181st, 16.1x100; Apr3; Apr4'13; due July3'13, 6%; Michilina S, wife Jno Cullo, to Konrad Kromer, 383 E 158. 1,500

m**Prospect av, 2261** (11:3101), ws, 117.5 s 183d, 23.4x97.9; pr mtg $1,000; Apr7; Apr 9'13; demand, 6%; Margt McSweeney, 2261 Prospect av, to Charlotte Geissler, 175 W 95. 500

m**St Lawrence av (*),** nwc Mansion, 50x 100, except part for St Lawrence av; pr mtg $11,000; Apr4; Apr5'13; 2y6%; Jos W Krauer to Bronx Borough Bank, 440 Tremont av E. 4,000

m**Seneca av** (10:2761), ss, 123.6 e Hunts Point av, 50x100; sobrn agmt; Apr1; Apr 4'13; Harry B Davis & Wm Samuels with Manhattan Mtg Co, 200 Bway. nom

m**Seneca av** (10:2761), sec Hunts Point av, 35.11x123.6; sobrn agmt; Feb21; Apr 4'13; Harry B Davis & Saml Williams with Jas G Wentz, 335 West End av. nom

m**Story av (*),** ns, 280 e Castle Hill av (Av C), 25x108, except part for Story av; PM; Apr8; Apr9'13; 3y5%; Chas Genz Sr & Chas Genz Jr to Fredk C Genz, 2252 Bassford av & ano. 1,000

m**Summit av** (9:2523), ws, 336.7 s Devoe av, 25x87.5; Apr1; Apr4'13; 2y6%; Hugh Reilly at Brielle, NJ, to Jas Corry, 2140 Lafontaine av. 2,000

m**Tinton av** (10:2673), nec 168th, 24.6x100; also 168TH ST E (10:2673), ns, 131.11 e Tinton av, runs n121.6xw18.7xs121.8 to st xe 13.11 to beg; Apr10'13; 5y5%; Caroline Abel, 783 E 168 & Margaretha Liebenberg at New Brunswick, NJ, to Emigrant Indus Savgs Bank. 18,000

m**Tremont av** (11:2809), ns, 100 nw Anthony av (Prospect av), 25x100, except part for Tremont av or Tranverse rd; pr mtg $26,750; Apr8; Apr9'13; due, &c, as per bond; Berta Rabas to Manhattan Mtg Co, 200 Bway. 1,000

m**Undercliff av** (11:2877), nes, 586.11 ne 176th, 25x127.2x25.2x123.6; pr mtg $5,000; Mar24; Apr7'13; due June20'16, 6%; Jno E Smithers, at Albuquerque, New Mexico, to Isabel Kingsley, 154 W 130. 2,500

m**Valles av** (13:3421), ws, 125 n 254th, 50 x100; also SYLVAN AV, es, 137.2 s 256th, 50x100; lots 12 & 13 map Samler Estate; Apr4; Apr5'13; due, &c, as per bond; Pasquale Monaco to East New York Savings & Loan Assn, 2790 Fulton, Bklyn. 500

m**Vyse av** (11:2987), ws, 75 s Jennings, 25x100; sobrn agmt; Apr9; Apr10'13; Victor Gerhards with Pasquale Carrozza, 1481 Hoe av. nom

m**Vyse av** (11:2987), ws, 75 s Jennings, 25x100; Apr9; Apr10'13; due July1'16, 6%; Pasquale Carrozza to Mahala H Wright, White Plains, NY. 2,500

m**Wales av** (10:2643), nwc 151st, 125x105; PM; Apr4'13, 1y6%; Polatschek-Spencer Realty Co to N Y Mtg & Security Co. 10,000

m**Wales av** (10:2643); same prop; certf as to above mtg; Apr4'13; same to same. ——

m**Walton av** (11:2851), nwc 176th, 125x 15; ext of mtg for $2,000 to Dec1'15, 5½%; Jan7; Apr7'13; Geo W Read, 101 E 176, with Chas R Strong, at Plainfield, NJ. nom

m**Washington av, 973** (9:2385), ws, 100 s 164th, 25x98.11x25x98.10; Apr9; Apr10'13; 3 y5%; Geo F Moody to Gustave Grossman, 1262 Boston rd. 5,500

m**Washington av** (11:2902), ws, 381.4 s 171st, 18.9x150, except pt for av; ext of mtg for $7,000 to Jan28'16, 5%; Feb24; Apr4'13; Jno Carroll, 1455 Washington av, with Julia C S Grant, at Tarrytown, NY. nom

m**Washington av** (11:3049), es, 569 n 180th, 25x112x25.4x108.8, except part for av; Apr7'13; 5y5%; Eliz M & Julia A Coogan to Mabel M Knox, 2921 Bainbridge av. 5,000

m**Webster av** (11:3021), es, 125.11 n 184th, 50.11x95.10x50.10x98.4; bldg loan; Mar31; Apr10'13; 1y6%; Keilbert Constn Co Inc, 535 E 166 to Prospect Investing Co, Purchase, NY. 30,000

m**Webster av** (11:3021), same prop; certf as to above mtg; Mar31; Apr10'13; same to same. ——

m**Webster av** (11:3021), same prop; sobrn agmt; Apr2; Apr10'13; Lillian B Rogers with same. ——

m**Westchester av (*),** ns, 80.9 w Boynton av, 39.1x98.7x39x101.3; Apr10'13; 3y5%; American Real Estate Co to Grace W Thomas, 14 W 77. 23,000

m**Westchester av (*),** ns, 41.8 w Boynton av, 39.1x101.3x39x103.11; Apr10'13; 3y5%; American Real Estate Co to Grace W Thomas, 14 W 77. 23,000

m**Wheeler av (*),** ws, 230 n Westchester av, 40x100; bldg loan; Apr5; Apr8'13; demand, 6%; Mercury Realty Co to N Y Trust Co, 26 Broad. 20,000

m**Wheeler av (*);** same prop; certf as to above mtg; Apr5; Apr8'13; same to same. ——

m**Wheeler av (*);** same prop; 2 sobrn agmts; Apr8'13; American Real Estate Co with same. nom

m**3D av, 3199** (9:2366), str Ls; Apr8; Apr 9'13; installs, 6%; Chas Greite & Jno Antes to Henry Kroger & Co, 468 Greenwich. 5,000

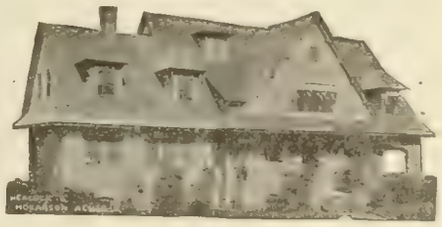
m**Land** (13:3407), now or formerly Spuyten Duyvil & Port Morris R R, nws at ne s land conveyed by Morris Cooper to Spuyten Duyvil R E Co by deed recorded May27'05, runs nw94.1xne60xse93.6 to nw s said R R xsw60.5 to beg; Apr3; Apr7'13; 3y5½%; Stevenson Supply Co, 84 Wm, to Nelly A Brennan, 1020 Lex av. 3,000

m**Land, &c** (13:3407), same pnop; certf as to above mtg; Apr3; Apr7'13; same to same. ——

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

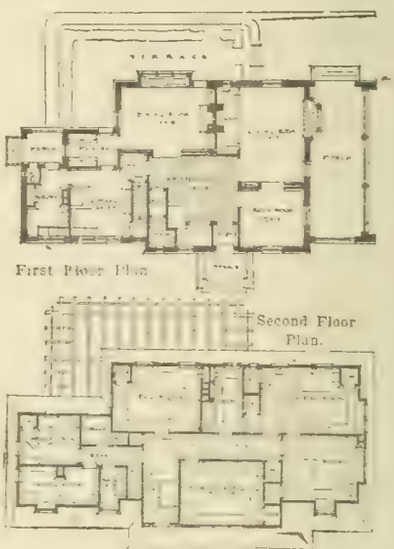


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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 19, 1913

FIRE-ESCAPES FOR ALL APARTMENT HOUSES

Or Two Separate Means of Egress in Buildings Hereafter Erected, Whether Fireproof or Otherwise, Required By a New Bill. Concrete Construction in Lieu of Steel and Wood Beams on First Floor.

BY a bill which has been introduced in the Legislature with the approval of the Tenement House Department, duplicate means of egress will be required in all classes of tenement houses erected in the future. This means that fireproof apartment houses of the most costly description, as well as the modest non-fireproof tenement, must have either an exterior fire-escape or something that will perform the duty of an emergency exit, in addition to the main stairway.

Commissioner Murphy states that this amendment is largely the result of a symposium that was carried on in The Record and Guide on the question of the expediency of requiring fire-escapes of some sort to be placed on fireproof apartment houses. To the mind of the Commissioner it seemed to be the consensus of opinion that there ought to be in all buildings a double means of exit. This, of course, relates only to new buildings. One of the values of this provision would be the added sense of safety to tenants who are apt to be panic-stricken in an emergency.

Will Facilitate Construction.

The bill (Senate No. 2170) has been introduced also for the purpose of facilitating the construction of new tenements in the Borough of The Bronx, where difficulties caused by steep grades are continually arising, and where certain new forms of construction not now permitted in the law have been desired. After conferring with builders in The Bronx the present bill was drafted.

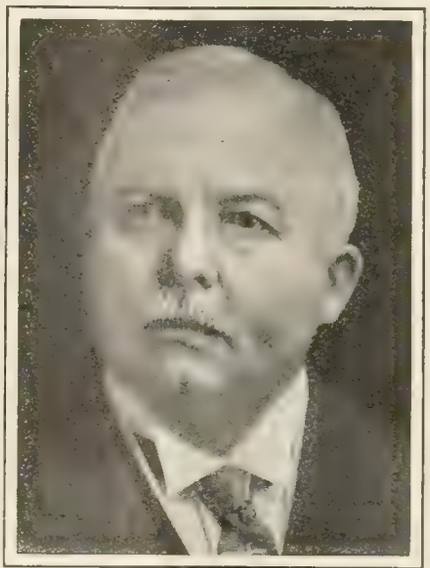
Corner Houses.

The first amendment relates to the construction of tenement houses at corners where one street passes under another. This condition has been created in The Bronx by the construction of the Grand Concourse and Boulevard, and was not provided for in the law as it stands. The measurements for determining the height of a house so situated may be taken from the curb level of the highest street. All tiers of beams below the curb level of the highest street, as well as the first tier of beams above the curb level, must be iron or steel or reinforced concrete with fireproof filling.

All inside stairs below this level must be fireproof and enclosed by fireproof walls, with fireproof self-closing doors at top and bottom of each flight; and such stairs shall not be situated under each other.

More Than One Safety Exit.

The second amendment is the one providing for two independent ways of egress from all tenement houses hereafter erected. They are to run from the ground floor to the roof, they must be remote from each other, and must be separated by walls. One of these ways of egress must be a flight of stairs constructed and arranged as already provided by law.



HON. JOHN J. MURPHY.
Commissioner of the Tenement House Department.

The other way shall be directly accessible at each story to each apartment without having to pass through the first way of egress. It may be (1) a system of outside fire-escapes; or (2) an additional flight of stairs, either inside or outside, or (3) a fireproof tower.

Concrete Floors and Stair Halls.

The third amendment to the bill eliminates permission for the use of flexible wire fire-escapes on buildings hereafter erected.

The fourth amendment permits the use of concrete walls in stairs and public halls.

The fifth amendment takes off the restriction which Commissioner Murphy has enforced, requiring the windows on stair halls to be glazed glass and fireproof glass with wire.

The sixth amendment relates to the permission to construct the floors and stair halls and the first tier of beams of solid reinforced concrete as an alternative to iron and steel beams with fireproof filling.

Percentage of Lot Occupied.

The seventh amendment alters the restriction on the percentage of lot which may be legally occupied, in the case of corner lots, and also in the case of interior lots exceeding 105 feet in depth. The present limits are ninety per cent. for a corner lot and seventy per cent. for any other lot. Hereafter in the case of (a) an interior lot between ninety and one hundred and five feet in depth, not more than seventy per cent.; in the case of (b) an interior lot which exceeds one hundred and five feet in depth, not more than sixty-five per cent.

In the case of a gore-shaped lot, where the width of the lot at the rear of the lot line is greater than the width at the front, and the average width does not exceed fifty feet, then the average width through the center shall be taken for the purposes of the aforesaid provision.

Retaining Walls.

Whenever because of temporary differences in grade with abutting lots, at the rear or side, it is necessary to protect the adjoining premises by building retaining walls; and whenever the department is satisfied that permission cannot be obtained to build such retaining walls on the abutting premises, the department may permit the building of retaining walls on the premises on which the tenement house is to be erected, without having such walls considered as reducing the minimum size of yards or courts required by the law, nor as reducing the percentage of lot permitted to be occupied, provided that such retaining walls do not encroach upon such minimum dimensions of yards and courts of more than twenty-four inches, nor extend in height above the first story window-sills; and provided further that there are no living-rooms below such first-story window-sills, except those necessary for the janitor and his family.

Building Height.

In measuring a court the height of a building in future is to be measured from the curb level to the top of the highest wall, except that a parapet wall extending not more than three feet above the top of the roof beams shall not be included in such measurements in the case of tenements not exceeding six stories in height.

There can be, under the legislative bill, not more than one apartment in any cellar, and this not to contain more than five rooms and bath, which shall not open upon any court less than five feet six inches in width, and shall be occupied solely by the janitor and his family.

The requirement for wire-glass windows in stairhalls is relaxed so as not to apply to such windows opening on the street in the case of tenement houses not exceeding six stories in height.

In certain cases where a house situated on a corner has a yard and court giving direct access tothe street, the requirement for a fire passage through the basement from front to rear is modified.

The last amendment contained in the bill provides that whenever the provisions of this chapter of laws are in conflict with any present, future or local ordinance, charter or regulation, the provision of this chapter shall in all cases govern.

THE REGULATION OF BUILDING HEIGHT

A Method Which Would Not Be Drastic—Based on Street Widths, and Would Provide For Stepping Back Upper Stories, and For Towers.

By WILLIAM O. LUDLOW.

Several years ago, when the question of restricting the height to which buildings might thereafter be erected was being considered by a special commission appointed to revise the Building Code, an original scheme of restrictions was proposed by William O. Ludlow, of Ludlow & Peabody, architects. The principles of that scheme are explained in the accompanying article. Multiplying the square root of the street width by the factor of 12 would give, he says, a commercially reasonable height to buildings on the narrow as well as the wide streets, as indicated in the diagrams.

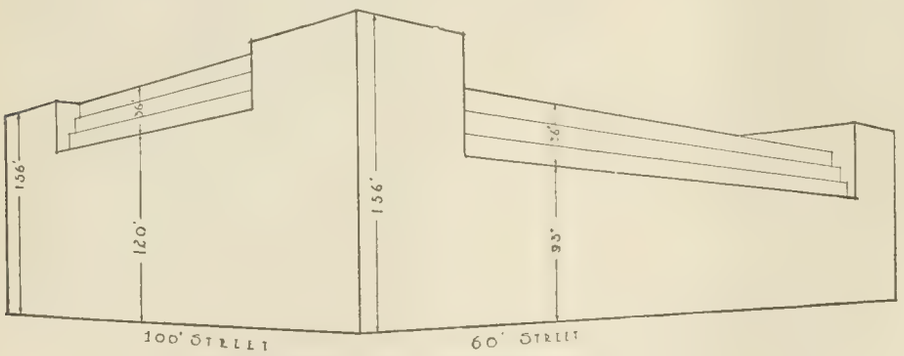
1. The height of any building at the building line, except on corner plots, shall not exceed twelve (12) times the square root of the width of the street upon which it is located; and no part of such building shall extend above the plane formed by the building line at this height, and a line normal thereto inclined away from the street at an angle of 60 degrees from the horizontal. Nor shall any part of the building extend beyond the allowed height of the building at the building line more than 36 ft.

The height limit, should, I believe, be a function of the width of the street for obvious reasons, but multiplying this width by a constant, such as one, one and a half, or two, as some have advocated, gives results that are ill-suited to the requirements of New York streets that vary from 30 to 200 ft. in width, as a little calculation will show. For example, if once the width of the street be the height allowed, and the average floor to floor story height be assumed as 12 ft., 30-foot streets, of which there are a number, would have to be confined to two-story buildings, 40-foot streets to three-story buildings, and even the usual 60-foot street would allow only five stories in height. New York City would never tolerate such a drastic restriction.

Again, if the modulus be one and a half, which is even yet a little low for narrow streets, which in New York, on account of their location, are and probably will be used largely for warehouse and storage purposes, yet on the wide streets ranging as high as 200 ft. there might as well be no height limit at all, as far as the fire department and the distribution of land values and population go.

The device of using the square root of the street width as the variable and a constant factor of 12 gives a commercially reasonable height to buildings on the narrow as well as the wide streets, as indicated on the annexed diagrams.

Permitting on the top of buildings three stories stepped back under the 60 degree inclined plane gives a certain latitude to the cube without materially affecting the light and air conditions of the street and opposite buildings.



THE LUDLOW PLAN FOR LIMITING HEIGHTS.

2. Excepting corner buildings, no part of any rear exterior wall of a building shall be nearer to the rear lot line than the following:

Above the first story up to 50 ft., 10 per cent. of the average depth of the lot.

From 50 ft. to 100 ft., 15 per cent. of the average depth of the lot.

From 100 ft. to 150 ft., 20 per cent. of the average depth of the lot.

From 150 ft. upwards, 25 per cent. of the average depth of the lot.

Light and air requirements must be observed on the rear or yard side of buildings as well as the street front, although the space necessary is not so great. The diagrams show a simple set-back device, that seems sufficient, and applicable to all classes of buildings.

3. Corner plots, i. e., plots which embrace the intersection point of two streets may be considered as extending from the corner 50 ft. on each street front and of not more than 2,500 sq. ft. in total area, and may be built upon over the entire area to a vertical height not exceeding 36 ft. in excess of the allowed vertical height at the building line of the highest adjoining building.

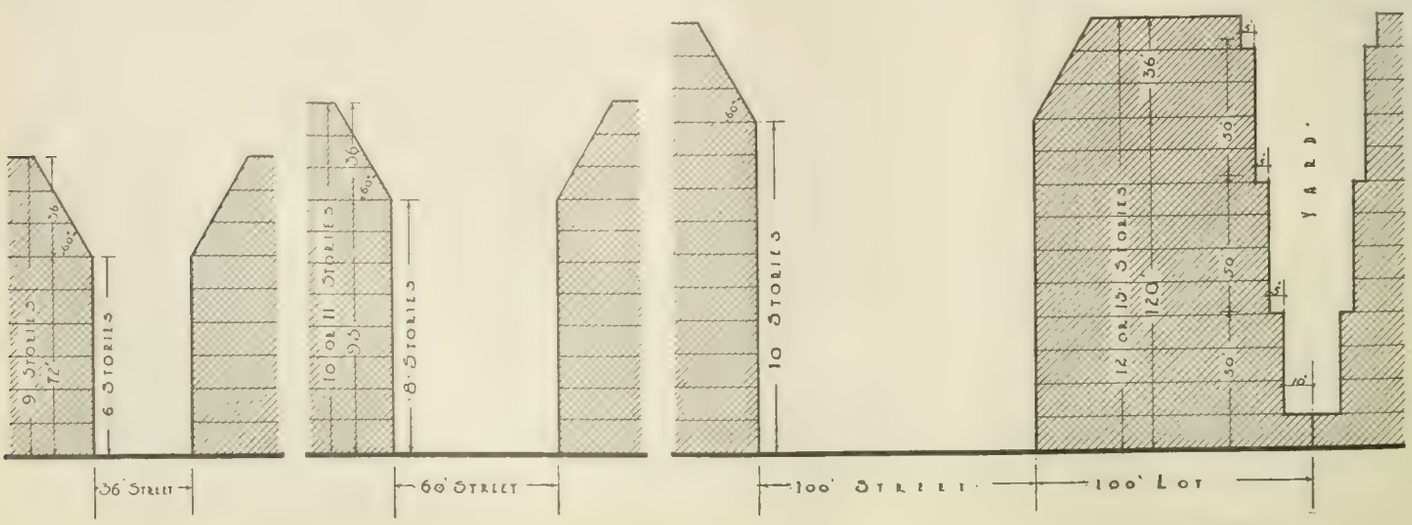
This paragraph defines a corner plot and provides in effect that corners may be built vertically at the building line as high as the top set-back story of the highest adjoining building. This, I believe, will obviate the difficulty that might otherwise be experienced in bringing stepped-back facades of unequal heights together at a corner, and will make possible a good architectural effect.

On account of the advantages in respect to light and air, it is also quite logical to permit of building to greater height on a corner than elsewhere.

Towers Permissible.

4. Notwithstanding the foregoing, one-fifth of the total area of any plot may be built upon to any height.

Recognizing the usefulness of the occasional tower as an advertising asset and as an object of real interest and possibly of great beauty, I believe they should not be prohibited. Towers, however, should be so restricted that the temptation to build them in great numbers and of great bulk will be small, for in case of fire the fire department is almost powerless, and egress to tenants is most difficult. A city of towers, to my mind, would be a calamity. I do not believe, however, under any scheme this would ever be realized, as the tower is expensive to build and apt to be most uneconomical in returns to the owner.



BLOCK PERSPECTIVE, SHOWING PROPOSED HEIGHT LIMIT ON 100-FT. AVENUES AND 60-FT. SIDE STREETS.

5. For purposes of computation, all public squares and parks shall be considered as streets of like width, but in no case shall this width be considered as greater than 200 ft. Streets bordering the water front and all streets greater than 200 ft. in width, shall be considered as 200 ft. in width, but all other streets shall be measured from building line to opposite building line.

This paragraph sets an ulterior limit to all buildings, excepting towers, at a height of 170 ft. at the cornice line and 36 ft. higher for the set-back stories and corners, although, of course, this height is only possible to buildings in the favored locations of park and water fronts or 200-foot streets.

A Fairly Liberal Law Needed.

New York reasonably demands a fairly liberal law, due to the intensive development imposed by a long and narrow island, and an idealistic provision, such as might be suitable to a new city in an open territory, is impracticable and impossible here. I prefer to acknowledge the existing conditions, and neither try to get impossibly ideal results or to hopelessly give up the fight altogether.

These suggestions are therefore based on a moderate and reasonable, rather than a radical restriction, aiming particularly to provide a sufficiency of sunlight in the streets and rear yards—a cube that will provide for a number of occupants, such that the adjacent streets and means of transportation shall not become congested in time of panic—a proper distribution of population—a height such that the fire department shall not be next to powerless in handling fires—a reasonable commercial investment—and the aesthetic aspect of the city.

PROPERTY OWNERS START A REVOLUTION

Will Resist Further Oppression of Real Estate and Carry the War Into Politics—A Declaration of Principles and a General Uprising.

FOR years real estate interests have submitted to both heavy tax burdens and inquisitorial impositions without offering more than a moderate protest. They did not wish to attract undue attention from the investing public either to the disappearing income rate from real property in this city or to the annoyances to which this form of investment is being subjected from regiments of prying inspectors.

For the first time the representatives of New York real estate are making common cause for political action. When there is nothing more to lose, when the real estate market is prostrate, when taxation is at the maximum limit and inspectors' demands no longer bearable, real estate men are saying that the time has really come to declare war.

They have accordingly issued in behalf of the Real Estate Board of Brokers, the Allied Interests of the State of New York, the big building, investing and mortgage companies and taxpayers' associations a declaration of principles, copies of which are being circulated in all the boroughs for signers.

Real Estate Depressed.

Mr. B. Aymar Sands, the first president of the Allied Real Estate Interests, when interrogated for the Record and Guide, was free to say that nobody was buying real estate any more, and he didn't see why they should. There was no money in it. Nobody knew any more what a piece of property was worth, the appraisals were so wide apart. Second and third mortgages, which used to be considered gilt-edged, were threatened by the depreciation in values of the security under excessive taxation and assessments. The city's money had been spent unintelligently by men of no business sense; frequently they paid several times over what the parcels were really worth. Thus have they run the city so far in debt that it was up to some level-headed business men to pull it out.

The president of the Allied Real Estate Interests of the State of New York, Allan Robinson, said it was true what Mr. Sands had remarked, and that the time had gone by when real estate men could ignore the facts of the case. The movement now begun, he said, was not started by the Allied Interests alone, but represented the thought and action of representative citizens in all the boroughs. An organization with a special purpose would be formed when the petitions had been sufficiently signed, and this organization would probably work along political lines in the most effective manner.

Recruits for the campaign are being asked to sign the following pledge:

"We, the undersigned, being owners, mortgagees, lessees, agents, brokers, or otherwise interested in real estate in the City of New York, irrespective of our party or political affiliations, do hereby pledge ourselves to support the principles hereinafter stated.

"We believe that the paramount issue in the next municipal campaign should be over-taxation. The taxes of the city have enormously increased. The city's indebtedness amounts to nearly a thousand million dollars, and has almost reached, according to the official figures of the comptroller, the constitutional limit. The safeguard provided by the State constitution prescribes that the city must not owe more than ten per cent. of the assessed valuation of its real property. The law requires that such assessment must be fair and reasonable.

"The assessment of real estate has been increased within the last five years over a billion dollars, with the result that the assessed valuations far exceed actual selling prices in numerous instances. Such a condition becomes doubly dangerous because it affects the constitutional limitations of issuing bonds. Real estate in this city is now assessed beyond the point of safety, and unless means are found for immediate retrenchment and thorough economy the city's credit will be seriously impaired and the legality of its bonds become doubtful, so as to render them unmarketable.

"Opposed to Open-Purse Policy."

"We favor adequate appropriations for all requirements of the city necessary for the health, safety, welfare and education of its citizens. We are emphatically opposed, however, to committing the city to vast expenditures for projects which are not vitally necessary to the welfare of the community. We have now reached a point where future city expenditures must be restricted to actual necessities, and the money to provide these must be so expended that the city must obtain approximately a dollar in value for each dollar paid out.

"The city's indebtedness has increased over 250 per cent. in ten years, and the interest thereon, to be included in each annual budget, has nearly trebled in the same period, although the population of the city has increased only 40 per cent. in the same time. If New York continues indefinitely to increase its expenditures in such a manner, how can the city evade financial disaster?

"The city's budget has increased from $98,000,000 in 1901 to nearly $200,000,000 in 1912, more than doubled in eleven years. We believe that by the adoption of known standards of efficiency, strict economy, and capable administration according to modern methods of business, the cost of government could be enormously decreased without the slightest impairment of the efficiency of any municipal department.

Real Estate the Burden Bearer.

"We firmly believe that over-taxation is of essential importance to every citizen in its direct relation to the high cost of living. Over-taxation is reflected either in increased rents or depreciation of capital value. So far as it causes increased rents, it increases the cost of living to the individual. So far as it depreciates value, it affects the city's borrowing capacity and its ability to raise money by taxation for the necessary purposes of government.

"Real estate now bears 95 per cent. of all taxes raised for operating the city's government, and it has reached the limit of its burden-bearing power.

"In this critical financial situation we demand that the men who shall be placed in nomination for offices entitling them to membership on the Board of Estimate and Apportionment shall be of the highest character and integrity and possessed of such business qualifications and practical financial ability as to render them capable of handing the financial problems which now confront the city. This is not a partisan or political movement, and we shall support only such individuals as fulfill the above qualifications, and we call upon all citizens, irrespective of party affiliations, to aid us in accomplishing this result.

"As an indication of our approval of this declaration of principles we have hereunto signed our names. (Dated, New York, April 8, 1913.)"

Prime Movers.

Among the first signers of the Declaration were the following named:

William H. Chesebrough, of the Chesebrough Building Company, and formerly vice-president of the U. S. Realty & Improvement Company; President E. A. Tredwell, of the Real Estate Board of Brokers of the City of New York; George T. Mortimer, vice-president of the U. S. Realty & Improvement Company; Robert Goelet, a director in the City Investing Company, the Equitable Life, and a large property owner; Robert E. Simon, representing the Henry Morgenthau Company; William S. Van Clief, of Richmond Borough; William C. Demorest, of the Realty Trust; B. Aymar Sands, of the American Mortgage Company; Joseph Buttenweiser, and Alfred Marling.

FIRE ORDERS UPHELD.

Mr. Kaye Convicted Again for Not Installing Sprinklers.

THE criminal prosecution of Charles Kaye for refusing to comply with a fire prevention order requiring the installation of an automatic sprinkler equipment in the twelve-story loft building, 30-36 West 26th street, resulted in his conviction by Justices Morse, O'Keefe and Zeller in the Court of Special Sessions on April 14. Asst. Corporation Counsel MacNulty, who conducted the case against Mr. Kaye, suggested that, as the real object of the prosecution was to require the defendant to safeguard the hundreds of occupants of his building against the happening of such another disaster as the "Triangle" fire, this end could better be accomplished by suspending sentence, on condition that the building should be forthwith equipped with automatic sprinklers, than by fining or imprisoning its owner.

Carlisle Norwood, Esq., counsel for Mr. Kaye, objected to the proposition on the ground that the suspension of sentence would preclude the defendant from taking an appeal from the conviction, which course, he said, it was his purpose to pursue without delay. The court, therefore, sustained the objection and imposed a nominal fine of $25 upon the defendant, subject to the right of appeal, which will be speedily exercised.

A Battle of Experts.

This case is of peculiar interest to property owners, particularly as the building which figures in the controversy is of so-called fireproof type and of recent construction.

In support of his contention that the requirement of sprinklers in such a building was unreasonable, the defendant presented a formidable array of witnesses that included former Fire Chief Croker, H. F. J. Porter, late expert in fire matters to the Factory Investigating Commission, and his assistant, Mr. Himmelwright. But these experts were forced to admit on cross-examination that all the lofts of the building contained large quantities of inflammable fabrics, pine partitions and other combustible materials, and that in many other respects the fire perils of the structure were substantially identical with those that obtained in the Asch Building at the time of the holocaust therein.

On the other hand, in behalf of the people, Fire Chief Kenlon and Deputy Chiefs Guerin and Worth, with the chief engineers of a number of important industrial establishments, testified to the general efficiency of sprinklers in extinguishing fires or confining them to the places of their origin. The testimony of the State's witnesses was strongly corroborated by the warm praise bestowed upon sprinkler equipments in Mr. Croker's recently published book on "Fire Prevention," telling excerpts from which were read into the record by the prosecuting attorney.

Among the quotations from Mr. Croker's book was a statement to the effect that a sprinkler installation would pay for itself in many instances in less than four years through rebates of insurance premiums, because of the additional protection against fire afforded by such an equipment, and, in any case, the required investment would yield a reasonable return by reductions in insurance rates, besides materially safeguarding against fire losses.

Other Prosecutions to Proceed.

Concerning the practical utility of a sprinkler system against loss of life, Mr. MacNulty said:

"In the course of my preparation for the prosecution of Mr. Kaye, I made a careful investigation of the conditions that produced the Asch Building disaster. These determined to my satisfaction, I inquired as to the results accomplished by sprinklers upon the happening of fires in other loft buildings of the same type of construction and having similar contents and like occupancy. In the course of a most exhaustive examination of the records of the Underwriters and of the Fire Department, I was unable to find a single instance within recent years of the failure of an approved sprinkler system to prevent the spread of a fire beyond the floor upon which it originated.

"For this reason, and as no bodies were found upon the floor upon which the Asch Building fire started—whereas they were found in heaps in the lofts above it—I am convinced that no lives would have been lost on that occasion had the building been equipped with a standard sprinkler system. Since the disaster, an approved sprinkler equipment has been installed in the Asch Building, and while, of course, it has been wise to so safeguard against a repetition of the tragedy of two years ago, it is unfortunate that the wisdom of making such an installation was not gained until after a frightful demonstration had been given of its necessity.

"Obviously, the same means of protection against loss of life should be installed forthwith in all factory buildings containing highly inflammable contents.

"I feel confident that the conviction of Mr. Kaye will be affirmed by the Appellate tribunals. For these reasons, the prosecution of all pending and future cases involving violations of sprinkler orders will be proceeded with as speedily as crowded court calendars will permit."

Committee on Building Height.

The members of the Advisory Committee on Height of Buildings appointed to assist the Board of Estimate's committee, held an executive meeting on Tuesday afternoon at City Hall, elected Edward M. Bassett as chairman and empowered him to appoint a committee on plan and scope, to report next Tuesday. Mayor Gaynor and Borough President McAneny were present at the meeting. The members of the advisory committee, who are to serve without pay, are: Manhattan—Allan Robinson, William H. Chesebrough, George T. Mortimer, C. Grant LaFarge, Burt L. Fenner, Otto C. Eidlitz, Abram I. Elkus, Lawrence Veiller, and Gaylord S. White; Brooklyn—Edward M. Bassett, Edward C. Blum, J. Monroe Hewlett, and Franklin S. Tomlin; The Bronx—William A. Cokeley, and August F. Schwarzler; Queens—Robert W. Higbie; Richmond—Edward W. Brown. General City Officers—Lawson Purdy, president, Department of Taxes and Assessments, and Nelson P. Lewis, chief engineer, Board of Estimate and Apportionment.

Official Visitors from Vienna.

Dr. Alfons Foramitti and Mr. Otto Richter, both of Vienna, were guests of Commissioner Murphy and Deputy Commissioner Mann of the Tenement House Department on Wednesday. The two visitors constitute a commission sent out by the royal government to study housing conditions in this and other lands with a view of improving living conditions in Vienna. Accompanied by Deputy Commissioner Mann and Miss Headley, secretary of the Tenement House Committee, they were taken on a tour of inspection of Brooklyn and Queens. The Austrian gentlemen being unable to speak English, Mr. Mann and Secretary Headley conversed with them in German.

A ROUND COURT HOUSE.

Work on the Foundations Will Be Started Next September.

The most general remark among the architects who did not win the court house competition, when it became known that the winner had designed a round building, was, "Why didn't I think of that?" Among the twenty-two designs submitted, Guy Lowell's was the only one for a round building, which in the opinion of the architectural jury is the most suitable style for a public edifice to be situated as the new court house will be.

The jury held in all eight sessions on four consecutive days. The competing plans had been hung on the walls of the Court House Board, at 115 Broadway under the direction of Assistant Secretary Alanson Briggs. The arrangements were such that privacy was perfectly preserved, no one being present at any time except the three members of the jury and a single attendant.

Design No. 3 the Winner.

The plans were designated by number only, and the jury did not know until informed by the Court House Board who the architect of No. 3, the successful design, was.



GUY LOWELL.

There being no other like it, Mr. Lowell's was the only one mentioned by the jury. That is to say, there was some expectation that with so many architects of the first rank competing there would be two or more of nearly equal merit, and possibly the jury might report more than one design. The Lowell design will be studied by the members of the Court House Board and their architect, Walter Cook, and when modifications have been agreed upon the design will be submitted to the Supreme Court judges for approval in accordance with the Court House Act.

Mr. Lowell will have about two thousand working and detail drawings to prepare, and it will be necessary for him to engage a larger force of draftsmen and larger quarters. His fee, which has been roughly estimated at $200,000, will be far from being all profit. In official circles it was said that his office expenses will amount to at least $130,000.

—The consolidation of the Bureau of Water Supply, under one head instead of under six independent heads, as formerly, resulted in a yearly reduction in salaries of over $300,000, and in the elimination of proposed works which would have cost the city about $1,800,000. The substitution of other work effected an annual economy in operating and maintenance charges of $200,000.

LICENSED INSPECTORS.

Recommended at a Building Code Hearing in Order to Reduce Costs.

At a hearing on the Building Code on Monday, with Alderman Herbst presiding, it was stated that the requirements for strength in the use of reinforced concrete were more stringent in New York than elsewhere because it was the custom to "play safe" here in construction matters.

The general subject under consideration was cinder concrete, and Ernest Flagg had been making a plea for more moderate requirements in fireproof construction. In reply to this remark he said that this desire to "play safe" had been the controlling motive in the adoption of a policy which had made what we call fireproof construction too expensive to use, except in a limited number of buildings of the better class.

It was a policy which, however safe it may make such buildings, had a direct tendency to make the vast majority of buildings that are erected here every year highly dangerous, for it acted as a premium on the use of wood and a handicap on the use of incombustible material.

"It seems perfectly clear to me," continued Mr. Flagg, "that the only road to safety for American cities lies in the general use of incombustible material for building purposes, and to adopt a policy which works in a contrary fashion is certainly not the right way to 'play safe.'

Requirements Too Severe.

"Almost any one who has had much experience in building with concrete knows that if these so-called requirements for safety were less stringent we might build safe buildings almost, if not quite, as cheaply as we now build dangerous ones. If we were allowed to use concrete construction in the way it is used almost everywhere but here, and if at the same time a perfectly proper and most necessary handicap was placed upon the use of inflammable construction by requiring thicker walls for buildings where wooden beams were used than for those where the floors were made of fireproof material, then wood would disappear; no one would use it because it would be against his interest to do so.

"The chief argument for the establishment of excessive requirements for strength is: that unless a very large margin of safety is provided, unscrupulous builders will slight their work, and buildings will fall down. It seems to me that this reasoning is entirely fallacious.

"If a man is determined to slight his work, he will do so no matter what the requirements are; and is it fair to make honest men waste materials for such a reason?

"Reinforced concrete is at the same time one of the most dangerous and the very safest kind of construction there is. If not used properly, it is liable to collapse; on the other hand, it is the only kind by which safety against fire can be had, for it is the only kind which is cheap enough to displace wood, the excessive use of which has made our cities the most dangerous in the world and our fire loss twenty times what it would be if its use was sufficiently restricted.

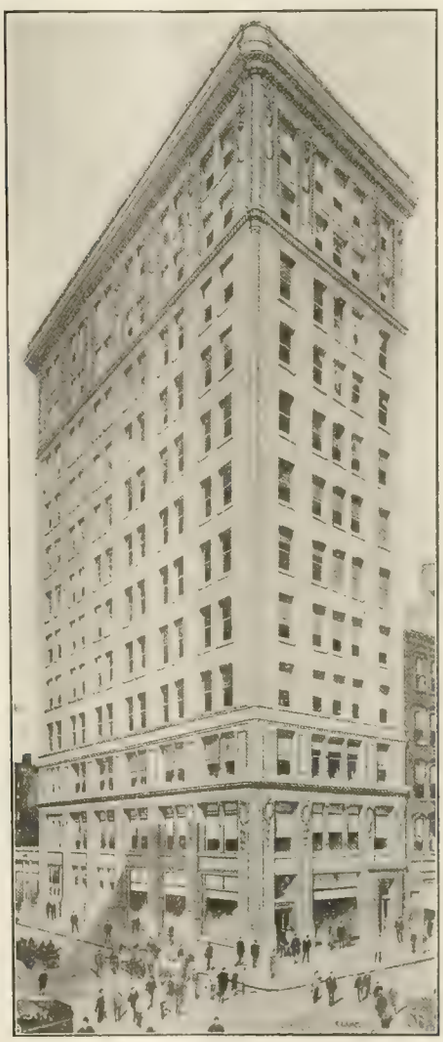
"I think every one will admit that safety in the use of reinforced concrete can only be had through efficient supervision. It is dangerous when used improperly, but highly advantageous otherwise; and it is greatly to the public interest to encourage its use for the displacement of wood. How can this be done?

"I suggest that the proper and necessary supervision might be had by requiring all users of this material to do so only in the presence of a duly authorized inspector, and that the cost of this inspection be borne by the builder.

Mr. Miller, Superintendent of Buildings for Manhattan, expressed himself as being in favor of Mr. Flagg's inspection plan, and said that in his judgment it might with advantage be carried further. He thought good results would follow the use of licensed inspectors on all new buildings during the whole time of their construction.

A Newcomer in the Clothing Trade.

Townsend, Steinle & Haskell, architects, have just completed plans for a twelve-story store, office and salesroom building, to be erected in the wholesale clothing trade district at the southeast corner of Broadway and 12th street, by the Eight Twenty-Two and Eight Twenty-Four Broadway Company, of which



824 BROADWAY.

Townsend, Steinle & Haskell, Architects.

Lewis Coon, 31 Nassau street, is president. The frontage is 43.4 feet with a depth of 125 feet, and the cost is placed at $225,000.

The building is designed in Italian Renaissance style with facades of granite, Indiana limestone and Roman size grey brick, with two upper stories of terra cotta. Window openings have been designed unusually large to insure abundance of light for the accommodation of offices and salesroom on the upper floors, particularly for trades requiring north light, as the plot has 125 feet frontage with northern exposure.

There will be two distinct means of exit, cut off by automatic metal firedoors and fireproof partitions, in addition to two high-speed passenger and one freight elevator. The building is to be equipped with automatic sprinklers.

RIVERSIDE DRIVE CASE.

An Injunction Against the Railroad Company Using Soft Coal.

Justice Page of the Supreme Court has handed down a decision in the case of George L. Willson vs. the New York Central Railroad Company that settles some of the questions at issue between the owners of property along Riverside Drive and the company. Mr. Willson, the plaintiff, is the father-in-law of William R. Hearst and owns a vacant piece of land at the south corner of 105th street and the Drive. He brought the action for the good and welfare of the neighborhood and not at all in his own interests.

He asked the court to compel the railroad company to remove its tracks from Riverside Park, as he claimed that the company was occupying lands held in trust by the city for park purposes. Plaintiff also asked an injunction against the company to prohibit the use of soft coal and other nuisances detailed in the complaint. The answer was a denial of most of the allegations. The railroad claimed to have a franchise from the State to operate and maintain its tracks. The plaintiff questioned both the validity of the franchise and the defendant's title to certain lands.

Will Not Try the Title Question.

Justice Page grants the injunction against the use of engines burning soft coal and against keeping cattle cars, but the court holds that this is not a proper proceeding in which to test questions of title and franchise, as courts will not try the title to property until it is disputed by someone claiming a paramount title.

The plaintiff was represented by Clarence J. Shearn and J. Bleecker Miller, of 203 Broadway. The latter stated, when interrogated for the Record and Guide that the decision handed down by Justice Page affirms the general principle of the liability of a surface railroad for injuries caused by the emission of soft coal smoke from its engines and by the standing of cattle cars on its sidings along Riverside Drive.

"It is a little hard to appreciate the reason for recognizing this liability and not declaring a similar liabilty for damages caused by the noise, such as bell ringing, or gas or cinders cast upon the premises which latter acts constituted the main causes of action in the Elevated Railroad litigation," added Mr. Miller.

"The question of the right of the railroad to maintain its tracks in its present position on Twelfth avenue was not passed upon by the court. It was merely held that plaintiff did not show that the land on which the tracks lay was part of Riverside Park. Neither was the question of the right of the railroad to maintain its tracks on land which was once below high-water line passed upon."

Building Bureau Notices.

The Superintendent of Buildings of Manhattan has inaugurated a new method of notifying owners as to their responsibility for the safety of their structure in cases where excavations are being made on adjoining property. Formerly notices were served on the owners to the effect that their buildings were, or were liable to become, unsafe by reason of the excavation. Hereafter a "precautionary notice" will be sent to owners in which their attention is called to the excavation and the requirements of the law, with respect to maintaining the walls in safe condition, are quoted. It is expected that much annoyance will be avoided by the use of these new notices.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

SPECIALIZED BUILDINGS.

Their Advantages as Income Producers —The Cobb Building at Seattle.

One of the most noted buildings in the country erected especially for physicians and dentists is, from all accounts, the Cobb Building at Seattle, which was erected by the Metropolitan Building Company. The manager of this successful building is Mr. J. F. Douglas, who describes the building's principal features especially for the readers of the Record and Guide.

By J. F. Douglas.

BEFORE we built the Cobb Building we spent about two years studying the problem of the Medical Building. Before we commenced construction of the building I visited most of the important medical buildings in this country. A member of our rental force also paid a visit to these buildings, and at a little later date the manager of our buildings, who has charge of their operation, visited the principal medical buildings. In addition to the services of our architects, Howells & Stokes of New York, we were able to secure for consultation the services of Charles E. Fellowes, who at that time was manager of the Reliance Building in Chicago. The Reliance Building was up to that time, and perhaps still is, the most successful specialized medical building in this country.

We had learned from experience that the type of building that is well suited to one section of the country may not be successful in another section; so, in addition to the study that we gave the problem in other ways, we made an extensive study of the conditions at home. For about six months we had a man in the field talking to the local physicians and dentists with a view to ascertaining the particular type of building that would be suited to their needs.

With all this data in hand we were able to prepare plans for a medical building for this city that has proved immensely popular.

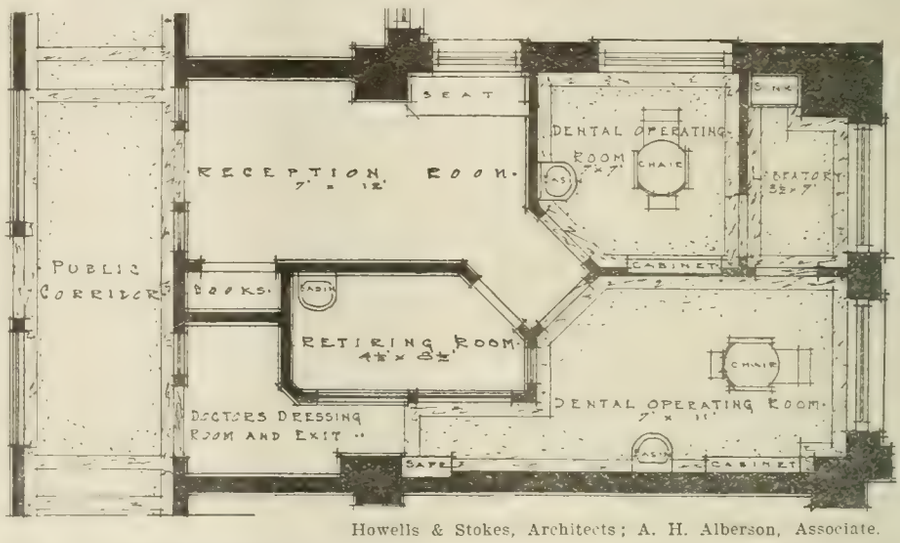
The Cobb Building occupies a corner site 108 feet by 120 feet. It is eleven stories in height and contains 275 offices. At the present time 125 physicians and 48 dentists are provided with offices in this building. At this writing all the offices in the building are rented with the exception of a few small spaces that are parts of suites. These spaces are being held until they can be filled with tenants whose practice will not conflict with the tenants already in the suites. For instance, in one or two cases the space can only be rented to a dentist and in another case the space can only be rented to a specialist.

Equipment.

The Cobb Building has four electric traction Otis elevators, which run to capacity during all the business hours of the day. It is wired throughout with wires for direct and alternating current. Gas and compressed air are piped into every room in the building . A vacuum-cleaning plant has been installed in the basement, and the building is cleaned three times a week by the vacuum-cleaning process.

All of the offices above the ground floor are rented to physicians and dentists or to some line of business that caters to their particular needs. In the basement of the building there is a fine lunch room, barber shop, ladies' hair-dressing and manicuring parlors, a gymnasium, where physical culture is taught, and a medical bath establishment equipped with the latest and most approved fixtures. On the ground floor of the building there is a prescription pharmacy and medical supply house. Above the ground floor there is a dental supply house, a medical library, a public surgery, medical laboratory, X-ray laboratory, a nurses' association, an emergency outfitting company that furnishes supplies needed by physicians in emergencies. In all, there are 25 different institutions that cater to the needs of physicians and dentists.

We have found that in most cases tenants who come into the Cobb Building have not increased their rental, although they are paying us at least 50 cents per square foot more than was paid on the average in other buildings. The reason for this is that we have partitioned the space to suit the needs of the tenant. The operating rooms and consultation rooms and reception rooms have been made just the right size, and the tenant has not been compelled to pay for waste space.



Howells & Stokes, Architects; A. H. Alberson, Associate.

PLAN OF ELEVENTH FLOOR OF THE COBB BUILDING, SEATTLE. ESPECIALLY DESIGNED FOR USE OF DENTISTS.

Rooms of the Right Size.

To put the matter in another way: We have been able to give the physicians and dentists who have taken space in the Cobb Building 100 per cent. better service than they were getting before, and in a better building, with the very latest and best equipment, at about the same rental as they were before paying. This, as I stated before, is due to the fact that we partitioned space to suit the tenant, and the tenant was not compelled to take a lot of waste space.

A Dentist's Office on the Eleventh Floor of the Cobb Building.

In order that the readers of the Record and Guide may have some idea of the economy of space, I am sending herewith a plan of a dentist's office on the eleventh floor of the Cobb Building. In a space containing 350 square feet, a dentist, who drew his own layout, has provided two comfortable operating rooms, a good laboratory, a retiring room, a little private dressing room, and a reception room; all of these spaces are large enough for the purpose, and the tenant has not found that he was cramped for want of space.

Before the Cobb Building was built, many dentists used the same amount of space as is found in this entire suite for a reception room. Patients meet a dentist by appointment and there is no need of a large reception room, while in most buildings it is impossible to get a small reception room.

The Cobb Building has attracted the attention of building owners in all parts of the world. No medical building of any importance has been built since the Cobb Building was erected where we have not been asked to furnish data about our building. Only this past month we were asked by cable to furnish data about the building to some gentlemen in London who propose to build a building of this type.

It is not necessary to say that we are proud of the record that the Cobb Building has made. Any building manager who visits Seattle can well afford to take the time to look over the building. Any owner who contemplates erecting a specialized building can well afford to get further data about this building, and this we will be glad to furnish.

QUESTIONS and ANSWERS

Estimating Tile Fireproofing.

I want to check off the cost of tile fireproofiing setting in a building I am erecting. How shall I go about this?

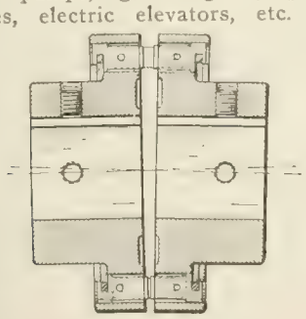
Answer.—Hollow tile used for floors or walls or for protecting steel beams or columns is measured by the square foot. It is usually purchased from the manufacturers on the basis of the square foot, measured in the work. The cost of laying should be figured on current bricklayers' wages, which now amount to 70 cents an hour, or $5.60 a day, and helpers at $3 a day. Manufacturers' quotations are usually figured f. o. b. Perth Amboy.

USEFUL APPLIANCES

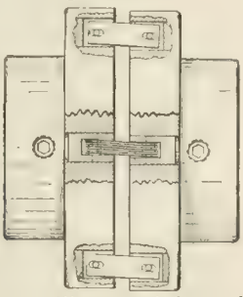
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

Misalignment Made Harmless.

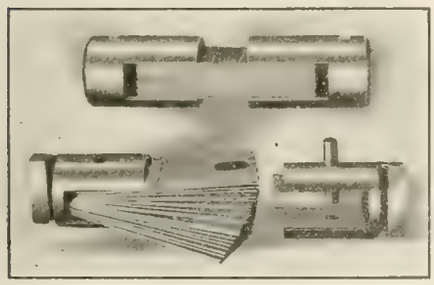
Operating engineers experience much trouble due to misalignment with direct connected motors, engines, fans, turbines, pumps, gas engines, printing presses, electric elevators, etc. This



misalignment causes wear and heating of bearings and shut down of equipment. The Francke flexible coupling, illustrated, positively eliminates this trouble. It is simply two flanges connected by flexible pins, which are made of spring steel, and they provide flexibility for misalignment in any direction.



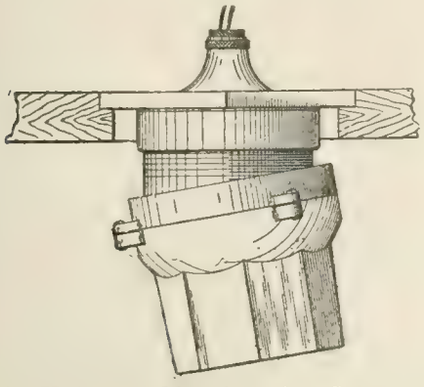
The pins are illustrated herewith. Cut No. 1 shows how the coupling takes care of shafts out of line. Cut No. 2 illustrates shafts out of center. A combination of these handles any possible form



of misalignment. The couplings are made in any size of, or speed used with, power machinery. They are sold in New York City by Smith-Serrell Co., Inc., general sales agents for The Francke Co., at 90 West street.

A New Floor Outlet Box.

Architects will doubtless be interested in a novelty in the way of a floor outlet box, which is being manufactured by



the H. Krantz Manufacturing Company, of 160-166 Seventh street, Brooklyn. The connecting surface lies flush with the floor in the flexible wire coupling which permits connection at different angles. It is said to be dustproof. They were used in the Woolworth Building and the McAlpin Hotel. The company's new catalog fully describing this device is now ready for distribution.

Improved Tube Cleaner.

The problem of cleaning boilers is one that confronts every building manager and for that reason a device that is being put upon the market by the Liberty Manufacturing Company, of 90 West street, should be of interest to managers of buildings and estates. The



device has a freely swinging arm head which has both a hammering and cutting effect and by this combined action reaches clear to the iron and removes every particle of scale.

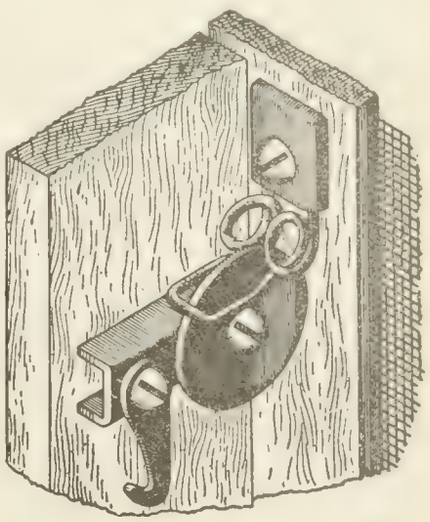
The illustration shows the adaptation of the universal joint which permits quick cleaning of straight levels and curves in the tubes. This feature alone is said to reduce the time consumed in cleaning boilers even over the so-called



power cleaners. The company also has a cutting scale reamer operated either by air or steam. This is illustrated above. When it is considered that boiler scale detracts from the efficiency of a boiler and also increases the cost of fuel, such a device would seem to be a short cut to better boiler service and fuel utility.

Keeps Screen Doors Tightly Closed.

The virtue of screen doors as protection against flies and other insects that frequently been lost in the fact that after a certain amount of wear the door fails to keep tightly closed. Heretofore the remedy has been to apply springs, which had to be held at high tension in order to keep the outside edge of the door tightly against the jamb. The accompanying illustration shows clearly the application and apparent effectiveness of a device introduced by the

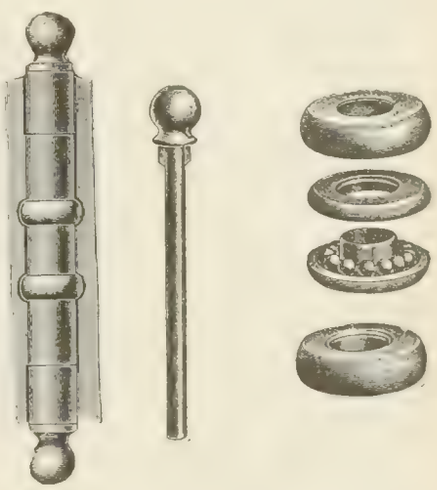


Benjamin-Sellar Manufacturing Company, of 557 Quincy street, Chicago. The principle of the device is at once apparent by noting the illustration.

The same company is introducing a new lock for windows left open at night, which is proof against even a burglar's jimmy.

A Ball-bearing Non-rising Butt.

The cost of replenishing butts in apartments and offices due to careless hammering of pins, when they rise out of their sockets, and the cracking of butts by reason of the doors getting out of true, is a heavy one. Therefore, the



new Stanley ball-bearing butt, with non-rising pin, should be of more than passing interest. The ordinary type of door butt, with loose pins, has direct bearing joints. No matter how well made, this type of butt will gradually wear down, causing the door to sag and bind.

The illustration shows the basic structural details of the Stanley device. The butts have patented washers, each containing a number of hardened steel bearings protected by a brass cap from dust and moisture. Each of these steel balls will sustain a crushing load of 1,000 pounds, and as the entire weight of the door turns on these bearings it can readily be seen that the butts will not wear down under the weight of the heaviest doors. The protection of the bearings by the brass cap makes oiling unnecessary, a considerable advantage, as the use of oil tends to mar the high finish of the hinge and woodwork. Another feature about the Stanley butts is that all of the holes in the template are bored according to standards followed by metal sash manufacturers. These butts may be obtained by addressing the Stanley Works at New Britain, Conn.

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Jersey City, it is claimed, has paid $1,400,000 interest on a loan of $500,000, raised forty years ago through a bond issue authorized for the laying of water mains. A choice, but not unique, example of municipal financing.

Now that the War Department and the Board of Estimate have agreed upon a mutually satisfactory pierhead line off lower Manhattan, our shipping will probably not be so keen about leaving New York for Boston as it was a few months ago.

Counsel for the Fifth Avenue Association estimates that the financial loss to merchants through the frequent parades along the avenue is upward of a million a year. Parades are a valuable means of publicity, but the cost of publicity nowadays is generally charged to the principals interested in obtaining it.

The pressure upon the money market coupled with uncertainty as to tariff revision, has induced a natural caution among business men. However, with foreign trade as satisfactory as it now is, and with the Balkan war cloud lifting, the outlook favors a period of rising trade activity, the influence of which must presently be felt in real estate.

The Machinery Palace, which is to be the largest building at the Panama-Pacific Exposition in San Francisco, has been selected as a subject for illustrating the process of construction. An automatic moving picture camera, installed on the roof of an adjacent structure, will take a set of photographs of the building operations every five minutes, producing a record of ninety-six pictures for each working day.

The Real Estate Crisis.

It is devoutly to be hoped that the movement which has already been started, looking towards the more effectual organization of the taxpayers of the city, will be pushed to a successful conclusion. There is a special and very critical reason why the completion of such an organization is extremely important at the present time. Preparations are already being made for one of the most momentous political campaigns in the history of the city. Upon the results of that campaign will depend the fiscal policy of New York for four years. These four years will be of the highest importance from the point of view of the taxpayer, because they are the years in which the city will be paying for the new subway system without reaping any benefit from its operation. If the increase in taxation should continue, its cost would, under prevailing conditions, be met exclusively by the property owner and would be deducted from the value of his property; and if any such result should take place it would be followed by other and very serious consequences.

Already the increase in taxation has operated to stop the increase in taxable land values, and if it should continue it might bring about a general decrease of taxable values. Much depends, consequently, on the fiscal policy of New York during the term of the coming administration. It is essential either that new sources of taxation should be developed or that taxation rates should not be increased. The only way in which these truths can be brought home with sufficient force to the voters of the city is by means of an organization which might itself swing a substantial number of votes, and which will make it its peculiar business to convince public opinion of the evils and dangers of the existing situation.

The Record and Guide knows only too well that many futile attempts have been made in the past to weld the property owners of New York into an organization which could authoritatively and effectually represent their interests. But we cannot help hoping and anticipating that the present occasion will prove to be more propitious than any which has preceded it. During a period of increasing rents and values, it is difficult to convince the owners of real estate that it is necessary to spend the time and money which an effectual organization would demand. But as soon as they can be convinced that a strong association is indispensable, not for the purpose of adding to their gains, but for that of protecting their existing property, there would be a much better foundation for the formation of a strong, capable and representative association. The attempt to do so is, consequently, very well worth making, and the men who are undertaking it are exceptionally well qualified for the task.

The first duty of that association would be to bring home to public opinion during the coming campaign the necessity of either reducing expenses or of developing some new sources of taxation. The voters of New York have never been very much interested in municipal economy, because they do not feel the effects of municipal extravagance. They are never directly conscious of the actual sting of an increase in taxation. Some of the burden of such an increase is under ordinary conditions shifted to their shoulders, but they are not aware of it. A particularly energetic effort is, consequently, required to make them understand how dangerous the situation has gradually become, and how injurious its effect may soon be upon the prosperity of the city. It is essential that the issue should be forced to the front during the campaign, and that candidates of all parties should be pledged to an improvement in the fiscal system of the city.

There can be no doubt that sooner or later the property owners of New York will be obliged to form an effective organization to protect and to advance their own interests. The conditions which have brought about the enormous municipal expenditures of recent years and the consequent increase in taxation are not ephemeral. They are the result of the increasing responsibilities which the administration of New York, like the administration of progressive cities all over the world, has been obliged to assume. In the future these responsibilities will increase, rather than diminish. It is inevitable that they should increase; and, if New York is to become a wholesome and interesting place in which to live, it is also desirable that they should increase. Yet, one thing is certain: new responsibilities, involving new municipal expenditures, cannot be assumed unless some better policy of paying for them is adopted.

New York has gone on adding to its public functions and its municipal budget, but it has not effected at the same time a fiscal reorganization which would enable it to assume these new tasks without any excessive strain. It has carried over to a period of responsible municipal government the same wasteful methods of spending and collecting its money that prevailed during a period of irresponsible municipal government. Formerly these wasteful methods did not make so very much difference, because the expenditures of the city formed only a small part of the total income, which could be devoted without inconvenience to the city treasury. But now the expenditures of the city are absorbing a much larger proportion of the total income, and we are rapidly approaching a point at which taxable land values may undergo a general decrease. Taxpayers will, consequently, be forced to combine, and, when they do so, their object should be, not to convert a progressive into a reactionary municipal policy, but to make the city's fiscal system and its business organization as modern as its program of economic and social legislation.

The Court House Competition.

The result of the competition for the honor of designing the new Court House was a distinct surprise. Few people who are familiar with the work of contemporary American architects would have anticipated that Mr. Guy Lowell of Boston would have emerged victorious among such a strong group of competitors. Mr. Lowell does, of course, stand very well in his profession, but he has designed only one monumental building of any importance, viz., the Boston Museum of Fine Arts; and that building, while its plan is said to be admirable, has not generally been estimated as a conspicuous architectural success.

The subsequent publication of a perspective and plan of Mr. Lowell's proposed court house indicates, however, that the jury may well have made an eminently proper selection. The architect has managed to design a highly original structure, without departing from the classic tradition imposed upon the designers of all such public edifices. It promises to be monumental in the most complete sense of the word—that is, to be a somewhat severely noble and dignified example of pure architectural form; but at the same time it may well have the merit, in which many successful American public monuments are lacking, of making a lively appeal

to the popular imagination. A round building, occupying such a large area, and so unusually high, will be unique in its general effect. Really no precedent for it exists; and if the execution is as unusual and capable as is the general conception, New York will have the most architecturally interesting county court house in the country.

It is no wonder that the members of the jury were impressed by the originality and the intrinsic merits of Mr. Lowell's fundamental idea, and that they were unanimous in recommending the acceptance of his design. The doubtful aspect of the selection concerns not the appearance of the proposed court house but its plan. The difficulty of dividing up a large round building into a group of rectangular rooms, all the more important of which will be well lighted, is obvious, and must have cost the architect a great many anxious hours of consideration. That an unusually large proportion of the floor area will be wasted seems inevitable. This aspect of the matter should be carefully studied during the next few weeks by responsible city officials. The county is spending an unconscionably large amount of money for this building, and no effort should be spared in the attempt to return full value to the public.

THE WEEK IN REAL ESTATE.

Several large sales of the week indidate better than anything else could the interest of the investing public in real property. A conspicuous purchase was that, by Edgar A. Levey, of several holdings adjoining the southeast corner of Lexington avenue in 72d street, which together with the corner will be reimproved with a large apartment house. The improvement will mark a structural regeneration in the neighborhood, as it is improved almost entirely with dwellings. Inasmuch as a subway route is to extend under Lexington avenue, with a station at 72d street, other large improvements in the vicinity may be looked for during the next year; and, it is likely that the East Side will become a rival of the West Side in apartment house construction. The purchase by David Dows of the Surrey apartment house, while a notable transaction by itself, also marked the passing of the old David Dows country place at Irvington into new hands after one ownership of a half century. A salient investment phase of the market was furnished by Howard Greenley, an architect, who bought the house he was occupying under lease, in East 74th street. The Lenox apartment house, in West 71st street, which was taken in part payment for the Wellsmore apartment house sold to Mrs. Louise Livingston recently, was resold for cash, which illustrates to a degree the absorbing power of the market at this time. Another instance which illustrates a similar condition was the resale of the southwest corner of Fort Washington avenue and 161st street, a vacant plot 102.2x147xirregular. The plot, after three quick changes of ownership, will now be improved with an apartment house. It formed originally a part of the Loyal L. Smith estate. The purchase of a Charles street parcel by the Beadleston & Woerz brewing interests indicates that the Lower West Side is holding important property owners there. This concern will use the piece just bought as a site for a garage. The extension of Seventh avenue and the building of a subway are destined to cause the complete rehabilitation of Old Greenwich Village in which Charles street is situated. There have been other interesting sales reported from that part of the city recently. The Lower East Side also came into favor this week when the sale of a very old holding at 1 Second avenue and the sale of a plot in Grand street, at Pitt street, were reported. This week fully illustrates the ever changing wonders of the New York real estate market. In the Times Square neighborhood, in West 47th street, a long and extensive lease was made for restaurant purposes and $40,000 will be spent in structural alterations to the property leased.

An interesting transaction was the giving of a five-story tenement house on Second avenue, Harlem, in part payment for a large plot in the Williamsburg section of Brooklyn. This is the third transaction of the kind within a few weeks. It is unusual and would seem to indicate a strong demand for Brooklyn real estate for speculative purposes. A subway is to run from Williamsburg across Brooklyn and the buyers in Williamsburg in this instance will improve their purchase with large apartment houses. Our news column gives fuller particulars. As a matter of fact, Brooklyn real estate generally is in stronger demand now than it has been in several years. The movement is undoubtedly the result of the projected subway routes throughout the borough, that will give Brooklyn a status in the transit world it never has yet possessed. It is remarkable how well Brooklyn real estate has thrived in the past; and, with its transit burdens removed, real estate in that part of the city will necessarily show a steady upward trend of value.

Our news columns show that Long Island City is still winning manufacturing recruits to its area. Several large plots there have changed hands within the last few days. All of Queens, in fact, is moving steadily forward, and its manufacturing and residential destiny is that of one of the great centers of the city. The Jamaica Bay Improvement will hasten the commercial greatness of Queens, while its connection with Manhattan and Brooklyn by subways will promote its accessibility almost beyond estimation. For twenty-five years Brooklyn grew wonderfully as the result of the use of the old Brooklyn Bridge. Taking that circumstance as a criterion, what must be the growth of Queens, which is already linked to Manhattan by bridge and tunnels and which will soon have its general transit facilities amplified by subway routes? The completion of a street and sewer system in Queens is its most urgent need.

The Wicked Real Estate Owner.

Editor of the RECORD AND GUIDE:

In your issue of the 12st inst., reporting the hearing on bills halving the tax rate on improvements in New York City, you refer to me as "chief advocate of the bill." Without submitting any arguments for the measure, permit me to call to your attention:

First, that associations with an aggregate membership of several hundred thousand in New York City have endorsed this bill.

Second, that even the opponents admit that the proposal would carry on a referendum vote.

Third, that among the endorsers of the bill are the Central Labor Union of Brooklyn with about 100,000 members, approximately one-fifth of whom own property; the Central Federated Union, and the United Hebrew Trades; the Metropolitan League of Savings & Loan Associations with a membership of over 60,000; civic and social organizations; the Business Men's Committee on Halving the Tax Rate on Buildings whose members employ thousands of people in New York City, including in its membership the following: Messrs. A. Augustus Healy, Byron W. Holt, Charles H. Ingersoll, George Foster Peabody, Sol. G. Rosenbaum, Frederick R. Seaman, John A. Sleicher; the Professional Men's Committee on Halving the Tax Rate on Buildings in New York City, among whose members are: Messrs. Henry DeForest Baldwin, Charles C. Burlingham, Henry Sloane Coffin, Edward T. Devine, Revs. Thos. C. Hall, John Haynes Holmes, Stephen S Wise, J. Howard Melish, Dr. S. Adolphus Knopf, Mr. Francis Lynde Stetson and Prof. Henry R. Seager.

Fourth, that representatives of these organizations have appeared at hearings in favor of this measure in the past, and that representatives of the Metropolitan League of Savings and Loan Associations and the Business Men's Committee on Halving the Tax Rate on Buildings were present in Albany for the hearing on this bill which was scheduled for Tuesday, April 10; Mr. Maurice DeYoung, President of the Brooklyn Central Labor Union, appeared at the hearing on Wednesday the 9th inst.

The Legislature has probably been stacked against this measure this year, but real estate owners had better be careful how they tamper with legislators, because when the people really get government into their hands they will not deal gently with real estate interests, which have manipulated Legislatures to date.

BENJAMIN C. MARSH.

New York, April 12.

THE WEEK AT ALBANY.

Legislature to Rush Bills Delayed by the Stilwell Trial.

The regular work of the Legislature was interfered with during the earlier part of this week by the trial of Senator Stilwell. A number of committee heaings were postponed, the notice of the change of date coming, in some cases, too late to be of service to the parties affected. Thus, a delegation of real estate men and builders from Brooklyn, who appeared at Albany on Tuesday to urge the passage of the bill exempting three-family houses from the provisions of the tenement house law, found the hearing postponed without date.

The acquittal of Senator Stilwell leaves the Legislature in a position to finish up its routine work. It was the intention to adjourn on April 19. Just how long beyond that date the session will continue seems to be unsettled, but it is understood that all important bills are to be considered, and that any bill which passes the Assembly is to receive attention in the Senate. It is probable, therefore, that the Mechanics' Lien Bill drawn by J. Charles Weschler, which passed the Assembly and which is one of the most important measures still before the Legislature, will be finally sent to the Governor.

This bill radically amends the Mechanics' Lien Law by providing (1) that all liens shall have an equal standing before the court, regardless of the order of their being filed: (2) that no lien shall be filed without the nature of the default having first been shown; (3) that if three-fourths of the creditors agree on a settlement, the settlement becomes binding upon the creditors who have withheld their consents. The clause relating to the settlement of claims is in harmony with the Federal bankruptcy act. The bill is approved by lending institutions, building loan operators, and material men.

Senate Bill No. 1839 (Int. 1495) by Mr. Sullivan, to amend the Greater New York charter in relation to the Fire Department, was discussed locally by in-

terested organizations. The bill provides that a duplicate set of all plans filed with the Building Department must be also filed with the Fire Department. Building Superintendent Rudolph P. Miller expressed himself on the bill in the following interview:

Sullivan Bill Opposed by Building Superintendent Miller.

"It seems to me the purpose of this bill is merely to further establish the jurisdiction of the Fire Department over matters formerly under the jurisdiction of the Bureau of Buildings. If the Corporation Counsel's interpretation of the Hoey Law is correct, I cannot see that there is any great harm in the passage of this bill. Personally, however, I believe that the Corporation Counsel has read into the Hoey Law certain authority and jurisdiction over building matters which that law does not actually contain, or which I do not think it was the purpose of the law originally to grant. I refer especially to the jurisdiction over the sections of the Building Code regulating construction of fireproof buildings, fireproofing, fire walls, fireproof partitions, etc., as given in the Corporation Counsel's opinion of June 4, 1912.

"Of course, until the matter can be tested out in some way, the Corporation Counsel's opinion must guide us in the enforcement of the law. If I am right in my interpretation of the Hoey Law, then I believe the addition to Section 775 of the Charter, as proposed in this bill, is not wise, because under this proposed bill, the jurisdiction of the Fire Department over the matters just mentioned seems to be made positive. I refer more particularly to lines Nos. 9, 10 and 11 of page 4 of the bill.

"I never did believe that the enactment of the Hoey Law was wise legislation and I do not believe that the increasing of the Fire Department's powers and jurisdiction over building construction is wise. It is certainly creating further difficulties for the builders and architects when they must submit plans to another department. Of course, I think it is perfectly proper that the Fire Commissioner should have the right to ask for plans where considerable work is involved in the carrying out of some of his orders."

Charles H. Parsons.

Charles H. Parsons, first vice-president of the American Hardware Corporation, died of pneumonia at his home, 310 West Main street, New Britain, Conn., last Sunday, aged 66 years and two days.

He was born in New Britain, Conn., April 11, 1847. He worked for Landers & Smith for seven years, leaving them in 1873 to enter the employ of P. & F. Corbin as salesman. When the general conduct of the sales department was transferred from New York to New Britain in 1879, Mr. Parsons abandoned travel and took charge of orders and afterwards of the sales, becoming the first general sales manager of the company. Since that time and until entering his larger field in the American Hardware Corporation, Mr. Parsons had charge of the marketing of P. & F. Corbin's products.

In 1883 the election of a new secretary of P. & F. Corbin gave Mr. Parsons additional responsibility for the conduct of the business. In 1891 he was made a director and since that time he has successively been elected to the offices of second vice-president, first vice-president, and president of P. & F. Corbin. In 1912, when the American Hardware Corporation was formed, Mr. Parsons was made a director and assistant treasurer in addition to his duties as an executive officer of P. & F. Corbin. He was later made second vice-president, and at the death of Philip Corbin was elected first vice-president of the American Hardware Corporation and placed in charge of the sales, which office he held at the time of his death.

His oldest son, Charles B. Parsons, succeeded his father at the head of the P. & F. Corbin business, when Mr. Parsons was made first vice-president of the American Hardware Corporation. Howard S. Parsons is also identified with the P. & F. Corbin division as salesman in New England, covering in part the territory which his father had at the beginning of his engagement.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 April 11 to 17	1912 April 12 to 18
Total No.	158	251
Assessed value	$6,863,000	$15,517,000
No. with consideration	21	22
Consideration	$1,526'950	$784,490
Assessed value	$184,000	$672,500
	Jan. 1 to April 17	Jan. 1 to April 18
Total No.	2,448	2,842
Assessed value	$150,494,912	$231,420,495
No. with consideration	333	268
Consideration	$16,364,695	$12,980,077
Assessed value	$15,218,962	$19,538,150

Mortgages.

	April 11 to 17	April 12 to 18
Total No.	97	148
Amount	†$4,256,091	*$5,474,677
To Banks & Ins. Cos.	23	24
Amount	$1,694,500	$534,250
No at 6%	36	53
Amount	$856,122	$1,682,032
No. at 5½%	5	6
Amount	$1,262,000	$50,345
No. at 5%	26	45
Amount	$517,500	$1,833,500
No. at 4½%	7	9
Amount	$176,000	$132,500
No at 4%	.....	.....
Amount	.....	.....
Unusual rates	2	.....
Amount	$1,002,719	.....
Interest not given	21	35
Amount	$441,750	$1,776,300

*Includes most of $1,000,000 given by Silk Finishing Co. of America, to Henry W. Boettger, Jr., et al, trstes covering real estate, machinery, etc.

†Does not include a mortgage of $300,000,000 given by Interborough Rapid Transit Co. to Guaranty Trust Co.

	Jan. 1 to April 17	Jan. 1 to April 18
Total No.	1,620	1,907
Amount	$68,226,832	$118,538,939
To Banks & Ins. Cos.	389	414
Amount	$37,843,850	$82,274,365

Mortgage Extensions.

	April 11 to 17	April 12 to 18
Total No.	82	41
Amount	$4,052,750	$1,048,183
To Banks & Ins. Cos.	45	8
Amount	$2,823,850	$302,000
	Jan. 1 to April 17	Jan. 1 to April 11
Total No.	650	819
Amount	$29,136,835	$21,792,260
To Banks & Ins. Cos.	242	260
Amount	$18,389,400	$16,467,500

Building Permits.

	April 12 to 18	April 13 to 19
New buildings	15	27
Cost	$1,737,570	$4,957,650
Alterations	$327,455	$170,965
	Jan. 1 to April 18	Jan. 1 to April 12
New buildings	189	257
Cost	$21,123,885	$37,933,450
Alterations	$3,184,509	$3,644,596

BRONX.

Conveyances.

	April 11 to 17	April 12 to 18
Total No.	114	145
No. with consideration	12	9
Consideration	$90,600	$102,950
	Jan. 1 to April 17	Jan. 1 to April 18
Total No.	1,967	2,186
No. with consideration	222	191
Consideration	$2,300,460	$2,916,961

Mortgages.

	April 11 to 17	April 11 to 17
Total No.	87	93
Amount	$934,280	$869,212
To Banks & Ins. Cos.	9	2
Amount	$119,250	$183,700
No. at 6%	38	
Amount	$425,730	$441,200
No. at 5½%	4	5
Amount	$17,300	$14,750
No. at 5%	18	19
Amount	$314,850	$158,550
Unusual rates	1	.....
Amount	$30,000	.....
Interest not given	26	41
Amount	$146,400	$255,212
	Jan. 1 to April 17	Jan. 1 to April 18
Total No.	1,375	1,550
Amount	$14,756,616	$13,951,934
To Banks & Ins. Cos.	152	189
Amount	$2,976,279	$3,423,366

Mortgage Extensions.

	April 11 to 17	April 12 to 18
Total No.	14	13
Amount	$253,250	$153,500
To Banks & Ins. Cos.	2	.....
Amount	$180,000	.....
	Jan. 1 to April 17	Jan. 1 to April 18
Total No.	207	236
Amount	$4,318,435	$4,109,175
To Banks & Ins. Cos.	44	50
Amount	$1,161,750	$1,433,000

Building Permits.

	April 11 to 17	April 13 to 19
New buildings	28	45
Cost	$1,075,300	$1,347,050
Alterations	$19,000	$34,450
	Jan. 1 to April 17	Jan. 1 to April 19
New buildings	315	417
Cost	$8,883,266	$11,444,975
Alterations	$298,025	$409,505

BROOKLYN.

Conveyances.

	1913 April 10 to 16	1912 April 11 to 17
Total No.	493	550
No. with consideration	37	28
Consideration	$186,438	$201,677
	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	7,276	7,266
No. with consideration	524	422
Consideration	$3,850,533	$3,857,043

Mortgages.

	April 10 to 16	April 11 to 17
Total No.	343	409
Amount	$1,226,808	$1,444,984
To Banks & Ins. Cos.	69	91
Amount	$512,662	$511,400
No. at 6%	181	237
Amount	$420,801	$740,688
No. at 5½%	44	47
Amount	$193,540	$171,200
No. at 5%	91	106
Amount	$462,930	$502,590
Unusual rates	3	.....
Amount	$31,500	.....
Interest not given	24	19
Amount	$118,037	$30,506
	Jan. 1 to April 16	Jan. 1 to April 17
Total No.	5,137	5,407
Amount	$19,119,533	$22,291,747
To Banks & Ins. Cos.	1,234	1,265
Amount	$7,831,493	$9,281,823

Building Permits.

	April 11 to 17	April 11 to 17
New buildings	59	242
Cost	$449,958	$989,560
Alterations	$73,090	$157,485
	Jan. 1 to April 17	Jan. 1 to April 17
New buildings	1,203	1,733
Cost	$9,700,945	$13,175,438
Alterations	$1,064,090	$1,182,401

QUEENS.

Building Permits.

	April 11 to 17	April 12 to 18
New buildings	75	178
Cost	$242,220	$674,165
Alterations	$28,778	$35,230
	Jan. 1 to April 17	Jan. 1 to April 18
New buildings	1,417	1,409
Cost	$4,191,883	$5,242,795
Alterations	$341,984	$309,275

RICHMOND.

Building Permits.

	April 11 to 17	April 12 to 18
New buildings	27	32
Cost	$35,935	$94,188
Alterations	$1,540	$11,372
	Jan. 1 to April 17	Jan. 1 to April 18
New buildings	223	248
Cost	$373,322	$1,106,388
Alterations	$62,882	$118,294

BUILDING MATERIALS AND SUPPLIES

Exchange Elects A. V. C. Genung, Jr., President, and Moves into the Woolworth Building.

To Open Its Doors to Supply Interests in the Entire Metropolitan District—Steel Pipe Moves Up a Dollar a Ton—Brick Inactive.

THE election this week of A. V. C. Genung, Jr., of Newark, as president of the Building Material Exchange, succeeding A. Wilfred Tuthill, of the Sayre & Fisher Company, inaugurates a wider scope of usefulness for this institution which closes its year with $12,000 cash in the treasury and no liabilities. Heretofore the exchange has limited its field to New York City and those suburban districts having large business interests in the New York building material supply market. Hereafter, the Exchange will cover the entire metropolitan district as far west as New Brunswick and as far north as Paterson in New Jersey, all of Staten Island, practically all of Westchester and Nassau and Suffolk counties in Long Island.

The new president is pledged to carry out the recommendations made by the retiring president which embraces a plan to make of the Building Material Exchange a combined business and social organization and to give it a rating as a "club-exchange" somewhat on the plan of the Hardware, Machinery and similar clubs and to this end, quarters have been leased on the tenth floor of the Woolworth building into which the exchange will move from its present suite in the Post building in Vesey street on May first.

The volume of current business reported on the floor of the exchange this week was somewhat below normal. The cause was ascribed purely to local conditions; a week of rain, seasonable retraction among builders and prospective operators and the slowness of delivery of steel owing to the congestion of freight in Pennsylvania pending the reopening of traffic from the mills to this market.

The demand for common brick was light and prices weakened somewhat on Tuesday and Wednesday, but recovered some strength on Thursday, only on inquiry however. Current prices for Hudsons ran from $6.87½ to $7.25 a thousand and from $7 to $7.25 for Raritans. There is plenty of brick available for immediate consumption in both the Raritan and Hudson valleys which probably will keep prices at about the same position for a week or two.

Portland cement is in better inquiry, but conditions have not yet warranted the further advance of ten cents, which the trade generally expected would be announced before this. The mill supply is not large.

Lath and shingles are stiffening again, but no general advance on list has been made. In one or two instances where certain grades have been in demand and supplemental orders have come in, the price has moved up slightly. Hardwood interests report an exceptional demand for June, July and August delivery. Pine and spruce are firming and concrete mold material is stiffening owing to difficulty in getting material from manufacturing centers.

Steel pipe has been advanced a dollar a ton by the National Tube Company, but iron pipe stands steady, at present. It is possible that iron pipe manufacturers will move their prices up in the near future. Fabricators are actively in the market for new business.

COAL PRODUCERS OVERSOLD.

Consumers Slow to Act on Spring Discounts.

COAL producers are generally reported to be oversold and dealers here say that consumers have been slow to take advantage of the spring discounts. As far as the New York market is concerned there is a large quantity of left over coal in the hands of dealers, but big distributors supplying buildings and factories reported that some of the producers are having trouble to make shipments because of the pressure of freight tied up since the coal carrying roads were unable to move business as a result of the floods. The result is that instead of being troubled by a surplus, many shippers are actually behind their orders. A prominent coal distributor said this week:

"It is to be expected that there will be some retrenchment in coal consuming lines until such time as the ultimate character of the tariff legislation can be determined. The fact that the wool schedule has so far held close to the policy of the administration means that business will get a gauge on tariff legislation much earlier than was the case when the Payne-Aldrich act was under consideration. Of course whenever there is any retrenchment in manufacturing it is immediately reflected in almost every other line, and even residential and commercial buildings are not exempt.

"We coal people feel any retrenchment almost immediately. It is true that consumers have not been quick to take up the spring discounts, but on the other hand it has been fortunate for us because we have had trouble in getting coal enough to meet the demand as it was. I think that any falling off in the volume of coal consumed in the Metropolitan district is not due so much to retrenchment because of tariff agitation, but rather to a left over supply in building bunkers and factory store yards as a result of the heavy buying movement that took place during the latter part of the winter, when large quantities were stored in anticipation of extreme cold weather in March, which, however, did not materialize."

RAIN SETS BACK BRICK MAKERS.

Preparations for Reopening Yards Delayed—Demand Here Weak.

FOLLOWING a week of fair demand for common brick, six days of almost continuous rain not only weakened the selling market, but delayed the preparations of the Hudson River brick manufacturers for reopening their yards. Prices remained steady, for both Hudson Rivers and Raritans.

Official transactions for North River common brick during the last week, with records covering the corresponding week last year, follow:

1913.

Left over, April 5, 56.

	Arrived.	Sold.
Monday	10	9
Tuesday	3	7
Wednesday	11	9
Thursday	14	15
Friday	15	7
Saturday	7	4
Total	60	51

Condition of market, fair. Prices, Hudson River (basic), $7 to $7.25. Raritan River, $7. (Wholesale, dock, N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over, April 12, 65.

1912.

Left over, April 8, 25.

	Arrived.	Sold.
Monday	32	13
Tuesday	4	2
Wednesday	11	12
Thursday	14	6
Friday	9	11
Saturday	12	9
Total	82	53

Condition of market, strengthening. Prices $6.50 to $6.75, with tops at $7; weak. Raritan, $6.50 to $6.75. Left over, April 1, 54.

FREE OUTLET FOR LUMBER.

Heavy Call for Concrete Mold Material—Lath Stiffer.

WHOLESALE lumber dealers are riding the market for all it will bear. They see a free outlet at good prices for all material available and a fair volume of prospective business ahead. Therefore lists are closely adhered to, and some lines, notably lath and shingles, are stiffening. Concrete mold material is exceptionally active, in fact, there are many who say that this lumber is in an exceptionally strong present and forward buying market. Piles are strong in anticipation of heavy municipal pier requirements, but this is not affecting the local supply. What stiffness there is is found at the mill ends. Hardwoods are in an exceptionally firm market and there is evidence of pending stiffening of prices.

The flooded condition of Ohio cities and the long period of reconstruction that will follow will consume vast quantities of lumber. The fact that many Southern mills have been damaged from the same cause does not help the state of supply very much, and local wholesalers here look forward to experiencing difficulty in getting supplies a little later on, and for that reason they are inclined to get all they can out of their lists on the current demand.

WESTERN OIL UP.

Advanced 2 to 5 Cents a Barrel at the Wells on Western Grades This Week.

THIS is the first indication showing that the general oil market is reaching a state where higher prices will rule.

The domestic demand for refined burning oil has diminished with the advance of the season, but the consumption apparently is of normal dimensions. Local prices of petroleum and products now ruling, follow:

Petroleum—	
Crude, barrels, per gallon	—@15
Refined, barrels	13@13½
Tank wagon delivery	—@ 9
Naphtha—	
Auto in wood	—@21
Auto in garages, steel barrels	—@17
V. M. & P. deed in steel	17@18
V. M. & P. deed in wood	—@21
Gasoline—	
86 degrees	—@29½
74-76 degrees	—@25¼
68-70 degrees	—@22¼
Stove	—@21

The tendency of flaxseed prices at Duluth was still upward and a further advance occurred. This was reflected in a stronger market for oil here, although there was apparently little improvement in the demand. Oil was available at 45 cents and a light demand was reported on that basis. Current prices follow:

Linseed—City raw, American seed.	$0.47@ $0.48
City, boiled, American seed	0.48@ 0.49
Out of town, raw, Amer. seed	0.47@ 0.48
Raw, Calcutta seed	0.65@ —
Linseed cake—tons	24.00@ 25.00
Linseed meal—tons	28.00@ 29.00

STEEL COMPETITION KEENER.

National Tube Co. Advances Steel Pipe $1—Iron Pipe May Follow.

THE demand for steel pipe has developed considerable strength in the last two weeks, and as a result the National Tube Company announces an advance of $1 a ton in its price for merchant lines. This affects practically all kinds of steel pipe, but iron pipe is also stiffening and in increase in price is expected to be listed at any time. Fabricators are a little more actively in the market, prominent among the week's contracts being that to the Passaic Steel Company for 500 tons of structural shapes for an apartment building in West 51st street, and also to A. E. Norton & Co. who have the contract for a new loft building in West 32d street, requiring 800 tons.

MATERIAL EXCHANGE TO MOVE.

A. V. C. Genung, Jr., of Newark, the New President.

THE annual meeting of the Building Material Exchange resulted in the election of A. V. C. Genung, Jr., of the firm of Cook & Genung, masons' supply dealers, of Newark, as president. In the report of the retiring president, A. W. Tuthill, the recommendation is made to terminate the lease on the present quarters in the Evening Post Building, and to remove the exchange to more commodious quarters on the tenth floor of the Woolworth Building, and at the same time to change the character of the exchange from one purely commercial to an organization carrying with it the social side of the building material dealers and to cause it to rank in importance with the hardware, engineers and machinery clubs. To accomplish this purpose it is intended elaborately to furnish the new rooms. This matter is in charge of the trustees.

Mr. Tuthill's report also showed that the exchange is on a very satisfactory basis and that it has closed one of its most successful years. The exchange plans to throw open its doors to building material interests not only in this city but throughout the entire Metropolitan district, and in this respect it is keeping abreast of the general trend in building material lines, to eliminate all geographical boundaries and to consider the Metropolitan district as the commercial City of New York.

To this end the new president, Mr. Genung, is pledged and there is every reason to believe that the scope of the Building Material Exchange will result eventually in bringing together the widely rent factions in the supply business.

At the suggestion of William K. Hammond, dean of the Hudson river brick manufacturers, who has always had the welfare of the exchange at heart, the entire membership tendered the retiring president a rising vote of thanks, not only for the work that he has performed during the last year, but because of the very encouraging and comprehensive report of the status of the exchange which he made. The following officers were elected:

President, A. V. C. Genung, Jr.; Vice-President, Joseph F. Miller; Treasurer, William C. Morton.

Trustees, A. V. C. Genung, Jr., Joseph F. Miller, Wm. C. Morton, Edward B. Page, George A. Molitor, William T. Roberts, Elwood Weeks, Thomas D. Miller, Joseph C. Seguine, Daniel J. Morrison, C. G. Nickerson, Jr., John Wilson, Thomas Cumming; Inspectors of Election, James E. Clonin, Orin F. Perry, Walter C. Shultz.

The treasurer in his report showed that the exchange had assets of $12,000 cash, and no liabilities.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases and Public Auctions

All of the Boroughs and the Suburbs Show a Strong Tone.

Throughout the city, this week, real estate dealing was general and many large sales are reported. All parts of Manhattan contributed to the activity. Brooklyn shows a good total. The Bronx was in the reckoning. Queens is furnishing factory sites as well as homes; and its good roads system is attracting to it more automobile manufacturers who find Long Island City, especially, a focusing point for their line of trade. The suburbs of the entire city bristle with real estate sales.

The total number of sales in Manhattan this week was 32.

The number of sales south of 59th street was 14, against 5 last week and 14 a year ago.

The sales north of 59th street aggregated 18, compared with 24 last week and 16 a year ago.

From The Bronx 13 sales at private contract were reported, against 19 last week and 23 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,445,765, compared with $1,389,000 last week, making a total since January 1 of $19,081,826. The figure for the corresponding week last year was $566,582, making the total since January 1, 1912, $14,873,656.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CHARLES ST.—Crist & Herrick sold for Henrietta Starr to E. G. W. Woerz, of the Feadleston & Woerz brewery, the 3-sty and basement brick dwelling, on a lot 22x102.2, at 161 Charles st, with a 2-sty brick stable in the rear, extending through to Charles la. The new owner will reimprove the site with a garage. The property was bought by the late Geo. Starr in 1864.

MORTON ST.—Chas. Laue sold to Jos. Hamershlag 92 to 96 Morton st, 609 to 613 Washington st and 628 to 634 Greenwich st, eleven old buildings, forming a frontage in Morton st of 188.5 ft. and a frontage of 75 ft. in each of the other streets. The buildings comprise 2, 3 and 5-sty structures, comprising the south block front in Morton st, from Washington to Greenwich st. Mr. Laue bought the property from the Jacobus estate 2 years ago. The entire plot will probably be reimproved.

WATER ST.—The Driscoll estate sold to Jas. Halvey 628 Water st, an old 3-sty frame building, on a lot 23.3x73.7, near Gouverneur Hospital. It is one of the oldest structures in the city, having been built in 1762.

WILLIAM ST.—Ruland & Whiting Co., in conjunction with the Chas. F. Noyes Co., sold for the estate of Geo. H. Jones 130 William st, a 4-sty building, on a lot 25x161.

13TH ST.—Bertha Holland sold through Robt. Levers 302 West 13th st, a 3-sty loft building, on a plot 56.5x41xirregular.

18TH ST.—Louis F. Baun sold to Frank Vettel, Jr. 434 East 18th st, a 2-sty stable, on a lot 25x92, west of Av A.

29TH ST.—Wm. H. Chesebrough sold through Horace S. Ely & Co. 2 East 29th st, a 4-sty and basement dwelling, remodeled for business purposes, on a lot 20.6x98.9, 100 ft. east of 5th av.

31ST ST.—Thoresa Abelson sold to Agnes G. Hawthorne 312 West 31st st, a 3-sty dwelling, on a lot 18.9x98.9.

48TH ST.—Pease & Elliman sold for the estate of Mathilda R. L. Bradford to Jas. L. Barclay, 15 West 48th st, a 4-sty and basement dwelling, on a lot 25x100.5, a Columbia College leasehold. The buyer will remodel the house and occupy it. Mr. Barclay recently sold his home, at 14 East 48th st, to Madame Host, through the same brokers.

49TH ST.—Ralph F. McCormack sold through Goodale, Perry & Dwight 423 West 49th st, a 5-sty tenement house, on a lot 25x100.5.

52D ST.—The Hospital Estates Co. sold 409 East 52d st, a 4-sty dwelling, on a lot 18.9x78, between 1st av and the East River.

EAST BROADWAY.—M. Morgenthau, Jr., Co. sold for the Terrain Realty Co. to the Rudolph Wallach Co. 266 East Broadway, running through to 253 and 255 Division st, old buildings, on a plot fronting 27 ft. on East Broadway and 36 ft. in Division st, and having a

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depth through the block of 103.4 ft. In payment the buyer gave 466 to 470 Grand st, 2 and 3-sty buildings, on plot 49.10x100, adjoining the northeast corner of Pitt st. The property is expected to be improved with a theatre, which will be devoted to Yiddish plays. It will have a frontage of 38 ft. and a depth of 100 ft.

2D AV.—Pierre M. Clear & Co. sold, as brokers, to Wm. Goldstone the northwest corner of 2d av and East Houston st, four 5-sty flats on a plot 100x55xirregular. The immediate corner is known as 1 2d av. The Graydon estate has owned the property complete since early in the last century; and it was held in trust for the American Methodist College, of Washington, D. C., by the Patrick Clendennin Land Co. There is a frontage of 55 ft. in East Houston st. It is the first time that the property has changed hands in more than 100 years. Diagonally opposite the plot is the new Jewish National Theatre on which Jacob H. Schiff recently made a mortgage loan of $250,000, at 5 per cent., for a term of 5 years.

12TH AV.—John N. Golding sold for the estate of Marshall O. Roberts to the New York Central & Hudson River Railroad Co. the west half of the block bounded by 11th av, 12th av, 35th and 36th sts, fronting 197.6 ft. on 12th av and extending east in both streets 600 ft.; also, a plot, 197.6x300, between the same streets extending from the west side of 12th av, together with the land under water. The railroad company had a lease of the property for many years. The company took title last Wednesday.

Manhattan—North of 59th Street.

HAMILTON TERRACE.—Moore, Schutte & Co. sold for Anthony Irsch to the St. Nicholas Avenue Presbyterian Church 58 Hamilton Terrace, a 3-sty and basement dwelling, on a lot 17x100. The Rev. Thos. W. Smith, pastor of the church, will occupy the same.

62D ST.—Mrs. Phillip J. Sands sold through Henry D. Winans & May to a buyer, for occupancy, 135 East 62d st, a 4-sty and basement dwelling, on a lot 23.6x100.5, adjoining the northwest corner of Lexington av.

65TH ST.—Henry D. Winans & May sold for Frederic Bull to a buyer, for occupancy, 31 East 65th st, a 4-sty and basement dwelling, on a lot 21x82.5, 87 ft. east of Madison av.

71ST ST.—Bing & Bing resold to the Lahey Co. (Wm. and Jos. Lahey) 114 and 116 East 71st st, a 7-sty elevator apartment house, known as Lenox Court, on a plot 50x100.5. It is a cash transaction and a free and clear property. It is also one of the properties taken in exchange last week for the Wellsmore apartment house that was sold to Mrs. Louise Livingston.

72D ST.—Pease & Elliman sold for Geo. Thompson to Edgar A. Levey 152 East 72d st, a 5-sty business building, on a lot 20x74.4, adjoining the southeast corner of Lexington av; also for Cornelius W. Clark to Edgar A. Levey 154 and 156 East 72d st, two old dwellings, on a plot 30x74.4. Mr. Levey already owned the immediate corner house, which he bought some time ago from Dr. B. Farquhar Curtis. Now in control of a plot fronting 104.4 ft. on the avenue and 80 ft. in the street, Mr. Levey will reimprove same with a 12-sty apartment house.

74TH ST.—Howard Greenley, an architect, has exercised an option to purchase his present home, at 167 East 74th st, a 4-sty American basement dwelling, on lot 20.5x102.2, between 3d and Lexington avs. Mr. Greenley last April took a lease of the property for one year from the Hyde Realty Co., with the privilege of buying it for a specified sum within that period.

79TH ST.—Francis Cohn sold to Lowenfeld & Prager 116 East 79th st, a 4-sty dwelling, on a lot 18x102.2.

82D ST.—Douglas L. Elliman & Co. sold for the Frontenac Realty Co., Samuel A. Herzog, president, to David Dows, 122 to 128 East 82d st, a new 9-sty elevator apartment house, on a plot 75x102.2, between Park and Lexington avs, known as the Surrey. In part payment Mr. Dows gave the Dows country estate, at Irvington-on-Hudson, comprising a large stone mansion, barn and numerous outbuildings on 34 acres of land, 8½ acres of which are under water. The property has been in the Dows family more than 50 years.

94TH ST.—Jas. E. Barry & Co., in conjunction with John J. Kavanagh, sold for Mary Barry to the Operating Realty Co. 130 and 132 East 94th st, two 4-sty single flats, on a plot 40x100.8.

99TH ST.—M. Rosenfeld sold for the Shenk Realty & Construction Co. 54 and 56 East 99th st, a 6-sty tenement house, on a plot 37.6x100.11.

112TH ST.—Max J. Klein and Ignatz Roth resold to Samuel Rapoport 19 and 21 West 112th st, a 6-sty apartment house, on a plot 50x100.11.

122D ST.—Meister & Bache Realty Co. bought from the Nassau Mortgage Co. (Bowers & Sands) 424 and 426 East 122d st, two 3½-sty tenement houses, on a plot 34.4x100.11.

127TH ST.—Enoch L. Miner sold through Foley & Hughes to Emma L. Griffin 138 West 127th st, a 3-sty and basement dwelling, on a lot 16x99.11.

114TH ST.—Chas. S. Kohler sold for a client 230 West 114th st, a 5-sty flat, on a lot 25x100.

FORT WASHINGTON AV.—J. Romaine Brown Co. sold for Harris and Maurice Mandelbaum to Friedman & Feinberg the southwest corner of Fort Washington av and 161st st, a plot 102.2x147xirregular. A 6-sty elevator apartment house will be erected on the plot by the buyers. The plot was originally part of the Loyal L. Smith estate which was sold a few weeks ago.

178TH ST.—Moore, Schutte & Co. sold for Mrs. Louisa Wagner 595 West 178th st, a 5-sty double flat, on a lot 25x100.

2D AV.—N. Herbert sold through Meyer Ellenbogen 2337 2d av, a 5-sty tenement house, on a lot 26.5x80, near 115th st. The property is given in part payment for the Trenman mansion at the southwest corner of Hewes st and Lee av, in the Williamsburgh section of Brook-

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Private Realty Sales (Continued).

lyn, the latter property fronting 125 ft. on each thoroughfare. It will be reimproved with two apartment houses.

5TH AV.—Alice P. Anderson sold 2163 5th av, a 5-sty brick tenement house, on a lot 24.11x90, adjoining the northeast corner of 132d st.

Bronx.

BECK ST.—Aaron Goodman sold 886 Beck st, a new 5-sty apartment house, on a plot 80x100.

163D ST.—Walter and Mary Chisholm sold to a syndicate the block front of 21 lots in the north side of 163d st, between Prospect and Stebbins av. The old Chisholm mansion, a Bronx landmark, is on the plot. The plot fronts about 392 ft in 163d st, 105 ft on Prospect av and 182 ft on Stebbins av. The tract will be resold in plots to builders.

176TH ST.—Kurz & Uren, Inc., in conjunction with Green & Epstein, sold for Benenson Realty Co. the northwest corner of 176th st and Longfellow av, a plot 77x82, to Thomas Nelson.

212TH ST.—Charles Wetzel, in conjunction with L. Klosset, sold for the Menlo Realty Co. the 4-sty flat on a plot 33x100 in the south side of 212th st, 183.70 ft. east of White Plains av. The buyers gave in part payment 8 lots in 216th and 217th sts, 480 ft. east of White Plains av.

BRONX TERRACE.—The Realty & Commercial Co. sold, in Bronx Terrace, east of White Plains rd, to T. Innocenzo a plot 50x100, facing Edison av; and to Constantino Berardi a lot 25x100, facing Edison av.

BRYANT AV.—S. Cowen sold for J. Pollak to L. Bovier the plot, 50x100, on the east side of Bryant av, 225 ft north of Lafayette av. The buyer will erect a 5-sty apartment house on the plot.

CLINTON AV.—The Brown Weiss Realties sold to Carl Janke, of Boston, Mass., 2076 Clinton av, a 5-sty flat, on a plot 42x120, and also 451 East 171st st, a 5-sty house, on a plot 50 x100. In part payment the buyer gave a 5-sty apartment house, on a plot 50x100, at 119 Hemenway st, Boston, Mass.

GRAND BOULEVARD.—Harris and Maurice Mandelbaum resold the plot 95.39x129.41, at the northeast corner of Grand Boulevard and Concourse and 178th st. The buyer is a Roman Catholic church congregation which will erect on the site a structure to cost about $250,000. The Douglas Robinson, Charles S. Brown Co. was the broker.

GRAND BOULEVARD AND CONCOURSE.—Harris and Maurice Mandelbaum sold to the Catholic Diocese of New York the northeast corner of the Grand Boulevard and Concourse and 178th st, a plot of about 5 lots. The property was acquired a year ago by the sellers from the Church Extension Society of the Presbytery of New York. The transaction was made under a one-year contract of sale which would have expired this week. The property has a frontage of 129.6 ft on the street and 95.9 ft on the Concourse. Just below, on the southwest corner of 177th st, a new Presbyterian Church is nearing completion. The property is near the proposed station at Burnside av of the Jerome Avenue Subway, and within the past year there has been considerable building activity in the neighborhood. The Douglas Robinson, Charles S. Brown Company were the brokers.

LONGFELLOW AV.—Kurz & Uren sold for Morton Green to a builder for improvement the northwest corner of Longfellow av and East 176th st, a plot 123x82x75.

MARION AV.—Kurz & Uren, Inc., sold for C. H. Werner to Matthias Haffen 2979 Marion av, a detached dwelling, on a plot 70x140.

PROSPECT AV.—The New York City Baptist Mission Society purchased from Mrs. R. Coffy a plot, 91x188, on Prospect av, 78 ft. north of Boston rd. In part payment property in Ritter pl, now occupied by the Grace Baptist Church, was given. It is understood that a new edifice costing about $40,000 will be erected on the Prospect av site.

ST. ANNS AV.—Benenson Realty Co. sold 773 St. Anns av, a 4-sty flat, on a lot 28x100.

Brooklyn.

CARROLL ST.—The Scandinavian Mission to the New York Home Missionary Society sold through J. D. H. Bergen & Son 158 Carroll st, on a lot 25x100. It will be used as an Italian mission house.

COURT ST.—J. D. H. Bergen & Son sold for Augusta Williams 312 Court st, a 3-sty brick flat with store, on a lot 20x100.

DEGRAW ST.—Ella S. Robinson sold through J. D. H. Bergen & Son to A. T. Lamb 337 Degraw st, a 3-sty brick and frame dwelling, on a lot 25x100, adjoining the northwest corner of Smith st.

DUFFIELD ST.—The Chauncey Real Estate Co. sold for clients to a buyer, for improvement with a business building, 245 to 253 Duffield st, old dwellings. At 245 to 249, the lots are each 20x100.4 in size, while 251 and 253 are each 19x100.4 in size. There is only one lot intervening between this plot and an extensive frontage in Fulton st which is owned by the Fleet estate, the latter of which comprises old buildings from Duffield to Gold sts. In the early days of Brooklyn an old Dutch church stood on the corner of Duffield and Fulton sts and the houses just sold were at one time in the select residential part of Brooklyn.

HANCOCK ST.—Julian Lucas, Jr., sold to a buyer, for occupancy, 416A Hancock st, a 2-sty and basement brownstone front dwelling, on a lot 18.4x100.

HANCOCK ST.—Geo. and Walter Stanley sold to a buyer, for occupancy, 400 Hancock st, a 3-sty and basement stone front dwelling, with a dining-room extension, on a lot 25x100. The buyer will make extensive alterations.

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MACON ST.—Thos. Hyatt sold to Jos. Weber, for occupancy, 382 Macon st, a 3-sty and basement brick and stone dwelling, on a lot 20x100, with a vacant lot 20x100, adjoining. The buyer will make extensive alterations.

OCEAN AV.—G. W. Caen sold for Louis H. Lowenstein the southeast corner of Ocean and Newkirk avs, Flatbush, a vacant plot containing 11,000 sq. ft. The buyer will improve it.

PALMETTO ST.—E. A. Konter sold for J. Shauf to A. Goebel 314 Palmetto st, a 3-sty brick double flat, on a lot 25x100.

RODNEY ST.—Frederick W. Wurster, who was the last Mayor of the old City of Brooklyn, sold to Adolph Brodkin his home, a 3-sty and basement brownstone front dwelling, on a plot 35x100, at 170 Rodney st, Williamsburg. Mr. Wurster has occupied the house for 30 years. He will remove to another part of Brooklyn in the Fall. Mr. Brodkin is a resident, just now, of 1151 Longfellow av, Bronx.

ST. JOHNS PL.—Bulkley & Horton Co. sold for Howard Greenlean 882 St. Johns pl, a 2½-sty brick 2-family house, on a lot 20x125, between Nostrand and New York avs.

SENATOR ST.—Frank A. Seaver sold for John Carboy, to a buyer, for occupancy, 338 Senator st, Bay Ridge, a 2-sty and basement brownstone dwelling, on a lot 20x100.

SOUTH 3D ST.—Jos. Metzger sold for a client to M. Stanger 292 and 294 South 3d st, at the southwest corner of Rodney st, old buildings, on a plot 40x47.5.

EAST 8TH ST.—McIntire Construction Co. sold to J. H. McIntire 1069 East 8th st, Midwood Manor, a brick 2-family house.

EAST 24TH ST.—Milnor Wiley & Son sold for Fred B. Norris, a builder, the detached dwelling, on a plot 40x100, in the east side of East 24th st, 300 ft south of Av M, to T. A. Carmody, for occupancy.

59TH ST.—B. J. Sforza sold for Denis Donegan 1466 59th st, a detached 2-family house, on a plot 40x100.

65TH ST.—The Alco Building Co. sold, at Mapleton Park, the following 2-sty and cellar brick dwellings, each on a lot 25x100: to A. B. Fuller, 1962; to G. S. Kilby, 1920; to G. K. Cross, 1924; to J. H. Liviness, 1944.

BEDFORD AV.—John F. James & Sons sold for the Kraslow Construction Co. the northeast corner of Bedford av and Halsey st, a 4-sty brick and stone bank and studio building, on a lot 20x84.11. The buyer gave in part payment 308 West 138th st, Manhattan, a 3-sty and basement dwelling, on a lot 16x96.11. The Bedford av corner was long occupied by the Peoples Trust Co.

BEDFORD AV.—Dr. A. W. Lawrence sold to Chas. I. Mandel his residence at 558 Bedford av, southwest corner of Ross st, a 3-sty and basement dwelling, on a plot 50.8x99.9.

BUSHWICK AV.—The Knights of Columbus of Brooklyn have bought from the defunct Bushwick Club its 4-sty and basement brick and stone club house at the northwest corner of Bushwick av and Hart st, on a plot 50x100 fronting on Bushwick av, with a vacant lot 20x100, abutting in Hart st. Ten councils of the Knights of Columbus, of the Eastern District of Brooklyn, will use the building as headquarters. Numerous improvements will be made in the building. Some time ago the property was put up at auction with an upset price of $39,000, but only $38,000 was bid. It was erected 12 years ago by the Bushwick Democratic Club which subsequently became a social organization known as the Bushwick Club.

FLATBUSH AV.—W. J. Fitzpatrick, of the Plaza Realty Co. sold for J. W. McManus to the Winteroth Piano Co., of Union sq and 14th st, Manhattan, the building, on a lot 20.6x87, at 59 Flatbush av, opposite 3d av, and running through to Rockwell pl. The buyer will reimprove the lot with a modern building suitable for its business purposes in connection with its Brooklyn and Long Island trade.

GRAVESEND AV.—Stephen J. Voorhies sold to Wm. Benne 2130 Gravesend av, a 2-sty and cellar frame dwelling, opposite the entrance to the Gravesend racetrack.

PARKSIDE AV.—Westwood Realty Co. sold through C. S. Whiting 302 Parkside av, a 2-sty and cellar brick dwelling, on a lot 17x100.

PROSPECT AV.—J. D. H. Bergen & Son sold for the Franklin Trust Co. 452 Prospect av, South Brooklyn, a 2-sty frame dwelling, on a lot 25x80.2.

PUTNAM AV.—The estate of May Seyd sold to Thos. Moffit 552 Putnam av, a 2-sty and basement brownstone dwelling, on a lot 20x100. The premises have also been leased for a long term.

SEA GATE.—John F. Burke sold for Judge Alex. Rosenthal his summer home, on a plot 60x100, on the north side of Mermaid av, near Sea Gate av, Sea Gate, Coney Island, to a buyer for occupancy.

Queens.

BAYSIDE.—Chas. Wetzel sold for a client a plot, 225x100, at Warburton av and 6th st, Bayside. The buyer is a builder, who will immediately improve the plot.

BROADWAY-FLUSHING.—The Rickert-Finlay Co. sold to Allan Loudon, of Toronto, Canada, for his own occupancy, the 10-room frame and stucco dwelling, in the west side of 30th st, 340 ft north of Franconia av, Broadway-Flushing.

FAR ROCKAWAY.—Herman Frankfort sold for A. W. Connable and another to Frank Gentile, a plot on the west side of James st, between Mott and Cornaga av, Far Rockaway.

FAR ROCKAWAY.—The estate of Jos. Biglan sold to the S. & L. Construction Co. the plot of 3 acres at Rue de St. Felix and Grandview av, Far Rockaway. A hotel will be built on the plot.

FAR ROCKAWAY.—Wm. A. Wynn sold to Isaac Goldman, of Far Rockaway, the four 2 and 3-sty frame buildings on a plot 107x154, at the southeast corner of Central and Cornaga avs, Far Rockaway. One of the buildings on the Cornaga av side is leased to the government for post office purposes.

LONG ISLAND CITY.—W. D. Hamilton, of Pittsburgh, Pa., bought through the Queensboro Corporation a plot containing 12,750 ft on Jackson av, Long Island City, adjoining the factory of the Goodyear Rubber Tire Co. The buyer is an investor.

LONG ISLAND CITY.—Matthews Building Co. bought from Theo. Stemmler, the Astoria Investors Co. and the Grand Avenue Land Co. a tract of 400 lots in the upper Astoria section of Long Island City. The property is bounded by Grand, Jamaica, 12th and 16th avs. The purchasing company will improve the tract with 350 flats, each on a plot 27.6x68. Forty-five houses will be ready for delivery next Spring and they will be known as the Matthews Model Flats.

LONG ISLAND CITY.—The Cross & Brown Co. sold for John Giebelhaus a plot containing 17,500 sq. ft. at the junction of Jackson, 3d and Beebe avs, Long Island City, to Renault Freres. The property has a frontage of 75 ft. on Jackson av and a depth of 200 ft. The buyers will immediately erect a factory and repair shop on part of the site, and eventually they intend to cover the entire property with buildings. The Jackson av frontage will be reserved as a site for an office structure. The property is within 1,500 ft. of the Queensboro Bridge Plaza.

LONG ISLAND CITY.—Chas. N. Vilas sold through the Cross & Brown Co. the plot, 50x100, in the west side of Hamilton st, 175 ft. north of Freeman av, Long Island City.

LONG ISLAND CITY.—Robloyd Realty Co. sold through Chas. Wetzel the 4-sty apartment house, on a plot 37x100, on the east side of 8th av, 150 ft. south of Broadway, Long Island City.

LONG ISLAND CITY.—The Ruland & Whiting Co. sold a plot of 20 lots in Long Island City, for John Greer and John J. McGrane. The property comprises the whole block front on the north side of Pierce av between 7th and 8th avs, and extends towards Graham av for a distance of 240 ft. The buyer is said to be an automobile concern.

Richmond.

NEW BRIGHTON.—Cornelius G. Kolff sold for Mary D. Daly a 2½-sty dwelling, on a lot 25x100, on 5th av, near Westervelt av, New Brighton, Staten Island.

WEST NEW BRIGHTON.—J. Sterling Drake sold for Mrs. Julia A. Haughwout to Stephen S. Gojdics, for occupancy, the old Haughwout homestead at 406 Jewett av, just north of Cherry la, on a plot 102x252, West New Brighton.

Near-By Cities.

HOBOKEN, N. J.—Amelia Decking sold through C. A. Tissot to Henry A. Gaede 113 and 115 Hudson st, Hoboken, two 4-sty apartment houses with stores, on a plot 49x100.

JERSEY CITY, N. J.—Arthur T. Dear sold to Louise M. Graff 346 Arlington av, Jersey City, a 2-sty dwelling, on a lot 27x107.

JERSEY CITY, N. J.—Peter Czarlowski sold through A. A. Van Winkle to John W. Brewster 2778 Boulevard, Jersey City, a dwelling, on a plot 50x100.

JERSEY CITY, N. J.—Wm. G. Bumstead sold to Chas. F. Lighthipe the northwest corner of 1st and Henderson sts, Jersey City, two 5-sty 20-family apartment houses, on a plot 74x125.

JERSEY CITY, N. J.—Wm. Byron sold to the Weeman Co. 398 and 400 Ocean av, Jersey City, two 4-sty brick flats, on a plot 64x97.

JERSEY CITY, N. J.—Annie E. Anness sold to Mathias Last 92 Montgomery st, Jersey City, a store building, on a lot 25x100.

JERSEY CITY, N. J.—Jacob Kraus sold to Herman M. Stockfish 130 and 132 Charles st, Jersey City, two dwellings, on a plot 50x100.

KEARNY MEADOWS, N. J.—Henry W. Runyon, of Jersey City, has secured from the Newark Meadows Improvement Co. an option to purchase 307 acres in the Kearny Meadows, extending from the Newark turnpike to the Belleville turnpike and from the line of the Pennsylvania Terminal Railroad on the east to branch A of the Erie Railroad on the west. The price to be paid is $550 an acre.

NEWARK, N. J.—Robt. B. Stoutenburgh sold to Daniel Delaney 108 Ridgewood av, Newark, a dwelling, on a lot 25x100.

NEWARK, N. J.—Stiger & Taylor sold for John H. Dunn & Sons, builders, the 4-sty apartment house known as the Chateau, on a plot 80x150, at the southwest corner of Clinton and Belmont avs; also for John H. Dunn & Sons the 4-sty apartment house, known as Harrow Manor, on a plot 60x150, at the southeast corner of Clinton and Belmont avs; both in Newark. The buyer of both properties is Geo. H. Williams, of Summit, N. J., who gave in payment seven dwellings, each on a plot 100x200, on Sunset Drive, a short distance from Summit station, Summit. The reported consideration in this transaction is $278,000.

NEWARK, N. J.—Edward M. Waldron bought Cockloft Hall, the Newark homestead of Washington Irving. The house stands on a plot 240 ft on Mount Pleasant av and 200 ft on Gouverneur st. Mr. Waldron is going to build an apartment house on the Mount Pleasant av frontage. The homestead will be moved from its present site to a site near the Passaic River.

Rural and Suburban.

RUMSON N. J.—Wm. H. Hintelmann sold for Fritz Achelis to Alfred N. Beadleston, president of the Beadleston & Woerz Brewing Co., of Manhattan, the fine residence and garage at the corner of Rumson rd and Belknap la, Rumson, on a plot of 2½ acres. Mr. Beadleston has had a summer home at Seabright, N. J.

HASBROUCK HEIGHTS, N. J.—Hasbrouck Park Land Co. sold through Samuel Kraft, at Hasbrouck Heights to John R. Austen a plot 50x100, on Burton av; to A. Ginty a plot 50x100, on Collins av; to E. Sampson a plot 50x100, on Hasbrouck av; and to Mrs. Estella Gordon a plot 50x125, on Williams av.

SAG HARBOR, L. I.—Henry H. Hoyt sold to G. Wm. Rasch, of 107 Prospect Park West, Brooklyn, his country estate on the North Haven peninsula, Sag Harbor. The buyer will use the place as his summer home. Comprising 30 acres of land, the property is on the main road leading to Shelter Island ferry. It has a frontage of 1,200 ft. on Sag Harbor cove which leads into Great Peconic bay. A fine house and outbuildings are on the estate, which the new owner will thoroughly renovate.

VALLEY STREAM, L. I.—The Cornell estates bought the 125 acres comprising the Cornwell, Simonson and J. Golder farms and a portion of the Smith estate, on the Hempstead branch of the Long Island Railroad, between Valley Stream and Malverne. Dr. D. N. Bulson, of Rockville Centre, is president of the purchasing com-

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pany. The property will be subdivided into plots and placed on the market. The tract has a frontage of 1,300 ft. on the railroad. Other officers of the company are Isaac Terrell, of Ocean Side, vice-president; Andrew F. Wilson, of Rockville Centre, treasurer, and William Brower, secretary. Among those who are actively interested in the project are: Mrs. Julia E. Fowler, Joseph Cornell, Edward Simonson, William N. Ridge, W. Frank Fowler and Martin V. Murray.

SEA CLIFF, L. I.—Dr. Wm. J. Burns, of Sea Cliff, sold to Chas. E. Berner his home on Sea Cliff av, Sea Cliff. The buyer will remodel the property for business purposes.

LOCUST VALLEY, L. I.—W. Burling Cocks and Samuel Willets sold for the estate of Robt. H. Simpson to Anson W. Burchard, vice-president of the General Electric Co., an estate of 12½ acres, with house and outbuildings, on Feek's la, Locust Valley. The buyer will occupy the property as a country seat.

MANHASSET, L. I.—Wm. C. Van Vleck, of Manhattan, bought through L'Ecluse, Washburn & Co. a 9-room remodeled farm-house, on a plot 100x140, at Manhasset Park, Manhasset, on the North shore.

GREAT NECK, L. I.—Charles Martin Clark, treasurer of Bradstreet's, sold his estate of 3½ acres, facing Manhasset Bay, Great Neck, to Williard L. Candee. F. C. Frankee was the broker.

WOODBRIDGE, N. J.—Meister & Bache Realty Co. sold a dwelling in Maubey st, Woodbridge, to O. Stillman; also to Charles Chapps a plot on Grove av, near Washington st, Woodbridge.

RIVERHEAD, L. I.—Kurz & Uren, Inc., in conjunction with Green & Epstein, sold for C. Edward Schumacher 64 lots at Riverhead.

NUTLEY, N. J.—The Nutley Realty Co. sold at Nutley a semi-bungalow on a plot 60x145, on Terrace av to Thomas R. Blake, of East Orange; also a plot 75x145, corner of Terrace av and Princeton st, Nutley Terrace, to F. W. Thomas, of Jersey City.

BAY SHORE, L. I.—The T. B. Ackerson Co. sold in their property at Brightwaters, bungalow on a plot 100x163, east side of Richland Boulevard, 200 ft south of Montauk Drive, to Peter Smith; bungalow on a plot 50x100, east side of Ackerson Boulevard, 100 ft south of Ontario Drive, to Pierre V. Ericson; semi-bungalow on a plot 100x155, north side of Hiawatha Drive, 100 ft west of Peters Boulevard, to Hattie A. Iffla; bungalow on a plot 70x140, east side of Pine Acres Boulevard, 200 ft north of Howells, to David J. O'Connell, and a bungalow on a plot 100x163, east side of Richland Boulevard, 400 ft south of Montauk Drive, to John Havelka.

SEA CLIFF, L. I.—Miss Mantha Squires and Miss Mary Glover have sold their house on Sea Cliff av, Sea Cliff, to J. W. Hoyt.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to Ray Cox, of Manhattan, for investment, a plot on the north side of North Drive, corner of East Drive, Kensington, Great Neck.

YONKERS, N. Y.—Dr. Geo. Fowler bought from the Dickinson estate its country estate of 26 acres, with dwelling and other buildings, with a frontage of one-third of a mile on Nepperham av and one-quarter of a mile on Roberts av. The Bliss Realty Co. was the broker. The buyer will subdivide the property and sell it at auction.

TEANECK, N. J.—Meister & Bache Realty Co sold for a client the property known as the Sipp residence, comprising a large country house and 3 acres of land on Teaneck rd, Teaneck.

BOUND BROOK, N. J.—The Kirkpatrick estate sold through the Meister & Bache Realty Co. a tract of 192 unimproved lots at Beechwood Heights, Bound Brook.

MUNCIE ISLAND, L. I.—The Town and Country Estates sold to Mrs. Jessie Glendinning Butterfield a plot on Towanco av, fronting Great South Bay, on Muncie Island, off Babylon.

ELIZABETH, N. J.—Walter Perkins Co. sold for W. W. Willet to Samuel Lewis the dwelling, on a plot of 2 lots, at 1095 Mary st; while Dunbar & Weaver sold for Jacob Bernstein to Edward Anderson a 2-family house and lot on Monroe av, both in Elizabeth.

BROOKVILLE, L. I.—Worthington Whitehouse sold for a client to a prominent resident of Manhattan a tract of between 30 and 40 acres of land on the Flushing and North Hempstead turnpike, at Brookville, east of the estate of Julian Ripley. The property was formerly owned by E. N. Baylis and D. V. Horton. The buyer will improve the tract with a fine country house and outbuildings and will occupy the place as his country seat.

MORRISTOWN, N. J.—Henry F. Taylor sold through Pease & Elliman his dwelling and grounds, on Madison av, Morristown.

MOUNT VERNON, N. Y.—The Juliette Construction Co. sold through McLernon Bros. the northeast corner of Gramatan av and Sand st, Mt. Vernon, a 3-sty detached dwelling, on a plot 96x140, to a buyer for occupancy.

SCARSDALE, N. Y.—Cornelius B. Fish resold through Angel & Co. to Arthur S. Van Winkle a dwelling, on Overhill rd, in the Overhill estate, Scarsdale.

OCEAN GROVE, N. J.—The New York & Long Branch Railroad Co. purchased from the Ocean Grove Campmeeting Association a strip of land, 25x150, on the west side of the Bradley Beach station for a waiting-room site.

AMITYVILLE, L. I.—Victor Fucignas sold through Adam Molle his country house with a plot 175x300, on the east side of Bay View av, south of the South Country rd, Amityville, to a buyer for occupancy. Mr. Fucignas has also sold a bungalow nearby. He has 12 acres remaining unsold.

ENGLEWOOD, N. J.—William M. Shackford, of Daniel Birdsall & Co., Inc., sold for Mrs. Clara L. Drake-Smith to George A. Graham the plot, 222x281, in the west side of Lydecker st, near Palisade av, Englewood; also an interior lot in the rear of the same property to the adjoining owner.

NEW BRUNSWICK, N. J.—Meister & Bache Realty Co. purchased from S. A. Weingart a tract of 74 lots in Hamilton st, New Brunswick.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold at Plandome Heights, Plandome, a quarter acre plot to Helma Dunlap.

PAWLING, N. Y.—John B. Hyatt sold the Arnold property at Pawling, Dutchess County, one mile from the station, State rd, consisting of 317 acres with large house and buildings, to Ivan Wood.

LEASES.

Manhattan.

AMES & CO., INC., leased the store and basement in 202 and 204 East 29th st for Theresa Koehler to the Holland House Co. for use as a laundry for the Holland House; also the entire building at 511 West 35th st for J. E. Ludin to the Locust Farms Dairy Co.; also for Frederick Hussey the entire building at 451 7th av to the Schubert Theatrical Co.

WILLIAM H. ARCHIBALD leased the 4-sty building at 147 8th av to Kennedy & Restel; the two dwellings at 315 and 317 West 28th st to E. C. Speedin; the store floor and basement and the 5th loft in 282 9th av to the Alexander Holden Paper Co. of 140 Nassau st, and F. E. Wadsworth; the building at 187 9th av to T. F. Radigan of 190 9th av; the 4-sty building at 615 Hudson st to L. Scianamea of 615½ Hudson st; the store floor and basement in 327 West 26th st to J. Henschele; the store at 230 West 27th st to M. Blumenthal and the stores and basement in 703 9th av to J. Seifert, E. Weil and G. Feigel, respectively.

THE FIRM OF LEONARD J. CARPENTER leased a loft in 26 Waverly pl to the Charles E. Brown Co. of 265 Greene st; also the 4th loft in 483 and 485 Broadway to Aaron L. Small of 125 Canal st.

THE CROSS & BROWN CO. leased the store and basement in 225 and 227 West 58th st for a term of years to the Oldsmobile Co. of 1650 Broadway.

THE CROSS & BROWN CO. leased for the Colt-Stratton Co. to the Norwalk Motor Car Co. of Broadway and 68th st the store in 2000 Broadway, and for Scott & Griffith to Benjamin R. Rippeth Co. of 1700 Broadway the southerly half of the 4th floor in 1700 Broadway.

THE DUFF & BROWN CO. leased for Louise de R. Campbell and Ella de R. Porter to George Killer of 26 West 3d st the 4-sty store and loft building on the southwest corner of West 3d and Green sts for a term of years.

THE DUROSS CO. leased to Alex. McInnis the store in 41 9th av, and to J. J. Kelly the store in 37 9th av.

J. B. ENGLISH leased for Hubert & Hubert the 4-sty dwelling at 340 West 58th st to George Oliver for a term of years.

EWING, BACON & HENRY leased space in the Architect's building to the Casper Ranger Construction Co. of 1328 Broadway, and Henry Bacon.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for Alfred M. Rau the 6th floor in 419 Lafayette st, to the Deutz Lithographing Co. of 78 Beekman st, for a long term of years.

GOODALE, PERRY & DWIGHT, INC., leased for Sarah E. Hadden, 240 East 121st st, a 16-family apartment house, for a term of years, to a client.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the estate of Theophilus E. Roessle the parlor floor store in 463 and 465 5th av to G. W. Richardson & Son, decorators, of 8 West 40th st, for a term of years. This lease completes the renting of the building; also for Mrs. Theresa Koehler to G. Nelson Ball the rear portion of the 4th floor in 202 and 204 East 29th st.

JAMES E. FARRELL leased for Edward Margolies 240, 242 and 244 West 46th st, three 4-sty dwellings, to Sophia Vincon; also 246, adjoining, to Carrie A. & Walter D. Hall. The leases are for a term of years.

J. ARTHUR FISCHER leased for Teresa M. J. O'Donohue the 4-sty building at 649 6th av to C. M. Bernstein for ten years at the aggregate rental of $49,000; also for the Childs Co., through W. S. Burrows Co., the top loft in 143 to 145 West 40th st to W. Huffman of the Standard Engraving Co., for a term of years; also for M. A. Mageet, the 2-sty garage at 382 St. Nicholas av to Wilkinson Bros.; also for Heilner & Wolf the 3-sty dwelling at 255 West 43d st to M. Bauer.

PAULINE HUGHES leased for the Rhinelander estate 63 7th av to Miss Catherine Kenney; also 73 8th av for Frederick Baar to J. Eadleton.

GEORGE KETCHUM leased the westerly store and basement in 30 East 23d st for a long term of years to E. H. Ash.

LOWENFELD & PFEIFFER leased the dwelling at 203 East 63d st for Solomon Lowenfeld; also the store and basement in 1077 3d av to Ira G. Lane.

THE MONTANA CONSTRUCTION CO. leased in 373 Park av, to E. H. Everett, a twelve-room and four-bath apartment; also to Dr. Lucius Wing a suite on the 1st floor.

THE CHARLES F. NOYES CO. leased for the Berghoff Brewing Co., represented by Richard B. Aldcroft, Jr., attorney, the entire building 144 Fulton st, to John J. Garraty of 85 Nassau st, for a term of years at an aggregate rental of about $60,000; also for the P. Blanche Chemical Co. the store in 57 Ann st for a term of five years, and the store in 335 Broadway to M. H. Finkelstein.

PEASE & ELLIMAN leased three apartments in 103 East 75th st to C. Taylor Gause, C. E. Bayne and Dr. Edward Cussler.

THE JOHN P. PEEL CO. leased for Linda S. Rau the loft building at 219 West 24th st to Hugh Coffey for a term of years.

SLAWSON & HOBBS rented for a term of years for the estate of Eliza A. Pelgram the 4-sty private dwelling at 337 West 88th st.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased in 115 Broadway space to Jonas, Lazansky & Neuburger; Giffin & Hannon; Roberts & Hepburn of 63 Wall st; Laight, Kleiner & Neckritz; and Lyman Ward of 141 Broadway; and W. S. Scantelbury. Also in 111 Broadway, space to A. H. Bickmore & Co. of 30 Pine st; Lewrenton R. Latrobe of 78 Wall st, and William R. Morgan.

THE F. R. WOOD, W. H. DOLSON CO. leased for Henry H. Graff, the 3-sty dwelling at 136 West 97th st to the Bloomingdale Guild, a charitable organization, of 146 West 100th st, for a term of years.

H. H. UHLFELDER with HORACE S. ELY & CO. leased for the United States Trust Co. as executor of the McCabe estate the property at 9 to 13 East Broadway, southeast corner of Catharine st. The lease is for 21 years at an aggregate of about $100,000. The lessee will erect an 8-sty mercantile building on the site, which measures 75.6 ft on East Broadway and 45.9 ft on Catharine st.

AMES & CO. leased a loft in 5 West 31st st to Weiner & Schoenfeld, of 5 West 31st st; a loft in 20 West 31st st to A. Messer; a loft in 34 West 17th st to Ellis & Lovett Co; a loft in 26 West 38th st to M. Kresel & Co., of 26 West 38th st; a loft in 26 West 31st st to M. Paeltz and a loft in 23 West 32d st to E. C. Bever & Co., of 23 West 32d st.

GEORGE BRETTELL leased the store at the southeast corner of 3d av and 122d st to Feingold & Spero, of 3d av and 42d st, and the two stores at the northwest corner of 3d av and 128th st to the George Feld Co., of 164 East 129th st.

JOHN J. CLANCY & CO. leased the 2-sty building at 1710 to 1714 Broadway to the Boston Storage Battery Co.

JOHN J. CLANCY & CO. leased the dwellings 330 and 334 West 58th st to a Dr. Jacobson and George Oliver.

THE CROSS & BROWN CO. leased to Percy K. Hexter the building at 559 West 36th st, and to the California Wine Co. the building at 450 Greenwich st.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Montana Realty Co. an apartment in 375 Park av to F. F. Robins; also in 930 Madison av to Mrs. J. Deeks Koehl; also four floors in 205 to 209 East 117th st to Frederick Salsmann, and the store at the northwest corner of 57th st and Madison av to Mme. Donnellan.

FOLEY & HUGHES leased for the Rhinelander estate the dwelling at 63 7th av for a term of years to Miss Katherine Canny.

FOLEY & HUGHES leased the store in 73 8th av to J. Eagleton.

FOWLER BROTHERS AND THOMAS E. DEMPSEY leased for the Pittsburg Life and Trust Co. to Lee Brothers Storage and Van Co., of 210 East 125th st, the northeast corner of 125th st and Park av, a 12-sty fireproof storage warehouse, store and office building on plot 90x99.10. The lease is for a term of 21 years at an aggregate rental of about $800,000. Extensive interior improvements are to be made, making it an up-to-date fireproof warehouse. The entire storage warehouse part of this building, containing about 100,000 sq. ft., will be occupied by Lee Brothers, in conjunction with their storage, van and furniture business.

HEIL & STERN leasel for O. B. Potter Trust 92 to 96 Bleecker st the 7th, 8th and 9th lofts, containing about 30,000 ft., to H. & S. Cohn, of 50 Bond st, for a long term of years.

P. HIRSHFIELD leased the 2d loft in 231 and 233 Bowery to the Star Paper Box Co., of 206 Elizabeth st; the 8th loft in 55 East 11th st to Philip H. Marks; the 3d loft in 40 to 44 West 4th st to Isadore J. Herman; the store and basement in 19 Mercer st to Rosenberg & Caplan; the 4th loft in 312 7th av to Rudolph D. Weil, of 55 West 19th st; the 4th loft in 60 and 62 East 11th st to Samuel Halpren, and the 4th loft in 777 Broadway to Goldsmith & Goldsmith, of 76 West Houston st.

EDWARD J. HOGAN leased to the Gold Fields American Development Co. of South Africa, Ltd., of 71 Broadway, of which Baron A. von der Ropp is the American representative, the entire 36th floor of the Woolworth Building for a term of years.

HUBERTH & HUBERTH leased the 3-sty private house at 54 West 135th st; the 3-sty private house at 76 West 12th st to Dr. Caccini, and the building at the northwest corner of 3d av and 12th st for Bernard Reich for a term of 15 years at a rental of $4,000 a year.

THE CHARLES F. NOYES CO. leased space in the Masonic building at 46 West 24th st to the L. & W. Trading Coupon Co.; in 130 Pearl st to the Arguelles Tobacco Co.; in 261 Broadway to Joseph Balaban Co., of 156 5th av, David J. Isaacs, of 11 West 90th st, George R. Rubin, of 261 Broadway, and David A. Sterling; also offices in 37 Liberty st to Henry S. Goodspeed, of 37 Liberty st.

THE CHARLES F. NOYES CO. leased floors in 17 to 21 Cliff st to G. A. Meyer; in 64 Reade st to the Boston Shoe Co., of 62 Reade st; in 118-20 Maiden la to F. W. Forbush, Inc., and in 410-12 Pearl st lofts to Hugo H. Peiser and the Mercantile Novelty Co.

PEASE & ELLIMAN rented a store in the 6-sty store and office building which ex-Senator William H. Reynolds has planned to build at the northeast corner of Lexington av and 42d st, on the site of the old Vanderbilt Hotel. The lessee is Gustave Grammis, a confectioner, who takes the store for a period of ten years at an aggregate rental of $75,000. The property faces the block formerly occupied by the Hospital for Crippel Children, where the New York Central Railroad intends erecting a large hotel. The same brokers leased the 5-sty American basement building at 893 Park av to Ashbel P. Fitch; also space in the Aeolian Building, 25

and 27 West 42d st, to the Conklin Pen Manufacturing Co., of 366 5th av; Chamber of Commerce of the United States of America, T. B. Brown, Ltd.; the Daughters of the Revolution, Laurentide Co., of 18 Broadway, Dr. S. A. Stevens, of 27 West 42d st, F. T. Seal and Steeves & Vander Clute.

GEO. R. READ & CO. leased to the American Steel and Wire Co. of New Jersey, of 30 Church st, a subsidiary of the United States Steel Corporation, the building at 37 Barclay, through to 42 Park pl, for John H. Baker, executor of the estate of S. R. Van Duzer. The building, which is a 5-sty structure, has a frontage of 26 ft. on both Barclay st and Park pl, with a depth of 160 ft. It has been held at $12,500 a year. The lease is for a period of ten years from May 1. Considerable altering will be done to the building.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the Art Publishing House of Franz Hamfstaiengl, of Munich, Germany, the corner store in the Lorraine Hotel, at the southeast corner of 5th av and 45th st.

WILLIAM J. ROOME & CO., INC., leased for the estate of Edith L. Bailey, deceased, the 2d floor in 178 Madison av to Mayer & Co., of Munich, dealers in stained glass, statuary and paintings, who for the last 23 years have been located at 47 Barclay st. This completes the renting of the building.

THE JOHN P. STEEL CO. leased the building at 219 West 24th st to Hugh Coffey for a term of years.

L. TANENBAUM, STRAUSS & CO. leased for the Cross & Brown Co. the store and basement in 38 to 42 East 32d st to Klingenstein Bros. & Co., of 108 Greenwich st, for a term of years.

THE WILL & BAUMER CO., dealers in candles and candle shades, have secured a ten year lease of the ground floor and basement of the building at 137 to 141 Madison av, extending from 23 to 27 East 31st st. The lessees are now located on Murray st.

THE CROSS & BROWN CO. leased for the 30 East 23d St. Co. to the Edwin Cigar Co. the store in 30 East 23d st, and for Wm. J. Minor to the Bellmore Lunch Co. the store in 405 4th av for a term of years.

GUSTAVE BRITT leased for C. M. Benson the 3-sty dwelling at 265 West 11th st, to Mary Page; for George F. Martens, Jr., the store and basement in 338 9th av to Charles A. Pearse, of 338 9th av; for J. F. H. Demarest the store and basement in 38 8th av to Frank Laplte.

AMES & CO., INC., leased for S. W. Peck, the 1st loft in 6 West 29th st to M. Maerlander, and the 3d loft to Geo. Seymour; also for M. Micolino the store and basement in 23 West 32d st, for a term of years, to Millard & Co., of 23 West 32d st; also for Frederick Hussey to J. Grieco the building 459 7th av.

THE DUROSS CO. leased to the Fourteenth Street Trucking Co. the stable at 245 West 19th st, and the store in 237 West 29th st to F. Ferdinand and A. Kuehn.

DOUGLAS L. ELLIMAN & CO., with Horace S. Ely & Co., leased the top loft and a studio on the roof of 570 5th av, for a term of years, to Pach Brothers, photographers, for many years located at 935 Broadway.

DOUGLAS L. ELLIMAN & CO. leased the basement store in 39 East 31st st to Ye Scribes Club.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the United Merchants Realty & Improvement Co. the store and basement in 377 6th av to United Novelty Co., for a long term of years.

M. & L. HESS leased the 14th floor in the new building at 22 to 26 West 32d st to R. Kobler, of 12 West 32d st, manufacturer of ladies waists and dresses.

JONAS, LAZANSKY & NEUBURGER leased a suite of offices in the United States Realty Building, at 115 Broadway. The firm is at present located at 44 Court St, Brooklyn.

MRS. JOHN KELLY, widow of a Tammany leader, renewed a lease with the city for her stable, the gift of Tammany Hall, at 426 East 48th st, for a term of 10 years, at $4,000 a year. The property is used by the Street Cleaning Department.

EDWARD MARGOLIES leased to Pauline Krug the dwellings at 117 to 121 West 47th st for ten years at an aggregate rental of $117,000. The first and second floors will be used for restaurant purposes, and the upper floors for apartments.

PEASE & ELLIMAN leased for a term of years the Automobile Repositories, at 326 and 328 West 70th st, which are to be altered into a first class building for the Dann and Gorman Co., a well known firm of automobile body makers; also leased an apartment in 119 West 71st st to Irwin W. Day; store in 204 and 206 West 75th st to the N. Y. Tire Filler Co.

PEASE & ELLIMAN rented a store in 50 West 46th st to Mrs. Tessie Heine; also an apartment in 71 East 92d st to Mrs. Lena Plout.

THE REGAL SHOE CO. leased the store at 175 Broadway for a long period. The property is owned by J. G. Wendel. The store has been vacant for nearly a year, chiefly because of the demand of Mr. Wendel for a rental of $20,000 a year. It is said he has reduced his price and agreed to let the Regal Company have it for $17,000 a year. The store adjoins the northwest corner of Cortlandt st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased in the building under construction at 7 to 11 West 45th st the easterly store to the Franz Hanfstaengl Fine Arts Publishing House, of Munich, Bavaria, for 10 years, from October 1.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented an apartment in 24 Gramercy Park to Winthrop Ames; also a furnished apartment in 829 Park av to Philip B. Weld.

SLAWSON & HOBBS leased from the plans for Theodore W. Myers a theatre with a seating capacity of 650 persons to be erected at the southwest corner of Audubon av and 181st st to Edward S. Keller, of 1493 Broadway, and S. J. Saphier.

ARTHUR E. WOOD leased for Dr. Herbert D. Burnham the store at 2003 7th av to Samuel A. Rothschild for a term of years.

SIDNEY L. WARSAWER leased the 3-sty house at 356 West 42d st to "Bob" Martini; the store in 243 West 46th st to Max Seigel Co., and the 1st loft in 340 West 42d st to L. Cohan.

W. H. WHITING & CO. sublet the entire building at 300 Broadway for the Monarch Typewriter Co. for 2 years from May 1st, 1913, and have also negotiated a lease of the premises for Arthur Astor Carey for a period of 13 years from May 1st, 1915. The lessee is James A. Whitcomb, proprietor of the Baltimore Dairy Lunch Co., who will establish here another one of his chain of lunch rooms. Douglas Robinson, Chas. S. Brown & Co. represented Arthur Astor Carey.

BARNETT & CO. leased the store in 22 East 125th st to the Sherrick Raincoat Co., of 22 East 125th st; also to Bergmaier Brothers, of 77 East 125th st, the store in 20 East 125th st; also the 3-sty dwelling at 17 East 124th st to a Mrs. Kaiser, and also the dwelling at 34 West 126th st.

THE CROSS & BROWN CO. leased for the Sears-Cross Co. to the Norwalk Motor Car Co., of Broadway and 68th st, space in 19 and 21 West 62d st, and in conjunction with J. Edgar Leaycraft, as agents, space in 337 and 339 5th av to Geo. Latham, of 303 5th av.

EWING, BACON & HENRY leased space in the Architects building, northeast corner of Park av and 40th st, to the Tileine Co., of 1 Madison av; also offices in the World's Tower building at 112 and 114 West 40th st to the Ef-Ko Sales Co., and the Waldeman Co., Henry Erkins, president.

H. FREUD leased the building at 12 West 23d st to Robinson's London Shop, a ready to wear garment firm.

JOHN N. GOLDING leased in 80 Maiden lane offices to Mayer & Mendelsohn, Jacob Rothschild & Co., of 6 Maiden lane; Jessie Ashley, of 27 Cedar st; Max Schenckman, Casualty Insurance Exchange, of 80 Maiden lane; J. Van Vechten Olcott, of 34 Nassau st; Mornay Williams, of 25 Liberty st; Workmen's Compensation Publicity Bureau, Surety Association of America, of 55 Liberty st; J. Jacobowitz, of 132 Nassau st; McLean, Hayward & Kelsey, of 27 William st, and Abraham Vogel, of 115 Broadway.

M. & L. HESS leased to Higgins & Selter, of 9 East 37th st, the 11th loft in 261-265 West 36th st, and to the Metropolis Dress Co. the 10th loft in 151 to 155 West 30th st.

HUBERTH & HUBERTH leased in the New York American Building offices to the following concerns: W. H. Thompson, of 108 Fulton st; H. C. Missall, Henry Selnik, of 2 Columbus Circle; Gilbert & Fulton, of 253 West 58th st; John Stickles and the Loyal Order of Moose, of 82 Beaver st.

G. W. BARNEY leased to A. W. Field Co., of 192 West st, the building at 209 Duane st; also to William Dill, of 61 Duane st, the 3d loft in 78 Duane st; also to Finkelstein & Pinefsky the top loft in 738 Broadway.

EDGAR A. MANNING leased space in the building at the northeast corner of Madison av and 41st st to John H. Eden for five years; also in 202 and 204 East 29th st to the Petrax Co., of 26 East 28th st, and in 28 and 30 West 38th st to Klinger Belt Co.

A. L. MORDECAI & SON, INC., rented apartments in 119 West 71st st to Irvin W. Day, Robert S. Howard, Cyrus D. Prell, William W. Jefferson, A. F. Sellers and Louis N. Lake.

WALTER G. OAKMAN, president of the Hudson companies, leased from William Waldorf Astor the 5-sty dwelling at 725 5th av for a term of three years. The house is at present occupied by Justice James W. Gerard.

PEASE & ELLIMAN leased the 4-sty dwelling at 128 East 38th st to Mrs. E. S. Walker.

WILLIAM H. WHITING & CO. leased to Rosenbaum & Phillips, of 90 Walker st, the 3d loft in 231 William st, the store and basement in 40 Fulton st to Hyman Neiverth, the store in 24 Spruce st to M. Friedlander & Co., of 10 Ferry st; the 4th loft in 23 Park pl to George H. Swartwout, Jr., & Co., of 29 Cliff st; the 1st loft in 41-43 Warren st to Clark & Zugalla, of 100 Nassau st; the entire lofts in 198 William st, corner Frankfort, to W. H. Miller, and the 3d loft in 74 Beekman st to John C. Hassel, of 134 William st.

LOUIS SCHRAG leased for Herman F. Kudlich the 4-sty dwelling at 151 West 21st st to Sarah Lieberman; for Mary A. G. McLochlin, the 4-sty dwelling at 159 West 21st st to Patrick J. Conlan; for Mary McDonald, the 4-sty dwelling at 240 West 22d st to Arthur A. Hawlins for a term of years.

Bronx.

MOORE, SCHUTTE & CO. leased, for a drug store, the store at the southwest corner of Southern Boulevard and Tiffany st, to Herman Bucans.

LOUIS C. SCHLIEP leased the 3-sty factory at 2151 to 2161 Prospect av to the Boyd Silk Knitting Works for A. P. Traber.

Brooklyn.

AMONG THE NEW lessees at the Bush Terminal Co.'s plant in South Brooklyn are the Russia Cement Co., manufacturers of Le Page's Glue; Reeb & Dinkins, manufacturers of doors, etc.; the American Barrium Co., and the Hydrox Chemical Co., toilet articles; Max B. Brummor, clothing; the S. S. Kresge 5 and 10 cent stores, space for a shipping and receiving station; Sears, Cross Co., manufacturers of speedometers; the Weeks-Numan Co., stationers; and the Philipine Vegetable Oil Co.

CHAS. E. RICKERSON leased for a client to Mrs. Mary A. ter Meer 22 7th av, Brooklyn, a 2½-sty and basement brownstone front dwelling; also, for a client to Anthony A. Rutz 115 St. Marks av, a 3-sty and basement brownstone front dwelling.

Queens.

THE LEWIS H. MAY CO. leased at Edgemere for M. J. Mulqueen a cottage on Rochester av to Nathan Joseph; also for M. J. Mulqueen a cottage on Rochester av to J. Newburger; also at Arverne for Jennie S. Simon 10 Jerome av to I. Finger, and for Remington Realty Co. a bungalow in Remington av to I. Weis.

THE LEWIS H. MAY CO. leased at Far Rockaway for Mrs. Martha Wolf the Homestead, corner Broadway and Neilson av, to Reuben Sadowsky.

THE ANDREW McTIGUE CO. rented at Far Rockaway for H. Malcolm Gipson his home on Gipson pl to Mme. Jeainne, of Manhattan; for George W. Newins to Dora W. Iden Thomas his home on Cleveland av, and for Theresia Bossong her Arlington house on Central av to W. A. Sedgwick, of Albany, N. Y.

THE LEWIS H. MAY CO. leased at Rockaway Park for John C. Rutledge 12 South 8th av to Mrs. Louis Goldstein; for B. M. O'Connor 53 South 9th av to Milton Kaufman; for S. S. Campbell a cottage in Columbus av to R. W. Wingate; also, at Belle Harbor, L. I., for Benjamin Ryder a cottage in Suffolk av to P. L. Elias; for Christine Wood-Bulwinkle a cottage in Montauk av to J. L. Flatau and for E. Schissel, Jr., a cottage in Dover av to A. S. Beecher.

Rural and Suburban.

COL. WM. BARBOUR leased through Edward P. Hamilton & Co. his country seat on Ocean drive, Monmouth Beach, N. J., for the summer of 1913.

FISH & MARVIN rented for E. C. Gude his country home at Hartsdale, N. Y., to Otto Meyer; also for Michel Kirtland his country estate at White Plains, known as Oak Grove, to William H. Browning, and the Grange, at Scarsdale to Augustus W. Kelley.

H. GOLDSCHMIDT leased the Ruth cottage, in Central av, Woodmere, to Leo H. Hirsch; the Pearsall cottage, in Central av, Lawrence, to Frank Pentlarge; the Sealy cottage, in Cedarhurst, to W. A. Shakman, and the Robinson cottage, in Cedarhurst, L. I., to H. Werner.

PAYSON McL. MERRILL leased for a term of years for William S. Pettit to Mrs. David G. Dickson his house and garage on Pine st, between Broadway and Central av, Woodmere, L. I.

JOHN F. SCOTT rented for Mrs. Henry W. Dawson her cottage, at Lawrence, L. I., to Frederick Eckstein.

JOHN F. SCOTT rented for Miss Jennie McC. Taylor her country place on the corner of Ocean av and Longwood Crossing, Cedarhurst, L. I., to Townsend Jones.

BURKE STONE rented at Bronxville a house for August Meil at the corner of Illinois av and Bronxville rd to Mrs. A. Knox Costello; L. D. Wadelton's residence in Armour Villa Park to A. J. Diefendorfer; Mrs. S. Howard's house on Rossmere av, Bronx Manor, to August Buck; Thomas W. Harris' house in Lawrence Park to William R. Neilly; Edith M. Le Nalley's house furnished to Eugene A. Groff; L. J. Flugal's house on Cassilia av, Armour Villa Park, to L. G. Deane; Philip Torchio's residence, furnished in Lawrence Park to R. B. Horentine and F. W. Kraft's house to Henry Lammermann.

WORTHINGTON WHITEHOUSE leased for Robt. McA. Lloyd to Lewis Cass Ledyard, Jr., his estate on Sandy Hill rd, Oyster bay, L. I.; also leased for John Alvin Young to Geo. C. Smith his country estate at Glen Cove, L. I.

WORTHINGTON WHITEHOUSE leased for John Alvin Young his country estate at Glen Cove to George C. Smith. The property consists of about 25 acres, large house, stables, garage, etc. It is opposite that of William H. Porter and adjoins Clifford V. Brokaw.

JOHN F. SCOTT rented for Mrs. Harriet L. Allen her house known as the Knapp cottage, at Lawrence Beach, L. I., to Robert Hude Neilson.

THE SEEFIRST CO. leased to the Furst Co. 133 Newark av, Jersey City, a brick store building on a lot 25x50, for 12 years at a rental aggregating $50,400.

JOHN F. SCOTT rented for George D. Yeomans his house in Ocean av, Cedarhurst, L. I., to Charles G. Moller, Jr.

REAL ESTATE NOTES.

A. GUTTMAN AND A. DIUZNEWICH were the brokers in the sale for Williams & Grodginsky of the apartment house at 16 to 22 West 111th st, not 8 to 14, as reported last week. The deal also included the northeast corner of Lexington av and 120th st, owned by John Volz.

ARCHITECTS OFFICES, a corporation of local architects for whom Irons & Todd erected the office building at the northeast corner of Park av and 41st st, will take title to the property on May 1. The building, which is operated on a co-operative plan, is well rented and will be held as an investment. The new owners will pay an even $1,500,000 for the property.

THE LAND REALTY CO is the buyer of the 2-sty dwelling, on a plot 114x125, at the southwest corner of Boston rd and 181st st.

N. A. BERWIN & CO. were the brokers in the recent lease of 117 to 121 East 86th st, for Mrs. Morgan J. O'Brien to the Filbert Realty Co.

JOHN PALMER is the buyer of the dwelling at 156 East 79th st, recently sold by Dr. F. L. Tooley.

DANIEL M. GERARD, who has long been active as a broker in large properties on the

Private Realty Sales—Manhattan.

north shore of Long Island, with an office at Huntington, has been engaged to manage the properties of the Dean Alvord Co., with headquarters in Manhattan. The properties comprise Belle Terre, at Port Jefferson, L. I., Roslyn and holdings at Long Island City and in Babylon. The company went into the hands of a receiver last winter.

THE CITIZENS UNION REALTY & MORTGAGE CO., of Brooklyn, has elected to its directorate C. Mollenhauer, of the real estate firm of Kelsey, Suydam & Mollenhauer, and Adolph Mollenhauer, one of the executors of the estate of Wm. Dix.

THE D. & D. CONSTRUCTION CO. has been organized to do business in Brooklyn. Capital, $100,000. The officers are Chas. B. Drake, president, and Albert B. Dietrich, general manager. Both of them have built extensively in the Flatbush section.

NOLAN'S HOTEL, or the "Four Corners" on Webster av and Fordham rd, a Bronx landmark, where it is said Edgar Allan Poe frequently stopped, is about to be torn down. Fordham rd is about to be widened 40 feet by the city and this will cut away the better part of the ancient hostelry. On the site Arthur Murphy, the owner, plans to erect a more modern roadhouse. Many stories, which have grown in number and imaginative interest, have been told in later days regarding the author's personal associations with this old place. His home was on Kingsbridge rd, a short distance away.

ABRAHAM GORDON is the buyer of 108 and 110 West 25th st, recently sold by the estate of John H. Drew. A 12-sty building will be built on the site.

THE COMMISSIONERS in condemnation proceedings for the Court House site have finished taking testimony from both parties, and will receive briefs until April 23. The preliminary report of the commission should be rendered about the first week in May, and then both sides will have an opportunity of asking a reconsideration of its findings.

THE BRONX PARKWAY COMMISSION has announced that it is now ready to pay cash for the property required as long as its present funds hold out, and that the property which will be bought first is the property which is offered at the most reasonable rate. Owners have been invited to submit in writing to the commission offers of their land. Then the parcels will be appraised and considered for immediate purchase.

THE BOROUGH OF MANHATTAN will spend $1,500,000 for street paving this year. Riverside Drive will be resurfaced at a cost of $200,000, between 72d st and 110th st. The West Drive in Central Park will be rebuilt, at a cost of $100,000.

THE FILING of a lis pendens last Monday, gave notice of the beginning of foreclosure proceedings by the Metropolitan Life Insurance Co. against the West Street Improvement Co., of which Gen. Howard Carroll is President and which owns the West Street Building, covering the block front on West st, between Cedar and Albany sts.

THE BERKELEY SCHOOL will continue to occupy its present home, on the southeast corner of West End av and 72d st, until after June 1. The building is on part of the site owned by W. E. D. Stokes and on which a 32-sty professional building is projected.

THE METROPOLITAN LEAGUE OF SAVINGS AND LOAN ASSOCIATIONS will hold its annual meeting at 321 Court st, Brooklyn, on the evening of Apr. 26.

NATHAN H. WEIL, who has had offices for many years in the Yorkville Bank Building, at 85th st and 3d av, has moved to the Childs Building, 1 East 42d st.

NEGOTIATIONS are well advanced for the sale of the leasehold at 43 to 47 West 33d st by the bondholders' committee of Henry Corn's Improved Property Holding Co. The site is improved with a 6-sty loft building, on a plot 63.1x98.9, and is one of the properties sold at auction on Apr. 11.

SIDNEY DENZER, formerly with the Cross & Brown Co., is now identified with Frederick Fox & Co., at 793 Broadway.

PEASE & ELLIMAN have been appointed agents of the apartment house known as the Lusitania, at 402 to 410 West 148th st, by the Seamen's Bank for Savings.

NEGOTIATIONS for the leasing by Robert Goelet of the plot at the southwest corner of Broadway and 90th st to the Ardsley Amusement Co. have been declared off. The projected lease, which had proceeded so far as the preparation and filing of plans for the erection of a theatre, have been abandoned.

THE METROPOLITAN LIFE INSURANCE CO. made a building loan of $340,000 to the George F. Picken Construction Co. for the improvement of the south corner of Riverside Drive and 148th st, 99.11x105, with a 10-sty apartment house from designs by M. A. Roth. The owners acquired the property last April from Max Marx, giving in exchange the 3-sty flat houses at the northwest corner of Crotona av and 183d st, on a plot 80x100. Mr. Marx assembled the drive property from various owners a few days before its resale.

RAYMOND PARSONS ROBERTS, of the American Real Estate Company, was married on Tuesday, April 15, to Miss Edith M. Trust, daughter of Mr. and Mrs. Edward Trust, of Philadelphia. Mr. and Mrs. Roberts will be at home after May first at 672 St. Nicholas av, New York.

CHARLES M. CHAPIN, the present tenant, is the buyer of the dwelling at 135 East 62d st, the sale of which by Mrs. Philip J. Sands is elsewhere reported.

TUCKER, SPEYERS & CO. have been appointed general agents of 29 to 33 West 35th st.

THE PLANT REALTY CO. has been incorporated at Albany, with a capital of $20,000, with Ralph Seymour and Rosa Plant as directors.

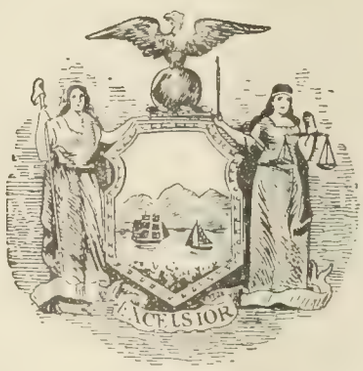
DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for 178 East 70th st.

THE ANNUAL CONVENTION of the New York State League of Savings and Loan Associations is to be held this year at Newburg on the Hudson on Thursday and Friday, June 5 and 6.

THE METROPOLITAN LIFE INSURANCE CO. made a building loan to the Brogan Building Co. of $900,000 for the erection of a 12-sty apartment house, on a plot 102.2x182.2, at the northeast corner of Broadway and 81st st.

THE NEW YORK TITLE INSURANCE CO. made a building loan of $165,000 on 130 West 29th st for the purpose of erecting a 12-sty mercantile building; also two loans of $55,000 each in the north side of 207th st, 100 ft. west of Broadway, to the Maze Realty Co. for the purpose of erecting two 5-sty apartment houses.

ONE OF THE LARGEST and most important realty deals of the year in Hoboken, N. J., was announced last Wednesday, when the old frame buildings from 613 to 621 Washington st were transferred to the Public Service Gas



The State of New York
is going to give you,
Beginning May 31st,
an opportunity
to make money.

Co. and the United Theatres Co. The Public Service Co., which purchased the properties known as 613 and 615, are to erect a new office building, where their gas business will be conducted, it having been felt for some time that the present offices at the corner of 6th and Washington sts were inadequate. The price paid for the property was about $25,000. The properties on the north side, known as 617, 619 and 621, were purchased by the United Theatres Co. at a cost of $37,500. A moving-picture theatre, which will accommodate 1,500 people, will be built, making two establishments of the kind in the block, Hilke Bros. having already decided to conduct a moving-picture house in the new building being erected at the southeast corner of Washington and 6th sts.

THERE was filed at Jersey City an agreement whereby the Newark Meadows Improvement Co. gave Henry W. Runyon, of Jersey City, an option to purchase 307 acres in the Kearny meadows extending from the Newark turnpike to the Belleville turnpike and from the line of the Pennsylvania Terminal Railroad in the east to branch A of the Erie Railroad in the west. The price to be paid is at the rate of $550 an acre.

THE FABIAN CONSTRUCTION CO. removed its offices from 1133 Broadway to 37 and 39 East 28th st.

HARRY GOODSTEIN has removed from 42 Broadway to room 814, 135 Broadway, Title Insurance Co. building.

VAN SCHAICK REALTY CO. has removed to 30 East 42d st.

MORTIMER V. LENANE died at Phoenix, Arizona, April 10 and was buried here on April 17, from his home at 314 West 103d street and the Church of the Holy Trinity. Mr. Lenane was long engaged in the real estate business in New York City, latterly with offices in the Emigrant Savings Bank Building. The Real Estate Board of Brokers, of which he was a member, adopted resolutions of condolence, at a special meeting of the Governors on Monday, stating that the members of the board, through long association with Mr. Lenane had found him always a man of principle and integrity, conducting his business and social relations in accordance with a high standard of ethics and was justly esteemed for his character and devotion to duty.

PEASE & ELLIMAN will move their downtown office from the Haight Building at 156 Broadway to the Liberty Tower, at Liberty and Nassau sts.

J. EDGAR LEAYCRAFT & CO. are to remove from 17 West 42d st, where they have been for many years, to the new building erected at 30 East 42d st.

G. W. CAHEN has withdrawn from the H. M. Weill Co. He will open real estate offices in the World's Tower Building at 110 West 40th st.

THERE HAS BEEN INCORPORATED at Albany the 12 West 36th St. Corporation. It is capitalized at $1,000 and has as directors George A. K. Sutton, Arthur W. Britton and J. M. Sullivan. The property at that location stands in the name of Robert Irwin, Jr., who acquired it in 1886. It consists of a 4-sty building, on lot 25x98.9, just west of the Gorham Building, at the southwest corner of 5th av.

THE ALLIANCE REALTY CO is the buyer of the 5-sty apartment house at 230 West 113th st, the sale of which by the West Side Construction Co., Jacob Axelrod, president, was reported recently. This property was given in part payment for the six dwellings at 162 to 172 West 87th st, previously reported.

MARY R. HAINES is the buyer of the Aronaree apartment house at 504 to 510 West 111th st, the sale of which by the Roffler Construction Co. was reported recently.

THE STOCKWELL-PURSER REALTY CO. is the buyer of the 5-sty apartment house at 65 Pinehurst av, the sale of which by Bing & Bing through Slawson & Hobbs was reported recently. In exchange the company gave 50 lots in Port Washington Park, Port Washington, L. I.

TITLE GUARANTEE AND TRUST CO. loaned on first mortgage $60,000 for 3 years to Solomon Brooks on the church property at the northwest corner of 25th st and 7th av, 80x98.9.

ON APRIL 22 the Nutley Realty Co. will move into its new offices on the 17th floor of the Woolworth Building, after having been located for 16 years at 99 Nassau st.

EWING, BACON & HENRY have removed their office from 30 Church st to the Architects' Building, 101 Park av, and they have also opened a branch office at 32 Broadway.

On Guard.

The Washington Heights Taxpayers' Association has appointed the following named as a special committee on New York Central and Riverside Drive improvement matters: John D. Beals, chairman; Dr. W. T. Alexander, 940 St. Nicholas avenue; John Boschen, 416 West 154th street John H. Bolles, 154 Nassau street; Reginald Pelham Bolton, 638 West 158th street; Benjamin L. Blauvelt, 632 West 158th street; William Bainbridge, 823 Riverside Drive; A. S. Baiz, 819 Riverside Drive; Oscar D. Dike, 648 West 158th street; Macomb G. Foster, P. O. Box 1120; Rev. Milo H. Gates, D. D., 861 Riverside Drive; Hon. Max S. Grifenhagen, 522 West 149th street; Otto Hartmann, 865 Riverside Drive; Richard Selden Harvey, 245 Broadway; D. F. Mahoney, 464 West 152d street; Andrew J. Shipman, 636 West 158th street; David Stewart, 203 Broadway; E. B. Treat, 942 St. Nicholas av; Hon. John Whalen, 458 West 155th street; Collin H. Woodward, 2005 Amsterdam avenue; A. E. Wesslau, 788 Riverside Drive.

—Architects have enquired the name of the beautiful marbles of which the sixteen columns in the lobby of the Hotel McAlpin were cut. The Tompkins-Kiel Marble Co., which furnished the columns, state that twelve are light golden veined Famosa and four are light Bongard. The light golden veined Famosa marble are used in the ladies' parlor for door trims and table tops, as well as in the main dining room for a large mantel and several large table tops.

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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Apr. 18, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Greene st, 159-61, ws, 80 n Houston, 50x 100, 5-sty bk loft & str bldg; voluntary; Max Stein, party in interest. 69,500

*Howard st, 38-42, see Bway, 434-8.

*Perry st, 161-5, ns, 136 w Washington, 66x100.3; withdrawn; to be readvertised.

*White st, 5-7, ss, 43.5 e West Bway, 50 x50, 6-sty bk loft & str bldg; voluntary; bid in at $30,000.

*12TH st, 9 E, ns, 225 e 5 av, 25x127x26x 121, 3-sty bk tnt; voluntary; C H Randall, party in interest. 29,000

*38TH st, 308 E (*), ss, 174.11 e 2 av, 21.2 x92.8x19x—, 4-sty stn tnt; due, $4,813.60; foreclosure of tax lien; T&c, $985; Tax Lien Co of N Y. 5,600

*87TH st, 312 W, ss, 183 w West End av, 17x100.8, 3-sty & b stn dwg; voluntary; Wm B Dillon, party in interest. 25,000

*98TH st, 3 W (*), ns, 100 W central Park W, 25x100.11, 5-sty bk tnt; due, $9,-513.70; T&c, $364.35; sub to mtg $20,000; Wm Rankin. 28,883

*112TH st, 68 E, ss, 78.9 w Park av, 26.3 x100.11, 5-sty stn tnt; voluntary; E D McManus, party in interest. 16,000

*120TH st, 51 E (*), ns, 300 w Park av av, 17x100.11, 3-sty & b stn dwg; due, $8,-113.96; T&c, $440.77; mtg recorded Apr5'05; Greenwich Savgs Bank. 8,835

*141ST st, 455 E, ns, 420 w Brook av, 18.9 x100, 2-sty & b bk dwg; voluntary; C M MacGowan, party in interest. 5,500

*141ST st, 421 E, ns, 233.5 e Willis av, 16.8x100, 2-sty & b bk dwg; voluntary; Edwin Goodall, party in interest. 6,250

*142D st, 454 E, ss, 490.9 w Brook av, 16.8x100.11, 2-sty & b bk dwg; voluntary; C M MacGowan, party in interest. 5,500

*144TH st, 464 E, ss, 575 e Willis av, old line, 25.1x115.9x57x108.5, 2 & 3-sty fr dwgs; voluntary; Chas Alheit, party in interest. 8,500

*227TH st, 812 E (*), ss, 130 e Barnes av, 25x114, Wakefield; due, $1,722.20; T&c, $200; sub to mtg of $4,000; Ludwig Thonges. 4,900

*Av A, 262, es, 23 n 16th, 23x67.4, 4-sty bk tnt & strs; partition; Chas Knot. 17,050

*Av B, 219, es, 49.9 n 13th, 22x88, 5-sty bk tnt & strs; partition; Annie Klinger. 8,000

*Bassett av (*), ws, 627 n Ash, 25x100, Eastchester; due, $3,463.83; T&c, $324.12; Jas R Strong. 1,000

*Broadway, 434-8 (*), nec Howard (Nos 38-42), 60.10x98x60x97.8, 9-sty bk loft str; due, $430,763.02; T&c, $43.30; Metropolitan Life Ins Co. 430,000

*Forest av, 721-3, see Westchester av, 711-25.

*Heath av, 2890 (*), es, 302.5 s 230th, 20.6 x100.7, 3-sty bk dwg; due, $7,812.93; T&c, $10; Annie E King. 1,000

*Jackson av, 720-4, see Westchester av, 711-25.

*Madison av, 220, ws, 37.6 n 36th, 28.4x 95, 5-sty & b bk dwg; voluntary; G O Geer, party in interest. 186,000

*Park av, 1330, ws, 100.11 n 100th, 25x80, 3-sty fr & bk tnt; voluntary; Andw Gray, party in interest. 6,000

*Road from Westchester to Eastchester, ws, — s Allerton av, 292.9x1,075.10x329.6x 961.7, contains 6.858 acres, Wakefield; withdrawn.

*Spuyten Duyvil, 60 lots on Johnson, Westchester & Warren avs; voluntary; E E Malcolm, party in interest. 80,000

*Westchester av, 711-25 (*), nwc Forest av (Nos 721-3), runs n46.2xw175 to Jackson av (Nos 720-4) xs148.3xse86.8xne176 to beg, leasehold, 1-sty bk strs & 3-sty bk theatre; due, $61,402.98; T&c, $1,630.25; sub to two mtgs aggregating $55,000; Max Verschleiser. 57,500

*3D av, 71 (*), es, 50.7 n 11th, 25x109 to Stuyvesant Alley, 4-sty bk tnt & strs & 2-sty bk rear stable; partition; Josephine Zimmermann. 15,000

*5TH av, 23, nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; withdrawn.

*5TH av, 25, es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwg; withdrawn.

HENRY BRADY.

*16TH st, 606 E (*), ss, 138 e Av B, 25x 103.3, 5-sty bk tnt; due, $15,020.57; T&c, $426.48; Conrad H Bachem & ano exrs. 14,000

*120TH st, 110 W (*), ss, 157 w Lenox av, 18x100.11, 3-sty & b stn dwg; due, $15,-899.21; T&c, $1,730.04; Jno D Haas admr. 14,000

*176TH st, 55 E (*), ns, 140 w Walton av, 25x125, 3-sty bk dwg; due, $2,081.72; T&c, $188.03; sub to first mtg $8,000; Minnie J Van Schoonhoven. 8,700

*183D st, 552 W, ss, 306.3 e St Nich av, 18.9x104.11; withdrawn.

*Amsterdam av (*), ws, 50 s 180th, 50x 100, vacant; due, $19,631.98; T&c, $475.80; Eliz A Van Beuren. 18,500

*Seton av (*), ws, 400 s Randall av, 25x 100, Edenwald; due, $2,298.94; T&c, $15; Anna K Adams. 2,450

JACOB H. MAYERS.

*17TH st, 322 W (*), ss, 250 w 8 av, 25x 122.9x25.1x120.4, 5-sty bk tnt; due, $3,-309.80; T&c, $331.35; sub to mtg of $20,-000; Bertha Loewenstein. 23,650

*17TH st, 324 W (*), ss, 275 w 8 av, 25x 125.1x25.1x122.9, 5-sty bk tnt; due $3,322.30, T&c, $334.35; sub to mtg of $20,000; Bertha Loewenstein. 24,000

*17TH st, 326 W, ss, 300 w 8 av, 25x127.5x 25.1x125.1, 5-sty bk tnt; due, $3,309.80; T &c, $331.35; sub to mtg of $20,000; Henry Wendt. 24,700

*215TH st W (*), ns, 325 e 10 av, 75x 99.11, vacant; due, $11,396.51; T&c, $1,-857.03; Chas B Hill admr. 10,000

JAMES L. WELLS.

*Hoffman st, 2406 (*), es, 27.7 n 187th, 25 x117x25x118, 2-sty fr dwg; due, $2,630.31; T&c, $125; Esther J Williamson. 2,700

*Hoffman st, 2408 (*), es, 52.7 n 187th, 25 x117, 2-sty fr dwg; due, $2,630.31; T&c, $125; Lillian W White. 2,700

*Cambreleng av, 2482 (*), es, 158.9 n 189th, 18.9x107, 2-sty fr dwg; due, $2,-817.12; T&c, $464.57; Walter L Crow. 3,400

*Roebling av, 2837-41 (*), ns, 100 w Mayflower av, 75x100, Throggs Neck; due, $6,-784.85; T&c, $69.35; sub to three mtgs aggregating $9,000; Frank Zambetti. 9,768

BRYAN L. KENNELLY.

*Mulberry st, 163, ws, 100.4 n Grand, 25 x98.4x24.11x102.11, 6-sty bk tnt & strs; due $34,826.59; T&c, $1,040.40; David Zuehrbrod. 35,700

*Cedar av, sec Fordham rd, see Fordham rd, sec Cedar av.

*Fordham rd (*), sec Cedar av, 26.10x82.5 x25x75, vacant; due, $2,987.33; T&c, $193.55; Park Mtg Co. 3,300

*Union av, 1087, nwc 166th (No 803), 28x 90.6, 4-sty bk tnt & strs; voluntary; Clarence Sturges. 26,750

HERBERT A. SHERMAN.

*Lafayette st, 176, ws, 125 n Grand, 25.1 x100.6, 5-sty bk tnt & strs; due, $31,414.96; T&c, $774.07; Cono Dezego. 32,763

*Lafayette st, 178 (*), ws, 150.1 n Grand, 25.1x100.6, 6-sty bk tnt & strs; due, $35,-430.78; T&c, $1,049.30; Bronx Investment Co. 36,900

*Riverside dr, 2 (*), es, 140.8 s 73d, 37.7x 85.5x25.10x96.8, vacant; due, $49,046.08; T&c, $1,832.05; Angie M Booth. 45,000

SAMUEL GOLDSTICKER.

*186TH st W, nwc Ams av, see Ams av, nwc 186.

*187TH st W, swc Ams av, see Ams av, swc 187.

*Amsterdam av (*), nwc 186th, 107.4x100, vacant; Action 1; due, $16,692.10; T&c, $782.32; sub mtg $20,000; Hyman Sarner. 30,300

*Amsterdam av (*), swc 187th, 107.5x100, vacant; Action 2; due, $16,188.42; T&c, $782.32; sub mtg $20,000; Hyman Sarner. 31,466

Total	$1,445,765
Corresponding week 1912	566,582
Jan. 1, 1913, to date	19,081,826
Correspondig period, 1912	14,873,656

Borough of Brooklyn.

The following are the sales that have taken place during the week ending April 16, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

COURT st, 169-71, sec Dean, 50.6x92.2x50.2x 98.6, 2-4-sty bk tnts & strs; voluntary; Geo G Shaony. $29,500

HERKIMER st, ss, 40.2 w Troy av, 19.10x 100; Jno C Closs 3,800

HENRY st, 111-13, sec Clark, 50x92.6, 4-sty bk tnt & bk garage in rear; voluntary; Richmond B Elliott. 27,900

HIMROD st, 389, ns, 190 w St Nicholas av, 20x100, vacant; voluntary; withdrawn....

SOMERS st, ss, 100 w Stone av, 31x100; Selma Popp. 13,100

SOMERS st, ss, 131 w Stone av, 31.4x100; Selma Popp. 13,000

STERLING pl, 17, ns, 143.10 e 5 av, 20x100, 4-sty stn tnt; voluntary; withdrawn.

STERLING pl, 21, ns, 183.10 e 5 av, 20x100; 4-sty stn tnt; voluntary; withdrawn.

TAYLOR st, 130, swc Bedford av, 20x90; voluntary; Bartho McDermott. 9,500

VAN BRUNT st, ws, 80 s Verona, 21x90; Ralph Capone. 5,850

WARREN st, ns, 282.2 e 4 av, 25x100; Gustav T Lawrence. 10,150

N 1ST st, 124, ss, 44.7 e Berry, 25x64.9, 3-sty bk tnt; voluntary; Margt B Keenan. 2,000

N 8TH st, 69-71, ns, 125 w Wythe av, 50x100, fr stable; voluntary; withdrawn.

N 8TH st, 101, ns, 175 e Wythe av, 30x100, vacant; voluntary; withdrawn.

N 9TH st, 192, ss, 126 w Driggs av, 24x100, 2-sty fr dwg; voluntary; Peter J Adams. 3,450

E 24TH st (*), ws, 430 n Glenwood rd, 40x 100; Minnie L Vom Lehm. 6,100

74TH st (*), ss, 280 e 10 av, 20x100; Emma A Marson. 3,000

89TH st (*), nwc 3 av, 100x100; Empire State Surety Co. 7,000

ALBANY av (*), es, 30 s Sterling pl, 30.8x 100; Glens Falls Ins Co. 17,500

BAY RIDGE av (*), ns, 100.5 e 3 av, 93x100; Chas H Potter. 6,000

BELMONT av (*), sec Hendrix, 25x100; Eliz Stygall. 2,500

BEDFORD av, nec N 11th, 90x100, 3-sty bk factory; voluntary; Jno T Gallagher. 25,100

CLASSON av, es, 413.4 n Myrtle av, 24.4x 92.10; Katie Schock. 1,350

DUMONT av, nwc Linwood av, 90x125; adj May 15.

EMMONS av, ss, — e Leonard av, —x—, about 1 1-5 acres, 3-sty fr hotel & barn; voluntary; Prino Gallotti. 20,000

FLUSHING av, nwc Johnson av, 44.1x131.7x 129.6x37.1, vacant; voluntary; withdrawn.

LEONARD av, ws, abt 195 s Voorhies av, 60 x130, vacant; Wm H Frank. 420

MYRTLE av (*), ns, 50 e Lewis av, 75x43.9; also MYRTLE av, ns, 125 e Lewis av, 75x100; Minnie V Zechiel admrx. 37,000

NOSTRAND av (*), es, 50 s DeKalb av, 25x 100; Jas H Lamb. 14,000

WILLIAMS av (*), es, 160 n Dumont av, 20x 100; Progressive Realty & Impt Co. 4,100

12TH av (*), ws, 130.4 n 38th, 20x100; Greater N Y Savgs Bank. 3,500

BRADFORD st, nwc Pitkin av, 25x100; Lionel Sutro. 1,000

WM. P. RAE CO.

BERGEN st (*), nwc Hopkinson av, 20x80; Isaac Diskin. 8,750

DEKALB av (*), ss, 350.3 e Nostrand av, 24.8 x54.10x irreg; I Townsend Burden Jr. 3,000

KINGS pl (*), ws, 146.2 s Kings Highway, 20x100; Thos J Shea. 3,000

SEELEY st (*), nwc 18th, 100x100; Chas McLoughlin. 5,000

E 9TH st (*), ws, 450 n Av P, 30x169; Robt P Perkins. 3,250

59TH st, ss, 180 e 4 av, 20x100.2; Lucie Greenburg. 5,930

BAY RIDGE av (*), ss, 356.11 e 4 av, 20x 95.6; Diedrich Lutjen. 4,350

NOSTRAND av, ws, 204.2 n Linden av, 20.4x 64.1; withdrawn.

THE CHAUNCEY REAL ESTATE CO.

MONROE st, ns, 217.4 w Reid av, 21.2x100; withdrawn.

3D av, es, 18.9 s President, 18.9x70; withdrawn.

3D av, es, 37.6 s President, 18.9x70; withdrawn.

3D av, es, 56.3 s President, 18.9x70; withdrawn.

3D av, es, 75 s President, 18.9x70; withdrawn.

3D av, es, 93.9 s President, 18.9x70; withdrawn.

3D av, es, 112.6 s President, 18.9x70; withdrawn.

3D av, es, 131.3 s President, 18.9x70; withdrawn.

JAMES L. BRUMLEY.

BERGEN st (*), sec 3 av, 100x50; Jerome G Atkinson. 9,400

CHARLES SHONGOOD.

3D av, ws, 59.8 n Warren, 19.8x80; M Weinberg. 5,300

3D av (*), ws, 40 n Warren, 19.8x80; B Glucksman. 5,300

21ST av, es, 120 n Cropsey av, 40x96.8; adj sine die.

Total	$320,100
Corresponding week, 1912	463,491

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

APRIL 24.

HUDSON st, 611, nwc 12th (No 317), 24.6x 43.2x—, 3-sty bk tnt & strs.

WATER st, swc Catharine slip (No 16), —x—, vacant.

3D st, 120 W, 25x100, 5-sty bk tnt & strs.

11TH st, 358-60 W, 44x100, 1-sty bk stable & 3-sty bk tnt.

17TH st, 405 E, 25x92, 4-sty bk tnt & strs.

17TH st, 37 W, 25x92, 7-sty bk loft & str bldg.

30TH st, 7-9 E, 43x82x—, 3-sty & b stn dwg & 3-sty stn bldg.

78TH st, 217 W, 21x102.2, 3-sty & b bk dwg.

AMSTERDAM av, 151, 25x100, 4-sty bk tnt & strs.

ANDREWS av, 2266, —x—, 3-sty & b fr dwg.

CENTRAL PARK W, nwc 108th, 100.11x100, 2-7-sty bk tnts.

ST NICHOLAS av, 734, 17x100, 3-sty & b bk dwg.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

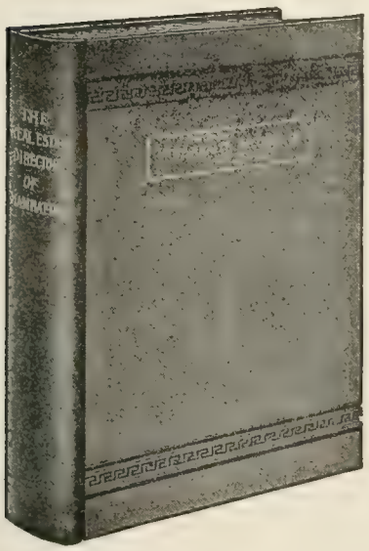
The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

APRIL 19.

No Legal Sales advertised for this day.

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Advertised Legal Sales, Manhattan and Bronx (Continued).

APRIL 21.

148TH st, 502-4 W, ss, 100 w Ams av, 41.8x99.11, 5-sty bk tnt; Sigmund Ashner—Harris Friedman et al; Goldfogle, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, $10,087.35; T&c, $1,305.70; Henry Brady.

170TH st, 394 E, ss, 30.9 w Clay av, 16.11x74.4 x16.8x74.4, 2 & 3-sty fr dwg; Paul Armitage—Wm A Riley et al; Archibald Douglas (A), 280 Bway; A Stedman Jamison (R); due, $1,977.88; T&c, $610.89; Joseph P Day.

BROOK av, 1220, es, abt 95 s 168th, 25x95, 1-sty fr dwg; Bessie Ronginsky—Maude M Overington et al; Joshua Haberman (A), 132 Nassau; Jos A Warren (R); due, $575; T&c, $325; Joseph P Day.

APRIL 22.

BATAVIA st, 14, see New Chambers, 71-3.

LUDLOW st, 19, ws, 157.11 s Hester, 19x87, 6-sty bk loft & str bldg; Farmers Loan & Trust Co trste Kate Frank et al; Geller, Rolston & Horan (A), 22 Exchange pl; Sumner Gerard (R), due $23,660.15; T&c, $359.25; Bryan L Kennelly.

NEW CHAMBERS st, 71-3, nec Batavia (14), runs nw54.11xn19.3xe25.11xn2.7xe26xs62.6xw14.6 to beg, 2 4-sty bk tnts & strs; Wm H Sands et al trstes—Michele Brigante et al; Middleton S Borland (A), 31 Nassau; Abr Stern (R), due $17,615; T&c, $713.13; Joseph P Day.

101ST st, 217 E, ns, 325 w 2 av, 25x100.11, 4-sty bk tnt & strs; Harriett B Morse et al—Maria A Odato et al; Martin, Fraser & Speir (A), 20 Exchange pl; Geo W Collins (R), due $13,334.78; T&c, $248.59; mtg recorded Feb8'10; Joseph P Day.

125TH st, 332 E, ss, 375 e 2 av, runs s150xe 30.2xn33xe6xn100xw25.6 to beg, 6-sty bk tnt & strs; Broadway Savings Inst in the City of N Y—Dora Dubinsky et al; Richd Kelly (A), 170 Broadway; Geo E Weller (R), due $29,592.54; T&c, $926.93; mtg recorded Dec31'06; Joseph P Day.

229TH st, E, nwc Paulding av, 95x114, Wakefield; Agatha Bruckner—Benj H Irving et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R), due $1,866.51; T&c, $544.16; James L Wells.

BRIGGS av, es, 121.6 s 198th, 25.1x—, vacant; Mabel G Maynard—Ralph Lewine et al; Eisman, Levy, Corn & Lewine (A), 135 Broadway; James W Hyde (R), due $1,836.65; T&c, $27.45; Joseph P Day.

COLLEGE av, 1273, ws, 340 s 169th, 20x85, 2-sty fr dwg; Francis G Lloyd trste—Christina Clemans et al; Merrill & Rogers (A), 100 Broadway; Jno Z Lowe, Jr (R), due $5,418.62; T&c, $171.44; Joseph P Day.

MORRIS av, 2308, es, 134.6 n 183d, 18.9x117.6, 3-sty bk dwg; Cornelia H Hughes—A Warren Constn Co et al; McClure & McClure (A), 22 William; Albt W Ransom (R); due, $8,187.98; T&c, $350; mtg recorded Nov30'10; Joseph P Day.

PAULDING av, nwc 229th, see 229th E, nwc Paulding av.

3D av, 3704, es, 52.7 n 170th, 26x100, 5-sty bk tnt & strs; German Savings Bank in the City of NY—Wm H Zeltner et al; action 4; Amend & Amend (A), 119 Nassau; Meyer M Friend (R), due $15,127.92; T&c, $690.68; Joseph P Day.

APRIL 23.

JACKSON st, 91, nwc South (Nos 386-7), 50x104.4, 6-sty bk tnt & strs; Sheriffs sale of all right, title, &c, which Adolph Schlesinger had on Mar5'12, or since; Edw S Napolis (A), 63 Park row; Julius Harburger, Sheriff; Henry Brady.

SOUTH st, 386-7, see Jackson st, 91.

UNION sq E, 30, or 4 av, 187, es, 128.6 n 15th, 26x125, 5-sty bk loft & str bldg, 1-sty ext; Jno H Hicks et al—Thirty Union Square Co et al; Walter L McCorkle (A), 29 Wall; Geo W Collins (R), due $107,861.38; T&c, $1,800; Bryan L Kennelly.

116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Eliz H Hoar—Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenney (A), 27 William; Jas M Donohue (R); due, $8,676.59; T&c, $374.54; Henry Brady.

127TH st, 152, on map 152-4 W, ss, 185 e 7 av, 27.6x99.11, 5-sty bk laundry; Geo W Silberhorn—Sanitary Steam Laundry Co et al; Geo H Hyde (A), 41 Park row; David C Hirsch (R), due $22,998.72; T&c, $6,374.18; Henry Brady.

137TH st, 213 W, ns, 193 w 7 av, 19x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Morris Kraushaar et al; Dulon & Roe (A), 41 Park row; Jas M Donohue (R), due $13,766.72; T&c, $156.83; Henry Brady.

BOSTON rd, 1603, ns, 120.4 w 173d, runs n 113.5xw21.11xn20.9xw61.1xs130.8xe97.2 to beg, 2-sty fr dwg & vacant; Jacob Welsing—Aug Welsing et al; Henry C Botty (A), 140 Nassau; Geo Haas (R) (partition); James L Wells.

4TH av, 187, see Union sq E, 30.

APRIL 24.

4TH st, 37-9 W, ns, 25 w Greene, runs n94 xw3xn2.5xw47xs96.5xe50 to beg, 2 4-sty bk & stn loft & str bldgs; Gertrude Skidmore et al—Fredk S Myers exr, &c, et al; Williams & Caldwell (A), 31 Liberty; Wm C Arnold (R); partition; Joseph P Day.

23D st, 106 E, ss, 75 e 4 av, 25x98.9, 4-sty stn loft & str bldg, 2-sty ext; Geo F Gregory—Geo L Parmly et al; Cannon & Cannon (A), 135 Broadway; Dallas Flannagan (R) (partition); Joseph P Day.

68TH st, 170 E, see 3 av, 1164.

76TH st, 431 E, ns, 413 e 1 av, 25x102.2, 4-sty bk tnt; Metropolitan Savings Bank—Mayer Deutsch et al; A S & W Hutchins (A), 84 William; Alex Rosenthal (R), due $11,772.28; T&c, $392.79; Joseph P Day.

NAEGLE av, ss, 330 w Ellwood, 50x250, vacant; Percival C Smith—Jno P Duff et al; Edw P Lyon (A), 46 Cedar; Irving H Tifft (R), due $8,499.96; T&c, $91.50; Joseph P Day.

3D av, 1164, swc 68th (No 170), 25.5x100, 2-sty bk tnt & str; Farmers & Manufacturers' National Bank of Poughkeepsie—Cath A Griggs et al; Frank B Lown (A), 54 Market, Poughkeepsie, NY; Saml S Koenig (R), due $17,180.17; T&c, $336.80; Joseph P Day.

APRIL 25.

FT CHARLES pl E, sec Jacobus pl, see Jacobus pl, sec Ft Charles pl E.

JACOBUS pl, sec Ft Charles pl E, 13.8x100x 63.2x80, vacant; Park Mortgage Co—Wm A Mark et al; action 2; Seybel & French (A), 41 Park row; Jas A Foley (R), due $3,733.57; T&c, $91.50; mtg recorded Nov1'11; Henry Brady.

73D st, 503-5 E, ns, 98 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Union Bank of Bklyn—Rubin Rubenstein et al; action 1; Louis Goldstein (A), 26 Court, Bklyn; Phoenix Ingraham (R), due $12,219.10; T&c, $——; sub to a prior mtg of $27,000; mtg recorded Feb18'10; D Phoenix Ingraham.

73D st, 507 E, ns, 135.6 e Av A, 37.6x102.2, 6-sty bk tnt; same—same; action 2; same (A); same (R), due $12,590.42; T&c, $——; sub to a prior mtg of $27,000 mtg recorded Feb18'10; D Phoenix Ingraham.

73D st, 509 E, ns, 173 e Av A, 37.6x102.2, 6-sty bk tnt; same—same; action 3; same (A); same (R), due $10,695.96; T&c, $——; sub to a prior mtg of $27,000 mtg recorded Feb18'10; D Phoenix Ingraham.

73D st, 511-3 E, ns, 210.6 e Av A, 37.6x102.2, 6-sty bk tnt; same—same; action 4; same (A); same (R) due $10,742.38; T&c, $——; sub to a prior mtg of $27,000 mtg recorded Feb18'10; D Phoenix Ingraham.

166TH st, 435 E, ns, 127.11 e Park av, runs n92xw99.6 to Park av (Nos 3402-6) xn78.3xe 212.1xn49.11xe35xs121.11xw.01xs5xw64.7 xs90 xw 95.11 to beg, 1-2 & 3-sty bk mill; Jno G Dolson—Magdalena Walter et al; Hatch & Clute (A), 100 Bway; Walter S Dryfoos (R); due, $34,447.35; T&c, $2,785.87; Joseph P. Day.

APRIL 26.

No Legal Sales advertised for this day.

APRIL 28.

69TH st, 217-21 W, ns, 205 w Ams av, 60x100.5, 1-sty bk church; Warren McConihe—Lawson C Rich et al; Warren McConihe (A), 42 Bway; Samson Friedlander (R), due $7,343.15; T&c, $679.65; sub to a prior judgment of foreclosure sale of $27,923.89 and interest and also $334.50, costs, &c; Joseph P Day.

148TH st, 400 W, see St Nicholas av, 755.

CARPENTER av, 3811, ws, 541.7 s 222d, 25x105, Wakefield; Lillie Winkens et al—Louise Ringelstein et al; J J Karby O'Kennedy (A), 99 Nassau; Jas A Foley (R); Henry Brady.

JEROME av, 1756-60, es, 50 n 175th, 90x100, 2 5-sty bk tnts; Prospect Investing Co—Ibrow Realty Co et al; action 1; Stephen W Collins (A), 63 Wall; Max S Levine (R), due $14,453.69; T&c, $1,980.80; sub to two prior mtgs aggregating $32,500; Henry Brady.

ST NICHOLAS av, 755, swc 148th, (No 400), 24.11x100, 5-sty bk tnt & strs Rembrandt Realty Co—St Nicholas Holding Co et al; Weschler & Rothschild (A), 135 Bway; Benj Tuska (R), due $23,733.49; T&c, $——; sub to a prior mtg of $30,000; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

APRIL 19.

No Legal Sales advertised for this day.

APRIL 21.

E 8TH st, es, 172 n Av T, 126x100; also E 8TH st, es, 316 n Av T, 18x100; also E 8TH st, es, 370 n Av T, 54x100; also AV R, ss, 60 e E 13th, 40x100; Henry Lankenau—Watson & Pittinger et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Chas S Aronstam (R); Wm H Smith.

E 37TH st, es, 80 n Snyder av, 20x100; Julia Stelle—Rose E Meyer et al; Fredk Cobb (A); 166 Montague; Richd E Walsh (R); Jas L Brumley.

GRANT av, ws, 33.3 s Etna, 125x50; Theckla Rossbach—Thos Donahue et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Benj Hack (R); Wm H Smith.

ROAD to Kimballs Landing, ws, intersec cl Av Q, runs sw1189.11xnw120.4xnw762.2xne1787.3 xne601.9xse197xse1478.9 to beg, except parts released; KINGS HIGHWAY, ses, 383.2 ne land of Jno L Bergen, runs ne421.6xne1107xne78xne 29xne62xne154xne349xse644.2xsw601.9xsw 1606.6 xnw1078.6 to beg, except parts released; FLATLANDS av, swc Flatbush av, 200x17.7; United States Realty & Improvement Co et al—Annie M Marsh et al; R G Babbage (A), 111 Bway; Ralph Jonas (R); Chas Shongood.

APRIL 22.

KENILWORTH pl, es, 253.4 s Av F, 20x100; Jos H Breaznell—Thos E Pierce et al; Chas J Ryan (A), 286 Court; Jno T McGovern (R); Jas L Brumley.

KENILWORTH pl, es, 213.4 s Av F, 20x100; Jas Pirnie—Thos E Pierce et al; Jos H Breaznell (A), 26 Court; Jno T McGovern (R); Jas L Brumley.

VARICK st, es, 101.4 n Nassau, 25x107; Conrad Rhodes—Fannie Elliott et al; Jas V Short, Jr (A), 215 Montague; Thos F Hickey (R); Chas Shongood.

E 2D st, es, 180 n Av Q, 20x100; Sarah A Stilwell—Robinson & Smith Constn Co et al; Action 1; Henry J Davenport (A), 375 Pearl; Geo W Gibbons (R); Wm H Smith.

E 2D st, es, 200 n Av Q, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

BEDFORD av, es, 630 s Clarendon rd, 20x100; Mortgage Securities Co of N Y—Mary E Montague et al; Henry J Davenport (A), 375 Pearl st; John F Nelson (R); Wm H Smith.

BLAKE av, nec Rockaway av, 110.2x75; Isaac P Hubbard et al—Hyman Nemzer Guy; C Frisbie (A), 132 Nassau, Manhattan; Wm Van Wyck (R); Wm H Smith.

FLATLANDS av, swc Flatbush ac, 200x17.7 x231.9x134.9; Isabella Orr—Thos L Shelton et al; Henry J Davenport (A), 375 Pearl; Chas F Murphy (R); Wm H Smith.

MARLBOROUGH rd, ws, 432.7 s Caton av, 60x100; Harry D Michaels—Grace L Brown; Clarence F Corner (A), 375 Pearl; Chas J Ryan (R); Chas Shongood.

RIDGE boulevard, es, 50.6 s Bay Ridge av, 20x90; Wm Hawkins—Florence J Maxwell et al; Henry J Davenport (A), 375 Pearl; Thos H Williams (R); Wm H Smith.

STONE av, nec Liberty av, 50x100; Sarah F Mead—Abr Mendelson et al; Wm H Orr (A), 350 Fulton; Thos Troy (R); Wm H Smith.

20TH av, sws, intersec nes Cropsey av, 160x 96.8; Geo E Nostrand—Otelia Weschky et al; Furst & Furst (A), 215 Montague; Chas M Hall (R); Wm H Smith.

APRIL 23.

DOUGLASS st, ns, 100 e Bond, 25x100; Margt McGinnis—Annie Foley et al; Clark A Wick (A), 53 Park Row, Manhattan; Henry Herdling (R); Wm P Rae.

McDONOUGH st, ns, 100 e Marcy av, 40x 100; Peter Green—R Edmund Pendelton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

SMITH st, ses, 64.5 sw Livingston, 19.4x100; Sheriff's sale of all right, title, &c, which Jos Wood had on Feb27'13, or since; Chas B Law, sheriff; Wm P Rae.

STERLING pl, ns, 100 w Howard av, 125x 127.9; Jeanette Selinger—S & I Holding Co et al; Saml A Telsey (A), 44 Court; Edw R Rayher (R); Chas Shongood.

44TH st, nes, 450 se 12 av, 50x100; Alfred Bernstein—Andw J Collins et al; Stewart Engel (A), 258 Bway; Ira L Rosenson (R); Chas Shongood.

E 19TH st, es 330 n Voorhies av, runs e125.6 xn233.9x— to Jerome av xw64xsw63.6xs212.11 to beg; Isaac N Heidelberg—Clara C Moneuse et al; Harry L Thompson (A), 175 Remsen; R Hunter McQuiston (R); Wm P Rae.

W 32D st, ws, intersec bulkhead line of Atlantic Ocean, runs n 135 to Sea pl, xw41.1xs 135xe41.1 to beg; Almira Anderson—Cath F Salomon et al; Harry J Sokolow (A), 373 Fulton; Wm Watson (R); Wm H Smith.

APRIL 24.

TROUTMAN st, nws, 125 sw Bushwick av, 25x100; Fredk Wills -Eliza Wills et al; Henry Bonawitz (A), 375 Fulton; Walter G Rooney (R); Chas Shongood.

N 6TH st, sws, 100 nw Roebling, 25x100; Asa A Spear—Jos Goldberg et al; Asa A Spear (A), 79 Wall, Manhattan; Albt E Richardson (R); Wm P Rae.

BAY 25TH st, nws, 335 ne Benson av, 35x 96.8; same—same; Action 2; same (A); same (R); Jas L Brumley.

BAY 25TH st, nws,, 300 ne Benson av, 35x 96.8; Lindsay Russell—Annie Pflum et al; Fletcher, Sillcocks & Leahy (A), 165 Bway, Manhattan; Richmond L Brown (R); Jas L Brumley.

36TH st, nes, 220 sw 14 av, 20x100.2; Christopher Muller—Yorklan Realty Co et al; Raphael Link (A), 35 Nassau, Manhattan; Meier Steinbrink (R); Chas Shongood.

GLENMORE av, swc Warwick, 50x89.2; Henry Schober—Manhattan & Suburban Homes Co et al; Emil Kreis (A), 44 Court; Chas A Webber (R); Wm H Smith.

TILDEN av, swc E 34th, 19.6x95.3x irreg; Helen M Ogran—W J Twiss et al; Geo E & Ernest C Brower (A), 44 Court; Leon R Jacobs (R); Wm P Rae.

12TH av, ws, 100.2 s 40th, 50x100; Jno S Cameron—Ferdinand Ehrlich et al; Reeves & Todd (A), 165 Bway, Manhattan; Chas T Kunkel (R); Wm H Smith.

APRIL 25.

BALTIC st, ns, 275 w Nevins, 25x100; Saml E Burtis—Jno R Anderson et al; Henry A Ingraham (A), 189 Montague; Harry L Thompson (R); Jere Johnson, Jr., Co.

W 15TH st, ws, 880 n Neptune av, 87x104.3; Chas A Mitchell et al—Alfredo Santo et al; Jos F Giambalvo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood.

3D av, es, 55.6 s 10th, 17.9x70; Merchants Co-operative Mortgage Co—Lizzie Bloom et al; Henry Weismann (A), 391 Fulton; Henry P Erwin (R); Chas Shongood.

APRIL 26.

No Legal Sales advertised for this day.

APRIL 28.

66TH st, es, 75 n 6 av, 25x100; Caroline Hillman—Thos Pisarra et al; Richd R Dikeman (A), 26 Court; Jno T Walsh (R); Chas Shongood.

GRAVESEND av, ws, adj land of Jane Voorhies, runs n99.6xnw99.6x—48.6xw135 to Van Sicklen xs49.3xse97.2xne1.9xse313.7 to beg; also VAN SICKLEN st, ws, adj land of Jane Voorhies, runs n99.1xnw592.8xse112.2xse554.3 to beg; Kraslow Constn Co—International Metal Ceiling Co et al; Saml N Freedman (A), 55 Liberty, Manhattan; Joerp M Bernstein (R); Chas Shongood.

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By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

HILLSIDE AND FAIRVIEW AVS., QUEENS.—Acquiring title to certain lands and premises at and near the northwest corner of HILLSIDE and FAIRVIEW AVS, 2d Ward, as a site for school purposes. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on Apr. 23, at 10 a. m., for the appointment of commissioners of estimate and appraisal in the above matter.

At Special Term, Part 3, of the Supreme Court, Manhattan, to be held on Apr. 24, at 10.30 a. m., application will be made for the appointment of commissioners in each of the following proceedings:

EAST 166TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 166TH ST, from Brook av to the west right-of-way line of the New York & Harlem Railroad, 23d Ward.

VIRGINIA AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending VIRGINIA AV, from the Public place at Westchester av to Ludlow av, 24th Ward.

FINAL REPORTS.

BUENA VISTA AV, ETC., MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending BUENA VISTA AV, from its junction with Haven av, at or near West 171st st, to West 176th st; of WEST 172D ST, from Fort Washington av to Buena Vista av; and of WEST 173D ST, from Fort Washington av to Buena Vista av, 12th Ward. The final report of the commissioners of estimate and the commissioner of assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Apr. 22, at 10.30 a. m.

METCALF AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending METCALF AV, from Bronx River av, near Bronx River, to East 177th st; and BRONX RIVER AV, from Lacombe av to Metcalf av, 24th Ward. The final report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Apr. 21, at 10.30 a. m.

TARGEE ST., RICHMOND.—Acquiring title to the lands etc. required for opening and extending TARGEE ST, from Broad st to the junction of Fingerboard rd and Richmond rd, 2d and 4th Wards. The final report in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on Apr. 24, at 10.30 a. m.

BILLS OF COST.

WEST 254TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 254TH ST, from Broadway to Fieldston rd, 24th Ward. The bill of costs in the above matter will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on Apr. 28, at 10.30. a. m.

ROEBLING ST, ETC, BROOKLYN.—Acquiring title to the lands, etc. required for opening and extending ROEBLING ST, as widened, from Broadway to Division av; THE PUBLIC PL, bounded by the east line of Roebling st extended south in a direct line to the northeast side of Lee av, Lee av and Division av, and TAYLOR ST, as widened, from Lee av to Bedford av in the 13th and 19th Wards. The bill of costs in the above matter will be presented for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Apr. 30, at 10.30 a. m.

By Comm'rs Estimate and Assessment.

EAST 222D ST, BRONX.—Acquiring title to the lands, etc. required for opening and extending EAST 222D ST (formerly 8th st or av), from Bronx River to 7th st, 24th Ward. Geo. M. S. Shulz, Geo. V. Mullan and Hal Bell, commissioners of estimate in the above matter, have completed their supplemental and amended estimate and assessment, and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Apr. 25; and they will hear all such parties, in person, on Apr. 28, at 3.30 p. m.

SCHOOL SITE, BRONX.—Acquiring title to the block bounded by Jackson av, East 158th st, Trinity av and East 160th st, 23d Ward, selected as A SITE for school purposes. Henry A. Gumbleton, Martin Geiszzler and Jas. F. Donnelly, commissioners in the above matter, have completed their estimate of loss and damage, and all persons who are opposed to the same must file their objections, in writing, with the commissioners, on or before Apr. 24, at room 401, 258 Broadway, Manhattan, and they will hear all such parties, in person, on Apr. 28, at 11 a. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

WEST 40TH ST.—Restoring asphalt pavement in front of 110 and 112, 20th Ward. Area of assessment: Lot 30, on Block 815. June 10.

32D ST AND 4TH AV.—Restoring asphalt pavement at the southwest corner, 21st Ward. Area of assessment: Lot 44, in Block 861. June 10.

WEST 138TH ST.—Widening WEST 138TH ST, at its junction with 5th av, 12th and 23d Wards. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway, Manhattan. June 10.

WEST 45TH ST.—Restoring asphalt pavement in front of 7 to 11, 19th Ward. Area of assessment: North side of WEST 45TH ST, about 155 ft west of 5th av, known as Lots 30, 30½ and 31, in Block 1261. June 7.

EAST 134TH ST.—Repairing sidewalk in front of 54 to 58, 12th Ward. Area of assessment: Lots 46, 47 and 48, Block 1758. June 7.

BRONX.

NORTH ST.—Opening NORTH ST, from Jerome av to Aqueduct av, 24th Ward. Area of assessment: Bounded on the north by a line midway bet North st and West 184th st, and by the prolongation of the said line, on the east by a line midway bet Jerome av and Walton av, on the south by a line midway bet North st and Evelyn pl, and by the prolongations of the said line, and on the west by a line midway bet Aqueduct av East and Aqueduct av. June 13.

EAST 182D ST.—Opening EAST 182D ST, from Park av to Washington av, 24th Ward. Area of assessment: Bounded on the north by the south line of East 182d st, on the east by the west line of Washington av, on the south by a line 100 ft south from and parallel with the south line of East 182d st, the said distance being measured at right angles to East 182d st, and on the west by the east line of Park av. June 13.

MINERVA PL.—Opening, bet. Jerome av and the Grand Boulevard and Concourse, 24th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, Arthur and Tremont avs, Bronx. June 13.

CLAY AV.—Receiving basin on the west side of CLAY AV, opposite Wendover av, 23d Ward. Area of assessment: Lot 1, Block 2788. June 7.

ANDREWS AV.—Filling in sidewalk, raising and resetting flagging on the east side of ANDREWS AV, 204 ft north of Burnside av, in front of Lot 10, Block 3216, which embraces also the area of assessment. June 7.

DRAINAGE ST, ETC—Sewers and appurtenances in Drainage St, south of Boscobel pl, bet Underhill av and Aqueduct av; in AQUEDUCT AV, bet West 170th st and Ogden av; in OGDEN AV, bet West 169th st and Aqueduct av; in LIND AV, bet 170th st and the summit south therefrom; in AQUEDUCT AV, east side, bet Boscobel av and Featherbed la; in UNDERCLIFF AV, from existing sewer south of Boscobel pl to Boscobel pl, and in BOSCOBEL PL, bet Undercliff av and Aqueduct av, 23d Ward. Area of assessment: Blocks 2522, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538 and 2875. May 7.

BROOKLYN.

MONTROSE AV AS EXTENDED—Paving, from Union av to Broadway, 16th Ward. Area of assessment: Both sides of MONTROSE AV, from Union av to Broadway, and to the extent of half the block at the intersecting streets. June 1.

FENCING LOTS on 6TH AV, east side, bet. 21st and 22d sts; SHERMAN ST, east side, bet. Reeve pl and Greenwood av; SACKMAN ST, west side, bet. Liberty and East New York avs; CHRISTOPHER ST, east side, bet Liberty and East New York avs; WARWICK ST, west side, bet. Belmont and Sutter avs; LIBERTY AV, south side, bet. Railroad and Lincoln avs; LINCOLN AV, west side, bet. Liberty and Glenmore avs; ARLINGTON AV, north side, bet. Dresden st and Shepherd av; DRESDEN ST, west side, bet. Arlington and Ridgewood avs; KNICKERBOCKER AV, north side, bet. Woodbine and Palmetto sts, and PALMETTO ST, east side, bet. Knickerbocker and Irving avs, 8th, 26th, 29th and 28th Wards. Area of assessment affects Lot 3, Block 898; Lots 19, 40, 43 and 46, Block 5279; Lots 1 and 27, Block 3676; Block 4030; Lots 21, 22 and 25, Block 4201; Lots 61 and 62, Block 3929; Lots 1, 4 and 8, Block 3362. June 1.

ATKINS AV.—Regulating, grading, curbing and flagging ATKINS AV, bet. Sutter and Blake avs, 26th Ward. Area of assessment: Both sides of ATKINS AV, from Sutter to Blake avs, and to the extent of half the block at the intersecting avs. June 1.

HAWTHORNE ST. — Regulating, grading, curbing and flagging HAWTHORNE ST, bet. New York and Kingston avs, 29th Ward. Area of assessment: Both sides of HAWTHORNE ST, from New York to Kingston avs, and to the extent of half the block at the intersecting avs. June 1.

CLARKSON AV.—Regulating, grading, curbing and flagging CLARKSON AV, from Troy av to East 98th st, 29th Ward. Area of assessment: Both sides of CLARKSON AV, from Troy av to East 98th st, and to the extent of half the block at the intersecting sts. June 1.

LOUISA ST.—Sewer, from Chester av to 36th st, 29th Ward. Area of assessment: Lots 9, 18 and 29 in Block 5310, and Lots 9 and 10, in Block 5312. The above assessment, exceeding 5 per cent. of the assessed valuation for the year 1912 of the property affected thereby, has been divided into ten annual instalments, according to the provisions of section 1019 of the Greater New York Charter. The instalments not due, with interest at the rate of five per centum per annum, to the date of payment, may be paid at any time.

AV C.—Paving AV C, from Ocean Parkway to East 3d st, 29th Ward. Area of assessment: Both sides of AV C, from Ocean parkway to East 3d st, and to the extent of half the block at the intersecting streets. June 1.

ALBEMARLE RD.—Paving and curbing ALBEMARLE RD, bet. East 3d and East 5th sts, 29th Ward. Area of assessment: Both sides of ALBEMARLE RD, from East 3d to East 5th st and to the extent of half the block at the intersecting streets. June 1.

CHESTER AV.—Regulating, grading, curbing and flagging CHESTER AV, bet. Fort Hamilton av. and Louisa st, 29th Ward. Area of assessment: Both sides of CHESTER AV, from Fort Hamilton av to Louisa st, and to the extent of 100 feet at the intersecting streets. June 1.

EAST 4TH ST.—Preliminary pavement in EAST 4TH ST, from Church av to Albemarle rd, 29th Ward. Area of assessment: Both sides of East 4th st, from Church av to Albemarle rd, and to the extent of half the block at the intersecting streets. June 1.

FLAGGING.—82D ST, bet 11th and 12th avs; SENATOR ST, north side, bet. 3d and 4th avs; 10TH AV, east side, bet. 18th and 19th sts; WINDSOR PL, south side, bet Howard and Fuller pls; 55TH ST, bet. 12th and 13th avs, 22d and 30th Wards. Area of assessment: Both sides of 82D ST, from 11th to 12th avs; north side of SENATOR ST, from 3d to 4th avs; Lot 1, Block 884; Lot 38, Block 1114; both sides of 55TH ST, bet 12th and 13th avs. June 1.

61ST ST, ETC.—Sewers, in 61ST ST, from 21st av to Bay parkway; in 62D ST, from 21st av to Bay parkway, 30th Ward. Area of assessment: Blocks 5522, 5529 and 5536. June 1.

66TH ST.—Sewer in 66TH ST, bet. 12th and 13th avs, 30th Ward. Area of assessment: Both sides of 66TH ST, from 12th to 13th avs. June 1.

16TH AV.—Sewers in 16TH AV, bet. 45th and 47th sts, and bet 48th and 52d sts, 30th Ward. Area of assessment affects both sides of 16TH AV, bet. 45th and 47th sts and 48th and 52d sts. June 1.

73D ST, ETC.—Sewer, in 73D ST, bet 10th and 11th avs, and in 72D ST, bet. 10th and 11th avs, 30th Ward. Area of assessment: Blocks 5903, 5914 and 5924. June 1.

73D ST.—Regulating, grading, curbing and flagging 73D ST, bet. 10th and 11th avs, 30th Ward. Area of assessment: Both sides of 73D ST, from 10th to 11th avs, and to the extent of half the block at the intersecting avenues. June 1.

10TH AV, ETC.—Sewer in 10TH AV, from 77th to 79th sts; in 78TH ST, bet. 10th and Fort Hamilton avs; in FORT HAMILTON AV, east side, bet. 78th st and 7th av; in 7TH AV, east side, bet Fort Hamilton av and 79th st, 30th Ward. Area of assessment: Blocks Nos 6242, 5945, 5954, 5964, 5965, 5973 and 5974. June 1.

15TH AV.—Regulating, grading, curbing and flagging 15TH AV, from Bath to Cropsey avs, 30th Ward. Area of assessment: Both sides of 15TH AV, from Bath to Cropsey avs, and to the extent of half the block at the intersecting avenues. June 1.

75TH ST.—Sewers in 75TH ST, bet. New Utrecht and 16th avs; and in NEW UTRECHT AV, west side, bet 74th and 75th sts, 30th ward. Area of assessment: Blocks 6214 and 6225. June 1.

AV L.—Regulating, grading, curbing and flagging AV L, from Coney Island av to East 15th st, and from East 16th st to Ocean av, 31st Ward. Area of assessment: Both sides of AV L, from East 15th st to Coney Island av, and from East 16th st to Ocean av, and to the extent of half the block at the intersecting streets. June 1.

SEA VIEW AV.—Regulating, grading, curbing and flagging SEA VIEW AV, bet. Rockaway av and a point about 400 ft. east, 32d Ward. Area of assessment: Blocks 8300, 8328 and 8329. June 1.

ROBINSON ST.—Opening and acquiring title to ROBINSON ST, from Bedford av to New York av; and WINTHROP ST, from Nostrand av to Remsen av, 29th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 215 Montague st. June 10.

CROWN ST.—Sewer in CROWN ST, bet. Washington and Bedford avs, 4th Ward. Area of assessment: Block 1189, 1190, 1294 and 1287. June 10.

FAIRVIEW PL, ETC.—Regulating, grading, curbing, flagging and paving FAIRVIEW PL, bet. Martense and Church avs, 29th Ward. Area of assessment: Both sides of FAIRVIEW PL, bet Martense st and Church av and to the extent of half the block at the intersecting streets. June 10.

CHURCH AV.—Paving CHURCH AV, bet 36th st and Gravesend av, 29th Ward. Area of as-

sessment: Both sides of CHURCH AV, bet. 36th st and Gravesend av, and to the extent of half the block at the intersecting streets. June 10.

CORTELYOU RD.—Regulating, grading, curbing and flagging CORTELYOU RD, bet. Gravesend av and West st, 29th Ward. Area of assessment: Both sides of CORTELYOU RD, bet. Gravesend av and West st and to the extent of half the block at the intersecting streets. June 10.

14TH AV.—Paving 14TH AV, from Church av and 42d st, excepting space occupied by railroad tracks bet. 37th and 38th st, 29th and 30th Wards. Area of assessment: Both sides of 14TH AV, from Church av to 42d st and to the extent of half the block at the intersecting streets. June 10.

GRAVESEND AV, ETC.—Sewer in GRAVESEND AV, west side, from Av J to Bay parkway; BAY PARKWAY, from Gravesend av to 60th st, and 60TH ST, from Bay Parkway to 19th av; in GRAVESEND AV, west side, bet Av I and Av J, and in the east side of, from a point 100 ft. north of Av I to Bay parkway; and a SEWER BASIN at the northeast corner of GRAVESEND AV AND AV I; sewers in BAY PARKWAY, west side, bet 60th and 65th sts; in Av J, from West st to Gravesend av, and in 61ST ST, from 10th to 20th avs; and an outlet sewer in 20TH AV, from 60th to 61st st, 30th and 31st Wards. Area of assessment: Blocks 5451, 5452, 5457, 5462, 5463, 5464, 5469, 5470, 5475, 5476, 5481, 5482, 5483, 5495, 5499, 5500, 5501, 5506, 5507, 5508, 5513, 5514, 5515, 5520, 5521, 5522, 5527, 5528, 5529, 5533 to 5536, inclusive, 5540 to 5543, inclusive, 5547 to 5550, inclusive, 5555 to 5557, inclusive, 6499 to 6508, inclusive, 6514 to 6518 inclusive, 6524, 6525, 6526, 6537 to 6541, inclusive, 6547 to 6559, inclusive, 6563 to 6568, inclusive, 6578, 6579 and 6582. June 10.

EAST 14TH ST.—Regulating, grading, curbing and flagging EAST 14TH ST, from Av O to Kings Highway and from Av V to Neck rd, 31st and 32d Wards. Area of assessment: Both sides of EAST 14TH ST, from Av O to Kings Highway, and from Av V to Neck rd, and to the ext of half the block at the intersecting streets. June 10.

QUEENS.

SENECA AV, ETC.—Sewer in SENECA (COVERT) AV, from DeKalb av to Putnam av, and from Cornelia st to Myrtle av; in HIMROD ST, from Seneca av to Brooklyn borough line; and in PUTNAM AV, from Seneca av to Myrtle av, 2d Ward. Area of assessment: Blocks 5, 12, 13, 19, 20, 21, 24 to 29, 31 to 34, 40 to 65, 72, 74, 75, 76, 77, 78, 84, 85, 87, 91 to 113, 115a and 126, 30, 115b. June 10.

WILBUR AV.—Sewer in WILBUR AV, bet Radde and Prospect sts, 1st Ward. Area of assessment: Both sides of WILBUR AV, bet. Radde and Prospect sts. June 7.

WILBUR AV.—Sewer in WILBUR AV, bet Academy and Radde sts, 1st Ward. Area of assessment: Both sides of WILBUR AV, bet Radde and Academy sts. June 7.

VAN ALST AV.—Sewer in VAN ALST AV, bet Ditmars and Hoyt avs, 1st Ward. Area of assessment: Both sides of VAN ALST AV, from Hoyt av to Ditmars av. June 7.

HANCOCK ST.—Sewer in HANCOCK ST, from Webster av to a point 290 ft. north of Payntar av, 1st Ward. Area of assessment: Both sides of HANCOCK ST, from Payntar av to Webster av. June 7.

JUDSON AV AND BOULEVARD.—Receiving basin at the northeast corner, 5th Ward. Area of assessment: Block 33, ROCKAWAY BEACH. June 7.

RICHMOND.

EUREKA PL, ETC.—Regulating, grading, curbing and guttering EUREKA PL, ARENTS AV and CHESTNUT ST, bet Bentley and Church sts; and BUTLER AV, bet Eureka pl and Broadway, 5th Ward. Area of assessment: Extends to both sides of the street along the improvement and to the extent of half the block at the intersecting streets and avenues. June 10.

A Directory of Commercial Organizations.

In response to a Senate resolution passed December last, the Department of Commerce has submitted to the Senate a list of the commercial organizations in the United States. This record, with a list of agricultural organizations, will be printed for distribution, provision being made for 1,500 copies for the use of the Senate. The list of commercial organizations was prepared by the Bureau of Foreign and Domestic Commerce, which for nearly two years has been collecting for use in its own work detailed information regarding such organizations, their functions, membership, income, etc.

The information thus compiled constitutes a directory of commercial organizations of the country such as has never before been prepared and it should prove of practical value to business men. In addition to the 1,500 copies to be printed for the use of the Senate, the list will be issued as a bulletin of the Bureau of Foreign and Domestic Commerce (Miscellaneous Series No. 8). Copies of this bulletin will be sold for 15 cents a copy by the Superintendent of Documents, Government Printing Office, Washington, D. C.

Neponsit Company Gets Award.

Justice Benedict, of the Supreme Court, Brooklyn, last Tuesday rendered a decision confirming the report of the commissioners of condemnation in the matter of the city acquiring 248 acres of the land of the Neponsit Realty Co., at Neponsit, on the Rockaway peninsula for a public or seaside park. The property taken extends from the ocean to Jamaica Bay and the award is $1,316,458. The commissioners in the proceeding were William S. Cogswell, Clarence Edwards and John J. Goodwin.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Catherine st, 22—Harry Abrahams.....D
Centre st, 81-5—Richard H Thomas.....D
Cherry st, 301-3—I Krinsky & H Levin.....L
Church st, 68—Eugene Munsell Co.....D
Duane st, 129-35—E A Hoffman Est.....D
East Houston st, 259—Manhattan Fire Alarm Co .....D
Gramercy pl, 39—Emily E Wood.....B
Gramercy pl, 40—Leon Jamain.....B-C-G
Grand st, 60—Richard Duckett.....D
Grand st, 60—Lewis Kossy.....A-D
Grand st, 60—Felix H Moyse.....D
Grand st, 60—Herbert I Flam.....C-D-G
Grove st, 68—A M Pepe.....K-L
Hudson st, 49-51—Leopold Schepp.....D
Hudson st, 55-61—Thos M McCarthy.....D
Hudson st, 56-70—Ed H Sayre.....D
Hudson st, 676—Atlantic Hotel Supply Co....A
Lafayette st, 182—Veit, Son & Co.....A-L
Lafayette st, 295-309—Moss Photo Eng Co. A-C-G-L-O
Pearl st, 551—Robt M Galloway.....C
Pearl st, 551—I P Frink.....D-G
Pelham st, 9-13—J Levy & Hyman Cohen....D
Rose st, 28-32—A Schrader & Sons Co.....D
Vandewater st, 14-6—Mary W Wright Est. C-D-G
Varick st, 194 A Estrin.....O
Vestry st, 7—D Kaplan & Co.....L
Walker st, 79—Bent Glass Novelty Co....A-C-G
Washington News, 64—T S Tailer C
Wooster st, 134—Joe Rienzi.....L
Wooster st, 149-53—S Steinberg.....G-L-O
Wooster st, 176-80—Chas Devoe.....C
Worth st, 79-81—Adam Grant.....D

Numbered Streets.

1st st, 3-5 E—Anna E Tillson.....A-B-C
1st st, 103 E—Maurice Lobel.....C
2d st, 138-40—Har Moriah Hospital.....D
12th st, 3 E—Samuel Medlam.....C-D
12th st, 240 E—St Mark's Hospital.....D
20th st, 39 E—Hagopian Photo Eng Co.....C-G
21st st, 19-27 W—Harry Wodker.....C-L
21st st, 19-27 W—B Tinkel & M Felsteiner....C
22d st, 207-15 E—Martin H Lehmaier.....A
23d st, 141 E—Cruice, Kellan & Co.....C-K
23d st, 304-10 E—Quadri-Color Co...A-C-G-L-O
23d st, 424-6 E—Daub Storage Warehouse Co. A-G
27th st, 31 E—J E Brulatour.....C-L
32d st, 161 E—Aeolian Co.....A-C-K-L
34th st, 332 E—Franz Pickovits.....G
38th st, 204 E—G Melies.....C-D-G-L
38th st, 221 E—Tiffany Studios.....G
38th st, 346 W—Wilhemina Macdougal.....J
39th st, 18 E—Geo F Baker.....K
42d st, 621 W—Rockwell Motor Trans Co.A-K-L
43d st, 544 W—J M Knapp.....G
43d st, 608-28 W—Continental Can Co.....G
48th st, 22 E—Rachel A Egan.....G
48th st, 22 E—Pierson R Egan.....C-E-F
48th st, 67 W—Maud E Kimbell.....C
51st st, 117 W—Clark & Hendrick.....A-C-D-L
52d st, 110 W—Geo Ractliffe.....A-G-K
52d st, 112-4 W—Joscelyn Stable Co.....K
56th st, 118-22 W—Victor Auto Storage Co....K
62d st, 203 E—Geo W Flood.....K
62d st, 19-21 W—Robt M Owen & Co.....E
62d st, 19-21 W—Yellow Taxi Co.....B
63d st, 18-20 W—Hy Cretog & Lovindy.....G
66th st, 118 E—Eduard Dupie.....K-L
66th st, 334 E—Geo Crumbie.....C
68th st, 164 E—Jas J Hill.....K
73d st, 160 E—John Sloane.....K
73d st, 167 E—73d St Realty Co.....K
73d st, 180 E—Max Nathan.....A
86th st, 171 E—Geo Ehret.....B
103d st, 245 E—David Miller.....L
104th st, 210-2 E—Sarah Rand.....A-C
104th st, 210-2 E—Louis Rand.....E-F
105th st, 112-8 W—Wm H Heddendorf.....K-L
106th st, 416 E Nathan Mfg Co.....A-G-L
106th st, swc C P W—General Memorial Hospital .....D
109th st, 223 E—Philip Lallow.....G-L
110th st, 145-51 W—Cathedral Park Garage..K-L
114th st, 56 W—Julius A Bernstein.....A-D-G
114th st, 56 W—Isidor Schlivek.....B-D-E
116th st, 75 E—Christopher Dages.....D
116th st, 75 E—Samuel Edelstein.....A-G
130th st, 126 W—Albert G Hauer.....A-G-L-O

Named Avenues.

Amsterdam av, 788—Philip L Sommer.....C
Amsterdam av, 1952 Geo R Schiffelin.....C
Bowery, 25—Est of Wm H Burr.....D
Bowery, 331—Salvatore Calederone.....D-G
Broadway, 306—Tower Mfg & N Co.....D
Broadway, 498-500—L G Lawrence.....D
Broadway, 2182—Eva J Coe.....C
Broadway, 2182—Metropolitan Garage.....G
Greenwich av, 83 Jos Trovenjer.....L
Park av, 503-9—Mineola Garage.....K
Park av, 657—Hahemann Hospital.....D
Park av, 657—N Y Tel Co.....D
West B'way, 345—Cath J S Schmidt.....D

Numbered Avenues.

2d av, 126—Stuyvesant Est.....C
2d av, 214-6—Henig Bros.....A-C-E-G
2d av, 218—Lispenard Stewart.....D
3d av, 2028—Aurora Amusement Co.....C-G-I
3d av, 2184—Globe Theatrical Co.....C
5th av, 140—Gill Engraving Co.....A-C-G-L-O
5th av, 1485—Sam'l Sagolowitz.....A
8th av, 250—Ascher Klemman.....G
8th av, 336—Carmine Gizzi.....A-C-I
10th av, 838—Victor Welding Works.....L
11th av, 570—G Galset.....A
11th av, 854—Jandorf Auto Co.....K-L

BRONX ORDERS SERVED.

Numbered Streets.

133d st, 721-31 E—Fanny Bernstein.....C
137th st, 291 E—Albin Anderson.....A-G
169th st, 773-81 E—McKinley Sq Amuse Co...F
174th st, 510 E—Weinstock Bros & Kalmanoff. B-C
180th st, 819 E—Harry Meyers.....A-G-I

Named Avenues.

Crotona av, 1829—Hannibal Henning.....C
Eagle av & Terrace pl—Chas F Volk, Jr.....A
Forrest av, 899—Herman Baer.....A-C-K-L
Fulton av, 1397—S Gordon.....A-G
Hornaday av, nec Crotona P'kway—Bertha Brasch .....J
Park av, 4506—Gimbel Bros.....A-K-L
Pelham Bay Park—Pelham Park Hotel Co....F
Prospect av, 665—Benj Frankel..... .....A-G
Union av, 619—Isaac Stollow.....A-G

Numbered Avenues.

3d av, 3373—Susie Piser.....B

BROOKLYN ORDERS SERVED.

Named Streets.

Bergen st (P S 83)—Board of Education.....C
Berkeley pl, 25-31—Board of Education.....C
Bogart st, 55-63—Bklyn Union Gas Co.....A
Butler st, 355-61—Board of Education.....C
Clymer st, 161—David J Fisher.....G
Degraw st, 178-88—Board of Education.....C
Delmonico pl, 30-2—Benjamin Boonimo.A-C-E-G
Ellery st, 271-3—Morris Krim.....C-E-G
Fulton st, 3043—Geo Lught.....C-G-H
Fulton st, 3043—Bklyn Union Gas Co.....A
Hancock st, 39—Board of Education.....A-C
Herkimer st, 995—Board of Education.....A-C
Kosciusko st and B'way (school)—Board of Education .....A
Lorimer st, 172-6—Charles Lent.....C
Lorimer st, 172-6—Standard Silk Ribbon Co A-F
Lorimer st, 172-6—H L Baier & J Scholl..C-E-F
Lorimer st, 172-6—Hy E Michaelis.....C-F
Lorimer st, 172-6—Koslansky & Brown...A-C-F
Lorimer st, 172-6—Morris L F Fitch..A-C-E-F
Lorimer st, 172-6—Bklyn Union Gas Co.....A
Lorimer st, 172-6—Philip Wagner.....D
Macon st, 117-9—Bklyn Union Gas Co.....A
Madison st, 916—Vincent Melsha.....C
Navy st, 276—Richard Goodwin.....C-M
Nelson st, swc Hicks st—Board of Education..C
Osborn st, 24—David Langsam.....C
Pacific st, 484—Board of Education.....C
Seeley st, 156—David Jacobs.....C-G
Seigel st, 99—Samuel Schein.....M
Sterling pl, nec Vanderbilt av—Board of Education C
Sterling pl, nwc Vanderbilt av—Board of Education C
Varet st, 47—Samuel Miller.....G
Varet st, 47—Sadie Stein.....C-G
Varick st, 63-9—Bklyn Union Gas Co.....A

Numbered Streets.

7th st, 168-80—Bklyn Union Gas Co.....A
7th st, 168-80—Royal M F Co.....A-B-C-E-F-G
10th st, 182—John Smaciarz.....M
W 33d st & Mermaid av Emma Isenhower..C
41st st, 272—Charles Wetjen.....A-C-M

Named Avenues.

Bushwick av & Madison st (school)—Board of Education C
Church av, 3316-8—M Fogelson.....B
Coney Island av, 42-4—W H Taylor.....C-M
Eastern P'kway (P S 167)—Board of Education C
Greene av, 61—Geo Ostrander.....C
Lafayette av, 830—Citizens Realty Co..A-C-D
Myrtle av, 1124—Anton Vigilius.....M
Myrtle av, 1820—Fred A Grenell.....C
Myrtle av, 1840—Michael Link.....A
Park av, 589—Edgar M Keator.....A-C-G
Park av, 589—Bklyn Union Gas Co.....A
Park av, 589 Argentina Ventiwini.....B
Pitkin av, 1752—Samuel Palley.....C-M
Rockaway av, 762—Chas Vogel.....C
Varick st, 65-9—Max Wigdon.....A-D-F-G
Washington av, 64—Herman Von Glahn..C-M
Williams av, 22—Alfred E Steers.....C-G
Williams av, 648—Ike Forman.....B

Numbered Avenues.

6th av, 482—John Gamball.....A-G
7th av & 4th st (school)—Board of Education.C
11th av & Sherman st (school)—Board of Education C

QUEENS ORDERS SERVED.

Named Avenues.

B'way, 32 (Flushing)—Swift & Co.....C
Myrtle av, 1836—Marie Viebrock.....C
Washington av, 260 (Rockaway Beach)—Queens Boro Gas & Elec Co.....A

RICHMOND ORDERS SERVED.

Eltingeville—Frank Bamberger .....A-D

(Continued on page 858.)

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Figuring for "Professional Building."

Francis H. Kimball 71 Broadway, architect for the new "Professional Building" to be erected at the southeast corner of West End avenue and 72d street, on a plot 79x100 feet, thirty-five stories in height, is taking preliminary figures to determine the approximate cost, but final estimates will not be taken for some weeks yet. Work will not be started before October 1, and it is not expected that the structure will be ready for occupancy before April 1, 1914. The building is intended principally for the use of physicians, surgeons, dentists, chemists, oculists, architects and other specialists. Three stories will be under ground, the foundation being bedrock, while on the ground floor are six stores.

The floor plan shows eleven offices on a floor, eight of which are large and three smaller. The rooms are so arranged that they can be utilized individually or en suite. Four elevators will be installed of the plunger type, and two staircases are provided. It is possible that the top floor may be used for club purposes, with an elaborately equipped general operating room for the joint use of tenants. There will be a main court entrance for automobiles with a turntable on the ground floor, but no automobiles will be lifted to the upper stories. Pease & Elliman are the agents.

$600,000 Store and Theatre Building.

Thomas W. Lamb, 644 Eighth avenue, is preparing plans and will be ready to receive bids on the general contract about May 1 for a four-story store and theatre, 86x194 feet, to be erected at 201 to 215 West 123d street, at a cost of about $600,000. The People's Vaudeville Company, 260 West 42d street, Marcus Loew, president, Nicholas M. Schenck, secretary, and David Bernstein, treasurer, will erect the building.

Large Building for West 23d street.

The McKeon Realty Company, 430 West 32d street, contemplates the erection of a new building at 527 to 539 West 23d street. Although the exact nature of the improvement has not yet been announced, in all probability a large garage will be constructed there. Plans have been prepared but the name of the architect is withheld.

Lexington Avenue and 40th Street.

Hoggson Brothers, 7 East 44th street, owners, will start operations about May 1, for an office building to be erected at the southwest corner of Lexington avenue and 40th street, from plans by Goldwin Starrett & Van Vleck, 45 East 17th street. The number of stories has not been decided.

To Build in 25th Street.

A newly formed company in which Mr. A. Gordon, of 1133 Broadway, is interested contemplates the erection of a twelve-story store and loft building at 108 to 110 West 25th street, on a plot 40x82 feet. Definite information cannot be announced in this issue. No architect has yet been selected.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN. The Nozrog Realty Co., of which Abraham Gordon, 1133 Broadway, is president, is the company which will erect a 12-sty loft building at 108-110 West 25th st. No architect has yet been selected.

LONG ISLAND CITY.—The Renault Freres Co. (automobiles), 719 5th av, N. Y. C., has purchased from John Glebelhaus a plot 200x75 ft. at the junction of Jackson, 3d and Beebe avs. There is about 17,500 sq. ft. in the plot, a portion of which will be improved at once with an office building and repair shop. No architect has yet been selected. Mr. Voight, 719 5th av, N. Y. C., is resident manager.

YONKERS, N. Y.—E. & Z. Van Raalke, 100 5th av, N. Y. C., and 66 George st, Paterson, N. J., contemplates the erection of a manufacturing plant here. Cost, about $100,000. No architect has been retained.

HARTSDALE, N. Y.—O. L. Wood, engraver, 272 8th av, N. Y. C., and 107 Fisher av, White Plains, contemplates the erection of a residence on Walworth av, at a cost of $9,000. No architect has been selected.

SCARSDALE, N. Y.—J. R. Scoffer, 2122 Hughes av, N. Y. C., contemplates the erection of a 2½-sty frame residence on Bramback av, to cost $5,000. No architect has been retained.

OLEAN, N. Y.—Bordonaro Bros., 465 North Union st., contemplate the erection of a 3-sty brick and steel business block and stores, 36x80 ft, in North Union st, for which no architect has been selected.

BUFFALO, N. Y.—Charles Loegler, 564 Washington st, contemplates the erection of a 2½-sty frame residence at the corner of Morris and Beard avs, for which no architect has been selected. Cost, about $15,000.

DOLGEVILLE, N. Y.—Funds are being raised by Dolgeville Turners, William Menge, president, 48 Van Buren st, and Henry I. Patrie, secretary and treasurer, for the erection of a club house here. No architect has been retained, and in all probability work will not go ahead until the latter part of the year.

SALAMANCA, N. Y.—The Dudley House (Forge & Schwartz), at site, contemplates remodeling the 4-sty brick and steel hotel, 56x165 ft, in Main st, opposite the Post office. Work will probably go ahead as soon as insurance is adjusted. No architect has been retained.

PORTCHESTER, N. Y.—The Town of Portchester, N. Y., William Ryan, president, Charles Derby, clerk, contemplates the erection of a 1½-sty frame fire house in Main st, for which no architect has been selected. Cost, $8,000.

DUNKIRK, N. Y.—C. F. Brooks, president and proprietor, of this place, contemplates the erection of a brick theatre here. No architect or site have been selected.

SANDY CREEK, N. Y.—The sum of $10,000 will be expended for the purpose of making alterations and improvements to the high school in District No. 9. H. L. Wallace is secretary. No architect has yet been selected.

WEST ORANGE, N. J.—The Board of Education of West Orange, T. H. Farr, president, A. Wrensch, clerk, contemplates the erection of a 2-sty brick public school at a cost of $20,000. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—The Gasun Realty Co., 545 Blake av, desires bids on subs immediately for a 4-sty brick tenement, 50x88 ft, to be erected on the east side of Saratoga av, 50 ft north of Pacific st, from plans by Cohn Bros., 361 Stone av, architects.

BROOKLYN.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 40x87 ft, to be erected on the west side of Rochester av, 41 ft south of Lincoln pl, for Oxfeld & Aaron, Louis Oxfeld, president, 361 Stone av, owners, who desire bids on subs immediately. Cost, $22,000.

BRONX.—Edmund Powers, 176 Garfield pl, owner, is taking bids on subs and materials for six 4-sty brick tenements, 25x72 ft, to be erected on the west side of Longfellow av, 175 ft south of Seneca av, for Goldner & Goldberg, 391 East 149th st, architects. Cost, $17,000 each.

DWELLINGS.

PORT WASHINGTON, L. I.—William A. Swasey, 47 West 34th st, N. Y. C., architect, is taking bids for five 2½-sty frame and stucco residences to be erected on Beacon Hill, for the Tuxill Realty Co., 339 5th av, N. Y. C., owner; Chas. E. Tuxill, president; Frank A. Roy, secretary. Total cost, about $40,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Louis Leavitt, 454 Driggs av, Brooklyn, owner, is taking bids on subs and materials for a 7-sty store and loft, 23x89 ft, to be erected at 53 Rose st, from plans by Mitchell Bernstein, 131 East 23d st, architect. Cost, about $18,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

87TH ST.—The Architectural & Building Co., Harry L. Brant, president, 38 Marble Hill av, are preparing plans for a 12-sty apartment house, 100x100 ft, to be erected at the southeast corner of 87th st and Park av, to cost $700,000.

14TH ST.—Chas. B. Meyers, 1 Union sq, will soon complete plans for two 6-sty apartments to be erected by the Charles I. Weinstein Realty Co., 17 West 120th st, at 304-312 West 14th st, 50x85 ft each. The old buildings on the site are being demolished.

FT. WASHINGTON AV.—Friedman & Feinberg, 171 Broadway, have purchased the plot of about six lots on the southwest corner of Fort Washington av and 161st st, 100 on the avenue and 147 on the street. They contemplate the erection of two or three 6-sty apartment houses. Harold L. Young, 1204 Broadway, is architect.

94TH ST.—The Operating Realty Co., of 1084 Lexington av, is the buyer of two 4-sty single flats at 130-132 East 94th st, for speculative investment. No building improvements are contemplated.

111TH ST.—A. H. Laudeker, 206 Broadway, is the buyer of 111-119 West 111th st, 59x100 ft. The plot is now covered by 5-sty apartments. No building is contemplated.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty tenement, 50x118 ft., to be erected on the north side of Sherman av, 100 ft. west of Hawthorne st, for the Vermilyea Real Estate Co., 3856 10th av, owner. Cost about $210,000.

5TH ST.—Chas. B. Meyers, 1 Union sq, has completed plans for a 6-sty tenement, 50x84 ft., to be erected in the north side of 5th st, 243 ft. east of Av A, for Herman & Jos. Bauman, 61 East 4th st, owners. Cost about $48,000.

190TH ST.—The Kreymborg Architectural Co., northwest corner of 163d st and Southern Boulevard, has completed plans for a 5-sty tenement, 80x88 ft., to be erected in the north side of 190th st, 120 ft. west of St. Nicholas av, for the Weber Jurek Building Co., 1029 East 163d st, owner. Cost about $80,000.

116TH ST.—Benj. W. Levitan, 20 West 31st st, has completed plans for alterations to the 4-sty tenement at 137 East 116th st, for Robert S. Lloyd, 137 East 116th st, owner.

2D AV.—William Goldstone, 103 Park Row, has purchased the four tenements at the northwest corner of 2d av and Houston st, for investment. No alterations are contemplated.

LEXINGTON AV.—Ergar A. Levy, 505 5th av, contemplates the erection of a 12-sty apartment house at 993-995 Lexington av, fronting 104.4 ft. on Lexington av and 80 ft on 72d st. He will take possession on June 15. Rouse & Goldstone have prepared plans in previous operations.

CHURCHES.

105TH ST.—Frank Freeman, 132 Nassau st, has completed plans for a 3-sty brick chapel, 40x90 ft, to be erected at 163 West 105th st, for the West End Presbyterian Church, George W. Elkins, president, 32 Hamilton Terrace, owner. Cost, about $65,000. The new chapel will occupy the site of the present chapel, which will be altered in part.

FACTORIES AND WAREHOUSES.

PARK AV.—Lee Brothers' Storage and Van Co., 210 East 125th st, has leased the northeast corner of 125th st and Park av, a 12-sty fireproof storage warehouse, store and office building, 90x99.10. The lease is for a term of twenty-one years at an aggregate rental of about $800,000. Extensive interior improvements are to be made, making it an up-to-date fireproof warehouse.

HOTELS.

42D ST.—William Kurtzer, 194 Bowery, is preparing plans for a 3-sty brick and limestone hotel, restaurant and cafe, 50x96 ft, to be erected at the southwest corner of 42d st and 3d av, for William Volk, care of architect, owner. Cost, about $35,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened April 14 by the Board of Education for Item 1, general construction (Contract No. 2); also Item 2, plumbing and drainage of new Public School 115. Item 1, T. A. Clarke Co., $253,300, low bidder; Item 2, John J. Kenney Co., $20,495, low bidder.

STORES, OFFICES AND LOFTS.

5TH AV.—Demolishing is under way at 323-325 5th av, where Wm. Waldorf Astor will erect a 5-sty store and loft building, 83x83 ft., from plans by J. F. Burrows, 410 West 34th st, to cost $100,000. J. Downey is the builder.

FORSYTHE ST.—Tearing out is under way for alterations to the store, dance hall and lofts at 86-88 Forsythe st, for Morris Rose, 63 Orchard st, owner. Horenburger & Bardes, 122 Bowery, are architects. Rosenberg & Aronson, 89-91 Delancey st, have the mason work. Cost about $5,000.

ROSE ST.—Mitchell Bernstein, 131 East 23d st, has completed plans for a 7-sty store and loft building, 23x89 ft, to be erected at 53 Rose st, for Louis Leavitt, 454 Driggs av, Brooklyn, owner. Cost, $18,000.

LEXINGTON AV.—Goldwin Starrett & Van Vleck, Everett Building, are preparing plans for an office building to be erected at the southwest corner of Lexington av and 40th st, for Hoggson Bros., 7 East 44th st, owner, William J. Hoggson, president; Henry C. M. Thomson, secretary. Razing will probably begin May 1st.

13TH ST.—John H. Henshaw, 20 Nassau st, has purchased a plot 56x41 ft, at 302 West 13th st. No building will be erected at this time, and in all probability the property will be resold.

MADISON AV.—Demolishing is under way at the southeast corner of Madison av and 30th st, where Chas. Kaye, 1133 Broadway, will erect a 21-sty loft building, 123x100 ft., from plans by Buchman & Fox, 11 East 59th st. Chas. A. Cowen Co., 1123 Broadway has the general contract. Mulcahy & Gibson, 168 Madison av, have the structural steel work.

5TH AV.—McKim, Mead & White, 160 5th av, have prepared plans for an addition to the Second National Bank Building, on the northwest corner of 5th av and 28th st. The old building at 252 5th av, 17x100, adjoining the present house, will be remodeled, with a facade to conform with the main bank building, and will be used for additional office space.

THEATRES.

123D ST.—Thomas W. Lamb, 644 8th av, is preparing plans for a 4-sty store and theatre, 86x194 ft, to be erected at 201-215 West 123d st, for the Peoples Vaudeville Co., 260 West 42d st, owner; Marcus Loew, president; Nicholas M. Schenck, secretary, and David Bernstein, treasurer. Architects will take bids on general contract about the first of May. Cost, about $600,000.

BROADWAY.—Otto L. Spannhake, 233 East 78th st, has completed plans for a 1-sty brick store and moving picture theatre, 75x194 ft. to be altered at 1684 Broadway, for the Estate of A. F. Eno, 13 South William st, owner. J. Magner, 1684 Broadway, is lessee. Cost, about $10,000.

LEXINGTON AV.—Oscar Hammerstein, 7th av and 42d st, will begin work at an early date on his new opera house which will occupy the greater part of the Child's Hospital block on the east side of Lexington av, between 50th and 51st sts. A loan of $210,000 has been obtained from the Lawyers Title Insurance Co. for the building, which will surround the 51st st corner. The hospital has 60 days from date of sale, March 12, in which to vacate.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

190TH ST.—Harry T. Howell, 149th st and 3d av, is preparing plans for two 5-sty brick tenements, 46x95 ft, to be erected at the southwest corner of 190th st and Creston av, for Henry F. A. Wolfe, 549 East 138th st, owner. Total cost, about $65,000.

136TH ST.—Foundations are under way for two 5-sty brick and limestone apartments, 50x93 ft., in the north side of 136th st, 100 ft. west of Southern Boulevard, for the Joseph Buellesbach Construction Co., 144th st and Southern Boulevard, owner. Moore & Landsiedel, 148th st and 3d av, architects. Owner will build. C. & F. Ash Bros., 531 East Tremont av, has the mason work; Gus Schlaier, 580 Robbins av, the ornamental iron work; M. Altieri & Sons, 363 Concord av, cut stone; the Johnston Heating Co., 131 East 26th st, the heating, and Louis Guerr, 168 Willis av, plumbing. Cost about $50,000 each.

129TH ST.—Chas. B. Meyers, 1 Union sq, has completed plans for three 5-sty brick tenements, 64x88 ft., to be erected in the south side of 129th st, 110 ft. west of St Nicholas av, for the Manchester Construction Co., 223 Wooster st, owner, Morris Golde, president, and Louis Golde, secretary. Total cost, $60,000.

ALDUS ST.—The Kreymborg Architectural Co., 163d st and Hunts Point av, is preparing plans for two 5-sty brick tenements, 50x90 ft, to be erected in the north side of Aldus st, from Bryant to Faile sts, for the M. J. B. Building Construction Co., 1029 East 163d st, owner; Meyer Solomon, president; Benj. Solomon, secretary. Cost, about $80,000.

CHURCHES.

PROSPECT AV.—The New York City Baptist Mission Society has purchased from Mrs. R. Coffy a plot 91x88 ft. on Prospect av, 78 ft. north of Boston road. It is understood that a new edifice costing about $40,000 will be erected on the site to be known as Grace Baptist Church.

STORES, OFFICES AND LOFTS.

170TH ST.—The Kreymborg Architectural Co., Hunts Point road, is preparing plans for a 1-sty brick store, 100x101 ft. to be erected at the southwest corner of 170th st and Charlotte st, for John J. Tully, 1602 Boston rd, owner. Cost, about $20,000.

184TH ST.—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for alterations to the laundry at the northwest corner of 184th st and Arthur av, for Charlie Louie, 184th st and 3d av.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV.—Gronenberg & Leuchtag, 303 5th av, N. Y. C., architects, have completed plans for two 4-sty apartments, 50x105 ft each, to be erected on the north side of St. Marks av, 125 ft east of Kingston av, for the H. K. Realty Co., Meyer Hoffman, president, 277 West 132d st, N. Y. C., owner. Total cost, $100,000.

UNION ST.—J. C. Cocker, 2017 5th av, N. Y. C., architect, is preparing plans for a 4-sty brick tenement, 55x60 ft, to be erected in the north side of Union st, 100 ft east of Nostrand av, for the Shelbourne Construction Co., 813 Nostrand av, owner. Mr. Levy, president. Cost, $28,000.

OCEAN AV.—Richard Von Lehn & Sons, 2701 Av G, owners and architects, are preparing plans for a 4-sty brick apartment, 40x94 ft, to be erected on the south side of Ocean av, west of Flatbush av, and will take bids on subs about April 28. Cost, about $35,000.

PARKSIDE PL.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick and limestone apartment, 50x100 ft, to be erected on Parkside pl, near St. Pauls pl, for the Merchants Lloyd Realty Co., 44 Court st, owner. Cost, about $45,000.

19TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 5-sty apartment building to be erected on a plot 62.6x100.2 ft in the south side of 19th st 225 ft east of 5th av, Brooklyn, for the Rogers Improvement Co., Brooklyn.

40TH ST.—Excavating is under way for six 3-sty brick tenements, 33x68 ft., in the south side of 40th st, 275 ft. west of 5th av, for Louis Bonert, 625 2d st, owner. Eisenla & Carlson, 16 Court st, architects. William J. Bloeth, 888 Park av, has the plumbing. Cost about $60,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened April 14 by the Board of Education for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 28. Item 1, Grimshaw & Sturgis, $34,-797, low bidders; Item 2, Johnson Service Co., $2,094, low bidder.

STORES, OFFICES AND LOFTS.

KEAP ST.—Joseph McCarroll, 3 West 29th st, N. Y. C., architect, will soon take bids on the 6-sty brick loft building, 40x70 ft, to be erected in Keap st, for J. L. Hopkins & Co., 475 Keap st, Brooklyn, owner. Cost, about $20,000.

REMSEN ST.—Tearing out is under way for alterations to the 4-sty residence 157 Remsen st, for office and apartment purposes. Edward N. Pigot, 157 Remsen st, owner; J. Sarsfield

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Contemplated Construction (Continued).

Kennedy, 44 Court, architect; F. J. Kelly Sons, 258 Broadway, N. Y. C., general contractors. Cost about $15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING, L. I.—An up-to-date apartment house is to be erected at the northeast corner of Jamaica av and Monroe st, cost $80,000, by a syndicate. Mr. and Mrs. E. Ludwig of the Tea Caddy Inn, Maple av, will manage the building.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 4-sty brick tenement, 25x117 ft, to be erected on the west side of 4th av, 150 ft south of Potter av, for Frieda Richler, 407 East 91st st, N. Y. C., owner. Cost, about $15,000.

DWELLINGS.

JAMAICA, L. I.—William Finn, 358 Fulton st, has completed plans for a 2½-sty residence, 26 x40 ft, for J. Rugo, Lewis st, owner. Cost, about $9,000.

FLUSHING, L. I.—C. W. Ross, 47 West 34th st, N. Y. C., is preparing plans for three 2½-sty frame residences, 20x45 ft, to be erected on Globe av, for Hersh Bros., 12 Stewart av, Brooklyn, owners. Total cost, $12,000.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., has completed plans for a 2½-sty frame residence, 24x34 ft., to be erected on the Boulevard, 50 ft. west of Jerome st, for Albert Eisert, Hammels, L. I., owner. Cost about $3,500.

MUNICIPAL WORK.

ELMHURST, L. I.—Excavating is under way for a 2-sty brick engine-house and hook-and-ladder house, 50x88 ft., in Grant st, 159 ft. east of Van Alst st, for the Fire Department, 157-9 East 67th st. Morgan & Trainer, 331 Madison av, N. Y. C., are architects. George F. Driscoll Co., 548 Union st, Brooklyn, has the general contract. Cost about $45,000.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Excavating has been completed for a 2-sty brick and limestone residence, 115x30 and 26x48 ft, on Tulip Hill, for Mrs. C. O. Gates, care of Harvey Murdock, 116 Nassau st, N. Y. C., general contractor. J. K. Davis, Roslyn, L. I., has the mason work.

LONG BEACH, L. I.—Bids are in for a 3-sty brick store, apartment and studio, 20x100 ft, for C. M., M. G., and G. O. Coleman, 430 West 34th st, N. Y. C., owners. C. B. Brun, 1 Madison av, N. Y. C., is architect.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—T. G. Thomas contemplates the erection of a new house in South Main st. Thomas Nash, of Flushing, has the contract.

FACTORIES AND WAREHOUSES.

SAG HARBOR, L. I.—The E. W. Bliss Co., of Brooklyn, contemplates the erection of a large factory for the manufacture of dirigible torpedoes of the Bliss-Leavitt type for the United States Navy. The location has not been decided.

BOHEMIA, L. I.—Plans are in the hands of contractors for estimates on additions to Schwartz's cigar factory at Bohemia, near Sayville, to cost between $15,000-$20,000.

STORES, OFFICES AND LOFTS.

EAST HAMPTON, L. I.—Prominent merchants in East Hampton have organized to erect a state bank building. Particulars of construction have not been determined.

Westchester.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Announcement is made that the Halstead School will erect a more modern building at North Broadway and Lamartiane av.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—The N. Y. Telephone Co. has just started the erection of an exchange building, 2 stories, 40x55 ft, on Midland av, to cost $50,000.

CONTRACTS AWARDED.

All items following refer to general contracts except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

14TH ST.—(Sub.) The Marcus Contracting Co., Inc., 310 Front st, has received the contract for the excavation work for a 6-sty apartment house to be erected at 304-312 West 14th st for Chas. I. Weinstein Realty Co., 17 West 120th st, owner. Chas. B. Meyers, 1 Union sq, architect.

CHURCHES.

SYRACUSE, N. Y.—Dawson Bros., Union Building, have received the general contract to erect a 1-sty pressed brick church, 60x110 ft, at the corner of Wilbur av and Tompkins st, for St. John's Greek Catholic Church, owner, Rev. Alex. Prystay, pastor. F. H. Armstrong, Seward Block, Auburn, N. Y., is architect. Cost, $40,000.

BROADWAY.—McDermott & Hanigan, 103 Park av, have received the general contract to erect the parish house and church at the northwest corner of Broadway and 187th st for the Church of St. Elizabeth, Rev. Father William J. Stewart, 4381 Broadway, pastor. Edward Lee Young, 12 East 30th st, is architect. Cost about $20,000. They also have the contract for alterations to the Corpus Christie Monastery, plans made privately.

DWELLINGS.

FISHKILL-ON-HUDSON, N. Y.—The Miller-Reid Co., 103 Park av, N. Y. C., has received the general contract to erect the 2½-sty frame and brick residence, 78x39 ft, for J. Noah H. Slee, 42 Broadway, N. Y. C., owner. William H. Schenck, 7 Prospect Terrace, Park Hill, is architect. Michael Spino, Fishkill, has the contract for the foundations. Cost, about $50,000.

YONKERS, N. Y.—(sub.) Bruce & Walk, 91 Maple st, have received the mason work, Chadburn & Edwards, 40 Nepperhan av, the carpentry, Thos. McCormick, 6 Wells av, heating, and William Colquhoun, 42 William st, the plumbing, for the 2½-sty frame residence, 45x30 ft, to be erected on Odell av, for C. V. Benton, 149 North Broadway, owner. G. Howard Chamberlin, 18 South Broadway, is architect. Cost, $10,000.

MONTCLAIR, N. J.—Howard & Klotz, Glen Ridge, N. J., have received the painting contract for the 2½-sty frame and stucco residence, 42x36 ft., being erected at 210 Christopher pl, for Mrs. Lester M. Lewis, 216 Christopher st, owner. Fred N. Reed, 2 Burnside st, architect. Valentine Denoth, 6 Tichnor pl, has the mason work, and Engstrom & Co., 130 Valley rd, the carpentry. Cost about $8,500. Foundations are under way.

NEWARK, N. J.—John Sylvester & Son, 893 Hunterdon st, have received the general contract to erect a 2½-sty frame residence on Conklin av for William F. Helmstetter, 60 Stuyvesant av, owner. Cost about $5,000.

NEWARK, N. J.—Kaplan Bros., Inc., 553 South 12th st, have received the general contract to erect a 2½-sty frame residence at 72 Beverly st, for Rudolph Klenke, 453 Ferry st, owner. Cost about $4,000.

SARANAC LAKE, N. Y.—Branch & Callanan, of Saranac Lake, have secured a contract to erect a large summer camp on Upper Saranac Lake, for Robert Bentley, of Youngstown, Ohio. The camp will comprise several buildings. Work will be started immediately. Plans were drawn by Mr. Branch.

FACTORIES AND WAREHOUSES.

PITTSBURGH, PA.—H. J. Heinz Co., Pittsburgh, has awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., for the foundation, including Standard Raymond concrete piles, for a new boiler house and tomato products building at their Pittsburgh plant.

HALLS AND CLUBS.

GARDEN CITY, L. I.—L. E. Kirwin, of this place, has received the contract to enlarge the Garden City golf club house at a cost of $30,000.

PUBLIC BUILDINGS.

22D ST.—(Sub.) The Marcus Contracting Co., 310 Front st, has received the contract for the excavation of the Children's Court House at 137-143 East 22d st for the city, from plans by Crow, Lewis & Wickenhoefer, 200 5th av, owner. Thompson & Kelsey, 704 Lafayette av, Brooklyn, are general contractors.

SCHOOLS AND COLLEGES.

BUFFALO, N. Y.—A contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., for placing Standard Raymond concrete piles for the foundation of the Hutchinson High School, Buffalo, N. Y. H. Osgood Holland, architect. The Durolithic Co., general contractor.

STORES, OFFICES AND LOFTS.

5TH AV.—McDermott & Hanigan, 103 Park av, have the contract for alterations to the buildings on the east side of 5th av, from 18th to 19th sts, for Arnold & Constable. I. E. Ditmars, 111 5th av, is architect.

MISCELLANEOUS.

FORT LEE, N. J.—A contract for $130,000 has been awarded by the Public Service Railway Co. to the Stillman, Delahanty, Ferris Co., of N. Y. C., for new ferry slips, bridges, and overhead construction for the Fort Lee Ferry across the Hudson River. The work called for includes the reconstruction of the slips at Edgewater and West 130th st, Manhattan, and is part of the improvements projected on the Bergen Division of the trolley road, formerly the Hudson River line.

BUFFALO, N. Y.—A contract has been awarded to the Raymond Concrete Pile Co., New York and Chicago, for placing 600 Standard Raymond concrete piles for the foundation of the venturi meter and valve house at the Porter av pumping station, Buffalo. Esenwein & Johnson, of Buffalo, architects.

BROOKLYN.—William H. Curtin, 186 Berkeley pl, has received the heating contract, and L. Grenblatt & Son, 44 Court st, the wiring for the 3-sty brick turkish bath building, 25x100 ft., in Siegel st, Brooklyn, for the Realty Associates, 186 Remsen st, owners. Tobias Goldstone, 58 Graham av, is architect. T. Drysdale, 26 Court st, is general contractor. Cost about $25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

44TH st, 404-6 West, 6-sty brick tenement, 50x87; cost, $48,000; owners, Isaac Schanhous and Samuel Root, 404-6 West 44th st; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 174.

158TH ST, s s, 72 e St Nicholas av, two 5-sty brick tenements, 45x39 and 50x43; total cost, $85,000; owner, Riverview Construction Co., Henry M. Bloch, President, 594 Broadway; architect, Samuel Sass, 32 Union Sq. Plan No. 178.

53D ST, 111 to 119 East, 8-sty brick apartment, 55x85; cost, $150,000; owner, The 148 East 54th St. Co., Winston H. Hagan, Pres., 546 5th av; architects, Cross & Cross, 527 5th av. Plan No. 188.

187TH ST, 578 West, 5-sty brick tenement, 25x87; cost, $19,000; owner, Chas. W. Hoffman, 223 West 28th st; architect, Joseph Wolf, 103 Park av. Plan No. 179.

PARK AV, 751-757, 12-sty brick and stone tenement, 102x120; cost, $800,000; owner, E. A. L. Holding Co., Edgar A. Levey, Pres., 505 5th av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 181.

181ST ST, 511 West, 6-sty brick tenement, 50x87; cost, $60,000; owners, Wesslan Bros. Co., 431 Audubon av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 186.

58TH ST, 50 East, 12-sty brick and stone apartment hotel, 74x92; cost, $400,000; owner, Southerland Realty Co., Howard P. Keller, Pres., 505 5th av; architect, Robt. L. Lyons, 505 5th av; builders, Speedwell Constn. Co., 505 5th av. Plan No. 183.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST, 383 to 389, 4-sty brick loft and store, 79x120; cost, $75,000; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 175.

THEATRES.

107TH ST, 201 East, 2-sty brick moving picture show, 25x100; cost, $20,000; owner, James Roddy, 19 East 9th st; architect, Louis Leining, Jr., 160 5th av. Plan No. 176.

WADSWORTH AV, 150-158, 2-sty brick moving picture show and stores, 102x150; cost, $75,000; owner, Est. Robt. E. Westcott, 52 William st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 185.

MISCELLANEOUS.

12TH AV, e s, 41 n 131st st, wooden fence, 58x6; cost, $70; owner, John H. Pratt, 465 West 157th st; architect, Nicholas Kunz, 102 Manhattan st. Plan No. 177.

65TH ST, 37-43 West, 1-sty frame toilets, 11x7; cost, $1,500; owner, Albert Crame, Stamford, Conn.; architect, Louis A Sheinart, 194 Bowery. Plan No. 182.

WALKER ST, 115, 1-sty concrete railroad sub-station, 31x46; cost, $4,000; owner, John H. Hallock, 188 Hancock st, Brooklyn; architect, Walter K. Taylor, 137 Union Hall st, Jamaica, L. I. Plan No. 184.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

163D ST, s w cor Simpson st, 6-sty brick tenement, size irregular, slag roof; cost, $150,000; owners, Simpson-Fox Realty Co., Meyer Solomon, 1029 East 163d st, president; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 231.

163D ST, s e cor Fox st, 6-sty brick tenement, 86x118, slag roof; cost, $150,000; owners, Simpson-Fox Realty Co., Meyer Solomon, 1029 East 163d st, president; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 230.

FAILE ST, w s, 155 s Aldus st, 5-sty brick tenement, slag roof, 50x87.10; cost, $50,000; owner, The Fram Bldg. Corp., Oscar Thorsland, 1210 Evergreen av, Pres.; architects, Kreymborg Archtl, Co., 163d st and So. Boulevard. Plan No. 239.

FOX ST, w s, 190.9½ n Tiffany st, 5-sty brick tenement, slag roof, 150.3½x98.7½; cost, $80,000; owner, Rosenberger Bldg. Co., S. Rosenberg, 900 Fox st, Pres; architects, Kreymborg Archtl. Co., 163d st & So. Boulevard. Plan No. 240.

UNION AV, w s, 66.82 n 168th st, two 5-sty brick tenements, plastic slate roof, 40x83.11; cost, $90,000; owner, Chas. T. Streeter Con. Co., Chas. T. Streeter, 409 East 204th st; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 241.

FOX ST, e s, 150.6 s Baretto st, two 5-sty brick tenements, slag roof, 37.6x93; cost, $80,000; owner, 173d St. Imp. Co., Aaron Miller, 148 West 142d st, Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 238.

176TH ST, s w cor Marmion av, 5-sty brick tenement, plastic slate roof, 62x90; cost, $60,000; owner, Frank A. Wahlig Co., Oscar Worm, 149th st and 3d av, president; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 247.

179TH st, s s, 88.3 e Vyse av, two 5-sty brick tenements, plastic slate roof, 44x100; cost, $90,000; owners, K. & R Constn. Co., Ignatz Roth, 35 Nassau st, treasurer; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 248.

CROTONA AV, n w cor Crotona Park North, two 5-sty brick tenements, plastic slate roof, 40x83.6 and 35x91.1; cost, $75,000; owner, Benj. Benenson, 407 East 153d st; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 249.

CRESTON AV, s w cor 190th st, 5-sty brick tenement, slag roof, 32.9x86.25; cost, $35,000; owners, H. F. A. Wolf Co., Harry F. A. Wolf, 549 East 138th st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 242.

DWELLINGS.

SCHOFIELD ST, n s, 350 w City Island av, 2½-sty frame dwelling, 24x53, slate roof; cost, $4,500; owner, W. D. Dayton, 289 Miniford av; architects, Seifert & Webb, 104 West 42d st. Plan No. 227.

173D ST, s w cor So Boulevard, 7-sty brick storage & 3-sty brick dwelling and stable, 25x97 and 50x99.10, tar and gravel roof; cost,

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Plans Filed. New Buildings, Bronx (Cont.)

$20,000; owners, Alpejiana Realty & Construction Co., Anthony Cuneo, 871 Forest av, president; architects, Goldner & Goldberg, 391 East [illegible]. Plan No. 228.

CITY ISLAND AV, n w cor Cross st, two 3-sty brick dwellings, stores and shop, 24.10x65, slag roof; cost, $10,000; owner, Margaret Zoller, 80 George st, Brooklyn; architects, Seidler & Woods, 101 West 42d st. Plan No. 229.

MULFORD AV, w s, 50 n Buhre av, 2½-sty frame dwelling, shingle roof, 21x32; cost, $4,000; owner, Marinus Swenson, Pelham road; architect, Henry Nordheim, 1087 Tremont av. Plan No. 235.

BAY ST, n s, 595.5 w North st, 2½-sty frame dwelling, shingle roof, 28x42.6; cost, $5,000; owner, Sarah J. W. Bent, 1773 Washington av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 246.

STORES AND DWELLINGS.

HOLLAND AV, e s, 59.4 n 211th st, 2-sty brick store and dwelling, tin roof, 25x85.6; cost, $7,000; owner, Rosario Pollina, 2069 Lexington av; architect, Marion Di Miali, 241 East 106th st. Plan No. 245.

STORES, OFFICES AND LOFTS.

149TH ST, n s, 175 w Melrose av, 1-sty brick bank, 25x80, plastic slate roof; cost, $35,000; owners, Corn Exchange Bank, Inc., William and Beaver sts; architects, Albro & Lindeberg, 2 West 47th st. Plan No. 232.

TREMONT AV, s s, 225 w Marmion av 1-sty brick stores, slag roof, 25x95; cost, $8,000; owner, Harry C. Bryan, 147th st and Willis av; architects, Kreymborg Archtl Co., 163d st and So. Boulevard. Plan No. 237.

WALES AV, w s, 125 n 145th st, 1-sty frame store, 50x19; cost, $750; owner and architect, Luigi Maccarato, 596 Wales av. Plan No. 244.

180TH ST, n s, 246 e Devoe st, 1-sty brick fire alarm telegraph building, tile roof, 73.6x93; cost, $50,000; owners, City of New York; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 243.

MISCELLANEOUS.

BRIGGS AV, w s, 193.65 n 194th st, 1-sty frame storage, 18x18; cost, $250; owner, A. J. Ogden, on premises; architect, P. H. Ogden, 1170 Broadway. Plan No. 236.

WHITLOCK AV, w s, 175 s Longwood av, 1-sty frame shop, 25x60; cost, $300; owner, D. Ellerbrook, 784 So Boulevard; architect, J. De Hart, 1039 Fox st. Plan No. 233.

WHITE PLAINS AV, w s, 430 s Westchester av, 1-sty frame shed, 20x44.6; cost, $500; owners, Mackenzie Woodworking Co., 2060 Westchester av; architect, John Schwalbenberg, 2060 Westchester av. Plan No. 234.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SOUTH ELLIOTT PL, w s, 324.7 n Lafayette av, 5-sty brick tenement, 40.5x88, slate roof, 20 families; cost, $40,000; owner, Arm Realty Co., 367 Fulton st; architect, Adam E. Fischer, 373 Fulton st. Plan No. 1902.

STERLING PL, s s, 89.10 e Bedford av, 4-sty brick tenement, 20.2x100, slate roof, 8 families; cost, $18,000; owner, Jos. Moscowitz, 5305 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1908.

22D ST, n s, 250 e 4th av, 4-sty brick tenement, 25x70, tin roof, 8 families; cost, $7,500; owner, Jos. Lawndale, 201 22d st; architect, Jas. Hartung, 548 2d st. Plan No. 1909.

HUMBOLDT ST, w s, 346.10 n Driggs av, 3-sty brick tenement, 19.9x65, gravel roof, 6 families; cost, $5,500; owner, Jos. Hein, 32 Diamond st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 1959.

CATON AV, s s, 61.3 w East 18th st, 4-sty brick tenement, 54.6x76.3, slag roof, 16 families; cost, $60,000; owner, Arles Realty Co., 16 Court st; architects, D. Wortmann & ano, 114 East 28th st. Plan No. 2007.

OCEAN, e s, 187.8 s Cortelyou rd, 4-sty brick tenement, 20x61, tin roof, 4 families; cost, $10,000; owner, Amersfort Realty Co., 250 Clarendon rd; architect, W. B. Wills, 1181 Myrtle av. Plan No. 1988.

WEST 3D ST, e s, 100 n Sea Breeze av, 4-sty frame tenement, 40x84, tin roof, 12 families; cost, $20,000; owner, Rachel Rosenberg, 3007 West 2d st; architects, Cohn Bros., 361 Stone av. Plan No. 2003.

EAST 18TH ST, s w cor Caton av, 4-sty brick tenement, 60.2x77.3, slag roof, 20 families; cost, $75,000; owner, Arles Realty Co., 16 Court st; architect, D. Wortmann & ano, 114 East 28th st. Plan No. 2006.

64TH ST, s s, 100 w 14th av, 3-sty brick tenement, 16x55, tin roof, 3 families; cost, $7,500; owner, Alessia Waterio, 42 Baxter st, N. Y.; architects, Reich & Mastermam, 367 Fulton st. Plan No. 2024.

PARKSIDE AV, s s, 279.10 w Irving pl, 4-sty brick tenement, 39x80, slag roof, 16 families; cost, $45,000; owner, Merchants Lloyd Realty Co., 14 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2028.

DWELLINGS.

DRESDEN ST, e s, 385 n Arlington av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $7,000; owner, Emma Newman, 580 Ridgewood av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1903.

EAST 13TH ST, e s, 520 n Av O, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $3,500; owner, Isador Levy, 337 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1894.

WEST 24TH ST, w s, 150 n Surf av, 1-sty frame dwelling, 18x52.4, shingle roof, 1 family; cost, $1,500; owner, Arthur Posner, 277 Gates av; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 1910.

EAST 40TH ST, w s, 140 n Av K, two 2-sty frame dwellings, 16.4x42, shingle roof, 1 family each; total cost, $8,000; owner, Mrs. S. Wies, 189 Montague st; architect, Jas. J. Millman, 1780 Pitkin av. Plan No. 1891.

74TH ST, s s, 120 w 17th av, five 2-sty brick dwellings, 18x38, gravel roof, 1 family each; total cost, $20,000; owner, John A. Jones as president, 6601 19th av; architect, C. P. Cannella, 60 Graham av. Plan No. 1884.

AV P, n e cor East 2d st, 2-sty frame dwelling, 19.6x36, slag roof, 1 family; cost, $3,500; owners, Cutler Building Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 1938.

AV P, n s, 19.6 e East 2d st, four 2-sty frame dwellings, 17x36, slag roof, 1 family; cost, $12,000; owners, Cutler Building Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 1937.

EAST 14TH ST, w s, 120 s Av I, two 2-sty frame dwellings, 17x28, shingle roof, 1 family each; total cost, $7,000; owner and architect, Wm. S. Rustin, 252 East 9th st. Plan No. 1982.

EAST 26TH ST, e s, 324 s Av L, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $4,500; owner, Otto Nelson, Freeport, L. I.; architect, Alfred Johnson, Plainfield, N. J. Plan No. 1967.

EAST 26TH ST, e s, 287.6 s Av L, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $4,500; owner, Otto Nelson, Freeport, L. I.; architect, Alfred Johnson, Plainfield, N. J. Plan No. 1966.

EAST 8TH ST, w s, 140 n Av H, three 2-sty brick dwellings, 18x28.6, shingle roof, 1 family each; total cost, $12,000; owner and architect, Martin Rourke, 465 East 54th st. Plan No. 1987.

DUMONT AV, n w cor Ames st, 2-sty brick dwelling, 20x45, gravel roof, 2 families; cost, $5,000; owner, Douglass Bldg. Co., 124 Blake av; architect, C. M. Johnson, 395 St. John's pl. Plan No. 1986.

53D ST, s s, 360 e 6th av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, $3,500; owner, D. J. Lynch, 428 57th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 2025.

CLINTON AV, w s, 40.2 s DeKalb av, 4-sty brick dwelling, 20x54.5, slag roof, 1 family; cost, $15,000; owner, Emil Wrie, 175 Steuben st; architect, Alfred Freeman, 29 West 34th st. Plan No. 2010.

FACTORIES AND WAREHOUSES.

WEST 36TH ST, w s, 300 s Neptune av, 1-sty frame storage, 15x25, gravel roof; cost, $350; owner, John A. Allenbach, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 1920.

MESEROLE AV, n s, 144.4 e Franklin st, 1-sty frame storage, 25x65, gravel roof; cost, $1,500; owners, Garelis & Grolimena, 22 Franklin st; architect, Chris Bauer, Jr., 6 Bedford av. Plan No. 1897.

BELMONT AV, s s, 50 w Williams av, 1-sty frame storage, 24x40, tin roof; cost, $6,000; owner, Simon Holand, 245 Belmont av; architect, S. Millman, 1780 Pitkin av. Plan No. 1980.

12TH AV, e s, 60 n 43d st, 1-sty frame storage, 10x14.6, shingle roof; cost, $100; owner, Chas. Blum, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 1952.

CENTRAL AV, n e cor Jefferson st, 1-sty brick shop, 18x25, tin roof; cost, $1,200; owner, Mich'l Schaeffan, 193 Melrose st; architect, Louis Allmendinger, 926 Broadway. Plan No. 1997.

CORTELYOU RD, s s, 40 e 2d st, 1-sty brick shop, 19x19, shingle roof; cost, $200; owner, C. E. Anderson, 210 Cortelyou rd; architect, Bryon P. Wilson, 135 Oak st. Plan No. 2000.

AV L, s s, 136.5 w 17th st, 1-sty brick factory, 82.3x78.8, slag roof; cost, $10,000; owner, L. I. Ice Co., Locust av and East 16th st; architect, Rupp Bros., 186 Remsen st. Plan No. 2023.

STABLES AND GARAGES.

EAST 10TH ST, e s, 200 s Av I, 1-sty brick garage, 12x18, —— roof; cost, $235; owner, Fred G. Young, 927 East 10th st; architect, R. S. Paris, 3623 Av I. Plan No. 1945.

PROSPECT ST, w s, 67.7 n Snyder av, 1½-sty frame stable, 19x16, tin roof; cost, $300; owner, Christ. J. Cranley, 84 Snyder av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1896.

WOODRUFF AV, s s, 122 e St. Paul's pl, 1-sty frame garage, 20x19, shingle roof; cost, $500; owner, Saml. Pearsall, 86 Woodruff av; architect, E. O. Holmgren, 371 Fulton st. Plan No. 1994.

EAST 19TH ST, w s, 100 n Av G, 1-sty frame garage, 12x19, —— roof; cost, $373; owner, Mares Jackovitz, 850 Longwood av, N. Y.; architects, Richd. Von Lehn & Son, 2701 Av C. Plan No. 2001.

STORES, OFFICES AND LOFTS.

BRIGHTON BEACH PIKE, n s, 175 e Coney Island av, 1-sty frame store room, 12.6x32, gravel roof; cost, $200; owner, Brighton Beach Dev. Co., 41 Park av, N. Y.; architect, Jas. A. McDonald, Surf av and West 27th st. Plan No. 1927.

DUMONT AV, s e cor Vesta av, 1-sty frame office, 20x12, gravel roof; cost, $250; owner, Max Silverstein, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No. 2021.

THEATRES.

4TH AV, e s, 50 n 52d st, 1-sty open air moving picture show, 75x100 (lot); cost, $800; owner, Agnes C. Cosgrove, 236 North 8th st, Newark; architect, E. O. Holmgren, 371 Fulton st. Plan No. 1932.

ROCKAWAY AV, n s, 25 e Av G, 1-sty brick moving picture theatre, 25x105, slag roof; cost, $6,000; owner, Philip Ketchun, 82 6th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 1904.

BEDFORD AV, n w cor Prospect pl, 1-sty brick moving pictures, 9x76, tin roof; cost, $2,500; owner, Eno Greepf, 334 4th av, N. Y.; architects, Slee & Bryson, 153 Montague st. Plan No. 1976.

ROCKAWAY AV, n s, 25 e Av I, 1-sty frame moving picture booth; cost, $500; owner, Philip Ketchum, 82 6th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2017.

14TH AV, s e cor 60th st, 3-sty brick theatre, 40x100, gravel roof; cost, $20,000; owner, Chas. Gehren, 55 West 95th st; architect, C. P. Cannella, 60 Graham av. Plan No. 2020.

14TH ST, n s, 92 w 8th av, 2-sty brick open air show, 80x100, concrete roof; cost, $1,500; owner, Wm. Hening, 14th st and 7th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 2026.

MISCELLANEOUS.

21ST AV, n w cor shore front, 1-sty frame bathing pavilion, 19x140, canvas roof; cost, $810; owner, Thos. Murphy, 63 Bay 25th st; architect, Robt. Hentz, ——. Plan No. 1953.

SURF AV, s e cor Dreamland Park, 1-sty frame stands, 14x170, gravel roof; cost, $300; owner, Sam'l Gumpertz, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 1993.

MARLBOROUGH RD, south end, 143 — Foster av, new brick fence, 60x29.8; cost, $350; owner, E. R. Strong, Foster av and B. R. R. Co.; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2015.

OCEAN PARKWAY, s e cor Coney Island av, 1-sty iron machine booth; cost, $500; owner, Florence Boldman, 1520 Bedford av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2018.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY. 2d av, w s, 75 s Woolsey av, 4-sty brick tenement, 25x68, tin roof, 9 families; cost, $11,500; owner, Joseph Warra, 700 8th av, Long Island City; architect, Emio Motl, 802 2d av, Long Island City. Plan No. 1188.

DWELLINGS.

FAR ROCKAWAY.—Everdell pl, n s, 175 w Greenwood av, 2-sty frame dwelling, 35x37, shingle roof, 1 family; cost, $3,500; owner, Peter F. Reilly, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 1180.

JAMAICA.—Compton terrace, n s, 251 e Warwick av, 2½-sty frame dwelling, 22x35, shingle roof, 1 family; cost, $4,500; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. F. Mellon, 6 Madison st, Jamaica. Plan No. 1168.

JAMAICA.—Midland parkway, e s, 135 s Domcaster boulevard, 2-sty brick dwelling, 41x24, tile roof, 1 family; cost, $10,000; owner, Chauncey M. Depew, 27 West 54th st, N. Y.; architects, Mann & MacNeille, 70 East 45th st, N. Y. Plan No. 1174.

LAURELTON.—Belmont av, w s, 500 n West road, 2½-sty frame dwelling, 27x42, shingle roof, 1 family; cost, $5,000; owner, Edward Windsor, 610 Riverside Drive, N. Y. C.; architect, A. White Pierce, 59 Court st, Brooklyn. Plan No. 1166.

NEPONSIT, L. I.—N. Wash. av, 49 w Neponsit, 2½-sty frame dwelling, 30x26, shingle roof, 1 family; cost, $4,000; owner, Neponsit Bldg Co., Neponsit, L. I.; architect, J. P. Powers Co., Rockaway Beach. Plan No. 1178.

NEPONSIT, L. I.—Ontario st, e s, 168 s Wash. av, 1-sty frame dwelling, 30x40, shingle roof, 1 family; cost, $4,000; owner, Neponsit Realty Co., Neponsit, L. I., West Rockaway, L. I.; architect, J. P. Powers Co., Rockaway Beach. Plan No. 1179.

OZONE PARK.—Lawn av, e s, 275 s Broadway, 1-sty frame dwelling, 18x30, tin roof, 1 family; cost, $600; owner, Michael Ambroiso, 1137 Lawn av, Ozone Park; architect, Joseph Monda, 372 Brown st, N Y. C. Plan No. 1176.

QUEENS.—Hugo st, w s, 100 e 2d av, 2-sty frame dwelling, 16x26, shingle roof, 1 family; cost, $1,100; owners, Sherman & Ames, Queens; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1170.

ROCKAWAY BEACH.—Ocean av, n s, 1,470 e Storm av, 1-sty frame dwelling, 25x30, shingle roof, 1 family; cost, $200; owner, J. J. Callin, 784 President st, Brooklyn; architect, A. White Pierce, 59 Court st, Brooklyn. Plan No. 1157.

ROCKAWAY BEACH.—Eldert av, Bay av and Jamaica Bay, ten 1-sty frame dwellings, 14x28, felt roof, 1 family; cost, $3,500; owner, Eldert Ranck Realty Co., on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 1158 to 1167.

WEST ROCKAWAY.—Dakota st, e s, 160 s Newport av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, $3,500; and Bannick boulevard, w s, 160 n Washington av, 2½-sty frame dwelling, 32x26, shingle roof, 1 family; cost, $3,500; owner, Neponsit Bldg. Co., Neponsit, L. I.; architect, J. P. Powers Co., Rockaway Beach, L. I. Plan Nos. 1172-73.

ELMHURST.—Hillcrest av, e s, 183 s Woodside av, 2-sty frame dwelling, 22x52, shingle roof, 2 families; cost, $5,900; owner, Josn Galonsky, 354 Cypress av, N. Y. C.; architect, Chas. Smith, 21 Park Row, N. Y. C. Plan No. 1204.

FAR ROCKAWAY.—The Strand, w s, 305 n Bayswater av, 2-sty frame dwelling, 25x25, shingle roof, 1 family; cost, $1,500; owner, Catherine DeGrassi, Far Rockaway; architect, Daniel DeGrassi, Far Rockaway. Plan No. 1206.

FOREST HILLS.—Euclid av, s w cor Seminole av, 2½-sty brick dwelling, tile roof, 1 family; cost, $5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 9 Twombly pl, Jamaica. Plan No. 1201.

GLENDALE.—Cooper av, n s, 40 e Sandol st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owner, John Jenken, 1287 Madison st, Brooklyn; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 1200.

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LONG ISLAND CITY, N. Y.

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Plans Filed, New Buildings, Queens (Cont.).

HOFFMANN PARK.—Hoffmann av, e s, 50 s Lefferts av, 2-sty frame dwelling, 19x30, shingle roof, 1 family; cost, $1,000; owner, Frederick Kneffen, 1622 Norman st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1194.

JAMAICA.—Hillcrest av, w s, 160 s Briarwood rd, 2-sty frame dwelling, 24x50, tin roof, 2 families; cost, $6,000; owner, Nicholas H. Trapp, 458 Kosciusko st, Brooklyn; architect, Jos. N. Trapp, 17 Thames st, N. Y. C. Plan No. 1187.

JAMAICA.—Liberty av, s s, 25 e Brown st, 2-sty frame dwelling, 20x38, tin roof, 2 families; cost, $6,000 (three houses); owner, Borough Builders, 220 Broadway, N. Y. C.; architect, Jos. Monda, 372 Broadway, N. Y. C. Plan No. 1195.

LONG ISLAND CITY.—Edward's st, e s, 75 s Cedar pl, 2-sty frame dwelling, 23x33, shingle roof, 1 family; cost, $2,500; owner Anton Clifton, Barclay st, Long Island City; architect, John Boese, Bridge Plaza, Long Island City. Plan No. 1181.

QUEENS.—Campbell av, s e cor Golder pl, 2-sty brick dwelling, 32x27, shingle roof, 1 family; cost, $4,500; owner, E. G. Manning, 132 Park av, Jamaica; architect, C. R. Van Deusen, Seminole av, Hollis. Plan No. 1203.

RICHMOND HILL.—Greenwood av, w s, 225 n Concord av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $7,000 (two houses); owner, Henry Hartford, 938 Greenwood av, Richmond Hill; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 1199.

WOODSIDE.—Grant av, s s, 159 s Greenpoint av, 1-sty frame dwelling, 20x42, tin roof, 1 family; cost, $1,600; owner, J. McCane, Hulst st & Thompson av, Long Island City; architect, Robert Herold, 9th av & Washington av, Long Island City. Plan No. 1205.

WOODHAVEN.—Hopkington av, e s, 175 s Atlantic av, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, $5,000; owner, F. W. Scott, 636 Tulip st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1185-86.

ELMHURST.—Vietor pl, n s, 250 s Broadway, 2½-sty frame dwelling, 20x31, shingle roof, 1 family; cost, $3,500; owner, John L. Gundry, 173 9th st, Elmhurst; architect, E. R. Lochart. Plan No. 1216.

ELMHURST.—Vietor pl, s s, 275 w 3d st, 2-sty frame dwelling, 20x36, shingle roof, 1 family; cost, $3,500; owner, John L. Gundry, 173 9th st, Elmhurst; architect, E. R. Lochart. Plan No. 1217.

ELMHURST.—Prospect st, e s, 450 s Warren st, 1-sty frame dwelling, 22x28, tin roof, 1 family; cost, $1,500; owner, Anna Schulz, 23 Grandview av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1211.

ELMHURST.—Prospect st, n e cor Grove st, 1-sty frame dwelling, 25x30, tin roof, 1 family; cost, $1,500; owner, Pasquale Lopardo, 135 Frost st, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1212.

GLENDALE.—Main Av W., 100 s Pulaski st, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, $4,000; owner, Middle Village Building Co., 464 Grand st, N. Y. C.; architect, Loew Koen, 9 Debevoise st, Brooklyn. Plan No. 1215.

JAMAICA.—Ackroyd av, e s, 160 s Briarwood rd, 2½-sty brick dwelling, 26x34, shingle roof, 1 family; cost, $5,000; owner, John J. Dunn, 1 Wall st, N. Y. C.; architect, Samuel Guilfoy, 4 Shipley st, Woodhaven. Plan No. 1207.

MASPETH.—Jay av, n s, 75 w Clermont av, 2-sty frame dwelling, 22x38, tin roof, 2 families; cost, $2,500; owner, Vladyslaw Sienkiewicz, 23 Lexington av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1213.

MASPETH.—Clermont av, e s, 50 n Jay av, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, $3,000; owner, Henryka Budz, Clermont av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1210.

ROCKAWAY BEACH.—Thompson av, w s, 75 n Boulevard, three 1-sty frame bungalows, 20x16, felt roof, 1 family; cost, $900; owner, Ernest A. Guala, 45 Amber st, Richmond Hill; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Park. Plan No. 1209.

COLLEGE POINT.—17th st, w s, 150 s 5th av, 2½-sty frame dwelling, 20x44, shingle roof, 2 families; cost, $4,200; owner, P. J. Cosgrove, 131 17th st, College Point; architect, E. Lee MacCracken, Manhattan Court, College Point. Plan No. 1223.

ROCKAWAY BEACH.—Acadamy av, w s, 688 s Boulevard, four 2-sty frame dwellings, 17x24, shingle roof, 2 families; cost, $4,000; owner, Dr. Henry Friedman, 229 E 12th, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 1219-20-21-22.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Railroad av, n e cor Howard st, 1-sty frame shed for machine storage, 100x125, corrugated iron roof; cost, $1,000; owners, Holbrook, Cabot & Rollins Co., 331 Madison av, N. Y. C. Plan No. 1202.

STABLES AND GARAGES.

FLUSHING.—Beech st, s s, 190 e Central av, 1-sty frame garage, 6x8, shingle roof; cost, $75; owner, F. G. Drake, on premises. Plan No. 1169.

MASPETH.—Jefferson av, e s, 150 s Calamus rd, 1-sty frame stable, 15x12, tin roof; cost, $100; owner, Jos. Vanpula, 135 Jefferson av, Maspeth. Plan No. 1115.

UNION COURSE.—Grand st, s s, 25 w Drew av, 2-sty frame stable and dwelling, 28x50, tar and gravel roof, 1 family; cost, $4,000; owner, Henry G. Adrien, 19 New Jersey av, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1155.

QUEENS.—Campbell av, s e cor Golder pl, 1-sty brick garage, 10x13, shingle roof; cost, $300; owner, E. G. Manning, 132 Park av, Jamaica; architect, E. R. Van Deusen, Seminole av, Hollis. Plan No. 1196.

RICHMOND HILL.—Waterbury av, w s, 250 s Cleveland av, 1-sty frame garage, 15x19, shingle roof; cost, $175; owner, Wm. Woodin, 12 Maple st, Richmond Hill. Plan No. 1182.

STORES AND TENEMENTS.

EVERGREEN.—Dill pl, n w cor Millwood av, 3-sty brick store and tenement, 20x62, tin roof, 3 families; cost, $5,000; owners, Burkhard & Burkhard, 352 Sandol st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1189.

RIDGEWOOD.—Stephen st, n s, 71 w Seneca av, seven 3-sty brick stores and tenements, 28x68, tin roof, 6 families; cost, $66,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1190-91-92-93.

THEATRES.

WHITESTONE.—16th st, s s, opposite L. I. R. R., erect an open air theatre, 100x100; cost, $300; owner, Katie Rose, 20 17th st, Whitestone. Plan No. 1175.

MISCELLANEOUS.

EVERGREEN.—Myrtle av s w cor Cypress av, erect merry-go-round; cost, $20; owner, Robert Hunel, 1896 Myrtle av, Evergreen. Plan No. 1154.

FLUSHING.—14th st, w s, 60 s Broadway, 1-sty frame shed for storage, 60x35, felt roof; cost, $500; owner, Catherine E. Seager, 287 Myrtle av, Flushing; architect, Fred O. H. Fincke, 9 Boerum av, Flushing. Plan No. 1153.

L. I. CITY.—Boulevard, w s, 337 s Freeman av, erect a brick retaining wall, 25x10; cost, $50; owner, S. Barbier, 237 Boulevard, L. I. City. Plan No. 1177.

MAPLE GROVE.—Newtown road, s e cor Arlington av, 1-sty frame shop, 20x14, gravel roof; cost, $150; owner, John Budion, Maple Grove. Plan No. 1171.

BELLE HARBOR.—Clinton av, w s, 150 n Washington av, 2-sty brick Sunday school, 39x82, slag roof; cost, $30,000; owner, St. Francis DeSales Church, Belle Harbor; architect, Wm. W. Smith, 82 Wall st, N. Y. C. Plan No. 1198.

CORONA.—Grinnell av, 56 (rear), erect frame coop, 24x10, paper roof; cost, $25; owner, Chas. Webster, on premises. Plan No. 1184.

JAMAICA.—Washington st, e s, 271 n South st, erect brick retaining wall, 4x12; cost, $50; owner, Chas. Caromti, on premises. Plan No. 1197.

RICHMOND HILL.—Stoothoff av, e s, 170 n Atlantic av, erect greenhouse, 91x17, glass roof; cost, $450; owners, Wm. & Anna Vanderkoogh, 18 Stoothoff av, Richmond Hill; architect, Lord Burnham, Irvington, N. Y. Plan No. 1183.

CORONA.—Plateau st, n e s, 120 e Myrtle av, 1-sty frame shed, 12x8, paper roof; cost, $25; owner, Jos. Plock, premises. Plan No. 1224.

Richmond.

DWELLINGS.

AMBOY RD, s s, 200 w Broadway, Great Kills, 2-sty frame dwelling, 20x38; cost, $2,000; owner, H. Ohlrigge, Amboy rd; architect and builder, J. De Roche, Amboy rd. Plan No. 192.

LOCUST AV, n w cor 3d st, NEW DORP, 2½-sty frame dwelling, 34x25; cost, $4,500; owner, Arthur Ford, New Dorp; architect, Harry W. Relcher, Port Richmond; builder, Claude Decker, New Springville. Plan No. 195.

LORETTA ST, w s, 75 n Depew av, Tottenville, 1-sty frame bungalow, 11x36; cost, $900; owner, Thos. A. Stine, Hackensack, N. J.; architect and builder, C. O. Petersen, Tottenville. Plan No. 207.

MIDLAND AV, w s, 40 n w 17th st, Grant City, 1-sty frame bungalow, 29x16; cost, $420; owner, Anna Konesky, 11 West 117th st, N. Y. C.; builder, Isaac Saltman, 115 Bay 11th st, Bath Beach. Plan No. 208.

MANHATTAN ST, e s, 275 n Cleremont, Tottenville, 1-sty frame bungalow, 16x24; cost, $450; owner, Geo. Chambers, Newark, N. J.; architect and builder, C. O. Petersen, Tottenville. Plan No. 205.

NEPTUNE ST, n s, 120 w Bayview pl, New Dorp, 1-sty frame bungalow, 14x26; cost, $285; owner, Chas. Verolied, 73 West 108th st, N. Y. C.; builder, B. B. Babbitt, New Brighton. Plan No. 199.

NEPTUNE ST, n s, 60 e Britton la, New Dorp, 1-sty frame bungalow, 14x32; cost, $360; owner, B. Fisher, 21 Van Dam st, N. Y. C.; builder, B. B. Bammitt, New Brighton. Plan No. 198.

NEWBERRY AV, e s, 437 s Richmond rd, Dungan Hills, 2-sty frame dwelling, 19x25; cost, $2,500; owner, Rocco Labboda, N. Y. C.; architect, Morris F. Nasrasi, South Beach; builder, Jos. W. Nasrasi, South Beach. Plan No. 201.

OAK AV, n s, 180 w 1st st, Grant City, 1-sty frame bungalow, 16x34; cost, $400; owners, Harry and Meyer Kahn, 1188 Simpson st, Bronx; builder, Otto Kalson, 246 Bradhurst st. Plan No. 210.

PARK AV, w s, 125 n e Whitaker av, Dungan Hills, 2-sty frame dwelling, 18x24; cost, $2,800; owner, Georgiana Marks, Dongan Hills; architect and builder, Adam Marks, Dongan Hills. Plan No. 212.

PALMER AV, n s, 125 Decker av, Port Richmond, 2-sty frame dwelling, 23x28; cost, $2,900; owner, Livingston C. Van Name, West New Brighton; architect, O. H. Lee, Port Richmond; builder, S. Erickson, Port Richmond. Plan No. 191.

ROCKAWAY ST, w s, 250 w Depew av, Tottenville, 1-sty frame bungalow, 18x30; cost, $700; owner, Jacob Sherry, Newark, N. J.; architect and builder, C. O. Petersen, Tottenville. Plan No. 206.

SHARON AV, e s, 150 s Forest av, New Brighton, 2-sty frame dwelling, 18x26; cost, $1,700; owner, Sarah E. Curley, New Brighton; architect and builder, T. Benson, New Brighton. Plan No. 188.

TARGEE AV, e s, 200 w Young st, Stapleton, 2-sty frame dwelling, 24x24; cost, $2,400; owner, Mrs. C. Koller, Stapleton; architects and builders, Hesse & Offjoysen, Stapleton. Plan No. 193.

VISTA AV, n s, 100 w Richmond rd, Dongan Hills, 2-sty frame dwelling, 25x49; cost, $3,000; owner, Mrs. Geronninia Roncorini, Dongan Hills; architect and builder, Geo. H. Suess, 2966 West 29th st, Coney Island. Plan No. 190.

WYMAN AV, s s, 500 — Boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, $465; owner, Chas. A. Grammer, 70 1st av, N. Y. C.; builder, Gus Rose, Great Kills. Plan No. 189.

WIMAN ST, n s, 700 e Boulevard, 127, Great Kills, 1-sty frame bungalow, 18x30; cost, $400; owner, Caroline Marvin, 38 2d st, N. Y. C.; builder, John Marvin, 38 2d st, N. Y. C. Plan No. 194.

WOODLAND AV, s s, 125 n Giffords rd, two 1-sty frame bungalows, 24x24; cost, $2,000; owner and builder, Julius De Roche. Plan No. 209.

4TH ST, s s, 100 w Chestnut st, New Dorp, 2-sty frame dwelling, 20x24; cost, $825; owner, Fred Coop, New Dorp; architect and builder, Chas. Munch, New Dorp. Plan No. 187.

STABLES AND GARAGES.

DICKIE AV, w s, 30 s Lathrop av, West New Brighton, 1-sty frame garage, 22x16; cost, $200; owner, Wm. A. Jones, West New Brighton; builder, Wm. A. Jones, West New Brighton. Plan No. 196.

MORNINGSTAR RD, e s, cor Ennis st, Elm Park, 1-sty frame stable, 12x26; cost, $100; owner, Jos. Roth, Elm Park; builder, Jos. Roth, Elm Park. Plan No. 203.

RICHMOND TERRACE & DONGAN ST, s w cor, West New Brighton, 1-sty brick garage, 60x100; cost, $5,000; owner, Jas. Wisely, West New Brighton; architect and builder, Edw. A. Dippe, Port Richmond. Plan No. 204.

RICHMOND TURNPIKE, n s, 1004 e Clove rd, West New Brighton, 1-sty frame stable, 41x26; cost, $1,200; owner, John Franzrel, Tompkinsville; architect and builder, Chas. Beniert, Stapleton. Plan No. 202.

SOUTH AV & LAMBERTS LA, s w cor, Bloomfield, 1-sty frame stable, 16x20; cost, $300; owner, Peter Pheffer, Port Richmond; architect and builder, Edw. Kruser, Port Richmond. Plan No. 197.

MISCELLANEOUS.

MIDLAND AV, e s, 1000 e 1st st, Midland Beach, 1 sign, 12x24; cost, $100; owner, J. A. Matthews, 18 Broadway, N. Y. C.; builder, C. E. Lockwood, Grant City. Plan No. 211.

MANHATTAN ST, w s, 225 s Belmont av, Tottenville, 1-sty frame shed, 13x16; cost, $50; owner, Charlotte Cummings, Tottenville; builder, J. H. Cummings, Tottenville. Plan No. 200.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CANAL ST, 270, fireproof elevator shaft and iron skylight to 6-sty brick stores and lofts; cost, $1,050; owner, Wm. H. Browning, 16 Cooper sq; architect, Harry N. Paradies, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 907.

CANAL ST, 119, extension in height to 4-sty brick and stone store and residence; cost, $5,000; owner, Ernst Plath, 39 East 7th st; architect, C. Ritterbusch, 156 5th av; builders, Thos. J. Brady, Jr., 1170 Broadway. Plan No. 976.

CORTLAND ST, 33, marquet to 5-sty brick restaurant and florist; cost, $500; owner, Andrew F. Kennedy, 12 Cortlandt st; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 908.

CHRISTOPHER ST, 125-127, extensive alterations to 3 and 1-sty brick stores and lofts; cost, $3,000; owners, Edward Smith Est., Geo. R. Smith, Exr., 154 Greenwich st; architect, Chas. M. Straub, 147 4th av. Plan No. 951.

ESSEX ST, 84, masonry and new store front to 5-sty brick tenement and stores; cost, $500; owner, Rose Rosenbaum, 2026 3d av; architect, Otto Reissmann, 30 1st st. Plan No. 888.

GREENWICH ST, 340-2, masonry and fireproof door to 4-sty brick warehouse; cost, $200; owner, Soloman Reiss, 340 Greenwich st; architect, Herman Goldberg, 2968 Briggs av. Plan No. 911.

HOUSTON ST, 141-143 East, masonry, fireproof doors and stairs to 2-sty brick moving pictures and stores; cost, $7,000; owner, Minsker Realty Co., 228 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 972.

IRVING PL, 2, alterations to 4-sty brick theatre and stores; cost, $150; owners, Gilmore Estate, care of architect; architect, Thos. W. Lamb, 644 8th av. Plan No. 932.

LIBERTY ST, 92, balcony to 20-sty offices and stores; cost, $300; owners, Fidelity & Casualty Co., 92 Liberty st; architect, Morgan M. O'Brien. Plan No. 919.

LITTLE WEST 12TH ST, 53, masonry and iron chute to 3-sty brick loft and stable; cost, $700; owner, Robt. P. Lawless et al, 53 Little West 12th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 923.

ORCHARD ST, 57, new show windows and partitions to brick tenement and stores; cost, $500; owner, Ed. A. Ridley, 59 Allen st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 889.

NASSAU ST, 68-70, new balcony to 12-sty brick stores and offices; cost, $425; owner, Anna K. Sheldon, 68-70 Nassau st; architect, S. B. Eisendrath, 500 5th av. Plan No. 966.

PEARL ST, 409-415, 2 tanks and pent house to 12-sty brick loft; cost, $1,200; owner, Nettie Bowne, 409 Pearl st; architect, Royal J. Mansfield, 135 William st; builders, Lippett & Wood, 135 William st. Plan No. 937.

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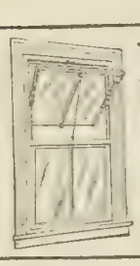
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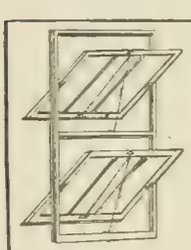
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Plans Filed—Alterations, Manhattan (Cont.).

PECK SLIP, 43, smoke room to 4-sty brick store and offices; cost, $5,000; owners, The General Fish Co., Chas. Cohen, president, 35 Essex st; architects, Comyons & Todaro, 147 4th av. Plan No. 904.

ROOSEVELT ST, 74, masonry and partitions to 5-sty brick tenement and store; cost, $700; owner, Louis Rosa, 40 Oak st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 918.

SPRING ST, 171, masonry, fireproof bridge to 5-sty brick store and tenement; cost, $35; owner, Cordelia Jursch, 645 Putnam av, Brooklyn; architect, Paul Jursch, 140 Nassau st. Plan No. 926.

THAMES ST, 1-11, new staircase to 21-sty brick and stone offices; cost, $500; owner, U. S. Realty & Improvement Co., 111 Broadway; architect, Francis H. Kimball, 71 Broadway; builder, Geo. A. Fuller Co., 111 Broadway. Plan No. 912.

WALL ST, 49-51, new partitions and stairs to 18-sty offices; cost, $2,500; owner, Atlantic Mutual Ins. Co., Anton A. Raven, president, 49 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 961.

WASHINGTON ST, 256, alterations to 5-sty brick stores and lofts; cost, $525; owners, Jeanette Hall & Carrie H. Knapp, Bayonne, N. J.; architect, Henry C. Smith, 618 West 148th st. Plan No. 933.

WATER ST, 207-11, masonry, marquise and pent house to 5-sty brick cold storage; cost, $1,500; owner, Henry A. De Meli, 22 William st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 938.

WEST ST, 288-9, partitions and skylight to 8-sty brick warehouse; cost, $451; owners, The Lausiug Co., 288-9 West st; architect, Earl L. Caid, 230 Passaic st, Hackensack, N. J. Plan No. 957.

WILLIAM ST, 84-8, masonry and steel to 16-sty offices; cost, $6,800; owners, Royal Insurance Co., Edward S. Beddall, president, 84 William st; architects, Howells & Stokes, 100 William st. Plan No. 920.

8TH ST, 407-17 East, masonry to 5-sty brick lofts; cost, $200; owner, Emeline Roach, 128 Broadway; architect, Geo. M. Springsteen, 21 West 45th st. Plan No. 893.

14TH ST, 225-7 West, masonry to brick and stone convent; cost, $600; owners, Convent of Jesus and Mary, Rev. Mother Euphemia, Superior, 225-7 West 14th st; architect, John W. Kearney, 220 West 107th st; builder, Thos. P. Lanigan, 1133 Broadway. Plan No. 947.

16TH ST, 226 East, masonry, new stairs and windows to 3-sty brick and stone private school; cost, $2,000; owners, The Religious Society of Friends, 226 East 16th st; architects, Hutton & Buys, 311 Madison av. Plan No. 936.

18TH ST, 28 East, masonry to 4-sty brick store and loft; cost, $100; owner, Mrs. Katherine P. Hawes, 28 East 18th st; architect, Otto M. Kritz, 772 Forest av. Plan No. 940.

22D ST, 54 West, new partition and stairs to 6-sty brick stores and lofts; cost, $1,000; owner, Amelia Van Horne, 129 West 47th st; architects, Mugler Iron Works, 841-3 East 136th st. Plan No. 931.

24TH ST, 109-11 West, masonry to 7-sty brick lofts; cost, $200; owner, Robt. J. Horner, 237 West 74th st; architect, Louis A. Hornum, 1133 Broadway. Plan No. 929.

25TH ST, 301 East, rear extension to 4-sty brick store and tenement; cost, $1,000; owner, Soloman Weinhandler, 548 West 113th st; architect, Carl P. Johnson, 8 East 42d st. Plan No. 941.

26TH ST, 458-60 West, terra cotta partitions to 4-sty brick brew house; cost, $1,000; owners, Clausen-Flanagan Co., 441 West 25th st; architects, C. F. Hettinger & Co., 100 Rowe st, Boston, Mass. Plan No. 906.

28TH ST, 43-5 West, removal of encroachments to 4-sty brick and stone stores and lofts; cost, $500; owner, Geo. M. D. Kelly, 9 West 20th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 905.

28TH ST, 49-55 West, masonry to 4-sty brick stores and offices; cost, $3,000; owner, James M. Lehmaier, 357 West 16th st; architect, John H. McDonald, 357 West 16th st. Plan No. 901.

32D ST, 15-17 East, fireproof stairs and dumbwaiter to 12-sty brick store and loft; cost, $400; owner, 15 & 17 East 32d St. Co., J. S. Brown, Pres., 49 Wall st; architect, Ernest Greene, 5 Beekman st. Plan No. 970.

32D ST, 126-8 West, masonry and new show window to 2-sty brick store and loft; cost, $200; owners, Louisa M. Gerry et al, 258 Broadway; architect, Morris Schwartz, 194 Bowery. Plan No. 945.

36TH ST, 28-32 West, masonry, new windows and partitions to 12-sty brick lofts and store; cost, $600; owners, Fry Realty Co., Daniel A. Garber, president, Ridgewood, N. J.; architect, G. J. Powers, 225 5th av. Plan No. 944.

39TH ST, 335 West, masonry, new plumbing and partitions to 4-sty brick tenement; cost, $500; owner, Ludwig Zimmer, 53 William st, East Orange, N. J.; architect, John H. Knubel, 305 West 43d st. Plan No. 953.

42D ST, 263 West, extension in height and interior alterations to 3, 4 and 5-sty hotel; cost, $10,000; owner, Julia A. Tracey, 2520 Broadway; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 924.

48TH ST, 218 West, front extension to 3-sty brick residence and store; cost, $1,500; owner, Mitchel H. Mark Realty Co., Mitchel H. Mark, president, 701 7th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 955.

48TH ST, 169 West, masonry to 3-sty brick furnished rooms; cost, $40; owner, Benjamin Flanagan, 176 West 72d st; architect, John H. Knubel, 305 West 43d st. Plan No. 967.

52D ST, 3 East, masonry and partitions to 3-sty brick interior decorative; cost, $2,500; owner, Delia Abbott Muller, 14 West 52d st; architect and lessee, G. Birard MacBride, 4 West 40th st. Plan No. 952.

53D ST, 128 West, rear extension and interior alterations to 4-sty brick and stone canine infirmary; cost, $12,000; owner, Dr. Harry K. Miller, Mamaroneck; architect, Chas. Gem, Jr., 1100 East 3d st, Brooklyn. Plan No. 903.

58TH ST, 320 West, rear extension to 4-sty brick and stone dwelling; cost, $6,000; owner, Wm. B. Thorn, 3-5 Washington pl; architect, Harvey J. Lefler, 302 West 99th st. Plan No. 942.

65TH ST, 115 East, rear extension to 3-sty brick and stone residence; cost, $900; owner, Alfred R. Conkling, 80 Maiden lane; architect, Henry H. Holly, 39 West 27th st. Plan No. 971.

68TH ST, 243 West, masonry and metal covering to 3-sty brick garage; cost, $400; owner, Arthur M. Day, Morristown, N. J.; architect, Herman Bagger, 566 West 173d st. Plan No. 956.

73D ST, 504 East, one 5,000-gallon tank to 2-sty brick stable; cost, $1,000; owners, Godfrey Knoche, et al, 516 East 72d st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 899.

76TH ST, 152 East, alterations to 4-sty brick school; cost, $1,000; owner, The Marise Bros., 153 East 76th st; architect, Jules A. Coelos, 201 West 136th st. Plan No. 965.

94TH ST, 216 West, extension to 7-sty brick and stone hotel; cost, $12,000; owner, Bonta Hotel Co., Arthur K. Bonta, president, 216 West 94th st; architect, David M. Ach, 1 Madison av. Plan No. 917.

111TH ST, 307 East, new bakery to 4-sty brick tenement and stores; cost, $1,500; owner, Antonio Rusciano, 307 East 111th st; architects, Mastronard & Ricca, 367 Fulton st. Plan No. 973.

116TH ST, 221-5 West, sky sign to 2-sty brick store and loft; cost, $350; owners, Simon Strauss, Inc., 221 West 116th st; builders, O. J. Gude Co., 22 West 42d st. Plan No. 900.

116TH ST, 179-85 East, wooden partitions and masonry to 3-sty brick lofts; cost, $344; owner, S. Chas. Welch, 256 Broadway; architect, Hector Snyker, 232 West 142d st. Plan No. 935.

119TH ST, 185 East, skylight to 3-sty brick store and lofts; cost, $100; owners, Chas. Realty & Construction Co., 103 Gold st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 949.

117TH ST, 216 East, masonry and partition to 4-sty brick tenement and store; cost, $300; owner, Benj. Bernstein, 230 East 123d st; architect, Otto Reissmann, 30 1st st. Plan No. 891.

147TH ST, 300-2 West, masonry to 6-sty brick tenement and store; cost, $50; owner, Louis Eisenberg, 149 Broadway; architect, M. Jos. Harrison, 230 Grand st. Plan No. 915.

AV B, 30, masonry to 5-sty brick tenement and stores; cost, $300; owner, Abraham Leifer, 30 Av B; architect, Jacob Fisher, 25 Av B. Plan No. 946.

BOWERY, 75, masonry, new stairs, partition and elevator to 5-sty brick store and lofts; cost, $25,000; owners, Abby A & Ralph Moody, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 963.

BROADWAY, 130-2, masonry ,partitions and stairway to 5-sty brick offices and stores; cost, $20,000; owner, Elias A. Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 921.

BROADWAY, 64-68, removal of brick wall to 16-sty brick offices; cost, $1,000; owner, Manhattan Life Ins. Co., Morris W. Torrey, Pres., 66 Broadway; architect, Chas. I. Berg, 331 Madison av. Plan No. 969.

BROADWAY, 756-770, fireproof gallery to 12-sty brick store; cost, $2,500; owner, John Wanamaker, 762 Broadway; architect, Thomas J. Bird, 505 5th av; builder, Theodore Starrett Co., 103 Park av. Plan No. 928.

LENOX AV, 106-8, rear extension to 5-sty brick tenement and stores; cost, $750; owner, Sam E. Bernheimer et al, 2566 Broadway; architect, Geo. A. Bagge, 217 West 125th st. Plan No. 939.

LEXINGTON AV, 1947, dumbwaiter, repairs to 2-sty brick blacksmith shop; cost, $25; owner, John Volz, 131 East 86th st; architect, Chas. Pase, 1947 Lexington av. Plan No. 910.

MADISON AV, 875, rear extension to 4-sty brick and stone dwelling; cost, $7,000; owner, Samuel N. Andrews, 875 Madison av; architect, Edward L. Casin, 149 Broadway. Plan No. 902.

PARK AV, 1767, fireproofing to 5-sty brick store and tenement; cost, $300; owner, Mary A. Early, 54 West 46th st; architect, August Mugler, 401-5 East 117th st. Plan No. 959.

PARK AV, 48, front extension to 4-sty brick and stone dwelling; cost, $7,520; owner, Miss A. B. Jennings, 48 Park av; architect, Thomas Nash, 1170 Broadway. Plan No. 925.

1ST AV, 62, masonry, partitions and plumbing to 5-sty brick store and tenement; cost, $1,500; owner, Mrs. Hattie Berliner, 71 Central Park West; architect, Wm. Kurtzer, 192-4 Bowery. Plan No. 948.

3D AV, 170, iron sign to 3-sty brick store and club; cost, $75; owner, Neerg Realty Co., 160 Broadway; architect, Wm. C. Cartwright, 193 Broadway. Plan No. 930.

3D AV, 1905, extensive alterations and plumbing to 3-sty brick store and restaurant; cost, $2,000; owner, Wm. Heddendorf, 201 East 105th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 913.

3D AV, 205-11, circular iron stairs to 7-sty brick warehouse; cost, $2,000; owners, Eimer & Amend, 18th st and 3d av; architect, Ludwig Lindemeyer, 37 East 28th st; mason, A. S. Duff, 249 West 18th st. Plan No. 914.

3D AV, 957-9, 1-sty extension and alterations to 3-sty brick moving picture theatre; cost, $2,000; owner, Peter Tisch, 957 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 962.

4TH AV, 440, partitions to 16-sty brick loft; cost, $1,500; owners, 440 4th Av Co., Irving S. Brown, president, 49 Wall st; architects, Cross & Cross, 10 East 47th st. Plan No. 916.

5TH AV, 250-2, side extension to 5-sty brick and stone bank and loft; cost, $45,000; owners, Second National Bank, Wm. A. Simonson, president, 250 5th av; architects, McKim, Mead & White, 160 5th av. Plan No. 943.

5TH AV, 294, new show window and masonry to 5-sty brick store and lofts; cost, $1,300; owner, Mrs. Florence Fish, 810 5th av; architect, Daniel G. Malcolm, 331 Madison av. Plan No. 927.

5TH AV, 70, extension to 12-sty brick offices and lofts; cost, $100,000; owner, Geo. A. Plimpton, 61 Park av; architect, Chas. A. Rich, 320 5th av. Plan No. 964.

6TH AV, 400-4, masonry to three 4-sty brick stores and offices; cost, $400; owner, Archibald A. Forest, 295 Broadway; architect, Theodore C. Visscher, 425 5th av. Plan No. 958.

6TH AV, 808, reconstruct show window to 5-sty brick store and tenement; cost, $200; owner, Chas. H. Bachem, 35 Nassau st; architect, Horace G. Knapp, 111 Broadway. Plan No. 974.

6TH AV, 1024-28, masonry to 2 & 3-sty brick stores and offices; cost, $450; owner, Nic. Christotos, 1028 6th av; architect, R. Otto Kohler, 29 West 34th st; builders, Ruton & Cooper, 29 West 34th st. Plan No. 954.

6TH AV, 875, removal of encroachments to 5-sty brick stores and tenement; cost, $200; owner, Rudolph Groest, 23 Broad st; architect, Horace G. Knapp, 111 Broadway. Plan No. 975.

6TH AV, 723-7, masonry to 2 and 4-sty brick lunch room; cost, $2,200; lessees, Horn & Hardart Co., 1557 Broadway; architects, Stuckert & Sloan, 1420 Chestnut st, Philadelphia, Pa. Plan No. 960.

6TH AV, 249-51, reset show window to 3-sty brick stores and offices; cost, $300; owner, Kate T. Ryckman et al, Hotel Bretton Hall, 86th st and Broadway; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 934.

6TH AV, 675, masonry to 4-sty brick store and dwelling; cost, $400; owner, Wm. C. McDonald, 102 West 32d st; architect, John J. Lawler, 360 West 23d st. Plan No. 950.

6TH AV, 419½, reset show windows to 4-sty brick stores and offices; cost, $115; owners, Sarah T. Adams et al; architect, Gorintsky, 5 Willow ct, Jersey City, N. J. Plan No. 909.

6TH AV, 799, reset store front to 1-sty brick store; cost, $50; owner, Robt. Taggart, 121 West 45th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 894.

6TH AV, 801, reset store front to 4-sty brick store and tenement; cost, $100; owner, Robt. Taggart, 121 West 45th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 895.

6TH AV, 662-4, new partitions to 5-sty brick stores and offices; cost, $500; owner, Sperry Realty Co., 2 West 45th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 892.

6TH AV, 829, reset store front to 4-sty brick offices; cost, $375; owner, Walter J. Soloman, 17 West 42d st; architect, Chas. Sandhof, 771 Lexington av. Plan No. 898.

6TH AV, 647, rebuild show windows to 4-sty brick and stone stores and shop; cost, $500; owner, Mary A. Haley, 647 6th av; architect, Otto L. Spannhake, 233 East 78th st; builder, Frank Sheery, 30 East 42d st. Plan No. 897.

6TH AV, 485, reset store front to 4-sty brick store and lofts; cost, $55; owner, Oscar Oestreicher, 302 Central Park West; architect, Raffeal J. Wolkenstein, 1876 Belmont av. Plan No. 896.

7TH AV, 444, masonry and new store front to 4-sty brick stores and tenements; cost, $1,000; owner, Hattie Lilianthal, 110 East 76th st; architect, John H. Knubel, 305 West 43d st. Plan No. 890.

8TH AV, 573, new show windows to 5-sty brick tenements and store; cost, $100; owner, Louis W. Harlem, 338 West 58th st; architect, Adolph S. Wexlee, 302 West 13th st. Plan No. 908.

8TH AV, 737-9, masonry and steel to 5-sty brick store and tenement; cost, $325; owner, William Waldorf Astor, 23 West 26th st; architect, B. Hustace Simonson, 315 5th av. Plan No. 887.

11TH AV, 701-9, masonry and new windows to 6-sty brick factory; cost, $300; owner, Wm. Vincent Astor, 23 West 26th st; architects, Ross & McNeil, 39 East 42d st. Plan No. 922.

Bronx.

169TH ST, 773 to 781, new girders, new beams, &c, to 3-sty brick stores and ballroom, &c; cost, $1,500; owners, McKinley Square Casino Co., on premises; architect, Wm. G. I. Roeder, 1123 Broadway. Plan No. 157.

172D ST, n s, 75 e Hoe av, 1-sty of brick built under 2-sty frame dwelling; cost, $5,000; owner, Henry Herbert, on premises; architect, B. Ehrling, Ferris pl & Westchester av. Plan No. 152.

184TH ST, n w cor Arthur av, 1-sty frame extension, 28.37x52, to 1-sty frame store and dwelling; cost, $1,500; owner, John J. Brady, 2395 Valentine av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 151.

221ST ST, 651, 2-sty frame extension, 16x6, to 2½-sty frame dwelling; cost, $600; owner, Emily Scott, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 153.

COLLEGE AV, 379, 1-sty brick extension, 21.1x30, to 3-sty frame dwelling; cost, $1,000; owner, Otto Haussmann, on premises; architect, Chas. Stegmayer, 168 East 91st st Plan No. 162.

MT. HOPE AV, e s, 145 s 175th st, 3-sty frame extension, 10.6x39.4, to 2-sty frame dwelling; cost, $3,000; owner, Benemino Iannucelli, 1669 Clay av; architect, Eugene De Rosa, 644 8th av. Plan No. 155.

ST. GEORGES CRESCENT, w s, 138.11 n 206th st, new side wall to 3-sty frame dwelling; cost, $300; owner, Mrs. Del Gaizo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 156.

TREMONT AV, s s, 25.3 w Bathgate av, new show windows, new partitions to 4-sty brick store and tenement; cost, $500; owner, Mrs. Louisa H. Schultz, 1899 Bathgate av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 158.

TREMONT AV, s e cor Bathgate av, four 2-sty brick extensions, 23x17, 18.4x17, 19x17 and 20x17, to four 3-sty brick dwellings, stores and offices; cost, $4,000; owner, Louise M. Canonne, 2 Albany st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 154.

WALES AV, 633, move 2-sty frame stable and loft; cost, $650; owner, Casper Hellbock, on premises; architect, Chris F. Lohse, 371 East 149th st. Plan No. 159.

WEBSTER AV, 2779, 1-sty frame extension, 4x14.6, to 3-sty frame store and dwelling; cost, $200; owner, F. M. Edwards, Bedford Park boulevard; architect, Anton Pirner, 2069 Westchester av. Plan No. 161.

WESTCHESTER AV, 446-8, new balcony to 2-sty brick store and dwelling; cost, $750; owner, Annuccio Santini, 441 East 149th st; architect, Chris F. Lohse, 371 East 149th st. Plan No. 160.

Brooklyn.

ADAMS ST, w s, 110 s Johnson st, plumbing to 2-sty garage; cost, $300; owner, Brooklyn Daily Eagle, "Eagle Building"; architect, John W. Cooney, 30 Church st, N. Y. Plan No. 1929.

ADELPHI ST, s w cor Park av, exterior and interior alterations to 4-sty tenement; cost, $250; owner, Alfonso Cheninde, 193 Navy st; architect, H. Arnold, 2527 Coney Island av. Plan No. 1922.

BRIGHTON BEACH PIKE, n s, 250 e Coney Island av, extension to 2-sty storage; cost, $100; owner, Brighton Beach Dev. Co., 41 Park Row; architect, S. B. McDonald, Surf av and West 27th st. Plan No. 1969.

CHEEVER PL, w s, 315 n Degraw st, interior alterations to 4-sty tenement; cost, $150; owner, Matilda Croise, 860 69th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1972.

CHESTER ST, e s, 60 s Riverdale av, exterior and interior alterations to 3-sty tenement; cost, $300; owner, Isaac Breson, 433 Cedar st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 1931.

CHESTER ST, e s, 142.11 s East New York av, extension to 3-sty dwelling; cost, $400; owner, Morris Bluchmall, 75 Chester st; architect, Jas. Millman, 1780 Pitkin av. Plan No. 1951.

CHESTER ST, e s, 300 n Pitkin av, exterior and interior alterations to 3-sty tenement; cost, $450; owner, Benj. Hochman, 49 Chester st; architect, Louis Danancher, 7 Glenmore av. Plan No. 2022.

COURT ST, e s, 708 n State st, plumbing to 5-sty tenements; cost, $140; owner, Wm. H. Bowne, 71 Hamilton av; architect, Jas. Jordon, 429 Carroll st. Plan No. 2014.

DOUGLASS ST, s s, 80 e Hoyt st, exterior and interior alterations to 4-sty tenement; cost, $300; owner, Hy C. Ripple, 387 Clinton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1870.

FLOYD ST, s w cor Throop av, extension to 4-sty tenement; cost, $500; owner, Lena Riepp, 81 Harrison av; architect, C. P. Cannella, 60 Graham av. Plan No. 1971.

FULTON ST, s s, 75 e Flatbush av, exterior and interior alterations to 2-sty restaurant; cost, $1,500; owner, Wm. Kennedy, 215 Montague st; architect, J. S. Kennedy, 44 Court st. Plan No. 1909.

FULTON ST, 558, new electric sign; cost, $300; owner, Desmond Dunne, 176 Montague st; architect, Nat's Elec. Sign Co., 61-3 Hudson st, Jersey City, N. J. Plan No. 2000.

FULTON ST, n e s, 857 s e Flatbush av, elevator repairs; cost, $1,000; owner, Desmond Dunne, 176 Montague st; architect, Reedy Elev. Co., 13th st and Willow av, Hoboken. Plan No. 1943.

GEORGE ST, s s, 275 w Knickerbocker av, exterior alterations to 2-sty shop; cost, $100; owner Salvatore Ciero, 308 Ellery st; architect, C. P. Cannella, 60 Graham av. Plan No. 1882.

JACKSON ST, n s, 175 e Lorimer st, interior alterations to 3-sty dwelling; cost, $150; owner, Jas. Millison 455 Grand st; architect, John B. Vogelbach, 378 South 1st st. Plan No. 1917.

JACKSON ST, n s, 200 e Humboldt st, exterior and interior alterations to 3-sty tenement; cost, $300; owner, Michle Puglia, 209 Jackson st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1907.

JAVA ST, n s, 50 e West st, exterior and interior alterations to 3-sty tenement; cost, $200; owner, Hy Friedman, 101 Huron st; architect, Jas. McKillop, 154 India st. Plan No. 1989.

JOHN ST, n e cor Jay st, new elevator; cost, $3,000; owner, Chas. Williams, 49 John st; architect, Otis Elev. Co., 62 West 45th st, N. Y. Plan No. 2011.

LEONARD ST, e s, 24.6 s Jackson st, exterior alterations to 3-sty tenement; cost, $150; owner, Domenico Di Candia, 230 Union av; architect, C. P. Cannella, 60 Graham av. Plan No. 1886.

LEONARD ST, w s, 25 n Stagg st, exterior and interior alterations to 3-sty tenement; cost, $600; owner, Isador H Rozow, 808 Broadway; architect, Tobias Goldstone, 49 Graham av. Plan No. 2030.

LORRAINE ST, n s, 100 e Columbia st, plumbing to 3-sty dwelling; cost, $125; owner, Thos. A. Moore, 61 Lorraine st; architect, E. H. Scally, 527 Henry st. Plan No. 1985.

MAJENTA ST, n s, 225 w Crescent st, interior alterations to 2-sty garage; cost, $100; owner, Geo. Coleman, 97 Majenta st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1961.

PENN ST, s s, — e Marcy av, interior alterations to 3-sty dwelling; cost, $400; owner, Geo. Fiegel, 252 Penn st; architect, Louis Wallant, 808 Broadway. Plan No. 1965.

POWERS ST, s s, 125 e Lorimer st, exterior and interior alterations to 3-sty tenements; cost, $500; owner, Margt. Kern, 302 Liberty av; architect, Adam E. Fischer, 373 Fulton st. Plan No. 1878.

REGENT PL, n s, 100 w Flatbush av, extension to 3-sty dwelling; cost, $500; owner, Alb't Vitten, 435 Grove st, New York; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1970.

SMITH ST, 448, plumbing to 3-sty store and tenement; cost, $250; owner, Everett Greene, 113 Lenox rd; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1983.

SIDNEY PL, w s, 81.6 s Joralemon st, plumbing to 4-sty dwelling; cost, $200; owner, Geo. P. Beebe, 339 Washington av; architect, H. J. Whiles, 646 East 3d st. Plan No. 1930.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 7, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m., on the 19th day of May, 1913, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post office at Monroe, N. C. The building is to be of one story, basement and mezzanine, and has a ground area of approximately 3,450 square feet; fireproof first floor; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Monroe, N. C., at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

the Supervising Architect, Washington, D. C., April 15, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 27th day of May, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Marlin, Tex. The building is to be of one story, basement and mezzanine, and has a ground area of approximately 3,450 square feet; nonfireproof construction; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Marlin, Tex., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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Plans Filed—Alterations (Continued).

SKILLMAN ST, 148, plumbing, &c, to 3-sty tenement; cost, $200; owner, Vincenzo Cidiello, on premises; architect, Pasquale Gagliaridi, 239 Navy st. Plan No. 1954.

STAGG ST, s s, 150 w Lorimer st, plumbing to 3-sty tenement; cost, $200; owner, Simon Rosenblum, 81 Leonard st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1892.

UNION ST, s s, 140 e Henry st, interior alterations to 4-sty tenement; cost, $300; owner, Mah Edelmuth, 159 President st; architect, John Burke, 603 East 2d st. Plan No. 1941.

UNION ST, s s, 133.11 w Rochester av, plumbing installed in four 3-sty dwellings; cost, $6,000; owners, John A. Ryan & ano, 703 Park pl; architects, Rupp Bros., 186 Remsen st. Plan No. 1992.

WASHINGTON ST, ——, 98.10 s Tillary st, new electric sign; cost, $500; owner, D. Bernstein, 281 Washington st; architect, C. J. Martin, 302 West 53d st. Plan No. 1879.

WILLOUGHBY ST, s e cor Pearl st, new electric sign; cost, $400; owner, N. M. Schenck, 17 Willoughby st; architect, P. J. Martin, 302 West 53d st. Plan No. 1880.

WOLCOTT ST, n s, 50 e Richard st, extension to 3-sty shop; cost, $500; owner, Geo, Grendig, 46 Wolcott st; architect, W. J. Conway, 400 Union st. Plan No. 2019.

2D PL, s s, 71 w Smith st, exterior and interior alterations to 4-sty tenement; cost, $500; owner, Eugenio Fortuna, 68 Sedgwick st; architect, C. P. Cannella, 60 Graham av. Plan No. 1890.

NORTH 7TH ST, w s, 125 w Driggs av, plumbing to 3-sty dwelling; cost, $100; owner, Mary Clark, 177 North 7th st; architect, Morris Krauss, 190 Bedford av. Plan No. 2005.

NORTH STH ST, n w cor Roebling st, plumbing, etc., to 3-sty dwelling; cost, $150; owner, John Murray, 230 North 8th st; architect, Wm. H. Condon, 677½ Leonard st. Plan No. 2027.

NORTH 10TH ST, 65, plumbing to 2-sty tenement; cost, $100; owner, Guiseppe Trupiano, on premises; architect, Fred J. Hertel, 441 Metropolitan av. Plan No. 1984.

NORTH 12TH ST, n s, 475 w Kent av, interior alterations to office building; cost, $14,500; owner, Standard Oil Co., 26 Broadway; architect, E. A. Hathaway, 341 Martense st. Plan No. 1946.

EAST 14TH ST, e s, 360 n Av I, exterior alterations to 2-sty dwelling; cost, $100; owner, Francis Kelly, 551 East 14th st; architect, Arthur McEntee, 37 East 28th st, N. Y. Plan No. 1915.

EAST 18TH ST, e s, 450 n Av G, exterior alterations to 3-sty dwelling; cost, $150; owner, C. B. Williams, 685 East 18th st; architect, Hans Arnold, 2527 Coney Island av. Plan No. 1995.

BAY 32D ST, w s, 350 s Cropsey av, extension to 3-sty hotel; cost, $1,000; owner, G. Semken, foot Bay 32d st; architect, Harry N. Case, 214 Bay 35th st. Plan No. 1944.

39TH ST, s s, 250 w 6th av, interior alterations to 3-sty dwelling; cost, $250; owner, John Sappio, 554 39th st; architect, C. B. White, 189 Montague st. Plan No. 1871.

41ST ST, s w cor West st, plumbing to 2-sty dwelling; cost, $100; owner, Isabella Mantel, 1674 14th av; architect, E. A. Wiess, 1352 43d st. Plan No. 1916.

45TH ST, 1232, exterior alterations to 3-sty dwelling; cost, $250; owner, Bernard Lowenstein, 1232 45th st; architect, Sam'l Garstein, 1168 45th st. Plan No. 1918.

46TH ST, s s, 100 w 3d av, exterior and interior alterations to 2-sty marble works; cost, $600; owner and architect, Frank Giacalone, 289 Lincoln rd. Plan No. 1911.

AV Z, s w cor East 36th st, extension to 2-sty dwelling; cost, $100; owner, Jas. N. Skippington, 3524 Av L; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1895.

ATLANTIC AV, s s, 360 e Bedford av, new electric sign; cost, $300; owner, A. H. Laidlaw, 1250 Atlantic av; architect, Rob't Gerlinger, 229 West 42d st. Plan No. 1887.

ATLANTIC AV, s w cor Jerome st, extension to 3-sty store and dwelling; cost, $600; owner, John J. Ling, 169 Meserole st; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 1964.

ATLANTIC AV, s s, 456 e Pennsylvania av, exterior and interior alterations to 1-sty picture show; cost, $150; owner, John Hart, 62 Montague st; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 1961.

ATLANTIC AV, s s, 25 w Jerome st, plumbing to 3-sty dwelling; cost, $250; owner, John J. Ling, 169 Meserole st; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 1963.

BELMONT AV, s s, 50 s Williams av, exterior and interior alterations to 2-sty stable; cost, $100; owner, Simon Holand, 245 Belmont av; architect, S. Millman, 1780 Pitkin av. Plan No. 1979.

BEDFORD AV, n w cor Bergen st, new electric sign; cost, $300; owner, Bryant Impt. Co., on premises; architect, Strauss & Co., 442 West 42d st, N. Y. Plan No. 2029.

BRIGHTON BEACH PIKE, n s, 255 e Coney Island av, exterior alterations to 2-sty store room; cost, $150; owner, Brighton Beach Dev. Co., 41 Park av, N. Y.; architect, Jas. A. McDonald, Surf av and West 27th st. Plan No. 1926.

BROADWAY, e s, 50 n Halsey st, exterior and interior alterations to 3-sty stone dwelling; cost, $400; owner, Simon Schwartz, 1569 Broadway; architect, Fred Weber, 192 Woodbine st. Plan No. 1942.

CHRISTOPHER AV, w s, 200 s Sutter av, extension to 3-sty tenement; cost, $300; owner, Morris Frie, 236 Christopher av; architects, Whinston & Polak, 358 Stone av. Plan No. 1899.

CHURCH AV, n s, 250 w Nostrand av, extension to moving picture show; cost, $2,000; owner, Max Fogelson, 3305 Church av; architect, Jas. Millman, 1780 Pitkin av. Plan No. 1950.

CYPRESS av, w s, 65 n Sea Gate av, extension to 2-sty dwelling; cost, $250; owner, R. W. Creusebaur, 217 82d st; architect, H. H. Gales, 248 Bay 38th st. Plan No. 1889.

DEKALB AV, n s, 25 e Sumner av, exterior and interior alterations to 5-sty store and tenement; cost, $500; owner, Mrs. Philip Levy, 200 Riverside Drive, N. Y.; architect, Hy Vollweiler, 696 Bushwick av. Plan No. 1935.

DRIGGS AV, e s, 76.4 n South 9th st, exterior and interior alterations to 5-sty tenement; cost, $3,000; owner, John D. Dixon, 242 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 1881.

DRIGGS AV, s w cor Russell st, plumbing to 4-sty tenement; cost, $200; owner, Sam Levien, 597 Leonard st; architect, F. J. Canavan, 97 Driggs av. Plan No. 1898.

FLATBUSH AV, w s, 90.4 n Livingston st, exterior and interior alterations to 5-sty store; cost, $1,200; owner, Realty Associates, 162 Remsen st; architects, Bruno W. Berger & Son, 121 Bible House, N. Y. Plan No. 1998.

GATES AV, n w cor Patchen av, exterior alterations to 3-sty dwelling; cost, $350; owner, Emil Filsenger, 959 Gates av; architect, Benj. Finkensieper, 184 Broadway. Plan No. 1947.

GRAND AV, e s, 153 s Gates av, extension to 4-sty dwelling; cost, $950; owner, C. H. Adams, 381 Grand av; architects, Miller & Schmitt, 394 Waverly av. Plan No. 1962.

GRAHAM AV, e s, 60 n Powell st, exterior and interior alterations to 2-sty store and dwelling; cost, $800; owner, Jos. Rosenberg, 712 Broadway; architect, A. C. Kunzi, 98 Cedar st. Plan No. 1974.

GREENE AV, s s, 144 w St Nicholas av, extension to 3-sty dwelling; cost, $2,500; owners, Frank Spaeth & ano, 927 Broadway; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 1875.

GRAHAM AV, w s, 75 n Boerum st, exterior alterations to 3-sty store and dwelling; cost, $1,200; owner, Leib Luria, 98 Graham av. Plan No. 1893.

HAMBURG AV, e s, 75 n Starr st, exterior alterations, &c, to 4-sty tenement; cost, $100; owner, Guiseppi Rosolia, 101 Hamburg av; architect, C. P. Cannella, 60 Graham av. Plan No. 1883.

HUDSON AV, n e cor Tillary st, plumbing to 3-sty store and dwelling; cost, $175; owner, A. Gorga, 23 Park av; architect, J. Boyle, 1059 DeKalb av. Plan No. 2012.

JOHNSON AV, n s, 78 e Waterbury st, interior alterations to 5-sty abbatoir; cost, $500; owners, S. & H. Plant, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1879.

LENOX RD, s s, 90.7 w Nostrand av, extension to 3-sty dwelling; cost, $400; owner, S. L. Alford, 272 Lenox rd; architect, H. Arnold, 2527 Coney Island av. Plan No. 1923.

METROPOLITAN AV, s s, 175 w Havemeyer st, exterior and interior alterations to 3-sty store and dwelling; cost, $425; owner, Lugi Caiozzo, 538 East 14th st, N. Y.; architect, Rocco Meza, 2859 West 5th st. Plan No. 1939.

NEW JERSEY AV, e s, 100.3 n Jamaica av, plumbing to 3-sty dwelling; cost, $150; owner, E. P. Mendez, 37 New Jersey av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1921.

NORMAN AV, n w cor Eckford st, exterior and interior alterations to 3-sty store and dwelling; cost, $2,000; owner, Peter Blasius, 121 Norman av; architect, Jas. McKillop, 154 India st. Plan No. 1990.

NOSTRAND AV, e s, 19.6 s Herkimer st, extension to 3-sty dwelling; cost, $1,500; owner, A. C. Lanton, 1315 Fulton st; architect, A. V. Pierce, 59 Court st. Plan No. 1925.

RALPH AV, w s, 60 s Moore st, exterior and interior alterations to 3-sty tenement; cost, $300; owners, Mary and Francis Amena, 166 Wilson st; architect, F. G. Stilwagon, 117 Woodbine st. Plan No. 1924.

ROCKAWAY AV, e s, 50 s Glenmore av, exterior and interior alterations to 3-sty dwelling; cost, $400; owner, Jacob Rabinowitz; architect, Jas. Millman, 1780 Pitkin av. Plan No. 1948.

ST MARKS AV, n e cor New York av, plumbing to 4-sty dwelling; cost, $150; owner, Hy Hentz, 767 St Marks av; architect, Geo. P. Chapple, 258 Broadway, New York. Plan No. 1960.

SNEDIKER AV, e s, 106 n Belmont av, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, Meyer Rosen, 209 Snediker av; architect, Jas. Millman, 1780 Pitkin av. Plan No. 1949.

SUTTER AV, n s, 60 w Powell st, extension to 3-sty store and dwelling; cost, $500; owner, Louis Bernstein, 415 Sutter av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 1973.

UNION AV, s e cor Richardson st, extension to 1-sty file works; cost, $1,500; owner, Thos. Murcott & ano, 298 Union av; architect, Phil Tillion, 381 Fulton st. Plan No. 2008.

UNION AV, w s, 75 n Grand st, interior alterations to moving picture booth; cost, $300; owner, Armstrong Pery, 11 Bond st; architect, C. V. McCrainy, 279 West 113th st, N. Y. Plan No. 2016.

WASHINGTON PARK, e s, 307.6 s Willoughby av, extension to 4-sty dwelling; cost, $600; owner, Hy. Schack, 275 Grand av; architect, I. B. Ells, 261 Broadway, New York. Plan No. 1914.

6TH AV, s s, 269.11 w 8th av, plumbing installed in hospital; cost, $8,000; owner, Methodist Episcopal Hospital, on premises; architect, F. J. Helmle, 190 Montague st. Plan No. 1885.

8TH AV, e s, 75.6 s 37th st, plumbing to 3-sty dwelling; cost, $125; owner, Mr. Swan, 3711 8th av; architect, M. F. Mulligan, 4014 New Utrecht av. Plan No. 1975.

16TH AV, e s, 75 s 86th st, extension to 2-sty dwelling; cost, $100; owner, Morris Kelser, 8610 16th av; architect, S. Millman, 1780 Pitkin av. Plan No. 1978.

16TH AV, e s, 132 s 86th st, extension to 2-sty dwelling; cost, $100; owner, Morris Kelser, 8610 16th av; architect, S. Millman, 1780 Pitkin av. Plan No. 1977.

"ERIGHTON BEACH HOTEL," bet East 5th st and Coney Island av, plumbing installed in hotel; cost, $1,800; owner, B. R. T. Co., 85 Clinton st; architect, John Cash, Surf av and West 37th st. Plan No. 2004.

Queens.

AQUEDUCT.—Old South rd, s s, 1056 w Hawtree Creek, interior alteration to public school; cost, $2,400; owner, City of N. Y., 500 Park av, N. Y. C.; architect, owner. Plan No. 552.

BAYSIDE.—Braddish av, w s, bet John and Pullis sts, 2½-sty frame extension, 24x36, side 2½-sty frame dwelling, shingle roof, new plumbing; cost, $4,000; owner, W. H. Joyns, Bayside; architect, W. W. Knowles, 1133 Broadway, N. Y. C. Plan No. 573.

COLLEGE POINT.—17th st, w s, 100 s 5th av, install new plumbing in dwelling; cost, $500; owner, Mrs. Pat'k Cosgrove, 131 17th st, College Point. Plan No. 562.

COLLEGE POINT.—15th st, e s, 170 n High st, install new plumbing in dwelling; cost, $35; owners, Charles and Amelia Wutz, 514 15th st, College Point. Plan No. 526.

FLUSHING.—26th st, e s, 375 n Broadway, interior alteration to dwelling; cost, $400; owner, J. E. Fillupelli, premises. Plan No. 554.

JAMAICA.—New York av, w s, 904 n South st, 2-sty frame extension, 21x24 on rear 2-sty frame dwelling, tin roof, new plumbing; cost, $400; owner, E. G. Stansbury, premises; architect, W. A. Finn, 328 Fulton st, Jamaica. Plan No. 560.

LONG ISLAND CITY.—Boulevard, w s, 300 n Webster av, erect new foundation and interior alterations to dwelling; cost, $570; owner, G. E. Clay, 9 Jackson av, L. I. City. Plan No. 570.

LONG ISLAND CITY.—Boulevard, w s, 320 n Webster av, erect new foundation and interior alterations to dwelling; cost, $300; owner, G. E. Clay, 9 Jackson av, L. I. City. Plan No. 569.

LONG ISLAND CITY.—Vernon av, e s, 25 n 9th st, erect fence, 25x10; cost $50; owner, John Jones, Vernon av, L. I. City. Plan No. 566.

LONG ISLAND CITY.—Isable pl, n w cor Flushing av, erect fence, 75x10; cost, $75; owner, Jos Busi, 160 Flushing av, L. I. City. Plan No. 565.

LONG ISLAND CITY.—Crane st, n s, 200 e Jackson av, interior alteration to shop; cost, $25; owner, Neptune Meter Co., premises. Plan No. 564.

LONG ISLAND CITY.—Vernon av, w s, 100 n 14th st, erect new tank on top of factory; cost, $700; owner, American Macaroni Co, premises. Plan No. 549.

LONG ISLAND CITY.—Boulevard, 233, 1-sty frame extension, 9x24, on rear 1-sty frame dwelling, tin roof; cost, $300; owner, Frank Lango, premises. Plan No. 452.

RIDGEWOOD.—Hughes st, s e cor Thompson st, install new plumbing in dwelling; cost, $200; owner, Otto Witt, premises. Plan No. 558.

ROCKAWAY BEACH.—Waverly av, n e cor Boardwalk, general repairs to pavillion; cost, $400; owner, A. J. Dante, premises. Plan No. 572.

SOUTH OZONE PARK.—Leahy av, w s, 150 s Emily av, install new gas fixtures in dwelling; cost, $10; owner, Chas. Idgt, premises. Plan No. 571.

WHITESTONE.—20th st, s s, 195 w 6th av, install new plumbing in dwelling; cost, $125; owner, Hugh Soyle, premises. Plan No. 568.

WHITESTONE.—18th st, 32, remove store front and erect two windows; cost, $75; owner, Mrs. A. A. Kent, 154 Underhill st, Brooklyn. Plan No. 567.

WHITESTONE.—11th av, w s, 350 n 14th st, 2-sty frame extension, 23x13, on rear 2-sty frame dwelling, tin roof, new plumbing; cost, $800; owner, Mrs. F. Thomas, 212 11th st, Whitestone; architect, J. P. Hansen, 20 West 16th st, Whitestone. Plan No. 563.

COLLEGE POINT.—17th st, w s, 100 s 5th av, install new plumbing in dwelling; cost, $500; owner, Mrs. Patrick Cosgrove, 131 17th st, College Point. Plan No. 562.

CORONA.—Fairview av, w s, 175 e Corona av, install new gas fixtures in dwelling; cost, $25; owner, Anton Kubista, premises. Plan No. 574.

CORONA.—Jackson av, s s, 50 e Junction av, alter shed, to provide for dining room, on hotel; cost, $390; owner, Henry Pfertner, Breakers, New Jersey. Plan No. 594.

COLLEGE POINT.—14th st, 316, install new plumbing in dwelling; cost, $60; owner, Christian J. Schmidt, premises. Plan No. 605.

CORONA.—Cleveland st, w s, 120 n Smith av, interior alterations to dwelling; cost, $300; owner, J. Russi, Jefferson st, Corona. Plan No. 598.

EAST ELMHURST.—Bay Shore Terrace, e s, 80 n Grand st, erect new foundation under dwelling; cost, $600; owner, G. Wortmann, premises. Plan No. 575.

EVERGREEN.—Cypress av, e s, 75 s Summerfield av, install new plumbing in dwelling; cost, $75; owner, H. Von Stein, Washington av near Myrtle av, Richmond Hill. Plan No. 592.

ELMHURST.—8th st, s s, s e cor Shell rd, erect two bay windows on side of house; cost, $600; owner, Henry J. Goette, 8th st, Elmhurst. Plan No. 602.

FLUSHING.—Robinson av, 71, install new plumbing in dwelling; cost, $350; owner, Barney Kelly, premises. Plan No. 606.

FLUSHING.—Jamaica av, 297, install new plumbing in dwelling; cost, $300; owner, George Adams, premises. Plan No. 607.

FLUSHING.—Barclay st, n s, 400 n Percy st, install new gas piping in dwelling; cost, $20; owner, Wm. Fitzgerald, premises. Plan No. 608.

FAR ROCKAWAY.—Union st, e s, 100 s Prospect st, raise dwelling and erect new concrete block foundation; cost, $50; owner, Thomas Pepper, Carnaga av, Far Rockaway. Plan No. 579.

GLENDALE.—Wilton av, e s, 20 s Galsser av, install new plumbing in dwelling; cost, $190; owner, A. F. Franz, 69 Edsall av, Evergreen. Plan No. 591.

GLENDALE.—Madison av, w s, 528 n Central av, building to be raised and new foundation erected; cost, $500; other repairs; owner, Jacob Burkhardt, premises; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 583.

LONG ISLAND CITY.—12th av, 404, install new gas fittings in dwelling; cost, $40; owner, J. Yeager, premises. Plan No. 586.

LONG ISLAND CITY.—Davis st, w s, 305 n Jackson av, install new plumbing in dwelling; cost, $80; owner, Nassau Mfg. Co., premises. Plan No. 587.

LONG ISLAND CITY.—Academy st, 87, install new plumbing in dwelling; cost, $285; owner, Mrs. C. Copen, 136 East 96th st, N. Y. C. Plan No. 576.

LONG ISLAND CITY.—Van Alst av, s e cor Newton rd, erect iron stairs on dance hall; cost, $60; owner, Ben. Kalman, 519 West 156th st, N. Y. C. Plan No. 581.

LONG ISLAND CITY.—Marion st, w s, 147 n Noble st, 1-sty frame dwelling to be raised and 1-sty built underneath; cost, $1,500; new plumbing; owner, Guiseppi Dantell, 16 Marion st, Long Island City; architect, C. W. Hewitt, 717 Crescent st, Long Island City. Plan No. 582.

LONG ISLAND CITY.—Celtic av, s e cor Grove st, interior alterations and repairs to saloon; cost, $1,000; owner, Margaret Reilly, premises. Plan No. 593.

LONG ISLAND CITY.—Broadway, 110, erect frame shed in rear of yard, 20x11, tin roof; cost, $150; owner, A. Cantore, premises. Plan No. 600.

LONG ISLAND CITY.—Vernon av, 709, 1-sty frame shed, 28x12, paper roof; cost, $65; owner, Chas. M. Gray Marble Co., premises. Plan No. 601.

LONG ISLAND CITY.—Boulevard, w s, 107 s Freeman av, install new plumbing in dwelling; cost, $100; owner, John S. Wright, 81 Webster av, L. I. City. Plan No. 595.

MASPETH.—1st st, n s, 125 e Broad st, install new gas piping in dwelling; cost, $20; owner, John Young, premises. Plan No. 596.

MASPETH.—Clermont av, e s, 75 n Jay av, 1-sty added over present extension, new plumbing; cost, $800; owner, Henryka Budz, premises; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 603.

RIDGEWOOD.—Jefferson av, s s, 165 e Anthon av, interior alterations to dwelling; cost, $500; owner, Andrew Goetz, 700 Palmetto st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 588.

RICHMOND HILL CIRCLE.—Bergen Landing rd, e s, 84 s Meecher av, 1-sty frame extension, 12x15, on rear store, tin roof; cost, $50; owner, John Genese, premises. Plan No. 599.

RICHMOND HILL.—Jamaica av, n s, 66 w Hamilton st, install new plumbing in dwelling; cost, $75; owners, Schmitt & Ernest, 3111 Jamaica av, Richmond Hill. Plan No. 584.

ROCKAWAY BEACH.—North Division av, e s, 450 n Boulevard, erect extension on rear of shed; cost, $500; owner, August Bellon, premises. Plan No. 585.

WHITESTONE.—19th st, n s, 175 e 8th av, install new plumbing in dwelling; cost, $75; owner, J. Full, premises. Plan Nos. 589-90. (2 buildings.)

WHITESTONE.—7th av, n s, opp Shore rd, replace new plumbing fixtures in dwelling; cost, $60; owner, Mrs. Chas. Schuff, Whitestone. Plan No. 580.

WHITESTONE.—20th st, s s, 195 w 6th av, install new plumbing in dwelling; cost, $120; owner, Hugh Doyle, premises. Plan No. 568.

WINFIELD.—Walnut st, 42, 1-sty frame extension on rear shed, 12x11, gravel roof; cost, $25; owner, Gotlieb Tocpfert, Worthington st, Winfield. Plan No. 578.

WOODHAVEN.—Jamaica av, 1096, erect new electric sign on store and tenement; cost, $130; owner, Wm. H. Wade, 235 Elm st, Richmond Hill. Plan No. 597.

JAMAICA.—Herriman av, n w cor Fulton st, install new gas piping in store; cost, $20; owner, E. Bullard, 357 Fulton st, Jamaica. Plan No. 604.

BAYSIDE.—Lawrence st, s w cor Bell av, interior alterations to store and erect new store front; cost, $600; owner, A. Zevere, on premises. Plan No. 618.

BAYSIDE.—New st, n s, east of 2d st, 1-sty frame extension, 50x28, on rear lumber shed, rubberoid roof; cost, $200; owner, Bayside Lumber Co., 2d st, Bayside; architect, J. P. Hansen, 16th st, Whitestone. Plan No. 616.

CORONA.—Polk av, 120, install new plumbing in dwelling; cost, $100; owner, John D. Kroeger, on premises. Plan No. 614.

GLENDALE.—Thompson pl, e s, 560 s Myrtle av, install new plumbing in dwelling; cost, $475; owner, Karl H. Rahnig, on premises. Plan No. 621.

JAMAICA.—Washington st, n s, 75 s Columbus av, install new gas piping in dwelling; cost, $15; owner, Richard Ehlen, 256 Washington st, Jamaica. Plan No. 620.

LONG ISLAND CITY.—Marion st, e s, 63 n Freeman av, erect new foundations under two dwellings; cost, $500; owner, Stan. Zanick, 21 Marion st, Long Island City. Plan No. 623.

LONG ISLAND CITY.—4th st, No. 47, install new plumbing in dwelling; cost, $75; owner, Mrs. Mears, on premises. Plan No. 609.

LONG ISLAND CITY.—Radde st, w s, 182 n Webster av, general alterations to dwelling; cost, $45; owner, Robert Willis, 303 Radde st, L. I. City; architect, Thos. F. Curran, 840 Crescent st, L. I. City. Plan No. 619.

LONG ISLAND CITY.—Pierce av, n s, 75 e Academy st, interior alterations to store to provide for moving picture show; cost, $700; owner, John McGlynn, 37 No. Washington pl, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 622.

LONG ISLAND CITY.—Jane st, s s, and Bridge Plaza, 1-sty frame extension, 5x25, on side of store, gravel roof; cost, $500; owner, J. Glasser, on premises; architect, A. Merther, 17 Prospect st, L. I. City. Plan No. 624.

RICHMOND HILL.—Jamaica av, s s, 100 w Johnson av, install new plumbing in dwelling; cost, $125; owner, Mr. Trunz, Richmond Hill. Plan No. 613.

RICHMOND HILL.—Jamaica av, s s, 125 w Johnson av, install new plumbing in dwelling; cost, $100; owner, Mr. Bowman, on premises. Plan No. 612.

RICHMOND HILL.—Grant av, e s, 100 n Orchard av, raise dwelling 2 ft. and erect new foundation; cost, $300; owner, Lotis Sack, on premises. Plan No. 611.

ROCKAWAY BEACH.—Hollywood av, e s, 240 n Boulevard, interior alteration to shed; cost, $200; owner, Rockaway Baking Co., on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 617.

WHITESTONE.—14th st, n s, 125 e Av C, 1-sty frame extension, 14x10, on front 1-sty frame dwelling, shingle roof; cost, $100; owner, Mrs. P. Gunther, 14th st, Whitestone; architect, J. P. Hansen, 70 West 16th st, Whitestone. Plan No. 615.

Richmond.

BURGHER & HENDERSON STS, s w cor, West New Brighton, extension to frame saloon and dwelling; cost, $500; owner, Rubsam Horrman Brewing Co., Stapleton; architect, Jas. Whitford; builder, F. H. Skerett, Graniteville. Plan No. 121.

BROOK ST, w s, cor Bank st, Tompkinsville, front addition to frame shed and dwelling; cost, $60; owner, Carlo Perrines, Tompkinsville; builder, P. Fiori, Stapleton. Plan No. 122.

CHURCH ST, w s, 285 s Chestnut st, Tottenville, addition to frame dwelling; cost, $300; owner, F. B. Wood, Tottenville; builder, C. O. Petersen, Tottenville. Plan No. 126.

LORETTA ST, w s, 200 s Belmont av, Tottenville; woodshed to frame dwelling; cost, $200; owner, Geo. W. Golder, Brooklyn; builder, C. O. Petersen, Tottenville. Plan No. 125.

PROSPECT ST, n s, 100 w Broadway, West New Brighton, additional room to frame dwelling; cost, $250; owner, August Neush, West New Brighton; builder, Wm. H. Carry, West New Brighton. Plan No. 124.

LINCOLN AV, n s, 150 e Rossville av, Princes Bay, extension to frame dwelling; cost, $230; owner, Robt. Carr, Princes Bay; builder, Geo. W. Carr, Princes Bay. Plan No. 123.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending April 12.

HARRISON.—Morris Meltz, n w cor 7th and Ann sts, two 3-sty frame, $13,000.

NEWARK.—Nathan Axel, 54 Chester av, one 3-sty frame, $9,000; Nathan Axel, 56 Chester av, one 3-sty frame, $8,000; Barnet Skalman, 811 Ranyen st, one 3-sty frame, $8,000; Charles Geltziler, 27 and 29 Johnson st, two 3-sty frame, alteration, $500; Mendelsohn & Levine, 340 South 12th st, one 3-sty frame, $8,000; Henry Schenck, 175-179 Woodside av, two 3-sty frame, $19,000; Anton Ringel, 23 Pierce st, one 3-sty frame, $5,000; Louis J. Reimenschneider, 92 Napoleon st, one 3-sty frame, $5,000; Aaron Rosenberg, 350 Bergen st, one 3-sty frame alteration, $1,000; Morris Alper, 221 Livingston st, one 3-sty frame alteration, $1,000; Louis J. Remmele, 294 South 6th st, one 3-sty frame alteration, $1,500; Benjamin Yanowitz, 7 Ridgewood av, one 3-sty frame, $7,000; Benjamin Shaiman, s e cor Deway pl and Nye av, one 3-sty frame, $9,000; Shirian & Bensky, 25 Fairview av, one 3-sty frame, $7,000; Sarah A. Holloway, 591 Bergen st, one 3-sty frame, $8,000; Chinich & Densky, 33 Fairview av, one 3-sty frame, $7,000; Louis Nodell, 285 Peehins av, one 3-sty frame, $7,000; Clinton Hill Realty Co., s w cor Elizabeth & Hawthorne avs, one 3-sty frame, $11,000; Leonard Mueller, 222 Ross st, one 3-sty frame, $8,000; Louis Karaeik, n e cor Badger and Watson avs, one 3-sty frame, $7,000.

JERSEY CITY.—Giovanni & Pistro Verga, e s Wright av, nr Broadway, one 3-sty brick, $10,000; Daniel J. Murphy, 47-49 Mercer st, one 5-sty brick, $40,000.

PASSAIC.—Elias Jaffy, 112 Passaic st, one 4-sty brick, alteration, $500.

NUTLEY.—Michelangelo Asslochiarice, 87 Franklin av, one 3-sty frame, $5,000.

WEST ORANGE.—Meyer Rosenbaum, 23-25 Kling st, one 2-sty frame, $6,000.

IRVINGTON.—Morris Warenbeupt, 233 North 22d st, one 3-sty frame, $7,000; Moeler & Unvirzasyt, 523 21st st, one 3-sty frame, $5,000.

MAYWOOD.—Otto B. Martwich, n e cor Elm st and Pleasant av, one 3-sty frame, $8,000.

WEST NEW YORK.—Morris Goldberg, s w cor Palisade av and 18th st, one 4-sty brick, $22,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Work will soon start on a 3-sty frame and stucco flat, 26x81 ft, at the northeast corner of Badger and Watson avs, for Louis Karasik, 207 Runyon st, owner. M. B. Silberstein, 17 Market st, architect. Cost, about $10,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for a 3-sty frame and stucco flat, 22x75 ft, to be erected at 168 Leslie st, near Bragaw av, for Alexander Rothenberg, 43 Norwood st, owner. Cost, about $7,500.

NEWARK, N. J.—Work is to start at once on a 3-sty frame and stucco flat, 22x74 ft., at 340 South 12th st, for Mendelsohn & Levine, 88 Stratford pl, owners. Cost about $7,500.

NEWARK, N. J.—Work is about to start on a 3-sty frame and stucco flat, 22x74 ft., at 211 Runyon st, for Barnet Shaiman, northeast corner of Belmont av and Spruce st, owner. Cost about $7,500.

CHURCHES.

EAST ORANGE, N. J.—Work on a chapel for the Church of Our Lady Help of Christians at the southeast corner of Elmwood av and West st, will be started this summer. Plans will be drawn by Frederick Metcalf, of Plainfield.

DWELLINGS.

NEWARK, N. J.—Work will soon start on three 2½-sty frame and stucco residences, 28x30 ft. each, at 53-55, 59-61 and 65-67 Pine Grove Terrace, for the N. Y. & N. J. Development Co., Chas. B. Blocmecke, in charge, 185 Market st. The owner will build by day work. Cost, $3,500 each.

ENGLEWOOD, N. J.—Excavating is under way for alterations to the 2½-sty frame residence in the north side of Maples st for C. V. Meserole, 111 William st, N. Y. C., owner. Davis, McGrath & Kiessling, 949 Broadway, N. Y. C., are architects. W. H. Whyte Co., 382 Railroad av, Hackensack, N. J., has the general contract. Cost about $8,000.

NEWARK, N. J.—Work has been started on two 2½-sty frame residences, 24x33 ft. each, at 158-160 and 176-78 Pomona av, for the Clinton Park South Land & Improvement Co., 810 Broad st, owner. Mintz & Silberstein, Belmont av, have the general contract. Cost about $4,000 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—H. Baechlin, 665 Broad st, is preparing plans for a 3-sty reinforced concrete factory, 100x120 ft, to be erected on Jelliff av, south of Clinton av, for the Wadsworth Chocolate Co., 350 Plane st.

NEWARK, N. J.—The Eclipse Tanning Co., of this city, is having plans prepared for an extension to its plant in Nesbit st, to cost $35,000.

EAST ORANGE, N. J.—Work on the new factory for the Hoard Miniature Lamp Co. at Springdale av and 19th st was started this week. 2-stys, 66x112 ft. Cost, $20,000.

NEWARK, N. J.—Herman Kreitler is preparing plans for a 6-sty fireproof building, steel and reinforced concrete, for the R. Neumann Hardware Co., to be erected at 17-23 St. Francis st, to cost, $65,000.

HALLS AND CLUBS.

BLOOMFIELD, N. J.—John F. Capen, 45 Clinton st, is completing plans for the 3-sty Knox Hall, 44x70 ft, to be erected in Franklin st, near Broad st, for the German Theological Seminary, Dr. H. E. Richards is chairman of the Board of Trustees. Cost, about $65,000. Bids will be taken about April 25.

SCHOOLS AND COLLEGES.

WESTFIELD, N. J.—The Board of Education will select an architect immediately for the new high school to be erected in Orchard st. The committee on buildings and grounds include Messrs. Grape, Davis and Dennis.

MORRISTOWN, N. J.—The contracts for another new building for St. Elizabeth College has been awarded by the Sisters of Charity to a local builder at a cost of $100,000.

Other Cities.

CHURCHES.

CARTHAGE, N. Y.—A. F. Lansing has completed final plans for rebuilding Grace Episcopal Church. The contract for the work is to be let within a short time.

DWELLINGS.

PAWLING, N. Y.—Ivan Wood, of Forest Hills, L. I., has purchased the Arnold property at Pawling, Dutchess County, N. Y. The buyer will erect a large dwelling and outhouses.

FACTORIES AND WAREHOUSES.

JAMESTOWN, N. Y.—Freeburg & Fiddler, 302 Fenton Building, Jamestown, are preparing plans for a 4-sty brick and steel addition, 66x80 ft., to the factory at Jones and Gifford avs, for the Eckman Furniture Co., to cost $20,000.

AUBURN, N. Y.—The Firth Carpet Co., 8 East 34th st, N. Y. C., and Firthcliffe on the Hudson, Frederick D. Boothe, president, has had plans prepared for a 3-sty brick carpet factory, 75x100 ft., to be erected on West End at a cost of $50,000.

SCHENECTADY, N. Y.—The main building of the Schenectady Linenite Co.'s plant was destroyed by fire at a loss of $50,000. Plans for rebuilding have not been decided. The Mercantile Commercial Bank, of N. Y. C., owns the building.

HALLS AND CLUBS.

ITHACA, N. Y. The Assembly has passed the Cuvillier bill appropriating $30,000 for the erection of a drill hall at Cornell University.

HOTELS.

COLUMBUS, GA.—Ludlow & Peabody, architects, 12 West 31st st, N. Y. C., are preparing plans for an 8-sty fireproof hotel, of tile and concrete, to be erected here at a cost of $200,000.

LIBRARIES.

JOHNSON CITY, TENN.—Architects' plans and designs will be considered for the 2-sty public library building to be erected here at a cost of $15,000.

Government Work.

MONROE, N. C.—Sealed proposals will be received until May 19, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post office at Monroe, N. C. The building is to be 1-sty, basement and mezzanine, having a ground area of approximately 3,450 sq. ft., fireproof first floor, stone and brick facing and tin roof. Drawings may be obtained from the custodian of site at Monroe, N. C., or at the office of the supervising architect, O. Wenderoth, Wash., D. C.

ORANGEBURG, S. C.—Sealed proposals will be received until April 29 for the construction of a superintendent's residence near Orangeburg, S. C. For blank proposals, specifications, plans and particulars address the commissioner of fisheries, Department of Commerce, Washington, D. C.

CHELSEA, MASS.—Sealed proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until April 26, for a roadway at the naval hospital, Chelsea, Mass. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard, Boston, Mass. H. R. Stanford, chief of bureau.

PHILADELPHIA, PA.—Sealed proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until April 26, for dredging at the United States navy yard, Philadelphia, Pa. Estimated cost, $9,900.

PERSONAL AND TRADE NOTES.

HARRY GOODSTEIN, builder, has removed his offices from 42 Broadway to 135 Broadway.

HART & SCHMIDT, architects, formerly of 43 Cedar st, have moved to 15 East 40th st.

JACOB & YOUNGS, builders, formerly of 1133 Broadway, have moved to 116 West 32d st.

HUTTON & BUYS, architects, 311 Madison av, will move May 1 to the Terminal Building, 103 Park av.

THE LAWYERS TITLE INSURANCE & TRUST CO. has moved its Bronx office from 500 Willis av to 381-383 East 149th st.

J. O. DEVLIN COMPANY, general contractors, 1328 Broadway, will move May 1 to the Woolworth Building, Broadway and Park place.

GEORGE FRED PELHAM, architect, is now located in the Forty-Second Street Building, Madison av and 42d st. Telephone Nos. Murray Hill 7281 and 7282.

WILLIAM H. OLIVER, plain and decorative painter, will move on or before May 1st to 57 5th av, after having been at 104-106 University pl over 50 years, and for 17 years at 829 Broadway, or, in other words, 67 years in the neighborhood.

CLARK, MacMULLEN & RILEY, INC., consulting engineers for the design of heating, ventilating and electrical equipments, beg to announce the removal of their offices to the Architects' Building, 101 Park av. Telephone Nos. Murray Hill 3164 and 3165.

RUDOLPH P. MILLER, C. E., Superintendent of Buildings, Manhattan, delivered an address on Thursday evening at the closing exercises of the graduates of the school department of Mechanics and Tradesmen, of the City of New York, which was held at the Engineering Society's Building in West 39th street.

COMMISSIONER R. A. C. SMITH submitted a plan to the Sinking Fund Commission on Wednesday for piers at 44th, 45th and 46th sts. He declared that the construction of modern 1,000-ft. piers at these points, including the acquisition of the property, would not cost more than $3,000,000, as against a cost of $4,000,000 for the same length pier in the down-town section.

THE MERCHANTS ASSOCIATION of New York has moved into its new headquarters in the Woolworth Building, 233 Broadway, its old quarters at 54-60 Lafayette st having been outgrown. The new headquarters occupy the greater part of the ninth floor of the Woolworth Building, and they afford ample accommodations for the many activities of the association.

New Metal Column Catalog.

Catalog No. 11, issued by the Union Metal Manufacturing Company, of Canton, O., and with offices at 30 Church street, is available for architects and builders. The catalog is illustrated, giving considerable attention to the application of metal columns in suburban buildings. In addition to its standard sizes the company is now prepared to make up from specifications special columns to forty inches in diameter and thirty-five feet in length to sustain any specified load. The company is also turning out a special column for interior work, by rolling and fluting over a regular column one ply of 16-ounce copper, which is finished in either antique or verde antique.

DEPARTMENTAL RULINGS.

(Continued from page 845.)

BOARD OF EXAMINERS.
CITY OF NEW YORK.

APPEAL 21 of 1913, New Building 4942 of 1912, premises sw cor 50th St. & 4th Av., Brooklyn, Thomas W. Lamb, appellant.
Theatre.
DISAPPROVED.

APPEAL 22 of 1913, New Building 397 of 1912, premises sw cor 97th St. & Broadway, Manhattan, Thomas W. Lamb, appellant.
Theatre.
Withdrawn by appellant.

APPEAL 23 of 1913, New Building 58 of 1913, premises 11 and 13 West 116th St., Manhattan, V. Hugo Koehler, appellant.
Theatre; rear courts.
APPROVED.

APPEAL 24 of 1913, Alteration 241 of 1913, premises 57 and 59 Cedar St., Manhattan, Messrs. Clinton & Russell, appellants.
Additional story.
APPROVED ON CONDITION that the entire easterly wall of the additional story and the new portion of the westerly and northerly walls be carried up in brickwork not less than eight inches thick, laid in cement mortar.

APPEAL 25 of 1913, New Building 54 of 1913, premises 2-14 West 39th St., 424-434 5th Av., and 1-11 West 38th St., Manhattan, Messrs. Goldwin Starrett & Van Vleck, appellants.
Roof house for recreation and rest rooms; Lord & Taylor's new store.
APPROVED.

APPEAL 26 of 1913, New Building 182 of 1912, premises 112-116 Madison Av., Manhattan, Wm. H. Birkmire, appellant.
Roof house; lunch room for employees.
APPROVED ON CONDITION that the enclosure walls resting on the main roof be built of terra cotta blocks at least six inches thick; that every part inside and outside of the pent house shall be made fireproof, including floor, roof, doors, sash and trim; that all glass, except the skylight, shall be wireglass; that a stair be provided to the roof of the pent house and that a complete equipment of automatic sprinklers, wet system, be installed; and on the further condition that said pent house shall not be used for manufacturing or as stock rooms or for storage.

APPEAL 27 of 1913, New Building 826 of 1913, premises south side 16th St., 100 feet west of 5th Av., Brooklyn, Thomas Bennett, appellant.
Theatre; moving pictures.
APPROVED ON CONDITION that the seats be spaced 32" from back to back, and that two (2) additional exits be provided in the easterly and westerly walls, at the points marked "A" and "B" in the first floor plan, exits to be at least four feet wide; and that a clear passage at least four feet wide be provided from the aisles to each of these exits.

APPEAL 28 of 1913, New Building 52 of 1913, premises 468 Grand St., Manhattan, Harry C. Ingalls and F. Burrall Hoffman, appellants.
Theatre.
Withdrawn by appellants.

APPEAL 29 of 1913, Alteration 352 of 1913, premises 4 West 54th St., Manhattan, Duncan Candler, appellant.
Sun-parlor on roof, private residence.
APPROVED ON CONDITION that the skylight shown on the fifth floor plan be placed above the roof of the sun-parlor, and that the shaft under same be enclosed with four-inch terra cotta blocks on the fifth floor; and that the shaft be continued to the underside of the skylight, with double thickness of metal frames and wireglass.

APPEAL 30 of 1913, New Building 12 of 1913, premises Broadway and 47th St., Manhattan, Thomas W. Lamb, appellant.
Theatre.
DISAPPROVED.

APPEAL 31 of 1913, New Building 769 of 1913, premises 1472-1480 Broadway, Manhattan, Messrs. Clinton & Russell, appellants.
Additional story.
DISAPPROVED.

APPEAL 32 of 1913, New Building 119 of 1912, premises 216-222 West 18th St., Geo. M. McCabe, appellant.
Omitting fireproofing of plate girder over driveway.
DISAPPROVED.

APPEAL 33 of 1913, Alteration 149 of 1913, premises 55-59 Chrystie St., Manhattan, Messrs. Cantor & Levingson, appellants.
Theatre.
DISAPPROVED.

APPEAL 34 of 1913, New Building 18 of 1913, premises northwest corner Howard and Lafayette Sts., Manhattan, Messrs. McKenzie, Voorhees & Gmelin, appellants.
Floors non-fireproof wood.
APPROVED ON CONDITION that the concrete fill must be finished level with the top of the sleepers; that the flooring must be at least one and one-eighth inches thick; and that complete equipment of automatic sprinklers, wet system, be installed.

APPEAL 35 of 1913, New Building 87 of 1913, premises west side 207th St., 125 feet north of Sherman Av., Manhattan, Messrs. Von Beren & La Velle, appellants.
Theatre.
DISAPPROVED.

Cornell Gets U. S. Contract.

The W. G. Cornell Company, of this city, Boston, Baltimore and Washington, has been awarded the plumbing contract for the new Boston Custom House, which will be the tallest building in that city, being approximately 500 feet high, which promises to dominate the Boston skyline for many years. The architects for this building are Peabody & Stearns, 53 State street, Boston, and the general contractors are Norcross Brothers, of this city, and Worcester, Mass.

The conspicuousness of his contract is symbolic of the importance to which the G. W. Cornell Company has risen in the few short years of its life. Starting as specialists in plumbing, heating, ventilating and electrical work, it has enlarged its offices in the Everett Building, Union Square, and upon the expiration of the leases of other tenants will ultimately occupy the entire fifth floor front of this building.

Almost half a decade ago this company began business with small offices in the building they equipped with plumbing under the architects, Goldwin Starrett & Van Vleck, and as sub-contractors to the builders, the George A. Fuller Construction Company. W. G. Cornell, the president, Edward Slosson, the vice-president, George W. Simmons, treasurer and secretary, are all experts in their line, and organized the company with the conviction that there is a place abreast of other departments of engineering for that of sanitation. With resources, equipment and wide experience in handling work of large character this company has been selected to make the largest installations in other cities as well as this, the most recent prominent buildings equipped being the Woolworth and Municipal buildings. Thompson-Starrett Company, builders; the Stern store, C. T. Wills, builders; the Bankers Trust Co., Marc Eidlitz & Son, builders; the Plaza-Copley Hotel, Boston, Geo. A. Fuller Co., builders; and the new Post Office, Washington.

The company's rapid growth soon made necessary the establishment of offices in Boston, Baltimore and Washington.

Continued increase in business here in New York has made the further expansion imperative and its facilities are now such as to enable it to render the most prompt and efficient service.

Wells Ironworks Expands.

The Wells Architectural Iron Company, of River avenue and East 151st street, has added a spacious drafting room to its plant, where it employs the best trained designers and draftsmen obtainable, the policy of the company being to have its work properly designed and planned at source of manufacture, not only for itself, but for its customers, thereby increasing its facilities for handling contracts for art metal work of any size.

The Wells plant is now completing the ornamental iron work for the Henry Phipps Clinic, Baltimore; railroad station at Jamaica, L. I.; Durand-Ruel studio, East 57th street; Park & Tilford warehouse, West 42d street, and the W. R. Grace building, Hanover Square. Among the recently completed buildings handled by this company were the 20-story hotel building, Philadelphia, Horace Trumbauer, architect, and the Samaritan Hospital buildings, Troy, N. Y., Geo. B. Post & Sons, architects.

Y. & T. in Own Building.

The Yale & Towne Manufacturing Company moved its general offices yesterday from 9 Murray street to 9 East 10th street, where they will be neighbors of the Record and Guide, which will be located at 113 East 40th street. This new location was selected by the company after long and thorough investigation, as the one best suited to meet the convenience of its customers. It is in the center of the up-town section of the city, midway between the two great railroad terminals, in the heart of the hotel district, and easily accessible from all parts of the city.

The site comprises a plot 50x100 feet, occupied by a twelve-story building, erected and owned by Yale & Towne and designed to meet their requirements. The entire ground floor is devoted to a series of exhibit rooms, which, when completed (about July 1st), will comprise the largest and most effective display of locks and builders' hardware which has ever been made, and which are designed to serve the convenience of architects and their clients, and of the firm's customers generally. In the basement, well lighted, is located the city salesroom, for the convenience of the local trade customers, and a large stock room. The company invites its customers to inspect its new building.

GARRY IRON & STEEL CO.

Chas. J. Dodge Establishes Local Show-Rooms and Warehouse.

One of the best appointed steel ceiling showrooms and warehouses to be found in the East is that which the Garry Iron and Steel Company, of New York, has recently opened at 521-523 West 23d street. The company, of which Charles J. Dodge, formerly of the Northrop-Coburn-Dodge Company, is the secretary, has its manufacturing plant at Niles, Ohio, and it was only recently that it started a selling organization here.

For twenty-two years Mr. Dodge has been in the steel ceiling business in this city, and in that time he has established a very wide acquaintance with architects and owners. The fact that a fireproof building was recently erected in the heart of the new steel ceiling center, namely, around 23d street and 11th avenue, prompted overtures between Mr. Dodge and the Garry Iron and Steel Company, of Niles, Ohio, with the result that a complete line of that company's products is now available in this market. In this connection it is interesting to note that Mr. Dodge is also the representative here of the Cleveland Economy Expanded Metal Lath, which was used throughout the new Grand Central Station and also in the McAlpin Hotel.

One of the distinctive features of the Garry Iron and Steel Company's products is the fact that it turns out a finished product which for excellence of execution should commend it highly to particular architects. The company is sending out engraved invitations to its customers to inspect its new quarters, which are fireproof throughout, and are arranged mechanically to facilitate quick handling of sheet metal of all kinds. The company is also issuing a new catalog illustrating every kind of metal ceiling manufactured by it.

OFFICIAL CREDIT RECORDS

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APR. 12.

MOTT st, 100; leasehold; Jos Doelger et al—Vincenzo Torriani et al; M Harris (A).

222D st, ns, 556.7 e Barnes av, 35.1x88.10x irreg; Geo Hauser agt Louise Ringelstein et al; Neier & Van Derveer (A).

AMSTERDAM av, 464; Ella M Mott—Albt H Neihaus et al; Merrill & Rogers (A).

APRIL 14.

ALBANY st, 21; also WEST st, 87-93; also CEDAR st, ss, 61.2 w Washington, 40.9x68x irreg; Metropolitan Life Ins Co—West Street Improvement Co et al; Woodford, Bovee & Butcher (A).

MAPLE st, es, lot 97, map of new village of Jerome, Bronx; Cath C Hill—Muciano Minutillo et al; G Hill (A).

13TH st, 626-8 E; Wm Hastorf—Thal Realty Co; House, Grossman & Vorhaus (A).

16TH st, 620 E; Adolphine H Paegelow—Bella R Elitzer et al; L S Goebel (A).

114TH ST, 56 W; Geo Erff—Isidor Shlivck; Wentworth, Lowenstein & Stern (A).

120TH st, 147 W; Christian H Kruse et al—Isaac Miller et al; Thompson, Koss & Warren (A).

128TH st, ss, 223.9 w 2 av, 18.9x99.11; German Savgs Bank in the City N Y—Fannie Moses et al; M Auerbach (A).

165TH st, ss, 84.9 e Washington av, 47.10x95; Jos Lehman—Belwood Realty Co; Olcott, Gruber, Bonynge & McManus (A).

BOYD av, es, 250 n Edenwald av, 50x100; also BOYD av, es, 150 n Edenwald av, 75x100; also FOX av, ws, 200 n Edenwald av, 25x100; also ROAD leading from New York to Boston, ns, adj land of A Arnow, containing 3.600-1000 acres; 1-3 pt; also LOTS 3, 4, 5, 24, 25, 26 & 27, map of Cebrie Park, Bronx, 1-3 pt; also LOTS 253, 254, 255, 279 & 280, map of McGraw Estate, near Van Nest Station, Bronx; 1-3 pt; Bridget M Jones—Hugh D Smyth et al; Pressinger & Newcombe (A).

MORRIS av, nec 164th, 100x104.9; Jos Lehman—Minnie Rose et al; Olcott, Gruber, Bonynge & McManus (A).

PROSPECT ter, ws, 25 s 229th, 89x105; Jno Foy—Frank McGarry et al; G Squires (A).

WASHINGTON av, ws, 125 s 165th, 25x100, Bronx; City Real Estate Co—Augusta S Mayer et al; H Swain (A).

LOT 76, blk 11, map 1087, Bronx; Anna Rose—Agnes M Pragnell et al; R S Patterson (A).

APRIL 15.

ATTORNEY st, 155-7; two actions; Karrick Riggs—Williamsburgh Trust Co et al; Shaw & Landon (A).

MARGINAL st, nec 19th, 80.4x18.5; also MARGINAL st, sec 20th, 80.4x89.6; also 19TH st, ns, 18.5 e Marginal, 100x184xirreg; Consolidated Gas Co of N Y—Warwick-Thomson Co; Shearman & Sterling (A).

97TH st, 39 W; Jno Kean et al—Thos P McKenna et al; Olin, Clark & Phelps (A).

97TH st, ns, 420 w Central Park West, 20x100.11; Francis F Robins trste—Mary E Pettit et al; Theall & Beam (A).

215TH st, nwc Seaman av, lots 225 to 228; two actions; Lawrence Drake—Chas A Fluri et al; F W Judge (A).

AQUEDUCT av, 2258; Ignatius Fischl et al—Chas Levy et al; H Swain (A).

BARNES av, nwc 211th, 24.7x100.7; Isaac P Smith—Frank McGarry et al; A M Silber (A).

GRAND av, es, 305.4 n 184th, 15.1x91.1; Walter L Crow—Maurice J McCarthy et al; W D Peck (A).

ST NICHOLAS av, 930; Austin E Pressinger—Hyman Goldfarb et al; amended; Pressinger & Newcombe (A).

3D av, 1763; Henry H Jackson—E Loewenthal & Son Inc; S H Jackson (A).

APRIL 16.

37TH st, 15 W; City Real Estate Co—Dondonald Estates Co et al; H Swain (A).

45TH st, ss, 70 e 11 av, 30x80.11; American Mtg Co—Chas Levy et al; M S Borland (A).

104TH st, 226 E; Jno M Bowers—Martin M Heller et al; M S Borland (A).

125TH st, ss, 227 w Amsterdam av, 27x100.11; Kate M Ladd—Arthur Gorsch et al; W B & G F Chamberlin (A).

134TH st, 74 W; N Y Trust Co—Mary E Heaney et al; M S Borland (A).

SO BOULEVARD, 71; Anna G DuBois—Carl Faerber et al; H Swain (A).

WALTON av, ws, 45.11 s Belmont, 61x152.3x irreg; Eliz A Higgins—Claus H Kruse et al; J P Dunn (A).

WASHINGTON av, 2020-2—Gotham Mtg Co—A Feldman Constn Co Inc et al; G Y Bauchle (A).

7TH av, es, 400 s Walnut, 23.3x100; Thos Sawyer—Katie Blute et al; S Hellinger (A).

7TH av, nwc 52d, 75.5x74.4; Central Consumers Wine & Liquor Co—Mary G Cronin et al; Paskus, Cohen & Gordon (A).

APRIL 17.

MONTGOMERY pl, ss, 100 w Maclay av, 25x100; Washington Savgs Bank—Julia A Clements et al; F M Patterson (A).

WOOSTER st, 97; Rector, Churchwardens & Vestrymen of St Bartholomew's Church in the City of N Y—Mary E Flomerfelt et al; H L Morris (A).

12TH st, ns, 330 w Av C, 25x103.1; Marie McHugh admrx—Emma A Wolfrath et al; W J McKeown (A).

117TH st, ss, 354.11 e Av A, 18.1x100.10; Anna R Morris—Sarah A Fanning et al; amended; H L Morris (A).

118TH st, 9 W; Ignatz Mantler—Philip Rosenblum et al; C Recht (A).

145TH st, ns, 190.8 e 3 av, 19.11x100; Francis B Chedsey—Matthew Anderson et al; J B Talmage (A).

231ST st, ns, 421.4 e White Plains rd, 3x229.8; also 231ST st, ns, 424.3 e White Plains rd, 75x229.8; two actions; Jno D Beals—Rita Realty Co; Beals & Nicholson (A).

COLLEGE av, cl, intersec ns 165th, runs w 122.6xn22xe122.6xs22 to beg; Wm D Leonard exr—Harris Applebaum et al; W D Leonard (A).

WASHINGTON av, ws, 160 sw 178th, 56x150; Clara Waterman et al—G H Lester Realty Co of NY et al; H H Frost, Jr (A).

WASHINGTON av, —s, 250 from road leading from Harlem R R Depot to Village of Westchester, 50x100; Thos Sheridan—Annie Stapleton et al; G W M Clark (A).

LOTS 4 & 5, map of Morris Park, sec 1; two actions; Washington Savgs Bank—Thos F Owens et al; F M Patterson (A).

APRIL 18.

15TH st, ss, 105 w 2 av, 100x114; J Ehrlich & Sons—Patk J Mulcahy et al; G Goodman (A).

80TH st, 219 W; Ormond Realty Co—Jno L Taylor et al; amended; A & H Bloch (A).

114TH st, ns, 160 e Park av, 15x100.11; Wm Linden et al—Benedict Funkelstein et al; R P Lydon (A).

KELLY st, ws, 226 n Longwood av, 40x100; Sigmund Kraus—Kellwood Realty Co et al; Strasbourger, Eschwege & Schallek (A).

SHERIFF st, ws, 150 s Rivington, 25x100; City Real Estate Co—Philip Krauss et al; G B Einthrop (A).

WALTON av, ws, 189.5 n 184th, 19.10x96.6; Wm Ollendorff—Liberty Investing Co et al; H Robitzek (A).

8TH av, 781; Franklin Savings Bank in the City of N Y—Ellen Leonard et al; W M Powell (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 10.

116TH st, ns, 100 w 1 av, 16.8x100; Hanny Rosen—Jos P Zurla et al; Lindsay, Kalish & Palmer (A); Jos V Motchell (R); due, 8,247.66.

APRIL 11.

GARRISON av, swc Irvine, 57.4x49.5; Fredk Meyer—Broad Realty Co; Wm H Giegerich (A); Nathan Burkan (R); due, $2,742.93.

LOTS 359 to 361, block K, Mapes estate; American Savings Bank—Walter Anopol et al; Irwin & Orr (A); Peter J Everett (R); due, $6,869.85.

APRIL 12.

No Judgments in Foreclosure Suits filed this day.

APRIL 14.

LEXINGTON av, 51-55; also 25TH st, 136 E; Alfd M Heinsheimer—Frank Lugar; Simpson & Cardozo (A); Jno G Saxe (R); due, $79,918.75.

RYER av, es, 59.7 s 180th, 25.2x—; Bronx Savings Bank—Estate of Eleanor D Whisten; David R Simpson (A); Jas A Lynch (R); due, $5,335.33.

RYER av, es, 34.6 s 180th, 25x65; same—same; same (A); same (R); due, $5,335.33.

APRIL 15.

10TH av, es, 36.1n 167th, 50x100; Minnie Low—Fanny Gruen; Willard A Mitchall (A); Frank C Hunter (R); due, $15,334.15.

APRIL 16.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APR. 12.

LEXINGTON av, 183-5; Jacob Hecht—Justa Realty Co et al; action to foreclose mechanics lien; L J Gold (A).

NEWTON av, ws, 409 s 253d, 30x100; Thos McBride—Michl Palladino et al; action to foreclose mechanics lien; T F Keogh (A).

APRIL 14.

ORCHARD st, ns, adj land of Chas E Loviness, 50x100; Bernardo Ulmer—Alberto Ulmer et al; specific performance; Kirby & Wood (A).

57TH st, 10-12 W; Jno Jordis Iron Works—Dreicer Realty Co; counterclaim; J H Banton (A).

3D av, ws, 25.5 s 68th, 100x100; Sol Herzog et al—Dani L Korn et al; action to declare deed void; J Pawel (A).

5TH av, nec 116th, 100.11x110; Jno Jordis Iron Works—Ancient Order of Hibernians of NY County; counterclaim; J H Banton (A).

APRIL 15.

ESSEX st, es, 75.6 n Broome, 27.6x100; Sarah Godin et al—Louis Wiltchik et al; partition; M A Rabinovitch (A).

173D st, 961 E; Cieri Constn Co—Geo Kurzman; specific performance; Fraser & Henschel (A).

APRIL 16.

ITTNER pl, ns, bet Webster & Park avs, lot 66½; Saml Hollander—Paul M Herzog et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

McCLELLAN st, ss, bet Jerome & Cromwell avs, lot 35; Saml Hollander—Jas R Roosevelt et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

14TH st, 320 W; Alex Tofts—Lemuel Littlefield; action to foreclose mechanics lien; O W Bohan (A).

151ST st, ns, bet Cedar lane & Walton av, lot 55; Saml Hollander—Fredk S Pinkus et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

238TH st, ns, bet Oneida & Kepler avs, lot 30; Saml Hollander—Wm J Nolan et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

EDGEWATER rd, sec Falconer, lot 271; Saml Hollander—Jno Simpson et al; foreclosure of transfer tax lien; B G Oppenheim (A).

EDGEWATER rd, sec Porter, —x—; Saml Hollander—Leslie M Daniel et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

LIEBIG av, ws, bet 259th & 260th, lot 600; Saml Hollander—Geo Marshall et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

LIEBIG av, ws, bet 259th & 260th, lot 598; Saml Hollander—Park Mtg Co; foreclosure of transfer of tax lien; B G Oppenheim (A).

LIEBIG av, ws, bet 259 & 260th, lot 597; Saml Hollander—Park Mtg Co; foreclosure of transfer of tax lien; B G Oppenheim (A).

APRIL 17.

No Lis Pendens filed this day.

APRIL 18.

CORNELIA st, 13; Danl F Hill—Mary J Carroll et al; action to set aside deed; C A Machenry (A).

FRANKLIN st, ns, 97.7 e Centre, 45.11x100x irreg; also 48TH st, 328 E; Karoline Nygaard—Bonifacio Colombo et al; action to set aside conveyance; Sparks & Fuller (A).

ST NICHOLAS av, swc 148th, 24.11x100; Bedford Plumbing Co—Rembrandt Realty Co et al; action to foreclose mechanics lien; I Hyman (A).

LOT 7, block 3138, sec 11; Simeon M Barber—Wilmore Realty Co et al; foreclosure of transfer of tax lien; H Swain (A).

LOT 133, block 2180, sec 8; Clyde Realty Co—Sol Kleinberger et al; foreclosure of transfer of tax lien; Wolf & Kohn (A).

Borough of Brooklyn.

APRIL 10.

FULTON st, sws, 111.10 se St Felix, 19.1x48.5x23.2x62.2; Mary A Neary—Chas A McInerney et al; Theo Burgmyer (A).

LINCOLN rd, swc E N Y av, runs w123.2xse 68.8 to av xne102.3 to beg; Moses Bernstein—The Constructors (Inc) et al; J J Schwartz (A).

MOORE st, ns, 111 e White, 28.6x100; Title Guar & Trust Co—Louis Shelubov et al; Thos F Redmond (A).

W 16TH st, es, 440 n Neptune av, 40x118.10; Bushwick Sav'gs Bank—Frank Paturzo et al; R L Scott (A).

45TH st, nes, 449.6 nw 12 av, 22.11x100.2; Title Guar & Trust Co—Thos F Hodge et al; Thos F Redmond (A).

57TH st, nes, 150 se 12 av, 50x100.2; Ward H Goodenough—Frank Gordon; E F Ramsdell (A).

Lis Pendens—Brooklyn (Continued).

EAST NEW YORK av, ss, 100 e Troy av, 50 x100; Rose Newman Francesco Lagrega & wife; Edw J Flanagan (A).

E N Y av, nws, 122.7 sw Lincoln av, 20x95.9 x24.1xs2.4; Bushwick Savings Bank Tillie Abramson et al; R L Scott (A).

EASTERN PKWAY, 822, Solomon M Kern—Clara Spiegler; A H Mittlemann (A).

NASSAU av, ss, 103.6 e Hausman, 25.4x100; Freda Buehl Berthold Hecht & wife; F J Greifenstein (A).

MARCY av, swc Greene av, 50x100; Bowery Savings Bank—Yatty Kramer et al; Strong & Cadwalader (A).

MYRTLE av, nec North Portland av, runs n 86.8xe58.1xs27.4w20xs71xw20 to beg; Harris Salit Minnie White et al; I L Rosenson (A).

PITKIN av, ns, 125.1 e Rockaway av, 25x100; Alois Lazansky—Lippman Loskovitz et al; Jonas Lazansky & N (A).

ST MARKS av, 181; Frank Doudera—Otto Huener et al; H N Selvage (A).

4TH av, sc Carroll, 54.11x104.10x64x100; Ida Mothner—Sarah F Baldwin et al; N Tonkin (A)

APR. 11.

DEAN st, ss, 140 w Grand av, 20x110; Amelia Sieburg—Isaac Wilson et al; T F Redmond (A).

LAKE st, es, 39.7 s 2d pl, runs e113xs60xw13 xn34.5xw100xn25.7 to beg; Rosie Imperiale—Mary Bottega et al; A Mignone (A).

ROSS st, nws, 410 ne Lee av, 20x100; Clara Doscher—Dietrich W Kaatze et al; partition; F B Mullin (A).

FLOYD st, ns, 368 e Tompkins av, 18x100; Alice Kellegher—Edw Kellegher & ano; to set aside deed; F J Sullivan (A).

FULTON st, nec Eastern Pkway, runs e102.10 xn33.4xn33.4 to Truxton xw51.10 to Pkwayxsw 70.8 to beg; Carrie P Cummings—Alex J Foley et al; C S Woodman (A).

E 2D st, es, 193.4 n Av N, 26.8x113; Jno D Rushmore—Caroline E Lacy et al; Hubbard & Rushmore (A).

E 15TH st, es, 269.2 s Av K, 16.11x75; United States Title Guar Co—New Amsterdam Development Co et al; Hirsh & Newman (A).

E 15TH st, es, 286.1 s Av K, 16.11x75; same same; same (A).

E 15TH st, es, 252.3 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 235.4 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 218.5 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 201.6 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 184.7 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 167.8 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 150.9 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 133.10 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 116.11 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 100 s Av K, 16.11x75; same—same; same (A).

E 15TH st, es, 303 s Av K, 16.11x75; same—same; same (A).

77TH st, sws, 140 nw 4 av, 40x109.4; Patk J Mooney & wife—Nora Baker & ano; partition; H Pouker (A).

85TH st, ns, 200 w 14 av, 40x100; Cath Lenihan—Mabel Lovett et al; partition; Jas J Fitzgerald (A).

84TH st, ss, 456.6 w 5 av, 20x177.9x20.8x172.4; Thos D Wheeler—Harry Zirinsky et al; to remove clouds from title; I N Miller (A).

FLUSHING av, ses, at division line bet Kings & Queens Co's, runs se53.6xse125xsw90xse231 to Troutman xne—xnw100.1xne96.8 to Onderdonk av xnw258xsw54.6 to beg; also FLUSHING av, ses, at division line bet Kings & Queens Cos, runs se 54.6 to Onderdonk av xnw15.3 to av xsw50.3xs 12.11 to beg; also prop in Queens Co; Adrian O Schoonmaker et al—David Michel et al; B B Avery (A).

NOSTRAND av, sec Av F, 40x100; Abby A Welwood Jno Mahoney et al; Thos F Redmond (A).

SCHENECTADY av, es, 440 n Av N, 40x100; New York Investors Corpn—Wm Seidensticker et al; Harry L Thompson (A).

VIENNA av, ss, 60 w Crescent, 20x100; Fredk J Heidenreich— Wlodyslaw Tryczynski et al; Bernard Bloch (A).

8TH av, nws, 80.2 ne 51st, 20x80; Cora L Hall—Jno Nolty as trste Isaac Henderson (dec); to create a good title; Oscar H Stearns (A).

LOTS 627 to 631 map of land heirs of Nich Schmuck, Jr, ¾ pt; Henry S Goodspeed—Annie B Clifford; H S Goodspeed (A).

APRIL 12.

BLAKE av, ss, 20 w Grafton, 40x80; also BLAKE av, ss, 80 w Grafton, 20x80; Mornat Realty Co—Kay Bldg Co et al; Solomon S Schwartz (A).

HEGEMAN av, sec Milford, 60x90; Hazel K Grandin—Fernand C J Tessaro et al; partition; Fredk H Van Houten (A).

LAFAYETTE av, ns, 89 w Oxford, 22x100; Leonie Blair—Wm Hinman &ano as exrs of Mary R Phelps; partition; Brown & Falkinburg (A).

LEFFERTS av, ns, 263 e Bedford av, 20x100; also OSBORNE st, es, 100 n Newport av, 100x 200; also E 31ST st, ws, 300 n Snyder av, 40x 100; Geo A Wingate as trste in bankruptcy of Isaac Lewis & Sons—Isaac Lewis et al; to recover possession; Isidor Sachs (A).

COURT st, 503; Wm Shaw—Katie Y Fogel et al; Louis Karasik (A).

WEST st, ws, 132.4 n 40th, 25x95; Lawyers Title Ins & Trust Co—Jos B Thomson Real Estate Co et al; Philip S Dean (A).

WEST st, ws, 107.4 n 40th, 25x95; Lawyers Title Ins & Trust Co—Jos B Thomson Real Estate Co et al; Philip S Dean (A).

WEST st, ws, 82.4 n 40th, runs w77.9xnw25.1 xn6.9xe95xs25 to beg; Lawyers Title Ins & Trust Co—Jos B Thomson Real Estate Co et al; Philip S Dean (A).

APRIL 14.

HIMROD st, ses, 120 sw Evergreen av, 20x 100; Emil Scherer Mary Praetz et al; Geo M Schinzel (A).

..LINCOLN pl, swc Rochester av, runs 24.7xsw 18.2xnw31.5xe23.6 to beg; Morris Goldberg—Schuyler Miller et al; partition; Seley & Levine (A).

..OSBORN st, nec Glenmore av, 50x100; Abr Belanowsky—Jacob Silver et al; A Rockmore (A).

E 17TH st, es, 230 s Av N, 30x100; Title Guar & Trust Co—Jno J Saunders et al; Thos F Redmond (A).

17TH st, ss, 124 w 6 av, 19x100; Minnie L Greason—Marie Weinbecker & ano; H L Thompson (A).

56TH st, sws, 300 nw 5 av, 20x100.2; Sarah Newland—Eagle Savgs & Loan Co; to cancel mortgage; Horace London (A).

65TH st, ns, 300 w 13 av, 40x100; Title Guar & Trust Co—Fillipo Macchiaverno et al; Thos F Redmond (A).

71ST st, nes, 130 se 2 av, 20x100; Title Guar & Trust Co—Anna Stockton et al; Thos F Redmond (A).

IRVING av, ws, 50 s Stannope, 25x100; Herman Wunderlich—Henry Friedman et al; partition; J Hartstein (A).

LIBERTY av, sec Junius, 70x400; Saml Rubel & ano—Simon Nager Jr & ano; Saml A Telsey (A).

WAREHOUSE av, ss, 183.4 w 20 av, 149.9x 100; Henry Druss—Anna C Shields et al; foreclosure of tax lien; Abram Feinstein (A).

PLOT bounded by Commercial Wharf, Bowne, Imlay & Commerce; also PLOT bounded by Commercial Wharf, Verona, Imlay & Commerce; Edw E Buhler et al—N Y Dock Co et al; R Gibson, Jr (A).

APRIL 15.

DEGRAW st, ns, 390 w Nostrand av, 60x127; Jas A McCafferty—Grace Crane et al; W A Ferguson (A).

DINSMORE pl, nec Logan, 20x90; Margt Moser—Wm Condran et al; W H Barradell (A).

HENRY ST, ns, 250 w Poplar, 50x125; New York Investors Corpn—Irene Plunkett et al; H L Thompson (A).

OSBORN st, es, 175 s Dumont av, 50x100; Barnet Kaplan—Annie Goldberg; L M Jaffe (A).

JAY st, 285-7; Krieger Shoe Co—Grace L & Wm J Finn; H L Brant (A).

W 9TH st, ss, 137 e Court, 18x100; Emil Drosse—Rachel L Weinberg & Walter M Effross; R K Jacobs (A).

47TH st, nes, 380 se 16 av, 40x100, also sc 16 av & 50th, 20x100; Ralph W Long—Thos J Coffey et al; L B Cohen (A).

EASTERN PARKWAY EXTENSION, ses, 1 sw Lincoln pl xs119xw20xs10x20xn104 to Eastern Pkway Ex xne47 to beg; Masha Finkelstein—The Constructors, Ins, et al; J J Schwartz (A).

3D av, ws, 122 n 24th, runsn80xw— to 23d xw — xn — xw47.8xnw—xnw1456.8xsw290.3xse 587.3xsw58.7 to 24th xnw220xsw30xse1292.6xn—xe—xn122xe100 to beg; Nassau Trust Co as trste Amidee T Haviland & ano—Jas W Haviland Jr et al; W C Percy (A).

BLOCK bounded by 36th, 15 av, 37th & West; Thaddeus G Helm & ano—Peter Olsen et al; E A Sidman (A).

APRIL 16.

EDWARDS pl, ss, 240 w West 30th, s141xw49x n134xe48; Carmina Camardella—Harry E Rattell, Jr (also known as Harry Watson) & Mar on Rattell; A H Spiegelgass (A).

MARTENSE st, ns, 517 w Rogers av, 20x130; Title Guar & T Co—Carrie M Turkus et al; T F Redmond (A).

PACIFIC st, nes, 150 se Nevins, 50x100; Otto C Meyer—Bay Ridge Constn Co et al; Leopold Moschowitz (A).

E 8TH st, es, 280 s Beverly rd, 47x100; Dietrich W Kaatze—Anthony J & Anna J Cieslinskie; N D Shapiro (A).

8TH st, sws, 308 se 3d av, 18x90; Gottlieb Fey—Israel Lazarowitz et al; E J Fandrey (A).

E 14TH st, ws, 260 s Av G, 40x100; Helen M Organ—Gabrielle Constn Co et al; H J Davenport (A).

17TH st, nes, 100 se 3 av, 25x100; Fredk Neugass—Anna Neugass et al; Nathaniel Tonkin (A).

E 18TH st, ws, 185 ne Av U, 40x71; also E 18TH ST, es, 140 n Av U, 40x100; also 57TH ST, ns, 180 w 21 av, n96xw40xs92xe40; Helen M Organ—Gabrielle Constn Co et al; H J Davenport (A).

63D st, ns, 145 w 20 av, 45x100; Metropolitan Associates—Salvatore Caporale et al; Isaac Roth (A).

63D st, ns, 190 w 20 av, 45x100; Metropolitan Associates—Brooklyn & Flatbush Realty Co et al; Isaac Roth (A).

74TH st, nes, 170 nw 12 av, 30x100; Flora Fields—Wm P Clark et al; S E Klein (A).

74TH st, nes, 200 se 10 av, 20x100; Lida P Bell as extrx—Arthur O Wolff et al; O'Neil & O'Neil (A).

77TH st, ns, 80 w 3 av, 20x109; Margt Purdy—Chas F Zanier et al; T F Redmond (A).

83D st, sws, 100 nw 20 av, 60x100; Gotham Mortgage Co—Allie J Johnston & Danl Mulcahy; G Y Bauchle (A).

BUSHWICK av, nes, 80 se Granite, 20x95; German Savings Bank—Philip Schmitt et al; Fisher & Voltz (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

APR. 12.

GOERCK st, 59-65; Harry Black—Wm Lustgarten & L G A Constn Co (94). 230.00

LAFAYETTE pl, ss, 162.6 e Park av, 37x88; Standard Damp-Proofing & Roofing Co—Casalaro-Fasany Co (93). 50.00

22D st, 116 W; Frank Suib—Chas W Mayne & A J Schlesinger (96). 130.00

55TH st, 36-8 W;D C Weeks & Son—Norman L Munro Estate; renewal (95). 100,089.77

70TH st, 203 W; Morris Shapiro et al—Robt P Wadhams (92). 1,334.75

174TH st, ns, 100 w Washington av, 50x100; Jos Staroobin—Ettar Realty Co & Meyer Isear; renewal (90). 225.00

AQUEDUCT av, 1492-4; Jos Starobin—Towanda Constn Co; renewal (89). 240.00

NORTHERN av, es, whole front bet 178th & 179th, 185x100; Jos Starobin—Birch Realty Co & Raabe & Sons; renewal (88). 350.00

WASHINGTON av, 1586; Morris Boganoff—Sophie Newman & Marie Robinson & Jno J Fitzpatrick (91). 47.00

APRIL 14.

COURTLAND st, 80; Staudinger & Reisberg—Josephine Schmid & Aug Schminke (101). 35.00

8TH st, 37 E; F W Seagrist, Jr, Co—Alice Ketaltas & Saml Augenblick (98). 30.00

59TH st, 36-8 W; D C Weeks & Son—Norman L Munro Estate (renewal) (correction) (94). 100,089.77

187TH st, 751 E; Pierce & Goldstein—P & F Constn Co (100). 1,193.52

225TH st, ns, 375 e Bronxwood av, 75x100; Paul Schultz—Philip H Krausch (97). 115.00

4TH av, 377; American Circular Loom Co—Wm W Herzog & Anderson Martin Electric Co (102). 195.20

7TH av, sec 14th, 100x100; Jiffy Fire Hose Rack Co—Seventh Av & 14th St Corpn & Boyd Equipment Co (99). 200.35

APRIL 15.

CANAL st, 533; Otis Elevator Co—Greenwich Investing Co (107). 62.20

53D st, 60 W; Wm D Forster—Christine M Van De Venter; renewal (105). 84.31

68TH st, 222-8 W; Candee, Smith & Howland Co—Jas Butler Inc & Lorenzo Bldg & Constn Co (103). 237.67

124TH st, 178-80 E; Michl Carney—Sophia E R Gentles, Louis Gentles & Louis C Sorensen (104). 198.00

175TH st, ns, 170 w Marmion av, 100x100; N Y Roofing Co—Biograph Co, Turner Constn Co & McFarland Hyde Co (106). 500.00

APRIL 16.

HOUSTON st, 78 E; S P Guarantee Roofing & Skylight Co—Geo J Kenny, Wm J Kenny & Harry Galef (108). . 48.50

FOX st, ws, 50 s 169th, 50x100; Henry Wrights Sons—W S P Shields & B J Carr, Jr (111). 130.00

GUION pl, 1793; Anthony Polzolla—Raffaela Zimbardi & Salvatore Zimbardi (112). 180.00

68TH st, 222-8 W; Candee, Smith & Howland Co—Jas Butler, Inc. & Lorenzo Bldg & Constn Co; correction (113). 237.67

86TH st, 302 W; Louis Brams—Kelly & Connolly, rec'rs, Hiram D Layman & Florence Layman (109). 225.00

SO BOULEVARD, 2299; Ely Feinstein—Chas Warner & Chas Schratt, Inc (110. 47.50

APRIL 17.

22D st, 115-19 E; also 23D st, 114-20 E; Orman W Ketcham—Fredk C Beach, Jennie B Gasper, 114 E 23d St Co & Jacob A Zimmerman (123). 2,060.00

31ST st, 101-5 E; Lehigh Valley Structural Steel Co—Four Hundred and Sixty-one Fourth Ave Co & Security Constn Co (114). 17,500

46TH st, 16-18 W; Coleman & Krause—16 West 46th St Co & Thos J Steen Co (121). 879.00

64TH st, 241-5 W; Jno R Woods—Bournonville Realty Co & F J Ashfield & Sons (113). 360.00

64TH st, 241-5 W; Louis Frisse—Bournonville Realty Co & F J Ashfield & Sons (120). 1,789.00

64TH st, 241-5 W; C S Buell Co—Bournonville Realty Co & F J Ashfield & Sons (118). 1,736.37

64TH st, 241-5 W; American Hardware Corporation—Bournonville Realty Co & F J Ashfield & Son (115). 54.00

SAME prop; S H Pomeroy Co Inc—same (116). 350.35

SAME prop; Candee, Smith & Howland Co—same (117). 1,352.74

WEBSTER av, es, 268 s 183d, 120.4x90; Louis Weinstein—Greystone Holding Co (122). 1,084.40

1ST av, 424; H Krantz Mfg Co—Isaac Steigerwald & Anderson Martin Electric Co (119). 41.00

APRIL 18.

CHRYSTIE st, 197-9; Antonio Bonagur—Minsker Realty Co, Inc, & Hinkle Iron Co (135). 66.00

FULTON st, 59; Geo A Jordan—Estate of Wm Post & Estey Wire Works Co (132). 240.22

LUDLOW av, ss, 280.3 w Castle Hill av, 108x108; Hugo C Cook—Wm Becker; renewal (127). 150.00

SAME prop; Christian Vorndran's Sons—same; renewal; (128). 75.00

23D st, 115-7 E; Colins, Lavery & Co—115 E 23d St Corpn, Amsterdam Bldg Co & Simplex Constn Co; renewal (130). 460.64

122D st, 425 E; Empire City Iron Works—Caledonia Golf Cleek & Mfg Co; renewal; (126). 62.00

135TH st, 124 W; Harry Grohman—David Shaff & Gib A Young (131). 275.54

225TH st, ns, 255 w White Plains av, 24.9x114; Ernest Bonagur—Fred Miller (129). 600.00

LENOX av, swc 116th, 60x105xirreg; Electric Fountain Co Leander H Crall, Howard E Crall & Paul Redner (133). 175.00

OGDEN av, 1207; Geo Colon & Co—Carr Bldg Co (134). 255.00

WEBSTER av, nwc 197th, 78.2x104.6; Hudson Brass Works—Evelyn Bldg Co, Barnet W Rod & Barnet W Rod Co (125). 124.30

RIVERSIDE drive, nec 98th, —x—; Henry Bosch Co—Barkin Constn Co (136). 384.72

6TH av, 787; Krofetz Realty & Constn Co—Mary W P Haggerty & Louis Goersch (124). 900.00

Borough of Brooklyn.

APRIL 10.

STERLING pl, ns, 100 w Saratoga av,. 175x143; Terminal Lumber & Trim Co (Inc)—Commonwealth Impt Co & Hyman Meyersohn. 486.09

VAN BUREN st, 103; Hydraulic Press Brick Co—Le Vine Bldg & Contracting Co & Harry Levin. 99.75

36TH st, 1456; Leah Weinberg—Frances Dombek. 1,400.00

60TH st, nc Ft Hamilton pkwy, 203.8x206.4x200.4x170.1; Hillel Dworkin—Israel J Rosenstein. 650.00

65TH st, swc 20 av, 25x100; E T Brinanes Co—Abr Klotz Alfred H Wilhelm. 145.00

CLASSON av, 740; Rubin Wolf—Francesco Vigilante & Teresina Vigilante & Mike Payne or Martin Pen. 40.00

EASTERN pkwy ext, ses, 1.11 sw Lincoln pl, runs s119.6xw20xs10xw20xn104.1 to ext xne47.5; Jas W Smith—The Constructors, Monte Moscowitz & Louis Abramson. 685.85

APRIL 11.

AMES st, es, 232.11 s Pitkin av, 20x100; Joel Beluck—Mindel Reiser & Liebe Friedberg. 40.00

EASTERN pkwy ext, sws, 1.11 sw Lincoln pl, runs s119.6xw200xs104.1xne47.5 to beg; Bklyn Fire Proof Sash & Door Co—The Constructors, Louis Abrahamson & Monte Moscowitz. 276.00

LINCOLN pl, swc East N Y av, 102.3x68.8x123.2; Bklyn Fire Proof Sash & Door Co—The Constructors, Louis Abramson & Monte Moskowitz. 233.00

NEWKIRK av, swc E 26th, 100x140; Szemko & Gaydica—Lefferts Constn Co. 1,538 00

SUMNER av, nwc Hart, 17x80; Harry Greenberg & ano—Carrie Adler. 232.00

TROY av, 267; Saml Glicksman—Morris Wolfram & Co. 23.00

APRIL 12.

STERLING pl, nes, 100 w Saratoga av, 175x110.1x175x143.2; Block & Greenberg Lumber Co—Commonwealth Impt Co. 449.19

W 10TH st, es, 528 n Av R, 144x100; also W 10TH st, ws, 528 n Av R, 180x100; Columbia Mantel Co—Otto Singer Development Co & Otto Singer. 622.00

PROSPECT PARK WEST, swc 14th, 60x100; Frank White—Hyman Alexander, Abr Levy, Rose Horowitz & Jos Horowitz. 31.95

APRIL 14.

ATLANTIC av, swc Warwick, 25x100; Blake Iron Works Co—Wittmann Constn Co. 500.00

..BROADWAY, 916; T R Short & Son—Esther Cramer & Abr L Cramer. 100.00

NEWKIRK av, swc E 26th, —x—; Sargent & Co—Lefferts Constn Co, Wm E Butler, Maud Bradfield, Cartledge Realty Co, Albt E Turner, Fannie L Turner & Henry Hetkin. 681.06

NEW YORK av, swc Union, 78x100; Sargent & Co—Lefferts Constn Co, Bedford Development Co & Henry Hetkin. 542.37

S 6TH st, ns, 119.3 w Bedford av, 84.3x67.5; Paul Schaad—Hyde & Behman Amusement Co & Jas E Lewless. 512.89

67TH st, ss, 173 w 3 av, 100x100; Sam Weingarten & ano—Harris & Cipora I Nevens. 80.00

78TH st, 357; Jno Musaus—Dora & Jno W Christiansen. 58.00

APRIL 15.

ST PAULS pl, ws, 120 n Church av, 120x—; Borough Painting & Decorating Co—Vera Constn Co. 650.00

E 31ST st, 134; Frank Utzig—S Giaguinto. 27.35

E 35TH st, ws, 300 n Av K, 180x100; Louis Kroll—H K Realty Co (Inc) & Nathan Gofman. 400.00

WOODRUFF av, 162-70; Peter I Puels—Cosmos Constn Co, Jno Fitall & J D Berry. 1,249.88

APRIL 16.

VOORHIES av, nec E 16th, 100x100; Abr Friedman—Emma L Schaefer & Van Brunt Bldg Co. 340 00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

APR. 12.

PITMAN av, swc Digney av; Thos J Kearney et al—Louis Kaysser et al; Mar22'12. 250.00

APRIL 14.

CANAL st, 28; David Smith et al—Harry M Goldberg et al; Apr4'13. 60.00

ST MARKS pl, 37; Roswell Starkey—Alice Kateltas et al; Mar29'13. 875.60

38TH st, 26 W; Gustav Robinson—Van Viller et al; Feb24'13. 492.00

76TH st, 324 W; Benj Chenkin et al—Eleanor A Monroe et al; Aug 31 11. 158.00

[3]LIND av, ws, 124 n 168th; Tobruk Constn Co—Lamberti Constn Co et al; Jan8'13. 522.00

MARMION av, swc 179th; Jas B Brooks—C K Realty Co et al; Oct2'12. 400.00

APRIL 15.

69TH st, ns, 311.8 w 3 av; North Eastern Constn Co—Carl Taylor et al; Mar17'13. 4,527.23

9TH av, ws, bet 58th & 59th; Leon Mercier—Roosevelt Hospital et al; Apr8'13. 37.50

LEXINGTON av, 423-5; Morris Shapiro—Neelar Realty Co et al; Apr2'13. 1,423.75

APRIL 16.

[3]BWAY, 1626; Eureka Glass Works Inc—Walter D Clark et al; Dec4'12. 99.17

OAK POINT freight yard, Bungay, East River, Cabot st, Leggett av & Whitlock av; North Sand Co N Y, N H & H R R Co et al; Feb28'13. 687.76

SAME prop; Henry G Zilleck—same; Jan10'13. 1,511.83

APRIL 17.

HENRY st, 165-7; P Callan Co, Inc—Rabbi Jacob Joseph School et al; Jan30'13. 1,375.00

THOMPSON st, 30-2; Nathan Bobis—Wm C Davidson et al; Jan17'13. 68.00

APRIL 18.

41ST st, 18-20; same—Rivoli Realty Co et al; Apr7'13. 100.43

53D st, 123-9 E; same—Jno H Deeves & Bro et al; Apr'13. 309.20

102D st, 10 E; Meade Transfer Co—N Y Transportation Co et al; Apr7'13. 239.09

MOHEGAN av, es, 165 n 179th; Tri-Borough Contracting Co—Benny Savio Realty Co et al; Feb7'13. 511.72

Borough of Brooklyn.

APR. 10.

53D st, ss, 80 w 11 av, —x—; Saml Pearson—L W Beveridge (Inc) & L W Beveridge; Apr 4'13. 100.00

[2]FT HAMILTON av, nwc, bet 59th & 60th; Pittsburgh Plate Glass Co—Israel J Rosenstein & Watson & Pittinger & Louis Solomon; Mar 15'13. 163.00

[2]SAME PROP; same—same; Mar15'13. 98.00

[1]PENNSYLVANIA av, es, 150 n Pitkin av, 25x100; East N Y Mason Material Co—Louis Hurwitz & ano; Mar20'13. 166.92

18TH av, es, 200 s 62d, 200x100; Emil J Ericson—West End Impt Co; Feb21'13. 72.50

11TH av, ws, — s 53d, 100x80; Abie Pealmutter—L W Beveridge (Inc); Aug9'12. 162.50

APR. 11.

[1]ST MARKS av, ns, 100 w Howard av, 37.10x127.9; Harry Richmond & ano—Docket Impt Co; Mar1'13. 200.00

[1]SAME prop; Interborough Sash & Door Co—same; Mar11'13. 252.40

19TH av, 6216—24; Otto Arndt & Bro—Muskoka Realty Co, Konkle & Co, & Clara M Konkle; Jan24'13. 22.05

APR. 12.

53D st, ss, 80 w 11 av, 140x100.2; Jno A Driscoll—L W Beveridge (Inc) & L W Beveridge; Oct3'12. 400.00

53D st, swc 11 av, 100x220; Colwell Lead Co same; June4'12. 100.00

53D st, swc 11 av, 100x120; Leah Jacobson—same; Aug24'12. 775.00

53D st, ss, 460 e 17 av, —x—; Hillid Dworkin—Wm J Koenig & J Philips; Mar4'13. 200.00

BEDFORD av, NEWKIRK av & FLATBUSH av, the triangular block; Carmine Carraturo—Lehigh Land Co & Morris Singer; Jan30'13. 650.00

WILLOUGHBY av, 705; Abr Levy—Jno & Mary Davis & Nass Contracting Co; Mar25'12. 85.00

APRIL 14.

61ST st, ns, 190 w 20 av, —x—; C I Constn Supply Co—B J McBrearty & Lawyers Title Ins & Trust Co; Mar14'13. 600.00

FT HAMILTON av, ws, from 59th to 60th, 204x100; Chas Winkel—Israel J Rosenstein; Feb26'13. 1,500.00

[1]LAFAYETTE av, ns, 325 e Tompkins av, 50x100; Chas Prensky—Clifton Place Realty Co; Apr9'13. 349.00

LOUISIANA av, es, 340 n Hegeman av, 40x100; Morris Gordon—Nathan Galinko & Nathan Rolnick; Mar15'13. 50.00

WILLIAMS av, es, 200 s Blake av, 50x100; Jos Egel—Louis Horenbach, Grant Bldg Co, Philip Kosonsky & Hayman Schiller; Feb7'13. 250.00

APRIL 15.

[1]JEROME st, es, 150 n Pitkin av, 50x100; Jos Egel—Sol Agress; Apr12'13. 60.25

VARICK av, ws, 284.7 s Metropolitan av, 25x200; Louis Abel—Pure Oil Co & Robt C Vernes Apr10'13. 47.27

WYCKOFF av, 225; Wm J Elliott—Morris & Yetta Friedman; Jan9'13. 112.00

APRIL 16.

INDIA st, 112; Chas Kallmann—Ann McAllister; Apr5'13. 13.00

71ST st, ss, 300 e 10 av, 18Ox100; Marzio Ponnones—Johnson Constn Co & Jno Johnson; Dec14'12. 45.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

APRIL 10.

Windley, Richd T; Standard Fuel Co; $919.65; Atwater & Cruikshank.

APRIL 11.

No Attachments filed this day.

APR. 12.

Weaver, Jno H; Maryland Coal Co of West Virginia; $14,986.07; J M Rider.
Wiley, Jessie B; Calder, Nasoit & Lanning; $6,200; H B Davis.

APR. 14 & 15.

No attachments filed these days.

APRIL 16.

Swits, Jakobus — Pieter Dwars; Maltus & Warl; $1,642.12; M Hare.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

APRIL 11, 12, 14, 15, 16 & 17.

Delaney, T M. 69- 8th av..Consolidated Chandelier Co. Chandeliers. 208.70
Frost, Max & Abr Stone. 100 Greene..Fairbanks Co. Machinery. 303
Merritt, B V. 523 E 18th..Fairbanks Co. Machinery. 166
Reith, Michl. 39 Lafayette..Fairbanks Co. Machinery. 390
Spiselman, Louis. 440 6th av..Fairbanks Co. Machinery. 499

Borough of Brooklyn.

APRIL 10, 11, 12, 14, 15 & 16.

Hab Bldg Co. E 29th st & Foster av..Daru & Huffman. Gas Fix. $120
L B & C Constn Co. 58th st nr 9th av..Colonial Mantel & Refrigerator Co. (R) 180
"The Constructors," M Markowitz & L Abrahamson. Eastern pkwy ext nr Lincoln pl..
Popkin Gas Fix Co. Gas Fix. 620

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

APR. 12.

PROSPECT av, ws, 130.11 s 165th, 338x145.3x irreg; L Kass loans Zarland Realty Co to erect a —sty bldg; — payments. 25,000

APRIL 14.

No Building Loan Contracts filed this day.

APRIL 15.

197TH st, ss, 92.3 w Briggs av, 50x90; Prospect Investing Co loans Jacob Blaesser to erect a 4-sty apartment; 9 payments. 14,000

RIVERSIDE drive, sec 148th, 99.11x105; Metropolitan Life Ins Co loans Geo F Picken Constn Co to erect a 10-sty apartment; 11 payments. 340,000

APRIL 16.

HAMILTON pl, es, 135.8 n 136th, 81.4x63.1x irreg; Van Dyck Estate loans Domain Realty Co to erect a - sty bldg; payments. 75,000

29TH st, 130-2 W; Montrose Realty Co loans 130 W 29th St Co, Inc, to erect a —sty bldg; — payments. 140,000

207TH st, es, 100 n Broadway, 62.6x100; Montrose Realty Co loans Maze Realty Co of N Y to erect a —-sty bldg; 11 payments. 42,500

207TH st, es, 162.6 n Broadway, 62.6x100; same loans same to erect a —-sty bldg; 11 payments. 42,500

BROADWAY, nec 81st, 102.2x182.8; Metropolitan Life Ins Co loans Brogan Bldg Co, Inc, to erect a 12-sty apartment; 14 payments. 900,000

APRIL 17.

HENRY st, 165-7; Wm L Condit loans Rabbi Jacob Joseph School to erect a 5-sty school; — payments. 50,000

142D st, ss, 200 w Lenox av, 300x99.11; Montrose Realty Co loans Bellino Realty Co, Inc, to erect a — sty bldg; 2 payments. 55,000

BELMONT av, es, 195.7 n 175th, 50x100; Montrose Realty Co loans Bellino Realty Co, Inc,

Building Loan Contracts, Manhattan and Bronx —Continued.

to erect a ——sty bldg; 7 payments. 25,000

MORRIS av, nwc 179th, 175x100; Rockland Realty Co loans Aug Jacob Constn Co to erect a 6-sty apartment; 14 payments. 150,000

SOUTHERN blvd, es, 150 s 173d, 50x100; Concourse Improvement Co loans Wauer Realty Corpn to erect a ——sty bldg; 7 payments. 33,000

VYSE av, ws, 150 n Jennings, x ; Manhattan Mtg Co loans Hargton Bldg Co, Inc, to erect a 5-sty apartment; 13 payments. 38,000

APRIL 18.

OAK TREE pl, sec Arthur av, 90x25; City Real Estate Co loans Rogers-Gallagher Constn Co, Inc, to erect a 5-sty apartment; 5 payments. $22,000

48TH st, 24-6 E; Chas Weinberg loans Ritz Chambers Co to erect a ——sty bldg; —— payments. 25,000

157TH st, ns, 150 w Elton av, 100.1x101.10; Rockland Realty Co loans Benenson Realty Co to erect two 5-sty apartments; 12 payments. 40,000

ORDERS.

Borough of Brooklyn.

APRIL 11.

STERLING pl, ns, 100 w Saratoga av, —x—; Commonwealth Impt Corpn on Title Ins Co N Y to pay Sam Rosenberg. 157.00
SAME prop; same on same to pay same. 157.00

APRIL 14.

STERLING pl, ns, 100 w Saratoga av, —x—; Commonwealth Impt Corpn on Title Ins Co, N Y to pay Lawrence Rukeyser. 300.00
SAME prop; same on same to pay same. 300.00
SAME prop; same on same to pay same. 300.00

APR. 10, 12 & 15.
No Orders filed these days.

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.

* signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

APR. 12.

Alexander, Henri P—Graves Typewriter Co.66.34
Abbott, Chas H—E P Muegge et al.....326.13
Bruno, Lewis—C Enowitz 30.72
Bartholomew, Donald C—M B Kent.....522.79
Baruch, Sol & David Tim—H Goodkind...118.66
Block, Jos & Rosa—A M Link.....175.14
Bergeret, Martin—Hessel Bldg Co..costs, 78.88
Coppleno, Paul—N Y Wire Spring Co.....
.....costs, 17.41
Collino, Gaetano—C Trosk 54.40
Cirigliani, Jas—B Spinosa et al 99.02
Egan, Michl H—M L Young et al.....920.31
Elfin, Barney & Louis Enoch—M Strompf.137.26
Friedman, Max—J Rubin 280.41
Franklin, Jno J—Birdsong Bros 23.46
Fuestel, Louis—J M Horton Ice Cream Co.146.48
Fanning, Thos J & Jno H Scheier—P Criscuolo 114.72
Grasso, Salvatore—J Herold et al.....182.66
Gerberg, Jno Swift & Co 80.69
Hanlon, Danl J Fitzgerald 670.35
Hallowell, Lewis S—T H Grace 88.41
Hearn, Harry J—L D Baer 740.80
Hackett, Fredk C—T Galetz 200.00
Isaac, Moe A—H Heidelberg 118.38
Jacquin, Alfred—Rockwood & Co 95.33
Jewett, Robt L—Hotel Woodward Co.....126.70
Komlos, E H—Douglas Whistler Brick Co.
.....1,065.39
Kiernan, Benj F W J Kent 2,406.50
Koch, Lydia B—Natl Nassau Bank N Y..114.35
Klein, Emanuel—Home Life Ins Co 161.76
Kline, Geo C L Firstenberg 49.64
Lipman, Jos—L Lipman.....costs, 158.15
Lazarus, Bertha—M A Schwartz....costs, 71.28
Leifheit, Wm—H Leifheit 829.50
Lindner, Moey K—Windham Realization Co. Inc 5,528.08
Murphy, Richd H—Chesebro Whitman Co.174.64
Morey, Howard E—H A Eisner 281.53
McDonald, Wm—Cross & Brown Co.. 1,573.30
Moran, Bernard T—M E Devlin 140.43
Myers, Caroline—E R Squires & Sons....27.40
Nelson, Chas N Jr—"Wetzels" 593.20
Neafsey, Jno A & Franklin E Backer—T Engelhardt & Sons 185.35
Rudner, Saml—Cahn, Belt & Co 121.27
Rothenberger, Moritz—S M Herman 119.41
Slocum, Anna—Bonwit Teller & Co.....121.35
Steinmetz, Bertha—Ferd Munch Brewery.145.10
Saitta, Philip S—A F Barro 786.75
Shaw, Marion A—P Barker 840.38
Sire, Meyer L—H D Gladstone.....100.95
Schneider, Jno—Twenty-third Ward Bank...
.....5,424.89
Schwoerer, Anthony, Anthony Schwoerer Jr & A Schwoerer & Sons—Taunton New Bedford Copper Co 17,411.61
Treacy, Jno T—J F Pierson 1,394.26
Warns, Clara G M A Deering 84 44
Wasserman, Saml—L G Hart 9.86
Weinstein, Philip & Max—J Gotthoffer..2,388.63
Zuckerman, Fannie—A A Hoffmann 163.26
Zisk, Isidor gdn—H Zindman 32.65
Zimmerman, Adam—A Zimmerman 138.70

CORPORATIONS.

Cripple River Hydraulic Mining Co—H A Fiske 1,441.65
City of N Y R P & J H Staats 113.50
Fred S Schumann, Inc—F E Brand.....202.15
Henry C Madison Gilt Furniture Co, Inc—Stewart Lumber Co 115.42
I O U Co, Jno H Roehr & Delmar R Shafer—C A Machemy 543.78
O'Shea & McClelland, Inc—Chesbro Whitman Co 60.44
U S Filter Co—T Minagh 162.17
U S Electric Co Natl Nassau Bank 268.73

APRIL 14.

Acciani, Rocco—Musical Mutual Protective Union 9.51
Axtel, Arthur L—Chief Pub Co.....167.50
Brown, Max—City of N Y.....29.41
Barams, Barnet—B Lipiansky.....290.60
Baron, Jno—Musical Mutual Protective Union. 10.54
Brestlin, Louis V—N Y Tel Co.....25.27
Boylston, Martin* & Edw S—Champion Chemical Co..... .....75.15
Benze, Jos R—C I Benze.....950.00
Bernstein, Louis & Sam Pfefferman—A Feldman 37.40
Brusch, Gustavus A—Nutry & Cook Mfg Co. 36.70
Brady, Paul T & Willard V King recvrs F Jeeney 221.15
same—B E Abend 202.65
Canfield, Alfred T—Jno S Leng's Son & Co. 86 82
same—J W Grady et al.....152.76
Cohen, Benj B Rosenblum.....161.58
Chase, Horace S—N Y Tel Co.....63.03
Carroll, Susan C—S Blickman.....84.41
Cooks, Douglas H—G T Elliot.....59.75
Christian, Kuni—H H Reiners.....382.53
same—H & M Reines 243.83
Cohen, Ida gdn—W Stursberg.....68.36
Duncan, Geo J—E Fallon.....499.00
Dunn, Belle A—Jas G Johnson & Co.....97.28
Daly, Chas F—M Hirschleifer 209.91
Dugundgi, Basiel D & Constantine Melichros—R Recht 144.71
Folz, Wm H—V Folz 530.00
Fischer, Otto—D A Jewell et al.....124.76
Feldman, Harry E & George Nugenty—N Y Tel Co 27.15
Fontanello, Louis—Musical Mutual Protective Union 9.58
Feinblum, Sam—same 206.21
Fitzgibbins, Mary J admr—Martin M Schultz & Co..... .....10,821.95
Gallo, Giuseppe or Jos Gallo & Francesco Pittelli or Frank Pitelli—F Tassone 440.88
Geiger, Geo W—Indian Refining Co.....710.82
Glasser, Leon—Phoenix Color Works.....38.27
Goodwin, Edna G—Gustave Beer Ltd...3,651.68
Goldfarb, Mamie—L H Ossusky.....25.04
Goetz, Paul—Strohmeyer & Arpe Co.....80.90
Gerlach, Danl & Dora—H E Notz.....139.65
Goldbaum, Harry L—H Brown 24.41
Goldstein, Harry—Fass & Co.....29.16
Hochlerner, Reuben—Charline Co.....66.04
Hart, Benj—A L Mordecai & Son.....209.56
Howard, Harry—C Friedenberg.....45.71
Hines, Harold K—European-American Finance & Development Co.....costs, 180.70
Hillenmayer, Aug—W B A Jurgens.....149.32
Hart, Patk—O M Eidlitz et al.....costs, 108.10
Horowitz, Benj—M Garber 565.97
Israel, Tillie—Saks & Co 70.45
Katzman, Herman—Musical Mutual Protective Union 34.51
Kaplan, Max—Musical Mutual Protective Union 140.97
Kahan, Paul—N Y Tel Co.....25.05
Kipnis, Saml—Funk & Wagnalls Co.....80.13
Kellock, Saml K & Chas H Hyde—Emigrant Industrial Savgs Bank 307 26
Lemisch, Nathl—Musical Mutual Protective Union 31.77
Larsen, Magnus L S Austin 2,579.70
Lord, Walter R & Jas L Benedict—W M Crave 217.87
Looker, Pierre M H N Beggs 409 80
Lifschutz, Annie—T Schutzberger..costs, 108.25
Lust, Louis—W Bickwit et al 86.41
Marshall, Elias—Welsh Machine Works.... .....costs, 27.31
Meyer, Edw J Universal Garage.....127.93
Morris, Rose, Lillie, Chas & Yochina Pendik —A Charles .....costs, 75.00
McKenna, Thos P—Stoddard Motor Co...854.47
Moore Jas F M McNamara 113.41
Mazzucco, Antonio—C Burtone 34.18
Moore, Emma M McNamara 113.41
McLean, Chas—Acker, Merrall & Condit Co.19.31
Moskowitz, Morris—Century Music Pub Co. 34.31
Moore, David A Fox 155.29
Newmark, Aaron—N T Phillips et al....872.45
Northrup, Chas R—H S Burger....costs, 13.10
Northrup, May—same .....costs, 13.10
O'Connell, Jas & Saml J Cashman—Max Huncke Chemical Co..... .....33.96
Page, Richd G Jr, Thos T Eckert Jr exrs —J C Eckert 2,188.70
same—J M Eckert .....costs, 115.90
Perlstein, Jos J A D Katcher 317.15
Peckham, Lillian S—C T Paterno 764.40
Palmieri, Vincenzo—E G Dhew 27.72
Parks, Fredk J—W T Posey 334.15
Pressfreund, Robt—Seger & Gross Co....114.22
Pfefferman, Sam & Louis Bernstein—A Feldman..... .....37.40
Petropulos, Mahael—P Petropulos 254.70
Quinn, Thos M—L S Austin.....2,533.20
Rosenblatt, Jacob—N Y Tel Co.....25.27
Rahders, Wm J—R G Barthold.....50.66
Rath, Henry C—N Y Tel Co.....64.76
Randolph, Geo B—Northern Bank of N Y.... .....1,663.42
Rice, Jacob—F Maybaum 66.45
Rappetti, Luigi—A Stefano et al.....263.41
Stankino, Jno—P S Rapp et al....costs, 142.73
Solinsky, Moses—E Wilson 62.15
Stonebridge, Geo—E L Munson et al....609.31
Schechter, Jacob—Hencken & Willenbrock Co. 23.18
Staerns, Walter H—Coupler Gear Co of NY. 480.36
Shea, Jno F—United Distillers Co.....113.04
Sarnoff, Julian—Funk & Wagnalls Co....101.43
Schuler Maurice—Butler Bros.....45.21
Thompson, Griswold A—T Young Jr....156.37
Tracy, Wm W—A Kirsch 2,342.83
Thaw, Evelyn N—Louise & Co.....3,864.51
Usoskin, Edw Funk & Wagnalls Co.....126.91
Varesio, Giovanni & Jos Cademattori—People &c 1,000.00
Weeks, Henry T—C Donges 1,955.37
Weiss, Bessie—City of N Y.....29.41
Wohl, Henry D—M M Goodman 64.65
Weiner, Philip—B E Kopelman.....112.15
Wohl, Harry—J Rubin 105.82

CORPORATIONS.

A Schwoerer & Sons Inc—A B Church.1,250.00
Charles Rothenbach, Inc—T Williams et al. 65.68
William Henderson, Inc—N Y Tel Co.....45.07
Dunn Walter Oyster Co—J W Evans & Co. 356.87
Long Island Taxicab Co—N Y Tel Co.....90.73
M Firsichbaum & Son—Citizens Natl Bank of N Y 1,682.80
Perfect Paper Box Co—Jno F Boyle Co...259.83
City of N Y—M Cohen 642.82
General Motors Truck Co—R E Taylor...378.40
City of N Y—A Darrow .....costs, 4.01
same—E Handweiler 100.00
same—P Handweiler 565.20
Christopher Roofing & Cornice Co—Lackawanna Mtg Co 59.31
Weller Mfg Co—M E Goldberg.....249.41
Builders Printing & Publishing Co—A N Bresel 44.81
A Schwoerer & Sons Inc—U T Hungerford Brass & Copper Co 463.05
same same 1,570.21
same—same 1,555.59
Crown Braid Works Inc—New England Butt Co..... .....174.05
Edward Friedman Fashion Co—J Reichardt. 328.50
A J Wickens Co—American Hay Co....1,944.68
Park Co—F Potter et al.....costs, 178.87
National Steam Navigation Co Ltd of Greece —Lekas & Drivas 384.32
Texas Co—J McClave 2,793.54
Dry Dock Realty Co—T H Baldwin et al..78.04
Noble Realty Co, Frank Thorn, Anthony Schwoerer, Jr, A Schwoerer & Sons & Latham Realty Corpn—Empire Gas Fixture Co 164.99

APRIL 15.

Brady Co—Lehn & Fink 42.97
Brunning, Henry & Jacob Sievers—Empire State Liquor Co 48.33
Berend, Harry—B Ark 47.65
Barcas, Victor—Jno Wanamaker, N Y....579.25
Briscuso, Cono—G Lopresti.....costs, 109.70
Brown, Louis & Abr Rockowitz—J Richman & Co 119.16
Burke, Abr F—W G Murray 286.62
Agid, Sam—H Rocker 1,006.56
Brondeisz, Adolph—F Lakin.....costs, 71.47
Coleman, Jas C—Fredk Loeser & Co Inc...82.48
Conjard, Louis J—Hannis Distilling Co..113.48
Dupree, Jeanette—A Kipp 158.42
Donato, Narcisso—T Giordano.....110.41
Doidge, Philip H, Jas E Farrell & Mrs Jas E Farrell—J McLoughlin 224.41
Everett, Jno H—R F Kennedy.....523.45
Tinfer, Ethel—M Berwitz.....costs, 114.82
Freedman, Jacob—C B Walker.....312.86
same—C B Walker 292.96
Friedman, Edw—E V Van Ingen.....101.10
Frank, Jay—E Turner 64.41
Geradi, Marcanborio A—Empire State Liquor Co 200.65
Goldberg, Benj—M Jacobs.....172.31
Grimes, Robt H—J & J Slater.....30.90
Hallenbeck, Edw—W H Rubin.....37.65
Healy, Tim D—Westchester Lighting Co..551.78
Hazen, Minard S—Isaac H Blanchard Co.284.27
Howard, Louis C—Chilton Co.....273.50
Havender, Jos—S Brodbeck.....costs, 113.00
Johnson, Eliz—N Morris et al.....279.65
Karpas, Gottlieb M—Farmers Loan & Trust Co 1,103.12
Koellsted, Edw J—H W Ferris.....121.37
Kohn, Ignatz—H Chalmers 160.25
Kreiner, Osias—P Feier 57.23
Kinsley, Jno & Eliz Geoghegan—People, &c.. .....1,500.00
Krauer, Jos—J H Niebuhr 317.25
Karp, Wm—H Jacoby & Co.....230.45
Lallathin, Chas H—Hannis Distilling Co...32.91
Leary, Wm M—Atlantic Bottle Co.....63.95
Lamb, Thos W—Central Sheet Metal Works.. .....439.81
Ladislav, Anna—J Gallick.....costs, 57.63
Ladislav, Anna, gdn—J Gallick.....costs, 57.63
Lubinger, Philip—H Vogel et al....costs, 56.58
same—S Croll .....costs, 56.85
Marshall, Jas E—C Gary 105.72
Meadow, Jos—H B Claflin Co.....370.72
Munderville, Peter H—F E Peters.....124.15
Mooney, Wm J adm—G T Smith....costs, 88.95
Meyer, Jas W—L Helm 27.59
Mitchell, Grace W—A Arvine 34.91
Nansel, Max—A Danziger 191.74
Potter, Leland D—Fifth Avenue Coach Co..32.67
Pearson, A Virginia—Curtis-Blaisdell Co..70.91
Perlis, Isidor—E N Stone 82.21
Pulvino, Pasquale—Wallace S Todd Co...357.19
Rothschild, Baer & Louis Kleinman—L Landesberger 228.10
Reddy, Frank—Empire State Liquor Co.268.41
Rentner, Louis & Leo Tenner—W Grossman. 397.24
Rayo Co—Lehn & Fink.....42.97
Sonberg, Aug—E Badt 131.38
Spencer, Fanny M—J L Moriarty.....416.15
Sacks, Harry & Patk E Smith—People, &c.... .....1,500.00
Simon, Saml & Benj Cohen—same.....2,500.00
Sherry, Ernest—C H Riess.....4,058.03
Smith, David C—C R Kurka.....135.46
Smith, Morris—L Wexler 29.72
Sievers, Jacob—Empire State Liquor Co....48.33
Samuelson, Abr L—Needleman & Sweetwood, Inc 76.37
Salmansohn, Esriel—Welz & Zerweck...967.28
Summer, Perrin H—V J Shear 51.06
Strahl, Sam—M Slifka 46.41
Simon, David—Eli Baldwin & Son.....21.41
Tucker, Wm W—E N Titus et al $375 or recovery of chattels & costs.....27.00
Taglin, Jos J—E Wolf et al.....90.75
Thorpe, Albt I—M E Thorpe.....costs, 100.08
Taplitzky, Saml—J Karrakis 214.41
Tsivoglou, Basil J—Spencer Importing & Trading Co 3,496.92

Vaughn, Jno W -M Frank 39.72
Woods, Mary—F G Baur.....42.74
Wearren, Thos J—J Carlin 337.37
Wachtel, Herman—Lord & Taylor.....104.46
Weissberger, Adolph, Ignatz Weissberger & Sam Schwartz—S Rabinowitz 596.75
Zeeman, Louis—I Kottle 97.39

CORPORATIONS.

Cieri Constn Co & Mike Cappiello—J Gersman 59.65
same—P Aginsky 59.65
City of N Y—W Toone 2,628.45
Wiemokly Bros Brush Co—First Natl Bank of Montclair 454.71
Wright-Smith Foundry Machine Co -G Guggisberg 364.41
Latham Realty Co, Anthony Schwoerer & Anthony Schwoerer, Jr Germania Bank of City of N Y.....218.90
Mohawk Garage Co Inc—Seamless Rubber Co. 260.34
Fire Companies Building Corpn—Empire City Subway Co 17.31
Wm Henderson, Inc—J Marinelli & Co..3,720.34
Thos Shepherd Co—Natl Cleanser Mfg Co..406.75
American Soda Fountain Co & Jno Doherty—L Roosin 109.36
W C Woddle Co—L S Waterrroofing Co....70.91
Ballston Refrigerator Storage Co—Jas N Morris Son & Co 568.91
29th Street Constn Co & Saml Gordon—Parshelsky Bros, Inc 520.80
Jacobson Motor Co—Johnston Export Pub Co. 150.80
Brukker & Pehlivan, Inc—New Netherland Bank of N Y.....1,023.31
Greenwich Cold Storage Co—W A Burr...66.74
Reynolds Hall Co, Inc F W Devoe & C T Raynolds Co 577.36
Italiana Ins Co—F L Randall.....1,981.45
Thompson Starrett Co—J Walker.....2,091.40
Obermeyer & Liebmann—Columbia Machine & Stopper Co 4,016.67

APRIL 16.

Arcara, Jno—A Finck's Sons, Inc.....133.44
Astor, Wm W—R Rosen 2,089.32
Adams, Edw W—Northern New Jersey Trust Co 305.81
Anderson, Emma C—J Ruppert.....1,609.49
Bastone, Domenico—N Y Edison Co.....47.58
Beil, Abr—Lansing & Shonnard.....751.65
Blau, Philip—N Y Edison Co.....144.42
Benson, Frank & F Harry Hall—Eastern Optical Co 1,623.30
Bortner, Harry & Saml Greif—I Goldberg.695.86
Berman, Isadore -M Dreyer 44.40
Brown, Wallace—W H Chadwick et al....188.09
Bauman, Kathryn—Bonwit Teller Co....554.34
Berlfein, Yetta adm—Mason Seaman Transportation Co .....costs, 112.52
Carpenter, F Newton—A S Walker.....149.49
Cassalio, Frank—F Genaro et al.....21.40
Cohen, Louis—H Block.....40.65
Dunlap, Wm A—B Marx 99.95
Donovan, Richd J—A W Mehler.....4,988.18
Dorfman, Jos A—Commonwealth Bank, Inc. 429.33
Doerner, Max—A Grunbaum.....294.93
Di Brizzi, Antonio—Pease Piano Co.....99.67
Devery, Jas—Empire State Liquor Co....579.61
David, Ralph W & Dacorn Realty Co -A Thompson 291.53
Fierstein, Henry—R P Lee et al.....131.29
Fitzgerald, Albt W—L Kimmel.....89.58
Feltman, Franz—Maitland Copper & Co.1,604.72
Francolini, Matilda & Rose Halley—A M Leslie 675.57
Friedman, Jos & Harry Samuels—People, &c 1,000.00
Goldberg, Benj—L Cohen 65.91
Gunn, Wm A—J Koch et al.....36.53
Genice, Antonio & Pietro Gandolfo—People, &c 500.00
Grifford, Clara—Henry Morgenthau Co....49.41
Gibb, Edw—Acker, Merrall & Condit Co..200.03
Gallina, Salvatore, Sigismondo Gallina & Nicola Gallina—J G Higham 2,146.50
Hahn, Isaac—N Y Edison Co.....12.93
Horowitz, Morris—R Reitman 61.15
Hoban, Edw W C—W Tarbox.....71.52
Hoffman, Geo L J Murray.....costs, 105.94
Harris, Henry—Oppenheim, Collins & Co..48.69
Hennessy, Jno, Patk J & Edw J—German Exchange Bank 1,542.15
Hennessy, Jno & Patk J—same.....1,742.70
Horowitz, Chas S—Delaware Ins Co of Philadelphia .....costs, 17.78
Hussey, Peter & Frances S Fishman—People, &c 1,000.00
Heffernan, Jas P & Thos Shaughness—Coal & Iron Natl Bank 2,599.72
James, Wm H—McElraovy & Hauck Co..572.11
Israel, Saml—B Israel 112.41
Konski, Leo D—E Rosenbulth.....408.90
Kronenberg, Uda B—H Lorber.....214.65
Kenefic, Robt—I GTeichman et al.....132.71
Kleinfeld, Morris B & Harry L—N Berenson. 113.49
Lehman, Edgar & Carrie—D Gutlohn..18,504.08
Lamura, Fredico—H Harjes 141.68
Levinson, Moses—Oppenheim, Collins & Co.169.64
Luciano, Petro—F E Peters 196.22
Lampel, Saml—D Rosing 401.59
Leviton, Benj—City of N Y.....59.41
Lenz, Chas E V—J D Redding.....248.09
Lutkins, Theo L, Jr—M Lutkins.....2,249.79
Levi, Max—S Ershowsky & Bro.....34.65
Lupton, Jas J—McElraovy & Hauck Co..266.49
Lawless, Jno—C L Baumann & Co, Brooklyn 137.84
Lowenstein, Max L & Ida Hyams—E H Herb 4,485.03
Loewenkopf, Isaac—L Foerster.....80.77
Milihauser, Jennie—Bendwood Realty Co..80.70
Moser, Cath or Cath Wilson—G E Tarbell.356.45
Mulally, Hugh J—W E Beckman.....80.05
McClellan, Louis S—R H Jamison.costs, 148.63
McIntyre, Kenneth A—General Electric Co.835.49
McGee, Jno C—M S Forrester.....211.22
Miller, Sampson I—H A Wolfran, Inc.....92.62
Moses, Hannah M—B F Romaine.....283.45
Malliband, Howard—R Feilder 69.15
Maynard, Selma C B de Mille.....costs, 32.31
Muslmer, Jos J—J Nussbaum et al.....149.32
Maynard, Wm J Kerin & Dunn.....45.46
Meden, Andw A Meden 639.00
Mulligan, Agnes K, Francis E McKiernan & Wm G Mulligan H Lehman.....2,810.55
Miller, Jno—B K Bloch.....166.13
McGuire, Jno Mrs same 69.90
McGuire, Wm D F E Peters 183.20
Miller, Elmer J R Lewis 275.11
Masset, Anthony H A Gordel 408.42
Newman, Max H E P Donahue 500.00
Newgass, Louis N F D Creamer et al.3,276.56
O'Regan, Frank A—C C O'Regan....costs, 36.97
Proud, Taylor I—C H Bellows.....33.15
Peckham, Wm H Oppenheim, Collins & Co 131.53
Rafsky, Irving & Saml Gorick—E D & J D Stein 40.27
Rauch, Saml & Natl Surety Co—People, &c. 500.00
Rockower, Saml—E C Samuels et al....155.84
Reardon, Jas S & Jos Ronan -D S Hannan.500.00
Sinnott, T Jos—M Agar 1,215.40
Schachtenbeck, Wm K Loehmer 145.01
Schwartz, Philip -R Rapp 29.80
Savage, Henry W or Henry W Savage, Inc -H Dalossy 2,330.88
Sadowsky, Hyman J S Weinberger.....24.65
Shibley, Saml A—M E Howatt.....78.81
Silberstein, Philip—Hermotage Piano Co..137.16
Stoever, Conrad A Uhlein 85.90
Sigman, David L Greenberg.....34.65
Seifert, Harry S Cohen 49.65
Smith, Harry J—Metropolitan Savgs Bank.355.97
Shea, Jno & New England Casualty Co—People &c 1,500.00
Umans, Jacob Barnet & Morris—G J Humphreyz 1,298.17
Utz, Elias—Henry Berghorn Sons, Inc....35.76
Van Loan, Irving S L & J G Stickley, Inc. 702.16
West, Jos—M Bodenheimer 126.65
Walsh, Jno H—F E Peters.....181.05
Whitney, Chas M, Jr, & Chas M—Northern Bank of N Y 737.15

CORPORATIONS.

American Clothing Mfg Co of Baltimore City —E L Blimline .....costs, 101.98
Eureka Skirt & Waist Co—M Lipshitz....248.61
Grand Steam Laundry Co—S Hirsch.....33.91
Kosmos Engineering Co—Lafayette Trust Co. 31,704.24
Prof Hirsch Chemical Co—G J Bantzhoff..1,239.21
Reichard Soap Co—N Y Edison Co.....79.55
Thomas Auto Service Co—same 76.91
Speedway Motor Truck & Service Co—D Davis & Son 67.22
City of N Y—Sicilian Asphalt Paving Co et al .....costs, 116.67
Elblight Co of America—O J Finch.....82.58
Peter Cooper Lodge No 616 I O Brith Abraham —L Leon 38.91
St Nicholas Holding Co—Lawyers Title Ins & Trust Co 69.41
N Y Frame & Picture Co—Hamburg Bremen Fire Ins Co of Hamburg, Germany 22.78
same -Liverpool & London & Globe Ins Corpn, Ltd, of Liverpool, Eng.....costs, 37.78
same—Capital Fire Ins Co of Concord, N H 37.78
same—Phoenix Ins Co of Hartford, Conn. 37.78
same—Virginia Fire & Marine Ins Co.. .....costs, 37.78
Kramer Contracting Co—Eller Mfg Co...335.67
Long Island R R Co—J Devitt.....275.50
Dacorn Realty Co & Ralph W Davis—A Thompson 291.53
N Y Frame & Picture Co—Buffalo Commercial Fire Ins Co .....costs, 12.78
N Y Frame & Picture Co—Ben Franklin Fire Ins Co of Pittsburgh, Pa.....costs, 12.78
same—Phenix Assurance Co, Ltd, of London, Eng .....costs, 12.76
same—Eastern Fire Ins Co of Atlantic City, N J.....costs, 12.78
same—Phoenix Ins Co of Hartford, Conn .....costs, 12.78
same—Fire Ass'n of Philadelphia, Pa.... .....costs, 12.78

APRIL 17.

Archibald, Frank D—Luyties Bros.....731.94
Althause, Walter—C J Gaughey 108.20
Arker, Isaac—Lawyers Title Ins & Trust Co. 63.16
Berger, Alex—J S Sills et al.....193.07
Beck, Benedict M Jr—M E Snyder.....345.08
Borstelman, Frank A & Saml Manheimer—Jefferson Bank 502.86
Battes, Fredk—J F Conran 768.77
Behrend, Alfred—Paton Perry Co.....74.03
Baum, Saml L Metzger 94.41
Boeckel, Louis F—S V L Boeckel...costs, 48.25
Braun, Sophia—F J Stroh et al.....106.38
Berger, Louis & Emanuel—German Exchange Bank 325.84
Borok, Max & Philip German Exch Bank. 1,856.83
Berg, Jno O & Theresa—C Haug.....492.03
Crotty, Peter J & Saml Rauch—People, &c. 492.32
Cochrane, Mary—S F Peavey Jr.....59.80
Carroll, Jno W—W B Smith 123.87
Cornelius, Cornelia H—J V Phillips.....53.95
Crotty, Peter J—S F Crotty 181.41
Czarnecki, Gabryel—F X Wazeter 142.55
Consolazio, Louie & Mary—E Badt.....181.99
De Mille, Beatrice C—Baker Vehicle Co..323.17
Duffy, Anthony—Sonn Bros Co.....334.18
Drake, Nathl M Trstes of the Stevens Institute of Technology.....156.00
Dowdell, Jas—Virginia Etna Spring Co.151.80
Donohue, Patk J—Merchants Union Ice Co. 140.61
Destefano, Carmine* & Jno—J E Murray.534.40
Dennart, Geo A A M Springer.....20.41
Dvorak, Anna admr F Bones 27.72
Deery, Mary E—R Wolf et al.....1,278.13
Eberhagen, Albt—Bordens Condensed Milk Co 22.72
Elliott, Fredk A—J L Arnesberg.....39.40
Feltman, Franz City of N Y.....39.67
Fanslow, Herman & Norman D McKenzie—B Levin 142.15
Meehan, Anna—N Y Edison Co.....13.31
Fitch, Laura B—E M Hussey 95.31
Fuehrmann, Henry T J—L Horn.....107.59
Fasany, Angele—North American Wall Paper Co.....193.72
Ferrando, Henry—Manger, Hughes & Manger 104.36
Fogarty, Thos A & Louis Magnolia—J C Rice et al 112.91
Glander, Henry—A M Kretzmer 916.50
Gray, Wm H L Paul 113.65
Gorman, Michl—J M Lowden 254.86
Goss, Sarah F W Johnson 61.61
Goldstone, Jos—Citizens Central Natl Bank of N Y 300.41
Grumken, Jno—W E Baker Co.....50.92
Goodwin, Stuart D—Jos R Potter Co..427.13
Gibbs, Geo W—J A Newman 72.18
Gross, Jno S—N Y Evening Post Co....191.91
Hemming, Henry G—R S Conkling..costs, 12.91
Hemmerdinger, Eugene M—R Grant 37.87
Henry, Fredk W—F & M Schaefer Bwg Co. 182.45
Horowitz, Chas S—Liverpool & London & Globe Ins Co 77.78
Henry, Paul & Harold R Watson—Riviera Realty Co 300.42
Hilocher, Anton H—J N Spans et al.....47.84
Higgins, Frank—I Leavitt 128.41
Hacker, Regina—P Bedenstein 59.25
Hartigan, Jos—W W Taylor 59.68
Hirsch, Abr—German American Ins Co...25.90
Harrison, Geo—S I Harrison.....costs, 100.16
Harris, Chas B & Saml Harris—B Loth. 1,291.29
Houghton, Ella—J L Martin 17.60
Hough, Edw H J L Annelberg 197.66
Isaksen, Edw & Emilie Olsen—Swift & Co. 103.38
Jennings, Wm S—W R H Martin et al..72.67
Johns, Geo C—F E Dill.....82.86
Krausch, Philip H—L C Hebbard.....112.91
Kaufman, Wolf, Jos Kaufman & Harry Litowitz* S Levy 318.32
Kallet, Isadore—Zachary P Taylor Pub Co.31.41
Kopper, Fredk Jr—M H Brown 265.50
Klein, Saml & Herman Strumwasser -W Jacobs et al 260.12
Lackay, Philip G—Julius Kessler & Co..67.73
Loeffero, Frank E A C Dodge et al.....54.41
Loewenstein, Moses & Saml Schwartz -C Smith 894.22
Loden, Herman—J F Conran 208.66
Leventhal, Jos -C Upmann 23.04
Leist, Louis—Eagle White Lead Co.....119.31
Loria, Jos -E Barowitz 32.40
Markey, Geo W Jr—Wittcoff & Altman Contract Co .....costs, 88.63
Mechlowitz, Philip—Eastman Machine Co.123.60
Mitchell, Chas R, Henry Ingram & Chas Latciner J Eecker 73.66
Margolis, Elias—John Wanamaker, N Y..210.81
Marino, Danl—J F Conran 49.41
McCormack, Edw J—Acker, Merrall & Condit Co.....864.35
Merkin, David & Isaac—E L McLean.....131.97
McCaul, Mary E—T B Claery 121.50
Marcus, Saml M & Gottlieb—Northern Bank. 457.27
Newkirk, Chas A—Jno Wanamaker, NY..45.59
Oswald, Christian—G G Kaufman et al...30.62
O'Rourke, Patk J—D A Begley.....1,125.03
Olsen, Emilie—Swift & Co.....103.38
Purcell, Peter C—American Taximeter Co.151.67
Penfield, Wm W—E F Crowe.....2,818.43
Princiotta, Giovanni & Antonia—G Cannistraci 209.38
Page, Alfred & Hattie H—Rothschild Realty Co.....664.39
Pearsall, Clarence A—M Schnurmacher..456.19
Proud, Taylor I—Gould Storage Battery Co. 563.12
Ronner, Henry H—C H Zeltner.....200.00
Rosenfield, Sydney—J R Haas et al.....59.83
Reiss, Emil—J Wiener 103.37
Rosner, Hyman—State Bank 602.52
Saul, Jas—S Jacobs 65.68
Stella, Tersilla—Soiana Wine Co.....29.41
Sloyan, Honora—F Keith 100.00
Schwartz, Saml & Moses Loewenstein—C Smith 894.22
Schor, Wm & Cleo—City Bank of Bayonne. 2,191.31
Segall, Henry & Aaron—Jefferson Bank..657.22
Smith, Milton—T D Dusinberre.....158.07
Shappiro, Philip—Faultless Rubber Co....82.52
Schwartz, Paulina—F Decker 1,047.98
Schnitter, Herman & Albt Goldring—D Prever 283.63
Schiller, Jos—N Lepow 69.65
Salinger, Geo W -Broadway Cortlandt Co. 348.08
Steiner, Saml—S Danziger 87.67
Traci, Jas—Swift & Co 526.41
Tremper, Henry D—A D Stuart 614.16
Wallach, Max, Ross B Wachs & David B Galpern—E Sheil 27.41
Wolfsohn, Abr—Independent Electrical Supply Co.....48.41
Wahlman, Jos—J Mendelowitz et al.....124.15
Wilkens, Larry & Edwin S Corbin—F Herrmann et al 963.57
Walling, Eliz B—Jno Wanamaker, NY....93.41
Weinberg, Morris J Fine 248.16
Wightman, Simon G—S Strauss.....133.50
Weiser, Joe & Aaron Litrownik—German Exchange Bank 1,789.19
Zalkind, Philip—Fred Adee Co 53.07

CORPORATIONS.

G Themelis Co—Campbell Art Co.....531.39
Stephan Bldg & Constn Co Herringbone Metal Lath Co.....97.08
Raymond D Squires Inc Jamaica Paragon Plaster Co 492.32
City of N Y—S Rosenfeld 250.00
same R Rosenfeld 1,146.70
H C Smith & Co—F W Forbush....costs, 68.00
Bedford Park Constn Co—T P Howley..649.93
Empire Elevator Co—Jno A Roeblings Sons Co of N Y 329.36
E Weingreen Co—E Weingreen.....costs, 78.03
Speedwell Motor Truck & Service Co, Inc—M Davis et al 64.22
Bass Dry Goods Co—A Rosenfeld et al....134.83
H M Millstein & Co—J Kimbrig.....440.31
Lowe's Fifth Ave Amusement Co—J Lubin.921.47
Starling Realty Co—C B Lambert.....1,929.95
Rotterdam Holding Co—A A Wohlauer..233.01
Cosgrove Bros—Brothers Valley Coal Co.63.45

Judgments—Manhattan and Bronx (Continued.)

N Y Frame & Picture Co Boston Ins Co of Boston, Mass .....costs, 12.78
same Franklin Fire Ins Co of Philadelphia .....costs, 12.78
same—North British & Mercantile Ins Co of London & Edinburgh..costs, 12.78
Same Sun Ins Office.....costs, 12.78
same—Springfield Fire & Marine Ins Co of Springfield, Mass .....costs, 12.78
same—Williamsburgh City Fire Ins Co. .....costs, 12.78
same—Equitable Fire & Marine Ins Co of Providence, R I.....costs, 12.78
same American Natl Ins Co of Rock Island, Ill .....costs, 12.78
same Globe & Rutgers Fire Ins Co of N Y .....costs, 12.78
same—German-American Ins Co of N Y .....costs, 12.78
same—Union Ins Co of Phila..costs, 12.78
S Toffler Co—Union Nut & Bolt Co.....130.79
Monomoy Co—Montauk Sanitary Improvement Co..... ....106.14
Manchester Garage Co & Moses G Bierman—I Mendelson et al 1,026.65
J F Hayes, Inc—H Jaehnel 97.16
Western Trading Co—Citizens Central Natl Bank of N Y 881.47
same same 866.30
same same 876.40
C W Widdle & Co—Casmento Roofing Co, Inc 159.67
Raymond Eassist Co—General Electric Co.317.66

APRIL 18.

Adler, Sarah—J Pfeffer 316.90
Abbe, Max F—W Margardt 508.30
Albro, Stephen V—D J Meyer.....166.60
Ampel, Herman & Rubin Grossman—M Josephsohn 53.65
Barkes, Wm D H Stroud 62.58
Bernard, Jos—R Benowitz 43.42
Boyle, Jno A Jr—H M Boyle.....costs, 38.08
Berger, Nathan—Central Optical Co.....414.36
Bender, W Howard & Howard Stacey Co—H Schuyler Horn 5,438.61
Baxter, Saml—L Salkowitz 23.21
Berg, Louis R—W R Ware.....215.41
Blum, Harry—First National Bank of Rockville, Conn 2,539.88
Charna, Philip—A Meyers 144.65
Callan, Jas—C F Wilkening.....239.72
Case, Geo W Jr—F W Crowninshield....424.80
Clark, Helen—F E Bullowa.....670.92
Cameron, Maud—McGibbon & Co.....1,212.20
Cooley, Jno E J L Foreman et al.....578.93
Curley, Jno F—C G Moritz.....440.81
Devine, Jno A—J R Singer et al.....147.27
De Luca, Felix S Apronowitz 151.92
Doerner, Geo J—A W Becker.....95.35
De Sormo, Jos—E L Danforth.....500.00
Eggert, Geo W—Madison Square Press...167.56
Endelman, Morris—I B Levy.....226.89
Eakins, Wm C—N J Packard et al.....266.22
Friedman, Morris—A Basson 32.96
Friedman, Sol—Newark Fire Ins Co of Newark, N J.....costs, 91.38
Goldman, Harris—Trustees of Masonic Hall & Asylum Fund 234.55
Gass, Jno Jr—F B Hill.....50.12
Geller, Nathan—A L Kass.....148.97
Goetz, Paul—Wilkinson Gaddis & Co....112.23
Graham, Geo S—H E Van Horn & Co...485.15
Gaimaro, Baigio—P Gargiulo 23.97
Greenberger, Ike—M E Scheiblich et al..229.15
Garlick, Jacob—Peoples Bank of City of N Y 431.91
Glover, Chas A—T G O'Brien.....358.70
Goldwater, Louis—L M Kahn.....67.06
Goldberg, Myron—L Fischer 365.58
Graf, Jno E—Globe Molasses Feed Co...281.15
Gibney, Margt—D Rubin 102.45
Hodson, Howard De S—L Martins.....103.39
Hymes, Julius C—American Taximeter Co.93.37
Hurwitz, Saml H—A Wolkind.....costs, 27.72
Harper, Mary A & Margt M Williams—Mank of Metropolis 5,464.13
Houser, Jos—Globe Molasses Feed Co.....34.26
Halle, Louis L—Reisenbebers, Inc.....96.00
Ingram, Harry, Chas R Mitchell & Chas Lateimer—J Becker 73.66
Irwin, Fred—Metropolitan Printing Co.1,063.86
Irvine, Chas—I C Secor.....297.26
Jaspan, Isidor H—J W Bookee.....152.09
Jones, Harry H—Wm L Marshall, Ltd....69.44
Jones, Louis B—Adirondask League Club.119.40
Katz, Mollie A Mandel .....costs, 108.18
Karmen, Raphael—I Weissberger et al....52.65
Kamerman, Saml—I Spitalnik et al.....38.70
Kuhn, Eugene E—C Brickelmaier et al....50.00
Klein, Saml & Herman Stumwasser—A Cohen 92.97
Lacatena, Jas—H Gold 128.00
Lipkin, Hyman & Sarah—T M McCarthy et al 68.72
Lampert, Barnet—L Freedman 336.41
Lohmann, Henry W—Cumberland Glass Mfg Co 151.15
Levy, Jacob—V Stollen et al.....106.11
Lindenborn, David—J Ellman 67.08
Meader, Jas J Jr—J J Kelley.....53.00
Messinger, Saml—F Baum 41.15
Mortimer, Morton L, Metropolitan Underwriting Co, Geo H Earle, Archibald M Jordan & Columbia Life Ass'n Society—V Kolb et al ....costs, 2,208.00
Morro, Saverio A—O E Mascia.....773.03
Mitchell, Leland A—Warner Instrument Co. 74.41
Marcus, Dan'l—J Freedgood et al.....935.28
Malkin, Harry—J Leonard 270.00
Meyer, Fredk S—S Baumann 101.30
Moriarty, Richd E—American Oil Cloth Co.. ....624.11
Martin, Lulu—P Livingston 52.41
Martin, Robt—American Taximeter Co ...109.67
Meagher, Hattie—B Bloom 375.15
Meagher, Hattie—B Bloom 375.15
Meyer, Peter—A Bernstein 84.65
Negro, Amedo—H Livellaro et al 223.31
Nathanson, Henry—Century Music Pub Co.78.89
Nash, Saml—N Y County Natl Bank.....826.20
Oldham, Edw W—E M Burns et al.....24.86
Phillips, Wm—J A Anzell 27.09
Petterson, Frances—Austin Nichols & Co, Inc 127.08
Portera, Vito—Frank Brewery 1,537.84
Reynal, Nathaniel C—J J Gibbons.....816.56
Reynolds, Seeley R—J A Zoller 71.36
Ratz, Gebhardt H—A Berliner et al.....450.81
Rosenthal, Elias—Russian Pub Socialist Assn 69.61
Rosenwasser, Isaac & Rose—J Karmiohl ..503.97
Raferty, Timothy J—F Hallfeld 199.98
Robin, Jos G—Northern Bank of N Y..178,861.75
Ranghanesh, Jno—P Biasetti 374.22
Rebhan, Harry—Manhattan Leasing Co ..342.99
Shand, Geo—P Sohmer 54.06
Schneider, Peter—Gibson Distilling Co 63.56
Sherry, Glicky—D Kahn 361.15
Shields, Louis G—Roebuck Weather Strip & Wire Screen Co 105.67
Steinberg, Morris—Earl & Wilson 92.03
Seiff, Sam—O L Goldsmith et al 122.17
Stern, Barnet—B Berman 84.65
Seward, Geo A—C E Moor 32.70
Simon, Harry—Fifth Ave Bldg Co 223.59
Schmugg, Jos—F L Vogel 1,208.02
Scods, Clarence—E L Danforth 40.00
Smith, Francis E—R S Herlihy 206.91
Schwartz, Julius M—M Lipshitz 66.99
Terwilleger, Frank G—E V Herman & Co.259.35
Tracey, Lawrence—F H Wolf 84.31
Thompson, Jno M Smith Gray & Co.....82.70
Wood, Francis B—Westchester & Bronx Title & Mtg Guar Co 133.81
Zucca, Abr—A B Schreckinger 96.49

CORPORATIONS.

A & S Construction Co—L L Hill 100.00
Blauvelt & West Co—G Weiderman 215.41
City of N Y—T Forbell 401.45
Eastern Mill Pants Co—M Danishewsky..191.77
Engineers & Mills Supply Co, Inc—Grabler Co of N Y 105.70
Gay Construction Co & Queens Land Title Co —M S Witherbee 1,133.72
J & J Eager Co, Liebenthal & Bros Co, Fred H Swartz—E Lowenthal 33.43
L I R R Co—Westinghouse Church Kerr & Co 23,316.55
Mason-Seaman Transportation Co—M E Brackett 658.85
Meal Farnham, Inc—U S Fidelity & Guaranty Co 308.10
Nelson Black Construction Co, Nellie Burnop, P Jos Heaney & Ida J Heaney—L Goldstein 361.75
N T Swezey's Son & Co—J Muller 6,158.27
Persian Rug Mfg—M Geary.....costs, 119.13
Sherwin & Berman, Inc—Lucas Machine Co. 648.17
Stephen Bldg & Constn Co—Press Pub Co..74.30
Tuscarora, Nevada Mines Co—Sundstrom & Stratton Co 5,810.10

Borough of Brooklyn.

APRIL 10.

Alexe, Frank—Jas McCreery & Co.....70.22
Baxter, Jno F—R E Weldon & ano.....111.40
Berend, Harry—B Ark 47.65
Baussmann, Peter C—Ridgewood Natl Bank. 131.55
Battelle, Thos P—Dora Goldberger 29.40
Bold, Jas—N Y Tel Co.....20.24
Brestlin, Louis V—same 25.22
Breitenbach, Adolph & Wilhelmina—B Lubetkin 74.41
Carnel, Isador—N Y Tel Co.....15.34
Chase, Horace S—N Y Tel Co.....63.03
Collino, Gaetano—C Trosk 54.40
Craig, Jo B—J F Rinn 375.66
Dent, Anita—Black & Boyd Mfg Co.....249.89
di Blosi, Antonio H Schorr.....33.68
Di Fede, Mariangella—Colonial Mantel & Refrigerator Co 134.29
De Wolf, Jno C—J F Rinn.....375.66
Dixon, Jno J & Annie—Annie Dangren..120.90
Ehrgott, Wm A, Jr—E E Phillips.....415.41
Fargo, Jas C as Pres American Express Co—H Becker 1,138.30
Feldman, Harry E—N Y Tel Co.....27.15
Frankford, Jos—D Shapiro & ano.....113.68
Freeman, Gustow & Carnel—N Y Tel Co...15.34
Gaetjens, Chas F—C Gunderson.....455.50
Goldstein, Morris—L Baldinger.....112.05
Guertz, Anais H—J McKee 373.56
Goldman, Jacob & Izak—M Mencher & ano. 300.65
Gustow, *Saml—N Y Tel Co.....15.34
Harris, Jno G—N Y Tel Co.....19.79
Heim, Milton—same 21.44
Hohman, Ella & Otto—A Schmidt.....29.25
Hyman, Wm L Cohen 486.41
Jacobs, Wm S—D Shapiro & ano.....113.68
Kahan, Paul—N Y Tel Co.....25.05
Kaye, Frank C—J F Rinn 375.66
Kaye, De Wolf & Co—J F Rinn.....375.66
Kern, Christian E—C Strebel et al.....116.78
Klaidman, Max—H B Claflin Co.....231.20
Lamstein, Harry & Jos, doing business as Lamstein Bros—M Kamen 412.91
Leibowitz, Morris—J Werner 5,746.50
Longo, Grace L C—Saks & Co.....431.62
Levine, Adolf—H Cohen & ano.....238.68
Lucius, Edw C—C Gunderson 455.50
Minichallo, †Michl & †* doing business as M Minichallo & Son—P J Langler & ano..39.33
Moulton, Margt—H A Eisner 103.85
Morton, Moses—N Y Tel Co.....16.72
Nugent, Geo—N Y Tel Co.....27.15
Pecke, Francis S—W A Allen.....433.41
Peterson, Nils P—Kazia Peterson 103.66
Pundt, Henry—Hannis Distilling Co.....235.68
Raphael, Belle—N Y Tel Co.....18.69
Rosenblatt, Jacob—same 25.27
Rath, Henry C—same 64.76
Robertson, Sparrow—Walden Press.....12.50
Roesler, Bernard J Jr—Eklyn Life Publishing Co 159.90
Rogers, Mary A—H G Teele 7,828.84
Rosenbloom, Jacob—L Baldinger.....112.05
Rosenburgh, Edw H—A E Williams 62.40
Rothman, Bertha S & Edw Samter as exr &c Abram Samter—H Davidson 301.60
Schlmeyer, Henry or Heinrich W—G Bruetsch 347.84
Stander, Minnie—Phenix Tube Co.....269.78
Same—same 269.78
Smith, J Beakley—N Y Tel Co.....15.40
Severinsen, Niels P—same 18.42
Tronstadt, Jno—Texas Co 173.97
Wasserman, Saml—L G Hart 9.80
Williams, Aug—C Hyman 137.93
Williams, Ernest—A Schaeffer & ano 76.30
Woods, Mike—N Y Tel Co.....20.65

CORPORATIONS.

City N Y—Castle Bros 100.65
Eurich-Heller Bottling Co—H A Wolfram (Inc) 479.56
Greenpoint Moulding Co—T Sullivan....2,133.53
L I Taxicab Co—N Y Tel Co.....90.73
Sanitary Cleaning Co—N Y Tel Co.....27.15
Troy Pacific (Inc)—A Fuesslein 46.15
Wm Henderson (Inc)—N Y Tel Co.....45.07
Wolf & Jankelson Co—P Waldheim 1,973.41

APRIL 11.

Agid, Sam—H Rocker 1.006.56
Eelden ,Geo G as admr Henry—C V Newell. 711.53
Brady, Jno—Bklyn Union Elev R R Co..114.47
Caslo, Jno—City of N Y.....260.00
Dale, Chalmers—R L Clarke 72.84
De Fillippe, Carmine—Nassau Elec R R Co. 110.97
Dreyer, Chas M—Palmer Lime & Cement Co. 166.90
Dworkin, Saml—N G Finkelstein.....29.42
Deutsch, Herman—same 29.42
Fentrick, Ida N—Vanderveer Canarsie Impt Syndicate 47.22
Fogel, Abr L—Sargent & Co.....1,672.97
Gallagher, Wm—J Mehrtens.....119.90
Grace, Pierce W—Union Bank 235.52
Grady, Wm F—F W Starr.....1,566.73
Gross, Sol—A Amerling 30.36
Gutrie, Emily—City N Y 55.00
Griffin, Geo T—N Y Tel Co.....26.41
Hallstein, Fred—S P Blackburn as exr &c Wm C Schmidt 31.94
Hubbard, Robt J—J Moriarty 98.89
Henderson, Lillie T—J M Horton & ano as exrs & trstes &c 109.35
same—Guaranty Trust Co, N Y.....110.15
Kelsey, Walter—Comr Excise.....1,819.97
Kempner, Jos—Union Card Paper Co....100.64
Korn, Paul—S Block 189.79
Lawner, Moses—Bklyn Union Elev R R Co. 108.47
Mapes, Elbert & †Mary—Union Bank.....37.79
Magrath, Jas W—same 235.52
McGinness, Delia—F Stewart 75.75
Metrokes, Alex—C Christ 107.62
Mullen, Albt—P Humbert Jr.....41.00
Myers, Caroline—E R Squibb & Sons.....27.40
Morgan, Gwendolyn L—Realty Associates..74.05
Micholofsky, Joe—N Fischer 41.65
O'Connor, Jessie—W Meyer 169.46
Panitz, Bernard & Bluma—Union Bank...161.02
Raphael, Dora—City N Y.....260.00
Sachs, Jacob—D Chazanowitz 61.15
Schnayder, Wm—Holbrook, Cabot & Rollins Corpn 112.78
Silverman,* Harris—Union Card & Paper Co. 100.64
Sohnen, Rachmiel—M Palatnick.....60.90
Schmidt, Wm—City N Y 55.00
Scalzo, Pasquale—same 55.00
Spechler, Abr, Aron & Edw doing business as Spechler Bros—Union Bank.....243.51
Tatarsky, †Max—Union Bank 58.73
Vander Putten, Sarah E—Nassau Elec R R Co 118.47
Van Rooyen, Abr—B H R R Co.....215.35
Warady, Louis—D J Leary & ano.....72.42
Weisman, Benj—C Weinberg & Co.....75.62
Weinstein, Jos—Tillie Winetzky 25.00
Witten, Louis J—Sarah Witten 141.17

CORPORATIONS.

A L Fogel Hardware Co—Sargent & Co..1,672.97
Eden Co—H S Barnes 114.80
Mohawk Garage (Inc)—W Berkowitz.....100.00
R & M Constn Co—F D Creamer et al....368.14
Tidewater Bldg Co—Alice Glennon (infant). 250.00

APRIL 12.

Aneed, Antoine—Church of the Virgin Mary, Greek Melchite Rite 144.44
Brown †Wallie E—House Furnishing Review Co 142.91
Bickoff, Abr—American Brass & Copper Co.166.06
Carr, Thos A—American Cash Register Mfg Co 63.26
Cornell, Jno—A Glasscheig & ano.....113.60
Dalton, †John & †Mary—J Guttman.....52.59
Friedman, Max—J Rubin, as admtrx....280.41
Goldsmith, Jos—J N E Kraeger.....151.90
Ginsberg †Bernard—American Brass & Copper Co 166.06
Greenberg, Nathan & Thos, doing bus Nath Greenberg & Son—American Radiator Co 200.67
Kovner, Louis—F R Coulby 106.91
Loulen, Thos J—Title Guar & Trust Co..55.70
Lang, Morris—A Kuflik & ano.....284.04
Norris, Francis A—N Garber 85.66
Peterman, Frank—F R Coulby.....106.91
Robinson, E M D—C M Bellows 89.40
Sugarman, Mark—C C Jacobs 80.84
same—same 29.40
Sugarman, Ada B—same 264.40
Scheland, Chas—A W Lemcke Co.....781.76
Sullivan, †Mary—A L Strasburger & ano.374.86
Seligman, Henry—A H Lea et al.....49.91
Schmitt, Philip—W O Fredenburg & ano.276.81
Sanzone, Demenico—A La Marco.....311.20
Spinelli, Antony—Lucy Altobell, as admtrx. 15,126.82
Shelton, Eliz A—Melissa S Leslie....D 2,537.72
Ulman, Max & Belle—M Salit 170.30
Mayersohn, Maurice—J Rothbard 42.40

CORPORATIONS.

F & J Realty Co—American Brass & Copper Co 166.06

APRIL 14.

Barbanell, Yetta, Sarah Breckman, East N Y Hay & Grain Co, †Nathan Litwak, †Hyman Barbanell & Geo Breckman—Union Bank. 176.70
Barbanell, Yettie & *Holman—International Fire Proofing Co.....191.90
Bello, Jos—State N Y 300.00
Boris, Sol—A Baker 198.00
Carlson, Martin—Equitable Trust Co.....41.66
Dongelo, Gioseppi—State N Y 500.00
Eisner, Theo—Nonotuck Silk Co.....84.81
Ericson, Emil J—W Schutz 201.10
Figundio, † Teresina & †Wm—Obermeyer & Liebmann 449.87

Fuehrmann, Henry T J—L Horn.....107.59
Fitzgerald, †Albt W—L Kimmel 89.58
Gerzog, Geo—D Nowak 366.40
Graw, Rubin & Rosa—Union Bank.....234.97
Grundy, Alfred A—L L Firuski.....116.90
Hetkin, Henry—Smyth-Donegan Co.....217.75
Howland, Clarence F—H Stengel.....46.83
Hahn, Chas H—L S Clark 196.63
Homler, Saml—D W Brow 180.45
Jennings, Mary—M Leahy 146.40
Kornlos, E H—Douglas-Whistler Brick Co. 1,065.39
Kennedy, H Milton—F G Baur.....38.30
Laubentracht, Geo—H Goldman 740.43
Loehr, Anna M—S Cohn 1,038.82
Lutkins, Theo L Jr—Mary Lutkins.....2,249.79
Lombroso, Alfonso—W Tabing 709.16
Marshall, Willis C—W R Shetterly.....263.94
McGeehan, Emma—N Strauss & ano.....29.89
Mogel, Jacob, alias Mogfulsky—State N Y 2,000.00
Murphy, Richd H—Lenox Sand & Gravel Co. 236.88
Morrell, Wm H—Florence Pender.....98.36
Nevin, Harry—H Samuels 144.40
same—same 38.40
Pierson, Albt F—Comr Excise 1,819.97
Perriconi, Michl—A Fertig 24.40
same—same 49.40
Phillips, Louis A—American Play Co...163.41
Rainke, Chas—R Groth 426.41
Rotolo, Vincenzo—State N Y 500.00
Rockower, David—same 300.00
Rudich, Henry—S Cohn 1,038.82
Schneider, Geo & U S Fidelity & Guar Co—Comr Excise 1,819.97
Sherman, Thos—A W Schmidt Jr.....264.84
Sadler, Henry—Mary C Leary & ano....33.97
Sjurson, Maria—Comr Excise 1,819.97
Vogel, Anna—L Helmanowitch 62.41
Vogelfanger, Harry—M Engel (infant) by Jacob 107.07
Wells, Chas M—State N Y 2,000.00
Woods, †Mary F G Baur 42.74
Whalen, Annastasia as extrx &c Richd—M F Kelly 379.65
Whalen, Annastasia—same 76.65

CORPORATIONS.

B H R R Co—T B Foden 89.40
Empire Keystone Impt Co—D Nowak....366.40
Lefferts Constn Co—Smyth-Donegan Co..217.75
Max Kaplan Co—G E Schukert 22.82
M J Shevlin Plumbing Co—Smyth Donegan Co. 217.75
Nassau Elec R R Co—C E Neale.....1,123.70
Quinn Borough Realty Associates L Levin. 254.44

APRIL 15.

Abramowitz, Ida—S Milkowitz.....36.72
Baker, Sylvester—Corn Exchange Bank.1,551.36
Bickford, Geo F—same 1,551.36
Baron, †Jno—Musical Mutual Prot. Union.10.54
Barams, Barnet—B Lipiansky 290.60
Baker, Bertha McLaughlin—Midwood Park Co. 359,110.99
Brown, Wallace—W H Chadwick & ano..188.09
Christopher Roofing & Cornice Co—Lackawanna Mtg Co.....59.31
Clark, Jno N—E W Wright.....44.40
Cronin, J Barth—C Sether as admr....3,631.88
Cupperberg, Louis N Somer 112.15
Cochrane, Mary—S F Peavey Jr.....59.80
Doty, Ethan A—G Ross 568 74
Eilan, David—H N Warbasse 282.76
Fleming, Mary D & Thos M—J Scalzo & ano 123.83
Gordon, Saml—Parshelsky Bros (Inc)...520.80
Greenberg, Jos, doing bus as European Phonograph Co—J Massea & ano.....443.27
Goldstein, Barnett—A S Furst.....27.40
Hallenbeck, Edw—W H Rubin.....37.65
Heene, Frank—A J McCollum.....65.71
Homer, Louis—M B Israelsky 345.83
Hiller, Paul W—G A Libienthal 17.20
Kleinfeld, Irving L—Title G & T Co.....101.05
Kaelin, Stephen J—M Levy.....413.30
Klankin, Morris, Max & Abr, doing bus as Royal Candy Mfg Co—W Bernstein.....321.43
Lemisch, Nathaniel—Musical Mutual Prot Union 31.77
Levine,* Pincus—H B Claflin Co.....370.72
Law, Charlotte F—L Freiberger 979.46
Matthews, Wm T—Otto Hoppe 174.56
Meadow, Jos—H B Claflin Co.....370.72
Perry or Pariser, Gabriel—S Pariser.....143.72
Pottel, Harry—O Wissner 27.30
Perry or Pariser, Gabriel—S Pariser.....425.00
Puritz, Harry—L Lichtman 113.28
Radeloff, Nathan—D Gurwitz 66.90
Rooney, Wm J—J D Daly.....46.10
Robrecht, Francis—C L Bauman & Co.....67.13
Schmitt, Jacob—Bordens Condensed Milk Co. 85.25
Schachter, Marcus—L Lichtman 113.28
Spielvogel, Herman—W Kierer 142.90
Schlitz, Henry—Sage Bros (Inc).....71.33
Sullivan, Mary A—Martin Evans Co.....48.14
Sullivan, Maurice or Morris—C Currier & Son. 149.66
Sullivan, Jno—same 149.66
Theall, Maurice V—Anna Constable 148.31
Vander-Putten, Jno R—Nassau Elec R R Co. 108.47
Wechsler,* Herman—N Somer 112.15

CORPORATIONS.

Wechsler & Cupperberg—N Somer.....112.15
B H R R Co—Rosa Manzo 932.60
Kosmos Engineering Co—Lafayette Trust Co. 31,704.24
Lyn Realty Co—Corn Exchange Bank..1,551.36
Nassau Elec R R Co—Maud Neil.....1,120.20
Royal Baking Powder Co—W R Michelfelder (infant) 3,151 54
Tartar Chemical Co—M J Sebukaty.....90.82
29th Street Constn Co—Parshelsky Bros (Inc) 520.80
Wm Henderson (Inc)—J Marinelli & ano.... .....3,720.24

APRIL 16.

Bonsall, Benj W—A J Dowdeswell Co 92.48
Blank, Nathl A—P Ruinart 97.81
Buono, Carmela—M Ajello 179.80
Carlin, Fredk W—A Schreder Bwg Co....27.40
Caress, David—J Satin.....22.21
Clifford, Neil—Miria Dill 107.08
Carpenter, F Newton—A S Walker 149.49
Doremus, Jas M—A H Minson 3,203.50
Elliott, Fredk A—J L Arneberg 39.40
Fierro, Vincenzo & Maria—P Allocco 409.10
Fierstein, Henry—R P Lee et al 131.29
Hewer, Peter—N Wilensky 2,025.85
Houser, Jos—Globe Molasses Feed Co 34.26
Johnson, Edw L—H Hofschneider 52.40
Jennings, H D—I M Jennings 12.40
Kitchen, Edw L—Marx & Rawolle 82.78
Komins, Jos H—J B Hoecker, Jr.....331.65
Konski, Lee D—Emma Rosenbluth 408.90
Knapp, Edgar S—J C Danzile 47.40
Loria, Jos Eva Barowitz 32.40
McQuirk, Pat—Stewart Distilling Co.....95.78
McGeehan, Emma—N Strauss & ano 39.89
Miller, Eliz M (infant) by Clarence E Crowell—Magdalena Miller 121.60
Medoff, Aaron M—Lundberg Co 17.01
Muli, Biaggio (infant) by Antonio—L I R R Co 107.25
Mannella, Geo—M Ajello 179.80
McCann, Thos J—J F Morgan.....106.30
Musliner, Jos J—J Nussbaum 149.32
Noyes, Chas S—Title G & T Co.....162.30
Penniman, May H—M A Dittweiler 132.90
Possenriede, Wilhelm N H Kramer 111.90
Possenriede & Wilkins—same 111.90
Rosenstover, Chas—Greater N Y Savings Bk 543.52
Reiss, Emilie, Louis & *Edw—F W Devoe & ano 220.98
Ryan, Wm J—Wayne Co Produce Co....171.18
Sabath, Julia—Max Steiner & Co.....560.95
Sandomenico, Catello—T Calandine & ano..154.41
Sass, Saml—Jos Mushner &Co 161.91
Spitz, Hyman—N Y Tel Co.....32.40
Schworer, Anthony—Empire Gas Fix Co..164.99
Schworer & Sons—Empire Gas Fix Co...164.99
Saitta, Philip S—A F Barro.....786.57
Straub, Jno G & Mina—Riverhead Savings Bank.....30.38
Speedwell, Motor Truck & Service Co—M Davis et al 67.22
Saulli, Giovanni—Rosie Saggionie 150.00
Squillaci, Salvatore & Concetta—J Ratner.163.21
Spies, Augustus—H S Rickerson 325.35
Symons, Isaac L H Manson 54.00
Stroll, David—A Kivestel.....17.40
Thorn, Frank—Empire Gas Fix Co 164.99
Treacy, Jno T J F Pierson 1,394.26
Uscier, Max—W M Rosenthal & ano 31.90
Wiese, Otto C—C Higgins 39.40
Wilkins,* Frank—N H Kramer.....111.90
Wendt, Fritz—A Luchow.....188.16
Zuckerman, Fannie & *Harry—A A Hoffmann 163.26

CORPORATIONS.

Ajax, Iron & Wine Co—C H Little 50.45
City N Y—Emma Mittag (infant).....5,143.10
Latham Realty Co—Empire Gas Fix Co..164.99
Noble Realty Co—Empire Gas Fix Co....164.99
Parkway Bath Co—W Clare 17.40
Troy-Pacific (Inc)—J Ratner 163.21

SATISFIED JUDGMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

APR. 12.

Bachrach, Harry J; 1911—J Goldschmidt et al 5,479.60
Bloom, Sol; 1911—L Purdy 56.85
[3]Boland, Wm A; 1905—R Sage 108,959.98
[1]Cataldo, Ruggi & Albt Amendola; 1913—People &c 300.00
Condon, Thos G, Emily B Condon—A G Oakley 292.90
[1]Furth, Carrie; 1910—Tenement House Dept. 59.72
Rubly, Wm; 1912—35% Automobile Supply Co 2,383.30
Waldman, Henry; 1904—H A Lott.....760.20

CORPORATIONS.

American Looking Glass Co; 1912—J A Rubinstein 75.21
American Looking Glass Co; 1912—D H Fritts Co 237.76
Law Reporting Co; 1912—W K Niver Coal Co 109.78

APRIL 14.

Caldwell, Walter S; 1913—N Y Tel Co...19.75
Cordell, Chas G; 1909—Mercantile Finance Co.....30.91
Foster, Jolin S; 1913—Tenement House Dept. 57.00
[1]Gilliam, Jno; 1913—L Hartung 2,028.07
Kiernan, Hugh; 1913—A Schonewald....110.80
Kiernan, Hugh; 1910—A Schonewald....2,604.44
Kiernan, Hugh; 1910—A Schonewald....88.35
Kirk, Leonard G & Jno Cooper; 1909—Pierce, Butler & Pierce Mfg Co.....429.39
Neilson, Chas; 1912—N Y Edison Co.....43.46
[6]Schinkle, Chas F; 1905—Chas Crittenden Co. 185.62
[6]same; 1905—L R Reid 67.02
Woolland, Wm H; 1912—Smith Bros Publishers, Inc 70.69

CORPORATIONS.

Lehigh Valley Coal Sales Co; 1913—M Benedetto 70.07
N Y Brass Turning Co; 1913—B Sanberg.... .....1,322.11

APRIL 15.

Baxter, Howell Building Co; 1913—C W H Arnold 323.91
Bowron, Jno W; 1911—H Casper.....686.36
Brown, Geo C; 1910—W P Sheridan.....721.55
Clark, Jos & Isaac Appelman; 1911—I Butensky 28.73
[3]Axelrod, Wm & Wm Axelrod Realty Co; 1912—Commercial Trust Co of N Y.....649.61
[1]Gilefsky, Max; 1911—Tenement House Dept. 57.00
Heiliger, Isidor; 1912—W C Ritter et al..116.92
Handscher, Frank; 1910—G L Bergen.....65.37
[1]Jetter, Albt A; 1913—City of N Y.....264.41
Levy, Abr A & Empire State Surety Co; 1913—People, &c 3,000.00
Siegel, Wm & Max Alperstein; 1913—S Dobschutz 809.88
Smith, Barret; 1913—D A Warfield.....36.91
Sperber, Celia & Equitable Surety Co; 1913—W W Farley 1,820.97
[6]Stabler, Walter; 1903—J Boyan 362.66
[6]same; 1913—L J Boniface 357.82
[6]same; 1904—Rosemary Creamery Co.106.10
Trainor, Delia; 1907—M Raymond.....103.13
Walther, Amelia; 1912—E Miehling.....168.41
Wasserman, Saml; 1913—L G Hart.....9.80
Weissbard, Rubin; 1912—M Alterman....179.41

APRIL 16.

[6]Boltan, Jacob; 1901—Chester Mantle & Tile Co 846.46
[6]same; 1907—Atlantic Cement Co...2,029.70
[6]same; 1907—same 1,024.70
[6]same; 1907—Structural Supply Co...912.43
[6]same; 1907—same 547.50
[6]same; 1907—G Oethinger et al.....652.41
[6]same; 1911—B Rappaport 10,819.92
Bock, Jacob L; 1903—M Weinhausen.....17.33
Brownell, Atherton; 1906—G C Hebberd, Jr 249.67
same; 1903—J M De Birmingham....456.67
Calhoun, Jno C; 1905—Mercantile Trust & Deposit Co of Baltimore.....5,620.04
Claman, Max, Benj, Rose, Albt R Bass & Sons & Benj C Bass; 1911—G R Sutherland.124.01
Cohen, Fanny; 1907—C F Archards et al..63.02
Kunstler, Felix & Jno Miller; 1913—People, &c 1,000.00
Kennedy, A Patk; 1913—Jno Wanamaker, N Y 224.23
Lasher, Geo M; 1912—Natl Casket Co..359.59
Lyons, Nellie T; 1912—Brentwood Realty Co 268.40
McAvoy, Jas; 1912—M Hullihan.....4,640.74
Nicholls, Wm H; 1912—Baird Machine Co.74.32
Pragnell, Agnes M; 1913—C S Kraus...1,600.93
Rossbach, Fred; 1913—International Provision Co 80.68
same; 1913—Hance Bros Co.....71.92
Stabler, Walter; 1903—Park & Tilford..452.19
[6]same; 1904—M Wilson 444.32
[6]same; 1904—Park & Tilford.....461.19
same; 1903—same 452.64
Taylor, Arthur S & Hugo Moriya; 1912—B D Wong 220.80
Weisbard, Rubin; 1913—M Alterman.....121.35
Wadsworth Amusement Co; 1913—D Mann et al 59.67

CORPORATIONS.

Aerega Realty Co & Mamis Costar; 1913—H G Sellick, Jr 350.11
Brooklyn Bottle Stopper Co; 1911—W P Sutherland, Jr 4,292.05
Consumers Brewing Co of N Y; 1913—J Rhine 500.00
same; 1913—M Rhine 5,161.60

APRIL 17.

Albert, Ida T; 1912—C J Lane 162.00
Caldes, Jno; 1913—T Troy 182.72
Mason, Jno F; 1911—Equitable Trust Co of N Y 78.51
[4]Fletcher, Austin B; 1912—J L McDermott et al 2,409.50
Geo Mulligan Co; 1913—J W Neil 287.60
Hall, Harry; 1912—Manhattan Brass Co..49.67
Jefferson, Emma R; 1913—J H Fitzpatrick. 27.41
Kennedy, Jas S; 1912—A Bernhard 469.87
Maryanow, Jacob; 1904—M Lamport.....276.23
Reohr, Jno H, I O U Co & Delmar R Shafer; 1913—C A MacHenry 543 78
Ruhman, Albt; 1909—R L Maynard....255.13
Rawle, Francis P; 1912—J Quinn.....2,001.81
Sabato, Messina & Pavone Grazia; 1912—R L Graziano et al 22.67
Siegel, Henry; 1908—American Credit Indemnity Co of N Y 68.29
Sheppard, Jas J & Arthur Schultze; 1913—W R Marshall 507.69
Schleicher, Bernard; 1912—H Minzie et al. 119.41
Tomlinson, Theo E; 1912—J C Tomlinson et al 3,599.44
same; 1913—same 107.28
Van Nostrand, David L; 1911—M L Zborowski 486.31
Weisbecker, Chas F; 1911—N Y Tel Co....15.91
Weigle, Chas; 1911—City N Y.....59.72

CORPORATIONS.

[3]Geron Constn Co & Geo H Pigueron; 1911—Candee, Smith & Howland Co.....802.90
Mason Seaman Transportation Co; 1913—W Pasteich 150.00

APRIL 18.

[1]Chayes, Louis J & Bruno S Horwitz or Horwicz; 1912—People &c 500.00
Clingen, Jno J; 1913—V Cerabone Constn Co. 365.01
Crawford, Frank B 1913—T G Roebuck & Co. 95.00
Cohen, Geo; 1913—C I Singer 529.31
Filer, Danl; 1909—G Vorzimer et al.....89.41
Fusco, Guiseppe; 1912—F Ruggiero.....350.00
Goldberg, Manuel; 1904—L Spiegel.....113.65
Goldberg, Emanuel; 1907—D Flynn et al.269.91
Hubbel, Mark H; 1911—J L Martin.....190.91
[3]Kenny, Geo J; 1912 S Causa 6 176 18
Messina, Sabato & Grazia Pavone; 1912—R L Graziano et al 304.67
same; 1912—same 27.67
Muehne, Otto; 1913—J Jaburg et al.....187.67
McCullough, Fredk R; 1911—Simon Batt & Co.....20.08
McCullough, Fredk R; 1913—J Englander et al 102.70
Pigueron, Geo W & Philip Reilly; 1913—H P Lead Co 404.22
Ruppel, Wm G; 1908—D M Koehler & Son Co 267 82
Rose, Saml; 1913—R C Morris 31.80
Rosenfeld, David & Monroe; 1912—M Schiller 75.71
Rosenfeld, Monroe & Ray; 1912—J Marx.97.60
[4]Rothenberg, Ludwig; 1907—L Sachs.....779.12
[4]same; 1907—same 1,920.53
[1]Stramiello, Michl & Ruth Wilson; 1913—People &c 1,000.00
Salzano, Lucia D M; 1913—G Squires...177.00
Solomon, Jacob; 1913—M Schachter 75.85

Satisfied Judgments, Manhattan & Bronx (Continued).

Tallman, Cornelius H; 1906 C T Coley et 97.00
same; 1905 same 317.70
same; 1904 same 1,784.00
Todesco, Alb; S; 1912 A J Conyngham.985.33
same; 1913 same 91.85
Vipret, Chas J; 1912 F A Godfrey et al.127.93
Whitcomb, Jas A; 1913 B Bishop....122.90

CORPORATIONS.

National Protective Legion; 1913 M Montgomery 177.50

Borough of Brooklyn.

APR. 10.

Antin, Joe also known Joe Entien & Ely Gross; 1909 H M Bendheim 122.26
[3]Roberts, Adelaide B; 1910—S Cohen....2,189.39
[3]same; 1910—G Katz & ano....350.00
[3]same; 1909 M L Parshelsky 4,163.23
Walter, Geo D;1913—Aileen Carroll 457.19

APR. 11.

[1]Hefferman, Wm & Mary McCall; 1913—State N Y 500.00
Hoagland, Elmo C & Georgianna; 1912 - Dorothy Heisenbuttel & ano 126.57
Lapidus, Saml & Michl; 1912—H Sommerfield & ano 8,940
Lynch, Wm; 1910—S Brown 192.09
Van Brunt St & Erie Basin R R Co; 1913—W Storey 1,128.57
Weitsman, Jas M & Francis McNally; 1912 - State N Y 500.00

APR. 12.

Lake, Wm B & Phebe M; 1912 Lafayette Trust Co 1,239.35
Leary, Danl J, Geo & Marie C; 1910—same.68.60
Leary, Danl J, Geo, Marie C, Sylvester J & Mary J; 1912—Rockland-Rockport Lime Co 154.30
Levy, Louis; 1908 Wm Wagner 282.10
Ruppert, Geo E; 1913—Annie O'Neill 91.00

APRIL 14.

Abbott, Twyman O; 1912—Utility Printing & Pub Co 145.40
Barasch, Abram; 1910—Mamie Gemyan....82.00
[3]Boland, Wm A; 1905 W L Hefferman.... ....108,959.98
Campbell, Jas A; 1910—N Y Tel Co....30.80
Goldstein, David; 1913—A Kuplik & ano.. ....282.55
Leary, Mary C as admrx, &c Est Jas D Leary decd, Danl J, Marie C, Sylvester J & Marie J Leary; 1910—Rockland-Rockport Lime Co 519.30
Peper, Edwd; 1910 Henrietta W Nolte ..27.40
Ruppert, Geo E; 1912—Annie O'Neill..4,632.32
Tonkonogy, Geo; 1912—I L Kleinfield....407.40
Same; 1913—same 27.40
Yonder, Jno, Sr; 1909—M Salit.. ....108.43
L W Beveridge (Inc); 1912 F A Wright.. ....24.42
Same; 1912 Abie Perlmutter 244.40
[1]Marloe Constn Co; 1913—Central Chandelier Co....274.40
Tide Water Bldg Co; 1913—Alice Gleason (infant)....250.00

APRIL 15.

Barwick, Fredk W, Jr; 1906—M Cohen....44.40
Beilouny, Jos; 1913—N Y Tel Co 15.47
Harnickell, Annie; 1906—Johanne Johnsen.. ....43.12
Santousso, Johanna; 1913 G I Wright..154.40
Wasserman, Saml; 1913 L G Hart....9.80
City N Y; 1910 W M Greve 534.40
Same; 1910 same.. ....27.40
[1]Harster & Co; 1909 M J Gordon....3,224.55

APRIL 16.

Barnett, Arre; 1912 W P Richardson ..530.65
Goldstein, Saml & Walter; 1913—Ellen C Flanagan et al as exrs, &c Wm Flanagan; 1913. ....834.97
Russ, Herman; 1911 W Simon 387.81
Schott, Eliz & Louis; 1911 W Palmer..534.40
Spaet, Mannie & "Max"; 1905 A Goldman. 119.40

[1]Vacated by order of Court. [2] Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

Cable Testing.

The largest hoisting cable in the world was recently put to a 364-ton test in the 800,000-pound testing machine used at the Fritz Engineering Laboratories of Lehigh University. The tests were conducted by Lehigh's civil engineering department in the presence of representatives of John A. Roebling's Sons Company, the manufacturers of the cable, and of the Spanish-American Iron Company, which has been using the big steel rope in the Pennsylvania Steel Company's mines in Cuba.

Special precautions were taken to prevent the operators of the testing machine from being struck by the shower of flying steel when the cable was torn asunder. Three tests were all highly satisfactory. A portion of the cable that has been in use for a year and a half withstood a pull of nearly 300 tons.

The construction of this cable was without precedent in rope-making. It consists of six strands, each of 19 wires twisted around an independent wire rope center, this center having six strands of 19 wires each, twisted around a hemp core. The finished cable was 7,810 feet long and weighed 125,300 pounds.

At the mines in Cuba cars with a capacity of 100,000 pounds of ore are lowered by means of this cable down an incline plane 5,800 feet long. Recently it was decided to ascertain the strength of the great rope after its year and a half of service, as compared with the strength of portions not worn, and three pieces from the main cable, each about 20 feet in length, were shipped to the Roebling works at Trenton, N. J. There special yokes were placed on the ends to make possible the tests in the giant Riehle machine at Lehigh University.

GIVING BUILDING CREDIT.

What the Builders' Exchange of Birmingham, Ala., Is Doing to Safeguard Contractors.

Some idea of the national movement now under way to regulate the extension of credit to building and material interest is obtained by a perusal of a resolution recently passed by the Builders' Exchange of Birmingham, Ala. After perusing the preamble of the resolution, the question seems to arise as to whether there is not room for a little more care in the extension of credits here. The shoe-string builder and the shoe-string dealer, while not as potent as they used to be a few years ago in local building and material circles, are, nevertheless, elements to be contended with and it seems that while the various trade organizations have been taking care in an aggressive manner of the sub-contractors, the builders and the dealers still apparently have little trouble in getting credit whether they have actual backing or not, and the result is that legitimate houses are forced to meet ruinous prices or reject business, and the general alternate is that the business is turned down, thus leaving the field to the shoe-stringer. The resolution which follows is published by way of illustrating how determined a stand the Birmingham Builders' Exchange has taken.

"Whereas, the giving of credit in Birmingham, as in the past, has been conducted in a loose, haphazard manner to men without any financial or moral standing, and this pernicious practice has become, and is, a menace of no small proportion to the legitimate contractor and building material men, bringing into the field men without ability or responsibility and leading to the demoralization of the entire building trades. As the duties and ideals of The Builders' Exchange are the protection and fostering of the mutual interests of its members, both individually and collectively, we deem it only just and equitable to curb this growing evil. Therefore, be it

"Resolved: That any person applying for credit to a member of this Exchange shall be required to give satisfactory financial and moral responsibility before opening an account. Upon failure to do so, a probationary term of six months on a cash basis shall be offered him with the understanding and promise that if the applicant at the expiration of the above mentioned term and condition has developed ability, character, etc., to do a legitimate business in any branch of the building trades, credit will be extended him at the discretion of the individual dealer."

Financing a Terminal Railroad.

Subject to the approval of a contract yet to be made, the Public Service Commission for the First District has authorized the New York Dock Railway to issue $500,000 in capital stock, of which $450,000 is to be preferred and $50,000 common stock. The common stock is to be owned by the New York Dock Company, which does a railroad terminal business in Brooklyn, and for some years has operated a railroad in connection with its business.

The New York Dock Railway was organized by the New York Dock Company interests for the purpose of operating this railroad, which crosses certain streets in Brooklyn and therefore had to have a franchise from the city. In granting the franchise the Board of Estimate and Apportionment assessed the company $6,250 for the previous use of these streets. The new company asked the commission to allow this payment to be charged against its capital, but the commission, acting on the opinion of Commissioner Milo R. Maltbie, refused to allow this, holding that the payment was in the nature of a fine for previous illegal operation and therefore not properly chargeable against the capital account of the new company. The proceeds of the sale of the new stock will be devoted to the following purposes:

Property to be acquired from the New York Dock Company, $383,100; new barges and lighters, $33,300; new railroad construction, $22,000; corporate stock deposited with the city, $5,031; payment to the city for local franchise, $5,000; organization expenses, $3,917; legal expenses, $26,904; working capital, $20,746; total, $500,000.

None of the stock can be issued, however, until the New York Dock Company has made a contract for the transfers or lease of its property to the New York Dock Railway. Such a contract has been prepared, and the commission is now holding hearings upon it.

Waterproofing Concrete.

The Imperial Waterproofing Co., Ltd., consolidating the Illinois Damp Proofing Company and the Imperial Waterproof Company, of 111 Broadway, is issuing a very complete and comprehensive catalog illustrating some of the prominent buildings in different parts of the country in which its waterproofing compound has been used. Space does not permit of a detailed list of all the buildings enumerated, but there is no doubt but that the scope of the work shown in the catalog is evidence sufficient to convince any architect that if variety of uses amounts to anything the Imperial Waterproofing Company's product at least deserves consideration. The compound is incorporated in concrete at the time of the mixing both in the walls and in the floor, and it is claimed that it will remain water tight against any head of pressure. It is also adapted for use in brick and masonry construction.

The Scotch Quarrying Industry.

Consular Agent William P. Quann states that although granite in the rough is produced in many parts of Aberdeenshire and other counties of Scotland, the city of Aberdeen is the center of the Scotch quarrying industry and the only place in Scotland where polishing is done to any extent. The average annual output from the yards is about 20,000 tons, mostly tombstones.

Heavy Electric Station Loads.

That the use of electricity is ever increasing is demonstrated by the continued installation of generating equipment in nearly all power stations, as well as by the steady growth in the number of generating stations in all parts of the country. In the more congested centers of population the increase is no doubt more rapid than elsewhere and the large cities of the country show a constantly increasing output with each succeeding year. The connected load on the system of the New York Edison Company in New York City now exceeds a half-million kilowatts, and is growing at a rapid rate.

The largest instantaneous load carried by any central station in the world has probably been experienced by the Commonwealth Edison Company, in Chicago, as this company supplies not only a large lighting and power load, but also sells a large amount of energy to the electric railways of the city. Each year sees a new maximum load on the lines of this system during the short days of December. While in a city like New York the maximum load, being determined largely by the number of lamps being supplied, is likely to occur upon a dark afternoon, the condition of maximum in Chicago is, on the other hand, determined by the weather conditions, since the consumption of energy in the electric heaters of the street cars is then added to the peak of the lighting load. The maximum so far in the present season occurred on December 11, a day upon which a cold wave was experienced in the city of Chicago. On this day the load reached the value of 232,950 kilowatts, a record which exceeds any heretofore experienced. The energy consumption during the 24 hours of the calendar day was 2,925,500 kilowatt-hours.

The power output noted above is carried partly by storage batteries which are used to cut down the peak load on the generators. However, the generating units are sufficient to carry such a load for a short time, since it is but in excess of their normal capacity, which is in the neighborhood of 225,000 kilowatts. This will soon be increased by additional generating units in the new Northwest power station.

Tests of Large Brick Piers.

Crushing tests of brick piers many times larger than any tested previously were made recently by the Bureau of Standards on the new 5,000-ton testing machine erected in the Pittsburgh laboratory of the bureau. Heretofore it has been known, from a number of tests on small brick piers (12x12 or 12x16 in.), that the compressive strength of brickwork is much less than that of single brick. But how far this conclusion would apply to larger bodies of brickwork was not known, i. e., whether the larger piers would prove to be weaker, or stronger, or just as strong as small piers. The recent tests were made to give information on this question.

When brickwork is subjected to compressive load, the bricks first break in bending instead of in direct compression, and the result is to form long, vertical cracks in the mass, passing through the end joints of one course and the breaks in the brick of the next course. In this condition the brick mass is little more than an aggregation of slender vertical columns 4 ins. square. Further loading produces a result which might be expected: the pier bursts or spalls. This result, which previously has been found for piers of small lateral dimensions, is now found also for large piers.

The crushing strength of the large piers tested is substantially the same as that of small piers (in pounds per square inch), and the manner of failure is the same.

The two piers tested were 48x48 in., by 12 ft. high. They were laid up directly on the table of the testing machine, and were tested at about one month (the second pier laid up after the first one was tested). One pier was laid in 1:1 cement mortar, the other in 1:3 lime mortar. The former was tested for modulus of elasticity when 16 days old (the test being confined to moderate loading so that the strength of the pier would not be affected); 15 days later, or at age 31 days, it was tested to failure. The lime-mortar pier was tested for modulus of elasticity and also to rupture at age of 25 days.

The cement-mortar pier failed at a load corresponding to 2,917 lbs. per sq. in.; an ordinary small-size pier of the same brick and the same mortar would be expected to show a strength of 3,000 lbs. per sq. in., in the Bureau's experience. This means that the strength of a large pier and a small pier is the same.

The lime-mortar pier failed at 757 lbs. per sq. in. The same brick and mortar in a small-sized pier would be expected to fail at 900 lbs. per sq. in., in the Bureau's experience.

Vacuum Cleaning Systems.

The United Electric Company, of Canton, Ohio, is issuing to the trade, architects and engineers, a booklet describing vacuum cleaning systems. The rapid growth and development of the vacuum cleaning industry have led to many inquiries from architects and engineers for definite information and reliable data. Therefore, the tables in this handbook have been compiled from long established data and formulae, together with such modifications as have been found to apply to the transmission of air through piping systems at a high velocity, under the influence of vacuum, instead of direct pressure. The handbook is presented in condensed form.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2353 New York, April 19, 1913 (42) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Academy st (e s), 2234-47.
Allen st, 21.
Beekman st, 56.
Broome st, 431-3.
Canal st, 73.
Cannon st, 133.
Chrystie st, 99.
Dyckman st (s s), (8:-2246-pt lt 55,
Elm st, 5-15.
Front st, 56.
Fulton st, 119.
Hester st, 99.
Jumel ter, 18.
Manhattan st, 13.
Mott st, 307-9.
Nassau st, 63.
Vandewater st, 24-6.
Willett st, 98.
Wooster st, 179-83.
1st st, 36.
6th st, 540 E.
8th st, 339-41 E.
8th st, 44 W.
9th st, 705-7 & 718 E
11th st, 322 E.
12th st, 106 E.
13th st, 302-4 W.
15th st, 330 E.
16th st, 25 W.
18th st, 434 E.
22d st, 212 E.
23d st, 155-9 E.
24th st, 225-7 E.
25th st, 235 W.
28th st, 129 W.
29th st, 130-2 W.
32d st, 239 E.
38th st, 315 E.
39th st, 117, 319 E.
41st st, 225, 320 W.
45th st, 9 E.
47th st, 109 W.
48th st, 138-46, 164 W.
49th st, 423 W.
50th st, 311 W.
51st st, 336 W.
52d st, 245 E.
55th st, 240 W.
57th st, 348 W.
58th st, 46-50 E.
61st st, 28-30 W.
66th st, 16 E.
70th st, 132 E.
74th st, 157 E.
74th st, 161 W.
75th st, 225 E.
77th st, 335 E.
81st st W (n s) (4:1229-13-23).
85th st, 110 & 521 E.
87th st, 106 W.
89th st, 104-6 W.
91st st, 56 W.
92d st, 106, 309 E.
96th st, 142 W.
99th st E (s s), 1604-65-67.
100th st, 53 E.
102d st, 104 W.
107th st, 52, 56 E.
109th st W (n s), 1864-21-22 & 43-44.
110th st, 234 E.
111th st, 12 E.
111th st W (s s), 1594-50.
112th st, 340-6 E.
114th st, 178-80 E.
115th st, 20 E.
116th st, 336 E.
118th st, 9, 108 W.
119th st, 110 E.
120th st, 69 E.
121st st, 158 W.
122d st, 424-6 E.
123d st, 358 W.
127th st, 74 E.
130th st, 259 W.
131st st, 112 W.
132d st, 52-60 W.
135th st, 243 W.
136th st, 128 W.
137th st, 126, 263-5 W.
138th st, 308 W.
141st st, 551 W.
142d st, 134-48 W.
144th st W (n s), 2091-17-21.
148th st, 218 W.
151st st, 519 W.
160th st, 531-7 W.
207th st W (e s), 2242-65 & pt lt 69.
215th st W (n s), 2212-29-31.
Av D, 42.
Amsterdam av, 2262.
Amsterdam av (w s), 2152-48.
Broadway (e s), 2235-7.
Greenwich av, 48-50.
Lenox av, 440-2.
Lexington av, 1072-4.
Madison av, 2072.
Manhattan av, 389.
Nagle av (e s), 2171-16.
Park av, 1964.
Pinehurst av, 41.
Riverside dr, 64, 70.
Vermilyea av (e s), 2226-1-4.
West End av, 627.
1st av, 1758-60, 2072-6.
2d av, 1330, 1504, 2047, 2074.
3d av, 820-4, 1704, 1707.
5th av, 1360-6.
7th av, 211, 825.
8th av, 856.
9th av (es), 2186-5.

WILLS.

Beekman st, 31.
Hudson st, 626.
5th st, 517 E.
11th st, 727-35 E.
11th st, 316 W.
12th st, 734-42 E.
16th st, 206 E.
28th st, 326 E.
41st st, 8 E.
62d st, 148 E.
76th st, 303, 438 E.
109th st, 132-8 W.
118th st, 362 W.
121st st, 127 E.
122d st, 62 E.
Av D, 171-9.
8th av, 2180.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 11, 12, 14, 15, 16 & 17.

Academy st, es, 150 n Vermilyea av, see Bway, es, 150 n 204.

Allen st, 17, see Canal, 73.

Allen st, 21 (1:300-27), ws, 100.2 n Canal, 25.2x65.7, 5-sty bk tnt & strs; Fulton Ave Realty Co to Adolph Silverstone, 163 Henry; mtg $24,250 & AL; Apr7; Apr15'13; A$16,000-25,000. O C & 100

Ann st, 50, see Fulton, 119.

Beekman st, 56 (1:100-8), nes, 47.1 nw Gold, 24.6x87.6x24.2x87.11, 5-sty stn loft & str bldg; Max Greenebaum to Alma Greenebaum, 321 W 92; AL; Apr11; Apr 17'13; A$38,000-55,000. O C & 100

Broome st, 431 (2:473-17), ss, 25 w Crosby, 25x102x25x103, 4-sty bk loft & str bldg; A$38.500-41,000; also BROOME ST, 433 (2:473-16), ss, 50 w Crosby, 26x101x26 x102, 4-sty bk loft & str bldg; Eugenie K Euler to Chas Newman, 538 W 150; all title; mtg $63,500; Apr11; Apr16'13; A$40,-000-43,000. O C & 100

Broome st, 433, see Broome, 431.

Canal st, 73 (1:300-29), nwc Allen (No 17), 22.6x75, 7-sty bk loft & str bldg; Louis I Siff to Ephraim Siff at Lowland rd, South Nyack, NY; mtg $16,000 & AL; Feb23; Apr11'13; A$45,000-60,000. nom

Cannon st, 133 (2:335-67), ws, 80 s Houston, 20x100, 6-sty bk loft bldg; Marcus Rosenthal to Hy C Lytton, 2700 Prairie av, Chicago, Ill; mtg $21,000; Apr7; Apr11'13; A$12,500-23,000. O C & 100

Cathedral Pkway, ss, 250 w Col av, see 109th W, ns, 250 w Col av.

Chrystie st, 99 (1:304-23), ws, 75 s Grand, 25.2x49.8x25.2x49.10, 2-sty fr tnt & strs; Wolf Karnis to Mendel Berman, 156 Grand; mtg $11,500; Apr12; Apr16'13; A$15,000-16,000. O C & 100

Duane st, 54-6 on map 52-8, see Elm, 5-15.

Dyckman st (8:2246-pt lt 55), ss, 363.11 w Riverside dr, 75x100, vacant; Herman Cohen to Martin H Cohen, 322 W 100; Apr 15'13; A$——$——. nom

Elm st, 5-15 (1:155-3), sec Duane (Nos 54-6 on map 52-8), 109.7x100x85.8x101.4, with all title to alleys, 10-sty bk loft & str bldg; Louis M Jones et al to Six-Fifty-Two Broadway, a corpn, 220 5 av; mtg $410,000 & AL; Apr14; Apr15'13; A$325,-000-575,000. O C & 100

Front st, 56 (1:32-28), nwc Cuylers alley, 18.7x84.7x18.7x84.10, 5-sty bk loft & str bldg; 35 & 37 Frankfort St Co to County Holding Co, a corpn, 100 Bway [care Hiram Tobes, pres, 100 Bway]; mtg $28,-000 & AL; Apr7'13; A$18,000-30,000. nom

Fulton st, 119 (111) (1:91-8), ns, 176.1 e Nassau, 25.2x119.11 to ss Ann (No 50) x25.2 x119.7, 1-4 & 1-5-sty bk loft & str bldgs; Harris Mandelbaum et al to Kate Blank, 997 Union av; B&S; mtg $82,500; Apr15; Apr16'13; A$90,000-105,000. O C & 100

Fulton st, 119 (111); also ANN ST, 50; Kate Blank to Harris Mandelbaum, 12 W 87 & Fisher Lewine, 116 E 78; B&S; mtg $70,000; Apr15; Apr16'13. O C & 100

Hester st, 99 (1:307-38), ns, abt 40 w Allen, 25x50; 5-sty bk loft & str bldg; Abram Bros to Jeanette Hodes [434 E 141]; 1-10 pt; AL; Nov15'06; Apr17'13; A $17,000-26,000. nom

Jumel ter, 18 (8:2109-99), ws, 98 s 162d, 17.6x100, 3-sty & b stn dwg; Jas C Thomson to Gordon K Bell, 58 E 72; CaG; Apr 11; Apr15'13; A$6,200-12,000. nom

Manhattan st, 13 (7:1966-57), nes, 300 w Morningside av, runs nw35.11xn69.2xs77.11 to beg, gore, 5-sty bk tnt & strs; Fisher Lewine to Lewine & Kempner Inc, a corpn, 135 Bway; mtg $10,260; Jan9; Apr 15'13; A$10,000-14,000. O C & 100

Mott st, 307, see Mott st, 309.

Mott st, 309 (2:521-13), ws, 135.6 s Bleecker, 22.9x83x—x83, 5-sty bk tnt & str; A $13,000-19,000; also MOTT ST, 307 (2:521-14), ws, 158.3 s Bleecker, 22.9x83, 5-sty bk tnt & str; New York Protestant Episcopal City Mission Society, a corpn, to Thos Farese, 2004 Wash av; B&S; Mar15; Apr 15'13; A$13,500-19,500. **37,500**

Nassau st, 63 (1:65-2), ws, 75.6 n Maiden la, runs w48.2xn20.6xe1.2xn2xe7.6 to st xs 22.6 to beg, 5-sty bk loft & str bldg; Pierre G Carroll to Anne E Carroll, his wife, 330 W 102; AT; B&S; Apr12; Apr15 '13; A$95,000-102,000. nom

Vandewater st, 24-6 (1:113-8), ss, 217.11 w Pearl, 50x95x50.3x95, 8-sty bk loft & str bldg; Henrietta E & Henry Munro to Twenty-Four & Twenty-Six Vandewater St Corpn, 24-26 Vandewater; mtg $77,000; Apr11; Apr14'13; A$26,000-100,000. nom

Willett st, 98 (2:339-51), es, 75 s Stanton, 25x100, 5-sty bk tnt & strs; Rose Markowits to Jonas Weiss, 518 E 82; mtg $20,000; Apr15; Apr16'13; A$19,500-29,000. O C & 100

Wooster st, 179-83 (2:524-18), ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk loft & str bldg; Jos Gross to Sol Brooks, 857 Beck; mtg $131,000 & AL; Jan30; Apr17 '13; A$66,000-135,000. O C & 100

1ST st, 36 (2:443-60), ns, 132.8 e 2 av, 24.2x51.2x24.11x56.1, 5-sty bk tnt & strs; Mary Green to Max Green, 150 Rivington; mtg $16,000; Apr5; Apr7'13; A$11,000-17,-000; corrects error in last issue, when grantee was given in care Hiram Tobes, prest, 100 Bway. O C & 100

6TH st, 540 E (2:401-30), ss, 100 w Av B, 23x97.5x29x97.1, 6-sty bk tnt & strs; Chas Putzel, ref, to Julius Stoloff, 314 E 4, & Morris Kronovet, 121 Hooper, Bklyn; mtg $38,000 & AL; FORECLOSED & drawn Feb17; Apr14'13; A$18,000-38,000. **1,500**

8TH st, 339-41 E (2:391-39), ns, 75 w Av C, 39.9x94, 6-sty bk tnt & strs; Amelia Zipser to Michl Zipser, both at 229 W 35; AL; Apr8; Apr11'13; A$30,000-55,000. nom

8TH st, 44 W (2:553-20), sws, 105.5 nw MacDougal, 25x107.7x25x109.3, 5-sty bk tnt & strs; Frank A Koefler to Jas F Koefler, 44 W 8; mtg $12,500; Apr14; Apr 15'13; A$23,000-29,000. nom

8TH st, 44 W; Jos F Koefler to Frank A Koefler & Katie, his wife, 44 W 8; mtg $12,500; Apr14; Apr15'13. nom

9TH st, 705-7 E (2:379-61), ns, 83 e Av C, 41x92.3, 6-sty bk tnt & strs; Jonas Weiss to Rose Markowits, 382 Central av, Bklyn; mtg $49,800; Apr15; Apr16'13; A $——-$——. O C & 100

9TH st, 718 E (2:378-16), ss, 233 e Av C, 25x93.11, 5-sty bk tnt; Rose F Brown to Fannie Freund, 51 Columbia; mtg $24,-750; Apr14; Apr15'13; A$16,000-26,000. O C & 100

11TH st, 322 E (2:452-19), ss, 300 w 1 av, 25x94.10, 6-sty bk tnt & strs; Antonio Candela to Raymond Guarini, 1121 Av T, Bklyn & Domenico Candela, 128 Clinton av, Bklyn; AT; mtg $24,000; Mar13; Apr 12'13; A$17,000-36,000. nom

12TH st, 106 E (2:556-46), ss, 315 w 3 av, 25x106.6, 3-sty & b bk dwg; Geo W Wickersham, EXR Charlotte A Van den Heuvel, to Mary A O'Neil, 106 E 12; AL; Apr11; Apr17'13; A$16,500-19,500. O C & 100

13TH st, 302-4 W (2:616-44), ss, 57.3 e 4th, 56.3x14.4x49.7x41.5, 3-sty bk loft & str bldg; Bertha Holland to Sidney P Henshaw, 4 W 53; mtg $15,850 & AL; Apr8; Apr12'13; A$16,000-21,000. nom

13TH st, 330 E (3:921-48), ss, 323.4 e 2 av, 25.8x103.3, 6-sty bk tnt; Max Heller to Adolph Roth, 207 E 15; mtg $40,000; Apr15; Apr16'13; A$18,000-40,000. O C & 100

16TH st, 25 W (3:818-21), ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; Jno H Rogan ref to County Holding Co, a corpn, 100 Bway; FORECLOS Apr10; Apr15; Apr 16'13; A$40,000-44,000. **35,000**

18TH st, 434 E (3:949-34) ss, 119 w Av A, 25x92, 1-sty fr stable; Lucien B Chase et al to Frank Vettel Jr, 341 E 18; AL; Mar17; Apr17'13; A$11,000-12,000. O C & 8,000

22D st, 212 E (3:902-50), sws, 172 se 3 av, 25x98.9, 4-sty bk tnt & strs; Paul Halpin, EXR Mary F Power, to Julia T Pallister, 355 S 2 av, Mt Vernon, NY; CaG; mtg $10,000; Apr3; Apr14'13; A$15,000-18,-500. **18,500**

22D st, 212 E; Julia T Pallister to Annie E Garland, 355 S 2 av, Mt Vernon, NY; Ca G; mtg $10,000; Apr10; Apr14'13. nom

23D st, 155-9 E (3:879-33), ns, 84 w 3 av, 78x98.9, 2-6-sty bk loft & str bldgs; Jas Jordan et al to Ambrose Realty Co, a corporation, 135 Bway; mtg $154,000; Apr14; Apr16'13; A$145,000-214,000. O C & 100

23D st, 155-9 E; Ambrose Realty Co to Jas Jordan, 313 E 58 & Mary A Moriarty, 39 W 130; mtg $170,000; Apr15; Apr16'13. O C & 100

24TH st, 225-7 E (3:905-17), ns, 248.11 w 2 av, 38.10x98.8, 5-sty bk loft bldg; Louis Walther & Susanna his wife to Ida Sattler, 306 W 102; AL; Apr12'13; A$20,500-38,000. nom

24TH st, 225-7 E; Ida Sattler to Louis Walther & Susanna his wife, 209 E 61; AL; Apr12'13. nom

25TH st, 235 W (3:775-17), ns, 375 w 7 av, 80x98.9, 1-sty stn church; First African Methodist Episcopal Bethel Church to Sol Brooks & Jos Bichler, both at 857 Beck, firm of S Brooks & Co, 116 Nassau; mtg $30,000; Mar22; Apr17'13; A Exempt-Exempt. exch

25TH st, 235 W; Sol Brooks et al to Brown-Weiss Realties, a corpn, 61 Park row; mtg $88,000; Feb11; Apr17'13. O C & 100

28TH st, 129 W (3:804-20), ns, 375 w 6 av, 25x98.9, 2-sty bk laundry; Gustav Baumann to 130 W 29th St Co, Inc, a corpn, 160 Bway; Apr10; Apr16'13; A$35,000-36,-000. O C & 100

29TH st, 130-2 W (3:804-57-58), ss, 360 w 6 av, 40x98.9, 3-sty & b bk dwg & 4-sty bk laundry; Gustav Baumann to 130 W 29th St Co, Inc, a corpn, 160 Bway; Apr 10; Apr16'13; A$60,000-63,000. O C & 100

32D st, 239 E (3:913-20), ns, 189.3 w 2 av, 17.10x98.9, 3-sty & b bk dwg; Albt Brunker EXR Alice Quinn to Jno Miller, 249 E 33; Apr15'13; A$8,560-10,500. **12,400**

35TH st W (3:665 & 681), cl at original high water mark of North or Hudson River, runs w— to ws 13 av, now being permanent exterior line xn— to cl 36thxe — to original high water mark of said river xs— to beg; sub to rights in 35th & 36th sts & 12th & 13th avs, as the public & City of NY may possess; with all rights to lands under water lying west of above to bulkhead built upon premises, with all rights to any strip or gores lying east of said premises to ws 11 av; Susan L Vivian (Roberts) individ of London, Eng & Jno F Patterson, 220 W 53 TRSTES Marshall O Roberts, decd, to N Y C & H R R R Co, a corpn, at Albany, NY [Grand Central Terminal]; AL; Mar14; Apr16'13; A$—— $——. **1,250,000**

38TH st, 315 E (3:944-10), ns, 225 e 2 av, 25x98.9, 6-sty bk tnt & strs; Lucie E Mirick to Helen A Mirick, 221 W 141; mtg $25,500; Apr12; Apr14'13; A$10,500-30,000. O C & 100

39TH st, 117 E (3:895-14), ns, 158 w Lex av, 17x98.9, 5-sty stn dwg; 3-sty ext; Margt E Sloan et al EXRS &c Saml Sloan to Dennis J McDonald, 137 E 43; AL; Apr 4; Apr11'13; A$34.000-45,000. **35,000**

39TH st, 319 E (3:945-14), ns, 275 e 2 av, 25x98.9, 5-sty bk tnt & strs; Chas Rosentover to Tony Berkowitz, 180 Meserole, Bklyn; Apr12; Apr15'13; A$10,500-16,-500. O C & 100

41ST st, 225 W (4:1013-17), ns, 300 w 7 av, 100x98.9, 4-sty bk school; Sol Bloom to Old School Realty Co, Inc, a corpn, 1451 Bway; mtg $165,000; Apr11; Apr12'13; A exempt-exempt. O C & 100

41ST st, 320 W (4:1031-44), ss, 275 w 8 av, 25x98.9, 5-sty stn tnt; Jas P Babcock to S Littman Realty Co, Inc, a corpn, 220 Bway; AL; Mar1; Apr11'13; A$16,000-29,000. O C & 100

45TH st, 9 E (5:1281-9), ns, 200 e 5 av, 25x100.5, 4-sty & b stn dwg, 1-sty ext; Reginald H Sayre to Chas B Squier, 521 Park av; CaG; mtg $85,000 & AL; Apr10; Apr12'13; A$96,000-110,000. nom

47TH st, 109 W (4:1000-31), ns, 80 w 6 av, 20x100.4, 4-sty stable & str bldg; J. Walter Rosenberg to Harry M Jacoby, 2621 N Bouvier, Phila, Pa; AL; Mar22; Apr16'13; A$40,000-45,000. O C & 100

47TH st, 109 W; Harry M Jacoby to Albt J Sanders, 1918 Spring Garden, Phila, Pa; mtg $45,000; Mar22; Apr16'13. O C & 100

48TH st, 138-46 W (4:1000-49-52), ss, 300 e 7 av, 95x100.5, 4-sty stn theatre (const); Ocean Crest Realty Co to Edw B Corey at Meadow & Franklin av, Far Rockaway, B of Q; mtg $250,000; Apr8; Apr11'13; A$173,000-180,000. O C & 100

48TH st, 164 W (4:1000-58½), ss, 140 e 7 av, 17x100.4, 3-sty bk tnt & str; Fisher Lewine et al to Lewine & Kempner, Inc, a corpn, 135 Bway; mtg $27,500; Jan9; Apr 15'13; A$33,000-34,000. O C & 100

49TH st, 423 W (4:1059-22), ns, 250 w 9 av, 25x100.5, 5-sty stn tnt; Mary McCormick et al by Oscar Wagner GDN & Annie A McCormick, widow, to Wm N Henke, 651 9 av; B&S; mtg $26,000; Apr9; Apr11'13; A$12,000-27,000. **9,000**

50TH st, 311 W (4:1041-26), ns, 156.8 w 8 av, 19.2x100.5, 3-sty & b stn dwg; Anna M Ryan widow to Eliz A Vlau, 232 W 49; AL; Apr3; Apr15'13; A$12,500-14,000. O C & 100

51ST st, 336 W (4:1041-50), ss, 422.6 w 8 av, 20.6x100.5, 5-sty bk tnt; Patk Costello to Terence Byrne, 44 W 93; mtg $25,-000; Apr14; Apr15'13; A$13,500-26,500. O C & 100

52D st, 245 E (5:1326-18½), ns, 150 w 2 av, 15x100.5, 3-sty & b stn dwg; Robt J H Powel ref to Lincoln Trust Co, 208 5 av TRSTE of Fredk C Gebhard, decd; FORECLOS Apr7; Apr8; Apr16'13; A$5,750-7,500. **7,500**

55TH st, 240 W (4:1026-54), ss, 145.10 w Bway, 20x100.5, ruins of 3-sty bk bldg; David Bandler to Sadie Bonwit, 322 W 101; B&S & CaG; Oct1'12; Apr11'13; A $28,000-29,000. nom

57TH st, 348 W (4:1047-57), ss, 190.6 e 9 av, 16.8x100.5, 4-sty & b stn dwg; Mary E Travis to Eliz V W Philbrick at Montclair, NJ; ⅓ pt; Mar18; Apr15'13; A$15,500-23,500. **10,000**

58TH st, 46-50 E (5:1293-44-46), ss, 150 e Mad av, runs s100.5xe75xn40.5xw0.6xn60 to st xw74.6 to beg, 3 4-sty & b stn dwgs; Henry P Goldschmidt to Sutherland Realty Co, a corpn, 505 5 av; mtg $125,000 & A L; Apr11; Apr15'13; A$149,000-180,000. O C & 100

61ST st, 28 W (4:1113-57), ss, 181.6 e Col av, 18.6x100.5, 4-sty & b stn dwg; A $18,000-26,000; also 61ST ST, 30 W (4:1113-58), ss, 163 e Col av, 18.6x100.5, 4-sty & b stn dwg; Wm A Ewing to Alex List, 48 W 68, & Thos Lennon, 46 W 68; AL; Apr 11; Apr17'13; A$18,000-26,000. O C & 100

61ST st, 30 W, see 61st, 28 W.

66TH st, 16 E (5:1380-62), ss, 250 e 5 av, 25x100.5, 4-sty & b stn dwg; 2-sty ext; Chas B Squier to Reginald H Sayre, 14 W 48; mtg $75,000; Apr10; Apr11'13; A$100,-000-115,000. nom

70TH st, 132 E (5:1404-58½), ss, 40 w Lex av, 20x100.5, 4-sty & b stn dwg; Isaac Adler et al, heirs Saml Adler, to Julius Goldman [111 Bway]; Mar1'93; Apr 17'13; A$32,000-38,000. O C & 100

74TH st, 157 E (5:1409-25½), ns, 136.6 e Lex av, 17x102.2, 3-sty & b stn dwg; Mary A Jordan to Russell Estate Inc, a corpn, 76 Wm; mtg $15,000; July12'12; Apr14'13; A$12,000-17,000. O C & 100

74TH st, 161 W (4:1146-43¾), ns, 81 e Ams av, 19x104.4, 4-sty & b bk dwg; Jos J O'Donohue 3d to Jno T Bermingham, 324 W 83; B&S; mtg $20,000; Apr15; Apr 17'13; A$15,500-24,000. nom

75TH st, 225 E (5:1430-12), ns, 280 e 3 av, 25x102.2, 4-sty bk tnt & strs; Benj Levy to American Mtg Co, a corpn, 31 Nassau; mtg $14,000; Apr15; Apr17'13; A 11,000-21,000. O C & 100

77TH st, 335 E (5:1452-15), ns, 275 w 1 av, 25.4x102.2, 4-sty stn tnt & strs; Philip L Bereano & ano to Emil Reich, 53 1 av; mtg $16,000 & AL; Feb28; Apr12'13; A$9,-000-17,000. nom

79TH st, W, nec Riverside dr, see Riverside dr, 70.

81ST st W (4:1229-13-23), ns, 212.5 w Ams av, runs n102.2xw181.7 to es Bway xs 102.2 to 81st xe182.8 to beg, bk tnts being erected; 81st St Co, a corpn, to Brogan Bldg Co, Inc, a corpn, 128 Bway; QC; Apr 15'13; A$260,000-281,000. O C & 100

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81ST st W, nec Bway, see 81st W, ns, 212.5 w Ams av.

85TH st, 110 E (5:1513-66), ss, 144.6 e Park av, 18.1x102.2, 3-sty & b stn dwg; Eliz A Wilkinson to Alfd L Anderson at Closter, NJ; Apr15'13. A$11,500-14,000. O C & 100

85TH st, 110 E; Alfd L Anderson to Esther W Dryfoos, 108 E 85 [106 E 85]; mtg $14,000; Apr15'13. nom

85TH st, 521 E (5:1582-10), ns, 223 e Av A, 25x102.2, 5-sty bk tnt; Geo W Kuemmel, heir Bella Kuemmel, to Eliz Miller. 521 E 85; ½ pt; mtg $9,000; Apr14'13. A $8,000-17,500. O C & 100

87TH st, 106 W (4:1217-36½), ss, 70 w Col av, 20x100.8, 4-sty & b stn dwg; Sara Rafel widow to Will, Frank E & Henry Rafel & Viola Liebenstein & Florence I Meyer [all care Will Rafel, 106 W 87]; June7'10; Apr14'13; A$13,500-25,000. nom

89TH st, 104-6 W (4:1219-38-39), ss, 125 w Col av, 50x100.8, 2 5-sty bk tnts; Louise Kaufold to Rubin Osterweil, 1993 7 av; mtg $56,500 & AL; Apr14; Apr15'13; A$25,-000-58,000. nom

89TH st, 104-6 W; Rubin Osterweil to Abr Rothkrug, 53 E 93; mtg $59,800 & AL; Apr14; Apr15'13. nom

91ST st, 56 W (4:1204-53), ss, 280 e Col av, 20x100.8, 4-sty & b stn dwg; Milton H Gans EXR Morris F Hochstadter to Eugenia Wolf, 56 W 91; AT; QC; Mar11; Apr 16'13; A$14,500-26,000. 500

91ST st, 56 W; Milton H Gans & ano to same; AT; QC; Mar11; Apr16'13. nom

91ST st, 56 W; Jacob Rosenthal to same; AT; QC; AL; Mar14; Apr16'13. nom

91ST st, 56 W; Eugenia Wolf to Isaac Wolf, 56 W 91; AT; B&S; CaG; AL; Apr5; Apr16'13. nom

92D st, 106 E (5:1520-70), ss, 55 e Park av, 17x80, 3-sty & b stn dwg; Jno P Meagher to Lawrence B Elliman, 122 E 56; mtg $17,000; Oct4'11; Apr11'13; A $10,-000-14,000. O C & 100

92D st, 309 E (5:1555-7), ns, 150 e 2 av, 25x100.8, 5-sty bk tnt & strs; Louis Walther & Susanna his wife to Ida Sattler. 306 W 102; AL; Apr12'13; A$8,500-19,000. nom

92D st, 309 E; Ida Sattler to Louis Walther & Susanna his wife, 209 E 61; AL; Apr12'13; nom

96TH st, 142 W (4:1226-53), ss, 275 e Ams av, 31.6x100.8, 5-sty bk tnt; Hermann Ahrens to Anna H Ahrens, his wife, 442 W 162; AL; Dec9'11; re-recorded from Dec 11'11; Apr15'13; A$22,000-38,000. gift

96TH st, 142 W; Anna H Ahrens to Jno Capleas, 135 W 96; mtg $28,500; Apr15'13. O C & 100

99TH st E (6:1604-65-67), ss, 125 e 5 av, 75x100.11, vacant; Chas H Ayres ref to Windham Realization Co, Inc, a corpn, 18 Bway; FORECLOS Apr4; Mar10'13 (?) meant for Apr10'13; Apr12'13; A$51,000-51,000. **36,000**

100TH st, 53 E (6:1606-25), ns, 270 w Park av, 33.4x100.11, 5-sty bk tnt & strs; Fanny Gruen to Benj J Weil, 21 E 82; B& S; AL; Apr16'13; A$13.500-31,500. O C & 100

100TH st, 53 E (6:1606-25), ns, 270 w Park av, 33.4x100.11, 5-sty bk tnt & strs; Benj J Weil to Fanny Gruen, 116 E 90; B&S; AL; Apr16'13; A$13,500-31,500. O C & 100

105TH st, 253 E, see 2 av, 2047.

107TH st, 52 E (6:1612-49), ss, 81 e Mad av, 19x75.5, 5-sty bk tnt; Hamilton Holding Co to Julius Kuschner, 1608 Mad av; mtg $11,000; Apr4; Apr11'13; A $7,500-14.000. O C & 100

107TH st, 56 E (6:1612-47), ss, 125 e Mad av, 25x100.11, 5-sty bk tnt; Sol Landes et al to Isabelle R Homans, 40 W 59; mtg $25,000; Apr2; Apr11'13; A$11,000-25,000. nom

109TH st W (7:1864-21-22 & 43-44), ns, 250 w Col av, 50x171.10 to ss 110th or Cathedral Pkway; vacant; Fisher A Baker to Mary C Thompson [283 Mad av]; QC; AL; July28'09; Apr15'13; A$50,000-50,000. nom

109TH st W, & Cathedral Pkway; same prop; Mary C Thompson to Woman's Hospital in State of N Y, 141 W 109; Mar31; Apr15'13. nom

110TH st, 234 E (6:1659-33), ss, 385 e 3 av, 25x110, 4-sty bk tnt & strs; Jacob M Seidenberg to Adolf Mandel, 56 E 87; mtg $15,000; Apr1; Apr12'13; A$10,500-15,500 O C & 100

111TH st, 12 E (6:1616-67), ss, 119 e 5 av, 18x100.11, 5-sty stn tnt; Frances A Langworthy to Henry Clotz, 150 W 80; mtg $15.500 & AL; Mar3; Apr11'13; A$9,000-16,-500. O C & 100

111TH st W, same prop; Van Hoesen Estates, Inc, to Tilmil Realty Co, a corpn, 309 Bway; mtg $30,000; Apr15; Apr16'13; O C & 100

111TH st W (6:1594-50), ss, 345 w 5 av, 100x71.10, vacant; Monterey Property Co to Van Hoesen Estates, Inc, a corpn, 52 Bway; B&S; mtg $30,000; Apr15; Apr16 '13; A$42,000-42,000. O C & 100

112TH st, 340-2 E (6:1683-33), ss, 137.6 w 1 av, 37.6x100.11, 6-sty bk tnt & strs; A$13,000-39,000; also 112TH ST, 344-6 E (6:1683-31), ss, 100 w 1 av, 37.6x100.11, 6-sty bk tnt & strs; Carmela Persico to Giuseppe Fusco, 409 E 116; AT; AL; Apr 15; Apr16'13; A$13,000-39,000. nom

112TH st, 344-6 E, see 112th, 340-2 E.

113TH st, 1-3 W, see 5 av, 1360-6.

114TH st, 178 E, see 114th, 180 E.

114TH st, 180 E (6:1641-40½), ss, 100 w 3 av, 18x100.11, 4-sty stn tnt; A$7,000-12-500; also 114TH ST, 178 E (6:1641-41), ss, 118 w 3 av, 18x100.11, 4-sty stn tnt; Jno W Cornish Constn Co to Matterhorn Realty Co, Inc, a corpn, 20 Nassau [r 7]; mtg $20,000; Apr17'13; A$7,000-12,500. O C & 100

115TH st, 20 E (6:1620-60), ss, 100 w Mad av, 25x100.11, 5-sty bk tnt & str; Carol & Josephine Dryfoos to Breinchen Wallach, 130 E 79; Dina W Block, 2 W 86; Milton M Dryfoos, 175 E 79, & Sidney Wallach, 629 W 115, as EXRS & TRSTES Karl M Wallach, deed; AL; Dec12'11; Apr 15'13; A$13,000-24,000. O C & 100

116TH st, 336 E (6:1687-36), ss, 241.8 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Dora Schwarz to Hyman Stern, 19 W 89; mtg $5,500; Apr15; Apr16'13; A$6,500-9,500. O C & 100

118TH st, 9 W (6:1717-29), ns, 182.3 w 5 av, 27.9x100.11, 5-sty stn tnt & strs; Frida Kadisch to Roman B Zaliels, 215 W 111; AL; Apr8; Apr12'13; A$15,500-28,500. O C & 100

118TH st, 108 W (7:1902-39), ss, 126 w Lenox av, 17x100.11, 3-sty & b stn dwg; Isadore Seff to Margaretta L Clark, at Nyack, NY; mtg $14,750 & AL; June14'12; Apr16'13; A$10,200-13,000. O C & 100

119TH st, 110 E (6:1767-67), ss, 115 e Park av, 25x100.11, 5-sty bk tnt & strs; Albt Schuckle to Jacob Schlamp, 224 61st, Bklyn; B&S; July10'12; Apr17'13; A$9,000-22,000. nom

120TH st, 69 E (6:1747-11), ns, 150 w Park av, 16.8x100.11, 3-sty & b bk dwg; Geo W Chas ref to Ella W Sharp, 5 W 126; FORECLOS; Apr9; Apr11; Apr12'13; A$7,000-10,000. **9,000**

121ST st, 158 W (7:1905-58), ss, 124 e 7 av, 18x100.11, 3-sty & b stn dwg; Percival H Gregory, ref, to Farmers Loan & Trust Co, a corpn, 22 William; FORECLOS Apr8; Apr14; Apr15'13; A$10,800-18,000. **14,300**

122D st, 424-6 E (6:1809-38-38½), ss, 275 w Pleasant av, 33.4x100.11, 2 3-sty & b stn dwgs; Nassau Mtg Co to South Jersey Land Co, a corpn, 220 Bway; C a G; Apr14; Apr15'13; A$7,600-12,000. O C & 100

122D st, 104 W (7:1906-37), ss, 80 w Lenox av, 20x100.11, 3-sty & b stn dwg; Henry P McGoughran to Mary E McGoughran, 310 Oxford, Rochester, NY; QC; Apr3; Apr17'13; A$12,000-18,500. nom

123D st, 358 W (7:1949-59), ss, 132 e Morningside av, 16x100.11, 3-sty stn tnt; Ella S West to Wells Holding Co, a corpn, 159 W 125; mtg $10,000; Mar7; Apr15'13; A$9,000-12,000. O C & 100

127TH st, 74 E (6:1751-42½), ss, 127.6 w Park av, 12.6x99.11, 3-sty & b stn dwg; Richd W Hollaman, ref, to Chas C Jacobs, 796 President, Bklyn; mtg $8,500; FORECLOS June7'10; July11'10; Apr15'13; A $5,-000-8,000. **150**

130TH st, 259 W (7:1936-8), ns, 175 e 8 av, 15x99.11, 3-sty & b stn dwg; Edwin L Scofield indiv & TRSTE to Elbert L Todd of Cornwall, Orange Co, NY & Geo W Todd at Neligh, Neb; QC; Apr2; Apr12'13; A $7,500-9,500. nom

131ST st, 112 W (7:1915-41), ss, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Bessie Finkelstein to Fannie R Mason, 342 W 59 [112 W 131]; mtg $10,500; Apr14; Apr16'13; A$8,000-11,000. nom

131ST st, 112 W (7:1915-41), ss, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Ada Blagburn to Bessie Finkelstein, 1514 Brook av; mtg $10,500 & AL; Apr10; Apr 15'13; A$8,000-11,000. nom

132D st W, see Lenox av, see Lenox av, 440-2.

132D st, 52-60 W (6:1729-57-60), ss, 297.6 e Lenox av, 87.6x99.11, 5 3-sty & b fr dwgs; Hugo E Distelhurst to Sol Brooks, 857 Beck, & Jos Bichler, 857 Beck, firm S Brooks & Co, 116 Nassau; B&S; mtg $20,000; Nov1'12; Apr17'13; A$34,500-39,000. O C & 100

132D st, 52-60 W; Sol Brooks et al to First African Methodist Episcopal Bethel Church, a corpn, 233 W 25; mtg $35,000; Feb11; Apr17'13. exch & 100

135TH st, 243 W (7:1941-7), ns, 150 e 8 av, 25x99.11, 5-sty bk tnt; Louis Walther to Ida Sattler, 306 W 102; AL; Apr12; Apr 14'13; A$14,000-24,000. nom

135TH st, 243 W; Ida Sattler to Louis Walther & Susanna, his wife, 209 E 61; AL; Apr12; Apr14'13. nom

136TH st, 128 W (7:1920-45), ss, 285 w Lenox av, 15x99.11, 3-sty & b stn dwg; Sidney P Henshaw to Bertha Holland, 412 Suydam, Bklyn; mtg $9,350 & AL; Apr10; Apr12'13; A$6,600-8,500. nom

137TH st, 126 W (7:1921-47), ss, 325 w Lenox av, 25x99.11, 5-sty stn tnt; Bertha Goldstein to Louise M Schutz, 979 Aldus; AL; Apr15'13; A$11,000-24,000. O C & 250

137TH st, 263-5 W (7:2023-5), ns, 80 e 8 av, runs e45xn99.11xw22.6xs12.6xw22.6xs 87.5 to beg, 6-sty bk tnt; Chas L Greenhall, ref to Albt H Atterbury, 315 W 7, Plainfield, NJ [30 Broad]; FORECLOS Nov 1'11; Dec11'11; Apr16'13; A$23,000-65,000. **2,000**

138TH st, 308 W (7:2041-25), ss, 151 w 8 av, 16x99.11, 3-sty bk dwg; Jno J Spowers to Dembar Realty Co, a corpn, 188 Montague, Bklyn; Apr14'13; A$7,000-11,-000. nom

141ST st, 551 W (7:2073-10), ns, 200.1 e Bway, 24.11x99.11, 3-sty & b bk dwg; Frances L Bruton to West Side Bank, a corpn, 481 8 av; B&S; mtg $20,000; Dec9 '12; Apr14'13; A$12,000-17,000. O C & 100

142D st, 134-48 W (7:2010-42 & 50), ss, 200 w Lenox av, 300x99.11, 2 6-sty bk tnts; Kramer Impt Co to No 146 W 142d St Corpn, 135 Bway; AL; Apr16; Apr17'13; A$——¢—— O C & 100

144TH st W (7:2091-17-21), ns, 250 w Bway, runs n99.11xw124.3 to es Riverside dr xs – to st xs128.8 to beg, vacant; Helen D McLanahan et al to Estelle Wohlgemuth, 745 Riverside dr; B&S; AL; Apr2; Apr17'13; A$74,500-74,500. O C & 100

144TH st W, nec Riverside dr, see 144th W, ns, 250 w Bway.

148TH st, 218 W (7:2033-47), ss, 325 w 7 av, 25x99.11, 6-sty bk tnt & strs; Century Mtg Co to O M & D Realty Corpn, 62 Cedar; B&S; Apr1; Apr15'13; A$8,000-29,-000. O C & 100

151ST st, 519 W (7:2083-22), ns, 233.4 w Ams av, 33.4x99.11, 5-sty bk tnt; Auguste Bachmann to Isidore Silverberg, 3 Sea View av, Far Rockaway, B of Q; AL; Apr 15; Apr16'13; A$17,000-38,000. nom

160TH st, 531-3 W (8:2119-58), ns, 320.10 e Bway, 44.2x99.11, 5-sty bk tnt; A$20,000-48,000; also 160TH ST, 535-7 W (8:2119-60), ns, 276.8 e Bway, 44.2x99.11, 5-sty bk tnt; Dond F Mahoney to Phebus Lowenfeld, 106 E 64, & Wm Praget, 129 E 74, B&S; mtg $85,000 & AL; Apr11; Apr17'13; A$20,000-48,000. O C & 100

160TH st, 535-7 W, see 160th, 531-3 W.

179TH st W, sec Pinehurst av, see Pinehurst av, 41.

204TH st W, sec Vermilyea av, see Vermilyea av, sec 204.

207TH st W (8:2242-65 & pt Lt 69), ss, 100 n Bway, 62.6x100, vacant, A$ ——$——; also 207TH ST W (8:2242-pt lt 69), es, 162.6 n Bway, 62.6x100; Nathan Constn Co, Inc to Maze Realty Co of NY, a corpn, 2650 Bway; Apr15, Apr16'13, A$ ——$——. O C & 100

207TH st W, es, 162.6 n Bway, see 207th W, es, 100 n Bway.

215TH st W (8:2212-29-31), ns, 325 e 10 av, 75x99.11, vacant; Julius H Rosansky ref to Chas B Hill, at Montgomery, Orange Co, NY [165 Bway]; ADMR Matilda C Hill, deed, AL; FORECLOS Apr15; Apr 16'13; A$16,500-16,500. **10,000**

Av D, 42 (2:360-2), ses, 24 ne 4th, 24x 100, 5-sty bk tnt & strs; Fannie Orner to Anie Lustgarten, 42 Av D; correction deed; AL; Mar27; Apr12'13; A$17,000-23,000. nom

Amsterdam av, 2262 (8:2129-50), ws, 41 n 172d, 37.6x100, 5-sty bk tnt & strs; Geo Pfeiffer to Rosa Pfeiffer, his wife, both to hold as tenants by entirety [2262 Ams av]; ½ pt; mtg $42,000 Apr28'10, Apr15 '13; A$22,000-46,000. nom

Amsterdam av (8:2152-48) ws, 50 s 180th, 50x100, vacant; Richd P Lydon ref to Eliz A Van Beuren, 60 E 75; FORECLOS Apr 14; Apr16'13; A$26,000-26,000. **18,500**

Broadway, nec 81st, see 81st W, ns, 212.5 w Ams av.

Broadway (8:2235-7), es, 150 n 204th (Hawthorne), 25x143.5x25x143.8, vacant; A $7,000-7,000; also 9TH AV (8:2186-5), es, 49.11 s 206th, 50x100, vacant, A$9,000-9,-000; also ACADEMY ST (8:2234-47), es, 150 n Vermilye av, 50x100, vacant; A$8,-000-8,000; Harriet A Chittick to Alice G Chittick, 176 N 6, Newark, NJ; AL; Apr 24'12; Apr14'13. nom

Greenwich av, 48-50 (2:606-19-20), es, 261.2 s 11th, runs e66.8xs9.7xe22.6xs8.3xe 22.6xs8.3xw73 to av xn49.7 to beg, 2 5-sty bk tnts & strs; Rosa Greenwald to Isaac Greenwald, 144 Crary av, Mt Vernon, NY; ½ pt; AT; mtg $22,000 & AL; Feb1; Apr 15'13; A$25,000-36,000. O C & 100

Lenox av, 440-2 (6:1729-70-69), sec 132d, 33.8x85, 2 3-sty & b stn dwgs; Isaac J Silberstein et al to Revenue Realty Co, 320 Bway; QC & confirmation deed; mtg $25,000 & AL; Apr8; Apr17'13; A$28,000-32,500. nom

Lexington av, 1072 (5:1410-57), ws, 51.2 s 76th, 17x80, 3-sty & b stn dwg; A$12,000-16,000; also LEXINGTON AV, 1074 (5:-1410-58), ws, 34.2 s 76th, 17x80; 3-sty & b stn dwg; Thos E Fitzgerald to Bessie Fitzgerald his wife, 1074 Lex av; mtg $25,-000; Apr7; Apr12'13; A$12,000-16,000. O C & 100

Lexington av, 1074, see Lex av, 1072.

Madison av, 2072 (6:1755-56½), ws, 66.8 s 131st, 16.8x75, 3-sty & b stn dwg; Charlotte A Mapes to Wm H Bormann, 27 Mt Morris av, White Plains, NY; Apr10; Apr 11'13; A$7,500-10,500. **6 000**

Manhattan av, 389 (7:1943-14), ws, 37.11 n 116th, 18x50, 3-sty & b bk dwg; Reuben E Fichthorn to Henry W Ruppert, 395 Manhattan av; mtg $6,000; Apr14; Apr16 '13; A$7,500-9,500. O C & 100

Nagle av (8:2171-16), cl 350 sw Ellwood, runs sw50xse250xne50xnw250 to beg, except pt for av, vacant; Jas A Lynch ref to Inland Realty Co, a corpn, 41 Park row; FORECLOS Mar11; Apr11'13; A $10,000-10,000. **9,250**

Park av, 1964 (6:1757-34), ws, 40 n 132d, 20x75, 4-sty bk tnt; Isaac Appelman to Stephen H Jackson, 134 W 131; mtg $9,500 & AL; Mar29; Apr15'13; A$5,500-7,500. O C & 50

Pinehurst av, 41 (8:2177-58), sec 179th, 100x100.1, 6-sty bk tnt; Cordelia Shipman to Isaac Mendelson, 527 W 110; B&S; AL; Apr12; Apr14'13; A$40,000-165,000. O C & 100

Riverside dr, 64 (4:1186-56), es, 87 n 78th, 25.4x101.8x25x105.10, 4-sty & b bk dwg, 3-sty ext; Jno L Miller to Riverdale Realty Co, a corpn, 1947 Bway; mtg $25,-500; Apr14; Apr17'13; A$27,000-43,000. O C & 100

Riverside dr, 70 (4:1244-1), nec 79th, 17.4x66.10x17.2x69.8, 5-sty bk dwg; Wm Klein ref to David Gutlohn, 4 W 93; mtg $35 000 & AL; FORECLOS Mar6; Mar28; Apr16'13; A$25,000-44,000. **350**

Riverside dr, nec 144th, see 144th W, ns, 250 w Bway.

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Vermilyea av (S2226-1-4), see 204th (Hawthorne) 100x100, vacant, Geo Maykopl to Minturn P Collins, Purchase Harrison, NY, & Thos J McLoughlin [274 W 73d], ALs; Apr1'05, Apr16'13, A$16,000-16,000. nom

West End av, 627 (4.1251-20), ws, 83.5 n 90th, 18x82, 5-sty & b bk dwg; Henry C Scholle to Isabelle E Branson, 627 West End av; mtg $28,000, Dec29'09, Apr14'13. nom A$15,500-33,000.

1ST av, 1758 (5.1571-2), es, 25 x n 91st, 25x91, 5-sty bk tnt & strs; mtg $18,000, A$11,000-22,000; also 1ST AV, 1760 (5:1571-5), es, 50.8 n 91st, 25x91, 5-sty bk tnt & strs; mtg $19,000; Cecelia Winslow to Jerome Stenner, 59 5 av, L; eod Q [309 Bway]. Apr10, Apr15'13. A$11,500-22,000. O C & 100

1ST av, 1760, see 1 av, 1758.

1ST av, 2072 (6.1761-2), es, 25.11 n 107th, 25x113, 6-sty bk tnt & strs; mtg $24,000, A$11,500-30,000; also 1ST AV, 2074 (6.1761-3), es, 50.11 n 107th, 25x113, 6-sty bk tnt & strs; mtg $45,000; A$11,500-30,000. also 1ST AV, 2076 (6.1761-4), es, 75.11 n 107th, 25x113, 6-sty bk tnt & strs; mtg $26,000; Pasquale Bigliri to Michl G Pasca, 2072 1 av; Mar26; Apr16'13. A$11,500-30,000. O C & 100

1ST av, 2074-6, see 1 av, 2072.

2D av, 1330 (5:1145-2), es, 25.5 n 70th, 25x74, 5-sty stn tnt & strs; Louis B Hassbronck TRSTEE of Frank Stoll to Henry Stoll, 1330 2 av; B&S; June7'11; Apr11'13. nom A$12,000-22,000

2D av, 1504 (5:1453-4), es, 102.2 s 79th, 25.6x100, with all title to strip on s, 5-sty bk tnt & strs; Rosa Greenwald to Isaac Greenwald, 144 Cleary av, Mt Vernon, NY; 1 pt; AT; mtg $10,000 & AL; Feb1, Apr 15'13. A$15,500-26,000. O C & 100

2D av, 2047 (6:1655-21), nwc 105th (No 253), 24.5x90, 5-sty bk tnt & strs; Paul Gross to Berthe Krueger, 867 E 23, Bklyn; mtg $36,000 & AL; Apr17'13. A$16,500-31,-000 O C & 100

2D av, 2074 (6.1678-51), es, 50.4 s 107th, 25x89.2, 1 & 3-sty bk theatre; Francesca La Via to Antonia Messina, 868 Col av; 1 pt; mtg $17,950, Apr16, Apr17'13. A $13,000-20,000 nom

3D av, 820-4: Kate Blank to Harris Mandelbaum, 12 W 87th & Fisher Lowine, 116 E 78; ¼ pt, David Lippmann, 50 Central Park W & Harry Lippmann, 2 W 88; ¼ pt, Pincus Lowenfeld, 106 E 64, Wm Prager, 129 E 74, ¼ pt; & Max Eisman, 1 W 70, ¼ pt; B&S, mtg $84,000, Apr9, Apr12'13. O C & 100

3D av, 1704 (5:1524-38), ws, 46.10 s 96th, 26.10x100, 5-sty bk tnt & strs; Lester Lazarus ref to Herman & Dora Wolbe, 219 E 109th; FORECLOS Apr10, Apr 14, Apr16'13. A$20,500-31,000. 5,000

3D av, 1707 (5:1541-46), es, 25.2 s 96th, 25.2x100, 3-sty bk tnt & strs; Frank K Eddy to Neeis Realty Co, a corpn, 160 Bway, QC; mtg $14,500 & AL; Apr2; Apr 15'13. A$17,000-20,000. nom

3TH av, 1360-6 (6:1597-32½-36), nwc 113th (Nos 1-3), 100.10x120, 4 3-sty bk bldg & strs & 3 sty bk stable in rear; Pierre G Carroll to Anne E Carroll, his wife, 330 W 102; AT, B&S; Apr12, Apr 15'13. $106,000-139,000. nom

7TH av, 211 (3:798-2), es, 16.5 n 22d, 16.5x80, 4-sty bk tnt & str; Henry Boschen to Fredk Van Axte, 232 W 130; mtg $15,-000 & AL; Apr12; Apr15'13; A$13,000-15,-000 O C & 100

7TH av, 825 (4.1006-3), es, 50.2 n 53d, 25.4x100, 5-sty stn tnt & strs; 825 7th Ave Realty Co to Sarah Kaempfer, 385 Central Park W; mtg $40,000; Mar31; Apr14'13. A $45,000-50,000 nom

8TH av, 856 (4:1023-4), es, 75.5 n 51st, 25 x80, 5-sty stn tnt & strs; Valentine Dietz to Jas Mulvey, 624 8 av; Apr15; Apr16'13. A$20,000-23,500. O C & 100

9TH av, es, 49.11 s 206th, see Bway, es, 150 n 204.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broome st, 431 (2:473), ss, 25 w Crosby, 25x103x25x102, ws, also BROOME ST, 173 (2:473), ss, 50 w Crosby, 26x101x26x102, ws; rel from bond & under mtg of $3,500; Mamie Bovee to Estate Fredk J Kaldenberg [51 Chambers]; Apr3; Apr11'13.

Broome st, 433, see Broome, 431

Cannon st, 133 (2:335), ws, 50 s Houston, 20x100, also 137TH ST, 345-7 E (5:1330), ns, 160 w 1 av, 40x100.5; re-assn rents Royal Co of NY to Marcus Rosenthal, 61 E 73; Oct17'12; Apr11'13. nom

Chrystie st, 232, see Houston, 119 E

Houston st, 119 E (PA), see Christie (No 232), —x— modification of power of atty concerning the control of above premises, Frieda Hart to Max M Hart [59 W 119]; Apr11; Apr15'13.

Mott st, 307, see Mott, 309

Mott st, 309 (2:521-13), ws, 135.6 s Bleecker, 22.9x81, 5-sty bk tnt & strs; also MOTT ST, 307 (2:521), ws, 158.3 s Bleecker, 22.9x81 5-sty bk tnt & strs; re-dower; Mary, wife Saverio Ursetti to NY Protestant Episcopal City Mission Soc, a corpn, 38 Bleecker; AT, QC; Apr10; Apr11'13; A$13,000-19,000. nom

Wooster st, 179-83 (2:524); asn rents to secure mtg for $11,000, Sol Brooks to Hugo E Distelhurst, 326 Church, Richmond Hill, B of Q; Apr14; Apr17'13. O C & 100

46TH st, 345-7 E, see Cannon, 133.

61ST st, 106 W (4:1382), 54-sty brs flat, ss, 125 e Columbus, Kate Gallaher to The Royal Co of NY, 92-5 Nassau, Apr15, Apr16'13. 1,000

64TH st W, see Bway, see 5 av, 257.

70TH st, 132 E, see 70th, 134 E

70TH st, 134 E (5:1404), owned by party 1st pt, also 70TH ST, 132 E, owned by party 2d pt, party wall agmt, A Leo Everett, 134 E 70, with Julius Goldman, 132 E 70, Apr11, Apr17'13. nom

141ST st, 117-35 W (7.2010), ns, 225 e 7 av, 250x99.11; asn rents to secure mtg for $55,000 on 142D ST, 134-48 W, ss, 250 e 7 av, 200x99.11, Kramer Contracting Co & Remark Holding Corpn, 35 Nassau, to Montrose Realty Co, a corpn, 135 Bway; AT; Apr16; Apr17'13. nom

141ST st, 137-45 W, see 142d W, ss, 100 e 7 av.

142D st, 134-48 W, see 141st, 117-35 W.

142D st W, ss, 250 e 7 av, see 142d W, ss, 100 e 7 av.

142D st W (7.2010), ss, 100 e 7 av, 150x99.11; also 141ST ST, 137-45 W (7:2010), ns, 100 e 7 av, 125x99.11; asn rents to secure mtg for $55,000 on 142D ST W (7:-2010), ss, 250 e 7 av, 300x99.11; Kramer Contracting Co & Remark Holding Corpn, 35 Nassau, to Montrose Realty Co, a corpn, 135 Bway; AT; Apr16; Apr17'13. nom

Broadway, 1914-6, see 5 av, 257.

Broadway (8:2120), ws, 150.5 n 181st, runs w187.7 to c l 12 av as on Randel's map, agmt as to boundary line; Adelaide L wife Saml L Gross, 159 W 76, & ano with Robt Gordon Realty Co, a corpn, at 76th & NR; Apr10; Apr14'13. 500

5TH av, 257 (3:858-4), es, 74.2 n 28th, 24.7x100, 5-sty stn str, 2-sty ext; valuation $210,000 mtg $210,000; A$205,000-231,000; CONTRACT to exch for BROADWAY, 1914-6 (1:1116-59), see 64th, 5s 4x20.8x50.5 x50, 3-sty bk office & str bldg; valuation $135,000; mtg $75,000; A$90,000-100,000; Marguerite D Hellman, 471 West End av with Louise M Stevens, 63 Grant, Corona, LI; Apr14'13. exch

5TH av (8:2196-pt lot 3), ws, 448.2 n 155th, 11.6x740; vacant; re mtg; N Y Life Ins Co to Harriet G Coogan, 768 5 av; Apr 15; Apr17'13; A$ —$ —. 2,500

Copy (miscl) of last will of Mary Bradley; Dec16'93, Apr14'13.

Power of atty (PA); Mollie Harrison to Jos Harrison; Apr17'13.

Power of atty (miscl); Thos Watson to Jas Watson; Dec15'10, Apr14'13.

Power of atty (PA), Anton Von Beust et al to Justus Von Lengerke, Orange, NJ; Apr6'97, Apr16'13.

Power of atty (Miscl); Kate Blank, 997 Union av to H Seymour Eisman, 981 Park av & ano, Feb28'12, Apr16'13.

Power of atty (miscl); Robt O Swan of Oyster Bay, LI, to Theo A Swan, 19 Liberty, Apr10; Apr11'13.

Power of atty (miscl) & revocation of C Walter Artz; Robt O Swan to Theo A Swan, 19 Liberty, Apr9; Apr11'13.

Power of atty (miscl); J Hull Browning of Tenafly, NJ, to Wm S Patten; Feb 8'09; Apr11'13.

Power of atty (Miscl); Arabella B Lewis wid at Tuxedo Park, NY to Geo G DeWitt et al; Mar10'1001; Apr12'13.

WILLS

Borough of Manhattan.

Beekman st, 31 (1:92-38), ss, 75.2 w William, 22.7x100.4, 5-sty bk loft bldg & str; (½ int); Thos A Jagger Est, Robt B Lawrence, EXR, 44 Sanford, Flushing, LI; A $55,000-65,000. Will filed (in person) Apr 9'13.

Dry Dock st, nec 11th, see 12th, 734-42 E.

Greenwich st, swc 11th, see Hudson, 626.

Hudson st, 626 (2:626-22), es, 18 n Jane, 19x58, 4-sty bk tnt & str; A$7,000-9,000; also 11TH ST, 316 W (2:633-19), swc Greenwich, 31.10x83.7x99x74.6, 4-sty bk tnt & str, 1-sty fr bldg in rear; A$11,000-15,-000; also 62D ST, 148 E (5:1396-45), ss, 200 w 3 av, 20x100.5, 3-sty & b stn ft dwg; A$18,000-22,500; Addie Stiger Rudolphy Est, Gustave O Rudolphy, EXR, 148 E 62; atty, Jno M Ruck, 271 Bway. Will filed Apr12'13.

5TH st, 517 E (2:401-55), ns, 225 e Av A, 25x97, 5-sty bk tnt & strs (leasehold); Philipp Hoellerer Est, Philip J Hoellerer, EXR, 517 E 5; attys, Steiner & Petersen, 309 Bway; A$18,000-25,000. Will filed Apr 16'13.

11TH st, 727-35 E, see 12th, 734-42 E.

11TH st, 316 W, see Hudson, 626.

12TH st E, swc Av D, see 12th, 734-42 E.

12TH st, 734-42 E (2:381-39-42), ss, 24 e Dry Dock st, runs e150xs103.3xw100xn 28.3xw40xn75 to beg, 2 3-sty fr factories & 1-sty bk & 2 1-sty fr stables, A$42,500-51,000; also 11TH ST, 727-35 E (2:381-56-60), nec Dry Dock, 124x103.3, 3-sty bk factory; A$40,000-55,-000; also AV D, 171-9 (2:381-45), swc 12th, 95x131.6, 1½-sty bk factory; A$42,000-48,-000; Geo W Quintard Est, Delos McCurdy, EXR, 20 W 84, atty, Thos Bracken, 67 Wall. Will filed Apr14'13.

16TH st, 206 E (3:897-32), ss, 100 e 3 av, 19.9x103.3, 4-sty stn fr dwg; Thos M Canton Est, Minnie W Canton, EXTRX, 206 E 16; atty, Jno J Dwyer, 206 Bway; A$13,800-18,000. Will filed Apr17'13.

28TH st, 326 E (3:933-42), ss, 310 w 1 av, 20x98.9, 4-sty bk tnt; Peter Raub Est, Victoria Raub, ADMTRX, 326 E 28; A$8,-000-11,500. Letter of admn filed (in person) Apr11'13.

34TH st, 148 W, see 33d, 145-53 W.

41ST st, S E (5:1275-66), ss, 139.9 e 5 av, 20.10x103.1, 4-sty & b stn fr dwg; Jared G Baldwin Est, Jared G Baldwin Jr, EXR, 145 W 58; A$77,000-88,000. Will filed (in person) Apr17'13.

41ST st, S E (5:1275-66), ss, 139.9 e 5 av, 20.10x103.1, 4-sty & b stn ft dwg; Jared G Baldwin Est, Jared G Baldwin Jr, EXR, 145 W 58; A$77,000-88,000; Will filed (in person) Apr17'13.

62D st, 148 E, see Hudson, 626.

76TH st, 303 E, see 76th, 438 E.

76TH st, 438 E (5:1470-30), ss, 100 w Av A, 25x102.2, 1-sty bk stable (½ int); A$8,-000-10,000; also 76TH ST, 303 E (5:1451-5), ns, 88.10 e 2 av, 27x108.4, 5-sty bk tnt (½ int); A$10,500-25,000; also 109TH ST, 132-8 W (7:1863-52-55), ss, 225 e Ams av, 100x 100.11, 4 5-sty bk tnts (½ int); A$60,000-108,000; also 121ST ST, 127 E (6:1770-13), ns, 111.9 w Lex av, 16.3x100.11, 3-sty & b stn ft dwg; A$6,700-9,000; Saml Bauer Est, Sarah Bauer, EXTRX, 127 E 121; atty, Morton Stein, 37 Liberty. Will filed Apr10 '13. (Reprinted from issue Apr12'13 when (pt int) were omitted).

109TH st, 132-8 W, see 76th, 438 E.

118TH st, 362 W (7:1944-58), ss, 154 e Riverside dr, 18x100.11, 3-sty & b bk dwg; A$9,700-12,000; also 8TH AV, 2180 (7:1923-63), es, 50.5 s 118th, 25x75, 5-sty bk tnt; A $18,000-27,000; Patk T McGlynn Est, Thos J Coffey, EXR, 2180 8 av; atty, Arthur W Birkins, 217 W 125. Will filed Apr10'13.

121ST st, 127 E, see 76th, 438 E.

122D st, 62 E (6:1747-66), ss, 204 e Mad av, 20.6x100.11, 5-sty bk tnt; Rebecca Roos Est, Julia Shiers, EXTRX, 62 E 122; atty, Alfd S Brown, 62 Wm; A$9,000-17,500. Will filed Apr16'13.

Av D, 171-9, see 12th, 734-42 E.

8TH av, 2180, see 118th, 362 W.

CONVEYANCES.

Borough of the Bronx.

Beck st, 729 (25) (10:2708), ws, 100 s 156th, 25x100, 2-sty bk dwg; Jacob Froehlich Cabinet Works to Jacob Froehlich Real Estate Corpn, 1040 Whitlock av; AL; Apr16; Apr17'13. O C & 100

Bristow st (11:2963), nwc Jennings, 25x 87.2, vacant; Bridget Murphy to Value Realty Co, a corpn, 170 Bway; mtg $5,000; Apr14'13. O C & 100

Charlotte st, swc 170th, see 170th E, sw c Charlotte.

Davis st, nwc Taylor, see Taylor, 626.

Delancey pl, nec Morris Park av, see Morris Park av, nec Delancey pl.

Faile st, nwc Seneca av, see Seneca av, nwc Faile.

Featherbed la, nec Aqueduct av, see Aqueduct av, nec Featherbed la.

Freeman st, 833 (11:2971), ns, 113.6 e Prospect av, runs nw74.9xe25.8&0.6xs67.7 to st xsw25 to beg, 2-sty fr dwg; Henry J W Vanderminden to Telco Realty Co, Inc, a corpn, 514 W 57; AL; Dec11'12; Apr15'13. nom

Jennings st, nwc Bristow, see Bristow, nwc Jennings.

Kelly st, 835 (10:2702), ws, 226 n Longwood av, 40x100, 5-sty bk tnt; Eliz G Palmer, widow, to Harry Barth, 50 E 96; mtg $34,000 & AL; Apr14; Apr17'13. nom

Kelly st, 963 on map 965 (10:2703), ws, 209.2 s Westchester av, 43.9x100, 5-sty bk tnt; 182d St Realty Co to Thos Kelly, 246 E 59; mtg $41,000 & AL; Apr16; Apr 17'13. O C & 100

Lafayette st (*), es, 125 s St Raymond av, 25x100, except pt for Castle Hill av; Chas S McGarry to North Bronx Realty Co, a corpn, 2022 Boston rd; mtg $1,200 & AL; Apr12; Apr16'13. nom

Lyman pl (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3, vacant; Marie C Baker to Benenson Realty Co, a corpn, 407 E 153; AL; Apr11; Apr16'13. O C & 100

Rogers pl, 939 (10:2698), ws, 217.1 n Westchester av, 66.8x73.4x66.8x74, 2-sty fr dwg; Thos Kelly to The 182d St Realty Co, a corpn, 220 Bway; Apr16; Apr17'13. O C & 100

Seabury pl, sec 172d, see 172d, 880 E.

Taylor st, 626 (*), nwc Davis, 80.4x100x 25.10x113.11; Edw Schumacher to Harry T Kay, 1488 Ams av; AL; Apr3; Apr16'13. O C & 100

134TH st, 400 E, see Willis av, 130-4.

134TH st, 463 E (9:2279), ns, 575 e Willis av, 25x100, 5-sty bk tnt; Henry Schnier to Philipp Weinmann, at Wallingford, Conn; mtg $15,000; Mar27; Apr11'13. O C & 100

136TH st, 340 (586) E (9:2298), ss, 86.6 e Alex av, 20x100, 2-sty & b fr dwg; Wm Klein, ref, to Jno Balz & Emma, his wife, 342 E 136, joint tenants; FORECLOS Mar 14; Apr14'13. 4,500

136TH st, 593 E (10:2549), ns, abt 230 e St Ann's av; also 950 w Home av, 25x100, 5-sty bk tnt; C Alfd Capen to I Atwood Davis; B&S; May5'02; Apr15'13. nom

136TH st, 641 E (10:2549), ns, 101.11 w Trinity or Cypress av, 37.6x100, 5-sty bk tnt; Benj M Solomon EXR Jos A Solomon, decd, & Rachel Solomon to Jacob Weill, 450 E 141; ⅔ pts; mtg $20,000; Apr9; Apr 16'13. nom

137TH st, 584-6 E (10:2549), ss, 950 w Home av, also abt 200 e St Ann's av, 50x 110, except pt for st, 6-sty bk tnt & strs; mtg $57,050; also WASHINGTON AV, 1152-4 (9:2372), nec 167th (Nos 481-91), 65 x127.5x65x126.11, 2 6-sty bk tnts & strs; mtg $97,237; Jos L Davison to Estate Mtg Securities Co, a corpn, 160 Bway; Aug23 '12; Apr11'13. nom

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140TH st, 413 E (9:2285), ns, 157.6 e Willis av, 17x100, 2-sty & b bk dwg, Michelina wife Chas S Albert to Florence V wife Wm Gibson, 411 E 140; mtg $6,500 & AL; Apr15; Apr16'13. O C & 100

146TH st, 260-6 E (9:2335), swc Morris av (No 423), 100x100.9x82.8x102.5, 2-sty & b fr dwg, 1-sty fr stable; Frances W Hentze to Eugene E Hentze, 325 E 58; Christina G Welch, 314 E 58 & Josephine F Knack at Allendale, NJ; ¼ pt; AT; AL; Apr7; Apr12'13. O C & 100

149TH st, 289 E (9:2331), ns, 220.3 e Morris av, runs n100xw25xs20xw0.3xs80 to st xe25.3 to beg, 4-sty bk tnt & strs; Giuseppina Norcia, 289 E 149, to Giuseppina Margarita, 285 E 149, ½ pt, party 1st pt retains life estate; Apr10; Apr16'13. nom

149TH st, 289 E (9:2331), ns, 220.3 e Morris av, runs n100xw25xs20xw0.3xs80 to st xe25.3 to beg, 4-sty bk tnt & strs; Giuppina or Giuseppina Norcia to Giuseppina Margarita, 285 E 149; ½ RT&I; B&S; Apr 10; Apr11'13. O C & 100

152D st, 759 E (10:2644), ns, 100 w Wales av, 25x100.10x28.9x86.7, 4-sty bk tnt; Jacob B Kaplan to Nalpak Realty Co, Inc, a corpn, 299 Bway; mtg $13,000; Apr 10; Apr11'13. O C & 100

155TH st (Mary) 298 E (9:2414), ss, 275.3 e Morris av, 25x100, except pt for 155th, 2-sty fr dwg; Carl Topp to Rose A Topp, his wife, 296 E 155; ¼ pt; Apr11; Apr17'13. O C & 100

155TH st, 391-5 E (9:2402), ns, 350 e Courtlandt av, 50x100, 2 3-sty fr tnts & 1-sty fr dwg; Jno C Smith to Wm Reuter, 393 E 155; mtg $15,000; Apr14'13. nom

155TH st, 424 E, see 155th, 430-2 E.

155TH st, 424-32 E; Helen M Kearns to Harry Isaacs & Henrietta his wife, 850 E 161, joint tenants; B&S & CaG; AL; Apr 16'13. nom

155TH st, 430-2 E (9:2376), ss, 100 w Elton av, 45x100, 5-sty bk tnt; also 155TH ST, 424 E (9:2376), ss, 145 w Elton av, 50x 100, 5-sty bk tnt; Harry Isaacs to Helen M Kearns, 466 E 143; B&S & CaG; AL; Apr 16'13. nom

163D st, 26S E, see Morris av, sec 163.

163D st, 493 E (9:2368), ns, 125 e Washington av, 25x117.10, 2-sty fr dwg; also 3D AV, 3052 (9:2368), es, 125 n 156th, 19 x96, 5-sty bk tnt & str; Adam Stein to Emma Stein, his wife, 2118 Prospect av; ½ pt; AL; Apr15; Apr16'13. O C & 100

165TH st, 750 E (10:2659), see Forest av, 22.4x71, 3-sty fr tnt & str; Fredk Rippe to Jno Humborg, 1008 Forest av; mtg $13,000 & AL; Apr15; Apr16'13. O C & 100

166TH st W (9:2514), ns, extends from Ogden av to Nelson av, 199x75.2x204.7x75; vacant; Howard W Riley to Champlain L Riley, 7 Myrtle av, Plainfield, NJ; ½ pt; Feb21; Apr15'13. nom

166TH st W, nwc Nelson av, see 166th W, ns, extends from Ogden to Nelson avs.

167TH st, 48-91 E, see 137th, 584-6 E.

169TH st, 760 E (10:2663), swc Tinton av (1247-9), 21.3x70.3x59.8x80.2, 5-sty bk tnt & strs; Birchwood Realty Co to Mary A Burroughs, at Rocky Hill, Conn; mtg $34,000 & AL; Apr11; Apr15'13. O C & 100

170TH st E (11:2966 & 2977), swc Charlotte, runs w152.6xse123.9xe30.9 to Charlotte xn24.11 to beg, vacant, except gore as follows: 170th st E, ss, 100 e Wilkins av, runs s9.2xnw53.6 to st xe52.6 to beg; also pt taken for st; Kate M Bauer to Patk J Mitchell, 3342 Olinville av; Apr15; Apr16'13. O C & 100

171ST st, 451-3 E (11:2903), ns, 100.5 e Park av, 50x100x50x100.4, 5-sty bk tnt; Rose Brown to Carl L Janke, 119 Hemenway, Boston, Mass; mtg $38,000 & AL; Apr 16; Apr17'13. O C & 100

172D st, 880 E (11:2966, 2967 & 2977), s ec Seabury pl, 50x100, 5-sty bk tnt & strs; Aldiv Realty Co to Russel S Johnson at Camden, Oneida Co, NY; mtg $60,000; Mar 27; Apr12'13. O C & 150

175TH st, 530-8 E, see 3 av, 4076-86.

176TH st, 795 E (11:2954), nes, 350 se Prospect av, 25x142x25x142.6, 3-sty fr tnt & 2-sty fr rear bldg; Mary E wife Theo L Dusinberre to Mary Crocker, 755 Crotona Park N; mtg $4,250; Apr14; Apr15'13. nom

177TH st, 29 E (11:2853), nwc Walton av, runs w77.2xn107.5xw100xne30xnw104.10 to es Jerome av xn50xse100.11xne13.8xse 28.2xs69.11xe116.6 to ws Walton av xs150 to beg, 2-sty fr dwg & vacant; Bronx Investment Co to Edel Realty Co, a corpn, 140 Nassau; CaG; mtg $12,000 & AL; May 21'12; Apr16'13. O C & 100

179TH st E (11:3080), ns, 150.4 w Crotona av, runs n100xw45.1 to es Cambreling av xse25.11 & 77.8 to st xe20.3 to beg, vacant; Arthur Erber to Tulare Realty Co, a corpn, 442 E 165; mtg $2,500; Apr11; Apr14'13. O C & 100

179TH st E, nwc Morris av, see Morris av, nwc 179th.

180TH st, 786 E (11:3109), ss, 46.2 w Mapes av, 23.11x88, 2-sty fr dwg; Caroline wife Fredk W C Schmueser to Mary E Lynch, 411 E 202; QC & correction deed; Apr7; Apr12'13. nom

182D st, 441 E, see Park av, nec 182.

182D st, 455 E (11:3038), ns, 133.4 e Park av, 66.8x100, 4-sty bk tnt; Lillian E Kern to Eugenia Reichert, 457 E 182; mtg $39,000; Jan31; Apr17'13. O C & 100

184TH st, 32 W (11:3198), ss, 50 w Davidson av, 16.8x80, 2 & 3-sty bk dwg; Alvin Weisker to Billiken Realty Co, a corpn, 66 Bway; mtg $5,500; Apr10; Apr11'13. O C & 100

187TH st E, nec Crescent av, see 187th E, ns, 115 w Beaumont av.

187TH st E (11:3090), ns, 115 w Beaumont av, 45 to Crescent av x60x—x50; vacant; Ida Fettling to Anna Solling; AL; Oct1'07; Apr11'13. O C & 100

203D st E, swc Post av, see Post av, swc 203d.

212TH st E (*), ss, 183.8 e White Plains rd, 33.4x100; Menlo Bldg Co to Geo Stadtlander, 213 W 13; mtg $15,500; Apr15, Apr17'13. nom

216TH st E, ns, 200 w Barnes av, see 217th E, ss, 200 w Barnes av.

217TH st E (3d) (*), ss, 200 w Barnes av, 100x228 to 216th, Wakefield; Geo Stadtlander to Menlo Bldg Co, a corpn, 720 E 212, mtg $6,500; Apr15; Apr17'13. O C & 100

236TH st W (13:3406-732), nec Corlear av, also ns, at n l lot C map Mary C P Macomb, runs nw— to es Corlear av xsw — to 236th xse— to beg; also CORLEAR AV (13:3406, 824, 542, 486 & 480 & pts 540, 468 & 785), nwc 236th, runs ne along av to es Tibbetts Brook xne— to n l lot C xw — to el Tibbetts Brook xse, sw, s & s — to pt 300 s 236th xse— to ws Corlear av xne— to beg, except lands in 236th, Tibbett av & pt Corlear av; vacant; Margt E & Albt W Putnam, EXRS &c Albt E Putnam, decd, to Bowie Dash Realty Co, a corpn, on Waldo av, nr 238th; AL; Mar 24; Apr11'13. **30,000**

240TH st, 413 E (12:3394), ns, 125 e Martha av, 25x100, 2-sty fr dwg; Ernst Keller to Margt T Cogan, 420 E 238, mtg $3,500; Apr9, Apr11'13. O C & 100

Aqueduct av E, 2210 (11:3208), es, 76 s Buchanan pl, 25.4x122.4x25x118.1, 2-sty fr dwg; Eliz Cohen to Ida S Cohen, 2 W 88; QC; Apr11; Apr14'13. nom

Aqueduct av (11:2876), nec Featherbed la, & on ses abt 809.7 on curve sw proposed new st bet Macombs rd & Featherbed la, runs sw on curve 130.11xe44xn100x nw107.3 to beg; vacant; Geo E Weller, ref, to Jno F Kaiser, at Villa st & Westchester av, Mt Vernon, NY; mtg $15,375 & AL; FORECLOS Mar25; Apr15; Apr17'13. **10,000**

Bailey av, 2872 on map 2874 (12:3260), es, 250 s 238th, 25x100.7, 3-sty bk dwg, Kiowa Realty Co to Doris Youngerman, 854 Fox, B&S; AL; Mar29, Apr11'13. O C & 100

Bailey av, 2872 on map 2874; Doris Youngerman to Kiowa Realty Co, a corpn, 116 Duane; B&S; AL; Apr1; Apr11'13. O C & 100

Bathgate av, 1788 (Madison) (11:2922), es, 135 s 175th (Fitch), 27x110, except pt for Bathgate av, 2-sty fr dwg; Gussie Fleck to D Clinton Mackey, 25 8 av, Bklyn; AL; Apr9; Apr11'13. **4,000**

Baychester av (*), ws, 275 s Randall av, 50x100; Land Co "C" of Edenwald to Thalie C Hagen, 129 St Ann's av; AL; Apr 3; Apr14'13. nom

Belmont av (11:2945), es, 100 n 175th, 95.7x100; vacant; Ralph Bellino & ano to Bellino Realty Co, Inc, 45 E Houston; Apr11; Apr17'13. O C & 100

Boston rd, 1227 (10:2615), ws, 187 n 168th, 50x166, 5-sty bk tnt; Wm G Christie to Nathan Lamport, 1591 Mad av; mtg $51,500 & AL; Apr8, Apr14'13. O C & 100

Brook av, 1239 (9:2396), ws, 131.11 n 168th, 17.8x90, 3-sty fr tnt; Lena Gomer to Friederika Beiswenger, 419 Convent av; ½ RT&I; mtg $5,800 & AL; Apr10; Apr11 '13. O C & 100

Brook av, 1239; Friederika Beiswenger to Henry Gomer & Lena, his wife, 1237 Brook av; mtg $5,800 & AL; Apr10; Apr11 '13. O C & 100

Cambreling av, 2484 (11:3091), es, 587.6 ne 188th (Bayard), 18.9x107, 2-sty fr dwg; Chas E Moore ref to Secondino Rovere, 350 W 25; FORECLOS Apr1; Apr15; Apr 16'13. **3,500**

Castle Hill av (*), sws, 725 se Green la, 50x105.2; Antonio Dalzini et al to Romualdo Martinotti, 229 W 27; Apr16; Apr17 '13. O C & 100

Cauldwell av, 691 (10:2624), ws, 358.4 s 156th, 16.8x115, 2-sty & b bk dwg; Eugenie Rosendorf to Rachel Weinstein, 336 Rockaway av, Bklyn; AL; Mar5'12; Apr14 '13. omitted

Cauldwell av, 895 (10:2627), ws, 199 n 161st, 18x100, 3-sty & b bk dwg; Percy B Wightman et al, EXRS Abbie H Wightman, to Percy B Wightman, at University Heights; Orrin S Wightman, 113 W 78, & Robt S Wightman, at Waterford, NY; QC; Apr10; Apr15'13. nom

Central av, sec St Marys av, see St Marys av, sec Central av.

Clinton av, 2076 (11:3094), es, 107 s 180th, 41x120.9x46x120.9, 5-sty bk tnt; Rose Brown to Carl L Janke, 119 Hemenway, Boston, Mass; mtg $36,000; Apr9; Apr17'13. O C & 100

Corlear av, nec, & nwc 236th st, see 236th W, nec Corlear av.

Country Club av (*), sws, 25 se John, 25x100; Michl J Egan to August Bochow Jr & Dorothy his wife, 1527 Country Club av, as tenants by entirety; QC; Apr14; Apr15'13. nom

Courtlandt av, 566 (9:2328), es, 50 s 150th, 25x100, 3-sty bk tnt & strs; C G Adolph Hohle et al to Betsey Carlisle, 340 E 136; mtg $8,000; Apr15; Apr16'13. O C & 100

Courtlandt av, 566; Betsey Carlisle to Smada Realty Co, a corpn, 391 E 149; mtg $11,500; Apr15; Apr16'13. O C & 100

Courtlandt av, 790, see Courtlandt av, 792.

Courtlandt av, 792 (9:2404), es, 18.6 s 158th, 25x91.6, 3-sty fr tnt & str; also COURTLANDT AV, 790 (9:2404), es, 73.6 s 158th, 25x91.6, 3-sty fr tnt & str; Bertha M Baake to Benenson Realty Co, a corpn, 407 E 153; Apr15; Apr16'13. O C & 100

Crescent av, nec 187th, see 187th E, ns, 115 w Beaumont av.

Daly av (11:3122), ws, 109.3 n 178th, 44x110.4, vacant; Chas M Breidenbach to Heibst Realty Co, a corpn, 285 E 149, Apr 10; Apr11'13. O C & 100

Davidson av, ws, abt 90 s Fordham rd, see Fordham rd, 34.

Fordham rd, 34 (11:3199), ss, 103.4 e Grand av, runs s127.10xe6xs36.1xe83.4x again e4.11 to ws Davidson av xn104.2xw 37xnw60.4 to Fordham rd xw28 to beg; Billiken Realty Co to Viola Weisker, 32 W 184; mtg $20,000; Apr10; Apr11'13. nom

Fordham rd, late Union av (11:3078), sws, 76.3 se Hughes av (Frederic), 25x132.6 x25x127.7, vacant; Jennie M wife & Jno J Brady to Sarah Gilroy, 108 W 111; QC; Jan 15'09; Apr11'13. nom

Forest av, sec 165th, see 165th, 750 E.

Gifford av (*), ns, 155.8 e Balcom av, 50x 100, Emma N Polak to Rudolf Hall, —— Gifford av; AL; Apr12'13. O C & 100

Grant av, 964 (9:2446), es, 275.6 n 163d, 20x95, 3-sty bk tnt; Aaron P Ordway to Herman D Junge, 951 Grant av; mtg $8,000 & AL; Apr15; Apr16'13. O C & 100

Grant av, 964 (9:2446), es, 275.6 n 163d, 20x95, 3-sty bk dwg; Herman D Junge to Clara & Jennie Holde, 280 E 162; mtg $8,000 & AL; Apr15; Apr17'13. O C & 100

Heath av, 2886 (12:3256), es, 227.3 n land Tecca N Reed, 20.2x100.6, 3-sty bk dwg; Maxwell Davidson, ref, to Mary Brady, 75 W 100; FORECLOS Mar26; Apr 17'13. **6,500**

Heath av, 2888 (12:3256), es, abt 215 n 229th if extended, 20.2x100.7x20.2x100.6, 3-sty bk dwg; Albt Blumenstiel, ref, to Julius Brenzinger, 320 Seneca av, Mt Vernon, NY; FORECLOS Apr9; Apr15'13. **1,000**

Heath av, 2890 (12:3256-130), es, abt 240 n 229th if extended, 20.6x100.7, 3-sty bk dwg; Wm Klein, ref, to Annie E King, at Portsmouth, RI; FORECLOS Apr15; Apr16; Apr17'13. **1,000**

Hoe av, 1176 (10:2752), es, 79.1 s Home, 25x100, 2-sty fr dwg; Dominick Colaizzi to Colaizzi Realty Co, Inc, a corpn, 5 Court, White Plains, NY; Apr9; Apr11'13. nom

Hoe av (11:2987), ses, 350 sw Jennings (Charlotte pl), 25x100; vacant; Emma R Baumann, devisee Fredericka Baumann, to Emma Baumann, 208 Clinton av, Jersey City, NJ; ½ pt; mtg $2,000; Apr12; Apr 14'13. **750**

Hull av (12:3346), ws, 307 s Gun Hill rd, 50x100, vacant; also PERRY AV (12:3346), es, 325 s Gun Hill rd, 50x100, vacant; Isidor Neuburger to Wm R Rose, 309 W 81; AL; Dec30'12; Apr14'13. nom

Jackson av, 577 (Robbins) (10:2623), ws, 200 n Westchester RR st & 175 n 149th, 75x100; vacant; Feige Eron to Katharina Schlaier, 208 27th, Guttenberg, NJ; mtg $7,000 & AL; Apr17'13. nom

Jerome av, es, abt 180 n 177th, see 177th, 29 E.

Jerome av (11:3185), es, 252.4 n Burnside av, 75.8x100.11; vacant; Fredk Van Axte to Henry Boschen, 2135 So blvd; Apr 14; Apr15'13. exch & 100

Leggett av (10:2730), ns, 92.9 w land of H R & Portchester RR Co, runs n 127.3 xs— to av xe14 to beg; gore; vacant; Jacob Froehlich Cabinet Works to Jacob Froehlich Real Estate Corpn, 1040 Whitlock av; AL; Apr16; Apr17'13. O C & 100

Lyon av, (*), ns, 30 w Parker, 25x100; Mabel A Pragnell to Caroline Kraus, 418 E 152, mtg $4,500, Apr16'13 O C & 100

Morris av, 423, see 146th, 260-6 E.

Morris av (9:2422), sec 163d (No 268), 39 x86, 5-sty bk tnt & strs; Wahlig & Sonsin Co, a corpn to Jno H Neuschaefer, 1407 2 av; mtg $37,000; Apr15; Apr16'13. O C & 100

Morris av, 1913 (11:2828), ws, 100 n 177th, 41x100, 2-sty fr dwg; Matilda L Stevens to Mary Kiesel, 1911 Morris av; mtg $6,500 & AL; Apr15'13. O C & 100

Morris av (11:2829), nwc 179th, 175x 100; vacant; August Jacob to August Jacob Constn Co, a corpn, 2000 Morris av; AL; Apr1; Apr17'13. O C & 100

Morris Park av (*), nec Delancey pl, 45.6x92.8x44.10x86.11; Adolph N Baumann to Bronx County Constn Co, a corpn, 2720 3 av; mtg $2,500 & AL; Apr9; Apr11'13. nom

Mt Hope av, 1772 (11:2798), es, 150 s 175th, 50x95, 2-sty fr dwg & vacant; Jos Reiser to Beniamino Iannuccilli, 1669 Clay av; mtg $2,500; Apr14'13. nom

Nelson av, nwc 166th, see 166th W, ns, extends from Ogden to Nelson avs.

Ogden av, nec 166th, see 166th W, ns, extends from Ogden to Nelson avs.

Park av (11:3038), nec 182d (No 441), 50x100, except 10 ft strip taken for av, 5-sty bk tnt; Isedor Sacks to Chas C Baake, 444 E 140; mtg $41,000; Apr15; Apr16'13. O C & 100

Parker av (*), ws, 325 s Lyon av, 25x 130; Eliz C Fonda to River Realty Co, a corpn, 1009 E 180; mtg $5,800; Apr3; Apr 14'13. nom

Perry av (12:3292), es, 221.10 s 201st, 50x80, vacant; Melrose Bldg Co to Benenson Realty Co, a corpn, 407 E 153; mtg $4,750; Apr10; Apr11'13. O C & 100

Perry av, es, 325 s Gun Hill rd, see Hull av, ws, 307 s Gun Hill rd.

Pitman av (*), ss, 25 w Digney av, 25x 100; Wm F Kaysser to Marie Blechner, 953 Trinity av; mtg $3,500; Apr9; Apr11'13. O C & 100

Post av (*), swc 203d, runs s128.5 to road to Westchester xne221.3 to Timpson av xn34.9 to 203d xe200 to beg; Emily A Kuerzi to Francis J Kuerzi, 978 Woodycrest av, & Peter A Kuerzi, 322 E 173; QC; Apr7; Apr14'13. nom

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Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100, 5-sty bk tnt; Maurice Cohen et al to Millie Schwartz, 1944 Findley av, AL; Apr10, Apr12'13. O C & 100

Public rd (*), ss, 466.2 w rd from Westchester landing to Boston Post rd, runs s 80.5 to ns West Farms rd xnw109.10 xn 15.6 to ss Public rd xe88.2 to beg, except pt for West Farms rd, Westchester; Theo Hachler to Ebling Co, a corpn, 160 St Anns av, C a G, AL; Feb26, Apr15'13. nom

St Ann's av, 773 (9:2360), ws, 25 s 158th, 25x100, 1-sty bk tnt, Benenson Realty Co to Marie C Baker, 1344 Prospect av; mtg $10,000 & AL; Apr15; Apr16'13. O C & 100

St Marys av (*), see Central av, 25x100, Pelham Park; Jos A Michel to Marcus Rosenthal, 61 E 73, mtg $375, Jan18'11; Apr17'13. O C & 100

Seneca av (10:2761), nwc Faile, 25x100, vacant; Danl J Rice to Chas F Pfizenmayer, 709 Mad av; mtg $1,600, Apr8, Apr14 '13. O C & 100

Southern blvd (10:2745), es, 150 n 167th, 50x100, vacant, Minnie F Neely to Winnie Co, a corpn, 939 Intervale av; mtg $8,000; Apr15; Apr17'13. nom

Southern Blvd (11:2982), es, 150 s 173d, 50x100; vacant; Marie, wife, & Herman Wauer to Wauer Realty Corpn, 1534 Bryant av; mtg $6,500; Apr7, Apr17'13. O C & 100

Southern blvd (11:2980), es, 525 s Jennings, 25x100, vacant; Wm Allen to Danl Augustus Realty Co, 30 Church; Apr7; Apr 16'13. O C & 100

Starling av (*), ss, 50 e Olmstead av, 25x105; Phoenix Ingraham, ref, to Chas B Lambert, 1242 Theriot av; FORECLOS Apr4; Apr14; Apr17'13. **200**

Stebbins av (11:2965), es, 200 n 170th, 125x76.9x129.2x87.11; vacant; Thos Mulligan to Freeminstreet Co, Inc, a corpn, 52 William; AL; Apr12; Apr14'13. nom

Teller av, 1261 (9:2436), ws, 230 s 169th, 20x100, 2-sty fr dwg; Thornton Bros Co to Ewald Hylander, 539 E 147; mtg $4,000 & AL; Apr10; Apr11'13. O C & 100

Tinton av, 1247-9, see 169th, 760 E.

Tremont av, 7-9 (11:2854), ns, 50.2 w Walton av, 50.2x91.2x50x94.10, 5-sty bk tnt; Chas E Lydecker ref to Sol Jacobs, 3 E 86; mtg $16,000, FORECLOS Mar20, Apr15'13. **29,000**

Tremont av, 306 (11:2803), ss, 35.6 e Anthony av, 87.6x100, 2-sty fr dwg; Michl F Kerby & ano, EXRS Thos P Kelly, to Annie E Curtin, 2038 Bathgate av, & Teresa C Curtin, 179th st & Washington av; Mar29; Apr15'13. nom

Tremont av, 461 (Morris) (11:3034), old ns, 92.7 w Washington av, old line, runs n 120.1xw2.6xn25xw16xs147.10 to st xe18.6 to beg, 3-sty fr tnt & str & 2-sty fr rear bldg; also MORRIS ST (11:3034), old ns, 92.7 w Washington av, old line, runs s4 to new ns Tremont av, xw18.6xn4xe18.6 to beg, being a strip bet old & new lines of sts, excepts strip on w0.9x—x0.6x—; Josephine C L Thomas to Jno L Rogers at Redding, Conn; AL; Mar31; Apr14'13. nom

Valentine av (11:3151), ws, 1558.4 s road from Malcombs to Fordham Depot; also — s 184th, 50x115, except pt for av, vacant; Albt E Deliee to Henry Reubert, 1956 Bathgate av; mtg $3,835 & AL; Apr 9; Apr11'13. nom

Vyse av (11:2988), ws, 150 n Jennings, 50x100, vacant; Mary F McQueeney to Hargton Bldg Co Inc, a corpn, 1478 Vyse av; Apr16'13. O C & 100

Walton av, nwc 177th, see 177th, 29 E.

Washington av, 973 (9:2385), ws, 100 s 164th, 25x98.11, 2-sty & a fr dwg; Geo F Moody to Ernestine Kohn, 121 E 58; mtg $5,500; Apr11; Apr15'13. O C & 100

Washington av, 1152-4, see 137th, 584-6 E.

Webster av, 3536, see Webster av, 3554.

Webster av, 3554 (12:3360), es, 639.4 n Gun Hill rd, 15.8x82.8x51.11x74.3, 2-sty bk dwg; mtg $5,000; also WEBSTER AV, 3536 (12:3360), es, 471.5 n Gun Hill rd, 23.11x 74.3x16.3x74.8, 2-sty bk dwg; mtg $4,800; Simon Simons to Bronx Investment Co, a corpn, 100 Bway; C a G; Mar31; Apr11'13. nom

Wendover av, 484 (11:2912), ss, 50.6 e Washington av, 25.3x84x25x87.7, 4-sty bk tnt & strs; Cecelia M Siff to Ephraim Siff, at Lowland rd, So Nyack, NY; AL; Feb 23; Apr11'13. nom

Westchester av (*), ns, 127 e Lafayette, 20x164.10; Wm Buhl to Chas H Roe Estate, a corpn, 391 E 149; mtg $6,200; Apr 10; Apr11'13. O C & 100

Wilkins av, 1420 (11:2966 & 2977), es, 206.6 n Jennings, 25x100, 2-sty fr dwg; Hy & Adam Lahr to Saml Greenfeld, 352 E 79; Apr15'13. nom

Willis av, 130-4 (9:2278), es, 25 s 134th, 75x40; also WILLIS AV, 136 (9:2278), sec 134th (No 400), 25x75, except pt for av, 6-sty bk hotel; Oliver J Wells et al to Reserve Realty Co, a corpn, 9 Church; ½ pt; QC; mtg $50,000; Jan30; Apr11'13. O C & 100

Willis av, 130-6; Geo H Piguenon to same; QC; mtg $50,000; Apr1; Apr11'13. nom

Willis av, 130-4 (9:2278), es, 25 s 134th, 75x40; also WILLIS AV, 136 (9:2278), sec 134th (No 400), 25x75, except pt for av, 6-sty bk hotel; Reserve Realty Co to Paul Mendelsen, 2491 Bway; mtg $50,000 & AL; Apr10; Apr11'13. O C & 100

Willis av, 130-6 (9:2278), sec 134th (No 400), 100x40, 6-sty bk hotel; Paul Mendelsen to Newstate Co, a corpn, 686 Bway; B&S & C a G; mtg $50,000; Apr10; Apr11 '13. nom

Willis av, 136, see Willis av, 130-4.

3D av, 3052, see 163d, 493 E.

3D av, 3758-60 (11:2927), es, 175 s 171st, 50x100, 5-sty bk tnt & strs; Wendover-Bronx Co to Silverson Contracting Co, a corpn, 34 W 33; mtg $46,700; Apr12'13. nom

3D av, 4076-86 (11:2930), sec 175th (Nos 530-8), 100.1x110x100x113.10, 3 6-sty bk tnts, strs on cor; Henry Fluegelman to Wingman Realty Corpn, 299 Bway; QC; AL; Apr11'13. O C & 100

PLOT (*) at City Island, begins at n l land Orrin Fordham, at sec land conveyed to Wm F Vickery & 110 e old line Main, runs n79.8xe124.8xs79.8xw124.8 to beg; Ellen J Vickery et al, children of Robt J Vickery, to Marian E Vickery, widow of Robt J Vickery, 262 S 5 av, Mt Vernon, NY; ¼ pt; RT&I; mtg $600; Apr2; Apr15 '13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

165TH st, 750 E (10:2659), sec Forest av, 22.4x71, owned by party 1st pt, & 165th st, 752 E, owned by party of 2d pt; agmt as to encroachment; Fredk Rippe, 112 N 9 av, Mt Vernon, NY, with Eda H Maas, 1417 Prospect av; Apr18; Apr16'13. nom

177TH st, 29 E (11:2853), nwc Walton av, 77.2x100.8, 2-sty fr dwg & vacant; re mtg; Bronx Borough Bank to Edel Realty Co, a corpn, 140 Nassau; QC; Mar20; Apr16'13. nom

212TH st, 720 E (*); re asn rents recorded Jan9'13; Alema Realty Exchange Co to Menlo Bldg Co, 720 E 212; Apr14; Apr17'13. nom

Barnes av (*), es, 320 n Morris Park av, runs e5xn25xw30 to cl of av xs25xe25 to beg, land in bed of av; re mtg; Francis G Sigel to City NY; QC; Feb1; Apr15'13. nom

Barnes av (*), es, 320 n Morris Park av, runs n25xw25 to cl of avxs25xe25 to beg, land in bed of av; Regent Realty Co to Bernard Gallagher, 1830 Wallace av; QC; Jan24; Apr15'13. nom

Barnes av (*), same prop; also a strip adj on e 25x5; deed of cession; Bernard Gallagher to City NY; Jan24; Apr15'13. nom

College av (9:2436 & 2439), es, 200 n 168th, runs e100xn115xe100 to ws Findlay av xw200 to College av xs270 to beg; Conroy Bros Inc to Casualty Co of America, 133 Wm; agmt as to deed recorded Dec2'12 & given to secure note or bond of $4,000; Mar31; Apr15'13. nom

Findlay av, ws, 315 n 168th, see College av, es, 200 n 168.

Forest av, sec 165th, see 165th, 750 E.

Newton av (13:3421); land in bed of av in front of lot 27 blk 1 map (892 or 1658) of Sheridan & Segrave prop; deed of cession; Mary V Sheridan to City NY; Oct 24'12; Apr15'13. nom

Newton av (13:3421-2063 & 2064), es, land in bed of av in front of lots 41 & 42 blk 1 same map; deed of cession; Herman Goetz to City NY; Jan2; Apr15'13. nom

Newton av (13:3421); land in bed of av in front lot 26 & pt 29 blk 1, same map; deed of cession; Delia A, wife Jno J Kennedy, to City NY; Oct24'12; Apr15'13. nom

Newton av (13:3421), ws, 200 n 254th, runs e30 to cl of av xn25xw30xs25 to beg; deed of cession; Minnie H Massack to City NY; Feb19; Apr15'13. nom

Sedgwick av (9:2527); parcel No 12A, 13, 14 & 15 on damage map to open said av from Jerome av to 169th; re mtg; Jno H Browning, TRSTE, to City NY; QC; Apr 10; Apr11'13. nom

Southern blvd (11:2982), es, 150 s 173d, 50x100; vacant; re mtg; Crotona Realty Co to Wauer Realty Corpn, 1534 Bryant av; QC; Apr15; Apr17'13. 6,500

Wallace av (*), ws, 245 n Morris Park av, runs w5xn25xe5xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Jan31; Apr15'13. nom

Wallace av (*), es, 195 n Morris Park av, a strip in bed of av 25x5; re mtg; Regent Realty Co to City NY; QC; Jan25; Apr15'13. nom

Wallace av (*), ws, 370 n Morris Park av, a strip in bed of av 25x5; re mtg; Regent Realty Co to City NY; QC; Jan31; Apr15'13. nom

Wallace av (*), ws, 245 n Morris Park av, runs — along av 25xe25 to cl of av xs 25xw25 to beg, being land in bed of av; Regent Realty Co to Jno McGeechan, 1827 Wallace av; QC; Jan31; Apr15'13. nom

Wallace av (*); same prop; also a strip adj on w 25x5; deed of cession; Jno McGeechan to City NY; Jan31; Apr15'13. nom

Wallace av (*), ws, 370 n Morris Park av, runs n25xe25 to cl of av xs25xw25 to beg; land in bed of av; Regent Realty Co to Jane McGeechan, 1839 Wallace av; QC; Jan31; Apr15'13. nom

Wallace av (*); same prop; also a strip adj on w 25x5; deed of cession; Jane McGeechan to City NY; Jan31; Apr15'13. nom

Wallace av (*), es, 195 n Morris Park av, runs n25xw25 to cl of av xs25xe25 to beg, land in bed of av; Regent Realty Co to Conrad Yung, 1820 Wallace av; QC; Jan 25; Apr15'13. nom

Wallace av (*); same prop; also strip adj on e 25x5; deed of cession; Conrad Yung to City NY; Jan25; Apr15'13. nom

Walton av, nwc 177th, see 177th, 29 E.

Plot (*) at City Island, begins at nl land Orrin Fordham at sec land conveyed to Wm F Vickery & 110 e old line Main, runs n79.8xe124.8xs79.8xw124.8 to beg; re dower; Marian E Vickery, widow, to Ellen J, Wm F & Marian H Vickery, children of Robt J Vickery, decd, 262 So 5 av, Mt Vernon, NY; AT; QC; Apr2; Apr15'13. O C & 100

LEASES

Borough of Manhattan

APRIL 11, 12, 14, 15, 16 & 17.

[1]**Bedford st, 26** (2:527), cor Downing st, (No 33), str; Abr H Altschul to Antonio Tomasulo, 33 Downing; 3yf May1'13; Apr 16'13. 840

[1]**Broome st, 390-4** (2:481); all, except three basements on Broome, w of main entrance; Tommaso P Ronca & ano to Jos E Zomnir, 331 E 34; 5yf May1; Apr11'13. 9,780

[1]**Broome st, 430** (2:482), nec Crosby; all; Jesse Browne Jr, EXR &c Jesse Browne, decd, to Henry G Wittler, 42 E 129; 5yf May1; Apr17'13. taxes &c & 3,750

[1]**Cathedral Pkway, nwc Ams av,** see Ams av, nwc Cathedral Pkway.

[1]**Cherry st, 18** (1:112); str; Chas A Casazza & ano to Mario Nigro, 18 Cherry; 3 1-12yf Apr1; Apr11'13. 540

[1]**Chrystie st, swc Houston,** see Houston, swc Chrystie.

[1]**Columbia st, 83** (2:334); asn Ls; Abe Baumstein to Minnie Baumstein, 83 Columbia; Feb18; Apr15'13. nom

[1]**Crosby st, nec Broome,** see Broome, 430.

[1]**Delancey st, 45-51** (2:419), double str & two bs; Morris Weinstein to Meyer Rosenthal, 39 Ludlow; 5yf May1; 3 yrs ren; Apr 15'13. 1,800

[1]**Delancey st, 47-51** (2:419); asn Ls; Meyer Rosenthal to Mechanics' Hardware Co, a corpn, 81 Delancey; Apr12; Apr15'13. nom

[1]**Downing st, 33,** see Bedford, 26.

[1]**E Broadway, 159** & RUTGERS ST, 6 (1:-283); asn Ls; Louis Hirsch with consent of Denis Mullins to Benj Zerman, 1857 Washington av; Apr11; Apr14'13. nom

[1]**Eldridge st, 131** (2:419); str & c; Morris Bresky to S Lichtenstein, 44 Delancey; 2yf May1; Apr15'13. 696

[1]**Essex st, 58** (2:351); asn Ls; Abe Citron to Lena Citron, 386 Grand; Mar29; Apr14 '13. nom

[1]**Grand st, 315-7** (1:308); pt str & c; agmt as to asn of Ls, also as to ren of 4 yrs from May1'14; Frank E Rosen & Irving J Wolf to Chas Solow, 313 Grand; Apr10; Apr11'13. nom

[1]**Grand st, 315** (1:308); w str; Frank E Rosen & Irving J Wolf to Chas Solow, 313 Grand; 4yf May1'14; Apr11'13. 2,900

[1]**Greene st, 57-63** (2:486), str fl & two s bs; Greene st Realty Co, Inc, to Ault & Wiborg Co, a corpn, 534 Pearl; 5yf May 1; Apr15'13. 4,000

[1]**Greene st, 59-63** see Wooster, 64-8.

[1]**Henry st, 37** (1:280), all; Hilel Schurin & ano to Moses Tepper, 177 Norfolk; 3yf Apr1'13; Apr16'13. 3,050 & 3,100

[1]**Houston st E** (2:427), swc Chrystie, 100x 165; asn of Ls & agmt as to deposit of $72,000 given as security for performance of terms of Ls; Louis Minsky with Minsker Realty Co, 228 2 av; Sept29'12; Apr 11'13. nom

[1]**Houston st, 67 E** (2:508); str fl; Frank Lopinto to Chas Kaulbaars, 67 E Houston; 4yf Jan1; Apr11'13. 396

[1]**Lafayette st, 84** (1:172); also WHITE ST, 95; sur ls on payment of $7,000; Henry Wittier to Hallenbeck-Hungerford Realty Corpn, 497 Pearl; AT; Mar28; Apr16'13. nom

[1]**Mangin st, 88** (2:324); all; Geo F Etzel to Burns Bros, a corpn, 50 Church; 1 1-12yf Apr1; Apr11'13. taxes &c & 2,750

[1]**Orchard st, 19** (1:299), 17.5x79, all, with lot adj on rear & being rear of No 21, 17.5x29; Lefferts Strebeich & ano, TRSTES Abner Chichester, to Louis Levinson, 282 Hooper, Bklyn, & Max Karpas, 392 E 3, Bklyn; 5yf May1; Apr17'13. taxes &c & 900 & 1,000

[1]**Pitt st, 14** (2:336), all; Anton Von Beust et al to Max Barth, 265 Division; 3yf May 1'13; 2yrs ren; Apr 16'13. 2,200

[1]**Rutgers st, 6,** see East Bway, 159.

[1]**Thompson st, 68-74** (2:488), all; Fannie Levy to Mario C Rifici, 145 Thompson; 3y f Apr1; Apr14'13. 12,696

[1]**University pl, 122** (2:571); s str, 10x35; Philip Mankowsky to Saml Rudin, 58 E 103; 5yf May1'13; Apr12'13. 600

[1]**Warren st, 60-2** (1:136), nec West Bway; str, b & sub b; Robt L Morrell et al to Peters Cartridge Co, 1703 1st Natl Bank Bldg, Cincinnati, O; 5yf May1; Apr17'13. 6,700

[1]**White st, 95,** see Lafayette, 84.

[1]**William st, 165** (1:92), 1st loft; Louis I Rosenzweig to Klopper Bros & Smith, 162 Wm; 6 1-12yf Apr1'13; 5y ren; Apr16'13. 1,680

[1]**Wooster st, 64-8, & Greene st, 59-63** (2:-486); all, except str or st fl & two s bs; Greene St Realty Co Inc to Leo Schlesinger & Co, 372 South; 10yf May1; Apr5'13. 14,000

[1]**Wooster st, 142-4** (2:514); all, with option to purchase; Harriet P Burdick to I N Burdick, Inc, a corpn, 142-4 Wooster; 5yf May1; 5y ren; Apr15'13. 5,000

[1]**9TH st, 705 E** (2:379); agmt that party 1st part shall hold security of $860 under terms of ls & return same to party 2d part with interest at 4%; Rose Markowits with Philip Garfinkel; Apr15; Apr16'13. nom

[1]**12TH st, 34 W** (2:575), all; J Edgar Phillips individ & agent for Herman S Phillips to Jane J Chrystie, 66 W 9; 3yf Aug1'12; Apr16'13. 2,000

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[1]**13TH st, 439 W** (2:577); w str; Adolph F Nutzhorn to Sebastian Pascale, 135 Sullivan; 5yf May1; Apr17'13. 360 & 420

[1]**15TH st, 330 E** (3:921); sur ls; Isaac & Gussie Rubin to Max Heller, 24 E 120; AT; Apr15; Apr16'13. 200

[1]**24TH st E, sec 4 av,** see 4 av, 315-21.

[1]**25TH st, 126 W** (3:800), str & ft b, Yorktown Holding Co to Isidore Glantz, 96 East Bway; 3yf May1'13; 3yren; Apr14 '13. 1,800

[1]**31ST st W, swc 5 av,** see 5 av, 298.

[1]**32D st, 310-12 E** (3:937); all; Sybil Realty Co to Jos & Carmela Scalpone, 310 E 32; 3yf Mar1'12, Apr12'13. 4,800

[1]**32D st, 102 W,** see 6 av, 531-3.

[1]**34TH st, 331-3 E** (3:940); all; Thos P Ronca to Jos Ezomnir, 331 E 34; 4 11-12yf June1'11; Apr11'13. 4,800

[1]**35TH st, 43-49 W** (3:837), ns, 289.3 e 6 av, 85.9x98.9; sur Ls; Wm H Moseley to Seth H Moseley, 43 W 35; AT; Apr8; Apr 15'13. nom

[1]**42D st, 11 W** (5:1258); str fl, 20x100, & 2d or mezzanine fl; Jas Slater to Henry S Schendel, 127 E 72; 9y & ½ mo from Apr 15; Apr11'13. 15,500

[1]**46TH st, 10 E** (5:1281), ss, 200.8 e 5 av, 24.4x100.5; all; Jennie E Van Brunt to Jas A Farley; 21yf Sept1'07; Apr17'13. taxes &c & 4,000 & 5,000

[1]**56TH st, 419-23 E** (5:1366), ground fl of No 419 & ground fl & b of Nos 421 & 423 E; Lippman Schnurmacher to Oak Laundry Inc, a corpn, 1165 1 av; 10yf June1'13; 5yren; Apr14'13. 2,800

[1]**57TH st W, nwc 8 av,** see 8 av, nwc 57th.

[1]**66TH st, 223 W** (4:1158), ns, 350 w Ams av, 25x100.5; all; Chas A Bruhns to Alfred J Walker & Co, a corpn, 218 W 65; 10yf June1; Apr11'13. 3,800

[1]**77TH st, 150 W** (miscl); power of atty to asn Ls &c; Adam Fritzinger to Maud Fritzinger, both at 150 W 77; Dec21'12; Apr15'13.

[1]**81ST st, 234 E** (5:1526); e str; Auguste Berger to Max Simon, 19 E 7; 5yf May1; Apr15'13.

[1]**81ST st W** (4:1228), ss, 175 w Ams av, runs w 220.8 to es Bway xs102.2xe221.9 xn102.2 to beg; all; Wm I Walter et al, TRSTES Adolph Bernheimer, to Fulton E.dg Co, Inc, a corpn, 2255 Bway; 21yf Mar15'13; 2 rens of 21 yrs each; Apr15'13. taxes &c & 27,500 & 30,000

[1]**99TH st, 54-6 E** (6:1604); all; Shenk Realty & Constn Co to Jacob Solotaroff, 69 E 99; 3yf Sept1'12; Apr15'13. 4,150

[1]**102D st, 207 E** (6:1652); w str; Morris Kanensohn to Max Fichtenholtz, 207 E 102; 5yf May1; Apr17'13. 600

[1]**103D st, 245 E,** see 2 av, 2001.

[1]**104TH st, 183 E** (6:1632); fire exit from 1888 3 av across 183 E 104th; Henry L Wolff to Geo Gotthelf, 216 E 118; ext of Ls to May1'14; Apr10; Apr12'13. 480

[1]**104TH st, 183 E;** fire exit from 1888 3 av; asn ext Ls recorded Apr12'13; Geo Gotthelf to Atlas Theatre Co, Inc, 1888 3 av; Apr11; Apr12'13. nom

[1]**104TH st, 183 E;** fire exit from 1888 3 av; asn Ls recorded Jan17'13; same to same; Apr11; Apr12'13. nom

[1]**104TH st, 183 E;** fire exit from 1888 3 av; asn Ls recorded Jan17'13; Atlas Theatre Co to Salta Amusement Co, Inc, 1888 3 av; Apr11; Apr12'13. nom

[1]**104TH st, 183 E;** fire exit from 1888 3 av; asn ext Ls recorded Apr12'13; same to same; Apr11; Apr12'13. nom

[1]**107TH st, 334 E** (6:1678), e double str; Sebastiano Cimino & ano to Carapella Antonio, 334 E 107; 3yf Oct1'12; Apr14'13. 504

[1]**115TH st, 101 W,** see Lenox av, 107.

[1]**124TH st W, nwc Ams av,** see Ams av, nwc 124th.

[1]**Av A, 55** (2:431); str: Margt Kenny to Nathan & Anne Schulman, 55 Av A; 5yf May1; Apr11'13. 1,400

[1]**Av A, 1341** (5:1466); asn Ls; Andw Dragosits to Emerich Nagy, 402 E 65; Apr10; Apr11'13. nom

[1]**Av B, 199** (2:395), n str & b; Chas I Weinstein to Morris Newman, 199 Av B; 5yf May1'13; Apr14'13. 660 & 720

[1]**Amsterdam av, 505** (4:1215), n str; Louise de R Campbell to Jas H Shady, 527 Manhattan av, & Amelia G Ott, 154 W 84; 3 7-12yf Mar1; Apr17'13. 840 & 900

[1]**Amsterdam av, 928** (7:1877), str & rear b; Louise Kissling to Dietrich Gristede, 126A W 127 & Chas Gristede, 2186 Aqueduct av; 5yf May1'13; Apr12'13. 1,440

[1]**Amsterdam av** (7:1882), nwc Cathedral Pkway, —x—; cancellation of Ls; Newbold Morris & ano to Abr Simon, 160 W 106; Nov22'11; Apr15'13. nom

[1]**Amsterdam av** (7:1979), nwc 124th; 5th str & b n from cor; Wm H Hall to Chas Gristede, 126A W 127, & ano; 4yf May11; 5y ren; Apr17'13. 1,200

[1]**Audubon av** (8:2153), ws, 43 s 181st, 76.6x100; all; Theo W Myers to Edw S Keller, 520 W 139, & Sol J Saphier, 1366 St Nicholas av; 10yf Oct1; Apr15'13. 8,400

[1]**Broadway, 773** (2:561), ws, 23.1 n 9th, 23.1x100.4x23x98.10; asn Ls; Mary L Vail, widow, to Alfred W Day, 220 W 107; Mar 1; Apr17'13. nom

[1]**Broadway, 773;** consent to asn above Ls by TRSTES of Sailors Snug Harbor; same to same, at 773 Bway; Mar14; Apr 17'13.

[1]**Broadway, 1845-7** (4:1113); all; Geo W Rector & ano to Louis Martin, 200 W 54; 18 10-12 y & 14 days from Apr12; Apr11'13. taxes &c & 18,000 to 22,000

[1]**Broadway, nec 81st,** see 81st W, ss, 175 w Ams av.

[1]**Lenox av, 107** (7:1825); asn Ls; Morris Fishbein to Alex H Silverman, 1117 Westchester av et al; Apr3; Apr14'13. nom

[1]**Lenox av, 107, & 115TH st, 101 W** (7:-1825); Meyer A Bernheimer & ano; consent to asn of two leases by Morris Fishbein to Alex H Silverman, 1117 Westchester av et al; Apr4; Apr14'13. nom

[1]**Lenox av, 518-20** (6:1733); 3d str & b from cor 136th; Jacob Israelson to Max Granitz, 133 W 140; 5 1-12yf Apr1; Apr17 '13. 1,620 & 1,800

[1]**West Broadway, nec Warren,** see Warren, 60-2.

[1]**1ST av, 2248** (6:1709), 6-sty & b bk tnt; Saml Eckstein to Giliberti & Pasqua, 2242 1 av; 5yf May1'13; Apr14'13. 2,340 & 2,400

[1]**2D av, 74** (2:446); 1st fl above str; Andw Schlaeppi to Dr Benj Kleinberg, 83 E 7; 3yf May1; Apr11'13. 660

[1]**2D av, 1083** (5:1331); all; Eliza A Burggraf to Jno Bentz, 1083 2 av; 3yf June6'17; Apr15'13. 3,200

[1]**2D av, 1968** (6:1673); cor str & c; Bernard Frankel to Michl Halpern, 304 E 101; 5yf May1; Apr17'13. 1,860

[1]**2D av, 2001,** & 103D ST, 245 E (6:1653); cor str & b; Mary Barnett to Tessie Ackerman, 2001 2 av; 3yf Feb1; Apr14'13. 900

[1]**3D av, 247-51** (3:901), all except str fl of 247 & pt b; Mary G Barth to 20th Century Laundry Co, a corpn, 7yf May1'11; Apr16 '13. 6,500

[1]**3D av, 829** (5:1324); str fl & b; Julia R Farley to Jos Federbusch, 821 3 av; 2yf May1'14; Apr17'13. 720

[1]**3D av, 1025** (5:1415); asn Ls; Joe Wilder to Cnas & August Herkert, 1025 3 av; Aug 27'12; Apr11'13. nom

[1]**3D av, 1025;** asn Ls; August Herkert to Geo Briem, 1025 3 av; Mar19; Apr11'13. nom

[1]**3D av, 1888** (6:1632); all; Atlas Theatre Co to Salta Amusement Co, a corpn, 1888 3 av; 5yf Apr1; 5 yrs ren; Apr11'13. 5,000

[1]**4TH av, 315-21** (3:879), sec 24th; agmt as to cancellation of Ls; Philip Braender, 20 No Bway, at White Plains, NY, with Rogers Thompson Givernaud Co, a corpn, at 22d, West New York, NJ; Mar14; Apr 17'13. nom

[1]**5TH av, 298** (3:832), swc 31st, runs s 30xw75xs44xw25xn74 to ss 31st xe100 to beg; all; Mauser Mfg Co to Geo Bernard Co, a corpn, 298 5 av; 10 3-12yf Feb1; Apr 14'13. gross 35,000

[1]**6TH av, 531-3** (3:807), swc 32d (No 102); pt str; sur Ls; Chas Hiller to Sixth Ave Realty Co, 45 Bway; AT; Apr8; Apr11'13. nom

[1]**7TH av, 136** (3:768); all; Midtown Constn Co to Nikolaus Graf, 136 7 av; 5yf May1; Apr17'13. 1,600 & 1,800

[1]**7TH av, 214** (3:772); str; Jacob Appell to Otto Wagner, 214 7 av; 3 2-12yf Mar1 '12; Apr17'13. 1,500

[1]**7TH av, 278** (3:775), str; J Apsel & S Handel to Paul Morgues, 165 W 26; 3y & 8½mos f Apr15'13; Apr16'13. 900 & 960

[1]**7TH av, 787** (4:1004); str & pt b; Olcott Realty Co to Jonas Silberman, 787 7 av; 2½yf May1'13; Apr12'13. 1,320

[1]**7TH av, 800-6** (4:1024); asn Ls; Mary S Cronin to The Arbour Cafe Co, a corpn, 800 7 av; AT; AL; Aug23'12; Apr11'13. nom

[1]**7TH av, 2228-30** (7:1937); double str & b; Chas Jacobs & ano to Harry J Beversten, 208 W 129; 5yf May1; Apr14'13. 1,380

[1]**8TH av, 664** (4:1014); str; Richd S Treacey to S Cushman's Son, Inc, a corpn, 517 W 59; 5yf May1; Apr15'13. 1,800 to 2,000

[1]**8TH av** (4:1048-29), nwc 57th, 25.6x100; all; Henry C Copeland to American Purchasing Assn, a corpn, 908-12 Col av; 15 5-12yf May1; 4 rens of 21 yrs each; Apr 11'13. taxes &c & 4,400 to 8,500

[1]**9TH av, 92** (3:740), str & b; Caroline Keller to Jno Leffler & Co, 181 Franklin; 5yf May1'13; Apr16'13. 1,080

[1]**9TH av, 886** (4:1048); str; Harry C Copeland to Barney Sabloff & ano, 886 9 av; 6yf May1; Apr11'13. 780 & 840

[1]**10TH av, 132** (3:716); all; Otto Hentschel to Chas E Glassmann, 132 10 av; 5yf May 1, with ren; Apr11'13. 1,200 & 1,300

[1]**10TH av, 3856-8** (8:2219), n str & pt c; Chas Hensle Realty Co to Minnie Lichtblau, 3856 10 av; 4yf May1; Apr17'13. 420 to 600

LEASES.

Borough of the Bronx.

[1]**151ST st, 241 E** (9:2441); asn Ls; Wm Elvers to Ebling Brewing Co, 760 St Anns av; Feb28; Apr17'13. nom

[1]**151ST st, 241 E** (9:2441); str fl & c & 8 rooms on top fl; Frank Sanducci to Wm Elvers, 838 Eagle av; 5yf Mar1; Apr17'13. 1,200

[1]**156TH st, 419 E** (9:2378); w basement str fl; Bronx-Torrens Land Co to Frank Pandolfi, 419 E 156; 5yf May1; Apr14'13. 204

[1]**156TH st E, sec 3 av,** see 3 av, 3030-8.

[1]**165TH st E** (10:2705), ss, 48 w Kelly, 52.6x—; asn Ls; Saml Wilfand to Saml Wilansky, 1426 Wilkins av; Dec27'12; Apr 15'13. nom

[1]**166TH st, 803 E,** see Union av, 1087.

[1]**169TH st, 899 E** (11:2973), nwc Intervale av; str & b; Harry Goldman to Leon Tartak, 899 E 169; 5yf May1; Apr14'13. 960 to 1,200

[1]**173D st E, sec So blvd,** see So blvd, sec 173d.

[1]**176TH st, 670 E** (11:2945); cor str; Stark Spitzer to Frank Harris, 670 E 176; 2y & 2½ mos fr Apr15'13; Apr15'13. 900 & 960

[1]**184TH st E** (11:3065), ns, 20.11 w Arthur av, 25x116.9x25x105.3; all; Jno J Brady to Charlie Louis, 594 E 184; 5yf May1; Apr 15'13. taxes &c & 480

[1]**198TH st E, swc Briggs av,** see Briggs av, swc 198.

[1]**Bathgate av, 1604** (11:2919); all; Biagio Genchi to Simon Levinson ,1604 Bathgate av; 5yf May1; Apr14'13. 600

[1]**Bathgate av, 1740** (11:2922), 50x95; all; Danl W McCahill to Abr G Michaels, 1125 Teller av; 5 4-12yf May1'13; Apr12'13. 360 & 420

[1]**Boston rd, 1662** (11:2978); cor str & b; Trask Bldg Co to Claus Wintjen, 1662 Boston rd; 5yf Jan1; Apr17'13. 1,200 & 1,320

[1]**Briggs av** (12:3301), swc 198th, str & b; Lina Plate to Margt Gruning, 790 Madison Eklyn; 10yf May1'13; Apr16'13. 600 & 720

[1]**Intervale av, nwc 169th,** see 169th, 899 E.

[1]**Morris av, 686** (9:2413); cor str & pt c; Rocco Verrilli et al to Giovanni Mascia, 686 Morris av; 3yf May1, Apr11'13. 420 & 480

[1]**Southern blvd** (10:2742), es, bet 163d & Aldus; most southerly str; Oval Constn Co to Max Nowak, 944 Leggett av; 10yf Aug1; Apr15'13. 1,800 to 2,400

[1]**Southern blvd** (11:2982), sec 173d; str & c; Adele S Dodd to Jno P Bastone, 801 So blvd; 10yf Mar1; Apr11'13. 1,400 to 2,400

[1]**Tremont av, 509½ & 511** (11:3043); two east strs; L Napoleon Levy to Jos Danerhirsch, 857 Tinton av, & ano; 5 1-12yf Apr 1; Apr14'13. 4,000

[1]**Tremont av, nwc 3 av,** see 3 av, nwc Tremont av.

[1]**Union av, 1087;** also 166TH ST, 803 E (10:2671); the small str facing on 166th; Geo F Trommer & ano, trstes Wm G Ringler, to Peter Riebesehl, 803 E 166; 2yf Mar1; Apr11'13. 360

[1]**Webster av, 2563** (12:3275); str; Decatur Constn Co to Chas P Nagler, 2563 Webster av; 5yf Oct1'11; Apr15'13. 720 & 900

[1]**Westchester av, 768** (10:2676); moving picture theatre; Westchester Amusement Co to Benj Marks, 3 E 116; from Dec12'12 to Apr30'13; Apr17'13. 2,400

[1]**Westchester av, 768;** asn Ls; Benj Marks to Walter J Hall, 794 E 158; Mar 26; Apr17'13. nom

[1]**3D av, 2893** (9:2374); s pt of str; I Blyn & Sons, a corpn, to Paul Sobotnik, 340 E 151; 4 11-12yf May15; Apr17'13. 2,500 & 2,750

[1]**3D av, 3002** (9:2363); asn Ls; Tony Balduzzy to Wm Ohnmacht, 638 E 138; Apr 12; Apr15'13. nom

[1]**3D av, 3002** (9:2363); str, bake shop & 1st fl above str; Walter W Tinslay to Wm Ohnmacht, 3002 3 av; 5yf July1'16; Apr15'13. 1,320

[1]**3D av, 3030-8** (9:2363), sec 156th, 138.10 x100x147.4x100, all; Wm Jay & ano, trstes E Randolph Robinson, decd & et al individ to Bernard J MacCorry, 19 Clifton Terrace, Weehawken, NJ; 5yf May1'16; Apr16'13. 10,000

[1]**3D av** (11:3043), nwc Tremont av; pt str fl & b; Tremont Holding Co to Thos J Carew, 1956 Bathgate av, & Michl J Brennan, 158 W 84; from May1'13 to June 30'32; Apr11'13. 12,000

[1]**3D av** (11:3043), nwc Tremont av; rel of Ls from lien of mtg; Geo Ehret to same; Apr3; Apr11'13. nom

[1]**3D av** (11:3043), nwc Tremont av; sur Ls dated Sept27'11; Thos J Carew & Michl J Brennan to Tremont Holding Co, a corpn, 63 Park row; Apr3; Apr11'13. nom

MORTGAGES.

Borough of Manhattan.

APRIL 11, 12, 14, 15, 16 & 17.

[m]**Albany st, 24** (1:55); ext of $9,000 mtg to June30'17 at 5%; Mar17; Apr15'13; Lawyers Title Ins & Trust Co with Abr, Salem & Najeeb Sahadi. nom

[m]**Ann st, 50,** see Fulton, 119.

[m]**Arden st, nec Nagle av,** see Nagle av nec Arden.

[m]**Beach st, 40-2** (1:190), sec Hudson (Nos 128-30), 53.11x92x53.11x91.7; pr mtg $10,-770.22; Dec29'11; Apr12'13; 10y5%; Mortimer V Lenane to Eleanor B Lenane, 314 W 103. 15,000

[m]**Chrystie st, 227-35,** see Houston, 113-7 E.

[m]**City Hall pl, 29-33,** see 11 av, 845-51.

[m]**Cleveland pl, nec Kenmare,** see Kenmare, 97-107.

[m]**Clinton st, 8-10** (2:350), es, 100 s Houston, 55x100.2; ext of $38,000 mtg to May1 '16 at 5%; Mar20; Apr15'13; Anschei Czenstoschower Chasam Sopher, a corpn, with Washington Trust Co of City of NY. nom

[m]**Dyckman st** (8:2246), ss, 288.11 w Riverside dr, 75x100; Apr15'13, 3y5½%; Herman Cohen, 322 W 100, to N Y Protestant Episcopal Public School, a corpn, 63 Wall. 6,000

[m]**East Broadway, 102** (1:282); agmt as to share ownership in mtg of $20,000; Apr 8'08; Apr12'13; Geo J C Parry with Lawyers Title Ins & Trust Co. nom

[m]**Essex st, 126** (2:353), es, 52.6 s Rivington, 17.6x50; pr mtg $——; Apr17'13; due &c as per bond; Beckelman Co, Inc, 126 Essex, to Abr Halpron, 53 Lenox av. 550

[m]**Essex st, 126;** certf as to above mtg; Apr17'13; same to same.

[m]**Fulton st, 119 (111)** (1:91), ns, 176.1 e Nassau, 25.2x119.11 to ss Ann (No 50) x 25.2x119.7; ext of $70,000 mtg to Apr15'18 at 5%; Apr15; Apr17'13; Lawyers Title Ins & Trust Co with Kate Blank. nom

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m**Grand st, 157** (1:234); ext of $13,000 mtg to Mar16'16 at 5½%, Mar12; Apr14'13; Lawyers Title Ins & Trust Co with Wilhelmina Trenkman. nom

m**Hamilton pl** (7:1988), ns, 135.8 n 136th, runs n81.6xe92.5 to ws old Bloomingdale rd, xe16.11xsw71.2xw86.1 to beg; bldg loan; Apr16'13, 1y6%; Domain Realty Co, 115 Bway, to Van Dyck Estate, 331 Mad av. 75,000

m**Hamilton pl** (7:1988), same prop, certf as to above mtg; Apr16'13; same to same.

m**Henry st, 99** (1:282); ext of $16,500 mtg to May1'18 at 5%, Apr15, Apr16'13; Lawyers Title Ins & Trust Co with Victor Muller. nom

m**Henry st, 165-7** (1:284), ns, 108.11 w Jefferson, 43.6x75x43.5x75; bldg loan; Apr 14; Apr17'13; 4y5%; Rabbi Jacob Joseph School, a corpn, to Wm L Condit, Hoboken, NJ. 50,000

m**Houston st, 113-7 E** (2:427), swc Chrystie (Nos 227-35), 100x165; asn of ls & agmt as to deposit of $72,000 given as security for performance of terms of ls; Sept29'12; Apr11'13; Louis Minsky with Minsker Realty Co, 228 2 av. nom

m**Houston st, 11-3 W,** see Bway, 605-9.

m**Hudson st, 128-30,** see Beach, 40-2.

m**Kenmare st, 97-107** (2:481), nec Cleveland pl, runs n3.6xe99.5xs19 to Kenmare xnw100.6 to beg; Apr17'13; 3y5%; Augusta Liebertz, widow, to N Y Title Ins Co, 135 Bway. 10,000

m**Lispenard st, 3** (1:211), ns, 20 e West Bway, 20x75; Apr16'13; 3y5%; Jno A Johnston, Yonkers, NY, to Mary Bussing, 4 E 12. 13,000

m**Monroe st, 85** (1:272), ns, 90.5 e Pike, runs n45.1xw5xn54.11xe25xs100 to st xw20 to beg; pr mtg $18,500; Apr10; Apr11'13; due Apr1'15, 6%; Barney Cohen, 239 E 118, to Bertha R Ober, 321 W 139. 2,000

m**Monroe st, 130½ & 132** (1:256); ext of mtg for $17,000 to Oct27'15, 4½%; Sept30 '12; Apr14'13; Sol Friedland individ et al exrs, heirs, &c, of Fanny Friedland, with Bowery Savings Bank. nom

m**Monroe st, 256** (1:261), ss, 250 w Jackson, 25x½ blk; Apr17'13; 5y5%; Morris Goldberg, 77 W 119, to Emigrant Indust Savgs Bank, 51 Chambers. 18,000

m**Mott st, 307,** see Mott, 309.

m**Mott st, 309** (2:521), ws, 135.6 s Bleecker, 22.9x83x—x83; also MOTT ST, 307 (2:521), ws, 158.3 s Bleecker, 22.9x83; PM; Mar15; Apr15'13; 5y5%; Thos Farese to N Y Protestant Episcopal City Mission Soc, 38 Bleecker. 30,000

m**Orchard st, 127-9** (2:415); ext of $3,500 mtg to May13'18, at 5%; Mar24; Apr11'13; Nathan Bober & Nathan Oshinsky with Frederic deP Foster, Tuxedo Park, NY & ano, trstes for Kath A Kingsland will Wm H Aspinwall. nom

m**Pitt st, 85-7** (2:344); ext of $39,000 mtg to Apr15'18 at 5%; Apr15; Apr17'13; Isaac Marx, 585 Quincy, Bklyn, with Annie & Alex Watterson, 122 W 114. nom

m**Reade st, 148-52** (1:141); ext of $65,000 mtg to Feb1'16 at 5%; Feb20; Apr16'13; Equitable Life Assur Soc of U S with Bendet Isaacs, 358 West End av et al exrs Myer Finn. nom

m**South st, 181-2** (1:110); ext of $10,000 mtg to Aug1'17 at 4½%; June27'12; Apr 12'13; Callahan Estate, a corpn, to Bowery Savgs Bank, 128 Bowery. nom

m**Spring st, 77** (2:496); ext of $160,000 mtg to Jan1'16 at 5%; Jan31; Apr16'13; Equitable Life Assur Soc of U S with Chas A Gould, Portchester, NY. nom

m**Vandewater st, 24-6** (1:113), ss, 217.11 w Pearl, 50x95x50.3x95; pr mtg $77,000; Apr11; Apr14'13; installs, 6%; Twenty-Four & Twenty-Six Vandewater St Corpn, 24-6 Vandewater, to Estates Mtg Securities Co, 160 Bway. 8,000

m**Vandewater st, 24-6;** certf as to above mtg; Apr11; Apr14'13; same to same.

m**Vandewater st, 24-6;** asn rents to secure above mtg; Apr11; Apr14'13; same to same. nom

m**Vandewater st, 24-6;** ext of $11,000 mtg to Oct11'13 at 6%; Apr11; Apr14'13; Henry C Munger with Twenty-Four & Twenty-Six Vandewater St Corpn. nom

m**Washington st, 653** (2:630), es, 48.11 n Christopher, 17.3x60; ext of $6,000 mtg to Apr8'18 at 5%; Apr1; Apr11'13; Chas Guntzer with Betsy Rosenstein, 1546 2 av. nom

m**Water st, 349** (1:110), ss, 122.8 w James, 17x75.1x16.4x75.2; Apr11; Apr12'13; due &c as per bond; Patk Crane to Title Guar & Trust Co. 3,000

m**Willett st, 98** (2:339), es, 75 s Stanton, 25x100; ext of $20,000 mtg to Dec1'15 at 5%; Dec2'12; Apr16'13; Chas Katzenberg with Rose L Markowits, 382 Central av, Bklyn. nom

m**Willett st, 98** (2:339), es, 75 s Stanton, 25x100; PM; pr mtg $20,000; Apr15; Apr 16'13; installs, 6%; Jonas Weiss, 705 E 9, to Rose Markowitz, 382 Central av, Bklyn. 5,000

m**Wooster st, 179-83** (2:524), ws, 100 s Bleecker, 74.8x100; pr mtg $131,000; Apr 14; Apr17'13; 1y6%; Sol Brooks to Nathan Harrison Realties, a corpn, 61 Park row. 11,000

m**6TH st, 739-41 E** (2:376); ext of $38,000 mtg to June1'16 at 5%; Dec2'12; Apr12 '13; Jos Goldstein with Thos G Field, trste Henry Weil, Cedarhurst, LI. nom

m**7TH st, 199-201 E** (2:390); ext of $36,000 mtg to Apr4'18 at 5%; Apr5; Apr15'13; Lawyers Mtg Co with Hyman Rein. nom

m**10TH st, 226 E** (2:451), ss, 250 w 1 av, 25x92.4; ext of $4,000 mtg to July1'16 at 6%; Apr11'13; Louis Rosenswaike with Henry Steinberg, 226 E 10. nom

m**12TH st, 104 E** (2:556), ss, 340 w 3 av, 25x106.6; PM; Apr17'13; 5y4½%; Mary A O'Neil to Bank for Savgs in City NY, 280 4 av. 15,000

m**12TH st, 354-6 E,** see 1 av, 193-5.

m**12TH st, 28 W** (2:575); ext of $15,000 mtg to Mar19'18, at 5%; Apr4; Apr11'13; Eleanor A Queripel with Jno Laun. nom

m**14TH st, 122 E** (2:559), leasehold; Mar 16; Apr14'13; demand, 6%; Fair Amusement Co to Sophie Goldenberg, 25 St Nicholas av & ano. 5,000

m**14TH st, 135 W** (3:790); ext of $63,000 mtg to May15'13, at 4½%; Aug16'12; Apr 11'13; Styles & Cash, a corpn, with Bank for Savings in City of NY, 280 4 av. nom

m**15TH st, 330 E** (3:921), ss, 323.4 e 2 av, 25.8x103.3; ext of $7,000 mtg to July1'16 at 6%; Apr7; Apr16'13; Max Heller with Wm Engel, 38 W 92. nom

m**16TH st, 25 W** (3:818), ns, 500 w 5 av, 25x92; Apr16'13; 3y5%; County Holding Co to N Y Trust Co, 26 Broad. 26,500

m**16TH st, 25 W;** certf as to above mtg; Apr16'13; same to same.

m**16TH st, 31 W** (3:818), ns, 575 w 5 av, 25x92; agmt that party 1st pt will hold mtg for $7,500 for benefit of party 2d pt; July22'12; Apr16'13; Geo Murphy with Lionello Perera. nom

m**17TH st, 127-33 W** (3:793); ext of $130,000 mtg to Apr13'18 at 5%; Nov12'12; Apr 11'13; Oscar Willgerodt with Seamens Bank for Savings in City NY. nom

m**18TH st, 434 E** (3:949), ss, 119 w Av A, 25x92; PM; Mar17; Apr17'13; 3y4½%; Frank Vettel Jr to Lucien B Chase, 15 Place Vendome, Paris, France, et al. 8,000

m**19TH st, 108-10 E,** see 11 av, 845-51.

m**21ST st, 24-6 E** (3:849), ss, 425 w 4 av 50x110; ext of $150,000 mtg to Nov15'17 at 4½%; Nov22'12; Apr11'13; Abr Beller with Bank for Savings in City of N Y. nom

m**21ST st, 250-2 W** (3:774), ss, 300 e 8 av, 50x98.9; Apr17'13; 3y5%; Philip Levey to N Y Title Ins Co, 135 Bway. 38,000

m**21ST st, 250-2 W;** sobrn agmt; Apr17'13; Jno Noonan with same. nom

m**23D st, 155-9 E** (3:879), ns, 84 w 3 av, 78x98.9; pr mtg $135,000; Apr15; Apr16'13; due, &c, as per bond; Ambrose Realty Co to Robt L McGehee, 151 W 86. 35,000

m**23D st, 155-9 E;** certf as to above mtg; Apr15; Apr16'13; same to same.

m**23D st, 256 W** (3:772); ext of mtg for $37,500 to Apr2'16, 4½%; Mar24; Apr14'13; Jno J Cavanagh, NY, with Maria H Dehon, 310 5 av. nom

m**25TH st, 233-43 W** (3:775), ns, 375 w 7 av, 80x98.9; Mar20; Apr17'13; due &c as per bond; Sol Brooks & Jos Bichler, firm of S Brooks & Co, to Title Guar & Trust Co, 176 Bway. 60,000

m**25TH st, 233-43 W;** pr mtg $60,000; Feb 11; Apr17'13; due &c as per bond; same to Jno R Gleed, 172 W 133. 28,000

m**25TH st, 250-2 W** (3:774); ext of $18,000 mtg to Apr1'15 at 5%; Apr15; Apr17'13; Philip Levey with Jno Noonan, 310 W 107. nom

m**26TH st, 117 W** (3:802), ns, 175 w 6 av, 25x98.9; PM; June22'12; Apr17'13; 4y4½%; Philip J Willenmann to Alice W Willenmann, 309 W 93. 20,000

m**28TH st, 129 W** (3:804), ns, 375 w 6 av, 25x98.9; PM; Apr15; Apr16'13; 5y5%; 130 W 29th St Co Inc, a corpn, to Gustav Baumann, 276 5 av. 35,000

m**29TH st, 130-2 W** (3:804), ss, 360 w 6 av, 40x98.9; bldg loan; Apr15; Apr16'13; 1 y6%; 130 W 29th St Co, Inc, a corpn, to Montrose Realty Co, 135 Bway. 165,000

m**29TH st, 130-2 W;** certf as to above mtg; Apr15; Apr16'13; same to same.

m**29TH st, 130-2 W;** PM; pr mtg $165,000; Apr15; Apr16'13; 5y6%; same to Gustav Baumann, 276 5 av. 40,000

m**30TH st, 263 W** (3:780); ext of $19,500 mtg to Apr8'16 at 4½%; Apr8; Apr14'13; N Y Title Ins Co with Danl J & Geo J Faour, 135 Amity, Bklyn, & Dominick J Faour, 8703 Ft Hamilton Pkway, Bklyn. nom

m**31ST st, 343-5 E** (3:937), ns, 140 w 1 av, 50x98.9; ext of $50,000 mtg to June1'18 at 5%; Apr4; Apr11'13; Jno M Bowers et al to Victor Land & Impt Co, 35 Nassau. nom

m**31ST st, 347-9 E** (3:937); ext of $40,000 mtg to June1'18, at 5%; Apr4; Apr11'13; Bradish Johnson et al trstes Isaac A Lawrence with Victor Land & Impt Co, 35 Nassau. nom

m**32D st, 239 E** (3:913), ns, 189.3 w 2 av, 17.10x98.9; PM; Apr15'13; 3y5%; Jno Miller, 249 E 33, to Albt Brunker, exr, 2694 Briggs av. 7,500

m**33D st, 143-53 W** (3:809), ns, 125 e 7 av, runs n98.9xe66.6xn98.9 to ss 34th (No 148), xe16.6xs98.9xe17xs98.9 to 33d xw100 to beg; Apr17'13; due &c as per bond; Robt E Smith to Union Dime Savgs Bank, 701 6 av. 30,000

m**33D st, 143-53 W** (3:809), ns, 125 e 7 av, runs n98.9xe66.6xn98.9 to ss 34th (No 148), xe16.6xs98.9xe17xs98.9 to 33d xw100 to beg; ext of $60,000 mtg to May1'15 at 5%; Robt E Smith with Union Dime Savings Bank, 701 6 av. nom

m**34TH st, 148 W,** see 33d, 143-53 W.

m**35TH st W** (3:665 & 681), cl, at original high water mark Hudson River, runs w— to ws 13 av xn— to cl 36th xe— to original high water mark Hudson River xs— to beg, with rights & privileges to use the water lying west of above premises & to bulkhead built upon said premises; subject to rights in 35th, 36th sts & 12 & 13 avs, as the public & City of NY may possess; also all rights to any strip & gores lying east of said premises to ws 11 av; PM; Mar14; Apr16'13; due May1'23, 3½%; N Y C & H R R R Co to Susan L Vivian, 15 Grosvenor sq, London, Eng, et al trstes Marshall O Roberts. 1,000,000

m**37TH st, 431 W** (3:735), ns, 400 w 9 av, 25x98.9; Apr15'13; 3y5%; Geo Kern, Inc, a corpn, to Franklin Savgs Bank, 656 8 av. 15,000

m**37TH st, 431 W;** consent & certf as to above mtg; Apr14; Apr15'13; same to same.

m**38TH st, 272 W** (3:787), ss, 100 e 8 av, 16.8x98.9; Apr14'13; due, &c, as per bond; Annie H Sinnott & Ellen G Mead, both at Whitestone, LI, to Title Guar & Trust Co. 12,000

m**39TH st, 117 E** (3:895), ns, 158 w Lex av, 17x98.9; PM; Apr4; Apr11'13; 3y, % as per bond; Dennis J McDonald to Margt E Sloan at Garrison NY, exrs &c Saml Sloan. 24,500

m**46TH st, 156 E** (5:1300), ss, 232 e Lex av, 15x100.5; pr mtg $——; Apr14'13; 1y 6%; Rose Munday of Rye, NY, to Gilford Hurry, 569 5 av. 1,500

m**47TH st, 109 W** (4:1000), ns, 80 w 6 av, 20x100.4; PM; Mar22; Apr16'13; due, &c, as per bond; Harry M Jacoby, 2621 N Bouvier, Phila, Pa, to J Walter Rosenberg, 1843 N 17, Phila, Pa. 45,000

m**47TH st, 109 W** (4:1000), ns, 80 w 6 av, 20x100.4; PM; pr mtg $45,000; Apr15; Apr 16'13; due, &c, as per bond; Albt J Sanders, Phila, Pa, to Frank X Renninger, Glenside, Pa. 3,500

m**48TH st, 220-8 W** (4:1019); agmt as to payment of bldg loan for $70,000 with guarantee, &c; July11'12; Apr11'13; Frazee Realty Co, a corpn, 1482 Bway & Harry M Frazee with Union Estates Co, a corpn, 135 Bway. nom

m**50TH st, 311 W** (4:1041), ns, 156.8 w 8 av, 19.2x100.5; PM; Apr3; Apr15'13; due &c as per bond; Eliz A Viau, 232 W 49, to Anna M Ryan, 171 W 83. 17,200

m**52D st W** (5:1268), ns, 225 w 5 av, 25x 100.5; Apr14; Apr15'13; 3y4½%; Mary L Seton, Tuxedo Park, NY, to N Y Life Ins & Trust Co, 52 Wall. 95,000

m**53D st, 225-7 W,** see 11 av, 845-51.

m**56TH st, 527-33 W** (4:1085), also 57TH ST, 530-40 W (4:1085); ext of $50,000 mtg to Apr10'16 at 4½%; Apr10; Apr14'13; Dry Dock Savings Instn with Benj S Halsey at North Paterson, NJ. nom

m**57TH st, 530-40 W,** see 56th, 527-33 W.

m**57TH st, 559 W** (4:1086), ns, 83.4 e 11 av, 16.8x100.5; Apr16; Apr17'13; 3y5%; Fredk Van Wyck, Scarsdale, NY, to Rutger Bleecker Miller, 772 Park av. 9,500

m**58TH st, 46-50 E** (5:1293), ss, 150 e Mad av, runs s100.5xe75xn40.5xw0.6xn60 to ss 58th xw74.6 to beg; PM; pr mtg $——; Apr14; Apr15'13; due May1'19, 6%; Sutherland Realty Co to Henry P Goldschmidt, 20 E 64. 125,000

m**58TH st, 601-69 W,** see 11 av, 845-51.

m**59TH st W, swc 11 av,** see 11 av, 845-51.

m**61ST st, 28-30 W** (4:1113), ss, 163 e Col av, 2 lots, ea 18.6x100.5; 2 mtgs, ea $20,000; PM; Apr17'13; 3y5%; Alex List & Thos Lennon to Wm A Ewing, 134 W 58. 40,000

m**63D st E, nec Park av,** see Park av, 583-9.

m**70TH st, 301 E,** see 2 av, 1328.

m**70TH st, 303 E** (5:1445); ext of $15,000 mtg to May17'18 at 5%; Mar7; Apr15'13; Lawyers Mtg Co with Jos Levine. nom

m**70TH st, 309-11 E** (5:1445), ns, 150 e 2 av, 2 lots, ea 31.3x100.5; 2 mtgs, ea $15,000; Apr15'13; due &c as per bond; Carrie Furth, Bianca G Lahnstein & Florence B Dalsimer, all of Far Rockaway, LI, to Title Guar & Trust Co. 30,000

m**70TH st, 309-11 E;** 2 mtgs, ea $3,000; 2 pr mtgs, $15,000 ea; Apr15'13; 3y6%; same to Aaron Levy, 638 2d, Bklyn. 6,000

m**72D st, 134 E** (5:1406); ext of $32,000 mtg to June1'16 at 5%; Apr10; Apr16'13; Marianne Rothkopf & ano trstes Sol Rothkopf with Louis Von Schwanenfluegel, 134 E 72. nom

m**72D st, 152 E** (5:1406), ss, 24 e Lex av, 20x74.4; ext of mtg for $22,000 to Apr2016; 4½%; Jan20; Apr17'13; Geo Thompson, 1379 Lex av, with Cynthia H B Clark, of Stratford, Conn. nom

m**72D st, 160 E** (5:1406), ext of $5,000 mtg to Apr1'15 at 5%; Mar31; Apr12'13; Sophie Gottschalk with Herman J Katz, 160 E 72. nom

m**73D st, 166 W** (4:1144), ss, 137.9 e Ams av, 18x102.2; Apr16; Apr17'13; due May1 '18, 4½%; Mildred P S, wife Ransom S Hooker, to U S Trust Co, 45 Wall. 18,000

m**74TH st, 400 E,** see 1 av, 1384.

m**75TH st, 48 E** (5:1389), ss, 115 w Park av, 17.6x102.2; pr mtg $——; Apr11; Apr 16'13; 1y6%; Julia B Peck, 48 E 75, to Ellen Yeaman, 1053 Clay av. 1,800

m**76TH st, 219 E** (5:1431), ns, 230 e 3 av, 25x102.2; ext of mtg for $4,000 to Jan2'17, 6%; Apr15; Apr17'13; Nicola Pagano, — Limoyer av, Fort Lee, NJ, with Frank Croce, 219 E 76. nom

m**78TH st, 300 W,** see West End av, 371-9.

m**80TH st, 140 W** (4:1210); ext of $16,500 mtg to Jan1'16 at 5%; Mar12; Apr16'13; Equitable Life Assur Soc of U S with Frederic de Sola Mendes, 154 W 82. nom

m**81ST st W** (4:1229), ns, 212.5 w Ams av, 182.8 to Bway x102.2x181.7x102.2; bldg loan; Apr15'13; due Mar1'18; 6% until completion of bldg & 5½% thereafter; Brogan Bldg Co, Inc, to Metropolitan Life Ins Co, 1 Mad av. 900,000

m**81ST st W, & Broadway** (4:1229); same prop; certf as to above mtg; Apr15'13; same to same.

m**81ST st W, & Broadway** (4:1229); same prop; sobrn agmt; Apr14; Apr15'13; same & State Realty & Mtg Co with same. nom

m**81ST st W, & Broadway** (4:1229); same prop; 2 sobrn agmts; Apr14; Apr15'13; Leo M Klein & Saml Jackson with same. nom

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m81ST st W, & Broadway (4:1229); same prop; sobrn agmt; Apr15'13; Jas J Ryan Jr with same.

m83D st, 212 E (5:1528), ss, 177.11 e 3 av, 25.5x102.2; ext of $15,000 mtg to Jan2'18 at 4½%; Jan2; Apr11'13; Simon Adler with Geo T Strong, 4 Ru du Midi, Lausanne, Switzerland. nom

m83D st, 121 W (4:1214), ns, 198.8 w Col av, 16.4x102.2; PM; pr mtg $10 500; Feb 15; Apr11'13; 3y6%; Chas A J Christesen to Directors Realty Holding Co, 160 Bway (re-recorded from Feb17'13). 2,500

m83D st, 121 W (4:1214), ns, 198.8 w Col av, 16.4x102.2; pr mtg $10,500; Apr10; Apr 12'13; 3y6%; Chas A J Christesen to Emil Kohler, 452 Ams av. 2,000

m85TH st, 110 E (5:1513), ss, 144.6 e Park av, 18.1x102.2; PM; Apr15'13; 3y5%; Alfred L Anderson, Closter, NJ, to Eliz A Wilkinson, 77 E 85. 14,000

m85TH st, 521 E (5:1582), ns, 223 e Av A, 25x102.2; pr mtg $12,000; Apr14; Apr15'13; 1y5%; Eliz Miller to Geo Kuemmel, 521 E 85. 2,000

m85TH st, 521 E (5:1582), ns, 223 e Av A, 25x102.2; Apr14'13; 3y5%; Eliz Miller to Emigrant Indus Savgs Bank. 3,000

m85TH st, 521 E; sobrn agmt; Mar29; Apr14'13; Michl Sholtz & Nina L Kealhofer with same. nom

m86TH st, 22 W (4:1201); ext of $12,000 mtg to Jan1'15 at 5%; Dec1'12; Apr16'13; Equitable Life Assur Soc of U S with Benno Loewy, 22 W 88. nom

m89TH st, 106 W (4:1219), ss, 150 w Col av, 25x100.8; pr mtg $——; Apr14; Apr 15'13; due Mar1'17; 6%; Rubin Osterweil, 1993 2 av, to Louise Kaufold, 450 Throop av, Bklyn. 3,300

m89TH st, 276 W (4:1236), ss, 52 e West End av, runs s24.8xe12xs43xe18xn67.8xw30 to beg; pr mtg $24,000; Apr9; Apr14'13; due, &c, as per bond; Chas A Starbuck of Westchester Co, NY, to Frank A McIntyre, 412 St Nicholas av. 20,000

m95TH st, 174 W (4:1225); ext of $13,000 mtg to Dec4'17, at 4½%; Dec4'12; Apr 11'13; Julia wife Jos Kopperl; Lillie or Lilly, wife Isidor Steiner & Felicia, wife Henry Steiner, with Bank for Savings, 280 4 av. nom

m95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 29.4x100.9x30.8x100.9; asn Ls & rents as security for mtg of $2,350; AT; Mar11; Apr12'13; Kerloc Realty & Constn Co, Inc, a corpn, to Packard & Co, 99 Nassau. nom

m96TH st, 142 W (4:1226), ss, 275 e Ams av, 31.6x100.8; Apr15'13; due Apr15'16; 6%; Jno Capleas to Anna H Ahrens, 442 W 162. 7,500

m96TH st, 264-6 W, see 11 av, 845-51.

m100TH st, 53 E (6:1606), ext of $24,000 mtg to Jan1'18 at 5%; Apr16; Apr17'13; Real Estate Mtg Co of N Y with Fanny Gruen, 116 E 90. nom

m101ST st, 301 E, see 2 av, 1968.

m101ST st, 345-7 E, see 1 av, 1969.

m101ST st W, swc West End av, see West End av, 839.

m102D st, 126 W (7:1856); ext of mtg for $15,000 to June2'16 4½%; Mar8; Apr16 '13; Equitable Life Assur Soc of U S with Teresa Gounod, 126 W 102, gdn of Anna E & Louis Jordan. nom

m103TH st, 321 W (7:1891), ext of $30,000 mtg to Sept8'17 at 5%; Sept30'12; Apr12'13; Gladys E Brower with Saml Woolverton trste Ann E Cairns at Scarsdale, NY nom

m112TH st, 500 W, see Ams av, 1056-8.

m112TH st, 601-3 W, see Bway, 2881-7.

m114TH st, 228 W (7:1829); ext of $20,000 mtg to Jun1'16 at 5%; Apr2; Apr14'13; Jno P Schuchmann with Sol Plaut, 135 Central Park W. nom

m115TH st, 151 E, see Lex av, 1861.

m115TH st, 627 W (7:1896); ext of mtg for $26,000 to Feb1'16, 5%; Jan31; Apr16'13; Equitable Life Assur Soc of U S with Lambda Association, a corpn, 627 W 115. nom

m115TH st, 633 W (7:1896); ext of $14,000 mtg to Jan14'15 at 4½%; Jan31; Apr11'13; Phi Omega Bldg Corpn of Alpha Chi Rho a corpn, 135 Bway with Edw J Haney 59 W 52, trste for Daniel B Fearing. nom

m116TH st, 140 W (7:1825); ext of $32,500 mtg until May28'18 at 4½%; Mar17; Apr11 '13; Isidor Ollendorff with Trustees of the NY Soc Library, 109 University pl. nom

m121ST st, 115 W (7:1906), ns, 200 w Lenox av, 20x160.11; PM; pr mtg $12,000; Apr9; Apr11'13; due Oct9'14, 6%; Jas R McGuire, 221 W 85, to Leonard Weill, 155 W 103. 1,000

m122D st, 424-6 E (6:1809), ss, 275 w Pleasant av, 33.4x100.11; PM; Apr14; Apr 15'13; 3y5%; South Jersey Land Co to Nassau Mtg Co, 31 Nassau. 5,000

m123D st, 512 W (7:1977), ss, 100 w Ams av, 100x100.11; certf as to mtg for $5,000; Apr9; Apr16'13; 114th St & 7th Av Constn Co to Geo Kean & ano.

m123D st, 512-8 W (7:1977), ss, 100 w Ams av, 100x100.11; ext of $120,000 mtg to Apr10'18 at 5%; Apr10; Apr11'13; Lawyers Title Ins & Trust Co with 114th St & 7th Ave Constn Co nom

m131ST st, 55 W (6:1729), ns, 235 e Lenox av, 25x99.11; Apr14; Apr15'13; 5y5%; Wm H Beard to Jesse H Seaman, East Orange, NJ & ano. 9,000

m132D st, 14-6 E (6:1756), ss, 240 e 5 av, two lots, each 30x99.11; ext of two mtgs for $4,000 each to Apr1'15 at 6%; Mar20; Apr11'13; Edna S Latimer of Baltimore, Md with Bertha Gubin, 910 W 23, Los Angeles, Cal nom

m132D st, 52-60 W (6:1729), ss, 397.6 e Lenox av, 87.6x99.11; PM; pr mtg $20,000; Nov1'12; Apr17'13; due Oct7'14; 4½%; Sol Brooks, 857 Beck & Jos Biehler, 857 Beck firm S Brooks & Co, to Hugo E Distelhurst, 336 Church, Richmond Hill, NY. 15,000

m132D st W, sec Lenox av, see Lenox av, 440-2.

Angeles, Cal. nom

m132D st, 73 & 77 W, see 11 av, 845-51.

m135TH st, 229 W (7:1941); ext of mtg for $17,500 to Jan1'14, 5%; Feb7; Apr16 '13; Equitable Life Assur Soc of U S with Michl Pisapia, 134 W 64. nom

m135TH st, 237 W (7:1941); ext of mtg for $17,500 to Jan1'14, 5%; Feb7; Apr16 '13; Equitable Life Assur Soc of U S with Michl Pisapia, 134 W 64. nom

m136TH st, 245 W (7:1942); ext of mtg for $9,850 to Dec1'17, 5%; Jan31; Apr16'13; Equitable Life Assur Soc of U S with Sol Block, 246 W 136. nom

m138TH st, 308 W (7:2041), ss, 151 w 8 av, 16x99.11; PM; Apr14'13; 3y5½%; Dembar Realty Co to N Y Title Ins Co, 135 Bway. 8,000

m138TH st, 308 W; certf as to above mtg; Apr14'13; same to same. nom

m139TH st, 203 W, see 7 av, 2382-8.

m139TH st, 221 W (7:2025); ext of $9,000 mtg to Feb1'16, at 5%; Feb17; Apr 16'13; Equitable Life Assur Soc of U S with Clothilde Bendheim, 221 W 139. nom

m139TH st, 237 W (7:2025); ext of $10,000 mtg to Feb1'16, at 5%; Jan31; Apr16 '13; Equitable Life Assur Soc of U S with Lottie Engel, 237 W 139. nom

m139TH st, 239 W (7:2025); ext of mtg for $8,500 to Feb1'16, 5%; Feb28; Apr16'13; Equitable Life Assur Soc of U S with Alice A Curtis, 239 W 139. nom

m139TH st, 243 W (7:2025); ext of mtg for $9,500 to Feb1'16, 5%; Jan31; Apr16 '13; Equitable Life Assur Soc of U S with Sydney M Gold, 243 W 139. nom

m139TH st, 245 W (7:2025); ext of mtg for $10,000 to Feb1'14, 5%; Feb21; Apr16 '13; Equitable Life Assur Soc of U S with Henrietta wife & Max Feist, 245 W 139. nom

m139TH st, 247 W (7:2025); ext of mtg for $10,000 to Feb1'16, 5%; Feb24; Apr16 '13; Equitable Life Assur Soc of U S with Isidore Grossman, 247 W 139. nom

m139TH st ,253 W (7:2025); ext of mtg for $9,500 to Feb1'16, 5%; Jan31; Apr16 '13; Equitable Life Assur Soc of U S with Lena Holzwasser, 204 E 69. nom

m139TH st, 265 W (7:2025); ext of mtg for $9,500 to Feb1'14, 5%; Feb1; Apr16'13; Equitable Life Assur Soc of U S with Henry Albers, 265 W 139. nom

m139TH st, 267 W, see 8 av, 2610-6.

m142D st W (7:2010), ss, 200 w Lenox av, 300x99.11; pr mtg $380,000; Apr16; Apr 17'13; due July17'13; 6%; Kramer Impt Co to Montrose Realty Co, 165 Bway. 55,000

m142D st W (7:2010); same prop; certf as to above mtg; Apr16; Apr17'13; same to same.

m143D st, 606-8 W, see 11 av, 845-51.

m144TH st W (7:2091), ns, 250 w Bway, 128.8 to Riverside dr x—x124.3x99.11; PM; Apr2; Apr17'13; 3y5%; Estelle Wohlgemuth, 745 Riverside dr, to Helen D McLenahan, 1601 21st, NW, Wash, DC, et al. 82,500

m144TH st W, nec Riverside dr, see 144th W, ns, 250 w Bway.

m148TH st, 218 W (7:2033), ss, 325 w 7 av, 25x99.11; PM; Apr1; Apr15'13; 5y5%; O M & D Realty Corpn to Century Mtg Co, Ossining, NY. 19,000

m148TH st, 218 W; pr mtg $19,000; Apr1; Apr15'13; 5y6%; same to same. 6,600

m148TH st W, sec Riverside dr, see Riverside dr, sec 148th.

m150TH st W (7:2081) ss, 100 w Ams av, 100x99.11; Apr11; Apr14'13; 3y6%; Alfd H Wohlgemuth to N Y Title Ins Co, 135 Bway. 30,000

m171ST st, 515 W (8:2128), ns, 100 e Audubon av, 57.6x95; bldg loan; pr mtg $——; Apr10; Apr11'13, 1y6%; Fair Deal Realty Co to Leon Tuchmann, 1990 7 av. 30,000

m171ST st, 515 W; certf as to above mtg; Apr10; Apr11'13; same to same.

m184TH st W (8:2149), ss, 100 e Ams av, 50x100.5x50x98.8; ext of $8,000 mtg to Mar1'16 at 4½%; Feb24; Apr15'13 Geo J Naegele with Gottfried Naegele, Guttenberg, NJ. nom

m207TH st W (8:2242), es, 100 n Cooper, two lots, ea 62.6x100; two bldg loan mtgs $55,000 each; Apr14; Apr16'13; 1y6%; Maze Realty Co to Montrose Realty Co, 135 Bway. 110,000

m207TH st W (8:2242), same prop; two certfs as to above mtg; Apr14; Apr16'13; same to same.

mAv B, 181 (2:394), es, 68.11 n 11th 17.2x 71; pr mtg $8,500; Apr10; Apr11'13; installs, 6%; Rose B Greenberg; to Morris L Davidoff, 438 E 120. 600

mAmsterdam av, 747 (7:1851), es, 53.4 n 96th, 27.3x90; Apr14'13; due, &c, as per bond; Jno Capleas to Dry Dock Savings Instn, 341 Bowery. 6,500

mAmsterdam av, 972 (7:1879), ws, 25.5 s 108th, 25x75; Apr14'13; 1y5%; Philipp Ohl to Emigrant Indus Savgs Bank. 18,000

mAmsterdam av, 1056-8 (7:1883), swc 112th (No 500), 40.6x112.2x42x123.4; Apr 14; Apr16'13; due, &c, as per bond; Simon L Boldberg, 609 W 114, to Ray Batt. 2690 Bway. 10,000

mAmsterdam av, 2262 (8:2129), ws, 41 n 172d, 37.6x100; pr mtg $——; Apr11; Apr 15'13; 1y6%; Geo Pfeiffer to Henry Frey, 221 St Anns av. 3,500

mAudubon av, 382 (8:2157), ws, 18 n 184th, 17.10x60; Apr11'13; 3y5%; Bertha A Lawrance to Columbia-Knickerbocker Trust, 60 Bway. 6,000

mBowery, 115-7 (1:304), given to secure payment of $1,500 advanced for taxes, repairs, &c; Jan3'02; Apr14'13; due at time of acquiring title to above without interest; Jacob F Hadley to Josephine A Clark et al. 1,500

mBroadway, 396-8 (1:195); ext of $230,000 mtg to Jan1'16 at 5%; Jan31; Apr16'13; Equitable Life Assur Soc of U S with Chas A Gould, Portchester, NY. nom

mBroadway, 605-9; also HOUSTON ST, 11 & 13 W (2:512); ext of $270,000 mtg to Jan1'16, at 5%; Jan31; Apr16'13; Equitable Life Assur Soc of U S with Chas A Gould, Portchester, NY. nom

mBroadway, 838-40 (2:564); ext of $230,000 mtg to Jan1'16, at 5%; Jan31; Apr16 '13; Equitable Life Assur Soc of U S with Chas A Gould, Portchester, NY. nom

mBroadway, nec 81st, see 81st W, ns, 212.5 w Ams av.

mBroadway (8:2180), ws, bet 181st & Ft Wash av, being lot 133 blk 2180 tax map; transfer tax lien for yrs 1875 to 1907 assessed to B Davis; Dec2'09; Apr16'13; 3y 12%; City of NY to Louis Gero, 206 Bway. 2,719.97

mBroadway, 2881-7 (7:1895), nwc 112th (Nos 601-3), 100.11x100; ext of $200,000 mtg to Dec1'13 at 4½%; Nov23'08; Apr17 '13; Mutual Life Ins Co with Margt R French. nom

mCentral Park W 292 (4:1203), ws, 50.8 n 89th, 25x100; also CENTRAL PARK W, 293 (4:1203), ws, 75.8 n 89th, 25x100; pr mtg $76,000; Apr1; Apr14'13; due as per bond, &c; Wm H Knowles at Pensacola, Fla, to Isaac N Seligman, 36 W 54. 60,000

mCentral Park W, 293, see Central Park W, 292.

mFt Washington av, 15 (8:2136); certf as to payment of $3,000 on a/c of mtg; Apr 9; Apr16'13; Emily M Roemer to Saranac Constn Co.

mHillside av, es, 9.7 s an angle in Hillside av, see 11 av, 845-51.

mLenox av, 107 (7:1825); leasehold; Apr3; Apr14'13; due &c as per notes; Alex H Silverman, Saml Richardson, Barnett Paulson & Louis Roey to Morris Fishbein, 107 Lenox av. 7,000

mLenox av, 440-2 (6:1729), sec 132d, 33.8x 85; pr mtg $25,000; Apr16; Apr17'13; 1y6%; Revenue Realty Co to Henry F Kroger, 480 Lenox av. 3,000

mLenox av, 440-2; certf as to above mtg; Apr16; Apr17'13; same to same.

mLexington av, 310 (3:893), ws, 24.9 s 38th 24.8x100; Apr11; Apr12'13; 3y4½%; Harold M P Stokes to Bank for Savings in City N Y, 280 4 av. 5,000

mLexington av, 729 (5:1313); ext of $25,000 mtg to Apr1'16 at 5%; Mar5; Apr15'13; Lawyers Title Ins & Trust Co with Edgewater Realty Co. nom

mLexington av, 1638-40 (6:1631); ext of $50,000 mtg to June1'18, at 5%; Apr4; Apr11'13; Bradish Johnson et al trstes Isaac A Lawrence with Victor Land & Impt Co, 35 Nassau. nom

mLexington av, 1642-44 (6:1631); ext of $61,000 mtg to June1'18, at 5%; Apr4; Apr11'13; Jno M Bowers et al exrs Wm H Gebhard with Victor Land & Impt Co, 35 Nassau. nom

mLexington av, 1698 (6:1634), ws, 67.7 n 106th, 16.8x75; Apr2; Apr17'13; 3y5%; Mary E McCafferty, widow, to Charlotte C Hall, s E 58. 8,000

mLexington av, 1861 (6:1643), nec 115th (No 151), 100.11x25; given as additional security for payment of mtg of $20,000; Apr14'13; due, &c, as per bond; Adolph Baum to Trustees of the North Presbyterian Church of N Y City, 525 W 155. 3,000

mMadison av, 154 (3:862); ext of $40,000 mtg to Jan1'16, at 5%; Feb24; Apr16'13; Equitable Life Assur Soc of U S with Holworthy Chambers, a corpn, 100 Wm. nom

mMadison av, 1875 (6:1747), es, 55 s 122d, 18x100; ext of $13,000 mtg to July1'16 at 4½%; Apr7; Apr11'13; Martha Aronson with Jessie T Philips, Lawrence, LI. nom

mMadison av, 1917 (6:1748); ext of $11,400 mtg to Feb17'16 at 5%; Mar18; Apr11 '13; Cayuga County Savings Bank with Hospital for Deformities & Joint Diseases. nom

mMadison av, 2072 (6:1755), ws, 66.8 s 131st, 16.8x75; PM; Apr10; Apr11'13; 3y5%; Wm H Bormann, White Plains, NY, to Charlotte A Mapes, 2072 Mad av. 4,000

mNagle av (8:2174), nec Arden, 110x134; Apr16; Apr17'13; 2y6%; Hensle Constn Co to Wm Austin, 91 Fletcher av, Mt Vernon, NY. 20,000

mNagle av (8:2174); same prop; certf as to above mtg; Apr16; Apr17'13; same to same.

mNagle av (8:2171), ss, 350 w Ellwood 50x200; PM; Apr11'13; 1y5½%; Inland Realty Co to Park Mtg Co, 41 Park row. 8,000

mPark av, 583-9 (5:1398), nec, 63d, 100.5 x100; ext of $143,000 mtg to July18'17 at 4½%; Aug3'12; Apr11'13; Abr B Cox & Julia T E Cannon with Henry A C Taylor on East rd, South Portsmouth, R I. nom

mRiverside dr, nec 144th, see 144th W, ns, 250 w Bway.

mRiverside dr (7:2094), sec 148th (Nos 628-32), 99.11x105; Apr14; Apr15'13; due Mar1'18; 6% until completion of bldgs, & 5½% thereafter; Geo F Picken Constn Co to Metropolitan Life Ins Co, 1 Mad av. 340,000

mRiverside dr (7:2094); same prop; certf as to above mtg; Apr14; Apr15'13; same to same.

mRiverside dr (7:2094); same prop; sobrn agmt; Apr14; Apr15'13; Max Marx with same. nom

mSt Nicholas av, ws, — s Hillside av, see 11 av, 845-51.

mWest End av, 282 (4:1165); ext of $21,000 mtg to Jan1'14 at 5%; Jan31; Apr16 '13; Equitable Life Assur Soc of U S with Chas A Bryan, 282 West End av. nom

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m**West End av, 371-9** (4:1186), swc 78th (No 369), 102.2x75, pr mtg $565,000, Apr 14; Apr15'13; due, &c, as per bond; Cambridge Constn Co to Rosalie L Rafalsky, 611 W 110. 15,000

m**West End av, 371-9;** certf as to above mtg; Apr14 Apr15'13, same to same.

m**West End av, 839** (7:1889), swc 101st, 97x100, pr mtg $200,000, Mar4; Apr16'13; installs, 6%; Marion L wife Arthur D Lord to Elias Kempner, Hotel Plaza, 2 W 59. 45,000

m**1ST av, 193-5;** also 12TH ST, 354-6 E (2:453); ext of $80,000 mtg to May26'18 at 5%; Apr9; Apr11'13; NY Protestant Episcopal Public School with Golda & Louis Kalisky, 8 W 119. nom

m**1ST av, 385** (3:928), ws, 98.9 n 22d, 24.8 x150; ext of $15,000 mtg to July1'15 at 4½%; Sept30'12; Apr12'13; Jno Kreeb Jr, Geo, Edw C & Chas H Kreeb with Bowery Savgs Bank, 128 Bowery. nom

m**1ST av, 1384** (5:1468) sec 74th (No 400), 49.6x113, 1-3 pt; pr mtg $——; Apr3, Apr11'13; 5y6%; Rose & Elias M Pilzer to Albt Winternitz, 1382 1 av, et al, exrs Adolph Pechner. 2'822.76

m**1ST av, 1969** (6:1673), nwc 101st (Nos 345-7), 100.11x10; pr mtg $—— ; Apr12, Apr14'13, due Oct21'14, 6%; Fannie wife Saml Werner to Isador Abrahamson, 42 E 69. 3,000

m**1ST av, 2030** (6:1698); ext of $16,000 mtg to Apr4'18 at 5%; Apr4; Apr17'13; Title Guar & Trust Co with Antonio Florio, 2110 Blackrock av. nom

m**2D av, 626-8** (3:940), es, 49.4 n 34th, 49.4x100; Apr12; Apr14'13; 3y5%; Rose Munday & Ann Monaghan widow, both of Rye, NY, to Lawyers Mort Co, 59 Liberty. 32,000

m**2D av, 626-8;** sobrn agmt; Apr14'13; Howard I Seney with same. nom

m**2D av, 626-8** (3:940), es, 49.4 n 34th, runs n49.4xe100xs43.4xw50xs6xw50 to beg; pr mtg $——; Apr11'13; 1y6%; Rose Munday & Ann Monaghan, both at Rye, NY, to Howard I Seney, 176 E 81. 3,000

m**2D av, 792** (5:1335), es, 60.5 n 42d, 20x 80.6; pr mtg $10,000; Apr15'13; 6y6%; Sarah, wife of, & Saml Hirsch, to David Friedlander, at Croton, NJ. 5,000

m**2D av, 798** (5:1335), es, 60.5 s 43d, 20x 81; pr mtg $10,000; Apr15'13; 6y6%; Sarah, wife of, & Saml Hirsch, to David Friedlander, Croton, NJ. 5,000

m**2D av, 1328** (5:1445), nec 70th (No 301), 25.5x74; ext of $17,500 mtg to July16'15 at 4½%; July16'12; Apr11'13; Richd R Costello with Bank for Savings in City NY, 280 4 av. nom

m**2D av, 1330** (5:1445), es, 25.5 n 70th, 25x 74; Apr12; Apr14'13; 5y5%; Henry Stoll by Harvey O Dobson as committee Henry Stoll to N Y Title Ins Co, 135 Bway. 7,500

m**2D av, 1968** (6:1673), nec 101st (No 301), 25.11x75; pr mtg $31,500; Apr5; Apr17'13; 4y6%; Bernard Frankel to Michl Halpern, 304 E 101. 2,000

m**3D av, 267-71** (3:902); ext of $55,000 mtg to Mar15'16 at 5%; Feb26; Apr16'13; Equitable Life Assur Soc of U S with Grand Investing Co, 49-51 W 23. nom

m**3D av, 551-3** (3:917), ses, 49.5 sw 37th, 49.4x100; pr mtg $58,000; Apr16'13; due Oct16'15, 6%; Julius & Nathan Hebald to Eva wife Nathan Hebald, 166 Bowery. 6,000

m**3D av, 551-3;** pr mtg $54,000; Apr16'13; 2y6%; same to Herman Forman, 158 Bowery. 4,000

m**3D av, 976-8** (5:1313); ext of $50,000 mtg to Dec1'15 at 4½%; Dec13'12; Apr11 '13; Schaefer Co with Wm L Kitchel at Bronxville, NY et al trstes Alfred Van Beuren. nom

m**3TH av, 126-8** (3:819); ext of $700,000 mtg to Jan1'16 at 5%; Jan31; Apr16'13; Equitable Life Assur Soc of U S with Chas A Gould, Portchester, NY. nom

m**3TH av, 572** (5:1262), ws, 75.5 s 47th, 25x100; pr mtg $250,000; Apr10; Apr11'13; due &c as per bond; Henry A Budd to Fredk A Clark at Cooperstown, NY. 60,000

m**3TH av, 572;** ext of mtg for $250,000 to Apr10'18, at 4½%; Apr10; Apr11'13; Edw E Black of Yonkers, NY, with Henry A Budd, 12 E 64. nom

m**3TH av, 1446** (6:1601); ext of $14,000 mtg to Apr28'18, at 5%; Apr10; Apr11'13; Jno Hildenbrand with Frederic deP Foster, Tuxedo Park, NY. nom

m**6TH av, 817** (4:999), ws, 25.6 n 46th, 24.6x75; ext of $35,000 mtg to July1'17 at 4½%; June17'12; Apr12'13; Ermance Rigny widow individ & as extrx Alfd Rigny, Adele, Francis, Edmond & Alfd Rigny & Blanche wife Auguste Junod heirs Alfd Rigny with Bowery Savgs Bank, 128 Bowery. nom

m**7TH av, 2382-8** (7:2025), ws,. 99.11 n 139th, runs w99.1xs99.11 to ns 139th (No 203), xe19.8xn20xe79.5 to av xn79.11 to beg; ext of mtg for $52,000 to Feb1'16, 5%; Feb4; Apr16'13; Equitable Life Assur Soc of U S with Sydney H Hampton, 25 E 86, David J Fox, 216 W 100, & Mortimer J Fox, 150 W 86 nom

m**8TH av, 856** (4:1023), es, 75.5 n 51st, 25 x80; PM; Apr15; Apr16'13; due, &c, as per bond; Jas Maloney to Valentine Dietz, 856 8 av. 30,000

m**8th av, 2610-6** & 139TH ST, 267 W (7:-2025); ext of mtg for $47,000 to Feb1'14 5%; Feb1; Apr16'13; Equitable Life Assur Soc of U S with Henry Albers, 265 W 139 nom

m**8TH av, 2637** (7:2012), ws, 99.11 n 141st, 25x100; ext of $7,000 mtg to May1'16 at 5%; Feb24, Apr15'13; Edw Nagele with Gottfried Naegele Guttenberg, NJ nom

m**10TH av, 114** (7:715), ext of $25,000 mtg to Jan1'15 at 5%; June6'12; Apr16'13; Equitable Life Assur Soc of U S with Jno F Curley, South Beach, SI. nom

m**11TH av, 845-51** (4:1106), nwc 58th (Nos 601-69), runs n 200.10 to 59th xw407 to original high water mark Hudson River xn— to cl 59th xw1246.7 to ws 13 av xs 135.5xe— to pier line in Hudson River as established 1867 xs130.8 to cl 58th xe990.5 to original high water line Hudson River xn to ns 58th xe— to beg; also all title to land under water Hudson River in front of above; also CITY HALL PL, 33 (1:159), ss, 84.2 w Pearl, 18.2x99.9x18.3x 99.5; also CITY HALL PL, 31 (1:159), ss, 102.5 w Pearl, 20.1x100; also CITY HALL PL, 29 (1:159), ss, 122.6 w Pearl, 19.10x 99.11x20x99.11; also 19TH ST, 108 E (3:-874), ss, 225 e 4 av, 25x92; also 19TH ST, 110 E (3:874), ss, 250 e 4 av, 25x92; also 53D ST, 225-7 W (4:1025), ns, 250 e 8 av, 50x116; also 96TH ST, 264-6 W (4:1243), ss, 125 w Bway, 25x100.8; also 96TH ST, 266 W (4:1243), ns, 150 w Bway, 25x100.8; also 143D ST, 606-8 W (7:2089), ss, 125 w Bway, 50x99.11; also 132D ST, 73 W (6:-1730), ns, 172.6 e Lenox av, 18.9x99.11; also 132D ST, 77 W (6:1730), ns, 135 e Lenox av, 18.9x99.11; also HILLSIDE AV (8:2173), es, 9.7 s an angle pt in Hillside av, said angle pt being 354.2 s St Nicholas av, runs sw264.5xse44.10xe80.7xn132.8xw2.2 xn 124 to beg; also FOX ST, 1045 (10:2726), ws, 60 n Westchester av, 50x100; also PART OF PIER at ft of 58th, North River, being ns or outer end (leasehold); also BOSTON RD (OLD BOSTON POST RD) or MAIN ST (12:3139) as formerly laid out, ses, adj land Jno Cornell, runs se70x se82xse194xse36xne30xnw176.9xnw53.6 xnw 139.5 to rd xsw35 to beg; also BOSTON RD (OLD BOSTON RD or MAIN, old line) (12:3139), ses, adj land Ralph H Smith, runs se359 to ws Bronx River xsw20xnw 176.9xnw53.6xnw139.5xne35.5 to beg, except pt for Boston rd or av; also BOSTON RD (12:3139), es, 105.8 s cl Clover (as in 1892), runs s51.4xe141.10xn50xw130.5 to beg, except pt for Boston rd; also BOSTON RD (12:3139), —s, at land now or formerly Horace Rowland, runs se— to Bronx River xne102xnw— to rd xsw— to pt 105.8 s Center or Clover (as in 1892) xe130.5 xs50xw141.10 to rd xs25.8 to beg, except pt for rd; also LOT (12:3139), adj above premises, being abt 30 in width x about 70 in length, bounded sw by last above described premises, nw by Bronx st, ne by land now or late heirs Jno Mapes, & se by Bronx River; also BRONX ST,(12:-3139), ses, being lot 20 map bldg lots in West Farms of heirs Jno Mapes, 48x70, except pt for Bronx st; also BROADWAY (13:3414), ws, 100 n 240th, runs n241.7xnw 591xsw52.2xw140xsw186.10xsw161 to 242d xw180.5xnw118.10xw69.2xw116.7xw 53.2 xse along Spuyten Duyvil rd 560.4 to 240th xne 570xne137.11 to beg; also all leases, rights, franchises, contracts, &c; also all other property, real or personal, at any time hereafter acquired; also land in Bklyn; Mar20; Apr11'13; 53y5%; Interborough Rapid Transit Co to Guaranty Trust Co of NY, 28 Nassau. 1st & refunding mtg securing gold bonds $300,000,000; amount advanced $16,500,000.

m**11TH av, &c;** same prop; certf as to above mtg or deed of trust; Apr11'13; same to same.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Consent** (misc) to mtg for $1,000; Apr 12; Apr16'13; United Carpet Cleaning & Repairing Co to Geo D Scott.

m**Certf** (misc) as to chattel mtg for $500; Apr15; Apr16'13; New System Dye Works Inc to Marcus Palley, 75 Chester, Bklyn.

m**Schooners Angler, Anna & Ella** (misc); certf as to mtg dated Apr8; Apr11'13; Galilee Fish Co to Jno Dais.

MORTGAGES.

Borough of the Bronx.

m**Beck st** (10:2711), ses, 55.7 e Intervale av, two lots, each 53.9x100; two mtgs, each $40,000; Apr11'13; 5y5%; Aaron Goodman Realty Co to Lawyers Mort Co, 59 Liberty. 80,000

m**Beck st** (10:2711), same prop; two certfs as to above mtgs; Apr11'13; same to same.

m**Beck st** (10:2711), ses, 163.1 ne Intervale av, 80x100; Apr11'13; 5y5%; Aaron Goodman Realty Co to Lawyers Mort Co, 59 Liberty. 60,000

m**Beck st** (10:2711), same prop; certf as to above mtg; Apr11'13; same to same.

m**Bristow st, nwc Jennings**, see Jennings, nwc Bristow.

m**Clarence st, sec Barkley av,** see Barkley av, sec Clarence.

m**Charlotte st, swc 170th,** see 170th E, s wc Charlotte.

m**Dawson st, 670** (10:2686), ss 306.8 w Leggett av, 16.8x131.5x16.8x132.2; Apr15; Apr16'13; due, &c, as per bond Chas Selzer to Jno Hoffman, 662 Eagle av. 3,700

m**Featherbed la, nec Aqueduct av,** see Aqueduct av, nec Featherbed la.

m**Fort Independence st** (12:3958), es, at ss lot 123 on map 2 prop Chas Parke, Yonkers, runs n51.11xnw48.11xsw26.1 to st xse54.1 to beg, being pt lots 122 & 123 on said map; Apr11, Apr14'13; due &c as per bond Adam A & Fredk Volze, 173 W 231, to David Mayer Brewing Co, 3560 3 av. 2,500

m**Fox st, ws, abt 475 s 163d,** see Tiffany, es, 475 s 163.

m**Fox st, 1045,** see 11 av, 845-51, Manhattan.

m**Garfield st** (*), sws, 350 se Van Nest av, 25x100; Apr12; Apr14'13; due July1'16, 5½%; Michl Eanuzzel & Maria, his wife, to Bridget Sheriden, 1670 Boston rd. 800

m**German pl** (9:2360), es, 25 n 157th, 25x 80.2x25x78.11; pr mtg $10,000; Apr11; Apr 12'13; due &c as per bond; Caroline Wellenbrock to Christina Yung, 686 Park av. 1,000

m**German pl** (9:2360); same prop; ext of $10,000 mtg to Apr4'16 at 5%; Apr11; Apr 12'13; Caroline Wellenbrock with Rosalie E Bauer, 1339 Bristow. nom

m**Hoffman st, 2390** (11:3065), es, 34 s 187th, 35.2x90.1x37x90.1; Apr16'13; 3y 5%; Cosenzo Bldg Co, 705 E 187, to Aaron Cohn, 115 W 88. 20,000

m**Hoffman st, 2390;** certf as to above mtg; Apr16'13; same to same.

m**Hoffman st, 2457** (11:3058), ws, 146.9 s 189th, 16.8x97.5; Apr14'13; due &c as per bond; Edw Spitznagel, Woodcliff, LI, to Title Guar & Trust Co. 2,500

m**Hoffman st** (11:3067), es, 258 s Fordham rd (Union av), 25x117.11x25x116.9; Mar24; Apr16'13; due, &c, as per bond; Mary Meisel to Title Guar & Trust Co. 1,250

m**Jennings st** (11:2963), nwc Bristow, 87.2 x25; PM; Apr14'13; 1y6%; Value Realty Co, 170 Bway, to Bridget Murphy, 48 W 48. 5,000

m**Jennings st** (11:2963); same prop; certf as to above mtg; Apr14'13; same to same.

m**Jennings st** (11:2969), ss, 245 e Union av, 28.11x100x32x100; Apr16'13; due, &c, as per bond; Agnes M Pragnell widow, 819 Ritter pl to Max F Schmidt, 231 Tremont av. 1,000

m**Logan st** (*), ss, 183.8 e White Plains rd, 66.8x100; ext of $4,000 mtg to June9'14 at 6%; Dec9'12; Apr17'13; Pellegrino De Falco with Menlo Bldg Co, 720 E 212. nom

m**Lorillard pl, 2418** (11:3056); ext of $3,-000 mtg to Apr6'16 at 5½%; Apr3; Apr15 '13; Laura C Crane with Myrtle G Johnes, 2418 Lorillard pl. nom

m**Macy pl, 879** (10;2695); ext of $8,000 mtg to May1'16 at 5%; Mar25; Apr15'13; Henry R Wood with Emil Mayer. nom

m**Oak Tree pl** (11:3070), sec Arthur av, 90x25; bldg loan; Apr10; Apr11'13; 1y6%; Rogers-Gallagher Constn Co to City Real Estate Co, 176 Bway. 22,000

m**Oak Tree pl** (11:3070), same prop; certf as to above mtg; Apr10; Apr11'13; same to same.

m**Pond pl** (12:3289), es, 100 n William, runs e95xne27xn25xw106 to pl xs50 to beg; Nov9'11; Apr12'13; 1y6%; Sarah A Morris to Caroline E Rappolt, 1879 Morris av. 1,000

m**Rogers pl** (10:2698), ws, 217.1 n Westchester av, 66.8x73.4x66.8x74; PM; pr mtg $——; Apr16; Apr17'13; due &c as per bond; 182d St Realty Co to Manhattan Mtg Co, 200 Bway. 5,000

m**Rogers pl** (10:2698); same prop; certf as to above mtg; Apr16; Apr17'13; same to same.

m**Tiffany st** (10:2712), es, 475 s 163d, runs e116.6 to ws Fox xs190.10 to Tiffany, xn 151.1 to beg, gore; ext of $80,000 mtg to Apr1'16 at 5%; Apr15'13; Lawyers Title Ins & Trust Co with H M Constn Co. nom

m**Tiffany st** (10:2712), & FOX ST, same prop; sobrn agmt; Apr7; Apr15'13; Henry Morgenthau Co & H M Constn Co with same. nom

m**134TH st, 463 E** (9:2279), ns, 575 e Willis av, 25x100; PM; pr mtg $15,000; Mar27; Apr11'13; due Apr1'15, 5%; Philipp Weinmann at Wallingford, Conn, to Henry Schnier, 2998 Perry av. 1,750

m**135TH st E** (9:2279), ss, 650 e Willis av, 25x100; pr mtg $13,500; Apr10; Apr11 '13; due Apr1'16, 6%; Wm Schmitz, 338 7 av, to Henry A Henning, 403 1 av. 1,000

m**136TH st, 641 E** (10:2549), ns, 101.11 w Trinity or Cypress av, 37.6x100; pr mtg $——; Apr16'13; due, &c, as per bond; Jacob Weill to Manhattan Mort Co, 200 Bway. 20,000

m**139TH st E** (10:2590), ss, 128 e So blvd, 25x100; July14'08; Apr17'13; due &c as per bond; Leon R Waterman to Jos Margoles. 1,500

m**140TH st, 269 E** (9:2333); ext of $2,500 mtg to Dec16'15 at 5%; Dec16'12; Apr16 '13; Title Guar & Trust Co with Perry Avenue Constn Co, 71 Nassau. nom

m**140TH st, 413 E** (9:2285), ns, 157.6 e Willis av, 17x100; PM; Apr15; Apr16'13; 5 y5½%; Florence V wife Wm Gibson to Michelina wife Chas S Albert, 444 E 141. 9,500

m**146TH st, 266 E** (9:2335), swc Morris av (No 423), 100x100.9x82.8x102.5; Apr11; Apr 12'13; 3y5%; Eugene E Hentze, Christina G Welch of NY, Josephine F Knack & Frances W Hentze, Allendale, NJ, to Emigrant Indust Savgs Bank. 4,000

m**147TH st E (Dater)** (10:2557), ss, 100 w Jackson av, 77.5x100.2x70x100.9, ws; Apr 11'13; due June1'16, 5%; Johanne F M Cordes to Dollar Savings Bank, 2808 3 av 4,500

m**149TH st E, swc 3 av,** see 3 av, swc 149.

m**155TH st, 391-5 E** (9:2402), ns, 350 e Courtlandt av, 50x100; PM; pr mtg $9,500; Apr4; Apr14'13; due &c as per bond; Wm Reuter to Jno C Smith, 763 Courtlandt av. 5,500

m**155TH st (Mary), 391-5 E** (9:2402), ns, 350 e Courtlandt av, 50x100; Apr14'13; due &c as per bond; Jno C Smith to Harlem Savgs Bank, 124 E 125. 9,500

m**165TH st, 750 E,** see Forrest av, sec 165.

m**170TH st E** (11:2966 & 2977), swc Charlotte, runs w152.6xse123.9xe30.9 to Charlotte xn24.11 to beg, except 170th st E, ss, 100 e Wilkins av, runs s9.2xnw53.6 to ss 170th xe52.6 to beg; PM; Apr15; Apr16'13; 1y6%; Patk J Mitchell to Kate M Bauer, 17 W 69. 5,000

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m178TH st E (11:2811), ns, 150.4 w Anthony av, 24.7x105.5x25.7x106.8; Apr11; Apr14'13; due &c as per bond; Amelia Pearse, 184 S Main, Gloversville, NY, to Chas C Nadal, 142 E 35, & ano, trstes Saml Lord. 4,800

m179TH st E, nwc Morris av, see Morris av, nwc 179th.

m182D st, 668 E (11:3083-3084), ss, $1.1 e Belmont av, 27.1x131.6x25.6x115.8; Apr10; Apr14'13; due &c as per bond; Gerhard Geercken to Title Guar & Trust Co. 3,000

m183D st E (11:3038), ns, 169.7 w Washington av, 35x100; Apr11'13; 3y5%; Creston Co to Carrie Toelle, 324 E 197. 20,000

m183D st E (11:3038), same prop; certf as to above mtg; Apr11'13; same to same.

m183D st W (11:3197), ns, 100 e Grand av, 25x100; Apr16'13; due, &c as per bond; Saml Igstaedter to Ella S Bergh gdn, 32 W 71. 5,750

m183D st W (11:3197), same prop; sobrn agmt; Apr16'13; same & Ormond J Butler with same. nom

m212TH st E, ss, 217 e White Plains rd, see 212th st E, ss, 183.8 e White Plains rd.

m212TH st E (*), ss, 183.8 e White Plains rd, 33.4x100; also 212TH ST (*), ss, 217 e White Plains rd, 33.4x100; agmt apportioning mtg for $27,000 so that $13,500 shall affect each lot; Apr5; Apr17'13; Jas G Wentz, 335 West End av, with Menlo Bldg Co, 720 E 212. nom

m212TH st E (*), ss, 183.8 e White Plains rd, 33.4x100; also 212TH ST E (*), ss, 217 e White Plains rd, 33.4x100; agmt apportioning mtg; Apr7; Apr17'13; Pellegrino De Falco with Menlo Bldg Co, 720 E 212. nom

m217TH st (3d av), (*), ns, 205 w Barnes av (4th st), 33.4x114, Wakefield; Apr3; Apr11'13; due, &c, as per bond; Sarah Lake, 757 E 217, to Sadie Schaffer, 2719 3 av. 4,250

m236TH st E (*), ss, 50 w Digney av, 25 x100; pr mtg $4,350; Apr9; Apr11'13; due, &c, as per bond; Wm F Kaysser to Standard Plumbing Supply Co, 818 St Ann's av. 250

m236TH st W (13:3406), nec Corlear av; also ns at ns lot "C" on map Farm Mary C P Macomb, Kingsbridge, runs nw— to es Corlear av xsw— to 236th xse— to beg, being lot 732, blk 3406 on tax map; also CORLEAR AV (13:3406), nwc 236th, runs ne— ot es Tibbets Brook xne— to ns lot "C" on said map xw— to cl Tibbetts Brook xse, sw, s & se — to pt 300 s from 236th xse— to ws Corlear av xne — to beg, being all of lots 824, 542, 486 & 480 & part of lots 540, 468 & 785, blk 3406 tax map, except from above; land lying in 236th, bet ws Corlear av & es Tibbetts Brook; also lands lying in Tibbetts av, bet es Tibbetts Brook on s & es Tibbetts Brook on n & also lots 542 & 480, blk 3406 tax map; also Parcel No 56A on damage map to acquire ttle to Corlear av; PM; Apr10; Apr11'13; due Oct1'17, 4½%; Bowie Dash Realty Co to Margt E Putnam, 16 W 77 & ano exrs Albt E Putnam. 30,000

m236TH st W (13:3406), & CORLEAR AV, same prop; certf as to above mtg; Apr10; Apr11'13; same to same.

m242D st E, ss, 116.4 e Baker av, see 9 av, es, being s ½ lot 772 map Mt Vernon.

mAqueduct av (11:2876), nec Featherbed la, or ses, abt 809.7 sw proposed new st bet Macombs rd & Featherbed la, runs sw on curve 130.11xe44xn100xnw107.3 to beg; pr mtg $15,375; Apr15; Apr17'13; 1y 6%; Jno F Kaiser, Mt Vernon, NY, to Alfred C Gants, 900 Ogden av. 10,000

mAqueduct av, 2190 (11:3211); ext of $11,000 mtg to Apr4'16 at 5%; Apr4; Apr16 '13; Adelaide Benedict gdn Eliz A Benedict with Helen Lacks. nom

mArthur av, see Oak Tree pl, see Oak Tree pl, sec Arthur av.

mArthur av, 2135 (11:3063), ws, 43.9 n 181st, 18.9x94.8; ext of $5,000 mtg to July 1'16 at 5%; Mar27; Apr12'13; Christian Meyer with Chas Immoor, 1203 86th, Bklyn. 5,000

mArthur av, 2135; ext of $1,250 mtg to July1'16 at 6%; Mar27; Apr12'13; Christian & Emma Meyer, 2187 Ryer av, with Chas Immoor, 1203 86th, Bklyn. nom

mBailey av, 2872 (12:3260); ext of mtg for $4,000 to Mar15'16; 5½%; Mar31; Apr12'13; Reuben Arkush, 159 W 77 with Doris Youngerman, 854 Fox et al. nom

mBarkley av (*), sec Clarence, 100x200; ext of $11,000 mtg to Jan24'16 at 5½%; Jan11; Apr16'13; Johann A Bauer with Thos Ford, 465 Manor av, Woodhaven, LI. nom

mBathgate av (11:2922), es, 49.7 n 174th, 50x95.7, leasehold; Apr1; Apr12'13; demand; 6%; Abe G Michaels to Jennie Reichman, 199 Belmont. 1,500

mBelmont av, 1828 (11:2945), es, 195.6 n 175th, 25x100; Apr5; Apr11'13; due Feb15 '14, 6%; Alice Titus, 1831 Crotona av to Wm Peters, 2607 Sedgwick av. 300

mBelmont av (11:2945), es, 195.7 n 175th, 50x100; bldg loan; Apr16; Apr17'13; 1y6%; Bellino Realty Co to Montrose Realty Co, 135 Bway. 35,000

mBelmont av (11:2945); same prop; certf as to above mtg; Apr10; Apr17'13; same to same.

mBoston rd, — n Tremont av, see 11 av, 845-51, Manhattan.

mBoston rd (10:2615), ws, 187 n 168th, 50 x166; ext of $5,000 mtg to Sept1'13 at 6%; Apr14'13; Nathan Lamport with Jas O'Neill, 3638 Willett av. nom

mBoston rd, 1227 (10:2615); certf as to payment of $5,500 on account of mtg; Apr4; Apr14'13; Irving Savgs Instn to Wm G Christie, Mt Vernon, NY. nom

mBroadway, ws, 100 n 240th, see 11 av, 845-51, Manhattan.

mBrook av, 500 (9:2274), es, 50 n 147th, 20x100; pr mtg $6,000; Apr12; Apr17'13; 2y6%; Jno Diehl to Wm Wild, 681 Melrose av. 1,500

mBryant av (10:2764), es, 225 n Lafayette, 50x100; Apr17'13; 3y6%; Lawrence Davis to Sheldon Leavitt, at "The Hill," Augusta, Ga, & ano, trstes David Leavitt. 2,500

mCambreling av, 2484 (11:3091), es, 587.6 n 188th (Bayard), 18.9x107; PM; pr mtg $——; Apr15; Apr16'13; due, &c, as per bond; Secondino Rovere to Manhattan Mtg Co, 200 Bway. 2,200

mCastle Hill av (*), sws, 725 se Green la, 50x105.2; Apr16; Apr17'13; 3y5%; Romualdo Martinotti to Antonio Dalzini, 171 W 4. 1,200

mCauldwell av (10:2627), ws, 199 n 161st, 18x100; Apr10; Apr15'13; 3y5%; Percy B, Orrin S Wightman of NY & Robt S Wightman of Waterford, NY, to Lawyers Mort Co, 59 Liberty. 4,500

mCauldwell av, 677-83 (10:2624), ws, abt 505 n Westchester av; Feb10; Apr11'13, 3 months, 6%; Emma L Hawkins to Geo W Ellis, 2 W 59. 500

mCauldwell av, 677-83; Dec13'12; Apr11'13, 3 months, 6%; same to same. 500

mCauldwell av, 677-83; July9'12; Apr11'13; 3 months, 6%; same to same. 492.86

mChatterton av (*), ns, 355 w Olmstead av, 25x108; pr mtg $3,000; Apr14; Apr15 '13; 3y5%; Adolph J Leuchs to Anna Toepfer, 2043 Chatterton av. 500

mClinton av, 2158 (11:3097), es, 313.11 n 181st, 16.6x145.2; Apr16; Apr17'13; 3y5½%; Fredk D Busser, 2158 Clinton av, to Herman Keil, 408 Tremont av. 4,000

mCorlear av, nec & nwc 236th, see 236th W, nec Corlear av.

mCourtlandt av, 566 (9:2328), es, 50 s 150th, 25x100, PM; pr mtg $8,000; Apr15; Apr16'13; due, &c, as per bond; Betsey Carlisle to C G Adolph Hohle, 2392 Grand av & ano. 3,500

mCrescent av, ss, at ses Hughes av, see Hughes av, ses, at ss Crescent av.

mCromwell av, es, abt 95 s 169th, see Jerome av, 1259.

mDaly av (11:3122), ws, 109.3 n 178th, 44 x110.4; bldg loan; Apr10; Apr11'13; 1y6%; Herbst Realty Co, 985 E 179, to Paragon Mtg Co, 507 E Tremont av. 35,000

mDaly av (11:3122), same prop; certf as to above mtg; Apr10; Apr11'13; same to same.

mDorsey av, 2419 (*), ws, 99.4 s Washington av, 50x75; Mar29; Apr16'13; due, &c , as per bond; Vito Corrado, Giuseppe Parrillo, 2419 Dorsey to Wm J Doherty, 191 Carlton av, Bklyn 5,000

mEagle av, 894 (10:2627), es, 43.9 n 161st, 18.9x100; ext of $8,000 mtg to July15'16 at 5%; Apr4; Apr15'13; Chas Ganz with Jacob Conde, 1360 Franklin av. nom

mForest av (10:2659), sec 165th (No 750), 71x22.4; PM; Apr15; Apr16'13; 5y5%; Jno Humborg, 1008 Forest av, to Fredk Rippe, 112 N 9 av, Mt Vernon, NY. 13,000

mFranklin av (11:2931), ws, 209.8 n 169th, runs w33.1xs0.6xw50.6xn0.6xw124.4xn49.6xe 208 to av xs49.6 to beg; Apr14'13; 5y5½% 1st yr & thereafter 5%; Louis E Kleban Co, Inc, a corpn, 1116 Jackson av, to Union Sq Savgs Bank, a corpn, 20 Union sq. 44,500

mFranklin av (11:2931); same prop; certf as to mtg for $44,500; Apr14'13; same to same.

mFranklin av (11:2931), ws, 259.2 n 169th, 50x208; Apr14'13; 5y5½% 1st yr & thereafter 5%; Louis E Kleban Co, Inc, a corpn, 1116 Jackson av, to Union Sq Savgs Bank, a corpn, 20 Union sq. 45,000

mFranklin av; same prop; certf as to mtg for $45,000; Apr14'13; same to same.

mGifford av (*), ns, 155.8 e Balcom av, 25x100; PM; Apr12'13; 3y6%; Rudolf Hall to Jennie Y Hallock, 2070 Honeywell av. 3,500

mGifford av (*), same prop; PM; pr mtg $7,000; Apr12'13; 2y6%; Rudolf Hall to Emma N Polak, 1806 Arthur av. 800

mGifford av (*), ns, 180.8 e Balcom av, 25x100; PM; Apr12'13; 3y6%; Rudolf Hall to Alfred Loweth, 1000 E 182. 3,500

mGlebe av (*), es, 160.7 n Westchester av, 25x147.6, except part for Glebe av; Apr 10; Apr11'13; due Oct1'16, 6%; Lena L Ruppel, 2273 Westchester av to Ellen A Halsted, 174 Prospect pl, Bklyn. 1,000

mHoe av (11:2987), es, 350 s Charlotte, 25x100; Apr12; Apr14'13; due May1'16, 6%; Emma Baumann, of Jersey City, NJ, to Felix Brunner, 208 Clinton av, Jersey City, NJ. 750

mHughes av (11:3087), ses at ss Crescent av, 45.8x31.1x70.8x39.11; bldg loan; Apr16'13; demand, 6%; Cosenzo Bldg Co to Jas G Wentz, 335 West End av. 13,500

mHughes av (11:3087), same prop; certf as to above mtg; Apr16'13; same to same.

mJerome av, 1259 (11:2855), ws, 95 s 169th, runs w191 to es Cromwell av, xs 28.3xe57.7xs0.10xe120 to av xw25.10 to beg; Apr16'13; due, &c, as per bond; Chas A Wachter, Bklyn, NY, to Title Guar & Trust Co. 5,000

mJerome av (11:3185), es, 252.4 n Burnside av, 75.8x100.11; Apr15'13; 3y5%; Henry Boschen to Herman Steinkamp, 570 W 172. 9,000

mKatonah av, 2402 (12:3390), es, 125 n 241st, 25x85; pr mtg $4,250; Apr10; Apr11 '13; due Oct10'13, 6%; Ernst Keller to Thos A Carey, 207 E 69. 1,000

mMarion av (12:3287), ws, 195.3 s 196th, 27.1x155.1x27.1x154.9; Apr15; Apr17'13; installs, 6%; Emma L Lamb to N Y & Suburban Co-op Bldg & Loan Assn, 147 E 147. 5,000

mMarion av (12:3287), ws, 222.5 s 196th, runs w153.1xs22.11xs1.1xe155.4 to av xn24 to beg; Apr15; Apr17'13; installs, 6%; Jas Monks to N Y & Suburban Co-op B & L Assn, 147 E 125. 4,000

mMorris av, 423, see 146th, 266 E.

mMorris av (11:2829 & 2807), nwc 179th, 175x100; bldg loan; Apr17'13; 1y6%; August Jacob Constn Co to Rockland Realty Co, 509 Willis av. 150,000

mMorris av (11:2829 & 2807); same prop; certf as to above mtg; Apr17'13; same to same.

mOlinville av (*), ws, 125 s Whitehall pl, 50x140.7; Apr14; Apr16'13, 5y6%; Louis & Maurice Mantel to Henry Brodhead, 2961 Briggs av. 1,400

mParker av (*), es, 25 n Glebe av, 25x 100, except pt for Parker; Apr15; Apr16 '13, 3y5½%; Mary A Corkey to Marie Helfst, Ulsterville, NY. 3,000

mPitman av (*), ss, 75 w Digney av, 25x 100; Apr9; Apr11'13; due, &c, as per bond; Wm F Kaysser to Henry Muller, 695 E 170. 4,000

mPitman av (*), ss, 50 w Digney av, 25x 100; Apr9; Apr11'13; due, &c, as per bond; Wm F Kaysser to Henry Muller, 695 E 170. 4,000

mProspect av (10:2678), same prop; certf as to above mtg; Apr11; Apr12'13; same to same.

mProspect av, 586-90 (10:2684), es, 80.6 n Fox, two lots, ea 37.6x100; two mtgs, ea $8,869.33; two pr mtgs, $24,000 ea; Apr15 '13; due May1'16, 6%; Phoebe Naliitt, 24 E 22, Bayonne, NJ, to Manhattan Holding Co, 299 Bway. 17,738.66

mProspect av (10:2677), ws, 96.1 n 161st, runs w220xn225.2xe90xs82.2xe130 to av xs 143 to beg; pr mtg; Apr15'13; due Jan15 '16, 6%; Henry Acker, 2472 Grand av, to Edw Hirsh, 53 E 60. 14,500

mProspect av (10:2678), ws, 473 s 165th, runs w145.3xn120.8xw15.1xn135xe2.11xn56.5 xn25xe156.10 to av xs338 to beg; bldg loan; pr mtg $——; Apr11; Apr12'13; due Oct 11'13; 6%; Zarland Realty Co to Abr L Kass, 225 S 9, Bklyn. 25,000

mRobin av (*), ws, 108.5 n Middletown rd, 25x100; pr mtg $——; Apr16'13; 5y5%; Eliza Cooper, Westchester, NY, to Eliz Fouchier, 329 W 89. 1,900

mSouth Oak dr (*), nes, being lot 56 amended map 1038 West Co) of Bronxwood Park; Apr1; Apr17'13; due &c as per bond; Jos A Mascia, 775 South Oak dr, to Jacob Fritz, 1419 Clinton av. 5,500

mSouthern blvd (11:2980), es, 525 s Jennings, 25x100; PM; Apr7; Apr16'13; 3y6%; Danl Augustus Realty Co, 30 Church, to Wm Allen, 602 E 135 6,400

mSouthern blvd (11:2982), es, 150 s 173d, 50x100; bldg loan; Aug17'13; 1y6%; Wauer Realty Corpn to Concourse Impt Co, 1150 Clay av. 33,000

mSouthern blvd (11:2982); same prop; certf as to above mtg; Apr17'13; same to same.

mSouthern blvd (11:3113), ws, 37.11 n 184th 37.11x109.3x37.6x115.1; Apr11; Apr12'13; 3y 5%; Bertha C Golden to Aug E Uihlein, 600 West End av. 2,500

mTeller av, 1261 (9:2436), ws, 230 s 169th, 20x100; PM; pr mtg $4,000; Apr10; Apr11 '13; due, &c, as per bond; Ewald Hylander, 539 E 147, to Thornton Brothers Co, 1320 Clay av. 1,700

mTremont av, nwc 3 av, see 3 av, 4215.

mUnion av, 636 (10:2674), es, 111.5 s 152d, 16.8x90; pr mtg $4,000; Apr10; Apr11'13; due Apr1'14, 6%; Morris Rothstein, 636 Union av, to Geo Backer, 51 Hamilton ter et al. 1,500

mVyse av (11:2988), ws, 150 n Jennings, 50x100; pr mtg $——; Apr16'13; due, &c, as per bond; Hargton Bldg Co Inc, a corpn, to Manhattan Mort Co, 200 Bway. 38,000

mVyse av (11:2988), same prop; certf as to above mtg; Apr16'13; same to same. nom

mVyse av (11:3128), ws, 100 s 181st, 25x 100; Apr11'13; due Jan2'15, 6%; Margt Stachnik to Jennie Y Hallock, 2070 Honeywell av. 1,000

mWales av (10:2653), es, 25.1 n 149th, 50.1 x105; Apr1; Apr12'13; due &c as per bond; Michl J Sullivan to Eliz Dwyer, 597 Union av. 6,000

mWestchester av (*), ns, 73.9 e Glebe av, 24.7x110.7x24.7x110.7, except pt for Westchester av; Apr11; Apr12'13; due Oct1'16; 6%; Wilhelmina Ruppel, 2273 Westchester av to Chas F Halsted trste Francis Shay Halsted, 174 Prospect pl, Bklyn. 1,000

mWestchester av (*), same prop; pr mtg $1,000; Apr11; Apr12'13; due Oct1'16; 6%; same to Chas F Halsted, 174 Prospect pl, Bklyn, NY. 500

mWhitlock av, 856-60 (10:2731), es, 275 s Tiffany, 78x90; Mar28; Apr14'13; due Aug 28'13, 6%; Mary M Kelley, Avon-by-the-Sea, NJ, to Mary McIntosh, 1 St Nicholas ter. 1,350

mWilkins av (11:2978), es, 100 s Jennings, 25x90x25.2x92; Apr15'13; 2y5%; Henry Lahr, 1138 Fox, to Henrietta B Lighte, 41 W 91. 2,500

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m**3D av** (9;2327), swc 149th, runs w141.7x s88.1xe50xn53.3xe67.1 to av xn42.11 to beg; ext of mtg for $100,000 to Mar15'18, 4½%; Mar13; Apr14'13; Henry L Morris, NY, with Bowery Savings Bank, 128 Bowery. nom

m**3D av, 4215** (11;3043), nwc Tremont av, sal Ls; Apr1; Apr11'13; demand, 6%; Thos J Carew & Michl J Brennan to Geo Ehret, 1197 Park av. 5,000

m**9TH av** (*), es, being s ½ lot 772, map Mt Vernon, 50x105; also 242D ST E (*), ss, 116.4 e Baker av, 25x100; Apr4; Apr12'13; due Apr4'24, 6%; Gioacchino Antonaccio, 814 E 242, to Jno Bussing, Jr, 205 East Lincoln av, Mt Vernon. 13,000

m**Lot 20 map bldg lots in West Farms heirs Jno Mapes**, see 11 av, 845-51, Manhattan.

m**Land in Borough of Queens, NY** (miscl); 2 certfs as to 2 mtgs for $5,000 each; Apr 3; Apr15'13; The Oliverage Co, Inc, to Edwin N Duffy, at Forest Hills, B of Q, NY. nom

m**Plot** (*) begins 740 e White Plains rd at point 800 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; ext of $3,000 mtg to Apr12'18 at 5%; Apr 14'13; Alois Mussler with Wilhelmine & Herman Linke. nom

MISCELLANEOUS MORTGAGES.

Borough of the Bronx.

m**Certf** (miscl) as to mtg dated Mar26'13; Mar26; Apr15'13; Matthews Soda Water Co to Josiah M Willets.

m**Consent** to chattel mtg dated Apr11'12; Apr11; Apr15'13; Meacham Addressing Machine Co to Natl Nassau Bank of NY.

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 26, 1913

THE COST OF GOVERNMENT IN NEW YORK CITY

A Study of the Principal Causes of the 98 Per Cent. Budget Increase Which Has Taken Place in the Last Ten Years—Remedies Suggested.

By HENRY BRUERE, Director, Bureau of Municipal Research.

NEW YORK CITY'S gross funded debt is $1,122,690,042.75. Its annual interest and debt redemption bill, as shown in the 1913 budget, is $54,977,381.34. Its budget is rising toward the $200,000,000 mark, and its taxes continue to increase. Since 1903, as indicated by budget appropriations, the expenditures of the city and county governments including State taxes have increased from $98,119.031.10 to $192,711,441.16, or 98.43 per cent. In this time the population of the greater city has increased from 3,781,423 to 5,372,983, or 42.09 per cent. Obviously the outgo of dollars is out of proportion to the income of population. Mere growth in the number of persons to be served by the government, therefore, does not furnish a complete explanation of why taxes increase. From 1908, the year when the budget-making and accounting reorganization began, the annual budget has risen from $143,572,266.17 to $192,711,441.16, a 34.23 per cent. increase. Here again, the rise in the cost of government has outsped the growth of population, which in this period was 21.49 per cent. If the average annual rate of increase in the past five years holds good for 1913, the 1914 budget will be something over $205,000,000.

A Business Administration's Expenditures.

Five years ago Comptroller Metz announced that the city could be put on a self-paying basis, were business methods adopted. Since then it has been repeatedly proclaimed by men in touch with city affairs that the waste in supplies and payrolls approximated from $20,000,000 to $25,000,000 a year. With the conviction that this waste could be eradicated the present administration went into office pledged to business management. For the past three years this administration has made the city budget. What is the result? The 1911 budget, the first budget made by the present administration was $174,079,335.16. In 1913 it is $192,711,441.16, having increased $18,632,106, or 75 per cent. of the $25,000,000 estimated waste of four years ago. Questions such as the following inevitably come to mind:

Who Is Responsible?

Who is responsible for this increase?

Was it unavoidable?

Have the activities of government increased in proportion to these increased expenditures?

Is the city now run on business lines?

Will city expenditures continue to grow?

These questions and others of interest to taxpayers and citizens who wish efficient government, this and following articles will attempt to answer.

It is only by analyzing the budget in some detail that responsibility can be placed for increases in expenditure. Let us begin with the budget for 1913.

The present article is the first of a series of five, written by Mr. Bruere at the request of the Record and Guide. The purpose of the series is to discover why taxes are increasing out of proportion to the growth of population. If the causes of the disproportionate increase in taxes can be ascertained, there should be no great difficulty in getting the men of public spirit in the community to cooperate toward obtaining effective remedies.

Mr. Bruere's first article, the second installment of which will follow next week, analyzes the increased cost of government, locating (1) the divisions of governmental activity in which the principal increases have occurred and (2) the causes of these increases. It emphasizes the important fact that the concentration of fiscal responsibility supposed to exist in the city administration is more apparent than real, as the Board of Estimate has "more or less jurisdiction" over only $85,000,000 in a budget of nearly $193,000,000.

The second article will discuss what will be shown to be a principal factor in the rising cost of government—the mounting bonded indebtedness of the city. The third article will describe present efforts under way to eliminate waste and to obtain a dollar's worth of service for a dollar's taxes, and results already obtained from them. The fourth will deal with obvious next steps for taxpayers to insist upon in bringing about greater efficiency and economy in city government. The fifth article will forecast tendencies in development of city activities, prospective undertakings and methods of financing them.

The budget is made up of mandatory and discretionary items. The mandatory items are those fixed by act of Legislature or those representing binding legal commitments, as the debt charges. An illustration of expenditures compelled by statute is the product of the three-mill tax which the city must impose for educational purposes. The discretionary part of the budget consists of items which the board may deny, but never does; as, for example, minimum allowances for running the necessary business of the city, and of items providing for the extension of activities or the enlargement of working forces.

By all odds the largest group of expenditures in the entire budget is discretionary in its origin, but becomes a mandatory charge upon the city once the initial step is taken, namely, charges for the payment of interest on and for the redemption and amortization of the city debt. The growth of the city debt charges explains approximately one-third of the growth of the total budget, as is indicated by Table I.

The Corporate Stock Budget.

In the 1913 budget the debt charges amount to $54,977,381.34, or 28.53 per cent. of the total. Problems involved in the city's $1,000,000,000 debt, of which the annual debt service appropriations furnish only a part, are so numerous that they will be treated in a separate article. It may be said here, however, that the present enormous debt service appropriation results largely from an utterly chaotic method of initiating and financing public improvements during previous administrations. One of the first steps taken by the present administration was the establishment of a corporate stock budget which, for the first time in the history of the city, coordinated public improvement authorizations with the actual borrowing capacity of the city. In 1909 at one time the outstanding authorizations for the issue of corporate stock amounted to $180,000,000 as compared with a borrowing capacity of $3,000,000. This condition the present administration has sucessfully corrected.

Deducting city debt services from the total budget there is left $137,734,059.82. The next largest single item of expenditure is for educational purposes. The educational budget for this year is $35,206,846.96. Of this sum $24,614,587.29 or 69.91 per cent. is a mandatory charge representing the product of the three mill school tax. Since 1908 the discretionary part of the school budget has increased $7,735,994.34, or 270.84 per cent. A part of this increase is attributable to the fact that except in the purchase of supplies no one has ever attempted to apply scientific principles of administration to the schools. Studies made as part of the recent school inquiry show that there is considerable waste in school management. An expert engineer, after studying the heating plants of the various school buildings, reported that an annual saving of $350,000 could be effected if the department of education adopted as

Table I—Growth of Debt Service Appropriations.

	Total Budget.	Debt Service. Amount.	Debt Service. Per cent. of total.	Other Charges. Amount.	Other Charges. Per cent. of total.
Status in 1903	$97,119,031.10	$23,694,068.85	24.39	$73,424,962.25	75.61
Increase 1903-1908	46,453,235.07	16,760,704.01	36.08	29,692,531.06	63.92
Increase 1908-1913	49,139,174.99	14,522,608.48	29.56	34,616,566.51	70.44
Total increase 1903-1913	$95,592,410.06	$31,283,312.49	32.72	$64,309,097.57	67.28
Status in 1913	$192,711,441.16	$54,977.381.34	28.53	$137,734,059.82	71.49

efficient methods in the operation of the school heating plants as prevail in the buildings under the jurisdiction of President McAneny.

Neither of the central responsible authorities of the government, the Mayor nor the Board of Estimate and Apportionment, has full power to correct these conditions in the schools. The Mayor may remove the members of the Board of Education on charges, but this is a poor remedy when the administration is given over to part-time volunteers. The Board of Estimate can only recommend to a school board wholly irresponsible to it and which never yet has been organized successfully to control the business of school management.

If you deduct the $35,206,846.96 of school appropriations from the net budget after debt service has been deducted, you have left $102,527,212.86. Further deductions must be made before you reach the field of responsibility of elective officials; $7,947,031.96 must be taken out for State taxes, for economy in State administration, while largely governed by representatives of the people of New York City, is not in any way subject to the control of city authorities.

In the nature of a mandatory impost on New York taxpayers, the sum of $6,234,661.86 is included in the budget for county purposes. Nominally, the Board of Estimate has power to regulate expenditures of county offices, but practically the Legislature exercises this control. In 1912 Albany added $250,000 to the cost of county government exclusive of the Bronx County Bill, which if held constitutional will mean possibly $1,000,000 more in 1914.

In addition to these items, there are numerous others of a mandatory character, as, for instance, the city's contribution to the police pension fund, which for 1913 amounts to $1,264,538.34.

Has Jurisdiction Over 85 Millions.

With the foregoing elements eliminated there is left approximately $85,000,000 as the part of the budget over which the Board of Estimate and Apportionment, individually or collectively, has more or less complete jurisdiction. This jurisdiction is a collective jurisdiction in the sense that the board determines appropriations. It is an individual jurisdiction of the several members of the board in that they have individual responsibility for administering their respective departments.

The Mayor is the so-called responsible head of the city government. Popularly the Mayor is regarded as less responsible for city expenditures than the Board of Estimate and Apportionment which appropriates all funds. Neither Mayor nor Board of Estimate may in fact be held fully responsible because the powers of each are circumscribed. The Mayor has full power to compel economy in certain departments, has partial power in others, and only a moral influence over a considerable proportion of expenditures. Properly exercised this moral influence can be made very powerful. Indeed, it may be made to extend to every branch of the service whether under elective officers or not, for in New York the Mayor's office is one of commanding position. Thus the Mayor has control over 54 per cent. of the expenditures for city purposes through his power of appointment and removal. Tucked away in this sum are numerous items of a quasi-mandatory character, but practically all is subject to such standards of administration as the Mayor may prescribe.

The Board of Estimate and Apportionment has power to deny certain appropriations but no power to supervise their expenditure.

The Borough Presidents together are responsible for administering only 4.58 per cent of the annual budget expenditure for city purposes. The Comptroller is directly responsible for administering only .87 per cent.

Table II—Comparative Statement of Budget Appropriations for Current Expenses of the Various Legislative and Executive Departments, Bureaus and Offices of the City Government Grouped According to Official Responsibility.

	1903, Amount.	1908. Amount.	1908. % Increase over 1903.	1913. Amount.	1913. % Increase over 1903.	1913. % Increase over 1908.
Mayor and Subordinate Departments	$55,039,994.23	$74,045,189.77	34.53	$96,800,312.58	75.87	30.73
Mayor's Office	$38,345.00	$43,800.00	14.23	$56,600.00	47.61	29.22
Departments, etc., under complete control of Mayor	32,674,163.20	43,117,115.68	31.97	55,239,699.80	69.06	28.12
Departments, etc., under incomplete control of Mayor (including department of education)	22,327,486.03	30,884,274.09	38.32	41,504,012.78	85.89	34.39
Board of Aldermen	991,427.00	1,277,506.00	28.86	1,634,873.84	64.90	27.97
Finance Department (except Chamberlain)	$937,680.60	$1,303,140.00	38.97	$1,560,150.00	66.37	19.72
Borough Presidents	$5,037,979.38	$8,168,202.55	62.13	$8,644,603.45	71.59	5.83
Manhattan	$1,705,430.50	$2,715,428.75	59.22	$2,671,777.06	56.66	16.08
The Bronx	1,026,000.00	1,512,975.85	47.46	1,157,826.17	12.85	23.47
Brooklyn	1,164,260.25	2,019,952.45	73.49	2,159,474.61	85.48	6.91
Queens	769,308.63	1,282,827.50	66.75	1,837,417.41	138.84	43.23
Richmond	372,980.00	637,018.00	70.79	818,108.20	119.34	28.43
Offices, etc., not under control of popularly elected officers of City Government	11,800.00	11,000.00	6.78	27,363.00	131.04	148.75
Boards, etc., of mixed responsibility	$355,927.50	$683,170.00	91.94	$856,707.25	140.69	25.40
	$62,374,808.71	$85,488,208.32	37.06	$109,524,010.12	75.59	28.12

Locating the Increases.

What have been the increases occurring in these different fields of expenditure since 1908? This question can best be answered by presenting figures in tabular form. Table II shows in summary form the increases in budget appropriations for the current expenses of the various city departments, bureaus and offices, grouped according to official responsibility.

Honoring Efficient Public Officers.

A notable gathering of citizens gave Mayor Gaynor and the members of the Board of Estimate, the Public Service Commissioners, William R. Willcox and Seth Low a complimentary dinner at the Hotel Astor last Monday evening, in celebration of the successful termination of the subway negotiations. The Mayor spoke for over an hour, and there were speeches by President McAneny, Judge McCall and Seth Low.

Five hundred citizens filled the great banquet hall, and a large proportion of them were men prominently identified with the real estate and building interests of the city. The following sat at the guests' table:

Justice Alton B. Parker, Mayor Gaynor, Mr. Prendergast, Mr. McAneny, Mr. Steers, Mr. Miller, Mr. Connelly, Mr. Cromwell, Mr. Mitchel, Mr. Willcox, Mr. Low, Mr. McCall, Mr. Maltbie, Mr. Cram, Mr. Eustis, Mr. Williams, Mr. Parker, Justice McLaughlin, Justice O'Brien, Justice Pendleton, Mr. Towne, Father Chidwick, Mr. Rea, Mr. E. M. Bassett and Mr. James Speyer.

The committee of citizens who tendered the dinner to the officials included:

Robert E. Dowling, William Berri, Louis B. Bright, John D. Crimmins, Edward C. Blum, John Claflin, George B. Cortelyou, William A. Day, Thomas Dimond, Samuel W. Fairchild, John H. Finley, Robert Goelet, William E. Harmon.

Clinton R. James, Darwin P. Kingsley, William H. McIntyre, Daniel P. Morse, Thomas M. Mulry, William W. Niles, E. H. Outerbridge, Francis K. Pendleton, Herman Ridder, Isaac N. Seligman, Robert E. Simon, Olin J. Stephens, George R. Valentine, Felix M. Warburg and James L. Wells.

Henry S. Black, Edward B. Boynton, Elisha Sniffin, Howard Carroll, F. W. Conn, Joseph P. Day, Robert W. De Forest, P. Henry Dugro, Charles E. Finlay, Austin B. Fletcher, Joseph P. Grace, William F. Havemeyer.

Bryan L. Kennelly, Henry Morgenthau, Harry J. Luce, Theodore F. Miller, Frank A. Munsey, Morgan J. O'Brien, Charles A. Peabody, Samuel Rea, Allan Robinson, William F. Sheehan, R. A. C. Smith, James Speyer, Henry R. Towne, William J. Van Clief, Archibald R. Watson.

The sentiment expressed in the following words from the Mayor's address was reiterated by the several guests of honor: "This testimonial is an adequate compensation to all of us for what we have gone through in the last three years."

TRUTH IN THESE FIGURES.

The Loft District Below 14th Street Has Only 13½ Per Cent. of Vacancies.

The exact state of affairs in the old textile manufacturing section between Canal and 14th street has been ascertained by a careful canvass under the direction of the real estate firm of Spear & Co., of 713 Broadway. For two months two men were engaged in the arduous work of visiting every building in the district and noting the number of floors either occupied or vacant. Over thirteen hundred owners were communicated with either by letter, telephone or personal interview.

They found 1,365 loft buildings in the district, which is bounded by Crosby street on the east and by West Broadway on the opposite side. These buildings contain five to twelve stories each and 7,567 rentable lofts. The stores and basements were considered in the calculations as one.

The investigators counted 979 vacant lofts, or 13½ per cent.—less than one vacant loft to each building, on the average. It is interesting to note in the table of statistics which Spear & Co. have sent out in their bulletin that the streets in the old silk district, namely, Prince, Canal, Greene, Grand, Broome, Wooster and Mercer, have the highest percentage of vacancies.

It is argued from these figures that they disprove the current belief that the district is almost deserted. It is true that rental rates have fallen, but on the whole the district has withstood the tremendous northward migration surprisingly well.

Reason for Optimism.

In conclusion Spear & Co. state: "One cannot help but feel optimistic about this section. It is important that all people feel more hopeful, and that they stop decrying conditions, because there is no real reason. This is a great field for operators and investors. There should be no fear on the part of mortgagees placing loans on property in this district at present-day values."

MAKE REAL ESTATE OWNERSHIP DESIRABLE

How the City Can Promote Its Own Interests—Stop Harassing Owners and Find Other Sources of Revenue.

By SAMUEL STRASBOURGER, Former Commissioner of Taxes and Assessments

REAL estate owners and tenants are all taxpayers. The city depends on its taxpayers for its income, and if the city continues to treat its taxpayers so as to exterminate them, it will be compelled to seek elsewhere for its income.

Another source from which the amount of income now produced by real estate is to be had would be difficult to find. The city will, therefore, promote its own interests by making the ownership of real estate desirable and attractive to investors.

To do this one of the first requirements will be to stop legislative baiting and harassing. Only such men should be endorsed for legislative office as will pledge themselves not to introduce or vote for any measure unfair to real estate interests or ownership.

Taxes on real estate should be reduced by providing other sources of income for the city, and here I wish to emphasize the importance of having this income from other sources collected for the benefit of the locality from which it is procured. A serious defect and weakness is that much of the income obtained in the city is applied to the benefit of the State at large. The personal property tax law should be made more effective, so that personal property will pay to the city its fair proportion of the expenses of city government.

The wholesale central purchasing system suggested by Comptroller Prendergast should be quickly adopted. Increases of salaries for city employees by the State Legislature should be prohibited, and candidates for legislative office should be pledged not to support such. This is one of the greatest evils from which the city has suffered.

Reform in Condemnation Proceedings.

No real estate should be acquired by the city for public purposes unless the price to be paid be approved by a commission named in each case, which commission should consist of seven members to be appointed by the Supreme Court and selected as follows: Each of the following shall name one Commissioner: The Judge by whom the appointment is made, the head of the department for whose needs the property is to be acquired, the Chamber of Commerce, the Real Estate Board, the Board of Trade and Transportation, the Bar Association of the City of New York, and the Merchants' Association.

Unless such commission by a vote of five-sevenths should approve an award made in condemnation proceedings, the award should be opposed when application is made to the court to confirm the commissioners' report.

Another direction in which large savings could be made is in the cost of public improvements. In most instances, if not in all, it will be found that the costs of public buildings erected by the city is much greater than the cost of such buildings would be if erected by private parties. This expenditure might be controlled by commissions similar to the commission plan suggested in the acquiring of land for public uses.

The payment to these commissioners should be regulated so that the expense would be nominal. The purpose being to obtain the services of men who would consider it a duty and an honor to serve the city and who would serve in a spirit of civic pride.

Hold Tenants Responsible.

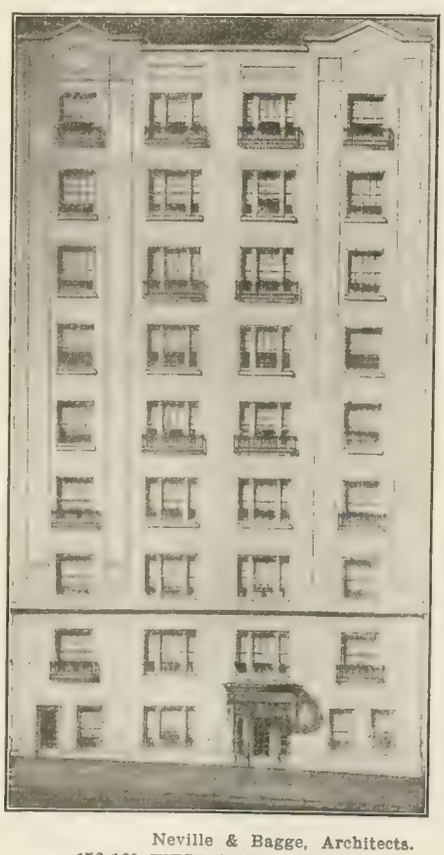
An important reform would be to impose certain duties upon tenants so that they would be directly responsible to the various city departments, and directly subject to punishment and penalties, instead of, as at present, holding the owner liable for conditions in rented premises over which he has no control, and over which the tenant is in absolute control; particularly such cases as the obstruction of fire-escapes, and the proper care of the inside of premises.

Another suggestion is to amend the law so that firemen and inspectors in the Tenement House, Building and Health departments can be required to do police duty in a modified form, so as not to interfere with their regular duties.

No doubt many other remedies can be found that would make the ownership of real estate more desirable and, therefore, more valuable, and of direct benefit to the city at large, without sacrifice or injury to anyone.

No Use to Complain.

Complaining of the condition of real estate in regard to its marketability will not improve conditions; the causes of the evil must be found and remedied. Advertising the undesirability does not relieve the situation, but only aggravates it. Most real estate today, from the standpoint of rentals, is a profitable and desirable investment. The petty annoyances to which the owner is subjected is the objection. These annoyances can be largely overcome, and the interests of the tenants and the public can still be safe-guarded. Real estate owners are their own worst enemies. They talk too much of the undesirability of owning real estate, instead of going about in a systematic and businesslike way to improve conditions and eradicate the evils which afflict it. No merchant who has goods for sale decries his wares in the way that real estate owners do their property.



Neville & Bagge, Architects.
156-160 WEST 81ST STREET.
Proposed apartment house to be erected by the Wesley Realty Company at a cost of $150,000.

Opening of the Woolworth Building.

The new Woolworth Building, the highest in the world, was officially opened on Thursday night with a dinner in honor of the architect, Cass Gilbert. The President of the United States turned a switch at Washington which lighted the thousands of electric lights throughout the building.

F. Hopkinson Smith, after inviting the audience to stand on the sidewalk some day and "look up until you got the roof of your mouth sunburned while gazing at the Gothic tower piercing the blue," referred to Mr. Woolworth's rise from the farm to a position among the country's great business men. Mr. Woolworth declined to take much of the credit for the big building to himself, giving the major part to others, including the architect, Cass Gilbert, who declared that the $13,500,000 monument to the genius of his "sympathetic client" was a structure unique in New York in that "it stands without mortgage and without a dollar of indebtedness." Other speakers were Louis J. Horowitz, William Winter and Patrick Francis Murphy.

Among the guests were: Judge Warren W. Foster, Charles M. Schwab, President John H. Finley of the City College, Collector William Loeb, Jr., Lewis Nixon, J. C. McCreery, Rear Admiral Charles D. Sigsbee, R. A. C. Smith, John W. Alexander, George Gordon Battle, Rene Bache, John Barrett, Col. William C. Church, Robert E. Ely, C. Grant La Farge, Herman A. Metz, Police Commissioner Waldo, Chief Magistrate McAdoo, Charles E. Perkins, James Speyer, W. R. Willcox, Timothy L. Woodruff, Robert Sterling Yard, Capt. Albert Gleaves, commandant of the Brooklyn navy yard, and Dr. George L. Kuntz.

A special train from Washington brought sixty-nine Congressmen. With them came Senator Robinson, Brig.-Gen. Robert G. Smith and Commissioner Rudolph of the District of Columbia.

A Fast-Growing Section.

Ridgewood Heights is the fastest growing section on Long Island. For five years many German families have been going there from the old Williamsburgh and Bushwick sections. While few two-family houses are now being built either in Brooklyn or Queens, hundreds are being erected and marketed promptly in Ridgewood Heights. The opening of the Williamsburgh Bridge made such an active market for property in Williamsburgh that the Germans took advantage of it to make a profit. A large number have gone to Bay Ridge, but the principal stream is toward Ridgewood, where they constitute ninety per cent. of the population. Situated within the limits of Queens Borough, the new section can be reached in thirty-five minutes from Park Row.

LIEN LAW AMENDMENTS.

Bill Now Before the Senate Explained by the Author.

The following are the important changes covered by the proposed amendments to the Lien Law as passed by the Assembly:

The right to file a lien is given to architects, engineers and surveyors, and it is further extended to cover any construction attached or annexed to the land, whether the attachment is permanent or removable. By extending the right to file a lien to fixtures which go into a building and which are now largely the subject of conditional bills of sale, because no lien can be filed to cover the cost of installation, it is probable that there will be a considerable limitation in the filing of conditional bills of sale.

The bill provides a plan of composition between a builder and his creditors. If a deed in trust or a trust mortgage be given for the benefit of creditors, and creditors having claims for at least three-quarters of the amount of total debts for labor and materials, accept the terms of such trust deed or trust mortgage, upon an application to the Court, the Court must cancel any mechanic's lien filed by non-assenting creditors or the Court may modify the terms of the trust deed or trust mortgage and upon the acceptance of such modification by three-quarters of the creditors the liens shall be discharged.

A Simple Method.

Here we have a simple method whereby settlements may be made between a builder and his contractors without encountering the usual chaotic conditions due to a few small lienors blocking the reorganization unless their demands for payment in full are met. Practically all of the foreclosures of building loan mortgages are the result of such tactics on the part of a small minority of a builder's creditors. If this amendment becomes a law, there should be no justification for a foreclosure of a mortgage on a new building.

The large number of foreclosures which have taken place in the last year and the great number of finished buildings upon which it is impossible, by reason of liens, to place permanent mortgages, may well be the cause of the present stagnation in the sale of real estate. Investors are always timid and there is no greater deterrent to the sale of property than the knowledge that similar buildings in the same neighborhood will be offered under the hammer and bid in by mortgagees at ridiculous prices.

Frauds in the sale of new buildings will be prevented by the provision requiring purchasers of buildings sold within four months after completion to file with the County Clerk a statement in writing showing the parties to the contract, a description of the property to be sold and the day fixed for closing of title, at least ten days before the closing of such title. An opportunity will thus be given to contractors, if the situation is one that calls for action, to take measures to protect themselves.

Where a Lien Has Preference.

A lien is given a preference over assignments made by a contractor or subcontractor, of payments due or to become due from an owner or contractor, where the assignment is not given to secure moneys due for work done and materials furnished on the premises affected by such payment. In most of the recent failures by contractors, banks have turned up as the assignees of all payments due to the exclusion of contractors and material men. The foregoing amendment should prevent similar transactions.

The time to file a lien is extended to four months instead of ninety days. It may only be filed for the amount actually due on the contract instead of the face amount. No good reason has ever been given why a person could file a lien without having done any work or furnished any materials, but on the other hand, the lien may include the value of materials actually manufactured for use on the building even if not delivered, a provision which formerly did not exist.

No lien may be filed unless there has been a default in payment to the lienor or in the event of the builder's or contractor's insolvency and the nature of the default or other ground for the filing of the lien must be stated in the lien. The lien must be verified by the lienor, or if the lienor is a corporation, by an officer having knowledge thereof and the affidavit must set forth that the facts are true so far as they are within the knowledge of the lienor and so far as they are derived as information from others; that he has made a careful examination and inquiry as to the truth thereof. This will prevent the filing of liens upon data furnished over the telephone and thereupon sworn to upon information and belief.

The Priorities.

The priorities of liens is abolished. All contractors and material men stand on the same footing. There is no greater reason for a preference in the building business than in the mercantile business. The existing law has been an invitation to file mechanic's liens because of such priority and the filing of a lien even if unwarranted, usually precipitated an avalanche without any inquiry or investigation as to the reasons. Many contractors have been able to levy blackmail through the threat of liens and many a run has been started through the panic that followed the first lien.

The holder of a mortgage that is subordinated to a building loan mortgage must state the time when the principal sum shall be payable in his mortgage, and he cannot receive payment prior to such time without making himself liable to the contractors. The reason for this provision is that in some cases, where purchase money mortgages have been subordinated to building loan mortgages, the contractors have furnished materials or performed work in reliance upon the fact that the entire building loan mortgage would be available for the payment of their claims, only to find out, when it was too late, that a secret agreement existed between the builder and the land operator to pay off the subordinated mortgage out of the building loan payments.

Dower Rights.

The lien is extended to cover the dower right of the wife of an individual builder. It will be possible by this provision to obtain a good title on a mechanic's lien foreclosure as against a builder using his own name. There are a number of other changes which affect the procedure and renewal of liens.

We believe that the foregoing changes will help to improve conditions existing in the building trade. Something will have to be done to meet the situation. The equities are with the contractors. It should be borne in mind that the ground mortgage at the time of its execution is a lien only on the land. It automatically extends to the improvements as they go into the building operation, whether they are paid for or not, and for every dollar that is unpaid to the contractor the land operator on a foreclosure adds one dollar to the value of his mortgage.

J. CHARLES WESCHLER.

THE WEEK AT ALBANY.

New Law Exempts Buildings Under Construction From Taxation.

Assembly Bill 1231, introduced by Mr. Kerrigan, has been signed by the Governor. This bill is important to the Tax Department and the public. It makes clear that the department, through its employes, acting on its behalf, may enter upon real property and into buildings at all reasonable times in performance of its duties.

Hereafter "a building in course of construction, commenced since the preceding first day of October, and not ready for occupancy, shall not be assessed." This means that a building commenced now and not ready for occupancy on the first of next October will not be assessed for 1914; a building commenced prior to the first day of October is not assessed on the first of October following, but the following year if the building is not completed it will be assessed for what it may be worth at the time, regardless of the fact that it has not been completed.

The bill has been recommended by such well-known real estate men as Robert E. Dowling, William H. Chesebrough and Clinton R. James. They are satisfied that it will remove many occasions for friction and difficulty and will exert substantial encouragement to builders to commence their operations earlier than would otherwise be the case. The bill deals with a few other matters of some importance to the Department of Taxes but of no interest to the general public.

Reorganizing State Architect's Office.

A bill was introduced by Senator White on Monday, reorganizing the office of the State Architect, to be known as the Department of the State Architect. The bill authorizes the following: A State Architect at $15,000 a year, who shall hold office for five years; a First Deputy State Architect at $10,000 a year; a Second Deputy at $7,500 a year; a Third Deputy at $5,000 a year; a Secretary at $7,500 a year; an Auditor at $7,500 a year, and five confidential inspectors at $2,500 a year.

The department is to have the custody of all the plans, specifications, apparatus and records heretofore in the custody of the Capitol Comissioner, and the plans, specifications and architectural records in the custody of the officers or boards in charge of all State institutions. The State Architect is to let all contracts and prepare all drawings and specifications for the construction of all new buildings erected at the State's expense and for the alteration or improvement of existing buildings, and to supervise such construction and alteration. He must prepare standard forms of contracts. Jurisdiction over the erection, alteration and improvement of State buildings is to pass from the board, department officer or institution in charge to the State Architect as soon as the act takes effect. Contracts must be let to the lowest bidder who gives adequate security except that all bids may be rejected when the State Architect deems the lowest bid excessive. Duplicate specifications must be filed in the office of the department and in the office of the State Comptroller and are to be at all times open to public inspection. No bids may be withdrawn or cancelled until after the contract has been awarded. No payments are to be made for work done or materials furnished in the construction or alteration of State buildings until the bills or estimates have been certified by the Architect and approved by the State Comptroller. The Comptroller is given full power to pass upon all bills and estimates presented for payment and may make investigations to

determine whether or not he will approve and pay them. All acts or parts of acts inconsistent with the bill are repealed.

Central Purchasing Agency.

Assemblyman Caughlan's bill (Pr. 2236, Int. 1933), which provides for a central purchasing agency for the departments of the City of New York, was severely criticised by Borough President Cyrus C. Miller in a letter addressed to Assistant Corporation Conrad Edward J. McGoldrick, representing the New York City administration at Albany. Storehouses, he pointed out, would mean the purchase of costly real estate, the expense of numerous employes and useless trucking of goods, which should be taken directly from the manufacturer to the place of use. Instead of a purchasing agency Borough President Miller suggested "the creation of a supply bureau which could prepare specifications for the standardization of the various things used by the city. Every three months it could advertise for the supplies needed for the next quarter year. A list of the supplies and the names of the successful bidders could be sent to the various departments. The approximate amount of every class of such supplies would be the average used by all the departments during three months for a period of years past. Whenever a department needed any such supplies it could order them directly from the manufacturer or dealer whose name was on the list, and get them directly without the expense and delay of passing the requisition through a central purchasing agency. By this method the benefits of buying by wholesale and through open competition would be gained by the city, while the expense entailed by a central purchasing agency would be avoided. No storehouses, no trucking, no long list of employes, no bookkeeping, no delays, no red tape." This is practically the method followed by some large real estate firms in buying supplies for buildings under their management.

J. Berre King.

The death of J. Berre King, this week at Cranford, N. J., removes from building material circles in this city and vicinity, one of the most prominent men in the trade. Born on the twenty-ninth of September, 1854, he was educated in Providence, R. I., and started in business in 1876, at that time organizing and starting the firm of J. B. King & Company, manufacturers and dealers in plaster, and continued to be active in the business until the last three years, when owing to illness he left most of the firm's affairs in charge of his two brothers, Jerome A. and George R. King, who always had been associated with him.

J. Berre King was a member of the Building Material Exchange of which he was one of the founders, his certificate being No. 5 and that of his brother Jerome's being No. 6. He was also a member of the New York Yacht Club, the Metropolitan club, the Downtown Association and of the General Society of Mayflower Descendants.

Mr. King died suddenly on Tuesday evening at Hampton Hall, Cranford, where he had lived for more than a year, hoping there to find rest and ultimate recovery from a nervous disorder of long duration. His wife and daughter are abroad, and one of his sons is in Harvard, while the other in business at 17 State street where the company's offices are located.

—The Center Street Loop, on which tracks are being laid, will be ready for operation in July.

CHIMNEY SMOKE.

Richard Deeves, the Builder, Submits to Arrest for a Principle.

To maintain a principle, Richard Deeves, one of the oldest, best known and most highly respected builders of New York, suffered imprisonment, procured his release on bail and successfully defended a prosecution instituted by the almost omnipotent Health Department of this city.

Twenty-seven years ago he built a home at 58 West 83d street, a handsome four-story, twenty-five foot front house, and has resided there ever since.

Two years ago a Mr. Polstein, operating under the name of and as president of the Hennessey Realty Company, tore down several buildings adjoining Mr. Deeves' home and erected in their place a nine-story apartment house.

Realizing from his practical building experience the effect that such a blanket would have on his flues and the probable annoyance to Mr. Polstein's tenants, Mr. Deeves spoke to him about these flues and later wrote to the Hennessey Company asking them to place hooks in their wall to which flues could be attached to connect with his chimneys. These suggestions were ignored, but instead, the builder had the temerity to open windows in his wall right over the Deeves roof.

Experience finally taught Polstein that the smoke did annoy his tenants, as Mr. Deeves had foreseen, and in the summer of 1912 he wrote Mr. Deeves demanding that he stop this smoke annoyance. In view of what had gone before Mr. Deeves naturally resented this.

Health Officer Called In.

Then the power of the Board of Health was invoked, theoretically in the name of a tenant. The board sent a violation notice to Mr. Deeves, who consulted his lawyers, Thornton & Earle. They wrote to the board for precedents and in reply were referred by the Corporation Counsel to the Sanitary Code. This not appearing to cover the case, they wrote the Corporation Counsel asking to be referred to any court decision. The answer to this was a summons to appear in a police court.

No two of the authorities at the Health Department agreed as to the remedy. Dr. Lederle thought to carry Mr. Deeves' flues to the center of the building would be sufficient, the Assistant Corporation Counsel wanted these flues carried completely across the building and the sanitary superintendent was not sure that anything short of carrying flues above the new building would satisfy the department.

In the police court the magistrate was compelled by statute, without even a hearing, because it was a Health Department case, to hold the defendant for trial at the Court of Special Sessions. The procuring of the bail bond took some time, during which Mr. Deeves was under arrest. Magistrate Harris stated from the bench that he hoped Mr. Deeves would carry the case to the Appellate Division.

The trial at Special Sessions was delayed because at the time of his arrest Mr. Deeves was suffering from appendicitis for which he was operated on at Roosevelt Hospital in December.

Magistrates Forker, Deuel and McInerney, sitting at the trial at Special Sessions, made this unnecessary by deciding that Mr. Deeves, the owner of a four-story private house, using it in a reasonable way, and having fires for cooking, could not be compelled to carry his chimneys five stories above his roof or fifty stories above his roof

(Continued on Page 882.)

CITIZENS' CAMPAIGN.

Meetings to be Held at the Real Estate Exchange—Signing the Declaration.

The committee of citizens which last week issued the Declaration of Principles in behalf of the real property interests of the City of New York has arranged with a committee of the Auctioneers' Association for the use of the Real Estate Exchange room in Vesey street for public meetings. Messrs. James L. Wells, D. Phoenix Ingraham and Lewis Phillips acted for the association. A vigorous campaign will be started in due time in behalf of the principles set forth in the Declaration, as printed last week in the Record and Guide.

The Declaration is being numerously signed in all the five boroughs and by the most substantial citizens. A name has not yet been selected, but Mr. Lewis Phillips has suggested one, "the Conservation Party," whose object is to conserve the resources of the city, lighten the burden of taxation and make real estate ownership more desirable than it has been. Among the new signers of the Declaration are:

President Black of the United States Realty and Improvement Company, President Kelsey of the Title Guarantee and Trust Co., President Paul Starrett of the George A. Fuller Company, the Chesebrough Building Co., President James of the New York Title Insurance Co., President Boynton of the American Real Estate Co., William E. Harmon, of Wood, Harmon & Co., President Dowling of the City Investing Co., Edward M. Buckley of Spencer, Trask & Co., owner of the Bowling Green Building; Clifford Potter, Benjamin Mordecai, Oakley Thorne, John D. Crimmins and other big operators;

Thousands have signed in the various boroughs.

A meeting was held on Thursday at the office of Horace S. Ely & Co., over which William H. Chesebrough presided, which was attended, among others, by representatives from practically every real estate owners' and taxpayers' organization in all the boroughs of the city. Delegates were there from all these associations, including the Allied Real Estate Interests, the Board of Brokers and the United Real Estate Owners.

Addresses were made by Messrs. Henry Morgenthau, Robert E. Dowling, E. A. Tredwell, Allan Robinson, Dr. Abraham Korn, Jos. S. Schwab, Robert E. Simon, Dr. Geo. W. Brush and Edward P. Doyle, and after a most harmonious meeting, in which everybody expressed the belief that the movement would prove to be a success, and that the various organizations throughout the boroughs would line up solidly in support of it, the Chairman was authorized to appoint a committee of not less than ten and not more than thirty, from each borough, to continue the work of organizing the taxpayers and voters, such committee also to provide a more complete platform for the new association.

Among the gentlemen present at the meeting were Alfred E. Marling, Dr. Geo. W. Brush and De Hart Bergen of Brooklyn, Emanuel G. Bullard and F. W. Scott of Queens; Joel S. De Selding, David Clarkson, Irving Ruland, George T. Mortimer, Charles H. Schnelle, Frank Demuth, John William Jones of the West Side Taxpayers Association, of Manhattan, Edward P. Boynton and Robert E. Simon of The Bronx, and Dr. Abraham Korn, Jos. S. Schwab, Arthur G. Muhlker and Charles W. Eidt of the United Real Estate Owners' Association, and Sigmund Feust, President, South Bronx Taxpayers' Association.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

UNITS OF COST.

As Applied to Operation, and as Means of Comparison for Economical Management.

Contributed by the
CHARLES F. NOYES COMPANY.

It is customary to figure cost of operation on the square foot of either the rented or rentable area, or as a percentage of the gross rents, in which method the total cost of operation per square foot, of rented or rentable area, becomes a useful unit. When the costs of the various parts of the service are required, the square foot of rented or rentable area is misleading.

The following calculations are not intended to be a formula for calculating the cost of operating buildings nor are they as broad as they can be made. They merely illustrate a particular case. They may, however, be of some value in showing the necessity of keeping careful data regarding quantities and costs in connection with the operation and the necessity of careful supervision. During the past year cases have come to the attention of the company where from one to six of the classified items have been double what they should have been, and among the cases referred to most every item, in one instance or another, has been found double what it should have been.

In order to know whether or not a given building is operated at a cost which is commensurate with the service required, a careful analysis of the various items, which in the aggregate make up the total cost of operation, must be made.

The operation of a building may appear to cost a reasonable amount in the aggregate, but this does not mean that certain elements of the service are not maintained at costs very much higher than they should be.

The logical and natural course to pursue in making a correct analysis of the cost of operating any given building is:

1. To decide carefully the service requirements of the building in question.
2. To know what the cost of the various components of the service should be.

Service Required.

The service must be in keeping with the class of occupancy. A building which can afford and does deliver a higher class of service for the same rentals is more desirable than other buildings in the neighborhood charging equal rentals. The maintenance of proper service at a low cost therefore has its effect, directly as a financial profit to the owner shown in net earnings, and indirectly as a financial profit to the owner by enabling the owner to keep the space rented. Not much is to be said on the subject of what service a given building in this city requires, except that it should be equal or better than that given by other buildings of the same type in the neighborhood. An experienced and progressive real estate agent, given a certain type of building in a certain location, could quickly decide what should be the necessary requirements as to service. He must, in order to succeed in his management, have a fairly well designed building to work upon. For instance, he cannot provide artificial daylight, nor can he make five elevators do the work of eight and keep everybody happy. Bad conditions can, however, in most cases be improved by careful study and work.

Cost of Service.

In order to determine whether the cost of operating a given building is within reason, or in order to compare the cost of operation of various buildings of the same class, it is essential that proper units be selected upon which to base these costs. It would, for instance, be disastrous to say that the cost of cleaning a building of a given area and occupied partly by loft tenants would be the same per square feet as that of cleaning a building of the same size occupied entirely by office tenants. A statement frequently heard in connection with the cost of elevator service is that "An elevator costs about so much per year for power." As a mater of fact, the amount that power may cost per elevator may vary anywhere from $5 to $100 per month or more, depending upon the load carried, amount of travel, type of machine, condition of machine, cost of electric or other power, efficient operation, etc. It is readily seen that the elevator is not the proper unit upon which to base the cost of power for itself.

Our experience has shown that the following units are the most useful and practicable in connection with figuring the cost of the various parts of the service. Certain allowances, however, must be made for each individual case. Given two buildings of the same size and type, having the same equipment and the same service requirements, the total cost of each portion of the service may be compared with good results.

Specific Items.

Cleaning: The cost per square foot of floor space actually cleaned is the most logical unit. This may be further subdivided into cost of labor and cost of cleaning implements and materials per square foot.

Elevator Service: A convenient unit upon which to figure the cost of elevator service is the cost per square foot of the space actually served, and this cost should include and may be subdivided into cost of labor, power for operating, repairs and maintenance. A better unit, however, to use for computing cost of labor, power, repairs and total cost is the car mile travel. Where electric current is purchased or supplied for power the variation in cost of power per car mile is affected not only by the consumption of the motors themselves, but by the cost per unit of current, and this must be kept in mind.

Electric Current Production: The cost per kilowatt hour of current produced is the proper unit.

Electric Current Consumption for Lighting: It is convenient in many cases to figure the consumption in kilowatt hours per year per square foot of space lighted which at the cost of production per kilowatt hour establishes the cost of electric current for lighting per year per square foot. This cost is subject to wide variation, depending upon the kind of lamps installed, hours of service, character of occupancy, etc.

Electric Current Consumption for Elevator Power: The consumption of current for elevators may be figured on the basis of kilowatt hours per car mile, which at the rate current is produced establishes the cost of electric current per car mile. This figure is subject to wide variations, and it is impracticable to compare the cost per car mile travel unless the conditions are known and allowances made.

Incandescent Lamps: The installation being known and the amount of current consumed for lighting purposes, a good basis to figure cost of incandescent lamps upon is the cost of the lamps per kilowatt hour of current consumed. Allowance must be made, however, for the price paid for lamps, and where arc lamps are used as well as incandescent lamps care must be taken that proper amount of current is charged to the former. Where arc lamps are not metered a convenient basis to figure on is percentage of lamp renewals.

Water: There is probably no unit to base this cost upon better than the square foot of gross area, when due allowance is made for number of fixtures installed, number of occupants in building, type of plumbing fixtures, etc.

Coal.—(a) Where building is heated only, a fairly accurate unit upon which to figure coal is the cubic foot of volume, when allowance has been made for exposure, hours of service and type of equipment.

(b) Where electric current is produced in addition to heat, the most useful unit is the kilowatt hour, after proper allowance has been made for the amount of coal required to heat the building.

(c) Where elevators or other machines are operated by steam-pumps, it then becomes necessary to determine how much coal should be charged to this item, how much to electric current and how much to heating. The practical way of figuring the cost of coal for hydraulic elevators is to deduct from the total consumption of the plant an amount of coal which is equal to the amount required to heat the building under similar conditions with a low pressure plant (this can be estimated very closely), then preferably by test, to ascertain the approximate ratios demanded by the elevators and the electrical apparatus. After the proper percentage chargeable to the elevators is ascertained the car mile unit is the best to figure on.

Classification of Accounts and Unit Costs.

All Quantities in Connection with Cost of Producing Light and Power:

Labor, coal, ash removal, water, engineer's supplies, repairs to boilers, engines, dynamos, etc., may be figured on kilowatt hours, car miles or other units after due allowance has been made for heating. Further study of the plant, however, is necessary in order to determine whether economies can be made in this connection, and careful records as to load, coal, water, ashes, oil, supplies, repairs, etc., are essential for intelligent and economical operation.

A subdivided or classified system of accounting is necessary in order to be able to ascertain the yearly cost of the various items. The following table is a record taken from our books for a first-class 12-story office building of the following dimensions and description:

Area of lot	10,800 sq. ft.
Total gross floor area, including basement	113,000 " "
Total gross floor area above ground floor	90,900 " "
Total rentable area, including basement	89,675 " "
Total rentable area above ground	73,535 " "
Total rented area, including basement	82,990 " "
Total rented area above ground floor	68,000 " "
Total volume above ground	1,537,000 cu. ft.

Occupancy: Real estate, commercial and professional offices.

Elevators: Three vertical cylinder hydraulic elevators, 2,500 lbs. capacity, 400 ft. per minute.

Private Plant: Furnishes light, heat and power for entire building and operates from 6 A. M. to 11 P. M.

Finish of Interior: Floors in offices are concrete, and a large portion are covered with carpets or linoleum. Floors in halls and toilets are of terrazzo tile. All trim throughout is quartered oak. Stairways white marble.

Windows: There are about 600 outside windows aside from about 1,500 panes of inside glass of various sizes:

Electric Load:			
Light:			
Tungsten lamps	1,921	25-watt =	48.03 KW.
	207	60-watt =	12.42 "
	159	100-watt =	15.90 "
	1	500-watt =	.50 "
	2,288		76.85 "
Arc lamps...	41	660-watt =	27.06 "
Total lamp load			103.91 "
Value of incandescent lamp installation			$703.00
Power:			
Vacuum cleaner motor			6 H. P.
Cash system			¾ " "
Engine room fan			2½ " "
Store			1½ " "
Tenants			2 " "
Total motor load			12¾ " "
Total Elevator Travel: About 15,900 car-miles per year.			
Number of People Handled by Elevators from and to Ground Floor per Day; About 13,000			
Plumbing: There are 212 fixtures using water, as follows:			
Public Basins, hot and cold water			20
Private basins, cold water only			110
Urinals			24
Toilets			56
Shower bath			1
Barbershop, doublin basin			1
Total			212
Number of Occupants in Building: 700.			
Classified Operating Expenses:			
Labor, Engineer's Department			$3,248.88
Labor, Janitor's Department, including all cleaners and watchman			7,827.24
Labor, Elevator Department			3,380.00
Coal			5,322.99
Removal of ashes and rubbish			284.22
Water (actual consumption given, as bills do not cover period)			753.90
Gas			114.80
Electric lamps			462.23
Janitor's cleaning implements and supplies			503.67
Building supplies			325.94
Engineer's supplies (oil, waste, tools, packing, etc.)			656.42
Repairs and supplies for electric wiring and fixtures			317.53
Repairs to building			908.78
Repairs to plumbing			244.45
Repairs to heating plant and piping			144.85
Repairs to power plant			222.91
Repairs to elevators			573.77
Miscellaneous, not classified above.			573.21
Total, not including superintendence, management, alterations, Improvements, interest, taxes and insurance			$25,865.79

While the above subdivision of the expenses made may be further carried out, in handling a large number of buildings we find that the items above referred to give an excellent means for analyzing the cost of operation.

From the above data we have computed the following:

Yearly Unit Cost:	
Area actually cleaned	68,000
Cost of Janitor's labor per square foot of space actually cleaned, including salaries of night watchman and window cleaners	$0.0889
Cost of cleaning labor per square foot of space actually cleaned, exclusive of salaries of night watchman and window cleaners $\frac{\$7,827.24 - \$1,872.00}{88,000 \text{ sq. ft.}}$ =	.0677
Cost of cleaning supplies per square foot actually cleaned	.0057
Cost of heating (estimated): Coal $1,600; Fireman, 7 months 350; Repairs 145 =	$2,095.00
Cost of electric current per KW. hour, including proper proportion (.44) of labor, coal, ash removal, water for plant, engineer's supplies, repairs to plant after deducting allowance of $2,095 for heating building, were power and light not supplied .44 ($3,248.88 + $5,322.99 + $284.22 + Est. water — $294 + $656.42 + $222.91 — Est. $2,095) ÷ 209,900 $= \frac{\$3,491.14}{209,900}$ =	.0166
Cost of elevator power per car-mile, including proper proportion (.56) of items as above after allowance of $2,095 has been made for heating .56, $3,248.88 + $5,322.99 + $284.22 + Est. water = $294.00 + $656.42 + $222.91 — Est. $2,095.00) ÷ 15,900 $= \frac{\$4,443.27}{15,900}$ =	.279
Cost of elevator service, including operators' salaries, power and repairs, per square foot of space rented above ground floor $\frac{\$3,380.00 + \$4,443.27 + \$573.77}{68,000 \text{ sq. ft.}}$	.1234
Cost of elevator service per car-mile.	.527
Consumption of electric current for light and about 13 H. P. in motors = in K. W. Hs	209,900
Estimated consumption of motors per year, in K. W. Hs	22,600
Electric current consumed for lighting only, K. W. Hs	187,300
Electric current consumed per square foot of space lighted (2,388 Tungsten lamps, 41 arcs), 187,300 ÷ 113,000 = per year, in K. W. Hs	1.66
Cost of water per square foot gross area, including that used for plant $753.90 ÷ 113,000	.0067
Cost of coal per KW. hour of current produced after heating and elevator allowance has been made Est. $.44 \frac{(5,322.99 - 1,600)}{209,900}$ =	.0078
Cost of coal per car-mile travel for elevators after heating and electrical requirements have been met Est. $.56 \frac{(5,322.99 - 1,600)}{15,900}$ =	.131
Cost of building repairs per sq. ft. gross area	.008
Cost of plumbing repairs per sq. ft. gross area	.0022
Cost of plumbing repairs per occupant	.349
Cost of plumbing repairs per fixture	1.15
Cost of water per occupant after allowance of $294.00 has been made for power plant	.657
Cost of water per fixture	2.17
Cost of lamp renewals, per cent. of installation	66%.
Total cost of operation, exclusive of superintendence, management, improvements, alterations and fixed charges (insurance, taxes and interest), per square foot of rented area equals $25,865.79 ÷ 82,990 =	.3118

NOTE.—In the above calculations the cost of running the steam house pump has not been figured separately and is included in the cost of electric current and elevator power.

QUESTIONS and ANSWERS

Efficiency and Ventilation.

Can you tell me whether there is any department in the City or State from which I can obtain data showing the relationship between efficiency and ventilation in industrial or commercial buildings?

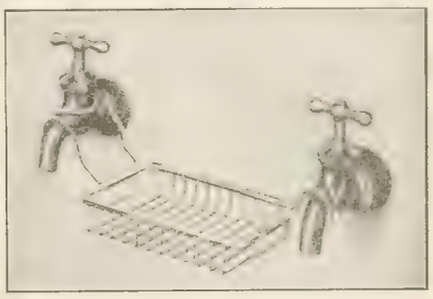
Answer.—The report of the New York State Department of Labor carries out examinations of factory air at stated intervals and publishes the results. Some of these reports show that out of 215 workrooms examined at seasons when the out-door temperature was 70 degrees or less, 71 per cent of these at temperatures of 73 degrees or over and 29 per cent at temperatures of 80 degrees or over. For further information on this subject we refer you to Prof. C. E. A. Winslow, of the College of the City of New York.

USEFUL APPLIANCES

Novelties, New Appliances of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described With Regard to Advertising Consideration.

A New Soap Rack.

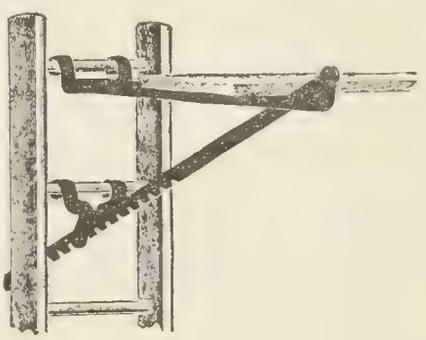
The Art Brass Company, of 299 West 134th street, is putting on the market something new in the way of a soap rack. Its distinctive feature rests upon the fact that it fits any pair of faucets in sinks or in the laundry trays, is handy



and utilizes space which usually goes to waste. It may be used for soap, dish cloths, brushes and other things. It has the advantage of being sanitary. It is inexpensive and has nothing about it to wear out.

A Quick Adjusting Ladder Bracket.

In buildings where there is always more or less ceiling or wall work in progress, especially in hotels and commercial structures, the time consumed in rigging up scaffolding is considerable. There is a device on the market manu-



factured by B. P. Hummelbaugh Manufacturing Co., of Elyria, Ohio, which is illustrated herewith. The distinctive feature of this device is that it is reversible, thus doing away with the necessity of changing the entire scaffold when a shift of position is necessary. It weighs only seven pounds and is strong enough to guarantee it against breakage in as much as it is made on high grade steel.

A Quick Rope-Splicer.

Every builder having to do with scaffold work and hoisting in general, also building managers who are troubled with oil-rotting idler guys in elevator shafts have long sought a quickly operating device for splicing rope in such a way as to make it absolutely secure. In this day when employers are liable for accidents befalling their employees



they cannot afford to take chances, and for that reason it would appear that the tension adjusting coupling being introduced by the C. W. Hunt Company, of West New Brighton, this city, would be worth investigation. The coupling is so made that it will not slip over sheaves.

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Building Construction and Building Management
in the Metropolitan District

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The Board of Aldermen might obtain some valuable information concerning the effect of high taxes and other matters of public policy if, instead of merely passing an ordinance forbidding city employees to reside outside the State, it made a thorough investigation of the reason why so many persons on the city's payroll have thought it expedient to live in the suburbs.

A bill introduced at Albany by Senator Patten at the request of Borough President Connolly of Queens would enable the city to credit property owners with the cost of legally authorized street pavements constructed by private contract. At present the acceptance of the city of such pavements does not relieve property owners from assessments when the pavement is worn out and the city itself puts down another.

The Board of Estimate on March 6 authorized Borough President Miller of The Bronx to cause to be removed all building encroachments beyond the street lines on Third avenue from the Harlem River to Fordham road, on Washington avenue from Third avenue to Fordham road and on Tremont avenue from Webster avenue to Boston road. After a public hearing on March 25, the Borough President on April 15 issued a notice that the encroachments in question must be removed within thirty days of that date. At a conference of property owners, held last Tuesday in the office of Albert E. Davis, it was resolved to call a meeting for next Monday evening at Muller's Bronx Casino with a view to organizing property owners to test the legality of the Board of Estimate's resolution. If there is any real doubt about the position taken by the board toward building encroachments, it is rather curious that the big property interests along Broadway and Fifth avenue did not undertake to settle it.

The Taxpayers' Rebellion.

The attempt which is now being made to form a more comprehensive and representative organization of the taxpayers of New York has been meeting with a great deal of success. During the past week the accessions have been very large, and it is evident that the new association will be supported by practically all the large property owners of New York. It is necessary, however, that the association should represent more than the large New York taxpayers. It is being organized at the present moment because a political campaign is approaching which will result in the election of a mayor and a board of estimate, who will govern New York for four years. It is absolutely necessary that the question of municipal expenditures and taxes should be made an issue in this campaign and that public opinion should be fully informed as to the grave dangers of the existing situation, and that no candidate should be elected to any responsible office who is not pledged to the exercise of the most rigid economy.

In order to accomplish this result the new association will need two weapons. It will need money to spend so that the necessary publicity work can be effectually performed, and it will need to control so many votes that the election of any candidate who proves to be indifferent to the necessity of economy will be compromised. For this reason a large membership is needed all over the city, but particularly among the small property owners in the outlying boroughs. It is men of this kind who have always remained indifferent to the attempts to organize New York taxpayers, but without their co-operation the political effectiveness of the association will be very much diminished. As soon as the association is fairly on its feet a systematic attempt should be made to secure the support of this class in the community, and if the attempt is vigorously and intelligently made there is no reason why it should not be successful.

A city can begin to economize, particularly in its capital expenditures, without doing any damage to the public service. The past fifteen years have necessarily constituted a period of heavy investment in permanent improvements. When the various municipalities of the old metropolitan district were consolidated into Greater New York an immense amount of constructive work had to be done in order to bind these scattered districts together. The intervening water courses had to be bridged and tunneled. The long distances to be traversed and the immense concentration of traffic required the building of subways of unprecedented capacity. In these and in many other respects New York needed a thoroughly modern equipment, which could not be provided unless the city was willing to appropriate enormous sums for their purchase.

But as a result of the work of the past fifteen years the same necessity no longer exists, for these huge capital expenditures. Of course much remains to be done by way of taking care of the needs of a constantly increasing population. New school houses must be built, new parks purchased and laid out, and additional street improvements must be undertaken. But it remains none the less true that the very expensive constructive work has been done or has been arranged for. No new bridges are necessary. The subway problem is settled. Provision has been made for a water supply sufficiently large to meet the increase in population during the next two generations. The time has come when the amount of capital expenditures can be very much diminished without injuring the growth of the city or doing anything to cause its population inconvenience and loss. A period of quiescence and recuperation should follow after this period of costly but necessary expansion.

All that real estate and its owners need is a little breathing space. If it could be relieved of any increase in taxes for three or four years a wholesome adjustment to existing burdens, heavy as they are, would soon take place, and real estate would again begin to increase in value. Population and business are increasing steadily and the increase will have its former effect on real estate values just as soon as the enlargement of the tax-rate is checked. As soon as prices begin to increase the city will again be in a position to undertake a more liberal policy of improvements, because it will have larger taxable assets from which to pay for them. But as long as real estate values are stationary or diminishing, rigid economy is obviously imposed, because under such conditions an increase in taxation must be derived from capital rather than from income. The present rate of expenditure is nothing short of suicidal and must necessarily be checked. Property owners will have an opportunity to check it during the coming electoral campaign, and they will not have another such opportunity for four years.

An additional indication that the present system is breaking down is furnished by the constantly increasing prices which the City of New York is obliged to pay for the money it borrows. Time was when a bond of the City of New York bearing three per cent. interest could be sold at par. At present it seems doubtful whether a bond bearing four and a half per cent. interest could be sold at par. This does not mean that investors do not expect that New York will not meet its obligations. It merely means that New York has issued more of its securities than the money market could well absorb, and from this point of view, also, economy is imposed upon the city, particularly as regards capital expenditures. It must borrow less for a period long enough to restore its credit at least to a four per cent. basis, for a continuance of past profusion would impose an intolerable burden on the future prosperity of the city.

The Amusement Center of the Metropolis.

It is good news that certain members of the Public Service Commission, including the chairman, seem to favor the location of the express station of the Broadway subway at 42d street. If any other action is taken a serious mistake will be made, which will be the cause eventually of an immense amount of inconvenience to the public. There is only one argument against such a location of the express station that can be considered sufficient, if true, and that is the argument originally advanced, that the situation of the station at 42d street would involve insuperable difficulties of planning. We understand, however, that this argument is no longer advanced. An entirely practicable plan has been prepared that will provide for the handling of the necessities of all the passengers on the various lines without congestion or inconvenience.

The plan proposes to create an underground plaza at the lower end of Times Square which will permit the freest possible movement of traffic in every direction, and which will be furnished with an abundance of outlets to every part of the square. An arrangement of this kind does not cause congestion. It relieves congestion by providing a really sufficient safety valve. Of course no arrangement which the sub-

way engineers can make will diminish the concentration of traffic which necessarily results from the fact that so many thousand people will want to reach or leave destinations in and about Times Square at the same time. A location of the express station six blocks farther north will not in the long run appreciably diminish it. The fact will remain that by far the larger number of passengers on the express stations will want to get off at 42d street, rather than 48th street, and that all of these people will have to change from an express to a local in order to reach their destination.

The only practicable alternative is that of fairly facing the necessarily enormous concentration of traffic at this point and of providing for it at any necessary expense. And there can be no doubt that the provision will have to be made on an unprecedented scale. The number of passengers using the existing station do not afford the slightest indication of the number of passengers that will be carried to and away from this point after the new system is completed. Quite apart from any increase in population the improvement in the means of communication will stimulate the patronage of the places of amusement in and around the square. No form of business is capable of being so completely centralized as the business of providing for popular entertainment; and after the new system is complete many thousand people all over the metropolitan district who now patronize local theatres and restaurants will yield to the superior seductions and greater brilliancy of the larger resorts in Manhattan.

THE WEEK IN REAL ESTATE.

Large transactions comprised the bulk of the dealing in the real estate market during the week, with a number of ordinary transactions making up the total. A notable sale was that of the new 13-story apartment house at the northwest corner of Park avenue and 82d street. It has been taken over by a new corporation. The Fullerton-Weaver Company, which built this house, has made a number of distinct improvements on Park avenue. The company is now erecting a fine apartment house at the southeast corner of the avenue and 66th street and before many months it will improve the northwest corner of the same streets with a large apartment house. These buildings accentuate the fine improvements that began in Park avenue several years ago and which give promise of extensive continuance. Another sale that attracted attention was that of the dwelling at 21 West 53d street, by Mrs. Florence C. Eno Graves. The block on which this dwelling stands is one of the choice residential blocks south of Central Park; and it is not likely that business will capture the same for a long time to come, inasmuch as the owners of property there have agreed to maintain the character of the block intact until 1925. Taken as a whole there was very little investment feature to the dealing of this week. Some fine apartment houses changed hands, but exchanging was a phase of the dealing. Probably the best speculative transaction of the week was the sale of a large plot in the Dyckman tract for improvement with apartment houses. The Nathan Hale apartment house, at a Fort Washington avenue corner and which was given in payment for the old Academy of Music site in Montague street, Brooklyn, a few weeks ago, was sold during the week and other property was given in payment.

A mortgage loan for $105,000 on the property at the southeast corner of Sixth avenue and 47th street calls attention to the improved quality of real estate in that thoroughfare. The owner bought the property in 1907, for $91,000 at auction. It is a 4-story building, on a lot 22.6x70. Of course, the numerous modern improvements in the intersecting streets, together with the general northward march of business on Manhattan Island, has had much to do with the increment that is shown in this instance.

The sale of 451 to 455 Pearl street, near William street, marked a transaction of which there are very few in that part of the city. Several weeks ago there was a sale and resale of an old building in New Chambers street, which was an innovation in the vicinity. The latest sale would seem to show prospects of considerable activity to come consequent on the selection of the new civic center nearby. The leasing of Dolan's old restaurant site on Park Row, adjoining the southeast corner of Beekman street, for a term of 60 years, to Thompson, a restaurateur of Chicago, was another notable downtown transaction. The old building has been razed and a 3-story structure is replacing it. Park Row is one of the best thoroughfares in the city for an all night restaurant business and the fact has a great deal to do with strong rentals there for that class of trade.

No Law for Chimney Smoke.

Editor of the RECORD AND GUIDE:

With reference to the prosecution of Mr. Richard Deeves by the Health Department of this city, it seems to me an outrage that, in order to have such a question determined it was necessary for Mr. Deeves to be subjected to all the ignominy of appearing in a police court, and being held in bail; and while in the police court, pending the signing of the bail bond, that he should have been subjected to arrest.

In my interview with the representative of the Corporation Counsel's Office permanently assigned to the Department of Health, he informed me that there had been no written opinion by any court on this subject. That in most cases, if not in all cases, the requirements of the department had been complied with. It is evident from our experience that criminal prosecution is employed to procure a civil remedy, and we are not at all surprised that owners spend the few hundred dollars necessary to comply with these unlawful requirements of the Board of Health, rather than subject themselves to the ignominy of arrest and trial in a criminal court.

THORNTON EARLE.

New York, April 23.

AN ANNOUNCEMENT.

Concerning the Publication of the Judgments and Municipal Improvements.

With the current number, the Record and Guide discontinues the publication of the judgments and satisfied judgments filed in the County Clerk's office. The considerations which led to this step are in themselves interesting as evidence of the notable change which has been taking place in the real estate business under the influence of the general introduction of tall buildings.

When the real estate business was essentially a brokerage business, even the biggest of the men engaged in it were as a rule satisfied to keep tabs on the credit standing of a few "names," which could be done by glancing over the judgments and other "records." Today, when every real estate house of any consequence has in its charge the management of a number of big and costly buildings, for the financial prosperity of which it is responsible, the sort of credit information that used to be sufficient is no longer adequate.

Placed where they must themselves pass on the desirability of intending tenants of valuable space, real estate men subscribe to the service of commercial credit houses. In other words, credit records have been specialized out of modern real estate offices, and the attention formerly given to them is given to, for example, such expert and highly technical records as are described by the Charles F. Noyes Company in our Building Management Department this week. The discontinuance of the judgments and satisfied judgments will enable us to give more space to matters of practical value.

Another departmental change in the Record and Guide which, we hope, will increase the usefulness of the paper affects the news relating to municipal improvements. The publication of this in full was undertaken before the Borough Presidents now in office had instituted radically new methods of publicity with respect to local board meetings and calendars. The Information Bureau, originated in The Bronx by President Miller and copied in the other boroughs, justifies us in replacing the detailed index method of treating public projects with more readable and, under existing circumstances, more valuable descriptive news summaries.

BOARD OF ESTIMATE.

Filtration Project Reported On.—Roebling Street Assessment Reduced.

Comptroller Prendergast announced at the meeting of the Board of Estimate, Thursday, that the sub-committee of engineers to which was referred the application of Commissioner Henry S. Thompson, of the Department of Water Supply, Gas and Electricity, for a bond issue to cover the cost of constructing a filtration plant at the Jerome Park reservoir, has completed its report, and, that the matter would be in the hands of the board by Friday. The committee, it was learned, favors the construction of the filtration plant, which will cost, with the necessary connections and the acquirement of necessary real estate, in the neighborhood of $7,500,000. A minority report will be presented, however, which will question seriously the necessity of constructing a plant at all.

The board took steps to have the New York City Railways Company resume operation of a trolley line across the Madison avenue bridge to 138th street and Mott avenue, which the company discontinued when the board notified it that the line was being operated without a franchise. H. P. Nicolls, chief of the franchise division of the board, submitted a petition from 300 property owners declaring the service necessary.

Roebling Street Assessment.

A committee reported on the appeal of Brooklyn women for relief from the assessment for the widening of Roebling street for the Brooklyn approach of the Williamsburgh bridge, recommending a reduction of the tax on abutting property from 10 per cent. to 3 per cent. Property owners appeared before Mayor Gaynor a few weeks ago in support of a bill which had been put through the Legislature placing the cost of the improvement on the city at large.

The Mayor said that he would veto the bill because it struck at home rule, but that the property owners should have appealed to the Board of Estimate. He appointed Borough Presidents Steers, Connolly and Miller a committee.

The committee, with President Miller

dissenting, reported to the board in favor of an assessment of 25 per cent on the city, 20 per cent. on Manhattan, 52 per cent. on Brooklyn and 3 per cent. on the abutting property owners. This will reduce the average assessment on the latter class from an average of $34.43 per foot to between $8 and $9 a front foot. The cost of the proceeding was $830,253.60, of which local property owners, under the original assessment figures, would have had to bear $83,025.36.

The Board also selected a site at the new Seaside Park at Rockaway for "Smiling Joe's" $250,000 hospital.

Court House Plans in Competition.

The architectural plans submitted in competition for the new court house are on exhibition at the Fine Arts Building in 57th street—every one of them, including the winner—so that the public can see what the problem was which the three members of the jury had to decide. Take the Lowell plan away, and it might have been a very difficult matter to choose between the American skyscrapers and the Greek temples which predominate among the other designs.

With only one round building among them all, and with a site which a round building will fit as no other ever would, it is not at all surprising that the judges chose Lowell's. It was the chance in a million for a round building, a chance which American architects had long been waiting for, in order to design an American coliseum. When the opportunity came they forgot. "If I had only thought," said they all. Lowell was the one who did not forget.

Beautiful buildings are included among the designs—tower buildings like Butler and Morris's, Murchison and Greeneley's, and Sire and Kaufman's, massive Roman buildings, like York and Sawyer's, buildings with a university feeling like Griffith & Wynkoop's, and those after the order of the Municipal Building. Walker & Gillette, Trowbridge & Livingston's, Cass Gilbert's, Lafarge & Morris's, George B. Post & Son's, Arnold W. Brunner's, Magonigle's and the rest—all are chaste conceptions creditable to New York.

Central Purchasing Agency.

Comptroller Prendergast has asked for a hearing by the Committee on Affairs of Cities in the Senate and Assembly on the Cullen-Coughlin Bill, which provides for the establishment of a central purchasing department for the City of New York. He has been assured that such a hearing will be given. The Comptroller has been informed that the only opposition to the bill has been entered by the Police Department of the City of New York. The reason given for the opposition by the Police Department is that the establishment of the central purchasing agency "would be an over-centralization which would not operate in the interest of efficiency." The bill has the support of the Chamber of Commerce, the Merchants' Association, and practically all civic organizations which are interested in the improvement of New York City's business methods.

Chimney Smoke.

(Continued from page 877)

simply because some adjoining owner pleased to erect a nine-story tenement house or a skyscraping office or loft building alongside.

This is a very important decision; but there should be some statute or provision in the building code to cover the situation, just as there is now a rule for supporting adjoining buildings when excavations go ten or more feet below the curb; so in erecting a new building provision should be made for maintaining the draft of flues on lower properties.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 April 18 to 24	1912 April 19 to 25
Total No.	151	197
Assessed value	$7,186,500	$16,062,850
No. with consideration	17	12
Consideration	$704,600	$618,400
Assessed value	$955,000	$612,500
	Jan. 1 to April 24	Jan. 1 to April 25
Total No.	2,599	3,039
Assessed value	$157,681,412	$247,483,345
No. with consideration	350	280
Consideration	$17,069,295	$13,598,477
Assessed value	$16,173,962	$20,150,650

Mortgages.

	April 18 to 24	April 19 to25
Total No.	73	120
Amount	$1,144,979	$2,779 676
To Banks & Ins. Cos.	14	40
Amount	$417,000	$1,620,306
No at 6%	30	35
Amount	$192,439	$231,176
No. at 5½%	.....	4
Amount	.....	$110,000
No. at 5%	14	38
Amount	$338,000	$1,135,500
No. at 4½%	4	19
Amount	$84,000	$843,500
No at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	25	24
Amount	$530,540	$459,500
	Jan. 1 to April 24	Jan. 1 to April 25
Total No.	1,693	2,027
Amount	$69,371,811	$121,318,615
To Banks & Ins. Cos.	403	454
Amount	$38,260,850	$83,894,671

Mortgage Extensions.

	April 18 to 24	April 19 to 25
Total No.	32	36
Amount	$1,003,500	$3,109,250
To Banks & Ins. Cos.	9	16
Amount	$460,500	$2,527,000
	Jan. 1 to April 24	Jan. 1 to April 25
Total No.	682	855
Amount	$30,140,335	$24,901,510
To Banks & Ins. Cos.	251	276
Amount	$18,849,900	$18,994,500

Building Permits.

	April 19 to 25	April 20 to 26
New buildings	21	22
Cost	$1,155,200	$3,313,425
Alterations	$150,380	$384,815
	Jan. 1 to April 25	Jan. 1 to April 26
New buildings	210	279
Cost	$22,279,085	$41,246,875
Alterations	$3,335,089	$4,029,411

BRONX.

Conveyances.

	April 18 to 24	April 19 to 25
Total No.	123	132
No. with consideration	18	7
Consideration	$126,452	$77,575
	Jan. 1 to April 24	Jan. 1 to April 25
Total No.	2,090	2,318
No. with consideration	240	198
Consideration	$2,426,912	$2,994,536

Mortgages.

	April 18 to 24	April 19 to 25
Total No.	94	100
Amount	$901,691	$1,163,940
To Banks & Ins. Cos.	7	9
Amount	$50,400	$125,500
No. at 6%	46	47
Amount	$481,396	$826,396
No. at 5½%	7	14
Amount	$35,000	$98,500
No. at 5%	13	13
Amount	$104,960	$74,900
Unusual rates	3	2
Amount	$46,685	$11,429
Interest not given	25	24
Amount	$233,650	$152,715
	Jan. 1 to April 24	Jan. 1 to April 26
Total No.	1,469	1,650
Amount	$15,658,307	$15,115,874
To Banks & Ins. Cos.	159	198
Amount	$3,026,679	$3,548,866

Mortgage Extensions.

	April 18 to 24	April 19 to 25
Total No.	8	7
Amount	$191,500	$222,000
To Banks & Ins. Cos.	5	1
Amount	$173,000	$30,000
	Jan. 1 to April 24	Jan. 1 to April 25
Total No.	215	243
Amount	$4,509,935	$4,331,175
To Banks & Ins. Cos.	49	51
Amount	$1,334,750	$1,463,000

Building Permits.

	April 18 to 24	April 20 to 26
New buildings	26	32
Cost	$270,450	$732,750
Alterations	$25,300	$21,300
	Jan. 1 to April 24	Jan. 1 to April 26
New buildings	341	449
Cost	$9,153,716	$12,177,725
Alterations	$323,325	$430,805

BROOKLYN.

Conveyances.

	1913 April 16 to 23	1912 April 18 to 24
Total No.	466	477
No. with consideration	49	26
Consideration	$178,815	$171,205
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	7,742	7,743
No. with consideration	573	448
Consideration	$4,029,348	$4,028,248

Mortgages.

	April 17 to 23	April 18 to 24
Total No.	351	425
Amount	$1,231,546	$1,540,520
To Banks & Ins. Cos.	75	95
Amount	$476,850	$500,000
No. at 6%	211	259
Amount	$610,015	$860,060
No. at 5½%	50	48
Amount	$218,550	$185,660
No. at 5%	70	96
Amount	$354,775	$410,800
Unusual rates	2	1
Amount	$3,200	$1,000
Interest not given	18	21
Amount	$45,006	$83,000
	Jan. 1 to April 23	Jan. 1 to April 24
Total No.	5,488	5,832
Amount	$20,351,079	$23,832,267
To Banks & Ins. Cos.	1,309	1,360
Amount	$8,308,343	$9,781,823

Building Permits.

	April 18 to 24	April 18 to 24
New buildings	113	323
Cost	$705,943	$1,337,775
Alterations	$116,826	$122,668
	Jan. 1 to April 24	Jan. 1 to April 24
New buildings	1,316	2,056
Cost	$10,406,888	$14,513,213
Alterations	$1,180,916	$1,305,069

QUEENS.

Building Permits.

	April 18 to 24	April 19 to 25
New buildings	130	116
Cost	$477,270	$373,630
Alterations	$24,913	$12.785
	Jan. 1 to April 24	Jan. 1 to April 25
New buildings	1,547	1,525
Cost	$4,669,153	$5,616,425
Alterations	$366,897	$322,060

RICHMOND.

Building Permits.

	April 18 to 24	April 19 to 25
New buildings	43	13
Cost	$50,370	$102,900
Alterations	$5,525	$3,275
	Jan. 1 to April 24	Jan. 1 to April 25
New buildings	266	261
Cost	$423,692	$1,209,288
Alterations	$68,407	$121,569

New Buying.

There is significant buying along the lines of the new subways. Lexington avenue is the favorite section, but the Bronx and Brooklyn branches are showing a more vigorous disposition to discount coming big transit readjustments.—R. E. Board of Brokers' Bulletin.

—Home mortgages are among the soundest investments. Usually the home owner will not let go until he is torn loose by adverse circumstances of the severest kind and when the other fellow walks the floor—you don't have to.—R. E. Board of Brokers' Bulletin.

—The number of dark public halls in tenements in New York City was reduced from 17,093 to 13,579 last year. The number of tenement rooms without windows was reduced from 50,500 to 23,788.

BUILDING MATERIALS AND SUPPLIES

Administration's Whip Hand Over Politicians and Big Business in Tariff Debates Keeps Up Optimism—Building Outside of New York Active.

Prices Holding Firm, Despite Light Demand, Owing to Low Mill Supplies and Shortage of Steel.

CONDITIONS which have depressed the New York building material market for the last three months are changing. The first indication of this shift in temperament was discovered when it was shown that the steel companies were in receipt of orders sufficiently large to give April a fair showing from the East in building requirements, notwithstanding the delay caused by floods. Another reason for a more optimistic sentiment among building material interests was found in the continued demand for lumber, which, contrary to steel, reflects the building temperament of the suburbs. In Newark there was reported to be a slight shortage in brick supply, which is also the case of certain kinds of lumber, notably spruce and oak. Throughout East Jersey there was an advance of fifty cents a thousand for spruce lath and select common brick was reported to be slightly stiffer, although here in New York the demand was so light as to make current prices of $7 to $7.25 weak at top.

Consumers of building materials have doubtless been waiting for the recent depreciation in the eastern building field to bear prices, but the supplies at the mills are so low that no decrease in prices seems likely, even though the market fails to continue the strengthening tone it revealed this week. On the floor of the Building Material Exchange there was a decidedly optimistic sentiment, based largely upon the fact that the administration's tariff revision program, calls for prompt action and that there seems to be good grounds for expecting this business disturbing matter to be safely out of the way by the time the building season gets its full momentum. Construction interests here believe that the money market will continue to hold firm so long as Washington shows a disposition to hold a whip hand over politicians and big business interests.

In considering the much-talked-of depression in building material circles during the first quarter of 1913, it is significant that the total contemplated expenditure for construction of buildings under permits issued in various cities for the first quarter exceeds that of any previous year. Of 139 cities reporting in March 88 showed increases, but owing to the large decreases in New York and Boston the total of all is only $84,129,150, as against $86,256,800 last year. The falling off is slightly greater as compared with 1911, and the decline from 1910 reaches over $10,000,000. For Greater New York the comparison is between $17,905,881 and $27,049,988, with the bulk of the loss in Manhattan. The cities outside of New York, 138 in number, show a total of $66,223,000, against $59,206,812 in 1912 and $70,538,776 in 1911. The cities of Elizabeth and Newark are among the 22 in the middle section showing greater activity than was recorded a year ago.

All the sections or groups show an aggregate prospective outlay for 138 cities, exclusive of New York, of $156,000,000 for the three months of 1913, as against $136,509,463 in 1912, and a total of a little in excess of $140,000,000 in 1911. New York's results for the corresponding period are $43,804,100, $52,200,557 and $40,461,336.

BRICK KILNS RESUME.

Several North River Plants Reopen for 1913 Season—Demand Light.

WHILE there are numerous barge loads of brick at various docks consigned to dealers, the movement of this commodity into buildings is moderate. On Tuesday of this week there were 73 boat loads of brick available in the wholesale market where they were bringing from $7 to $7.25 in a dull market. Three plants, one at Dutchess Junction, and others at Haverstraw, resumed operations this week and are using about the same capacity as last year or about one-half the maximum output.

The outlook for the season is for a moderate demand although conditions may change in this respect when the steel mills begin to throw back some of their capacity now largely devoted to railway fabrication under forced orders and the effect of pending tariff revision on building materials can be gauged. If the administration's plan for speedy action on this measure is consummated it is probable that the brick market will attain a normal pace by about the middle of July.

There is a fair supply of brick in sheds up the river still available to take care of the market's requirements for the next six weeks or until new brick begins to come into the market.

Official transactions for North river common brick during the last week with records covering the corresponding week last year follow:

1913.
Left Over, April 12—65.

	Arrived.	Sold.
Monday	6	2
Tuesday	7	5
Wednesday	10	8
Thursday	6	8
Friday	9	4
Saturday	7	11
Total	45	38

Condition of market, dull. Prices, Hudson river (basic), $7 to $7.25. Raritan river, $6.87½ to $7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage). Newark (yard), $8.25. Left over, April 12—65.

1912.
Left Over, April 13—54.

	Arrived	Sold.
Monday	12	8
Tuesday	17	17
Wednesday	1	7
Thursday	16	8
Friday	10	11
Saturday	14	6
Total	70	57

Condition of market, strengthening. Prices, Hudsons, $6.50 to $6.75. Raritans, $6.50 to $6.75. Left over, April 20—67.

Newark reported a little shortage in the supply of brick this week, although there had been no change in quotations of $8.25 per yard for ordinary run of brick. For select Hudson rivers the price ran a little higher. The general demand for brick was moderate.

STEEL FABRICATORS ACTIVE.

Local Interests Expect Subway Requirements to Fill Depletion Here.

SHOULD there be, for any reason, a depletion of steel orders during the next few months in this market, the steel requirements for the subway probably will make up for any possible shortage, according to views expressed by steel mill representatives this week. Fabricators supplying this market said this week that they were busy and that April shipments probably will exceed specifications booked. The lull that was reported during the last two weeks has given way to new orders and in the interim they have had an opportunity to catch up with some of their back orders.

Wire interests report a continuance of very satisfactory conditions, specifications being made in good volume and regularly. In the immediate vicinity of New York there is a falling away in building contracting of 25 per cent., as compared with this period last year, but in the West there is a slightly improved outlook; crop conditions are encouraging and are stimulating improvements.

The Record and Guide was asked this week regarding the possible effect the action of the steel companies in throwing much of their capacity into railroad bridge fabricating to take care of the demand for new bridges in the flooded districts will have on the building material situation. This cannot have any possible effect upon current business because most of the steel as used in buildings in this district during April and May has already been fabricated. There is a possibility, however, that building orders to be delivered in June and July may be subject to slight delay, but there is sufficient reserve capacity to take care of all requirements even should subway contracts develop between now and then. Prices are not expected to advance, but iron pipe may move up should certain conditions arise.

The wire trade, which experienced an unexpected advance of $1 a ton just before the floods, reports, the new prices much more generally upheld them heretofore. In sheet steel, shading of $1 a ton was reported in the heavier lines.

LATH GENERALLY HIGHER.

Prices of All Lumber Hold Firm Despite Light Demand.

THE lumber market showed the stiffest attitude of all departments in building materials this week. In Newark the price of spruce lath has advanced fifty cents a thousand. Here in New York the wholesalers report lath in scant supply with very few cargoes afloat. Strong prices will probably continue to rule for some time to come. Cargoes are being sold from $4.40 to $4.50 for good standard slab lath. Some shipments have moved at figures stronger than these. Spruce in general is strong. Random spruce is quoted at $22.50 for narrow and short up to $27 and $28 for large sizes.

The Penobscot River mills are already starting up, the largest plant on the river, that of the Eastern Manufacturing Company, having begun sawing on Monday, April 7, while all of the other mills on the river will be in full operation on or before May 1. Local commission houses are inclined to believe that if Eastern rivers hold to a good driving stage, bringing the logs now in the rivers down to the mill booms, there will be a fair average supply, even if the demand holds up to the high pressure of one year ago.

Hemlock is quoted at $24.50 base price for Pennsylvania stock at local points, and at these figures there appears to be no pressure to sell on the part of the mills and no special enthusiasm for buying on the part of the mills and no special enthusiasm for buying on the part of the yard men. They are not inclined to place round lot orders, preferring to wait until the exact relation between supply and demand defines just what the market is to be when the full tide of spring buying starts in. Very little hemlock is coming this way from the East by vessel, as the demand throughout New England for the past year has been sufficiently strong to keep all Northern and Eastern products at mill points well cleaned up.

North Carolina pine has passed through another month of strong demand and moderate production, so that the mills are still well oversold, particularly on rough stock. Shipments that had been delayed by scarcity of vessels are now coming forward freely, as the mills find no difficulty in securing an adequate supply of tonnage, as many of the small coasting vessels have come out of winter quarters and are seeking charter.

Long leaf yellow pine is moderately active, and the mills are showing some tendency to meet the views of buyers in the matter of price, and this may result in starting some shipments in this direction that would have come long ago but for the high range of prices prevailing, coupled with vessel rates that range from $1.50 to $2 per 1,000 above normal figures.

White pine is moderately active and very firm in the selling price, the box grades being particularly strong and in scant supply, both in the West and in Canada.

Plain and quartered oak, mahogany, good native birch, Western maple and wide poplar being most in the limelight, with Tennessee red gum perhaps making more progress toward general favor than any other class of stock.

Wholesalers kept the wires hot between this city and New Orleans this week to ascertain the volume of damage done by the breaking of the levee between Vicksburg and Greenville and the districts in Sharky and Isaquena counties. It is feared that all hardwood lumber mills in Washington and Warren counties were also damaged. No definite word was received regarding the extent of the lumber damage, but most of the districts in the lower Mississippi Valley had much hardwood lumber in pile, which, it was feared, has either floated off or has been soaked with water and mud. If this proves to be the case sharp advances in hardwoods may be expected.

BETTER INQUIRY FOR LIME.

Outlook for Plaster Market Considered Better.

THE general market for lime and plaster seems to be stronger in tone, prices being held firm. The diminished volume of new construction work during the first quarter now gives promise of little more strength, but whether this is temporary or an indication of increasing activity in this department none of the lime interests were prepared to say this week. Reports from the kilns are to the effect that about the same capacity used last year is being worked at present, but some agents here are inclined to look upon the future market with considerable optimism because of the splendid building movement in the West.

PORTLAND CEMENT EASY.

E. B. Goode, Jr., Takes Local Management for Lehigh Company.

CEMENT is easy and quotations are generally held firmly. The mill stocks are a little heavier than two months ago, owing to the temporary falling off in demand in New York and vicinity and the tie-up of freight following the recent floods did not help matters much in this particular.

One of the recent developments in the local distributing market was the appointment of E. B. Goode, Jr., as manager of the New York office of the Lehigh Portland Cement Company, of 261 Broadway, succeeding in that department H. A. Brocas, the well-known lime man, who, following the death of Hiram Snyder, temporarily assumed the sales management of both the Kelly Island Lime & Transport Company's and Lehigh Portland Cement Company's products in this territory. The development of both of these commodities under Mr. Brocas' management was so great as to make it impractical for him to continue the management of both departments, hence the elevation of Mr. Goode, who was formerly a salesman for the Lehigh Company. Mr. Brocas will continue to manage the New York office of the Kelly Island Lime & Transport Company, at 103 Park avenue, while the offices of the Lehigh Cement Company will be continued as heretofore in the Smith-Gray Building at Broadway and Warren street.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Apartment Houses Formed the Bulk of the Week's Dealing.

Our news columns show extensive dealing in apartment houses throughout the upper half of Manhattan this week. There were signs of approaching summer lethargy. The Bronx contributed a large corner property to the week's total of dealing. Brooklyn still continues active and private dwellings and two-family houses appear to be in good demand there. Staten Island was the scene of a large sale, a famous old hotel having been bought together with extensive riparian rights on the harbor.

The total number of sales in Manhattan this week was 40.

The number of sales south of 59th street was 13 against 14 last week and 21 a year ago.

The sales north of 59th street aggregated 27 compared with 18 last week and 23 a year ago.

From The Bronx, 17 sales at private contract were reported, against 13 last week and 26 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $900,230, compared with $1,445,765 last week, making a total since January 1 of $1,926,772. The figure for the corresponding week last year was $1,926,772, making the total since January 1, 1912, $16,800,438.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

MADISON ST.—The Lawyers Mortgage Co. sold through Chas. Wolinsky and Jos. Roberts to Sigmund Levine 352 Madison st, a 5-sty tenement house, on a lot 23.6x94.11, near Scammell st.

MERCER ST.—Lewis Freedman sold 79 Mercer st, a 6-sty loft building, on a lot 24.10x100, between Broome and Spring sts.

PEARL ST.—Michael Bacci bought through Nicholas F. Walsh and A. H. Matthews from the estate of John Matthews 451 to 455 Pearl st, old 3-sty buildings, on a plot 38x87x79x37, in the west side of the street, 17.8 ft north of William st. Extensive alterations will be made to the property by the new owner.

10TH ST.—J. Adler sold through David Chenken to David Greenberg 207 East 10th st, a 3-sty dwelling, on a lot 25x94.10, 125 ft east of 2d av. The buyer has resold.

10TH ST.—Douglas Robinson, Chas. S. Brown Co., in conjunction with E. H. Ludlow & Co., sold for the estate of Francis M. Bacon 20 and 22 West 10th st, a 4-sty dwelling, on a plot 42x100.

18TH ST.—John Peters sold for Margaret Meyer to Bernard W. Kelly, 304 East 18th st, a 3-sty and basement dwelling on a lot 22x78.

34TH ST.—Dr. Geo. S. Youngling sold through Geo. B. Corsa to Dr. Robt. S. Bickley 455 West 34th st, a 3-sty and basement dwelling, on a lot 20.10x98.9. The buyer has been the tenant of the house.

37TH ST.—The estate of Saul J. Levey sold 52 West 37th st, a 4-sty and basement brownstone front dwelling, on a lot 21.6x98.9. The buyer is a well-known physician. Last November the property was bought, at auction, by Henry Moeller, a party in interest, for $66,000.

43D ST.—The Faile estate sold to an operator, who resold to Mrs. Mary L. Willoughby, of Boston, 106 West 43d st, an old 3-sty dwelling, on a lot 22.6x100.5. The buyer will reimprove the site with a 6-sty bachelor apartment house. Adjoining is the Elks Club house and abutting is Childs' restaurant in 42d st. John Durand was the broker.

47TH ST.—The estate of Harriet Hayden sold through Pease & Elliman to Henry G Trevor 5 East 47th st a 4-sty and basement dwelling on a lot 25x100.5, 150 ft east of 5th av. The buyer will remodel the structure into a 6-sty business building with store.

53D ST.—Mrs. Florence C. Eno Graves sold through Douglas Robinson, Chas. S. Brown Co. to Henry F. Shoemaker 21 West 53d st, a 5-sty dwelling, on a lot 23x100.5, in the north side of the street. The buyer owns and occupies 26, opposite. E. S. Willard & Co. represented the buyer.

58TH ST.—Chas. P. Barkley sold to Alex. Smith Cochran, of Yonkers, N. Y., the 4-sty dwelling, on a lot 20x100.5 at 23 West 58th st, between 5th and 6th avs. Mr. Smith owns 24 to 28 West 59th st, the old Alhambra apartment house, abutting.

10TH AV.—Louis W. Mayer sold through David Vogel 368 10th av, at the northeast corner of 31st st, a 3-sty tenement house with stores, on a lot 24.8x60.

Manhattan—North of 59th Street.

HAMILTON PL.—The Braude-Papae Co. sold to the Domain Realty Co. the vacant plot, 81.4x66.5x irregular, in the south side of Hamilton pl, 135.8 ft east of Broadway. The buyer will improve the plot with a store, loft and office building and a moving picture theatre. The property faces the 137th st subway station.

62D ST.—Margaret Boylan sold through the Duross Co. 159 West 62d st, a 5-sty tenement house, on a lot 25x100.5, between Columbus and Amsterdam avs.

69TH ST.—Samuel D. Hollis sold through Pease & Elliman 105 West 69th st, a 4-sty and basement dwelling, on a lot 19x100.5, 43 ft. west of Columbus av.

70TH ST.—Jos. F. A. O'Donnell bought through Adolf Cohn from Virginia Danziger and Moses J. Sneudaira 320 to 326 East 70th st, four 4-sty tenement houses with stores, on a plot 100x100.5, between 1st and 2d avs.

71ST ST.—Jos. Paterno sold for the owners to the Campagna Construction Co. 230, 232 and 234 West 71st st, three 3-sty and basement brownstone front dwellings, on a plot 60x100.5. The sellers were respectively Rebecca M. Laidlaw, Mary L. Seyd and J. W. Westerfield. The purchasing company has recently completed an apartment house opposite the site just bought.

72D ST.—Earle & Calhoun sold for Mrs. Lucy A. Ledwith 248 West 72d st, a 4-sty and basement dwelling on a lot 20x102.2, between Broadway and West End av.

83D ST.—John Bolton Simpson sold 117 East 83d st, a 3-sty brick building on a lot 25x102.2. The seller had owned the property since 1900.

89TH ST.—George Baker and Arnstein & Levy, acting as the Excelsior Holding Co., bought through Geo. Ranger from Laura Heilner 311 West 89th st, a 3-sty and basement dwelling, on a lot 20x100.8. This property will be added to the plot at 313 to 317 West 89th st, which is owned by the buyers. They now control a plot 80x100.8, between West End av and Riverside drive. The buyers will probably erect on the combined site a 12-sty apartment house.

93D ST.—O'Reilly & Dahn sold for Charlotte Rosekrans to Ennis & Sinnott 159 East 93d st, a 3-sty and basement dwelling, on a lot 14x61.5, 36 ft east of Lexington av.

94TH ST.—Rudolph J. Schaefer sold 9 East 94th st, a 4-sty and basement dwelling, on a lot 20x100.8, 190 ft. east of 5th av.

95TH ST.—Frederick Zittel & Sons sold for Maria L. James to Wm. Colgate 164 West 95th st, a 3-sty dwelling, on a lot 17x100.8. The buyer also owns 158 to 162, adjoining, and he now holds a plot 68x100.8.

120TH ST.—Mrs. Ada Sultan sold 110 West 120th st, a 3-sty dwelling, on a lot 18.10x100.

133D ST.—Chas. R. Protze sold through J. B. Wood to L. Laing 119 West 133d st, a 5-sty flat, on a lot 19x85x99.11.

145TH ST.—Clover Construction Co. sold through Hayden & Co., 346 and 348 West 145th st, two 3-sty dwellings, on a plot 32.5x106x irregular, between Edgecombe and St. Nicholas avs. Alterations will be made to the property. Stores will be installed and a moving picture theatre will be made in the rear with a seating capacity for 300 persons.

160TH ST.—Jerome C. Geiger, in conjunction with L. T. Alton, sold for Lowenfeld & Prager 547 and 549 West 160th st, a 6-sty apartment house, on a plot 44x100.

178TH ST.—Chas. Meisel sold 659 West 178th st a 3-sty and basement dwelling, on a lot 12.6x100, between Broadway and Wadsworth av.

183D ST.—Mrs. Alice Eaton sold to John Katzman the vacant plot 170x74.11, in the north side of 183d st 100 ft west of Amsterdam av. The buyer will improve the plot with two apartment houses. The plot is part of the old farm that was purchased by Mrs. Eaton's father more than 60 years ago, and this is the first sale of the property since that time. Mrs. Eaton still owns both the adjoining corner of Amsterdam and Audubon avs, each a plot 100x74.11.

BRADHURST AV.—The estate of Patrick Skelly sold to Lowenfeld & Prager the northeast corner of Bradhurst av and 149th st, a vacant plot 50x100. Forming part of the same sale was the southeast corner of Washington av and 165th st, Bronx, a plot 96x96. The buyers gave in payment 391 and 393 Central Park West, at the north corner of 99th st, two 6-sty apartment houses, on a plot 78x100.

BROADWAY.—The Sutherland Realty Co. sold through Wm. A. Darling & Son to the Maze Realty Co. the southeast corner of Broadway

and Arden st, a plot of about 8 lots, fronting 87 ft. on Broadway and 245 ft. in Arden st and irregular in the rear. The plot will be improved by the purchasing company.

BROADWAY.—Michael J. Dowd sold to a builder the vacant plot 50x151 on the east side of Broadway, 100 ft west of Academy st.

FORT WASHINGTON AV.—Sinbar Realty Co., Nathan Wilson, president, sold to Irving Judis the northwest corner of Fort Washington av and 161st st, a vacant plot 100x100, which the buyer will improve with a large apartment house.

LENOX AV.—Louis Lese and others sold to Sidney Samuels the plot, 50x85, on the east side of Lenox av, 24.11 ft. south of 143d st. The buyer owns the adjoining southeast corner of 143d st, a 1-sty theatre which he recently bought in foreclosure proceedings. He now controls a total plot of 75x85.

PARK AV.—The Fullerton-Weaver Co. sold to the 960 Park Avenue Co. the new 13-sty apartment house at 960 Park av, northwest corner of 82d st, on a plot 102.2x115. The purchasing company was incorporated for the purpose and consists of Robt. B. Knowles, W. V. A. Kemp and Almora Meikeljohn.

PARK AV.—Frederick Danneman sold to the Markwin Realty Co., of which Frederick W. Marks is president, 1128 and 1130 Park av, two 5-sty apartment houses, on a plot 50.2x82.2. John J. Kavanagh was the broker. The properties are between 90th and 91st sts.

RIVERSIDE DRIVE.—Silverson & London Construction Co. sold to Alfonse Montant 552 Riverside drive, overlooking the Hudson River at the upper end of the drive, a 6-sty apartment house, with a front of 75 ft., with a rear line of 92.9 ft., a depth of 141.11 ft. on one side and 174.4 ft. on the other.

VERMILYEA AV.—Minturn Post Collins and Francis J. McLaughlin sold to John Katzman the vacant plot, 100x100, at the southeast corner of Vermilyea av and 204th st. The buyer will erect on the plot two 5-sty apartment houses.

10TH AV.—J. Allen Townsend sold to Michael Dowd the northeast corner of 10th av and 206th st, a vacant plot 100x100. The buyer gave, in payment, the vacant plot 50x151, on the east side of Broadway, 100 ft north of Academy st, which was recently reported as sold.

Bronx.

MINFORD PL.—Arnold, Byrne & Baumann, in conjunction with B. Morris sold for Geo. F. Johnson & Sons to Lowenfeld & Prager 1558 and 1562 Minford pl, two 5-sty flats, on a plot 87x100, 275 ft north of 172d st. The buyers gave in part payment 1111 Intervale av, a vacant lot.

MINFORD PL.—Arnold, Byrne & Baumann resold for Geo. F. Johnson 1551 to 1557 Minford pl, two 5-sty apartment houses, each on a plot 37.6x100; also the southeast corner of Minford pl and 173d st, a 5-sty apartment house, on a plot 33x100.

167TH ST.—The Cioffi Co. sold through A. Blumenthal to the Keats Co., 826 East 167th st, a 5-sty apartment house on a plot 40x100.

180TH ST.—Kovacs Construction Co. sold the 1-sty store building, covering the block front, 154.3x70.10x irregular, in the north side of 180th st, between Hughes and Belmont avs. The buyer, whose name is Levy, gave in part payment the southeast corner of Concord av and 151st st, a plot 173.6x94.

BOSTON RD.—Wm. H. Booth sold through John A. Steinmetz to the Land Realty Co. the southwest corner of Boston rd and East 181st st, a plot 114x125. The property has been in the Booth family for more than 80 years. The buyer will improve the plot with a store building.

BROOK AV.—Katcher Realty Co. sold through S. Cowen the Nicolet Theatre, on a plot 31x100, on the east side of Brook av, 50 ft south of St. Paul's pl.

BRYANT AV.—S. Cowen sold for L. Davis the plot, 50x100, on the east side of Bryant av, 225 ft north of Lafayette av, to a builder, for immediate improvement.

COURTLANDT AV.—Kurz & Uren sold for the Benenson Realty Co. to Morton Green 790 and 792 Courtlandt av, two 3-sty flats, with stores, on a plot 50x91.

JACKSON AV.—Frank D. Wagner sold 751 Jackson av a 5-sty flat, on a lot 25x77.

MANIDA ST.—Alex. Selkin sold for R. Salvesen 725A Manida st, a 2-family house, on a lot 15x77.

PARKER AV.—John A. Hallet sold through John A. Steinmetz lot 28, size 25x100, on Parker av, St. Raymond Park, to Geo. Barthold.

SOUTHERN BOULEVARD.—Jas. T. Meehan sold to Adolph and Henry Bloch the northwest corner of Southern Boulevard and 180th st, a 1-sty store, on a plot 118x112.6.

SOUTHERN BOULEVARD.—Terrence Smith sold through Jos. Bergmann to the Lederer Construction Co. the vacant plot, 75x100, on the east side of Southern Boulevard, 125 ft. south of Jennings st. The buyer will improve the plot with two 5-sty apartment houses.

WESTCHESTER AV.—Helen S. Leube sold for the Regent Realty Co. the vacant plot 161.8x from 50 to 98 ft in depth, on the west side of Westchester av, between Edison and Hobart avs. The plot will be improved with "taxpayers" for business purposes. The same broker sold for the Regent Realty Co. a plot fronting 32 ft on Westchester av, running through to and fronting 25 ft on Edison av, with a depth of 75 ft on one side of the plot and a depth of 95 ft on the other.

3D AV.—Lewis Spencer Morris bought through J. Clarence Davies from Benj F Gilbert, 4223 to 4233 3d av, 2-sty "Taxpayers," on a plot 104.12x113.8x irregular. The property is on the west side of the avenue, 102.10 ft north of Tremont av.

3D AV.—W. E. & W. I. Brown, in conjunction with Mooyer & Marston, sold for Mrs. M. A. Irwin the southwest corner of 3d av and 179th st, a plot 91.6x90.7.

3D AV.—J. Clarence Davies, in conjunction with Douglas Robinson, Chas. S. Brown Co., sold for B. F. Gilber 4223 to 4233 3d av, a 2-sty "taxpayer," on a plot 104x112, just north of 177th st.

Brooklyn.

DAHLGREN PL.—John Singlehurst sold for a client the 2-sty frame dwelling, on a plot 32x irregular, in the east side of Dahlgren pl, 318 ft north of Fort Hill pl, Bay Ridge.

FULTON ST.—Thos. Hovenden, of the Chauncey Real Estate Co., sold to the Stuyvesant-Fulton Co. the vacant plot, 175x100, in the south side of Fulton st, 250 ft. east of Schenectady av. A moving picture theatre will be built on the plot.

SENATOR ST.—The Eltoma Realty Co. sold through John Singlehurst the vacant plot, 40x100, in the north side of Senator st, 339 ft west of 3d av.

6TH ST.—Jerome Property Corporation sold for the estate of Caroline Feser 366 6th st, a 2-sty and basement dwelling.

EAST 14TH ST.—John S. Roberts sold for Fred R. Davis, 1957 East 14th st, a detached frame dwelling, on plot 35x100, to Mrs. Ann E. Hunt, who gave in exchange her farm at Lakewood, N. J.

EAST 22D ST.—Geo. M. Smith Co. sold for Warnock Bros. to G. F. Ridgway, for occupancy, the detached stucco dwelling, on a plot 40x100, in the east side of East 22d st, south of Av J.

EAST 23D ST.—Mrs. Gertrude H. Keyes sold through the Geo. M. Smith Co. to S. A. Beach 1026 East 23d st, a detached frame dwelling, on a plot 50x100.

EAST 23D ST.—S. A. Becker sold the Geo. M. Smith Co. to Earl M. Farrington 868 East 23d st, a frame detached 2-family house, on a plot 40x100.

39TH ST.—John F. Burke sold for B. C. Amroyd the plot, 50x100, in the south side of 39th st, 50 ft. west of 6th av.

57TH ST.—Frank A. Seaver sold for C. Hayes 257 57th st, a frame dwelling.

87TH ST.—John Singlehurst sold for Mrs. Josephine Lowe the lot, 20x100, in the north side of 87th st, 80 ft east of 4th av; also for Willmer Gauntt the lot, 20x100, in the north side of 87th st, 100 ft east of 4th av.

87TH ST.—Michael Cooper sold through Malcolm McKinnon Jr. the vacant plot, 40x100, in the north side of 87th st, 120 ft east of 4th av.

88TH ST.—Malcolm McKinnon Jr. sold for Henry Thornley the dwelling, on a plot 22.6x115, in the north side of 88th st, 655 ft east of Fort Hamilton Parkway.

93D ST.—John Singlehurst sold for John Whitely the lot, 25x109, in the north side of 93d st, 159 ft east of 3d av.

BEDFORD AV.—The estate of Henry B. Scholes sold through Jas. B. Fisher to Dr. Andrew W. Lawrence 599 Bedford av, at the northeast corner of Hooper st, a 3-sty and basement brownstone dwelling, on a lot 23x103. The buyer will occupy the property. Dr. Lawrence, last week, sold his home at 558 Bedford av, at the southwest corner of Ross st.

OCEAN AV.—Wood, Harmon & Co. sold to a builder the southwest corner of Ocean av. and Cortelyou rd, Flatbush, a vacant plot of 8 lots. Three apartment houses will be erected on the plot.

MARCY AV.—The Smith estate sold to Jacob Siras the northwest corner of Marcy av and South 9th st, a vacant plot 56x64. The buyer will improve the plot with an apartment house. The Smith estate had owned the property for 20 years.

THROOP AV.—The Realty Associates sold to M. Kaplan 505 to 523 Throop av, ten 4-sty brick flats, on a plot 200x100, forming the east block front between Putnam and Jefferson avs. The buyer gave property in Canarsie in part payment

5TH AV.—Tutino & Cerny, sold for I. Gobus 5410 5th av, a 3-sty brick building with store, on lot 20.11x100.

FLATBUSH GARDENS.—Wood, Harmon & Co. sold at Flatbush Gardens, one lot on Kimball av, near Av Q, to Mary J. Dicks; one lot in Hendrickson st, near Av Q, to Miss Bertha Ashlee; two lots at the corner of Kimball av and Av Q to Arthur N. Cote; one lot on Av P, near Hendrickson st, to Ludger Gauvin, and one lot in East 52d st, near Church av, to Mrs. Grace I. Ludke. At Midwood Manor West, two lots in East 4th st, near Bay Parkway, to George L. Carney.

Queens.

RICHMOND HILL.—Frank J. Magerle sold for Henry Herrmann the 3-sty flat with store at 2709 Jamaica av, Richmond Hill. The property is between Greenwood av and Welling st.

Richmond.

STAPLETON.—Louise Lechnert sold through Cornelius G. Kolff to Leah Clark a plot, 50x100, on the west side of Catlin av, near Cebra av, Stapleton, Staten Island.

NEW DORP.—J. Sterling Drake sold for the Riverhead Savings Bank to E. Munger the extensive hotel property known as the New Dorp Beach Hotel, comprising 15 acres of upland, with groves, baseball grounds, etc., 15 acres of riparian rights on the lower New York bay or ocean edge, 400 ft of beach frontage and over 1,600 ft of frontage on Cedar Grove av and Marine Way; the hotel building, a concrete structure; a steamboat pier, extending 1,200 ft into the bay; dancing pavilions, field dining rooms, bowling alleys and a frame hotel fronting on Cedar av, all at New Dorp, Staten Island. This is the original south shore hotel of Staten Island and was erected by the late Alphonse Peteler 40 years ago. There is a fine grove of cedar and elm trees on the property and it is

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YES, YOU COULD CONDUCT YOUR REAL ESTATE OR BUILDING BUSINESS WITHOUT THE RECORD AND GUIDE, LIKEWISE YOU MIGHT BE ABLE TO GET ALONG WITHOUT A TELEPHONE —BUT IN EITHER CASE IT WOULD BE MIGHTY HARD SLEDDING.

from these that the government named Elm Tree Inn, just north of the hotel. There is an option on the property. The new owner has taken possession.

Near-By Cities.

JERSEY CITY, N. J.—Charles L. Cost sold for the Claremont Presbyterian Church to Samuel Berkowitz a 2-sty frame church building on a plot 50x100 on the south side of Claremont av, near Grand av, Jersey City; also for Catharine Fitzgerald to George W. Flaacke 154 Vroom st, Jersey City, four dwellings on a plot 40x100.

JERSEY CITY, N. J.—A. W. Robertson sold through Samuel T. Fairbanks to Henry J. Russell 22 Monticello av, Jersey City, a 3-sty dwelling, on a lot 18x100.

NEWARK, N. J.—Louis Schlesinger sold for Lilla M. Flournoy to Mary L. Kingston 100 Treacy av, Newark, a frame dwelling; for Peter T. Wood to Fannie Chance 55 Spring st, Newark, a 2-family house.

SUMMIT, N. J.—J. O. Prescott sold to Edwin J. Gardiner 45 Mountain av, Summit, a dwelling.

Rural and Suburban.

BAY SHORE, L. I.—John M. Howells sold through John R. Strong to J. H. Lester a plot of 2½ acres on Penataquit av, Bay Shore. This is one of the fashionable summer residence avs of the place.

BAY SHORE, L. I.—The T. B. Ackerson Co. sold, at Brightwaters, Bay Shore, to Hattie A. Litha a semi bungalow, on a plot 100x155, on the north side of Hiawathe drive, 100 ft. west of Peters boulevard; and to David J. O'Connell a bungalow, on a plot 70x140, on the east side of Pine Acres boulevard, 200 ft. north of Howells rd.

COLD SPRING HARBOR, L. I.—Pease & Elliman sold for a client to Francis M. Weld, of Manhattan, a tract of 17 acres at Cold Spring Harbor, with an extensive frontage on the harbor.

EAST ORANGE, N. J.—Westervelt Real Estate Co. sold for E. E. Clapp to Clara B. Fowler the apartment house at 69 Carnegie av, East Orange; also for a client the dwelling at 12 Hawthorne av, East Orange.

EAST ORANGE, N. J.—Stiger & Taylor sold for the estate of Harriet J. Boyce the plot at the northeast corner of Grove and William sts, East Orange. A modern apartment house will be erected on the plot.

FARMINGDALE, N. J.—Wm. R. Moore sold for a client to Ernest Gehlet the Central Hotel, with 150 acres, at Farmingdale, on the road leading to Lakewood.

FLORAL PARK, L. I.—The Windsor Land and Improvement Co. sold, at Floral Park, a plot 40x100 and one 20x100, to W. Wissell, and to H. E. Murphy a plot 60x100, on Plainfield av; to J. C. MacDevitt a plot 60x100, on Tulip av, and a plot 100x162 at Belmont st and Floral Parkway; to J. Rosenthal and F. G. Goldsack each a plot 60x100 on Tulip av; to M. J. Corley a plot 45x100, on Childs av; to M. Gleeson a plot 50x100 on Geranium av; to A. Murphy a plot 46x107, on Rose av; to K. Sheridan a plot 40x100 in Mignonette st; to L. Witmann a plot 40x100, on Daisy av; to J. Brutzos a plot 40x100, on Primrose av; to P. McDade a plot 60x100, at Tulip av and Birch st; to E. Harvey a plot 60x100, on Belmont av; to H. Weinberg a plot 40x100, in Aspen st.

GREAT NECK, L. I.—Rickert Finlay Realty Co. sold, at Kensington, Great Neck, to B. F. Wallace, of Manhattan, a plot fronting 100 ft. on the north side of Arleigh rd, 106 ft. west of East drive.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to William F. Hyde, of Manhattan, a plot with 101 ft. frontage on the north side of Nassau rd, 225 ft. west of Park rd, Kensington, Great Neck.

HEMPSTEAD, L. I.—Windsor Land & Improvement Co. sold, at Hempstead, to N. Delaney and M. Fay each a plot 40x100, in Miller st; to W. Powers, J. Orna and D. Lawlor each a plot 40x100, in Bernhard st; to J. Moran a plot 40x100, in Lawson st; to J. Barry a plot 40x100, in Emery st; to S. McGarry a plot 40x100, on Oceanside av.

HEWLETT, L. I.—The Hewlett Bay Co. sold through Payson McLane Morrill to John C. Greenleaf an acre of land on the north side of Meadow View av, Hewlett. The buyer will erect a home for himself on the property.

MT. VERNON, N. Y.—Elmer A. Walsh sold to a buyer, for occupancy, 513 Gramatan av, southeast corner of Ridgway st, Mount Vernon, a 2½-sty dwelling, on a plot 95x140.

MUNCIE ISLAND, L. I.—The Town and Country Estates sold to Edward J. Drake, of the Mutual Life Insurance Co., a building plot on Winnebago av; to Rudolph O. Haubold a building plot on Algonquin av; to Dr. Samuel C. G. Watkins, of Montclair, N. J., a building plot on Seneca av, and to Dr. Jasper J. Garmany a building plot on Towanco av, facing Great South Bay, all on Muncie Island, off Babylon.

OCEANSIDE, L. I.—Windsor Land and Improvement Co. sold, at Oceanside, to V. Bodeker, P. Schuerman, M. Oehler and A. Luhmann each a plot 40x100, on Yost Parkway; to W. E. Mann, F. Boyle, A. T. Stippel and R. H. Meyer each a plot 40x100, on Perkins av; to M. J. Bockstahler a plot 40x104, on Lincoln av; to G. Laichinger a plot 120x100, on Hallman av; to E. and N. Von Bargen a plot 20x106, on Bayside av; to H. W. Brewer a plot 40x100, on Hoke av; to G. and V. Bleck a plot 60x100, on Ebert av.

SCARSDALE, N. Y.—Fish & Marvin, in conjunction with C. B. Griffen, sold for F. B Parker to Robertson Honey a parcel of 2 acres, adjoining the holdings of the latter on Cambridge rd, The Grange, at Scarsdale. The same brokers sold for Mrs. Helen Adams to the Scarsdale Estates a tract of about 4 acres southeast of the station, at Scarsdale.

TENAFLY, N. J.—Wm. S. Hine sold to W. E. Brower, of Manhattan, the country estate known as the Huyler place, at Tenafly, comprising 6 acres, dwelling and outbuildings, fronting on Madison av. The buyer will remodel the dwelling.

VALLEY STREAM, L. I.—Windsor Land and Improvement Co. sold, at Valley Stream, to M. J. Buckley, a plot 40x100, on Fairview av; to M. Hasselbusch a plot 100x110, at Euclid st and Rockaway Parkway; to K. Dillon a plot 40x100, in Berry st; to J. Cahill a plot 60x110, on Rockaway Parkway; to P. McConnell a plot 40x105, at Maujer and Cottage Parkway; to P Malloy a plot 40x100, on Morris Parkway; to E. McGill a plot 40x100, in Comber st; to M. J. Priester a plot 60x105, on Beverly Parkway; to C. Moberg a plot 40x100, in Chester st; to P. Wenger a plot 40x108, on Elmond av.

YONKERS, N. Y.—Leroy Coventry sold for Carrina de S. S. Benjamin 70 Morsemere av, Yonkers, a dwelling.

LEASES.

Manhattan.

THE CROSS & BROWN CO. leased for John C. Reavis to the Peerless Rental Service, of 146 West 50th st, the building at 350 West 50th st, and for W. A. Pond to "McBride" the parlor store in 18 West 37th st, for a term of years.

THE DUROSS CO. leased the northwest corner of 8th av and 146th st for Eliza T. Wray to George B. Gardner; also the stores, 70 7th av to the Wolmark Chemical Co., of 70 7th av, and the store, 152 West 14th st to Arthur D. Barton.

THE DUROSS CO. leased for Michael F. Farley the store in 156 11th av; also the store in 86 7th av to George Peter.

FREDERICK FOX & CO. leased for the Havemeyer Real Estate Co. the entire 6-sty building at 112 and 114 Prince st. The lessees are James Thompson & Co., who for the past 75 years have been located at 16 Greene st. The lease is for a long term of years.

THE GROSS & GROSS CO. leased the building at 193 William st for a term of ten years at an aggregate rental of about $100,000 to the Fletcher Stanley Co., of 32 Frankfort st; the store and basement in 133 Maiden lane for a term of years to Charles Amen; the 2d floor front in 182 Broadway, corner John st, for a term of years at an aggregate rental of $100,000, to Ludwig Nissen & Co., of 182 Broadway; the store in 182 Broadway for a term of years at aggregate rental of about $300,000 to H. A. Groen, of 52 Nassau st; also with William C. Walker's Sons, to Kathryn Condit, the store in 25 Maiden lane for term of years at aggregate rental of about $30,000; to Emile Silverman, the store and basement in 172 Amsterdam av, for a term of years; to Henry Schroeder, office in 80 Maiden lane, for a term of years at an aggregate rental of $5,000; also with Horace S. Ely & Co., the store and basement in 83 Maiden lane, to Zigmund Feichman; to the Macey Dohme Co., of 343 Broadway, the top loft in 80 White st; to Isaac Treuhold, the 3d loft in 179 Broadway; to Stephen H. Keating, of 34 Nassau st, an office in 80 Maiden lane; to Geiger & Bauer, of 182 Broadway, the top floor of 182 Broadway, for a term of years at an agregate rental of about $10,000; to Manhasseh Levy & Co., office in 182 Broadway; to Marcus Goldsmith office in 170 Broadway; to Lamont & Co., space in 65 Nassau st, and to Herman A. Groen space in 180 Broadway.

EDWARD J. HOGAN leased to the Chicago & Alton Railroad Co. for a term of years part of the 13th floor of the Woolworth building for their freight traffic department.

JOHN J. KAVANAGH leased for H. W. & B. W. Vogel his house at 73 East 80th st, a 4-sty dwelling on lot 20x82.2, for a term of years.

SAMUEL H. MARTIN leased for the Society of the Immaculate Conception the 4-sty dwelling 140 West 65th st to D. P. Saltzman.

WILLIAM R. MOORE leased the store and basement in 805 6th av for a term of years to the Charter Oak Lunch Co.

J. P. & E. J. MURRAY rented the dwelling at 1806 Lexington av for C. E. Hutchison to Isidore Sacks for a term of years.

THE CHARLES F. NOYES CO. leased a suite of offices in the Smith-Gray building to John Santora; offices in the Hilliard building to the Zurich General Accident & Liability Insurance Co.; in 45 William st to Franklin E. Smith; in the Hanover building, 130-132 Pearl st, to Charles A. Friedrich; in 37 Liberty st to Willis B. Ehlers, and in 189-91 Franklin st to James F. Wilkenson.

THE CHARLES F. NOYES CO. leased a floor in 113-115 Spring st to Schneider & Friedman, of 19 Eldridge st; a lot in 221 Pearl st to the Perfect Window Regulator Co., of 43 Exchange pl; a floor in 61 Ann st to Amundsen & Lally, and a loft in 131 and 135 Prince st to the Reinecke-Domovsky Co.; also space in 21 and 23 Ann st to Edward Schmelter.

PEASE & ELLIMAN leased 8 West 9th st, a 3-sty private house for the Securities Co. of Maine, to Charles Sheldon; also 159 East 64th st for Mrs. Henrietta Hirschfield to Miss Louise Townsend.

L. J. PHILLIPS & CO. leased the following private houses: 257 West 74th st to Dr. E. E. Williams; 74 West 68th st to Alfred M. Bernon; 114 West 116th st to the American Business Institute; 30 West 82d st to Milton Lewitter and 140 East 72d st to a Dr. Graham; also the following apartments: in 2 West 86th st to Lieutenant H. D. Walter; in 119 West 71st st to F. M. Lake, and in 521 West End av to Julian S. Hess.

PEASE & ELLIMAN leased for Halsey & Flint a parlor store at the southeast corner of Madison av and 48th st for a term of years and to John Fitzgibbon the 3d loft in the Dempsey & Carroll building at 431 5th av.

PEASE & ELLIMAN leased the store in 50 West 46th st to Mrs. Tessie Heine for a term of years; apartment in 71 East 92d st to Mrs. Lena Plout; and an apartment in 510 Park av to Miss Amy Ellis.

JOHN N. GOLDING leased in 44 and 46 Cedar st offices to A. W. Booraem, of 50 Pine st; H. A. L. Sand, of 50 Pine st; E. S. Bownson; Ferdinand I. Haber, of 30 Broad st; Riegelman & Bach, of 141 Broadway; L. T. Fetzer; William H. Shack; Reuben S. Baldwin, of 320 Broadway; Louis C. Tetard, of 30 Pine st; Garvin, Palmer & Searles, and Maurice Delavante; also in 141 Broadway offices to Blau & Zalkin, J. Charles Weschler, of 135 Broadway; Walter T. Kohn, of 309 Broadway, and Kremer & Leavitt, of 302 Broadway.

GOODWIN & GOODWIN leased to a client for the Thorn Realty Co., Max Thorn, president, for a long term of years at a rental aggregating about $50,000 a 5-sty apartment house at 215 and 217 West 108th st on a plot 50x100; also 210 West 109th st, a 5-sty apartment house on plot 40x100.

SPACE HAS BEEN LEASED in the new 20-sty building at Madison av and 42d st to the following firms: The North American Publicity Co., of 154 Nassau st; the Princeton Construction Co., of 220 Broadway; Nicholson & Son; McIntyre & Foster; the Richard L. Walsh Co., of 100 William st; Harry Baer, of 115 Broadway; Matthew McNaughton, of 949 Broadway; John Walters, of 200 5th av; the Permutit Co., of 20 Beaver st; the Hartsdale Estates; the Rapid Transit Subway Construction Co., of 165 Broadway; the Rapp Construction Co.; the Queensboro Corporation, of 366 5th av, and the American & British Mfg. Co., of 165 Broadway.

THE ROSE & PEIXOTTO CORPORATION leased space in the Masonic Temple Building for the Charles F. Noyes Co. to George Beinert.

LOUIS C. SCHLIEP leased space in the factory at 4th and Lewis sts to Isaac Goldfarb.

D. H. SCULLY & CO. leased 114 East 127th st to George Alberts; 62 West 126th st to Mrs. A. Reynolds; 18 East 126th st to R. D. Lord; 85 East 116th st to S. Mendoza, and 9 West 128th st to W. Burghardt; also stores in 117 and 119 West 116th st to Francis Clarice, a milliner; in 1441 5th av to S. Calamaro; in 61½ East 125th st to C. Zodda, subletting a portion to Max Schwartz; also 107 West 125th st to M. Teitelbaum; the 2d floor store in 52 East 125th st to Dr. Austin; the same in 57 East 125th st to F. Bangerter, and the 3d floor in 59 East 125th st to Yung's Employment Agency.

SLAWSON & HOBBS rented for A. W. Rossiter the 4-sty dwelling 255 West 72d st to J. A. Burke.

MALCOLM E. SMITH leased offices in the Cameron building to the Standard Asphalt & Rubber Co., William K. Fertig, of 17 Madison av, Crawley Co. and Jeannie Clark.

S. STEINGUT & SON leased for the Minsker Realty Co. for a term of years the southeast corner of 2d av and 1st st to the Rose Amusement Co. The Minsker company will erect a moving picture theatre for the lessee, for occupation by August 15, at a cost of about $100,000.

THE U. S. REALTY & IMPROVEMENT CO. leased to H. Content & Co., of 74 Broadway, stock brokers, the rear of the 6th floor in 111 Broadway. This is the fifth large financial house to cross from the east side of Broadway to the Trinity and U. S. Realty Buildings, including Kuhn, Edey & Co., J. W. Davis & Co. and Farson, Son & Co., all members of the New York Stock Exchange; also A. H. Bickmore & Co., bankers, formerly of 30 Pine st.

A. VON OSTERMANN leased a suite of offices in the Emmet Building on the 14th floor to Aaron Smith & Bro., formerly of 79 5th av.

THE H. M. WEILL CO. leased the loft in 128 West 36th st for I. J. Roe to the Salvation Army; the store in 203 West 34th st for Joseph Kantor to Louis V. Lake & Son, Inc., of 610 6th av, and the 4-sty building at 152 West 37th st for the Max Cohen Realty Co. to Philip Levey.

WILLIAM A. WHITE & SONS leased for a term of years for Charles C. Nadal the 5-sty building, 164 William st. After the extensive alterations which are being made to the building from plans of Frederick Putnam Platt, the architect, it will be occupied by Clark & Gibby, Inc., of 84 Fulton st. The same brokers have leased for August Klipstein the store and basement in 120 Pearl st to Snows Fountain, Inc.

WILLIAM H. WHITING & CO. leased 33 Park Row for years occupied by Dolan's restaurant, to James A. Thompson, of Chicago, by Francis Hustace, of Montclair, who bought the parcel last January for $100,000 from the Lorillard Spencer estate. The site measures 23 x85.11x25x73.3. The lessee, who will operate a restaurant on the property, has agreed to pay $250,000 ground rent during the term of the lease, which runs for 60 years.

THE DUROSS CO. leased the 2d loft in 506 Broome st for the Valleau Mfg. Co. to Charles I. Greenberg for a term of years.

M. & L. HESS leased for the Krowyen Realty Co., 4 floors containing 40,000 sq. ft., in 48-52 East 21st st, running through to, and including 49 East 20th st, to L. F. Dommerich & Co., wholesale commission merchants and bankers. This firm is located at the northwest corner of 20th st and 4th av, where they occupy the entire 12-sty and basement building, having a floor area of 150,000 sq. ft., of which they took possession Feburary 1st last, since which time the increase of business has necessitated their leasing additional space. The lease above mentioned is for a term of years.

PEASE & ELLIMAN leased the 5-sty American basement at 893 Park av for Mrs. Mary M. Weir to Ashbel P. Fitch, son of the former Comptroller of the City of New York; the 4-sty dwelling at 128 East 38th st for Mrs. L. G. Thomas to Mrs. E. S. Walker; 8 West 9th st, for the Securities Co. of Maine to Charles Sheldon, a 3-sty private house on lot 31.6x half the block; 159 East 64th st, for Mrs. Henrietta Hirschfield to Miss Louise Townsend; apartment in 200 West 58th st to A. Duer Irving, Jr.; store in the old Vanderbilt Hotel property, northeast corner 42d st and Lexington av, for William H. Reynolds to Gustav Grammas, for a term of 10 years. This store will be situated 32 ft. from the corner, on 42d st, adjoining the stores already leased by the United Cigar Stores.

AMES & CO., INC., leased the store and basement in 11 East 22d st to "Ramels," which has conducted a restaurant in the downtown section of Thomas and Worth sts for over 80 years. "Ramels' is now under the management of Pierre Bustanoby. Also leased for P. Lavigne to F. W. Woolworth Co. the store and basement in 741 and 743 5th av for a term of years.

AMES & CO., INC., leased the entire building at 115 West 28th st for Sumner Gerard, trustee, to N. Leeckes & Co. for a term of years; also the entire building at 248 and 250 West 27th st for L. R. Kerr to the Columbia Transfer Co. for a term of years; also the entire building at 429 West 14th st for John J. Gillen to Charles Gachot, of 16 10th av, for a term of years; also for W. A. Robinson the building at 450 7th av to Samuel Becker, of 267 Stanton st, for a term of years.

G. W. BARNEY leased for Daniel Birdsall & Co. to Neal & Scott Co. of 81 Warren st, the store, basement and sub-basement in 73 Warren st; also to the U. S. Auto Battery Co., of 143 Chambers st, the 4th loft in 60 and 62 Warren st; also to Smith & Smyth, of 165 William st, the 3d loft in 57 Reade st; also to Ridgeway's, Inc., of 100 Hudson st, the 1st loft in 111 Hudson st; also the 3d loft in 78 Duane st to William Dill, of 61 Duane st, and to Moe Biltchik the 3d loft in 71 and 73 West Broadway.

CARSTEIN & LINNEKIN in connection with Frederick Southback & Alwyn Ball, Jr., leased two floors in 339 and 341 Canal st.

THE CROSS & BROWN CO. leased space in the United States Rubber Company Building to the Brown Car Corporation, Dunlap-Ward Advertising Co. and M. A. Dolbeck.

THE DUROSS CO. leased 223 West 12th st to George Deusend; also 338 West 14th st for Mary E. Vaile to John F. Devlin.

THE DUROSS CO. leased the 2d loft in 506 Broome st to Charles I. Greenberg for a term of years.

J. B. ENGLISH leased for George P. Doherty and Edwin C. Hoff for a term of years 109 West 48th st to F. K. and M. E. G. Schilling; also in conjunction with the John J. Clancy Co. the dwelling at 334 West 58th st.

FREDERICK FOX & CO. leased for the Twentieth Street Realty Co. the easterly store and basement in 115 to 123 West 29th st to Louis Rabinowitz, furrier, of 43 West 28th st, for a term of years. This completes the renting of the entire building, which has recently been erected.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Inter City Holding Co. the 11th floor in 122 to 130 West 27th st to L. Simon & Co., of 684 Broadway, for a term of years.

M. & L. HESS leased to Edgar A. Asch the easterly 3d loft in 28-32 West 36th st; to the Wright Formette Co., of 149 West 36th st, the fifth loft in 138-40 West 17th st; to the American Label & Tape Co., of 757 Broadway, and M. Wishinksy space in 49-53 East 21st st.

EDWARD J. HOGAN leased to the San Pedro Los Angeles & Salt Lake Railroad, of 290 Broadway, space in the Woolworth Building for their freight traffic department.

HUBERTH & HUBERTH and J. B. English rented the 4-sty dwelling at 340 West 58th st to B. Hara.

THE CHARLES F. NOYES CO. leased the top floor of the "Fox Building" at 338 and 340 Pearl st to Sidney S. Raymond; premises in 102 and 104 Fulton st to Max Proujansky; a floor in 289 3d av to Bernard Rosengarten; the 7th floor in 56 East 13th st to E. I. Cohen & Co. and a portion of the 12th floor in 71 West 23d st to Aetna Waist Co. All leases are for a term of years.

PEASE & ELLIMAN rented the dwelling at 115 East 65th st for Alfred R. Conkling to William B. Dillon.

WILLIAM J. ROOME & CO., INC., leased the 2d floor in 385 6th av to Henry Messtrum, successor to C. B. Kleine, dealer in stereopticons; also the store in 162 and 164 East 28th st to Alexander Carlson for restaurant purposes.

SAMUEL WEIL rented the new 8-sty warehouse occupying the block front in the east side of Greenwich st, between Hubert and Laight sts, to the Mercantile Warehouse Co., of 59 Laight st.

THE F. R. WOOD-W. H. DOLSON CO. leased for David H. Miller, as committee of the estate of Walter T. Miller, the 3½-sty dwelling at 314 West 104th st to James M. B. Drummond, for a term of years.

JAMES E. BARRY & CO. leased for Anthony F. Koelble three stores in 1126 and 1128 St. Nicholas av to a moving picture company.

DANIEL BIRDSALL & CO. leased the 1st loft in 22-24 West 38th st to Breitkope & Hartell, of 24 West 20th st, for a term of years at a total rental of about $50,000; also leased part of the store at 348 6th av to G. Brill; space in 501 5th av and 32 Union sq to the Patterson Commercial Co.; offices in 35 Nassau st to Z. E. Cline; space in 2-6 West 47th st to Paul Rosa and to Faucher & Golden, of 7 West 38th st; a loft in 23 East 20th st to Nathan Ludria; a loft in 36-38 West 25th st to Louis Smith; store at 1142 Broadway to the Postal Telegraph Co., and a loft at 12 West 17th st to the Physical Culture Publishing Co., of 949 Broadway.

ARTHUR H. COHEN leased the 2-sty garage at 536 and 538 West 49th st to J. Kent Warden.

THE CROSS & BROWN CO. leased to the McGraw Tire Co., of 1706 Broadway, the store and basement in 1664 Broadway, and to the Glidden Motor & Supply Co., of 239 West 58th st, a floor in 3 to 7 West 61st st.

FREDERICK FOX & CO. leased to Theo Tiedemann & Sons, importers and commission merchants, now occupying the building at 73-75 Mercer st, over 30,000 ft. of space, including the entire 10th and a large part of the 9th floor in the building recently built by Irons & Todd on the east side of 4th av, from 25th to 26th sts.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Philip Braender 30,000 sq. ft. at 93-95-97 Broadway.

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WE are entirely out of the New York Editions of the Record and Guide of January 20, March 9, April 6, May 11, December 14, 1912, and March 1, 1913. We will pay 20 cents each for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912, for which we will pay for both sections 15 cents if in good condition. This offer will expire on May 2, 1913. Record & Guide Company, 11 East 24th St., New York.

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Leases (Continued).

HEIL & STERN leased the store and basement in 1177 Broadway to the Hurley Shoe Stores Co., of 7 Astor House for a long term of years.

S. STEINGUT & SON leased for William Kirk to the Minsker Realty Co., of 228 2d av, for a term of 21 years the 5-sty building at 224 East 14th st. It will be altered for business.

FROMAN & TAUBERT leased for Patrick J. Kiernan, 123 Madison av, the southeast corner of 84th st, a 4-sty dwelling, to a client for the term of 5 years, who will make extensive alterations, and will occupy same for his business; also for the Reckendorfer Estate, 177 East 95th st, a 3-sty dwelling, to Sigmund Haas, for a term of years.

AMES & CO., INC., leased the following dwellings: 354 West 27th st for S. W. VanSaun to B. Cullen; 74 West 12th st for L. E. Mirick to E. Mourraille; 208 East 31st st for S. B. Althous to M. Savage; and 154 East 27th st for the estate of I. D. Thomas to C. R. Jordan.

HARVEY BLOOMER leased 12,500 sq. ft. in the Nauss Building at the northwest corner of 125th st and 7th av to O. J. Gude Co.; also for Fowler Bros. to J. Bishop the store and basement in 262 West 125th st; also for W. J. Nauss to Henry Weissman the store and basement in 201 West 125th st; also for J. M. Horton the store and basement in 135 West 125th st to J. Blum. These leases run for a term of years; aggregate rental over $300,000.

THE CROSS & BROWN CO. leased to Rubber-Aer Sales Co., of 1789 Broadway, space in 1926 Broadway, and with the F. R. Wood-W. H. Dolson Co. space on the top floor of 102 and 104 West End av to John T. McCracken.

THE CROSS & BROWN CO. leased space in the Knickerbocker Annex, 140 and 142 West 42d st, to C. Henry Corliss and William H. MacNamee; Nichols, McDonnell & Schider, of 60 Broadway; and the Society of the Alumni of the American Academy of Dramatic Arts.

THE DUROSS CO. leased the building at 46 and 48 10th av to the Sulzberger & Sons Co., of 406 East 47th st.

FREDERICK FOX & CO. leased this spring 9 floors containing about 55,000 sq. ft. of floor space in the 22-sty loft building at 141 to 145 West 36th st, recently completed by E. W. Browning, and known as the Herald Square Building, the new tenants being Stanley & Patterson, of 329 4th av; Hamilton S. Gordon; Chas. Munter; F. H. Samuels & Co., of 141 West 36th st; N. Berger & Bro., of 141 West 36th st; L. Schwartz; B. H. Goldschmidt; N. Y. Monotype Co., of 141 West 36th st; Arrow Knitting Mills, of 141 West 36th st; and Rebman Co., of 1123 Broadway; and Chas. S. Clark Co. The renting of this space leaves the building with but one vacant floor out of the total of 23 stories and marks the building as one of the most successful in the newer structures north of 34th st.

FROMAN & TAUBERT leased the 3-sty dwelling at 177 East 95th st to Sigmund Haas.

JOHN N. GOLDING leased for ten years the 3d floor in the Continental Building at 44 and 46 Cedar st to the Home Insurance Co., of 56 Cedar st, which will use the floor in connection with their building adjoining.

THE LIBMAN REALTY CO. leased through Bierman & Co. space in 48 to 56 West 38th st; also through L. Tanenbaum, Strauss & Co. the 3d loft in 48 to 56 West 38th st for five years to Warschauer & Rosemond.

WILLIAM R. MOORE leased the building at 106 West 46th st to Kessler Bros., who will remodel it into a 6-sty business structure. They will occupy the two lower floors for their business.

PEASE & ELLIMAN leased apartments in 11 East 68th st, on the site of the former Marquand House, at the northwest corner of Madison av, to H. J. Fisher, to Jacob Schmitlapp, to Miss Evelyn Longman, to Louis Horowitz, vice-president of the Thompson-Starrett Co.; to Robert J Turnbull and to William F. Hencken.

PEASE & ELLIMAN rented a loft in 481 5th av to George K. George, of 481 5th av.

GEO. R. READ & CO. leased for Martin Shrenkeisen 92 Front st for a term of years to Samuel S. Beard & Co., of 180 Duane st; the 6-sty warehouse at 37 and 39 Vestry st for Harry J. Meyer to George N. Tower, of 281 West st; for Charles F. Noyes Co. the store and basement in 256 Pearl st to Sharman Brothers, of 132 William st; and for the same company the store and basement in 2 Cedar st to Eugene F. McCarthy.

A. SCHULTE has added another store to his chain of 50, having just taken a lease of the store and basement at the southeast corner of Fulton and Church sts from Samupel K. Jacobs, who last month leased the entire property from L. & M. Goldsticker for a term of 21 years, at an aggregate rental of $350,000. The Schulte lease of the store and basement is for a similar term, at an aggregate rental of $500,000. A. Schulte will occupy the corner store of the remodeled building and will sublet the six other stores, into which the remodeled building will be subdivided. The basement is to be occupied by a restaurant.

JAMES A. SHEERAN leased to Catherine Berlenbach the 3-sty dwelling at 207 East 82d st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented for Isaac J. Mayer the 3d loft in 15 West 45th st to Miss Nellie Wheeler, and for Webster B. Mabie & Co. as agents space on the 7th floor in 110 and 112 East 19th st to the Popular Games Co., of 47 West 34th st.

HARRY WEAVER leased the store and basement at the southeast corner of Boston road and Union av to the F. W. Woolworth Co.

HAROLD H. HARDING leased 985 Woodycrest av for William Walter to Florence Eveleigh; also for Margaret Crowley 940 Sedgwick av to Cea Brothers; also for Rose Duffy 945 Summit av to William Martin.

Brooklyn.

AUSTIN, NICHOLS & CO. leased from the Havemeyer & Elder Co. a building to be constructed with a frontage of 500 ft in Kent av, Brooklyn, between North 3d and North 4th sts, on a plot running to the water front. The plant will be used by the leasing company to distribute their groceries. The top floor will contain a restaurant for the employees of the company, and there will be a separate building for the power plant and another for the wagons and automobiles used by the concern.

Queens.

THE LEWIS H. MAY CO. leased at Edgemere L. I. for P. H. McCaffrey a cottage in Ocean av to Ernst Hoeber, for S. & L. Construction Co. a cottage in Hudson av to Louis Kaufman; for New York Trust Co. a cottage at the corner of Mermaid and Grandview avs to Louis Lewy; at Arverne, L. I., for Max Ernst 105 Jerome av to Louis Hoffman; for Herman Burger a cottage in Carlton av to Annie Blaine; for William Scheer a cottage in Cedar av to Mayer Stern, and for Mary Quinlan 3 Jerome av to Adolph Meyer.

THE LEWIS H. MAY CO. leased at Far Rockaway for E. B. Corey a cottage in Ocean av to Emile Tas; also for F. Haberman 2 Reads lane to Moses Wallach; also for Ellen Monoghan a cottage in Carlton av to E. S. Haldane, and for Mrs. T. W. Williams a cottage in Gipson place to Arthur B. Leffler.

HERMAN FRANKFORT rented for Herman Reineman to S. Rosenthal his cottage in Cedar av, Far Rockaway; also for Henry Travers to Benjamin Gerhardt his cottage in Chandler av; for William A. Duncan to Charles Katzenberg his cottage at the corner of Seneca and Mill sts; for Arthur Butler to Joseph Seeman a cottage in Neilson av; for R. Evelyn Norton to A. W. Ast a cottage in Ocean av; for Bernard Fee to L. M. Newberger a cottage at Wave Crest; for S. & L. Construction Co. to Jacob Goldman a cottage in Linda st; for E. B. Corey to A. Lauterbach a cottage in Franklin av; for L. T. Walter, Jr., to Henry Kleinert a cottage in Central av; and for Mrs. E. Kirkman to Dr. J. H. Frankenberg a cottage at Wave Crest.

Richmond.

W. F. BANKS leased for H. W. Doremus his house on Fisk av, Westerleigh, to a Mr. Graennels.

Suburban.

THE DUROSS CO. leased the Libaire cottage on 4th ave, Atlantic Highlands, N. J., to Mrs. Jessie Halsted; also for Mrs. E. S. Miller her residence at 215 Madison av, Hasbrouck Heights, N. J., to Adam Zobel.

PEASE & ELLIMAN leased for Frank B. Highet his country place, known as The Hielands, in Round Hill road, Greenwich, Conn., to Miss Anne S. Richardson. The property contains about 21 acres, with dwelling, and is adjacent to the estates of I. N. Phelps Stokes, Percy S. Rockefeller and Ernest Thompson Seton.

JOHN F. SCOTT, in conjunction with Douglass L. Elliman & Co., rented for Herbert A. Wecks, his cottage, known as the Meenahga, in Longwood Crossing, Cedarhurst, L. I., to John P. Kane, Jr.

PEASE & ELLIMAN rented for Mrs. J. West Roosevelt her country place at Oyster Bay, to Acosta Nichols, for the season.

W. K. MacDONALD rented at Woodmere, for Annie E. Coombs her house, in Woodmere Boulevard, to Henry J. Brock for two years, and for Edward Lawrence his house, in Cedar lane, to L. L. Parker, and for Mrs. Charlotte Shields her house, in Franklin place, to Carlisle N. Greig, for 2 years, unfurnished.

THE LEWIS H. MAY CO. leased at Lawrence, for Herbert A. Weeks a cottage in Briarwood Crossing to Julius Loeb; also for Paul E. Lehman a cottage in Fulton av to M. G. Steinhardt.

LOUIS SCHLESINGER, INC. leased for George W. Jacobs to Alexander R. Boyd of Philadelphia, for a term of years, the theatre at 395 to 401 Washington st, Newark, known as Jacob's Theatre. Mr. Boyd will make extensive alterations, including a $10,000 pipe organ.

JOHN F. SCOTT rented for Mrs. Hannah N. L. Sherman her country place known as Sunnyside, on Osborn av and Breezy Way, Lawrence, L. I., for a term of years, to Foster Milliken; also for Mrs. Katharine Brady Harris, her cottage at Lawrence Beach, to Charles A. Marshall.

PEASE & ELLIMAN rented "Wind Sweep," the beautiful country place belonging to Mrs. W. R. Houghtaling, at Sharon, Conn. to Harry G. Costello.

W. BURLING COCKS and Samuel Willets leased the William R. Farquhar place at Hempstead to J. Randolph Robinson.

DE BLOIS & ELDRIDGE leased to Nicholas Murray Butler, president of Columbia University, the Colonel George R. Fearing estate, known as Shelton Place, corner of Narragansett av and Annandale rd, Newport, R. I.

PEASE & ELLIMAN leased for F. R. Coudert his cottage at Oyster Bay, L. L., to a client for the summer season.

JOHN F. SCOTT rented for Mrs. Le Grand L. Benedict her country place on Hollywood Crossing, Cedarhurst, L. I., to Charles Palmer.

REAL ESTATE NOTES.

MALCOLM E. SMITH has been appointed agent of 120 West 94th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents of 122 and 124 East 82d st.

WM. E. FINN is the buyer of 49 West 68th st, a dwelling, which was sold recently by Mrs. Elizabeth D. Greene.

MAYER S. AUERBACH, Real Estate, formerly of 71-73 Nassau st, has moved to 30 East 42d st.

ERNEST M. VICKERS, POLIZZI & CO., negotiated the sale of the tenement house at 335-37 East 118th st for A. Baur, who took title last Wednesday.

THE ROFFLER CONSTRUCTION CO. is the buyer of the dwelling at 52 East 78th st, reported sold recently by Mary R. Haines, who gave the property in part payment for the Aronare Apartment house at 504 to 510 West 111th st.

THE J. ROMAINE BROWN CO. was the broker in the sale for the Simbar Realty Corporation, Meyer Solomon, president, of half the block front on Fort Washington av at the northwest corner of 161st st, to the Hilliard Construction Co., Irving Judas, president.

ALFRED B. STONE has succeeded to the real estate business of his father, the late Burke Stone, who for many years was the leading broker in Bronxville, Westchester County. Burke Stone died about two weeks ago. The firm name now is Burke Stone, Incorporated.

MILLER, M'MANN & DONLEY were the brokers in the lease of the property at 306 Madison av, for Jos. H. Mahan to Chas. McPherson, for a term of 19 years and 3 months. Mr. McPherson represents the Johnson-Billings-Brady syndicate.

THE LEASE closed in the latter part of 1911, whereby the firm of Einstein, Wolff & Co. agreed to take over the 12-sty loft building erected by Mrs. Louisa M. Gerry on the cite of the old Hoffman House annex was recorded on Apr. 18 and shows that the lessees will pay a rental of $83,250 a year for the property. The lease is for 20 years from last February.

THE VYSE ESTATE PROPERTY OWNERS' ASSOCIATION will hold a public meeting on May 5, at the Superior Theatre, 172d st and Southern Boulevard, for the purpose of urging the establishing of a subway station of the Lenox av branch at 172d st, Bronx. It is desired that all property owners interested in this part of New York City, whether members of the association or not, will attend. The point mentioned is the center of a rapidly growing section and the nearest station is from 5 to 6 blocks either north or south of that point.

EDWIN GOLDSMITH has become a member of the real estate firm of A. L. Mordecai & Son, who have removed their offices from 135 Broadway to 30 East 42d st. The firm will retire from the brokerage branch of the business and confine their activities to the buying and selling of real estate and building on their own account and under contract for others. The offices of the following concerns with whom the Mordecais are associated have also removed their offices to the 42d st address: The Allendale Building Co., the Allenel Construction Co., the Montana Construction Co. and the Realty Mortgage Co.

BONDHOLDERS in Henry Corn's defunct Real Property Holding Co. have incorporated at Albany the 84 Fifth Avenue Corporation and the 110 Fifth Avenue Corporation, each with a capital of $5,000, to take over the properties of those locations. The incorporators recently acquired several of the properties of the Improved Property Holding Co. which were sold in foreclosure proceedings. The parcel at 84-90 5th av, northwest corner of 14th st, consists of an 11-sty loft building on plot 103x100. A 10-sty building 158.4x92 occupies the site at 110-112 5th av, northwest corner of 16th st.

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THE 1913 LAND TAX bills have been completed by the Finance Department and are now ready for distribution. Payments, however, cannot be made before May 1, when the first half of the bill or the whole tax may be paid, thus receiving a rebate on the second half, which is not due until November, at the rate of 4 per cent. premium. Failure to pay the first half of the tax during May, however, will add interest on the amount due from May 1, at the rate of 7 per cent. per annum.

DUPONT TAKES TITLE.

Equitable Site Is Now His in Fact.

T. C. Dupont, of Delaware, who is the head of the company that bought the site of the old Equitable Building, bounded by Broadway, Nassau, Pine and Cedar streets, took title to the same yesterday. The transaction was closed in the office of the Equitable Life Assurance Society, at 165 Broadway, when Mr. Dupont paid over $8,000,000 in cash and securities. A mortgage for $20,500,000 accompanies the transfer. It is the largest mortgage ever recorded in connection with a single plot in this city. A 30-story office building will be built on the Equitable site. The mortgage bears interest at the rate of 4 per cent. a year. When the building is completed the total property will represent an investment of $30,000,000. The title stands in the name of the Equitable Building Company.

The Thompson-Starrett Company has the contract to erect the building. The Equitable Building Company was incorporated at Albany during the week, with a stated capital of $400,000.

Assessment Area to be Enlarged.

William Vincent Astor and Richard Howland Hunt have petitioned the Board of Estimate for relief from assessment in the matter of the proceeding title to White Plains road, from a point near old Unionport road to a point near Thwaites place, and to the area between Bronx Park East and White Plains road south of Bear Swamp road, Borough of The Bronx. A hearing will be held on May 29.

Engineer Lewis reports that this proceeding was authorized on December 30, 1909, and was amended on May 4, 1911. It relates to about one-half mile of White Plains road, which here has a width of 100 feet. The petitioners allege that the street is designed to correct an error in the original plan and that a width of 60 feet would be ample for the needs of the abutting owners; that the assessment district includes a smaller area on the westerly side than on the easterly side, with the effect of relieving from assessment land owned by the city within the limits of Bronx Park; and that the street was laid out in order to secure an improved alignment for the rapid transit system.

Both petitioners cite the White Plains road proceeding in the section north of Morris Park avenue, where, under the provisions of the rule adopted in 1902, the City assumed 40 per cent. of the expense. Neither of the petitioners refers to the proceedings relating to those portions of the street between Morris Park avenue and the East River, where the entire expense is to be assessed locally. It is understood that the policy of the Board does not permit of placing a portion of the expense upon the city at large in cases other than where the improvement is unmistakably of a metropolitan character, and that this feature does not apply to the improvement now under discussion.

Engineer Lewis says it might be practicable to recognize local benefit in this case to a greater extent than heretofore planned, and he recommends that, after giving a public hearing, the assessment district be enlarged to include a greater area.

Property Valuation in Great Cities.

The total assessed valuation of taxable property in 184 cities having a population of more than 30,000 each was $26,059,387,438 in 1910. Of this total, $17,491,117,653, or 67.2 per cent., was in eighteen cities which have a population of more than 300,000. The assessed valuations in some of the largest cities are shown as follows (a report from a United States Census Bureau):

New York, $8,322,958,952; Chicago, $848,994,536; Philadelphia, $1,458,851,880; Boston, $1,409,479,723; Jersey City, $241,561,118. Real property: New York, $7,044,192,674; Chicago, $603,022,875; Philadelphia, $1,457,108,534; Boston, $1,118,992,100; Jersey City, $184,481,409. Personal property: New York, $312,644,825; Chicago, $208,607,727; Philadelphia, $1,743,346; Boston, $278,471,478; Jersey City, $16,347,760. Other property reported: Chicago, $37,363,934.

Basis of assessment: New York, Philadelphia, Boston and Jersey City, 100 per cent.; Chicago, 33 per cent. In order to make a comparative calculation, therefore, it is necessary to multiply the above totals for Chicago by three.

Strengthening the Banking Standard.

By a decision of the Court of Appeals handed down the question of the liability of stockholders of a defunct banking institution, which has been argued in the courts for the last thirty years, has been finally settled. In accordance with this decision, all stockholders of institutions which are liquidated through the State Banking Department are liable to depositors for a full 100 per cent. of the amount of stock at par held. This ruling, it is expected, will have far-reaching influence in strengthening the banking standard of New York State.

1913 Tax Bills Payable.

Half the real estate taxes and all the personal taxes are payable in May. If the second half of the real estate tax is paid at this time, a rebate at the rate of 4 per cent. per annum is granted until Nov. 1, when the second half will be payable. On June 1 interest will be charged at 7 per cent., from May 1, on unpaid taxes due in May.

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Suburban Long Island.

The striking feature of the suburban real estate situation just now is the number of new municipal improvements of the City of New York that are having a direct influence on Long Island real estate. To the casual observer it would seem that the city's course was invidious in its favoritism to the suburban area of Long Island east of the city line; but as a matter of fact the city is entirely indifferent in the premises. It is simply carrying on great municipal projects to increase the quick accessibility between Manhattan, Brooklyn and Queens; and while Nassau County may go hang, so far as New York City is concerned, the fact is every transit improvement between the three boroughs mentioned redounds as well to the benefit of Nassau County.

Every new subway route in Brooklyn and Queens will make all parts of those boroughs more accessible to the Long Island railroad stations in Brooklyn and at Jamaica; and consequently prospective residents in the suburban area will have their desire to live in well populated parts of Nassau County quickened. The level parts of this county, especially, will be aided inestimably because the most important divisions of the Long Island Railroad pass through those parts. The vast level stretch extending from Rockville Centre, on the Montauk division to Hempstead, on the main line of the railroad is undergoing a growth and development that prophecy failed to foresee a decade ago. The Long Beach division, too, is through its electrical operation, reclaiming for homeseekers hundreds of acres between Oceanside and the beach. A new station is about to be erected at Oceanside and many new houses are in course of construction.

Among the great contributing causes to the steady activity of the Long Island real estate market are the plan to build a 160-foot wide boulevard from the city line through central Long Island to Montauk Point; the projected subway routes through Brooklyn and Queens: the plan to run cars between 10th avenue in Manhattan and Jackson avenue in Long Island City, by way of the Queensboro Bridge; and the imminent operation of the loop between the old Brooklyn Bridge and Manhattan Bridge. All of these improvements mean a wider distribution of population and an indirect benefit on the adjoining suburban county, which is Nassau.

The New South American Market.

Investigations made at the direction of Secretary Knox indicate that after the Panama Canal is open the American manufacturer can sell at least $50,000,000 worth of goods each year to the countries of the west coast of South America more cheaply than the people of those countries are now purchasing the same articles from Europe. This list includes cotton and woolen goods to the amount of $17,000,000, machinery, carriages and hardware and similar articles, $14,000,000, and coal and coke, $11,000,000; pharmaceutical articles, chemicals, print paper, shoes, canned goods, furniture, cigarettes, cigars and mineral waters.

A great deal of this trade will of course come to New York, and together with the new domestic trade from the West, via the New York State Barge Canal, and the stimulation from subways, start a most remarkable era of real estate prosperity in this country.

Rational Utilization of Coal.

Power for April contains on page 445 an article by F. E. Junge on the subject of the rational utilization of coal, in which he states that inferior grades of coal, which would hardly be worth transporting to industrial centers are used in Germany at the mouth of the mines in coal ovens by producers. The gas is used in gas engines for producing high tension electric current and innumerable byproducts are obtained from the tar residues. The article describes the practice followed abroad and it gives interesting details to show the wonderful economic results obtained by these processes. It is an article that any one at all interested in industrial economics will read with a great deal of interest.

The New United States Income Tax.

The tax is to be collected through the internal revenue division of the Treasury Department, which now collects the taxes on tobacco, cigars, liquors, oleomargarine and similar objects of internal revenue. The Commissioner of Internal Revenue will have direction and supervision over the collection of the income tax. He likewise has been in charge of the collection of the corporation tax for the past four years. Mr. Cobell, Commissioner of Internal Revenue, has found that the corporation tax was the easiest of all taxes to collect.

The Commissioner will be required to issue forms and regulations for the collection of the income tax, and these regulations will indicate in everyday language, and very specifically, just how and where the tax must be paid and upon what it is to be paid. The regulations will indicate clearly who are to make returns and pay the tax direct to the Government and those whose incomes are not to be returned by themselves, but which are to be collected at the source.

The tax will be payable at the office of the Collector of Internal Revenue in the district where the individual paying the tax resides, providing the individual pays his tax direct.

That portion of the tax which is to be collected at the source must be paid in the district in which that source of payment resides. Corporations will pay to the Collector of Internal Revenue in the district where they are situated.

Payment at the source must be made in the case of all income which have a fixed annual basis. This is provided for in the paragraph of the bill which says that "all persons, firms, corporations, copartnerships, companies, joint stock companies, or associations and insurance companies, in whatever capacity acting, including lessees or mortgages of real and personal property and others having control of the payment of interest, rent, salaries, wages, premiums, annuities, compensation, remuneration, emoluments, or other fixed or determinable annual gains, profits, and income, exceeding $4,000 for any taxable year, other than dividends on capital stock, who are required to make and render a return in behalf of another, as required by the income tax law, shall deduct and withsold from such annual income such sum as will be sufficient to pay the normal income tax proposed to be imposed."

The income must be fixed and determinable, and must extend over the period of an entire year, in order to be collectible at the source.

LAW DEPARTMENT

An Agent's Compensation.

Editor of the RECORD AND GUIDE:

One of our clients asks that we ascertain from you whether he is liable for a commission under the following circumstances:

A owns a building in this city and up to February 1st employed B as agent to manage the property, paying him 2½% for the performance of all duties as agent. While agent, B renewed the store lease at $1,200, made a new lease for one loft, one year at $660, and renewed the 2d, 3d, 4th and 5th lofts for one year at various rents, leases beginning February 1st, 1913 and ending February 1, 1914.

Two days before February 1, 1913, A decided to change agents and withdrew the property from B's charge. B now sends a bill for commission for 2½% on all leases as though made by an independent broker.

Will you kindly inform us if A is liable for commission in this case or if B's services were the ordinary duties of his agency for which he was paid. It may have some bearing on the matter that B sold the property to A about 6 months ago and that he remained as agent since July or August last.

B had no written contract, but was employed verbally in the usual way to take charge of the property.

Answer: We believe it is the custom of the real estate trade to include all commissions to which an "agent" is entitled in the agreed upon collection commission, and this custom is sanctioned by the courts.

The claim for a brokerage, implied when a stranger to the property and the owner effects a letting, is merged into the fixed arrangement, when arising between "agent" and "owner." But this is only a presumption, or custom, at the most, throwing the burden of proving it not the intent of the parties upon the agent. —Editor.

Who May File a Mechanic's Lien.

The right to file a mechanic's lien is personal and non-assignable. In deciding the case of the Tisdale Lumber Company vs. the Read Realty Company, the Appellate Division of the Supreme Court, Second Department, made these remarks concerning mechanics' liens:

"This action was brought to foreclose a mechanic's lien which was filed by the plaintiff as the assignee of Joseph B. Tisdale. The lien was claimed for materials Tisdale had sold to the defendant Cooper, and which were used in the construction of buildings upon lands of the Read Realty Company. It appears that Cooper has also filed a lien upon the same premises, and in his answer he demands that his lien be foreclosed.

"The right to file a mechanic's lien is a personal right limited to the person performing the labor or furnishing the material, and is not assignable. The transfer of the claim in suit therefore did not carry with it the assignor's right to acquire a valid lien. This has been the construction given to similar statutes for many years. The language of the statute limits the right to acquire a lien to persons performing the labor or furnishing the materials, and it must be construed in accordance with its terms; and the contention of respondent that the Legislature by using the words 'and includes his successor in interest' in the first subdivision of section 2 of the present Lien Law intended to permit a lien to be filed by an assignee cannot be sustained.

"The language defining the term 'lienor' is as follows: 'The term "lienor" when used in this chapter means any person having a lien upon property by virtue of its provisions, and includes his successor in interest.' A 'successor in interest' within the meaning of this term as used in the statute is one who succeeds to lienor's rights under valid notice of lien already filed, by assignment or otherwise. In other words, the assignor must have an existing lien before he can have a 'successor in interest.'

"The suggestion that Tisdale had an 'inchoate lien' and that plaintiff is his 'successor in interest' is without merit. There is no such thing as an 'inchoate' mechanic's lien."

Covenants.

Where a tract of land is divided into building lots and a plan exhibited, showing the prospective purchasers of the streets and lots thereof, and such purchasers are induced to buy the lots by and in reliance upon representations, either public or private, that all conveyances would contain protective restrictions of a designated character and purpose, it is held in Sanford v. Keer (N. J.) 40 L. R. A. (N.S.) 1090, that the restrictive covenants inserted in the conveyances of the lots in accordance with these representations, constitute a general or neighborhood scheme, and may be enforced between the lot purchasers *inter se.*

MORRIS PARK AT AUCTION.

Will Be the Largest Real Estate Auction Sale in History.—Will Begin May 31.

The action of the Banking Department of the State of New York, in authorizing the sale of the Morris Park Race Track, has cleared the way for what will be the largest real estate auction sale in the history of this or any other city.

The property, comprising 3,019 city lots, or about 260 acres, is to be sold on the premises by Joseph P. Day and J. Clarence Davies, beginning May 31. Some idea of the size of the property and what its sub-division and development will mean to The Bronx, may be gathered from the fact that it measures nearly a mile from north to south, and over half a mile from east to west —nearly half the size of Central Park. Its total street frontages on the thoroughfares already established by the city amount to about 14 miles. For weeks a force of several hundred men has been at work opening and grading those streets on which this work had not already been done, and before the sale these improvements will have been completed throughout the property, and title to every street ceded to the city.

Other Big Sales.

Some further idea of the size of this offering is to be had from comparison with other large auctions. The Ogden Estate sale in 1907 covered 1,000 lots in the West Bronx and extended over three days. The former Dyckman Estate sales, including practically all of what is now the Dyckman section, probably ranked as the largest, in the aggregate, of any auction of Manhattan and Bronx property, but those sales were spread over a period of three years, so that the sale of Morris Park, on several sucessive days, will easily take first place in point of magnitude in the history of realty selling.

Banking Claims.

The interest of the Banking Department of the State of New York, in the Morris Park sale, concerning which there has been not a little curiosity, is due to the desire of the Banking Department to convert speedily into cash the assets of the defunct Carnegie Trust Company and Northern Bank. A large part of these assets are tied up in the Morris Park property, and while these might be converted into cash by methods of private selling, Superintendent Van Tuyl has felt that the quick realization possible under an auction sale, will be more advantageous to all parties concerned.

At the office of the State Banking Department in New York City yesterday, it was said that there was no justification for the impression widely current that the connection of the state's name and the use of the state seal in connection with the Morris Park sale involves any ursurpation of authority—although the practice of addressing the people of the state in reality auction announcements has apparently become popular within the last fortnight. The decision to sell the Morris Park property under the hammer, the Banking Department says, has the approval of the Supreme Court and was reached only after a long consultation on the part of the state authorities and counsel for the various interests in the defunct financial institutions. The announcements concerning it have been made with the full endorsement of Governor Sulzer and Superintendent Van Tuyl, and with the approval of Attorney-General Carmody, George W. Egbert, Deputy Superintendent of Banks in charge of the Carnegie Trust Co. in liquidation; Frank M. Patterson, counsel for the Superintendent of Banks as liquidator of the Carnegie Trust Co.; Charles A. Horne, Deputy Superintendent of Banks in charge of the Northern Bank of New York in liquidation; Breed, Abbott & Morgan, attorneys for the Superintendent of Banks as liquidator of the Northern Bank of New York.

Without Reserve.

Messrs. Davies and Day in speaking of the sale yesterday, emphasized the importance of the foregoing facts.

"They mean," said Messrs. Davies and Day, "that the sole object of this sale is to convert real estate into cash and that every lot in Morris Park must be sold to the highest bidder. If there has ever been a sale of real estate to which the phrase 'absolute and without reserve' can be attached, this is it, and when desirable real estate is offered openly under these conditions, it is beyond the power of anyone to estimate the buying power back of the New York real estate market.

"There have been big sales in the past, but sales of this character have always ended with this buying power unexhausted. That, briefly, is why we have felt confident in taking up the vast undertaking involved in this offering of over 3,000 lots."

Real estate interests in The Bronx have heard with satisfaction the definite announcement that Morris Park is to be sold. With transit improvements now in operation, and others about to be made, the sub-division of this immense tract lying directly in the line of the growth of The Bronx, will have a highly beneficial effect, not only upon this property itself but upon a great deal of surrounding property and the whole area beyond.

Transit Facilities.

A glance at the map will serve to emphasize the importance of the phase of the situation. The two great transit arteries which now traverse this territory, are the New York, Westchester & Boston R. R. and the six-track Harlem River branch of the New Haven. Between the Morris Park stations of these two lines lies the Morris Park property, in effect a barrier, in its present shape, to the development of the territory beyond. Similarly with regard to the extensions of the present subway system, soon to be built up White Plains avenue and out Southern Boulevard and Westchester avenue. On the White Plains avenue road there will be a station within two blocks of the Morris Park prop-

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erty. Furthermore, taking the area between these two lines immediately beyond the Van Nest and the Westchester Village sections, it will be seen that over half of it is within the boundaries of Morris Park, so that the subdivision and opening up of that property to builders will have a stimulating influence over the whole of the intervening district between these two new lines.

Another illustration of how the uncertainty as to Morris Park's future has blocked the expansion of The Bronx is afforded by the Morris Park avenue trolley line which comes to an abrupt end at the westerly boundary of the Morris Park property. Now that the rapid development of the old race track is assured in connection with the coming auction sale, this trolley line is to be extended. Arrangements are now well advanced for the extension of the line through Morris Park avenue to Williamsbridge road. This will probably be done within the next month, placing the whole of the Morris Park property in direct communication with the subway terminus at West Farms.

A New Railroad Station.

Other important transit improvements which are to be a direct result of the decision to sell Morris Park, will be the opening within a few days of the completed but never used Morris Park station on the New Haven's six-track line and the hastening of work on the connection between Westchester & Boston R. R. and the subway at 180th street near Bronx Park. Plans of the Public Service Commission make the connection between the two latter lines one of the extensions authorized under the dual subway system. This connection will, in effect, make the station at Morris Park on the Westchester & Boston a station on the present subway, wholly independent of the benefit which that section will derive from the new lines on White Plains avenue and Westchester avenue. The opening of the Morris Park station on the New Haven's six-track route will give that section direct connection with the whole of the east side elevated system.

These provisions of the transportation companies to anticipate what they feel will be the increased requirements of that part of the city only strengthen the impression of the casual visitor that Morris Park is ready to be added to the built-over district of The Bronx. To the south and west the built-up section comes to the boundaries of the property, and had it not been for the conditions surrounding the ownership of this tract for the last ten years, it is safe to say that its broad expanses would have been dotted with buildings before this.

When the elder Morris bought these 260 acres, then far out in the country, he must have had an eye to their future availability for something besides horse racing; for builders agree that it would be difficult to find in the five boroughs land better suited to their purposes. The elder Morris must have seen that this vast tract, not only level, but also high and well drained, had all the natural characteristics fitting it to become part of the greater city. Most of the transit facilities which it now enjoys were then not even on the map, but its location with relation to what were then the chief thoroughfares of that part of Westchester County and the knowledge that the growth of the city has been steadily to the north must have been determining factors with him—and he had the whole of what is now The Bronx and Westchester to choose from.

The 3,000 lots in Morris Park will be sold singly, and if past auction sales may be made a basis of judgment there will be plenty of buyers who will recognize the possibilities of this property fully as keenly as did the Morrises.

Subway Extension Asked.

Because of the protests of Jacob A. Cantor and others that they had spent considerable money in improving their property on Lexington avenue south of 42d street on the supposition that a subway was going through there, the Board of Estimate conference committee and the Public Service Commission will hold a public hearing next week on the question as to where the Lexington avenue subway shall be diverted into the present subway in Park avenue.

They propose that the Lexington avenue line be carried down that thoroughfare as far as 33d street and through that street to a connection with the Park avenue line.

West Side Tracks.

The special committee appointed by the Merchants' Association to consider the Board of Estimate committee's report on the relocation of the New York Central tracks on the West Side of Manhattan, has made an inspection of the route covered by the plan, and on Monday held a conference with property owners.

The committee consists of Mr. Walter Stabler, chairman; Mr. George B. Francis, Mr. William E. Cleary, Mr. William Crawford and Mr. Francis L. Pruyn. The details of the plan were explained by the Board of Estimate's engineers.

Broadway Subway Construction Soon.

The Broadway subway contracts of the New York Municipal Railway system will be advertised next week. They have been delayed for five days in order to give the Broadway merchants a chance to arrange dumps along the route which will obviate interruptions to traffic during the three and a half years of construction.

Chairman McCall told some of the merchants they could not have more than five days, as the Commission is very anxious to get to work on this part of the Broadway line.

The Fifty-ninth street sections are not yet ready to advertise, but, as this part of the line is to be only double-tracked, it will be finished before the Broadway main line.

It is expected the Whitehall-Montague street route, which will include the downtown Brooklyn-Manhattan tunnel of the New York Municipal Railway, will also be built in about two and a half years. Contractors have informed the Commission it will take less than three years at any rate, by the improved methods of construction now possible to employ.

Terminal plans at the Battery present the greatest engineering difficulties on this line, but they have been about worked out by the commission and B. R. T. engineers.

Part of the work on the Canal street spur of the Broadway line is now being done. The B. R. T. has bought the building at the northeast corner of Broadway and Canal street and is preparing to construct the track connection there, which will ensure a through train service for Brooklyn people via Manhattan Bridge to the uptown theatre and shopping districts of Manhattan. The plans are so elaborate here the cost will overrun the first estimates. The B. R. T. stands this expense.

Damage Awards Confirmed.

The report of the commissioners in condemnation proceedings of the awards of damages, amounting to about $3,200,000, for land required for the passage of the Fourth avenue subway through Fulton street, between Ashland place and the Flatbush avenue extension, was this week confirmed by the Supreme Court. The three commissioners were ex-Judge William B. Hurd, Arthur Somers and Eustace Conway.

About thirty separate damage parcels are involved in the awards now confirmed. The two largest awards were to the Realty Associates, owners of a building and corner plot at Fulton street and the Flatbush avenue extension, for which they were given $826,250, which represents an increase in value of about 100 per cent. in a very short time. The next largest award was to former Supreme Court Justice Josiah T. Marean, who owned a building at 627 Fulton street, ocupied by Silsbe's restaurant. He will receive $234,631.11.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Apr. 25, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 2208-10 3 av.

JOSEPH P. DAY.

*Barclay st, 105-7, nec West (Nos 149-50), 43.1x83.4x—x81.8, 4 & 5-sty bk hotel; Helen S Dixon & A E Schaff, parties in interest. 132,000

*Batavia st, 14, see New Chambers, 71-3.

*Front st, 163, es, 32.5 n Fletcher, 25.7x101.9x24.6x93, 5-sty bk & stn loft & str bldg; Waterman Bldg Co. 25,750

*Front st, 166, ws, 52.9 n Fletcher, 16.6x75.4x16.10x73.10, 5-sty bk loft & str bldg; Wm H Bedford. 19,250

*Hudson st, 611, nwc 12th (No 317), 37x24.6, 3-sty bk tnt & strs; voluntary; bid in at $21,500.

*New Chambers st, 71-3, nec Batavia (No 14), runs nw54.11xn19.3xe25.11xn2.7xe26xs62.6xw14.6 to beg, 2 4-sty bk tnts & strs; due, $17,615; T&c, $713.13; Theresa Poggi. 18,200

*Water st, swc Catharine sl (No 16), 40x40, vacant; voluntary; E C Mulligan, party in interest. 7,000

*West st, 149-50, see Barclay, 105-7.

*3D st, 120 W, ss, 50 w Macdougal, 25x100, 5-sty bk tnt & strs; voluntary; bid in at $22,000.

*4TH st, 37-9 W, ns, 25 w Greene, runs n94xw3xn2.5xw47x: 56.5xe50 to beg, 2 4-sty bk & stn loft & str bldgs; partition; J E de Balaine. 50,250

*11TH st, 358-60 W, ss, 187.2 e West, 44x100, 1-sty bk stable & 3-sty bk tnt; voluntary; bid in at $18,000.

*17TH st, 37 W, ns, 360 e 6 av, 25x92, 7-sty bk loft & str bldg; voluntary; Jno H Dwyer. 110,000

*17TH st, 37 W, ns, 94 e 1 av, 25x92, 4-sty bk tnt & strs; voluntary; bid in at $14,000.

*18TH st, 114 E, ss, 250 e 4 av, 25x92, 4-sty & b stn dwg; A E Schaff, party in interest. 36,000

*23D st, 106 E ss, 75 e 4 av, 25x98.9, 4-sty stn loft & str bldg, 2-sty ext; partition; Douglas Robinson & Chas S Brown Co. 106,000

*30TH st, 7-9 E, ns, 164.6 e 5 av, 42.11x85x—x82, 3-sty & b stn dwg & 3-sty stn bldg; voluntary; bid in at $160,000.

*68TH st, 170 E, see 3 av, 1164.

*73D st, 503-5 E; adj to May8.

*73D st, 507 E; adj to May 8.

*78TH st, 217 W, ns, 182.10 e Bway, 21x102.2, 3-sty & b bk dwg; voluntary; bid in at $24,500.

*101ST st, 217 E (*), ns, 325 w 2 av, 25x100.11, 4-sty bk tnt & strs; due, $13,334.78; T&c, $248.59; Harriett B Morse et al. 13,900

*125TH st, 332 E (*), ss, 375 e 2 av, runs s150xe30.2xn33xe6xn100xw25.6 to beg, 6-sty bk tnt & strs; due, $29,592.54; T&c, $926.93; Bway Savg Int in City NY. 30,000

[a]**166TH st, 435 E (*),** ns, 127.11 e Park av, runs n92xw99.6 to Park av (Nos 3402-6) xn78.3xe212.1xn49.11xe35xs121.11xw.01xs 5xw64.7xs90xw95.11 to beg, 1-2 & 3-sty bk mill; due, $34,447.35; T&c, $2,785.87; sub to a mtg of $37,000; Jno G Dolson. 48,500

[a]**170TH st, 394 E (*),** ss, 30.9 w Clay av, 16.11x74.4x16.8x74.4, 2 & 3-sty fr dwg; due, $1,977.88; T&c, $610.89; Paul Armitage. 4,600

[a]**Amsterdam av, 151,** es, 50.2 s 67th, 25x 100, 4-sty bk tnt & strs; voluntary; Jno C Foster. 26,750

[a]**Andrews av, 2266,** es, 150.8 n 183d, 100x 100, 3-sty & b fr dwg; withdrawn. ——

[a]**Briggs av,** es, 121.6 s 198th, 25.1x—, vacant; due, $1,636.65; T&c, $27.45; Peter S O'Hara. 2,125

[a]**Brook av, 1220 (*),** es, abt 95 s 168th, 25 x95, 1-sty fr dwg; due, $575; T&c, $325; Bessie Ronginsky. 4,000

[a]**Central Park W,** nwc 108th, 100.11x100, 2 7-sty bk tnts; voluntary; bid in at $260,-000. ——

[a]**College av, 1273,** ws, 340 s 169th, 20x85, 2-sty fr dwg; due, $5,418.62; T&c, $171.44; Pheland Constn Co. 5,900

[a]**Naegle av,** ss, 330 w Ellwood, 50x250, vacant; due, $8,499.96; T&c, $91.50; Wm A Knapp. 9,000

[a]**St Nicholas av, 734,** 17x100, 3-sty & b bk dwg; voluntary; bid in at $14,950. ——

[a]**3D av, 3704,** es, 52.7 n 170th, 26x100, 5-sty bk tnt & strs; due, $15,127.92; T&c, $690.68; Henry Rubino. 16,275

[a]**3D av, 1164 (*),** swc 68th (No 170), 25.5x 100, 2-sty bk tnt & strs; due, $17,180.17; T &c, $336.80; Farmers & Manufacturers National Bank of Poughkeepsie. 37,500

HENRY BRADY.

[a]**Ft Charles pl E, sec Jacobus pl,** see Jacobus pl, sec Ft Charles pl E.

[a]**Jacobus pl (*),** sec Ft Charles pl E, 13.8 x100x63.2x80, vacant; due, $3,733.57; T&c, $91.50; Park Mtg Co. 4,000

[a]**25TH st W,** ns, 81 w 7 av, 6x98, part of 3-sty bldg; Jno B Clark. 100

[a]**127TH st, 152 (*) on map 152-4 W,** ss, 185 e 7 av, 27.6x99.11, 5-sty bk laundry; due, $22,998.72; T&c, $6,374.18; Geo W Silberhorn. 25,000

[a]**137TH st, 213 W (*),** ns, 193 w 7 av, 19x 99.11, 3-sty & b stn dwg; due, $13,766.72; T&c, $156.83; Germania Life Ins Co. 10,000

BRYAN L. KENNELLY.

[a]**Ludlow st, 19,** ws, 157.11 s Hester, 19x87, 6-sty bk loft & str bldg; due, $23,660.15; T &c, $359.25; Rosa Saberski. 24,400

[a]**Union sq E, 30,, or 4 av, 187 (*),** es, 128.6 n 15th, 26x125, 5-sty bk loft & str bldg; 1-sty ext; due $107,861.38; T&c, $1,800; Jno H Hicks. 50,000

[a]**4TH av, 187,** see Union sq E, 30.

JAMES L. WELLS.

229TH st E, nwc Paulding av, 95x114, Wakefield; withdrawn. ——

Boston rd, 1603, ns, 120.4 w 173d, runs n 113.5xw21.11xn20.9xw61.1xs130.8x e 97.2 to beg, 2-sty fr dwg & vacant; partition; Jno L Meyer. 25,600

[a]**Paulding av, nwc 229th,** see 229th E, nw c Paulding av.



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Agents & Auctioneers

Auction Sales of the Week, Manhattan and Bronx—Continued.

D. PHOENIX INGRAHAM.

*73D st, 500 E (*), ns, 173 e Av A, 37.6x102.2, 6-sty bk tnt; due, $10,695.96; T&c, $——; sub to a prior mtg of $27,000; Union Bank of Bklyn 29,315

*73D st, 511-13 E (*), ns, 210.6 e Av A, 37.6x102.2, 6-sty bk tnt; due, $10,742 38; T &c, $——; sub to a prior mtg of $27,000; Union Bank of Bklyn. 28,815

Total	$900,230
Corresponding week, 1912	1,926,772
Jan. 1, 1913, to date	19,982,056
Corresponding period 1912	16,800,438

Borough of Brooklyn.

The following are the sales that have taken place during the week ending April 23, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

McDONOUGH st (*), ns, 100 e Marcy av, 40x100; Peter Green. 21,000

PALMETTO st (*), ses, 62 ne Knickerbocker av, 79.4x79; Frank W Eckelsbecker. 200

PROSPECT pl (*), ss, 120 w Nostrand av, 20x106; Thos W Weeks. 11,250

E 2D st, es, 180 n Av Q, 20x100; withdrawn.

E 2D st, es, 200 n Av Q, 20x100; withdrawn.

2D st (*), sws, 288.6 se 7 av, 19.6x95; Maria L Atwater. 7,000

S 4TH st (*), ss, 100.3 se Hewes, 24.9x85; Albt C Hatfield. 4,500

E 8TH st (*), es, 172 n Av T, 126x100; also E 8TH st, es, 316 n Av T, 18x100; also E 8TH st, es, 370 n Av T, 54x100; also AV R, ss, 60 e E 13th, 40x100; Henry Lankenau. 46,350

10TH st, ns, 331.10 e 8 av, 19.5x92.6; Gustav A Olson. 8,300

W 32D st, ws, intersec bulkhead line of Atlantic Ocean, runs n 135 to Sea pl xw41.1xs135x e41.1 to beg; withdrawn.

70TH st (*), ss, 460 e 8 av, 20x100; Cath S Barteld. 4,100

95TH st, ss, 335 w 3 av, 40x100; A B Roberts. 3,500

BEDFORD av, ws, 101 s Park pl, 27x100; also BEDFORD av, ws, 128 s Park pl, 27x100; withdrawn.

BEDFORD av, es, 630 s Clarendon rd, 20x100; withdrawn.

BLAKE av (*), nec Rockaway av, 110.2x75; Isaac P Hubbard. 7,900

CONEY ISLAND av, es, 40.1 s Turner pl, 20x75.2; Wm Gremler. 5,000

CONEY ISLAND av, es, 80.2 s Turner pl, 20x72.3; Wm Gremler. 5,000

CONEY ISLAND av, es, 60.2 s Turner pl, 20x73.8; Wm Gremler. 5,000

FLATLANDS av, swc Flatbush av, 200x17.7x231.9x134.9; withdrawn.

GRANT av, ws, 33.3 s Etna, 125x50; withdrawn.

RIDGE boulevard, es, 50.6 s Bay Ridge av, 20x80; withdrawn.

STONE av (*), nec Liberty av, 50x100; Sarah F Mead. 15,500

WASHINGTON av (*), ws, 250 s Willoughby av, 75x200; County Trust Co. 25,000

11TH av (*), ws, 60.2 s 53d, 40x80; Wm L Newton. 500

20TH av (*), sws, intersec nes Cropsey av, 160x96.8; Geo E Nostrand. 12,500

LOT 35 (*), blk 6011, sec 18; City Real Estate Co. 2,000

LOT 36 (*), blk 6911, sec 18; City Real Estate Co. 1,800

LOT 44, blk 5651, sec 17; Addie J Powers. 250

WILLIAM P. RAE.

DOUGLASS st, ns, 100 e Bond, 25x100; Fred Sullivan. 1,600

RICHARDSON st (*), ss, 150 e Graham av, 25x75; Jos Fries. 1,000

SMITH st, ses, 64.5 sw Livingston, 19.4x100; withdrawn.

STERLING pl, ss, 91.1 w Troy av, 18x110.7; Michl Murphy. 3,450

E 19TH st, es, 330 n Voorhies av, runs e125.6 xn233.9x— to Jerome av xw64xsw63.6xs212.11 to beg; withdrawn.

AV W, ss (*), 29 e E 12th, 28x100; Minnie D Gescheidt. 2,500

NEW LOTS rd, nec Williams av, 158.1x200x irreg to Alabama av; F. P Hue. 25,481

ST MARKS av, ns, 360 e Howard av, 20x100; A B Roberts. 7,100

JAMES L. BRUMLEY.

MADISON st (*), ss, 273.9 w Bedford av, 18.9x100; Sarah Berry. 4,100

KENILWORTH pl (*), es, 233.4 s Av F, 20x100; Jos H Breaznell. 5,000

KENILWORTH pl (*), es, 213.4 s Av F, 20x100; Jos Pirnie. 5,000

E 37TH st (*), es, 80 n Snyder av, 20x100; Julia Stelle. 2,500

CARLTON av, ws, 437.3 s Park av, 16.2x100; Wm Gremler. 1,500

CARLTON av, ws, 453.5 s Park av, 17.4x100; Wm Gremler. 1,500

CARLTON av, ws, 470.9 s Park av, 16.6x100; Wm Gremler. 1,500

PITKIN av, sec Stone av, 25x100; withdrawn.

CHARLES SHONGOOD.

STERLING pl, ns, 100 w Howard av, 125x127.9; withdrawn.

VARICK st (*), es, 101.4 n Nassau, 25x107; Conrad Rhodes. 400

W 2D st, ws, 50 n West av, 75x100x irreg; Sophie Panzer. 8,975

44TH st (*), nees, 450 se 12 av, 50x100; Alfred Bernstein. 2,500

MARLBOROUGH rd, ws, 432.7 s Caton av, 60x100; withdrawn.

ROAD (*) to Kimballs Landing, ws, intersec cl Av Q, runs sw1189.11xnw120.4xnw762.2xne1787.3 xne601.9xse197xse1478.9 to beg, except parts released, KINGS HIGHWAY, ses, 883.2 ne land of Jno L Bergen, runs ne424.6xne1107xne78xne 29xne62xne154xne349xse644.2xsw601.9xsw1606.6 x nw1078.6 to beg, except parts released; FLATLANDS av, swc Flatbush av, 200x17.7; United States Realty & Impt Co et al. 402,369

THE CHAUNCEY REAL ESTATE CO.

6TH st, swc 6 av, 78.10x20; adj May 9.

Total	$663,625
Corresponding week 1912	$351,870

VOLUNTARY AUCTION SALES.

Brooklyn.

WILLIAM H. SMITH.

APR. 29.

FULTON st, 2015-21, ns, at ss Somers, 127.4x27.11x124.2; gore, 3-sty bk tnt & strs.

FULTON st, 2029, ns, 160 e Somers, 23.6x40.4 to Somers x22.11x35.2, 3-sty bk tnt & strs.

FULTON st, 2041, ns, 160.6 w Rockaway av, 20x62.3 to Somers x19.6x66.8, 3-sty bk tnt & strs.

HERKIMER st, 1182, sec Radde pl, 20x89.6, 3-sty bk tnt & strs.

BROOKLYN av, nec Hawthorne, 242.9 to Fenimore x100; vacant.

JOSEPH P. DAY.

APR. 30.

BARBEY ST, 381, nec Pitkin av, 2297, 25x100, 3-sty b tnt & strs.

COLUMBIA Heights, 81-3, sec Cranberry, —x101x100, 3-sty bk sanitarium.

ELTON st, nec Fulton, see Fulton, 2983-93.

FULTON st, 2983-93, nec Elton, 102x87.11x—x108.6, 4-3-sty fr tnt & strs.

WILLOUGHBY st, 48, ss, 57.6 e Jay, 20x90; also JAY, 385, es, 30 s Willoughby, 20x57.6, 3-sty bk bldg & str.

EAST 14TH st, 1754, ss, 345 w Av R, 35x100, 2-sty & a fr dwg.

ALABAMA av, 165-7, es, 100 s Glenmore av, 40x100, 2-3-sty fr tnts.

EASTERN Pkway, ss, 189 w Nostrand av, 20 lots, ea 200x155.7 to Union.

FORT HAMILTON pkwy, 7509, es, 19 s 75th, 20x101.4x x97.8, 2-sty & b bk dwg.

GREENPOINT av, 79, ns, 80 e Franklin, 25 x95, 4-sty bk tnt with strs.

NEWKIRK av, 2409, nwc Flatbush av, 120x169x120.1x180, 3-sty bk & fr dwg.

PITKIN av, 2297, see Barbey, 381.

8TH av, 34, ws, 62 s Lincoln pl, 19x100, 3-sty stn ft dwg.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee, last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

APRIL 26.

No Legal Sales advertised for this day.

APRIL 28.

69TH st, 217-21 W, ns, 205 w Ams av, 60x100.5, 1-sty bk church; Warren McConihe—Lawson C Rich et al; Warren McConihe (A), 42 Bway; Samson Friedlander (R), due $7,343.15; T&c, $679.65; sub to a prior judgment of foreclosure sale of $27,923.89 and interest and also $334.50, costs, &c; Joseph P Day.

148TH st, 400 W, see St Nicholas av, 755.

148TH st, 502-4 W, ss, 100 w Ams av, 41.8x99.11, 5-sty bk tnt; Sigmund Ashner—Harris Friedman et al; Goldfogle, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, $10,087.35; T&c, $1,305.70; Henry Brady.

CARPENTER av, 3811, ws, 541.7 s 222d, 25x105, Wakefield; Lillie Winkens et al—Louise Ringelstein et al; J J Karby O'Kennedy (A), 99 Nassau; Jas A Foley (R); due, $4,428.25; T&c, $155.29; Henry Brady.

JEROME av, 1756-60, es, 50 n 175th, 90x100, 2 5-sty bk tnts; Prospect Investing Co—Ibrow Realty Co et al; action 1; Stephen W Collins (A), 63 Wall; Max S Levine (R), due $14,453.69; T&c, $1,980.80; sub to two prior mtgs aggregating $32,500; Henry Brady.

ST NICHOLAS av, 755, swc 148th, (No 400), 24.11x100, 5-sty bk tnt & strs Rembrandt Realty Co—St Nicholas Holding Co et al; Weschler & Rothschild (A), 135 Bway; Benj Tuska (R), due $23,733.49; T&c, $——; sub to a prior mtg of $30,000; Joseph P Day.

APRIL 29.

79TH st, ns, 313 e Av A, 135x102.2, 1-sty fr stable & vacant; Jos Hamershlag—Wendover Bronx Co et al; Nash & Jones (A), 63 Wall; Wm F Clare (R); due, $9,703.80; T&c, $1,268.89; sub to mtg $30,375; Joseph P Day.

113TH st, 202 E, ss, 69 e 3 av, 25x100.11, 4-sty bk tnt & strs; Henry Steindler—Jno Carucci et al; Ottenbourg, Steindler & Houston (A), 200 5 av; Jno T McGovern (R); due, $4,410.74; T&c, $631.04 sub to mtg $14,400; mtg recorded July16'07 Joseph P Day.

132D st, 34 W, ss, 360 w 5 av, 25x99.11, 5-sty bk tnt; Marie L Mead extrx—Herman W Oster et al; Man & Man (A), 56 Wall; Saml Thorne Jr (R); due, $17,285.70; T&c, $500; Herbert A Sherman.

160TH st, 310 E, see Park av, 3152.

EASTBURN av, 1675, ws, 43.4 n 173d, 25x95, 3-sty bk tnt; Janet Muller—Henrietta L Frohne et al; Henry P Botty (A), 302 Bway; Geo Burnham (R), due $9,828.05; T&c, $229.12; Joseph P Day.

MORRIS av, 2308, es, 134.6 n 183d, 18.9x117.6, 3-sty bk dwg; Cornelia H Hughes—A Warren Constn Co et al; McClure & McClure (A), 22 William; Albt W Ransom (R); due, $8,187.98; T&c, $350; mtg recorded Nov30'10; Joseph P Day.

PARK av, 3152, sec 160th (No 310), 26.6x85.6 x23.5x73.1, 2-sty & b fr dwg & 2-sty fr stable; Aug Freutel—Jas C Corbett et al; Chas P Hallock (A), 999 E 180; Frank A Spencer Jr (R); due, $3,367.20; T&c, $825; Joseph P Day.

TREMONT av or 177TH st, ss, 184.8 w Montgomery av, 25.5x98.5x—x94.2; vacant; Kath V McEvoy—Eliz J Stancliffe et al; Peter A Lauria (A), 45 Nassau; Jos V Mitchell (R), due $957.85; T&c, $842.62; Henry Brady.

APRIL 30.

JACKSON st, 91, nwc South (Nos 386-7), 50x104.4, 6-sty bk tnt & strs; Sheriffs sale of all right, title, &c, which Adolph Schlesinger had on Mar5'12, or since; Edw S Napolis (A), 63 Park row; Julius Harburger, Sheriff; Henry Brady.

PITT st, 7, ws, 100 n Grand, 25x100, 5-sty bk tnt & strs; Frank J Dupignac, com—Barnet Fishman et al; E Clarence Dorsett (A), 25 Pine; Phoenix Ingraham (R), due $28,114.79; T&c, $220; D Phoenix Ingraham.

23D st, 155-9 E, ns, 84 w 3 av, 78x98.9, 6-sty bk loft & str bldg; Louis Masbach—Jas Jordan et al; Max Stern (A), 64 Wall; Chas Levy (R), due $12,227.28; T&c, $2,041.70; sub to prior mtgs aggregating $146,000; Joseph P Day.

39TH st, 311 E, ns, 175 e 2 av, 25x98.9, 5-sty bk tnt & strs; Bernhard Mayer—Jacob Aberbach et al; Isaac S Heller (A), 35 Nassau; Sampson H Weinhandler (R); due, $6,125.56; T&c, $——; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Eliz H Hoar—Lordi Pernetti & De Respiris Constn Co et al; Levi S Tenney (A), 27 William; Jas M Donohue (R); due, $8,676.59; T&c, $374.54 Henry Brady.

118TH st, 364 W, ss, 196 w Manhattan av, 18x100.11, 3-sty & b bk dwg Danl J O'Conor, exr—Emma B Richardson et al; Gannon, Siebert & Riggs (A), 2 Rector; Francis S McAvoy (R), due $11,288.50 T&c, $237.75; Henry Brady.

154TH st, 412 W, ss, 131.9 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; Manhattan Life Ins Co—Emblem Constn Co et al; R H Bagnell (A), 66 Bway; Rapallo & Kennedy (R), due $23,519.35; T&c, $363.55; Joseph P Day.

174TH st E, ns, 110.5 e Webster av, 40.3x99.5x47x100.8; vacant; Tremont Mills—Rose M Coyle et al; E Louis Jacobs (A), 31 Nassau; Ely Rosenberg (R), due $2,006.60; T&c, $487.79; Joseph P Day.

214TH st, 709 E, ns, 80.11 e White Plains rd, 25x100, Wakefield; Grant Squires, exr—Catherina Di M Salzano et al; Jno M Rider (A), 44 Cedar; Francis W Pollock (R), due $5,126.85; T&c, $601.66; sub to a mtg of $1,000; Joseph P Day.

233D st E, nec Kepler av, see Kepler av, nec 233d.

233D st, 920-2 E, ss, 205 e Bronxwood av, 50x64, Wakefield; Jennie Breitenbach—Mary Buhler et al; Wm Klingenstein (A), 309 Bway; Jas A Lynch (R), due $2,113.19; T&c, $874.77; sub to mtg of $1,500; Henry Brady.

BAINBRIDGE av (WOODLAWN rd), ws, 177.4 s 212th, 25.1x103.7x25x103.7; vacant; Mary L Whiting—Geo Daily et al; Jas C Higgins (A), 44 Wall; Jno H Rogan (R), due $1,761.44; T&c, $57.07; Herbt A Sherman.

HEATH av, 2880, es, 161.9 n land of T N Reed and opp 229th, 20.2x100.5x20x100.5, 3-sty bk dwg; Thos M Crowley et al—Pouch Realty Co et al; Fuller & Prest (A), 145 Nassau; Warren Leslie (R), due $7,119.97; T&c, $178.58; Joseph P Day.

KEPLER av, nec 233d, 53.7x100x89.11x106.5; vacant Florence S Biggart et al—Elsmere Cab & Car Co et al; Martin & Howe (A), 265 Bway; Sydney Bernheim (R), due $3,765.99; T&c, $36.60 Herbt A Sherman.

LAMPORT av, ss, 250 w Ft Schuyler rd, 25x100, Throggs Neck; Aug Funck—Jas Knox et al; Alfred J Wolff (A), 115 Bway; Jno T Canavan (R), due $3,356.19; T&c, $102; Joseph P Day.

LONGFELLOW av, 883, ws, 125 n Seneca av, 25x100, 2-sty bk dwg; Mathilde Weinberg—Frank W Davis et al; Geo Meyer (A), 115 Bway; Phoenix Ingraham (R), due $1,868.93; T&c, $43; sub to mtg of $6,000; D Phoenix Ingraham.

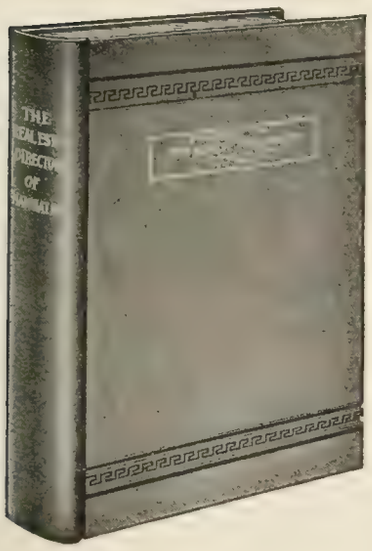
MAY 1.

LUDLOW st, 179, ws, 124 s Houston, 23.10x87.10, 3-sty bk tnt & str & 3-sty bk rear tnt; Gertrude Palmer—Israel Wolfish et al; Lindsay, Kalish & Palmer (A), 27 William; Vincent L Leibell (R), due $17,254.38; T&c, $1,280.91; Henry Brady.

11TH st, 57-9 E, ns, 302.9 w Bway, 54x103.3, 10-sty bk loft & str bldg; U S Trust Co of NY—Bryant Real Estate Co et al; Stewart & Shearer (A), 45 Wall; M Spencer Bevins (R), due $192,709.15; T&c, $9,545.15; Joseph P Day.

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Advertised Legal Sales, Manhattan and Bronx (Continued).

76TH st, 431 E, ns, 413 e 1 av, 25x102.2, 4-sty bk tnt; Metropolitan Savings Bank—Mayer Deutsch et al; A S & W Hutchins (A), 84 William; Alex Rosenthal (R); due, $11,772.28; T&c, $392.79; Joseph P Day.

MAY 2.

MERCER st, 246, sec 3d (No 8), 25x100, 6-sty bk loft & str bldg Windham Realization Co, Inc—Henry Corn et al; Alexander & Green (A), 165 Bway; Mortimer B Bernstein (R); due, $81,237.76; T&c $2,986.75; Saml Marx.

WYATT st, 1150, sec Bronx Park av, 25x100; Henry Breslauer, trste—Rebecca Zuckerkandel et al; Simon M Roeder (A), 119 Nassau; Robt F Wagner (R); due $5,413.10; T&c, $850; mtg recorded July29'09; Henry Brady.
3D st, 8 W, see Mercer, 246.

128TH st, 255 W, ns, 258 e 8 av, 15x99.11, 3-sty & b stn dwg; Marie H Burt—Sieg Tynberg Jr et al; Robt D Elder (A), 32 Nassau; Jno H Judge (R), due $8,600.38; T&c, $85.78; Bryan L Kennelly.

130TH st, 63 W, ns, 175 e Lenox av, 20x99.11, 4-sty & b stn dwg Utica Trust & Deposit Co—Edw Lemberger et al; Cary & Carroll (A), 59 Wall; Wm F Clare (R), due $12,716.12; T&c, $240.92; Joseph P Day.

175TH st, 401 (667) E, nec Webster av (No 1808), 31.1x99.2, 2 & 3-sty fr tnt & strs; Dollar Savgs Bank of City N Y—Geo M Katzenberger et al; Lexow, Mackellar & Wells (A), 43 Cedar; Chas L Hoffman (R); due, $11,531.02; T&c, $639.09; Joseph P Day.

238TH st E, swc Katonah av, see Katonah av, 4325.

BRONX PARK av, sec Wyatt, see Wyatt, 1159.

CENTRAL PARK W, 464, ws, 57.11 n 106th, 18x100, 5-sty bk tnt; Mary A Cohnfeld—Margt Furlong et al; J Philip Berg (A), 99 Nassau; Shirley Shackelford (R); sale of dower; Joseph P Day.

KATONAH av, 4325, swc 238th, 25x85, 2-sty fr dwg;; Central Mtg Co—Benj Grabisch et al; Otis & Otis (A), 60 Wall; Alfred J Talley (R), due $5,886.03; T&c, $165; mtg recorded Feb17 '10; Henry Brady.

WEBSTER av, 1808, see 175th, 401 E.

MAY 3.

No Legal Sales advertised for this day.

MAY 5.

137TH st, 250 W, ss, 525 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Paul Chopak et al; Dulon & Roe (A), 41 Park row; Harry Bijur (R), due $13,777.60; T&c, $14; Joseph P Day.

137TH st, 230 W, ss, 343 w 7 av, 18x99.11, 3-sty & b stn dwg Germania Life Ins Co—Fannie Bick et al; Dulon & Roe (A), 41 Park row; Jno T Quinlan (R), due $13,257.90; T&c, $160.40; Joseph P Day.

LONGFELLOW av, ws, 150.5 n Garrison av, 50x100; vacant; Charlotte A O'Shea—Henry Gundlach et al; Wm C Arnold (A), 165 Bway; Wm J A McKim (R), due $4,532.98; T&c, $32.94; Joseph P Day.

THERIOT av, ws, 150 n Gleason av, 25x100, Unionport; Sheriff's sale of all right, title, &c, which Chas & Mary O'Rourke had on Jan24 '13 or since; Saml Ecker (A), 261 Bway; Julius Harburger, Sheriff; Henry Brady.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

APRIL 26.

No Legal Sales advertised for this day.

APRIL 28.

66TH st, es, 75 n 6 av, 25x100; Caroline Hillman—Thos Pisarra et al; Richd R Dikeman (A), 26 Court; Jno T Walsh (R); Chas Shongood.

GRAVESEND av, ws, adj land of Jane Voorhies, runs n99.6xnw99.6x—48.6xw135 to Van Sicklen xs49.3xse97.2xne1.9xse313.7 to beg; also VAN SICKLEN st, ws, adj land of Jane Voorhies, runs n99.1xnw592.8xse112.2xse554.3 to beg; Kraslow Constn Co—International Metal Ceiling Co et al; Saml N Freedman (A), 55 Liberty, Manhattan; Joerp M Bernstein (R); Chas Shongood.

APRIL 29.

BEATTIE st, nes, 240 nw road leading from New Utrecht to Flatbush, 60x100; Mary E Giessenhoffer—Victor Ernst et al; Furst & Furst (A), 215 Montague; Meier Steinbrink (R); Wm H Smith.

GLEN st, ss, 48 w Crescent, 26x100; Minnie Glucksman—Eveline Lawrence et al; Frank Wasserman (A), 39 Liberty, Manhattan; Fredk Cobb (R); Chas Shongood.

HENDRICKSON st, sws, 140 se Av P, 40x100; Title Guarantee & Trust Co—Rosa Papa et al; Harry L Thompson (A), 175 Remsen; Jacob Kirschenbaum (R); Chas Shongood.

W 3D st, ws, 110.8 n Sheepshead Bay rd, 30x119.4; also SHEEPSHEAD BAY rd, ns, 157.5 e W 5th, 36.4x92.7; Sarah A Haughian—Jos Salvia et al; Wilson & Van Wagoner (A), 164 Montague; Almet R Latson (R); Wm P Rae.

W 8TH st, es, 58.10 n Av S, 19.4x82.5; Johanna M Moller—Emma L Neppert et al; Action 1; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Thos E O'Brien (R); Wm H Smith.

W 8TH st, es, 39.6 n Av S, 19.4x82.5; same—same; Action 2; same (A); same (R); Wm H Smith.

W 8TH st, es, 20.2 n Av S, 19.4x82.5; same—same; Action 3; same (A); same (R); Wm H Smith.

73D st, ss, 287.6 w 11 av, 31.3x100; Julia F Hellwig—Louis P Shein et al; Felix Reifschneider, Jr (A), 391 Fulton; Chas Y Van Doren (R); Wm H Smith.

83D st, sws, 463.6 se 20 av, 18.2x100; Jas H Mullarky et al—Morris L Baird et al; Wm H Good (A), 44 Court; Chas E Fiske (R); Wm H Smith.

FORT HAMILTON av, es, 40.8 s 75th, 20.4x97; Herbert Cracauer—Max Roller et al; Joshua Haberman (A), 132 Nassau, Manhattan; Wm P Pickett (R); Wm H Smith.

ROGERS av, ws, 48.5 s Prospect pl, 16.1x80; Carrie D Lee—Beatrice Pomeroy et al; Hirsh & Newman (A), 391 Fulton; Wm Watson (R); Wm H Smith.

SNEDIKER av, ws, 60 s Blake av, 100x100; Empire City Lumber Co—Snediker Constn Co, Inc; L & J Weinberger (A), 5 Beekman, Manhattan; Albt L Phillips (R); Chas Shongood.

10TH av, ws, 140 s 80th, 20x100; Home Title Ins Co of N Y—Bernard Quirk et al; Henry J Davenport (A), 375 Pearl; Albt W Linton (R); Wm H Smith.

APRIL 30.

PRESIDENT st, nes, intersec es Hamilton av, 22.10x100; Saml Broom et al—Jos Zoffer et al; Jonas, Lazansky & Neuberger (A), 44 Court; Wm Lieberman (R); Wm P Rae.

ROBINSON st, ss, 52.5 w Bedford av, 87.11x120; Louis Rosenberg—Seymour Rosenberg et al; Walter L Durack (A), 215 Montague; Chas S Warbasse (R); Wm H Smith.

TILLARY st, ss, bet Hudson av & Navy, lot 137; Max Zeitz—Lipman Lipsitz et al; David Zirinsky (A), 67 Morrell; Hugh A McTernan (R); Chas Shongood.

MERMAID av, ns, bet W 15th & Stillwell av, lot 38; Tax Lien Co of N Y—Luigi Fringo et al; Wm Lustgarten (A), 68 William, Manhattan; Thos Troy (R); Wm H Smith.

NORMAN av, swc Baker, —x—; Tax Lien Co of N Y—Richd M Henry et al; Wm Lustgarten (A), 68 William, Manhattan; Thos Troy (R); Wm H Smith.

MAY 1.

MONTGOMERY pl, sws, 278.10 se 8 av, 16.9x100; Chas D Robbins—Grace W Duryea et al; Hedges, Ely & Frankel (A), 165 Broadway; Harry G Anderson (R); Wm H Smith.

62D st, sws, 100 nw 24 av, 27x100; 62D st, sws, 154 nw 24 av, 27x100; 62D st, sws, 208 n w 24 av, 162x100; Chas H Finch & Co—Leon W Pease et al; Harry W McChesney (A), 177 Montague; Hugh McTernan (R); Wm H Smith.

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; Co-operative Building Bank—Milton S Kistler et al; Lexow, MacKellar & Wells (A), 43 Cedar, Manhattan; Arnon L Squires (R); Wm P Rae.

May 2.

W 28TH st, es, 180 s Neptune av, 200x118.10; Orin H Cheney—Julius Hepke et al; Frank M Patterson (A), 27 William, Manhattan; Chas S Murphy (R); Wm H Smith.

53D st, ss, 180 e 7 av, 20x100.2; Jennie Simon—Harry W Lippman et al; Herzfeld & Sweedler (A), 44 Court; Hermon H Shook (R); Chas Shongood.

78TH st, nes, 517.6 nw 18 av, 55.1x100.1; Frances A de Beer—Anna Hoerlein et al; Geo W Pearsall (A), 49 Court; Jno J Kean (R); Wm H Smith.

NOSTRAND av, ws, 55.7 s Hawthorne, 16.8x90; Bond & Mortgage Guarantee Co—Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Henry S Goodspeed (R); Wm P Rae.

NOSTRAND av, ws, 22 s Hawthorne, 16.11x90; Percy M Kessler, gdn—Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Floyd J Adams (R); Wm P Rae.

NOSTRAND av, ws, 72.3 s Hawthorne, 16.8x90; Maria L Mount—Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Forrest S Chilton (R); Wm P Rae.

NOSTRAND av, nwc Kosciusko, 22.2x75; Ernest C Kinney—Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Allen A Deutsch (R); Wm P Rae.

MAY 3.

No Legal Sales advertised for this day.

MAY 5.

CENTRE st, ns, 139 e Columbia, 20x100; Chas Held—Max Turner et al; Stewart Engel (A), 258 Bway, Manhattan; Ira L Rosenson (R); Chas Shongood.

E 10TH st, es, 540 s Caton av, 20x100; Merchants Co-operative Mortgage Co—Sarah Lamburg et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 19.

LEWIS st, swc Stanton, 50x99.8; Ernestina Trick—Louis Cohen et al; C Brandt Jr (A).

MAIN st, ws, 50 s Beach, 225x129x irreg; Jas T Barry—Martin J Earley et al; D L O'Reilly (A).

45TH st, ns, 200 w 3 av, 20x100.5; Wm A Hughes—Jno Conville; M S Borland (A).

PINEHURST av, nwc 177th, 125x98; Jacob Hirsh—Helene Realty & Constn Co et al; Kantrowitz & Esberg (A).

227TH st, ns, 130 e Barnes av, 25x114.5, Bronx; Louis W Slocum—Frank Zanetti et al; H O Dobson (A).

3D av, swc 183d, 94x58; Wm Sudbrink—Alexander Development Co et al; Cahn, Leventritt & Goetz (A).

APRIL 21.

LEWIS st, 144; Dora D Forbes et al—Sophia Moore et al; Weekes Bros (A).

27TH st, 454 W; Al Hayman et al—Mary L Hubener et al; Cary & Carroll (A).

56TH st, 233 E; Lawyers Mtg Co—Wilhelmine Braun et al; Cary & Carroll (A).

63D st, ns, 100 w Amsterdam av, 275x100.5; Harris Mandelbaum et al—Friedland Realty Co et al; Eisman, Levy, Corn & Lewine (A).

127TH st, ss, 204.7 w 3 av, 45.3x99.11; Isaac N Hebberd—Wm E Barnes et al; B F Gerding (A).

AV C, es, 58 n 12th, 50x105, Bronx; Sidney B Hickox—Albt Buttner et al; A J Wolff (A).

ARNOLD av, es, 100 s Libby, 25x125.4; Sidney B Hickox—Zerega Realty Co et al; A J Wolff (A).

BELMONT av, ws, 96.6 n 180th, 18.1x85.1; Letita McMurtry—Rebecca Miterstein et al; Arrowsmith & Dunn (A).

COLLEGE av, 426; Jno W Schumacher et al—Bertha Kaufman; F P Woglom (A).

MADISON av, es, 25.5 n 101st, 25.2x84.7x25.9x59.2; Morris Kahn et al—Chas Henschke et al; H Greenberg (A).

MANHATTAN av, ws, 48.5 s 121st, 15x80; Mutual Life Ins Co of N Y—Clara S Knight et al; F L Allen (A).

APRIL 22.

ALLEN st, 97; Jno A Brown, Jr—Minnie L Simon et al; F H Comstock (A).

CANAL st, 432; Emma McA Lawrence—Nannette E Winter et al; G W Ellis (A).

27TH st, ns, 475 w 6 av, 50.2x98.9; Henry Goldstone—Louise M Stevens et al; J Eisner (A).

63D st, 236-8 E; two actions; Jonas Weil et al—Louis Levin et al; M Sundheimer (A).

127TH st, ss, 100 e 7 av, 50x99.11; Geo D Eightmie—Jessie H Eames et al; E Sweeney (A)

169TH st, ss, 39.4 e Nelson av, 69.5xirreg; Theo Wentz—Saint Francis Realty Co et al; Boothby, Baldwin & Hardy (A).

BARKER av, sec Bridge, 284x205.11 to Olinville av; also BRIDGE st, sec Olinville av, 83.11x295.9 to Elliott av; Jas H Aldrich et al—Rachael Altman et al; Harrison, Elliott & Byrd (A).

BROOK av, 992; Edw L Coster—Jno B Gartner et al; Anderson, Iselin & Anderson (A).

HUGHES av, 2530; Adelaide B Stilwell—Raphael Diliza et al; Merrill & Rogers (A).

5TH av, ses, Lot 3, 15th Ward, 26.4x100; Hudson Mtg Co—Otto Werber et al; T H Baskerville. (A).

APRIL 23.

SUFFOLK st, 45-51; Fifth Avenue Baptist Church of the City of N Y et al—Saml Agid et al; E S Clinch (A).

119TH st, 510 E; Annie Kimberly—Nicolo Arenella et al; E Goldschmidt (A).

144TH st, 510 W; International Distributors Corpn—Geo B Bergkamp et al; G C De Lacy (A).

217TH st, ns, lot 612, map of Village of Wakefield, Bronx; Kate A Brennan—Mildred Bonavia; G Squires (A).

BRIGGS av, ns, lot 43, map of Briggs Estate, Bronx; Bridget Williamson—Jas J O'Connell et al; amended; Friend & Friend (A).

BROOK av, sec Wendover av, 104.10x25.1; Julius Loewenthal—Marks Lewine et al; Bernheim & Loewenthal (A).

MACLAY av, nws, 79.10 ne Zerega av, 20x100.4; Eliz B Beyer—Henry Osterholt et al; F A Southworth (A).

MADISON av, nec 48th, 22x100; National Reserve Bank of City of N Y—Lesk Realty Co; Sullivan & Cromwell (A).

PARKER av, ws, 125 n Rose pl, 25x100; Louise F Hovey—Vincenzo Verro et al; Carrington & Pierce (A).

UNION av, es, 80 n 166th, 80x100; two actions; Archibald Douglas—Harry Levy et al; F Armitage (A).

LOTS 43-4, map of Siems Estate, Bronx; Jno C Heintz, adm—Felix De Canio et al; G Frey (A).

APRIL 24.

116TH st, ns, 130 w 8 av, 20x96.8; Rector Churchwardens, &c, of the Church of the Incarnation of the City of N Y—Fredk P Forster et al; Harrison, Elliott & Byrd (A).

118TH st, 9 W; Ignatz Mantler—Meyer Tilbor et al; C Recht (A).

124TH st, ns, 241.3 w 5 av, 18.9x100.11; Wentworth Mortgage Co—Anna Lacroix; Sproull, Harmer & Sproull (A).

PARK av, 4464; Sophie Prager—Wm Guggolz Constn Co; H A Gordon (A).

TINTON av, ws, 79.9 s 163d, 18.4x95; Mary M Bauch—Henry De Vivo et al; Todd & St John (A).

APRIL 25.

130TH st, 31 E; Stephen H Jackson—Marie F Farrell; S H Jackson (A).

168TH st, ss, Lot 124, map of Village of Morrisania, 61.5x101.2; Michl Piel—Rebecca Goldberg et al; Ashbel P Fitch, Mott & Grant. (A).

AV A, 1743; Jadwiga Grunert—Martha Realty Co et al; A & H Bloch (A).

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JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 17.

AMSTERDAM av, ws, 75.11 n 105th, 75.11x100; Bloomingdale Constn Co NY Urban Real Estate Co et al; I H Kramer (A); A Wells Stump (R); due, $2,762.50.

APRIL 18 & 19.

No Judgments in Foreclosure Suits filed these days.

APRIL 21.

PEARL st, 362; U S Trust Co of N Y -Mary Kirschenbluth et al; Stewart & Shearer (A); Chas S Fettretch (R); due, $17,717 78.

APRIL 22.

BRONX blvd, es, 100 s 216th st, 45x100; Chas S Whitney Jno J Zuelch; Jos A Middlebrook (A); Melvin H Dalberg (R); due, $1,579.09.

LOTS 9 to 12, map of Bronxdale Manor; Jno Ringen Wm Guggolz Constn Co et al; Gerlich & Schwegler (A); Dennis O'L Cohalan (R); due, $2,598.98.

APRIL 23.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 19.

21ST st, ns, 400 w 10 av, 100x98.8; Isaac S Rossell—Chas Hofferberth et al; action to foreclose mechanics lien; Eidlitz & Hulse (A).

APRIL 21.

226TH st, ss, 505.1 e Barnes av, 100x114.6; Chas J Breck—Michl Agugliaro et al; action to declare ownership; M S Hagar (A).

3D av, ws, 25.5 s 68th, 100x100; Bella Glaser —Sol Herzog et al; action to set aside deed; J P Joachimsen (A).

APRIL 22.

53D st, ss, 150 e 11 av, 25x100.5; Ike Feingold Helen Degnan; action to foreclose mechanics lien; J F O'Neil (A).

LOT 119, revised map of Seneca Park, Bronx; Sadie Glassman—Jno A Dannies et al; partition; Goldfein & Weltfisch (A).

APRIL 23.

139TH st, ss, 128 e So Boulevard, 25x100; Jos Margoles—Junction Realty Co et al; action to declare deed mortgage; A & H Bloch (A).

BROADWAY, sec 185th, lot 8; Eliz R Daly—Jas F King et al; foreclosure of tax lien; F L Mayham (A).

MORRIS av, ws, bet 164th & 165th, lot 56; Josefine Deutsch—Gertrude J Luhs et al; foreclosure of transfer of tax lien; Saxe & Powell (A).

APRIL 24.

Washington av, nwc 178th, 1 foot x 88.5; 178TH st, ns, 88.5 w Washington av, 16.8x1 ft; 178TH st, ns, 121.8 w Washington av, 16.8 x1 ft; Bettie Sam—Geo W Skinner et al; foreclosure of transfer of tax lien; Clocke, Koch & Reidy (A).

8TH av, 369; Amelie Lambert—Camille O A Perceval et al; partition; R P Beyer (A).

APRIL 25.

236TH st, ss, bet Albany rd & Putnam av, Lot 113; Eaml Hollander—Nathan P Bailey et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

236TH st, ss, bet Oneida av & Kepler av, Lot 16; Saml Hollander—Martha J Jackson et al; foreclosure of transfer of tax lien; B G Oppenheimer (A).

CRESTON av, ws, bet Burnside av & 181st, Lot 35; Saml Hollander—Gel Spencer et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

VON HUMBOLDT av, es, bet 259th & 260th, Lot 581; Saml Hollander—Geo Baier et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

Borough of Brooklyn.

APRIL 17.

BERGEN st, ns, 342 e Classon av, runs e9xn 130xw84xs65xe65xse23xs43 to beg; Jno Morton's Sons Co—Bertha Schmerzler et al; G E & E C Brower (A).

DOUGLASS st, es, 217 n Sutter av, 25x100; Bushwick Saving Bank—Jas D O'Brien et al; R L Scott (A).

HOYT st, swc 4th, runs w22xs54xe27xn54; Chas & Margarethe Spreckles—Sig B Heine et al; Van Alen & Dyckman (A).

HURON st, 241-55; also HURON st, 246-56; Wm H Peer—Henry C Fischer et al; C & T Perry (A).

KEAP st, es, 85 s So 4th, runs e70xn to Abr Meserole farm line xnw to point 68 e of Keap xw68 to Keap xs21 to beg; Danl T Doane—Abr J Doane et al; compelling determination of claim; H A Ingraham (A).

MACON st, ns, 255 w Lewis av, 20x100; Andw A Ayers—Arthur W & Mary L Baldwin; Watson & Kristeller (A).

PRESIDENT st, ns, 100 w Prospect Park W, 24x95; Jno Pullman—Lillian B Koepke et al; C A Clayton (A).

W 9TH st, es, 100 s Av S, 16x100; Thos J Van Natter—Highlawn Constn Co et al; H J Davenport (A).

W 9TH st, es, 116 s Av S, 16x100; United Neighborhood Guild—Highlawn Constn Co et al; H J Davenport (A).

W 9TH st, es, 132 s Av S, 16x100; First Presbyterian Church—Highlawn Constn Co et al; H J Davenport (A).

37TH st, sws, 154 se 8 av, 100x100; also 37TH st, sws, 94 se 8 av, 20x100; also 39TH st, ss, 300 e 8 av, 25x100; also 7TH av, nws, 50 sw 20th, 25x100; also ST JOHNS pl, ss, 140 w Buffalo av, runs w40xs140xe20xs100 to Degraw xe20xn240 to beg; Melvin Brown—Saml J Flash et al; A A Hovell (A).

E 40TH st, es, 117 s Av I, 20x100; Bertram J Cooper—Mounts Realty & Bldg Co et al; Herzfeld & Sweedler (A).

E 46TH st, ws, 120 s Lenox rd, 40x100; Annie Lambui—Rugby Investors Bldg Co et al; Caldwell & Holmes (A).

63D st, ss, 182 w 19 av, 30x82; Waterbury & Mapleton Realty Co—Muskoka Realy Co et al; Clark & Frost (A).

63D st, ss, 152 w 19 av, 30x82; Waterbury & Mapleton Realty Co—Muskoka Realty Co et al; Clark & Frost (A).

75TH st, ss, 240 w 13 av, 20x100; Jessie S Robertson—Ponce Realty Co et al; C A Deshon (A).

AV S, ss, 52 e W 9th, 16x100; Home Title Ins Co—Guiseppina Parmegiani et al; H J Davenport (A).

AV S, ss, 100 e W 9th, 16x100; Home Title Ins Co— Anna C Farrell et al; H J Davenport (A).

BROADWAY, sec Berry, runs e92xs100xw46xs 23xw46 to Berry xn123 to beg; City Real Estate Co—Wave Improvement & Constn Co et al; Owens, Gray & Tomlin(A)..

MONTROSE av, sec Leonard, 75x100; Otto Huber Brewery—Louis A Phillips et al; Frank Obernier (A).

OVINGTON av ,sws, 150 se 14 av, 20x84; Alex Doecks et al—Michl Schiavone et al; E L Holywell (A).

VANDERBILT av, es, 37 n Park pl, 22x100; Henry Berberich—Thos O'Connor et al; Milton Hertz (A).

5TH av, nec 54th, 25x100; Annie T Hanrahan —Patk Hanrahan et al; set aside deed; Theo Witte (A).

APRIL 18.

CLINTON st, ws, 99 n Nelson, runs w90xn19 xw70xs19 to beg; Karoline Nygaard—Bonifacio Colombo et al; to set aside deed; Sparks & Fuller (A).

DENYSE st, nes, 210 e Stewart av, 54x100; Leon C Weinstock—Emanuel & Marie Hallenbeck; to obtain payment of judgment; J H Regan (A).

GROVE st, 73A; Jno Buser—Chas & Kath Hentschel; to set aside deed; J D Barben (A).

HAWTHORNE st, ns, 500 e Flatbush av, 30x 126; Philip Butz—Edw S Dix et al; Amend & Amend (A).

ST JOHNS pl, ss, 150 e Schenectady av, 40x 240; Home Title Ins Co—Realty Dealers et al; H J Davenport(A).

TROUTMAN st, nws, 350 sw Irving av, 25x 100; Bond & Mtg Co—Mamie Strebel formerly Mamie Motz et al; H L Thompson (A).

WATKINS st, ws, 176 s Eastern pkwy, 25x 100; also WATKINS st, ws, 151 s Eastern pkwy, 25x100; also WATKINS st, ws, 176 s Eastern pkwy, 25x100; Isaac P Hubbard & David A Reynolds as exrs Jacob Adler et al; G C Frisbie (A).

2D st, ss, 138 e 5 av, 30x100; Marcus Bulkowstein—Max & Yetta Corpuel; Ginzburg & Picker (A).

9TH st, ns, 119 e 4 av, 19x120; Frank J Wilson—Frank J Wilson as adm et al; partition; H E Heistad (A).

E 12TH st, es, 320 s Av V, 30x80; Home Mtg Investment Co—Clover Holding Corpn et al; H J Davenport (A).

E 12TH st, es, 290 s Av V, 30x80; Home Mtg Investment Co—Clover Holding Corpn et al; H J Davenport (A).

E 12TH st, es, 260 s Av V, 30x80; Home Mtg Investment Co—Clover Holding Corpn et al; H J Davenport (A).

E 12TH st, es, 350 s Av V, 30x80; Home Mtg Investment Co—Clover Holding Corpn et al; H J Davenport (A).

49TH st, nec 4 av, 25x100; Isaac Metzger—Mary J & Jno Dobbin; T F Redmond (A).

56TH st, sws, 250 se 14 av, 75x100; Harry E Bailey—Frank A Ernst et al; partition; H O Patterson (A).

86TH st, wc Bay 16th, 20x65; J Geo W Schumann -Leana Shostak et al; Jas Gray (A).

ATLANTIC av, nec New Etrecht, runs ne 202xse200xsw59xnw242 to beg; Jos F McKeon adm—Eliz DeMars et al; J P Judge (A).

BEDFORD av, es, 140 n Newkirk av, 20x100; Robt K White—Isabel L Bartlett et al; H L Thompson (A).

LINDEN av, ns, 271 e Flatbush av, runs n99 xe20xse93xw26 to beg; Augusta Kuhnla—Jos A Peterman et al.

47TH av, wc 21st, 50x80; Lewis L Bowden—Rocco M & Amelia Agoglia; T F Redmond (A).

PLOT bounded by n Neptune av, e Sheepshead Bay, Brighton Beach R R & land of Manhattan Beach Hotel & Imp Co, s Atlantic Ocean, w centre line Coney Island av; Brighton Beach Development Co—Jaques DeNyse et al; H A Ingraham (A).

APRIL 19.

UNION st, ns, 313.4 e Hoyt, 16.8x75; Terence Brady—Gabriele Delmonico & ano; Paul A Katsee (A).

E 7TH st, es, 360 n Av M, 40x120.6; Simon Lipshitz—Ester Lutwak et al; foreclosure mechanics lien; I M Silberman (A).

N 9TH st, swc Roebling, 30x100; Jas S Rourke - Abigail C Frost et al; to bar defendants; Watson & Kristeller (A).

73D st, nes, 95 se 15 av, 75x100; Henry L Nostrand—Michl J Grady et al; Furst & Furst (A).

FT HAMILTON av, nec 37th, 40.8x110.10x40x 118.1; Jno Molander—Eva Olsen et al; A A Hovell (A).

GRANT av, ws, 275 n Union av, 25x50; Mary E Roberts—Thos Donohue et al; to regain possession; Merchant, Olena & Merchant (A).

PROSPECT PARK W, nc 14th, 32.6x97.10; Sing Sing Savgs Bank—Margt V McNulty et al; T F Redmond (A).

15TH av, nws, 100 sw 81st, runs sw469.7 to Kings Hway xnw—xne to cl block bet 81st & 82d xse624.5 to beg; Landon A Thomas et al— Harry D Johnson et al; Alexander & Green (A).

15TH av, nws, 100 sw 80th, runs sw—to cl 81st and 82d xnw624.5xne—xse633.10 to beg; Landon A Thomas et al—Harry D Johnson et al; Alexander & Green (A).

APRIL 21.

CHAUNCEY st, sec Hopkinson av, runs e325 xs200 to Marion xw50.7xnw323.9xn29.10 to beg; also HOPKINSON av, es, 8 n Marion, runs e— to Bklyn & Jamaica plank rd xnw—xs24.6 to beg, gore; also MARION st, ns, 130 e Hopkinson av, runs n30xse41.3xw35.4 to beg; Wm F Ahrens—Philip Schmitt Bldg Co et al; Halbert & Quist (A).

HURON st, 246-56, 241-55; Wm H Peer— Henry C Fischer et al; C & T Perry (A).

JAVA st, ns, 415 e Franklin, 20x100; Wm F Waldron individ & as exr &c Mary A Waldron— Cath Sullivan et al; partition; Joyce & Kavanagh (A).

SEIGEL st, ss, 250 w Graham av, 25x100; N Y Produce Exchange Gratuity Fund—Simon Levy et al; T F Redmond (A).

STAGG st, swc Humboldt, 25.2x75; Bklyn Institute of Arts & Sciences—Abr Titton et al; T F Redmond (A).

48TH st, nes, 140 se 16 av, 40x100.2; Amelia Johnston—Godwin Realty Co et al; T F Redmond (A).

63D st, ns, 235 w 20 av, 45x100; Jas H McCool Eugenio Garguilo et al; B R Duncan (A).

86TH st, ss, 522 w Shell rd, 50x160; also 86TH st, ss, 572 w Gravesend rd, runs s—xw— to land K Willis xn— to 86th xe200 to beg; also PLOT bounded on ne by 86th xsw Meadow heirs of Ann J Lake xse—xnw—; also PLOT bounded ne by 86th xse land Cath B Willis xsw by ditch xnw by land of Johanna Stillwell; Laura E Fitzgerald—Chas C Overton et al; specific performance; J C McLeer (A).

E 103D st, sws, 280 se Av D, 30x100; Nellie A Kunstler—Jno F Steilen et al; H Koppelman (A).

BENSON av, sws, 80 se 16 av, 28.4x100; Mary A Young et al—Frank Malczynski et al; Furst & Furst (A).

MANHATTAN av, es, 75 n Clay, runs e100xn 62.6xw100xs62.6 to beg; also MANHATTAN av, es, 43.9 s Box, 18.9x100; also MANHATTAN av, es, 25 s Box, 18.9x100; also CLAY st, ns, 175 e Union av, 25x100; also BOX st, ns, 100 e Manhattan av, 25x100; also CLAY st, ss, 150 e Manhattan av, 25x100; also DRIGGS av, ns, 26 w Eckford, runs n53xw33.5xs45.4xe33.5 to beg; also DUPONT st, ss, 175 e Manhattan av, 25x 100; also JAVA st, ss, 95 w Franklin, 50x100; also DUPONT st, ns, 225 w Manhattan av, 50x 100; also BOX st, nec Manhattan av, 50x100; also MANHATTAN av, es, 50 s Clay, 50x100; also JAVA st, ss, 170 e Franklin av, runs ne 26.3xn—xe25xn100 to st xw50 to beg; also JAVA st, ns, 435 e Franklin, 20x100; also CLAY st & MANHATTAN av, ss thereof, 25x100; Wm F Waldron individ & as exr &c Mary A Waldron— Cath Sullivan et al; partition; Joyce & Kavanagh (A).

MYRTLE av, ns, 180 w Tompkins av, 20x100; Title Guar & Trust Co—Annie Driscoll et al; T F Redmond (A).

PITKIN av, nwc Barbey, 50x100; N Y Investors Corporation—Fredk Reiss et al; T F

APRIL 22.

WEST st, ws, 50 n 40th, runs w47xnw44xe77x 32 to beg; Adolph & Frederick Leibowitz—Jos B. Thompson Real Estate Co et al; C S Jullien (A).

36TH st, nes, 260 nw 15 av, 20x100; Clara B Owen—Yorklan Realty Co et al; H L Thompson (A).

AV C, swc E 7th, 34x100; Gulian Ross as trste—Mortimer M Sloss et al; H A Ingraham (A).

BROADWAY, ns, 125 e Bedford av, 20x80x21x 81; also MANHATTAN av, 129; also MARCY av, 484; also FLOYD st, 125; also MANHATTAN av, 138; also TROUTMAN st, 17; Louise C Freitag—Frederick Willis et al; settlement of estate; Alvin R Johnson (A).

BROADWAY, ns, 125 e 4th, 21x100; also LOT 84, D Ewen's map, village of Williamsburg; also MARCY av, ws, 50 n Ellery, 25x100; also FLOYD st, ns, 421 e Marcy av, 20x100; also LOT 51, D Ewen's map, village of Williamsburg; Emilie R Wills—Frederick Wills et al partition; Fisher & Voltz (A).

CONEY ISLAND av, es, 460 n Av S, 20x100; Alva E Belmont—Harvey J Couch et al; Herbert Reeves (A).

CONEY ISLAND av, es, 480 n Av S, 20x100; Alva E Belmont—Harvey J Couch et al; Herbert Reeves (A).

OCEAN pkwy, sec road from Sheepshead Bay to C I Point, runs sw1349.6xse200xsw175.11xsw 193.8 to cl Sea Breeze av xe197.6xne201.11xne 424xse525.2 to land Bklyn Union Elev R R Co xne106.2xnw85.4xne50xnw200xne150xse226.4 x ne 55.7xse165.8xe248.5xne203.7xne236.5xne487.5 to C I av xne1166.8 to old Sheepshead Bay rd xsw 1828.8xsw276.3 to beg; also LAND under water beginning at int high water mark Atlantic Ocean with line 417 e Ocean pkwy, runs sw1129 xse1294.6xne524.10xne497.4 to high water mark Atlantic Ocean xnw525.2xsw424xsw201.11 to beg; also LAND shown as extensions north from and across Sheepshead Bay rd to Neptune av on map Ashton pl, Avalon pl & Otis pl, belonging to Brighton Beach Racing Assn; Mutual Life Ins Co—Brighton Beach Estates et al; H L Thompson (A).

WAVERLY av, es, 491 n Myrtle av, 16x100; Wm O Ennis—Bridget McCormack et al; G R Holahan (A).

19TH av, nws, 80 sw Benson av, 20x70x20x68; Ernst J Hanford—Benj Norris et al; Cary & Carroll (A).

APR. 23.

BERRY st, 260; S 1ST st, 94; N 5TH st, 127 & 129; Philip A Diehl—Wm F Fricke et al; F D Smith (A).

CHESTER st, es, 850 s Sackett, e100xs25x w6xse29xwSxs to Hunterfly rd xw to Chester xn99 to beg; Nassau Trust Co—Jos D Cohen, Inc, et al; E T Horwill (A).

ST EDWARDS pl, es, 45 se Tillary, e34xse25 xsw23xnw25xw24 to St Edwards pl xn22 to beg; Grazia Cassano—Menoti Bonanno et al; partition; Felix Reifschneider Jr (A).

E 7TH st, es, 140 s Av M, 80x100; Wm P Johnston—Jas F Collins et al; H E Lewis (A).

18TH st, sws, 18 nw 8 av, 20x75; Welz & Zerwick—John J Rowan et al; H E Lewis (A).

20TH st, nes, 100 se 4 av, 25x100; Mary E Campbell et al—Harris Nevin et al; T F Redmond (A).

60TH st, sws, 100 se 17 av, 40x100; Preston B Bailey, as trste—Edgar L Jones et al; W B Hopping (A).

63D st, nes, 550 nw 19 av, 29x100x28x100; Jas & Margt Harkins—Muskoka Realty Co et al; J H Fleury (A).

75TH st, sws, 375 nw 14 av, 31x100; Jennie G Saeger—Hustler Realty Co et al; Chas E Hill (A).

BATH av, ec 15 av, 85x100; Dauntless Realty Co—Augustus Realty Co; B W Levy (A).

4TH av, ses, 54 ne 20th, 45x100; Long Island Loan & Trust Co—Nevin Realty Co & ano; T F Redmond (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

APRIL 19.

22D st, 115-9 E & 23D st, 114-20 E; Jiffy Fire Hose Rack Co—Fredk C Beach & Jennie B Gaspar & 114 E 23d St Co (140). 317.75

23D st, 115-7 E; Hull, Grippen & Co—115 E 23d St Co & Simplex Constn Co; renewal (138). 249.31

45TH st, 17-21 W; Bayer-Gardner-Himes Co—Midville Realty Co; renewal (143). 196.00

80TH st, 501 E; Lemkin, Lichtenstein & Klein —Max A Kreielsheimer (142). 200.00

86TH st, 302 W; Holmes Plumbing & Contracting Co—Mary A Stange, Wm P Fogarty, Nannie H Fogarty, Helen Fogarty, Maude Fogarty, Amie Fogarty & Mona Fogarty & Hiram D Layman (139). 335.00

PARK AV, ws, 60 n 188th, 60x100; Bronx Artificial Stone Works—Henry J Hemmens & N Y Edison Co; Wm A Burr Co (137). 1,033.21

WASHINGTON av, nec Fletcher pl, 93x152; Felix N De Luca—Nora Constn Co (141). 1,775.00

APRIL 21.

16TH st, 427 W; Wm A Thomas Co—Public Service Realty & Mtg Co, Jos Fishler, Jacob Moskowitz & Moses Gottesman (146). 54.53

16TH st, 427 W; Jos Fischler—Public Service Realty Co & Jacob Moscivitz (147). 220.00

23D st, 114-20 E; also 22D st, 115-19 E; M F Westergren Inc—114 East 23d St Co (145). 672.00

32D st, 34-8 E; Chas H Darmstadt—Harry Wehmer & Jno McClelland (148). 117.15

AMSTERDAM av, ws, 50 s 180th, 50x100; Geo Colon Co—Eliz Van Buren, Kerlock Realty & Constn Co, Geo Brown, Vereior Constn Co Inc & Julius Mueller (150). 2,503.00

LEXINGTON av, 1822-8; G Smith & Son—Beth David Hospital & Jacob Goshen (149). 87.50

APRIL 22.

23D st, 114-20 E; also 22D st, 115-19 E; Gurney Elevator Co—Fredk C Beach, Jennie B Gasper & 114 East 23d St Co (156). 3,600.00

SAME prop; M F Westergren, Inc—same (157). 672.00

32D st, 126-8 W; Eugene J Flood—Elbridge T Gerry, Jas Carroll, Foster Box & Lumber Co (151). 370.00

47TH st, 222-6 W; Eugene J Flood—Mary E Ray Estate, Frolic Operating Co, Max Hochstim, Fred Selig, Fred Selig, Jr, Harry Goodman & Jacob Kostman (152). 51.10

AQUEDUCT av, 1492-4; Hyman D Fleisher —Towanda Constn Co (renewal) (155). 300.00

WASHINGTON av, nec 182d, 93x152; Webster Iron Works—Nora Constn Co (153). 750.00

3D av, es, 225 s 171st, 50x100; Webster Iron Works—Nora Constn Co (154). 1,320.00

APRIL 23.

37TH st, 405 W; Wm G Clark—Jno Delahunty & Jos Stern (163). 57.00

56TH st, 321-3 W; Commonwealth Roofing Co —Young Men's Christian Ass'n, Cauldwell Wingate Co & Coleman & Krause, Inc (renewal) (162). 325.00

UNION av, ws, 143 n 147th, 160x100; Philip Stein—Ibrow Realty Co (160). 400.00

WEST END av, swc 92d, 123.9x175; Muller & Doing, Inc—A C & H M Hall Realty Co & Lexington Sheet Metal Works (159). 331.00

3D av, sec 175th, 138x113; Colonial Mantel & Refrigerator Co—Codae Realty Co (renewal) (161). 209.00

7TH av, swc 116th, 100.11x144; Muller & Doing, Inc—St Nicholas Theatre Co & Lexington Sheet Metal Works (158). 86.13

APRIL 24.

DECATUR av, 3192-4; Westchester Wood Working Co—Wm Freeland (165). 567.80

WILLIAM st, 45; Geo F Root Co—Jno Doe, Neil & Mackay & Wm Young Co (168). 725.00

21ST st, 64 W; Adolf Weisz—Estate of Bradis Johnson & Fries & Newman (173). 100.00

23D st, 114-21 E; 22D st, 115-19 E; Traitel Marble Co—Fredk C Beach, Jennie B Gasper & 114 East 23d St Co (174). 1,360.38

23D st, 114-20 e; 22D st, 15-19 E: Oberg, Blumberg & Bleyer—Fredk C Beach, Jennie B Gasper & 114 E 23d St (164). 1,521 97

23D st, 114-20 E; 22D st, 115-19 E; Wm Somerville—Fredk C Beach, Jennie B Gasper & 114 E 23d St Co (166). 3,465.50

95TH st, ns, 127 e Bway, 30x100; Liberty Sheet Metal Works—Geo Brown, Kelve Realty & Constn Co (171). 312.10

BROADWAY, 57-61; Grant Pulley & Hardware Co—Adams Express Building Co & United States Metal Products Co (172). 1,854.87

LEXINGTON av, 805-7; Garant Mosaic & Tile Co, Inc—Albt Klenk & E N Doring (169). 193.00

RIVERSIDE drive, es, 172.3 s 181st, 104.6x 168.1x85.8x161.1; Henry F Markthaler—Constantin Riegger, Geo P Chappell & Chas Bosworth (renewal) (167). 826.33

ST ANNS av, 633; Jos Shanske—L C Ernst & Co, Max Minskoff & Lena Minskoff (170). 9.50

APRIL 25.

8TH st, ns, 150 e 6 av, 25x93.11; Otto Reissmann—Arlington Estate, Inc; Emanuel Kapelsohn (175). 65.00

23D st, 114-20 E; also 22D st, 151-19 E; Jno P Bengtson—Fredk C Beach, Jennie B Gasper & 114 E 23d St Co (176). 1,461.00

SAME prop; Elbert Skannel—Fredk C Beach, Margt A Beach, Jennie B Gasper & 114 E 23d St Co & Henry Corn (177). 483.80

JEROME av, 1934; Frank Spadacini—Jno Schreiber, Paul Euell General Contracting Co & Chas Loesch (178). 141.50

OGDEN av, ws, 164 s 168th, 27.3x95xirreg; Richd E Thibaut, Inc—Carr Bldg Co, Inc, & Benj J Carr (179). 137.90

Borough of Brooklyn.

APRIL 17.

BERGEN st, ns, 125 e 3 av, 25x100; Jno Morton's Sons Co—R F Stevens Milk Co & F J Ashfield & Sons. 800.28

BERGEN st, ns, 75 e 3 av, 100x120; Communipaw Steel Co—same. 600.00

BERGEN st, 309-15; Waldhauer Stevens Co—same. 1,700.00

E 19TH st, 480; Fred Portman—Frank C Baker. 34.75

DITMAS av, — —, 125 e Gravesend av, 45x 100; Antonio Galante—Ditmas Theatre Corpn & Gustav Baron. 800.00

PARKSIDE av, ss, 340 w Bedford av, 125x 100; Chas Bennett—Wm A A Brown. 1,579.57

SUTTER av, nec Barrett, 99.11x100; Chestnut Ridge White Brick Co—Barrett Constn Co. 650.00

WILLIAMS av, swc Newport av, 100x100; Mario Nicolisi—Book & Larice. 36.00

WOODRUFF av, swc St Pauls pl, 145.3x126.3; Frank J Gallagher—F J Ashfield & Sons ,Inc. 2,200.00

APRIL 18.

BERGEN st, ns, 125 e 3 av, 100x100; Louis Frisse—R F Stevens Co & F J Ashfield & Sons. 537.80

SACKETT st, 155; Sam Bassewitz—Guiseppe Borati. 50.00

SO 6TH st, ns, 119.3 w Bedford av, 63.7x84x 67x84; Thos Simonetti—Hyde & Behman Amusement Co & Louis Lapersonnerie. 115.25

W 17TH st, es, 180 n Mermaid av, —x—; Lorenze Vastola—Frank Ferranti, Michele Di Bitetto & D Aspromonte. 81.90

66TH st, ns, from 19 to 20 avs, 700x100; Watson & Pittinger Co—Aplo Constn Co, Arthur Pinover & Lester Osterman. 9,173.00

NASSAU av, 153; Frank Green—Hannah M Benson & Saml M Weeks. 18.00

ROGERS av, es, 100.2 s Tilden av, 65.8x100; Louis Frisse—Robt Gibson, Fredk J Ashfield & F J Ashfield & Sons. 1,050.00

APRIL 19.

JAY st, 408; Emil Tietze—Geo Horn & Rothchild Realty Co. 760.00

PROSPECT pl, ns, 120 e Kingston av, 20x100; Benj J Firth & Son—Est of Saml Cohen, dec, & Annie Cohen. 8.00

58TH st, ns, 140 e 12 av, 20x70; Alberene Stone Co—Wm & Robt Smith, "Smith Bros Bldg Co & Phillips Plumbing & Heating Co. 42.00

89TH st, ns, 225 e 1 av, 100x100; Alberene Stone Co—Nelson Constn Co & Phillips Plumbing & Heating Co. 52.50

ATLANTIC av, swc Warwick st, 25x100; Wm Fishkind—Wittmann Constn Co & R Wittmann. 1,250.00

BELMONT av, swc Wyona, 75x105; Saml Feinstein—Rachel Melnick & Harry Topp. 650.00

ST MARKS av, 970-4; Benj J Firth & Son—Est of Saml Cohen & Annie Cohen. 53.00

SUTTER av, nwc Barrett—99.1x100; Hyman Wolovitz—Max Appelbaum & Barrett Constn Co. 239.17

APRIL 21.

HINSDALE st, swc Livonia av, 100x100; Square Lumber Co—Mendel Realty Co (Inc). 790.07

REMSEN st, 159-61; Saml Kaplan—Ellen A O'Connell & Von Wagner Constn Co. 164.00

W 17TH st, es, 180 n Mermaid av, 40x90; A A Smith—De Bitetto & Ferranto. 27.00

58TH st, ns, 140 e 12 av, 20x100; Phillips Plumbing & Heating Co—Wm & Robt Smith. 200.00

WOODRUFF av, 162-74; Peter C Pauels—Cosmos Constn Co. 1,230.90

APRIL 22.

REMSEN st, 159-61; N Ryan Co—Ellen A O'Connell & Van Wagner Constn Co. 245.75

SAME prop; Goldfein Bros—same. 125.00

SAME prop; Edw K Anderton—same. 165.00

E 37TH st, ws, 20x140.6; Danziger Painting Co—Sylvester Baker & Chester A Hoff. 55.00

APRIL 23.

REMSEN st, 159-61; M Talsky & Co—Ellen A O'Connell & Van Wagner Constn Co. 925.00

TAYLOR st, 144; Wm Welge (Inc)—Eliza M Parkinson. 1,900.00

W 2D st, es, 147 n Neptune av, —x—; Giuseppe Agneto—Wm Pollack. 600.00

PARK av, 533; Jos Litowitz—Pasquale Di Minna & Levy & Co. 120.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

APRIL 19.

No Satisfied Mechanics Liens Filed this day.

APRIL 21.

76TH st, 14 E; Jno H Goetschins—S Reading Eertron et al; Jan30'13. 526.14

DALY av, ws, 555.10 s 177th; Bklyn Fireproof Sash & Door Co Inc—Defender Constn Co et al; Mar7'13. 470.00

GRAND blvd & concourse, sec Fordham rd; Bklyn Fireproof Sash & Door Co—Defender Constn Co et al; Apr7'13. 1,124.00

SOUTHERN blvd, nwc Elsmere pl; Bklyn Fireproof Sash & Door Co, Inc—Defender Constn Co et al; Mar7'13. 465.00

4TH av, swc 30th; A C Horn Co—440 Fourth Av Co et al; Mar15'13. 600.00

APRIL 22.

30TH st, 9 W; Meade Transfer Co—West 30th St Constn Co et al; Apr7'13. 195.52

245th st, 25-33 W; Levering & Garrigues Co —Century Holding Co et al; Apr21'13. 30,238.75

142D st, ss, 250 w Lenox av; Bklyn Fireproof Sash & Door Co—Kramer Impt Co et al; Mar8'13. 1,695.00

2WEBSTER av, es, 268 s 183d; Louis Weinstein—Greystone Holding Co et al; Apr17'13. 1,084.00

APRIL 23.

SOUTH CHESTNUT drive, ns, 445 e North Chestnut drive; Title Guarantee & Trust Co—Columba Basso et al; Mar4'12. 35.00

APRIL 24.

1Christie st, 197-9; Antonio Bonagur—Minsker Realty Co, Inc et al; Apr18'13. 66.07

4TH av, 450-60; Greenpoint Metal Covered Door Co—Mary R Goelet et al; Jan28'13. 202.67

4TH av, 440; American Bar Lock Co—Four Forty Fourth Avenue Co et alfil Mar8'13. 329.25

APRIL 25.

56TH st, 6 E; Kingston Foundry Co—Jos Larocque et al; Dec12'11. 199.00

SAME prop; Geo Mulligan Co—same; May 29'12. 10,905.43

SAME prop; Baker, Smith & Co—same; May 23'12. 1,255.17

60TH st, 128-30 E; V J Hedden & Sons Co—128 East 60th St Co et al; Mar15'13. 12,969.80

87TH st, 115 W; Jos Stolz—De Witt Stetten et al; Sept28'11. 140.00

HOE av, 1545-63; Jos Starobin—Solid Realty & Constn Co et al; Mar3'13. 900.00

2SO BOULEVARD, ws, 815.1 s Westchester av; Century Sand & Gravel Co, Inc—Kellwood Realty Co et al; Mar7'13. 499.00

WASHINGTON av, nec 182d; Henry J Braun —Nora Constn Co et al; Mar10'13. 250.00

SAME prop; Felix N DeLuca—same; Mar10 '13. 1,300.00

SAME prop; same—same; Apr19'13. 1,775.00

SAME prop; Hyman Rappaport—same; Jan 20'12. 1,150.00

SAME prop; D Pizzatello Co—same; July5 '12. 725.00

25TH av, nec 116th; General Krompolite Co—Ancient Order of Hibernians et al; Mar26'13. 270.00

25TH av, nec 116th; Selly Iron Works, Inc—Ancient Order of Hibernians et al; Mar28'13. 1,455.50

5TH av, swc 26th; Meade Transfer Co—5th Av & 26th St Co et al; Apr7'13. 1,057.97

Borough of Brooklyn.

APRIL 17.

MILFORD st, ws, 90 s Belmont av, 50x100; Chestnut Ridge & White Brick Co—Crystal Constn Co & Mary Madansky; Mar18'13. 116.00

HOPKINSON av, swc Newport av, 80x100; Treib & Brodsky—Weiss & Chodorovsky Constn Co, David Weiss & Hyman Mendelowitz & Jno Sadeofsky; Jan17'13. 1,350.00

SAME prop; Sam Peres David Weiss & Max Cheradofsky; Jan3'13. 30.00

MYRTLE av, sc Manhattan Beach R R Co, 13 xirreg; Bindrum Bros—Frieda & Michl F Hoeptner & Jno Gerathwohl; Feb24'13. 165.00

WILLIAMS av, 381-7; Benj Jackerson—Grant Bldg Co & Hayman Schiller; Feb13'13. 30.00

APRIL 18.

79TH st, 1947-65; Central Chandelier Co—Marloe Constn Co & Mrs T M Linnert & Henry Marx; Feb6'13. 230.00

SAME prop; Waterbury Hard Ware Co—same; Jan31'13. 60.22

PROSPECT PARK W, swc Union, —x—; Sylvester Gass—E Lownes & T De Bones; Jan18'13. 74.72

SCHENCK av, ws, 150 s New Lots rd, 40x100; Carter, Black & Ayers—F & D Weintraub, Inc; Mar15'13. 234.90

3D av, sec 30th st, 40x100; D A Ziccaidy Trim Co—Antonio Sanzo; Mar7'13. 687.50

3D av, sec 30th, 50.2x100; Bklyn Fireproof Sash & Door Co—Antonio & Nicholas Sanzo; Mar28'13. 76.00

SAME prop; same—same; Mar28'13. 75.00

SAME prop; Gowanus Wrecking Co—Antonio Sanzo; Feb6'13. 619.11

SAME prop; Borough Park Cornice & Roofing Co—same; Feb18'13. 60.00

APRIL 19.

WEST st, ws, 20 s 40th, 40x95; Rubin Musicant—First Congregation of Kensington Tifereth Israel; June27'12. 125.00

SAME prop; A P Hogle Co—First Congregation of Kensington, Harry Jacobson & "Jno" Rosenstein; July9'12. 280.00

EAST 35TH st, ws, 300 n Av K, 180x100; Chestnut Ridge White Brick Co—H K Realty Co; Mar29'13. 448.00

SAME prop; Louis Kroll –same & Nathan Gofman; Apr15'13. 540.00

APRIL 21.

BAY 35TH st, es, 360 s Benson av, 40x96.8; Garrett Moore—Francesco Ruffiero; Jan11'12. 565.05

MANHATTAN av, ws, 147.2 sw Highland av, 180x100; Dwight Hosford—Rosa T Carroll; Aug 9'12. 90.00

PLOT begins at mean high water mark Ruffie Bar on the Raunt or Ruffle Bar Channel, 1311.11 sw Schmeelk's Hotel xnw407.6xne1808 to mean high water mark in Ruffle Bar Channel x along same s & w — to beg, excepting certain portions thereof; Fred B Langston—Ruffle Bar Co & Pierre Noel; Jan24'13. 1,500.00

APRIL 22.

ELTON st, es, 100 s Blake av, 100x400; Gilkes & Tallman—Milford Constn Co; Feb18'13. 300.00

E 14TH st, ws, 380 s Av R, —x—; Max Koppel, Inc—Jno Murphy & Norton Contracting & Supply Co; Dec13'12. 65.00

E 19TH st, es, runs e230 to Ocean av xs125 xw—xn212 to beg; Robt Clarke—Clara J Moneuse; Jan4'13. 468.26

BAY 38TH st, ses, 700 sw Benson av, 20x96.8; Lewis G Mitchell—Salvatori Scilisi & Jno Schamonte; Nov18'12. 260.47

58TH st, ns, 140 e 12 av, 20x70; Alberene Stone Co—Wm & Robt Smith & Phillips Plumbing & Heating Co; Apr19'13. 42.00

84TH st, nes, 368.3 se Ft Hamilton av, 200x 100; Parshelsky Bros (Inc)—Ft Hamilton Constn Co & Abr Brody; Jan28'13. 368.21

89TH st, ns, 225 e 1 av, 100x100; Alberene Stone Co—Nelson Constn Co & Phillips Plumbing & Heating Co; Apr19'13. 52.50

NEPTUNE av, ns, bet Warehouse & W 23d, —x—; Emmons Contracting Co Carrie L Duryea, Geo W Davidson & Edw L Somerville; Sept20'12. 645.25

PARKSIDE av, ss, 340 w Bedford av, 125x 100; Chas Bennett—Wm A A Brown; Apr17'13. 1,579.57

[2]WOODRUFF av, 162; Peter C Puels—Cosmos Constn Co; Apr21'13. 1,230.90

WOODRUFF av, s s, 40 e Kenmore pl, 76.6 x138; Peter C Puels—Cosmos Constn Co, Jno C Fittal & F D Berry; Apr15'13. 1,249.88

APRIL 23.

No Satisfied Mechanics Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

APRIL 17.

N Y & Pennsylvania Smokeless Coal Co; Sally Wiesbader; $2,001.39; L Oppenheimer.

APRIL 18.

Heath, Chas; Chas Hedges; $924.52; Feiner & Maass.

APRIL 19 & 21.

No Attachments filed these days.

APRIL 22.

Etz Asiatique, Francais; Chas S Soule; $91,291.83; Burlingham, Montgomery & Beecher.

APRIL 23.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

APR. 18, 19, 21, 22, 23, & 24.

J J Flanagan & E Zschoche. 3d av, sec 61st..—x—..L Kern. Bar Fixtures. $4,500

Pierce & Goldstein & Esposito Realty Co. Hoffman st, ws, 170.6 s 187th, 25x94.10..Colwell Lead Co. Plumbing Fixtures. 700

Borough of Brooklyn.

APRIL 17, 18, 19, 21, 22 & 23.

Bristol Bldg Co. West st nr Av C..Wm Kerby Co. Ranges. 292

Books & Gaucharick. Alabama av nr Newport av..Globe Mantel & Mirror Co. Mantels. 135

Cohen & Schwartz Constn Co. Van Siclen av nr Livonia av..Globe Mantel & Mirror Co. Mantels. 155

Commonwealth Impt Corpn. Sterling pl nr Saratoga av..Levin Kronenberg & Co. Window Linings, &c. 2,000

Geo E Rinkenberger & Co. 41st st & Ft Hamilton av, "St Catherine Parochial School," Ft Hamilton av & 40th st, "St Catherine of Alexandria School"..Titusville Iron Co. Boilers, &c. 876

Hab Bldg Co. E 29th st & Foster av..Daru & Huffman. Gas Fix. 120

Joseph D Cohen (Inc). Essex st nr Atlantic av..Excellent Stone Mfg Co. Ranges. 264

Parkside Court Realty Co. Parkside av nr Parkside Court..Colonial Mantel & Mirror Co. Mantels. 216

Property Impt Co. Nostrand av cor Midwood st..Voletsky & Jarcho. (R) 200

Singer, Otto. Kings hway & W 8th st..West End Gas Fix Co. Gas Fix. 100

13TH Assembly Dist Realty Co. Powers st nr Leonard st..Chas H Colby. Chairs, Gas Fix &c. 8,000

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

APRIL 19.

No Building Loan Contracts filed this day.

APRIL 21.

PLYMOUTH av, es, 50 n Zulette av, 25x100; also PLYMOUTH av, nwc Zulette av, 125x17.7 x irreg; Charlotte L Waldron loans Albt & Carrie L Knoeller to erect a —sty dwelling; 3 payments. 4,000

APRIL 22.

TELLER av, swc 167th, 231.7x100.1; City Mtg Co loans O J Schwarzler Co to erect six 5-sty apartments; 10 payments. 105,000

APRIL 23.

FORT WASHINGTON av, nec 161st, 102.3x 108.10; Germania Life Ins Co loans Friedman Constn Co to erect a —sty bldg; — payments. 180,000

APRIL 24.

19TH st, ns, 195.5 e 7 av, 46.7x90.1; Montrose Realty Co, loans Builders Protective Co, Inc, to erect a —sty bldg; 6 payments. 57,000

WEBSTER av, swc 173d, 215.10x86.7x irreg; Paragon Mortgage Co loans Nan Realty Corpn to erect a —sty bldg; — payments. 50,000

APRIL 25.

BANK st, 33-5; Samson Lachman loans Saml Lipman to erect a — sty bldg; 9 payments. 34,000

NASSAU st, BROADWAY, CEDAR st & PINE st, whole block; Equitable Lift Assurance Society of the United States loans Equitable Office Bldg Corporation to erect a 36-sty office; — payments. 7,000,000

HUNTS POINT av, nec Gilbert pl, 102.9x108.4; City Mtg Co loans Burnett Weil Constn Co to erect two 5-sty offices; 11 payments. 82,500

WEST END av, nec 83d, 112x125xirreg; Metropolitan Life Ins Co loans Charmion Constn Co to erect a 12-sty apartment; 14 payments. 665,000

INTERIOR PARCEL beg at a point 840 e White Plains rd & 620 n Morris Park av, 25x 100; Johanna Wagner loans Paul & Mary Reiling to erect a — sty bldg; — payments. 3,500

ORDERS.

Borough of Brooklyn.

APRIL 17, 18, 19, & 23.

No Orders filed these days.

APRIL 21.

STERLING pl, n s, 100 w Saratoga av, 175x 143; Commonwealth Impt Co on N Y Mtg & Security Co to pay Fanny Feldman. 357.50

APRIL 22.

E 35TH st, ws, 300 n Av K, 130x100; H K Realty Co on Title Ins Co to Chestnut Ridge White Brick Co. 200.00

BAY 47TH st, ws, 420 n Cropsey av, 20x96.8; T D'Aneillson Paolo Luvizio to Cropsey & Mitchell. 3,300.00

APRIL 23.

No Orders filed this day.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Bleecker st, 147—Wm Read.....C-D-F
Bleecker st, 147—Luigi Cotelli.....A-I
Chrystie st, 48—Joseph Lewis.....L
Crosby st, 163-5—De Lucia & De Fina.....A-C
East Houston st, 335—B Kirchstein.....G
Eldridge st, 39—Morris Kulok.....A-C
Grand st, 60—Moses Gerla.....C-D-G
Greene st, 263—Louis Cantor.....C
Greene st, 263—Sam'l Armhoff.....C
Greene st, 263—James Zohler & Co.....C
Greene st, 265—Calman Nassberg.....A-C
Greene st, 265—Beil & Haber.....C
Greenwich st, 644-50—Julius Kayser.....A-C-E
Grove st (P. S. 3)—Board of Education.....D
Henry st, 116—Board of Education.....D
Hudson st, 67—Society N Y Hospital.....D
Irving pl (High School)—Board of Education.D
Ludlow st, 47—Isaac Kalmowitz.....L
Ludlow st, 150—J B Neuman.....L
Manhattan st, 132—Moore & Heinowitz...A-F-G
North Moore st, 20-4—David S Walton.....A-C
North Moore st, 20-4—Badische & Co.....A-F
Pearl st, 172—Consolidated Gas Co.....C
Pearl st, 172—Mark Starlight & Bro.....B
Pearl st, 189—Pat'k J McMahon.....E
Suffolk st, 21—Bessie Schnue.....C
Vestry st, 3-7—Helen C Juillard.....A
Walker st, 103—Est of J B Cornell.....C-O
Washington st, 513—Leuthner & Lambe.....A
West Houston st, 123—L Gelberg & Son.....L
Whitehall st, 40-2—H S Ely.....B-C
Wooster st, 76—Nicola Nezza.....L

Numbered Streets.

8th st, 43-5 E—Albert & Mandel.....C
8th st, 43-5—Meyer Wolf C
8th st, 43-5 E—Morris Knoble.....C
10th st & 6th av (prison)—Geo McAneny.....D
15th st, 138 W—John Leslie.....A-C
21st st, 538-40 W—James V Ritchey.....D
28th st, 113-5 W—Superior Novelty Co. A-C-G-L-O
34th st, 410-2 W—J J Downey Est.....B-C-E-F
38th st, 308 W—Jos Levy & Son.....C
41st st, 329 W—Gordon-Abelson Painting Co. A-G
41st st, 331 W—Anton Sattler, Inc.....A-C
42d st, 427 W—Hexter Motor Truck Co....K-L
42d st, 428 W—John Dutil.....G
43d st, 524 W—Wesser Bros.....A-G
45th st, 49 W—Cath B Reed.....G
45th st, 49 W—Anna Malloy & Oaksmith.....G
45th st, 49 W—Morris Maidoff.....G
45th st, 49 W—Joseph Keen.....A-E-G
46th st, 1 W—Larimore & Co.....D
49th st, 304-6 W—Auto Transportation Co.....K
51st st, 107 W—Anderson & Co.....K
55th st, 417 W—F B Stearns Co.....K
56th st, 123 W—J R Stanton.....K
63d st, 41 W—Bryant Motor Service Co.....K
65th st, 246 W—W E Taxi Service Co.....K
66th st, 57 W—Williams & Morford Co.....K
67th st, 42-50—William Woofe.....G
67th st, 42-50—William Kunze.....G
67th st, 42-50—William D Bird.....E
67th st, 42-50—Seiger & Gross.....G
67th st, 42-50—Daniel E Seybel.....C-G
69th st, 263 W F H Ray.....K
72d st, 525 E—Bohemian W G A.....A-F-G-I
73d st, 182 E—Geo H Cornish.....K-L
75th st, 325 E—Royal Parlor Furniture Co....G
80th st, 223 W—Geo E Shaw.....C-D-K
81st st, 227 E—Max Simon L
82d st, 310 E—Joseph Rieders.....A-G
84th st, 113-5 E—Belmont Garage.....A-K-L
88th st, 59 E—5th Av Coach Co.....K-L
89th st & Col av (school)—Board of Education .....D
95th st, 211-5—Royal Garage.....K
102d st, 130 W—James McIntosh.....J
106th st, 62 E—Richman & Newman.....A-C-I
109th st, 128 W—Henry Hosbock.....C
109th st, 141 W—Womans Hospital.....D
112th st, 160 E Elias Cohen.....C-D-E-F
118th st, 65-7 W—Alhambra Garage Co.....K
124th st, 114 E Lewis Harrison.....B-C-E-F
125th st, 64 W—Julius Raport.....A-D
150th st, nec 7th av—Wm Malcomson.....K
159th st, 474 W—Consolidated Gas Co.....K

Named Avenues.

Amsterdam av, 153-5—John J Mooney.....K
Amsterdam av, 689—Henry Blitz.....A-C-G

Audubon av, 284-6—Mary Kranichfeld.....A-G
Av A & 63d st—Flower Hospital.....D
Broadway, 1465—Michaud Catering Co.....F
Broadway, 2906—Cimiotti Garage Co.....K
Lenox av, 315—Samuel Pooley & Co.....G
Lenox av, 315—Henry Horden.....A
Lenox av, 1032—Philip Lewishon.....K
Madison av, 315—Walter J Salmon.....C
Park av, 583—Cryder & Co.....C-K-L
West B'way, 345—Chas J Koss.....D
West B'way, 345—Chas J Cornell.....D
West B'way, 345—Max Goodstat.....D
West B'way, 345—Henry Cohen.....C-D-E
West B'way, 418-20—National Pad Co.....L
West End av, 205-13—White Co.....C
West End av, 205-13—I O Garage Co.....J
Numbered Avenues.
1st av, 2097—Frank Portale.....C-I
3d av, 110-2—N Y Life Ins & Tr Co.....C
3d av, 110-2—Variety Photoplay Co.....A-G
4th av, 390—E T Gerry.....A-E
4th av, 390—Simon Ascher & Co.....F
4th av, 390—Jacob Kridel Sons & Co.....E-F
5th av, 509—Leon Haskel.....C-G
11th av, 425-35—Anheuser Busch Agency.....L

BRONX ORDERS SERVED.

Numbered Streets.
135th st, 214 E—Callan Bros.....K
187th st, sec Grand Concourse—T G & J L Holland L
Named Avenues.
Morris Heights, Harlem River & 179th st—Chas F Seabury & Co.....C
Washington av, 1397—Empire Photoplay Corp.A
Washington av, 1665—Dr A Krakowsky.....O
Washington av, 1693—Thorman & Harlow.....I
Westchester av, 768—Walter J Hall.....I
Westchester av, 1822—Esther Brill.....I
Willis av, 371—Pauline Levy.....C-G
Numbered Avenues.
3d av, 3786—H London.....A-D-G
3d av, 4430—Manuel Blum.....A-G-I

BROOKLYN ORDERS SERVED.

Named Streets.
Amboy st, 435-7—Isaac Muss.....C-M
Amboy st, 441-5—Isaac Muss.....C-M
Ames la & 92d st—Ella H Silliman.....C-M
Bogart st, 55-63—National Cork Co.....A-F
Clinton st, 40—Edward Packard.....C
Columbia st, 147½—Mary Genaro.....C
Ellery st, 204-6—Bklyn Union Gas Co.....A
Ellery st, 204-6—Janowitz & Nitzberger..A-C-G
Fulton st, 1285—Charles Betts.....C-M
Garden st, 58—Bklyn Union Gas Co.....A
Guernsey st, 85-7—Bklyn Union Gas Co.....A
Hendrix st, 650—Joseph Abramson.....C
Hendrix st, 656—Joseph Abramson.....C
Herkimer st, 396—Bklyn Union Gas Co.....A
Hope st, 155—Vincent Struogis.....C-E-F
Luquer st, 19—Jeremiah Shea.....C
Macon st, 117-9—Dr Eliz H Munci..A-B-C-D-F
Meserole st, 146—Jacob Starein.....C-G
Moore st, 91—Abraham Bernstein.....E
Powell st, 28—Morris Rudnick.....C-G
Powell st, 28—Martha Cherinchowsky.....C-G
Scholes st, 131—Felix Lusch Chocolate Co....G
Scholes st, 131—Laxer Bros.....G
Scholes st, 131—Skolnick & Savger.....G
Scholes st, 131—Henry & Alex Cohn.....G
Taafe pl, 298—Bklyn Union Gas Co.....A
Tillary st, 276—Garofalo Domenico.....C
West st, 184—Bklyn Union Gas Co.....A
Numbered Streets.
So 5th st, 429-37—Chas & Wm Hirschle. A-B-C-D-E-F-G
So 5th st, 429-37—Bklyn Union Gas Co.....A
7th st, 300-2—Bklyn Union Gas Co.....A
58th st, 1153—Louis Sass.....C
Named Avenues.
Bedford av, 542—Joseph McGrath.....C
Belmont av, 161—A Leight.....A-K
Clermont av, 470-4—Bklyn Union Gas Co.....A
Dumont av, 310—Bklyn Union Gas Co.....A
Dumont av, 310—Samuel Solomon.....A-C-F-G
Flatbush av, 58—Wm Spence.....B
Flatbush av, 58—Geo C Ferguson.....A-F
Flatbush av & Overbaugh pl—Arthur McConnell .....C-G
Graham av, 131—Ladislau Robaezynski....A-C
Graham av, 131 (rear)—Chas Unsel.....C
Graham av, 131 (rear)—Bklyn Union Gas Co..A
Hamilton av, 170-2—Morris Block. A-B-C-D-E-F-G
Harrison av, 164 (rear)—Morris Diamond....C
Howard av, 302—Herbert Glover.....C
Lafayette av, 830—Mutual Hospital Society..C-F
Lincoln rd, 399—Edgar Realty Co.....C
Livonia av, 316—Sobelman & Feinberg..A-C-G
Myrtle av, 52—Bklyn Union Gas Co.....A
Myrtle av, 1310—Duerr Bros.....A-C-F-G
Neptune av & Schell rd (C I Creek)—Bklyn Boro Gas Co.....A
Ocean av, 2042-4—Frank Parker.....G-K
New York av, nec Herkimer st—Bklyn Union Gas Co.....A
Nostrand av, 177—Kate Lyster.....C
Putnam av, 94-100—Bklyn Union Gas Co.....A
Varick av, 47-53—Bklyn Union Gas Co.....A
Varick av, 47-53—Ferdinand Hosch.....B-C-F-G
Woodruff av, 170—Cosmo Con Co.....M

QUEENS ORDERS SERVED.

Named Streets.
Grand st (Maspeth)—Ingles Bros.....A-C-G
Mill's st., 45-59 (L I City)—Lexauer & Lemke Iron Works.....A
Mill's st, 45-59 (L I City)—Ellen Tompkins. C-E
Mill's st, 45-59 (L I City)—Star Silk Mills. C-F-G
Young st, 208 (L I City)—Eliza McIntyre..C-M
Named Avenues.
Central av, 437 (Far Rockaway)—Helena W Faber C
Jackson Boulevard (North Beach)—Edward Roe .....A-K
Washington & Chester avs (Belle Harbor)—Rev F J McMurray.....A
Woodward av, 883—Killian Schurker.....B
Woodward av, 883—Joseph Schmierer.....C

APPEAL 36 of 1913, New Building 671 of 1912, premises 33 West 51st street, Manhattan, J. Riely Gordon, appellant.
Pent house; section 105.

DISAPPROVED.
APPEAL 37 of 1913, New Building 1155 of 1912, premises west side Rogers avenue 40 feet south of Newkirk avenue, Brooklyn, Thomas Bennett, appellant.
Theatre; moving pictures.
APPROVED ON CONDITION that the centre aisle be eliminated; that two (2) side aisles be provided at least 3' 6" in width that a cross-aisle, from wall to wall, at least 5' 0" wide, be provided opposite the centre side-exit door; and that no more than fourteen (14) seats in a row shall be provided.
APPEAL 38 of 1913, New Building 58 of 1913, premises 11 and 13 West 116th street, Manhattan, V. Hugo Koehler, appellant.
Theatre; moving pictures.
APPROVED ON CONDITION that the last row of seats on the orchestra floor be eliminated; that two (2) additional side exits be provided at points marked "A" and "B" on orchestra floor plan; that the courts be so graded as not to require any steps at side exits; that the last row of seats in the balcony be eliminated; that the space between the rear wall and the picture-booth and last row of seats be at least ten feet eight inches (10' 8"); and on the further condition that the fire escapes in the courts be made to empty towards the street.
APPEAL 39 of 1913, Alteration 486 of 1913, premises 256 West 145th street, Manhattan, Messrs. Von Beren & La Velle, appellants.
Theatre.
Withdrawn by appellant.
APPEAL 40 of 1913, New Building 353 of 1912, premises 221-233 West 44th street, Manhattan, Henry B. Herts, appellant.
Theatre. Chases in front wall.
APPROVED.
APPEAL 41 of 1913, Fireproof shutter case 2 of 1913, premises west side Crotona place 284 feet southwest of Crotona place and 171st street, The Bronx, Gillespie & Carrel, appellants.
APPROVED.
APPEAL 42 of 1913, Alteration 2829 of 1910, premises Edison Power House, east side First avenue, 38th to 39th streets, Manhattan, William Weissenberger, Jr., apellant.
Omit fireproofing columns.
DISMISSED. (No adverse decision from which to appeal.)
APPEAL 43 of 1913, New Building 116 of 1913, premises southeast corner 81st street and Broadway, Manhattan, Thomas W. Lamb, appellant.
Theatre.
DISAPPROVED.
APPEAL 44 of 1913, Alteration 430 of 1913, premises Winter Garden, Broadway, Seventh avenue and 50th street, Manhattan, W. Albert Swasey, appellant.
Altering theatre front to provide small stores.
APPROVED ON CONDITION that all openings in the brick wall separating auditorium from stores and toilet-rooms on the orchestra floor, except the toilet-room door, be bricked up the same thickness as the wall; and on the further condition that a self-closing fireproof door be provided for the toilet-room door-opening.
APPEAL 45 of 1913, New Building 87 of 1913, premises west side of 207th street 125 feet north of Sherman avenue, Manhattan, Paul B. La Velle, appellant.
Theatre.
Withdrawn by appellant.
APPEAL 46 of 1913, New Building 343 of 1912, premises 126-132 West 46th street, Manhattan, Messrs. Nast & Springsteen, appellants.
Pent house, ten per cent. area.
APPROVED ON CONDITION that the pent house be constructed of fireproof materials throughout.
APPEAL 47 of 1913, New Building 12 of 1913, premises northwest corner 47th street and Broadway, Manhattan, Thomas W. Lamb, appellant.
Theatre.
Withdrawn by appellant.

BUREAU OF BUILDINGS.
BULLETIN NO. 9—1913.

Monthly Bulletin of Approvals, March, 1913.

MATERIALS OF CONSTRUCTION.

FIREPROOF TRIM.

The incombustible flooring composition manufactured by the PORPHYROLITHE FLOORING CO. of 34 West 33d street, city, is approved for use as flooring finish and interior trim in buildings exceeding 150 feet in height.

ARCHITECTURAL TRIM.

The cast concrete stone manufactured by the ARCHITECTURAL CONCRETE CO., at New Village, N. J., is approved for use as architectural trim as a substitute for brick or natural stone. Brand mark consists of oval shaped design, with A. C. Co. impressed.

DATED, New York, April 1, 1913.
RUDOLPH P. MILLER.
Superintendent of Buildings.

BULLETIN NO. 10—1913.

MODIFICATION—SECTION 96, BUILDING CODE.

In re Application No. 501, Alterations 1913; premises, 718 Fifth avenue, southwest corner 56th street and Fifth avenue.

In the alteration of a five-story fireproof building occupied as stores in the first and second stories and bachelor apartments on the upper three floors, it is proposed to construct an elevator shaft extending from the basement floor to the under side of the third floor. The enclosure walls of this shaft are to be of brick eight inches thick, and the top of this shaft is to be closed up with a reinforced 4-inch cinder concrete slab. The installation of the elevator in this shaft is to comply in all other respects with the requirements of the Building Code and the Elevator Regulations.

A modification of section 96 of the Building Code is requested and hereby granted, to permit this form of construction, inasmuch as this elevator is to be used only by the tenant occupying the first and second floors, and to require the shaft to be carried up to and through the roof would result in the unnecessary loss of floor space on the upper floors. Furthermore, no additional fire hazard will be incurred.

DATED, New York, March 19, 1913.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

APPROVED:
(Signed) E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.
Superintendent of Buildings.
April 1, 1913.

BULLETIN NO. 11—1913.

MODIFICATION—SECTION 125—PLUMBING & DRAINAGE REGULATIONS.

In re Application No. 551, New Buildings, 1912: premises, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 Vanderbilt avenue, 51-53 East 42d street and 52 East 43d street.

In a six-story store and office fireproof building, it is proposed to substitute for the open shafts required by section 125 of the Plumbing and Draining Regulations for the ventilation of interior toilet rooms, a mechanical system of ventilation, same consisting of metal ducts leading from each toilet room to an exhaust fan on the roof, the ducts and fans being carefully designed to produce a positive circulation of air. All the mechanism is under the care of a competent engineer whose duty it is to look after the entire mechanical equipment of the building.

A modification of section 125 of the Plumbing and Drainage Regulations is requested and hereby granted to permit the substitution outlined above, inasmuch as the ventilation of the toilet rooms under this system will be equally as good as that required by the Regulations.

Dated, New York, Feb. 18, 1913.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:
(Signed) E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.
Superintendent of Buildings.
April 1, 1913.

BULLETIN NO. 12—1913.

Modifications have been issued similar to those reported in previous bulletins, as indicated below:

BULLETIN NO. 20—1910.

Application No. 535. Alterations 1913; premises 73 West 88th street, 581-587 Columbus avenue.

BULLETIN NO. 22—1910.

Application No. 59. New Buildings 1913; premises 105-111 East 53d street.
Application No. 48. New Buildings 1913; premises 106-108 East 52d street.
Application No. 393. Alterations 1913; premises 120 East 73d street.
Application No. 94. New Buildings 1913; premises 401-407 West 114th street, 40-43 Morningside drive.
Application No. 69. New Buildings 1913; premises 1245-1259 First avenue.
Application No. 54. New Buildings 1913; premises 424-434 Fifth avenue, 1-11 West 38th street, 2-14 West 39th street.
Application No. 110. New Buildings 1913; premises 106-108 East 52d street.
Application No. 117. New Buildings 1913; premises 41-43 East 123d street.
Application No. 123. New Buildings 1913; premises northeast corner Madison avenue and 33d street.

BULLETIN NO. 26—1910.

Application No. 237. Alterations 1913; premises 26 East 82d street.
Application No. 329. Alterations 1913; premises 580 Grand street.
Application No. 610. Alterations 1913; premises 122-126 Greenwich avenue.

BULLETIN NO. 28—1910.

Application No. 127. Alterations 1913; premises 484 West Broadway.
Application No. 3242. Alterations 1912; premises 81 Second avenue.
Application No. 326. Alterations 1913; premises 111 West 48th street.
Application No. 321. Alterations 1913; premises 361 Greenwich street.
Application No. 502. Alterations 1913; premises, 2129 Second avenue.
Application No. 605. Alterations 1913; premises 259 West 126th street.
Application No. 515. Alterations 1913; premises 300-302 West 41st street, 635-637 Eighth avenue.

BULLETIN NO. 35—1910.

Application No. 110. New Buildings 1913; premises 106-108 East 52d street.

BULLETIN NO. 39—1910.

Application No. 614. New Buildings 1912; premises 261-269 Ninth avenue and 400-406 West 26th street.

BULLETIN NO. 50—1910.

Application No. 18. New Buildings 1913; premises 140-148 Lafayette street and 12-20 Howard street.
Application No. 64. New Buildings 1913; premises 449 Washington street.
Application No. 69. New Buildings 1913; premises 1245-1259 First avenue.

BULLETIN NO. 56—1912.

Elevator Application No. 14 of 1913; premises 116 West 22d street.

BULLETIN NO. 11—1913.

Application No. 551. New Buildings 1912; premises 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 Vanderbilt avenue, 51-53 East 42d street and 52 East 43d street.
Application No. 550. New Buildings 1912; premises Park avenue, east side, 49th-50th streets.
Application No. 683. New Buildings 1912; premises 108-124 Broadway, 2-16 Pine street, 13-25 Nassau street and 70-84 Cedar street.
Application No. 79. Plumbing and Drainage 1913.
Application No. 105. Alterations 1913; premises, 50 Wall street.
Application No. 354. New Buildings 1912; premises 222-230 West 45th street.
Application No. 133. Plumbing and Drainage 1913.
Application No. 148. Alterations 1913; premises 4-22 West 35th street and 1½ to 9 West 34th street. RUDOLPH P. MILLER,
Superintendent of Buildings.
Dated New York, April 1, 1913.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Architect for New Parish House.

Charles C. Haight, architect, 452 Fifth avenue, is preparing tentative plans for a twelve-story parish house to be erected by the Church of the Holy Communion, of which the Rev. Dr. Henry Mottet is pastor, on the easterly part of the church's property at the northeast corner of Sixth avenue and 20th street. The building will cover a frontage of about 80 feet with a depth of 60 feet, taking in 47-49 West 20th street. Two of the upper floors will be occupied by a gymnasium and adequate provision will be made for other branches of educational and social work. The estimated cost is placed at $500,000.

New Restaurant to Replace Dolan's.

Francis Hustace, of Montclair, N. J., now owner of Dolan's restaurant property at 33 Park Row, adjoining Beekman street, 23x85.11 feet, is having plans prepared by H. R. Wilson & Co., of 111 South Michigan avenue, Chicago, for a four-story store and loft building to replace the three-story structure now occupying the premises. John R. Thompson, of 186 North State street, Chicago, is the lessee, and in all probability will open a new restaurant there. The site is now being cleared.

Broadway and 181st Street Taxpayer.

The Estate of Robert E. Westcott, 33 Wall street, will soon start the erection of a two-story taxpayer, 100x150 feet at Broadway and 181st St., from plans by Townsend, Steinle & Haskell, Broadway and 34th street. The first story will be used as a moving picture theatre, and the second floor for offices. The architects will call for bids on the general contract about May 15.

Plans for Jewish School.

The Yorkville Jewish Religious School has had plans prepared by George Fred Pelham, Madison avenue and 42d Street Building, for a brick school to be erected at 123 to 125 East 85th street, on a plot 34x75 feet. It is not decided when operations will be started. Isaac Cohen, 132 Nassau street, is in charge.

PERSONAL AND TRADE NOTES.

DAWSON & ARCHER, general contractors, formerly of 150 5th av, have moved to 15-17 East 40th street.

NEPTUNE B. SMYTH (INC.), contractors, have removed their offices from 1123 Broadway to 413 East 34th st.

MILTON McGUIRE, architect, formerly of 1123 Broadway, has moved to the Madison Avenue and 42d Street Building.

LORD & BURNHAM, architects, formerly of 1133 Broadway, have moved to the Madison Avenue and 42d Street Building.

FRED W. BURNHAM, builder, formerly of 5-7 East 42d street, has moved to the Madison Avenue and 42d Street Building.

JAMES P. WHISKEMAN, engineer, formerly of 39 West 38th street, has moved to the Madison Avenue and 42d Street Building.

GEORGE A. FREEMAN, architect, formerly of 39 West 38th street, has moved to the Madison Avenue and 42d Street Building.

FRANCIS G. HASSELMAN, architect, formerly of 39 West 38th street, has moved to the Madison Avenue and 42d Street Building.

J. C. LYONS SONS CO., contractors, formerly of 4-6 East 42d street, have moved to the Madison Avenue and 42d Street Building.

FRANK SEERY, builder, formerly of 1453 Broadway, has moved to the Madison Avenue and 42d Street Building.

H. P. WRIGHT & CO., contractors, formerly of 1123 Broadway, have moved to the Madison Avenue and 42d Street Building.

H. C. ROSELLE, architect, formerly of 1123 Broadway, has moved to the Madison Avenue and 42d Street Building.

HOWARD CHAPMAN, architect, formerly of 1123 Broadway, has moved to the Madison Avenue and 42d Street Building.

THE ANNESS & POTTER FIRE CLAY CO., formerly of 1 Madison av, is now located at 30 East 42d st. Phone, Murray Hill 3582.

JOSEPH DUKE HARRISON, of 542 Broadway, has submitted a plan for the Academy building to be erected at Kingston, N. Y.

BUILDING CODE.—The Building Committee of the Board of Aldermen will hold a hearing with reference to the terra cotta provision in the code next Monday afternoon at 2.30.

JANES & KIRTLAND, ranges and furnaces, have established new and larger quarters at 133-135 West 44th street, next door to Hudson Theatre, between Broadway and 6th av.

THE NATIONAL ERECTORS' ASSOCIATION, Walter Drew, Commissioner, C. E. Cheney, Secretary and Treasurer, will move to 286 5th av on May 1. Telephone, Madison Square 2612.

THE EQUITABLE OFFICE BUILDING CORPORATION of Manhattan, T. Coleman du Pont, Lewis L. Dunham, Ross A. Mackay, officers, filed papers of incorporation this week at Albany.

THE STANDARD IRON WORKS, formerly of 157-9 West 29th st, have moved to 540-550 West 58th st. On account of increasing business they have had to move to more commodious quarters.

FORDHAM STONE RENOVATING CO., who make a specialty of cleaning, repairing and painting the fronts of stone and brick buildings, have removed their offices from 1123 Broadway to 413 East 34th st.

OWNERSHIP OF DRAWINGS.—The new court house plans are by agreement to be regarded as instruments of service and to remain the property of Guy Lowell, the architect. Mr. Lowell is to have full charge of the superintendence of the work.

METROPOLITAN LEAGUE OF SAVINGS AND LOAN ASSOCIATIONS.—The annual meeting of the League for the election of officers and three trustees will be held in the offices of the Atlantic Association, No. 321 Court st, Brooklyn, on Saturday night, April 26, at 8 o'clock. Walter L. Durack, President.

HARRY SCHIFF has raised the flag over the steel frame of the 12-story apartment house he is erecting on the site of the house and grounds where Isador Straus lived, near Bloomingdale square. The "Celburne" has an exceptional location on three streets Broadway, West End avenue and 105th street.

SARAH M. BUSH, widow of Rufus T. Bush, owner of vast property along the South Brooklyn waterfront, and mother of Irving T. Bush, present head of the Bush Terminal Company, and Wendell Bush, also interested in that concern, died on Tuesday in Chicago, when returning to her home in Brooklyn from a sojourn in California.

THE TECHNICAL SOCIETY OF THE PACIFIC COAST has elected as officers of the society for the ensuing year the following: G. Alexander Wright, president; Professor Herman Kower, vice-president; Otto Von Geldern, secretary; Adolph Lietz, Sr., treasurer; Heinrich Homberger, Harry Larkin, Bruce Lloyd, Herman Meyer, and Henry A. Schulze, directors.

OLIVER JOHNSTON, builder and former owner of the Johnston Building in Brooklyn, whose home was at 141 South Elliott place, died on Tuesday at the Seney Hospital. He was born in Ireland fifty-seven years ago and came to this country in his boyhood. He retired from the grocery business with a large fortune eight years ago and had since been in the real estate business.

WOOLWORTH BUILDING, the tallest in the world, was officially opened on Thursday night, when a dinner was given by F. W. Woolworth to the architect, Cass Gilbert. The President of the United States flashed an electric current from the White House which lighted eighty thousand lamps. Members of the President's Cabinet and party came to New York on the "Woolworth Special" over the Pennsylvania Railroad to attend the banquet.

WESTINGHOUSE, CHURCH, KERR & COMPANY have recently undertaken the following contracts: For the Central Railroad of New Jersey, Communipaw, N. J., the design and construction of one 90-ft. 32-stall concrete roundhouse and one 100-ft. 34-stall roundhouse and appurtenant structures; one 200x80-ft machine shop and one 100x60-ft storehouse, both made of brick, concrete and steel; one 1,300-kw power house, 134x92 ft, with steel water tanks and cooling towers.

JAMES R. KIMBALL has been appointed sales manager for the Dahlstrom Metallic Door Co., of Jamestown, N. Y. Previous to his connection with the Dahlstrom organization, Mr. Kimball was associated with the Art Metal Construction Company, also at Jamestown, for more than thirteen years, during which time he respectively filled the positions of district sales manager and special bank salesman. Within the last few years Mr. Kimball designed and personally supervised the sales of practically all the large bank installations made by the Dahlstrom company. His headquarters will be at Jamestown.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—The Church of St. Francis Xavier, R. C., Rev. D. J. Hickey, pastor, Carroll and Hick sts, contemplates the erection of a brick parochial school in President st, between 6th and 7th avs. Architect will soon be selected.

BOUND BROOK, N. J.—The First National Bank of Bound Brook, Geo. Lamont, president, and H. G. Herbert Cohen, cashier, contemplates the erection of a brick or stone bank building at Main st and Depot Park. No architect has been selected.

BELLEMEAD, N. J.—Robert L. McElroy, 30 Church st, N. Y. C., care of McElroy, Shepard & Cramp, contemplates the erection of a residence here in Somerset County, for which no architect has been selected.

YONKERS, N. Y.—The Halstead School, Mary S. Jenkins, principal, 211 North Broadway, owner, contemplates the erection of a school to cost $60,000. No architect has been selected. Property was recently purchased and details have not been decided.

BINGHAMTON, N. Y.—The Roman Catholic Slovant Church of St. Cepil and Methodius, Rev. Father John Porubsky, pastor, contemplates the erection of an addition to the church and school here. No architect has been selected.

WATERTOWN, N. Y.—The City of Watertown Board of Education, F. C. Tisdale, president, F. W. Streeter, city clerk, contemplates the erection of two 3-sty brick schools, one in Arsenal st, and one in the 3d ward, site not selected. In all probability appropriation will be voted June 11. No architect or engineer have been selected. Total cost, about $110,000.

CAULDWELL, N. J.—The First Presbyterian Church of Cauldwell, Rev. N. B. Chester, Bloomfield av, Cauldwell, contemplates the erection of a 2½-sty frame parsonage. The exact location has not been determined. No architect has been selected. Cost, about $8,000.

ELIZABETH, N. J.—M. Levey & Son, 201 2d st, contemplates altering the 3-sty brick store at 78-82 Broad st, for which no architect has been selected.

BINGHAMTON, N. Y.—The Tabernacle Methodist Episcopal Church, Rev. Dr. J. W. Sheffield, pastor, contemplates the erection of a Sunday school in Main st, for which no architect has been retained.

BINGHAMTON, N. Y.—The Board of Education of Binghamton, Chas. S. Miller, president, City Hall, contemplates the erection of an addition to the Alfred St School in Broome County, for which no architect has been selected.

IRVINGTON, N. Y.—The Town of Irvington, William L. Glorieux, 944 Clinton av, president of council, and Mr. Hartkoff, chairman of building committee, contemplates the installation of a municipal electric plant. Nothing definite has been decided.

HOBOKEN, N. J.—Funds are being raised for the erection of a 3-sty brick addition to St. Mary's Hospital at the corner of Willow av and 4th st. Sister Mary is in charge. No architect has been retained. Cost, about $200,000.

WESTWOOD, N. J.—The Board of Education of Westwood, N. J., J. E. Ackerman, district clerk, is receiving competitive plans for a 2-sty high school to be erected at the northeast corner of 3d av and Mills st, to cost $29,000. The competition will close May 1.

PLANS FIGURING.

DWELLINGS.

BAYPORT, L. I.—James H. Snedecor contemplates the erection of a new residence on the west side of Bayport av and Main st. Plans are now in the hands of contractors for figures.

FOREST HILLS, L. I.—D. W. Davin, builder, 74 Irving pl, N. Y. C., is figuring the general contract and is taking bids on subs for a residence at Forest Hills Gardens, for Hugh Mullen, owner. Grosvenor Atterbury, 20 West 42d st, N. Y. C., is architect.

SCHOOLS AND COLLEGES.

BRONX.—McDermott & Hanigan, 103 Park av, are figuring on the school of St. Pius, 144th st and Willis av, from plans by A. Schmidt, architect, care of owner.

STORES, OFFICES AND LOFTS.

BRONXVILLE, N. Y.—The Lawrence Park Realty Co., Lawrence Park, is taking bids on the general contract for a 2-sty frame store and apartment to be erected at Depot sq, from plans by Bates & How, 542 5th av, N. Y. C., architects. Cost about $12,000.

THEATRES.

BLOOMFIELD, N. J.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the theatre and store building to be erected at 62-64 Bloomfield av, Bloomfield, N. J., according to plans made by Nathan Myers, Metropolitan Building, Newark, N. J.

MANHATTAN.—T. A. Meyer, 114 East 28th st, will call for bids at once for a 1-sty moving picture theatre, 27x100 ft., to be erected by Theodore W. Myers, of 20 New st, at the southeast corner of Lenox av and 130th st.

MANHATTAN.—Buchman & Fox, 11 East 59th st, are taking bids for $10,000 worth of alterations to the department store at 34th st and 6th av, for Saks & Co. The store fronts will be altered.

MISCELLANEOUS.

MANHATTAN.—The Lambs Club, 130 West 44th st, Mackle Arbuckle, secretary, is taking bids on the general contract for a 12-sty annex to the Club building, 40x90 ft, at 132-134 West 44th st, at a cost of $350,000. James P. Whiskeman, 42d St. Building, Madison av and 42d st, will be the steel engineer. The plans have been prepared by Freeman & Hasselman, 42d St. Building. The construction will be of marble, terra cotta and light brick. The top floor will be devoted to a gymnasium and baths and there will be a garden and cafe on the roof.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—The Markwin Realty Co., 29 West 42d st, has purchased 1128-30 Park av, a 5-sty building, 59x82 ft. No improvements are contemplated and in all probability the owner will resell.

FT. WASHINGTON AV.—The Germania Life Insurance Co. has loaned $180,000 to the Friedman Construction Co. on the new apartment being erected on the northeast corner of Fort Washington av and 161st st, a plot 102.3x108.10 ft.

LENOX AV.—Neville & Bagge, 217 West 125th st, have completed plans for the 10-sty apartment house, 125x irreg, to be erected at the northeast corner of Lenox av and Cathedral Parkway for John A. Sontag, 2 Lenox av, owner. Cost about $500,000.

WADSWORTH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 5-sty tenement, 111x irregular, to be erected at the southeast corner of Wadsworth av and 192d st for 191 St. Construction Co., 35 Nassau st, owner. Cost about $80,000.

VERMILYE AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty tenements to be erected at the southeast corner of Vermilye av and Hawthorne st, for the Inwood Construction Co., 35 Nassau st, owner. Cost about $80,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty tenements to be erected at the southwest corner of Sherman av and Hawthorne st, for the Vermilye Realty Co., 3856 10th av. One measures 55x90 ft., to cost $45,000, and other 45x88 ft., to cost $30,000.

59TH ST.—Alfred Joseph Bodker, 62 West 45th st, has plans for altering the two 7-sty buildings at 24-28 West 59th st, for Alex S. Cochran, 527 5th av, to cost $90,000.

52D ST.—F. P. Platt, 1123 Broadway, has prepared plans for $13,000 worth of alterations to the 6-sty tenements, 200-206 West 52d st, for Henry A. Taylor, of South Portsmouth, R. I.

ARDEN ST.—The Maze Realty Co., 2650 Broadway, contemplate the erection of an apartment house, at the southeast corner of Arden st and Broadway, the Dyckman section.

183D ST.—John Katzman, 790 Riverside Drive, contemplates the erection of two apartment houses in the north side of 183d st, 100 ft west of Amsterdam av.

DWELLINGS.

10TH AV.—Michael Dowd, 2541 Valentine av, has purchased the northwest corner of 10th av and 206th st, a plot 100x100 ft. No building operations are contemplated at this time.

68TH ST.—Trowbridge & Livingston, 527 5th av, are preparing plans for the 5-sty brick and limestone colonial residence, 25x100 ft., to be erected at 49 East 68th st for J. William Clark. Bids on general contract will be taken about June 1, by architects.

HOTELS.

58TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 12-sty apartment hotel to be erected at 50 East 58th st, 74x92 ft., at a cost of $400,000. The Sutherland Realty Co., 505 5th av, is the owner. The Speedwell Construction Co., 505 5th av, has the general contract.

3D AV.—A 3-sty hotel with stores, 50x100 ft, will be erected on the southwest corner of 3d av and 42d st by Wm. Volk, lessee of the land. The cost has been placed at $35,000 by William Kurtzer, the architect. No contracts have been awarded.

STABLES AND GARAGES.

53D ST.—H. M. Peck, 25 East 26th st, has plans ready and will soon take bids for a 3-sty private garage, 25x60 ft., to be erected at 146 East 53d st, for J. W. Aitkin, 28 West 54th st. Estimated cost about $20,000.

STORES, OFICES AND LOFTS.

25TH ST.—Maximilian Zipkes, 220 5th av, has been commissioned by the 108-110 West Twenty-fifth Street Co., of which A. Gordon is President, to prepare plans for a 12-sty loft building, at 108 and 110 West 25th st. The cost will be $200,000.

79TH ST.—Work has been started on alterations to the 2-sty brick stores, 75x75 ft., at the northeast corner of 79th st and Broadway, from private plans. Archibald D. Russell, 30 Pine st, is owner. Oliver Olsen, care of general contractors, is lessee. Pierson & Goodrich, 30 West 38th st, are general contractors. Cost about $15,000.

THEATRES.

HAMILTON PL.—The Domain Realty Company has purchased a plot 81.3 ft. on Hamilton pl, beginning 135.8 ft. above the northeast corner of 136th st. A 2-sty business building with a moving picture theatre will be erected.

3D AV.—Thomas W. Lamb, architect, has prepared plans for a moving picture theatre, 36.9x100 ft, to be erected adjoining the southwest corner of 3d av and 42d st. Estimated cost, $25,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BOULEVARD.—C. B. Meyers, 1 Union sq, is preparing plans for three 5-sty apartments, 200x95 ft., to be erected at the northwest corner of the Southern Boulevard and Baretto st for Adelstein & Avrutine, 71 Nassau st, owners, who will take bids on subs about May 1. Cost about $150,000.

180TH ST.—A client of the Kovacks Construction Co., 293 Alexander av, has purchased the block front in the north side of 180th st, between Hughes and Belmont avs, The Bronx. No building improvements are contemplated, the owner having purchased solely for investment.

SOUTHERN BOULEVARD.—C. B. Meyers, 1 Union sq, is preparing plans for three 5-sty apartment houses, 200x95 ft., to be erected at the northwest corner of Southern Boulevard and Baretto st for Adelstein & Avrutine, 71 Nassau st, owners, Hyman Adelstein and Abraham Avrutine. Cost, $150,000.

GILBERT ST.—The Kreymborg Architectural Co., 163d st and Hunts Point av, is completing plans for two tenements, 50x95 and 57x115 ft., for the Burnett Weil Construction Co., 1028 East 163d st, to be erected on the northwest corner of Gilbert st and Hunts Point rd, to cost $110,000. The owner will handle all contracts.

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Contemplated Construction (Continued).

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

80TH ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 30x90 ft., to be erected at the northeast corner of 80th st and 3d av for Peter Lythgoe, 276 78th st, owner. Cost about $20,000.

BEDFORD AV.—Dr. A. W. Lawrence has sold to Charles I. Mandel the old dwelling at the southwest corner of Bedford av and Ross st. The buyer plans to erect a large apartment on the plot, which measures 50.8x98.9.

OCEAN AV.—Wood, Harmon & Co. have sold to a builder a large plot at the southwest corner of Ocean av and Cortelyou rd, in the Flatbush district. It comprises about eight lots, and will be improved by three apartment houses.

FACTORIES AND WAREHOUSES.

JAY ST.—General contract will be awarded about May 3 for the brick and steel factory 130x200 ft., to be erected at Jay and Plymouth sts, for the E. W. Bliss Co., Adams and Plymouth sts, owner. Mr. Pfaendler, care of owner, is engineer. Cost about $150,000.

HALLS AND CLUBS.

ATLANTIC AV.—Arrangements have been completed by the various committees of the Bedford Council Knights of Columbus for raising funds for a new building to be erected in the vicinity of Atlantic and Bedford avs, Brooklyn.

PUBLIC BUILDINGS.

METROPOLITAN AV.—The sum of $30,000 corporate stock for the construction of a building in which to house the present Manhattan av Magistrate's Court was voted by the Board of Estimate. The building is to be erected on a plot on Metropolitan and Bedford avs, 75x100 ft.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education April 21 for item 1, installing heating and ventilating apparatus, and item 2, installing temperature regulation in new P. S. 99. Item 1, John F. Dalton, $38,567, low bidder. Item 2, John Service Co., $1,810, low bidder.

BROOKLYN.—The Board of Education opened bids April 21 for furnishing and delivery glass to the various schools in this borough. The Pittsburgh Plate Glass Co., $3,369.63 were low bidders.

STORES, OFFICES AND LOFTS.

PRESIDENT ST.—John Burke, 603 East 2d st, has completed plans for a 3-sty brick store, loft and residence, 25x90 ft., to be erected in the south side of President st, 165 ft. east of Columbia st, for P. Luccaro, 119 President st, owner. Cost, $14,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty brick tenement, 22x81 ft., to be erected at the northeast corner of Seneca and Stephen sts for Schmidt & Holterman, 1810 Myrtle av, owners. Cost about $12,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for six 3-sty brick tenements, 28x68 ft., to be erected in the east side of Seneca st, 22 ft. north of Stephen st for Schmidt & Holterman, 1810 Myrtle av, owners. Cost about $48,000.

DWELLINGS.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, has completed plans for a 2½-sty frame residence, 26x34 ft., to be erected for Henry Curtis, this place, owner. G. H. Brott, 16 Clinton av, has the general contract. Cost about $4,000.

MASPETH, L. I.—William Finn, Fulton st, Jamaica, L. I., has completed plans for a 2½-sty frame parsonage, 22x50 ft., to be erected on Clinton av for the Holy Cross Polish R. C. Church, of this place, owner. G. Vorotsky is pastor. Jos Hrostoski, Hollis, L. I., has the general contract. Cost about $6,000.

MORRIS PARK, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for four 2½-sty frame residences, 20x32 ft., to be erected on Morris av, for Miller & Reuben, 1480 Nebraska av, Dunton, owners. Cost about $12,000.

JAMAICA, L. I.—H. T. Jeffrey & Co., Morris Park, L. I., have completed plans for four 2½-sty frame residences, 18x36 ft., to be erected on Degraw av for Ignatz Wohl, 27 North Washington st, owner. Cost about $14,000.

FACTORIES AND WAREHOUSES.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty brick storage building, 25x93 ft., to be erected on the east side of St. Nicholas av, corner of Gates av, for William C. Edwards, 23 Palmetto st, Brooklyn, owner. Cost about $12,000.

SCHOOLS AND COLLEGES.

CEDARHURST, L. I.—The Rev. Father Patrick McKenna, rector of the Catholic Church of St. Joachim, has started a campaign to raise $100,000 with which to erect a new parochial school in connection with his parish. Building will be erected across from the church on Central av. The size and particulars of construction will depend upon the result of the money raised.

Nassau.

SCHOOLS AND COLLEGES.

MANHASSET, L. I.—A new branch primary school is to be erected here, three sites having been submitted to the voters for consideration. Algernon Smith is president of the Board of Education. It is expected that work will be started shortly.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—G. J. Fernschild, Hamilton av, owner, has had plans prepared for a 2-sty apartment, store and loft building to be erected on North av. Cost about $25,000.

CHURCHES.

WHITE PLAINS, N. Y.—All Souls Church Society (Unitarian) plan to erect a church home at Maple av and Grove st. Rev. Dr. Shelander is pastor.

DWELLINGS.

GREENACRES.—Dr. James C. Stout, Ridgeview av, White Plains, owner, is having plans prepared privately for a 2½-sty residence to be erected here at a cost of $13,000.

GREENACRES.—E. J. Baird, Gilmore ct, owner, contemplates the erection of a 2½-sty hollow tile and stucco residence on Walworth av, from private plans. Cost about $10,000.

LARCHMONT.—J. Gahan, McGovern Building, New Rochelle, is preparing plans for a 1½-sty frame residence to be erected at Larchmont Gardens for N. E. Boulle, care of architect, owner. Cost about $6,000.

NEW ROCHELLE, N. Y.—A. Sundberg, Hugenot st, is preparing sketches for a 2½-sty frame residence to cost $10,000. Owner's name is for the present withheld. Architect will take bids.

NEW ROCHELLE, N. Y.—The Quaker Ridge Improvement Co., Quaker Ridge, is having plans prepared for four 2½-sty hollow tile and stucco residences to be erected at Quaker Ridge from private plans.

HOTELS.

RYE, N. Y.—The Rye Beach Inn was completely destroyed by fire on Sunday with a loss of $40,000. Chas. E. McManus, of N. Y. C., is the owner. Plans for rebuilding have not been determined.

Suffolk.

MISCELLANEOUS.

BABYLON, L. I.—The Babylon Trolley Co. contemplate improvements costing $60,000. The company is planning to build a power house of its own near the site of the present car barns in West Babylon. Several trolley extensions will also be built.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—Jacob Haag, 109 Park av, has received the general contract to erect a 4-sty brick apartment, 50x78 ft., on the east side of North 5th av, south of Sidney av, for Guisseppe Angello, 24 North 5th av, owner. Jas. Perry, 3 South 3d av, is architect. Cost about $25,000.

HARRISON, N. J.—Vincenzo Altieri, Chestnut st, Newark, N. J., has received the contract to erect a 2-sty flat on Harrison av, for H. Schneider, 784 Broad st, to cost $11,000.

BANKS.

149TH ST.—R. S. Pollock Co., 118 East 28th st, has received the general contract to erect the 1-sty bank, 25x74 ft, at 375 e 149th st, for the Corn Exchange Bank, 15 William st. Albro & Lindeberg, 2 West 47th st, are the architects.

DWELLINGS.

MOUNT KISCO, N. Y.—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect a 2½-sty brick and marble residence, 50x21 ft., on Guard Hill, for Miss M Newell, 247 West 38th st, N. Y. C., owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects. Cost about $75,000.

39TH ST.—William Crawford, 5 East 42d st, has received the general contract to erect a 4-sty brick and limestone residence, 43x52 ft., at 134-136 East 39th st for Thomas Smidt, 134 East 39th st, owner. Rogers & Zogbaum, 437 5th av, are architect. Clark, MacMullen & Riley, 80 Maiden lane, steam and electrical engineers. Cost about $75,000.

JAMAICA ESTATES, L. I.—The Standard Buildings, Inc., 70 East 45th st, N. Y. C., has received the general contract to erect a 2½-sty brick residence, 30x45 ft., at Midland Parkway and Lancaster Boulevard for Chauncey M. Depew, 27 West 54th st, N. Y. C., owner. Mann & MacNeille, 70 East 45th st, N. Y. C., are architects. Cost about $25,000.

GARDEN CITY, L. I.—E. E. Paul Co., 1 Madison av, has received the general contract to erect five two-family dwellings, 35x40 ft, in 5th st, to cost $10,000 each. Chas. S. Butler, care of the architects, Ford, Butler & Oliver, 103 Park av, N. Y. C., is the owner.

HEWLETT, L. I.—Peter Roche, Far Rockaway, has received the general contract to erect a residence here for John F. Scott, from plans by Wm. Adams, 15 West 50th st, N. Y. C.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—O. W. Shelly, 1123 Broadway, N. Y. C., has received the general contract to erect a 1-sty barrel factory at Constable Hook, for the Tidewater Oil Co., 11 Broadway, N. Y. C., owner, Robert D. Benson, president, George L. Webb, secretary, and William S. Benson, treasurer. E. H. Shelly in charge of bids. Cost about $100,000.

26TH ST.—(sub.) The White Contracting Co., 181 Chrystie st, has received the contract for demolishing and excavating at 521-523 West 26th st, for a 6-sty addition, 40x100 ft, to the plant of the Harris H. Uris Iron Works, 525 West 26th st, owner.

BROOKLYN.—Clark & Tunison, 18 Davis st, L. I. City, have received the general contract to erect an extension to the factory of Ball & Jewell, 28 Franklin st. F. L. R. Sweet, 1074 Prospect av, Brooklyn, is architect. Cost, about $10,000.

HOTELS.

BROADWAY.—George Sykes, Inc., 316 East 34th st, has received the general contract to erect a 1-sty brick, stucco and terra cotta block roof garden, 18x82 ft, at the southeast corner of Broadway and 34th st (Hotel McAlpin), for the Greeley Sq Hotel Co., C. H. Rembold, president Hotel McAlpin, on premises. W. H. Fenn, Jr., 452 5th av, is architect. Cost, about $20,000.

51ST ST.—(sub) The Libman Contracting Co., 107 West 46th st, has received the contract for the mason work for the 12-sty hotel at 33 West 51st st, in accordance with plans by J. Riely Gordon, Architect, and are now receiving bids for granite, and face brick.

PUBLIC BUILDINGS.

FONDA, N. Y.—Bids for the construction of the proposed jail at Fonda exceed the appropriation by nearly $6,000. Architect Beardsley, of Poughkeepsie, prepared plans for a structure to cost not more than $50,000. The matter was held over, no awards being made.

THEATRES.

BROADWAY.—Fleischmann Bros., 507 5th av, have received the general contract to erect a 3 or 4-sty theatre and business building at the southeast corner of Broadway and 81st st, for the Bernheimer Estate, care of W. Walter, 52 Broadway, owner. The Fulton Building Co., 2255 Broadway, is lessee, Arthur L. Shakeman, president. Thomas W. Lamb, 644 8th av, is architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

HAWTHORNE ST AND VERMILYEA AV, s e cor, two 5-sty brick tenements, 50x87; cost, $80,000; owner, Inwood Const. Co., John Katzman, Pres., 35 Nassau st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 205.

ST. NICHOLAS PL, 46, 6-sty brick tenement, 99x86; cost, $150,000; owner, Strathcona Const. Co., Harry Falk, Pres., 1673 42d st, Brooklyn; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 202.

169TH ST, 505-511 West, two 6-sty brick tenements, 50x68; cost, $90,000; owner, Fair Deal Realty Co., Aaron Koodman, Pres., 117 West 119th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 201.

COLONIAL PARKWAY, 383, 6-sty brick tenement, 99x100; cost, $150,000; owner, Strathcona Const. Co., Harry Falk, Pres., 1673 42d st, Brooklyn; architect, Geo. Fred Pelham, 30 E 42d st. Plan No. 203.

WADSWORTH AV AND WEST 192D ST, s e cor, 5-sty brick tenement, 111x54; cost, $80,000; owner, 191st Construction Co., John Katzman, Pres., 35 Nassau st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 197.

78TH ST, 45-47 East, 4-sty brick tenement, 33 x70; cost, $80,000; owner, Albert Rathbone, 130 East 65th st; architect, Arthur C. Jackson, 346 4th av. Plan No. 206.

FACTORIES AND WAREHOUSES.

RIVERSIDE DRIVE, 64, store house; cost, $800; owners, Riverdale Realty Co., 1947 Broadway; architects, Tandy & Foster, 1931 Broadway. Plan No. 191.

DWELLINGS.

68TH ST, 49 East, 5-sty brick dwelling, 25x75; cost, $60,000; owner, Mrs. J. Wm. Clark, 51 East 74th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 193.

HALLS AND CLUBS.

GRAND ST, 466-470, 3-sty brick assembly hall, 50x100; cost, $35,000; owner, The Lawrence Realty Co., Geo. S. Nelson, Pres., 95 Liberty st; architects, Ingalls & Hoffman, 527 5th av. Plan No. 196.

HOTELS.

3D AV, 652-656, 3-sty brick stores and hotel, 50x100; cost, $35,000; owner, Bartow S. Weeks, 240 West 73d st; architect, Wm. Kurtzer, 192-4 Bowery. Plan No. 199.

SCHOOLS AND COLLEGES.

85TH ST, 123-5 East, 1-sty brick school, 34x 75; cost, $40,000; owner, Yorkville Jewish Religious School, 123-5 East 85th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 189.

STABLES AND GARAGES.

53D ST, 146 East, 3-sty brick private garage, 25x62; cost, $20,000; owner, John W. Aitken, 28 West 54th st; architect, Howard M. Peck, 25 East 26th st. Plan No. 192.

STORES, OFFICES AND LOFTS.

12TH ST, 58-60 East, 12-sty brick store and lofts, 40x90; cost, $225,000;; owner, 822-824 Broadway Co., J. Andrews Coon, Vice-Pres., 31 Nassau st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 190.

SHERMAN AV & 207TH ST, n w c, 1-sty brick taxpayer's store, 60x90; cost, $20,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 188.

VERMILYEA AV & 207TH ST, s w c, 1-sty brick taxpayer's stores, 222x90; cost, $60,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 187.

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Plans Filed, Manhattan (Continued).

THEATRES.

3D AV, 648-650, 2-sty brick theatre, 36x100; cost, $25,000; owner, Wm. Volk, 301 West 42d st; architect, Thos W. Lamb, 644 8th av. Plan No. 198.

179TH ST, 650 West, 1-sty frame moving picture booth, 7x6; cost, $450; owner, Rose C. Newman, 601 West 179th st; architect, Philip Brown, 601 West 179th st. Plan No. 207.

MISCELLANEOUS.

54TH ST East, 5 ft w of w building line of Depew pl & 14 ft n of n building line of East 45th st, 1-sty brick oil storage, 23x25; cost, $2,000; owners, N. Y. C. & H. R. R. R. Co., Grand Central; architect, Frederick H. Judd, 70 East 45th st. Plan No. 195.

140TH ST, 54 W, concrete wall to 5-sty building, 83x83; cost, $200; owner, Benj. Erlich, 2238 5th av; architect, Alfred H. Zink, 219 East 73d st. Plan No. 194.

19TH ST, 544 East, 1-sty frame tool house, 22x15; cost, $250; owner, Alcott Estate, 539 East 19th st; architect, W. J. Hatch, 157 Weiman st; lessee, Leopold Eidlitz, 1123 Broadway. Plan No. 700.

BROADWAY, 3641, 1-sty frame outhouse, 6x10; cost, $1,500; owner, The Broadway and 151st St. Co., Benj. Mordicai, Pres., 128 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 204.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MARMION AV, w s, 62.2 n 179th st, 5-sty brick tenement, slag roof, 66.08x81; cost, $30,000; owner, John P Leo, 770 St. Nicholas av; architect, Frank J. Schifcik, 4168 Park av. Plan No. 252.

BRYANT AV, s e cor 179th st, two 5-sty brick tenements, 45x89.2x86.3, slag roof; cost, $100,000; owner, Mrs. Anna Reiss, 1509 Bryant av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 264.

181ST ST, n e cor Arthur av, 5-sty brick tenement, plastic slate roof, 46.7x83.9; cost, $50,000; owner, Chas. Corby, 2308 Hughes av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 268.

DWELLINGS.

TYNDALL AV, e s, 145 s 259th st, 2½-sty frame dwelling, shingle roof, 21x60; cost, $5,000; owner, Hanah Gerlach, Riverdale; architect, Wm. Kenny, 420 West 259th st. Plan No. 253.

237TH ST, n s, 100 e Martha av, three 2½-sty frame dwellings, shingle roof, 22x38; cost, $10,500; owner, Wesley Const. Co., Jas. W. Black, 167 East 56th st, Pres.; architect, Geo. W. Lockwood, 78 East 236th st. Plan No. 250.

230TH ST, n s, 80.6 w White Plains av, 2-sty brick dwelling, slag roof, 20x55; cost, $5,000; owner, Mrs. Grace Pandolfa, 220 East 97th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 257.

STORY AV, n s, 100 e Olmstead av, two 2-sty frame dwellings, tin roof, 25x63; cost, $12,000; owners, Mink Constn. Co., Adam Mink, 2251 Gleason av, Pres.; architect, Anton Pirner, 2066 Blackrock av. Plan No. 255.

EASTCHESTER RD, e s, 196 n Astor av, 1-sty frame dwelling, 21x24, rubberoid roof; cost, $450; owner, Dominick Cappello, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 261.

GIFFORD AV, n s, 305.71 e Balcom av, three 2-sty frame dwellings, 21x48, tin roof; cost, $16,500; owner, Rudolph Hall, Gifford av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 262.

PRATT AV, e s, 40.26 s Kingsbridge rd, 2-sty frame dwelling, tin roof, 22x56.6; cost, $5,300; owner, Ema Luhbacher, 465 East 145th st; architect, A. Schoeller, Corona, L. I. Plan No. 265.

HOSPITALS AND ASYLUMS.

KINGSBRIDGE RD, s s, from Aqueduct to Webb av, 2-sty brick hospital, tile roof, 57.6x27.6; cost, $15,000; owners, Hebrew Infant Asylum, Benno Newberger, 55 East 74th st, Pres.; architect, Edw. Necarsulmer, 507 5th av. Plan No. 259.

KINGSBRIDGE RD, s s, from Aqueduct to Webb av, 2-sty brick hospital, tile roof, 53.4x27.6; cost, $15,000; owners, Hebrew Infant Asylum Benno Newberger, 55 East 74th st, Pres.; architect, Edw. Necarsulmer, 507 5th av. Plan No. 258.

SCHOOLS AND COLLEGES.

EASTERN BOULEVARD, w s, 525 s Baisley av, two 1-sty frame portable schools, 25x36; cost, $1,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 254.

STABLES AND GARAGES.

FORDHAM RD, s s, 118 w Andrews av, 1-sty frame garage, 34x20; cost, $400; owners, McLernon Realty Co., on premises; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 263.

GRAND AV, e s, 147.95 n Fordham rd, 1-sty brick stable, 30x20, slag roof; cost, $600; owner, L. Jalbino, 331 East 13th st; architect, Jas. P. Boyland, Fordham rd and Webster av. Plan No. 260.

MISCELLANEOUS.

143D ST, n s, from Brook to St. Ann's av, new strong vault, size irregular; cost, $3,000; owner, St. Joseph's Hospital, on premises; architect, Thos. J. Duff, 407 West 14th st. Plan No. 251.

CODDINGTON AV, s s, 825 e Fort Schuyler rd, 1-sty frame shed, 24.6x9; cost, $100; owner, Pasquale Cestra, 320 East 122d st; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 256.

187TH ST, n s, 25 e Hughes av, 1-sty frame shed, 12x24; cost, $100; owner, Giovanni Benardoni, 624 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 266.

MARION AV, w s, 322.94 s 196th, 1-sty brick shed, 12x16; cost, $500; owner, Forest C. Hirleman, on premises; architects, Tremont Archt'l Co., 401 Tremont av. Plan No. 267.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST, s s, 225 e 5th av, 4-sty brick tenements, 62.6x89, slag roof, 25 families; cost, $50,000; owner, Rogers Improvement Co., 322 6th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2149.

CONEY ISLAND AV, e s, 120 s Av O, ten 3-sty brick tenements, 30x71.4, tar and gravel roof, 6 families each; total cost, $105,000; owner, Gabrielle A. Kahaly, 1029 East 10th st; architect, A. White Pierce, 59 Court st. Plan No. 2150.

PARK PL, s s, 191 e Ralph av, 4-sty brick tenement, 43.4x100, gravel roof, 20 families; cost, $75,000; owner, Abraham Kaplan, 1462 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2156.

SOUTH 2D ST, s s, 103.9 w Roebling st, 6-sty brick tenement, 56.3x107, slate roof, 41 families; cost, $50,000; owner, Karp Constn. Co., 904 Myrtle av; architect, Sam'l Sass, 32 Union Sq., N. Y. C. Plan No. 2177.

CHURCHES.

CHURCH AV, s e cor Marlborough rd, 1-sty brick synagogue, 85x67, composition roof; cost, $22,000; owner, Wm. Goldsmith as president; architects, S. B. Eisendrath & ano, 500 5th av, New York. Plan No. 2137.

DWELLINGS.

CORBIN PL, e s, 340 s Oriental boulevard, 1-sty and attic frame dwelling, 22.6x33.6, shingle roof, 1 family; cost, $3,600; owner, Maurice Simmons, 198 Broadway, N. Y.; architect, Benj. F. Hudson, 319 9th st. Plan No. 2078.

FENIMORE ST, n s, 70 w Bedford av, three 2-sty brick dwellings, 20x43, tar and slag roof, 1 family each; total cost, $18,000; owner, John W. Egan, 27 Winthrop st; architect, Geo. M. Lawton, 1330 East 15th st. Plan No. 2073.

EAST 4TH ST, e s, 290.3 n Greenwood av, two 2-sty frame dwellings, 14x50, tar and gravel roof, 2 families each; total cost, $4,000; owner, John Pulley, 57 Reeve st; architect, Benj. F. Hudson, 319 9th st. Plan No. 2075.

EAST 10TH ST, e s, 120 n Av M, five 2-sty and attic brick dwellings, 19.6x44.6, shingle roof, 1 family each; total cost, $20,000; owner, Hollow Wall Const. Co., 280 Broadway, N. Y.; architect, Benj. F. Hudson, 319 9th st. Plan No. 2076.

EAST 13TH ST, e s, 140 s Av R, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, $4,000; owner, J. R. Jungerson, 65 Kouvenhoven pl; architect, B. F. Hudson, 319 9th st. Plan No. 2041.

36TH ST, n s, 100 w 15th av, 1-sty frame dwelling, 29x34, gravel roof, 1 family; cost, $1,000; owner, Bristol Bldg. Co., 300 West st; architect, Chas. Wessel, 1456 35th st. Plan No. 2053.

EAST 2D ST, w s, 280 s Av J, 2-sty frame dwelling, 20x50, felt roof, 2 families; cost, $4,000; owner, Fairfield Building Co., 26 Court st; architect, C. G. Wessell, 1456 35th st. Plan No. 2116.

EAST 7TH ST, s e cor Henry st, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, $1,500; owner, Chris Morgensen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2114.

EAST 24TH st, w s, 180 s Av M, 2-sty frame dwelling, 24x32.8, shingle roof, 1 family; cost, $4,000; owner, F. B. Norris, 188 Fenimore st; architects, Slee & Bryson, 153 Montague st. Plan No. 2095.

EAST 24TH ST, w s, 260 s Av M, 2-sty frame dwelling, 21.8x35, shingle roof, 1 family; cost, $4,000; owner, F. B. Norris, 188 Fenimore av; architects, Slee & Bryson, 153 Montague st. Plan No. 2096.

WEST 28TH ST, n w cor R R av, two 1-sty frame dwellings, 12x24, rubberoid roof, 1 family each; total cost, $600; owner, Katherine Oltenberg, on premises; architect, Jas. A. McDonald, Surf av and West 28th st. Plan No. 2125.

BEDFORD AV, w s, 180 s Av F, 2-sty frame dwelling, 26x33, shingle roof, 1 family; cost, $4,500; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2143.

CYPRESS AV, s s, 240 w Sea Gate av, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, $6,000; owner, A. S. Haer, 189 Montague st; architect, B. G. Dodge, 381 4th av, New York. Plan No. 2126.

NOSTRAND AV, e s, 42.6 s Atlantic av, seven 3-sty brick dwellings, 19.3x55, gravel roof, 2 families each; total cost, $41,500; owner, C. G. Reynolds, 1359 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 2119.

R R AV, w s, 116 w West 28th st, 1-sty frame dwelling, 12x24, rubberoid roof, 1 family; cost, $300; owner, Katherine Oltenberg, on premises; architect, Jas. A. McDonald, surf av and West 28th st. Plan No. 2124.

SNEDIKER AV, w s, 90 n Hegeman av, four 2-sty brick dwellings, 20x43, gravel roof, 2 families each; cost, $10,800; owner Abraham Saglewitz, 736 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2133.

FORBELL AV, ws, 180 n Magenta st, nine 2-sty brick dwellings, 18.3x32, tin roof, 1 family each; total cost, $18,000; owner, Magenta Development Co., 99 Forbell av; architects, Parfitt Bros., 26 Court st. Plan No. 2160.

AV L, s s, 80 e East 25th st, two 2-sty frame dwellings, 22x33, shingle roof, 1 family each; total cost, $9,000; owner, Fannie Smith, 927 East 35th st; architect, Jos. A. Brock, 865A Gates av. Plan No. 2164.

EAST 45TH ST, w s, 140 s Linden av, two 2-sty frame dwellings, 17x41.6, gravel roof, 1 family each; total cost, $6,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect C. P. Cannella, 60 Graham av. Plan No. 2167.

82D ST, n s, 240 w 1st av, 2-sty frame dwelling, 37.2x28.10, shingle roof, 1 family; cost, $7,000; owner, C. C. Valentine, 55 82d st; architects, Slee & Bryson, 153 Montague st. Plan No. 2176.

LINCOLN PL, n s, 315.8 e Schenectady av, five-2-sty brick dwelling, 18.10x35, gravel roof, 1 family; cost, $15,000; owner, Robt. Ward, Jr., 179 Remsen st; architect, E. Tatje, 106 Van Siclen av. Plan No. 2212.

PRESIDENT ST, n s, 200 w Brooklyn av, 3-sty brick dwelling, 22x62, tile roof, 1 family; cost, $12,000; owner, Jos Kellner, 1544 Union st; architect, Benj. Cohn, 361 Stone av. Plan No. 2205.

SEELEY ST, s s, 130 w Coney Island av, 2-sty brick dwelling, 17x38, gravel roof, 1 family; cost, $3,500; owner, Wm. M. Calder, Sherman st and 11th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2184.

SEELEY ST, s s, 153 w Coney Island av, thirteen 2-sty brick dwellings, 17x38, gravel roof, 1 family each; total cost, $39,000; owner, Wm. M. Calder, Sherman st and 11th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2183.

WARWICK ST, w s, 100 s Ridgewood av, 2-sty brick dwelling, 25.2x46.10, shingle roof, 1 family; cost $5000; owner Emily Hild 106 Winfield st; architect E. Tatje 106 Van Siclen av. Plan No. 2213.

NEWKIRK AV s e cor E 26th st 4-sty brick tenement 50x80 gravel roof 16 families; cost $25,000; owner, Marcus Bldg Co., 1770 Park pl; architect Benj. Cohn 361 Stone av. Plan No. 2208.

FACTORIES AND WAREHOUSES.

11TH ST, n s, 350 w 3d av, 1-sty brick factory, 40x100, gravel roof cost, $4,000; owner, Eclipse White Lead Co., 111 8th st; architect, W. H. Wirth, 358 17th st. Plan No. 2063.

3D AV, s w cor 55th st, 1-sty brick storage, 21x20, gravel roof; cost, $300; owner, Hy. Heib, 272 55th st; architect, Jos. A. Brock, 865 Gates av. Plan No. 2066.

8TH AV, w s, 14th to 15th sts, 1-sty iron storage, 50x78.10, iron roof cost, $1,000; owner, City New York (Armory Board); architect, Jas. Boyle, 357 Fulton st. Plan No. 2079.

DUPONT ST, s s, 225 w Provost st, two 2-sty brick factories, 25x60, gravel roof; cost, $4,000; owner, Margaret McGrath, 1101 Lorimer st; architect, Gustave Erda, 826 Manhattan av. Plan No. 2113.

KENT AV, n e cor South 10th st, 1-sty frame storage, 28x8.6, —— roof; cost, $100; owner, Improved Appliance Co., on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2163.

HALLS AND CLUBS.

SURF AV, n s, 55 e West 30th st, 2-sty frame club, 22.6x100, shingle roof; cost, $5,000; owner, Wm. C. Canning, on premises; architect, Jas. A. McDonald. Surf av and West 24th st. Plan No. 2155.

STABLES AND GARAGES.

PROSPECT PL, n s, 85 w Buffalo av, 1-sty brick garage, 25x30, tin roof; cost, $2,300; owner, St. Mary's Hospital, on premises; architect, Hy. J. Huberty, 115 Marion st. Plan No. 2035.

SEA GATE AV, s w cor Nautilus av, 1-sty frame garage, 11x18, shingle roof cost, $200; owner, C. Stubenborg, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2069.

EAST 18TH ST, e s, 50 s Tennis ct, 1-sty brick garage, 16x18, shingle roof; cost, $300; owner, Israel Oeland, 45 8th av; architect, S. Olsen, 526 Cortelyou rd. Plan No. 2080.

53D ST, n s, 120 w 5th av, 2-sty brick stable, 20x100, gravel roof; cost, $1,200; owner, Anna Bothwelhnek, 6926 5th av; architect, A. J. McManus, 1905 86th st. Plan No. 2087.

BROOKLYN AV, n w cor Pacific st, 1-sty steel garage, 18x18, slate roof; cost, $328; owner, Anna G. Madison, 1249 Pacific st; architect, N. Madison, 1249 Pacific st. Plan No. 2104.

KINGSTON AV, n e cor Union st, 1-sty brick garage, 17x20, tin roof; cost, $800; owner, J. Padulla, 1465 President st; architect, Lew Keon, 9 Debevoise st. Plan No. 2099.

RUTLAND RD, s s, 300 e Nostrand av, 1-sty frame garage, 17x16, shingle roof; cost, $500; owners, Gustave Larson & ano, 336 Rutland rd; architect, E. O. Holmgren, 371 Fulton st. Plan No. 2139.

WEST 1ST ST, w s, 220 n Neptune av, 1-sty brick garage, 14x20, —— roof; cost, $65; owner and architect, Jas. N. Brewster, 2625 West 2d st. Plan No. 2172.

BAINBRIDGE ST, s s, 100 e Patchen av, 1-sty brick garage, 30x44, gravel roof; cost, $2,000; owner, Hy J. Altwater, 294 Bainbridge st; architect, Benj. Cohn, 361 Stone av. Plan No. 2206.

PRESIDENT ST, n s, 200 w Brooklyn av, 1-sty brick garage, 18x18, tile roof; cost, $600; owner, Jos. Kellner, 1544 Union st; architect, Benj Cohn, 361 Stone av. Plan No. 2204.

SOUTH 4TH ST, n s, 75 w Hewes st, 3-sty brick stable and dwelling, 25x45, gravel roof, 2 families; cost, $4,000; owner, Lipman Lifshitz, 67 Morrell st; architect, Tobias Goldstone, 19 Graham av. Plan No. 2194.

5TH AV, n w cor 36th st, 1-sty brick stable and garage, 140.8x68; asbestos roof; cost, $24,000; owner, Greenwood Cemetery, 5th av and 24th st; architect, Eric Steinberg, 29 West 34th st, N. Y. C. Plan No. 2201.

STORES AND DWELLINGS.

HOYT ST, w s, 62 n Schermerhorn st, two 3-sty brick stores and dwellings, 19x50, gravel roof, 2 families; cost, $11,000; owner, Geo. L. Baur, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2047.

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BAY 47TH ST, n e cor Cropsey av, 2-sty frame store and dwelling, 37x19, tin roof, 1 family; cost, $2,200; owner, Guiseppi Ribando, 94 Humboldt st; architect, C. P. Cannella, 60 Graham av. Plan No. 2105.

STORES AND TENEMENTS.

CONEY ISLAND AV, e s, 100 s Av O, 4-sty brick store and tenement, 20x84.4, tar and gravel roof, 7 families; cost, $14,000; owner, Gabrielle A. Kahaly, 1029 East 10th st; architect, A. White Pierce, 59 Court st. Plan No. 2151.

CONEY ISLAND AV, e s, 420 s Av O, 4-sty brick store and tenement, 20x84.4, tar and gravel roof, 7 families; cost, $14,000; owner, Gabrielle A. Kahaly, 1029 East 10th st; architect, A. White Pierce, 59 Court st. Plan No. 2148.

THEATRES.

NOSTRAND AV, s e cor Rutland rd, 1-sty frame moving picture show, 90x100, tin roof; cost, $1,500; owner, Thos Flood, 3 Erasmus st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2051.

DITMAS AV, n s, 40 e 2d st, 1-sty frame moving picture show (open air), 46.6x100; cost, $900; owner, Ditmas Theatre Corpn., 43 Cedar st, New York; architect, A. J. McManus, 1905 86th st. Plan No. 2102.

40TH ST, s s, 200 e 7 av, 1-sty frame open air moving picture show, 125x69; cost, $800; owners, Sampo & Soc, on premises; architect, John Burke, 603 East 2d st. Plan No. 2197.

MISCELLANEOUS.

EAST 45TH ST, w s, 77.8 s Lenox rd, 1-sty brick greenhouse, 57.5x98.7; cost, $10,800; owner, Dallidouze Bros., Lenox rd and Troy av; architects, Lord & Burnham, 1133 Broadway, N. Y. Plan No. 2033.

SHEFFIELD AV, e s, 137.6 n Pitkin av, 1-sty brick laundry shop, 34.6x56, slag roof; cost, $3,000; owner, Daniel Silverstein, 250 Sheffield av; architect, Jas. Millman, 1780 Pitkin av. Plan No. 2031.

CATON PL, s e cor Bowne st, 1-sty frame sitting room, 25x75.4, —— roof; cost, $750; owner, Walter Keley, on premises architect, Lew Keon, 9 Debevoise st. Plan No. 2108.

"LUNA PARK," 600 n Surf av, 1 new amusement device; cost, $1,500; owner, G. Roeder, "Luna Park"; architect, J. D. Brodeck, "Luna Park." Plan No. 2093.

"LUNA PARK," 60 s main tower, 1-sty frame amusement device, 20x76, —— roof; cost, $300; owner, Wm. R. Inohan, 91 Av C West; architect, A. D. Hinsdale, 552 56th st. Plan No. 2136.

MYRTLE AV, s s, 40 w Steuben st, 1-sty frame shed, 57x17, —— roof; cost, $200; owner and architect, Herbert Blume, 201 St James pl. Plan No. 2081.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—4th av, s w cor Pleasure pl, 4-sty brick tenement, 25x119, tar and gravel roof, 17 families; cost, $18,000; owner, Freida Pichler, 407 East 91st st, N. Y. C.; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1255.

LONG ISLAND CITY.—4th av, s e cor Potter av, 4-sty brick tenement, 25x119, tar and gravel roof, 17 families; cost, $18,000; owner, Freida Pichler, 407 East 91st st, N. Y. C.; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1254.

LONG ISLAND CITY.—Theodore av, e s, 175 n Ditmars av, four 2-sty frame tenements, 25x68, tin roof, 4 families; cost, $18,000; owner and architect, Phillip Vacerelli, 91 Graham av, L. I. City. Plan No. 1299.

LONG ISLAND CITY.—Park pl, w s, 25 n Pleasure pl, 4-sty brick tenement, 25x51, tin roof, 7 families; cost, $8,000; owner, John Basta, 267 Park pl, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1306.

RIDGEWOOD.—Norman st, n s, 49 w Seneca av, four 3-sty brick tenements, 28x68, tin roof, 6 families; cost, $40,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1285.

CHURCHES.

MASPETH.—Clinton av, e s, 100 s Clermont av, 1-sty brick church, 40x100, slate roof; cost, $17,000; owner, Holy Cross R. C. Church, Maspeth; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1302.

DWELLINGS.

ARVERNE.—Ocean av, s s, 1800 e Storm av, 1-sty frame dwelling, 14x28, paper roof, 1 family; cost, $225; owner, M. F. McLaughlin, Paterson, N. J. Plan No. 1247.

COLLEGE POINT.—11th st, e s, 100 n Monument av, 2-sty frame dwelling, 21x35, shingle roof, 1 family; cost, $4,200; owner, Samuel E. Shau, 221 11th st, College Point, architect; Geo. M. Andrews, 31 11th st, College Point. Plan No. 1252.

CORONA.—Railroad av, s s, 175 e Albertis av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,000; owner, John J. Connolly, Colonial av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1240.

COLLEGE POINT.—20th st, w s, 280 n 5th av, 2-sty frame dwelling, 18x45, slag roof, 1 family; cost, $3,100; owner, Paul Bay, 307 East 55th st, N. Y. C.; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 1225.

CORONA.—Granger st, n s, 117 e Shopoler av, 2-sty frame dwelling, 20x26, tin roof, 1 family; cost, $2,500; owner, H. Kauffmann, 19 Granger st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1257.

CORONA.—Opdyke av, n s, 325 e 51st st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,500; owner, Jos. Brienze, 119 Opdyke st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1258.

DOUGLASTON.—Boulevard, e s, 565 s Broadway, 2-sty frame dwelling, 34x33, shingle roof, 1 family; cost, $4,500; owner, Mrs. A. L. Schroeder, 160 Waverly pl, N. Y. C.; architect, E. C. Edwards, Woolworth Building, N. Y. C. Plan No. 1243.

DOUGLAS MANOR.—Grosvenor st, s e cor Douglas rd, 2½-sty frame dwelling, 26x26, shingle roof, 1 family; cost, $4,500; owner, Mrs. T. A. Miner, 38 West 10th st, N. Y. C.; architect, E. C. Edwards, Woolworth Building, N. Y. C. Plan No. 1242.

ELMHURST.—Dunham av, e s, 150 n Lamont av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $3,500; owner, A. M. Rennoch, Dunham st, Elmhurst; architect, S. Maxon, 56 Ithaca st, Elmhurst. Plan No. 1259.

ELMHURST.—Petit st, e s, 50 n 2d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $3,500; owner, A. Petterson, 1247 4th av, Astoria, L. I.; architect, C. L. Varrone, Corona av, Corona. Plan No. 1239.

FAR ROCKAWAY.—Columbus av, e s, 517 n Mott av, three 2½-sty frame dwellings, 18x41, shingle roof, 1 family; cost, $9,300; owner, Frank J. Hennessy, Cedar av, nr Mott av, Far Rockaway; architect, G. E. Crane, Richmond Hill. Plan No. 1249-50-51.

FOREST HILLS.—Olive st, n e s, 160 n w Greenway South, 2½-sty brick dwelling, 27x38, tile roof, 1 family; cost, $6,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 1269.

FOREST HILLS.—Harvest st, n s, 250 w Colonial av, 2-sty brick dwelling, 29x30, Spanish tile roof, 1 family; cost, $4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1235.

FOREST HILLS.—Seminole av, s w cor Fife st, 2-sty brick dwelling, 42x26, tile roof, 1 family; cost, $5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1236.

JAMAICA.—Meyer av, n s, 380 e Rockaway rd, 2-sty frame dwelling, 16x37, shingle roof, 1 family; cost, $2,200; owner, Mrs. J. B. Grener, 10th st, N. Y. C.; architects, Henry & Russell, Vaughan av, Jamaica South. Plan No. 1260.

JAMAICA.—Borough la, n s, 160 w Baldwin av, seven 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, $11,900; owner, Martin Wohl, 16 North Washington st, Jamaica; architect, John F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 1275-6-7-8-9-80-81.

JAMAICA.—Vine st, w s, 70 n Pacific st, 2½-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $2,000; owner, John Blan, Gaylord st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1230.

JAMAICA.—Degraw av, n w cor Alsop st, 2½-sty frame dwelling, 27x37, shingle roof, 1 family; cost, $8,000; owner, B. W. Baker, Degraw st, Jamaica; architect, J. Green, Essex Building, Newark, N. J. Plan No. 1241.

JAMAICA.—Prospect st, e s, n e cor Cedar la, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $4,500; owner, Herman Freund, care architect; architect, J. G. Biedenkapp, 355 Fulton st, Jamaica. Plan No. 1214.

JAMAICA.—Terrace av, n s, 106 w Flushing av, 2½-sty frame dwelling, 26x34, shingle roof, 1-family; cost, $2,800; owner, Henry Curtis, 16 Clinton av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1231.

JAMAICA.—Beaufort st, s s, 50 w Irving pl, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $2,500; owner, Max Gross, West st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1226.

LITTLE NECK.—Glenwood av, w s, 60 s Cutter av, 2-sty frame dwelling, 25x29, shingle roof, 1 family; cost, $4,500; owner, F. C. Burges, Bayview av, Little Neck; architect, Ludwig Ludemeier, 37 East 28th st, N. Y. C. Plan No. 1237.

MIDDLE VILLAGE.—Catherine av, s w cor Juniper Swamp rd, 2½-sty frame dwelling, 30x30, shingle roof, 1 family; cost, $4,200; owner, Joseph Riede, 15 Juniper av, Middle Village; architect, Henry Buecker, 160 Prospect av West, East Williamsburg. Plan No. 1228.

MORRIS PARK.—Morris av, e s, 127 s Garden st, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, $3,600; owners Rueben & Miller, 1480 Nebraska av, Dunton; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 1232-33.

MORRIS PARK.—Cochrane av, e s, 123 s Chichester av, two 2½-sty frame dwellings, 20x36, shingle roof, 1 family; cost, $8,500; owner, M. Kalt, 87 Clinton st, N. Y. C.; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1264-65.

SPRINGFIELD.—Willow pl, e s, 75 n Davison av, 2½-sty frame dwelling, 20x21, shingle roof, 1 family; cost, $2,000; owner, Dennis J. Killane, 14 Lafayette av, Glendale; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1229.

SOUTH OZONE PARK.—Kennett av, n s, 100 w Field av, four 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $10,000; owner and architect, Richard H. Ashby, 396 Rockaway rd, Jamaica. Plan Nos. 1271-2-3-4.

RIDGEWOOD.—Centre st, w s, 90 s Covert av, five 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families; cost, $15,000; owner, Harry Druss, 2875 Atlantic av, Brooklyn; architect, Henry Rockmore, 1531 48th st, Brooklyn. Plan No. 1238.

ROCKAWAY BEACH.—South Center st, e s, 75 s Boulevard, 1-sty frame summer residence, 17x24, shingle roof, 1 family; cost, $350; owner, Michael J. Frizzelle, 365 Pleasant av, N. Y. C. Plan No. 1218.

WOODHAVEN.—Dumas pl, w s, 140 n Jamaica av, 2½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, $3,500; owner, Frederick E. Noback, 194 Ridgewood av, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1248.

ARVERNE.—Germain av, e s, 60 s Almeda av, 2-sty frame dwelling, 14x48, shingle roof, 2 families; cost, $1,500; owner, Josephine Macks, 785

East 149th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1300.

EVERGREEN.—Sandol st, w s, 6 n Cooper av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $40,000; owner, Albin Wagner, 419 Dill pl, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1283.

GLENDALE.—Olmstead pl, e s, 520 s Myrtle av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $2,500; owner, Sabina Galleghar, 22 Harman st, Glendale; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1286.

HOLLIS.—Cornwall av, e s, 140 n Chichester av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 676 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1312.

HOLLIS.—West Point st, w s, 262 s Chichester av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 676 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1313.

JAMAICA.—Fleming pl, n s, 261 e Rockaway rd, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, $2,000; owner, H. A. O'Brien, 5 Flushing av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1314.

ROCKAWAY BEACH.—Judson av, e s, adjoining Jamaica Bay, three 2-sty frame dwellings, 16x50, paper roof, 2 families; cost, $1,050; owner, E. F. Marshall, 320 Broadway, N. Y. C.; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 1290-91-92.

JAMAICA.—Hackett st, e s, 250 n South st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,600; owner, Effie Taylor, 331 West 16th st, N. Y. C.; architect, Harry Taylor, same address. Plan No. 1301.

ROCKAWAY BEACH.—Judson av, e s, adjoining Jamaica Bay, 1-sty frame dwelling, 16x 50, felt roof, 2 families; cost, $350; owner, E. F. Marshall, 320 Broadway, N. Y. C.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1297.

ROCKAWAY BEACH.—Vernam av, n e cor Almeda av, three 2½-sty frame dwellings, 24x 40, shingle roof, 1 family; cost, $15,000; owner, Michale Tortansaldi, 1670 81st st, Brooklyn; architect, Alex. F. W. Leslie, 180 Montague st, Brooklyn. Plan Nos. 1307-8-9.

WINFIELD.—Railroad av, s w cor Jefferson av, 2-sty brick dwelling, 23x44, tin roof, 2 families; cost, $3,800; owner, Edward Porkany, 82 Henry st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1311.

CORONA.—Flushing rd, s w cor Washington st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family cost, $2,500; owner, Paul Thomas, 21 Washington st, Corona; architect, J. H. Smith, 607 3d av, Corona. Plan No. 1327.

CORONA.—Flushing av, e s, 30 w Washington av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $2,500; owner, Thomas Suhran, 21 Washington st, Corona; architect, John H. Smith, 607 3d av, Corona. Plan No. 1328.

HOLLIS.—Cornwell av, e s, 180 n Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 933 Lefferts av, Richmond Hill. Plan No. 1318.

HOLLIS.—Palatina av, w s, 100 n Belleview av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1319.

HOLLIS.—Cornwell av, e s, 100 n Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1320.

HOLLIS.—Palatina av, w s, 60 n Belleview av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1321.

HOLLIS.—West Point st, w s, 225 s Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1316.

HOLLIS.—Fishkill st, w s, 100 s Atlantic av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1317.

JAMAICA.—Bandman av, s s, 50 w Baltic st, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $7,500; owner, A. D. Stanca, 48 Smith st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1324-5-6.

JAMAICA.—Pacific st, n s, 200 w Vine st, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $2,500; owner, J. A. Blum, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1315.

MASPETH.—Firth av, e s, 104 s Grand st, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, $12,000 (4 houses); owner, C. Wm. Chamberlain, Maspeth; architect, Frank E. Losee, Maspeth. Plan No. 1330.

MASPETH.—Juniper av, w s, 50 w Oak st, 2-sty frame dwelling, 21x38, tin roof, 2 families; cost, $2,000; owner, Aug. Klagus, Juniper av, Maspeth; architect, Frank E. Losee, 56 Fisk av, Maspeth. Plan No. 1329.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—St. Nicholas av, s e c Gates av, 3-sty brick storage, 25x93, tar and slag roof; cost, $10,000; owner, Wm. C. Edwards, 23 Palmetto st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1282.

HALLS AND CLUBS.

RICHMOND HILL.—Newtown rd, n w cor Augustine av, 1sty frame dance hall, 30x40, felt roof; cost, $2,000; owner, Frank Wetzel, Lewis av and Hillside av, Jamaica; architect, Edward Jackson, 3215 Jamaica av, Richmond Hill. Plan No. 1256.

HOTELS.

MASPETH.—Juniper av, w s, 110 s Floral pl, 2-sty frame hotel, 30x75, tin roof; cost, $14,000; owner, Juniper Park, Inc., Juniper av, Maspeth; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 1296.

STABLES AND GARAGES.

DOUGLASTON.—Hillside av, n s, 300 e Center drive, 1-sty frame garage, 14x18, shingle roof; cost, $150; owner, Dr. J. Billings, Douglas Manor; architect, W. C. Worrall, 9 Twombly pl, Jamaica. Plan No. 1234.

UNION COURSE.—Grant st, s s, 75 n Drew av, 2-sty frame stable, 25x15, tar and gravel roof; cost, $700; owner, Henry G. Andrean, 19 New Jersey av, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1263.

FLUSHING.—25th st, 43, 1-sty frame garage, 15x15, gravel roof; cost, $100; owner, Jas. D. Tullis, premises. Plan No. 1298.

FOREST HILLS.—Ascan av, n s, 130 e Greenway South, 1-sty brick garage, 16x19, tile roof; cost, $1,000; owner, G. Brainard, 1170 Broadway, N. Y. C.; architect, Eugene Schoen, 25 West 42d st, N. Y. C. Plan No. 1293.

LONG ISLAND CITY.—Steinway av, 893, 1-sty brick garage, 25x50, tin roof; cost, $5,000; owners, E. J. Scully & Sons, 895 Steinway av, L. I. City; architect, Fred W. Koffmann, 287 9th av, L. I. City. Plan No. 1289.

WOODHAVEN—Woodhaven av, w s, 60 n Elmwood st, 1-sty frame garage, 10x17, rubberoid roof; cost, $150; owner, Frank Droessel, 1466 Ward av, Woodhaven. Plan No. 1294.

STORES AND DWELLINGS.

CORONA.—Jackson av, s s, 40 w Grant st, two 2-sty brick store and dwellings, 20x55, tar and gravel roof, 2 families; cost, $10,000; owner, Thompson Bros., Jackson av and Grant st, Corona; architect, Albert Morris, 808 Prospect pl, Brooklyn. Plan No. 1227.

STORES AND TENEMENTS.

RIDGEWOOD.—Norman st, n w cor Seneca av, 3-sty brick store and tenement, 21x81, tin roof, 6 families; cost, $10,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1284.

STORES, OFFICES AND LOFTS.

BAYSIDE.—Willets Point rd, w s, 650 s Bell av, 1-sty frame office, 10x10, paper roof; cost, $50; owner, J. Di Bernetti, 423 East 115th st, N. Y. C. Plan No. 1245; and 1-sty frame cement shed, 16x10, paper roof; cost, $50; owner, same. Plan No. 1246.

QUEENS.—Jamaica av, n w cor Manor av, five 1-sty brick stores, 62x49, slag roof; cost, $25,000; owner, Mrs. S. C. Holliday, 45 Brevoort pl, Brooklyn; architects, Smith & Holler, 82 Wall st, N. Y. C. Plan No. 1261.

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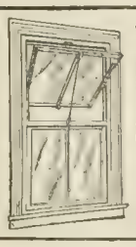
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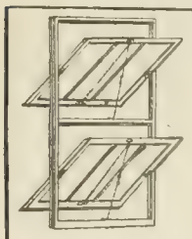
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Plans Filed, New Buildings, Queens (Cont.).

ROCKAWAY PARK.—5th av, e s, 116 n Triton av, 1-sty frame store, 40x35, gravel roof; cost, $2,000; owner, Mathnecock Realty Co., 31 Nassau st, N. Y. C.; architect, Axel S. Hedmann, 371 Fulton st, Brooklyn. Plan No. 1266.

QUEENS.—Cornaga av, n w cor James st, 1-sty frame store, 138x47, rubberoid roof; cost, $4,500; owner and architect, Wm. Willett, Jr., 31 Mott av, Far Rockaway. Plan No. 1310.

RIDGEWOOD.—Fresh Pond rd, e s, 100 n Hughes st, 3-sty brick store and dwelling, 22x51, tin roof, 2 families; cost, $10,000; owner, Andrew Goetz, 700 Palmetto st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1287.

LAUREL HILL.—Bliss st, w s, 92 s Celtic av, 1-sty frame store, 22x50, slag roof; cost, $900; owner, A. Moloney, 326 Harold av, L. I. City; architect, A. D. Ansty, Queens Plaza, L. I. City. Plan No. 1322.

THEATRES.

JAMAICA.—Rockaway rd, w s, 250 n South st, open airdome; cost, $700; owner, Jacob H. Greenebaum, 167 Rockaway rd, Jamaica. Plan No. 1268.

MISCELLANEOUS.

COLLEGE POINT.—2d av, 460, 1-sty frame shed, 12x16, paper roof; cost, $35; owner, Mrs. H. Horn, premises. Plan No. 1262.

CORONA.—Park st, s e cor Cleveland av, 1-sty frame shed, 13x16, shingle roof; cost, $200; owner, E. H. Dale, premises. Plan No. 1253.

JAMAICA.—Jamaica av, 200 w Richmond st, frame sign board, 48x12; cost, $75; owner, Paul H. Irvin, Met. Tower, N. Y. C. Plan No. 1267.

LONG ISLAND CITY.—7th st, s s, 250 w West av, 1-sty frame shed, 47x20, paper roof; cost, $150; owner, Atlantic Blau Gas Co., premises. Plan No. 1270.

RIDGEWOOD.—Madison av, cor Wyckoff av, erect tent, 20x40; cost, $10; owner, William H. Miller, 268 Bowery, N. Y. C. Plan No. 1244.

METROPOLITAN.—Metropolitan av, s s, 125 e Forest av, 1-sty frame shop, 18x42, tar and gravel roof; cost, $300; owner, Louis Sietz, on premises; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 1295.

METROPOLITAN—Satterlee av, s s, 100 e Nagy, 1-sty frame shop, 11x28, paper roof; cost, $75; owner, John Siez, 8 Satterlee av, Metropolitan. Plan No. 1323.

Richmond.

DWELLINGS.

AMBOY RD & CANAL ST, s w cor, Grant City, 1-sty frame dwelling; cost, $280; owner, Guiseppe Maffio, Grant City; architect and builder, Chas. Munich, Grant City. Plan No. 238.

BURCHARD AV, s s, 100 w Parkwood av, Princes Bay, 2-sty frame dwelling, 20x28; cost, $1,800; owner, Frank Murphy, 2412 Bedford rd, Brooklyn; architect, I. B. Ellis, 261 Broadway, N. Y. C. Plan No. 218.

BEACH RD, e s Oakwood Beach, Oakwood, five 1-sty bungalows, 12x32; cost, $750; owner and builder, E. R. Frichs, 205 East 9th st, N. Y. C. Plan No. 229.

ELM ST, e s, 562 s Henderson av, West New Brighton, 2-sty frame dwelling, 20x48; cost, $4,000; owners, Hanslarsen & P. Wansen, West New Brighton; architect and builder, T. Benson, West New Brighton. Plan No. 243.

JACOB ST, s s, 173 e Central av, Tottenville, four 1½-sty frame dwellings, 20x32; cost, $5,200; owners, builders and architects, Palmer & Linquist, Tottenville. Plan No. 213.

JEWITT AV, e s, 469 s Post av, West New Brighton, 2-sty frame dwelling, 30x21; cost, $5,000; owner, Carl Kingsley, West New Brighton; architect and builder, Jas. Whitford, St. George. Plan No. 252.

LINCOLN AV, n s, near 7th st, Grant City, 1-sty frame bungalow, 15x35; cost, $520; owner, T. Munson, Hoboken, N. J.; builder, A. Alverson, Grant City. Plan No. 215.

MIDLAND AV, s s, near 1st st, Grant City, 1-sty frame bungalow, 14x30; cost, $375; owner, M. T. Schafer, Grant City; builder, A. Alverson, Grant City. Plan No. 216.

NEPTUNE ST, n s, 80 s Britton la, New Dorp, 1-sty frame bungalow, 14x20; cost, $250; owner, Mrs. M. Newendorf, New Dorp; builder, W. C. Newendorf, New Dorp. Plan No. 244.

NEW YORK AV, s s, 254 e Jewitt av, West New Brighton, 2-sty frame building, 21x28; cost, $3,500; owner, builder and architect, Peter Larsen, Port Richmond. Plan No. 239.

NEWBERRY AV, s s, 50 w Bank pl, Rosebank, 2-sty frame dwelling, 22x27; cost, $1,850; owner, Andrea Pastarino, 279 Wooster st, N. Y. C.; architect, Jas. E. Grumert, New Dorp; builder, Vito Ariosto, Rosebank. Plan No. 225.

ROME AV, e s, 80 n Marine Way, New Dorp, 1-sty frame bungalow, 16x20; cost, $150; owner, Maneriso Catalato, 75 Rivington st, N. Y. C.; architect, Jos. E. Grumert, New Dorp; builder, Joseppe Cambrerlo, New Dorp. Plan No. 226.

SEAFOAM AV, e s, 80 s Britton la, New Dorp, 1-sty frame bungalow, 14x20; cost, $300; owners, Ocean Edge Land Co., N. Y. C.; builder, Fred Sanjour, New Dorp. Plan No. 251.

SIDNEY PL, w s, 100 n St Stephens pl, New Dorp, two 2-sty brick dwellings, 30x38; cost, $2,500; owner, Pietro Genovigo, South Beach; architect, E. S. Schroll, Richmond; builder, W. C. Murphy, New Dorp. Plan No. 248.

SEASIDE BOULEVARD, e s, 150 n Seaview av, South Beach, 1-sty frame bungalow, 16x38, cost, $325; owner, Peter Perazzo, South Beach; builder, Edw. Erickson, South Beach. Plan No. 242.

SEASIDE BOULEVARD, w s, 500 n Burgher av, Dongan Hills, 1-sty frame bungalow, 16x18; cost, $100; owner and builder, John Erickson, South Beach. Plan No. 241.

SEASIDE BOULEVARD, e s, 200 n Seaview av, South Beach, 1-sty frame bungalow, 16x25; cost, $200; owner and builder, John Erickson, South Beach. Plan No. 240.

SHARROTT RD, e s, 609 w Bldale rd, Pleasant Plains, 2-sty frame dwelling, 16x28; cost, $1,700; owner, Jos. Peidl, Princes Bay; architect and builder, Jos. Vollimer, Kruchville. Plan No 236.

TOMPKINS AV, e s, 75 n School la, Ft. Wadsworth, 2-sty frame dwelling, 21x34; cost, $2,000; owner and builder, Jos. Coniglio, Ft. Wadsworth; architect, Chas. B. Heweke, Tompkinsville. Plan No. 223.

WYMAN AV, e s, 900 s boulevard, Great Kills, two 1-sty frame bungalows, 16x20; cost, $200; owner, Jos. Gillies, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 220.

WAGCREST AV, e s, 100 s Britton la, New Dorp, 1-sty frame bungalow, 14x20; cost, $300; owners, Ocean Edge Land Co., New York City; builder, Fred Sanjour, New Dorp. Plan No. 250.

WOODLAND AV, s s, 150 w Giffords la, Great Kills, two 1½-sty frame dwellings, 24x24; cost, $2,000; owner and builder, Julius De Roch, Great Kills; architect, Julius De Roch, Great Kills. Plan No. 234.

WILLIAM ST w s, 100 n Amboy rd, Tottenville, 2-sty frame dwelling, 23x42; cost, $3,950; owner, Chas. Jones, Tottenville, architect and builder, E. R. Paugh, Tottenville. Plan No. 237.

4TH ST, w s, near Elm st, Grant City, 1-sty frame bungalow, 14x32; cost, $380; owner, J. Ryan, 86 1st pl, Brooklyn; builder, A. Alverson, Grant City. Plan No. 217.

5TH ST & LINCOLN AV, s e cor, Midland Beach, 1-sty frame bungalow, 10x26; cost, $100; owner, E. Pollock, 35 Frankfort st, N. Y. C.; builder, Victor Girdelli, 145 West 10th st, N. Y. C. Plan No. 227.

10TH ST, w s, 120 n Barnes boulevard, Grant City, 1-sty tile bungalow, 13x38; cost, $700; owners, U. B. & J. Firth, Grant City; builder, H. W. Putnam, Grant City. Plan No. 246.

HOTELS.

OLD TOWN RD, n s, 67 e Madison av, South Beach, 3-sty brick hotel and dwelling, 51x71; cost, $6,000; owner, Nicola Moncini, South Beach; architect, Jos. De Rose, South Beach; builder, Paolo Colletti. Plan No. 232.

STABLES AND GARAGES.

LINCOLN AV, n e s, 100 n West 1st st, New Dorp, 1-sty frame stable, 16x16; cost, $100; owner, Annie Eitner, Grant City; builder, W. F. Dalton, Grant City. Plan No. 249.

STORES, OFFICES AND LOFTS.

BURCHARD ST, s s, 100 w Parkwood av, Princes Bay, 1-sty frame shop, 20x20; cost, $250; owner and builder, Frank Murphy, 2412 Bedford av, Brooklyn; architect, I. B. Ellis, 261 Broadway. Plan No. 233.

CLINTON AV, s s, 165 s e Rich av, Port Richmond, 1-sty frame shop, 15x18; cost, $125; owner and builder, H. G. Pierce, Port Richmond. Plan No. 222.

HATFIELD AV & SHARP AV, s e cor, Port Richmond, 2½-sty frame store and flat, 24x42; cost, $4,000; owners, A. E. & C. E. Leadley, Port Richmond; architect and builder, R. H. Leadley, Port Richmond. Plan No. 221.

LINCOLN AV, s s, 50 s Ocean boulevard, Grant City, 1-sty frame store, 20x30; cost, $200; owner and builder, H. W. Putnam, New Dorp. Plan No. 219.

RARITAN BAY, n s, 200 w Beach st, Tottenville, 1-sty frame store, 15x35; cost, $100; owner and builder, John H. Lafarge, Tottenville. Plan No. 231.

5TH ST & LINCOLN AV, s e cor, Midland Beach, 1-sty frame restaurant, 16x30; cost, $350; owner, E. Pollock, 35 Frankfort st, N. Y. C.; builder, Victor Girdelli, 145 West 10th st, N. Y. C. Plan No. 228.

MISCELLANEOUS.

AMBOY RD, n s, 200 w R R Crossing, Princes Bay, 1-sty frame wagon shed, 22x30; cost, $350; owner, Louis E. Sohl, Princes Bay; architect and builder, Sam Lafarge, Princes Bay. Plan No. 230.

HARBOR RD, w s, 75 n Richmond terrace, Mariner's Harbor, 50-ft. brick wall; cost, $50; owner, Hannah Erikson, Mariner's Harbor; builder, A. J. Berringer, Mariner's Harbor. Plan No. 224.

LINCOLN AV, e s, 100 s e Brown pl, Ft. Wadsworth, 1-sty frame shed, 12x24; cost, $125; owner, builder and architect, A. A. Reydel, Ft. Wadsworth. Plan No. 235.

LINCOLN AV, s s, Midland Beach, two signs, 24x12; cost, $40; owner, J. A. Matthews, 18 Broadway, N. Y. C.; builder, Adam Marks, Jr., Dongan Hills. Plan No. 214.

SURF AV, n s, 300 e Seaside boulevard, South Beach, frame sign, 96x20; cost, $200; owner, O. J. Goode Co., 40th st, N. Y. C.; builder, W. McCall, N. Y. C. Plan No. 245.

WASHINGTON AV, s s, near Hassan av, 182, Annadale, 1-sty frame chicken house, 12x28; cost, $50; owner and builder, Louis W. Raasch, Annadale. Plan No. 247.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 146, new skylight, stone and partitions to 4-sty brick stores and dwelling; cost, $150; owner, Francis Cinon, 100 Broadway; architects, Lasquia & Salvati, 525 Grand st. Plan No. 996.

DELANCEY ST, 30, masonry, new show window, partitions and stairs to 6-sty brick tenement; cost, $5,000; owner, Fannie Alter, 115 West 10th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 998.

DELANCEY ST, 128, alterations to 6-sty brick tenement; cost, $500; owner, Chas. J. Miller, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 980.

DUANE ST, 44 and 46, new store front masonry and fireproofing to 5-sty brick stores and lofts; cost, $2,000; owners, Est. Wm. H. Lane, Eugene Lane Exr., 44-46 Duane st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1000.

ELDRIDGE ST, 41, new stairs to 5-sty brick tenement and stores; cost, $500; owner, Wilhelmina Muller, 28 West 68th st; architect, Jacob Fisher, 25 Av A. Plan No. 979.

ELDRIDGE ST, 161, new store front, partitions and plumbing to 4-sty brick tenement; cost, $1,200; owners, Michael J. Adrian Corp., Jos. M. Adrian, Pres., 137 East 34th st; architect, Chas. M. Sutton, 70 5th av. Plan No. 1054.

FULTON ST, 138, rear extension to 5-sty brick store and lofts; cost, $1,500; owner, Geo. Powers, 389 Washington pl; architect, Arthur J. Malloy, 43 Ann st. Plan No. 1013.

MULBERRY ST, 219-221, masonry to 6-sty brick tenement; cost, $100; owner, John Palmieri, 61 Paark row; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1052.

MURRAY ST, 24-26, masonry, new dumbwaiter shaft, marquises and fireproof doors to 5-sty brick stores and lofts; cost, $1,200; owner, Geo. A. Low Est., Martha W. Low, trustee, 41 Liberty st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1029.

NASSAU ST, 81, alterations to 6-sty brick stores and offices; cost, $400; owner, Herman Leroy Edgar, 81 Nassau st; architect, Charles Volz, 2 West 45th st. Plan No. 1047.

ORCHARD ST, 182, new partitions and plumbing to 5-sty brick stores and tenements; cost, $1,000; owner, Morris Levine, 182 Orchard st; architect. Otto Reissmann, 30 1st st. Plan No. 1041.

PARK PL, 3, alterations to 5-sty brick stores and offices; cost, $1,000; owner, Gherardi Davis, 15 William st; architect, Charles Volz, 2 West 45th st. Plan No. 1048.

PITT ST, 104-6, masonry and girders to 5-sty brick stores and tenements; cost, $50; owner, Abraham J. Dawarsky, 5 Beekman st; architect, Otto Reissmann, 30 1st st. Plan No. 1040.

RIDGE ST, 32, masonry to 5-sty brick tenement; cost, $200; owner, Sigmund Mulberg, 325 2d av; architect, Morris Schwartz, 194 Bowery. Plan No. 1036

VANDAM ST, 70-90, new partitions, stairway and plumbing to 9-sty brick candy factory; cost, $1,000; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 75 Madison Sq W. Plan No. 1055.

2D ST, 218-20 East, masonry and partitions to 4-sty brick tenement; cost, $1,000; owner, Ike Isler, 220 2d st; architect, Henry Klein, 505 East 15th st. Plan No. 1044.

5TH ST, 222 East, brick chimney to 3-sty brick stores and dwelling; cost, $200; owner, Mollie Simon, 374 Bowery; architects, Cantor & Levingson, 39 West 38th st. Plan No. 982.

17TH ST, 222-224 West, alterations to 4-sty brick tenement; cost, $2,000; owner, John T. Stanley, 642 West 30th st; architect, Peter J. Ryan, 314 West 44th st. Plan No. 978.

24TH ST, 160 and 162 East, rear extension to 2-sty brick stable; cost, $500; owners, Fiss, Doer & Carroll Co., 149 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 985.

24TH ST, 11, 13 and 15 East, pent house for 7,500 gallon tank to 16-sty brick and stone offices; cost, $2,000; owner, Metropolitan Life Ins. Co., John R. Hegeman, Pres., Mamaroneck, N. Y.; architect D. Everett Waid, 1 Lexington av. Plan No. 993.

25TH ST, 422-426 East, alterations to 4-sty brick factory; cost, $750; owner, Bishop Gutta Percha Co., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 979.

27TH ST, 28-32 West, new partitions and kalamine doors to 12-sty brick loft building; cost, $300; owners, The Sperry Realty Co., W. J. McKee, treasurer, 2 West 45th st; architect, Beverley S. King, 103 Park av. Plan No. 1038.

28TH ST, 120 East, fruit stand to 3½-sty brick office; cost, $100; owner, Marcs Ehrlich, 123 South 1st st, Brooklyn; architect, Nathan Korn, 1042 So. Boulevard. Plan No. 1011.

28TH ST, 23 East, removal of encroachments to 3-sty brick and stone residence; cost, $700; owner, Robt. Walton Goelet, Newport, R. I.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 1035.

28TH ST, 21 East, alterations to 3-sty brick and stone store and dwelling; cost, $500; owner, Robt. W. Goelet, 9 West 17th st; architect, Freeman P. Sunnerato, 356 Fulton st, Brooklyn. Plan No. 1030.

29TH ST, 234 East, new store front to 5-sty brick tenement; cost, $300; owner, Frank A. Setaro, 324 East 11th st; architect, Richard Rohl, 128 Bible House. Plan No. 1045.

34TH ST, 102-106 West, reset show windows to 7-sty brick store; cost, $500; owner, Herald Sq. Realty Co., Henry Margauth, Pres., 165 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 1006.

35TH ST, 108-144 West, electric frame to 10-sty brick department store; cost, $950; owner, R. H. Macy & Co., Broadway and 35th st; builders, The O. J. Gude Co., 220 West 42d st. Plan No. 1066.

37TH ST, 129 West, mezzanine floor to 2-sty brick store and loft; cost, $30; owner, Mary A. Fitzgerald, 129 West 37th st; architect, H. L. Goldbaum, 1103 Sterling pl; builder, J. A. Handa, 277 West 36th st. Plan No. 1016.

38TH ST, 209-19, masonry and steel to 12-sty brick printing; cost, $1,000; owners, P. J. Carline Construction Co., 16 East 23d st; architect, owners. Plan No. 1042.

41ST ST, 125 West, new store front and fireproof doors to 3-sty brick dwelling and store; cost, $300; owner, Philip R. Freisinger, 127 West 41st st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1051.

45TH ST, 110-112 West, masonry to 3-sty brick restaurant; cost, $50; owner, Chas. L. Homme, 110 West 45th st; architects, Von Beren & La Velle, 507 5th av. Plan No. 1015.

46TH ST, 240-50 West, partitions and new plumbing to 4-sty brick and stone dwelling; cost, $5,000; owner, Edward Margolies, 19 East 33d st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 1034.

47TH ST, 416 West, new partitions to 5-sty brick tenement; cost, $100; owner, Louis P. Deffaa, 541 6th st; architect, Henry Klein, 505 East 15th st. Plan No. 1043.

48TH ST, 421 West, masonry, enlarged windows and new partition to two 5 and 4-sty brick store and tenement; cost, $1,000; owner, John Peters, 102 East 89th st; architect, Rudolph Moeller, 1007 Tinton av, Bronx. Plan No. 1050.

54TH ST, 415-423 East, masonry and new partitions to 2-sty brick storage and loft; cost, $200; owner, Louis Schnurmacher, 1128 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 992.

54TH ST, 26 East, brick wall to 5-sty brick residence; cost, $100; owner, Mary C. Cuyler, 26 East 54th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1057.

56TH ST, 153 East, pent house to 3-sty brick and stone dwelling; cost, $350; owner, Emeline F. Parsons et al, 147 East 56th st; architect, Frank Hansle, 81 East 125th st. Plan No. 986.

64TH ST, 40 East, rear extension and 1-sty addition to 4-sty brick residence; cost, $4,500; owner, Wm. T. Blodgett, Fishkill, Duchess County, N. Y.; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1056.

69TH ST, 403 East, masonry and new partitions to 5-sty brick stores and tenement; cost, $400; owner, Daniel S. Lowenthal, 542 West 112th st; architect, Fred. J. Dassau, 1373 Broadway. Plan No. 1012.

70TH ST, 159 East, masonry and new partitions to 4-sty brick and stone dwelling; cost, $3,500; owners, Herbert B. Wilcox et al, 159 East 70th st; architect, Jas. Gamble Rogers, 11 East 24th st. Plan No. 984.

72D ST, 176 West, alterations to 4-sty brick stores and apartments; cost, $2,000; owner, Mary C. Brown, 881 West End av; architect, Peres B. Polhemus, 41 West 33d st. Plan No. 1005.

74TH ST, 15 East, front and rear extension to 5-sty brick and stone residence; cost, $17,000; owner, Walcott G. Lane, 353 West 84th st; architects, Hewitt & Bottomley, 527 5th av. Plan No. 983.

83D ST, 132 West, rear extension to 3-sty brick and stone dwelling and bakery; cost, $1,000; owner, Walter A. Wells, 81 Manhattan av; architect, Geo. F. Pelham, 507 5th av. Plan No. 1008.

110TH ST, 139 East, reset show window and masonry to 5-sty brick stores and tenement; cost, $350; owner, Henry Kovner, 202 Greene st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1017.

111TH ST, 132-142 East, side extension to 4-sty brick school; cost, $6,000; owners, Uptown Talmid Tharsh Ass'n, Harry Fischell, Pres., World Bldg.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 987.

116TH ST, 114 West, remove partition to 3-sty brick private school; cost, $75; owner, John C. F. Jacoby, Broadway and 108th st; architect, Nathan Langer, 81 East 125th st. Plan No. 1027.

116TH ST, 68 West, new dumbwaiter, partitions and fireproof doors to 5-sty brick store and tenement; cost, $175; owner, Max E. Bernheimer, 39 West 72d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1031.

116TH ST, 221-225 West, roof bulletin to 2-sty brick stores and lofts; cost, $350; owner, Simon Strauss, Inc., 221 West 116th st; builders, O. J. Gude Co., 220 West 40th st. Plan No. 1025.

125TH ST, 365-369 West, new store front to 1-sty brick stores; cost, $600; owner, Clara Kinsman, 348 West 87th st; architect, Geo. H. Griebel, 4-6 East 42d st. Plan No. 995.

126TH ST, 265 West, front and rear extension to 3-sty brick dwelling; cost, $3,500; owner, Edward Muldoon, 286 Wadsworth av; architect, Frank H. Heines, 104 West 124th st. Plan No. 999.

144TH ST, 305 West, masonry, steel and new partitions to 5-sty brick tenement and store; cost, $2,000; owner, Hervey Thompson, 176-178 East 119th st; architect, Otto Reissmann, 30 1st st. Plan No. 1059.

AMSTERDAM AV, e s, 120 n 178th st, masonry, iron and new stairs to 1-sty brick water pumping station; cost, $6,000; owner, New York City, City Hall; architect, S. M. De Varona, 13-21 Park Row. Plan No. 991.

BROADWAY, 300, masonry, flooring and partitions to 3-sty brick store; cost, $3,500; owner, Arthur Astor Carey, Waltham, Mass.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 988.

BROADWAY, 1672-74, water tank to 9-sty brick apartment; cost, $600; owner, Geo. H. Earle, Jr., Philadelphia, Pa.; architect, James P. Whiskeman, Madison av and 42d st. Plan No. 1037.

BROADWAY, 2461, new show windows to 5-sty brick stores and tenement; cost, $500; owner, Samuel McMillan, 210 West 42d st; architect, Adolph G. Rechlin, 233 5th av. Plan No. 1068.

LEXINGTON AV, 1872, alterations to 4-sty brick store and tenement; cost, $4,500; owner, Robt. S. Lloyd, 137 East 116th st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 1049.

LEXINGTON AV, 733-737, extensive alterations to 3-sty brick and stone stores and apartments; cost, $10,000; owner, Schaefer Co., 142 East 59th st; architects, Reilly & Steinback, 481 5th av. Plan No. 981.

MADISON AV, 682, new stairway to 5-sty brick stores and studios; cost, $200; owner, Investment Security Co., Francis R. Hart, Vice-Pres., Exchange pl, Jersey City, N. J.; architect, Herbert M. Baer, 665 5th av. Plan No. 1010.

MADISON AV, 1519, masonry, steel, new show windows and partitions to 3-sty brick stores and dwelling; cost, $1,000; owner, Marcus Jacobson, 1537 Madison av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1053.

MADISON AV, 392, alterations to 6-sty brick lofts; cost, $100; owner, Morris L. Perlmutter, 392 Madison av; architect, Harold L. Young, 1204 Broadway. Plan No. 989.

MANHATTAN AV, 376, masonry, new flooring and boiler room to 5-sty brick dwelling and

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 15, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 27th day of May, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Marlin, Tex. The building is to be of one story, basement and mezzanine, and has a ground area of approximately 3,450 square feet; nonfireproof construction; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Marlin, Tex., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 24, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 2d day of June, 1913, and then opened, for the extension (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and approaches) of the United States post office at Winston-Salem, N. C. The extension is two stories and basement, and has a ground area of approximately 14,150 square feet; fireproof construction; stone facing and metal roof. Certain buildings now on the site will be required to be removed and separate proposals for the purchase and removal of these buildings must be submitted with the proposals for the extension to the post-office building. Drawings and specifications may be obtained from the custodian at Winston-Salem, N. C., or at this office, at the discretion of the supervising Architect. O. WENDEROTH, Supervising Archietct.

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Plans Filed, Alterations, Manhattan (Continued)

stores; cost, $2,500; owner, Dietrich W. Wehrenberg, 116 West 122d st; architect, F. L. J. Wolter, 271 West 125th st. Plan No. 1004.

LEXINGTON AV, 1785-1789, reset show windows and repairs to 6-sty brick tenement and stores; cost, $5,000; owner, Julius Soloman, 154 East 111th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 997.

LEXINGTON AV, 1125, alterations to 7-sty brick tenement; cost, $50; owners, Morris L. and Carl Eurst, 35 Nassau st; architects, Gross & Kleinberger, Bible House. Plan No. 990.

WADSWORTH AV, 181ST ST, s e cor, rear extension to 3-sty brick theatre; cost, $10,000; owner, Geo. L. Lawrence, 2228 Broadway; architect, S. S. Sugar, 140 West 42d st. Plan No. 1028.

WEST BROADWAY, 496-498, masonry, new partitions and plumbing to 4 and 5-sty brick stores and dwelling; cost, $1,500; owner, Joseph Personeni, 496-498 West Broadway; architect, John P. Voelker, 979 3d av. Plan No. 1058.

4TH AV, 398-402, side extension to 4-sty brick stores and lofts; cost, $10,000; owner, Robert Wilton Goelet, 9 West 17th st; lessees, United Cigar Stores Co., 44 West 18th st; architect, Leonidas E. Denslow, 44 West 18th st; builders, Blot & Baust, 424 East 59th st. Plan No. 1067.

5TH AV, 615, new partitions and bath rooms to 13-sty brick bachelor apartments; cost, $7,500; owners, Geo. Kemp Real Est. Co., 613 5th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1003.

5TH AV, 590, extension of elevator shaft to 6-sty brick stores and offices; cost, $800; owner, Hermine Haan, St. Regis Hotel, 5th av and 55th st; architect, Harry N. Paredies, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 1009.

5TH AV, 718, store front and interior alterations to 5-sty brick and stone stores and bachelor apartments; cost, $4,000; owner, Baudouine Est., Chas. A. Baudouine, trustee, 1181 Broadway; architect, Henry Otis Chapman, Woodmere, L. I. Plan No. 1026.

5TH AV, 546, masonry and steel to 6-sty brick stores and offices; cost, $500; owner, Adelaide S. Browning, 16 Cooper sq; architect, Robt. E. Kelly, 219 East 39th st. Plan No. 1033.

6TH AV, 213-15, new store front to 4-sty brick stores and lofts; cost, $1,000; owners, Est. Alice Davis, 395 Broadway; architect, Edw. A. Tehman, 40 Cedar st. Plan No. 1046.

6TH AV, 659, reset show window and masonry to 5-sty brick store and tenement; cost, $300; owner, Fred. H. Mellinger, 395 Broadway; architect, Horace G. Knapp, 111 Broadway. Plan No. 1018.

6TH AV, 650-654, reset store front and new cellar to 4-sty brick stores and offices; cost, $700; owner, John D. Wendel Est., John G. Wendel, exr., 175 Broadway; architect, Chas. G. Flygare, 144 West 39th st. Plan No. 1014.

6TH AV, 845, removal of encroachments to 5-sty brick store and tenement; cost, $300; owner, Richard P. Lydon, 35 Nassau st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1022.

6TH AV, 193, reset store front to 4-sty brick office; cost, $200; owners, Adams Realty Co., Flat Iron Bldg; architect, Benj. Leoni, 22 East 17th st. Plan No. 1002.

6TH AV, 421, reset store front to 4-sty brick office; cost, $200; owners, Adams Realty Co., Flat Iron Bldg.; architect, Benj. Leoni, 22 East 17th st. Plan No. 1001.

6TH AV, 778-780, reset show window to stores and saloon; cost, $250; owners, Will Rafel et al, 65 West 45th st; architect, A. N. Allen, 2 West 45th st. Plan No. 994.

6TH AV, 798, reset show window and masonry to 5-sty brick store and tenement; cost, $300; owner, Sarah C. Clark, 29 East 29th st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1019.

6TH AV, 847, alterations on store front to 5-sty brick tenement; cost, $500; owner, Richard P. Lydon, 35 Nassau st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1023.

6TH AV, 399, reset window to 4-sty brick store; cost, $200; owner, Henry Hesse, 399 6th av; architects, Buchman & Fox, 11 East 59th st. Plan No. 1007.

6TH AV, 879, remove projections to 5-sty brick store and tenement; cost, $200; owner, Moses A. Kuh, 41 Union sq; architect, Horace G. Knapp, 111 Broadway. Plan No. 1024.

6TH AV, 817, reconstruct show window to 5-sty brick store and tenement; cost, $250; owner, Alfred Rigney, 817 6th av; architect, Horace G. Knapp, 111 Broadway. Plan No. 1020.

6TH AV, 843, reset show window to 5-sty brick store and tenement; cost, $300; owner, Richard P. Lydon, 35 Nassau st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1021.

6TH AV, 201, new show window to 3-sty brick store and offices; cost, $300; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery. Plan No. 1060.

6TH AV, 220, reconstruct show window to 4-sty brick store and loft; cost, $300; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery. Plan No. 1061.

6TH AV, 203-207, reset show window to 4-sty brick stores and hotel; cost, $500; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery. Plan No. 1062.

6TH AV, 218, removal of encroachments to 4-sty brick stores and loft; cost, $150; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery. Plan No. 1063.

6TH AV, 210, reset show windows to 4-sty brick store and lofts; cost, $300; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery. Plan No. 1064.

6TH AV, 216, reconstruct show windows to 4-sty brick stores and loft; cost, $150; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery. Plan No. 1065.

8TH AV, 981-85, reconstruct store fronts to 2-sty brick stores and offices; cost, $500; owner, John Reisenweber, Far Rockaway, N. Y.; architect, Eli Benedict, 1947 Broadway. Plan No. 1032.

8TH AV, 2170, new stairs to 5-sty brick tenement; cost, $150; owner, Mary H. Tompkins, Lakewood, N. J.; architect, Wm. J. Boyd, 203 West 14th st. Plan No. 1039.

Bronx.

BERGEN ST, n w cor 152d st, new columns, new girders to 5-sty brick stores and tenement; cost, $5,000; owner, Jacob Reich, 191 East 11th st, Bklyn; architect, Jacob Fisher, 25 Av A. Plan No. 180.

FREEMAN ST, n w cor Intervale av, 2-sty brick extension, 9.10x24.4, new partitions to 3-sty frame store and dwelling; cost, $3,000; owner, Ferdinand Hecht, 380 Riverside Drive; architect, Fred Hammond, 391 East 149th st. Plan No. 178.

137TH ST, s s, 100.21 w 3 av, 1-sty brick extension, 24.4x27 to 1-sty brick garage; cost, $1,500; owner, Henry H. Meyer, 137th st and Mott av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 179.

144TH ST, 413, move 2½-sty frame dwelling; cost, $1,500; owner, Church of St. Pius, 416 East 145th st; architects, Moore & Landsiedel ,3d av and 148th st. Plan No. 176.

152D ST, s s, 116 w Melrose av, new coping wall to 3-sty brick engine roof; cost, $3,000; owners, J. & M. Haflen Brew. Co., on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 165.

152D ST, 761, new partitions to 4-sty brick store and tenement; cost, $25; owners, Nalpak Realty Co., 299 Broadway; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 175.

164TH ST, n s, 262.9 w Washington av, 1-sty frame extension, 50x5, to 2-sty frame dwelling and loft; cost, $150; owner, Marie Troxler, 439 East 164th st; architect, F. E. Kirschner, 830 Westchester av. Plan No. 172.

165TH ST, s w cor 3d av, new partitions to 5-sty brick store and tenement; cost, $100; owner, Andrew Davey, 350 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 173.

179TH ST, 948, new brick partition to 5-sty brick tenement; cost, $125; owners, G. G. & E. L. Davis, 2888 Briggs av; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 174.

181ST ST, s w cor Boston rd, new girders, new columns to 2-sty frame store and loft; cost, $500; owner, The Land Realty Co., 1009 East 180th st; architect, H. G. Steinmetz, 1009 East 180th st. Plan No. 163.

ARTHUR AV, 2316 to 2326, alterations to 1-sty frame extensions, 3x4 to three 2-sty frame stores and dwellings; cost, $600; owner, Wm. Stonebridge, 2278 Belmont av; architect, Robt. H. Taylor, 2411 Lorrillard pl. Plan No. 177.

BOLTON AV, w s, 125 s Lacomb av, 1-sty frame extension, 5x8, to 1-sty frame shop; cost, $200; owner, Karl Gluck, 882 Longwood av; architect, Louis Kaysser, 1711 Pitman av. Plan No. 166.

MORRIS AV, s w cor 151st st, 1-sty brick extension, 4x55.7 to 3-sty frame tenement; cost, $500; owner, Giovanni Serracini on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 181.

THERIOT AV, w s, 280 s Westchester av, new porch to 2½-sty frame dwelling; cost, $100; owner, Geo. Devine, 173d st and Gleason av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 168.

TREMONT av, n s, 77 w Vyse av, 1-sty frame extension, 13x43.2, to 2½-sty frame store and dwelling; cost, $1,000; owner, John Rudolph, 939 Tremont av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 167.

VALENTINE AV, e s, 125 s 179th st, 1-sty frame extension, 22.3x12.2, to 2-sty frame store and dwelling; cost, $700; owner, Ernest Somerere, on premises; architect, Frank P. Schiavone, 4182 Park av. Plan No. 164.

WASHINGTON AV, 1332, 1-sty frame extension, 18.6x10.6, to 2-sty frame dwelling; cost, $300; owner, John Lamborghim, on premises; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 171.

WILKINS AV, e s, 205 n Jennings st, 1-sty brick extension, 3x44.6, to 3-sty frame stores and dwelling; cost, $2,000; owner, Samuel Greenfield, 324 East 79th st; architects, Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 170.

SPUYTEN DUYVIL PARKWAY, w s, 750 s Van Cortlandt av, 4-sty brick extension, 21x11, to 3-sty and attic stone hospital; cost, $5,000; owners, Sisters of Charity of St. Vincent de Paul, Margaret E. Cullen, Mt. St. Vincent, president; architect, I. E. Ditmars, 111 5th av. Plan No. 169.

Brooklyn.

ASHFORD ST, w s, 150 s Atlantic av, extension to 3-sty dwelling; cost, $230; owner, John McKensie, 284 Ashford st; architect, Ernest Dennis, 241 Schenck av. Plan No. 2131.

ASHFORD ST, 105, interior alterations to 2-sty and attic dwelling; cost, $300; owner, Henry Koebrick, 16 Evergreen av; architect, Ernest H. Tatje, 106 Van Siclen av. Plan No. 2153.

BARTLETT ST, s s, 90 w Broadway, interior alterations to 3-sty storage; cost, $300; owner, Patrick A. McElroy, 824 Bartlett st; architect, Tobias Goldstone, 49 Graham av. Plan No. 2100.

BEDFORD ST, e s, 125 n Atlantic av, interior alterations to 3-sty dwelling; cost, $100; owner, Flora Schin, Boyd and Liberty avs, Woodhaven; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 2046.

BERGEN ST, s s, 100 e Nevins st, interior alterations to 4-sty store and tenement; cost, $100; owner and architect, Wm. A. Hill, 29 Ashland pl. Plan No. 2134.

BERUM ST, n e cor Leonard st, plumbing to 3-sty store and dwelling; cost, $300; owner, Wm. C. Gluck, 402 Hart st; architect, Jos. A. Graf, 971 DeKalb av. Plan No. 2174.

BOGART ST, w s, 50 n Cook st, extension to 2-sty shop; cost, $1,200; owners, Jos. & Harry Pierson, 15 Bogart st; architect, Max Hirsch, 391 Fulton st. Plan No. 2050.

CHEEVER PL, n s, 180 s Hanson st, extension to 4-sty tenement; cost, $1,500; owner, Angellia Fontana, 266 Van Brunt st; architect, H. A. Dening, 382 Van Brunt st. Plan No. 2054.

CLINTON ST, n e cor Pacific st, interior alterations to 3-sty dwelling; cost, $800; owner, T. K. Malouf, 199 Clinton st; architect, F. Lanson, 13 Park av, N. Y. Plan No. 2055.

COLUMBIA ST, w s, 100 n Carroll st, interior alterations to 4-sty dwelling; cost, $200; owner, Louis Siemer, 256 Columbia st; architect, F. P. Imperato, 356 Fulton st. Plan No. 2072.

CROWN ST, n s, 180 w Bedford av, exterior and interior alterations to 3-sty dwelling; cost, $250; owner, Pat'k Whitney, 965 Carroll st; architect, Hy Vollweiler, 696 Bushwick av. Plan No. 2106.

DUFFIELD ST, e s, 234 n Willoughby st, interior alterations to editorial rooms; cost, $250; owners, The M. P. Publishing Co., 175 Duffield st; architect, A. E. Parfitt, 26 Court st. Plan No. 2112.

ELLERY ST, s s, 300 w Tompkins av, repair elevators; cost, $900; owner, Mr. Berger, 108 West 111th st, N. Y.; architect, Eskelson Co., 146 St. Nicholas av, N. Y. C. Plan No. 2175.

FULTON ST, n w cor Elm pl, new store front; cost, $385; owner, C. V. Barker, 472 Fulton st; architect, Wm. P. Carl, 510 1st av, N. Y. C. Plan No. 2195.

FULTON ST, s s, 50 w Howard av, exterior and interior alterations to 1-sty moving picture show; cost, $800; owners, Harry Lautag & ano, 429 Fulton st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 2068.

FULTON ST, s w cor Buffalo av, exterior alterations to 3-sty office; cost, $500; owner, Mathilda Lubeck, 1875 Fulton st; architect, C. Infanger, 2634 Atlantic av. Plan No. 2044.

HALL ST, e s, 291.7 s Park av, extension to 3-sty dwelling; cost, $500; owner, Geo. Hildebrand, Hollis, L. I.; architect, W. J. Conway, 400 Union st. Plan No. 2089.

HART ST, s s, 312 e Marcy av, plumbing to 4-sty dwelling; cost, $150; owner, J. Weissberger, 147 Waverly av; architect, A. Schatzer, 300 East 79th st. Plan No. 2058.

HENRY ST, w s, 285.3 s Harrison st, exterior and interior alterations to 3-sty tenement; cost, $150; owner, Antonio Schiano, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 2133.

HENRY ST, e s, 17.3 n Hamilton av, exterior alterations to 4-sty tenement; cost, $200; owners, Salvatore & Amielo Marriello, 681 Henry st; architects, Mullen Bros, 186 Union av. Plan No. 2169.

HENDRIX ST, e s, 82.5 n Jamaica av, windows, etc., 3-sty and basement dwelling; cost, $400; owner, Frank Richards, 47 Ridgewood av; architect, Ernest H. Tatje, 106 Van Siclen av. Plan No. 2152.

HERKIMER ST, s s, 160 w New York av, interior alterations to 4-sty dwelling; cost, $200; owner, Nathan Firestone, 176 Herkimer st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2188.

HICKS ST, w s, 25 n President st, exterior and interior alterations to 4-sty tenement; cost, $400; owner, Rose Bosso, 576 Hicks st; architect, Edw Scaly, 527 Henry st. Plan No. 2165.

JEROME ST, s e cor Blake av, exterior and interior alterations to 3-sty store and dwelling; cost, $500; owner, Beckie Schoenfeld, on premises; architect, L. Danancher, 7 Glenmore av. Plan No. 2129.

LINWOOD ST, w s, 200 n Atlantic av, extension to 3-sty dwelling; cost, $1,000; owner, Jas Savero, 282 Linwood st; architect, E. Dennis, 241 Schenck av. Plan No. 2180.

LINDEN ST, s s, 240 s Bushwick av, exterior alterations to 3-sty dwelling; cost, $350; owner, Jos. Epping Estate, 176 Grove st; architect, Jos. Wagner, 1108 Flushing av. Plan No. 2192.

LIVINGSTON ST, s s, 200 w Hoyt st, interior alterations to department store; cost, $2,500; owners, Abraham & Straus, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 2090.

NOLL ST, n s, 97 e Bushwick av, exterior and interior alterations to 3-sty garage; cost, $5,000; owners, Obermeyer & Liebman, Bremen and Moll sts; architects, Fred'k Wunder & Son, 957 Broadway. Plan No. 2085.

PARK PL, n e cor 7th av, extension to 3-sty store and dwelling; cost, $5,000; owner, J. P. Duffy Estate, 7 Maiden lane, N. Y. C.; architect, Hopkins & McEntee, 37 East 28th st. Plan No. 2199.

PARK PL, s s, 22.6 e 7th av, extension to 3-sty store and dwelling; cost, $5,000; owner, J. P. Duffy Estate, 7 Maiden lane, N. Y. C.; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 2200.

PROSPECT PL, n s, 237 w Washington av, extension 3-sty store and dwelling; cost, $500; owner, John E. Brady, 359 Prospect pl; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2178.

SMITH ST, n e cor State st, new electric sign; cost, $300; owner, Judson Lawson, 160 Landscape av, Yonkers; architect, National Elec. Sign Co., 61 Hudson st, Jersey City. Plan No. 2032.

SOUTH OXFORD ST, s e cor Lafayette av, new extension to church; cost, $1,500; owner, Lafayette Av. Presby. Church, 85 South Oxford st; architect, C. L. Calhoun, 16 East 33d st, N. Y. Plan No. 2045.

STOCKTON ST, s s, 140 w Throop av, exterior and interior alterations to 3-sty tenement; cost, $500; owner, Max Goldinger, 130 Cook st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2118.

UNION ST, s s, 307 w Schenectady av, extension to 3-sty dwelling; cost, $400; owners, Q. & B. Leslie Co., 196 Utica av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2092.

VAN BRUNT ST, w s, 65 s Degraw st, exterior and interior alterations to 3-sty tenement; cost, $400; owner, Virginia Gardella, 247 21st st; architect, D. A. Lucas, 98 3d st. Plan No. 2034.

WALLABOUT ST, s s, 125 w Throop av, interior alterations to 4-sty tenement; cost, $450; owner, Jos. Bauser, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 2109.

WALTON ST, s s, 130 w Harrison av, new elevator; cost, $350; owner, Pomerantz Bros., 154 Heyward st; architect, Otis Elev. Co., 250 11th av. Plan No. 2059.

WELDON ST, n s, 145.6 e Euclid av, exterior and interior alterations to 3-sty dwelling; cost, $100; owner, Cath. Keenan, 41 Weldon st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2043.

1ST PL, n s, 25 e Clinton st, interior alterations to 3-sty dwelling; cost, $1,200; owner, Frank Copola, 505 Hicks st; architect, E. H. Scally, 527 Henry st. Plan No. 2191.

NORTH 7TH ST, n e cor Driggs av, extension to 4-sty store and tenement; cost, $100; owner, Antonio Iveli, on premises; architect, Max Cohn, 433 Glenmore av. Plan No. 2084.

13TH ST, s w cor 40th st, exterior and interior alterations to 3-sty store and dwelling; cost, $1,000; owner, Marx Helman, 13th av, cor 40th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2065.

BAY 13TH ST, e s, 96 n Benson av, extension to 3-sty dwelling; cost, $540; owner, Cornelius Powers, on premises; architect, Adolph W. Gutheil, 875 24th av. Plan No. 2145.

EAST 31ST ST, s w cor Av J, extension to 2-sty dwelling; cost, $100; owner, F. W. Shepherd, 1006 East 31st st; architect, C. B. Brun, 1 Madison av, N. Y. Plan No. 2103.

40TH ST, s s, 20 w 13th av, extension to 3-sty store and dwelling; cost, $1,000; owner, Marx Helman, 13th av cor 40th st; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 2064.

47TH ST, n s, 120 e 3d av, interior alterations to 3-sty club; cost, $300; owner, Nelce Larsen, on premises architect, Thos. Bennett, 3d av and 52d st. Plan No. 2097.

60TH ST, n s, 80 w 12th av, new plumbing installed in church; cost, $200; owner, Bethania Church, 60th st and 12th av; architect, Philip Leib, 1304 73d st. Plan No. 2166.

65TH ST, s s, 120 e 14th av, new elevator; cost, $1,500; owner, Peter Bussi, 1406 65th st; architect, Otis Elev. Co., 250 11th av. Plan No. 2060.

73D ST, n s, 370 e 12th av, extension to 3-sty dwelling; cost, $400; owner, Arthur Raitano, on premises; architect, C. Olsen, 1221 66th st. Plan No. 2074.

82D ST, n s, 280 e 21st av, exterior alterations to 3-sty dwelling; cost, $250; owner, Chas. Wahn, 8804 24th av; architect, Adolph W. Gutheil, 8758 24th av. Plan No. 2146.

AV G, n w cor East 3d st, raise extension of 3-stv dwelling; cost, $100; owner, J. D. Ranck Realty Co., 577 Atlantic av; architect, C. G. Wessel, 1456 35th st. Plan No. 2196.

ATLANTIC AV, s s, 383.10 w Bond st, interior alterations to 3-stv tenement; cost, $200; owner, C. E. Annett, 353 Av A, Bavonne; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2117.

ATLANTIC AV, n s, 165 e Clinton st, exterior and interior alterations to offices and store; cost, $1,000; owner, A. Saleo, 24 Atlantic av; architect, O. Reissmann, 30 1st st, N. Y. Plan No. 2107.

BATH AV, s w cor 19th av, exterior alterations to 2-stv store; cost, $250; owner, Beni. Larzellere, 7821 18th av; architect, Wm. E. Kelk, 32 Douglas st. Plan No. 2182.

BELMONT AV, s s, 85 e Barbey st, interior alterations to 4-sty dwelling; cost, $250; owner, Jacob Weisinger, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 2042.

BLAKE AV, s s, 25 w Georgia av, exterior and interior alterations to 4-stv tenement; cost, $1,500;; Hyman Riener, 33 West 114th st, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2070.

BROADWAY, n w cor North 9th st, interior alterations to 3-stv store and dwelling; cost, $500; owner, Martin L. Stanton, 650A Halsey st; architects, Steers & Vandechute, 33 West 42d st, N. Y. Plan No. 2138.

CLASSON AV, w s, 161.2 n Myrtle av, interior alterations to moving picture show; cost, $150; owner, Elias Cantor, 174 Classon av; architect, Max Hirsch, 391 Fulton st. Plan No. 2154.

EASTERN PARKWAY, n s, 110 w Bedford av, exterior and interior alterations to moving picture show; cost, $250; owner, John Hann & ano, on premises; architect, Albt. Ulrich, 371 Fulton st. Plan No. 2170.

FRANKLIN AV, e s, 91.10 s Myrtle av, exterior and interior alterations to 3-stv tenement; cost, $250; owner, Petro Imperato, 159 Franklin av; architect, John A. Satten, 172 Hudson st. Plan No. 2119.

FLUSHING AV, n s, 514.7 w Evergreen av, new elevator; cost, $400; owner B Zirinsky, 67 Morrell st; architects, R. H. Emich & Son, 129 Stockholm st. Plan No. 2086.

GRAHAM AV, s e cor Newton st, interior alterations to open air show; cost, $200; owner, Wm. F. Kitchner, 741 Grand st. Plan No. 2141.

GRAHAM AV, w s, 75 s Scholes st, exterior and interior alterations to 3-stv store and dwelling; cost, $1,400; owner, Henry Blum, Tannersville, N. Y.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2168.

HAMBURG AV, n w cor Troutman st, extension to 3-sty store and dwelling; cost, $800; owner, Jacob Banell, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 2157.

HIGHLAND VIEW AV, s e cor West 23d st, plumbing to 3-sty hotel; cost, $300; owner, Jacob Silver, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2056.

HUDSON AV, n e cor Johnson st, exterior and interior alterations to 3-sty store and dwelling; cost, $400; owner, Agnese Marzali, 121 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 2173.

JOHNSON AV, s s, 150 e Humboldt st, exterior and interior alterations to 4-sty store and tenement; cost, $100; owner, Boldassare Montelone, 210 Johnson av; architect, C. P. Cannella, 60 Graham av. Plan No. 2142.

KNICKERBOCKER AV, s w cor Harman st, exterior alterations to 4-sty store and tenement; cost, $1,000; owner, Alfred Puthon, 434 Knickerbocker av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2048.

MANHATTAN AV, w s, 20 s Varet st, exterior and interior alterations to 3-sty store; cost, $1,500; owner, Jacob Strumayer, East 9th st, N. Y. C.; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2187.

MARCY AV, e s, 24.1 n Park av, exterior and interior alterations to 3-sty store and dwelling; cost, $450; owner, Adeline Bulwinkle, 80 South 9th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 2186.

MARCY AV, s e cor Kosciusko st, extension to 3-sty store and dwelling; cost, $450; owner, Jas. J. Curley, 683 Marcy av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2158.

NORMAN AV, s s, 25 w Kingsland av, extension to 6-sty factory; cost, $3,000; owner, Morris Klein, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 2111.

NOSTRAND AV, n e cor Lincoln pl, interior alteration to 3-sty store and dwelling; cost, $200; owner, W. A. Meyer, 775 Nostrand av; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 2062.

OCEAN AV, w s, 145 n Ditmas av, extension to conservatory; cost, $1,450; owner, Geo. Ramsey, 900 Ocean av; architect, A. R. Snyder, 1170 Broadway. Plan No. 2101.

OCEAN AV, e s, 175.11 s Ditmas av, exterior and interior alterations to 4-sty dwelling; cost, $2,000; owner, Wm. Dick Estate, 84 Broadway; architect, A. W. Pierce, 59 Court st. Plan No. 2077.

PARK AV, s e cor Hudson av, exterior alterations to 3-sty slaughter house; cost, $1,000; owner, Isadore Wallach, 4 Park av; architect, Max Muller, 115 Nassau st, N. Y. Plan No. 2094.

PENNSYLVANIA AV, n w cor Glenmore av, exterior and interior alterations to 4-sty store and tenement; cost, $125; owner, Jos. R. Clarke, 187 Ocean av, Freeport, L. I.; architect, Max Cohn, 433 Glenmore av. Plan No. 2083.

ROGERS AV, n e cor Erasmus st, extension to 3-sty storage; cost, $300; owner, John A. Sievers, 815 Rogers av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2144.

ST MARKS AV, n s, 125 e Underhill av, 2-sty brick extension, 67.7x208.9 to factory; cost, $40,000; owners, Davis & Quick, 1246 St Marks av; architect, Geo. P. Chappel, 258 Broauway, N. Y. C. Plan No. 2190.

ST. NICHOLAS AV, n s, 75 w Stockholm st, interior alterations to 3-sty storage; cost, $500; owner, Jacob Schenienger, on premises; architect, Lew Keon, 9 Deveboise st. Plan No. 2052.

SEA BREEZE AV, n e cor West 3d st, exterior alterations to 2-sty storage and dwelling; cost, $100; owner, Louis Stauch, "Bowery"; architect, Richd. Marzari, 2818 West 16th st. Plan No. 2161.

SHERIDAN AV, n s, 145 n Liberty av, plumbing to 3-sty dwelling; cost, $171; owner, Wm. Slagle, 144 Sheridan av; architect, Oxfeld, 462 Sheridan av. Plan No. 2185.

SHEEPSHEAD BAY RD, s s, 60.4 e East 15th st, extension to 3-sty hotel; cost, $4,000; owner, North American Bwg. Co., Hamburg and Greene avs; architect, Carl A. Otto, 130 Fulton st, N. Y. Plan No. 2127.

SUTTER AV, s s, 50 w Thatford av, extension to 3-sty dwelling; cost, $250; owner, Hyman Moskowitz, on premises; architect, C. Dannacher, 7 Glenmore av. Plan No. 2128.

SURF AV, n w cor West 30th st, electric sign; cost, $300; owner, Peter Butz, on premises; architect, Robt. Gerlinger, 229 West 42d st. Plan No. 2135.

5TH AV, e s, 65.5 s 53d av, new bay window; cost, $250; owner, Jas. Tutino, 631 74th st; architect, Edw. C. Cerney, 4919 5th av. Plan No. 2130.

5TH AV, e s, 40 s 11th st, interior alterations to 4-sty store and tenement; cost, $125; owner, Hamilton Welton, 842 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2082.

7TH AV, s s, 156.5 e Garfield pl, extension to two 3-sty store and dwellings; cost, $4,000; owner, Realty Associates, 162 Remsen st; architect, J. S. Kennedy, 44 Court st. Plan No. 2198.

13TH AV, s e cor 43d st, exterior and interior alterations to 5-sty store and tenement; cost, $500; owner, Louisa W. Bishop, 338 9th st; architect, A. J. McManus, 1905 85th st. Plan No. 2193.

14TH AV, w s, 40 s 66th st, exterior and interior alterations to —stv dwelling; cost, $400; owner, Filipyno Palaia, 6612 14th av; architect, Angelo Adamo, 64th st and 15th av. Plan No. 2122.

19TH AV, w s, 292 s Cropsey av, extension to bath house; cost, $350; owner, Otto Huber estate, 1 Bushwick pl; architects, Parfitt Bros., 26 Court st. Plan No. 2159.

"LUNA PARK," 300 n Surf av, alterations to Crazy Village (amusement device); cost, $5,000; owner, D. B. Simmons, "Luna Park"; architects, Crazy Village Co., "Luna Park." Plan No. 2091.

Queens.

CORONA.—National av, e s, 300 n Park av, raise dwelling and erect new foundation, new plumbing; cost, $500; owner, Mary Collins, 264 National av, Corona; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 640.

EDGEMERE.—Grandview av and Beach st, erect new elevator shaft in club house; cost, $1,100; owner, Lancaster Sea Beach Co., 1170 Broadway, N. Y. C. Plan No. 642.

EVERGREEN.—Norman st, n s, 347 w Cypress av, 1-sty frame extension, 8x7, rear, 2-sty dwelling, tin roof, interior repairs; cost, $180; owner, John Reber, 213 Norman st, Evergreen; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 636.

EVERGREEN.—Stephen st, s s, 125 e Wyckoff av, 1-sty frame extension, 25x46, rear 1-sty garage, slag roof; cost, $600; owner, Jos. Schildknecht, premises; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 635.

FLUSHING.—Murray st, w s, 168 s Madison av, erect new foundation under fire house; cost, $300; owner, Fire Dept., 67th st, N. Y. C. Plan No. 627.

FLUSHING.—Broadway, 73, erect new electric sign; cost, $50; owner, Wm. James, premises. Plan No. 632.

FLUSHING.—Broadway, 100, erect new electric sign; cost, $50; owner, Edward J. McGahey, premises. Plan No. 631.

GLENDALE.—Proctor st, n s, 100 w Willow pl, erect new cesspool in rear of dwelling; cost, $125; owner, Samuel Williams, 97 South 6th st, Brooklyn. Plan No. 634.

JAMAICA.—Sayres st, s w cor Samuel st, erect bay window on dwelling; cost, $50; shingle roof; owner, John J. Wissel, 38 Sayres st, Jamaica. Plan No. 643.

LONG ISLAND CITY.—Grand av, e s, 50 s 15th av, install new plumbing in dwelling; cost, $150; owner, Mrs. Metz, premises. Plan No. 629.

LONG ISLAND CITY.—Washington av, n w cor Lathrop st, 1-sty frame extension, 17x31, on rear 3-sty dwelling, slag roof, interior alterations; cost, $1,100; owner, Christ Stabler, on premises; architect, Geo. J. Fischer, 406 12th av, Long Island City. Plan No. 626.

LONG ISLAND CITY.—Grand av, e s, 75 s 15th av, install new plumbing in dwelling; cost, $40; owner, John Clary, premises. Plan No. 630.

LONG ISLAND CITY.—8th av, 705, install new plumbing in dwelling; cost, $150; owner, W. Lamerkaner, premises. Plan No. 639.

LONG ISLAND CITY.—Bodine st, s e cor Hancock st, alter 2-sty building to provide for factory; cost, $1,800; owner, A. C. Horn, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 638.

LONG ISLAND CITY.—Goodrich st, 25, erect bakers oven on rear store; cost, $400; owner, Salvester Spino, premises. Plan No. 644.

LONG ISLAND CITY.—Sherman st, e s, 350 n Payntar av, install new plumbing in dwelling; cost, $200; owner, M. Rongo, 10 Marion st, L. I. City. Plan No. 645.

MIDDLE VILLAGE.—Main av, e s, 350 s Market st, interior alterations to stable to provide for 2 families; cost, $1,000; owner, Jos. Lambert, Main av, Middle Village; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 625.

WHITESTONE.—16th st, n s, 135 w 7th av, install gas pipes in dwelling; cost, $20; owner, Mrs. J. P. Hansen, 70 West 16th st, Whitestone. Plan No. 633.

CORONA.—South av, w s, 200 n Fairview st, erect new foundation under dwelling; cost, $200; owner, Jos. Nappo, 9 South av, Corona. Plan No. 661.

CORONA.—Corona av, n e cor Tory st, 1-sty frame extension, 24x68, rear 2-sty frame dwelling, tin roof; cost, $1,600; owner, Gerardi Judice, James st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 662.

COLLEGE POINT.—College av, s e cor boulevard, erect new porch on side dwelling; cost, $100; owner, J. Dobran, premises. Plan No. 668.

EAST WILLIAMSBURG.—Starr st, 717, interior alterations to dwelling; cost, $200; owner, Paul Weisenberger, premises. Plan No. 656

EAST WILLIAMSBURG.—Starr st, 716, general interior alterations to tenement; cost, $1,000; owner, Estate of Maria Feitusch, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 647.

ELMHURST.—Bay Shore terrace, e Grant st, erect foundation under dwelling; cost, $200; owner, Miss L. Kotasbelz, premises. Plan No. 653.

ELMHURST.—4th st, n s, 25 e Newtown av, repair dwelling after fire damage; cost, $1,000; owner, John A. Nolan, 25 4th st, Elmhurst. Plan No. 664.

EVERGREEN.—Summerfield av, s s, 206 e Cypress av, install new plumbing in dwelling; cost, $75; owner, M. Ragl, premises. Plan No. 671.

FAR ROCKAWAY.—Central av, n s, 275 w Birdsall av, erect vault lights on sidewalk; cost, $50; owner, Queensboro Gas & Elec. Co., Far Rockaway. Plan No. 673.

FLUSHING.—Locust st, 147, install new gas pipes in dwelling; cost, $10; owner, M. F. Molley, premises. Plan No. 667.

FLUSHING.—Central av, w s, 79, erect addition to green house; cost, $300; owner, Carl Peterson, 79 Central av, Flushing. Plan No. 678.

Plans Filed—Alterations, Queens (Continued).

FLUSHING.—Jamaica av, e s, 30, interior alterations to dwelling; cost, $900; owner, M. Luchwich, Maple av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 679.

FLUSHING Geranium av, n s, 174 w Jamaica av, 1-sty frame extension, 21x8, on rear carriage house, shingle roof; cost, $4,000; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 656.

JAMAICA.—Prospect st, 111, install new plumbing in dwelling; cost, $150; owner, Salvatore Catanzaro, premises. Plan No. 660.

JAMAICA.—Washington st, n s, 350 w South st, 2-sty frame extension, 22x5, on front 3-sty dwelling; cost, $368, shingle roof; owner, Anton Notto, 121 Washington st, Jamaica; architect, Tony Verrino, 168 New York av, Jamaica. Plan No. 672.

JAMAICA.—Fulton st, s s, 100 e Vanderbilt av, erect new electric sign; cost, $60; owner, N. Y. & Q. Elec. & Power Co., 244 Jackson av, L. I. City. Plan No. 677.

LONG ISLAND CITY.—Queens boulevard, n w cor Hancock st, install new plumbing in hotel; cost, $60; owner, R. Bruer, premises. Plan No. 652.

LONG ISLAND CITY.—Lockwood st, s w cor Jamaica av, install new plumbing in dwelling; cost, $40; owner, Wm. Jones, premises. Plan No. 651.

LONG ISLAND CITY.—Steinway av, s e cor Broadway, 1-sty frame shed, 55x26, cloth roof; cost, $500; owner, Geo. Ehret, 235 East 14th st, N. Y. C. Plan No. 654.

LONG ISLAND CITY.—Sherman st, e s, 325 n Payntar av, install new plumbing in dwelling; cost, $150; owner, Francesco Ubano, premises. Plan No. 646.

LONG ISLAND CITY.—Purdy st, w s, 162 n Walcott av, 1-sty extension, 8x12, on rear garage; cost, $35; owner, E. N. L. Young, 241 Purdy st, L. I. City. Plan No. 655.

LONG ISLAND CITY.—3d av, e s, 125 s Pierce av, install new plumbing in dwelling; cost, $300; owner, John Campion, 154 William st, L. I. City. Plan No. 658.

LONG ISLAND CITY.—Sherman st, e s, 300 s Freeman av, install new plumbing in dwelling; cost, $35; owner, Carl Passo, premises. Plan No. 669.

LONG ISLAND CITY.—William st, w s, 75 s Wilbur av, install gas pipes in dwelling; cost, $30; owner, Lee Nitte, premises. Plan No. 666.

LONG ISLAND CITY.—Woolsey av, n s, 25 w Steinway av, building to be raised and new sty built underneath; cost, $2,000; interior repairs; owner, Geo. Seitz, 14 East Rasford st, Yonkers, N. Y.; architect, L. Baumann, 743 8th av, L. I. City. Plan No. 670.

LONG ISLAND CITY.—Van Alst av, s w cor Main st, repair store front; cost, $200; owner, James Hutchinson, 42 Broadway, N. Y. C. Plan No. 676.

LONG ISLAND CITY.—Boulevard, n s, 250 s Freeman av, building to be raised and new sty built underneath, other repairs; cost, $1,500; owner, Geo. Stubbings, 262 Hancock st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 675.

MASPETH.—Juniper av, w s, 110 s Floral pl, alter store house to provide for kitchen; cost, $200; owner, Juniper Park, Inc., Juniper av, Maspeth. Plan No. 657.

RIDGEWOOD.—Foxhall st, 164, erect new doorway; cost, $10; owner, Harry Buckley, on premises. Plan No. 649.

RIDGEWOOD.—Putnam av, n w cor Prospect av, interior alterations to store and dwelling; cost, $1,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 648.

RIDGEWOOD.—Seneca av, 804, interior alterations to store and dwelling; cost, $1,000; owner, Bernard Leyl, 316 Stanhope st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 665.

RIDGEWOOD.—Fairview av, e s, 100 n Gates av, 1-sty frame extension, 29x25, rear 2-sty frame store and dwelling, tar and gravel roof; cost, $1,500; owner, Simon Asher, 657 Fairview av, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 674.

ROCKAWAY BEACH.—Boulevard, n e cor Grove av, erect new store fronts on six stores and dwellings; cost, $950; owner, James Keenan, Rockaway Beach. Plan Nos. 680-1-2-3-4-5.

WHITESTONE.—11th av, e s, bet 18th & 19th sts, install new plumbing in dwelling; cost, $125; owner, Wm. Rabitman, 9 11th av, Whitestone. Plan No. 659.

Richmond.

BAY ST, w s, 500 s Broad st, Stapleton, retaining wall to frame dwelling; cost, $600; owner, O. Stoffreiden, Stapleton; builder, W. Mahr, Stapleton. Plan No. 131.

VAN DUZEN ST, 971, Stapleton, extension to frame dwelling; cost, $200; owner, Geo. Kampf, Stapleton; builder, Aug. Kempf, Stapleton. Plan No. 138.

4TH ST, w s, 100 s Midland av, Grant City, extension to frame dwelling; cost, $100; owner, Mrs. Lamgstroth, Grant City; builder, H. W. Putnam, New Dorp. Plan No. 128.

COLFAX AV, s s, s e Richmond rd, Grant City, front porch to frame dwelling; cost, $200; owner, Harold E. Witteman, Stapleton; builder, Richard Borcariser, Stapleton. Plan No. 130.

JEWITT AV, e s, 25 n Egbert av, West New Brighton, new store to frame dwelling; cost, $300; owner, Edw. Briggs, West New Brighton; builder, John Lawson, West New Brighton. Plan No. 126

JEWITT AV, e s, 200 s Main av, West New Brighton, 2-sty addition to frame dwelling; cost, $1,500; owner, E. S Ranson, Westerleigh, S. I.; architect, Jos. Whitford, St. George; builders, W. Osborn & Son, Mariner's Harbor. Plan No. 134.

LINCOLN AV, n s, e 5th st, Grant City, 1-sty addition to frame dwelling; cost, $280; owner, Edw. Ryan, Beack Park; builder, A. Alverson, Beack Park. Plan No. 133.

MAUER RD, e s, 64 n turnpike, West New Brighton, to frame stable; cost, $185; owner, G. W. Vroome, West New Brighton; builders, G. B. Vroome & Sons, West New Brighton. Plan No. 139.

NELSON AV, w s, 500 n South Shore boulevard, Great Kills, laundry to frame laundry; cost, $60; owner, Mrs. Collins, Great Kills; builder, C H. Chamberlain, Port Richmond. Plan No. 132.

OPENITE AV, w s, Mariner's Harbor, extension to brick garage; cost, $300; owner, Peter Walters, Granite av, Mariner's Harbor; builders, Robt. Bailey & Son, Mariner's Harbor. Plan No 135

RICHMOND TERRACE, n s, 500 w Broadway, West New Brighton, masonry and repairs to frame store and dwelling; cost, $400; owner and builder, Jos. C. Erickson, Bayonne, N. J. Plan No. 129.

TURNPIKE RD, s s, 200 w Center st, Richmond, new roof and partitions to frame dwelling; cost, $600; owner, Wm. L. Flake, Richmond; builders, Hesse & Offejose, Stapleton. Plan No. 137.

VANDERBILT AND HAMILTON AVS, n w cor, Stapleton, partitions and stairway to frame dwelling; cost, $800; owner, T. Gunther, Concord; builder, T. Gunther, Concord. Plan No. 127.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending April 19.

JERSEY CITY.—American Standard Realty Corporation, w s Boulevard, 98 ft. n of Glenwood av, one 4-sty brick, $50,000; Christian Durstewutz, 172 Cambridge av, one 3-sty brick, $11,000; John DeSanto, 394 7th st, one 2-sty frame alteration, $800; Jacob Krause, 38 Paterson st, one 3-sty brick, $10,000; William Hannan, 147 Hancock av, one 3-sty brick, $10,000.

NEWARK.—Frank Janu, 118 16th av, one 3-sty frame, $5,000; Frank, Janu, 118 16th av, one 3-sty frame, $6,000; John Banach, 14 Garrison st, one 3-sty frame, $4,000; Samuel Sodowich, 388 South 6th st, one 3-sty frame, $8,000; Kufferman & Essen, 472 South 17th st, one 3-sty frame, $8,000; Kaplowitz & Abel, 300 Pashine av, one 3-sty frame, $8,000; Harry Kolodin, 66 Elliott st, one 3-sty frame, $8,000; Carmine Trasenti, 100 Tyler st, one 3-sty brick, $3,000; Bernard Taub, 123 South st, one 3-sty frame alteration, $2,500; John Marbont, 95 Warwick st, one 3-sty brick, $7,000; Herman Pashkow, 29 Holland st, one 3-sty frame, $8,000; Louis Green, 473-475-477 and 479 South 13th st, four 3-sty frame, $32,000; Green & Gennet, 23-25-27-29-31 Lillie st, five 3-sty frame, $40,000; Joseph Julian, 104 Ridge st, one 3-sty brick, $9,000; Solomon Segall, 494 South 18th st, one 3-sty frame, $8,000; Joseph Marasee, 66 Madison st, one 3-sty brick alteration, $2,500; Ruduewitz & Rudin, 43 Holland st, one 3-sty frame, $7,000; Christian Schneck, n w c 19th av and South 20th st, one 3-sty frame, $8,000; Joseph J. Smith, s w c Littleton and 11th avs, one 3-sty frame, $7,000.

TRENTON.—Ellis Pierson, 81-83 Spring st, two 3-sty brick alteration, $10,000.

PASSAIC.—Owadgi Provisor, 98-100 Monroe st, one 3-sty frame alteration, $7,000; Harris Laike, 46 Quincy st, one 3-sty frame alteration, $500.

HOBOKEN.—Lottis Nagler, 124 Adams st, one 4-sty frame alteration, $5,000; Rose Costa, 91 Adams st, one 4-sty brick alteration, $200; Dominick Chirechelle, 323 Monroe st, one 4-sty brick, $12,000; Michael Smith, 941 Garden st, one 4-sty brick alteration, $500.

NUTLEY.—Guglioccielio Felice, 418 Bloomfield av, one 2-sty brick, $3,000.

ELIZABETH.—Anton Soltva, 75 Florida st, one 3-sty frame brick, $7,000; Ernest Bings, 40 5th st, one 3-sty frame alteration, $1,200.

KEARNY.—Michael Kelly, w s Devon st, 200 ft. s of Hoyt st, one 3-sty frame, $9,000.

WEST ORANGE.—Home Investment Co., 140 Valley rd, one 2-sty frame alteration, $5,000.

IRVINGTON.—John Dzick, 380 Grove st, one 3-sty frame, $5,000; Martha Onions, n w cor 15th av and Grove st, one 3-sty frame, $10,000.

HARRISON.—Henry Schneider, 402-404 Harrison av, one 3-sty brick, $11,000; Christopher Innello, 15 Cleveland av, one 3-sty brick alteration, $300.

PATERSON.—Gaetano Migliorino, 349 Main st, one 3-sty frame, $6,000.

BAYONNE.—Louis Shapiro, 84 West 26th st, one 3-sty frame, $5,000; Hyman Hoberman, 78 West 24th st, one 3-sty frame, $5,000.

PERTH AMBOY.—Italo Co., Inc., 215 Washington st, one 3-sty brick, $8,000.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for a 3-sty frame and stucco flat, 27x84 ft., to be erected at Wittsley pl and Garfield st for Herman & Co., Bank st near Washington st, Newark, owners. Cost about $12,000.

TOWN OF UNION, N. J.—J. Lugosch, 408 Kosuth st, is preparing plans for a 3-sty brick apartment, 28x70 ft., to be erected in Bloom st, between Hudson Boulevard and Bergenline av, for Mr. Barkenson, care of architect. Cost about $12,000.

ARLINGTON, N. J.—Peter & Jessie Sedelmeir, owners, have had plans prepared by Joseph Kennedy for a 4-family apartment to be erected at 25-27 Pavonia av. Cost about $10,000.

PATERSON, N. J.—Davis Stein, of 175 Graham av, will erect an apartment house at Lee pl and Hamilton st for 56 families; cost, $140,000. Collier & Stein will erect a similar house on Van Houton st, 100 ft. east of Church st, for 40 families, to cost about $125,000. Plans for both buildings have been prepared by Chas. E. Sleight, of Paterson. Work is to start immediately.

EAST ORANGE, N. J.—Stiger & Taylor have sold for the estate of Harriet J. Boyce the property on the northwest corner of Grove and Williams sts, East Orange, upon which will be erected a modern apartment house.

DWELLINGS.

HACKENSACK, N. J.—Theo. Boettger, at site, contemplates alterating and making additions to the 2½-sty frame residence at 240 Prospect av from private plans. Cost about $10,000.

TENAFLY, N. J.—The old Huyler homestead at Tenafly, consisting of six acres and a storehouse, fronting on Madison av, has been sold by William S. Hine to W. E. Brower, of New York. He will remodel the house for occupancy.

POINT PLEASANT, N. J.—At Point Pleasant contractors are arranging to erect for Arthur Brisbane twenty modern fireproof dwellings on the block between Arnold and Laurel avs, west of Richmond av. It is understood that work will begin immediately.

FACTORIES AND WAREHOUSES.

BOUND BROOK, N. J.—The Commercial Acetelyne Railroad Light & Signal Co. has purchased property along the Lehigh Valley Railroad east of Bound Brook. It is expected that as soon as arrangements can be made new factory buildings will be erected. Henry G. Opdycke, Joseph V. D. Field and Runyon Field were interested in inducing the company to locate here.

NEWFIELD, N. J.—The Vineland Wrapper Manufacturing Co. has started the erection of a new factory, 40x100 ft., 2-stys, at Quince and 6th sts. James D. Pasquale has the contract for the building and the Kimball & Prince Lumber Co. has the contract for furnishing lumber and mill work.

HALLS AND CLUBS.

PLAINFIELD, N. J.—The Y. M. C. A., W. D. Murray, president, C. W. Spicer, treasurer, contemplates the erection of a Y M. C. A. building. Nothing will be done until the fall, when a campaign will be conducted for this purpose under the leadership of Mr. Murray.

PERTH AMBOY, N. J.—Two local contractors and two out of town bidders have submitted estimates for the new Y. M. C. A. building. No contracts have been awarded because there was some changes to be made in the building plans and further readjustments in regard to material. Shattuck & Hussy, of Chicago, are the architects.

New "Tapestry" Literature.

"Through the Home of Tapestry Brick" is the title of Brochure No. 28, of exceptional merit, that is being issued by Fiske & Company, of the Arena Building. The book depicts in fine color photography the attractive rooms in the top floor of the Arena Building where Fiske & Company have their offices. Each room shows a different application of wire cut brick and the description of it by Arthur G. Byne is exceptionally interesting.

Another booklet, No. 29, just published, shows the application of tapestry brick in the tap room of the Hotel Belvidere, and also in the entrance lobby of the Otis Elevator Company in this city, as well as the ramps in the Grand Central Station. It also gives several suggestions all in colors of the applications of decorative brick in floors, walls and ceilings. Copies will be sent upon request.

Moves to 40th Street.

The Yale & Towne Manufacturing Company has moved its general offices from 9 Murray street to 9 East 40th street. This new location was selected by the company after long and thorough investigation, as the one best suited to meet the conveniences of its customers. It is in the center of the up-town section of the city, midway between the two great railroad terminals, in the heart of the hotel district, and easily accessible from all parts of the city.

The site comprises a plot 50x100 feet, occupied by a twelve-story building, erected and owned by Yale & Towne and designed to meet their requirements. The entire ground floor is devoted to a series of exhibit rooms, which, when completed (about July 1st), will comprise the largest and most effective display of locks and builders' hardware which has ever been made, and which are designed to serve the convenience of architects and their clients, and of the firm's customers generally. In the basement, well lighted, is located the city salesroom, for the convenience of the local trade customers, and a large stock room. The company invites its customers to inspect its new building.

Increase Drying Kiln Capacity.

The Weisberg-Baer Company, manufacturers of high-grade interior wood work, window frames, sash and doors, of Boulevard and Orchard street, Astoria, has added a 3-sty brick factory to its plant which contains a most modern kiln operated by a Sturtevant blower equipment and giving an additional drying capacity of 200,000 sq. ft. of lumber every ten days. A 500 horsepower Watts-Campbell engine has also been installed to operate the company's new wood-working machinery, which puts the company in a position to handle a much larger quantity of the better class of apartment house work.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2354 New York, April 26, 1913 (43) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
[illegible]—another
av—avenue
[illegible]—administrator.
admtrx—administratrix.
[illegible]—agreement
A—assessed value.
abt—about
adjs—adjoins
apt—apartment.
[illegible]—assignment
asgn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale
bldg—building
b—basement
blk—block.
Co—County.
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted.
corpn—corporation
cor—corner
c l—centre line
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re rels—release mtg.
ref—referee.
sal-saloon.
subord—subordination.
sl—slip.
sq—square.
s—south.
s—side
sty—story
subj—subject
strs—stores.
st—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west
y—years
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 18, 19, 21, 22, 23 & 24

Attorney st, 35 (2:346-57), ws, 150 n Grand, 25x100, 5-sty bk tnt & strs; Wm & Barnet Nowick to Chas Shapiro, 544 E 12 mtg $25,000 & AI Apr15, Apr24'13; A$19,000-20,000 O C & 100

Bedford st, 13 (2:582-45), ws, 161.9 s Downing, runs w38.5xnw41.10xs13.5xse43x s38 to st xn10 to beg; 1-sty bk tnt & str & 1-sty ext; Jos Rovegno to Domenico Rovegno, 566a 10 av, Bklyn, ½ pt, AL, Apr19, Apr21'13; A$1,000-2,000. nom

* **Bleecker st, 2-4½,** see Bowery, 316-8.

Bleecker st, 375 (2:582-37), es, 86.9 n Charles, runs e61.10xn8.8xe19.11xn9.8xw 81.10 to st xs18.9 to beg, 5-sty bk tnt & str; Mary G Becker to Maybelle Becker, 533 W 152; Apr17; Apr23'13; A$9,500-13,-000. nom

Broome st, 516-8 (2:488-41-42), nec Thompson (No 50), runs n50xe20xs50.2xe 20.1xs49.10 to Broome xw40 to beg; 3-sty fr tnt & str & 2-sty bk tnt & str; Adelaide Popper to City Real Estate Co, 176 Bway; B&S & C a G; AL; Mar24; Apr19'13; A$23,500-26,500. O C & 100

Chrystie st, 230 (2:422-50), es, 74.3 s Houston, 25x75, 6-sty bk tnt & strs; David Cohen to Celia Stern, 401 E 154; B&S; AL; Apr21; Apr22'13; A$22,000-32,000. O C & 100

Division st, 253-5, see East Bway, 266.

East Broadway, 266 (1:287-28), ns, 54 e Montgomery, runs n 103.9 to ss Division (Nos 253-5) xe36xs42xw9xs61.5 to East Bway xw27 to beg, 2 2-sty & 1 3-sty & b bk dwgs; Terrain Realty Co to Rudolph Wallach Co, 68 William [r 509]; Apr15; Apr18'13; A$19,000-23,000. O C & 100

Elizabeth st, 147 (2:479-33), ws, 103 n Broome, 25.2x76.9x25.2x76.4, 5-sty bk tnt & strs; Fanny Gruen to Benj M Gruenstein, 60 W 95, & Jos L B Mayer, 944 Park av; mtg $22,000; Mar29; Apr21'13; A $16,000-30,000. O C & 100

Goerck st, 111-7, see Stanton, 319.

Grand st, 466-70 (2:336-28-30), ns, 24.10 e Pitt, 49.10x100, 2 2-sty bk strs & 3-sty bk loft & str bldg; Benj Doblin to Rudolph Wallach Co, a corpn, 68 William [r 509]; May2'12; Apr18'13; A$44,000-51,000. O C & 100

Grand st, 466-70; Rudolph Wallach Co to Terrain Realty Co, a corpn, 95 Liberty; Apr15; Apr18'13. O C & 100

Greenwich st, 510 (2:595-75), ws, abt 35 s Spring, 18.10x40, 3-sty fr bk ft tnt & str; A$6,000-6,500; also WASHINGTON ST, 808-10 (2:643-22-23), ws, 58.3 n Horatio, 38.3x75x37.7x72.11, 2 4-sty bk tnts & strs; A$17,000-20,000; also WATER ST, 501 (1:-248-15 & 32), ss, 315.11 e Pike sl, 24x160 to ns South (No 254), 4-sty bk loft bldg; A$15,500-26,500; Geo D Bartholomew to Bartholomew Realty Co, a corpn, 200 Hudson; mtg $30,000; Apr16; Apr21'13. nom

Greenwich st, 803 (2:625-3), es, 36.1 s Jane, 24x82.7x24x83.9, 4-sty bk tnt & str, 1-sty ext; Jno D Shea to Cora E Mooney, 1648 2 av; mtg $16,500; Apr15; Apr21'13; A $9,000-17,000. O C & 100

Greenwich st, 803; Cora E Mooney to Jno D Shea & Leopold D V Shea, both at 1648 2 av, joint tenants; mtg $16,500; Apr 15; Apr21'13 O C & 100

Hamilton ter, 58 (7:2050-66), ws, 119.6 s 144th, 17x100, 3-sty & b stn dwg; Anthony Irsch to St Nicholas Av Presbyterian Church, at nwc St Nicholas av & 141st; AL; Apr17; Apr24'13; A$5,000-14,-500. O C & 100

Howard st, 38-42, see Bway, 434-8.

Irving pl, 51 (3:873-15), nwc 17th (No 121), 27x100, 4-sty & b stn dwg, 2-sty bk studio in st; Mary E Church to Wm C Church, 51 Irving pl; June21'12; Apr22'13; A$61,000-69,500. nom

Liberty st, 133 (1:58-31), ns, 64.11 e Washington, 25.8x76.1x16x76.10, 4-sty bk tnt & strs; Mary T Donovan to Andw C Zabriskie, at Red Hook, Duchess Co, NY; [34 W 53]; AL; Apr17; Apr22'13; A$36,000-40,000. O C & 100

Madison st, 181 (1:273-12), ns, 289.11 e Pike, 24.6x100, 5-sty bk tnt & strs; Saml Snow et al to Sarah Wodiska, 881 Intervale av; mtg $31,000; Apr22'13; A$18,500-33,000. O C & 100

Pearl st, 451 (1:119-47), ws, 17.9 n William, 12.8x81.10x12.1x78.10, 3-sty bk tnt & str; A$8,000-9,000; also PEARL ST, 453 (1:119-48), ws, 30.5 n William, 12.8x84.10x 12.1x81.10, 3-sty bk tnt & strs; A$8,000-9,500; also PEARL ST, 455 (1:119-49), ws, 43.1 n William, 12.8x87.10x12.2x84.10, 3-sty bk tnt & strs; Brooklyn Trust Co TRSTE Jno Mathews to Michele Bacci, 26 Fingerboard rd, Fort Wadsworth, SI; Apr21; Apr 22'13; A$8,000-9,500. **40,000**

Pearl st, 453-5, see Pearl, 451.

Perry st, 32 (2:612-15), ss, 145.10 w Waverly pl, 20.10x95, 3-sty & b bk dwg; Wm La Forge Long to Peter C La Forge, [illegible] Brighton, SI; mtg $5,000; 1-3 pt; Apr19; Apr21'13· A$9,500-12,000. O C & 100

Ridge st, 87 (2:343-23), ws, 152.11 s Rivington, runs w75xn25xw50.7xs51xe125.7 to st xn25 to beg, 3 & 4-sty bk loft & str bldg; Supreme Ridge Realty Corpn to Ambrose H Rosenthal, 1701 Pitkin av, Bklyn; AL; Apr15; Apr18'13; A$27,000-35,000. nom

South st, 252, see Water, 497.

South st, 254, see Greenwich, 510.

Stanton st, 1, see Bowery, 245.

Stanton st, 319 (2:329-54), swc Goerck (Nos 111-7), 50x75, 6-sty bk tnt & strs; Equitable Trust Co of N Y to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; B&S; mtg $60,000 & AL; Apr11; Apr19'13; A$33,-000-75,000. nom

Suffolk st, 43 (2:351-54), ws, abt 75 n Grand, 25x50, 5-sty bk tnt & strs; Nathan Horwitz to Jennie Greenberg, 43 Suffolk, & Rosie Greenberg, 221 Henry; AL; Mar 29; Apr22'13; A$15,000-21,000. nom

Thompson st, 50, see Broome, 516-8.

Thompson st, 152-4 (2:516-14-15), es, 73.3 s Houston, 48.11x98.10x48.10x98.11, 2 2-sty bk tnts & strs; Amos F Eno to Citizens Investing Co, a corpn, 226 Lafayette; B&S; Mar31; Apr18'13; A$29,000-31,000. nom

Washington st, 808-10, see Greenwich, 510.

Water st, 497 (1:248-34 & 13), ss, 266.11 e Pike sl, 24x160 to ns South (No 252), 1 & 4-sty bk factory; Geo M Rutherford to Bartholomew Realty Co, a corpn, 200 Hudson; mtg $11,000; Apr12; Apr21'13; A$15,-500-21,000. nom

Water st, 501, see Greenwich, 510.

Water st, 628 (1:260-4), ns, 24.1 w Scammel, 24.3x72.6x24.4x73.7, 1 & 3-sty fr bk ft stable; Christopher J Musgrave, EXR Ellen E Driscoll, to Jas Halvey, 641 Water; AL; Apr22'13; A$6,200-7,500. **5,000**

Waverly pl, 156 (2:592-55), ss, 287.6 w 6 av, 22.2x97, 3-sty bk dwg; Mary Becker to Maybelle Becker, 533 W 152; Apr17; Apr23'13; A$14,000-16,000. nom

Waverly pl, 196-200 (2:611-24), ws, 38.10 s Charles, 56.6x75, 6-sty bk tnt; Lawrence M D McGuire to Callahan Estate, a corpn, 135 Bway; ½ pt; mtg $42,000; Jan29; Apr 23'13; A$25,000-63,000. nom

Wooster st, 179-83 (2:524-18), ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk loft & str bldg; Newstate Co, a corpn, to Sol Brooks, 857 Beck; QC; Apr16; Apr21'13; A$66,000-135,000. nom

Wooster st, 179-83 (2:524-18), ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk loft & str bldg; Sol Brooks to Newstate Co, a Corpn, 686 Bway; mtg $142,000; Mar24; Apr19'13; A$66,000-135,000. O C & 100

1ST st, 7 E (2:456-17), sws, 116 e Bowery, 22.4x73.10x22.4x77.2, 5-sty bk hotel; Yetta Rosenbach to Maurice Black, 600 W 178; Apr1; Apr21'13; A$20,000-30,000. nom

3D st, 73 W (2:538-27), ns, 50 e Thompson, 25x90, 3-sty & b bk dwg; Gertrude Lahr to Elena Realty Corpn, 60 S Washington sq; Apr15; Apr22'13; A$14,500-16,-000. O C & 100

4TH st, 85 E (2:460-44), ns, 100.6 w 2 av, runs n72.2xe0.6xn24xw25xs96.2 to st xe24.6 to beg, 4-sty bk tnt & strs, 1-sty ext; Chas F Kremer to Johanna Kremer, his wife, 112 E 57; ½ pt; B&S; Apr19; Apr21'13; A$19,000-23,000. nom

6TH st, 540 E (2:401-30), ss, 100 w Av B, 23x97.5x29x97.1, 6-sty bk tnt & strs; Julius Stoloff et al to Ferd Funk, 634 2d, Bklyn, & Wm Funk, 918 E 18, Bklyn, firm Funk Bros; mtg $41,000 & AL; Apr 9; Apr21'13; A$18,000-38,000. O C & 100

10TH st, 442-6 E (2:379-30), ss, 69.8 w Av D, runs s49.9xw23.3xs31.2xw11xs11.4xw 35.8xn92.3 to st xe70.1 to beg, 3 4-sty bk tnts & 2-sty bk rear shop; Ada Gluck to Adeline Spielberger, 510 W 144; mtg $25,-000 & AL; Apr22; Apr23'13; A$30,000-38,-000. O C & 100

12TH st, 60 E, see Bway, 822-4.

15TH st, 513 E (3:973-10), ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & strs; also asn of interest in estates of Anton Bopp & Geo Bopp, decd; Christopher Bopp to Henry Bopp, 119 Noble, Bklyn; AT; Nov 30'12; Apr22'13; A$9,000-15,000. 457

15TH st, 226 W (3:761-53), ss, 347.7 w 7 av, 24.9x86.6, 3-sty & b bk dwg; Oscar Rose to Frederic O X McLoughlin, 260 Convent av; mtg $9,000; Apr21'13; A$11,-000-14,000. O C & 100

17TH st, 121 E, see Irving pl, 51.

25TH st, 212 E (3:905-51), ss, 198.5 e 3 av, 26.4x98.9, 5-sty bk tnt; Jno Ohl et al to Wm Reese, 603 Monroe, Bklyn; mtg $25,000; Apr22; Apr23'13; A$12,800-30,000. nom

25TH st, 338 E (3:930-37), ss, 125 w 1 av, 25x98.9, 5-sty bk tnt; Chas F Kremer individ, heir, &c, of former wife Marie Kremer, decd, to Johanna wife Chas F Kremer, 112 E 57; ½ pt; B&S; Apr19; Apr 21'13; A$11,500-21,000. nom

25TH st, 250-2 W (3:774-67-68), ss, 300 e 8 av, 50x98.9, 2 3-sty & b bk dwgs, 1-sty ext; Philip Levey to Henry Harburger, 1980 7 av, ⅜ pts; Florence Cahen, 325 Central Park W; ⅜ pts, & Sarah Schlosser, 158 E 95; ¼ pt; mtg $47,000; Apr17; Apr18'13; A$31,000-38,000. O C & 100

27TH st, 141-3 W (3:803-14-15), ns, 475 w 6 av, 50.2x98.9x51.10x98.9, 5-sty bk tnt & strs & 3-sty bk tnt & str; Junction Realty Co, a corpn, to Louise M Stevens, 63 Grant, Corona, LI; mtg $85,000; Apr21; Apr23'13; A$84,000-92,000. O C & 100

28TH st, 301 E, see 2 av, 500.

31ST st, 18 E (3:860-71), ss, 145.4 w Mad av, 21x75, 4-sty & b stn dwg; Hamilton V McCroskery to Country & City Corpn, 18 W 39; B&S; Apr19; Apr22'13; A $58,500-66,500. nom

31ST st, 252 W (3:780-70), ss, 150 e 8 av, 25x32.5x—x34.8, 5-sty bk loft & str bldg, 1-sty fr ext; Natl Surety Co to Margt E Weill, 634 W 138; ½ pt; QC; Apr18; Apr 19'13; A$13,000-19,000. nom

38TH st, 308 E (3:943-52), ss, 174.11 e 2 av, 21.2x92.8x19x—, 4-sty stn tnt; Albt Ritchie, ref, to Realty Redemption Co of NY, a corpn, 68 Wm; FORECLOS transfer tax lien; Apr16; Apr22'13; A$8,500-10,000. **5,600**

47TH st, 24 W (5:1262-51), ss, 350 w 5 av, 20x100.5, 4-sty & b stn dwg; Cath Fleming to Thos F J Hannan & Theresa F, his wife, at Chappaqua, NY, as joint tenants; mtg $50,000; Apr22; Apr24'13; A $62,000-70,000. O C & 100

47TH st, 24 W (5:1262-51), ss, 350 w 5 av, 20x100.5, 4-sty & b stn dwg, 2-sty ext; Theresa F Hannan to Cath Fleming, 151 E 36; mtg $50,000 & AL; Apr19; Apr23'13; A $62,000-70,000. O C & 100

57TH st, 112 E (5:1311-65), ss, 214.6 w Lex av, 20x100.5, 4-sty & b stn dwg; Chas F Kremer to Johanna Kremer, his wife, 112 E 57; ½ pt; B&S; mtg $15,000; Apr 19; Apr21'13; A$31,000-38,000. nom

60TH st, 315 E (5:1435-10), ns, 225 e 2 av, 25x98, 5-sty bk tnt & strs; Emanuel Lowinson to Lowinson Realty Co, Inc, a corpn, 5 Beekman; AL; Apr3; Apr22'13; A $10,000-21,500. O C & 100

61ST st, 240 E (5:1415-31), ss, 165 w 2 av, 20x100.5, 3-sty & b stn dwg; Theo Haas, EXR &c Eliza Eselgroth, to Valentine M Eselgroth, 84 Shanley av, Newark, NJ; ¼ pt; AL; Apr17; Apr21'13; A $12,000-17,000. O C & 100

64TH st, 317 W (4:1176-26), ns, 150 w West End av, 25x100.5, 5-sty bk stable; Cornelius Walke to Jno J Finnerty, at Croton-on-Hudson, NY; Apr14; Apr22'13; A$5,500-15,500. O C & 100

65TH st, 421 E (5:1460-13),, ns, 287.9 w Av A, 37.7x100.5, 6-sty bk tnt & strs; Isaacs Realty Co, a corpn, to Saml L Marcus, 1032 2 av; mtg $51,000 & AL; Apr18; Apr19'13; A$12,000-43,500. O C & 100

65TH st, 425 E (5:1460-11), ns, 250.2 w Av A, 37.7x100.5, 6-sty bk tnt; Isaacs Realty Co, a corpn, to Saml L Marcus, 1032 2 av; mtg $51,000 & AL; Apr18; Apr19'13; A$12,000-43,500. O C & 100

66TH st, 153 W (4:1138-11), ns, 244.2 e Ams av, 30.9x100.4, 5-sty bk tnt; Mary E Sandford to Gramont Constn Co, a corpn, 95 William; mtg $35,500; Jan18; Apr19'13; A$22,000-37,000. O C & 100

66TH st, 153 W; Gramont Constn Co to Adeline Thomas, 350 W 88; mtg $35,500 & AL; Mar17; Apr19'13. O C & 100

67TH st, 121-7 W, see Bway, 1991.

68TH st, 206 W (4:1159-38), ss, 125 w Ams av, 25x100.5, 2-sty bk stable; Jno A McEveety, ref, to Jno J Donohue, 951 Ams av; FORECLOS Mar24; Apr17; Apr 22'13; A$8,000-17,000. **17,000**

70TH st E (5:1385-10), ns, 201 e 5 av, 41x100.5, vacant; Otto H Kahn to Helen J James, at Cold Spring Harbor, LI; AL; Apr18; Apr21,13; A$190,000-190,000. O C & 100

77TH st, 335 E (5:1452-15), ns, 275 w 1 av, 25.4x102.2, 4-sty stn tnt & str; Emil Reich to Ida Bergman & Annie S Shanske, both at 1341 So blvd; mtg $16,000 & AL; Apr22; Apr24'13; A$9,000-17,000. nom

82D st, 3 E (5:1494-7), ns, 160 e 5 av, 25x102.2, 5-sty & b bk dwg; Trowbridge Hager to Sarah T Gardiner, 2 W 55; mtg $35,000 & AL; Apr19; Apr21'13; A$60,000-130,000. O C & 100

82D st, 12 E (5:1493-64), ss, 207 e 5 av, 21x102.2, 4-sty & b bk dwg; Caroline H & Louise S Palmer to Ida C Bracher, 349 W 85; mtg $20,000; Apr19; Apr22'13; A$46,-000-55,000. O C & 100

83D st, 303 E (5:1546-5), ns, 100 e 2 av, 25x102.2, 5-sty bk tnt & strs; Chas F Kremer, individ & heir &c of Marie Kremer, his former wife, decd, to Johanna, wife Chas F Kremer, 112 E 57; ½ pt; B&S; mtg $11,000 & AL; Apr19; Apr21'13; A$9,-000-22,000. nom

83D st, 305 E (5:1546-6), ns, 125 e 2 av, 25x102.2, 5-sty bk tnt & strs; Chas F Kremer to Johanna Kremer, his wife, 112 E 57; ½ pt; B&S; mtg $10,000 & AL; Apr 19; Apr21'13; A$9,000-22,000. nom

86TH st, 169 E, see 87th st, 166-80 E.

87TH st, 166-80 E (5:1515-37), ss, 190 e Lex av, runs s100.8xe230 to 3 av (No 1538) xn20.9xw75xn79.11 to 87th xw155 to beg, 3-sty bk theatre, A$——; also 86TH ST, 169 E (5:1515-32), ns, 100 w 3 av, 28x 100.8; all title strips & gores adj, 4-sty bk stable; Loew's Theatrical Enterprises to Glendive Amusement Co, 260 W 42; AL; Apr16; Apr21'13; A$21,000-29,000. O C & 100

88TH st, 154 W (4:1218-50), ss, 342 e Ams av, runs s100.8xe18xn100.8 to beg (last w course probably omitted), 3-sty & b stn dwg; Alice Griffin to Carina De S S Benjamin, 154 W 88; mtg $20,000 & AL; Apr21; Apr22'13; A$10,000-22,000. O C & 100

89TH st, 52 W (4:1202-53), ss, 280 e Col av, 20x100.8, 4-sty & b stn dwg; Hester Bates to Chas T Pegg, 52 W 89; mtg $21,-000; Feb21; Apr21'13; A$15,000-31,000. **33,500**

90TH st, 104 E (5:1518-68), ss, 82.2 e Park av, 25x100.8x29x100.8, 4-sty & b stn tnt; Edw Korminsky to Saul Hotchner, 148 W 131; ⅓ of ½ pt; mtg $8,000 & AL on whole; Apr23; Apr24'13; A$17,500-26,-000. O C & 700

91ST st, 418-24 E (5:1570-37 to 40), scs, 219 e 1 av, 100x100.8, 1-sty bk garage & 1 & 2-sty fr stable; Geo Konop to Mary L Konop, 515 Lockwood, Astoria, B of Q; AT; B&S; AL; Apr19; Apr24'13; A$34,000-37,500. nom

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95TH st, 319 E (5:1558-13), ns, 287.6 e 2 av, 37.6x100.8, 6-sty bk tnt; Gertie Halpin to Martha Trieb, 192 Bowery; mtg $30,000; Apr18; Apr19'13; A$13,000-42,000. nom

95TH st, 319 E; Martha Trieb to Emil Glaser, 425 Cornelia, Bklyn; mtg $30,000; Apr18; Apr19'13. nom

96TH st, 53-5 E (6:1602-25), ns, 100 e Mad av, 50x100.11, 6-sty bk tnt; Eva Arnold (Stich), heir Chas Stich, decd, to Blanch W Meyer, 1 W 68, 28-100 pts; Mary L Rosenbaum, 612 W 112, 24-100 pts, & Sol D Moss, at Long Branch, NJ, 48-100 pts; mtg $70,000; Apr23'13; A$44,000-96 500. nom

98TH st, 3 W (7:1834-28), ns, 100 w Central Park W, 25x100.11, 5-sty bk tnt; Wm F Unger, ref, to Wm Rankin, 119 W 77; mtg $20,000; FORECLOS Apr18; Apr 21; Apr24'13; A$15,000-29,000. **8,500**

100TH st, 14-6 W (7:1835-38), ss, 125 w Central Park W, 40x100.11, 6-sty bk tnt & strs; Harriet Cohen to Emma Jacobs, 174th & St Nicholas av, & Sophie Cohen, 805 St Nicholas av [601 W 174]; AT; mtg $38,000; Apr23; Apr24'13; A$24,000-54,000. O C & 100

101ST st, 141 W (7:1856-16), ns, 400 w Col av, 39.5x101x34.1x100.11, 5-sty bk tnt; Harriet Cohen to Emma Jacobs, 174th & St Nicholas av, & Sophie Cohen, 805 St Nicholas av [601 W 174]; AT; mtg $36,-000; Apr23; Apr24'13; A$23,500-40,000. O C & 100

103D st, 331-3 E (6:1675-19), ns, 150 w 1 av, 50x100.11, 3-sty bk bldg & str; Reuben Bruck to Sami Eckstein, 2670 Marion av [453 E 104]; ½ pt; mtg $27,000 & AL; Feb1; Apr24'13; A$16,000-28,000. nom

105TH st, 253 E, see 2 av, 2047.

107TH st, 208 E (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Theo K McCarthy (r) to Jno S Higham, 264 Hicks, Bklyn; FORECLOS Apr9; Apr 11; Apr21'13; A$8,000-15,000. **6,000**

107TH st, 208 E; Jno C Higham to Harry W Brodie, 17 Badeau pl, New Rochelle, NY; Apr16; Apr21'13. nom

107TH st, 68 W (7:1842-59), ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; Tion Realty Co to H Frank Darrow, 2811 Clarendon rd, Bklyn; mtg $68,000 & AL; Apr 22; Apr23'13; A$29,200-68,000. nom

108TH st, 11 E (6:1614-11), ns, 175 e 5 av, 17x100.9, 5-sty stn tnt; Jacob Seitz to Emma L, wife Wm R Crawford, 404 Columbia, West New Brighton, SI; mtg $15,-000 & AL; Apr15; Apr24'13; A$13,500-25,-000. exch

109TH st, 74 E (6:1614-41½), ss, 119 w Park av, 17x100.11, 4-sty stn tnt; Joe Horowitz to Benj Feinberg, 2228 2 av; mtg $10,150; Apr18; Apr19'13; A$7,500-9,500. nom

111TH st, 220-2 E (6:1660-38-39), ss, 235 e 3 av, 50x100.11, 2 4-sty bk tnts & strs; Giacinto Carrizzo to Jno Palmieri, 150 Ocean Pkway, Bklyn; mtg $20,000; Apr 18; Apr21'13; A$18,000-29,000. nom

112TH st, 601-3 W, see Bway, 2881-7.

116TH st, 312 E (6:1687-44), ss, 190 e 2 av, 21.6x100.11, 5-sty stn tnt; Alex A Tausky, ref, to Martha Gregg, 71 McLaren st, Ottawa, Can; FORECLOS; Apr1; Apr 19; Apr23'13; A$8,500-18,500. **15,000**

116TH st, 227-9 W (7:1922-16), ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & strs; Albt W Ransom, ref, to Marie M Mills, Madison av, Arrochar, SI; mtg $55,000; FORECLOS Jan2; Apr23; Apr24'13; A$33,-000-65,000. **1,000**

116TH st, 231-3 W (7:1922-14), ns, 320 e 8 av, 40x100.11, 6-sty bk tnt & strs; Albt W Ransom, ref, to Marie M Mills, Madison av, Arrochar, SI; mtg $55,000; FORECLOS Jan2; Apr23; Apr24'13; A$33,-000-65,000. **1,000**

117TH st, 112 E (6:1644-68), ss, 95 e Park av, 20x100.11, 5-sty bk tnt; Isaac Strauss to Minnie Weinlander, 327 Edgecombe av; Rosie Rafalsky, 56 Van Sice av, Yonkers, NY, & Frances Bernstein, 163 W 140; ¼ pt; B&S; AL; Nov29'11; Apr 19'13; A$9,000-17,000. nom

117TH st E, swc Pleasant av, see Pleasant av, 315-7.

118TH st, 335-7 E (6:1795-18), ns, 212.6 w 1 av, 37.6x100.10, 6-sty bk tnt & strs; Salvatore Soraci to Arthur Baur, 39 W 27; mtg $28,000; Mar11; Apr23'13; A$14,000-40,000. O C & 100

118TH st, 335-7 E; Arthur Baur to Giuseppe Baiocchi & Antonio & Giovanni Bellantoni, all at 198 Elizabeth; mtg $28,000; Feb19; Apr23'13. O C & 100

118TH st, 335-7 E; Vincezzo Ciuti to same; QC; Apr22; Apr23'13. O C & 100

119TH st, 346 E (6:1795-34), ss, 150 w 1 av, 25x100.10, 3-sty & b fr dwg; Wm H Talmage to Ralph V Wechsler, 251 W 89; B&S & C a G; mtg $8,500 & AL; Jan15; Apr22'13; A$9,000-9,500. nom

121ST st, 51-3 E (6:1747-35), ns, 262.6 w Park av, runs w137.6 to es Madison av (Nos 1863-7), xn75xe100xn25.11xe37.6xs 100.11 to beg, 1-sty bk church; Pilgrim Church of N Y, a corpn, to Congregational Church Bldg, Soc, a corpn, 105 E 22; mtg $85,000; Mar24; Apr22'13; A exempt-exempt. nom

121ST st, 18 W (6:1720-27½), ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; F Glenn Young to Wm E Young, 18 W 121; Apr21'13; $12,500-23,000. O C & 100

122D st, 109 W (7:1907-26), ns, 137 w Lenox av, 19x100.11, 3-sty & b stn dwg; Chas Mayne to Chas A Williams; mtg $10,-000; June1'08; Apr18'13; A$11,400-19,000. O C & 100

122D st, 109 W; Chas A Williams to Edna H Brady [now Mrs L M Havey, 120 Riverside dr; AL; June1'08; Apr18'13. O C & 100

122D st, 109 W; Edna B Havey, formerly Edna H Brady, to Anna C Kelly, at East Orange, NJ [109 W 122]; mtg $10,000; Apr 16; Apr18'13. O C & 100

122D st, 109 W; Caroline Mayne, widow & devisee Chas Mayne, to same; QC; Apr 16; Apr18'13. O C & 100

122D st, 346 W (7:1948-55½), ss, 122 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Arthur Blue to Mary E Blue, his wife, 355 W 122; Apr22; Apr24'13; A$9,-200-12,000. nom

125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e25.6xs100xw0.6xs33 to cl Old Church rd xsw30.2xn150 to beg, 6-sty bk tnt & strs; Geo E Weller, ref, to Broadway Savgs Instn of NY, a corpn, 5 & 7 Park pl; FORECLOS Apr22; Apr23'13; A $13,000-42,000. **30,000**

126TH st, 1 E, see 5 av, 2041.

129TH st W (7:1968-pt lot 39), ss, 110 w St Nicholas ter, 181x99.11; vacant; Louis Golde to Manchester Constn Co, a corpn, 223 Wooster; B&S; Apr21; Apr22'13; A $——$——. O C & 100

129TH st, 147 W (7:1914-13½), ns, 291.8 e 7 av, 16.8x99.8x16.8x99.11, 3-sty & b stn dwg; Geo P Cummings to Julia S Flynn, 147 W 129; AL; Mar12; Apr22'13; A $8,000-9,500. nom

130TH st, 25 E (6:1755-12), ns, 278 e 5 av, 16x99.11, 3-sty & b stn dwg; Clara Adler et al to Harry A Grant, 154 Sterling pl, Bklyn; B&S; mtg $8,000 & AL; Apr14; Apr18'13; A$7,000-9,000. O C & 100

131ST st, 126 W (7:1915-46), ss, 430 e 7 av, 20x99.11, 3-sty & b stn dwg; Wm R Rose to Rebecca Schwabach, 600 W 113; C a G; AL; Apr16; Apr18'13; $9,600-14,000. nom

132D st, 10 E (6:1756-65), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; Eva Segelbohm to Hannah Ostrow, 948 Kelly; AL; Apr17; Apr18'13; A$9,000-21,000. nom

132D st, 18 E (6:1756-60), ss, 93 w Mad av, 27x99.11, 5-sty bk tnt; Diedrich Meyers to Cath A Gasque, 193 Willoughby, Bklyn; mtg $24,950 & AL; Apr23; Apr24 '13; A$9,500-25,000. nom

133D st, 32 W (6:1730-53), ss, 460 e Lenox av, 25x99.11, 5-sty bk tnt; Jas C Thomas to Millie Schwarz, 1044 Findlay av; mtg $20,700; Apr15; Apr18'13; A$9,000-20,000. O C & 100

134TH st, 51 E (6:1759-25), ns, 265 w Park av, 25x99.11, 5-sty bk tnt; Isaac Sakolski to Fisher Lewine [116 E 78]; AT; Oct14'09; Apr18'13; A$7,000-16,000. O C & 100

134TH st, 51 E; Fisher Lewine to Kate Blank, 997 Union av; B&S; Apr8; Apr18 '13. O C & 100

134TH st, 51 E; Kate Blank to Kenton Realty Co, a corpn, 135 Bway; B&S; mtg $11,000; Apr9; Apr18'13. O C & 100

134TH st, 123 W (7:1919-17), ns, 350 w Lenox av, runs n99.11xw11.8xsw16.6xs90 to st xe25 to beg, 5-sty bk tnt; Chas J Leslie, ref, to Van Beuren Realty Co, a corpn, 45 Bway [r 211]; FORECLOS Apr8; Apr22; Apr23'13; A$10,800-20,000. **17,900**

135TH st, 19 W (6:1733-27), ns, 235 w 5 av, 16.8x99.11, 3-sty stn tnt & str; Jas C Clarke to Hannah C Walker & Jas H Press, both at 19 W 135; QC; Apr23; Apr 24'13; A$8,000-10,000. nom

135TH st, 19 W; J Walter Clarke to same; QC; Feb13'11; Apr24'13. nom

135TH st, 502-12 W (7:1988-37-46), ss, 100 w Ams av, 275x99.11, 6 6-sty bk tnts; McKinley Realty & Constn Co to Abr Nevins [1990 7 av] & Harry W Perelman [1980 7 av]; mtg $95,600; Apr7'05; re-recorded from Apr8'05; Apr19'13; A$147,-000-348,000. O C & 100

136TH st, 135 W (7:1921-17½), ns, 384 e 7 av, 15.6x99.11, 4-sty bk dwg; J Anthony Minott to Wm D Jones, 112 W 139; mtg $9,000 & AL; Apr14; Apr24'13; A$6,-800-9,500. O C & 100

137TH st, 213 W (7:2023-24), ns, 193 w 7 av, 19x99.11, 3-sty & b stn dwg; Jas M Donohue, ref, to Germania Life Ins Co, 50 Union sq; FORECLOSED & drawn Apr 23; Apr24'13; A$8,900-15,500. **10,000**

138TH st, 117 W (7:2007-20), ns, 438 e 7 av, 26x99.11, 5-sty stn tnt; Wm Rothstein to Herman Grosskopf, 23 W 127; mtg $17,000 & AL; Apr21'13; A$11,500-27,-000. O C & 100

142D st, 231 W (7:2028-15), ns, 350 e 8 av, 25x99.11, 1-sty bk garage; Jas A Lynch, ref, to Wm W Johnson, 612 North Bway, Yonkers, NY, & Jno Jardine, at Chatham, NJ, TRSTES Alvin J Johnson, decd, for benefit Minnie A Worth; FORECLOS Apr 1' Apr16; Apr18'13; A$11,000-12,000. **8,400**

152D st, 513 W (7:2084-24), ns, 212.9 w Ams av, 15x99.11, 3-sty & b stn dwg; Wm G Beard to Eugene C Huber, 47 E 21; mtg $8,500; Apr21; Apr22'13; A$7,800-11,500. O C & 100

152D st, 533 W (7:2084-14½), ns, 450 w Ams av, 16.8x99.11, 3-sty & b bk dwg; Mary Becker to Maybelle Becker, 533 W 152; Apr17; Apr23'13; A$8,600-11,500. nom

161ST st W (8:2137-pt lt 11), ss, 125 w Bway, 145.11 to es Ft Washington av x 102.2x124.4x99.11, vacant; A$——$——; also 161ST ST W (8:2137-52), ns, 175 w Bway, 108.10 to es Ft Washington av x102.2x 130.4x99.11, vacant; Gertrude A Vanderbeck to Friedman Constn Co, a corpn, 171 Bway; B&S; Apr18; Apr22'13; A——$——. O C & 100

161ST st W, ns, 175 w Bway, see 161st W, ss, 125 w Bway.

161ST st W, ss, 89.6 e Ft Washington av, see Ft Washington av, es, 39 n 161st.

176TH st W, swc Ams av, see Ams av, ws, 80 n 175th.

177TH st W, nec Audubon av, see Audubon av, 247.

181ST st W, sec Ft Washington av, see Ft Washington av, sec 181st.

190TH st W, nwc St Nicholas av, see St Nicholas av, nwc 190th.

Av A, 248 (3:973-3), es, 51.9 n 15th, 25.9 x95.6, 5-sty bk tnt & strs; Louis Seiler to Rebecca Wasserman, 150 2 av [care H Wasserman, 45 E 7]; mtg $23,250; Apr21 '13; A$13,500-22,000. O C & 100

Av B, 179 (2:394-3), es, 51.9 n 11th, 17.2 x71, 4-sty bk tnt & strs; David Lazarus to Emanuel Bleyer, 1326 Mad av; mtg $16,000; Apr10; Apr21'13; $10,000-13,000. O C & 100

Amsterdam av, 843 (7:1856-2), es, 25.11 n 101st, 25x100, 5-sty bk tnt & strs; Anita Piza to Alvin Holding Corpn, 391 E 149; mtg $22,500; Apr16; Apr21'13; A$21,000-29,000. O C & 100

Amsterdam av (8:2132-58), ws, 80 n 175th, 119.10 to ss 176th xw100, 6-sty bk tnt; Edw Fagan to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $180,000 & AL; Dec27'12; Apr21'13; A$65,000-P$92,-000. O C & 100

Audubon av, 247 (8:2132-21), nec 177th, 107.11x100x—x100, 6-sty bk tnt & strs; Lawyers Mtg Co, a corpn, to Brown-Weiss Realties, a corpn, 61 Park row; B&S; Apr 14; Apr19'13; A$60,000-190,000. O C & 100

Audubon av, 247; Brown-Weiss Realties, a corpn, to Inter-City Land & Securities Co, a corpn, 5 Beekman; mtg $152,500; Apr18; Apr19'13. O C & 100

Bowery, 245 (2:426-17), sec Stanton (No 1), 25.7x77x25.8x80, 2 & 4-sty bk tnt & strs; Jno T Sackett & ano, TRSTES for Henry W Lee, will Fredk R Lee, to Eliza C Swainson, 49 W 79 [49 W 73], & Fredk R Lee, Hackensack, NJ; B&S & C a G; Apr17; Apr21'13; A$31,000-36,000. nom

Bowery, 316-8 (2:471-73-74), swc Bleecker (Nos 2 & 4½), 40.5x98.10x40.3x95.7, 4-sty bk loft & str bldg; Edw C Parish, ref, to Eugene H Paul, 423 Sterling pl, Bklyn; FORECLOS Apr11; Apr15; Apr18'13; A$55,-000-72,000. **75,000**

Broadway, 434-8 (1:232-1), nec Howard (Nos 38-42), 60.10x98x60x97.8, 9-sty bk office & str bldg; Martin L Stover, ref, to Metropolitan Life Ins Co, 1 Mad av; FORECLOS Apr16; Apr18'13; A$235,000-485,000. **430,000**

Broadway, 822-4 (2:557-17), sec 12th (No 60), runs se124.8xsw8.10xnw16 & 98.7 to es Bway xne43.4 to beg, 6-sty stn loft & str bldg; Peerless Investing Co to 822 & 824 Broadway Co, Inc, a corpn, 31 Nassau [r 1702]; mtg $132,500 & AL; Apr18'13; A $160,000-175,000. O C & 100

Broadway, 1981-7, see Bway, 1991.

Broadway, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr str & stable; A$70,000-72,000; also BROADWAY, 1983-7 (4:1139), ws, 28.7 n 67th, 56.2x93x50x118.8, 3 4-sty bk tnts & strs & pts 3 4-sty & b stn dwgs in st; also BROADWAY, 1981 (4:1139-this & above lots 14-16), nwc 67th (Nos 121-7), 28.7x 118.8x25.5x...1.8, 4-sty bk tnt & str & pts 3 4-sty & b stn dwgs; Robt E Dowling to Albt S Mortimer, 67 W 71; 1-6 pt; AT; sub to life estate of Eliza J Arkenburgh; mtg $25,000 & AL; Aug19; Apr22'13; A$212,000-237,000. O C & 100

Broadway, 2881-7 (7:1895-16), nwc 112th (Nos 601-3), 100.11x100, 7-sty bk tnt & strs; Margt R French to Ellen S Auchmuty, at Lenox, Mass & Fredk A Schermerhorn, 101 University pl; mtg $200,000 & AL; Apr21'13; A$190,000-325,000. O C & 100

Edgecombe av, 145-7, see Edgecombe av, 149-51.

Edgecombe av, 149-51 (7:2051-91), ws, 675 s 145th, 40x97.2x41.2x87.2, 5-sty bk tnt; A$15,000-38,000; also EDGECOMBE AV, 145-7 (7:2051-93), ws, 715 s 145th, 45x 105.7 to cl old Kingsbridge rd x28.4x97.1, 5-sty bk tnt; Sherman Co, a corpn, to Central Development Co, a corpn, 810 Broad, Newark, NJ; mtg $81,000; Apr23; Apr24'13; A$16,000-40,000. O C & 100

Edgecombe av, 153-5 (7:2051-89), ws, 635 s 145th, runs w100xs1.9xse21.9xsw35.8 xe87.2 to av xn40 to beg, 5-sty bk tnt; Sherman Co to Central Development Co, a corpn, 810 Broad, Newark, NJ; mtg $40,000; Apr23; Apr24'13; A$15,000-38,000. O C & 100

Fort Washington av (8:2137-pt lt 52), es, 39 n 161st, runs n15 to cl Knapps lane xse98.6 to ns 161st xw37xnw59 to beg, vacant; also 161ST st W (8:2137-pt lt 11), s s, 89.6 e Ft Washington av, runs e31 to cl Knapps la xse30xnw28 & 30 to beg, vacant; Dallas Flannagan, ref, to Gertrude A Vanderbeck, 149 W 126; PARTITION; Mar21; Apr18; Apr22'13. **4,950**

Ft Washington av, sec 161st, see 161st W, ss, 125 w Bway.

Ft Washington av, nec 161st, see Ft Washington av, es, 39 n 161st.

Ft Washington av, nec 161st, see 161st W, ss, 125 w Bway.

Ft Washington av, 19-21 (8:2136-50), w s, 250.5 w Bway, runs w103.5xs60xe100xne 45.2 to av yn41.3 to beg, 6-sty bk tnt; Harry B Rosen to Robt S Smith, 32 W 92; mtg $95,000; Apr18; Apr21'13; A$60,000-$——. nom

Fort Washington av (8:2176-104), sec 181st, runs e140.5xs150xw30xs10xw100 to av xn173.10 to beg, 6-sty bk tnt; 180 Montague St Realties, Inc, to Brown-Weiss Realties, a corpn, both at 63 Park row; mtg $405,000; Apr17; Apr18'13; A$113,000-325,000. O C & 100

Greenwich av, 51 (2:612-59), ws, 131.10 n Charles, 21x73.3x21.5x77.9, except Greenwich av, ws, 131.10 n Charles, 0.2x77.4x0.7x 77.9, 5-sty bk factory, 1-sty ext; Vienna Pressed Yeast Co to Fleischmann Co, a corpn, 699 Washington; Apr15; Apr 18'13; A$10,000-13,500. nom

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Lexington av, 1012 (5:1407-56), ws, 85.2 s 73d, 17x80, 3-sty & b stn dwg; David Winters to David L Durra, 1012 Lex av; B&S; Nov8'12; Apr18'13; A$15,000-21,000. O C & 100

Lexington av, 1072 (5:1410-57), ws, 51.2 s 76th, 17x80, 3-sty & b stn dwg; A$12,000-16,000; also LEXINGTON AV, 1074 (5:1410), ws, 34.2 s 76th, 17x80, 3-sty & b stn dwg; Bessie, wife Thos E Fitzgerald, to Mucklen Holding Co, Inc, a Corpn, 1074 Lex av; mtg $25,000; Apr11; Apr18'13; A $12,000-16,000. O C & 100

Lexington av, 1074, see Lexington av, 1072.

Madison av, 1863-7, see 121st, 51-3 E.

Park av, 96 (3:869-43), ws, 16.5 s 40th, 16.5xs9, 4-sty & b stn dwg; Jenny P Forbes, devisee Jno Mack, to Emery L Ferris, 600 W 144; mtg $22,500; Apr17; Apr18'13; A$54,000-67,000. O C & 100

Park av, 1505 (6:1637-72), es, 75.8 s 110th, runs s25.2xe155xn25xw75xn0.2¾xw 80 to beg, 1 & 2-sty bk stable; Dietrich W Kaatze et al to Anna E Kraft, 103 Keap, Bklyn; AT; QC; Apr11; Apr24'13; A$11,000-14,000. nom

Park av, 1708-10 (6:1746-37-38), ws, 50.5 s 120th, 50.6x90, 2 5-sty bk tnts & strs; Elise D Pennock to Mattie P Drake, 420 W 119; mtg $48,000 & AL; Apr4'12; Apr 24'13; A$19,000-37,000. nom

Pleasant av, 315-7 (6:1710-27), swc 117th, 35.8x94, 6-sty bk tnt & strs; Harriet Cohen to Emma Jacobs, 174th & St Nicholas av, & Sophie Cohen, 805 St Nicholas av [601 W 174]; ⅔ pts; AT; mtg $40,000; Apr23; Apr24'13; A$14,000-47,000. O C & 100

Post av (8:2219-pt lt 13), ss, 175 w 207th (Emerson), 25x100, 5-sty bk tnt; Post Ave Constn Co to Sarah Gilroy, 108 W 111; mtg $22,000; Apr21; Apr22'13; A$——$——. O C & 100

St Nicholas av (8:2169-53), nwc 190th, 97x120; vacant; Dakota Realty Co to 190th St Holding Co, Inc, a corpn, 35 Nassau; mtg $72,000 & AL; Apr17; Apr18'13; A $60,000-60,000. O C & 100

1ST av, 2354 (6:1808-50), es, 40.11 s 121st, 20x80, 4-sty bk tnt & strs; Minnie A Brian to Jos Grisler, 290 E 38, Bklyn; mtg $13,000; Mar25; Apr21'13; A$7,000-13,000. O C & 100

2D av, 500 (3:934-1), nec 28th (No 301), 20x80, 4-sty bk tnt & strs; Henry Blumenthal to Gene L Blumenthal, 306 W 94; mtg $16,000; Apr12; Apr21'13; A$15,000-21,000. O C & 100

2D av, 1710 (5:1551-52), es, 50.8 s 89th, 25x100, 5-sty bk tnt & strs; Jno D Shea to Cora E Mooney, 1648 2 av; mtg $18,000; Apr15; Apr21'13; A$14,000-28,000. O C & 100

2D av, 1710; Cora E Mooney to Jno D Shea & Leopold D V Shea, both at 1648 2 av, as joint tenants; mtg $18,000 Apr 15; Apr21'13. O C & 100

2D av, 2047 (6:1655-21), nwc 105th (No 253), 24.5x94, 5-sty bk tnt & strs; Bertha Kreiger to Martin M Stone, 867 E 23; mtg $32,000; Apr23; Apr24'13; A$16,500-31,000. nom

3D av, 794 (5:1303-39), ws, 20.5 s 49th, 20x60, 4-sty bk tnt & str; David & Rose Winters to David L Durra, 1012 Lex av; B&S; Nov8'12; Apr8'13; A$13,500-17,500. O C & 100

3D av, 1538, see 87th, 166-80 E.

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & strs; Inter-City Land & Securities Co to Marie R Winters, at Port Washington, LI; mtg $49,500; Apr 15; Apr19'13; A$29,000-54,000. nom

5TH av, 2041 (6:1751-1), nec 126th (No 1), 99.11x120, 6-sty bk tnt & strs; The 2041 5th Av Co, a corpn, to Wilson C Reed, 440 Riverside dr; mtg $247,000 & AL; Jan25; Apr24'13; A$110,000-250,000. exch & 100

8TH av, 30-2 (2:625-54-55), es, 81.7 s Jane, runs se52xw22.6xs6.6xw16.6xw16xn 6.6xw25xn4 to av at pt 39.9 s from beg x— to beg, 2 3-sty bk tnts; Chas G Comstock, EXR &c Maria Rhodes, to Rice McDonald, 707 N 7, St Joseph, Mo; 1-24 pt; Apr14; Apr21'13; A$11,500-14,500. **700**

8TH av, 30-32; Mary C Rhodes to same; 1-24 pt; Mar10; Apr21'13. **700**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st, ss, at nws Sherman av, see Sherman av, nws, at ss Arden.

Beekman st, 105-7, see Bowery, 163.

Chrystie st, 133, see Bowery, 163.

Division st, 97 (1:282-71), ss, 110.10 w Pike, 24.11x64.10x25.4x64.11, valued at $45,000; sub to mtg $25,000; agmt that party 2d pt will not sell above before Feb28'15, as same secures performance of covenants in lease of No 1362 5 av, owned by party 1st pt; Max Fertig, 30 E 34, with Sophie Maas; Apr18'13; A$18,500-27,000. nom

Frankfort st, 25, see Bowery, 163.

John st, see Nassau, see Nassau, see John.

Nassau st (1:67), see John; resignation of Henry K Sheldon as TRSTE & appointment of Bklyn Trust Co [177 Montague, Bklyn] as TRSTE under trust created by Anna K Sheldon by deed dated Nov10'03; Apr14; Apr18'13. nom

Pearl st, 284-6, see Bowery, 163.

64TH st W, see Bway, see Bway, 1914-6.

68TH st, 12 E, see 68th, 14 E.

68TH st, 14 E (5:1382), owned by party 1st pt; also 68TH ST, 12 E, owned by party 2d pt; party wall agmt; Chas H Woodruff, at Litchfield, Conn, with Richd M Hurd, 115 E 60; Apr2; Apr18'13. nom

68TH st, 241 W (4:1160-14), ns, 450 w Ams av, 25x100.5; re judgt; Jos E R Kunzmann to Chas Pfizer Jr Co, Ltd, 81 Maiden la; Apr10; Apr22'13; A$9,000-19,000. nom

187TH st W, nwc Ams av, see Ams av, swc 188th.

188TH st W, swc Ams av, see Ams av, swc 188th.

Amsterdam av, nwc 187th, see Ams av, swc 188th.

Amsterdam av (8:2159-16), swc 188th; 94.10x100; vacant; A$40,000-40,000; also AMSTERDAM AV (8:2159-23), nwc 187th, 94.10x100; vacant; re mtg; Lawyers Title Ins & Trust Co to Napoleon Constn Co, 206 Bway; Apr17; Apr18'13; A$41,000-41,000. nom

Bowery, 163 (2:424-7 & 31), es, 117.6 n Broome, runs n23.6xe226.6 to ws Chrystie (No 133), xs23.8xw—xn0.3xw114.4 to beg, 5-sty stn loft & str bldg & 4-sty bk loft & str bldg; mtg $28,000 on No 163 & mtg $27,500 on No 133; A$49,000-67,000; also FRANKFORT ST, 25 (1:103-12), ss, 67.1 e William, 21.10x68.10x20.11x68.11, 4-sty bk tnt & strs; mtg $24,000; A$20,000-25,500; also PEARL ST, 284-6 (1:95-21), sec Beekman (Nos 105-7), runs se53.10xsw31xs 11.6xsw10.2xnw62.6 to es Pearl xne40.2 to beg, 7-sty bk loft & str bldg; mtg $57,500 & AL; A$47,000-65,000; trust agmt & re of Lewis E Bamberger as EXR of Abram E Bamberger, decd; Francis Gosling et al to Julian A Hellman, 106 W 73 in trust for parties 1st pt; Jan2; Apr23'13. nom

Broadway, 1914-6 (4:1116-59), sec 64th, 58.4x20.8x50.5x50, 3-sty bk office & str bldg, valuation $135,000; sub to mtg $85,000; A$90,000-100,000; CONTRACT to exchange for 5TH AV, 257 (3:858), es, 74.2 n 28th, 24.7x100, 5-sty stn str, 2-sty ext; valuation $320,000; sub to mtg $210,000; Junction Realty Co, a corpn, 127-33 W 26, with Louise M Stevens, 63 Grant, Corona, LI; Apr14; Apr18'13; A$208,000-231,000. exch

Sherman av (8:2175-pt lots 92 & 94), nws, at ss Arden, 80x125; vacant; re mtg; Walter A Burke, EXR, &c, Matilda B Brown, to Gibraltar Realty Co, a corpn; [485 8 av]; QC; Apr22; Apr24'13; A$——$——. O C & 3,000

2D av, 57-9 (2:459); re asn rents; Harry G Rouse to Evarts Holding Co, a corpn, [care H M Murksam] 302 Bway; Apr9; Apr19'13. nom

3D av, 1152-4 (5:1402); consent to construction of third track; Henry L Morris to Manhattan Railway Co, 165 Bway; Apr 16; Apr21'13. ——

5TH av, 257, see Bway, 1914-6.

Plot (7:2050-164 & 158) begins 204.4 n 141st & 74.5 e Hamilton ter, runs e25.6xn 160.4xw13.2xs— x again s79.8 to beg, except pt conveyed by Cockerill to Ames by two deeds recorded in l 133 p 402 & 405; vacant; re dower; Gertrude T, wife Jno F Cockerill, to Chas M Ames, 33 Hamilton ter, & Fredk Gehrung, 31 Hamilton ter; AT; QC; Aug13'12; Apr18'13; A $2,200-2,200. nom

Plot (7:2050); same prop; re mtg; West Side Bank to same; QC; Apr12; Apr18'13. 500

Assigns ½ interest (miscl) **in estate** Wm Molenaor; Martin M Molenaor to Wilfred Molenaor, 243 W 120; June15'12; Apr 19'13. ——

Asn (miscl) all RT&I in estate of Jacob Cohen; Edw Korminsky to Saul Hotchner, 118 W 131; Apr23; Apr24'13. O C & 700

Certified copy (wills) last will & testament of Henry Simon, of NY; Aug5'79; Apr21'13. ——

Copy (miscl) of last will of Louisa Watts, late of NY; Sept4'09; Apr23'13. ——

Power of atty (miscl) pertaining to Heckman Contracting Co; Geo Curd to S A Heckman, 72 North Moore; Apr8; Apr18'13. ——

Power of atty (miscl); Du Bois Beale to Isaac E Ditmars, of Bklyn; Apr18'13. ——

Power of atty (miscl); Bertha F, wife Kaufman I Abrams & heir Caroline M Whitbeck, to Thos W Butts, 36 Gramercy Park E; Jan13; Apr24'13. ——

Power of atty (miscl); Eugene Leger, of Paris, France, to Coudert Bros et al; Apr5; Apr24'13. ——

Revocation of power of atty (PA); Geo J Smith to Edgar S McKnight, Bayside, LI; Apr19'13. ——

Revocation of power of atty (miscl); Laura N, wife Geo J Smith, at Kingston, NY, to Mark M Salomon, 852 Eastern Pkway, Bklyn; Apr19'13. ——

WILLS.

Borough of Manhattan.

Chambers st, 121 (1:145-10), ns, 124.10 e Bway, runs e25xn150.10 to Reade (No 103), xw25.9xs150.10 to beg, 2 5-sty bk loft bldgs & strs (⅓ int); A$75,000-100,000; also FRONT ST, 228-30 (1:97-35), ws, 61.8 s Peck sl, 34.9x69.6, 5-sty bk loft bldg (⅓ int); A$17,500-27,000; also READE ST, 140 (1:141-5), ns, 141.8 w Hudson, 25x55.1, 2-sty bk loft bldg (⅓ int); A$18,000-20,500; also 14TH ST, 46 E (2:565-13), ss, 78.11 w Bway, runs w32.11xs206.6 to 13th (No 49 E) xe31.8xn206.6 to beg, 6-sty bk theatre & 6-sty bk loft bldg (⅓ int); A$18,000-20,500; 275,000; also 5TH AV, 298 (3:832-47), swc 31st, 30.4x100, 6-sty bk & stn loft & str bldg (⅓ int); A$545,000-595,000; Frederic E Gibert Est, Chas N Harris, EXR, 72 E 55; attys, Parsons, Closson & McIlvaine, 52 Wm. Will filed Apr9'13.

Front st. 228-30, see Chambers, 121.

Reade st, 103, see Chambers, 121.

Reade st, 140, see Chambers, 121.

5TH st, 427 E (2:433-43), ns, 225 w Av A, 12.8x—x57.2x97, 2 & 4-sty bk stable (½ int); Conrad Hock Estate, Lizzie Hock, EXTRX, 358 E 98; attys, Loeb, Bernstein & Ash, 55 Wall; A$17,000-$22,000; Will filed Apr22'13.

12TH st, 224 E (2:467-21), ss, 325.2 e 3 av, 23.4x106.6, 4-sty stn fr dwg; Patk F McGowan Est, Owen Ward (Pres. Lincoln Trust Co), EXR, 208 5 av; attys, Bowers & Sands, 31 Nassau; A$14,000-21,000. Will filed Apr24'13.

13TH st, 49 E, see Chambers, 121.

13TH st, 513 E (2:407-54), ns, 158.5 e Av A, 37.6x103.3, 6-sty bk tnt (pt int); Giuseppe Lopinto Est, Antonino Lopinto EXR, 513 E 13; atty, Alfonso Bivona, 150 Nassau; A$26,000-54,000. Will filed Apr19'13.

14TH st, 46 E, see Chambers, 121.

31ST st W, swc 5 av, see Chambers, 121.

35TH st, 33 E (3:865-26), ns, 185 w Park av, 20x98.9, 3-sty bk stable; A$64,000-73,000; also MADISON AV, 219-29 (3:866-25 & 58), nec 36th, runs n197.6 to sec 37th xe151xs98.9xc104.6xs98.9xw271.6 to beg; 3 & 4-sty stn ft dwg, 2-sty stn ft library & 2-sty stn ft stable; A$1,828,000-2,628,000; Jno Pierpont Morgan Est, Jno Pierpont Morgan Jr, EXR, Glen Cove, LI; attys, Carter, Ledyard & Milburn, 54 Wall; Will filed Apr22'13.

36TH st E, nec Mad av, see 35th, 33 E.

37TH st E, see Mad av, see 35th, 33 E.

57TH st, 446 E (5:1368-31), ss, 124.8 w Av A, runs w17.10xs125.8xe36.1xn38.3xw 18.2xn90 to beg, 2-sty bk dwg; ½ int; A $8,500-$9,500; also 94TH ST, 135-7 E (5:1523-13-13½), ns, 80 w Lex av, 33.8x100.2, 2 3-sty stn ft dwgs; A$18,000-24,000; also LEXINGTON AV, 1450-2 (5:1523-14-15), nwc 94th, 37.8x80, 2 3-sty stn ft dwgs; ½ int on $1,450; A$31,000-37,000; also LEXINGTON AV, 1456-8 (5:1523-16½-17), ws, 55.8 n 94th, 36x80, 2-3-sty stn ft dwgs; ½ int on 1458; A$23,000-28,000; Sarah H Crosby Est, Geo P Hotaling, EXR, 802 West End av, atty; Will filed Apr17'13.

82D st, 116 W (4:1212-40), ss, 186 w Col av, 19x102.2, 4-sty stn ft dwg; Julia A Allen Est, E Hunt Allen, EXR, 116 W 82; attys, Allen & Cammann, 63 Wall; A $11,000-22,000; Will filed Apr2'13.

84TH st, 41 W (4:1198-10), ns, 231 e Col av, 19x102.2, 4-sty stn ft dwg; Annette Kahn Est, Emil Kahn, ADMR, 38 E 60; atty, Jno L Steinbugler, 1 Bway; A$14,000-23,500; Letter of adm filed Apr16'13.

88TH st, 231 E (5:1534-19), ns, 150 w 2 av, 25x100.8, 5-sty stn ft tnt; A$10,000-19,000; also 89TH ST, 232 E (5:1534-35), ss, 225 w 2 av, 25x100.8, 5-sty bk tnt; A $10,000-21,000; also 133D ST, 6 W (6:1730-41), ss, 107 w 5 av, 28xs99.11xe28xn25xe 3xn74.11 to beg, 5-sty bk tnt; A$10,000-22,500; Jacob Platt Est, Mary or Marie Platt, EXTRX, 231 E 88; atty, F P Hummel, 1511 3 av; Will filed Apr15'13.

89TH st, 232 E, see 88th, 231 E.

94TH st, 135-7 E, see 57th st, 446 E.

94TH st, nwc Lex av, see 57th st, 446 E.

131ST st, 130 W ((7:1915-47),, ss, 390 e 7 av, 20x99.11, 3-sty stn ft dwg; A$9,600-14,000; also LEXINGTON AV, 1498 (6:1624-57), ws, 50.11 s 97th, 25x80, 5-sty bk tnt & strs; A$11,000-19,000; Emanuel Katz Est, Herman Katz, ADMR, 501 W 150; atty, Percy D Adams, 1 Liberty; Letter of admn filed Apr16'13.

133D st, 6 W, see 88th, 231 E.

Convent av, 329 (7:2050-28), es, 100 s 144th, 20x100, 3-sty stn ft dwg; Sarah Josephine Grant Est, Danl Whitford, EXR & atty, 165 Bway; A$9,500-19,000; Will filed Apr19'13.

Lexington av, 1450-2, see 57th st, 446 E.

Lexington av, 1456-8, see 57th, 446 E.

Lexington av, 1498, see 131st, 130 W.

Madison av, 219-29, see 35th, 33 E.

5TH av, 298, see Chambers, 121.

CONVEYANCES.

Borough of the Bronx.

Crotona Park E, swc Suburban pl, see Boston rd, nwc Suburban pl.

Crotona pl, 1479 (11:2927), ws, 109.10 s 171st, 25x100, 3-sty fr dwg; Hannah McGrath to Louis Guttman, 3909 3 av; mtg $5,000; Apr21; Apr22'13. O C & 100

Cyrus pl, 443, see 188th, 426 E.

Drake st, swc Seneca av, see Seneca av, swc Drake.

Faile st (10:2764), es, 200 n Lafayette av, 50x100; vacant; Emily A Hock to Theresa Drescher, 816 Faile; ⅓ pt; AT; AL; Apr18; Apr19'13. nom

Ford st, swc Webster av, see Webster av, 2247-51.

Freeman st, 950 (11:2986), ss, 75 w Vyse av, 25x95, 1-sty bk str; Annie L Goebbels to Martha Perna, 1074 Fox; mtg $7,500; Apr19; Apr21'13. O C & 100

Garden st (11:3099), sws, 350 se Orchard ter, 50x200 to nes 182d, 2-sty fr dwg; Sarah Browning to 182d and Garden Streets Co Inc, a corpn, 784 E 179; mtg $10,000; Apr 14; Apr22'13. O C & 100

Gilbert pl, 850 (10:2761), nec Hunts Point av (No 1201), 108.4x100x131.11x102.9; vacant; Henry Morgenthau Co to Burnett-Weil Constn Co, a corpn, 165 Bway; B&S; Apr23; Apr24'13. O C & 100

Gray st or Leggett pl (*), ws 200 n McGraw av, 25x125; Jos W Bersin to Carolina W Bersin, his wife, ft 86th & N R; mtg $350; Apr23; Apr24'13. O C & 100

Hoffman st, 2406 (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1, 2-sty fr dwg; Chas E Moore, ref, to Chas H Lockwood, 305 E 144; FORECLOS Apr15; Apr22; Apr 23'13. **2,700**

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Hoffman st, 240S (11:3066), es, 52.7 n 187th, 25x117.10x25x117.11, 2-sty fr dwg; Chas E Moore, ref, to Smith Williamson at White Plains, NY; FORECLOS Apr15; Apr22; Apr23'13. **2,700**

Hoffman st (11:3067), es, 25S s Fordham rd (Union av), 25x117.11x25x117.9; vacant; Mary Meisel to City Real Estate Co, a corpn, 176 Bway; B&S & C a G; mtg $1,-250; Mar24; Apr19'13. O C & 100

Home st (Lyon av) (10:2728), ss, 100 w Southern blvd, 50x106.3x50x112, vacant; Sinnott Co, a corpn, to Adele M Harrington, 1476 Vyse av; Apr10; Apr23'13. O C & 100

Lorillard pl, 2366 (11:3054), es, 271.7 n 3 av, 50x100, 5-sty bk tnt; Pierce Constn Co to Abr L Lazarus, 150 Rodney, Bklyn; mtg $41,750; Apr16; Apr21'13. O C & 100

Lorillard pl, 2366-8 on map 2266 (11:-3054), es, 271.7 n 3 av, 50x100, 5-sty bk tnt; Abr L Lazarus to Julius Hechtlinger, 590 E 138; mtg $41,750; Apr19; Apr21'13. O C & 100

Manida st, 723 (10:2768), es, 191.8 s Spofford av, 15x67.11 to ws old Hunts Pt rd x15.2x65.9, with all title in said old rd, 3-sty bk dwg; Rasin Salvesen to Carl Jaffe, 827 Union av; mtg $4,760 & AL; Apr 18; Apr21'13. nom

Melville st, 1729 (*), lot 156 map Van Nest Park; Augusta Shelley, heir Annie Bringman, to Arnold Bringman, 505 W 54; ¼ pt; QC; Apr17; Apr21'13. nom

Melville st, 1729; Minnie Wegman & ano, heirs Annie Bringman, to same; ½ pt; QC; Apr17; Apr24'13. nom

Melville st, 1729; Edw Bringman, heir Annie Bringman to same; ¼ pt; QC; Apr 17; Apr24'13. nom

Minford pl, 1535 (11:2977), ws, 133.3 n 172d, 36.2x100, 4-sty bk tnt; Sandow Realty Co to Riedt Realty Co, a corpn, 2104 Bathgate av; mtg $17,500; Apr21'13. nom

Roselle st (*), ws, 145.4 n Silver, 25x 147.1x27.11x159.6; Lavilla M Murphy to Janette P Stauder, 1517 Roselle.. mtg $2,-200; Apr17; Apr18'13; O C & 100

Suburban pl, nwc Boston rd, see Boston rd, nwc Suburban pl.

Suburban pl, swc Crotona Park E, see Boston rd, nwc Suburban pl.

Tiffany st, 912 (10:2712), es, 325 s 163d, 50x110, 5-sty bk tnt; Steinmetz Constn Co to 912 Tiffany St Corpn, 49 Wall; mtg $42,-000; Apr18'13. nom

Timpson pl (10:2603 & 2604), ss, 301.9 e 149th, runs s512.11 to land N Y, N H & H R R Co xne330 to cl old rd xne190 xn200 to pl xw359.3 to beg, vacant; Fredk W Chesebrough to Robt A Chesebrough at Spring Lake, NJ; 1-12 pt; AT; B&S; mtg $20,000 & AL; Mar31; Apr22'13. **1,200**

Wyatt st, 1171-3 or 177th (*), ns, 200 e Bronx Park av, 50x100; River Realty Co to Wm H Booth, 2074 Vyse av; mtg $10,-000 & AL; Apr23; Apr24'13. O C & 100

136TH st E (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x—x100; vacant; 7th Av Amusement Co to Herman Hanauer, 247 E 58; mtg $5,500; Apr24'13. nom

136TH st E (9:2264); same prop; Herman Hanauer to Isidor Weissman, 169 Brook av; mtg $10,000 & AL; Apr24'13. nom

141ST st E, swc Brook av, see Brook av, swc 141.

141ST st, 400 E, see Willis av, 316.

142D st, 502 E (9:2286), ss, 866.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Amelia A Schmidt to Hermann-Stursberg Realty Co; Apr28'09; Apr23'13. nom

143D st, 431 E (9:2288), ns, 300 e Willis av, 18.8x100, 2-sty & b bk dwg; Emilia K Braun to Chas J Goeller, 280 E 162; Apr 15; Apr19'13. O C & 100

147TH st, 433 E (9:2292), ns, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty bk tnt; Carl H Schurz, ref, to Wm Rankin, 119 W 77; mtg $29,000; FORECLOS Mar4; Apr23; Apr24'13. **7,000**

160TH st, 322 E, see Courtlandt av, 843

166TH st, 781 E, see Tinton av, 1098.

172D st W, swc Shakespeare av, see Shakespeare av, swc 172d.

173D st E, nwc Southern blvd, see Southern blvd, nwc 173.

173D st E, swc Webster av, see Webster av, swc 173.

173D st E, swc Webster av, see Webster av, swc 173d.

174TH st E, sec Mt Hope av, see Mt Hope av, sec 174.

175TH st, 498 E, see Bathgate av, swc 175.

176TH st, 670 E, see Crotona av, 1845.

177TH st, 29 E (11:2853), nwc Walton av, 77.2x100, 2-sty fr dwg & vacant; Edel Realty Co to Adolph Wexler, 204 Bush; Apr17; Apr19'13. O C & 100

177TH st, 29 E, see Walton av, nwc 177.

178TH st, 228 W (11:2883), ss, 80 w Cedar av, 20x98, 2-sty fr dwg; mtg $2,500; also 178TH ST, 230 W (11:2883), ss, 100 w Cedar av, 27.3 to es land N Y & Putnam RR x98.6x22.3x98, 2-sty fr dwg; mtg $2,-500; also 178TH ST, 231 W (11:3231), ns, 105.6 w Cedar av, 25.9x66x27x72, 2-sty fr dwg; mtg $3,000; Edw L Montgomery Jr to Theo T Lane, 25 Franklin pl, Flushing, B of Q; Apr18; Apr24'13. nom

178TH st, 230 & 231 W, see 178th, 228 W.

179TH st, 960-82 E, see Vyse av, sec 179th.

180TH st E, nwc Ryer av, see Ryer av, 2081.

181ST st E, swc Boston rd, see Boston rd, 2131-9.

182D st E, nws, abt 350 e Orchard ter, see Garden, sws, 350 se Orchard ter.

182D st E, nwc Valentine av, see Valentine av, nwc 182.

184TH st, 32 W (11:3198), ss, 50 w Davidson av, 16.8x80, 2 & 3-sty bk dwg; Billiken Realty Co to Viola B Weisker, 32 W 184, Bronx; B&S & CaG; mtg $5,500; Apr17; Apr18'13. nom

187TH st, 456-60 E (11:3040), ss, 150 e Park av, 50x100, 3 2-sty fr dwgs; Rose Landes to Morris Siegel, 204 W 23 & Saml Wasserman, 400 Bleecker; mtg $12,750; Mar20; Apr23'13. nom

188TH st, 426, formerly 189th st E (11:-3041), sec Park av (No 4708), runs s37.2xe 100.2xn30.5 to st xw100.5 to beg, 5-sty bk tnt; also PARK AV, 4700 (11:3041), nec Cyrus pl (No 443), formerly 188th, 30.4x 100.2, 5-sty bk tnt; Regina Keller to Maria Nageldinger, 242 E 82; mtg $70,500 & AL; Apr18; Apr21'13. nom

188TH st, 426 E (11:3041); also PARK AV, 4708; Mary Keller et al by Monroe Goldwater GDN to same; AT; B&S; AL; Apr18; Apr21'13. **74,765.01**

188TH st, 133 W (11:3219), nws, 608.5 ne Webb av (Tee Taw), 25.1x102.4x25x104.11, 2-sty fr dwg; Margaretha Nehmelman individ & EXTRX Herman Nehmelman to Eleanor McLoughlin, 2460 Devoe ter; AL; Apr21; Apr22'13. O C & 100

214TH (Sheil) st E (*), ss, 175 w Elwood pl, 25x100; Emma N Polak to Carmela Ursone, 152 E 116; AL; Apr16; Apr 22'13. O C & 100

227TH st E (*), ss, 130 e Barnes av, 25x 114; Jos W Bryan, ref, to Ludwig & Apollonia Thonges, 677 Wales av; mtg $——; FORECLOS Apr14; Apr22; Apr23'13. **1,000 over & above 1st mtg**

233D st E, ses, at nes Barnes av, see Barnes av, nes at ses 233d.

235TH st E (11th) (*), ns, 200 e Carpenter av, 100x114, Wakefield; Jay Lehrbach to Emma Lehrbach, 2255 Loring pl; mtg $3,000; Dec2'12; Apr19'13. nom

236TH st, 229 E (12:3377), ns, 275 e Kepler av, 25x100, 2-sty fr dwg; Gustav H Rottgardt to Jno Johnston, 1664 Nostrand av, Bklyn; mtg $3,250 & AL; Dec 12'12; Apr24'13. **50**

241ST st E (*), swc Fulton st or Richardson av, 100x100; also 241ST ST E (*), nec Marian st or Bronx blvd, 50x100; Ellsworth J Healy ref to Aurelia L Leubuscher, 5 W 124; mtg $9,300; FORECLOS Apr9; Apr17; Apr18'13. **2,000**

241ST st E, nec Bronx blvd, see 241st E, swc Richardson av.

Anthony av (11:2889), es, 107 s Spring, now 174th, runs e0.6xs75.1xw0.6 to av xn 75.1 to beg; Martin Tully Constn Co to Jno McDermott, 1541 Vyse av; Jan8; Apr 21'13. nom

Anthony av (11:2889), same prop; Jno McDermott to Patk J Mitchell, 3342 Olinville av; Apr16; Apr21'13. nom

Barnes av (4th) (*), nes, at ses 233d, 112.10x25.3x100x77.8; Rosa Iacoucci to Giovanni Altieri, 3483 3 av; ½ pt; mtg $12,-000; Apr22'13. nom

Barnes av (*), nws, 25 ne 239th, 50x 100.7x50x97.6; Gustav Killenberg to Clara Killenberg, his wife, 1379 Taylor av; mtg $1,000; Mar22; Apr18'13. O C & 100

Bathgate av (11:2916), swc 175th(No 498), —x—, 3-sty fr dwg; Wm E Sengens, ref, to Mollie Berman, 1117 Westchester av; FORECLOS transfer tax lien Apr1; Apr21; Apr22'13. **6,900**

Belmont av (Madison) (11:3087), swc Crescent av (No 636), 126.5x100x45 to ss Crescent av x128.9, except pt for Crescent av, 5-sty bk tnt & strs; Geo Hooks to Jos P McGovern, 393 17th, Bklyn; mtg $45,000 & AL; Apr24'13. O C & 100

Blackrock av, ns, 405 w Havemeyer av, see Watson av, ss, 405 w Havemeyer av.

Blackrock av, swc Olmstead av, see Olmstead av, swc Blackrock av.

Blackrock av, ss, 100 & 150 w Olmstead av, see Olmstead av, swc Blackrock av.

Boone av (11:3015), es, 100 s 174th, 25x 78x25.8x72.1; vacant; Caroline M Chamberlain to Miner D Randall at Norwalk, Conn; B&S; mtg $1,085; Mar31; Apr23'13. nom

Boscobel av (11:2875), ses, 353.8 nw Plympton av, 50x82.9x50.8x74.1; vacant; Eberhardt & Podgur to Ariel Realty Co, a corpn, 55 Liberty; B&S & C a G; Apr15; Apr23'13. nom

Boston rd (11:2939), nwc Suburban pl, 100x260 to ss Crotona Park E, 5-sty bk tnt & vacant; Nathan & David Shiman to Highmount Realty Co Inc, 87 Maiden la; mtg $40,500; Apr14; Apr23'13. nom

Boston rd, 2131-9 (11:3138), swc 181st, 114.8x130.5x112.11x125.5, 2-sty fr str, 1-sty fr str & vacant; Wm H Booth to Land Realty Co, a corpn, 1009 E 180; mtg $47,-500; Apr23; Apr24'13. O C & 100

Bronx blvd, nec 241st, see, 241st E, swc Richardson av.

Brook av, 1420 (11:2895), es, 46.8 s St Pauls pl, 31x100.8, 1-sty bk theatre; Andw Kitchen Realty Co Inc to Lawrence Davis, 370 Hudson av, Bklyn; mtg $6,000; Apr22; Apr23'13. O C & 100

Brook av (9:2285), swc 141st, 100.5x113.9 x100x104.3, vacant; Joshua Silverstein to Consolidated Impt Co Inc, a corpn, 419 W 119; mtg $15,000 & AL; Apr18; Apr22'13. O C & 100

Bryant av (10:2764), es, 100 n Lafayette av, runs e100xn50xe (?)100 to st xs 50 to beg, error two east courses, vacant; Jos Levy to Rebecca Levy, 961 Tiffany; AL; June7'12; Apr23'13. O C & 100

Bryant av (10:2764), es, 225 n Lafayette av, 50x100, vacant; Lawrence Davis to Andw Kitchen Realty Co, Inc, a corpn, 2009 Bronxdale av; mtg $2,500; Apr17; Apr 23'13. O C & 100

Cambreling av (Pyne), 2482 (11:3091), e s, 568.9 ne 188th (Bayard), 18.9x107, 2-sty fr dwg; Chas E Moore, ref, to Chas H Lockwood, 305 E 144; FORECLOS Apr15; Apr22; Apr23'13. **3,400**

Cedar av (*), ws, 175 s Bartholdi, 38.6x 118.6x27x118; Raffaella Paonessa to Donato Di Pace, 2284 1 av; mtgs $657; Apr17; Apr22'13. nom

Central av, sec St Marys av, see St Marys av, sec Central av.

Clarence av, swc Fairmount av, see Town Dock rd, ns, 50 e Valentine av.

College av (9:2326), sec Cottage st, a strip runs n 0.11 to ss 146th xne39xe still along st 2.6 to ss Cottage xsw 41.8 to beg; Mott Haven Co to St Rita's Roman Catholic Church, a corpn, 446-8 College av; AT; QC; Apr17; Apr18'13. nom

Courtlandt av, 843 (9:2419), swc 160th (No 322), 23.6x97.7, 3-sty & b bk dwg; Jas C Thomas to Millie Schwarz, 1044 Findlay av; mtg $8,500; Apr15; Apr18'13. O C & 100

Crescent av, 636, see Belmont av, swc Crescent av.

Creston av, 2386 (11:3165), es, 174.3 n 184th, 25x95, 2-sty fr dwg; Jas M O'Connell to Eliz M O'Connell, his wife, 2386 Creston av; ½ pt; deed given to create a tenancy by the entirety bet parties 1st & 2d pts; mtg $6,000; Apr23; Apr24'13. gift

Crotona av, 1845 (11:2945), swc 176th (No 670), 49x100, 5-sty bk tnt & strs; Checchina Carucci to Fanny Jarmulowsky 27 E 95; mtg $50,000; Feb24; Apr18'13. exch

DeKalb av, 3563 (12:3328), ws, 25 s 212th 25x100, 2-sty fr dwg; Jno B Lawrence to W G Crockett, 16 S Main, South Norwalk, Conn; QC; AL; Dec8'13 (?) should be 1912; Apr18'13; nom

DeKalb av, 3563, Albt F vom Lehn to Geo A Middleton, 2 E 55th; mtg $4,100 & AL; Apr14; Apr18'13. O C & 100

Edison av (*), es, 109.5 n Pelham rd, 25x171 to Pelham rd x28.1x158.1, except parts for Westchester av; Regent Realty Co to Geo J Baxter, 1563 Country Club av; Apr21; Apr22'13. nom

Elder av (*), ws, 103.11 n Westchester av, 40x100; Winnie Co, a corpn to Minnie F Neely, 1170 Clay av; mtg $20,000; Apr 16; Apr18'13. O C & 100

Ellsworth av (*), ws, 100 n Fairmount av, 50x100; Dora Frank to Jos Leopold, 1864 7 av; B&S; mtg $2,200; Mar14; Apr 22'13. nom

Fairmount av, swc Clarence av, see Town Dock rd, ns, 50 e Valentine av.

Findlay av, 1324 (11:2783), es, 345.5 n 169th, 20x100, 2-sty fr dwg; Thornton Bros Co to David E Callahan, 444 E 162, & Michl S Claffey, 365 E 169; mtg $4,000 & AL; Apr22; Apr24'13. O C & 100

Fordham rd (Union av), (11:3078), ss, 76.3 w Cambreling av, 25.5x127.7x25x132.6, vacant; Sarah Gilroy to Post Ave Constn Co, a corpn, 530 W 207; Apr21; Apr22'13. O C & 100

Forest av, 1134 (10:2661), es, 100.10 s Home, 19.2x107.2, 2-sty & b fr dwg; Mary F Smith to Wm B Driscoll, 584 E 167; mtg $4,500; Apr18; Apr19'13. nom

Franklin av, 1240 (10:2615), es, 100.9 n Jefferson pl, 112.7x100, 3 5-sty bk tnts; Brown-Weiss Realties, a corpn, to Isaac Marks, 1342 51st, Bklyn, & Harry M Marks, 1503 51st, Bklyn; mtg $87,500; Apr 18; Apr21'13. O C & 100

Franklin av, 1240 (10:2615), es, 100.9 n 168th, 40.9x185.5, 5-sty bk tnt; M W Donohue Constn Co to Louis Lass, 101 W 118; mtg $42,000; Apr11; Apr21'13. O C & 100

Franklin av, 1390 (11:2935),, es, 38 n Jefferson pl, 37.6x100, 5-sty bk tnt; also Franklin av, 1392 (11:2935), es, 75.6 n Jefferson pl, 75x100, 5-sty bk tnt; Jno F Stodder to Brown-Weiss Realties, a corpn, 63 Park Row; mtg $57,500; Apr15; Apr21 '13. O C & 100

Franklin av, 1392, see Franklin av, 1390.

Garrison av (10:2761), ss, 75 e Bryant av, 50x100, vacant; Matilda Lowy to Lawrence Davis, 370 Hudson av, Bklyn; mtg $5,500 & AL; Mar4; Apr18'13. nom

Gifford av, ss, 328.10 e Balcom av, see Scribner av, ns, 121.2 e Balcom av.

Glebe av, nes, at sws St Peters av, see St Peters av, sws, 50 se Glebe av.

Gouverneur av (12:3252), nes, 175 nw Sedgwick av, 50x100; vacant; Fredk M Weiss to Isaac L Weinstein, 109 W 129; AL; Feb20; Apr23'13. O C & 100

Hunts Point av, 1201, see Gilbert pl, 850.

Jefferson av (*), sec Jones av, 25x100; Annie J Murphy & ano heirs Benj F Murphy to Jno Roache & Julia his wife, 238 E 123, as joint tenants; QC; Apr16; Apr18'13. nom

Jones av, sec Jefferson av, see Jefferson av, sec Jones av.

Longfellow av (11:3001), ws, 100 n 172d, 50x100, vacant; Saml Strasbourger, ref, to Wm R Rose, 309 W 81; FORECLOS Jan 7; Apr3; Apr18'13. **3,500**

Longfellow av (11:3001), ws, 150 n 172d, 50x100, vacant; Saml Strasbourger ref to Wm R Rose, 309 W 81; FORECLOS Jan7; Apr3; Apr18'13. **3,500**

Longfellow av (11:3001), ws, 200 n 172d, 50x100, vacant; Saml Strasbourger ref to Wm R Rose, 309 W 81; FORECLOS Jan7; Apr3; Apr18'13. **3,500**

Marion av, 2979 (12:3292), ws, 366.9 n Bedford Park blvd (200th), 70x140, 2-sty fr dwg; Christian H Werner to Mathias Haffen, 652 Courtlandt av; mtg $15,000; Apr24'13. O C & 100

Monaghan av (*), es, 375 n Jefferson av, 25x100; John Muller to Frank A Smith, 2447 St Raymonds av; AL; Apr24'13. nom

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Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; also MORRIS AV, 2306 (11:3172), es, 115.9 n 183d, 18.9x 117.6, 3-sty bk dwg; 912 Tiffany St Corpn to Steinmetz Constn Co, a Corpn, 1416 Glover; B&S; Apr18'13. O C & 100

Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; Sophia W Bonney to 912 Tiffany St Corpn, 49 Wall; B&S, Apr18'13. O C & 100

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Mary A Duer et al EXRS Mary W Hamilton to 912 Tiffany St Corpn, 49 Wall; B&S, Apr 15; Apr18'13. **8,000**

Morris av, 2306, see Morris av, 2304.

Mt Hope av (Monroe), (11:2791), sec 174th (Spring), 100x100, vacant; Michl J Phalon to Belle Fisher, 11a Mad av, Jersey City, NJ; B&S & CaG; Apr11; Apr21 '13. nom

Mt Hope av (Monroe) (11:2791), same prop; Belle Fisher to Cath A Phalon, 204 Dodd, Weehawken, NJ; B&S & CaG; Apr 11; Apr21'13. nom

Nelson av (*), ns, 50 w Bland av, 50x 100, Land Co "D" of Edenwald to Margt A Hattrick, 1528 Rosedale av; AL; Apr11; Apr18'13. nom

Ogden av, 1012 (9:2512), es, 100 n 164th, 25x70, 3-sty fr tnt & strs; Merwin Realty Co to Chas H Michaels, 101 E 55; mtg $9,-350; Apr21; Apr22'13. O C & 100

Olmstead av (*), swc Blackrock av, 33x 100, Unionport; also BLACKROCK AV (*), ss, 100 w Olmstead av, 25x108; also BLACKROCK AV (*), ss, 150 w Olmstead av, 50x108; also OLMSTEAD AV (*), ws, 83 s Blackrock av, 25x100, except pts for avs; Gustav Killenberg to Clara Killenberg his wife, 1379 Taylor av; mtg $18,000; Mar22; Apr18'13. O C & 100

Olmstead av, ws, 83 s Blackrock av, see Olmstead av, swc Blackrock av.

Palmer av (*), es, 100 s Kingsbridge rd; Hudson P Rose Co to Raffaele Di Vivo, 4553 White Plains rd; AL; Apr22; Apr23 '13. nom

Park av, 4700, see 188th, 426 E.

Park av, 4708, see 188th, 426 E.

Perry av, 3002 (12:3281), es, 106.4 s Mosholu Pkway S, 25x110, 2-sty fr dwg; Delia O'Connor to Anna E & Edw J O'Connor, 3002 Perry av; AL; Apr22; Apr24'13. O C & 100

Plympton av (11:2874), es, 175 n 172d, 25x96.5; vacant; Danl Ryan to Geo B & Ellen G Cobb, 225 W 46; QC; Apr11; Apr 18'13. 600

Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100, 5-sty bk tnt; Millie Schwarz to Ella A Thomas, 89 W 134; mtg $33,500; Apr15; Apr18'13. O C & 100

Public rd (*), sws, part plot 15, map 76, present No 480 of Clasons Pt, Westchester, begins at line bet 14 & 15, runs se along rd 287xne— to sws of creek xnw— xsw— to beg, excepts parts for sts; Henry Helmke to Jno D Helmke, 321 E 141; ½ pt; AT; mtg $37,000 & AL; Apr11; Apr23 '13. O C & 100

Richardson av, swc 241st, see 241st E, swc Richardson av.

Ryer av, 2081 (11:3149 & 3156), nwc 180th, 25x92.1x25.1x91.1, 2-sty fr dwg; Jno A Baldwin to Simon J Shlenker, 1730 Bway; mtg $4,500; Apr2; Apr22'13. O C & 250

Ryer av, nec 182d, see Valentine av, nwc 182d.

St Marys av (*), sec Central av, 25x100, Pelham Park; Marcus Rosenthal to Henry F Kranz, 145 Bleecker, Bklyn; mtg $375; Apr16; Apr18'13. O C & 100

St Peters av (*), sws, 50 se Glebe av, 50x100; also ST PETERS AV (*), sws, at nes Glebe av, 50x100, except pt for Glebe av & St Peters av; Mary, wife of Harvey Deere, to Percy B Wightman, 2200 Loring pl; Orrin S Wightman, 113 W 78, & Robt S Wightman, Waterford, NY; mtg $12,000; Apr24'13. nom

St Peters av, sws, at nes Glebe av, see St Peters av, sws, 50 se Glebe av.

Scribner av (*), ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (*), ss, 328.10 e Balcom av, 50x100; Jno R Peterson to Emma N Polak, 1806 Arthur av; Apr16; Apr22'13. O C & 100

Seneca av (10:2762 & 2765), swc Drake, runs w125xs100xe85.1xne87.9 to Drake xn 21.10 to beg, vacant; Utility Realty Co to Hunts Point Realty Co, 165 Bway; mtg $4,000; Apr21'13. nom

Shakespeare av (11:2878), swc 172d, 55x 92x60x92; vacant; Mary S Cronin to Timothy L Cronin, 4th & Grove, Elmira, NY; mtg $10,800; Sept26'12; Apr24'13. **1,537.50**

South Chestnut dr (*), ns, 445 e North Chestnut dr; Columba Basso to Jas Curran, 2378 Webster av; mtg $900; Apr15; Apr19'13. O C & 100

Southern blvd (11:2978), nwc 173d, runs n155.5xw44.9xs21xsw95.3xw11xs50 to ns 173d xe100 to beg, vacant; Ekin Holding Co to Trask Building Co, a Corpn, 1718 Southern blvd; CaG; Apr16; Apr18'13. O C & 100

Southern blvd (11:2980), es, 125 s Jennings (Charlotte pl), 75x100, vacant; Terrence Smith to Jos Bergman, 1333 Southern blvd; mtg $11,000; Apr21'13. O C & 100

Southern blvd (11:2980), es, 125 s Jennings, 75x100; vacant; Jos Bergman to York Constn Corpn, 233 Bway; mtg $11,375 & AL; Apr22; Apr24'13. O C & 100

Tinton av, 960 (10:2669), es, 89.5 n 163d, 72.11x132.10x72.11x132.9, 5-sty bk tnt & strs; Annie Alkoff to Jacob Peskin, 664 E 160; AT; AL; Apr15; Apr18'13. nom

Tinton av, 970 (10:2669), es, 162.4 n 163d, 72.11x132.2, 5-sty bk tnt; Hyman Peskin to Annie Alkoff, 987 Union av; AT; AL; Apr15; Apr18'13. nom

Tinton av, 1098 (10:2671), nec 166th (No 781), 52x99, 1-sty fr bldg; Carolena H von Waffenstein to Adolphus Realty Corpn, 1118 Tinton av; AL; Apr21; Apr23'13. nom

Town Dock rd (*), ns, 50 e Valentine av, 125x100; also FAIRMOUNT AV (*), swc Clarence av, 50x100; August Buhrmeister to Sarah Wiseman, 371 Convent av; AT; QC; Apr11; Apr18'13. nom

Tremont av, nes, abt 58 e Watson av, see Watson av, ss, 405 e Castle Hill av.

Valentine av, 2055 (11:3144), ws, 199.5 s 180th, 25x99.7x25x99.9, 2-sty fr dwg & 2-sty fr rear stables; Christina Peters to Henry R Stelling, 2057 Valentine av; mtg $5,750; Apr17; Apr18'13. O C & 100

Valentine av (11:3150), nwc 182d, 63.6x 200 to es Ryer av x39.11 to 182d x201.4 to beg, vacant; Caroline Luster to County Estates Inc, a corpn, 1910 Webster av; Apr21; Apr22'13. O C & 100

Villa av, 3095 (12:3321), ws, 145.5 s 204th, 19x136.9 to land Jerome Park R R x34x108.6, 2-sty fr dwg & str; Rovella Realty Co to Filomeno Iserino, 3095 Villa av; Apr17; Apr18'13. O C & 100

Virginia av (*), ws, 265.6 s Westchester av, 50.8x101.3; Garvey Bros Co to Annie Demmerle, 1554 Bryant av; mtg $1,500 & AL; Apr17; Apr18'13. O C & 100

Vyse av (11:3131), sec 179th (Nos 960-82), 114.11x251.9x115x254.3, 5 2-sty fr dwgs; Max J Klein & Ignatz Roth to K & R Constn Co, Inc, a corpn, 35 Nassau; mtg $40,000; Apr19; Apr24'13. nom

Walton av (11:2853), nwc 177th (No 29), 100x77.2, 2-sty fr dwg & vacant; Adolph Wexler to Adolph Wexler Inc, a corpn, 1915 Walton av; B&S; AL; Apr19; Apr22 '13 O C & 100

Walton av (11:2853), ws, 150 n 177th (No 29), runs w116.6xn69.11xse71.10 to ws former Punett st xe47.3 to av xs50.8 to beg, 2-sty fr dwg & vacant; Adolph Wexler to Edel Realty Co, a corpn, 140 Nassau; AL; Apr18; Apr23'13. O C & 100

Walton av, nwc 177th, see 177th, 29 E.

Walton av (Fleetwood) (11:3186-78), ws, 400 s 183d, 50x100, vacant; Oscar B Thomas ref to Dalton Parmly at Oceanic, NJ; FORECLOS of Transfer tax lien Oct25'12; Nov21'12; Apr18'13. **4,650**

Watson av (9th st), (*), ss, 405 e Castle Hill av, runs e200xs— to 177th or Tremont av, xnw abt 233xn40 to beg; Kath Taylor to Henry E Taylor, 10 E 130; mtg $8,000 Apr19; Apr21'13. O C & 100

Watson av (9TH st) (*), ss, 405 w Havemeyer av (Av B, 50x216 to ns 8th now Blackrock av, except pt for Tremont av; Kath Taylor to National Casket Co, 48 Great Jones; also recorded in mtgs; mtg $3,000; Apr17; Apr21'13. nom

Webster av (11:2888), swc 173d, runs s 215.11xw101.4xn40.5xw3.7xn99.9xe 34.4 x n 66.4 to ss 173d xe86.7 to beg, vacant; Albt L Lowenstein to August Nelson, 193 W 168; mtg $14,000; Apr22; Apr23'13. nom

Webster av (11:2888), swc 173d, runs s 215.11xw101.4xn40.5xw3.7xn99.9xe34.4xn66.4 to ss 173d xe86.7 to beg; vacant; August Nelson to Nan Realty Corpn, 193 W 168; mtg $14,000; Apr24'13. O C & 100

Webster av, 2247-51 (11:3143), swc Ford, 115.5x100.1x111.5x100, 3 5-sty bk tnts, strs on cor; August Nelson to Camac Street Co, Inc, a corpn, 12 W Fordham rd; mtg $77,-000; Apr22; Apr23'13. nom

Westchester av (Pelham rd), (*), ws, 158 n Pelham rd, 28.1x96.10x25x83.11, being lot 389, map 473 lots Haight Estate, Westchester, except pt for Westchester av; Regent Realty Co to Helen S Leube, 943 Union av; Apr21; Apr22'13. nom

Westchester av (*), ws, 186 n Pelham rd, 97.1x98.4x75x36.8, except pt for Westchester av; Regent Realty Co to Louise R Allen, 131 E 27; Apr22; Apr23'13. nom

White Plains rd (*), ws, 330.1 s Westchester av, 50x159.10x50x160.8; Jacob Cohen to D J Lahey Building Co, a corpn, at Ellis & Tremont av; mtg $1,500; Oct31'12; Apr23'13. O C & 2,500

White Plains rd (*), ws, 430.1 s Westchester av, 50x99.9, Unionport, except pt for st; Geo Mackenzie to Mackenzie Wood Working Co Inc, a corpn, on White Plains rd, ws, 430 s Westchester av; mtg $2,500; Apr17; Apr21'13. O C & 100

White Plains rd (*), es, 114 n 223d, 80x 80, Wakefield; Jay Lehrbach to Emma E Lehrbach, 2255 Loring pl; mtg $8,500; Dec 2'12; Apr19'13. nom

White Plains rd (*), ss, a strip bounded e by land conveyed by Dougherty to Hayes July22'10, & partly by present Eastchester Landing rd, s by old line Boston Post rd & w by cl of old Eastchester Landing rd; Geo F Bertine to Wm Hayes, 64 E 123; Apr21; Apr24'13. **200**

Wilkens av (11:2938), ws, 100.6 se Crotona Park E, runs w134.9xs50xe142.1 to av xn49.7 to beg, vacant; Riedt Realty Co to Sandow Realty Co, 198 Bway; mtg $6,-500; Apr21'13. O C & 100

Willis av, 316 (9:2285), sec 141st (No 400), 25x100, 5-sty bk tnt & strs; Theo Haas, EXR, &c, Eliz Eselgroth to Valentine M Eselgroth, 84 Shanley av, Newark, NJ; mtg $23,000; Apr17; Apr21'13. O C & 100

3D av, 4574 (11:3055), es, 85 n Lorillard pl, 69x47x50x97, except pt for 3 av, 2-sty bk str; Land Realty Co to Wm H Booth, 2074 Vyse av; Apr23; Apr24'13. O C & 100

3D av (11:2930), es, 439 n 174th, 0.10x 100x—x ... Benj Ludlam to Jno Johnston, 1664 Nostrand av, Bklyn; QC; Apr18; Apr 21'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Cyrus pl, 443, see Park av, 4708.

Fletcher st, 481, see Washington av, 2200.

McClellan st, sec Jerome av, see Jerome av, sec McClellan.

167TH st E, swc Teller av, see Teller av, swc 167th.

188TH st, 426 E, see Park av, 4708.

Cromwell av, swc McClellan, see Jerome av, sec McClellan.

Gifford av, ss, 328.10 e Balcom av, see Scribner av, ns, 121.2 e Balcom av.

Jerome av (9:2503), sec McClellan, 177.5 x100.8 to cl Cromwell Creek x— to McClellan x89.5, owned by party 1st pt; McCLELLAN ST (9:2503), swc Cromwell av, 121.3 to cl Cromwell Creek x309x25.5 to Cromwell av x285, owned by party 2d pt; agmt as to rel of easement over strip known as Doughty st or Endrow pl, adj ns of party 1st pt; Edw F Robinson, 194 Washington Park, Bklyn, with Wm W Astor, 8 Carleton ter, London, Eng (with consent of Edgar S Appleby, 216 W 59 & ano, holders of mtg for $18,000 on 1st parcel, who also rel mtg on said strip), Jas S; Apr21'13. nom

Park av, 4700, see Park av, 4708.

Park av, 4708 (11:3041), sec 188th (No 426), formerly 189th, 37.2x100.2x30.5x100.5; 5-sty bk tnt; also PARK AV, 4700 (11:-3041), nec Cyrus pl (No 443), formerly 188th, 30.4x100.2, 5-sty bk tnt; re judgt; Max Weddige to Mary Nageldinger, 242 E 82; QC; Apr18; Apr21'13. nom

Scofield av (*), ns, 173 e from w shore City Island, 50x100.10x50x106.4; re judgt; Jas T Barry to Ratsey & Lapthorn, a corpn, 138 City Island av; QC; Apr18; Apr21 '13. nom

Scribner av (*), ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (*), ss, 328.10 e Balcom av, 50x100; re mtg; Robt Miller to Jno R Peterson, 1890 Daly av; QC; Apr16; Apr22'13. nom

Southern blvd, 1349 (miscl), the business; power of atty; Louis Levenson, 1349 So blvd, to Dora Meyerson; Apr21; Apr24 '13.

Teller av (9:2434 & 2429), swc 167th, 231.8x100; vacant; re mtg; Frederic A de Peyster et al to Albt J Schwarzler, 2990 Perry av; Apr9; Apr19'13. 16,000

Villa av, 3095 (12:3321), ws, 559.11 n Bedford Park blvd, late Southern blvd, 19 x108.6x34x136.9, 2-sty fr dwg & str; re mtg; Dollar Savgs Bank of City of NY to Rovella Realty Co, 3071 Villa av; Mar15; Apr18'13. 4,700

Walton av (11:2853), ws, 150 n 177th, runs w116.6xn69.11xse71.10 to ws former Punett x again e47.3 to Walton av xs50.8 to beg, 5-sty bk tnt; re mtg; Bronx Borough Bank to Adolph Wexler, 204 Bush; QC; May27'12; Apr18'13. nom

Washington av, 2200 (11:3050), nec Fletcher (No 481), 36.7x86.5x36x93, 5-sty bk tnt & strs; re mtg; Gustav Possehl to Nora Constn Co, a corpn, 2242 Washington av, or 1037 Keller av; QC; Apr21; Apr 24'13. nom

Washington av, 2200; same prop; re mtg; Jas G Wentz to same; QC; Apr24'13. O C & 100

Washington av, 2246 on map 2204 (11:-3050), es, 36.7 n 182d or Fletcher, 36.7x 79.11x36x86.5, 5-sty bk tnt; re mtg; Jas G Wentz to same; QC; Apr21; Apr24'13. O C & 100

Washington av, 2246 on map 2204; re mtg; Gustav Possehl to same; QC; Apr21; Apr24'13. nom

Westchester & Zerega avs (*); agmt that boundary line will be 98.3 e Zerega av & 100 n Westchester av, runs n125 to pt 98.5 e Zerega av & 225 n Westchester av; Jno J Paulsen, 221 Echo pl, owner of land on nws of Westchester av, & Bronx County Constn Co, a corpn, 2720 3 av, owner of land on es of Zerega av; Jan20; Apr21'13. nom

LEASES

Borough of Manhattan

APRIL 18, 19, 21, 22, 23 & 24.

[1]**Ann st, 7-11** (1:90); certain spaces; Fredk Frisch to Jos Erlich, 203 Middleton st, Bklyn & ano; 5yf May1'13; Apr22'13. 2,400

[1]**Chrystie st, 190-2** (2:421); asn Ls; Joe Fontano & ano to Ebling Brewing Co, 760 St Anns av; Apr5; Apr22'13. nom

[1]**Chrystie st, 192** (2:421), str & b; Jacob Seligman to Joe Fontano & ano, 310 E 12; 3yf Oct1'12; Apr22'13. 1,800

[1]**Chrystie st, 226** (2:422,) n str & pts of basements; Israel Rosenberg to Marietta Spallina, 226 Chrystie; 3yf Mar1'13; Apr22 '13. 780

[1]**Church st, sec Fulton,** see Fulton, sec Church.

[1]**Clinton st, 20** (2:350), n str & b & 4 rooms over str; Isaac Sickle & ano to Harry Zuckerberg, 20 Clinton; 6 3-12yf Feb1'11; Apr21'13. 1,200

[1]**Elizabeth st, 91-3** (1:238); asn Ls; Antonio Macioce to Berardino Maggio, 120 Thompson; Oct5'12; Apr24'13. nom

[1]**Elizabeth st, 91-3;** asn Ls; Antonio Gentile to Francesca Maggio, 91-3 Elizabeth; June19'12; Apr24'13. nom

[1]**Forsyth st, 147** (2:420), all; Paulina Ryshpan to Abr Sternberg, 86-8 Av B; 3yf Feb1; Apr23'13. 3,311

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[1]**Fulton st** (1:80), see Church, 33x75.5x25.11x78; str fl & b; Fulton-Church Co to Schulte Realty Co, a corpn, 63 Park row; Apr23'13 to July1'34; Apr24'13. 20,000 to 24,500

[1]**Grand st, 470** (2:3761); agmt as to sur Ls & bldg; Ida Nevins to Benj Doblin, 796 Lex av; Feb1; Apr18'13. 2,850

[1]**Houston st, 128 E** (2:442), str & 3 rooms; Nathan Barsky to Salvator Amato, 128 E Houston; 2 1-12yf Apr1; Apr23'13. 600

[1]**John st, see Nassau,** see Nassau, see John

[1]**Nassau st** (1:67), see John, rooms 47 & 48; sur Ls; Henry K Sheldon to Anna K Sheldon, 20 Columbia Heights, Bklyn; Feb 26; Apr18'13. nom

[1]**Norfolk st, 97** (2:353); str above bakery; Bertha Levy to Saml Dolmat, 97 Norfolk; 3yf May1'13; Apr19'13. 540

[1]**Orchard st, 74** (2:408), es, 137.6 n Grand, 25x87.6; sobrn of Ls to mtg for $1,000; Morris Goldstein, 23 W 119, owner, & Hyman Liebler, 18 Forsyth, lessee, with Gussie Morgenstern, 53 Lenox av; Apr19; Apr24'13. nom

[1]**Prince st, 26** (2:493), str & b; asn Ls; Ignazio Virga et al to Pietro Sciortino, 26 Prince; Mar11'12; Apr23'13. nom

[1]**Thompson st, 170** (2:525); str, hall in rear & s b; Victor Mollica to Stefano Spinelli, 258 Elizabeth; 5yf May1; 5y ren; Apr19'13. 1,200

[1]**1ST st, 120** (2:429); also AV A, 5; asn Ls; Saml Weisberg to Jos Goldberg, 97 East Bway; mtg $3,792.50; Apr19; Apr24'13. nom

[1]**1ST st E, swc 2 av,** see 2 av, 11-7.

[1]**10TH st, 227 E** (2:452), all; Sophie Bleyer to Herman Levinsohn, 227 E 10; 5yf Apr 1; Apr18'13. 1,140

[1]**11TH st, 224 E** (2:469), all, Wm P Kirk to Minsker Realty Co, 228 2 av; 21yf May 1; Apr24'13. 1,200

[1]**14TH st E, sec 2 av,** see 2 av, 231-5.

[1]**18TH st, 12-14 W** (3:819), space in str, 9x11; Max Lowenthal to Jos & Louis Erlich, 69 Gold; 5yf Apr15'13; Apr22'13. 630 & 720

[1]**20TH st, 49 E,** see 21st st, 48-52 E.

[1]**21ST st, 48-52 E;** also 20TH ST, 49 E (3:849); 3d to 6th floors; Kroywen Realty Co to Otto L Dommerich, 305 W 92 et al, firm L F Dommerich & Co; 4yf May1'13; 5y ren; Apr22'13. 14,666.67

[1]**23D st, 30 E** (3:851), part str fl & b; The No 30 E 23d St Co to Ernest H Ash, 1141 Lincoln pl, Bklyn; 5yf May1'13; Apr18'13. 4,500

[1]**23D st, 310 W,** see 8 av, 259.

[1]**24TH st, 9-11 W,** see Bway, 1115-7.

[1]**25TH st, 8-16 W,** see Bway, 1115-7.

[1]**26TH st, 321 E** (3:932); str fl & pt c; Henry Linsmann, EXR Heinrich Lunning, to Saml Lippmann, 524 1 av; 3yf May1; 2y ren; Apr24'13. 420

[1]**27TH st, 114-16 W** (3:802); top loft; Louis Levy to Leopold & Max Rosenberger both at 19 W 86, firm A Wallach & Co, 37 Maiden la; 5yf Sept1'13; Apr22'13. 2,250

[1]**36TH st, 147 W** (3:812), ns, 235.2 e 7 av, 20x98.9, all; Finney & Mathews, a corpn, to Wm Postel, 270 Ogden av, Jersey City, NJ; 21yf Sept1'13; Apr18'13. taxes, &c, & 3,250 & 3,500

[1]**36TH st, 147 W;** certf & resolution of corpn to lease as above; same to same; Apr14; Apr18'13.

[1]**39TH st W, swc 6 av,** see 6 av, swc 39th.

[1]**41ST st, 320 W** (4:1031), ss, 275 w 8 av, 25x98.9; asn Ls; Selig Littman to S Littman Realty Co, Inc, a corpn, 220 Bway; A T; Apr11; Apr19'13. nom

[1]**44TH st, 205 E** (5:1318); sur Ls; Wm E Falkinburg to Gustave E Walter, 1086 Dean, Bklyn; AT; Apr2; Apr18'13. 500

[1]**59TH st, 416-18 E** (5:1370); asn Ls; Andrew Olejer to Annie Olejer, 30 Sutton pl; Apr21'13. nom

[1]**64TH st, 187 E** (5:1399), ns, 80 w 3 av, 20x100; consent to asn Ls to Lena Noss; The Beekman Estate to Adams Realty Co, a corpn; Apr14; Apr24'13.

[1]**64TH st, 187 E** (5:1399), ns, 80 w 3 av, 20x100; all; Beekman Estate to Adams Realty Co; 20yf May1'08; 20y ren; Apr24 '13. taxes &c & 525

[1]**64TH st, 187 E;** asn Ls; Adams Realty Co to Lena Noss, 158 E 65; Apr23; Apr24 '13. nom

[1]**78TH st, 220-4 E** (5:1432), all; Speedway Realty Co to Morris Feldman, 334 E 78, & Isaac Hecht, 334 E 78; 3yf May1'13; Apr23 '13. 4,500

[1]**78TH st, 226-30 E** (5:1432), all; Speedway Realty Co to Morris Feldman & Isaac Hecht, 334 E 78; 3yf May1; Apr23'13. 4,500

[1]**96TH st W, swc Bway,** see Bway, swc 96th.

[1]**104TH st, 348 E,** see 1 av, 2017.

[1]**112TH st, 306-8 E** (6:1683), all; Cath. Marrone to Anna Iervolino, 320 E 112; 5yf May1; Apr24'13. 4,200

[1]**117TH st, 452 E** (6:1710), all; Harriet Cohen to Carmela Madonna, 407 E 117; 5y f Oct1'11; Apr23'13. 4,400

[1]**117TH st, 452 E,** cor str & str w of cor; same to same; 5yf Oct1'11; Apr23'13. 900

[1]**125TH st, 101-5 E** (6:1774), nec Park av, 90x99.10, 12-sty bldg, all; Pittsburgh Life & Trust Co to Lee Brothers Storage & Van Co, a corpn, 210 E 125; 21yf May15'13; Apr23'13. 37,500 & 38,000

[1]**177TH st W, nec Audubon av,** see Audubon av, 247.

[1]**Amsterdam av, 1722** (7:2077); asn Ls; Emil Engel & ano to Henry Ebbighausen, 104 Edgecombe av; Apr18'13. nom

[1]**Audubon av, 247** (8:2132), nec 177th, 107.11x100; asn rents to secure loan of $13,333.33; Inter-City Land & Securities Co to Marie R Winters, Port Washington, LI; Apr18; Apr19'13. nom

[1]**Broadway, 1S9-91** (1:63); 4th sty; Oceanic Investing Co to Richd Bennett, 419 55th, Bklyn; 5yf May1'13; Apr22'13. 2,400

[1]**Broadway, 1115-7** (3:826), swc 25th (Nos 8-16), runs w210.3xs98.9xe28.6xs98.9 to ns 24th (Nos 9-11), xe50xn98.9xe46.6xn47.7xe 107 to ws Bway xn55.6 to beg, all; new bldg to be erected to cost about $665,000; Louisa M Gerry to Einstein, Wolff & Co, 443-5 Bway; 20yf Feb1; Apr18'13. taxes, &c, & net 83,250

[1]**Broadway, 1115-7,** swc 25th (Nos 8-16) W; also 24TH ST, 9-11 W; agmt ratifying above lease by Adolph Hahn & Isaac H Noerdlinger, both at St Gall, Switzerland; same to same; Apr26'12; Apr18'13.

[1]**Broadway, 1115-7,** swc 25th (Nos 8-16) W; also 9 & 11 W 24TH ST; consent to asn Ls; Louisa M Gerry et al to Einstein, Wolff Co, a corpn, 443 Bway; June5'12; Apr18'13.

[1]**Broadway, 1115-7,** swc 25th (Nos 8-16) W; also 9 & 11 W 24TH ST; asn Ls; Isaac D Einstein et al firm of Einstein, Wolff & Co to Einstein-Wolff Co, a corpn, 443 Bway; AT; Apr1'12; Apr18'13. nom

[1]**Broadway, 1404** (3:814); n str; Fannie Isaacs to Jacob Rosenbaum, 226 Ams av; 3yf May1; privilege 5y ren; Apr24'13. 3,000

[1]**Broadway** (4:1243), swc 96th, 100.8x125; asn Ls; Henry Blumenthal to Gene L Blumenthal, his wife, 306 W 94; ½ pt; AL; Apr22; Apr23'13. O C & 100

[1]**Columbus av, 430** (4:1211); asn Ls; Wm A Jensen to Fredk E Butters, 946 6 av & ano; Apr22'13. nom

[1]**Madison av, 306** (5:1276), all; Jos H Mahan to Chas A MacPherson, 536 Hawthorne av, Newark, NJ; 19 3-12yf Nov1'13; Apr22 '13. taxes &c & 4,500 to 6,607.85

[1]**Madison av, 306;** asn Ls; Chas A MacPherson to 42d St & Madison Av Co, a corpn, 30 E 42; Apr21; Apr22'13. O C & 100

[1]**Madison av, 308** (5:1276), asn Ls; Geo Maxwell to 42d St & Madison Av Co, a corpn, 30 E 42; Apr5; Apr22'13. O C & 100

[1]**Madison av, 540** (5:1290), all; Simeon J Drake to Nicholas Martin, 6 E 30; 15yf May1'13; Apr18'13. taxes, &c, & 3,800 to 4,500

[1]**Madison av, 1677** (6:1617); asn Ls; Chas Goldberg to Israel Evans, 542 Hendrix, Bklyn; Apr19'13. 200

[1]**Park av, nec 125th,** see 125th, 101-5 E.

[1]**1ST av, 1355** (5:1447); s str; Phillip Cohn to Alois Hostomsky, 1355 1 av; 5yf Feb1; Apr19'13. 780

[1]**1ST av, 2017 & 104th st, 348 E** (6:1675); cor str & b & 9 rms above str; Nathan Cohen & ano to Jos Ferry, 348 E 104; 5yf May1; Apr24'13. 1,560

[1]**1ST av, 2165** (6:1683); str & b; Carmela Palladino to Pasquale De Perno & ano, 334 E 112; 3yf Apr1; Apr24'13. 1,236

[1]**1ST av, 2354** (6:1808), all; Anna Grissler to Jno Lukacs, 1443 Av A; 10yf May1'13; Apr23'13. 1,200

[1]**2D av, 11-7** (2:456), swc 1st, runs s70.4 xw58.10xn24.8xn52.10 to st xe59.2 to beg; all title to alleyway leading from 1st st; all; Ernst Plath to Louis Minsky, 224 E 15; 21y 2 mos & 11 days from Mar20; Apr 24'13. taxes &c & 6,000

[1]**2D av, 231-5** (3:896), nwc 14th, two bldgs, all; Evarts Holding Co to Saml Fuss, 409 E 6; 3yf May1; Apr21'13. 16,750

[1]**3D av, 514** (3:890), str & pt b; Maybelle Realty Co to Gus J & Geo J Dededimos, both 514 3 av, firm Demos Bros; 5yf May 1'17; Apr23'13. 2,000

[1]**3D av, 979** (5:1332), str & b; Lena P Voelker to Leo J Weinstein, 326 E 58; 4 8-12yf Sept1'12; Apr22'13. 1,500 to 2,000

[1]**3D av, 1200** (5:1404), str, b & 1st fl; Harry B Gutner to Richd H Morrison; 3y f May 1; Apr21'13. 1,100

[1]**3D av, 1754** (6:1625), front str & b; Simon Frank to Salvatore Rizzotto, 1833 3 av; 5 yf May1'13; Apr18'13. 480

[1]**3D av, 1833** (6:1651), n str fl & b; Morris Konnensohn to Salvatore Rizzotto, 1833 3 av; 10yf Aug1'12; Apr18'13. 504

[1]**5TH av, 306** (3:833); agmt ext Ls recorded Jan7'03 for 5yf May1'13 at $16.000; Emily A Watson to Wilhelm B Soehne of Stuttgart, Germany; Apr14; Apr22'13. nom

[1]**6TH av** (3:814), swc 39th, 98.8x100; asn Ls; Wm McDonald to Jas E McDonald, 318 W 108, & Cath McDonald, 2609 Voorhees av Sheepshead Bay; Mar5'12; Apr21'13. O C & 100

[1]**8TH av, 259,** & 23D ST, 310 W (3:746); asn Ls; recorded May29'08; Moe Block & Jennie Marx to Oak Holding Co, 302 Bway; Apr19; Apr23'13. O C & 100

[1]**8TH av, 259;** also 23D ST, 310 W; asn Ls; recorded June1'08; same to same; Apr 19; Apr23'13. O C & 100

[1]**8TH av, 666** (4:1014); str, 20x80; Richd S Treacy to Giuseppe Brunelli, 263 W 42, & ano; 5yf May1; Apr24'13. 2,300 & 2,400

[1]**8TH av, 879** (4:1043); str & c; Meyer Nacht to Jos Meyer, 226 E 39; 3yf May1; Apr19'13. 2,500

[1]**8TH av, 985** (4:1048); two stores; Jno Reisenweber to Danl Maschler, 985 8 av; 3yf May1; Apr19'13. 2,500

[1]**10TH av, 526** (3:737), n str fl & pt b; Max Weinstein to Albt Kerner, 526 10 av; 3yf Apr1'14; Apr23'13. 780

LEASES.

Borough of the Bronx.

[1]**134TH st E, sec Brook av,** see Brook av, 126.

[1]**142D st E, nwc 3 av,** see 3 av, 2669.

[1]**180TH st E, sec Belmont av,** see Belmont av, sec 180.

[1]**180TH st, 520 E** (11:3045), swc 3 av; asn Ls; The Auringer Neckles Co to Patk Devine, 441 E 180; mtg $7,200; Apr18; Apr 24'13. nom

[1]**187TH st, 666 E** (11:3074), cor str & c; Angera Carretta to Frank D'Alessandro, 751 E 188; 1yf May1'13; privilege 3y ren at $900; Apr23'13. 780

[1]**Belmont av** (11:3080), sec 180th; asn Ls; Wm J Dolan to Edw Lyons, 149 W 90; mtg $4,147; Apr19; Apr21'13. omitted

[1]**Boston rd, 1328;** also UNION AV, 1301-7 (11:2961), strs & bs; also space in rear of 1326 Boston rd; Harry Weaver to F W Woolworth Co, a corpn, 280 Bway; 15 2-12 yf Mar1'13; Apr23'13. 3,000 to 5,000

[1]**Brook av, 126** (9:2261), sec 134th; str & c; Saml Eisnitz to Frank & Frances Young, 126 Brook av; 5yf May1'13; Apr23'13. 960

[1]**Brook av, 476** (9:2273), str fl & pt b; Adelheid Lieb to Fredk W Pfluger, 470 E 146 (Los Angeles Wine & Liquor Co); 5yf May1'13; 5yren; Apr23'13. 1,200 to 1,380

[1]**Bryant av, 1424** (11:2999), all; Herman Fuld to Harry Pelesovitch, 756 Home; 3yf May1'13; Apr22'13. 4,425

[1]**Morris Park av, 678 (*),** 3-sty bk bldg, &c, all; Maria Bollati to Henry Brenner, 629 Morris Park av; 5yf Aug1'12; 5yren at $1,020; Apr23'13. 900

[1]**Mott av** (9:2336-61), ws, 146.3 s 138th, 31 x81x36x70, all, with right to remove bldgs for subway purposes; Bradley L Eaton to City of NY; from Feb19 to June30'14; Apr 18'13. total for term 2,500

[1]**Southern blvd, nwc Westchester av,** see Westchester av, 1053.

[1]**Southern blvd, 955** (10:2725), str; Kellwood Realty Co to Louis Vasilion, 598 Bergen av; 10yf May1'13; Apr22'13. 2,700 to 3,600

[1]**Southern blvd, 859 & 863** (10:2722), two 5-sty bk bldgs, all; Ariel Realty Co to Leo Abraham, 350 E 166; 1yf May1'13; 2yren; Apr23'13. 7,000

[1]**Tinton av, 966-72** (10:2669); sur Ls; Abr Brandstein & ano to Annie Alkoff, 987 Union av & ano; AT; Mar27; Apr18'13. 2,555

[1]**Tremont av or 177th st, 781-3 E** (11:3106), 36x70, str & b; Borough Estates to F W Woolworth Co, a corpn, 280 Bway; 5 3-12yf Feb1'13; 5y ren at $2,400; Apr23 '13. 2,200

[1]**Union av, 1301-7,** see Boston rd, 1328.

[1]**Washington av, 941** (9:2385), s str, 14x 43, & bake shop in rear b, 24x40; also 5 rooms on 1st fl s; Rice-Fitzgerald Bldg Co to Augusta Wahl, 941 Washington av; 5yf Mar1; Apr23'13. 888 & 1,188

[1]**Westchester av, 980½-82** (10:2714), str & b; also basement of 984; Usona Constn Co to F W Woolworth Co, 280 Bway; 10 5-12yf Dec1'12; Apr23'13. 2,000 & 2,400

[1]**Westchester av, 1053** (10:2727), nwc Southern blvd, str fl & b & 2d & 3d floors; Chas Kling to Wm R Ehler, 840 Westchester av; 15yf May1'13; Apr18'13. 5,000 to 6,500

[1]**3D av, 2669** (9:2323), nwc 142d, 25x100; all; Marie E Gibney to Jno J Conroy, 77 E 85; 5yf Apr1, option 5y ren at $3,600; Apr 24'13. 2,500 & 3,000

[1]**3D av, 3683** (11:2910); asn Ls; Jos Klass to Carolina Porco, 764 Fox; Apr18; Apr22 '13. omitted

[1]**3D av, swc 180th,** see 180th, 520 E.

MORTGAGES

Borough of Manhattan.

APRIL 18, 19, 21, 22, 23 & 24.

[m]**Cherry st, 246** (1:255), ns, 85 w Rutgers, 21x138x21.6x136.1; also CHERRY ST, 248 (1:255), ns, 64 w Rutgers, 21x90.1x21.1x 89.5; given to secure note for $3,000; pr mtg $42,500; Apr9; Apr22'13; due, &c, as per bond; Harris Shapiro, 205 East Bway, to Barnet Boss, 164 Madison, Passaic, NJ. 3,000

[m]**Cherry st, 248,** see Cherry st, 246.

[m]**Chrystie st, 226** (2:422), sal Ls; Apr19; Apr23'13; demand; 6%; Marietta Spallina to Kips Bay Brewing & Malting Co, 650 1 av. 2,500

[m]**Delancey st, 100,** see Ludlow, 106.

[m]**Division st, 253-5,** see East Bway, 266.

[m]**East Broadway, 102** (1:282),; ext of $20,000 mtg to Apr8'14 at 5%; Mar29'11; Apr 23'13;Eliza W Howland with Moskowitz Co & Saml Moskowitz & Gussie & Harris Wolf. nom

[m]**East Broadway, 266** (1:287), ns, 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5), xe36xs42xw9xs61.5 to East Bway xw27 to beg; PM; Apr15; Apr18'13; due, &c, as per bond; Rudolph Wallach Co to Terrain Realty Co, 95 Liberty. 20,000

[m]**Goerck st, 92** (2:324), es, 96.7 n Rivington, 25x99.11; pr mtg $19,500; Apr24'13; 5y 6%; Mendel Greenwald to Peter Ries, 682 St Anns av. 4,000

[m]**Ludlow st, 106** (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for $10,500 & $10,000, respectively; Apr19; Apr22'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

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Mitchell pl, 2 (5.1361), ns, 18 e 1 av, 18 x80 to, pr mtg $1,000; Apr18'13, due July 31'13, 6%; Grace Meyer to Jas A Shephard, 383 Stone av, Bklyn. 450

Norfolk st, 121 (2:353); ext of $10,000 mtg to Apr15'18 at 5%; Apr15; Apr18'13; Simon R Kendall et al trstes Isaac C Kendall with Rosa Saberski, 45 Gouverneur. nom

Orchard st, 74 (2:408), es, 137.6 n Grand, 25x87.6, pr mtg $——; Apr21; Apr22'13; due, &c, as per bond; Morris Goldstein to Gussie Mordenstern, 53 Lenox av. 1,000

Pearl st, 151 (1:119), ws, 17.9 n William, 12.8x81.10x12.1x78.10; also PEARL ST, 453 (1:119), ws, 30.5 n William, 12.8x84.10x12.1x81.10; also PEARL ST, 455 (1:119), ws, 43.1 n William, 12.8x87.10x12.2x84.10; PM; Apr21; Apr22'13; 5y5%; Michele Bacci of Richmond Co, NY, to Brooklyn Trust Co, 177 Montague, Bklyn. 30,000

Pearl st, 153-5, see Pearl st, 151.

Pearl st, 477 (1:159); sal Ls; Apr18; Apr 23'13; demand; 6%; Alex Scrivani to Lion Brewery, 104 W 108. 2,781

Rivington st, 113 (2:410), ss, 24 w Essex, 22x60.10x21.6x60.10; Apr21'13; due, &c, as per bond; Jos L, Max & Jennie Maschke, heirs, &c, Laura Maschke, decd, all of Bklyn, to Dry Dock Savgs Instn, 341 Bowery. 10,000

St Marks pl, 2, see 3 av, 19.

Suffolk st, 43 (2:351), ws, abt 75 n Grand, 25x50; pr mtg $13,000; Apr19; Apr22'13; 3 y6%; Jennie & Rosie Greenberg to Jos Horwitz, 696 Cauldwell av. 6,000

Thompson st, 152-4 (2:516), es, 73.3 s Houston, 48.11x98.10x48.10x98.11; PM; Apr 17; Apr18'13; 1y5%; Citizens Investing Co to Amos F Eno, 32 5 av. 35,000

Washington st, 57 (1:18), es, 184.10 n Morris, 26.1x66.2x25.8x66.11; also WASHINGTON ST, 59 (1:18), es, 210.11 n Morris, 30.1x58.4x30.1x57; Apr21; Apr22'13; 5y 4½%; St Josephs Maronite Roman Catholic Church, 57 Washington, to Emigrant Indus Savgs Bank. 42,000

Washington st, 59, see Washington, 57.

Wooster st, 27 (1:228); ext of $9,000 mtg to May1'16 at 5%; Apr23; Apr24'13; East River Savgs Instn with Herman Sietke, 148 74th, Bklyn. nom

Wooster st, 179-83 (2:524), ws, 100 s Bleecker, 74.8x100x74.5x100; ext of $115,000 mtg to July1'17 at 5%; Apr16; Apr19'13; Bklyn Savgs Bank with Newstate Co, 686 Bway. nom

3D st, 73 W (2:538), ns, 50 e Thompson, 25x90; PM; Apr15; Apr22'13; 1y5%; Elena Realty Corpn to Gertrude Lahr, 161 W 105. 11,000

4TH st, 277 E (2:387); ext of $26,000 mtg to Apr1'16 at 5%; Apr1; Apr24'13; Anna M Ford, extrx Francis W Ford, with Wm Isaac, 218 W 112. nom

6TH st, 443-5 E, see Av A, 95-9.

6TH st, 540 E (2:401); ext of $22,000 mtg to Apr19'18 at 5%; Apr18; Apr24'13; Title Guar & Trust Co with Ferd & Wm Funk. nom

7TH st, 227-9 E, see Av C, 107-9.

13TH st, 410-14 E (2:440); ext of $42,000 mtg to Apr3'18, at 5½%; Mar3; Apr 23'13; Hannah Wallach et al exrs Isaac Wallach with Wanderman Constn Co. nom

15TH st, 206 E (3:896); agmt changing interest days; Apr18'13; Danl Schmidt with German Savings Bank, 157 4 av. nom

15TH st, 208 E (3:896), sws, 100 se 3 av, 22x103.3; pr mtg $16,000; Apr18'13; due Oct15'16, 6%; Danl Schmidt to F Wm Heide, 68 W 94. 3,300

15TH st, 226 W (3:764), ss, 347.7 w 7 av, 24.9x86.6; PM; Apr21'13; 5y5%; Frederic O X McLoughlin to Oscar Rose, 226 W 15. 9,000

17TH st, 221-5 W (3:767), ns, 229.2 w 7 av, runs w50.10xn42.4xe5xn67.6xe50xs66.7x w4.2xs43.5 to beg; Apr21'13; due, &c, as per bond; Monahan Express Co, Realty Dept, a corpn, to Union Dime Savgs Bank, 701 6 av. 70,000

17TH st, 221-5 W; certf as to above mtg; Apr21'13; same to same. ——

17TH st, 457-9 W, see 10 av, 114.

19TH st, 151-3 W (3:795), ns, 195.5 e 7 av, 47.7x90.1x43.4x90; bldg loan; pr mtg $70,500; Apr22; Apr24'13; demand, 6%; Builders' Protective Co Ins, Inc, to Montrose Realty Co, 135 Bway. 57,000

19TH st, 151-3 W; certf as to above mtg; Apr22; Apr24'13, same to same. ——

19TH st, 151-3 W; sobrn agmt; Apr22; Apr24'13; Realty Holding Co with same. nom

19TH st, 410-2 E (3:950), ss, 165 e 1 av, 43.1x92; Apr18'13; due, &c, as per bond; Cath E McKenna to Title Guar & Trust Co. 9,000

23D st, 202 W (3:772), ss, 25 w 7 av, 25 x80; Apr22'13; 5y4½%; Israel Miller to Saml Woolverton, Scarsdale, NY, trste Ann E Cairns. 5,000

24TH st, 163-5 W, see 7 av, 245-51.

25TH st, 212 E (3:905), ss, 198.5 e 3 av, 26.4x98.9; PM; Apr22; Apr23'13; 3y6%; Wm Reese, 603 Monroe, Bklyn, to Ernst Ohl, 599 Monroe, Bklyn. 4,000

25TH st, 329 W (3:749), ns, 325 w 8 av, 25x98.9; Apr16; Apr24'13; due &c as per bond;Marie Louise Kuhnast & Charlotte Kemna, of NY, & Herman J Kemna, of B of R, NY, to Title Guar & Trust Co. 6,000

31ST st, 252 W (3:780), ss, 150 e 8 av, 25x32.5x—x34.8; ext of $5,000 mtg to Apr 18'15 at 6%; Apr18'13; Wm Goldstone with Margt E Weill, 634 W 138. nom

31ST st, 252 W (3:780), ss, 150 se 8 av, 25x32.5x25x34.8; pr mtg $15,000; Apr18'13; 2y6%; Margt E Weill to Wm Goldstone, 2 W 89. 2,000

31ST st, 252 W; pr mtg $17,000; Apr18 '13; due Oct21'13, 6%; same to Rose Baer, 219 E 49. 800

33D st, 152 E (3:888), ext of mtg for $7,000 to Apr22'16, 5%; Apr22'13; Jos F Gross, 532 W 111, with Mary D Field gdn of Dorothy Hoyt of Plainfield, NJ. nom

33D st, 152 E (3:888), ss, 206.3 w 3 av, 18.9x25; pr mtg $7,000; Apr21; Apr22'13; 1 y6%; Jos F Gross, 532 W 111, to Emma Gutman, 2 W 89. 3,000

33D st, 152 E; sobrn agmt; Apr19; Apr 22'13; Henry P Jackson with same. ——

33D st, 243 E (3:914); ext of mtg for $7,000 to Apr16'18, 5%; Feb24; Apr19'13; Lawyers Mtg Co with Emma Murphy. nom

36TH st, 114 E (3:891); ext of mtg for $50,000 to Jan2'15, 5%; Dec28'12; Apr19'13; Bronson Winthrop & J Sergeant Cram, trstes of Harry S Cram, decd, with Eliz B T Martin. nom

40TH st, 315 E (5:1333), ns, 250 e 2 av, 25x78.5x27.4x67.2; pr mtg $12,000; Apr17; Apr21'13; due &c as per bond; Kate K Kenney to City Real Estate Co, 176 Bway. 1,500

41ST st, 120 W (4:993), ss, 260 w 6 av, 20x98.9; also 41ST ST, 122 W (4:993), ss, 280 w 6 av, 20x98.9; pr mtg $40,000; Apr 23'13; due Nov1'14; 6%; Mary A Donaghy to Carolyn M Swiney, 570 W 182. 15,000

41ST st, 122 W, see 41st st, 120 W.

42D st, 633 W (4:1090), ns, 389 w 11 av, 21x100.5; Apr17; Apr18'13; due, &c, as per bond; Arthur B Appleby, Spottswood, NJ, to Title Guar & Trust Co. 6,500

45TH st, 430 W (4:1054), ss, 400 w 9 av, 25x100.4; given to secure repayment of $2,000 invested in purchase of ¼ interest in laundry business; pr mtg $—; Oct29'12; Apr18'13; due upon withdrawal of party 2d part from said business without interest; Terence H Forrest, Bklyn, to Eliz McGrady, 124 Sterling pl, Bklyn. 2,000

47TH st, 80 W, see 6 av, 826-8.

48TH st, 24-6 E, see Madison av, swc 48.

55TH st, 45 W (5:1271), ns, 543.9 w 5 av, 18.9x100.5; also MADISON AV, 1217-21 (5:1499), sec 88th (No 46), 100.8x62.2; pr mtg $165,000, Apr21, Apr24'13; 1y5%; N Y Trust Co, as trste for Carlisle Norwood, to Eugene Underhill, Caldwell, NJ, & ano. 15,000

56TH st, 60 E (5:1291), ss, 144 e Mad av, 22x100.5; Apr19; Apr22'13, 1y 5% as per bond; Nora Anna Rook to Farmers Loan & Trust Co, 22 William. 8,000

57TH st, 21 E (5:1293), ns, 49 w Mad av, 23x100.5; Apr18'13; due, &c, as per bond; Fannie Arnheim, 21 E 57, to Wm Schulle, 13 E 49 et al. 40,000

58TH st, 341 E (5:1351), ns, 200 w 1 av, 21x100.5, pr mtg $8,000, Apr18'13; 3y5%; Amadie Muller widow to Emigrant Indus Savgs Bank. 2,000

**58TH st, 101-3 W (4:1011); ext of $125,000 mtg to Apr21'15 at 5%; Apr21; Apr23 '13; Title Guar & Trust Co with Robt Connor, 128 Miller av, Bklyn. nom

59TH st, 515 W (4:1151), ns, 200 w Ams av, 20x100.5; ½ pt; pr mtg $16,000; Apr 18, Apr21'13; 1y mt as per bond, Herman Sacks, 1482 2 av, to August Loewenberger, 220 E 76. 1,000

68TH st, 206 W (4:1159), ss, 125 w Ams av, 25x100.5, PM; Apr16; Apr22'13; 3y5%; Jno J Donohue to J Van Vechten Olcott, 31 W 72, & ano, exrs &c Theo F Vail. 15,000

68TH st, 206 W (4:1159), ss, 125 w Ams av, 25x100.5; pr mtg $15,000; Apr16; Apr 24'13, 3y5%; Jno J Donohue to Priscilla Dexter, 1268 81st, Bklyn. 5,000

70TH st, 112 E (5:1404); ext of $35,000 mtg to July1'16 at 4½%; Apr11; Apr18 '13; Geo W Jacoby with Emily C Campbell, 112 E 70. nom

74TH st, 161 W (4:1146), ns, 81 e Ams av, 19x104.4; ext of mtg for $20,000 to Apr 15'16, 4½%; Mar4; Apr18'13; Chas Frazier, 10 South Oxford, Bklyn, et al, exrs &c Maurice Grau, with Jos J O'Donohue, 3d, 300 W 109. nom

79TH st, 17 E (5:1491), ns, 226 e 5 av, 18x102.2; Apr18; Apr22'13; due Oct1'16 % as per bond, Jno R Delaney to Farmers Loan & Trust Co, 22 William. 30,000

79TH st, 408 E (5:1473), ss, 144 e 1 av, 25x102.2; Apr21'13; 5y5%; Marietta Jones, Jennie E C Baker, Anastasia Smith & Clara L Carolin to Lawyers Mtg Co, 59 Liberty. 9,000

81ST st, 527 E (5:1578), ns, 373 e Av A, 25x102.2; Fredk or Friedrich Schwamm to Emil Frick, 120 E 85. 8,000

86TH st, 124-6 E (5:1514), ss, 51 w Lex av, 51x102.2; asn rents to secure loan of $1,500; Apr11; Apr22'13; Alex Herzog to Universal Discount Co, 100 5 av. 1,500

86TH st, 124-6 E; asn rents to secure loan of $1,500; Apr3; Apr22'13; same to same. 1,500

88TH st, 46 E, see 55th, 45 W.

91ST st, 56 W (4:1204), ss, 280 e Col av, 20x100.8; ext $20,000 mtg to June2'16 at 5%; Apr15; Apr18'13; Priscilla T P Starin with Isaac Wolf, 56 W 91. nom

94TH st, 100 W, see Col av, 690-6.

97TH st, 160 E (6:1624), ss, 105 w 3 av, 27.1x100.11; pr mtg $——; Apr17; Apr18 '13; 1y6%; Edna M Troescher, B of Q, NY, to Myron Straus, 6 Storm av, Arverne, LI. 500

98TH st, 55 W (7:1834), ns, 150 e Col av, 25x100.11; pr mtg $22,550; Apr18; Apr 21'13; due &c as per bond; Gertrude Parker, 57 W 98, to L G Company, a corpn, 15 Broad. 2,600

101ST st, 329 E (6:1673), ext of $18,000 mtg to Nov1'15 at 5%; Feb20; Apr23 '13; Bettie Rothfeld, 163 W 72, with Societa Co-operativa Degli Italiani D'America, 1133 Bway. nom

101ST st, 329 E; ext of $3,000 mtg to Nov1'15 at 5%; Feb20; Apr23'13; same with same. nom

101ST st, 348 E, see 1 av, 2017.

111TH st, 21 W (6:1595), ns, 331 w 5 av, 27x100.11; pr mtg $——; Apr14; Apr23 '13; 3y6%; Clara wife of & Max Glauber to Max Fromkess, 341 E 82. 2,000

111TH st, 21 W; ext of $25,000 mtg to June21'16 at 5%; Apr18; Apr23'13; Margt D Bishop with Clara Glauber, 70 Lenox av. nom

113TH st, 237 W (7:1829), ns, 286.8 w 7 av, 18.4x100.11; ext of $2,000 mtg to Mar 30'15 at 6%; Mar24; Apr18'13; Regina, wife of & Alex Rosenthal with Julius Smolin. nom

115TH st, 70-2 E (6:1620) ss, 130 w Park av, 100.11x50; pr mtg $——; Apr24'13; due Oct24'13, 6%; Elias Schlomowitz to Isaac Blumberg, 4602 14 av, Bklyn. 3,000

115TH st, 411 W (7:1867), ns, 233.4 e Ams av, 66.8x100.11; ext of $87,500 mtg to May1'18 at 4½%; Mar20; Apr19'13; Martha E Hoffort to Union Dime Savgs Bank, 701 6 av. nom

118TH st, 335-7 E (6:1795), ns, 212.6 w 1 av, 37.6x100.10; pr mtg $28,000; Mar1; Apr23'13; installs; 6%; Giuseppe Baiocchi & Antonio & Giovanni Bellantoni to Arthur Baur, 39 W 27. 6,000

118TH st, 335-7 E (6:1795), ns, 212.6 w 1 av, 37.6x100.10; ext of $28,000 mtg to June 1'16 at 5%; Apr17; Apr23'13; American Missionary Assn with Arthur Baur. nom

124TH st, 226-8 E (6:1788); ext of $32,000 mtg to Apr3'16 at 5½%; Apr7; Apr23'13; Hannah Wallach et al trstes Isaac Wallach with See Em Holding Co. nom

130TH st, 101 W, see Lenox av, 401-3.

130TH st, 495 W (7:1970), ns, 125 e Ams av, 25x99.11; pr mtg $——; Apr2; Apr18 '13; due, &c, as per bond; Isidor Kosminsky, 1107 3 av, to Emanuel Marks, 1717 Spring Garden, Phila, Pa, exr, &c, Meyer Gans. 4,000

132D st, 116 W (7:1916), ss, 200 w Lenox av, 19.6x99.11; Apr21; Apr22'13; due &c as per notes; Clothilde Cohn to Fred Kaufman, 215 W 98. 5,000

132D st, 505 W (7:1986), ns, 125 w Ams av, 25x99.11; ext of $13,000 mtg to Jan 2'19 at 5%; Apr18; Apr21'13; Louis Biggio with Jno B Avelino, 420 Jackson av. nom

134TH st, 65-7 W (6:1732), ns, 260 e Lenox av, 50x99.11; pr mtg $22,000; Dec4 '12; Apr23'13; due &c as per bond; Revenue Realty Co to Frank Gubin, 515 S Bway, Los Angeles, Cal. 4,000

138TH st, 117 W (7:2007), ns, 438 e 7 av, 26x99.11; PM; pr mtg $17,000; Apr21 '13; due Oct21'15, 6%; Herman Grosskopf to Wm Rothstein, 31 W 115. 2,000

138TH st, 117 W; ext of $17,000 mtg to Jan1'16 at 5%, Jan4; Apr21'13; Wm Rothstein with Valentine E Macy, Ossining, NY, & ano, trstes Josiah Macy Jr. nom

144TH st, 275-7 W, see 8 av, 2710-2.

145TH st, 227-9 W (7:2031), ns, 350 w 7 av, 40x99.11; ext of $40,000 mtg to Apr 18'18 at 5%; Mar10; Apr18'13; Chas A Geiger & Sol Braverman with Thos A Field & ano, committee Wm Field. nom

161ST st W, nec Ft Washington av, see Ft Washington av, nec 161st.

162D st, 516-18 W (8:2120); ext of $34,000 mtg to Aug6'18 at 5%; Mar25; Apr 21'13; N Y Protestant Episcopal Public School with Rembrandt Realty Co. nom

177TH st W, nec Audubon av, see Audubon av, 247.

Av A, 95-9 (2:434), nwc 6th (Nos 443-5), 68.2x100; Apr1; Apr22'13; 3y5%; Chas A Bristed, Stockbridge, Mass, to U S Trust Co of NY, 45 Wall. 5,000

Av C, 107-9 (2:390), nwc 7th (Nos 227-9), 39.4x63; pr mtg $51,000; Apr18'13; 3y 6%; Harris Schonzeit to Moses Goodman, 562 W 113. 5,000

Amsterdam av, 843 (7:1856), es, 25.11 n 101st, 25x100; Apr21'13; 5y5%; Alvin Holding Corpn to Wm Menke, 333 Central Park W. 25,000

Amsterdam av, 843; certf as to above mtg; Apr21'13; same to same. ——

Amsterdam av, 843; sobrn agmt; Apr 18; Apr21'13, Wm H Schumacher to Wm Menke, 333 Central Park W. nom

Amsterdam av, 1930 (8:2114), ws, 50 s 156th, 25x100; Apr21'13; 5y5%; Margt R Mulvany, 450 W 149, to Metropolitan Savgs Bank, 59-61 Cooper Sq E. 13,500

Audubon av, 247 (8:2132), nec 177th, 107.11x100x—x100; PM; Apr18; Apr19'13; due Apr1'18; 5%; Brown-Weiss Realties to Lawyers Mtg Co, 59 Liberty. 152,500

Audubon av, 247; PM; pr mtg $152,500; Apr18; Apr19'13; due &c as per bond; Inter-City Land & Securities Co, a corpn, 5 Beekman, to Brown-Weiss Realties, a corpn, 63 Park row. 14,000

Audubon av, 247; PM; pr mtg $166,500; Apr18; Apr19'13; due Oct19'13; 6%; Inter-City Land & Securities Co to Marie R Winters, at Port Washington, LI. 13,333.33

Audubon av, 247; certf as to mtg for $13,333.33; Apr14; Apr19'13; Inter-City Land & Securities Co to Marie R Winters. ——

Columbus av, 690-6 (4:1224), swc 94th (No 100), 100x30; Apr21; Apr22'13; 3y4½%; L Marcia, Harwood, Chester, Conn, to Jessie Thomas, Rye, NY. 12,000

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m**Fort Washington av** (S:2137), nec 161st, 102.2x130.4x99.11x108.10; PM; Apr18; Apr 22'13; due &c as per bond; Friedman Constn Co, 171 Bway, to Germania Life Ins Co, 50 Union sq. 180,000

m**Fort Washington av** (S:2137); same prop; certf as to above mtg; Apr18; Apr 22'13; same to same. ——

m**Lenox av, 401-3** (7:1915), nwc 130th (No 101), 46.10x90; ext of $60,000 mtg to Apr27 '18 at 5%; Apr1; Apr24'13; N Y Life Ins Co with Nathan Hutkoff. nom

m**Lexington av, 858** (5:1399); ext of $8,000 mtg to Apr17'18 at 4½%; Apr14; Apr 22'13; Bank for Savgs in City of NY with Matilda Schnaper, 860 Lex av. nom

m**Lexington av, 1940** (6:1768), ws, 40.11 s 120th, 20x64.10; Apr21'13; due May1'16, 5%; Wm Hyman, 51o W 185, to Tillie S Openhym, 170 W 74, et al, exrs &c Augustus W Openhym. 8,000

m**Lexington av, 1940;** pr mtg $8,000; Apr 21'13; 4y6%; same to Linda S Kahn, 827 Lincoln pl, Bklyn. 3,400

m**Madison av** (5:1283), swc 48th (Nos 24-6), 100.5x44.9; leasehold; bldg loan; Apr18 '13; installs, 6%; Ritz Chambers Co, 542 5 av, to Chas Weinberg, 171 W 71. 25,000

m**Madison av** (5:1283), same prop; certf as to above mtg; Apr17; Apr18'13; same to same. ——

m**Madison av, 1217-21,** see 55th, 45 W.

m**1ST av, 2017, & 101st st, 348 E** (6:1675); sal Ls; Apr21; Apr24'13; demand, 6%; Jos Ferry to Lion Brewery, 104 W 108. 1,940

m**1ST av, 2165** (6:1683); sal Ls; Apr10; Apr24'13; demand, 6%; Pasquale Di Perna & Pietro Petraglia to Lion Brewery, 104 W 108. 3,675.83

m**1ST av, 2354** (6:1808), sal Ls; Apr21; Apr 23'13; demand; 6%; Jno Lukacs to Lion Brewery, 104 W 108. 2,300

m**1ST av, 2354;** sal Ls; Apr21; Apr23'13; demand; 6%; same to same. 400

m**2D av, 2047** (6:1655); ext of $29,000 mtg to May1'18 at % as per bond; Apr21; Apr 22'13; Bertha Krieger with Albt V de Goicouria, 70 W 55. nom

m**3D av, 19** (2:463), ses, at sws 8th or St Marks pl (No 2), 22x74; Apr24'13; due Nov 1'17, 5%; Mary A Pitt, 421 W 147, to Metropolitan Savgs Bank, 59 Cooper sq E. 5,000

m**3D av, 551-3** (3:917); ext of two mtgs for $27,000 each to Apr16'18 at 5%; Apr 16; Apr18'13; Lawyers Title Ins & Trust Co with Julius & Nathan Hebald. nom

m**3D av, 715-7** (5:1318), es, 25 s 45th, 37.7 x80; pr mtg $——; Apr17; Apr18'13; installs, 6%; Terrence J Lynch devisee, Margt M Lynch to Myron Straus, 6 Storm av, Arverne, LI. 1,000

m**6TH av, 826-8** (5:1262), sec 47th (No 80), 70x22; Apr17; Apr18'13; due, &c, as per bond; Thos J Goodwin, 629 W 23, to Jno H Hindley, 131 W 75. 105,000

m**7TH av, 245-51** (3:800), nec 24th (Nos 163-5), 86.11x79.2; PM; pr mtg $——; Apr 9; Apr24'13; 3y6%; Seventh Av Property Corpn, 66 Bway, to Seth S Terry, 1 Russell ter, Montclair, NJ. 5,000

m**7TH av, 1985** (7:1904), es, 27 n 119th, 26.10x98; all title to any strips or gores adj; Apr21'13; 5y4½%; Theresa Proops to Thos Dimond, 20 W 73. 25,000

m**8TH av, 2710-12** (7:2030), nec 144th (No 275-7), 40x100; ext of $60,000 mtg to Apr 20'18 at 5%; Apr21; Apr23'13; Lawyers Mtg Co with Barwood Realty Co. nom

m**8TH av, 2722-4** (7:2030); ext of $40,000 mtg to Apr20'16 at 5%; Jan30; Apr19'13; Lawyers Title Ins & Trust Co with Anita Clark. nom

m**10TH av, 114** (3:715), nec 17th (Nos 457-9), 20.6x100; pr mtg $21,500; Apr21; Apr22'13; due Jan1'15, 6%; Jno F Curley, 339 W 15, to Eliz K Dooling, 179 E 80. 4,000

m**10TH av, 657** (4:1075); sal Ls; Apr11; Apr23'13; demand; 6%; Henry Grieme to Lion Brewery, 104 W 108. 5,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (file) as to chattel mtg dated Apr 23'13; Apr23; Apr24'13; D Lolis Co, Inc, a corpn, to Geo Papacostopoulas et al. ——

m**Land at Baldwin Harbor, LI** (miscl); consent & certf as to mtg for $1,500; Dec 11'12; Apr24'13; Baldwin Harbor Realty Co to Mary S Johnson. ——

m**Land in Queens Co, NY** (miscl); certf as to mtg for $3,000; Apr17; Apr22'13; Broad Realty Co to Alfred C Searle, 941 Fairmount pl, Bronx. ——

m**Land in Queens Co, NY** (miscl); certf as to mtg for $65,000; Apr15; Apr19'13; S & L Constn Co to Title Guar & Trust Co. ——

m**Long Beach, LI** (miscl); certf as to mtg for $3,000; Apr14; Apr19'13; Edgeworth Realty Co, a corpn, to Lizzie Metzger, admtrx David Metzger. ——

MORTGAGES.

Borough of the Bronx.

m**Belmont st, nwc Walton av,** see Walton av, nwc Belmont.

m**Bristow st** (11:2963), swc 170th, 105.6x 57.6x105.7x52.6; ext of $47,000 mtg to Nov 29'15 at 5%; Mar11; Apr23'13; City of New York Ins Co with Sprossig Storage Warehouse Co. nom

m**Dawson st, 880-90** (10:2702), es, 781 n Longwood av, runs e100xn35.4xn60.5 to ss Intervale av (Nos 929-41), xw63.5 to curve of sec Intervale av & Dawson xw104.4xs 75.10 to beg; Apr18'13; due, &c, as per bond; Winnie Realty & Constn Co, 939 Intervale av, to Adolph H Fischer, 129 W 70, & ano trstes Mary G Pinkney. 60,000

m**Dawson st, 880-90** & INTERVALE AV, 929-41; certf as to above mtg; Apr18'13; same to same. ——

m**Dawson st, 880-90,** & INTERVALE AV, 929-41; sobrn agmt; Apr18'13; Margt Knox with same. nom

m**Devoe st, ss, at ses 1 av,** see 1 av, ses at ss Devoe.

m**Drake st, swc Seneca av,** see Seneca av, swc Drake.

m**Fletcher st, nec Washington av,** see Washington av, nec Fletcher.

m**Freeman st, 879** (11:2965), ns, 125 e Stebbins av, runs e40xn118.10xw39.11xs 116.4 to beg; pr mtg $30,000; Apr16; Apr 18'13; 5y5%; Fredk Jantzen to Emigrant Indus Savgs Bank. 3,000

m**Freeman st, 879;** sobrn agmt; Apr18'13; Wm C Oesting with same. nom

m**Freeman st** (11:2965), ns, 125 e Stebbins av, 40x118.11x—x116.5; ext of $30,000 mtg to Apr16'18 at 5%; Apr18; Apr19'13; Emigrant Indust Savgs Bank with Fredk Jantzen, 879 Freeman. nom

m**Freeman st** (11:2993), sec Vyse av, 54.8x 108.4x50x130.6; pr mtg $12,000; Apr19; Apr 21'13; due as per bond; 6%; Martha Perna, 1074 Fox to Bernhard Frank, 88 Morton, Bklyn. 6,000

m**Gilbert pl, nec Hunts Point av,** see Hunts Point av, nec Gilbert pl.

m**Hoffman st, 2406** (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1; PM; Apr22; Apr 23'13; due July1'16, 6%; Chas H Lockwood to Esther J Williamson, 447 E 143. 2,300

m**Lyman pl** (11:2970), ws, 192.8 n 169th, 75x85.3x82.9x89.3; pr mtg $——; Apr18'13; due, &c, as per bond; Benenson Realty Co to Manhattan Mort Co, 200 Bway. 5,500

m**Lyman pl,** same prop; certf as to above mtg; Apr18'13; same to same. ——

m**Macy pl** (10:2688), ns, 200 w Hewitt pl, 25x140; Apr21'13; 5y5%; Jno W Harshbarger & Frank B Moses to Lawyers Mtg Co, 59 Liberty. 8,000

m**Manida st, 722** (10:2768), ws, 225 s Spofford av, 25x100; ext of $4,500 mtg to July 16'15 at 5%; July16'12; Apr22'13; Fredk A Southworth with Frank Baker, 726 Manida. nom

m**Matilda st (*),** ws, 100 n Kossuth av, 45.3x100; Apr21; Apr22'13; installs; 6%; Katie Weiss to Railroad Co-oper B & L Assn, 103 Park av. 1,500

m**Minford pl, 1535** (11:2977), ws, 133.3 n 172d, 36.2x100; PM; pr mtg $17,500; Apr21 '13; 2y6%; Ricdt Realty Co to Sandow Realty Co, 748 Beck. 2,250

m**Roselle st (*),** ws, 145.4 n Silver, 25x 147.1x27.11x159.6; PM; Apr17; Apr18'13; 3y 6%; Janette P Stauder, 1517 Roselle, to Lavilla M Murphy, sec Green & High, Huntington, LI. 2,300

m**Seddon st, swc Walker av,** see Walker av, swc Seddon.

m**134TH st E** (10:2546), ss, 400 e St Anns av, 25x114x26.6x123.5; Apr21'13; 1y6%; Amalia Ricca, 2382 7th av to Cora O Schwabe, 104 W 70. 4,500

m**136TH st E** (9:2264), ns, 100 e Brook av, 54 to Mill Brook, x—x—x100; PM; Apr24 '13; 3y6%; Herman Hanauer, 247 E 58 to Seventh Avenue Amusement Co. 3,000

m**136TH st E** (9:2264), same prop; PM; Apr24'13; 3y6%; same to same. 1,500

m**138TH st E** (10:2566), ss, 262.6 e Southern blvd, 17.7x100; Apr17; Apr18'13; due, &c, as per bond; Mary Zinser to Title Guar & Trust Co. 4,000

m**138TH st, 464 E** (9:2282), ss, 583.4 e Willis av, 16.8x100; Apr18; Apr21'13; 3y6%; Cordelia L Raynor to Wm Beaman, 477 St Anns av. 1,000

m**141ST st E** (10:2551-2552), ss, 231.9 e St Ann's av, 25x95; Apr11; Apr18'13; 1y6%; Fredk Jantzen to Pauline A Peetz, 36 E 33. 1,000

m**142D st E, nwc 3 av,** see 3 av, 2669.

m**143D st, 431 E** (9:2288), ns, 300 e Willis av, 16.8x100; PM; Apr15; Apr19'13; due &c as per bond; Chas J Goeller to Emilia K Braun, 75 Greenridge av, White Plains, NY. 5,000

m**152D st E, nwc 3 av,** see 3 av, nwc 152d.

m**156TH st E** (9:2403), ns, 124.6 e Courtlandt av, 24.6x100; also MELROSE ST (9:-2403), ns, 124.6 e Courtlandt, old line, runs s0.10 to new line 156th xe24.6xn0.10xw24.6 to beg; Apr21; Apr23'13; due, &c, as per bond; Alfd Raabe to Max Soskin, 595 Beach ter. 1,000

m**157TH st E** (9:2379), ns, 150 w Elton av, 100x101.10x100x101.11; bldg loan; pr mtg $20,000; Apr16; Apr18'13; 1y6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 40,000

m**157TH st E** (9:2379), same prop; certf as to above mtg; Apr16; Apr18'13; same to same. ——

m**162D st, 299 E** (9:2422), ns, 290.6 se Morris av, 43.6x115; Apr21; Apr22'13; demand; 6%; Melrose Bldg Co, 933 Teller av to Jno A Murray, 3920 Bway. 3,000

m**165TH st W, swc Anderson av,** see Anderson av, swc 165.

m**167TH st E, swc Teller av,** see Teller av, swc 167.

m**169TH st, 600-2 E** (10:2612); ext of $31,000 mtg to Apr14'18 at 5%; Apr14; Apr18 '13; U S Trust Co of City NY with Eckman Bldg Co Inc, a corpn, 1054 Grand av. nom

m**170TH st E, swc Bristow,** see Bristow, swc 170th.

m**173D st E, nwc Southern blvd,** see Southern blvd, nwc 173.

m**173D st E, swc Webster av,** see Webster av, swc 173d.

m**174TH st E, nwc Hoe av,** see Hoe av, nwc 174.

m**174TH st W** (11:2876), ss, 125 e Nelson av, 50x100; ext of $34,000 mtg to June1 '16 at 5%; Apr23'13; Dollar Savings Bank with Stewart Constn Co, 104 W 174. nom

m**175TH st, 498 E,** see Bathgate av, swc 175.

m**175TH st E** (11:2900-46), ns, bet Webster & Park avs; transfer of tax lien for years 1902 to 1908 assessed to C Young; Mar18'12; Apr21'13; 3y2%; City N Y to Tax Lien Co of NY, 68 Wm. 684.98

m**180TH st E, late Samuel st** (11:3138), n es, — e Bryant av & adj land formerly of Benj Fowler, runs nw30xne100xse abt 28.6xsw100 to beg, except part for 180th; pr mtg $5,000; Apr21; Apr22'13; 1y6%; Jno A Steinmetz, 912 Bronx Park So to Herman Keil, 408 Tremont av. 2,500

m**180TH st E** (11:3109), ss, 95.2 w Mapes av, 50x118.2; Apr17; Apr18'13; 5y5¼%; Lebaro Constn Co to Noah Spingarn, 207 W 78. 42,000

m**180TH st E** (11:3109), same prop; certf as to above mtg; Apr17; Apr18'13; same to same. ——

m**181ST st E, swc Boston rd,** see Boston rd, swc 181st.

m**182D st E** (11:3070), ss, 127.6 w Hughes av, runs s105.11xw22xs0.11xe50xn5.10xw3.11 xn93.6 to st xw25 to beg; pr mtg $4,000; Apr5; Apr18'13; due Oct5'13, 6%; Nellie G Klenke, 611 E 182, to Martin Walter, 1935 Grand blvd & concourse. 300

m**182D st E, nwc Valentine av,** see Valentine av, nwc 182.

m**183D st E** (11:3086), ss, 66.8 w Belmont av, 16.8x75; Apr16; Apr18'13; 3y5%; Sarah Deshel to Phebe B Munro, 325 Ams av. 2,500

m**187TH st, 456-60 E** (11:3040), ss, 150 e Park av, 50x100; PM; pr mtg $12,750; Mar 28; Apr23'13; installs, 6%; Morris Siegel & Saml Wasserman to Victor Levy, 71 Keap, Bklyn. 1,400

m**188TH st, 133 W** (11:3219), nws, 608.5 ne Webb av (Tee Taw), 25.1x102.4x25x 104.11; PM; Apr21; Apr22'13; 5y5%; Eleanor McLoughlin to Margaretha Nehmelman, 133 W 188. 5,500

m**188TH st, 133 W;** same prop; PM; pr mtg $5,500; Apr21; Apr22'13; 1y6%; same to same. 1,000

m**204TH st E** (12:3311), ns, 125 w Cadiz pl, 25x100; pr mtg $——; Apr18'13; due, &c, as per bond; Carmine Vetrano to Manhattan Mort Co, 200 Bway. 1,000

m**212TH st, 718-22 E (*);** assn rents to secure $1,000; Apr22; Apr23'13; installs, 6%; Menlo Bldg Co, 720 E 212, to Alema Realty Exchange Co, 1 W 34 1,000

m**214TH st E (Sheil) (*),** ss, 100 w Paulding av, 50x100; Apr2; Apr22'13; 3y 5½%; Annie Kopchovsky, 938 E 214, to Herman F Epple, 2516 Grand av. 7,500

m**233D st E (*),** ncs, 62.8 se Bronxwood av, 31.4x—x24.4x114.5; Apr16; Apr21'13; installs $25 per month; 6%; Morendino Soda Water Co Inc, a corpn, 3210 3 av to Bronx Security & Brokerage Co, a corpn, 258 E 138. 300

m**241ST st E, nec Bronx blvd,** see 241st E, swc Richardson av.

m**241ST st E (*),** swc Richardson av, 100 x100; also 241ST ST E (*), nec Bronx blvd, 50x100; PM; pr mtg $9,300; Apr17; Apr18 '13; 3y6%; Aurelia L Leubuscher, 5 W 124 to Marie Freese, 77 Epprit, East Orange, NJ. 3,000

m**Anderson av** (9:2508), swc 165th, 50x 100.9; Apr18'13; due, &c, as per bond; Alois Soeller, Huntington, LI, to Title Guar & Trust Co. 3,000

m**Bathgate av, 1593-5** (11:2913), ws, 210 s 172d, 50x120; pr mtg $——; Apr18; Apr 19'13; 2y6%; Diamond Constn Co, a corpn, to Max Fine, 402 Grand. 5,000

m**Bathgate av, 1593-5;** certf as to above mtg; Apr18; Apr19'13; same to same. ——

m**Bathgate av, 1757** (11:2916), ws, 200.1 n 174th, 20.3x114.5; Oct25'12; Apr22'13; 2y 6%; Geo Hahn to Hannah Steiner, 1796 Anthony av. 1,500

m**Bathgate av** (11:2916), swc 175th (No 498), 103.4x34.5; Apr21; Apr22'13; due Jan 1'11; 3y 6%; Mollie Berman to Lottie Berman, 882 Kelly. 4,000

m**Boston rd** (11:3138), swc 181st, 114.5x 130.5x112.11x125.6; PM; Apr23; Apr24'13; due Dec1'14 6%; Land Realty Co, 1009 E 180, to Wm H Booth, 2074 Vyse av. 10,500

m**Bronx blvd, nec 241st,** see 241st E, swc Richardson av.

m**Cambreling av, 2482 (Pyne st)** (11:3091), es, 568.9 ne 188th (Bayard), 18.9x107; PM; Apr22; Apr23'13; due July1'16, 5%; Chas H Lockwood to Walter L Crow, 13 E 126. 2,500

m**Cedar av (*),** ws, 175 s Bartholdi av, 38.6x118.6x27.1x118; agmt as to reconveyance of deed recorded even date upon payment of loans not to exceed $1,000 & hereby secured, etc; Apr17; Apr22'13; due July1'15, 6%; Raffaela Paonessa, 1220 Boston rd, with Donato Di Pace, 2284 1 av. nom

m**Clinton av** (11:3097), es, 297.5 n 181st, 16.6x145.2; Apr17; Apr18'13; due, &c, as per bond; Fredk E Buser, 1319 Taylor av, to Mary E Brady, 560 W 162. 4,000

m**Clinton av** (11:3097), es, 264.4 n 181st, 16.6x145.2; Apr17; Apr18'13; 3y5%; Frances Buser, 1319 Taylor av, to Mary E Egner, 319 E 93. 4,000

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mClinton av (11:3097), es, 280.11 n 181st, 16.6x115.2, April7, April8'13, 5y5½%; Frances Buser, 1319 Taylor av, to Minnie Hummel, 3688 Bway. 4,000

mCreston av, 2386 (11:3160), es, 174.3 n 184th, 25x95; pr mtg $5,000; Apr23; Apr24'13; 5y6%; Jas M O'Connell to Cora B Hildreth, 30 E 130. 1,000

mCreston av, 2386 (11:3160), es, 174.3 n 184th, 25x95; Apr24'13; due, &c, as per bond; Jas M O'Connell, 2386 Creston av to Augusta Loderhose, 349 E 139. 5,000

mEagle av, 563 (10:2616), ws, 49.4 n 149th, 25x100; Apr21; Apr24'13; due, &c, as per bond; Johannah Wemke, Weehawken, NJ, to Melida Protzmann, 296 E 162d. 13,000

mEagle av, 563; sobrn agmt; Apr21; Apr 24'13; Geo J Shapiro with same. nom

mEdison av (*), es, 109.5 n Pelham rd, 25x171 to Pelham rd x28.1x158.1; part for Westchester av; PM; Apr21; Apr22'13; 3y 5½%; Geo J Baxter to Regent Realty Co, 33 W 42. 1,500

mFieldston rd (13:3421), ws, 400 ne Griswold pl, 50x72.1x91.8x80.8, also FIELDSTON RD (13:3421), ws, 450 ne Griswold pl, 19.1x51.9x82.1x60.4, April6, Apr22'13; installs, 6%; Peter B Sharp, Memphis, Tenn, to N Y & Suburban Co-Oper B & L Assn, 147 E 125. 1,800

mFieldston rd, ws, 450 ne Griswold pl, see Fieldston rd, ws, 400 ne Griswold pl.

mFindlay av, 1324 (11:2783), es, 345.5 n 169th, 20x100, PM; pr mtg $4,000; Apr22; Apr24'13; due, &c, as per bond; David L Callahan, 141 E 162, & Michl S Cluffey, 365 E 169 to Thornton Brothers Co, 1320 Clay av. 1,450

mFordham rd (Union av) (11:3078), ss, 76.3 w Cambreling av, 25.5x127.7x25x132.6; Apr21; Apr22'13; due, &c, as per bond; Post Avenue Constn Co to Title Guar & Trust Co. 2,000

mFordham rd (Union av), (11:3078), same prop; certf as to above mtg; Apr21; Apr 22'13, same to same.

mFranklin av, 1287-9 (10:2612); ext of $31,000 mtg to Apr14'18 at 5%; Apr14; Apr 18'13; U S Savgs Bank of City N Y with Eckman Bldg Co Inc, a corpn, 1054 Grand av. nom

mGifford av, ss, 328.10 e Balcom av, see Scribner av, ns, 121.2 e Balcom av.

mGleason av, nwc Taylor av, see Taylor av, nwc Gleason av.

mGrace av (*), ws, 251.1 s Boston rd, 50 x95; Mar31; Apr22'13; due, as per bond, 5%; Valentine Morstatt to Michl Strenglein, 497 Tinton av. 2,500

mHoe av (11:2983-2991), nwc 174th, 100x 15.4x100.8x21.5; Apr22'13; due &c as per bond; Kellwood Realty Co to Title Guar & Trust Co. 3,400

mHoe av (11:2983-2991), same prop; certf as to above mtg; Apr22'13; same to same.

mHoe av (10:2749), es, 110 s Bancroft, 40x 100; pr mtg $25,000; Apr19; Apr21'13; 5y 6%; Anna G John to Josef Schmalzl, 517 Nelson av, Peekskill, NY. 5,000

mHoe av (11:2979), ws, 125 s Freeman, 75x74.4x75.2x69.4; pr mtg $7,000; Apr15; Apr21'13; 2y6%; Cornelius O'Keeffe to Robt R Ellison, 299 E 139. 2,000

mHunts Point av (10:2761), nec Gilbert pl, 51.4x120.1x50x108.4; bldg loan; Apr24'13; demand, 6%; Burnett-Weil Constn Co to City Mort Co, 15 Wall. 55,000

mHunts Point av (10:2761), same prop; certf as to above mtg; Apr24'13; same to same.

mHunts Point av (10:2761), es, 51.4 n Gilbert pl, 51.4x131.11x50x120.1; bldg loan; Apr24'13; demand, 6%; Burnett-Weil Constn Co to City Mort Co, 15 Wall. 45,000

mHunts Point av (10:2761), same prop; certf as to above mtg; Apr24'13; same to same.

mHunts Point av (10:2761), nec Gilbert pl, 102.9x131.11x100x108.4; PM; pr mtg $100,000; Apr23; Apr24'13; 1y6%; Burnett-Weil Constn Co to Henry Morgenthau Co, 165 Bway. 20,000

mHunts Point av (10:2761), same prop; sobrn agmt; Apr24'13; same with City Mort Co. nom

mIntervale av, 929-41, see Dawson, 880-90.

mJackson av (Robbins) (10:2623), ws, 200 n 149th, 75x100; ext of mtg for $5,000 to Apr17'15; 6%; Apr17; Apr21'13; Guaranteed Mtg Co of NY a corpn, 200 Bway with Katharina Schlaier, 208 27th, Guttenberg, NJ. nom

mNelson av (*), ns, 50 w Bland av, 50x 100; Apr17; Apr18'13; due July1'16; 6%; Margt A Hattrick to Bridget Sheriden, 1670 Boston rd. 800

mOgden av (9:2522), es, 450 n 170th, 50x 112.4x50x112; Apr14; Apr22'13; due, &c, as per bond; Merwin Realty Co, 5 Beekman, to Jacob Dohrmann, 3078 Hull av. 4,000

mPark av, 4461 (11:3030), ws, 147 s 182d, 18x88.6x18x87.10; Nov29'12; Apr21'13; installs; 6%; Jno A Pagano, 4461 Park av to Franklin Soc for Home-Building & Savings, 38 Park row. 4,000

mPaulding av (*), es, 51.6 n 228th, 50x100, except pt for Paulding av; bldg loan; Apr 23; Apr24'13; due, &c, as per bond; Henriette Turkheimer to Jno P Pape, 287 E 236. 3,000

mPlymouth av, es, 25 n Zulette av, see Plymouth av, nwc Zulette av.

mPlymouth av (*), nwc Zulette av, 125x 86.10x143x17.8; also PLYMOUTH AV (*), es, 25 n Zulette av, 25x100; bldg loan; Apr 19; Apr21'13; 3y5½%; Albt Knoeller, 531 E 88 to Charlotte L Waldron, 215 West Side av, Haverstraw, NY. 4,000

mProspect av (10:2676), ws, 125 n 156th, 25x112.7x25.2x139.5; pr mtg $——; Apr5; Apr21'13; 1y6%; Rebecca Goldberg to Lillian Lanzit, 516 W 169. 3,000

mRichardson av, swc 241st, see 241st E, swc Richardson av.

mRyer av, nec 182, see Valentine av, nwc 182.

mScribner av (*), ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (*), ss, 328.10 e Balcom av, 50x100; Apr16; Apr22'13; 3y 5½%; Louis N Polak to Josiah A Briggs, 2305 Andrews av. 960

mSeneca av (10:2762 & 2765), swc Drake runs e125xs100xw85.1xne89 to Drake xn 21'10; Apr18'13; 3y6%; Utility Realty Co, 165 Bway, to Chas E Lansing, 32 W 95. 4,000

mSeneca av (10:2762 & 2765); same prop; certf as to above mtg; Apr9; Apr18'13; same to same.

mSouthern blvd (11:2978), nwc 173d, runs n155.5xw44.9xs21xsw85xnw17.10xs67.5 to st xe100 to beg; PM; Apr16; Apr18'13; demand, 6%; Trask Bldg Co to Ekin Holding Co, 15 Wall. 26,000

mSouthern blvd (11:2978), same prop; certf as to above mtg; Apr18'13; same to same.

mSouthern blvd (11:3113), ws, 75.11 n 184th, 25.3x105.5x25x109.3; pr mtg $3,750; Apr22; Apr23'13; 3y5%; Margt F Warner, 22 Bayside pl, Rockaway Beach, LI, to Rebecca Elson, 2299 Southern blvd. 2,000

mSouthern blvd (11:2980), es, 125 s Jennings (Charlotte pl), 75x100; PM; Apr21; '13; due June2'13; 6%; Jos Bergman to Terrence Smith, 109 E 88. 375

mTaylor av (174th st), (*), nwc Gleason av, 100x25, given as collateral security for payment of $5,000 covering McGraw av, sec Harrison av, 25x100; pr mtg $3,500; Mar10; Apr21'13; 1y5½%; Clara Fink, 909 Beck to Wm F Eppel, 340 E 135. 5,000

mTaylor av (174th st) (*), same prop; Mar10; Apr21'13; due Apr18'16; 5½%; same to Herman F Epple, 2516 Grand av. 3,500

mTaylor av, 1219 (*), 25x100; ext of $4,500 mtg to Jan 3'17, at 5½%; Apr23; Apr24 '13; Ottilie J Kane to Jas Purcell, 1219 Taylor av. nom

mTeller av (9:2429 & 2434), swc 167th, 40 x100.1; bldg loan; Apr10; Apr18'13; demand, 6%; O J Schwarzler Co, a corpn, to City Mort Co, 15 Wall. 35,000

mTeller av (9:2429 2434), same prop; certf as to above mtg; Apr17; Apr18'13; same to same.

mTeller av (9:2429-2434), ws, 40 s 167th, 38.4x100.1; bldg loan; Apr10; Apr18'13; demand, 6%; O J Schwarzler Co to City Mort Co, 15 Wall. 23,000

mTeller av (9:2429-2434), same prop; certf as to above mtg; Apr17; Apr18'13; same to same.

mTeller av (9:2429 & 2434), ws, 78.4 s 167th, four lots, each 38.4x100.1; four bldg loan mtgs, each $22,000; Apr10; Apr18'13; demand, 6%; O J Schwarzler Co to City Mort Co, 15 Wall. 88,000

mTeller av (9:2429 & 2434), same prop; two certfs as to above mtgs; Apr17; Apr 18'13; same to same.

mTeller av (9:2429 & 2434), swc 167th, 231.8x100.1; sobrn agmt; Apr10; Apr18'13; O J Schwarzler Co with City Mort Co, 15 Wall. nom

mTier av (*), ss, 222.6 w Lafayette av, 100x94x100x93.10; Apr22; Apr23'13; 3y6%; Harry T Booth to Emma L Brown at Pulaski, Oswego Co, NY. 2,000

mTinton av, 1059 (10:2660), ws, 100 s 166th, 25x100; Apr22'13; due &c as per bond; Mary M Strong to Title Guar & Trust Co. 5,000

mTinton av, 1059; sobrn agmt; Apr16; Apr 22'13; Mary V Morrison with same. nom

mTopping av, 1741 (11:2798), ws, 100 n 174th, 32x95; Apr21'13; 3y5½%; Belle M Ryckman admrx, Newark, NJ to Fidalma Del Genovese, 1729 Montgomery av. 9,000

mTremont av (11:2869), ns, abt 91.3 ne Harrison av, 25x80x26.11x66.3; pr mtg $5,500; Apr22; Apr23'13; due as per bond, 6%; Cora Adler to Julian G Straus, 9 W 90. 500

mTremont av, ns, 19 e Watson av, see Watson av, ss, 405 w Havemeyer av.

mValentine av (11:3150), nwc 182d, 63.6x 200 to es Ryer av x39.11x201.4; PM; Apr21; Apr22'13; 3y5%; County Estates Inc, 1910 Webster av to Caroline Luster, 327 Central Park W. 8,000

mVilla av, 3095 (12:3321), ws, 145.5 s 204th 19x136.9x32x108.6; pr mtg $3,600; Apr17; Apr21'13; due &c as per bond; Filomeno Isernio to Luigi Palatucci, 3128 Villa av. 400

mVilla av, 3095 (12:3321), ws, 145.5 s 204th, 19x136.9x34x108.6; PM; Apr17; Apr 18'13; due, &c, as per bond; Filomeno Isernio to Robt C Turnbull, Campbell, NY. 3,600

mVyse av, sec Freeman, see Freeman, sec Vyse av.

mWalker av (*), swc Seddon, runs ne200x s151xsw140 & 265 to beg, contains ¾ acre; ext of $9,000 mtg to Sept18'16 at 5%; Apr 15; Apr23'13; Jas Hennessy with Henry Morgenthau Co, 165 Bway. nom

mWalton av (11:2847), nwc Belmont, runs n 100.2xw84.1xsw33.3xe6.1xs100 to Belmont xe24.5xne80.5 to beg; pr mtg $2,000; Apr17; Apr21'13; due &c as per bond; Mary Connolly, Chicago, Ill to Jno Kiehl at Centre Moriches, LI. 1,000

mWashington av (11:3050), nec Fletcher, 36.7x86.5x36x93; Apr24'13; 4y5%; Nora Constn Co to Frances H Hanford, 117 W 130. 32,000

mWashington av (11:3050), same prop; certf as to above mtg; Apr24'13; same to same.

mWashington av (11:3050), same prop; sobrn agmt; Apr23; Apr24'13; Harry A Munroe with same. nom

mWashington av (11:3050), same prop; sobrn agmt; Apr23; Apr24'13; Wm V Simpson with same. nom

mWashington av (11:3050), same prop; sobrn agmt; Apr23; Apr24'13; same with same. nom

mWashington av (11:3050), es, 36.7 n Fletcher, 36.7x79.11x36x86.5; Apr18; Apr24 '13; due, &c, as per bond; Nora Constn Co, 1037 Teller av to Ida K Bronner, Hotel Majestic, Central Park W & 72. 22,000

mWashington av, (11:3070), same prop; certf as to above mtg; Apr18; Apr24'13; same to same.

mWashington av (11:3070), same prop; two sobrn agmts; Apr23; Apr24'13; Wm V Simpson with same. nom

mWatson av (*), ss, 405 w Havemeyer av, 50x216 to Blackrock av, except pt for Tremont av; deed by way of mtg to secure $1,500; pr mtg $3,000; Apr17; Apr21'13; due &c as per agmt; Katherine Taylor to Natl Casket Co, 48 Great Jones; also recorded in deeds. nom

mWebster av (11:2888), swc 173d, runs s 215.11xw101.4xn40.5xw3.7xn99.9x e34.4 x n 66.4 to ss 173d xe86.7 to beg; bldg loan; Apr24'13; due Jan1'14, 6%; Nan Realty Corpn, 193 W 168, to Paragon Mtg Co, a corpn, 507 E Tremont av. 50,000

mWebster av (11:2888), swc 173d, same prop; certf as to above mtg; Apr24'13; same to same.

mWebster av (11:3142), ws, 400.4 n 179th, 50x180; Apr18'13; 5y5%; Geo Dieckmann, 2042 Webster av, to Emigrant Indus Savgs Bank. 30,000

mWebster av (11:3143), ws, 34 s Ford, 39.6x100; PM; pr mtg $24,000; Apr22; Apr 23'13; due, &c as per bond; Camac Street Co Inc, a corpn, 12 West Fordham rd to August Nelson, 193 W 168. 5,000

mWebster av, 2247 (11:3143), ws, 73.6 s Ford, 41.11x100.1x37.11x100; PM; pr mtg $25,000; Apr22; Apr23'13; due, &c, as per bond; Camac Street Co Inc, a corpn, 12 West Fordham rd, to August Nelson, 193 W 168. 5,000

mWestchester av, 1033 (10:2727), str Ls; Apr10; Apr18'13; installs, 6%; Wm R Ehler to Chas Kling, 360 Mosholu pkway. notes, 12,000

mWestchester av (*), ss, 51.5 w Beach av, 50x—; Apr21; Apr22'13; 3y5½%; Seewacha Constn Co to Eliz K Dooling, 179 E 80. 4,500

mWestchester av (*), same prop; consent as to above mtg; Apr21; Apr22'13; same to same.

mWestchester av (*), same prop; certf as to above mtg; Apr21; Apr22'13; same to same.

mWestchester av (*), same prop; sobrn agmt; Apr21; Apr22'13; Sarah C Buckenham with same. nom

mZulette av, nwc Plymouth av, see Plymouth av, nwc Zulette av.

m1ST av (11:2857), ses, at ss Devoe, runs sw89.2xse132 to Doughtys brook xne90 to old road from McCombs Dam to Fordham xn115 to Devoe xw120 to beg; Apr23; Apr 24'13; due, &c, as per bond; Peter N Quinton, Hoboken, NJ, to Patk J Mollov 301 W 12. 6,000

m1ST av, (11:2857), same prop; sobrn agmt; Apr23; Apr24'13; Herman Schroeder with same. nom

m3D av, 2669 (9:2323), nwc 142d; sal Ls; Apr23; Apr24'13; demand, 6%; Jno J Conroy to Lion Brewery, 104 W 108. 5,871

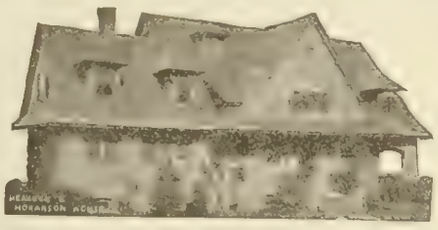
m3D av (9:2374), nwc 152d, runs w106.11 xn100xe45xs25xe92.2 to av xs78.5; Apr18; Apr19'13; due &c as per bond; Aug Kuhn, 120 W 57, to Helen S Ogilvie, 22 E 47. 70,000

m3D av, 3683 (11:2910), asn Ls by way of mtg to secure $2,600; Apr18; Apr22'13; Carolina Posco to Ebling Bwg Co, 760 St Anns av. nom

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WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

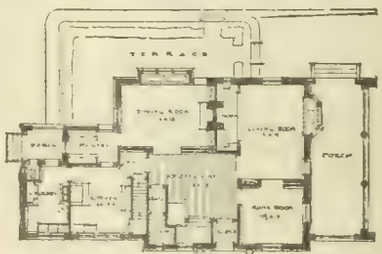


Architectural Record

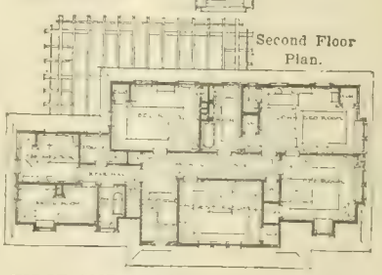
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Second Floor Plan.

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 3, 1913

A MODERN TYPE OF OFFICE CONSTRUCTION

The Architects' Building Is an Interesting Solution of the Problem of Achieving Good Light and Economy of Upkeep Through Simple Means.

FOR obvious reasons, one is justified in expecting to find correct modern practice in design, construction and equipment exemplified in the new Architect's Building, opened this week, at Park avenue and Fortieth street. The building is owned by a corporation composed of eminent architects and engineers, and it was erected under their personal supervision for their own use. It is a co-operative investment, the property of Architects' Offices, Inc., of which Burt L. Fenner, of McKim, Mead & White, is president, Andrew J. Post, of Post & McCord, treasurer, and Benjamin W. Morris, of La Farge & Morris, secretary, their associates on the board of directors being Kenneth M. Murchison, Arnold W. Brunner, Charles Ewing and William S. Post. The corporation was formed through the initiative of Ewing, Bacon & Henry, a prominent firm of engineers and real estate managers, which has the new building in its charge and which, besides, is a member of the co-operative corporation. From inception to finish, the Architects' Building is, in a sensee, a joint product, for every matter of importance connected with it has been passed upon by the board of directors; and it will therefore, no doubt, be widely studied as an authentic expression of progressive tendencies in office building construction and management.

When appraising the merits of a building it is essential to have in mind the practical conditions which had to be met. Those that governed in the case of the Architects' Building may be inferred from the following remarks by Mr. Fenner: "At the time the firm of McKim, Mead & White moved into its present offices, it was assumed that this part of Fifth avenue, below Twenty-third street, would long remain the center of a high-grade business district. Since then, however, there has been a strong uptown movement of the better class of retail shops, clubs, hotels, and residences, and this end of the avenue has become congested with manufacturing establishments. In addition to finding ourselves isolated in an undesirable neighborhood, we have had our light partly shut off by the erection of an adjacent tall building.

"We began several years ago to look for suitable quarters uptown, but most of the new buildings there are loft structures, and what we required were the environment and the facilities offered by a first-class office building. Just as we had become thoroughly convinced of the fruitlessness of our search, we were asked to join a group of men in the architectural and engineering professions, who, like ourselves, had failed to discover appropriate quarters uptown, in an enterprise to erect and maintain a building on a more or less cooperative plan.

"The corporation organized to carry out this project, acquired a site that is centrally situated, that commands abundant light and that is in a vicinity where land values are sufficiently high to act as a barrier against the encroachment of factories. The chief purpose of the members of the corporation was to obtain roomy, well-lighted offices in a thoroughly fireproof and sanitary structure, at a yearly cost which should not exceed the rents they had been paying for inferior accommodations. They also saw that in occupying offices in a building owned and operated by themselves they could control the service and make it exactly what they themselves desired it to be rather than that which an outside landlord might choose to make it.

"In planning the building it was necessary to consider the financial conditions, as well as the professional demands, of the owners; for professional men are not capitalists, and the funds at the disposal of the corporation were limited. In the development of the design and in the choice of materials and equipment, the architects, Ewing & Chappell and La Farge & Morris, and the engineers, Ewing, Bacon & Henry, were guided by the necessity of avoiding needless expense and making every dollar count, which conditions, we believe, have been fully met in the completed building. Even with additional funds, I doubt whether we should have changed any essential feature in the construction of the building."



THE ARCHITECTS' BUILDING.

Conditions Which Determined the Design.

From what Mr. Fenner has said, it will be seen that the practical considerations which had to be met by the design were these: The offices had to be uncommonly well lighted, and the building had to be in every essential respect a high-class structure, yet the investment cost was not to exceed the minimum required to impart dignity and character to the building, and, finally, as low a maintenance cost was to be achieved as would be practicable without sacrifice of quality in service.

In a general way, the objects aimed

at were quite the same as those which it is intended to accomplish in any typical modern office building planned as an investment to produce a reasonable return rather than for the adventitious purpose of advertising the business prosperity of some corporate owner, a fact which makes the design of the Architects' Building particularly instructive. It shows what relative commercial value expert opinion, uninfluenced by the whims of clients, attaches to each of the more important features of a building. For example, the entrance hall is commonly exalted beyond its functional value in relationship to other features. That in the Architects' Building is simplicity itself, but it is undeniably appropriate to its purpose, both in appearance and in arrangement.

Before entering upon an explanation of how the practical conditions which governed the design of the building were met, perhaps one more preliminary statement may not be out of place. There are probably few buildings—indeed, the present writer knows of none—in which so much attention has been given to the details, however small, that insure efficiency and economy of service as in the Architect's Building. A single such detail may be instanced here, out of its proper context, by way of illustration. Thus, the building, although it has a complete heating plant, is to be heated with exhaust steam from an adjoinning building, its own plant being reserved for emergencies.

An Advantageous Site.

The site of the Architect's Building is at the northeast corner of Park avenue and Fortieth street. Its dimensions are 98.9 by 151 feet. To readers of this newspaper, it would be superfluous to discuss the advantages of the location with respect to transportation.

The light controlled by the site is abundant. On the easterly side are low residences, which are not likely soon to be displaced, because the opposite side of Fortieth street is protected against business construction by the "Murray Hill restriction," which also serves to exclude tall structures over against the southerly front of the Architect's Building. Park avenue, as is well known, is an exceptionally wide thoroughfare. Finally, the adjoining structure on Park avenue has a court of about 30 by 80 feet, abutting the north line of the Architect's Building toward the rear. By placing a court of the same dimensions opposite this, the Architects' Building has obtained a light reservation equal in width to an ordinary street for its interior rooms above the ground floor, the stores, according to custom, covering the entire ground area.

The ample light commanded by the plot has been utilized to the utmost in designing the building. The stores have a ceiling height of not less than 18 feet in the clear, while the clear height of the offices is 12 feet, instead of the usual 10; and the window openings are correspondingly large. By the simple device of framing the bottom of the wall girders level with the bottom of the beams and allowing their excess height to project upwards into the wall in the space beneath the window sills of the story next above it was possible to arrange the window heads practically flush with the ceiling; it is remarkable how effective this device is in admitting good light to a maximum distance and at no increase in expense.

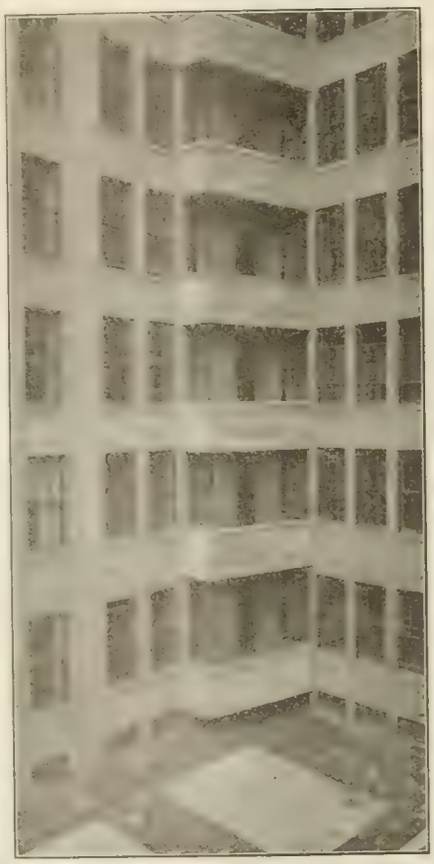
Architectural Treatment.

The endeavor to flood the interior of the building with light has been made the governing motive in the architectural treatment. The facade, in warm tones of granite, limestone and brick, is suggestive of the genial effulgence of sunshine on wide floor spaces and in generous corridors. The detail is simple, the functions of the building are frankly expressed, and lines and proportions are good. The steel in the construction was figured to carry an additional load of four stories, and this has somewhat affected the design by making it necessary to keep the cornice very flat. The unobtrusiveness of the cornice, however, is in harmony with the leading architectural motive, as it serves to emphasize the idea of illumination.

Floor Plan Insures Maximum of Light and of Rentable Space.

In planning the interior of the building, the purpose of securing a maximum of light was correlated with the purpose of insuring economy of service. The two were achieved largely through identical means. For example, the floor plan was so arranged as to serve both purposes.

The building has a fire tower, two stairways, six passenger elevators, a freight elevator and a freight lift. The fire tower, which opens on the court, one of the stairways, the freight elevator and the passenger elevators are all placed together near the center of the building. Backing up against the elevator group on each floor, are the toilet rooms and the janitor's closets. Adjacent is a commodious shaft which contains the service pipes and is roomy enough to permit mechanics to work freely in it. By this grouping together of utilities, it has been possible to furnish outside light to all offices and to give the smallest of them a width of 20 feet. No typical office has fewer than three windows, while the southeast corner office on each floor has ten. The arrangement of columns, windows and corridors enables changes in partition walls to be made with little difficulty, an important consideration to the renting agent and building manager.



The fire tower is reached by balconies at each floor. These overlook the light court and each may be entered from the building through a door and two windows. The building has two additional stairways enclosed in fireproof walls.

The freight lift, package chute and one stairway are near the southeast corner of the building, on Fortieth street. Incoming freight is there lowered to the basement, where it is transferred to the freight elevator, which communicates with all the floors. The moving in and out of tenants and the ordinary handling of freight are therefore accomplished independently of the main entrance corridor; and the freight elevator is so placed that it takes up no space of value from the renting standpoint.

The street floor is laid out in two stores, the larger of which has two show windows on Park avenue and seven on Fortieth street. The rear of this store occupies the greater part of the ground area of the light court, where it has three skylights and clerestory windows. The smaller store, with a floor space approximately the area of an ordinary city lot, has two show windows on Park avenue and a similar arrangement of light openings in the rear. Every part of both stores is well lighted, and their ceiling height of 18 feet in the clear is sufficient to permit of mezzanine floors. A proportionate amount of basement space is reserved for each store.

The second floor, like the first, is fitted with show windows. Those on the Park avenue front will be conspicuous from the viaduct which it is proposed to construct from the upper driveway of the Grand Central Station over Forty-second street and which will come to level in front of the main entrance to the building, not, however, occupying the full width of Park avenue.

The entrance hall, in the center of the Park avenue front, extends about one-third the depth of the building. On the left hand or northern side of the lobby is a glazed recess for the customary cigar stand. The recess, being in effect an interior store, there is no encroachment upon the lobby space and customers of the stand must turn aside from the lobby to make their purchases. The recessed booth is an important feature, as it prevents congestion of the entrance hall.

The passenger elevators, arranged three on each side, run the height of the building, three of them going to a penthouse, that covers a large part of the roof. The penthouse, which, besides having extensive window openings on all four sides, is furnished with skylights, has been rented to two tenants.

Another interesting example of conservation of rentable space is the manner in which storage rooms have been laid out for the preservation of records. The least valuable floors in the matter of rentals are the fourth and fifth. On each of these floors a number of rooms, enclosed in fireproof partition walls, have been recessed into offices that are to be let to tenants requiring smaller offices than the typical unit. The rooms have no other opening than a door giving on the corridor. They are quite independent of the offices, which have their own corridor doorways. Their effect is merely to make some of the offices on the fourth and fifth floors less roomy and of greater variety in area than the corresponding offices on those floors where the square foot rentals are higher. The storage rooms are rented at better figures than the same space would bring as an extension of the adjoining offices.

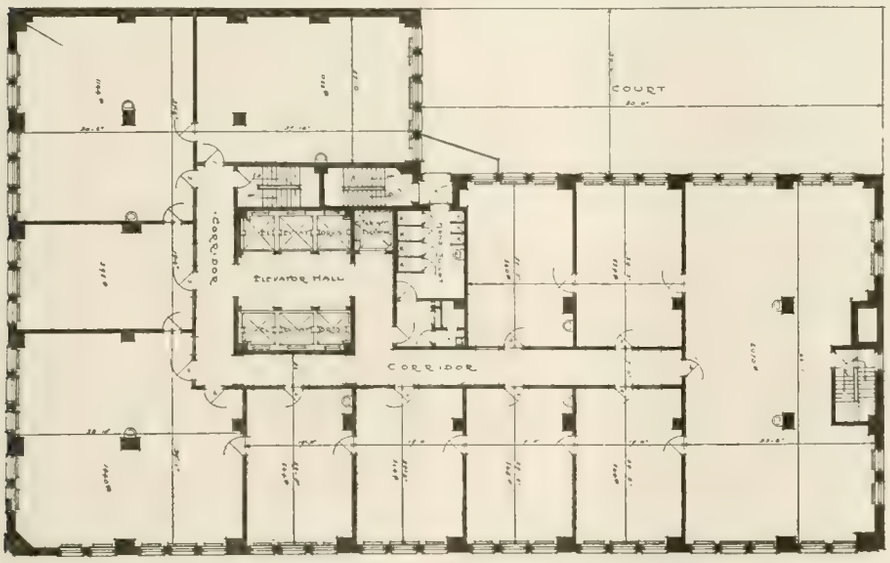
Construction Details.

The care with which the interior plan of the building was adapted to the purpose of the structure and the possibilities of the site has resulted in netting about 10,000 square feet of rentable space on each typical office floor, the superficial area of the site being 14,913 square feet. This is a remarkable achievement when one considers the reservation made for the court and the abundance of well-diffused light obtained.

In the construction, as in the design and plan, of the building, the dominant notes are serviceability and economy in upkeep. Rock was found a short distance below the basement excavation level. It was a simple matter, therefore, to carry the columns down to bed rock on concrete foundations. The frame work is structural steel throughout, and none but fireproof materials has been employed in the construction of the building.

The floor arches are of concrete, with cinder concrete fill and smooth cement finish. The cement finish has been treated with the Master Builders' process, which eliminates the annoyance of cement dust. The floors of corridors are finished in terrazzo.

All trim of doors and windows is of hollow metal. No attempt has been made to disguise the metal with imitation wood finish. The metal work, including doors, is painted in a neutral green tint that is restful to the eye, that will harmonize with the usual colors of furniture and that will not readily show marks of ordinary usage.



TYPICAL FLOOR PLAN ABOVE THE SECOND STORY.
Every office has "outside" light, and the three stairways, each enclosed in fireproof walls, furnish 35 per cent. more emergency exit facilities than are required by law.

Window sills are of slate and there is a base, 6 inches high, of the same material, around the rooms and columns. Finally, under every radiator, is a slate base, concealing the radiator branches. For the purposes indicated, slate is not only economical, but answers admirably, being both fireproof and non-absorbent, and is easily kept clean.

There are two vacuum cleaner outlets, one each at the extreme west and the extreme east side of the building.

The lighting fixtures are of the semi-direct and indirect type. Where required, as in certain of the architects' offices, special drop lights have been provided for illumination over drafting tables.

Economy of Upkeep.

The heat is distributed by means of the one pipe system with separate air lines running to the boiler rooms. As pointed out in an earlier paragraph, the generating plant, while complete in itself, will not be used, except for emergencies, arrangements having been made with the owners of the adjoining building to use the exhaust steam in their plant.

The hot water is also provided from the same source. With a double supply for heat and hot water, the building is secured against possible interruption of service. A Kewanee refuse destructor utilizes the refuse from the offices in the building as an additional source of heat or hot water. This, of course, is an advantage in the summer, when the regular boiler plant is not in commission.

The building is supplied with water from a roof tank, water being pumped to the tank by two electrically driven pumps, so arranged that either pump may be in service. There are two fire stand pipes in the building, connected both to the tank and the house pumps and having outlets on the street for connection with the fire engine.

The plumbing fixtures are of solid vitreous material and the basins are fitted with the most modern slow closing faucets. The toilets are equipped with the overhead tank system. There are men's toilets on each floor, with an additional women's toilet and rest room on the eighth floor. Several of the architects have a private toilet. Each floor has a janitor's room equipped with slop sink, broom closet and lockers.

Elevator Equipment.

The passenger elevators are of the Standard Otis Gearless Traction type with 2:1 roping, designed to operate at a speed of 450 feet per minute, with a capacity of 2,500 pounds. Those at the right hand side of the main corridor travel from the first to the sixteenth floor, an approximate distance of 200 feet. Those at the left travel from the first floor to the penthouse, a distance of 213 feet. All of the elevators are equipped with the Armstrong full flash signal system, having up and down lamps at each floor, and are arranged so that any one or combination of them may be used for express service, a switch on the controller providing for the discontinuance of flash signals between the first and ninth floors.

The elevators are fully equipped with automatic safety devices, including safety governors, wedge clamp safeties, limit switches, safety brakes, potential switches, emergency switches and Otis patented oil buffers. The buffers are located under the car and counterweight, and are provided to bring the car to a gradual and positive stop at the extreme limits of travel beyond the terminal landings. They have been proven capable of bringing a loaded car safely to the rest from full speed without discomfort to those in the car.

There are, as already noted, two Otis freight machines. One is of the Worm Gear Traction type. It is adjacent to the passenger elevators on the left side of the main corridor, and serves all floors from the basement to the penthouse on the roof. It is designed to operate at a speed of 300 feet per minute with a capacity of 3,000 pounds, which can, however, be increased to 5,500 pounds if heavy loads or safes must be carried. The other freight elevator is of the Drum type and is located in the receiving entrance at the rear of the building, on Fortieth street. It travels from the boiler room to a freight platform and has a rise of 17 feet 6 inches. It is designed to operate at a speed of 150 feet per minute with a capacity of 3,000 pounds. The platform is on a level with the average wagon floor, an arrangement which eliminates heavy lifting and which, for example, has made it possible to obtain a reduction in the ash removing contract. Elevator shafts and stairwells are all enclosed with fireproof doors.

With a pleasing exterior, in which the desired artistic impression is conveyed through the simplest of means; with a structural arrangement which throws the remotest interior open to the light; with a floor plan and a service equipment that yield a maximum of rentable space and insure a minimum of operat-



Showing the arrangement of windows and piers on the second floor. A spiral type of radiators had to be designed to fit the narrow space under the windows. Every part of the floor is exposed to the light.

ing cost; and with a choice of constructive materials and fixtures aiming at serviceability rather than richness of effect, the Architects' Building meets in a notable degree the practical conditions outlined by Mr. Fenner.

In conclusion, it may be said that the care exercised in every other matter connected with the building is shown also in the letting of space. The tenantry is largely recruited from the architectural, engineering and allied professions or occupations, and no tenant is admitted without having been accepted by a vote of the board of directors.

Exceptional Renting Record.

The ultimate test of the merits of the building, as any investor will assert, is its ability to obtain tenants in competition with other structures of the same class. It has so happened that since the Architects' Building was planned a very considerable number of high-class office buildings have been put under construction in the Grand Central neighborhood. Yet the Architects' Building opens with a very nearly complete rent roll as regards office space, and perhaps a dozen intending tenants who were too late for the kind of suites they wanted have been "placed" by the agents, Ewing, Bacon and Henry, in nearby structures.

Several things have helped to insure this exceptional renting record. Firms that do business with architects and engineers were quick to see the saving of time made possible through being under the same roof with a group of men whom they were obliged to visit frequently, but the principal reason for the immediate success of the building is, without question, the quality of the accommodations and of the service offered, coupled with relatively low rents. Indeed, to sum up the achievements of the designers of the Architects' Building, the office rents of $1.50 to $2.36 a square foot represents a value which is probably unique in this town.

A contributory help was the promptness with which the construction contract was executed. For perhaps two months before the scheduled opening day it was possible to show prospective tenants through the offices. With reference to this phase of the building operation, Mr. Morris of La Farge and Morris, may be quoted: "The general contractors (the Fortieth Street Company —Irons and Todd) did a notable piece of work. Last September the site was a mere hole in the ground; by October 6 the first tier of beams were up, and on April 3 the first tenant moved in. Furthermore, we cannot speak too highly of the manner in which the contractors carried out the spirit as well as the letter of the contract and specifications." As a matter of fact, from whatever point of view the Architects' Building is studied, it conveys the impression of skilled workmanship.

The architects of the Architects' Building were Ewing and Chappell, 345 Fifth avenue, and La Farge and Morris, 23 East 26th street; the steam and electrical engineers were Ewing, Bacon and Henry, 101 Park avenue; the steel engineers were Eugene Stern and S. O. Miller, 103 Park avenue. The contractors, sub-contractors and manufacturers of materials used were as follows:

Construction Contractors.

General Contractor:
Irons and Todd, 101 Park Ave.
Mason:
A. Mungo & Co., 33 East 125th St.
Wrecking:
Rheinfrank House Wrecking Co., 620 E. 14th St.
Excavating:
Joseph Garry & Sons, 418 E. 25th St.
Steel Erectors:
Post and McCord, 101 Park Ave.
Steel Fabricators:
American Bridge Co., 30 Church St.
Protective Paints:
Toch Brothers, 320 Fifth Ave.
Blue Stone:
Penney & Bunt, 132d St. and Willow Ave.
Cut Stone:
John Hutchinson & Sons, 2383 First Ave.
Brick (Face):
Houghtaling & Wittpenn, 44 E. 23d St.
Terra Cotta:
Atlantic Terra Cotta, 1170 Broadway.
Cement (Brick):
Atlas Portland Cement Co., 30 Broad St.
Cement (Floors):
Nazareth Portland Cement Co., 1270 Bway.
Vulcanite Portland Cement Co., 200 Fifth Ave.
Wire Mesh Reinforcement:
Roebling Constr. Co., Metropolitan Tower.
Building Materials:
Candee, Smith & Howland, Ft. E. 26th St.
Lime (construction):
Rockland Rockport Lime Co., 200 Fifth Ave.
Lime (finishing):
Clifford L. Miller Co., 110 E. 23d St.
Fireproof Partitions:
Roebling Constr. Co., Metropolitan Tower.
Granite:
Penney & Bunt, 132d St. and Willow Ave.
Ornamental Iron Work:
Richey, Browne & Donald, Maspeth, L. I.
Sheet Metal Work:
L. A. Storch & Co., 517 E. 73d St.
Roofing (Slag):
Globe Roofing Co., 208 E. 89th St.
Wire Glass:
Mississippi Wire Glass Co., 220 Fifth Ave.
Waterproofing:
Walter H. Storm Co., 1182 Broadway.
Heating:
Mulhern Steam Heating Co., 103 Park Ave.
Concealed Trenches for Steam Mains:
New York Slate Works, 255 E. 138th St.
Fireproof Doors:
Kalamine Co., 16th St. and New Vernon Ave., L. I. City.
Electrical:
Lord Electric Co., 105 West 40th St.
Plastering:
T. A. O'Rourke Co., 103 Park Ave.
Painting:
Waters, Nichols & Crowingshield, 3 W. 29th St.
Plumbing:
W. G. Cornell & Co., 4th Ave. and 17th St.
Hardware Supplies:
Yale & Towne, 9 East 40th St.
Elevators:
Otis Elevator Co., 11th Ave. and 26th St.
Freight Elevator Doors:
Richey, Browne & Donald, Maspeth, L. I.
Marble Work:
Traitel Marble Works, Webster Ave., L. I. C.
Vault Lighting:
Berger Mfg. Co., 11th Ave. and 22d St.
Balanced or Pivoted Sash:
S. H. Pomeroy Co., 1123 Broadway.
Pipe Covering:
Johns-Manville Co., 41st St. & Madison Ave.
Plate Glass:
Pittsburg Plate Glass Co., 60 Vandam St.
Sidewalk Lifts:
Otis Elevator Co., 11th Ave. and 26th St.
Paint:
Atlas Paint Co., 103 Park Ave.
Wire:
Standard Underground Cable Co., 50 Church St.
Conduits:
Thomas & Betts, 299 Broadway.
Pipe (Heating):
Reading Iron Works, 28 Platt St.
Pipe (Plumbing):
National Tube Co., 30 Church St.
Basins:
Monument Pottery Co., Trenton, N. J.
Toilet Seats:
L. Wolff Mfg. Co., Chicago, Ill.
Urinals:
Trenton Potteries Co., Trenton, N. J.
Toilets:
L. Wolff Mfg. Co., Chicago, Ill.
Hod Hoisting:
Smith Operating Corp., 275 140th St.
Scaffolding:
Patent Scaffolding Co., 647 W. 50th St.
Metal Lath:
Roebling Constr. Co., Metropolitan Tower.
Cement Floors:
Harrison & Meyer, 1182 Broadway.
Vacuum Air Valves on Radiators:
Harlem Mfg. Co., 42 W. 67th St.

EQUIPMENT—Contractors'.

Filters:
Loomis Manning Filter Co., Madison Ave. and 23d St.
Radiators:
United States Radiator Corp., 101 Park Ave.
Electrical Switches
Hart Manufacturing Co., 203 Broadway.
Boilers:
Titusville Iron Co., 90 West St.
Mail Chutes:
Cutler Mail Chute Co., 27 Thames St.
Electrical Floor Receptacles:
Harvey Hubbell, Inc., 1 Madison Ave.
Switchboards:
Metropolitan Elec. Supply Co., 76 W. 36th St.
Panel Board:
Metropolitan Elec. Supply Co., 76 W. 36th St.
Lighting Fixtures:
Enos & Watkins Co., 36 W. 37th St.
Damper Regulators:
Spencer Regulator Co., 78 Murray St.
Elevator Signals:
Elevator Supply & Repair Co., 105 W. 40th St.
Current:
N. Y. Edison Co., Elm and Duane Sts.
Metal Lockers:
Hart & Hutchinson Co., 100 Lafayette St.
Fire Insurance Brokers:
DeLanoy & DeLanoy, 2 Wall St.
Valves—Radiators:
Jenkins Bros., 80 White St.
Boiler Grates:
Washburn & Granger, 50 Church St.
Starting Rheostat:
Sprague Electric Works, 527 W. 34th St.
Motors:
Sprague Electric Works, 527 W. 34th St.
Fire Hose and Reels:
Eureka Fire Hose & Mfg. Co., 13 Barclay St.
Pumps:
Deane Steam Pump Co., 115 Broadway:
Fire Alarm Systems:
Western Union Telegraph Co., Dey St. & Bway.
Chain Drive on Pumps:
Morse Chain Co., 50 Church St.
Electric Lamp:
General Electric Co., 30 Church St.
Directory Boards:
Tablet & Ticket Co., 381 Broadway.
Vacuum Cleaning (Portable):
Electrical Cleaner Co., 477 Fifth Ave.
Window Chains:
Bridgeport Chain Co., Bridgeport, Conn.
Gilt Paint for Radiators:
Geo. Benda, 221 Fourth Ave.

Reduced Rents in Old Bronx Apartments.

J. Clarence Davies says the percentage of vacancies in new-law houses near the subway or elevated stations in The Bronx will be small this year, while houses more than three blocks from a station will suffer. Old-law houses are well rented, but owners of these style houses have had to reduce rents to keep their tenants, and to obtain new ones.

"There is a perceptible demand for cheaper apartments, consisting of three, four and five rooms, while six to ten rooms are harder to rent, especially at former rentals," says Mr. Davies. General renting conditions in The Bronx are in a healthy state; there seems to be no desire of tenants to leave The Bronx for other boroughs.

A Good Year for Savings and Loan Associations.

The Metropolitan League of Savings and Loan Associations, comprising seventy-six Co-operative Savings and Loan Organizations in the greater city and contiguous counties, held its annual meeting in the offices of the Atlantic Association, Brooklyn, last Saturday night. The meeting was largely attended, and all the institutions belonging to the League reported progress. There was an increase in assets of $2,500,000 last year, and the number of depositors increased 15,000.

The following officers were elected: President, Walter L. Durack, 215 Montague street, Brooklyn; Vice-President, Charles Stuart Folsom, 14 Bible House; Secretary, Archibald W. McEwan, 2161 Bathgate avenue; Treasurer, Edward M. Cutler, 56 Pine street. Trustees for three years, George J. Beyer, M. V. Dorney and Martin S. Cohen.

THE COST OF GOVERNMENT IN NEW YORK CITY

A Study of the Principal Causes of the 98 Per Cent. Budget Increase Which Has Taken Place in the Last Ten Years—Remedies Suggested.

———Article I, Part II———

By HENRY BRUERE, Director, Bureau of Municipal Research.

IN the first installment of this article I reviewed the growth of city expenditures, showing that since 1908 appropriations had increased in all departments except those of the Borough Presidents of Manhattan and The Bronx.

Table II printed last week showed that the ratio of increase in the Mayor's department outruns the ratio of increase in the Borough Presidents' offices by five times. As a matter of fact, during the present administration the most notable instances of economy have occurred in departments under the jurisdiction of Borough Presidents. This is in part due to the very low level of administration existing in those departments heretofore, brought to light by Commissioner of Accounts Mitchel and by citizens working through the Bureau of Municipal Research, but is also due to the fact that major emphasis was placed upon the need of economy at the very outset of the present administration of these offices.

The Department of Finance has effected economies, but its expenditures have increased because of additions to its expert force made necessary by the accounting reorganization.

For definite thinking it will be helpful to analyze still further the increases in the several departments under the jurisdiction of the Mayor. This analysis is shown by Table III—Comparative Statement of Budget Appropriations for the Departments, Bureaus and Offices Subordinate to the Mayor.

Many explanations may be offered of these increases. Thus, appropriations for weights and measures and the commissioners of accounts have increased because of a redefinition of the work of these two offices. Health work has been expanded. In part, the increases in these and other departments represent normal growth of activities on the old theory that extensions in work necessarily involve increased expenditures. Unquestionably, they also include a percentage of "slack" representing inefficiency of method and unnecessary employment. The opportunity for economy lies in the bulk of expenditures which furnish the background for these increases and not merely in the increases themselves. This bulk represents the cost of operating the municipal institution which has been built up through a process of slow accretion. It is governed by an accumulation of habits developed long before efficiency and public business were brought even into the same field of thought. It is to these major expenditures that attention must be given if important economies are to be realized.

Waste Admitted; Action Dilatory.

A few days ago Comptroller Prendergast published a report recommending the establishment of a central purchasing agency for the city. In this report he pointed out that under present conditions, when 125 different departments each buys its own supplies, great waste occurs because of disparity of prices and inequality of purchasing methods. The Comptroller showed that the practice of buying supplies on open market orders, as contrasted with competitive contracts, penalizes the city about 25 per cent.

The present article, begun last week, is the first of a series of five, written by Mr. Bruere at the request of the Record and Guide. The purpose of the series is to discover why taxes are increasing out of proportion to the growth of population. If the causes of the disproportionate increase in taxes can be ascertained, there should be no great difficulty in getting the men of public spirit in the community to cooperate toward obtaining effective remedies.

Mr. Bruere's first article, which ends with this installment, analyzes the increased cost of government, locating (1) the divisions of governmental activity in which the principal increases have occurred and (2) the causes of these increases. It emphasizes the important fact that the concentration of fiscal responsibility supposed to exist in the city administration is more apparent than real, as the Board of Estimate has "more or less jurisdiction" over only $85,000,000 in a budget of nearly $193,000,000.

The second article will discuss what will be shown to be a principal factor in the rising cost of government—the mounting bonded indebtedness of the city. The third article will describe present efforts under way to eliminate waste and to obtain a dollar's worth of service for a dollar's taxes, and results already obtained from them. The fourth will deal with obvious next steps for taxpayers to insist upon in bringing about greater efficiency and economy in city government. The fifth article will forecast tendencies in development of city activities, prospective undertakings and methods of financing them.

In 1911 $3,500,000 of supplies were bought on open market orders representing, if the Comptroller's figures are correct, a waste of $700,000. The joint legislative committee investigating the city's finances as long ago as 1909 reported in favor of establishing a central purchasing agency. The Ivins charter commission before and the Hammond charter commission afterwards made similar recommendations. But the Legislature failed to act because legislative inertia and the influence of contractors were greater than pressure in favor of the proposal brought by responsible city officials.

Public officials have from time to time said the waste in the city's payrolls amounted to $15,000,000 a year. This is probably a reasonable estimate, for the city's salary and wage list now aggregates $90,000,000. Yet due to Aldermanic obstruction, salary standardization recommended in 1910 was not seriously undertaken until 1913. The very first study made showed enormous inequalities in compensation. In one of the smaller departments if employees were paid equally for equal work there would result a reduction of $60,000 a year in the salary cost. The Comptroller and the Borough Presidents of Manhattan and The Bronx proved three years ago that it was possible to obtain increased service from their departments by an actual reduction in the number of men employed. The example of this demonstration has not been followed by other city departments. Thus, a certain bureau has for years made out a case to an easily persuaded because uninformed commissioner and to a more easily persuaded because less informed Board of Estimate and Apportionment that it required five men to do a certain piece of work. All during the present administration, and doubtless for years before, these five men have been "segregated" to this work. Recently, when clerks were urgently needed in another branch of the department an attempt to take them from this division met with violent opposition. This protest resulted in an analysis of work done by the whole group. The analysis based on statements of the division head and signed by him for submission to the commissioner showed that the maximum daily work done by the five men did not constitute a full day's work for two men.

In greater or less degree the same condition of over-supply of service and the performance of unnecessary work prevails throughout every branch of city government, except in the few offices where a careful measurement has been made of quantity and value of work performed by every member of the organization.

Available Relief.

There is no reason why scientific management in its broader sense should not be applied to city business. A recent preliminary study of methods of sewer construction in Philadelphia shows that merely by intelligent organization of work and eliminating delays and unproductive effort, the cost of construction can be cut 50 per cent. Similar readjustment of work in Manhattan has shown equal savings.

The Board of Estimate and Apportionment by standardizing salaries and supplies and by establishing an efficiency division is taking the first steps toward method studies on a comprehensive scale. To push forward and utilize the work of these fundamental reforms will be the most conspicuous service opportunity of the next administration. For until we have an administration cohesively constructed and co-operatively determined to make its first business the elimination of waste we shall not have efficient government in New York City. Until this is done taxes will continue to rise and the tax rate creep steadily up.

Temporary declines in the tax rate sometimes occurring on the eve of municipal elections are meaningless, for the tax rate is only an approximate index of the city's expenditures. An increase in assessed valuations may serve to lower the rate without decreasing the amount of the taxpayer's bill.

Organization Obstacles to Efficiency.

Taxpayers who have supported citizen effort to bring about governmental efficiency in the past seven years sometimes ask the question why, in spite of improvement in municipal methods, taxes continue to increase? The first answer is that the effort has not been sufficiently complete. The second answer is that New York City is not so organized as to facilitate transition from disorderly to efficient business practices. It is easily conceivable that a Mayor's office might be so organized as to obtain adequate control over departmental expenditures, but it is hardly conceivable that any Mayor of New York City will ever be content to forego for the routine duty of supervising the business details of the city all the dramatic oportunities for pub-

lic applause and popular approval which his office affords.

Costly Whimsicalities.

Taxpayers pay an enormous price for the diversion they receive from the philosophical or whimsical utterances of a chief executive. They pay heavily for official after-dinner speeches. They pay heavily for feverish ambition for political advancement which election to office seems to breed. The major cause of the slow progress of waste reduction and the resulting increase in taxes is a lack of a competent responsible governing body for the City of New York. If I had my way I should place responsibility for the administration of all city and county business upon the Board of Estimate and Apportionment. I would minimize the embarrassment of having a board appoint heads of departments by giving heads of departments permanent tenure subject only to removal on charge by a majority of the board. In case of removal vacancies would be filled by the board. My suggestion is not so much to establish commission government in New York as to concentrate responsibility.

This reorganization would help, but it is not a necessary prerequisite to economy. A determined, competent Mayor could place the city on a business basis. Since it may require some additional years of experience before New York will abandon its present form of government, if New York City desires efficient government, it is important that it employ a mayor who will make it his chief business to bring about efficiency. Notable advances in city efficiency could be made if the present administration for the remainder of the year and next year's administration make their primary business the business of working together for good administration.

The present group of officials in charge of city affairs have suffered obstructions in the form of subway negotiations, personal differences and political aspirations. A large part of the responsibility for obstructions placed in the way of constructive steps planned early in the administration must be borne by the Board of Aldermen, which with the Mayor's approval, repeatedly denied funds to make necessary preliminary inquiries. Part of the responsibility is taxpayers' responsibility whose representatives opposed these steps and gave countenance to the Aldermen's action.

Tax Bills Out of Proportion to Service.

Taxpayers will find their tax bills continuing to increase out of proportion to services rendered them by government until they insist that public officials devote the same persistent energy to putting the city on a business basis as they have recently given, for example, to the preparation of subway plans. Moreover, to obtain continuing effort in the direction of greater efficiency taxpayers must learn to applaud and encourage efficient administration as heartily as they now applaud and encourage the prosecution of public grafters.

New York's budget will pass the $200,000,000 mark, as its debt has passed the $1,000,000,000 mark, and the tax rate will continue to rise, unless management is made the prime business of city government. There is no other protection available to the taxpayer against the increasing tax bill. It is true that the Constitution limits the amount of taxes to $2 in $100, but in this restriction the amount levied for city debt purposes is excluded. But of the present tax rate of $1.81, 51 cents is imposed for debt purposes. With the present assessed valuation, therefore, the tax rate may increase about 17 times the average annual increase of the past five years before the friendly hand of the constitution intervenes.

Four years of persistent attention to problems of administration in New York City would not only bring relief to taxpayers but revolutionize the spirit of the army of city employees. There are in the city government now hundreds of men keenly interested in working out efficient administration. Some of the most important constructive work carried on during the present administration has been under the supervision of men long in city service, but previously denied opportunity to render service up to their best ability. The next administration will start with an advantage never before possessed by any administration, namely, a considerable body of city employees equipped for and devoted to executing a program of efficiency. If taxpayers wish efficient, economical government this is the time for them to make their plans for the next four years.

Table III—Comparative Statement of Budget Appropriations for the Departments, Bureaus and Offices Subordinate to the Mayor.

	1903.	1908.		1913.		
	Amount.	Amount.	% Increase over 1903.	Amount.	% Increase over 1903.	% Increase over 1908.
Departments under complete control of the Mayor	$32,712,508.20	$43,160,915.68	31.94	$55,296,299.80	69.04	28.12
The Mayor's Office	$38,345.00	$43,800.00	14.22	56,600.00	47.61	29.20
Bureau of Licenses	20,955.00	27,100.00	29.32	86,820.00	314.32	220.37
Bureau of Weights & Meas.	27,000.00	30,000.00	11.11	77,387.50	186.62	157.96
Commissioners of Accounts.	151,000.00	225,110.00	49.08	212,960.00	41.03	*05.40
Chamberlain's Office	45,600.00	56,600.00	24.12	64,365.00	41.15	13.72
Law Department	460,560.00	784,370.00	70.31	892,440.00	93.77	13.78
Police Department	11,566,680.42	14,350,499.49	24.07	16,738,071.46	44.71	16.64
Fire Department	5,218,300.28	7,483,485.50	43.41	8,945,945.40	71.43	19.54
Tenement House Departm't	466,433.08	643,227.00	37.90	809,275.00	73.50	25.81
Dept. of Docks and Ferries.	.....	.....	....	2,944,677.57	....	....
Dept. of Bridges	423,038.38	569,545.60	34.63	922,255.25	118.01	61.93
Water Supply, Gas & Elec..	4,582,852.23	5,919,056.81	29.15	7,541,391.86	64.56	27.41
Street Cleaning Dept.	5,362,112.20	6,632,856.19	23.70	7,710,576.46	43.80	16.25
Dept. of Parks	1,375,868.95	2,377,125.00	72.77	2,694,840.53	95.86	13.37
Dept. of Correction	791,072.50	1,175,145.50	48.55	1,269,246.87	60.45	08.01
Dept. of Public Charities	1,802,490.16	2,287,944.59	26.93	3,621,806.38	100.93	58.30
Dept. of Taxes & Ass'ts	349,900.00	455,150.00	30.08	591,024.50	68.91	29.85
Board of Assessors	30,300.00	45,400.00	49.83	42,552.90	40.44	*06.27
Public Recreation Com'n	.....	.....	....	22,403.12	....	....
Commissioner of Licenses	.....	54,500.00	....	51,660.00	....	*05.21
Departments under incomplete control of the Mayor	$22,327,486.03	$30,884,274.09	38.32	$41,504,012.78	85.89	34.39
Department of Health	$1,034,391.48	$2,279,849.50	120.41	$3,366,219.50	225.43	47.65
Bellevue and Allied Hospitals	595,580.78	926,202.00	55.51	1,363,976.00	129.01	47.27
Board of Ambulance Service	.....	.....	....	87,175.00	....	....
Board of Inebriety	.....	.....	....	7,202.00	....	....
Department of Education	20,063,017.77	26,712,963.59	33.15	35,206,846.96	75.48	31.80
Normal College	220,000.00	308,400.00	40.18	486,301.15	121.05	57.69
City College	298,362.00	494,000.00	65.57	666,134.17	123.26	34.84
Art Commission	8,600.00	7,600.00	*11.64	7,600.00	*11.64	....
Municipal Civil Service Commission	100,000.00	145,000.00	45.00	209,515.00	109.52	44.49
Municipal Explosives Commission	2,380.00	4,000.00	68.06	9,705.00	307.77	142.63
Permanent Census Board	.....	.....	....	87,338.00	....	....
Examining Board of Plumbers	5,154.00	6,259.00	21.43	6,000.00	16.43	*04.14
	$55,039,994.23	$74,045,189.77	34.53	$96,800,312.58	75.87	30.73

*Decrease.

NOTE.—The budget appropriations of the Borough of Manhattan from 1908 to 1913 have decreased 1.61 per cent. The budget appropriations of the Borough of The Bronx have decreased 23.47 per cent. in the same period.

I have no personal information of governmental efficiency in Denver, but I am convinced that if there were no interference by the Legislature, a group of efficient men co-operatively governing New York could render more service in 1914 with a budget of $10,000,000 less than the present budget than is now being rendered by New York's decentralized government. If there were no expansion in activities, and effort toward efficiency were continued, it should be possible to conduct the city's affairs for a number of years without increasing the total expenditure.

A Patriotic Contrast.

According to a press dispatch, a citizen of Denver recently offered to run the government of his city for a million dollars less than its present $6,000,000 budget. This offer was in patriotic contrast to those citizens who are indifferent to government problems or merely raise their voices in complaint. The offer was probably conservative because no American city has yet achieved a government that gives back in service an adequate return for funds expended.

Connection for Subway Systems.

Plans for the connection of the existing subway with the new subway in Lexington avenue have been changed by the Public Service Commission for the First District, so that the junction will be made south of 40th street instead of near 42d street as originally contemplated. The first plan involved the passage of the new subway under private property on both sides of 42d street, and it developed that the obtaining of easements would be very expensive. On this account the Board of Estimate and Apportionment refused to approve the first plan. The Public Service Commission then adopted a plan for a connection through 40th street. According to this plan, the route just touches private property where it cuts the corners of blocks at Park avenue and 40th street and Lexington avenue and 40th street. The Board of Estimate and Apportionment has not yet acted upon this plan.

—Individual names, which almost disappeared for a time from the current records of building operations, seem to be coming more into view again, as in other days before the fever for syndicating and incorporating broke out among the smaller builders. For awhile one operator scarcely knew his brother by his corporate name. Certain old firms have through it all taken pride in calling themselves by their personal cognomens, and others have simply added the word "Company," or the abbreviation, "Inc.," so that their identity has never been hidden, and their works do honor them. Of course, there are good reasons for incorporating one's business, but why not let the old firm names stand out as of old?

—For several years there has been an increasing demand for apartments of two, three and four rooms. Some of the older houses, which contain large suites, are so planned as to permit of sub-division, and in some cases this has been done with gratifying results.

CITY BUILDING COSTS ARE FAR TOO HIGH

New Revision of Code to be Judged by Whether It Raises Costs or Not—Will be Ready by July First—Ernest Flagg Would Strike Out Unnecessary Specifications.

THE hearings on the proposed building code have closed and the Building Committee expects to have its report ready for presentation to the Board of Aldermen on July first. The new code will be embodied in this report, which will then be referred back to the committee by the board for the purpose of giving public hearings. When these are held the code will be put upon its final passage.

Alderman Herbst thinks the chances of its passage are good, as there is general agreement that a new code is extremely necessary. The Republicans have a clear majority of four in the Board of Aldermen, but the indications are that political lines will not be sharply drawn, if the new code is merely to be the sum of the unobjectionable provisions contained in the previous revisions. In fine, the public after six years of argument thinks it is full time that decisions should be rendered.

The real task of the committee now is to complete its editorial work by July first. If the report is delayed much beyond that date, it will have but little chance of getting safely past the Board of Aldermen and the Mayor before the close of the present administration. The Board of Aldermen takes a long recess during the summer, and when it reconvenes in September the political campaign will be on, to the exclusion of other matters. The Building Committee will devote next week to executive sessions in conference with the advisory committee of experts, at which final determinations will be reached for the most part.

A Specification Code.

From present appearance the new code will be a "specification code," in that it will clearly set forth what is lawful construction and leave little or nothing to the discretion of the superintendents of buildings. It will require the registration of all master builders, be they architects, contractors, or structural engineers, provided the Corporation Counsel's office renders an opinion that the Board of Aldermen has the constitutional power to enforce such a provision. As the most vital criticism against previous proposed codes was that it increased the cost of construction, it is expected that costs will be greatly reduced in the revision soon to come out.

Construction Costs Too High.

General admission is made by all authorities that the requirements of the New York building laws are not only far in excess of the requirements in European cities but also greatly in excess of what they ought to be here. This statement was definitely made at the last public hearing given by the committee in the present series, on Monday, by Ernest Flagg, the architect. Personally, architects and builders are said to be indifferent as to what the costs of construction may be, so long as higher costs do not retard building activity; because the costs are shifted first to the owners and finally to the ultimate consumer. But periods come ,as now, when the owners have difficulty in shifting the burden, and the consequence is that the real-estate sales market lags, taxes mount up and property owners rise up and protest against any further burdens, either in the form of construction costs, higher taxation or violation notices. At such a crisis a measure greatly increasing the costs of construction would scarcely be well received by the public, which once every four years has something to say about how the local government will be conducted.

Among real-estate men and builders these are considered the essential questions concerning the proposed new code —first, can it be finished in time? and, second, will it reduce or increase the cost of construction?

The fourth and last hearing by the Building Committee in advance of its report was given at its office in the Emigrant Savings Bank on Monday of this week, when the subject of terra cotta was considered. The National Fireproofing Company submitted a brief, which was essentially the same as it has submitted to former committees.

Ernest Flagg's Suggestions.

Mr. Ernest Flagg in the course of some remarks, said:

"Three hearings have now been held by your committee on the proposed Building Code; stone concrete, cinder concrete and brick walls have been considered.

"In regard to the two first mentioned items—stone concrete and cinder concrete—it seems to me a great deal of trouble could be saved and considerable advantage would accrue if these sections were stricken out altogether, and I respectfully suggest that that be done.

"In my judgment, items of this sort have no proper place in the law. They are not found in the building laws of European cities.

"Now, what I suggest is this: That these matters be dealt with precisely as we now deal with plumbing. That is to say, leave it to the Superintendent of Buildings to formulate the necessary rules which the users of those materials must follow; furnish blanks containing them to builders to be filled out just as the plumbing blanks are filled out, and issue no permits for buildings unless the plans and specifications conform to the regulations.

"I feel confident that a little reflection will convince you of the wisdom of this plan. If that system were applied wherever it can be applied, in the drafting of the law, not only would almost all the matters which have proved stumbling blocks in the past in drafting a code be removed, but the actual working of the law would be greatly improved, simplified and facilitated.

"A system of this sort would prove very much more elastic than the present one. New inventions, processes and engineering expedients are constantly being introduced and for this reason, if for no other, any hard and fast law which undertakes to provide a rule for every emergency, no matter how skillfully it may be drawn, will become out of date almost as soon as it is made.

A Comparison with European Laws.

"The building laws of European cities are usually much more general than ours. The details of construction in the use of materials are left in the hands of the administration, just as our plumbing regulations are. The proper sanitation of buildings is certainly quite as important as many of the other details of construction, and if our present method of dealing with these sanitary matters works well, why should not the same method be applied to other details? If this were done, I am sure most of the difficulties in the way of drafting a satisfactory code would disappear at once. Of course, there are many matters which cannot be dealt with in this way, and the regulation of wall thicknesses is one of them.

"In all the building laws of European cities which I have seen, the rules governing the thickness of walls occupy a chief place. In this matter European builders are much more conservative than we are. The wall thicknesses required are much greater and I am convinced that it is to this feature of the European building more than any other that is due the low fire loss in their cities."

Fighting Encroachment Orders.

An earnest body of taxpayers gathered in Muller's Bronx Casino, at 154th street and Third avenue on Monday evening, to protest against President Miller's order to remove building projections on Third, Tremont and Washington avenues. Spirited addresses were made by J. Harris Jones, Thos. D. Malcolm, Julius Trattner, August Oesting, B. Hartman, John F. Frees, Louis Meckes and others. A committee consisting of Julius Trattner, August Oesting, Thos. D. Malcolm, J. Harris Jones, E. Meyer, Chas. Wilhelm, August Lutz, F. A. Lowe, John F. Frees and Thos. Hicks, with the chairman ex-officio with full power to raise funds and engage counsel was chosen to issue and distribute literature and by every means within their power to protect the property owners from the alleged injustice which President Miller's order would cause.

Albert E. Davis was chairman, John F. Frees, secretary and Thos. D. Malcolm, treasurer. A considerable fund was subscribed and paid in at the meeting. A protest and appeal was adopted and directed to be sent to the Board of Estimate with a request for a hearing. Another meeting will be held at the same place next Monday night.

The appeal recites in part:

"We resent as a wicked libel against the honest taxpayers of this borough the attempt to make it appear that they have stolen from the City, as squatters, the space which their show windows, entrance steps and other projections occupy, when in truth and in fact they were placed beyond the building line by the City's invitation and under the signed permits of officials, charged with the same powers and duties and required to abide by the same laws and ordinances as those which the present administration has so flagrantly nullified and defied.

"We assert that these ordinances are authorized by Section 50 of the City Charter and have been sustained by the Courts and that a similar use of the streets in front of buildings is permitted in most large cities and has been from time immemorial."

THE WEEK AT ALBANY.

Last Week of the Session—Workmen's Compensation—Excess Condemnation.

During the earlier part of the week, much of the time of the Legislature was taken up with the direct nominations bill and other political measures. On Thursday morning, at the close of the night session continued over from the preceding day, the Senate passed a resolution providing for the adjournment of the Legislature at 1 p. m., May 3; and immediately afterward the five minute rule was adopted, which means that a Senator may speak only once and for five minutes only on each bill. Corresponding resolutions were presently voted in the Assembly. In the endeavor to close out the work of the Legislature in the remaining days of the week a mass of bills were passed which it will take some time to sift through in order to discover the measures that are of especial interest to the real estate and business professions.

An illustration of the hurried manner in which legislation has been conducted because of the desire to make up for lost time through the Stilwell trial was furnished by the enactment of certain bills introduced by Senator Frawley at the request of the State Comptroller's Department. The bills, which have been signed by the Governor, would make $110,000,000 outstanding State bonds bear interest at the rate of 4½ per cent. instead of 4 per cent if held by insurance and trust companies and savings banks. The purpose of the bills was to facilitate the flotation of new state bonds, and their effect in raising the interest rate on outstanding bonds was not contemplated. This feature of the bills was pointed out to the Governor by President Lawson Purdy of the New York City Tax Department, who explained that the bills would cost the State nearly $25,000 000 in fifty years without any consideration in return. The Governor, after a conference with the State Comptroller's office, decided that the Frawley bills were inadvisable and took steps to have them repealed.

The workmen's compensation bill, introduced by Senator Foley, at the instance of the State Insurance Department passed the Senate on Wednesday, despite strong opposition. The bill provides for compensation by a State administered fund, by mutual insurance, by self-insurance and by casualty companies. The provision relating to casualty companies had been bitterly assailed by the representatives of the labor unions at the committee hearings.

It is believed that the amendments to the condemnation law for taking private property for public use, known as the "Supreme Court with or without a jury" amendment and the "Excess Condemnation" amendment, which had passed the Assembly and were on the order of third reading in the Senate, were among the measures that will go to the Governor. These bills are Senate Pr. No 249 and Assembly Pr. No. 386. They will enable the city to avoid leaving unusable strips, gores and triangles along streets or parks, and paying consequential damages for the partial destruction of lots and then having no power to make the land usable along city improvements.

All persons who are acquainted with the expensive and roundabout method of condemnation now in use will welcome the plan to bring such cases before a court and have them adjudicated by an intelligent judge according to regular rules of procedure.

Section 7, Article I, of the Constitution is amended by these measures, to read as follows:

Section 7.—When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the State, shall be ascertained by a jury, by the supreme court, with or without a jury but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or re-locating parks, public places, highways or streets; provided, however, that the additional land and property authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

If these amendments are approved by the Governor, they will come before the people for voting at the next general election, and, if adopted, will be enacted into a general law by the next Legislature.

The following acts have been signed by the Governor:

Chap. 134—By Senator Peckham, amending section 47 of the Tax Law, in relation to payment of expenses in certiorari proceedings.

Chap. 128—By Senator Blauvelt, to amend section 12 of the Religious Corporations Law, in relation to the sale, mortgage and lease of real property of religious corporations.

Chap. 152—By Assemblyman Burr, repealing section 13 of the Decedent Estate Law, in relation to devises of real property to aliens.

Chap. 204—By Senator Ramsperger, amending section 351 of the Insurance Law in relation to inspecting water supply and apparatus for fire fighting

Chap. 205—By Senator Ramsperger, amending section 48 of the Insurance Law in relation to the contents of advertisements.



House & Goldstone, Architects.
6-8 WEST 32D STREET.

Sixteen-story office and loft building to be erected by the Bradkin Realty Company (Brody, Adler & Koch).

EVERYBODY'S SIGNING IT.

The Declaration of Principles—A Great Demonstration in Behalf of Municipal Economy.

The Declaration of Principles issued by the citizens' committee of which William H. Chesebrough is chairman, is being largely signed in all the boroughs. Among the names that have not already been printed here are:

Chairman Coggeshall and President Bright of the Lawyers Title Insurance and Trust Company; George R. Sheldon, Ernest Flagg, the architect; President Underwood of the Underwood Typewriter Company; Frederick Johnson, Leo F. Bing of Bing & Bing, and Lee & Fleischmann, builders of the finest apartment houses; Max Marx, the big land developer.

President Hegeman of the Metropolitan Life Insurance Company, which loans more money on city real estate than any other one institution; Bradish Johnson, William J. Dewitt, David A. Clarkson, former president of the New York Real Estate Board of Brokers; De Hart Bergen, president of the Brooklyn Real Estate Board; Lawrence B. Elliman, Henry S. Harper, Mr. Gaillard of McVickar, Gaillard & Co.; Joseph S. Schwab, an executive officer in the United Real Estate Owners' Associations; John M. Stoddard, John H. Judd, estate of Charles F. Hoffman, the Barney Estate Company, Edward P. Doyle and George Wenner.

Taxpayers Are Going to Have a Say.

William H. Cheesebrough, chairman of the temporary executive committee, has said that the time has come when the taxpayers propose to have something to say about how the city's revenues, collected from them, shall be expended. This is necessary not only to protect their equities in real property but also essential in safeguarding the city from the most serious financial consequences.

Without doubt, he said, the constant increase in taxes had been the principal, although not the sole cause, of the increasing rents. The rentpayer, while he had not always realized it, had undoubtedly suffered greatly from the burden of increased rent by reason of wasteful city government. And it might be that the rentpayer was so overburdened now that future increase in taxation might have more effect in breaking down values than in further increasing rents.

Mr. Chesebrough thinks it now possible to put a body of men in control of this city who will put political interests and all the interests of friendship aside to the extent of making themselves unpopular by keeping down the cost of city government. Until quite recently he had not thought this possible, but now the psychological moment has come. Until the last two or three years there had been no general appreciation of the danger to the city and to real estate owners.

It is yet early to start a political campaign, and the activities are confined to rolling up a monster list of signatures to the Declaration. Later on plans will be announced for meetings in all the boroughs, delegates will be chosen to a general city convention and organization effected to carry out the principles of the new party.

—From January 1 to April 24 there were 2,599 conveyances recorded in Manhattan as against 3,039 during the corresponding period last year. The assessed valuation of the properties transferred during the current year was $157,681,412, as against $247,483,345 last year.

LARGEST FACTORY.

The New Loose-Wiles Biscuit Company Building, Long Island City.

There is now being constructed at Thompson avenue and Meadow street, Long Island City, by the Turner Construction Company, New York, for the Degnon Realty and Terminal Improvement Company, according to plans and specifications by Mr. Wm. Higginson, architect, what is expected to be the largest single industrial building in the eastern part of the United States. When completed, this enormous factory will be occupied by the Loose-Wiles Biscuit Company, a concern of national prominence, with large establishments in Boston and St. Louis.

The building, which is illustrated herewith, is 430x200 feet in plan, ten stories high, or a total of nearly 900,000 square feet of floor space. It is to be built almost entirely of reinforced concrete, though to keep the size of the interior columns as small as possible, structural steel shapes have been provided for the interior columns, up to the sixth floor line. This is necessary because the floor loads are extremely severe, as the following table will show:

1st floor—300 lbs. per square foot.

5th, 6th and 8th floors—200 lbs. per square foot.

2d, 3d, 4th and 7th floors—400 lbs. per square foot with large ovens on the seventh floor, which continue through to the eighth floor, weighing 350 tons each. Floors are designed according to the ordinary beam and girder construction. The floor finish to be maple, almost entirely throughout the building, except that a granolithic floor is specified in the driveways, in the basement and on the 3d and 9th floors and in front of the ovens.

Perhaps the most interesting feature of this building is the exterior, which is to be of a white glazed terra cotta and is to be largely illuminated with electric lights at night, some 4,000 sockets being provided for these lights. Standing as it does on the level plain at the back of Long Island City with nothing of equal or anywhere near the equal height in that part of the city, this new Loose-Wiles Biscuit Company Building will become a landmark for the Long Island portion of greater New York.

The foundations which are on piles are practically complete and the erection of the superstructure is to begin on May 1, as the contractors are under obligation to deliver the building to the owners, ready for occupancy, on February 15, 1914.

To get some idea of the magnitude of this building, it is only necessary to state that a preliminary order for nails amounting to two carloads has already been placed and that 1,500,000 feet B. M. of lumber for use in the forms alone have been ordered for delivery at the job site, and that between 7,000 and 8,000 tons of steel will be required; 40,000 yards of concrete will be placed, requiring over 70,000 barrels of cement, with corresponding quantities of sand and gravel. When the job is running at a maximum, there will be about 500 men employed by the contractors. The Turner Construction Company expects to make a record for speed, considering the size of the job, and is making every effort to have the building in every way worthy of the past record that concrete construction has made in the metropolitan district.



Long Island City. William Higginson, Architect.

THE LOOSE-WILES BISCUIT COMPANY BUILDING.

SPRING RENTING IN 1913.

No Wholesale Moving Day Any More. —New Houses Favored.

The day of wholesale moving out of tenants on May 1 is a thing of the past, as the present day occupants of apartments have changed their habits and methods by the signing of leases expiring in the majority of cases in September instead of May.

For this reason the Spring Season is one in marked contrast to that of years ago and the prospect is for fewer vacancies this summer than last.

Mr. A. V. Amy of A. V. Amy & Co., of Seventh avenue and 115th street, has noted that the tendency of some people, at least in Central Harlem, to seek the newer houses wherein to live instead of the old established, large roomed apartment-houses, is on the increase, and it is purely a matter of individual taste which are the best, for there are few if any of the old apartment structures whose landlords or owners do not see the importance of keeping them up to the latest requirements of the day.

The better class of tenants seek the comfort and luxury combined in the smaller apartments, but in the larger apartments luxury is sometimes overlooked for comfort.

"Owing to the high cost of living there is a demand by some for hotel features in connection with apartment-house life, but this tendency is apt to be limited rather than extended," Mr. Amy said, "to those who are given to travel or live the greater part of the year in the country or surroundings adjacent to New York.

"The building operations of the future for this reason in certain defined locations will no doubt include accommodations to meet this demand."

—A new real estate boom has started in Brownsville, in anticipation of a subway extension. The first boom there resulted from the opening of the Williamsburg Bridge.

TENEMENT BUILDING.

First Quarter's Plans Fully Equal to 1912 Record for Like Period.

A comparison of the number of plans filed for new tenements during the first quarter of 1913 with the record for the like period in the previous year, compiled by the Tenement House Department, discloses that taking into account the city at large, there is somewhat larger activity in tenement building than last year.

Manhattan planned 59 as against 47; The Bronx, 129 to compare with 153; Brooklyn, 214 to compare with 242, while Queens planned 135 this year as against only 58 last year for the same quarter. In other words, Manhattan and Queens are doing better than last year. The total for the city is 537 buildings planned for the first quarter of 1913 to compare with 501 for the first quarter of 1912, and with estimated costs of $17,772,000 and $16,629,000 respectfully.

In Manhattan the value represented in this year's filings was $6,656,000, to compare with $5,285,000; and in Queens, $1,154,000, to compare with $60,000, the latter figure representing the estimated cost of all the tenements for which plans were filed during the first quarter of 1912. The following table has been prepared by the Tenement House Department:

1912, FIRST QUARTER.

	Manhattan.	Bronx.	Brooklyn.
No. of Plans...	36	91	156
No. of Bldgs...	47	153	242
Est. cost.....	$5,285,000	$6,246,000	$4,524,000
1913, FIRST QUARTER.			
No. of Plans...	59	129	117
No. of Bldgs...	59	129	214
Est. cost.....	$6,656,000	$6,070,000	$3,892,000

Changing an Old Landmark.

The firm of Wilcox & Shelton, after thirty-one years in the same block, and twenty-five years in its present office, in 125th street, is about to move to a new location, at 2107 Seventh avenue, one door above 125th street. The firm of Wilcox & Shelton has been established for twenty-nine years with the present partners, who have seen most of the streets of all that part of the city north of Cathedral Parkway built up, and they have had a large part in the upbuilding. It is rare in the real estate field in our time for a firm to be so long established in the same neighborhood that its removal from the block becomes a matter of general comment throughout the city.

Dock Improvements at Long Island City.

The Board of Estimate will hold a public hearing on May 15, at 10.30 a. m., in Room 16, City Hall, relative to the application of the Dock Commissioner for authority to adopt plans for terminal facilities, etc., in that section of Queens Borough, bounded by Borden avenue, Van Dam street, Hunters Point avenue and the center line of Dutch Kills Creek. The plan includes water and car-float connections on Dutch Kills Creek, between Borden avenue and Hunters Point av.

A Thought from the Past but Good To-Day.

"Bear in mind that you may labor and toil in the whirl and excitement of business to build new warehouses and add to the city's wealth and to your own, but that while you thus build, ignorant negligent or corrupt men among your law makers can easily and steathily pull down."—Grover Cleveland to New York Chamber November 26, 1883.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

FACTORY FIRE DRILLS.

Mandatory Under a New Act.—An Efficient System Described.

[As a new state law makes mandatory the introduction of regular fire drills in loft buildings used for manufacturing purposes, an article describing as this does an efficient system of fire drilling should be valuable and timely to owners who may be puzzled by the provisions of the act.]

By Spear & Co.

A necessary accompaniment to any system of fire drill is the installation of a fire alarm in the building that will warn the tenants in what part of the factory the fire has started. The Legislature at this writing has not as yet formulated the specifications for the fire alarm system, but there is no doubt that the necessary feature, namely, indicating the location of the fire, will not be omitted.

The first step in the preparation of a fire drill is the appointment of a chief on each floor. He should be a person of cool judgment, one who is able to command the respect of the others on the floor. His primary duties are to see that there is sufficient aisle space, and that there are no obstructions to fire escapes and other exits.

Capable Monitors.

The chief selects a few capable assistants to assist him in the drill, and each assistant is assigned to an exit or stairway. Their duties shall be to see that the employees leave in an orderly and quiet manner, and that there is no overcrowding. When the signal to vacate is given by the chief, these assistants are to hasten to their respective exits and to station themselves, one on the inside, the other on the outside or stairside, of their respective exits. Upon the persons on guard at the exit an important duty devolves. The assistant on the stairside should be on the alert to see that none stumble on the stairs. It is the duty of the assistant stationed on the inside of the exit to open the door leading to his exit, when the chief gives the signal, and to remain there until every occupant has passed out. Before leaving he must be careful to notice that none has been left behind.

Where stair exits have sharp bends or turns and are not very well lighted, additional guards should be provided at such point.

Signal Bells.

On each floor there should be provided an additional bell apart from the electric gong, which should be under the sole charge of the chief. Upon the ringing of the house gong the chief will immediately pull the floor bell, which will be the signal for the employees to rise. Two rings will be the signal for the operatives to pick up their stools, chairs, or benches and place them on top of their machines. Three bells and the operatives form in either single or double file, and march toward the exits away from where the fire commenced. If double file is formed, their arms should be linked.

Under no circumstances should any person be permitted to leave the line for wearing apparel or any other article after the march has started.

On the formation of the line it should be the business of the chief to shut off the power of the machines.

After the employees have reached the stairways they are under instructions of the guards stationed there, and upon reaching the street the line should be led away from the building, and not be allowed to clog up the entrance or the sidewalk in front.

A competent person should be chosen and instructed in the use of auxiliary fire apparatus, such as hose on the standpipes in the halls. Many incipient fires that lead to serious conflagrations can be averted if quick action is taken.

Elevators are not deemed means of exit in case of fire, and should remain on the street level and await the arrival of the firemen. When conditions warrant, elevators may be used to carry down passengers. The elevator operators should be at all times under the orders of the engineer.

These fire drills should be conducted at frequent intervals when the employees leave for their lunch, or are ready to go home at the close of the day's work; also at rarer intervals, during some unexpected moment in the course of the day, so that the employees may be trained to go through the drill without knowing whether there is a fire or not.

The operatives should be made familiar with the rules for the fire drill by posters printed in different languages.

Signs indicating the location of all stairways, fire-escapes and other means of exit shoud be displayed in prominent places throughout the building.

Make Your Entrance an Asset.

In small stores where the entrance is but one of a synonymous row of little stores and cramped windows a touch of distinctiveness is possible by judicious handling of light and other things about the entrance. In a Northern town a small hardware man found himself so situated that his store was but one of a row of eight where every entrance and every window was of the same size and design. And just because only a few squares away there was a competitor of larger capital and better quarters it became necessary for him to attract attention and assist his chance customers to memorize his address and his name.

Accordingly he installed a soft light system in his display window which, while it did not make his store seem gloomy, at the same time gave his illumination individuality, and set him apart from the others in his row. To partly offset the softer light of his window and complete his idea of being original he attached to his ceiling and just inside his door the most brilliant cluster of electric globes he could obtain. The result was both pleasing and profitable, says a contributor to "Business."

The interior light set his glass door apart from the rest—a brilliant glass affair with his name and number easily read from considerable distance. For daylight hours he has placed across the entire door a round brass bar and to the right on the woodwork is a shiny brass plate enscribed "Push." The door swings both in and out. Every other door in the row has a catch and half of them are not in good working order.

Convention of Building Managers.

The sixth annual convention of the National Association of Building Owners and Managers will be held in Cincinnati June 10 to 14, in the south wing of Music Hall. Among the papers which will be read and discussed on this occasion will be one entitled "The Central Agency Compared with Individual Management in Operating Office Buildings," by Edward M. Willoughby of Willoughby & Co. of Chicago, who is president of the Chicago Real Estate Board.

A. L. Hawley of Seattle will speak on "Operating Costs of Rentals on the Square Foot Basis." J. E. Randell of Chicago will discuss the "Duties of a Building Manager During the Construction of a Building." Mr. Randell is the manager of the Continental and Commercial Bank Building, at Chicago, and is now engaged in erecting another bank building.

Clarence T. Coley, of the Douglas Robinson, Charles S. Brown Company, New York, will read a paper on the "Method of Determining the Proper Height of an Office Building." "Smoke Abatement and Furnace Operation" will be considered by Louis Kaiser of Cincinnati, founder of the Cincinnati Society of Combustion Engineers.

Besides the set addresses there will be fifteen minute discussions on "Metering Light to Tenants," "Painting and Decorating," "Painting Floors," "Vacuum Cleaners," "Fire Extinguishers," "Procuring Tenants by Advertising," "Profits from By Products," "Relation of Foot Traffic to Store Rents," "Lobby Tenants," "Elevator Safety Devices" and "Utilizing Roof Space."

Committees will report on Insurance, Plumbing, Government Buildings, Wireless Installation. R. P. Bolton, C. E., New York, will submit a report on the Basic Principle of Figuring Rentable Area in Office Buildings.

A Profitable Alteration.

One of the most conspicuous examples of profitable alterations can be found on middle Broadway, not far from 78th street. The average rent obtained from the old seven-room flats was $50 a month, and the total rent roll for the several buildings was about $20,000. It can be readily seen that the income obtained was entirely inadequate to the present value of Broadway property.

The owner, not knowing what else to do, leased the houses to a practical real estate man, and the lessee immediately altered the buildings extensively. By removing all the avenue entrances and making one large entrance on 78th street the entire Broadway frontage was left available for stores. The old flats were sub-divided into suites of two, three and four rooms, with kitchens or kitchenettes. Good plumbing, electric lights, and other modern conveniences were installed. Within a very short time after the alterations were completed the apartments were entirely rented to an excellent class of tenants. The three-room apartments rent for as much as the seven-room flats did, and the entire income of the remodeled house is about $50,000, two and a half times the original amount.

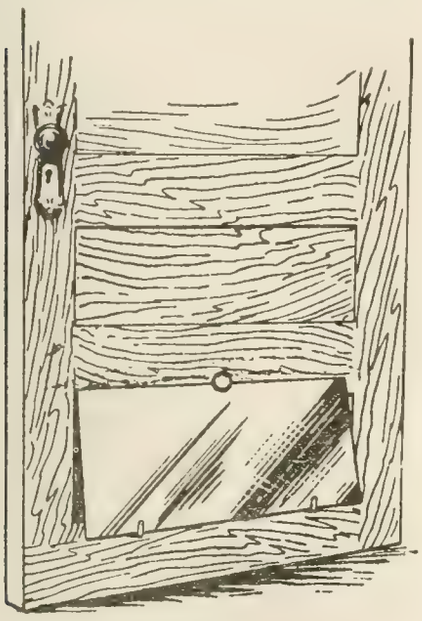
Of course, the stores are capable of producing a much better return than the old ground-floor apartments, and exclusive of the stores there are fifty tenants, as against thirty before altering. The cost was considerable, probably in the neighborhood of $50,000, but the greatly increased income makes the property one of the most productive in the district.

USEFUL APPLIANCES

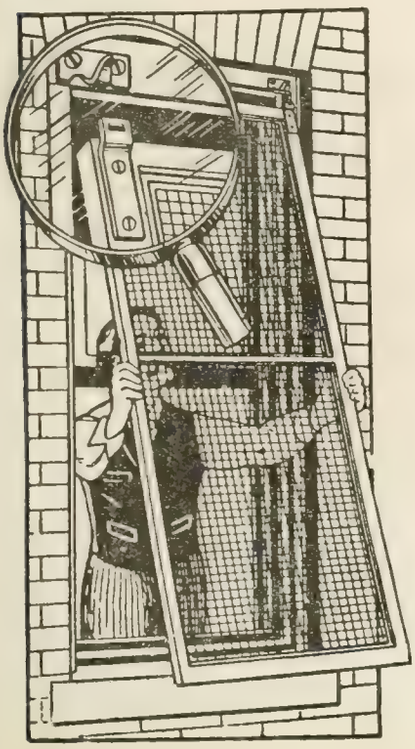
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Mirror for Skirts.

Here is a wrinkle for the enterprising house manager. Prospective women tenants will not fail to appreciate a skirt mirror on the bottom panel of their boudoir door. Women are frequently desirous of knowing how their skirts hang, and the mirror gives them a per-



spective of their garment. A mechanic can frame these mirrors and screw them to the door panel at very small cost. In fact, any sash and blind company can supply doors with panels for the insertion of these mirrors in new buildings. A small thumb-screw may be affixed so that the skirt mirror may be pitched at any desired angle.



A New Screen Hanger.

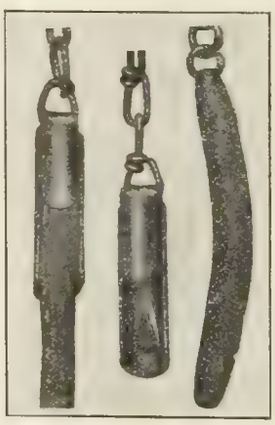
The Phoenix Manufacturing Company, of 54 Center street, Milwaukee, has a new device for hanging window screens and fastening them. The fixtures make the sash usable all year round, in winter for storm windows, and in summer for fly screens and mosquito nettings. They have a special application in the perfection of out-of-door sleeping porches. It is claimed that these devices make the window non-rattling. They may be hung or removed from the inside.

Keeping Down Carpet Dust.

When the janitor runs his carpet sweeper over a rug or carpet in an office he generates a certain amount of dust which must be wiped off later. If the superintendent instructs him to place a piece of cloth one inch wide and twelve inches long saturated with kerosene oil in the dust box of his carpet sweeper he will not generate dust while he is sweeping.

A Sash Mouse that Meets a Need.

Handley & Cotterman, of 164 North Wabash avenue, Chicago, Ill., are putting on the market a device for drawing sash cords through pulleys in window-frames. The device consists of a steel chain having a weight on one end and a fastener on the other. The fastener is made of one piece of steel, with a sharp point or spur for holding the end of the sash



cord and drawing it through. The chain is made of steel, has no open links and cannot be pulled apart. The weight is made of lead and the proper shape to go through the pulleys readily. The total length is 59 inches and the weight only three ounces. This device is known as the "Han-Cot" sash mouse.

QUESTIONS and ANSWERS

Topographical Maps.

Where can I obtain standard topographical maps and what is their cost? Why was the price advanced?

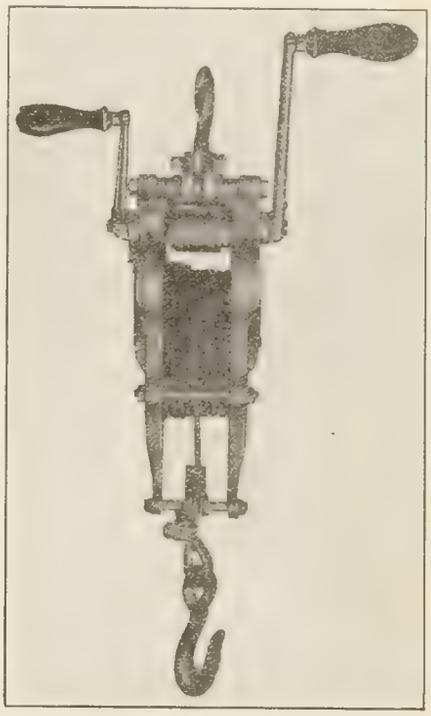
Answer.—From the United States Geological Survey, Washington, D. C. Single copies since January 1st have been sold for 10 cents, but the cost is only 6 cents when the order amounts to $3 or more. The maps were formerly sold at 5 cents retail and 3 cents wholesale. The increase in price was necessary on account of the increasing refinement in the field work of the surveys, immense amount of detail information put in the maps, the great care neccessary in securing exact register of the impressions for each sheet and the higher cost of labor and material. When it is remembered that the standard 15-minute sheet is practically an exact reproduction of 230 square miles of territory, even the prices of 10 and 6 cents per map are seen to be merely nominal.

Cement for Broken Glass.

Reduce quicklime to a fine powder and make it into a paste with white of egg. Add a little whey, made by mixing milk with vinegar. Use the least possible quantity in bringing the edges together.

A Convenient Hoister.

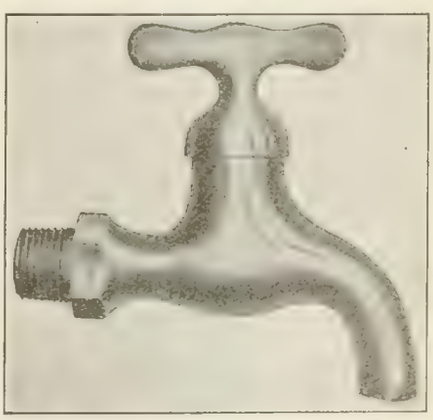
There is a hoister being put upon the market having several uses not usually found in devices of this character. It is ready, when brought in, for immediate use again. It is impossible for the cable to slip, as there is a lock applied when desired going up, and a brake may be applied when going down. It does away with dangers attendant upon dangling ropes and it overcomes



the danger of slipping half hitches. It is tested to a two-ton breaking strain, can not kink and is not affected by acids in cleaning materials. The many uses to which hoists are applied in work among buildings, namely, painting, pointing, refacing, surfacing, ceiling setting, and removal of ashes and other refuse from buildings seems to offer a wide use for this device. It is manufactured by the Motor Specialty Company, of Waltham, Mass.

A Packless Bibb.

The picture herewith presented shows a bibb which requires no packing. It is designed on the siphonic principle, which is intended to eliminate the necessity of top packing and washers on the stem. By the adaption of this principle leakage is reduced to a minimum and it thereby



provides a positive check upon excessive metering, especially if they are provided with a spring check. They are made for lavatories, sinks, laundry trays, water coolers and are composed of only two pieces, the stem and the cap, the handle being in one piece with the cap.

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in the Metropolitan District

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John P. O'Brien, assistant corporation counsel in charge of the Tenement House Law department, will address the members of the Real Estate Owners' Protective Association in the Riverside Theatre Building, Broadway and 96th street, this evening on the Relation of the Tenement House Department to the Owners of Real Estate.

According to newspaper reports from Washington, President Lawson Purdy, of the Tax Department, is likely to be the next Collector of the Port of New York. The talent which Mr. Purdy has developed for keeping in good humor people from whom he collects annually bigger taxes should be a valuable asset to the Federal administration.

The National Association of Manufacturers will hold its annual meeting on May 19 to 21, inclusive, at Detroit, Mich. The proceedings of the association this year are expected to be of special interest, as they will no doubt reflect the opinion of employers with respect to the new tariff schedules and the legislative enactments designed for the regulation of business.

The progress of the Cuvillier bill providing for payment of title examination fees by persons wishing to cede land to the city for street purposes seems to have been checked by a memorandum which Borough President Miller sent to Albany. At present the Corporation Counsel is required to examine title and no expense falls upon the owner beyond preparing the deed. Under this arrangement the number of cessions has shown a remarkable increase. President Miller's memorandum points out that the city would undoubtedly lose more than it would gain if the Cuvillier bill went into effect.

The Westchester Railroad's Deficiency and the Reason.

The investigation of the financial situation of the New York & New Haven Railroad Company that is now under way in Boston has developed some significant facts in relation to the new Westchester railroad. It appears from the testimony of the Federal expert that the operation of that line brings with it a loss to the New Haven Company of a sum not far from $1,000,000 a year. The road was very expensive to construct and as yet the traffic which it has developed scarcely suffices to pay operating expenses. Of course it has only been in operation for about a year, and a railroad built through a new territory can hardly be expected to pay at once; but the point is that the operating deficit is very large, and that it is bound to continue for an indefinite period. Doubtless the traffic will increase steadily, but it is difficult to see how under the present circumstances it can increase rapidly.

The obstacle is that the Westchester road does not carry its passengers to the destination which most of them want to reach. It deposits them at the Harlem River with no means of traveling to the southern part of Manhattan, except those provided by the very inadequate existing machinery of communication. The patrons of the road will be able to reach the financial district somewhat more conveniently as soon as the East Side elevated roads have been supplied with a continuous third track; but they will not obtain the service they need until the new East Side subway gets into operation and even then they will have the inconvenience and delay of changing cars. It seems inevitable that the deficit which results from the operation of the Westchester Road at the present time will continue to exist for many years.

One can scarcely help wondering how it came about that the management of the New Haven company assumed such a heavy and unremunerative responsibility. At best it is bound to be many years before the profits from operation will be sufficient to pay the accumulated deficits.

Doubtless the directors of the company bought the franchises of the Westchester company chiefly for the purpose of preventing the invasion of its own territory, but it does not look as if they could seriously have feared the competition of a company that could have had no means of getting its passengers south of the Harlem River and whose credit would hardly have been sufficient to finance a project prospectively so unprofitable. Why not have let somebody else bear the early losses and risk the chance of getting the property at a bargain at some later date? The answer almost certainly is that at the time the New Haven company bought the Westchester railroad the intention was to connect it directly with the southern part of Manhattan by means of the Lexington-Broadway subway as originally planned by the Public Service Commission.

On at least two occasions President Mellen intimated in public that the New Haven company proposed to bid on that subway, and the plans of the commission providing for the construction of a tunnel which would accommodate unusually large passenger cars were plainly contrived for the use of the New Haven company. If this project had been carried out and if the New Haven company could have transported its suburban passengers over its own rails without change of cars to the financial district, the investment of a great deal of money in the Westchester Railroad might well have been justified. Why the idea was abandoned the Record and Guide does not pretend to know. Perhaps a cool examination of the chances of profitably operating the Broadway-Lexington avenue subway convinced the management of the New Haven company that it would not be a profitable venture. Perhaps the management of the company had already become convinced that the plans of its President were resulting in the assumption of responsibilities which not even its enormous resources could safely bear. At any rate, the project was abandoned and the New Haven railroad was left with a large number of suburban tracks on its hands which terminated at the Harlem River.

If the company had remained faithful to its original plan and bid upon the Broadway-Lexington avenue subway, its action would have had a profound effect on the future growth of the city. The independent operation of this vital route by a railroad that would not have wished to extend its subway lines would have introduced an irrelevant and embarrassing element into the whole subway situation. The dual system and the utilization of existing means of transit, both in Brooklyn and Manhattan, as part of the new rapid transit system would have been impossible. New York City has done very much better without the assistance of the New Haven company and its citizens are to be congratulated that the ambitious plans of the management of that corporation had to be abandoned. They should remember, however, that in this as in another conspicuous instance certain parts of New York and its neighborhood have profited enormously from the investment by wealthy corporations in temporarily unprofitable local transit enterprises. If the New Haven company had not taken over the project of building the Westchester railroad, it is possible that the enterprise would not have been pushed to completion for many years, and it is certain that the line would not have been so well built or would not have offered such an excellent train service as it does at present. In the same way the Long Island Railroad as an independent corporation would have been wholly unable to finance the series of improvements which are gradually bringing its patrons into so much more convenient relations with the heart of Manhattan. These patrons certainly should be grateful to the corporation which has poured so many millions into the development of the service of a railroad which had for years scarcely been able to pay its own way and which must have long remained a poor servant of its customers, if it had not become the part of a stronger and wealthier railroad system.

The Financial Strain and Property Owners' Duty.

It has become apparent that the real estate interests of New York City must not expect any revival of real estate activity during the current year. The hopes, which some months ago were based upon the increasing volume of general business have proved to be fallacious. Business prosperity had no effect upon local real estate, and now business prosperity itself is apparently on the wane. The prevailing situation presented too many uncertainties. The continued tensity of the attitude of the several European Powers one to another, as a result of the Balkan war, has resulted in the placing of a strain on the international money markets that has had an unfavorable reaction on this country. In spite of a very considerable liquidation of securities and the absence of any speculative expansion, money rates are high and 4¼ per cent.

bonds which the city sold last year at par are now selling at about 93.

Real estate feels the effect of these high money rates, and so does general business, which is also facing the disagreeable effects of a radical revision of the tariff. How soon the general situation will clear up, it is impossible to predict, but assuming that the existing tension in the money market is relieved during the coming summer, there is every reason to anticipate a substantial improvement in the real estate market during the winter of 1913-1914. The lack of speculative building of all kinds, which is the most obvious aspect of the present situation, will have produced its effect by the middle of next winter. It may be possible to increase rents in certain parts of the city, where building has been inactive and property-owners may in many instances be compensated for the increase in taxation of late years. If any such tendency appears, an expansion in speculative buying is bound to take place.

The real estate market will have had a prolonged period of rest and of stationary or declining prices, and the foundation should be laid for a more substantial and wholesome movement in real estate values than any which has taken place since 1905 and 1906. In the meantime the future prospects for real estate depend as much as anything else upon the results of the approaching municipal election. Property-owners all over the city should clearly understand that the effective way in which they can contribute at the present time to a renewed period of advancing real estate prices is by making municipal economy and efficiency an issue during the coming campaign. This aspect of the situation is up to them. The increasing burden of taxation and the increasing responsibilities imposed upon the municipal government has necessitated an effective organization and agitation for the purpose of protecting their interests, and if they do not get together and support such an organization they will have no one but themselves to blame for future losses.

THE WEEK IN REAL ESTATE.

The real estate situation remained unchanged during the week, extreme quiet prevailing in nearly all branches of the market. Interest in Washington Heights apartment houses, though by no means notable, was perhaps the feature of the trading in Manhattan.

Four apartment houses in West 145th street, one at Ft. Washington avenue and 160th street, one on West 150th street, and others on West 156th, West 151st and West 133d streets, were among the properties that changed hands, as did also the old Bloomingdale Reformed Church site, which is to be improved with a big apartment house. Further north the Realty Operating Co. disposed of the last of its holdings in the Dyckman tract in a deal with the Maze Realty Co.

The Bronx and Brooklyn contributed very little to the week's activities, although Bronx properties figured in various trades for Manhattan apartment houses. The Stedman estate exchanged a tract of land for four 6-sty apartment buildings at 239-53 West 145th street. Trinity Church purchased a plot of six lots in Kingsbridge road, to be used for a chapel.

In Brooklyn, there continued to be a moderately good demand for small dwellings, which has been characteristic of that borough for some time.

In Queens, the N. Y. Telephone Co. acquired a city block, to be used for a station.

Long Island real estate was fairly active and several large tracts of land were sold during the week.

CONDEMNATION APPRAISALS.

A Simple and Economical Method of Getting at True Values.

Editor of the RECORD AND GUIDE:

Our taxes increase each year and alarmingly so, and one of the causes of this increase is the extraordinary cost of property acquired by the city through condemnation proceedings. There is much to be said on both sides of the subject undoubtedly; but there is no excuse for the so-called expert appraisers' figures in many of the cases tried from day to day, except that the real trouble lies at the door of many of the lawyers who make a specialty of this class of work and who accept their cases upon a contingency basis. It is to the attorney's benefit to secure high awards, as he is compensated upon a percentage of that award. It is unfortunately a fact that appraisers can be secured to testify to figures of values that appear out of all reason to one not directly interested; and with opinions of experts so widely at variance, what can be expected of commissioners of appraisal who must sit and listen over a period of many weeks and even months to figures, facts, theories and fancies of real estate appraisers?

It is undoubtedly a fact that appraisers of integrity will differ materially in their estimates of values, but these cases are rather the exception than the rule, except in condemnation proceedings. There can often be an honest difference of opinion, but when it happens continually there must be a reason, and to my way of thinking that reason is not always hard to find.

The vast difference of opinion of the experts in the hearing before the Court House commissioners in Manhattan was not warranted by the facts and the same condition obtains in cases being heard practically every day in the week in every borough of this great city.

The newspapers can print no news of more interest and moment to the taxpayers and the rentpayers than just the plain facts of some of these cases, but for reasons best known to themselves they do not, or will not, publish them. To me "the power and the freedom of the press" is a joke.

These cases take too long to try and the owner waits too long for his money. Of this, there is no doubt. The present method is wrong and should be corrected, and I would suggest for consideration and thought the following method: Elect "condemnation judges" at a salary of $15,000 per year each, to sit one, two or three at a time (as may be decided) in all cases where property is to be condemned for public use, having a calendar of cases noted from day to day for hearings. Let the Corporation Counsel, on behalf of the city, employ two appraisers to value the property affected and prepare their valuations in the form of a brief, setting forth the facts and figures and the sales and other data upon which they base their opinions. The attorney for the property to likewise have two appraisers to estimate values, also in the form of a brief, setting forth facts and figures and the sales and data upon which they base their opinions.

When the case is reached upon the court calendar, have the Corporation Counsel and the attorney for the property owner both appear, together with their appraisers. Have the appraisers sworn by the judge or judges, and subscribe to their appraisals and then have the attorneys discuss the facts, figures and the law with the judges. The appraisers to attend, or leave, the court as the judges may elect. After a hearing of one, two or three hours, as the case may be, the judge would have the facts pretty well in mind, and he would then personally inspect the property in question, and after due consideration make his award therefor; or if still desirous of more facts, be empowered, at the city's expense, to engage a disinterested appraiser for an additional appraisal, always having the right to recall any or all of the original appraisers for examination or discussion.

It is possible that such judges would, at first, make some mistakes, but I strongly incline to the belief that after a period of six months of active work, they would have a good working knowledge of facts and particularly of men, and from then on their mistakes would not be many.

With some such system, it seems to me, these cases could be tried, awards made and paid within sixty to ninety days, as against the months and years which now elapse and in many cases with interest at 6 per cent. running with the awards.

THOMAS HOVENDEN,
(Treasurer, Chauncey Real Estate Co.)
Brooklyn, April 28.

The Taxpayers' Awakening.

Editor of the RECORD AND GUIDE:

Extravagance and waste in the management of our municipal affairs, enormous increases in the city debt, the tax rate and assessed real estate valuations, together with corresponding decreases in actual values, have finally but rudely awakened the somnolent taxpayer from his chronic state of lethargy. He has come to a realization of the fact that the writing on the wall spells "Disaster," unless indifference, indolence and patience are replaced by a strong determination and resolve to actively and energetically participate in the management of our municipal affairs. Just as the business man sees to it that he receives his quid pro quo for every dollar expended, so the taxpayer has at least decided to ascertain what becomes of his money after he pays it into the city treasury, and to have the city receive one hundred cents for every dollar expended.

In the past few years there has been a deep-seated feeling of unrest, skepticism and distrust among those interested in New York real estate toward city officials. This feeling has recently grown into a positive conviction of inefficiency and incompetency on the part of those whose duty it is to administer the city's finances. And finally, this feeling and conviction has culminated almost spontaneously among all taxpayers throughout the city in a desire and determination to have only such members of the Board of Estimate and Apportionment, who are truly representative of the business interests of the city, and are qualified to solve its great financial problems, and more particularly, men who realize that it is wrong morally and legally to expend year after year more money than the income of the city, or that long-term bonds or corporate stock be issued for temporary improvements or requirements.

With this purpose in view, and with the desire to make the question of taxation and retrenchment the predominating issue in the next municipal campaign, an organization has been perfected by a large number of prominent real estate men, Democrats, Republicans and Progressives, irrespective of party affiliations or alignments. Their frank and earnest purpose is lucidly and admirably summarized in the "Declaration of Principles."

HENRY BLOCH.

Asserting Their Rights.

Editor of the RECORD AND GUIDE:

After three years of persistent persuasion, the lethargic real estate inter-

ests are at last about to assert their rights to some recognition, as to how and by whom this city government for which they pay the bills shall be run.

The credit for the inspiration primarily belongs to your paper, as on January 1, 1910, there began in your columns a series of articles which are now bearing fruit. You asked at that time, "Have the $7,000,000,000 assessed property interests nothing of their own to protect?"

They are awakening to the fact that they have.

GRATITUDE.

MAIL BOXES TO BE RED.

Real Estate Interests Protesting on the Ground of Increased Fire Menace.

The United States Government has issued an order to all post masters authorizing them to repaint all public mail boxes in red. The insurance people and building managers, realty owners and others who have large interests at stake in the event of fire in a given neighborhood are protesting against this policy on the ground that it will cause confusion among excitable persons and delay in sounding fire alarms, especially at night, by reason of the fact that fire alarm boxes and posts are painted vermilion George W. Babb, chief engineer of the New York Board of Fire Underwriters, this week made the following comment on the order:

"It is our opinion that the recent order of the postoffice department that hereafter all mail boxes shall be painted red is a serious mistake. Red is the accepted color for fire alarm boxes in practically all cities in the United States, and there is absolutely no doubt that its adoption for any other kind of street box will result in confusion and delay. The necessity for promptly locating and identifying a fire alarm box far outweighs any consideration which might be advanced in favor of using for any other similar purpose the color universally recognized as affording such identification."

Higher Costs Since 1897.

The Finance Committee of the House of Representatives, of which Mr. Underwood is chairman, has in connection with the tariff legislation prepared some statistics to prove that the cost of building materials, as well as living expenses, has mounted up since the year 1897. As figures are intended to represent average conditions throughout the country, they cannot well be taken as particularly applicable to the metropolitan market.

The comparison on the prices of building materials is made between the years 1897 and 1912, and on household expenses between 1897 and 1910. The committee reports that cost of food has increased 46 per cent., the cost of clothing, 35 per cent.; house furnishing goods, 24 per cent.; drugs, 23 per cent.; farm products, 93 per cent.; all commodities, 46 per cent.

Increase in the price of selected staple commodities:

	Price, 1897.	Price, Aug. 1, 1912, Bradstreet.	Increase over 1897, %.
Bricks, per thousand	$4.75	$6.50	36.8
Lime, barrel	.75	.92	22.6
Glass, window	1.50	2.01	21.8
Pig iron, No. 1 foundry, per ton	12.10	16.00	32.4
Pig iron, gray forge, per ton	10.48	14.43	37.7
Bar iron, best refined	24.73	31.55	27.5
Steel billets, per ton	15.08	21.50	42.5
Steel rails, per ton	18.75	28.00	49.3
Nails, cut	1.47	2.02	37.4
Nails, wire	1.46	1.89	29.4
Tin plate, Am. Bes., 100 lb. box	3.05	3.50	14.7
Pig lead, per pound	.037	.047½	27.7
Linseed oil, per gallon	.30	.70	133.3

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 April 25 to May 1	1912 April 26 to May 2
Total No.	232	265
Assessed value	$12,843,360	$20,078,700
No. with consideration	35	30
Consideration	$1,247,860	$3,959,780
Assessed value	$984,600	$3,960,000
	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	2,831	3,304
Assessed value	$170,524,772	$267,562,045
No. with consideration	385	310
Consideration	$18,317,155	$17,558,257
Assessed value	$17,158,562	$24,110,650

Mortgages.

	April 25 to May 1	April 26 to May 2
Total No.	159	171
Amount	$24,607,219	$13,927,177
To Banks & Ins. Cos.	42	37
Amount	$22,632,050	$12,142,300
No at 6%	57	67
Amount	$826,311	$5,334,777
No. at 5½%	4	5
Amount	$991,000	$2,325,000
No. at 5%	50	60
Amount	$995,508	$3,528,175
No. at 4½%	11	11
Amount	$451,000	$1,755,000
No at 4%	1	.....
Amount	$50,000	.....
Unusual rates	2	.....
Amount	$20,510,000	.....
Interest not given	34	28
Amount	$783,400	$984,225
	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	1,852	2,198
Amount	$93,979,030	$135,245,792
To Banks & Ins Cos.	445	491
Amount	$60,892,900	$96,036,971

Mortgage Extensions.

	April 25 to May 1	April 26 to May 2
Total No.	33	32
Amount	$587,500	$904,200
To Banks & Ins. Cos.	8	7
Amount	$206,000	$283,500
	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	715	887
Amount	$30,727,835	$25,805,710
To Banks & Ins. Cos.	259	283
Amount	$19,055,900	$19,898,700

Building Permits.

	April 26 to May 2	April 27 to May 3
New buildings	26	18
Cost	$900,900	$2,014,500
Alterations	$287,632	$269,080
	Jan. 1 to May 2	Jan. 1 to May 3
New buildings	236	297
Cost	$23,179,985	$43,261,375
Alterations	$3,622,721	$4,298,491

BRONX.

Conveyances.

	April 25 to May 1	April 26 to May 2
Total No.	147	163
No. with consideration	16	17
Consideration	$137,618	$143,700
	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	2,237	2,481
No. with consideration	256	215
Consideration	$2,564,530	$3,138,236

Mortgages.

	April 25 to May 1	April 26 to May 2
Total No.	76	100
Amount	$701,256	$1,360,516
To Banks & Ins. Cos.	3	8
Amount	$53,000	$173,000
No. at 6%	36	42
Amount	$407,722	$452,000
No. at 5½%	5	6
Amount	$27,000	$107,350
No. at 5%	17	22
Amount	$134,000	$191,650
Unusual rates	2	1
Amount	$36,284	$17,000
Interest not given	16	29
Amount	$96,250	$592,516
	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	1,545	1,750
Amount	$16,359,563	$16,476,390
To Banks & Ins. Cos.	162	206
Amount	$3,079,679	$3,721,866

Mortgage Extensions.

	April 25 to May 1	April 26 to May 2
Total No.	7	20
Amount	$80,000	$383,020
To Banks & Ins. Cos.	2	2
Amount	$50,000	$32,000
	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	222	263
Amount	$4,589,935	$4,714,195
To Banks & Ins. Cos.	51	53
Amount	$1,384,750	$1,495,000

Building Permits.

	April 25 to May 1	April 27 to May 3
New buildings	37	39
Cost	$739,875	$675,650
Alterations	$12,470	$48,300
	Jan. 1 to May 1	Jan. 1 to May 3
New buildings	378	488
Cost	$9,893,591	$12,853,375
Alterations	$335,795	$479,105

BROOKLYN.

Conveyances.

	1913 April 24 to 30	1912 April 25 to May 1
Total No.	463	587
No. with consideration	47	57
Consideration	$235,083	$537,132
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	8,205	8,330
No. with consideration	620	505
Consideration	$4,264,431	$4,565,380

Mortgages.

	April 24 to 30	April 25 to May 1
Total No.	366	467
Amount	$1,545,322	$1,634,415
To Banks & Ins. Cos.	99	129
Amount	$690,800	$677,350
No. at 6%	201	259
Amount	$672,273	$686,078
No at 5½%	67	43
Amount	$389,340	$165,400
No. at 5%	85	136
Amount	$368,050	$671,447
Unusual rates	1	7
Amount	$60,000	$18,900
Interest not given	12	22
Amount	$55,659	$92,590
	Jan. 1 to April 30	Jan. 1 to May 1
Total No.	5,854	6,299
Amount	$21,896,401	$25,466,682
To Banks & Ins. Cos.	1,408	1,489
Amount	$8,999,143	$10,459,173

Building Permits.

	April 25 to May 1	April 25 to May 1
New buildings	63	131
Cost	$929,190	$684,070
Alterations	$162,635	$66,165
	Jan. 1 to May 1	Jan. 1 to May 1
New buildings	1,379	2,187
Cost	$11,336,078	$15,197,283
Alterations	$1,343,551	$1,371,234

QUEENS.

Building Permits.

	April 25 to May 1	April 26 to May 2
New buildings	117	99
Cost	$386,815	$448,147
Alterations	$58,165	$15,895
	Jan. 1 to May 1	Jan. 1 to May 2
New buildings	1,664	1,624
Cost	$5,055,968	$6,064,572
Alterations	$425,062	$337,955

RICHMOND.

Building Permits.

	April 25 to May 1	April 26 to May 2
New buildings	43	21
Cost	$33,520	$40,425
Alterations	$3,470	$13,985
	Jan. 1 to May 1	Jan. 1 to May 2
New buildings	309	282
Cost	$457,212	$1,249,713
Alterations	$71,877	$135,554

Around Hempstead.

A notable phase of the demand for medium priced houses, either for sale or rent, in Hempstead has been caused by the presence of the army of employees in a large publishing plant established between Hempstead and Garden City two years ago. Coming as they did, with the firm they work for, from Manhattan, they preferred to reside either within walking or easy riding distance of their place of employment. Much of the land development in the southern part of Hempstead, along the line of the trolley between Hempstead and Freeport, is caused by the demand of workers for homes at prices commensurate with their means. Hempstead, Floral Park, Rockville Centre, Lynbrook, Valley Stream and Rosedale are all links in one trolley chain which is steadily promoting a homogeneity of interest among the property owners in those places.

BUILDING MATERIALS AND SUPPLIES

First Official Announcement of the Plan to Revise the Common Brick Section of the Code—Will Boost Outlying Realty Activity for Workingmen's Homes.

Large Steel Companies Still Hold to Late Quotations—More Aggressiveness for New Business.

FOLLOWING a report in the street to the effect that some of the small steel makers were making concessions in prices to encourage new business, came a statement on the Metal Exchange that the Sharon, Pa., steel works were about to resume operations after an idleness covering approximately three years. At once there was a quickening tone to future buying sentiment because this is the last of the company's plants to start up. But the real significance in the action was in the time in which the resumption was made, a period when it seems to be the vogue to look with some pessimism upon the steel,

Congressman William M. Calder and Audley Clarke, both prominent Brooklyn material and building men, who are experts for the Aldermanic committee on code revision covering the specifications for common brick in this market, are working out standardization tables which will fix standards for various grades of brick based upon the bearing strain they have to sustain and upon the exposure of walls, absorption, and other requirements. If this recommendation ultimately finds its way into the code, the market for common brick will practically be doubled within a year following the final passage of the code and vast tracts of land in New York and in New Jersey will be thrown open to the erection of workingmen's homes renting for from $16 to $18 a month, of brick construction. Behind the recommendations probably will be settlement workers and those opposed to continued congestion of population in this and neighboring cities.

While there is some retrenchment reported in the building material market, prices are holding firm, despite the fact that there is a little more aggressiveness shown in the search for new business. Concessions are not freely given. The manufacturers' agents apparently are willing to coax out a little new business to carry their present outputs until about the first of August when they believe the nervousness incidental to tariff revision will have passed with the final enactment of the new bill and the market will again take its stride.

In view of the fact that as goes the steel market so goes other building materials, it is reassuring to note that the Steel Corporation still maintains all its quotations for finished products,

As far as the small builder is concerned he need not expect any change in list prices for some time to come at least. He should bear in mind that mill stocks are very low, that there is a great scarcity of charterable boats for haulage of lumber and such commodities, that the railroads have not cleared up their congested freight incidental to the recent floods, that southern floods have damaged mills and lack of rains down east have checked logging operations; that open weather last winter consumed a large quantity of material which otherwise would not have been consumed before this season and that facing a possible change in tariff schedules affecting building materials, the manufacturers will naturally be inclined to take all the market will bear in the way of prices while prices are good.

PLANNING FOR CEMENT SHOW.

To Be Held in Chicago Next February—Condition of Local Market.

THE Seventh Chicago Cement Show will be held in the Coliseum, February 12-21, 1914. The Coliseum has again been leased by the Cement Products Exhibition Co., 72 West Adam street, Chicago, for the next national Cement Show for a period of nine days. The show will open on the evening of February 12 and close on Saturday evening, February 21. This is a longer show than has been held heretofore, but as there will be only one show next season it is felt that larger benefits will be derived by extending the show two days longer than hitherto. While the exhibition will be conducted along the same general lines as in the past, a number of changes have been adopted. In addition to holding the show open for a longer period, the space units have been increased in size and the rates for space decreased. Some innovations in the way of booth equipment are also in prospect.

Portland cement developed a better tone this week. Shipments from the mills are now practically on a nominal basis and the dealers are now in the market more aggressively than they have been some time.

Rosendale Natural Portland Cement is said to be in heavier demand than it has been in a long time. Prices are well sustained at list and there is rather unusual inquiry for this commodity.

BUILDING STONE EASY.

Limestone Leads in Activity, But Demand Is Light.

THE building stone situation may be described as seasonable. There is little improvement in the volume of new orders going out, but the inquiry is fairly encouraging for limestone and granite, the latter, however, being only for small quantities. Local cutting plants say that there has been no change in the recent past, although there is developing a very good tone in this market. The cutting plants are working on about one-half their capacity although here and there exceptions are to be found.

Several inquiries were made this week regarding the current prices of granite. The following quotations were made:

Coast of Maine	$0.50 per cu. ft.
Milford Pink	1.10 " " "
Stony Creek	1.05 " " "
Woodbury Bethel (yard)	1.25 " " "
Quincy, light	1.00 " " "
Quincy, dark	3.00 " " "
Westerly N. E. G. Co.	no quotation.
Concord (on cars)	0.75 per cu. ft.

The preceding quotations are in the rough delivered at cutters' yards with the exception of Concord granite, which is quoted on cars.

STRUCTURAL STEEL STEADY.

Although Small Companies are Shading, Corporation's List Still Stands.

THE break in the price of steel as quoted by smaller companies this week tended to credit nervousness in that and other departments. The announcement which almost immediately followed it to the effect that the Sharon, Pennsylvania, Works had resumed operations to take care of new business, immediately offset the effect of the former rumor.

Metal interests have found no disposition on the part of the steel corporations or any of the other producers to make any change in their quoted list, and this had the greatest steadying effect of any other development of the week. The following quotations are current for structural material tide water:

Beams and channels, up to 15-inch	1.61@1.66
Beams and channels, over 14-inch	1.51@1.66
Angles, 3x2 up to 6x6	1.61@1.66
Zees and tees	1.61@1.66
Steel bars, half extras	1.51@1.56
Univ'l & sheared, 34-in. and under	1.61@1.66

The following prices for 100 bundle lots and over for sheets, f. o. b. mill. For smaller lots add $2 per ton.

Gauge.	Black.	Galvanized.
Nos. 22 & 24	2.20	3.15
Nos. 25 & 26	2.25	3.25
No. 27	2.35	3.35
No. 28	2.35	3.50
No. 29	2.40	3.70
No. 30	2.45	3.90

These are current tide water prices on plates:

Tank plates, ¾ and heavier	1.61@1.66
Tank plates, 6½ to 14-in wide	1.61@1.66
Tank plates, 14 to 100 in. wide	1.61@1.66
Flange and boiler steel	1.61@1.66
Marine, ordinary fire box	2.05@2.06
Still bottoms	1.91@1.96
Locomotive fire box	2.80@2.85

Plates more than 100 inches in width, 5c. extra per 100 lbs.; plates 9-16 inch in thickness, $2 extra; gauges, Nos. 7 and 8, $8 extra; No. 9, $5 extra. These quotations are based on carload lots, with 5c. extra for less than carload lots. Terms net cash in thirty days.

WOULD STANDARDIZE BRICK.

Audley Clarke One of a Committee to Revise Brick Code—The Market.

AN effort is being made in Brooklyn to effect a more equitable standardization of brick for use in various types of buildings, by amending certain parts of the building code where common brick is specified for use in building construction. Among those interested in this matter are Audley Clarke, Congressman William M. Calder, who is a builder, and other construction and building material interests in that borough.

The need of a more comprehensive basis for admitting brick into building construction in the city has long been felt. The old code apparently goes upon the presumption that a brick is a brick regardless of the uses to which this material is to be put in the finished structure. At present the same quality of brick is required in a one-story moving picture theatre as would be required in a twenty-story skyscraper. It has been apparent to builders for years that instead of the code exacting the use of one standard of brick for all buildings that some provision should be made to regulate the use according to loads carried and the exposure of the walls.

Builders and others have long felt that they were working under a hardship in being obliged to meet not a fixed standard for all brick in buildings, but a standard that varied with every change in the administration of the office of the Superintendent of Bureau of Buildings. To remedy this condition, members of the advisory committee is preparing data to present to the Building Committee of the Board of Aldermen in the hope that a more equitable standardization of brick may be written into the next building code. All other building materials have to comply with certain tests that experience has shown to be necessary. Brick should be tested for crushing strength, absorption, etc.

The committee has behind it architects, contractors, builders, building owners, and brick manufacturers, some of whom believe that the present high range of brick prices in this market is largely due to the fact that practically only high-grade brick can be used, when it is not always necessary that such expensive brick be specified. This means heavy waste at brick manufacturing plants which consumers must pay for. Brick has been known to run as high as 100 times the factor of safety. Fifty times is very common. Ten times would be sufficient in all cases, except special exposures, when a low per cent. of absorption is a necessary requirement. Speaking of the existing conditions, Mr. Audley Clarke said:

"The subject under discussion refers to setting up tables to determine the strength of common brick to be used in different forms and kinds of construction. Also, tables to determine the amount of absorption permitted in brick for various uses. This refers entirely to common brick as front brick are considered separate and apart from this question.

"While this subject is of considerable interest to the brick manufacturers of the North River, and will materially affect the cost of brick in New York City, this is only one of the changes which it is hoped to incorporate into the new building code.

"Congressman William M. Calder and myself are on the Advisory Committee of experts to offer suggestions to the Aldermanic Committee who are working on the new building code. The question of height of parapet walls, backing-up cornices, the use of wood, the extension of fire limits, reduction of the thickness of walls for the smaller dwelling houses, and various other questions affecting the cost of dwellings, especially those designed to accommodate the laboring classes, for whom no buildings have been put up since the introduction of the Tenement House Code, are all of great importance to the City of New York.

"A practical building code which will provide for the erection of buildings that are substantially built with proper sanitary arrangements, sufficient light and air, proper strength but no unnecessary requirements which do not add to their durability, should be very carefully considered and the effort should be made to encourage builders to erect moderate priced buildings that could be rented from $16 to $18 per month to afford comfortable livable homes for our laboring classes, in which respect the present code, and especially the tenement house laws, seem to make almost impossible if not actually prohibitory."

Sales in the brick market were light this week and prices were unchanged at $7 to $7.25 for Hudson commons.

Official transactions for North River common brick during the last week with records covering the coresponding week last year, follow:

1913.

Left Over, April 19—72.

	Arrived.	Sold.
Monday	10	9
Tuesday	4	9
Wednesday	4	5
Thursday	9	16
Friday	17	8
Saturday	4	3
Total	48	50

Conditions of market, dull. Prices, Hudson River (basis), $7 to $7.25. Raritans, $6.87½ to $7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over, April 26—80.

1912.

Left Over, April 20—67.

	Arrived.	Sold.
Monday	13	14
Tuesday	4	15
Wednesday	1	13
Thursday	7	11
Friday	2	4
Saturday	16	14
Total	43	71

Condition of market, firming. Prices, $6.50 to $6.75. Raritans, $6.25 to $6.50. Left over, April 20—37.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

There Still Continues to be a Demand for Upper West Side Apartments.

Big apartment houses figured prominently in this week's news columns, the properties on the west side north of 133d street being particularly in demand. Lower Manhattan saw the passing of 2 old landmarks in State street, and also the acquisition of valuable 23d street parcels for investment. The Bronx market was dull. In Brooklyn, the demand for small dwellings continues. The suburban real estate companies are doing a brisk business in disposing of vacant lots to investors.

The total number of sales in Manhattan this week was 39.

The number of sales south of 59th street was 13 against 13 last week and 18 a year ago.

The sales north of 59th street aggregated 26 compared with 27 last week and 30 a year ago.

From The Bronx, 14 sales at private contract were reported, against 17 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $583,687, compared with $900,230 last week, making a total since January 1 of $20,565,743. The figure for the corresponding week last year was $743,453, making the total since January 1, 1912, $17,543,891.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

LEROY ST, 19, 3-sty front and 4-sty rear tenements, on lot 25x100, sold by Peter A. H. Jackson's Sons to the Basonio Construction Co., who will improve the site.

STATE ST, 4 and 5, two old landmarks, bought by Wm. H. Chesebrough and Oakleigh Thorne. No. 4 was sold by the German Lutheran Emigrant House Association. It has a frontage of 28x116 ft. Rear. No. 5 was sold by the executors of the Herman Wronkow Estate. It is on plot 25x116 ft., taking in immediately in the rear what is known as 18½ and 20 Pearl st. These purchases added to their previous holdings, give the buyers a plot of 136 ft on State st; 131 ft on Whitehall st and 40 ft on Pearl st. A high class commercial structure will probably be erected in the near future. The deal was negotiated by Francis Guerlich of H. S. Ely & Co.

20TH ST, 414-416 East, two 4-sty tenements, on plot 40x100, sold for Mrs. Thomas J. Nealis to Thomas Farley of 441 East 19th st, who intends to raze the present buildings and erect a 6-sty loft building. Brokers, Huberth & Huberth and William J. Gabel.

23D ST, 106 and 108, two 4-sty buildings on 75-ft. plots, bought by the United Charities for investment; 106 was purchased last week at auction for $106,000; 108 was sold by W. H. L. Lee, as attorney for the Demorest estate. The addition of these 2 lots to the lot at 104 already owned by the United Charities gives the buyers a plottage of 75 ft., adjoining the big building at the southeast corner of 4th av and 23d st. The brokers were the Douglas Robinson, Chas. S. Brown Co.

29TH ST, 29 East, and 32 East 30th st, two old-fashioned brownstone dwellings, each occupying a lot 21x98.9, sold by Howard Conkling to the Womans' Hotel Co., which owns the Martha Washington Hotel. The price is said to have been $150,000. The two buildings will be used for the purpose of erecting a 12-sty addition to the hotel, which now occupies a plot fronting 75 ft. on both 29th and 30th sts. Pease & Elliman were the brokers in the deal.

31ST ST, 25-29 West, new 12-sty loft building, on plot 58.4x98.9, sold by A. M. Jannole, president of the Napoleon Construction Co., to the Rutgers Realty Co. The latter company is said to have paid $350,000 cash for the property and will hold it for investment.

54TH ST, 308-312 West, church property on plot 75x200, sold by the Trustees of the Amity Baptist Church to the Greek Orthodox Church through A. W. Miller & Co. About $150,000 was involved in the transaction.

PARK ROW, 31, Claire R. Phillips has sold her one-half interest in the property to the estate of Jay Gould, through Wm. H. Whiting & Co. The purchaser acquired a ground lease of No. 31 many years ago and erected the present 5-sty structure over the 2 lots. The acquisition of this interest together with the remaining half interest, which they purchased through the same brokers about a year ago, now gives the buyer a plot 48.1x108.6. The property will probably be improved at the expiration of the present leases, which have about 5 years to run.

1ST AV, 100, 4-sty building, on lot 16.6x70, sold by Magdalena Eizer to an investor, for price said to be $30,000. Broker, B. Rosenblatt.

Manhattan—North of 59th Street.

ACADEMY ST.—4 lots, 100x100, east side of Academy st, 100 ft. south of Vermilea av, sold by the Realty Operating Co. to the Maze Realty Co. Hall J. Horr & Co. represented the Realty Operating Co. and Wm. A. Darling represented the Maze Realty Co.

ARDEN ST, 25, 5-sty 4-family house, on plot 27x110, sold for the Charles Hensle Construction Co., through Arnold, Byrne & Baumann.

72D ST, 110 East, 4-sty dwelling on plot 18.9x102.2, sold by the Estate of Sarah Goldenberg to Edgar A. Levy, who bought for the purpose of protecting the light and air of the 12-sty apartment, he is to erect on the corner plot. Brokers were Douglas Robinson; Chas. S. Brown Co.

81ST ST, 146 East, 5-sty flat, on lot 22x104, sold by George S. Forschner to Dr. F. L. Tooley.

88TH ST, 154 West, 3-sty dwelling, on lot 18x100, sold by Mrs. Alice Griffin to Carrina de S. S. Benjamin, through Leroy Coventry.

103D ST, 134-136 West, two 5-sty flats, on plot 53.1x104.10, between Columbus and Amsterdam avs, sold for the Estate of Annie F. Shardlow to J. J. Falihee, by M. M. Haywood & Co.

104TH ST, 157 East, 4-sty flat, on lot 25x100, sold for Bern. Budd to a Mr. Weinschank, through Brooks & Momand.

104TH ST, 115-121 East, two 5-sty flats, on plot 65x100, sold for Aaron Goodman to Lena Kanneson by J. Rosenbaum.

118TH ST, 217 East, 4-sty tenement on lot 18.9x100.11, sold for the Realty Realization Co., to Sebastiano Benaniti, by A. H. Levy.

128TH ST, 71-73 East, two 5-sty apartment houses, on plot 75x100, sold by the Cantiaque Development Co., Anthony J. Brogan, president, to a client of Duross & Co., who were the brokers.

133D ST, 119 West, 5-sty flat, on plot 19x100, sold by L. Dober to a client of J. B. Ward.

145TH ST, 239-253 West, four 6-sty apartment houses, on plot 206x99.11, sold by the Central Building Improvement and Investment Co. (Sonn Bros.) to the Stedman estate, who gave in part payment a 36-acres tract fronting on Williamsbridge rd, between Allerton and Mace avs. David Stewart was the broker in the transaction.

150TH ST, 305-7 West, 7-sty apartment house, on plot 100x112.6, sold by Eugene Schildknecht to H. S. Biesell by Albert & Platt. The buyer is an out-of-town investor.

151ST ST, 454 West, 5-sty flat house on lot 26x100, sold by L. & Y Loewenstein to an investor.

156TH ST, 560-570 West, "The Markeen," 6-sty apartment house, on plot 125x99.11, sold by Samuel Glass to Adolph Sussman, who gave in part payment land at Edgewood, L. I.

BROADWAY and West End av.—The Bloomingdale Reformed Church, one of the oldest religious organizations in the city, sold the plot, 75x100, directly opposite Straus Park, to Harry Schiff, who will erect a big apartment house. The property was held at $300,000. The plot occupies an exceptionally advantageous location for light and air.

FORT WASHINGTON AV AND 160TH ST, the new 6-sty elevator apartment "Dayton Court," on plot 102.2x121.6xirregular, sold for Oaklawn Corporation to Isidor Kempner through Arnold, Byrne & Baumann and Schindler & Liebler. In part payment the buyer gave two 6-sty modern tenements at the northeast corner of 10th av and 26th st, on a plot 75x100.

NAGLE AV, s s, 300 ft west of Elwood av, 50x200, sold by John P. Duff to a Bronx syndicate of builders, who will break ground for a large apartment house.

ST. NICHOLAS AV, n w c 117th, 5-sty flat house on plot 29x108, sold by A. E. Kight to a client of Charles E. Moore. The property was held at $65,000.

2D AV, 1842, 5-sty tenement on lot 25x100, sold by the Hospital Estates, a holding company for the Presbyterian Hospital, to the M. Fard S. Realty Co., Inc., who recently bought 409 East 52d st from the Hospital Estates.

Bronx.

141ST ST, 486 East, 5-sty flat, on plot 37.6x100, sold for Hugo Helburn to E. Brown, for investment, through Alex. Selkin, in conjunction with David Mintz.

176TH ST, n s 100 ft. west of Washington av, 2-sty frame dwelling, on plot 50x100, sold for Herman Auskulat to Charles E. Damon, by Edward Polak.

BARNES AV, nwc 205th st, four lots sold by Hugo Wabst to a client.

BATHGATE AV, 1757, 2½-sty frame dwelling with store, sold for George Hahn to Mrs. Kate W. Whitbread, through Clement H. Smith. The buyer gave in part payment plot 50x257 on the west side of Ryer av, 244 ft. north of Burnside av.

BROOK AV, swc 137th st, 6-sty tenement on plot 40x100, sold by the E. & W. Contruction Co., to Emily L. W. Johns, a client of Brooks & Momand, who were the brokers in the deal.

FORDHAM RD, swc Loring pl, 6-sty apartment house known as the "Juliette," sold for the Juliette Construction Co. to an investor. The property was held at $85,000 and occupies a frontage of 57 ft. on Fordham rd and 130 ft. on Loring pl.

KING AV, CITY ISLAND.—Two lots 50 ft. south of Bowne st sold by the City Real Estate Co. to Peter J. Stumpf.

KINGSBRIDGE RD, nec 233d st, plot of about 6 lots on which there is an old frame house, sold by clients of the F. R. Wood-W. H. Dolson Co. to the Trinity Chapel Home.

LONGFELLOW AV, nwc 176th st, plot 77x82, sold by the Benenson Realty Co. to Morton Green, who gives in part payment 790 and 792 Courtland av, two 3-sty flats with stores, on plot 50x 90.

MINFORD PL, 1449-1451, two 4-sty new law apartments, sold for the Sealy Holding Co. to Chas. Demmeyer, by Kurz & Uren.

PERRY AV, 3-sty 9-room brick dwelling, west side, 250 ft. north of Bedford Park boulevard, on lot 25x110, sold by George D. Kingston to a Mr. Kruger, who will occupy.

TOPPING AV, 1655, 3-sty brick dwelling, sold by Benjamin Polak to Mrs. Frances Dunn, through Edward Polak, who also negotiated sale of lots 89, 90 and 91 of the Waring Estate to Rudolf Hall for Emma N. Polak.

WASHINGTON AV, 2056, 2-sty frame dwelling, on lot 18.8x95, traded by John F. Stokes for plot 50x149 on the northwest side of 236th st, between Webster and Vario avs, owned by the G. & S. Realty Co. Ernst & Cohn and J. J. Pittman were the brokers in the exchange.

WEBSTER AV.—Clement H. Smith was the broker in the exchange of 2247, 2249 and 2251 Webster av, near 182d st, three 5-sty flats, each with 41 ft. frontage, and the plot of 9 lots on the southwest corner of Webster av and 173d st. The principals were August Nelson and Albert Lowenstein, in the trade which involved over $200,000.

WEST FARMS RD, sec Hoe st, vacant plot 47.55x147.67x76.96x101.94x10x78.84, sold for Francis T. Perry and others to a client of the Ruland & Whiting Co., which negotiated the deal.

Brooklyn.

BERGEN ST, 1076, 3-sty and basement brick and stone private dwelling, on lot 20x125, sold for James C. Green by the Bulkley & Horton Co.

BERGEN ST, 383, 2-sty dwelling sold for Emlie Brotzman to Wm. O'Donnell by M. Bennett & Sons, who also sold 220 79th st, one-family cottage, for J. E. Sullivan to E. Kealy.

SUMMIT ST, 95, 3-sty and basement brick dwelling sold for John Olsen to Lungi Forte by James H. Gilvarry. The latter sold 111 1st pl, 3-sty 3-family dwelling, for the Frawley Estate to Cath. McKenna; also 75 2d pl, 3-sty dwelling, on lot 21x133, for H. Creamer to Gavin Heron; also 874 60th st, 3-sty brick building with store for Francesco Rinando to Vito Chiovara; and 160 West 9th st, 3-sty house with store for R. C. Farley to Modesto Vaccaro.

SOUTH 2D ST, 229, 3½-sty dwelling sold for M. Sporn to Mrs. J. Winham, by Joseph Metzger. The plot measures 25x70.

4TH ST, 589, 3-sty and American basement, bay window, limestone dwelling, 17x65x95, sold for Charles A. Whittier to F. H. Herrfeldt, by Charles E. Rickerson.

57TH ST, 257, one-family frame house sold for C. Hayes to L. Jenkins, by Frank A. Seaver, for investment.

67TH ST, 268, 16-family brick flat, 40x88x100, sold for Emily H. Wilhelm to an investor, through Frank A. Seavor.

BEDFORD AV, 478, 3-sty dwelling, on lot 25x125, opposite the fountain, sold by Howard Mosher and Peter A. H. Jackson's Sons to Charles Wynne.

EASTERN PARKWAY, 1085-1091, two 16-family apartment houses, sold for the Parkway Realty Co. to the Realty Traders Corporation, who gave in part payment 61 lots at Arlington Park, N. J.

FLATBUSH AV, 826 830, 3 buildings sold by the John Reis' Co. to Ruhmshottel Bros., grocers, who will make extensive alterations and will use the ground floor for a market.

FIELD AV.—Six vacant lots in the west side of Field av, 112 ft. north of Baldwin av, sold by the David P. Leahy Co. to Olson & Anderson. The same company sold plot of 6 lots on the west side of Boss av, between Rockaway boulevard and Helen av. The buyer will improve the property with moderate priced dwellings.

KENSINGTON PARK.—Wood, Harmon & Co. sold at Kensington Park one lot on East 2d st, near Franklin av to J. H. Langerin; one lot on East 2d st, near Franklin av, to Leon Lepine; a lot on East 2d st, near Av F, to Joseph Pesant; two lots at the corner of Av F and East 2d st to Maxime Martineau; and one lot on East 2d st, near Franklin av, to E. A. Martineau.

LAFAYETTE AV, 559, 2-sty dwelling, on plot 18.9x100, sold for Geo. S. Boyd to a client of Robt. Young, Jr., for occupancy. The latter was the broker in the sale.

ROGERS AV, nwc President st and Rogers av, sec President st, both having a frontage on Rogers av of 87.9 with a depth of 100 ft., sold for Anna S. de Selding, to one of the largest building concerns in the city. The two corners are now being graded and will probably be improved within a very short time with apartments. With the new stations on Eastern Parkway at Franklin and Nostrand avs, to be built, added to present transit facilities, these two corners take rank as two of the best in that section. A. E. Colson, of the office of David Porter, negotiated the deal.

ST. MARKS AV, 1425, 4-sty flat house, on lot 20x100, sold by Sarah L. Chapman to Clara Wax. Brokers, Brooks and Momand.

5TH AV AND 42D ST.—Two 3-sty business buildings on the west side of 5th av, 20 ft and 40 ft north of 42d st, on plots 20x100, sold for the Lanoor Realty Co. by John F. Burke. These properties are a row of business buildings now in course of construction. The purchasers were investors.

11TH AV, s w c 84th, one-family frame house on plot 100x120, sold for Mrs. Densmore to G. W. Dickinson. Broker, Frank A. Seaver.

PROSPECT PARK EAST SECTION.—Realty Associates report sales of 289 Sterling pl, one-family dwelling, 20x100; 290 and 296 Sterling pl, two 2-sty, one-family dwellings, each 20x100; 33 Clarkson st, 2-sty one-family dwelling, 20x120; also in the West Borough Park section, 1170 54th st, one-family dwelling, 20x100, and 4914 11th av, two-family dwelling, 20x100; also in the Flatbush section, 2324 Newkirk av, 2-sty two-family dwelling, 20 ft. wide, on lot 23x92.10, and 326 East 25th st, 2-sty one-family dwelling, 20x100.

Queens.

PIERCE AV, L. I. CITY.—The block front between 7th and 8th avs, consisting of about 20 lots, purchased by the New York Telephone Co. for a large telephone station. The seller was Peter Cleary.

BAYSIDE, FLUSHING.—The McKnight Realty Co. sold house of 8 rooms and bath to a Mr. Wilson, of Brooklyn. The plot has frontage of 40 ft. and depth of 100 ft. facing Highland av.

FORT HILL, S. I.—2½-sty frame house on ground 33x100 at 53 5th av, sold for the estate of Cornelia Ahrens to Mary D. Daly, through Cornelius G. Kolff.

LONG ISLAND CITY.—Theo. S. Weeks, publisher of the Long Island City "Star," bought lot, 25x60, at corner of Jackson av and Henry st, near the bridge plaza, as a site for a building to be used for his publication.

MEYERROSE FARM.—The G. X. Mathews Co. sold the corner of Putnam and Woodward avs to S. Liebmanns Son's Brewing Co.; 1870 Putnam av to Wm. Winder; 1829 Cornelia st to Frank Zero, and 1893 Cornelia st to C. Strievel.

ROCKAWAY PARK.—Corner of 6th and Newport avs, 60x100, sold for J. Luther to Frank Busto, who will erect a residence thereon. The brokers were the Rockaway Park Realty Co., Inc., who also sold for George Gross plot 40x 100 on the west side of 10th av to a client.

Richmond.

SOUTH NEW YORK, NO. 2.—J. Sterling Drake sold for George A. Marshall to Frank L. Doty, plot 30x122 on Quinlan av, which Mr. Doty intends to improve with a modern residence.

Near-By Cities.

FISHKILL, N. Y.—Mrs. Annie Wiltsie sold to H. Seaton Frank of New York City, one of the choicest estates in that section, consisting of 18 acres of land, with a famous trout stream through it, a fine Colonial house of 14 rooms, and a big orchard.

YONKERS, N. Y.—Five unfinished 3-sty frame 2-family dwellings on Sterling av, Wakefield Park, sold for James M. Scofield by Shaw & Co. Mr. Scofield has figured in a number of recent New York City transactions.

Rural and Suburban.

BRONXVILLE.—One-half acre plot in Sagamore Park, sold by the Sagamore Development Co. to W. Fenton, who will erect a residence.

BRONXVILLE, N. Y.—The Sagamore Development Co., of Bronxville, has sold to W. Fenton, an architect of New York City, a plot of about half an acre in Sagamore Park, Bronxville. Mr. Fenton will build his residence from his own plans.

CEDARHURST, L. I.—The McKnight Realty Co. sold to Peter R. Hansburk of Manhattan plot having frontage of 40 ft. and depth of 100 ft. on Locust st; to M. McNamara, plot of 40x 100 on Trysting pl; to Mary D. Riordan, plot with frontage of 40 ft. and depth of 100 ft. on Linden st; to G. Strocinsky plot, 40x100 facing Trysting pl.

CHESTER HILL PARK.—New brick dwelling, on plot 75x100, on Sheridan av, sold for Samuel Gibson to Jeanette Riker, of New York City, through the Anderson Realty Co., who also sold for Jeanette Riker her dwelling at 422 Homestead av, Oakley Manor.

FAIRVIEW, N. J.—Edward Polak sold the 2-sty flat on the northwest corner of Walker and 5th sts, for Valeria Velder to the Property Real Estate Co., the latter giving in part payment vacant lot, 40x100, on the west side of Montauk av, 250 ft. north of Hegeman st, Brooklyn, N. Y.

FAR ROCKAWAY, L. I.—75 lots fronting on the Atlantic ocean, and known as the Harriman court property, adjoining the Grove Club at Edgemere Crest, sold for the Amundson Realty Co., M. Morgenthau, president, represented by James Frank, to the S. & L. Construction Co., represented by Morris Cooper, through the Lewis H. May Co. These lots will be immediately improved with 14 cottages and two large seashore hotels. The total investment will aggregate over $300,000.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to J. Daly a plot 194x100; to

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Private Realty Sales—Manhattan.

P. Dallis a plot 40x100, Geranium av; to E. A. Young a plot 120x41, and to A. O'Connor a plot 50x100, Primrose av; to J. Meany a plot 40x100; to E. Speigelberger a plot 60x100 Plainfield av; to E. A. Allen a plot 60x100 Tulip av; to A. Lambert a plot 60x100, Carnation av; to M. A. Murphy a plot 60x100, Rose av; to A. Mackey a plot 40x100, Clover av; to E. and B. Mackey a plot 40x100, Violet av; to A. Harvey a plot 40x100, Iris av; to M. J. Feeley a plot 42x94, Lily st. The same company sold at Rosedale to J. Mallon a plot 40x100, Clifton av; to W. E. Millahy a plot 48x98, Dartmouth pl.

FREEPORT, L. I.—The John J. Randall Co. sold to Mrs. D. D. Martin, of Brooklyn, house and lot of ground 110x150 on Long Beach av and Randall Bay; to Mrs. Blanche Trubenback two plots 60x160 and 50x160 on Grove st and Woodcleft Channel; and to Daniel B. Combs a lot 25x100 on East av and East Channel.

GARFIELD, N. J.—Four-family brick house, on plot 50x100, northeast corner of Harrison and Frederick sts, sold by Valeria Velder to the Property Real Estate Co., through Edward Polak.

GREAT NECK, L. I.—Plot of 5 lots facing Tulip drive sold by the McKnight Realty Co. to Dr. Geo. H. Guth, of Manhattan. It is the intention of Dr. Guth to build a house of hollow tile construction with stucco finish, at a cost of $14,000. The McKnight Realty Co. has also sold a plot having a frontage of 122 ft. on Linden boulevard to W. E. Hoyer, of Manhattan. The purchaser is having plans drawn by Wm. F. Morris, architect, for a hollow tile house with stucco finish, at an approximate cost of $16,000. To Muriel R. Babcock, of Yonkers, the same company has sold a house of 9 rooms and 2 baths facing Maple st, Estates of Great Neck, situated close to the entrance to the property.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to M. A. King and J. Montague each a plot 40x100 and to J. Curristine a plot of 60x100 Nassau Parkway; to D. and Deg. Joseph a plot 60x100; to C. Armstrong plot 149x100, Frazier st; to F. and T. McCarty each a plot 60x100, Bernhard st and Hempstead Parkway; to M. Challon a plot 40x100, Miller st; to Y. C. Grossman a plot 100x100, Lawson st and Hempstead Parkway; to M. Feeney a plot 40x100, Lawson st; to J. McCrea a plot 40x100, Emery st; to T. O'Connor a plot 20x119 Grand av; to L. and M. Unger a plot 60x100, Booth st and Oceanside av; to A. F. Tagg a plot 40x100 Windsor Parkway.

HILLSDALE, N. J.—Nine-room stucco house on Magnolia av, sold by the W. J. Rich Development Co. to John R. T. French for $6,500.

EAST NORWICH, L. I.—The Vernon tract, consisting of 100 acres, has been bought by M. Campbell, of Manhattan. A residence will be erected on what is one of the highest hills along the North Shore, and the property developed into a country estate. Valentine & Waters negotiated the sale.

MASSAPEQUA, L. I.—The Queens Land & Title Co. sold plots to G. P. Jarden, H. H. Osterhouse, M. T. Joy, H. Harpen and R. M. Brooks

NORTHPORT, L. I.—Jospeh J. Day has sold for Ferdinand Kurzman 20½ acres to a syndicate represented by Willis Bruce Dowd. The new owners will improve it by the erection of various buildings for a health and recreation resort.

OCEANSIDE, L. I.—The Windsor Land & Imp. Co. sold to L. Jentz, J. Von Hollen, W. D. and M. E. Haimje, each a plot 40x100, Yost Parkway; to E Goldbach, J. C. Riley, W. R. Schow, each a plot 40x100; to J. Hamain a plot 60x100, Perkins av; to H. Thurston a plot 20x95; to W. H. Berney a plot 20x83, Bayside av; to H. C. Behrens a plot 40x100, Hallman av; to J. Stanton a plot 40x100, Hoke av; to F. Seibold a plot 20x97, Lawson av.

SHOREHAM, L. I.—The Cliff House and about 5 acres of land surrounding it has been sold by the Suffolk Land Co. to Fredk. Coykendall, of Manhattan, who will occupy it as a summer home. Julian T. Dillon was the broker in the deal.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to J. Block a plot 100x100; to H. Kix, Jr., H. A. C. Meyer, each a plot 60x100; F. Clapper a plot 40x100, Beverly Parkway; to S. A. Glasson a plot 40x100; to F. J. Tittman a plot 60x100, Chester st; to T. A. Horan, M. Reilly, each a plot 40x100, Rockaway Parkway; to A. Kupfer a plot 40x100, Dover st; to A. Braunstein a plot 40x100 Maujer st; to M. Byrne a plot 40x100 Argyle st and Cottage Parkway; to A. B. Stover a plot 40x100, Berry st; to P. Courtney a plot 40x100, Decker st; to R. J. Smith a plot 40x100, Argyle st; to H. Aaron a plot 100x100, Albemarle av and Beverly Parkway; to J. McCauley a plot 40x90, St. Marks place; to H. Bunger a plot 40x100, Montague st. The same company sold at Rockville Centre to M. and A. Razsoah a plot 40x100, Jackson st; to F. H. Weyer a plot 40x100 Mount st.

LEASES.

Manhattan.

WILLIAM H. WHITING CO., 41 Park Row, has leased to John R. Thompson, of Chicago, No. 33 Park Row, for 21 years, from May 1, 1913, at a net rental for the period of about $250,000, with the privilege of two renewals of 21 years each. These figures correct the announcement made a week ago that the lessee would pay $250,000 rent during the term of the lease of 60 years. Mr. Thompson, who conducts four restaurants and lunch places in this city, three on Broadway and one in the Grand Central Station, will erect a three-story building there for his exclusive use. This is the third 21-year lease made by Whiting & Co. in this block within the past six months.

G. W. BARNEY leased the store in 423 and 425 Lexington av to the Hanover Lunch; also to the O'Keefe Cockcroft Printing & Binding Co., of 70 Pine st, the 5th loft in 65 Park Row; also to Krone Brothers the store in 89 Murray st, and to Haddad Brothers the 4th loft in 875 Broadway.

THE CROSS & BROWN CO. leased the store in 1966 and 1968 Broadway to the Knox Automobile Co., of 1966 Broadway, and space in 90 West st to C. A. Dawley, of 90 West st.

AMES & CO., INC., leased for W. L. Douglass Shoe Co. to M. Goldsmith & Co., of 610 Broadway, the store in 70 East 8th st; also for S. W. Peck to Wah Tai Co., of 6 West 29th st, the store and basement in 6 West 29th st.

ALBERT B. ASHFORTH leased the store and basement in 240 5th av for a term of years to Charles W. Wolf, of 204 5th av, the London Leather Goods Shop, now at 204 5th av. The lease is for a term of years at an annual rental of $9,000.

THE FIRM OF L. J. CARPENTER and Myer Bondy leased the 3d loft in 380 and 382 Lafayette st, corner of Great Jones st, to Adelson Bros., of 30 Great Jones st.

JOHN W. BRETT leased from Dr. George L. Peabody the 4-sty dwelling at 49 West 38th st. Mr. Brett is also the lessee of 35, 42, 57, 58 and 60 West 38th st.

THE CROSS & BROWN CO. leased the 2d floor in 647 and 649 West 50th st to the Peteler Shock Absorber Co. and the 1st loft in 129 to 135 Charlton st to Grauvelt-Wiley Paper Mfg. Co.

THE CROSS & BROWN CO. leased the store at the northeast corner of Broadway and 52d st to E. Lascaris, of 1649 Broadway, and the store and 2d loft in 129 to 135 Charlton st to Fullers' Express, of 188 Chambers st.

AMES & CO., INC., leased space in the business building at 4 West 33d st to M. Piza, of 2 West 33d st; E. Gallauner, of 4 West 32d st and the Misses Joyce and Y. Mogo; also 3d loft in 5 West 31st st for Estate of A. Baudonine to M. A. Cappucci, and the 9th loft in 5 West 31st st to J. Goldfarb & Co.; also store 523 6th av for Mandelbaum & Lewine to B. Doktor.

DUFF & CONGER rented a store at 82d st and Madison av to the Knickerbocker Cleaning & Dyeing Co., of 402 East 31st st.

THE DUROSS CO. leased with the Douglas Robinson, Charles S. Brown Co. store in 39 Broadway to the Southern Pacific Railroad Co., of Kentucky, for a term of years; also the building at 826 Greenwich st to the West Side Juvenile Club.

THE J. C. EINSTEIN CO., INC., leased for the Midwest Realty Co. the 11th loft in 22 to 26 West 32d st to Rappaport & Gottlieb, of 15 West 24th st; for the Graf Realty Holding Co. the 3d loft in 119 to 125 West 24th st to Rotherosen Bros., of 30 West 24th st; also for Herbert A. Sherman the top loft in 15 and 17 West 18th st to Swernofsky Bros. & Leon, of 5 Gouverneur st.

THE DUROSS CO. leased the 1st loft in 247 Canal st for Alfred Seton to the Typographical Union of 16 North William st.

GOODWIN & GOODWIN rented for the estate of Jacob Epstein to Dr. Meyer Rosensohn the private dwelling at 70 West 119th st.

ROYAL SCOTT GULDEN leased the dwelling at 49 West 56th st for Mrs. Marie A. Grau to Miss R. C. Korn, of 41 West 46th st.

WILLIAM HUTTER leased for Frederick Frisch to M. Ancker care of William Hutter, 140 Nassau st, 11 Park Row, an old 3-sty brick building on a lot 20x94 ft., running through to Ann st. The lease is for a term of five years, at an aggregate rental of $85,000. The lessee has ordered Gothelf & Zimmermann, contractors, to build a 280-seat moving picture theatre. The old building will be demolished on May 1.

HEIL & STERN leased for Raymond & Raisman the store and basement in 3 and 5 East 28th st to the Manhattan Ribbon Co., of 96 Prince st; also for Eliza Guggenheimer the westerly store and entire basement in 40 to 46 West 20th st to J. E. Brenner & Co., of 58 West 15th st. Both leases are for a long term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the 3d loft in 15 West 45th st to Miss Nellie Wheeler, and for Webster B. Mabie & Co., as agents, space in 110 and 112 East 19th st to the Popular Games Co., of 47 West 34th st.

WILLIAM HUTTER leased for Frederick Frisch, 11 Park Row, 20x94, running through to Ann st, for five years at an aggregate rental of $85,000.

GEORGE KETCHUM sub leased to the Martha Washington Candy Co., of 105 West 125th st the west store in 48 West 34th st.

EDGAR A. MANNING leased for Frederick Fox & Co. to David Schlein, of 91 Green st, the store in 29 West 25th st.

PEASE & ELLIMAN leased the private dwelling at 112 West 73d st to Evelyn A. Strait for a term of years.

THE RULAND & WHITING CO. leased the 3d loft in 530 East 72d st to Gottfried & Steckler, of 530 to 538 East 72d st; also two lofts in 388 Pearl st to H. Holiner, of 405 Pearl st; also the basement in 143 Bleecker st to Royal Dye Works, of 143 Bleecker st; also the top loft in 69 Beekman st to H. Weinhagen, of 405 Pearl st; also the store in 225 Pearl st to Postal Telegraph Co.; also store in Platt st to Monsanto Chemical Works, of St. Louis, Mo.; also two floors in 59 Cortlandt st to O. H. Jadwin & Sons, of 63 Cortlandt st; also the basement in 69 Cortlandt st to Wyeth Chemical Co., of 74 Cortlandt st, and a loft in 79 Cortlandt st to Charles H. Chute.

SAMUEL H. MARTIN leased for a term of years offices in the Simpson Building, Broadway and 67th st, to the National Association of Audubon Societies.

THE MIDWEST REALTY CO. leased the 11th floor in 22-26 West 32d st to Herman Ziegler & Co., manufacturers of cloaks and suits of 24 West 25th st, through the Julius Friend-Edw. M. Lewi Co.

M. MORGENTHAU, JR., CO., agents for the recently remodelled 6-sty store and loft building at 314 East 34th st, announce the following leases in that building: A store and basement to the Precision Machine Co., of 317 East 34th st; 1st loft to George Sykes, Inc., of 1123 Broadway; 3d loft to U. S. Stamp Book Co., of 314 East 34th st, and 4th loft to Armand M. Pacher, of 181 Lexington av.

PEASE & ELLIMAN leased space in the Aeolian Building, at 25 West 42d st, to the following: T. B. Browne, of 7 East 42d st; Frances Thurber Seal, of 47 West 34th st; the A. S. Nichols Co., of 1901 Park av; Dr. M. E. Close, of 500 5th av; Samuel E. Ramseyer, of 47 West 34th st; George H. Wilson, of 56 Cedar st; John B. Tillotson, of 1 Madison av; Mrs. M. D. Hallman, of 97 West 34th st, and Dr. S. A. Steeves; also the 3d loft in 431 5th av to John Fitzgibbon.

PEPE & BRO. leased for J. Personini store and basement in 21 West 3d st to Malpolose & Co., of 21 West 3d st, for a term of years; also for Wm. H. Hilts, sub-basement in 82 West 3d st, for a term of years to E. Fucini & Co., of 165 West 4th st.

FRANK RUSSEK, furrier, leased for a term of years the northerly store in 362 5th av. Mr. Russek is now located at 23 West 34th st.

HERBERT A. SHERMAN leased about 5,000 sq. ft. in 15-17 West 18th st to M. Schachter & Co., of 368 Canal st.

LEWIS B. PRESTON leased to the Henry Heininger Co. the 2d loft in 353 Broadway for a term of years. The Heininger Co. formerly occupied space in 371 Broadway, which was recently destroyed by fire.

H. C. SENIOR & CO., in conjunction with J. V. S. Oddie, leased for E. W. Lensson, the 3-sty dwelling at 66 West 71st st to Mrs Thomas Sherwood for a term of years.

THE CROSS & BROWN CO. leased to Carl H. Page & Co., of 1627 Broadway the ground, 2d, 3d and 5th floors in the building 651 to 655 West 52d st, and to the Schacht Motor Car Co., of 1700 Broadway, the 2d, 3d and 4th floors in 245 to 249 West 55th st.

LOUIS C. SCHLIEP leased a loft in 334 and 336 East 23d st to the North American Store & Fixture Co., of 195 Bowery.

H. C. SENIOR & CO. leased for Mrs. Sarah Rothgiesser, the 4-sty dwelling at 53 West 82d st to Mrs. Cecile Braquehais.

DUFF & BROWN CO. leased for William Alger to Margaret E. Fenton the 3-sty dwelling at the corner of 170th st and Colonial Parkway, and for the Germania Life Insurance Co. to M. Robinson 427 West 144th st, a 4-sty dwelling.

F. R. WOOD, W. H. DOLSON CO. leased for Dr. Frederick de Sola Mendes the 4-sty dwelling at 140 West 80th st for a term of 5 years to Miss Flora Chapman.

FISH & MARVIN AND CROSS & CROSS leased the United States Motor Building on 61st and 62d sts, between Broadway and Central Park West, vacant since the United States Motor Co. went out of business two years ago, to the Jandorf Automobile Co., of 42 West 62d st. The company, which is one of the largest dealers in second hand motor cars in the city, takes the building for two years at rental of $39,000 a year. The building is seven stories high and occupies a plot fronting 75 feet on each street and 200 feet deep. It was erected several years ago by the United States Motor interests and is probably the largest building of its kind in the city. Its erection brought the automobile trade north of 59th st on Broadway.

TUCKER, SPEYERS & CO. leased for Burton S. Castles to Frederick Altheimer, of 36 West 20th st, the 8th floor east in 39 and 41 West 38th st for a term of years; also in conjunction with Edgar A. Manning, space in the "Spring Building" at 29 to 33 West 38th st to A. M. Crofts, of 3 East 41st st.

DOUGLAS L. ELLIMAN & CO., INC., leased for a long term of years, for Joseph J. O'Donohue, Jr., as the receiver for the Improved Property Holding Co., the large store and basement in 505 5th av, now occupied by R. H. Haan, to Alfred A. Kohn, a dealer in high class boots and shoes, now at 1231 Broadway. On account of his large increase in business Mr. Kohn will continue the Broadway store in connection with his new location. This property, which is covered with an 18-sty office building, was not included in the recent sale of the Corn properties at auction, but was held out by the Committee of the Bond Holders "B." The total amount of the rental to be paid under this lease is close to $400,000 and shows a considerable advance over the present rental being paid. This store is about 30 feet from 42d st, and is considered one of the most valuable locations in the upper 5th av section. A. N. Gitterman was associated as broker in the transaction.

THE CROSS & BROWN CO. leased for Ogden & Clarkson, as agents, the store in 17 West 30th st to Phillips & McConnell and in conjunction with Daniel Birdsall, the 1st loft in 22 and 24 West 38th st, to Breitkopf & Hartel; also 24 West 20th st for the Harrison Estate, the northerly store and basement in 362 and 364 5th av, to Russoks, modistes and furriers, now on 34th st and 5th av, who will occupy the same after extensive alterations. The lease is for a term of 21 years at an aggregate rental of $500,000.

EWING, BACON & HENRY rented through William Le C. Roome a suite of offices in the Architects' Building at Park av and Fortieth street to the E. E. Smith contracting Co. of 71 Broadway; also offices to John K. Turton, builder, of 39 West 32d st.

JOHN N. GOLDING leased to Davis & Sanford Co., photographers, the top floor in the new Scribner Building at 599 5th av for a term of years at an aggregate rental of $45,000. The lessee is now located at 246 5th av.

THE MIDWEST REALTY CO. leased the 12th floor in their new building at 22-26 West 32d st to Rappaport & Gottlieb, now at 12 West 27th st, through the J. C. Einstein Co., Inc.

FRED'K SOUTHACK & ALWYN BALL, JR., leased the store and basement in 12 East 33d av, Far Rockaway; for S. E. Forest to W. J. st for Ralph Wilson to the D'Amron Co., Inc., of 12 East 33d st, dealers in stationery and art novelties, for a term of years.

ALBERT B. ASHFORTH, INC., leased space in the Frances Building, at the southeast corner of 5th av and 53d st, with the following concerns: David G. Carmichael, of 366 5th av; Prentiss & Hauser; Daniel O. Pierce, of 18 West 34th st, and Herbert Baer, of 16 East 97th st.

THE CROSS & BROWN CO. leased space in the Heidelberg Building, 1465 Broadway, to Utleys, Inc.; the National Fair Exposition, Inc., and to Saul Osder.

EWING, BACON & HENRY leased offices in the Architects' Building, northeast corner Park av and 40th st, to the John Swenson Granite Co. and Robert W. Hanson, of 42 East 14th st.

M. & L. HESS leased for the Hess Building Co. to the Universal Silk Mill, formerly of 486 Broadway, 2,000 ft. of space on the 17th floor of the Hess Building at 4th av, southwest corner of 26th st.

PEASE & ELLIMAN leased 34 East 63d st, the 4-sty private dwelling on lot 20x100, for Mrs. S. Fisher Johnson to William E. Lowe, of Johnson & Higgins, who recently sold his dwelling at 65 East 66th st to the Fullerton Weaver Realty Co., in conjunction with the northwest corner of 66th st, for an apartment house; also 54 East 77th st, the 4-sty private dwelling on lot 12.6x half the block, just east of Madison av, for the Justa Realty Co. to Alfred D. Bell; also store in 50 East 62d st to George Thompson; and private dwelling at 36 West 45th st to Mrs. Bertha D. Cousey.

H. C. SENIOR & CO. leased for Walter A. Wells the 3-sty dwelling at 132 West 83d st, for a term of years, to Mrs. Mary E. Cantrell; for David Doniger, the 5-sty flat at 35 West 65th st, for a term of years; for Percy C. Greely, the 3-sty building at 412 West 48th st, to John Ward for two years; for Mayer S. Auerbach, the 4-sty dwelling at 30 West 60th st, for three years, to Constantino Pichi, of 30 West 60th st; for the Direct Realty Co., James Butler, the 3-sty garage building at 212 West 68th st, to Alex Lurie, manager of the Automobile Department for the World Newspaper.

HERBERT A. SHERMAN leased for Mrs. Lillian W. Porter the dwelling at 36 East 62d st to Dr. G. R. Pisek, of 36 East 62d st.

WORTHINGTON WHITEHOUSE leased the 1st loft in 6 and 8 East 46th st to Madam Vere, millinery and gowns.

ALBERT B. ASHFORTH, INC., leased space in the Acker, Merrall & Condit Building, at the southwest corner of 5th av and 35th st, to Herbert S. Blake, of 366 5th av; Dorland Advertising Agency, of 303 5th av; Max Lazarowitz, of 366 5th av; Embo Land Co., of 366 5th av; Poeckes & Baumlin, of 111 5th av; Jacob McD. Mackay, 366 5th av; and H. W. Palen's Sons, of 45 Broadway.

Bronx.

S. DE PASQUALE leased for the Weiher Construction Co. 7 new law tenements, each on plot 50x100, at 610 to 634 East 136th st for a long term, at a total rental of about $122,000; also for Weil & Mayer 1145 1st av, a 5-sty tenement, for three years at $1,800 a year. This plot is 25x90.

CLEMENT H. SMITH leased for the Avenue Amusement Co., to the New York Telephone Co., a store, 19x100, in 453 East Tremont av, at a rental of $4,700 per annum. The store will be used as a telegraph and telephone office; also leased for Ferdinand T. Hopkins, 217 and 219 Burnside av, two 3-sty buildings with stores and one 2-family house.

Brooklyn.

THE NEW YORK DOCK CO. reports the following leases in its industrial buildings in Imlay st, between Bowne and Verona sts: Etudebaker Brothers Co., of 136 West 52d st, New York, 20,000 ft.; Munro Chemical Co., of 1 Liberty st, 9,000 ft.; James Beggs & Co., of 36 Warren st, boiler and machine specialties, 7,000 ft.; American Metal Cap Co., 9,000 ft.; Depasse Mfg. Co., of 41 Maiden lane, manufacturers of silver deposit ware, 5,000 ft.; Remington Arms Co., of 299 Broadway, 13,000 ft.; National Air Cell Covering Co., 9,000 ft., and a large food product house, name withheld, 50,000 ft. The New York Dock Co. further reports that the four buildings erected this year are completely rented, with the exception of one loft of 9,000 ft.

DOUGLAS L. ELLIMAN & CO., INC., leased for C. W. & H. E. Mehrer, a dwelling at 7923 13th av, Dyker Heights, to Cromwell G. Macy.

THE BULKLEY AND HORTON CO. leased the Automobile Show Rooms at 1281 Bedford av, to E. J. Montigny, agent for the Stutz Motor Car Co., for a term of years.

CHARLES E. RICKERSON leased 589 2d st, a 3-sty American basement, limestone dwelling, for Louis Bonert, to H. M. DeLanoie, for a term of years.

Queens.

THE ROCKAWAY PARK REALTY CO. leased for the Matinecock Realty Co. their moving picture establishment on the east side of 5th av, Rockaway Park, to Lubin, et al, for a term of three years; also leased for the Matinecock Realty Co. new store to be erected on the east side of 5th av, Rockaway Park, to M. Neveloff for confectionery and ice cream parlor.

THE ANDREW McTIGUE CO. rented the following cottages at Far Rockaway: For Joseph H. Myers his cottage in Wave Crest to G. Richard Davis; for Frederick Haberman 3 Reeds lane to Harry J. Simon; for Mrs. Ray Myers her cottage to William Shannon and for Frederick Haberman his cottage at 47 Greenwood av to M. J. Stroock.

HERMAN FRANKFORT leased cottages at Far Rockaway to B. C. Levy and L. Heilbron.

HERMAN FRANKFORT leased for Joseph P. Dwyer to L. M. Friend a cottage in Chandler Organa cottage in Sheridan blvd.; for Ernest Jenny to Isadore Cohen a cottage in Hollywood av, and for B. Langdon a cottage in Sea View av.

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Suburban.

PEASE & ELLIMAN leased for F. R. Coudert his cottage at Oyster Bay, L. I.

WILLIAM J. ROOME & CO., INC., rented for Mrs. [illegible] place known as "Littlecote" at Westbury, L. I., directly opposite the Meadowbrook Club, to J. Cornelius Rathbone of Albany, N.

JOHN P. SCOTT rented for Mrs. Le Grand L. Benedict her country place, in Hollywood Crossing, Cedarhurst, to Charles Palmer.

HERBERT A. SHERMAN leased for Richard T. Wainwright his place, Killua, at Rye, N. Y., directly on the water, with several acres of land, to John L. Cutler for the summer.

HERMAN FRANKFORT rented a cottage at Lawrence, L. I., for L. A. & D. A. Aasbacher to Herbert J. Carr.

HERMAN FRANKFORT rented for Peter Robohm to Felix Jellenik a cottage in Washington av, Lawrence, L. I.; for P. McCaffry to John Levy a cottage in Beach av, Edgemere.

PEASE & ELLIMAN leased for George G. Entz his house on the Post rd at Rye to Gorton James.

REAL ESTATE NOTES.

D. & H. LIPPMAN have moved their offices from 198 Broadway to 192 Broadway.

PEASE AND ELLIMAN announce the removal of their downtown office at 156 Broadway to the third floor of the Liberty tower, 55 Liberty st.

ISIDOR KEMPNER has opened an office at 1787 Amsterdam av near 148th st, where he will conduct a general real estate and insurance business.

SAMUEL MARX has moved his offices to the Woolworth Building, suite 2126.

M. ADLER has moved his offices from 203 Broadway to 160 Broadway.

MRS. M. TOWNSEND is the buyer of the 5-sty tenement recently sold by Margaret L. Boylan, through the Duross Co.

FRED'K ZITTEL & SONS were the brokers in the recent sales of 634 West 135th st for the Hensle Construction Co. and 263 and 265 West 137th for A. H. Atterbury to George Tomes.

W. V. ASTOR wants $1,000,000 from the city for an easement permitting a tunnel under the southerly half of the Astor House, which he inherited from his father. The Public Service Commission considers such a sum too great for a mere right of easement and it is probable that the property will be purchased outright.

THE H. D. BAKER CO. has removed its offices from 170 Broadway to 135 Broadway.

EDWARD A. ARNOLD, for the past 12 years associated with Richard M. Montgomery at 27 Pine st, has opened an office in the Montreal Building at 61 Wall st, of which he is agent, and where he will engage in all branches of the real estate business.

GODFREY N. NELSON has published a corporation calendar giving all information concerning the various classes of taxes, including real estate, personality, Croton water, State franchise and Federal.

BRYAN L. KENNELLY will sell at auction on May 17 221 lots known as Kingsland Park at Nutley, N. J. The property adjoins Nutley Park, a fine residential section.

DUFF & BROWN CO. have been appointed agents by Mr. Fred W. Crandall of premises Nos. 531 and 533 West 145th st, two 5-sty apartments.

DUFF & CONGER have been appointed agents by Mr. Fred W. Marks of the entire block front on the westerly side of Madison av, between 86th and 87th sts, consisting of 2 apartment houses and a taxpayer; also the "Lisenard" Nos. 53-55 East 86th st, and the 2 adjoining houses at Nos. 57-59 East 86th st.

ASHLEY M. HERRON has resigned his position as manager of the office of Mooyer & Marston.

THE NETLEY REALTY CO. announce the removal of their New York offices from 99 Nassau st to the Woolworth Building.

HENRY MORGENTHAU CO. has moved to 30 East 42d st at the southwest corner of Madison av.

GUST. SIDENBERG, formerly at 25 Broad st, has moved to 61 Broadway.

W. Z. GREENE, formerly president of the Greene & Taylor Realty Co. has opened an office at 701 5th av. Mr. Greene has been on this thoroughfare for the past 29 years.

THE FIRM OF GIBBONS & YOUNG, composed of G. Brandt Gibbons and Harry J. F. Young, has been dissolved by mutual consent.

DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for "Arthur Hall," a 7-sty apartment building at the northeast corner of 90th st and Madison av, by the Holly Realty Co.

BRIEUS were submitted this week in the condemnation proceedings for the New York northern [illegible] to Abram I. Elkus, Henry Schmidt and James J. Curran, composing the Commission. The valuation totals $5,600,000, and the owners' [illegible]

Flushing Auction Sale.

[illegible] marked the auction sale of [illegible] the John P. Dingham property in Bowne [illegible] last Saturday afternoon. The property, bounded on the east by Parsons avenue, on the north by Queens avenue, on the west by Bowne avenue and on the south by Lawrence avenue, comprised 12½ building plots and is said to have been one of the largest [illegible] of real estate offered at auction in Flushing in years. Only seventy-four of the lots were sold. They brought a total of $39,170, an average price of $529 a lot.

The Long Island Real Estate Market.

Activity in the Long Island real estate market is now well advanced. The movement of property throughout the territory is looked upon as a logical consequence of the extensive railroad improvements that have been completed and those that are under way. Not only do the land developing companies in Nassau county show excellent business, but the selling of acreage is extensive in Suffolk county and also in the inner recesses of Nassau county.

Only this week the sale of a site in Suffolk county to Thomas W. Lamont of J. P. Morgan & Co., was reported, while sales of acreage for a similar purpose are numerous. Mr. Lamont will build a fine country house at Easthampton. Mrs. W. K. Vanderbilt, Jr., has just had plans prepared for a home for herself on a picturesque tract at Jericho, in Nassau county. And only a few days ago, Payne Whitney and W. K. Vanderbilt, Jr., were instrumental in incorporating a country club whose headquarters will overlook a wild beauty spot dotted by a lake, at Wading River, in Suffolk county. The latter circumstance tends to confirm the opinion that has been oft expressed by real estate developers, that country clubs and landed estates were being driven to eastern Suffolk county by the residential expansion of New York City into the major part of Nassau county and western Suffolk.

The suburban growth is well exemplified by the fact that a decade ago country seats abounded in such places as Rockville Centre, Lynbrook and Hempstead, whereas now those communities are all year residence centres. About the only prominent country place remaining in Hempstead is that of August Belmont; and, yet when Mr. Belmont first went to Hempstead it was a community of acreage homes to a great extent. A decade ago Floral Park was one vast conservatory under floral cultivation by a prominent seedsman. This extensive owner is now so surrounded by all year homes that he contemplates moving his seed and plant business further east. He has also sold much acreage to land companies at a huge profit over what he paid for it twenty odd years ago. In other words acreage at Floral Park has become too valuable for horticultural purposes.

Practically all of Nassau county is now traffic served by the third-rail electric system of transportation, and it is widely divergent. Electric cars carry passengers to and from points on the North Shore, the central section to Hempstead and Mineola and the southern section to the ocean front at Long Beach. The latter place has undergone remarkable transformation and the circumstance has beneficially affected adjacent places such as East Rockaway and Oceanside, both of which are on the same electric road as is Long Beach. All of Nassau county is within thirty miles of Manhattan and much of it is within a smaller radius.

When Taxes Are Due.

Taxpayers are advised that their taxes for the first half of 1913 were due on the first day of May.

The other half is not due until Nov. 1, but may be paid earlier. There is no rebate for payment on the first half of a tax, but if the first half is not paid during May an owner must forfeit 7 per cent. interest until paid.

The first half of the tax becomes a lien after May 1. The second part of the tax becomes a lien after Nov. 1, and whoever owns property on that day will have to pay the second half of the tax.

If an owner chooses to pay the second half of his tax in May, or at any time before Nov. 1, he will be allowed a rebate from the time of payment until Nov. 1 at the rate of 4 per cent. per annum for the intervening time.

Ten million dollars were received in payment of taxes on May 1. Some who paid for the full year were: Interborough Rapid Transit Company, $1,200,000; William Waldorf Astor, of London, $575,000; Standard Oil Company, $250,000; George Ehret, $240,000, and the Wendel estate, $240,000.

New Route for the Flushing Extension.

The Public Service Commission for the First District has changed the route previously laid down for the Flushing extension of the Corona rapid transit line in Queens. The plan provided for the construction of an elevated railroad through Flushing to Bay Side, but property owners in Amity street, Flushing, objected to an elevated structure. The Board of Estimate and Apportionment failed to give its approval, and the elevated plan was sent back to the commission. Thereupon the commission laid out a new route providing for an elevated extension to a point in Flushing in the block bounded by Amity street, Delong street, Redwood street and Lawrence street, and thence extending as a subway under Lawrence street and Amity street and private property to a point in the block bounded by Marston avenue, Murray street, the Long Island Railroad right of way and Dunsing street, where the railroad will emerge from the ground and again become an elevated structure, continuing northeasterly to Warburtun avenue and Bay Side boulevard. The new route has been sent to the Board of Estimate and Apportionment for approval.

New Direction of Growth.

Expansion during the last half century has rushed northward, but Bryan L. Kennelly is quoted as saying that the new transit systems will change this condition, stopping the old time north and south development and substituting for it the great big round city of the near future.

"By this I mean," added Mr. Kennelly, "the northward movement must halt now until the city shall have rounded out along the new transit lines in an easterly direction. This means that high land values will march eastward just as previously they have marched northward.

"The East Bronx was the centre at one time, Washington Heights at another. The dual subway system affects chiefly Queens, which presents five times more territory for exploitation

than was available in the northward line, and I have reason to expect that the new eastern movement will reach five times, or more, the proportions of the Bronx and Washington Heights 'booms.'"

Why New Buildings Rent Well.

In the lower sections the possibility of retenanting old buildings is made more problematic by the continued erection of such giant skyscrapers as the Woolworth Building, the Bankers' Trust and Trinity Buildings, and the thirty-six-story monster designed for the Equitable site. The farther the new skyscrapers reach into the clouds, the less light and air for those buildings which in their day cut light and air from their lowlier neighbors.

To induce tenants to come into them at any price the old buildings must be remodeled, brought somewhere near the requirements of the moment in front appearance, sanitary equipment, elevator service, and general safety. The insurance rate looms important in the mind of every prospective tenant, and the owner that can offer no reasonable assurance of safety finds it hard to get tenants at any price in these deserted districts. And when it comes to spending thousands in repairing old buildings, which at best can bring but a poor return for valuable ground, owners are more than likely to begin flirting with wrecking companies, architects and contractors, for they know that new buildings, down to the second in all equipment and service, with a minimum insurance rate, find tenants, no matter how fast they are put up.

The result of all this shifting is a strangely anomalous condition. The mad uptown rush, which has shoved homes and small buildings by hundreds off Fourth and Fifth avenues, has left yawning vacancies behind, indicating that it was not due to over-crowding in those sections. And with the yawning gaps in various parts of lower Manhattan, dreadnaught skyscrapers are going up at an unprecedented rate until many are beginning to fear a glut of skyscrapers. The shifting of centers and the seeming overproduction of buildings can be traced in part to certain definite trade conditions, too complex to enumerate here, but it is none the less true that but for the improved construction methods even the changing trade conditions would have failed to precipitate such a pronounced shuffling of centers and such a wild building orgie as are now going on.—Melville McPherson in "Building Progress."

Bad Legislation.

That portion of the State Factory Department bills that the real estate man almost unanimously objects to, and which are admittedly unfair and wrong, says Charles F. Noyes, is the placing of the five and six-story buildings in the same class as the twelve, fifteen and twenty-story structures so far as fireproofing stairways, fire-escapes, exits, etc., is concerned. These buildings are admittedly safe, provided abnormal conditions do not exist. The same general proposition holds true in the matter of fireproofing the hoistways and elevator shafts in low buildings.

"In the final analysis legislation that will protect life from fire and disease and so limit working hours that the working class will have a chance for a normal existence at fair wages is commendable. Much of this legislation is good. Some affecting the low five and six-story buildings is exceptionally bad, but the only reason that it is not a great deal worse is because a few practical, level headed, conscientious men were consulted before the various bills were framed."

Bath Beach and Bensonhurst.

According to W. G. Morrisey, former president of the Brooklyn Board of Brokers, Bath Beach prior to 1885 was known as the village of Bath, the name subsequently being changed to Bath Beach to distinguish it from the village of Bath in Steuben County, N. Y. About the year 1879 the late Archibald Young and Judge J. Lott Nostrand began to cut up their farms into building lots, which changed the character of the little village to a good sized suburb.

In the autumn of 1887 James D. Lynch, a Wall street operator, purchased several large farms adjoining Bath Beach on the east, which were owned by the Benson family, opened new streets to conform with the Kings County map, planted trees and put in sewers and water. When he had everything completed the property consisted of about five thousand lots, all developed and ready for purchasers. They were carefully restricted, and he christened the place Bensonhurst by the Sea. The last of these lots Mr. Lynch sold to W. H. Reynolds.

Fifty Thousand a Year Rental.

"When Fifth avenue can no longer be regarded as the great home center of the millionaires the doom of the big private town house will be near," said W. S. Constant, of Wood, Harmon & Co. "No other section is bidding successfully for ultra-fashionable homes. It will mean a general retreat to magnificent country estates, with town quarters confined mainly to apartments for temporary use in the most exclusive of the new skyscraper apartments.

"And each year the list of apartment houses shows more and more costly structures. It is only a few years ago that a $10,000 a year apartment was placarded as the most expensive of its kind. Now there is quite a range of selection for those who are able to pay $25,000 or more annually, and it seems quite within the realm of probability that we shall all see $50,000 a year suites.

"Just as true is it that there seems to be no limit to the rise in value of New York realty. The past ten years or so have seen the top notch high record rise from $250 a square foot to $600 and again to $822, and the jump from these figures to $1,000 a square foot—$2,000,000 a lot—is a comparatively short one."

Public Documents.

The Superintendent of Documents, Government Printing Office, Washington, D. C., in discussing the activities of his department says that every American should be interested in the publications that emanate from this office, for public documents are the history of the country. While a small portion of the issues might be obtained without cost through the friendship of public men, by far the larger part must be purchased, and nearly everyone interested in the literature of the United States prefers to pay for what he desires, rather than to be under obligation for small favors. Because of this it may be desirable to give the widest possible publicity to the fact that public documents can be purchased from the Superintendent of Documents, Government Printing Office, at a nominal cost. Price lists, indicating the subjects covered, may be obtained free, upon application in person or by mail. Among them are the following:

10. Laws of the United States.
15. Geological Survey publications.
18. Engineering: Mechanics.
20. Lands.
25. Transportation, publications of Interstate Commerce Commission and other documents on roads, railroads, inland waterways and shipping.
28. Finance.
31. Education.
34. Library of Congress publications.
36. Periodicals published by various Government bureaus.
37. Tariff.
41. Entomology Bureau, publications on insects.
42. Experiment Stations Office, publications on drainage, and irrigation investigations.
43. Forest Service, publications on trees, lumber, wood preservation, and forest management.
45. Public Roads Office.
46. Soils Bureau.
53. Maps published by various Government bureaus.
54. Political economy.

The foregoing by no means embrace the subjects treated in public documents. The Department carries a vast amount of information relating to news that real estaters and builders are interested in.

All public documents are sold either at five cents or a multiple of that sum. It is not always convenient to purchase a money order, while there is a risk in sending cash remittances. To meet these drawbacks in purchasing Government publications, it has been decided to furnish coupons, in sets of twenty, for one dollar a set, which are good until used. Buyers of public documents will find the use of these coupons the most convenient and the safest way of remitting the amount of their purchases. Address all orders for coupons to the Superintendent of Documents, Government Printing Office. Postage stamps will not be accepted. No charge is made for postage on documents forwarded to points in the United States, Guam, Hawaii, Philippine Islands, Porto Rico, or to Canada, Cuba or Mexico. To other countries the regular rate of postage is charged, and remittances must cover postage.

A Permanent Exhibit of Telephone Apparatus.

The telephone, though only a little over thirty-seven years old, and therefore still young, has probably developed more in that short time than any of its humanity-helping contemporaries. In fact, writers have termed the development of the telephone a "romance of science." The story of this romance has been put forward in what is perhaps the most understandable and, at the same time, the most interesting way, in the exhibit of historical and modern telephone apparatus and electrical supplies recently inaugurated at the offices of the Western Electric Company at 463 West street. The exhibit is in three sections.

The historical section shows the development of the telephone from its earliest stages up to the present time. The smoked glass records of sound waves made by Alexander Graham Bell, in 1874, using the human ear as a transmitting diaphragm and thus proving that diaphragms would transmit sound waves; parts of Bell's original telephone of 1876, mounted to make a complete model, and numerous instruments showing the gradual improvement in design, are exhibited to great advantage in large glass cabinets with placards giving a description of each article. Included in the historical collection, which is composed partly of apparatus loaned by the American Telephone and Telegraph Company and partly of Western Electric apparatus, are the switchboard by Mr. Bell in opening the New York-Chicago line in 1892, and the receivers and transmitters used at the opening of the New York-Denver line in 1911.

The modern apparatus section contains switchboards, magneto and central battery, each switchboard having wired to it a number of telephone sets, so that service demonstrations may be made to visitors.

District Heating by Steam and Hot Water.

The advantages of heating one or several blocks of residences or business buildings from a central heating station are fairly well known. It is obvious that even where supplying heat is the only consideration a higher degree of economy in its generation at least could be attained in a large central plant where coal could be burned under economical conditions, where the labor required is reduced to a minimum, and where economical operation in general can best be had. The principal disadvantage of district heating is that it requires in most cases an extensive and costly system of piping and conduits, and in some cases also requires the purchase of a franchise for laying conduits in the streets or public highways.

When heat is furnished to a group of buildings from a central station in which a considerable amount of power is also generated, the

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WE are entirely out of the New York Edition of the Record and Guide of March 1, 1913. We will pay 20 cents each for this number if both sections are delivered to us in good condition. We also need Brooklyn Edition of March 8, 15 and 22, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on May 6, 1913. Record & Guide Company, 11 East 24th St., New York.

EXPERIENCED, live, active man wishes connection with real estate firm. Sales renting management. Salary and commission. CLOESON, 274 Lenox Ave.

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two duties may then be profitably combined. Especially is this true of a central lighting and pumping station. In a power plant using steam as the motive power, where condensing water is costly, it is even possible to make the heating end of the power plant a condensing system for the steam engines and other steam apparatus.

To make an accurate calculation of the amount of heat necessary to supply a given amount of radiation already installed, or that which is to be installed, the compilation of the individual requirements of each customer must be made, but this amount may be estimated with a fair degree of accuracy by estimating the cubical contents of the buildings to be heated about one square foot of radiation for each 70 cu. ft. of volume.

The consideration which governs a choice between steam and hot water may be stated as follows: The first cost of the plant installed is in favor of the steam system, when it is not equipped with heat control. The cost of operation is usually in favor of the hot-water system, if heat is supplied from the exhaust of steam apparatus, and especially if in heating the water with exhaust steam more or less of the steam may be condensed and the engine run under partial vacuum. The cost of circulating mains is in favor of hot water when forced circulation is employed, and besides the steam temperatures are usually higher, so that radiation losses will be greater than for hot water. Where the area supplied is comparatively large and exhaust heat from the engines is available, a consideration of all features indicates that hot-water circulation will be preferable.—L. B. Lent in Power.

Saving the Pieces.

On every hand the wreckers at work, and curiosity is naturally aroused as to what there is of value in buildings representing the best effort of fifteen, thirty, fifty years ago. Surely the carved wood in a room which cost its owner $100,000, or a rarely beautiful marble mantelpiece, or the solid mahogany and rosewood doors that were the pride of many a mansion must have some intrinsic value; and more surely the stone and brick and granite of office blocks which one day shoved home-owners from the comfortable villages of lower Manhattan to the far regions of 40th and 50th street, and thence onward to the distant Seventies and Eighties.

There is some value in the latter, and also in some of the heavy timbers and framework; and in the very old houses the lead pipes are worth the price of bulk lead. These things are carefully carted to the wrecking companies' yards, and from there go to the country, or find use in subway construction and various other ways.

But when, not long ago, the wood in a hundred-thousand-dollar room was offered for sale at $25,000, it found no buyer. The price gradually went down to five thousand; and if in the end it brought a fraction of that, the buyer probably paid dearly by the time it was refitted and reset in another place. In the same house was a fine mantelpiece coveted by an artist for his studio, but by the time it was wrenched loose and set up again, it was a sorry bargain and a disapointment to the artist.

In the home of a literary man in Gramercy Park were some rosewood doors which he wished removed to an apartment being built to his order. The doors were removed, but at such cost as only a deep-rooted sentiment and reverence for the work of other days can justify. The fact is, that the solid hardwood door of that other day, made after the very best manner of its time, is no longer as practical as the veneered door of to-day, which has proved immune to warping, checking, and shrinking.—Melville McPherson in "Building Progress."

To Recopy Old Records.

Justice Jaycox has issued an order permitting the County Clerk of Queens to recopy about 200 maps and almost as many books, records of transactions of years gone by which have become mutilated through constant use.

Real Estate Show.

The annual Real Estate Show, which has become in a sense, a feature, under the management of Mr. Frank Bouckhout, No. 203 Broadway, will be held this year at the Grand Central Palace, May 3 to 10. This show is primarily a suburban development proposition.

The Tariff Rates.

Many members of the Merchants' Association are deeply interested in the tariff schedules and rates of the Underwood bill. Appeals have been made to the officers of the Association by business men of this city and also, through them, by business men in other parts of the country, urging that the Association take action to change some of the rates proposed.

Huge City Traffic.

The annual report of the Public Service Commission for the First District shows that 4,592,934 persons ride in the subway, elevated and trolley cars in New York City every day, on an average, throughout the year. The total number of passengers caried last year was 1,680,914,025, an increase of 77,000,000 over the preceding year. The railways have 1,666 miles of track and 11,688 passenger cars.

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BUSINESS NEWS

A Weekly Summary of New Catalogues and Bulletins and of Articles Appearing in Current Periodicals of Interest to Architects, Building Managers, Contractors and Realty Interests.

New Ransome Catalog.

The Ransome Concrete Machinery Co., Dunellen, N. J., have just issued a well-illustrated 80-page general catalog covering the entire Ransome line which includes every piece of equipment necessary in a complete concrete plant. This catalog will be sent upon request for the "Red Book."

New Lamp Book.

A new hand book on Incandescent Lamp Illumination has made its appearance from the offices of the General Electric Company. The object of this compact little book is to provide a ready reference to any one with an incandescent lamp illumination problem. Complete tables and formulae with much general and special information are given.

Ultra-Violet Ray Lamp Records.

The Engineering News of March 20th, price 15 cents, 505 Pearl street, has on page 559 an article describing the new ultra-violet ray lamp, which possesses an ultra-violet radiation 50 to 60 times more intense than a 110 volt lamp of 75 volts and 3.4 amperes.

How Portland Cement is Made.

Under this title the Lehigh Portland Cement Company, with offices at 261 Broadway, is issuing an attractive brochure, describing in seven pages the complete processes of the manufacture of Portland cement and what constitutes a standard grade. Copies will be sent upon application to anyone interested from any of the company's offices.

March "Doorways."

In the March issue of "Doorways," published by the Richards-Wilcox Mfg. Co., of Aurora, Ill., producers of door hangers and hardware specialties, is an article in which $100 in prizes is offered for a 200-word sketch on the subject of Advantages and Conveniences of Sliding Doors in the Modern Home. In this issue also appears an interesting article on the construction of private garages, on which subject the Richards-Wilcox Co. issues a special catalog describing its garage equipment.

Central Station Heating.

"Central Station Heating," by Byron T. Gifford, is being published by the Heating and Ventilating Magazine, of 1123 Broadway. As a pioneer work on district heating, it represents, in compact form, all of the important data covering this field. It is thoroughly up-to-date and has the vital features of clearness and simplicity. While its main theme is central station heating, it is full of valuable hints and data that can be applied to a variety of heating problems.

Storm Tests Store Fronts.

On Friday, March 21, Detroit was visited by the most severe wind storm in the history of the city. The gale reached a velocity of 86 miles an hour and in some parts of the country would be considered a hurricane. In every part of the city signs were torn from their fastenings, chimneys were knocked over and in the downtown district the big plate glass fronts failed under the pressure.

An interesting result of the storm has just been brought to the attention of the Detroit Show Case Company, which manufactures the Petz Bars for store front construction. Although there is a widespread use of their bar throughout their home city, there was not a single instance in which glass set in Petz Bars had been broken.

Text Book on Corrosions.

A revised and enlarged edition of the Stark Rolling Mill Co.'s text book on corrosion has just come from the press and is ready for distribution to anyone who mentions the Record and Guide and who is a consumer of sheet metal products. The work is divided into three sections: Part 1, is technical information; part 2, is illustrative of some of the meritorious qualities and properties of toncan metal, and shows a few of the many prominent installations; and part 3, describes sheets and products in which is found some very valuable tables and information on roofing, siding, standard weights, gauges, number of corrugated sheets in one square, rules of measurement, index, etc. Illustrations are profuse, showing the use of toncan metal and describing some of the practical tests of its durability.

Plymouth Seam Face Granite.

The Plymouth Seam Face Granite Co., of 30 West 33d street, is issuing to the trade a handsomely illustrated brochure showing the uses and describing some of the buildings in which its seam face granite has been used. The book contains many signed testimonials from many prominent architects of buildings, monuments and mausoleums, and an extract from the report of Professor W. O. Crosby and Dr. F. G. Loughlin of the Department of Geology of the Massachusetts Institute of Technology, on this company's product. The company owns about fifty-nine acres of granite quarries in Massachusetts from which are taken generally uniform run of white, pink, steel grays, golden hues, yellows, russet browns and red stone. The tests show that this product has a crushing strength of about 35,000 pounds to the square inch.

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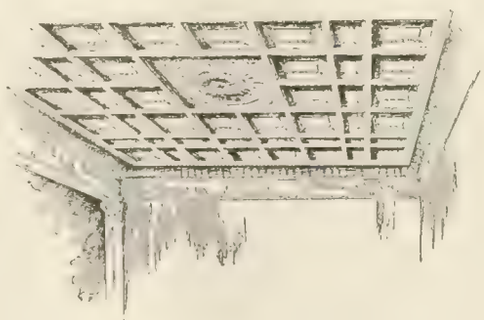
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loft and warehouse buildings are sometimes not very popular with financial folks—however, when the contract is let to a firm whom they know will make good, loans can be secured quite readily.

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THE BIG LOT SALE.

An Official Statement Concerning the Morris Park Race Track Property.

Editor of the RECORD AND GUIDE:

The Banking Department of the State of New York, as liquidator of the Carnegie Trust Company and the Northern Bank of New York, is largely interested in the property formerly known as the Morris Park Race Track, located in the Borough of the Bronx, City of New York, extending from about 175th street to Pelham Parkway.

This property, consisting of about 3,000 lots, will be sold at public auction to the highest bidder on May 31st, 1913, and succeeding days.

The property is high ground, many of the streets are on grade. The city grew up to the property years ago and this great tract has stopped its development in a northeasterly direction.

There are five railroad stations on or in the immediate vicinity, a number of trolley lines come to and along its borders, and this Department is advised by the Manager of the Interborough Railway that two of the lines of rapid transit recently adopted by the city will have stations adjoining or near the property, and that it is expected one of these lines will be in operation within the next two years. This property will then be in direct **communication with** all parts of Manhattan **and Brooklyn for a five**-cent fare.

Your attention is respectfully called to this proposed sale.

GEORGE C. VAN TUYL, JR.,
State Superintendent of Banks, in charge of the Carnegie Trust Co. and the Northern Bank in liquidation.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 2, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*[a]***11TH st, 57-9 E** (*), ns, 302.9 w Bway, 54x103.3, 10-sty bk loft & str bldg; due, $192,709.15; T&c, $9,545.15; U S Trust Co of NY. 175,000

*[a]***23D st, 155-9 E,** ns, 84 w 3 av, 78x98.9; withdrawn.

*[a]***39TH st, 311 E** (*), ns, 175 e 2 av, 25x98.9, 5-sty bk tnt & strs; due, $6,125.56; T&c, $——; Bernhard Mayer. 15,812

*[a]***69TH st, 217-21** w, ns, 205 w Ams av, 60x100.5; withdrawn.

*[a]***76TH st, 431 E** (*), ns, 413 e 1 av, 25x102.2, 4-sty bk tnt; due, $11,772.28; T&c, $392.79; Metropolitan Savgs Bank. 10,000

*[a]***79TH st E,** ns, 313 e Av A, 135x102.2, 1-sty fr stable & vacant; due, $9,703.80; T&c, $1,268.89; sub to mtg $30,375; Bella Cohen. 42,000

*[a]***113TH st, 202 E** (*), ss, 69 e 3 av, 25x100.11, 4-sty bk tnt & strs; due, $4,410.74; T&c, $631.04; sub to mtg $14,400; Henry Steindler. 16,150

*[a]***130TH st, 63 W** (*), ns, 175 e Lenox av, 20x99.11, 4-sty & b stn dwg; due $12,716.12; T&c, $240.92; Utica Trust & Deposit Co. 13,000

*[a]***148TH st, 400 W,** see St Nicholas av, 755.

*[a]***154TH st, 412 W** (*), ss, 131.9 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; due, $23,519.35; T&c, $363.55; Manhattan Life Ins Co. 15,000

*[a]***160TH st, 310 E,** see Park av, 3152.

175TH st, 401 (667) E, nec Webster av (No 1808), 31.1x99.2 2 & 3-sty fr tnt & strs; due, $11,531.02; T&c, $639.09; G A Cambeis 13,000

*[a]***174TH st E,** ns, 110.5 e Webster av, 40.3x99.5x47x100.8; vacant; due, $2,006.60; T&c, $487.79; Saml K Jacobs. 7,050

*[a]***214TH st, 709 E** (*), ns, 80.11 e White Plains rd, 25x100, Wakefield; due, $5,126.85; T&c, $601.66; sub to a mtg of $1,000; Grant Squires, exr. 5,100

Central Park W, 464, ws, 57.11 n 106th, 18x100; adj to May 16.

*[a]***Eastburn av, 1675,** ws, 43.4 n 173d, 25x95, 3-sty bk tnt; due, $9,828.05; T&c, $229.12; Janet Muller. 7,000

*[a]***Heath av, 2880** (*), es, 161.9 n land of T N Reed and opp 229th, 20.2x100.5x20x100.5, 3-sty bk dwg; due, $7,119.97; T&c, $178.58; Thos M Crowley. 2,000

*[a]***Lamport av** (*), ss, 250 w Ft Schuyler rd, 25x100; Throggs Neck; due, $3,356.19; T&c, $10— Aug Funck. 2,000

*[a]***Park av, 3152,** sec 160th (No 310), 26.6x85.6x23.5x73.1, 2-sty & b fr dwg & 2-sty fr stable; due, $3,367.20; T&c, $825; Michl J Sullivan. 4,475

*[a]***St Nicholas av, 755** (*), swc 148th (No 400), 24.11x100, 5-sty bk tnt & strs; due, $23,733.49; T&c, $——; sub to a prior mtg of $30,000; Rembrandt Realty Co. 51,500

Webster av, 1808, see 175th, 401 E.

HENRY BRADY.

*[a]***Jackson st, 91,** nwc South (Nos 386-7), 50x104.4, 6-sty bk tnt & strs; adj sine die.

*[a]***Ludlow st, 179** (*), ws, 125 s Houston, 23.10x87.10, 3-sty bk tnt & str & 3-sty bk rear tnt; due, $17,254.38; T&c, $1,280.91; Gertrude Palmer. 18,000

*[a]***116TH st, 350 E,** ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; due, $8,676.59; T&c, $374.54; withdrawn.

*[a]***118TH st, 364 W** (*), ss, 196 w Manhattan av, 18x100.11, 3-sty & b bk dwg; due, $11,288.50; T&c, $237.75; Danl J O'Conor, exr. 11,000

*[a]***233D st, 920-2 E,** ss, 205 e Bronxwood av, 50x64, Wakefield; due, $2,113.19; T&c, $874.77; sub to mtg of $1,500; Augustus Schwenk. 6,660

*[a]***Carpenter av, 3811** (*), ws, 541.7 s 222d, 25x105, Wakefield; due, $4,428.25; T&c, $155.29; Lillie Winkens. 4,500

*[a]***Jerome av, 1756-60,** es, 50 n 175th, 90x100, 2 5-sty bk tnts; due, $14,453.69; T&c, $1,980.80; sub to two prior mtgs aggregating $32,500; Herman B Stinghan. 48,500

*[a]***Tremont av, or 177th st** (*), ss, 184.8 w Montgomery av, 25.5x98.5x—x94.2; vacant; due, $957.85; T&c, $842.62; Kath V McEvoy. 1,500

HERBERT A. SHERMAN.

*[a]***132D st, 34 W** (*), ss, 360 w 5 av, 25x99.11, 5-sty bk tnt; due, $17,285.70; T&c, $500; Marie L Mead, extrx. 1,500

*[a]***223D st E, nec Kepler av,** see Kepler av, nec 233d.

*[a]***Bainbridge av (Woodlawn rd)** (*) ws, 177.4 s 212th, 25.1x103.7x25x103.7; vacant; due, $1,761.44; T&c, $57.07; Mary L Whiting. 1,000

*[a]***Kepler av** (*), nec 233d, 53.7x100x89.11x106.5; vacant; due, $3,765.99; T&c, $36.60; Florence S Biggart et al. 1,000

D. PHOENIX INGRAHAM.

*[a]***Pitt st, 7** (*), ws, 100 n Grand, 25x100, 5-sty bk tnt & strs; due, $28,114.79; T&c, $.40; Frank J Dupignac. 27,900

*[a]***Longfellow av, 883** (*), ws, 125 n Seneca av, 25x100, 2-sty bk dwg; due, $1,868.93; T&c, $43; sub to mtg of $6,000; Mathilde Weinberg. 6,100

SAMUEL MARX.

3D st, S W, see Mercer, 246.

Mercer st, 246 (*), sec 3d (No 8), 25x100, 6-sty bk loft & str bldg; due, $81,237.76; T&c, $2,986.75; Windham Realization Co, Inc. 75,000

BRYAN L. KENNELLY.

12STH st, 255 W (*), ns, 258 e 8 av, 15x99.11, 3-sty & b stn dwg; due $8,600.38; T &c, $85.78; Marie H Burt. 5,000

Total	$583,687
Corresponding week, 1912	743,453
Jan 1, 1913, to date	20,565,743
Corresponding period, 1912	17,543,891

Borough of Brooklyn.

The following are the sales that have taken place during the week ending April 30, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

BEATTIE st, nes, 240 nw road leading from New Utrecht to Flatbush, 60x100; Victor Ernst. 3,666

FULTON st, 2041, ns, 160.6 w Rockaway av, 20x62.3 to Somers x19.6x66.8, 3-sty bk tnt & strs; voluntary; Max Feller & Louis Greenbaum. 5,700

FULTON st, 2029, ns, 160 e Somers, 23.6x40.4 to Somers x22.11x35.2, 3-sty bk tnt & strs; voluntary; Clarence B Smith. 3,850

FULTON st, 2015-21, ns, at ss Somers, 127.4x27.11x124.2, gore. 3-sty bk tnt & strs; voluntary; withdrawn.

HERKIMER st, 1182, sec Radde pl, 20x89.6, 3-sty bk tnt & strs; voluntary; withdrawn.

ROBINSON st (*), ss, 52.5 w Bedford av, 87.11x120; Louis Rosenberg. 7,500

W 8TH st, es, 58.10 n Av S, 19.4x82.5; K B Realty Co. 2,500

W 8TH st, es, 39.6 n Av S, 19.4x82.5; K B Realty Co. 2,500

W 8TH st, es, 20.2 n Av S, 19.4x82.5; K B Realty Co. 2,500

73D st (*), ss, 287.6 w 11 av, 31.3x100; Julia F Hellwig. 3,500

83D st (*), sws, 463.6 se 20 av, 18.2x100; Jas H Mullarky et al. 4,000

BROOKLYN av, nec Hawthorne, 242.9 to Fenimore —x100; vacant; voluntary; Jos L Gompert. 8,350

FORT HAMILTON av, es, 40.8 s 75th, 20.4x97; Helen Hartwig. 7,100

GLENMORE av (*), swc Warwick, 50x89.2; Henry Schober. 19,000

MERMAID av, ns, bet W 15th & Stillwell av, lot 38; withdrawn.

NORMAN av, swc Baker, —x—; adj May 14.

ROGERS av (*), ws, 48.5 s Prospect pl, 16.1x80; Carrie D Lee. 4,000

10TH av, ws, 140 s 80th, 20x100; Chas S Conklin. 3,250

12TH av, ws, 100.2 s 40th, 50x100; Urban Securities Co. 3,000

CHAS. SHONGOOD.

GLEN st, ss, 48 w Crescent, 26x100; adj May 27.

HENDRICKSON st, sws, 140 se Av P, 40x100; withdrawn.

TILLARY st (*), ss, bet Hudson av & Navy, lot 137; Max Zeitz. 1,200

TROUTMAN st, nws, 125 sw Bushwick av, 25x100; Eliza Wills. 5,025

W 15TH st, ws, 880 n Neptune av, 87x104.3; adj June 25.

36TH st (*), nes, 220 sw 14 av, 20x100.2; Christopher Muller. 3,500

66TH st, es, 75 n 6 av, 25x100; Geo S Gallot. 1,900

GRAVESEND av, ws, adj land of Jane Voorhies, runs n99.6xnw99.6x—48.6xw135 to Van Sicklen xs49.3xse97.2xne1.9xse313.7 to beg; also VAN SICKLEN st, ws, adj land of Jane Voorhies, runs n99.1xnw592.8xse112.2xse554.3 to beg; M Demborn. 30,000

SNEDIKER av, ws, 60 s Blake av, 100x100; withdrawn.

3D av (*), es, 55.6 s 10th, 17.9x70; Merchants Co-operative Mtg Co. 3,950

WM. P. RAE.

PRESIDENT st (*), nes, intersec es Hamilton av, 22.10x100; Saml Broom. 13,000

W 3D st, ws, 110.8 n Sheepshead Bay rd, 30x119.4; also SHEEPSHEAD BAY rd, ns, 157.5 e W 5th, 36.4x92.7; Chas Buser. 9,875

N 6TH st (*), sws 100 nw Roebling, 25x100; Asa A Spear. 1,000

TILDEN av (*), swc E 34th, 19.6x95.3x irreg; Helen M Organ. 3,492

JAMES L. BRUMLEY.

BAY 25TH st, nws, 300 ne Benson av, 35x96.8; Alfred Turton. 8,300

BAY 25TH st, nws, 335 e Benson av, 35x96.8; Eliz B Reilly. 8,300

JOSEPH P. DAY

BARBEY st, 381, nec Pitkin av, 2297, 25x100, 3-sty bk tnt & strs; voluntary; withdrawn.

COLUMBIA Heights, 81-3, sec Cranberry, —x101x100, 3-sty bk sanitarium; voluntary; Sigsmund Reiss.

ELTON st, nec Fulton, see Fulton, 2983-93.

FULTON st, 2993, ns, 75 e Elton, 25.6x93.1x87.1x25.6, 3-sty fr tnt & strs; voluntary; Henry Stamm. 10,000

FULTON st, 2983, nec Elton, 108.6x25.6, 3-sty fr tnt & strs; voluntary; F Nolte. 13,750

FULTON st, 2987, ns, 25 e Elton, 25.6x103.4, 3-sty fr tnt & strs; voluntary; R A Renslaw. 8,950

FULTON st, 2989, ns, 50 e Elton, 25.6x98.3, 3-sty fr tnt & strs; voluntary; R A Renslaw. 9,250

WILLOUGHBY st, 48, ss, 57.6 e Jay, 20x90; also JAY, 385, es, 30 s Willoughby, 20x57.6, 3-sty bk bldg & str; voluntary; A I Eima. 54,500

E 14TH st, 1754, ss, 345 w Av R, 35x100, 2-sty & a fr dwg; voluntary; A Rietnez. 4,800

ALABAMA av, 165-7, es, 100 s Glenmore av, 40x100, 2-3-sty fr tnts; voluntary; Jos Anker. 9,400

EASTERN Pkway, ss, 189 w Nostrand av, 20 lots, ea 200x155.7 to Union; voluntary; Harry L Wyatt. 55,000

FORT HAMILTON pkway, 7509, es, 19 s 75th, 20x101.4x—x97.8, 2-sty & b bk dwg; voluntary; withdrawn.

GREENPOINT av, 79, ns, 80 e Franklin, 25x95, 4-sty bk tnt with strs; voluntary; withdrawn.

NEWKIK av, 2409, nwc Flatbush av, 120x169x120.1x180, 3-sty bk & fr dwg; voluntary; G Henry Jackson. 46,250

PITKIN av, 2297, see Barbey, 381.

8TH av, 34, ws, 62 s Lincoln pl, 19x100, 3-sty stn ft dwg; voluntary; D G C Sinclair. 11,750

JERE JOHNSON, JR., CO.

BALTIC st, ns, 275 w Nevins, 25x100; Saml E Burtis. 2,460

Total	442,318
Corresponding week, 1912	403,050

ADDRESS ALL OFFICIAL COMMUNICATIONS TO THE SUPERINTENDENT.

State of New York,
BRANCH OFFICE OF
Banking Department,
60 BROADWAY
New York N.Y. -m3 -

Geo. C. Van Tuyl Jr
Superintendent

Dear Sir-

The Banking Department of the State of New York, as liquidator of the Carnegie Trust Company and the Northern Bank of New York, is largely interested in the property formerly known as the Morris Park Race Track, located in the Borough of the Bronx, City of New York, extending from about the line of 175th Street to Pelham Parkway.

This property, consisting of about 3000 lots, will be sold at public auction to the highest bidder on May 31st, 1913, and succeeding days.

The property is high ground, many of the streets are on grade. The City grew up to the property years ago and this great tract has stopped its developement in a northeasterly direction.

There are five railroad stations on or in the immediate vicinity, a number of trolley lines come to and along its borders, and this Department is advised by the Manager of the Interborough Railway that two of the lines of rapid transit recently adopted by the City will have stations adjoining or near the property, and that it is expected one of these lines will be in operation within the next two years. This property will then be in direct communication with all parts of Manhattan and Brooklyn for a five-cent fare.

Your attention is respectfully called to this proposed sale.

Very truly yours,

GEORGE C. VAN TUYL, Jr.

State Superintendent of Banks;
in charge of the Carnegie Trust
Co. and the Northern Bank in
liquidation.

For Maps and Particulars regarding the above letter, apply to

J. Clarence Davies, 149th St. and 3d Ave., Bronx
Joseph P. Day, 31 Nassau St., New York City

Agents and Auctioneers.

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

MAY 6.

BROOME st, 375, ss, 50.8 w Mott, 25.4x118.3x25.1x116.5, 6-sty bk tnt & strs.

CATHARINE st, swc Madison, 70x64.7, 3-sty bk church.

KINGSBRIDGE terrace, 2748, es, 754.3 n Kingsbridge rd, 25x125, 3-sty bk dwg.

MADISON st, 68-70, ss, 64.3 w Catharine, runs s155xw139.9 to Oliver (No 46) xn34.10xe69.4xn90.11xe24.9xn24.7xw1.5xn7.3xe44.2 to beg, 5-sty bk loft & str bldg.

52D st, 248 W, ss, 204.2 e 8 av, 20.10x100.5, 3-sty & b stn dwg.

62D st, 16 E, ss, 118 w Madison av, 23x100.5, 5-sty & b stn dwg.

106TH st, 157 W, ns, 100 e Ams av, 50x100.11, two 5-sty bk tnts.

108TH st, 122-4 E, ss, 100 w Lex av, 50x100.11, two 5-sty bk tnts.

134TH st, 352 E, ss, 243.1 e Alex av, 16.8x100, 3-sty & b bk dwg.

AUDUBON av, nec 176th, 99.11x100, 6-sty bk tnt & strs.

MADISON av, 2024, ws, 37.11 n 128th, 18x70, 3-sty & b stn dwg.

MAY 8.

WOOSTER st, 43-5, 6-sty bk loft & str bldg.

104TH st, 63-5 E, 2 3-sty & b stn dwgs.

113TH st, 215-21 E, 4 5-sty bk tnts.

118TH st, 56 E, 5-sty bk tnt.

ALEXANDER av, 126-34, 5 4-sty bk tnts & strs.

BOWERY, 208, 3-sty bk bldg & str.

KATONAH av, nwc 240th, 80x85, vacant.

LENOX av, 151, 4-sty & b stn dwg.

LEXINGTON av, 1896, swc 118th, 2 & 3-sty bk dwgs.

UNDERCLIFF av, 1758, 2-sty bk & fr dwg.

WASHINGTON av, nwc 189th, 95x100, vacant.

WEBSTER av, 1476, sec 171st, 5-sty bk tnt & strs.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 3.

No Legal Sales advertised for this day.

MAY 5.

137TH st, 250 W, ss, 525 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Paul Chopak et al; Dulon & Roe (A), 41 Park row; Harry Bijur (R), due $13,777.60; T&c, $14; Joseph P Day.

137TH st, 230 W, ss, 343 w 7 av, 18x99.11, 3-sty & b stn dwg Germania Life Ins Co—Fannie Bick et al; Dulon & Roe (A), 41 Park row; Jno T Quinlan (R), due $13,257.90; T&c, $160.40; Joseph P Day.

148TH st, 502-4 W, ss, 100 w Ams av, 41.8x99.11, 5-sty bk tnt; Sigmund Ashner—Harris Friedman et al; Goldfogle, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, $10,087.35; T&c, $1,305.70; Henry Brady.

LONGFELLOW av, ws, 150.5 n Garrison av, 50x100; vacant; Charlotte A O'Shea—Henry Gundlach et al; Wm C Arnold (A), 165 Bway; Wm J A McKim (R), due $4,532.98; T&c, $32.94; Joseph P Day.

THERIOT av, ws, 150 n Gleason av, 25x100, Unionport; Sheriff's sale of all right, title, &c, which Chas & Mary O'Rourke had on Jan24 '13 or since; Saml Ecker (A), 261 Bway; Julius Harburger, Sheriff; Henry Brady.

MAY 6.

DRY DOCK st, 19; swc 12th, (722-8), 75x84, four 3 & one 4-sty bk tnts & strs; Marie J Myers—Sallie Weil et al; C W Bennett (A), 2 Rector; Jas M Donohue (R); due, $25,298.63; T&c, $1,734.30; Joseph P Day.

12TH st, 722-8 E, see Dry Dock, 19.

172D st, 506 W, ss, 125 w Ams av, 48.4x95, 5-sty bk tnt; Caecilie Ettinger—One Hundred & Seventy-first Street Realty Co et al; Ira J Ettinger (A), 99 Nassau; Francis S McAvoy (R); due, $12,260.72; T&c, $998; sub to 1st mtg $36,000; Samuel Marx.

ARTHUR av, 1838, es, 117.1 s 176th, 17.11x100, 3-sty fr tnt; Otto Haas—Marie W Wallas et al; Chas V Gabriel (A), 38 Park Row; Jno T Dooling (R); due, $7,267.53; T&c, $455; sub to a tax lien of $1,692; Joseph P Day.

HOE av, es, 179.5 n Freeman, 25x100, vacant; L Austin Johnson—Annie C Victory et al; Worden & Van Gordon (A), 27 William; Wm T Quinn (R); due, $1 266.77; T&c, $375; Henry Brady.

MORRIS av, 2308, es, 134.6 n 183d, 18.9x117.6, 3-sty bk dwg; Cornelia H Hughes—A Warren Constn Co et al; McClure & McClure (A), 22 William; Albt W Ransom (R); due, $8,187.98; T&c, $350; mtg recorded Nov30'10; Joseph P Day.

OAKLEY av, 1303, ns, 143 e 216th, 25x100, Wakefield; Michl F Sweeney—Michele Aguglaro et al; Knox & Dooling (A), 27 Cedar; Edw R Rayher (R); due, $3,636.64; T&c, $191.42; Joseph P Day.

STORY av, 2159, ns, 199.9 w Castle Hill av, 49.3x103.1, Unionport; Sol Libman et al, exrs—Josephine Kassler et al; Herbert Cracauer (A), 271 Bway; Timothy Murray (R); due, $4,290.42; T&c, $243.04; Henry Brady.

VERIO av, es, 164.8 n 236th, 85.5x153x14.8x168.7, vacant; Wm A Martin—Jos Stevenson et al; Lachman & Goldsmith (A), 35 Nassau; Wm T Quinn (R); due, $3,612.10; T&c, $248.60; Henry Brady.

WHITE PLAINS rd, 1737, ws, 100 s Morris Park av, 25x45, Van Nest; Mary Black—Ludwig Maurer et al; J Homer Hildreth (A), 3d av & 148th; Leighton Lobdell (R); due, $1,209.29; T&c, $312.36; sub to mtg $1,000; mtg recorded Oct17'08; Geo Price.

MAY 7.

238TH st E, swc Katonah av, see Katonah av, 4325.

KATONAH av, 4325, swc 238th, 25x85, 2-sty fr dwg;; Central Mtg Co—Benj Grabisch et al; Otis & Otis (A), 60 Wall; Alfred J Talley (R), due $5,886.03; T&c, $165; mtg recorded Feb17 '10; Henry Brady.

PLEASANT av, 314, es, 50.5 s 117th, 22x98, two 2-sty bk loft & str bldgs; N Y Trust Co—Annie M Keenan et al; Norwood & Marden (A), 68 William; Walter B Caughlin (R); due, $15,145.58; T&c, $530; Joseph P Day.

MAY 8.

BLEECKER st, 26-30, sec Mott (Nos 318-320), runs s90xe80.6xn19.6xw12.2xn70x69, 7-sty bk loft & str bldg; Brooklyn Savings Bank—Emma Schalk et al; Schenck & Punnett (A), 19 Liberty; A Welles Stump (R); due, $132,320.67; T&c, $5,405.12; Henry Brady.

MONROE st, 284, ss, 150 e Jackson, 25x95, 7-sty bk loft & str bldg; Amelia A Purdy—Wm Rankin et al; Arthur Knox (A), 198 Bway; Arthur G Hays (R); due, $26,563.38; T&c, $4,100; mtg recorded Apr20'05; Bryan L Kennelly.

MOTT st, 318-20, see Bleecker, 26-30.

10TH st, 66 W, ss, 103.4 e 6 av, 25.1x92.3, 5-sty bk tnt; Wilson Marshall—Geo B Hayes et al; Action 1; Dutton & Kilsheimer (A) 203 Bway; Wm A Boeckel (R); due, $4,686,12; T&c, $802.10; Samuel Marx.

10TH st, 68 W, ss, 78.1 e 6 av, runs s46.1xe .05xs46.1xe24.10xn92.3xw25.3 to beg, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $4,682.12; T&c, $802.10; Samuel Marx.

73D st, 503-5 E, ns, 98 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Union Bank of Bklyn—Rubin Rubenstein et al; action 1; Louis Goldstein (A), 26 Court, Bklyn; Phoenix Ingraham (R); due, $12,219.10; T&c, $——; sub to a prior mtg of $27,000; mtg recorded Feb18'10; D Phoenix Ingraham.

73D st, 507 E, ns, 135.6 e Av A, 37.6x102.2, 6-sty bk tnt; same—same; action 2; same (A); same (R); due, $12,590.42; T&c, $——; sub to a prior mtg of $27,000; mtg recorded Feb18'10; D Phoenix Ingraham.

101ST st, 56 E, ss, 150 e Mad av, 20x100.11, 5-sty bk tnt & strs; Margt T Westcott—Isidor Tager et al; Wm Hauser (A), 100 William; Fredk L C Keating (R); due, $16,077.85; T&c, $675; Joseph P Day.

120TH st, 301 E, see 2 av, 2340-2.

170TH st E, nwc Fulton av, see Fulton av, nwc 170.

BOWERY, 208, ws, 193.11 n Spring, 16.10x100x16.7x100, 3-sty bk str; Augusta U Meinell—Marguerite M O d'Avenel de Romanet et al; Augustus N Hand (A), 49 Wall; Wm D Sporborg (R); partition; Joseph P Day.

FULTON av, nwc 170th, 189x280x187.7x280, 1, 2, 3, 4 & 7-sty bk & fr bldgs of brewery; Chas Frazier et al—Liberty Brewing Co et al; Rose & Paskus (A), 128 Bway; Moses J Stroock (R); due, $75,968.13; T&c, $22,485.77; Samuel Marx.

2D av, 2340-2, nec 120th (No. 301), 40.11x80, 6-sty bk tnts & strs; Emanuel L Spellman—Wm Wolf et al; Reginald F Isaacs (A), 290 Bway; Theo B Richter (R); due, $12,458.75; T&c, $597.40; Joseph P Day.

MAY 9.

CROTONA pl, es, abt 100 s 171st, see Fulton av, 1473-9 on map 1471-3.

GREENE st, 171-3, ws, 140 e Bleecker, 40x100, 6-sty bk loft & str bldg; Rosie Bernheimer—Ferdinand H Mela et al; Rose & Paskus (A), 128 Bway; P Lewis Anderson (R); due, $78,765.68; T&c, $1,244.40; Joseph P Day.

WYATT st, 1150, sec Bronx Park av, 25x100; Henry Breslauer, trste—Rebecca Zuckerkandel et al; Simon M Roeder (A), 119 Nassau; Robt F Wagner (R); due $5,413.10; T&c, $850; mtg recorded July29'09; Henry Brady.

3D st, 8 W, see Mercer, 246.

136TH st E, swc Lincoln av, see 3 av, 2486.

136TH st E, sec 3 av, see 3 av, 2486.

164TH st W, sec St Nicholas av, see St Nicholas av, 1064-74.

BRONX PARK av, sec Wyatt, see Wyatt, 1159.

FULTON av, 1473-9, on map 1471-3, ws, 100 s 171st, 75x141.11 to Crotona pl, x75.1x137.3, two 5-sty bk tnts & vacant; V Bernard Ploch—Bethel Constn Co et al; F W Brodsky (A), 51 Chambers; Maurice S Cohen (R); due, $15,836.11; T&c, $805.84; sub to 2 mtgs aggregating $45,000; mtg recorded Feb21'12; George Price.

LINCOLN av, 179, see 3 av, 2486.

PARK av, 3402-6, see 166th, 435 E.

ST NICHOLAS av, 1064-74, sec 164th, 149.3 x97.4x139.10x149.6, two 2-sty & b bk dwgs & vacant; Jas Butler—Gingold Realty Co et al; Jno H Rogan (A), 145 Nassau; Walter R Herrick (R); due, $93,788.68; T&c, $3,439.65; Bryan L Kennelly.

3D av, 2486, sec 136th, 26.10x105.10 to Lincoln av (No 179) x26.10x99.9, two 3-sty fr tnts & strs; Jno S Murphy et al—Anna M Mullen et al Jno J Smith (A), 71 Wall; Harry N French (R); due, $7,869.61; T&c, $401.80; Jos P Day.

MAY 10.

No Legal Sales advertised for this day.

MAY 12.

46TH st, 235 E, ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; Philip Bardes—Mary J Bornemann et al; Joshua A Haberman (A), 132 Nassau; Wm L Turner (R); due, $6,711.72; T&c, $1,255; sub to two mtgs aggregating $14,500; J H Mayers.

140TH st, 303 W, ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Catherine O'F Duffy—Wm Higgins et al; Wm F Clare (A), 135 Bway; Wm S Bennet (R); partition; Joseph P Day.

215TH st E, swc Barnes av, see Barnes av, 215.

BARNES av, 215, swc 215th, 25.6x74.5x25x69.7, Wakefield; Robt A B Dayton—Geo Zuelch et al; Robt A B Dayton (A), 15 William; Benj Tuska (R); due, $4,424.43; T&c, $234.38; Samuel Goldsticker.

FRANKLIN av, 1230, es, 35 n 168th, 22x100, 2-sty fr dwg; Geo B Price gdn—Abr H Westervelt et al; Chas F Bishop (A), 67 Wall; Harry Bijur (R); due, $4,957; T&c, $300; J H Mayers.

MANHATTAN av, 503, ws, 18.5 s 121st, 15x80, 3-sty & b stn dwg; Danl Seymour et al exrs—Andw Colvin et al; Danl Seymour (A), 29 Wall; Robt F Wagner (R); due, $11,965.24; T&c, $467.45; Joseph P Day.

6TH av, — c18th, lots 94 to 105, map of property of Jno Tonnele, —x—; 6TH av, sec 18th, lots 106 to 108, same map, —x—; 14TH st, —s, lots 16 & 17; 15TH st, —s, lots 30 & 31, same map, —x—; Sheriff's sale of all right, title, &c, which Edith Tonnelle had on Mar17 '10, or since; Sidney L Josepthal (A), 19 Cedar; Julius Harburger, sheriff; Henry Brady.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 3.

No Legal Sales advertised for this day.

MAY 5.

CENTRE st, ns, 139 e Columbia, 20x100; Chas Held—Max Turner et al; Stewart Engel (A), 258 Bway, Manhattan; Ira L Rosenson (R); Chas Shongood.

E 10TH st, es, 540 s Caton av, 20x100; Merchants Co-operative Mortgage Co—Sarah Lamburg et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

MAY 6.

JEFFERSON st, ss, 150 w Irving av, 25x100; Stewart B Close—Peter Fritz 4th et al; Chas S Stephenson (A), 27 Cedar, Manhattan; Chas F Murphy (R); Wm P Rae.

W 5TH st, ws, 252 n Av T, 18x100; Henry D Lott—Highlawn Estate & Improvement Co et al; Henry J Davenport (A), 375 Pearl; Everett Caldwell (R); Wm H Smith.

W 7TH st, es, 400 n Av U, 20x100; Florence L Smith—Ponce Realty Co et al; Action 2; McGuire, Delany, Niper & Connolly (A), 189 Montague; Wm P Pickett (R); Wm H Smith.

71ST st, nes, 405.1 se 18 av, 18.6x100; Jas W McDermott—Jacob Kaiser Improvement Co et al; Chas J McDermott (A), 2 Rector, Manhattan; Thos P Peters (R); Wm H Smith.

BELMONT av, ss, 80 w Milford, 20x90; Lewis Strohson—Helen G Ghivens et al; Geo F Alexander (A), 315 Washington; Isaac Allen (R); Wm H Smith.

EASTERN Parkway, ss, 140 w Brooklyn av, 40x120.7; Wm J Gaynor—Notwen Lumber Co et al; Harry K Thompson (A), 175 Remsen; Milton Wright (R); Wm H Smith.

NOSTRAND av, ws, 38.11 s Hawthorne, 16.8x90; Kenneth Dows—Arthur J Waldron et al; Harry K Thompton (A), 175 Remsen; Geo C Jeffery (R); Chas Shongood.

SCHENECTADY av, ws, 194.9 s Av L, 23.6x100; Edw S Atwater—Anthracite Realty Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

MAY 7.

DEAN st, ss, 365.4 e Howard av, 134.7x107.2; Chas S Voorhies—Nellie King et al; Harry L Thompson (A), 175 Remsen; Sidney V Lowell (R); Jas L Brumley.

LORIMER st, es, 80 s Richardson, 20x75; Ellen T Blanchfield—Lizzie I Demevo et al; Jas A Blanchfield (A), 2 Rector, Manhattan; Robinson Leech (R); Wm H Smith.

RUBY st, ws, 201.1 s Liberty av, 100x40.3; RUBY st, es, 181.1 s Liberty av, 120x40.3; GLENMORE av, swc Ruby st, 101.5x301.1; GLENMORE av, sec Ruby, 201.1x301.1; DREW av, ws, 301.1 s Pitkin av, 101.1x228.3; RUBY st, ws, 101.1 s Pitkin av, 301.1x irreg to Belmont av; Henry J Robinson—Wm F Coppinger et al; Harrison, Elliott & Byrd (A), 59 Wall, Manhattan; Edw Kelly (R); Thos Hovendon.

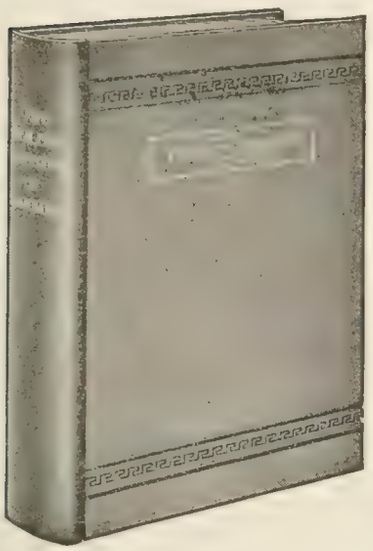
60TH st, sws, intersec nws 21 av, 480x200; Franklin Trust Co—Weeks Land Co et al; Chas C Suffern (A), 202 Montague; Wm J Youngs (R); Jas L Brumley.

61ST st, nes, 160 nw 21 av, 320x100; Estelle Grosjean—Weeks Land Co et al; Chas C Suffern (A), 203 Montague; Wm R McGuire, Jr (R); Wm H Smith.

PARCEL of land beg at a point formed by the intersec s line lot 38 & w line of right of way of Brooklyn, Bath Beach & West End R R, —x—; Frank W Boyer—Wm E Butler et al; Chas B Law, sheriff; Wm P Rae.

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Advertised Legal Sales—Brooklyn (Continued).

MAY 8.

COLUMBIA st, es, 202.2 n Degraw, 20x97.6; Jos Cohen, Sallie Bicks et al; Martin H Latner (A), 350 Fulton; Harry E Lewis (R); Chas Shongood.

FULTON st, ss, 180 e Saratoga av, 40x100; Freling H Smith—Eliphalet L Davis et al; Henry W Simpson (A), 160 Bway, Manhattan; Chas J McDermott (R); Wm H Smith.

PACIFIC st, ns, 196 e Rochester av, 16x100; Frank Elliott—Nils Olsen et al; Howard C Conrady (A), 204 Montague; Francis S Castiglione (R); Wm H Smith.

58TH st, ns, 160 w 3 av, 20x100.2; Frances H McCormick—Cohern Constn Co et al; Andw F Van Thun (A), 189 Montague; Benj Mervin (R); Wm H Smith.

TROY av, swc Pacific, 107.2x100; Moses Bernstein—Troy Pacific, Inc; Jos J Schwartz (A), 361 Stone av; W Harry Sefton (R); Wm H Smith.

WILLOUGHBY av, ns, 385 e Tompkins av, 20 x100; Peoples Trust Co—Louis Meyer et al; Cary & Carroll (A), 59 Wall, Manhattan; Raymond Malone (R); Wm H Smith.

MAY 9.

STERLING pl, ss, 90 w Hampton pl, 20x90.7; Solomon Fromm—Aronson Realty Co et al; Action 1; Louis Karasik (A), 44 Court; Emory F Dyckman (R); Chas Shongood.

STERLING pl, ss, 130 w Hampton pl, 20x 90.7; same—same; Action 2; same (A); Jas T Williamson (R); Chas Shongood.

6TH st, swc 6 av, 78.10x20; Bernard Heinrich—Dora Grant et al; Louis Wendel, Jr (A); Chas J McDermott (R); Thos Hovendon.

NEW UTRECHT av, ws, 46.7 s 39th, 20x83.7; Fredk H Winckler—United Dressed Beef Co et al; Howard O Patterson (A), 215 Montague; Howard E Greene (R); Chas Shongood.

WILLOUGHBY av, ss, 345 w Sumner av, 60x 100; Louis Bendick—Jos Freedman et al; De La Mare & Morrison (A), 140 Nassau, Manhattan; Isaac Sargent (R); Wm H Smith.

MAY 10.

No Legal Sales advertised for this day.

MAY 12.

OCEAN Parkway, ws, 160 s Ditmas av, 30x 150; Solon J Liebeskind—Mary V McKeon et ad; Nathan Kalvin (A), 55 Liberty, Manhattan; Thos A Gallagher (R); Chas Shongood.

8TH av, nec 43d, 20.2x90; Chas T Branch—Matil Falkenberg et al; Chas C Branch (A), 149 Bway, Manhattan; Fredk Durgan (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 26.

BROOME st, 375; Sarah Baum et al—Concetta D Paoli et al; Moss, Laimbeer, Marcus & Wels (A).

77TH st, 434 E; also 76TH st, 433 E; Max Borck—Otto Boden et al; C L Borck (A).

128TH st, 10 E; Loretto E Cosgrove—Nellie A Kelly et al; W F Clare (A).

ARTHUR av, ws, 27.7 n 179th, 100.4x190x irreg; Albt L Dickinson exr—Kitty D Parmentier et al; W G Mulligan (A).

LAFONTAINE av, ws, 80.6 n 181st, 100x174 xirreg; Albt L Dickinson exr—Francis E McKiernan et al; W G Mulligan (A).

MORRIS av, ws, 190.6 n 164th, 24.6x105; Esther H Eno—Abr W Herbst et al; C Eno (A).

TINTON av, ws, 100 n 150th, 75x95.2; Jno A Murray et al—Tinton Av Constn Co et al; E Herrmann (A).

LOT 151, map of Unionport, Bronx; Jno Welcker—Alex F Walsh et al; A Knox (A).

APRIL 28.

91ST st, 61 W; Thos J Caulfield—Ida M Conklin et al; J H Regan (A).

132D st, ss, 185 e 5 av, 25x99.11; Harry Isaacson—Louis Segelbohm et al; W F Clare (A).

142D st, 541-3 W; Chas H Freeman—Janpole & Werner Constn Co et al; H W Freeman (A).

HEATH av, es, 141.7 n cl 229th if extended, 20.2x100.5; Paul L Kiernan, trste—University Heights Realty Co et al; M J Moore (A).

APRIL 29.

MADISON av, nec 132d, 19.11x80; Farmers' Loan & Trust Co—Jno McClure et al; Geller, Rolston & Horan (A).

MIDDLETOWN rd, nwc Pier av, 30x150x irreg; BRONX & PELHAM Pkway, sec Muliner av, 75.2x160.9; BRONX & PELHAM Pkway, swc Bogart av, 25.1x145.11; BOGART av, ws, 147.6 s Bronx & Pelham Pkway, 75x100; BOGART av, ws, 444.5 s Bronx & Pelham Pkway, 275x 200x irreg to Muliner av; two actions; Washington Savings Bank—Theodore Werner et al; F M Patterson (A).

5TH av, ws, 18 s 132d, 17x75; Rutherford Realty Co—Edw L Montgomery, Jr , et al; Wells & Snedeker (A).

APRIL 30.

ELIZABETH st, 205-7; Jas A Trowbridge—Eva Cone et al; T H Baskerville (A).

FREEMAN st, ns, 60 e Chisholm, 30x85; Caroline F Searle—Geo J M Ketner et al; Harris, Corwin, Gunnison & Meyers (A).

MINERVA pl, nwc Anthony av, 50x100; Colonial Bank—Josephine Raabe et al; R G Babbage (A).

12TH st, ss, 105 w Av C, 25x108; Fridolin C Mehler et al—Bernhard Ebeling et al; Wesselman & Kraus (A).

13TH st, 626-8 E; Irving Smith—Thal Realty Co et al; Cary & Carroll (A).

126TH st, ns, 214.3 w Lenox av, 17.10x99.11; Florence H Rogers—Geo H Sutton et al; E S Clinch (A).

132D st, ns, 185 e Cypress av, 15x110; Sixteenth Baptist Church—Esther M Sutherland et al; H B Pogson (A).

132D st, ns, 170 e Cypress av, 15x110; Sixteenth Baptist Church—Jos S Ansorge et al; H B Pogson (A).

135TH st, 168-70 W; Wm J Farrell et al—Julia E Liggan et al; D Daly (A).

211TH st, ss, 157.7 e White Plains rd, 57.7 x36.7; Richd J Doyle—Adelaide Burlando et al; Austin & McLanahan (A).

234TH st, ns, 460 e Katonah av, 50x100; Geo Brown & Co—J C Vreeland Building Co et al; C E Hill (A).

240TH st, ns, lots 183 & 184; Hyatt Farm; Geo Brown & Co—J C Vreeland Building Co et al; C E Hill (A).

AV A, swc 67th, 40.5x100; Nathan J Gumbiner—Athos Realty Co; S N Tuckman (A).

JACKSON av, swc 161st, 100x25.1; Mamie Christiansen—Henry C Fischer et al; J Heiderman (A).

ST NICHOLAS av, nec 128th, 20.2x92.6; Sarah L K Haines—Agnes M Scoville et al; Leach & Williams (A).

6TH av, 818; Wm B Trowbridge—Philip A Fitzpatrick et al; T H Baskerville (A).

MAY 1.

GREENE st, 158-60; Jno A Stewart et al—Henry Corn et al; Beekman, Menken & Griscom (A).

MAIN st, es, lot 5 map of portion of Arnow Estate, Bronx; Mathilde Weinberg—Zerega Realty Co et al; G Meyer (A).

SHERIFF st, ws, 150 s Rivington, 25x100; City Real Estate Co—Mary Hanisch et al; amended; G B Winthrop (A).

10TH st, 66-8 W; two actions; Florence M Haskin—Geo B Hayes et al; A Knox (A).

69TH st, ss, 225 w Central Park W, 25x100.5; Hermann H Cammann et al—Annie B Mackay et al; H L Morris (A).

132D st, ss, 185 e 5 av, 25x99.11; Harry Isaacson—Louis Segelbohm et al; amended; W F Clare (A).

224TH st, ns, 145 w White Plains rd, 20x114; Gottfried F Laufenburger et al—David M Mayerson et al; S Williamson (A).

224TH st, ns, 105 w White Plains rd, 20x114; Walter L Crow—David M Meyerson et al; S Williamson (A).

228TH st, ns, lot 106 map of village of Wakefield, Bronx; Edw F Maloney—Jno F Harley et al; R W Maloney (A).

BOSTON rd, 1444; Henry McC Channing—Louis F Braun et al; amended; Cary & Carroll (A).

8TH av, 2180; Edgerton Park Co—Thos F Coffey et al; J J Walz (A).

LOT 203, map of Mapes Estate, Bronx; Annie L McClintock—Wm Geyer et al; Clocke, Koch & Reidy (A).

MAY 2.

25TH st, 127-31 W; Bankers Trust Co—Jno E Olson Constn Co; W F Clare (A).

PELHAM av, sec Arthur av, 15x98.5x16.5x95.2; Gaetano Del Bello—Domenico Boslone et al; E F Gerding (A).

TRINITY av, es, 280 s 156th, 20x82.9; Harriet S Scott—Patk A Goeghegan et al; H Swain (A)

8TH av, 464; City Real Estate Co—Patk A Goeghegan et al; H Swain (A).

LOT 96, map of Unionport, Bronx; Jno B Harrison—Alex F Walsh et al; E Berry (A).

LOT 108, map of New Village of Jerome, Bronx; Edw Regenhard—Filomena De Carlo et al; amended H C Kudlich (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 24.

No Judgments in Foreclosure Suits filed this day.

APRIL 25.

124TH st, ns, 310 e 2 av, 20x100.11; Andw Jackson—Realty Transfer Co et al; C H & J A Young (A); Isidor Meier (R); due, $18,845.00.

APRIL 26.

No Judgments in Foreclosure Siuts filed this day.

APRIL 28.

POPLAR st, ss, 101.8 w Chauncey st, 50.10x 45.11; Wm F Kuntz—Philip H Krausch; Morris Cooper (A); David B Cahn (R); due, $1,555.69.

APRIL 29.

151ST st, 275-77 E; Stephen O Lockwood—Saverio A Mascia; Crane & Lockwood (A); Ellsworth J Healy (R); due, $41,566.66.

UNION sq, swc 16th, 32.6x141.10; N Y Trust Co—29 Union Sq Co; Fredk A Snow (A); Wm D Sporborg (R); due, $35,094.85.

WEBSTER av, ws, 225.4 n 179th, 75x100; Louis Salzberg—Gerard Building Co et al; Louis Wendel, Jr (A); Standish Chaid (R); due, $9,-978.00.

APRIL 30.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 26.

23D st, 114-20 E; also 22D st, 115-9 E; Elbert Skannell—Fredk C Beach et al; action to foreclose mechanics lien; Weschler & Cohen (A).

UNION av, nec 160th, 18x86.9; Clausen-Flanagan Brewery—Jno P Bastone et al; foreclosure of mtg of lease; Guggenheimer, Untermyer & Marshall (A).

8TH av, 2574-6; Adolph E Gutsell—Gussie Helmsley et al; specific performance; G M S Schulz (A).

APRIL 28.

57TH st, 205-9 E; Michl D'Amore et al—Two Hundred and Five East Fifty-Seventh Street Co et al; action to foreclose mechanics' lien; Gorden & Rogers (A).

TINTON av, ws, 154.4 n 161st, 6.2x135; Chas Hlawatsch—Wilhelmina Hlawatsch et al; foreclosure of transfer of tax lien; H Robitzek (A).

6TH av, 646-8; Manhattan Ry Co—Matilo Baer; action to acquire title; J L Quackenbush (A).

6TH av, 659; same—General Realty & Mortgage Co et al; action to acquire title; J L Quackenbush (A).

6TH av, 647; same—Mary A Haley; action to acquire title; J L Quackenbush (A).

6TH av, 663; same—Teresa M J O'Donohue; action to acquire title; J L Quackenbush (A).

6TH av, 649; same—same; action to acquire title; J L Quackenbush (A).

6TH av, 661; same—Jane E Oothout; action to acquire title; J L Quackenbush (A).

6TH av, 666; same—Agnes W Peck; action to acquire title; J L Quackenbush (A).

6TH av, 642; same—Catharine A F Ughetta; action to acquire title; J L Quackenbush (A).

6TH av, 662-4; same—Sperry Realty Co; action to acquire title; J L Quackenbush (A).

APRIL 29.

MORRIS av, es, — pt Park View Terrace lot 101; Tax Lien Co of N Y—Michl L Burke et al; foreclosure of transfer of tax lien; W Lustgarten (A).

APRIL 30.

68TH st, ss, 120 w Central Park W, 55x105; Leo S Bing et al—Wm D Baldwin et al; action to declare lien; Stoddard & Mark (A).

WEBSTER av, nec 175th, 6.1x31.1x irreg; Ebling Brewing Co—Wm C Katzenberger et al; action to reclare lien; E Cohn & J Levy (A).

5TH av, 2076; Rebecca Goldberg—Philanthropin Hospital et al; specific performance; E A Brown (A).

MAY 1.

175TH st, ns, bet Webster & Park avs, Lot 46; Sadie B Clocke—Henry Young et al; foreclosure of transfer of tax lien; Clocke, Koch & Reidy (A).

5TH av, 548; Harris, Silvers Baker Co—Anna A Murtland et al; action to foreclose mechanics lien; W H Kinnear (A).

MAY 2.

No Lis Pendens filed this day.

Borough of Brooklyn.

APRIL 24.

JACKSON pl, ws, 157 n Prospect av, 23x82x 85x85; Herman Grayer—Pauline Garcewich et al; H Cook (A).

PROSPECT pl, ns, 141 w Ralph av, 41x128. Curtis Bros Lumber Co—Miller Bldg Co et al; A A Schlickerman (A).

ST JOHNS pl, ns, 450 e Underhill av, 50x 123; Carmina Camardella—Victor Holding Co et al; A A Hovell (A).

WINTHROP st, ns, 489 e Nostrand av, 20x 106; Lucretia D Linington—Mabel E Vaughn et al; Watson & Kristeller (A).

E 15TH st, ws, 200 n Foster av, 20x100; Richd Vom Lehn, Jr—Walter L Clark et al; Van Alen & Dyckman (A).

E 15TH st, ws, 140 n Foster av, 20x100; Richd Vom Lehn, Jr—Walter L Clark et al; Van Alen & Dyckman (A).

40TH st, es, 277 n Av E, 20x100; Maud Delap —Annie P Grissler et al; J M Kelly (A).

BROADWAY, ss, 136 w Brooklyn & Jamaica Plank rd, runs xw122xs78 to Bklyn & Jamaica Plank rd xe107xn— to beg; Brenton H Collins —Philip H Reid et al; J M Wainwright (A).

DEKALB av, nws, 324 ne Evergreen av, runs nw91xe26xse60xs27 to DeKalb av xs20 to beg; DEKALB av, nws, 344 ne Evergreen av, runs n27xse26 to DeKalb av xsw 7 to beg; Frank Bowman—Pauline S Preiss; performance of agreement; H S Lucia (A).

LIBERTY av, ns, 69 w Jerome, 31x100; Louesa H McKeon—Saml H Cheson et al; E R Vollmer (A).

NEW LOTS rd, ss, 21 w Williams av, w85xs 82xe20xn15xe20xn5xe40xn90 to beg; Fredk M Knowles & ano—Vermont Bldg Co et al; G B Davenport (A).

WILLIAMS av ws, 97 s New Lots rd, runs w 60xs5xw20xs15xe80 to Williams av xn20 to beg; Second United Cities Realty Corpn—Vermont Bldg Co et al; Isaac Roth (A).

7TH av, ws, 34 n 20th, 25x80; Sophie Niederehe—Lena Wolff et al; G M Moscowitz (A)..

APRIL 25.

BERGEN st, ss, 275 w Albany wav, 33.4x 125.3; Saml L Frooks—Sarah H Ruhrin; warrant of attachment; A A Mayper (A).

HALSEY st, ss, 160 w Reid av, 20x100; Herman C Huelle, Jr—David Nowak et al; Chas Reinhardt (A).

HENDRIX st, es, 100 s Dumont av, 100x220; Max Wiener & ano—Hine Cooper et al; Geo Boocheser (A).

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Lis Pendens Brooklyn (Continued.

LINWOOD st, w, 300 n Arlington av, 25x100; Isabella S Stewart—Jno J Brady et al; Geo H Boyce, Jr, (A).

ST JAMES pl, w, 372.9 s Greene av, 20.10x100; Empire Bank Equitable Pacific & Loan, R L Scott (A).

WEST st, w, 524 n 10th, runs w77.9xnw25xn9.9xe55xs25 to beg; Lawyers Title Ins & Trust Co—Jos B Thomson Real Estate Co et al; Philip S Dean (A).

WEST st, ws, 107.4 n 40th, 25x95; same—same; same (A).

WEST st, ws, 132.4 n 40th, 25x95; same—same; same (A).

WILLIAMS pl, nec East New York av, runs e 106.10xn51.3xw60xs102.2 to beg; Caroline M Carroll—Carrie I Clayton & ano; Jno F Brush (A).

E 15TH st, es, 160 s Av P, 30x75; Kath Rohrs—Lawrence A Brennan et al; Reynolds & Geis (A).

68TH st, 1201; Maria Hall—Lillian M Peyser et al; to set aside deed; H F Doris (A).

EASTERN PKWAY, ns, 181.5 e Bklyn av, runs n92.5xsw21.3xse88.6xe2 to beg; Benzion Karfiol—Eastbrook Constn Co et al; A S Gabicka (A).

LAFAYETTE av, 325; Sarah A Stoutenburgh—Lillian Stoutenburgh et al; partition; J C Danzilo (A).

NEWKIRK av, ss, 249.3 e 1st, 26x69.9; Julius Lehrenkrauss & ano—Lawrence A Brennan et al; Reynolds & Geis (A).

RALPH av, es, 1234 s Dean, 25.10x100; Helen Y Strong, Fannie Levin et al; Davison & Underhill (A).

THATFORD av, 160-2; Mathew W Carmel et al—Jacob Weinstock et al; G J Rosen (A).

UTICA av, nwc Pacific, 50x83.4; Roy M Hart—Ray Kaufman et al; S H Coombs (A).

APRIL 26.

CRESCENT st, es, 60 s Magenta, 20x85; Title Guar & Trust Co—Union Holding Co et al; T F Redmond (A).

CRESCENT st, es, 42 s Magenta, 20x85; Emma Clark—Union Holding Co et al; T F Redmond (A).

ECKFORD st, es, 148.4 s Driggs av, 25x67.4x25.5x62.8; Conrad Rhodes—Benj C Floyd et al; J V Short, Jr, (A).

ESSEX st, es, 246.2 s Atlantic av, 100x100; Meta M Wissel as gen guard, &c, Howard C Wissel—Salvatore Catapano et al; P P Huberty (A).

MELROSE st, ss, 350 e Knickerbocker av, 25x100; N Y INvestors Corpn—Peter G Jantzer et al; T F Redmond (A).

STOCKTON st, ss, 260 w Throop av, 20x100; German Sav'gs Bank—Chas Piesch et al; Fisher & Voltz (A).

63D st, nes, 550 nw 19 av, 28.6x100x29.11x100; Jas Harkins & wife—Muskoka Realty Co et al; J H Fleury (A).

ATLANTIC av, ss, 200 e Howard av, 25x100; Title Guar & Trust Co—Mary F Blazzo et al; T F Redmond (A).

CHRISTOPHER av, nec Dumont av, 100x100; Title Guar & Trust Co—Louis Haeberle et al; T F Redmond (A).

SNEDIKER av, ws, 240 n Newport av, runs s240 to Newport av xw200 to Vesta av xn260x e100x200x100 to beg; also HINSDALE st, ws, 200 s Riverdale av, runs s200xw100xn25xw100 to Snediker av xn50xe100xn100xw100 to Snediker av xn50xe100xs25xe100 to beg; also NEWPORT av, swc Snediker av, 325x200 to Vesta av; also HINSDALE st, ws, 200 s Newport av, runs s170.5 to New Lots rd xsw190.8xn93.7xw20 to Snediker av xn100 to av xe100xs100xe100 to beg; also SNEDIKER av, ws, 150 s Hegeman av, runs s420 to Vienna av xw200 to Vesta av xn 550 to av xe100xs130xe100 to beg; also NEWPORT av, swc Powell, 200x500 to Lott av; also NEWPORT av, swc Sackman, runs s 500 to Lott av xw200 to Christopher av xn100 xe100xn300xw100x100xe200 to beg; also VESTA av, es, 225 s Newport av, 75x100; also NEW LOTS rd, sec Vesta av, —x98x40x84; also VESTA av, nec Hegeman av, runs e200 to Snediker av xn450xw 20xn127.2xw40xs98.7xw40 to av xs430 to beg; also POWELL st, es, 81.5 s New Lots rd, runs s100xe200 to Junius st xn80xw100xn20xw100 to beg; also NEW LOTS rd, sec Hinsdale, runs ne to Williams av xn— to Newport av xw— to Hinsdale xs— to beg; also NEWPORT av, swc Alabama av, runs w— to Williams av xs— to New Lots rd xne— to Alabama av or beg; also VESTA av, sec Riverdale av, runs s240xe 100xs20xe100xn260 to av xw200 to beg; also HINSDALE st, ws, 90 n Hegeman av, 220x100; also BLOCK bounded on n by Lott av xe Sackman xs New Lots av xw Christopher av; also BLOCK bounded on n by Lott av xe Powell xs New Lots av xw Sackman; also LOTS 166-175, blk 6; 307-356, blk 12; 391-394, blk 12; 428-431, blk 13; 484-485, blk 14; 507-526, 530-533, blk 15; 664-684, 689-695, blk 21; 166-175, blk 6; 307-356 blk 12; 391-394, blk 12; 428-431, blk 13; 507-526 & 530-533, blk 16; 664-684 & 689-695, blk 21; on map of property belonging to estate of Jacob Snediker, excepting certain portions thereof; Metropolitan Trust Co—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A).

APRIL 28.

HART st, ns, 185 w Throop av, 20x100; Mary N Scranton—Israel Koldklang et al; W H Garrison (A).

SACKETT st, 688; Mutual Life Ins Co—Edwin Savage et al; Fredk L Allen (A)

SACKETT st, 690; same—same; same (A).

E 18TH st, es, 240 n Av V, 20x100; Julia L Atwater & ano as extrx, &c, Lilian Atwater—Clover Holding Corpn et al; J T Ackerman (A).

E 18TH st, es, 260 n Av V, 20x100; same—same; same (A).

BEDFORD av, ws, 48 s S 2d, 24x103.6; Rebecca Borenstein—Adolph Haupt; specific performance; S Widder (A).

LENOX rd, ss, 22 e E 42d, 22x90; August Hannewald—Louis Grissler et al; Wm C McGann (A).

LENOX rd, nec E 42d; same—same; same (A).

METROPOLITAN av, ss, 283 e Olive, 25x100; Mary C Gibbons—Peter L Graham, indivld & exr Annie Graham; Edw J Reilly (A).

5TH av, es, 120.2 ne 53d, 20x80; Wm V Eberhart—Thos Williams et al; J A Sheehan (A).

APRIL 29.

MACON st, ss, 100 e Saratoga av, 20x100; Alfred Samisch—Philip Schmitt et al; I G Darrin (A).

MACON st, ss, 219 e Saratoga av, 19x100; same—same; same (A).

E 13TH st, es, 120 n Av Q, 40x100; Ida de L Emerson—Minnie F Keiler et al; C H Lott (A).

E 15TH st, ws, 240 n Foster av, 20x100; Richd Vom Lehn, Jr—Walter L Clark et al; Van Alen & Dyckman (A).

E 15TH st, ws, 260 n Foster av, runs w100xn15.9xne10.6xe90.5xs20 to beg; same—same; same (A).

64TH st, nwc 9 av, 79.9x81.10x62.8x80; R Annie Armstrong & ano as exrs, &c—Roland D Armstrong, Otto W Adams et al; R T Griggs (A).

BLAKE av, ss, 60 w Blake av, 20x80; Mornat Realty Co—Beatrice Janpol et al; S S Schwartz (A).

EMMONS av, ns, 80 e E 14th, 40x99.8x40x96.6; Emilie Huber—Harry F O'Brien et al; F Obernier (A).

12TH av, ses, 130.4 ne 38th, 20x100; 12TH av, nes, 160 nw 40th, 20x95.2; Empire City Lumber Co—Yetta Berkowitz et al; L Sacks (A).

APRIL 30.

PROSPECT pl, ns, 117.4 e Troy av, 138x155.7; Ernest W Tyler & ano as committee, &c—Wm A Tyler—Agnes I Maillie et al; H P David (A).

REEVE pl, ss, 291.1 w C I Plank rd, 15x101.2; REEVE pl, ss, 306.1 w C I Plank rd, runs s101.2xw20xn82.8 to Sherman x along same 19.8xe13.8 to beg; REEVE pl, ss, 326.1 w C I Plank rd, 50x101.6x50x101.3; REEVE pl, ss, 276.1 w C I Plank rd, 15x101.2x15x101.1; Emma Schumacher—Mary B Samuel; to set aside deed; J R Watts (A).

UNION st, 473; Kings Co Trust Co as trste, &c—Margt J Muns—Henry P Berti et al; Cary & Carroll (A).

BAY 13TH st, nws, 100 ne Benson av, 25x80; Henry P Ansorge—Meyer Israelowitz et al; M Sulzberger (A).

E 14TH st, ws, 420 n Av N, 20x99.9x20x100.1; Julian F Scott—Anna E Mondshain et al; F Taylor (A).

E 35TH st, nwc Beverly rd, 21x100; Postal Life Ins Co—Dorey Realty Co et al; Hirsh & Newman (A).

E 35TH st, ws, 220.4 n Beverly rd, 19.8x100; same—same; same (A).

42D st, ns, 80 w 13 av, 20x100.2; Title Guar & Trust Co—Rose Frucht et al; T F Redmond (A).

ATLANTIC av, ss, 108.7 w Sackman, 19.4x100; Frank Lopardo—Nicholas Grasso et al; partition; I M Lerner (A).

BEDFORD av, es, 510 s Clarendon rd, 20x100; Merchants Co-op Mtg Co—H A Kaufman Amusement Co et al; M Hertz (A).

1ST av, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; W Thorn (A).

6TH av, es, 20 s 51st, 20x80; United Relief Works of Society Ethical Culture—Mary Stutz et al; T F Redmond (A).

13TH av, nws, 20.5 w 53d, 20x55.7x23.10x68.6; Morgan G Barnwell & ano as trstes &c Peter Marie—Rustof Co et al; Hirsh & Newman (A).

LOTS 2422 & 2423, block 13, map of 630 lots belonging to E H Nichols; Celestino De Marco—Filomena M Sapio; E J White (A).

33D st, ss, 340 e 3 av, 60x100.2; Granite Associates—Ferdinando Penna Constn Co et al; V M Stillwell (A).

MECHANICS' LIENS.

First [illegible] that of the Lienor, the second [illegible] Owner or Lessee, and the third [illegible] Sub-Contractor.

Manhattan and Bronx.

APRIL 26.

45TH st, 17-21 W; Lockwood Co—Midville Realty Co & White, Von Glahn & Co (renewal) (182). 368.00

95TH st, ns, 127 e Broadway, 30x100; Mastraccio & Cohen Inc—Geo Brown & Keloe Realty & Constn Co (181). 325.00

125TH st, ss, 100 e St Nicholas av, 25x100; Harry De Costa—Roanoke Realty Co & Thos Mochinski (180). 238.35

APRIL 28.

114TH st, 322 E; Antonio Brescia—Maddelena Colucci (183). 2,025.00

BROADWAY, 1520; Harry Weissman—N Y Theatre Co, Wm Morris & Mossmore Co (187). 661.70

MADISON av, swc 42d, 98.9x142x irreg to 41st; Pelham Operating Co—42d St & Madison Av Co & Malcolithic Concrete Co (188). 855.64

PARK av, ws, 50 n 188th, 40x60; Wm Balkin—N Y Edison Co & W A Burr & Co (184). 288.37

3D av, sec 171st, 25x—; Domenico A Del Donno—Eliz Schultz & Geo Schultz (renewal) (186). 2,227.95

11TH av, 554; Feinberg & Feinberg, Inc—Theresa Metzger & Michl Clements (185). 33.50

APRIL 29.

22D st, 237 E; Jos Naughton—Theresa J Kelly (190). 450.00

148TH st, 514-20 W; Rudolph Federman—Athos Realty Co (192). 509.45

215TH st, ss, 225 w Paulding av, 50x100; Giov B Ferrara—Rosario Lo Bue (191). 800.00

6TH av, 257; Alfred B Rosenstein—Jas Eagan & Edwin F Grant (189). 190.00

APRIL 30.

8TH st, 55 W; Adolph Shapiro—Arlington Estates, Inc, & Emanuel Keiffelsohn (193). 138.61

14TH st, 154-60 W; Jno F Kuhn—Seventh Avenue & Fourteenth Street Corp & Jno Gelenter (199). 400.80

20TH st, 34 E; Water Supervision Co—McConihe Realty Co & Jacob Wald (197). 10.50

59TH st, 315 W; Bernat Pomerantz—Alfred Beinhauer & M Markowitz (194). 33.00

74TH st, 25 W; Morris Hochberg—S Ormond Golden & Jacob Rubin (201). 47.00

114TH st, ss, - - w 2 av, —x —; David Saron—Maddelena Colucci & Toney Brescia (200). 30.00

128TH st, 131 W; Water supervision Co—Max Berlin (198). 18.00

EASTCHESTER rd, es, 75 n Chester, 30x97.6; Silvio Federici—Jac Lotter & Herman H Isch (196). 52.00

TIEMAN av, ws, 151 n Boston rd, 25x100; Silvio Federici—Jno Marx (195). 60.00

TREMONT Terrace, 720; Isidoro Mascello—Eliza Cooper & Chas R Baxter (202). 290.00

MAY 1.

14TH st, 154-60 W; Mark Silver Iron Works—Seventh Ave & 14th St Corpn & Jos Gellenter (1) 391.57

25TH st, 133-5; Jno K Turton—N Y & Chicago Realty & Constn Co (8). 3 000.00

45TH st, 141-7 W; Henry Hekmaier et al—Wm Crawford, C H Lang & Lang Contracting Co (9). 174.75

64TH st, 241-5 W; Lewinson & Co—Bournonville Realty Co & F J Ashfield & Sons (4). 969.85

91ST st, 61 W; Alex C Patterson—Ida M Conkling (7). 87.53

127TH st, 229 E; Rocco L Graziano—Italian Savgs Bank & Rocco M Marasco (6). 350.00

AMSTERDAM av, swc 96th, 25.8x89.9; Cosgrove Bros—Abr Goldberg & Jno Sheier (10). 125.00

SAME prop; same—Abr Goldberg (11). 100.00

MAHON av, ws, 108 n Middletown rd, 25x100; Christian Vordrans' Sons — Eliza Cooper & Chas K Baxter (3). 135.10

TREMONT ter, 720; A Iaconica Co, Inc—Eliza Cooper & Chas R Baxter (2). 225.00

WHITLOCK av, 832-72; Ludvig Larsen—Lockwhit Co (5). 760.00

MAY 2.

CROTONA PKWY E, 1890; Elias Saltzer—Kramer Cont Co, Blonstein & Sons (16). 350.00

OAK TREE pl, sec Arthur av, 90x25; Chas Shapiro—Rogers & Gallagher Constn Co (19). 138.00

ROOSEVELT st, 119-125; Chas Stein—Isaac Nacht (12). 140.00

29TH st, 105-7 E; Fredk D Shaper—29th St Constn Co (13). 200.00

76TH st, 356-60 E; McNeill Bros—Edw McGuiness, East Side Amusement Co, Julius M Schwartz, Monroe Bldg Co & Davis-Levine Co (15). 61.25

76TH st, 356-62 E; Louis Reinfeld—East End Amusement Co, Julius Schwartz (18). 450.00

DALY av, 1891-7; Elias Saltzer—Kramer Cont Co, Blonstein & Sons (17). 150.00

WASHINGTON av, nec 182d, 93x152; Morris Rothberg et al—Nora Constn Co, Jacob Frankel (14). 800.00

Borough of Brooklyn.

APRIL 24.

REMSEN st, 159; Albro J Newton Co—E A O'Connell & Van Wagner Constn Co. 335.00

PARK av, 533; Halpern & Mertel (Inc)—Pasquale & Salvina De Menna & Levy & Co. 85.00

SAME prop; Morris Glass—same. 121.88

APRIL 25.

CARROLL st, ss, 140 e ostrand av, 60x100; Jacob Lieb & ano—Montrose Bldg Co (Inc). 132.00

REMSEN st, 159-61; J Farbstein & Co—Ellen A O'Connell & Van Wagner Constn Co. 113.00

REMSEN st, 159-61; Chas J Miller&Jos T & Ellen A O'Connell & Van Wagner Constn Co. 275.00

E 16TH st, es, 55 s Newkirk av, 52x90; National Bridge Wks—Henry F Newbury. 2,371.00

LAFAYETTE av, 59; Fraad Contracting Co Eliz R Jung. 299.81

APRIL 26.

RALPH st, 41; Geo W Koerner—Sophie Leopold. 40.00

NEWKIRK av, swc E 26th, 100x100; Colwell Lead Co—Lefferts Constn Co & M J Shevlin Plumbing Co. 3,427.48

APRIL 28.

CARROLL st, ss, 140 e Nostrand av, 60x100; Leibovitz & Stark—Montrose Bldg Co. 50.00

REMSEN st, 159-61; Bergen Constn Co—Ellen A O'Connor & Van Wagner Constn Co. 768.00

HAMBURG av, 437; Lanigan & Hughes—Chas W Spear. 30.02

ROCKAWAY av, es, 75 s Livonia av, 25x100; Klein Material Co—Isaac Sirota & "Jno" Sirota, Sirota Bros. 67.95

SNEDIKER av, ws, 60 s Blake av, 60x100; Jos Samlowitz & ano Snediker Constn Co. 340.00

APRIL 29.

BEDFORD av, NEWKIRK av & FLATBUSH av, The Triangular block; Hyman S Sulsky - Lehigh Land Co, Morris Suiger & Emanuel H Gold. 127.00

REMSEN st, 159-61; Isaac P Conklin—Eleanor O'Connell Gormley as atty-in-fact of Ellen A O'Connell. 4,623.00

JAMAICA av, nec Bushwick av, runs e125.2 xn xnw—xn -xw-- to Pellington pl xsw— to av xs102.2 to beg; Abr B Prudens -W T Field, Jno D Gaufolos & Wm Magarities. 700.00

SKILLMAN av, 119; Cesido D Fiori—Emmanuel P Sodano. 150.95

APRIL 30.

VERMONT st, es, 100 s New Lots av, 635x100; Hyman L Herberg—Vermont Bldg Co. 470.00

WITHERS st, 30; Philip Lucks & ano—Michele Canizairo, Francesco Coniglio & Vincenzo Chiaro. 125.00

53D st, ws, 460 s 17 av, 107x108; Phillips Plumbing & Heating Co—Wm Koenig & Chas E Klingenbeck & Co. 270.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

APRIL 26.

WILLIAM st, 45; Geo F Root Co—Jno Doe et al; Apr24'13. 725.00

[1]BROADWAY, 57-61; Grant Pulley & Hardware Co—Adams Express Building Co et al; Apr24'13. 1,854.87

APRIL 28.

WASHINGTON av, nec Fletcher; Goodman Constn Co—Nora Constn Co et al; Mar18'13. 200.00

APRIL 29.

CORTLANDT av, es, bet 157th & 158th; Chas Haushalter—Chas Eaake et al; Mar19'13. 74.75

[2]46TH st, 16-18 W; Coleman & Krause—16 West 46th St Co et al; Apr17'13. 879.00

86TH st, 318-20 E; Jos Rothenberg—Wm P Zwinge et al; Dec19'12. 539.97

155TH st, ss, 125 e Cortlandt av; Wm J Fowler—K & C Constn Co et al; Feb6'13. 713.21

SAME prop; same—same; Feb6'13. 729.65

[1]160TH st, 423-5 E; Guerino Baldi—Herman Realty Co et al; Apr9'13. 31.58

RIVERDALE av, nwc 261st, Ames Transfer Co—Sisters of St Vincent de Paul et al; Apr 2'13. 106.35

[2]4TH av, 348; Ornamental Sheet Metal Works—Otto Kuhneman et al; Apr8'13. 57.00

APRIL 30.

RIVERSIDE drive, es, 75.11 s 106th; Yale & Towne Mfg Co—Caroline Takamine et al; Sept 29'11. 188.00

MAY 1.

22D st, 116 W; Frank Suib—Chas W Mayne et al; Apr12'13. 130.00

132D st, ss, 400 e Willis av; Albin Anderson—N Y, Westchester & Boston R R Co et al; Apr5'13. 61.51

AMSTERDAM av, nec 120th; Achoellkopf, Hartford & Hanna Co—Edmund Francis Realty Co et al; Mar17'13. 310.25

LEXINGTON av, 287; Jas B Ferguson & Co—Mrs D Crovat et al; Mar29'13. 110.00

SAME prop; David H Epstein—same; Feb5'13. 16,500.00

SAME prop; Alfred David Co—same; Feb7'13. 1,325.00

MAY 2.

125TH st, 326 W; Harry DeCosta—Roanoke Realty Co et al; Apr26'13. 238.35

BROADWAY, 260TH st, SPENCER av & 261ST st; Timothy F Dooley—F P & H A Forster et al; Feb28'13. 138.24

MOHEGAN av, 2078; Harry Karp—Benny Savio Realty Co et al; Apr11'13. 67.15

7TH av, swc 58th; Jones & Laughlin Steel Co—Paterno Constn Co et al; Mar17'13. 1,392.27

Borough of Brooklyn.

APR. 24.

71ST ST, nes, 105.9 se Narrows av, 40x98.8x 39.11x100.4; Pedersen & Anderson—Andw G Gullikson; Feb29'12. 300.00

DeKALB av, 650; Morris Bershad et al—Jacob Silverman; May21'12. 40.75

EVERGREEN av, 269; Fred Weber—Clara Vogt; May27'12. 290.55

MERMAID av, ns, bet W 32 & W 33, 200x 100; Morris G Williams & Co—McFerran Bldg & Realty Co; May29'12. 32.00

[2]SNEDIKER av, ws, 60 s Blake av, 100x100; Louis Cohen—Snediker Constn Co; Aug20'12. 609.00

SUTTER av, ss, 50 w Schenck av, 25x100; Abr Taishoff—Abr Gellert & Sam Lyman; Apr 4'13. 60.00

SUTTER av, 824; Sam Leiman & ano—Philip Waldman & Abr Geller; Mar17'13. 485.00

[3]4TH av, ws, 20 s Carroll, 80x100; Abr Talin—Frank J Dufrey & H E Healy & Co; Jan3'13. 140.00

APRIL 25.

PROSPECT pl, ss, 100 e Buffalo av, 50x 127.9; Vincenzo Polito—Jno Fernino; Mar20'13. 150.00

FT HAMILTON av, nws, from 59th to 60th, 203.8x200.4x206.4x171.1; Hillel Dworkin—Israel J Rosenstein; Apr10'13. 650.00

BLAKE av, sec Hinsdale, 50x100; Atlantic Marble Co—Allen Constn Co; Jan15'13. 261.30

APRIL 26.

CLINTON ST, 139; American Radiator Co—Edw L Hearn & R C Vernis; Mar25'13. 97.90

ALBANY av, es, 88 n St Johns pl, 30.8x100; Wm Buchanan—Wm F Meyer Realty Co & Sylvester E Coffin; Jan23'13. 25.00

APRIL 28.

BUTLER st, 58; Wm C Pauk et al—Merwin E Keeney; Jan7'07. 125.00

FURMAN st, ws, bet Montague & Joralemon, 200x100; J I Haas (Inc)—N Y Dock Co & Tucker & Vinton; Nov4'12. 642.00

FURMAN st, ws, opp ft Remsen, runs s170 xw about 125xn85xw100xn85xe227 to beg; Herman Fougner—same; Nov6'12. 1,285.67

FURMAN st, ws, 216.9 s Montague, 197.6x 300; Isaac Moritz—same; Dec4'12. 608.75

FURMAN st, ws, 200 s Montague, 200x—; Deslauriers Column Mould Co—same; Nov9'12. 154.50

FURMAN st, ws, 216.9 s Montague, 85x229; N Y Slate Works—N Y Dock Co, Bklyn Wharf & Warehouse Co & Tucker & Vinton; Oct31'12. 550.00

STERLING pl, ns, 100 w Saratoga av, —x—; Lawrence Rukeyser—Commonwealth Impt Co; Apr14'13. 300.00

STERLING pl, ns, 100 w Saratoga av, 175x 143; Terminal Lumber & Trim Co—Commonwealth Impt Co & Hyman Meyersohn; Apr10'13. 486.09

STERLING pl, ns, 100 w Saratoga av, —x—; Sam Rosenberg—Commonwealth Impt Corpn; Apr11'13. 157.00

SAME prop; Fanny Feldman—same; Apr21 '13. 257.50

WEST st, es, 180 n Av C, 270x100; Meyer Uslan—Bristol Bldg Co & Jas Moone; Apr25'13. 650.00

E 26TH st, swc Newkirk av, 100x100; Frank P Bangert—Lefferts Constn Co; Mar19'13. 1,434.00

DITMAS av, ns, 125 e Gravesend av, —x—; Erick P Backie—Ditmas Theatre Corpn; Mar 25'13. 277.52

[3]EASTERN Parkway, ns, 240 w Utica av, 50x 130.7; EASTERN Pkway, ns, 290 w Utica av, runs n130.7xw50xs10xw0.9xs120.7xe50.9 to beg; Benj Jackerson—Dennis T Flynn, Morton I Katz & Parkvale Realty Co; Nov6'12. 60.00

NEPTUNE av, nec E 3d, —x—; Louis Solomon—Peoples Trust Co, Robt Ward, Jr, & as Sommer (Inc); July25'12. 50.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Max Karlsruher—Snediker Constn Co & Sam Chodash; Aug19'12. 1,204.66

SNEDIKER av, ws, 60 s Dumont av, —x—; Wm C Morton—Snediker Constn Co; Mar28'13. 500.00

SNEDIKER av, ws, 100 s Blake av, 50x100; Terminal Lumber & Trim Co—Snediker Constn Co & Max Sohnen; Apr5'13. 91..4

SNEDIKER av, ws, 60 s Blake av, 100x100; Solomon Weltman—Snediker Constn Co; Apr 3'13. 600.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Klein Material Co—Snediker Constn Co; Aug 20'12. 449.15

SAME prop; Jas De Mario—same; Aug20'12. 850.00

SAME prop, Abr Metrik & ano—same; Aug 20'12. 500.00

SAME prop; Empire City Lumber Co—same & Rachmiel Sohnen; Aug19'12. 2,296.63

SAME prop; Sam Chodas—Snediker Constn Co; Aug19'12. 2,920.06

SAME prop; Chas I Rosenblum—Snediker Constn Co & R Sohnen as pres; Aug19'12. 265.09

SAME prop; Donin Plumbing Contracting Co—Snediker Constn Co; Aug19'12. 1,500.00

SAME prop; Isidore Krassner—same; Aug 19'12. 53.25

SAME prop; Empire City Lumber Co—same & Rachmiel Sohnen & Hyman Silver; Aug19'12. 2,296.64

SAME prop; Farbstein & Berlin—Snediker Constn Co; Aug20'12. 140.00

SAME prop; Max Cohen—same & Saml Chodash; Aug22'12. 425.00

APRIL 29.

84TH st, ns, 368.3 e Ft Hamilton av, 200x 100; Parshelsky Bros (Inc)—Ft Hamilton Constn Co & Abr Brody; Dec24'12. 1,920.00

APRIL 30.

HANCOCK st, 148; J Wieser & Co—Estate of L Serrell & Geo W Worth; Mar18'13. 59.37

63D st, 1813-17-21; Wm M Young—Konkle & Co, Muskoka Realty Co, Clara M Kunkle, Munroe Young & Lombard Realty Co; Jan17'13. 58.95

63D st, 1813, 1817, 1821, 1825, 1829, 1833, 1835, 1839, 1843, 1847, 1851, 1853, 1857, 1861, 1865 & 1869; also 62D st, 1814, 1818, 1822, 1826, 1830, 1834, 1836, 1840, 1844, 1848, 1852, 1854, 1858, 1862, 1866 & 1870; International Gas & Electric Fix Co—Muskoka Realty Co, Louis Landes, Arthur E Day, Jas Brown, Wm H Echelmeier, Mae G Reid, Lombardy Realty Co, Chas N Rosenthal, Wm Jackson, Nellie K Rosenthal, Bavarian Realty Co, Jac Landsberger, Walter R Lord & Konkle & Co; Jan28'13. 411.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

APRIL 24.

Rachel, Harry W of Harry K Belgardt; Minnie Rachel; $1,184.50; S Sultan.

Barry, Edwin W; Anna M Faulkner; $1,823; H Schwob.

Ruhlin, Sarah M; S L Frooks; $5,318.75; A A Mayper.

Goldsmith, Ike; Sartorial Mfg Co; $654.25; Schwed & Frank.

APRIL 25.

Harris, Jno E & Robt L Lucas, exrs; M Bartlett; $15,001.25; P Carpenter.

Brundage, Matthias; Sulzberger & Sons Co; $2,134.06; Olcott, Schwartzschild, Schramm & Bishop.

APRIL 26.

Forsyth Bros C & Geo H Forsyth; Columbia Machine Works & Malleable Iron Co; $5,168.29; M S Lynch.

APRIL 28.

National Electric Sign Co; National Surety Co; $1,333.32; W R Page.

APRIL 29.

Citizens' Bank of Live Oak; Arthur W McKay; $1,456; Hardin, Hess & Ferguson.

APRIL 30.

Mechanical Rubber Tire Co; Jno J Casey; $2,000; Sondheim & Sondheim.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

APRIL 25, 26, 28, 29, 30 and May 1.

Joseph H Davis Bldg Co. 74th st, ss, 225 w 74th—Consolidated Chandelier Co. Fixtures. 700

Borough of Brooklyn.

APRIL 24, 25, 26, 28, 29 AND 30.

Frank, Wm & Morris Weintraub, Pavonia av N J..Chas Frank. ½ part Barge "Uno." 400

Madansky, Mary, Milford st nr Belmont av..Isaac Barrow. Wash Basins, &c. 343

Milford Constn Co, 553-71-73-75-77-79-81 Elton st..Progress Gas Fix Co. Lamps. 217

Orgen, Jacob M, 3329 Fulton st..Benj Lottman. Gas Fix, &c. 1,873

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

APRIL 26.

6TH st, es, 51.6 n 22Sth, 50x100; Jno P Pape loans Henriette Turkheimer to erect a 2-sty dwelling; 2 payments. 3,000

APRIL 28.

No Building Loan Contracts filed this day.

APRIL 29.

NORFOLK st, 82; Montrose Realty Co loans Theresa Karg, Augusta Roeszler, Amelia Karg & Matilda Sutherland to erect a —sty bldg; 4 payments. 35,000

236TH st, ns, 25.1 e Carpenter av, 25.1x101.7 Clara Best loans W M Realty Co to erect a —sty bldg; — payments. 5,500

DALY av, es, 517.9 s 177th, 75.9x150.11; City Real Estate Co loans Hoffman Co Builders, Inc, to erect two 5-sty apartments; 7 payments. 56,000

ST NICHOLAS av, nwc 122d, 118.5x124.2; City Mortgage Co loans Hancock Constn Co to erect a 6-sty apartment; 1 payment. 15,000

APRIL 30.

FOX st, ws, 190.10 n Tiffany, 170.6x135x irreg; City Mortgage Co loans Rosenberg Building Corpn to erect a 5-sty apartment; 11 payments. 50,000

182D st, ns, 221.4 e Crotona av, 100x100; Rockland Realty Co loans 182d & Garden Sts Co Inc to erect two 5-sty tenements; 15 payments 42,000

VERMILYEA av, sec Hawthorne, 100x100; Carph Berman loans Inwood Constn Co, Inc, to erect two 5-sty apartments; — payments. 7,500

VERMILYEA av, sec Hawthorne, 50x100; same loans same to erect a 5-sty apartment; 13 payments. 48,000

VERMILYEA av, s s, 50 e Hawthorne, 50x 100; Van Dyck Estate loans Inwood Constn Co, Inc, to erect a 5-sty apartment; 13 payments 37,000

WESTCHESTER av, ns, 50.2 e Wheeler av, 109.3x101.1x irreg; City Real Estate Co loans Winnie Co to erect a —sty bldg; — payments. 40,000

3D av, swc 182d, 86x103; Jas G Wentz loans Corgil Realty Co, Inc, to erect two 5-sty apartments; — payments. 62,000

MAY 1.

FAILE st, ws, 155 s Aldus, 50x100; City Mtg Co loans Fram Bldg Co, Inc to erect a 5-sty apartment; 11 payments. 34,000

Building Loan Contracts—(Continued.)

MAY 2.

WALTON av, nw, 177th, 100x77.3; Bronx Investment Co loans Adolph Wexler, Inc, to erect a [illegible] Bldg; [illegible] payments. 50,000

MOHEGAN av, w, 69 n 175th, 50x98 to Vermilyea av; City Mtg Co loans McEvoy & Koester Constn Co to erect a 5 sty apartment; 9 payments. 32,000

ORDERS.

Borough of Brooklyn.

APRIL 24.

No Orders filed for this day.

APRIL 25.

HINSDALE st, ws, 200 s Dumont av, 75x100; Wm Robb on Bushwick Savgs Bank to pay David Marcus & ano. 275.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on N Y Title Ins Co to pay Jacob Abrahams & ano. 1,350.00

APRIL 26.

E 15TH st, es, 140 s Av J, 60x75; Caroline Lacy on Jas Demarest to pay Chas H Finch & Co. 63.55

APRIL 28.

NEW YORK av, ws, at cor of Union, 77x100; Bedford Development Co on Lawyers Title Ins Co to pay Danziger Lippmann Painting Co. 800.00

APRIL 29.

ST JOHNS pl, ns, 100 w Albany av, —x—; M J Shevlin Plumbing Co on Woodthorpe Co to pay Albt J Dowdeswell Co. 1,000.00

APRIL 30.

No Orders filed this day.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Canal st, 243—Royal Art Glass Co.....A-G
Canal st, 357—C & A D'Angio.....A-C-E-G
Canal st, 357—Harriet T Banta.....B-C-E
Canal st, 357—Silberfeld & Brill.....A-C-E-G
Canal st, 357—Moses Kinzler.....A-C-E
Canal st, 357—Saml Schulman & Co....A-C-E-G
Catherine st, 14-6—P Lorillard Est.....A-C-D
Cherry & Jefferson sts—Beth Israel Hospital..D
Columbia st, 17-9—R Hoe & Co.....K
Cooper sq, 4—American Sea Grass Co.....A
Duane st, 129—Alfred Guderman.....D
East Bway, 98—Cohen Bros.....A
East Bway, 177 Hyman Levin.....A-G
Grand st, 64 Thos Clermand.....D
Grand st, 64 Otto Wimpfheimer.....D
Grand st, 64—Max Weil.....D
Grand st, 64 Benj Bernstein.....A-D
Grand st, 64—Peppy Altman.....D
Grand st, 64—Morris Safran.....D
Grand st, 68-70—Aron Hand.....C-D
Grand st, 68-70—Lewis Lavendiger.....D-E
Grand st, 68-70—Max Silverman.....C-D-E
Grand st, 68-70—A H Baraschick.....D-E
Grand st, 68-70—Morris S Herman.....D
Grand st, 76—H Cohen.....L
Grand st, 137-9 Kramer Contracting Co.....A
Grand st, 213—Julius Martinson.....C-D
Grand st, 230—John S Foster.....A
Greene st, 175-7—Diamond Straw Works.A-E-F-G
Greene st, 175-7—Samuel Miller.....A-C-F-G
Greene st, 175-7—Roth & Lask.....A-F-G
Greene st, 175-7—Holz & Scoff.....A-F-C
Greene st, 175-7—Bee Hat Works.....A-C-F
Howard st, 1—I Richman.....A
Hudson st, 392-4—M Kamenstein.....G-O
Lafayette st, 106-10—John Melcher.....A
Laurence st, 102—M Sprelman.....L
Lewis st, 94-6 Everit Macy.....D
Macdougal alley, 19—A R Shattuck.....D-G
Manhattan st, 138 (rear)—Blue Grass Distributing Co.....L
Market st, 84—M Garfinkel Co.....L
Monroe st, 85—Barney Cohen.....D
Orchard st, 33—D Selwan & Bro.....L
Pearl st, 107-11—N Y Cotton Exch.....A
Pearl st, 312—Wm Schieffelin.....C
Pelham st, 5—Benj Shapiro.....L
Pelham st, 7—J Levy & H Cohen.....D
Pelham st, 7—Abr Pruzansky.....L
Perry st, 133—Seeman Bros.....K
Prince st, 178—John Lacorazza.....L
Prince st, 197—John Leibolds Sons.....C-O
Prince st, 203—Lanza Bros.....G
Reade st, 96—David L Einstein.....A-C
Ridge st, 145—Alland & Fenkel.....A
South st, 160—Frank Richard & Gardner Co...G
Spring st, 39—Francis A Russo.....C-F-G-I
Vesey st, 26—Sorreatus Anthaky.....F-G
Vesey st, 26 Crisis Magazine.....A-F
Vesey st, 26—Oswald G Villard.....A-C-F
Vesey st, 26—John Karl, Inc.....A
Walker st, 78-80—Chas Laue.....A
Warren st, 20—Shapiro & Aronson.....C
Washington st, 591-3—Alexander Powell.....A
Water st, 366—Jas Fernando & Son.....A
Water st, 486—John Perchich.....L
White st, 77—J M Dowd Est.....A
William st, 251-3—J A Cozzino Este.....B-C-F
William st, 251-3—Lyman Hurshey.....C-F
William st, 251-3—Fred'kG Kalthoff.....C-F-G
William st, 251-3—John Hermuse.....C-E-F

Numbered Streets.

6th st, 749 E—Isaac Greenberg.....L
14th st, 134-6 E—Automatic Vaudeville Co....A
14th st, 120 W—Reliance Trading Co.....G
15th st, 525 E—N Y Mail Co.....A-C-K-L-O
17th st, 243-7 W—Philip Lewisohn.....A-B-C-F
17th st, 243-7 W—Jos M Bleyer & Son.....A-G
17th st, 243-7 W—American Thermos Bottle Co.....A-C-G
17th st, 243-7 W—Jacob Auslander.....A-G
17th st, 243-7 W—N Y Braid Co.....A-C-E
17th st, 243-7 W—Biglow Carpet Co.....A-E
17th st, 243-7 W—Joseph W Johnson.....A
17th st, 243-7 W—Standard M O Co.....A-G
21st st, 54-62 W—American R E Co.....D
23d st, 361 W—Pasteur Institute.....D
32d st, 132 E—Mary Coldwater.....C-E
32d st, 17-21 W—Louis Markel.....A
46th st, 10 W—Lydia Franco.....F
46th st, 10 W—Ernest Deubert.....C-F
46th st, 10 W—Jas B Martin Est.....E
46th st, 10 W—Sol Kalvin.....C-E-F
46th st, 10 W—Jacob Goodman.....C-F
47th st, 222-6 W—S E Rogers.....F-G-I
49th st, 207 E—P W French.....F-G
56th st, 160 W—Blance Lloyd.....A-K-L
57th st, 154 W—Carnegie Hall Co.....C-E
66th st, 49-51 W—Walter Motor Truck Co....E
70th st, 506 E—State Investing Co.....G
76th st, 208-12 W—Superior Motor Garage Co. K-L
77th st, 75 E—Mrs J J Wysong.....K
88th st, 212-4—Hartford Suspension Co.....H-L
120th st, 525 W—V Everit Macy.....D
125th st, 247 W—Adelaide F Cromwell.....F
134th st, 267 W—Newton Estate.....C-O
152d st, 448 W—Anton Fuerst.....A-I
174th st, 550-2 W—Stratford Building Impt Co.....C

Named Avenues.

Broadway, 50—Morris Building Co.....A
Broadway, 339—John F Hitchcock.....D
Broadway, 339—American Prot Tariff League.D
Broadway, 339—Brettell & Bray.....D
Broadway, 339—Hall Safe Co.....D
Broadway, 345-7—Mary Brandegee.....A
Broadway, 346—N Y Life Ins Co.....A
Broadway, 354—Emily M Lawrence.....A
Broadway, 384-6—Rich'd T Wilson.....A
Broadway, 388—John Parsons.....A
Broadway, 416—Surety Realty Co.....A
Broadway, 476-82—Jas H Roosevelt Est.....A
Broadway, 2906—Paul Cimiotti.....G
Lenox av, 196-8—James Schessel.....G
Lenox av, 196-8—Ada S Sulton.....G
Lexington av, 196—Yosta Rosenberg.....B-C-E
Lexington av, 225—Standard Utility Co.C-D-G-K
Lexington av, 1666—Louis Tulsky.....C
Lexington av and 23d st—City College.....D
Madison av, 211—J P Morgan, Jr.....A-K
Paradise Park (Fort George)—Sigmund Strauss A-F
Park av, 409—Fred'k Gallatin.....K
Park av and 76th st—German Hospital.....D

Numbered Avenues.

1st av, 457-9—Hyman Bros & Co.....A-G
1st av, 457-9—Estelle F Taylor.....C
2d av, 104-6—Abraham Rosen.....A
2d av, 137—N Y Telephone Co.....D
2d av, 203—People's Hospital.....D
2d av, 376 Tabard Press.....G
2d av, 1254—Krukin & Miller.....A-G
2d av, 1729—H Weinstein.....A-G
2d av, 1994—David Miller.....L
2d av, 2033—Elkam & Lehmeier.....G
2d av, 2329—Henry Graf.....C-I
5th av and 138th st (school)—Board of Education.....D
6th av, 30—Israel Sogovitz.....A-G-L-O
7th av, 731—7th av Garage.....A-C-K

BRONX ORDERS SERVED.

Named Streets.

Brown pl, 142-4—Liesmann Bros.....C-L
Purdy st, 1501—A C Blaicher.....A-F

Numbered Streets.

137th st, 518-20 E—7th Av Amusement Co...F-I
156th st, 859 E—E R Stearns.....C-K-L
221st st, 723 E—John A Lindberg.....A-G-H

Named Avenues.

Clason Pt rd—Martin J Kane.....A-C-F
Hunts Pt av, 815—James F Meehan.....K-O
Intervale av, 1075—Intervale Auto Cab Co...A-G
McGraw av, 1880—City of New York.....J
Morris Park av and 178th st—J C Green.A-G-H-K
Mott av, 306-8—Victor H Rapke.....L
Mullner av and Delancy pl—James J Burke. A-K-L
Van Nest av, 506 (rear)—Carlo Totaro.....A
Webster av, 4366—R H Macy & Co.....C-K-L

BROOKLYN ORDERS SERVED.

Named Streets.

Ash st, 36—Church & Dwight Co.....A-G-L
Beard s w c Conover st—Bklyn Union Gas Co.A
Bergen st, 466—Morris Bellman.....G
Chauncey st, 90-2—Farrell Auto Co.....G
Cumberland st, 2-24—Bklyn Union Gas Co....A
Cumberland st, 2-24—C T Bainbridge Sons..C-F
Cumberland st, 28-32—Bklyn Union Gas Co...A
Driggs st n e c Monitor st—Board of Education.....C
Ellery st and B'way (P S 52)—Board of Education.....C
Ellery st nr Throop av (P S 148)—Board of Education.....A
Emerson pl, 96—Washington Bulkley, Inc.C-K-L
Floyd st, 150-6—Board of Education.....D
Frost st, 100—Orlando Bros.....A
Fulton st, 175—P J Scully.....G
Fulton st, 175—Anthony Circilli.....G
Fulton st, 1100—B Ginsberg.....G
Garden st, 58—Malt Diastase Co.....C
Garfield pl, 46 (rear)—Bklyn Union Gas Co...C
Guernsey st, 85-7—Wm E Smith.....C-D-E-F-G
Harman st, 389-95—Bklyn Union Gas Co.....A
Herkimer st, 396—Bklyn Nursery of Infants. A-C-E-F
Hewes st, 249—Dr Louis Lowria.....A-C-G
Java st, 132-40—Board of Education.....A
Jay st, 186—Wm C Cutchley.....M
Laurence st, 104 (rear)—Emil Lazansky.....G
Leonard st, 533-9—Board of Education.....C
Madison st, 780—Central Knitting Co..A-E-F-G
Manhattan & Calyer sts—B F Keith Vaudeville Co.....A-C-E-G
Manjer st, 107-13—Board of Education.....C
McKibbon st, 11-15—Jacob Ochrig.....A-C
McKibbon st, 11-15—Bklyn Union Gas Co.....A
Moore st, 179-83—Bklyn Union Gas Co.....A
Moore st, 179-83—Michael Mayer.....A-B-C-F
Moultrie st, 17-21—A Schaetzle.....A
Navy st, 61-7—Wm G Hewitt.....G
Navy st, 175—James Ambrose.....M
Park pl, 65—F T Parsons.....A-C-D-I
Powell st, 28—Bklyn Union Gas Co.....A
Richmond st, 126—Board of Education.....C
Toafe pl, 175—St Patrick's School.....C
Troutman st, 172—Board of Education.....C-I
Van & Brunt & President sts (school)—Sister Agape.....G
Washington st, 243-5—David Simon.....A
Whipple st, 13—Andrew Shieldmaster.....K
Whipple st, 13—Domine Guseffee.....K-N

Numbered Streets.

3d st, 155-63—L I Kindling Wood Co.....A-C
7th st, 300-2—Louis H Heberlein.....C
7th st, 300-2—Pauline C Heberlein.....C
9th st, 260 (school)—Sister Angelita.....B
41st st, 36-44—Great Bear Spring Water Co. A-C-F
60th st & 3d av (school)—Board of Education.C

Named Avenues.

Bedford av, 690-2—Henry R Apel.....A-E-G
Belmont av, 484—Bklyn Union Gas Co.....A
Broadway, 174—Louis Borner.....A-F-G
Bushwick av, 144-58—Board of Education.....A
Bushwick av, 319-53—Board of Education.....A
Clermont av, 470-4—M Marlborough & Sons.. A-B-D-G
Driggs av, 782—Novelty Theatre.....E-G
East N Y av, 1486—Glick & Glick.....G
Evergreen av, 192—Andrew Domogalski.A-C-F-G
Flatbush av, 58—Amelia Jonas.....A-F-G
Flatbush av, 236—Louise Prieto.....G
Flatbush av, 236—Chauncey Realty Co.....E
Flushing av, 339—Bklyn Union Gas Co.....A
Flushing av, 339—Adam E Heilmeier.....G
Graham av, 294-8—Cooke Milk & Cream Co. A-G-I
Hamilton av, 367-81—United Patent Uniform Co.....A-C-F-G
Hamilton av, 367-81—Manhattan Chemical Co. A-C-F-G
Hamilton av, 367-81—Bklyn Union Gas Co....A
Hamilton av, 367-81—Bklyn Rapid Transit Co. A-C-E-G
Harrison av, 118—David Sommer.....C
Irving & Willoughby av (P S 123)—Board of Education.....A
Jamaica av op Enfield st—Board of Education.C
Jefferson & Hamburg avs—Rev Geo Sanders.C-G
Lott & Hopkinson avs (schools)—Board of Education.....C
Marcy av, 633—J C Powell.....A-C-G-K-L
Meeker av, 79-83—Board of Education.....C
Meserola av, 73-9—Board of Education.....C
Meserole av, 73-9—Board of Education.....C
Metropolitan av, 573-5—Bklyn Union Gas Co..A
New York av n e c Herkimer st—Herkimer Realty Co.....F-I
Pitkin av, 1920-4—Shetland Co.....C-G
Rockaway av & MacDougal st (school)—Board of Education.....C
Saratoga av, 502—Bklyn Union Gas Co.....C
Throop av, 91—Louis Fleck.....A-G
Throop av & Bartlett st (P S 165)—Board of Education.....D
Union av, 74-8—Board of Education.....A
Waverley av, 185—Fred'k B Pratt.....A-C-G

Numbered Avenues.

3d av, 405—Jackson Diamond Saw & D Co. A-C-F-G
3d av, 410-2—E J Smith.....C
3d av, 410-2—T J Smith.....A-F
5th av, 360—Abraham Creveling.....G
5th av, 360—Geo J. McFadden.....C
7th & Prospect avs (school)—Board of Education.....C
8th av & 13th st (school)—Board of Education.....C

QUEENS ORDERS SERVED.

Named Streets.

Grand st (Elm Grove)—Wm V Wolf.....F
Jay st, 55—Frank Szanowska.....F
Jay st, 55—Alex Bagush.....A
Pearsall st, 55 (Blissville)—Sam'l Graggers....F
Pearsall st, 55 (Blissville)—Rose H Goodman.A

Named Avenues.

Cypress av, 891 (Ridgewood) Fred'k Enz....A
Garrison av (Maspeth)—Adolph Feldman.....F
Greene & Covert avs (Ridgewood)—John Frank A
Greene & Covert avs (Ridgewood)—Anna Frank E-F
Jamaica av, 814 (Cypress Hills)—Edw Hoarman.....F-G

Numbered Avenues.

2d av, 465 (College Pt)—Theo Witzel.....C-E-F
2d av, 877 (Astoria)—Hy F Offenbacher....B-G

NEW STANDARDS FOR GAS FIXTURES

What the Committee on Utilization of Gas Appliances of the American Gas Institute Proposes.

A NEW standard of gas fixture installation will shortly be put into effect in this city and vicinity if the recommendations of the Committee on Utilization of Gas Appliances of the American Gas Institute are finally adopted at the annual meeting of the Institute to be held this year. The report of this committee's findings has just been made public by William J. Serrill, chairman.

A committee on the utilization of gas appliances submitted a report at the last annual meeting in Atlantic City, in which report was embodied proposed specifications for gas fixtures. While its report on gas ranges and character of appliances was approved, that part of the report contemplating a higher standard of quality for gas fixtures in all types of buildings was not adopted then, but subsequently it was decided tentatively to adopt them, with the understanding that the committee should be continued for the purpose of following up the subject and reporting at the next meeting, which will be held in October; and in the interim that the committee should consult with architects and owners and make recommendations for changes at that time. The specifications, with proposed pipe and cock standards, follow:

Gas fixtures should be of such mechanically good construction that proper installation, operation and maintenance will be assured without encountering any special difficulty.

Care should be exercised in the design of the fixture, so that no portion of it interferes with ready access to any nut, or screw, which it may be necessary to get at for purpose of adjustment.

Brass pipe or tubing should be either seamless drawn or brazed; in either case of best quality to allow bending and threading without splitting.

The thickness of walls of brass pipe or tubing should be not less than No. 17 B. & S. gauge (0.04525-in.) except when it is used as casing or covering for iron pipe, in which case it may be not less than No. 22 B. & S. gauge (0.02534-in.).

Iron pipe should be of the American standard size.

No. 1 Sizes of Thread.

(A) All threads on brass tubing should be straight threads of the size commonly known to the trade as "gas fixture" or "brass pipe" size, and should have, for all sizes of ¼-in. and over, 27 threads to the inch. If less than ¼-in., the threads are to be 32 to the inch.

(B) All pipe threads for iron pipe should be the standard iron pipe size. (Briggs standard).

(C) When brass and iron are connected the thread should be iron pipe size (Briggs standard), and when such a thread is cut on brass tubing, this tubing should be of sufficiently heavy wall to permit cutting a full thread.

No. 2 Assembling Requirements.

(A) All joints of stem, body-arms, cocks, nozzle, etc., to be threaded. No joints should depend on soldering or brazing to hold the parts together.

(B) The threaded portion of pendant body, or manifold, for fixture stem to be of such a depth that in no case will the stem come in contact with the arms. The pendant body should be threaded for at least five full threads, both for the stem and arms.

(C) Fixture arms should not extend into the pendant body, or manifold, for a greater distance than the threaded portion of the manifold.

(D) If the arms of the pendant are straight, then the pendant body, or manifold, should be drilled in such a way that the arms will be perpendicular to the stem.

(E) The burner nozzle, or nipple, to have a ⅛-in. straight iron pipe, male thread. The length of this threaded portion should be not less than 9-32 ins., and not more than 11-32 ins., and the bottom of the thread should be recessed so that the burner will make a neat, tight joint with the finished end of the arm immediately before the threaded portion.

(F) The axes of the burner nozzles should be vertical.

(G) Special precautions should be taken in the construction to prevent the obstruction of the gas-ways by foreign matter, such as gas fitters' cement, solder, or other jointing material, or metal chips. The ends of tubing should be reamed to remove burrs. When duplex tubing is used, care should be exercised to prevent faulty alignment of the gas-ways.

(H) Gas fitters' cement should not be used on any part of the fixture where it may be affected by the heat from the burners. When solder is used, it should be of such a mixture that it will not be affected by the heat from the burners.

No. 8 Center Control Cocks.

(A) A center control cock, which is the cock used for controlling the supply of gas to a fixture having two or more arms and which may or may not be at the same time a by-pass cock, should have, in all cases, a 3-16-in. gas-way, and in other dimensions should conform with the gas fixture cock specifications appended hereto.

(B) If this center control cock has lever arms, these arms should be of sufficient length to permit of easy operation of the cock so that neither the arms, nor the rods, nor the chains, operating the cock, come in contact with the body arms or other parts of the fixture.

No. 9 Grease.

The grease used on cocks, or swing joints, should not contain resin, wax, rubber, paraffine or similar substance.

No. 11 Sizes of Piping or Tubing for Arms.

(A) Arms of pendants, or of wall brackets, *i. e.*, those parts which carry gas for only one burner, should be made not smaller than the following sizes:

(B) "Length of Stem" is understood to be the distance in a straight line from the stiff joint to the lowest point of the pendant. In the case of wall brackets, which carry more than one burner, the sizes given in the table are correct, except that no pipe smaller than ¼-in. should be used. In brackets which carry more than one burner, the "Length of Stem" is understood to be the distance from the stiff joint to the point where the arms diverge.

(C) A one-piece or harp pendant, if not over 2 ft. 9-ins. long, may be made of ⅛-in. iron pipe or ⅜-in. brass tubing. If longer than 2 ft. 9 ins., it should conform to the table.

NO. 10 SIZES OF PIPE OR TUBING USED IN FIXTURE STEMS.

Length of stem.	No. of lights.	When made of iron pipe. Cased, inch.	Uncased, inch.	When made of brass pipe duplex tubing. Plain, inch.	Chain, inch.	Size of gas-way through cock, inch.
2 ft. 6 in. and under	1	⅛	⅛	½	⅜	1/8
2 ft. 6 in. and under	1–2	¼	¼	½	⅜	1/8
Over 2 ft. 6 in. and under 3 ft. 6 in	1–2	¼	¼	½	⅜	1/8
3 ft. 6 in. and over	1–2	¼	⅜	½	⅜	1/8
Any length	3–4	¼	⅜	½	½	3–16
Any length	5–7	⅜	½	¾	--	3–16
Any length	8–12	½	¾	¾	--	7–32
Any length	Over 12	¾	1	--	--	¼

(B) "Length of Arm" is understood to be a distance measured as follows:

In pendants—a straight line from the center of the stem to the center of the burner nozzle.

In stemless wall brackets, like stiff brackets, or single swing or double swing brackets, carrying but one burner—a straight line from the stiff joint to the center of the burner nozzle, measured when the bracket has its maximum reach.

In stemmed wall brackets—a straight line from the point of divergence of the arm to the center of the burner nozzle.

(C) In the case of cast wall brackets the area of the gasway in stems and arms should be not less than the area of the pipe, or tubing, of equivalent lengths of the sizes already specified.

STANDARD SIZES OF TUBING FOR ARMS.

Length of arm.	When made of iron pipe. Cased, inch.	Uncased, inch.	When made of brass pipe, inch.
12 in. or shorter	⅛	⅛	⅜
13 in. to 18 in.	¼	¼	½
Over 18 in	⅜	⅜	⅝

No. 12 Cocks.

All cocks including arm cocks, center control cocks, lantern cocks, or any other shut-off cock, should be made in accordance with the "Specification for Gas Fixture Cocks." By "shut-off cock" is meant any cock intended to be used for completely shutting off the gas supply to a burner or burners.

Specification for Gas Fixture Cocks.

It is not intended that this specification shall in any way govern the design of fixture cocks, except in so far as the dimensions given may govern the size. The accompanying drawing, which is on a large scale, is merely conventional, and is intended to show only the dimensions referred to in the specification.

(1) The material of both plug and body should be free from all defects, and of such grade that constant use will not cause excessive wear.

(2) The end of the plug should have two flat sides for the washer and two nuts—a main nut and a jamb nut—should be used instead of a tail screw. (Boston type). The plug and the male thread on the end of the plug should preferably be made of one piece; if made of two pieces, the nipple forming the male thread on the end of the plug should be screwed and sweated with hard solder, into the plug.

(3) The bearing surface for the washer on the cock body, should be not smaller in diameter than the diameter of the washer. The washer should wear evenly on the face of the body.

(4) The plug should stop at 90 degrees in either direction when shut off, but when the cock in question is a main by-pass cock, it may be a quarter-turn cock. The plug should be thoroughly and properly ground, and not merely tool finished. The question of thorough grinding is of great importance; any sign of insufficient grinding will lead to the rejection of the cock. The cock should be perfectly gas-tight, without an excess of grease, under a pressure of 8-in. of water column, while the plug may be turned by hand.

(Continued on page 974.)

(I) Fixtures for use out of doors, or in exposed situations should be provided with suitable drips, or means for the convenient removal of condensation from any part of the fixture in which such condensation may accumulate. Independent pilot lines in outdor fixtures should not be smaller than ⅜-in. iron pipe size.

(J) Globe holders should be of such construction and weight that they will probably support without sagging or bending, any globe, or shade, with which they are intended to be used. They should be readily and rigidly attached to the fixture arm or portable stand and held in place by screwing down the burner, or by other means. They should provide a good seat for all parts of the globe with which they are supposed to be in contact.

No. 3 Goose or Stork Neck.

(A) The thread on the fixed portion of a goose or stork neck should be not less than five full threads.

(B) The ground joint between the fixed and movable portions should have a bearing surface of not less than 1-in. and the diameter of the small end of the ground joint should be not less than ⅜-in.

(C) The joint should be thoroughly and properly ground and not merely tool finished. It should be perfectly gas tight, without grease under a pressure of 8-in. water column.

(D) It should be possible to lock the movable part to the fixed part by a bayonet lock, or similar means.

No. 4 Casing.

Where casing is used, it should be cut to an exact length, so that the joints may be made up tight, without marring or jambing the parts of the fixture at either end of the casing.

No. 5 Chain Pulls.

(A) Where a by-pass chain passes tarough a part of the casing, or an ornament of the fixture the opening through which the chain passes should have an eyelet, or similar means, to prevent the links of the chain from catching on the edges of the opening. If a rod is used in place of a chain, the eyelet may be omitted.

(B) If a chain pull is to be used, a sample of such chain should be submitted for examination and approval.

No. 6 Cocks on Portable Stands.

A portable stand should not have a cock as part of the stand.

No. 7 Swing Joints.

(A) In fixtures having swing joints, the swing joint should be constructed in accordance with the specification for the gas fixture cock in so far as that specification may cover the plug, the gas way and the lock nut and the jamb nut. It is to be understood that in no case shall the diameter of the plug at the small end be less than ⅜-in.

(B) Fixtures having swing joints must be made so that the arms of the fixture will, at all times, be in parallel horizontal planes and the construction must be sufficiently heavy so that the arms will maintain these positions when a lamp of any weight up to 2¼ pounds is attached. Exception.—Fixtures which are intended to revolve in planes other than horizontal planes, need not conform with this clause of the specifications, but should be submitted for examination and approval.

(C) Swing joints should be so assembled, that the weight of the fixture has a tendency to seat the plug in the body.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Architects in Waterbury Competition.

Announcement has just been made of the list of competing architects for the rebuilding of the City Hall for the city of Waterbury, Conn., the operation involving an expenditure of more than half a million dollars. The advisory architect, Prof. Warren Powers Laird, of the University of Pennsylvania, Philadelphia, has selected the following architects for a limited competition, Cass Gilbert, E. D. Litchfield, Delano & Aldrich, Dennison & Hirons, Jos. T. Smith & H. Van Buren Magonigle (Assoc.), Howells & Stokes, all of New York City, and one Boston architect, Parker, Thomas & Rice.

Plans for Fifth Avenue Bank.

C. P. H. Gilbert, 1123 Broadway, has completed plans for a four-story limestone bank building, 28x68 feet, to be erected at 204 5th avenue, through to Broadway, for the Lincoln Trust Co., 208 5th avenue, owner. Alexander S. Webb, president; Horace F. Poor, treasurer, 28 West 51st street, and Frederick P. Davis, secretary.

Cathedral Parkway Apartments.

Neville & Bagge, 217 West 125th street, are preparing plans for a ten-story apartment house, 125x100 feet, for Arthur Sonteiz, 2 Lenox avenue, to be erected at the northeast corner of Cathedral Parkway and 110th street. The owner will handle the general contract.

PERSONAL AND TRADE NOTES.

GUY R. BOLTON, architect, has given up his office at 105 West 40th st.

GEO. B. POST & SONS, architects, have moved from 345 5th av to 101 Park av.

ARNOLD W. BRUNNER, architect, has moved from 320 5th av to 101 Park av.

E. E. PAUL, general contractor, has moved from 1 Madison av to 101 Park av.

STEVOR & VANDER CLUTE, architects, have opened an office at 33 West 42d st.

HOWARD GREENLEY, architect, formerly of 298 5th av, has moved to 101 Park av.

R. L. WALSH & CO., contractors, have moved from 100 William st to 30 East 42d st.

C. SCHNEIDER & SON, general contractors, have opened an office at 1251 DeKalb av.

FRANKFORT & KIRSCHNER, architects, have opened an office at 830 Westchester av.

W. NICHOLAS ALBERTSON, architect, has moved from 95 William st to 2875 Broadway.

R. IRVING DODGE, architect, formerly of 381 4th av, has moved to the Woolworth Building.

OSCAR VALENTINE VATET is engaged in the practice of architecture at 15 East 40th st.

THE J. O. DEVLIN CO., builders, have moved from 1328 Broadway to the Woolworth Building.

KENNETH M. MURCHISON, architect, formerly of 298 5th av, has moved to 101 Park av.

WARREN E. GREEN CO., contractors, have moved from 1133 Broadway to 29 West 38th st.

W. S. MOORE, architect, has moved from 501 5th av to the 42d St. Building, Madison av and 42d st.

McKIM, MEAD & WHITE, formerly of 160 5th av, have moved to the Architects' Building, 101 Park av.

MURPHY BROS., contractors, have moved from 200 5th av to the 42d St. Building, Madison av and 42d st.

PERCY B. TAYLOR, engineer, has moved from 196 Market st, Newark, N. J., to the Essex Building, Newark.

H. D. SCUDDER, engineer, has moved from 196 Market st, Newark, N. J., to the Essex Building, Newark.

THE EBSARY FIREPROOFING & GYPSUM CO., formerly of 1123 Broadway, has moved to 140 West 42d st.

ISAAC HOPPER & SON, builders, have moved from 213 West 125th st to 110-2 West 40th st (Browning Building).

A. PASQUINI, general contractor, has moved from 1123 Broadway to the 42d St. Building, Madison av and 42d st.

EUGENE W. STERN, consulting engineer, has moved to the Architects' Building, 101 Park av. Phone, Murray Hill 2535.

NATHAN MYERS, architect, Metropolitan Building, Newark, N. J., has opened an office in the Woolworth Building.

W. H. & F. W. CANE, INC., builders and general contractors, announce their removal to the Woolworth Building.

BACON, EWING & HENRY, consulting engineers, formerly of 90 West st, have moved to the Architects' Building.

F. BURRALL HOFFMAN, JR., architect, announces the removal of his office to the Anderson Galleries, 45 East 40th st.

CLARK, MACMULLEN & RILEY, consulting engineers, formerly of 80 Maiden la, have moved to the Architects' Building.

P. F. KENNY CO., plumbers, formerly of 2291 Broadway, has moved to 33 Old Broadway, near 129th st. Phone, Morningside 240.

GILBERT C. HIGBY, architect, has moved from 45 Clinton st, Newark, N. J., to the Ordway Building, 207 Market st, Newark.

GEORGE A. FULLER CO. has the steel frame of the Hotel Biltmore raised to the seventh tier, with the stonework following close after.

HENRY C. MEYER, consulting engineer, formerly of 1 Madison av, has moved to the Architects' Building, 40th st and Park av.

THE TILEINE CO., formerly of 1 Madison av, is now located in the Architects' Building, 101 Park av, Room 603. Phone, Murray Hill 4871-2.

ALBERT E. PARFITT, architect, formerly of 26 Court st, Brooklyn, is now located in the Woolworth Building, 233 Broadway. Phone 7652 Barclay.

NYGREN, TENNEY & OHMES, consulting engineers, formerly of 130 Fulton st, have moved to the Architects' Building, 40th st and Park av.

LOCKWOOD GREENE & CO., engineers and architects, formerly of 320 Fifth av, have moved to the Architects' Building, 40th st and Park av.

THE PRINCETON CONSTRUCTION CO., contractors and builders of 220 Broadway, have moved to 30 East 42d street. Phone Murray Hill 4397-4398.

THE COMMERCIAL CONSTRUCTION CO., formerly of 24 State st, has moved to more commodious offices at 8-10 Bridge st (Maritime Building), Rooms 222-224.

S. H. POMEROY COMPANY (Inc.), which manufactures hollow metal fire-retardent windows, has moved its sales office to the 42d Street Building at 30 East 42d st.

RAPP CONSTRUCTION CO., which manufactures fireproof floor arches, has moved its main office from 600 West 110th st to the Forty-Second Street Building, 30 East 42d st.

LOUIS DUNCAN, consulting engineer, formerly at 55 Liberty st, has associated with S. Marsh Young and Henry A. Pressey, under the firm name of Duncan, Young & Pressey, Inc., and will locate at 50 Church st.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual convention this year at the Hotel Pontchartrain, Detroit, instead of in New York, where it has been held for many years. Four thousand of the country's largest manufacturing firms will be represented in the Western city on May 19, 20 and 21.

CHARLES J. FARLEY, who lives at 1334 Lexington avenue, Manhattan, chief clerk of the department and connected with it since 1887, has been appointed First Deputy Commissioner of Docks and Ferries by Commissioner Smith to succeed Mr. Cresson. Mr. Farley is an expert on dock department matters. As chief clerk, Farley drew a salary of $4,000 a year. As first deputy, his pay will be $5,000.

THE FIRM OF C. O. MAILLOUX & C. E. KNOX, consulting engineers, 90 West st, has been dissolved, and the engineering work formerly done by the firm will be carried on by Mr. C. E. Knox, at the Architects' Building, 40th st and Park av. Mr. Mailloux will devote his time to the development of electric railway propositions, and will remain at 90 West st. Mr. Mailloux is candidate for President of the American Institute of Electrical Engineers.

ISAAC A. HOPPER (INC.), contractor and builder, has taken new and enlarged quarters on fifteenth floor at 110-12 West 42d street. The business established and carried on for many years by the late Isaac A. Hopper was incorporated in 1901 and has been conducted since then with many large and prominent building operations to their credit. With increased facilities and well equipped organization, the continuance of past success is assured. The present officers are: Walter F. Hopper, president and treasurer; George B. Hopper, vice-president; Morris P. Altman, secretary and assistant treasurer.

BUILDING HEIGHT.—The members of the advisory committee held a special meeting on Monday evening at the rooms of the Bar Association. The committee has not yet fully determined as to plan and scope. Briefs and addresses delivered at hearings held by previous committees having the subject of building height in charge have been transmitted to the advisory committee. One of the addresses on the subject was by the late John M. Carrere, who favored a pyramidal limitation.

PATRICK J. CARLEY, one of the operators in the Bay Ridge section, who has erected about 200 houses there, is of the opinion that little vacant land will be left in Bay Ridge when the subway from the Bronx to Coney Island is actually in operation. He says a vast number of people are even now preparing to move into the section, and they will come just as soon as we have houses ready for them. "It is the greatest chance builders have ever had in New York City," he says.

NO ARCHITECTS SELECTED.

In this department is published a lvance information regarding building projects where architects have not as yet been selected.

BRONX.—The Lederer Construction Co., 1341 Southern Boulevard, has purchased a plot, 75 x100 ft., on the east side of Southern Boulevard, 125 ft. south of Jennings st, and contemplates the erection of two 5-sty brick and stone apartments. No architect has been selected.

BRONX.—Ernest & Herman Levy, 4th av and 19th st, N. Y. C., contemplates the erection of a silk mill, for which architect and engineer have not been selected. Exact location has not been decided.

BAYONNE, N. J.—The Y. M. C. A. of Bayonne, A. W. Forman, president, and H. B. Robinson, 718 Broadway, secretary, contemplates the erection of a brick and reinforced concrete Y. M. C. A. building at Broadway, 38th to 39th sts, for which no architect has been selected. The building committee comprises H. C. Colville, 718 Broadway; J. G. Eadie, 726 Av A; L. N. Creighton, West 8th st; R. P. Whitcomb, 96 West 36th st, and Alvah W. Forman, all of Bayonne. Cost about $100,000.

ANDOVER, N. J.—The Borough Council of Andover, N. J., contemplates the erection of a borough hall here. No architect has been selected. For particulars address Robert T. Smith, mayor.

KINGSTON, N. Y.—The First Dutch Reform Church, Dr. J. L. Leeper, 304 Clinton av, contemplates the erection of a 2½-sty rectory on Clinton av, near Wall st. Architect will be selected in May and will probably go ahead the first part of this summer.

DELHI, N. Y.—The Board of Education contemplates the erection of $60,000 school building here. No architect has been retained.

OSSINING, N. Y.—A. L. Meyers, this place, contemplates the erection of a 3-sty brick store and apartment building in the west side of Main st, to cost $12,000. No architect has been retained.

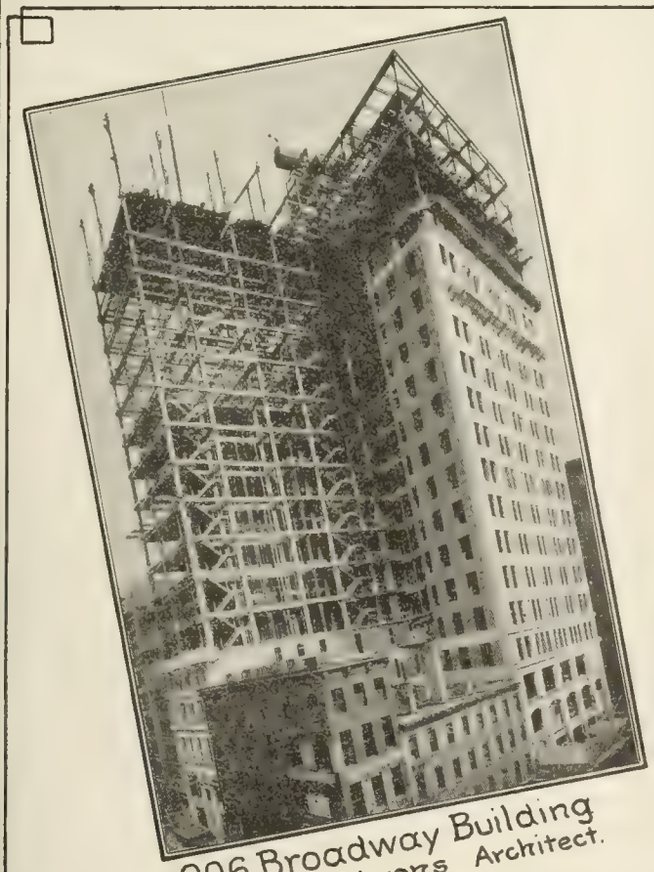
OSSINING, N. Y.—Miss Blanche Potter, Ossining, and 180 West 59th st, N. Y. C., contemplates rebuilding the chapel at Eagle Park. Nothing definite has been decided and no architect selected.

LEPTONDALE, N. Y.—The Board of Education of Leptondale, Chas. G. Tompkins, of building committee, in charge, contemplates the erection of a 1-sty school house here, in Orange County, northwest of Newburgh, for which no architect has been selected. Cost, $3,000.

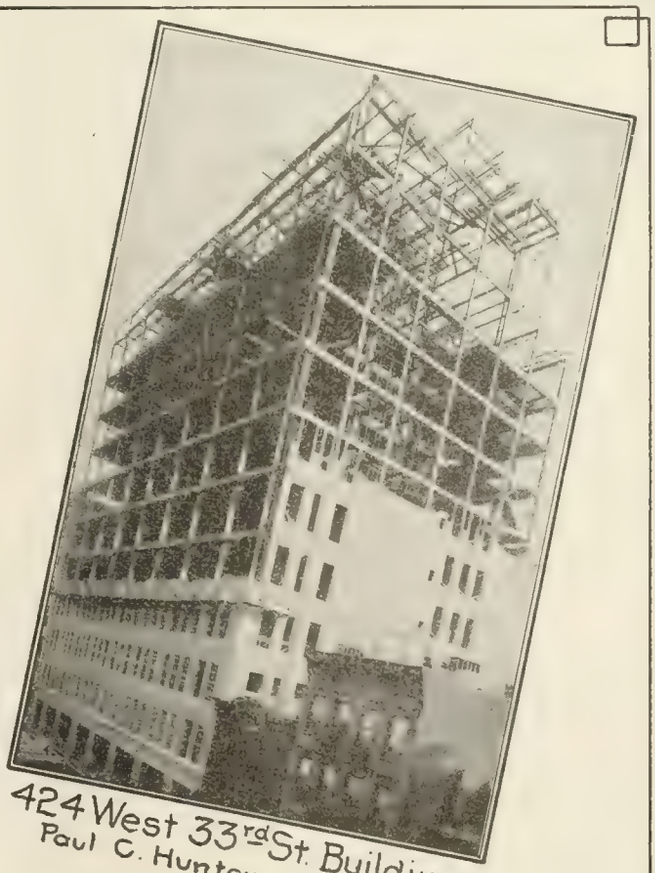
ROCHESTER, N. Y.—Neisner Bros., 194 East Main st, contemplates the erection of a store and apartment house at 17 North st, for which no architect has been retained.

BUFFALO, N. Y.—The German American Bank, E. A. Weppner, cashier, Main and Court sts, contemplates the erection of an addition to the bank at Main and Court sts, for which no architect has been retained.

ELMIRA, N. Y.—The Kelley-Whitney Co., at site, E. J. Kelley, president, H. M. Schwartz, manager and in charge, is receiving competitive sketches for a 3-sty reinforced concrete or brick factory, 50x100 ft., to be erected at Lake and East 4th sts. Foundations are to be built so that additional stories may be added later. Cost, $40,000.



906 Broadway Building
Robert T. Lyons Architect.



424 West 33rd St. Building
Paul C. Hunter Architect.

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STEEL
STRUCTURES
ENGINEERS & CONTRACTORS.
105 WEST 40TH ST. N.Y.



Y W C A Building
S E Cor. Lexington Ave. & 52nd St.
Donn Barber Architect.



Emmet Building
S E Cor. Madison Ave & 29th St.
Barney & Colt Architects.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—[illegible] No. 33 East 29th st, [illegible] to [illegible] bid on subs for alterations to [illegible] apartments, 75x100 ft., at 24-28 West 59th st, for A. Smith Cochran, 355 Palisade av, owner. A. J. Bodker, 62 West 45th st, architect. Cost about $150,000.

JAMAICA, L. I.—[illegible] Beck, 826 Manhattan av, Brooklyn, [illegible] bid for a 4-sty brick tenement, 100x50 ft., to be erected on the east side of Herriman av, 67 ft. north of Shelton av, for Robert Adolph, care of architect, owner. Cost about $26,000.

BRONX.—The M. J. B. Building Construction Co., 1029 East 163d st, Meyer Solomon, president, and Benj. Solomon, secretary, are taking bids on subs for two 5-sty brick tenements 50x90 ft. each, they will erect in the north side of Aldus st, from Bryant to Faile sts, from plans by the Kreymborg Architectural Co., 163d st and Hunts Point av. Cost, about $80,000.

BROOKLYN.—Chas. B. White, 189 Montague st, Brooklyn, architect, is taking bids from a selected list of general contractors for the 4-sty brick tenement, 61x91 ft., to be erected at the northwest corner of Grand st and Bushwick av, for the Central Brewing Co., care of architect, owner. Cost, about $25,000.

NEW BRIGHTON, S. I.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the contract for the apartment house to be erected on Central av, from plans by F. P. Platt, architect.

DWELLINGS.

WHITE PLAINS, N. Y.—J. C. Moore, Realty Building, architect, is ready to take bids on the general contract for a 2½-sty frame residence, 45x31 ft., to be erected at 38 Greenridge av, for Kelsey Smith, Westmoreland av, owner. Cost about $9,000.

HALLS AND CLUBS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the Italian Club to be altered at 117-119 West 48th st, for Katherine Reynard, Stamford, Conn., and Mathias Nicoll, 119 West 48th st, owners. Ogden, Pryor & Day, 1170 Broadway, are architects. Cost, about $40,000.

107TH ST.—William H. Hoffman, Empire Building, Philadelphia, Pa., is preparing plans for five 2-sty brick and stone stores and dance hall to be erected at 107th st and 5th av, for Geo. H. Earle and E. Sullivan, care of the Finance Co. of Pennsylvania, Drexel Building, Philadelphia, Pa., owners.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Marmac Construction Co., 316 West 30th st, general contractor, is taking bids on subs for the 12-sty loft building to be erected at 130-132 West 29th st, from plans by Browne & Almiroty, 220 5th av, architects.

46TH ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for alterations to the 2-sty brick studio, 25x100 ft., at 335 East 46th st, for John Dornelly & Elisee Ricci, 451 West 54th st, owners. Architects will take bids on the general contract. Cost, about $10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

110TH ST.—Neville & Bagge, 217 West 125th st, are preparing plans for a 10-sty apartment house, 125x100 ft., to be erected at the northeast corner of 110th st and Cathedral Parkway, for Arthur Senteiz, 2 Lenox av, owner. Plans will be completed about May 6.

5TH AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty apartment, 100x72 ft., to be erected in 111th st, 345 ft. west of 5th av, for the Tillmill Construction Co., 132 Nassau st, owner.

BROADWAY.—Candee, Krekeler Co., building material deaers, Hamilton av and 15th st, Brooklyn, have purchased the old buildings on the west side of Broadway to the east side of Fort Washington av, 165th and 166th sts, of the Institute for the Education of the Blind, 34 West 19th st. The property contains six buildings, and the Institute contemplates cutting streets through the property and putting same on the market for apartment house sites.

NAGLE AV.—Foundations are under way for two 5-sty apartments, 40x100 ft. each, to be erected on the north side of Nagle av., 50 ft. west of Arden st., for Brown Bros., Inc., 33 East 20th st, owners. Wortmann & Braun, 114 East 28th st, architects. Total cost, $100,000.

ST. NICHOLAS AV.—Chas. B. Meyers, 1 West Union sq, has completed plans for the 6-sty apartment, 97x107 ft., to be erected at the northwest corner of St. Nicholas av and 190th st, for the 190th St. Holding Co., 85 West 119th st, owner. Cost, about $150,000.

WADSWORTH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty tenements to be erected at the northeast corner of Wadsworth av and 191st st, for the 191st St. Construction Co., 35 Nassau st, owner. Cost, about $80,000.

111TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 5-sty tenement, 100x59.6 ft., to be erected in the south side of 111th st, 345 ft. west of 5th av, for the Til. Mil. Realty Co., 132 Nassau st, owner. Cost, about $80,000.

WADSWORTH AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for three 5-sty tenements to be erected on the west side of Wadsworth av, 60 ft. north of 185th st, for the Comfort Realty Co., 10 West 40th st, owner. Cost, between $60,000 and $65,000.

BROADWAY.—William H. Hoffman, Philadelphia, Pa., has completed plans for alterations to the 9-sty tenement at 1672-4 Broadway, for Geo. H. Earle, Jr., Philadelphia, Pa., owner.

1ST AV.—A. Balschun, 483 Willis av, has completed plans for alterations to the 4-sty tenement at 1471 1st av, for Marie Butt, 36 Morningside av, owner.

86TH ST.—Wm. Weissenberger, Jr., 55 Duane st, has completed plans for alterations to the 5-sty tenement at 151 East 86th st, for the Yonkers Holding Co., 227 Fulton st, owner. Cost, $12,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education April 29 for the removel of old P. S. 38, at 8 to 14 Clark st, and forming a playground on the site. Louis Fink was low bidder at $300. D. L. Delaney was low bidder at $875 for the sanitary work.

THEATRES.

PARK ROW.—L. Leining, Jr., 160 5th av, has nearly completed plans for a 1 or 2-sty moving picture theatre, 20x95 ft., to be erected at 11 Park Row, for L. Zimmermann, care of the architect, lessees.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TIEBOUT AV.—Plans are being prepared by Harry T. Howell, 3d av and 149th st, for two 5-sty tenements to be erected on the northeast corner of 188th st and Tiebout av for the Schorn Co., to cost $41,000.

VYSE AV.—Harry T. Howell, 3d av and 149th st, is preparing plans for a 5-sty brick tenement on the west side of Vyse av, 150 ft. north of Jennings st, 50x88, for the Hargton Building Co., to cost $55,000, and two 5-sty brick tenements on the west side of Carter av, 105 ft. south of 174th st, for the Tully Realty Co., to cost $64,000.

236TH ST.—Excavating is under way for two 3-sty brick tenements, 33x55 ft. each, to be erected in the north side of 236th st, 100 ft. east of Napier av, for E. J. Byrne, 3029 3d av, architect and owner. D. Lasala, 565 East 178th st, has the mason work, Total cost, $60,000.

ALDUS ST.—Excavating is under way for two 5-sty brick tenements, 50x90 ft., to be erected in the north side of Ardus st, from Bryant to Faile st, for the M. J. B. Building Construction Co., 1029 East 163d st, owner; Meyer Solomon, president, and Benj. Solomon, secretary. The Kreymborg Architectural Co., 163d st and Hunts Point av, are the architects. Cost, about $80,000.

Brooklyn.

FACTORIES AND WAREHOUSES.

5TH ST.—Benj. Finkenseiper, 134 Broadway, Brooklyn, has completed plans for an extension to the 5-sty factory in the north side of 5th st, 100 ft. east of Bedford av, for S. W. Farber, 143 South 5th st, Brooklyn, owner. Cost, about $18,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids April 28 for installing heating and ventilating apparatus in P. S. 172. R. J. McKinnon low bidder at $38,000. For installing temperature regulation in same school the National Regulator Co. was low bidder at $2,649.

BROOKLYN.—Bids were opened by the Board of Education for installing electric equipment in P. S. 99. Eugene Frank was low bidder at $7,566.

Queens.

DWELLINGS.

FAR ROCKAWAY.—The S. and L. Construction Co. has purchased from the Amundson Realty Co. M. Morgenthau, President, represented by James Frank, seventy-five lots, fronting on the Atlantic Ocean, known as the Harriman Court property, adjoining the Grove Club at Edgemere Crest, Far Rockaway, L. I. These lots will be immediately improved with fourteen cottages and two large seashore hotels. The total investment will aggregate over $300,000.

STORES, OFFICES AND LOFTS.

QUEENS, L. I.—Smith & Holler, 82 Wall st, N. Y. C., have completed plans for five 1-sty brick stores, 16x55 ft., to be erected at the northwest corner of Manor and Jamaica avs for Mrs. S. C. Holliday, 45 Brevoprt pl, Brooklyn, owner. The general contract will be awarded without competition. Cost about $25,000.

MISCELLANEOUS.

JACKSON AV.—Estimates are being prepared for the cost of putting the tunnel into temporary operation from Jackson av, Long Island City, to 3d av, New York, and an operating contract will be signed shortly.

Richmond.

HOTELS.

NEW DORP, S. I.—A. Munger, 32 Broadway, N. Y. C., has purchased the New Dorp Beach Hotel here and in all probability will lease the property.

Nassau.

DWELLINGS.

EAST NORWICH, L. I.—The Vernon tract at East Norwich, consisting of about 100 acres, has been sold to M. Campbell of Manhattan. A residence will be erected on the crown of the hill and the property developed as a country estate.

Westchester.

DWELLINGS.

BRONXVILLE, N. Y.—Ogden, Pryor & Day, 1170 Broadway, N. Y. C., have completed plans for a 2½-sty terra cotta block and stucco residence and garage to be erected at Cedar Knolls for Joseph Petruzzi, 463 5th av, owner, and will take bids on general contract about the middle of May. Cost about $15,000.

CRESTWOOD GARDENS.—For the purpose of developing Crestwood Gardens, the D. & D. Construction Co. has been organized, with a capital of $100,000. Charles E. Drake, President. As many as 150 high-class private dwellings will be erected.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—John E. Kleist, 515 7th av, N. Y. C., has completed plans for a 2-sty brick stores, offices and apartments, 65x70 ft., to be erected at North and Morris sts. for Geo. Fernschild, Hawthorne av and Orchard pl, owner. Cost about $25,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Geo. Violante, 241 Camelia st, Long Island City, has received the general contract to erect two 4-sty brick and stone tenements, 35x89 ft., on the west side of 9th av, 135 ft. south of Washington av, for the Queens Bohemian Realty Co., 65 6th av, L. I. City, owner. Frank Braun, 585 9th av, L. I. City, is architect. Cost about $18,000.

59TH ST.—Brown Bros., Inc., 33 East 20th st, have received the general contract to alter the 7-sty bachelor apartments, 75x100 ft., at 24-28 West 59th st, for A. Smith Cochran, 355 Palisade av, owner. A. J. Bodker, 62 West 45th st, is architect. Cost about $150,000.

BANKS.

JORALEMON ST (sub).—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for the excavation, shoring, sheath piling and underpinning for the 12-sty bank and office building, 135x124 ft., to be erected at the southwest corner of Joralemon and Court sts, Brooklyn, for the Weinboro Realty Co., Levi Weingarten, 47 West 34th st, N. Y. C., owner. Wm. E. Lehman, 738 Broad st, Newark, N. J., is architect. Cost, $400,000.

DWELLINGS.

HARRISON, N. Y.—Rocco Briante, 5 North Lexington av, White Plains, has received the general contract to erect a 2½-sty stone, terra block and stucco residence at Burling pl and Purchase st, for Herbert Lehman, 16 William st, N. Y. C., owner. H. A. Jacobs, 320 5th av, N. Y. C., architect. Cost about $35,000.

FOREST HILLS, L. I.—The Cord-Meyer Development Co., Hoffman boulevard, has received the general contract to erect a 2-sty brick residence, 42x32 ft., for Anna M. Pelton, care of architect, owner. W. S. Worrall, Jr., 9 Twombly pl, Jamaica, L. I., architect. Cost about $10,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, has received the general contract from the Hewitt Rubber Co. for the construction of an all reinforced concrete factory building, 3-stys, 460x90 ft., with an "L" 61x30 ft., to be erected in Buffalo, according to the plans of Lockwood, Greene & Co. Work to go ahead at once.

NEWARK, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract for the construction of an 8-sty and basement cold storage warehouse entirely of reinforced concrete for the Merchants Refrigerating Co., Newark, N. J., on River st, south of Cherry st. The building is to be 50x100 ft. J. B. Snooks Sons, 261 Broadway, N. Y. C., architects.

GLOUCESTER, MASS.—The Aberthaw Construction Co., Boston, has received the contract to erect the 4-sty reinforced concrete building, 120x60 ft., for the Russia Cement Co., Gloucester, Mass., manufacturers of LePage's glue, inks, oil, etc.

FLORENCE, MASS.—The Florence Manufacturing Co., Florence, Mass., manufacturers of Prophylactic tooth brushes, etc., have awarded the contract to the Aberthaw Construction Co., of Boston, Mass., for building a new building to replace an old structure which is being torn down.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, have received the general contract to erect a 1 and 2-sty brick factory, 50x80 ft., and 50x137 ft., at the southwest corner of Bridge and Plymouth sts, Brooklyn, for William H. Miller, 18 Bridge st, owner. Cost about $25,000.

HOSPITALS AND ASYLUMS.

TROY, N. Y.—The Chas. Crowley Construction Co. has received the contract to erect the day nursery which Peter McCarthy has donated to the Seton Home. The building will be 2-stys and cost about $20,000.

64TH ST.—(Sub.) C. W. Klappert's Son., Inc., 328 East 25th st, have received the carpentry for the 5-sty addition, 44x142 ft., to the hospital at the southwest corner of 64th st and Avenue A, for the Flower Hospital and New York Homeopathic Medical College. R. S. Copeland, dean, and J. W. Dowling, secretary. Delano & Aldrich, 4 East 39th st, are architects. R. D. Kimball, 15 West 38th st, heating engineer. F. A. Burdett & Co., 16 East 33d st, heating engineer. C. T. Wills, Inc., 286 5th av, is general contractor. Cost, about $180,000.

UNCLE SAM SPEAKS ANOTHER GOOD WORD FOR

"THE WOOD ETERNAL" **CYPRESS** *"THE WOOD ETERNAL"*

Department of Agriculture, Forest Service, Bulletin 95, page 44, issued June 30, 1911, says of *Cypress:*

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Further on CYPRESS, the same Government Report says: "The wood contains little resin and thus affords *a good surface for paint,* which it holds well. . . It is a popular wood where it is subjected to dampness and heat. It shrinks, swells or warps but little. . . For the parts of houses exposed to the weather it serves equally well."



Both quotations above are from Bulletin 95 (page 44), U. S. Dept. of Agr. (Forest Service), June 30, 1911

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Contracts Awarded (Continued).

HOTELS.

BROADWAY.—(Sub.) Ravitch Bros., 1182 Broadway, have received the steel contract for the 12-sty hotel, 35x114 ft., to be erected at the northeast corner of Broadway and 94th st, for Harry Schaff, 355 West End av, owner. Schwartz & Gross, and L. N. Marcus, 347 5th av, associate architects. Owner builds and H. Fox, southeast corner of 88th st and West End av, is superintendent. Cost about $200,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Eugene Frank, 22 East 21st st, has received the contract for the electric wiring of Public School No. 99, Brooklyn.

STABLES AND GARAGES.

ELMIRA, N. Y.—The Compton Realty & Construction Co., Lake and Market sts, Elmira, has received the general contract to erect the 3-sty reinforced concrete garage, 60x160x120 ft., at Church and Baldwin sts, for the American La France Co., 100 East La France st, owner, J. R. Clarke, president. Pierce & Bickford, 118 Lake st, architects. Cost about $40,000.

STORES, OFFICES AND LOFTS.

WILLIAM ST.—McDermott & Hanigan, 103 Park av, have received the contract for alterations to the building at 164 William st.

5TH AV.—Edward Corning Co., 100 William st, has received the general contract to erect the 13-sty office building, 26x125 ft., at the southwest corner of 5th av and 13th st, for George A. Plimpton, 70 5th av, owner. Chas A. Rich, 320 5th av, is architect. Cost about $100,000.

29TH ST.—The Marmac Construction Co., 316 West 30th st, has received the general contract to erect the 12-sty store and loft building, 40x88 ft., at 130-132 West 29th st, for the 130 West 29th St. Co., Inc., E. Jacobs, president, 160 Broadway. Browne & Almiroty, 220 5th av, are architects. The Radley Steel Construction Co., 624 East 19th st, has the steel contract.

42D ST.—The Murphy Constn. Co., 50 Church st, has received the general contract to erect the 6-sty store and office building, 22x100 ft, at 8 East 42d st, for a Mr. Korn, from plans by H. L. Walker, 103 Park av.

4TH AV.—The Murphy Constn. Co., 50 Church st, has received the general contract for alterations to the store and office building southwest corner 4th av and 28th st. The United Merchants' Realty Improvement Co. is the lessee.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

191ST ST & WADSWORTH AV, n e cor, two 5-sty brick tenements; cost, $80,000; owner, 191st St. Construction Co., John Katzman, president, 35 Nassau st; architects, Sommerfeld & Steckler, 31 Nassau st. Plan No. 214.

SHERMAN AV & ARDEN ST, s w cor, 5-sty brick tenement, 80x115; cost, $125,000; owner, Gibralta Realty Co., Wm. Briethhaupt, Pres., 475 8th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 212.

SHERMAN AV, n s, 100 ft. w Hawthorne st, six 5-sty brick tenements, 50x118; cost, $210,000; owners, Vermiljea Realty Co., Chas. Hensle, president, 356 10th av; architects, Moore & Landsiedel, 148th st and Broadway. Plan No. 222.

DWELLINGS.

129TH ST, 411-415 West, 5-sty brick home for working girls, 75x90; cost, $100,000; owner, Mrs. Susan Devin, 220 West 105th st; architects, Lawlor & Haase, 69 Wall st. Plan No. 227.

FACTORIES AND WAREHOUSES.

26TH ST, 521 & 523 West, 9-sty brick factory, 40x91; cost, $50,000; owner and architect, Harris H. Uris, 16 East 96th st. Plan No. 217.

31ST ST, 230 West, 1-sty frame storage, 19x46; cost, $1,000; owners, Caswell-Massey Co., 230 West 31st st; architect, Clarence W. Meyers, 165 Broadway. Plan No. 210.

5TH ST, 602 West, 6-sty brick factory, 100x99; cost, $60,000; owner, Henry Astor, 11 East 42d st; architects, Ross & McNeil, 39 East 42d st; lessee, Chas. Kohler, 50th st and 11th av. Plan No. 219.

HOTELS.

42D ST, 403-5 West, 5-sty brick hotel, 38x100; cost, $20,000; owner, Wm. J. Daniel, 583 9th av; architect, Thos. H. Styles, 1451 Broadway; builder, John Jordan, 1451 Broadway. Plan No. 213.

STABLES AND GARAGES.

37TH ST, 414-418 East, 2 and 3-sty stable, 75x98; cost, $15,000; owners, R. Gordon & Son, Inc., John J. Gordon, Pres., 46th st and North River; architect, Frank A. Rooke, 489 5th av. Plan No. 228.

20TH ST, 414-416 East, 3-sty brick stable, 40x92; cost, $12,000; owner, Thomas Farley, 441 East 19th st; architect, Geo. F. Spelman, 101 Park av. Plan No. 221.

STORES, OFFICES AND LOFTS.

6TH AV, 510-12, 12-sty brick store and lofts, 41x65; cost, $40,000; owner, Louisa Appell, 353 West 29th st; architect, Walter Williams, 245 West 34th st; builder, Edward J. Appell, 202 East 42d st. Plan No. 218.

35TH ST, 9 West, 5-sty brick store and lofts, 18x98; cost, $30,000; owners, Carnegie Trust Co., Chas. Newmark, president, 600 West 113th st; architects, Gross & Kleinberger, 721 Beck st. Plan No. 225.

LAFAYETTE ST, 383-389, 4-sty brick loft and store, 79x120; cost, $75,000; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 220.

STORES AND TENEMENTS.

THOMPSON ST, 152-154, 6-sty brick store and tenement, 49x86; cost, $40,000; owner, Citizens Investment Co., Dominick Abbate, Pres., 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 209.

THEATRES.

2D AV, 11-17, 3-sty brick moving picture, stores and lofts, 70x68; cost, $30,000; owner, Louis Minsky, 228 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 208.

65TH ST, 37 to 43 West, open air moving pictures, frame, 90x100; cost, $1,500; owner, Albert Crame, Stamford, Conn.; lessees, Lester Amusement Co., 110th st and 8th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 215.

PARK ROW, 11, 1-sty brick moving picture theatre; dimensions irregular; cost, $10,000; owner, Joseph Auker, 160 5th av; architect, Lewis Leining, 160 5th av. Plan No. 223.

110TH ST, s s, between Riverside drive and Broadway, 1-sty frame open-air theatre, 100x10; cost, $4,000; owner, Mrs. Olivia Sage, 111 Broadway; architect, John E. Kleiss, 515 7th av. Plan No. 224.

MISCELLANEOUS.

GRAND CENTRAL TERMINAL TOWER LEVEL, 1-sty cement stucco toilet, 16x8; cost, $1,200; owner, N. Y. C. & H. R. R. Co., Wm. C. Brown, Pres.. Grand Central Terminal, city; architects, Warren & Wetmore, 70 East 45th st. Plan No. 211.

23D ST, 250-2 West, 1-sty frame toilet, ticket box and operating booth, 8x4; cost, $1,000; owner, Nicholas Abel, 165 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 216.

82D ST, 215-219 West, 1-sty frame coal office, 12x18; cost, $400; owner, Thomas Ward, 218 West 83d st; architect, Horace G. Knapp, 111 Broadway. Plan No. 226.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

179TH ST, s e cor Vyse av, two 5-sty brick tenements, plastic slate roof, 64.11x77.11, 50x75.2 cost, $100,000, owner, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, Pres.; architects, Chas Schaefer, Jr., Co., 401 Tremont av. Plan No. 270.

MONTEREY AV, s w cor 179th st, three 5-sty brick tenements, slag roof, 50.9½x88.10, 50.9½x86.7, 50.9½x89.5; cost, 125,000; owner, Cioffi Constn. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 271.

MONTEREY AV, w s, 130 n 178th st, three 5-sty brick tenements, slag roof, 50.9x83.9, 50.9x84.7, 50.9x85.4; cost, $120,000; owner, Angel Const. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 272.

190TH ST, s s, 78.78 w Creston av, 5-sty brick tenement, 43x91.11, slag roof; cost, $30,000; owners, Henry F. A. Wolf Co., Henry F. A. Wolf, 549 East 138th st, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 277.

LONGFELLOW AV, w s, 175 s Seneca av, six 4-sty brick tenements, 23x72; slag roof; cost, $108,000; owner, Edmund Powers, 176 Garfield st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 280.

STEBBINS AV, w s, 169.08 s Westchester av, five 5-sty brick tenements, slag roof, 40x88; cost, $175,000; owner, Foxvale Realty Co., Frank Starkman, 748 Beck st, Pres.; architects, Kreymborg Archtl. Co., 163d st and Southern Boulevard. Plan No. 286.

DWELLINGS.

226TH ST, s s, 230.02 e Barnes av, two 2-sty brick dwellings, 21x53, slag roof; cost, $12,000; owners, C. Guidone, Inc., C. Guidone, 99 Nassau st, president; architect, P. Richard, 230 East 115th st. Plan No. 275.

BAILEY AV, e s, 178 s Heath av, five 2-sty brick dwellings, 19.11¾x36, tin roof; cost, $25,000; owners, Fordham Realty Co., Alfred Ericson, 2585 Sedgwick av, president and architect. Plan No. 273.

216TH ST, s s, 75 e Bronxwood av, 2-sty brick dwelling, 21x60, tin roof; cost, $6,000; owners, Lagattuta & Spitalive, 906 East 216th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 278.

WALES AV, No. 633, 2-sty brick dwelling and shed, tin roof, 25x57; cost, $5,025; owner, Casper Hellbock, on premises; architect, Chris F. Lohse, 371 East 149th st. Plan No. 281.

STABLES AND GARAGES.

WEBSTER AV, n e cor 184th st, 1-sty brick office and garage, slag roof, 75x95; cost, $18,000; owners, The Fleischmann Co., 515 Park av; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 285.

LORILLARD PL, w s, 190 s 187th st, 1-sty frame stable, 14x25; cost, $400; owner, Wm. B. Taus, 2336 Bathgate av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 279.

STORES AND DWELLINGS.

3D AV, e s, 115 n 164th st, 2-sty brick store and dwelling, tin roof, 16.3½x50.2; cost, $3,500; owner, Max Alpert, 320 West 96th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 269.

STORES, OFFICES AND LOFTS.

WALDO AV, n w cor 246th st, 1-sty frame office, 17.4x24; cost, $1,850; owners, Delafield Estates, 27 Cedar st; architect, Carlton van Valkenburg, 147 4th av. Plan No. 274.

WESTCHESTER AV, w s, 214.8 n Edison av, five 1-sty frame stores, tin roof, 19.7x36 & 78; cost, $8,000; owner, Louise R. Allen, 3011 Westchester av; architect, Anton Pirner, 2069 Westchester av. Plan No. 284.

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THEATRE.

163D ST, n w cor Tinton av, open air theatre, 93x90; cost, $1,000; owners, Leavenfeld & Prager, Singer Bldg.; architect, I. Goldsmith, 1699 Fulton av. Plan No. 283.

JEROME AV, e s, 78.1 n 177th st, open air theatre, 40x100; cost, $1,000; owner, Alfred J. Murphy, 754 Jennings st; architect, Takao Iwanami, 682 Post st. Plan No. 288.

MORRIS AV, e s, 175 n 164th st, open air theatre, 40x104; cost, $1,000; owner, Henry L. Hunter, Pleasantville, N. Y.; architect, A. H. Guilbert, 1009 Morris av. Plan No. 287.

MISCELLANEOUS.

226TH ST, s s, 230.02 e Barnes av, 1-sty brick shop, 21.4x17.4, slag roof; cost, $800; owners, C. Guidone, Inc., C. Guidone, 99 Nassau st, president; architect, P. Richard, 230 East 115th st. Plan No. 276.

150TH ST, No, 788, 1-sty frame shed, 25x25; cost, $150; owner, John Wilker, 566 Wales av; architect, Chris F. Lohse, 371 East 149th st. Plan No. 282.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HERKIMER ST, n s, 175 e Utica av, 4-sty brick tenement, 25x75, gravel roof, 4 families; cost, $10,000; owner, Wm. F. Smith, 719 Herkimer st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2280.

DEAN ST, s s, 200 w 3d av, 5-sty brick tenement, 50x87.6, slag roof, 25 families; cost, $50,000; owner, Hartman Realty Co., 68 William st, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2270.

WEST 17TH ST, w s, 220 n Neptune av, two 2-sty frame tenements, 20x80, gravel roof, 4 families; cost, $10,000; owner, Jos. Koppel, 1519 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2341.

HOWARD AV, e s, 22 n Prospect pl, 4-sty brick tenement, 40.3x89, gravel roof, 16 families; cost, $20,000; owner, Morris Topol, 1512 Eastern parkway; architect, H. B. Pollak, 358 Stone av. Plan No. 2343.

LAFAYETTE AV, n s, 125 e Tompkins av, 4-sty brick tenement, 25x88, gravel roof, 17 families; cost, $40,000; owner, Benj. Gaborlowitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 2263.

LAFAYETTE AV, n s, 175 e Tompkins av, 4-sty brick tenement, 25x88, gravel roof, 8 families; cost, $25,000; owner, Benj. Gaborlowitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 2362.

DWELLINGS.

LINCOLN PL, w s, 100 s Sutter av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $2,800; owner, Antonio Falletta, 444 Crescent st; architect, W. K. Taylor, 137 Union Hall st, Jamaica, L. I. Plan No. 2228.

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Plans Filed, New Buildings, Bklyn. (Cont.).

CARROLL ST, s s, 225 w New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $6,500; owner, John J. Kilbourne, 1467 Dean st; architect, Alex M. McLean, 883 35th st. Plan No. 2232.

CARROLL ST, s s, 250 w New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $6,500; owner, John J. Kilbourne, 1467 Dean st; architect, Alex McLean, 883 35th st. Plan No. 2231.

EAST 14TH ST, e s, 180 s Av W, four 2-sty frame dwellings, 18x29, shingle roof, 1 family each; total cost, $12,000; owner, C. M. Meyers, 14390 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 2236.

WARWICK ST, e s, 200 s Ridgewood av, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $3,500; owner, Mathilda Meniman, 349 Schenck av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 2273.

EAST 34TH ST, e s, 130 n Church av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, $4,000; owners, Adolf & Helen Landero, 428 6th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2282.

63D ST, s s, 100 w 4th av, 2-sty brick dwelling, 20x55, gravel roof, 12 families; cost, $7,000; owner, C. Ciancimino, 8 Spring st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 2304.

CONEY ISLAND AV, e s, 139.3 n Dorchester rd, 3-sty brick dwelling, 20.11x55, slag roof, 2 families; cost, $10,000; owner, John Guebe, 797 Coney Island av; architect, Fred'k Dunn, 797 Coney Island av. Plan No. 2325.

FORBELL AV, w s, 28.3 s Glen st, two 2-sty brick dwellings, 20x52.4, gravel roof, 2 families each; total cost, $5,000; owner, Magenta Development Co., 99 Forbell av; architect, Hy Rockmore 1531 48th st. Plan No. 2302.

MONTAUK AV, e s, 90 s Belmont av, 2-sty brick dwelling, 20x52.4, gravel roof, 2 families; cost, $7,000; owner, Gronchino Muzzola, 39 Snediker av; architect, C. P. Cannella, 60 Graham av. Plan No. 2303.

ESSEX ST, e s, 130 s Dumont av, five 2-sty brick dwellings, 20x45, gravel roof, 2 families each; total cost, $17,500; owner, Ethel Stromwasser, 257 Vermont st; architects, Chas Infanger & Son, 2634 Atlantic av. Plan No. 2347.

CYPRESS AV, n s, 200 e Seagate av, 2-sty frame dwelling, 26.3x42, shingle roof, 1 family; cost, $6,500; owner, Emil Reineking, 386 Crescent st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 2345.

ULMER PARK, 700 w Warehouse av, 1-sty frame dwelling, 25x34, shingle roof, 2 families; cost, $600; owner, John W. Weber, 31 Belvidere st; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 2338.

GRAND PL, n s, 92.11 e Canarsie av, four 2-sty frame dwellings, 18x28, shingle roof, 1 family each; total cost, $6,000; owner, H. Silverstone, 357 Shepherd av; architect, L. Danancher, 7 Glenmore av. Plan No. 2369.

ROST PL, s s, 83.6 w East 94th st, two 2-sty frame dwellings, 17x28, shingle roof, 1 family each; total cost, $4,000; owner, H. Silverstone, 357 Shepherd av; architect, L. Danancher, 7 Glenmore av. Plan No. 2370.

TAYLOR ST, s s, 249.6 e Bedford av, 1-sty brick dwelling, 20.6x45, gravel roof; cost, $1,500; owner, Wm. Welge, 100 Taylor st; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 2398.

EAST 17TH ST, w s, 460 n Av J, 2½-sty frame dwelling, 22.6x30, shingle roof, 1 family; cost, $4,500; owner, Wm. Bradfeld, 463 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2373.

FACTORIES AND WAREHOUSES.

LIBERTY AV, n e cor Chestnut st, 2-sty brick storage, 25.10x92.10; concrete roof; cost, $15,000; owner, Wm. Block, on premises; architect, W. L. Stoddart, 30 West 38th st, N. Y. Plan No. 2255.

KEAP ST, n w s, 40.5 n e Ainslie st, 5-sty brick storage, 44.4x100, gravel roof; cost, $20,000; owner, J. L. Hopkins & Co., 100 William st, N. Y.; architect, Jos. A. Carroll, 2108 Av Q. Plan No. 2378.

WASHINGTON ST, s w cor Front st, 9-sty brick factory, 200x125, felt roof; cost, $250,000; owner, Robt. Gair, Water and Front sts; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 2334.

GRAND AV, w s, 47 s St Marks av, 1-sty brick storage, 12x11.4, gravel roof; cost, $300; owner, Pasquale Puma, 622 Grand av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 2312.

SCHOOLS AND COLLEGES.

DRIGGS AV, n e cor South 3d st, 5-sty brick school, 199.6x102.4, slag roof; cost, $240,000; owner, City N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 2329.

STABLES AND GARAGES.

MONTGOMERY ST, s s, 200 e Nostrand av, 1-sty frame stable, 12x12, gravel roof; cost, $300; owner, Antonio Costello, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 2222.

CARROLL ST, s s, 120 e New York av, 1-sty frame garage, 18x20, gravel roof; cost, $400; owner, Chas. Harris, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 2223.

BEACH 48TH ST, n s, 160 w Surf av, 1-sty frame garage, 13x27.4, —— roof; cost, $800; owner, Edw. H. Baily, 31 East 17th st, N. Y.; architects, Parfitt Bros., 26 Court st. Plan No. 2233.

McDOUGALL ST, s s, 100 e Hopkinson av, 1-sty brick garage, 10x16, —— roof; cost, $140; owner, Dora Hulle, 180 McDougall st; architect, C. A. Pope, 1095 Herkimer st. Plan No. 2286.

RIDGE CT, n w cor 72d st, 1-sty brick garage, 20x12, gravel roof; cost, $600; owner, Fred B. Conford, 319 78th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 2277.

AV I, s s, 50 e East 21st st, 1-sty frame garage, 12x17, shingle roof; cost, $10; owner, Felix Brendeke, 335 Adams st; architect, Alfred Nelson, 1811 Av I. Plan No. 2272.

78TH ST, n w cor 4th av, 1-sty frame garage, 10x16, rubberoid roof; cost, $150; owner, Mary T. Smith, 7222 4th av; architect, E. Erickson, 7615 5th av. Plan No. 2388.

EAST 13TH ST, e s, 245.6 s Ditmas av, 1-sty frame garage, 18x12, shingle roof; cost, $200; owner, M. M. Hubner, 559 East 13th st; architect, W. S. Banta, 460 49th st. Plan No. 2374.

WEST 16TH ST, s w cor Hart pl, 1-sty frame stable and store room, 39.6x22, gravel roof; cost, $850; owner, John T. Stanley, 642 West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2285.

83D ST, n s, 120 e Marrows av, 1-sty brick garage, 15x30, tile roof; cost, $600; owner, Edw. De Knight, 49 83d st; architects, H. P. Kube and J. J. Pettit, 103 Park av, N. Y. Plan No. 2336.

85TH ST, n s, 260 w 2d av, 1-sty brick garage, 12.6x37.6, concrete roof; cost, $1,000; owner, Nellie S. Bodine, 425 56th st; architects, Slee & Bryson, 154 Montague st. Plan No. 2379.

MAPLE ST, n s, 134.6 w Kingston av, 1-sty frame stable, 28x18, gravel roof; cost, $400; owner, Michael Dimoid, 517 Maple st; architect, Alex. McLeun, 883 East 35th st. Plan No. 2350.

STORES AND DWELLINGS.

13TH AV, n e cor 55th st, 2-sty brick office and dwelling, 54.1x98, gravel roof, 1 family; cost, $10,000; owner, R. B. Sedgwick Estate, 136 Flatbush av; architect, F. H. Quinby, 99 Nassau st, New York. Plan No. 2289.

ROCHESTER AV, w s, 120.8 s Carroll st, 2-sty brick store and dwelling, 20.4x43, tin or gravel roof, 1 family; cost, $3,000; owner, Chas. Zuppadi, East New York and Rochester avs; architect, L. Danancher, 7 Glenmore av. Plan No. 2263.

HAMBURG AV, n e cor Gates av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, $7,000; owner, Bushwick Development Co., 1258 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2328.

HAMBURG AV, e s, 20 n Gates av, eight 3-sty brick stores and dwellings, 20x50, gravel roof, 2 families each; total cost, $48,000; owner, Bushwick Development Co., 1258 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2327.

STORES, OFFICES AND LOFTS.

FRANKLIN ST, n e cor Sullivan st, 1-sty frame store, 17.6x13.6, —— roof; cost, $50; owner, Gregairo Spardi, 22 New Bowery, N. Y.; architect, Vincent Dattita, 525 Carroll st. Plan No. 2253.

ST. JOHNS PL, s w cor Rochester av, six 1-sty brick stores, 40.7x100, gravel roof; cost, $8,200; owner, Wm. P. Knowles, 189 Montague st; architect, F. L. Hine, 370 Jefferson av. Plan No. 2382.

THEATRES.

BATH AV, n e cor 20th av, 1-sty brick moving picture theatre, 42.1x98.4, slag roof; cost, $50,000; owner, Stuyvesant Amusement Co., 133 West 21st st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2299.

8TH ST, n e cor 4th av, 1-sty brick moving picture booth, 6x8; iron roof; cost, $1,000; owner, Rev. J. Donohue, 9th st and 4th av; architect, T. N. Langan, 429 58th st. Plan No. 2254.

FLATBUSH AV EXT, n e cor Fulton st, 1-sty brick open air show, 100x135, tin roof; cost, $1,500; owner, City N. Y.; architect, John Burke, 603 East 2d st. Plan No. 2330.

5TH AV, s e cor Sterling pl, 1-sty brick moving picture show, 20x100, gravel roof; cost, $4,000; owner, Chas. Suozzo, 98 5th av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2316.

MISCELLANEOUS.

CHRISTOPHER AV, w s, 125 s Livonia av, 1-sty frame shed, 10x48, tarpaper roof; cost, $100; owner, Max Rosenthal, 121 Allen st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2404.

NEW LOTS AV, s s, 20 e Warwick st, 1-sty brick chicken market, 20x55, gravel roof; cost, $1,400; owner, Louis Stang, 715 Hendrix st; architect, E. Dennis, 241 Schenck av. Plan No. 2389.

OSBORN ST, w s, 175 s Blake av, 1-sty frame shed, 16x38, tarpaper roof; cost, $100; owner, Jacob Grossman, 26 Baltic st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2406.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Van Alst av, n w cor Nott av, 4-sty brick tenements, 45x90, slag roof, 22 families; cost, $35,000; owners, Courtean & Plante, 714 8th av, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1357.

DWELLINGS.

DUNTON.—Foothill av, n s, 100 w Dunton av, 2-sty frame dwelling, 30x39, shingle roof, 1 family; cost, $4,100; owner, Herman Bucher, 202 East 69th st, N. Y. C.; architect, Ralph R. Clark, 1031 Trinity av, N. Y. C. Plan No. 1384.

EDGEMERE.—Frank av, n s, 62 n Boulevard, 2-sty frame dwelling, 25x43, shingle roof, 1 family; cost, $3,000; owner, Jos. A. Lane, 187 Gates av, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 1396.

HOLLIS.—Beaufort st, n e cor Farmers av, two 2½-sty frame dwellings, 22x33, shingle roof, 1 family; cost, $7,000; owner, Jos. F. Berneschaff Building & Const. Co., Hollis, L. I.; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1350-51.

EAST ELMHURST.—Flushing rd, s s, 40 w National av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $3,000; owner, C. O'Neill, Flushing rd, East Elmhurst; architect, I. P. Card, Corona. Plan No. 1346.

FLUSHING.—Holly st, s s, 525 w Jamaica av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, $3,000; owner, James Keenan, 168 Forest av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1347.

HOWARD ESTATES.—Hawtree av, n e cor Grimm av, 2-sty frame dwelling, 30x30, shingle roof, 1 family; cost, $4,000; owner, Mrs. M. Freeman, 147 Washington st, Brooklyn; architect, Wm. Rapp, Jr., Glen Morris. Plan No. 1397.

JAMAICA.—Lewis st, w s, 131 s Hillside av, two 2-sty frame dwellings, 17x47, tin roof, 1 family; cost, $4,000; owner, Wm. Spencer, 4055 Ferris st, Woodhaven; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 1398.

JAMAICA.—Pacific st, n s, 250 w Vine st, 2½-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $2,000; owner, John J. Blom, Gaylord and Alsop sts, Jamaica; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan No. 1394.

LONG ISLAND CITY.—Freeman av, n e cor 3d av, 2-sty brick dwelling, 20x78, tar and gravel roof, 2 families; cost, $7,000; owner, Thomas W. Jeffries, 45 3d av, L. I. City; architect, Frank Cymelik, 796 2d av, L. I. City. Plan No. 1395.

RICHMOND HILL.—Welling st, e s, 100 s Lexington av, four 2-sty frame dwellings, 18x37, shingle roof, 1 family; cost, $9,000; owner, Geo. E. Johnson, 2374 Jamaica av, Richmond Hill; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1387-8-9-90.

RIDGEWOOD.—Greene av, s s, 100 e Onderdonk av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owner, Michael Kurz, 647 Hart st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1331.

ROCKAWAY BEACH.—Kneer av, No. 34, 1-sty frame dwelling, 20x23, shingle roof, 1 family; cost, $600; owner, James Kelley, 34 Kneer av, Rockaway Beach. Plan No. 1344.

ROCKAWAY BEACH.—Bay av, s s, 50 w Eldert av, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $5,000; owner, Eldert Ranck Realty Co., 377 Atlantic av, Brooklyn; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan Nos. 1338-39.

ROCKAWAY BEACH.—So. Eldert av, e s, 22 s Bruce pl, 2-sty frame dwelling, 16x21, shingle roof, 2 families; cost, $800; owner, Wm. Hainings, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 1404.

SOUTH OZONE PARK.—Kennet av, s s, 710 e Brinkmeyer av, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $2,200; owner, John S. Horan, Boss av, So. Ozone Park; architects, Olsen & Anderson, So. Ozone Park. Plan No. 1402.

WOODHAVEN.—Atfield av, e s, 178 n Broadway, two 2½-sty frame dwellings, 16x35, shingle roof, 1 family; cost, $6,000; owner, Hillside Realty Co., 441 Hegeman st, Brooklyn; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan Nos. 1392-3.

WOODHAVEN.—Manor av, s e cor Ashland st, four 2½-sty frame dwellings, 18x42, shingle roof, 1 family; cost, $10,000; owner, Wm. Chappelle, 20 Vanderveer av, Woodhaven; architect, Lawrence J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 1340-41-42-43.

BELLE HARBOR.—Montauk av, e s, 112 n Washington av, 2½-sty frame dwelling, 30x52 shingle roof, 1 family; cost, $8,000; owner, St. Francis De Sales Church, Belle Harbor; architect, Wm. W. Smith, 82 Wall st, N. Y. C. Plan No. 1355.

CORONA.—43d st, e s, 180 n Jackson av, 2-sty frame dwelling, 18x45, tin roof, 2 families; cost, $3,150; owner, Peter Pasetti, 102 43d st, Corona; architect, Alfred DeBlasi, 51 Grant st, Corona. Plan No. 1359.

CORONA.—National av, e s, 240 n Jackson av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,000; owners, Puglasi & Panaldo, 18 East Jackson av, Corona; architect, J. H. Dioguardi, 1 Bridge Plaza, L. I. City. Plan No. 1361.

JAMAICA.—Alsop st, w s, 45 n DeGraw av, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, $4,600; owner, E. J. C. Wasmer, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1372.

MASPETH.—Catherine st, w s, 269 n Juniper rd, 2½-sty frame dwelling, 20x40, tar and felt roof, 2 families; cost, $3,000; owner, Samuel Wright, 301 Myrtle av, Brooklyn; architect, W. J. Conway, 400 Union st, Brooklyn. Plan No. 1367.

METROPOLITAN.—Charlotte st, s s, 90 e Flushing av, 2½-sty brick dwelling, 20x50, tin roof, 2 families; cost, $3,200; owners, Kreemer & Kruse, Flushing and Woodward avs, Metropolitan; architects, Hart & Schmidt, 15 East 40th st, N. Y. C. Plan No. 1364.

RICHMOND HILL.—Pitkin av, n w cor Guion pl, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $4,000 (2 houses); owner, John F. Hanfe, 16 Parkview av, Glendale; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1377-78.

RICHMOND HILL.—Greenwood av, e s, 134 s Orchard av, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $6,000; owner, Harry Wade, Orchard st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1374-75.

RICHMOND HILL.—Chestnut st, w s, 159 s Orchard av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $3,000; owner, Harry E. Wade, Orchard av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1373-76. Two buildings cost $6,000.

WOODHAVEN.—Fulton av, s e cor Hopkinton av, 19 2-sty brick dwellings, 18x36, shingle roof, 1 family; cost, $57,000; owner, Inovation Homes Co., 1227 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 1368-9-70-71.

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Plans Filed—Queens (Continued).

WOODHAVEN.—Water st, n s, 30 w Park pl, 2-sty frame dwelling, 20x30, tin roof, 2 families; cost, $3,000; owner, Antonia Giuliano, Water st, Woodhaven; architect, A. Celio, 3048 Broadway, Woodhaven. Plan No. 1389.

FOREST HILLS.—Greenway North, e s, 133 n Cranford st, 2-sty brick dwelling, 50x41, tile roof, 1 family; cost, $18,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architects, Albro & Lindeberg, 2 West 47th st, N. Y. C. Plan No. 1409.

JAMAICA.—Shore av, s w cor Wyckoff st, 2-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $2,000; owner, L. Walczak, 56 Elm st, Jamaica; architect, John F. D. Beball, 324 Fulton st, Jamaica. Plan No. 1405.

RICHMOND HILL.—Grimm av, n s, 40 w Hawtree av, 2-sty frame dwelling, 28x30, shingle roof, 1 family; cost, $1,500; owner, Wm. Carl, 711 Lafayette av, Brooklyn; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan No. 1419.

RIDGEWOOD.—Linden st, s s, 249 w Prospect av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $2,800; owner, Wm. Kirchner, 679 Grove st, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 1408.

ROCKAWAY BEACH.—Ward av, w s, 117 n L. I. R. R., four 1-sty frame dwellings, 16x50, felt roof, 2 families; cost, $1,400; owner, F. S. Marshall, 302 Broadway, N. Y.; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 1417-18.

ROCKAWAY BEACH.—Thompson av, s w cor Boulevard, 1-sty frame dwelling, 10x20, shingle roof, 1 family; cost, $500; owner, Mary J. Brissler, premises; architect, J. P. Powers, Rockaway Beach. Plan No. 1414.

MASPETH.—Garrison av, w s, 470 n Flushing av, 2-sty frame dwelling, 22x42, tin roof, 2 families; cost, $2,200; owner, Adolph Feldman, Garrison st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1425.

MASPETH.—Elm st, n s, 150 w Fisk av, 2-sty frame dwelling, 21x46, tin roof, 2 families; cost, $5,000; owner, Henry Sugar, 25 Elm st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1424.

LONG ISLAND CITY.—Purdy st, e s, 275 n Dutmars av, 2-sty brick dwelling, 22x54, tin roof, 2 families; cost, $4,500; owner, August Rupka, 745 5th av, L. I. City; architect, Louis Baumann, 745 5th av, L. I. City. Plan No. 1427.

MASPETH.—Clinton av, e s, 175 s Clermont av, 2-sty brick dwelling, 22x30, tin roof, 1 family; cost, $5,500; owner, Holy Cross R. C. Church, Maspeth; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1428.

ROCKAWAY BEACH.—South Eldert av, e s, 44 s Bruce pl, 2-sty frame dwelling, gravel roof, 1 family; cost, $800; owner, Wm. Hangs, Bayview av, Rockaway Beach; architect, J. B. Smith, No. Fairview, Rockaway Beach. Plan No. 1432.

ST. ALBANS.—St. Marks av, s s, 60 w Welsey pl, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $3,000; owner, Herman Richter, 23 Shepard av, Brooklyn; architect, Ernet H. Tatje, 106 Van Sicien av, Brooklyn. Plan No. 1435.

SOUTH OZONE PARK.—Kennet av, s s, 753 e Brinkmeyer av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,200; owner, John S. Horan, Boss av, South Ozone Park; architects, Olson & Anderson, South Ozone Park. Plan Nos 1430-1431.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Van Alst av, n w cor 14th st, 2-sty brick factory, 56x46, slag roof; cost, $12,500; owners, Howe & Howard, 408 Union av, Mt. Vernon, N. Y.; architects, Werner & Windolph, 27 West 33d st, N. Y. C. Plan No. 1348.

JAMAICA SOUTH.—South rd, s e cor Conduit av, 1-sty brick storehouse, 15x22, tar and gravel roof; cost, $750; owner, Bureau of Highways, Boro. Hall, L. I. City. Plan No. 1407.

STABLES AND GARAGES.

ELMHURST.—Denmore av, s s, 350 w Lamont av, 1-sty brick garage, 14x21, shingle roof; cost, $600; owner, Fred'k Hothan, 174 Denmore av, Elmhurst. Plan No. 1385.

FLUSHING.—Sandford av, s s, opposite Boerum av, 1-sty frame garage, 9x12, shingle roof; cost, $60; owner, F. L. Porter, premises. Plan No. 1391.

ROCKAWAY BEACH.—Holland av, w s, 97 s Lefferts av, 1½-sty frame garage, 18x19, shingle roof; cost, $500; owner, Chas. Baumann, 293 New York av, Brooklyn; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Beach. Plan No. 1345.

FLUSHING.—Amity st, 209, 1-sty frame garage, 12x18, iron roof; cost, $150; owner, Geo. C. DeBevoise, 209 Amity st, Flushing. Plan No. 1362.

ARVERNE.—Boulevard, s s, 60 w Meredith av, 1-sty frame garage, 18x20, sheet iron roof; cost, $75; owner, Gee Hemmert, Arverne; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1415.

FLUSHING.—Sandford av, n s, 300 w King st, 1-sty frame garage, 13x18, shingle roof; cost, $300; owner, H. K. Lires, premises. Plan No. 1400.

JAMAICA.—Maple st, 219, 1-sty frame portable garage, 12x24, felt roof; cost, $200; owner, M. J. Morris, premises. Plan No. 1410.

ROCKAWAY BEACH.—Huron st, e s, 347 s Washington av, 1-sty frame garage, 14x18, tile roof; cost, $200; owner, Neponsit Bldg. Co., Neponsit; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1416.

FAR ROCKAWAY.—Mott av, s w cor Gipson pl, 1-sty frame garage, 14x20, shingle roof; cost, $300; owner, F. M. Fitter, Far Rockaway. Plan

STORES AND DWELLINGS.

JAMAICA.—Jackson av, s s, 400 e Rose av, 2-sty frame dwelling and store, 45x55, tin roof, 2 families; cost, $3,500; owner, Wm. F. Stern, Chichester av, Jamaica; architect, A. Freund, Far Rockaway. Plan No. 1401.

MIDDLE VILLAGE.—Metropolitan av, s s, 425 w Railroad av, 3-sty brick dwelling and store, 20x55, tin roof, 2 families; cost, $5,000; owner, Frederick Marquardt, 1813 Metropolitan av, Middle Village; architect, ——. Plan No. 1552.

STORES, OFFICES AND LOFTS.

JAMAICA.—Fulton st, n s, 50 w Bergen av, 1-sty frame store, 80x56, slag roof; cost, $5,000; owner, Stuard Hirschman, 200 Broadway, N. Y. C.; architect, T. Y. Parsons, 1133 Broadway, N. Y. C. Plan No. 1365.

WOODHAVEN.—Jamaica av, n e cor Manor av, 1-sty brick store, 20x55, slag roof; cost, $2,100; owner, Mrs C. S. Holliday, 45 Brevoort pl, Brooklyn; architects, Smith & Heller, 82 Wall st, N. Y. C. Plan No. 1354.

RICHMOND HILL.—Jerome av, s s, 21 w Chestnut st, 2-sty frame store and dwelling, 18x50, tin roof, 1 family; cost, $6,000 (3 buildings); owner, F. H. Schmitt, 317 Front st, N. Y.; architect, W. A. Blecher, 4420 Belmont av, Richmond Hill. Plan No. 1413.

WHITESTONE.—8th av, s s, 286 s 18th st, 1-sty brick storeroom, 15x40, paroid roof; cost, $400; owner, J. Kamil, Whitestone; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1426.

STORES AND TENEMENTS.

RIDGEWOOD.—Stephen st, s w cor Seneca av, 3-sty brick store and tenement, 21x81, tin roof, 6 families; cost, $10,000; Stephen st, s s, 161 w Seneca av, 3-sty brick tenement, 28x77, tin roof, 6 families; cost, $10,000; Norman st, n s, 21 w Seneca av, 3-sty brick tenement, 28x66, tin roof, 6 families; cost, $10,000; Norman st, n s, 161 w Seneca av, 3-sty brick tenement, 28x77, tin roof, 6 families; cost, $10,000; Stephen st, s s, 49 w Seneca av, four 3-sty brick tenements, 28x68, tin roof, 6 families; cost, $40,000; Stephen st, s s, 21 w Seneca av, 3-sty brick tenement, 28x66, tin roof, 6 families; cost, $10,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1332-33-34-35-36-37.

MISCELLANEOUS.

LONG ISLAND CITY.—Broadway, s e cor 10th av, erect frame shed, for carousal; cost, $500; owner, Geo. Ehret, 235 East 14th st, N. Y. C. Plan No. 1381.

LONG ISLAND CITY.—8th st, 132, erect temporary music stand, 20x10; cost, $30; owner, Anthony Trofa, 37 Skillman av, Brooklyn. Plan No. 1386.

MIDDLE VILLAGE.—Metropolitan av, n s, 25 e Pullis av, 1-sty frame open shed, 27x13, tar and gravel roof; cost, $100; owners, Knoetgen Bros., 2265 Metropolitan av, Middle Village. Plan No. 1383.

ROCKAWAY BEACH.—Chase av, e s, 80 s Boulevard, 1-sty frame shed, 16x10, paper roof; cost, $100; owner, Kalmen Kohen, premises. Plan No. 1403.

ROCKAWAY BEACH.—Gouvenour av, s s, 180 w Wavecrest av, 1-sty brick abattoir, 26x60, tin roof; cost, $2,500; owner, Benj. Eiseman, 68 Cortlandt st, N. Y. C.; architect, Max Muller, 115 Nassau st, N. Y. C. Plan No. 1399.

JAMAICA.—Church st, s w cor Catherine st, 1-sty frame coal shed, 156x67, gravel roof; cost, $5,000; owner, A. J. Van Sicien, 95 Ray st, Jamaica; architect, owner. Plan No. 1349.

MORRIS PARK.—Liberty av, w s, 40 s Johnson av, 1-sty frame shed, 12x15, slag roof; cost, $150; owner, Wm. Scott, on premises. Plan No. 1353.

FOREST HILLS.—Slocum Crescent, n s, 150 w Greenway north, erect brick vault, 12x18; cost, $300; owner, Sage Homes Co., 47 West 34th st, N. Y. C. Plan No. 1379.

LONG ISLAND CITY.—Queens boulevard, n s, 150 w Rawson st, erect frame concrete mixing plant, 16x12; cost, $2,000; owner, E. E. Smith Contracting Co., 71 Broadway, N. Y. C. Plan No. 1358.

ROSEDALE.—Lafayette av, n s, 100 w Rosedale av, 1-sty frame tool house, 18x16, shingle roof; cost, $250; owner, Clara Roby, Rosedale; architect, H. J. Vietor, Rosedale. Plan No. 1360.

WOODSIDE.—Woodside av, n s, 75 w 2d st, 2-sty frame shop, 16x32, shingle roof; cost, $500; owner, John Haring, 243 Woodside av, Woodside. Plan No. 1356.

LONG ISLAND CITY.—Old Thomas st, n s, 200 w Review av, 250-ft brick chimney; cost, $10,500; owner, Standard Oil Co., 26 Broadway, N. Y. Plan No. 1412.

RIDGEWOOD.—Woodward av, s w cor De Kalb av, 1-sty frame shed, 20x12, gravel roof; cost, $50; owner, Thos. F. Crough, 1432 Metropolitan av, Middle Village. Plan No. 1406.

ROCKAWAY BEACH.—Boulevard, 180, 1-sty frame shed, 12x18, metal roof; cost, $150; owner, Leon Chaliskz, premises. Plan No. 1420.

SPRINGFIELD.—Washington av, n s, 250 w College av, 1-sty frame shed, 12x14, paper roof; cost, $50; owner, H. H. Mills, premises. Plan No. 1411.

FLUSHING.—So. Parsons av, 180, 1-sty frame shed, 10x16, tin roof; cost, $100; owner, Frank J. Saxe, on premises. Plan No. 1421.

FLUSHING.—Lincoln st, s s, 150 e Main st, 1-sty frame shed, 75x99, slag roof; cost, $500; owner, Empire State Dairy Co., Broadway and Heyward st, Brooklyn; architect, Thos. Englehardt, 905 Broadway, Brooklyn. Plan No. 1422.

LONG ISLAND CITY.—Bodine st, n s, 75 e Hamilton st, 1-sty frame shed, 28x14, gravel roof; cost, $100; owner, Helen Raboud, 372 Vernon av, L. I. City. Plan No. 1425.

JAMAICA.—Chichester av, s s, 175 w Irving pl 1-sty frame shop, shingle roof; cost, $300; owner, Harry S. O'Neill, 2 Remington av, Jamaica. Plan No. 1434.

NORTH BEACH.—Bowery Bay rd, s s, 200 w Clifton av, frame shed for stores; cost, $150; owner, Julia Anderson, on premises. Plan No. 1433.

Richmond.

DWELLINGS.

BENNETT AV, e s, 208 ft n Forest av, West New Brighton, 2-sty frame dwelling, 24x46; cost, $5,550; owner, John Miller, West New Brighton; architect and builder, Wm. H. Carry, West New Brighton. Plan No. 276.

END SOUTH SIDE BEACH, 30 ft s Burgher av, South Beach, 19 1-sty frame bungalows, 14x28; cost, $1,425; owner and builder, A. W. Hutchinson, South Beach. Plan No. 264.

MANOR RD., e s, 60 ft s Norwalk av, West New Brighton, 2-sty frame dwelling, 23x33; cost, $3,200; owner, Martin Linden, 123 East 126th st, New York City; architect, D. T. Carson, West New Brighton; builder, H. D. Carson, Port Richmond. Plan No. 266.

NEPTUNE ST., w s, 250 ft n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x30; cost, $550; owner, Mrs. V. J. Gallagher, 508 West 178th st, New York City; builder, August Nathon, Grant City. Plan No. 258.

OLD MILLL RD, fr Gregor av Oakwood Beach, 1-sty frame bungalow, 16x24; cost, $150; owner and builder, W. P. Riley, Tottenville. Plan No. 271.

OLD MILL RD, fr Gregor av, Oakwood Beach, 1-sty frame bungalow, 16x24; cost, $150; owner and builder, W. P. Riley, Tottenville. Plan No. 270.

IOWA AV, e s, 1,000 ft s Jefferson pl, Graniteville, 1½-sty frame dwelling, 22x22; cost, $1,100; owner, Frank Yander, Graniteville; architect and builder, Chas. H. Chamberlain, Port Richmond. Plan No. 275.

SHARP AV, w s, 137 ft n Charles av, Port Richmond, 2-sty frame dwelling, 22x27; cost, $2,500; owner, B. Martin, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 261.

9TH ST, South, n w, 125 ft n e Beach av, New Dorp, 2-sty frame dwelling, 37x45; cost, $4,500; owner, Geo. H. Stover, New Dorp; architect, E. Wallick, 11½ West 37th st, New York City; builder, J. H. Coleman, New Dorp. Plan No. 254.

SUMMER ST, w s, 195 ft n Lyman av, Fort Wadsworth, 2½-sty frame dwelling, 21x28; cost, $2,500; owner, George Bennette, Ft. Wadsworth; architect and builder, S. Rispoli, Rosebank. Plan No. 268.

UNIVERSITY PL, e s, 150 ft s Forest av, New Brighton, 2½-sty frame dwelling, 21x48; cost, $3,200; owner, Mrs. A. M. Ludwig, Hart's Park; architect, John Davies, Tompkinsville; builder, T. Bensen, West New Brighton. Plan No. 262.

WATERSIDE, w s, 140 ft s Britton lane, New Dorp, 1-sty frame bungalow, 14x20; cost, $325; owner, Thos. S. Masterson, 312 Willoughby av, Brooklyn; builder, Thomas Sanjour, New Dorp. Plan No. 257.

WATERSIDE, e s, 250 ft s Britton lane, New Dorp, 1-sty frame bungalow, 12x38; cost, $365; owner, W. H. Hall, 768 German pl, New York City; builder, August Mathon, Grant City, S. I. Plan No. 259.

WATERSIDE, e s, 250 ft s Britton lane, New Dorp, 1-sty frame bungalow, 14x38; cost, $390; owner, W. Ahrens, 861 Linton av, New York City; builder, August Mathon, Grant City. Plan No. 260.

1ST ST, w s, 180 ft e Elm av, Midland Beach, 1-sty frame bungalow, 14x38; cost, $600; owner, Wm. Doff, Newark, N. J.; builder, Chas. E. Lockwood, Midland Beach. Plan No. 272.

2D ST, s s, 140 ft e Elm av, Midland Beach, 1-sty frame bungalow, 14x24; cost, $400; owner, Mrs. C. G. Hoffman, Newark, N. J.; builder, Chas. E. Lockwood, Midland Beach. Plan No. 273.

2D ST, e s, 117 ft n w Lincoln av, Midland Beach, 1-sty frame bungalow, 14x20; cost, $150; owner, A. Eitner, Midland Beach; builder, W. T. Dalton, New Dorp. Plan No. 277.

6TH ST, s s, 120 ft e Midland av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $300; owner, Miss A. Flynn, 410 West 53d st, New York City; builder, Chas. E. Lockwood, Midland Beach. Plan No. 274.

STABLES AND GARAGES.

HEBERTON AV, e s, 112 ft s Bennett st, Port Richmond, 1-sty frame garage, 12x19; cost, $50; owner, Wm. Einsinger, Port Richmond; architect, John Davies, Tompkinsville; builder, Sam. Mokinoff, Port Richmond. Plan No. 263.

STORES AND DWELLINGS.

RICHMOND TERRACE, n s, cor Harbor rd, West Brighton, 2-sty frame store, 30x35; cost, $1,400; owner, Robt. A. Henry, Mariner's Harbor; architect and builder, S. H. Collins, Mariner's Harbor. Plan No. 265.

TURNPIKE, s s, 500 ft e Wild av, Linoleumville, 2-sty frame store and dwelling, 40x28; cost, $3,550; owner, David Crabb, Linoleumville; architect, Harry W. Pelcher, Port Richmond; builder, Abraham Ellis, Jr., Mariner's Harbor. Plan No. 269.

MISCELLANEOUS.

GLEN ST, s s, 300 ft e Rossville av, Rossville, 1-sty frame wagon shed, 14x30; cost, $40; owner, Annie Kinauth, Rossville; builder, John A. Muller, Kreischerville. Plan No. 267.

MAPLE AV, n s, 450 ft w New York av, Rosebank, S. I., 1-sty retain wall; cost, $250; owner, R. Tiederoll, Rosebank; builder, R. Langen, Rosebank. Plan No. 256.

NEW YORK AV, e s, 190 ft s Centre st, New Brighton, brick bake oven; cost, $800; owner, Francesco Pietraroria, New Brighton; architect, Daniel Santro, Tompkinsville; builder, Jos. Miller, Tompkinsville. Plan No. 253.

WIMAN AV, e s, Crescent Beach, Great Kills, 1-sty frame bath houses; cost, $75; owner, Jos. Gillies, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 255.



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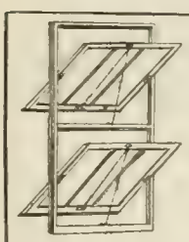
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PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 28, masonry, new partitions, elevator shaft and show window to 5-sty brick loft and warerooms; cost, $8,000; owner, Alfred L. Simonson, 243 Washington av, Brooklyn; architect, Wm. Leonard, 162 West 20th st. Plan No. 1114.

BLEECKER ST, 21-23, masonry, new store fronts and partitions to 3-sty brick offices and stores; cost, $2,500; owner, Max Teitelbaum, 6 Bleecker st; architect, Jacob Fisher, 25 Av A. Plan No. 1081.

BROOME ST, 186, two yellow pine columns to 5-sty brick store and dwelling; cost, $25; owner, Jennie Rudinsky, 186 Broome st; architect, Louis J. Latzko, 1663 Holland av, Bronx. Plan No. 1130.

CANAL ST, 113, extension in height and interior alterations to 5-sty brick store and dwelling; cost, $5,000; owner, Nathan Himorvitch, 113 Canal st; architect, Chas. M. Straub, 147 4th av. Plan No. 1124.

COLUMBUS CIRCLE, 8 & 9, roof bulletin to 2-sty brick stores; cost, $375; owners, Nellie Flake and Mable Flake Manning, 611 5th av; builder, O. J. Gude Co., 229 West 42d st. Plan No. 1092.

CORNELIA ST, 17, masonry and iron stairway to 2-sty brick bakery and residence; cost, $300; owner, Attilio Zampieri, 17 Cornelia st; architect, Anthony Vendrasio, 496 West Broadway. Plan No. 1127.

DELANCY ST, 83, masonry and new partitions to 5-sty brick stores and tenement; cost, $250; owner, Manhattan Holding Co., Bernard K. Marcus, Pres., 89 Delancy st; architect, Max Muller, 115 Nassau st. Plan No. 1084.

DUANE ST, 173-175, masonry to brick lofts; cost, $80; owner, Ireland Real Estate Co., 200 5th av; architect, Chas. J. Adams, 24 Gold st. Plan No. 1152.

EXTRA PL, 7, masonry, steel and new partitions to 6-sty brick tenement and stores; cost, $500; owner, Estate Jacob Weeks Cornwell, 611 East 17th st; architect, Otto Reissmann, 30 1st st. Plan No. 1136.

FORSYTH ST, 98, masonry to 6-sty brick dance hall and meeting rooms; cost, $500; owner, Max Green, 98 Forsyth st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1121.

GRAND ST, 281, new windows to 5-sty brick stores and lofts; cost, $50; owner, Jacob Levy, 220 Broome st; architect, Louis Shulsky, 146 Av D. Plan No. 1072.

HUDSON ST, 303-321, 200-ton water softener to 9-sty brick candy factory; cost, $750; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 1150.

MONTGOMERY ST, 69, masonry, new stall and elevator shaft to 6-sty brick stables; cost, $5,000; owners, Kauffman & Lewenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1149.

MULBERRY ST, 203, steel and new stairs to 6-sty brick detention of female witnesses; cost, $7,000; owners, Police Department, 240 Centre st; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 1095.

PITT ST, 52, extensive alterations to two 4 and 5-sty brick tenements; cost, $5,000; owner, Jos. Eisen, 1416 Bryant av; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1144.

RIVINGTON ST, 2181, masonry, new partitions and plumbing to 4-sty brick store and tenement; cost, $1,200; owners, The Henry Elias Brewing Co., Wm. J. Elias, president, 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1126.

WALL ST, 59, removal of projections to 7-sty brick and stone offices; cost, $1,500; owners, Wall & Hanover Realty Co., John C. Brown, president, 59 Wall st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1122.

WASHINGTON ST, 57, new metal covered show windows to 3½-sty store and tenement; cost, $800; owners, St. Joseph's Maronite R. C. Church, 46 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 1135.

WILLIAM ST, 164, alterations to 5-sty brick store and lofts; cost, $3,000; owner, Chas. Nadal, 92 Liberty st; architect, Fred B. Platt, 1123 Broadway. Plan No. 1078.

WOOSTER ST, 155-157, masonry and fireproof enclosures to 8-sty brick loft; cost, $200; owners, A. T. Bower Co., Alfred Sheimerman, Secty., 11 Wall st; architect, Jos. Hecht, 1261 Brook av. Plan No. 1071.

WOOSTER ST, 64-68, stack to two 8 and 6-sty brick stores and lofts; cost, $150; owners, Greene St. Realty Co., O. L. Domnerich, Pres., 305 West 92d st; architect, Russell G. Cory, 18 Hawthorne st, East Orange, N. J. Plan No. 1074.

3D ST, 404-406 East, clay pipe flue to 7-sty brick lofts; cost, $125; owner, Jacob Levy, 220 Broome st; architect, Louis Shulsky, 146 Av D. Plan No. 1073.

3D ST, 287 East, masonry, new partitions and plumbing to 3-sty brick tenement; cost, $1,000; owner, Mrs. John Begerle, 287 East 3d st; architect, Louis E. Muller, 125 4th av. Plan No. 1101.

10TH ST, 339 East, rear extension to 5-sty brick tenement; cost, $5,000; owner, Peter Vogler, 341 East 10th st; architect, Henry Regelmann, 133 7th st. Plan No. 1085.

14TH ST, 233 East, new store front, partitions and stairs to 4-sty brick tenement; cost, $700; owner, Bettie Muller, 304 East 14th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1076.

15TH ST, 703-5 East, wash and locker house to 1-sty brick gas works; cost, $1,000; owners, Consolidated Gas Co., Geo. B. Cortelyou, president, 125 East 15th st; architect, W. Cullen Morris, 102 Franklin pl, Flushing, L. I. Plan No. 1098.

22D ST, 62 West, new store, partitions and stairs to 4-sty brick stores and offices; cost, $250; owner, Jens S. Kugaard, 1 Liberty st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 1105.

23D ST, 101 West, masonry and partitions to 4-sty brick stores and lofts; cost, $175; owner, Anna A. Murtland, 40 East 81st st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1141.

25TH ST, 18 West, masonry, new partitions and plumbing to 12-sty brick hotel; cost, $250; owner, Edward H. Litchfield, 44 Wall st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1087.

28TH ST, 59 West, remove projections and new store front to 5-sty store and hotel; cost, $800; owner, Edward L. Stendts, 464 6th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1079.

28TH ST, 42 West, reset show window and iron stairs to 4-sty brick and stone stores and offices; cost, $500; owners, Estate of A. M. Warner, Equitable Life Assurance Soc., Trustee, 165 Broadway; architects, Squires & Wendehack, 27 East 22d st. Plan No. 1099.

28TH ST, 134 West, rear extension and interior alterations to 5-sty brick store and lofts; cost, $10,000; owner, Aaron Coleman, 360 7th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1133.

38TH ST, 63-65-67 West, new partitions and plumbing to 12-sty brick store and lofts; cost, $450; owners, Colony Construction Co., Max Soloman, 118 East 28th st; architect, Fred C. Zobel, 118 East 28th st. Plan No. 1129.

38TH ST, 22-24 West, new stairs and partitions to 12-sty brick loft; cost, $400; owner, Arthur Frankenstein, 516 Broadway; architect, Jos. Hecht, 1261 Brook av. Plan No. 1111.

40TH ST, 341 West, new windows, partitions and plumbing to 4-sty brick tenement; cost, $1,000; owner, Hyman Shapiro, 446 7th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1110.

42D ST, 201 West, extensive alterations to 4-sty brick stores and offices; cost, $1,000; owner, John McDermott, 201 West 42d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1134.

42D ST, 228-232 West, masonry, new store front and partitions; cost, $550; owners, Dunnemore Realty Co., Victor M. Earle, president, 200 West 72d st; architects, Kirby & Petit, 103 Park av. Plan No. 1137.

43D ST, 5-7 East, extension of roof to 7-sty brick store and loft; cost, $2,500; owner, Henry Phipp Estate, John S. Phipp, treasurer, 787 5th av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1119.

44TH ST, 556 West, new partitions and plumbing to 4-sty brick tenement; cost, $500; owner, Eugene J. Flood, 688 6th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1109.

46TH ST, 53 West, new partitions, masonry and plumbing to 4-sty brick shop and apartments; cost, $2,500; owner, John R. Paxton, 51 West 46th st; architect, W. A. Cable, 35 East 27th st. Plan No. 1116.

46TH ST, 335 East, extension in height to 2-sty brick studio; cost, $10,000; owners, Donnelly & Ricci, Inc., 451 West 54th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1096.

46TH ST, 41 West, masonry, fireproof roofing and partitions to 4-sty brick ladies' tailor; cost, $7,500; owner, Josephine Sharkey, 48 West 37th st; architect, Frank Zimmermann, 40 West 33d st. Plan No. 1151.

46TH ST, 61 West, front extension to 4-sty brick stores and dwelling; cost, $6,000; owner, Emil Fraad, 33 West 25th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1100.

47TH ST, 172 West, new partitions to 4-sty brick stores and lofts; cost, $100; owner, Peter DeLacy, 125 West 42d st; architect, Oscar, Luttinger, 157 East 85th st. Plan No. 1147.

48TH ST, 168 West, front extension to 4-sty brick store and apartment; cost, $2,000; owner, Fred. F. Brueck, 605 West 151st st; architect, Henry C. Smith, 1482 Broadway. Plan No. 1115.

51ST ST, 625 West, alterations to 4-sty brick store and tenement; cost, $1,500; owner, John F. Brook Co., 11 East 42d st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 1142.

52D ST, 200-6 West, rear extension to 6-sty brick stores and apartments; cost, $13,000; owner, Henry A. C. Taylor, South Portsmouth, R. I.; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1102.

52D ST, 522 West, new windows and masonry to 5-sty brick tenement; cost, $115; owners, Jas. J. & P. McGuirl, 476 West 57th st; architect, Jas. J. McGuirl, 467 West 57th st. Plan 1138.

55TH ST, 422-424 East, masonry, steel and new skylights to 2-sty brick storage; cost, $300; owner, Chas. E. Kroeble, 159 East 71st st; architect, John Ph. Voelker, 979 3d av. Plan No. 1148.

56TH ST, 11 West, masonry, new entrance and elevator shaft to 4-sty brick and stone loft; cost, $15,000; owners, Estate Wm. H. Inman, United States Trust Co., trustee, 45 Wall st; architect, T. H. Ellett, 101 Park av. Plan No. 1128.

57TH ST, 150 West, masonry, new store front and partitions to 4-sty brick and stone store and studios; cost, $2,000; owner, Est. of John F. Pupke, 150 West 57th st; architect, Katharine C. Budd, 500 5th av. Plan No. 1080.

59TH ST, 62 East, new fire-escape ladder and holding devices to 9-sty brick and stone hall of the Board of Education; cost, $300; owner, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1113.

80TH ST, 183 East, stud partition to 5-sty brick dwelling; cost, $150; owner, Mrs. Clara A. Bowron, 610 Park av; architect, Eugene Cotter, 31 East 27th st. Plan No. 1104.

97TH ST, 52 West, masonry, new partitions, ventilating and remove stairs to 4-sty brick and stone private house; cost, $5,500; owner, N. S.

Lockewood, 52 West 97th st; architects, Coles Construction Co., 229 West 74th st. Plan No. 1106.

98TH ST, 337-9 East, side extension to 1-sty brick gas works; cost, $1,500; owners, Consolidated Gas Co., Geo. B. Cortelyou, president, 124 East 15th st; architect, W. Cullen Morris, 102 Franklin pl, Flushing, L. I. Plan No. 1097.

108TH ST, 169-171 West, alterations to 6-sty brick tenement; cost, $30; owner, Manhattan Av. Holding Co., 122 Bowery; architect, David Mandeltaro, 9 West 112th st. Plan No. 1143.

116TH ST, 356 East, masonry, new skylight and partitions to 3-sty brick store and dwelling; cost, $350; owner, Enrico Viggiani, 2067 1st av; architect, Adolph Balschun, 483 Willis av. Plan No. 1090.

125TH ST, 107-109 West, masonry, steel, new partitions and plumbing to 2-sty brick stores and lofts; cost, $2,000; owners, New York Operating Co., Patrick H. Lynch, president, 520 West 142d st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 1132.

130TH ST, 64-66 West, side and rear extension to 1-sty brick stores and motion picture theatre; cost, $5,000; owner, Theodore W. Meyers, 20 New st; architect, Theodore A. Meyers 114 East 28th st. Plan No. 1069.

133D ST, 24 West, masonry, new partitions and stairway to 3-sty brick store and dwelling; cost, $2,000; owner, Julius Wolford, 699 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 1083.

149TH ST, n s, 90 e 8th av, open air theatre to frame ball ground and staging; cost, $500; owner, Wm. Vincent Astor, 23 West 26th st; lessee, Eleva Realty Co., 376 Lenox av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1103.

AV A, 123, new partitions, stairway and plumbing to 4-sty brick store and tenement; cost, $1,000; owner, Louisa Keller, 321 West 92d st; architect, Jacob Fisher, 25 Av A. Plan No. 1082.

AMSTERDAM AV, 1361-1369, water tank and masonry to stores of brewery; cost, $500; owners, Bernheimer & Schwartz, 128th st and Amsterdam av; architect, Fred. S. Keeler, 140 Cedar st. Plan No. 1077.

AMSTERDAM AV, 1821-1823, rear extension to 3-sty brick store and dwelling; cost $10,000; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1123.

BOWERY, 85, new metal covered show window to 5-sty brick store and lodging house; cost, $250; owner, Malky Lyons, 464 Riverside drive; architect, Alexander Baylies, 33-34 Bible House. Plan No. 1088.

BROADWAY, 182-4, steel, iron, masonry and new stairs to 5-sty brick and stone offices and stores; cost, $20,000; owner, Elias A. Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 1091.

BROADWAY, 1282-1300, ventilating system to 25-sty brick and stone hotel; cost, $10,000; owners, Greely Square Hotel Co., Christopher H. Reinbold, president, 1282-1300 Broadway; architects, Nygren, Tenney & Ohrmes, 101 Park av. Plan No. 1131.

BROADWAY, 4208-4210, rear extension to 1-sty brick stores and bakery; cost, $1,000; owner, Jas. F. McGarry, 621 W. 162d st; architect, Lorenz Weiher, 271 West 125th st. Plan No. 1125.

BROADWAY, EAST, 142, alterations to 6-sty brick stores and lofts; cost, $200; owner, Rose Block, 137 West 118th st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 1145.

LEXINGTON AV, 61-65, reset show windows and new marquise to 3 and 4-sty brick hotel; cost, $2,000; owner, Bernard Reich, 61 Lexington av; architect, Emery Roth, 507 5th av. Plan No. 1112.

MADISON AV, 1915-1919, extension of fire-escape to 4-sty brick hospital; cost, $500; owner, Hospital for Deformities of Joint Diseases, Emanuel M. Guttle, Pres., 420 5th av; architect, James P. Whiskeman, 30 East 42d st. Plan No. 1070.

MADISON AV, 682, new stairway to 5-sty brick stores and hotel; cost, $200; owner, Investment Security Co., Francis R. Hart, Vice-Pres., Exchange pl, Jersey City; architect, Herbert M. Baer, 665 5th av. Plan No. 1153.

PARK AV, 1188-1190, masonry, steel and 1,500-gal tank to 5-sty brick tenement; cost, $125; owner, Estate Ludeker Von Ohlsen, 2688 Briggs av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1140.

ST. NICHOLAS AV, 1128, masonry, steel, new partitions and flooring to 2-sty brick moving picture theatre; cost, $1,000; owner, Henry Paffholz, 268 West 127th st; architect, Clarence True, 107 West 88th st. Plan No. 1075.

ST. NICHOLAS AV, 1420, masonry, new marquise and partitions to 2-sty brick stores and dwelling; cost, $3,000; owner, Edward Rafter, 43 West 86th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1117.

1ST AV, 487, masonry and new partitions to 5-sty brick tenement and store; cost, $700; owner, Chas. Braun, 208 East 30th st; architect, Otto Reissmann, 30 1st st. Plan No. 1094.

2D AV, 123, front extension to 4-sty brick stores and tenement; cost, $40,000; owners, Albert and Dora Sokolski, 354 Grand st; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 1120.

4TH AV, 430, masonry, new partitions, stairway and plumbing to 16-sty brick cafe and restaurant; cost, $2,500; owner, Nathaniel J. Hess et al, 907 Broadway; architect, C. B. Deer, Ridgefield Park, N. J. Plan No. 1086.

6TH AV, 659, reset show window to 4-sty brick stores and lofts; cost, $300; owner, Fred H. Mellinger, 395 Broadway; architect, Horace G. Knapp, 111 Broadway. Plan No. 1155.

5TH AV, 908, marble stairs, columns and new partitions to 5-sty brick and stone dwelling; cost, $18,000; owner, Est. Jas. A. Burden, 908 5th av; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1107.

6TH AV, 458, removal of projections and extensive alterations to 1, 2 and 3-sty brick restaurant and cafe; cost, $7,000; owner, Moquin Restaurant & Wine Co., 22 Ann st; architect, Wm. E. Bloodgood, 1 Madison av. Plan No. 1154.

6TH AV, 455, steel and new show window to 4-sty brick and stone store and loft; cost, $300; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1089.

6TH AV, 459, new show window to 4-sty brick store and offices; cost, $300; owner, Joseph Fanford, 160 Broadway; architect, Morris Schwartz, 194 Broadway. Plan No. 1139.

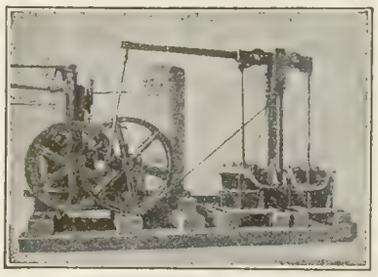
7TH AV, 283-85, remove projection to 6-sty brick tenement; cost, $100; owners, 7th Av Holding Co., 140 Nassau st, Harry Goldorf, president, 583 Broadway; architect, Walter Murphy, 112 West 42d st. Plan No. 1093.

9TH AV, 80-86, one 12,000-gal. and one 9,000-gal, tank to 6-sty brick factory; cost, $2,700; owner, Edward W. C. Arnold, 36 Broad st; builders, The Rusling Co., 39 Cortlandt st. Plan No. 1108.

10TH AV, 239-243, rear extension to 5-sty brick loft; cost, $3,000; owners, The 24th St. Realty Co., Geo. F. Spencer, Pres., 239-243 10th av; architect, A. O. Shlsing, 47 West 34th st. Plan No. 1118.

BLACKWELL'S ISLAND, opp. 68th st, extension to 2-sty brick dormitory; cost, $7,000; owner, Dept. of Charities, foot East 26th st; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 1146.

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Plans Filed—Alterations (Continued).

Bronx.

BARRY ST, n w cor Worthen st, raise to grade new; ornamentals to three 1 and 2-sty frame dwellings; cost, $1,200; owner, Ellen Quinlan, 949 Hunts Point pl; architect, John F. O'Toole, 2[illegible] E. 138th st. Plan No. 183.

176TH ST, n s, 365.4 e Prospect av, 1-sty frame extension, 20x7.6, to 2-sty and attic frame dwelling; cost, $250; owner, Mary Crocker, 715 Crotona Park North; architects, Halley & Vulz, 301 [illegible] av. Plan No. 190.

184TH ST, n s, 55.95 w Hoffman st, new basement to 1-sty frame store; cost, $1,000; owner, John Denning, Allendale, N. J.; architect, Wm. Gu[illegible], 2740 Creston av. Plan No. 185.

201ST ST, n s, 94.96 e Grand Boulevard and Concourse, new partitions, etc., to 2-sty and attic frame dwelling; cost, $170; owner, Sarah Troxel, 213 East 201st st; architect, Auguste Sevestre, 2860 Webster av. Plan No. 182.

236TH ST, s s, 275 w Katonah av, 1-sty frame extension, 4x11, to 2½-sty frame dwelling; cost, $300; owner, Mrs. L. H. Miner, on premises; architect, Wm. M. Brady, 15 Alexander av, Yonkers. Plan No. 192.

BOSTON RD, No. 4295, add ½-sty of frame to 1½-sty frame dwelling; cost, $2,000; owner, Pauline Hammerer, on premises; architect, Joseph Schwerdt, New Rochelle. Plan No. 191.

BOSTON RD, s w cor Summit pl, 1-sty brick extension, 19x29¼, to 2-sty brick station house and stable; cost, $500; owner, City of New York; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 187.

McGRAW AV, s w cor Gray st, move 2-sty and attic frame dwelling; cost, $1,000; owner, Wm. Kelleher, 1802 Westchester av; architect, F. P. Schiavone, 4182 Park av. Plan No. 186.

ROSEDALE AV, w s, 475 s Walker av, new basement to 2½-sty frame dwelling; cost, $2,000; owner, Mary Kugelmann, on premises; architect, B. Ebeling, 134 Westchester sq. Plan No. 184.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 24, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 2d day of June, 1913, and then opened, for the extension (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and approaches) of the United States post office at Winston-Salem, N. C. The extension is two stories and basement, and has a ground area of approximately 14,150 square feet; fireproof construction; stone facing and metal roof. Certain buildings now on the site will be required to be removed and separate proposals for the purchase and removal of these buildings must be submitted with the proposals for the extension to the post-office building. Drawings and specifications may be obtained from the custodian at Winston-Salem, N. C., or at this office, at the discretion of the supervising Architect. O. WENDEROTH, Supervising Archietct.

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TREMONT AV, n w cor 3d av, new marquise, new partitions to 4-sty brick stores and offices; cost, $3,500; owner, Tremont Holding Co., World Building, Park Row; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 189.

VILLA AV, w s, 108.24 s 204th st, new show window to 2-sty frame store and dwelling; cost, $150; owner, Rovella Realty Co., on premises; architect, Auguste Sevestre, 2860 Webster av. Plan No. 188.

WILLIS AV, w s, 112.6 n 140th st, new front to 3-sty frame store; cost, $100; owner, Harry M. Goldberg, 309 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 193.

OLD 4TH AV, e s, 140 s Concourse, 2-sty brick and frame extension, 8.8x5.4, to 2½-sty frame dwelling; cost, $300; August Ellinghaus, 172d st and Concourse; architect, Frederick Jaeger, 441 Tremont av. Plan No. 194.

Brooklyn.

BERGEN ST, s s, 20 w Hopkinson av, extension to bath; cost, $5,000; owner, Fannie Litwak, 594 Stone av; architect, Louis Danzacher, 7 Glenmore av. Plan No. 2241.

BOERUM ST, 55, partitions, etc., to 3-sty store and tenement; cost, $200; owner, Barnet Weinstein, 57 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2366.

BULLION ST, from Kingsland av to Debevoise st, new elevators in hospital; cost, $11,165; owner, Greenpoint Hospital, on premises; architect, Otis Elev. Co., 250 11th av. Plan No. 2217.

CARROLL ST, n s, 100 w 4th av, extension to 5-sty tenement; cost, $850; owner, Francis Romeo, 83d st and 12th av; architect, Geo. W. Burnes, 180 Bay 14th st. Plan No. 2229.

COLUMBIA ST, w s, 40 s Irving st, exterior and interior alterations to 5-sty factory; cost, 8500; owner, K. W. Lewis as Receiver, 76 William st, N. Y.; architect, P. G. Stader, 362 East 156th st, N. Y. Plan No. 2317.

COURT ST, s w cor State st, plumbing to store and lodge rooms; cost, $285; owner, Kath. McGarvey, 67 Livingston st; architect, John Gairy, 112 Court st. Plan No. 2333.

COURT ST, s e cor Butler st, plumbing to store and court; cost, $175; owner, H. E. Coe, 69 Wall st, N. Y.; architect, John Ford, 164 West Broadway, N. Y. Plan No. 2384.

DEGRAW ST, n s, 100 w Van Brunt st, new elevator; cost, $1,600; owner, International Provision Co., 35 Degraw st; architect, Otis Elevator Co., 250 11th av. Plan No. 2216.

DOUGLASS ST, e s, 200 n Sutter av, interior alterations to 4-sty tenement; cost, $200; owner, Hy Silverstein, 131 Bristol st; architect, Benj. Cohen, 361 Stone av. Plan No. 2276.

ECKFORD ST, e s, 120 n Norman av, plumbing, etc., to 3-sty tenement; cost, $200; owner, John Bremer, 649 Leonard st; architect, F. Schuch, 126 Norman av. Plan No. 2377.

ELLERY ST, n s, 125 w Sumner av, plumbing to 4-sty dwelling; cost, $500; owner, Kath. Tutsch, 406 Ralph st; architect, Lew Keon, 9 Debevoise st. Plan No. 2385.

ESSEX ST, e s, 435 n Wortman av, extension to 3-sty dwelling; cost, $350; owner, Sam Lipman, 602 Alabama av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2349.

FULTON ST, s s, 345 e Utica av, interior alterations to 3-sty store and dwelling; cost, $200; owner, John Lyon, Rochester, N. Y.; architect, Max Cohn, 280 Bedford av. Plan No. 2249.

FULTON ST, n s, 135 e Lawrence st, new bay window; cost, $200; owner, J. Blyn's Sons, on premises; architect, Thos. Bennett, 52d st and 3d av. Plan No. 2264.

GRAND ST, n s, 83 e Wythe av, plumbing to 4-sty store and tenement; cost, $125; owner, Max Kobre, 81 Grand st; architect, Wm. Westcher, 1471 Metropolitan av. Plan No. 2335.

HERKIMER ST, n s, 247 w Nostrand av, bay window to 2-sty and attic dwelling; cost, $400; owner, Alex C. Lawton, 1315 Fulton st; architect, A. White Pierce, 59 Court st. Plan No. 2368.

HOYT ST, s e cor President st, exterior alterations to school; cost, $400; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2353.

LORIMER ST, e s, 25 s Withers st, interior alterations to open air show; cost, $750; owner, S. Alper, 54 Conselyea st; architect, Lew Keon, 9 Debevoise st. Plan No. 2269.

McKIBBEN ST, n s, 150 w Graham av, exterior and interior alterations to 5-sty school; cost, $3,000; owner, City N. Y.; architect, C. B. J. Snyder, 500 Park av, N. Y. C. Plan No. 2324.

MONTAGUE ST, s s, 50 w Henry st, exterior and interior alterations to 5-sty dwelling; cost, $6,000; owner, E. J. Knowlton, 87 Remsen st; architects, Slee & Bryson, 153 Montague st. Plan No. 2250.

MONTAGUE ST, s s, 101 e Henry st, exterior and interior alterations to office building; cost, $500; owner, Louis Fritsch, 189 Montague st; architects, Slee & Bryson, 153 Montague st. Plan No. 2209.

MONTAGUE ST, n s, 200 e Clinton st, plumbing installed in office building; cost, $1,200; owner, Brooklyn R. E. Co., on premises; architect, Frank Thompson, 196½ Flatbush av. Plan No. 2214.

MORRELL ST, w s, 50 n Moore st, extension to 4-sty tenement; cost, $900; owner, Jacob Bulowitz, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 2380.

NAVY ST, e s, 71 s Willoughby st, interior alterations to 5-sty store and tenement; cost, $150; owner, Rosina Monaco, 117 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 2251.

OAK ST, n s 400 e Franklin av, interior alterations to 3-sty store and dwelling; cost, $500; owner, T. Lee, 125 Oak st; architect, C. E. Blackburn, 275 President st. Plan No. 2224.

OSBORNE ST, w s, 50 n Livona av, extension to 4-sty store and tenement; cost, $300; owner, Saml. Siegel, 374 Osborne st; architect, L. Danacher, 7 Glenmore av. Plan No. 2262.

PROSPECT PL, n s, 262 w Washington av, interior alterations to 4-sty store and dwelling; cost, $200; owner, Michael Lynch, 357 Prospect pl; architects, Brook & Rosenberg, 350 Fulton st Plan No. 2215.

REMSEN ST, n s, 250 e Clinton st, new elevators; cost, $3,000; owner, Ellen A. O'Conell, 159 Remsen st; architect, Gurney Elev. Co., 62 West 45th st, N. Y. Plan No. 2359.

REMSEN ST, s s, 200 e Court st, new elevators; cost, $10,000; owner, Brooklyn Union Gas Co., 180 Remsen st; architect, A. B. See Co., 220 Broadway. Plan No. 2357.

SMITH ST, e s, 512.6 n 4th st, interior alterations to 4-sty store and tenement; cost, $200; owner, Fred Weber, 401 Smith st; architects, Koch & Wagner, 26 Court st. Plan No. 2221.

SMITH ST, e s, 38 s Douglass st, exterior alterations to 3-sty store and dwelling; cost, $400; owner, Levi Blumenam, 161 Smith st; architect, W. J. Conway, 400 Union st. Plan No. 2259.

TEN EYCK ST, s s, 150 e Leonard st, exterior and interior alterations to 3-sty store and dwelling; cost, $400; owner, Louis Weber, 1065 73d st; architect, Benj. Finkensieper, 184 Broadway. Plan No. 2371.

UNION ST, s w cor 7th av, new elevator; cost, $1,850; owner, Desmond Dunne, 176 Montague st; architect, Reedy Elev. Co., 13th st and Willow av, Hoboken, N. J. Plan No. 2267.

UNION ST, s w cor 7th av, new elevator; cost, $1,350; owner, Desmond Dunne, 176 Montague st; architect, Reedy Elev. Co., 13th st and Willow av, Hoboken, N. J. Plan No. 2268.

WARWICK ST, w s, 93.3 s Fulton st, exterior and interior alterations to two 3-sty dwellings; cost, $1,200; owner, Thos. Krekellar, 287 Decatur st; architect, E. Tatje, 106 Van Siclen av. Plan No. 2211.

YORK ST, n s, 85 w Bridge st, exterior alterations to school; cost, $900; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2354.

SOUTH 2D ST, s s, 130 e Driggs av, plumbing to 3-sty tenement; cost, $900; owner, Geo. W. May, 897 St Marks av; architect, Benj. Hoffman, 248 Division av. Plan No. 2307.

SO. 3D ST, s w cor Rodney st, exterior and interior alterations to 3-sty store and dwelling; cost, $500; owner, Max Stranger, 290 So. 2d st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2261.

SOUTH 5TH ST, n s, 100.3 e Bedford av, extension to 5-sty factory; cost, $18,000; owner, S. W. Farber, 143 So. 5th st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2258.

WEST 10TH ST, s e cor Ocean Front, plumbing to 2-sty pavilion; cost, $600; owner, Grant Coaster Co., 2934 West 8th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 2314.

EAST 15TH ST, e s, 485 n Av U, 2-sty frame dwelling, 18x24, gravel roof, 1 family; cost, $500; owner, Wm. D. Moore, 2029 East 15th st; architect, J. B. Ells, 148 Hancock st. Plan No. 2372.

19TH ST, n s, 175 e 10th av, plumbing to 3-sty dwelling; cost, $225; owner, Dave Leary, on premises; architect, Chas. Huber, 1610 10th av. Plan No. 2284.

27TH ST, n e cor 4th av, extension to 3-sty dwelling; cost, $2,000; owner, Leonard Michel, 25 1st pl; architect, John Van Hograf, Neptune av and West 23d st. Plan No. 2257.

42D ST, s s, 275 w 3d av, exterior alterations to 3-sty dwelling; cost, $300; owner, Susannah Hallenberg, 2504 43d st; architect, Bruno Suiblat, 4711 4th av. Plan No. 2360.

57TH ST, n s, 200 e 11th av, exterior and interior alterations to 2-sty garage; cost, $150; owner, Harris Sukeno, 1129 57th st; architect, Abraham Farber, 189 Montague st. Plan No. 2296.

64TH ST, s s, 260 w 13th av, plumbing to 3-sty dwelling; cost, $250; owner, August F. Peterson, 1250 64th st; architect, H. Y. Olsen, 1627 51st st. Plan No. 2383.

65TH ST, n s, 125 w 4th av, exterior alterations to 3-sty dwelling; cost, $150; owner, Geneais D'Amello, 361 65th st; architect, Raphael Caporale, 1929 63d st. Plan No. 2274.

ATLANTIC AV, s w cor Nostrand av, sky sign to 3-sty store and dwelling; cost, $200; owner, D. Cassella, 485 Nostrand av; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 2282.

ATLANTIC AV, s s, 160 e 4th av, interior alterations to 5-sty store and tenement; cost, $3,500; owner, John C. Cordes Estate, Fresh Pond rd; architect, W. J. Conway, 400 Union st. Plan No. 2309.

BAY RIDGE PARKWAY, s e cor 72d st, extension to 3-sty dwelling; cost, $5,500; owner, Jas. S. Lauson, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 2252.

BEDFORD AV, s e cor Clarkson st, extension to 2-sty garage; cost, $7,500; owner, Powell Garage Co., on premises; architect, Jas. S. Maher, 1328 Broadway, N. Y. Plan No. 2279.

BRIGHTON BEACH R. R., n s, 750 e Coney Island av, alter grandstand; cost, $200; owner, Chauncey Marshall, 41 Park Row, N. Y.; architect, S. B. McDonald, Surf av and West 27th st. Plan No. 2358.

BROADWAY, n e cor Flushing av, exterior and interior alterations to stores and offices; cost, $4,300; owners, S. Liebman Sons, 530 Lincoln av; architect, Jas. Millman, 189 Montague st. Plan No. 2265.

BROADWAY, n w cor Hart st, electric sign; cost, $200; owner, Julia Levy, 1049 Broadway; architects, Strauss & Co., 442 West 42d st, N. Y. Plan No. 2306.

BROADWAY, n e cor Graham av, exterior and interior alterations to two 3-sty frame stores and dwellings; cost, $7,685; owner, Citizens Trust Co., 716 Broadway; architect, L. E. Denslow, 44 18th st, N. Y. Plan No. 2339.

CLINTON AV, s e cor Montague st, interior alterations to office building; cost, $1,000; owner, B. H. R. R. Co., 85 Clinton st; architect, W. K. Taylor, 137 Union Hall st, Jamaica, L. I. Plan No. 2227.

FLATBUSH AV, n e s, 51 e 5th av, new electric sign; cost, $170; owner, Geo. Weiderman, 1908 Ditmas av; architect, Geo. H. Rice, 481 Sterling pl. Plan No. 2295.

FLATBUSH AV, w s, 55.8 n Bergen st, interior alterations to 3-sty store and dweling; cost, $5,000; owner, Harry Davidson, 194 Bridge st; architect, D. A. Lucas, 98 3d st. Plan No. 2340.

FRANKLIN AV, s w cor Park av, extension to 3-sty dwelling; cost, $150; owner, Gustave J. Haase, 147 Baxter st, N. Y.; architect, Geo. J. Jordan, 1649 171st st. Plan No. 2283.

GLENMORE AV, s w cor Elton st, extension to 3-sty store and dwelling; cost, $500; owner, John Boremetti, 716 Glenmore av; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 2243.

GRAHAM AV, e s, 25 n Boerum st, exterior and interior alterations to 4-sty tenement; cost, $2,000; owner, Bertha Lurie, 1451 Union st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2321.

GRAHAM AV, e s, 25 n Boerum st, exterior and interior alterations to 4-sty tenement; cost, $5,000; owner Bertha Lurie, 1451 Union st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2320.

GRAHAM AV, e s, 25 n Boerum st, exterior alterations to 4-sty tenement; cost, $1,000; owner, Bertha Lurie, 1451 Union st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2319.

GRAVESEND AV, w s, 391.9 n 86th st, new doors, etc., to 3-sty dwellings; cost, $175; owner, H. E. Case, 2410 Gravesend av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2387.

HARRISON AV, 155, new walls, etc., to 3-sty store and tenements; cost, $200; owner, Herman Weingarten, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2364.

JOHNSON AV, n s, 100 w Manhattan av, interior alterations to 3-sty store and dwelling; cost, $200; owner, Lillie Meyers, 133 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2361.

KENT AV, w s, bet So. 2d and So. 3d sts, interior alterations; cost, $4,000; owner and architect, American Sugar Ref. Co., on premises. Plan No. 2230.

KNICKERBOCKER AV, n w cor Willoughby av, exterior alterations to moving picture show; cost, $250; owner, David Super, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 2235.

KNICKERBOCKER AV, w s, 100 s DeKalb av, interior alterations to 5-sty store and tenement; cost, $500; owner, Aaron Riso, 349 Knickerbocker av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2323.

LAWRENCE AV, s s, 150.3 w 3d st, plumbing to 4-sty dwelling; cost, $250; owner, John Senner, 90 Lawrence av; architect, Ernest Arnold, 98 Lawrence av. Plan No. 2326.

LIBERTY AV, e s, 26.4 n Chestnut st, exterior and interior alterations to 2-sty garage; cost, $12,000; owner, Wm. Block, on premises; architect, W. Stoddart, 30 West 38th st, N. Y. Plan No. 2256.

LINCOLN AV, w s, 100 s Glenmore av, build veranda to 3-sty dwelling; cost, $175; owner, Annie Resler, 530 Lincoln av; architect, Jas. Millman, 189 Montague st. Plan No. 2266.

MANHATTAN AV, w s, 50 n Johnson av, exterior and interior alterations to store; cost, $1,200; owners, Lefstein & Rosenfeld Co., 1480 Broadway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2293.

MARCY AV, n e cor Park av, exterior and interior alterations to 5-sty store and tneement; cost, $240; owner, Adeline Bulwinkel, 80 So. 9th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 2260.

MARCY AV, w s, 80 n Fulton st, extension to 2-sty moving pcture show; cost, $10,000; owner, Stephen Hoff, 68 Macon st; archtect, Benj. Driesler, 153 Remsen st. Plan No. 2315.

MESEROLE AV, s w cor Leonard st, exterior and interior alterations to 3-sty store and dwelling; cost, $350; owner, Wm. Dieter, on premises; architect, Chris Bauer, 6 Bedford av. Plan No. 2311.

MONTROSE AV, n s, 75 w Manhattan av, exterior and interior alterations to store and dwelling; cost, $1,000; owner, Realty Operators, 98 Graham av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2234.

MONTROSE AV, 244, interior alterations to 3-sty store and tenements; cost, $200; owner, Andrea Marino, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2365.

NECK RD, n e cor Gravesend av, exterior and interior alterations to 4-sty store and tenement; cost, $600; owner, John W. Weber, 31 Belvidere st; architects, Koch & Wagner, 26 Court st. Plan No. 2219.

NOSTRAND AV, w s, 100 s Madison st, extension to 3-sty store and dwelling; cost, $1,200; owner, L. Siebert, 416 Nostrand av; architect, W. Siebert, same address. Plan No. 2247.

PARK AV, n s, 375 w Marcy av, exterior and interior alterations to 3-sty tenement; cost, $400; owner, H. Y. Hamm, on premises; architect, W. E. Wills, 1181 Myrtle av. Plan No. 2278.

PROSPECT AV, n w cor 7th av, extension to 3-sty store and dwelling; cost, $1,000; owner, Jas. T. McBride, Ocean parkway and Av D; architect, B. F. Hudson, 319 9th st. Plan No. 2226.

PROSPECT AV, n s, 97.9 e 5th av, exterior and interior alterations to 3-sty store; cost, $1,000; owner, Anne Hoff, 720 4th av; architect, L. Dopancher, 7 Glenmore av. Plan No. 2240.

RAILROAD AV, n w cor Glenmore av, interior alterations to 3-sty dwelling; cost, $150; owner, Jas. Boles, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2210.

REID AV, n s, 101 e Humboldt st, exterior and interior alterations to 5-sty store and tenement; cost, $250; owner, Cassamino Liotta, 813 Flushing av; architect, C. P. Cannella, 60 Graham av. Plan No. 2248.

ROCHESTER AV, w s, 95.2 s Carroll st, plumbing to 3-sty dwelling; cost, $100; owner, Chas. Zuppardi, East New York and Rochester avs; architect, John Pazzaio, 1776 Atlantic av. Plan No. 2225.

RUTLAND RD, n s, 25 e Brooklyn av, plumbing to 4-sty dwelling; cost, $150; owner, Nichols Latita, on premises; architect, Frank Malone, 642 Nostrand av. Plan No. 2331.

SNYDER AV, s s, 149.6 w Bedford av, new elevator; cost, $285; owner, Elbinger Baking Co., 734 Flatbush av; architect, Reedy Elev. Co., 13th st and Willow av, Hoboken. Plan No. 2346.

STONE AV, w s, 225 s Sutter av, exterior and interior alterations to 3-sty dwelling; cost, $600; owner, Lillian L. Oginz, 474 Stone av; architect, L. Danancher, 7 Glenmore av. Plan No. 2239.

SUMNER AV, e s, 40 n Quincy st, plumbing to 1-sty moving picture show; cost, $150; owner and architect, Geo. A. Costello, 271 Sumner av. Plan No. 2381.

SUTTER AV, n s, 80 e Warwick st, interior alterations to 3-sty dwelling; cost, $200; owner, Hillel Geischeck, 913 Sutter av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2292.

UNION AV, w s, 75 n Grand st, interior alterations to moving picture show; cost, $200; owner, B. Scharman, 355 Pulaski st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2238.

UTICA AV, w s, 120 s Earl st, exterior and interior alterations to 3-sty dwelling; cost, $1,000; owner, Jas. F. Martin, East New York and Rochester avs; architects, Whiston & Polak, 358 Stone av. Plan No. 2297.

WASHINGTON AV, w s, 86.6 s Greene av, exterior alterations to school; cost, $800; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2355.

WYTHE AV, w s, 60 s Rutledge st, exterior alterations to 2-sty storage; cost, $125; owner and architect, E. Flegenheimer, 782 Wythe av. Plan No. 2313.

21ST AV, n w cor Shore front, extension to 1-sty bath house; cost, $800; owner and architect, Thos. Murphy, 63 Bay 25th st. Plan No. 2271.

22D AV, n s, 135 e East 2d st, plumbing to 3-sty dwelling; cost, $150; owner, Lucy W. Peck, 472 Putnam av; architects, Smith & Theis, 65 Lawrence av. Plan No. 2356.

Queens.

ARVERNE.—Elizabeth av, n s, 100 w Waverest av, 2-sty frame extension, 14x22, on rear 2-sty dwelling, shingle roof; cost, $250; owner, John Waldron, Arverne; architect, J. P. Powers Co., Rockaway Beach. Plan No. 720.

ARVERNE.—Alexander av, e s, 200 n Boardwalk, install new gas fittings in dwelling; cost $10; owner, Robert Plaut, premises. Plan No. 686.

BROOKLYN HILLS.—Poplar st, s s, 225 w Union pl, 1 and 2-sty frame extension, 141x100, on side bakery, Burnett roofing; cost, $30,000; owner, Dillman Baking Co., Poplar st, Brooklyn Hills; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan No. 695.

CEDAR MANOR.—Furman av, s e cor Fisher st, repair dwelling after fire damage; cost, $900; owner Frank Morino, 42d st and 10th av, N. Y. C. Plan No. 716.

CLARENCEVILLE.—Napier av, e s, 300 n Pitkin av, 2-sty frame extension, 12x12, rear 2-sty dwelling, tin roof, and interior alterations; cost, $2,000; owner, Henry H. Lambeck, 162 Napier av, Clarenceville; architect, Val. Bauch, 49 Broad st, N. Y. C. Plan No. 738.

COLLEGE POINT.—10th st, w s, 50 s Victoria st, erect new cesspool for dwelling; cost, $25; owner, H. E. Grant, 262 West 22d st, N. Y. C. Plan No. 739.

COLLEGE POINT.—10th st, e s, 50 n Victoria pl, erect cesspool for dwelling; cost, $25; owner, H. E. Grant, 262 West 22d st, N. Y. C. Plan No. 740.

CORONA.—Spruce st, s s, 125 e Way av, erect new foundation under dwelling; cost, $400; owner, I. Wechelsbaum, 137 National av, Corona. Plan No. 744.

CORONA.—Floyd st, 3, install new gas piping in dwelling; cost, $20; owner, D. DeChristiano, on premises. Plan No. 745.

CORONA.—DeWitt st, 76, install new plumbing in dwelling; cost, $50; owner, Tony Ruzzo, 122 East av, L. I. City. Plan No. 715.

CORONA.—DeWitt st, e s, 140 n Smith av, 2-sty frame extension, 12x16, on rear dwelling, tin roof; cost, $500; owner, Chas. Tierman 144 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 702.

ELMHURST.—Broadway, n w cor Thompson av, 1-sty frame extension, 24x9, on rear cafe; cost, $150; owner, Cornelius Burke, Broadway, Elmhurst. Plan No. 727.

EVERGREEN.—Myrtle av, s w cor Racker st, interior alteration to store and dwelling; cost, $200; owner, Henry Bockrath, 100 Palmetto st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 711.

FAR ROCKAWAY.—L. I. R. R., e s, 150 n Corona av, interior alteration to shed to provide for store; cost, $300; owner, Wm. A. Voorhess, Far Rockaway. Plan No. 733.

EVERGREEN.—Center st, e s, 100 n Wyckoff av, erect new water closet compartments on 1st and 2d stories of dwelling, new plumbing; cost, $300; owner, Valentine Fritz, 332 Centre st, Evergreen. Plan No. 690.

EVERGREEN.—Summerfield av, s s, 100 e Cypress av, install new plumbing in dwelling; cost, $95; owner, E. Deboiseve, on premises Plan No. 742.

FAR ROCKAWAY.—White st, s w cor Mott av, interior alteration to hotel; cost, $800; owner, Jos. Fried, Lawrence, L. I.; architect, Jos. H. Cornell, Far Rockaway. Plan No. 689.

FLUSHING.—Av A, s e cor 26th st, 1-sty frame extension, 20x30, on rear 2-sty frame dwelling, paroid roofing, interior repairs; cost, $500; owner, Stoff Bahuski, on premises; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 730.

FLUSHING.—Madison st, 28, install new plumbing in dwelling; cost, $90; owner, Mrs. J. Maher, on premises. Plan No. 707.

JAMAICA.—Flushing av, e s, 61 s Grove st, install new gas piping in dwelling; cost, $20; owner, L. Harriett, DeLand Florida. Plan No. 709.

JAMAICA.—Rockaway rd, e s, 100 s Guinsberg pl, 2-sty frame extension, 12x16, on rear garage, felt roof; cost, $150; owners, Frank & Max Beerman, on premises. Plan No. 700.

JAMAICA.—Fulton st, n w cor Hardenbrook av, alter store front and other slight repairs; cost, $200; owner, Christian Zimmince, Jamaica. Plan No. 706.

JAMAICA.—Rockaway rd, e s, 310 n West Catherine st, interior alteration to store and dwelling; cost, $175; owner, Sam Sher, 75 Rockaway rd, Jamaica. Plan No. 699.

JAMAICA.—Fulton st, s s, 75 e Union Hall st, erect 2-sty bay window on dwelling; cost, $300; owners, Chas. Wolley & Son, 376 Fulton st, Jamaica. Plan No. 734.

LONG ISLAND CITY.—14th st, s s, 190 w Van Alst av, erect new foundation under mill; cost, $1,500; owners, James Gilles & Son, 177 13th st, L. I. City. Plan No. 737.

LONG ISLAND CITY.—Vernon av, n w cor Englis st, erect new 1-sty frame extension on lumber shed, gravel roof; cost, $500; owner, Welin Marine Equipment Co., premises. Plan No. 693.

LONG ISLAND CITY.—9th av, w s, 213 s Grand av, install new gas piping in 2 dwellings; cost, $50; owner, Estate of Andrew Jackson, Bridge Plaza, L. I. C. Plan No. 691.

LONG ISLAND CITY.—Freeman av, n s, 50 e Old Ridge rd, install new plumbing in dwelling; cost, $50; owner, Louis Heffner, on premises. Plan No. 725.

LONG ISLAND CITY.—Fulton av, 117, install new plumbing in tenement; cost, $300; owner, James R. Hutchison, 2441 7th av, N. Y. C. Plan No. 723

LONG ISLAND CITY.—Freeman av, n s, bet 5th and 6th avs, install new freight elevator in factory; cost not given; owner, Thomas J Steen Co., 30 Church st, N. Y. C. Plan No. 721-722.

LONG ISLAND CITY.—2d av, 233, install new gas piping in dwelling; cost, $10; owner, Mrs. Bishop, on premises. Plan No. 724.

LONG ISLAND City.—Steinway av, w s, 240 n Graham av, romove store front and erect new windows in tenement; cost, $300; owner, Julia Korb, 173 Steinway av, L. I. City. Plan No. 726.

LONG ISLAND CITY.—Borden av, 47, erect new electric sign; cost, $130; owner, L. I. R. R. Co. Penn. Terminal, N. Y. C. Plan No. 712.

LONG ISLAND CITY.—Newtown rd, s s, 150 e Van Alst av, extend front of building out to building line; cost, $1,000; erect new exits; owner, John Holly, 3 John st, L. I. City. Plan No. 718.

LONG ISLAND CITY.—Old Thomas st, n s, 50 e L. I. R. R., 1-sty brick extension, 63x41, on side boiler house, concrete roof, interior alterations; cost, $10,000; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, company's engineer. Plan No. 713.

LONG ISLAND CITY.—Newtown rd, n s, 50 e 15th av, install new plumbing in dwelling; cost, $225; owner, C. Beik, on premises. Plan No. 732

LONG ISLAND CITY.—Park pl, s w cor Potter av, install new gas piping in dwelling; cost, $10; owner, J. Shulz, on premises. Plan No. 710.

LONG ISLAND CITY.—6th av, 65, 1-sty frame extension, 10x10, on rear dwelling, new plumbing, cost $150; owner, W. Opat, on premises Plan No. 701.

LONG ISLAND CITY.—Hancock st, w s, 200 s Washington st, erect water closet compartments and install new plumbing in dwelling; cost, $200; owner, Anton Molinskey, 97 Munson st, L. I. City. Plan No. 692.

MASPETH.—Perry av, n s, 25 e Columbia av, install new gas piping in dwelling; cost, $25; owner, Mrs. Christman Linden St., Jr., Fisk av, Maspeth. Plan No. 628.

MASPETH.—Maspeth av, n s, 85 e Clermont av, install new plumbing in dwelling; cost, $75; owner, Mrs. Mary Kneip, Maspeth av, Maspeth. Plan No. 743.

NORTH BEACH.—Shore rd, s s, 200 w Jackson boulevard, 1-sty frame extension, 12x14, on rear shop, tin roof; cost, $150; owner, H Woimer, North Beach. Plan No. 698.

NORTH BEACH.—Broadway, s w cor Grand boulevard, erect sitting room all round 1-sty frame restaurant tin roof; cost, $250; owner Bowery Bay Improvement Co., North Beach. Plan No. 654.

NORTH BEACH.—Old Bowery Bay rd, n s 400 w Maple av, 1-sty frame extension 18x40, on rear and side amusement building, gravel roof; cost, $250; owner Bowery Bay Amusement Co., North Beach; architect Wm. Osterle, 909 10th av, Long Island City. Plan No. 694.

OZONE PARK.—Park av, n s, cor Hatch av, 2-sty frame extension, 22x9, on rear dwelling, shingle roof; cost, $700; owner, Mrs. K. Nicklaus, Hatch av, Ozone Park; architect, Geo. Stahl, Ozone Park. Plan No. 703.

OZONE PARK.—Hatch av, w s, 120 s University pl, roof to be raised and 1-sty built underneath, interior changes; cost, $2,400; owner, Chas Hoppagh, Hatch av, Ozone Park; architect, Hatch av, Ozone Park. Plan No. 708.

Plans Filed. Alterations (Continued).

OZONE PARK.—Broadway, n w cor Oakley av, erect new electric sign; cost, $75; owner, Catherine Waring, 1128 Greenwood av, Richmond Hill. Plan No. 746.

RICHMOND HILL.—Napier av, 162, repair dwelling after fire damage; cost, $150; owner, Michael Reilly, on premises. Plan No. 729.

RICHMOND HILL.—Fourth st, e s, 175 n Jamaica av, erect new concrete foundation under dwelling; cost, $350; owner, C. F. Matson, premises. Plan No. 687.

RIDGEWOOD.—Grove st, 687, 2-sty frame extension, 20x10, on rear 2-sty dwelling, tin roof; cost, $750; interior repairs; owner, Jos. Kreps, 685 Grove st, Ridgewood; architect, Richard Rebl, 128 Bible House, N. Y. C. Plan No. 697.

RIDGEWOOD.—Grove st, 685, erect veranda on rear dwelling; cost, $200; owner, Jos. Kreps, premises. Plan No. 696.

RIDGEWOOD.—Webster av, e s, 312 s Central av, install new plumbing in dwelling; cost, $70; owner, F. Huber, 32 Webster av, Ridgewood. Plan No. 741.

ROCKAWAY BEACH.—Ebbert av, e s, 134 s Boulevard, erect new water closet compartment on dwelling; cost, $100; owner, John Koppler, on premises. Plan No. 735.

ROCKAWAY BEACH.—Ebbert av, e s, 134 s Boulevard, install new plumbing in dwelling; cost, $100; owner, John Koppler, on premises. Plan No. 736.

ROCKAWAY BEACH.—Boulevard, 507, erect new wood sign on store; cost, $20; owner, Louis J. Michael, on premises. Plan No. 719.

WHITESTONE.—11th av, e s, 100 s 19th st, install new plumbing in dwelling; cost, $90; owner, Hattie Willimas, 23d st, Whitestone. Plan No. 714.

WHITESTONE.—8th av, s s, 286 s 18th st, install new plumbing in dwelling; cost, $125; owner, J. Kamil, Whitestone. Plan No. 731.

WOODSIDE.—Riker av, s s, 75 w 3d st, install new plumbing in dwelling; cost, $200; owner, Chas. Adams, 44 Riker av, Woodside. Plan No. 704.

Richmond.

AMBOY RD, w s, 1,000 ft e Foster rd, Princess Bay, kitchen addition to frame dwelling; cost, $250; owner, Christian Miller, Princess Bay; builder, Geo. W. Carr, Princess Bay. Plan No. 144.

ARIETTA ST, s s, 100 ft e Minthome, Tompkinsville, extension to frame barn; cost, $100; owner and builder, Thos. Kieran, Tompkinsville. Plan No. 146.

CAROLINE ST, e s, 41 ft s Castleton av, West New Brighton, rear extension to frame store and tenement; cost, $1,500; owners, Levinson & Karpas, 19 Orchard st, New York; architect, John Davies, Tompkinsville; builders, Levinson & Karpas, 19 Orchard st, New York. Plan No. 143.

HANGKURAT AV, n s, 30 ft e Jewitt av, West New Brighton, addition 6x12 ft to frame dwelling; cost, $200; owner, Wm. Lynde, West Brighton; builder, John J. Murphy. Plan No. 142.

RICHMOND TERRACE, 1929, Port Richmond, extension in rear to frame store; cost, $720; owner, David Parish, Port Richmond; builder, Mokinoff, Port Richmond. Plan No. 145.

RICHMOND RD, s s, 200 ft e Steuben st, Concord, addition 10x18 ft to frame store and dwelling; cost, $200; owner, Fritz Keller, Richmond rd, Concord; builder, A. Di Brizzi, Stapleton. Plan No. 140.

RHINE AV, e s, 75 ft s Pierce st, Concord, frame extension to frame dwelling; cost, $500; owner, Wm. Roehrig, Concord; architects and builders, H. Spruck & Son, Stapleton, S. I. Plan No. 141.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending April 26.

ELIZABETH.—Max Folkenflick, 605-607 South Park st, two 3-sty frame, $10,000.

NEWARK.—Alexander Milmoe, 82 Littleton av, one 3-sty frame, $6,000; David Albert, 30 Oxford st, one 3-sty frame, alteration, $2,000; Giuseppe Nicastro, 217 Berkeley av, one 3-sty frame, alteration, $500; Bartholamew A. Lynch, 470 South Market st, one 3-sty frame, alteration, $1,000; Progressive Inv. Co., 117-119-121-123 16th av, four 3-sty frame, $28,000; Aaron Lang, 628 Springfield av, one 3-sty frame, $6,000; Progressive Inv. Co., n w cor 16th av and South 7th st, one 3-sty frame, $7,000; Louis Dreyfus, 245 Court st, one 3-sty frame, alteration, $300; Stephen Kreiger, n side 18th av, near So. 19th st, two 3-sty frame, $10,000; Otto Bernz, 279 14th av, one 3-sty frame, $7,000; Fannie Reiss, 121 Albert av, one 3-sty frame, alteration, $500; Joseph Ditrolio, 585 North 5th st, one 3-sty frame, $6,000; Nathan Berger, 474-476-478-480 482-484 South 17th st, six 3-sty frame, $36,000; Gerardo DiMizio, 79 Clay st, one 3-sty brick, alteration, $1,800; William Gernhardt, e side Cedar av, 284 ft. n of South Orange av, one 3-sty frame, $6,000; Abe Levy, 30 Watson av, one 3-sty frame, $7,000; Rangeley Realty Co., 242 Orange st, one 2-sty frame, alteration, $2,000.

CLIFTON.—Michael Cerullo, 272 Parker av, one 2-sty brick, $5,000.

BAYONNE.—Bertha Hoff, 578 Av C, one 3-sty brick, $7,000.

WEST HOBOKEN.—Sonzogni Bros., 608 Monastery st, one 4-sty brick, $12,000.

PERTH AMBOY.—Elihu Lamberston, 524-526 Mechanic st, two 2-sty brick, $3,000.

PASSAIC.—Pink & Pashman, e side Henry st, 200 ft. n of Myrtle av, three 3-sty brick, $24,000.

IRVINGTON.—Edmond Eppler, 549 South 20th st, one 3-sty frame, $5,000.

ORANGE.—Essex Real Estate Cons. Co., 191 Park av, one 4-sty brick, $32,000.

BLOOMFIELD.—Lucia Merourio, 104 Columbus st, one 2-sty frame, $5,000.

WEST NEW YORK.—Biagio Perrone, s e cor Palisade av and 8th st, one 4-sty brick, $13,000; Biagio Perrone, e side Palisade av, 30 ft. from 8th st, one 4-sty brick, $11,000.

TRENTON.—Morris Bros.'s Realty Co., 227 North Broad st, one 3-sty brick, $8,000.

JERSEY CITY.—Frank E. Wikander, 141 Wilkinson av, one 3-sty frame, $7,000; Carter Atkins, 15 Sacket st, one 3-sty frame, $7,000; Salvatore Cessaro, 31 Mallory av, one 2-sty frame, $4,000.

BANKS.

ASBURY PARK, N. J.—The Asbury Park and Ocean Grove Bank Building, Main st, is to be enlarged with an addition 66 ft. wide, of granite with pressed brick. Work is to be started immediately.

CHURCHES.

MENDHAM, N. J.—Members of the Hilltop Presbyterian Church have authorized the trustees, Edwin Sanford and Geo. Milen, to remodel the west end of their church building. Electric lights, steam heat and new pews will be installed.

DWELLINGS.

MAPLEWOOD, N. J.—Excavating is under way for a 2½-sty frame residence, 40x72 ft., on Claremont av for E. H. Closs, owner, care of Julian Leadbeater, Maplewood av, general contractor. Cost about $10,000.

HACKENSACK, N. J.—Frank Eurich, Jr., 200 5th av, N. Y. C., is preparing plans for alterations to the 2½-sty frame residence at Summit and Central avs, and the erection of a garage, 28x38 ft., for Jose M. Diaz, Prospect av, owner. Cost about $14,000.

FAR HILLS, N. J.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 2½-sty frame residence, 38x36 ft., for J. C. Gregory, of Gregory & Cook Realty Co., Essex Bldg., Newark, owner, who will take bids. Cost about $10,000.

FACTORIES AND WAREHOUSES.

ENGLEWOOD, N. J.—C. M. Hoefler, of the Hoefler Pastry Co., of New York City, is looking for a site upon which to erect a 3-sty building to be used for the manufacturing of choice pastries.

HALLS AND CLUBS.

NEWARK, N. J.—A corporation called the Veldrome Arena Co. has been formed for the promotion and purchase of land for a large sport palace in which cycling and other sports can be held. Frank Mihlon, owner of the Newark Veldrome, is at the head of the corporation. The plans call for a building of steel and concrete, 330x210 ft., with a seating capacity of 8,000, and an exhibition floor space of 20,000 sq. ft. The cost is placed at $150,000. The building will be located in South Orange and Munn avs.

HOTELS.

GREENWOOD LAKE, N. J.—The Counsell Hotel on Storms Island has been destroyed by fire at a loss of $10,000. James Counsell is the owner. Plans for rebuilding have not been decided.

MUNICIPAL WORK.

LEONIA, N. J.—It was announced on Monday that the officials of Bergen County, N. J., had decided not to change the grade of Central av through the Borough of Leonia, but would resurface the road so as to give easy access to Glenwood and Broad avs. This work will be started just as soon as the Public Service Corporation finishes macadamizing Broad av.

IRVINGTON, N. J.—Plans and specifications have been submitted by Town Engineer Isaac J. Casey, Jr., to the Irvington Playground Commission for an open sewer to carry off the water flowing through the playgrounds on the Durand Track. Estimates for the work will be opened at the next meeting of the committee May 15th.

PUBLIC BUILDINGS.

ESSEX FALLS, N. J.—Bids for the erection of the Town Hall here were opened by the Borough Council Friday April 18. Six offers were submitted. The lowest bid was submitted by J. R. Knowlton, of New York City, at $8,700. Other bidders were Morse Co., of Bayonne, $9,350; A. V. Johnson, New York City, $8,969; F. S. Harrison, of Cauldwell, $9,338; Merritt Co., New York City, $9,675; and Milton W. Young, New York City, $9,862. The plans call for a 2-sty structure, the lower part of which will be used as a fire house and police station, and the upper part for town offices.

SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—The Board of Education has decided to erect a new high school on Midland av. The Board will ask the Board of School Estimate for an appropriation of $64,000 to purchase the ground, and it is understood that the new school will cost about $400,000.

IRVINGTON, N. J.—The B. & W. Concrete Co., of Newark, at $41,657 submitted the lowest bid for the 8-room school in Augusta st.

WALLINGTON, N. J.—John Kelly, P. O. Building, Passaic, N. J., has been selected architect to prepare plans for the 2-sty brick public school to be erected at Semplin and Wagner avs, for the Board of Education of Wallington, Mr. Prall, clerk. Cost about $30,000.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, has been selected architect for a 3-sty brick public school to be erected on Hudson av between 10th and 11th sts, for the Board of Education of West New York. Joseph Stilz, 687 Bergenline av, is president. Cost about $100,000.

LYONS FARMS, N. J.—Jacob Wind, Jr., 208 Broad st, Elizabeth, is preparing plans for a 2-sty brick addition to the school on Stuyvesant av for the Board of Education of Lyons Farms, John Lyser, president, A. P. Morris, chairman of Building Committee, will call for bids about May 10. Cost about $15,000.

HACKENSACK, N. J.—The Board of Education plan to erect two wings to the Broadway school; also the erection of a new school in Kansas st. Dr. Chas. F. Adams is president of the Board.

ROCKAWAY, N. J.—The Borough Board of Education contemplates the erection of a new school house and sites are being selected. Address the chairman of the Board for particulars.

THEATRES.

PASSAIC, N. J.—Alex. Seebas, 85 Quincy st, is preparing plans for a 3-sty brick theatre, 60x145 ft., to be erected in Main st for the Passaic Realty & Amusement Co., Peoples Bank Building, owner, J. J. O'Leary, B. W. Spencer and C. D. Bogert. Cost about $50,000.

MORRISTOWN, N. J.—W. H. McElfatrick, 701 7th av, N. Y. C., is preparing plans for a 2-sty brick addition to a theatre here for A. Esposito, owner, to cost $100,000. Architect will take bids about May 5.

NEWARK, N. J.—William E. Lehman is preparing plans for a large moving picture theatre to be erected for the North Jersey Amusement Co. at 124 South Orange av, seating capacity about 900. Roof garden, fireproof construction; cost about $30,000.

Standard Specifications for Gas Fixtures

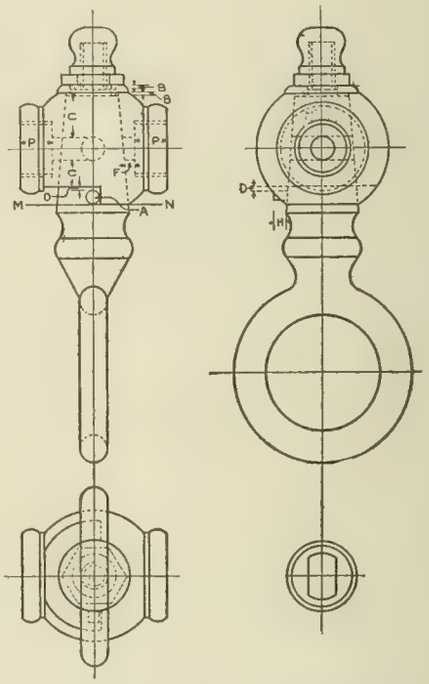
(Continued from page 959.)

(5) For turned cocks, the thickness (F) of the body wall at the gasway should be not less than 3-32-ins. For cast cocks, the thickness of the body wall at any point, including the part that forms the miter, should be not less than 3-32 ins.

(6) The tapered hole through the body should be recessed at the small end to a diameter at least 0.003-in. larger than the diameter of the small end of the plug; this is done to prevent the formation by wear in grinding of a shoulder in the small end of the tapered hole in the body.

(7) The gasway through both the body and the plug should be not less than ⅛-in. diameter. The gasway in the plug should register with the gasway in the body.

(8) Neither of the two distances (B) provided to take up for wear, should be less than 1-32 ins.



PROPOSED STANDARD GAS COCKS.

(9) Neither of the two bearing surfaces (C) on either side of the gasway, should be less than 3-16-in. in length.

(10) The distance (D) provided to take up for wear, should be not less than 1-32-in.

(11) The seal between the gasways in plug and body, when the key is hard over, should be not less than 3-16-in. in length.

(12) The stop pin (A) should be either screwed or driven into place. If a driven pin is used, it should be made of soft annealed metal.

(13) Diameter of the stop pin: If a driven pin, not less than 1-16-in.; if a screwed pin, not less than 3-32-ins. No portion of any 1-16-in. diameter pin should extend below the miter —*i. e.*, below the line MN.

(14) Length (H) of the stop pin should be not less than 1-16-in.

(15) The key and the gas-way should be straight on the axis of the body when gas is on.

(16) The key and the plug should preferably be formed of one piece of metal; if not, the two pieces should be firmly attached by sweating with hard solder.

(17) The cock body should have at the screw joint (P) not less than five full threads.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2355 New York, May 3, 1913 (44) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2;482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

APRIL 25, 26, 28, 29, 30, May 1.

Attorney st, 146-50, see Lex av, 864.

Arden st, 23 (S 2174, pt lt 1861), es, 269 n Nagle av, 27x110, 5-sty bk tnt; Hensle Constn Co to Richd A Henriquez, 140 Franklin av, Long Branch, NJ, Geo A Henriquez, 15 W 108; Chas L Henriquez, 13 W 88 & Maria C Henriquez, Clara Henriquez de Castellanos & Maria D D Henriquez de Cardona, the last three at 198 St Lazaro, Havana, Cuba; mtg $22,500 & AL; Apr29; Apr30'13; A$——$——.
O C & 100

Bank st, 33 (2:615-52), ns, 125 e 4th, runs n99.8xe25.8xs8.4xw2.8xs85x still s2 to st xw25 to beg; 1 3-sty & b bk dwg; Anna A Winter et al to Saml Lipman, 960 Prospect av; Feb14; Apr25'13; A$11,000-15,000 nom

Bank st, 33-5 (2:615-52-53), ns, 100 e 4th, runs n95xe50xs8.4xw2xs85x again s2 to st xw50 to beg, 1 3- & 1 4-sty & b bk dwgs; Saml Lipman & Martha, his wife, to Martha Bldg Corpn, 960 Prospect av; mtg $64,000; Apr25'13; A$22,000-29,000.
O C & 100

Bank st, 35 (2:615-53), ns, 100 e 4th, 25x95, 3-sty & b bk dwg; Anna A Winter to Saml Lipman, 960 Prospect av; Feb14; Apr25'13; A$11,000-14,000. nom

Baxter st, 2-24, see Lex av, 864.

Baxter st, 4, see Lex av, 864.

Baxter st, 18 & 20, see Lex av, 864.

Bleecker st, 41 (2:529-61), nes, 470 nw Bowery, 30x83.3 to alley x30.11x75.9, 4-sty bk loft & str bldg; A$25,000-27,000; also BOND ST, 27 (2:529-23), sws, abt 120 e Lafayette, 25x114.4 to alley, with rights to alley, 3-sty bk loft & str bldg & 2-sty bk rear stable; A$30,000-33,000; also WEST BROADWAY, 475 (2:515-13), es, 120 s Houston, runs e100xn25xw50.2xs3xw49.8 to st xs21.4 to beg, 5-sty bk tnt & strs; A $18,000-23,000; also 21ST ST, 44 E (3:849-49), ss, 200 w 4 av, 25x92, 4-sty stn hotel; A$51,500-59,000; also GRAND VIEW PL (MORRIS AV) (9:2464), nec 167th, runs se125xne100xn8.6xne75xnw116.7 to pl or av xsw175 to beg, except pt for 167th & Grand blvd & concourse; vacant; also GRAND VIEW PL (9:2464), sec 168th, runs se 125 xsw100xnw7.11xsw75xnw116.11 to pl xne175 to beg; vacant, and all other rear prop if any situate in NY or elsewhere of which Fredk H Grosz died seized, and which remains unsold; Josephine Flament, child & heir Fredk H Grosz, decd, & wife of & Paul Flament, to Henrietta Echeverria, 60 W 71; Marie C Crookes, at Scarsdale, NY; Arthur J Grosz, 590 W 172, & Juanita G Dalby, at Red Bank, NJ, each 1-5 pt, being other children of Fredk H Grosz, & Thos Jr, Fredk J & Evelyne O'Callaghan, all at 546 W 162, each 1-15 pt, being children of Evelina A O'Callaghan, decd, who was a daughter of Fredk H Grosz, decd; AT; QC; AL; Apr5; Apr25'13. 23,250

Bond st, 27, see Bleecker, 41.

Broome st, 431 (2:473-17), ss, 25w Crosby, 25x102x25x103, 4-sty bk loft & str bldg; A$38,500-41,000; also BROOME ST, 433 (2:473-16), ss, 26x101x26x102, 4-sty bk loft & str bldg; Chas Newman et al to Kridel & Bro (Louis C, Chas), 187 Bway; Apr24; Apr29'13; A$40,000-43,000.
O C & 100

Broome st, 433, see Broome, 431.

Burling sl, 1 & 3, see Pearl, 208.

Catharine st, 73 (1:253-113), nec Hamilton (No 1), 18x50, 4-sty bk tnt & strs; Mary Smith to Ellen Brown, 191 St Marks av, Bklyn; mtg $9,000; Apr30; May1'13; A $15,000-20,000. O C & 100

Catharine st, 73 (1:253-113), nec Hamilton (No 1), 18x50, 4-sty bk tnt & strs; Annie E Campbell to Mary Smith, 455 Park pl Bklyn & Ellen Brown, 191 St Marks av, Bklyn; QC; Apr30'13; A$15,000-20,000. O C & 100

Cedar st, swc Nassau, see Bway, Cedar, Pine & Nassau, the blk.

Cedar st, sec Bway, see Bway, Nassau, Cedar & Pine, the blk.

Cherry st, 220-2 (1:255-6), ns, 122.3 e Pike, runs n163.11xe37.9xs97.5 & 64.2 to st xw37.7 to beg, 6-sty bk tnt & strs; Ida Margoles to Maze Realty Co of NY, 2650 Bway; mtg $45,000; Apr24; Apr25'13; A $25,000-58,000. nom

Cherry st, 220-2; Maze Realty Co of NY to Sutherland Realty Co, a corpn, 505 5 av; mtg $45,000; Apr24; Apr25'13. exch & 100

Cherry st, 143, see Water, 412-6.

Chrystie st, 99 (1:304-23), ws, 75 s Grand, 25.2x49.8x25.2x49.10, 2-sty & b fr tnts & strs; Mendel Berman to Wolf Karnis, 29 Ludlow; AL; Apr26; Apr28'13; A $15,000-16,000. O C & 100

Christopher st, 179 (2:636-37), ns, 77.6 e Weehawken, runs e22xn84.8xw11xs21.2x w11xs63.6 to beg, 3-sty bk loft bldg; Frank Meier to Carl Oelhaf, at Leonia, NJ; ½ pt; Apr15; May1'13; A$12,000-14,000. nom

Cornelia st, 25-7, see Lex av, 864.

Columbia st, 28, see Lex av, 864.

Dover st, 10 (1:106-26), ws, 73.3 n Water, runs w28.2xn1.1xw12.2xn7.10xw11.11x n11.3xe52.3 to st xs20.3 to beg, 3-sty bk tnt; Mary Healy to Hanover Supply Co, a corpn, 126 Front; AL; Apr30'13; A$5,000-7,000. O C & 100

East Broadway, 205 (1:285-23), ss, 171.1 w Clinton, 25.6x87.6, 3-sty bk dwg; Pincus Lowenfeld et al to Jos C Scal, 213 E Bway; mtg $18,000 & AL; Apr15; Apr29 '13; A$22,500-27,000. O C & 100

Elizabeth st, 239 (2:508-42), ws, 141.4 n Prince, 20x90.6, 6-sty bk tnt & strs; Bway Trust Co, a corpn to Gaspare & Carlo Molinelli, both at 13 Hamilton; B&S & CaG; Apr30'13; A$12,000-33,000. O C & 100

Essex st, 11 (1:297-24), ws, abt 155 n Canal, 25x87.6, 5-sty bk tnt & strs; Leopold W Harburger, ref, to Bertha Haimowitz, 1376 5 av; FORECLOS Apr11; Apr30; May1'13; A$27,000-42,000. 39,500

Fletcher st, sec Pearl, see Pearl, 208.

Forsyth st, 199 (2:422-27), ws, 269 s Houston, runs w67.2xn55.1xw—xs85.7xe 57.10xn2.6xe67.2 to st xn27.11 to beg, 7-sty bk tnt & strs; Mary Cantor to Saml Cantor, 1317 45th, Bklyn; ½ pt; AL; June 23'1T; Apr28'13; A$38,000-80,000.
O C & 100

Forsyth st, 199; Rebecca Wolper & Saml Cantor to W C Realty Co (Inc), a corpn; [911 Mad av]; mtg $75,000; Apr25; Apr28 '13. O C & 100

Grand st, 59 (1:228-25), ss, 64 e West Bway, 22x67, 4-sty bk loft & str bldg; Alice Fuchs to Herrman Harris, 64 W 126; mtg $16,000; Apr29; May1'13; A$16,000-19,000. nom

Greenwich st, 628-34, see Washington, 611-5.

Hamilton st, 1, see Catharine, 73.

Henry st, 320 (1:267-61), ss, 225.7 w Jackson, 25x95.3x25x95.2, 6-sty bk tnt & strs; Jacob Green to Gertrude Green, his wife, 326 Henry; mtg $26,800 & AL; Apr 25; Apr28'13; A$16,000-30,000. nom

Hester st, 89 (1:308-31), ns, abt 65 e Allen, 21.10x100, 5-sty bk tnt & strs; Albt E Richardson, ref to David Mayer Brewing Co, a corpn, 3560 3 av; PARTITION; Apr3; Apr29; Apr30'13; A$22,000-22,000. 30,100

Hospital la (7:1884), ss, 450 e Bway, runs nw to cl of la xne—xs— to beg; gore; Robt B Musgrave to 530 W 113th St Co, a corpn, 103 Park av; AT; B&S; AL; Apr24; Apr26'13; A$——$——. 150

Hudson st, 424 (2:583-3), es, 45 n Leroy, 22x60, 4-sty bk tnt & strs; Saul W Levy to Stella N Levy, 100 King; mtg $12,500; Apr25; Apr26'13; A$10,500-15,000.
O C & 100

Lawrence st, 136 (7:1982-73), ss, 195.4 w Old Bway, runs w36.2 to ss 129th xw 14.8xs30.3 to es Bway (No 3210) at pt 28 s 129th, xs69xe18xn99.6 to beg, 6-sty bk tnt & strs; Chas Hensle to Richd A Henriquez, 140 Franklin av, Long Branch, NJ, Geo A Henriquez, 15 W 108, Chas L Henriquez, 13 W 88 & Maria C Henriquez, Clara Henriquez de Castellanos & Maria D D Henriquez de Cardona, the last three at 198 St Lazaro, Havana, Cuba; mtg $67,-500 & AL; Apr29; Apr30'13; A$40,000-80,-000. O C & 100

Morton st, 92-8, see Washington, 611-5.

Mott st, 143 (1:237-19), ws, abt 80 s Grand, 24.4x100x23.7x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Albt E Richardson, ref, to Wm G Patton, 540 Decatur, Bklyn; PARTITION; Apr29; Apr30'13; A $16,500-25,000. 24,000

Mulberry st, 120 (1:205-11), es, 100.8 s Hester, runs e34.1 & 41 & 24.11xs25.6xw21.3, 25.4 & 27.6 to st xn25.2 to beg, 5-sty bk tnt & strs; Anna T Esposito to Salvatore Esposito, 120 Mulberry; mtg $20,000; Apr 3; Apr28'13; A$19,000-28,000. O C & 100

Nassau st, swc Cedar, see Bway, Nassau, Cedar & Pine, the blk.

Nassau st, nwc Pine, see Bway, Nassau, Cedar & Pine, the blk.

Orchard st, 18 (1:298-3), es, abt 100 n Canal, 25x87, 5-sty bk tnt & strs; Wulf Gutman to Isidore Abraham, 265 East Bway; mtg $23,000; Apr25; Apr26'13; A 19,000-27,000. nom

Orchard st, 162 (2:411-9), es, abt 100 s Stanton, 25x87.6, 4-sty bk tnt & strs & 5-sty bk tnt in rear; Wm Lustgarten to Realty Redemption Co of NY, a corpn, 68 William; Apr26'13; A$22,000-29,000.
O C & 100

Pearl st, 206, see Pearl, 208.

Pearl st, 208 (1:70-15), sec Fletcher, 15.1 x35.9x13.9x36.9, 4-sty bk loft & str bldg; A$15,000-17,000; also PEARL ST, 206 (1:-70-14), es, 15.1 s Fletcher, 20.3x28x21.5x 28.8, 4-sty bk loft & str bldg; A$11,000-13,000; also PEARL ST, 240 (1:75-12), sec Burling sl (No 1), runs e22.6xse54.4xw20.6 to Burling sl xnw57.5 to beg, 4-sty bk loft & str bldg; A$25,000-30,000; also PEARL ST, 242 (1:75-13), ss, 22.6 e Burling sl, 22.8x51.2x20.11x54.4, 4-sty bk loft & str bldg; A$15,000-19,000; also BURLING SLIP, 3 (1:75-11), es, 57.5 s Pearl, 21.2x 40.4x21x41,5, 5-sty bk loft & str bldg; Valerie F Cooper & Albt H Frankel to Estate of H V B Frankel, Inc, a corpn, 20 Vesey; mtg $21,000 on 1st two & $46,-000 on last three parcels; Apr25; May1'13; A$11,500-17,500. nom

Pearl st, 240, see Pearl 208.

Pearl st, 242, see Pearl, 208

Pine st, nwc Nassau, see Bway, Nassau, Cedar & Pine, the blk.

Pine st, nec Bway, see Bway, Nassau, Cedar & Pine, the blk.

Rutgers pl, 25 (Monroe st) (1:270-13), ns 26.6 w Clinton, 26x120, 4-sty bk tnt & 2-sty ext; Lena Michelson to Davis Michelson, 64 W 114; ½ pt, AL; Apr28; Apr30 '13; A$21,500-29,000. O C & 100

Stanton st, 186, see Lex av, 864.

Suffolk st, 65-7 (2:352-61), ws, 59.10 n Broome, runs n40.2xw75xs32xe25x8.1xe50 to beg, 6-sty bk loft & str bldg; A$32,000-57,000; also SUFFOLK ST, 69 (2:352-60), ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; Lena Michelson to Davis Michelson, 64 W 114; AT; AL; Apr28; Apr30'13; A $24,000-33,000. O C & 100

Suffolk st, 69, see Suffolk, 65-7.

Union sq, 30 or 4th av, 187 (3:871-84), ses, 128.6 ne 15th, 26x125, 5-sty bk str, 1-sty ext; Geo W Collins, ref, to Jno H, Sarah H, & Edw F S Hicks, 229 Prospect av, B of R; FORECLOS Apr23; Apr25'13; A$96,000-103,000. 50,000

University pl, 102 (2:570-30), nws, 29.9 n 12th, runs w 36.9xnw42.2xse4.5xsw3.3xse 32.1 to pl xsw26.11 to beg, 5-sty bk loft & str bldg; Gretje Hanschen, individ & EXTRX Henry Hanschen to Geo R, Edw C & Jno T Smith, all at 154 Greenwich; QC; Apr15; Apr30'13; A$16,000-21,000. 2,950

University pl, 110 (2:570-26), nws 107.11 n 12th, 17.1x39.9x17.1x38.11, 2-sty bk str; Henry Riemann to Geo R, Jno T & Edw C Smith, 154 Greenwich; QC; Apr29; Apr30 '13; A$10,000-10,500. 1,300

University pl, 112-4 (2:570-23), nws, 125 n 12th, 51.3x42.8x51.3x39.9, 4-sty bk loft & str bldg; Lena Buck to Geo R, Edw C & Jno T Smith, 154 Greenwich; QC; Apr21; Apr30'13; A$35,000-40,000. 8,250

Wall st, 29 (1:26-10), sws, begins at 31 Wall, runs w31.11xsw57.9xse19.8xsw14.6xse 11.4xne71.10 to beg, pt 6-sty stn office bldg; A$470,000-510,000; also INTERIOR LOT at line between lands of A J Drexel & Mechanics Natl Bank & 57.9 sw Wall, runs sw9.1xse17.6xne3.1xnw16.10 to beg; also WALL ST, 31-33 (1:26-11), ss, abt 120 e Broad, 42 on st x108 on ses along land formerly of Chas Crooke, on nws along land formerly of Stephen Callow, 72.6xw9.9xsw 42.3 & 48.6 in rear; A$900,000-1,100,000; also WALL ST, ss, a strip 0.8 wide opposite a 24-inch party wall bet bldg of said Bank at 31 & 33 Wall & Mills Bldg at 35 Wall, runs s106.7 xe0.8xn106.7 to st xw0.8 to beg; all of above now known as Nos 29 to 33 Wall; Mechanics & Metals National Bank, a corpn, to Drexel Building Corpn, 15 Broad; AL; Apr30; May1'13; O C & 100

Wall st, 31-3, see Wall 29.

Washington st, 611-5 (2:602-35-43), sec Morton (Nos 92-8), runs s56.3xe92.9xs18.9 xe92.2 to ws Greenwich (Nos 628-34), xn 75.4 to Morton xw188.9 to beg vacant; all title to strips & gores adj; Chas Lane to Falcon Realty Co, 35 Nassau; mtg $70,000; Apr30; May1'13; A$63,500-63,500. O C & 100

Water st, 412-6 (1:250-51 & 74), ns, 202.11 w Market, runs n120.9 to ss Cherry (No. 143) xw25xs60.4xw50.3xs60.5 to Water xe75.2 to beg, 2 & 5-sty bk shop; Mary O Borden & ano to J Pitman Co, a corpn, 202 Franklin; Apr28; May1'13; A$28,000-36,500.
O C & 100

1ST st, 56 E (2:443-49), ns, 250 w 1 av, 20.8x100.4x25.3x100, 6-sty bk tnt & strs; Remark Holding Corpn to Chas Schlesinger & Harry Gillman, 1682 Anthony av; mtg $35,500 & AL; Apr26; Apr28'13; A $18,000-37,000. O C & 100

2D st, 308 (2:372-47), ns, 71 w Av D, 22x46.10, 3-sty bk tnt & strs; Jacob Waldfogel to Isidor Monheimer, 187 W 124; mtg $8,750; Apr30; May1'13; A$8,500-9,500.
O C & 100

6TH st, 324-6 E (2:447-23-24), ss, 325 e 2 av, 50x97, 2 5-sty bk tnts & strs; Bella Altman to Chas Rubinger, 1990 7 av; AL; Apr28; Apr29'13; A$38,000-50,000.
O C & 600

13TH st, 14 E (2:570-12), ss, 198 e 5 av, 22x87.2x22.8x92.9, 4-sty bk loft & str bldg; Wm Elfers to Lina Elfers, his wife, 114 W 16; ½ pt; mtg $10,000; Apr26'13; A$23,-000-30,000. O C & 100

13TH st, 131 W (2:609-61), ns, 348 w 6 av, runs n97.3xnw11.3xw11.6xs103.3 to st xe20.6 to beg, 3-sty & b bk dwg; Jno F O'Neil et al, EXRS, heirs, &c Margt O'Neil, decd, et al, to The Salvation Army, a corpn, 120 W 14; mtg $11,500 & AL; Apr 29; May1'13; A$13,500-15,000. O C & 100

16TH st, 608 E (3:983-51), ss, 488 w Av C, 25x103.3, 5-sty bk tnt & strs; Rebecca Wolkenberg to Martha A Smith, 313 State, Bklyn; mtg $13,250 & AL; Apr15; May1'13; A$8,000-19,000. O C & 100

16TH st, 608 E; Martha A Smith to Clara S Dean, 764 Beck; mtg $18,250; Apr24; May1'13. O C & 100

16TH st, 620 E (3:983-45), ss, 338 w Av C, 25x103.3, 5-sty bk tnt; Henry Biermann to Hyman Suss, 350 E 15; correction deed; AL; Apr22; Apr29'13; A$8,000-15,500.
O C & 100

16TH st, 620 E; Hyman Suss to Adolphine H Paegelow, at cor Edgewater & Prospect avs, Ridgefield, NJ; AL; Apr22; Apr29'13. O C & 100

17TH st, 322 W (3:740-44), ss, 250 w 8 av, 25x122.9x25.1x120.4, 5-sty bk tnt; Arthur M Levy (ref) to Chas Rosenberg, 322 Richmond ter, New Brighton, SI; mtg $20,-000; FORECLOS Apr14; Apr30'13; A$12,000-29,000. 3,650

17TH st, 324 W (3:740-45), ss, 275 w 8 av, 25x125.1x25.1x122.9, 5-sty bk tnt; Arthur M Levy, ref, to Henry Wendt, at Pearl River, NY [99 Nassau]; mtg $20,000; FORECLOS; Apr14; Apr30'13; A$12,000-29,000. 4,700

17TH st, 326 W (3:740-46), ss, 300 w 8 av, 25x127.5x25.1x125.1, 5-sty bk tnt; Arthur M Levy, ref, to Chas Rosenberg, 322 Richmond ter, New Brighton, SI; mtg $20,-000; FORECLOS Apr14; Apr30'13; A$12,-000-29,000. 4,200

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18TH st, 304 E (3:923-61), sws, 112 se 2 av, 22x78, 3-sty & b bk dwg; Margareth Meyer to Bernard W Kelley, 308 1 av; mtg $9,000; Apr28; Apr29'13; A$10,000-13,-500. O C & 100

18TH st, 417 W (3:716-25), ns, 221 w 9 av, 25.7x92, 5-sty bk tnt; Annie E Campbell et al to Mary Hogan & Florence O'Brien, both at 130 W 67; AT; mtg $17,-000 & AL; Apr28; Apr29'13; A$10,000-19,-000. nom

18TH st, 417 W; Jas H Masterson, by Harry Edwards, GDN, to same; AT; B&S; AL; Apr28; Apr29'13. 100

19TH st, 405-7 E (3:951-5-6), ns, 96 e 1 av, 40x92; 2 5-sty bk tnts, str in 407, Emil Herbert et al to Walter Herbert, 405 E 19; 4-5 pt; all title; Apr30; May1'13; A $16,800-24,000. O C & 100

19TH st, 405-7 E, 2 5-sty bk tnts; Walter Herbert to Chas A Bondy & Sophia H, his wife, 405 E 19, tenants by entirety; B&S; Apr30; May1'13. O C & 100

20th st, 414-6 E (3:951-48-49) ss, 199.6 e 1 av, 40x92, 2 4-sty bk tnts; Janette A Nealis to Thos Farley, 240 E 27; mtg $12,-000; Apr30; May1'13; A$14,000-15,000. O C & 100

20TH st, 246 W (3:769-63), ss, 175 e 8 av, 26.6x77x27x78, 4-sty bk tnt; Julia, wife David Laughlin, to Lulu C, wife Chas F Smith, 181 So Bway, Tarrytown, NY; mtg $10,000; Apr2; Apr26'13; A$11,500-15,500. nom

21ST st, 44 E, see Bleecker, 41.

21ST st, 55-61 E, see 4 av, 268-76.

21ST st E (3:850), ns, 46.2 w 4 av, a strip 0.4x74.9; Esther E deP Hosmer, ENTRX will of Estelle L, wife Jno W de Peyster to Carola A deP Kip at Barrytown, NY, & Esther E deP Hosmer & Mary J deP Martin, both at Tivoli, NY; AT; Apr28; Apr30'13. nom

22D st, 32 W (3:823-61), ss, 491.10 w 5 av, 32.8x98.9x31x91.2, 6-sty stn loft & str bldg; Louis Sachs to Julius E Siegel, 560 W 160; B&S; AL; Apr29; Apr30'13; A $95,-000-135,000. nom

22D st, 49 W (3:824-12), ns, 212 e 6 av, 24x98.9, 4-sty bk loft & str bldg; Alphonse Montant et al to Perfect Holding Corpn, 320 Bway; Apr30; May1'13; A$86,000-100,-000. O C & 75,000

23D st, 153-7 W (3:799-12-16), ns, 200 e 7 av, 60x98.9, 12-sty bk loft & str bldg; County Holding Co to Union Mtg Co, a corpn, at Glen Cove, LI [care Wm C Adams, prest], 100 Bway, NY; C a G; mtg $300,000; Oct15'12; Apr25'13; A$128,000-$——. nom

23D st, 153-7 W; Union Mtg Co to County Holding Co, a corpn [r 19, 19th fl], 100 Bway; B&S; mtg $300,000; Apr25'13. nom

25TH st, 108 E (3:880-86), ss, 140.1 e 4 av, 19.10x98.8; pt 12-sty bk loft & str bldg; Malleville W McClellan to Birchwood Realty Co, 114 Liberty; AT; B&S & confirmation deed; Apr17; Apr30'13; A$24,-000-29,000 nom

25TH st, 134-6 W (3:800-59), ss, 375 w 6 av, 50x81.1, 7-sty bk loft & str bldg; Realty & Commercial Co to Wm A Kerr, 8723 Ridge blvd, Bklyn [2 av, Bay Ridge]; Apr3; Apr29'13; A$74,000-116,000. nom

28TH st, 220 W (3:777-55), ss, 230.2 w 7 av, 16.8x98.9, 4-sty bk tnt & str; Gustav Kaliski et al to West Twenty-eighth St Co, a corpn, 215 W 28; Apr25'13; A$10,500-13,500. nom

29TH st, 236 E (3.909-36), ss, 120 w 2 av, 20x98.9, 5-sty bk tnt & str; Santo Fiumefreddo to Angelo Legniti, 64 Mulberry; mtg $16,800 & AL; Apr30; May1'13; A$9,-600-13,500. nom

31ST st, 25-9 W (3:833-24) ns, 375 w 5 av, 58.4x98.9, 12-sty bk loft & str bldg; Napoleon Constn Co to S F Adams Realty Co, a corpn, 949 Bway & Rutgers Realty Co, a corpn, 100 Bway, each ½ pt; CaG; mtg $500,000 & AL; Apr30'13; A$222,000-$——. nom

31ST st, 459 W, see 10 av, 368.

34TH st, 455 W (3:732-9), ns, 145.10 e 10 av, 20.10x98.9, 3-sty & b bk dwg; Geo S Youngling to Georgia B Bickley, 455 W 34; mtg $14,000; Apr28; Apr30'13; A$15,000-18,000. O C & 100

35TH st, 534 W (3:706-50), ss, 350 e 11 av, 25x98.9, 5-sty bk tnt & strs; Peter F Kane to Ellen Downey, 552 W 35; mtg $10,000 & AL; Apr30; May1'13; A$8,000-17,-000. nom

38TH st, 203 W (3:788-45), ns, 22.4 w 7 av, 22.4x90, 3-sty stn tnt & strs; Richd A Henriquez et al to Chas Hensle, 91 Fletcher av, Mt Vernon, NY [3856 10 av]; mtg $20,000; Apr5; Apr30'13; A$7,900-81,-000. nom

39TH st, 208 E (3:919-55), ss, 125 e 3 av, 12.10x98.9, 3-sty & b stn dwg; Jno J Egan to Anna Egan, his wife, 323 E 41; AL; Apr30; May1'13; A$5,500-8,000. O C & 100

39TH st, 210 E (3:919-54), ss, 137.10 e 3 av, 12.2x98.9, 3-sty & b stn dwg; Jno J Egan to Anna Egan, his wife, 323 E 41; AL; Apr30; May1'13; A$5,500-8,000. O C & 100

39TH st, 311 E (3:945-10), ns, 175 e 2 av, 25x98.9, 5-sty bk tnt & strs; Sampson H Weinhandler, ref, to Hecker-Jones-Jewell Milling Co, a corpn, 207 Produce Exch Bldg; mtg $15,000; FORECLOSED & drawn Apr30; May1'13; A$10,500-17,000. **5,500**

40TH st, 101-7 E, see Park av, 101.

43D st, 543 W (4:1072-9), ns, 200 e 11 av, 25x100.5, 4-sty bk tnt & strs & 3-sty fr rear tnt; Rosie Stern & ano to Tailfer Co, 225 5 av; Apr30'13; A$9,000-13,000. O C & 100

43D st, 545 W (4:1072-8), ns, 175 e 11 av, 25x100.5, 4-sty bk tnt & strs; Philip Ryan to Tailfer Co, a corpn, 225 5 av; Apr28'13; A$9,000-12,500. O C & 100

43D st, 547-51 W (4:1072-5-7), ns, 100 e 11 av, 75x100.5, 3-sty bk loft bldg & 1 & 2-sty fr bldg; Rose McNeely to Tailfer Co, a corpn, 225 5 av; mtg $15,000; Apr 28'13; A$27,000-28,000. nom

44TH st, 319-21 E (5:1337-13), ns, 275 e 2 av, 50x100.5, 5-sty bk shop & 3-sty bk shop in rear; Jos H Kern et al to Eva Kern, 206 W 92; mtg $36,000; Apr24; Apr 25'13; A$20,000-35,000. nom

44TH st, 514 W (4:1072-42), ss, 225 w 10 av, 25x100.5, 5-sty bk tnt & strs & 3-sty bk rear tnt; Emil Herbert et al to Walter Herbert, 405 E 19; 4-5 pts; AT; B&S; Apr 30; May1'13; A$9,000-17,000. O C & 100

44TH st, 514 W; Walter Herbert to Emil & Carrie Herbert, both at 514 W 44; all B&S; Apr30; May1'13. O C & 100

46TH st, 335 E & ext in rear of 337 E (5:1339-17), ns, 225 w 1 av, runs n72.9xe 25xn27.11xw50xs100.8 to st xe25 to beg, 2-sty bk stable; Eliza Fleischhauer et al, EXRS, TRSTES, &c of Julius & Jacob Fleischhauer, to Donnelly & Ricci, Inc, a corpn, 451 W 54; mtg $22,000; Apr17; Apr 25'13; A$9,000-12,000. **15,000**

46TH st, 337 E (5:1339-18), ns, 200 w 1 av, 25x72.9, 5-sty bk tnt; Eliza Fleischhauer et al, EXRS, TRSTES, &c of Julius & Jacob Fleischhauer, to Donnelly & Ricci, Inc, a corpn, 451 W 54; mtg $22,000; Apr 17; Apr25'13; A$9,000-15,000. **14,000**

48TH st, 317 E (5:1341-10), ns, 225 e 2 av, 25x102.2, 5-sty bk tnt & strs; Philip Fiumefreddo to Angelo Legniti, 64 Mulberry; mtg $19,500; Apr30; May1'13; A$9,-000-23,000. nom

48TH st, 507 W (4:1077-27), ns, 125 w 10 av, 25x100.5, 5-sty stn tnt; Melvina S Joiner to Gardner Realty Corpn, 115 Bway; mtg $21,500; Feb24; May1'13; A$9,-000-19,000. nom

48TH st, 171 W, see 7 av, 721.

49TH st, 126-8 W (4:1001-47-48), ss, 350 w 6 av, 50x100.5, 5-sty bk tnt & 4-sty bk tnt & str, with 3-sty bk rear shop; Mary A Donaghy to Carolyn M Swiney, 570 W 182; mtg $90,000; Apr21; Apr26'13; A$74,000-86,000. nom

50TH st, 313 E (5:1343-6), ns, 137 e 2 av, 16.4x100.5, 3-sty & b stn dwg; Emanuel Lowinson to Lowinson Realty Co (Inc), a corpn, 5 Beekman; AL; Apr3; May1'13; A $6,500-9,000. O C & 100

50TH st, 200-2 W, see 7 av, 758-60.

51ST st, 160-6 E, see Lex av, 571.

51ST st, 348 W (4:1041-54½), ss, 250 e 9 av, 12.6x100.5, 3-sty & b stn dwg; Jos E Ergens-Chaeffter to Jno A Wyeth, 244 Lex av; mtg $6,000 & AL; Apr30; May1'13; A $8,000-9,500. O C & 100

52D st, 409 E (5:1364-7½), ns, 156.6 e 1 av, 18.9x96x—x99.6, 4-sty & b stn dwg; Hahnemann Hospital of City NY & ano to Karl R Finestone, 866 So blvd; B&S; Apr 21; May1'13; A$5,400-10,500. O C & 100

52D st, 409 E (5:1364-7½), ns, 156.6 e 1 av, 18.9x96x—x99.6, 4-sty stn dwg; Hospital Estates inc, a corpn, to Presbyterian Hospital in City NY, a corpn, 41 E 70; ½ pt; AT; B&S; Apr21; Apr30'13; A$5,400-10,500. O C & 100

54TH st W, ss, abt 120 w 5 av, see 5 av, 680.

57TH st, 47 E (5:1293-34), ns, 39 w Park av, 20x80.5, 4-sty & b stn dwg; Anna S Elliott to Mary C Elliott, 47 E 57; AL; Apr29'13; A$47,000-58,000. nom

57TH st, 30 W (5:1272-57), ss, 475 w 5 av, 25x100.5, 4-sty & b bk dwg, 3-sty ext; Walter M Martin to Florence Mathews & Chas T Mathews, both at 30 W 57, each ¼ pt; Harold C Mathews, 46 E 42, ¼ pt; Drelincourt M Martin, 145 E 35, 1-12 pt; Florence C Martin, 44 W 40, 1-12 pt, & Edith C, wife Howard H Mossman, at South Norwalk, Conn, 1-12 pt; AL; Apr11; May1'13; A$100,000-125,000.

57TH st, 30 W; Harold C Mathews to Chas T Mathews, 30 W 57; ¼ pt; AT; AL; Apr14; May1'13. nom

57TH st, 30 W; Florence C Martin & Edith C, wife Howard H Mossman, to Florence Mathews, 30 W 57; 2-12 pts; AT; AL; Apr11; May1'13. O C & 100

58TH st, 23 W (5:1274-17), ns, 395 e 6 av, 20x100.5, 4-sty & b stn dwg; Chas B Barkley to Alex S Cochran, at Yonkers, NY; mtg $55,000 & AL; Apr26; Apr29'13; A$56,000-66,000. O C & 100

60TH st, 46 E (5:1374-38), ss, 360 e Mad av, 20x100.5, 4-sty & b stn dwg; Jeannette B Coulter et al to Chas E Rushmore, 2 W 55; Apr7; Apr29'13; A$44,000-49,000. O C & 100

61ST st E, sec Lex av, see Lex av, 779-81.

61ST st, 123 W (4:1133-23), ns, 235 w Col av, 20x100.5, 4-sty bk tnt & str; Jno J Hynes, ref, to Edw H Proudman, 151 W 61; FORECLOS Apr11; May1'13; A$10,000-14,000. **13,500**

64TH st, 303-15 on map 305-15 E (5:1439-5), ns, 100 e 2 av, 100x106.2x101.2x121.9; 1-sty fr bldgs of lumber yd; Wm J Sloane & Babette Moller, widow, to Sloane & Moller, a corpn, 316 E 65; Apr30; May1'13; A$40,000-44,000. **48,000**

64TH st, 315 W (4:1176-27), ns, 125 w West End av, 25x100.5, 2-sty bk stable, 1-sty ext; Eugene Goll to Jno J Finnerty, Croton-on-Hudson; Apr30; May1'13; A$5,-500-7,500 O C & 100

68TH st, 12 E (5:1382-63), ss, 174.6 w Madison av, 20.6x100.5, 4-sty & b stn dwg; Richd M Hurd to Lucy G Hurd, his wife, 115 E 60; B&S; mtg $80,000; Apr29'13; A $75,000-82,000 O C & 100

71ST st, 114-16 E (5:1405-66), ss, 150 e Park av, 50x100.5, 7-sty bk tnt; Louise Livingston to Lahey Co, a corpn, 59 E 65; AL; Apr19; Apr25'13; A$82,000-140,000. O C & 100

71ST st, 221 W (4:1163-22), ns, 331.6 e West End av, 18.6x102.2, 3-sty & b stn dwg; Floy M Johnston to Robt H Marquart, 810 E 179; AL; Apr29; Apr30'13; A$15,500-23,000. O C & 100

71ST st, 221 W; Robt H Marquart to Cabot Real Estate Co, a corpn, 55 Liberty; mtg $20,500 & AL; Apr30'13. nom

73D st, 416 E (5:1467-38), ss, 263 e 1 av, 25x102.2, 5-sty bk tnt; Flora Klein, widow, to Vaclav Nemecek, 342 E 72; QC; mtg $15,000; Apr28; May1'13; A$8,000-22,000. nom

73D st, 416 E (5:1467-38), ss, 263 e 1 av, 25x102.2, 5-sty bk tnt; Frederic E Klein et al, EXRS &c Josef E Klein, to Vaclav Nemecek, 342 E 72; mtg $15,000 & AL; Apr 21; May1'13; $8,000-22,000. **23,000**

74TH st, 167 E (5:1409-29), ns, 170 w 3 av, 20x102.2, 4-sty stn tnt; Hyde Realty Co to Eliz I Greenley, 167 E 74 mtg $20,-000; Apr24; Apr30'13; A$13,500-28,000. O C & 100

75TH st, 55 E (5:1390-32), ns, 108.4 w Park av, 20x102.2, 4-sty & b bk dwg, 2-sty ext; Edith L Chisolm et al, individ, EXRS &c Lydia G Lawrence, to Margt Lawrence, at Palisades, Rockland Co, NY; [55 E 75]; Apr16; Apr28'13; A$40,000-47,000. nom

75TH st, 15 W (4:1128-22½), ns, 542.2 e Col av, 22x102.2, 4-sty & b bk dwg; Fred M Stein to Beatrice B Stein, 15 W 75; C a G; mtg $32,500 & AL; Apr29; May1'13; A$22,000-44,500. nom

77TH st, 212 W, see Bway, 2170-8.

78TH st, 6 E (5:1392-8), ss, 148.6 e 5 av, runs s82.2xw11xs20xe37.6xn102.2 to st xw 26.6 to beg, 4-sty & b stn dwg, 2-sty ext; Johanna Fleischmann to Artemas Ward, 5 W 9, or 50 Union sq; AL; Apr24; Apr29'13; A$95,000-120,000. O C & 100

80TH st, 522-4 E (5:1576-37), ss, 348 e Av A, 50x102.2, 2-sty bk loft bldg; Rosario Lagumina to Santa Rumore, 516 E 80 [512 E 80]; mtg $20,000; Apr29; May1 '13; A$15,000-24,000. nom

80TH st, 110 W (4:1210-40), ss, 600.6 e Ams av, 20x102.2, 4-sty & b stn dwg; Geo H Post to Kath Abel, 110 W 80; ½ pt; mtg $23,935; Apr26; Apr30'13; A$13,000-25,000. nom

81ST st, 149 W (4:1212-15), ns, 343.9 e Ams av, 22.3x102.2, 4-sty & b bk dwg; Julius Sachs to Blanche B Yates, 79 W 104; AL; Apr30; May1'13; A$14,500-24,000. O C & 100

82D st, 71-9 E, see Park av, 960-2 on map 960-6.

85TH st E, sec Park av, see Park av, 1015.

85TH st, 353 W (4:1247-10), ns, 125 e Riverside dr, 75x102.2, 8-sty bk tnt; J J Steindler Co, a corpn, to The Lancashire Corpn, 15 Broad; mtg $215,000; May1'13; A$70,000-240,000. O C & 100

86TH st, 124-6 E (5:1514-59-60), ss, 286.8 e Park av, 51.1x102.2, 2 5-sty stn tnts, strs in No 126; Alex Herzog to Mendel Herzog, 944 Park av; AL; Apr29; May1'13; A$36,-000-62,000. 10,000

86TH st, 117 W (4:1217-27), ns, 170 w Col av, 20x102.2, 4-sty & b bk dwg; Albt E Stratton & ano EXRS Thos C Stratton, to May S Wynkoop, 335 State, Albany, NY, & Alice S MacLeod & Dorothy B Stratton, both at 117 W 86, AL; Apr26; Apr30'13; A$18,000-32,000. **32,000**

89TH st, 250-4 W, see Bway, 2409-15.

89TH st, 250-60 W, see Bway, 2409-15.

89TH st, 256-60 W (4:1236-55-56), ss, 193 e West End av, 52x100.8, 2 4- & 1 3-sty & b bk & stn dwgs; Minna M Coester to Leo M Klein, 1715 Grand av, & Saml Jackson, 1701 Grand av; Apr30; May1'13; A$38,000-63,000. O C & 100

89TH st, 258 W (4:1236-55½), ss, 209 e West End av, 16x100.8, 4-sty & b stn dwg; Nathaniel Doyle to Minna M Coester, 1330 Prospect pl, Bklyn; mtg $10,000 & AL; Apr30; May1'13; A$11,000-20,000. nom

93D st, 76 E, see Park av, 1172-8.

94TH st, 310 E (5:1556-45), ss, 175 e 2 av, 25x100.8, 5-sty bk tnt; Henry E J Schiffer to Geo Sauer, 602 E 84; mtg $13,-000 & AL; Apr7; May1'13; A$8,500-17,500. O C & 100

95TH st, 164 W (4:1225-57½), ss, 168 e Ams av, 17x100.8, 3-sty & b bk dwg; Maria L James to Wm Colgate, 5 E 82; Apr22; May1'13; A$9,500-13,500. O C & 100

97TH st, 235 on map 235A E (6:1647-20), ns, 100 w 2 av, 25x100.11, 5-sty bk tnt & strs; Benj Wollner to Henry Wollner, 337 Alex av; mtg $10,000; Oct7'12; Apr28'13; A$9,000,14,000. nom

99TH st, 54-6 E (6:1604-45), ss, 150 e Mad av, 37.3x100.11, 6-sty bk tnt & strs; Shenk Realty & Constn Co to Gussie Lindenauer, 38 W 116; mtg $43,000; Apr30; May1'13; A$15,000-45,000. O C & 100

100TH st, 224 E (6:1649-33), ss, 205 w 2 av, 25x100.11, 5-sty bk tnt & strs; Hannah Taylor to Mary Taylor, 161 W 119; mtg $15,000 & AL; Apr26; Apr30'13; A$9,-600-21,000. nom

104TH st, 157 E (6:1632-24), ns, 75 e 3 av, 25x100.11, 4-sty bk tnt & strs; Bern Budd to Leon Weinshank, 206 Brook av; mtg $15,000 & AL; Apr29; Apr30'13; A$10,-000-15,000. O C & 100

105TH st, 307 E (6:1677-6), ns, 125 e 2 av, 25x100.11, 5-sty bk tnt; Joachim Spiro & Adolph Hirsch to Regina Spiro, 205 W 118, & Minnie Hirsch, 209 W 111; mtg $22,750; Apr29; May1'13; A$8,000-19,000. O C & 100

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107TH st, 208 E (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Theo K McCarthy, refl to Jno C Higham, 264 Hicks, Bklyn; FORECLOS Apr9; Apr11; Apr21'13; A$8,000-15,000; corrects error in last issue when grantee was Jno S Higham. **6,000**

107TH st, 208 E; Jno C Higham to Harry W Hendel, 17 Pelham pl, New Rochelle, NY; Apr16; Apr21'13. nom

108TH st, 324-8 E (6:1679-35-37), ss, 200 w 1 av, 75x117.10 to former cl of channel Creek x-x79.10, 2 1-sty fr bldgs; Wm Klein ref to Jno Cullen at Long Beach, LI; FORECLOS Feb13; Apr26; Apr30'13; A $23,500-23,500. **15,000**

109TH st, 161 E (6:1637-26), ns, 125 e Lex av, 25x100.11, 4-sty stn tnt; Mark Eisner, ref, to N Y Dispensary, a corpn, 145 Worth; FORECLOS Mar21; Apr25; Apr28'13; A$10,000-15,000. **12,000**

109TH st, 321 E (6:1681-11), ns, 250 e 2 av, 25x100.11, 5-sty bk tnt & strs, 2-sty fr rear tnt; Teresa Tuozzo, widow, to Henry Elias Brewing Co, a corpn, 403 E 54; mtg $11,000; Apr30; May1'13; A$8,000-17,000. nom

111TH st, 238-40 E (6:1660-31), ss, 140 w 2 av, 40x100.11, 6-sty bk tnt & strs; Emanuel Lowinson to Lowinson Realty Co (Inc), a corpn, 5 Beekman; mtg $41,000 & AL; Apr30; May1'13; A$14,500-42,000.
O C & 100

111TH st, 16-22 W (6:1594-46), ss, 245.6 w 5 av, runs s23.11xe0.6xs47.10xw100xn 71.10 to st xe99.6 to beg, 5-sty bk tnt; Saml Rosaff et al to Jno Volz, 131 E 86; mtg $72,000; Apr30; May1'13; A$42,000-———.
O C & 100

112TH st, 20-2 E (6:1617-59-60), ss, 50 w Mad av, runs w67.9xs54.11 to cl old Harlem rd xsw to cl of blk xeS3.3xn100.11 to beg, 2 6-sty bk tnts, strs in No 20; Lena Michelson to Davis Michelson, 64 W 114; ½ pt; AL; Apr28; Apr30'13; A$35,000-89,-000. O C & 100

113TH st, 87 E, see Park av, 1580-4.

113TH st, 202 E (6:1662-46½), ss, 69 e 3 av, 26x100.11, 4-sty bk tnt & strs; Jno T McGovern, ref, to Henry Steindler, 100 W 141; mtg $14,400 & AL; FORECLOS Apr29; Apr30'13; A$9,500-16,000. **1,500**

113TH st, 62 W (6:1596-60), ss, 266 e Lenox av, 17x100.11, 3-sty & b bk dwg; Anna Weinstein & ano to Public Bank of N Y City, a corpn, 89 Delancey; mtg $20,-250; Mar31; Apr29'13; A$10,000-11,500.
nom

113TH st, 530 W (7:1884-46), ss, 400 e Bway, 50x88.1x—x113.2, 8-sty bk tnt; 530 W 113th St Co to Oothout Realty Co, a corpn, 51 Chambers; mtg $140,000; Apr23; Apr26'13; A$40,000-140,000. O C & 100

114TH st, 218 on map 216 E (6:1663-44), ss, 201.10 e 3 av, 36x100.11, 6-sty bk tnt & strs; Temmie Gordon to Archie Realty Co, a corpn, 2032 7 av; mtg $33,000; July 26'12; Apr29'13; A$13,000-37,500.
O C & 100

114TH st, 235 E (6:1664-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt; Abr Ufland to Ray Simpson, 518 W 111; mtg $13,500; Apr14; Apr26'13; A$9,000-18,500.
O C & 100

114TH st, 64 W (6:1597-60½), ss 259 e Lenox av, 16x100.11, 3-sty & b stn dwg; Lena Michelson to Davis Michelson, 64 W 114; AL; Apr28; Apr30'13; A$9,500-11,000.
O C & 100

115TH st, 125-7 E (6:1643-12), ns, 242.8 e Park av, 43.7x100.11, 6-sty bk tnt & strs; Clarence A Weill to Wenare Holding Co, a corpn, 90 Lenox av; AL; Apr30; May1'13; A$19,000-52,000. O C & 100

115TH st, 125-7 E (6:1643-12), ns, 242.8 e Park av, 43.7x100.11, 6-sty bk tnt & strs; Mary Ehrmann to Clarence A Weill, 8 Van Nest pl; AL; Dec2'12; May1'13; A$19,000-52,000. O C & 100

116TH st, 350 E (6:1687-32), ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Jas M Donohue, ref, to Josephine Clauter 235 E 116; FORECLOS Dec9'12; Apr30'13; A $6,500-9,500. **9,500**

117TH st, 235-7 E (6:1667-16), ns, 135 w 2 av, 50x100.11, 6-sty bk tnt & strs; Julia Komow to Chas Strauss, 317 W 75; mtg $51,000 & AL; Apr24; Apr29'13; A $20,000-60,000. nom

117TH st, 244-6 E (6:1666-28), ss, 110 w 2 av, 50x100.11, 6-sty bk tnt & str; Anna Weinstein & ano to Public Bank of N Y City, a corpn, 89 Delancey; mtg $57,000; Mar31; Apr29'13; A$20,000-54,000. nom

117TH st, 302 E (6:1688-49½), ss, 84.10 e 2 av, 20.2x100.11, 4-sty & b stn tnt; Nicola Arenella to Raffaela Donargo, 214 Canal; mtg $9,000; Apr25; Apr28'13; A$7,-000-12,500. O C & 100

117TH st, 211 W, see St Nicholas av, 141.

118TH st, 217 E (6:1783-9½), ns, 212.6 e 3 av, 18.9x100.5, 4-sty stn tnt & str; Realty Realization Corpn to Sebastiano Beninati, 213 E 111; mtg $11,000 & AL; Apr28; May1'13; A$7,500-13,000.
O C & 100

118TH st, 9 W (6:1717-29), ns, 182.3 w 5 av, 27.9x100.11, 5-sty stn tnt & strs; Roman B Zaliels to Sigmund Winter, 1513 Av A; AL; Apr25; Apr28'13; A$15,500-28,-500. nom

118TH st, 400 W, see Morningside av, 77.

119TH st, 336-8 E (6:1795-37), ss, 230 w 1 av, 35x100.10, 6-sty bk tnt & strs; Emanuel Lowinson to Lowinson Realty Co (Inc), a corpn, 5 Beekman; mtg $38,-500; Apr3; May1'13; A$12,500-37,000.
O C & 100

120TH st, 113 E (6:1769-8), ns, 165 e Park av, 20x100.11, 4-sty bk tnt; A$8,500-13,000; also 120TH ST 115 E (6:1769-9), ns, 185 e Park av, 20x100.11, 4-sty bk tnt; Pauline Gumbiner to Basonio Constn Co, 5 Beekman; mtg $18,000; Apr26; Apr30'13; A$8,500-13,000. O C & 100

120TH st, 115 E, see 120th, 113 E.

120TH st, 143-7 E, see Lex av, 1943-7.

122D st, 232-6 E (6:1786-33½-35), ss, 203.10 w 2 av, 56.2x100.10, 3 4-sty stn tnts; Selara Holding Co to Mary A Thornton, 500 W 143; mtg $19,500; Apr25'13; A$22,500-31,500. O C & 100

123D st, 358 W (7:1949-59), ss, 132 e Morningside av E, 16x100.11, 3-sty & b stn dwg; Wells Holding Co to Sound Realty Co, a corpn, 128 Bway; mtg $10,000; Apr 17; Apr25'13; A$9,000-12,000. O C & 100

124TH st, 531 on map 532-4 W (7:1978-53), ss, 225 e Bway, 50x100.11, 6-sty bk tnt; Jos J Israel to Brown-Weiss Realties, a corpn, 63 Park row; mtg $70,000; Apr15; Apr25'13; A$31,000-80,000. O C & 100

125TH st, 213-23 E (6:1790-8-11), ns, 155 e 3 av, 100x99.11, 6 3-sty & b bk dwgs; Fredk R Rich, ref, to Chas Neukirch, 56 E 65; FORECLOS Mar25; Apr25'13; A$66,000-78,500. **45,000**

125TH st, 54-62 W (6:1722-58-62), ss, 235 e Lenox av, 125x100.11, 5 4-sty bk tnts & strs; Hortense B Fischer to Wm A Martin at East Fishkill, Dutchess Co, NY; mtg $240,000; Apr30'13; A$299,000-351,000.
O C & 100

128TH st, 39-43 W (6:1726-19), ns, 403.9 w 5 av, 56.3x99.11, 6-sty bk tnt; Lena Michelson to Davis Michelson, 64 W 114; mtg $—; AL; Apr28; Apr30'13; A$29,000-75,000.
O C & 100

128TH st, 45 W (6:1726-18½), ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Wells Holding Co to Sound Realty Co, a corpn, 128 Bway; mtg $6,500; Apr17; Apr 25'13; A$5,500-8,500. O C & 100

133D st, 119 W (7:1918-23), ns, 200 w Lenox av, 19x99.11, 5-sty bk tnt; Chas R Protze to Lottie L Laing, 70 W 133; mtg $15,000; Apr29; Apr30'13; A$8,300-17,000.
O C & 100

133D st, 222-4 W (7:1938-50½-51), ss, 416.8 w 7 av, 33.4x99.11, 2 5-sty bk tnts & strs; Siegfried Blumenkrohn to Bernhard J Ludwig, 88 Central Park W; QC; Apr22; Apr25'13; A$14,600-29,000. O C & 100

134TH st, 22 W (6:1731-50), ss, 335 w 5 av, 25x99.11, 5-sty stn tnt; Isaac Smith to Karoline Smith, his wife, 103 W 141; B&S & C a G; AL; Apr15; Apr25'13; A $9,000-21,500. O C & 100

135TH st, 634 W (7:2001-58), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw 75xn149.11 to beg, 6-sty bk tnt; Hensle Constn Co to Geo Tomes, 228 Schermerhorn, Bklyn; mtg $110,000; Apr28'13; A $45,000-140,000. O C & 100

135TH st, 634 W (7:2001-58), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw 75xn149.11 to beg, 6-sty bk tnt; Geo Tomes to Emma B Atterbury, 315 W 7, Plainfield, NJ [care A H Atterbury, 30 Broad]; mtg $132,250; Apr28; Apr29'13; A$45,000-140,-000. O C & 100

136TH st, 611-3 W (7:2002-40), ns, 154.6 w Bway, 54x99.11, 5-sty bk tnt; Nathan G Bozeman to Harry Hemlin, 144 W 99, & Herbt Smith, 6 W 103; mtg $60,000; Apr 25'13; A$33,500-65,000. nom

137TH st, 253 W (7:2023-9), ns, 560 w 7 av, 18x99.11, 5-sty & b bk dwg; Johann F Weiler, father & heir Rosa M Weiler, to Wm W Schmid, 253 W 137; QC; mtg $15,-000 & AL; Feb3; Apr25'13; A$8,500-16,000.
nom

137TH st, 253 W; Amalie, wife Matthias Weiler, to same; AT; dower rights & QC; mtg $15,000 & AL; Feb20; Apr25'13. nom

137TH st, 253 W; Wm W Schmid to Leybuck Co, a corpn, 141 Bway; C a G; mtg $15,000 & AL; Apr24; Apr25'13. nom

137TH st, 263-5 W (7:2023-5), ns, 80 e 8 av, runs e45xn99.11xw22.6xs12.6xw22.6xs 87.5 to beg, 6-sty bk tnt; Albt H Atterbury to Geo Tomes, 228 Schermerhorn, Bklyn; mtg $50,000; Apr17; Apr28'13; A $23,000-65,000. O C & 100

137TH st, 263-5 W; Geo Tomes to Henry Goetting, 1650 Ams av; mtg $50,000 & AL; Apr28'13. O C & 100

140TH st W (6:1738-27-29), ns, 195 w 5 av, 175x½ blk, several 1-sty fr bldgs & vacant; Jno E Marsh, EXR &c of Rolph Marsh to Jno Dieckmann, 306 Hartford rd, So Orange, NJ; Mar18; Apr26'13; A$18,000-18,000 **19,710**

140TH st, 202-30 W (7:2025-38-60), ss, 100 w 7 av, 575x99.11, 15 6-sty bk tnts; Cohen Realty Co, a corpn, to Corpn of H & A Cohen, a corpn, 168-70 Park row; mtg $99,895.62 on this & other prop; Feb14; Apr25'13; A$285,000-690,000. nom

148TH st, 554-60 W (7:2079-51-57), ss, 125 e Bway, 100x99.11, 2 5-sty bk tnts; Sarah Friedman & ano to Ellie T Williams, 303 W 93; mtg $90,000; Apr30; May 1'13; A$97,000-186,500. O C & 100

154TH st, 412 W (7:2068-31), ss, 131.9 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; R Harold Bagnell, ref, to Manhattan Life Ins Co, 66 Bway; FORECLOSED & drawn; Apr30; May1'13; A$7,600-18,500. **15,000**

161ST st W, nwc Ft Washington av, see Ft Washington av, nwc 161st.

167TH st W, sec St Nicholas av, see Audubon av, swc 167th.

167TH st W, swc Audubon av, see Audubon av, swc 167th.

178TH st, 659 W (8:2163-21), ns, 125 w Wadsworth av, 12.6x100, 3-sty bk dwg; Chas Meisel to Esther Stengel, 458 W 142; mtg $6,000 & AL; July8'12; Apr25'13; A $4,700-8,000. O C & 100

179TH st, 706 W (8:2176-24), ss, 225 e Ft Washington av, 50x92.6, 5-sty bk tnt; Jno C Livingston to Charter Constn Co, a corpn, 505 5 av; mtg $50,000; Apr8; Apr 25'13; A$18,000-48,000. O C & 100

180TH st, 804 W (8:2177-154), sec Pinehurst av, 100.3x100, 6-sty bk tnt; Frank Mellen to Albt E Hartcorn, at Atlantic Highlands, NJ; mtg $150,000 & AL; Mar8'12; Apr28'13; A$40,000-165,000.
O C & 100

180TH st, 804 W; Albt E Hartcorn to Solid Realty Co, 319 E 22; mtg $170,000 & AL; Apr25; Apr28'13. O C & 100

204TH st, W, sec Vermilyea av, see Vermilyea av, sec 204th.

Av A, 1444 (5:1488-51), es, 52 s 77th, 25.1 x98, 5-sty stn tnt & strs; Hannah Wallach to Sophia Muller, 103 Railroad av, Bklyn; mtg $18,000 & AL; Apr24; Apr29 '13; A$8,000-23,000. O C & 100

Amsterdam av (8:2152-17), ws, 25 s 179th, 75x100, 6-sty bk tnt; The Debenture Corpn to Valley View Court Co, 334 5 av; mtg $87,000 & AL; July1'12; May1'13; A $36,000-106,000. nom

Amsterdam (10th) av, 3852-4 (8:2219-pt lot 29), nws, 244.2 sw 207th (Emerson), runs ne 54.11xn138.7xw45xs170.2 tobeg; 5-sty bk tnt & strs; Chas Hensle Realty Co to Richd A Henriquez, 140 Franklin av, Long Branch, NJ; Geo A Henriquez, 15 W 108; Chas L Henriquez, 13 W 88 & Maria C Henriquez, Clara Henriquez de Casctellanos & Maria D D Henriquez de Cardona, the last three at 198 St Lazaro, Havana, Cuba; mtg $55,500 & AL; Apr29; Apr30'13; A$——$——. O C & 100

Amsterdam (10th) av) 3856-8 (8:2219-pt lot 29), nws, 134.3 sw 207th (Emerson), runs nw107.1xsw45xse138.7xne54.11 to beg, 5-sty bk tnt & strs; Chas Hensle Realty Co to Richd A Henriquez, 140 Franklin av, Long Branch, NJ, Geo A Henriquez,, 15 W 108, Chas L Henriquez. 13 W 88 & Maria C Henriquez, Clara Henriquez de Castellanos & Maria D D Henriquez de Cardona, the last three at 198 St Lazaro, Havana, Cuba; mtg $51,500 & AL; Apr29; Apr30'13; A$——$——. O C & 100

Audubon av (8:2124-13-20), swc 167th, 80x154.1 to es St Nicholas av x83.10 to 167th x179.4, vacant; Jas H Martin & ano EXRS; Saml J Huggins to Realty Co of America, 2 Wall; mtg $80,000 & AL; Apr 30'13; A$95,000-195,000. nom

Audubon av & St Nicholas av; same prop; Realty Co of America to Larimer A Cushman, 49 Claremont av, ½ pt; Edw E Mackenzie at Glen Spey, NY, ¼ pt, & Chas F Krug, 244 W 104, ¼ pt; mtg $80,000 & AL; Apr30'13. O C & 100

Audubon av, 191 (8:2131-33), es, 78.8 s 175th, 16x73, 2-sty bk dwg; Eliz V Irwin to Jos Brucker, 536 W 175; May1'13; A$5,200-8,500. O C & 100

Broadway, sec Cedar, see Bway, Nassau, Cedar & Pine, the blk.

Broadway (1:47-1), es; also NASSAU ST, ws; also CEDAR ST, ss; also PINE ST, ns; the blk; vacant; 37-sty bk & stn bldg to be erected; Equitable Life Assur Soc of the U S to Equitable Office Building, a corpn, 62 Cedar; Apr24; Apr25'13; A$9,500,000-$——. nom

Broadway, 2170-8 (4:1168-44), sec 77th (No 212), 105.5x134.3x102.2x160.4, 12-sty bk tnt; Charter Constn Co to Louise Livingston, at Bar Harbor, Me; mtg $700,000; Apr25; Apr26'13; A$305,000-910,000.
O C & 100

Broadway, 2409-15 (4:1236-52-54), swc 89th (Nos 250-4), 100.8x80, 2-sty bk tnt & strs & 2 3-sty & b bk dwgs; Edwin A Cruikshank to Leo M Klein, 1715 Grand av, & Saml Jackson, 1701 Grand av, firm Klein & Jackson; Apr23; May1'13; A$134,-000-153,000. O C & 100

Broadway, 2409-15 (4:1236-52-56), swc 89th (Nos 250-60), 100.8x132, 2-sty bk tnt & strs & 3 3- & 2 4-sty & b bk & stn dwgs; Leo M Klein et al to Oceanic Investing Co, 49 Wall; B&S & C a G; May1 '13; A$172,000-216,000. O C & 100

Broadway, 3099 to 3103 (7:1993-11), ws, 221.10 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw— to pt 100 w Bway xs78.2xe100 to beg, 6-sty bk tnt; Adguire Realty Co to Edw Fagan, 949 Ams av; mtg $125,000; Apr30'13; A$78,000-155 000. O C & 100

Broadway, 3210, see Lawrence st, 136.

Broadway (8:2175-27), old es, abt 605.8 sw blvd or Dyckman, —x—x50x292.10, except pt for Bway; Albt Rau to Calender Realty Co, a corpn; mtg $6,000; Apr3'07; Apr25'13; A$13,000-13,000. nom

Broadway (8:2175-29), old es, 554 sw blvd or Dyckman, 51.1x305.9x50x316.9, except pt for Bway & Arden; A$13,500-13,500; also BROADWAY (8:2175-27), old es, 605.8 sw blvd or Dyckman, 51.8x305.9x50x292.10, except pt for Bway; Calender Realty Co, a corpn, to Maze Realty Co of NY, a corpn, 2650 Bway; mtg $6,000; Apr24; Apr 25'13; A$13,000-13,000. O C & 100

Broadway, old es, 605.8 sw blvd or Dyckman, see Bway, old es, 554 sw blvd or Dyckman.

Broadway (8:2235-7), es, 150 n 204th (Hawthorne), 25x143.5x25x143.8, vacant; Alice G Chittick to Rembrandt Realty Co, a corpn, 3609 Bway; mtg $5,000; Apr29'13; A$7,000-7,000. nom

Fort Washington av (8:2136-pt lot 140), nwc 161st, 102.2x118.5x99.11x140; Simbar Realty Corpn to Hilliard Constn Co (Inc), a corpn, 2865 Bway; 1st & 3d mtgs $47,500, 2d mtg $—— & AL; Apr30; May1'13; A $——$——. O C & 100

Lenox av, 52 (6:1596-3), es, 36.5 n 112th, 32x100, 5-sty bk tnt; S E & M E Bernheimer Co to Simax Realty Co, a corpn, 2566 Bway; AL; Apr30'13; A$29,000-47,000.
nom

Lexington av, 571 (5-1305-pt lot 50), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 160-6), xe220xs100.5xw186.5xsw34.6xn8.3xw 100 to av xn50 to beg, 2 3 & 4-sty bk & stn hospital; N Y Nursery & Child's Hospital,

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161 W 61, to Gertrude A Vanderbeck, 149 W 126; B&S; Apr29; Apr30'13; A$——$——.
263,900

Lexington av, 571 & 51st Nos160-6 E; City of NY to Gertrude A Vanderbeck, 149 W 126; AT; QC; Apr30'13; A$——$——.
40% of 263,900

Lexington av, 571 & 51st st, 160-6 E; Gertrude A Vanderbeck to Hammerstein Opera Co, a corpn, 201 W 42; B&S; mtg $210,000; Apr30'13. O C & 100

Lexington av, 779-81 (5:1395-50-51), sec 61st, 40.5x80, 2 3-sty & b stn dwgs; Henry T Cutter to A Gertrude Cutter, his wife, 781 Lex av; Apr24; Apr25'13; A$70,000-81,000. O C & 100

Lexington av, 864 (5:1399-59½), ws, 20.5 s 65th, 16x80, 4-sty & b stn dwg; A$12,500-$17,000; also CORNELIA ST, 25-7 (2:590-43), ns, 164.5 e Bleecker, 42.2x97.6, 6-sty bk tnt & strs; A$19,000-50,000; also BAXTER ST, 20 (1:160-38), ws, abt 55 s Worth, 25x117, 3-sty fr tnt & strs & 4-sty bk rear tnt; A$21,000-25,000; also BAXTER ST, 18 (1:160-39), ws, abt 80 s Worth, 25x116.6x23x116.6, 5-sty bk tnt & strs, A$20,000-35,000; also BAXTER ST, 4 (1:160-47), ws, 90.2 n Park Row, 28x34.8x28x33.6, 2-sty bk tnt & strs; A$12,000-13,000; also PARK ROW, 164-6 (1:160-49), nwc Baxter (Nos 2 & 2½), 30x92x33.6x90.2, 7-sty bk tnt & strs; A$60,000-92,000; also COLUMBIA ST, 28 (2:332-40), es, 100 n Broome, 25x100, 5-sty bk tnt & strs; A$15,000-29,000; also STANTON ST, 186 (2:345-36), nec Attorney (Nos 146-50), runs e25.6xn69.7xe25.2xn30.2x w56.1 to Attorney xs100 to beg, 2 4- & 1 3-sty bk tnts & strs; $26,000-35,000; Rebecca Lewis & Eliz Finelite to Alex Finelite, 3 Scammel & Abr Finelite, 860 Bway; AT; B&S & CaG; Apr23; Apr30'13. nom

Lexington av, 1943-7 (6:1769-21-22), nec 120th (Nos 143-7), 100.11x49.11, 3 3- & 1 2-sty bk dwgs; Jno Volz to Saml Roseff, 11 Park av, Mt Vernon, NY; Sarah Williams, 71 W 113; Lena Grodginsky, 60 E 93, & Rose Schwartz, 920 Av St John; mtg $40,000 & AL; Apr29; May1'13; A$37,-000-40,500. exch & 100

Madison av, 191 (3:864-58), es, 74 s 35th, 24.8x100, 4-sty & b stn dwg & 2-sty ext; Farmers Loan & Trust Co & ano TRSTES Jos E Janvrin to Sarah C Goodhue, New Preston, Conn [189 Mad av]; Apr28; Apr 30'13; A$111,000-126,000. **130,000**

Morningside av, 77 (7:1961-57), sw 118th (No 400), 100.11x125, 6-sty bk tnt & strs; Realty Mtg Co, a corpn, to Major Realty Co, 2 Rector; QC; correction & confirmation deed; Apr24; Apr30'13; A$145,-000-290,000. nom

Park av, 101 (5:1295-1), nec 40th (Nos 101-7), 98.9x151, 16-sty bk office bldg; Fortieth St Co, a corpn, 101 Park av, to Architects Offices, (Inc), a corpn, 101 Park av; C a G; mtg $1,776,000 & AL; May1'13; A ———. O C & 100

Park av, 960-2 on map 960-6 (5:1494-32), nwc 82d (No 71-9), 102.2x115, 12-sty bk tnt; Fullerton-Weaver Realty Co to Otto A Hack, 345 W 70; mtg $650,000; Apr25; Apr26'13; A$200,000-P200,000. nom

Park av, 960-2 on map 960-6; Otto A Hack to 960 Park Av Co, Inc, a corpn, 960 Park av; C a G; mtg $650,000; Apr25; Apr 26'13. nom

Park av, 1015 (5:1513-69), sec 85th, 25.6 x82.2, 3-sty stn tnt & str, 2-sty ext; Amos R E Pinchot to Dorothea T S & Ameeia C Pope, both at 100 E 85, TRSTES Jno W Pope; AT; QC; Feb5; May1'13; A$42,000-50,000. nom

Park av, 1172-8 (5:1504-37-41), swc 93d (No 76), 100.8x105, 5 5-sty bk tnts, strs on av; Charter Realty Co to Chelsea Realty Co, a corpn, 135 Bway; mtg $120,000; Apr 28; May1'13; A$112,000-155,000. O C & 100

Park av, 1580-4 (6:1619-35), nwc 113th (No 87), 100.11x25, 5-sty bk tnt & strs; Jas S Scott & ano to Abr Lipshitz, 19 W 112; mtg $20,000; May1'13; A$16,500-33,000. **35,800**

Park row, 31 (1:90-11), ses, 82.10 sw Beekman, 24x108.6 to nws Theatre alley x26.1x97.7, pt 5-sty bk office & str bldg; Claire R Phillips to Geo J Gould, at Lakewood, NJ [837 5 av]; Edwin Gould, at Ardsley-on-Hudson, NY; Howard Gould, at Port Washington, LI, & Helen M Shepard, at Tarrytown, NY, EXRS & TRSTES Jay Gould; ½ pt; AT; Apr30; May1'13; A $350,000-375,000. O C & 100

Park row, 164-6, see Lex av, 864.

Pinehurst av, sec 180th, see 180th, 804 W.

Pinehurst av, 65 (8:2177-132), ws, 53.6 n 180th, 46.6x111.2x46.6x109.1, 5-sty bk tnt; Sutherland Realty Co to Stockwell Purser Realty Co, a corpn, 1358 Bway; mtg $51,-000 & AL; Apr23; Apr25'13; A$16,500-P47,-000. O C & 100

Riverside dr, 552 (7:1995-77), es, 86.6 n 127th, runs n75 xe 141.11 xs 92.7 xsw 30.1 xw 174.4 to beg, 6-sty bk tnt; Silverson & London Constn Co to Alphonse Montant, 17 W 96; mtg $190,000 & AL; Apr30; May 1'13; A$80,000-205,000. O C & 100

St Nicholas av, 141 (7:1923-19), nwc 117th (No 211), 29.7x92.5x25.2x107.11; 5-sty bk tnt & strs; Alonzo B Kight to Edwin E Carpenter, 177 6 av, Bklyn; mtg $45,000 & AL; Apr29; Apr30'13; A$27,000-46,000. nom

St Nicholas av, sec 167th, see Audubon av, swc 167th.

Terrace View av (13:3402-61), ws, 166.6 s Teunnissen pl, 25x100.1x25x101.6; vacant; Wm Seery to Danl Seery, 207 Dyckman; B&S; Apr26; Apr28'13; A$3,000-3,000. 500

Vermilyea av (8:2226-1-4), sec 204th, (Hawthorne), 100x100, vacant; Thos J McLaughlin et al to Inwood Constn Co, Inc, 35 Nassau; mtg $15,000; Apr28; Apr30'13; A $16,000-16,000. O C &100

West Broadway, 475, see Bleecker, 41.

West End av, 693 (4:1252-56), ws, 75 s 94th, 25.8x110, 4-sty & b stn dwg; Helen E H Bennett to Lawyers Realty Co, 160 Bway; mtg $35,000; Apr26'13; A$20,000-37,000. O C & 100

West End av, 766 (7:1869-3), es, 55.11 n 97th, 18x89, 3-sty & b bk dwg; Wm Colgate to Henrietta J Erneman, 177 W 87; AL; Apr23; Apr25'13; A$16,000-21,500. O C & 100

1ST av, 1891 (6:1669-28), ws, 50.6 s 98th, 25.6x100, 5-sty bk tnt & strs; Seal Realty Co to Jacob Starkman, 158 E 106; AL; Apr25; Apr28'13; A$11,000-17,000. O C & 100

2D av, 1465 (5:1431-22), ws, 25 n 76th, 26.6x100, 4-sty bk tnt & strs; Max Reiss to Wm Reiss, 105 E 96; mtg $15,000; Apr22; Apr30'13; A$15,500-23,500. nom

2D av, 1842 (5:1558-2), es, 25.8 n 95th, 25x100, 5-sty bk tnt & strs; Presbyterian Hospital in City NY to Karl R Finestone, 866 So Blvd; B&S; Apr21; Apr30'13; A $13,000-23,000. O C & 100

2D av, 2227 (6:1664-26), ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & strs; Dora Haft to Nathan W Herbst, 785 Hewitt pl; mtg $17,000; Apr10; Apr28'13; A$9,500-17,500. O C & 100

2D av, 2269 (6:1666-23), ws, 80.10 n 116th, 20x90, 3-sty bk tnt & str; Chas A Hickey, ref, to Chas Le Boutillier, 140 E 36; FORECLOS Apr9; Apr29; May1'13; A$9,000-10,500. **9,000**

3D av, 527 (3:916-2), es, 18.5 n 35th, 18.4 x62.1, 4-sty bk tnt & strs; Harriet C Cooper to Chas Hoenninger, 529 3 av; AL; Apr26; Apr28'13; A$11,500-15,000. nom

3D av, 529 (3:916-3), es, 36.10 n 35th, 18.6x62.1, 4-sty bk tnt & strs; Dona E Cooper to Chas Hoenninger, 529 3 av; AL; Apr26; Apr28'13; A$11,500-14,500. nom

3D av, 531 (3:916-4), es, 55.4 n 35th, 18.9 x62.1, 4-sty bk tnt & strs, Mary P Cooper to Chas Hoenninger, 529 3 av; AL; Apr 26; Apr28'13; A$11,500-15,000. nom

3D av, 1763 (6:1647-46), es, 25.9 s 98th, 25x83.9, 5-sty bk tnt & strs; E Loewenthal & Son, Inc to Charlotte Salm, 971 E 172; mtg $24,000; Mar12; Apr29'13; A$13,-000-24,000. nom

4TH av, 187, see Union sq, 30.

4TH av, 268-76 (3:850-39-43), nwc 21st (Nos 55-61), 98.9x75, 5 4-sty bk tnts, 1 4-sty bk tnt & 2 5-sty stn tnts; Carola A deP Kip to Esther E deP Hosmer & Mary J deP Martin, both at Tivoli, NY; CaG; ⅛ pt; AT; AL; Apr29; Apr30'13; A$151,-000-167,000. O C & 100

5TH av, 680 (5:1269-38), ws, 48.3 s 54th, runs w75xs1.2xw10xn1.2xw15xs4xw18xn46x e2xn6.3 to ss 54th xw6.6xs100.5xe122.6 to av xn52.1 to beg, 4-sty & b bk dwg, 2-sty ext; Eliza O Webb to Jno D Rockefeller Jr, 13 W 54; AL; Apr10; May1'13; A$570,-000-620,000. O C & 1000

5TH av (5:1391-4), es, 77.2 n 76th, 25x 120, vacant; Cora D Wyckoff to Saml W Bridgham & Fanny his wife, both at East Providence, RI [954 5 av], as tenants by entirety; Apr29'13; A$160,000-160,000. O C & 100

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & strs; Inter-City Land & Securities Co to Marie R Winters, at Port Washington, LI [care Wm H Winters]; mtg $49,500; Apr23; May1'13; A$29,-000-54,000. O C & 100

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & strs; Marie R Winters to Inter-City Land & Securities Co, a corpn, 5 Beekman; mtg $49,500; Apr 23; Apr29'13; A$29,000-54,000. O C & 100

5TH av, 2151 (6:1756-4), es, 74.11 n 131st, 25x99, 5-sty bk tnt; Minnie Kaufmann to Minnie, wife & Adolph Kaufmann, 2013 5 av, as tenants by entirety; mtg $16,000; Apr25'13; A$15,000-23,000. nom

5TH av, 2155 (6:1756-71), es, 50 s 132d, 24.11x99, 5-sty bk tnt & strs; J Aspinwall Hodge, ref, to Chas J Smith, 1314 2 av; FORECLOS Apr3; Apr25; Apr26'13; A$15,-000-26,000. **18,350**

5TH av, 2163 (6:1757-2), es, 25 n 132d, 24.11x90, 5-sty bk tnt & strs; Alice S Anderson to Harry S Van Demark, 2610 Grand av; mtg $15,500; Apr30'13; A$13,000-24,000. O C & 100

6TH av, 431-5 (3:802-36-38), ws, 24.8 n 26th, 49.4x100, 3 2-sty bk strs; Danl B Freedman to Geo H Bensen, 1768 E 12, Bklyn; B&S; mtg $180,000 & AL; Apr25; Apr26'13; A$177,000-183,000. O C & 100

7TH av, 721 (4:1001-1), nec 48th (No 171) 20x50, 4-sty bk tnt & strs; Edw B Corey to Geo H Earle, Jr, 1337 Spruce, Phila, Pa; mtg $63,000; Apr26; Apr29'13; A$65.000-70,000. O C & 100

7TH av, 758-60 (4:1021-36), swc 50th (Nos 200-2), 41.6x90, 5-sty bk hotel, 1-sty ext; Louise Livingston to Charter Constn Co, a corpn, 505 5 av; AL; Apr19; Apr25'13; A$185,000-205,000. O C & 100

8TH av, 2574-6 (7:2023-3-4), es, 49.11 n 137th, 50x80, 2 5-sty bk tnts & strs; Peter Helmsley et al to Adolph E Gutgsell, 164 Midwood, Bklyn; mtg $42,000; Apr24; Apr 28'13; A$32,000-50,000. O C & 100

9TH av, 70 (3:739-2), es, 19.8 n 15th, 19.8x100, 3-sty bk tnt & str; Timothy A Leary, ref, to Cheever N Ely, 140 W 58, & Geo B & Ambrose E Vanderpoel, both at Summit, NJ, EXRS Smith Ely, decd; FORECLOS Apr9; Apr24; Apr25'13; A$11,-000-13,000. **11,000**

10TH av, 368 (3:729-1), nec 31st (No 459), 24.8x60, 3-sty bk tnt & str, 1-sty ext; Louis W Meyer to Chas J Malone, 358 W 27 & Eneas J Leahy, 165 15th, West New York, NJ; mtg $10,000; May31'11; Apr30'13; A $14,000-16,000. nom

11TH av, 591-5 (4:1092-30-32), ws, 25.1 n 44th, 75.3x100, 3-sty fr tnt & strs & 2 4-sty bk tnts & strs; Lamakis Realty Co to Chas F Bauerdorf, 625 West End av; mtg $21,000 & AL; Apr17; Apr28'13; A $27,000-30,000. O C & 100

Interior strip (2:615), begins 2 ne Bank & 150 e 4th, runs n85xw2xs85 to beg; gore; Anna A Winter et al to Saml Lipman, 960 Prospect av; QC; Feb14; Apr25'13. nom

Interior strip or gore; same prop; Saml Lipman to Martha Building Corpn, 960 Prospect av; Apr25'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st, ss, at nws Sherman av, see Sherman av, nws, at ss Arden.

Bleecker st, 41, see Thompson, 134.

Bond st, 27, see Thompson, 134.

Cedar st, 147-9 (1:56-16), nes, abt 20 w Washington, —x55.3x30x56, 4-sty bk loft & str bldg; deed of trust; Washington Frothingham & Ella, his wife, at Fonda, NY, to Fonda Impt Soc, Inc, of Fonda, NY, in trust; mtg $25,000; Nov28'08; Apr 26'13; A$48,000-55,000. nom

Elizabeth st, 239 (2:508); consent of advisory Committee to above deed; Broadway Trust Co, a corpn to Gaspare & Carlo Molinelli, both at 13 Hamilton; Apr28; Apr 30'13.

Thompson st, 134 (2:516-5), es, abt 165 n Prince, —x—, pt 6-sty bk tnt & strs; A$12,000-12,500; also BOND ST, 27 (2:529-23), sws, abt 120 e Lafayette, 25x114.4 to alley, with rights to alley, 3-sty bk loft & str bldg & 2-sty bk rear stable; A$30,-000-33,000; also BLEECKER ST, 41 (2:529-61), nes, 470 nw Bowery, 30x83.3 to alley, x30.11x75.9, 4-sty bk loft & str bldg; A $25,000-27,000; also WEST BROADWAY, 475 (2:515-13), es, 120 s Houston, runs e 100xn25xw50.2xs3xn49.8 to st xs21.4 to beg, 5-sty bk tnt & strs; A$18,000-23,000; also WASHINGTON PL, 79 (2:552-68), ns, abt 145 e 6 av, —x—, 3-sty & b bk dwg; A$15,-500-17,000; also 21ST ST, 44 E (3:849-49), ss, 200 w 4 av, 25x92, 4-sty stn hotel; A $51,500-59,000; also GRAND VIEW PL, (9:-2464-1), nec 167th, 57.10 to Grand blvd & concourse x150.8x89.8x147.1; also GRAND VIEW PL (9:2464-13), sec 168th, 175x 116.11x—x125, vacant; re asn all R, T & I in estate of Fredk H Grosz, decd, et al, recorded Oct14 & Nov14'12 by payment of loan of 35.000 francs; Eugene Leger of Paris France to Josephine Flament, 10 rue de la Mairie, Boulogne-sur-Seine, Dept of Seine, France; AT; QC; Apr5; Apr25'13. nom

Washington pl, 79, see Thompson, 134.

21ST st, 44 E, see Thompson, 134.

25TH st, 55-7 E (3:855-pt lot 16), ns, abt 275 e Mad av, —x—, pt 16-sty bk loft & str bldg; copy of last will, &c; Lydia G Lawrence, late of Palisades, Rockland Co, NY, by will, to Margt & Mary T Lawrence, her daughters [care Mrs F M L Tonetti, 135 E 40; Feb24'99; Apr28'13; A$——$——.

25TH st, 329 W (3:749-23); agmt as to re judgt against Wm F Kenna, Jno H Poggenburg et al, EXRS Hy F Poggenburg, with Title Guar & Trust Co, 176 Bway; Apr24; Apr25'13; A$10,500-11,500. nom

36TH st, 19-21 W (3:838), owned by party 1st pt; also 36TH ST, 23 W, owned by parties 2d pt; cancellation of party wall agmt; Winona Constn Co, 23 W 36, with Eliz P Robbins, at Waldorf-Astoria Hotel, & Marion L Stevens, 71 Park av; Feb21'11; May1'13. nom

36TH st, 23 W, see 36th, 19-21 W.

45TH st, 9 E, see 45th, 11-5 E.

45TH st, 11-15 E (5:1281-10), owned by party 1st pt; also 45TH ST, 9 E, owned by party 2d pt; agmt as to boundary line, party wall & encroachments, &c; Home Club Co, a corpn, 62 Cedar, with Reginald H Sayre, 14 W 45 [14 W 48]; Apr9; Apr29 '13; A$300,000-650,000. - nom

66TH st, 68 E (5:1380), ss, 60 w Park av, 20x100.5; bill of sale of bldg on leased ground; Alice G Demorest to Elbridge T Gerry, — Bellevue av, Newport, RI [2 E 61]; B&S; Apr24; May1'13. 25,000

86TH st, 148-52 E (5:1514-46-48); agmt as to payment of 1-5 net profit to party 2d pt on sale of above; Hortense B Fischer with Lillie L Toplitz, 38 Riverside dr; Nov 29'10; Apr30'13; A$58,500-107,500. nom

96TH st, 53-5 E (6:1602-25), ns, 100 e Mad av, 50x100.11, 6-sty bk tnt; re mtg; Emma Moss et al to Eva Arnold, devisee Chas Stich, 77 W 85; Apr23; Apr29'13; A$44,000-96,500. nom

120TH st, 143-7 E, see Lex av, 1943-7.

135TH st, 634 W (7:2001-58), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw75 xn149.11 to beg, 6-sty bk tnt; re mtg; Abel King & ano to Hensle Constn Co, 3856 Ams av [10 av]; Apr28'13; A$45,000-140,000. nom

180TH st, 611 W, see Lex av, 1943-7.

Broadway (8:2235-7), es, 150 n 204th (Hawthorne), 25x143.5x25x143.8, vacant; re mtg; Frank W Blauvelt to Alice G Chittick at East Orange, NJ; QC; Apr28; Apr29'13. omitted

Lexington av, 1943-7 (6:1769), nec 120th (Nos 143-7), 100.11x49.11; also WADSWORTH AV, 141 (8:2162), nec 180th (No 611), 44.6x100; directors resolution to sell for $2,500 over & above all liens; L & W Constn Co, a corpn, to Jno Volz [131 E 86]; Dec12'11; re-recorded from Dec16'11; Mal1'13.

Madison av, 191 (173) (3:864-58), es, 74 s 35th, 24.8x100, 4-sty & b stn dwg, 2-sty ext; re-dower; Laura L Janvrin, widow to Sarah C Goodhue at New Preston, Conn [189 Mad av]; AT; QC; Apr29; Apr30'13; A$111,000-126,000. nom

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Park av, 1580 (miscl), power of atty to execute deed to 1 pt, AT, Chiz D Robinson to Jas S Scott, NY, Apr26; May1'13.

Riverside dr, 454 (7:1990-53), es, 284.8 s 119th, 99.8x100, 11-sty bk tnt, to inter. State Realty & Mtg Co to E Crystal & Son, a corpn, 32 Cortlandt av, QC, Apr23; Apr25 L, Apr26 P225,000. none

Sherman av (8:2175-92), nws, at ss Arden, 90.2x irr, vacant to inter. Fred Buck to Gilt Edge Realty Co, a corpn, 175 S av, QC, Apr24; May1'13. $ none

Wadsworth av, 141, see Lox av, 1043-7.

West Broadway, 175, see Thompson, 134.

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 21.6x100, 4-sty brick tnts, Inter-City Land & Securities Co, a corpn, 5 Beekman to Estates Mtg Securities Co, a corpn, 160 Lwrs Apr24; Apr26'13. A$24,000-54,000 1,500

Power of atty (miscl), Henry A C Taylor, at South Portsmouth, RI, to Henry R Taylor, 3 E 71, Mar31; Apr28'13.

Power of atty (miscl); Eloise Archer to Harry S Purdy, Oct21'12; Apr30'13.

Asn all RT&I (miscl) in estate Danl R Ambrose; May M Thompson to Hugh S D'Anna, Hickory, NC; Oct18'12; Apr26'13. nom

Power of atty (miscl), Hattie S Rosenbaum to Mortimer C Rosenbaum, 309 W 99; Mar27; Apr25'13.

Power of atty (miscl); Augusta P Fowler to Alex I Burnside, at Hartsdale, NY; July25'12; May1'13.

WILLS.

Borough of Manhattan.

Centre Market pl, S (2:471-8), es, 138.7 s Broome, 24.4x70.8x24.4x69.9, 5-sty bk tnt & str (pt int); A$10,500-$14,000; also MOTT ST, 102 (1:204-5), es, 200 n Canal, 25.7x94.1, 5-sty bk tnt & str; A$18,500-30,-000; also MULBERRY ST, 173 (2:471-16), ws, 131.1 s Broome, 25x76.9x24.4x70.8, 5-sty bk tnt & str; A$13,500-22,500; Jos Stalfe Est, Arthur D Weeks e EXR, 56 W 51; atty, Arthur Sutherland, 45 Wm; Will filed Apr22'13.

Dominick st, see Hudson, see Hudson, 262.

Hudson st,262 . (2:578-54), sec Dominick, 21.7x70, 4-sty bk tnt & str; 1-5 pt; Henry Lowenbein Est, Sarah Lowenbein, EXTRX, 320 W 93; attys, Rose & Paskus, 128 Bway; A$16,000-24,000; Will filed Apr 25'13.

James st, 83 (1:111-55), ws, 85 n Batavia, 25x104.5x25x106.2, 4-sty bk loft; ½ pt; A$13,000-19,500; also OAK ST, 50 (1:-278-33), ns, 70 e Oliver, 21x50.2, 4-sty & b tnt & str; ½ pt; A$8,000-13,500; Sergio Carlucci Est, Angela Carlucci EXTRX, 50 Oak; atty, Edw A McShane, 29 Bway; Will filed Apr30'13.

Mott st, 102, see Centre Market pl, 8.

Mulberry st, 173, see Centre Market pl, 8.

Oak st, 50, see James, 83.

St Lukes pl, 13 (2:583-48), ns, 275.4 e Hudson, 21.8x100, 3-sty bk dwg; Jno Collins Est, Alfred T Tally EXR, 13 St Lukes pl; atty, Jos A McNamara, 165 Bway; A $11,000-13,500; Will filed Apr30'13.

4TH st, 102 E (2:445-17), ss, 244.7 e 2 av, 18.9x96.2, 3-sty & b bk dwg; Wm F Gade Est, Philip Krieger EXR, 1974 Prospect av; attys, Ashbel P Fitch, Mott & Grant; A$12,500-15,000; Will filed Apr24'13.

4TH st, 102 E (2:445-17), ss, 243.9 e 2 av, 18.9x96.2, 3-sty bk tnt; ½ pt; Frederika Gade Est, Philip Krieger EXR, 1794 Prospect av; attys, Ashbel P Fitch, Mott & Grant, 32 Nassau; A$12,500-15,000; Will filed Apr26'13.

20TH st, 311 W (3:744-31), ns, 175 w 8 av, 25x92, 4-sty & b bk dwg; A$12,000-16,000; also 36TH ST, 347 W (3:760-15), ns, 250 e 9 av, 25x98.9, 4-sty bk dwg; A$11,-500-14,500; Peter Pierre Louazon Est, Peter L Ughetta EXR, Roselle, NJ; attys, Phillips & Avery, 41 Park Row; Will filed Apr25'13.

45TH st, 123 W (1:998-20½), ns, 293.4 w 6 av, 19.2x100.5, 4-sty & b stn ft dwg; Hattie Levison Est, Abr Elkus, EXR, 123 W 45; atty, Harry Allen Mendelson, 27 Cedar; A$40,000-42,000; Will filed Apr29'13.

36TH st, 347 W, see 20th, 311 W.

48TH st, 244 E (5:1321-31½), ss, 144.8 w 2 av, 18.8x100.5, 3-sty & b stn ft dwg; Jennie Hershfield Est, Levi Hershfield EXR, 244 E 48; atty, Emanuel J Livingston, 320 Bway; A$7,500-10,000; Will filed Apr26'13.

53D st, 34-6 E (5:1288-48-48½), ss, 82 e Mad av, 27.4x100.5, 2-4-sty stn ft dwgs; A$52,000-60,000; also 66TH ST, 55 E (5:-1381-28½), ns, 190 e Mad av, 20x100.5, 4-sty & b stn ft dwg; A $45,000-52,000; also 91ST ST, 50 E (5:1502-50), ss, 56.8 e Mad av, 18.4x100.8, 3-sty & b stn dwg; A $16,-000-25,000; Mary A Sedgwick Est, Ella A Cooper EXTRX, 55 E 66; attys, Brush & Crawford, 30 Broad; Will filed Apr3'13.

66TH st, 55 E, see 53d st, 34-6 E.

79TH st, 53 E (5:1491-25), ns, 99.10 e Mad av, 14.4x102.2, 4-sty bk dwg; A$28,-000-32,000; also 79TH ST, 57 E (5:1491-26), ns, 127.2 e Mad av, 13x102.2, 4-sty bk dwg; A$28,000-32,000; Emily Antoinette Northrup Est, Wm P Northrup EXR, 57 E 79; attys, Baldwin & May, 32 Nassau; Will filed Apr26'13.

73D st, 308 W (4:1184-23), ss, 165.11 e Riverside dr, 20x102.2, 4-sty & b stn ft dwg; Mary E Boyd Est, Jas Boyd, EXR, 64 W 77; atty, Francis J McBarron, 160 Bway; A$25,000-40,000; Will filed Apr28'13.

79TH st, 57 E, see 79th, 53 E.

91ST st, 50 E, see 53d, 34-6 E.

93TH st, 11 W (4:1209-26), ns, 163 w Central Park W, 18x100.8, 4-sty stn ft dwg; Wm L Radford Est; EXRS Mary Amelia Christie, 307 W 98 & Burlock E Rabell, 60 Hamilton ter; atty, Chas V Gabriel, 38 Park row; A$12,000-24,000; Will filed Apr17'13.

100TH st, 319 W (7:1889-10½), ns, 231.8 e Riverside dr, 20x100.11, 5-sty stn ft dwg; Wm B Proctor Est, Elliott R Proctor EXR 155 Riverside dr; attys, Wilder, Ewen & Patterson, 45 Cedar; A$17,000-33,500; Will filed Apr28'13.

114TH st, 103-5 W (7:1824-26-27), ns, 100 w Lenox av, 62.6x100.11, 2-5-sty bk tnts; Sarah Bischoff Est, Ralph Bischoff, EXR, 530 W 157; atty, Saml Shimans, 140 Nassau; A$39,900-72,000; Will filed Apr25'13.

127TH st, 76 E (6:1751-42), ss, 115 w Park av, 12.6x99.11, 3-sty & b stn ft dwg; Geo W Evans Est, Eugene A Gerdy EXR, Forked River, Ocean Co, NJ; attys, Chas P & Wm W Buckley, 141 Bway; A$5,000-8,000; Will filed Apr25'13.

136TH st, 208 W (7:1941-40), ss, 151 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Lavinia W Burnett Est, Benj A Burnett EXR 208 W 136; atty, Smith Williamson, 364 Alexander av; A$8,000-11,000; Will filed Apr24'13.

150TH st W (7:2082-5-7), ns, 100 e Bway, 75x99.11, vacant; 1-3 pt; A$33,000-$——; also 150TH ST W (7:2082-10-16), ns, 225 e Bway, 175x99.11, vacant; 1-3 pt; A$77,000-$——; Jos Liebmann Est, Adolf Liebmann EXR, 88 Central Park W; attys, Guggenheimer, Untermyer & Marshall, 37 Wall; Will filed Apr11'13.

150TH st W, ns, 225 e Bway, see 150th, W, ns, 100 e Bway.

CONVEYANCES.

Borough of the Bronx.

Beck st, 764 (10:2707), es, 250 n 156th, 25x100, 2-sty bk dwg; Clara S Dean to Rebecca Wolkenberg, 96 Av C; mtg $8,-500, Apr15; May1'13. O C & 100

Belmont st, nes, at ses Walton av, see Walton av, ses, at nes Belmont.

Canal pl, ws, abt 491.4 s 144th, see Park av, es, 491.4 s 144th.

Canal pl, ws, abt 466.4 s 144th, see Park av, es, 491.4 s 144th.

Cyrus pl, nwc 3 av, see 3 av, 4691-5.

Cyrus pl, ns, 100.5 e Park av, see 3 av, 4691-5.

Dawson st, 774 (10:2701), es, 250 n 156th, 25x100, 2-sty bk dwg; Ellen Timoney to Fredk F Shaut, 1 Beach, City Island; mtg $7,000; Apr30; May1'13. nom

Dawson st, 774 (10:2701), es, 250 n 156th, 25x100, 2-sty bk dwg; Geo F Johnson to Ellen Timoney, 774 Dawson; QC & correction deed; AL; Apr30; May1'13. nom

Elsmere pl, nwc So blvd, see So blvd, nwc Elsmere pl.

Faile st, 623-5 (10:2766), ws, 200 n Randall av, 50x100, 2 2-sty bk dwgs; mtg $11,500; also FAILE ST, 650-2 (10:2766), es, 200 s Spofford av, 50x100, 2 2-sty bk dwgs; mtg $14,000; also FAILE ST, 632-6 (10:2766), es, 345.10 n Randall av, 41.8x 100, 2 2-sty bk dwgs; mtg $13,000; also FAILE ST, 646 (10:2766), es, 275 s Spofford av, 25x100, 2-sty bk dwg; mtg $7,-000; also FAILE ST, 630 (10:2766), es, 404.2 s Spofford av, 20.10x100, 2-sty bk dwg; mtg $7,000 also FAILE ST, 638-40 (10:2766), es, 320.10 s Spofford av, 41.8x 100, 2 2-sty bk dwgs; mtg $14,000; Liquidation & Realization Corpn to Realty & Realization Co, a corpn, 55 Bway; Apr 25, Apr29'13; O C & 400

Faile st (10:2746), ws, 155 s Aldus, 50x 100; vacant; American Real Estate Co to Fram Bldg Co (Inc), 1210 Evergreen av; Apr28; May1'13. O C & 100

Faile st, 630, see Faile, 623-5.

Faile st, 632-6, see Faile, 623-5.

Faile st, 638-40, see Faile, 623-5.

Faile st, 646, see Faile, 623-5.

Faile st, 650-2, see Faile st, 623-5.

Fairmount pl, nwc So blvd, see So blvd, nwc Fairmount pl.

Foster pl, ns, 125 w Bway, see Spencer av, es, 100 s 260th.

Fox st, (10:2712), ws, 190.10 n from es Tiffany, runs w 6.6xn135xe110.7 to st xs 170.5 to beg, vacant; Elmore Realty Co to Rosenberg Bldg Corpn, 900 Fox; B&S; Apr10; Apr29'13. nom

Fox st; same prop; Henry Morgenthau Co to same; B&S; Apr10; Apr29'13. nom

Freeman st, 990 (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4, 5-sty bk tnt; Felix Prince to Jacob Larus, 707 St Nicholas av; mtg $18,000; Apr26; Apr28 '13. nom

Grand View pl, nec 167th, see Bleecker 41 Manhattan.

Grand View pl, sec 168th, see Bleecker, 41, Manhattan.

Hoffman st, 2406 (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1, 2-sty fr dwg; Chas H Lockwood to Smith Williamson, White Plains, NY; mtg $2,300; Apr22; May 1'13. O C & 100

Home st, 811, see Union av, 1160-2.

James st, nec Fay, see Fay av, es, 75 n Libby.

Jefferson st, nec Col av, see Col av, nwc Jefferson av.

Jefferson st, nwc Col av, see Col av, nwc Jefferson.

Lester st (*), ns, 150 e Barker av, 25x 100, Lester Park; Mary McGarry to Peter Knapp, 491 E 141; mtg $2,700; Apr25; Apr 29'13. O C & 100

Libby st, nwc Hughes av, see Fay av, es, 75 n Libby.

Libby st, nwc Hughes av, see Fay av, es, 75 n Libby.

Magenta st (*), swc Bronx blvd, 25x 100; also MAGENTA ST (*), ss, 50 w Duncombe av, 50x100; also MAGENTA ST (*), ss, 100 wDuncombe av, 50x100; also MAGENTA ST (*), ss, 150 w Duncombe av, 50x100; Michl J Kenny to Alice O'Hara, 3405 Olinville av; AL; Oct1'12; Apr25'13. nom

Magenta st, ss, 50, 100 & 150 w Duncombe av, see Magenta, swc Bronx blvd.

Simpson st (10:2724), ws, 369.8 s Westchester av, 129.1x107.4x129.1x105.11; vacant; also FOX ST (10:2724), es, 193.10 s Westchester av, 226.11x107.11x227x105; vacant; The Ems Realty Co to Reuben Brooke, 737 E 226; AL; Apr28'13. nom

Simpson st (10:2724); also FOX ST (10:-2724); same prop; Reuben Brooke to Freeminstreet Co (Inc), a corpn, 52 William; AL; Apr24; Apr28'13. nom

Victor st, 1832 (*), es, 320 n Morris Park av, 25x100; Chas J Ogden to Jos Schoenberger, 422 E 173; mtg $2,500 & AL; Apr 30'13. O C & 100

135TH st, 415 E (9:2280), ns, 166.8 e Willis av, 16.8x100, 3-sty & b bk dwg; Francis W Pollock EXR Danl Golden to Mary E Benson, 67 E 130; mtg $3,000; Apr29; Apr30'13. 4,900

137TH st, 374 E (9:2299), ss, 156.6 w Willis av, 25x100, 4-sty bk tnt; mtg $13,-000; also 137TH ST, 376 E (9:2299), ss, 131.6 w Willis av, 25x100, 4-sty bk tnt; mtg $11,000; Dora Dohrmann, 376 E 137 to Henry Hollander, 314 Alex av, given as collateral to secure $1,000; Apr30'13. 1,000

137TH st, 376 E, see 137th, 374 E.

137TH st, 500 E, see Brook av, 209-11.

139TH st, 495 E (9:2284), ns, 866.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Verne Bovie, ref, to Aug. R Haeuser, 536 W 111; FORECLOS Apr4; Apr28'13. 5,700

141ST st, 490 E (9:2285), ss, 859 e Willis av, 37.6x100, 5-sty bk tnt; Robt J Moorehead to Lena Pahls, 4 Prospect av, Flushing, B of Q, & Emma Johnson, 545 W 144; mtg $30,500; Apr30; May1'13. O C & 100

149TH st, 432-4 E (9:2293), ses, 190.6 e Bergen av, runs e37.9xs116xw— to es old mill brook xnw— to ws said brook x—xw 28.2xn120.5 to beg, 6-sty bk tnt & strs; Edw M Burghard to Emma Schwartz, at Tarrytown, NY; mtg $35,000 & AL; Apr30; May1'13. O C & 100

152D st, 739 E (10:2644), ns, 100 w Wales av, runs n86.7xnw28.9xs100.10 to st xe25 to beg, 4-sty bk tnt; Nalpak Realty Co, Inc, to Harry Frogel, 779 Tinton av & Abr Jacob, 856 Home; mtg $13,000; Apr28; Apr 29'13. O C & 100

156TH st, 650 E, see Cauldwell av, 734.

160TH st, 831-9 E, see Prospect av, 841-5

160TH st E, sws, 100 se Washington av, see Washington av, wc 161st.

161ST st E, wc Washington av, see Washington av, wc 161st.

167TH st, 826 E (10:2680), ss, 100 w Prospect av, 40x100, 5-sty bk tnt; Cioffi Co to Hamilton Holding Co, 149 Bway; mtg $35,-000; Apr30; May1'13. nom

167TH st, 826 E; Rack Realty Co et al to same; QC; Apr26; May1'13. nom

167TH st E, nec Grand View pl, see Bleecker, 41, Manhattan.

168TH st, 762-8 E (10:2662), sws, 312.4 se Boston rd (Morse av), 75x125, 2 2-sty fr dwgs & 1 & 2-sty fr rear stable; Lena Pahls & ano to Robt J Moorehead, 415 E 140; mtg $13,500; Apr30; May1'13. nom

168TH st E, sec Grand View pl, see Bleecker, 41, Manhattan.

170TH st W, swc Plympton av, see Plympton av, swc 170th.

174TH st W, nws, abt 110 ne Nelson av, see Nelson av, ses, 110 ne 174th.

179TH st E, nwc Anthony av, see Anthony av, 1985.

180TH st, 819-29 E, see So blvd, 2101-11.

181ST st E, nec Arthur av, see Arthur av, 2130.

182D st E (11:3099), ns, 221.4 e Crotona av, 100x100, vacant; Smada Realty Co to 182d & Garden Sts Co, Inc, a corpn, 784 E 179; Apr28; Apr29'13. O C & 100

188TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 188th.

188TH st E, ss, 100.5 e Park av, see 3 av, 4691-5.

194TH st, 385 E, see Decatur av, 2630.

198TH st, 380 E, see Decatur av, 2778.

203D st E, nwc Wallace av, see Wallace av, nwc 203.

207TH st, 360 E (12:3354), sec Decatur av (No 3244), 25.4x90.10x25x86.10, 2-sty fr dwg; Mary Whelan to Katie Lynch, 965 E 167; B&S & CaG; mtg $7,750; Apr30'13. nom

222D st E (*), ns, 300 w White Plains rd, 50x100; Louis B Hasbrouck to Mary F Ward, 436 E 164; FORECLOS Mar26; Apr 25; Apr26'13. 2,300

225TH st E (*), ns, 300 w Paulding av, 100x109; Philip H Krausch to Adolph C Wicke, 414 E 102; mtg $9,700 & AL; Apr 25'13. nom

236TH st E (12:3398), ns, 194.7 e Verio av, 50x149.4, vacant; G & S Realty Co to Jno F Stokes, 2056 Washington av; mtg $1,600; Apr28; Apr29'13. O C & 100

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236TH st, 508 E (13.3397), ss, 72.8 e Vario av, 20x100, 2-sty fr dwg; Thos N Cuthbert ref to Maria V Hill, 664 Covert av, B of Q; FORECLOS Apr10; Apr30'13. **3,500**

238TH st W (12:3263), nes, 150.9 se Albany rd, 26.3x98.10x42.11x104.6; also 238TH ST W (12:3263), nes, 71.7 se Albany rd, 19.9x167.5x51.8x148.8; also ALBANY RD (12:3263), es, 113.7 n 238th, 25x112.4x26x 105.2; vacant; Narcroth Realty Co to Solid Realty Co, 319 E 22; mtg $21,262.50 & AL; Apr25; Apr26'13. O C & 100

238TH st W, nes, 71.7 se Albany rd, see 238th W, nes, 150.9 se Albany rd.

242D st E, ss, 23.8 w Barker av, see Penfield av, ns, 23.5 w Barker av.

242D st E, swc Baker av, see Baker av, ws, extends from 242d to Penfield av.

Albany rd, es, 113.7 n 238th, see 238th W, nes 150.9 se Albany rd.

Alexander av, 314 (9:2303), es, 80 s 141st, 20x80, except pt for av, 3-sty & b bk dwg; Eugene J McGuire to Ellen McGuire, both at 314 Alex av; AT; AL; Apr29; May1'13. O C & 100

Anthony av, 1985 (11:2812), nwc 179th, 17.11x92.10x17x98.4, 2-sty fr dwg; Annie C Williams to M Carl Levine, 1985 Anthony av; Apr30; May1'13. nom

Arthur av, 2130 (11:3070), nec 181st, 46.8 x90x70x93, vacant; Tillie Wolfe to Lena Manassa, 279 E Burnside av; mtg $7,500; Dec20'12; Apr30'13. O C & 100

Arthur av, 2130; Lena or Martha Manassa to Chas A Corby, 2280 Beaumont av; mtg $9,800; Apr26; Apr30'13. O C & 100

Av Von Humboldt (Field st) (13:3423), es, 100 n 259th (Rock), 50x100; vacant; Amelia B Hale to Sophia Gorsch, 294 E Burnside av; mtg $1,000; June28'12· Apr 26'13. O C & 100

Bailey av, 3058-60 (12:3261), es, 225 n Albany rd or Boston av, 75x87.8x75x82.5, except pt for av, 2-4-sty bk tnts; Peter A Peterson to Bailey Apartment Corpn, 233 Bway; mtg $12,000; Apr26; Apr30'13. O C & 100

Baker (Barnes) av (*), ws, extends from ss De Milt av or 242d to ns Penfield av, 200x23.8 on De Milt av or 242d x—x23.6 on Penfield av; Magdalena Lieb, individ, EXTRX &c Chas A Lieb, to August J Kimmerle, 72 Perry; Mar28; Apr25'13. 1,090

Baker av, nwc Penfield av, see Baker av, ws, extends from 242d to Penfield av.

Bassett av (*), ws, 300 s Saratoga av, 25x100; Edw L Parris ref to Jas R Strong at Short Hills, NJ; FORECLOS Apr16; Apr 30; May1'13; 1,000

Bathgate av, 1757 (11:2916), ws, 200.1 n 174th, 20.3x114.5, 2-sty fr dwg; Geo Hahn to Kate Whitbread, 107 Jefferson av, Eklyn; mtg $6,500; Apr20; Apr29'13. nom

Bedford Park blvd, late Southern blvd, (12;3303), sec Valentine av (No 2952), 60x100; vacant; Murray C Danenbaum to Beckey & Sadie Danenbaum; AL; June19 '99; Apr28'13. nom

Beech av (*), ns, 130.10 e Elm, 25x100; Carmelo Cannatella to Liborio Durante, 188 Lincoln av; ½ pt; mtg $3,500; Apr26; Apr29'13. O C & 100

Bergen av (9:2363), nws, 128.2 sw Brook av, 23.7x214.1 to es 3 av (No 3000) x25x 219.1, 2-sty fr tnt & str, 1-sty ext; Amelia Biecker to Cath Meighan, 3000 3 av; AT; QC; Apr22; Apr29'13. nom

Bolton av or 174th st (*), es, 200 n Gleason av, 50x100; Mary Walpole to Chas P & Jno E Walpole, all at 212 E 128; AL; Apr24; Apr30'13. nom

Boone av, 1352 (11:3012), es, 45.6 s West Farms rd, 25x100, 2-sty bk dwg; Bessie Seidman to Jno Blockhaus, 396 College av; mtg $5,000; Apr28'13. O C & 100

Briggs av (12:3293), es, 205.6 s 194th, 91.1x89x90.10x86.11; Narcroth Realty Co to Solid Realty Co, 319 E 22; mtg $4,500; Apr 25; Apr26'13. O C & 100

Bronx blvd, swc Magenta, see Magenta, swc Bronx blvd.

Brook av, 209-11 (9:2264), swc 137th (No 500), 40x100, 6-sty bk tnt & strs; Cream City Holding Co to Emily L W Johns at Lawrence Park, Bronxville, NY; mtg $42,000; Apr29; Apr30'13. O C & 100

Brook av, 546 (9:2276), es, 50 s 150th, 25x100, 5-sty bk tnt & strs; Mary H Chichester to Jno F Fayen & Johanna his wife, 573 W 183, joint tenants; B&S; AL; Apr30'13. O C & 100

Bryant av (11:3136), sec 179th, old line; 100x100, except pt for sts; vacant; Anna Reiss to Bryant Constn Co, 1509 Bryant av; AL; Apr21; Apr28'13. O C & 100

Columbus av, nec Jefferson av, see Col av, nwc Jefferson.

Columbus av (*), nwc Jefferson, 50x100; also COLUMBUS AV (*), nec Jefferson, 50x100; Range Realty Co to Jos P McEntee, 1656 Wallace av; mtg $4,162.92; Apr30; May1'13. O C & 100

Cambreleng av (late Pyne st), 2482 (11:-3091), es, 568.9 ne 188th (Bayard), 18.9x 107, 2-sty fr dwg; Chas H Lockwood to Smith Williamson, White Plains, NY; Apr 22; May1'13. O C & 100

Concord av (*), es, 96 n 236th, 50x95; lots 2 & 3 blk 60 map Whitehall Realty Co; Sebastiano Beninati to Realty Realization Corpn, 1400 5 av; mtg $1,270; Apr28; May1'13. O C & 100

Cauldwell av, 717 (10:2624), ws, 193.9 s 156th, 18.9x115, 3-sty fr tnt; Abr Axler et al to Rosa Alper, 717 Cauldwell av; collateral for mtg of $1,500; mtg $7,000; Apr24; Apr30'13. nom

Cauldwell av, 734 (10:2628), sec 156th (No 650), 100x28, 5-sty bk tnt & strs; Adolph & Hy Bloch to Edw H Burger, 161 E 91; mtg $32,000; Apr24; Apr25'13. Exch & 100

Cauldwell av (10:2626), ws, 197.9 n 158th, 50.3x130x50.2x130, vacant; Jno B Doherr to Wove Realty Co a corpn, 309 Bway; Apr 28; Apr29'13 O C & 100

Clay av, 1224 (9:2427), nec 168th (No 381), 34.6x80, 5-sty bk tnt & strs; Amelia Maloney to Wm H Maloney, 1224 Clay av; mtg $31,000 & AL; Apr26; Apr28'13. nom

Courtlandt av, 790, see Courtlandt av, 792.

Courtlandt av, 792 (9:2404), es, 48.6 s 158th 25x91.6, 3-sty fr tnt & strs; also COURTLANDT AV, 790 (9:2404), es, 73.6 s 158th, 25x91.6, 3-sty fr tnt & strs; Benenson Realty Co to Jno Lyons, 415 E 153; AL; Apr29'13. O C & 100

Creston av, 2311 (11:3172), ws, 153.2 n 183d, 18.9x117.6, 3-sty bk dwg; Hans W Goetze to Smith Williamson, White Plains, NY; mtg $7,000; Mar12; May1'13. O C & 100

Crotona av, 1970 (11:3092), es, 149.5 s 178th, runs e 170.3xn25xw—xn0.4xw96.1 to av xs25.4 to beg, 2-sty fr dwg, 1-sty ext; Edw H McQuade et al to Mary E, wife of & Louis White, 1970 Crotona av, tenants by entirety; B&S; AL; Apr23; Apr25'13. O C & 100

Crotona av, 2419 (11:3105), ws, 199.9 n 187th, 25.3x80, 2-sty fr dwg; Henry Beukers to Jno Manginelli & Mary, his wife, 2357 Hoffman, tenants by entirety; Apr23; Apr25'13. O C & 100

Crotona Pkway, es, abt 558.10 s Tremont av., see Daly av, ws, 558.10 s Tremont av.

Cruger av (*), ws, 175 s Van Nest av, 25x100; Annie Dain to Fredk W Spahlholz & Katharina, his wife, 305 E 41, tenants by entirety; mtg $3,800 & AL; May 1'13. O C & 100

Daly av (11:2992), es, 517.9 s Tremont av (177th), 75.9x150.11; vacant; Pauline E Hoffmann to Hoffmann Co, Builders (Inc), a corpn, 1132 Clay av; AL; Apr25; Apr 26'13. O C & 100

Daly av (11:2985), ws, 559.10 s Tremont av (177th), 116.10x182.1 to es Crotona Pkwayx113.8x212, 2 5-sty bk tnts; Defender Constn Co to Narcroth Realty Co, 20 Nassau; mtg $170,000; Apr25; Apr26'13. O C & 100

Decatur av, 2630 (12:3277), nec 194th (No 385), 20x100, 3-sty fr tnt; McLernon Realty & Constn Co to Jno E Liederman, 127 So Jefferson av, Richmond Hill, NY; mtg $9,000; Apr4; Apr25'13. O C & 100

Decatur av, 2630; same prop; Jno E Liederman to Alema Realty Exchange Co, a corpn, 1 W 34; mtg $10,750; Apr21; Apr 25'13. nom

Decatur av, 2778 (12:3278), sec 198th (No 380), 23.1x75x18.1x75.2, 2-sty fr dwg; Norton S Hahn to Josephine Hahn, 2778 Decatur av; AL; Apr24; Apr25'13. O C & 100

Decatur av, 3244, see 207th, 360 E.

Delavelle av (*), es, 75 n Allen pl, 25x 100; Guglielmo Clini to Anthony Siciliano, 313 E 115 & Francesco Guagliordi, 231 E 111; Apr28; Apr29'13. O C & 100

Dudley av (*), ss, 255 w Cornell av, 25x 100; Bernard Brady to Louis Jacobi, 1942 Hunt av; Apr25; Apr30'13. O C & 100

Fay av (*), es, 75 n Libby, 325 to James x100; also HUGHES AV (*), ws, 50 s James, 275x100; also HUGHES AV (*), nwc Libby, 50x100; also FAY AV (*), nec James, 75x100; also HUGHES AV (*), ws, 25 n James, 250x100; also HUGHES AV (*), ws, 400 n James, 161.6x100; Marcel Levy, ref, to E Ormonde Power, 102 E 31, TRSTE Douglas Gordon; FORECLOS Apr9'12; Mar 25; Apr25'13. **9,000**

Fay av, nec James, see Fay av, es, 75 n Libby.

Franklin av, 1390-4 (11:2935), es, 38 n Jefferson pl, 112.7x100, 3-5-sty bk tnts; Isaac Marks et al to Jos P Fox, 4411 6 av, Bklyn; B&S; mtg $87,500; Apr25; Apr30'13. O C & 100

Gillespie av (*), swc Harrington av, 226x9.3x—x58.11;Margt Berrian et al to Jno J Neller, 1744 2 av; Apr30; May1'13; nom

Grand blvd & concourse (11:3153), nec 188th, runs e73.1xn106.7xe81.8xn50xw141.8 to es Concourse xs157.3 to beg; vacant; Narcroth Realty Co to Yatty Kramer, 323 E 50; mtg $25,000; Apr25; Apr26'13. O C & 100

Grant av (*), ss, 228.8 w Unionport rd, 25x100; Ella Greenberg to Rebecca Greenberg, 1135 Vyse av; mtg $4,300; Apr2;. Apr 25'13. nom

Harrington av, swc Gillespie av, see Gillespie av, swc Harrington av.

Heath av, 2880 (12:3256), es, abt 135 n 229th, 20.2x100.5, 3-sty bk dwg; Warren Leslie, ref, to Thos M Crowley & Hannah H, his wife, 568 Greene av, Bklyn, tenants by entirety; FORECLOSED & drawn Apr 30; May1'13. **5,000**

Heath av, 2882 (12:3256), es, 181.11 n land Tecca N Reed, 20.2x100.5, 3-sty bk dwg; Warren Leslie, ref, to Thos M Crowley & Hannah H, his wife, 568 Greene av, Bklyn, tenants by entirety; FORECLOSED & drawn Apr30; May1'13. **5,000**

Hermany av (2d) (*), ss, 150 e Olmstead av (Av D), 50x152.7x50x154.8, Unionport; Rose E Nance to Freda Ekendahl, 2235 Powell av; Apr28; Apr29'13. O C & 100

Hoe av (11:2982), ws, 245 n 172d, 225x 100, 3 5-sty bk tnts; Solid Realty Co to Narcroth Realty Co, 20 Nassau; mtg $195,-750; Apr25; Apr26'13. O C & 100

Holland av (*), es, 98.11 n 214th, runs e95xn1xw95 to Holland av xs1 to beg; Gelardo Di Genova to Mary R & Sarah L Dolan, 587 Riverside dr; B&S; Apr21; Apr 29'13. 350

Holland av (*), ws, 75 s 215th, 25x100, except pt for st; Martha Traubner to Bernard Traubner, 278 Bway, Far Rockaway, B of Q; Apr25; Apr30'13. O C & 100

Hughes av, nwc Libby, see Fay av, es, 75 n Libby.

Hughes av, ws, 50 s James, see Fay av, es, 75 n Libby.

Hughes av, ws, 25 n James, see Fay av, es, 75 n Libby.

Hughes av, ws, 400 n James, see Fay av, es, 75 n Libby.

Hull av (12:3333), nec Mosholu Pkway N, runs e150xn110xe50xn110 to ss Perry av (No 3030) xw105.11 to Mosholu Pkway xs239.3 to beg, 1-sty fr club house & vacant; also PERRY AV (12:3333), es, 105.11 n Mosholu Pkway, 19.6x110.4x28.4 x110; vacant; Murray C Danenbaum to Becky & Sadie Danenbaum; AL; June19 '99; Apr28'13. nom

Huxley av, es, 16.7 s Foster pl, see Spencer av, es, 100 s 260th.

Lafayette av (*), es, 75 n St Raymond av, runs n27.5xe73.5xse25.8xs4.6xw85 to beg, except part for Castle Hill av; Wm Ochsenhirt & ano to Jno L Ochsenhirt, 1645 Overing; Apr28; Apr29'13. O C & 100

Lamport av (*), ss, 250 w Ft Schuyler rd, 25x100; Jno T Canavan, ref, to Sidney B Hickox, 2246 Gleason av; FORECLOSED & drawn Apr30; May1'13. **2,000**

Lind av (9:2529), es, bet 168th & 169th, lot 16 parcel 3, map (1174) Wm B Ogden, 25x100, vacant; Agnes M Scoville to Ida Northrop at West Cornwall, Conn; Apr 25'13. nom

Lind av (9:2533), sws, 373.2 e 169th, 50x 96.3x50.2x92.2; vacant; Ernst Keller to Ernst Keller Constn Co, a corpn, 4374 Martha av; mtg $3,000; Apr26; Apr30'13. O C & 100

Longfellow av (10:2761 & 2764), ws, 350 n Lafayette av, 153x101.10x133.10x100, vacant; Katie Pantell to Albt M Jacobs, 668 Quincy, Bklyn; mtg $13,600; Dec18'11; Apr 30'13. nom

Longfellow av (10:2761-2764), ws, 350 n Lafayette av, 153x101.10x133.10x100, vacant; Albt M Jacobs to Edmund Powers, 176 Garfield pl, Bklyn; mtg $10,600; May6 '12; Apr30'13. nom

Lyon av (*), ns, 55 w Parker av, 25x100; Matthew P Breen Jr, ref, to Martin Caflisch, 1439 Prospect av; mtg $4,000; FORECLOS Apr3; Apr23; Apr26'13. **2,000**

Mapes av, 2011 (11:3106), swc 179th (No 782), 75x100, 2 5-sty bk tnts; Sarah J Schaefer to Mapes-Tratman Avs Co, (Inc), a corpn, 784 E 179; mtg $64,500; Apr14; Apr28'13. O C & 100

Mapes av (11:3106), ws, 75 s 179th, a strip 0.5x100x0.7x100; Sarah J Schaefer to Mapes-Tratman Avs Co, (Inc), a corpn, 784 E 179; Apr14; Apr28'13. O C & 100

Mapes av (11:3106), nws, 661 sw 180th (Samuel), 33x150, except pt for av, 1-sty fr bldg; Sarah J Schaefer to Mapes-Tratman Avs Co, inc, a corpn, 784 E 179; Apr 14; Apr29'13. O C & 100

Marmion av (11:2953), ws, 140 s 176th, 50x146; vacant; Eliz A Heaney to P J Dwyer Bldg Co (Inc), a corpn, 906 E 176; mtg $4,500; Apr30; May1'13. nom

Marmion av (11:2959), sec Fairmount pl (No 850), 26x103.4x25.10x100.10, 4-sty bk tnt; Edw S Garey to Fredk Muller, 1321 Hoe av; mtg $20,000; Apr23; Apr28'13. O C & 100

Middletown rd (*), ns, 281.8 w Eastern blvd, 55x159.4x55x159; Chas R Baxter Constn Co to Marie E Baxter, 3073 Middletown rd; AL; Apr24; Apr25'13. O C & 100

Nelson av (*), ss, 125 w Seton av, 25x 100; Thos P Hickie to Annie Sexton, 307 W 74; AL; Mar26; Apr29'13. nom

Nelson av (11:2876), ses, 110 ne 174th (175th), 25x80.11 to nws 174th (175th), & 25x65.11, vacant; Lillie B Gould to Thos Crimmins at Darien, Conn; mtg $1,500; Apr 15; Apr29'13. nom

Park av (Railroad av E (9:2340), es, 491.4 s 144th, 75x223.7 to ws Mott Haven Canal, now Canal pl, vacant; also PARK AV (Railroad av E) (9:2340), es, 466.4 s 144th 25x233.7 to ws Mott Haven Canal now Canal pl, with rights to canal &c, vacant; Mary W Knauth, widow & heir Percival Knauth to Wilhelm Knauth at Fingerboard rd & Barrett av, Arrochar Park, B of R; B&S; Apr11; Apr29'13. nom

Park av, es, 466.4 s 144th, see Park av, es, 491.4 s 144th.

Park av, 3616-30 (11:2901), es, 190.5 n 169th, 165.5x150, 2-sty fr dwg, 2-sty fr stable & 2-sty bk factory; also PARK AV, 3612-4 (11:2901), ses, 680.8 se 170th (8th), 50.3x150.3x50.3x150, pt 3 & 4-sty bk factory; also PARK AV, 3608-10 (11:2901), ses, 730.8 se 8th, now 170th, 25x140, with right of way over 10 ft strip from 169th, 3 & 4-sty bk factory; Marianna Hey, individ & EXTRX Geo Hey, to American Silk Label Mfg Co, a corpn, 3630 Park av; B&S & correction deed; Apr15; Apr25'13. nom

Park av, 3608-14, see Park av, 3616-30.

Park av, 4231 (Myrtle) (11:3027), ws, 256 ne Tremont av (Morris st), 25x150, 2-sty fr dwg; Mary Woytisek to Vincent W Woytisek, 55 Liberty; mtg $4,100; July20 '98; Apr25'13. nom

Park av, 4704, see 3 av, 4691-5.

Penfield av (*), ns, 23.5 w Barker av, 200x100; also 242D ST E (*), ss, 23.8 w Barker av, 200x100; Jas B Nelson to Aug J Kimmerle, 72 Perry; QC; Mar31; Apr25 '13. O C & 100

Penfield av, nwc Baker, see Baker av, ws, extends from 242d to Penfield av.

Perry av, 3211 (12:3342), nwc 206th, 82.3x123.9x75x89.11, 2-sty fr dwg; Franz Frisch to Kate Frisch, his wife, 3211 Perry av; AL; Apr25; Apr28'13. O C & 100

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Pilgrim av (*), es, 200 s Mildred pl, 25 x100; Geo Hubultz to Geo Webb, 1920 Pilgrim av. m/g $ Apr30. May1'13.
O C & 100

Plimpton av (2522), swc 170th, 75x100; vacant; Keth Merkel to Jno P Leo, 765 St Nicholas av. m/g $5,250. May1'13.
O C & 100

Prospect av, 841-5 (10:2677), nwc 160th (Nos 837-39, 77.2x125, 1-sty bk strs; Sykes Realty Co inc to Utility Realty Co, a corporation, 30 E 42. B&S. Apr29. Apr30'13. nom

Roebling av (*), ns, 100 w Mayflower av, 75x100; Melvin G Palliser ref to Clotilda Zambetti, 721 E 218; mtg $9,296.64; FORECLOS mechanics liens Apr15. Apr21. Apr30'13. 768

Ryer av (3149 & 3156), ws, 245.1 n Burnside av, runs w 267.8xn57.10xse84.6xn25.5xe 163.11 to av xs50 to beg, vacant; Kate Whitbread to Wm L Phelan, 2049 Ryer av; mtg $2,800 & AL. Apr19. Apr29'13.
O C & 100

St Lawrence av (*), ws, 181.5 s Gleason av, 25x100; Regina Bernstein to Fannie Bernstein, 1186 Lex av; AL; Apr23; Apr 25'13. O C & 100

St Paul av (*), es, 378.6 s Bronx & Pelham Pkway, 125x124x125x121.1; Bertha Kaufmann to Leonard M Grosjean & Wm G Schindele, 2684 8 av; mtg $4,900; Apr26; Apr29'13. O C & 100

Southern blvd, 2101-11 (11:3111), nwc 180th (Nos 819-29), 118.2x112.3, 1-sty bk theatre, 1-sty bk strs & 2-sty fr dwg & str; J F M Co, a corpn, to Adolph & Hy Bloch, 911 Park av; mtg $51,000; Apr24; Apr25'13. O C & 100

Southern blvd (11:2960), nwc Fairmount pl, 109.9x83.2x100x128.5; vacant; Tremont Av Land Co to Borough Estates, a corpn, 3219 3 av; mtg $16,750; Apr24; Apr25'13.
O C & 100

Southern blvd, 1933 (11:2960), nwc Elsmere pl, 82.4x106.9x75x140.8, 5-sty bk tnt; Defender Constn Co to Narcroth Realty Co, 20 Nassau; mtg $90,000; Apr25; Apr 26'13. O C & 100

Spencer av (13:3423), es, 100 s 260th, 25 x105, vacant, all of; also FOSTER PL (13:3423), ns, 125 w Bway, 50x100, vacant; ½ pt; also HUXLEY AV (13:3423), es, 16.7 s Foster pl, 50x75.6x51.3x64.3, vacant; ½ pt; Israel Spark to Jennie Spark, 1563 1 av; AL; Mar3; Apr25'13. O C & 100

Stebbins av (10:2698), es, 188.9 s 165th, 50x80, vacant; Mary Hebron to Michl Ginto 2026 Lex av. Apr29. Apr30'13. **10,100**

Theriot av (*), es, 100 s Ludlow av, 200 x100; M M Michelo (Inc), a corpn, to Leonora Klinger, 319 4th, Bklyn; AL; Feb1; May1'13. O C & 100

Topping av, 1655 (11:2791), ws, 115 s 173d, 20x95, 3-sty bk dwg; Benj Polak to Frances T Dunn, 319 E 20; mtg $6,500; Apr 29; Apr30'13. O C & 100

Topping av, 1699 (11:2791), ws, 145 n 173d, 50x95, 2-sty fr dwg; Pearl Gottlieb to Phelan Bros Constn Co, a corpn, 1910 Webster av; mtg $8,000; Apr25'13.
O C & 100

Town Dock rd (*), nec Valentine av, 50x 100; also WATERBURY AV (*), ss, 75 e Wilcox av, 25x100; Jorgensen Realty & Constn Co to Harold T Petersen at Roselle, NJ; mtg $2 150 & AL; Apr23; Apr25'13.
O C & 100

Tratman av (*), ses, 99.7 e Zerega av, 167.1x110; Sarah Browning to Mapes-Tratman Avs Co (Inc), a corpn, 784 E 179; mtg $6,500; Apr14; Apr28'13.
O C & 100

Union av, 1098 (10:2680), es, 40 n 166th, 40x100, 5-sty bk tnt; Harry Levy to Sophie Prager, 1044 Forest av; B&S & C a G; AL; Apr30; May1'13. nom

Union av, 1102 (10:2680), es, 80 n 166th, 40x100, 5-sty bk tnt; also UNION AV, 1106 (10:2680), es, 120 n 166th, 40x100, 5-sty bk tnt; Harry Levy to Ardolas Co, 233 Bway; B&S & CaG; mtg $77,000; Apr28; Apr29'13. nom

Union av, 1106, see Union av, 1102.

Union av, 1160-2 (10:2681), nec Home (No 811), runs n43xe61.7xne31.6xs12 to ns Home xw105.8 to beg, 3-sty fr tnt & strs; Chas Barthen & ano, EXRS &c Herman B Schneider, to Theresa J M & Lawrence T Schneider or Houghtaling, both at 329 E 90, being son & daughter of said Herman B Schneider, ⅔ pts; mtg $7,000; May 29'12; May1'13. nom

Union av, 1160-2; Lawrence T Schneider or Houghtaling & ano, heirs &c of Herman B & Josephine Schneider, to Thos H Houghtaling, 170 E 90, ⅓ pt. B&S; mtg $7,000; Mar13; May1'13. gift

Valentine av, nec Town Dock rd, see Town Dock rd, nec Valentine av.

Van Nest av (*), ns, 75 e Garfield, 25x 100; Eliz Newell to Jno J Newell, 609 Van Nest av; AL; Dec27'12; May1'13. nom

Villa av, 3162-6 (12:3311), es, 375 n Potter pl, now 204th, 50x100, 3-sty fr tnt & str & 2 2-sty fr dwgs; Jessie F Thorn to Minnie, wife Philip Thorn, 203 E 202; AL; Mar3; Apr28'13. O C & 100

Vyse av, 1219 (11:2986), ws, 210.1 n Home, 18.9x100, 3-sty bk dwg; David Wollner to Henry Wollner, 337 Alex av. mtg $7,500; Oct7'12; Apr28'13. nom

Wallace av (*), nwc, 203d, 91.6x100; Mary P wife Louis F W Wallace to Adelaide A Wabst, 3318 White Plains av; mtg $2,500 & AL; Apr26; Apr29'13. O C & 100

Wallace av (*), same prop; Adelaide A Wabst to Axel E Wiberg, 51 E 30; mtg $2,500 & AL; Apr28; Apr29'13. O C & 100

Walton av (11:2838), ses, at nes Belmont, 50x75; vacant; Louise C Woolf to Jno A Woolf, 1558 Grand blvd & concourse; Apr1; Apr25'13. O C & 100

Washington av (Boston rd) (9:2381), wc 161st (William), runs sw along nws of rd 100xw100xn50.1 to sws Findlay (now 160th) xse69.6 to William (now 161st) xs43 to beg; also 160TH ST E (FINDLAY) (9:2381), sws, 100 se Washington av, 80.5x102x73.8x100 on nws, except pt conveyed to Hubener by Cunningham by deed recorded Mar7'10 with all title to land in former William st; vacant; Aloysius & Mary Cunningham to Cath T Cunningham, 3148 Perry av; AT; B&S; C a G; Dec2'11; re-recorded from Dec5'11; Apr 30'13. O C & 100

Washington av, 2058 (11:3046), old ses, 210.8 ne Quarry rd, 18.8x100, except pt for av, 2-sty fr dwg; Jno F Stokes to Harry Cahn, 2540 Grand av & Junius J Pittman, 2341 Andrews av; mtg $3,000; Apr28; Apr 29'13. O C & 100

Waterbury av, ss, 75 e Wilcox av, see Town Dock rd, nec Valentine av.

Webster av, 2967-9 (12:3280), ws, 175 n Bedford Park blvd, 50x120.11, 5-sty bk tnt & strs; Auletta & Co, a corpn, to Bronx Investment Co, a corpn, 100 Bway; C a G; mtg $37,000; Apr30; May1'13. nom

Webster av, 3552 (12:3360), es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Chas L Keil to Bronx Investment Co, a corpn, 100 Bway; QC; mtg $5,000; Apr24; Apr29 '13. nom

Webster av, 3552 (12:3360), es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Caroline Keil to Bronx Investment Co, a corpn, 100 Bway; mtg $5,000; Apr17; Apr29'13. nom

Wendover av, 540-4 (11:2928), ss, 100 e 3 av, 75.2x131x75x132.5, 2-5-sty bk tnts; Hattie Kaufman to Cunard Realty Co, a corpn, 412 W 148; AT; QC; AL; Apr11; Apr30'13. nom

Westchester av (*), ss, 184.10 w Castle Hill av, runs s40.10xe35xs145.9xw51.5xn 176.10 to av xe34.5 to beg; Margt J McCormick to Mary A McCormick, both at 834 E 152; ½ pt; Apr28; Apr30'13. nom

Westchester av (*), ns, 41.1 w Elder av, runs n101xw59xn19.11xw50xs113.5 to av x e109.3 to beg; American Real Estate Co to Winnie Co, a corpn, 836 Westchester av; AL; Apr29'13. O C & 100

White Plains av (*), ws, 150 s Morris Park av, 25x45, except pt for White Plains av; also WHITE PLAINS AV (*), ws, 175 s Morris Park av, 25x45, except pt for White Plains av; Sophie V, wife Jno Murphy, to Minnie, wife Vincent Bonagur, 789 Home; mtg $2,500; Apr22; Apr28'13. nom

White Plains av, ws, 175 s Morris Park av, see White Plains av, ws, 150 s Morris Park av.

White Plains av (*), ws, 150 s Morris Park av, 25x45; also WHITE PLAINS AV (*), ws, 175 s Morris Park av, 25x45, except pt for av; Minnie, wife Vincent Bonagur to Sophie V, wife Jno Murphy, at Far Rockaway, B of Q; Apr22; Apr26'13. nom

White Plains av, ws, 175 s Morris Park av, see White Plains av, ws, 150 s Morris Park av.

Woodycrest av, 1079-83 (9:2513), ws, 175 n 165th, 47.8x93.1x47.8x91.11, 3 2-sty & b fr dwgs; Wm J Walter to Jos E Martire, 1075 Woodycrest av; QC; Apr23; Apr26'13. nom

Woodycrest av, 1079 (9:2513), ws, 175 n 165th, 15.11x92.3x15.10x91.11, 2-sty & b fr dwg; also WOODYCREST AV, 1081 (9:-2513), ws, 190.11 n 165th, 15.11x92.8x15.10x 92.3, 2-sty & b fr dwg; Juliet G Martire to Jos E Martire, 1075 Woodycrest av; QC; May1'11; re-recorded from May15'11; Apr 26'13. nom

Woodycrest av, 1081, see Woodycrest av, 1079.

Woodycrest av, 1083 (9:2513), ws, 206.10 n 165th, 15.11x93.1x15.10x92.8, 2-sty & b fr dwg; Juliet G Martire to Jos E Martire, 1075 Woodycrest av; QC; May1'11; re-recorded from May15'11; Apr26'13. nom

Woodlawn av (Miscl), ws, adj prop Jno Muller, runs w100xn100x— along ws of av 100 to beg; Christina Sackmann, late of Woodlawn, NY, by will to Mary Bahrenburg, her sister; ½ pt; Apr28'02; Apr30'13. wills

2D av (*), nws, lots 5 & 6 map of 58 lots at Williamsbridge; Jas L Wells, auctnr, 50x100; Cornelia F Briggs, EXR & heir Peter W Briggs, to Chas J Sheil, — E 214, Williamsbridge; correction deed; Apr25; Apr29'13. nom

2D av (*), nws, lot 6 same map, 25x100, except pt for Bronx blvd; Chas J Sheil to Cecelia M Sheil, 3300 Olinville av; Apr25; Apr29'13. O C & 100

3D av, 3000, see Bergen av, nws, 128.2 sw Brook av.

3D av, 3743 (11:2911), ws, 52.9 n St Pauls pl, 26.7x110.5x26.10x105.7, 4-sty bk tnt & strs; Jno Cuneo to Luigi Pagliughi, 3743 3 av; ½ pt; mtg $13,000; Apr28; Apr 29'13. O C & 100

3D av, 3968 (11:2929), es, 50 s 173d, 24.9 x99.6, 4-sty bk tnt & strs; Emanuel Lowinson to Lowinson Realty Co (Inc), a corpn, 5 Beekman; mtg $15,000; Apr3; May 1'13. O C & 100

3D av, 3997-9 (11:2921), ws, 201.9 n 173d, 50.1x131.8x50x131.3, 6-sty bk tnt & strs; Geo H Pratt to Cunard Realty Co, 412 W 148; AL; Mar18; Apr29'13. O C & 100

3D av, 3997-9 (11:2921), ws 201.9 n 173d, 50.1x131.8x50x131.3, 6-sty bk tnt & strs; given to secure payment of 2 promissory notes of $750 each: Edw & Ellen J Hanlon to Cunard Realty Co, 412 W 148; mtg $54,-500. Apr1. Apr29'13. nom

3D av, 4066 (11:2930), es, 414.10 n 174th, 25x100, 4-sty bk tnt& strs; Francis W Judge ref to Co-Free Realty Co, 567 E 169; FORECLOS Jan9; Feb10; Apr30'13. **13,750**

3D av (11:2930), es, 439 n 174th, a strip 0.10x100x—x—; John Johnston to Co-Free Realty Co, a corpn, 567 E 169; QC; Apr21; May1'13. nom

3D av, 4691-5 (11:3041), nwc Cyrus pl (188th, 463 E), 45.11x101.5x40x124, 4-sty bk tnt & strs; mtg $33,000; also PARK AV, 4704 (11:3041), es, 30.4 n Cyrus pl (188th), 37.6x100.2, 5-sty bk tnt; mtg $28,500; also 188TH (189TH) ST E (11:3041), ss, 100.5 e Park av, runs s98.3 to ns Cyrus pl, formerly 188th, xe39.3xn40xw2.10xn55.10 to 188th (189th) xw36.6 to beg; vacant; mtg $4,000; Regina Keller to Smada Realty Co, a corpn, 391 E 149. Apr21; Apr25'13.
O C & 100

3D av, 4691-5; Park av, 4704, & 188th (189th) st E; same prop; Geo Keller Constn Co et al to same; QC; mtg as above; Apr21; Apr25'13. nom

3D av, 4691-5; Park av, 4704, & 188th st E; Mary Keller et al by Monroe Goldwater, GDN, to same; AT; B&S; mtg $65,500; Apr 24; Apr25'13. **71,250**

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st, nwc Bryant av, see Faile, ws, 175 s Aldus.

Aldus st, nec Faile, see Faile, ws, 175 s Aldus.

Faile st (10:2746), ws, the s line being 205 s Aldus, —x100, owned by party 2d pt; also FAILE ST (10:2746), ws, adj above on s —x—, owned by party 1st pt; party wall agmt; American Real Estate Co, a corpn, 527 5 av, with Fram Bldg Co (Inc), a corpn, 1210 Evergreen av; Apr28; May1 '13. nom

Faile st (10:2746), ws, 175 s Aldus av, 50x100; vacant; also SOUTHERN BLVD (10:2742), es, 125 s Aldus, 125x150; vacant; also ALDUS ST (10:2748), nec Faile, 200 to Bryant av, x100; re mtg; Mutual Life Ins Co to American Real Estate Co, 527 5 av; Apr26; May1'13. 38,300

Faile st, nec Aldus, see Faile, ws, 175 s Aldus.

Grand View pl, nec 167th, see Thompson, 134, Manhattan.

Grand View pl, sec 168th, see Thompson, 134, Manhattan.

164TH st, 429-33 E (9:2386), ns, 355.1 w Washington av, runs n101xw28xn99xe91.10 xs200 to st xw63.10 to beg, 2-sty & a fr dwg, 1-sty bk & fr bldg & 1 & 2-sty bk & fr rear stable; re mtg; Jno H Rohrs et al, EXRS &c Herman Rohrs, to Diedrich Bunke, 315 E 175; Jno Bunke, 141 W 103; Hy Bunke, 1770 Grand blvd; Louise Assendorf, 181 Freeman, Bklyn; Anna Friedrich, 946 6 av, & Dora Meyer, 2676 Decatur av, heirs &c Ratje Bunke, decd; QC; Apr15; Apr25'13. nom

167TH st E, nec Grand View pl, see Thompson, 134, Manhattan.

168TH st E, sec Grand View pl, see Thompson, 134, Manhattan.

172D st E (11:2966), ns, 150 e Boston rd, 200x100; vacant; mtg $26,500; CONTRACT to exch for 181ST ST, 646-50 E (11:3081), ss, 50 w Belmont av, 69.3x115 x—x97.11, 2 5-sty bk tnts; mtg $26,000; Abr L Lazarus with Sole Realty & Constn Co; Apr12; Apr28'13. exch

181ST st, 646-50 E, see 172d st E, ns, 150 e Boston rd.

242D st E (*), ss, 23.8 w Baker av, 200x 200 to Penfield av; re-judgt; Robt C Turnbull, EXR Geo R Sutherland to Jas B Nelson at Greencastle, Ind; QC; Apr18; Apr29 '13. 600

242D st E, swc Baker av, see Baker av, ws, extends fr 242d to Penfield av.

Baker av (Barnes) (*), ws, extends from ss of De Milt av or 242d to ns Penfield av, 200x23.8 on 242d x200x23.6 on Penfield av; re mtg; Marcus Brown to Magdalena Lieb, 50 Central Park W, individ & EXTRX Chas A Lieb; QC; Apr17; Apr26'13. nom

Bryant av, nwc Aldus, see Faile, ws, 175 s Aldus.

Forest av, 757 (10:2646), owned by party 1st pt; also FOREST AV, 759, owned by party 2d pt; agmt as to retaining wall; Benj Benenson, 405 E 153, with Richd Robitzek, 699 E 165; Apr21; Apr29'13. nom

Forest av, 759, see Forest av, 757.

Penfield av, nwc Baker av, see Baker av, ws, extends from 242d to Penfield av.

Southern blvd, es, 125 s Aldus, see Faile, ws, 175 s Aldus.

Webster av, 2967-9 (12:3280), ws, 175 n Bedford Park blvd, 50x120.11, 5-sty bk tnt & strs; re mtg; Margt Knox to Auletta & Co, 100 Bway; QC; Apr24; May1'13. nom

Westchester av (*), ns, 50.1 w Elder av, runs n 100.5xw50xn19.11xw51xs113.4 to av xe101.3 to beg, re-mtg; Henry R C Watson, EXR &c Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; May22'12; Apr29'13. 12,120

3D av, 4691-5 (11:3041), nwc Cyrus pl (188th, 463 E), 45.11x101.5x40x124, 4-sty bk tnt & strs; also PARK AV, 4704 (11:-3041), es, 30.4 n Cyrus pl (188th), 37.6x 100.2, 5-sty bk tnt; also 188TH (189TH) ST E (11:3041), ss, 100.5 e Park av, runs s98.3 to ns Cyrus pl (188th), xe39.3xn40x w2.10xn55.10 to 188th (189th) xw36.6 to beg; re judgt; Max Weddige to Smada Realty Co, a corpn, 391 E 149; QC; Apr23; Apr25'13. omitted

Plot (11:2871) lying n of ns premises conveyed by Wm Feldhausen to Gessner, dated Apr10'05; recorded in l 76 p 28, bet cs 170th & ws Cromwell av, except pt conveyed by Morton to Grasmuck, dated Dec1'02, & recorded in l 58 p 89; also PLOT same prop; Merle I St John to Fredk Grasmuck, 207 Edgecombe av; QC; Apr28; May 1'13. nom

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LEASES

Borough of Manhattan

APRIL 25, 26, 28, 29, 30, MAY 1.

[1]**Beekman st, 12-4, & Nassau st, 138-42** (1:101); pt str; Horace R Daniels to Geo Franzen, 1161 Union av, & Philip White, 436 Lincoln av, Bklyn; 10yf May1, Apr26 '13. 2,700

[1]**Broome st, 211** (2:351); cor str; Wm L Cahn to Jos Price, 211 Broome; 5yf Apr1 option 5y ren; May1'13. 2,100 & 2,220

[1]**Catharine st, 41** (1:277), cor str, part b & 1 room on 1st fl; also MADISON ST, 71-3, part c; Eugenia Wylie to Egidio Napoli, 73 Mad; 10yf May1'13; Apr30'13. 2,100

[1]**Duane st, 14;** also NEW CHAMBERS ST, 2 (1:121); asn Ls; Harry Berg to Berg Cafe &Hotel Co, a corpn, 2 New Chambers; Apr28; May1513. nom

[1]**Frankfort st, 25** (1:103); asn Ls; Sam & Henry Berliner to May Klyberg, 25 Frankfort; mtg $——, Apr26, Apr29'13. nom

[1]**Grand st, 439** (1:315); all; Jas L Barclay to Barnet Chrein, 470 Grand; 5yf May 1; Apr25'13. 2,050

[1]**Houston st, 313 E** (2:350); all; Dora Miller to Saml Goldberg; 3yf May1; May 1'13. 1,320

[1]**Monroe st, 18** (1:253); str & pt c; Luigi Torregrossa to Giacomo Sammarco, 18 Monroe; 3yf May1; May1'13. 600

[1]**Monroe st, 124** (1:256), e str & b; Chas B Meyers to Jos Peck, 124 Monroe; 5yf May 1; Apr28'13. 720

[1]**Mott st, 104** (1:204), str fl & c; Antonio D'Ambrosia to Max Sternsdorff at Lynbrook, LI; 2yf May1'13; Apr30'13. 840

[1]**Mott st, 104;** asn ls; Max Sternsdorff to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; Apr29; Apr30'13. nom

[1]**Mott st, 202-4;** also SPRING ST, 26-8 (2:479); all; Pincus Lowenfeld & ano to Giovanni Margeri, 204 Mott; 5yf Apr1; Apr 25'13. 10,800

[1]**Nassau st, 138-42,** see Beekman, 12-4.

[1]**New Chambers st, 2,** see Duane, 14.

[1]**Orchard st, 56** (1:309); asn Ls; Congress Brewing Co to Capitol Hall (Inc), a corpn, 56 Orchard; Apr21; Apr28'13. nom

[1]**Rector st** (1:51), bet Trinity pl & Greenwich; office 2308 in U S Express Bldg; U S Express Realty Co to Jos Mayhew, 69 Rutledge av, Orange, NJ; 5yf May1, 3y ren; Apr28'13. 384

[1]**Roosevelt st, 58** (1:116); asn ls & bill of sale of chattels; Jos Maronna to Frank Maronna, 58 Roosevelt; AT; Apr16; Apr30 '13. 700

[1]**St Marks pl, 14** (2:463), str & pt c; Ezekiel Plonsky to Max Bleich, 60 St Nich av & ano; 2yf May1'13; Apr30'13. 1,920

[1]**Spring st, 26-8,** see Mott, 202-4.

[1]**Suffolk st, 161** (2:355), ws, 225 s Houston, 25x100; asn Ls dated Apr9'92; Jonas Weil & ano to Fanny Gruen, 116 E 90; Apr30; May1'13. nom

[1]**Suffolk st, 161** (2:355), ws, 225 s Houston, 25x100; the land; Alice Leaman & ano, TRSTES Edw Philips, to Fanny Gruen, 116 E 90; 21yf May1; May1'13. taxes &c & 950

[1]**Suffolk st, 163** (2:355), ws, 200 s Houston, 25x100; the land; Alice Leaman & ano, TRSTES Edw Phillips, to Fanny Gruen, 116 E 90; 21yf May1'13. taxes &c & 950

[1]**Suffolk st, 163** (2:355), ws, 200 s Houston, 25x100; asn Ls dated Apr9'92; Jonas Weil & ano to Fanny Gruen, 116 E 90; Apr3; May1'13. nom

[1]**8TH st, 48-50 W;** asn Ls; Thos J Falls to Chas Brandt, 9 Perry; Apr25; Apr26'13. 18,200

[1]**8TH st, 48-50 W;** consent to asn above Ls to Chas Brandt; TRSTES of Sailors Snug Harbor to Thos J Falls at Milford, Conn; Apr23; Apr26'13.

[1]**8TH st, 48 W,** see 8th, 50 W.

[1]**8TH st, 50 W** (2:548), ss, 73.6 e Greene, 24.7x117.10x24.7x117.2; also 8TH ST, 48 W (2:548), ss, 48.10 e Greene, 24.7x116.2x24.7 x114.6; leasehold; Chas A Hickey, ref, to Thos J Falls, at Milford, Conn; FORECLOS Apr10; Apr25; Apr26'13. 10,000

[1]**13TH st, 28 E** (2:570); all; Edw Zoellner to Anna Otto, 505 E 5; 3yf Mar15; Apr 29'13. 900

[1]**14TH st, 28 E** (2:571), ss, 375 e 5 av, 25x 103.3; asn Ls; Jos. & Isaac Guzy to Herman Heidelberg, 1 W 72; Apr25; Apr26'13. O C & 100

[1]**14TH st, 28 E** (2:571); covenant by assignee to perform conditions; Herman Heidelberg, 1 W 72 to Fredk T Van Beuren, 60 E 75, et al; Apr25; Apr26'13. nom

[1]**14TH st, 302 E** (2:455); str; Henry Herrmann & ano to Sotiris Tsororos, 302 E 14, & ano; 5yf May1; May1'13. 1,200

[1]**14TH st, 306 E** (2:455), basement; Marcus Greenbaum to Harry Katz, 306 E 14; 1 8-12yf Sept1'12; Apr26'13. 240 to 300

[1]**14TH st W, nwc 5 av,** see 5 av, nwc 14.

[1]**16TH st, 518-24 E** (3:973); all; Abr Zadek et al to Sollie Cohen, 345 E 99 & Pincus Cohen, 1519 St Marks av, Bklyn; 4yf Aug1'12; Apr29'13. 7,000

[1]**16TH st, 518-24 E** (3:973); two houses; agmt modifying Ls & reducing rent from $7,000 to $6,760 per annum; Abr Zadek et al with Sollie Cohen, 97 W 143 & ano; Jan25; Apr29'13. nom

[1]**16TH st, 1 W,** see 5 av, 110-12.

[1]**18TH st, 233 E** (3:899), ns, 3-sty bldg; A Van Horn Stuyvesant to Lina Lindner, 233 E 18; 3yf May1'13; Apr26'13. 1,250

[1]**22D st, 54 W** (3:823); all Jennie E Van Horn to Geo W Gernant, —— Lefferts av, Richmond Hill, LI; 6yf Feb1'17; Apr 29'13. taxes, &c, & 5,460

[1]**22D st, 54 W** (3:823), str & b; Arthur S Higgins to Geo W Gernannt, —— Lefferts av, Richmond Hill, LI; 4yf Feb1; Apr29'13. 2,500

[1]**26TH st E, sec 4 av,** see 4 av, 351-3.

[1]**27TH st E, swc Lex av,** see Lex av, 98.

[1]**27TH st W, nwc Bway,** see Bway, nwc 27.

[1]**31ST st, 25-9 W** (3:833); 3d loft; Napoleon Constn Co to Morris Frank, 15 Straiton av, Arverne, LI; 2 9-12yf May1; May1 '13. 3,000

[1]**31ST st W, sec Bway,** see Bway, sec 31st.

[1]**32D st W, nwc 5 av,** see 5 av, nwc 32.

[1]**33d st, 43-7 W** (3:835), ns, 192.11 e Bway, 63.4x98.9, leasehold; Arthur Berry, special master & Chas C Burlingham et al recvrs of Improved Prop Holding Co to Sandown Realty Co, Inc, a corpn, 15 Wm; AL; FORECLOS Apr11; Apr24; Apr25'13.
$298,000 for this & 4 other leaseholds

[1]**33D st, 43-7 W** (3:835); ratification of Ls; Alice H wife Austen G Fox to Henry Corn; Aug2'06; Apr26'13. nom

[1]**33D st W, sec Bway,** see Bway, sec 33.

[1]**37TH st W, nwc 11 av,** see 11 av, nwc 37th.

[1]**39TH st, 108 W** (3:814); asn Ls, bill of sale &c; Jno O'Connell to Robt McCabe, 108 W 39; AT; Dec19'10; Apr28'13. nom

[1]**39TH st, 108 W** (3:814); asn Ls; Robt McCabe to Patk J Flannery, 651 6 av; all title; Apr17; Apr28'13. nom

[1]**39TH st, 108 W;** asn Ls; Patk J Flannery to Edw P Lehr, 80 W 94; mtg $——; Apr21; Apr28'13. nom

[1]**42D st, 11 W** (5:1258), basement, 20x 100; Jas Slater to Henry S Schendel, 127 E 72; 9yf May1'13; Apr30'13. 750

[1]**42D st, 47-59 W,** see 6 av, 736-44.

[1]**43D st, 545 W** (4:1072); sur Ls; M Groh's Sons, Inc to Phillip Ryan, 616 11 av; AT; Apr25; Apr29'13. 200

[1]**46TH st, 24-6 E** (5:1281), 40x100; agmt as to sur of Ls; The Mrs Osborn Co, a corpn, 24-6 E 46, with Ella F Johnson, 201 W 79; May1'13. 30,000

[1]**47TH st, 56-60 W** (5:1262); asn Ls; Henry Rowley to The Forty-sixth Street Hotel Co; AT; Oct15'08; May1'13. nom

47TH st, 56-60 W (5:1262); asn Ls; Forty-sixth St Hotel Co to Forty-seventh St Hotel Co, Inc, a corpn, 56-60 W 47; AT; Apr28; May1'13. nom

[1]**47TH st, 315-7 W** (4:1038), ns, 200 w 8 av, 50x200.10 to ss 48th (Nos 318-20); Anna W H Nichols to Wendell L Nichols, at Brookline, Mass; 19yf May1; May 1'13. taxes &c & 15,800 to 19,800

[1]**48TH st, 318-20 W,** see 47th, 315-7 W.

[1]**50TH st, 530 W** (4:1078), str & front c; Loewer Realty Co to Jos Schmitzberger, 530 W 50th; 5yf July1'14; Apr25'13. 540

[1]**73D st, 182 E** (5:1407); all; Bella Kayton to Geo H Cornish; 5yf Oct15'12; Apr 29'13. 3,499.92

[1]**76TH st, 338-40 E** (5:1450), ss, 200 e 2 av, 50x102.2; all; Rachel Cohen & ano to Rosario Vella & Jno Corradengo, 240 E 77; 5yf May1'13; Apr29'13. 2,120

[1]**84TH st, 113-15 E** (5:1513); all; Mary M Baab to Julius Wolf at Woodmere, LI, & ano; 5 3-12yf Mar1; Apr25'13. 3,600

[1]**104TH st, 21-3 E** (6:1610), all; Winston Holding Co to Victor Batkin, 335-7 E 101; 3yf Mar1'13; Apr30'13. 5,500

[1]**105TH st E, nec 1 av,** see 1 av, 2036.

[1]**105TH st, 112 W** (7:1859), agmt that deposit of $1,200 shall be applied to rent for months of Feb to Sept, 1913; Mary A Loeffler, 3397 3 av, with Wm R Caney, 12 W 104 et al; Apr25; Apr26'13. nom

[1]**105TH st, 112 W;** agmt as to installation of heating plant & alterations; Mary A Loeffler with Wm R Caney et al; Apr25; Apr26'13. nom

[1]**117TH st E, nec 1 av,** see 1 av, 2276.

[1]**125TH st W, nwc 8 av,** see 8 av, 2329.

[1]**127TH st, 176 E** (6:1775), 2d loft; Max Rosenblum to Fredk Feuss, 64 E 125; 3yf June1, 2y ren at $1,090; May1'13. 900 & 1,000

[1]**132D st, 249 W** (7:1938), 3-sty b stn dwg, Annie Sugarman to Thos G Gibbons, 276 W 132; 1yf May1'13; 1y ren at $660; May 1'13. 600

[1]**133D st, 1 W** (6:1731), west str; Jacob Israelson to Mary Carmella, 2177 5 av; 3yf May1; Apr25'13. 300

[1]**156TH st, 506-10 W,** see Ams av, 1926-8.

[1]**177TH st W, nec Audubon av,** see Audubon av, nec 177th.

[1]**Amsterdam av, 50** (4:1153); n str; Cath Cook to Chas Cook, 52 Ams av; 5yf Mar 1'12; May1'13. 840

[1]**Amsterdam av, 1926-8** (8:2114), ws, 75 s 156th, 50x100; also 156TH ST, 506-10 W (8:2114), ss, 100 w Ams av, 50x99.11; all; Ocemore Bldg Co to Benj Blum, 565 W 144, & Benj Kalmus, nec 156th & Bway, & Aug Kalmus, 547 W 157; 19 11-12yf Feb1'10; Apr28'13. 25,300

[1]**Amsterdam av, 1926-8;** also 156TH ST, 506-10 W; agmt as to asn of Ls & asn of all RT&I in sum of $6,000 deposited as security; same with same; Apr25; Apr28 '13. nom

[1]**Audubon av** (8:2132), nec 177th; str & b; Inter-City Land & Securities Co to Abr Settel, 247 Audubon av; 5yfMay1'13, 5y ren at $1,680; May1'13. 1,020 & 1,500

[1]**Bowery, 155** (2:424); all; Saml Frankel to Andw Collins, 155 Bowery; 3yf May1; Apr29'13. 1,400 & 1,500

[1]**Broadway** (3:829), nwc 27th, runs n 135.10xw78.11xs25xe17.2xs25xsagain 58.6 to ns27th xe87.7 to beg, leasehold; Arthur Berry, special master, & Chas C Burlingham et al, recvrs of Improved Prop Holding Co, to NY Business Buildings Corpn, 341 5 av; AL; FORECLOS Apr11; Apr24; Apr25'13.
$298,000 for this & 4 other leaseholds

[1]**Broadway** (3:832), sec 31st; asn Ls; Geo F Hurlbert to Hurlbert-Grand Hotel Co, a corpn, 1236 Bway; Apr23; Apr28'13. nom

[1]**Broadway** (3:834), sec 33d, pt of str; United Stores Realty Co to Chas Heller, 534 W 147; 10yf May1; Apr25'13. 2,650 to 3,000

[1]**Broadway, 2307** (4:1231); all; Gifford Pinchot to Jacob Shenfield, 311 W 95; 10vf May1'13; Apr26'13. taxes &c & 6,500

[1]**Broadway, 4563-5** (8:2180), 61 x 125; all; Matilda Weisbecker et al EXRS &c Chas Weisbecker to Wm Janecke on premises; 5yf May1; Apr25'13. 900 & 1,200

[1]**Columbus av, 864** (7:1857), n str; Aug Roffmann to Helen Gordon, 11 W 102; 3yf May1; Apr26'13. 900

[1]**Lexington av, 98** (3:882), swc 27th, 19.9 x51; Lexington Realty Co to Herman Bryner, 325 West Bway; 5yf May1; Apr 28'13. 3,000 to 3,500

[1]**Lexington av, 423-5** (5:1298); s ground fl & b; Neelar Realty Co to Hanover Lunch (Inc), a corpn, 138 E 14; 10yf May 1; Apr28'13. 2,000 to 4,000

[1]**Lexington av, 2085** (6:1774); power of atty to lease to Kanebole Realty Co; Tine Schattman to Harry Schattman; Apr 21; Apr30'13.

[1]**Lexington av, 2085;** power of atty to lease to Kanebole Realty Co; Julius Schattman, Jr, to Isaac L Cohn; Apr19; Apr30'13.

[1]**Lexington av, 2085** (6:1774), all; Julius Schattman, Jr, et al to Benj Winter, 130 E 104; 5yf May1'13; Apr29'13. 8,500 & 9,000

[1]**Pleasant av, 320** (6:1716); cor str; Sol Jacobs to Saml Fortgang & Chas Maltz, 320 Pleasant av; from May1'14 to Apr30'22; May1'13. 1,200 & 1,320

[1]**1ST av, 2036** (6;1699), nec 105th, front & rear strs & b; Raffaela De Grazia to Jos Citarella, 2036 1 av; 5 1-12yf Apr1; May1 '13. 1,500

[1]**1ST av, 2095** (6:1679); str & c; Antonio Sorge to Joshua Goldman, 2095 1 av; 5yf Mar1'11; Apr29'13. 1,200

[1]**1ST av, 2095;** asn Ls Joshua Goldman to Harry Shear, 219 E 113; Oct28'12; Apr 29'13. nom

[1]**1ST av, 2276** (6:1711-1), nec 117th, 25.2x 64; all; Helen L Morris to Vincent Cancro, 453 E 114; 3yf May1'14; May1'13. taxes &c & 960

[1]**2D av, 442** (3:931); str &c; Sol Weinhandler to Jos Restler, 769 Trinity av; 5 2-12yf Mar1 (option of 5y renewal at $1,500); Apr25'13. 1,200 to 1,300

[1]**2D av, 1075** (5:1330); str fl & b; Anna J Becker to Walter Kunzig, 1075 2 av; 1yf May1; Apr28'13. 600

[1]**2D av, 1075;** asn Ls; Walter Kunzig to May Kunzig, 1075 2 av; AT; Apr5; Apr 28'13. nom

[1]**2D av, 1632** (5:1547), s str & b; Aug W Roeder to Jno Henrich, 1632 2 av; 4yf Mar 10'11; Apr25'13. 660

[1]**2D av, 2155** (6:1660); south str; Antonio D'Avanzo to Chas Klien, 248 E 111; 5yf May1; Apr25'13. 516

[1]**3D av, 981** (5:1352); ground fl; Eliz Dalbert & ano to H & S Lunch Room Co, 981 3 av; 5yf May1; Apr28'13. 2,700 & 2,800

[1]**3D av 1591** (5:1535); str & c; Anna Walter & ano to Gustav Wiesinger, 540 E 83; 3yf May1, 2y ren at $600; Apr28'13. 540

[1]**3D av, 1704** (5:1524); str; Herman & Dora Wiebke to Bertha Tigner, 1704 3 av; 3yf May1; May1'13. 1,500

[1]**4TH av, 351-3** (3:881), sec 26th, n ½ 9th fl & all of 10th fl; The Hanover Corpn to Theo Tiedemann & Sons, 73 Mercer; 10yf Feb1'14; Apr25'13. 17,500 to 19,000

[1]**5TH av** (3:816), nwc 14th, 103.3x100, leasehold; Arthur Berry, special master & Chas C Burlingham et al, recvrs of Improved Prop Holding Co to Eighty-four Fifth Av Corpn, 341 5 av; AL; FORECLOS Apr11; Apr24; Apr25'13. 1,000

[1]**5TH av, 110-2** (3:818), nwc 16th (No 1), runs n91.6xw89xn0.6xw69.4xs92 to ns 16th xe158.4, leasehold; Arthur Berry, special master & Chas C Burlingham et al, recvrs of Improved Prop Holding Co to One-Ten Fifth Av Corpn, 341 5 av; AL; FORECLOS Apr11; Apr25'13. 1,000

[1]**5TH av** (3:834), nwc 32d, runs w123.6xn 98.9xe23.6xs32.11xe100 to 5 av xs65.10 to beg, leasehold; Arthur Berry, special master & Chas C Burlingham et al recvrs of Improved Prop Holding Co to NY Business Buildings Corpn, 341 5 av; AL; FORECLOS Apr11; Apr24; Apr25'13.
$298,000 for this & 4 other leaseholds

[1]**5TH av, 241** (3:857), parlor floor; Estate Chas A Coe, Inc, a corpn, to Henry Escher, Jr, 26 Exchange pl; 3yf May1'13; Apr 30'13. 4,000

[1]**5TH av, 341-7** (3:863), es, 59.3 s 34th, runs e100xs39.6xw5xs39.6xw95 to av xn79 to beg, leasehold; Arthur Berry, special master & Chas C Burlingham et al recvrs of Improved Prop Holding Co to NY Busi-

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ness Buildings Corpn, 341 5 av; AL; FORECLOS Apr11'13; Apr24; Apr25'13.
$298,000 for this & 4 other leaseholds

[1]6TH av, 225-7 (1:809) sur ls & bill of sale Harriet G Cooper to Edward & EXTRX Sarah Agnes [illegible] Morris G Motewood & Florence & Kath G Melville, all at Eliza- [illegible] Apr30'13. 50,000

[1]6TH av, 531-3 (3:807); asn Ls; Chas Himmel to Augusta Himmel, 233 W 36; AT; Mar20; Apr25'13. nom

[1]6TH av, 683 (3.815), basement; Photo-Drome Co to Wm Ypsilantes, 435 W 38 & [illegible] Apr25'13. 500 to 1,500

[1]6TH av, 736-44 (5:1258), nec 42d (Nos 47-59), 100.5x208, leasehold; Arthur Berry, [illegible] & Chas C Burlingham et al recvrs of Improved Prop Holding Co to Apex Leasing Co, Inc, a corpn, 17 W 42; AL; FORECLOS Apr11'13; Apr24; Apr 25'13.
$298,000 for this & 4 other leaseholds

[1]7TH av, 2003 (7:1905); str; Herbt D Burnham to Saml A Rothschild, 184 St [illegible] av, 3yf May1. Apr29'13. 850

[1]8TH av, 674 (4:1040), e s, 16.5 s 153d, 20x Sq, subj mtg $5,000. Wm S Bisset & Peter F Miller with Franklin Savgs Bank, 656-8 8 av; Apr25; Apr28'13. nom

[1]8TH av, 2329 (7:1952), nwc 125th; all; Mutual Advance Corpn to Jno McMahon, [illegible] E Bway, 5yf May1. Apr29'13. 10,000

[1]8TH av, 2801 (7:2041), asn Ls; Chas Rubenfeld to Hyman Lifschitz, 2801 8 av; Apr16; Apr28'13. 0 C & 100

[1]8TH av, 2801; asn Ls; Hyman Lifschitz to Polo Grounds Delicatessen Store, 2801 8 av; Apr26; Apr28'13. nom

[1]11TH av, 671 (4:1096); str, b & 1st fl above str; Jacob Muller to Jacob Marquart, 671 11 av; 3yf Apr3; 3y ren; Apr 25'13. 504

[1]11TH av (4:1083), nwc 37th, 49.4x100; sobrn of ls to mtg; Grafton B Wingman with Geo Ehret, 1197 Park av; Apr15; Apr 30'13. nom

[1]11TH av (3:683); same prop; sobrn of ls to mtg; Burling Transportation Co to Geo Ehret, 1197 Park av; Apr21; Apr30'13. nom

LEASES.

Borough of the Bronx.

[1]Fink st, see Westchester sq, see Westchester sq, 70.

[1]Hoffman st (11:3065), sec 187th; cor str; Saverio Scalzo & ano to Lucia Balzano, 649 Eagle av; 5yf Dec1'12; Apr25'13. 840

[1]Lorillard pl, 2366-8 (11:3054); all; Clarence Realty & Constn Co to Antonio Midolo, 597 E 187; 5yf May1; Apr25'13; 4,100

[1]Westchester sq, 70 (*), sec Fink; asn Ls; Knut Aulin to Geo Poleitner, 147 E 116; Apr12; Apr29'13. nom

[1]136TH st, 520-8 E (9:2263); sobrn of Ls to mtg for $25,000; Louis Cohn & Barnet Kliansky with Century Mtg Co, a corpn, Ossining, NY; Apr29; May1'13. nom

[1]141ST st, 389 E (9:2304), str & b; also 141ST ST, 391 E, basement; Adelaide M Boyce to A D Evertson Co, 389 E 141; 3yf May1'13; Apr30'13. 276

[1]147TH st, 536 E (9:2273); sur Ls; Herman Stark & ano to Gussie Heidenreich, 1018 E 163; AT; Apr29; May1'13. nom

[1]156TH st, 417-19 E (9:2378), 50x150; all; Bronx Torrens Land Co to Arthur & Jno J Cahn, 912 Forest av; 6yf May1; May1'13. 2,200

[1]170TH st E, sec Prospect av, see Prospect av, 1422.

[1]179TH st E, nec Washington av, see Washington av, 2020-2.

[1]182D st E, nwc Hughes av, see Hughes av, 2243.

[1]187TH st E, sec Hoffman, see Hoffman, sec 187.

[1]201ST st E (12:3292), ss, 31 e Perry av, 2d & 3d floors; Fredk W Kornman to E Kath Cantz, 322 E 201; 3yf May1'13; Apr 29'13. 780

[1]Hughes av, 2243 (11:3071), nwc 182d; str & b; asn Ls; Frank Daisenberger to Edw F Smith, 180 W 81; AT; Apr24; Apr 29'13. nom

[1]Morris Park av, 697 (*), ½ of e str of 10 ft wide; Antony Landgrebe to Char Liggio, 1741 Victor; 4yf May1; Apr25'13; 360 & 420

[1]Prospect av, 1422 (11:2963), sec 170th, str, b & 6 rooms on 1st fl; Ernest C H Bauer to Fredk Gebien Jr, 78 W 94; 5yf May1'13; 5y ren; Apr30'13. 1,500

[1]Walker av, sec Westchester av, see Westchester av, sec Walker av.

[1]Washington av, 1281 (9:2390); asn Ls; Sol Fahrer to New Rose Amusement Co, Inc, 309 Bway; AT; Oct10'12; Apr29'13. nom

[1]Washington av, 1281 (9:2390); all; New Rose Amusement Co to Henry Knieriem, 1218 Hoe av & Patk A Meehan, 622 E 138; 5 3-12yf Jan1; Apr29'13. 2,100 & 2,400

[1]Washington av, 1281; asn Ls; Henry Knieriem & ano to Jno C L Becker, 2165 Hughes av; Apr25; Apr29'13. nom

[1]Washington av, 2020-2 (11:3046), nec 179th; str & pt c; A Feldmann Constn Co to Fredk Wagner, 1048 Bryant av; 5yf May1'13; Apr26'13. 600 to 840

[1]Westchester av (*), sec Walker; all; L Eugene Field to Leon Marcus; 10yf Jan 1'10. Apr25'13. 360 & 540

[1]3D av (11:3043), ws, 162 s 178th, 104x —, 6-strs, cellars & rear portions; Benj T Gilbert to Wm E Brooker; 3yf May1'11; Apr25'13. 4,600

[1]3D av, 4233 (11:3043), all; Wm E Brooker to Puritan Steam Laundry, 4233 3 av; et al; 5yf May1'10; Apr25'13. 1,080 & 1,250

[1]Clason Point Park (*), Clason pt; asn Ls; Emily Bopp to Annie Colman, 417 E 135; Apr23; Apr29'13. nom

MORTGAGES.

Borough of Manhattan.

APRIL 25, 26, 28, 29, 30, MAY 1.

Arden st, sws, at ses Bway, see Bway, ses, at sws Arden.

[m]Bank st, 33 (2:615), ns, 125 e 4th, runs n 95xe25xs8.4xw2xs85xs2xw25 to beg; PM; Mar4; Apr25'13; 1y5%; Saml Lipman to Chas A Winter, Great Neck, NY, et al. 12,000

[m]Bank st, 33-5 (2:615), ns, 100 e 4th, runs n95xe50xs8.4xw2xs85xs2xw50 to beg; Mar 4; Apr25'13; 1y5%; Saml Lipman to Anna A Winter, Great Neck, LI. 12,000

[m]Bank st, 33-5; PM; pr mtg $24,000; Apr 25'13; 1y6%; same to Samson Lachman, 313 W 106. 6,000

[m]Bank st, 33-5; pr mtg $30,000; Apr25'13; 1y6%, same to same. 34,000

[m]Bond st, 36 (2:530), ns, 324.8 w Bowery, 27x100; all title to any strips of land adj; Apr15; Apr25'13; 2y5%; Chas E Irving of Crown Pt, Essex Co, NY, to Cruikshank Co, 141 Bway. 3,000

[m]Broome st, 211 (2:351); asn Ls by way of mtg to secure $4,500; Apr5; May1'13; Jos Price to Ferd Munch Brewery, 283 Vernon av, Bklyn. nom

[m]Cannon st, 56 (2:328), es, 150 n Delancey, 25x100; May1'13; 5y5%; Hattie Brandt to Emigrant Indust Savgs Bank. 21,000

[m]Cannon st, 56; sobrn agmt; May1'13; Henry & Hattie Brandt with same. nom

[m]Catherine st, 73 (1:253), nec Hamilton (No 1), 18x50; Apr30'13; 5y5%; Mary Smith & Ellen Brown, Bklyn, to Emigrant Indust Savgs Bank. 9,000

[m]Cedar st, swc Nassau, see Bway, Cedar, Pine & Nassau sts, the blk.

[m]Cedar st, sec Bway, see Bway, Nassau, Cedar & Pine sts, the blk.

[m]Cherry st, 143, see Water, 414-6.

[m]Cherry st, 456-8 (1:263), ns, 200.11 e Jackson, 36.6x97.10x36.8x97.10; pr mtg $35,000; Apr25'13; 4y6%; Elias Klapper to Leon Tuchmann, 1990 7 av. 5,000

[m]Chrystie st, 99 (1:304); ext of mtg for $10,000 to Apr26'18, 4½%; Apr25; Apr28'13; Caroline G Coddington, at Englewood, NJ, with Mendel Berman, 156 Grand. nom

[m]Dover st, 10 (1:106), ws, 73.3 n Water, runs w28.2xn1.1xw12.2xn7.10xw11.11xn11.3 xe52.3 to ws Dover xs20.3 to beg; all title to strips & gores adj; PM; Apr30'13; 4y5%; Hanover Supply Co, 126 Front to Mary Healy, 145 Clinton av, Bklyn. 6,000

[m]East Broadway, 205 (1:285), ss, 171.1 w Clinton, 25.6x87.6, with all strips & gores adj above; PM; pr mtg $——; Apr15; Apr 29'13; installs, 6%; Jos C Scal, 213 East Bway to Pincus Lowenfeld, 106 E 64 & ano. 2,350

[m]Essex st, 11 (1:297), ws, abt 155 n Canal, 25x87.6; PM; Apr30; May1'13; due &c as per bond; Bertha Haimowitz to Title Guar & Trust Co. 27,000

[m]Essex st 11; PM; pr mtg $27,000; Apr30; May1'13; 3y6%; same to Fannie Klein, 116 E 7. 6,000

[m]Elizabeth st, 239 (2:508), ws, 141.4 n Prince, 20x90.6; PM; Apr30'13; due &c as per bond; Gaspare & Carlo Molinelli to Title Guar & Trust Co. 20,000

[m]Elizabeth st, 239; PM; pr mtg $20,000; Apr30'13; 3y6%; Gaspare & Carlo Molinelli to Broadway Trust Co, 754 Bway. 3,750

[m]Forsyth st, 63, see Hester, 121-5.

[m]Ft Charles pl E, 12 (Van Corlear pl). (13:3402), ss, 105 e Jacobus pl, 50x72.2x90.7 x103.4; Apr29'13; 3y5%; Edw W Burckhardt, 10 Ft Charles pl to Emilie Schulz, 161 E 116. 2,500

[m]Grand st, 190 (2:471); ext of $14,000 mtg to Feb28'16 at 5%; Feb3; May1'13; Hospital & House of Rest for Consumptives with Francis R Stabile. nom

[m]Grand st, 391 (1:313), sec Suffolk (No 32), 20.1x80; pr mtg $60,000; Apr28; Apr 30'13; demand, 6%; Rebecca I Goldsmith, 50 Hillside av, Newark, NJ, to Abr L Kass, 226 S 9, Bklyn. 5,000

[m]Hamilton st, 1, see Catharine, 73.

[m]Hester st, 121-5 (1:305), nwc Forsyth (No 63), 60x50; pr mtg $80,000; Apr30; May 1'13; 4y6%; Jno C Eberle, 512 Rugby rd, Bklyn, to Lillius Grace, Great Neck, LI. 10,000

[m]Mott st, 135 (1:237); ext of $20,000 mtg to Apr20'18 at 5%; Apr19; Apr25'13; Lawyers Mtg Co with Giuseppina Zarillo. nom

[m]Nassau st, swc Cedar, see Bway, Nassau, Cedar & Pine sts, the blk.

[m]Nassau st, nwc Pine, see Bway, Nassau, Cedar & Pine sts, the blk.

[m]Norfolk st, 82 (2:352), es, 175.2 n Broome 27.1x100x26.9x100, all title to any strips adj; pr mtg $30,000; Apr19; Apr29'13; 5y 5%; Chas, Theresa & Amelia Karg, Augusta Roeszler & Matilda Sutherland, all of Yonkers, NY, to Montrose Realty Co, 135 Bway. 35,000

[m]Orchard st, 18 (1:298), es, abt 100 n Canal, 25x87; PM; pr mtg $23,000; Apr25; Apr26'13; due Oct25'14, 6%; Isidore Abraham to Wulf Gutman, 18 Orchard. 3,000

[m]Orchard st, 56 (1:309); sal Ls; Apr22; Apr28'13; demand, 6%; Capitol Hall (Inc), a corpn, to Congress Brewing Co, 169 Meserole, Bklyn. 2,300

[m]Pine st, nwc Nassau, see Bway, Nassau Cedar & Pine sts, the blk.

[m]Pine st, nec Bway, see Bway, Nassau, Cedar & Pine sts, the blk.

[m]Perry st, 26 (2:612), ss, 75 w Waverly pl, 25x95; Apr29'13; 5y5%; Danl Sullivan, Jersey City, NJ, to Emigrant Indus Savings Bank. 21,000

[m]Rivington st, 345 (2:323), ss, 68 e Mangin, 22x75; May1'13; 3y5%; Jno Bergman to Metropolitan Savgs Bank, 59 Cooper sq E. 1,000

[m]Rivington st, 345 (2:323), ss, 68 e Mangin, 22x75; ext of $6,000 mtg to May1'16 at 5%; May1'13; Metropolitan Savgs Bank with Jno Bergman, 167 E 94. nom

[m]St Nicholas ter (7:1956-1969), nwc 129th, 99.11x143; Apr9; Apr30'13; due Oct9'14; 6%; Nellie E Peck, New Rochelle, NY to Ferd Cramer, 9 E Elm, Greenwich, Conn. 4,000

[m]Suffolk st, 32, see Grand, 391.

[m]Water st, 414-6 (1:250), ns, 202.11 w Market sl, runs n120.9 to Cherry (No 143), xw25xs60.4xw50.3xs60.5 to water xe 75.2 to beg; PM; Apr30; May1'13; 6y6%; J Pitman Co to Leopold Schepp, 32 E 64. 15,000

[m]Water st, 414-6, & Cherry, 143; certf as to above mtg; Apr30; May1'13; same to same.

[m]Whitehall st, 57-8 (1:4); asn Ls by way of mtg as collateral security for $3,500; May9'12; Apr30'13; Fredk A L Hillebrecht to Otto Huber Brewery, 1 Bushwick av, Bklyn. nom

[m]2D st, 161 E (2:397), sws, 169.9 se Av A, 24.6x105.6; ext of $11,000 mtg on lease to July1'15 at 5½%; Aug6'12; Apr25'13; Meyer Rapaport to Chas O Kuhnert, Bklyn. nom

[m]3D st, 13 E (2:459), —x—; pr mtg $16,000; Apr1; Apr28'13; 15 mos 6%; Amelia Hanford, South Norwalk, Conn, to Ernest F Bliss, 983 Lex av. note 10,000

[m]5TH st, 318 E (2:446); ext of $35,000 mtg to Apr23'18 at 5%; Apr17; Apr25'13; Lawyers Title Ins & Trust Co with Bertha Bauer. nom

[m]6TH st, 215 E (2:462), ns, 225 e 3 av, 23.5x90.10; ext of $7,000 mtg to Apr30'18 at 5%; Apr30; May1'13; Metropolitan Savgs Bank with Morris Fink, 215 E 6. nom

[m]6TH st, 215 E; ext of $6,000 mtg to Apr 30'18 at 5%; Apr30; May1'13; same with same. nom

[m]6TH st, 807 E; also 6TH ST, 811 E; also GREGORY ST, 56 (Jersey City, NJ); consent of stockholders to chattel mtge for $5,000; Apr28; Apr30'13; Federal Mail & General Express Co to Louis Ober.

[m]7TH st, 238-40 E (2:376), ss, 128.5 e Av C, 45.5x90.10; pr mtg $58,750; Apr21; Apr 25'13; 3y6%; Hani Porges to Max Gelb, 621 E 6. 1,013.50

[m]8TH st, 326 E (2:390), ss 412.3 e Av B, 21.9x97.6; pr mtg $20,100; Mar27; Apr29'13; due Apr1'14, 6%; Jacob Udkowitz, 326 E 8, to I Arthur Stoloff, 314 E 4. 1,000

[m]8TH st, 48 W, see 8th, 50 W.

[m]8TH st, 50 W (2:548), ss, 73.6 e Greene, runs e24.7xs56xs61.10xw24.7xn60.2xn56 to beg; also 8TH ST, 48 W (2:548), ss, 48.10 e Greene, runs e24.7xs56xs60.2xw24.7xn58.6 xn56 to beg; leasehold; Apr25; Apr26'13; due Dec1'13, 6%; Chas Brandt to Thos J Falls, Milford, Conn. 18,200

[m]8TH st, 48-50 W; same prop; consent to above mtg on lease; Apr23; Apr26'13; Trstes of Sailors' Snug Harbor to Chas Brandt.

[m]9TH st, 714 E (2:378), ss, 183 e Av C, 25x 93.11; Apr30'13; 5y5%; Saml S Manheimer, 1437 51st, Bklyn, to Saml A Sicher, 2 E 45. 20,000

[m]9TH st, 714 E; pr mtg $20,000; Apr30'13; 3y6%; same to Benj J Lipschitz, 56 Lenox av. 4,000

[m]9TH st, 733 E (2:379); agmt as to appointment of receiver in case of default in performance of terms of mtg; Apr30; May 1'13; Herman Rosenbaum with Jos Bulova, 472 Central Park W. nom

[m]11TH st, 642 E (2:393); ext of $15,000 mtg to Apr28'18 at 5%; Apr26; Apr28'13; Church of The Holy Communion with Rachel Lesser. nom

[m]12TH st, 346 E (2:453), ss, 119.1 w 1 av, 21x63.1x21.1x68; ½ RT&I given to secure loan of $1,000; pr mtg $17,500; Apr28'13; 2y6%; Domenico Savino, 346 E 12, to Emanuele Lagottolla, 251 E 30. 1,000

[m]16TH st, 608 E (3:983), ss, 488 w Av C, 25x103.3; pr mtg $ ——; Apr14; May1'13; 1y6%; Rebecca Wolkenberg to Saml Weil, 222 Lenox av. 1,000

[m]16TH st, 608 E (3:983), ss, 488 w Av C, 25x103.3; PM; pr mtg $17,000; Apr 15; May1'13; 3y % as per bond; Martha A Smith, Bklyn, to Rebecca Wolkenberg, 96 Av C. 1,250

[m]18TH st, 310 E (3:923), ss, 175.4 e 2 av, 20.8x78; Apr29'13; 1y5%; Clara L Devoe to Emigrant Indus Savings Bank. 1,800

[m]19TH st, 405-7 E (3:951), ns, 96 e 1 av, 20x92; Apr25'13, 5y5%; Mary J Lyons to Emigrant Indust Savgs Bank. 3,000

[m]19TH st, 405-7 E (3:951), ns, 96 e 1 av, 40x92; Apr30; May1'13; due &c as per bond; Chas A Bondy to Title Guar & Trust Co. 10,000

[m]21ST st, 44 E (3:849), ss, 200 w 4 av, 25x 92; Apr15; Apr25'13; 3y4½%; Arthur J Grosz, Henrietta Echeverria, Thos O'Callaghan Jr & Fredk J & Evelyne O'Callaghan, all of NY, & Marie C Crookes, of Scarsdale, NY, & Juanita G Dalby, of Red Bank, NJ, to N Y Title Ins Co, 135 Bway. 24,000

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21ST st, 55-61 E, see 1 av, 268-76.

22D st, 49 W (3:824), ns, 212 e 6 av, 24x98.9, Apr30; May1'13; 5y5½%; Perfect Holding Corpn to American Mtg Co, 31 Nassau. 45,000

22D st, 49 W; certf as to above mtg, Apr30, May1'13, same to same.

22D st, 49 W; pr mtg $45,000, Apr30, May1'13; 5y5%; same to Alphonse Montant, 17 W 96. 15,000

22D st, 49 W; certf as to above mtg; Apr30; May1'13; same to same.

22D st, 54 W (3:823), sal 18; Apr29'13, demand, 6%, Geo W Germaunt to Geo Ehret, 1197 Park av. 4,000

28TH st, 100-10 E, see 4 av, 395-401.

28TH st, 347-53 E, see 1 av, 479-85.

28TH st, 220-4 W (3:777), ss, 230.2 w 7 av, 65.8x98.9; all title to any strips or gores adj; Apr25'13; 3y5%; West Twenty-Eighth St Co to N Y Title Ins Co, 135 Bway. 45,000

28TH st, 220-4 W; certf as to above mtg; Apr25'13; same to same.

29TH st, 240-2 E, see 2 av, 519.

29TH st, 501-3 W, see 10 av, 329.

32D st, 128 E (3:887), ss, 80 w Lex av, 20x98.8, pr mtg $——; Apr25'13; due Nov 1'13, 6%; Yosta & Julius L Rosenberg to Alfred Gutwillig, 36 W 73. 1,500

34TH st, 311-21 W (3:758), ns, 175 w 8 av, 125x197.6 to 35th (Nos 322-32); pr mtg $350,000; Apr30'13; due &c as per bond; Hammerstein Opera Co to Leo S Bing, 2170 Bway, et al. 100,000

34TH st, 311-21 W, & 35th st, 322-32 W; certf as to above mtg; Apr30'13; same to same.

34TH st, 455 W (3:732), ext of $14,000 mtg to Jan7'16 at 5%; Jan8; Apr30'13; Adele Rheinstein with Geo S Youngling, 453 W 34. nom

35TH st, 322-32 W, see 34th, 311-21 W.

35TH st, 534 W (3:700), ss, 350 e 11 av, 25x98.9; PM; Apr30; May1'13; 3y5%; Ellen Downey to Peter F Kane, 981 Park av. 5,000

37TH st, 601-3 W, see 11 av, 455-7.

38TH st, 21 W (3:840), ns, 360 w 5 av, 21x98.9; also 38TH ST, 23 W (3:840), ns, 381 w 5 av, 22x98.9; pr mtg $127,500; Apr 30'13; due &c as per bond; Arthur Brisbane to 73d St Realty Co, 165 Bway. 75,000

38TH st, 23 W, see 38th, 21 W.

38TH st, 203 W (3:788), ns, 22.4 w 7 av, 22.4x90; PM; Apr29; Apr30'13; 3y5%; Chas Hensle, Mt Vernon, NY to Abram I Elkus, 26 E 61 et al trstes Louis Siegbert. 45,000

39TH st, 311 E (3:945), ns, 175 e 2 av, 25x98.9; PM; pr mtg $13,000; May1'13; 5y 6%; Hecker-Jones-Jewell Milling Co, 207 Produce Exchange Bldg, to Wm Korn, 985 Park av. 4,900

39TH st, 311 E (3:945); ext of $15,000 mtg to June1'16 at 5%; May1'13; American Mtg Co with Hecker-Jones-Jewell Milling Co, 51 Wall. nom

39TH st, 7-11 W (3:841), ns, 245 w 5 av, 56.8x98.9; Apr28'13; 5y4½%; Frank V Burton, Newburg, NY, & Jno H Burton, Woodmere, LI, to Bowery Savgs Bank, 128 Bowery. 160,000

40TH st, 38 W (3:841), ext of $60,000 mtg to June2'16 at 4½%; Apr18; Apr 28'13; Henry Burden, trstes Henry Burden, with Alma Carlson. nom

41ST st, 323 E (3:1334), ns, 250 e 2 av, 20x98.9; Apr28; Apr29'13; 5y5%; Annie Egan to NY Title Ins Co, 135 Bway. 6,000

42D st, 47-59 W, see 6 av, 736-44.

42D st, 149 W (4:995); leasehold; Apr25; Apr29'13, demand, 6%, Youmans Inc, a corpn to Ely J Rieser & Co, 1 av & 28th. 2,398.50

43D st, 274 W, see 8 av, 674.

44TH st, 514 W (4:1072), ss, 225 w 10 av, 25x100.5; Apr30; May1'13; due &c as per bond; Emil & Carrie Herbert to Title Guar & Trust Co. 9,000

45TH st, 226 E (5:1318), ext of $17,000 mtg to Apr4'16 at 5½%; Mar12; May1'13; Geo A Seligmann with Domenica Pinnella. nom

46TH st, 24-6 E (5:1281), ss, 20 w Mad av, 40x100.5; May1'13; 5y4½%; Ella F Johnson wife Seth W to Bowery Savgs Bank, 128 Bowery. 35,000

46TH st, 335-7 E (5:1339), ns, 200 w 1 av, 50x100.8; PM; pr mtg $——; Apr17; Apr 25'13; 3y6%; Donnelly & Ricci Inc, a corpn, 451 W 54th to Eliza Fleishhauer, 6 E 94 et al trste Julius Fleishhauer. 12,000

47TH st, 157-63 W (4:1000), ns, 160 e 7 av, 80x100.4; ext of $300,000 mtg to Nov 1'18 at % as per bond; Apr29; May1'13; Horace M Swetland to Union Dime Savgs Bank, 701 6 av. nom

48TH st, 318-22 E (5:1430), ss, 225 e 2 av, 75x100.5; pr mtg $——; Apr24; Apr25 '13; installs, 6%; Jno B Schlesinger, Riveredge, NJ, to Isaac Blumberg, 4602 14 av, Bklyn. 3,400

48TH st, 171 W, see 7 av, 721.

48TH st, 219 W (4:1020), ns, 380 e 8 av, 20x100.5; equal lien with mtg for $20,000; recorded May6'10; May1'13; 5y4½%; Francis X O'Connor to Bowery Savgs Bank. 1,000

48TH st, 219 W; sobrn agmt; May1'13; same & Jas S Coyte with same. nom

49TH st, 462 W, see 10 av, 700.

51ST st, 160-6 E, see Lex av, 571.

51ST st, 348 W (4:1041), ss, 250 e 9 av, 12,6x100.5; PM; pr mtg $6,000; Apr30; May 1'13; due &c as per bond; Jno A Wyeth to Jos E Ergens-Chaeffter, Pleasantville, NY. 4,000

52D st, 409 E (5:1364), ns, 156.6 e 1 av, runs n99.6xe— to pt 175.3 e 1 av xs96 to 52d xw18.9 to beg; PM; Apr21; Apr30'13; due Aug1'13; 5%, Karl R Finestone, 866 Southern blvd to Hahemann Hospital of City NY, 657 Park av & ano. 8,500

52D st, 106 W (4:1004), ss, 140 w 6 av, 20x84.2x20.5x87.10; pr mtg $——; Apr30'13; due &c as per bond; Agnes Meenagh to Mutual Life Ins Co of NY, 34 Nassau. 3,000

52D st, 552 & 552½ W (4:1080); ext of mtg for $5,000 to Apr25'16, 4½%; Apr23; Apr29'13; The General Soc of Mechanics & Tradesmen of City of NY, a corpn, 16-24 W 44, with Frank Fischer. nom

56TH st, 53 E, see Madison av, 571-91.

57TH st, 30 W (5:1272), ss, 475 w 5 av, 25x100.5; Apr18; May1'13; 1y4½%; Chas T Mathews to Harold C Mathews, Norwich, Conn. 40,000

60TH st, 46 E (5:1374), ss, 360 e Mad av, 20x100.5; PM; Apr29'13; 3y4½%; Chas E Rushmore, 2 W 55 to Annie C Coulter, 182 No Bway, Yonkers & ano. 40,000

61ST st, 123 W (4:1133), ns, 235 w Col av, 20x100.5; PM; May1'13; 5y5%; Edw H Proudman to Lawyers Mtg Co, 59 Liberty. 12,000

63D st, 16 E (5:1377), ss, 275 e 5 av, 18.9x100.5; pr mtg $4,000; Apr29; Apr30'13; 3y 4½%; Henrietta Dinkelspiel to Chas Cahn, 116 E 61 & ano. 10,000

63D st, 42 E (5:1377), ss, 214.7 e Mad av, 14.2x100.5; Apr21; May1'13; 3y5%; Ada Van T Billington, 42 E 63, to Mary A Underwood, 268 W 73. 16,000

63D st, 105 W (4:1135), ns, 44 w 9 av, 18x100.5; pr mtg $15,000; Apr29'13; due &c as per bond; Laura E Escher to M Edw Kelley, White Plains, NY. 2,000

67TH st, 60 E (5:1381), ss, 20 w Park av, 20x80; Apr25'13; due &c as per bond; Isaac Oppenheimer to Title Guar & Trust Co. 7,000

71ST st, 114-6 E (5:1405), ss, 150 e Park av, 50x100.5; certf as to mtg for $75,000; Apr22; Apr28'13; Lahey Co to Emigrant Indust Savgs Bank.

71ST st, 114-16 E (5:1405), ss, 150 e Park av, 50x100.5; PM; Apr25'13; 1y5%; Lahey Co to Emigrant Indust Savgs Bank. 75,000

71ST st, 221 W (4:1163), ns, 531.6 e West End av, 18.6x102.2; PM; Apr30'13; due &c as per bond; Robt H Marquart to Floy M Johnston, Poughkeepsie, NY. 20,500

72D st, 416 E (5:1466), ss, 238 e 1 av, 25x102.2; Apr30'13; due &c as per bond; Anna Ceyka to N Y Title Ins Co, 135 Bway 15,000

72D st, 416 E (5:1466); sobrn agmt; Apr 29; May1'13; Wm Liesenbein to N Y Title Ins Co, 135 Bway. nom

72D st, 533 E (5:1484); ext of $8,000 mtg to Apr29'16 at 5%; Apr24; Apr29'13; Christine G Openhym et al trste Adolphe Openhym with Bohemian-American Real Estate Assn "Bee," a corpn, 331 E 71. nom

75TH st, 230 E (5:1429), ss, 239.5 w 2 av, 20.2x102.2; pr mtg $——; Apr24; Apr29'13; due &c as per bond; Jennie Lempert, 230 E 75, & Sophie, wife of & Hyman B Lempert, 1839 Pitkin av, Bklyn to Miriam Tuckman, 616 W 137. 500

75TH st, 240 E (5:1429); sobrn agmt; Apr28; May1'13; Marietta Cannariato & Lillian Polizzi with Eliz K Upham, 247 5 av. nom

75TH st, 240 E; sobrn agmt; Apr25; May 1'13; Marietta Cannariato & Frank Salemo with same. nom

75TH st, 240 E (5:1429), ss, 125 w 2 av, 25x102.2; Apr28; Apr30'13; 3y5%; Marietta Cannariato, widow, to Eliz K Upham, 247 5 av. 13,500

78TH st, 6 E (5:1392), ss, 148.6 e 5 av, runs s 82.2xw11xs20xe37.6xn102.2 to st xw 26.6 to beg; PM; Apr29'13; due &c as per bond; Artemas Ward, 5 W 9 to Johanna Fleischmann, 32 E 64. 80,000

79TH st, 202 W (4:1170), ss, 40 w Ams av, 40x102.2; Apr28'13, 3y5%; Arthur E Wood, 1523 Roselle; Frank A Wood, Putnam Valley, NY, & Ralph W Wood, Putnam Valley, NY, to Rebecca S Mills, Smithtown, NY. 50,000

80TH st, 110 W (4:1210), ss, 600.6 e Ams av, 20x102.2; Apr25; Apr30'13; 5y5%; Geo H Post, 110 W 80 to Kath Abel, 110 W 80. 208

80TH st, 165 W (4:1211), ns, 150 e Ams av, 31x102.2; pr mtg $37,500; Oct25'10; Apr 30'13; 1y6%; Henry W Baird to Anna L Davenport at Davenport's Neck, New Rochelle, NY. 2,000

81ST st, 149 W (4:1212), ns, 343.9 e Ams av, 22.3x102.2; May1'13; due &c as per bond; Blanche B Yates, 79 W 104, to North River Savgs Bank, 31 W 34. 20,000

81ST st, 149 W; pr mtg $20,000; May1'13; 5y6%; same to Julius Sachs, 225 W 86. 4,000

82D st, 514 E (5:1578); ext of $12,000 mtg to Apr29'18 at 4½%; Apr28; Apr29'13; Louis Frank with Julius Roubitsheck. nom

82D st, 144 W (4:1212); ext of $16,000 mtg to Mar14'16 at 5%; Apr8; Apr28'13; American Female Guardian Soc & Home for the Friendless, with Mary E B Caldwell. nom

83D st W, nec West End av, see West End av, 480.

85TH st, 518 E (5:1581), ss, 179.4 e Av A, 18.8x102.2; May1'13; 5y5%; Geo Nehm to German Savgs Bank, 157 4 av. 6,000

85TH st, 353 W (4:1247), ns, 125 e Riverside dr, 75x102.2; PM; pr mtg $200,000; May1'13; 3y6%; Lancashire Corpn to J J Steindler, 8 W 38. 15,000

86TH st, 124-6 E (5:1514), ss, 286.8 e Park av, 51.1x102.2; pr mtg $——; Dec6'12; Apr25'13; due Apr15'13; 6%; Alex Herzog to Saul Lieberman, 1514 56th, Bklyn. 3,000

88TH st, 112 E (5:1516), ss, 184.5 e Park av, 25.6x100.8; pr mtg $23,000; Apr30'13; 2y6%; Abr J Benaim to Oscar Malnek, 92 Morningside av E. 1,000

91ST st, 122 E (5:1519), ss, 255 e Park av, 20x100.8; Apr28'13; 5y4½%; Alvina W Boessennecker to German Savgs Bank, 157 4 av. 12,000

92D st, 74 E (5:1503), ss, 71 w Park av, runs s101xw6.4xn0.3xw10xn100.8 to st xe17 to beg; Apr21; Apr28'13; due &c as per bond, without int; Henrietta Bachrach to Rachel Bachrach, 1239 Mad av. 3,500

92D st, 159 W (4:1223), ns, 189 e Ams av, 18x100.8; ext of $18,000 mtg to May 10'16 at 5%; Apr22; Apr29'13; Agnes F Kelley with Henrietta J Erneman, 177 W 87. nom

96TH st, 151 E, see Lex av, 1491-3.

101ST st E, nec Lex av, see Lex av, 1591-3.

102D st, 73 W (7:1838), ns, 146 e Col av, 27x100.11; pr mtg $22,500; Apr30; May1'13; 2y6%; Albt Blum to Rosa Rosenheim, 610 W 150. 2,100

103D st, 91 W (7:1839), nes, 100 e Col av, 27x100.11; ext of $5,000 mtg to Dec20'15 at 6%; Feb26; May1'13; Saml J Luckings with Jno Alexander, 91 W 103. nom

104TH st, 157 E (6:1632), ns, 95 e Lex av, 25x100.11; ext of $10,000 mtg to Apr29'18 at 5%; Apr 29; Apr30'13; Metropolitan Savgs Bank with Leon Weinshank, 202 Brook av. nom

104TH st, 139-41 W, see 1 av, 317.

105TH st, 61 W, see 1 av, 317.

106TH st, 59 E (6:1612), ns, 150 e Mad av, 25x100.11; ext of $20,000 mtg to Apr 25'16 at 5%; Apr21; Apr26'13; Leopold Heyman with Henry C Wissemann, 1861 Ams av. nom

106TH st, 238-40 E (6:1655), ss, 125 w 2 av, 50x100.11; pr mtg $——; Apr28'13; 1y6%; Geo W Mitchell to Flora L Root, 1763 E 13, Bklyn. 2,000

108TH st, 59 E (6:1614), ns, 238 w Park av, 17x100.11; ext of $7,000 mtg to Apr 25'18 at 5%; Apr25'13; Metropolitan Savgs Bank with Chas Schimmer, 509 W 170. nom

109TH st, 321 E (6:1681), ns, 250 e 2 av, 25x100.11; pr mtg $11,000; Apr30; May1'13; due &c as per bond; Henry Elias Brewing Co, 403 E 54, to Teresa Tuozzo, 178 4th, LI City. 2,000

109TH st, 321 E (6:1681), ns, 250 e 2 av, 25x100.11; ext of $11,000 mtg to Mar27'15 at 5½%; Mar27; May1'13; Teresa Tuozzo with Herman Aschner, 111 Clark, Bklyn. nom

110TH st, 121 E (6:1638), ext of mtg for $3,000 to Apr4'16; 6%; Apr17; Apr25'13; Loretta B Abell, 1771 Mad av with Ralph E Kempner, 37 Liberty. nom

111TH st, 16-22 W (6:1594), ss, 245.6 w 5 av, runs s23.11xe0.6xs47.10xw100xn71.10 to st xe99 to beg; PM; pr mtg $——; Apr 30; May1'13; due Sept16'17, 6%; Jno Volz to Saml Roseff, 11 Park av, Mt Vernon, NY, et al. 15,000

113TH st, 306 E (6:1684), ss, 100 e 2 av, 25x100.10; ext of $6 000 mtg to Apr30'16 at 6%; Apr26; Apr29'13; Henry Roes with Raphael Vanacore, 165 E 106. nom

114TH st, 20 E (6:1619); ext of $20,000 mtg to Apr13'18 at 5%; Apr10; Apr25'13; Lawyers Mtg Co with Henry Thorn. nom

114TH st, 307 E (6:1686), ns, 100 e 2 av, 20x100.10; pr mtg $16,500 on these & other premises; Apr28'13; 3y6%; Michelina Corbisiero & Francesca Fiscella to Giovanni Guglielmetti, 322 E 104, & ano. 2,000

114TH st, 309 E (6:1686), ns, 120 e 2 av, 20x100.10; pr mtg $8,250; Apr28'13; due Jan1'15, 6%; Michelina & Luigi Corbisiero & Francesca Fiscella to Saverio Natella, 2127 1 av, & ano. 2,000

115TH st, 75 E (6:1621), ns, 90 e Park av, 25x100.10; pr mtg $——; Mar27; Apr30'13; 1y6%; Jos Edelstein to Isaac Lipshitz, 869 Macy pl. 1,000

115TH st, 245 W (7:1831), ns, 150 e 8 av, 25x100.11; pr mtg $20,000; Apr25'13; 3y6%; Theresa Schlosser to Geo Latour, 368 W 50. 2,500

116TH st, 350 E (6:1687), ss, 125 w 1 av, 16.8x100.11; Apr30'13; 3y5%; Josephine Clauter, 235 E 116 to Saml Frankenheim, 54 Cathedral pkwy. 7,000

116TH st, 350 E; PM; pr mtg $7,000; Apr 30'13; due &c as per bond; same to Jno J Moffia, 1156 2 av. 2,000

118TH st, 160 E (6:1645), ss, 235.2 w 3 av, 17.1x100.11; ext of $10,000 mtg to June 22'16 at 5%; Mar31; Apr26'13; Arnold Thayer with Irving Cohen. nom

119TH st, 110 E (6:1767), ss, 115 e Park av, 25x100.11; Apr28'13; 5y5%; Jacob Schlamp, Bklyn, to Emigrant Indust Savgs Bank. 16,000

119TH st, 110 E; sobrn agmt; Apr24; Apr28'13; Wm Piat & Jacob Schlamp with same. nom

119TH st, 110 E; pr mtg $16,000; Apr 28'13; 3y5%; Jacob Schlamp, Bklyn, to Jos Lahr, 456 W 20. 3,000

119TH st, 110 E; sobrn agmt; Apr24; Apr28'13; Wm Piat & Jacob Schlamp with same. nom

120TH st, 113-15 E (6:1767), ns, 165 e Park av, 40x100.11; PM; pr mtg $——; Apr 29; Apr30'13; 3y6%; Basonio Constn Co to Stephen H Jackson, 134 W 131. 3,000

120TH st, 134 W (7:1904), ss, 350 w Lenox av, 18x100.11; May1'13; due Nov1 '15, 5½%; Lisette A Seitz to Henry C Needham, 89 Hancock, Bklyn. 1,000

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121ST st W, sec 7 av, see 7 av, 2013-9.

122D st, 424-6 E (6:1809), ss, 275 w Pleasant av, 33.4x100.11; pr mtg $5,000; Apr14; Apr25'13, due &c as per bond; South Jersey Land Co to Isaac Haft, 86 W 119. 1,250

122D st, 351 W (7:1949), ext of $9,000 mtg to Apr24'18 at 5%; Mar26; Apr25'13; Lawyers Mtg Co with Francis Battersby. nom

122D st W, nwc St Nich av, see St Nich av, 241-7.

123D st, 56 E (6:1748), ss, 248.9 w Park av, 18.9x100.11; Mar27; Apr26'13; 3y6%; Leah C Mordecai, Charleston, SC, to Germania Savgs Bank of Charleston, SC. 10,000

124TH st, 534 W (7:1978), ss, 225 e Bway, 50x100.11; ext of $55,000 mtg to June5'14 at 5%; May 8'11; Apr26'13; Knickerbocker Trust Co with Chas Cohen, 304 W 72. nom

125TH st, 213-23 E (6:1790), ns, 155 e 3 av, 100x99.11; PM; Apr25'13; 3y4½%; Chas Neukirch to Lawyers Title Ins & Trust Co. 25,000

125TH st, 54-62 W (6:1722), ss, 235 e Lenox av, 125x100.11; PM; pr mtg $240,000; Apr30'13; 3y5½% for first yr & thereafter at 5½%; Wm A Martin to Hortense B Fischer, Hotel Lenori, Mad av & 63d. 115,000

127TH st, 110 W (7:1911), ss, 125 w Lenox av, 16.8x99.11; pr mtg $9,000; Apr23; Apr25'13; 1y6%; Harry Bierhoff to Rachel S Alexander, 327 Central Park W. 2,000

129TH st W, nwc St Nicholas ter, see St Nicholas ter, nwc 129.

130TH st, 69 E (6:1755), ns, 158.9 w Park av, 18.9x99.11; Apr29; Apr30'13; 3y5%; Mary E Benson, 69 E 130 to Mary F L Nolan, 214 E 83. 2,500

131ST st, 25 W (6:1729), ns, 310 w 5 av, 25x99.11; Apr29'13; 5y5%; Karl Mueller to American Mtg Co, 31 Nassau. 12,000

133D st, 114 W (7:1917), ss, 170 w Lenox av, 20x99.11; Apr25; Apr26'13; due &c as per bond; Martha A Reade to Wm Georgi, 2110 Walton av, gdn Edwin Georgi & ano. 7,000

133D st, 119 W (7:1918), ns, 200 w Lenox av, 19x99.11; PM; Apr29; Apr30'13; 3y6%; Lottie L Laing to Chas R Protze, Westbrookville, Sullivan Co, NY. 1,000

133D st, 222-4 W (7:1938), ss, 416.8 w 7 av, 19x99.11; PM; Apr29; Apr30'13; 3y6%; Bernhard J Ludwig, 88 Central Park W to Margt F Barnes, 401 Washington, Peekskill, NY, gdn Vincent J Barnes. 22,000

133D st, 222-4 W; sobrn agmt; Apr24; Apr25'13; same with same. nom

133d st, 600 W, see Bway, 3291-5.

135TH st, 634 W (7:2001), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw75 xn149.11 to beg; PM; pr mtg $110,000; Apr28'13; 5y6%; Geo Tomes, Bklyn, to Hensle Constn Co, 3856 10 av. 12,250

135TH st, 634 W (7:2001), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw 75xn149.11 to beg; Apr28; Apr29'13; due &c as per bond; Geo Tomes, 228 Schermerhorn st, Bklyn, to Albt H Atterbury, Plainfield, NJ; trste Morgan Colt .10,000

136TH st, 611-13 W (7:2002), ext of $8,000 mtg to Apr25'16 at 6%; Apr25'13; Celesta M Bozeman with Harry Hemlin, 144 W 99 & Herbert Smith, 6 W 103. nom

138TH st, 603-5 W (7:2057), ns, 100 w Bway, 75x99.11; Apr30; May1'13; 3y5%; Lerria T Scarritt, East Orange, NJ, to Joshua Velleman, 50 W 77. 100,000

140TH st, 507 W (7:2072), ns, 150 w Ams av, 37.6x99.11; Apr25'13; 5y5%; Carl E Hoffman to Frederic de P Foster, Tuxedo Park, NY. 35,000

140TH st, 507 W; sobrn agmt; Apr24; Apr25'13; Jno J Schmitt with same. nom

167TH st W, swc Audubon av, see Audubon av, swc 167th.

167TH st W, sec St Nicholas av, see Audubon av, swc 167th.

204TH st W, sec Vermilyea av, see Vermilyea av, sec 204.

207TH st W, swc Bway, see Bway, swc 207th.

Av A, 153 (2:437); ext of $20,000 mtg to Aug14'16 at 4½%; Apr29; May1'13; N Y Protestant Episcopal Public School to Nathan Kohn, 297 E 10. nom

Av A, 248 (3:973); ext of $21,000 mtg to May1'16 at 5¼%; Apr14; Apr25'13; Rebecca Wasserman with Seymour Schlussel exr Alex Schlussel, 37 W 74. nom

Av A, 250 (3:973); ext of $21,500 mtg to May1'16 at 5¼%; Apr14; Apr25'13; Lena Welkowitz with Seymour Schlussel exr Alex Schlussel, 37 W 74. nom

Av A, 1444 (5:1488), es, 52 s 77th, 25.1 x98; PM; Apr24; Apr29'13; 3y5%; Sophia Muller, 103 Railroad av, Bklyn, to Hannah Wallach, 1361 Mad av. 2,000

Av A, 1444 (5:1488), es, 52 s 77th, 25.1x 98; given to indemnify party 2d pt & to secure her against payment of mtg for $2,000 dated June27'10, covering land in Kings Co, NY; Apr29; Apr30'13; demand; 6%; Sophia Muller, 103 Railroad av, Bklyn to Hannah Wallach, 1361 Mad av. 2,000

Av D, 24 (2:357), ses, 48 n 3d, 16x75; pr mtg $12,700; Apr29; May1'13; demand; 6%; Henry Krauss to Isidore Berger, 434 East Houston. 2,500

Amsterdam av, 2107 (8:2111), es, 75 n 164th, 25x100; 1-6 pt all title; also COLUMBUS AV, 783 (7:1834), es, 25.11 n 98th, 50x74; also 8TH AV, 2837 (8:2046), ws, 24.11 n 151st, 25x81; pr mtg $4,700; Apr 26; Apr28'13; due &c as per bond; Arthur Otten to Alma L G Otten, 214 Clinton pl, Hackensack, NJ. 500

Amsterdam av (10th) (8:2203), es, 49.11 s 207th, 50x100; Apr29; Apr30'13; 3y5%; Michl J Dowd, 2541 Valentine av to J Allen Townsend Irvington, NY. 25,000

Audubon av (8:2124), swc 167th, 80x154.1 to es St Nicholas av x83.10x179.4; PM; Apr 30'13; 1y5%; Realty Co of America, 2 Wall to Jas H Martin, Wolfboro, NH, & ano exrs Saml J Huggins. 80,000

Audubon av, 191 (8:2131), es, 78.8 s 175th, 16x73; PM; May1'13; 5y5%; Jos Brucker, 536 W 175 to Eliz V Irwin, 1070 Lex av. 5,000

Audubon av (8:2157), ws, 100 s 187th, 50x175; Apr28'13; due &c as per bond; Rose E, Louis F & Dominick J Cardani to Title Guar & Trust Co. 10,000

Broadway (8:2175), ses, at sws Arden, 85x210x80x245; Apr24; Apr25'13; 3y6%; Maze Realty Co of NY to NY Title Ins Co, 135 Bway. 12,500

Broadway (8:2175), same prop; certf as to above mtg; Apr24; Apr25'13; same to same.

Broadway, sec Cedar, see Bway, Nassau, Cedar & Pine sts, the blk.

Broadway, Nassau st, Pine st & Cedar st, the blk (1:47), same prop; certf as to above mtg; Apr24; Apr25'13; same to same

Broadway, 371 (1:175); ext of $100,000 mtg to May1'15; Apr23; May1'13; Lawyers Title Ins & Trust Co with Carson C Peck. nom

Broadway (1:47), es; also NASSAU ST, ws, CEDAR ST, ss, & PINE ST, ns, the blk; building loan as to $7,000,000; Apr24; Apr25'13; due May1'74; 2% on all moneys advanced on account of said bldg loan until May1'15; and on Nov1'15 & semi-annually thereafter up to and including Nov1'18, interest in amount of $300,000, plus an additional sum equal to interest at rate of 2% semi-annually on all moneys advanced on account of said bldg loan; on May1'19 & semi-annually thereafter payment on account of principal & interest to be paid in instalments with interest on all overdue instalments whether of principal or interest at rate of 5%; Equitable Office Bldg Corpn to Equitable Life Assur Society of U S. gold 20,500,000

Broadway, 3291-5 (7:1999), swc 133d (No 600), 74.11x irreg x99.11x125; agmt as to assignment of asn of rents as security for assignment of asn of rents as security for prior interest of $35,000 in mt for $45,000; May1'13; Jos Hamershlag with Chas Laue, 152 8 av, Bklyn. nom

Broadway (8:2235), es, 150 n 204th (Hawthorne), 25x143.8x25x143.8; Apr29'13; 2y5%; Alice G Chittick, Newark, NJ, to Frank W Blauvelt, 66 St Nich pl. 5,000

Broadway (8:2235), swc 207th (Emerson) 100x101x100x100; May1'13; 5y5%; T G Galardi & Co to Carrie S Weiss, ws Haven av bet 179th & 180th. 63,000

Broadway (8:2235), same prop; certf as to above mtg; May1'13; same to same.

Broadway (8:2235), same prop; pr mtg $63,000; May1'13; demand; 6%; same to Thos S Walker, Long Lake, NY. 5,000

Broadway (8:2235), same prop; certf as to above mtg; May1'13; same to same.

Columbus av, 783, see Ams av, 2107.

Fort Washington av (8:2139), ws, 175.7 from ss 170th, runs w107.2xs31xse113.11 to av xnw 13.3xn20.3 to beg, except pt for 169th; Apr30; May1'13; due &c as per bond; Annie M Geraty, Bradley Beach, NJ, to Andw J Kerwin, Jr, 2115 Bway. 12,000

Lexington av, 571; also 51ST ST, 160-6 E; PM; Apr30'13; 2y5½%; Gertrude A Vanderbeck to Lawyers Title Ins & Trust Co. 210,000

Lexington av, 574 (5:1305), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 160-6) xe220xs100.5xw186.5xsw34.6xn8.3 x w100 to av xn50 to beg; PM; pr mtg $210,000; Apr 30'13; due &c as per bond; Hammerstein Opera Co to Leo S Bing, 2170 Bway et al. 75,000

Lexington av, 799 (5:1396), es, 160.5 n 61st, 20x80; Apr30'13; 5y5%; Richd F Burke to NY Title Ins Co, 135 Bway. 20,000

Lexington av, 1491-3 (6:1624), nec 96th (No 151), 100.11x26; May1'13; 3y5%; Albt J Adams, Yonkers, NY to Sarah A Jefferson, 175 W 72. 45,000

Lexington av, 1591-3 (6:1629), nec 101st, 50x80; pr mtg $20,000; Apr25'13; due &c as per bond; Eliz Roberts to Emma Van Horn, 235 W 13. 1,000

Madison av, 571-91 (5:1292), nec 56th (No 53), 200.10 to 57th (No 30) x75; Apr30'13; 5y 4½%; Mary H Lester to Bowery Savgs Bank, 128 Bowery. 75,000

Park av, 1580-4 (6:1619), nwc 113th (No 87), 100.11x25; PM; pr mtg $20,000; May1'13; due &c as per bond; Abr Lipshitz, 19 W 112 to Jas S Scott, 282 Manhattan av & ano. 11,800

Riverside dr, 454 (7:1990), es, 281.8 s 119th, 56.8x100; pr mtg $235,000; Apr26; Apr28'13; 2y6%; B Crystal & Son to Irwin Untermyer, 6 W 70. 25,000

Riverside dr, 454; certf as to above mtg; Apr24; Apr28'13; same to same.

St Nicholas av, sec 167th, see Audubon av, swc 167.

St Nicholas av, 241-7 (7:1949), nwc 122d, 118.5x124.2; sobrn agmt; Apr26; Apr29'13; Sutherland Realty Co with City Mtg Co, 15 Wall. nom

Vermilyea av (8:2226), sec 204th (Hawthorne), 50x100; bldg loan; Apr29; Apr30 '13; 1y6%; Inwood Constn Co, Inc, 35 Nassau to Van Dyck Estate, 331 Mad av. 48,000

Vermilyea av (8:2226), same prop; certf as to above mtg; Apr29; Apr30'13; same to same.

Vermilyea av (8:2226), ss, 50 e 204th (Hawthorne) 50x100; bldg loan; Apr29; Apr 30'13; 1y6%; Inwood Constn Co, Inc, 35 Nassau to Van Dyck Estate, 331 Mad av. 37,000

Vermilyea av (8:2226), same prop; certf as to above mtg; Apr29; Apr30'13; same to same.

Vermilyea av (8:2226), sec 204th (Hawthorne), 100x100; pr mtg $85,000; Apr29; Apr30'13; 1y6%; Inwood Constn Co, 35 Nassau to Carph Berman, 538 E 175. 7,500

Vermilyea av (8:2226), same prop; certf as to above mtg; Apr29; Apr30'13; same to same.

Vermilyea av (8:2226), same prop; pr mtg $92,500; Apr29; Apr30'13; 1y6%; same to Thos J McLaughlin, 274 W 73, & ano. 30,000

West Broadway, 132 (1:144); asn Ls by way of mtg to secure $2,000; Mar15; May1 '13; Otto Arlt to Ferdinand Munch Brewery, 283 Vernon av, Bklyn. nom

West End av, 480 (4:1231), nec 83d, runs e125xn92.2xw1.4xn10xw23.8xn9.10xw100 to West End av xs112 to beg; Apr25'13; due Mar1'18; 6% until completion of bldg & thereafter at 5½%; Charmion Constn Co to Metropolitan Life Ins Co, 1 Mad av. 665,000

West End av, 480; certf as to above mtg; Apr25'13; same to same.

West End av, 766 (7:1869), es, 55.11 n 97th, 18x89; PM; Apr23; Apr25'13; 4y5%; Henrietta J Erneman to Wm Colgate, 5 E 82. 22,000

1ST av, 86 (2:433), es, 145.6 s 6th, 24.3x 100; ext of $18,000 mtg to May1'16 at 5%; Apr24; May1'13; Society for the Prevention of Crime with Deedrich Denker exr Fredk Schmidt et al. nom

1ST av, 317 (3:924), ws 46 n 18th, 23x100; also 105TH ST, 61 W (7:1841), ns, 150 e Col av, 25x100.11; also 104TH ST, 139-41 W (7:1859), ns, 275 e Ams av, 50x100.11; Apr24; Apr30'13; 2y6%; Leonard J Muhlfelder to Samson Lachman, 313 W 106. 6,000

1ST av, 479-85 (3:934), nwc 28th (Nos 347-53), 98.9x100; ext of $80,000 mtg to June15'16 at 5%; Apr15; Apr25'13; Emigrant Indust Savgs Bank with Myles Realty Co, 479-85 1 av. nom

2D av, 162-6 (2:452), es, 25 n 10th, runs e85xn25xe12xn80.2xw100 to av xs105.2 to beg; Apr30; May1'13; due &c as per bond; NY City Baptist Mission Society to Mutual Life Ins Co, 34 Nassau. 68,000

2D av, 308 (2:372); sobrn agmt; Apr30; May1'13; Jacob Waldfogel & Jeannette Monheimer with same. nom

2D av, 519 (3:909), swc 29th (Nos 240-2), 24.9x94.11x15.8x99.11; also all title to gore begins 100 w 2 av & 24.8 s 29th, runs e—xnw— to line parallel & distant 100 w 2 av xs— to beg; pr mtg $20,000; Apr28'13; 5y5%; Mary L Hatton to Emigrant Indust Savgs Bank. 3,500

2D av, 1842 (5:1558), es, 25.8 n 95th, 25x 100; PM; Apr21; Apr30'13; due Aug1'13; 5%; Karl R Finestone, 866 Southern blvd to Presbyterian Hospital in City of NY, 41 E 70. 17,500

2D av, 2237 (6:1664), ws, 48.6 s 115th, 26.6x80; pr mtg $——; Apr10; Apr28'13; 3y6%; Nathan W Herbst to Dora Haft, 86 W 119. 2,000

2D av, 2365 (6:1786); ext of $2,000 mtg to Oct30'15 at 6%; Dec6'12; May1'13; Albt Jarmulowsky et al trstes &c Sender Jarmulowsky with Ottilie Hyams. nom

3D av, 1434 (5:1510), ws, 51.10 n 81st, runs n25xw102.2xs9.8xe9.2xs15.4xe93 to beg; Apr30'13; due &c as per bond; Louise Alexander of Verona, NJ, to Title Guar & Trust Co, 176 Bway. 15,500

4TH av, 268-76 (3:850), nwc 21st (Nos 55-61), 98.9x75; Apr30'13; due May1'18; 4%; Esther E deP Hosmer & Mary J deP Martin at Tivoli, NY, to Carola A deP Kip, Barrytown, NY. 50,000

4TH av, 395-401 (3:883), sec 28th(Nos 100-10), 98.9x185; agmt changing interest days; Apr25'13; Hewitt Realty Co with German Savgs Bank, 157 4 av. nom

5TH av, 1489 (6:1746), es, 63.2 s 120th, 37.8x100; prmtg $45,000; Apr24; Apr29'13; installs, 6%; Inter-City Land & Securities Co, 5 Beekman to Estates Mtg Securities Co, 160 Bway. 4,500

5TH av, 2155 (6:1756), es, 50 s 132d, 24.11 x99; PM; Apr25; Apr26'13; 5y5%; Chas J Smith to Emigrant Indust Savgs Bank. 17,000

5TH av, 2163 (6:1757), es, 25 n 132d, 24.11 x90; PM; pr mtg $——; Apr30'13; 3y6%; Harry S Van Demark to Caroline C Feuerbach, 846 Ams av. 2,750

6TH av, 736-44 (5:1258), nec 42d (Nos 47-59), 100.5x208, leasehold; PM; Mar1; Apr 25'13; due Mar1'26; 6%; Apex Leasing Co Inc to Farmers Loan & Trust Co. trste, 20 Wm. gond bonds $400,000

6TH av, 736-44; certf as to above mtg; Apr24; Apr25'13; same to same.

7TH av, 721 (4:1001), nec 48th (No 171), 20x50; PM; pr mtg $63,000; Apr26; Apr29 '13; due &c as per bond; Geo H Earle Jr, Phila, Pa to Edw B Corey, Far Rockaway, NY. 37,000

7TH av, 721; pr mtg $100,000; Apr26; Apr29'13; due &c as per bond; same to same. 25,000

7TH av, 2013-19 (7:1905), sec 121st, 100.11 x33; Apr29; Apr30'13; 5y5%; Corporation of H & A Cohen, 168 Park Row to NY Life Ins Co, 346 Bway. 60,000

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m**7TH av, 2013-19;** certf as to above mtg; Apr10; Apr30'13; same to same. ——

m**7TH av, 2013-19;** sobrn agmt; Apr29; Apr 30'13; same & Abr Cohen with same. nom

m**7TH av, 2013-19;** sobrn agmt; Apr25; Apr 30'13; Corporation of H & A Cohen & Jas J Naughton with same. nom

m**7TH av, 2013-19;** ext of $10,000 mtg to Apr1'16 at 6%; Apr25; Apr30'13; Corporation of H & A Cohen with Jas J Naughton, 171 S 7, Newark, NJ. nom

m**8TH av, 585** (3:762), ws, 74.1 s 39th, 24.8 x100; May1'13; 5y4½%; Julius Gumpel to Bowery Savgs Bank, 128 Bowery. 34,000

m**8TH av, 674** (4:1014), es, 40.5 s 43d, 20x 80; also 43D ST, 274 W (4:1014), ss, 80 e 8 av, 20x80; Apr28'13; 1y5%; Emilie, wife of & Jacob Born to Franklin Savgs Bank, 656 8 av. 5,000

m**8TH av, 674** (4:1014), es, 40.5 s 43d, 20x 80; sobrn of mtg on Ls to above mtg; Apr25; Apr28'13; Lion Brewery with Franklin Savgs Bank, 656 8 av. nom

m**8TH av, 795** (4:1039), ws, 25 n 48th, runs w150xn50xe69xs29xe81 to av xs21 to beg; Apr30; May1'13; due &c as per bond; Jno E Whitaker to Robt W Tailer, Richfield Springs, NY. 10,000

m**8TH av, 2837,** see Ams av, 2107.

m**9TH av, 252** (3:749), es, 20 n 25th, 19.8x 65; Apr28'13; 2y4½%; Aymar Van Buren, New Windsor, NY, to Clara Berg, 449 W 24. 5,000

m**10TH av, 329** (3:701), nwc 29th (Nos 501-3), 24.8x70; pr mtg $18,000; Apr25'13; 2y6%; Mary A McElhinney, Port Washington to Jas A McElhinney at same place. 2,500

m**10TH av, 700** (4:1058), sec 49th (No 462), 20x81.6; 1-5 pt all title; pr mtg $——; Apr24; Apr29'13; due &c as per bond; Jno C Krumwiede to Jas H Patton, 10 Guilford av, Baltimore, Md. 2,600

m**11TH av, 455-7** (3:683), nwc 37th (Nos 601-3), 49.4x100; leasehold; pr mtg $10,000; Apr30'13; due Mar28'14, 5%; Terence McKegney to Geo Ehret, 1197 Park av. 10,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to chattel mtg for $850; Apr28; Apr29'13; Rossotti Lithographic & Printing Co to Jos Personeni. ——

m**Certf** (Miscl) as to chattel mtg for $500; Apr24; Apr30'13; Elsmere Cab & Car Co to Jno Engeldrum, 1831 Clinton av. ——

m**Land at Mt Pleasant, NY** (miscl); certg as to above mtg; Apr23; Apr28'13; Coster Realty Co to Frank Schulz, Butler, NJ. ——

m**Land in Queens Co** (miscl); certf as to mtg for $200,000; Apr23; Apr29'13; Broadway-Flushing Development Co to Morris Bldg Co. ——

m**Land in Queens Co** (miscl); certf as to mtg for $200,000; Apr23; Apr29'13; Rickert-Finlay Realty Co to Morris Bldg Co. ——

m**Land in Queens Co, NY** (Miscl); certf as to mtg for $3,250; Apr24; Apr25'13; Van Wyck Realty Co to Meta M Wissel. ——

m**Land in Queens Co, NY** (Miscl); certf as to mtg for $2,750; Apr24; Apr25'13; Van Wyck Realty Co to Meta M Wissel. ——

m**Land in Kings Co, NY** (miscl); certf as to mtg for $1,500; Mar8; Apr26'13; G Sacca Co, Inc, to Mary C Farina. ——

MORTGAGES.

Borough of the Bronx.

m**Adams pl, sec Crescent av,** see Crescent av, sec Adams pl.

m**Beck st, 764** (10:2707); ext of $6,000 mtg to May1'18 at 5%; Feb21; May1'13; Harford W H Powel & ano trstes Saml Powel with Clara S wife Chas C Dean, 764 Beck, nom

m**Faile st** (10:2746), ws, 155 s Aldus, 50x 100; bldg loan; Apr30; May1'13; demand; 6%; Fram Bldg Co, Inc, to City Mtg Co, 15 Wall. 40,000

m**Faile st** (10:2746), same prop; certf as to above mtg; Apr30; May1'13; same to same. ——

m**Faile st** (10:2746), same prop PM; pr mtg $40,000; Apr28; May1'13; due May20 '16; 6%; same to American Real Estate Co, 527 5 av. 6,250

m**Fairmount pl, nwc Southern blvd,** see Southern blvd, nwc Fairmount pl.

m**Fox st** (10:2712), ws, 190.10 n Tiffany, runs w6.6xn135xe110.7 to ws Fox xsw170.5 to beg; bldg loan; Apr29'13; demand; 6%; Rosenberg Bldg Corpn to City Mtg Co, 15 Wall. 65,000

m**Fox st** (10:2712), same prop; certf as to above mtg; Apr29'13; same to same. ——

m**Fox st** (10:2712), same prop; PM; pr mtg $65,000; Apr10; Apr29'13; 3y6%; same to Henry Morgenthau Co, 165 Bway. 11,000

m**Fox st** (10:2724), es, 150 s Westchester av, 43.9x105.6x43.9x105; pr mtg $——; Apr 1; Apr25'13; 3y6%; 182d St Realty Co, 220 Bway to Margherita Galotta, 2289 1 av. 6,500

m**Fox st** (10:2724), same prop; certf as to above mtg; Apr1; Apr25'13; same to same. ——

m**Freeman st, sec Prospect av,** see Prospect av, 1358.

m**Home st, nec Union av,** see Union av, nec Home.

m**Lester st (*),** ns, 150 e Barker av, 25x 100; PM; Apr28; Apr29'13; installs; 6%; Peter Knapp to Mary McGarry, 660 Burke. 700

m**Lisbon pl** (12:3311), ss, 50 w Cadiz pl, 25x100; ext of $1,500 mtg to Mar25'16, 6%; Mar25; Apr26'13; Jas Monahan with Mosholu Realty Co. nom

m**Newell st, sec Bronx River,** see Bronx River, ns, at ses Newell.

m**Nindham pl, nec Kingsbridge rd,** see Kingsbridge rd, nec Nindham pl.

m**Reiss pl, swc White Plains ad,** see White Plains rd, swc Reiss pl.

m**Willow la, swc Eastern blvd,** see Eastern blvd, swc Willow la.

m**135TH st, 415 E** (9:2280), ns, 166.8 e Willis av, 16.8x100; Apr29; Apr30'13; 3y 5%; Mary E Benson, 69 E 130 to Kath A Nolan, 214 E 83. 2,500

m**136TH st E** (9:2263), ss, 100 e Brook av, 37.6x100; Apr29; May1'13; 3y5%; Saml Grossman, 1038 Faile to Century Mtg Co, Ossining, NY. 25,000

m**136TH st E** (9:2263), same prop; sobrn agmt; Apr29; May1'13; Martin Grossman with same. nom

m**138TH st, 426 E** (9:2282), ss, 275 e Willis av, 25x100; May1'13; 5y5%; Oskar Ballschuss to Diedrich Lindhoff, committee, Henry Beckerman, 209 W 135. 21,000

m**138TH st, 678 E;** sobrn agmt; Apr30; May 1'13; Amelia Walter with same. nom

m**139TH st, 495 E** (9:2284), ns, 866.8 e Willis av, 16.8x100; PM; Apr28'13; 5y5%; Aug R Haeuser to Lawyers Mtg Co, 59 Liberty. 4,500

m**148TH st E** (9:2330), ns, 70.3 e Morris av, 50x106.6; also MORRIS AV (9:2440), ws, 59.2 n 150th, 34.1x100; given to secure note for $1,500; pr mtg $11,500; Apr28; Apr30'13; due &c as per bond; Mary Connolly, 810 Elton av to Arthur Cahn, 912 Forrest av. 1,500

m**149TH st E** (9:2993), ss, 190.6 e Bergen av, 37.9x105xirregx121, with all title to old mill brook; ext of $35,000 mtg to Apr30'16 at 4½%; Apr29; May1'13; Anna M Von Burghard, 1 E 93. nom

m**152D st, 759 E** (10:2644), ns, 100 w Wales av, 25x100.10x28.9x86.7; pr mtg $13,000; Apr28; Apr29'13; due &c as per bond; Harry Frogel, 779 Tinton av & Abr Jacob, 856 Home to Nalpak Realty Co, Inc, 299 Bway. 1,500

m**156TH st, 650 E,** see Cauldwell av, 734.

m**160th st E** (9:2381), ss, 150 e Elton av, runs s99xe23.8xn50.1xe87.10 to ws Washington av xn49.2 to st xw110.10 to beg; except from above gore at nec above premises, being abt 10 ft on 160th, 11.5 on Washington av & abt 15.10 on its sws. Apr29; Apr30'13; installs, 6%; Cath T Cunningham, 3148 Perry av to NY Edison Savings & Loan Assn, 55 Duane. 1,100

m**160TH st E, swc Washington av,** see 160th E, ss, 150 e Elton av.

m**165th st E** (10:2716), ns, 107.3 e Kelly, 25x98.3x25x100; Apr30; May1'13; 5y5%; Margt & Wm Sinnott to Board of Foreign Missions of the Reformed Church in America, 25 E 22. 20,500

m**171ST st E** (11:2928), ns, 194.2 e 3 av, 18.11x144.7x19x143.2; Apr23; Apr26'13; 5y 5%; Wm Schroeder to Mary C C Clark, 2516 Maclay av. 7,000

m**175th st W, nws, abt 110 ne Nelson av,** see Nelson av, ses, 110 ne 175th.

m**179TH st E, nwc Anthony av,** see Anthony av, nwc 179.

m**179TH st E, nec Grand blvd & concourse,** see Grand blvd & concourse, nec 179.

m**179TH st, 782 E,** see Mapes av, 2011.

m**179TH st E, nec Vyse av,** see Vyse av, 2064-8.

m**181ST st, E, nec Arthur av,** see Arthur av, 2130.

m**181ST st, 81-3 W** (11:3207); agmt as to share ownership in mtg; Apr25; Apr28 '13; Title Guar & Trust Co with Maria T McCormick, 1090 St Nicholas av. nom

m**182D st E** (11:3099), ns, 221.4 e Crotona av 100x100; bldg loan; Apr28; Apr30'13; 1y6%; 182d & Garden Sts Co, Inc, a corpn to Rockland Realty Co, 509 Willis av. 42,000

m**182D st E** (11:3099); same prop; certf as to above mtg; Apr30'13; same to same. ——

m**182D st E** (11:3099), ns, 221.4 e Crotona av 100x100; PM; Apr28; Apr29'13; 1y6%; 182d & Garden Sts Co, Inc, a corpn, to Smada Realty Co, 391 E 149. 19,000

m**182D st** (11:3099), same prop; certf as to above mtg; Apr28; Apr29'13; same to same ——

m**189TH st E, nwc Belmont av,** see Belmont av, nwc 189.

m**194TH st, 383 E,** see Decatur av, 2630.

m**194TH st E** (12:3282), ns, 27.6 w Decatur av, 25x84; Apr28'13; 3y6%; Aimee F Noonan (by Joan F Noonan gdn) & said Joan F Noonan, widow, to Jno Twiname, 2033 Bathgate av. 2,500

m**198TH st E** (12:3315), ss, 75 e Creston av, 25x98.9; pr mtg $——; Apr24; Apr25 '13; 1y6%; Mary S Reen to Myron Strang, 6 Storm av, Arverne, LI. 275

m**215TH st E (*),** ss, 100 w Paulding av (6th ave), 25x100; Apr29; Apr30'13; 3y interest as per bond; Pietro Bova, 243 E 112 to Vincenzo Bova, 2406 Lorelland pl, (probably meant for Lorrilard pl), Bronx. 400

m**224TH st E, swc Carpenter av,** see Carpenter av, swc 224th.

m**236TH st E (Opdyke)** (12:3398), ns, 244.7 e 1st (Verio av), 75x149.4; ext of $1,000 mtg to June29'14 at 5%; July13'12; Apr30 '13; Henry Bruckner with Wm Connell, 1231 Stebbins av. nom

m**236TH st E** (12:3397), ss, 72.8 e Verio av, 20x100; Apr30; May1'13; 1y5%; Maria V Hill, B of Q, NY to Victoria Wild exrs Herman Wild, 664 Covert av, B of Q, NY. 3,900

m**236TH st E** (12:3397), same prop; pr mtg $3,900; Apr30; May1'13; 1y5%; same to same. 600

m**236TH st E** (*), ns, 25 e Carpenter av, 25x101.7x25x103.6; Apr26; Apr28'13; 5y 5½%; W M Realty Co, 41 Park row, to Clara Best, 1923 7 av. 5,500

m**236TH st E** (*); same prop; certf as to above mtg; Apr26; Apr28'13; same to same. ——

m**238TH st W, nec Bway,** see Bway, nec 238.

m**Anthony av** (11:2812), nwc 179th, 17.11x 92.10x17x98.4; PM; Apr30; May 1'13; due Apr30'21; 5%; M Carl Levine, Bklyn, to Annie G Williams, Stamford, Conn. 6,000

m**Arthur av, 2130** (11:3070), nec 181st, 46.8x90x70x93; PM; pr mtg $45,000; Apr 26; Apr30'13; due &c as per bond; Chas A Corby to Lena Manassa, 279 E Burnside av. 2,300

m**Bailey av, 3060** (12:3261), es, 265.6 n Albany Crescent or av, 37.6x67.8x37.7x65; PM; Apr29; Apr30'13; 3y5½%; Bailey Apartment Corpn to Peter A Peterson, 63 Smith, Perth Amboy, NJ. 12,000

m**Bailey av, 3058** (12:3261), es, 225 n Albany rd or Boston av, 75x87.8x75x82.5, except pt for Bailey av; PM; pr mtg $24,000; Apr29; Apr30'13; installs, 6%; Bailey Apartment Corpn to Peter A Peterson, 63 Smith, Perth Amboy, NJ. 14,435.51

m**Barker av (*),** nws, extends from Penfield av to 242d, 200x223.8x200x223.5; PM; Apr24; Apr25'13; 3y6%; Aug J Kimmerle, 72 Perry, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon. 11,000

m**Beech av (*),** ns, 130.10 e Elm, 25x100; pr mtg $3,500; Apr26; Apr29'13; 2y6%; Liborio Durante, 188 Lincoln av to Giocchino Conzales, 1421 Needham av. 500

m**Belmont av** (11:3078), nwc 189th, 15x87.6; ext of $11,000 mtg to Mar10'16 at 6%; Mar 10; Apr30'13; Adele Kneeland extrx &c Chas Kneeland with Goldie J B Sachs, 168 Tompkins av, Bklyn. nom

m**Belmont av** (11:3079), es, 227.3 n Tremont av (177th), 18.10x100; Jan14'11; Apr 26'13; 2y6%; Friedoline Roessler, 1974 Belmont av, to Emma F Roberts, 260 Rutland rd, Bklyn. 1,380

m**Broadway** (12:3271), nec 238th, 25x100; Apr25'13; 5y5%; Wm C Schmidt to Franklin Savgs Bank, 656 8 av. 18,000

m**Bronx blvd, nec Bronx River,** see Bronx River, ns, at ses Newell.

m**Brook av, 373-5** (9:2287), ws, 25 s 143d, 2 lots ea 25x90; 2 mtgs ea $2,000; 2 pr mtgs $—— ea; Apr21; Apr25'13; 2y6%; Wm A Weber, 300 E 75 to Fredk W Sullau, 371 Convent av. 4,000

m**Brook av** (9:2394), ws, bet 167th & 168th, being lot 28 blk 2394 tax map; transfer of tax lien for yrs 1906 to 1908, assessed to L Ryan; Feb20'11; May1'13; 3y6%; City of New York to Alex Shlikerman, 7412 5 av, Bklyn. 257.28

m**Bryant av, es, old ns Tremont av,** see Tremont av, ns, old line, at es Bryant av.

m**Carpenter av (2d) (*),** swc 224th (10th), 75x105, Wakefield; Apr25; Apr28'13; demand, 6%; Albt Mielke to Ebling Brewing Co, 760 St Anns av. 1,225.25

m**Castle Hill av, 1103 (*),** ws, 29 n Watson av (9th), 29x100, except pt for Castle Hill av; pr mtg $——; Apr30; May1'13; 5y5%; Elise Schellenberg to Eliz Betz, Queens, LI. 4,000

m**Cauldwell av, 734** (10:2628), sec 156th (No 650), 100x28; PM; pr mtg $27,000; Apr 24; Apr25'13; 3y6%; Edw H Burger to Adolph & Henry Bloch, 911 Park av. 5,000

m**Cauldwell av** (10:2626), ws, 197.9 n 158th 50.3x130x50.2x130; PM; Apr29'13; 1y5%; Wove Realty Co to Jno B Doherr, 1214 Tinton av. 10,000

m**Crescent av** (11:3072), sec Adams pl, 128.6x124.6x100x43.9; Apr28; Apr29'13; 3y interest as per bond; Saml Pollack, 100 50th, Corona, LI to Rosa Schleissner, 171 E 64. 6,000

m**Crotona av, 2419** (11:3105), ws, 199.9 n 187th, 25.3x80; PM; Apr24; Apr25'13; due &c as per bond; Jno Manginelli & Mary his wife to Henry Beukers, 2419 Crotona av. 5,000

m**Crotona Pkway, es, 439.1 & 576.4 s Tremont av,** see Tremont av, ns old line at es Bryant av.

m**Daly av** (11:2992), es, 517.9 s Tremont av (177th), 75.9x150.11; sobrn agmt; Apr 25; Apr28'13; Walter E Phelps with City Real Estate Co, 176 Bway. nom

m**Daly av** (11:2992); same prop; certf as to 2 mtgs aggregating $56,000; Apr25; Apr28'13; Hoffmann Co, Builders (Inc), a corpn, to same. ——

m**Daly av, ws, 530.6 s Tremont av,** see Tremont av, ns old line at es Bryant av.

m**Daly av** (11:2992), es, 517.9 s Tremont av (177th), 2 lots, ea 37.10x150.11, 2 bldg loan mtgs, ea $28,000; bldg loan; Apr25; Apr26'13; due Jan1'14, 6%; Hoffmann Co, Builders (Inc), to City Real Estate Co, 176 Bway. 56,000

m**Decatur av, 2630** (11:3277), nec 194th (No 385), 20x100; pr mtg $9,000; Apr21; Apr25'13; 3y6%; Jno E Liederman, 127 South Jefferson av, Richmond Hill, NY, to McLernon Realty & Constn Co, 128 West Fordham rd. 1,750

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m**Dudley av (*)**, ss, 250 w Cornell av, 25x100, PM; Apr29; Apr30'13; 1y6%; Louis Jacobi, 1942 Hunt av to Bernard Brady, 1736 Vyse av. 100

m**Eastern blvd (*)**, swc Willow la, 113.9x100x111.5x99.1; pr mtg $3,000; Apr7; May1'13; 1y6%; Baxter Howell Bldg Co to Abr Docterhoff, 1735 Unionport rd. 513

m**Gillespie av (*)**, ws, extends from Harrington av to Coddington av, 225.2x9.2x213.11x58.10; PM; Apr30; May1'13; 3y5½%; Jno J Nellen, 1711 2 av to Wm Koch, 2536 Middletown rd. 650

m**Gleason av (*)**, ss, 35 w Tremont av, 100x108; Apr30; May1'13; 3y6%; Michl M Reynolds, 1822 Gleason av to Anna K M Hetzle, 3361 3 av. 3,000

m**Grand blvd & concourse** (11:2812), nec 179th, 88.8x15.6x85.2x46.6; pr mtg $25,000; Apr25'13; 1y6%; Phelan Bros Constn Co to Emil W Klappert, 873 West End av. 8,000

m**Grand blvd & concourse** (11:2812), same prop; certf as to above mtg; Apr25'13; same to same.

m**Honeywell av** (11:3123), ws, 747 n Locust av (now Tremont av, 20.9x100x20x100; Apr30'13; 5y5%; Mary E Michels to Alfred Low th, 1000 E 182. 3,000

m**Jessup av, 1397-1401** (11:2872), ws, 168.6 n Boscobel av, 100x100; pr mtg $9,000; Apr 26; Apr28'13; due &c as per bond; Mary Corner to Hyman Batken, 5 Attorney. 2,000

m**Kingsbridge rd** (12:3256), nec Nindham pl, being lot 40 blk 3256 tax map; transfer of tax lien for yrs 1905 to 1908, assessed to J J Folean; Dec11'11; May1'13; 3y12%; City of New York to Edw Jacobs, 348 Central Park W. 1,284.43

m**Mapes av, 2011** (11:3106), swc 179th (No 782), 35x100; PM; pr mtg $34,000; Apr14; Apr28'13; 3y6%; Mapes-Tratman Aves Co (Inc), 784 E 179, to Sarah J Schaefer, 784 E 179. 6,000

m**Mapes av, 2011;** certf as to above mtg; Apr14; Apr28'13; same to same.

m**Mapes av** (11:3106), ws, 35 s 179th, 40x100; PM; pr mtg $30,500; Apr14; Apr28'13; 3y6%; Mapes-Tratman Avs Co (Inc), 784 E 179, to Sarah J Schaefer, 784 E 179. 5,000

m**Mapes av** (11:3106); same prop; certf as to above mtg; Apr14; Apr28'13; same to same.

m**Morris av, ws, 59.2 n 150th,** see 148th E, ns, 70.3 e Morris av.

m**Nelson av** (11:2876), ses, 110 ne 175th, 25x80.11 to nws 175th x25x65.11; Apr25; Apr26'13; 4y5½%; Lillie B Gould to Jas P Gould, 63 E 129. 1,500

m**Park av** (11:2901), ses, 646.1 se 170th (8th), 90.2x150; Apr15; Apr25'13; due &c as per note; American Silk Label Mfg Co to Marianna Hey, 3630 Park av. 50,000

m**Park av** (11:2901); same prop; certf as to above mtg; Apr21; Apr25'13; same to same.

m**Prospect av, 1324** (10:2694), es, 218.6 n Home, 37.6x100; pr mtg $30,000; Apr25; Apr28'13; 5y6%; Christina E Warren, 1324 Prospect av, to Anthony Bauer, 1324 Prospect av. 3,000

m**Prospect av, 1358** (11:2970), sec Freeman, runs e16.10xs31.11xe6.11xw45.4 to Prospect av xn51.6 to beg; pr mtg $7,500; Apr22; Apr28'13; due &c as per bond; Bernard Cohn to Benj Abert, 18 Fulton. 6,000

m**Prospect av, 1417** (11:2962); ext of $25,000 mtg to Apr28'16, at 5%; Apr28; Apr 30'13; Title Guar & Trust Co with Anna L Arnold, 3010 Bainbridge av. nom

m**Prospect av, 1417;** ext of $25,000 mtg to Apr28'16 at 5%; Apr28; Apr30'13; Title Guar & Trust Co with Jno H Maatz, 1417 Prospect av. nom

m**Shakespeare av, 1420** (11:2872), ext of $10,500 mtg to Apr22'16 at 5%; Apr22; Apr 25'13; Century Mtg Co with Michl Tiernan. nom

m**Southern blvd** (11:2960), nwc Fairmount pl, 54.11x105.10x50x128.5; PM; pr mtg $5,000 on this & prop adj on n; Apr24; Apr 25'13; due &c as per bond; Borough Estates, a corpn, 3219 3 av to Tremont Av Land Co, a corpn, 27 Wm. 7,250

m**Southern blvd** (11:2960), ws, 54.11 n Fairmount pl, 54.11x83.2x50x105.10; PM; pr mtg $5,000 on this & adj prop on s; Apr 24; Apr25'13; due &c as per bond; Borough Estates, a corpn, 3219 3 av to Tremont Av Land Co, a corpn, 27 Wm. 4,500

m**Stebbins av** (10:2698), es, 188.9 s 165th, 50x80; Apr29; Apr30'13; due July1'13, 6%; Michl Ginto, 2026 Lex av, to Mary Hebron, 265 W 70. 9,500

m**Topping av, 1699** (11:2791), ws 145 n 173d, 50x95; PM; pr mtg $——; Apr25'13; 1y6%; Phelan Bros Constn Co to Pearl Gottlieb, 209 W 148. 1,500

m**Tratman av (*)**, ses, 99.7 e Zerega av, 167.1x110; PM; pr mtg $6,500; Apr14; Apr 28'13; 3y6%; Mapes-Tratman Avs Co (Inc), 784 E 179, to Sarah Browning, 2286 Beaumont av. 3,500

m**Tratman av (*)**; same prop;; certf as to above mtg; Apr14; Apr28'13; same to same.

m**Tremont av (Locust)** (11:3135), ns old line, at es Bryant av (Walker st), 130x100, except pt for Tremont av; also CROTONA PKWAY (11:2985), es, 439.1 s Tremont av (177th), 137.5x219.8 to Daly av x 126.3x258.1; also CROTONA PKWAY (11:2985), es, 576.4 s Tremont av (177th), 27.5 x106x26.1x109.10; also DALY AV (11:2985), ws, 530.6 s Tremont av (177th), 25.3x106x 26.1x109.10; Apr25'13; 5y4½%; Church of St Thomas Aquinas, a corpn, to Emigrant Indust Savgs Bank. 35,000

m**Thierot av (*)**, es, 100 s Ludlow av, 20?x 100; pr mtg $——; Feb15; May1'13; 3y6%; Leonora Klinger, Bklyn to Rosina Dame, 1241 Halsey pl. 7,500

m**Union av** (10:2681), nec Home, runs ne 43xse61.7xe31.6xs12 to Home xsw105.8 to beg; May1'13; 3y5%; Lawrence C Schneider or Houghtaling, Theresa J M Low & Thos M Houghtaling to German Savgs Bank, 157 4 av. 7,000

m**Union av, 975** (10:2669); agmt as to share ownership in mtg; July15'12; Apr25'13; Yatty Kramer with Hattie King, 148 E 65 nom

m**Virginia av (*)**, es, 104.3 n Blackrock av (8th), 25.3x107.6x25x103.6; pr mtg $3,200; Apr28; Apr29'13; due &c as per bond; Elise Bentz, 1953 Chatterton av to Madaline Lindner, 1180 Jackson av. 600

m**Virginia av (*)**, es, 79 n Blackrock av (8th st), 25.3x103.6x25x99.6; pr mtg $3,200; Apr28; Apr29'13; due &c as per bond; Elise Bentz, 1953 Chatterton av to Louis Erzer, 1208 Olmstead. 600

m**Virginia av (*)**, es, 53.8 s Watson av (9th), 25.3x107.6x25x111.5; pr mtg $3,200; Apr28; Apr29'13; due &c as per bond; Elise Bentz, 1953 Chatterton av to Ida Berls, 2177 8 av. 600

m**Vyse av, 2064-8** (11:3132), nec 179th, 119.11x103.4; sobrn of asn of rents to mtg for $4,500; Apr16; Apr29'13; Philip Sugarman et al with Gustav Wein, 967 Trinity av. nom

m**Vyse av** (11:3132), nec 179th, 34x102.9x 34x103.4; Apr19; Apr29'13; due &c as per bond; Jacob Streifler Co, 1135 Intervale av to Gustav Wein, 967 Trinity av. 4,500

m**Vyse av** (11:3132), same prop; certf as to above mtg; Apr17; Apr29'13; same to same.

m**Vyse av** (11:3132), same prop; sobrn agmt; Apr28; Apr29'13; same & Norma Realty Co with same. nom

m**Vyse av** (11:3133), es, 77.9 n 180th, 13x 121.2x43x121.1; pr mtg $——; Apr29; Apr 30'13; 1y6%; Arc Realty Co to Jos L Young, 209 Adelphi, Bklyn. 7,000

m**Vyse av** (11:3133), same prop; certf as as to above mtg; Apr28; Apr30'13; same to same.

m**Washington av, swc 160th,** see 160th E, ss, 150 e Elton av.

m**Westchester av (*)**, ns, 50.1 e Wheeler av, runs e109.3xn101xw59xn19.11xw50xs 113.5 to beg; bldg loan; Apr29'13; 1y6%; Winnie Co to City Real Estate Co, 176 Bway. 40,000

m**Westchester av (*)**, same prop; certf as to above mtg; Apr29'13; same to same

m**Westchester av (*)**, same prop; PM; pr mtg $40,000; Apr29'13; demand; 6%; same to American Real Estate Co, 527 5 av. 19,000

m**White Plains av (*)**, ws, 150 s Morris Park av, 2 lots, ea 25x45, except pt for White Plains av, 2 mtgs, ea $2,500; Apr22; Apr26'13; due June1'16, 5½%; Sophie V, wife Jno Murphy, of Far Rockaway, LI, to Jane W Chichester, 802 W 181. 5,000

m**White Plains av (*)**, ws, 150 s Morris Park av, 50x45, except pt for White Plains av; sobrn agmt; Apr25; Apr26'13; Minnie Bonagur with Jane W Chichester, 802 W 181. nom

m**White Plains rd (*)**, swc Reiss pl, 94.8x 145.8x83.1x131.6; pr mtg $2,000; Apr29; Apr30'13; 2y6%; Wm F Norden, 7 Pleasant av, Union Hill, NJ, to Mary H Norden, 214 E 96. 1,750

m**Woodycrest av** (9:2513), ws, 175 n 165th, 2 lots, ea 15.1x92.3x15.10x91.11; agmt that there is due upon mtg of $7,000 the sum of $1,300, & that same shall be paid in installs of $100 each; Apr25; Apr26'13; Jos E Martire with Euphemia S Coffin & Jas Templeton. nom

m**Woodycrest av, 1079** (9:2513), ws, 175 n 165th, 15.11x92.3x15.10x91.11; Apr1; Apr 26'13; 5y5%; Jos E Martire to Jas Templeton, on William st, Greenhead, Glasgow, Scotland. 3,000

m**Woodycrest av, 1081** (9:2513), ws, 190.11 n 165th, 15.11x93.1x15.10x92.8; Apr1, Apr 26'13; 5y5%; Jos E Martire to Jas Templeton, William st, Greenhead, Glasgow, Scotland. 3,000

m**Woodycrest av, 1083** (9:2513), ws, 206.10 n 165th, 15.11x93.1x15.10x92.8; Apr1; Apr 26'13; 5y5%; Jos E Martire to Jas Templeton, William st, Greenhead, Glasgow, Scotland. 3,000

m**3D av, 4066** (11:2930), es, 414 n 174th, 25x100; PM; Apr30'13; 3y5%; Co-Free Realty Co to V Everitt Macy, Ossining, NY & ano trstes Caroline L Macy. 10,000

m**Plot (*)**, begins 740 e White Plains rd, at point 170 n along same from Morris Park av, runs e 100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Apr23; Apr26'13; 3y5½%; Ambrose Guffanti to Esther Nuttall, 65 Grant av, Richmond Hill, NY. 3,000

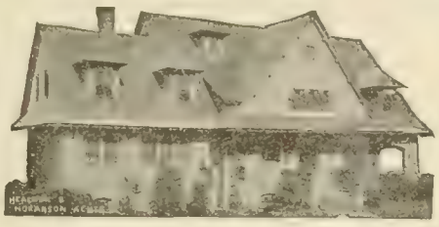
m**Plot (*)** begins 940 e White Plains rd at point 620 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right-of-way over strip to Morris Park av; bldg loan; Apr23; Apr25'13; due &c as per bond; Paul Reiling to Johanna Wagner, 445 E 146. 3,500

m**Bronx River** (12:3357), ns, , at ses Newell st (Washington av), runs ne along River to nws Madison av now Bronx blvd xne —xnw200 to ses Newell (Washington av) xse 262 to beg, except pt for Station pl now Newell, Apr24; Apr25'13; 3y6%; Giuseppe Scotellaro & Giuseppe Capasso to Arthur G Bell, 1738 Topping av. 3,000

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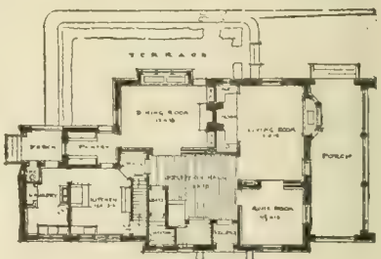


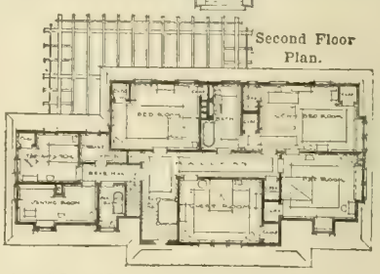
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 10, 1913

THE BIGGEST MUNICIPAL DEBT IN THE WORLD

Gross Funded Debt of New York City Exceeds a Billion — Borrowing Limit Virtually Reached—New Methods of Financing Public Works Must Be Found.

——Article II, Part I——

By HENRY BRUERE, Director, Bureau of Municipal Research.

NEW YORK is the richest municipal corporation in the world, but it is also, and perhaps for this reason, the most heavily indebted. Measured in terms of population, the outstanding gross indebtedness of the city on March 31, 1913, was approximately $225 per capita.

Taxpayers of today are paying for public works bequeathed to them by preceding generations of taxpayers, and are bearing their share of the cost of new undertakings which are to equip New York City for present convenience and future growth.

The first article in this series showed that the major responsibility for the increasing cost of government is attributable to the growth of appropriations for interest and redemption of the city debt in the annual tax budget. This fact fully realized makes consideration of the present debt of the city, the method of its incurring, and the future use of the city's "faith and credit" of vast importance to taxpayers.

The interest, sinking fund and redemption items included in the city budget for 1913 amounted to $54,977,381.34. These items have grown from $40,454,772.86 in 1908, or 35.9 per cent. The total increase in the entire budget in this time was $49,139,174.99, or only 3.38 times the increase in city debt charges.

All sinking fund and interest payments on outstanding bonds are not made from budget appropriations. Dock, water and subway revenues, for example, are used for interest and sinking funds for dock, water and subway bonds. On the other hand, the entire appropriation for "debt service" purposes does not relate to the permanent debt of the city. In 1913, $9,869,064.79 was included in this appropriation for interest and redemption of short term bonds. Interest and sinking fund installments for permanent debt have increased from $29,751,201.62 in 1908 to $45,108.316.55 in 1913, or 51.62 per cent. Since 1911 there has been a diminution in the interest charges for short term indebtedness due to the semi-annual collection of taxes inaugurated in that year on the initiative of Comptroller Prendergast. It is estimated that by collecting taxes in May as well as in October, and thus reducing the amounts borrowed in anticipation of tax collection, $1,500,000 in interest is saved annually.

Table IV.—Appropriations for City Purposes Which Have Increased More Than $1,000,000 During the Period 1903-1913.

Interest on city debt	$25,177,166.99
Department of education	15,143,829.19
Redemption of the city debt and sinking fund installments	6,106,145.50
Police Department	5,171,391.04
Fire Department	3,727,645.12
Water Department	*2,958,539.63
Department of docks and ferries	†2,944,677.57
Department of street cleaning	2,348,464.26
Health Department	2,331,828.02
Deficiency in taxes	‡2,300,000.00
Payments to charitable institutions	2,107,725.96
Department of public charities	1,819,316.22
Department of parks	§1,318,971.58
President Borough of Queens	1,068,108.78

*This takes no account of expenditures in the borough of Brooklyn from revenues of the department.

†This figure represents not an increase in expenditures, but a transfer to the tax budget of items formerly met by sales of corporate stock.

‡Was not included in the budget but was included, nevertheless, in the computation of the tax levy.

§Excludes institutions, museums and care of public library buildings.

In this article Mr. Bruere brings out the startling fact that, through improvident fiscal management, the foremost city in America and the richest municipality in the world has virtually exhausted its constitutional borrowing power and must look for new ways of financing public works. On March 31, the net funded debt of New York City amounted to 7.01 per cent. of the assessed valuation of the real estate in the city, while contract and other liabilities increased the total indebtedness, exclusive of self-sustaining bonds, to 9.11 per cent. of the assessed valuation. As the debt incurring power of the city, except for certain income producing enterprises (water supply, docks, subways) is limited to 10 per cent. of the assessed valuation of the real estate in the city; as the current valuation is fully on a par with "market value," and as this value can not be expected to increase rapidly in the near future, it will be seen that the traditional fiscal policy of the city is no longer adequate to meet the necessity for expansion of municipal functions occasioned by the tremendous growth of population, a growth which has now attained a rate of about 200,000 a year. Mr. Bruere's article points out the choice of fiscal devices open to the city for taking care of its expanding activities. The present article, of which the second installment will appear next week, is the second of a series of five written by Mr. Bruere at the request of the Record and Guide, the purpose of the series being (1) to discover why taxes are increasing out of proportion to the growth of population and (2) to suggest available remedies.

What the City Debt Is.

Not until 1909 could any one answer the question "What Is the City Debt?" In that year, as a by-product of Comptroller Metz' opposition to the approval of contracts for the Fourth Avenue subway, the Court of Appeals determined, after a long hearing before Referee Benjamin F. Tracy, a multitude of questions as to what was to be included in computing the city debt and what was to be excluded, which theretofore had been matters of doubt or confusion. Many of these questions were framed as the result of investigation of the city debt by the Bureau of Municipal Research for which four of the principal banking houses of the city provided the funds. Several questions which are still in doubt were not answered by the Court of Appeals, because the litigants either failed to present the facts to the Court in these respects or failed to present them with sufficient clarity. It cannot be said, therefore, that all the questions involved in determining the constitutional indebtedness of the city are now settled, but it can be said that the margin of uncertainty has been brought down to a very narrow limit. Some of these questions will be referred to again.

New York City's billion dollar debt does not include current liabilities to be paid out of current taxes or other revenues. It represents in major part the following classes of indebtedness:

1. Corporate stock and other long term bonds issued to provide funds for future improvements.

2. Assessment bonds issued by the city to provide funds for public improvements, the cost of which are later to be defrayed either in whole or major part by assessment on properties enefited. The holders of these bonds have recourse to the general credit of the city, and are not limited to any special fund created by the payment of assessment. Assessment bonds, therefore, must be included in the city's constitutional indebtedness.

3. Contracts chargeable against corporate stock or assessment bond funds, less cash balances in particular funds available for their liquidation.

4. Revenue bonds outstanding for five years.

5. Liability for lands taken by condemnation; judgments and open market orders.

The 10 Per Cent. Constitutional Limitation.

These classes of debt make up the total of the city's $1,137,211,853.77 gross funded debt as of March 31, 1913. The constitution says that the municipality may not become indebted in excess of 10 per cent. of the assessed valuation of its taxable real estate. The assessed valuation of the taxable real estate for 1913 was $8,006,647,860, and 10 per cent., therefore, was $800,664,786. Various constitutional amendments and court interpretations, however, permit certain deductions to be made from the gross funded indebtedness in computing the so-called "debt limit." Thus, there are deducted $19,698,222.48 of county bonds issued prior to consolidation on the theory that such obligations should not embarrass the greater city in the extension of its improvements. Likewise subtracted are $145,512,393.60 for water bonds on the theory that these bonds will be redeemed out of the revenues derived from the sale of water and $117,425,778.73 for rapid transit and dock bonds declared by the Appellate Division to be self-supporting under the constitutional amendment of 1909. These deductions foot up to a to-

tal of $282,636,394.81, or 24.85 per cent. of the total funded debt. Every dollar of this indebtedness is a claim against the general credit of the city, but since the proceeds of these borrowings have been invested in revenue producing properties the bonds are properly disregarded in determining the extent to which the city may increase its obligations.

Besides subtracting exempt bonds, an additional $293,139,615.85 is deducted from the gross debt in computing the credit "margin" because this sum is held by the city in the form of cash and securities for sinking fund purposes. The sinking funds consist very largely of city bonds. The city by holding 25.77 per cent. of its outstanding indebtedness as sinking fund investments enlarges its power to add to its borrowings from other sources.

Table V.

Condensed Statement Setting Forth the Constitutional Debt Incurring Margin as of March 31, 1913.

Ten per cent. of assessed valuation of taxable real estate			$800,664,786.00
Gross funded debt		$1,137,211,853.77	
Less			
Exemptions	$282,636,394.81		
Sinking fund holdings	293,139,615.85		
		575,776,010.66	
Net funded debt		$561,435,843.11	
Add			
Net contract and land liability, judgments, etc.		168,541,235.56	
			729,977,078.67
Constitutional Debt Margin			$70,687,707.33
Reservations against this margin have been made to the extent of $59,532,376.51 for the following purposes:			
Rapid transit		$6,006,323.24	
Docks and ferries		15,000,000.00	
Uncollectible taxes		5,000,000.00	
Various municipal purposes		33,526,053.27	
		$59,532,376.51	
Leaving an unreserved margin of		11,155,330.82	
		$70,687,707.33	

*After exemptions and sinking fund have been deducted.

The Net Funded Debt.

After making the foregoing deductions the comptroller's statement of March 31 shows a "constitutional" or net funded debt of *$561,435,843.11, or 7.01 per cent. of the assessed valuation of the real estate of the city. Liabilities of the city, consisting largely of contracts chargeable against corporate stock funds and which will involve the issuance of further stock on March 31 of $168,541,235.56, (including $88,200,000, the amount of the city's proposed immediate contribution to the new subways), bring up the total indebtedness to **$729,977,078.67** or 9.11 per cent. of the assessed valuation of the city's real estate.

To find the borrowing margin, this sum must be deducted from 10 per cent. of the assessed total valuation. The result is $70,687,707.33. But the Board of Estimate and Apportionment has set aside all except $11,155,330.82 of this sum for specific purposes, thus $6,006,323.24 for rapid transit, $15,000,000 for docks and ferries and $38,526,053.27 for various other municipal purposes.

What the Debt Represents.

That portion of the city's indebtedness which does not represent investment in subways, docks and water, has been expended to provide bridges, schools, parks and streets, courthouses, fire and police stations and other more or less permanent structures of the city.

The Comptroller is still engaged in preparing the first inventory ever made of New York City's property. No one, therefore, now knows the exact value of this property nor what the assets are that offset the city's formidable indebtedness. This inventory, now in preparation, will estimate the present value of structures built out of bonds issued 25 or 30 years ago. If an investigation were made it would undoubtedly be found that a very large part of property purchased out of the proceeds of corporate stock within the last 50 years has now totally disappeared. Until 1909 it was the practice, for example, to pay a portion of current expenses out of 50-year bonds. Formerly, horse collars and blankets, tin pails, etc., for the Street Cleaning Department were purchased from the proceeds of 50-year bonds under a foolish law which authorized the city to charge against corporate stock the plant and equipment of the Street Cleaning Department, and left to the whims of subordinates to determine what constituted "plant and equipment." Taxpayers are still paying heavy interest and sinking fund charges on "capital" outlays of this character.

Table VI.—Purposes of Bond Issues, 1898-1912.

General Purposes.	Grand Totals Issued from 1898 to Dec. 31, 1912, inclusive.	Percentum of Corporate Stock Issued.
Corporate Stock:		
For water	$149,622,568.00	18.77%
For rapid transit	93,162,337.28	11.69
Total	$242,784,905.28	30.46%
For Various Municipal Purposes:		
Schools and sites	$96,132,036.44	12.06%
Libraries and sites	11,773,660.00	1.48
Parks and places	28,438,769.88	3.57
Public buildings (other than schools and libraries)	47,935,299.61	6.01
Bridges	89,599,260.77	*11.24
Docks and ferries	84,332,637.38	10.58
Streets and roads	112,393,511.61	14.10
Health Department	3,704,561.18	.46
Street cleaning	3,171,255.00	.40
Police Department	3,964,384.71	.50
Fire Department	6,318,672.19	.79
Correction	750,613.07	.09
Public Charities	3,409,102.48	.43
Refunding old debts and matured bonds	1,883,800.73	.24
Miscellaneous purposes.	7,725,126.75	.97
Total, Corporate Stock for Various Municipal Purposes	$501,532,691.80	62.92%
For deficiencies in tax levies of 1904 and prior years	$18,000,000.00	2.25%
Total Corporate Stock for All Purposes	$762,317,597.08	95.63%
Assessment Bonds		
For local improvements-street improvements	$34,857,132.65	4.37%
Grand Total		
Corporate Stock and Assessment Bonds	†$797,174,729.73	100%
General Fund Bonds	$137,500,000.00	

*Includes the outlay on the new municipal building.

†Does not include corporate stock notes as follows, viz.:

For various municipal purposes	$17,174,691.74
For rapid transit	966,683.94
For water supply	17,249,719.67
Total corporate stock notes outstanding Dec. 31, 1912	$35,391,095.35

Unscientific Use of Borrowed Funds.

There is still injudicious use of proceeds of 50-year bonds. No classification has been made of the prospective life of different kinds of property acquired by the use of borrowed funds. The proceeds of 50-year bonds may be used to buy bed linen as a part of the original equipment of a hospital, or they may be used to buy a strip of real estate certain to enhance in value. The general theory under which long-term bonds are issued to pay for improvements is that by this means the cost of improvements which will benefit successive generations may be apportioned with practical equity to those generations. For the 50-year bonds issued today are not paid in toto by the taxpayers of fifty years hence. Each year the city sets aside a sum which, with interest accumulations, will wipe out the total principal at the end of the term of indebtedness. Thus, the taxpayers of each year contribute their proportionate share to the extinguishment of the debt. The principle is precisely fair. An alternative which other cities are increasingly practicing is to issue serial bonds falling due in successive years. The imposition of the burden is exactly the same, although the method employed slightly differs.

Scientific use of the city's borrowing power requires, first, that the term of bonds issued corresponds fairly closely to the estimated life of the property for whose acquisition they are issued, and, second, that the bonds be paid off by amortization or redemption by successive generations of taxpayers in proportion to their enjoyment of the property which the bonds represent.

Taxpayers and the City Debt.

Taxpayers may not justly complain of the major part of the city debt burden, for taxpayers in a large measure have directed the expenditure of funds which the debt represents. It is taxpayers who in new sections of the city insist upon the construction of schools in order that their properties may become attractive to tenants. It is taxpayers who want docks and water supply, and taxpayers who want parks, hospitals, courts, subways and bridges. The present debt of the city reflects expenditures necessitated by the period of its greatest growth, a growth that has brought unprecedented returns to many land owners. New York City is reaping the whirlwind of public improvement prodigality which came to its climax in the McClellan administration. Real estate speculators have tapped the city treasury to their hearts' content, for in the past improvements have been made in large degree as a result of local pressure and individual enterprise, and without reference to the general needs of the city.

Present Pressing Problems.

Consideration of the past, however, will profit no one except as it points the way to a right future course. More impressive than the mammoth proportions of the city's debt is the plain fact that if New York were today lacking its physical equipment of sewers, water works, parks, schools, etc., it could not, with its present resources, provide them. New York is confronted with a lean period in public improvements, for except as assessed valuations increase it will be compelled by the force of the constitution to stop spending borrowed funds for schools and other improvements. The tax department foresees a period of slow advancement in assessed valuations.

If this is true, taxpayers in Queens desiring improvements can no longer obtain them through burdening the taxpayers of the entire city. Taxpayers in The Bronx desiring subways can no longer escape paying the cost by pledging the "faith and credit" of the entire city. New York is now in a position where it must consider one of three alternatives—first the wider use of the principle of benefit assessments as a means of financing public improvements; second, the inclusion of capital outlays in current tax budgets, or, third, obtaining constitutional authority for using other means for financing improvements such as excess condemnation, the issue of specific lien certificates, etc.

(To be continued.)

BEDFORD AVENUE'S RECENT CHANGES

One of Brooklyn's Longest Thoroughfares—Its Fine Residential Part Is Vanishing and Trade Is Increasing There—The Business Section of the Avenue.

PENETRATING almost the entire width of Brooklyn, Bedford avenue is of variable character. It derives its name from the ancient village of Bedford, the center of which in Revolutionary days was at Bedford avenue and Fulton street. Bedford avenue originally extended from Eastern Parkway north to Division avenue, in the Eastern District. Twenty odd years ago it was extended northward to Manhattan avenue, in the Greenpoint section of the borough; and, subsequently it was extended southward from Eastern Parkway to and through Flatbush practically to Coney Island. The invasion of the suburban area of Brooklyn by homeseekers and the great municipal improvements that followed required the opening of Bedford avenue southward. Its opening south of the Parkway was marked by the erection of the immense armory of Troop C of the National Guard, on Bedford avenue. For a long distance south of Eastern Parkway Bedford avenue is not improved to any extent, but in the immediate Flatbush section of Brooklyn the avenue is improved with fine detached homes. From Bergen street to the Parkway, Bedford avenue is improved principally with good apartment houses and with a sufficient number of stores to meet the demands of neighborhood trade. This part of the avenue is in one of the highest parts of Brooklyn.

From Manhattan avenue to Broadway, in Williamsburg, Bedford avenue is a motley aggregation of old tenement houses and small stores, intermingled with light manufacturing concerns. Here the avenue penetrates a great industrial section of Brooklyn, where some of the largest industries in the greater city are situated. There is little if any tendency toward modern improvement in this part of Bedford avenue. From North 12th street to Manhattan avenue Bedford avenue passes through Greenpoint (McCarren) Park, a large municipal breathing space that is bounded by Berry street, Nassau avenue, North 12th street and Manhattan avenue. Consequently there is a long stretch of the avenue that is a divisor of other and built-up parts. Manhattan avenue, with which Bedford avenue directly connects, leads to the bridge across Newtown Creek to Long Island City. At Flatbush, Bedford avenue ostensibly ends at Foster avenue, but as a matter of fact East 25th street is a continuation of it due south to Sheepshead Bay or the ocean front of Brooklyn.

Once a Fashionable Section.

Probably the most notable change that has taken place on Bedford avenue is in the section from Flushing avenue north to the fountain at Division avenue, in Williamsburg. Most of this part of the avenue was for two generations an exclusive residential quarter of Brooklyn. Old mansions occupy nearly every corner, bespeaking an elegance that has vanished, for this part of the thoroughfare has depreciated to the extent that a different class of population has come in. Many of the old mansions have either become boarding houses or are occupied for studio purposes of different kinds. Some of them have been transformed into club houses, notably the one occupied by the Hanover Club, at the southeast corner of Bedford avenue and Rodney street. When the extensive structural improvements in Flatbush were commenced fifteen years or more ago the best part of the Williamsburg section was drawn upon for population for the new outlying district, with the result that many old families in Bedford avenue were among those who followed the southward movement.

Business Invasion.

So extensive was this residential change that one of the large churches of Williamsburg sold its property in that part of Brooklyn and built a new edifice in the Flatbush section, so as to hold its old parishioners. Business is now invading the part of Bedford avenue, in Williamsburg, immediately opposite the fountain. Old brownstone fronts, that once housed some of Brooklyn's notables, are being remodeled for business purposes and more are being advertised for that purpose. Notable among the changes here was the demolition of the Dr. J. T. Brady mansion, at the southwest corner of Bedford avenue and Morton street. Thirty years ago or less, this building was considered one of the show residences of Brooklyn. Another house that was abandoned by its wealthy owner was that of the late Moses May, on the better part of Bedford avenue. He sold it a few years before his demise to move to a house on Jefferson avenue, in the part of Brooklyn near Fulton street and Bedford avenue, or part way across the borough. As this part of Bedford avenue has changed in residential tone, the intersecting streets that compared favorably with the avenue in character have changed accordingly. The opening of the Williamsburg Bridge, which is a short distance away, and the widening of Taylor street in a westerly direction to Bedford avenue have tended to still more strongly accentuate the changes on Bedford avenue. As the old Brooklyn Bridge changed the fine residential tone of a large part of Brooklyn Heights, so has the Williamsburg Bridge caused pronounced changes in the Bedford avenue neighborhood from Division avenue to Heyward street.



BEDFORD AVENUE AT DEAN STREET.



BEDFORD AVENUE AT THE FOUNTAIN.

What the Vacant Stores Mean.

While dwellings on Bedford avenue are being altered for business purposes to a degree, an anomaly exists in the Bedford avenue blocks immediately to the north, or from Division avenue to Broadway. Here there are numerous vacant stores which a few years ago were well rented. Undoubtedly the cessation of heavy traffic on lower Broadway, from Bedford avenue to the ferries at the foot of Broadway, have had much to do with the business changes in these blocks. Between South 8th street and South 9th street, in this part of Bedford avenue, there are seven vacant stores, while a large store at the southeast corner of South 9th street is also vacant. At the northeast corner of Bedford avenue and South 8th street is a 4-story department

store building that was abandoned as such a few years ago and is now used as a knitting mill. Smith, Gray & Company still maintain their original store at the southeast corner of Bedford avenue and Broadway.

A notable improvement in the old fine residential part of Bedford avenue is taking place at the northeast corner of Keap street, where the Williamsburg branch of the Young Women's Christian Association is erecting a handsome large building to be used as its headquarters. At 559 Bedford avenue, on the northeast corner of Rodney street, is the large residence where the late Millard F. Smith lived. The house is four stories and 45x60 feet in size, while the plot is 45x100 feet, with a garage on the rear fronting in Rodney street. This house is on the market and will probably be altered either into a club house or studio building if it changes hands. In the vicinity of Heyward street, there are some fine apartment houses on Bedford avenue.

A Dividing Line.

A distinct improvement has been made on the west side of Bedford avenue in the block from Flushing avenue to Wallabout street. A row of 6-story brick and stone flats with stores have superseded the old Coe & Merritt carriage factory that long stood on the site. From Flushing avenue to Myrtle avenue there have been very few structural changes on Bedford avenue. Old frame dwellings and stores comprise the improvements Flushing avenue was always considered the dividing line between Williamsburg and Brooklyn in the days of the separate existence of those municipalities. The old edifice of the Bedford Avenue Baptist Church, on the west side of Bedford avenue, between Myrtle and Willoughby avenues has just been bought by the Congregation Beth Jehuda and is now used as a synagogue. This building marks the great change in the kind of population in the vicinity. There is a large plot at the southwest corner of Bedford and Willoughby avenues that is on the market. This corner was for many years used as a coal yard. From Willoughby avenue to De Kalb avenue Bedford avenue is made up of old dwellings and a few apartment houses that retain the same class of population they always had, as do also the dwellings on Bedford avenue from De Kalb to Lafayette avenue.

A Busy Trade Center.

From Lafayette avenue south to Fulton street, a distance of one-half mile or more, Bedford avenue is a busy trade center and there are some very good small stores there, with here and there a garage, as well as numerous automobile showrooms. The most prominent improvements on this part of Bedford avenue are the Bedford branch of the Young Men's Christian Association, at the northeast corner of Monroe street, the old Masonic Temple, at the northwest corner of Madison street and a block front of modern stores, offices and assembly rooms in one building, on the west side of the avenue from Madison street to Putnam avenue. The oldest public school building in Brooklyn is at the southwest corner of Bedford and Jefferson avenues. During the last ten years many brownstone flats on Bedford avenue, between Jefferson avenue and Fulton street, have been altered into business buildings in their two lower stories. There is a great deal of pedestrian traffic on this part of Bedford avenue evenings, while afternoons also contribute a good quota of people.

South of Fulton Street.

Bedford avenue, from Fulton street south to Bergen street, is somewhat broken in character. Most of the dwellings in this part have been either remodeled or are used for business purposes, while the long block front on the west side of Bedford avenue, from Brevoort place to Atlantic avenue, is vacant. There were prospects, at one time, that the city would take this block for park purposes, but the plan was abandoned. The Union League Club of Brooklyn has a fine club house at the southeast corner of Bedford avenue and Dean street, in this part of the avenue. Nearby, Rogers avenue meets Bedford avenue diagonally, thus forming a square in front of the club house, in the center of which is a heroic size equestrian statue of General Ulysses S. Grant, which was presented to the city by the Union League Club many years ago. On the west side of this square some new apartment houses and stores have been erected. The armory of the 23d Regiment of the National Guard occupies the west block front of Bedford avenue, from Atlantic avenue to Pacific street. There are very few, if any, store vacancies in the strong business part of Bedford avenue.



A BUSINESS SECTION OF BEDFORD AVENUE.

NEW SUBWAY STATIONS.

Transit Companies and Public Service Commission Reach Agreement as to Exact Locations.

Agreement has been reached by the transit companies and Public Service Commission regarding the location of nearly all the new stations on the subway routes to be built under the contract adopted recently. The commission is preparing the final maps. The list of stations as it now stands is as follows:

Interborough Company.

South Ferry, Rector street and Cortlandt street.

William Street Line—Wall street, Fulton street, Park place, Chambers street (express); Franklin street, Canal street, Houston street, Christopher street, 14th street (express); 18th street, 23d street, 28th street, Pennsylvania Station (express), and Times Square (express).

Flatbush Avenue and Eastern Parkway Line—Atlantic avenue (express), Bergen street, Prospect Park Plaza, Underhill avenue, Franklin avenue (express); Nostrand avenue, Kingston avenue and Utica avenue (express).

Nostrand Avenue Line—President street, Sterling street, Winthrop street, Church avenue, Beverly road, and Newkirk avenue.

Livonia Avenue Line—Sutter avenue, Saratoga avenue, Rockaway avenue, Junius street, Georgia avenue, Van Sicklen avenue, and New Lots avenue.

Steinway Tunnel Extension—Grand Central, Long Acre Square.

Steinway Tunnel, Queensboro Line—Vernon avenue, Jackson avenue, Van Alst avenue, Ely avenue, 12th street, and Queensboro Plaza (express).

Woodside-Corona Line—Rawson street, Lowery street, Bliss street, Lincoln avenue, Woodside (express); Broadway, 25th street, Elmhurst avenue, Junction avenue (express); Sycamore avenue, Beebe avenue, Washington avenue, Broadway, Grand avenue, Hoyt avenue (express), and Ditmars avenue (express).

White Plains road Line—East 180th street (express), Burchell avenue, Pelham Parkway, Allerton avenue, Gun Hill road (express); East 219th street, East 225th street, East 233d street, East 238th street, and Becker avenue (express).

Clark Street Line, Brooklyn—Henry street, Borough Hall.

Brooklyn Rapid Transit Company.

Nassau Street Line — Chambers street, Fulton street and Broad street.

Broadway-59th Street Line—Whitehall street, Rector street, Cortlandt street, City Hall (express), Canal street, Prince street, 8th street, Union Square (express); 23d street, 28th street, 34th street (express); Times Square, 49th street (express); 57th street, Fifth avenue, and Lexington avenue.

Canal Street Line—Broadway.

14th Street, Union Square, Eastern District Line—Sixth avenue, Manhattan; Union Square, Third avenue, First avenue, Bedford avenue, Graham avenue, Grand street, Morgan avenue, Flushing avenue, DeKalb avenue, Ridgewood, Halsey street, Central ave., Broadway.

Montague Street Line—Court street.

St. Felix Street, Flatbush Avenue Line—Atlantic avenue and Seventh avenue.

New Utrecht Avenue Line—Ninth avenue (express), 44th street, 49th street, 55th street, 59th street, 62d street (express); 71st street, 79th street, 18th avenue, 20th avenue, Bay Parkway (express); 25th avenue, and Surf avenue.

Gravesend Avenue Line—Fort Hamilton Parkway, 13th avenue, Ditmas avenue, 18th avenue (express); Avenue J, Avenue N, Avenue P, Kings Highway (express); Avenue U, Avenue X, Neptune avenue, and Surf avenue.

APARTMENT BUILDERS OPPOSE AMENDMENTS

Extra Stairways Would Be Impracticable in a Small Flat—Besides They Would Add to the Cost of Construction—Will Appeal to Mayor Gaynor.

WHEN it became known that the bill providing for two independent means of egress in all apartment houses and otherwise amending the Tenement House Law had passed the Legislature and had gone to the Governor decided opposition to the measure began to appear among architects and speculative builders. In answer to a number of inquiries it was stated at the Mayor's office that a hearing would be granted as a matter of law and that the date would be announced in the City Record.

The bill gives the builders of future apartment houses the choice of providing either two independent stairways, a fire tower or an outside fire-escape. The extra stairway must under the terms of the bill be remote from the one already provided for by law, must be directly accessible at each story from each apartment without having to pass through the first way of egress and must be separated from the other by walls.

In the past the law has assumed that fireproof buildings were safe enough without being equipped with special fire-exits, but the public movement in behalf of fire-prevention has developed in official circles a belief that every apartment house hereafter erected should have at least two means of exit. While the pending measure does not relate to houses in being, it is not improbable that, should it be enacted, laws for the equipment of all other apartment houses similarly would follow in due time.

Increases Construction Cost.

The pending measure is objected to principally on the ground that it increases the cost of construction, and consequently will either reduce the net income from real estate holdings or increase rentals to the public. Apartment house architects and builders interviewed on the subject mostly expressed repugnance to defacing the exteriors of costly apartment houses of the first class with iron stairs and balconies, and some of the principal builders opposed the extra interior stairways not only on account of their cost but for the further reason that they would be very wasteful of space and quite impracticable in houses planned for small suites of three or four rooms, as many are nowadays.

A firm of architects who have planned as many apartment houses of the first class as any other firm in the city during the past decade, said that they would certainly oppose the approval of the bill by Mayor Gaynor. They said further:

Needlessly Exacting.

"Regarding exits in fireproof buildings, it is the professional opinion that requirements are becoming needlessly exacting. The present law sufficiently safeguards the tenants in apartment houses up to twelve or thirteen stories in height. When a building exceeds this height, an additional exit should be provided and invariably would be by the owners and architects. It is very undesirable to put outside fire-escapes on a fireproof building, and within the last few years the owners have been building fireproof apartment houses that are exempt from fire-escapes, in preference to building non-fireproof buildings. Furthermore, what woman or child would use a fire-escape eight or more floors up over the street?

"An additional flight of stairs either inside or outside would not be objectionable were it not for the fact that to meet the law when amended, these stairs must be directly accessible at each story to each apartment **without having to pass through the first way of egress.** Why not have a fire tower reached through the public hall if we must have another stairway?

"As an instance, consider a corner, say 100 by 100 feet, or 100 by 125 feet, made up of two, three, four and five room suites. One can readily see that the number of additional stairways that would be required, and if fire-escapes were provided—what an architectural monstrosity!

"Fire towers as permitted under the Tenement Law, without windows to the outer air, are a most undesirable means of exit (even though electrically lighted). Proper ventilation is a requisite and to secure ventilation, means a great loss of rentable area.

Caution Advised.

"Before the amendments become law, careful thought and study should be given to the problem, and architects and builders will readily agree that it will be an unnecessary and unwarranted hardship and extravagance in planning to put in all of these stairs and towers. Fire experts will tell you that in case of fire, people use only the exits they are accustomed to, instead of more. Let us make the one or two invulnerable.

"As we said before, builders have been going nine stories in height on 60 foot streets to avoid fire-escape requirements, etc., which has been a most desirable thing for the beauty of the city. The amendments to the law will in all probability bring them back again to six-story non-fireproof buildings with fire-escapes.

"We trust the entire matter can be carefully thrashed out before the amendments become law. If so, architects and builders will be most grateful.

"Careful consideration should also be given to all the other amendments, and those amendments in reference to the use of reinforced concrete, for building of embankment walls, etc., should be given some consideration by the Joint Committee of City Departments so that the Tenement House Act and the new Code (when we get it) will not be in conflict.

"The amendment in regard to retaining walls allows a maximum of 24 inches. The curb at the rear of the janitor's apartment is generally 7 feet 6 inches below the curb, and from the ceiling to the sill of the first-story window is generally 3 inches; therefore, the maximum of 24 inches allowed in the amendments would be good for only 8 feet high. This in itself requires careful consideration in order to meet the desired result, and to conform to the Building Code."

Extra Fire Exits.

In anticipation of the introduction of a measure such as this The Record and Guide interviewed some months ago a considerable number of architects and builders of prominence and discovered a strong feeling existing against exterior fire-escapes.

Ralph S. Townsend of Townsend, Steinle & Haskell, (Inc.) could not see of what use additional fire-escapes would be on houses constructed under the new amendment.

"The best fire-escape for practicability and safety," said Mr. Townsend, "consists of a stairway or stair tower enclosed in fireproof walls, with all openings protected by self-closing fire-boards, communicating only with public halls, on each floor. This gives a direct means of egress to all tenants, and, as these stairways are constructed and finished with fireproof material throughout, there is nothing in them to burn or cause conflagration.

"We therefore strongly object to the addition of outside fire-escapes, which, owing to the nature of the occupancy, cannot be protected from flames bursting out of the window on the various floors, which would probably compel fleeing tenants to pass through flames in order to reach the ground."

Charles Buek, architect and builder of high class houses for many years, said that exterior fire-escapes were makeshifts and excusable only where defective planning and faulty arrangement of the interior as to stairs and exits made provision of the kind unavoidable. The tenement house law as it stood wisely dispensed with them on fireproof buildings.

Alex Kahn of 220 Fifth avenue, one of the builders of the Hendrick Hudson, and partner of Frederick Johnson in many operations, voiced the opinion of himself and his associates that the rules and regulations heretofore laid down by the building and tenement house departments have sufficiently provided for the safety of tenants in fireproof apartment houses.

Capt. John P. Leo, architect, builder and a member of the Board of Examiners, was of the opinion that the only solution of the problem would be found in the installation of smokeproof towers containing stairs and accessible at each and every floor.

34th Street Route Cancelled.

The Public Service Commission rescinded a resolution previously passed laying down a rapid transit route in 34th street, Manhattan. This route was laid out by the commission for use as either a subway or a moving platform. Last summer, after protest from interested property owners, the commission withdrew the route from the Board of Estimate and Apportionment, where it had been sent for approval. This action leaves 34th street without a rapid transit route.

—Park avenue is making good on the best predictions for its future. The Ogden Goelet estate is the latest to start a building operation. At the southwest corner of 55th street they will erect a twelve-story apartment house from plans by Julius Harder, and Moore & Wyckoff will be the agents. It will be a house of big apartments. On three floors there will be but one apartment each of nineteen rooms, and on the other floors two apartments each.

AWARDS FOR THE COURT HOUSE SITE

Total Value of the 62 Parcels Taken Fixed by the Commissioners at $6,126,000—And $12,600 More for Trade Fixtures.

THE commissioners to condemn the property for the new Court House, namely Abram I. Elkus (chairman), Henry Schneider and James J. Coogan, commissioners have filed their preliminary report fixing the value of the properties taken by the city.

The total value of the property taken as fixed by the commissioners is $6,126,050.63. The tenants who occupy portions of these different properties are to receive from the owners of the property—that is to say, deducted from this amount—the sum of $46,224.17, being the value of their leasehold interests. These tenants are also to receive from the City of New York the sum of $12,602.82 being the value of their trade fixtures which the city destroys or injures by reason of taking their property. The total amount which the city will have to pay, therefore, according to this report, will be $6,138,653.45.

This proceeding was begun on June 7, 1912, and the commissioners immediately began hearings. There were 62 parcels acquired in the proceeding, comprising about 73 city lots. Most of the parcels are improved, and some of them with large buildings from six to twelve stories in height.

The property owners were represented by no less than thirty-five lawyers, among whom were George W. Hubbell, Bowers & Sands, Truman H. and George E. Baldwin, Michael J. Mulqueen, Edward W. Murphy, Weekes Brothers, Philbin, Beekman and Menken, Deyo and Bauerdorf, Rosenthal and Steckler, Zabriskie, Murray, Sage and Kerr and The City of New York by Assistant Corporation Counsel Charles D. Olendorf.

The record consists of 6,707 typewritten pages. There were about one hundred court sessions and the commissioners spent about twenty-five days in examining the property, reading the testimony and briefs and considering their decision.

Herewith is printed a complete list of the properties taken, with names of owners and lessees, and awards as fixed by the commissioners.

List of Properties, Owners and Awards.

Damage Nos.	Street Nos.	Owners.	
12		Wm. Dachshlager, lessee	$1,387.37
		Jas. Vincent, sub-lessee	100.00
14	57-9 Centre St.		
	514 Pearl st.	Thos. P. Fitzsimmons	143,444.00
14a.	61 Centre st.	M. L. Langbein	36,146.00
15—16	520 Pearl st.		
	25-7 Lafayette st.	Kate Halk, et al.	249,358.00
17	29-33 Lafayette st.	Stuart Duncan	226,789.00
	63 Centre st.	C. F. Hubbs & Co., lessees	15,416.00
18	Triangular plot bet 35-7 Lafayette st.	Cent. Bldg. Imp. Co.	1,500.00
20	37 Lafayette st.		
	120 Worth st.	C. F. Sweeney et al.	59,000.00
21	35 Lafayette st.		
	122 Worth st.	J. H. Barclay et al.	52,900.00
22	124 Worth st.	E. M. Ward et al.	38,500.00
22a-29	126 Worth st.	H. H. Cammann and E. C Cammann,	
	65 Centre st.	trustees	124,738.00
24	130-2 Worth st.	John Vicario	73,100.00
25	134 Worth st.		
	73 Centre st.	Lena Frank	45,000.00
26	71 Centre st.	B. F. Golden	32,000.00
27	69 Centre st.	Robt. Goelet et al.	30,786.00
28	67 Centre st.	Est. of Morgan Jones	29,889.00
30—31	515-17 Pearl st.	Elise Boyd	142,187.00
	119-21 Lafayette st and triangular plot bet 21 Lafayette and 517 Pearl st.	H. Hillebrand, lessee	5,500.00
32	513 Pearl st.		
	47-49 Centre st.	F. V. C. Parsons et al.	65,000.00
33	43-5 Centre st.		
	15-17 Lafayette st.	Samuel Green	122,000.00
35	88-90 Centre st, s e cor Leonard st.	Bradhurst Realty & Constn. Co.	114,600.00
36, 37	148-50 Leonard st.		
& 51	86 Centre st.	Jas. Boyd, trustee	106,700.00
38—39	152-4 Leonard st.	Jacob B. Halk	60,932.00
40	156-60 Leonard st.	Lowenfeld & Prager	169,843.00
41	162-6 Leonard st.	Simmons Realty & Const. Co.	94,500.00
42	166½-8 Leonard st.	Irving Baum	44,924.00
43	44-6 Baxter st.	David Simmonetti et al.	88,039.00
44	42 Baxter st.	Louis Oliva and Dominic Gaussa	61,728.00
45	38 Baxter st.	M. C. Cellilo	62,554.00
47	153-7 Worth st.	Five Points House of Industry	397,704.63
48	145-7 Worth st.	N. Y. Dispensary	127,957.00
49	76-80 Centre st.	Andrew Dougherty et al.	282,595.29
		Canfield Paper Co, lessees	624.80
50	84 Centre st.	Jas. Boyd	79,500.00
52	66-8 Centre st.	Est. of A. C. Kingsland	160,400.00
53	140 Worth st.	E. Mezzadri	17,220.00
54	142-50 Worth st.		
	3-6 Mission pl.	Est. of Wm. B. Dana	279,534.00
55	56 Park st.		
	1-2 Mission pl.	M. B. de Fock and Farmers L & T Co., trustees	84,707.00
56	52-4 Park st.	Abram M. Clonney	124,560.00
		Oberly & Newell, lessees	3,750.00
57	50 Park st.	Georgiana Maclay and Robt. McClay Bull	44,648.00
58	46-8 Park st.		
	502 Pearl st.	Alex. Campbell and Josephine B. Campbell	85,754.00
59	504 Pearl st.	Michael Bacci, lessee	2,752.00
60	506 Pearl st.	Patrick Murphy	55,000.00
61	508 Pearl st.	Dennis Shea	52,514.00
63	58 Centre st.	John A. Weekes and B. F. Golden	69,884.00
64	60 Centre st.	E. V. Swift	79,557.00
65	62-4 Centre st.	R. L. Howell	88,636.00
		Henry Wendt	87,859.00

LAW OF CITY CONTRACTS.

Contractor Not Liable for Damage Caused Through Subcontractor.

A trial of great interest to contractors working for the city has just ended before Justice Vernon M. Davis and a jury in the Supreme Court in this County.

The Lord Electric Company sued the City of New York, through Eidlitz & Hulse, its attorneys, to recover the sum of $28,138.56 with interest, being the balance due for work that it performed in the erection of the Manhattan Bridge, in this city.

The City of New York set up in its defense that a fire on the bridge in March, 1910, resulted in damage to the city equal to the amount claimed by the contractor. The city claimed further that, while the fire was caused by the negligence of the sub-contractor of the Lord Electric Company which was engaged in asphalt work upon the bridge, the primary obligation was between the city and the contractor, and that it was the contractor's duty to look to the sub-contractor for reimbursement to the extent that the city claimed damage against the contractor.

In support of this contention, Assistant Corporation Counsel Martin, relied upon two provisions of the contract and specifications. The first is contained in Article Y of the usual form of contract between the city and contractors and reads in part, as follows:

> And he will indemnify and save harmless the city from all suits or actions and damages or costs of every name and description to which the city may be subjected or put by reason of any injury to the person or property of another, resulting from the negligence or carelessness on the part of the contractor, his servants or agents, in the delivery of the materials and supplies or by or on account of any act or omission of the contractor, his agents or servants.

Upon this branch of the case, Mr. Hulse, on behalf of the contractor, argued that the words "servants or agents" did not include "sub-contractors" and that only some act or omission to act on the part of the employees of the Lord Electric Company would give the right to the city to claim damages against the contractor.

The second provision relied upon by the city is in paragraph 18 of the specifications, which says: "The contractor shall be responsible for all injury to persons or property due to his operations."

The Corporation Counsel contended that this provision meant the operations not alone of the contractor but of all sub-contractors employed by the contractor.

In reply to this, Mr. Hulse argued that the words "his operations" meant only the operations of the contractor itself and not the operations of any sub-contractor engaged upon the work, even though he was a sub-contractor under the general contractor, who held a contract with the city; that the contract also contained a provision that no subcontractor should be employed upon the job except with the written approval of the Department of Bridges; that the Department of Bridges, having consented in writing to the employment of the asphalt paving company as a subcontractor upon the work, it made the asphalt company an independent contractor, for whose negligence the general contractor was not responsible; and the city, therefore, was relegated to its remedy of prosecuting an action against the sub-contractor, the asphalt paving company, for the damage sustained by the city.

Justice Davis ruled that these contentions, on behalf of the contractor, were sound, and directed the jury to find a verdict in favor of the contractor and against the city for the amount claimed, $28,138.56 with interest.

This seems to be the first interpretation given by the courts of this state in relation to these particular provisions of the city contracts, and it will be of interest to note whether the appellate courts agree with the rulings made by the trial court, if an appeal is taken.

REAL ESTATE RALLYING.

Enormous Interest in the Conservation Movement—Selecting Committees.

Committees are being selected by the temporary committee engaged in organizing the taxpayers' revolutionary movement for the conservation of the city's resources and the emancipation of real property. Chairman Chesebrough expects to be able to announce the full list next week. The declaration of principles is being signed by thousands of citizens in all the boroughs. Five hundred copies are in circulation.

Brands from the main conflagration have started other fires in several places. Apartment house builders have raised a protesting voice against the proposed amendments to the Tenement law, especially the one requiring two means of exit from every apartment, on the ground of impracticability and unnecessary expense. General contractors are awaiting the appearance of the new building code with some anxiety, to see whether it will increase building costs or not.

The work of organizing the taxpayers in the five boroughs of the city is making rapid and steady progress. A few of the most recent signers not heretofore published, are as follows:

Alexander J. Hemphill, W. A. Reade & Company, Henry C. Tinker, Wilbur C. Fisk, Robert C. Ogden, Robert H. McCurdy, J. Horace Harding, Henry Sanderson, Edgar L. Marston, William N. Cohen, McDougall Hawkes, William B. Ellison, John E. Parsons, Abram I. Elkus, J. Edgar Leaycraft, George F. Butterworth, Edward J. Hancy, Albert G. Milbank, Jacob J. Shubert, Walter E. Maynard, Henry Lane Eno, Jacob Wertheim, Theodore Roosevelt Pell, Worthington Whitehouse, Ranald H. MacDonald, Remsen Johnson, C. H. P. Gilbert, Lispenard Stewart, Charles C. Bull, T. Oakley Rhinelander, Philip Rhinelander.

Equitable Office Building Corporation, by T. C. DuPont, President; Norman Henderson, Lyttleton Fox, Charles E. Manierre, 50 Broad Street Company, J. W. Dimick, A. Gutwillig, Jacob Hirsh, Robert T. Oliver, Edward Hubbard Litchfield, The Brooklyn Improvement Company, The American Lithographing Co., B. K. Bimberg, Oppenheim, Collins & Co., Harris Mandelbaum, Fifth Avenue Building Company, Marc Eidlitz & Son, J. C. Lyons, Kaskel & Kaskel, Jere Johnson, Jr., Company, Edmund L. Baylies, Olin J. Stephens, Lewis Cass Ledyard, Jr., John G. Milburn, James Speyer, W. Brenton Welling, Henry Heide, Henry E. Coe, Henry Corn.

The following real estate organizations have joined as organizations:

United Real Estate Owners Association, representing 5,000 members; Brooklyn Real Estate Board of Brokers, representing 75 members.

Announcement is made by W. H. Chesebrough, temporary chairman of the new taxpayers' movement, that acceptances have so far been received from the following named gentlemen to act as committeemen for the Borough of Manhattan: Clarence H. Kelsey, Alexander J. Hemphill, William B. Cardozo, Henry Morgenthau, B. Aymar Sands, Allan Robinson, Adolph Bloch, Robert E. Dowling, Alfred E. Marling, Oakleigh Thorne, H. S. Black, E. A. Tredwell, Wilbur C. Fisk, Ernest Flagg, Louis V. Bright, Richard M. Hurd, Clinton R. James, L. J. Horowitz, Joseph P. Day, Lawrence Elliman, Albert B. Ashforth, Walter T. Rosen, Dr. Abraham Korn, Irving Ruland, Joel S. DeSelding, Joseph Schwab, Charles Schnelle, Walter Lindner, Frederick M. Hilton, Bryan L. Kennelly.

The list is far from complete because the invitations were sent out only a day or two ago, and sufficient time has not elapsed to receive a more general response.

The following acceptances have so far been received as members of the Brooklyn Committee: David Porter, Howard C. Pyle, Frank H. Tyler, Arthur J. Waldron, William E. Harmon, Thomas Krekeler, Isaac O. Horton.

The following acceptances have been received as members of the Bronx Committee: J. Clarence Davies, William A. Cokeley, Frederic Johnson, Edward B. Boynton, Robert E. Simon, Jacob Leitner, Elmer D. Coulter, Sigmund Feust, J. Harris Jones.

—Following objections made by the Allied Real Estate Interests and the Citizens' Union to the proposed $8,000,000 filter plant for the Croton water, the Board of Estimate postponed action on the bid of the Keystone State Construction Company. Later the Citizens' Union served a temporary injunction upon the members of the board, restraining them from taking action.

NEW 5TH AVENUE BUILDING.

W. W. Astor Responds to Popular Feeling Against More Tall Buildings.

A loft building with features of unusual interest is to be erected by John Downey for William Waldorf Astor, Esq., on plot Nos. 323-327 Fifth avenue, between 32d and 33d streets, the site of the old residences recently occupied by William Baumgarten & Co. In the first place it will not be a skyscraper, but will conform to the new public preference for low buildings on Fifth avenue.

The plans prepared by Mr. J. F. Burrowes, architect, call for a five-story, fireproof building with four stores on the street floor. The four lofts will be leased to high-class tenants only, and no manufacturer will be permitted in the building.

All shipping and receiving of goods will be done from the rear, a large yard being provided with a driveway to 32d street. Employes will also use this entrance.

As a result of the yard space and several surrounding courts in the rear, the lofts and stores will be unusually well lighted and ventilated. Rear windows and doors will be fireproof.

The front will be limestone and semi-glazed face brick, and is designed to give a maximum of window area.

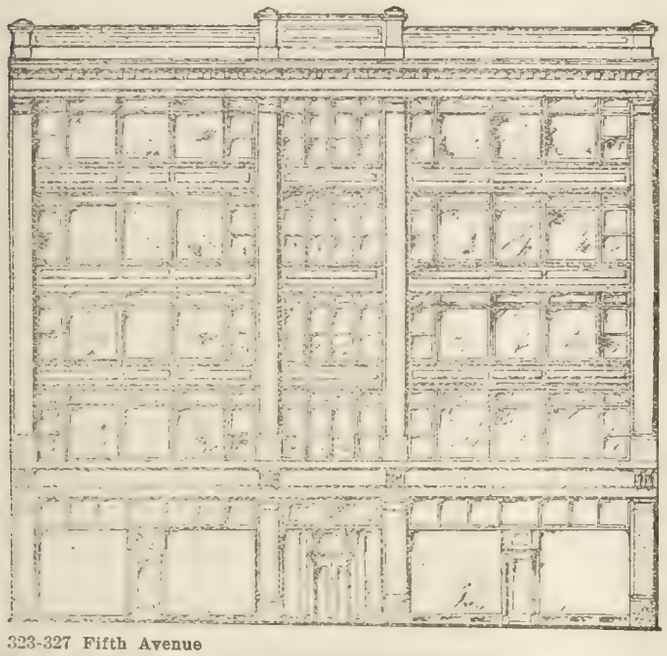
Exit facilities will be ample, consisting of two fireproof interior stairways in fireproof enclosures and an outside iron stairway in the rear. The building will be ready for occupancy about November 1.

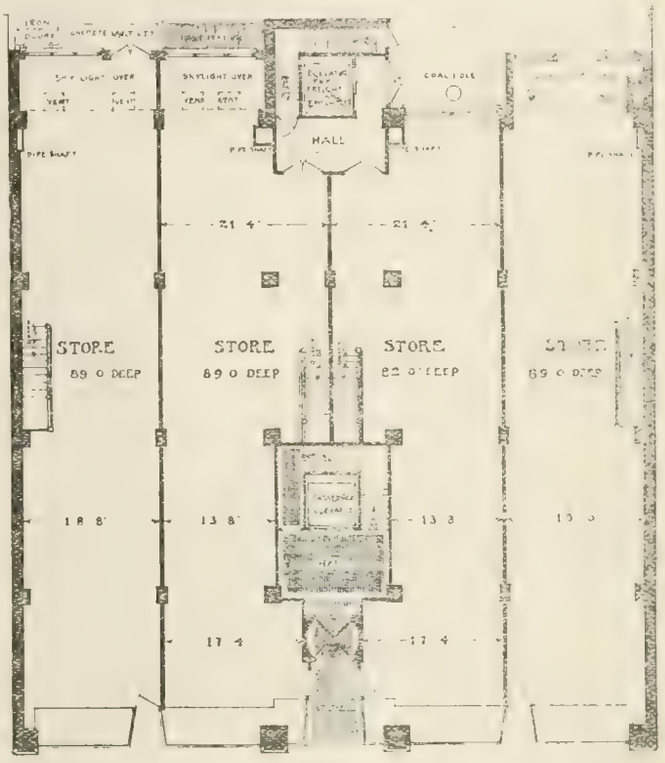
Advantages of Low Buildings.

It will be noticed that in this instance the owners have adhered to their general practice of not erecting a high building. In their opinion a well proportioned building of moderate height is preferable in many ways to the usual skyscraper type so common in New York.

This idea seems to coincide with the recently aroused public sentiment in favor of medium height buildings on Fifth avenue.

A low building has also certain advantages which should appeal to the occupant. The halls and elevators are never congested, fire risks are greatly minimized, and freight is shipped and received without delay.





323-327 Fifth Avenue J. F. Burrowes, Architect.

THIS BUILDING WILL BE ERECTED FOR WILLIAM WALDORF ASTOR. IT WILL RESPOND TO THE NEW PUBLIC SENTIMENT IN FAVOR OF MEDIUM HEIGHT BUILDINGS ON FIFTH AVENUE.

THE LEGISLATIVE SESSION.

A Notable One from a Social Standpoint —Many Radical Measures Enacted.

The session of the Legislature which ended last week was in some respects a notable one. It enacted an unusual number of bills of the first importance from a social standpoint—bills regulating the conduct of business and safeguarding the interests of employees. The body of the legislation of this sort was unquestionably demanded by public sentiment and the provisions it contains are, on the whole, equitable. The Legislature deserves credit not only for what it accomplished but also for much of what it declined to do. It left in committee many bills of a radical nature out of harmony with American traditions and institutions, though dictated by humanitarian impulses.

The dominant feeling among representative leaders of the real estate profession in this city with respect to the work of the Legislature was, it is believed, expressed in the following sentiment by an officer of the Real Estate Board of Brokers:

"The new legislation for the most part is in acordance with the spirit of progress. It imposes new burdens upon property and upon business enterprises, but the burdens were made as reasonable as could in fairness be expected. Both the Legislature and the Governor showed themselves open to argument and in a number of instances modified needlessly severe provisions without changing the main purpose of the measures in which the objectionable provisions were contained. Thus, the bill which originally called for fireproof walls to enclose stairways in old factory buildings was changed to permit walls of slow burning construction instead. If the bill as originally drawn had been enacted, it would have been necessary to suspend manufacturing in thousands of factories while buildings were being practically reconstructed. Walls of slow burning construction will serve every purpose contemplated by the bill in its first and unreasonably severe form.

"The same is true of others among the very important bills amending the Factory Law, the Fire Insurance Law, and other existing laws as well as those providing for entirely new statutes, as, for example, the Liabilities Insurance measures. Of these measures there were perhaps half a dozen, but the one passed by the Legislature was undoubtedly the best. With respect to the fire insurance amendments, they will serve to protect both the community and legitimate applicants for insurance; and if they achieve this, brokers should not complain about a little increase of red tape in writing policies.

"Finally, the open-minded attitude of the Governor was shown by the fact that he abandoned more than one contemplated piece of legislation when he found that his first judgment had been based on insufficient knowledge of actual conditions, as was the case with the Stock Exchange program which he announced upon entering office."

Indeed, if it had not been for the Stillwell incident, the circumstances surrounding the bill exempting from taxation certain outstanding State bonds and some other matters that are hard to explain away, the session would be open to but little criticism, except such criticism as is based on differences in political convictions. This, at any rate, appears to be the verdict to-day, in advance of full knowledge concerning the mass of "thirty-day bills" left in the hands of the Governor. Of these there are several hundred, and it is quite possible that some of them may contain "jokers" slipped in during the hurry of the last few days of the session without the cognizance of the majority of the members, as rumor declares; but the Governor's friends are confident that he will permit no measure to become law without having had it carefully examined. It is felt also that any error, intentional or otherwise, may be corrected by the extra session that is to convene on June 18.

Important General Measures.

Among the more important acts passed by the Legislature are the following, of which that relating to woman's suffrage is perhaps the most radical:

The ratification of the amendment to the constitution of the United States providing for the direct election of United States Senators.

The adoption of a concurrent resolution proposing an amendment to the constitution which will extend the right of suffrage to women.

The establishment of a State Board of Estimate, to consist of the Governor, Lieutenant Governor, temporary President of the Senate, chairman of the Finance Committee of the Senate, Speaker of the Assembly, chairman of the Ways and Means Committee of the Assembly, Controller and Attorney General, which will take up for the first time in the history of the State the preparation of a budget in a scientific way for submission to the Legislature.

The establishment of a Department of Efficiency and Economy to make a study of the State offices, institutions and departments. The Commissioner will be a member of the Board of Estimate and will receive statements of appropriations needed for the several departments.

The reorganization of the Highway Department with the provision for a single headed commission.

The reorganization of the Labor Department, with many additional powers in the way of inspection and creating an Industrial Commission.

The enactment of twenty bills proposed by the State Factory Commission, which experts declare give New York better progressive labor laws than any other State in the country. The laws are particularly directed against child labor and the employment of women in night work.

The enactment of a home rule law, which gives the cities more power to govern themselves than they have ever had, and which it is believed will reduce the number of local bills introduced by more than eighty per cent.

Giving the Controller the power of audit over all expenditures by State departments, and which, it is predicted, will effect a saving of millions of dollars each year.

Comprehensive reform in the insurance and banking laws by series of bills introduced at the request of the department heads.

Harlem Ship Canal.

Senator Anthony J. Griffin's Harlem Ship Canal Bill, appropriating $1,100,000 for the purchase of the land necessary to straighten the Harlem Ship Canal, has been signed by Governor Sulzer. The betterment of the Harlem River is an imperative necessity to the Barge Canal traffic and that of the great Inland Canal System from Boston to Florida.

Notaries Public.

Two measures were enacted by the State Legislature amending the executive law in relation to the powers and duties of notaries, being known as Chapters 208 and 248, both of which were introduced in the Senate by Senator Griffin. Chapter 208 was formulated by George W. M. Clark, one of the attorneys for the American Real Estate Company, and for many years connected with the office of Woodford, Bovee & Butcher, attorneys for the Metropolitan Life Insurance Company. This law, which went into effect April 4, permits a notary to take affidavits and acknowledgments anywhere within the State of New York, without the filing of County Clerk's certificates in the County in which the acknowledgment may have been taken; the only limitation being that the notary must either have qualified or have filed a certificate of qualification within the county in which the deed is to be recorded.

This will permit a notary public who resides in Kings County, for instance, and has an office in New York County, to take the acknowledgment of an instrument affecting property within his home county, without the need of a certificate from the Clerk of New York County, certifying that he has qualified in New York County as was necessary under the old law.

The other amendment applies merely to notaries residing in The Bronx and appointed for the County of New York. It permits all such notaries to continue in authority provided they shall file their certificates with the Clerk of the new County of The Bronx, prior to January 10, 1914, and permits them to continue to act for the full length of the term for which they have been appointed. This act also confirms the official acts subsequent to the passing of the act creating Bronx County, which eliminates certain questions raised by some of the title companies as to the sufficiency of acknowledgments taken before notaries residing in The Bronx.

BRONX ECONOMICAL.

While Population Has Increased 11 Per Cent., Appropriations Decreased 23 Per Cent.

The present administration of the Borough of The Bronx took office January 1, 1910. In 1903 the budget appropriation for current expenses for the Borough of the Bronx was $1,026,000; in 1908, $1,512,975, an increase of 47.46 per cent., and in 1913 it was $1,157,826.17, a decrease of 23.47 per cent. The appropriation for 1913 is less than for any year between 1906 and 1910 inclusive. Population increased in the Borough between 1903 and 1908 at an average rate of about 11 per cent. a year, and between 1908 and 1913 at an average rate of about 12 per cent. a year, or 60 per cent. in the five years between 1908 and 1913. It is to be noted, therefore, that while population increased 60 per cent. in the Borough from 1908 to 1913, expenditures decreased 23.47 per cent. In 1903 the cost of borough government per capita was $3.82; in 1908 it was $4.62; and in 1913 it is $1.98 ,a decrease of 93 per cent. In 1903 the cost of borough government compared with the assessed valuation was .427 per cent.; in 1908 it was .343 per cent.; and in 1913 it is .181 per cent.

Taking $1,512,975, the budget appropriation of the year 1908 as a standard, we find the budgets of the four years beginning with January 1, 1910, as follows: 1910, $1,225,466; a saving of $287,509; 1911, $1,115,468; a saving of $397,507; 1912, $1,128.332; a saving of $384,643; 1913, $1,157,826; a saving of $355,149.

The saving in the four years amounts to $1,424,810.

Out of the foregoing appropriations, the following sums were unexpended and were returned to the City treasury: From appropriations, 1910, $113,481; 1911, $62.043; 1912, $34.403.

The total savings were $1,634,739.10.

EDWIN K. MARTIN DEAD.

Was One of the Founders of the American Real Estate Company.

Edwin K. Martin, for many years President of the American Real Estate Company and one of the most prominent figures in the New York real estate field, died at his home in Park Hill, Yonkers, on Sunday morning, May 4, after a protracted illness.

Mr. Martin had been actively identified with New York real estate interests for more than twenty-five years and was one of the organizers and directors of the original and oldest corporation now doing business in this field in the city, the American Real Estate Company, in 1888. He not only took an important part in the building of this large corporation but also figured as an individual operator both in this city and in Yonkers.

One of Mr. Martin's greatest and best known operations was the development of the Park Hill district of Yonkers, which he transformed from a hilly, rocky forest into one of the most beautiful suburban developments in the world. He laid the property out along original lines, following the topography of the land and preserving its natural beauties in every way possible. He was a great lover of nature and this attractive development will stand permanently as a monument, not only to his imagination and love of the beautiful but to his practical business ability as well.

As President of the American Real Estate Company, Mr. Martin was one of the first to realize the possibilities which would be offered in upper Manhattan and The Bronx in the development of the subway system, and under his direction this company bought extensively of the old estates lying along the projected transit lines. These in the past few years have been transformed into city property and are today thickly populated.

Before rounding out his life with a successful business career in this city, Mr. Martin had led a most interesting and useful existence. He was born in Millersville, Lancaster county, Pa., sixty-nine years ago. He was a student at Phillips Andover Academy when the Civil War broke out. He at once returned home and enlisting in the 79th Pennsylvanian Volunteers, though but sixteen years of age, left almost immediately for the front. He served throughout the war and took a useful part in many of its most active campaigns, fighting under General Thomas at Chickamauga. At the dedication of his regimental monument on that memorable field a few years ago Mr. Martin delivered the dedicatory address. For some time he was on General Sherman's staff and while there he organized the system of distributing mail on trains which was subsequently adopted by the United States Government and is in effect that which is now in use.

At the close of the war Mr. Martin returned to Phillips Andover, took up his studies where he had left off and completed his course. He attended Princeton University for a year, going then to Amherst, where he graduated three years later. After graduation he attended Columbia Law School and practised for fifteen years in Lancaster, Pa., taking a prominent part in the politics of his state.

Mr. Martin became interested in the New York real estate field through a former college classmate and he moved to this city 25 years ago, when he and his associates organized the American Real Estate Company. He later became president of this corporation and held that position for fourteen years, retiring from active business five years ago. He remained as president of two smaller real estate companies, the Penn Realty Company and the Amherst Realty Company.

Mr. Martin was very active in the affairs of the City of Yonkers and did a great deal to assist in the development of that flourishing suburb. He was not only interested in public affairs but was a man of broad interests and sympathies along many lines. He was a great lover of the out-of-doors and was prominent in the organization of the Park Hill Country Club and the Dunwoodie Country Club, at different periods occupying the presidency of both these organizations. He was also a member of the Campfire Club and devoted to out-of-door sports of every kind. He was a great reader, with a particular literary appreciation for historical and philosophical subjects, and was the author of the recognized monograph on the German Quaker sects in America, dealing particularly with the Mennonites. He was one of the founders of the Pennsylvanian German Society of New York and a member of the Pennsylvania Society, Alpha Delta Phi, the Hardware Club, the Yonkers Chamber of Commerce and the North Side Board of Trade, and a former President of the Yonkers Board of Trade.



THE LATE EDWIN K. MARTIN.

Mr. Martin was also a trustee of St. John's Riverside Hospital and a member of the Park Hill Reformed Church in Yonkers. He is survived by his wife, who was Miss Caroline A. Varick of Jersey City, and two daughters, Mrs. Gilbert H. Wildman of Yonkers and Mrs. Royal Victor of New York.

New York Title Insurance Co. Moves.

The officers and directors of the New York Title Insurance Company have sent out invitations to the real estate interests of the city to inspect the company's new offices on the ground floor of the Title Insurance building, 135 Broadway, into which they will move to-day.

The inconvenience experienced by those having business with this company in having to ascend to the second floor prompted the officials to move its administrative offices to the ground floor, which has been equipped with every device for facilitating the handling of a constantly increasing volume of business and where its clients may quickly and easily find the departments they seek. An important feature of the new offices is the employment of an indirect lighting system to afford a uniform degree of illumination regardless of whether the day is clear or cloudy.

CITY REAL ESTATE.

Thirteen Hundred Million Dollars' Worth Exempt From Taxation.

Comptroller Prendergast has had compiled from the list of tax-exempt properties a schedule of all pieces of real property therein belonging to the city. The schedule contains as far as possible names of the grantors of the premises, the date of acquisition, the cost of site, and the cost of structure, etc.

Much difficulty was experienced in gathering dependable information relative to waterfront properties. Many of these properties, originally owned by the city, had been alienated by it under the quit-rent system, and were later re-acquired by it. Owing to the many changes in the boundaries of these properties and in the water line itself because of the great improvements made, it has been exceedingly difficult to identify the various parcels under the present lot and block description. It is believed, however, that in time all the necessary information can be obtained.

While the cost of these properties undoubtedly aggregates a very large sum, no attempt has been made to tabulate the costs, for the reason that the figures would have no real significance. Many of the properties were acquired under the charters of 1686 and 1730, and others again for a merely nominal consideration, while the cost of construction of many of the older buildings is not now obtainable. For accounting purposes present values are used, based upon the assessed valuations officially determined by the Commissioners of Taxes and Assessments.

For the current year they are as follows:

Department of Education.....	$116,134,350.00
Department of Parks.....	669,503,355.00
Water Department (City).....	52,030,370.00
Water Department (Suburban).	14,904,354.32
Board of Water Supply.....	2,990,276.78
Fire Department	8,287,965.00
Police Department	7,149,300.00
Bridge Department	97,723,500.00
Borough Presidents	111,733,545.00
Armory Board	14,536,800.00
Health Department	1,082,350.00
Public Libraries	24,113,300.00
Docks and Ferries.....	107,825,190.00
Public Service Commission.....	87,941,000.00
Department of Street Cleaning	1,040,075.00
Department of Correction.....	26,398,000.00
Department of Public Charities.	28,280,350.00
Fire and Police electric system.	1,385,000.00
	$1,373,039,081.10

Washington Heights Houses Well Occupied.

Butler, White & Hill, real estate, of 4231 Broadway, at 180th street, report that the percentage of occupancy in the Fort Washington section is good. The production of new houses was small last year and few have now more than one or two apartments vacant. Tenants seem to be satisfied with their quarters, and agents do not look for much changing about next fall. Comparatively little moving was done on the Heights last week.

For many years the section around the subway station at 181st street was the most active in the entire borough. Reginald Pelham Bolton once counted five hundred buildings either in course of erection or planned—all at one time—in that center. Last year was the most inactive for builders in a decade, but meanwhile tenants have been steadily moving in, and the percentage of occupancy for apartments is higher than ever before.

—In none of the boroughs have the plans filed so far this year equaled the record made last year. But last year was a big one in Manhattan, and a recession in heavy construction is quite in order at this date, and besides it strengthens the technical position of the market.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

BUILT-IN FURNITURE.

Tenants in High-class Houses Learning to Expect It.

Built-in furniture is a subject of growing interest among architects and builders in some other cities, where the fashion has been carried to considerable length, not only in designing private residences but more particularly in designing modern apartment houses of an artistic quality. The fact is being forced on builders in these days of high rentals that tenants who pay the first-class rates are entitled to more than is provided in most houses. An elevator and an imposing entrance hall are no longer accepted as full equivalent for the higher rates.

By built-in furniture is meant something more than a narrow little bookcase. Building managers who oversee the planning of apartment houses and apartment hotels for the estates in their charge are thinking a great deal about built-in furniture, and tenants are learning to look for it. Economic conditions in New York City are changing. Young women have entered business life in large numbers; they have by so doing narrowed the opportunities of young men here, and have reduced the average wages paid to young men in clerical occupations.

New Economic Conditions.

The consequence is that in order to make a home financially possible for many a young married couple in the city, the young wife continues to be a breadwinner as well as the husband. Their combined salaries enable them to live in better apartments than if they had to depend on the husband's wages alone. Indeed, if it were not for the willingness of the young women to continue at work, matrimony would not be possible in a great many instances.

Under these circumstances it is necessary and desirable to reduce housekeeping to the minimum amount. Luncheon is always, on week days, partaken of downtown, and the principal meal of the day comes in the evening at a neighboring restaurant. A charwoman comes in to clean the apartment—on stated days, so there is little or no household drudgery for the young wife. This is the type of family that is creating the demand for small suites and has caused the owners of many houses planned with large flats to make them over into smaller suites.

Both single men and women are demanding better accommodations than they have had in the past, and for but little more outlay—and they're going to be supplied, if not in one part of the city, then in another. They will get, in other words, hotel comforts for boarding-house prices. It will be found also that built-in furniture will help to keep apartment houses filled with good tenants when plain houses are left with many vacancies.

What to Do and How.

Bookcases of just the right kind will be found of great utility, and when these are installed in a house at the time it is built the cost will be consideraby less than the cost of portable bookcases. Sideboards and china closets make the dining-room truly charming, no matter how simple and inexpensive they may be, providing a little thought is expended on their arrangement.

Comfortable Seats.

In regard to built-in seats, a writer in the Pictorial Review recently said that often such a seat can be built in a corner where the wall forms one end, thus leaving only the other end to be provided. Seats should be boxed in to provide chests for storage, and covers should be provided which can be raised to give access to the storage space. Have the front board under a seat recessed so that in sitting down you will not kick the heels against the front. A comfortable sloping back should be provided and all dimensions should be carefully worked out—broad, low seats usually being the most comfortable. Seats 24 inches wide and 12 inches high will be found very satisfactory when cushions three inches thick are added, making the total height 15 inches. Drawers are frequently built in under a seat.

Built-in Sideboards.

With a little skill it will be found possible to design and build a sideboard in the dining-room which will be much cheaper than a ready-made sideboard. This will have the added advantage of "fitting the house." The easiest way is to provide an alcove for the sideboard by taking a little jog off the kitchen and building a simple chest of drawers below with cupboards for china above. Ornate sideboards of queer design will of course find no place in homes of good taste; but a simple design will be found very attractive as well as convenient, and such a piece of furniture undoubtedly pays the builder for his outlay.

China closets can be built in at about half the cost of ready-made china closets. In some houses two china closets are provided, being built in two corners with a window between. This is a very good arrangement. If the dining-room is small no sideboard is needed other than a simple chest of drawers between the closets. The price of simple cabinet work of this sort is surprisingly low when it is included in the contract for the house.



CHARLES E. HORTON.
President Building Managers' Association, which will meet at Cincinnati June 10 to 14.

Wardrobe Door Mirrors.

In the room of the husband and wife it is a good idea to provide two built-in wardrobes, so that each person may have ample storage place for his or her clothes. An excellent arrangement is to have a chest of drawers built into the space between the two wardrobes with shelves above. To carry out the scheme to the point of greatest comfort have full length mirrors applied to the panels of the two wardrobe doors. These mirrors take the place of an expensive cheval mirror and they will prove most convenient, as the woman can view both the front and back of her gown at the same time by swinging the doors to catch the reflection.

ELECTRIC SERVICE.

Owners and Managers Can Save Costs by Providing for It at the Right Time.

Illumination engineering has devised so many improvements in electric lighting facilities in recent years that a building of any character, but especially a residence or apartment house, that was planned more than five years ago, is deficient in lighting facilities, unless it has been done over and brought up to date. With the introduction of the tungsten high-efficiency lighting units an immediate change was found necessary in the scheme of locating and supporting lamps, and to-day we find in properly designed installations more outlets of a minimum candlepower and always high enough to prevent a direct glare from the lamp into the eyes.

Portable Lamps.

In addition to permanent fixture outlets for lighting, it has become necessary, because of the socket being close to the ceiling, to provide plug outlets for portable lamps.

Portable table, piano and stand lamps are on sale, not only in the lighting-fixture stores, but in hardware stores and department stores, and you can hardly find a home using electricity that has not at least one, and usually several, portable lamps. Therefore, the architect and owner should provide for the convenient connection of such portable lamps.

"Strange as it may seem," said an illuminating engineer recently, "the architect specifies Underwriters' inspection and a certificate for the original installation, and then, by not providing for convenient connection of portable light, heat and power devices, endangers the owner's property when temporary and unsightly connections are used for such devices. It is acknowledged to be a fact that there is danger in the temporary wiring, when used for permanent connections."

Plug Outlets.

This engineer recommended the following installations for plug outlets:

Entrance Hall—At a convenient point,

a stand or table lamp for general illumination.

Parlor—Piano lamp, also table lamp.

Living-room—Table lamp in center of room, desk lamp for writing desk and lamp for lighting book-case.

Dining-room—Stand or table lamp for general illumination.

Bedrooms—Table or bed-clamp lamps.

These few plug receptacles will cost very little when installed during the construction of a house, and will make a better job with a minimum length of attachment cord to the portable lamp.

The engineer advises that a separate circuit be installed for the ceiling lamps and a separate circuit for the brackets, toilet or plug outlets. With the advent of innumerable heating and cooking devices, the blowing of a circuit fuse has become a regular thing, not from any fault of the lighting system, but entirely on account of overloading the fuse by adding a device that was not intended to be connected to the circuit in addition to the lamps, and the owner will appreciate the benefit of a second circuit in the room when the fuse blows out on the first one.

QUESTIONS and ANSWERS

Architects' Fees.

Can you advise me regarding the customary fees of architects?

Answer.—The architect's fee is based upon the total cost of the work and the minimum fee is 6 per cent. The total cost comprehends all the material and labor necessary to make the structure complete, plus the contractor's profits and all articles purchased under his direction. When the architect is not retained to supervise the work consultation fees and professional advice are to be charged according to the services rendered. The services of specialists are separate from the architect's commission, the entire fee is payable in the following proportions: Preliminary studies, 1; drawings, 2; specifications, 1; permits, 1; equalling 3 per cent. of the total cost, in addition to detail drawings, 2; supervision, 3; making a total of ten apportionments, equal to 6 per cent. of the total cost of construction. This fee is for ordinary professional work and does not include specialized services. Exceptions are made as follows: Dwellings, costing less than $5,000, the commission is 10 per cent.; lofts not requiring special planning for machinery, 5 per cent.; alterations to dwelling, 12 per cent.; alterations to business buildings, 10 per cent.

Wind Pressure.

Can you tell me how wind pressure is figured on sides of buildings?

Answer.—Architects figure that a fresh breeze blowing 10 miles an hour exerts a wind pressure of 0.49 pounds per square foot; a stiff breeze at 20 miles an hour, 1.97 pounds; a strong wind blowing at 30 miles an hour, 4.43 pounds; a high wind blowing 40 miles an hour, 7.87 pounds; a storm blowing 50 miles an hour, 12.304 pounds; a violent storm blowing 60 miles an hour, 17.733 pounds; a hurricane blowing 70 miles, 24.153 pounds, and a violent hurricane blowing 100 miles an hour, 49.200 pounds.

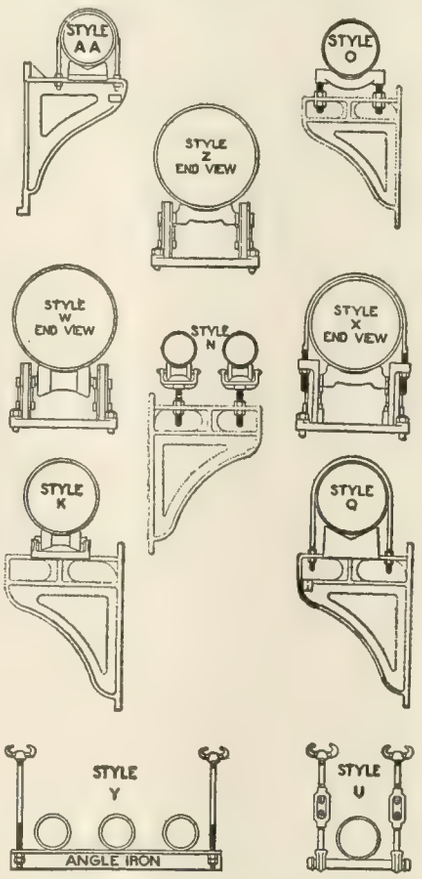
The wind is considered as blowing in a horizontal direction, but the resulting pressure upon the roof is always considered as being at right angles to the slope and, as ascertained by the United States Signal Service, is as follows: 10 miles, .4; 20 miles, 1.6; 30 miles, 3.6; 40 miles, 6.4; 50 miles, 10.0; 60 miles, 14.4: 80 miles, 25.6; and 100 miles, 40.0.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

New Pipe Hangers.

The Crane Company, 30 Church street, is introducing some specialties in pipe carriers for use in all types of buildings. Some of the new designs are shown here-



with. The importance of using proper pipe hangers for different kinds of pipe and under different conditions should never be lost sight of by architects. For that reason the accompanying cuts will show what progress has been made in that line.

Fresh Air on Tap.

The American Blower Co., 141 Broadway, is introducing a mechanical device which provides abundant fresh air for



stores and offices, as well as in other places where great heat or a large amount of carbon-dioxide gas is generated. It can be set into the top sash of a window, transom, or end of a skylight, providing positive ventilation at all seasons of the year. The chief feature of this device is that it can be installed quickly, and its operating cost is remarkably low, this feature having been worked out carefully to the minutest detail by the company's engineering department. Another novel feature about this device is that the flow of air can be directed at any angle from floor to ceiling without stopping the motor, and the air can be forced in or reversed, and the bad air forced out by merely pulling a chain. It should commend itself very favorably to those having trouble with the ventilating problem.

A New Gauged Shingle Hatchet.

Carpenters and others having to do with shingle work or lathing will be interested in a hatchet of distinctive merit that L. A. Sayre & Son, of 8 Oliver street, Newark, N. J., are putting on the market. It is equipped with a No. 144 head with 169 points. On its shank a gauge is set in such a way that it can not slip and is readily changed. The hatchet is also made with a No. 44 overhead with 81 points milled surface, and they can be purchased with milling, ranging from 64 to 225 points.

Atomizing Engine Fuel.

The Remington Oil Engine Co., of 120 Broad street, has something new in the form of a fuel atomizer, as a separate part of its well known engine, which does away with hitches in fuel feed. This consists of a patented nozzle thoroughly water jacketed to prevent the formation of carbon within the nozzle while the fuel is being atomized into the cylinder. This construction allows the water jacket spaces and fuel spaces to be open for inspection. Any person having use for an oil engine will do well to consider this feature in connection with power engine, especially in cases where they are used for pumping seepage in basements of buildings, or in raising water in auxiliary systems to upper floors. It is especially important where oil engines are used to drive dynamos in isolated plants.

Prevents Theft of Lamps.

Building managers seem to have been picked out as the special victim of the petty larcenists all over the country, simply because until recently inventors have been lax in perfecting a locking device for incandescent lamps. Pass & Seymour (Inc.), of 178 Fulton street, have a socket on the market that positively locks lamps so that they cannot be stolen. The cost of these sockets is said to be very low, but the protection is positive, because the lamp cannot be taken from the socket by a dishonest person without destroying the globe.

A Gasoline Hoist.

It is frequently impossible for a contractor to make use of a steam hoist unless he can carry to the work a cumbersome boiler or use electrice equipment. In such cases, where more power is required than can be easily obtained by manual labor, the gasoline hoist is a real need.

The gasoline hoist developed and now being put on the market by the American Engineering Co., Philadelphia, has a patent friction drum arrangement, control levers all located on one side of the machine within easy reach of the operator, and spur gears protected by guards. In addition, the machine carries a winch head on the outside end of the drum shaft, so that a separate rope can be handled without using the drum.

Removing Tight Screws.

To remove a stubborn screw from a piece of wood, heat any sound piece of iron red hot and hold it against the screw head for a little while. Wait for the screw to cool down, when it will be found that it can be removed quite easily with the same screw-driver that just previously would not budge it.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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According to report, the contracts in the sale of the Carnegie plat at Fifth avenue and 91st street will be signed "in a few days." Hope no dispute over reform spelling will upset the deal.

Owing to rapid advance of industry, emigration from the German Empire has decreased from 220,902 in 1881 to 18,545 in 1912. Ninety-three per cent. of the emigrants in the former year came to the United States, while only 70 per cent. of those of last year were bound for America.

Comptroller Prendergast submitted a schedule to the Sinking Fund Commission this week, showing that the 5,500 parcels of property owned by the city are worth $1,300,000,000. The funded indebtedness of the city is $820,000,000, so that it has an equity of $480,000,000. The value of the equipment of personal property is more than $40,000,000. It is considered likely that within a few years the value of the parks alone will offset the entire present funded debt.

The award to Borough President McAneny of the medal of La Societe des Architectes Diplomes par le Gouvernement, the principal architectural society of France, is a very unusual distinction for a public official in America. The medal will be presented through the American group of the society at a dinner at the University Club on May 27. It comes to the Borough President because of his "work in connection with the erection of the civic centre, the limitation of the height of buildings" and his "efforts in upholding on every occasion the high standard of architecture" in this country.

Reduce Building Costs.

There is no single man in New York whose opinions in respect to the improvement of the Building Code are worth such careful attention as are those of Mr. Ernest Flagg. His recommendations are always disinterested and they are always based upon a thorough understanding not merely of local conditions, but of the practice of large European cities. There can be little doubt that the method of regulating the height of buildings, which Mr. Flagg proposed some years ago combines more advantages with fewer disadvantages than any other method of meeting the problem.

There is much to be said also in favor of his general opinion that unnecessary burdens are imposed upon property owners and builders by the extremely rigid requirements which are exacted in the name of fireproof construction. The object should be not to make buildings entirely fire-proof at any cost but to make them sufficiently fire-proof at a cost which would not be excessive and which could be applied alike to all city buildings.

There is also much to be said on behalf of his protest against the excessive specification of detail, which has always characterized New York building regulations. This minute specification assumes that there is only one right way of building properly, whereas there are often many ways of attaining a result. Furthermore, even if one way is better than other ways at the time the code is adopted, improvements in building methods will usually provide before long a better substitute. Building regulations should, consequently, be drawn, as they are in Europe, in general terms, leaving to the administration of the law the discretionary authority to decide whether as a matter of fact any particular method conforms to the standard established by the law.

Mr. Flagg is right in claiming on behalf of such a system the great virtue of elasticity. At present a code, no matter how fairly and skillfully drawn soon loses its availability because of the rapid improvement in building methods. A strong prejudice has always existed in this country against conferring much discretionary authority on administrative officials, because of the danger that the power might be exercised in a spirit of favoritism. But no municipal Building Superintendent could exercise a grosser favoritism than has resulted in the past from the automatic operation of the code merely because of its rigidity, and a builder or a building material manufacturer could be prohibited against discrimination by an appeal to the Board of Examiners. Every attempt to make a law independent of its own proper administration must fail in the long run.

The Wasting of Public Funds.

The Record and Guide desires particularly to call the attention of its readers to the series of articles upon the cost of government in New York City which is now in course of publication from the pen of Mr. Henry Bruere. There is no one in the city who is better qualified to analyze the causes of the increase in the cost of the New York municipal government than is Mr. Bruere. He has for years been a Director of the Bureau of Municipal Research and has followed the financial administration operations of the city in every detail with patience and with care. He is in addition a recognized expert on the general problems of city government and has made valuable contributions to the practical solution of those problems. The work of his bureau has attracted much attention throughout the country and has resulted in the organization of similar bureaus in other cities. Any contribution which he made to the discussion will consequently be authoritative and will deserve careful consideration.

Property owners should scrutinize carefully the various tables, published by Mr. Bruere in which the expenditures of the city are analyzed and an attempt made to trace the responsibility for the largest increases which have taken place during the past ten years. The analysis of such tables does not make very exciting reading but no taxpayer who wishes to do his small part towards remedying the evils and abuses of the present systems can afford to neglect this work. It is essential to the effective protection of his own interests and to the proper performance of his duty as a citizen. It is all very well to talk about economy and efficiency in general, and such talk doubtless has some value, because economy and efficiency are general ideals as well as practical arts. But the important question is: How can substantial economies be effected?

A city administration which proposed to reduce the budget by a general cutting down of appropriations to four-fifths of their present amount would be saving money; but it would certainly be saving money at the expense of the public service. It would be putting the relatively efficient and the relatively inefficient branches of the service in the same class and treating them both in the same drastic manner. It would consequently be punishing and discouraging efficiency. Once admitting the existence of an effective desire for administrative economy this whole question becomes one of detail. To be sure these details must be left in the long run to experts who have the time, the equipment and the experience to make the exhaustive investigations which must precede any intelligent separation of the relatively efficient and the relatively inefficient branches of the government, but if the work of these experts is to be permanently valuable it must be understood and checked by the more intelligent part of the local public opinion. It is because tax-payers in the past have been indifferent to the details of their local government that they have been obliged to pay the enormous costs of extravagance, and the absolutely necessary foundation in public opinion for a really economical government must consist in an active and intelligent interest by property owners in the detail of the methods and results which are used or obtained by the different branches of the city government.

For this reason it is very much to be hoped that the new taxpayers' association which is now being organized with so much success, will appoint a Committee on Economy and Efficiency. Such a committee should not be constituted merely for the purpose of meeting a temporary emergency. It should be one of the important permanent committees of the association and its work should consist of investigating on behalf of the association the conduct of the various departments and the value of any proposal made in the direction of improved policies or methods. The committee could report to the association the result of its labors and the members of the association would thus have a research bureau of its own, upon whose recommendation it could depend. Of course the committee, in order that it might not duplicate work which was

already being performed by other agencies would naturally cooperate with any existing instruments which were engaged in similar work, such as the Bureau of Municipal Research. Its essential task would be to awaken in property owners a lively and an intelligent interest in the prosaic and intricate details of the municipal administration and to keep them informed as to its needs and possibilities.

It is much to be hoped that if such a committee is established the work will be performed not chiefly by a paid secretary, but by members of the association. Nothing is more necessary in order to create a mutually helpful relation between the city government and public opinion than the familiarity with the details of the local administration by prominent and responsible citizens. The English system of bestowing municipal authority on a common council that works by means of committees, brings this about naturally, because the members of the council are frequently changed, and in the course of time a large number of local business men become familiar by experience with the details of the administration. But the New York system of concentrating power in a Mayor and a Board of Estimate does not provide any machinery for keeping property owners interested in the details of the city's business and well informed about it. The same result can be accomplished in New York only in case the Chamber of Commerce, the Merchants' Association and the new property owners' association do by unofficial means the work for which no official provision is made.

THE WEEK IN REAL ESTATE.

The real estate market was brightened in some measure by a few large deals involving valuable properties and a number of sales of old buildings, whose ownership has been unchanged for many years. The most notable feature of the week's trading was the $1,000,000 exchange of a Convent avenue apartment house for a large vacant Riverside Drive plot, which is to be improved with a 10-story apartment house. Another important transaction which furnished a strong tone to the mid-town loft section, was the sale of part of the old sanitarium holdings of the late Dr. William T. Bull, which passed into the hands of a well known firm of active operators in the loft district. Other prominent transactions were the additions to the Clark holdings on West 72d street which probably means the erection of a commercial structure; the re-sale of the Garden Restaurant property in exchange for an upper Harlem apartment house; the purchase of a row of old flats in the Columbus Circle district for improvement into an elevator apartment building, and the sale of the Andrew Carnegie plot at the northeast corner of Fifth avenue and 91st street. An interesting phase of the week in real estate was the sale of the old brick building at 33 Catherine street, which has been in the Rutgers and Crosby families for over 165 years. It was one of the last remaining parcels of a big farm of several acres in that region, before the War of the Revolution. Tenement property on Forsyth street which had been in the Valentine family for nearly a century, was also disposed of.

The Bronx and Brooklyn markets were fairly active, investors making strong demands for flat and apartment houses in both boroughs. The suburban districts contributed largely to the week's activities, many summer homes being bought or leased.

Trials of a Property Owner.

Editor of the RECORD AND GUIDE:

I was very much interested in reading in your issue of April 19th a statement of Mr. B. Aymar Sands, that no one was buying real estate any more and he didn't see why they should.

I agree with him. The trials, troubles and tribulations that real estate owners have to submit to are almost unbearable. I do not wonder that real estate is dull and depressed; it would be a miracle if it were not. I have one house, but never again will I touch another. Any broker who tries to sell me anything stands a good chance of being murdered. My experience may have been typical, or it may have been unusual, but it is enough for me.

Nine months ago, having some spare money and being out of business, I was induced by a broker to purchase a five-story double tenement, four families on each floor, two stores on ground floor, cold water, tubs, quarter meters, no hot water or ranges. The house was full when I bought it and has been fairly well filled ever since, with the stores usually rented. The property was owned by an estate, to whom I paid $21,000 for it. There is a mortgage of $14,000, which is due June first. I put in $7,000 cash.

Shortly after I purchased the house the Tenement House Department notified me to change certain braces on the fire-escapes and to paint the fire-escapes. This was done, but I was three months getting a dismissal of the violation. The other day I received an order to paint the fire-escapes again; I will not do it twice in one year.

About twice every month I get orders from the Tenement House Department. Almost all are for trivial things and do not amount to anything, but all take time to look after, and annoy one. For instance, the last order reads: "Replace broken pane of glass in third hall; clean rubbish from cellar." There was absolutely nothing in the cellar, except some chips left by tenants who chop their wood there. I have had orders from the Board of Health, and orders from the Building Department, because a tenant put up a small board partition in the store without a permit. This caused me to make several trips to the department. The man I should see was always out. Finally, in disgust, I took the partition down, and the tenant moved out. The result was I lost two months' rent before the store was rented again.

Inspectors from the Water Department notified me that seven faucets in the house were leaking, and if they were not fixed I would be fined. I took my plumber and found that the faucets were in perfect condition, but the tenants had not turned them off. About a week after the inspectors came around again and found three of the faucets still running, owing to carelessness on the part of the tenants. When I got my last tax bill, I found "arrears" on it. I investigated and found that I had been fined $2 each for three leaking faucets; this is an absolute injustice, but what can I do?

Inspectors from the State Factory Bureau compelled me to dispossess two tenants on the fourth floor and one on the fifth floor because they did private dressmaking, which it seems is illegal above the second floor.

My janitor was arrested and fined $2 because ashes and garbage were mixed in the cans. Last week I was served with a summons to appear in court for the same reason. I told the judge that separate receptacles were provided, and that the tenants brought down their own ashes and garbage, but that it was simply impossible for me or the janitor to stand there and see that they were put in proper cans. The policeman who served the summons then lied about it and said the cans did not have covers. The judge told me to do all that I could to see that the ashes and garbage were kept separate, and discharged me. I was summoned to be in court at nine o'clock and it was nearly one o'clock before I was called, practically a whole day lost.

Inspectors from the Water Department compelled me to put in a meter for stores only, although in one store there is no water, and in the other store only one faucet. This cost me $90 and was an entirely unnecessary expense. The water bill for the last six months for this meter amounted to $2.20.

I received a notice from the Fire Department to make four flues smokeproof. I found nothing the matter with the flues; it was entirely the fault of the tenants' ranges; but after considerable trouble I could not convince the department inspector of this fact, and, rather than have them commence an action against me, which they threatened to do, I had the flues lined with cast-iron pipe, lead caulked, which cost me $187—entirely unnecessary. About a week ago I was served with another order to make the same flues smokeproof, work that was done last October.

Another annoyance: I have had occasion to dispossess tenants. In every case the tenant has got from three days' to a week's grace, and in some cases, where the tenant did not appear and the marshal looked up the warrant, he found that the papers were marked as being postponed for a week or ten days. Tenants have bragged that they pay some court officer to get this done.

My mortgage is due June 1st, and when I went to the holder of it to see if he could extend it for three years he referred me to his attorney. The attorney said that he would extend it for $210. I told him I would not pay him a cent, but would pay off the mortgage. He said that would suit him as well, as he could get a commission for reloaning the money.

My experience is that a property owner has absolutely no redress against the raft of inspectors that make his life a burden. I could tell you a whole lot more.

My house was assessed at $22,000, but this year the valuation for tax purposes was jacked up to $23,500. The net return on my $7,000 for the past nine months has been a whole lot of trouble and just 3¼ per cent., and if I was not in a position to pay off the mortgage I would have to pay $210 of this to a lawyer to have it extended.

LAURENCE BENET.

New York, May 2, 1913.

April and Four Months' Building.

Building operations continue to expand as the spring season advances, but the preliminary returns to Bradstreet's for April (109 cities reporting) fail to equal the enlargement over a year ago shown in the first three months of the year. Indeed, based upon the 109 cities' returns, a slight decrease from April a year ago is to be reported, though this decrease bids fair to be converted into a gain when the remaining cities' returns are received. It of course needs to be remembered that April, 1912, saw the greatest expenditure for building ever recorded in any month, and any gain, however slight, over this total must be regarded as indicative of exceptional activity in building, the more so, in fact, in view of the general complaint of scarcity of capital for new enterprises, which is voiced in so many lines at

present. In reality, to judge from the sustained activity in building and the known higher rates charged on these loans than are paid in other enterprises, it would seem that it is not so much a scarcity of money as it is a question of rates. In other words, money can be had—at a price; but the price is higher, and money, like all other commodities, is worth more than it was some time ago.

The total expenditure for building in April at 109 cities reporting to Bradstreet's at this early date in the month was $79,667,407, as against $82,,366,731 in April a year ago and $65,942,553 in March, 1913. There is here indicated an increase of 20.8 per cent. over March, but a decrease of 3.2 per cent. from April last year. Despite the decrease in the total from April, 1912, however, it is worth noting that fifty-seven cities out of 109 show gains, while fifty-two show decreases. Furthermore, it is found that the falling off at New York in building, as in clearings, is accountable for the decrease, small as it is, in the country's aggregate. Thus, with New York excluded the country's building total is over 10 per cent. larger than in April a year ago.

Last of the Drexel Building.

Housewreckers began to take down the Drexel-Morgan Building at Wall and Broad streets on Monday. The plans for the building were filed in 1872. A. Gillman was the architect. Forty years of metropolitan progress have sufficed to render obsolete this once beautiful edifice. It was the second fireproof building of importance to be erected here, the Equitable being the first; and it was one of the last of the French type of business structures. Though for many years its walls have been darkly discolored, they were built of pure white marble, and contained seven stories, topped by a Mansard roof. In design and construction it was representative of the best form of utilitarian building of the era. It had a steam elevator, without which it would not have been built so high.

The first of the really high office buildings did not appear until the Western Union was built, in 1873, from plans of George B. Post. Smith & Rogers were the builders. Ten and a half stories high, with the three topmost ones in a Mansard roof, this was the tallest building of the time. Two elevators, one of them a water-balance, rendered its "great height" possible of utilization. Only two months later the Tribune Building, from plans by Richard M. Hunt, was started by Peter B. O'Brien, the general contractor. For many years this was the most conspicuous architectural work in the downtown section. Travelers coming by the sea and the rivers could see it miles away, just as in later years they observed the tower of the World Building over all the rest.

—The proceedings and papers of the Second National Conference on Housing, held in Philadelphia, December 4, 5 and 6, 1912, have been gathered together in a well-indexed book, entitled "Housing Problem in America." The importance of this volume from the standpoint of philanthropy is, of course, apparent, but the fact may not be so obvious that many of the technical papers are of great practical value to architects and builders, particularly in the matter of suburban houses. The book may be obtained from John Ihlder, field secretary of the National Housing Association, 105 East 22d street.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 May 2 to 8	1912 May 3 to 9
Total No.	162	193
Assessed value	$11,604,000	$15,038,850
No. with consideration	36	13
Consideration	$1,443,501	$536,500
Assessed value	$1,649,500	$666,500
	Jan. 1 to May 8	Jan. 1 to May 9
Total No.	2,993	3,497
Assessed value	$182,128,772	$282,600,895
No. with consideration	421	323
Consideration	$19,760,656	$18,094,757
Assessed value	$18,808,062	$24,777,150

Mortgages.

	May 2 to 8	May 3 to 9
Total No.	114	136
Amount	$3,542,133	$4,882,231
To Banks & Ins. Cos.	32	31
Amount	$2,529,000	$2,006,000
No at 6%	47	47
Amount	$550,406	$338,824
No. at 5½%	4	2
Amount	$1,253,500	$314,000
No. at 5%	34	30
Amount	$1,078,477	$1,434,152
No. at 4½%	10	14
Amount	$428,000	$940,400
No at 4%	1	.....
Amount	$5,000	.....
Unusual rates	....	2
Amount	....	$294,130
Interest not given	18	41
Amount	$226,750	$1,560,625
	Jan. 1 to May 8	Jan. 1 to May 9
Total No.	1,966	2,334
Amount	$97,521,163	$140,128,023
To Banks & Ins. Cos.	477	522
Amount	$63,421,900	$98,012,971

Mortgage Extensions.

	May 2 to 8	May 3 to 9
Total No.	38	52
Amount	$1,509,083	$1,465,200
To Banks & Ins. Cos.	10	8
Amount	$949,800	$278,500
	Jan. 1 to May 8	Jan. 1 to May 9
Total No.	753	939
Amount	$32,236,918	$27,270,910
To Banks & Ins. Cos.	269	291
Amount	$20,005,700	$20,177,200

Building Permits.

	May 3 to 9	May 4 to 10
New buildings	23	15
Cost	$1,677,825	$3,474,000
Alterations	$340,492	$575,298
	Jan. 1 to May 9	Jan. 1 to May 10
New buildings	259	312
Cost	$24,857,810	$46,735,375
Alterations	$3,963,213	$4,873,789

BRONX.

Conveyancec.

	May 2 to 8	May 3 to 9
Total No.	143	117
No. with consideration	17	10
Consideration	$85,116	$71,879
	Jan. 1 to May 8	Jan. 1 to May 9
Total No.	2,380	2,598
No. with consideration	273	225
Consideration	$2,649,646	$3,210,115

For Improving the Harlem River.

Congressman Joseph A. Goulden has introduced a bill in the House of Representatives, requesting an appropriation of $850,000 for the improvement of the Harlem river, with a view of straightening the channel at the curve near the Johnson iron works. The money is to be expended under the direction of the Secretary of War, but the title to the property will be acquired by the State of New York through action by the Legislature. The improvement of the Harlem river is very necessary in connection with Barge Canal traffic and the project for an Intercoastal canal system from Boston to Florida.

—Riverside Drive, with all its attractions as a real estate proposition, has had some vicissitudes. The burning of soft coal and the storing of cattle on the tracks of the New York Central, along the residential section of Riverside Drive, must cease, according to a decision of Justice Page.

Mortgages.

	May 2 to 8	May 3 to 9
Total No.	91	106
Amount	$860,401	$913,595
To Banks & Ins. Cos.	9	9
Amount	$198,500	$78,000
No. at 6%	37	35
Amount	$327,803	$218,595
No. at 5½%	7	11
Amount	$102,200	$75,200
No. at 5%	12	30
Amount	$169,800	$334,700
Unusual rates	.....	2
Amount	.....	$24,000
Interest not given	35	28
Amount	$260,598	$261,100
	Jan. 1 to May 8	Jan. 1 to May 9
Total No.	1,636	1,856
Amount	$17,219,964	$17,389,985
To Banks & Ins. Cos.	171	215
Amount	$3,278,179	$3,799,866

Mortgage Extensions.

	May 2 to 8	May 3 to 9
Total No.	10	16
Amount	$129,000	$267,211
To Banks & Ins. Cos.	2	1
Amount	$56,000	$30,000
	Jan. 1 to May 8	Jan 1 to May 9
Total No.	232	279
Amount	$4,718,935	$4,981,406
To Banks & Ins. Cos.	53	54
Amount	$1,440,750	$1,525,000

Building Permits.

	May 2 to 8	May 4 to 10
New buildings	29	27
Cost	$530,900	$416,395
Alterations	$9,750	$20,545
	Jan. 1 to May 8	Jan. 1 to May 10
New buildings	407	515
Cost	$10,424,491	$13,269,770
Alterations	$345,545	$499,650

BROOKLYN.

Conveyances.

	1913 May 1 to 7	1912 May 2 to 8
Total No.	519	594
No. with consideration	52	31
Consideration	$172,798	$406,925
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	8,724	8,924
No. with consideration	672	536
Consideration	$4,437,229	$4,972,305

Mortgages.

	May 1 to 7	May 2to 8
Total No.	429	447
Amount	$3,063,669	$1,895,157
To Banks & Ins. Cos.	78	106
Amount	$611,900	$690,100
No. at 6%	232	255
Amount	$904,497	$1,007,615
No. at 5½%	76	47
Amount	$427,600	$222,250
No. at 5%	93	121
Amount	$444,138	$525,685
Unusual rates	3	2
Amount	$8,235	$2,200
Interest not given	25	22
Amount	$1,279,199	$137,606
	Jan. 1 to May 7	Jan. 1 to May 8
Total No.	6,283	6,746
Amount	$24,960,070	$27,361,839
To Banks & Ins. Cos.	1,486	1,595
Amount	$9,611,043	$11,149,273

Building Permits.

	May 2 to 8	May 2 to 8
New buildings	72	139
Cost	$925,166	$1,246,960
Alterations	$126,182	$108,385
	Jan. 1 to May 8	Jan. 1 to May 8
New buildings	1,451	2,326
Cost	$12,261,244	$16,444,243
Alterations	$1,469,733	$1,479,619

QUEENS.

Building Permits.

	May 1 to 8	May 3 to 9
New buildings	158	131
Cost	$821,205	$352,025
Alterations	$18,600	$23,120
	Jan. 1 to May 8	Jan. 1 to May 9
New buildings	1,822	1,755
Cost	$5,877,173	$6,416,597
Alterations	$443,662	$361,075

RICHMOND.

Building Permits.

	May 2 to 8	May 3 to 9
New buildings	37	53
Cost	$100,795	$80.905
Alterations	$19,136	$4.000
	Jan. 1 to May 8	Jan. 1 to May 9
New buildings	346	335
Cost	$558 007	$1,330,618
Alterations	$91,013	$139,554

BUILDING MATERIALS AND SUPPLIES

New Standards of Steel Specifications will Unify Fabricating—Building Material Exchange Optimistic—Prices Firmly Held.

Suburban Supply Dealers Seasonably Active—
Prospective Code Revision Checks Building.

BUILDING materials are fairly active in hand-to-mouth buying, but forward purchases are restricted. During the week spot business was rather brisk between retailers and wholesalers, but the latter are moving gingerly as far as engaging supplies from the mills is concerned. The reasons for this attitude may be said to be two-fold; the weight of tariff talk and the apparent easing off of Eastern building operations. It seems to be almost impossible to gauge the temper of the building market by either the current renting season or the condition of the building-loan market, the two basic factors upon which building operations are based.

Bradstreet's reports labor well employed, securities holding firm, money quiet, loans large and bank clearings heavy, while Dodge Reports show a heavy building movement almost everywhere throughout the country save in the East, where there is only a slight tendency to recover from the slump of the first quarter. The Building Department authorities here attribute most of the lassitude to a desire upon the part of the builders and investors to first ascertain the tone of the proposed new building code before going ahead with plans which they have almost completed and in many cases already have had the approval of the Bureau of Buildings. Speculative builders are hoping that certain proposed changes in the code will cut down the cost of construction, while others expect that the new code will increase construction costs. If the latter result obtains the building department expects a big rush of building construction toward the latter part of the year resulting from the general desire builders will have to get their plans filed and approved before the new code becomes operative.

The new specifications for structural steel work just issued by the American Bridge Company covering the design, details of construction and workmanship of steel structures for buildings only, printed in another column of this page, not only makes for conformity with its own practice and high class shop facilities, but goes a long way toward unifying steel frame construction work throughout the entire metropolitan district. They clear up many features of construction not heretofore clearly defined in relation to construction work of this class.

The temperament of the Building Material Exchange this week was distinctly optimistic. The movement of Portland cement was good and the call for common brick was steadier than that of the last three weeks. Lumber continues to stiffen in certain lines and structural steel holds firm although pig iron interests report some backwardness in last quarter purchases. Lime and plaster are easy, but there is no sign of lowering of prices anywhere excepting for some street reports to the effect that brick was shaded five cents a thousand in certain quarters during the last ten days to temporarily ease the barges now lying about the city in large quantities awaiting a more active buying market. This shading was not general, however.

THE BRICK SITUATION.

Buying a Little More Aggressive.—Outlook Good.

COMMON brick is showing a little more strength. Arrivals are still curtailed, but the supply in the market is sufficiently large to take care of demand. Practically all the yards are making brick now. Prices held firm although there was a report of a slight shading of less than a shilling a thousand. This, however, was not general.

Official transactions for North River common brick during the last week with records covering the corresponding week last year, follow:

1913.
Left Over, April 26—70.

	Arrived.	Sold.
Monday	6	10
Tuesday	0	9
Wednesday	4	4
Thursday	4	12
Friday	6	8
Saturday	7	14
Total	27	57

Condition of market, firm. Prices, Hudson river (basic), $7 to $7.25 (shaded). Raritans, $6.87½ to $7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25 (stiff). Left over, May 3—40.

1912.
Left Over, April 29—39.

	Arrived.	Sold.
Monday	20	24
Tuesday	3	7
Wednesday	2	7
Thursday	7	14
Friday	17	16
Saturday	8	8
Total	57	76

Condition of market, easy to firm. Prices, Hudson, $6.50 to $6.75. Raritans, $6.25 to $6.50. Left over, May 4—20.

LUMBER MARKET FIRM.

No Sign of Retrenchment As Far As the Wholesale Market is Concerned.

THE wholesale lumber situation conforms to other departments of building material in that prices are not only holding firm, but there is a fair call for material. The suburban dealers are not especially active, but the call for heavy timber in this city is abnormally large. The May report of the lumber market as issued by the New York Lumber Association, shows a healthy condition and there is little indication that tariff talk is having a depressing effect upon business.

Hemlock is strong on a $24.50 base for Pennsylvania and West Virginia and Southern stock, and very little stock is being sold at less than this base. As a matter of fact one West Virginia concern recently issued a $25 base list.

Yellow pine is in good demand. Mill capacity is well employed and inquiry is plentiful. As a result of the season's activity prices show some readjustment on both long and short leaf.

Cypress is firm at the prices quoted. The demand is very firm and stock for the most part is held in strong hands.

Eastern spruce is very strong and the local market is absorbing all arrivals at firm prices. Lath has jumped to $5 as previously reported. West Virginia spruce is in good demand and prices show no change from a month ago. Short spruce is also strong at list. All 1¼x8, 2x2½ and 1x1½ and 2-in. show an advance of about $1 from prices as previously quoted. List prices for short spruce can be reduced $1 for boat delivery, on July shipment.

There is a good demand for North Carolina pine, particularly low-grade stocks. Mills have ample sawing in hand and ahead, and quite a few items are substantially oversold.

Oak, maple and yellow pine flooring are very firm. Mahogany is in very large demand and supplies are shorter than they have been for years past, prices ranging commensurately strong.

STRUCTURAL STEEL STEADY.

New Specifications of the American Bridge Co. Clarifies Existing Requirements.

STRUCTURAL steel interests, like many others, report some hesitancy in buying, but there is a volume of business going on that justifies optimism.

The Record and Guide presents this week the new specifications for structural steel work as revised for the design, details of construction and workmanship of steel structures, other than bridges, by the American Bridge Company. The revision was made to make uniform certain features in steel fabrication, shop work and assembling which heretofore have not been very clear. Most of the requirements agree with those of other leading specifications, but there are several special clauses designed to cover features not generally clearly defined, which are described as follows:

For structures carrying traveling machinery, such as cranes, conveyors, etc., 25 per cent. shall be added to the stresses resultant from such live loads, to provide for the effect of impact and vibration.

Wind pressure shall be assumed acting horizontally in any direction, as follows: (1) For finished structures, a pressure of 20 lbs. per square foot on the sides and ends of buildings and on the vertical projection of roof surfaces, or (2) for structures in process of construction, a pressure of 30 lbs. per square foot on vertical surfaces and the vertical projection of inclined surfaces of all exposed metal or other framework.

The axial compression of gross sections of columns for ratio of l/r to 120 shall be (10,000—100 l/r) with a maximum of 13,000, where l is the effective length of members in inches and r is the corresponding radius of gyration of section in inches. For ratios of l/r up to 120 and for greater ratios up to 200 use the amount given in the following table.

SAFE COLUMN LOADS.

Ratio.	Amount.	Ratio.	Amount.
60	13,000	130	6,500
70	12,000	140	6,000
80	11,000	150	5,550
90	10,000	160	5,000
100	9,000	170	4,500
110	8,000	180	4,000
120	7,000	190	3,500

For intermediate ratios use proportional amounts.

For bracing and combined stresses due to wind and other loading, the permissible working stresses may be increased 25 per cent., provided the section thus formed is not less than required by dead and live loads alone.

In proportioning columns provision must be made for eccentric loading. Beams and girders shall be proportioned by their moments of inertia thus making gross areas of top and bottom flanges equal.

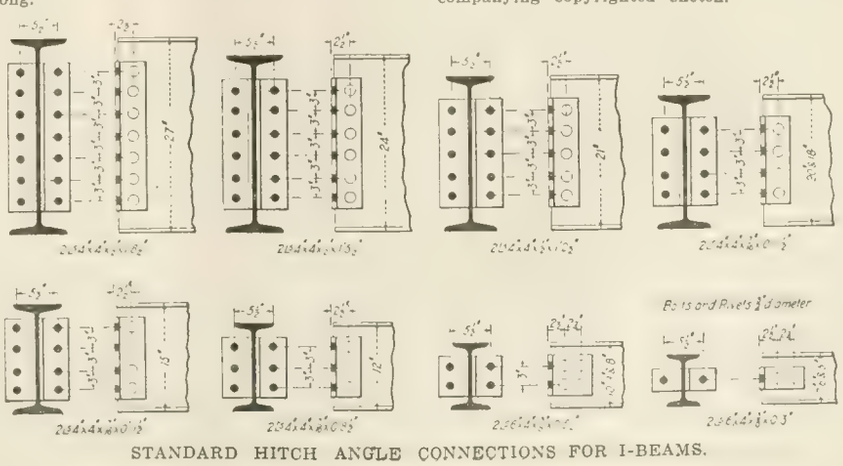
The lateral unsupported lengths of beams and girders shall not exceed forty times the width of the compression flange. When the unsupported length, l, exceeds ten times the width, b, of the compression flange, the stress per square inch in the compression flange shall not exceed (19,000 — 300 l/b).

The latticing of compression members shall be proportioned to resist a shearing stress equal to 2 per cent. of the direct stress. The minimum thickness of lattice bars shall be for single lattice, one fortieth; for double lattice, one-sixtieth of the distance between the end rivets. The minimum width shall vary between 1¾ and 2½-in. for different-size channels and rivets.

The specifications contain several very convenient tables, one of them being a comparison of values of compression loads for columns with l/r varying by 5-it. increments up to 200, as computed by the American Bridge Company, the American Railroad Engineers' Association, the Gordon formula and the formulae of the New York, Philadelphia and Boston building departments, thus affording quick comparisons of different values. A corresponding diagram is also given, with curves showing different values allowed by the formulae for stresses varying from 1,000 to 18,000 lbs. per square inch.

Other tables give the uniform allowable load on I-beams of all depths up to 50-ft. spans. Sketches are also given of revised standard hitch-angle connections. These are proportioned in accordance with test results for bearing and shear, disregarding moment; also for beams, with a table of their value. They show a single row only of field rivets in each hitch angle. For 12-in. beams and larger the hitch angles are 4x4-in. and for smaller beams they are 6x4-in. Rivets through a web inclosed between connection angles are rated as more efficient on account of friction and grip and are allowed a unit stress of 30,000 lbs.

Acknowledgement is made to the Engineering Record for the privilege of publishing the accompanying copyrighted sketch.



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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Nearly All Sections of the City Contributed to the Week's Business.

The news column this week shows trading in many sections of the city, sales being widely scattered. Upper West Side apartments maintained chief interest by virtue of several large transactions. The mid-town loft section was enlivened by the acquisition of a site to be used for a large commercial structure. Other big sales were effected, notably the purchase of the Carnegie plot on the north corner of Fifth avenue and 91st street. The Brooklyn market was active. In The Bronx, the market continues to be dull. An important feature of the week's business was the great number of leasing of business property in town and residential property in the suburban districts.

The total number of sales in Manhattan this week was 25.

The number of sales south of 59th street was 10 against 13 last week and 19 a year ago.

The sales north of 59th street aggregated 15 compared with 26 last week and 23 a year ago.

From The Bronx, 14 sales at private contract were reported, against 14 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $968,690, compared with $583,687 last week, making a total since January 1 of $21,534,433. The figure for the corresponding week last year was $1,512,-174, making the total since January 1, 1912, $19,056,065.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BLEECKER ST, 382-4, and adjoining dwelling at 94 Perry st, forming the southwest corner and plot, 43x70, sold by Josephine A. Budke to Sandford & Green, who immediately resold to Leonard Weill, who will make extensive alterations to the old buildings. Both deals were negotiated through J. Irving Walsh.

CATHERINE ST, 33-35, 3-sty old brick dwelling, on plot 27.6x109, sold by the Crosby Estate to Bernard F. Golden. The property has been considered one of the oldest in the 7th Ward and has been held by the Rutgers-Crosby Estate for over 165 years. The deal was made through Edward N. Crosby & Co., Bernard F. Golden being represented by James J. Golden.

FORSYTH ST, 141-43, two 5-sty tenements on plot 50x100, sold by Josephine V. Treat to the Public Service Realty & Mortgage Co. Samuel Hellinger president. This is the first sale of the property since 1823.

READE ST, 165-167, 5-sty building on plot, 40 x50x irreg, leased for a long term to the Brown-Root Co., sold by the S. S. Brown Co. to an investor. Robert R. Rainey was the broker in the deal.

3D ST, 374-78 East, 6-sty new law tenement on plot, 50x100, sold for Abraham Keve to S. T. Bien for investment, by Morris Goldberg.

33D ST, 33-43 East, betwen Madison and Park avs, 6 old dwelling houses, sold by the Madison Realty Co., controlled by Dr John B. Walker and Dr. Virgil P. Gibney, to the No. 33 East 33d St. Co., George Backner and Arnstein & Levy, which will raze the present buildings and erect a 12-sty loft and store building. The property was part of the holdings of the late Dr. Wm. T. Bull, who used it as a private sanitarium. The houses have a total frontage of 115.6 ft. and depth of 98.9 ft. and were held at $500,000. The houses at 48-54 East 34th st, also owned by the Madison Realty Co., were not included in the deal. Albert B. Ashforth was the broker.

WEST BROADWAY, 425, 6-sty new law house, on plot 25x87, sold for Kate E. Zacke to John M. Gardner, by Moses Rosenthal and J. B. Wood.

7TH AV, s w cor 50th, occupied by the Garden Restaurant, on plot 51.6x90, resold by Bing & Bing to Sam & Lee Shubert, the lessees of the Winter Garden, on the opposite northwest corner. The corner sold was one of the parcels lately taken by Bing & Bing for the Wellsmore apartment, on Broadway and 77th st, purchased by Mrs. Louise Livingston.

In part payment, Bing & Bing receive the 7-sty apartment house known as Pinkney Court, at 151-159 West 140th st, on plot 125x99.11.

8TH AV, 975, 977 and 979, three 6-sty flats with stores, on plot 75x100, sold by the Zinwill Co. to Paul H. Zagat, president of the City Real Estate Impt. Co. The adjoining 6-sty structure at the northwest corner of 8th av and 57th st was recently secured under a long lease by Mr. Zagat, so that he now controls a corner plot 100.5x100. Plans are being drawn for altering the property into small suites and additional stores are to be added on the 8th av front. Elevators are to be installed and the property to be entirely modernized by Mr. Zagat for investment. The deal was negotiated by Henry M. Moeller and Harry Baer.

9TH AV, 771, 3 and 4-sty front and rear buildings, on plot, 25x100, about 50 ft. south of 52d st, sold by the Mary Kempf Estate to Isidor Kempner and others, through Goodale, Perry & Dwight. This is the first sale in 50 years.

Manhattan—North of 59th Street.

72D ST, 152 West 4-sty dwelling on plot 20x 102.2, sold by Ella H. Remsen and others of Augusta, Ga., to Robert S. Clark of the Clark Estates, owners of the adjoining property 150 West 72d st. The house sold was formerly the residence of Dr. Tutt, a prominent Southern physician, who many years ago bought it for a permanent New York home. The transaction was for all cash and probably is the forerunner of a commercial building to take the place of buildings now used for school and residential purposes. The brokers were Frederick Fox & Co. in conjunction with Pease & Elliman.

75TH ST, 321 East, 5-sty flat, on lot 25x102, sold by Dr. Solomon Wiener to Sigmund Lewy, for investment.

80TH ST, 229 East 4-sty and basement double flat, on plot 26x102.2, sold for Gertrude Scheer to Mary Kelly, by Wm. Wolff's Son.

85TH ST, 16 West, 4-sty dwelling, on lot 20x102.2 sold by the Joseph Mosenthal Estate to Dr. George H. Semken, for occupancy.

88TH ST, 261 West, 3-sty and basement dwelling, on lot 18x100.8, sold by Abraham C. and John A. Fiske, of Port Washington, L. I., to Harris and Maurice Mandelbaum. The brokers were Mooyer & Marston and I. Dittenheimer.

89TH ST, 103 East, 5-sty and basement apartment house, with stores, on plot 26.8x100.8, sold for Edmund D. Broderick to H. N. Kohn for investment. Broker, John J. Kavanagh.

124TH ST, 63 West, 3-sty frame house, on lot 20.1x100.11, sold by Bessie T. Houghton to William A. Martin, who owns on the same block 53 and 55 West 124th st.

124TH ST, 534 West 6-sty building on plot 50x100.11, resold by the Brown-Weiss Realties to Arthur M. Silver, a New York lawyer. The sellers acquired the property recently in trade for 6 lots on 79th st, Brooklyn. The brokers were Frederick Zittel & Sons.

131ST ST, 126 West, 3-sty private dwelling, on plot 20x99.11, sold for Rebecca Schwabach to Mary Burns, by Senior & Stout.

138TH ST, 117 West 5-sty flat, on lot 26x100, sold for Hannah Friedman to Herman Grosskoff, by Clarence E. Hutchinson.

CONVENT AV, s w cor 149th st, 6-sty apartment house, known as "Convent Court," on plot 100x100, sold for Robert M. Silverman to a syndicate composed of Max Marx, A. M. Bendheim and Andrew J. Connick, which gave in exchange the vacant plot at the southeast corner of Riverside Drive and 150th st, fronting 102.8 ft. on the drive and 125 ft. on the st. The brokers were Frank E. Smith, with Arnold, Byrne & Baumann.

The same broker has also secured from the Metropolitan Life Insurance Company for Robert M. Silverman a building and permanent loan of $375,000 for the erection of a 10-sty fireproof apartment on the Riverside corner. The entire transaction, including the cost of the new building, will involve over $1,000,000.

1ST AV, 1501, 4-sty double flat, 29x94x irreg sold for Adelaide Erstling to Joseph Kraus and Abraham Rosenberg, by Wm. Wolff's Son.

5TH AV, n e cor 91st st, plot 100 ft on 5th av and 153 ft on 91st st, sold by Andrew Carnegie to a buyer who will erect a private residence. The purchaser is believed to be Otto H. Kahn, of Kuhn, Loeb & Co., but Mr. Kahn declined either to confirm or deny the reported ownership. The property concerned is flanked on the avenue side by the residence and grounds of I. Townsend Burden and on the street by the home of James A. Burden, both of whom purchased their sites from Mr. Carnegie, who acquired these and other neighboring properties to conserve the surroundings of his mansion from undesirable intrusions.

7TH AV, n e cor 121st st, 5-sty apartment, with stores, sold for Max Beck to Edward B. Corey, for investment, by the Lewis H. May Co. The property was held at $70,000.

CATHEDRAL PARKWAY, s s, 200 ft west of Amsterdam av, on plot 100x70.11, 12-sty apart-

ment house, known as the "Cortlandt," sold by the Akron Building Co. (Bing & Bing) to William T. Evans, treasurer of the firm of Mills & Gibb. The building, containing two suites to a floor and fully rented, was held for $450,000. Slawson & Hobbs were the brokers.

Bronx.

156TH ST, 884 East 2 family house, on lot 24x97, sold for Catherine Farrell to H. Cording, an investor, by Desider Schoen.

180TH ST, n e c Honeywell av, two frame dwellings, on plot 35x96, sold for Ellen Thompson, of Utica, N. Y., and George W. Morris, of Sangerfield, N. Y., to Charles Herrmann, by F. J. Wood.

181ST ST, 646-650 East, two 5-sty flats, on plot 69.3x115x irregular, near Belmont av, traded by the Sole Realty & Construction Co. for the plot 200x100 on the north side of East 172d st, 150 ft. east of Boston road, owned by Abraham L. Lazarus.

181ST ST, 867 East, 4-sty new law apartment, on lot 50x67, sold for R. L. Wolcott, to an investing client of Kurz & Uren, Inc., through that firm, in conjunction with Green & Epstein.

BARNES AV, 1827-9, two 2-sty dwellings, sold for Mrs. Black to William Wirth, by Charles Fetzer.

BATHGATE AV, s w cor 175th st, plot 34.4x103.4, resold by Mollie Berman to A. Bornanno for a consideration of $10,000. The Simplex Realty Co. negotiated the transaction.

BROOK AV, s w c 143d st, 5-sty flat and stores, on lot 25x90, sold for the estate of Hanna M. Hynes to the D. H. Jackson Co., by M. J. Grossman. The deal was an all cash transaction.

COURTLANDT AV, 524, 3-sty frame building and store, 25x100, sold for Annie Hill and Katie Oetzman, to Samuel E. Jacobs, for cash, through Eugene J. Busher. This purchase gives Mr. Jacobs a plot 100x166 at the southeast corner of East 149th st and Courtlandt av, on which he will erect a large building.

HUNTS POINT AV, 828-830, two 3-sty brick dwellings with stores, sold for Adam Schaefer to Lewis Davis, by Samuel Cowen.

LONGWOOD AV, 875, 3-sty apartment house on lot 39x100 sold for Bunger & Corting to an investor, by Desider Schoen.

MORRIS AV, 2306, 3-sty dwelling, 18.7x117.6, near 183d st, resold for E. Brown to Hugo Helburn, by Alexander Selkin, in conjunction with David Mintz.

SOUTHERN BOULEVARD, east side, 125 ft. south of Jennings st, plot 75x100, resold through Joseph Bergman to the York Construction Corporation, which will erect two 5-sty houses. Joseph Shanske was the broker.

UNION AV, 997, 5½-sty apartment, on plot 45.6x164, sold for Joseph Vidotzky to Samuel Levy by Samuel Zipris.

WASHINGTON AV, 976-8, 5-sty flat, 50x100, sold for the Duminuco Construction Co. to Mrs. M. Eimer, by Kurz & Uren, Inc.

Brooklyn.

ADELPHI ST, 103, 2-sty frame dwelling, on lot 25x100, sold for W. F. Barry to Thomas Bannigan, for occupancy. Broker, the Bulkley & Horton Co.

BAINBRIDGE ST, 514-18, three 3-sty double brick apartments, sold by Edward A. Maass to a client of Friday & Lehmann.

BUTLER ST and Manor av, plot 200x100, sold by the Westbury Manor Co. to Adelaide D. Hamilton, who will erect dwellings. Broker, Henry Pierson.

DECATUR ST, 720, 2-sty and basement brownstone dwelling, sold by Sarah Wiggins to a client of Friday & Lehmann.

DECATUR ST, 700, 2-sty and basement brownstone 2-family dwelling, sold for M. H. Ford of Chicago to Dr. W. L. Applegate, through Friday & Lehmann.

HANCOCK ST, 190, 4-sty and basement brownstone on lot 37x100, sold for J. P. Logan to Dr. E. A. Parker for occupancy. Broker Harry E. Pearsall.

HERKIMER ST, 81, 2-sty frame dwelling, on lot 28x100, sold for Maurice Lawlor to A. C. Lawton, for occupancy. Broker, Harry E. Pearsall.

McDONOUGH ST, 262, 3-sty and basement brownstone, on lot 18.5x100, sold for Emma Parker to a client of Harry E. Pearsall.

PACIFIC ST, 640, 3½-sty frame dwelling, with shop in rear, sold by Susanna Etringer to Richard Tewes, for investment. The broker was Louis Arnold.

PROSPECT PL, 920, 4-sty, 8 family apartment, on lot 25x100, sold for K. Schaffner to Mary E. Pearsall, through Harry E. Pearsall.

RUTLEDGE ST, 198, 2-sty and basement brownstone dwelling, sold for M. Emmerson to a Mr. Donoher by Robert McIlwaine.

SOUTH 2D ST, 261, 4-sty flat, on lot 25x78x100, sold by William Kellner to Joseph Bernstein.

STERLING PL, 270, 3-sty and extension dwelling, sold for Jose Pando to Fred Schumm, by Henry Pierson & Co.

3D ST, n s, west of 8th av, lot 21.9x90, sold by the Kings & Westchester Land Co. to Frederick W. Starr. The sellers will erect for Mr. Starr a Kinko-duplex house.

10TH ST, 472, 2-sty and basement private brownstone residence, on lot 19x100, sold for George W. Salter of Ossining, N. Y., to Anna Kunst for occupancy, through the Jerome Property Corporation.

41ST ST, 671, two dwellings and outbuildings on plot 50x100, sold for the Estate of Ellen Ross to a client of John F. Burke, for investment. This is the first sale of the property in 45 years.

53D ST, 757, 4-family dwelling, on plot 20x102, sold for Blanche M. Armroyd to Kath. E. Singlehurst, by Malcolm McKinnon.

80TH ST, 323, 2-family brick house, on lot 20x100, sold for L. Jenson to Charles Hayes for occupancy, through Frank A. Seaver.

BUSHWICK AV, 1307, 2-sty and basement 2-family dwelling, sold for Daniel Leibe to A. R. Physe through Friday & Lehmann.

GREENE AV, 143, 3-sty brick dwelling, on lot 20x60, sold for the estate of Margaretta Barber to Catherine Kinney, for occupancy, through Louis Arnold.

RIDGEWOOD AV, 349, 3-sty brick corner building, with stores, sold for G. Bauer to an investor, by Friday & Lehmann.

Queens.

LONG ISLAND CITY.—Burton Thompson sold for Louis Merckel 4 lots on the east side of 2d av, 125 ft. south of Pierce av, to a client, who is contemplating building a 5-sty apartment house and stores.

LONG ISLAND CITY.—Burton Thompson, representing Richard B. Aldcrofft, Jr., has sold to the General Developers Land Corporation a plot 75x102 ft. by irregular on the west side of 2d av, 33 ft. north of Freeman av, Long Island City. The consideration was about $14,000.

Near-By Cities.

JERSEY CITY, N. J.—Isaac Robbins sold to David Hertz a plot, 47x106, at the southeast corner of Jackson and Myrtle avenues, Jersey City.

JERSEY CITY, N. J.—Frank Fleisig and Abraham Kasof sold to Marcus Singer 184 and 186 Warren st, Jersey City, two store buildings, on a plot 50x75.

JERSEY CITY, N. J.—Roll & Carr sold to Hary Woolsey 2358 Boulevard, Jersey City, a store building, on a lot 26x99.

JERSEY CITY, N. J.—The Jersey City Board of Finance appropriated $190,000 to purchase from Charles Siedler and others about 50 acres of meadow lands in the Newark Bay, at Doyer's Point, Jersey City. It is the intention of the city authorities to reclaim the land and build city piers. This is the first step to save the city property fronting on the Newark Bay.

JERSEY CITY, N. J.—George H. Budge sold to Henry G. Hahlo and Harold G. Aron 394 to 400 Claremont av, a factory building, on a plot 100x100.

NEWARK, N. J.—Property at 149, 151, 153 Plane st, having a frontage on that street of 57 ft. and 100 ft. on Central av, and holding brick buildings occupied as cafe and dwelling, sold for Fred'k A. Borcherling to Fred'k F. Spiegel, through Louis Schlesinger. The same broker has sold for the estate of Joseph Colyer the property at 229-235 Halsey st, southwest corner of Maiden lane, being a plot 95 ft. front by 123 ft. in depth, having thereon old brick buildings which were at one time used by Colyer & Co. as a carriage repository. The buyer is the Warranty Realty Company.

NEWARK, N. J.—Edward P. Hamilton & Co. have sold the 5-sty apartment house at 24 Camp st for Henry Van Arsdale to Mrs. E. Hoyt Parker as an investment.

Rural and Suburban.

CONVENT, N. J.—Pease & Elliman sold for Marcus L. Force about 11 acres at Convent, N. J. The property has a frontage on Woodland avenue of about 700 feet. This sale completes a tract of about 56 acres which they have been assembling for a client.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to M. A. Murphy a plot 100x128, Carnation av; to H. O. Jeffrey a plot 40x100, Espen and Birch sts; to M. Donovan a plot 40x111, Spruce st; to J. King and F. Scherrer a plot 40x100, Oak st; to J. Pomohrett and W. Skodak, each a plot 40x100, Iris av; to M. Quinn a plot 40x100, Clover av; to K. Jannings, J. Nielson and F. Hoegberg, each a plot 40x100; to M. Sordm a plot 80x100; to E. F. Sehlmeyer a plot 20x100; to P. Coughlan plot 20x112, Plainfield av.

GARDEN CITY, L. I.—John W. Miller sold residence on 8th st, Stewart Manor, to James Morrisey. The Duross Co. were the brokers.

GARDEN CITY, L. I.—Douglas L. Elliman & Company, Inc., in conjunction with William J. Roome & Company, have sold for Urban H. Broughton his country place at Garden City, L. I. The house, which was recently purchased by Mr. Broughton, previous to the death of his father-in-law H. H. Rogers, is sold completely furnished. The house was decorated by Baumgarten, and represents an outlay of nearly $60,000. The house is a 3-sty frame structure, on a plot facing 230 ft on Hilton av by 200 ft in depth.

GREAT NECK, L. I.—The McKnight Realty Co. sold to John R. Corbin, the well-known Brooklyn builder, plot having a frontage of 148 ft. on Magnolia dr, with a depth of 150 ft.; plot having a frontage of 147 ft. on Sycamore dr with a depth of 107 ft.; plot having a frontage of 82 ft. on Bayview av with a depth of 200 ft.; plot having a frontage of 130 ft. on Magnolia dr.; plot in the hilltop section overlooking the water with a frontage of 183 ft. on Ridge dr West; plot of 131 ft. on Vista dr with a depth of 115 ft.; plot having a frontage of 114 ft. on Vista dr with a depth of 156 ft.; plot having a frontage of 112 ft. on Cedar dr with a depth of 217 ft.; plot having a frontage of 136 ft. on Ridge dr East with a depth of 164 ft.

There are 15 other plots included in this sale, bounded on the west by Gateway dr and on the east by Vista dr and between Cedar dr and Gould Brokaw's estates. The total sale to Mr. Corbin amounts to $125,000 and the purchaser intends to immediately begin the erection of a number of high-class suburban homes. The same company sold to the Morris Building and Construction Co. of New York and Great Neck a plot having a frontage of 110 ft. on Cedar dr

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with a depth of 130 ft.; a plot having a frontage of 130 ft. on Bayview av with a depth of 142 ft. and a plot having a frontage of 175 ft. on Sycamore dr with a depth of 122 ft. It is the intention of the Morris Building and Construction Co. to build high-class residences on the villa plots and to do a general contracting business as well.

GREAT NECK, L. I.—Douglas V. Eskell has purchased from Mrs. Sara Shields her residence, located on Highland av, Great Neck, L. I. It is a 2-sty Colonial dwelling on a plot of seven lots. The house was built by Mrs. Shields from plans by Edward King about two years ago. Joseph B. Day was the broker.

GREENWICH, CONN.—The Edgewood Inn, at Greenwich, Conn., one of the best-known summer hotels on the north shore of Long Island Sound, has been sold, with its 20 acres of ground, for about $200,000 to Alfred S. Amer, vice-president and manager of the St. Charles Hotel, New Orleans, and formerly connected with the Waldorf. Mr. Amer will make several improvements to the Edgewood Inn before opening for the season at the end of this month. The property was sold for the estate of Nathaniel Wetherell by Pease & Elliman.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to H. L. Kerris a plot 20x125, Franklin av; to J. Connolly a plot 60x100; to T. Keating a plot 40x100, Miller st; to M. Davis and A. Wallerstein, each a plot 40x100, Windsor Parkway; to M. A. O'Connor and H. and J. McAuliffe, each a plot 40x100, Botsford st; to M. McNamara and A. Cluff, each a plot 40x100, Weir st; to A. G. and L. Swenson a plot 100x107, and to M. L. Brown a plot 40x107, Oceanside av; to I. M. Boyle a plot 40x100, Grand av; to J. and M. Barry a plot 40x100, Allen st; to B. F. Plunkett and M. Dunn, each a plot 40x100, and S. McGarry a plot 128x91x91, Frazier st; to P. H. Boyle a plot 100x114, Oceanside av and Miller st.

HEMPSTEAD MANOR.—The O. L. Schwencke Land and Investment Company sold at Hempstead Manor plot, 25x126 on the north side of Jerusalem av, between Hawthorne and Bedford avs, to E. Pagne; plot, 60x112, on the northwest corner of Jerusalem and Holy avs. to M. and G. Gardaina, and plot, 40x100, on Greengrove av, near Webster av, to John G. Foy.

LYNBROOK, L. I.—Friday & Lehmann sold 2-sty frame dwelling, on plot of ground 66 x365, for Alexander Phyfe to Daniel Leibe.

MENDHAM TOWNSHIP, N. J.—George B. Corsa sold for L. E. Sutton to a client, the property known as the Wild Rose Farm, elevation about 1,000 ft., containing 155 acres, with a fine residence, also farmhouse, barns and outbuildings. The farm is about 4 miles from Morristown.

NEW CANAAN, CONN.—Payson McL. Merrill and F. E. Green have sold to Julius Kruttschnitt, chairman of the Board of the Southern Pacific Railroad, the Charles E. Merrill property, consisting of 15 acres with a large stucco dwelling, gardener's cottage, stable, garage and other outbuildings, at New Canaan, Conn. The property has a large frontage on Oenoke av and Lambert road.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold to R. M. Hedelund a plot 40x100, and to D. Lutjen a plot 80x100, Yost Parkway; to B. Ackerman, G. Collins, E. Goldbach, L. D. Brown, A. Edler, K. Gruber and S. A. Bernard, each a plot 40x100, Perkins av; to W. C. Elze a plot 40x100; J. Luca and O. W. Brantley, each a plot 60x100, Merrifield av; to E and A. Clyde a plot 40x100, Ebert av; to A. Wilson, J. C. Riley and C. G. Thompson, each a plot 40x100, Perkins and Fulton avs; to P. H. Butt a plot 20x84, Bayside av; to H. Schrieder a plot 60x100, Lawson and Ebert avs; to M. Kriete a plot 60x100, Ebert av and Yost Parkway; to C. Linke a plot 20x123, Hoke av.

ORANGE, N. J.—Mrs. E. Hoyt Parker sold residence and grounds at Lincoln and Hillside avs to a Newark client of Edward P. Hamilton & Co.

ROSEDALE, L. I.—The Windsor Land & Impt. Co. sold to R. Landau and E. and L. Wicks, each a plot 40x100, Concord av; to P. J. Keane a plot 60x100, Stratford Road and Booth av.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to H. Eagleston a plot 40x100, Harvard av; to J. C. Miller a plot 50x100, Messick Road and State st; to V. Reda a plot 40x100, New York av and State st; to R. Von Barstel a plot 40x100 on Davison av, and a plot 100x100, Bedell st and Fox av.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to C. A. Weigler a plot 60x100; to E. A. Smithers a plot 40x100, Euclid st; to S. Priester a plot 100x100; K. Fitzpatrick a plot 40x100, Morris Parkway; to E. Hogan, two plots, each 40x100, Grove av and Argyle st; to R. O'Brien a plot 60x100, Albermarle av; to C. Wirth a plot 40x100, Lamberson st; to A. Hix a plot 40x100, Beverly Parkway; to J. Allwera a plot 40x102, Emerson pl; to V. Hyde a plot 100x100, Fenimore st and Rockaway Parkway; to M. Boland a plot 40x100, Argyle st; to J. Dorris a plot 40x105, Hamilton av.

LEASES.

Manhattan and Bronx.

ALBERT B. ASHFORTH, INC., leased space in 14 and 16 East 23d st to the Bausch Picture Frame & Moulding Co., of 16 East 33d st and Hoopes & Langtree, successors to Samuel Buckley & Co., of London and N. Y., Ltd.

JOHN W. BRETT leased from the United States Trust Co., as trustees, the 4-sty dwelling at 19 East 49th st for a term of years. Douglas Robinson, Charles S. Brown Co. were the brokers.

GUSTAVE BRITT leased for John Garrison the upper part of house at 1 Horatio st to Peter McCreesh; for A. D. Moran, the store and basement in 532 Hudson st, to Jacob Grocof; for P. McInerney, the stable at 651 Water st, to Louis Goldstein.

CORN & CO. leased for the Midwest Realty Co., 7,500 sq. ft. in 159 to 163 West 35th st to the Royal Petticoat Co., of 159 West 25th st; for Samuel K. Jacobs, the store and basement in 47 East 28th st to Harry Perelson and for Ewald Mommer, space in 118 East 28th st to the Covic Electric Co., of 1133 Broadway.

THE CROSS & BROWN CO., in conjunction with H. L. Moxley & Co., leased the 11th loft in 38 to 42 East 32d st to the Phoenix Auto & Rain Coat Co., of 116 West 14th st, for a term of years.

J. B. ENGLISH leased to Maurice Herrmann, theatrical costumer, the 3-sty dwelling at 166 West 48th st. After alterations are completed, Mr. Herrmann will occupy the building for his business.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented for the 101 Fifth Ave. Co. space on the 10th floor of 99 and 101 5th av to the Lacey Import Co., of 136 5th av, and for the Nine East 37th St. Co. the 7th loft in 9 and 11 East 37th st to Emil Majert Co., of 28 West 27th st for a long term of years.

M. & L. HESS leased for the Midwest Realty Co., from the plans, to Regina Kobler, of 12 West 32d st, the 13th loft in the building now in course of construction at 22 to 26 West 32d st, size 75x100; also for Sherman Townsend, the 4th loft in 11 East 17th st to Jacob Goldstein; also for the Levitt Realty Co., the 9th loft in the building just completed at 128 to 132 West 46th st, size 80x100, to Wm. R. Laidlaw, Jr., of 218 West 47th st; also the 10th loft in 41 and 43 West 35th st to the J. M. S. Lace Co., and space in 49 to 53 East 21st st to the Forst Manufacturing Co., of 81 Greene st, the Rex Fashion Co., of 1133 Broadway and the High Art Embroidery Works, of 34 East 10th st.

LOWENFELD & PFEIFFER leased for Sol. Lowenfeld the private dwelling at 203 East 63d st; also the store in 1077 3d av, for Sol. Lowenfeld to Ira G. Lane, of 207 East 64th st; also the store in 1566 Park av to Berl Rothman.

LOUIS KEMPNER & SON rented to Mme. Morris the store in 2297 Broadway; to Cheung Sai Co. the 2d floor at the southwest corner of Broadway and 96th st; the store at the northwest corner Broadway and 91st st to Bon Ton Tailoring Co., of 595 Columbus av; and the basement to C. M. Henne, of 649 Amsterdam av; for Helene & Tabor, 2289 Broadway to J. C. H. Woebke, of 2287 Broadway; also the corner store at the northwest corner Broadway and 95th st to John G. Klein, Jr.

THE MARGOLIES REALTY CO. leased to the Interboro News Co., of 221 Fulton st, the 5-sty building at 306 and 308 West 45th st. The lease is for a term of 5 years with the privilege of renewal for a similar term.

THE CHARLES F. NOYES CO. leased the four entire lofts at 72 Cliff st and 46 and 48 Ferry st for a long term of years for Rodolfo G. Barthold to Moritz Gluck; also lofts in 109 Nassau st to Robertson & Sons; in 124 Maiden lane to Abraham Lowenthal, and to Charles J. Lederman, and in 215 Pearl st to Louis Barth, of 178 Water st.

ALBERT & PLATT leased for Joseph B. Jaffe to Silverman & Steinberg, for five years, the northeast corner of Bradhurst av and 150th st, a 7-sty apartment house, on plot 100x112.6, containing 82 families, and renting for more than $23,000 a year.

AMES & CO., INC., leased for A Messer the 5th loft in 20 West 31st st to P. Semmel & Co.; the 4th loft in 26 West 31st st for the Terminal Realty Co. to Steell & Highman, of 26 West 31st st; for Frederick Hussey the store in 453 7th av to J. Jarrett, and store in 455 7th av to M. Markos, of 288 Lenox av.

ALBERT B. ASHFORTH leased the store and basement in 93 Washington st to A. Francis; also space in the Tilden Building, at 105 to 111 West 40th st, to Wm. A. Larney, of 501 5th av; W. Shalton Swallow Co., of 507 5th av; the Rome Builders Corporation, and Frederick H. Hitchcock, of 105 West 40th st.

BARNETT & CO. leased stores in 170 East 125th st to the Metropolitan Hat Cleaning Co.; also in 64 East 125th st to a Miss Bish; also in 28 West 125th st to the Kinney Shoe Co., and in 20 East 125th st to the Sherick Raincoat Co.

MYER BONDY leased the store and basement in 30 and 32 University pl to Levy & Meyrich, of 170 Greene st; a loft in 21 East 8th st to Saffin & Nikon; a loft in 13 to 19 University pl to the Carusa Feather Co., of 815 Broadway; a loft in 37 West 19th st to Jacob Ober, of 355 West 36th st; a loft in 6 to 10 Great Jones st to Adelson Bros.; a loft in 40 West 14th st to Simon & Seide, of 325 Canal st, and the store and basement in 120 3d av to the La Grand Lunch Room.

THE CROSS & BROWN CO. leased space in the U. S. Rubber Co. Bldg., at the southeast corner of Broadway and 58th st. to A. R. Gormully; Lowe Valveless Engine Co.; Kennedy & Anglada; Wadsworth Co., of 150 Nassau st; T. B. Bicker, and the Rowland Adv. Agency, of Broadway and 76th st; also for the Jandorf Automobile Co., the entire building at the northeast corner of 11th av and 58th st, to the United States Rubber Co., of Broadway and 58th st, for a term of years.

P. J. CURRY leased the store and basement in 99 9th av to Barrett Brothers.

THE DUROSS CO. leased 15 Christopher st for Mary E. Lackey to Ginevra Bergonzini for a term of years; also the store in 467 West 14th st for John Leonard to Isaac Zimmerman, of 467 West 14th st.

THE J. C. EINSTEIN CO. leased for a long term of years, at an aggregate rental of $75,000, for Pauline & Jose Kulhke, the store and basement at the northwest corner of 25th st and 6th av to Michael Callahan, who will open a cafe on the premises. A. C. G. Hupfel represented the lessee.

HORACE S. ELY & CO. leased to Adolph Triedler the 2-sty brick building at 4 Sniffin Court for ten years. Mr. Treidler will alter the property into a studio.

FOLEY & HUGHES rented 217 West 14th st for Adelaide Lagasse to Guth Manufacturing Corporation, of 217 West 14th st; also 223 West 13th st for Mrs. William Murray to Mrs. L. Heimroth.

FREDERICK FOX & CO. leased for Charles Kaye to Gittler, Meadow & Gittler the 11th loft in 12 and 14 West 21st st, for a term of years; also for David Spero the 8th loft in 16 to 20 West 19th st for a term of years to Cohn & Friedlander, of 54 East 11th st; for the 29 West 35th St. Co. the 9th loft in 29 to 33 West 35th st to Aaron Kram; for the Selkirk Realty Co. large space in 29 and 31 East 22d st to the Outlook Co., of 287 4th av; for Cohn & Friedlander the 10th loft in 54 East 11th st to Ashpis & Ellentuch, and for Ida L. Churchill the 3d loft in 147 West 26th st to George Luter, of 48 West 26th st.

G. R. GIBBONS leased the dwelling at 180 West 10th st to Dr. John T. Harrison, of 180 West 10th st; and the dweling at 182 West 10th st to Sarah E. Hotaling.

F. GOUGET leased for F. Tucket the dwelling at 108 East 17th st to E. Fergnoell.

MOOYER & MARSTON leased the dwelling at 21 West 121st st for the Farmers' Loan & Trust Co. to Dr. Addisone Boyce, and the 1st loft in 45 West 46th st for Eugene Southack to Barnet Fabricant, of 115 West 45th st, ladies tailor.

THE CHARLES F. NOYES CO. leased 312 Pearl st for the Schieffelin Co. to B. Donadio, of 53 Rose st.

PEASE & ELLIMAN and Frederick Fox & Co. rented a loft in 110 West 40th st to the Erickson Duplex Filter Co.; also 3 East 41st st, 22x100, immediately adjoining 5th av, for John Hoge to Mrs. C. E. Taylor for the Peg Woffington Tea Room; also 34 East 63d st, a 4-sty dwelling, on a lot 20x100, for Mrs. S. Fisher Johnson to William E. Lowe, who recently sold his dwelling at 65 East 66th st; also leased 54 East 77th st, a 4-sty dwelling, in a lot 12.6x98.9, for the Justa Realty Co. to Alfred D. Bell.

L. J. PHILLIPS & CO. leased the stores in 3863 and 3865 Amsterdam av to James Butler for the Dowd Construction Co. The property is located at the foot of the 207th st subway station.

LEWIS B. PRESTON leased space in 487 Broadway to the Crown Jobbing Co; M. J. Daniel, of 487 Broadway; Fitchburg Horn Goods Co.; Scholl Dry and Dress Goods Co.; Levine Brothers; E. M. Adams, of 487 Broadway, and the Dodge Dent Co.

GEO. R. READ & CO. leased for Howe & Orvis, lessees of the Hotel Lorraine, 5th av and 45th st, two of the five stores in the Fifth avenue site, for five years from October 1, with the privilege of five additional years, to Henry S. Schendel, of 15 West 42d st, and Paul A. Meyrowitz, of 389 5th av.

LOUIS C. SCHLIEP leased the store and basement in 122 University pl to Philip Mankowsky.

SLAWSON & HOBBS rented the following private houses: 255 West 72d st, for A. W. Rossiter to J. A. Snart; 140 West 86th st, for Carl Callman to C. A. Silberman; 55 West 85th st, to A. J. Lawrence for the Clark estates; 114 West 87th st, for Charles Lyon to P. Devin; 155 West 85th st, for Andrew Demetre to Dr. J. Fisher.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased space in the Builder's Exchange, at 30 to 34 West 33d st, for Emily B. Hopkins to Charles Sanders.

VAN VLIET & PLACE leased the 3-sty house at 44 Grove st to Henry Avellino, for Lowenfeld & Prager, and the stores in 377 and 379 Bleecker st for 5 years.

THE H. M. WEILL CO. leased the store in 14 East 42d st, to Philip Liberman, of 141 Broadway; also the store and basement in 154 West 35th st to the Stephens Auction Rooms, and the parlor store in 264 West 34th st to the Novelty Embroidery Works, of 256 West 23d st.

C. F. W. JOHANNING leased for Charles H. von Dehsen to Fred and Pauline Fischer, for a term of years, all the building above the store floor at 2149 and 2151 8th av.

MOORE, SCHUTTE & CO. leased for J. J. Schwartz, 428 West 147th st, a 3-sty private dwelling to Captain D. J. Roberts, for a term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Nassau Ferry Co., its property at the southwest corner of Tompkins and East Houston sts, to John Dunbar, of 124 Worth st, manufacturer of boxes. The present buildings will be extensively altered by the lessee who has taken the plot for a long term of years.

M. & L. HESS leased for the Colony Construction Co. the 6th and 9th lofts in the recently completed building at 63 and 65 West 38th st, running through to and including 62 and 64 West 39th st, containing about 12,000 sq. ft. to the floor, to the Bonhotal Co., of 598 Broadway, and Richard Sentner, of 625 Broadway; for John J. Mitchell the 10th loft, containing 5,000 sq. ft., in 41 and 43 West 25th st, to the J. M. S. Lace Co., and space in 49 to 53 East 21st st to the Forst Mfg. Co., of 81 Greene st; Rex Fashion Co., of 1133 Broadway, and the High Art Embroidery Works, of 34 East 10th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased offices in downtown buildings as follows: Banking space in the Lord's Court Building to C. H. Venner & Co., and offices to Alfred W. Fitch, Norman J. Fitzsimmons, C. Merrill, Vanderveer & Co., and Edward P. Wheeler; offices at 50 Pine st to Bovey & Wilson; in 79 Wall st, to Tea and Coffee Trade Journal Co., G. Washington Coffee Refining Co., William J. Griffiths, Frank Lyman, Edward S. Beardley and Earl Ryan; in the New York Produce Exchange to Coulter-Soper & Boggert, Henry F. Bruning, Gross & Co., Hecker Cereal Co., William R. Gregory Co., John Thallon & Co., Ansel S. Lee, Edgar C. Challenger, Vulcan Asbestos Manufacturing Co., Benjamin Parr, Albert H. Erikson Co. and Samuel Cross; in 40 and 42 Wall st, to Torrance, Marshall & Co., Peck, Rasmus & Truesdale, Joseph Milbank, W. H. Rickards & Co., Dawson & Lyons and the Mining & Engineering Co., of Pennsylvania; in 74 Broadway, 6th floor to John Muir & Co.; also offices to F. B. Cochran, Winter Fussell, Spaulding, McLean & Co. and Hibbard, Tanner & McCoy; in the American Exchange Bank Building, 127 Broadway, to Coggeshall & Hicks, G. W. Walker & Co., and Charles H. Keys; in the Bankers Trust Co. Building to R. T. Wilson & Co., Oliver Humphrey and Elk Horn Fuel Co.; at 1 Wall st, 9th floor to H. H. Siever & Co., 11th floor to Harold B. Weaver & Robert Harne, one-half floor to H. Duncan Buckley; at 37 Wall st, 3d floor to L. Von Hoffman Co. and 71 Broadway to Butte Electric & Power Co.; also a loft at 23 Bond st to Buller & Weiser; a store and basement at 831 Broadway to S. B. Davega Co.; a building at 92 Vesey st to Statis & Esomplis; a store at 129 West 37th st to William J. Kahn; a loft at 64 University pl to Commercial Binding Co.; 65 University pl to I. Hammer; 164 5th av to W. S. Naudlinger; a store at 95 Broad st to the Mercer Rubber Co.; the building at 157 Water st to Walter Dubrow; a loft at 8 Greene st to M. Tobey & Brother; the store and basement at 364 7th av to Braude Brothers; part of 364 and 366 7th av to C. A. Beaumont; store and basement at 68 Greene st to Aaron Mendlowitz; at 11 Burling Slip to Henry Oppenheimer; a loft at 11 Burling slip to Louis Laks; at 149 Spring st to Richman & Schlessel; at 708 Broadway, running through to 402 Lafayette st, to A. Hocheimer & Co.; in 114 Water st to Thomas E. Rush; offices in 15 and 17 West 38th st to A. E. Vaughan & Co.; 23 and 25 East 26th st to the Charles Advertising Service, B. Lobin, Leon Ferenbach Silk Co., Cooperative Building Bank, H. Burr, Hotel Construction Co. and store and basement in 33 Amsterdam av to M. Katzen.

WILLIAM J. ROOME & CO., INC., leased space on the 8th floor in the Architects' Building at the northeast corner of 40th st and Park av to the E. E. Smith Contracting Co., of 71 Broadway, builders of the Philadelphia subway and now erecting the elevated line from the Queensboro Bridge to Corona, L. I.; also the 4-sty dwellings at 250 West 52d st for the Gilmore Estate to I. Lundequist and 241 West 19th st to L. Curtin.

LOUIS SCHRAG leased for Mary Tiernan the 4-sty dwelling at 251 West 21st st, to Bridget Donohue; for Jeremiah J. Wright, the 4-sty dwelling at 166 West 22d st to Philip Loria, for a term of years; for Robert Alexander, the 4-sty dwelling at 215 West 22d st to Nellie Fogarty, for a term of years.

JAMES A. SHEERAN leased to Joseph Knaster the 3-sty dwelling at 110 East 85th st.

HERBERT A. SHERMAN leased offices in the Forty-second Street Building, 42d st and Madison av, to J. C. Lyons Sons, of 4 East 42d st.

SPEAR & CO. rented for M. & L. Golde 4 lofts in 2 to 6 East Broadway to the Eagle Waterproof Co., of 62 East Broadway; for Alfred Duane Pell the 2d loft in 626 Broadway to Turner & Ryeback, of 117 Bleecker st; for Robert Colgate Co., the store and basement in 133 and 135 Green st to the N. Y. Folding Box Co., of 206 Centre st; the 1st loft in 17 and 19 Waverly pl to Chas. Stein; two lofts in 11 West 17th st for E. W. Browning to Paris Cloak Co. and Hamermesch & Fuchs, of 116 Wooster st.

E. TANENBAUM REALTY CORPORATION have made the following leases in the Hudson Building at 80 5th av.: Large office spaces to The Lacey Import Co., of 136 5th av, importers of marabou, nettings and scarfings; The Pentacle Silk Garment Co., of 80 5th av; Austrian Woolen Co., of 80 5th av; E. Schwarz, woolens; Strassner & Nauheim, neckwear; The Flasher Co., electrical flashers; Bernhard Guttmann, artist studio; Kaplan & Fishkind, architects; The American Service School, and Licht Bros., of 133 Crosby st; also for Mrs. Helen Julliard, 3d loft in 140 5th av, 27x140, to Wasserman & Beckhard, importers of linens, etc.

L. TANENBAUM, STRAUSS & CO., INC., leased to the Central Free & Bonded Warehouse Co. the entire 6-sty building at 80 to 86 9th av, for Edward W. C. Arnold for a term of years.

TUCKER, SPEYERS & CO. leased in the Springs Building at 29 to 33 West 38th st, space to Max Schachnow & Co., Inc.; also for Carstein & Linnekin, space in 320 and 322 5th av to A. M. Perna & S. Gedder.

S. OSGOOD PELL in conjunction with Le Roy W. Johnson leased to the Modart Corset Co., of 17 East 45th st, the 3d floor of 553 5th av for a term of years.

JOHN V. S. ODDIE, in conjunction with Huberth & Huberth, leased the top floor and basement in 536 and 538 5th av for Jacques Krakauer to the Campbell Studios, Waldorf Astoria Hotel.

G. W. BARNEY leased to the Empire Engineering and Supply Co of 227 Fulton st the top loft in 483 and 485 Greenwich st; also to Samuel Grunfeld of 640 Broadway the 1st loft in 870 Broadway; also to Alexander Arons the store in 859 Broadway.

THE DUROSS CO. leased to Lutz & Schramm of Pittsburgh the 5-sty building at 97 North Moore st for a term of years.

PEASE & ELLIMAN leased for a term of years the store and basement in 90 Fulton st, for a client, to Spreng and Deutsch, to be occupied for lunch-room purposes.

STEPHEN H. TYNG, JR., & CO. in conjunction with Anthony Lo Forte, leased the 4th loft in 102 and 104 5th av to Jules Henri Venon of 43 West 4th st.

J. IRVING WALSH leased for C. F. Miller the buildings at 235 and 237 West Broadway and 2 White st to M. Nass, for 5 years, who will extensively alter the premises for his business.

THE CHARLES F. NOYES CO. leased offices in 49 and 51 West 23d st to Boyle & O'Brien; offices in 130 and 132 Pearl st to A. H. Ney; offices in 15 to 19 East 26th st to Lowenstein & Goldstein; offices in the "Smith-Gray Building" to Grace M. Chamberlain; offices in 61 Beekman st to G. Freud; offices in 261 Broadway to David Bernstein; a portion of the 11th

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floor of 37 and 39 Liberty st to the Fire Adjustment Corporation of America, and has subleased in the U. S. Realty Building for the Rock Island Lines to Stearns-Roger Mfg. Co. a suite of offices on the 11th floor; also for the Trustees of the Masonic Hall and Asylum Fund in the new 19-sty building at 71 West 23d st, a large portion of the 6th floor to the Simone Cap Co. of 71 West 23d st for a long term of years; also a portion of the same floor to George Beinert; space in the 7th floor to Mendelson Bros., and a large suite of offices on the 12th floor to the Liberty Trading Stamp Co. The agents report that the building above the ground floor is practically rented, only one entire floor now being available; also the 2d loft of 78 to 80 Beekman st to Edwin Whitaker, and the 3d loft of the same building to Smith & Thompson of 58 Broad st. Both leases are for a period of seven years. The same brokers have also leased the 2d loft of 118 and 120 Maiden Lane to Powers & Schuckman; the 4th loft of 59 Ann st to Andrew Wilson; the 3d loft of 46 Fulton st to Becker & Heine Mfg. Co.; the 3d loft of 162 William st to Sugarman & Epstein, and the 1st loft of 192 Pearl st to M. Grabensteter; also for Rodolfo G. Barthold the store and basement of 72 Cliff st to Gustave Schroeder for a long term of years at a rental of about $2,000 per annum. This lease completes the renting by Mr. Barthold of 70 and 72 Cliff st and 46 and 48 Ferry st, a group of three buildings at the corner.

Bronx.

WILLIAM J. GABEL leased for Henry Hunneke to J. W. Kaufhold the 3-sty house at 749 Crotona Park North; also to Emil Bauchwitz the 2-sty house at 747 Crotona Park North, both for a term of years.

THE JACKSON DEMOCRATIC CLUB, of the Thirty-fourth Assembly District, leased the 2d floor in the Community Building, erected on the former Barry estate property, in Boston road, between 167th and 168th sts, by the Weissager Amusement and Construction Co., for ten years, at $1,500 per annum. The club occupied the old Barry dwelling, and since its sale and subsequent improvement has been located at 1112 Jackson av.

H. J. RADIN leased for the Zarland Realty Co. to D. I. Tobias, for a term of 2 years, the plot on the east side of 3d av, between 174th and 175th sts, 200x100, with a 1-sty building, containing 15 stores and a moving picture theatre.

Brooklyn.

CHARLES E. RICKERSON leased 609 Carlton av, a 3-sty and English basement, brownstone dwelling, for Mrs. Annie J. Miller to Austin L. Beaujon for a term of years; 637 Baltic st, a 2-sty and basement, brick dwelling, for a client to Harry A. Bennett.

THE BUSH TERMINAL CO. leased in their South Brooklyn terminal buildings 9,000 sq. ft. in Building No. 20 to Arthur Delapierre, Inc., of 19 Warren st, Manhattan, manufacturers of handles for farming instruments; 7,000 sq. ft. to Murphy & Stevenson, Ltd., of 38 White st, Manhattan, linen goods; 4,500 sq. ft. in Building No. 1 to the Terminal Ornamental Iron Works, a new corporation; 9,000 sq. ft. in the 29th Street, Manhattan, Building to J. J. Little & Ives, publishers, printers and binders; 5,000 sq. ft. in Building No. 1 to United Handle Mills, of 59 Pearl st, Manhattan, manufacturers of wood handles; Merchants Engineers Corporation, of 30 Church st, Manhattan, distributors of engineering equipment and supplies.

HARRY E. PEARSALL leased the northerly half of the store in 546 Nostrand av, for the Estate of William H. Lyons to Jose Molina, Inc., for a term of years.

HOWARD C. PYLE & CO. leased the store in 346 Fulton st, for the Kings County Trust Co., to a client for a term of years; also the entire 2d floor approximating 2,500 sq. ft., for the Fidelity Phoenix Fire Insurance Co. to the National Progressive Party of Kings County for their headquarters.

THE BULKLEY & HORTON CO. leased the Automobile Show Rooms at 1281 Bedford av to E. J. Montigny, agent for the Stutz Motor Car Co., for a term of years.

FRANK A. SEAVER leased one-family frame detached house with plot 60x100, at the corner of 13th av and 79th st, for a client, to C. North for two years; a 2-sty limestone house at 6911 Ridge Boulevard, for A. Voss, to H. Haldane; a one-family semi-detached house at 432 81st st to Jos. Heifer; the upper floor of two-family, detached house, corner Shore rd and 70th st, for a client, to R. Browne; the 2-sty one-family house at 158 Senator st to the Rev. E. M. Schisa; the one-family house at 81 71st st to Mr. Schuyler for Thos. Bennetts.

Queens.

HERMAN FRANKFORT rented at Far Rockaway for Mrs. C. Fitzharris to L. Fisher, a cottage on Roanoke av; for R. D. Isaacs to M. Doblin a cottage on Roanoke av, and for Mrs. C. Mulhearn to I. Plough a cottage at Mills and Seneca sts.

Suburban.

DE BLOIS & ELDRIDGE leased for Mrs. Julian McCarty Little her cottage in Ayrault st, Newport, R. I., to Henry Pierrepont Perry, of this city, for the season.

H. T. GURNEY leased to William Loeb, Jr., a cottage on the Burgess estate, Oyster Bay, L. I.

JULIA BEVERLEY HIGGENS leased Frank Potter's place, Aratoma Farm, at Katonah, N. Y., to Mrs. William Draper; also the George Chapman place at Mount Kisco to R. W. Mead.

PAYSON McL. MERRILL rented for Mary C. Rutherford to George C. W. Low her house adjoining the Rockaway Hunting Club in Albro lane, Cedarhurst, L. I.

PEASE & ELLIMAN let for W. K. B. Emerson his country place known as "The Hermitage," fronting on the Sound at Milton Point, Rye, N. Y., to a client for the summer season; also leased for Mrs. William H. Burgess her large estate at Oyster Bay, L. I., to a client for the season.

JOHN F. SCOTT rented for Mrs. W. H. Warner her cotage at Lawrence Beach, L. I., to Mrs. Virginia W. Toler.

MATT J. WARD & CO. leased the Hotel Winthrop, Asbury Park, N. J., for the owner, Morris May, to Frank C. Jones, of this city, for many years proprietor of the Hotel Columbia, Belmar, N. J.

WILLIAM LOEB, JR., Collector of the Port, leased the cottage on the Burgess estate, at Oyster Bay, L. I., formerly occupied by W. S. Gurnee, Jr. H. T. Gavney was the broker.

PAYSON McL. MERRILL rented for a term to Louis H. Ingraham a house in course of construction on the Lord estate property, on West Broadway, between Cedarhurst and Woodmere, L. I.

L. E. REED & CO. leased through the Mortgage Security Co. the Pannaci Hotel, at Sea Bright, N. J., for 5 years.

THE COLUMBIA THEATRE, Newark's oldest show house, has been leased by Louis Schlesinger to Alexander R. Boyd, a theatrical man of Philadelphia, Toronto, Buffalo and St. Louis. The theatre is to be used for moving pictures by Mr. Boyd, who has taken the place for 20 years at a rental of $12,000 a year. The Columbia is at the northwest corner of Washington and Marshall sts and covers a plot 110x207. It has accommodation for 2,000 persons. George Jacobs, a promoter of melodrama, bought the property 5 years ago.

REAL ESTATE NOTES.

JOSEPH TOCH has associated with Harry H. Uhlfelder at 5 Beekman st, to conduct a general real estate business.

THE CHARLES F. NOYES CO. negotiated the recent sale of 10 Dover st, for Mary Healy to the Hanover Supply Co.

LOUIS H. LOWENSTEIN and the offices of the Maxtow Realty Co. and associate companies, are now located at 110 West 40th st.

LEROY W. JOHNSON, real estate and mortgage loan broker, formerly at 500 5th av, has removed his offices to 542 5th av.

MARY GEER is the buyer of the dwelling at 248 West 72d st, sold recently by Earle & Calhoun for Mrs. Lucy A. Ledwith. Mrs. Geer owns the two adjoining houses at 244 and 246.

LOUIS LEVY has removed his offices from 1133 Broadway to 220 Broadway.

ADOLF HIRSCHFELD, of 2228 Broadway, has removed to 15 and 17 East 40th st.

E. S. WILLARD & CO. have removed their offices to 52 William st.

THE DUROSS CO. were the brokers in the sale of the Crittenton Mission property at 21-23 Bleecker st, to Max Teitelbaum, who will alter the building for business purposes.

ALFRED J. ROWANTREE, lately with L. Tanenbaum, Straus & Co., is now associated with Mark Rofalsky & Co. at their 5th av and 44th st office.

SAMUEL FIELD, for the past 5 years with L. J. Muhlfelder, is now associated with the Fifth av office of Mark Rafalsky & Co.

M. FORMAN, formerly with the Fleischmann Bros. Co., and Louis Zurck, lately with the Friend-Lewi Co., have formed a partnership under the title of M. Forman & Co., for the transaction of a general real estate business.

HENRY I. COOPER has removed his office from 200 Broadway to the Union building, at 33 Union Square West, of which he has been appointed agent.

HENRY E. LONEY, formerly with the United States Title Guaranty Company and the Lawyers' Title Insurance and Trust Company, is now associated with the M. Morgenthau, Jr., Company.

NATHAN L. OTTINGER is now associated with John J. Clancy & Co.

THE HUDSON REALTY CO., Woodmere Realty Company, Banister Realty Company, Edgemere Crest and allied companies, Maximilian Morgenthau, Samuel E. Jacobs and James Frank have removed to the Forty-second Street Building, 30 East Forty-second street, corner of Madison avenue, Manhattan.

BERT G. FAULHABER & CO. have been appointed agents for "Kelvin Hall," 560 West 18th st; "Bonny Castle," 601 West 191 st; "Highland Court," 600 West 192d st; 830 and 832 St. Nicholas av; 291 West 147th st, and 211 West 117th st.

F. DE R. WISSMAN, formerly at 149 Broadway, has removed his offices to 30 East 42d st.

ASHLEY M. HERRON, formerly manager of the office of Mooyer & Marston, has opened an office at 66 Beaver st for the transaction of a general real estate brokerage business.

SAMUEL KRONSKY has removed his office from 49 Liberty st to 55 Liberty st.

SIDNEY B. KLEE has removed his office from 299 Broadway to 200 Broadway.

JOHN P. KIRWAN was associated as broker with the Brande-Papae Co., in the recent sale of the plot of 81.4x66.5x irreg on the south side of Hamilton pl, 135.8 ft east of Broadway to the Domain Realty Co.

LOWENFELD & PFEIFFER have moved from 1511 3d av to 19 East 116th st.

CROSS & BROWN and William A. White & Son were the brokers in the sale of 236 and 238 West 126th st, by Wilbur Larramore, for the Badley estate, to Arthur Brisbane.

HARRY J. SCHUM has been appointed agent of 437-439 West 30th st, 351 West 36th st, 503 West 46th and 463 West 57th st.

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THE FABIAN CONSTRUCTION CO. has procured a building loan from the Metropolitan Life Insurance Co. of $20,000 on the building now in course of construction at 31-33 East 28th st.

T. A. BAFFA & CO. announce the removal of their office from 270 Broadway, Brooklyn, to the Huber Building, 217 Havemeyer st.

CHARLES F. JOHNSON is the buyer of 117 East 83d st, sold recently by John B. Simpson.

THE DIRECTORS of the New York Real Estate Bureau, Inc., recently incorporated with a capital stock of $100,000, are M. J. Thyrg, J. L. Beal and E. S. Pease.

DUFF & CONGER have been appointed by Reckling & Vallender agents of the store and apartment house building at 1105-7 Amsterdam av, between 114th and 115th sts.

E. M. KRULEWITCH is negotiating to purchase from Colonel Orvis, a member of the banking firm of Orvis Brothers, 35 to 39 West 81st st, a plot 75x100, facing Manhattan Square and the Museum of Natural History. A 12-sty apartment house will be erected if the deal goes through. Two of the lots are covered with 4-sty dwellings, and the other is vacant.

THOMAS A. WILSON has removed his offices from 200 Broadway to 320 Broadway.

WM. WOLFF'S SON was the broker in the sale last week of 146 East 81st st, for George Forscher to Francis L. Tooley.

L. F. HALL, formerly with John R. Davidson, is now associated with William S. Baker at 149 Broadway.

WALTER L. FRANK has removed to 433 Lenox av.

DOUGLAS L. ELLIMAN & COMPANY, INC., have been appointed agents for the large apartment house, known as the "Hanover," at 981 Park av, n e cor 83d st.

AT A MEETING of the stockholders of Douglas L. Elliman & Company, Inc., the following directors were re-elected: Douglas L. Elliman, Algyl R. Parsons and Roland F. Elliman. Robt. Grier Cooke, president of the Fifth Av Association, and Herbert R. Lawrence, late of the firm of Lawrence & Wolff, were also added to the directorate.

DAVID KRAUS was the broker in the recent sale of 1699 Topping av.

HARRY PARKER, of 30 East 42d st, has been elected to membership in the Real Estate Board of Brokers.

WM. A. WHITE & SONS have placed, among others, the following loans, aggregating over $1,000,000.

For the Canal Street Building Company, $170,000 at 4¼ per cent., on the west side of Broadway, between Lispenard and Canal sts; for M. Doran, $10,000 at 4 per cent. on 1004 Madison av; for T. Simons, $15,000 at 4¼ per cent. on 264 Grand st; for the Henslo Construction Company, $90,000 at 5 per cent. on 19-25 Arden st; for Faour Brothers, $19,000 at 4½ per cent. on 263 West 30th st; for the Montrose Realty Company, $25,000 on second mortgage on the one-half undivided interest in the property at the northwest corner of 66th st and Broadway; for the Twenty-ninth Street Construction Company, $160,000 at 5 per cent. on 105-7 East 29th st; for A. Lederer, $48,000 at 5½ per cent. on 334-6 East 114th st; for Golde & Cohen, $30,000 at 5 per cent. on 1332-4 Park av; for John H. Bodine, $63,500 at 5 per cent. on 1390-2 Madison av; for John H. Bodine, $31,500 at 4½ per cent. on 236-8 East 80th st; for the owner, $70,000 at 5 per cent. on 226-8 West 126th st; for the owner, $180,000 at 4½ per cent. on 63-7 West 35th st, and for W. H. Wheeler, $87,500 at 4¼ per cent. on 26 West 38th st.

New Subway Station.

A mass meeting was held under auspices of the Vyse Estate property Owners' Association last Monday, at the Superior Theatre, 172d street and Southern Boulevard, for the purpose of advocating a subway station at this point on the Lenox avenue branch. The meeting was largely attended, and pictures were shown, illustrating the congestion caused by the great numbers of people using the stations north and south of the suggested site.

After the speakers favoring the proposed station had been heard, the chairman, J. J. Haggarty, extended an invitation to anyone present who was opposed to the station to express his views, as there were city officials present who would like to hear both sides. After a few minutes wait and no response, Alderman Herbst arose to say that he would introduce a resolution at the next meeting of the Board of Aldermen which he has done, and which resolution has been passed without comment.

The Real Estate Show.

Westchester County made the star exhibit at the real estate show this year. Twenty-five firms clubbed together and financed a plan for producing eight large panoramic paintings of the county, of exquisite workmanship and a topographical model of the entire county. The Canadian Pacific Railroad exhibited a series of panoramic paintings of real estate developments along its lines. Fewer exhibits came from Long Island than last year, but the McKnight company was well represented. Motion pictures of landscapes in the neighboring suburbs were very interesting features. It was noted that the counties on the west side of the lower Hudson river—Orange, Rockland and Ulster—figured prominently in the show for the first time. When the new Interstate park and the west shore is made accessible there is likely to be more activity in that quarter than

New Taxpayers' Booklet.

The Woodlawn Heights Taxpayers' Association has published a booklet called the "Taxpayers' Manual and Directory," which is intended to be of value to property owners throughout the city, particularly in The Bronx. It contains in concise but complete form, a summary of the law as to taxes, water charges and assessments, together with a taxpayers calendar, showing when the various taxes are due and payable.

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MORRIS PARK AUCTION.

Some Expect It Will Be a Bargain Sale.—Clubhouse Will Be Used.

If any of those who are interested in improving the breed of horses happen to be in the neighborhood of Morris Park on May 31, they will see a good many things that will cause them to rub their eyes in wonder.

They will probably see more people in the old clubhouse than were ever there at one time in the palmy days of racing, but they may have to search hard to find familiar faces. In everybody's hand will be a small pamphlet, much as there used to be in the old racing days, but it will not be a program of the races, but a book map of the 3,019 lots into which the famous old property has been subdivided. In the crowd will be many persons ready to figure the value of a 25x100 lot, but very few who have the slightest interest in how fast a horse can get over that same bit of ground.

Not the least interesting feature of the coming auction sale of Morris Park is that J. Clarence Davies and Joseph P. Day have decided to hold the sale in the clubhouse which was for years the favorite meeting place of turf magnates and society notables. Here the Whitneys and the Keenes, the Morrises and the Dwyers used to gather on race days and discuss the relative merits of their strings of horses, and from here, also, to the nearby betting ring went many a commission large enough to buy several lots at the approaching auction sale.

Racing began at Morris Park in 1889 and continued until 1904. During that time it was recognized as the favorite and foremost center of the sport in the country. It also enjoyed prominence in a social way to a greater extent than any other race course around New York, with the result that it was not only well patronized by society folk during the racing season, but its clubhouse was the scene of many brilliant entertainments at other times. The clubhouse represented an investment of $500,000 and is practically the only thing about the old track that looks just as it did when the horses came thundering down the stretch to the shouts of thousands.

The old clubhouse has been kept in a good state of repair and the immense hall on the ground floor will make an ideal place for the big auction event. The hall itself has a seating capacity of 2,000, and with one side opening on a broad veranda, it is possible to see almost the whole of the property from any point in the room.

Now that the real estate community has had an opportunity to recover from the surprise occasioned by the first announcement that Morris Park is to be sold at auction, there has been much speculation as to the probable outcome of an attempt to dispose of so large an offering at one time. Heretofore an offering of 300 or 400 lots has been announced with some misgiving as to the market's ability to absorb so much property at once—this, too, at times when there has been a far greater public demand for real estate than there is at present. The State Banking Department has not been influenced by this phase of the situation, for it has ordered that the Morris Park sale shall continue until every lot has been sold. With a sale of such magnitude under these conditions, shrewd market observers are freely predicting that May 31 and the succeeding days will be the bargain days of recent real estate history.

Opposed to Central Purchasing Plan.

Borough President Miller of The Bronx asserts that the scheme for a central wholesale purchasing agency for the city is an "iridescent dream."

He says it will receive enthusiastic support from persons who have never run a city department. To save money is its design; to waste it will be the probable result.

"All the supplies used by the city can be bought in the city," adds the Borough President. "Real estate for storehouses is expensive; civil service laws and red tape increase the cost of the goods handled. A series of storehouses means long lists of employees and much trucking of goods to and from the storehouses, not to mention the interminable delays which such a system entails. The day has gone by when economic distribution may be had by carting supplies to a central storehouse and carting them away. Future economic methods will require them to be taken directly from the manufacturer to the place of use.

"It probably is true that open market orders for supplies costing less than $1,000 have been issued by the departments to the amount of $3,568,797, and that many of the goods have been

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Telegram.....	"	2,698
Evening World.....	Lost	1,082
Globe.....	"	19,336
Evening Journal.....	"	32,162
Evening Mail.....	"	94,324

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bought at retail prices without competition, but this is no reason for the establishment of a central purchasing agency, with all its expense and loss of time. I venture to say that the loss of time alone to the city attendant upon waiting for supplies from the central purchasing agency by the various departments of the city will amount in dollars and cents to more than the average of the central purchasing agency through buying by wholesale.

"It seems to me that a far more practical solution of the difficulty would be in the creation of a supply bureau which could prepare specifications for the standardization of the various things used by the city. Every three months it could advertise for the supplies needed for the next quarter year.

"By this method the benefits of buying by wholesale and through open competition would be gained by the city, while the expense entailed by a central purchasing agency would be avoided. No storehouses, no trucking, no long list of employees, no bookkeeping, no delays, no red tape—it seems too good to be true!"

Westchester Avenue Assessment.

A resolution of the Board of Estimate for reapportioning the cost and expense of acquiring title to Westchester av, from West Farms rd to Eastern Boulevard; to Lane av, from Westchester av to West Farms rd, and to the public place bounded by Lane av, West Farms rd and Westchester av, Bronx, was referred, on Thursday, to the Borough President of the Bronx, for a public hearing.

The special committee of the Board of Estimate to which the matter was referred, recommended the re-apportionment of the cost of acquiring title, so as to place 75 per cent. on the present local area of assessment, 15 per cent. on the Borough of the Bronx, and 10 per cent. on the Borough of Manhattan.

Opportunities in the Wholesale Section.

Speaking of real estate opportunities in the old wholesale section, Aaron Rabinowitz, president of Spear & Co., real estate agents at 713 Broadway, said the great need there is for modern buildings.

"Analysis of the causes that have brought about existing conditions reveals," he said, "the fact that the majority of buildings are owned either by trustees, wealthy estates, or very substantial families whose holdings are unencumbered by mortgages, and who would neither sell nor modernize their holdings to meet the needs of tenants or appeals of brokers.

"The Sailors' Snug Harbor, owning the land bounded by Broadway, University place, Eighth and Tenth streets, by its very inability to sell, combined with its own reluctance to build and grant long ground leases, has done much to speed the northward movement.

"At the moment there is urgent need for new buildings of large area. A spirit of unrest prevails in the clothing and millinery trades, and unless new buildings are forthcoming trade conditions will force a shifting to other centres bidding for these industries.

"Proof of the present need for better quarters is found in the fact that practically all the more modern buildings are fully rented, as, for instance, the O. B. Potter Trust Building, at Astor place; the Raleigh Building, in Broadway, opposite Bond street; the Mason estate property, at Broadway and Fourth street; the Randolph Guggenheimer commercial building block and the Ward Building, at 709 Broadway. These are all excellent paying investments. Capital should find a profitable field for investment in the erection of tall loft buildings on the Wanamaker plot, opposite Waverly place, and the Ayer plot, near Houston street."

The Growing Biltmore.

Many people pause when passing near the Grand Central Depot to watch the forces of the George A. Fuller Company putting together the new Hotel Biltmore. The rapidity and smoothness with which the work is carried forward, but without apparent haste, is generally remarked.

The Fuller Company, which is in charge of the construction work, also built the Plaza in this city, the Copley Plaza in Boston, the new Ritz in Montreal, the new Fort Garny in Winnipeg, the Bellevue-Stratford in Philadelphia and the Blackstone and La Salle in Chicago. The steel framework goes down into the ground for a depth of five floors and will rise to a height of twenty-two stories. All of this great task must be accomplished by November, so that the hotel can be furnished and put in shape for the formal opening on New Year's Eve.

Several new things that the internal economy of the Biltmore will contain have been disclosed by the Hotel Register: The system first put in use by George C. Boldt in making each floor a hotel in itself will be followed at the Biltmore. Once a patron has registered he or she need never go to the main office again, but on leaving the hotel can leave the room key with the floor clerk and take the elevator directly to the street. This floor clerk can be reached at any time of the day or night, and any request can be carried out in less than half the time it would take if sent to the main office.

The telautograph will be installed throughout, and every order, no matter how small, will be recorded in black and white for future reference if necessary.

One of the principal entertainment features of the Biltmore will be the palm room. This will be decorated magnificently with subdued lighting and remarkable color effects. A portion of the hotel will be reserved for the tired business man. This is on the main floor, on the 43d street side, and will be an Eveless Eden in every sense of the word. This will be equipped with a dining-room, minus music, a club lounging room and a library.

The New York Central's great power plant will furnish all of the steam and hot water to be used in the mammoth hostelry, and all the coal that will be used in the Biltmore will be that in the kitchen ranges.

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WE are entirely out of the New York Edition of the Record and Guide of March 7, 15 and 22, 1913. We will pay 20 cents each for these numbers if both sections are delivered to us in good condition. This offer will expire on May 13, 1913. Record & Guide Company, 11 East 24th St., New York.

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BUSINESS NEWS

A Weekly Summary of New Catalogues and Bulletins and of Articles Appearing in Current Periodicals of Interest to Architects, Building Managers, Contractors and Realty Interests.

Electrical Engineers.

The April number of the Proceedings of the American Institute of Electrical Engineers is being distributed. (Price $1 each. 33 West 39th st.)

A New Building Estimator.

The 1913 edition of the New Building Estimator is being distributed by Insurance Engineer (price $3 net, prepaid. 80 Maiden lane). The book is designed to be of service to contractors, builders, architects, engineers, insurance adjusters and appraisers.

Isolated Plant Switchboard Panels.

The General Electric Co. has just issued Bulletin No. A4116 describing that company's isolated and small plant alternating current switchboard panels, both generator and feeder, for three-phase, 25 to 60 cycle circuit. The bulletin is made up principally of dimension and connecting diagrams, and miscellaneous data referring to the various panels and equipment.

Electricity in the Packing Industry.

Bulletin No. A4119, just issued by the General Electric Co. is devoted to the application of electricity to the operation of packing establishments. In the bulletin are illustrated various applications of the electric motor.' Among the applications mentioned are those of John Morrell & Co., North Packing & Provision Co., Swift & Co., of Chicago, John P. Squires & Co., etc.

Selection of Explosives.

List No. 18 for April of new publications issued by the Department of the Interior, Bureau of Mines, containing Bulletin 48, "The selection of explosives used in engineering operations," by Clarence Hall and S. P. Howell; and Bulletin 55, "The commercial trend of the gas producer in the United States," by R. H. Fernald, are ready for distribution. Not more than one copy will be given free to anyone person. In asking for publications order them by number and title, and address the Director of the Bureau of Mines, Washington, D. C.

Lupton's New Catalog.

David Lupton's Sons Co., of Philadelphia, Pa., is issuing its new No. 7 catalog, which will be sent free upon request. Special emphasis is made of the unusual installation of its products and adoption of its system of roof lighting as shown in an insert of the catalog. A description is also given of the company's new motor driven Pond operating device. The catalog is improved and enlarged and should be on every architect's shelves, because it contains specifications and detail drawings showing the various kinds of fanlight and continuous sash operators in various kinds of buildings.

The Story of Joint Pipe.

Anybody who is interested at all in the problem of carrying water in difficult places will want to read the second edition, enlarged and revised, of the National Tube Company's book on Matheson joint pipe. The 1913 edition of this book is not only a work of art but it is of practical value in that it describes intricate ways in which pipe is laid. The chief value of this booklet to architects and engineers here in New York City lies in the fact that it is particularly adaptable to carrying high pressure loads in buildings where vibration tends to loosen joints. Copies will be sent upon application to the general offices at Pittsburgh, Pa.

Concrete Construction.

The Universal Portland Cement Co., 72 West Adams street, Chicago, is distributing a new book, "The Concrete House and Its Construction," published by the Association of American Portland Cement Manufacturers. It has 224 pages, 159 illustrations and is sold for $1 per copy. The index of chapters indicates its scope: "The Advantages of Concrete for House Construction"; "Architectural Design and Treatment of Concrete Houses"; Details of Construction"; "Operations in the Field"; "Calculations for Determining the Strength and Design of Reinforced Concrete in House Construction"; "Calculating the Bending Moments for Reinforced Concrete Beams and Slabs and the Determination of Size and Reinforcement"; "Tables for Designing Reinforced Concrete Construction and Their Use"; and "Concrete Block Houses." Persons desiring the book will receive one prepaid by sending $1 to the Universal Portland Cement Co., Chicago, Pittsburgh and Minneapolis.

—In the year 1909 the cost of coal consumed by the Department of Water, Gas and Electricity amounted to $613,806. The cost of coal in 1910 was $491,292, showing a saving of $125,514 over the cost of the previous year, a condition which resulted from more economical and efficient means of purchasing and handling coal. In addition, there was 2.5 per cent. more water pumped in 1910 than during the previous year. Standard specifications and contracts for coal have been adopted.

—Home mortgages are among the soundest investments. Usually the home owner will not let go until he is torn loose by adverse circumstances of the severest kind and when the other fellow walks the floor—you don't have to.—R. E. Board of Brokers' Bulletin.

LAW DEPARTMENT

Building Contract.

The rule of law that when the time specified in a contract for its performance has been waived neither party can thereafter rescind the continued on account of delay without notice to the other that it will be rescinded unless completed within a reasonable time, to be specified in the notice, applies as well to contracts wherein no time is specified for completing the work. In the latter case, if the work has extended beyond a reasonable time the notice is a prerequisite to an action to rescind. A conversation between the parties in which complaint was made of the delay, but no definite time specified for a completion of the work, is not such a notice as the law requires. The Court of Appeals of this State so decides in Taylor and Andrews against Goelet. In May, 1906, Frank M. Taylor and Frank M. Andrews, plaintiffs, entered into a contract with Robert Goelet whereby Goelet agreed to erect a building upon land owned by him, and when the building was completed to lease the premises to the plaintiffs for a term of twenty years at an annual ground rent of $42,000, and in addition an annual rental of 6 per cent. on the cost of the building. The contract provided that the building should be erected according to plans and specifications prepared by the plaintiff Andrews, who is an architect, and approved by the defendant. The plaintiff agreed to take a lease of the premises for the period and at the rental mentioned on the completion of the building, and in the meantime, beginning with the date of the contract, to pay the defendant $2,500 a month.

There was a provision in the agreement fixing the sum of $60,000 as liquidated damages for a breach of contract by the plaintiffs, and the payments of $2,500 a month were to be applied in the satisfaction of such liquidated damages if liability for the same accrued. The contract required the plaintiffs to furnish security for the rent, and on the execution of the lease and the furnishing of such security the amount of the monthly payments theretofore made by the plaintiffs was to be returned to them. There are other provisions of the agreement not material to the questions before the court, but the contract was entirely silent as to the time when the defendant should complete the building.

This action was brought by the plaintiffs to recover the sum of $52,788, the amount of the monthly payments up to February, 1908. The complaint alleges that the defendant failed to complete the building and lease the same to the plaintiffs within a reasonable time, according to the terms and provisions of the contract, and therefore the plaintiffs had elected to rescind the agreement and recover back the money paid thereon.

It was proved on the trial that in August, 1906, the defendant entered into a contract with the General Supply and Construction Company, a corporation of which the plaintiff Taylor was president, for the erection of a building on the land in question according to the plans and specifications prepared by the plaintiff Andrews and approved by the defendant. This contract provided that the building should be completely finished and ready for occupancy on or before July 1, 1907, and the contract price was about $378,000.

The work of constructing the building was then begun and it proceeded slowly, with the plaintiff Taylor personally in charge. July 1, 1907, was a reasonable time limit to allow for the erection of the building, but it was still unfinished in February, 1908. The plaintiffs had in the meantime made the monthly payments, which then amounted to the sum sued for, $52,788. The last payment was made on February 17.

At about that time the plaintiff Taylor, in a conversation with the defendant, spoke of the backward condition of the work on the building and of the interference by the defendant with the subcontractors, and said that unless the quibbling stopped and the job got under way he and Andrews wanted their money back and would rescind the contract.

—The consolidation of the Bureau of Water Supply, under one head instead of under six independent heads, as formerly, resulted in a yearly reduction in salaries of over $300,000, and in the elimination of proposed works which would have cost the city about $1,800,000. The substitution of other work effected an annual economy in operating and maintenance charges of $200,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 9, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Broome st, 375, ss, 50.8 w Mott, 25.4 x118.3x25.4x116.5, 6-sty bk tnt & strs; voluntary; bid in at $45,000.

*Catharine st, swc Madison, 70x64.7, 3-sty bk church; voluntary; bid in at $59,000.

[a]**Dry Dock st, 19 (*)**, swc 12th (722-8), 75x84, four 3 & one 4-sty bk tnts & strs; due, $25,298.63; T&c, $1,734.30; Marie J. Myers. 25,000

[a]**Greene st, 171-3 (*)**, ws, 140 e Bleecker, 40x100, 6-sty bk loft & str bldg; due $78,-765.68; T&c, $1,244.40; Rosie Bernheimer. 50,000

[a]**Kingsbridge terrace, 2748**, es, 754.3 n Kingsbridge rd, 25x125, 3-sty bk dwg; voluntary; James March. 9,000

[a]**Madison st, 68-70;** withdrawn. ——

[a]**Mott st, 318-20,** see Bleecker, 26-30.

[a]**Oliver st, 46,** see Mad, 68-70.

[a]**Wooster st, 43-5,** ws, 96.4 s Broome, 50x100, 6-sty bk loft & str bldg; voluntary; withdrawn. ——

[a]**52D st, 248 W,** ss, 204.2 e 8 av, 20.10 x100.5, 3-sty & b stn dwg; voluntary; Thos V McLaughlin. 35,500

[a]**62D st, 16 E,** ss, 118 w Madison av, 23x100.5, 5-sty & b stn dwg; voluntary; bid in at $75,000. ——

[a]**101ST st, 56 E (*),** ss, 150 e Mad av, 20x100.11, 5-sty bk tnt & strs; due, $16,-077.85; T&c, $675; Margt T Westcott. 15,000

[a]**104TH st, 63-5 E,** ns, 130 w Park av, 25x100.11, 2-3-sty & b stn dwgs; voluntary; bid in at $10,600. ——

[a]**106TH st, 157-9 W,** ns, 100 e Ams av, 50x100.11, two 5-sty bk tnts; voluntary; Mtnele Realty Co. 60,900

[a]**108TH st, 122-4 E,** ss, 100 w Lex av, 50x100.11, two 5-sty bk tnts; voluntary; Leonard Weill. 16,000

[a]**113TH st, 215-21 E,** ns, 204.6 e 3 av, 102x100.11, four 5-sty bk tnts; voluntary; bid in at $87,600. ——

[a]**118TH st, 56 E,** ss, 100 e Madison av, 20x100.11, 5-sty bk tnt; voluntary party in interest. 21,750

[a]**118TH st, 130 E,** see Lexington av, 1896.

[a]**120TH st, 301 E,** see 2 av, 2340-2.

[a]**134TH st, 352 E,** ss, 243.1 e Alex av, 16.8x100, 3-sty & b bk dwg; voluntary; bid in at $5,750. ——

[a]**136TH st E, sec 3 av,** see 3 av, 2486.

[a]**136TH st E, swc Lincoln av,** see 3 av, 2486.

[a]**137TH st, 230 W (*),** ss, 343 w 7 av, 18x99.11, 3-sty & b stn dwg; due, $13,-257.90; T&c, $160.40; Germania Life Ins Co. 10,000

[a]**137TH st, 250 W (*),** ss, 525 w 7 av, 18x99.11, 3-sty & b stn dwg; due, $13,-777.60; T&c, $14; Germania Life Ins Co. 10,000

[a]**171ST st, 400 E,** see Webster av, 1476.

[a]**189TH st,** nw Washington av, see Washington av, nwc 189.

[a]**240TH st, nwc Katonah av,** see Katonah av, nwc 240th.

[a]**Alexander av, 126-8,** es, 79.10 n Southern blvd, 39.7x89.11x——x91.10, two 4-sty bk tnts & strs; voluntary; Selara Holding Co. 16,550

[a]**Alexander av, 130-2,** es, 119.5 n Southern blvd, 39x89.9, two 4-sty bk tnts & strs; voluntary; H M Greenberg. 16,100

[a]**Alexander av, 134,** es, 22 s 134, 19.6x89.9 x20.5x89.8, 4-sty bk tnt & str; voluntary; G L Maggio. 8,150

[a]**Arthur av, 1838,** es, 117.1 s 176th, 17.11 x100, 3-sty fr tnt; due, $7,267.53; T&c, $455; sub to a tax lien of $1,692; Mary Reul. 4,192

[a]**Audubon av,** nec 176th, 99.11x100, 6-sty bk tnt & strs; voluntary; bid in at $169,-000. ——

[a]**Bowery, 208,** ws, 193.11 n Spring, 16.10 x100x16.7x100, 3-sty bk str; Louis Greenfield. 16,100

[a]**Katonah av,** ws, 40 s E 241, 80x85, vacant; withdrawn. ——

[a]**Katonah av,** nwc 240, 40x85; vacant. withdrawn. ——

[a]**Lenox av, 151,** ws, 81.3 s 118th, 20.1x75, 4-sty & b stn dwg;voluntary; bid in at $21,250. ——

[a]**Lexington av, 1896,** nwc 118 (No 130), runs s17.7xw55xs83.4xw20xn100.11 to 118th xe75 to beg; 2 & 3-sty bk dwg; bid in at $22,000. ——

[a]**Longfellow av (*),** ws, 150.5 n Garrison av, 50x100; vacant; due, $4,532.98; T&c, $32.94; Charlotte A O'Shea. 4,500

[a]**Madison av, 2024,** ws, 37.11 n 128th, 18x70, 3-sty & b stn dwg; voluntary; bid in at $11,000. ——

[a]**Morris av, 2308,** es, 134.6 n 183d, 18.9x 117.6, 3-sty bk dwg; due, $8,187.98; T&c, $350; withdrawn. ——

[a]**Pleasant av, 314,** adj May 21.

[a]**Oakley av, 1303 (*),** ns, 143 e 216th, 25x100, Wakefield; due, $3,636.64; T&c, $191.42; Michl F Sweeney. 3,000

[a]**Undercliff av, 1758,** es, 611.7 n 176th, 25x 130.9x——x127.2, 2-sty fr dwg; voluntary; J Boelsen. 9,250

[a]**Washington av,** nwc 189th, 100x95; vacant; voluntary party in interest. 17,000

[a]**Webster av, 1476,** sec 171st, (No. 400), 25x99.6x——x98.4, 5-sty bk tnt & strs; voluntary; bid in at $33,000.

[a]**2D av, 2340-2 (*),** nec 120th (No 301), 40.11x80, 6-sty bk tnts & strs; due, $12,-458.75; T&c, $597.40; Emanuel L Spellman. 55,000

[a]**3D av, 2486 (*),** sec 136th, 26.10x105.10 to Lincoln av (No 179), x26.10x99.9, two 3-sty fr tnts & strs; due, $7,869.61; T&c, $401.80; Jno S Murphy. 7,000

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Auction Sales of the Week, Manhattan and Bronx—Continued.

HENRY BRADY.

[a]Wyatt st, 1150 (*), sec Bronx Park av, 25x100; due, $5,413.10; T&c, $850; Henry Breslauer. 5,000

[a]148TH st, 502-4 W (*), ss, 100 w Ams av, 41.8x99.11, 5-sty bk tnt; due, $10,087.35; T&c, $1,305.70; Sigmund Ashner. 41,526

[a]238TH st, E, swc Katonah av, see Katonah av, 4325.

[a]Bronx Park av, sec Wyatt, see Wyatt, 1159.

[a]Hoe av, es, 179.5 n Freeman, 25x100; withdrawn.

[a]Katonah av, 4325 (*), swc 238th, 25x85, 2-sty fr dwg; due, $5,886.03; T&c, $165. Central Mtg Co. 6,000

[a]Story av, 2159 (*), ns, 199.9 w Castle Hill av, 49.3x103.1, Unionport; due, $4,290.42; T&c, $243.04; Sol Libman, exrs. 4,800

[a]Theriot av, ws, 150 n Gleason av, 25x100; withdrawn.

[a]Verlo av (*), es, 164.8 n 236th, 85.5x153 x14.8x168.7, vacant; due, $3,612.10; T&c, $248.60; Wm A Martin. 3,000

SAMUEL MARX.

[a]10TH st, 66 W (*), ss, 103.4 e 6 av, 25.1 x92.3, 5-sty bk tnt; due, $4,686.12; T&c, $802.10; sub to mtg of $33,000; Wilson Marshall. 40,600

[a]10TH st, 68 W (*), ss, 78.1 e 6 av, runs s 46.1xe.05xs46.1xe24.10xn92.3xw25.3 to beg, 5-sty bk tnt; due, $4,682.12; T&c, $802.10; sub to mtg of $33,000; Wilson Marshall. 37,500

[a]170TH st, E, nwc Fulton av, see Fulton av, nwc 170.

[a]172D st, 506 W (*), ss, 125 w Ams av, 48.4x95, 5-sty bk tnt; due, $12,260.72; T&c, $998; sub to 1st mtg $36,000; Caecilie Ettinger. 38,500

[a]Fulton av (*), nwc 170th, 189x280x 187.7x280, 1, 2, 3, 4 & 7-sty bk & fr bldgs of brewery; due, $75,968.13; T&c, $22,485.77; Chas Frazier et al. 50,000

D. PHOENIX INGRAHAM.

[a]73D st, 503-5 E, ns, 98 e Av A, 37.6x102.2, 6-sty bk tnt & strs; due, $12,219.10; T&c, $——; sub to a p..or mtg of $27,000; Shetland Co. 28,436

[a]73D st, 507 E, ns, 135.6 e Av A, 37.6x 102.2, 6-sty bk tnt; due, $12,590.42; T&c, &——; sub to a prior mtg of $27,000; Shetland Co. 28,436

GEO. PRICE.

[a]Crotona pl, es, abt 100 s 171st, se Fulton av, 1473-9 on map 1471-3.

[a]Fulton av, 1473-9 (*), on map 1471-3, ws, 100 s 171st, 75x141.11 to Crotona pl, x75.1x 137.3 two 5-sty bk tnts & vacant; due, $15,836.11; T&c, $805.84; sub to 2 mtgs aggregating $45,000; V Bernard Ploch. 50,000

[a]White Plains rd, 1737, ws, 100 s Morris Park av, 25x45, Van Nest; due, $1,209.29; T&c, $312.36; sub to mtg $1,000; Leo E Georgi. 3,400

BRYAN L. KENNELLY.

[a]Monroe st, 284 (*), ss, 150 e Jackson, 25x95, 7-sty bk loft & str bldg; due, $26,563.38; T&c, $4,100; Amelia A Purdy. 29,500

[a]164TH st W, sec St Nicholas av, see St Nicholas av, 1064-74.

[a]St Nicholas av, 1064-74 (*), sec 164th, 149.3x97.4x139.10x149.6, two 2-sty & b bk dwgs & vacant; due $93,788.68; T&c, $3,439.65; Jas Butler. 90,000

Total	$968,690
Corresponding week, 1912	1,512,174
Jan. 1, 1913, to date	21,534,433
Corresponding period, 1912	17,926,234

Borough of Brooklyn.

The following are the sales that have taken place during the week ending May 7, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

LORIMER st, es, 80 s Richardson, 20x75; withdrawn.

MONTGOMERY pl, sws, 278.10 se 8 av, 16.9x 100; withdrawn.

W 5TH st, ws, 252 n Av T, 18x100; Frank G Webb. 2,000

W 7TH st (*), es, 400 n Av U, 20x100; Florence L Smith. 2,000

W 28TH st, es, 180 s Neptune av, 200x118.10; Lafayette Trust Co. 100

61ST st, nes, 160 nw 21 av, 320x100; Chas S Conklin. 8,700

62D st (*), sws, 100 nw 24 av, 27x100; 62D st, sws, 154 nw 24 av, 27x100; 62D st, sws, 208 n w 24 av, 162x100; Chas H Finch. 27,000

71ST st (*), nes, 405.1 se 18 av, 18.6x100; Jas W McDermott. 2,500

78TH st, nes, 517.6 nw 18 av, 55.1x100.1; withdrawn.

BELMONT av (*), ss, 80 w Milford, 20x90; Lewis Strohson. 2,400

EASTERN Parkway, ss, 140 w Brooklyn av, 40x120.7; A B Roberts. 26,000

NEW UTRECHT av, ws 81.9 s 40th, 20x78.10x 88.8x22.2; Urban Securities Co. 1,000

NEW UTRECHT av, ws, 101.9 s 40th, 20x 68.11x22.2x78.11; Urban Securities Co. 1,000

SCHENECTADY av (*), ws, 194.9 s Av L, 23.6x100; Edw S Atwater. 2,000

WM. P. RAE.

JEFFERSON st (*), ss, 150 w Irving av, 25x 100; Stewart B Close. 7,000

NOSTRAND av, ws, 22 s Hawthorne, 16.11x 90; A B Roberts. 4,500

NOSTRAND av, ws, 55.7 s Hawthorne, 16.8x 90; A B Roberts. 4,500

NOSTRAND av, ws, 72.3 s Hawthorne, 16.8x 90; A B Roberts. 4,500

NOSTRAND av, nwc Kosciusko, 22.2x75; withdrawn.

PARCEL of land beg at a point formed by the intersec s line lot 38 & w line of right of way of Brooklyn, Bath Beach & West End R R, —x —; Wm E Butler. 5.00

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; J R Smith. 30,439

CHAS. SHONGOOD.

CENTRE st (*), ns, 139 e Columbia, 20x100; Chas Held. 592

E 10TH st (*), es, 540 s Caton av, 20x100; Merchants Co Operative Mtg Co. 4,500

53D st (*), ss, 180 e 7 av, 20x100.2; Jennie Simon. 3,250

JAS. L. BRUMLEY.

DEAN st, ss, 365.4 e Howard av, 134.7x107.2; Jno J Nolan. 5,500

60TH st, sws, intersec nws 21 av, 480x200; Chas S Conklin. 18,500

THE CHAUNCEY REAL ESTATE CO.

RUBY st, ws, 201.1 s Liberty av, 100x40.3; RUBY st, es, 181.1 s Liberty av, 120x40.3; GLENMORE av, swc Ruby st, 101.5x301.1; GLENMORE av, sec Ruby, 201.1x301.1; DREW av, ws, 301.1 s Pitkin av, 101.1x228.3; RUBY st, ws, 101.1 s Pitkin av, 301.1x irreg to Belmont av; withdrawn.

Total	157,986
Corresponding week 1912	441,075

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

MAY 15.

JOSEPH P. DAY.

FRONT st, 132, swc Pine, 6-sty bk office & str bldg.

UNIVERSITY pl, ws, bet 9th & 10th sts, 6-sty bk office t& str bldg.

13TH st, 538 E, 3-sty bk tnt & str.

20TH st, 241 W, 4-sty bk tnt & str.

134TH st, 700 E, 5-sty bk tnt.

AMSTERDAM av, 590-2, two 5-sty bk tnts & strs.

BAINBRIDGE av, 2774-6, two 2-sty fr dwgs.

BAINBRIDGE av, ws, 214.11 n Gun Hill rd. vacant.

COLUMBUS av, 982, 5-sty bk tnt.

GUN HILL rd, nec Rochambeau av, 2-sty fr dwg.

BRYAN L. KENNELLY.

MAY 14.

ACADEMY st, ws, 25 s Vermilyea av, 50x100, vacant.

CHRYSTIE st, 67, ws, 49.11 s Hester, 25.2x 84.5, vacant.

133D st E or Southern blvd, ns, 195 w Brown pl, 75x100, vacant.

147TH st, 533 W, ns, 325 e Bway, 17x99.11, 3-sty bk dwg.

SOUTHERN blvd, sec 147th, runs s213.6xe135.4 xn77xe32.6xn100 to 147thxw48.2 to beg, vacant.

MAY 15.

96TH st, 165 E, ns, 170 e Lexington av, 25x100.11, 5-sty bk tnt & trs.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 10.

No Legal Sales advertised for this day.

MAY 12.

46TH st, 235 E, ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; Philip Bardes—Mary J Bornemann et al; Joshua A Haberman (A), 132 Nassau; Wm L Turner (R); due, $6,711.72; T&c, $1,255; sub to two mtgs aggregating $14,500; J H Mayers.

140TH st, 303 W, ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Catherine O'F Duffy—Wm Higgins et al; Wm F Clare (A), 135 Bway; Wm S Bennet (R); partition; Joseph P Day.

215TH st E, swc Barnes av, see Barnes av, 215.

BARNES av, 215, swc 215th, 25.6x74.5x25x 69.7, Wakefield; Robt A B Dayton—Geo Zuelch et al; Robt A B Dayton (A), 15 William; Benj Tuska (R); due, $4,424.43; T&c, $234.38; Samuel Goldsticker.

FRANKLIN av, 1230, es, 35 n 168th, 22x100, 2-sty fr dwg; Geo B Price gdn—Abr H Westervelt et al; Chas F Bishop (A), 67 Wall; Harry Bijur (R); due, $4,957; T&c, $300; J H Mayers.

MANHATTAN av, 503, ws, 18.5 s 121st, 15x80, 3-sty & b stn dwg; Danl Seymour et al exrs—Andw Colvin et al; Danl Seymour (A), 29 Wall; Robt F Wagner (R); due, $11,965.24; T&c, $467.45; Joseph P Day.

6TH av, — c18th, lots 94 to 105, map of property of Jno Tonnele, —x—; 6TH av, sec 18th, lots 106 to 108, same map, —x—; 14TH st, —s, lots 16 & 17; 15TH st, —s, lots 30 & 31, same map, —x—; Sheriff's sale of all right, title, &c, which Edith Tonnelle had on Mar17 '10, or since; Sidney L Josepthal (A), 19 Cedar; Julius Harburger, sheriff; Henry Brady.

MAY 13.

IRVINE st, swc Garrison av, see Garrison av, 1144-8, on map 1112-6.

BASSFORD av, 2319, ws, 42.3 n 184th, 20.1x85, 2-sty fr dwg; Annie J Hicks—Hugh P Kelly et al; Wm C Roe (A), 370 Fulton, Jamaica, L I; Wm E Sengens (R); due $2,887.26; T&c, $1,104.31; Henry Brady.

57TH st, 541 W, ns, 475 w 10 av, 25x100.5, 5-sty bk tnt; Sara C Hadden, extrx—Irving Bachrach et al; Addison Gardner (A), 160 Bway; Jas F Donnelly (R); due, $15,933.24; T&c, $505; J H Mayers.

BOWERY, 119, es, 100.2 s Grand, 25x103.2x25x102.11, 3-sty fr bk ft tnt & str & 1-sty ext; Callahan Estate—Charlotte Fleischer et al; Martin, Fraser & Speir (A), 20 Exchange pl; Lewis J Conlan (R); due, $35,823.27; T&c, $707.30; Joseph P Day.

GARRISON av, 1144-8 on map 1112-6, swc Irvine, 57.4x21.5x50x49.4, 1-sty bk strs; Fredk Meyer—Hebe Cooper et al; Wm H Giegerich (A), 203 Bway; Nathan Burkan (R); due, $2,965.63; T&c, $——; sub to 1st mtg of $10,000; Joseph P Day.

MAY 14.

ALLEN st, 173, ws, 50 s Stanton, 25x87.6, 3-sty fr bk ft tnt & str & 5-sty bk rear tnt; Louise M Lee—Rosa Rappaport et al; Wm C Orr (A), 51 Chambers; Anthony M Menkel (R); due, $17,065.91; T&c, $1,166.24; Herbert A Sherman.

REED'S MILL la, es, — s Boston Post rd, 42.3x100.8x124.3x56.7, Eastchester; Hudson P Rose Co—Jno Adamo et al; Edgar C Beecroft (A), 27 Cedar; Maurice Deiches (R); due, $544.50; T&c, $91.53; sub to prior mtg of $2,500; Chas A Berrian.

9TH st, 612 E, ss, 193 e Av B, 20x93.11, 4-sty bk tnt & str & 3-sty bk rear stable; Max Schwartz—Moses Gross et al; Leopold Moschcowitz (A), 320 Bway; Alfred Steckler, Jr, (R); due, $1,849.81; T&c, $486.95; sub to 1st mtg of $12,000; Joseph P Day.

95TH st, 220 E, ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Chas G Moller et al, trstes, &c—Lillian B Koepke et al; Middleton S Borland (A), 31 Nassau; Saml C Herriman (R); due, $16,027.90; T&c, $384.70; Joseph P Day.

114TH st, 337-9 E, ns, 225 w 1 av, 40x100, 5-sty bk tnt & strs; Minnie J Douglass—Frank Pittelli et al; Geo H Hyde (A), 41 Park Row; Lewis S Marx (R); due, $5,584.77; T&c, $842; sub to a 1st mtg of $40,000; Joseph P Day.

168TH st E, nec Union av, see Union av, nec 168.

175TH st, 315 E, nwc Anthony av, 1801, 90x45, 4-sty bk tnt; Fredk N Du Bois et al—F A Ten Brook Co et al; Phillips & Avery (A), 41 Park Row; Francis W Pollock (R); due, $1,951.98; T&c, $823.75; D Phoenix Ingraham.

209TH st W, nec Col av, see Col av, nec 209.

AMSTERDAM av, es, 36.1 n 167th, 50x100, vacant; Minnie Low, extrx—McKinley Realty & Constn Co et al; Willard A Mitchell (A), 141 Bway; Fredk C Hunter (R); due, $15,740.81; T&c, $1,483.96; Henry Brady.

ANTHONY av, 1801, see 175th, 315 E.

BOSTON POST rd, ns, adj lands of David Smith, runs sw36.4xsw206.3xsw89.9xsw306.6xnw746.7xne697.2xse27.2xse143xse47.8 xse25.1 xse24.3 xse23.9xse20.5xse29.11xse7.7xse31.1xse 40.3xse52.2 xse18.1xse41.2xse29.2xse60.6 to beg, containing 10.862 acres; Sheriff's sale of all right, title, &c, which Michl J Kelly had on Feb5'13, or since; Vincent S Lippe (A), 150 Nassau; Julius Harburger, sheriff; Henry Brady.

COLUMBUS av, nec 209th, 99.11x100, vacant; Laurence D Rumsey et al, exrs—Frances Keegan et al; Harris & Towne (A), 258 Bway; Maurice S Cohen (R); due, $19,274; T&c, $1,209.21; L J Phillips.

HUGHES av, 2308, es, 150 n 183d, 25x100, 4-sty bk tnt; Augusta E Reese—Nicola Trionfo et al; Chas P & Wm W Buckley (A), 141 Bway; Chas A Hickey (R); due, $14,396.65; T&c, $583.21; Henry Brady.

LONGFELLOW av, 1421, ws, 200 n Freeman, 25x100, 2-sty fr dwg; Helen O'Connor—Margt Falvey et al; Jno Lotito (A), 302 Bway; Lawrence S Greenbaum (R); due, $3,099.09; T&c, $156.79; sub to pr mtg of $4,500; J H Mayers.

UNION av, nec 168th, runs n166.5xe160xs40xw60xs126.5xw100 to beg, vaacnt; Jenny A Carew—Jas Dailey et al; Edgar Whitlock (A), 2 Rector; Edw D Dowling (R); due, $41,658.61; T&c, $1,300; Bryan L Kennelly.

VALENTINE av, 2868, ses, 180.9 ne 198th, 25x99.1x25x99.2, 2-sty fr dwg; Wm Sohmer compt—Abr Kaufman et al; Thos Carmody (A), 299 Bway; Alphonse G Koelble (R); due, $7,206.92; T&c, $162.66; Mtg recorded Oct9'09; Joseph P Day.

MAY 15.

15TH st, 538 E, ss, 170 w Av B, 25x103, 3-sty bk tnt & str & 2-sty bk rear stable; Julia P McSwegan—Robt Gilchrist et al; Clarke & Clarke (A), 51 Chambers; Abr Goldsmith (R); partition; Joseph P Day.

133D st or So Boulevard, ns, 165 e Willis av, 100x100, vacant; Dave H Morris—Edwin R Maslen et al; Irwin & Orr (A), 203 Bway; Ellsworth J Healy (R); due, $23,558.57; T&c, $670.02; Joseph P Day.

137TH st, 118-20 W, ss, 233.4 w Lenox av, 41.8x99.11, 5-sty bk tnt; Metropolitan Life Ins Co—Libbie A Michelson et al; Woodford, Bovee & Butcher (A), 1 Mad av; N Taylor Phillips (R); due, $33,991.27; T&c, $1,246.35; Henry Brady.

188TH st E, swc 3 av, see 3 av, swc 188.

RYER av, 2072, es, 59.7 s 180th, 25.2x101x21.6x101.9, 2-sty fr dwg; Bronx Savings Bank—Stephen A Whisten et al; David B Simpson (A), 165 Bway; Jas A Lynch (R); due, $5,733.70; T&c, $525; Mtg recorded Nov17'09; Henry Brady.

RYER av, 2074, es, 34.6 s 180th, 25.2x102.9x21.6x101.8, 2-sty fr dwg; same—same; same (A); same (R); due, $5,733.70; T&c, $525; mtg recorded Nov17'09 Henry Brady.

3D av, swc 188th (formerly 189th), 58.3x104.4x55.10x75.11, vacant Peter Otten—Geo Keller Constn Co et al; Albt A Hovell (A), 177 Montague, Bklyn; Adrian T Kiernan (R); due, $6,385.19; T&c, $1,611.70; Joseph P Day.

MAY 15.

BLEECKER st, 26-30, sec Mott (Nos 318-320), runs s90xe80.6xn19.6xw12.2xn70x69,7-sty bk loft & str bldg; Brooklyn Savings Bank—Emma Schalk et al; Schenck & Punnett (A), 19 Liberty; A Welles Stump (R); due, $132,320.67; T&c, $5,405.12; Henry Brady.

HUDSON st, 455-7, ws, 100 n Morton, 50x100, one 2 & one 3-sty bk tnts & strs; Pincus Lowenfeld et al—Trinity Constn Co et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Alfred D Lind (R); due, $15,973.74; T&c, $734.80; Joseph P Day.

LAWRENCE st, 16-18, ws, 158.7 n 126th, 73x76.11x50x46.6, 2 & 3-sty fr bldgs; David D A Outcalt—Mary A Williams et al; Cannon & Cannon (A), 135 Bway; Saml J Wagstaff (R); due, $11,875.91; T&c, $662.98; Joseph P Day.

MULBERRY st, 280-2, es, 131.6 s Houston, 40x90.7x40x89.7, 6-sty bk tnt & strs; Abram Morris et al—Michl Brigante Co et al; Reuben Greenbaum (A), 74 Bway; Harold H Herts (R); due, $9,920.76; T&c, $941.20; sub to 1st mtg of $44,000; L J Phillips.

99TH st, 260 W, ss, 100 e West End av, 25x100.11, 5-sty bk tnt; Oscar Kress—Hearn J Power et al; Wm S Haskell (A), 111 Bway; Franklin Brooks (R); due, $4,742.76; T&c, $337; sub to pr mtg of $29,000; J H Mayers.

144TH st, 164 W, see 7 av, 2477-9.

149TH st, 418 W, see Convent av, 433.

CASTLE HILL av, nwc Newbold av, see Westchester av, swc Castle Hill av.

CASTLE HILL av, swc Westchester av, see Westchester av, swc Castle Hill av.



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Advertised Legal Sales, Manhattan and Bronx (Continued).

CONVENT av, 433, sec 149th (No 418), 99.11 x100, 6-sty bk tnt; Abel King et al—Wilhelmina How et al; Lese & Connolly (A), 35 Nassau; Jerome H Buck (R); due, $28,514.88; T&c, $1,935.83; Joseph P Day.

CENTRAL PARK W, 464, ws, 57.11 n 106th, 18x160, 5-sty bk tnt; Mary A Cohnfeld—Margt Furlong et al; J Philip Berg (A), 99 Nassau; Shirley Shackelford (R); sale of dower; Joseph P Day.

WESTCHESTER av, swc Castle Hill av, 73.11 x105x103x130.4; also CASTLE HILL av, nwc Newbold av, —x—, Unionport; Dollar Savings Bank of the City of N Y—Jos Wagner et al; Lexow, Mackellar & Wells (A), 43 Cedar; Theodore K McCarthy (R); due, $36,132.66; T&c, $3,561.16; James L Wells.

7TH av, 2477-9, sec 144th, (No. 164), 42.11x100, 5-sty bk tnt & strs; Cornelia G Chapin—Harris & Son Realty Co et al; Jno H Judge (A), 261 Bway; Denis O'L Cohalan (R); due, $62,600.63; T&c, $1,600; Joseph P Day.

MAY 17.

No Legal Sales advertised for this day.

MAY 19.

INDEPENDENCE (Palisade av), es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; Merchants Exchange National Bank City N Y—Geo D Eldridge et al; Seth B Robinson (A), 1 Liberty; A Leo Everett (R); due, $773.50; T&c, $1,250; sub to 1st mtg of $30,000; Joseph P Day.

59TH st, 347 W, ns, 125 e Col av, 25x100.5, 5-sty bk tnt & strs; U S Trust Co of N Y, exrs & trstes—Edw T Walsh et al; Action 1; Stewart & Shearer (A), 45 Wall; Francis S McAvoy (R); due, $27,533.26; T&c, $1,249.75; Henry Brady.

59TH st, 345 W, ns, 150 e Col av, 25x100.5, 5-sty bk tnts & strs; same—same; Action 2; same (A); same (R); due, $27,538.44; T&c, $1,261.05; Henry Brady.

BRONX boulevard, 3666, es, 100 s 216th, 45 x100, Wakefield; Chas S Whitney, exr—Jno J Zuelch et al; Jos W Middlebrook (A), 82 Beaver; Melvin H Dalberg (R); due, $1,766.42; T&c, $194.14; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 10.

No Legal Sales advertised for this day.

MAY 12.

OCEAN Parkway, ws, 160 s Ditmas av, 30x150; Solon J Liebeskind—Mary V McKeon et al; Nathan Kalvin (A); 55 Liberty, Manhattan; Thos A Gallagher (R); Chas Shongood.

8TH av, nec 43d, 20.2x90; Chas T Branch—Matil Falkenberg et al; Chas C Branch (A), 149 Bway, Manhattan; Fredk Durgan (R); Wm P Rae.

MAY 13.

HAWTHORNE st, cl, 731.7 e Flatbush av, runs s136xe49.10xn136xw49.10 to beg; Fannie Karlsik—Abner M Bradley et al; Louis Karasik (A), 44 Court; Simon M Seley (R); Wm H Smith.

ROEBLING ST, es, 50 n N 6th, 25x100; Jos A Burr—Eliz Hayward et al; Jno T Bladen (A), 44 Court; Loren E Harter (R); Wm H Smith.

ST JOHNS pl, ns, 358.4 e Underhill av, 41.8x123.6; Alfred B Potterton—Beecher Realty & Construction Co et al; Brewster & Farries (A), 165 Bway, Manhattan; Mortimer W Byers (R); Jas L Brumley.

56TH st, ss, 120 w 7 av, 20x100.2; South Brooklyn Savings & Loan Association—Patk Sweeney et al; Wm J Bolger (A), 149 Bway; Lorenzo Ullo (R); Wm P Rae.

58TH st, ns, 160 w 3 av, 20x100.2; Francis H McCormick—Cobern Construction Co et al; Andrew F Van Thun, Jr (A), 189 Montague; Benj Marvin (R); Wm H Smith.

76TH st, sws, 380 nw Ridge Boulevard, 80x109.4; Mary E Seaman—Donald Campbell Co et al; Henry J Davenport (A), 375 Pearl; Percival G Barnard (R); Wm H Smith.

78TH st, swc New Utrecht av, 95x100; Thos H Dusenbury et al—Grace E Bucher et al; Allen & Dean (A), 149 Bway; Louis R Bick (R); Wm H Smith.

HOPKINSON av, ws, 201.3 s Hegeman av, 20x100; Mahlon W Newton—Harry Langsam et al; Clarence F Corner (A), 375 Pearl; Geo F Elliott (R); Wm P Rae.

HOPKINSON av, ws, 261.6 s Hegeman av, 20x100; Mahlon W Newton—Benj Mustin et al; Clarence F Corner (A), 375 Pearl; Geo F Elliott (R); Wm P Rae.

HOPKINSON av, ws, 281.6 s Hegeman av, 18.6x100; Mahlon W Newton—Annie Levey et al; Clarence F Corner (A), 375 Pearl; Geo F Elliott (R); Wm P Rae.

HOPKINSON av, ws, 180.8 s Hegeman av, 20.7x100; Mahlon W Newton—Leonard Bronner et al; Clarence F Corner (A), 375 Pearl; Geo F Eliott (R); Wm P Rae.

RIDGEWOOD av, swc Cleveland, 100x85; Otto E Reimer—Anna Frankel et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

ST MARKS av, ns, 100 e Howard av, 20x90x20x86.11; Margarite Emrich—Jacob Siegel et al; Jay & Smith (A), 204 Montague; Henry S Rasquin (R); Wm H Smith.

MAY 14.

ECKFORD st, es, 150 s Engert av, 25x95.9x29.10x125; NEWTON st, nws, 180 sw Graham av, 25x62.7; FROST st, ns, 125 e Manhattan av, 50x100; Louis Bossert et al—Le Shen Realty Co et al; J Stewart Ross (A), 44 Court; Ernest P Seelman (R); Wm H Smith.

KEAP st, nws, 163.10 ne Lee av, 19.2x100; Edw C Wright exr &c—Katie Goldberg et al; Wm H Good (A), 44 Court; Michael Furst (R); Wm H Smith.

PACIFIC st, nes, 195 nw Hoyt, 20x90; Fredk Johnson—Mary E Cullen et al; Caldwell & Holmes (A), 44 Court; O Grant Esterbrook (R); Wm P Rae.

WEST 5TH st, ws, 440 n Av U, 40x100; Kate Murphy—Maria G Depalo et al; Harvey O Dobson (A), 189 Montague; Geo R Adams (R); Wm H Smith.

23D st, ns, 150 e 6 av, 50x100; Sophy L McCann—Hedwig G Batcheller et al; Action No 1; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

AV Q, cl, intersec es East 38th, runs w 923.7xs1643.2xe1093.10xn1364.3 x w208.3 x n230.1, containing 40 acres; Cornelius Dwyer—Coleraine Real Estate Assn et al; Jno Z Lott (A), 164 Montague; Fortescue C Metcalfe (A); Jas L Brumley.

CHURCH av, ns, 80 w Utica av, 20x80; Julius Hirshkind—Gustave J Luhn et al; Caldwell & Holmes (A), 44 Court; Sam Littman (R); Wm P Rae.

E NEW YORK av, ss, 75.3 e Barrett, 26.4x42.1x25x33.7 Sam Akseezer—Meyer Berschadsky et al; Isidore Solomon (A), 302 Bway, Manhattan; Alfred A Schlickerman (R); Chas Shongood.

GREENWOOD av, ns, 75 w East 4th, 25x100; August Potrykus et al—John Strong et al; Daisy Gaus (A), 497 Halsey; M Shaler Allen (R); Jas L Brumley.

HOPKINSON av, ws, 40.2 s Livonia av, 20x75; Louis Guttman—Marcus Heker et al; Israel Grunstein (A), 116 Nassau, Manhattan; Cornelius B Van Brunt (R); Chas Shongood.

NORMAN av, swc Baker, —x—; Tax Lien Co of N Y—Richd M Henry et al; Wm Lustgarten (A), 68 William, Manhattan; Thos Troy (R); Wm H Smith.

MAY 15.

BOERUM st, ss, 150 e Lorimer, 50x100; State Bank—Jennie Cohen et al; Jerome A Kohn (A), 1400 5 av, Manhattan; Abr Rockmore (R); Wm H Smith.

DEAN st, ss, 146.7 w Rochester av, 20x100; United States Mortgage & Trust Co—Morris Schwartz et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm H Smith.

McDONOUGH st, sec Patchen av, 20x80; Marie L Harrisson—Wm H Osborn et al; Cary & Carroll (A), 59 Wall, Manhattan; Chas F Murphy (R); Jas L Brumley.

STERLING pl, ns, 100 w Howard av, 125x127.9; Empire City Lumber Co—S & J Holding Co et al; Chilton & Morgan (A), 26 Court; Jno McCrate (R); Wm H Smith.

ST JOHNS pl, ns, 225 w Howard av, 25x112.9; Onslow Moore Co—Abr Hainer et al; Gilbert Elliott (A), 44 Court; Isaac Roth (R); Wm H Smith.

EAST 2D st, es, 220 n Av Q, 20x100; Jennie Dole—Eliz E Doremus et al; Edw B Thompson (A), 166 Montague; Chester T Krouse (R); Wm H Smith.

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co—Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

JAMAICA av, ns, intersec nes Bushwick av, runs nw102.2 to Pellington pl xn128.10xnw12.3xe238.4xs142.11xsw192.2 to beg; Thos G Field—H A F Holding Co et al; Strong & Cadwalader (A), 40 Wall, Manhattan; Theodore L Frothingham (R); Wm H Smith.

PARCEL of land bounded on the s by land of Fredk Seeler, e by land of Lydia Lott, w by land of Jeremiah Lott, n by land of Edw Smith, containing five acres; PARCEL of land bounded on the e by land of Christopher Lott, n by First Division, w by land of Cath Oechsler, s by the Third or New Lotts Division; Alfred Gutwillig—Louis Celler et al; Max Stern (A), 64 Wall, Manhattan; Myles Purvin (R); Wm H Smith.

PARCEL of land beg at cl of a ditch separating grant of Mary Vanderveer intersec cl Av V, runs s — to meadow lots of Vanderveer Clapp xsw— to Gerritsens creek, xsw351.6xnw82.6xne91.11xnw —to cl Av V xne— to beg; Title Guarantee & Trust Co—Laura E Fitzgerald et al; Harry L Thompson (A), 175 Remsen; Wm C Rodger (R); Wm H Smith.

MAY 16.

STERLING pl, ns, 100 w Howard av, 125x127; Jeanette Selinger—S & J Holding Co et al; Sam A Telsey (A), 44 Court; Edw R Rayher (R); Chas Shongood.

VANDERBILT st, ns, 20 e 19th, 20x90; Eversley Childs—Siegel Hines Realty Co et al; Action No 1; Edw E Marcells (A), 69 Wall, Manhattan; Henry C Eldert (R); Jas L Brumley.

VANDERBILT st, ns, 40 e 19th, 20x90; same—same; Action No. 2; same (A); same (R); Jas L Brumley.

VANDERBILT st, ns, 60 e 19th, 20x90; same—same; Action No 3; same (A); same (R); Jas L Brumley.

BUFFALO av, es, 152.9 n Park pl, 25x100; LORIMER st, es, 25 s Bavard, 25x75; Construction Material & Coal Co—Pasquale Pagnozzi et al; Stewart Engel (A), 260 Bway; Wm R A Koehl (R); Chas Shongood.

HOPKINSON av, ws, 241.6 s Hegeman av, 20x100; Minnie Stone—Benj Mustin et al; Reuben Stone (A), 791 Bway; Sidney W H Weinberg (R); Chas Shongood.

LENOX rd, ss, 120 e Albany av, 40x90; Leverett A Reeve—Gustave J Luhn et al; Caldwell & Holmes (A), 44 Court; Wm J Pape (R); Wm H Smith.

SNYDER av, ns, 74.6 w Lott, 18.6x42.8; Evelyn M Breslin—Brettschneider Realty Co et al; Action No 2; Dorman & Dana (A), 48 Wall, Manhattan; J Gardner Stevenson (R); Wm P Rae.

7TH av, ws, 34 n 20th, 25x80; Gustave Niederehe—Claris Realty Co et al; Grover M Moscowitz (A), 189 Montague; Maxwell Wychoff (R); Chas Shongood.

MAY 17.

No Legal Sales advertised for this day.

MAY 19.

EAST 5TH st, es, 225 s Caton av, 40x100; Andrew Gray—Helen E Rauscher et al; Thos Downs (A), 44 Court; Frank McCaffry (R); Wm P Rae.

BAY 23D st, sec Bath av, —x—; Harry Zirinsky—Chas F Cromwell et al; David Zirinsky (A), 67 Morrell; Hugh A McTernan (R); Chas Shongood.

49TH st, sws, 360 nw 15 av, 40x100; GLENMORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan4'13, or since; Chas B Law, sheriff; Wm P Rae.

FLATBUSH av, ws, 165.7 se Av J, runs w or sw 96.1 to East 35th, xs64.10xe or ne129.9xn or nw60.7 to beg; Sheriff's sale of all right, title, &c, which Thos G Carlin had on Dec14'11, or since; Chas B Law, sheriff; Wm P Rae.

NEW JERSEY av, es, 225 n Fulton, 25x100; Sheriff's sale of all right, title, &c, which Christina Fuchs had on Jan17'13, or since; Chas B Law, sheriff; Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 3.

No Foreclosure Suits filed this day.

MAY 5.

6TH st, 806-12 E; two actions; Minnie Wollner—Elias Senft et al; A O Ernst (A).

108TH st, 9 E; Saml Hirshfeld—Bridget Barrett et al; S Solomon (A).

132D st, 249 W; City Real Estate Co—Annie Sugarman et al; H Swain (A).

AV A, swc 67th, 40.5x100; Emily S Herrick et al—Athos Realty Co et al; Cary & Carroll (A).

DAVIDSON av, ws, 100 n 184th, 50x100; Emma Manson—Alban E Munson; F W Mattocks (A).

VILLA av, es, 375 n 204th, 16x100; Eleanor A Storm—Eva Siegel et al; Carrington & Pierce (A).

2D av, 1467-9; two actions; Kassel Oshinsky—Max Reiss et al; A A Feinberg (A).

MAY 6.

CHAMBERS st, ss, 75.2 e Church, 25.2x74.7; Jno S Murphy et al—Alex Reiman et al; J J Smith (A).

79TH st, 234 E; Simon R Weil trste—Fannie Mandel et al; Geller, Rolston & Horan (A).

102D st, 302 W; Jas H Twamley—Grace M Birdsall et al; H A Knox (A).

121ST st, ns, 340 w Lenox av, 20x100.11; Frances J Gottschalk—Geo Barnett et al; Simpson & Cardozo (A).

MORRIS av, 1910; Ermine M Carruthers—Magda Operating Co et al; R G Babbage (A).

TEE TAW av, nec 188th, 105x33.10; also TEE TAW AV, es, 135 n 188th, 150x119.2 to Park View pl; Mary S Croxson—Richd M Montgomery & Co, Inc, et al; G G Dutcher (A)

3D av, swc 174th, 100x121.1; State Bank—Harry Simon et al; J M Roeder (A).

MAY 7.

No foreclosure Suits filed this day.

MAY 8.

136TH st, 122 W; Carrie Westerfield—Louis E Kleban et al; R E Rabell (A).

MAY 9.

KELLY st, 831; Elsie J Simon—Benj Locker et al; M Eisner (A).

1ST st, ss, lots 632 & 633, map of Laconia Pk; North Side Mtg Corp—Rosario Lo Bue et al; Clocke, Koch & Reidy (A).

108TH st, 9 E; Saml Hirschfeld—Bridgett Barrett et al; amended; S Solomon (A).

124TH st, ns, 199.6 w Amsterdam av, 53x100.11; Jennie A Rosenberg—Conservative Realty Co et al; Ernst, Lowenstein & Cane (A).

BROADWAY, —c 256th, lots 166, 167, 224, 214, 215, 97, 98 & 99, map of Samler Est, Bronx; four actions; Stuard Realty Co—Irene A Therry et al; amended; A S Gilbert (A).

MARION av, swc 198th, 50x100.6; Dollar Savgs Bank of the City of N Y—Latham Realty Co et al; Lexow, Mackellar & Wells (A).

PARK av, nwc 121st, 100.11x20; Emigrant Industrial Savgs Bank—Cornelia Hawes et al; R & E J O'Gorman (A).

WALTON av, ws, 348.5 n 184th, 19.10x96.6; Geo F Gifford—Liberty Investing Co et al; E Hall (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 1.

UNDERCLIFF av, nwc 176th, 22.9x105.2; Regent Realty Co—Emile Utard; Lachman Goldsmith (A); Albt R Lesinsky (R); due, $1,909.58.

BELMONT av, nec 181st, 80.8x51.1; Mary J McDonald—Jno Violante Realty Co; Robt L Wensley (R); due, $6,019.47.

MAY 2.

7TH av, nec 110th, 70.11x100; Jno S Cram—Michael J Leahy; Geo E Weller (A); Melvin H Dalberg (R); due, $78,135.42.

13TH st, ss, 158 w Av C, 25x103.3; Harry H Kohn—Jos Kreinik et al; Walter S Dryfoos (A); Jno J Hynes (R); due, $17,997.31.

2D av, 2004; New Church Board of Publication—Anna Damico; Walter B Safford (A); Dean Nelson (R); due, $14,154.90.

MAY 3.

BATHGATE av, es, 25 n 184th, 25x95.7; Eugene H Hatch—Scalzo Realty Co; Thos M Debevoise (A); Edmund J Tinsdale (R); due, $14,721.38.

JEROME av, ws, 162.7 s Kingsbridge rd, 100x114.2; Minnie Greenberg—Magda Operating Co et al; Saml Greenberg (A); Richard W Hill (R); due, $3,623.67.

MAY 5.

101ST st, 55 E; Saml A Goldschmidt—Victorine E Bowles et al; David F Toumey (A); Ellsworth J Healy (R); due, $16,600.

130TH st, 53 W; Walter Longman—Albt E Henschel; Jno M Rider (A); Jos Beihilf (R); due, $12,460.00.

MAY 6.

PLEASANT av, es, 80 n 116th, 20.10x98; Eliz F King—Annie M Keenan; Miller, King, Lane & Trafford (A); Wm L Cahn (R); due, $8,-808.13.

PLEASANT av, es, 72.5 s 117th, 28.5x98; same—same; same (A); same (R); due, $13,471.25.

3D av, swc 174th, 100x121.1; 3D av, ws, 100 s 174th, 100x128.8; Richard Bauer—Harry Simon et al; Fischer & Rosenbaum (A); Arthur M Levy (R); due, $6,778.42.

MAY 7.

LOT 24, block 71, map of Morris Pk; Hudson Trust Co—Lyman A Cheney et al; Holm, Whitlock & Scarff (A); Alex Brough (R); due, $1,476.73.

LOT 22, blk 71, map of Morris Pk; same—same; same (A); same (R); due, $1,249.64.

LOT 20, blk 71, map of Morris Pk; same—same; same (A); same (R); due, $1,249.64.

LOT 25, blk 71, map of Morris Pk; same—same; same (A); same (R); due, $1,704.00.

LOT 23, blk 71, map of Morris Pk; same—same; same (A); same (R); due, $1,363.20.

LOT 21, blk 71, map of Morris Pk; same—same; same (A); same (R); due, $1,249.64.

LOT 19, blk 71, map of Morris Pk; same—same; same (A); same (R); due, $1,249.64.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 3.

HUDSON st, ws, 33.1 s Vestry, 92x100; St John's Park Realty Co—Paul C Uhlig et al; Bowers & Sands (A).

129TH st, 147 W; Frances A Reynolds—Julia S Flynn et al; F Sigel (A).

129TH st, 147 W; Jno N Kimpel—Julia S Flynn et al; A Lamont (A).

ARTHUR av, ws, bet 178th & 179th, lot 33; Tax Lien Co of N Y—Dennis W Moran et al; foreclosure of transfer of tax lien; W Lustgarten (A).

ST NICHOLAS av, nwc 117th, 25.2x107.11; Hugo E Distelhurst et al—Barnard Realty Co et al; Eisman, Levy, Corn & Lewine (A).

MAY 5.

53D st, 407 W; Marie Farrington et al—Louis Gordon et al; action to confirm title; G R Hawes (A).

181ST st, ns, bet Honeywell & Daly avs, lot 27; Harry Zirinsky—Lindsay Williamson et al; foreclosure of transfer of tax lien; S Zirinsky (A).

BOSTON rd, ws, 118.11 n 166th, 62.5x123.6; Weinstein Bros Inc—Co-Free Realty Co; action to foreclose mechanics lien; E A Isaacs (A).

MAY 6.

HOUSTON st, Nos 139-145 E; Minsker Realty Co—Max D Steuer et al; partition; H Joseph (A).

McCLELLAN st, ss, bet Jerome & Cromwell avs, lot 35; Saml Hollander—Wm W Astor et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

14TH st, 300; also 2D AV, 228; also HOUSTON ST, 208-10 E; also 1ST ST, 101-3 E; also HOUSTON ST, 240½ E; also AV A, 2-4; also HOUSTON ST, 111-7; also HOUSTON ST, ss, 20 e Chrystie, 55x49.4; also CHRYSTIE ST, ws, 50 s Houston, 25x100; also HOUSTON ST, swc Chrystie, 20x49.4; also CHRYSTIE ST, ws, 75 s Houston, 89.9x100; Minsker Realty Co—Max D Steuer; partition; H Joseph (A).

MAY 7.

44TH st, ss, 150 w 8 av, 50x100.4; Mutual Life Ins Co of NY—Peter J Ryan et al; F L Allen (A).

48TH st, ss, 275.6 e 8 av, 99.6x100.5; Union Estates Co—Adlon Constn Co et al; Eisman, Levy, Corn & Lewine (A).

114TH st, ns, 260 e 3 av, 25x100.11; J Thos Webb—Bertha Schonberger et al; Cannon & Cannon (A).

COLLEGE AV, sec 168th, 200x100; Wm F A Kurz—Thos H Roff et al; J F Frees (A).

MORRIS av, ws, 190.6 n 164th, 24.6x105; Esther H Eno—Abram W Herbst et al (amended); C Eno (A).

LOTS 68 & 69, map of Kingsland Estate, Bronx; Emigrant Industrial Savings Bank—Esther V F O'Brien et al; R & E J O'Gorman (A).

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Lis Pendens, Manhattan and Bronx (Continued)

MAY 8.

JEROME av, sec Bedford Pk blvd, 57.1x107.8; Richd Carroll Grover C Clark et al; specific performance; J I Moore (A).

MAY 9.

No Lis Pendens filed to-day.

Borough of Brooklyn.

MAY 1.

INGRAHAM st, ss, 100 w Porter av, 200x100; Jos A Burr & ano as exrs &c Andrew E Burr —All-Boro Realty & Constn Co; Coombs & Wilson (A).

INGRAHAM st, swc Porter av, 100x200 to Harrison pl; same—same; same (A).

POWELL st, ws, 100 n Liberty av, 16x100; May H Eagan Celia Weiner et al; J C Judge (A).

SEELEY st, swc 18th, 20x90; Title Guar & Trust Co—Grace Hyde et al; Owens, Gray & Tomlin (A).

4TH pl, ss, 21 w Clinton, 21x133.5; Lillian L Kelly Walter A Lane et al; partition; A J Keogh (A).

47TH st, nes, 380 se 16th av, 40x100.2; also 50TH st, sc 16th av, 20x100.2; Ralph W Long —Thos J Coffey et al; L B Cohen (A).

FOUNTAIN av, es, 160 n Glenmore av, 20x100; Bond & Mtg Guar Co—Nathan Drucker et al; T F Redmond (A).

LIBERTY av, nec Shepherd av, 20x75; Mary J Schwartz—Antonio Competiello et al; T F Redmond (A).

OCEAN PARKWAY, ws, 160 s Ditmas av, 30x150; Solon J Liebeskind—Mary V McKeen & ano; N Kalvin (A).

ROCKAWAY av, es, 125 s Pitkin av, 25x100; Title Guar & Trust Co—Jos Schwartzman et al; T F Redmond (A).

SHEPHERD av, es, 75 s Sutter av, 25x100; Eagle Savgs & Loan Co—Wm L Aydelotte et al; J C McLeer (A).

SUTTER av, ns, 100 e Williams av, 50x100; Title Guar & Trust Co—Gussie Rosenberg et al; T F Redmond (A).

MAY 2.

BERGEN st, ns, 100 e Schenectady av, 50x107.2; Mary Ludlam—Henry A Ludlam et al; to set aside deed; Burnstine & Geist (A).

BRISTOL st, ws, 60.1 s Dumont av, 20.1x100; Sarah Friedburg & ano—Aronson Realty Co et al; S S Schwartz (A).

COOKE st, ss, 50 e Evergreen av, 25x75x25x77.10; Willis Dodge & ano as trstes Lucy A W Cronkhite Jacob Simon et al; T F Redmond (A).

HERKIMER st, ns, 133.4 e Stone av, 16.8x100; May O Healy—Hugh R Healy Jr; H W Booth (A).

HERKIMER st, 879; Peter McMillan—Anna McMillan as admx &c Annie Marsh; to recover judgment; T Long (A).

NEWELL st, es, 25 s Calyer, 50x100; Bank of Long Island—Anthony Geoghan et al; H H Frost Jr (A).

WEST st, ws, 100 s Av W, 40x100; also Lots 809 & 810, map prop belonging to Ocean Breeze Bldg Lot Assn; Josephine Tice—Mary J Taylor & ano; A Snydecker (A).

S 1ST st, ns, 116 e Bedford av, 17.3x70; Mary C Mooney—Jacob Weitzer et al; Geo A Logan (A).

S 2D st, ns, 99.10 e Havemeyer, 50x100; Title Guar & Trust Co—David Kass et al; T F Redmond (A).

E 5TH st, ws, 145 n Cortelyou rd, 22.6x100; Chas Weber—Max Hereth; Halbert & Quist (A).

E 28TH st, es, 160 s Clarendon rd, 20x100; Mary Ludlam—Clara Bloodgood et al; to set aside deed; Burnstine & Geist (A).

49TH st, ss, 100 e 2d av, 25.7x100.2; Home Life Ins Co—Eliz Swezy et al; T F Redmond (A).

60TH st, ec 10th av, 20x100.2; Cayuga County Savgs Bank—Chas Gahren et al; T F Redmon (A).

55TH st, ss, 183.4 e 3d av, 16.8x100.2; Julie Segeler—Harry S Baker et al; J C Stemmermann (A).

84TH st, nes, at int sc land Eliz Emmons, runs ne373xsw165xsw95.6xnw9xsw50xnw48.7xsw 100 to stxnw48.7 to beg; Tillie Lefkowitsh et al —Chas E Amerman as exr &c Peter O Monfort et al; J Schwartz (A).

ALBANY av, ws, 80 n Degraw, 20x100; Church Charity Foundation L I—Jas McGrath et al; Cary & Carroll (A).

ATLANTIC av, swc Warwick, 25x100; Henry Bockrath—Wittmann Constn Co et al; F Cobb (A).

MANHATTAN av, nec Conselyea, 25x75; Title Guar & Trust Co—Rosa Losarro et al; T F Redmond (A).

ST MARKS av, sec Rogers av, 16.6x95; Dave Young & ano—Isaac M Holly et al; to set aside deed; Israel M Lerner (A).

ST MARKS av, ss, 383.6 e Buffalo av, 6.6x100; Plot 293.9 e Buffalo av & 100 s St Marks av, runs s41xe—xe—xn27.9xw300 to beg; R. Annie Armstrong & ano as exrs &c Roland D Armstrong—Geo W Heatley et al; R T Griggs (A).

1ST av, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; W Thorn (A).

LOTS 43 & 44, map Oakcrest; Margt Reilly —Cecelia Reilly; partition; Peter P Smith (A).

LOTS 134, 136 to 138 & 140 to 148 & 125 to 132, blk 8280, map Sea View Ter; Waldemar Co—Emma C Reichman; to set aside deed; H S Stewart (A).

MAY 3.

COLUMBIA st, nwc Warren, 46.9x80x41.9x80.1; also WARREN st, ns, 103.6 w Columbia, 23.4x 83.10x23.5x84; Thos S Draper et al—Giuseppe Rapisarda et al; to establish a claim; Grover M Moscowitz (A).

DUMONT av, nec Bristol, 25x100; Nathan Kopelowitz—Henriette Jacoby et al; Louis N Jaffe (A).

JEFFERSON st, ss, 250 w Irving av, 25x100; Chas Myers as exr Geo C Freeborn (dec)—Mary J Rothenbach et al; Harry L Thompson (A).

LINWOOD st, ws, 400 n Liberty av, 25x90; Frank Soviero—Guiseppe Soviero & wife; to create a trust; Ralph K Jacobs (A).

17TH st, ns, 133.4 w 7th av, 16.8x90; Hattie K Brown—Jno J Olsen et al; Wray & Bilsbury (A).

CONEY ISLAND, ws, 75 n Ocean Pkwy, 50x200; Evelyn M Pettit & ano as extrx &c Louis C Pettit—Mary Diamond & ano; G H Pettit (A).

JEFFERSON av, ss, 240 e Throop av, 16.8x100; Julius Werner—Morris Leibowitz et al; J A Arnold (A).

7TH av, 570; Julius Kunkel—Meyer Davidoff; specific performance; H A Sperry.

KINGS LIS PENDENS

MAY 5.

CALYER st, sec Moultrie, 100x175; Williamsburgh Savings Bank—Andw N Petersen et al; S M & D E Meeker (A).

GARFIELD pl, ns, 150 w 7 av, 30x100; Bank for Savings of Ossining—Saml J Flush et al; T F Redmond (A).

2D st, ss, 138.3 e 5 av, 30x100; Marcus Bulkowstein—Max Corpuel et al; Ginzburg & Picker (A).

E 51ST st, ws, 365 s Rutland rd, 20x100; also E 51ST st, ws, 385 s Rutland rd, 20x100; Laura Opper—Margarita Dealy & ano; to set aside judgment; Lehmaier & Pellet (A).

BAY RIDGE av, ns, 84.9 e Colonial rd, 20x100; Geo A Minasian—Louis Hueter et al; G A Minasian (A).

MERMAID av, ns, 100 w W 15th, 37.8x50; Sarah Ferguson—Francesco Coppola et al; S E Klein (A).

SUTTER av, nwc Barrett, 99.11x100; Chestnut Ridge White Brick Co—Barrett Constn Co et al; foreclosure of mechanics' lien; Saml Seiderman (A).

UTICA av, es, 200.6 s Montgomery, runs s 155.3xne19.10xse20xsw130xe75xn65 to beg; Mary E Hughes—Danl J Lee et al; Kiendl, Smyth & Gross (A).

MAY 6.

DEGRAW st, ss, 156.4 e 4 av, 16.4x100; Emma C Inslee & ano as exrs, &c, Chas F Inslee decd—Giovanna Bonacci et al; T F Redmond (A).

DEAN ST, ss, 49.9 e Stone av, runs e90.7xs 107.2xw19.4xnw128.8 to beg; Bond & Mtg Guar Co—Carlo Corrado et al; T F Redmond (A).

PARK PL, ss, 88.8 w Albany av, 16x80; Jno T Andrews—Florence S Putney & ano; O H Stearns (A).

WALWORTH st, ws, 280.7 s Myrtle av, 31.3x 100; Wilhelmina A Owens—Walter Ryan et al; E K Van Beuren (A).

39TH st, sws, 20 nw 13 av, 20x95.2; Chauncey W Davis—Henry Baun & wife; T F Redmond (A).

85TH st ns, 280 e 22 av, 60x100; Jno A Cook —Nathan Edison et al; J M Zurn (A).

HIGHLAND av, ws, 66.2 n Manhattan av, runs nw60.2xsw140xse100 to av, xn66.2 to beg; also, HIGHLAND AV, ws, bet Maple av & Poplar av, runs n35.8xw47.4xsw—xe60.2 to beg; Harold D Watson—Jos M Creamer & wife; R S Kristeller (A).

JEFFERSON av, ss, 647 e Throop av, 18x100; Jane W Chichester & ano as extrx, &c, Jeannette C Williams—Jos H Pratt et al; Howe, Smith & S (A).

LIBERTY av, ss, 107.7 e Thatford av, 23.10x100; South Bklyn Savings Inst—Lena Rubin et al; T F Redmond (A).

MERMAID av, ns, 30.6 e W 15th, 25x100; Benj Croner—Antonio Massa et al; M May (A).

MAY 7.

CARROLL st, sws, 97.9 nw Smith, 17.9x100; Jno B Luce—Washington J Brandt et al; E W Ditmas (A).

COLERIDGE st, es, 640 n Hampton av, 60x100; Marvin Mtg Co—Geo Daniels et al; Wm E Buckley (A).

FREEMAN st, ss, 275 w Oakland, 25x100; Henrietta H Breishank—Leicester K Ely et al; to bar defendants; O Richter (A).

11TH st, ns, 105.9 w 4 av, 20x100; Geo J Thompson—Walter Thompson et al; Peter J McGoldrick (A).

39TH st, ss, 40 w 12 av, 20x95.2; Chas H Armstrong—Harry C Brandes et al; Chas S Warbasse (A).

BATH av, ss, 125.11 e Bay 11th, 20x80; Mary B Kellogg—Morris L Baird et al; Wilson, Barker & Wager (A).

BATH av, ss, 85.11 e Bay 11th, 20x80; Ruth A Bruce-Brown—Sallie Kaiser et al; Wilson, Barker & Wager (A).

NEW UTRECHT av, ws, 148 n 58th, 40x110; Bklyn Institute of Art & Sciences—Josephine R Glashoff et al; Thos F Redmond (A).

ST MARKS av, ns, 125 e Kingston av, 100x 155; Regal Holding Co Inc—Montague Mtg Co et al; for specific performance of a contract; Henry Kuntz (A).

LOT 105, map of "South Greenfield"; Chas J Ryan United Stock Holders Realty Corpn & ano; W H O'Hare (A).

PLOT bounded on the n by Coney Island Creek xe by Coney Island av xs by Neptune av xw by land now or formerly of Wm Greval; Realty Fee Co—Sarah E L Schenck ind & exrx of Tunis Schenck (decd) et al; partition; Henry A Ingraham (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 3.

72D st, 140 E; Jerry Sedlacek—Jane N Riddle, Blanch M Nolan, Frank J Nolan, R L Graham & A H Appel (22). 73.00

3D av, 2908; Ely J Rieser—Chas Schnabel (20). 1,180.37

5TH av, 1250; Jiffy Fire Hose Rack Co—Geo H Earle, Jas H Sullivan, Jno Koch Plumbing Co & H P Wright & Co (21). 174.50

8TH av, 2153-61; Morton F Kane—Jno Forster & Earle & Calhoun (23). 296.00

MAY 5.

27TH st, 27 W; Herbt Samuels—Morris Glantz & Jas Hartley (28). 21.00

43D st, 147-51 W; Lustig & Weil—Keystone Constn Co & Forty Third Street Hotel Co, Inc, lessee (25). 230.00

76TH st, 356-60 E; Max Rosenthal—Edw McGuiness, East Side Amusement Co, Julius M Schwartz, Monroe Building Co & Davis Levine Co (24). 275.00

103D st, 73 E; Wm Greenberg—Athos Realty Co (27). 132.75

114TH st, ss, 262.6 e 2 av, 18.4x100.11; Alex Bassa—Maddelena Colucci & Antonio Brescis (30). 58.38

118TH st, 26 W; Wm Greenberg—Athos Realty Co (26). 65.50

DALY av, 1891; Harlem Wall Paper Supply—Kramer Contracting Co & S B Blonstain & Sons (29). 184.83

MAY 6.

23D st, 114-6 E; Pennsylvania Cement Co—114 East Twenty-Third St Co; Jacob A Zimmerman; Macolithic Concrete Co (38). 1,569.38

53D st, 121-9 E; Jones & Laughlin Steel Co—118 East 54th St Co; Milliken Bros (35). 1,672.69

58TH st, 223-7 W; J F Murphy Lumber Co—Jonas H Monheimer, estate of Andrews S Bennett, Wm J Bennett, Chas E Appleby—Lang Contracting Co (31). 528.22

74TH st, 218 E; Philip Eich—Mrs Cath McGarry & Jos Keegan (39). 41.56

76TH st, 356-60 E; Chas Hartenstein—Edw McGuiness; East Side Amusement Co; Julius M Schwartz (32). 65.00

76TH st, 354-60 E; F W Seagrist Co, Inc—Davis Levine Co; Julius M Schwartz (40). 72.45

76TH st, 356-60 E; Frank Goldberg—Edw McGuiness; East Side Amusement Co; Monroe Building Co & Julius M Schwartz (36). 160.00

95TH st, ns, 127 e Broadway, 30x100; Hudson Woodworking Co—Kerloc Realty Co & Constn Co (37). 97.00

NORTHERN av, es, bet 178th & 179th, —x 100; Murtha & Schmohl Co—Birch Realty Co & Gussie Raabe; H Raabe & Sons (renewal) (34) 1,600.00

STEUBEN av E, Gun Hill rd, Bainbridge av & 210th; block; Nadham Co—Montefiore Home; Eureka Soapstone Co (33). 109.45

MAY 7.

121ST st, 315 E; Christian Vorndran's Sons—Wm Collins Co; Wm Collins Constn Co (renewal) (43). 50.00

5TH av, 1250; Ronalds & Johnson Co—Geo H Earle, Jr, & Jas F Sullivan; H P Wright & Co, Inc; Jno Koch Plumbing Co (41). 217.75

SAME PROP; McMann & Taylor Co—same (42). 637.34

MAY 8.

35TH st, 421 W; Wm Levine—Florence P Manning & Patk A Geoghegan (47). 99.50

35TH st, 418 W; same—same (48). 80.00

76TH st, 356-60 E; Max Greenberg—Edw McGuiness, East Side Amusement Co, Monroe Bldg Co & Julius M Scheartz (45). 391.70

5TH av, 1250; Standard Plumbing Supply Co—Ronalds & Johnson Co, Inc, Geo H Earle Jr, Jas F Sullivan, H P Wright & Co, Inc, North Star Amusement Co, Inc, & Jno Koch Plumbing Co (44). 374.62

5TH av, 1250; United Plumbers Supply Co—Geo H Earle Jr, Jas F Sullivan, North Star Amusement Co, H P Wright & Co, Inc, & Jno Koch Plumbing Co (46). 117.24

5TH av, 1250; Sam S Glauber, Inc—Geo H Earle, Jr, Jas F Sullivan & Jno Koch Plumbing Co (50). 91.81

SAME prop; Dora Isseks—Geo H Earle Jr, Jas F Sullivan, Jno Koch Plumbing Co & H P Wright & Co, Inc (51). 240.00

10TH av, 437-41; Wm Levine—Wm Matthews Patk A Geoghegan (49). 25.00

MAY 9.

GOERCK st, 63; Bernard Carneol—Realty Redemption Co of N Y & Adolph Lustgarten (56). 52.89

35TH st, 240 W; Wm Levine—Florence P Manning & Pat A Geihegan; correction. 99.50

43D st, 310 W; Louis Appel—Romer J L Silleck (55). 204.50

54TH st, 19 W; P & F Corbin of N Y—Jno D Rockefeller Jr & Joe B Acken (60). 372.64

58TH st, 225-7 W; Jos H Goldblatt—J M Mendheimer & C H Lang Contracting Co (53). 1,285.00

95TH st, ns, 127 e Broadway, 30x100; Jacob Friedman—Kerloc Realty & Construction Co (54). 267.00

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185TH st, ns, whole front bet Washington av & Larthgate av, 200x100; Carl L Rieger—Maurice Frank & John H Vaughan (58). 83.41

LAFONTAINE av, 2086-8; Carl L Reiger—O'Grady Estate & Jno H Vaughan (57). 48.01

ST ANNS av, 650; Abr Goldner—Estate of Henry C Murray (59). 25.00

5TH av, 1250; Standard Plumbing Supply Co—Geo H Earle Jr & Jas F Sullivan, North Star Amusement Co, H P Wright & Co & Jno Koch Plumbing Co (52). 374.62

Borough of Brooklyn.

MAY 1.

MILFORD st, ws, 170 n Belmont av, 40x100; Isaac Barrow—Aaron Raskin. 180.00

E 14TH st, es, 140 s Av X, 60x100; Jno Hill—Pearl Constn Co & H L Isaeson as pres. 105.00

W 17TH st, es, 180 n Mermaid av, 40x119; Coney Island Constn Supply Co—Frank Ferrante & Michele Di Bitetto & Dominick Aspromonte. 671.18

HAMBURG av, 274; Emanuel Stone & ano—Abe Goldinger & Bessie Long. 9.75

HAMBURG av, 270; Emanuel Stone & ano—Abe Goldinger & Bessie Lang. 9.75

WILLIAMS av, ws, 100 n Dumont av, 100x100; East N Y Mason Material Co—Metropolis Lumber Co & Grant Bldg Co. 436.29

MAY 2.

BERGEN st, 2061; Aron Antopolsky—Amelia E Kauffman. 47.00

WEST st, es, 179.10 Av C, 270x100; Acme Metal Ceiling Co—Bristol Bldg Co. 60.00

E 15TH st, 315; Harry Bolstein—Marie L Van Leer. 121.00

WILLIAMS av, ws, 100 n Dumont av, 100x100; East N Y Mason Material Co—Annie Steinfeld & Grant Bldg Co & Metropolis Lumber Co. 436.29

MAY 3.

79TH st, ns, 193.6 e 7th av, 60x100; Lulu Miller—Harriet Carpenter & Peter Duryea. 90.41

MYRTLE av, 720-2; also WALWORTH, ws, 185 s Myrtle av, 25x100; Geo H O'Shea—Jacob Dangler. 4,502.21

SURF av, ns, 101 e W 32d, 21x118; Rafelson & Forman—Theo Kutyn & Louis Brettschneider. 175.00

MAY 5.

BRADFORD st, nec Blake av, 90x60; Danl O'Connor—Sackman Constn Co, Saml Sherusky, pres. 242.32

DOVER st, 160; Albt Nelson—Arthur A Schlichter & Modern Fireproofing & Reconstruction Co. 93.85

ALABAMA av, ws, 20 s Newport av, 80x100; Abr Sakrais—Jacob Book & Isaac Goncharick. 100.00

SUTTER av, swc Hinsdale, 40x100; L Lapidus Co—Louis Wiener, Annie Mosk, Morris Wiener & Fannie Wiener. 2,440.00

MAY 6.

ADELPHI st, swc Park av, 33.9x irreg; Dixon Metal Ceiling Co—Alfonso Clementi & Chas Falkenmeyer & Chas Falkenmeyer, Jr. 125.00

SOUTH 9TH st, 60; Jno J Moran—Rose M Lynch & Danl J Dolan. 323.00

FT HAMILTON av, swc 40th, 135x55; Jeremiah Daly—Parish of the Church St Catherine of Alexandria & Geo E Rinkenberger Co & Geo E Rinkerberger. 45.00

SAME PROP; McNab & Harlin Mfg Co—Jno J O'Neill & Geo E Rinkenberger Co. 258.45

NEWPORT av, swc Alabama av, 100x100; Mario Nicolisi—Book & Larice. 36.00

MAY 7.

ADELPHI st, swc Park av, 33.9xirreg; Dixon Metal Ceiling Co—Alfonso Clementi, Chas Falkenmeyer, Fred Robinson & Chas Falkenmeyer, Jr. 125.00

CARROLL st, ss, 140 e Nostrand av, 60x100; Carl H Pearson—Montrose Bldg Co & Thos Brown. 539.00

FULTON st, nwc Jerome, 50x100; Elias M Pilzer—Abr Frankel & "John" Guthy. 300.00

WYCKOFF st, 100; Saml Vertlieb & ano—Max Zaubler, Hattie Sobler & Louis Brownstein. 82.35

49TH st, 1530; Thos E Egan et al—Anna Rapini & Stephen Wilcox. 133.00

67TH st, ss, 175 w 3 av, 80x100; Moses Annenberg—Cipora & Harris Nevins. 85.65

SATISFIED MECHANICS' LIENS.

First name is that of the Owner, the second that of the Contractor, and the third that of Contractor or Sub-contractor.

Manhattan and Bronx.

MAY 3.

21ST st, 49-53 E; B Schacht Iron Works—Gibson Constn Co et al; Mar17'13. 2,199.50

MAY 5.

14TH st, 202 W; Jac Rubin—Andw B Dubben et al; Dec13'12. 78.00

17TH st, 110 W; Arlando Marine—Royal Improvement Co et al; Nov27'12. 200.00

74TH st, 25 W; Morris Hochberg—S Ormond Goldan; Apr30'13. 47.00

WASHINGTON av, nec Fletcher; Abr Monroe—Speedway Constn Co et al; Sept15'11. 108.00

MAY 6.

14TH st, 202 W; Abdrea Musella—Mrs P M Carmick et al; Dec20'12. 87.00

AV D, 29-31; Israel Geller—Max Fine et al; Feb10'13. 50.00

MAY 7.

[2]178TH st, 936 E; Peter F Wirsing—Chas L Keil et al; Apr23'13. 407.96

[2]SAME PROP; same—same; Apr2'13. 425.25

BROADWAY, swc 97th; Jas McLaughlin Co—Fox Amusement Co et al; Dec12'12. 42.00

SAME PROP; Pennsylvania Cement Co—Ninety-Seventh Street & Broadway Realty Co et al; Jan25'13. 88.00

MAY 8.

150TH st, 457-9 W; Jno H Sturk & Son—Ernst F Dannemann et al; Sept6'12. 975.00

MAY 9.

ST MARKS pl, 37; Noah Fells—Alice Keteltas et al; Mar28'13. 70.00

[2]95TH st, ns, 125 e Bway; Mastraccio & Cohen, Inc—Kerloc Realty & Constn Co et al; Apr26'13. 325.00

[2]SAME prop; Rudolph Procario & Co—same; Apr7'13. 900.00

[2]SAME prop; Liberty Sheet Metal Works—Kerloc Realty & Construction Co et al; Apr 24'13. 312.10

[2]WASHINGTON av, nec Fletcher; Webster Iron Works—Nora Constn Co et al; Apr22'13. 750.00

[2]SAME prop; North American Wall Paper Co—same; Feb19'13. 196.85

[2]SAME prop; North Sand Co—same; Feb11 '13. 343.13

[2]SAME prop; Antonio Riccardi et al—same; Mar10'13. 849.50

[2]SAME prop; Nathan Jankowitz—same; Feb 13'13. 300.00

[3]8TH av, nwc 155th; Standard Plumbing Supply Co—National Exhibition Co et al; Mar25 '13. 544.53

Borough of Brooklyn.

MAY 1.

STOCKTON st,ss, 180 w Throop av, —x—; Krefetz & Rosenberg—Freda Berg & Simon Berg; Mar31'13. 1,329.00

STOCKTON st, ss, 180 w Throop av, 20x100; Jacob Berger & ano—Freda Berg & Abr Krefetz & H Rosenberg; Mar29'13. 96.75

UNION st, swc New York av, 77.3x100; Frank P Bangert—Bedford Development Co; Mar19'13. 2,459.85

E 26TH st, ws, 100 s Newkirk av, 40x100; Frank P Bangert—Lefferts Constn Co; Mar19'13. 600.00

66TH st, es, & 20TH av; Pittsburgh Plate Glass Co—Annetta E Barber, Louis Solomon & Watson & Pittinger; Feb18'13. 365.00

[2]WILLOUGHBY av, sec Throop av, 50x100; Carlsen Operating Co—Eagle Artificial Stone Co & Congregation Glory of Israel; Feb17'12. 94.13

20TH av, ws, from 66th to 67th; Pittsburgh Plate Glass Co—Annetta E Barber, Louis Solomon, Watson & Pittinger & Pinover Constn Co; Mar15'13. 365.00

20TH av, ws, from 66th to 67th; Pittsburgh Plate Glass Co—Annetta E Barber, Louis Solomon, Watson & Pittinger & Pinover Constn Co; Feb18'13. 365.00

MAY 2.

NOSTRAND av, nec Nostrand av, 26x100; Ralph E Dayton—Sophia L Horsfield & Henrietta Frisbie & Jno H Ernst; Apr4'12. 82.50

SNEDEKER av, ws, 60 s Blake av, 100x100; Jacob Abrahams—Snedeker Constn Co; Mar8'13. 250.00

VAN SICLEN av, es, 100 s Sutter av, 25x100; Square Sash & Door Co, Inc—Jos Nass; Feb 21'13. 315.00

MAY 3.

DITMAS av, ns, 125 e Gravesend av, 45x100; Antonio Galante & ano—Ditmas Theatre Corp, Gustav Baron & Villano & Cosio; Apr17'13. 800.00

MAY 5.

WARWICK st, swc Atlantic av, —x—; Wm Lishkind—Witman Constn Co; Apr19'13. 1,250.00

MAY 6.

HENDRICKSON st, ws, 140 s Av P, 40x100; Frank Utriz—Antonio Boniello; Feb24'13. 33.04

ST JOHNS pl, 673; Bessie Messinger & ano—Patk F Magher; Feb13'13. 90.00

W 17TH st, es, 180 n Mermaid av, —x—; A A Smith—Frank Ferranti & Michele Di Bitetto; Apr21'13. 27.00

SAME prop; Jos Koppel—same; Mar21'13. 120.00

SAME prop; C I Constn Supply Co—De Bitetta & Ferrante & D Aspromonti; Feb27'13. 625.00

SAME prop; same—same; Mar18'13. 32.93

SAME prop; Sebastiano Rodolico—Frank Ferranti, Michele Di Betetto & D Aspromonti; Mar 12'13. 580.00

SAME prop; Jos Koppel—same; Mar21'13. 450.00

SAME prop; Lorenzo Vastolo—same; Apr18 '13. 81.90

SAME prop; C I Constn Supply Co—Frank Ferranti, Michele Di Betetto & Dominick Aspromonte. 671.18

W 10TH st, es, 528 n Av R, 144x100; also W 10TH st, ws, 528 n Av R, 100x100; Columbia Mantel Co—Otto Singer Dev'lp Co & Otto Singer; Apr12'13. 622.00

E 16TH st, es, 55 s Newkirk av, 52x90; National Bridge Works—Henry F Newbury; Apr 25'13. 2,371.00

W 17TH st, es, 180 n Mermaid av, 40x108.10; Victor Errante—Frank Ferranti, Michele Dibitetto & Christina & Domenico Aspromonti; Apr 7'13. 215.00

FLUSHING av, 848; Saml Brounstein—Fannie Abramson & Rosie Cohen; Feb15'13. 267.00

SAME prop; Louis Fishman—same & Louis Sandler & I Stein; Dec11'12. 120.73

VIENNA av, ns, 80 w Essex, 20x100; East N Y Mason Material Co—Domenico Talazio & Calogara Jugrassia; Mar21'13. 70.50

MAY 7.

SNEDIKER av, ws, 60 s Blake av, 100x100; Jos Samlowitz et al—Snediker Constn Co; Apr 28'13. 340.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

MAY 1.

White, Mary A; Sarah Carr; $1,360; Hunt, Hill & Betts.

MAY 2.

G B Kent & Sons, Ltd; David Firsichbaum; $5,000; Marks & Marks.

MAY 3, 5 & 6.

No Attachments filed these days.

MAY 7.

Societe Anonyme des Anciens Establissements Panhard & Levassor; Wm Bondy; $3,500; G C Sniffen.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

May 2, 3, 5, 6, 7 and 8.

Audley Realty Co. 300 Central Park West.. Otis Elevator Co. Elevator. 2,152

Deshur, Harry. 53 W 3d..Fairbanks Co. Machinery. 387

Evelyn Bldg Co. Webster av, 2755-57..Consolidated Chandelier Co. Chandeliers. 450

38 W 59th St Co. 38 W 59th..Otis Elevator Co. Elevator. 7 650

Borough of Brooklyn.

MAY 1, 2, 3, 5, 6 & 7.

Milford Constn Co. Elton st nr Blake av.. Wm Kerby Co. Ranges, &c. $850

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

MAY 3.

BAILEY av, ws, 107 s 231st, 45x132.3 Manhattan Mortgage Co loans Bartelson Realty Co to erect a 5-sty apartment; 13 payments. 35,000

PARK av, swc 77th, 102.2x155; Metropolitan Life Ins Co loans 850 Park Avenue Corp to erect a 12-sty apartment; 13 payments. 875,000

MAY 5.

216TH st, ns, 116 e White Plains rd, 50x114; Herman F Epple loans Trustees of Hebron Lodge No 813 of Free & Accepted Masons to erect a Masonic Temple; 3 payments. 7,000

MAY 6.

71ST st, 113-5 W; Albt Jarmulowsky, Meyer Jarmulowsky, Louis Jarmulowsky & Max Markel exrs loan Hennessy Realty Co to erect a 9-sty apartment; 7 payments. 80,000

WEST END av, es, 22.8 n 87th, 78x100; Metropolitan Life Ins Co loans Aeon Realty Co to erect a 12-sty apartment; 11 payments. 350,000

MAY 7.

166TH st, nec Tinton av, 99.1x52; City Real Estate Co loans Adolphus Realty Corp to erect a 5-sty apartment; 8 payments. 45,000

NAGLE av, swc Arden, 130x129.6; Union Mortgage Co loans Brown Bros Inc Owners & Builders to erect a —sty bldg; — payments. 125,000

MAY 8.

VYSE av, sec 179th, 114.11x175.10; Albt Deutsch loans K & R Constn Co to erect four 5-sty tenements; 7 payments. 75,000

MAY 9.

226TH st, ss, 230.1 e Barnes av, 50x114; Richd W Horner, atty, loans C Guidone, Inc, to erect a — sty dwelling; — payments. 9,000

ORDERS.

Borough of Brooklyn.

MAY 1, 2, 3 & 6.

No Orders filed these days.

MAY 5.

LAWRENCE & WASHINGTON avs, about 300 w 1st; Henry F Booth Co on St Rose of Lima Parish to pay W E Lyon Iron Works. 3,100.00

MAY 7.

STERLING pl, ns, 100 w Saratoga av, 175x127; Commonwealth Imp Co on NY Mtg & Security Co to pay Block & Greenburg Lumber Co 150.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Barclay st, 12 -Sam'l H Paynter.....G
Bayard st, 85 -P Wohl.....L
Bleecker st, 85—Bernard McFadden.....C-G-F
Bleecker st, 85 Reginald Ronalds.....B-E
Bleecker st, 85 -Wm Fox & Liebitz.....F
Broome st, 367 -S Volpe.....I
Canal st, 185-7 -Martin Schrenkeisen.....A
Canal st, 213—Newman Cowen Est.....A
Centre st, 217-9—Jno A Weeks.....A
Cherry st, 220-2 L Leerne & Son.....L
Church st, 132—Morse Magneto Clock Co.....G
Clinton st, 250—Isaac Greenblatt.....G
Cortlandt st, 79—S G Dadboub & Bros.....G
Division st, 207—David Schott.....G
East Broadway, 177 Louesana Brown.....F-C
East Broadway, 163 -H L Moll.....G
East Broadway, 185-7—Leon Kamasky.....D
East Broadway, 185-7—Jos Evon.....D-F
East Broadway, 71-3 Barney Levy.....D
East Broadway, 71-3 -Peter D. Phillips.....D
East Broadway, 71-3—Jacob Schwartz.....D
East Broadway, 71-3—Meyer Weissberg.....C
East Broadway, 71-3 Thos Sheils.....D
East Broadway, 270-2—Jewish Maternity Hospital.....D
Forsyth st, 214 H Bookstaber.....G
Gold st, 88-90—Universal Engr Co.....G-A-O
Gold st, 93—Volunteer Hospital.....D
Greene st, 175-7—Consolidated Gas Co.....C
Grand st, 196—Cecelia Cassese.....E-I-C-D-O-F
Grand st, 60—Metropolitan Life Ins Co.....D-C
Grand st, 319-21—Edw Ridley.....A
Grand st, 182—Eureka Chandelier Co.....G
Grand st, 146 Board of Education.....D
Grand st, 380—Equitable Amusement Co....C-A
Grand st, 288—M Tolk Co.....L
Grand st, 62—Max Gabel.....G
Grand st, bet Essex & Ludlow sts—Board of Education.....D
Greenwich st, 449—Kip Brush Co.....G
Greenwich st, 482—B O'Brien.....L
Greenwich st, 653—Chas Frank.....G
Henry st, bet Oliver & Cath (P S No 1)—Board of Education.....D-C
Hester st, 1—Wolf Wolkenberg.....L
Howard st, 6—Wrought Iron & Art Glass Fixture Co.....G
Hudson st, 118—Hudson Paper & Woodenware Co.....L
Lafayette st, 129—Hartley Co.....G-L-O-A
Madison st, 158, & Pike st, 45—Jos Solomon..D
Market st, 44—Chas Motulsky.....L
Monroe st, 158—Walter I Super.....C-G
Mott st, 1035—Paul Beinich.....A
Mulberry st, 162—A Taddonia.....L
Murray st, 29—Gilt Edge Man Co.....G
Oak st, bet James st & Olive st (P S 114)—Board of Education.....D
Orchard st, 172—Alex Robinson.....G
Park Row, 108 -Adolph Spiegel.....G
Park Row, 131—H Dorpman & Co.....G
Pearl st, 411—Electro Light Engraving Co...A-O-C-G-L
Pike st, 71-3 -L Fedel.....L
Pike st, 71-3—Freedman & Schwartzman.....L
Pike st, 85—Bernard Flohr.....L
Pitt st, 24-6 - Green & Lehman.....L
Platt st, 30-2—Mallinckrodt Chemical Wks.L-D
Prince st, 47—Francesco De Phillippi.....A-O
Reade st, 78 Trichromatic Engraving Co...G-C-A-O-L
Rivington st, 68—Aaron Singer.....G
Rivington st, 178—Morris Kaplan.....L
Rivington st, 316-8—Sol Bisgaier.....G-C
Rutgers Slip, 80-4—Hy Adelstein.....C-D-G
South st, 205—Jos Gaurino.....H
South st, 254—Jos Villone.....A
Stanton st, 302—Palitz Drug Co.....G
Stanton & Forsyth st (P S No 91)—Board of Education.....D
Stone st, 24-6 & Pearl st, 59-61—Geo P Lawrence.....D
Thompson st, 180—Leonardo Callderone..C-D-F
Union sq, 26-8 Theo H Ludwig.....D
Union sq, 26-8—Lillian B Krusi.....C
Union sq, 26-8 Isadore B Skudowitz.....C
Washington st, 577 Mary C Hart.....C
Washington st, 577—Cecelia L Nottbek Est.B-C
Washington Mews, 52—Jos S Auerback..K-A-G
Water st, 740-4—Crane Co.....A-L
Water st, 740-4—Crane Co.....C
West Houston st, 123—Chas Schoener & Co.G-A
White st, 124-32—Victor A Harder.....A
William st, 226-40—Rhinelander Real Est Co. A-C
William st, 216—Galvantype Engr Co.L-G-O-A-C
Wooster st, 33 Jno B Galante.....L

Numbered Streets.

2d st, 79 E—Imperial Auto Co.....A-L-G-K
2d st, 30 E—B Schwartz.....L
2d st, 128 E—Max Nutnick et al.....C
2d st, 128 E—Sam'l Israel.....C
3d st, 740-4 W—Cronzi Cardone.....A
4th st, 291 E—Louis Diamond.....C
4th st, 31 W -Isabel Anderson.....C-I-E
4th st, 31 W—Jas B Williams.....F-C
4th st, 31 W Hitchcock Dermody.....C
4th st, 31 W—Henry S Moulton.....C
12th st, 44-6 E—N Y Opthalmic & Aural Hospital.....D
15th st, 30 W—American Raincoat Co.....G
15th st, 7-25 W—Society of N Y Hospital.....D
17th st, 300-2 W—Meyer Fesell.....C
20th st, 19 W—Sidney S Israel.....G
24th st, 513 W—Gimbel Bros.....G
24th st, 225-7 E—Tezor Co.....L
24th st, 117 E—Publishers' Guide.....K
25th st, 418-26 W—The Art Color Plate Engr Co.....L-G-A-O-C
25th st, 147 E—Millergraph Co.....O-L
27th st, 132-42 W—Jas McCreary Realty Corp.C
27th st, 232 W—Mallard Distilling Co.....L
29th st, 10 W—Thos Morgan.....C
30th st, 15-9 E—Carnegie Hill Stables Co....A
31st st, 316 W—Mary E Maher.....L
32d st, 1 W—Egerton L Winthrop Sr.....A
33d st, 12 E—J F Gillis.....K
33d st, 412 W—Jno J Downey Est.....B-C-F
34th st & 5th av (Waldorf-Astoria)—Campbell Studio.....A-G
35th st, 425 W—Wm P Rooney.....D
37th st, 439 W—Jeremiah Burns.....G
40th st, 6 W—Mrs Anna Bruck.....D
41st st, 234-8 W—F Paul A Vaccarelli...G-K-L
41st st, 540-2 W—V Loewers Gambrinus Bwg Co.....K-G
41st st, 134-6 E—Geo Schuchman.....C-K-A-L
41st st, 144-8 E—Cath Haverty.....K-C-A-L
45th st, 451 W—Weissel Nichol & Gross....A-D
46th st, 529-31 W—Mme M Obry.....A-L-C
46th st, 316-22 E—Sulzberger & Sons Co.....K
47th st, 247-9 W—U S Motor Cab Co....C-A-K
47th st, 214-6 W—Ella A Gray.....B-E-C
49th st, 244 W—Manhattan Motor Co.....G
49th st, 225-31 W—Sidney B Bowman Auto Co.....K-C-L
50th st, 116 W—Singer Sewing Machine Co...G
50th st, 354 W—Alco Polish Co.....K-C
50th st, 601 W—Kohler & Campbell.....K-L
50th st, 111 W—A D Juilliard.....K
52d st, 123 W—H P Davison.....K
52d st, 562 W—Walter L Thompson.....L
53d st, 123-5 W & 54th st, 122-4 W—Thos G Corvan Co.....K-L
53d st, 108-10 W—J McAuliffe.....E
53d st, 153 E—Universal Taximeter Cab Co...K
53d st, 36 E—Mary A Sedwick.....C
54th st, 250 W—Motor Trading Co, Inc.....A
54th st, 143 W—Sier Bath Co.....G
54th st, 126 E—The Monmouth Garage .....K
54th st, 159-61 E Mercedes Repair Co.....C
54th st, 410 E—Henry Elias Brewing Co.....K
58th st, 35-41 E—Hotel & Transit Garage Co..G
58th st, 145-55 E—The Schaefer Co.....C
59th st, 416-8 E—Jos Finn.....O
59th st, 416-8 E—Andw Olejer.....C-O
62d st, 23 W—Mitchell Edmonton Garage, Inc. L-A-K
63d st, 105 E—Cosmopolitan Motor Co.....G
64th st, 249-51 W—Renault Taxi Co.....F-H
66th st, 49-51 W—Walter Motor Truck Co.... C-K-L-G
68th st & E River—Central Brewing Co of N Y.....L-A
68th st, 204 W Jno Boulton Simpson.....K
69th st, 167 E—Geo G Heye.....K
72d st, 521 E—Kruzan & Hill.....G
76th st, 61 E—Clifford Brokaw.....K
76th st, 220 E—Jacob Droisen.....G
84th st, 53 E—Manhattan Garage.....A
85th st, 349 W—Jno Kelly.....G
96th st, nec of 1st av—Bradley Cont Co.....C
96th st & E River—Bradley Cont Co.....K
108th st, W 103-7—Club Garage.....L-A-K
108th st, 111 W—Lion Brewery of N Y...C-L-K
119th st, 2 E—Solomon Breverman.....C
124th st, 117 W—Jacob Donsbach.....G-A
124th st, 154-60 W—Uptown Garage.....K
126th st, 270 W—Jos R Potter Co.....C-A
127th st, 304 W—Max H Ludecke.....A
129th st, 158 E—The Drydene Co.....G
130th st, 574-6 W—Doyle's Garage.....C-K-L
131st st, 647-9 W—Claremont Auto Garage... K-L-C
136th st, 285 E—N V Cantasano & Co, Inc....L
137th st, 285 E—A M Bollerman.....A
149th st, 525 E—Paul Katz.....G
155th st, 414 W—Speedway Garage....G-A-L-K
163d st, 436 W—Max R Cramer.....C-O
171st st, 560 W—Hugo Frey.....G
176th & Wadsworth av—Daly & Boyd.....K
181st st, 512 W—Michael J Doyle.....K-L-G

Named Avenues.

Amsterdam av, 295—Jno A Proben.....G
Bowery, 214—Nobiletti & Pugiere.....C-A
Bowery, 97—Jno P Jube & Co.....A
Bowery, 331-3—L Leibowitz Co.....L
Broadway, 2642—Leopold L Barzaghi.....G
Broadway, 337—Paul N Friedlander.....A
Broadway, 413—Liberty Garter Co.....C
Broadway, 428-30—Lettia A Poillin Est.....A
Broadway, 1920—Isotta Fraschini Motors Co..K
Broadway, 1926—Only Car Distributing Co....K
Broadway, 3552—S W Childs & Co, Inc.....K
Broadway, 593—Los Shultz.....C-G
Broadway & 216th st—Norman M Brickman.L-K
Broadway, 472 & Crosby St, 30-6—General Society Mechanics Tradesmen Co of N Y.....A
Broadway, 392—Chas A Baudeine.....A
Broadway, 1619—De Dion Bouton.....L-K
Broadway, 1385-7—Nathan Fuchs.....A-F
Broadway, 1385-7—Geo B Goodwin.....E
Central Park W, 395—N Y Red Cross Hospital.D
Greenwich av, 44—Nathan Glassheim.....G-A
Lenox av, 313—Jno D Thies.....B
Lexington av, 1924—Farber & Chazanoff...A-G
Madison av, 1491—Abraham Bros.....G
Madison av, 2121—Paulet & Co.....G
Park av, 777—Geo E Fahys.....A-G-D
Park av, 1071—Anderson Bros.....G-H-C
West Broadway, 480—C R Ruegger.....K
West Broadway, 395—Vincenza Ragone.....L
West End av, 81-3—Wm Buie.....G-L

Numbered Avenues.

1st av, 1499—Alfred Weiss.....C-G
1st av, 167—L Haimouwitz & Son.....L
2d av, 137—German Polyclinic.....D
2d av, 203 - People's Hospital.....D
3d av, 569—Morris Kramer.....K
5th av, 170 Chas H Welling.....C-E-F-A
5th av, 170 Kraus Deitsch.....G
5th av, 170—Nath'l Levy.....H-G
5th av, 170 Abe M Silver & Co.....G
6th av, 903—Calvin Jouard.....G
6th av, 69 - Leo Dreyfus.....G
8th av, 921 Walter Fitzsimmons.....G
7th av, 78 Jno Weiss Jr.....G
7th av & 12th st—St Vincent's Hospital.....D
8th av, 887—Chas F Petry Est.....C
8th av, 901 -Alex Cador.....C
8th av, 903—Geo Blinks Est.....C
9th av, 35-61 -Max Yulman.....G-C
9th av, 130 -Goldberg & Rubenstein.....L
10th av, 885—Samuel Solomon.....G
11th av, bet 24th & 25th sts—25th St Garage.K-L
12th av, 686—General Motors Truck Co.....K

BRONX ORDERS SERVED.

Named Streets.

Fox st, 1107-9—Wm Wendelken.....G

Numbered Streets.

187th st, 604 E—Petro Cinelli.....B-C
187th st, 604 E—Sam'l Crystal.....C-A
216th st, 708 E—Fred'k P Ballard.....A-G
219th st, 672 E—Geo A Crump, M D.....G
261st, 285 W—E Brunel.....G-A

Named Avenues.

Barnes av & 232d st—W L Varian.....A-G-O
Brook av, 1112—Persian Rugs Manufactory.G-H
Cortlandt av, 869-71—Andw A Nooman...K-C-L
Grand blvd, 2015—Mrs B Moller.....G
Intervale av, 1154—Intervale Garage & Taxi Co.....G-L-K
Intervale av, 1154 -A Diener, Jr.....G
Morris av, 528-30—Bronx Garage.....K-L-A-G
Morris av, 1005—Morris Garage.....L-K
Northern av, nr 183d st—Jas Harden.....G
Olinville av, 3331—Jno A Miller.....A-G
Olinville av, 3727—Jno F Drake.....A
Palisade av, 256th st—Edwin Outwater.....K
Pleasant av & 247th st—Fleming H Revell.D-C-K
River av, 637-45—Nat'l Lace & Embroid'y Co. A-C
Southern blvd, 784—Prospect Taxi Co.....G
White Plains av, 4817—H S Carson, M D.....K

Numbered Avenues.

3d av, 4177-9—Bartelstone Bros.....G
3d av, 4187—Harry B Smith.....G
3d av, 4187—Louis Shadoff.....A-G
3d av, 4197—J H Eisner.....G
3d av, 3582—J Eichler Brewing Co.....G
3d av, 3941—Louis Levy.....G

BROOKLYN ORDERS SERVED.

Named Streets.

Bainbridge st, 36—J M Smith.....D-C-A
Beaver st, 100-4—Werschen & Rosenberg...L-K
Beard swc Conover st—J A Donald.....B-F-C
Boerum st, 51—Adalph Holzer.....C
Cleveland st, 412—Nathan Hodus.....G
Clymer st, 164—Y Men's Hebrew Assn.G-A-C-F
Cook st, 103—Max Wiser.....H
Cook st, 103—Louis Bloom.....H
Cook st, 103—Max Tenan.....H
Cook st, 137—Sam'l Telsey.....H
Cooper st, 131—Otto G Haggerndorf.....A
Court st, 166—Jno F Banker.....G
Danforth st, 24—Wm R Howe.....C-G
Debevoise st, 122—C Schneider.....A-G
Debevoise pl, 33-9—Rev Jas McAteer.....C
Floyd st, 66—Columbia Paper & Woodenware Co.....K
Fulton st, 1228—Mitchell Parquet Floor Co... A-C-G-K
Fulton st, 553—Consumers' Decorative Co.....A
Garden st, 23-7—Henry Rauch Co.....A
Garfield pl, 46 (rear)—Jos Carlo.....C-G-A-H
Harmon st, 389-95, & Himrod st, 330-6—Donnenhoffer Gas Works.....E-F-H
Herkimer st, 396—Mrs Chas J Paterson.....B-C
Herkimer st, 236—Henry R Evans.....H-C-L
Lynch st, 36-8—N Y & Bklyn Casket Co..... K-C-A-G-H
Moore st, 36—P Jacobs.....K
Pacific st, 594—A Wilkey & Son.....C-A-K
Pacific st, 534—Josephine Jacobs.....K
Palmetto st, 58-62—W S Blaisdell.....K-L
Pearl st, 359—Colwell Lead Co.....C-G-F-D-C
Steuben st, 209—Jno Cramer & Son.....A-K
Van Dyke st, 69—Rahtjen Am Composition Co. B-C
York st, 106-10—Brooklyn Union Gas Co.....A
York st, 41-3—F Ketchum & W McDougall....C

Numbered Streets.

3d st, 102—Angelo Ferraioli.....G
4th st, 443-5—Boyle & James.....L-A-K-C
9th st, 357-65—Y M C A.....C-A-F-B
21st st, 783 E—R Lee Cuthbert.....A-G-K-D
37th st, 269 (5th story)—Roberts Mfg Co....E
37th st, 269 (7th story)—Lang & Gros Mfg Co.E
85th st, sec Bay Parkway—People's Temple...E

Named Avenues.

Atlantic av, 94—Noocash Bros.....G
Atlantic av, 413-5—Swedish Pilgrim Church.. E-C-A
Broadway, 174—Bklyn Union Gas Co.....A
Broadway, 1194—Wm London.....C-A-H
Broadway, 174—Max Miller.....A-G-F-H
Broadway, 1428—Thos F Powers.....B
Broadway, 1634—Shubert Bros.....B-F-A
Clermont av, 441—Doris McRea.....C-M
De Kalb av, 7 -Consumers' Decorative Co....A
De Kalb av, 999—Karl Ginsber.....G-C
Driggs av, 626-30—Bklyn Silver Plate Co.....K
Driggs av, 675—Morris Barhan Co.....A-K
Evergreen av, 366—Henry Hebmann.....A-K-H
Flatbush av, 233—Jos J Bloeth.....C
Evergreen av, 614 - D Zarotsky.....A-H
Greenpoint av, 450—Columbus Distilling Co.L-E
Lee av & Rutledge st—West'n Union Tel Co...D
King st, 256-7—N Y Dock Co.....A
Liberty av, 686-8—Bklyn Union Gas Co.....A
Manhattan av, 413—Jno Atatte.....A-C
Metropolitan av, 771-3—Cosella Bros.....A-C
Metropolitan av, 1194—Jno K Taylor & Co....A
Myrtle av, 1827—Lion Tuft.....C
Myrtle av, 350—Idson Amusement Co.....G
Myrtle av, 52, & Pearl st, 359—Thos G Knight.C

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Engineers' Club to Be Enlarged.

Beverly S. King, of 103 Park avenue, has been selected architect for an addition to the Engineers' Club building to cover the plot 25x100 feet adjoining the present building in the rear at 23 West 39th street. The structure will be six and one-half stories in height, with a basement and sub-basement, containing a large grill room on the first floor and twenty-four bedrooms and baths on the upper stories. An electric elevator, steam heat, and the best ventilation will be installed. The cost is estimated at about $100,000. No contract has been awarded.

Architects for Downtown Building.

Goldwin Starrett & Van Vleck, 45 East 17th street, have been selected as architects for the twenty-story office building which William H. Chesebrough and Oakleigh Thorne, 115 Broadway, are to erect at the northwest corner of State and Whitehall streets, on a plot 87x130 feet.

Plans for Evangelical Church.

The Salem Evangelical Church, F. Beuscher, pastor, 1200 Jefferson avenue, is having plans prepared by L. Allmendinger, 926 Broadway, Brooklyn, for a two-story brick edifice, 40x100 feet, to be erected on Jefferson avenue near Central avenue, Brooklyn. Estimates will be received by the architect about June 1st.

Backer Construction Co. to Build.

The George Backer Construction Company, 27 West 42d street, contemplate the erection of a store and loft building at 33 and 43 East 33d street, through to 48 and 54 East 34th street, covering a plot 120x80 feet. George Backer is president, and Samuel Levy secretary. No architect has yet been announced.

Latest Riverside Drive Apartments.

Robert M. Silverman, builder, Convent avenue and 149th street, contemplates the erection of a ten-story apartment house at the southeast corner of Riverside Drive and 150th street, on a plot 102x125 feet. It is probable that an architect will soon be selected.

Otto H. Kahn May Build.

Otto H. Kahn, of 8 East 68th street, it is said, contemplates the erection of a large mansion at the northeast corner of Fifth avenue and 91st street, opposite the residence of Andrew Carnegie. At Mr. Kahn's office on Friday, it was stated that no particulars regarding the operation could be announced at this time.

PERSONAL AND TRADE NOTES.

JOS. J. EBERLE, architect, formerly of 1269 Broadway, has moved to 489 5th av.

GEO. SYKES (Inc.), builder, has moved his office from 1123 Broadway to 314 East 34th st.

HENRY A. KOELBLE, architect, has moved his offices from 71 Nassau st to 114 East 28th st.

CHARLES N. LOWRIE, landscape architect, has removed his office from 103 Park av to 101 Park av.

THE DERBY DESK CO. has moved its New York salesroom from 165 Broadway to 30 Church st.

J. SARSFIELD KENEDY, architect, 44 Court st, Brooklyn, will move his offices to 157 Remsen st, Brooklyn.

CHARLES H. CALDWELL, architect, formerly of 165 5th av, has moved to 101 Park av. Phone, Murray Hill 285.

THE RELLUM BUILDING CO., formerly of 243 East 75th st, has moved its offices to 500 5th av. Telephone, Bryant 2821.

THORNTON CHARD, architect, formerly of 39 West 38th street, has moved to 101 Park avenue. Phone—Murray Hill 5540-5541.

E. BROOKS & CO., general contractors for the Lord & Taylor building, have moved their offices from 1 East 41st st to 3 West 39th st.

P. J. CARLIN CONSTRUCTION CO., building, formerly of 16 East 23d street, has moved to 1123 Broadway. Telephone—Madison Sq. 9261-9262.

J. IRVING HORNBECK, eastern representative of the M. B. Suydam Co., paint makers, of Chicago, Ill., has opened an office in Room 1353, 50 Church st, N. Y. C.

JOHN MAYBURY FLYNN has severed his connection with W. H. Fissell & Co., builders, and has taken a position as solicitor with the John H. Parker Co., 315 Fourth av.

OLIVER V. CLARK, formerly superintendent of construction in the State Architect's Office at Albany, has opened an office for the practice of architecture at 251 Putnam av, Brooklyn.

MR. SOUTHWELL, formerly sales manager for the Roebuck Weather Strip & Wire Screen Co., has been made general manager, with office at the factory, 429 Hamilton av, Brooklyn.

ALFRED HOPKINS, architect, who for a number of years has been associated with E. Burnett, 11 East 24th st, will move about May 15th to the Architects Building, 101 Park av.

THE EMPIRE DOOR & TRIM CO., formerly of 5 East 42d st, has moved to 30 East 42d st. New phone, Murray Hill 6978. Mr. Norman W. Biggart joined his father, William Biggart, president, in the business on May 1.

HOWELL, FIELD & GODDARD (Inc.), manufacturers of metal covered doors, sash and interior trim, are now occupying their new factory, covering an entire city block, at Review av, Young and Gilbert sts, Long Island City.

CHAS. P. TRAVIS, well-known in the building trade as contracting engineer for Levering & Garrigues, has severed his connection with that firm and taken a similar position with the Cauldwell-Wingate Co., general contractors, 381 Fourth av.

MR. FARBER, formerly of the firm of Farber & Murrick, architects, 1028 Gates av, Brooklyn, has associated with Mr. A. Markowitz. The new firm will practice architecture under the name of Farber & Markowitz, at 367 Fulton st, Brooklyn.

GOLDWIN STARRETT & VAN VLECK, architects, 45 East 17th st, have opened a branch office at 3 West 39th st. All business pertaining to the new building for Lord & Taylor at 5th av, 38th to 39th sts, and the alteration for Jas McCreery, at 34th and 35th sts, will be handled from this office.

JOHN A. HAMM, chief plan examiner in the Brooklyn Bureau of Buildings, died last Saturday in the Holy Family Hospital, where he had been confined since the Tuesday previous. Mr. Hamm, who had been connected with the Building Bureau since 1899, had been in ill health for some time.

R. L. McALL, known favorably as an organist and contributor to musical publications, has recently been placed in charge of the Pipe Organ Department of the Estey Organ Co., at 23 West 42d st. Their new reception room has been completely equipped for consultations with architects and organ committees in regard to organ positions, space, etc.

SAMUEL COOPER, who was City Engineer of Yonkers, died May 8th at his home, 218 Park avenue, Yonkers. He was fifty-eight years of age, born in New York City, and was a graduate of the College of the City of New York. Mr. Cooper was for five years an engineer of the New York Board of Water Supply, and has held the position of resident engineer of the Croton Aqueduct.

MICHAEL J. GARVIN, of the Thirty-third Assembly District, who is the architect of the Bronx Court House, says that there will be ample room for the storing of the records of Bronx real estate transactions, now in the hands of the Register of New York in the Court House. Mr. Garvin says the Court House will be finished before the first of next year, and that the Coroner's office is finished already and makes a splendid appearance.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for testing machine operator, for men only, on June 4. From the register of eligibles resulting from this examination certification will be made to fill a vacancy in this position at $1,800 a year, and vacancies in the position of assistant testing machine operator at salaries ranging from $1,200 to $1,600 a year, in the Bureau of Standards, Washington, D. C. Practical experience in the construction or operation of an Emery testing machine is a prerequisite for consideration for these positions.

LEWIS F. PILCHER, recently sworn in by Gov. Sulzer as State Architect, is the senior member of the firm of Pilcher & Tachau, with offices at 109 Lexington av, N. Y. C. Mr. Pilcher is a graduate of Columbia University and has been a professor in the University of Pennsylvania and Vassar college. He was also lecturer in Columbia University on architecture and travel. Mr. Pilcher is well-known in New York as the architect of the new 8th Regiment Armory, New York City, the Squadron C Armory in Brooklyn, the Louisville Public Library, the Ben Israel Synagogue at Philadelphia, and numerous other buildings of a monumental character.

CASS GILBERT was elected president of the Architectural League at a meeting held at the Fine Arts Building, 215 West 57th street. Other officers chosen were Robert I. Aitken, first vice-president; George W. Breck, second vice-president, and William Adams Delano, S. Louis Mora and H. A. McNeil, executive committee. John W. Alexander was selected to represent the league at the Fine Arts Federation. The members unanimously adopted a resolution protesting against the tearing down of St. John's Chapel on Varick street, which is considered one of the finest examples of old Gothic architecture in the city. The widening of Varick street will make this necessary, according to the present plans. A committee will be appointed to confer with Borough President McAneny.

FRANK V. BURTON, the wholesale dry goods merchant, who is erecting the building for Lord & Taylor on Fifth avenue, was bereaved last Saturday by the death of his wife, who was born Catherine Van Duzer, daughter of Selah R. Van Duzer, of Newburgh, New York. Mrs. Burton was born at Newburgh, where she continued to reside in the Balmville section the greater part of the year, and where she was president of the Home for the Friendless and the main support of the Visiting Nurse Society. Mrs. Burton was a sister of Frederick Van Duzer, of London, Eng., who is president of the American Society there. Her death occurred at St. Luke's Hospital, this city, following an operation.

CHARLES E. KNOX, consulting engineer, formerly of 90 West st, has moved to the Architects' Building, 101 Park av, where he will continue to carry on the engineering work which has been conducted by him for a number of years under the firm name of Mailloux & Knox. Mr. Mailloux for several years has devoted his time to the development of electric railway propositions, coal mining, etc. He has also been appointed technical assistant to President W. H. Nichols, of the Granby Consolidated Mining, Smelting and Power Company, Ltd. Mr. Knox designed the elevator equipment and electrical installations in the Woolworth Building, the new Municipal Building, the Metropolitan Life Insurance Building, and a great number of other important installations.

NO ARCHITECTS SELECTED.

In this department is published a lvance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Women's Hotel Co., Arthur Cappell, president, 52 William st, contemplates the erection of an addition to the hotel at 33 East 29th st and 32 East 30th st, for which no architect has been selected.

MANHATTAN.—Robert M. Silverman, Convent av and 149th st, contemplates the erection of a 10-sty apartment house at the southeast corner of Riverside Drive and 150th st. No architect has been selected.

MANHATTAN.—The George Backer Construction Co., 27 West 42d st, Geo. Backer, president, contemplates improving the property at 33-43 East 33d st through to 48-54 East 34th st, with a 12-sty store and loft building. An architect will soon be selected.

ROCHESTER, N. Y.—James A. Byers, clerk, 209 Post st, contemplates the erection of a 3-sty brick business block at Plymouth av and Frost st. No architect has been selected, and it is indefinite when work will go ahead. Cost, about $20,000.

ROCHESTER, N. Y.—The Rochester Club, William Baush, president, 635 St. Paul st, contemplates the erection of a clubhouse in Scion st, for which no architect has been retained. It is indefinite when the project will go ahead.

AMSTERDAM, N. Y.—The Y. M. C. A. of Amsterdam, Wm. M. Charles, chairman of Ways and Means Committee, 100 East Main st, has raised the necessary funds for the erection of a Y. M. C. A. building, to cost $100,000. No site has been selected. An architect will soon be retained.

HUDSON, N. Y.—The City of Hudson, N. Y., A. S. Wardle, 1 Warren st, president building committee, and James Riley, chairman, 601

Warren st, contemplates the erection of an industrial building. No site has been selected, and no architect retained.

HUDSON, N. Y.—The City of Hudson, A. S. Wardle, 1 Warren st, president Chamber of Commerce; James Riley, chairman of building committee, 601 Warren st, Hudson, contemplates the erection of an industrial building for which no site or architect have been selected.

BUFFALO, N. Y.—Enos & Sanderson, 41 Carroll st, contemplates the erection of a warehouse in Bushnell st near the Erie Railroad for which no architect has been retained.

JERSEY CITY, N. J.—St. Joseph's Home for the Blind, Sisters of St. Joseph, Sister M. Zita in charge, contemplates the erection of a 3-sty brick home for the blind on Pavonia av near Baldwin av. No architect has been selected. Cost about $100,000.

NEWARK, N. J.—The Congregation B Nai Jeshurm, Louis Schlesinger, chairman of building committee, is receiving competitive sketches for a temple to be erected at the northwest corner of High st and Waverly av. Cost, $165,000. Plans are to be submitted June 10th at 3 p. m.

BRANCHVILLE, N. J.—The Borough of Branchville, W. F. Dye, mayor, contemplates the erection of a municipal building of concrete blocks on Mattison av; to cost about $6,000. No architect has been retained.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—The O'Rourke Bros. Co., John O'Rourke, president, and Patrick J. O'Rourke, secretary, 3185 Hall av, is taking bids on subs for a 5-sty brick and limestone tenement, 50x87 ft., to be erected on the east side of Hoe av, 300 ft. south of Jennings st, from plans by the Tremont Architectural Co., 401 Tremont av. Cost, $50,000.

BROOKLYN.—The Marcus Building Co., Abraham Marcus, president, 1770 Park pl, Brooklyn, is taking bids on subs for a 4-sty brick apartment, 50x80 ft., to be erected in the east side of East 26th st, 50 ft south of Newkirk av. Cost, $25,000.

MANHATTAN.—Chas. B. Meyers, 1 Union sq, has completed plans for a 6-sty flat, 50x84 ft, to be erected in the north side of East 5th st, 243 ft east of Av B, for J. Bauman, care of Guarantee Roofing Co., 61 East 4th st, owner, who is taking bids on mason and carpentry work, also materials and subs. Cost about $50,000.

DWELLINGS.

MT. VERNON, N. Y.—H. F. Mertz, East Portchester, architect, is taking bids for a 2½-sty residence to be erected on Villa av, for Bertha Schultz, Mt. Vernon, owner.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the factory building to be erected at 630-634 West 51st st, acording to plans by Ross & McNeil, architects, and desire bids on all subcontracts prior to May 12th.

MUNICIPAL WORK.

GREENBURGH, N. Y.—Bids will be received at the Town Clerk's office until May 16 at 2 p. m., for improvements in Hillcrest rd. Plans and specifications may be obtained from Ward Carpenter & Co., Inc., Tarrytown, N. Y.

THEATRES.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the erection of a theatre at the northwest corner of Broadway and 47th st, from plans by Thomas W. Lamb, 644 8th av.

BROOKLYN.—W. H. McElfatrick, 701 7th av, N. Y. C., architect, will soon take bids on the general contract for the 1-sty brick theatre to be erected in the north side of 9th st, through to 300 8th av, for B. F. Keith, 1495 Broadway, N. Y. C., owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

13TH ST.—Mrs. Maria S. Simpson, care of James N. Simpson, of the Marmac Construction Co., 316 West 30th st, has purchased the property at 38-44 East 13th st. The houses are well rented and will not be rebuilt.

29TH ST.—John H. Knubel, 305 West 43d st, has completed plans for a 6-sty tenement, 40x85.9 ft., to be erected at 230-2 East 29th st for Antonio Capace, 232 East 29th st, owner. Cost, $40,000.

160TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment to be erected at the southwest corner of 160th st and Colonial Parkway, for Albert J. Schwarzler, 1150 Clay av, owner. Cost, $800,000.

142D ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment to be erected at the southeast corner of 142d st and Riverside drive for Newmark & Davis, Inc., 435 West 119th st, owners. Cost, $500,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for the 12-sty apartment, 102.2x120 ft., to be erected at 751-7 Park av and 102 East 72d st for the E. A. L. Holding Co., 505 5th av, owners. Cost, $800,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for a 12-sty apartment to be erected at 850 Park av and 74-86 East 77th st for the 850 Park Av Corp., 220 5th av, owners. Cost, $500,000.

87TH ST.—Schwartz & Gross, 347 5th av, have completed plans for two 8-sty apartments, 82.3x85.8 ft., to be erected in the south side of 87th st, 205.6 ft east of Amsterdam av, for the Princeton Construction Co., 30 East 42d st, owners. Cost, $500,000.

55TH ST.—Wallis & Goodwillie, 346 4th av, have completed plans for an 8-sty apartment, 50x85.5 ft., to be erected at 124-6 E. 55th st, for the Geo. Backer Construction Co., 33 West 42d st, owners. Cost, $140,000.

85TH ST.—Schwartz & Gross, 347 5th av, have completed plans for an 8-sty apartment, 80x87.2 ft., to be erected in the south side of 85th st, 100 ft. east of West End av, for the Woolsey Realty Corp., 252 West 85th st, owners. Cost, $200,000.

98TH ST.—Jos. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-sty tenement, 25x88 ft., at 58 West 98th st, for Edward H. Kelly, 271 Broadway, owner.

MANHATTAN ST.—H. J. Pringel, 306 East 59th st, has completed plans for alterations to two 6-sty tenements at 45-47 Manhattan st for Larimer A. Cushman, 49 Manhattan st, owner.

89TH ST.—H. N. Kohn, 55 Broadway, has purchased 103 East 89th st, 26x100 ft., a 5-sty flat house, for investment only. No improvements are contemplated.

DWELLINGS.

88TH ST.—Harris and Maurice Mandelbaum, 135 Broadway, have purchased 261 West 88th st, a 3-sty dwelling, 18x100.8 ft., for investment. No improvements are contemplated.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education for alterations and repairs to heating and ventilating apparatus. In P. S. 1 Wm. J. O'Mahony was low bidder at $790; P. S. 20, Philip & Paul at $1,060; P. S. 62, Ernest W. Newman at $1,975; P. S. 120, Daniel J. Rice at $1,580, and P. S. 147, Philip & Paul at $950.

MANHATTAN.—Bids were opened by the Board of Education May 5 for alterations, repairs, etc., in P. S. 155. Bernard Carneol was low bidder at $799.

STABLES AND GARAGES.

WATER ST.—L. A. Sheinart, 194 Bowery, is preparing plans for a 3-sty brick stable, 20x55 ft, to be erected in Water st, for the Kaufman Loewenthal Co., 206 Division st, owner. Cost about $12,000.

STORES, OFFICES AND LOFTS.

35TH ST.—Gross & Kleinberger, 75 Bible House, have completed plans for a 5-sty brick store and loft building, 18x92 ft, to be erected at 9 West 35th st, for the Carnegie Construction Co., Chas. Newmark, president, 600 West 113th st, owner. Cost about $30,000.

STATE ST.—Goldwin Starrett & Van Vleck, Everett Building, have been selected architects for the 20-sty office building, 87x130 ft, to be erected at 1, 2 and 3 State st, northwest corner of Whitehall st, for William H. Chesebrough and Oakleigh Thorne, 115 Broadway and 37 Wall st.

25TH ST.—Maximilian Zipkes (Inc.), 220 5th av, is preparing plans for a 12-sty store and loft building, 40x82 ft, to be erected at 108-110 West 25th st, for the Nodrog Realty Co., 1133 Broadway, owner, Abraham Gordon, president. Cost about $150,000.

MANHATTAN.—Patrick J. Kiernan, Broadway and 72d st, has leased to a client of Forman & Taubert, 1230 Lexington av, a 4-sty dwelling at 1123 Madison av, for business purposes. The building will be altered.

MISCELLANEOUS.

7TH AV.—Sam & Lee Shubert, Broadway and 39th st, purchasers of the property at the southwest corner of 7th av and 50th st, occupied by the Garden Restaurant, have no definite plans for the improvement of the site. The Shuberts are now in Europe, and L. S. Bing, one of the selling group, said he had no idea what the buyer would do with the property.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOE AV.—The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x87 ft, to be erected on the east side of Hoe av, 300 ft south of Jennings st, for the O'Rourke Bros. Co., John O'Rourke, president, Patrick J. O'Rourke, secretary, 3185 Hall av, owners. Cost about $50,000.

HOME ST.—The Keilbert Construction Co., of 535 East 166th st, will erect a 5-sty apartment house on the south side of Home st, 52 ft. east of Simpson st, to cost $55,000. Moore & Landsiedel, 3d av and 148th st, will prepare plans.

143D ST.—The Steinmetz Construction Co., of 1416 Glover st, will erect a 5-sty apartment house in the north side of 143d st, 107.58 ft. west of Willis av, to cost $55,000. Moore & Landsiedel, 3d av and 148th st, will prepare plans.

231ST ST.—T. W. Martin, of Bailey av and 231st st, will erect a 5-sty apartment house, in the south side of 231st st, 99.29 ft. east of Albany rd, to cost $35,000. Moore & Landsiedel, 3d av and 148th st will prepare plans.

SCHOOLS AND COLLEGES.

THE BRONX.—The Board of Education opened bids May 5 for installing heating and ventilating apparatus in P. S. 50. Raisler Heating Co. was low bidder at $49,907; for installing temperature regulation, The National Regulator Co. was low bidder at $3,737.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

26TH ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 50x80 ft, to be erected in the east side of East 26th st, 50 ft south of Newkirk av, for the Marcus Building Co., Abraham Marcus, president, 1770 Park pl, owner. Cost about $25,000.

HOWARD AV.—Whinston & Pollack, 358 Stone av, are preparing plans for a 4-sty brick tenement, 40x100 ft, to be erected on the east side of Howard av, 22 ft north of Prospect pl, for the I. & J. Construction Co., Harry Fine, 1512 Eastern Parkway, secretary. Cost about $20,000.

BEDFORD AV.—Samuel Sass, 32 Union sq, N. Y. C., is preparing plans for a 5-sty brick apartment, 50x90 ft, to be erected at the southwest corner of Bedford av and Ross st, for Chas. I. Mandel, 195 Broadway, owner. Cost about $45,000.

CHURCHES.

JEFFERSON AV.—L. Allmendinger, 926 Broadway, is preparing plans for a 2-sty brick church, 40x100 ft, to be erected on Jefferson av near Central av, for the Salem Evangelical Church, 1200 Jefferson av, Brooklyn, owner. F. Beuscher is pastor and will take bids from a selected list of contractors about June 1. Estimated cost, $25,000.

Queens.

DWELLINGS.

LONG ISLAND CITY.—The General Developers Land Corporation, care of Burton Thompson, 1 Wall st, has purchased the property on the west side of 2d av, 33 ft. north of Freeman av. No building operations are contemplated.

CORONA, L. I.—Robert Johnson, this place, is preparing plans for a 3-sty brick store and residence, 24x90 ft, to be erected at the corner of Randall and Jackson avs, for Thos. Daly. Cost about $9,000.

ST. ALBANS, L. I.—E. Tatje, 106 Van Sicklen av, Brooklyn, has completed plans for a 2-sty frame bungalow, 20x38 ft, to be erected on the south side of St. Marks av, 60 ft west of Wesley pl, for Herman Richter, 23 Shepherd av, owner. Cost about $3,000.

MASPETH, L. I.—F. S. Walthers, 2700 Ocean av, Brooklyn, has completed plans for a 2-sty frame residence, 25x42 ft, to be erected at the southwest corner of Burroughs and Clinton sts, for Chas. O'Neil, 2440 Lorillard pl, N. Y. C., owner.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans have been completed privately for an addition to the 5-sty reinforced concrete factory, 72x173 ft, on Jackson av, for the Neptune Meter Co., 90 West st, N. Y. C. Herman Fougner, 110 West 40th st, N. Y. C., is engineer. Cost about $100,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids May 5 for improving the sanitary conditions. In P. S. 22, Samuel Galucci, $269; P. S. 46, Joseph A. Graf, $1,344; P. S. 53, Joseph Graf, $228; P. S. 75, Samuel Galucci, $1,429; P. S. 83, Samuel Galucci, $389, and Richmond Hill High School, Samuel Galucci, $489.

QUEENS.—Bids were opened May 5 by the Board of Education for the construction of a sea wall, the Pecora Granolithic Paving Co., low bidder $3,729; for plumbing and drainage at the Astoria Athletic Feld, R. & A. Isaacson, $260.

QUEENS.—The Board of Education opened bids May 5 for the general construction of P. S. 94. J. F. Walsh & Bro. were low bidders at $75,425; and for the plumbing and drainage, Christopher Nally, $8,873.

STORES, OFFICES AND LOFTS.

FAR ROCKAWAY, L. I.—William Willett, Jr., Central av, has had plans prepared for a 1-sty frame store building, 137x25x35 ft, to be erected on Caruga av. F. Wood, Lawrence, L. I., has the general contract.

THEATRES.

SOUTH OZONE PARK.—Simultaneously with the erection of a new town hall and club house in the suburb, David P. Leahy Realty Company has begun the erection of a vaudeville and motion picture theatre, to seat 300 persons. This structure will occupy a plot 40x140 on the south side of Rockaway Boulevard adjoining the new fire engine house, recently established by the city, just west of Brinkmeyer avenue. It is expected that this theatre and the new town hall will each be completed by July 4, and if this result is accomplished residents of the town will hold a jubilee on that day to celebrate the opening of these two important improvements.

Suffolk.

HALLS AND CLUBS.

SAB HARBOR, L. I.—The building committee of the Sag Harbor Yacht Club contemplates the erection of a clubhouse on property presented to the club by Frank C. Havens. Work is to be started this spring. Estimated cost, $15,000.

RIVERHEAD, L. I.—A bill providing for a game farm on Long Island has been introduced by Assemblyman Fallon at Albany. This bill provides that the sum of $35,000 shall be appropriated for the purchase of lands and the erection of the necessary buildings.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Fred Winter, 244 Main st, has completed plans for a 4-sty brick apartment, 46x69 ft, to be erected at Locust av and Clinton pl, for C. J. Leary, 323 Main st, owner. Cost, $25,000.

YONKERS, N. Y.—A. Willis, 147 Oliver st, has completed plans for a 3-sty brick apartment, 22x35 ft., for S. Willis, 147 Oliver st, owner. Architect will take bids.

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Westchester (Continued).

YONKERS, N. Y.—George Provost, 104 West 42d st, N. Y. C., has completed plans for two 5-sty brick apartments, 50x91 ft., to be erected on South Broadway for the Van Ban Realty Co., 11 5th av, N. Y. C., owners, who will take bids. Cost about $25,000.

DWELLINGS.

WHITE PLAINS, N. Y.—The Solomon Haviland property in North st and Haviland av, about 50 acres in all, was sold to Mrs. Mary Gordon Jennings and will shortly be put on the market as a high class residential section.

RYE, N. Y.—H. J. Robinson, 1st st and 5th av, is preparing plans for a 1½-sty frame residence to be erected here, and will take bids.

OSSINING, N. Y.—Frank Lyons, this place, contemplates the erection of a 2½-sty residence on Terrace av.

CRESTWOOD, N. Y.—F. W. Frain, this place, has had plans completed for a 2½-sty residence to be erected on Pennsylvania av.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—W. J. Earle, this place, has completed plans for a 2-sty storage, 40x54 ft., to be erected on McDonald pl for the Yonkers Lumber Co., McDonald pl, owner.

HALLS AND CLUBS.

PORTCHESTER, N. Y.—The Woman's Club of Portchester contemplates the erection of a clubhouse. A building committee, of which Mrs. William D. Sporborg is chairman, has begun a systematic plan of action. Nothing further has been decided.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Halstead School Association is raising funds for the proposed new Halstead school building to cost in the neighborhood of $200,000. Walter Sobel, of Erie, Pa., will manage the campaign of raising this amount.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV (sub).—The Perlman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron work necessary for the 12-sty apartment, 78x80.8 ft., to be erected at 562-8 West End av, for the Aeon Realty Co., 17 Madison av, owners. Walter Haefeli, 17 Madison av, architect. Clark & Co., 225 5th av, has the contract for the foundations. Cost about $350,000.

53D ST (sub).—The Perlman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron work necessary for the 8-sty apartment house, 90x85 ft., to be erected at 107-11 East 53d st, for the Aeon Realty Co., 17 Madison av, owners. Walter Haefeli, 17 Madison av, architect. Cost about $300,000.

BANKS.

RIDGEFIELD PARK, N. J.—Moffatt Watson Co., 34 West 33d st, N. Y. C., has received the general contract to erect a 1-sty brick, limestone and terra cotta bank building, 33x63 ft, at Hackensack rd and Mt. Vernon av, for the First National Bank of Ridgefield Park. G. R. Doremus, cashier, C. W. Mergler, chairman of building committee. Mowbray & Uffinger, 56 Liberty st, N. Y. C., are architects. Cost about $30,000.

DWELLINGS.

BRONXVILLE, N. Y.—F. O. Simpson, 67 Woodbury st, New Rochelle, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 21x82 ft. at Sagamore Park, for Frank J. Wilkens, Lawrence Park, owner. Chester A. Patterson, 262 Main st, New Rochelle, is architect. Cost about $15,000.

NEWBURGH, N. Y.—Tullis & Blanchard (Inc.), 39 West 32d st, N. Y. C., have received the general contract to alter the frame residence and garage for Edward B. Weed. Herbert R. Brewster, 116 Nassau st, N. Y. C., is architect. Cost about $20,000.

GOSHEN, N. Y.—C. E. Bowman, Washingtonville, N. Y., has received the general contract to alter the 2½-sty frame residence, 31x34 ft, for Mrs. J. Floyd Halstead, owner. E. Greene, 5 Beekman st, N. Y. C., is architect.

MANHATTAN.—Edwin Outwater, 208 5th av, has received the general contract to alter the residence at 15 West 52d st, for Louis Iselin, 16 West 52d st, owner Parish & Schroeder, 12 West 31st st, architects. Cost about $80,000.

MOUNT KISCO, N. Y.—Rogers & Blydenburg have received the contract to erect a 30-room residence on the former Van Cortlandt property for Miss Newell, from plans by Foster & Gade, 15 West 38th st, N. Y. C., architects. Lester C. Remsen, this place, has the garage contract. Cost about $60,000.

FACTORIES AND WAREHOUSES.

SHERRILL, N. Y.—Clifford Pierce, Utica, N. Y., has received the general contract to erect a 3-sty additional building for the Oneida Community, Ltd., Theo. Skinner, superintendent, at site. W. P. Field, 763 Broad st, Newark, N. J., is engineer. Fred Kilgus, 13 South 6th st, Newark, N. J., is contractor for foundations. The American Bridge Co., 30 Church st, N. Y. C., has the steel contract. Cost about $125,000.

HARRISON, N. J.—Alex. Demorsky, 172 6th st, Harrison, has received the general contract to erect additions to the 5-sty brick brewery at 500 Harrison av, for Peter Hauck Co., on premises, owner. Frederick Wunder, 957 Broadway, Brooklyn, is architect and engineer. Cost, $50,000.

BROOKLYN.—W. B. Greeman, 350 Fulton st, has received the general contract to rebuild the 3-sty brick factory on St. Marks av, 125 ft east of Underhill av, Brooklyn, for Davis & Quick, 1246 St. Marks av, owners. Geo. P. Chappel, 258 Broadway, N. Y. C., is architect. Cost, $40,000.

MANHATTAN.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract for the construction of four reinforced concrete buildings for the Cyphers Incubator Co. from plans by Colson & Hudson. The sizes of these buildings will be 146x401, 80x97, 301x122 and 50x146 ft. 1-sty, saw tooth roof, excepting the power house which is 2-stys.

NEWARK, N. J.—J. W. Vleit Co. has received the contract from Lewis Bros. for a 4-sty brick addition to their plant at 135-139 Monroe st, to cost about $20,000. George E. Jones is the architect.

ALBANY, N. Y.—The American Cigar Co. has awarded to W. S. Hamil Co., of Troy, the contract to erect a 4-sty brick factory at Arch st and Trinity pl to cost $80,000. Work is to be started at once.

MUNICIPAL WORK.

TOMS RIVER, N. J.—David R. Anderson, of Lakewood, has received the contract to erect the new firehouse here to be completed in two months.

POWER HOUSES.

POMPTON JUNCTION, N. J.—W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have received the general contract to erect a 1-sty steel and corrugated iron power house, 45x80 ft., mill building and warehouse, for the Pompton Pink Granite Co., 200 5th av, N. Y. C., owner. W. C. Van Duyne, care of owners, is engineer. Cost about $50,000.

SCHOOLS AND COLLEGES.

ENGLEWOOD, N. J.—W. H. Whyte Contracting Co., Hackensack, has deceived the general contract to alter the Liberty St School on Palisade av and Tenafly rd, for the Board of Education. J. K. Ferry, 42 Brookside av, Englewood, and 1 Madison av, N. Y. C., is architect. G. W. Knight, 112 Heller Parkway, Newark, is heating and ventilating engineer. Cost, $30,000.

MANHATTAN.—Edwin Outwater, 208 5th av, has received the general contract to alter Osborn Hall, at 420 East 26th st, for the Training School for Women Nurses, 426 East 26th st, owner, Mrs. W. C. Osborn, president, and Mrs. Richard Mortimer, secretary. Parish & Schroeder, 12 West 31st st, are architects. Cost about $80,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—L. Seletsky, 11 West 119th st, has received the general contract to alter the restaurant at 13-15 West 27th st, for Loeb Bros. (Inc.), 491-493 Broadway, lessees. Sommerfeld & Steckler, 31 Union sq, are architects.

MANHATTAN.—The Murphy Construction Co., 50 Church st, has received the general contract to alter the 4-sty business building at 398-402 4th av for Robert Walton Goelet, 9 West 17th st, owner. The United Cigar Stores, 44 West 18th st, Chas. R. Sherlock, president, Elliott Averett, secretary, and Herbert S. Collins, treasurer, are lessees. L. E. Denslow, 44 West 18th st, is architect. Cost, $20,000.

PORTCHESTER, N. Y. (sub.).—Frank C. Mertz, this place, has received the carpenter work, and Mertz & Dakin the mason work, for the 2-sty reinforced concrete bakery, 72x100 ft. to be erected on Westchester av, for the Portchester Baking Co., 16 South Main st, owner, Jos. Fuchs, pdesident. Balch & Beardsley, 38 West 32d st, N. Y. C., are architects. Cost, $25,000.

55TH ST (sub).—The Perlman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron work necessary for the 11-sty automobile building, 60x87.6 ft., to be erected at 245-9 West 55th st, for the Aeon Realty Co., 17 Madison av, owners. Walter Haefeli, 17 Madison av, architect. The Hasco Construction Co., 17 Madison av, has the general contract. J. W. Cody Shoring & Contracting Co., 200 West 91st st, has the contract for the foundation work. Cost, about $250,000.

THEATRES.

9TH ST (sub).—W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have received the contract for excavating, shoring and piling for the 1-sty brick theatre to be erected in the north side of 9th st, through to 300 8th av, Brooklyn, for B. F. Keith, 1495 Broadway, owner. W. H. McElfatrick, 701 7th av, N. Y. C., is architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH ST, 621-623 East, 6-sty brick tenement, 50x84; cost, $45,000; owners, Joseph and Herman Bauman, 61 East 4th st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 233.

NAGLE AV & Arden st, n w cor, 5-sty brick apartments, 50x118; cost, $100,000; owners, Brown Bros., Inc., Floyd D. Brown, Sec'y, 33 E. 20th st.; architects, Wortmann & Braun, 114 E. 28th st. Plan No. 237.

190TH ST, n s, 120 w St Nicholas av, 5-sty brick tenement, 80x87; cost, $80,000; owner, Weber Turick Building Co., 1029 East 163d st; architects, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 243.

BROADWAY, 2151-57, 12-sty brick and stone apartment house, 48x50; cost, $400,000; owner, William Waldorf Astor, London, Eng.; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 244.

190TH ST AND ST NICHOLAS AV, n w c, 6-sty brick apartment, 97x110; cost, $150,000; owner, 190th St. Holding Co., 85 West 119th st; architect, Chas. B. Meyers, 1 Union sq W. Plan No. 239.

DWELLINGS.

MAYFLOWER AV, e s, 250 n Liberty st, 1-sty frame dwelling, 18x25, tin roof; cost, $1,500; owner, Michael Fuskino, 1861 Mayflower av; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 301.

RIVERSIDE DRIVE, 470, 1-sty frame dwelling, 160x200; cost, $1,100; owner, Mary A. Fitzgerald, Litchfield, Conn.; architect, John E. Kleist, 515 7th av. Plan No. 241.

114TH ST, 401-407 West, 4-sty brick and stone dwelling, 32x91; cost, $60,000; owners, Corpn. of the Novitiate of Fathers of Mercy, Rev. Ferdinand Guicketeaw, Pres., 120 West 24th st; architects, Cross & Cross, 10 East 47th st. Plan No. 246.

151ST ST, W, s s, 344 w 7th av, 4-sty brick rectory, 26x65; cost, $25,000; owner, Church of the Resurrection, Rev. Thos. T. Murphy, Rector, 284 West 151st st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 242.

STABLES AND GARAGES.

WATER ST, 628, 3-sty brick stable, 23x67; cost, $6,000; owner, James Halvey, 641 Water st; architect, Max Muller, 115 Nassau st. Plan No. 248.

STORES, OFFICES AND LOFTS.

28TH ST, 31-33 East, 12-sty brick loft, 45x87; cost, $175,000; owner, Fabian Construction Co., Moses Crystal, president, 37 East 28th st; architects, Schwartz & Gross, 347 5th av. Plan No. 232.

42D ST, 18 E, 6-sty brick loft, 22x88; cost, $40,000; owners, Isadore Falo Korn et al, 31 Nassau st; architect, Harry L. Walker, 103 Park av. Plan No. 245.

STORES AND TENEMENTS.

14TH ST, 304-12 West, two 6-sty brick stores and tenements, 50x64; cost, $135,000; owner, Chas. I. Weinstein Realty Co., 17 West 120th st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 230.

THEATRES.

HAMILTON PL, e s, 135 n 136th st, 2-sty brick stores, moving picture theatre and offices, 81x38; cost, $40,000; owner, Domain Realty Co., Henry M. Brandl, president, 3487 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 231.

BROADWAY, 3168, 1-sty frame open-air moving picture show, 10x6; cost, $1,000; owner, Wm. C. Wilson, 152 West 98th st; architect, J. E. Sherwin, 214 East 23d st. Plan No. 229.

177TH ST & B'way, s e cor, 1-sty frame open-air moving theatre theatre, 106xirreg.; cost, $2,500; owners, David Philip & Jacob Hirsch, care of C. J. Lane, 299 B'way; architect, Louis A. Sheinart, 154 Bowery. Plan No. 235.

B'WAY, n s 266 e Dyckman st, 3 1-sty frame stores and moving pictures, 60x40; cost, $225; owners, Dyckman Est. Co., Herbert Hathfield, pres., 1 W. 24th st.; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 234.

23D ST, 250-252 West, 1-sty frame moving picture show, 50x90; cost, $1,000; owner, Nicholas Abel, 19 East 42d st; architect, Max Muller, 115 Nassau st. Plan No. 240.

BROADWAY, 1372-1382, 3 and 12-sty brick theatre and offices, 80x98xirreg; cost, $350,000; owners, Times Sq. Improvement Co., Harry Fischel, Pres., World Bldg., Park Row; architect, Geo. Keister, 12 West 31st st. Plan No. 247.

MISCELLANEOUS.

PARK ROW, 33, 3-sty brick and terra cotta restaurant, 23x75; cost, $50,000; owner, John R. Thompson Co., 1259 B'way; architects, H. R. Wilson Co., 1259 B'way. Plan No. 236.

36TH ST, 147 West, 3-sty brick store, 20x88; cost, $15,000; owners, Finney Bldg. Co., Robt. S Finney, pres., Hotel Cumberland, 54th st & B'way; architects, Mulliken & Moeller, 103 Park av. Plan No. 238.

MOTT HAVEN FREIGHT YARD, s s 161st st and 200 w Morris av, platform, 1244x12; cost, $18,500; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Haldeman, 70 East 45th st. Plan No. 302.

STEPHENS AV, n w cor Bronx River av, gyroplane, 60 diam; cost, $5,000; owners and architects, Park Engineering Co., 30 Church st. Plan No. 303.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BELMONT AV, w s, 100 s 187th st, 4-sty brick tenement, tin roof, 25x74; cost, $15,000; owner, Frank Barba, 2383 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 299.

BROOK AV, s w cor 141st st, two 5-sty brick tenements, slag roof, 50x90.5 & 54.2x84.5; cost, $90,000; owners, Consolidated Imp. Co., Harry Jacobs, 419 West 119th st, president; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 294.

HUNTS POINT AV, n e cor Gilbert pl, two 5-sty brick tenements, slag roof, 51.4x108.1 & 110.1; cost, $125,000; owners, Burnett & Weil Const. Co., Robt. Burnett, 1010 East 163d st, president; architects, Kreymborg Archt. Co., 163d st. & So. Boulevard. Plan No. 297.

DALY AV, w s, 120.88 s 179th st, 5-sty brick tenement, plastic slate roof, 44x93.10; cost, $45,000; owners, Herbst Realty Co., Albert H. Herbst, 983 East 179th st., Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 310.

179TH ST, s s, 117.41 w Bryant av, two 5-sty brick tenements, plastic slate roof, 39x102; cost, $90,000; owners, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, treas.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 306.

188TH ST, n e cor Tiebout av, two 5-sty brick tenements, slag roof, 29x74.11 and 38x71.3; cost, $41,000; owners, Schorn Co., E. Schorn, 1790 Prospect av, president; architect, Harry T. Howell, 149th st and Third av. Plan No. 292.

236TH ST, n s, 100, E Napier ave, two 3-sty brick tenements, tin roof, 33.6x38.3x55; cost, $24,000; owners, Edw J. Byrne Const. Co., Edw. J. Byrne, 3029 3rd ave, Pres. & Architect. Plan No. 309.

DWELLINGS.

FAIRMOUNT AV, n s, 75 w Wilcox av, 1-sty frame dwelling, 14x27; cost, $500; owner, E. J. Wolf, 1057 Faile st; architect, W. J. Wolf, 1057 Faile st. Plan No. 290.

WATERBURY AV, e s, 150 n Layton av, 2½-sty frame dwelling, slate roof, 30x40; cost, $5,500; owner, C. A. Miller, 2145 Ellis av; architect, Anton Pirner, 2069 Westchester av. Plan No. 304.

HEWITT PL, n s, 90, w Macy Place, 2-sty brick dwelling and shop, plastic slate roof, 29.9x128.3; cost, $7,000; owner, Alfred Beyrodt, 882 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 307.

FACTORIES AND WAREHOUSES.

236TH ST, n s, 152.6 e Webster av, 2-sty brick factory, felt and gravel roof, 67x125; cost, $25,000; owner, Benj. H. Irving, 231 East 237th st; architects, Ebbinghaus & Irving, 752 East 220th st. Plan No. 291.

STABLES AND GARAGES.

BRONX BOULEVARD, w s, 525 s Gun Hill Road, 1-sty frame stable and shed, 24.3x16; cost, $200; owners and architects, H. H. & N. F. Vought, 340 Madison av. Plan No. 295.

WHITE PLAINS AV, w s, 407.69 s 219th st, 1-sty frame garage 19x16; cost, $300; owner, D. Paul Gillespie, 3735 White Plains av; architect, F. L. Glew, 4387 Carpenter av. Plan No. 296.

WEST FARMS RD, e s, 325 s 172d st, 1-sty brick garage, slag roof, 38x75; cost, $3,000; owner, John J. Ball, Upper Nyack; architect, Harry T. Howell, 3d av and 149th st. Plan No. 305.

STORES AND DWELLINGS.

DELAVELLE AV, e s, 107.36 s Boston Road, 3-sty brick store and dwelling, tin roof, 21x57; cost, $5,000; owner, Anthony Sitiono, 313 East 115th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 311.

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Their estimate for our Service was:

Current, 1,071,300 kilowatt hours,	$32,139.00
Heating,	24,423.00
Total, light, heat and power,	56,562.00

At the end of one year of Edison Service, the Facts are as follows:

Current, 742,050 kilowatt hours,	$23,511.50
Heating,	8,700.32
Total,	32,211.82
Amount Overestimated by Plant Engineers,	**$24,350.18**

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Plans Filed, New Buildings, Bronx (Cont.)

STORES, OFFICES AND LOFTS.

170TH ST, s w cor Charlotte st, 1-sty brick stores and amusement hall, slag roof, 101.7x95; cost, $25,000; owners, John J. Tully Co., John J. Tully, 1603 Boston Road, Pres.; architects, Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 308.

THEATRES.

WHITE PLAINS AV, w s, 171 s 241st st, open-air theatre, 178x26; cost, $1,000; owner, Moses Watsky, 735 Crawford av; architect, Geo. Hot, Jr., 371 East 158th st. Plan No. 289.

SOUTHERN BOULEVARD, e s, 234.48 n Freeman st, open air theatre, 50x100; cost, $2,000; owners, Daniel Augustus Realty Co., 830 Westchester ave; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 312.

MISCELLANEOUS.

ELLIS AV, s e cor Olmstead av, 1-sty frame shed, 40.6x100; cost, $700; owner, Max Gruber, 1150 Clay av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 293.

150TH ST, s s, 238 w Exterior st, 1-sty frame office and shed, 48x14.6; cost, $500; lessee, Geo. Buckham, 1837 Park av; architects, Tremont Archt. Co., 401 Tremont av. Plan No. 298.

DELAVILLE AV, w s, 275 n Hallers av, 1-sty frame shed, 25x10; cost, $200; owner, Frank Colasurdo, on prem.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 300.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PARK PL, n s, 140 e Ralph av, two 4-sty brick tenements, 50x90, gravel roof, 23 families each; total cost, $55,000; owner, Israel Halpern, 1410 Lincoln pl; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2418.

PARK PL, n s, 100 e Ralph av, 4-sty brick tenement, 40x90, gravel roof, 16 families; cost, $23,000; owner, Israel Halpern, 1410 Lincoln pl; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2419.

EAST 10TH ST, w s, 124.10 s Caton av, four 4-sty brick tenements, 44.4x90.8, gravel roof, 16 families each; total cost, $128,000; owner, Thos. Corrigan Co., 456 7th av; architect, J. Proctor Cowles, 215 Montague st. Plan No. 2410.

EAST 17TH ST, e s, 250 n Beverley rd, 4-sty brick tenement, 50.4x88.1, slag roof, 16 families; cost, $45,000; owner, Louisville Realty Co., ——; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2454.

44TH ST, s s, 99.4 w 6th av, two 4-sty brick tenements, 50x85.10, slag roof, 17 families each; total cost, $60,000; owner, Louis Stechen & ano, 570 46th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2472.

CATON AV, s s, 46.1 e East 17th st, 4-sty brick tenement, 50x93.8, slag roof, 20 families; cost, $60,000; owner, Arles Realty Co., 16 Court st; architect, D. Wortman & ano, 114 East 28th st. Plan No. 2459.

CATON AV, s e cor East 17th st, 4-sty brick tenement, 47x97.7, slag roof, 19 families; cost, $75,000; owner, Arles Realty Co., 16 Court st; architect, D. Wortman & ano, 114 East 28th st. Plan No. 2458.

ST. MARKS AV, n s, 125 East Kingston av, 4-sty brick tenements, 50x105, slag roof, 20 families each; total cost, $40,000; owner, Regal Helding Co., 113 East 114th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2467.

WILLIAMS AV, s w cor Newport av, 3-sty brick tenement, 20x47, gravel roof, 3 families; cost, $5,500; owner, Howard Investing Co., 1934 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 2464.

CONEY ISLAND AV, w s, 67.2 s Seeley st, two 4-sty brick tenements, 43.5x93.7, tin roof, 16 families each; total cost, $48,000; owners, Wm. M. Calder Co., 551 1st st; architects, Cohn Bros., 361 Stone av. Plan No. 2536.

CONEY ISLAND AV, s w cor Seeley st, 4-sty brick tenement, 40.11x99.9, tin roof, 17 families; cost, $25,000; owner, Wm. M. Calder Co., 551 1st st; architects, Cohn Bros., 361 Stone av. Plan No. 2537.

LINDEN AV, n s, 184.2 e Nostrand av, 4-sty brick tenement, 42.4x94, tin roof, 16 families; cost, $25,000; owners, M. B. Smith Realty Co., 109 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 2531.

UNION ST, n s, 100 e Nostrand av, 4-sty brick tenements, 60x44.7, slag roof, 11 families; cost, $30,000; owners, Shelbourne Construction Co., 873 Nostrand av; architect, J. C. Cocker, 2017 5th av, N. Y. Plan No. 2532.

DWELLINGS.

CARROLL ST, n s, 275 w New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $6,500; owner, John J. Kilcourse, 1467 Dean st; architect, Alex. McLean, 883 East 35th st. Plan No. 2442.

CARROLL ST, n s, 300 w New York av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $6,500; owner, John J. Kilcourse, 1467 Dean st; architect, Alex. McLean, 883 East 35th st. Plan No. 2443.

CONEY ISLAND AV, w s, 25 n Hickley pl, 1-sty frame dwelling, 20x40, gravel roof; cost, $1,000; owner and architect, W. B. Baker, 553 Coney Island av. Plan No. 2437.

CONEY ISLAND AV, w s, 25 n Hinckley pl, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, $3,500; owner and architect, W. B. Baker, 553 Coney Island av. Plan No. 2438.

HAMBURG AV, s e cor Linden st, 3-sty brick dwellings, 20x55, gravel roof, 2 families; cost, $7,000; owner, Bushwick Development Co., 1258 47th st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 2447.

MERMAID AV, n e cor West 32d st, 1-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $1,000; owner, Menott Moran, 454a 11th st; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2436.

LAKE LA, s s, 42.10 e West 8th st, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, $2,400; owner, John E. Johnson, 261 West 9th st; architect, Thos. Bennett, 3d av and 32d st. Plan No. 2473.

WEST 3D ST, e s, 54 n Sea Breeze av, two 1-sty frame dwellings, 18x35, shingle roof, 1 family each; total cost, $2,000; owner, Louis Stauch, "Bowery"; architect, Richard Marzail, 2818 West 6th st. Plan No. 2461.

EAST 15TH ST, e s, 260 n Av J, two 2-sty brick dwellings, 20x60, gravel roof, 1 family each; total cost, $8,000; owner, John S. Dahl, 213 East 9th st; architects, John C. Wandell Co., 4 Court sq. Plan No. 2479.

MERMAID AV, n s, 80 w W 25th st, 3-sty brick dwelling, 20x40, gravel roof, 1 family; cost, 8,000; owner, John W. Jackson, West 24th st and Railroad av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2469.

WILLIAMS AV, w s, 290 n Hegeman av, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, $2,000; owner, Nathan Galinko, 734 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2463.

99TH ST, s s, 100 e 3d av, 2-sty frame dwelling, 20.3x50, tin roof, 2 families; cost, $4,500; owner, Herman Zittenberg, on premises; architect, Ernest Hanson, 230 95th st. Plan No. 2493.

AV I, n s, 54 e Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, $3,500; owner, Wm. Magher, 208 Van Siclen st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2486.

AV I, n e cor Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, $3,500; owner, Wm. Magher, 208 Van Siclen st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 2484.

AV I, n s, 36 e Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, $3,500; owner, Wm Magher, 208 Van Siclen st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 2486.

AV I, n s, 18 e Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, $3,500; owner, Wm. Magher, 208 Van Siclen st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 2485.

LAKE ST, e s, 78.3 n Av T, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, $3,500; owner, Wm. Magher, 208 Van Sicklen st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2515.

74TH ST, s s, 210 w 17th av, five 2-sty brick dwellings, 18x38 each, gravel roof, 1 family; cost, $4,000 each; owner, John A. Jones, 6601 19th av; architect, J. C. Wandell, 4-5 Court sq. Plan No. 2527.

FORBELL AV, s w cor Glen st, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $4,000; owner, Magenta Dev'l. Co., 99 Forbell av; architect, Harry Rockmore, 1531 48th st. Plan No. 2547.

FACTORIES AND WAREHOUSES.

DUCK ST, w s, 252 n Paidge av, 6-sty brick factory, 124.2x150.6, iron roof; cost, $45,000; owner, Sicilian Asphalt Co., 41 Park Row, N. Y.; architect, Felber Engineering Works, 103 Park av, N. Y. Plan No. 2409.

STONE AV, s e cor Dumont av, 2-sty brick library, 90x63.4, tar and gravel roof; cost, $90,000; owner, Brooklyn Public Library, 26 Brevoort pl; architect, W. B. Tubby, 81 Fulton st, N. Y. Plan No. 2441.

DUPONT ST, s s, 225 w Provost st, 1-sty brick factory, 25x15, gravel roof; cost, $1,000; owner, Margaret McGrath, 1101 Lawrence st; architect, Gustave Erda, 826 Manhattan av. Plan No. 2511.

DUPONT ST, s s, 225 w Provost st, 2-sty brick work shop, 23x60, gravel roof; cost, $3,000; owner, Margt. McGrath, 1101 Lorimer st; architect, Gustave Erda, 826 Manhattan av. Plan No. 2512.

ROCK ST, s s, 184.11 e Bogart st, 4-sty brick stock house, 28.6x70, gravel roof; cost, $25,000; owner, Adolph Gobel, Morgan av, and Rock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2548.

TIFFANY PL, n s, 339.7 e Harrison st, 4-sty brick factory, 20x44, gravel roof; cost, $5,000; owner, F. O. Pierce, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 2557.

STABLES AND GARAGES.

CLARKSON ST, s s, 330.1 e Nostrand av, 1-sty steel garage, 16.8x19, iron roof; cost, $166; owner and architect, Jeannette Kassman, 367 Fulton st. Plan No. 2431.

DITMAS AV, n w cor East 19th st, 1-sty frame garage, 12x18, shingle roof; cost, $350; owner, Geo. Bauer, 2946 Bedford av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2501.

OCEAN AV, e s, 235 s Dorchester rd, 1-sty frame garage, 14x18, shingle roof; cost, $300; owner, H. G. Taylor, on premises; architect, Michael Twiss, 49 Prospect st. Plan No. 2535.

DOUGLASS ST, w s, 90 s Dumont av, 1-sty brick stable, 14.6x16, tar roof; cost, $300; owner, S. Bernstein, 124 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2529.

RICHARDSON ST, s s, 100 e Manhattan av, 1-sty frame stable, 16x16, gravel roof; cost, $250; owner, Marx Lewis, 129 Lenox rd; architect, E. J. Messinger, 394 Graham av. Plan No. 2564.

AV G, n w cor East 18th st, 1-sty frame garage, 15x23, shingle roof; cost, $250; owner, John A. Campbell, 618 McDonough st; architect, G. W. Gregory, 1463 East 4th st. Plan No. 2558.

NEPTUNE AV, s s, 140 w Sea Gate av, 1-sty brick garage, 34x22, tile roof; cost, $850; owner, Georgie B. Stuter, on premises; architect, G. H. Suess, 2966 West 29th st. Plan No. 2560.

STORES AND DWELLINGS.

LIVINGSTON ST, n w cor Nevins st, 2-sty brick store and dwelling, 21x67, tin roof, 2 families; cost, $11,000; owner, John Hartman, 1576 Broadway; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2414.

LIBERTY AV, s s, 18 e Sheridan av, two 3-sty brick stores and dwellings, 18x55, gravel roof, 2 families; cost, $9,000; owner, Perfect Construction Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2433.

LIBERTY AV, s e cor Sheridan av, 3-sty brick store and dwelling, 18x55, gravel roof, 2 families; cost, $5,500; owner, Perfect Construction Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2434.

STORES, OFFICES AND LOFTS.

5TH AV, s w cor 61st st, 2-sty brick stores and lofts, 41.11x97, slag roof; cost, $15,000; owner, P. J. Carley, 275 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2506.

HARRISON AV, w s, 89.8 s Hooper st, 1-sty brick store, 10.4x16, gravel roof; cost, $800; owner, August Hoffman, 450 Ocean Parkway; architect, Wm. Debus, 86 Cedar st. Plan No. 2554.

KENT AV, w s, 249 n No. 12th st, 2-sty brick offices, 25x44, gravel roof; cost, $10,500; owner, Standard Oil Co., 26 Broadway; architect, E. A. Hathaway, 34 Martense st. Plan No. 2569.

THEATRES.

NOSTRAND AV, s e cor Clarendon rd, 2-sty frame moving picture show, 90x100, tin roof; cost, $300; owner, H. A. Davis, 2617 Newkirk av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2462.

RICHARDSON ST, s s, 100 e Manhattan av, 1-sty frame shed, 28x16, gravel roof; cost, $300; owner, Marx Lewis, 129 Lenox rd; architect, E. J. Messinger, 394 Graham av. Plan No. 2563.

72D ST, n s, 180 e 4th av, 1-sty frame shed, 20x18.6, gravel roof; cost, $150; owner and architect, Jepson & Dahn, on premises. Plan No. 2550.

MISCELLANEOUS.

PROSPECT ST, s s, 50 w Gold st, 1-sty brick shed, 33.4x100, gravel roof; cost, 2,500; owner, J. H. McMullan, Jr., 91 Bridge st; architect, Hy. V. Lock, 56 South 9th st. Plan No. 2494.

BRIGHTON BEACH PIKE, 320 e Coney Island av, 1-sty frame ball game, 25x28, gravel roof; cost, $200; owner, Brighton Beach Development Co., 41 Park Row, N. Y.; architect, Geo. W. Keller, Brighton Beach. Plan No. 2468.

SURF AV, s s, 200 e West 8th st, 1-sty frame shooting gallery, 28x60, rubberoid roof; cost, $700; owner, Jas. E. Bathgate, 474 Broad st, Newark; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 2450.

BOWERS WALK, w s, 550 s Surf av, 1-sty frame shed, 20x69, iron roof; cost, $1,000; owner, Desmond Dunne, 176 Montague st; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 2508.

SARATOGA AV, n e cor St. Johns pl, 1-sty brick moving picture show, 80x150, —— roof; cost, $500; owner, H. Benowitz, 48 Liberty av; architect, Simon Wissberg, 1265 Broadway, N. Y. Plan No. 2568.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—8th av, s e cor Broadway, 4-sty brick tenement, 25x81, slag roof, 7 families; cost, $12,000; owner, Jere F. Ryan, 350 3d av, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1455.

LONG ISLAND CITY.—Potter av, n e cor Albert st, 4-sty brick tenement, 50x90, tar and gravel roof, 21 families; cost, $24,000; owner, Antoinetta Vereha, 781 Steinway av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1468.

ROCKAWAY BEACH.—Waverly av, w s, 185 n Ocean av, ten 2-sty frame dwellings, 16x34, shingle roof, 2 families; cost, $10,000; owner, M. Resnick, 475 Boulevard, Rockaway Beach; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 1502 to 1511.

LONG ISLAND CITY.—Vandeventer av, s e cor Winans st, 4-sty brick tenement, 25x84, tar and gravel roof, 8 families; cost, $12,000; owner, Conrad Huefner, 645 10th av, L. I. City; architect, Vol. Schiller, 391 10th av, L. I. City. Plan No. 1548.

LONG ISLAND CITY.—Lawrence st, w s, 27 n Woolsey av, 4-sty brick tenement, 37x89, tar and gravel roof, 16 families; cost, $18,500; owner, Bohnslar Muller, 804 2 av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1542.

LONG ISLAND CITY.—Lawrence st, n w cor Woolsey av, 4-sty brick tenements, 37x89, tar and gravel roof, 19 families; cost, $20,000; owner, John Dvorsky, 654 Academy st, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1543.

LONG ISLAND CITY.—Academy st, w s, 95 n Washington, 4-sty brick tenement, tar and gravel roof, 21 families; cost, $35,000; owner, Ellsworth B. Sherer, 221 W 83d st. N. Y. C.; architect, Jas. D. Geddes, Woolworth Building, N. Y. C. Plan 1527.

LONG ISLAND CITY.—Marion st, ws, 222 n Paynter av, 3-sty brick tenement, 25x52, slag roof, 6 families; cost, $6,000; owner, Maria C. Vindriero, 15 Marion st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 1552.

DWELLINGS.

FLUSHING.—Golden av, s s, 150 e Larch st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,000; owner, J. Ehrlich, 224 13th st, College Point; architect, C. L. Varrone, Corona av, Corona. Plan No. 1438.

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Plans Filed, New Buildings, Queens (Cont.).

FLUSHING.—Barclay st, n w cor Central av, 2½-sty brick dwelling, 40x20, shingle roof, 1 family; cost, $3,000; owner, Alick Boyce, Barclay st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1440.

MEAD St, n s, 80 w Catherine st, 1½-sty frame dwelling, 20x16, shingle roof, 1 family; cost, $1,000, owner, Queens Court Realty Co., 200 Broadway, N. Y. C.; architect, J. D. T. Tunnicliffe, 50 Church st, N. Y. C. Plan No. 1441

ROCKAWAY BEACH.—Oceanus av, e s, 200 s Lefferts av, six 2-sty frame dwellings, 15x19, shingle roof, 1 family; cost, $3,000; owner and architect, Monroe Rosenfeld, 58 South Oceanus av, Rockaway Beach. Plan No. 1443-4-5-6-7-8.

SPRINGFIELD.—Pemberton st, w s, 200 n Higbie st, 1½-sty frame dwelling, 24x28, shingle roof, 1 family; cost, $2,000; owner, Mary A. Brown, Jamaica Creek; architect, John Brown, Jamaica Creek. Plan No. 1437.

SOUTH AQUEDUCT.—Academy st, e s, 100 n Hawtree rd, 1-sty frame dwelling, 20x34, felt roof, 1 family; cost, $500; owner, Lucy N. Barnes, 881 Myrtle av, Brooklyn; architect, G. W. Barnes, same. Plan No. 1442.

FLUSHING.—Parsons av, e s, 50 n Delaware st, 2½-sty frame dwelling, shingle roof, 1 family; cost, $4,000; owner, H. Smith, College Point; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1451.

FOREST HILLS.—Northfield av, n e cor Highland av, 2½-sty brick dwelling, 38x32, tile roof, 1 family; cost, $12,000; owner, Edward Van Wagenen, 59 West 32d st, N. Y. C.; architect, Nelson & Van Wagenen, 15 West 38th st, N. Y. C. Plan No. 1454.

HAMELLS.—Eldert av, e s, 200 s Bay av, two 1-sty frame dwellings, 12x28, shingle roof, 1 family; cost, $700; owner, J. W. Carpenter, 141 Broadway, N. Y. C.; architects, Chas. Whitman Co., 64th st and 1st av, N. Y. C. Plan Nos. 1452-3.

WOODHAVEN.—Hopkinton av, e s, 366 s Fulton av, fourteen 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $39,000; owner, Innovation Homes Co., 1227 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 1457-8-9.

WOODHAVEN.—Vandeveer av, w s, 18 s Fulton av, 21 2-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $63,000; owner, Innovation Homes Co., 1227 Av G, Brooklyn; architect, B. J. Hudson, 319 9th st, Brooklyn. Plan Nos. 1459-60-61.

ARVERNE.—Clarence av, w s, 120 s Almeda av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $5,500; owner, Bertha Jane, Clarence av near Almeda av, Arverne; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1493.

CORONA.—Lincoln av, e s, 400 s Park av, 2-sty frame dwelling, 16x33, shingle roof, 1 family; cost, $2,000; owner, Jos. Mason, 118 Cleveland av, Corona; architect, J. H. Dioguardi, 1 Bridge Plaza, L. I. C. Plan No. 1474.

CORONA.—44th st, w s, 280 n Jackson av, 2-sty frame dwelling, 18x45, tin roof, 2 families; cost, $3,100; owner, Alfonse Napoli, 124 43d st, Corona; architect, Alfred DeBlasi, 51 Grant st, Corona. Plan No. 1499.

ELMHURST.—Columbus Boulevard, s w cor Sea View terrace, 2-sty brick dwelling, 20x34, tile roof, 1 family; cost, $6,000; owner, S. P. Benedict, Smith av and Cleveland st, Corona; architect, J. H. Dioguardi, 1 Bridge Plaza, L. I. City. Plan No. 1475.

ELMHURST.—Grove st, e s, 25 w Gay st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $3,500; owner, W. Schwageral, 24 Victor pl, Elmhurst; architect, J. Simkin, 51 Grand av, Corona. Plan No. 1497.

FOREST HILLS.—Slocum Crescent, s w cor Russell pl, 2½-sty brick dwelling, 42x30, tile roof, 1 family; cost, $7,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 1464.

HOWARD ESTATES.—Thadford av, w s, 260 s Horstman av, 1-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $2,000; owner, Howard Estates, care of architect; architect, Wm. Rapp, Jr., Glen Morris. Plan No. 1488.

RICHMOND HILL.—Alden av, s w cor Quinn av, 2-sty frame dwelling, 21x44, shingle roof, 1 family; cost, $5,000; owner, G. Schoen, care of architect; architect, Wm. Rapp, Jr., Glen Morris. Plan No. 1489.

RIDGEWOOD.—Sandol st, n w cor Cooper av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, $4,000; owner, John Yunker, 1287 Madison st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1476.

ROCKAWAY BEACH.—Fairview av, w s, 50 n Cedar av, two 1-sty frame dwellings, 16x20, shingle roof, 1 family; cost, $550; owner, Nellie Prendergast, 41 North Fairview av, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 1491-2.

ROCKAWAY BEACH.—Ward av, w s, n L. I. R. R., six 1-sty frame dwellings, 16x50, shingle roof, 1 family; cost, $2,100; owner, F. S. Marshall, 302 Broadway, N. Y. C.; architect, J. P. Powers Co., Rockaway Beach. Plan Nos. 1494-95-96.

ROCKAWAY BEACH.—Thompson av, w s, 75 n Boulevard, two 1-sty frame bungalows, 20x16, felt roof, 1 family; cost, $600; owner, Ernest Quala, 54 Amber st, Richmond Hill; architect, W. S. Rothschild, 55 Washington av, Rockaway Park. Plan Nos. 1500-1.

ROSEDALE.—Park av, s s, 300 w President st, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, $3,300; owner, Suburban Land Co., 32 West 32d st, N. Y. C.; architect, C. C. Dare, Whitestone. Plan No. 1471.

ROSEDALE.—Rosedale av, w s, 25 n Yale av, 2-sty frame dwelling, 25x28, shingle roof, 1 family; cost, $2,900; owner, M. E. Meyer, Rosedale; architect, S. Stevenson, Lafayette av, Rosedale. Plan No. 1465.

WOODHAVEN.—Napier av, w s, 40 s Fulton av, five 2-sty frame dwellings, 17x28, shingle roof, 1 family; cost, $10,000; owner, John Sifferlein, 827 Napier av, Woodhaven; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1477 to 1481.

WOODSIDE.—Kelly av, e s, 50 n Hunter pl, 2-sty frame dwelling, 21x44, tin roof, 2 families; cost, $3,800; owner, M. Ginsberg, 1894 3d av, N. Y. C.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1469.

CORONA.—Washington st, w s, 194 n Jackson av, 2-sty brick dwelling, 20x37, tin roof, 1 family; cost, $3,500; owner, Mary Tange, 120 Grand st, Corona; architect, J. Wieting, 15 Filimore st, Corona. Plan No. 1528.

EDGEMERE.—Frank av, w s, 40 n Rhenhart pl, 2-sty frame dwelling, 22x39, shingle roof, 1 family; cost, $3,000; owner, Rachel Rhenert, Inwood, L. I.; architect, owner. Plan Nos. 1534-1535; 2 buildings cost $6,000.

EDGEMERE.—Frank av, ws, 360 n Rhenhart pl, 1½-sty frame dwelling, 25x42, shingle roof, 1 family; cost, $2,500; owner, Mrs. Gertrude B. Munson, 4 Forest av, Summit, N. J.; architect, J. H. Cornell, Far Rockaway. Plan No. 1545.

FOREST HILLS.—Slocum Crescent East, cor Continental, 2½-sty brick dwelling, 50x31, tile roof, 1 family; cost, $10,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architects, Albro & Lindeberg, 3 West 47th st, N. Y. C. Plan No. 1540.

JAMAICA.—Ackroyd av, e s, 140 n Briarwood rd, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, $5,000; owner, A. Alexander, 18 Sterling pl, Brooklyn; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1482.

JAMAICA.—Beaufort st, s s, 42 e Napier pl, two 2½-sty frame dwellings, 18x33, shingle roof, 1 family; cost, $5,000; owner, John Leonardi, 326 Fulton st, Jamaica. Plan Nos. 1484-85.

JAMAICA.—Irving pl, w s, 243 n Beaufort st, three 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $9,000; owner and architect Harry S. O'Neill, 2 Remington av, Jamaica. Plan No. 1537-38-39.

JAMAICA.—Croton rd, e s, 75 s Wareham rd, 2-sty brick dwelling, 35x32, tile roof, 1 family; cost, $8,000; and Home Lee av, n s, 90 e Croton rd, 2½-sty brick dwelling, 36x30, tile roof, 1 family; cost, $8,000; owner, Timothy L. Woodruff, 19 8th av, Brooklyn; architect, Standard Homes Co, 70 E 45th st, N. Y. C. Plan Nos. 1524-1525.

MASPETH.—Ward st, w s, 72 n Whitlock av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, $3,000; owner, Jos. Knespler, Fisk av, Maspeth; architects, Edw Rose & Sons, Grand st, Elmhurst. Plan No. 1516.

MIDDLE VILLAGE.—Metropolitan av, ns, 240 w Lafayette av, 2-sty frame dwelling, 21x48, slag roof, 1 family; cost, $2,600; owner, Ernest Palmer, Metropolitan av, Brooklyn; architect, Otton Thomas, 354 Fulton st, Jamaica. Plan No. 1514.

MIDDLE VILLAGE.—Lafayette st, n s, 325 w Morton st, 2-sty frame dwelling, 18x48, tin roof, 2 families; cost, $2,500; owner, Phillip Diehl, Furman av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 1536.

RIDGEWOOD.—Emerson av, e s, 18 s Queens av, twelve 2-sty brick dwellings, 18x35, slag roof, 1 family; cost, $54,000; owner, Dry Harbor Constn. Co., 915 Kelly st, Bronx; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1529.

RICHMOND HILL.—Greenwood av, w s, 250 n Broadway, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, $2,000; owners, Suttmeier Bros., Broadway and Grant av, Richmond Hill; architect, Wm. A. Elecher, 4420 Kimball st, Brooklyn. Plan No. 1512.

SOUTH JAMAICA.—Beatrice av, n s, 203 e Rockaway rd, five 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $10,250; owner, Baisley Lake Realty Corpn., Butler Building, Fulton st, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1519 to 1523.

WOODHAVEN.—Boyd av, n w cor Ridgewood av, four 2-sty frame dwellings, 20x57; shingle roof, 1 family; cost, $19,600; owner and architect, Wm. J. Hickey & Son, 64 Gold st, Manhattan. Plan Nos. 1486-87.

FACTORIES AND WAREHOUSES.

ROCKAWAY BEACH.—Boroughs av, s s, 220 e Division av, 1-sty brick slaughter house, 20x55, tar and gravel roof; cost, $1,500; owners, Chas. Lapop & Son, 543 Boulevard, Rockaway Beach; architect, Wm. Rothschild, 55 Washington av, Rockaway Park. Plan No. 1490.

LONG ISLAND CITY.—Crane st, e s, 226 s Jackson av, 4-sty brick factory, 173x72, tar and gravel roof; cost, $125,000; owner and architect, Neptune Meter Co., premises. Plan No. 1517.

HALLS AND CLUBS.

JAMAICA.—Liberty av, n s, 30 w Tyndall st, 1-sty brick club house, 21x32, tin roof; cost, $700; owner, Frank Zuk; architect, owner, Liberty av, Jamaica. Plan No. 1533.

SCHOOLS AND COLLEGES.

JAMAICA.—Larrimore av, n s, bet Harvard and Yale avs, 4-sty brick public school, 160x63, slag roof; cost, $140,000; owner, City of N. Y., Park av and 59th st, N. Y. C. Plan No. 1532.

STABLES AND GARAGES.

FOREST HILLS.—Russel pl, s w cor Slocum Crescent, 1-sty brick garage, 13x19, tile roof; cost, $1,000; owners, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 42d st, N. Y. C. Plan No. 1463.

ARVERNE.—Alexander av, w s, 500 s Ocean av, 1-sty frame garage, 16x18, shingle roof; cost, $400; owner, Mrs. B. M. Samuels, 116 Sterling pl, Brooklyn; architect, Albert Hansen, 9 Vernam av, Arverne. Plan 1462.

RICHMOND HILL.—Willow st, n s, 100 w Abingdon rd, 1-sty frame garage, 14x18, shingle roof; cost, $200; owner, Chas. Smith, Willow st Richmond Hill. Plan No. 1498.

DOUGLAS MANOR.—West Drive, n s, 220 s Shore rd, 1½-sty frame garage, 21x21, shingle roof; cost, $1,000; owner, Nathaniel Doyle, 455 West 28th st, N. Y. C.; architect, Geo. J. Harnden, 347 5th av, N. Y. C. Plan No. 1436.

LONG ISLAND CITY.—Cemetery av, n w cor Flushing av, 1½-sty frame stable, 36x18, shingle roof; cost, $3,000; owner, St. Michael's P. E. Church, 225 West 99th st, N. Y. C.; architect, Peter Robert, 37 Sullivan st, N. Y. C. Plan No. 1440.

ACQUEDUCT.—Quinn av, cor Arthur av, 1-sty frame garage, 12x19, slag roof; cost, $250; owner, Mrs. McGoldrick, Bay View Heights, Acqueduct. Plan No. 1546.

CORONA.—Mulberry av, n e cor Oak st, 1-sty frame garage, 15x17, shingle roof; cost, $100; owner, K. Doyle, premises. Plan No. 1547.

MIDDLE VILLAGE.—Furman av, w s, 280 s Juniper Swamp rd, 2-sty frame stable, 52x20, tar and gravel roof; cost, $1,250; owner, Meyer Kraut, Furman av, Middle Village; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1518.

RIDGEWOOD.—Cooper av, n s, 209 w Dill pl, 1-sty brick garage, 50x81, metal roof; cost, $10,000; owner, Albin Wagner, 419 Dill pl, Ridgewood; architect, L. Berger & Co., Mrytle and Cypress av, Ridgewood. Plan No. 1531.

ROCKAWAY BEACH.—Hollywood av, n w cor Boulevard, 1-sty brick garage, 50x100; galvanized iron roof; cost, $5,000; owner, F. H. Morrison, Rockaway Beach; architect, owner. Plan No. 1551.

STORES AND DWELLINGS.

CORONA.—Randall av, s w cor Jackson av, 3-sty brick store and dwelling, 24x50, tin roof, 2 families; cost, $27,000 (three houses); owner, Thomas Daly, 54th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 1544.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Jackson av, e s, 81 s Skillman av, 1-sty frame store, 27x72, slag roof; cost, $2,500; owner, Chas. L. Wright, 159th st and St. Nicholas av, N. Y. C.; architect, Henry O. Koelble, 114 E. 28th st, N. Y. C. Plan No. 1515.

THEATRES.

FLUSHING.—Broadway, s s, 187 e Main st, 1-sty frame open airdrome, 118x132; cost, $1,000; owner, John Brown, 608 Madison st, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1449.

WHITESTONE.—8th av, w s, 100 s 19th st, 1-sty moving picture, 25x100; cost, $4,500; owner, E. Bleecher, 102 7th av, Whitestone; architect, S. G. Dare, Whitestone. Plan No. 1470.

RIDGEWOOD.—Putnam av, s w cor Fairview av, 1-sty frame open airdrome, 300x100; cost, $500; owner, G. X. Mathews, Ridgewood; architect, L. Allendinger, 926 Broadway, Brooklyn. Plan No. 1456.

LONG ISLAND CITY.—Beebe av, n w cor 1st av, erect open air-drome, 50x100; cost, $1,000; owner, Wm. R. Duff, 276 Driggs av, Brooklyn; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1526.

MISCELANEOUS.

LONG ISLAND CITY.—Ridge st, e s, 75 s Radde st, 1-sty frame shed, 25x40, slag roof; cost, $200; owner, Louis Cohn, 267 Radde st, L. I. C. Plan No. 1439.

FLUSHING.—Burling av, 97, 1-sty frame shed, 13x12, paper roof; cost, $50; owner, Jos. Blackham, premises. Plan No. 1473.

LONG ISLAND CITY.—Hallett st, 68, 1-sty frame shed, 12x13, gravel roof; cost, $10; owner, Frank Tula, premises. Plan No. 1467.

NORTH BEACH.—Boulevard, s s, 300 e Ehret av, erect frame slide, 5x155; cost, $1,000; owners, Quat Bros., 414 East 79th st, N. Y. C. Plan No. 1472.

LONG ISLAND CITY.—Crescent st, 701, 1-sty frame shed, 8x9, upper roof; cost, $15; owner, Herman Escher, premises. Plan No. 1483.

NEWTOWN.—L. I. R. R. right of way, 420 n Grand st, three platforms and waiting rooms, 11x161, tin roof; cost, $8,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1530.

JAMAICA.—Skidmore av, e s, 80 n L. I. R. R. Tracks, erect new sign board, 96x10; cost, $100; owner, Jas. O'Connell, 524 Fulton st, Jamaica. Plan No. 1541.

ROCKAWAY PARK.—Washington av, ns, opp 2d av, 1-sty frame shed, 15x50, gravel roof; cost, $300; owners, Colton Bros., Rockaway Park. Plan No. 1513.

RICHMOND HILL CIRCLE.—Malcolm av, n s, 698 e Smith av, 1-sty frame shed, 8x8, paper roof; cost, $30; owner, Ludwig Ofverberg, premises. Plan No. 1549.

Richmond.

DWELLINGS.

BRIGHTON AV, e s, 60 n Huysen rd, Tompkinsville, 2-sty frame dwelling, 24x28; cost, $4,000; owner, builders and architects, Brighton Heights Development Co., Tompkinsville. Plan No. 304.

BAYWAY, e s, 375 s Arlington av, Tottenville, 1-sty frame dwelling; cost, $1,000; owner, Martha M. Krause, 102 East 120th st, N. Y. C.; builder, Chas. Longo, Tottenville. Plan No. 279.

DEEMS & WATERS AVS, s w cor, West New Brighton, 2-sty frame dwelling, 21x28; cost, $3,500; owner, builder and architect, Peter Larsen, Port Richmond. Plan No. 294.

DAKOTA PL, w s, 40 s Waters av, West New Brighton, 2-sty frame dwelling, 30x28; cost, $4,000; owner, Eugene D. Phelps, West



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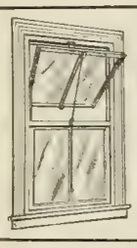
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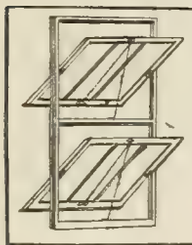
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Plans Filed, New Buildings, Richmond (Cont.).

New Brighton; architect, J. D. Coleman, West New Brighton; builder, E. D. Phelps. Plan No. 287.

FISHER AV, w s, 20 s Chestnut st, Tottenville, 2-sty frame dwelling, 22x30; cost, $2,400; owner, Edward Marshall, Tottenville; architect and builder, W. S. Holbert, Hugenot Park. Plan No. 297.

PELTON AV, w s, 400 s Henderson av, West New Brighton, 2-sty frame dwelling, 19x30; cost, $2,800; owner, builder and architect, Peter Larsen, Port Richmond. Plan No. 293.

RICHMOND ST, n s, 300 n Castleton av, West New Brighton, 2-sty frame dwelling, 24x28; cost, $2,300; owner, Gadino Alivieri, West New Brighton; architect, E. K. Whatford, Port Richmond; builder, Ardrino. Plan No. 310.

ROMA RD, e s, 715 — Four Corners rd, Dongan Hills, 3-sty brick dwelling, 99x33; cost, $20,000; owner, Chas. J. Fay, N. Y. C.; architect, Aymar Embury 2d, N. Y. C.; builders, J. H. L'Hommediew & Sons, N. Y. C. Plan No. 284.

RILEY'S LA, n s, 1000 e Sharrott rd, Kreischerville, 1-sty frame bungalow, 20x30; cost, $400; owner, Wm. P. Reilley, Tottenville; builder, John E. Burgess, Tottenville. Plan No. 288.

SEASIDE BOULEVARD & BURGHER AV, s w c, South Beach, 1-sty frame bungalow, 16x24; cost, $200; owner, J. P. Crane, South Beach; builder, J. P. Crane, South Beach. Plan No. 292.

SLEIGHT AV, e s, 900 n Belmont av, Tottenville, 2-sty frame dwelling, 22x30; cost, $2,900; owner, H. W. Moore, Tottenville; architect, H. W. Moore, Perth Amboy; builder, E. R. Paugh, Tottenville. Plan No. 290.

SUNRISE SUN, s s, s e cor Ocean terrace, Stapleton, 2-sty frame dwelling, 38x29; cost, $8,500; owner, Mary J. Hinnston, N. Y. C.; architect, Jas. Whitford, Stapleton; builders, Henry Spruck & Son. Plan No. 305.

SEASIDE AV & BURGHER AV, s w cor, South Beach, 1-sty frame bungalow, 14x22; cost, $250; owner, J. P. Crane, South Beach; builder, J. P. Crane, South Beach. Plan No. 291.

GIFFORDS LA, e s, 1200 n Dewey av, Great Kills, 2-sty frame dwelling, 22x38; cost, $2,500; owner, Mrs. Carrie Eaton, Great Kills; architect and builder, Emil Petersen, Great Kills. Plan No. 296.

WYMAN AV, e s, 500 s Southfield boulevard, Great Kills, 1-sty frame bungalow, 18x20; cost, $450; owner and builder, Albert P. Andlemann, Great Kills. Plan No. 307.

PELTON AV, w s, 950 n Henderson av, Livingston, 2-sty frame dwelling, 36x24; cost, $6,500; owners, Geo. K. & Clara S. Jenkes, Livingston; architect and builder, John Wimans, Livingston. Plan No. 282.

PENDLETON PL, w s, 299 n Prospect av, West New Brighton, 2-sty brick dwelling, 30x27; cost, $4,300; owner, Clarence J. Pruim, 30 York terrace; architect, E. H. Bartro, 400 West 23d st; builder, A. McIntyre, 80 1st st. Plan No. 281.

JACKSON AV, ss, 300 s Richmond rd, Stapleton, 2-sty frame dwelling, 24x30; cost, $4,500; owner, Thos. Sardo, Stapleton; architect and builder, Brighton Heights Development Co., Tompkinsville. Plan No. 303.

3D ST, n s, 140 n Elm av, Dongan Hills, 1-sty frame bungalow, 12x26; cost, $250; owner, Geo. A. Sofield, Dongan Hills; builder, Adam Marks, Jr., Dongan Hills. Plan No. 300.

5TH ST & BROADWAY, n w cor, Hugenot Park, 2-sty frame dwelling, 22x27; cost, $2,000; owner, Mary O. Ferguson, Hugenot Park; architect, Chas. A. Hawkes, Hugenot Park; builders, Richmond Borough Construction Co. Plan No. 308.

6TH ST, w s, 100 n Midland av, Dongan Hills, 1-sty frame bungalow, 14x38; cost, $325; owner, Augusta Biddle, Dongan Hills; builder, John Bahr, Dongan Hills. Plan No. 295.

7TH ST, w s, 600 s Lincoln av, Dongan Hills, 1-sty frame bungalow, 24x30; cost, $725; owner, Chas. E. Heuet, Dongan Hills; builder Adam Marks, Jr., Dongan Hills. Plan No. 299.

7TH ST, w s, 100 n Midland av, Dongan Hills, 1-sty frame bungalow, 14x18; cost, $250; owner, Mrs. A. Nolan, Dongan Hills; builder, Frank E. Parsons, Dongan Hills. Plan No. 302.

COLFAX AV, n s, 2531 s e Richmond rd, Grant City, two 2-sty frame dwellings, 18x31; cost, $3,600; owner, Harold E. Wiltemann, Stapleton; architect, Paul W. Wittemann, Stapleton; builders, Richmond Borough Construction Co. Plan No. 309.

STABLES AND GARAGES.

AMBOY RD & GARRETSON AV, s e cor, Tottenville, 1-sty frame garage, 14x18; cost, $300; owner, Chas. M. Thrall, Tottenville; architect and builder, Geo. J. Weber, Tottenville. Plan No. 280.

PIKE ST, s s, 175 e Brook st, Tompkinsville, 1-sty frame stable, 27x18; cost, $250; owner, John McCaffrey, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 285.

STORES, OFFICES AND LOFTS.

ROSSVILLE AV, w s, 600 s Amboy rd, Princes Bay, 1-sty frame store, 16x20; cost, $330; owner, Alyah L. Forman, Princes Bay; builder, Geo. B. Carr, Princes Bay. Plan No. 278.

WOODROW RD, bet Foster & Hugenot, Annadale, 1-sty frame store, 16x14; cost, $75; owner, Jos. Spavagna, Annadale; builder, John H. James, Annadale. Plan No. 306.

SHORE RD, w s, 800 w Wood av, Tottenville, 1-sty frame office, 12x15; cost, $380; owners, Tottenville Hygea Ice Co., Tottenville; builder, W. S. Holbert, Hugenot Park. Plan No. 289.

MISCELLANEOUS.

AMBOY RD, s s, 100 w Nelson av, Giffords, 1 frame sign, 48x20; cost, $75; owner, Miss M. Mallory, Little Dublin; builders, O. J. Gude Co., 220 West 42d st, N. Y. C. Plan No. 286.

CARNEL PL, 100 — Van Duzen st, Stapleton, 1-sty frame shed, 15x10; cost, $85; owner, Chas. Schultz, Stapleton; builder, Kurt Grohman, Stapleton. Plan No. 283.

CASTLETON AV, n s, cor Bodwin st, West New Brighton, 1-sty brick shop and hall, 40x94; cost, $14,500; owner, W. G. Wilcox, West New Brighton; architect, N. C. Blecker, Crabtree Building; builders, H. Spruck & Son, Stapleton. Plan No. 311.

ST PAULS AV, 204, cor Clinton av, Stapleton, 44-ft. stone retaining wall; cost, $150; owner A. Pfingst, Stapleton; builders, E. J. & R. J. Dandignac, West New Brighton. Plan No. 298.

TURNPIKE, n s, 25 e Manor rd, West New Brighton, three 2-sty frame stores and flats, 66x50; cost, $7,000; owner, Geo. V. Vroome, West New Brighton; architects and builders, G. B. Vroome & Son, West New Brighton. Plan No. 301.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARCLAY ST, 94, masonry, steel and new stairs to 4-sty meat market; cost, $3,500; owners, Helen D. Price and Anderson Price, 23 Fort Washington av; architect, J. G. Glover, 233 Broadway. Plan No. 1190.

BROAD ST, 20-22, new pent house to 18-sty brick office; cost, $10,000; owner, Commercial Cable Bldg. Co., Geo. G. Plapperton, vice-pres., 20 Broad st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1215.

BROOME ST, 398, masonry, new store front, and partitions to 4-sty brick store and lofts; cost, $1,000; owner, N. Y. Life Inssurance & Trust Co., trustees Estate Chester Clark, 52 Wall st architect, Nathan Langer, 81 East 125th st. Plan No. 1191.

CANAL ST, 169, reconstruct show windows to 5-sty brick lofts and tenement; cost, $250; owner, Louis Soffer, 1-5 Bond st; architects, Adelson & Feinberg, 1776 Pitkin av, Brooklyn. Plan No. 1181.

DELANCEY ST, 9-11, masonry to 6-sty brick tenement and stores; cost, $300; owners, Schlesinger Realty Co., Adolph Schlesinger, president, 7 Stanton st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1235.

EAST HOUSTON ST, 355, steel, new show window, partitions and plumbing to 4-sty brick tenement and store; cost, $1,200; owner, Moses Maas, 141 Pitt st; architect, Otto Reissmann, 30 1st st. Plan No. 1209.

GRAND ST, 327-329, masonry and new partitions to 3-sty brick stores and dwelling; cost, $500; owner, Ophelia Vail, City Island; architect, Otto Reissmann, 30 1st st. Plan No. 1181.

GREENWICH ST, 533, rear extension to 7-sty brick loft; cost, $15,000; owner, Wm. J. Hiscox, 271 Columbus av; architect, Geo. M. Pollard, 127 Madison av. Plan No. 1223.

GREENWICH ST, 604, masonry and fireproofing to 3-sty brick loft; cost, $400; owenr, Woodbury S. Langdon, 31 Liberty; architect, Louis Danancher, 7-9 Glenmore st. Plan No. 1261.

HENRY ST, 181, bathroom compartment to 4-sty brick tenement; cost, $350; owner, J. Korenefsky, 181 Henry st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1189.

HENRY ST, 161-163, cut new windows and erect partitions to 4-sty brick tenement and stores; cost, $1,500; owner, Est. of Max Soloman, 119 Nassau st; architect, Otto Reissmann, 30 1st st. Plan No. 1199.

HESTER ST, 25, enlarge bake oven and plumbing to 5-sty brick stores and tenement; cost, $400; owner, Mark L. Abrahams, 258 Greene st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1185.

HOWARD ST, 22-26, fireproof dumbwaiter shaft to 6-sty brick lofts; cost, $475; owner, Sidney Maddock, 82 Nassau st, care A. H. Mathews; architect, Wm. S. Miller, 141 East 40th st. Plan No. 1167.

HUDSON ST, 508, new dumbwaiter and fireproof doors to 4-sty brick store and tenement; cost, $250; owner, Edward Smith Estate, Geo. R. Smith, exr., 154 Greenwich st; architect, Chas. M. Straub, 147 4th av. Plan No. 1175.

JAMES ST, 73-79, new partitions to 6-sty brick stores and tenement; cost, $200; owner, J. Palmieri, 61 Park Row; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1204.

LUDLOW ST, 45, masonry and new bake oven to 6-sty brick store and tenement; cost, $800; owner, Fanny Lipsky, 45 Ludlow st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1186.

ORCHARD ST, 18, masonry, new store front and partitions to 5-sty brick tenement and store; cost, $3,000; owner, Isidore Abraham, 359 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 1254.

PINE ST, 34-36, masonry to 13-sty brick and stone office building; cost, $3,100; owner, Hanover Fire Ins. Co., R. E. Warfield, president, 34-36 Pine st; architect, A. B. Jennings, 41 Park Row. Plan No. 1168.

ROOSEVELT ST, 19-21, new store and partitions to 6-sty brick store and loft; cost, $50; owner, Cecila Garrick, 65 Morningside av; architects, Schwartz & Gross, 347 5th av. Plan No. 1258.

SPRING ST, 327, reset store front with metal covering to 3-sty brick store and dwelling; cost, $115; owner, Edward Pritchard, 136 West 96th st; architect, Martin J. Croshi, 240 Spring st. Plan No. 1234.

ST. MARKS PL, 24, new partitions and plumbing to 6-sty brick tenement and store; cost, $175; owner, Jacob C. and Frank Heinsheimer, 104 West 70th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 1159.

STANTON ST, 276, masonry to 3-sty brick dwelling; cost, $125; owner, Fannie G. Appell, 276 Stanton st; architect, Joseph Davidson, 272 Bowery. Plan No. 1161.

VANDAM ST, 78-90, new partitions, fireproof stairs and plumbing to 9-sty brick candy factory; cost, $1,000; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 1195.

WALL ST, 49-51, removal of projections and new entrance to 11-sty brick and stone offices; cost, $12,000; owners, Atlantic Mutual Ins. Co., G. Stanton Floyd Jones, secretary, 49-51 Wall st; architects, Lawlor & Haase, 69 Wall st. Plan No. 1196.

WASHINGTON ST, 104, alterations to store and lofts; cost, $400; owners, Chas. W. & Wm. T. Hatem, 104 Washington st; architects, Sterling Architectural Co., 13 Park Row. Plan No. 1192.

4TH ST, 168-170 East, masonry and new partitions to 4-sty brick tenement; cost, $2,000; owner, Magdalina Silke, 185 Amherst av, Jamaica, L. I.; architect, Henry Klein, 505 East 15th st. Plan No. 1164.

4TH ST, 39 E; new windows and extensive plumbing to 5-sty brick tenement; cost, $1,500; owner, Joseph & David Weinstein, 261 Central Park W; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 1256.

14TH ST, 302 East, alterations to 5-sty brick store and dwelling; cost, $5,500; owner, Henry Herman, 315 East 13th st; architect, Lewis Leining, 160 5th av. Plan No. 1173.

14TH ST, 302 East, alterations to 4-sty brick dwelling; cost, $3,000; owner, Henry Hermann, 545 East 13th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1206.

14TH ST, 224 East, rear extension to 5-sty brick store, dwelling and office; cost, $5,000; owner, Louis Minsky, 228 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1229.

15TH st, 38-40 W, steel pressure tank to 6-sty brick loft; cost, $1,200; owners, Van Beuren Estate, Fred. T. Van Beuren, Exr., 65 5th av; architect, Royal J. Mansfield, 135 William st; builders, Tippett & Wood, 135 William st. Plan No. 1260.

16TH ST, 545-549 East, new partitions to three 4-sty brick tenements and stores; cost, $600; owner, Chas. C. Klingler, 120 Murray la, Flushing, L. I.; architect, Henry Klein, 505 East 15th st. Plan No. 1210.

19TH ST, 16-20 West, one 10,000 gallon and one 7,500 gallon sprinkler tanks to 12-sty brick store and lofts; cost, $2,500; owner, David Spero, 19 West 21st st; builders, The Rusling Co., 39 Cortland st. Plan No. 1230.

20TH ST, 1-3 East, alterations to 10-sty brick bank and lofts; cost, $500; owner, Harden L. Crawford, Rumson, N. J.; architect, Louis L. Calvert, 609 Washington st, Boonton, N. J. Plan No. 1228.

22D ST, 49 West, new brick wall, roof and skylight to 4-sty brick stores and lofts; cost, $800; owner, Alphonse Montant, 17 West 96th st; architects, Dodge & Morrison, 135 Front st. Plan No. 1198.

23D ST, 32 East, steel beams to 5-sty brick stores and offices; cost, $300; owner, Wm. M. Harnor, Bryn Mawr, Pa.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 1201.

23D ST, 60 West, new brick wall, skylight and plumbing to 4-sty brick store and lofts; cost, $1,000; owner, Estate of Amelia A. Yard, John Yard, president, 29 Broadway; architects, Jno. B. Snooks Sons, 261 Broadway. Plan No. 1233.

24TH ST, 124-128 West, masonry, partitions and skylight to 6-sty brick loft; cost, $1,000; owner, Elmer A. Darling, 23 East 21st st; architects, Jardine, Hill and Murdock, 3 West 29th st. Plan No. 1212.

25TH ST, 422-430 East, masonry and steel to 4-sty brick factory; cost, $750; owner, Bishop Gutta Percha Co., Henry S. Reed, vice-pres., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 1221.

28TH ST, 104 West, rear extension to 3-sty private residence and store; cost, $2,500; owner, Michael P. Rich, 127 Madison av; architect, Wm. J. Boegel, 217 West 29th st. Plan No. 1182.

28TH ST, 129 West, masonry, new flooring, partitions and plumbing to 2-sty brick store and loft; cost, $1,000; owners, 130 West 29th St. Co., Everett Jacobs, president, 316 West 87th st; architects, Browne & Almiroty, 220 5th av. Plan No. 1237.

28TH ST, 26 E, masonry, steel and new show windows to 2-sty brick and frame store and dwelling; cost, $1,200; owners, De Mont Thompson Bldgs., Inc., J. De Mont Thompson, Pres., 43 West 27th st; architect, Nelson K. Vanderbeck, 22 Morse pl, Englewood, NJ. Plan No. 1249.

40TH ST, 504-514 West, masonry to 2, 5 and 3-sty brick brewery; cost, $150; owners, David Stevenson Brewing Co., Jas. McClenahan, 523 10th av; architect, John P. Voelker, 979 3d av. Plan No. 1197.

40TH ST, 114 West, rear extension to 4-sty brick converter station; cost, $12,000; owners, The New York Edison Co., Nicholas F. Brady, president, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 1211.

40TH ST, 137 East, rear extension to 4-sty brick dwelling; cost, $800; owner, Bryn Mawr Club, Miss E. Whittridge, Pres., 137 East 40th st; architect, Gurdon S. Parker, 303 5th av. Plan No. 1247.

40TH ST, 12 East, extension in height to 5-sty brick loft; cost, $6,000; owners, Samuel H. Costikyan et al, 12 East 40th st; architects, Mann & MacNeille, 70 East 45th st. Plan No. 1248.

42D ST, 101 West, remove projections to 4-sty brick office and stores; cost, $300; owner, Walter J. Salomon, 17 West 42d st; architect, John C. Sims, 17 West 42d st. Plan No. 1178.

46TH ST, 106 West, front extension to 3-sty brick store and loft; cost, $3,500; owner, Edith Elinger, 108 West 46th st; architect, Morris Schwartz, 194 Bowery. Plan No. 1162.

47TH ST, 335 East, front extension to 3-sty brick carpenter shop; cost, $400; owner, Samuel Lustbader, 163 East 82d st; architect, Samuel Cohen, 163 East 82d st. Plan No. 1239.

49TH ST, 639-41 West, one 11,000-gallon steel tank to 6-sty brick factory; cost, $850; owner, Isabella Baird, 49 West 76th st; builders, The Rusling Co., 39 Cortland st. Plan No. 1231.

54TH ST, 410-416 East, side extension to 1-sty brick garage; cost, $20,000; owner, The Henry Elias Brewing Co., Wm. J. Elias, president, 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1163.

59TH ST, 331-333 West, masonry and fireproof doors to 5-sty tenement and stores; cost, $500; owner, Vasa K. Bracker, 419 West 114th st; architect, Otto Reissmann, 30 1st st. Plan No. 1165.

59TH ST, 24-8 West, masonry, new stairs and partitions to 7-sty, razed to 6 brick apartments; cost, $90,000; owner, Alexander Smith Cochran, 527 5th av; architect, Albert Joseph Bodker, 570 West 183d st. Plan No. 1232.

68TH ST, 39 East, rear extension and 1-sty addition to 5-sty brick dwelling; cost, $40,000; owner, Isabelle D. Fowler, 39 East 68th st; architect, Fred H. Dodge, 123 East 41st st. Plan No. 1220.

63D ST, 162 East, 1-sty brick extension to 3-sty brick dwelling; cost, $2,000; owner, Geo. Draper, 162 East 63d st; architect, Robt. W. Gardner, 122 West 29th st. Plan No. 1179.

69TH ST, 133 East, new pent-house to 3-sty brick and stone residence; cost, $1,000; owner, Carl Taylor, 24 Broad st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 1219.

74TH ST, 221 East, masonry, new partitions and plumbing to brick stores and tenement; cost, $1,500; owner, Lina Ruseler, 221 East 74th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1184.

75TH ST, 235-9 West, side and front extension to 8-sty brick apartment; cost, $50,000; owner, William Waldorf Astor, London, Eng.; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 1242.

79TH ST, 11 East, new stoop to 5-sty brick and stone private residence; cost, $700; owner, Virginia Danziger, 11 East 79th st; architect, Francis W. Ullman, 1431 Lexington av. Plan No. 1245.

80TH ST, 171 West, masonry, new show window and partitions to 5-sty brick stores and tenement; cost, $500; owner, Archibald C. M. F. Stewart, 124 Park Row; architect, John Sullivan, 245 East 80th st. Plan No. 1188.

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Plans Filed, Alterations, Manhattan (Continued)

81ST ST, 56 East, rear extension to 4-sty brick dwelling; cost, $3,500; owner, Chas. Moran, 56 East 81st st; architect, Chas. Stegmayer, 168 East 91st st; builder, Robt. E. Simons, 56 East 91st st. Plan No. 1224.

82D ST, 251 West, alteration to 2-sty brick stores and moving pictures; cost, $2,000; owner, Lansing Realty Holding Co., 71 Broadway; architect, Harrison G. Wiseman, 122 West 71st st. Plan No. 1205.

95TH ST, 201 West, masonry and new windows to 5-sty brick tenement; cost, $100; owner, Hugh Dougherty, 720 Amsterdam av; architect, Thomas F. Sawyer, 112 West 42d st. Plan No. 1177.

97TH ST, 136 West, alterations to 3-sty brick dwelling; cost, $350; owner, Henry H. Graff, 59 Wall st; architect, Matthew Del Gaudio, 401 East Tremont av. Plan No. 1226.

103D ST, 150 East, masonry, new store front and partitions to 5-sty brick tenement; cost, $1,500; owner, Jacob Vogelfanger, 417 East 50th st; architect, Morris Schwartz, 194 Bowery. Plan No. 1217.

106TH ST, 344 East, masonry and fireproofing to 4-sty brick tenement; cost, $1,800; owner, Eugenio Russo, 344 East 106th st; architects, De Rose & Cavaleri, 2333 1st av. Plan No. 1183.

109TH ST, 336 East, reset show window, masonry and steel to 5-sty brick tenement; cost, $1,500; owner, Petro Fusi, 179 Park Row; architect, Max Muller, 115 Nassau st. Plan No. 1232.

112TH ST, 305 East, new skylight to 4-sty brick tenement; cost, $300; owner, Guiseppe Calvelli, 305 East 112th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1222.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 5, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 16th day of June, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Rochelle, Ill. The building is one story, basement, and mezzanine, and has a ground area of approximately 4,000 square feet; fireproof construction except the roof, brick and stone facing, and tin roof. Drawings and specifications may be obtained from the custodian at Rochelle, Ill., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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127TH ST, 101 West, steel girder and new store front to 4-sty brick stores and lofts; cost, $500; owner, Max Weil, "The Belnard," Broadway and 86th st; architect, Eli Benedict, 1947 Broadway. Plan No. 1240.

127TH ST, 200-2 East, alterations to 3-sty brick stores and furnished rooms; cost, $37; owners, Pikeway Corporation, 2335 3d av; architect, Adolph Ruehl, 2335 3d av. Plan No. 1225.

137TH ST, 13 East, masonry and new partitions to 1-sty brick chicken market; cost, $400; owner, John Sergeant Crann, 47 Cedar st; architect, Nathan Langer, 81 East 125th st. Plan No. 1199.

165TH ST TO 166TH ST AND ST. NICHOLAS AV, alterations to 3-sty brick stores and theatre; cost, $5,000; owners, 165th St. and Broadway Realty Co., 116 East 14th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1208.

AMSTERDAM AV, 2069, reconstruct store front and new partition to 3-sty brick store and dwelling; cost, $350; owners, New York Life Ins. Co., 346 Broadway; architect, Adolph Balschum, 483 Willis av. Plan No. 1246.

BOWERY, 104-6, carpentry and steel to 4-sty brick lofts and showrooms; cost, $500; owner, Joseph R. Husson, 360 West 57th st; architect, Otto Reissmann, 30 1st st. Plan No. 1157.

BOWERY, 75-79, alterations to 5-sty brick bakery; cost, $50; owner, John A. Anger, 243 East 14th st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1172.

BOWERY, 206, new show windows and partitions to 3-sty brick stores and lofts; cost, $200; owner, Mrs. Elizabeth M. Livingston, 321 West 116th st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 1241.

BROADWAY, 1671-77, new store front and partitions to 6-sty brick stores and hotel; cost, $750; owners, Pasada Realty Co., John E. Ludin, president, 111 Broadway; architects, Buchman & Fox, 30 East 42d st. Plan No. 1238.

BROADWAY, 1871-3, fireproof elevator shaft and doors to 4-sty brick offices; cost, $900; owner, Chas. E. Johnson, 9 West 29th st; architect, Harry N. Paradies, 231 West 18th st; builder, J. Odell Whitenack, 231 West 18th st. Plan No. 1243.

BROADWAY, 1710-18, masonry, new store fronts and partitions to 2-sty brick stores; cost, $2,000; owner, Jesse Froelich, 1743 Broadway; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 1166.

BROADWAY, 3340-46, new store front and partitions to 6-sty brick tenement; cost, $1,200; owners, Zengendal Realty Co., Jas. R. Deering, president, 135 Broadway; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 1171.

BROADWAY, 1567-69, iron sign to 5-sty brick factory; cost, $250; owner, Ella A. Grey, 38 Park Row; architects and builders, The O. J. Gude Co., 220 West 42d st. Plan No. 1180.

BROADWAY, 842-846, masonry and steel to 8-sty brick store; cost, $1,000; owner, William Waldorf Astor, 21 West 26th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 1213.

LEXINGTON AV, 1109, masonry and new partitions to 3-sty brick dwelling; cost, $750; owner, Mary C. Moore, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1214.

MADISON AV, 1186, new show window and partitions to 6-sty brick tenement and stores; cost, $200; owner, Frederick Marks, 70 E 91st; architect, Sidney F. Oppenheim, 333 East 80th th. Plan No. 1251.

MADISON AV, 420, new mezzanine floor to 4-sty brick stores and tenement; cost, $300; owner, Clarence S. Day, 45 Wall st; architect, Edward Lee Young, 12 East 30th st. Plan No. 1176.

2D AV, 97, masonry, new bake oven and partitions to 6-sty brick tenement and store; cost, $300; owner, Geo. Hornberger, 22 St. Marks pl; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 1158.

2D AV, 976, new partitions and skylights to 4-sty brick store and tenement; cost, $500; owner, W. E. A. Strohrmann, 976 2d av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1216.

2D av, 2403, new toilet and partition to 5-sty brick tenement; cost, $100; owner, Ida Epteim, 341 E 5th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 1257.

3D AV, 1322-26, reconstruct store front, new plumbing and partitions to 5-sty brick tenement; cost, $2,100; owners, Weil & Mayer, 5 Beekman st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1193.

3D AV, 350-52, new partitions and plumbing to 4-sty brick tenement; cost, $300; owner, Nancy Aron, 11 Clairmont pl; architect, Otto Reissmann, 30 1st st. Plan No. 1200.

5TH AV, 570, extensions in height to 7-sty brick office and loft; cost, $5,000; owner, Byam K. Stevens, 570 5th av; architect, Thos. F. Sawyers, 112 West 42d st. Plan No. 1174.

5TH AV, 258-60, masonry, new partitions and fireproofing to 8-sty brick stores and lofts; cost, $1,000; owners, Estate of Eugene A. Hoffman, Inc., Chas. Bull, secretary, 258 Broadway; architects, Jno. B. Snooks Sons, 261 Broadway. Plan No. 1236.

5TH AV, 97, changes in vault to 8-sty brick lofts and offices; cost, $500; owner, Dr. Francis Delafield, 1178 Broadway; architect, Chas E. Birge, 29 West 34th st. Plan No. 1250.

5TH AVV, 200, masonry and new partitions to 12-sty brick offices and stores; cost, $600; owners, 5th Av Bldg Co., Henry L. Eno, Pres., 200 5th av; architect, Harold Hall, 7 East 44th st. Plan No. 1259.

6TH AV, 211, alterations to 4-sty brick store and lofts; cost, $350; owner, Est. of Alice Davies, 395 Broadway; architect, E. A. Lehman, 40 Cedar st. Plan No. 1244.

6TH AV, 448, new stone front partitions to 4-sty brick stores and lofts; cost, $500; owner, Bernard Courtney, 448 6th av; architect, Chas, Stegmayer, 168 East 91st. Plan No.1253.

6TH AV, 448, new store front and partitions to 4-sty brick stores and lofts; cost, $500; owner, Bernhard Courtney, 448 6th av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1169.

6TH AV, 497, masonry and new store front to 3-sty brick stores and dwelling; cost, $1,000; owner, Wm. Forbes, 537 Franklin av, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1170.

6TH AV, 817, reconstruct show window to 4-sty brick store and lofts; cost, $250; owner, Alfred Rigney, 817 6th av; architect, Horace G. Knapp, 111 Broadway. Plan No. 1156.

6TH AV, 925, reconstruct store front to 2-sty brick store and loft; cost, $60; owners, Est. David W. Bishop, 985 6th av; architect, John H. Murphy, 1026 6th av. Plan No. 1203.

6TH AV, 911, reset store front to 4-sty brick store and tenement; cost, $50; owners, Est. Matilda W. White, Cortland F. Bishop, Exr., 14 Wall st; architect, John H. Murphy, 1026 6th av. Plan No. 1202.

6TH AV, 616, reset store front to 4-sty brick hotel and restaurant; cost, $455; owner, Thomas F. Russell, 616 6th av; architect, Chas. Sandhof, 771 Lexington av. Plan No. 1207.

6TH AV, 881, reset store front to 4-sty brick tenement and stores; cost, $200; owner, Wm. S. Devery, 236 West 13th st; architect, David H. Munroe, 442 West 24th st. Plan No. 1218.

7TH AV, 1985, alterations to 5-sty brick store and tenement; cost, $2,000; owner, Samuel G. Proop, 1985 7th av; architect, James F. Hager, 71 Broadway. Plan No. 1227.

8TH AV, 2605-2607, new partitions to 5-sty brick tenement; cost, $100; owner, Est. of A. Bachrach, 1511 3d av; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No .1255.

8TH AV, 612-16, sky sign to 3-sty brick stores and dwelling; cost, $350; owner, Louis Massucci, 612 8th av; builders, O. J. Gude Co., 220 West 42d st. Plan No. 1194.

Bronx.

FREEMAN ST, n e cor Hoe av, new show window to two 3-sty frame stores and dwellings; cost, $150; owner, Henry Hollerith, 1398 Bristow st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 203.

HOFFMAN ST, w s, 313.6 s 187th st, 1-sty frame extension, 25x25, to 1-sty frame stable; cost, $700; owner, Domenick Canazzaro, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 200.

138TH ST, 670, new show windows, new marquise to 5-sty brick store and tenement; cost, $2,000; owner, Mrs. Theodore Haebler, 560 St. Anns av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 196.

179TH ST, s s, 99.9 w Vyse av, new front and new partitions to 3-sty frame store and dwelling; cost, $500; owners, D'Angelo & Izzo, 942 East 179th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 202.

BOSTON RD, 1013-15, new stage, &c, to 1½-sty brick nicolette; cost, $800; owner, Chas. Kling, 149th st and 3d av; architect, Herman Goldberg, 2968 Briggs av. Plan No. 197.

CAMBRELING AV, e s, 177.6 n 189th st, new partitions, &c, to 2-sty frame dwelling; cost, $300; owner, Secondino Revere, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 201.

JEROME AV., 3158, 1-sty frame extension, 20x25, to 3-sty frame store and dwelling; cost, $400; lessee, Frederick Pisstone, 170 East 205th st; architect, David Adamson, 3159 Concourse. Plan No. 199.

WASHINGTON AV, e s, 40.15 s St Pauls pl, new toilet to 5-sty brick tenement; cost, $50; owner, Laurence Holding Co.; architect, Alfred Auslander, 1369 Clay av. Plan No. 198.

WHITE PLAINS AV, w s, 124 s 241st st, 1-sty frame extension, 28x49, to 3-sty frame dwelling, and nicolette; cost, $5,000; owner Moses Watsky, 735 Crawford av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 195.

Brooklyn.

ADAMS ST, s e cor Ajork st, extension to 4-sty factory; cost, $2,500; owner, American Can Co., 447 West 14th st, N. Y.; architect, Neal M. Looney, 865 Eastern Parkway. Plan No. 2509.

BAYARD ST, s s, 298 w Lorimer st, extension to 3-sty factory; cost, $300; owner, Wm. Salmon, 723 Lorimer st; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 2455.

CLINTON ST, 16, interior alteration to 4-sty servants' quarters; cost, $5,000; owner, Maresi Co., 30 Clinton st; architect, Frank Freeman, 132 Nassau st, N. Y. Plan No. 3534.

COLUMBIA ST, e s, 49.6 s Warren st, exterior and interior alteration to 4-sty store and tenement; cost, $400; owner, Susan L. Wright, 215 Montague st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2565.

DEAN ST, s s, 100 w Smith st, exterior and interior alterations to 3-sty tenement; cost, $600; owner, F. J. Cusick, 122 Court st; architect, W. J. Conway, 400 Union st. Plan No. 2492.

ELLERY ST, s s, 300 w Tompkins av, new elevator; cost, $750; owner, M. Buger, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 2423.

FERRIS ST, e s, 42 n Coffey st, exterior alterations to 4-sty tenement; cost, $300; owner, Edw. Pohl, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 2390.

FULTON ST, e s, 70.10 n Willoughby st, erect sky sign to 3-sty stores; cost, $200; owner, A. F. Campbell; architects, O. J. Gude Co., 220 West 42d st, N. Y. Plan No. 2522.

GREENE ST, n w cor Provost st, new elevators; cost, $1,500; owners, John C. Wiarda & Co., on premises; architects, Albro Clem Elev. Co., 7th st and Glenwood av, Phila. Plan No. 2476.

HALL ST, w s, 105.7 n Park av, plumbing to 2-sty store room; cost, $150; owners, Mergenthaler Linotype Co., Park av and Ryerson st; architect, same. Plan No. 2465.

HALL ST, 89, windows, etc., to 4-sty store and tenement; cost, $450; owner, C. J. Straub, 1008 Bushwick av; architect, Louis Waillant, 808 Broadway. Plan No. 2542.

HART ST, n s, 422.6 e Central av, exterior and interior alteration to 5-sty factory; cost, $1,000; owner, Jean Schwenk, 723 Hart st; architect, John C. Hartman, 172-4 Hamburg av. Plan No. 2346.

HERKIMER ST, n s, 250 w Nostrand av, extension to 5-sty factory; cost, $3,500; owner, Paul Uhlich, 35 Herkimer st; architect, F. L. Hine, 189 Montague st. Plan No. 2444.

HICKS ST, s w cor Woodhull st, plumbing to 4-sty tenement; cost, $150; owner, J. Hunderman, on premises; architect, Jas. F. Sullivan, 821 Gates av. Plan No. 2482.

HURON ST, s s, 100 w Oakland st, exterior alterations to 4-sty tenement; cost, $300; owner, Michael Rusnok, 216 Huron st; architect, Jas. McKillop, 154 India st. Plan No. 2416.

HUMBOLDT ST, s e cor Varet st, interior alterations to 2-sty garage and dwelling; cost, $200; owner, Add. Piel, 915 Lincoln pl; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2432.

JORALEMON ST, s w cor Hicks st, extension to 2-sty garage; cost, $1,700; owner, Parker Estate, 260 Hicks st; architect, Louis A. Sheinart, 190 Broadway, N. Y. Plan No. 2425.

JORALEMON ST, s s, 300 e Court st, interior alterations to Court; cost, $15,000; owner and architect, City N. Y. Plan No. 2520.

LAWRENCE ST, w s, 72.10 n Fulton st, plumbing installed in store; cost, $250; owner and architect, Wm. A. Reynolds, 395 Lexington av. Plan No. 2440.

LEONARD ST, e s, 240 s Greenpoint av, exterior and interior alterations to 4-sty tenement; cost, $200; owner, Wm. McCormack, 730 Leonard st; architect, Jas. McKillop, 154 India st. Plan No. 2417.

LINCOLN PL, n s, 300.1 w 7th av, plumbing to 4-sty dwelling; cost, $400; owner, Jas. Kerrigan, 129 Lincoln pl; architect, Edgar Bryon, 323 Flatbush av. Plan No. 2407.

MALTA ST, e s, 180 n Hegeman av, exterior and interior alterations to 3-sty store and dwelling; cost, $300; owner, Jacob Jaffe, on premises; architect, Max Cohn, 453 Glenmore av. Plan No. 2456.

MAYER ST, e s, 400 e Waterbury st, plumbing to 4-sty tenement; cost, $150; owner and architect, Katie Smith, 329 Maujer st. Plan No. 2530.

McKIBBEN ST, n s, 125 e Lorimer st, plumbing to 3-sty tenement; cost, $100; owner, Hebrew Free Loan Ass'n, 29 McKibben st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2433.

McDOUGAL ST, 149-51, plumbing to 3-sty dwelling; cost, $150; owner, Wm. Fellman, on premises; architect, Cohn Bros., 361 Stone av. Plan No. 2543.

NAVY ST, e s, 37.6 n Myrtle av, extension to 2-sty dwelling; cost, $5,000; owner, Nicola Prio, 139 Navy st; architect, C. P. Cannella, 60 Graham av. Plan No. 2474.

ORANGE ST, s s, 176 e Hicks st, new elevators; cost, $2,375; owner, F. L. Fugerson, 149 Broadway, N. Y.; architects, Reedy Elev. Co., Willow and 13th sts, Hoboken. Plan No. 2489.

PACIFIC ST, s s, 216.9 e Henry st, extension to 4-sty dwelling; cost, $1,500; owner, John Boeruss, 5 Battery pl, N. Y.; architect, O. Reissmann, 30 1st st, N. Y. Plan No. 2399.

PARK PL, n s, 150 w Buffalo av, plumbing to 3-sty dwelling; cost, $200; owner, Wm. Hessler, 151 Buffalo av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2466.

PIONEER ST, s s, 133.4 w Richards st, plumbing to 4-sty dwelling; cost, $175; owner, Arthur Olson, 103 Pioneer st; architect, Hugh Hoehn, 88 Richards st. Plan No. 2544.

PRESIDENT ST, n s, 265 w Hoyt st, interior alterations to 3-sty dwelling; cost, $200; owner, John Olsen, 323 President st; architect, D. A. Lucas, 98 3d st. Plan No. 2451.

REMSEN ST, s s, 327 e Hicks st, plumbing to 4-sty dwelling; cost, $175; owner, S. D. Webb, 28 Remsen st; architect, Wm. F. Miller, 173 Court st. Plan No. 2460.

RODNEY ST, n s, 141 e Lee av, interior alterations to 3-sty dwelling; cost, $300; owner, Ethel Zucker, 193 Rodney st; architect, Hy M. Entlich, 29 Montrose av. Plan No. 2402.

ROCK ST, s s, 150 w Morgan av, extension to wash house; cost, $2,500; owner, Adolph Gobel, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 2548.

NO. 1ST ST, n s, 41.8 w Bedford av, exterior and Interior alteration to 3-sty dwelling; cost, $1,000; owner, Dora Shapiro, 143 No. 1st st; architect, Max Cohen, 280 Bedford av. Plan No. 2561.

3D ST, s s, 342.4 w 9th av, extension to 4-sty dwelling; cost, $700; owner, Rob't H. Hobart, 610A 3d st; architect, C. B. White, 189 Montague st. Plan No. 2477.

EAST 9TH ST, e s, 320.5 s Foster av, extension to 3-sty dwelling; cost, $3,000; owner, John Myers, 747 East 9th st; architect, A. W. Pierce, 59 Court st. Plan No. 2499.

EAST 17TH ST, w s, bet Avs K and L, plumbing to athletic sign; cost, $8,000; owner, City N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 2421.

17TH ST, n s, 275 e 6th av, exterior and interior alterations to 3-sty tenement; cost, $125; owner, Mary Gurdella, 133 White st; architects, Reid & Masterson, 367 Fulton st. Plan No. 2516.

18TH AV, s e cor Broadway, exterior alterations to 3-sty hotel; cost, $500; owner, Samuel Decker, on premises; architect, A. D. Hinsdale, 552 58th st. Plan No. 2513.

WEST 20TH ST, e s, 110 n Surf av, plumbing to 2-sty dwelling; cost, $200; owner, Geo. Egner, 67 Central av, Jersey City; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 2449.

BAY 22D ST, n e cor Bath av, extension to 2-sty barn; cost, $600; owner, John C. Gukin, on premises; architect, A. W. Guthie, 8758 24th av. Plan No. 2393.

WEST 28TH ST, e s, 181.8 n Surf av, move building to 2-sty dwelling; cost, $225; owner, Alice Ward, Sheridan Walk and Surf av; architect, Jos. Hartung, 548 2d st. Plan No. 2446.

45TH ST, s e cor 4th av, exterior and interior alterations to 4-sty brick tenement; cost, 300; owner, Matilda H. Fischer, 376 East 25th st; architect, W. S. Fischer, same address. Plan No. 2528.

45TH ST, s s, 130 e 14th av, interior alterations to 3-sty store and dwelling; cost, $250; owner, Frank Spina, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 2526.

46TH ST, n s, 120 e 5th av, install plumbing in church; cost, $100; owner, Scandinavian Mission, 223 13th av; architect, John J. McBride, 236 15th st. Plan No. 2401.

ALBANY AV, n e cor Atlantic av, exterior alteration to hospital; cost, $1,000; owner, Church Charity Foundation, on premises; architects, Lord, Hewlett & Talant, 345 5th av, N. Y. C. Plan No. 2562.

BELMONT AV, n s, 100 e Thatford av, extension to 3-sty dwelling; cost, $1,200; owner, Samuel Zwinkel, 39 Belmont av; architect, Cohn Bros., 361 Stone av. Plan No. 2540.

BROADWAY, w s, 60 s Halsey st, exterior and interior alterations to 3-sty store and dwelling; cost, $1,800; owner, M. Murray, on premises; architect, Wm. H. Friedman, 475 North st. Plan No. 2453.

BROADWAY, s s, 73.9 w Jefferson st, exterior and interior alterations to store; cost, $200; owner, Emilia Dohne, 371 Fulton st; architects, Emerson, Hohenser & Alsen, 371 Fulton st. Plan No. 2480.

BROADWAY, e s, 48.4 s Ditmas st, new elevators; cost, $1,500 owner, Isabelle Realty Co., 539 West 39th st; architects, Reedy Elev. Co., Willow and 13th sts, Hoboken. Plan No. 2488.

DRIGGS AV, w s, 21.6 n South 4th st, interior alterations to theatre; cost, $200; owner, Peter F. Jackson, France; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2413.

EAST NEW YORK AV, 1463, extension to 3-sty store and dwelling; cost, $800; owner, Robert Fishman, 1463 East New York av; architect, Whinston S. Polack, 358 Stone av. Plan No. 2541.

EAST NEW YORK AV, s s, 26.4 e Stone av, interior alteration to 1-sty stable; cost, $500; owner, Nathan Segalowitz, 336 Schermerhorn st; architect, W. S. Polack, 358 Stone av. Plan No. 2545.

FLATBUSH AV, w s, 243.1 s Woodruff av, extension to 3-sty store and dwelling; cost, $1,500; owner, Aug. J. Schlacht, 770 Flatbush av; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 2412.

FRANKLIN AV, s w cor Park av, new toilet to 3-sty dwelling; cost, $150; owner and architect, G. J. Hasse, 147 Baxter st, N. Y. Plan No. 2498.

GRAHAM AV, w s, 75 s Siegel st, exterior and interior alterations to 3-sty store and dwelling; cost, $400; owner, Max J. Aronenberg, 623½ Willoughby av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2504.

GRAHAM AV, w s, 50 n McKibben st, extension to 3-sty tenement; cost, $1,000; owner, Chas. Deaner, 107 Graham av; architects, Brooks & Rosenberg, 350 Fulton st. Plan No. 2556.

GRAND AV, w s, 104 s St Marks av, exterior and interior alterations to 4-sty store and tenement; cost, $800; owner, Louis Picole, 628 Grand st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2471.

GREENE AV, s s, 20 e Grand av, exterior alterations to 3-stv dwelling; cost, $200; owner, John J. Eagan, 90 Monroe st; architect, H. J. Dangler, 215 Montague st. Plan No. 2525.

HAMILTON AV, n s, 81.10 w Bath av, plumbing to 4-sty tenement; cost, $175; owner and architect, V. W. Korsak, 352 Hamilton av. Plan No. 2452.

HAMILTON AV, s w cor Huntington st, interior alteration to moving picture show; cost, $200; owner, John Volk, 525 62d st; architect, E. Volk, same address. Plan No. 2570.

JEFFERSON AV, s s, 192.6 w Central av, extension to 2-sty church; cost, $25,000; owner, Salem Church, 1198 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2497.

KENT AV, s w cor Crop st, erect sky sign; cost, $600; owner and architect, D., L. & W. R. R. Co., Hoboken, N. J. Plan No. 2559.

LAFAYETTE A, n s, 302.8 w Stuyvesant av, interior alteration to 3-stv dwelling; cost, $150; owner, Thos. Cochran, 559 Madison st; architect, F. J. Garter, 271 Sumner av. Plan No. 2553.

MANHATTAN AV, w s, 50 n Montrose av, extension to 5-sty store and tenement; cost, $2,-000; owner, Realty Operators, 98 Graham av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2551.

MANHATTAN AV, n e cor Scholes st, interior alterations to moving pictures; cost, $150; owner, Morris Lught 168 Manhattan av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 2403.

MANHATTAN AV, n w cor Ten Eyck st, exterior and interior alterations to 4-sty store and tenement; cost, $500; owner, Bertha Autpatch, 200 Vernon av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2422.

MANHATTAN AV, e s, 48 s Greenpoint av, exterior and interior alterations to 4-sty store and tenement; cost, $11,000; owner, John Hartman, 1576 Broadway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3415.

MEEKER AV, s s, 96.2 w Morgan av, interior alterations to 3-sty dwelling; cost, $500; owner, Philipina Itzerodt, 198 Meeker av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2439.

MERMAID AV, n w cor West 23d st, extension to 2-sty dwelling; cost, $500; owner, De Sigmunde Harris, 237 13th st; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 2448.

MYRTLE AV, s w cor Sumner av, exterior alterations to store; cost, $500; owner, J. H. Bohme, 1010-12 Myrtle av; architect, John Megmairio, 28 West 32d st, N. Y. Plan No. 2408.

MYRTLE AV, n s, 25 w Bridge st, electric sign; cost, $300; owner, Clark Wilcox, Milford, Conn.; architects, G. H. Rice Co., 481 Sterling pl. Plan No. 2519.

NASSAU AV, 258, new walls, etc., to 3-sty store and dwelling; cost, $500; owner, Herman Weingarten, 179 Nassau st; architect, Emil J. Messinger, 394 Graham av. Plan No. 2539.

NASSAU AV, 177, new walls, etc., to 3-sty store and dwelling; cost, $600; owner, David Glasser, 68½ Newell st; architect, Emil J. Messinger, 394 Graham av. Plan No. 2538.

OCEAN PARKWAY, s s, 35 e East 8th st, interior alteration to 1-sty moving picture show; cost, $500; owner, H. A. Doscher, 50 East 4th st; architect, A. Ullrich, 371 Fulton st. Plan No. 2400.

OCEAN PARKWAY, s s, 150 e East 8th st, interior alterations to open air moving picture show; cost, $500; owners, H. A. Doscher & ano, 50 East 4th st; architect, Alb't Ullrich, 371 Fulton st. Plan No. 2429.

RAILROAD AV, n w cor Sea Beach Palace Walk, interior alterations to 1-sty moving picture show; cost, $100; owner, Fred W. Kester, —— West 5th st; architect, Rich'd Marzan, 2818 West 6th st. Plan No. 2430.

REID AV, n w cor Macon st, interior alterations and plumbing to 2-sty store and dwelling; cost, $75; owner, Ida Model, 276 Reid av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2505.

RIDGEWOOD AV, n s, 100 e Elton st, extension to 3-sty dwelling; cost, $500; owner, Ruben London, 109 Ridgewood av; architects, Farber & Markowitz, 189 Montague st. Plan No. 2555.

ROCHESTER AV, w s, 167.3 e New York av, extension to 2-sty stable; cost, $1,400; owner, Sam'l Margules, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 2475.

ROCHESTER AV, s e cor Fulton st, interior alterations to 3-sty brick store and dwelling; cost, $150; owner, J. F. Tomford, 7 Rochester av; architect, Chas. Wulke, 15 Hull st. Plan No. 2517.

SNEDIKER AV, e s, 215 s Blake av, extension to 3-sty store and dwelling; cost, $400; owner, Max Glick, on premises; architect, Max Cohn, 453 Glenmore av. Plan No. 2457.

SURF AV, s s, 50 w New Iron Pier Walk, exterior alterations to 2-sty shed; cost, $125; owner and architect, Hy Bielle, on premises. Plan No. 2470.

SURF AV, s w cor West 5th st, sky sign to amusement device; cost, $350; owner, W. Johnson, 186 Prospect Park West; architects, O. J. Gude Co., 220 West 42d st, N. Y. Plan No. 2523.

SUTTER AV, s s, 114.9 e Sheffield av, electric sign; cost, $117; owner, Abraham Krugeman, 787 Washington av; architect, Geo. Wagner, 160 8th av. Plan No. 2482.

WASHINGTON AV, w s, 64 s Flushing av, enclose elevator shaft of hotel; cost, $200; owner, Wm. Ulmer, 31 Belvidere pl; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2428.

WYCKOFF av, e s, 25 s Harmon st, exterior alterations to 4-sty tenement; cost, $350; owner, Hy Schoen, on premises; architect, H. A. Sand, 192 St Nicholas av. Plan No. 2495.

3D AV, n e cor Prospect av, interior alterations to 3-sty store and dwelling; cost, $125; owner, Gottlieb Reinhardt, 599 3d av; architect, Jos. Hartung, 548 2d st. Plan No. 2411.

2D AV, w s, 50 n 13th st, exterior alterations to 3-sty dwelling; cost, $300; owner, M. F. Hickey, 644 10th st; architect, J. Martin, 48 Coney Island av. Plan No. 2496.

5TH AV, w s, 80 n 53d st, interior alterations to 3-sty store and dwelling; cost, $100; owner, Jos. B. McQuillian, 1421 55th st; architect, G. W. Gregory, 1463 East 4th st. Plan No. 2396.

5TH AV, w s, 40 n 55th st, interior alterations to 3-sty store and dwelling; cost, $900; owner, Hy Schiel, 5520 6th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 2521.

5TH AV, s w cor 39th st, new windows, etc., to 3-sty hotel; cost, $150; owner, Eliz Rosenbrock, 523 40th st; architect, David Davies, 496 5th av. Plan No. 2533.

6TH AV, w s, 100 s 12th st, plumbing to 4-sty dwelling; cost, $100; owner, G. J. Wardenberg, 144 St. Marks av; architect, Jos Doyle, 366 10th st. Plan No. 2552.

8TH AV, w s, 60 n 38th st, plumbing to 4-sty dwelling; cost, $1,700; owner, Edw. McCaffrey, 3714 8th av; architect, Geo. Robin, 3715 Fort Hamilton av. Plan No. 2424.

17TH AV, e s, 380 s 86th st, extension to 3-stv dwelling; cost, $850; owner, Abram M. Kaufman, on premises; architect, Louis Wallant, 808 Broadway. Plan No. 2500.

SCOVILLE'S WALK, e s, 180 s Surf av, extension to 3-stv dwelling; cost, $150; owner, Thos. Mullin, 362 Degraw st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2427.

Plans Filed—Alterations, Queens (Continued).

Queens.

AQUEDUCT.—Old South rd, n s, 250 w Centerville av, 1-sty frame extension, 12x18, to rear dwelling; cost, $50; owner, A. Goldstein, premises. Plan No. 788.

ARVERNE.—Amstel boulevard, n s, 304 w Remington av, repair dwelling after fire damage; cost, $400; owner, Samuel Englesberg, premises. Plan No. 767.

BAYSIDE.—Bismark av, n w cor Warburton av, install new plumbing in dwelling; cost, $85; owner, Mrs. Wright, premises. Plan No. 786.

BAYSIDE.—Bayside boulevard, e s, 300 s Montauk av, install new plumbing in dwelling, set new doors and erect new dormer windows; cost, $500; owner, Mrs. J. Lawrence, Bayside. Plan No. 787.

COLLEGE POINT.—14th st, e s, 75 n High st, install new plumbing in dwelling; cost, $85; owner, W. A. Bernett, 1st av and 12th st, College Point. Plan No. 778.

COLLEGE POINT.—2d av North, 27 E 4th st, erect new water closet compartments and new plumbing in 2-family dwelling and store; cost, $200; owner, David Berman, 201 2d av, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 758.

CREEDMORE.—Musket av near Range av interior alterations to dwelling; cost, $25; owner, Agnes Strumpfler, premises. Plan No. 772.

DOUGLASTON.—Willow st, s s, 300 w Orienta av, install new plumbing in dwelling; cost, $85; owner, J. F. McGarven, Douglaston. Plan No. 785.

DOUGLASTON.—Willow st, s s, 100 e Cross st, erect new porch on dwelling; cost, $100; owner, M. McGarvin, Douglaston. Plan No. 755.

EAST ELMHURST.—Bayshore terrace, e s, 200 n Grant boulevard, 2-sty frame extension, 6x25, on side 2½-sty dwelling, tile roof; cost, $1,000; owner, M. C. Frank, 224 5th av, N. Y. C.; architect, E. J. Simkin, 51 East Grand av, Corona. Plan No. 784.

ELMHURST.—Corona av, s e cor Chicago av, repair dwelling after fire damage; cost, $700; owner, W. E. Batterson, premises. Plan No. 774.

FAR ROCKAWAY.—Grove st, e s, 400 s Clark av, install new plumbing in dwelling; cost, $75; owner, Julius Levy, Far Rockaway. Plan No. 747.

FAR ROCKAWAY.—Grove st, w s, 600 s Clark av, install new plumbing in dwelling; cost, $100; owner, A. F. Sterne, premises. Plan No. 748.

FAR ROCKAWAY.—Wavecrest av, n s, 350 e L. I. R. R., install new plumbing in dwelling; cost, $75; owner, Edgemere Crest Co., premises. Plan No. 751.

FAR ROCKAWAY.—Bay st, e s, 350 n Mott av, install new plumbing in dwelling; cost, $75; owner, Grove Club, Far Rockaway. Plan No. 749.

FAR ROCKAWAY.—Bay st, e s, 400 n Mott av, install new plumbing in stable; cost, $75; owner, Grove Club, Far Rockaway. Plan No. 750.

FLUSHING.—Union st, 30, install new gas piping in dwelling; cost, $20; owner, John Hefferman, 45 Washington st, Flushing. Plan No. 764.

FLUSHING.—Barclay st, s s, 150 w Central av, 1-sty frame extension, 9x14, on rear dwelling, tin roof; cost, $200; owner, Robert A. Lindell, premises. Plan No. 768.

FLUSHING.—Jamaica av, w s, 335 n Hillside av, erect new dormer window and install new plumbing in dwelling; cost, $500; owner, Eliza MacDonald, 165 Jamaica av, Flushing. Plan No. 759.

JAMAICA.—Katherne st, 46, install new plumbing in dwelling; cost, $25; owner, J. Klusman, premises. Plan No. 771.

JAMAICA.—Union Hall st, e s, 707 n South st, 2-sty frame extension, 12x12, on front and rear 2-sty frame dwelling, tin roof; cost, $1,600; owner, Mrs. Mary Lillian, on premises; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 766.

JAMAICA.—Flushing av, w s, 236 n Fulton st, 1-sty frame extension on both sides church, tar and gravel roof, 14x30; cost, $4,000; owner, Grace Episcopal Church, Flushing av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 776.

JAMAICA.—Barrett av, e s, 250 n Hillside av, erect new dormer windows on three dwellings; cost, $90; owners, Schmidt & Stock, Stewart av near Briggs av, Richmond Hill. Plan No. 789.

JAMAICA.—Black Stump rd, s s, 50 e Pembrook av, erect new piazza and 6 new dormer windows and interior alterations to dwellings; cost, $5,500 owner, Degnon Contracting Co., 60 Wall st, N. Y. C.; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 783.

JAMAICA.—Charlotte Ridge, s s, 150 w Croyden rd, interior alterations to stable; cost, $875; owner, Degnon Contracting Co., 60 Wall st, N. Y. C.; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 782.

JAMAICA.—Fulton st, 369, erect new store front and other repairs; cost, $500; owner, J. B. Greenberg, 916 Freeman st, Bronx. Plan No 760.

JAMAICA.—Church and Fulton sts, erect new electric sign; cost, $50; owner, Estate William Goeller, 264 Fulton st, Jamaica. Plan No. 762.

LAUREL HILL.—Montgomery av, w s, 60 s Water st, install new plumbing in dwelling; cost, $200; owner, Stephen Guzunwich, 369 Woolsey av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 765.

LONG ISLAND CITY.—Dutch Kills st, 42, install new gas piping in dwelling; cost $15; owner, Mr. McGill, premises. Plan No. 790.

LONG ISLAND CITY.—Purves st, 22, install new gas piping in dwelling; cost, $25; owner, Mrs. Buana, premises. Plan No. 791.

LONG ISLAND CITY.—Webster av, 231, install new plumbing in dwelling; cost, $75; owner, Mrs. Gateman, 233 Webster av, L. I. City. Plan No. 792.

LONG ISLAND CITY.—Jackson av, s s, 156 w Skillman av, 1-sty frame extension, 28x30, rear 3-sty store and dwelling, tar and gravel roof, interior alterations; cost, $4,500; owner, Chas. Speckman, 322 East 86th st, N. Y.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 763.

LONG ISLAND CITY.—12th av, e s, 275 s Jamaica av, interior alterations to stable; cost, $70; owner, Xavier Gropper, 252 12th av, L. I. City. Plan No. 769.

LONG ISLAND CITY.—Eighth av, s e cor Washington av, 2-sty frame extension, 13x16, on side dwelling, tar and gravel roof; cost, $800; owner, J. A. Hummerstone, 478 Washington av, L. I. City; architect, R. Herold, 94 9th av, Long Island City. Plan No. 777.

LONG ISLAND CITY.—Washington av, n w cor Lathrop st, 2-sty frame extension, 17x32, rear 3-sty dwelling, slag roof, new plumbing; cost, $2,000; owner, Chris Stabler, premises; architect, Geo. J. Fischer, 406 12th av, L. I. City. Plan No. 770.

LONG ISLAND CITY.—Van Dam st, w s, 275 n Thompson av, 2-sty frame extension on front and rear 2-sty dwelling, tar and gravel roof, interior alterations; cost, $4,000; owner, Jos. Foy, 363 Van Dam st, N. Y. C.; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 780.

LONG ISLAND CITY.—Boulevard, 235, erect new foundation under dwelling; cost, $150; owner, M. Mirano, premises. Plan No. 781.

LONG ISLAND CITY.—Boulevard av, w s, 200 n Webster av, install new gas piping in dwelling; cost, $25; owner, Frank Hymann, 455 Boulevard, L. I. City. Plan No. 753.

LONG ISLAND CITY.—Hancock st, e s, 100 n Payntar av, install new gas piping in dwelling; cost, $25; owner, M. Reige, premises. Plan No. 754.

LONG ISLAND CITY.—12th av, w s, 95 n Jamaica av, install new plumbing in dwelling; cost, $50; owner, J. Schreffel, 295 12th av, L. I. City. Plan No. 757.

LONG ISLAND CITY.—Vernon av, 70, erect new electric sign; cost, $50; owner, Mary N. Hudson, 70 Vernon av, L. I. City. Plan No. 761.

MASPETH.—Johnson av, n s, 117, install new gas piping in dwelling; cost, $15; owner, Lonzo Blous, premises. Plan No. 756.

OZONE PARK.—Hatch av, w s, 350 s Rockaway rd, 1-sty frame extension, 19x5, on rear dwelling, tin roof; cost, $100; owner, Nat. Howlings, premises. Plan No. 775.

OZONE PARK.—Lawn av, w s, 300 n Broadway, 2-sty frame extension, 4x46, on side 2-sty frame dwelling, tin roof; cost, $300; owner, Jos. Miati, premises; architect, A. Cehio, Woodhaven. Plan No. 779.

RICHMOND HILL.—Jamaica av, n s, 50 w Lefferts av, install new plumbing in dwelling; cost, $100; owner, A. King, 814 Enfield st, Brooklyn. Plan No. 773.

RIDGEWOOD.—Onderdonk av, s e cor Greene av, erect new store front and install new plumbing; cost, $200; owner, Alexander Marx, 1862 Greene av, Ridgewood. Plan No. 752.

ELMHURST.—Chicago av, n e cor Summit av, install new plumbing in dwelling; cost, $150; owner, Mrs. Sarah Josephs, premises. Plan No. 794.

JAMAICA CREEK.—Bay av, e s, 100 s Rockaway rd, 2-sty frame extension, 12x18, on side boat house, tin roof; cost, $100; owner, Margaret McGill, 59 Herbert st, Brooklyn. Plan No. 796.

RIDGEWOOD.—Starr st, s s, 275 w Woodward av, erect new stone foundation under dwelling; cost, $70; owner, Herman Hornecker, premises. Plan No. 793.

WOODSIDE.—Lenox av, w s, 240 Woodside av, 1-sty frame extension, 20x10, on rear 2-sty dwelling, shingle roof; cost, $1,500; interior alterations; owner, G. Laviano, 425 E 116th st, N. Y. C.; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 795.

Richmond.

BROAD ST & RICHMOND RD, Stapleton, ——— to brick wine storage; cost, $3,000; owner, G. Granata, Stapleton; builders, Airoldi & De Antona, Stapleton. Plan No. 149.

FRANKLIN ST, s s, 300 n Union st, West New Brighton, ——— to frame dwelling; cost, $700; owner, Daniel Hart, West New Brighton; builders, Russell Bros., West New Brighton. Plan No. 151.

JERSEY ST & RICHMOND TERRACE, n w cor, New Brighton, ——— to brick store and dwelling; cost, $3,000; owner and builder, Isidore Welt, New Brighton; architect, John Davies, Tompkinsville. Plan No. 158.

MAIN ST, e s, 350 n Amboy rd, Tottenville, ——— to frame shed; cost, $100; owner, Harry Levinson, Tottenville; builder, John Paugh, Tottenville. Plan No. 159.

PIKE ST, s s, 150 e Brook st, New Brighton, ——— to concrete laundry and dwelling; cost, $175; owner, John McCaffrey, New Brighton; architect and builder, Thos. Cummings, Stapleton. Plan No. 152.

ROSEBANK PL, cor Clifton av, Rosebank, ——— to frame dwelling; cost, $50; owner, Tobe E. Lamb, Rosebank; builder, C. E. Gale, Rosebank. Plan No. 157.

ST MARKS PL, w s, cor Hamilton av, New Brighton, ——— to brick grand stand; cost, ———; owner, City of N. Y., 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 153.

11TH ST, s s, 204 w York av, New Brighton, S. I., 2-sty extension to frame dwelling; cost, $700; owner, Eugene McNally, New Brighton; architect and builder, Jos. Keenan, New Brighton. Plan No. 148.

AMBOY RD, 6989, Richmond Valley, ——— to stone retaining wall; cost, $50; owner and builder, T. L. Neville, Richmond Valley. Plan No. 156.

BROADWAY & RARITAN BAY, Hugenot, ——— to frame home; cost, $6,000; owner, N. Y. Foundling Hospital, 67th st and 3d av, N. Y. C.; architect, J. E. Ditmars, N. Y. C. Plan No. 154.

JEWITT AV, e s, 469 s Post av, West New Brighton, front extension to frame dwelling; cost, $5,000; owner, Carl Kingsley, West New Brighton; architect, Jas. Whitford, St. George, S. I.; builder, E. K. Whitford, Port Richmond. Plan No. 147.

MANOR RD, e s, 64 n Turnpike, West New Brighton, ——— to frame store; cost, $146; owner, G. W. Vroome, West New Brighton; builders, G. B. Vroome & Son, West New Brighton. Plan No. 150.

WHEELER AV, w s, cor Turnpike, West New Brighton, ——— to frame store and dwelling; cost, $215; owner and builder, Adolph Schwald, Stapleton; architect, John Davies, Tompkinsville. Plan No. 155.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these Counties for the week ending May 3.

NEWARK.—John Generale, s e cor Chestnut and Tyler sts, one 3-sty brick, $8,000; Louis Gelman, 302 Peshine av, one 3-sty frame, $8,000; Benjamin Kaplan, 771 Bergen st, one 3-sty frame alteration, $3,000; Isidor Sandler, 11 Bergen st, one 3-sty frame, $5,000; John Stanley, 438 and 440 South 11th st, two 3-sty frame, $12,000; Henry Rudin, 319 South 7th st, one 3-sty frame, $7,000; William Duhuid, 83 Irving st, one 3-sty frame, $6,000; Samuel Gorofsky, 146 Wakeman av, one 3-sty frame, $10,000; Alexander Rothenberg, 168 Leslie st, one 3-sty frame, $8,000; Henry Bosset, 130 Tichenor st, one 4-sty frame alteration, $500; John Lutz, 45 lang st and 321 New York av, two 3-sty frame, $15,000; Isidor Lustbader, 177-179 Spruce st, one 4-sty brick alteration, $500; Annie E. Doheney, n s Montclair av, 260 ft. w of Washington av, one 3-sty frame, $8,000; Mary Louise Brennan, n s Montclair av, 290 ft w of Washington av, one 3-sty frame, $8,000; Charles Sommer, 681 and 683 South 12th st, two 3-sty frame, $12,000; Wilhemia Chriatansen, 878 Bergen st, one 3-sty frame, $5,000; Lena Friedman, 77 Brookdale av, one 3-sty frame, $8,000; Jules Mechanic, 63 Irving st, one 3-sty frame, $8,000.

WEST NEW YORK.—Harris Goldberg, s w cor 8th st and Hudson av, one 4-sty brick, $35,000.

GARFIELD.—Joseph Kocian, Wessington and Belmont avs, one 3-sty brick alteration, $3,200.

EAST ORANGE.—George E. Schreiber, 34 Halsted st, one 4-sty brick, $21,000.

JERSEY CITY.—Leon Bergoff, s e cor Garfield av and Brown pl, one 3-sty brick, $15,000; Franz Zibetluch, 302 Union st, one 3-sty frame alteration, $500; Louise Wilkinson, 47 Virginia av, one 3-sty brick alteration, $500; Maria Marese, 388-388½ Second st, one 3-sty frame alteration, $2,000; Morris Moskowitz, 153 Pine st, one 3-sty frame alteration, $200.

DUMONT.—Lena Barkley, Quackenbush av, near Washington av, one 2-sty brick, $7,000.

ARLINGTON.—Barnet Tucker, 610 and 612 Elm st, two 2-sty frame, $9,000.

IRVINGTON.—Anthony Perina, s w cor Grove and Cottage sts, one 3-sty frame, $6,000; Baczyli Slobodinak, 28 and 30 Grove Terrace, two 3-sty frame, $10,000.

ELIZABETH.—Elizabethport Bldg. Co., 119 Inslee pl, one 3-sty brick, $7,000.

PATERSON.—Samuel Frankel, s w cor Summer st and 16th av, two 4-sty brick, $18,000.

BOUND BROOK.—Pasquale Cusano, 37 Fisher av, one 3-sty frame, $4,000.

DWELLINGS.

MORRISTOWN, N. J.—Jacob King, 95 Mills st, contemplates the erection of a 2½-sty frame double residence on Walker av, to cost about $6,000.

MONTCLAIR, N. J.—Excavating is under way for a 2½-sty frame residence, to be erected at 136 North Mountain av, for A. P. Clarke, 264 Claremont av, owner. H. M. Fisher, 483 Bloomfield av, is architect. Cost about $8,000.

Details of the Woolworth Building

Of unusual architectural interest is the book of the Woolworth Building, recently published by the Atlantic Terra Cotta Co., of 1170 Broadway, New York. The book contains a series of truly remarkable photographs taken from temporary scaffolds during the construction of the building, and these photographs show the wonderful modeled detail to excellent advantage. The illustrations have a peculiar value, for it will never be possible to take such photographs again. In addition, the book contains an article entitled "The Architect and the Manufacturer," which will prove of great assistance to those who contemplate the use of architectural terra cotta. A copy will be forwarded on request to the Atlantic Company.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2356 New York, May 10, 1913 (45) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company
constn—construction
con omitted—consideration omitted.
corpn—corporation.
cor—corner
c l—centre line
ct—court
certf—certificate.
dwg—dwelling.
decd—deceased
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front
individ—individual.
irreg—irregular.
impt—improvement
installs—installments
lt—lot.
ls—lease.
mtg—mortgage
mos—months
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 2, 3, 5, 6, 7, 8.

Attorney st, 35 (2:346-57), ws, 150 n Grand, 25x100, 5-sty bk tnt & strs; Chas Shapiro to Inter-Section Realty Co, a corpn, 43 Cedar; mtg $28,000; May1; May2 '13; A$19,500-30,000. O C & 100

Attorney st, 146-50, see Lex av, 864.

Baxter st, 2-2½, see Lex av, 864.

Baxter st, 4, see Lex av, 864.

Baxter st, 18-20; see Lex av, 864.

Bleecker st, 21 (2:529-52), ns, 250.3 w Bowery, 20x66.3x20x65.5, 2 & 3-sty bk mission; also BLEECKER ST, 23 (2:-529 assessed with above), ns, 270 w Bowery, 20x67.2x20x66.4, 3-sty bk mission; National Florence Crittenton Mission, a corpn to Max Teitelbaum, 51 St Nicholas av; B&S; May2; May5'13; A exempt-exempt. O C & 100

Bleecker st, 23, see Bleecker, 21.

Broome st, 480 (2:486-38), ns, abt 25 e Wooster, 25x100, 6-sty bk loft & str bldg; Lillian C wife & Arthur M Casper to Greenwich Savgs Bank, a corpn, 246-8 6 av, mtg $40,000 & AL; May6; May8'13; A$28,000-45,000. nom

Cherry st, 343, see Water, 590.

Chrystie st, 98-100, see Grand, 255-61.

Coenties sl, 22, see Coenties sl, 26.

Coenties sl, 26 (1:34-pt lot 33), ns, 50.10 n from ws South, runs e51.5xn20xw 51 to slip xs20 to beg; also COENTIES SL, 22 (1:34-pt lot 33), ns, 92.6 n from ws South, runs e51xn20.3xw51xs20 to beg, pt 12-sty bk institute; TRSTES of St Luke's Retreat, in City NY, to Seamen's Church Institute of NY, a corpn, 1 State; B&S; AL; May5; May6'13; A$—$—. nom

Columbia st, 28, see Lex av, 864.

Cooper st (8:2240-27), ns, 150 w 207th (Emerson), 50x100; vacant; Carl L Schurz, ref, to Chas H Fiske Jr, 10 Post Office sq, Boston, Mass; mtg $1,600; FORECLOS Apr3; Apr30, May6'13; A$5,000-5,000. **2,200**

Cornelia st, 25-7, see Lex av, 864.

Cortlandt alley, nwc Walker, see Walker, 72-6.

Elm st, 28 (1:156), ws, 49.9 s Pearl, 25.4 x69.3x25x69.3, 7-sty bk loft & str bldg; Carl L Schurz, ref, to Chas H Fiske Jr, 10 Post Office sq, Boston, Mass; mtg $45,000; FORECLOS Apr3; Apr30; May6 '13; $28,000-50,000. **50,500**

Front st, 163 (1:72-13), es, 32.5 n Fletcher, runs n25.7xe101.9xs24.6xw8.9xs0.3xw93 to beg, with all title to alley in rear, 5-sty bk loft & str bldg; Wm C Renwick et al EXRS &c Wm R Renwick to Waterman Bldg Co, 173 Bway; May5'13; A$29,000-38,000. **25,750**

Front st, 166 (1:71-35), nws, abt 30 ne Fletcher, 16.6x74.5x16.10x73.10, ws; Wm C Renwick et al EXRS &c Wm R Renwick to Fredk K Dohrman, 308 W 97; May5'13; A$15,000-23,000. **19,250**

Goerck st, 11, on map 9 (2:326-48), ws, 100 s Broome, 17x50, 8-sty bk loft & str bldg; Grace Archer to Co Free Realty Co, a corpn [c/o Jacob Freeman], 1115 Boston rd; May7'13; A$6,500-11,500. O C & 100

Grand st, 255-61 (1:305-13), sec Chrystie (Nos 98-100), runs e along ss of Chrystie —(?)xe along ss Grand 100.2xs100xw 100.2 to es Chrystie xn100.5 to beg (probable error), 1 & 4-sty bk theatre; Rebecca Jones to Jane Fischel, 118 E 93; QC; AL; May6; May8'13; A$200,000-315,000. O C & 100

Houston st, 279 E (2:350-16), ss, abt 75 e Suffolk, 25x102; Jno N Barry et al heirs, &c, Julia K Barry to Herbt Barry at West Orange, NJ [34 Nassau]; 4-5 parts; A T; B & S; Jan29; May2'13; A$24,000-35,000. nom

Houston st, 279 E; Herbert Barry to Szerena wife Albert Reitman, 1771 Mad av, all of; B&S & CaG; AL; May1; May2 '13. **23,230**

Howard st, S, see Lafayette, 139-45.

Lafayette st, 139-45 (1:234-1), nec Howard (No 8), runs n112.4xe27.5xs111.8 to ns Howard xw31 to beg, 5-sty bk loft & str bldg; Alliance Realty Co to Betty M Hawks, 435 W 119; mtg $60,000; May2; May6'13; A$55,000-80,000. O C & 100

Lawrence st, 135-7, see Old Bway, 19.

Ludlow st, 179 (2:412-26), nws, 124 sw Houston, 23.10x87.10, 3-sty bk tnt & strs & 3-sty bk rear tnt; Vincent L Leibell, ref, to Gertrude Palmer, at Stonington, Conn; AL; FORECLOS May1; May5; May 6'13; A$17,000-22,000. **18,000**

Madison st, 352 (1:266-62), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & strs; Lawyers Mtg Co to Selara Holding Co, a corpn, 5 Bkman; B&S; May 1; May7'13; A$15,000-23,000. O C & 100

Mercer st, 114, see Bway, 543.

Mott st, 104 (1:204-6), es, abt 125 s Hester, 25x94, 5-sty bk tnt & strs & 5-sty bk rear tnt; Chas H Louis to Dominick Lambiente, 112 Mott; B&S & CaG; mtg $16,000 & AL; Apr28; May3'13; A$18,000-27,000. O C & 100

Perry st, 113-5 (2:633-60), ns, 85.1 e Greenwich, runs w26.2xn19xe14.7xnw17.3 xn14.2xe24.8xs70 to st xw45 to beg, 6-sty bk tnt; Wm G Vought to Jno H Vought, 246 Norwood av, Buffalo, NY; AT; B&S; Apr28; May8'13; A$15,000-35,000. O C & 100

Pitt st, 133 (2:345-60), ws, 125 s Houston, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Nathan Engelhardt to Abram Abramowitz, 133 Pitt; mtg $25,000; Apr30; May3'13; A$20,000-29,000. O C & 100

Prince st, 125 (2:514-42), nec Wooster (Nos 130-2), 25.8x95, 6-sty bk loft & str bldg; Bernard Hecht EXR &c Henrietta Hecht to Helian Co, a corpn, 55 W 17; mtg $50,000 & AL; May3; May5'13; A$37,-000-52,000. nom

Reade st, 57, see Bway, 279-83.

Reade st, 154 (1:141-12), ns, abt 85 e Greenwich, 25x53, 4-sty bk loft & str bldg; Edw E & Jennie G Androvette to Ethel G & Jessie F Androvette, 102 Decatur, Bklyn; mtg $24,000; May5; May8'13; A$18,000-31,000. nom

Sheriff st, 52 (2:333-3), es, 125 n Delancey, 25x100, 5-sty bk tnt & strs; Abr H Garfunkel to Hannah Garfunkel, 52 Sheriff; mtg $17,000; May5; May6'13; A $17,000-23,000. O C & 100

Stanton st, 186, see Lex av, 864.

Suffolk st, 43 (2:351-54), ws, abt 100 n Grand, 25x50, 5-sty bk tnt & strs; Isidore Jufe to Louis Greenberg, 43 Suffolk; QC; AL; May1; May5'13; A$15,000-21,000. nom

Thompson st, 152-4 (2:516-14-15), es, 73.3 s Houston, 48.11x98.2x48.11x98.9, 2 2-sty bk tnts & strs; Amos F Eno to Citizens Investing Co, a corpn, 226 Lafayette; QC; May2"13; A$29,000-31,000. nom

Wall st, 118, see 58th, 361-3 W.

Walker st, 72-6 (1:196-31), ns, 99.11 e Bway, 75 to ws Cortlandt alley x80.10x75 x81, 5-sty stn loft & str bldg; Wm E Heublein, heir &c Louis F Heublein, to Gilbert F. Heublein, at Hartford, Conn. [Upper Montclair, NJ]; AT; QC; May7; May8'13; A$110,000-150,000. nom

Washington st, 796 (2:642-21), ws, 39.3 s Horatio, 19.6x69.10, 3-sty bk tnt; Emanuel W Bloomingdale to Adele Bloomingdale, 42 W 69; mtg $5,800; Apr8; May2'13; A $6,000-7,000. nom

Water st, 590 (1:245-44 & 51), ns, abt 70 w Montgomery, 22.7x112.5 to ss Cherry (No 343), x22.8x112.7 ws, 2-sty & 3-sty bk dwgs; E Mortimer Boyle, ref, to Isaac Lewenthal, 116 W 34; FORECLOS Apr7; May7; May8'13; A$11,700-14,500. **3,000**

Water st, 608 (1:259-4), ns, abt 110 e Montgomery, 24.11x62.3x25x61.2 ws, the land only; vacant; E Mortimer Boyle, ref, to Chas F Schmale, 230 Covert, Bklyn; FORECLOS Apr7; May7; May8'13; A$6,000-6,500. **5,000**

Wooster st, 130-2, see Prince, 125.

5TH st, 55 W (2:572-71), ns, 152.7 e 6 av, 24.11x93.11, 6-sty bk loft & str bldg; Fannie C Devoe to Plainfield Plumbing, Hardware & Paint Supply Co, a corpn, 63 Wall [1348 W Front, Plainfield, NJ]; mtg $50,000; Apr1; May8'13; A$22,000-42,000. nom

9TH st, 15 W (2:573-52), nes, 265.4 w 5 av, 17.4x92.3, 4-sty bk dwg; Mary F D Thornton to H L Gunther, 398 E 5, Bklyn; AL; Feb3; May7'13; A$15,500-17,-500. O C & 100

10TH st, 374-8 E (2:392-22), ss, abt 235 w Av C, 75x92.3, 6-sty bk tnt & strs; Hattie Miller et al to Sol D Berler, 6 Delancy; mtg $60,000 & AL; May1; May2'13; A $38,000-72,000. nom

11TH st, 57-9 E (2:563-46), ns, 302.9 w Bway, 54x103.3, 10-sty bk loft & str bldg; M Spencer Bevins ref to U S Trust Co of NY, a corpn, 45 Wall; FORECLOS May1; May3; May5'13; A$90,000-203,000. **175,000**

11TH st, 212 E (2:466-15), ss, 409 w 2 av, 18x95, 4-sty & b bk dwg; Paul Fuller et al to Annie R Greenberg, 1842 7 av; B& S; AL; May6; May7'13; A$12,500-17,000. **13,925**

11TH st, 281 W (2:623-55), ns, 75 e Bleecker, 25x100, 5-sty bk tnt & strs; Mary E Mever to Eliz C B Parks at Cairo, NY; mtg $20,000; May5'13; A$11,500-27,500. O C & 100

12TH st, 9 E (2:570-41), nes, 225 se 5 av, 25x127x26x121, 3-sty bk loft & str bldg; Adelaide W Nash to Chas H Randall, 929 West End av; mtg $28,500 & AL; May1; May7'13; A$30,000-31,000. nom

13TH st, 220-2 W (2:617-45), ss, 233.2 e Greenwich av, 40.1x89.6x42.2x76.4, 6-sty bk tnt & strs; mtg $52,000; also PROP at New Rochelle, NY, & at Rosedale Terrace, B of Q; Saml Metzendorf et al to Winmore Leasing Co, a corpn, 38-44 W 26; Feb4; May3'13; A$17,000-50,000. O C & 100

15TH st, 257-61 W (3:765-5-7), ns, 93.6 e 8 av, 50x103.3, 3 4-sty & b bk dwgs; Chas Rubinger to Jos L Buttenwieser, 300 Central Park W; AL; May5; May6'13; A $24,000-31,500. O C & 100

16TH st, 606 E (3:983-52), ss, 138 e Av B, 25x103.3, 5-sty bk tnt; Robt F Wagner, ref, to Jno M Bowers, 45 E 65; Frederic J Middlebrook, 2030 Bway, & Conrad H Bachem, 697 West End av, EXRS &c Wm H Gebhard; FORECLOS Apr18; May5; May 6'13; A$8,000-15,500. **14,000**

16TH st, 645 E (3:984-22), ns, 488 e Av B, 25x92, 5-sty bk tnt & strs; Morris Eschwege to Emanuel Eschwege, 121 Palmer av, Mamaroneck, NY; AL; May1; May8'13; A$7,000-13,000. nom

17TH st, 50-4 W (3:818-78), ss, 179 e 6 av, 66x92, 12-sty bk loft & str bldg; Fleischmann Bros Co to Alan Realty Co (Inc), a corpn, 309 Bway; B&S; mtg $315,-000 & AL; May6; May8'13; A$136,000-316,-000. nom

18TH st, 342 W (3:741-56), ss, 300 e 9 av, 25x92, 5-sty stn tnt; Gramont Constn Co to Mary E Sandford, at Belleville, NJ; AL; Apr25; May2'13; A$12,000-30,000. O C & 100

19TH st, 144-6 W (3:794-64-65), sws, 197 se 7 av, 44x93.3x46.3x93.6, 2-4-sty fr bk ft tnts & strs & 4-sty bk rear bldg; Jas L Van Sant to Eliphalet L Davis, 249 W 22; mtg $40,000; May5'13; A$33,000-37,000. O C & 100

21ST st, 44 E (3:849-44), ss, 200 w 4 av, 25x92, 4-sty stn hotel; Edw De Witt TRSTE Fredk H Grosz decd to Josephine Flament, 10 rue de la Mairie, Boulogne-sur Seine (Dept of Seine) Frank, meant for France, Henrietta Echeverria, 60 W 71; Marie C Crookes, at Scarsdale, N Y; Albt J Grosz, 590 W 172; Juanita Dalby, Red Bank, N J, children of said Fredk H Grosz, & Thos, Fredk J & Evelyne O'Callaghan, all at 546 W 162d, grandchildren of said Fredk H Grosz decd AT; QC; Apr5; May2'13; A$51,500-59,000. nom

24TH st, 101-3 E, see 4 av, 323.

24TH st, 126-30 E, see Bway, 279-83.

26TH st, 136 E (3:881-59), ss, 81 e Lex av, 19x49.4, 3-sty & b bk dwg; Mary E Sandford to Gramont Constn Co, a corpn, 95 William; mtg $12,500; Jan18; May2'13; A $11,500-14,500. O C & 100

29TH st E, nec 4 av, see 4 av, 423-7.

29TH st, 308-10 E (3:934-47), ss, 141.8 e 2 av, 41.8x98.9, 6-sty bk tnt & strs; Mary D Schneer to Abr Liebovitz, 37 W 93; mtg $40,000; Apr24; May6'13; A$17,500-52,000. O C & 100

31ST st, 100-4 W, see 6 av, 517-9.

33D st, 36 W (3:834-66), ss, 502.6 w 5 av, runs s98.9xw17.6xn98.9 to st xw(?) 17.6 to beg (two west courses probable error), 4-sty bk loft & str bldg, 1-sty ext; Patk A Geoghegan to Agnes Geoghegan, 545 W 111; mtg $70,000 & AL; May6; May 8'13; A$88,000-105,000. nom

34TH st, 213 E (3:915-8), ns, 150 e 3 av, 18.9x98.9, 3-sty stn tnt & str; Wm C Albro & ano, ADMRS Geo Brown, decd, to D H Jackson Co, a corpn, 135 Bway; B&S; mtg $10,000 & AL; Apr28; May8'13; A$14,000-17,500. **3,500**

34TH st, 213 E; D H Jackson Co to Cath Neus, 703 W 171; mtg $10,000 & AL; May 1; May8'13. nom

39TH st, 206 E (3:919-56), ss, 112.10 e 3 av, 12.2x98.9, 3-sty & b stn dwg; Richd Edwards et al to Jno J Egan, 323 E 41; AL; May6; May7'13; A$5,500-8,500. O C & 100

44TH st, 14 E (5:1278-62), ss, 145 w Mad av, 25x100.5, 4-sty & b stn dwg; Annette W Sherman to Harry T Sherman, 2025 Bway; B&S & CaG; May1; May2'13; A$92,000-100,000. nom

48TH st, 235 E (5:1322-15½), ns, 240 w 2 av, 20x100.5, 3-sty & b stn dwg; Sarah J Lynch to Wm Bertschinger, 232 E 12, mtg $9,000 & AL; May7; May8'13; A$8,000-11,000. nom

48TH st, 172 W, see 7 av, 719.

49TH st, 530 W (4:1077-51), ss, 436.4 w 10 av, 26.4x100.5, 5-sty stn tnt; Lillian, wife Hy R Paul, to Annie Reckhart, 500 W 35; B&S; May5; May6'13; A$9,500-19,500. nom

49TH st, 530 W; Annie Reckhart to Hy R Paul & Lillian, his wife, 448 Hawthorne av, Yonkers, NY; B&S; May5; May6'13. nom

53D st, 313 W, see 54th, 308-12 W.

54TH st, 311 E (5:1347-5), ns, 100 e 2 av, 25x100.5, 5-sty bk tnt & strs; Rachel Feldmark to Hannah M Trotta, 351-3 Hamilton av [353 Hamilton av], Bklyn; mtg $24,000 & AL; July5'12; May8'13; A$10,000-25,000. nom

54TH st, 308-12 W (4:1044-39), ss, 150 w 8 av, runs s100xe25xs75.6xw49.11 & 25 & 25 xn167.11 to st xe75 to beg, 1-sty bk church, 4-sty bk parish house & vacant; A exempt-exempt; also 53D ST, 313 W (4:-1044-25), ns, 175 w 8 av, 25x31.10x25x30.10, 3-sty bk home; Trstes of the Amity Baptist Church to Greek Orthodox Community, a corpn, 312 W 54; mtg $67,000 & PM mtg of even date for $28,000; May1; May 7'13; A$6.000-7,000. **100,000**

55TH st, 256 W (4:1026-60), ss, abt 100 e 8 av, —x—, 5-sty stn loft & str bldg; Cath M Comstock late of Bklyn, by will to Eliz A Comstock, her sister; June30'04; May2'13; A$34,000-44,000. copy of will

56TH st, 247 E (5:1330-20½), ns, 75 w 2 av, 25x100.5, 3 & 4-sty bk tnt & strs; Eda Meyrowitz to Abr Sonken, 172 E 103; mtg $14,000 & AL; May5; May6'13; A$11,-000-19,000. nom

57TH st, 30 W (5:1272-30), ss, 475 w 5 av, 25x100.5, 4-sty & b bk dwg, 3-sty ext; Drelincourt M Martin to Florence Mathews, 30 W 57; 1-12 pt; AT; AL; Apr 11; May8'13; A$97,000-109,000. O C & 100

58TH st, 361-3 W (4:1049-1-2), nec 9 av (Nos 908-916½), 57x100.5, 2-5-sty stn tnts & strs; A$95,500-128,000; also WALL ST, 118 (1:37-1), nes, 38.2 nw South, runs nw 21.11xne56xse5.11xsw6.8xse14.8xsw49 to beg 4-sty bk loft & str bldg; also land in Bklyn; Clara R Gerken to Geo A Lewis, 30 W 44; B&S; AL; May1; May2'13; A$35,000-38,000. nom

60TH st, 249 W (4:1152-6), ns, 125 e West End av (11 av), 25x100.5, 4-sty bk tnt; Maurice Mandelbaum to Rose B Greenberg, 2073 7 av; QC; AL; May6'13; A$6,000-9,000. nom

62D st, 135 E (5:1397-4), ns, 80 w Lex av, 23.6x100.5, 4-sty & b bk dwg, 2-sty ext; Eliz B Sands to Esther M Chapin, 135 E 62; May6; May7'13; A$30,500-50,000. O C & 100

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65TH st, 31 E (5:1380-24), ns, 87 e Madison av, 21x82.5, 4-sty & b stn dwg; Wm L Bull & ano to Eliz B Sands, 23 E 75; mtg $40,000; May6; May8'13; A$42,000-50,000. O C & 100

66TH st, 143 W, see Bway, 1961-9.

67TH st, 432 E (5:1461-31), ss, 140 w Av A, 40x100.5, 6-sty bk tnt; Saml Levy to Isidore Kaminsky, 773 Westchester av; mtg $42,900 & AL; May1; May2'13; A$14,-000-46,000. O C & 100

67TH st, 432 E (5:1461-31), ss, 140 w Av A, 40x100.5, 5-sty bk tnt; Isidor Kaminsky to Jennie I Ryan, 1361 Mad av; mtg $40,900 & AL; May1; May7'13; A$14,-000-46,000. nom

71ST st, 117-21 W (4:1143-24-26), ns, 150 w Col av, 75x102.2, 9-sty bk tnt; Allendale Building Co to A L Mordecai & Son, a corpn, 30 E 42; B&S; May1; May2'13; A $63,000-110,000. O C & 100

72D st, 43 W (4:1125-7), ns, 150 e Col av, 25x102.2, 5-sty & b stn dwg; Geo J Smith Co to Geo J Smith, Kingston, N Y [366 5 av]; mtg $70,000; Apr7; May7'13; A$46,-000-90,000. nom

72D st, 248 W (4:1163-55), ss, 230 e West End av, 20x102.2, 4-sty & b stn dwg; Lucy A Ledwith to Mary Geer, 246 W 72; AL; May6'13; A$32,000-44,000. O C & 100

77TH ST, 74-86 E, see Park av, swc 77.

77TH st, S0 E (5:1391-41½), ss, 60 w Park av, 20x51.1, 4-sty & b bk dwg; Mary E Rogers to Ellen Y Scott, 17 Reid or av, Jersey City, NJ; mtg $14,000; May2'13; A$20,000-23,000. O C & 100

77TH st, S2 E (5:1391-41), ss, 40 w Park av, 20x51.1, 4-sty & b bk dwg; A$20,000-23,000; also 77TH ST, 84 E (5:1391-40½), ss, 20 w Park av, 20x51.1, 4-sty & b bk dwg; A$21,000-24,000; also 77TH ST, 86 E (5:-1391-40), swc Park av, 20x51.1, 4-sty & b bk dwg; A$40,000-45,000; Danl J Carroll to Ellen Y Scott, 17 Reid av, Jersey City, N J; Apr29; May2'13. O C & 100

77TH st, 84-6 E, see 77th, 82 E.

78TH st, 59 E (5:1393-30), ns, 157 w Park av, 18x102.3, 4-sty & b bk dwg; Edwin M Leask, EXR &c Alice B Morrison, to Dorothy W Morrison, 59 E 78; mtg $16,500; May5; May6'13; A$26,000-36,000.
40,000

85th st E, see Park av, see Park av, 1015.

85TH st, 50 W (4:1198-57), ss, 310 e Col av, 20x102.2, 4-sty & b stn dwg; David Loewenthal et al EXRS, &c, Bendix Loewenthal to Jno R Gregg, 1123 Bway [50 W 85]; Apr24; May2'13; A$15,000-26,000.
30,000

87TH st, 135 E, see Lex av, 1290-8.

88TH st, 333 E (5:1551-19), ns, 175 w 1 av, 25x100.8, 5-sty bk tnt; Christian Riecker to Pauline Flesch, 1386 Lex av; mtg $15,000; May8'13; A$9,000-20,000. O C & 100

98TH st, 209 E (6:1648-7), ns, abt 160 e 3 av, —x—, 5-sty bk tnt; all R, T & I to ¼ pt in Estate Herman Seidman, decd; David Seidman to Julia Weiss, 1673 2 av; Apr29; May6'13; A$9,000-20,000. nom

98TH st, 209 E; Louis Seidman to same; ¼ pt; AT; Apr29; May6'13. nom

98TH st, 209 E; Julia Weiss to Brook Av Real Estate Corpn, 271 Bway; ½ pt; May3; May6'13. nom

101ST st, 215 E (6:1651-10), ns, 235 e 3 av, 25x100.11, 4-sty bk tnt & strs; Isaac Mintz et al to Abr Knoller, 284 E 3; mtg $12,000; May3; May6'13; A$10,000-15,000. O C & 100

102D st, 322 E (6:1673-38), ss, 275 w 1 av, 25x100.11, 5-sty bk tnt; Pauline Goldberg to Harry Goldberg, 114 Shirley av, Rivere, Mass; mtg $16,800 & AL; May5'13; A$8,000-18,500. O C & 100

105TH st 155 E (6:1633-23), ns, 77 e Lex av, 18x100.11, 5-sty bk tnt; Paul M Crandell ref to I Townsend Burden, Jr, 65 E 78; ADMR of Augusta Hyatt, decd; FORECLOS Mar26; Apr22; May7'13; A$7,-000-13,000. **15,000**

109TH st, 338-44 E (6:1680-32-32½), ss, 100 w 1 av, runs w68xs100.11xe156.6xnw—xn10 to beg, 2 & 3-sty bk stable; Metropolitan Impt Co, a corpn, to Carmelo D'Orazio, 252 E 117th; CaG; AL; May1; May 2'13; A$34,500-40,500. O C & 100

112TH st E, nwc Lex av, see Lex av, 1804.

114TH st, 216-8, on map 216 E (6:1663-44), ss, 201.10 e 3 av, 36x100.11, 6-sty bk tnt & strs; Archie Realty Co to Jacob Buchbinder, 862 E 163; mtg $28,000 & AL; May1; May2'13; A$13,000-37,500. O C & 100

115TH st, 117-9 E (6:1643-8), ns, 155 e Park av, 43.10x100.11, 6-sty bk tnt & strs; Etta M Liebovitz to Harry H Liebovitz [Liebowitz], 260 Riverside dr; mtg $37,500; Apr14; May6'13; A$19,000-52,000. O C & 100

115TH st, 101 W, see Lenox av, 103-9.

115TH st, 130 W, see St Nicholas av, 92.

116TH st, 100 E, see Park av, 1631-7.

117TH st, 51 E, see Madison av, 1783.

117TH st, 236 E (6:1666-31), ss, 185 w 2 av, 50x100; vacant; Geo Ferris to Jos A Schloss, 50 W 54; AL; Apr18; May6'13; A$20,500-20,500. nom

118TH st, 73 W (6:1717-9), ns, 185 e Lenox av, 20.6x100.11, 5-sty bk tnt; Charline Co to Fulson Realty Co, a corpn, 261 Bway; mtg $16,000 & AL; Apr30; May7'13; A$11,500-20,500. exch & 100

118TH st, 364 W (7:1944-58½), ss, 136 e Morningside av, 18x100.11, 3-sty & b bk dwg; Francis S McAvoy, ref, to Danl J O'Conor, 902 West End av, TRSTE Danl O'Conor; FORECLOS Apr30; May7; May 8'13; A$10,300-12,500. **11,000**

119TH st, 355 W (7:1946-10½), ns, 100 w Manhattan av, 19.1x100.11, 3-sty & b bk dwg; Geo H Johnston to Frances M Cavanaugh, at Pawling, NY; QC; May2'13, A $11,000-13,500. nom

120TH st, 76 W (6:1718-65½), ss, 145 e Lenox av, 20x100.11, 3-sty & b stn dwg; Bella Hillman to Barnett Baff, 217 W 110; mtg $15,000 & AL; May1; May2'13; A $13,000-20,000 nom

120TH st, 110 W (7:1904-40), ss, 157 w Lenox av, 18x100.11, 3-sty & b stn dwg; N Taylor Phillips ref to Jno D Hass, 247 W 102, as ADMR Jno D Hass decd; FORECLOS; Apr16; May2'13; A$10,800-17,000. **14,000**

120TH st, 316 W (7:1946-44), see Manhattan av (No 462), 94.10x29, 5-sty bk tnt & strs; Nellie Thomson to Madeline A Agart, 259 W 153; mtg $28,000; May6'13; A$20,000-31,000. O C & 100

121ST st, 313 E (6:1798-5), ns, 123 e 2 av, 26x100.11, 4-sty bk tnt; Clemente D'Alessio to Leonardo Graziadei, 1042 Lowell; mtg $12,000; May3; May6'13; A$8,500-14,-500. nom

121ST st, 158 W (7:1905-58), ss, 124 e 7 av, 18x100.11, 3-sty & b stn dwg; Farmers Loan & Trust Co to Fannie wife Isaac Pick, 158 W 121; CaG; Apr28; May3'13; A $10,800-18,000. **15,000**

126TH st, 236-8 W (7:1931-49-50), ss, 350 e 8 av, 50x99.11, 2-5-sty stn tnts; Wilbur Larremore ref in matter of application of Jno J Radley individ & EXR Jno D Radley, decd, et al to court authorizing sale, to Arthur Brisbane, 46 W 46; May7'13; A $36,000-52,000. **75,000**

127TH st, 152-4 W (7:1911-55½), ss, 185 e 7 av, 27x99.11, 5-sty bk laundry; David C Hirsch, ref, to Geo W Silberhorn, 255 W 90; FORECLOS Apr23; Apr24; May8'13; A$15,400-25,000. **25,000**

128TH st, 280 W (7:1933-60½), ss, 75 e 8 av, 25x99.11, 4-sty bk tnt; Henry R Paul & Lillian, his wife, to Annie Reckhart, 500 W 35; B&S; May5; May6'13; A$13,000-17,000. nom

128TH st, 280 W; Annie Reckhart to Hy R Paul & Lillian, his wife, 448 Hawthorne av, Yonkers, NY; B&S; May5; May6'13. nom

129TH st W, swc Old Bway, see Old Bway 19.

130TH st, 22 E (6:1754-61½), ss, 126.8 w Mad av, 16.8x99.11, 3-sty & b bk dwg; Elek J Ludvigh, ref, to Metropolitan Savings Bank, a corpn, 59-61 Cooper Sq E; FORECLOS & drawn Apr9; May2'13; A$7,000-10,-500. **7,500**

130TH st, 63 W (6:1728-8½), ns, 175 e Lenox av, 20x99.11, 4-sty & b stn dwg; Wm F Clare, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS May2; May 6'13; A$9,500-12,500. **13,000**

130TH st, 235 W (7:1936-16), ns, 381 e 8 av, 18.10x99.11, 3-sty & b stn dwg; Josiah A Westervelt to Maude S Ellison, 259 W 130; mtg $8,400; May2'13; A$9,400-13,500 O C & 100

133D st, 155 W (7:1918-13), ns, 275 e 7 av, 25x99.11, 5-sty stn tnt; Oscar Lowinson to Lowinson Realty Co, Inc, a corpn, 5 Beekman; AL; Apr3; May2'13; A$11,000-22,000. O C & 100

134TH st, 11-3 E (6:1759-9-10), ns, 200 e 5 av, 50x99.11, 2 4-sty bk tnts & strs; Louis Cohen to Clara Bronner, Hotel Majestic, cor Gerard av & Broad st, Phila, Pa; AL; Jan22; May8'13; A$16,000-26,000. nom

134TH st, 253 W (7:1940-12½), ns, 270 e 8 av, 15x99.11, 3-sty & b bk dwg; Sarah M Chapman, ADMTRX Jos T Chapman, decd, to Sarah M Chapman, individ, at Freeport, LI; 568-1000 pts; Mar25; May 8'13; A$6,600-7,500. **4,646.25**

136TH st, 607-9 W (7:2002-41), ns, 100 w Bway, 54.6x99.11, 5-sty bk tnt; Julius Eloskey to Brown-Weiss Realties, a corpn, 61-3 Park row; mtg $65,000 & AL; May5; May6'13; A$34,000-65,000. nom

137TH st, 230 W (7:1942-47), ss, 343 w 7 av, 18x99.11, 3-stv & b stn dwg; Jno T Quinlan, ref, to Germania Life Ins Co, 50 Union sq; FORECLOS May5; May6'13; A $8,600-16,000. **10,000**

137TH st, 250 W (7:1942-55), ss, 525 w 7 av, 18x99.11, 3-sty & b stn dwg; Harry Bijur, ref, to Germania Life Ins Co, 50 Union sq; FORECLOS May5; May6'13; A $8,600-16,000. **10,000**

141ST st, 623 W (7:2088-80-83), ns, 250 w Bway, 100x99.11, 1-sty & a fr dwg; Newmark & Davis Inc, to Carnegie Constn Co, a corpn, 435 W 119; mtg $42,000; May1; May2'13; A$35,000-35,000. O C and 25,000

141ST st, 623 W; Carnegie Constn Co to E V Constn Co, 979 E 163; mtg $42,000; May1; May2'13. O C & 100

141ST st W (6:1738-62), ss, 225 e Lenox av, runs e56.3xs99.11xw70.5xne18.2xn88.1 to beg; vacant; Pincus Lowenfeld et al to Wahlig & Sonsin Co, a corpn, 1344 Bristow; mtg $11,000; May7; May8'13; A11,500-11,500. O C & 100

142D st, 56 W (6:1739-60), ss, 262.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Albt Ritchie, ref, to Patk J Kane, 735 E 150; FORECLOS Apr8; May8'13; A$7,500-33,500. **33,600**

142D st, 60 W (6:1739-62), ss, 225 e Lenox av, 37.6x99.11, 6-sty bk tnt; Albt Ritchie, ref, to Patk J Kane, 735 E 150; May8'13; A$7,500-33,500. **33,600**

143D st, 247 W (7:2029-15), ns, 350 e 8 av, 25x99.11, 6-sty bk tnt; A$10,500-31,000 also AMSTERDAM AV, 2006-8 (5:2115-30), ws, 49.11 n 159th, 49.11x79.10, 6-sty bk tnt & strs; Wendel Bieser to Augustus E Bieser, 312 W 58; Geo Bieser, 155 W 105, & Wm J V Bieser, 2566 Ams av; AL; May 6; May7'13; A$30,000-62,000. O C & 100

145TH st, 346-8 W (7:2051-56-57), ss, 52.9 w Edgecombe av, 32.5x104.2x31.10x98.9, 2 3-sty bk tnts & strs; Clover Constn Co to Abe Greenberg, 488 St Nicholas av; mtg $20,000; May7; May8'13; A$12,800-26,000. O C & 100

156TH st (8:2114-10), ss, 100 e Bway, 125 x99.11, 6-sty bk tnt; Harry Wolfe to Matilda Sussman, Hancock, Jamaica, B of Q; mtg $209,500 & AL; May2; May3'13; A $62,000-135,000 nom

157TH st, 547 W (8:2116-58), ns, 450 w Ams av, 125x99.11, 6-sty bk tnt, Wm S Duncan to Anna W Fox, 108 E 22; Apr30; May2'13; A$——$——. O C & 100

160TH st, 516 W (8:2118-30), ss, 200 w Ams av, 25x99.11, 2-sty fr dwg; Henry J Howe & Mary C his wife, 469 W 163; to Mary Howe, 428 W 160; B&S; AL; May6; May7'13; A$9,500-10,000 nom

177TH st W, sec St Nicholas av, see St Nicholas av, 1332-8.

179TH st, 706 E (8:2176-24), ss, 225 e Fort Washington av, 50x92.6, 5-sty bk tnt; Charter Constn Co to Anna H Ahrens, 442 W 162; mtg $50,000 & AL; Apr30; May 2'13; A$18,000-48,000. O C & 100

184TH st, 651 W, see Wadsworth av, 220-34.

185TH st, 555 W (8:2157-60), ns, 229.9 e St Nicholas av, 20.3x107.5, 3-sty bk dwg; Louis P Destribats to Adele Borgia, 555 W 185; mtg $8,500; Apr26; May3'13; A$6,000-10,000. O C & 100

Av B, 279 (3:384-3), es, 42 n 16th, 20x93, 5-sty bk tnt & str & 2-sty bk shop in rear; Abr & Louis Krawetz or Kravetz to Saul Nadler, 68 St Marks pl; AT; mtg $12,500; Nov29'12; May3'13; A$8,250-12,500. nom

Av C, 172 (2:380-6), es, 44.9 s 11th, 25x83, 5-sty bk tnt & strs; Eliz Doyle to Mary Sheil [253 E 68]; mtg $6,000; Nov9'08; May 7'13; A$12,000-20,000. nom

Adrian av (13:3402-295), ws, 493 sw Terrace View av, 37.6x100, 2-sty fr dwg; mtg $6,000; A$——$——; also ADRIAN AV (13:-3402-287-288), ns, 413 w Terrace View av, 50x100, vacant; mtg $4,000; Harry S Van Demark & ano to Caroline C Feuerbach, 846 Ams av; Apr30; May2'13; A$7,000-7,000. O C & 100

Adrian av, ns, 418 w Terrace View av, see Adrian av, ws, 593 sw Terrace View av.

Amsterdam av, 151 (4:1138-63), es, 50.2 s 67th, 25.1x100, 4-sty bk tnt & strs, 1-sty ext; Philip Holz et al, heirs &c Louise Holz, to Thos Kelly, 177 W 83; QC; mtg $19,000 & AL; May3; May8'13; A$16,000-26,000. O C & 100

Amsterdam av, 2006-8, see 143d, 247 W.

Broadway, 279-83 (1:149-31), ws, 50.11 n Chambers, 50x96.1x50x94.10, 5-sty stn str; A$400,000-410,000; also READE ST, 57 (1:149-28), ss, 97 w Bway, 25x75.3, 5-sty bk loft & str bldg; A$50,000-65,000; also 24TH ST, 126-30 E (3:879-69), ss, 95 w Lex av, runs s98.9xw61.6xn11.3xw18.6xn 87.6 to st xe80 to beg, 3 5-sty bk tnts; also all RT&I in estate of Mary A S Carter, decd; Marv A Washburn et al to Steenback-Carter Estate (Inc), a corpn, 130 E 24; AT; Apr19; May8'13; A$110,000-167,500. nom

Broadway, 279-83; Reade st, 57, & 24th st, 126-30 E; Anna G Carter to same; AT; Apr29; May8'13. nom

Broadway, 279-83; Reade st, 57, & 24th st, 126-30 E; Jno M Rich to same; AT; Apr29; May8'13. nom

Broadway, 543 (2:498-17), ws, abt 150 n Spring, 25x200 to es Mercer (No 114), 10-sty stn loft & str bldg; Income Realty Investors of N Y City to Wm W Lancaster, 112 W 47; QC; Apr15; May2'13; $105,000-250,-000. nom

Broadway, 1961-9 (4:1138-18), nwc 66th (No 143), 112.10x89.1x100.5x140.8, 8-sty bk hotel, Marie Antoinette; De Witt C Flanagan & ano EXRS Wm L Flanagan to Wm L Flanagan, Jr, range 85, Township 55, Sherindan Co, Wyoming [care Hotel Vanderbilt, Park av & 34th]; ½ pt; B&S; mtg $300,000; May2'13; A$355,000-540,000. nom

Broadway, 1961-9; Wm L Flanagan, Jr, to Montrose Realty Co, a corpn; ½ part. Apr—'13; May2'13. omitted

Broadway, 1961-9; Montrose Realty Co to Wm L Flanagan, Jr [care Hotel Vanderbilt, Park av & 34th]; range 85, township 55, Sheridan Co, Wyoming; ½ part; AT; mtg $325,000 & AL; Apr22; May2'13. O C & 100

Greenwich av, 47 (2:612-61), ws, 84 s Perry, runs s21xw64.3xn19.3xw7.4xe71.5 to beg, 4-sty bk tnt & strs; Eliz C B Parks to Mary E Meyer, 283 W 11; May5'13; A $8,500-13,500. O C & 100

Lenox av, 103-9 (7:1825-29), nwc 115th (No 101), 100.11x100, 6-sty bk tnt & strs; Sigmund Wechsler to Meyer A Bernheimer, 239 W 51; ½ pt; AL; Apr29; May6'13; A $125,000-240,000. nom

Lexington av, 864 (5:1399-59½), ws, 20.5 s 65th, 16x80, 4-sty stn tnt; A$12,500-17,-000; also CORNELIA ST, 25-7 (2:590-43), ns, 164.5 e Bleecker, 42.2x97.6, 6-sty bk tnt & strs; A$19,000-50,000; also BAXTER ST, 18-20 (1:160-38-39), ws, abt 55 s Worth, 50x117x48x—, 5-sty bk tnt & strs, 3-sty fr bk ft tnt & strs & 4-sty bk rear tnt; A$41,000-60,000; also BAXTER ST, 4 (1:160-47), ws, 90.2 n Park row, 28x 34.8x28x33.6, 2-sty bk tnt & strs; A$12,000-13,000; also PARK ROW, 164-6 (1.160-49), nwc Baxter st, [illegible] 90.2, 6-sty bk tnt & strs; A$60,000-92,000; also COLUMBIA ST, 28 (2:332-40), es, 100 n Broome, 25x100, 5-sty bk tnt & strs; A $15,000-29,000; also STANTON ST, 186 (2:-345-36 & 1), nec Attorney (Nos 146-50), [illegible] s 100 to beg, 4-sty bk tnt & strs; A$41,000-53,500; Sarah Defries to Alex Finelite, 3 [illegible] 17,550

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Lexington av, 1290-8 (5:1516-16), nwc 87th (No 135), 100.8x36.2, 5-sty bk tnt & strs; also all title to strip as follows: LEXINGTON AV (5:1516), ws, 100.8 n 87th, 0½x36.2; Mathilda M Mertens & ano, EXRS &c Fredk W Mertens to Lina Weil, 19 E 98; mtg $40,000; May7; May8'13; A $48,000 75,000. O C & 100

Lexington av, 1290-8; Lina Weil to Markwin Realty Corpn, 29 W 42, & Heilner & Wolf (Inc), a corpn, 135 Bway; mtg $60,000; May7; May8'13. O C & 100

Lexington av, 1804 (6:1640-16), nwc 112th, 20.5x55, 3-sty & b stn dwg; Mary E Sandford to Gramont Constn Co, a corpn, 95 Wm; mtg $11,000; Jan18'12; May2'13; A $10,000-12,000. O C & 100

Madison av, 1519 (6:1609-55) es, 84.3 s 104th, 16.8x70, 3-sty bk tnt & strs; Ellis Bonime to Marcus Jacobson, 52 W 104 & Alex D Liederman, 650 Bway, Bklyn; mtg $9,000 & AL; Apr30; May8'13; A$8,-500-10,500. nom

Madison av, 1783 (6:1623-23), nec 117th (No 51), 34.11x108, 5-sty bk tnt & strs; Fannie M Korn to Fanny Gruen, 116 E 90; B&S; AL; May7; May8'13; A$40,000-70,000. O C & 100

Manhattan av, 462, see 120th, 316 W.

Manhattan av, 504 (7:1947-45), es, 25.11 s 121st, 18.9x95, 5-sty stn tnt; Jos H Westerfield to Benj F Frey, 137 Euclid av, Hackensack, NJ [368 W 57]; mtg $15,000 & AL; May1'11; May5'13; A$11,500-17,000 O C & 100

Manhattan av, 521 (7:1948-49), ws, 68.11 s 122d, 16x90, 3-sty & b stn dwg; German Savgs Bank to Nelson & Gelston Real Estate Co, Inc, a corpn, 521 Manhattan av; mtg $7,000; May2; May5'13; A$10,000-13,-000. **10,000**

Old Broadway, 19 (7:1983-1), nwc Lawrence (Nos 135-7), runs n52.1 to ss 129th, xw104.2 to ns Lawrence, xe107 to beg, 3-sty bk tnt & strs; Emanuel W Bloomingdale to Marion H Bloomingdale both at 42 W 69; mtg $19,000; Apr8; May2'13; A $24,000-26,000. nom

Park av (5:1391-38-39), ws, 102.2 n 76th, 51.1x80, vacant; Fidelity Co, a corpn, to Ellen Y Scott, 17 Reid av, Jersey City, N J; May2'13; A$80,000-80,000. nom

Park av, (5:1391-38-44), swc 77th (Nos 74-86), 102.2x155, 4 4-sty & b bk dwgs & 3 2-sty bk stables; Ellen Y Scott to 850 Park Av Corpn, 220 5 av; May2'13; A $286,000-325,000. O C & 100

Park av, swc 77th, see 77th, 82 E.

Park av, 1015 (5:1513-69), sec 85th, 25.6 x82.2, 3-sty stn tnt & str; Dorothea T S Pope & ano TRSTES Jno W Pope, decd, to Amos R E Pinchot, 1021 Park av; B&S; May7'13; A$42,000-50,000. **58,750**

Park av, 1332-4 (6:1606-38), ws, 25.11 s 101st, 50x80, 6-sty bk tnt & strs; Lawrence Holding Co to Golde & Cohen, a corpn, 223 Wooster; B&S; May6'13; A$14,-000-44,000. O C & 100

Park av, 1631-7 (6:1643-71), sec 116th (No 100), 100.11x25, 5-sty bk tnt & strs; Jno J Rooney ref to Eliza Livingston, 152 W 75 & Gideon E Fountain, 318 W 88; EXRS &c of Jno Livingston; FORECLOS Apr3; May3; May5'13; A$25,000-48,000. **50,000**

Park row, 164-6, see Lex av, 864.

Riverside dr (8:2178), ws, at ss land conveyed by Flint to Gordon, recorded Oct 22, 1891, runs n— to ws of a new st xnw on courve to e1147.8xw— to Hudson River xs—xe— to beg, except land taken by Hudson River R R Co; also conveys all title to land under water, contains 64,650 sq ft of upland; J Romaine Brown & ano EXRS &c Loyal L Smith to Vermont Hygeia Ice Co, a corpn, 301 Dyckman; AL; Mar20; May7'13. **30,000**

Riverside dr (8:2245), plot begins at nl land conveyed by Sheafer to Sheafer by deed recorded July7'06 at pt 988.11 nw, measured along sws Dyckman, from cor formed by sws Dyckman & ns Riverside dr, which pt is 191.8 sw from sws Dyckman st, as measured along line at r a to said st, runs nw along line of Sheafer's land, 260.9 to es land conveyed to EXRS of Loyal L Smith by deed recorded Oct20'08 at pt 211.6 sw of said st & 1248.11 nw from said cor of st & drive xs358.8 on curve x—216.10xne & e along nws of Riverside dr on curve 459.5 to pt 1059.8 w along ns of drive from sws said st xn119.9 to pt 254.9 sw said st xne63.1 to beg, except strip on n 2 ft along east 200 ft & 6 ft wide along w 60 ft; also any land below high water mark of Hudson River; Henry Sheafer, of Pottsville, Pa, to Vermont Hygeia Ice Co, a corpn, 301 Dyckman; AL; Mar19; May7 '13; A$——$——. O C & 100

St Nicholas av, 92 (7:1824-55), sec 115th (No 130), 118.5x79.11x100.11x141.11, 7-sty bk tnt & strs; Jacob Baumann to Saml Baumann, 51 W 89; AT; mtg $200,000; Apr 1; May5'13; A$95,000-240,000. O C & 100

St Nicholas av, 1332-8 (8:2133-34), sec 177th, 99.11x100, 6-sty bk tnt; Wm C Arnold, ref, to Wm W Blair, 386 Manhattan av; FORECLOS Mar21; May8'13; A$65,000-185,000. **190,000**

Sherman av (8:2228-42), ws, 100 ne Isham, 75x150, vacant; Walter H Brown to Edwin H Peck at Mt Vernon, NY [77 Front]; ½ pt; mtg $16,000; July22'11; May 2'13; A$16,500-16,500. O C & 100

Wadsworth av, 220-34 (8:2167-24), nwc 184th (No 651), 179.10 to 185th (No 650), x70, 6-sty bk tnt; American Real Estate Co to Arco Realty Co, a corpn, 30 E 42; mtg $200,000; May1; May2'13; A$60,000-220,000. O C & 100

West Broadway, 425 (2:501-7), es, 250 n Spring, 25x100, 6-sty bk tnt & strs; Kate E Zache to Jno M Gardner, 108 W 91; mtg $34,400; May1; May2'13; A$20,000-40,000. nom

1ST av, 139 (2:450-32), ws, 70.5 s 9th, 23.5x100, 5-sty bk tnt & strs, $22,000-27,000; also 1ST AV, 141 (2:450-31), ws, 46.11 s 9th, 23.5x100, 5-sty bk tnt & strs; Chas Fuller to Gustavus A Seide, 830 Bloomfield, Hoboken, NJ; AT; B&S; C a G; AL; May1; May2'13; A$22,000-27,000. **6,500**

1ST av, 141, see 1 av, 139.

1ST av, 209 (2:454-39), nws, 63.3 sw 13th, 20x86, 4-sty bk tnt & str; Grossmann Investing Co to Grazia Giglio, 209 1 av; mtg $18,500 & AL; May5; May6'13; A$15,000-20,000. O C & 100

1ST av, 1893 (6:1647-27), ws, 26.2 s 98th, 24.8x96.8x24.9x96.8, 5-sty bk tnt & strs; Bernhard Freund to Frieda Benjamin, 2340 7 av; Q C & correction deed; Apr30; May2'13; A$12,000-21,500. nom

2D av, 2428 (6:1801-4), es, 80.11 n 124th, 20x80, 3-sty stn tnt & str; New Amsterdam Mtg Co to Theo L Bailey, 21 E 94; Oct30'12; May8'13; A$8,000-9,500. O C & 100

3D av, 1763 (6:1647-46), es, 25.9 s 98th, 25x83.9, 5-sty bk tnt & strs; Charlotte Salm to Stephen H Jackson, 134 W 131; mtg $24,000 & AL; May5; May8'13; A$13,-000-24,000. O C & 100

4TH av, 323 (3:880-1), nec 24th (Nos 101-3), 20x83, 3-sty bk tnt & str; Frank W Saltzsieder to Fredk W Jr [417 E 90], Walter H & Herbt G Saltzsieder [324 W 108]; May21'1898; May7'13; A$76,000-82,-000. gift

4TH av, 423-7 (3:885-1-3), nec 29th, 66.2 x80, 1 3 & 2 4-sty bk & stn dwgs; Carl L Schurz, ref, to Chas H Fiske Jr, 10 Post Office sq, Boston, Mass; mtg $250,000; FORECLOS Apr3; Apr30; May6'13; A$203,-500-228,000. **290,000**

6TH av, 92 (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & str; Brown-Weiss Realties to Julius Eloskey, 660 W 180; mtg $26,133.51 & AL; May5; May6'13; A $18,000-21,000. O C & 100

6TH av, 134 (2:574-2), es, 25 n 10th, 21 x52.2, 3-sty bk tnt & strs; Angeline Court to Ike Fleischer, 34 Osborn, Bklyn; mtg $19,000; Apr30; May2'13; A$13,000-16,000. O C & 100

6TH av, 517-9 (3:806-43), swc 31st (Nos 100-4), 49.5x100, pt 4-sty bk str; Saml & Abr Mahler to S & A Mahler, Inc, a corpn, 507 5 av; AL; Apr29; May6'13; A$350,000-390,000. O C & 100

7TH av, 719 (4:1000-61), sec 48th (No 172), 25.4x79, 4-sty bk tnt; Louis M Simson to 719 7th Av Corpn, 880 Bway; B&S; C a G; May7; May8'13; A$128,000-130,000. O C & 100

7TH av, 2427-9 (7:2010-63), es, 39.11 s 142d, 40x100, 6-sty bk tnt & strs; Benj Blum to Jno Goldfarb, 63 W 115; mtg $49,-000; Apr30; May6'13; A$29,000-61,000. nom

8TH av, 2055 (7:1846-45), ws, 75.10 n 111th, 25.1x100, 5-sty bk tnt & strs; Marvel Baking Co, a corpn, to Stephen A Machcinski, 288 St Nicholas av; mtg $41,500; Apr29; May2'13; A$22,000-34,000. nom

9TH av, 811 (4:1063-34), ws, 50.2 s 54th, 25x100, 4-sty stn tnt & strs, 1 & 2-sty ext; Lillian, wife Hy R Paul, to Annie Reckhart, 500 W 35; B&S; Mar5; May6'13; A $18,000-21,500. nom

9TH av, 811; Annie Reckhart to Hy R Paul & Lillian, his wife, 448 Hawthorne av, Yonkers, NY; B&S; May5; May6'13. nom

10TH av, 565 (4:1070-32), ws, 80.3 n 41st, 18.6x100, 4-sty bk tnt & strs, 1-sty ext; Peter W Hess to Henry Sturtz, 196 9 av; ½ pt; mtg $13,000; May1; May3'13; A$12,-000-15,500. nom

Pier 28, E R (1:73), being 1st pier e of Dover & to bulkhead on outside of South st, adjacent to said pier, consisting of 608 inches, being the water right of bulkhead in front of prop formerly owned by Eliz Morris on ns South, 60.4 e Dover & extdg e 50.8 therefrom with dockage, wharfage, cranage, etc, & all title to land under water; Helen C Van Bokkelen to May K Van Bokkelen, 118 W 57; 41-56 pt of all that undivided share which the late Libertus Van Bokkelen, decd, held of above; QC; mtg $10,000 on said 41-56 pts; Apr10'12; May3'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broome st, 260-4, see Madison, 256

Essex st, 27 on map 27½, see Madison, 256.

Essex st, 29, see Madison, 256.

Essex st, 48, see Madison, 256.

Division st, 253-5, see East Bway, 266.

East Broadway, 266 (1:287-28 & 46 & 47), ns, 54 e Montgomery, runs n 103.9 to ss Division (Nos 253-5), xe36xs42xw9xs 61.5 to East Bway xw27 to beg, 2-2-sty & 1-3-sty & b bk dwgs; Terrain Realty Co to Rudolph Wallach Co, 68 William [r 509]; Apr15; Apr18'13; A$33,000-37,000. (Corrects error in issue Apr26 when lot No was 28) O C & 100

King st, 39 (2:520-52), ns, 248.7 e Varick, 75.4(?)x100x25.9x100, 5-sty stn tnt; mtg $20,000; A$14,000-25,000; also EDGECOMBE AV, 141 (7:2051-15), ws, 202.7 n 141st, 30.5x104.6x30x109.10, 6-sty bk tnt; mtg $35,000; A$12,000-38,000; also 8 acres at Pearl River, NY; CONTRACT to exch for 7th av, 2006 (7:1926-29); nwc 120th (No. 201), 50x100, 7-sty bk tnt; mtg $113,-000; Anna H Ahrens, 442 W 162d, with Eliz A Moore, 110 E 39th; Apr24; May5'13. exch

Lafayette st (1:233), ws, 114.1 n Howard, a strip, runs w93.7xs0.3xe93.6 to st xn0.1 to beg; re mtg; Equitable Life Assur Soc of U S to Aberdeen Realty Co, a corpn, 49 Wall; QC; May2; May8'13. nom

Lafayette st; same prop; re mtg; J Archibald Murray to same; QC; Apr30; May8'13. nom

Madison st, 256 (1:270-16), ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & strs; A$16,-500-28,000; also ESSEX ST, 27 on map 27½ (1:310-32), ws, 50 n Hester, 25x43.9x 25x43.6, 6-sty bk tnt & strs; A$16,500-21,-000; also ESSEX ST, 29 (1:310-31), ws, 75 n Hester, 25x44, 5-sty bk tnt & strs; A 15,000-19,000; also ESSEX ST, 48 (1:311-10), es, 71.3 s Grand, 30.1x66.8x30x66.8, 6-sty bk tnt & strs; A$26,000-40,000; also BROOME ST, 260-4 (2:414-59-61), nwc Orchard (No 91), 65.2x55.10x65.2x56.6, 3 6-sty bk tnts & strs; A$52,500-79,000; also MADISON AV, 88 (3:858-62), ws, 74.1 s 29th, 25.8x95x24.8x95, 4-sty & b stn dwg; A$81,-000-86,000; also MADISON AV, 86 (3:858-17), ws, 74.1 n 28th, 24.8x95, 4-sty & b stn dwg; A$81,000-86,000; also PROP at Yonkers, NY; revocation of trust deed recorded Feb7'13; Marv O'Neill to Geo B Hayes, at Riverdale [111 Bway], Apr30; May6'13. nom

Madison st, 256; Essex st, 27; Essex st, 29; Essex st, 48; Broome st, 260-4; Madison av, 88; Madison av, 86; also PROP at Yonkers, NY & at Schroon, Essex Co, NY; trust deed agmt; Mary O'Neill, 310 W 106, to Mary & Jno S O'Neill, as TRSTES, 310 W 106, in trust; AL; Apr30; May6'13. nom

Madison st, 352 (1:266-62), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & strs; re judgt; German Exchange Bank to Lawyers Mtg Co, a corpn, 59 Liberty; May5; May7'13; A$15,000-23,000. nom

Madison st, 352; re judgt; same to same; May5; May7'13. nom

Mott st, 104 (1:204-6), es, 25x94; agmt as to restrictions, &c; Dominick Lambiente with Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; May1; May3'13; A$18,000-27,000. nom

Orchard st, 91, see Madison, 256.

45TH st, 132 W (4:997-pt lot 47), ss, 365 w 6 av, 17.6x100.4, pt 8-sty bk hotel; Trust agmt & contract to sell for $19,000 of which $10,000 to remain in trust for Mary A Dayton; Frank H Dayton et al with Archibald M Maclay [31 Nassau]; Dec 20'98; May2'13; A$——$——. nom

49TH st, 152-4 E (5:1303-41-42), ss, abt 100 w 3 av, —x—, 2-5-sty stn tnts; re mtg; Aug Ruff & ano to Maze Realty Co of NY, 2650 Bway; Apr30; May5'13; A$30,000-56,-000. 10,000

53D st, 407 W (4:1063-27), ns, 125 w 9 av, 25x100.5, 5-sty bk tnt & strs; notice of action to register & confirm title of Piffs as tenants in common; Marie Farrington, Florence Bornhaupt, Elsworth L Striker & Jos M L Striker, an infant, by Josephine R Striker, his gdn, Piffs vs Louis Gordon, Barnett Levy, Henry De F Weekes, the People of State NY et al; May5'13; A$15,000-28,000; Torrens System

58TH st, 361-3 W (4:1049-1-2), nec 9th av (Nos 908-916½), 57x100.5, 2 5-sty stn tnts & strs; A$95,500-128,000; WALL st, 118 (1:37-1), nes, 38.2 nw South; runs nw 21.11 & ne 56 & se 5.11 & sw 6.8 & se 14.8 & sw 49 to beg; A$35,000-38,000; also LAND in Brooklyn, deed of trust; Geo A Lewis to Clara R & Jno Gerken, both at 900 Kingshway, Bklyn, in trust; AL; May1; May2'13. nom

117TH st, 147 W (7:1902-10); asn rents for months of March to July, 1913, to secure $1,300 to pay int on mtg on 2672 8 av; Jennie A Rosenberg at St Paul, Minn, to Porter & Co, 159 W 125; Mar5; May7'13; A$16,000-26,000. nom

120TH st, 201 W, see King, 39.

128TH st E (6:1804), ss, 75 e 2 av, 100x 99.11 (owned by party 1st pt); also 128TH ST E (6:1804), sec 2 av, 75x99.11, owned by party 2d pt; agmt as to sewer; Clark & Wilkins Co, a corpn, with Elis P Ingraham, 2109 5 av; Apr30; May7'13. nom

128TH st E, see 2 av, see 128th E ss, 75 e 2 av.

158TH st W (8:2108), ss, 72.3 e St Nich av, 95.11x99.11, owned by party 1st pt & party 2d part owns property adj above on s & w; agmt as to encroachment of rear wall of 944 St Nich av, &c; Riverview Constn Co, a corpn, 594 Bway, with Erastus B Treat, 942 St Nich av; Apr23; May 2'13. nom

Av A, 205 (2:440), ws, 51.9 s 13th, runs w100.9xe100 to av xn25 to beg; s course omitted, probably an error; asn rents; Abram Salkin of Bklyn to The Royal Co of N Y, 93-5 Nassau; May5; May7'13. 500

Edgecombe av, 141, see King, 39.

Lexington av, 1290-8 (5:1516-16), nwc 87th (No 135), 100.8x36.2, 5-sty bk tnt & strs; also all title to strip as follows; LEXINGTON AV, ws, 100.8 n 87th, .0½x 36.2; re dower; Mathilda M Mertens to Lina Weil, 19 E 98; QC; May7; May8'13; A$48,000-75,000. nom

Madison av, 86-8, see Madison st, 256.

Riverside dr (8:2245); plot begins at nl land conveyed by Sheafer to Sheafer by deed recorded July7'06 at pt 988.11 nw measured along sws Dyckman st from cor formed by said st & ns Riverside dr, which pt is 191.8 sw from sws Dyckman st as measured, along line at r a to said st, runs nw along line of Sheafer's land 260.9 to es land conveyed to EXRS of Loyal L Smith by deed recorded Oct20'08; at pt 211.6 sw of said st & 1248.11 nw from said cor of st & drive xs358.8 on curve x—216.10 xne & along nws Riverside drive on curve 459.5 to pt. 1059.8 w along ns drive from sws said st xn119.9 to pt 254.9 sw said st xne63.1 to beg; re mtg; Union Dime Savgs Bank to Henry Sheafer at Pottsville Pa; QC; May5; May7'13. nom

2D av, sec 128, see 128th E, ss, 75 e 2 av.

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3D av, 440 (3:886), ws, 79.1 n 30th, runs n 19.8xw100xs31xe40xn11.4xe60 to beg; reassn rents; Estates Mtg Securities Co to Louisa H Clausnitzer, 157 E 21; May1; May 2'13. nom

7TH av, 2006, see King 39.

8TH av, 2672 (7:2028-2)., asn rents for months of Mar to July, 1913 to secure $1,-300; Jennie A Rosenberg at St Paul Minn, to Porter & Co., 159 W. 125; Mar5; May 7'13; A$16,000-30,000. nom

9TH av, 908-16½, see 58th, 361-3 W.

Adjudication (miscl) of bankruptcy & order of reference in matter of Jacob Golland, bankrupt; Stanley W Dexter, ref; Jan14; May6'13.

Order (miscl) approving bond of Jno C Van Cleaf, as TRSTE in matter of Jacob Golland, bankrupt; Feb6; May6'13.

Adjudication (miscl) of bankruptcy and order of reference in matter of Morris Golland, bankrupt; Stanley W Dexter, ref; Jan14; May6'13.

Exemplified (Wills) copy last will & testament of Julius H Caryl, late of Yonkers, NY; Nov29'10; May6'13.

Order (miscl) approving bond of Jno C Van Cleaf, as TRSTE in matter of Morris Golland, bankrupt; Feb6; May6'13.

Power of atty (miscl); Anna G Carter Edw Bushnell, of Cleveland, O; Feb29 12; May8'13.

Revocation (miscl) of power of atty, recorded June29'06; Marcus L Osk to Isidore Edelstein; May2; May6'13.

WILLS.

Borough of Manhattan.

Broome st, 14A (2:322-58), ns, 50 e Mangin, 25x75, 5-sty bk tnt; A$9,500-18,500; also DIVISION ST, 262 (1:315-39), ns, 44.10 e Ridge, 22.5x53.7x20x63.10, 4-sty bk tnt; A$10,000-12,000; also EAST BROADWAY, 309-10 (1:288-49-50), ss, 194.3 e Scammel, 48x75.10, 2 4-sty bk thts; A$34,-000-44,000; also GRAND ST, 441 (1:315-16), swc Ridge, 25x100, 5 & 6-sty bk tnts & strs; A$38,000-53,000; also GRAND ST, 447-9 (1:315-28-29), ss, 40 e Ridge, runs e40xs39xw20xs abt 18xw20xn53.6 to beg, 2 4-sty bk tnts & strs; A$23,500-27,000; also 52D ST, 225-7 E (5:1326-11-11½), ns, 259.6 e 3 av, 40.6x100.5, 2 3-sty & b bk dwgs; A$16,250-22,500; also 87TH ST, 122 W (4:1217-42½), ss, 208 w Columbus av, 18x100.8, 3-sty & b stn ft dwg; A$12,000-21,500; also 87TH ST, 65-7 W (4:1201-1-2), nec Columbus av (Nos 561-7), 53.2x100.8, 2 5-sty bk tnts & strs; A$69,500-112,000; also 7TH AV, 2057-9 (7:1907-61), sec 123d, 51.4x75, 5-sty bk tnt & strs; A$48,000-70,-000; Jno Overbeck Est, Geo H Overbeck, EXR, 67 W 87; atty, Hy Wendt, 99 Nassau; Will filed May6'13.

Canal st, 65 (1:299-37), ns, 50.1 e Allen, 23.1x101.7, 5-sty bk loft bldg & str; A$26,-000-38,500; also ELIZABETH ST, 253-61 (2:508-31-35), ws, 130.8 s E Houston, 115.8 x89.2, 5-5-sty stn ft tnts & strs; A$66,000-123,000; also HENRY ST, 46 (1:277-35), ss, 288.8 w Market, 25x100, 4-sty bk tnt & str; A$19,000-21,500; also HENRY ST, 172 (1:-271.48), ss, 26.1 w Jefferson, 26.1x100, 6-sty bk tnt & strs; A$19,500-39,000; also LUDLOW ST, 145-7 (2:411-25-26), ws, 211.4 n Rivington, 37.4x87.6, 2-5-sty bk tnt & strs; A$32,000-40,000; also MOTT ST, 43 (1:164-29), ws, 150 s Bayard, 25.1x94.1, 6-sty bk tnt & strs; ½ int; A$17,000-33,000; also 118TH ST, 109 W (2:1903-25), ns, 165 w Lenox av, 20x100.11, 3-sty & b stn ft dwg; A$12,000-22,000; H nry Pasinsky Est, Rachel L Pasinsky EXTRX, 109 W 118; atty, Abr Nelson, 37 Liberty; Will filed May9'13.

Division st, 262, see Broome, 14A.

East Broadway, 309-10, see Broome, 14A.

Elizabeth st, 253-61, see Canal, 65.

Grand st, 441, see Broome, 14A.

Grand st, 447-9, see Broome, 14A.

Henry st, 46, see Canal, 65.

Henry st, 172, see Canal, 65.

Ludlow st, 145-7, see Canal, 65.

Mott st, 43, see Canal, 65.

Ridge st, swc Grand, see Broome, 14A.

22D st, 491 W (3:720-2), ns, 158 e 10 av, 15.8x98.9, 4-sty stn ft dwg; Christopher Cox Est, Anna Cox EXTRX, 491 W 22; atty, Jno Hardy, 265 Bway; A$8,500-$10,-000. Will filed Apr8'13.

40TH st, 210-2 E (3:920-57-58), ss, 144.6 e 3 av, 34x98.9, 2 4-sty stn ft dwgs; A $15,600-26,000; also 57TH ST, 425-7 W (4:-1067-20-21), ns, 274.9 w 9 av, 40x100.5, 2 5-sty stn ft tnts; A$20,000-38,000; also 78TH ST, 123 E (5:1413-12), ns, 99 w Lex av, 18.8x102.2, 3-sty & b stn ft dwg; A $18,000-22,000; Susanna V Cahill Est, Anita M Cahill, ADMTRX, 820 Lex av; atty, Santiago P Cahill, 32 Nassau; Will filed May7'13.

41ST st, 120-2 W (3:993-43-44), ss, 260 w 6 av, 40x98.9, 2 4-sty & b stn ft dwgs; A$107,000-113,000; also 48TH ST, 133-5 W (4:1001-17-17½), ns, 362.6 w 6 av, 37.6x 100.5, 3 & 4-sty & b bk dwgs; A$66,000-68,000; Mary A Donaghy Est, EXTRXS Lottie Sherman, St Johnsburg, Vt, & Carolyn M Swirney, 570 W 182; atty, Julius Miller, 42 Bway; Will filed May7 '13.

48TH st, 133-5 W, see 41st st, 120-2 W.

52D st, 225-7 E, see Broome, 14A.

57TH st, 425-7 W, see Broome, 14A.

78TH st, 123 E, see 40th, 210-2 E.

87TH st, 122 W, see Broome, 14A.

87TH st, 65-7 W, see Broome, 14A.

88TH st, 503 E (5:1585-4½), ns, 75 e Av A, 25x141.5, 3-sty & b stn ft dwg; A$10,000-13,000; also 89TH ST, 520-4 E (5:1585-40½-42), ss, 247.4 e Av A, 56.3x100.8, 3-2-sty stn ft dwgs; A$16,500-20,000; also AV A, 1676-8 (5:1585-1½-2), es, 21.5 n 88th, 40x 75, 2-4-sty bk tnts & strs; A$14,000-22,-000; Theresa Schappert Est; Jno A Schappert EXR, 524 E 89; atty, Emile A. Hussey, 302 Bway. Will filed Apr9'13.

89TH st, 520-4 E, see 88th, 503 E.

118TH st, 109 W, see Canal, 65.

123D st W, sec 7 av, see Broome, 14A.

126TH st, 23 W (6:1724-26), ns, 272.6 w 5 av, 17.6x99.11, 3-sty & b stn ft dwg; Theo B Dale Est, Maurice Brodzky, EXR, 23 W 126; attys, Frankenthaler & Kaufmann, 35 Nassau; A$8,000-13,000; Will filed May6'13.

129TH st, 128 E (6:1777-58), ss, 45 w Lex av, 20x99.11, 4-sty bk tnt; Thos Overington Est, Abr J Hambrecht EXR, 38 Purser pl, Yonkers, NY; attys, Chambers & Chambers, 60 Bway; A$6,000-11,000. Will filed Apr8'13.

Av A, 1676-8, see 88th, 503 E.

Columbus av, 561-7, see Broome, 14A.

Manhattan av, 156-64 (7:1843-18 & 46-47) es, 40.11 n 107th, 120x95, 3-6-sty bk tnts; Jno Kafka Est, Rachel Kafka EXTRX, 118 W 57; atty, A Stephen Aaronstamm, 63 Park Row; A$84,000-195,000. Will filed Apr8'13.

7TH av, 2057-9, see Broome, 14A.

CONVEYANCES.

Borough of the Bronx.

Barretto st (10:2771, 2772, 2774 & 2775), cl, at cl Maxwell, runs w along Maxwell, 1,385.1 to w exterior line of a grant of land under water & to Leggetts Creek, x n along said creek, 310.10xe262.3 to es Beach av, xn25xe1.062.6 to cl Barretto, xs330 to beg, except parts for Barretto, Manida & Tiffany, also except part lying w of Tiffany, vacant; City Equity Co, a corpn, to Cora M Bramwell, 57 E 91, & Myra Moffat at Hewlett, LI; AT; B&S; Feb1; May2'13. O C & 100

Barretto st, cl at cl Maxwell; same prop; East Bay Land & Impt Co to same; AT; B&S; Dec23'12; May2'13. 116.88

Beck st, 695 (10:2685), ns, 407.5 e Av St John, 25x125, 4-sty bk tnt; Ida Margoles to Maze Realty Co of NY, 2650 Bway; mtg $15,250; May6; May7'13. O C & 100

Bronx Park S or 182d st E (11:3124), swc Honeywell av, 64.7x100x78.10x100.1, vacant; Jacob Cohen to Jacob Cohen Constn Co, a corpn, 80 Bway; mtg $16,400; Apr29; May7'13. O C & 100

Casanova st, cl 307 s Oak Point av, see Tiffany, es, 307 s Oak Point av.

Clifford pl, nec & sec Jerome av, see Macombs rd, sec 176th.

Coster st, 656 (10:2764), es, 200 s Spofford av, 20x100, 2-sty bk dwg; Brown-Weiss Realties to David Israel, 61 E 86; mtg $6,000 & AL; Apr24; May6'13. O C & 100

Fairmount pl, 873 (11:2960), ns, 253.5 w So blvd, 25x100, 2-sty fr dwg; Mary Graydon (Merkle) to Cath Merkle, 873 Fairmount pl; ½ pt; mtg $5,500; May7; May 8'13. nom

Featherbed la, swc Inwood av, see Macombs rd, sec 176th.

Featherbed la, nwc & swc Jerome av, combs rd, sec 176th.

Fox st, es, 193 s Westchester av, see Simpson st, ws, 369.10 s Westchester av.

Freeman st, 943-5, see Hoe av, 1238-40.

Home st (Lyon) (10:2728), ss, 100 w So blvd, 50x106.3x50x102; vacant; Adela M Harrington to Peter Sinnott, 967 E 165; mtg $5,500; Apr30; May8'13. O C & 100

Home st (Lyon); same prop; Peter Sinnott to Keilbert Constn Co (Inc), a corpn, 535 E 166; mtg $5,500; May7; May8'13. O C & 100

Lafayette pl or 188th st, 452 (11:3041), ss, 125 e Park av, 37.6x106, with all title to Bassford alley, 2-sty fr dwg; & 1 & 2-sty fr rear bldg; Louise Fusco to Caroline E Feuerfile, 790 Tremont av; mtg $2,-500; Apr30; May5'13.
surrender of mtg for $6,000 & nom

Lebanon st (*), ns, 200 w Bronx Park av, 25x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec5'10; May8'13. nom

Lebanon st (*), ss, 150 w Bronx Park av, 25x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13. nom

Lebanon st (*), ss, 200 w Bronx Park av, 125x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13. nom

Lebanon st (*), ss, 325 w Bronx Park av, 75x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13. nom

Loring pl, 2333, see Fordham rd, 150-2.

McClellan st, nec Grand blvd & concourse, see Sheridan av, ws, 200 s 167th.

Maxwell st, cl at cl Barretto, see Barretto, cl at cl Maxwell.

Mt Hope pl, nec Jerome av, see Jerome av, nec Mt Hope pl.

Oak ter, swc Beekman av, see Beekman ave, swc Oak ter.

Pond pl, 2781 (12:3290), ws, 125 n 197th, 25x125, 2-sty fr dwg; Geo Olt to Fannie L Bird, 730 North Oak dr, Bronxwood Park; mtg $5,500; May2; May3'13. O C & 100

Rogers pl, nec 165th, see Intervale av, nwc 165th.

Roselle st (*), ws, 106.8 s Poplar, 25x 147.1x27.11x134.8; also ROSELLE ST (*), ws, 81.8 s Poplar, 25x134.8x27.11x122.3; Jno Brennan to Cecelia F Brennan, 1519 Roselle; mtg $4,000 & AL; Dec10'12; May8'13. nom

Roselle st, ws, 81.8 s Poplar, see Roselle, ws, 106.8 s Poplar.

St Georges Crescent (12:3313), nwc 206th (No 187), or w & n on curve 243 ft, bounded w by el lot 603 on map Hy B & Geo F Opdyke 100 & by es lot 607 16.8 n by ss lot 607 70.9, being 604 to 606 on said map, except pt lot 604, as follows; 3-sty fr dwg & vacant; 206TH ST (12:3313), ns, at ws lot 604, runs n100 xe25xs92.9 to st xw26 to beg; A Welles Stump, ref, to Saml Keeler, at Ridgefield, Conn; FORECLOS Feb27; Mar20; May8'13. 7,000

Scheffelin la, ws, abt 215.11 n Boston rd, see Baychester av, es, 215.11 s Boston rd.

Seabury pl, nws, at ws 172, see 172d, E, ws, at nws Seabury pl.

Silver st or Eastchester rd (*), ns, 42.8 e Walker av, runs e25xn156.1xw9.6xs34.10 & 126.9 to beg; Jno Brennan to Cecelia F Brennan, 1519 Roselle; mtg $3,000 & AL; Dec10'12; May8'13. nom

Simpson st (10:2724), ws, 369.10 s Westchester av, 129.1x107.4x129.1x105.11; also FOX ST (10:2724), es, 193.10 s Westchester av, 226.11x107.11x227x105, vacant; Reuben Brooke to Freeminstreet Co, Inc, a corpn, 27 Cedar; AL; Apr30; May5'13. nom

Tiffany st (10:2774 & 2775), es, 307 s Oak Point av, runs e230 to cl Casanova, xs25xw130xs18xw100 to Tiffany, xn43 to beg, vacant; Cora M Bramwell & ano to Ella L Dorsett, 53 W 70; B&S; Feb3; May 2'13. O C & 100

Whittier st (10:2762), es, 250 n Seneca av, 50x97.5x50x100; vacant; Warren B Simmons to Edw E Miers, 3100 Bway; May 1; May6'13. nom

Whittier st, es, 250 n Seneca av, see Edgewater rd, ws, 225 n Seneca av.

Willow la (*), ns, 400.5 e Pelham rd, 59.4x57.4x92.6x92.1; Philip Paul (who reserves life estate) to Nelly C R Vander-Poel, 1632 Eastchester rd; AL; May6; May 8'13. nom

139TH st, 545 E (9:2267), ns, 101.7 w St Anns av, 25x100, 5-sty bk tnt & strs; Andw J Seitz to Eliz Seitz, 1003 Lafayette av, Bklyn; B&S; mtg $13,000; May5; May6'13. O C & 100

141ST st, 598-600 E (10:2552), ss, 406.9 e St Anns av, 50x95, 5-sty bk tnt & strs; Henry Morgenthau Co to Utility Realty Co, a corpn, 30 E 42; B&S; May5; May6'13. nom

143D st, 493 E, see Brook av, 387-9.

144TH st, 349 E (9:2306), ns, 104.5 e 3 av, 25x29.1x36.1x56.1, 2 & 3-sty fr tnt & strs, 1-sty ext; Florence Dean (Smith) ADMTRX Saml Smith to Heinrich Young, 349 E 144; Apr1; May2'13. 4,000

144TH st, 474 E (9:2288), ss, 265 w Brook av, 25x100, 4-sty fr tnt; Henry Loh & ano EXRS Anna M Sommer to Augusta Galarneau, 474 E 144; May7'13. nom

147TH st, 862-4 E (10:2600), ss, 275 e Prospect, now closed, 50x100, 2-sty fr dwgs & 2-sty fr rear stable; Alice J Hickey to Mary Smith, 492 Jackson av; AL; Apr10; May2'13. O C & 100

155TH st, 773 E (10:2654), nwc Tinton av (Beach) (No. 705), 100x25.6, 4-sty bk tnt & strs; Broad Realty Co to Anna Smith, at Avon, Monmouth Co, NJ; mtg $24,500; Apr28; May6'13. O C & 100

163D st, 268 E, see Morris av, sec 163d.

165TH st, 800 E (10:2669), ss, 38.4 w Union av, 18.4x80, 3-sty fr tnt & str, 1-sty ext; Chas Genthner & Julia, his wife, to Pauline & Johanna Genthner, 800 E 165; AT; May1; May3'13. O C & 100

165TH st E, nwc Intervale av, see Intervale av, nwc 165th.

165TH st E, nec Rogers pl, see Intervale av, nwc 165th.

167TH st, 19 E (9:2489), nwc River av (No 1211), 24.9x80, 3-sty fr tnt; Richd H Jaeger to Jno A Huston, 325 Edgecombe av; mtg $6,500 & AL; Apr23; May2'13. O C & 100

167TH st, 850-4 E (10:2691), ss, 113.3 w Hall pl, 75x111, 2 5-sty bk tnts; The Rea Ford Realty Co to Lucy A Campbell, at Avon Park, Fla; mtg $85,000; Apr26; May 3'13. nom

168TH st E, nec College av, see Sheridan av, ws, 200 s 167th.

168TH st E, nwc Findlay av, see Sheridan av, ws, 200 s 167th.

172D st E (11:2966), ws, 150 s Boston rd, 200x100, vacant; Abr L Lazarus et al to The Sole Realty & Constn Co, a corpn, 641 E 183; May6; May7'13. O C & 100

172D st E (11:2966), ws, at nws Seabury pl, 236.7x100x343.2x149, vacant; Emanuel Arnstein et al EXRS Leopold Hutter to Abr L Lazarus, 150 Rodney, Bklyn & Geo Kurzman, 1465 5 av; mtg $33,000 & AL; May1; May5'13. 41,250

174TH st E, swc Anthony av, see Clay av, 1712.

174TH st, 574 E, see Clay av, 1712.

176TH st W, swc Jerome av, see Macombs av, sec 176th.

176TH st E, nwc Longfellow av, see Longfellow av, nwc 176.

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176TH st E, nwc Longfellow av, see Longfellow av, nwc 176th.

176TH st W, sec Macombs rd, see Macombs rd, sec 176th.

179TH st E (*), ns, 350 w Bronx Park av, 25x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13. nom

179TH st E (*), ns, 375 w Bronx Park av, 25x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13. nom

179TH st E (*), ns, 200 w Bronx Park av, 50x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13. nom

179TH st, 731 E, see Clinton av, nec 179.

180TH st, 315 E (11:3143), nwc Tiebout av (No 2081), 25x100, 5-sty bk tnt; Jno Watson to Fannie Witenberg, 1536 Minford pl; mtg $28,000; Apr29; May5'13. nom

180TH st, 315 E, see Tiebout av, 2081.

181ST st E, sec Belmont av, see Belmont av, sec 181st.

181ST st, 646-50 E (11:3081), ss, 50 w Belmont av, 69.3x115x—x97.11, 2 5-sty bk tnts; Sole Realty & Constn Co to Abr L Lazarus, 150 Rodney, Bklyn; mtg $26,000 on each house & AL; May1; May7'13. Exch & 100

199TH st E, nes, at ses Valentine av, see Valentine av, 2922.

201ST st, 282 E (12:3298), ws, 110 s Briggs av, 25x100, 2-sty fr dwg; Adelaide Wetzler to Carrie Wetzler, 282 E 201; May8'13. nom

201ST st, 315 E (12:3299), ns, 30 w Perry av, 26.8x93.1x25.10x98.9, 2-sty fr dwg; Albt Rodler, son of Albt Rodler, decd, to Edw Rodler, son of Albt Rodler, both at 315 E 201; ½ pt; AL; Apr15; May 8'13. 1,150

203D st E, nwc Wallace av, see Wallace av, nwc 203d.

204TH st E (Potter pl) (12:3311), ns, 575 w Cadiz pl, 50x100; vacant; Mary A Clare to Geo A Steinmuller, 1957 Grand blvd & concourse; May5; May6'13. O C & 100

205TH st E (12:3312), ns, 356.5 sw Grenada pl, 25.11x124.9x25x131; vacant; Chas D Rust to Saml Keeler, at Ridgefield, Conn; C a G; June11'12; May 8'13. nom

223D st E (*), ns, 447.11 e White Plains rd, 33.8x114.3; Crescens Hubbard, ref, to Ester Henry, 749 E 223; mtg $7,000 & AL; FORECLOS Mar13; Apr26; May3'13. 2,500

226TH st E (12th) (*), ss, 200 e Barnes av, 50x114; Geo H Janss to C Guidone (Inc), a corpn, 99 Nassau; mtg $1,700; Apr 9; May2'13. O C & 100

226TH st E (*), ss, 100 w Bronx ter, 77x65; Annie E Jones to Wm S Paton at Dover, Morris Co, NJ; Sept25'08; May7'13. nom

235TH st E, nec Mt Vernon av, see Mt Vernon av, 4270.

235TH st, 13 E, see Mt Vernon av 4270.

238TH st E, swc Katonah av, see Katonah av, 4325.

Amsterdam av (*), ws, 194.3 s Liberty; Pauline Rosenmeyer to Jacob H Greenbaum, 2120 Vyse av; QC; Apr30; May5'13. nom

Anthony av, swc 174th, see Clay av, 1712.

Aqueduct av (11:2875), es, 201.3 s on curve from cor of ss Aqueduct av or Featherbed lane, with ws Plympton av, runs s on curve 30 & 399.6 & 74.7xe137.1xn 204.11xe10xn100xne125.11xn49.4xnw66.9 to beg, vacant; Mayer S Auerbach et al to Arco Realty Co, a corpn, 30 W 42; QC; Apr30; May2'13. nom

Aqueduct av; same property; Arco Realty Co to Mary J Mullis, 296 Carroll, Bklyn; B&S; AL; May1; May2'13. O C & 100

Aqueduct av; same property; Mary J Mullis to American Real Estate Co, a corpn, 527 5 av; mtg $60,000; May1; May2 '13. O C & 100

Bailey av (12:3266), ws, 107 s 231st (Macombs), runs s45xw132.2xn35xe31.3xe116.7 to beg, except pt for av; vacant; Ole J Bertelsen to Bertelsen Realty Co (Inc), a corpn, on ws Bailey av, —s 231st; AL; Apr10; May3'13. O C & 100

Balcom av, sec Scribner av, see Scribner av, sec Balcom av.

Bassett av (*), ws, 196.8 s on curve from ss McDonald, 24.7x100x31.10x100; Hudson P Rose Co to Frank De Micco, 2385 Hoffman; Apr30; May6'13. nom

Bathgate av, 2408 (11:3056), es, 154.10 n 187th, 20x89.11, 3-sty fr tnt; Josephine Reichert to Mary Miller, 2412 Bathgate av; mtg $6,000; May8'13. O C & 100

Baychester av (*), es, 215.11 n Boston rd, 617.11 to Schieffelin's la x129.10x679.1 x100; also DE REIMER AV (*), ws, 289.5 s Crawford av, 380.10x101.8x395.6x119.2; Isedor Phillips to Crawford Real Estate & Bldg Co, a corpn, 5 & 7 E 42; AL; Mar 12; May7'13. O C & 100

Baychester av, nec Boston rd, see Boston rd, nec Baychester av.

Beekman av (10:2555), swc Oak ter, 25x 100; vacant; Charlotte K Rodriguez to Harvey Michaels, 1192 Fox; Jan2; May6 '13. nom

Beekman av (10:2555); same prop; Harvey Michaels to K & J Constn Co (Inc), 1419 Wilkins av; mtg $6,500; Mar12; May 6'13. O C & 100

Belmont av (11:3081), sec 181st, 141.3x 68.4x140.2x85.9, except parts for av & st, vacant; Jared W Bell to Crownhill Constn Co, a corpn, 814 Ritter pl; May6; May7'13. O C & 100

Blackrock av (*), ss, 105 e Castle Hill av, 50x108, Unionport; Henry Sommer, Jr, to Mary C Sommer, his wife, 2210 Blackrock av; mtg $3,000; May6; May7'13. nom

Boston rd (*), nec Baychester av, 100x 209.6x100x215.10, except pt for Boston rd; Isedor Phillips to Bertram L Marks, 245 W 111; Mar5; May7'13. O C & 100

Boston rd (*), nwc De Reimer av, 100x 109.6x100x102.10; also DE REIMER AV (*), ws, 102.10 n Boston rd, 75x100, except pt for Boston rd; Isedor Phillips to Wm Loeb, 157 W 124; Mar5; May 7'13. O C & 100

Brook av, 387-9 (9:2288), nwc 143d (No 493), 50x90, 2-sty fr dwg & 1 & 2-sty fr stables; Jas Farley to Robt Wyder on ws Driveway, Douglaston Manor, LI; mtg $8,000 & AL; May1; May2'13. O C & 100

Brook av, 992 (9:2386), es, 83.1 n 164th, 27x102.3x25.6x93.2, 4-sty bk tnt; Jno B Gartner to Chas Huber, 131 E 80 & Fredk La Croix, 507 E 87; mtg $12,500 & AL; May6; May7'13. O C & 50

Brook av, 1515 (11:2896), ws, 195.2 s Wendover av, 100x39.1, 4-sty bk tnt; Louis Seidman to Brook Av Real Estate Corpn, 271 Bway; AL; May3; May6'13. O C & 100

Bryant av, 1481 (11:2995), ws, 305 s 172d, 20x100, 3-sty bk dwg; also BRYANT AV, 1483 (11:2995), ws, 285 s 172d, 20x100, 3-sty bk dwg; Jacob Kronenberger to Ambrose Realty Co, 135 Bway; mtg $20,000; May6'13. O C & 100

Bryant av, 1483, see Bryant av, 1481.

Clay av, 1712 (11:2889), sec 174th (No 574), 94.7x100.11 to ws Anthony av x83.1x 122.8, 2-sty fr dwg & vacant; Fredk J & Julian A McCanless to Corner Constn Corpn, 1185 Washington av; QC; May1; May3'13. nom

Clay av, es, abt 1066.10 s Webster av, see Webster av, ws, 1066.10 s Clay av.

Clinton av (11:3094), nec 179th (No 731), 50x100x50.4x100, vacant; Geo N Fischer to Barry Brothers, a corpn, 2804 3 av; mtg $4,500; Apr30; May2'13. O C & 100

College av, nec 168th, see Sheridan av, ws, 200 s 167th.

Concord av, 347 (10:2573), ws, 250 n 141st, 20x100, 3-sty bk tnt & str; Frank A Neuberger & ano to Chas Dammann, 68 W 162; AL; Apr29; May6'13. nom

Courtlandt av, 790, see Courtlandt av, 792.

Courtlandt av, 792 (9:2404), es, 48.6 s 158th, 25x91.6, 3-sty fr tnt & strs; also Courtlandt av, 790 (9:2404), es, 73.6 s 158th, 25x91.6, 3-sty fr tnt & strs; Jno Lyons to Morton M Green, 3078 Perry av; Apr29; May2'13. O C & 100

Decatur av, 3084 (12:3331), ses, 275 sw Woodlawn rd, 25x120, 3-sty fr tnt; Ellen, wife Chas Forbach to Chas Forbach, 3086 Decatur av; mtg $3,500; May29'07; May7 '13; re-recorded from June5'07. nom

De Reimer av, nwc Boston rd, see Boston rd, nwc De Reimer av.

De Reimer av, ws, 102.10 n Boston rd, see Boston rd, nwc De Reimer av.

De Reimer av (*), ws, 377.10 n Boston rd, 25x100; Isedor Phillips to Victoria Czajka, 544 W 126; AL; Mar5; May7'13. O C & 100

De Reimer av, ws, 289.5 s Crawford av, see Baychester av, es, 215.11 n Boston rd.

Eastern blvd, swc Scribner av, see Balcom av, sec Eastern blvd.

Edgewater rd (10:2761), ws, 225 n Seneca av, abt 150.9x94.10x150x100, vacant; Lawrence Davis to Edw E Miers, 3100 Bway; May5; May6'13. O C & 100

Edgewater rd (10:2762), ws, 225 n Seneca av, abt 150.9x94.10x150x100, vacant; mtg $4,600; also WHITTIER st (10:2762), es, 250 n Seneca av, 50x97.5x50x100, vacant; mtg $1,000; Edw E Miers to Edgewater Holding Co, Inc, a corpn, 391 E 149; May 5; May6'13. O C & 100

Findlay av, nwc 168th, see Sheridan av, ws, 200 s 167th.

Fort Schuyler rd (*), es, at nl land Eugene J Skennion, runs e103 to ws old rd xne30.2 to land Davencourt xnw105.4xsw 25xnw11.4xn2.6xnw11.5 to es Fort Schuyler rd xs89 to beg Throggs Neck; Jno Murphy & ano EXRS Cath A Skennion to Fort Schuyler Rd Impt Co, Inc, a corpn, 943 E 156; Apr21; May7'13. O C & 100

Grand blvd & concourse, es, 200 s 167th, see Sheridan av, ws, 200 s 167th.

Fordham rd, 150-2 (11:3225), swc Loring pl (No 2333), 57.1x102.5x50x130, 5-sty bk tnt & strs; Juliette Constn Co to Winnifred wife Jas B McCarthy, 111 W 183, Bronx; mtg $57,000 & AL; May1; May2'13. O C & 100

Grand av, 2308-10 (11:3198), es, 25 n North, closed, 50x100, 2 2-sty bk dwgs; Bertha Schmuck to Benenson Realty Co, a corpn, 407 E 153; mtg $8,000 & AL; May 1; May2'13. exch

Grand blvd & concourse, 2901 (Anthony av), (12:3319), ws, 190 s 199th (Garfield), 25x125, 2-sty fr rear dwg; Geo Burnham, ref to Geo G Taber, 82 Morningside av; FORECLOS; Apr11; Apr30; May2'13. 2,000

Grand blvd & concourse, 2901 (12:3319), ws, 190 s 199th, runs w125xs125 (?) xe125 to st, xn25 to beg, 2-sty fr rear dwg, vacant; Geo G Taber to Victor Magri, 2901 Grand blvd & concourse; B&S; May1; May 2'13. O C & 100

Harrison av (*), es, 25 n Cornell av, 25x100; Eliz Hinklein to Carolina Lundblad, 1176 Havemeyer av; mtg $3,500; May 5; May6'13. nom

Hoe av, 1238-40 (11:2987), nec Freeman (Nos 943-5), runs n26.5xne78xe100xs62.6 to Freeman st xw97.8 to beg, 3-sty fr tnt & strs & 1-sty bk str; Henry Hollerith to Ida wife Henry Hollerith, 1398 Bristow; ½ pt; AT; mtg $30,000 & AL; May1; May5 '13. O C & 100

Hoe av, 1238-40; Sigmund Lewy to same; ½ pt AT; mtg $30,000 & AL; May1; May5 '13. O C & 100

Honeywell av, swc Bronx Park S or 182d, see Bronx Park S or 182d, swc Honeywell av.

Houghton av (*), ns, 380 w Castle Hill av (Av C), 25x108, Unionport; Henry Sommer, Jr, to Mary C Sommer, his wife, 2210 Blackrock av; mtg $2,000; May6; May7'13. nom

Hull av, 3147 (12:3345), ws, 511.5 n 204th (Woodlawn rd), 20x100, 2-sty fr dwg; Morton M Green & Anna E, his wife, to Henrietta C Green, 311 E 204; mtg $7,000; May6; May8'13. O C & 100

Hunts Point av, 828 (10:2764), es, 295.4 n Lafayette av, 19.3x108.10x18.9x104.6, 3-sty bk tnt & str; also HUNTS POINT AV, 830 (10:2764), es, 314.7 n Lafayette av, 19.3 x113.4x18.9x108.11, 3-sty bk tnt & strs; Adam Schaefer to Lawrence Davis, 370 Hudson av, Bklyn; B&S; AL; May1; May 6'13. O C & 250

Hunts Point av, 830, see Hunts Point av, 828.

Inwood av, swc Featherbed la, see Macombs rd, sec 176th.

Intervale av (10:2700), nwc 165th, runs n221.7xw82.3xn25xw23.7xs6.5xw74 to Rogers pl xse on curve abt 251.9 to beg, vacant; Mutual Bank to Wm F Connor, 202 W 74; B&S; AL; Jan17; May7'13. nom

Intervale av, 981 (10:2699), ws, 143.10 n Westchester av, 50x100, 2-sty fr dwg & vacant; Hannah Graff to Jos Ornstein, 649 Cauldwell av, & Osias Ornstein, 941 Intervale av; mtg $11,000; May5; May6'13. O C & 100

Jackson av, es, 325 n 145th, see Locust av, swc 140th.

Jerome av, nec Clifford pl, see Macombs rd, see 176th.

Jerome av, nwc & swc Featherbed la, see Macombs rd, sec 176th.

Jerome av, swc 176th, see Macombs rd, sec 176th.

Jerome av (Central) (11:2852), nec Mt Hope pl (Morris st) old lines, 51.5x109.3x50 x121.4; vacant; Felix Meyer & ano, EXRS Nellie Meyer, to Emanuel Blumenstiel, 120 W 86; Bella Meyer, 126 W 78; Edwin Blumenstiel, Rochelle Park, New Rochelle, NY; Janet Weissman, 271 W 90; Cora Ballin, 14 E 60; Albt Blumenstiel, 120 W 86, & Elsie Jacobs, 9 Prospect Park W, Bklyn; AT; Apr13; May6'13. 2,000

Jerome av, 3168 (12:3322), es, 161.7 s Van Cortlandt av, 25x100, 3-sty fr tnt & strs; A Welles Stump, ref, to Saml Keeler, at Ridgefield, Conn; FORECLOS Feb27; Mar20; May8'13. 3,000

Katonah av, 4325 (12:3378), swc 238th, 25x85, 2-sty fr dwg; Alfred J Talley, ref, to Central Mtg Co, a corpn, 60 Wall; FORECLOS May7; May8'13. 6,000

Longwood av, 873 (10:2689), nes, 147 nw Hewitt pl, 39x100, 5-sty bk tnt; Ferdinand N Bunger et al to Cath F Farrell, 850 E 156; mtg $35,000 & AL; May1; May2'13. O C & 100

Longfellow av (Prospect), (11:3004), nwc 176th (Elizabeth) 100x88x100x89, except pt for 176th st & Longfellow av, 2-sty fr dwg & vacant; Benenson Realty Co to Herman D Junge, 951 Grant av; mtg $10,000; May7'13. O C & 100

Longfellow av (Prospect) (11:3004), nwc, 176th (Eliz), 100x88x100x89, except pt for 176th & Longfellow av, 2 2-sty fr dwgs Morton M Green to Benenson Realty Co, 407 E 153; mtg $10,000; May1; May2'13. O C & 100

Macombs rd (11:2866-2867, 2861 & 2865), sec 176th, runse— to ws Jerome av xs— to ns Featherbed la xw— to land T Poole xn186xw152.7xnw40.8 to es rd xn— to beg, vacant; also JEROME AV (11:2849), nec Clifford pl, runs e— to c l Cromwells Brook xn— to es Jerome av xs— to beg; also JEROME AV (11:2848), sec Clifford pl, runs e— to c l Cromwells Brook x— to ns 174th xw— to av xn— to beg; also JEROME AV (11:2860), swc Featherbed la, runs w— to es Inwood av xs— to land T Poole xe— to c l Cromwells Brook xn & e— to ws Jerome av xn— to beg; also INWOOD AV (11:2865), swc Featherbed la, runs s— to land T Poole xw— to ses of said la xne— to beg, vacant; Royal E Moss et al, heirs &c Octavia A Moss to Moss Estate, Inc, a corpn, 62 Cedar; mtg $285,000; Apr28; May7'13. nom

Morris av (9:2422), sec 163d (No 268), 39x86, 5-sty bk tnt & strs; Jno H Neuschaefer to Henry Neuschaefer, 543 E 84; ½ RT&I; mtg $37,000; Apr30; May3'13. O C & 100

Morris av, 918-26 (9:2422), es, 39 s 163d, 126x86, 3 5-sty bk tnts; Wahlig & Sonsin Co to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $80,000 & AL; May7; May8'13. O C & 100

Mt Vernon av, 4270 (12:3363), nec 235th, 80.10x116x70.11x79.10; also 235TH ST, 13 E (12:3363), ss, 79.10 e Mt Vernon av, 25x 95.5x25x95.11, 2-sty fr dwg; Julius J Frank, ref, to Timothy Hurst, at Belle Harbor, LI; FORECLOS Dec2'12; Jan3; May2'13. 4,750

Mt Vernon av, 4270 & 235th st, 13 E (12:-3363); Timothy Hurst to Kath A Lee, 1962 Washington av; Apr30; May2'13. O C & 100

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Nelson av, 1019 (9:2512), ws, 175.5 n 164th, 25x64.7x25x62.9, 3-sty fr tnt; Mary A Cotton to Cath M Tubridy, 102 E 90; mtg $4,500 & AL; May2; May6'13. nom

Nelson av (11:2875), nws, 195 sw Featherbed la, 50x96.5; vacant; Michl J Dowd to Ruth P Love; mtg $900; May12'08; May 5'13. nom

Nelson av, 1272-4 (9:2517), es, 69.9 s 169th, 35.2x107.2x35.2x107, 5-sty bk tnt; Delagrane Realty Co to Philipp Weber, 1042 Fox; mtg $25,000; Apr26; May2'13. nom

Nereid av, swc White Plains rd, see White Plains rd, swc Nereid av.

North Chestnut dr (*), nws, abt 210.7 ne on curve from ns South Chestnut dr; Rosa Nathan et al EXRS Marcus Nathan to Lillian B Koepke, 1522 Pacific, Bklyn; mtg $1,900; Apr30; May 6'13. O C & 600

Ogden av (9:2522), es, 450 n 170th, 50x112.3x50x111.11, vacant; Jacob Dohrmann to Merwin Realty Co, a corpn, 5 Bkman; AL; Apr14; May6'13. O C & 100

Olinville av (*), ws, 125 s Whitehall pl; Maurice Mantel to Eva Simon, 709 Cauldwell av; AL; Apr30; May2'13. nom

Park av, 4464 (11:3037), es, 150 s 182d, 25x141, 4-sty bk tnt; Wm Guggolz Constn Co to Sophie Prager, 1044 Forest av; AL; Apr26; May6'13. O C & 100

Perry av, 3192 (12:3346), ss, 95.5 e 205th, 25x100, 2-sty fr dwg; Bridget Downes to Henry P Downes, 3192 Perry av; mtg $5,500; Feb29'12; May8'13. nom

River av, 1211, see 167th, 19 E.

St Anns av, 469-73 (9:2273), ws, 25 n 146th, 75x100, 3 4-sty bk tnts; Wm Beaman to Annie Beaman, 477 St Anns av, TRSTE for Mary E Bunt et al; May1; May8'13. nom

Scribner av (*), sec Balcom av, runs e 397.6xs9.11 to ns Eastern blvd, xw4x again w397.5 to es Balcom av, xn3.4 to beg; Wm A Rosenbaum to Arthur Rosenbaum, 114 W 47; Apr29; May2'13. O C & 100

Seton av (*), ws, 400 s Randall av, 25x100; Alfred J Talley to Anna K Adams, 2056 Ryer av; FORECLOS Apr17; May1; May5'13. 2,450

Sheridan av (9:2456), ws, 200 s 167th, runs w240 to es Grand blvd & concourse xs or sw on curve 340 to ns McClellan xe 304 to ws of av xn336.6 to beg; also COLLEGE AV (9:2436), nec 168th, 200x200 to ws Findlay av; vacant; Fredk H Ehlen to Rockledge Constn Co, a corpn, 148 W 92; ¼ pt; AL; May2; May8'13. O C & 100

Sheridan av (9:2456); also COLLEGE AV (9:2436); same prop; Fannie G Slattery to same; ¼ pt; AL; May5; May8'13. O C & 100

Southern blvd, 559 on map 59 (10:2546), ns, 100.5 e St Anns av, 25.3x87.8x25x90.9, 5-sty bk tnt; Mayer Sachs to Max Powell, 135 W 117; mtg $11,000 & AL; Feb10; May 5'13. O C & 100

Southern blvd, 1230 (11:2979), es, 306.10 n Home, 30x105, 4-sty bk tnt & strs; Jno P Leo to Kath Merkel, 4 W 108; mtg $20,000 & AL; Apr29; May2'13. O C & 100

Southern blvd, 1230; Kath Merkel to Jno J Petry, 1230 So blvd; B&S; mtg $20,000 & AL; May1; May2'13. nom

Sylvan av (13:3421), es, 162.2 s 256th, 50 x100, vacant; Theresa C Fitz to Jacobine C Willard, 248 W 154; AL; Apr29; May5'13. nom

Sylvan av (13:3421), same prop; Jacobine C Willard to Philip Fitz & Theresa C his wife, joint tenants, 307 W 126; B&S; AL; Apr29; May5'13. nom

Tiebout av, 2081 (11:3143), nwc 180th (No 315), 100x25, 5-sty bk tnt; Edith C Martling to Jno Watson, Northport, LI; mtg $29,000; July25'12; May6'13. nom

Tiebout av, 2081, see 180th, 315 E.

Tinton av, 705, see 155th, 773 E.

Tremont av (11:3005), a strip lying bet ss of old Boston rd or Locust av, old line & ss Tremont av, new line, which lies in front of lot 82 on tax map & is known on tax map as pt tax lot 98; Wm D Corcoran to F C Leubuscher, 5 W 124; QC; Mar11; May3'13. nom

Tremont av; same prop; Frederic C Leubuscher to Realty Redemption Co of NY, a corpn, 68 William; Mar17; May3'13. nom

Union av, 774-6 (10:2676), es, 116.2 s Westchester av, 50x110.9x50.5x117.2, 5-sty bk tnt; Benenson Realty Co to Bertha Schmuck, 777 Prospect av; mtg $40,000 & AL; May1; May2'13. exch & 100

Valentine av, 2922 (12:3297), ses, at nes 199th, 25x100, 2-sty fr dwg; Crescentia B S Wolf to Grace Evangelical Lutheran Church, 2924 Valentine av; May2'13. O C & 100

Vyse av, 2071 (11:3127), ws, 77.6 n 179th, 37.9x83.10x34.7x83.7, 4-sty bk tnt; Barry Brothers to Geo N Fischer, 345 E 84; mtg $16,500; Apr30; May2'13. O C & 100

Vyse av, 2089-93 (11:3127), ws, 48 s 180th, 77x105.3x77x102, 2 5-sty bk tnts; Fulson Realty Co to Eberhart Bldg Co (Inc), a corpn, 401 E 76; mtg $64,775 & AL; May 5; May6'13. O C & 100

Wallace av (*), nwc 203d, 91.6x100; Axel E Wiberg to Adee Holding Co, Inc, a corpn, 7 Beekman; mtg $2,500 & AL; May5; May6'13. nom

Walton av (11:3183), es, 247 n 183d, 50x 95, except pt for Walton av; vacant; Kath Wilson to Julius R Fabricius, 51 West Fordham rd; ½ pt; AT; May5; May6'13. O C & 100

Walton av (11:3183); same prop; Anna & Rosa Wilson by Jos H San, GDN to same ½ pt; AT; B&S; May5; May6'13. 2,000

Washington av, 2152 (11:3049), es, 569 n 180th, 25x112x25.4x108.8, 2-sty bk dwg; Eliz M & Julia A Coogan to Vincenzina Milano, 2152 Washington av; mtg $5,000; May2; May3'13. nom

Washington av (*), nes, 509.3 se Westchester av, 25.4x105.4x25.4x104.11; Philip & Mary Morey to Eliz Rippel, 1822 Crotona av; AL; Apr17; May2'13. nom

Webster av (12:3278), ws, 78.8 s 198th (Travers), 25x123.2x25.1x121.10, vacant; Rosana Connor as heir Hugh Dougherty to Jas T Dougherty, Ritch av, Greenwich, Conn; AT; QC; Apr29; May2'13. nom

Webster av (11:2887), ws, 1066.10 s Clay av, 50x180 to Clay av, x50x180.4, vacant; Henry Hunneke, Jr, to Ludwig Sikora, 8 9 av, Long Island City, B of Q; AT; May 7; May8'13. O C & 100

White Plains rd (*), swc Nereid av, 105.6x90.4x105x101.1; Max Just to Thos S Walker at Long Lake, Hamilton Co, NY; mtg $9,500; Apr2; May2'13. O C & 100

Woodycrest av (9:2513), ws, 100 n 166th, 100x100, vacant; Thos D Malcolm Constn Co to Bagot Realty Co, a corpn, 45 John; May5'13. nom

Zerega av, 1702-4 (*), nes, 19.11 n Maclay av, 40x77.1x39.11x78.11; Henry Osterholt to Commercial Finance Co, Poughkeepsie, NY; mtg $13,000; May5; May6'13. O C & 100

3D av, 3547 (9:2373), ws, 259.4 n 168th, 24.4x100, 5-sty bk tnt & strs; Wm C Davidson & ano, EXRS Mary M Davidson, to Frank Davidson, Montclair, NJ; Edw E Davidson, West Orange, NJ; Jno R Davidson, 308 W 82; Mary E Baird, 535 W 112; Florence Clark, 2345 Bway, heirs Mary M Davidson; May5; May6'13. nom

North ½ (*) plot 44 map Arden prop, 50x100; Kate Weissauer to Wm Brunner, 911 2 av; B&S; C a G; May7; May8'13. nom

South ½ (*) lot 44, Arden prop, 50x100; Edw A Weissauer to Wm Brunner, 911 2 av; B&S; C a G; May7; May8'13. nom

South ½ (*) plot 44, 50x100; also n ½ plot 44, 50x100; Wm Brunner to Edw A Weissauer & Kate, his wife, 336 E 86; B&S & C a G; May8'13. nom

Plot (*), begins 200 n Cornell av & 100e Chestnut, being plot 483, map Arden prop, except pt for 222d; Augusta Brown to Steven B Ayres, — Kappach st; B&S & CaG; Apr15; May6'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Tiffany st (10:2774 & 2775), es, 307 s Oak Point av, runs e230 to cl Casanova, xs 25xw130xs18xw100 to Tiffany, xn43 to beg, vacant; re mtg; Jno H Henshaw to Cora M Bramwell, 57 E 91; QC; Apr30; May2'13. nom

Whittier st (10:2762 & 2765), ws, 100 s Seneca av, runs s 167.2xw49.11xnw129.2 xe28.5xn50xe100 to beg, vacant; re-mtg; Emma W Cone to Hunts Point Realty Co, 165 Bway; Apr30; May6'13. 3,500

139TH st E, nwc Locust av, see Locust av, swc, 140.

140TH st E, swc Locust av, see Locust av, swc 140th.

148TH st E, ns, 70.3 e Morris av, see Morris av, ws, 59.2 n 150th.

166TH st, 781 E, see Tinton av, 1098.

171ST st, 537 E, on map 535 E (11:2928), ns, 100.1e 3 av, 27.6x118.8x27.6x120 5-sty bk tnt; re-mtg; Jas G Wentz to Realty Business Corpn, 156 Bway; QC; May6; May7'13. 21,000

De Reimer av (*), ws, 527.10 n Boston rd, 50x101.8; sobrn of CONTRACT to mtg for $700; Jules H Ledoux with Crawford Real Estate & Bldg Co, a corpn, 7 E 42; Mar13; May7'13. nom

Ellis av (*), ns, 261.2 w Pugsley av, 125 x88x125x84.11; re mtg; Estelle G Norman to Jacob Blaesser, 234 E 197; QC; May3; May6'13. nom

Locust av, nwc 139th, see Locust av, swc 140th.

Locust av (1st av) (10:2598), swc 140th (2d), 100x125, vacant; also LOCUST AV (1st av) (10:2598), nwc 139th (3d), 100x100, vacant; also JACKSON AV, 480-4 (Robbins av) (10:2578), es, 325 n 145th (Grove), 75x100, except pt for Crane, 2 3 & 1-sty fr dwgs; re dower; Mary I Birchall, widow, to Nathan & Lucy K Birchall, 283 Locust av; QC; May3; May7'13. 1,500

Morris av (9:2440), ws, 59.2 n 150th, 34.1 x100; also 148TH ST E (9:2330), ns, 70.3 e Morris av, 50x106.6; asn rents to extent of $511.75; Mary Connelly to Arthur & Jno J Cohn, 912 Forrest av; Apr30; May6'13. nom

Morris av, ws,, 375 s 184th, see Walton av, es, 247 n 183d.

Newton av (13:3421), land in bed of av in front of lots 43 & 44 blk 1 map (1658) of Sheridan & Segrave; re mtg; Park Mtg Co to City NY; QC; Oct24'12; May6'13. nom

Newton av (13:3421), land in bed of av in front of lots 43 & 44 blk 1 map (1658) of Sheridan & Segrave; Delia A, wife Jno J Kennedy, to City NY; Oct24'12; May6'13. nom

Penfield av (*), ns, 23.5 w Baker av, 200 x200 to 242d; re jdgt; Nathan J & Moses Packard to Nelson Penfield, at Greenecastle, Ind; May1; May5'13. O C & 100

Tinton av, 1098 (10:2671), nec 166th (No 781), 52x99, 1-sty fr bldg; re mtg; German Savgs Bank to Carolena H Von Waffenstein, 1118 Tinton av; QC; May2; May6'13. 4,000

Wallace av (*), ws, 320 n Morris Park av, runs e25xn25xw25xs25 to beg, being land in bed of av; Regent Realty Co to City NY; Jan3; May6'13. nom

Wallace av (*), ws, 320 n Morris Park av, runs w5xn25xe5xs25 to beg, being land in bed of av; Geo P & Hy Friess Jr to City NY; Jan3; May6'13. nom

Walton av (11:3183), es, 247 n 183d, 50x 95, owned by party 2d pt; also MORRIS AV (11:3183), ws, 375 s 184th, adj above on rear, & owned by party 1st pt; agmt as to encroachment; Lena Sternschuss with Julius R Fabricius, 51 W Fordham rd; Apr28; May6'13. nom

Watson av (*), ss, 66 e Tremont av, 200x 216 to Blackrock av, Unionport; consent to sale of above free of all claims; Edw Devlin, 624 W 47, to Kath Taylor; Apr23; May2'13. nom

Parcel (*), Nos 25 & 25A on damage map to open 222d st from 7 av to Hutchinson River; re of all claim under asn of awards; Randall Realty Co et al to Crawford Real Estate & Bldg Co, 7 E 42; Mar 26; May7'13. nom

Parcel (*) No 32 on damage map to open 222d st from 7 av to the Hutchinson River; re mtg; Kath G Lower EXTRX Wm H Gelshenen to Crawford Real Estate & Bldg Co; Apr7; May7'13. nom

LEASES

Borough of Manhattan

MAY 2, 3, 5, 6, 7, 8.

[1]**Ann st, 7-9** (1:90); all; Fredk Frisch to Max Garfunkel, 2 E 120; 5yf May1; May 6'13. 800

[1]**Ann st, 39** (1:92); asn Ls; Geo Lauer to Gus Mehnert, 220 Newark av, Jersey City, NJ; Mtg $3,454.30; May7; May8'13. nom

[1]**Arden st, nec Nagle av,** see Nagle av, nec Arden.

[1]**Bayard st, 61** (1:163); e basement; Joe Squillacioti & ano to Benj Katcherovsky, 3 Elizabeth; 3yf May1; May3'13. 360

[1]**Cherry st, 431-3, & Jackson st, 47-9** (1:260); all; Wm A Andrews to Wm F Murphy, 47 Jackson; 5yf May1; May8'13. 1,380

[1]**Christopher st, 177** (2:636), ns, 99.6 e Weehawken, 22x95.3; all; Alban Spooner to Wm J Olvany, 235 W 4; 4yf May1; May 2'13. 1,350

[1]**Cortlandt st, 51** (1:60), sec Greenwich, e pt of b; Maria R Friedhoff & ano to Jas Leventy, 902 Union av, & ano; 4yf May1; May8'13. 1,200

[1]**Franklin st, 178-80** (1:187); certf as to satisfaction of asn of rents recorded Jan 15'12 of leasehold premises owned by Saml Kaufman, 313 E 116; Isidore D Morrison, 1975 7 av, & Jacob R Schiff, 18 E 120, to Channel Realty & Constn Co; Apr30; May 3'13. 725

[1]**Fulton st, 140** (1:79); 4 upper flrs; P M Ohmeis & Co to Jules Peck, 66 Berkeley pl, Bklyn; 5yf May1; May2'13. 3,600 & 3,900

[1]**Greenwich st, sec Cortlandt,** see Cortlandt, 51.

[1]**Houston st, 111-7 E,** see 2 av, 228.

[1]**Houston st, 139-45 E,** see 2 av, 228.

[1]**Houston st, 208 E;** also 1ST ST, 101 E, (2:428), str & b; Louis Minsky to Jacob S Gold, 217 2 av; 5yf May1'13; 2y ren; May7 '13. 2,000

[1]**Houston st, 208-10 E,** see 2 av, 228.

[1]**Houston st, 240½ E,** see 2 av, 228.

[1]**Hudson st, 111-3** (1:187); 1st loft above str; Susman J & David W Valk to Ridgways (Inc), a corpn, 100 Hudson; from May1'13 to Apr30'18; May6'13. 2,250

[1]**Jackson av, 47-9,** see Cherry, 431-3.

[1]**Murray st, 45** (1:133); 1st fl, b & sub b; Brent Good to David Wallach, 411 Strafford rd, Bklyn, & Wm I Kallisch, at Long Beach, LI, firm Kallisch & Wallach, 45 Murray; 3yf May1; May8'13. 3,000 to 3,250

[1]**Pitt st, 27** (2:342); asn Ls; Max Himmel to David Ferber, 27 Pitt; Jan17'12; May5 '13. nom

[1]**Pitt st, 27** (2:342); asn Ls; David Ferber to Moritz Rothstein, 451 E 171; Dec9'12; May5'13. nom

[1]**Sullivan st, 104-6** (2:504); all; Grazia Trapani to Jos Purrone or Perrone, 153 Bleecker, et al; 5yf May1; May2'13. 6,360

[1]**Wall st, 118** (1:37); str & c; Clara R Gerken to Hyman Wiener, 118 Wall; 3yf Jan1; May6'13. 600 & 660

[1]**1ST st, 101 E,** see Houston, 208 E.

[1]**3D st, 285 E** (2:373), nes, 146 se Av C, 21x96.2; asn ls; Abr Kraus to Ida Brawer, 174 Rivington; Apr11; May6'13. nom

[1]**8TH st, 403 E** (2:378); cor str; Louis Kotzen, AGENT for Barnett Levy, to Abr Charnofsky, 403 E 8; 3yf May1; May8'13. 540

[1]**10TH st, 375 E** (2:393); asn Ls; Harry A Goldberg to Danl London, 829 Lafayette av, Bklyn; Mar14; May3'13. O C & 100

[1]**10TH st W, cor Greenwich av,** see Greenwich av, 18-20.

[1]**13TH st, 436 E** (2:440), double str & two basements; Domenica Scica & ano to Saverio Virzi, 432 E 13; 5yf May1'13; May7'13. 900

[1]**13TH st, 102 W,** see 6 av, 187.

[1]**13TH st W, swc 6 av,** see 6 av, 187.

[1]**14TH st, 249 W** (3:764); str fl; Martha Schaifer to Harry Chack, 257 W 14; 3yf May1; May2'13. 600

[1]**18TH st, 221 E** (3:899), nes, 326 nw 2 av, 23x92; leasehold; Thos N Cuthbert, ref, to Adolph Humpfner, 134 E 16; PARTITION Sept19'12; Oct19'12; May6'13. 2,850

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[1]**22D st, 62 W** (3:823); str & b; Saml Hoffman Realty Co to Jacob Storch, 62 W 22, & ano; 3y & 4½ mos fr May15, May2 '13. 1,250 & 1,300

[1]**24TH st, 301-5 W,** see 8 av, 281-3.

[1]**25TH st, 58 W** (3:826); 4 sty bldg; all; Jean B Guttin to Lucien Blanquez, 58 W 25; 6yf May1; May5'13. 4,000

[1]**27TH st, 57 W,** see 6 av, 446.

[1]**29TH st, 115-23 W** (3:805); centre s & b; The Twentieth St Realty Co to Morris F Pfaelzer, 6 E 12, firm M F Pfaelzer & Co, 735 Home; 4 9-12yf May1; 5y ren at $2,250; May5'13. 2,000

[1]**39TH st, 334 E** (3:944), c str & b; Patk McCauley & ano to Chas H Abbott, at Hartsdale, NY; 8yf May1; May2'13. 720

[1]**39TH st, 334 E** (3:944); asn Ls; Chas H Abbott to Beadleston & Woerz, a corpn, 291 W 10; Apr28; May5'13. nom

[1]**39TH st, 334 E;** agmt as to covenants in lease; Beadleston & Woerz, a corpn, to Wm C Foody, 339 E 3; May2, May5'13. nom

[1]**42D st, 160-4 E,** see 3 av, 650-8.

[1]**42D st, 149 W** (4:995); str & pt b; Longacre Land Co to "Youmans" (Inc), 536 5 av; 10 4-12yf June1; May2'13. 7,000 to 9,000

[1]**48TH st, 15 W** (5:1264); asn Ls; Dwight H Day et al, EXRS Matilda R L Bradford, to Marian B Elliott, 383 Park av, & ano; Mar27; May5'13. nom

[1]**48TH st, 15 W;** consent to asn Ls as above; TRSTES of Columbia University to Dwight H Day, at Dongan Hills, SI, et al, EXRS Matilda R L Bradford; Apr7; May 5'13.

[1]**48TH st, 15 W;** asn Ls; Marian B Elliott, 383 Park av, NY, & Clara R Day, at Dongan Hills, SI, to Jas L Barclay, 14 E 48; May5'13. O C & 100

[1]**48TH st, 15 W;** consent to asn above Ls; TRSTES of Columbia University in City NY, to Marian B Elliott, 383 Park av, & Clara R Day, at Dongan Hills, SI; Apr17; May5'13.

[1]**49TH st, 17 W** (5:1265), ns, 264 w 5 av, 25x100.5; asn Ls; Richd Mortimer & ano, heirs &c Anna F Mortimer, to Suzanne M Pierson, 17 W 49; Mar24; May5'13. nom

[1]**49TH st, 17 W;** consent to asn Ls; TRSTES of Columbia University, in the City of N Y, to Richd Mortimer, at Tuxedo Park, NY, & Stanley Mortimer, at Roslyn, NY, heirs, &c Anna F Mortimer; Mar24; May5'13.

[1]**49TH st, 17 W;** consent to asn Ls; TRSTES Columbia University, in City of NY, to Suzanne M Pierson, 17 W 49; Mar 27; May5'13.

[1]**50TH st, 203 W** (?) (4:1022); cor Bway str on 50th, for barber shop in bldg of Winter Garden Co; Winter Garden Co to Salvatore La Placa, 315 E 26; 5yf Jan1; May5'13. 900 & 1,000

[1]**52D st E, nwc 1 av,** see 1 av, 945.

[1]**57TH st, 126 E** (5:1311); all; Amelia R Worrall to Henry V Weil, 126 E 57; 10yf May1; May5'13. taxes over 686.25 & 3,200

[1]**59TH st, 214 E** (5:1332); asn ls; Wm F Murphy to Michl Coyne, 158 W 100 & Dominick Coyne, 2213 5 av; May2; May7'13. nom

[1]**75TH st W, nwc Ams av,** see Ams av, nwc 75th.

[1]**101ST st, 205-7 E** (6:1651); all; Mamie Marks to Abr Miller, 125 E 113, et al; 10yf June1; May8'13. 2,700 to 3,000

[1]**102D st, 59 E** (6:1608); sur Ls; Saml Fellenstein to Philip Weinberg, 245 W 112; Apr30; May6'13. nom

[1]**116TH st, 254 W** (7:1831); str & b; Louise C J de Kantstein & ano, EXRS Oscar C Ferris, to Fredk B Kohlhepp, 164 W 83; 8yf May1; May2'13. 2,400 & 2,700

[1]**117TH st, 538-40 E** (6:1715); asn Ls; Stephen Hnath to Jno Kuropcak, 418 E 119 & ano; mtg $——; Apr10; May3'13. nom

[1]**119TH st E, nwc 1 av,** see 1 av, 2325.

[1]**123D st, 354-64 E** (6:1799); all; David Jacobowitz to Isaac Richter, 219 E 121, & ano; 3yf June1'11, May2'13. 8,400 & 8,600

[1]**123D st, 354-64 E;** asn Ls; Isaac Richter & ano to Jacob Borowik, 99 Lewis, & ano; Feb8'12; May2'13. 1,200

[1]**123D st, 354-64 E;** asn Ls; Jacob Borowik & ano to Isaac Richter, 219 E 121; ½ RT&I; Feb8'12; May2'13. O C & 100

[1]**123D st, 354-64 E;** asn Ls; Isaac Richter to Jacob Borowik & Abr Horowitz, both at 99 Lewis; ½ RT&I; May1; May2'13. 650

[1]**125TH st, 61½ E** (6:1750); str; Hudson Realty Co to Carmelina Zodda, 344 E 118; 3yf May1; 2y ren at $1,300; May2'13. 1,200

[1]**125TH st, 505-7 W** (7:1980); all; Leopold Lowy to Herman Miller, 1293 Ams av; 5yf May1; May2'13. 4,400

[1]**135TH st, 124-6 W** (7:1919); asn Ls; Gideon L Young to Martinson & Nibur (Inc), 477 Lenox av; AT; May1; May3'13. nom

[1]**156TH st, 506-10 W** (8:2114); asn Ls; Benj Kalmus, 559 W 156, & ano, to Benj Kalmus, 559 W 156, et al; Apr25; May5'13. nom

[1]**Av A, 2-4,** see 2 av, 228.

[1]**Av C, 99-103** (2:389), n str & b; Sigmund Schnee to Edw Wormser, 156 E 79; 5 9-12yf Aug1'12; May7'13. 1,950 to 2,100

[1]**Amsterdam av, 63** (4:1134); n str & bakery; Jacobina Young to Philipp Duemig; 3yf May1; May5'13. 1,140

[1]**Amsterdam av** (4:1167), nwc 75th; str & c; Burr & Co to Jas Gettings, 764 9 av; 4yf May1; May6'13. 2,700

[1]**Amsterdam av, 1324-8** (7:1980), ws, 49.10 n 125th, 50x100; all; N Y Railways Co to Eissick Gappelberg, 288 E 3; 21yf Mar1 May3'13. taxes &c & 3,000

[1]**Amsterdam av, 1324-8;** asn Ls; Eissick Gappelberg to Arch Amusement Co, Inc, 1324-6 Ams av; Jan24; May3'13. nom

[1]**Amsterdam av, 2262** (8:2129); s str; Geo Pfeiffer to Rebacca or Rebecca Rudner, 2262 Ams av; 5yf Jan1; May5'13. 480

[1]**Bowery, 331** (2:458); str space; also BOWERY, 333, passageway & rear pt; Peter P Cappel to Salvatore Calderone, 329 E 12; 5yf May1; May2'13. 2,480

[1]**Bowery, 333,** see Bowery, 331.

[1]**Broadway, 1177** (3:829), str & pt b; Marceau Co (Lim) to Meyer Lambert, 18 W 25; 6yf May1'13; May7'13. 7,500 to 8,500

[1]**Broadway, 1665** (4:1023); s pt str, 11x 38; Schnader Co (Inc) to Edw Fisch, 206 W 99; fro 1 May15'13 to Apr30'18; May5'13. 3,000

[1]**Broadway cor 50th,** see 50th, 203 W.

[1]**Columbus av, 873** (7:1838), n str & pt b; Wm F Brintzinger to Chas F Hogan, 56 Manhattan av; 5yf May1; May6'13. 1,020

[1]**Greenwich av, 18-20** (2:606), cor 10th st; agmt as to ext of Ls for 5 yrs, or until Oct1'28 on same terms as Ls recorded Oct 3'08; Horatio B Cushman to Burritt A Cushman, on premises; Apr26; May3'13. nom

[1]**Jackson st, 47-9,** see Cherry, 431-3.

[1]**Lenox av, 549** (7:2006), str floor & b; Chas F Gries to Max Popper, 549 Lenox av; 5yf May1'11; May7'13. 1,560 & 1,620

[1]**Nagle av** (8:2174-77), nec Arden; str & b; Hensle Constn Co to Arthur A Ziegler, 1 Arden; 10yf June1; May5'13. 780 to 1,500

[1]**Riverside dr** (8:2245), ns, plot begins at nl land conveyed by W S Sheafer to Hy Sheafer by deed recorded July7'06, at nws of F st or Presscott av & 153.5 sw Dyckman & also 488.11 nw from sws Dyckman with ns Riverside dr, runs nw62.4 to pt 158.7 sw said st x again nw 300.7 xsw5xnw 138.1 to pt 191.8 sw of said st & 988.11 nw from cor Riverside dr & said st xsw 63.1xs119.9 to ns Riverside dr at pt 1059.7 on curve nw from sws Dyckman xe along drive 460.11 to pt in ns of said dr & also in nws of F st or Prescott av & 598.8 w from cor of sws of Dyckman & ns of said dr xne along F st or Prescott av 175.8 to beg, the land, with option to purchase for $75,000; Henry Sheafer, at Pottsville, Pa, to Horace J Campbell, at Yonkers, NY; 5yf Mar19; May8'13. ½ taxes &c & 3,750

[1]**1ST av, 487** (3:934); str & pt c; Chas Braun to Sophie Casselius, 487 1 av; 5yf May1; May2'13. 816

[1]**1ST av, 945** (5:1345), nwc 52d; str & pt c; Lazar Bresler to Jos M Ratner, 945 1 av; 9½yf May1; May8'13. 1,020

[1]**1ST av, 945** (5:1345); asn Ls; Morris Bimstein to Lazar Bresler, 945 1 av; June 4'12; May5'13. O C & 100

[1]**1ST av, 2038** (6:1699), s str & b; Sarah M Stiassny to Antonio Ventola, 2038 1 av; 1 11-12 yf June1'13; May7'13. 540

[1]**1ST av, 2325** (6:1796), nwc 119th; str fl & pt c; Anna Tietjen to Domenick Fata, 324 E 112; 5yf May1, 2y ren at $1,200; May 8'13. 960 & 1,080

[1]**2D av, 69** (2:460); cor str; Bertha Abeles & ano to Nathan Rosenweig, 65 7th, & Louis Friedman, 224 Sanford, Bklyn; 3yf May1; May5'13. 2,070

[1]**2D av, 228** (2:455); all; ½ pt; also HOUSTON ST, 240-240½ E, & AV A, 2-4 (2:397); all; ½ pt; also HOUSTON ST, 111-7 E (2:427); new National Theatre; all; ½ pt; also HOUSTON ST, 208-10 E (2:428); all; ½ pt; also HOUSTON ST, 139-45 E (2:422); all; ½ pt; Max D Steuer to Louis Minsky, 224 E 15; all title to said pts; 8yf Dec1'12; May6'13. taxes &c & 24,000

[1]**2D av, 1829** (5:1540), str fl, b & s, flat on 1st fl; Theresa Michael et al to Carl Engemann, 1829 2 av; 5yf May1'13; May7'13. 1,560

[1]**3D av, 134** (3:870), str & b; Mary E Jones to Eliz Bally, 134 3 av; 7yf May1'13; May7'13. 1,800

[1]**3D av, 650-8** (5:1296), swc 42d (Nos 160-4), 98.9x100; all; Mary B & Bartow S Weeks to Sol Bloom, 445 Riverside dr; 21yf May1;21y ren; Jan30; May5'13. taxes &c & 17,000 to 25,000

[1]**3D av, 650-8, & 42d st, 160-4 E** (5:1296); agmt modifying above Ls & consent to asn same to Wm Volz, 301 W 42; Mary B Weeks, 235 W 75, & Bartow S Weeks, 240 W 73, with Sol Bloom, 445 Riverside dr; Mar3; May5'13. nom

[1]**3D av, 650-8, & 42d st, 160-4 E;** asn Ls; Sol Bloom to Wm Volz, 301 W 42; May3; May5'13. O C & 100

[1]**5TH av, 1362** (6:1597); fl above str; Saml C Winstian to Louis Friedman, 1989 7 av, & ano; 2yf Mar1; May2'13. 750 & 810

[1]**5TH av, 1363** (6:1619); asn ls; Oppenheim Bakery, Inc, a corpn, to Jos Krauthamer, 166 2d & ano; Apr24; May6'13. nom

[1]**5TH av, 1363;** asn ls; Jacob Oppenheim to Oppenheim Bakery Inc, a corpn, 1363 5 av; Apr22; May6'13. nom

[1]**5TH av, 2159** (6:1765), str; Adolf Gluck & ano to Chas H Kirchein, 2159 5 av; 5yf Dec1'13; May7'13. 1,500

[1]**6TH av, 98** (2:572), 3 upper flrs; Leon Migdalsky to Frank De Maria, at Midvale, NJ, & ano; 3yf May1; 2y ren; May8'13. 1,320

[1]**6TH av, 187** (2:608); also 13TH ST, 102 W; sur Ls recorded Apr2'06; Chas Nebauer & Louis H Korade to Eliz Hawthorn, 323 W 83; AT; Apr28; May6'13. nom

[1]**6TH av, 187** also 13TH ST, 102 W; sur Ls recorded Oct15'12; Chas Nebauer to same; AT; Apr28; May6'13. nom

[1]**6TH av, 187** (2:608), swc 13th; all; also 13TH ST, 102 W (2:608); all; Eliz Hawthorn to Chas Nebauer, 102 W 13; 21yf May1; May6'13. 6,000

[1]**6TH av, 446;** also 27TH ST, 57 W (3:-829); cancellation of Ls; Bernard Courtney to Arthur D Weekes at Oyster Bay, LI, et al EXRS &c, Townsend Underhill; AT; May8'13; nom

[1]**6TH av, 513-15** (3:806); asn Ls; Saml Mahler & ano to S & A Mahler, Inc, 507 5 av; Apr29; May6'13. O C & 100

[1]**6TH av, 629** (3:812); 2d, 3d & 4th flrs; Sara Cohen to Michel Campanis, 649 6 av; 2yf May1, 2y ren; May2'13. 1,920

[1]**8TH av, 281-3** (3:748), nwc 24th (Nos 301-5); asn Ls; Geo E Weeks to Arthur Jost, 12 E 133; Apr4'12; May2'13. nom

[1]**8TH av, 281-3** (3:748), nwc 24th (Nos 301-5), 44.2x100; all; Sarah Dwyer & ano to Geo E Weeks, 281 8 av; 5yf May1'11; May2'13. taxes in excess of 1,000 & 5,700

[1]**8TH av, 551** (3:761); upper pt of bldg; Robt L MacNabb to Julius Hesse, 985 8 av; 5yf Mar1'12; May6'13. 1,080

[1]**8TH av, 916** (4:1026); all; Geo Ehret to Chas G Dochterman, 916 8 av; 5yf May1; May3'13. 2,500

[1]**8TH av, 985** (4:1048); 1st fl; Jno Reisenweber to Julius Hess; 3yf May1; May6'13. 1,300

[1]**8TH av, 2748** (7:2031); asn ls; Matthew H Gregory to Jas Manning, 2206 7 av & Paul Dabow, 2748 8 av; May5; May6'13. nom

[1]**10TH av, 48-50** (2:646); 1st fls & cs, 40 x75; also space 19x43 on 2d fl; Conron Bros Co to Indianapolis Abattoir Co, a corpn, at Indianapolis, Ind; 10yf May1'12; May2 '13. 3,600

[1]**10TH av, 48-50;** asn Ls; Indianapolis Abattoir Co to Sulzberger & Sons Co of America, a corpn, Prudential Bldg, Newark, NJ; AT; Apr12; May2'13. O C & 100

[1]**10TH av, 640** (4:1055), pt of; agmt as to ext of lease for 5yf Dec1'13 on same terms as Ls recorded Mar11'09; Martha L Feig to Adolf Habich, 640 10 av; Apr28; May 2'13. nom

[1]**10TH or Amsterdam av** (8:2149), c l at north cor plot 19, runs se450 to Harlem River & w to land Wm Ferguson xnw487 to c l of Ft George av & 10 av xsw101.4 to beg, being plot 20, map Isaac Dyckman at Ft George, except pt owned by City of NY, also except part occupied by Sylvester Carfolite, hotel, &c, all; Walter J M Donovan to Sylvester Carfolite at Amsterdam av & 194th; 5yf Mar1'13; May7'13. taxes, &c, & 1,000

[1]**10TH or Amsterdam av** (8:2149); same prop; asn ls; Sylvester Carfolite to Chas S Johne, 411 E 90; Mar25; May7'13. nom

[1]**10TH or Amsterdam av** (8:2149); same prop; asn of all R T & I to any sums of money to be paid on termination of ls; Chas J Johne to Lion Bwy, 104 W 108; May2; May7'13. nom

[1]**11TH av, 420** (3:707); str & c & fl above str; Marietta M Stuhr to Clara Goldschmidt, 420 11 av; 2 6-12yf Nov1'12; May6'13. 720

[1]**11TH av, 422** (3:707); str; Marietta M Stuhr to Clara Goldschmidt, 420 11 av; 2 7-12yf Oct1'12; May6'13. 336

[1]**11TH av, 732** (4:-.80); s str fl & pt c; Alma D K Heindel & ano to Fred Nolze, 732 11 av; 3yf May1'15; May8'13. 720

LEASES.

Borough of the Bronx.

[1]**212TH st, 728 E** (*); all; Alfonso Bottino to A C Ruff, 3712 Willett av; 2yf Jan1'11; 3y ren; May6'13. 240 & 300

[1]**Anthony av, 2047,** see Burnside av, 217-9.

[1]**Broadway** (13:3414 & 3415), at 242d, space on ground fl in Van Cortlandt Park Hotel; Arras Bros (Inc), a corpn, to Chas R Schraps, 201 W 107; 1yf Mar15'12, & ren 5yf Mar15; May5'13. 2,000

[1]**Burnside av, 217-9, & Anthony av, 2047** (11:3156); 3 houses; Ferd T Hopkins Jr to Hopkins G Barrett, West Somers, NY; 5yf May1; May6'13. 1,500

[1]**Castle Hill av, 1116** (*); str & c; Frank E Field to Geo Uhl, 1137 Castle Hill av; 5yf May1'12; May6'13. 420 & 540

[1]**Jerome av, 3178** (12:3322); asn ls; Antonio Principe to Ebling Bwg Co, 760 St Anns av; Mar21; May7'13. nom

[1]**Jerome av** (12:3322), sec Van Cortlandt av, two 3-sty fr bldgs & stable; Jno Shields to Tony Principe, 3178 Jerome av; 3yf May1'12; May7'13. 1,200

[1]**Longwood av, 1011** (10:2721); cor str; Geo Daily & ano to Isaac Sperling, 768 Fox; 3yf May1; May6'13. 600 & 720

[1]**Morris av, 688** (9:2414); asn Ls; Jno Ciesnielewski to Ignatz Kunias, 697 Morris av; mtg $——; Apr19; May3'13. nom

[1]**Morris av, 688;** asn Ls; Ignatz Kunias or Kunais to Fidele Paccione, 420 Morris av; Mtg $——; Apr25; May3'13. nom

[1]**Southern blvd, 1343-5** (11:2976); s str & n b; Lederer Constn Co to Harry Kessler, 1345 So blvd; fr May1'13 to Oct1'17; May2 '13. 900 & 1,020

[1]**Union av, 730** (10:2675), all; Max F Schober to Frank Timmers, 681 Dawson; 5yf May1'13; May7'13. 420

[1]**Van Cortlandt av, sec Jerome av,** see Jerome av, sec Van Cortlandt av.

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[1]**Webster av, 2517-9** (11:3026), ws, bet Fordham rd & 189th; 1st floor & b, with rear entrance to Fordham rd, for P O Station; Jno Noonan et al to U S of A by Albt S Burleson, Postmaster-General of the US; 10yf Nov16'12; May7'13. 2,700 & 2,950

[1]**Webster av** (11:3027), es, 100 n Tremont av, 18.3x57.3; str & c; Meyer Wolfson & ano to Louis Abt, 343 W 58; 5yf May1; May6'13. 900

[1]**Willis av, 494-506** (9:2292); 3 rms on es of bldg & 4 rms facing on Willis av; Aug Dreyer to Percy Edwards, 2683 3 av; 5yf May1; May6'13. 1,200

MORTGAGES.

Borough of Manhattan.

MAY 2, 3, 5, 6, 7, 8.

[m]**Ann st, 39-41** (1:92); sal Ls; May7; May 8'13; demand, 6%; Geo Lauer, Astoria, LI, to Henry Elias Brewing Co, 403 E 54. 3,454.30

[m]**Attorney st, 146-50,** see Stanton, 186.

[m]**Baxter st, 2 & 2½,** see Park row, 164-6.

[m]**Baxter st, 4** (1:160), ws, 90.2 n Park row, 28x34.8x28x33.6; pr mtg $4,300; May 5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

[m]**Baxter st, 18** (1:160), ws, abt 90 n Park row, 25x116.6x23x116.6; pr mtg $21,000; May5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

[m]**Baxter st, 20** (1:160), ws, abt 55 s Worth 25x117; pr mtg $16,000; May5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,926

[m]**Bleecker st, 21** (2:529), ns, 250.3 w Bowery, 20x66.3x20x65.5; also BLEECKER ST, 23 (2:529), ns, 270 w Bowery, 20x67.2x20x66.4; PM; May5'13; 3y5%; Max Teitelbaum, 51 St Nicholas av to Natl Florence Crittenton Mission, a corpn, 46 E 29. 20,000

[m]**Bleecker st, 21-3;** PM; pr mtg $20,000; May5'13; 2y6%; same to same. 2,000

[m]**Bleecker st, 23,** see Bleecker, 21.

[m]**Cherry st, 343,** see Water, 590.

[m]**Columbia st, 28** (2:332), es, 100 n Broome 25x100; pr mtg $23,000; May5; May6'13; 5y 6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

[m]**Cornelia st, 25-7** (2:590), ns, 164.5 e Bleecker, 42.2x97.6; pr mtg $40,000; May 5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

[m]**Delancey st, 318-20** (2:328); ext of $30,000 mtg to Apr14'16 at 5%; Apr28; May8 '13; Cornelius F Cronin with Morris Goldberg & Nathan Schancupp. nom

[m]**Essex st, 128** (2:353); ext of $9,000 mtg to May5'18 at 5%; May5; May8'13; Lawyers Title Ins & Trust Co with Adolph Teitelbaum. nom

[m]**Great Jones st, 43** (2:530); ext of $25,000 mtg to May15'18 at 4½%; May5; May6'13; Citizens Savgs Bank, 56 Bowery with Edw Benneche, 1312 Mad av & ano trstes. nom

[m]**Grove st, 19-21** (2:588), ns, 25 e Bedford runs e46.1xn70.9xw18.7xs8.9xw27.6xs60 to beg; pr mtg $——; May7'13; 2y6%; Ida Jetter, 43 Perry to Chas H Luedeke, 26 Bethune. 5,000

[m]**Henry st, 259** (1:287); ext of $2,000 mtg to May1'16 at 6%; Apr30; May2'13; Jos Alexander with Moritz Lefkowitz, 259 Henry. nom

[m]**Houston st, 279 E** (2:350), ss, 100 w Clinton, 25x102.3; PM; May1; May2'13; due &c as per bond; Szerena Reitman to Title Guar & Trust Co. 28,000

[m]**Howard st, 25** (1:209), ss, 248.9 e Bway, 25.10x100; May8'13; 1y5%; David Greenebaum to Emigrant Indust Savgs Bank, 51 Chambers. 21,000

[m]**Madison st, 352** (1:266), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1; PM; May1; May7 '13; 5y5%; Selara Holding Co, a corpn to Lawyers Mtg Co, 59 Liberty. 19,000

[m]**Monroe st, 85** (1.272), ns, 90.5 e Pike, 20.2x100x25xirreg; certf as to payment of $2,024 on account of mtg for $17,000; Apr 29; May2'13; Jno A Rutherfurd as trste Alfred G Myers to Jacob Katz. ——

[m]**Monroe st, 158** (1:258), ss, abt 165 e Clinton, 23x100.1; also MONROE ST, 160-6 (1:258), ss, abt 190 e Clinton 93.6x99.6x93.6x98.8 on es; May5'13; 1y5%; Martin Schrenkeisen, Jr, exr &c Martin Schrenkeisen, 1070 Mad av to Emigrant Indust Savgs Bank. 75,000

[m]**Monroe st, 160-2, on map 160-6,** see Monroe, 158.

[m]**Mott st, 104** (1:204), es, abt 125 s Hester, 25x94; PM; pr mtg $——; May1; May3'13; 3y6%; Dominick Lambiente, 112 Mott to Chas H Louis, 1 W 81. 6,000

[m]**Mott st, 104;** PM; pr mtg $16,000; May1; May3'13; installs; 4%; Dominick Lambiente to Obermeyer & Liebmann, 59 Bremen, Bklyn. 5,000

[m]**Ridge st, 55** (2:342), ws, 150 s Delancey, 25x100; pr mtg $41,000; May2'13; demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 7,200

[m]**Ridge st, 55;** certf as to above mtg; May1; May2'13; same to same. ——

[m]**Ridge st, 55;** ext of $41,000 mtg to Jan 18'16 at 5%; Mar31; May2'13; Church Mission of Deaf Mutes & ano with Chas I Weinstein Realty Co. nom

[m]**Rivington st, 231** (2:338), swc Willett (Nos 73-5); 25x63; 5y4½%; Adolf Jablonner to German Savgs Bank, 157 4 av. 20,000

[m]**Rivington st, 235** (2:338), ss, 25 e Willett, 20x70; May7; May8'13; due &c as per bond; Jacob Conner & Mary Weiser to Title Guar & Trust Co. 13,000

[m]**Rivington st, 235;** sobrn agmt; May7; May8'13; Harris B Greenberg with same. nom

[m]**Rivington st, 235;** ext of $2,000 mtg to May7'16 at 6%; May7; May8'13; same with Jacob Conner, 235 Rivington, & Mary Weiser, 188 2d. nom

[m]**St Lukes pl, 13, or Charles pl** (2:583), ns, 275.5 e Hudson, 21.8x100; pr mtg $10,000; Jan21'09; May3'13; 3y5%; Jno Collins to Michl & Jno Tracy, Bklyn. 3,380

[m]**Stanton st, 186** (2:345), nec Attorney (Nos 146-50), runs e25.6xn69.7xe25.2xn30.2 xw50.1xs100 to beg; pr mtg $30,000; May5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

[m]**Thompson st, 98-100** (2:502); sal Ls; May7'13; demand; 6%; Nicolo Martino to Beadleston & Woerz, a corpn, 291 W 10, 300

[m]**Thompson st, 132-4** (2:516), es, 135 n Prince, 60x96.2; May7'13; 5y5%; Citizens Investing Co to Mary C Hencken, Greenwich, Conn. 67,500

[m]**Thompson st, 132-4;** certf as to above mtg; May7'13; same to same. ——

[m]**Water st, 590** (1:245), ns, abt 70 w Montgomery, 22.7x112.5 to Cherry (No 343) x22.8x112.7 ws; PM; May7; May8'13; 2y5%; Isaac Lewenthal to Chas P Howland, 131 E 78. 2,000

[m]**White st, 1,** see West Bway, 229.

[m]**William st, 194** (1:103), ss, abt 65 w Frankfort, 17.4x76.7x17x74.3; Apr17; May6 '13; due Oct 17'13; 6%; Jno E Bullwinkle, 533 Wash av, Bklyn to Matilda A Sanderson, 258 Emerson pl, Bklyn. 1,700

[m]**Willett st, 73-5,** see Rivington, 231.

[m]**2D st, 308 E** (2:372), ext of $7,000 mtg to Apr30'18 at 5%; Apr30; May5'13; Lawyers Title Ins & Trust Co with Jacob Waldfogel. nom

[m]**4TH st, 167 E** (2:432); leasehold; Apr 8; May8'13; 5y6%; Thos Windmuller, St Albans, NY, to Sophie Cassellius, 487 1 av. 3,400

[m]**6TH st, 322 E** (2:447), ss, 300 se 2 av, 25x97; pr mtg $——; Apr11; May6'13;1y 6%; Chas Rubinger to Jos L Buttenwieser, 300 Central Park W. 7,000

[m]**8TH st, 334 E** (2:390); ext of $33,000 mtg to Mar5'18 at 5%; Apr25; May2'13; Lawyers Mtg Co with Hattie Taub, extrx Leon Taub. nom

[m]**8TH st, 55 W** (2:572), ns, 152.7 e 6 av, 24.11x93.11; PM; Apr1; May7'13; 4y6%; Fannie C Devoe to Arlington Estates Inc, 55 W 8. 15,000

[m]**10TH st, 17 W** (2:574), ns, 257.11 w 5 av, 26x94.9; Apr30; May2'13, 5y4½%; Jno J Bogert, Bklyn, NY, to Lawyers Title Ins & Trust Co. 15,000

[m]**11TH st, 212 E** (2:466), ss, 409 w 2 av, 18x95; PM; May6; May7'13; 5y4½%; Annie R Greenberg to Seamen's Bank for Savgs in City NY, 76 Wall. 10,000

[m]**11TH st, 233 E** (2:467), ns, 202 w 2 av, 25x100; pr mtg $——; May3; May6'13; due &c as per bond; Jos Fine to Max A Seigel, 960 Stebbins av. 4,500

[m]**11TH st, 281 W** (2:623), ns, 75 e Bleecker, 25x100; pr mtg $20,000; May5'13; 1y 5½%; Eliz C B Parks, Cairo, NY to Mary E Meyer, 283 W 11. 3,500

[m]**12TH st, 237 E** (2:468); ext of $13,000 mtg to June21'16 at 4½%; Apr11; May2 '13; Mary Wiener with Fanny Behren, 237 E 12. nom

[m]**12TH st, 237 E;** ext of $5,000 mtg to June 21'16 at 4½%; Apr11; May2'13; same with same. nom

[m]**14TH st, 307 E** (3:921), ns, 75 e 2 av, 21.6x53.3; May5'13; due &c as per bond; Jno G Moran, Brewster, NY to Title Guar & Trust Co. 7,000

[m]**19TH st, 336 E** (3:924), ss, 260 w 1 av, 20x92; pr mtg $8,000; May1; May2'13; installs, 6%; Kate Strauss, 46 E 75, to Walter M Goldsmith, 320 W 105. 700

[m]**20TH st, 28 E** (3:848); leasehold; Apr 26; May2'13; installs; 6%; Frank Barro & Chas Muller, firm Barro & Muller, 26 E 20 to Moses Lindheim, 1254 Bway. 5,000

[m]**22D st E, ns, — e Av A,** see Av A, 362-70.

[m]**23D st, 504-6 E,** see Av A, 362-70.

[m]**24TH st, 409 W** (3:722), ns, 100 w 9 av, 25x98.9; May6'13; 3y4½%; Thos Lynch to Bowery Savgs Bank, 128 Bowery. 8,000

[m]**28TH st, 150-2 W** (3:803), ss, 150.6 e 7 av, runs w51.2xs98.9xw51xn25.3xw1.9xn73.5 to beg; May7; May8'13; 2y6%; Twenty-Eighth St & Seventh Av Realty Co to Tillie Wacht, 790 Riverside dr. 13,000

[m]**28TH st, 150-2 W;** certf as to above mtg; May6; May8'13; same to same. ——

[m]**29TH st, 49-53 E,** see 4 av, 424-32.

[m]**31ST st, 100-4 W,** see 6 av, 517-19.

[m]**32D st, 31-3 E** (3:862), ns, 125 e Madison av, 50x98.9; May2'13, 5y5%; Bramko Constn Co to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 230,000

[m]**32D st, 31-3 E;** certf as to above mtg; May2'13; same to same. ——

[m]**32D st, 31-3 E;** sobrn agmt; May2'13; same & Gibraltar Mtg Co with same. nom

[m]**33D st, 33-43 E** (3:863), also 34TH ST, 48-52 E (3:863); agmt as to share ownership in mtg; May5; May7'13; Mutual Life Ins Co of NY & County Holding Co with Jno B Walker, 7 E 54. nom

[m]**34TH st, 48-52 E,** see 33d, 33-43 E.

[m]**35TH st, 158 E** (3:890), ss, 279.7 e Lex av, runs s 97.6xe8 to ws Elbert, xn98.7 to st xw22.7 to beg; Apr25; May2'13, 1y 5%; Jos, Jno, Danl & Celia Pollard & Margt Flannery to Emigrant Indust Savgs Bank. 8,000

[m]**47TH st, 243-5 W** (4:1019), ns, 325 w 8 av, 50x100.5; pr mtg $66,000; May1; May2 '13; due &c as per bond; Geo Bickelhaupt to Mary E Rooney, 562 W 113. 3,000

[m]**48TH st, 219 W** (4:1020), ext of $20,000 mtg to May1'18 at 4½%; May1; May6'13; Bowery Savgs Bank with Francis X O'Connor. nom

[m]**49TH st, 17 W** (5:1265), ns, 264 w 5 av, 25x100.5; leasehold; PM; Mar24; May5'13; due Apr1'16; 4½%; Suzanne M Pierson to Richd Mortimer, Tuxedo, NY & ano. 7,000

[m]**50TH st, 503-5 W** (4:1079), ns, 100 w 10 av, 100x100.5; given as collateral security for note; pr mtg $——; May3; May5'13; demand; 6%; Julius G Hocke, Bayonne, NJ to City Bank of Bayonne, Bayonne, N J. 82,000

[m]**53D st, 313 W,** see 54th, 308-12 W.

[m]**54TH st, 141 W** (4:1066), ss, 262.6 e 7 av, 18.9x102.2; pr mtg $——; Apr14; May3 '13; 5y5%; Carrie B Colby, 144 W 54 to Isabella J Bush, 206 W 86. 3,000

[m]**54TH st, 308-12 W** (4:1044), ss, 150 w 8 av, runs s100xe25xs75.6xw49.11xw25xw 25xn167.11 to st xe75 to beg; also 53D ST, 313 W (4:1044), ns, 175 w 8 av, 25x31.10x25 x30.10; PM; pr mtg $67,000; May1; May7 '13; installs; 6%; Greek Orthodox Community, a corpn to Trstes of the Amity Baptist Church, 312 W 54. 28,000

[m]**55TH st, 133 E,** see Lex av, 656.

[m]**56TH st, 83 E** (5:1292), ns, 35.6 w Park av, 15x67.1; ext of $21,750 mtg to May6 '16 at 4½%; May6'13; Edw E Black with Henry B Anderson at Lewisboro, NY. nom

[m]**57TH st, 342 E** (5:1349), ss, 225.1 w 1 av, 16.6x68.5x16.7x69.11; May1; May2'13; 2y6%; Ida A Hammel to Henry Wendt, Pearl River, NY. 1,000

[m]**57TH st, 433 E** (5:1369), ns, 301.5 w Av A, 20x100.5; pr mtg $8,000; Apr30; May6'13; due &c as per bond; America Stark, 433 E 57 to David W Levy, 33 W 84. 1,000

[m]**59TH st, 214 E** (5:1332), sal Ls; May2; May7'13; demand; 6%; Michl & Dominick Coyne to Lion Brewery, 104 W 108. 646.30

[m]**60TH st, 126 E** (5:1394); ext of $24,000 mtg to May6'16 at 5%; May6; May8'13; Bankers Trust Co, trste, with Henry B Anderson, Lewisboro, NY. nom

[m]**62D st, 135 E** (5:1397), ns, 80 w Lex av, 23.6x100.5; PM; May6; May7'13; due &c as per bond; Esther M Chapin to Eliz B Sands, 28 E 75. 30,000

[m]**62D st, 140 W** (4:1133), ss, 450 w Col av, 25x100.5; pr mtg $14,000; May6; May7'13; 1y6%; Dora E Hermes, 160 Claremont av to F Milton Welch at East Marion, LI. 1,000

[m]**63D st, 127-35 E** (5:1398), ns, 85 w Lex av, 70x100.5; pr mtg $68,000, which is hereby extended to May6'16 at 5%; May 6; May7'13; 3y, int as per bond; Henry B Anderson, Lewisboro, NY, to Marie La Montagne, 617 5 av, & ano, trstes Ernst C La Montagne. 15,000

[m]**63D st, 108-10 W** (4:1134), ss, 150 w Col av, 50x100.5; estoppel agmt; Apr24; May2 '13; Wm H Wheeler with Saml Woolverton at Scarsdale, NY as trste Ann E Cairns. ——

[m]**66TH st, 143 W,** see Bway, 1961-9.

[m]**67TH st, 432 E** (5:1461); certf as to payment of $6,350 on account of mtg; Apr10; May2'13; Sundel Hyman to Saml Levy, 54 E 82. ——

[m]**69TH st, 59 W** (4:1122), ns, 125 e Col av, 20x100.5; Apr10; May8'13; 5y5%; Gregor A MacGregor, trste, to Saml E Kilner, 335 W 78 & ano, trstes Fredk Billings. 27,000

[m]**69TH st, 59 W;** sobrn agmt; May2; May 8'13; same & Amy A C Montague with same. nom

[m]**71ST st, 173-5 E** (5:1406), ns, 190.10 w 3 av, 29.10x102.2; May2'13; 5y5%; Mildred P S wife Ransom S Hooker to Bowery Savings Bank, 128 Bowery. 35,000

[m]**71ST st, 113-15 W** (4:1143), ns, 100 w Col av, 49.11x102.2; bldg loan; pr mtg $71,000; May1; May3'13; 1y6%; Hennessy Realty Co to Albt Jarmulowsky, 1295 Mad av et al exrs &c Sender Jarmulowsky. 80,000

[m]**71ST st, 113-15 W** (4:1143), same prop; certf as to above mtg; May1; May3'13; same to same. ——

[m]**72D st, 248 W** (4:1163), ss, 230 e West End av, 20x102.2; PM; May6'13; 3y5%; Mary Geer to Lucy A Ledwith, 248 W 72. 44,000

[m]**73D st, 101 E,** see Park av, 783.

[m]**75TH st W, sec Ams av,** see Ams av, sec 75th.

[m]**76TH st, 241-3 W** (4:1168); ext of 2 mtgs for $15,000 ea to May2'16 at 4½%; May1; May8'13; Bankers Trust Co, trstes, with Benj F Romaine, 347 5 av, et al, trstes. nom

[m]**77TH st, 74-86 E,** see Park av, swc 77th.

[m]**78TH st, 157 W** (4:1150), ns, 191 e Ams av, 19x102.2; pr mtg $21,000; May1; May 2'13; 2y6%; Minnie A Brooks to Agnes M Nichols, 354 W 23. 3,500

[m]**80TH st, 100 W,** see Col av, 410-6.

[m]**82D st, 514 E** (5:1578), ss, 223 e Av A, 25x102.2; pr mtg $12,000; Apr28; May2'13; 3y6%; Julius Roubitsheck to Max Robitschek, 2237 82d, Bklyn. 3,000

[m]**83D st, 66 E** (5:1494), ss, 108 w Park av, 18x102.2; pr mtg $——; May6'13; 1y4½%; Herman Neuburger to Wm R Rose, 309 W 81. 10,000

[m]**84TH st, 19 W** (4:1198), ext of $30,000 mtg to May1'18 at 5%; May6; May7'13; Horace E Fox with Louisa Minturn, 13 E 69. nom

[m]**84TH st, 21 W** (4:1198), ext of $18,500 mtg to May1'18 at 5%; May6; May7'13; Horace E Fox, 105 W 62 with Frederic deP Foster, Tuxedo Park, NY & ano trstes for Ethel Sands, under will Sarah A Sands. nom

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m**86TH st, 330 W** (4:1247), ext of $26,500 mtg to May1'18 at 5%; Apr3; May2'13; Lawyers Mtg Co with Henry J Finlay. nom

m**87TH st, 135 E,** see Lex av, 1290-8.

m**89TH st, 113 W** (4:1220), ns, 225 w Col av, 25x100.8; M1y1; May6'13; 5y5½%; Jas Fitzsimmons to Walter S Gurnee, Bar Harbor, Me, et al trstes for Delia E Gurnee, will Walter I Gurnee. 19,000

m**91ST st, 24 W** (4:1204), ss, 212 w Central Park W, 18x100.8; ext of $15,000 mtg to May7'18 at 4½%; May7'13; Bernhard Greeff with Maurice S Bondy, 14 E 60, trste Nathas F Strauss. nom

m**93D st, 55 E** (5:1505), ns, 94 e Mad av, 51x100.8; ext of $70,000 mtg to June1'16 at 5%; Apr30; May6'13; Cath, wife Fredk Leopold, with Metropolitan Life Ins Co, 1 Mad av. nom

m**93D st, 62 E** (5:1504), ss, 170 e Mad av, 21x100.8; pr mtg $17,000; Apr15; May5'13; 2y6%; Florence A Hawley to Fay P Randall, 23 Willow, Montclair, NJ. 3,000

m**99TH st, 54-6 E** (6:1604), ss, 150 e Mad av, 37.3x100.11; PM; pr mtg $35,000; Apr 30; May2'13; 5y6%; Gussie Lindenauer to Shenk Realty & Constn Co, 62 W 107. 8,000

m**105TH st, 136 E** (6:1638), ss, 55 w Lex av, 16.8x100; May5'13; 1y5%; Jas O'Connell, East Rockaway, LI, to Emigrant Industrial Savgs Bank. 5,000

m**109TH st, 338-44 E** (6:1680), ss, 100 w 1 av, runs w68xs100.11xe150.6xnw—xn10 to beg; PM; May2'13; 5y4½%; Carmelo D'Orazio to Metropolitan Impt Co, 100 Bway. 28,000

m**109TH st, 338-44 E;** PM; pr mtg $28,000; May2'13; installs, 5%; same to Metropolitan Impt Co, 100 Bway. 8,000

m**110TH st, 58 E** (6:1615), ss, 53.4 e Mad av, 16.8x100.11; May2'13; 1y5%; Thos Hammill to Emigrant Indust Savgs Bank. 7,000

m**114TH st, 133 E** (6:1642); ext of mtg for $4,800 to Feb1'16; 4½%; Feb3; May3'13; Chas Ahner with Bowery Savgs Bank, a corpn, 128 Bowery. nom

m**114TH st, 216-8 on map 216 E** (6:1663), ss, 201.10 e 3 av, 36x100.11; PM; pr mtg $28,000; May1; May2'13; 3y6%; Jacob Buchbinder to Archie Realty Co, 346 Bway. 5,000

m**114TH st, 347 E** (6:1686), ns, 150 w 1 av, 25x100.10; pr mtg $6,000; Apr4; May7 '13; due &c as per bond; Maria Colucci, 1342 Fulton av, to Feliciana Mega, 412 E 124. 1,500

m**114TH st, 222 W** (7:1829); ext of $23,000 mtg to May2'17 at 5%; May2'13; Bertha Isenstein with Wm Menke, 333 Central Park W, & Max Isenstein, 215 W 138. nom

m**115TH st, 56 E** (6:1620), ss, 70 e Madison av, 25x100.11; pr mtg $17,000; May7; May8'13; 3y5%; Marie Cottek, 56 E 115, to Therese Mergentime, 263 W 129. 1,000

m**115TH st, 112 W** (7:1824); ext of $18,500 mtg to Apr1'16 at 5%; Apr15; May2'13; Jennie Currier & ano, exrs Geo C Currier, with Sarah Upland, 549 W 111. nom

m**116TH st, 254 W** (7:1831); asn Ls by way of mtg to secure performance of Ls to amt of $3,248.50; all title; May1; May2'13; Fredk B Kohlhepp to Pabst Brewing Co, 606 W 49. nom

m**117TH st, 109 W** (7:1902), ns, 135 w Lenox av, 20x100.11; pr mtg $——; May3; May6'13; due &c as per bond; Jos Fine to Walter Finkel, 103 Van Buren, Bklyn & ano. 3,000

m**120TH st, 305 W** (7:1947), ns, 125 w 8 av, 25x100.11; pr mtg $18,000; May2; May5 '13; 3y6%; Max Falk to Emil Altman, 745 5th. 3,000

m**121ST st, 158 W** (7:1905), ss, 124 e 7 av, 18x100.11; PM; Apr28; May3'13; 3y, % as per bond; Fannie wife Isaac Pick to Farmers' Loan & Trust Co, 22 Wm. 10,000

m**124TH st, 316 E** (6:1800), ss, 175.6 e 2 av, 17x100.11; Apr29; May8'13; 3y5%; Richd S McCaffery, Moscow, Idaho, & Sara M McCaffery, 163 W 94, to Emigrant Indust Savgs Bank. 3,500

m**124TH st W** (7:1978), ss, 300 w Ams av, 100x100.11; pr mtg $25,000; May2'13; demand; 6%; Martha Bldg Corpn to Samson Lachman, 313 W 106 & ano. 10,000

m**124TH st W** (7:1978), same prop; certf as to above mtg; May1; May2'13; same to same.

m**125TH st, 233-5 W,** see 126th, 228-38 W.

m**126TH st, 228-38 W** (7:1931), ss, 275 w 7 av, runs s99.11xw50xs99.11 to ns 125th (No 233-5) xw50xn99.11xw50xn99.11 to st xe150 to beg; pr mtg $180,000; May6; May 7'13; due Dec1'14, 5%; Arthur Brisbane, 46 W 46, to Sarah E Fox, 44 E 53, & ano. 70,000

m**126TH st, 228-38 W** (7:1931); also 125TH ST, 233-5 W; agmt as to ext of above mtg in case the mtg for $180,000 held by Mutual Life Ins Co is extended; May7'13; Sarah E Fox & ano with Arthur Brisbane, 46 W 46. nom

m**128TH st, 246 E** (6:1792); receipt of $1,500 on account of mtg for $4,000; Apr28; May2'13; Arlington Estates (Inc), to Plainfield Plumbing, Hardware & Paint Supply Co.

m**128TH st, 246 E;** sobrn agmt; Apr28; May2'13; same with Abr Rudy, 27 Ludlow. nom

m**128TH st, 241 W** (7:1934), ns, 367 e 8 av, 16x99.11; May2'13; due &c as per bond; Edna F E Spear & Wilbur S Seaman to Title Guar & Trust Co. 4,000

m**129TH st, 51-5 E** (6:1754); ext of $75,000 mtg to Nov15'18 at 5%; May5'13; Citizens Savgs Bank with Isaac Specter, 95 W 119. nom

m**129TH st, 617 W** (7:1996), ns, 275 w 11 av, 25x199.10 to ss 130th, given as collateral security for paymt of chattel mtg; May6'13; demand; 6%; Mulligan Hotel Co to Beadleston & Woerz, a corpn, 291 W 10. 1,000

m**129th st, 617 W;** certf as to above mtg; May2; May6'13; same to same.

m**130TH st W, ss, 275 w 11 av,** see 129th, 617 W.

m**131ST st, 26 E** (6:1755), ss, 291.9 e 5 av, 18.3x99.11; pr mtg $——; Apr24; May8'13; 2y6%; Stephen Wilcox, 788 Riverside dr, to Jessie C Nolan, 804 E 216. 500

m**131ST st, 27 W** (6:1729), ns, 335 w 5 av, 16.8x99.11; pr mtg $4,500; May2'13; due &c as per bond; Ratina J Richmond, Nyack, NY, to Margaretta L Clark, Nyack, NY. 1,000

m**133D st, 600 W,** see Bway, 3291-5.

m**134TH st, 253 W** (7:1940), ns, 270 e 8 av, 15x99.11; Mar25; May8'13; 3y5%; Sarah M Chapman, Freeport, LI, to Jos H Chapman, Freeport, LI, et al. 3,097

m**142D st, 56 W** (6:1739), ss, 262.6 e Lenox av, 37.6x99.11; PM; May8'13; 3y5%; Patk J Kane, 735 E 150, to Henry F Schwarz, trste for Ida T L Schwarz, will Fredk A O Schwarz, at Greenwich, Conn. 30,000

m**142D st, 60 W** (6:1739), ss, 225 e Lenox av, 37.6x99.11; PM; May8'13; 3y5%; Patk J Kane, 735 E 150, to Herbt F Schwarz, 255 W 108. 30,000

m**145TH st, 346-8 W** (7:2051), ss, 52.9 w Edgecombe av, 32.5x104.2x31.10x98.9; PM; pr mtg $20,000; May7; May8'13; 3y6%; Abe Greenberg to Clover Constn Co, 35 Nassau. 3,500

m**177TH st W, sec St Nicholas av,** see St Nicholas av, 1332-8.

m**184TH st W, sec St Nicholas av,** see St Nicholas av, 1474.

m**185TH st, 555 W** (8:2157), ns, 229.9 e St Nicholas av, 20.3x107.5; Apr26; May3'13; due &c as per bond; Adele Borgia to Louis P Destribats, Trenton, NJ. 2,750

m**186TH st, 561-3 W** (8:2157), ns, 200 w Audubon av, 50x114.10; ext of $10,000 mtg to May6 16 at 6%; May6'13; Wm Meyn & Minna Amling with Fred Lunstedt, 2206 Aqueduct av. nom

m**207TH st W, nwc Bway,** see Bway, nwc 207th.

m**Av A, 113** (2:435); ext of $18,000 mtg to June1'18 at 4¾%; May1; May6'13; Anna M Fronmuller with Frances E Ansbacher, 135 Central Park W. nom

m**Av A, 362-70;** also 23D ST, 504-6 E; also 22D ST E (3:980); leasehold; May5; May 6'13; installs $300 monthly after Aug1'13 or on demand; 6%; Hy J Benjamin, 55 E 93 & Auto Truck Storage & Exch Co, 370 Av A, to Effie A Brown at Montclair, NJ. 10,000

m**Av B, 84-6** (2:401); ext of $28,500 mtg to May25'18 at 5%; Apr21; May2'13; Lawyers Mtg Co with Max Fischer. nom

m**Av B, 88** (2:401); ext of $28,500 mtg to May25'18 at 5%; Apr21; May2'13; Lawyers Mtg Co with Max Fischer. nom

m**Amsterdam av** (4:1146), sec 75th; ext of $71,000 mtg to May6'15 at 5%; Apr26; May 5'13; Arthur Bookman with Amalia Sachs, 60 E 80 et al exrs Saml Sachs. nom

m**Bowery, 83,** see Bowery, 85 & 85½ on map 85.

m**Bowery, 85 & 85½, on map 85** (1:303), es, abt 100 s Hester, 25x112; also BOWERY, 83 (1:303), es, abt 130 s Hester, 25x112; Apr7; May2'13; 1y5%; Jennie A wife of & Frederic A Dowsey of Manhasset, LI, to Almy C Casey, 3512 Harney, Omaha, Neb. 500

m**Broadway, 1961-9** (4:1138), nwc 66th (No 143), 112.10x89.1x100.5x140.8; pr mtg $3,000; Apr22; May2'13; 1y6%; Montrose Realty Co to Union Estates Co, 135 Bway. 25,000

m**Broadway, 1961-9;** certf as to above mtg; Apr22; May2'13; same to same.

m**Broadway, 1961-9** (4:1138), nwc 66th (No 143), 112.10x89.1x100.5x140.8; ½ pt; pr mtg $325,000; Apr28; May2'13; 1y6%; Wm L Flanagan, of Sheridan Co, Wyo, to Louisine W Ferrier, at Dinard, France. 38,000

m**Broadway, 3291-5** (7:1999), swc 133d (No 600), 74.11x irreg x99.11x125; agmt as to ownership in mtge for $45,000; Apr30; May7'13; Chas Laue with Jos Hamershlag, 38 W 69.

m**Broadway** (8:2242), nwc Emerson (now 207th), —x103.8x100x100; May2'13; 5y5%; Theo W Myers to Angel J Simpson, 530 W 207, et al. 25,000

m**Columbus av, 410-6** (4:1210), swc 80th. (No 100), 102.2x64; pr mtg $300,000; May 1; May8'13; due &c as per bond; Orleans Real Estate Co to Verio Land Co, 60 Wall. 10,000

m**Columbus av, 410-6;** certf as to above mtg; May5; May8'13; same to same.

m**Greenwich av, 47** (2:612), ws, 84 s Perry, runs s21xw64.3xn19.3xw7.4xe71.5 to beg; PM; May5'13; 5y5%; Mary E Meyer to Emigrant Indust Savgs Bank. 9,000

m**Lexington av, 356** (5:1295), ws, 20.6 n 40th, 19.6x25; all title to any strips or gores adj; May8'13; due &c as per bond; Marie J Harris to Title Guar & Trust Co. 6,000

m**Lexington av, 571** (5:1305), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 160-6) xe220xs100.5xw186.5xsw34.6xn8.3 x w100 to av xn50 to beg; PM; pr mtg $210,000; Apr 30'13; due &c as per bond; Hammerstein Opera Co to Leo S Bing, 2170 Bway et al. (Corrects error in last issue when Lex av No was 574.) 75,000

m**Lexington av, 571;** also 51ST ST, 160-6 E; PM; Apr30'13; 2y5½%; Gertrude A Vanderbeck to Lawyers Title Ins & Trust Co. 210,000

m**Lexington av, 656** (5:1310), nwc 55th (No 133), 20.5x73; May6'13; due June1'15; 5%; Annie J Gruner to American Mtg Co, 46 Cedar. 6,000

m**Lexington av, 864** (5:1399), ws, 20.5 s 65th, 16x80; pr mtg $13,000; May5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

m**Lexington av, 1290-8** (5:1516), nwc 87th (No 135), 100.8x36.2; also all title to LEXINGTON AV (5:1516), ws, 100.8 n 87th, strip 0.½x36.2; May7; May8'13; 3y5%; Lina Weil to N Y Title Ins Co, 135 Bway. 60,000

m**Lexington av, 1740** (6:1636), ext of $8,500 mtg to May 28'16 at 5%; May1; May6 '13; Maria D Iasilli with Mary G Richardson, 17 W 74. nom

m**Madison av, 958** (5:1390), ws, 52.2 n 75th, 25x75; pr mtg $40,000; May3; May6'13; due Mar1'15; 6%; Edwin Parsons of Kennebunk, Me to Wm H Platt, 1309 Bedford av, Bklyn. 6,000

m**Manhattan av, 521** (7:1948), ws, 68.11 s 122d, 16x90; PM; May2; May5'13; 5y4½%; Nelson & Gelston Real Estate Co, 521 Manhattan av to German Svgs Bank, 157 4 av. 7,000

m**Park av, 783** (5:1408), nec 73d (No 101), 27.6x96; May6; May7'13; 3y % as per bond; Oakleigh Thorne, at Millbrook, NY, to Farmers Loan & Trust Co, 22 William. 85,000

m**Park av** (5:1391), swc 77th (Nos 74-86), 102.2x155; PM; pr mtg $875,000; May2; May 3'13; due Oct1'17; 6%; 850 Park Av Corpn to A L Mordecai & Son, 30 E 42. 125,000

m**Park av** (5:1391), swc 77th (Nos 74-86), 102.2x155; May2'13; due Sept1'18, 6% until completion of bldg & 5½% thereafter; 850 Park Av Corpn to Metropolitan Life Ins Co, 1 Mad av. 875,000

m**Park av** (5:1391); same prop; certf as to above mtg; May2'13; same to same.

m**Park row, 164-6** (1:160), nwc Baxter (Nos 2&2½), 30x92x33.6x90.2; pr mtg $75,000; May5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

m**Riverside dr** (8:2245), plot begins at nl land conveyed by Sheafer to Sheafer by deed recorded July7'06 at pt 988.11 nw, measured along sws Dyckman st, from cor formed by sws Dyckman & ns Riverside dr, which pt is 191.8 sw from sws Dyckman, as measured along line at r a to said st, runs nw along line of Sheafer's land 260.9 to es land conveyed to exrs of Loyal L Smith by deed recorded Oct30'08; at pt 211.6 sw of said st &1248.11 nw from said cor of st and drive xs358.8 on curve x—216.10xne & e along nws of Riverside dr on curve 459.5 to pt 1059.8 w along ns of drive from sws said st xn119.9 to pt 254.9 sw said st xne63.1 to beg, except strip on n 2 ft along east 200 ft & 6 ft wide along w 60 ft; also any land below high water mark of Hudson River; PM; Mar19; May7'13; 3y5%; Vermont Hygeia Ice Co to Henry Sheafer, Pottsville, Pa. 46,500

m**St Nicholas av, 1332-8** (8:2133), sec 177th, 99.11x100; PM; May8'13; 3y5%; Wm W Blair to Equitable Trust Co of NY, 37 Wall. 160,000

m**St Nicholas av, 1474** (8:2154), sec 184th; sal Ls; Apr18; May3'13; demand; 6%; Ehlert Henneke to Lion Bwy, 104 W 108. 1,000

m**West Broadway, 229** (1:178), sec White (No 1), 15x47; May5'13; 5y5%; Ernest H Meyer, Bklyn to Emigrant Indust Savgs Bank. 16,000

m**West End av, 562-8** (4:1235), es, 22.8 n 87th, 78x100; sobrn agmt; May5; May6'13; Aeon Realty Co & Security Mtg Co with Metropolitan Life Ins Co, 1 Mad av. nom

m**West End av, 562-8** (4:1235), es, 22.8 n 87th, 78x100; bldg loan; May5'13; due Sept 1'18; 6% until completion of bldg & 5½% thereafter; Aeon Realty Co to Metropolitan Life Ins Co, 1 Mad av. 350,000

m**West End av, 562-8;** certf as to above mtg; May5'13; same to same.

m**West End av, 584** (4:1236), es, 40.8 n 88th, 20x100; pr mtg $——; Apr25; May 8'13; due &c as per bond; Alice W Harrison, Milwaukee, Wis, to Mutual Life Ins Co of NY, 34 Nassau. 2,000

m**1ST av, 209** (2:454), nws, 63.3 sw 13th, 20x86; PM; May5; May6'13; installs; 6%; Grazia Giglio to Grossman Investing Co, 1851 7 av. 6,500

m**1ST av, 225** (2:455); ext of mtg for $13,000 to July1'16; 5%; May2; May7'13; Meyer & Rose Rosenberg, 164 W 116 with Isaac Steigerwald, 78 Irving pl. nom

m**1ST av, 1267** (5:1443), ws, 24.11 n 68th, 24.6x75; pr mtg $15,000; May1; May2'13; 3y6%; Mary Etrich, 137 Vernon av, Rockville, Conn, to Wilhelmina Duschatko, 493 Fletcher pl. 3,000

m**1ST av, 1308** (5:1465), ext of $6,000 mtg to May1'16 at 6%; May1; May5'13; Frank Krupicka to Jno & Mary Masek, Hicksville, LI. nom

m**2D av, 611** (3:914), ws, 78.9 n 33d, 20x75; May5'13; 5y5%; Schlesinger Realty Co, 7 Stanton to Metropolitan Savgs Bank, 59-61 Cooper Sq E. 9,500

m**2D av, 611;** certf as to above mtg; May 1; May5'13; same to same. nom

m**2D av, 611;** sobrn agmt; Apr30; May5'13; same & Jno A Weekes, Jr, with Metropolitan Savgs Bank, 59-61 Cooper sq E. nom

m**2D av, 1893** (6:1647), ws, 26.2 s 98th, 24.8x96.8x24.9x96.8; May1; May2'13; 5y5%; Henry Fischer to Esther Surut, 138 W 121. 14,000

m**4TH av, 424-32** (3:859), nwc 29th (Nos 49-53), 107.6x80; ext of $700,000 mtg to Sept1'23 at 5%; May2; May3'13; Realty Holding Co with Metropolitan Life Ins Co, 1 Mad av. nom

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m**4TH av, 424-32;** certf as to above ext mtg; May2; May3'13; same to same.

m**4TH av, 424-32;** certf as to mtg for $25,000; May2; May3'13; same to same.

m**4TH av, 424-32** (3:859), nwc 29th (Nos 49-53), runs n107.6xw60xs8.9xw20xs98.9 to st xe80 to beg; May2'13; due Sept1'17; 5½%; Realty Holding Co, 9 Bway to Metropolitan Life Ins Co, 1 Mad av. 25,000

m**5TH av, 587** (5:1283), es, 70.5 s 48th, 30x125; Apr30; May2'13; 3y4½%; Jas B Haggin to U S Trust Co, 45 Wall. 300,000

m**5TH av, 1465-7** (6:1745), es, 50.5 n 118th, 50.6x110; ext of $62,500 mtg to May2'18 at 5%; May2; May8'13; Lewis Danzig & Paul Eisenberg with Franklin Savgs Bank, 656 8 av. nom

m**5TH av, 1469-71** (6:1745), es, 100.11 n 118th, 50.6x110; participation agmt; Apr 30; May2'13; Columbia-Knickerbocker Trust Co, 60 Bway with Moses Hochster, 60 W 120 & ano.

m**6TH av, 92** (2:553), es, 22.9 s 8th, 22.9x80; ext of $1,133.50 mtg to Apr6'14 at 6%; May6'13; Isaac Marks with Julius Eloskey, 660 W 180. nom

m**6TH av, 134** (2:574), es, 25 n 10th, 21x52.2; ext of $2,000 mtg to May1'16 at 6%; Apr30; May2'13; Edwin W Andrews with Angeline Court. nom

m**6TH av, 513-15**, see 6 av, 517-19.

m**6TH av, 517-19** (3:806), swc 31st (Nos 100-4), 49.5x100, fee; also 6TH AV, 513-15 (3:806), ws, 49.5 s 31st, runs s33xw60.10x ne5xnw39.4xn36.11xe100 to beg, leasehold; pr mtg $293,572; May5; May6'13; 1y6%; S & A Mahler, Inc, a corpn, to Robt McGill, Hoboken, NJ. 20,000

m**6TH av, 517-19;** also 6TH AV, 513-15; sobrn agmt; May5; May6'13; Astor Trust Co with same. nom

m**6TH av, 517-19;** also 6TH AV, 513-15; sobrn agmt; May1; May6'13; Seymour Realty Co with same. nom

m**6TH av, 517-19** (3:806), swc 31st (Nos 100-4), 49.5x100; ext of mtg for $13,400 to Nov1'14; 6%; Apr9; May7'13; Jas E Reynolds, 67 S Munn av, East Orange, NJ, with Abr & Saml Mahler, 2131 Bway. nom

m**7TH av, 1854-6** (7:1828), ws, 25.11 n 112, 50x100; additional to mtg of $37,000; May 6'13; 1y4½%; Prestonia Mann-Martin, wife Jno Martin, Stapleton, LI, to German Savgs Bank, 157 4 av. 23,000

m**7TH av, 2375** (7:2007); ext of $36,000 mtg to May24'18; 5%; May6; May7'13; Wolf Brand to Minna G Goddard, Roslyn, LI, extrx Frederic N Goddard. nom

m**7TH av, 2427-9** (7:2010); ext of $40,000 mtg to May1'18 at 5½%; May6; May7'13; Lawyers Mtg Co with Jno Goldfarb. nom

m**8TH av, 2615** (7:2042); ext of $4,000 mtg to July1'15 at 6%; Apr28; May2'13; Bella Meyer with N & Z Realty Co. nom

m**10TH or Amsterdam av** (8:2149), cl at nc plot 19, runs se450 to Harlem River x w to land Wm Ferguson xnw487 to cl Ft George av & 10 xsw101.4 to beg, being plot 20, map Isaac Dyckman, except pt owned by City of NY & pt occupied by Sylvester Carfolite, leasehold; May2; May 7'13; demand; 6%; Chas J Johne to Lion Brewery, 104 W 108. 2,941.15

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (Misc) as to mtg for $5,200; May 2; May5'13; Globe Tobacco Machines Corporation to Chas D Simons, Jr, & ano.

m**Certf** (Misc) as to mtg dated May2'13; May2; May5'13; Utility Printing & Publishing Co to Jno L Brevoort.

m**Consent** (miscl) to bill of sale of good will & prop of bindery dept; May5; May8 '13; Cherouny Printing & Pub Co to whom it may concern.

m**Ducts built for reception of telegraph & telephone conductors, &c** (Miscl); general mtg or deed of trust supplemental to 20 other mtgs, the 1st of which was recorded Nov3'1892; pr mtg $——; Jan1; May6'13; due &c as per bonds; Empire City Subway Co (Lim), a corpn, 15 Dey, to Bankers Trust Co, a corpn, 16 Wall, as trste. additional bonds $114,000

m**Ducts, &c** (Miscl); certf as to above mtg; May2; May6'13; same to same.

m**Land in Bklyn, NY** (Miscl); certf as to mtg for $2,500; May5; May6'13; Edgeworth Realty Co to U S T G Co, 201 Montague, Bklyn.

m**Land in Bklyn, NY** (Miscl); certf as to mtg for $80,000; Apr29; May7'13; Absol Constn Co to Title Guar & Trust Co, 176 Bway.

m**Land in Bklyn, NY** (Misc); certf as to mtg for $35,000; Apr24; May5'13; Pohl Abbott Constn Co to Bway Trust Co, 754 Bway.

m**Richmond Hill & Kew Gardens, LI** (Misc); certf as to mtg for $7,000; May1; May5'13; Corbin Development Co to U S Title Guaranty Co, 201 Montague, Bklyn.

MORTGAGES.

Borough of the Bronx.

m**Chisholm st, swc Intervale av,** see Intervale av, swc Chisholm.

m**Coster st** (10:2774-2775), ws, 307 s Oak Point av, runs w750 to cl Casanova xs25xw 130xs18xw100 to es Tiffany xs287 to cl Maxwell xe980 to Coster xn330 to beg, except pt for Mainda & Barretto sts; ½ pt; May1; May2'13; 3y6%; Myra Moffat, Hewlett, LI, to Wm L Condit, Hoboken, NJ. 10,000

m**Elm pl** (11:3023 & 3026), es, 189.11 s Kingsbridge rd, 25.5x81.1x25x81.11; ext of $4,000 mtg to May4'16 at 5%; Apr24; May 2'13; Heinrich Amos with Mary E Barron, 911 Park av & ano trstes Thos H Geraty. nom

m**Farragut st** (10:2777, 2778, 2779, 2780, & 2781), es, at sws Hunts Point av, contains 1 122-1000 acres & other prop, see mtg recorded Mar1'09; certf that Fredk W Fieder, Jr, never executed & delivered to party 1st part any mtg for $160,605 or any other mtg; except a mtg for $642,420 recorded Mar1'09; Apr30; May8'13; East Bay Land & Impt Co to Ryawa Realty Co, 30 E 42.

m**Hewitt pl, swc Longwood av,** see Longwood av, swc Hewitt pl.

m**Hewitt pl, swc Longwood av,** see Hewitt pl, swc Longwood av.

m**Home st (Lyon)** (10:2728), ss, 100 w So blvd, runs s82xs30xw50xn27.1xn79.2 to st xe50 to beg; PM; pr mtg $5,500; May7; May8'13; due Nov7'16, 6%; Keilbert Constn Co, Inc, a corpn, to Peter Sinnott, 967 E 165. 5,000

m**Kelly st, 1070** (10:2716), es, 186.11 s 167th, 17x100; pr mtg $3,000; May6; May7 '13; due &c as per bond; Chas P Kelly to Wm Ennis, 923 Brook av. 1,000

m**Oak ter, swc Beekman av,** see Beekman av, swc Oak ter.

m**Pond pl, 2781** (12:3290), ws, 125 n 197th, 25x125; PM; pr mtg $5,500; May2; May3 '13; 2y6%; Fannie L Bird to Geo Olt, 2781 Pond pl. 2,000

m**Ritter pl, 810-12,** see Belmont av, sec 181.

m**Seabury pl nws at ws 172,** see 172d E. ws, at nws Seabury pl.

m**Whittier st** (10:2762), es, 250 n Seneca av, 50x97.5x50x100; PM; May1; May6'13; 3y5%; Edw E Miers, 3100 Bway to Warren B Sammis, Huntington, LI. 1,000

m**134TH st, 722 E** (9:2278), ss, 617.7 e Willis av, 17x100; May3'13; due &c as per bond; Rose F Turbush to Ellen Drury, 339 E 141. 1,000

m**138TH st E** (9:2301), ns, 231.6 e Alex av, 25x100; ext of $6,000 mtg to Mar6'16 at 6%; May6; May7'13; Doreth Sugenheimer with Geo Schaefer, 353 E 138. nom

m**138TH st E** (9:2300), ss, 131.6 w Willis av, 25x100; pr mtg $——; Apr30; May3'13; due July1'14; 6%; Kathryn E Turner, Mt Vernon, NY to Paul Schnizler, 401 W 139. 1,000

m**139TH st, 279-81 E** (9:2314), ns, 130.3 e 3 av, 50x99.3x50x99.2; May2'13; 5y5%; Jno P Indorf, 160 St Anns av, to Metropolitan Savgs Bank, 59 Cooper sq E. 19,000

m**143D st, 493 E,** see Brook av, 387-9.

m**144TH st, 349 E** (9:2306), ns, 104.5 e 3 av, 25x29.1x36.1x56.1; PM; May2'13; installs, 6%; Heinrich Young, 349 E 144, to Eureka Co-op Savgs & Loan Assn, 420 E 149. 3,200

m**147TH st, 532 E** (9:2273), ss, 224.6 w St Anns av, 25x99.9; pr mtg $13,500; Apr30; May2'13; due &c as per bond; Mary Bernero, widow, to Louisa Bernero, 404 W 35. 1,800

m**147TH st E** (10:2600), ss, 275 e Prospect st (now closed), 50x100; PM; Apr10; May2'13; 5y5%; Mary Smith to Alice J Hickey at Newark, Ohio. 7,000

m**152D st E, nec Bergen av,** see Bergen av, nec 152d.

m**156TH st E (Melrose)** (9:2415), ss, 140 e Park av (Terrace pl), 25x100, except pt for 156th; pr mtg $3,000; Mar25; May8'13; 1y5%; Capitola F, wife Henry Wentworth, Passaic, NJ, to Jno J Slater, Passaic, NJ. 800

m**165TH st, 796 E** (10:2669); ext of $2,500 mtg to May1'16 at 5%; Apr3; May2'13; Lawyers Mtg Co with Mary F & Thos J Carney. nom

m**166TH st, 781 E,** see Tinton av, 1098.

m**167TH st E, nwc River av,** see River av, nwc 167.

m**168TH st E, nec College av,** see College av, nec 168th.

m**168TH st E, nwc Findlay av,** see Findlay av, nwc 168th.

m**171ST st, 537 on map 535 E** (11:2928), ns, 100.1 e 3 av, 27.6x118.8x27.6x120; May6; May7'13; due &c as per bond; Realty Business Corpn to Elwood Mildeberger, Bayshore, LI. 20,000

m**171ST st, 537, on map 535 E;** certf as to above mtg; May6; May7'13; same to same.

m**171ST st, 537, on map 535 E;** pr mtg $20,000; May6; May7'13; due &c as per bond; same to Jas G Wentz, 335 West End av. 1,000

m**171ST st, 537, on map 535 E;** certf as to above mtg; May6; May7'13; same to same

m**172D st E** (11:2966), ws, 150 s Boston rd, 200x100; ext of $22,500 mtg to Junel '14 at 6%; May2; May7'13; Crotona Realty Co with Abr L Lazarus, 150 Rodney, Bklyn. nom

m**172D st E** (11:2966), ws, 150 s Boston rd, 200x100; PM; May1; May5'13; 1y6%; Abr L Lazarus, 150 Rodney, Bklyn & Geo Kurzman, 1465 5 av to Emanuel Arnstein, 600 West End av et al exrs Leopold Hutter. 4,000

m**172D st, E** (11:2966), ws, at nws Seabury pl, 36.7x100x143.2x149; PM; May1; May5'13; 1y6%; Abr L Lazarus, 150 Rodney, Bklyn, & Geo Kurzman, 1465 5 av to Emanuel Arnstein, 600 West End av et al exrs Leopold Hutter. 1,750

m**177TH st E, nwc Walton av,** see Walton av, nwc 177th.

m**178TH st E, nwc Monterey av,** see Monterey av, nwc 178.

m**178TH st E, nec Washington av,** see Washington av, nec 178th.

m**179TH st E, sec Vyse av,** see Vyse av, sec 179th.

m**181ST st, 650 E** (11:3081), ss, 50 w Belmont av, 34.6x—x33.7x97.11; PM; pr mtg $26,000; May6; May7'13; due July29'13; 6%; Abr L Lazarus, Bklyn, to Sole Realty & Constn Co., 641 E 183. 1,123.57

m**181ST st E, sec Belmont av,** see Belmont av, sec 181.

m**189TH st E, sec Hughes av,** see Hughes av, sec 189.

m**199TH st E, nes, at ses Valentine av,** see Valentine av, 2922.

m**216TH st E (*),** ns, abt 550 w Barnes av, 50x114, Wakefield; May 7; May8'13; 3y 5½%; Jno J Knewitz, Jos Monat & Wm McGill trstes Hebron Lodge 813, Free and Accepted Masons to Herman F Epple, 2516 Grand av. 7,000

m**223D st E (*),** ns, 447.11 e White Plains rd, 33.8x114.3; Apr25; May3'13; due &c as per bond; Ester wife Max Henry, 749 E 223 to Josephine Dunand, 606 Park av. 1,000

m**223D st E (*),** ns, 447.11 e White Plains rd, 33.8x114.3; pr mtg $8,000; Apr26, May 3'13; due as per bond, 6%; Ester Henry, 749 E 223 to Mt Vernon Builders' Supply Co, Mt Vernon, NY. 2,248

m**224TH st E (*),** ns, about 50 e Barnes av, 26.3x114; pr mtg $——; Apr19; May2 '13; installs; 6%; Antonina & Michl P Klunder to Frank Pipczenski, 813 E 225. 580

m**226TH st E (12th) (*),** ss, 200 e Barnes av, 50x114; pr mtg $1,200; Apr9; May2 '13; due &c as per bond; Geo H Janss to Julia T Staff, 633 E 168. 500

m**226TH st E (*),** same prop; PM; pr mtg $1,700; Apr28; May2'13; due &c as per bond; C Guidone, Inc, a corpn, 99 Nassau to Alfred Frankenthaler, 1215 Mad av. 1,000

m**235TH st E, nec Mt Vernon av,** see Mt Vernon av, 4270.

m**235TH st, 13 E,** see Mt Vernon av, 4270.

m**Anthony av** (11:2889), ws, 224 n 173d, 51.3x95.2 to es Clay av x46.7x84.3; participation agmt in mtg for $39,000; May2; May5'13; NY Mtg & Security Co, a corpn, 135 Bway with Abr Leipzig, 50 W 77. nom

m**Anthony av** (11:2889), ws, 190 n 173d, 54x84.3 to es Clay av x55.6x71.5; participation agmt in mtg for $39,000; May2; May3'13; NY Mtg & Security Co, 135 Bway with Abr Leipzig, 50 W 77. nom

m**Anthony av** (11:2889), ws, 244 n 173d, 51.3x95.2 to Clay av x46.7x84.2; May2; May 3'13; 3y5½%; Mellwin Realty & Constn Co to NY Mtg & Security Co, 135 Bway. 39,000

m**Anthony av** (11:2889), same prop; certf as to above mtg; May2; May3'13; same to same.

m**Anthony av** (11:2889), ws, 190 n 173d, 54x84.2 to Clay av x55.6x71.5; May2; May3 '13; 3y5½%; Mellwin Realty & Constn Co to NY Mtg & Security Co, 135 Bway. 39,000

m**Anthony av** (11:2889), same prop; certf as to above mtg; May2; May3'13; same to same.

m**Aqueduct av** (11:3212), es, 773.8 n 183d, runs e92xn15.6xe16.6xn70xw103 to av xs90 to beg; May5; May6'13; 2y5%; Wm Evans to Alice C Holden, 323 Riverside dr. 10,000

m**Aqueduct av** (11:3215), sec Kingsbridge rd, old line, runs e66.8xs111.10xe32.5xs abt 30xw97.1 to av xn128.11 to beg; also AQUEDUCT AV (11:3215), es, 128.11 s Kingsbridge rd, old line, 30x96.11x30x97.11 also KINGSBRIDGE RD (11:3215), ss, 66.8 e Macombs Dam rd, runs e33.4xs118.2xw 32.5xn111.10 to beg, except pt for Aqueduct av & Kingsbridge rd pr mtg $30,500; Dec 31'12; May3'13; demand; 6%; Emilie Wendel to Louis Wendel, Jr, 351 W 51. 1,500

m**Aqueduct av** (11:2875), es, 201.3 s from ss Aqueduct av & ws Plympton av, runs s on curve 30xs on a tangent 399.6xs on curve 74.7xe137.1xn204.11xe10xn100xne125.-11xn49.4xnw66.9 to beg; PM; May1; May2 '13; due &c as per bond; Mary J Mullis, 296 Carroll, Bklyn, to Arco Realty Co, 30 E 42. 60,000

m**Bailey av** (12:3266), ws, 107 s 231st (Macombs), runs s45xw132.2xn35xe31.3xe 116.7 to beg, except pt for Bailey av; pr mtg $——; May2; May3'13; due &c as per bond; Bertelsen Realty Co to Manhattan Mtg Co, 200 Bway. 35,000

m**Bailey av** (12:3266), same prop; certf as to above mtg; May2; May3'13; same to same.

m**Bassett av (*),** ws, 196.8 s on curve from ss McDonald, 24.7x100x25.10x100; PM; Apr 30; May6'13; 2y5½%; Frank De Micco, 2383 Hoffman to Hudson P Rose Co, 32 W 45. 200

m**Baychester av, nec Boston rd,** see Boston rd, nec Baychester av.

m**Beekman av** (10:2555), swc Oak ter, 25x 100; bldg loan; May5; May6'13; demand; 6%; K & J Constn Co, Inc, a corpn, to City Mtg Co, 15 Wall. 25,000

m**Beekman av** (10:2555), same prop; certf as to above mtg; May5; May6'13; same to same.

m**Beekman av** (10:2555), same prop; PM; pr mtg $25,000; Mar12; May6'13; due Sept 12'14; 6%; same to Harvey Michaels, 1192 Fox. 3,500

m**Beekman av** (10:2555), same prop; PM; Jan2; May6'13; 3y6%; Harvey Michaels, 1192 Fox to Charlotte K Rodriguez at Mamaroneck, NY. 3,000

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m**Belmont av** (11:3081), sec 181st, 141.3x 68.4x140.2x85.9, PM; May6; May7'13; due Nov1'13, 5½%; Crownhill Constn Co to Jared W Bell, 248 Lex av. 11,500

m**Belmont av** (11:3081), same prop; certf as to above mtg; May2; May7'13; same to same.

m**Belmont av** (11:3081), sec 181st, 141.3x 68.4x140.2x85.9, also RITTER PL, 810-12 (11:2968), ss, 99.10 e Union av, 40x 85.4, pr mtg $45,500; May6; May7'13, due as per bond; 6%, Crownhill Constn Co to Marie R Winters at Port Washington, LI. 3,000

m**Belmont av** (11:3081); also RITTER PL, 810-12 (11:2968); certf as to above mtg; May6; May7'13, same to same.

m**Bergen av** (9:2361), nec 152d, 131.2x 57.11x137.9x100; pr mtg $90,000; May7; May8'13; demand, 6%; Conron Bros Co to City Mtg Co, 15 Wall. 5,000

m**Bergen av** (9:2361); same prop; certf as to above mtg; May8'13; same to same.

m**Boston rd** (*), nec Baychester av, 100x 209.6x100x215.10; Mar5; May7'13; due &c as per bond; Bertram L Marks to Workmen's Sick & Death Benefit Fund of the U S of A, 3 3 av. 7,500

m**Boston rd** (*), nwc De Reimer av, 100x 109.6x100x102.10, except pt for Boston Post rd; PM; Mar5; May7'13; due &c as per bond; Wm Loeb to Jacob Larus, 707 St Nicholas av. 2,500

m**Briggs av** (*), ns, abt 209 w Paulding av, 26.4x93.7 to Arthur x25x102, Laconia Park; Apr29; May5'13; due &c as per bond; Eliz Ryan, 148 W 67 to Laura Curry, 327 E 58. 1,400

m**Bronxdale av, nes, at es Muliner av,** see Muliner av, es, at nes Bronxdale av.

m**Bronxdale av** (*), nes, 85.3 nw Rhinelander av, 28.5x143.4x25x129.9; May1; May5 '13; due &c as per bond; Thos F Owens, Bklyn, to Jennie E C Baker, 475 W 158. 1,000

m**Brook av, 373** (9:2287); ext of $12,000 mtg to Aug1'14 at 5%; May1; May8'13; Bernard C Gerken & ano, exrs Ernst C Korner, with Wm A Weber, 300 E 75. nom

m**Brook av, 375** (9:2287); ext of $13,000 mtg to May6'18 at 5%; May6; May8'13; American Mtg Co with Wm A Weber, 300 E 75. nom

m**Brook av, 387-9** (9:2288), nwc 143d (No 493), 50x90, except pt for av; PM; May1; May2'13; due &c as per bond; Robt Wyder, Douglaston Manor, LI, to Josephine A Farley, 493 E 143. 8,000

m**Brook av, 1514** (11:2895), es, 100 n 171st, 25x100.11; May5; May6'13; 3y6%; Barnet Jaffe, 1744 Anthony av to Griene Blatt, 38 W 114. 2,500

m**Burnside av** (11:3156), ns, 108.5 e Anthony av, 50.10x99.9x42.1x72.9; May2; May5 '13; 5y5%; Thos C Lisk to Harold M Sill, Germantown, Pa & ano trstes Amelia W Dougherty. 28,000

m**Burnside av** (11:3156), same prop; pr mtg $28,000; Apr25; May5'13; 2y6%; same 2487 Marion av to Francis H Haff, 345 E Fordham rd. 5,000

m**Castle Hill av** (*), sws, 400 se Green la, 25x105.2; May5; May6'13; 3y6%; Alice Murray to Matthew F Walsh, 2086 Vyse av. 9,000

m**Clay av, es, 190 n 173,** see Anthony av, ws, 190 n 173.

m**Clay av, es, 224 n 173,** see Anthony av, ws, 224 n 173.

m**Clay av, es, 244 n 173,** see Anthony av, ws, 244 n 173.

m**College av** (9:2436-2439), nec 168th, 200 x100; May1; May8'13; due &c as per bond; Rockledge Constn Co to Mary T Grace, 2550 Grand av. 8,500

m**College av** (9:2436-2439); same prop; certf as to above mtg; May6; May8'13; same to same.

m**Courtlandt av** (9:2404), es, 48.6 s 158th, 50x91.6; pr mtg $10,000; May6; May8'13; due &c as per bond; Morton M Green to Eliz A Green, 1096 West Farms rd. 2,600

m**Courtlandt av, 790-2** (9:2404), es, 48.6 s 158th, 50x91.6; May1; May2'13; due &c as per bond; Jno Lyons, 415 E 153, to Annie Maguire, 184 E 111. 10,000

m**Decatur av, 3084** (12:3331), es, 275 s 204th or Woodlawn rd, 25x120; May6; May 7'13; due &c as per bond; Chas Forbach to Title Guar & Trust Co. 6,500

m**De Reimer av, ws, 477.10 n Boston rd,** see De Reimer av, ws, 427.10 n Boston rd.

m**De Reimer av, nwc Boston rd,** see Boston rd, nwc De Reimer av.

m**De Reimer av** (*), ws, 227.10 n Boston rd, 2 lots, ea 25x100; 2 mtgs, ea $350; Mar 5; May7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 700

m**De Reimer av** (*), ws, 102.10 n Boston rd, 75x100; PM; Mar5; May7'13; due &c as per bond; Wm Loeb to Jacob Larus, 707 St Nicholas av. 1,050

m**De Reimer av** (*), ws, 427.10 n Boston rd, 50x100; also DE REIMER AV (*), ws, 477.10 n Boston rd, 50x101.8x58.4x100; 2 mtgs, ea $700; Mar5; May7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 1,400

m**De Reimer av** (*), ws, 527.10 n Boston rd, 50x101.8; Mar5; May7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 700

m**De Reimer av** (*), ws, 377.10 n Boston rd, 25x100; Mar5; May7'13; due &c as per bond; Victoria Czajka to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 350

m**De Reimer av** (*), ws, 402.10 n Boston rd, 25x100; Mar5; May7'13; due &c as per bond; Marie Holleran to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 350

m**De Reimer av** (*), ws, 177.10 n Boston rd, 50x100; Mar5; May7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 700

m**Edgewater rd** (10:2761), ws, 225 n Seneca av, abt 150.9x94.10x150x100; PM; pr mtg $——, May5; May6'13; 3y5½%; Edw E Miers, 3100 Bway to Lawrence Davis, 370 Hudson av, Bklyn. 4,000

m**Ellis av** (*), ns, 261.2 w Pugsley av, 125x 88x125x84.11; May3; May6'13; due July1 '16; 5½%; Jacob Blaesser to Lilyan L Norman, Mt Vernon, NY. 2,500

m**Findlay av** (9:2436-2439), nwc 168th, 200x100; May1; May8'13; due &c as per bond; Rockledge Constn Co to Mary T Grace, 2550 Grand av. 8,500

m**Findlay av** (9:2436-2439); same prop; certf as to above mtg; May6; May8'13; same to same.

m**Grand blvd & concourse, es, 200 s 167th,** see Sheridan av, ws, 200 s 167th.

m**Grand blvd & concourse** (11:3161 & 3169) ws, 144.2 s 181st,25.8x129.11x25x136.6, except pt for Grand blvd & concourse; Apr 25; May3'13; due &c as per bond; Alwin H L Frank & Ernest Munch, 2101 Grand blvd & concourse to Jessie F Gatens, 236 E 61st. 3,000

m**Grand blvd & concourse, 2901** (12:3319), ws, 190 s 199th, 125x125; PM; May1; May 2'13; 3y6%; Victor Magri to Nicholas Wapler, 670 Napier av, Woodhaven, LI. 2,500

m**Hughes av** (11:3076), sec 189th, 100x175 to Belmont av; Apr30; May3'13; due &c as per bond; Durbar Realty Co, Inc to Title Guar & Trust Co. 40,000

m**Hughes av** (11:3076), same prop; certf as to above mtg; Apr30; May3'13; same to same.

m**Hughes av** (11:3076), same prop; sobrn agmt; Apr30; May3'13; Flordave Realty Co with same.

m**Hull av** (12:3349), ss, 313.7 e 204th, 50x 100; May5; May6'13; installs; 6%; Mary Gamble to Tremont Bldg & Loan Assn, 1931 Wash av. 1,000

m**Hunts Point av, sws, at es Farragut,** see Farragut, es, at sws Hunts Point av.

m**Intervale av** (11:2973), swc Chisholm, runs s50xw129.10xs25xw28xn75 to st xe 157.10 to beg; Apr30; May7'13; 1y6%; Klara Kozeluh to Carrie Kroutil, 1239 Intervale av. 1,400

m**Intervale av** (10:2699), ws, 143.10 n Westchester av, 50x100; PM; pr mtg $9,000; May5; May8'13; 3y6%; Jos & Osias Ornstein to Hannah Graff, 981 Intervale av. 2,000

m**Kingsbridge rd, sec Aqueduct av,** see Aqueduct av, sec Kingsbridge rd.

m**Longwood av** (10:2695), swc Hewitt pl, 51x104.6; May1; May3'13; 5y5%; Jno F Haase & Louis Sasse, 117 W 131 to East River Savgs Instn, 291 Bway. 5,000

m**Longwood av** (10:2689), nes, 147 nw Hewitt pl, 39x100; ext of $7,000 mtg to July27'17 at 6%; May1; May2'13; Gesine Bunger with Ferdinand N Bunger, 140 W 123 & Henry H Cording, 45 W 127. nom

m**Longwood av** (10:2695), swc Hewitt pl, 51x104.6; ext of $40,000 mtg to May1'18 at 5%; May1; May5'13; East River Savgs Instn with Jno F Haase, 506 W 149 & Louis Sasse, 117 W 131. nom

m**Mohegan av** (11:2958), ws, 69 n 175th, 50x98.11x50x98.10; bldg loan; May1; May2 '13; demand, 6%; McEvoy & Koester Constn Co to City Mtg Co, 15 Wall. 38,000

m**Mohegan av** (11:2958); same prop; certf as to above mtg; May1; May2'13; same to same.

m**Mohegan av** (11:2958); same prop; sobrn agmt; May1; May2'13; Duo Co with same. nom

m**Monticello av** (*), es, 275 s Randall av, 50x100; Apr23; May2'13; 3y6%; Emma D wife of & Jno P Bengtson to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon. 3,000

m**Monterey av** (11:3061), nwc 178th, 75x 105; sobrn agmt; Mar17; May2'13; Monterey Bldg Co Inc a corpn, 170 Bway with Niels Hansen, 326 Audubon av & ano. nom

m**Morris av** (9:2437), es, 130 n 165th, 20x 92.6; given to secure payment of notes for $1,000; pr mtg $7,500; Jan6; May3'13; due &c as per bond; Meyer Harrison to Leopold Rosenberg, 459 W 125. 1,000

m**Mt Vernon av, 4270** (12:3363), nec 235th, 80.10x116x70.11x79.10; also 235TH ST, 13 E (12:3363), ss, 79.10 e Mt Vernon av, 25x 95.5x25x95.11; PM; Apr30; May2'13; 3y6%; Kath A Lee to North Side Mtg Corpn, 391 E 149. 3,000

m**Muliner av** (*), es, at nes Bronxdale av, 27.2x138.6x25x143.4; May1; May5'13; due &c as per bond; Thos F Owens, Bklyn to Mary D Nesmith at Wakefield, Mass. 1,200

m**Olmstead av (Av D)** (*), ws, 58 n Ellis av (13th), 50x105; May6; May7'13; 3y5%; Nicholas J Tonner to Herman H Bammann, 2260 Bathgate av. 3,500

m**Parker av** (*), sws, 150 s Lyon av, 25x 130, except pt for Parker av; May1; May2 '13; 3y6%; Jas O'Hearn to Mary V Hicks, 1229 Wash av. 1,800

m**Perry av** (12:3299), ws, 85 s Mosholu pkwy S, 31.3x125; ext of $2,500 mtg to May2'18 at 6%; May2; May8'13; NY Title Ins Co with Dorothy A Donovan, 318 Mosholu pkwy. nom

m**River av** (9:2489), nwc 167th, 80x24.9; ext of $6,500 mtg to Jan1'16 at 5%; Oct 11'12; May2'13; Martin Derx with Nicholas Hodes. nom

m**St Lawrence av** (*), es, 50 n Gleason av, 25x100; pr mtg $4,750; May1; May2'13; 2y 6%; Jacob Cohen to Mary Franz, 1111 E 179. 1,000

m**St Lawrence av** (*), es, 25 n Gleason av, 25x100; pr mtg $4,500; May1; May2'13; 2y 6%; Jacob Cohen to Mary Franz, 1111 E 179. 1,200

m**Sherman av** (9:2456-2462 & 2463), ws, 200 s 167th, 150x272.4 to es Grand blvd & concourse x153.2x241.1; May1; May8'13; due &c as per bond; Rockledge Constn Co to Mary T Grace, 2550 Grand av. 21,000

m**Sheridan av** (9:2456-2462 & 2463); same prop; certf as to above mtg; May6; May 8'13; same to same.

m**Southern blvd** (11:2979), es, 306.10 n Home, 30x105; ext of $16,000 mtg to Feb 1'16 at 5%; Apr29; May2'13; Germania Life Ins Co with Jno P Leo, 765 St Nicholas av. nom

m**Spuyten Duyvil rd** (13:3407), nws, 39 sw land now or formerly Jas A Church, runs nw75xsw60xse75 to rd xne 60 to beg; sobrn agmt; Jan11; May8'13; Edgehill Terraces Co, Alfred Themans & Louis Guerr with Edgehill Co-op Savgs & Loan Assn & ano. nom

m**Tinton av, 1098** (10:2671), nec 166th (No 781), 52x99; bldg loan; May5; May6'13; 1y 6%; Adolphus Realty Corpn to City Real Estate Co, 176 Bway. 45,000

m**Tinton av, 1698;** certf as to above mtg; May5; May6'13; same to same.

m**Trinity av,** (10:2640), es, abt 233.8 n 165th, 18.9x90; May1; May2'13; 5y5%; Abr M Van Praag to Jos Corbett, 906 Cauldwell av. 5,500

m**Union av, 774-6** (10:2676), es, 116.2 s Westchester av, 50x110.9x50.5x117.2; PM; pr mtg $40,000; May1; May2'13; 3y6%; Bertha Schmuck, 777 Prospect av, to Benenson Realty Co, 407 E 153. 2,000

m**Valentine av, 2106** (11:3144), es, 243.4 n 180th, 18.10x93.5x18.1x91.1; May7'13; due &c as per bond Harry Bierhoff, 301 W 109 to Washington B Beaudine, 4691 Park av et al trstes Washington H Beaudine. 4,500

m**Valentine av, 2922** (12:3297), ses, at nes 199th, 25x100; PM; May2'13; 5y5½%; Grace Evangelical Lutheran Church to Crescentia B Wolf, 2922 Valentine av. 6,000

m**Valentine av** (*), es, 150 s Fairmount av 25x100; May1; May5'13; 3y6%; Jos Clancy to Wm H Weygandt, 1046 Greene av, Bklyn. 1,400

m**Van Nest av (Columbus)** (*), ns, 75 e Barnes av (Madison), 25x100; Apr15; May 2'13; due &c as per bond; Felix Aronson to North Side Mtg Corpn, 391 E 149. 3,600

m**Van Nest av (Columbus)** (*); same prop; sobrn agmt; Mar27; May2'13; David Zoglin with same. nom

m**Vyse av** (11:3131), sec 179th, 114.11x 173.3x115x175.10; bldg loan; pr mtg $30,000; Apr30; May8'13; 1y6%; K & R Constn Co (Inc), a corpn, 35 Nassau, to Albt Deutsch, 62 E 93. 75,000

m**Vyse av** (11:3131); same prop; certf as to above mtg; Apr30; May8'13.

m**Vyse av, 2071** (11:3127), ws, 77.6 n 179th, 37.9x83.10x34.7x83.7; PM; pr mtg $16,500; Apr30; May2'13; 2y6%; Geo N Fischer, 345 E 84, to Barry Bros, 2804 3 av. 4,250

m**Walton av** (11:2853), nwc 177th, 100x 77.2; bldg loan; May2'13; due Mar31'14, 6%, Adolph Wexler (Inc), a corpn, to Bronx Investment Co, 100 Bway. 50,000

m**Walton av** (11:2853); same prop; certf as to above mtg; May2'13; same to same.

m**Watson av** (*), ns, 379.11 w Castle Hill av, 49x103; all title to any strips adj; May8'13; installs, 6%; Wm A Bertkau, 786 E 180, to Franklin Soc for Home Bldg & Savgs, a corpn, 38 Park row. 3,500

m**Washington av** (11:3044), nec 178th, 28x 91.8x28x91.7; May2'13; 3y5%; Celtic Real Estate Co, 1238 3 av, to Emigrant Indust Savgs Bank. 12,000

m**Washington av** (11:3044); same prop; certf as to above mtg; May2'13; same to same.

m**Washington av** (11:3044); same prop; pr mtg $12,000; May1; May2'13; 2y6%; same to Thos F McLoughlin, 173 Alex av. 4,000

m**Washington av, 2152** (11:3049), es, 569 n 180th, 25x112x25.4x108.8; except pt for av; pr mtg $——, May2; May3'13; 1y6%; Vincenzina Milano, 2152 Wash av to Eliz M Coogan, 367 E 187 & ano. 600

m**Washington av** (11:3050), es, 36.7 n Fletcher or 182d, 36.7x79.11x36x86.5; agmt as to share ownership in mtg; Apr21; May 6'13; Agency Realty & Mtg Co with Ida K Bronner, 2 W 72. nom

m**Woodycrest av, 1121-3** (9:2513), ws, 100 n 166th, 2 lots ea 50x100; 2 PM mtgs ea $34,000; Apr30; May5'13; 5y5%; Bagot Realty Co to German Savgs Bank, 157 4 av. 68,000

m**3D av, 3547** (9:2373), ws, 259.4 n 168th, 24.4x100; May5'13; 3y5%; Frank Davidson; Montclair, NJ; Edw E Davidson, West Orange, NJ; Jno R Davidson, Mary E Baird, & Florence Clark, of NY, to NY Title Ins Co, 135 Bway 10,000

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 17, 1913

THE BIGGEST MUNICIPAL DEBT IN THE WORLD

Gross Funded Debt of New York City Exceeds a Billion — Borrowing Limit Virtually Reached—New Methods of Financing Public Works Must Be Found.

——Article II, Part II——

By HENRY BRUERE, Director, Bureau of Municipal Research.

ONE of the hardest problems confronting the next administration will be how to provide necessary schools and other improvements without increasing the tax rate to the point of public revolt.

The next five years, when corporate stock budgets will deal with thousands instead of millions as heretofore, may profitably be given to intensive city planning and to the development of a new program of public financing. Sooner or later the city will have power to exercise the right of excess condemnation in acquiring land for park and building purposes. It will have the power to take back into the city treasury a part of the enhanced value of real estate which results from the construction of important public works.

German Experience.

Practically every city in Germany has for years been in the position in which New York now finds itself. There comparative poverty restrains cities from incurring great indebtedness. At the same time the growth of population and the pressure of commercial demands is generally compelling physical reconstruction and the provision of modern public works. But German cities, accustomed to look at public questions from a public interest rather than from a private interest standpoint, have found a solution for their financial perplexities. Last year the city of Dortmund (215,000 population) found it necessary to build a new thoroughfare through the old part of the city, whose narrow, irregular streets were congested with traffic. The gross cost of the improvement was Mks. 5,875,000 ($1,468,750). The city exercised its power of excess condemnation and bought not only the property required for the thoroughfare, but the adjoining property, whose value has been increased as the result of the opening of the street. The city reported last fall that the prospective and surely to be realized return from the sale of property abutting on the thoroughfare and not required for its widening would be Mks. 5,700,000 ($1,425,000), making the net cost of the most important public improvement ever executed by the city, Mks. 175,000 ($43,750).

Fortunes Once in Real Estate.

Every informed taxpayer knows of the fortunes that were made in New York City at the time of the opening of the present subway. I have been told by one of the largest operators in New York realty that within a few days after the opening of the present subway he sold lots for $1,200,000 which had cost him $250,000 before the period of subway land speculation. Unquestionably, this operator was entitled to some profit in return for his foresight and the possible hazard of his investment, but even he would admit that his gain resulted more from the enterprise of the community than it did from the employment of his own abilities.

In this article Mr. Bruere brings out the startling fact that, through improvident fiscal management, the foremost city in America and the richest municipality in the world has virtually exhausted its constitutional borrowing power and must look for new ways of financing public works. On March 31, the net funded debt of New York City amounted to 7.01 per cent. of the assessed valuation of the real estate in the city, while contract and other liabilities increased the total indebtedness, exclusive of self-sustaining bonds, to 9.11 per cent. of the assessed valuation. As the debt incurring power of the city, except for certain income producing enterprises (water supply, docks, subways) is limited to 10 per cent. of the assessed valuation of the real estate in the city; as the current valuation is fully on a par with "market value," and as this value can not be expected to increase rapidly in the near future, it will be seen that the traditional fiscal policy of the city is no longer adequate to meet the necessity for expansion of municipal functions occasioned by the tremendous growth of population, a growth which has now attained a rate of about 200,000 a year. Mr. Bruere's article points out the choice of fiscal devices open to the city for taking care of its expanding activities. The present article, of which the second installment appears today, is the second of a series of five written by Mr. Bruere at the request of the Record and Guide, the purpose of the series being (1) to discover why taxes are increasing out of proportion to the growth of population and (2) to suggest available remedies.

1913 Bond Sale.

On May 20th New York City will hold its annual corporate stock sale. It proposes to market $45,000,000 of bonds, $25,000,000 of corporate stock for various municipal purposes, and $20,000,000 for extension of the water supply. The city agrees to pay interest at the rate of 4½ per cent. per annum for fifty years on these bonds. The last issue of 4½ per cent. bonds was on February 14, 1908, just after the 1907 panic. In November of that year $12,000,000 of 4 per cent. bonds were sold to the public and 4 per cent. ruled until 1910, when the rate was increased to 4¼ per cent. In May of last year the city sold $65,000,000 4¼ per cent. bonds at an average price of $100.747.

The present increased interest rate does not mean that the city's credit has been impaired. It means merely that the market is over-supplied with New York City bonds. This is clearly indicated by the current market quotations on New York City bonds. On May 2d, according to market quotations in the New York Times, the only New York City corporate stocks selling above par were the four and one-half per cents issued in 1908, the bid price being 101¼. The four and one-half per cents corporate stock issued during the present administration were quoted at 95¾. The four per cents issued in 1909 were bid for at 92½. The four per cents issued in 1906 were bid for at 90. The three and one-half per cents issued in 1904 were bid for at 80½. Corporate stock of the city cannot be issued below par. So investors in earlier issues are disadvantaged by each succeeding sale. For each new issue of bonds is likely to force down the prices of preceding issues, particularly those bearing a lower interest rate.

Causes of Depressed Bond Prices.

On the failure of the bond sale of June 8, 1909, the Bureau of Municipal Research sought to learn the effect on prices bid, of such conditions as frequency of sales, uncertainty of limit, volume of outstanding bonds, etc. Letters containing twelve questions were written to all the bidders at the sale. These included most of the important bond houses of the city.

In the replies received frequency of bond issues was repeatedly mentioned as the dominating factor in determining the reception of proposed bond issues by the investing public. One house wrote: "The question resolves itself almost entirely into one of supply and demand, with the assurance that for a definite number of years ahead New York City will supply as many bonds as the market can absorb."

Table VII.—Corporate Stock Sales to Public, 1908-1913.
(Exclusive of Sales to Sinking Funds.)

Date of Sale.	Maturity.	Average Price Realized.	Amount.	Rate.	Distribution			
					Various Municipal Purposes.	Water.	Rapid Transit.	Library.
Feb. 14, '08	1957	$104.22	$47,000,000	4½%	$37,500,000	$6,000,000	$2,500,000	$1,000,000
Nov. 23, '08	1958	102.385	12,000,000	4%	7,000,000	4,000,000	750,000	250,000
Mar. 2, '09	1958	101.57	10,000,000	4%	7,000,000	2,000,000	750,000	250,000
June 8, '09	1959	100.71	38,000,000	4%	24,000,000	10,000,000	3,200,000	800,000
Dec. 10, '09	1959	100.34	12,500,000	4%	6,000,000	6,000,000	...	500,000
Mar. 21, '10	1930-60	101.28	50,000,000	4¼%	32,000,000	12,000,000	6,000,000	.....
Jan. 24, '11	1960	100.90	60,000,000	4¼%	30,000,000	21,500,000	8,500,000	.....
May 7, '12	1962	100.747	65,000,000	4¼%	25,000,000	20,000,000	20,000,000	.....
Totals	.....	.....	$294,500,000		$168,500,000	$81,500,000	$41,700,000	$2,800,000

Note: Increase in interest rate and decrease in average prices realized by the city.

The Metz administration of the finance department made an important contribution to the solution of the city debt problem, and that was the actual determination through litigation of the method of computing the city's borrowing margin. The new administration started with this very considerable advantage.

At the suggestion of the Bureau of Municipal Research the fusion board immediately on its organization in 1910 took a notable step which has laid the foundation for a proper policy in dealing with the vast problem of city indebtedness. This step was to establish the corporate stock budget. "Corporate stock budget" means merely that all corporate stock authorizations are to be considered at the same time and in relation one to the other, and are to be made but once in a year. Before 1910 corporate stock authorizations were included in practically every calendar of the Board of Estimate and Apportionment. As shown in the first article in this series on June 30, 1908, authorizations for the issue of corporate stock reached the great total of $180,000,000, whereas the borrowing margin was down to $3,000,000.

Corporate Stock Issues.

The very first step taken by the new administration was to rescind $24,278,406.48 of authorizations for which no specific liability had been incurred. Some of these authorizations dated back many years and stood on the books as continuous inducements to the prodigal use of the city's "faith and credit." In 1910 a corporate stock budget of $85,000,000 was prepared, of which $13,000,000 was set aside as a reservation for subway purposes. In 1911 a budget of $45,807,818.23 was authorized for purposes other than subways and the extension of the water supply.

In 1912 no corporate stock budget was authorized because of the board's desire not to infringe upon the city's borrowing capacity until the completion of the subway negotiations. Scattering authorizations to the amount of $36,716,280.45 were made for emergent needs. At no time since 1910 has the board authorized a penny of corporated stock expenditure in excess of the available borrowing margin. Clearly, had taxpayers five or ten years ago insisted that the Board of Estimate consider corporate stock authorizations with reference to each other and on the basis of a general financial program there can be no doubt that the expenditure of millions of dollars for questionable improvements that has since been incurred would never have been authorized.

Advance Borrowings.

A second important step which will protect the future credit of the city was taken by Comptroller Prendergast when he obtained authority from the legislature in 1911 to issue what are known as "corporate stock notes." Briefly, these notes may be issued by the Comptroller pursuant to authorizations of the Board of Estimate for the issue of corporate stock. They are sold to bankers at current market rates in the same manner as revenue bonds issued in anticipation of the collection of taxes, and must be redeemed within a year after their issue. They represent merely advanced borrowings on the credit of prospective corporate stock sales. The proceeds of corporate stock sales are now used to redeem outstanding corporate stock notes. Corporate stock notes give the city a very great advantage, for their use enables the Comptroller to borrow funds for public improvements as the funds are required instead of long in advance. Moreover, the corporate stock note plan makes it possible for the city to restrict the issue of corporate stock to an annual sale, thus obviating the disturbing influence of frequent and irregular issues.

Improved City Debt Administration.

Confronted by a serious situation in respect of the city debt the finance department, during the past three years, has dealt with this problem scientifically and efficiently. In this time it has considered a number of problems in relation to city debt, methods of floating securities, provision of sinking funds, etc., all of which are immensely important, but which are not especially pertinent to this article. It is worth while, however, mentioning one recent innovation, namely, the purchase by the city for sinking fund purposes of outstanding bonds at current prices. The advertisement for the May 20, 1913, sale requests tenders for the purchase by the city of $5,000,000 of outstanding bonds. This is excellent financial practice and wisely followed can be made to support the market for city bonds at times of stress, such as the present when a prospective new issue depresses the market for outstanding securities. It is desirable, moreover, that taxpayers should know that the present administration has set a high standard in administering the city's credit relations. The vast resources of the city, and the practically unlimited market for New York City bonds in the past, permitted comptrollers to give slight thought, and often second-rate attention to city debt matters. Under present conditions, the protection of the city's financial status from bond sale failures or disgracefully low market prices for New York City bonds, is one of the most important responsibilities of the Comptroller. In the future efficient comptrollers will give to the credit relations of the finance department special attention and continue the present practice of placing this branch of the business of the finance department in charge of a deputy specially trained in finance.

Table VIII.—Sale of Corporate Stock Notes.

Year.	Various Municipal Purposes.	Supply of Water	Rapid Transit.	Total Sales.
1911	$11,110,448	$11,390,129	$1,295,000	$23,795,578
1912	41,013,166	38,982,616	5,181,683	85,177,467
1913	24,089,462	21,830,104	500,000	46,419,566
Total three years	$76,213,078	$72,202,850	$6,976,683	$155,392,612

Note: It is estimated that $800,000 is saved annually in interest charges through the useful expedient of corporate stock note issues.

Constructive Steps Suggested.

Taxpayers cannot escape the payment of interest upon and provision of funds for the retirement of the city's outstanding debt. They can, however, insist that the future use of the city's borrowing capacity be based upon comprehensive city planning and conform to wise business practice.

I suggest the following steps for the city to take as supplementing the corporate stock budget and improved financial methods previously referred to:

1. That a plan for city improvement be skillfully framed looking as far ahead as it is possible in respect of every class of improvement. The city of Düsseldorf in Germany last year held a competition to obtain plans for its development for the next fifty years. Surely, New York City should be able to plan ahead at least five years. City planning is not Utopian romancing. It is sound business policy. The sooner New York undertakes it the better for taxpayers' pockets and citizens' comfort.

2. That taxpayers cast off their prejudices and assist in obtaining for the city power to execute its major improvements on the principle of excess condemnation or assessment in proportion to financial benefit. I have heard taxpayers express objection to the construction of the new subway by assessment of at least a part of the cost against properties whose value will be increased by their construction because other taxpayers reaped enormous gains from the construction of the first subway by the general credit of the city.

Taxpayers will surely find it profitable to consider a comprehensive plan for the city's physical development. I believe they will come to discuss without prejudice or selfish interest new methods of financing necessary undertakings. The first law governing all improvements should be the law of greatest good for the greatest number, and not the greatest gain for a particular property owner.

New Methods of Financiering.

3. That taxpayers urge the early completion of the inventory of city property and the establishment of a proper record now under way in the department of finance, in order that the city may show in its balance sheet a statement of its capital assets, to contrast with its capital liabilities or outstanding indebtedness. Such information is indispensable to a definite understanding of the city's financial condition. Not to have it means to leave the door open for the further misuse of borrowing capacity.

4. That the Board of Estimate establish at once a schedule of the probable life of improvements, in order that bonds may be amortized as nearly as possible during the life of the improvement for whose construction they were issued.

5. That taxpayers request an early settlement of still unsettled questions relating to the computation of the city debt.

On December 29, 1909, Comptroller Metz raised eight questions with the Corporation Counsel regarding the city debt which had not been passed upon specifically by the Court of Appeals in the city debt case, then recently concluded. To date, replies to these questions have not been given. In consequence, debt statements still contain several items of uncertainty. These items, when the borrowing margin is as limited as now, assume proportions of importance. For example, in the debt statement of March 31st there is included an estimate of $500,000 for judgments and open market orders. The exact sum provided for judgments is not stated. These judgments are the allowances made by courts in litigation in which the city has been unsuccessful. They are paid out of the proceeds of special revenue bonds. The Court of Appeals has held that special revenue bonds (redeemable out of next year's taxes) are not to be included in determining the city's constitutional debt. Why, therefore, should judgments payable out of these bonds be included?

Classify Charges.

6. That a charging classification be provided to govern the use of corporate stock funds. An important existing defect in the accounting practice of the city arises from the absence of definite instructions as to the classes of expenditure that may be charged against corporate stock funds. It is possible to provide a definite code of accounts to govern all charges of this character. The Comptroller has had this step definitely in mind, but in case the present administration is unable because of limitation of time to prepare such a code, taxpayers should urge that this step be taken early next year.

It is not possible at this time to forecast with definiteness the future growth of the annual budget appropriations for city debt service. The

prospective issues of bonds for water and subway purposes in the next few years will maintain the average volume of annual issue which has prevailed since 1908. The new subways to be completed in 1918 will require the issue of approximately $150,000,000 corporate stock. The Catskill Water Shed to be completed in 1916 is estimated to require additional issues of $100,000,000. Interest and sinking fund charges will, therefore, in all probability, continue to increase. This increase in the face of present tax burdens will seriously interfere with necessary appropriations for current services of the city and is likely to constitute a considerable embarrassment to the next administration. Those who predict that the prospective investment in the new subways will early prove self-sustaining hold out a ray of hope to taxpayers and citizens who are otherwise confronted with a somewhat gloomy outlook regarding means available within the next few years for extending municipal activities.

It is clear that the present condition of the city debt gives added weight to taxpayers' responsibility to support and press forward economy and efficiency measures throughout the city government. Resolutions and protests are futile while present opportunities to effect economies exist. The way to save is for taxpayers to let city officials know now that they are prepared to give intelligent support to constructive efficiency work. In a period of plenty, waste and prodigality were easy to offset by the always available device of increasing appropriations. In the present period of restricted credit and pressure upon taxpayers, there is more hope for obtaining from voters a definite demand that the next administration of the city government shall work unremittingly to erect permanent standards for the scientific management of city business.

This need is urgent not only because of its importance to taxpayers, but because failure to utilize to its utmost every dollar of the city's resources will mean for some time to come that necessary services of vital consequence to the health and convenience of the public at large cannot be performed.

NEW YORK CENTRAL'S LATER TERMINAL PLANS

Not Satisfactory to Residential Property Interests—Public Hearings to Be Resumed—Great Opposition to Manhattanville Terminal Scheme.

THE modified plans of the New York Central Railroad for its West Side terminal improvements will be on public exhibition at the City Hall and the Grand Central Station next Monday. Being based on the tentative agreement between the railroad company and the Terminal Committee of the Board of Estimate which was arrived at some months ago, the present plans do not embody the changes which the West End and Washington Heights property interests have appealed for and which they hope and expect will be granted.

The agreement between the Terminal Committee and the railroad company was the subject of an extended report to the Board of Estimate last month, and a series of public hearings were held upon this report at the City Hall. Further action was postponed until the New York Central's engineering department could prepare the drawings in consonance with the report, with the understanding that the hearings would be resumed when all the interested parties should have had opportunity to study the plans.

Notice is given by the Terminal Committee that hearings will be resumed on Tuesday afternoon, May 27. A set of the drawings was submitted to the Board of Estimate by President Mitchel on Thursday. The New York Central will have a limited number of lithographic copies for distribution in about two weeks. In addition to the drawings there will be on exhibition next Monday a model of two or more sections of the line, including the covered portion through, or along, Riverside Park.

Grounds of Objection.

Objection has been made to the agreement which forms the basis of the report in several particulars, notably by the West End Association and the Washington Heights Association, the former challenging the railroad's claim either to ownership or a franchise over the land covered by its tracks north of 58th street, the latter protesting against the laying-out of huge railroad terminal yards along Riverside Drive between 137th and 153d streets. When the plans are ready for public consideration these objections will be renewed, and it is expected by property owners that the Terminal Committee will arrive at a better understanding of the respective rights of the city and the company and will insist on further modifications in the railroad plans, in accordance with the public demands.

Adjustment Between Ninety-seventh and Ninety-fourth Streets.

The railroad company has agreed to provide for the city a marginal strip 150 feet in width outshore of its right of way between a point slightly north of 97th street and a point midway between 95th and 94th streets. This will necessitate the extension of the present bulkheads outshore about 35 feet. For this purpose the railroad company will build a pile bulkhead platform at its own expense. This plan may entail a disturbance of the buildings of the lessees of the pier at Ninety-sixth street. The railroad company has also agreed that it will bear any expense involved in the readjustment of this matter. The railroad company has further agreed to pay for a pile construction extension of existing piers a distance to correspond to the loss in length inshore through the extension of the bulkhead.

The proposed extension of the bulkhead will not involve any change in the established bulkhead line. In order, however, that the piers at this point may be built outshore a distance corresponding to that which they will lose at the inshore end by the extension of the bulkhead, it will be necessary to secure from the Secretary of War an extension of the pierhead line some 33 feet at this point. This the Dock Commissioner has already applied for pursuant to authority for the Board.

Should the United States Government withhold its assent to the extension of the pierhead line as herein proposed, the railroad company agrees that it will pay for the construction of an equivalent amount of pier space at some other point in this locality along the river front, to be designated by the city.

Adjustment Between Eighty-first and Seventy-seventh Streets.

As reported on October 3d, the committee has secured from the railroad an agreement that there shall be a marginal way of 150 feet in width outshore of the railroad's right of way between Eighty-first and Seventy-seventh streets. This will involve the extension of existing bulkheads, the cost of which the railroad company has agreed to bear. This it will do by construction of timber platforms on pile foundations of sufficient width to give the desired marginal way. As at Ninety-sixth street, this will involve a shortening of the piers inshore by some 25 feet. The railroad company has agreed to extend the piers an equivalent distance by pile construction at its own expense; or, failing the assent of the United States Government, to provide equivalent pier space at some other point in this locality in the discretion of the Dock Commissioner. The plan within the limits named will require no extension of the established bulkhead line, but will require an extension of the pierhead line by some 25 feet.

Real Estate Adjustment in the Sixtieth Street Yard.

As pointed out in the report of October 3d, the city at present holds the fee of the beds of Twelfth avenue and the cross streets within the limits of the company's proposed Sixtieth street yard, and some of the land under water, the company owning the balance. The railroad desires to purchase from the city fees of these areas, the streets all having been closed by act of the Legislature. In its report of October 3d, the committee recommended that the company be here given a permanent easement for railroad purposes rather than a fee. In view of the fact that the company proposes to improve this area in part by the erection of expensive buildings, and in part by railroad improvements of a permanent nature, and in view of the further fact that the broken or checker-board type of ownership is illogical and renders the land in each ownership less useful than if it were in one, the committee is inclined to recommend that the city here alienate the fee, and sell the company all its right title and interest in the beds of these streets and the land under water between the bulkhead and exterior grant lines between 59th and 72nd streets.

—The commissioners of the Sinking Fund will meet next Thursday at the City Hall, Manhattan, for a public hearing, to authorize the institution of condemnation proceedings for the acquisition of the property for the improvement of the waterfront between West 44th and West 48th streets. The commissioners approved Dock Commissioner Smith's new plans on April 30.

ALTERATIONS TO OLD DWELLINGS

An Evidence That the Neighborhood Is in a Transitional State—How the Income of a Madison Avenue Property Was Increased.

As a general rule the alteration of a building, when its character or use is changed from that of its original purpose, indicates the initial step of the transition stage of a neighborhood.

This transition is going on almost continuously in New York City and is the direct effect of our rapid and splendid growth. Sometimes the changes come so quickly that there is no time for the alteration stage, and good substantial buildings, adequate for many years more of use in their original form, must give way to the march of progress and be torn down to be replaced by new ones built on more modern lines and better fitted for their new requirements.

"Owners and builders, and their real estate advisers, usually give the question of an alteration or a new building where some change is advisable, deep consideration," remarked Charles Griffith Moses, vice-president of the J. Romaine Brown Company. "It is only where the final character of a neighborhood is not definitely determined, or where a temporary change can supply adequately the new demands, that an alteration is decided on, rather than demolition and replacement.

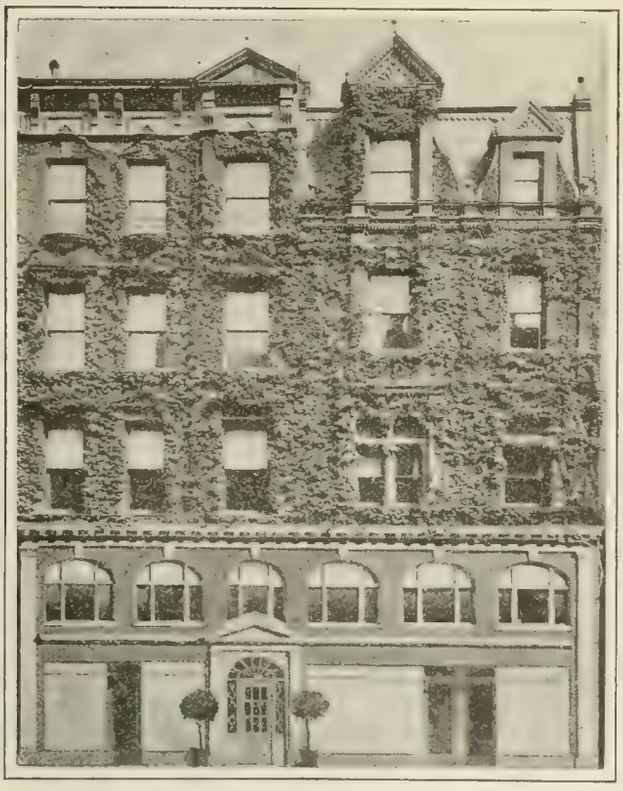
"In the financial and office building districts many comparatively modern and substantial buildings have been razed in the last few years, and the sites reimproved by the erection of new buildings to be used for the same purposes as were those destroyed. The first impression had of this condition is one of waste, but on more careful consideration, the sound economics of the situation became quite apparent.

"The high land values, the advantages of larger building units and the desirability of special buildings for banking houses or large corporations frequently make it profitable to destroy substantial buildings in order to clear the way for a more up-to-date improvement.

"The present tendency, where an alteration is deemed more advisable than rebuilding, is toward such radical changes in the original structure as will leave little but the shell, and while such changes are classed as alterations, they are in effect substantially new buildings.



BEFORE THE ALTERATION.



Herbert M. Baer, Architect.

A RECENT ALTERATION ON MADISON AVENUE.

Two old dwellings were made over into stores, offices and apartments.

Alterations Benefit Everybody.

"It seems to me that any judicious change in the form or character of a building, be it alteration or a new structure, is of unquestioned benefit to all concerned. It is certainly a glowing tribute to Manhattan land values to realize that they can and do advance so rapidly and that they absorb the value of a substantial and more or less appropriate building within twenty or twenty-five years of its completion."

The attached illustrations show a good example of what can be done in the way of remodeling old private residences in order to largely increase their revenue yield, without tearing down the old buildings and putting up a new structure.

These two houses, situated on Madison avenue, now known as "Madison Chambers," were leased for a long term of years by the Madison Chambers Company from Dr. Joseph A. Blake, a surgeon, who had occupied the premises for his offices and residence. Herbert M. Baer, architect, 665 Fifth avenue, was commissioned to remodel the buildings at the smallest cost to show the greatest return. The alterations, in brief, consist of the following:

Tearing out the basement and parlor floor of the old houses and installing on the ground floor three stores with janitor's quarters in the rear, and on the second floor four doctors' offices, making use of the elaborately equipped offices of Dr. Blake in the rear part of the house. A high-speed Otis elevator was installed, making accessible the upper floors, which are laid out into two and three-room apartments with kitchenette and bath; the top floor having studio rooms with skylights. On the roof, a penthouse consisting of large artists' studios with two bedrooms, bath and kitchenette was built, leaving part of the roof for roof garden purposes.

The total cost of the alterations was $25,000. The work was executed by the Grant Contracting Company in just four months' time, and the income yield was increased from a possible $7,000 or $8,000 a year gross to $25,000 a year gross.

Distribution of Office Buildings.

While the geographical limits within which office buildings are being constructed have not been materially extended in recent years, there continues to be a decided movement in the northern direction. More office buildings are being annually erected in midtown than formerly. On the average, they naturally rule very much less in bulk than the skyscrapers of the financial district, but they are far more numerous. Besides the buildings designed for offices exclusively, there are many of the class intermediate between the open loft and the thoroughly subdivided office building which are either in course of construction now or have been completed recently.

A long period of years has intervened since the pioneer office building of the modern type was erected in the various uptown sections where offices have since multiplied, as around Madison Square, Greeley Square, Times Square, the Grand Central Station, in the lateral streets near the Pennsylvania Station, and, of course, along Broadway and the new Fifth avenue. In most of these sections there are old office buildings descended from a period anterior to the appearance of the skyscraper. The present movement, wonderful as it is to behold, consists, then, mainly in the multiplication of steel skeleton office buildings within geographical limits long ago established.

City's Financial Activities.

Comptroller Prendergast has issued a pamphlet giving a summary of the city's financial activities during the first three months of the present year, paralleled with the figures for the first quarterly period in 1912. The purpose of this quarterly report is to present concisely the vast financial transactions of the City of New York, which equal in amount the combined fiscal action of the ten next largest cities in the United States. The general plan of the report is such as to make clear the general purposes of the city's expenditures and outlays, and the main sources from which it derives its revenues.

REAL ESTATE BOARD'S LEGISLATIVE WORK

Secures the Modification of Oppressive Factory Measures —Brokers Urged to Take More Interest in Public Affairs

By CHARLES F. NOYES

THE Legislature has adjourned and the smoke has cleared. Real estate interests, in my judgment, have not suffered any more severely than other interests, such as insurance, banking or corporations.

Many have complained regarding the stringent laws that have been passed at Albany. Many have blamed the organization in power for what has been done. I am thoroughly convinced that some of the laws that have been enacted, for which excuses will have to be made later on, are the direct result of the visionary, theoretical reformer whose work has been in evidence for the past several years. There is no denying the fact that reform has been in the saddle and all sorts of legislation, good, bad and indifferent, has been enacted in the name of the laboring man.

All legislation that will protect life against disease, death or injury is most commendable, and all legislation along the lines of giving labor a fair wage with reasonable working hours is commendable; but legislation that is so drafted that it carries useless theories to such extremes as to re-act against those who have caused the bills to be enacted is the worst possible legislation that could be offered for the results that are to be desired.

There is much good in the legislation enacted and known as the Wagner bills, which were the product of the investigation of the State Factory Commission that was organized shortly after the Triangle Shirt Waist Company fire. The fact that this legislation is not a great deal worse is due to the interest taken in the matter by a few prominent real estate men, such as Robert E. Dowling and Henry Morgenthau. There is no question but what the bills would be more satisfactory had the real estate men themselves taken the interest in the measures that the subject deserved. They did not do so and they are primarily to blame for anything that has been omitted, or for any objections that can be raised.

Drawing the Lion's Teeth.

In general, the main factory bill that was seriously criticized by real estate interests was a bill compelling the fireproofing of all stairways in buildings whether five or six stories in height or whether twelve or twenty. By the hardest kind of work and with active co-operation of the Real Estate Board of Brokers and President E. A. Tredwell this bill relating to stairways, exits and enclosures was amended so that its "teeth were drawn" and it presents today no menace to the low five-and-six story loft buildings. The amendments change the term "fireproof" to "fire resisting"; they also permit local authorities to pass on the question of what is fire resisting under certain conditions; and the amendments furthermore permit the Industrial Board to make rules and regulations and also to modify, amend or change any conditions affecting the five or six story building.

The provisions in the new laws regarding hoistways and elevator shafts are not drastic. The fireproofing feature has been entirely eliminated in low buildings and nothing is to be feared in this regard.

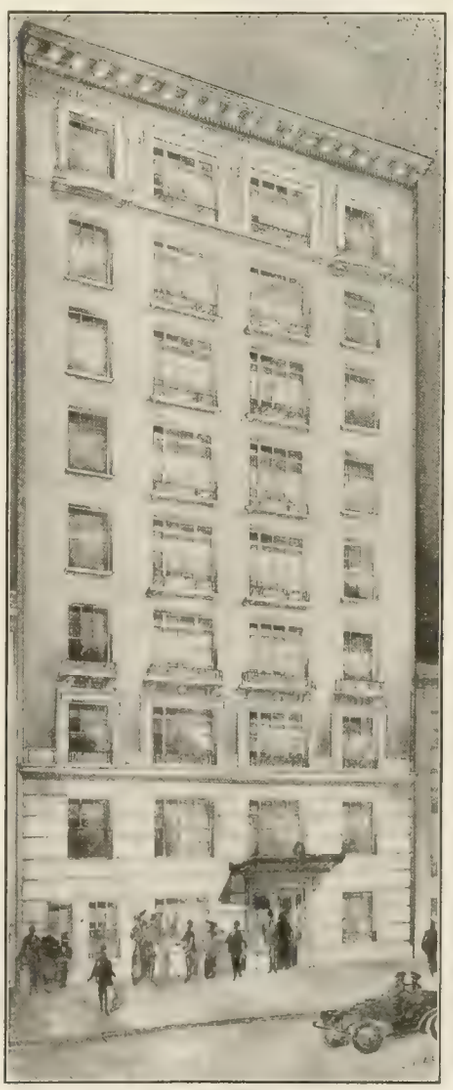
Continue Clever Work.

The work that the real estate interests have been doing heretofore in securing an amendment should be considered as only the beginning of their work. They should now actively take an interest in the personnel of the Industrial Board, which is to consist of four members, and see that Governor Sulzer appoints at least one or two men on this Board who are thoroughly familiar with real estate conditions and factory conditions. The Real Estate Board of Brokers has suggested to Governor Sulzer the names of McGuire, Parish, Clarkson and De Selding and any one or all of these men would do the board credit.

On the theory of home rule and also because we have a building department, a fire department and a health department here in New York to look after our loft buildings and the local conditions affecting them, so far as the safety of occupants is concerned, I do not believe in the creation of this Industrial Board, but it is essential that as long as we are going to have a Real Estate Board that the real estate interests co-operate with it in every possible manner, with the full assurance on the part of those interested in this legislation that owners will be treated fairly and squarely.

In my judgment the real estate interests owe much to the leaders in the Assembly and the Senate for being willing to listen to any fair amendment that was proposed, and what amendments were secured were secured with the assistance of Abram I. Elkus, counsel for the Factory Commission, and Henry Morgenthau, who took an active interest in the matter.

What real estate men should do from now on is to urge the appointment of one or more members on the Industrial Board from the list furnished by the Real Estate Board of Brokers, and if it is seen that they are actually taking the interest that should be taken in the matter there is no question but what they will receive representation. As a matter of fact, it is estimated that the Real Estate Board of Brokers represents in one capacity or another $5,000,000,000 of the $8,000,000,000 worth of New York City real estate.



Nast & Springsteen, Architects.
146-148 EAST 49TH STREET.
Nine-story apartment house arranged for three and four rooms on a floor to be erected by the Maze Realty Company, owner and builder. This will be the first high-class apartment constructed in this neighborhood.

NO MORE CELLAR BAKERIES.

Old Bakeries May Remain on Certain Conditions, but New Ones Prohibited.

Cellar bakeries of the sort properly so designated will not be permitted to be built in the future in New York City, but existing bakeries in cellars may remain, if they comply with certain health regulations. This is the purport of an act of the Legislature that was signed by the Governor last Saturday.

It is an amendment to the labor law and owes its origin to the Factory Investigating Committee of the Legislature, of which Senator Wagner was chairman. The bill was not among the twenty factory bills first introduced, and took real estate interests by surprise. Owners were much relieved to learn that the new amendments do not abolish existing bake shops, on which the owners of real estate used in part for business purposes depend for considerable income. In fact, the market value of such property is based on the presence of the facilities for carrying on a bakery or confectionery business.

Exceptions Made.

The prohibition does not extend, however, to bakeries and confectioneries hereafter built which have ceilings ten feet high above the floor and four and a half feet above the curb level of the street, when located in the front of a building. The Health Department is to have exclusive jurisdiction to enforce the provisions of the article, but the building plans for new bakeries must hereafter be first submitted to the Department of Labor.

Comments on the motives and influences back of the bill are heard on every hand. Some allege that the object is to drive the small bakeries out of the city and leave the field to the big fellows of

"the trust." The following is the substance of the amendments:

Excerpts from the Law.

All buildings, rooms or places used or occupied for the purpose of making, preparing or baking bread, cakes, pastry, biscuit, etc., except kitchens in hotels, restaurants, boarding houses and private residences, are deemed bakeries. A "cellar" is considered to be a room which has more than one-half its height below the level of the curb.

Sanitary Certificates Required.

Hereafter no one may establish, maintain or operate a bakery without obtaining a sanitary certificate from the Department of Labor. Upon the receipt of an application for a certificate the Commissioner of Labor will cause an examination to be made of the premises to see if they conform to the regulations. The certificates must be renewed annually.

No bakery shall hereafter be located in a cellar, and a sanitary certificate will not be issued for any bakery so situated, unless such bakery shall be at least ten feet in height, located in the front part of the building and have its ceiling at least 4 feet 6 inches above the curb; or, if such building is located or intended to be located entirely in the rear part of the building, or to extend from the front to the rear, then the ceiling shall not be less than one foot above the curb level of the street in front of the building, and the bakery shall open upon a yard or courts extending at least six inches below the floor.

Plans for the construction of bakeries in basements must hereafter be submitted to the Commissioner of Labor. The new amendments do not prevent the local health authorities in any city of the first class from exercising any power or regulation now vested in them.

FOR THE INDUSTRIAL BOARD.

Board of Brokers Suggests Names of Four Real Estate Men.

The Real Estate Board of Brokers has recommended to Governor Sulzer for membership of the Industrial Board in the State Department of Labor the names of John L. Parish, David A. Clarkson, of Ogden & Clarkson; J. S. De Selding, of De Selding Brothers, and Lawrence M. D. McGuire. The Industrial Board is provided for in one of the bills introduced by Senator Wagner at the instance of the Joint Legislative Factory Investigating Commission, of which Senator Wagner was chairman, Robert E. Dowling of this city a member, and Abram I. Elkus of this city counsel.

The board will be composed of seven persons appointed by the Governor with the consent of the Senate. Once every two months the members will meet in the office of the Department of Labor in New York City, and will have power to make rules and fix standards in order that the provisions of the law relating to factories may be made effective. Public hearings will be held by the board on all proposed rules, regulations and standards. A violation of any regulation promulgated by the board is to be punished as a misdemeanor.

David A. Clarkson was born in Columbia County, N. Y., March 30, 1858, and was educated at Columbia College. Upon graduating with the degree of bachelor of science in 1881, he entered his father's real estate office in Pine street. The elder Clarkson was a descendant of Matthew Clarkson, the friend of Alexander Hamilton, and a prominent figure in the early history of the State; and his mother was a Livingston. Inasmuch as its senior member represented two old New York City families, the firm of T. S. Clarkson & Co. was naturally one of the leading real estate houses of its period. A contemporary firm of high standing was that of Ogden & Clark. In 1897 Mr. Clark retired from business, and so also did T. S. Clarkson, David A. Clarkson's father; and the new firm of Ogden & Clarkson was organized, consisting of Henry Ogden, David A. Clarkson and a brother of the latter. Mr. Ogden died about four years later.

As an illustration of the shifting of the principal seat of activity in the real estate market in recent years, it may be said that the firm of Ogden & Clarkson remained downtown until 1909, when it removed to Fifth avenue, and later to its present quarters at 17 West 30th street. Mr. Clarkson was president of the Real Estate Board of Brokers for three terms, in 1906 to 1908, inclusive, and since then been a member of the board's legislative committee.

Joel S. De Selding was born October 7, 1859, in Parkersburg, Va., whence his parents moved to New York in 1860. Graduated from Adelphi Academy of Brooklyn, he was sent to the University of Virginia.

He entered the real estate business in Brooklyn in 1884 under his own name. In December, 1890, Herman De Selding was taken in as partner, and since then the firm has been De Selding Bros. In 1887 Mr. De Selding was instrumental in the development of Flatbush. Soon after that he moved his business to New York City. From 1902 to 1906, inclusive, he was a governor of the Real Estate Board of Brokers; in 1903 and 1904 he was vice president, and in 1905 president.

He was the first agent of the Singer Building, and continued as such for fourteen years; has been active in the interests of the Playgrounds Association of Brooklyn since its inception; is the treasurer of the Social Service League of the Holy Trinity Church of Brooklyn, and is a member of the Hamilton Club and of the Nassau Country Club. He is a member of the ways and means and admission committees of the Real Estate Board of Brokers, and was for many years a member of the board's legislative and taxation committee.

Lawrence M. D. McGuire was born in New York City and was educated at De La Salle Institute, Manhattan College and Columbia College. He has been in the real estate business in this city for fifteen years. Mr. McGuire is a member of the board of governors of the Real Estate Board of Brokers, president of the Callahan Estate (Inc.), and of the Lawrence Co., and is a trustee of the Italian Savings Bank. His real estate office is at 135 Broadway.

John L. Parish was born in Chicago, Ill., Feb. 22, 1854. Educated for the profession of law, he was admitted to the bar in 1876, at the age of 22. Attracted by the prospects offered by the rapid development of the Far West, he opened an office at Parsons, La Bette County, Kansas, but presently returned to Chicago in consequence of an opportunity to form an advantageous partnership there. His connection with Col. John W. Bennett, under the firm name of Bennett & Parish, insured a large practice and a wide acquaintance. In 1880 he was elected to the State Legislature from the leading Republican district in Chicago.

The position he took in the Legislature on public questions attracted the attention of Melville E. Stone, then part owner of the Chicago Daily News, who induced him to abandon law and join the editorial staff of that paper. In 1883 Mr. Parish was appointed consul to Chemnitz, in Saxony. Returning to New York in 1885, he joined the staff of the Times in a capacity which enabled him to familiarize himself thoroughly with the sources of news relating to public improvements. His special knowledge in this direction led to a connection with The Record and Guide, for which Mr. Parish did notable work in compiling the first history of New York real estate, covering the period from 1868 to 1892. Later on he was real estate editor successively of the Evening Post and the Commercial Advertiser. About fifteen years ago, with several associates, he took over the real estate business left by the late William M. Ryan.

Hearing on Foley-Walker Bill.

A hearing on the Foley-Walker Workmen's Compensation Bill, passed by the Legislature at the request of the State Insurance Department, was held by the Governor on Wednesday of this week. The hearing was largely attended, special trains having brought delegations from New York City, Buffalo, Rochester, Syracuse and Utica. Among those who spoke in favor of the measure were Alton B. Parker and Otto M. Eidlitz. Mr. Eidlitz submitted a petition signed by 600 employers and presented a letter from Mayor Gaynor in which the Mayor said: "I have carefully studied the bill and I am wholly in favor of it. I wish it contained also a provision for pensions for old age."

The hearing, however, developed a very strong opposition, especially from the representatives of organized labor. Daniel Harris, president of the State Federation of Labor, argued against the provision in the bill which permits casualty companies to do business under the act. During the last few years, he said,



GENERAL VIEW HILLCREST, JAMAICA.

William P. Rae Company will conduct a large auction sale of lots here on Decoration Day. For particulars, see page 1053.

these companies have collected $45,000,000 and paid out only $15,000,000. When Mr. Harris was speaking Governor Sulzer interjected: "All the laboring men seem to be opposed to this bill." A number of manufacturers thereupon protested that the 2,500,000 unorganized laboring men in the State were not represented at the hearing. The labor spokesmen, after the hearing, expressed their confidence that the bill would be vetoed by the Governor.

Bills Signed by the Governor.

Among the bills of special interest to the real estate and building professions that have been signed by the Governor are the following, designated by their chapter numbers in the Laws of 1913:

Chapter 284—By Senator Blauvelt, amending section 17 of the Railroad Law, in relation to the acquisition of title to real property.

Chapter 308—By Assemblyman Willmott, amending article 12-a, sections 209, 210, 211, adding new sections 211, 213, 214, 215, renumbering sections 211 and 212 as 212 and 216 respectively of the General Business Law in relation to the operation of the cinematograph or any other apparatus for projecting moving pictures.

Chapter 315—By Assemblyman Weil, amending section 7 of chapter 336 of the Laws of 1903, entitled "An Act to provide for the erection of a court house in the County of New York and authorizing the acquisition of a site therefor," in relation to the compensation of commissioners of estimate and appraisal appointed in pursuance of said act.

Chapter 324—By Assemblyman Kerrigan, amending sections 895 and 897 and adding new sections 888a, 889a and 891a, Greater New York Charter, in relation to the duties and powers of the Department of Taxes and Assessments.

Chapter 326—By Assemblyman Donohue, amending section 1057 of the Greater New York Charter in relation to tax liens.

Chapter 327—By Assemblyman Caughlan, amending section 819 of the Greater New York Charter in relation to plans for water fronts.

Chapter 328—By Assemblyman McGrath, amending section 822, Greater New York Charter, relative to the acquisition of wharf property by the City of New York.

Chapter 329—By Assemblyman Caughlan, amending sections 439, 442 and 970, Greater New York Charter, in relation to playgrounds.

100,000 TAXEATERS.

Property Interests Support Nearly One-Fourth of the City's Total Population.

One hundred thousand men and women are on the city's payroll. On an average each of these will support three other persons, making an estimated total of four hundred thousand people, all of whom thus derive their sustenance directly or indirectly from the city government, which in turn collects by far the greater part of its revenues from real estate.

The owners of real estate not only pay these funds into the city treasury but they keep employed in normal times about one hundred thousand men in the building trades, who represent through their households five hundred thousand more of the city's population. Real estate owners also directly or indirectly furnish all the business transacted by ten thousand real estate men, who provide for, through their family connections or otherwise, thirty thousand more of the city's population.

Altogether fully one million people, or between one-fourth and one-fifth of the entire population of greater New York, owe their livelihood to real estate interests. More than that, it is by revenues almost wholly derived from real estate that the expense of our public utilities is defrayed—the cost of lighting the streets, of supplying water, of removing sewage, of supporting the impoverished, nursing the sick in city hospitals, and maintaining those countless other beneficences which are dependent on municipal appropriations.

UNJUST TAXATION.

How It Has Caused the Volume of Real Estate Transactions to Lessen.

A member of the Brooklyn Board of Brokers, Mr. Sig. Cedarstrom, is about to issue a pamphlet calling attention to the alleged overassessment of property which imposes an unjust burden on taxpayers. Advance proofs have been furnished to the Record and Guide. The first chapter is headed "Unjust Taxation," and is, in part, as follows:

"The enormous and continual increase of the taxes on real estate has reached a point where it demands the careful and serious consideration of everyone who pays taxes, and everyone who has the interest of our great city at heart.

"Since the general real estate depression in the latter part of 1906, which has practically continued up to the present time, the city budget, the total tax levy and the tax rate have annually shown a large and steady increase.

"The Department of Taxes and Assessments during the same period has annually increased the assessed valuation of ordinary real estate for purposes of taxation at an alarming rate. In the six years from 1906 to 1912, the increase was $1,953,166,541.

"The annual reports of the Department of Taxes and Assessments for the years 1907 to 1912, inclusive, fail to justify any of the annual increases in assessments on ordinary real estate, as a whole. The Tax Commissioners submit no facts that would justify the increases made for the years 1907, 1908, 1909, 1910, 1911 and 1912. Ample facts which would justify a reduction, however, appear in the annual report of the Department to the Mayor, and elsewhere.

"That the volume of business transacted in real estate has gradually decreased since 1906, is a matter of record.

"Assessed valuations should not be increased beyond sane limits, upon the erroneous assumption adopted by the Tax Department, that real estate, as a whole, increases annually at the rate of 4 or 5 per cent. Nor is the contention well founded that even an 8 per cent. increase would be reasonable and justifiable.

"The annual report of the Department of Taxes and Assessments, for 1909, page 22, contains the following statement:

"'Any consideration of the assessed value of ordinary real estate must take into account the fact that the assessment is based on the evidence of value given by sales, rentals, etc., during the preceding fifteen months. Assessments must follow the evidence of value, cannot precede it.'

"It is the purpose here to demonstrate the incorrectness of this statement, by the comparison of data and statements of the Tax Commissioners in the annual reports of 1907 to 1912, with such facts as are a matter of public record, readily accessible to the department and of which it has, or should have full detailed data.

"It is a well known fact that real estate values do not increase upon a declining market. Yet, in the face of the assertion that increased assessments 'must follow the evidence of value and cannot precede it,' statistics show a steadily declining market."

The Record and Guide shows the following figures:

Boroughs of Manhattan and Bronx; Transfers of Real Estate; Number of Conveyances recorded:	
During the year 1906	32,040
During the year 1912	16,165
Decrease	15,875
Number of Mortgages recorded:	
During the year 1906	27,625
During the year 1912	11,734
Decrease	15,891
Aggregate amount of Mortgages recorded:	
During the year 1906	$445,970,314
During the year 1912	355,400,690
Decrease	$90,569,624
Borough of Brooklyn; Transfers of Real Estate; Number of Conveyances recorded:	
During the year 1906	46,218
During the year 1912	24,349
Decrease	21,869
Number of Mortgages recorded:	
During the year 1906	39,420
During the year 1912	19,216
Decrease	20,204

WILLIAM J. WELLS.

William J. Wells, of the real estate firm of James N. Wells' Sons, died at his home in New York City, on Sunday, May 11, at the age of sixty-one. Mr. Wells had been in ill health for some two or three years, but had been seriously ill only for five or six weeks. He was born in West 21st street within a hundred feet of the office where he spent his entire business life.

The office is, with one or two exceptions, the oldest in the city, and certainly the oldest remaining in one location. The business was established by Mr. Wells' grandfather, James N. Wells, in 1819, in Hudson street, and was moved in 1835 to the present location, which was then in Chelsea village, and has remained at No. 191 Ninth avenue since 1835.

The original James N. Wells assisted in laying out the Clement C. Moore and Richard Ray farms as suburban properties, and was succeeded by his son, James N. Wells, and his grandsons, James N. Wells and William J. Wells, doing business as James N. Wells' Sons. James N. Wells (third) died in 1908, since which date the business has been carried on under the same name by William J. Wells and James P. Eadie.

For the past seventy-eight years the office has had charge of the largest part of the estates above mentioned, besides doing a general real estate and insurance business.

Mr. Wm. J. Wells had been a member of the Real Estate Board of Brokers since 1900. He was a veteran of the Seventh Regiment, and as a member of one of the old New York families he was interested in some of the older organizations, being a member of the American Institute, the Saint Nicholas Society and a Trustee of the Northern Dispensary. He was active in church and Sunday School work, having been an officer in both the Central Presbyterian and Fourth Fresbyterian churches. He was also a member of the Dunwoodie Country Club and of the New York Athletic Club.

Mr. Wells had no family, and is survived by his wife only. The business will be continued by the surviving partner, James P. Eadie.

Resolutions of sympathy adopted by the governors of the Real Estate Board of Brokers state that the members of the board, through long association with Mr. Wells, had always found him a man of principle and integrity, conducting his business and social relations in accordance with a high standard of ethics; and they justly esteemed him for his fine character and devotion to duty.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

FIRE-ESCAPES AND EXITS.

What Is Required Under the New Law—Large Discretion with Industrial Board.

NO more important information for building managers and owners can be given by the Record and Guide at this time than a clear explanation of the new amendments to the Labor Law in relation to fire-escapes and exits in buildings that are used in any part for manufacturing purposes and the limitation of the number of occupants in factories.

The bill as originally introduced (Senate 721) was a very drastic one, particularly in respect to existing buildings; but as finally amended it leaves large discretionary authority over buildings not over six stories high with the industrial board or advisory committee to be appointed by the Governor. In fact, in the case of low buildings the amendments obtained through the efforts of the real estate organizations of this city practically supersede the other provisions of the bill.

Exception for Six-Story Buildings.

The original bill required that stairways in existing buildings should be enclosed in fireproof partitions. This requirement was modified by striking out the word "fireproof" and substituting "fire-resisting materials." More than that, whenever in the case of any existing factory building not over six stories in height the Industrial Board shall find that the requirements relating to stairway enclosures can be dispensed with, or modified without endangering the safety of persons employed in such buildings, then the board has power to adopt such rules and regulations as will in its opinion meet the conditions existing in the buildings.

The Industrial Board is also endowed with power to determine and specify what materials other than fireproof materials, are "fire-resisting" materials, when these are required by any provision of the statutes.

Otherwise the new amendments therefore concern more particularly buildings more than six stories high and those hereafter erected when of a height exceeding four stories. The equipment of fire-escapes and exits that will be required in the case of future buildings and the alterations that may be necessary in old buildings more than six stories high are here indicated. Six new sections are added to Chapter 31 of the Consolidated Laws of 1909.

Two Exits from Each Floor.

All factory buildings hereafter erected more than four stories in height shall be of fireproof construction. From every floor area there shall be not less than two means of exit remote from each other, one of which on every floor above the ground floor shall be an interior enclosed fireproof stairway, or an exterior enclosed fireproof stairway, and the other shall be a stairway or a horizontal exit. No point in any floor area shall be more than one hundred feet distant from the entrance to one such means of exit. One additional such exit must be provided for every five thousand square feet additional area. In every building over one hundred feet high there shall be at least one exterior enclosed fireproof stairway which shall be accessible from any point of the building.

Stairways in Future Factories.

All stairways must be constructed of incombustible material and shall have an unobstructed width of at least forty-four inches throughout their length, except that handrails may project not more than 3½ inches into such width. Between successive landings there shall be not more than twelve feet six inches in height. Treads shall not be less than ten inches wide exclusive of nosing, and the rise shall be not more than seven and three-quarter inches. No stairway with winders shall be allowed except as a connection from one floor to another.

Every stairway must be enclosed on all sides by fireproof partitions, the material of which shall be at least four inches thick. Stairways must extend to the roof and lead continuously to the street, or to a fireproof passageway independent of other means of exit.

All doors must open outwardly. At the street level the width of the hallways and exit doors cannot be less than the aggregate width of all stairways leading to them. Every door leading to or opening on a stairway shall have an unobstructed width of at least 44 inches.

All elevator and dumbwaiter shafts, vent and light shafts, pipe and duct shafts, hoistways and all other verticle openings leading from one floor to another must be enclosed throughout their height on all sides by enclosures of fireproof material. All openings in such enclosures must be provided with fireproof doors or windows having metal frame and wired glass.

Requirements for Existing Buildings.

No factory may be conducted in any structure heretofore erected unless such building shall conform to the following requirements:

Every building over two stories in height must have on each floor two means of exit or escape from fire, remote from each other, one of which on every floor above the ground floor shall lead to, or open on, an interior stairway, or to an exterior enclosed fireproof stairway. The other shall lead to such a stairway, or to a horizontal exit, or to an exterior screened stairway; or when, in the opinion of the Industrial Board, the safety of the occupants of the building would not be endangered thereby, to fire-escapes on the outside of the building.

No point on any floor of such factory shall be more than one hundred feet distant from the entrance to one such means of exit. Whenever egress may be had from the roof to an adjoining or nearby structure, every stairway serving as a required means of exit shall be extended to the roof. All such stairways must extend to the first story and lead to the street or to an unostructed passageway to a street or area affording safe exit to the street.

Stairway Enclosures.

All interior stairways serving as required means of exit in buildings more than four stories in height, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions of fire-resisting material extending continuously from a basement. The word "fireproof," preceding the word partitions was stricken out of the preceding section.

When a stairway extends to the top floor of the building such partitions shall extend to three feet above the roof.

All openings in such partitions must be provided with self-closing doors constructed of fire-resisting material, except where such openings are on the exterior wall of the buildings.

When Not Over Six Stories.

Whenever in the case of existing buildings not over six stories in height, the Industrial Board shall find that the requirements of this and the last preceding subdivision relating to stairway enclosures can be dispensed with or modified without endangering the safety of persons employed in such buildings, the Industrial Board shall have power to adopt such rules and regulations as may, in its opinion, meet the conditions existing in such buildings, which rules and regulations may make such requirements inapplicable, or modify the same in such manner as it may find to be adapted to securing the safety of persons employed therein.

Meaning of "Fireproof Materials."

The Industrial Board shall also determine, and in its rules shall specify what materials, not being fireproof materials within the meaning of the law, are fire-resisting materials. Fire-resisting materials, when required by the provisions of the chapter, shall conform to the requirements of such rules and regulation.

The Industrial Board shall have power to adopt rules and regulations permitting, under conditions therein described, as a substitute for the stairway enclosures herein required, the use of partitions heretofore constructed in such manner and of such fire-resisting material as have heretofore been approved by the local building authorities. In such case, however, every opening in the enclosing partitions shall be provided with firedoors.

Doors.—Where five or more persons are employed on any floor of a factory every door on such floor shall open outwardly or be double swinging doors. All exit doors in the first story, including the doors of the vestibule must open outwardly.

Fire-Escapes.—Outside fire-escapes must be constructed so as to sustain a live load of ninety pounds per square foot, with a factor of safety of four. Openings leading to fire-escapes must have an unobstructed height of at least six feet and must extend to the floor level, or within six inches of it.

Such openings will have metal frames and be provided with doors constructed of fireproof material and wired glass where glass is used. Balconies will be four feet wide and have a landing not less than twenty-four inches square at the head of every stairway. Stairways to connect the balconies will be not less than twenty-two inches wide, inclined not more than forty-five degrees and

shall have treads not less than eight inches wide and capable of sustaining a live load of four hundred pounds per step with a factor of safety of four.

When not erected on the front of the building, safe and unobstructed egress shall be provided from the foot of the fire-escape by means of an open court or fireproof passage connected with the street.

(2) No door or window on any floor shall be obstructed by metal bars, grating or wire mesh. A clearly painted sign shall be placed over every exit.

(3) There must be at all times maintained continuous safe and unobstructed passageways on each floor at least three feet wide directly to every means of exit, including passenger elevators and outside fire-escapes. No door leading into or out of any factory shall be locked or fastened during working hours.

(4) The Industrial Board has the power to establish standards of construction, equipment and maintenance of factory buildings, and the means and adequacy of exits therefrom, in order to carry out the purposes of the statute.

The effect of the foregoing provisions is not to supersede the requirements of any general or special law or ordinance, but to have the new provisions observed as well. They supersede, however, all provisions inconsistent with their purpose.

On Filing Plans.

Before the construction or alteration of a building the plans and specifications must be filed with the Commissioner of Labor for his approval.

Limitation of Number of Occupants.

The number of persons who may occupy any factory above the ground floor will be limited to such a number as can safely escape from such building by the means of exit provided in the building.

(1) In buildings hereafter erected no more than fourteen persons shall be employed on any one floor for every twenty-two inches in width of stairway.

(2) In buildings heretofore erected no more than fourteen persons shall be employed on any one floor for every eighteen inches in width of stairway.

(3) For every additional sixteen inches over ten feet in height between two floors, one additional person may be employed on the upper of such floors for every eighteen inches of width of stairway.

(4) A deduction of ten per cent. will be made for winding stairs in counting the capacity of such stairway.

(5) In any building where the stairways and stairhalls are enclosed in fireproof partitions or where at the time the Act take effect, the stairways and halls are enclosed in partitions of brick, concrete, terra-cotta blocks or reinforced concrete, in either of such cases as many additional persons may be employed on a floor as can occupy the enclosed stairhall or halls on that floor, allowing five square feet to each person.

(6) Where a horizontal exit is available, as many people may be employed on such floor as can occupy the smaller of the two spaces on such floor on either side of the fire wall; or can occupy the floor of the adjoining building connected either by an opening in the wall or by an exterior bridge.

(7) In a fireproof building having firewalls dividing a floor, as many people can be employed on that floor as can occupy the smaller of the two spaces, making the usual allowance of five square feet for each person.

Allowance for Sprinklers.

(8) Where an automatic sprinkler system has been installed the number of operatives can be increased fifty per cent. over the number indicated in subdivision one.

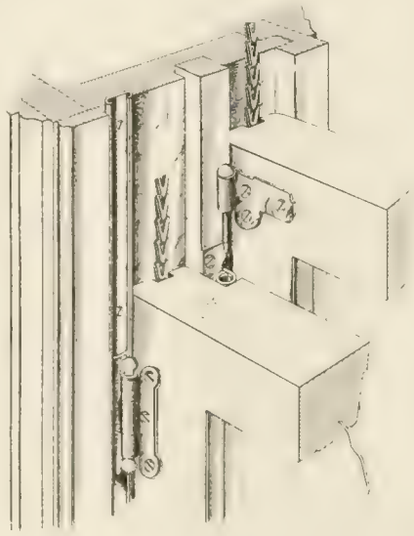
NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

A General Utility Window.

Patents are pending for further improvements to the Facile double-hung hinged window, which will make it conform in every detail to any use to which a window can be put. The improved window is of regular construction, but has some slight change upon one side, which, however, involves no extra expense for either the frame or the sash. It is shown in the accompanying illustration.

The device, which is already upon the market, is being demonstrated daily at the offices of the Facile Window Company (Inc.), Flatiron Building, 23d and Broadway, between the hours of 8:30 and

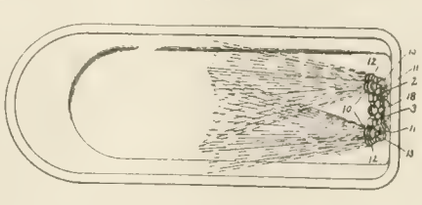


5:30, with full sized sashes taken from stock. In operation the window may be adjusted readily to conform to any condition of ventilation desired. The window panels may be swung inward from the side or outward from the bottom, in double or single sashes, or it can be raised or lowered just as an ordinary window is operated, so as to meet any atmospheric condition or conform to the wind without regard to the direction from which it is blowing, so as not to interfere in any way with loose papers or draperies in an office or apartment.

The Architects' Edition of the 1913 catalog is now ready for distribution and any architect who does not receive a copy is invited to notify the company and one will be sent gratis.

A Curtainless Shower Bath.

Andrew E. Kenney, of North Plainfield, N. J., has been granted a patent for a shower bath of novel design. The idea is a combination of a pair of nozzles located in substantially the same horizontal plane and at a point above the rim of the tub, a second pair of nozzles located above the first pair in substantially the same horizontal plane, each pair of nozzles disposed to direct their



streams on converging and downwardly inclined lines whereby the streams from all the nozzles will fall within the confines of the tub. The device is to be used in tubs having hot and cold water faucets.

A Leak Detector.

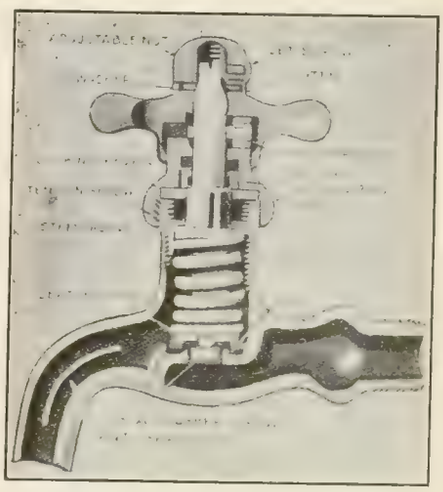
James B. Clow & Sons Co., of 17 Battery place, are introducing on the market what they call an Aquaphone, which, as its name implies, is a device for listening to water as it escapes in leaks or leaky faucets in buildings. It is the same in appearance as a telephone receiver. To use it, the regular rod used to turn on or off the water at the street service is placed in position. The metal rod at the back of the aquaphone is placed in contact with it. If any water is running through the valve to which the rod is attached, it can be heard when the ear is placed to the receiver, as in an ordinary telephone conversation. This instrument is sensitive to the smallest leaks of water.

Bending Cast Iron.

Few mechanics know that cast iron can be bent or straightened, as the case may be. For example, take a piece of flat cast iron, heat it and place it on a level, solid surface and strike it lightly with a ballpeen hammer. If this simple experiment is tried, it will be found, to the surprise of the experimenter, that metal of this kind readily yields to the light blows of a hammer. Do not strike hard enough to break or crack the casting.

A Non-Splashing Bibb.

The H. Mueller Manufacturing Co., of 254 Canal street, has a bibb which commends itself highly to architects as well as owners in that it has a non-splashing feature. The accompanying illustration shows what the anatomy of the device is. It will be seen at once that the current coming through the vent is con-



trolled so that the stream falls in such a way as not to throw the water outwardly from the tap no matter how high the pressure behind it may be. It has a special application in buildings where their high street pressure is found or where water drops from a storage tank located more than a normal distance from the ground.

"J. B. Bakelite" Approved.

The National Board of Fire Underwriters under date of March 10 formally approved of so-called "J. P. Bakelite," manufactured by the Johns-Pratt Co., of Hartford, Conn., of which the H. W. Johns-Manville Co., of this city, is the sole agent. This is an insulating material having high electric strength. It is not strictly non-combustible, and, although somewhat brittle, has moderate mechanical strength. Its absorption of moisture is very small and it is affected little, if at all, by oils or acids. It is suitable for use where a material molded in shapes or flat pieces is desired for use in electrical appliances, where it will not be exposed to high temperatures, and where a material having the properties indicated above is required for parts or bases of electrical appliances.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

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That the great real estate interests of New York are not without influence in the councils of state when they act together is proven by the radical modifications made in the factory bill that property owners were most concerned about. They have power if they will only use it.

It is a good sign that the construction of private houses in the suburbs keeps on expanding, undisturbed by developments in the market for city real estate. General economic conditions cannot be altogether hopeless when the middle class population has the savings at command to build houses on a notable scale.

The State League of Savings and Loan Associations will hold its twenty-sixth annual convention at Newburgh on June 5 and 6. Among the topics to be discussed are the modifications of the ordinary monthly payment mortgage that have been tried with notable success by four of the leading associations in the league.

The Monthly Bulletin of the California Development Board reports a boom in building construction on the Pacific Coast, in anticipation of the opening of the Panama Canal. Many new factories are being established, and the April building permits in San Francisco and Los Angeles rose from $4,500,000 in 1912 to $8,200,000 this year.

Governor Sulzer, on Thursday of this week, vetoed eleven bills relating to administrative matters in New York City. One of them was the two-platoon firemen's bill, which he said he should have signed if it had not been for the new home rule act. With the Governor taking this consistent attitude, the city is assured, for a time at least, of a very considerable measure of autonomy.

Location of Subway Stations.

The latest list of express stations on the new subways does not include any changes of importance. The decision has been definitely made to place an express station of the Seventh Avenue subway at 14th street. This will give the West Side subway one more express station than the East Side subway—the one situated at the Pennsylvania Station; but the running time will be less than it is at present, because the route will be shorter. A journey from Wall street to Times Square via the Seventh avenue subway will take some minutes less than it now does by the present subway, without reckoning the necessary change under existing conditions from an express to a local. The connections between the centre of business downtown and the centre of business uptown will be enormously improved. A passenger who wishes to reach Greeley Square or the Pennsylvania Station will have two routes between which to choose, and the journey should not take more than from five to seven minutes.

A passenger who wishes to reach Times Square will not be so well off. He will either be obliged to take the Interborough West Side line, or if he takes the other route according to present plans he will have to change from an express to a local at Broadway and 34th street. If the Public Service Commission persists in its decision not to place an express station on the Broadway route at 42d street the 34th street centre will have a substantially better connection with the Financial District than the 42d street centre, and in the long run that should constitute an important advantage in favor of 34th street in the competition between the two centres. At present Greeley Square has a marked advantage over Times Square as to the kind of business transacted in its vicinity.

The southern centre transacts a much larger volume and better quality of retail trade and its office buildings contain a better quality of business tenants. Times Square will have the advantage of a more direct connection with Queens by the Steinway tunnel, of a shuttle connection with an express station on the East Side subway, and of the same kind of a connection with the enormously important Grand Central Station. On the other hand, Greeley Square will have the advantage of the New Jersey tunnel, which is not likely to be extended to 42d street for a number of years, of express stations on both the West Side subway and of the Pennsylvania Station. At present the traffic on the Pennsylvania is very small compared to the traffic of the Grand Central, but it has greater possibilities of increase. As soon as that station is properly connected with the subway system of Manhattan, and as soon as the Long Island Railroad is electrified throughout the whole of its suburban territory, an enormous expansion will take place in the Pennsylvania traffic. Altogether it looks as if on the balance Greeley Square will be more convenient of access to a larger proportion of the population of the Metropolitan district than will Times Square.

South of Twenty-Third Street.

In a recent speech to the members of the Central Mercantile Association Mayor Gaynor was well advised in bidding them to stick to the business neighborhood in which they are interested, viz.: the district south of 23d street. Undoubtedly that district has passed through its worst period and the improvement which has already been begun will be continued at an accelerated rate. The neighborhood may lose a few more of those retail stores which make their appeal to a selected class of customers, but such losses have already been fully discounted. In respect to the wholesale trade and the more popular department stores, its position is certain to improve. The over-production of loft buildings has ceased and the result will be a gradual filling up of existing vacancies and in some cases a gradual restoration of rents to somewhere near their former level. This process has already begun, but it will set in still more strongly during the coming summer and fall. As for the more popular retail trade, it is holding its own, and it assuredly has a much improved prospect ahead of it.

The new subway system will be beneficial to many parts of the city but to none will it bring more substantial benefits than the district south of 23d street, between Broadway and Seventh avenue. That district was built up as a retail and wholesale centre under the transit conditions established by the elevated railroads, and it has suffered since the subway brought about a redistribution of traffic and of population. But as soon as the new system gets into operation it will regain all that it has lost and more. The Broadway subway, the Seventh avenue subway and the 14th street tunnel to Brooklyn will bestow upon it a closer connection with the city, as a whole, than the business sections of the East Side will ever possess. It will have every transit convenience possessed by Greeley and Long Acre Squares, except the two railway stations and the Steinway tunnel. There will be express stations at 14th street on both the Broadway and the Seventh avenue subways, which will be a great boon to the department stores on Sixth avenue. Those stores will be connected with hundreds of thousands of possible customers on Washington Heights, in The Bronx, in Queens and all over Brooklyn, who at present find them very inaccessible, and they will have the advantage of a specially intimate and quick connection with the district in Brooklyn served by the new 14th street tunnel. Under such conditions there is no reason why business should keep on shifting its centre farther and farther north. In the past, it has shifted in that direction because that part of the population, which was moving north was better connected with the centre of business than that part of the population which settled to the east and west of Manhattan. The most important transit routes ran north and south. Hereafter the longitudinal transit lines will be balanced by equally effective lateral subways and the central districts of Manhattan should not only keep their existing availability of business purposes but actually become more available.

Reforming the State Public Service.

The Legislature that has recently adjourned will be very much abused during the next few weeks because it refused to pass satisfactory legislation establishing state-wide direct primaries; but whatever we may think of its obduracy on this point, it has undoubtedly passed a great deal of excellent legislation, and it has passed on the whole an unusually small amount of bad legislation. The grant of home rule which it has made to the cities of the state may well constitute a profoundly beneficial measure, although it is impossible to predict at present just what its results will be. More specifically advantageous have been the various measures which have been taken to introduce some kind

of efficiency and accountability into the financial machinery of the state.

For the first time in its history there has been introduced a proper method of auditing the accounts of the several departments, which will prevent waste and graft, even though it does nothing to improve the manner in which the money is appropriated. A long step in the direction of a responsible method of preparing a state budget has been taken by the establishment of a budget commission, consisting of the chief executive officers of the state, the presiding officers of the two houses of the Legislature and the chairman of their financial committees. This commission will prepare a scientific budget that will be submitted to the Legislature and which will be drawn up with an eye to the interests of the whole state. In the course of time this commission may well obtain functions almost as responsible as those of the Board of Estimate and Apportionment. Finally, one of the members of the commission will be the chairman of a permanent Department of Economy and Efficiency whose duty it will be to prepare the work of the budget commission by receiving statements of appropriations requested by the several departments, and investigating both the needs of the department and the efficiency of their work. All this will tend to consolidate the state administration and make it a far better agent of the public service than it ever has been in the past. The state owes a great deal both to Governor Sulzer for initiating this re-organization and to the Legislature for adopting it. The reforms are in line with the steps which Wisconsin and other progressive states have taken in the direction of an improved method of appropriating and spending the money raised by taxation.

THE WEEK IN REAL ESTATE.

The week's trading was extremely limited in volume and was almost wholly professional in character. The private sales that were reported hardly exceeded in number the transactions made public in the course of a single day's business in prosperous times. There was practically no cash demand for investment property, although a number of investment owners exchanged vacant lots or antiquated holdings for modern buildings, particularly elevator apartment houses. Even the professional element remained inactive. The deals in which operators figured as buyers were widly scattered, representing isolated and infrequent bargains. There was no center of activity, such as is seen when buyers act in response to some common conviction as to prospects in given sections or classes of property. Thus, no movement was observed within the sphere of influence of the Lexington Avenue subway or of the Broadway subway.

Under existing conditions, the quiet which prevails in the real estate market is, of course, a sign of strength. It means that holders of real estate are not in a frame of mind to reduce prices. The intrinsic soundness of the market is further evidence of the remarkably small number of foreclosure sales that are taking place. In other words, even where, in consequence of increased taxes and decreased rents, property is not bringing normal returns, owners regard current conditions as purely temporary, the result largely of overbuilding in recent years, when capital has been plentiful in the mortgage loan market because of the limited demand for it in general industry. It is felt that when the tariff and other political questions are settled and the Balkan situation has been cleared up, industry must revive on a sufficiently large scale to prevent the mortgage loan market from again becoming a dumping ground for idle capital. A period of inactivity in building is looked for, during which, it is believed, net rents will recover through the taking up of housing that is now vacant.

A feature of the market that is distinctly encouraging is a progressive expansion in the volume of construction of small private houses in the suburbs. This is reflected very strongly in the Dodge reports. It shows that the purchasing power of the moderately well-to-do element of the population is increasing and that there is a desire to invest surplus savings in real estate where such an investment tends towards economy in living expenses or promises a fair income. In short, there is reason to believe that investment sentiment continues to take a favorable view of real estate ownership and that, with the improvement in renting conditions that must be brought about by a brief let-up in building, there will be a general recovery in city, as well as in suburban, property.

CITY SHOULD KEEP FAITH.

Washington Heights Owners Protest Against the Proposed Freight Terminal.

Editor of the RECORD AND GUIDE:

On behalf of the committee of owners of property fronting on Riverside drive, between 135th and 155th streets, we wish to urge you to oppose as energetically as possible the proposed plan of the New York Central Railroad for establishing a freight terminal west of Riverside Drive, between those streets. The owners of property fronting on the Drive, and indeed owners of property in Washington Heights generally, will be seriously and injuriously affected if the plans are adopted and put into operation.

Less than five years ago Riverside Drive was extended from 135th street to 158th street and put under the jurisdiction of the Park Department. The cost of this improvement exceeded $3,085,000, half of which was paid by the city at large; the owners of property fronting on the Drive were assessed on an average of $20,000 for each block front. In reliance on the performance of the Park Drive thus established, and the continuance of the magnificent view over the Hudson enjoyed by this portion of Manhattan, real estate along the Drive has been improved with handsome elevator apartments, many of them twelve stories, fireproof and of the finest type of construction.

The investment along this section of the Drive is close to $10,000,000. Now the owners are threatened with the startling proposal to establish along the waterfront a large freight yard and dock system which will ruin the district for residential purposes, drive away tenants and destroy present values. The tracks now there are to be multiplied into 37 or more; the six tracks near the Drive are to be elevated; and the entire yard and its approaches are to remain uncovered—a noisy, unpleasant and permanent nuisance to the neighborhood. The city park established at so great a cost will be sacrificed. A mere inspection of the plans, which will be on public view at the Grand Central Depot, will show the heavy damages about to be inflicted.

The injustice of the matter is patent, and property owners generally throughout the city who can contemplate similar blows to present values in other portions of the city at other times should be up in arms against the proposal. The heavy assessment paid by property owners fronting on Riverside Drive and the heavy investment in residential buildings along the Drive, made on the implied promise that this part of the Drive would be preserved as a park, make this contemplated action, which will destroy the value of the district for residential purposes, grossly unfair.

Further, the location of the railroad yard at this point is contrary to all sane ideas of city planning. To plant a commercial development in the midst of a residential section, instead of putting it where it would feed and develop a new section, or increase the value of a district already devoted to commercial purposes, is not only inartistic, it is ruinous from a financial point of view, lowering assessed values to the detriment of the city, as well as of the owners, and by the threat of constant uncertainty jeopardizing real estate investments all over the city.

This is not the case of a commercial development gradually and in the natural course of events encroaching upon an old residential section where the increasing land values more than balance the decline and loss of value in the old buildings. This project suddenly and deliberately thrusts upon a newly developed section a commercial neighbor which will inevitably diminish the value of the land and tend to destroy the value of buildings just erected for residential purposes.

The city by its own act is about to sacrifice its own investment in the park and do incalculable damage as well to private investments in the same neighborhood. A development of this sort could be of real value to the city, and increase values of real estate, if placed at or near a commercial section where it would add to the land values by causing rapid improvement and development, or near a tenement section where it would increase values by aiding the renting to tenants.

The proposed plan locates the yard in that section where it will do infinite harm and no good. Whether the remedy is to refuse this freight yard to the New York Central altogether, or to insist that it be located elsewhere, or to order it covered over, the property owners in the district affected are justified in demanding as a matter of justice to them, of security to all real estate investors and investments, and of benefit to the city at large that the portion of the present plans to which these objections are raised be condemned and prevented from going into operation.

M. S. & I. S. ISAACS.

52 William Street, May 14.

A Beautiful Boulevard Inaccessible.

Editor of the RECORD AND GUIDE:

While using The Record and Guide in preparation of a real estate expert testimony case in which I was employed, I noticed in the issue of March 12, 1910, an article headed "The Importance of Having a Suitable Approach to the Grand Boulevard and Concourse."

On April 9, 1910, you published an article by the undersigned, in which I outlined what I considered a better plan than the one mentioned in the article of March 12, 1910.

In your issue of April 16, 1910, you published the result of an interview on this important subject with Mr. Louis Risse, who was Chief Engineer of the Department of Street Improvements in The Bronx in 1892. Three years have passed and a suitable approach to this beautiful Concourse seems as far distant as ever.

It is indeed a shame that something is not done to complete a suitable approach, and I think it is up to all interested in real estate to see that it is started, and started without further delay. Anyone having occasion to use the Concourse at the present time knows the inconvenience experienced in getting on the roadway.

Here is one of the grandest roadways in the country, with no approach from the south.

Let us all get busy and try to get some action on this important matter.

OSCAR L. FOLEY.

149 Broadway, May 14.

$50,000 FOR VENTILATION.

Part of Anderson Bequest to Be Used for Scientific Research.

D. D. Kimball, the ventilating engineer, who co-operated with the Record and Guide in its ventilation campaign three years ago, received word this week that in all probability the recommendation that a ventilation commission be appointed by the Governor would be approved and commissioners would be named on Monday, and that $50,000 was available for use by such a commission, which will consist of nationally recognized ventilation experts, who will serve without pay and will conduct tests, first, to define just what ventilation is, and then to apply that information in discovering how best to provide adequate ventilation to all conditions of living.

The money that will be used is that made available for work of improving the condition of the poor by the terms of the gift of Mrs. Elizabeth Milbank Anderson. The commission will be permitted to work absolutely unhampered by conditions and will have full freedom in carrying on its work into the myriad branches into which the subject of ventilation may be divided.

Mr. Kimball said yesterday that this probably will be the first general attempt to make a thorough research of the problem of ventilation and its importance to building owners and others in any way interested in the subject of ventilation lies in the fact that the work of the commission will set at rest all doubt as to what really constitutes "proper and sufficient" ventilation, and thus avoid tremendous waste in trying to meet the requirements of the existing laws without obtaining standard results.

Litigation Ended.

The sale by Wilbur Larremore as referee named in two judgments of foreclosure on the steps of the Queens County Court House at Long Island City on May 15 of the property known as Malba at Whitestone, Long Island, marks the end of an extensive and interesting litigation. This was the case in which the Malba stockholders sought to prevent the foreclosure of two mortgages, on the ground of alleged misrepresentation, made at the time they purchased the property and for which one of the mortgages was part payment.

The development and sale of this property, with its beautiful waterfrontage on the north shore of Long Island, will continue as heretofore under the management of the Realty Trust, the parties formerly interested being secured by debenture bonds issued by a new corporation called the Malba Estates Corporation, which has been organized under the laws of the State of New York with a capital stock of $500,000, and which will hold the title to the property.

—They certainly have been rubbing it into real estate during the last few years, and owners are in a mood to politically murder anyone who suggests any more costly public improvements and costly changes in the laws while real estate has to pay for it. It is a suicidal thing for a city to kill the desire to own property.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 May 9 to 15	1912 May 10 to 16
Total No.	186	220
Assessed value	$10,916,730	$11,306,900
No. with consideration	28	33
Consideration	$777,710	$2,245,300
Assessed value	$666,000	$1,871,000
	Jan. 1 to May 15	Jan. 1 to May 16
Total No.	3,179	3,717
Assessed value	$193,045,502	$293,907,795
No. with consideration	449	356
Consideration	$20,538,366	$20,340,057
Assessed value	$19,474,062	$26,648,150

Mortgages.

	May 9 to 15	May 10 to 16
Total No.	120	146
Amount	$4,875,332	$7,915,087
To Banks & Ins. Cos.	28	21
Amount	$2,217,200	$1,665,200
No at 6%	50	48
Amount	$1,074,307	$2,152,202
No. at 5½%	3	1
Amount	$349,600	$5,000
No. at 5%	36	45
Amount	$1,954,925	$3,997,150
No. at 4½%	9	11
Amount	$224,600	$632,700
No at 4%	1	.....
Amount	$97,000	.....
Unusual rates	1	.....
Amount	$16,500	.....
Interest not given	20	41
Amount	$1,158,400	$1,128,035
	Jan. 1 to May 15	Jan. 1 to May 16
Total No.	2,086	2,480
Amount	$102,396,405	$148,043,110
To Banks & Ins. Cos.	505	543
Amount	$65,639,100	$99,708,171

Mortgage Extensions.

	May 9 to 15	May 10 to 16
Total No.	36	48
Amount	$936,500	$1,311,150
To Banks & Ins. Cos.	6	11
Amount	$176,000	$513,000
	Jan. 1 to May 15	Jan. 1 to May 16
Total No.	789	987
Amount	$33,173,418	$28,582,060
To Banks & Ins. Cos.	275	302
Amount	$20,181,700	$20,690,200

Building Permits.

	May 10 to 16	May 11 to 17
New buildings	12	24
Cost	$1,143,400	$3,270,700
Alterations	$304,295	$228,920
	Jan. 1 to May 16	Jan. 1 to May 17
New buildings	271	336
Cost	$26,001,210	$50,006,075
Alterations	$4,267,508	$5,102,709

BRONX.

Conveyances.

	May 9 to 15	May 10 to 16
Total No.	116	174
No. with consideration	18	15
Consideration	$130,085	$205,810
	Jan. 1 to May 15	Jan. 1 to May 16
Total No.	2,496	2,772
No. with consideration	291	240
Consideration	$2,779,731	$3,415,925

Court House Estimates.

The Court House Board has requested Guy Lowell, the architect, to obtain from the George A. Fuller Company, Charles T. Wills (Inc.) and the Thompson-Starrett Co. rough estimates of the cost of the building based on his plans. The plans were submitted this week to the Municipal Art Commission for a preliminary survey and report. As some question has been raised about the possibility of good ventilation, Mr. Lowell has been requested to appoint the firm of Clark, McMullen & Riley as experts to study this question. Under the terms of the contract, Mr. Lowell will pay the fee of certain experts. Walter Cook is the consulting architect for the Court House Board. The forms of the contracts for excavating and boring on the site are being drawn up. Just as soon as the board is ready to start actual construction work the city will take title to the land. A hearing on the report of the commissioners in condemnation proceedings will be held on May 23.

Mortgages.

	May 9 to 15	May 10 to 16
Total No.	70	114
Amount	$888,010	$414,865
To Banks & Ins. Cos.	9	12
Amount	$217,500	$472,200
No. at 6%	27	52
Amount	$362,721	$613,200
No. at 5½%	6	18
Amount	$25,000	$59,515
No. at 5%	14	15
Amount	$202,500	$470,850
Unusual rates	3	4
Amount	$3,282	$33,000
Interest not given	20	25
Amount	$294,507	$238,300
	Jan. 1 to May 15	Jan. 1 to May 16
Total No.	1,706	1,970
Amount	$18,107,974	$17,804,850
To Banks & Ins. Cos.	180	227
Amount	$3,495,679	$4,272,066

Mortgage Extensions.

	May 9 to 15	May 10 to 16
Total No.	13	11
Amount	$218,000	$254,750
To Banks & Ins. Cos.	3	4
Amount	$46,000	$176,000
	Jan. 1 to May 15	Jan. 1 to May 16
Total No.	245	290
Amount	$4,936,935	$5,236,156
To Banks & Ins. Cos.	56	58
Amount	$1,486,750	$1,701,000

Building Permits.

	May 9 to 15	May 11 to 17
New buildings	23	26
Cost	$658,300	$456,300
Alterations	$25,875	$10,980
	Jan. 1 to May 15	Jan. 1 to May 17
New buildings	430	541
Cost	$11,082,791	$13,726,070
Alterations	$371,420	$510,630

BROOKLYN.

Conveyances.

	1913 May 8 to 14	1912 May 9 to 15
Total No.	485	463
No. with consideration	51	30
Consideration	$267,684	$336,370
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	9,209	9,387
No. with consideration	723	566
Consideration	$4,704,913	$5,308,675

Mortgages.

	May 8 to 14	May 9 to 15
Total No.	350	424
Amount	$1,535,102	$1,503,617
To Banks & Ins. Cos.	76	105
Amount	$700,000	$681,500
No. at 6%	202	262
Amount	$806,148	$651,218
No. at 5½%	65	43
Amount	$270,283	$205,820
No. at 5%	53	100
Amount	$326,262	$497,687
Unusual rates	4	3
Amount	$37,500	$100,657
Interest not given	26	16
Amount	$94,909	$48,235
	Jan. 1 to May 14	Jan. 1 to May 15
Total No.	6,633	7,170
Amount	$26,495,172	$28,865,456
To Banks & Ins. Cos.	1,562	1,700
Amount	$10,311,043	$11,830,773

Building Permits.

	May 9 to 15	May 9 to 15
New buildings	48	99
Cost	$215,250	$924,040
Alterations	$73,404	$69,390
	Jan. 1 to May 15	Jan. 1 to May 15
New buildings	1,499	2,425
Cost	$12,476,494	$17,368,283
Alterations	$1,543,137	$1,549,009

QUEENS.

Building Permits.

	May 9 to 15	May 10 to 16
New buildings	81	55
Cost	$265,900	$225,375
Alterations	$30,100	$13,675
	Jan. 1 to May 15	Jan. 1 to May 16
New buildings	1,903	1,810
Cost	$6,143,073	$6,641,972
Alterations	$473,762	$374,750

RICHMOND.

Building Permits.

	May 9 to 15	May 10 to 16
New buildings	47	28
Cost	$180,065	$52,180
Alterations	$4,525	$2,675
	Jan. 1 to May 15	Jan. 1 to May 16
New buildings	393	363
Cost	$738,072	$1,382,798
Alterations	$95,538	$142,229

BUILDING MATERIALS AND SUPPLIES

HOW THE PORTLAND CEMENT INDUSTRY IS DISCOUNTING THE EFFECT OF POSSIBLE TARIFF LEGISLATION.

The First of a Series of Articles on How the Market Will Meet the New Conditions.

SMALL quantity business in all lines of building material continues active as reported on the floor of the Building Material Exchange this week, but it is significant that prices, with the single exception of common brick, are being rigidly held. Manufacturers are already discounting tariff talk and are trying patiently to wait the time when the Administration measure finally becomes law.

The wholesale building materials market does not look for any general cut in prices even after the new law goes into effect, as far as the east is concerned. The recent passage of the "Full Crew" railroad bill in New York and New Jersey is expected to be followed by stiffer freight rates to this market and the current strikes in certain lines, particularly in the clay products department is sure to result, not only in a greater scarcity of labor, but in higher wages. These two factors alone will offset any possible effect a reduction in imposts might have.

TARIFF AND PORTLAND CEMENT.

An Intimate Survey of the Market by W. P. Corbett,

Secretary and General Manager Sales of the Alsens Portland Cement Co.

IT HAS been stated that builders are postponing operations in the East pending a possible readjustment of market prices for certain lines of building materials if the existing tariff laws are changed. The first of a series of articles to be published on this page setting forth the true status of the various building materials covering the Metropolitan district in relation to any possible change in prices resulting from prospective changes in impost charges is supplied by a man who, as representative of a company manufacturing and selling Portland cement on both sides of the Atlantic, is particularly well qualified to speak authoritatively on the past, present and future aspects of the Portland cement market.—Editor.

The Past.

You know that we are too conservative to attempt any definite forecast or prophesy in any such speculative industry as that of Portland cement manufacture.

"We know that the dealers had sufficient acumen to realize, last year, that the manufacturers were tired of doing business at a loss. As they saw mill after mill forced to curtail and others go absolutely bankrupt, they were wise enough to purchase supplies ahead and we understand some dealers in New York City stored stocks as high as 50,000 barrels. However much the accumulation of stock may be exaggerated, there is no doubt that a very large amount of cement was put in store by the leading dealers. Naturally, therefore, the market must take some little time to absorb that stock, and the dealers were very slow to buy at the new price, for the advance has been about 30 cents per bbl. over last year's figures, on the average, for standard brands.

"All reports that we get from our customers and all quotations we see from our chief competitors indicate that they are holding absolutely firm at the $1.58 price in boat lots, f. o. b New York City, including the package. We know that prices have been well maintained, for the reason that many thousands of barrels in orders have been tendered us at slightly below the market price, showing how keenly the dealers were alive to the situation and how ready they were to purchase if they could get even slight concessions. We have been forced to turn down a great deal of business of this kind because we could see no object in taking it at any lower price in view of the excellent conditions which seem to confront us. This will show you that we have a reasonable amount of optimism and are backing that optimism by preferring not to take on orders even from the very best districts except where we can net the prevailing market prices.

The Present.

"The consumption is unquestionably greater than last year. It is true, however, that the capacity, or rather the production, is greater than last year. Nevertheless, the stocks of cement, considering the consumption, are not high, and in our own case are lower than we would like to have them. Our sales have increased materially for every month this year, with one exception, as compared with the corresponding months for last year, and our prices are of course higher. We are working our mill 100 per cent. of capacity and are working Sundays as well as week days and cannot add to our accumulation of stock at all; nor do we expect to be able to do so before next winter. In fact, we are very sure of this, because we already have contracts upon our books which, with only the ordinary amount of business we would get, will keep us working every day in the year, at full capacity, until next winter. That is as far ahead as we would care to forecast our own position, much less that of the industry in general.

"There is one thing, however, that can safely be said, namely: that the leading manufacturers have seen the fallacy of attempting to sell cement below cost, even with the unfortunate desire of killing off some of their competitors. Such absolutely blind competition should be relegated to the past, and it is a great mistake for any company, in any line of business, to attempt to consider themselves national distributors and to seek a territory, regardless of freight rate or their location, when other mills may be much better situated to take the same business at a lower price and still make a moderate profit. The trouble in the cement industry has been that some mills have been determined to sell in sections where it was utterly impossible for them to compete successfully, and against such competition the opposition would, of course, retaliate and cement has been selling, as you are well aware, at prices below the cost of manufacture, where the highest standard of quality was maintained.

"Prices have not advanced this month, nor was there any expectation that they would. They have remained very firm for all standard brands. There are two or three, or possibly half a dozen cement companies which have been cutting the price here and there, but apparently they have had to do it merely to raise money or to distribute some cement that was not quite up to quality or for some other special reason, because in every such case we have found that they have attempted to keep the quotation strictly confidential and have appeared heartily ashamed of it, and in every such case where we have actually located sales (at a lower price than the general figures now prevailing among the first class and well established companies) we have found that the brand so offered, or the company offering it, was a little below par in some respects.

"We know of no company, whose product is thoroughly well established and where the company itself presents no risk from a financial viewpoint, as to their bag credits, etc., which is not getting plenty of business at prices not less than 90 per cent. bulk in the Lehigh Valley, while the best New York State companies are averaging approximately $1 per barrel bulk at the mill on all their sales. The majority of the mills charge 40 cents per barrel for sacks, so that the price, for instance, in the Lehigh Valley to-day is $1.30, including the cloth sacks, plus the freight rate. In the South and in certain other sections, prices have been about 5 cents lower, in some cases, where a different sort of competition is met and where certain mills still attempt to fight for business so far away.

The Future.

"While many lines of business are apparently rather dull, and while politics, including the tariff, etc., seem to be holding back certain lines, the cement business is not much affected thereby. The great curtailment, the heavy reduction in stocks and the bitter lesson taught those cement companies who preferred to try out the old scheme of 'the survival of the fittest,' in conjunction with the steadily increasing and considerably improved consumption means that only some personal antagonism or factional fight could reasonably bring down the price of cement for this year. Of course nothing is impossible in the cement industry and that is why we always speak guardedly, but every natural condition leads to the supposition and expectation that prices will not be lower for this year, for standard brands of first quality cement, and there is always the chance of a higher price being made necessary by the great demand. The cement manufacturers in general have been characterized as most expert and successful and showing an absolute genius for making high quality cement at a low figure, but being absolutely lacking in ability to sell their product at a price that would show them even the most moderate return for the capital, labor and experience invested.

"It is well recognized generally that the cement companies have been a laughing stock through the unbusinesslike methods in handling and distributing their production. This is shown absolutely by the fact that 90 per cent. of the cement companies this side of the Rocky Mountains, for instance, have failed to earn dividends for perhaps two years, and not 5 per cent. can show their securities selling at par. With the many millions of dollars invested and a business which has shown an increase of enormous proportions and a regular and constantly growing demand, there could hardly be a more severe commentary than the facts stated. As a matter of fact, even the present price of Portland cement is a low one, where a proper depreciation is figured on a proposition which means such an enormous wear and tear and only those companies with a good sized output and the very best equipment, working at reasonably full capacity, can pay a moderate dividend to their stockholders at the present figures. Naturally, therefore, we should expect, in view of the drastic lesson suffered by the leading mills, that they would protect their stockholders and organize selling departments which would compare favorably with their manufacturing ability.

Tariff Will Not Affect Market.

"Any reduction in the duty itself will not affect the market in this vicinity. It may have some little bearing at times on ports not adjacent to any cement factories, but the price of American cement at the present time is so much lower than an equal quality of German or English Portland, that an entire reduction of the duty would not have much bearing.

"The duty originally built up the American cement industry and the money which the German Alsen people put in their own mill, for instance, in this country, would be invested abroad with foreign labor, if there had not been a sufficient duty to not only induce them to come over, but make it absolutely necessary for them to preserve their position in this country. Other foreign capital is employed in the American cement industry to-day, besides that of this company, but now the mechanical ingenuity of the Americans, having had a chance to prove itself, and with sufficient encouragement to make large investments to try it out, has succeeded, to a great extent, in overcoming the lower labor cost abroad, so that we can afford to pay higher prices to labor in this country and still hold our market in most sections without any assistance of a duty. This might not be true, however, of Canada, and as Canada imposes a duty of approximately 50 cents per barrel against American Portland cements, it would be highly improper and unjust that we should have no duty against Canadian cements. There is a combination in Canada which controls a large part of the output sucessfully, which is making a good cement and which is growing very rapdily. At any time when they might meet with an overproduction or a let-up in business, they could ship large quantities of cement across the border and greatly injure some of the plants in this country. Apart from any probability in that line, it should be, in our judgment, a matter of reciprocity and we should not permit a neighbor, so close as Canada, to impose such a prohibitive or arbitrary duty against us without any protection for our manufacturers.

Quality a Safeguard.

"The Belgian cements could get into this country to-day and sell in New York City at as low or lower price than American cements, if there were no duty, but they are generally inferior in quality to the best American cements. The best German or best English cements would be the only ones that would be a fair competitor of the highest type of American Portland and, therefore, on all important contracts, there would be little to fear from them, as their prices would be higher. The price of the very best German Portland, such as Dyckerhoff or Alsen's, would be approximately 50 cents per barrel above the price of American Portland, even with the duty removed, at this time. There would be very good qualities of German cement which could compete successfully with the best American brands, at a little lower prices, but with the American cements so thoroughly established there is, as indicated, nothing to fear from high quality cements from abroad, and temporarily Canada is very busy and would not at present be likely to cause any difficulty. Thus, on the whole, for this year at least, the tariff situation will not have any effect upon the Portland cement industry and we do not think it will in the future."

BRICK SUPPLY NORMAL.

Demand Continues Light—Price Range Widens—General Conditions.

WITH approximately 200,000,000 brick available in the North River district still to be disposed of before the 1913 product enters the market and a widening of the wholesale price range there does not seem to be much foundation for the report current this week of a shortage of supply up the river.

Official transactions for North River common brick during the week with records covering the corresponding week last year, follow:

1913.
Left Over, May 5—40.

	Arrived.	Sold.
Monday	17	12
Tuesday	2	4
Wednesday	6	11
Thursday	3	11
Friday	5	10
Saturday	11	11
Total	44	59

Condition of market, dull. Prices, Hudson river, $6.87½ to $7.25. Raritans, $6.87½ to $7.25. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over, May 10—25.

1912.
Left Over, May 4—20.

	Arrived.	Sold.
Monday	12	13
Tuesday	4	7
Wednesday	4	5
Thursday	5	3
Friday	10	10
Saturday	10	8
Total	45	46

Condition of market, dull in demand; strong in price. Prices, Hudson river, $6.25 to $6.75. (Firm at top), Raritans, $6.50. Left over, May 11—19.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Apartment Houses Contributed a Great Deal to the Week's Business.

The news column this week shows activity in apartment house dealing, big apartment houses on Washington Heights in the West 80's and Cathedral Parkway being the most notable transactions. An entire block front on Washington Heights changed hands, and another big parcel figured in a large leasing transaction. Wm. R. Hearst enlarged his holdings in Columbus Circle. Tenement houses and dwellings on the East Side as far north as 92d street were in demand. Nothing conspicuous occurred in The Bronx and Brooklyn markets which would indicate any activity.

The total number of sales in Manhattan this week was 42.

The number of sales south of 59th street was 12, against 10 last week and 22 a year ago.

The sales north of 59th street aggregated 30, compared with 15 last week and 34 a year ago.

From The Bronx, 18 sales at private contract were reported, against 14 last week and 20 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $814,958, compared with $968,690 last week, making a total since January 1 of $22,349,391. The figure for the corresponding week last year was $1,265,110, making the total since January 1, 1912, $20,321,175.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GOERCK ST, 8-sty loft, on lot 17.6x50, sold by Grace Archer to Max Cohen.

HUDSON ST, 169-175, 7-sty fireproof warehouse, on plot 92x100, between Laight and Vestry sts, sold by Paul C. Uhlig to a client of Charles F. Noyes & Co. The purchaser is a business firm, which will alter and occupy the property. The broker was the Duross Co.

MOTT ST, 66, front and rear 4 and 5-sty buildings, on lot 25x94, sold for the estate of N. Colombo to Martin Rothschild, by L. B. Kaufman.

14TH ST, 223 East 5-sty and basement apartment house, on lot 28.6x103.3, opposite the new Jefferson Theatre, sold for Mary Hanse to Albert E Smith, by John Peters.

19TH ST, 241 East, 4-sty tenement, on lot 30x100, sold by the heirs of Maria Williams to Auguste Crouzet, through Thomas Ford. This is the first sale of the property in half a century.

33D ST, 157 East, 4-sty house, on lot 20x98.9, sold for the estate of Alice C. McGuire by George B. Corsa. The property has been owned by the McGuire family since 1869. The purchaser, after making alterations, will occupy the building for his business.

35TH ST, 347 West, old front and rear buildings, on lot 25x98.9, sold by Sarah and Patrick McGuiness to the West Side Hebrew School, of which Philip Lieberman is president. The broker was Worthington Whitehouse.

35TH ST, 439 West, 5-sty tenement on lot 25.6 x98.9, sold by Emma Rochefort.

36TH ST, 109 East, 4-sty and basement brownstone dwelling, on lot 25x98.9, sold for the estate of Helen M. Cunningham to Robert Endicott, for occupancy. Brokers, Post & Reese.

47TH ST, 522 West, 5-sty double flat, on lot 25x100.5, sold for cash, by the D. H. Jackson Co. to Frederick Keene. This property is located near the 1,200 ft piers that the Government is about to erect. S. H. Raphael Co. were the brokers.

59TH ST, 316-324 West, with a frontage of 100 ft. on 59th st and 21.5 on 58th st, being No. 331, sold by Eugene S. Benjamin to William R. Hearst, who has finally completed the assembling of the plot on 58th and 59th sts, west of Columbus Circle, which he has had in process for the past three years. With this purchase Mr. Hearst now controls 240 ft on 58th st, from Nos. 315 to 335, inclusive, with a depth of 200 ft and ten ins to 59th st, and a frontage of 150 ft on that street, from Nos. 312 to 324 inclusive. The entire plot contains about 40,000 sq. ft. On this plot Mr. Hearst will erect a ten-story, fire-proof building of extra heavy construction, to be occupied principally by the New York American and his other publications. Huberth & Huberth negotiated the deal.

3D AV, 157, a Hamilton Fish leasehold, 3-sty business building, on lot 19x60, sold for Samuel Williams and John Green to the Allwin Realty Co., by John Peters. The new owners will make extensive alterations and improvements on this property.

Manhattan—North of 59th Street.

64TH ST, 16 East, 6-sty and basement dwelling, situated just east of 5th av, on lot 20x 100.5 and until recently occupied by President Olcott of the Central Trust Co., sold by the Charles Buek Construction Co. to Dr. George Emerson Brewer.

This property figured in the trade for the Ramondo at the southwest corner of Park av and 74th st, which was purchased for investment. The Ramondo is a 7-sty fireproof apartment, fully rented and carries a rent roll of over $23,000 a year. Although occupying a plot only 40x102, the latter dimension on the avenue, it was built with the intention of preventing skyscrapers obstructing the light from the street houses which were built simultaneously. The property was held at $250,000, and it is understood that the purchaser paid close to this figure.

65TH ST, 52 East, 4-sty dwelling, on lot 20x100.5, sold by Thomas B. Kent to a client of Henry D. Winans & May, for occupancy.

70TH ST, 139 West, 4-sty and basement dwelling on lot 18x100.5, sold for W. J. Cassard to a client of Pease & Elliman, for occupancy.

73D ST, 58 East, 4-sty and basement brownstone dwelling, on lot 20x102.2, sold for Mrs. Richard W. Buckley to a client of Post and Reese, for occupancy. E. A. Tredwell was associated as broker.

80TH ST, 133 East, 6-sty building, on lot 30x 100, sold by Louis Lese to Jarvis P. Carter, a prominent lawyer of this city. The property occupies the northwest corner of Lexington av and 80th st and is assessed for $23,000. The broker was John J. Kavanagh.

87TH ST, 70 West, 4-sty brownstone dwelling, on lot 20x102.2, sold by Alfred G. Roelker, Jr., to a client of Frederick Zittel & Sons.

88TH ST, 259 West, 3-sty and basement dwelling, on lot 18x100.8, between Broadway and West End av, sold by the Farmers Loan & Trust Co., as trustees of the Fellows estate, to Harris and Maurice Mandelbaum. The buyers recently purchased the adjoining dwelling at 261, from A. C. and J. A. Fiske, and now control a frontage of 36 ft. Mooyer & Marston were the brokers.

92D ST, 55 East, 4-sty and basement dwelling, on lot 17x100.8, sold for L. S. and A. C. Quackenbush to Lina Weill, a client of Wolf & Kohn. Broker, John J. Kavanagh.

98TH ST, 103 West, 5-sty flat with stores, on lot 25x75, sold for Mrs. E. G. Carroll to Sandford & Green, by Arnold, Byrne & Baumann.

98TH ST, 305-311 West, 8-sty apartment hotel, known as the "Schuyler Arms," on plot 120x 100.11, between West End av and Riverside Drive, sold by the estate of Robert Hoe to Sidney B. Frank in an all cash transaction. The property was bought in 1903 by Robert Hoe from Wiliam H. Beards, the builder, for about $450,000. The property, which has a gross rental of $55,000 a year, has been reported sold several times but none of these deals were consummated. The buyer has not given out his plans for the future of the building. The brokers were Frederick Fox & Co.

111TH ST, 8-14 West, 5-sty apartment, on plot 100x71.10, sold by Williams and Grodginsky to Simon Lewald, who gives in exchange 203 West 122d st, 5-sty flat, on lot 20x100.11, and 1118 Columbia rd, Columbia Heights, Washington, D. C., a 4-sty building, on lot 17x130. Williams & Grodginsky, who operate under the name of the Tilmil Realty Co., recently sold 16-22 West 111th st, adjoining, to John Volz. Emanuel Simon was the broker.

113TH ST, 230 West, 6-sty elevator apartment on plot 50x100, sold by the Alliance Realty Co. to a client of Slawson & Hobbs. It was held for $100,000 and was recently acquired from Jacob Axelbrod in part payment for a group of the former James Estate dwellings in West 87th st.

119TH ST, 105 West, 4-sty dwelling, on lot 16.8 x100, sold by Herman Wiebke to Lowenfeld & Prager.

132D ST, 277 West, 3-sty house, on lot 16.8x 99.11, sold by Neil P. Duross to Mary B. Murphy, through James Kyle & Sons.

135TH ST, 16-18 West, two 5-sty apartments, on plot 50x100, sold by the John S. Huyler Estate to the Right Realty & Security Co. (Samuel A. Singerman, Pres.), which contemplates alterations. This property has been in the Huyler family for 20 years. The sale was negotiated by the H. M. Weill Co.

135TH ST, 241 West, 5-sty single flat, on lot 25x100, sold by Mary M. Ehlers to Lowenfeld & Prager.

141ST ST, 103-109 West, 6-sty elevator apartment, on plot 100x100, sold by the Brown Weiss Realties to the Inter-City Land and Securities Co., which gave in exchange 5 Seneca av, the Bronx, a 5-sty flat on a plot 47x165. The 141st st house was bought from the Title Insurance Company several weeks ago and was held at $175,000.

141ST ST, 239-241 West, 6-sty elevator apartment on plot 50x100, sold by Klein & Roth to the Intercity Land & Securities Co., which gave in exchange 1822-1828 Clinton av, Bronx.

AMSTERDAM AV, 151, 4-sty tenement, on lot 25x100, sold by the estate of Louis Holz to John C. Foster, who resold to Thomas Kelly.

AMSTERDAM AV, n e c 119th st, 10-sty apartment, on plot 81.6x150, known as the "Laureate Hall," sold by the Robert J. Hoguet Estate to Daniel G. Griffin, as attorney, representing the owners of the block front on the west side of Broadway, between 133d and 134th sts, 199.10x125, and covered with five 6-sty apartments. The Laureate Hall overlooks the grounds of Columbia University, and was recently completed.

BROADWAY, west side, from 150th st to 151st st, containing 12 lots, being 150 ft. on each street, sold for the Broadway-150th-151st St. Co. (Benjamin Mordecai, pres.) to Franklin Pettit. Mr. Pettit has been active in this section, his recent deals including the purchase of the Higgins estate property, compriisng the block front on the south side of 167th st, between St. Nicholas and Audubon avs, and its immediate resale to L. A. Cushman, the baker. The parties interested in the selling company are A. L. Mordecai & Son, Heilner & Wolf, Daniel B. Freedman and Samuel H. Stone. This is part of a plot purchased by them about a year ago from the Hebrew Sheltering Guardian Society. They still have unsold six lots on 150th st and six lots on 151st st, adjoining on the west, the property just sold.

BROADWAY, 2200-2218, entire block front between 78th and 79th sts, at present occupied by a group of 2-sty taxpayers, and comprising a frontage of 204.4 ft on Broadway, 103.10 ft on 78th st and 101.8 ft on 79th st, sold by Harry B. Newberry and Alfred V. Barnes to Paterno Bros. The property, which has been in the market for $900,000, will be improved with two high class apartment houses and stores, representing a total investment of $2,500,000. The sale was made through the Douglas Robinson-Chas. S. Brown Co. and Earle & Calhoun.

CATHEDRAL PARKWAY, 214-220, two 12-sty modern apartment houses, on plot 200x70.11, known as the "Marc Antony" and the "Prince Humbert," sold by the Paterno Construction Co. (Dr. Charles V. Paterno, Pres.) to the Durham Realty Co. (Benjamin N. Duke), which gave in part consideration, the plot of ground adjoining the Duke residence on 5th av and 89th st. The brokers were A. C. and L. A. Marks.

LEXINGTON AV, 857, 3-sty private house, on lot 16.6x80, sold for Mrs. Mary B. Murphy to Neil Duross, by James Kyle & Sons.

MADISON AV, 1889, 3-sty and basement dwelling, on lot 20x100, sold by Jennie Wolf.

MADISON AV, n e c 90th st, 7-sty apartment, on plot 100x63, sold for the Colonial Holding Co. to Claire L. Nassauer, for investment, for $270,000, by Axelrod & Feinberg, Inc. Mrs. Nassauer gave in part payment 44 lots on Baychester av, near the Baychester station.

WEST END AV, 310, 3-sty dwelling on lot 18.5x63x irreg, sold by Josephine Taylor to the Carpenter School for Boys, which owns the adjoining house at 312. The combined properties have a frontage of 36.10 ft., 64.11 ft. south of 75th st. The purchase was made for the purpose of furnishing separate quarters for the younger and older boys.

3D AV, 1707, 3-sty tenement, on lot 25.2x 100, adjoining the southeast corner of 96th st, sold by the Neery Realty Co. (Sandford & Green) to Josephine A. Budke. The property was given in exchange for 382 and 384 Bleecker st, the sale of which was given in last week's column.

7TH AV, n w c 120th st, 7-sty elevator apartment, on plot 50x100, sold by Elizabeth J. Moore to Anna H. Ahrens, who gave in part payment No. 39 King st, 5-sty tenement, 25.3x 100, between Varick and Congress sts, and the 6-sty flat, 30.5x109.10xirregular, No. 141 Edgecombe av, located 202.7 ft. north of 141st st, and a farm at Pearl River, N. Y.

8TH AV, n w c 113th st, 5-sty tenement, with stores, on lot 25.11x100, sold by Ennis & Sinnott to a client of A. V. Amy & Co.

Bronx.

SIMPSON ST, 973-977, two 5-sty flats, on plot 84x110, sold by the Jaeger Bros. Realty Co., through A. Demast.

164TH ST, 864 East, 3-sty brick dwelling, on plot 119x75, sold by the Jacob Cohen Construction Co. to Carl Jass. David Mintz & Alexander Selkin were the brokers.

187TH ST, East, n s, 80 ft. east of Cambrelling av, plot with 45 ft. frontage on 187th st, sold for W. A. Solling to Nista Construction Co. by D. A. Trotta. The same broker also sold for Warren E. Sammis to E. E. Miers two lots situated on the east side of Whittier st, 250 ft. north of Seneca av; for L. Davis to E. E. Miers plot of 6 lots on the west side of Edgewater rd, 225 ft. north of Seneca av.

BATHGATE AV, east side, 150 ft. south of 174th st, a plot 50x115, with a 2-sty house thereon, sold for a Mr. Crowley to H. Rubin, the builder, who will erect an apartment house. The broker was Edward Polak.

BROOK AV, s w c 143d st, 5-sty double flat, on lot 25x90; resold by the D. H. Jackson Co. The latter company bought the property last week from the Hynes estate.

CAMBRELLING AV, 2482, private dwelling sold for Smith Williamson to Angelo Feirro, by D. A. Trotta.

CARTER AV, w s, about 372 ft. south of 176th st, lot 126x161xirreg, with one-family house thereon, resold for August Nelson to Benjamin Benenson, by F. J. Wood.

CRESTON AV, 2009, 3-sty dwelling, on lot 19 x100, near Bush st, sold for Jennie Teichman to Geo. A. Woods, by John Kelly.

HEATH AV, 2686, 2-family house, on lot 25x 131xirreg., sold for H. G. Silleck to a Mr. Bernstein, by Clement H. Smith.

HONEYWELL AV, n e c 180th st, lot 35x95, with one-family house thereon, sold for the estate of Geo. W. Morris to Charles Herman, for investment, by F. J. Wood.

JACKSON AV, n e cor Home st, 5-sty flat with store, on plot 40x100, sold for Minnie Alsberg to Ennis & Sinnot, the real estate operators, by M. Rosenbaum.

LONGWOOD AV, 1178-1180, 2½-sty brick factory, on plot 50x151, sold by George Spaeth to a client of Alexander Selkin.

TRINITY AV, 971-73, two 5-sty flats, each on lot 37x100, sold by the Brown-Weiss Realties to E. E. Claff, who gave in part payment, ninety lots at Hempstead, L. I.

SEDGWICK AV, west side, 400 ft. south of 171st st, plot 125x95, sold for Joseph Levy. by Louis Lebewohl to a builder, who will erect 2 high class apartments.

UNION AV, s e c Dawson st, 4-sty flat, on lot 27.43x95, sold for John Wischnsen to Royal L. Wolcott, by Kurz & Uren, in conjunction with Green & Epstein.

VYSE AV, 2071, a 4-sty, 37.6 flat, sold for Barry Bros. to Geo. N. Fischer, by D. A. Trotta, in conjunction with J. J. Brady. The purchaser gave in part payment plot 50x100 on northeast corner of Clinton av and 179th st.

VYSE AV, 1893, 5-sty apartment, on plot 56x 118, sold by the Jersey City Construction Co. to an investor. The property was held at $65,000 and was sold through Alexander Selkin and David Mintz, in conjunction with A. Martinband.

WEBSTER AV, east side, 220 ft south of 183d st, plot 48x90, sold by George A. Woods to Jennie Teichman, who will improve the property with an apartment house. Broker, John Kelly.

Brooklyn.

CARROLL ST, n s, 280 ft east of Kingston av, plot 272x110, sold for the Princess-Anne Co. to a builder for improvement, by M. C. O'Brien. The same broker also sold for the J. K. Cole Company 1516 President st, a 2-sty and cellar, 2-family house, to a client for investment. For the same company 1520 President st, to a client for investment. For Chas. G. Reynolds 1383 Union st, a semi-detached, 2-sty and cellar, one-family house to a client for occupancy. For the same builder 1375 Union st, a 2-sty and cellar one-family house to a client for occupancy. For the T. B. Leslie Company a plot 50x120 on the southwest corner of President st and Schenectady av to a client for investment. For the Thompson Building Company 1304 Carroll st, a 2-sty and cellar, one-family house to a client for occupancy.

CARROLL ST, 742, 3-sty and basement brownstone dwelling, on lot 20x140, sold for William H. Nicolay to Mary E. Kassinder, for investment. Broker, The John Pullman Real Estate Co.

FENIMORE ST, 219, 2-sty model modern house, sold for Oscar Palmleaf to a buyer for occupancy, by Fred. M. Smith.

9TH ST, 317, 3-sty brownstone building on lot 20x100, just east of 5th av, used as 5th av branch of the Mechanics' Bank, sold to Charles E. Schwabedessen, for occupancy, through the McInerney-Klinck Realty Co. for $24,000.

EAST 18TH ST, 599, a detached bungalow, on plot 40x100, sold by Arthur H. Strong to Robert H. Thompson, of Manhattan.

59TH ST, south side, 220 ft westerly from 23d av, plot 40x100, sold for Jno W. Wilson to Mrs. Mary Hagar, by Frank A. Seaver.

ATLANTIC AV, 1970, 6-family, 3-sty flat, on lot 20x100, sold for Joseph B. Peck to Dr. Frank B. Rix, by Paul H. McGolrick.

EVERGREEN AV, 515, 2-sty and basement frame dwelling, on plot 25x92, sold by Charles Cronk to Wm. Roupp, through Fred G. Isles.

FLATBUSH AV, foot of, known as the Corbin mill property, sold for the Germania Realty Co. to Ginsburg Bros., of Plymouth, Mass., by Warren L. Starkey.

FOSTER AV and Elmore pl, apartment building known as the Chateau Elmore, sold for the Pohl-Abbott Construction Co. to George C. Tompers, for $150,000. Broker, C. B. Gwathmey, of the Westwood Realty Co.

FRANKLIN AV, 596, 3-sty and basement, brick dwelling, on lot 20x100, sold for Mary J. Saddington to Walter MacAdam, by the Buckley & Horton Co.

ROSS ST, 164, 3-sty and basement, brownstone dwelling, sold by Arthur T. Weygandt to a Mr. Berkowitz, for occupancy.

TOMPKINS AV, 369, 3-sty and basement brick extension house, sold for the Lawyers Bond & Mortgage Co. to J. E. Fleight, by A. J. Waldron. The same broker also sold 256 Clifton pl, a 2½-sty and basement brownstone house, for Frank A. Rauch to a client.

EASTERN PARKWAY, ss, 200 ft west of Rochester av, plot 63x220.7, extending through to Union st, sold for Arthur Fletcher to Arthur Selinger, by D. W. Hyland. Mr. Fletcher gave in part payment plot of 7 lots on Vesta av, near Livonia av.

Queens.

FAR ROCKAWAY, L. I.—The Lewis H. May Co. sold for E. B. Corey the "Edinboro," on the north side of Ocean av, Ocean Crest, to Max Beck, who will improve and occupy the property.

LONG ISLAND CITY.—C. A. Berger has sold for James Green 45 Cooper st, to Mrs. Mary Naughton.

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Private Realty Sales (Continued).

LONG ISLAND CITY.—Cross & Brown sold for Mary E. Caplis plot 100x100, on the west side of Crescent st, 100 ft north of Wilbur av, to Edwin Outwater.

POTTER AV, s e c Chauncey st, Long Island City, a plot 50x100, sold by Judson A. Harrington to a Mrs. Senerad. Mr. Harrington also sold, in conjunction with Jacob Weiss, a 2-sty house, on plot 50x100, on the east side of Second av, 217 ft north of Washington av, to a Mr. Wolf.

ROCKAWAY BEACH.—G. Taus & Sons sold for J. H. Ferril a plot on the west side of Elizabeth av, north of Amstel Boulevard, to Henry Ronager, who will improve immediately with an eight-room cottage; also for George Cohen a cottage and a corner plot situated at the northeast corner of Ocean and Division avs, for improvement to J. Sperber.

Richmond.

PORT RICHMOND.—J. Sterling Drake has sold for William S. Presley, of Arlington, N. J., to the Hanway Realty Company, of New York, the well-known Sweet property at Port Richmond, consisting of a plot of ground 66 ft on Richmond Terrace, 118 ft on James st, and 250 ft deep, with the large mansion built by Hamilton, containing 22 rooms, beside baths, halls, storage, etc. This property, with its fine park of trees, has been a show place for many years.

WESTERLEIGH.—J. Sterling Drake has sold for George W. Vroom to Martin G. Kindlund and Althaea B. Kindlund a new cottage on the north side of New York av, on a plot 40x90, which they will occupy as their residence.

Near-By Cities.

JERSEY CITY, N. J.—Otto H. Albanesius sold to Isidor Leichter No. 217 Monticello av, a 4-sty apartment, on a plot 50x105. The buyer gave in part payment a plot 56x100, in the west side of Central av, near North st. The deal involved more than $60,000.

NEWARK, N. J.—Lowy, Berger & Finger Co. sold to the Hale Realty Co. the Koch Building, Nos. 510 to 514 Clinton av, a 2-sty building, on a plot 75x100; also for P. H. Ryan to the Progressive Investment Co., No. 373 7th st, a dwelling, on a plot 75x100.

Rural and Suburban.

FANWOOD, N. J.—Kurz & Uren, Inc., have sold for R. Wolcott four acres of land to Albert Kirk.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to P. F. Durnin, C. Irwin and H. Stein each a plot 40x100 on Iris av; to W. Deutsch and J. Spenel each a plot 40x100 on Rose av; to J. Durnin a plot 40x100 on Tulip av; to A. Jansen a plot 40x100 on Poplar st; to J. J. Coogan a plot 40x100 on Spruce st; to J. H. Schmitt a plot 40x100 on Aspen st; to D. B. Pellegrini a plot 40x100 on Lily st.

GARDEN CITY, L. I.—Gage E. Tarbell has sold to Thomas G. Wallace the large Colonial house on the southerly side of Stewart av, between Washington av and Butler pl, on a plot 150x250. This is of the pure Colonial type found at Annapolis and in parts of Virginia, with a two-story portico and Ionic columns in the front. Also a plot on the southerly side of Poplar st, between Prospect av and Clinton rd, 75x100, to Miss Sarah M. Neilson, who will build a house thereon. Also a plot on the easterly side of Brixton rd, between Stewart av and North av, 100x100, to J. William Morrison, and a plot on the northwest corner of Salisbury av and Brixton rd, 80x100, to Benjamin Grimshaw, for improvement.

HASBROUCK HEIGHTS, N. J.—The Hasbrouck Park Land Company has sold to Albert Peters a plot 50x100 ft on Burton av; to William Kegols a plot 75x114 ft on Longworth av; to John McNulty a plot 50x100 ft on Boulevard, and to M. Mandach a plot 50x100 ft on Hasbrouck av.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to I. G. Blabrand a plot 40x100 in Bernhard st; to J. J. Madden a plot 40x100 in Miller st; to C. Elbert a plot 44x90 on Merrick rd.

EAST IRVINGTON, N. Y.—Heilner & Wolf have purchased from B. Boekelman a two-acre parcel fronting on Taxter road. They own a tract of forty acres adjoining.

MAMARONECK, N. Y.—Howell C. Perrin has sold for Clifford V. Brokaw his residence at Orienta Point, Mamaroneck, to Mrs. Carolyn Armstrong, and for William D. Daymon the Blosson Health property, a tract of thirty lots on Palmer av, Mamaroneck, to Myra S. Crater.

RYE, N. Y.—E. W. Bodine bought from Daniel B. Freedman, for occupancy, the Diamond property, with house, garage and outbuildings. The property contains about 4¼ acres and has a frontage of 415 ft. on Park av, between the Harrison station on the New Haven Road and the Boston Post road.

RIDGEWOOD, N. J.—The Ridgewood Park Realty Co. sold to J. Tilden Adamson, the house, on plot 100x200, on Phelps road.

RIDGEWOOD, N. J.—Taendler & Schols have sold a 15-acre farm for Christian Heinrich to Frank Ruff, of New York, who will use it as a chicken farm. The same brokers also sold an 80-acre farm in the Somerville section for George L. Delatour to Mrs. K. Laufer, of Brooklyn, who gave in exchange property in East New York. J. Herman was associated as broker in the latter deal.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to A. Pank a plot 40x100 on Concord st.

SAYVILLE, L. I.—Arthur Smoker has purchased from Morris J. Terry the building on Railroad av which was the First Congregational Church built in Sayville, and which later, for twelve years, was the home of "The Suffolk County News." Until quite recently it was used as a moving picture theatre.

SCARSDALE, N. Y.—Angell & Co. have sold for Fish & Marvin the Cliff house, located in the Murray Hill property. It was valued at about $25,000. Angell & Co. have also leased a house.

SUFFERN, N. Y.—Payson McL. Merrill has sold for George Parmly Day, Treasurer of Yale University, to Walter Hoff Seely, his property on the Haverstraw road, consisting of 140 acres, with three houses, stable, barns and other outbuildings.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to A. McDonnell a plot 40x100 and to J. Steinfelder a plot 80x100 Rockaway Parkway; to E. Kepple and M. Callahan each a plot 40x100 Morris Parkway; to K. Hogan a plot 45x100 Chester st and Grove av; to G. A. Hoeffler a plot 40x100 Maujer st; to R. Lockner a plot 40x100 Sheridan st; to G. B. Demartin a plot 40x100 Maple st; to H. A. Bailey a plot 40x100 Hamilton av and Franklin st; to P. Rodden a plot 40x100 Montague st.

WOODCLEFT, L. I.—John J. Randall Co. sold plots to James H. Cruikshank, H. Lyon Smith, W. A. Kiley, William McQuade, Mrs. Jennie Tompkins, Mrs. Blanche Dunn, Miss Alice P. Wilcox, Charles R. Staughton, Frank Tinney, Max Hart, Charles H. Southard, Otto N. Jung; houses to Thomas S. Ferguson, Mrs. Alice Antz, Mrs. Phoebe Bingham.

LEASES.

Manhattan.

AMES & CO., INC., leased for Samuel Medlin, of 33 Charles st, to Adolph Phillips the store and basement in the new building to be erected at 110 Madison av; also the loft in 23 West 32d st to E. Murray; also store in 136 West 34th st for A. and E. Lewis to Dr. S. A. Poluhoff, of 525 6th av; also the dwelling at 458 West 22d st for the estate of I. D. Thomas to Henry Brinkman.

DANIEL BIRDSALL & CO. leased a loft in 129 and 131 West 22d st to Jacob Sorin, of 125 Prince st; a loft in 9 West 20th st to Sipkin, Gorshen & Everett; loft in 170 5th av to the Bachabaum Fashion Co., and space to R. Stromwasser, of 835 Broadway, and C. Pettee.

BLEIMAN & CO. leased the 5th loft in 1 to 13 East 33d st to the Charles Isaacs Co. at an aggregate rental of $40,000; also the 9th loft in 29 to 33 West 35th st to Kram & Match, of 118 West 27th st; and in 127 West 25th st 7,500 sq. ft. to E. W. Ballow & Co., of 42 Bond st.

THE DUROSS CO. leased for Stephen Woolridge the 4-sty dwelling at 64 Jane st to Michael Burke, and for Alice G. Bradley the 4-sty dwelling at 49 West 16th st to Florence Bridgeforth; also the 3d loft in the Herring Building to the Tungsten Lamp Repair Co., of 675 Hudson st; to Jacob & John Posner, of 116 Prince st the 1st loft in 46 West 21st st, and to Louis Simon the store at 32 6th av; also space in 242 West 14th st to Lucien Keeney; to Solomon Diamond the store at the northeast corner of 10th av and 14th st; and to the Tryo Music Publishing Co. the store at 16 East 13th st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for Heimann and Lichter the 11th floor in 36 and 38 West 20th st to Klar Bros., of 34 East 12th st, for a term of years.

THE CHARLES F. NOYES CO. leased the store and basement in 72 Cliff st to Gustave Schroeder for a term of years at a rental of about $2,000 per annum; also leased the 2d loft in 78 and 80 Beekman st to Edwin Whitaker, of 130 William st, and the 3d loft in the same building to Smith & Thompson, of 58 Broad st. Both leases are for seven years. The same firm of brokers also leased the 2d loft in 118 and 120 Maiden lane to Powers & Schuckman; the 4th loft in 59 Ann st to Andrew Wilson; the 3d loft in 46 Fulton st to Becker & Heine Manufacturing Co.; the 3d loft in 162 William st to Sugarman & Epstein, and the 1st loft in 192 Pearl st to M. Grabensteter.

PEASE & ELLIMAN have leased in 123 Liberty st offices to William Henderson, Frederick Kopper, Jr., of 10 Wall st; Oluf Mikkelsen, of 30 Church st; Fred W. Eller and W. I. Smith, George E. R. Rothenbucher, Richard W. Osland, of 93 Chambers st; Lawrence Press, of 123 Liberty st.

PEASE & ELLIMAN leased in the Liberty Tower Building at 55 Liberty st offices to Phillips, McGlashan & Carmalt; Van Gelder, Knoeppel & Young, of 55 Liberty st; Shorthand Reporting Co., of 41 Liberty st; American Bonded Certificate Corporation; Sparks & Hincks; Noble & Day; E. K. Sumerwell, of 50 Church st; Adolph de Bary, of 90 West Broadway; F. J. Hoyle; London & Davis, of 149 Broadway; Mortimer M. Singer, of 3 Broad st; Ottomar H. Van Nordne, of 55 Liberty st; Humiston, Olcott & Hincks, of 165 Broadway; W. J. Peyton and W. C. Barnett; Jason G. Lamison, of 55 Liberty st; William M. Benjamin Co., of 30 Pine st; Thomas E O'Shea, of 55 Liberty st; Arthur H. Bissell, of 56 Liberty st; Brewster & Co., of 55 Liberty st; also additional space to Cardashian, Martin & Co., of 55 Liberty st; Gibbs & Kirby, of 55 Liberty st; D. Moulton Kellogg; American Appraisal Co.; John R. Watts; Lybrand, Ross Bros. & Montgomery; Fellsmere Farms Co.; also for the Dennett's Surpassing Coffee Co. the entire 1st floor at 33 Maiden lane to the Green Tea Luncheon; in 23 Park pl the 4th floor for David Banks to B. J. McAfee, of 33 Spruce st; in 295 Pearl st the top loft for P. M. Schell to James Rowe; in 27 Beekman st basement store for the Physical Culture Restaurant Co. to Nelson Brothers; in 46 Maiden lane, temporarily, the store to Frank Appel; and in 42 and 46 Nassau st the northerly half of the 3d loft to Herman Warendorf, of 3 Park row; the entire 2d loft to Truly Warner, and southerly half of the 1st floor to Miss J. Kilpatrick.

PEASE & ELLIMAN leased for James E. Churchill the garage at 155 East 35th st to the Rich Motor Co.; also the basement store at 32 West 45th st to the Little Queen Co., Inc.; also

the parlor store in 5 West 39th st to Elizabeth and Martha L. Host, of 8 West 39th st; also 5 West 39th st to John Martin's House.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 4-sty dwelling at 47 West 37th st for a term of years from Maria H. Farr and Eliza H. Mann to John W. Brett 501 5th av, who will alter the premises for business.

LOUIS C. SCHLIEP leased space in 32 Union sq to the L. C. Schwensen Efficiency Engineering Co.

FREDERICK SOUTHACK & ALWYN BALL, JR. leased from plans the 9th floor in 7 to 11 West 45th st to De Wolfe, Wachner & Co., of 23 West 45th st, for ten years at an aggregate rental of about $50,000.

SPEAR & CO. rented for the estate of A. Friedlander 2 lofts in 84 University pl; with L. Tanenbaum Strauss & Co. 30,000 sq. ft. in 134 to 138 Spring st to Eli Baldwin & Son, of 56 Park row; for the N. Y. City Society of the Methodist Episcopal Church the store, basement and sub-basement in 293 Bowery; for Bloch & Glasse 3 lofts in 101 Prince st to I. Drexler, of 143 Prince st, and Tobias Miller Cap Co; the 2d loft in 10 Waverly pl to N. Gumbiner.

THE H. M. WEILL CO. leased the entire building at 514 6th av for a term of 20 years for James Devaney to John McGowan, of 153 Watts st, at an aggregate rental of $120,000.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment in the "Dalhousie," 40 to 48 Central Park South, for Mrs. Jacob Gould Schurman to Franklin R. Magee; in conjunction with Moore & Wyckoff an apartment in 405 Park av to William Lawrence Green; an apartment in 960 Park av to Dr. Rufus Cole, of the Rockefeller Institute for Research; also an apartment in 31 West 47th st to Miss H. D. Maxwell.

LEON S. ALTMAYER leased for Louis W. Morrison, Edward Morrison and Alice M. Ulman the entire block front on the west side of Broadway, between 147th and 148th sts, known as 3585 to 3599 Broadway and 601 and 603 West 147th st and 602 and 604 West 148th st. The premises at present consists of vacant lots and shanties, which will be immediately demolished. The property has a frontage of 200 ft. on Broadway, and a depth of 125 ft. for the southerly 100 ft. and a depth of 75 ft. for the northerly 100 ft. The plot covers an area of about 9 city lots. The lease is for 63 years and the total rental for that period with taxes and improvements consisting of new buildings to be erected by the lessees will involve a total of about $2,000,000. The leasing corporation is the 147th and 148th Street Co., of which Mortimer C. Rosenbaum is president and Morris H. Rothschild is treasurer.

ALBERT & PLATT leased for John Schreyer, 38-40 West 98th st, a 6-sty apartment house, on a plot 40x100, to Benzer & Schreiber for a term of five years.

AMES & CO., INC., leased for A. P. Fowler to G. Henry the 1st loft in 130 West 28th st; also the 2d loft in 23 West 32d st to Hugo Schneider & Co., of 43 West 33d st; also for Guaranty Trust Co. to Cesari Arlotta the dwelling at 20 Vandam st; also for Edward Jansen to Columbia Paper Box Mfg. Co., of 133 West 19th st, the store and basement in 256 West 28th st and the store and 1st loft in 257 West 27th st, connecting buildings, for a term of years.

ALBERT B. ASHFORTH, INC., leased space on the 9th floor of 10 East 33d st to Wm. Burkle, of 10 East 33d st; also the store in 21 Rector st for Azeez Khayat for a term of years to Nicola Awad & Co., of 21 Rector st; also the entire 4-sty building at 93 Washington st to John Mabarak & Sons, of 53 Washington st, for a period of years.

AXELRAD & FEINBERG leased for L. B. Eskesen, vice-president of the New Jersey Terra Cotta Co., the plot, 89.8x100, at the northeast corner of St. Nicholas av and 174th st for 21 years, with privilege of renewal for two similar terms. The lessee, whose name is withheld for the present, plans to erect on the site a 2-sty store building and moving picture theatre. The rental for the first term of the lease will be about $10,500 per annum, and for the second and third terms will be on a reappraisal basis.

THE CROSS & BROWN CO. leased in conjunction with R. F. Wood and Wm. H. Dolson Co. as agents, the 3d floor in 411 and 413 West 55th st to Eisenstein & Vallory; also to the Co-Operative Used Car Co., of 250 West 54th st, space on the 3d floor of 1700 Broadway.

G. A. DERSCHUCH & CO. leased for John G. Wendell the store at the northeast corner of Broadway and Liberty st to the United Cigar Stores Co. for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased for a long term of years for Mrs. Siegfried Gruner, 133 East 55th st, a 5-sty American basement house at the northwest corner of Lexington av, on a lot 20.5x73, to J. W. Fuller Potter.

FOLEY & HUGHES leased 32 East 13th st to Samuel Rothenberg; the premises at 263 West 16th st to William H. Becker; and the basement floor in 121 West 20th st to Clara Ginsberg.

FOLSOM BROTHERS, INC., leased for Packard Commercial School Co. the corner store in 235 Lexington av to Ceasar Francini, of 225 5th av, for his business as an importer of marble art; also for Dr. John A. Wyeth the basement store in 129 East 34th st to Paul Arrighi for a term of years.

THOMAS FORD leased to Harry Golding, of 2941 3d av, for five years the store and basement at the northwest corner of 9th av and 53d st. After extensive alterations the lessee will occupy the place as a wholesale and retail liquor store; also leased the lower part of building at 1 Water st to A. V. de la Cova, and the store at 94 3d av to Joseph Canale; also the premises at 133 East 15th st, to Pauline Ritter for three years.

M. & L. HESS, INC., leased to Philip Walkoff & Co. the 10th loft in 585 and 587 Broadway; the 1st loft in 172 5th av to Schulster & Buch, and the Star Novelty Co., of 10 West 17th st; the 4th loft in 19 East 21st st to Joseph Roth and the 5th loft in 6 and 8 West 20th st to Julia Goldman & Co.

GOODALE, PERRY & DWIGHT, INC., agents of the St. James Building, report leases to Maxwell Vidaver; Liebert Bros. & Co.; Robert A. R. Brown; United Royalties Corporation, of 42 Broadway; Henry H. Fuller; Frederick Fuchs; Abraham Gordon, of 103 West 95th st; United Fireproofing Co., of 1123 Broadway; William W. Capers, Jr., and Rudolph Lechner; Najob H. Kisbany, of 39 Broadway; Polo Construction Co., of 151 West 30th st; the Belle Braid & Trimming Co., of 38 East 21st st, and C. B. Herschel.

N. BRIGHAM HALL & WM. O. BLOODGOOD, INC., rented the front half of the 7th loft in 99 and 101 5th av to Langfeld Bros. & Co., of 101 5th av, for a term of years.

HUBERTH & HUBERTH leased in the New York American Building office space to The John T. Hall Music Publishing Co.; Legal Aid Society, of 239 Broadway; Smith-Ryan Boat Co.; C. W. Cunningham, and J. C. Follansbee.

LOWENFELD & PFEIFFER leased for Sol. Lowenfeld the dwelling at 203 East 63d st; also the store in 1077 3d av to Ira G Lane, of 207 East 64th st; also the store in 1566 Park av to Berl Rothman.

SAMUEL H. MARTIN leased to Charles Fischer the store and basement in 867 9th av; also for Jeremiah J. Campion the store in 1864 Broadway to the Mohawk Rubber Co., of Akron, Ohio; and also for Morris Weinstein and Rose Cahen the stores in 2173 8th av to George McGuiness and Otto Hinrich.

THE MOUNTAIN LAKES CO., INC., owner and developer of Mountain Lakes residential park in New Jersey, has leased 8,000 sq. ft. of office space on the 6th floor of 170 Broadway.

THE CHARLES F. NOYES CO. leased the store, basement and subcellar in 27 Park pl to John P. Suerken & Bro., of 41 Lafayette st, at an aggregate rental of approximately $100,000. Extensive alterations will be made and the premises will be occupied by the lessee as a cafe; also the ground floor of 92 William st for the Woodbridge Co. to the Fidelity & Casualty Co., of 92 Liberty st, for a long term of years at an aggregate rental of about $70,000. The premises will be extensively decorated and refitted and occupied by the lessees as its Metropolitan office. Many casualty and surety companies are now locating on William st between Maiden Lane and Fulton st; also leased a store in 130 Pearl st to Frank C. Fry, of 79 Wall st; for Wells & Snedeker a store in 98 Chambers st to the National Office Supply Co., and lofts in 109 Nassau st to Z. Bloomfield, of 205 Water st; and in 162 William st to B. J. Schaefer, of 162 William st; also leased for Howard Bullard a loft in 410 and 412 Pearl st to Julius J. Van Horne; additional space in 261 Broadway to Brown & Seward, and for the Masonic Trustees offices in 46 West 24th st to Thomas B. Wilgus, of 48 West 24th st, and to the Fur News Publishing Co., of 46 West 24th st; also leased for Edwin N. Tailer to William Ottman & Co. the store and basement in 35 Fulton st for a term of years; for Morris Cooper, attorney, a loft in 206 Pearl st to I. L. Smolinsky, and for Clayton Rockhill 2 lofts in 224 and 226 Pearl st to Edward J. Lubovitz, of 213 Pearl st.

PEASE & ELLIMAN leased the south store in 601 Madison av for the Taylor Sherman Co. to Rufier; basement store in 34 West 45th st to M. Stich for the Harvard Club; for James E. Churchill the garage at 155 East 35th st to the Rich Motor Co. for a term of years; basement store in 32 West 45th st to the Little Queen Co., Inc., of 32 West 45th st, for one year, to be used for the sale of children's and misses dresses and ladies' gowns; parlor store in 5 West 39th st to Elizabeth and Martha L. Host; 5 West 39th st to John Martin's House; store in 42 and 44 West 39th st to Felicie Luce; two floors in 1074 Park av to Louis Wolfert, to be used for club purposes.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Isaac Borowsky, of 411 East 8th st, for a term of years the property at 401 and 421 East 8th st, 250x100, comprising one 4-sty and three 5-sty factory buildings. Mr. Borowsky will occupy a part of the premises for his business of the manufacture of picture frames.

MOORE & WYCKOFF leased the 2d floor in 546 5th av to C. P. Pearsons Sons; also the basement in the same building to Hope's Restaurant; also the entire top floor in 101 Beekman st to Rummel & Schwefelgeist, photo engravers; also the 1st floor in 559 West 23d st to Thomas Lagattuta, of 265 West 23d st; also leased in conjunction with Douglas Robinson, Charles S. Brown Co., the dwelling at 26 East 35th st to John W. Brett.

THE CROSS & BROWN CO. leased the 6th floor in 19 and 21 West 62d st to Glidden Motor & Supply Co. of 239 West 58th st.

JOHN J. CODY leased the corner store in 1278 Lexington av to Julius Grube for a confectionery.

GUSTAV BRITT leased for John R. H. Eggers the store and basement in 313 Pearl st to J. Margoolis; for George Jeremiah the 3-sty dwelling at 251 West 11th st to Martha Gross.

HEIL & STERN leased for Charles Kaye in the new building to be erected at the southeast corner of Madison av and 30th st the 15th floor to George G. Wood & Co. of 19 West 17th st for a long term of years.

SETON HENRY & DOUGLAS GIBBONS leased for Oswald Garrison Villard the dwelling at 117 West 57th st for a term of years for business occupancy to Conway & Winn, importers, now located at 49 West 36th st; also the 3-sty dwelling at 133 East 69th st for Carl Taylor to William H. Barnum of 62 Cedar st for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased the store in 2143 3d av for a terms of years to Milton's Millinery House, who are opening a chain of stores in this section.

GOODALE, PERRY & DWIGHT, INC., as agents of the St. James building, leased space to Maxwell Vidaver; Liebert Brothers & Co.; Robert A. R. Brown; United Royalties Corporation, of 42 Broadway; Henry H. Fuller, of 55 John st; Frederick Fuchs; Abraham Gordon; United Fireproofing Co., Inc., of 1123

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We are entirely out of the New York Edition of the Record and Guide of September 28, 1912, March 1 and 22, 1913. We will pay 20 cents each for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912, for which we will pay for both sections 15 cents if in good condition. This offer will expire on May 20, 1913. Record & Guide Company, 11 East 24th St., New York.

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Plans Filed—Manhattan (Continued).

Broadway; William W. Capers, Jr., and Rudolph Lechner; Najeb H. Kisbany; Polo Construction Co., Inc., of 151 West 30th st; The Belle Braid & Trimming Co., of 38 East 21st st; C. B. Herschel and the boot black stand to Tony Trinolone.

MARK RAFALSKY & CO. leased for Mrs. Robert Streep to Richard R. Allen 845 Amsterdam av; also for the Clover Farm Co. to Bernard Berkowitz 2288 Broadway, and subleased for Thomas Cook & Son, 2389 Broadway, and have secured the renewal of the lease for a long term from A. A. Herrman for the Celene Co.

PEASE & ELLIMAN leased to Antonio Knauth a ten-room corner apartment in 246 West End av for a term of five years. This building is under construction by the A. G. M. Realty Co. and will be ready for occupancy about August 1.

M. BRIGHAM HALL and William B. Bloodgood, Inc., have leased for the American Real Estate Company the westerly store in the new Vanderbilt Building now nearing completion at the northwest corner of Vanderbilt av and 42d st, for a long term of years. The aggregate rental will be $280,000. The lessee is Mimmon Coriat, stationer and engraver, now located at 46 Nassau st. Mr. Hall said yesterday that at the rental called for by the lease a new high water mark has been established for inside store space on 42d st. The rent in this case runs to more than $25 a square foot. This was the last unrented store on the 42d st side of the building, the other space being taken by Hetherington, the pharmacist, and the corner store by the United Cigar Stores Company. The latter concern originally leased the corner from the New York Central Company for a period of 48 years and shortly thereafter turned it over to the American Real Estate Company.

M. & L. HESS, INC., leased to Henry Katzman the 9th loft in 138-40 West 17th st; the 6th loft in 39 East 19th st to David Ginsberg, and the 4th loft in 33-37 Bleecker st to I. Hirshman.

DOUGLAS L. ELLIMAN & CO., INC., leased for a term of years, for James McLean, of Phelps, Dodge & Co., 163 East 73d st, a 3-sty stable, to be used as a private garage, to a prominent New Yorker.

Bronx.

RICHARD WEBBER (the Harlem Packing House) leased store space comprising about 8,000 sq. ft., in the Community Building at the corner of Southern Boulevard and 163d st for a term of ten years.

Brooklyn.

FRANK A. SEAVER leased the one-family frame house at 1270 84th st, Dyker Heights, to F. Gosling for two years; the upper floor of the 2-family house at 654 79th st to Robert Schwarz; the 1-family brick house at 79 71st st to Mrs. Browne; the 2-sty and cellar house at 140 Senator st to Capt. Schwaiger; the 1-family frame detached house at 90 75d st to E. Lawson; the 2-family brick house at 1029 74th st for Mr. Gross; the store in 6927 3d av to P. J. Canavan and J Clausen.

CHARLES E. RICKERSON leased 56 St Johns pl, a 3-sty brownstone dwelling, for a client to Dr. Harry A. Cohen for a term of years; also 143 Berkeley pl, a 3-sty brownstone dwelling, for a client to Mrs. Rose Devlin.

FENWICK B. SMALL leased for various clients 937 Broadway to H. & S. Rosenbush, shoes; 941 Broadway to H. C. Bohack Co., grocers; 947 Broadway to United Cigar Stores Co.; 1011 Broadway to Jos. Goldman, millinery; 1088 Broadway to A. Rogol, fruitery; 1090 Broadway to Geo. Balck, stationery; 1100 Broadway to Story & Clark Piano Co.; 1115 Broadway to Regal Shoe Co.; 1354 Broadway to Lawyers Title Ins. & Trust Co.; 1669 Broadway to Harry Reiter, jewelry; 1673 Broadway to Atlantic & Pacific Tea Co.; 1677 Broadway to J. Bremer, rugs and linoleums.

HOWARD C. PYLE & CO. leased the entire basement of the Rothschild building at the northwest corner of Fulton and Jay sts to the "Whip" for a long term of years.

SIMON VOLET leased the corner of Pitkin av 25 ft west of Osborne st to the May Shoe Co for a term of 5 years from September 1st, 1913.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway for F. Haberman, cottage No. 7, Reads la, to Felix H. Levy; for Simon Hatch, cottage on Atlantic av to Chas. B. Meyers; for P. W. Gallagher, cottage on Grandview av to I. E. Bretzfelder.

WILLIAM F. CHAVE leased at Far Rockaway the residence of Mrs. R. E. Sealy, in Sealy lane, to Albert Winsten; for Mrs. C. Weissman the Dixie cottage, in Franklin av, to Sydney B. Erlanger; for the S. & L. Construction Co. a cottage in Hollywood av to Jay Wainwright; for William Burkander a cottage in Pinson pl to Mrs. H. Helburn; for A. S. Kingston a cottage in Chanler av to Z. Tauber, of Manhattan, and for Catherine Dolan a cottage in Cedar av to Philip Goldfrank.

H. RICTER & CO. rented for Benjamin P. Caine his cottage in Oxford av, Rockaway Park, L. I., to Mrs. A. J. Cammeyer; also a cottage for Miss Josephine Kerwin in Columbus av to Max Schwartz; also a cottage for F. Colton in Washington av to a Mr. Gottlieb, and a cottage for Miss C. Allen in 7th av to a Mr. Rosenburg.

Suburban.

THE UNITED STATES EXPRESS CO. signed a lease for a large plot of ground in Jersey City on which to erect a stable and warehouse. The property, which is owned by Morris Perlmutter, of Manhattan, consists of 16 city lots, 100 ft. on Jersey av, 250 ft. on 14th st and 200 ft. on 15th st.

HERBERT A. SHERMAN rented for the estate of H. O. Havemeyer Cottage No. 3 at Bayberry Point, Islip, L. I., for the season.

WORTHINGTON WHITEHOUSE rented for Mrs. Henry Villard to Benjamin N. Duke, her estate at Dobbs Ferry, N. Y. The property consists of a large furnished house, stable, garage and 110 acres of land. It commands a magnificent view of the Hudson River.

EUGENE V. WELSH leased for the estate of Charles Y. Swan the dwelling with four acres on Egbert Hill, Morristown, N. J., to J. H. Killough; also leased for Lewis D. Kay, 69 Maple av to William Howell.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Howard C. Smith the house known as "Gray Cottage" on his estate at Cove Neck, Oyster Bay, L. I., to James Lloyd Derby for the season.

THE LEWIS H. MAY CO. leased at Lawrence for A. Buxbaum Hecht cottage on Broadway to Mrs. S. Hess, at Cedarhurst, for Henry Geidel, cottage on Washington av to W. C. Francis.

HERBERT A. SHERMAN rented for George Mercer for the summer his country place at Orienta Point, Mamaroneck, directly on the water, adjoining the estate of J. R. Hegeman of the Metropolitan Life Insurance Co. It is a large house, with garage, its own electric light plant, separate squash court and private dock. Mr. Sherman sold this place to Mr. Mercer for Clifford V. Brokaw some three years ago.

WORTHINGTON WHITEHOUSE and Nichols & Hobbie leased for Moritz Walter to Philip Berolzheimer his large camp at Upper Saranac Lake; also in conjunction with Charles Field Griffen & Co. for Charles Furthmann to Clarence Walter his country estate on North st, Harrison, N. Y., consisting of large house, and about 65 acres of land.

REAL ESTATE NOTES.

JOHN P. TILDEN is the buyer of 58 East 73d st, reported sold in the news columns.

FRED V. V. SHAW, formerly at 261 Broadway, is now at 135 Broadway.

HARRY STRONGIN has been appointed agent of 570 7th av, Brooklyn.

JOSEPH F. SEITZ negotiated the sale of 235 East 48th st for Mrs. Sarah J. Lynch.

E. M. KRULEWITCH has removed his offices from 2228 Broadway to 30 East 42d st.

PEASE & ELLIMAN have been appointed agents of 1254-1260 Madison av by Jeremiah J. Campion, representing the owner.

BURTON TOMPKINS is the buyer of the 5-sty flat at 595 West 178th st sold recently by Mrs. Louisa Wagner.

WILLIAM P. RAE will offer 353 lots at Jamaica Hillcrest, L. I., on Decoration Day at 1.30 o'clock on the premises.

JOHN J. KAVANAGH negotiated the resale of 52 East 78th st for the Roffler Construction Co.

PEASE & ELLIMAN have been appointed agents of 310 West 94th st, a 7-sty apartment house.

THE F. R. WOODS-W. H. DOLSON CO., negotiated the recently reported sale of 16 West 85th st to Dr. George H. Semken.

FREDK. ZITTELL & SONS were the brokers in the sale last week of 63 West 124th st to William A. Martin.

A. FRANK SHAW has been appointed receiver of the rents for the property 124-128 East 123d st.

JOHN PETERS negotiated the sale of the dwelling 220 East 18th st for Frederica Shafer, to Betti Muller.

ENNIS & SINNOTT sold the plot on the east side of 9th av, 49.11 south of 216th st, through Thomas F. Roys.

DANIEL BIRDSALL & CO. have been appointed agents for the property 649-655 Broadway and 216-222 Mercer st by the Hecht Estate of Boston.

WALTER L. TITUS is the buyer of the dwelling 626 West End av, which was sold recently for Mrs. Anna Forster by the F. R. Wood-W. H. Nealson Co.

O. G. CONNFELT, representing John R. Drexel, states that no lease has yet been closed for the Drexel House at 1 East 62d st, as was reported at various times during the week.

ARTHUR M. SILBER, who purchased 534 West 124th st, a 6-sty apartment, on plot 50x100.11, last week from the Brown-Weiss Realties, gave in exchange 177 Prince st, a 6-sty building on lot 25x95.6.

HUGHES & HAMMOND have recently placed loans aggregating $2,427,000, the principal item being the loan of $500,000 to the State Construction Co. on its new 12-sty apartment house at 103-109 East 86th st.

WALLACE J. HARDGROVE, of the Queensboro Corporation, Bridge Plaza, Long Island City, and Myron Reynolds, of the New York Real Estate Security Co., have been elected to membership in the Real Estate Board of Brokers.

SETON HENRY and Douglas Gibbons have placed a mortgage of $200,000 at 5 per cent. for the R. A. Realty Co. on the property at the northwest corner of Seventh av and 115th st. Hughes & Hammond were associated.

WALTER L. FRANK, formerly of 271 West 125th st, who has transacted a general real estate and insurance business in this section for many years, has opened a new office at 433 Lenox av, near 132d st.

DAVID STEWART was the broker in the sale of the "Laureate Hall," the 10-sty apartment at the northeast corner of Amsterdam av and 119th st, the sale of which will be found, reported in the news columns.

DUROSS CO. was the broker in sale of the property 245 West 13th st, a 3-sty and basement house, on lot 21x103.3, for Mary J. Mitchell to the Florence Crittenton Mission, which recently sold its old home at 21-23 Bleecker st through the same broker.

CHARLES BLANDY, of Blandy, Mooney & Shipman, William Harris Douglass and Charles T. B. Rowe, are the directors of the 6th av and 30th St Realty Corporation, recently incorporated. Title to that property passed this week, to the company.

A DEAL is also said to be nearing completion for the sale by the 114th Street and Eeventh Avenue Company, Max Weinstein, president, of the 6-sty apartment house on a plot 100x100 in the south side of 123d st, 100 feet west of Amsterdam av.

THE TITLE GUARANTEE & TRUST CO. has loaned on first mortgage $135,000 to the Utility Realty Company, covering the store property at the northwest corner of 160th st and Prospect av, on plot 125x77. The mortgage is for five years at 5 per cent.

NEGOTIATIONS are said to be pending for the sale of Franklin Hall, a 6-sty apartment house owned by Abraham Ruth and occupying the block front in the west side of St. Nicholas av, between 158th st and 159th st, 203.3x98.5x irregular.

ASSURANCES that the subway from the Eastern District to 14th st, Manhattan, will be built were received from Public Service Commisioner Williams at the meeting of the Ridgewood Board of Trade this week at Palm Garden, Hamburg and Greene avs.

GERHARD KUEHNE, Treasurer of the New York Title Insurance Co. and the New York Mortgage & Security Co., has been granted a leave of absence, which he is spending in a sojourn in Europe. During his absence, the department is in charge of his assistant, Mr. Joseph C. Shields.

MEMBERS of the Transit Conference Committee of the Board of Estimate and of the Public Service Commission are hopeful that within twenty-four hours it will be possible to report a proposed agreement as to price, for the purchase of the Astor House by the city, which will make unnecessary recourse to condemnation proceedings, or any delay in subway work.

THE SPECIAL COMMITTEE appointed by Frederick B. Pratt, head of the Brooklyn Committee on City Plan, to consider a court house site and other schemes for the beautifying of the borough, met in the Brooklyn Club this week to discuss the proposed court house site. Plans were shown by Alexander McIntosh and Stephen W. Dodge of the American Institute of Architects in connection with the court house.

ELBRIDGE T. GERRY has been enlarging the Park av corner which he owns at the southwest corner of 66th st, diagonally opposite the Seventh Regiment Armory. He has just taken title from Mattheas Strasburger to the dwelling at 66 East 66th st for $17,000, and a short time ago he acquired from Alice G. Demorest the adjoining building at 68 for $25,000. These recent purchases give Mr. Gerry a frontage of 100 ft. on both the avenue and the street.

DOUGLAS L. ELLIMAN & CO., Inc., and Douglas Robinson, Charles S. Brown Company, have been appointed joint agents for the new 12-sty apartment house at 969 Park av, northeast corner of 82d st. The building contains thirty-six duplex apartments with rents from $3,000 to $5,000. A feature of this building is the roof gardens in connection with the three top apartments.

TRANSFER of the title to a large plot opposite the Museum of Natural History to-day, to the McMorrow Engineering and Construction Co., is taken as the forerunner of the erection of a large apartment house. The plot in question measures 75x102.2, on the north side of 81st st, 225 ft. east of Columbus av. The transfer was made by Charles E. Orvis, of Orvis Bros. & Co., a Wall street brokerage firm.

THE HUSTON & SPRAKER CO. announces the removal of its offices, the latter part of May, to the new Anderson Building, 15 East 40th st, where more convenient quarters will be established for the continuance of the general real estate and insurance business. The officers of the company are Charles P. L. Huston, president; John S. Spraker, vice-pres.; Mortimer P. Arnold, vice-pres.; J. Stuart Eakin, treas.; and Edward A. Wilson, sec'y.

(Continued on page 1059.)

JAMAICA HILLCREST.

Will Be the Scene of a Big Lot Auction on Decoration Day.

The auction market will be well tested in the several large offerings of lots within the next thirty days, and the sale at Jamaica Hillcrest on Decoration Day, May 30, by William P. Rae Company, auctioneers, should attract wide attention to this most attractive property in the Borough of Queens.

Jamaica Hillcrest is destined to be one of the home show places of Greater New York, being, as it is, at the residential centre of the new Jamaica, that is forming from the shifting of the railroad terminals with the completion of the great union transfer station and the new additional Jamaica station at Union Hall street. The frontage on Hillside avenue, Jamaica's best residential thoroughfare, is over 1,000 feet. It begins three blocks from the new railroad station at the Soldiers' Monument on the corner of Hillside and Bergen avenues. It is only two blocks from Fulton street, the main business artery.

A little over two years ago, the present Jamaica Hillcrest syndicate was formed. It took over the old "Hillcrest of Jamaica" tract and executed one of the most masterly strokes that had been seen in Queens development operations by purchasing the big Wyckoff holdings. This gave a Hillside avenue frontage to the old Hillcrest of Jamaica tract northward over the hill, and imparted the high residential values of Hillside avenue to the entire tract, and made it all accessible for immediate home building.

Members of the Company.

The Jamaica Hillcrest Company embraces Michael Coleman, the realty appraiser for the Equitable Life Insurance Company; John H. Judge, a widely known Manhattan attorney and trustee for many estates; Harrison K. Bird, the stock exchange member of the banking house of Harriman & Company; Adolph Hupfel, Jr., President of the Brewers' Association and large holder of Bronx realty; Charles B. Barclay, of the Barclay estate; John J. Kuhn, of the Brooklyn law firm of Dykman, Oeland & Kuhn; Louis B. Hasbrouck, attorney and trustee; Frederick J. Middlebrook, of the law firm of Bowers & Sands; F. M. Boyd, of the New England Lime Co.; Dr. Charles M. Bellows, of Brooklyn, ex-Sheriff John S. Shea, Frank Jenks, president of Norton Point Land Company; Calvin Tomkins, ex-Dock Commissioner, and Tunis E. Butler, contractor, of Dongan Hills.

The management of the development has been under the supervision of William P. Rae, the well-known appraiser and auctioneer, whose realty operations have covered many years in Brooklyn and Queens, and who won wide fame with his brilliant development of Sea Gate, at the westerly end of Coney Island, which has been gaining new prestige every year.

Fifty Houses Already Built.

Over fifty houses have been erected since the opening of the property in the summer of 1910. The natural hilly country covering this tract has undergone quite a transformation since the introduction of city streets, sewers, water, and gas. Over $250,000 was spent in land development alone, to combine the original attractiveness of the country and at the same time supply all the conveniences as found in the city.

The policy of the company was to offer at auction a limited number of lots in each section as opened up from time to time in the early development of the property, so as to gain the co-operation of every purchaser to its entire tract and stimulate at the same time, a home building movement, which, while accepting from the public the highest bid at auction for some of their holdings, the plan would be mutualy benficial for quick returns and growing profits to both buyer and seller.

The success of the company in disposing of some 800 lots at auction within the last two years and the results following of nearly sixty detached dwellings being erected, has been rather a phenomenal record.

Transit Facilities.

Jamaica, in the Borough of Queens, upon completion of the city's Dual Rapid Transit System, will have better transit connections with Manhattan than any other single center in all Greater New York. The transit as now provided by the Long Island Railroad is unequalled in point of comfort and far ahead of the existing subway lines to upper Manhattan or the Bronx; and the present running time from Union Hall street station, Jamaica, to Herald square, is 18 minutes; and the same to Flatbush avenue station in Brooklyn.

The city transit contracts provide an elevated extension from Cypress Hills station over Fulton street to Grand avenue, Jamaica. (Two short blocks from Hillside avenue at Jamaica Hillcrest.) And with the third tracking of the Broadway and Fulton street elevated lines in Brooklyn, Jamaica Hillcrest will be brought 15 to 25 minutes nearer Manhattan for a 5-cent fare. These elevated lines will be used in connection with the Brooklyn and Williamsburgh bridges, Centre street loop and Broadway subway. The running time from Jamaica Hillcrest to the Centre street loop in Manhattan will be 30 minutes, and to Brooklyn City Hall 22 minutes.

MORRIS PARK SALE.

New Trolley Line Through the Property—Talking About Bargains.

Visitors to Morris Park who go by the Morris Park avenue trolley will be able to ride to the farther limits of the property to-morrow (Sunday, May 18). For three weeks the Union Railway's construction gang has been at work extending the line from its former terminus at Bronxdale avenue through Morris Park to Williamsbridge road, the easterly boundary of the race track property. The new terminus at Williamsbridge road is about half a block from the Woodmansten Inn.

The action of the Union Railway Company officials in building this half-mile extension directly through the center of Morris Park is significant, for it reflects their confidence in the early development of the property following the auction sale which is to begin on May 31. With its detail information as to the volume of traffic produced by its present lines, tapping the built-up sections south and west of Morris Park, it is certain that the company would not have ordered the building of the new line at the present time had it not been apparent that it would produce a substantial revenue in the immediate future. With pavement, concrete sidewalks, and curbs, and trolley line, Morris Park avenue, through the old racetrack, is now a part of one of the main business arteries of that section of The Bronx.

With the completion of this new line there will be no less than six lines of transit comprising twenty tracks, either built on or about to be built in the immediate vicinity of Morris Park. The four-track Westchester & Boston Road and the New Haven's six-track Harlem River Branch have stations on the property. Four blocks from its westerly boundary will be the three-track extension of the subway up White Plains avenue. "This," Vice-President Hedley of the Interborough says, "will be one of the first lines of the dual subway system to be put into operation." Besides the Morris Park avenue trolley, there is also the Union Railway Company's other line on Walker avenue, a block south of Morris Park, and a short distance south of that will be the Bronx extension of the Lexington avenue subway on Westchester avenue.

Can They All Be Sold?

Interest in the Morris Park sale continues to be expressed very largely in the query, "Can they be sold?" Meaning, "Is it possible to find buyers in the present market for 3,019 lots to be sold separately at a single sale held on successive days?"

J. Clarence Davies and Joseph P. Day, who are handling the offering, by authority of the

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John Pullman — *Arthur B. Gritman*

State Banking Department, realize as well as anybody else what is likely to be the result of putting on the market at one time any such quantity of property as this.

"It would be idle to expect that 3,019 lots could be sold," said Messrs. Day and Davies yesterday, "if the owners had any advance schedule of prices to be realized." The Banking Department has no idea as to what the proceeds of this sale are to be, any more than that anybody with a knowledge of Bronx values might sit down with a paper and pencil and figure out a guess as to what the property will bring. There is but a single object in connection with this offering, and that is to convert the property into cash, and if there are more lots than there are buyers, somebody is going to get the over-supply at low figures, whether the over-supply proves to be 300 lots or the whole 3,000.

"Aside from these facts which make probable a low range of prices there is the other important consideration that 70 per cent. of the purchase price may remain on mortgage for three years at 5 per cent. interest. Thus, even on the basis of the recent prices of nearby property, a purchase in Morris Park will be within the reach of anybody with a few hundred dollars in cash."

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

• Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 16, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

[a]**Front st, 132-4** swc Pine; withdrawn.

[a]**Hudson st, 455-7 (*),** ws, 100 n Morton, 50x100, one 2 & one 3-sty bk tnts & strs; due, $15,9[illegible].74; T&c, $734.80; Pincus Lowenfeld. 35,000

[a]**Irvine st, swc Garrison av,** see Garrison av, 1144-8, on map 1112-6.

[a]**Lawrence st, 16-8 (*),** ws, 158.7 n 126th, 73x76.11x50x46.6, 2 & 3-sty fr bldgs; due, $11,875.91; T&c, $662.98; David D A Outcalt. 10,000

[a]**University pl, 40-56,** nwc 9th, runs n185 to 10th (No 28), xw40.3xs92.3xw25xs92.3xe 49.6 to beg, 6-sty bk loft bldg & str; voluntary bid in at $200,000.

[a]**9TH st, 612 E (*),** ss, 193 e Av B, 20x 93.11, 4-sty bk tnt & str & 3-sty bk rear stable; due, $1,849.81; T&c, $486.95; sub to 1st mtg of $12,000; Max Schwartz. 13,100

[a]**13TH st, 538 E,** ss, 170 w Av B, 25x103, 3-sty bk tnt & str & 2-sty bk rear stable; partition; Julia P McSwegan. 12,700

[a]**20TH st, 241 W,** ns, 306.9 e 8 av, 23.4x 73.8x23.4x73.1, 4-sty bk tnt; voluntary; Lowenfeld & Prager. 12,800

[a]**95TH st, 220 E (*),** ss, 273.9 w 2 av, 25 x100.8, 5-sty bk tnt; due, $16,027.90; T&c, $384.70; Chas G Moller et al trstes, &c. 15,500

[a]**114TH st, 337-9 E (*),** ns, 225 w 1 av, 40 x100, 5-sty bk tnt & strs; due, $5,584.77; T &c, $842; sub to a 1st mtg of $40,000; Minnie J Douglass. 41,500

[a]**133D st or Southern blvd (*),** ns, 165 e Willis av, 100x100, vacant; due, $23,558.57; T&c, $670.02; Dave H Morris. 36,500

[a]**134TH st, 700 E,** ss, 337 e Cypress av, 37.6x103.2x37.6x103.9, 5-sty & b bk tnt; voluntary; T J Dengler. 30,000

[a]**140TH st, 303 W,** ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; partition; Elliott L Brown. 5,000

[a]**144TH st, 164 W,** see 7 av, 2477-9.

[a]**149TH st, 418 W,** see Convent av, 433.

[a]**188TH st E, swc 3 av,** see 3 av, swc 188.

[a]**Amsterdam av, 590-2,** ws, 25.8 s 89th, 50 x100, 2 5-sty bk tnts & strs; voluntary; T J Dengler. 80,200

[a]**Bainbridge av, 2774-6,** es, 100 n 197th, 50x115, 2 2-sty & a fr dwgs; voluntary; bid in at $13,000.

[a]**Bowery, 119 (*),** es, 100.2 s Grand, 25x 103.2x25x102.11, 3-sty fr bk ft tnt & str & 1-sty ext; due, $35,823.27; T&c, $707.30; Callahan Est. 37,000

[a]**Central Park W, 464,** ws, 57.11 n 106th, 18x100, 5-sty bk tnt; withdrawn.

[a]**Columbus av, 982,** ws, 25.5 n 108th, 25.2 x100, 5-sty bk tnt & str; voluntary; T J Dengler. 33,250

[a]**Convent av, 433,** sec 149th (No 418), 99.11x100, 6-sty bk tnt; withdrawn.

[a]**Garrison av, 1144-8, on map 1112-6 (*),** swc Irvine, 57.4x21.5x50x49.4, 1-sty bk strs; due, $2,965.63; T&c, $——; sub to 1st mtg of $10,000; Fredk Meyer. 12,900

[a]**Gun Hill rd,** nec Rochambeau av, 105.6x 189.11x103.6x184.5, 2-sty & b fr dwg; also BAINBRIDGE AV, ws, 214.11 n Gun Hill rd, 75x103.9, vacant; voluntary; T J Dengler. 17,000

[a]**Manhattan av, 503 (*),** ws, 18.5 s 121st, 15x80, 3-sty & b stn dwg; due, $11,965.24; T&c, $467.45; Danl Seymour exr, &c. 9,000

[a]**Valentine av, 2868,** ses, 180.9 ne 198th, 25x99.1x25x99.2, 2-sty fr dwg; due, $7,206.92; T&c, $162.66; Abr Kaufman et al. 7,450

[a]**3D av, swc 188th (formerly 189th) (*),** 58.3x104.4x55.10x75.11, vacant; due, $6,385.19; T&c, $1,611.70; Peter Otten. 8,000

[a]**7TH av, 2477-9 (*),** sec 144th (No 164), 42.11x100, 5-sty bk tnt & strs; due, $62,600.63; T&c, $1,600; Cornelia G Chapin. 60,000

HENRY BRADY.

[a]**Bleecker st, 26-30,** sec Mott (Nos 318-20), runs s90xe80.6xn19.6xw12.2xn70xw69.7, 7-sty bk loft & str bldg; adj May29.

[a]**137TH st, 118-20 W (*),** ss, 233.4 w Lenox av, 41.8x99.11, 5-sty bk tnt; due, $33,991.27; T&c, $1,246.35; Metropolitan Life Ins Co. 28,000

[a]**Amsterdam av (*),** es, 36.1 n 167th, 50x 100, vacant; due, $15,740.81; T&c, $1,483.96; Minnie Low, extrx. 14,500

[a]**Boston Post rd,** ns, adj lands of David Smith, runs sw36.4xsw206.3xsw89.9xsw 306.6xnw746.7xne697.2xse27.2xse143xse 47.8 xse25.1xse24.3xse23.9xse20.5xse29.11xse 7.7x se31.1xse40.3xse52.2xse18.1xse41.2xse29.2 x se60.6 to beg, containing 10.862 acres; Julia Dunphy. 1,000

[a]**Hughes av, 2308,** es, 150 n 183d, 25x100, 4-sty bk tnt; due, $14,396.65; T&c, $583.21; Eliz A Van Riper. 15,300

[a]**Ryer av, 2072 (*),** es, 59.7 s 180th, 25.2x 101x21.6x101.9, 2-sty fr dwg; due, $5,733.70; T&c, $525; Bronx Savings Bank. 5,525

[a]**Ryer av, 2074 (*),** es, 34.6 s 180th, 25.2x 102.9x21.6x101.8, 2-sty fr dwg; due, $5,733.70; T&c, $525; Bronx Savings Bank. 5,525

[a]**6TH av,** — c 18th, lots 94 to 105, map of property of Jno Tonnele, —x—; also 6TH AV, sec 18th, lots 106 to 108, same map, —x—; also 14TH ST, — s, lots 16 & 17; also 15TH ST, — s, lots 30 & 31, same map, —x—; withdrawn.

BRYAN L. KENNELLY.

[a]**Academy st,** ss, 25 e Vermilyea av, 50x 100, vacant; voluntary bid in at $12,800.

[a]**Chrystie st, 67,** ws, 49.11 s Hester, 25.2x 84.5, vacant; voluntary; Henry M Greenberg. 16,000

[a]**133D st E,** ns, 195 w Brown pl, 75x100, vacant; voluntary; bid in at $15,750.

[a]**147TH st, 533 W,** ns, 325 e Bway, 17x 99.11, 3-sty dwg; voluntary; bid in at $11,200.

[a]**Southern blvd,** es, 121.5 s 147th, 92x135.3 x77x83.7, vacant; voluntary; bid in at $11,000.

[a]**Southern blvd,** swc 147th, 121.5x48.1x100 x116.2, vacant; voluntary; bid in at $15,750.

[a]**Union av (*),** nec 168th, runs n166.5xe160 xs40xw60xs126.5xw100 to beg, vacant; due, $41,658.61; T&c, $1,300; Jenny A Carew. 35,000

J. H. MAYERS.

[a]**46TH st, 235 E,** ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; due, $6,711.72; T&c, $1,255; sub to two mtgs aggregating $14,500; Wm J Canary. 16,900

[a]**57TH st, 541 W (*),** ns, 475 w 10 av, 25x 100.5, 5-sty bk tnt; due, $15,933.24; T&c, $505; Sara C Hadden, extrx. 15,900

[a]**90TH st, 260 W (*),** ss, 100 e West End av, 25x100.11, 5-sty bk tnt; due, $4,742.76; T&c, $337; sub to pr mtg of $29,000; Oscar Kress. 33,700

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1904 - - 300,000	1904 - $237,775,992
1913 - - 600,000	1912 - $616,521,378

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J. Clarence Davies, 149th St. and 3d Ave., New York City

Joseph P. Day, 31 Nassau St., New York City Agents and Auctioneers

Auction Sales of the Week, Manhattan and Bronx—Continued.

[a]**Franklin av, 1230 (*),** es, 35 n 168th, 22 x100, 2-sty fr dwg, due, $4,957; T&c, $300; Geo B Price gdn. 3,000

[a]**Longfellow av, 1421 (*),** ws, 200 n Freeman, 25x100, 2-sty fr dwg; due, $3,099.09; T&c, $156.79; sub to pr mtg of $4,500; Helen O'Connor. 5,500

SAMUEL GOLDSTICKER.

[a]**215TH st E, swc Barnes av,** see Barnes av, 215.

[a]**Barnes av, 215 (*),** swc 215th, 25.6x74.5x 25x69.7, Wakefield; due, $4,424.43; T&c, $234.38; Robt A B Dayton. 4,500

D. PHOENIX INGRAHAM.

[a]**175TH st, 315 E,** nwc Anthony av (No 1801), 90x45, 4-sty b tnt; withdrawn.

[a]**Anthony av, 1801,** see 175th, 315 E.

L. J. PHILLIPS & CO.

[a]**Mulberry st, 280-2 (*),** es, 131.6 s Houston, 40x90.7x40x89.7, 6-sty bk tnt & strs; due, $9,920.76; T&c, $941.20; sub to 1st mtg of $44,000; Abram Morris et al. 54,508

[a]**209TH st W, nec Col av,** see Col av, nec 209.

[a]**Columbus av (*),** nec 209th, 99.11x100, vacant; due, $19,274; T&c, $1,209.21; Laurence D Rumsey. 20,000

HERBERT A. SHERMAN.

[a]**Allen st, 173 (*),** ws, 50 s Stanton, 25x 87.6, 3-sty fr bk ft tnt & str & 5-sty bk rear tnt; due, $17,065.91; T&c, $1,166.24; Louise M Lee. 18,000

CHARLES A. BERRIAN.

[a]**Reed's Mill la (*),** es, — s Boston Post rd, 42.3x100.8x124.3x56.7, Eastchester; due, $544.50; T&c, $91.53; sub to prior mtg of $2,500; Hudson P Rose Co. 2,900

SAMUEL MARX.

[a]**93TH st, 161 E,** ns, 170 e Lex av, 25x 100, —-sty bk tnt; voluntary; withdrawn.

JAMES L. WELLS.

[a]**Castle Hill av, swc Westchester av,** see Westchester av, swc Castle Hill av.

[a]**Castle Hill av, nwc Newbold av,** see Westchester av, swc Castle Hill av.

[a]**Westchester av,** swc Castle Hill av, 73.11x105x103x130.4; also CASTLE HILL AV, nwc Newbold av, —x—, Unionport; due, $36,132.66; T&c, $3,561.16; G A Schwenk. 42,300

Total	$814,958
Corresponding week, 1912	1,265,110
Jan. 1, 1913, to date	22,349,391
Corresponding week, 1912	20,321,175

Borough of Brooklyn.

The following are the sales that have taken place during the week ending May 14, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

ECKFORD st, es, 150 s Engert av, 25x95.9x 29.10x125; NEWTON st, nws, 180 sw Graham av, 25x62.7; FROST st, ns, 125 e Manhattan av, 50x100; Bernard Lewis. 44,300

FULTON st (*), ss, 180 e Saratoga av, 40x 100; Freling H Smith. 6,000

HAWTHORNE st (*), cl, 731.7 e Flatbush av, runs s136xe49.10xn136xw49.10 to beg; Fannie Karisik. 500

JAY st, ws, 125 s Johnson, 25x107.6, 3-sty b fr dwg; voluntary. 6,525

KEAP st (*), nws, 163.10 ne Lee av, 19.2x 100; Edw C Wright exr &c. 6,000

PACIFIC st, ns, 196 e Rochester av, 16x100; Emil Olsen. 1,800

ROEBLING st, es, 50 n N 6th, 25x100; Cornelius Driscoll. 2,400

W 5TH st (*), ws, 440 n Av U, 40x100; Kate Murphy. 1,300

23D st (*), ns, 150 e 6 av, 50x100; Sophy L McCann. 3,500

58TH st (*), ns, 160 w 3 av, 20x100.2; Frances H McCormick. 500

76TH st, sws, 380 nw Ridge boulevard, 80x 109.4; withdrawn.

NORMAN av, swc Baker, —x—; withdrawn.

RIDGEWOOD av (*), swc Cleveland, 100x85; Otto E Reimer. 13,000

TROY av (*), swc Pacific, 107.2x100; Moses Bernstein. 55,250

WILLOUGHBY av (*), ss, 345 w Sumner av, 60x100; Louis Bendick. 11,500

WILLOUGHBY av, ns, 385 e Tompkins av, 20 x100; David Zirinsky. 6,825

WM. P. RAE.

PACIFIC st (*), nes, 195 nw Hoyt, 20x90; Fredk Johnson. 3,600

56TH st (*), ss, 120 w 7 av, 20x100.2; South Brooklyn Savings & Loan Assn. 1,500

HOPKINSON av, ws, 281.6 s Hegeman av, 18.6x100; Wm P Buchler. 3,200

HOPKINSON av (*), ws, 201.3 s Hegeman av, 20x100; Mahlon W Newton. 2,650

HOPKINSON av, ws, 261.6 s Hegeman av, 20x 100; Wm P Buchler. 3,000

HOPKINSON av (*), ws, 180.8 s Hegeman av, 20.7x100; Mahlon W Newton. 2,650

HOPKINSON av (*), ws, 160.8 s Hegeman av, 20x100; Mahlon W Newton. 2,650

8TH av (*), nec 43d, 20.2x90; Chas T Branch. 8,000

CHAS. SHONGOOD.

COLUMBIA st (*), es, 202.2 n Degraw, 20x 97.6; Jas Cohen. 7,450

STERLING pl (*), ss, 130 w Hampton pl, 20x 90.7, Solomon Fromm. 8,000

STERLING pl (*), ss, 90 w Hampton pl, 20x 90.7, Solomon Fromm. 8,500

HOPKINSON av (*), ws, 40.2 s Livonia av, 20x75; Louis Guttman. 3,500

NEW UTRECHT av (*), ws, 46.7 s 39th, 20x 83.7; Fredk H Winckler. 4,350

NOSTRAND av, ws, 38.11 s Hawthorne, 16.8x 90; A B Roberts. 4,500

OCEAN pkway, ws, 160 s Ditmas av, 30x150; withdrawn.

JAMES L. BRUMLEY.

ST JOHNS pl (*), ns, 358.4 e Underhill av, 41.8x123.6; Alfred B Potterton. 36,000

AV Q, cl, intersec es East 38th, runs w 923.7xs1043.2xe1093.10xn1364.3 x w208.3 xn230.1, containing 40 acres; withdrawn.

GREENWOOD av (*), ns, 75 w E 4th, 25x100; August Potrykus. 500

THE CHAUNCEY REAL ESTATE CO.

6TH st (*), swc 6 av, 78.10x20; Bernard Heinrich. 11,700

Total	$271,200
Corresponding week 1912	$353,488

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

MAY 21.

BRYAN L. KENNELLY.

BANK st, 29, ns, 174.10 e 4th, 25x100, 3-sty bk dwg.

122D st, 107 W, ns, 118 w Lenox av, 19x 100.11, 3-sty stn dwg.

124TH st, 7 E, ns, 140 e 5 av, 20x100.11, 3-sty stn dwg.

Borough of Brooklyn.

MAY 20.

JAS. L. BRUMLEY.

PULASKI st, 89, ns, 175 e Marcy av, 25x100, 3-sty & b stn dwg.

STOCKTON st, 184-6, ss, 236.8 e Tompkins av, 38.6x100, 2-3-sty fr tnts.

METROPOLITAN av, 423, ns, 54.5 e N 5th, 20x78.3x31.8x53.8, 3-sty fr tnt & str.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 17.

No Legal Sales advertised for this day.

MAY 19.

INDEPENDENCE (Palisade av), es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; Merchants Exchange National Bank City N Y—Geo D Eldridge et al; Seth B Robinson (A), 1 Liberty; A Leo Everett (R); due, $773.50; T&c, $1,250; sub to 1st mtg of

59TH st, 347 W, ns, 125 e Col av, 25x100.5, 5-sty bk tnts & strs; same—same; Action 2; & trstes—Edw T Walsh et al; Action 1; Stewart & Shearer (A), 45 Wall; Francis S McAvoy (R); due, $27,533.26; T&c, $1,249.75; Henry Brady.

59TH st, 345 W, ns, 150 e Col av, 25x100.5, 5-sty bk tnt & strs; U S Trust Co of N Y, exrs same (A); same (R); due, $27,538.44; T&c, $1,261.05; Henry Brady.

BRONX boulevard, 3666, es, 100 s 216th, 45 x100, Wakefield; Chas S Whitney, exr—Jno J Zuelch et al; Jos W Middlebrook (A), 82 Beaver; Melvin H Dalberg (R); due, $1,766.42; T&c, $194.14; Joseph P Day.

MAY 20.

BEDFORD st, 72-4, sec Commerce (Nos 30-2), 44.8x50.5x51x50, 6-sty bk tnt & strs; Wm Hassey—Saml Horowitz et al; Robt C Birkhahn (A), 15 William; Jas A Foley (R); due, $6,-194.91; T&c, $209.97; sub to a mtg of $33,000; Henry A Brady.

COMMERCE st, 30-2, see Bedford, 72-4.

GRAND st, 90-4, nec Greene (No. 40), 75x101, 5-sty bk tnt & strs; same—same; Action 2; 50, es, 101 n Grand, 110.3x100x109.11x100, two 5-sty bk & stn loft & str bldgs; Mary A Watson—Sarah E Watson et al; Jesse G Roe (A), 128 Bway; Michl J Egan (R); partition; Joseph P Day.

GREENE st, 42-50, see Grand, 90-4.

REISS pl, nwc White Plains rd, 119.6x100x 107.1x100.9; Jno Ringen—Jno Kadel et al; Gerlich & Schwegler (A), 1511 3 av; Denis O'L Cohalan (R); due, $2,792.50; T&c, $334.48; Joseph P Day.

82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg & 4-sty ext; N Y Life Ins Co—Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfred Steckler, Jr (R); due, $104,-084.75; T&c, $12,345.62; Bryan L Kennelly.

125TH st, 324.6 E, ss, 300 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Jno B Harrison et al, trstes Andrews Soher—Dora Dubinsky et al; Stewart & Shearer (A), 45 Wall; Edw D Dowling (R); due, $38,392.93; T&c, $1,776.75; Bryan L Kennelly.

142D st, 64 W, ss, 175 e Lenox av, 25x99.11, 1-sty fr bldg; Jos W Hatch—Kath Hatch et al; J Burnet Nash (A), 188 Montague, Bklyn; Wm Forster (R); partition; Joseph P Day.

158TH st, 473-5 W, nec St Nicholas av (No 960), runs n40.5xe113.9xn50xe108.10 to Colonial Pkway xs90.2xw217.10 to beg, 6-sty bk tnt & strs; Burns Bros—Sun Constn Co et al; Moos, Prince & Nathan (A), 19 Cedar; Fredk C Hunter (R); due, $17,004.12; T&c, $——; sub to two mtgs aggregating $247,500; Joseph P Day.

170TH st, 671 E, see Crotona av. 1400-8.

BASSFORD av, 2319, ws, 42.3 n 184th, 20.1x 85, 2-sty fr dwg; Annie J Hicks—Hugh P Kelly et al; Wm C Roe (A), 370 Fulton, Jamaica, L I; Wm E Sengens (R); due, $2,887.26; T&c, $1,104.31; Henry Brady.

COLONIAL pkway, nwc 158th, see 158th, 473-5 W.

CROTONA av, 1400-8, nec 170th (No 671), 52.3x100x84.11x108.7, 2-sty & b fr dwg & vacant; Andw Wissemann—Josephine Leahy et al; Edwin G Davis (A), 93 Nassau; Robt F Wagner (R); due, $3,353.68; T&c, $173.38; Henry Brady.

HUGHES av, 2023, ws, 382.8 s 180th, 25.1x 100, 3-sty bk tnt; Jno E OBrien—Magdalena Marx et al; Wm Berg (A), 11 Wall; Alphonse G Koelble (R); due, $8,982.73; T&c, $425; Henry Brady.

LEXINGTON av, 51-5, es, 39.6 s 25th, runs s 59.3xe94xn98.9 to 25th (No 136) xw22xs39.6xw 72 to beg, 12-sty bk loft & str bldg; Alfred M Heinsheimer—Frank Lugar et al; Simpson & Cardozo (A), 111 Bway; Jno G Saxe (R); due, $80,257.75; T&c, $4,050; mtg recorded Dec14'09; Joseph P Day.

ST NICHOLAS av, 960, see 158th, 473-5 W.

WHITE PLAINS rd, nwc Reiss pl, see Reiss pl, nwc White Plains rd.

8TH av, 2794, es, 49.11 n 148th, 50x80, 5-sty bk tnt & strs; Jno H Kerkmann—Jos P Burke et al; Elfers & Abberley (A), 277 Bway; Maurice Deiches (R); due, $9,314.11; T&c, $988.44; sub to two mtgs aggregating $50,500; Samuel Marx.

MAY 21.

WASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xe32.2 to beg, two 2-sty bk tnts & strs & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A), 46 Cedar; Saml C Herriman (R); due, $17,084.47; T&c, $241.94; Joseph P Day.

BRONX & PELHAM pkway, sec Westchester Creek, runs s—xe167.7xn—xw494.9xs100xw150xn 100xw— to beg; Annie M Harrison—Percival E Nagle et al; Eugene Berry (A), 258 Bway; Jos Kaufmann (R); due, $3,898.56; T&c, $3,700; sub to prior mtg of $12,500; Joseph P Day.

CAULDWELL av, 725, ws, 100 s 156th, 25x 115, 4-sty bk tnt; Philip A Zoller—Alex F Runge et al; Wm H Sage (A), 156 Bway; Herman Turkel (R); due, $3,111.68; T&c, $234.42; sub to 1st mtg $14,000; Joseph P Day.

PLEASANT av, 314, es, 50.5 s 117th, 22x98, 2 & 3-sty bk loft & str bldg; N Y Trust Co—Annie M Keenan et al; Norwood & Marden (A), 68 William; Walter B Caughlan (R); due, $15,145.58; T&c, $530; Joseph P Day.

MAY 22.

HAWKSTONE st, ns, 38.11 e Walton av, 30.9x 75.5x25x57.2, 1-sty fr dwg; Anna R Crossin—Ann E Hughes et al; action 1; Harold Swain (A), 176 Bway; Phoenix Ingraham (R); due, $827.74; T&c, $1,160.94; D Phoenix Ingraham.

UNION sq, 29, swc 16th, 32.6x141.10, 5-sty bk office & str bldg; N Y Trust Co—Twenty-nine Union Sq Co et al; Fredk A Snow (A), 15 Wall; Wm D Sporborg (R); due, $35,424.55; T&c, $6,-592; sub to pr mtg $215,000; mtg recorded Mar28'10; Joseph P Day.

16TH st E, swc Union sq, see Union sq. 29.

25TH st, 44-6 E, ss, 200 w 4 av, 50x98.9, two 3-sty & b stn dwgs; Anna D Atterbury et al—Hilah A Davis et al; Ludlow & Townsend (A), 45 Cedar; Saml Strasbourger (R); partition; Joseph P Day.

88TH st, 20 E, ss, 95 w Mad av, 25x100.8, 5-sty stn tnt; Frederic Del Foster trste—Robt J Mahoney et al; Frederic F de Rham (A), 44 Wall; Danl E Seybel (R); due, $45,463.29; T&c, $3,435.11; Bryan L Kennelly.

113TH st, 349-53 E, ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & strs; Alice H Sturges—Jos J Speth et al; Stephen P Sturges (A); Wm C Moore (R); due, $17,293.20; T&c, $51,614.69; Joseph P Day.

ARTHUR av, es, 125 s 186th, 50x86.4x50x86.2, vacant; Simeon M Barber—Anna Schussler et al; Harold Swain (A), 176 Bway; Lewis J Conlan (R); due, $3,574.30; T&c, $436.61; Samuel Goldsticker.

COMMONWEALTH av, 1412, sec Tremont av, 69.6x95x29.4x103.7; American Savings Bank—Fredk Behr et al; Irwin & Orr (A), 203 Bway; Peter J Everett (R); due, $7,221.74; T&c, $600.20; Henry Brady.

TREMONT av, sec Commonwealth av, see Commonwealth av, 1412.

UNION av, ws, 25 n 147th, 39.3x100, vacant; Moris Wolfinger et al—Ibrow Realty Co et al; Nathan Waxman (A), 346 Bway; Harold L Warner (R); due, $1,554.88; T&c, $292.90; sub to 1st mtg $3,900; Joseph P Day.

VINCENT av, ws, 150 s Fairmount av, 75x 100, Throggs Neck; Kath P Loewl—Rebecca Del Gaudio; Lewis S Morris (A), 32 Liberty; Gordon S P Kleeberg (R); due, $1,018.24; T&c, $24.70; Joseph P Day.

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WEBSTER av, 2039-43, ws, 225.4 n 179th, 75 x100, two 5-sty bk tnts; Louis Salzberg—Gerard Bldg Co et al; Louis Wendel, Jr (A), 277 Bway; Standish Chard (R); due, $10,473.95; T&c, $567.56; sub to pr mtg $45,000; mtg recorded July5'11; Samuel Marx.

PARCEL of land beg at a point 1.1 sw Hawkstone, 50x100, vacant; Anna R Crossin -Ann E Hughes et al; action 2; Harold Swain (A), 176 Bway; Phoenix Ingraham (R); due, $1,332.29; T&c, $1,794.42; D Phoenix Ingraham.

MAY 23.

151ST st, 275-7 E, ns, 70.3 e Morris av, 50x 117.5x50x117.4, 6-sty bk tnt & strs; Stephen O Lockwood et al exrs, trstes, &c—Saverio A Mascia Co et al; Crane & Lockwood (A), 55 Wall; Ellsworth J Healy (R); due, $42,010.66; T&c, $2,468; mtg recorded July10'09; Joseph P Day.

PARK av, 4283-5, ws, abt 210 n 178th, 49.11 x170.1, 1 & 2-sty bk bldg; Marie Walter—Olga Kiefhaber et al; Henry E Stohldreier (A), 111 Bway; Felix A Donnelly (R); due, $4,297.56; T&c, $1,138.58; Joseph P Day.

TINTON av, 891, ws, 210.6 n 161st, 24x100, 3-sty fr dwg; Sarah A Thurber—Margt J Tyrrell et al; F P Trautmann (A), 132 Nassau; Arthur M Levy (R); due, $7,683.17; T&c, $330.63; J H Mayers.

MAY 24.

No Legal Sales advertised for this day.

MAY 26.

53D st, 234 E, ss, 230 w 2 av, 20x100.5, 3-sty & b bk dwg; Dry Dock Savings Inst—Sarah E Cain et al; Frank M Tichenor (A), 38 Park Row; M Spencer Bevins (R); due, $8,252.18; T&c, $210.20; Joseph P Day.

100TH st, 314-16 W, ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Isaac Simons et al—Chateau Realty Co et al; Weschler & Rothschild (A), 141 Bway; Chas C Marrin (R); due, $19,604.22; T&c, $1,991; sub to two mtgs aggregating $245,000; Henry Brady.

131ST st, 4 W, ss, 145.4 w 5 av, runs s99.11x w14.2xn5xw3.8xn94.11xe17.10 to beg, 3-sty & b stn dwg; N Y Savings Bank—Michl Sampter et al; action 1; Wetter & Wetter (A), 7 Beekman; Albt R Lesinsky (R); due, $8,204.23; T&c, $244.40; Samuel Goldsticker.

131ST st, 6 W, ss, 163.2 w 5 av, 17.10x94.11, 3-sty & b stn dwg; same—same; action 2; same (A); same (R); due, $8,208.18; T&c, $244.40; Samuel Goldsticker.

3D av, 4413-17, ws, 56.6 n 181st, 75x102.11, three 3-sty bk tnts & strs; Lawyers Title Ins & Trust Co—Patk Monahan et al; Philip S Dean (A), 160 Bway; C L Schurz (R); due, $40,485.62; T&c, $3,030.43; Joseph P Day.

Borough of Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189Montague Street, unless otherwise stated:

MAY 17.

No Legal Sales advertised for this day.

MAY 19.

EAST 5TH st, es, 225 s Caton av, 40x100; Andrew Gray—Helen E Rauscher et al; Thos Downs (A), 44 Court; Frank McCaffry (R); Wm P Rae.

BAY 23D st, sec Bath av, —x—; Harry Zirinsky—Chas F Cromwell et al; David Zirinsky (A), 67 Morrell; Hugh A McTernan (R); Chas Shongood.

49TH st, sws, 360 nw 15 av, 40x100; GLENMORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan4'13, or since; Chas B Law, sheriff; Wm P Rae.

FLATBUSH av, ws, 165.7 se Av J, runs w or sw 96.1 to East 35th, xs64.10xe or ne129.9xn or nw60.7 to beg; Sheriff's sale of all right, title, &c, which Thos G Carlin had on Dec14'11, or since; Chas B Law, sheriff; Wm P Rae.

NEW JERSEY av, es, 225 n Fulton, 25x100; Sheriff's sale of all right, title, &c, which Christina Fuchs had on Jan17'13, or since; Chas B Law, sheriff; Wm P Rae.

MAY 20.

BERGEN st, ns, 220 w Kingston av, 20x114.5; Germania Savings Bank, Kings County—Martin F Mulligan et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

CRYSTAL st, ws, 100 n Pitkin av, 19x100; Justen Steeger—Wm H Hard et al; Geo H Boyce, Jr (A), 110 Van Siclen; Jno Kapp (R); Wm H Smith.

DEGRAW st, sws, 16.6 nw Hoyt, 13.1x70; Chas A Moran—Marie Van Norden et al; Louis Karasik (A), 44 Court; Emory F Dyckman (R); Chas Shongood.

HUDSON st or av, es, 277 s Tillary, 28.1x 100; Lena Ricci—Frank Tartaglia et al; Chas Clark (A), 16 Court; Edw R W Karutz (R); Wm P Rae.

ST MARKS av, ns, 100 e Howard av, 20x90x 20x86.11; Margarite Emrich—Jacob Siegel et al; Jay & Smith (A), 204 Montague; Henry S Rasquin (R); Wm H Smith.

SACKETT st, nec 4 av, 80x22; N Y Title Ins Co—Herman Galitzka et al; action 1; Chas C Suffren (A), 203 Montague; Jos J Speth (R); Wm H Smith.

VERMONT st, es, 20 n Sutter av, 20x100; Celia Morrison—Abr L or R Kass et al; Alfd A Shlickerman (A), 215 Montague st; Wm C Rodger (R); Chas Shongood.

WALLABOUT st, ss, 116.6 w Marcy av, 50x 100; Saml H Coombs et al—Jacob Maziroff et al; Roy M Hart (A), 260 Broadway; Earl J Bennett (R); Wm H Smith.

E 5TH st, ws, 400 n Av Q, 40x200; Argyle Holding Co—Mary E Sharkey et al; Harry W McChesney (A), 177 Montague st; Geo F Elliott (R); Wm P Rae.

W 16TH st, ws, 160 n Neptune av, 20x100; Mary C Fitzpatrick—Vincenzo Evangelitas et al; Henry J Davenport (A), 375 Pearl; Michl F McGoldrick (R); Wm H Smith.

16TH st, ws, 180 n Neptune av, 20x100; Louis Spach et al—Vincenzo Evangelista et al; Henry J Davenport (A), 375 Pearl; Wm H White (R); Wm H Smith.

E 35TH st, ws, 40.8 n Beverly rd, 20x100; also E 35TH st, ws, 60.8 n Beverly rd, 20x100; also E 35TH st, ws, 80.8 n Beverly rd, 20x100; also 35TH st, ws, 100.8 n Beverly rd, 20x100; also E 35TH st, ws, 120.8 n Beverly rd, 20x100; also E 35TH st, ws, 140.8 n Beverly rd, 20x100; also E 35TH st, ws, 160.8 n Beverly rd, 19.8x100; Postal Life Ins Co—Dorey Realty Co et al; Hirsh & Newman (A), 391 Fulton; Jno H Fleury (R); Wm H Smith.

57TH st, ss, 120 e 13 av, 40x50.3; Jno A Voorhees et al—Sidney F Strongin et al; Robt O'Byrne (A), 6 Wall, Manhattan; Geo B Serenbetz (R); Wm H Smith.

58TH st, ns, 200 e 1 av, 60x100.2; Hannah C Lee—Harry A Hanbury et al; Edw J Fandrey (A), 307 Washington; Leon M Woodworth (R); Wm P Rae.

95TH st, es, 225 n Av G, 25x160; Emelyn Wilson—Frank G Search et al; J Wm Greenwood (A), 186 Remsen st; Jas T Williamson (R); Wm H Smith.

ATLANTIC av, nes, 150 se Smith, 25x90; Wm H Costigan—Monaton Realty Investing Corpn et al; Wm J Pape (A), 189 Montague; Jos J Reiher (R); Wm H Smith.

FT HAMILTON pkwy, ses, 47.2 sw E 5th, 17x100; also GREENWOOD av, ss, 125 w Sherman, 25x100; Jas Sullivan et al—Margt Burke et al; Robt A B Dayton (A), 15 William, Manhattan; Wm W Butcher (R); Wm H Smith.

JOHNSON av, ns, 225 e Union av, 25x100; Henrietta Feigenheimer—Hannah Fine et al; Coombs & Wilson (A), 260 Boradway; Wm S Miller (R); Wm H Smith.

4TH av, es, 74 n Sackett, 26x80; N Y Title Ins Co—Herman Galitzka et al; action 2; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

MAY 21.

BOERUM st, ss, 200 w Manhattan av, 25x100; Pauline May—Eva Rubenstein et al; Solinger & Solinger (A), 179 Broadway, Manhattan; Jno B Stephens (R); Chas Shongood.

STERLING st, ns, 140 w Bedford av, 20x100; Willis E Roys—Aronson Realty Co et al; Edgar R Mead (A), 30 Church, Manhattan; Jas Gray (R); Wm P Rae.

CHURCH av, ns, 80 w Utica av, 20x80; Julius Hirshkind—Gustave J Luhn et al; Caldwell & Holmes (A), 44 Court; Sam Littman (R); Wm P Rae.

E NEW YORK av, ss, 75.3 e Barrett, 26.4x 42.1x25x33.7 Sam Akseezer—Meyer Berschadsky et al; Isidore Solomon (A), 302 Bway, Manhattan; Alfred A Schlickerman (R); Chas Shongood.

HAMBURG av, nes, 75 nw Troutman, 25x100; Francis Zehnle—Eva Gruber et al; Henry Bonawitz (A), 375 Fulton; Wm W Wingate (R); Chas Shongood.

ST MARKS av, ns, 400 w Troy av, 25x127.9; Thos A Cullen—Lena Grabow et al; Jos Goldstein (A), 138 Chester; Jacob A Freedman (R); Chas Shongood.

3D av, nws, 80 ne 94th, 20x85; Edwin Packard trste—Sam Barkin et al; Harry L Thompson (A), 175 Remsen; Wm P Jeffrey (R); Wm P Rae.

MAY 22.

94TH st, nes, 85 nw 3 av, 20x100; Emile Roschen—Belinky Constn Co et al; Harry L Thompson (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

AV O, ss, 66 w E 3d, 40x100; Philip S Campbell—Alice M Neier et al; Campbell & Carleton (A), 44 Court; Chas Y Van Doren (R); Wm H Smith.

AV O, nwc E 3d, 53x100; Av O Improvement Co—Alice M Neier et al; action 1; Campbell & Carleton (A), 44 Court; Chas Y Van Doren (R); Wm H Smith.

AV O, nec E 2d, 53x100; same—same; action 2; same (A); same (R); Wm H Smith.

AV O, sec E 3d, 40x100; same—same; action 3; same (A); same (R); Wm H Smith.

AV O, ss, 120 e E 3d, 40x100; same—same; action 4; same (A); same (R); Wm H Smith.

AV O, swc E 4th, 40x100; same—same; action 5; same (A); same (R); Wm H Smith.

AV O, nwc E 4th, 40x100; same—same; action 6; same (A); same (R); Wm H Smith.

SNYDER av, ns, 20 e E 39th, 20x60; Thos S Kelty—Ambrogio Sidoti et al; Henry J Davenport (A), 375 Pearl; Chas H Haubert (R); Wm H Smith.

SNYDER av, ns, 40 e E 39th, 20x60; Anna Meyerhofer—Ambrogio Sidoti et al; Henry J Davenport (A), 375 Pearl; Jno A Anderson (R); Wm H Smith.

3D av, nws, 60 ne 94th, 20x85; Lucy P Le Brun—Solomon Henkin et al; Harry L Thompson (A), 175 Remsen; Fredk B Bailey (R); Wm H Smith.

STH av, nws, 73.8 sw Windsor pl, 26.4x79.10; Fred H Pouch et al—Arcadia Realty Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Otto F Struse (R); Wm H Smith.

MAY 23.

78TH st, swc New Utrecht av, 95x100; Thos H Dusenbury et al—Grace E Bucher et al; Allen & Dean (A), 149 Bway; Louis R Bick (R); Wm H Smith.

ELTON st, ws, 124.5 n Liberty av, 25.7x90; Board of Home Missions of the Presbyterian Church in the U S—Domenico Classano et al; Harry L Thompson (A), 175 Remsen; W Irving Taylor (R); Wm P Rae.

19TH st, es, 175.8 n Vanderbilt av, 17.2x85; Margt F Barnett—Mary F Dugan et al; action 1; Henry M McKean (A), 189 Montague; R Emmet Doherty (R); Wm P Rae.

19TH st, es, 192.10 n Vanderbilt, 17.1x80; same—same; action 2; same (A); Milton M Brooke (E); Wm P Rae.

LEFFERTS av, ss, 176.2 e Nostrand av, 20x 102.6; Peter Burden—Isaac Schneider et al; Fredk A Keck (A), 391 Fulton; Arnold S Furst (R); Wm H Smith.

MAY 24.

No Legal Sales advertised for this day.

MAY 26.

COLUMBIA st, es, 39.4 s Irving, 40.10x100; Jos Naughton—Nettie H Morrison et al; Toivo H Nekton (A), 189 Montague; Leon M Prince (R); Chas Shongood.

HOOPER st, nws, 100 sw Bedford av, 89.4x 100; Arthur H Selinger—Eastern District Constn Co et al; Saml A Telsey (A), 44 Court; Fredk B Maerkle (R); Chas Shongood.

15TH st, sws, intersec nws 10 av, 19x85; Prospect Park Realty Co—Marx Hartman et al; Jones, McKinny & Steinbrink (A), 215 Montague; David F Price (R); Chas Shongood.

21ST st, ss, 260 e 6 av, 25x100.2; Peter Alexander—Geo W Heatley et al; Easton & Bailey (A), 29 Bway, Manhattan; Frank Obernier (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 10.

34TH st, 163 W; Union Trust Co of N Y—Wm L Sutphin et al; Miller, King, Lane & Trafford (A).

134TH st, 318 W; Jas K Holly, trste—Rudolph Newman et al; Cay & Goddard (A).

MAY 12.

36TH st, 343-5 W; also TRINITY av, es, 200 s 156th, 20x86.9; City Real Estate Co—Patk A Geoghegan et al; H Swain (A).

113TH st, 220-2 E; Eugene Smith—Selara Holding Co et al; F J Agate (A).

118TH st, 426-38 E; State Bank—Abr D Weinstein et al; J A Kohn (A).

167TH st, ses, 94.2 sw Tiffany, 50x100; Cath A Burton—Louis Cohen et al; amended P A Hatting (A).

179TH st, ss, 100 e Clinton av, 21.8x95; Heironimus Vierling et al—Filomena De Lorenzo et al; C Frey (A).

AUDUBON av, ws, 36 s 185th, 18x50; Esther B Bauer—Wm McCarthy et al; L E French (A).

BROOK av, 1372; Eliz Koerner—Barney Saglimbene et al; F C Hirleman (A).

COLLEGE av, ws, 385 s 169th, 20x85; Mary W C Tryon—Phelan Bros Constn Co et al; J P H De Wint (A).

MARION av, 2466; Edel Realty Co—Minnie H Schacht; Spiro & Wasservogel (A).

MAY 13.

ELSMERE pl, ns, 375 w Marmion av, 25x100; Lars Petterson—Eleanor A Engeldrum et al; J P Herren (A).

167TH st, ss, 119.2 e Stebbins av, 37.6x111; also 167TH st, ss, 113.2 w Hall pl, 37.6x111; two actions; Geo F Schwarz—Isaac Brown et al; Rounds, Hatch, Dillingham & Debevoise (A).

TINTON av, ws, 192.7 s 156th, 25x96.6; Wm Rankin—Rose Cranston et al; Patterson & Brinckerhoff (A).

3D av, es, 225 s 171st, 50x100; Canal Realty Co—Nora Constn Co et al; Strauss & Singer (A).

MAY 14.

JOHN st, swc Bowne, 124.5x223.4; Geo Schaffner gdn—Martin J Earley et al; A G Schaffner (A).

KELLY st, 831; Max Bernstein—Edw E Berney et al; Loeb Bernstein & Ash (A).

LYMAN pl, es, 119.2 n Stebbins av, 33.6x83.2; LYMAN pl, es, 85.8 n Stebbins av, 33.5x83.2; STEBBINS av, ns, 128.4 ne Lyman pl, 69.5x44.11; Ernest Schwanemann—Lillian Sullivan; Gerlich & Schwegler (A).

101ST st, 200 e 2d av, 25x100.11; Rector, Church Wardens & Vestrymen of the Church of the Incarnation—Leah Cohen et al; Harrison, Elliott & Byrd (A).

137TH st, ss, 324.6 w 7th av, 18.6x99.11; Dry Dock Savings Institution—Jos L Rusling et al; F M Tichenor (A).

163D st, ss, 18.3 e Tinton av, 20.6x75.7; Wm Collins—Kath Collins et al; F C Hirleman (A).

CENTRAL PARK WEST, nwc 108th, 100.11x 100; Hess Realty Co—Fredk Tench et al; M G Holstein (A).

MAY 15.

ALLEN st, 97; Jno A Brown Jr—Minnie L Simon et al; F H Comstock (A).

GRAND ST, ss, 64 e S 5 av, 22x67; U S Trust Co NY—Levi Jacobs et al; Stewart & Shearer (A).

WALKER st, 9-13; Mutual Life Ins Co N Y —Eliza Guggenheimer extrx et al; F L Allen (A).

131ST st, 600-2 W; Rutherford Realty Co—Alwold Realty Co; Wells & Snedeker (A).

FERRIS av, es, adj land of St Joseph's Institute, 41.4xirreg; Philippina Zinsmeister—Frank H Fischedick et al; amended; E L Brisach (A).

LOTS 226 to 230, map of prop of Upland Realty Co, Bronx; Herman H Oppenheimer—Upland Realty Co et al; J N Helfat (A).

MAY 16.

MONROE st, 81-3; Saml B Rosenthal Mayer Goodman et al; O'Neill & O'Neill (A).

167TH st, 465 E; Ephraim Samuels—Ike Rosenberg et al; H B Davis (A).

SARATOGA av, ns, 50 w Newport av, 100x100; Jacob Besemer et al—Jas Kennedy et al; J J O'Brien (A).

9TH av, 246, & 17TH st, 301.3 W; Ella Smith—Coffey Realty Co; Spiro & Wasservogel (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 8.

CLAY av, es, 357 n 165th, 27x80; Francis P Ranney—Ernest Wenigmann; Sterling St John (A); Dean Nelson (R); due, $7,730.21.

LOTS 7-10, map of Morris Park, Bronx; Washington Savings Bank et al—Edw Schmidt; Frank M Patterson (A); Francis A O'Neill (R); due, $5,344.40.

MAY 9.

51ST st, swc Beekman pl, 25x34; F D Weekes—Jos Wittner; Weekes Bros. (A); Harry L Brant (R); due, $7,693.75.

146TH st, ss, 248.4 w Brook av, 33.2x100; Jos Simerman—Julius Schattman et al; Herman R Elias (A); Ezakiel Fixman (R); due, $11,-645.01.

146TH st, ss, 281.6 w Brook av; same—same; same (A); same (R); due, $11,653.13.

MAY 10.

156TH st, 1013 E; Jno J Brennan—Abr Kassel et al; Gallert & Heilborn (A); Edw T Hiscox (R); due $4,068.89.

MAY 12.

GRAND st, 534; Sigmund Ashner—Benj Rubenstein et al; Goldfogle, Cohn & Lind (A); Henry A Forster (R); due, $7,839.40.

MAY 13.

120TH st, 147 W; Christian H Kruse—Isaac Miller et al; Thompson, Koss & Warren (A); Geo B Hayer (R); due, $16,488.88.

BROOK av, nec 139th, 25.2x97.7; Henry R C Watson—Jno A Lynch et al; Decker, Allen & Storm (A); Earnest R Eckley (R); due, $26,-676.31.

MAY 14.

WEBSTER av, swc 176th, 37x91.7; Henry H Jackson et al—Carmine Liberti et al; Stephen H Jackson (A); Ezra R Prentice (R); due, $10,996.00.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 10.

3D st, 279-83 E; also ELDRIDGE st, 135-7; Louis Dintenfass—Helen A Greene; notice of attachment; Zuckerman & Spies (A).

BOSTON POST rd, adj land of David Smith, containing 10.862 acres, Bronx; Thos P Howley—Michl J Kelly; action to declare trust; W S Lippe (A).

WASHINGTON av, nec 182d, 150.5x65.1; North Sand Co—Nora Constn Co et al; action to foreclose mechanics lien; C Weishaupt (A).

MAY 12.

MONROE st, 82; Jacob Pompan—Bertha Pompan; partition; Stern & Pompan (A).

8TH av, 131; Margt M Long—Patk Long et al; admeasurement of dower; A J Talloy (A).

MAY 13.

125TH st, ns, 102 w 2 av, 28x99.11; Wm J Allen—Owen Costello et al; action to declare trust; J Sapinsky (A).

182D st, ss, 143.6 e Prospect av, 70x160.11; Mary Coogan—Mary Quinn et al; partition; C G Walter (A).

OLD BROADWAY, es, 75.3 s Lawrence, 25.1x114; Oriental Fireproof Sash & Door Co—Eilermann Estate et al; action to foreclose mechanics lien; Krakower & Peters (A).

ST ANNS av, 634; Junius J Pittman et al—Cath Doyle; specific performance; A O Ernst (A).

MAY 14.

DUANE st, 194; Hessie Safford—Adeline M S Baird et al; partition; Hastings & Gelason (A).

ELLWOOD st, nwc Hillside av, 115.7x204; Peter Condon—Alfred B Cregan et al; foreclosure of transfer of tax lien; P Condon (A).

18TH st, 134-6 W; Wm F Donnelly—B Thos Potter; notice of attachment; W L Stone (A).

102D st, 109-11 W; Rosaria Pizzutiollo—G P Sherwood & Co; counterclaim; Weschler & Rothschild (A).

MAY 15.

38TH st, 48-56 W; Isidor Bleiman—Libman Realty Co et al; specific performance; Weschler & Kohn (A).

126TH st, ns, 200 e Park av, 50x99.11; also 103D st, ss, 180 e 3 av, 25x100.9; also 121ST st, ss, 143 w 7 av, 15x100.11, also PROP in Queens County; Edw A Moynihan—Bessie J Moynihan; action to set aside deed; D O'L Cohalan (A).

ALEXANDER av, 212; Wm T Emmet—Elise S Gordon; notice of attachment; A J Talley (A).

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Lis Pendens, Manhattan and Bronx (Continued)

MAY 16.

KATONAH av, ws, 75 n Clinton av, 25x100; also 39TH st, ns, 141.3 e 3 av, 16.3x98.9; two actions; Sarah J Shaw et al—Helen E Dodge et al; partitions; A C Bragaw (A).

MADISON av, nec 90th, 100x62.2; Jake Zinman—Colonial Holding Co; action to foreclose mechanics lien; M Davidson (A).

NELSON av, es, bet 164th & 166th, lot 42; Tax Lien Co of N Y—Harkness B De Voe et al; foreclosure of transfer of tax lien; W Lustgarten (A).

Borough of Brooklyn.

MAY 8.

BERGEN st, ss, 97.6 e Schenectady av, runs s55.7xe2.6xs72.2xe24xn127.9xw26.6 to beg; Albt Zapfe & ano—Max Brooks et al; S Seiderman (A).

CHAUNCEY st, 214; also CHAUNCEY st, 214½-216; Jos Kostler—Danl J Belloff et al; Nathan D Shapiro (A).

MACON st, ss, 100 e Saratoga av, 20x100; Alfd Samisch—Philip Schmitt et al; I G Dairin (A).

MACON st, ss, 219 e Saratoga av, 19x100; Alfrd Samisch—Philip Schmitt et al; I G Dairin (A).

STEUBEN st, ws, 349.9 ne Myrtle av, 50.3x100; Marie B E Rassaerts—Harry O Wolff & wife; for specific performance; Maurice Breen (A).

UNION st, ss, 375 e 8 av, 75x90; Newburgh Savg Bank—Gilbert M Stratton et al; T F Redmond (A).

WILLOW st, ws, 150 n Pierepont, 25x100; Diedrich Schraninghausen—Anna B. Doten et al; Rabe & Keller (A).

N 9TH st, wc Bedford av, 80x100; Gaetano Damato et al—Geo W Buskirk et al; A B Schleimer (A).

18TH st, ns, 120 w 10 av, 20x100.2; Jno L Davenport—Chas E Secor et al; Henry J Davenport (A).

E 29TH st, ws, 100 n Tilden av, 40x100.2x40x101.4; Hannah Meyerhofer & ano—Flatbush Mfg Co et al; Henry J Davenport (A).

58TH st, ns, 160 e 2d av, 80x100.2; Anna Saw Co—Johanna Grafton et al; Matthew W Wood (A).

AV T, swc W 10th, runs w144xsw159.8 to W 11 xs73xe200 to st xn230 to beg; Annie E Kelley—Glenwood Hawkins et al; L H Pink (A).

CARLTON av, 242; Brian G Hughes—Edna W Coolidge; M F McGoldrick (A).

GATES av, ss, 62.6 e Lewis av, 18.9x80; Gunther Mendorf & wife—Schime Nekrutman et al; Reynolds & Geis (A).

FORT HAMILTON av, 3804; also GRAVESEND av, ws, 20 s Av P, 40x80; also GRAVESEND av, ws, 80 s Av P, 10x80; also E 4TH st, 315-17; also TROY av, 161-161½-163; Kraslow Constn Co—Morris Berry; breach of contract; S N Freedman (A).

MEEKER av, nws, 54.8 sw Hausman, 16.8x108.9x17.3x99.8; Jas F Coleman—Jas S Rourke et al; M F McGoldrick (A).

13TH av, es, 20.2 s 42d, 20x80; Max Ettlinger—Sherman Constn Co et al; Saml N Freedman (A).

DRY DOCK, machine shop, shipyard of Theo A Crane's Sons Co at Erie Basin; Consolidated Roofing Co—Andw Gries Co Inc & ano; forclosure mechanic's lien; P M Crandell (A).

MAY 9.

CLARKSON st, ss, 725 e Main, 40x200; Fundy Co -Tina Myers et al; Jonas, Lazansky & N (A).

COLUMBUS pl, ws, 144.7 n Atlantic av, 23x105; Mary E Gabb—Allsop Heating Co; C M Davis (A).

GOLD st, es, 112 s Nassau, 24x108.4x24.1x106.8; Title Guar & Trust Co—Citizens Union Realty & Mtg Co & ano; T F Redmond (A).

HEYWARD st, ses, 110 ne Harrison av, 30x100; Abr N Bernstein—Emma Fitelson et al; D Hirshfield (A).

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x97.9; Geo Straub—Richd D Monoghan et al; D Hirshfield (A).

WOODHULL st, ns, 120 e Hicks, runs n80x w20xn20xe50xs100xw30 to beg; Board of Foreign Missions of the M E Church—Dora Marks et al; T F Redmond (A).

WYCKOFF st, sws, 230 se Hoyt, 20x100; Sarah E Swanson—Febronia Speciale et al; T F Redmond (A).

E 9TH st, ws, 460 s Av E, 60x100; N Y Investors Corpn—Ada J Ammerman & ano; T F Redmond (A).

BAY 13TH st, nws, 100 ne Benson av, 25x80; Hamilton Trust Co -Harry Wolff et al; T F Redmond (A).

E 15TH st, sec White, runs s136.11xe—xn—xw— to beg; Abner B Mills as trste &c Chas Park -Jno Luck et al; C C Suffren (A).

BEDFORD av, es, 570 s Clarendon rd, 20x100; Anton Berberich—Ethel M Westervelt et al; Weismann & Hertz (A).

GATES av, nws, 100 sw Irving av, 25x122.8x25x122.1; Bond & Mtg Guar Co -Citizens Union Realty & Mtg Co et al; T F Redmond (A).

GATES av, sec Reid av, 100x200; also REID av, sec Gates av, 100x200; Henry Amrhein as exr &c Henry Iden—Jas Trainor et al; Eisemann & Keogh (A).

NASSAU av, ss, 103.6 e Hausman, 25.4x100; Margt S Manson—Berthold Hecht et al; J Siegelman (A).

PUTNAM av, ss, 83 e Lewis av, 19x100; Louis Rosenberg—Roselle Kirshner et al; W L Durack (A).

5TH av, es, 61.9 n 72d, 20.7x105.4x20x100.5; Henry R L Rohlfs—Bridget Rice et al; W A Fischer (A).

MAY 10.

COLUMBIA st, nwc Warren, 46.9x80x41.9x80.1; also WARREN st, ns, 103.6 w Columbia, 23.4x83.10x23x83.2; Max Berk & ano—Giuseppina Rapisarda; Engel Bros (A).

STANHOPE st, 64; Lena Turner—Anna B Haas et al; C S Amsel (A).

E 40TH st, es, 220 n Snyder av, 20x114.6x20x114.3; Silas W Stein & ano as exrs of Abr M Stein—Annie P Grissler et al; Jones, McKinny & Steinbrink (A).

E 40TH st, es, 200 n Snyder av, 20x114.3x20x114; same—same; same (A).

E 40TH st, es, 240 n Snyder av, 20x114.9x20x114.6; same—same; same (A).

MARCY av, swc Greene av, 50x100; Ladislaus W Schwenk—Saml Hauser et al; I L Broadwin (A).

MAY 12.

BUTLER st, ns, 160 w Smith, 20x100; Levi Blumenau—Jos De Young et al; J Brenner (A).

CHESTNUT st, es, 130 n Pitkin av, 15x79.4; Mary N Scranton—Joshua E Davidson et al; W H Garrison (A).

COURT st, ses, 59.5 sw Degraw, runs se50xse20xsw21.10xnw17.3xnw55xne22 to beg; Merchants Co-op Mtg Co—Marvel Baking Co et al; M Hertz (A).

ELDERT st, ses, 175 sw Hamburg av, 25x100; Minnie Lang—Albt Matzner et al; R E Moffett (A).

OSBORN st, ws, 150 s Newport av, runs w100xn50xw83.6xs—xe— to st xn350 to beg; Isaac Ortman et al—Arthur Wright et al; Bondin & Liebman (A).

STERLING st, ns, 100 w Bedford av, 20x100; Frank Parker—Aronson Realty Co et al; L J Moss (A).

UNION st, ws, 313.4 e Hoyt, 16.8x75; Terence Brady—Gabriele Delmonico & ano; P A Katske (A).

4TH st, nes, 105.8 se 5 av, 16x100; N Y Life Ins & Trust Co as trste &c Geo Wilson—Nannie H Smith et al; T F Redmond (A).

16TH st, ss, 168.9 e 3 av, 18.9x90; Bond & Mtg Guar Co—Mary Hanshaft & ano; T F Redmond (A).

21ST st, sws, 120 nw 7 av, 20x100.2; Gustave Barten—Lillian M McGuire et al; M H Rothstein (A).

E 40TH st, es, 260 n Snyder av, 20x114.11x20x114.9; Augusta Schultz—Maurice Lawlor et al; Van Alen & Dyckman (A).

81ST st, sws, 281 nw 13 av, 20x100; Jas H Appleton—F W Crane Realty & Constn Co et al; A H Cumbers (A).

81ST st, sws, 261 nw 13 av, 20x100; Caroline S Grunwald—same; same (A).

85TH st, nes, 100 se 22 av, 60x100; also LOT 518 on sectional map No 4, Village of Ft Hamilton; also 86TH st, wc Bay 41st, 58x100; also 41ST st, nws, 100 sw 86th, 96.8x100; also BAY 41ST st, nws, 200 sw 86th, 80x96.8; Mechanics Bank—Jas P Graham et al; Owens, Gray & Tomlin (A).

CLINTON av, ws, 61 s Fulton, 20x120; Julie Rentrop—Thos McCauley et al; Reynolds & Geis (A).

FT HAMILTON av, sc 39th, 20x89.3x19.8x85.8; Emily B Strong—Hyman Shapiro et al; S B Strong (A).

GRAVESEND av, ws, 80 s Av P, 10x80; Kraslow Constn Co—Morris Berry et al; S N Freedman (A).

GRAVESEND av, ws, 20 s Av P, 20x80; same—same; same (A).

GRAVESEND av, ws, 40 s Av P, 20x80; same—same; same (A).

NOSTRAND av, ws, 118.7 s St Johns pl, 19x100; South Bklyn Savgs Inst—Benj Cohen et al; T F Redmond (A).

UTICA av, ws, 50 n St Marks av, runs w80xn2.9xw20xn35xe100xs37.9 to beg; Chas W Young Evelyn E Grilli et al; L Karasik (A).

LOTS 44 & 45, map "Rugby"; Aug Blancke & ano—Gertrude N Phillip et al; I Sargent (A).

LOT 39, section 18, blk 6078; Mary E Michel—Danato Gallaso & ano; D J McParland (A).

MAY 13.

AMES st, ws, 140 n Pitkin av, 25x100; Newburgh Savgs Bank—Saml Rosenwasser et al; T F Redmond (A).

HERKIMER st, ss, 200 w Utica av, 50x185.6; Harry Goldman—Henrietta Hall & ano; U Friedman (A).

PULASKI st, ss, 150 w Stuyvesant av, 16.8x100; Laura V Carlisle & ano as exrs &c Saml L Carlisle—Esther Cohen et al; W F Cassidy (A).

SEIGEL st, ns, 125 e Graham av, 25x100; Title Guar & Trust Co—Henry Job et al; T F Redmond (A).

SEIGEL st, ns, 150 e Graham av, 25x100; Wesleyan University of Middletown, Conn—Eliz Simon et al; T F Redmond (A).

12TH st, ss, 402.9 e 8 av, 20x100; Annie McGuire Jos P Mulqueen & ano; R Malone (A).

W 16TH st, es, 100 n Neptune av, 20x100; Geo C Tapnen—Francisco Valenti et al; H A Ingraham (A).

39TH st, ss, 160 e 10 av, 20x95.2; Rufus C Read—Halberg Realty Co et al; B W Hitchcock (A).

42D st, nes, 294.4 nw Ft Hamilton av, 33.4x100.2; Title Guar & Trust Co—Saml Zuckerman et al; T F Redmond (A).

50TH st, swc 4 av, 80x140; U S Life Ins Co—Jno Dobbin et al; T F Redmond (A).

50TH st, sws, 100 se 3 av, 100x100.2; Bowery Savgs Bank—Jno Dobbin et al; T F Redmond (A).

75TH st, nec Ft Hamilton av, runs n101.8xe193.3xs100xw208.6; East River Savgs Inst—Josephine Cochen et al; O F Hibbard (A).

BENSON av, wc 21 av, 96.8x100; Edwin I Duschnes—Florence B Reeves & ano; Cahn & Nordlinger (A).

CHURCH av, ns, 122.2 w Rogers av, runs w25xn122.11xe24.8xs123.2 to beg; Minnie Trautmann—Emanuel Lieberman et al; F P Trautman (A).

CHRISTOPHER av, ws, 137.6 n Blake av, 18.9x100; Rock Realty Co—Louis Hochstadt et al; Strasbourger, Eschwege & S (A).

DUMONT av, nwc Thatford av, 25x100; Prudential Bond & Mtg Co—Abr Damsky et al; J Sapinsky (A).

FLATBUSH av, ws, 80 n 5 av, runs w65.10xnw20xne6.2xnw20xne6.2xe77.11xs40 to beg; also DEAN st, sec Flatbush av, runs e100.3xs50xsw39xnw107.4 to beg; also 5TH av, sec Bergen, 50x100; also FLATBUSH av, ws, 120 n 5 av, runs w77.11xnw20xne42.1xne54.2 to av xse40 to beg; also DEAN st, n s,163.4 w 5 av, runs ne 138.3xe54.2 to Flatbush av xn30 to Pacific xnw 25.4xsw200xse20 to beg; Eleanor C Rosekrans—Marie Rosecrans et al; partition; A Van Etten (A).

LINDEN av, ss, 316.10 e Bedford av, 20x130; Catskill Savgs Bank—Jno Watt et al; T F Redmond (A).

NEW YORK av, es, 80 s Fulton, 20x80; Fredk Opolinsky—Max Wohl et al; J M Peyser (A).

MAY 14.

ARLINGTON pl, 3; also HERKIMER pl, 33; Title Guar & Trust Co—Andw J Willets & ano; to set aside deeds; S R Tiffany (A).

BALTIC st, nec Smith, runs e100xn100xw25xs80xw75xs20 to beg; Title Guar & Trust Co—Margt Kelly et al; T F Redmond (A).

FULTON st, ss, 80.5 w Franklin av, 20x117; Chas Cooper—Alfred C Bachman et al; H C Glore (A).

KOSCIUSKO st, ns, 310 e Sumner av, 43x100; Carl A Renner—Jennie Small et al; M Hertz (A).

MADISON st, ss, 190.3 w Ralph av, 20x100; Johanna M Haesloop—Chas Tauck et al; W D Teese (A).

MOORE st, ns, 379.5 w White, 75x100; Frank Vanderpoel—Morris Magaril et al; T F Redmond (A).

MOORE st, ns, 75 e Leonard, 75x100; Title Guar & Trust Co—Morris Magaril et al; T F Redmond (A).

1ST pl, sws, 48.6 se Clinton, 21.6x100; Jno D Walsh—Madeline K Dunne et al; T F Redmond (A).

S 1ST st, 126; Ignatius N Schwartz—Jno White, Sr, et al; H Gottlieb (A).

E 15TH st, ws, 413.4 n Av P, 26.8x100; Title Guar & Trust Co—Louise C Ruopp et al; T F Redmond (A).

E 15TH st, ws, 160 n Foster av, 20x100; Arnold Tisch—Walter L Clark et al; Van Alen & Dyckman (A).

E 38TH st, 1019; Isabelle Berwick—Kath Martin & ano; O A Samuels (A).

HUDSON av, es, 96.6 s Nassau, 18.9x75; American Geographical Society—Francesco Adamo et al; T F Redmond (A).

PITKIN av, nec Barbey, 25x100; Minna Hoffman—Mary J Bornemann et al; S Seiderman (A).

ROGERS av, ws, 38.8 s Snyder av, 19.4x70; Eliz Lindley—Harris Nevin et al; Chas F Moody (A).

RYDER av, ns, 42.6 w E 10th, 20.9x74.1x20x67.8; Alfred Senger & ano individ & admrx &c Elise Humberg—Cieslinskie Constn Co et al; Feldblum, Reizenstein & L (A).

RYDER av, ns, 63.3 w E 10th, 20.8x80.4x19.8x74.1; Alfred Senger & ano individ & as admrx &c Elise Humberg—Cieslinskie Constn Co et al; Feldblum, Reizenstein & L (A).

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First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 10.

13TH st, 301 E; Andw B Brown—Schwartz Estate & P A Geoghegan. 54.82

MAY 12.

FULTON st, 218; also GREENWICH st, 197; Midtown Contracting Co—Louis & Martin Goldsticker (63). 6,287.60

MADISON st, 162; Israel Lazar—E Reibstein (65). 50.00

56TH st, 118-20 W; Byron W Greene, Jr, Co—Jno S, David J, Jr, Henry F & Edw Coleman & Long Contracting Co & Chas H Lang (67). 299.90

73D st, 301 E; Andw B Brown—Schwartz Estate & P A Geoghegan (68). 54.82

96TH st, 334 E; Julius Mathews—Geo Wallace (64). 21.50

172D st, 575 W; Robt Elkan—Chas Pfizer, Jr, Co, Ltd (66). 56.80

MAY 13.

95TH st, 167.10 w Amsterdam av, 29.4x100.9; Jno Bell Co—Kerloc Realty & Constn Co, Packard & Co & R Procario & Co (70). 702.44

5TH av, 1033; Murray Hill Iron Works Co—Geo C Smith & Patk Gallagher (68). 420.80

10TH av, 601-3; Tepperberg & Glasser—J H Grubman & Adolph S Wexler (69). 68.35

MAY 14.

CHRYSTIE st, 55-9; Frank Heitzner—Wm A Miles & Co & S N Katz Realty Co (75). 9,500.00

8TH st, 37 E; Knickerbocker Metal Ceiling Co—Alice Ketaltas & Saml Augenblick (76). 415.00

23D st, 114-20 E; also 22D st, 115-19 E; Schwartz & Gross Fredk C Beach, Margt A Beach, Jennie Beach Gasper, 114 East 23d St Co & Henry Corn (71). 1,884.52

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A. V. AMY & CO. have been appointed agents for the seven-story elevator apartment house, southeast corner 7th av and 114th st, known as the "Whitehall"; Nos. 306-8 West 112th st, the seven-story elevator apartment house, known as the "Stella"; also No. 34 West 128th st, a six-story new law apartment house, known as the Maywood."

AT A MEETING of the stockholders of the M. Morgenthau, Jr., Company the following directors were elected for the ensuing year: E. C. Atwood, M. I. Borg, A. J. Erdmann, I. H. Lehman, M. Morgenthau, Jr., G. Rosenfeld and F. M. Stein. At a subsequent meeting of the board of directors the following officers were re-elected: M. Morgenthau, Jr., president; Isidore H. Lehman, vice-president and counsel; George Rosenfeld, treasurer, and Elbert C. Atwood, secretary.

NEW SCHOOL SITE.—The report of the Commissioners of Estimate and Appraisal in the matter of acquiring title to the property in the block bounded by Jackson av, East 158th st, Trinity av and East 160th st, Bronx, which was selected as a site for a school, has been filed in the office of the Board of Education. The report will be presented for confirmation in Special Term, Part III, of the Supreme Court, County Court House, Manhattan, on the morning of May 26.

HARLEM RIVER waterfront will be sold at absolute auction next Monday, by Joseph P. Day, under the direction of William L. Turner, special master, appointed by the United States District Court in the action of the Pennsylvania Steel Company against the New York City Railway Company and others, defendants. The sale affects about twelve lots, comprising the block front on the marginal street along the Harlem River, between 94th and 95th sts. The successful bidder will be required to deposit 10 per cent. of the purchase price, pending the acceptance of the bid by the court. The sale will take place at noon, at the north entrance of the court house.

INTERESTING among the recent sales closed on Staten Island is that of what is known as the old log cabin site, on Emerson Hill. The cabin was erected about three years ago by Cornelius G. Kloff, the seller in the present deal, and has been used as a philosophers' retreat, regular meetings taking place, at which various subjects were discussed and questions settled. L. B. Van Slyke bought the property, which contains about 2½ acres of ground, with a frontage of 150 ft. in Douglas rd and commands a view of the ocean and Clove Valley. The buyer contemplates the erection of a 2½-sty residence on site and is considering the moving of the cabin to another part of the property.

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Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.

Mechanics' Liens Manhattan and Bronx (Continued.)

BROADWAY, 498-500; Jas Roddy et al—Lee G Lawrence & Jos P Bass (73). 170,000

3D av, es, 175 s 171st, 50x100; Katz & Kanter, Inc—Wendover Bronx Co (74). 300,000

4TH av, 450-4; Tungstolier Works of General Electric Co—Mary E Goelet, Edw De Witt, Rob Goelet exrs & Wm Henderson, Inc (72). 130,000

MAY 15.

ARDEN st, swc Nagle av, 119x130; Frank Kelly—Brown Bros, Inc, & Geo Colon & Co (82). 700.00

23D st, 114-20 E; also 22D st, 115-19 E; Rockwood Sprinkler Co of Massachusetts—Fredk C Beach, Jennie B Gasper, 114 E 23d St Co & Henry Corn (78). 3,270.00

NORTHERN av, es, whole front bet 178th & 179th, 200x100; Rudolph Gersmann Birch Realty (renewal) (79). 4,350.00

SOUTHERN blvd, sec Aldus, 92x187; E I Du Pont de Nemours Powder Co—Eberhart & Podger & Antonio Spadaccini (renewal) (80). 191.70

1ST av, es, whole front bet 110th & 111th, 201.10x100; Oscar Daniels Co—Standard Gas Light Co of City NY & Great Eastern Constn Co (81). 539.75

MAY 16.

32D st, 22-6 W; Grassi Bros, Inc—Midwest Realty Co (83). 10,070.00

48TH st, 16 E; Jacobson & Co—Julia Ward & Martin & Mandel (84). 30.00

17TH st, 110 W; M F Westergren, Inc—Wolins Contracting Co & Empire Fireproof Door Co (85). 154.00

14TH st, 218 E; Cleonice Policastro—Herman Sirotta (86). 960.00

32D st, 22-6 W; Herrmann & Grace Co—Midwest Realty Co (87). 2,828.00

104TH st, 229 E; Geo F Root Co—Jno Doe, McNeill & McKay & The Whitney Co (8). 234.82

Borough of Brooklyn.

MAY 8.

CEDAR pl, MONTGOMERY st, BEDFORD av & SULLIVAN st, the block; Fiske & Co—Brooklyn Ball Club. 825.84

JEROME st, 134; Metropolitan Electric Mfg Co—Ditenfass Amusement Co & Band L Electrical Contractors. 368.00

S 5TH st, 416-8; Alex B Gordee—Improvement Bldg Co. 11,000.00

MAY 9.

PACIFIC st, ns, 100 w Hopkinson av, 100x100; Block & Greenberg Lumber Co—Ocean Hill Contracting Co. 349.34

TEMPLE court, ws, 143 n Seeley, 28x80; R L Williams—J S Rourke. 25.00

54TH st, nec 16 av, 105x100.2; R L Williams—Davis Becker. 30.00

64TH st, ns, 100 w 3 av, 200x100; R L Williams—H Nevin. 40.00

MAY 10.

JEWEL st, ws, 100 n Meserole av, 50x55; Harry Lentnek—Syracuse Smelting Wks & Christian Bauer, Jr. 185.00

MAUJER st, ns, 400 e Waterbury, 25x96; Sam Levin—Katie Smith or Reibling. 70.00

5TH av, 5302; Erick P Backie—Glass & Lieberman & Lawrence C Minden. 315.80

MAY 12.

ROEBLING st, 97; Jno Brunjes—Eliz Hayward. 32.00

57TH st, ns, 420 w 8 av, 60x100; Paul Witt—York-Penn Co. 32.50

ALABAMA av, es, 200 n Dumont av, 120x100; Nathan Lubarsky—Angelo Constn Co. 75.00

5TH av, 5301; Jas H Dalton & ano—Glass & Lieberman & Lawrence C Minden. 259.05

5TH av, 5302; Henry Hackmaier & ano—Glass & Lieberman & L C Minden. 196.40

SAME prop; Benj Getzoff—Morris A Glass & Nathan Lieberman & Lawrence C Minden. 115.00

SAME prop; Louis Slominsky—same. 117.00

SAME prop; Wm C Raphael—same. 80.00

19TH av, nec 66th, 100x700 to 20 av; Watson & Pittinger—Aplo Constn Co, Arthur Pinover & Lester Osterman. 9,173.00

MAY 13.

ESSEX st, es, 96.2 s Atlantic av, 75x100; Fred Catapario—Jos D Cohen Inc. 250.00

GRAND st, 387; Acme Metal Ceiling Co—Simon Semel & Rosen Bros. 456.00

SCHOLES st, 281; Frank Krefetz & ano—Bertha Arnold & Saml Salaway. 490.00

15TH st, 70½; Morris Krein—Minnie & Sam Kaiser. 23.42

5TH av, 5302; Francesco Russo & ano—Glass & Lieberman, Louis & C Linden. 51.00

MAY 14.

No Mechanics' Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-contractor.

Manhattan and Bronx.

MAY 10.

114TH st, 322 E; Antonio Brescia—Maddelena Colucci et al; Apr28'13. 2,025.00

BROADWAY, 1482-90; W G Cornell Co—Mary A Fitzgerald et al; June21'11. 31,051.96

PARK av, 535; Herbt Lucas—535 Park Av, Inc, et al; Mar20'12. 6,131.37

MAY 12.

21ST st, 64 W; Adolf Weisz—Estate of Bradish Johnson et al; Apr24'13. 100.00

49TH st, 49 E; Christian H Lang—J Bentley Squier et al; Feb14'13. 49.14

95TH st, ns, 127 e Bway; Jas McLaughlin Co—Kerlock Realty Co et al; Feb21'13. 45.00

SAME prop; Hudson Wrecking & Lumber Co same; Feb21'13. 457.44

SAME prop; Jacob Friedman—same; May9'13. 267.00

236TH st, 417 E; Geo Spaeth Sigmund I Spiehler et al; June28'07. 75.00

SAME prop; Michl Normoyle same; July19'07. 1,707.00

MAY 13.

95TH st, ns, 127 e Broadway; Hudson Woodworking Co—Kerloc Realty & Constn Co et al; May6'13. 97.00

BROADWAY, swc 27th; Wolkenstein & Cohen—Estate of Maria D Morgan et al; Jan 13'13. 1,669.75

MAY 14.

58TH st, 225-7 W; Jos H Goldblatt—J M Mendheimer et al; May9'13. 1,285.00

MAY 15.

59TH st, 313-5 W; Bernat Pomarantz—Alfred Beinhauer et al; Apr30'13. 33.00

MAY 16.

PITT st, 27; Max Mertz—Moritz Rothstein et al; Feb10'13. 36.00

[3]216TH st, ns, 175 w Laconia av; Harry Applebaum—Domenico Dalo et al; Dec27'12. 400.00

[3]216TH st, ns, 100 w Laconia av; Jas H Ceburre—Mario P Dalo et al; Dec28'12. 510.50

[3]216TH st, ns, 125 w Laconia av; Angelo Geracio—Domenico Dalo et al; Dec30'12. 1,763.00

[3]216TH st, ns, 125 w Laconia av; National Plumbing & Supply Co—same; Dec30'12. 122.00

ARTHUR av, 2479; Chas Shapiro—Paul Cimmillio et al; Dec26'12. 42.00

6TH av, 450-2; Kramer Contracting Co—Max Radt et al; Sept5'12. 9,210.72

Borough of Brooklyn.

MAY 8.

[2]HAMBURG av, ws, 75 n Bleecker st, 25x90; Emanuel Stone & ano—Abe Goldinger & Weinberg Bros; May1'13. 14.10

[2]HAMBURG av, ws, 25 n Bleecker, 25x100; same—same; May1'13. 9.75

MONTROSE av, 27; Alex Krawitz—Antonino Di Graci; Feb11'13. 100.00

MAY 9.

PACIFIC st, ns, 100 w Hopkinson ax, 100x100; Brooklyn Union Cornice & Roofing Co—Ocean Hill Contracting Co; Jan15'13. 558.58

BUFFALO av, 203; Harry Blechner—Carrie Nichols; Jan29'13. ——

[3]CLERMONT av, ws, 195.5 s Fulton st, 50x100; W R Craw Co—Michl F Marlborough & Dubro Constn Co; Sept25'12. 385.55

[3]SAME prop; same—same; Sept26'12. 385.55

[3]SAME prop; Ellen E Purcell—M F Marlborough & Dubro Constn Co; Sept27'12. 308.00

[3]SAME prop; Henry Weisfeld et al—same; Sept27'12. 527.00

[3]CLERMONT av, ws, 196.7 s Fulton, 75x100; Jno F Reilly—Michl F Marlborough & Dubro Constn Co; Sept26'12. 84.08

[3]SAME prop; Szemko & Gaydica—same; Sept 27'12. 344.70

[3]SAME prop; Acme Metal Ceiling Co—same; Sept27'12. 295.00

3D av, es, 40.2 s 31st, 20x100; Jacob Krupnicoff—Pietro Plauzo, Columbia P Plauzo, Simeone Rossanelli, Morris L P Rossanelli & Simon & Miller; June9'11. 71.75

MAY 10.

PARK pl, swc Classon av, 25x100; Jno Morton's Sons Co—Frank Vigilante; Dec6'12. 208.31

SAME prop; Michl Penna—same; Dec30'12. 1,951.00

SAME prop; Suskin Bros Painting & Decorating Co—Mike Payne & Frank Vigilante; Jan 27'13. 100.00

SAME prop; Alessandro Gelsomino—same; Jan28'13. 130.00

SAME prop; McAuliffe & Clark—Frank Vigilanta & Michl Penna; Dec4'12. 200.00

BATH av, sec Bay 17th, 39.10x100; Adolph Kriendler Saverio Ursetti & S E S Realty Corpn; Jan20'13. 144.00

[3]VOORHIES av, nec E 16th, 246.7x165.1x241.2x170; also VOORHIES av, nwc E 16th, 150.1x182.8x153.3; Van Brunt Bldg Co—Emma L Schaeffer; Mar26'13. 1,200.00

MAY 12.

TEMPLE ct, ws, 143 n Seeley, —x—; R L Williams—J S Rourke; May9'13. 25.00

E 12TH st, es, 260 s Av P, 40x100; J P Duffy Co—Hollow Wall Constn Co; Mar5'13. 42.85

[3]BAY 34TH st, es, 200 s Benson av, —x—; M Blitstein—Ernest W Miller & Jno Mooney; June 27'12. 185.00

MAY 13.

E 35TH st, ws, 300 n Av K, 180x100; Chestnut Ridge White Brick Co—H K Realty Co; Apr22 '13. 200.00

66TH st, ns, from 19 to 20 av, 100x700; Watson & Pittinger—Aplo Constn Co, Arthur Pinover & Lester Osterman; Apr18'13. 9,173.00

[1]BEDFORD av, NEWKIRK av & FLATBUSH av, the block; Hyman S Sulsky—Morris Singer & Emanuel H Gold; Apr29'13. 157 or 127

[2]19TH av, nec 65th, 100x700 to 20 av; Watson & Pittinger—Aplo Constn Co &c; Arthur Pinover & Lester Osterman; May12'13. 9,173.00

MAY 14.

ADELPHI st, swc Park av, 39.9x33.9; Dixon Metal Ceiling Co—Alfonso Clementi, Fred Robinson & Chas Falkenmeyer Sr & Jr; May6'13. 125.00

WARWICK st, 2910; Benj Slen—Wittman Constn Co & Wm Fishkin; Mar22'13. 425.00

WILLIAMS av, ws, 100 n Dumont av, —x—; Simon Gasni & Sons Co—Victorious Land & Impt Co, Morris Grotenstein & Jos Weinstein; Feb3'13. 1,025.00

WILLIAMS av, ws, 300 s Blake av, —x—; Jas Sangiamo—Grant Bldg Co; Jan30'13. 400.00

[1]Discharged by deposit.
[3]Discharged by order of Court.
[2]Discharged by bond.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

MAY 8.

No Attachments filed this day.

MAY 9.

Rubber Trading Co—Edw Weber; $13,003.87; L W Stotesbury.

Raznik, Max—Chas M Biddle et al; $307.36; L B Levy.

F W Bussing Co—General Dehydrator Co; $8,090; Shiland & Hedges.

Esselman, Geo—Henry Muhlhauser; $2,000; G H Bruce.

MAY 10 & 12.

No Attachments filed these days.

MAY 13.

Bombadili Mercantile Co—Arthur J Westermayr; $5,340; H H Gibbs.

MAY 14.

McClure, Wm 2d—Annie G McClure; $45,000; Duer, Strong & Whitehead.

Weber & Schaer—Rubber Trading Co; $1,853.99; H D Nims.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

MAY 9, 10, 12, 13, 14 & 15.

Courtlandt Iron Works. 941 Courtlandt av—Fairbanks Co. Machinery. 595

Dyckman Constn Co., Sherman av, nwc Isham, —x—..Colonial Mantel & Refrigerator Co. Refrigerators. 451

Same. Sherman av, nwc Academy, —x—.. same. Refrigerators. 451

Esposite Realty Co. Hoffman st, ws, 174.6 s 187th..Colonial Mantel & Refrigerator. Mantels. 107

Borough of Brooklyn.

MAY 8, 9, 10, 12, 13, 14.

Ashfield, F J & Sons. Rogers av, nr Tilden av..Union Stove Wks. Ranges. 650

Basis Realty Co. 78th st, bet Ft Hamilton av & 5th av..Hudson Mantel & Mirror Co. (R) 500

Bristol Constn Co. Saratoga av & Sutter av.. Hudson Mantel & Mirror Co. Mantels. 271

Falkenmeyer, Chas. 162 Park av..Star Chandelier Co. Mirrors. 180

Pen Constn Co. Ocean pkway, bet Neptune av & Canal av..Hudson Mantel & Mirror Co. (R) 880

Property Impt Co. Midwood st, cor Nostrand av..Hudson Mantel & Mirror Co. (R) 350

Tarpey, Mary F. 11th av, bet 49th & 50th (10 houses)..Hudson Mantel & Mirror Co. (R) 500

Tarpey, Mary F. 23d av, bet 86th & Benson av..Hudson Mantel & Mirror Co. Mantels. 216

Toback, D. Union st, nr Utica av..Hudson Mantel & Mirror Co. (R) 500

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

MAY 10.

THOMPSON st, es, 100 n Spring, 94.7x100; Bronx Investment Co loans Citizens Investing Co to erect a —-sty bldg; 10 payments. 56,000

BEEKMAN av, swc Oak ter; City Mtg Co loans K & J Constn Co to erect a 5-sty apartment; 6 payments. 20,000

BERGEN av, nec 152d, 131.2x100 City Mtg Co loans Conron Bros to erect three 6-sty apartments; 1 payment. 5,000

CONVENT av, ws, 50 s 133d, 143.6x100; City Mtg Co loans Convent Park Constn Co to erect two 5-sty apartments; 1 payment. 5,000

HOE av, sec 173d, 75x100; Manhattan Mtg Co loans Marazzi Constn Co to erect a 5-sty apartment; 12 payments. 60,000

MAY 12.

214TH st, ss, 92.9 w Barnes av, 25x100; Frank T Burton, atty, loans Annibale Deluccia to erect a — sty bldg; — payments. 4,500

MAY 13.

81ST st, ns, 225 e Columbus av, 75x102.2; Chas E Orvis loans McMorrow Engineering & Constn Co to erect a 12-sty apartment; 5 payments. 250,000

ANTHONY av, swc 174th,, 82.9x61.4; Rockland Realty Co loans Corner Constn Corpn to erect a —-sty bldg; — payments. 36,500

CLAY av, sec 174th, 94.6x61.4; Rockland Realty Co loans Corner Constn Corpn to erect a 5-sty tenement; 14 payments. 36,500

LEXINGTON av, nec 42d, 40x87.2; Realty Associates loans First Constn Co of Brooklyn to erect —-sty bldg; — payments. 150,000

MAY 14.

VALENTINE av, swc 181st, 139.9x54.2; Rockland Realty Co loans Tobruk Constn Corpn to erect a — sty bldg; — payments. 43,000

MAY 15.

235TH st, ns, 335 w Katonah av, 50x100; North Side Mtg Corpn loans Carmine Zullo to erect a — sty bldg; — payments. 9,000

PROSPECT av, ws, 125 n Prospect av, 123x110 Central Bldg Impt & Investment Co loans 114th St Co & 7th Av Constn Co to erect three 5-sty apartments; 12 payments. 72,500

VIRGINIA av, ws, 216.1 s Watson av, 50.7x101.4; Richd W Horner, atty, loans Wm Buhl, Inc, to erect a — sty bldg; — payments. 8,500

MAY 16.

No Building Loans filed this day.

ORDERS.

Borough of Brooklyn.

MAY 8, 9, 10, & 14.

No Orders filed these days.

MAY 12.

PROSPECT pl, ns, 264 w Ralph av, 164x127.9; Miller Bldg Co on Title Ins Co, NY, to pay Evergreen Steam Stone Works. 450.00

MAY 13.

VAN BUREN st, 101; Le Vine Bldg & Contracting Co on Title Guar & Trust Co to pay I Schofler. 1,500

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 59—Edw Ridley....A
Attorney st, 126—P Gutman....L
Barclay st, 54, & West Bway, 9-13—54 Barclay St Co....B-C
Bleecker st, 157—Emile Stern....B-C-I
Bleecker st, 152—Bertini & Rosette....G-C
Canal st, 215—Newman Cowen Est....A
Canal st, 261-7, & Howard st, 23—Eugene S Higgins....A
Carmine st, 21-3—Michale Guttella...D-F-A-G
Catherine st, 22—Chas Abraham....C
Catherine st, 22—Kustin Bellensky....F-C-A
Catherine st, 22—Harry Goldman & Nathan Klungman....F-C-A
Catherine st, 22—Morris Greenberg....F-C-A
Catherine st, 22—Sophia Blickman....F-C-A
Centre st, 240—Rhinelander Waldo....A
Essex st, 133—Louis Schneider....C
Grand st, 310—New Grand Vaudeville Co....I
Grand st, 129-31—Cornelia & Cath Cruger....A
Hester st, bet Essex & Norfolk sts (P S 62)—Board of Education....D-C
Hester st, 156—Pinkus Nathan....A
Madison st, 141—Saml Redell....L
Monroe st, 153-5—Lilian & Cohn....I
Mulberry st, 164—Schiavone & Guirtasi....G-A
Orchard st, 86—Rudolph Wallack....B-A
Orchard st, 17—Jacob Levine....C-G
Orchard st, 17—Hyman Pollock....C-G
Orchard st, 17—Chas Bauer....C-G
Orchard st, 17—Jacob Kramer....C-G
Orchard st, 17—Barney Weinberg....C-G-E
Orchard st, 17—Aaron Miller & Pincus Klimnetz....C-G
Orchard st, 17—Jacob Bernstein....B
Pelham st, 1-5—Harry Holtzberg....D-G
Pelham st, 5—Harry Holtzberg....B-E
Rivington st, bet Ridge & Pitt (P S 4)—Board of Education....D
Rivington st, 72—Bernard Carneol Co, Inc....L
Rutgers slip, 79—S Volk....A
Rutgers st, 39—Gordon & Shapero....C-I
South st, 236—Mary S Kernochan....A
Suffolk st, 65-7—D L Beeber....L
Thomas st, 88—Tony Botti....A
Wall st, 91-3—U S Realty & Impt Co....A

Numbered Streets.

2d st, 23 Jacob Feinberg....L
18th st, 3-5 W—Louis Stern....B
20th st, 127 W—U S Realty & Impt Co....G-E
21st st, 19-27 W—Saml Katz & Co....D
21st st, 19-27 W—Altman & Grossman....D
21st st, 19-27 W—Morris I Nathan Inc....D
21st st, 19-27 W—Metropolitan Cloak & Suit Co....D
21st st, 19-27 W—Jos Jonasson & Co....D
21st st, 19-27 W—Twikel & Felsteiner....D
21st st, 19-27 W—Jacob Rapoport & Co....D
21st st, 19-27 W—Harry Waller....D
26th st, 37-43 W—Arthur Beal....C
26th st, 37-43 W—Chas Hirsch & Max Cohen..C
28th st, 131-3 W—Superior Novelty Co....J
30th st, 15-9 E—Danl Hartnett's Est....B-E
32d st, 35 W—Emily B Hopkins....A
35th st, 40-4 W—Danl F Ritchey....A
40th st, 6 W—Mrs Oliver Barnnewald....D
42d st, 201-5 W—Oscar Hammerstein....B-C-G
48th st, 126 W—Augusta Wickstrom....E-A-G
48th st, 155-9 W—Wm A Brady Theatre Co...B
86th st, 157-61 E—International Vaudeville Co A-F
94th st, 215 E—J Parker....G-A
104th st, 114-6 W—Jacob Neadle....C
108th st, 104 E—Henrietta Hustedt....G
124th st, 413-5 E—Gabe Nachman....G-A
125th st, 117 E—Wm Fox Amuse Co....A-C
135th st, 36 W—Harlem Crescent Theatrical Co....I-E
144th st, 501 W—Andw Davey....C
145th st, 276 W—Fleishman's Realty Co....B
163d st, 490 E—Melrose Garage....L-K

Named Avenues.

Av A, 51—Weiss Amuse Co....G-J
Av A, 22—Max M Rosenberg....G
Av B, 221—R Keler....L
Broadway, 434-8—Thos Watts Est....A
Broadway & 33d & 34th sts—David H McAlpin....E
Broadway, 390—Alexandrina I Ide....A
Broadway & 182d st—Patk McNulty....J
Broadway, 476, & Crosby st, 38—Cyrus W Howland....A
Broadway, 356—Cath M Kernochan Est....A
Bowery, 112—Wm Bernard....A
Bowery, 209—Kaplan & Dorshy....L
Bowery, 347—Louis Sroka Co....G
Lenox av, 318-20—Crescent Bedding Co....A-G
Lenox av, 318-20—Eliz Fitzgerald....A
Lenox av, 440-2—Jacob Van Brink....I
Lenox av, 318-20—Jno M Gardner....B-C-F
Lexington av, 1714-20—Wm Fox Amuse Co. C-A-G-J
West Bway, 307-9—A Kimball Co....D

Numbered Avenues.

1st av, 2060—Royal Italian Theatre....I-G-C-A
1st av, 178—Thos Cassese....C-G-A-F
1st av, 182—Morris Miller....G
4th av & 138th st—Church E Gates & Co....A
5th av, 1314-6—Harlem Fifth Av Amuse Co. E-A-C-I
5th av, 1250—North Star Amuse Co....D-A-C
6th av, 34—J J Herman....L
8th av & 42d st, 260 W—Boro Theatres Co....B
8th av, 650, & 42d st, 260—Boro Theatre Co..B
8th av, 2216—Eliz G Hautsche....C-G
9th av, 282—A Leo Stevens....G
Harlem River, foot of 214th st—Mary E Ruddock....G
Hudson River & 173d st—Jno J Gully....G

BRONX ORDERS SERVED.

Named Streets.

Carroll st (City Island)—Roeden Ice & Coal Co....L
Fox st, 1107 Wm Wendelpen....L

Named Avenues.

Bathgate av, 1579—Jno F Rogers....I
Vyse av, 1201—Alfred G Cronemeyer & Co....L
Wendover av, 438-40—Louis I Kutinsky....I-G
Westchester av, 2319—Annie C Lyon....I

BROOKLYN ORDERS SERVED.

Named Streets.

Bergen st, 1000—R M Owen & Co....A-K
Bergen st, 2152—Bernard Berman....C-M
Bond st, 382—J De Bello....A
Carroll st, 420—Watson & Pittinger....K
Congress st, 94—Isaac Rushmore....G-E-C
Dean st, 583—Vulcan Proofing Co....L
Degraw st, 127-35—Edw B Jordan Co.H-F-C-A
Degraw st, 127-35—Bklyn Union Gas Co....A
Fulton st, 1239-41—Carpenter Motor Vehicle Co....F
Fulton st, 1239-41—Alina F Carpenter....C-A
Fulton st, 1239-41—Bklyn Union Gas Co....A
Hendrix st, 652—Jos Abramson....C
Hoyt st, 98—L C Brooks....L-A-G-C-K
Johnson pl & 8th st—Bklyn Union Gas Co....A
Lincoln pl, 47-9—Albt E Williams....C-K
McKibben st, 155—Wm Bernstein....C-G
Osborn st, 376—Bklyn Union Gas Co....A
Quincy st, 597—Central Garage....L-K-C
Quay st, 85-7—Bklyn Union Gas Co....A
Prince st, 115—Saml Blume....G-B-C
Prospect pl, 902—H A Dinguid....C-K-A-D-L
Sackman st, 284 (2d sty)—Jno Schiemho....E
Siegel st, 92 (rear bldg)—Bklyn Union Gas Co.A
Union st, 55—Mercandante Theatre, Inc....C
Union st, 784-6—Chas A Panley & Bro....G-K
Washington st, 237—Jos B Friedlander....G

Numbered Streets.

1st st, 191—V Vaccaro....K
11th st, 307 E—Francis Norman....C-K-G-A
16th st, 198—Diamond Spiwack....K
51st st, 882—B Henry Smith....E
64th st, 210 E—Manhattan, Eye, Ear & Throat Hospital....D

Named Avenues.

Atlantic av, 1569—Alfred J Bassett....L-K-C
Atlantic av, 119—N M Friedmann....K
Bedford av, 295-7—Fannie Klauber....E
Bedford av, 896—Henry Mohr....A-M
Belmont av, 484—Sigmund Gertler....G
Clinton av, 410—A C Bedford....K-C-A-G
Greenpoint av, 108—J Fisher....A
Kent av, 272-4—Richd W Reed, Jr....C
Kent av, 272-4—Jno Berwick & Bros....C-G-A
Kent av, 272-4—Peter J Mount & Co....C-A
Montauk av, 336-8—Aaron Rashin....C-M
Myrtle av, 52—Colwell Lead Co....C-G-F-A
Myrtle av, 1562—Welz & Zerweck....A-L-C-K
Ocean pkway, 284—Wm Miller....K
Pitkin av, 2147—Bklyn Union Gas Co....A
Rogers av, 146—Mrs M E Canon....M-C
Rogers av, 898—Isidor Snider....G
St Marks av, 326—Christian Haselok....M-C
St Marks av, 328—Omdal & Kalleberg....G-A-D-L-C-K
So Portland av, 116—I M Allen Co....K-C
Surf av, opp Culver Depot (C I)—Bklyn Boro Gas Co....G-A
Vanderbilt av, 323—L W Lawrence....A-K-C

Numbered Avenues.

2d av, 167-73—Vaughan Trucking Co....A
3d av, 601—Gottlieb Reinhardt....G
4th av, 288—Jno A Ferro....A-C

QUEENS ORDERS SERVED.

Named Avenues.

Merrick rd & Springfield av—Henry Forthofer.F
Sherman st, 23 (L I C)—Nelson Est....C

RICHMOND ORDERS SERVED.

Named Streets.

Bay st, 466—B W Daly....K
Carroll pl, 21 (N B)—Wm B Wilkinson....A-G
Delancey st, 22—Morris Fritz....G
Daniel Low Terr (N B)—Tedor Schmidt....K
Elm st (S I)—Interborough Auto Repairs & S Co....A-L-K
Van Duzer st, 360—H Goodwin, M D....G-O

Named Avenues.

Amboy rd, 7631—Geo W Carpoot....K
Arents av, 403 (Tottenville)—Frank I Hadkins.G
Central av, 58 (Tompkinsville)—Jno H Gans. C-A
Clinton av, 175—C V Anable....K
Davis av, 115 (W N B)—Wm G Willcox....O
Dongan Hills—Stacy C Richmond....A-G-O
Dongan Hills—Richmond County Country Club K
Richmond & Tompkins av—E H Piple....G-A
Harrison av, 4—Jno S Duff....A-G
Johnson av ft (Tottenville)—Jno Preacher....K
Mariner's Harbor—Proctor & Gamble Mfg Co.L
Richmond av, 121—Jno Rosner....K
Richmond av, 254—Dr Geo Walrath....G-A
Richmond av, 281—Wm L R Foggin....G-A
Richmond terr, 1918—A F Rauscher....G
Richmond terr, 3063—Staten Island Ship Bldg Co....G
Richmond turnpike (Tompkinsville)—R Miller.G
Rossville—Oakland Chemical Co....G-L-A
Tottenville—Standard Oil Co of N Y....L-O-K

Board of Examiners.

APPEAL 48 of 1913, New Building 520 of 1911, premises 216-232 West 44th Street, Manhattan, A. Albert Swasey, appellant.

Theatre.

APPROVED: only in so far as it relates to the doors shown on drawing marked "A."

APPEAL 49 of 1913, New Building 72 of 1913, premises 586-590 Seventh Avenue, Manhattan, William H. Hoffman, appellant.

Theatre.

APPROVED.

APPEAL 50 of 1913, New Building 460 of 1912, premises 87th Street and Third Avenue, Manhattan, Thomas W. Lamb, appellant.

Theatre.

DISAPPROVED.

APPEAL 51 of 1913, New Building 141 of 1913, premises east side Lexington Avenue, 50 feet south of 51st Street, Manhattan, William H. McElfatrick, appellant.

Theatre.

APPROVED ON CONDITION that two (2) additional exit doors be provided of legal width entering into the south court, at points marked "A" and "B" on the orchestra floor plan; that the tunnel shown under the stage be increased to fourteen feet (14' 0") in width, and that the exterior and interior corners of the walls be rounded at the turn of the tunnel, and further, that the tunnel be lined with white glazed tile or brick and properly lighted, and that the roof of same be constructed to carry a safe load of not less than five hundred (500) pounds per square foot.

APPEAL 52 of 1913, New Building 52 of 1913, premises 468 Grand Street, Manhattan, Harry Creighton Ingalls, appellant.

Theatre.

Withdrawn by appellant.

APPEAL 53 of 1913, New Building 54 of 1913, premises 2-14 West 39th Street, 424-434 Fifth Avenue, and 1-11 West 38th Street, Manhattan, Messrs. Starrett & Van Vleck, appellants.

Floor areas; fire-walls.

APPROVED.

APPEAL 54 of 1913, Alteration 2829 of 1910, premises east side First Avenue, 38th to 39th Street, Manhattan, William Weissenberger, Jr., appellant.

Question of omitting fireproofing on interior columns.

APPROVED.

APPEAL 55 of 1913, New Building 1726, premises south side 16th Street 100 feet west of Fifth Avenue, Brooklyn, Thomas Bennett, appellant.

Theatre.

APPROVED ON CONDITION that an additional exit be placed on each side, at least four feet in width, at points marked "A" and "B" on the orchestra floor plan; and that a clear passage, at least four feet wide, be provided from the aisles to each of these exits.

The seats removed from these passageways may be placed back of the present last row of seats on each side of the auditorium at the rear, as marked in red on orchestra floor plan.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Geo. M. Bartlett Wins Competition.

The city of Mt. Vernon has selected the plans of George M. Bartlett of 103 Park avenue, Manhattan, submitted in competition for the Civic Centre (City Hall and Police Station buildings) to be erected in North 5th street, Stevens and Valentine avenues, at a cost of approximately $300,000. The next five prizes won in the competition were awarded to James Gamble Rogers, 11 East 24th street, N. Y. C., No. 1, consisting of $600; G. A. & H. Boehm, 7 West 42d street, N. Y. C., No. 2, $500; William Krais, of Mt. Vernon, No. 3, $400; Delano & Aldrich, 4 East 39th street, N. Y. C., No. 4, $300, and Brazer & Robb, 1133 Broadway, N. Y. C., No. 5, $200. Work on the Police Headquarters building will be started first, and bids will be received for the general construction at once. G. E. B. Williams is chairman of the building committee.

Cass Gilbert to Conduct Competition.

Cass Gilbert, 11 East 24th street, has been chosen by the County Commissioners to conduct the architectural competition for the new City Hall and Court House Annex to be erected at Pittsburgh, Pa. The building is to cost approximately $4,000,000, and the competition will be open to all members of the National Association of Architects. The program of the competition is now being prepared, but will hardly be ready for publication before July 1. The date for submitting plans and the final closing has not yet been considered.

Art Commission Approves Plans.

At the meeting of the Municipal Art Commission on Wednesday plans were finally approved for the new Brooklyn Municipal Building and the Joseph Pulitzer Fountain, the latter to be erected in the 59th street plaza. The Municipal Building is to cost $3,300,000 and will be from designs of McKenzie, Voorhees & Gmelin, 1123 Broadway. The Pulitzer Fountain plans are by Carrere & Hastings, 225 Fifth avenue. The cost of the fountain and the rearrangement of the plaza is estimated at $127,000.

To Start St. George Hotel Annex.

Montrose W. Morris, 82 Wall street, architect, has prepared plans for an eight-story addition to the St. George Hotel in the west side of Henry street, 55 feet south of Pineapple street, Brooklyn. William Tumbridge is the owner. There will be accommodations for one hundred more rooms, with an exterior of brick, marble and granite. The site is now being cleared, and the architect will soon take bids for the general construction.

Plans for a French Theatre.

The French Theatre Company (Inc.), of 500 Fifth avenue, of which A. Baldwin Sloane is in charge, contemplates the erection of a French theatre, probably three stories in height, somewhere in the central theatre district, site for which has not yet been selected. It is understood that tentative sketches have been submitted, but the selection of an architect has not been made.

A Warehouse City.

The plans for the new "warehouse city," which is to be established in connection with the plans agreed upon for the New York Central's West Side improvement, by President John Purroy Mitchel of the Board of Aldermen, as chairmen of the committee of the Board of Estimate, to which the matter was referred, and Ira A. Place, vice-president and counsel for the New York Central, indicate that it will be the greatest group of "stories" in the world. The warehouses, ten stories in height, including the sub-surface floors, which are to be transversed by numerous railroad tracks and switches, are to be ten in number, seven being located on the blocks extending from Eleventh to Twelfth avenue and from 30th to 37th street, and three of them on the blocks extending from Tenth to Eleventh avenue, and from 30th to 33d street. These blocks are each approximately 625 feet wide, and it requires but little figuring to show that ten floors of that size to each of ten buildings, less 425x100 feet for shaft space, the maximum allowance for such purposes in a storehouse, for each of eight floors to each building, leaves net floor space of 9,100,000 square feet, or about 210 acres.

PERSONAL AND TRADE NOTES.

H. C. WAYLAND, architect, has opened an office at 149 Broadway.

THE EAGLE WHITE LEAD CO. has moved its offices to 101 Park av.

CHARLES MAYER, consulting engineer, has moved his office to 30 East 42d st.

BATTERSON & EISELE, marble contractors, have moved their offices to 101 Park av.

J. L. WARD CO., general contracting, has moved its offices to 101 Park avenue.

DREADNOUGHT FLOORING CO., sanitary floors, has moved to 30 East 42d street.

HENRY VALLET, architect, has opened an office at 57 Lawton st, New Rochelle, N. Y.

THE FLETCHER-STANLEY CO., electric supplies, has moved from 32 Franklin st to 193 William st.

HENRY A. KOELBLE, architect, formerly of 71 Nassau st, announces that he has moved to 114 East 28th st.

J. G. GLOVER, architect, has moved his offices from 166 State st, Brooklyn, to the Woolworth Building.

THE GILLIES CAMPBELL CO., building, has moved to new offices in the Architects' Building, 101 Park av.

FREDERIC BIGELOW, architect, has moved his offices from the Fireman's Building, to 1 Clinton st, Newark, N. J.

MR. A. B. SEE, of the A. B. See Electric Elevator Co., will sail for Europe May 29 on the Kaiserun Auguste Victoria.

LUDLOW & PEABODY, architects, formerly of 12 West 31st st, are now located in the Architects' Building, 101 Park av.

HOWARD PECK, architect, 25 East 26th st, will remove his offices on May 20 to the Anderson Galleries, 15 East 40th st.

GAYNOR & ROSENBLUM, ornamental iron work, are now located in their new home at 132-134 Ten Eyck street, Brooklyn.

J. J. O'LEARY CO., general contracting, has moved its offices from the Peoples Bank Building to 500 Bloomfield avenue, Passaic, N. J.

CLARK & TUNISON, builders, will shortly move to their new office and shop now nearing completion at 17 Queen st, Long Island City.

RICHARD A. WRIGHT, consulting mechanical and construction engineer, has moved his office from 350 Fulton st, Brooklyn, to the Woolworth Building.

BUCHMAN & FOX, architects, formerly of 11 East 59th st, are now located in the 42d St. Building, Madison av and 42d st. Telephone, Murray Hill 4792.

A. B. BARR & CO., of Yonkers, N. Y., heating engineers and contractors, have opened a branch office at 30 East 42d st, New York City, in charge of Mr. Currie.

L. M. BUEHLER has opened an office at 381 5th av. He formerly conducted business under the firm name of Buehler & Lauter, ornamental plasterers, at 505 West 45th st.

J. H. TAYLOR, builder, has incorporated and will continue business under the firm name of J. H. Taylor Construction Co., general contractor, with offices in the Forty-Second Street Building, 30 East 42d st.

THE PLYMOUTH SEAM FACE GRANITE CO. has moved its New York office to the Architects Building, 101 Park av. Major Fred R. M. Crossett, who was on the military staff of former Governor Hughes, is in charge.

WALTER ROOKSBY, Superintendent of the Newark Builders and Traders' Exchange, is receiving the congratulations of his many friends in the building trade upon the completion of ten years of service at the Exchange.

THE TILEINE CO., composition floors, has moved to its new offices in the Architects' Building, 101 Park av. Mr. Erskine Fisher, formerly superintendent of construction, has been placed in charge of the sales department.

CLAYCRAFT MINING AND BRICK CO., clay products, has opened a showroom and office in Room 32, 45 Clinton st, Newark, N. J. H. W. Fowler will be in charge of the office and act as representative for the New Jersey territory.

CLARENCE L. SEFERT, who for a number of years was in charge of architectural work in the office of John Downey, builder, has severed his connection there and opened an office for the practice of architecture at 110 West 40th st.

THE SOUTHERN CAP CO., INC., has been chartered at Albany with Samuel Catchenburg, Benj. Sobrial, Wolf Levine, et al, to do a general construction business in Manhattan. The attorney of the company is Oscar Englander, 302 Broadway.

AMERICAN CLOTHES DRYER WORKS, 143-149 West 19th street, have just completed the installation of sixteen complete plants in the new apartment building situated at the northeast corner of 79th street and Park avenue. Bing & Bing, owners.

THE TOBRUNK CONSTRUCTION CORPORATION, dealing in realty and construction has been incorporated with Jeremiah Altieri, Louis J. Altieri and Romeo Gratiano as directors. The company's attorney is Maurice J. Dicks, 32 Nassau st, New York.

C. F. ZACHAU, who was chief draftsman in the electrical department of the Public Service Corporation of New Jersey for a number of years, has recently severed his connection with that company and opened an office for the practice of architecture at 45 Clinton st, Newark, N. J.

D. GARRETT-TILLEY CO. has been granted a corporate charter to manufacture and deal in gas and electrical appliances with Frank B. Garrett, 26 Cortlandt st, Edwin F. Tilley, Jr., 26 Cortlandt st. and W. Williams, 37 Liberty st, as directors. The attorney of the company is R. Newman, 39 Liberty st.

EAGLE INVESTING CORPORATION has been granted incorporation papers at Albany to conduct a general realty and construction business in New York. The attorneys are Stoddard & Mark, 128 Broadway. The directors are C. Augustus Meier, James J. Ryan, Jr., John M. Stoddard, all of 128 Broadway.

ADOLPHUS S. NORTH, architect of Montclair, N. J., and the son of the Rev. Dr. Frank Mason North of the Methodist Foreign Missionary Society, died Wednesday, May 6, in Pasadena, Cal., in his 38th year. He was a graduate of Wesleyan University and had been actively engaged in real estate development work in and about Montclair.

TRENCH EXCAVATING CORPORATION has been incorporated at Albany to do general excavating, trucking, construction, contracting and engineering business in Manhattan. Its principal offices are 20 Nassau st, where its attorney, Benj. C. Catchings, is located. The directors are Theo. B. Catching, Benj. C. Catchings and Grattan Colbin.

MACK BROS. CONTRACTING CO. has been chartered to conduct a general contracting and trucking business in New York City. The attorney is Morris J. McCarthy, 27 William st. The directors are Daniel J. McGillicuddy, Henry J. McGillicuddy and Peter F. McGillicuddy, the former of 603 East 48th st, and the latter two of Tappan, N. Y.

HOROWITZ PAINTING CO. has been chartered at Albany to conduct a general contracting, painting and paper hanging business in The Bronx, with Samuel Horowitz, of 1473 Fulton av. The Bronx, Yettie Horowitz, 520 East 45th st, New York City, Rudolph Lowenthal, 1347 Boston rd, as directors. The attorney is Rudolph Lowenthal, 1347 Boston rd.

LABAUGH & ARMSTRONG WOOD TURNING CO. has been incorporated to do a general manufacturing and contracting business, with Wilfred F. Poignane, of 575 East 126th st, New York City, Wm. F. Headley, 120 Orange av, Irvington, N. J., and Etta M. Headley, of the same address, as directors. The attorney of the company is B. F. Edsale, 35 Nassau st.

THE NEW YORK ARCHITECTURAL & MARBLE CO. has been chartered to buy and sell marble in its cut and rough state in this city. The attorney of the company is G. J. Gundlach, 65 Park Row. The directors are Joseph Fucignas, 33 High st, Corona, L. I.; Edward H. Pengnet, 105 East 22d st, New York City, and Victor A. Fucignas, 725 East 125th st, New York City.

JAMES F. MEEHAN, the Hunts Point builder, will be the guest of honor at a dinner to be given this evening at Hunts Point Palace, 163d street and Southern boulevard to celebrate the completion of the Community Buildings. The committee includes Messrs. Edward M. Boynton, Frederick Johnson, Robert E. Simon, Eugene J. McGuire, William M. Greer, Charles E. Blaney, Everett L. Barnard, Patrick J. Reville, Jacob Leitner, George F. Johnson, Joseph F. Ahearn, Martin Cook and Dominick O'Reilly.

MEETINGS.—The following important meetings will be held at the Engineering Societies Building, 29 West 39th st, during the coming week: The American Society of Electrical Engineers will hold their annual meeting on Tuesday evening, May 20. The American Railway Association and the New York Telephone Society on Wednesday evening, May 21, and the Aeronautical Society on Thursday evening, May 22. At these different meetings some very important and instructive papers will be read. All those interested will be welcome.

NATIONAL ACADEMY OF DESIGN.—At the annual meeting of the National Academy of Design, held Wednesday, May 14, the following officers were re-elected for the year 1913: President, John W. Alexander; vice-president, Herbert Adams; corresponding secretary, Harry W. Watrons; recording secretary, Charles C. Curran; treasurer, Francis B. Jones. Edwin H. Blashfield and Adolph O. Weinman were elected members of the Council. William Thorn, Daniel Garber, Alexander S. Calder and George Bellows were elected academicians.

THE FIREPROOF PRODUCTS COMPANY (INC.), Frederick Kafka, president, Robert E. Carrick, secretary and treasurer, office and salesroom 257-63 East 133d street, formerly known as the Herringbone Metal Lath Company, announces a change of the corporate name. This change was necessitated by the development of the business, additions to organization, plant and warehouse, and the wider range of reinforcing and fireproof products now handled by the company. The location of offices and plant and the management and personnel of the organization remain the same.

NEW YORK SOCIETY OF ARCHITECTS.—The regular annual meeting of the New York Society of Architects is to be held in the United Engineering Building on Tuesday evening, May 20. The business of the meeting includes the election of five new directors for the ensuing year, and successors to the following officers, whose terms expire: President, Samuel Sass; vice-president, C. Schubert; secretary, William T. Towner; treasurer, Louis Berger. In addition to this, will be considered the advisability of amending the constitution to permit increasing the size of the standing committees, which is made necessary by the growth and activities of the society.

AMERICAN SOCIETY OF ENGINEER DRAFTSMAN.—The regular monthly meeting of the American Society of Engineer Draftsman was held in the Engineering Societies Building, 29 West 39th street, Thursday, May 15. The program of the evening consisted of a paper prepared by W. T. Walters, Mem. Am. Soc. E. D., on "Practical Suggestions in Machine Design," which was read by the chairman. This was followed by a lecture illustrated by lantern slides upon "Reinforced Concrete Construction" delivered by Harold Perrine, A. M., civil engineering department, Columbia University. The rooms were crowded, about 130 persons enjoying the program.

CRAFTSMAN CO. (Gustav Stickley) will move about August 1 from 41 West 34th st to 6 East 39th st, having taken a twenty-year lease of the entire building at that address. The first two floors will be utilized as trade show rooms in which representatives of various building and furnishing lines, which might interest the Craftsmans' customers, will have exhibits of their materials. The top floor will be fully fitted up as a Craftsman restaurant, and the floor beneath as a rest room and lecture room. There will be four floors devoted to permanent home building and furnishing exhibits, and the remaining floors to the officers of the Craftsman's Magazine, Craftsman Building Co., service department and other branches of the business.

ARCHITECTURAL BOWLING LEAGUE.—The 6th annual dinner of the Architectural Bowling League was this year held at the Hotel Brevoort. The dinner was to celebrate the close of the season of 1912 and '13, and the announcement of the winners. The following teams obtained first place in the season's tournament: Winning team, office of Francis H. Kimball; high score team, office of Hoppin & Koen; high individual score, J. F. Delaney. About 100 members of the association partook of the dinner, representing the offices of McKim, Mead & White, Hoppin & Koen, Goldwin Starrett & Van Vleck, Francis H. Kimball, Carrere & Hastings, F. M. Andrews, Clinton & Russell, John Russell Pope and Donn Barber. Donald Campbell was toastmaster and interesting addresses were made by Messrs. Francis H. Kimball and F. J. Brainerd. The dinner was arranged for by a committee consisting of L. Coyer, chairman, W. H. Wagner and M. L. Schaeffer.

JAMES C. BAYLES, who was well-known as a mining and mechanical engineer as well as a journalist, died Wednesday, May 6, at the New York Medical College Hospital, after a brief illness from pneumonia, in his 68th year. Mr. Bayles served with the Union Army during the Civil War, taking his discharge on account of ill health. For a short time after this he was a surveyor in railroad construction, but gave up this work in 1865 to accept the associate editorship of the New York Citizen. He was made president of the New York Board of Health in 1887 by Mayor Hewitt, in which position he served for about two years. He resigned as a member of the Board of Health to accept the position of editorial writer on the New York Times, and upon his retirement from active newspaper work he devoted much time to writing upon technical subjects for various magazines. Mr. Bayles was formerly president of the American Institute of Mining Engineers and of the New Jersey Sanitary Association, a member of the British Iron & Steel Institute, and a charter member of the American Society of Mechanical Engineers.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The French Theatre Co., Inc., 500 5th av, A. Baldwin Sloane, in charge, contemplates the erection of a 3-sty French theatre. Exact location has not been selected. Tentative sketches have been submitted but no architect has been retained.

SARATOGA, N. Y.—Matthew Johnson, 23 Caroline st, contemplates the erection of a brick cafe, restaurant and apartments or a hotel on Broadway. No architect has beeen retained and project will not go ahead until this summer.

HARRISON, N. J.—The Driver Harris Wire Co., H. Barrett, superintendent in charge, contemplates the erection of a 1-sty concrete addition, 200x60 ft., to the manufacturing plant in Middlesex st. Owner will call for bids on general contract about June 5. Architect will be selected immediately. Cost about $50,000.

HERKIMER, N. Y.—H. G. Munger, president of the H. G. Munger Co., North Main st, contemplates the erection of a store building in North Main st, for which no architect has been selected.

BATAVIA, N. Y.—The Batavia Preserving Co., of this place, U. E. Decker, superintendent, contemplates making a brick addition to their plant. Architect will probably be selected late this summer and project will go ahead next year.

PERTH AMBOY, N. J.—D. J. Kaufman, Washington st, contemplates the erection of a 3 or 4-sty reinforced concrete factory to cost about $25,000. No architect has been retained.

WARREN COUNTY, N. Y.—The Warren County Board of Supervisors, Edwin J. Worden, chairman, Lake George, N. Y., contemplates the erection of a tuberculosis hospital. The special committee will select a site. Project will probably go ahead this summer. No architect has been retained.

CORTLAND, N. Y.—The Homer Av Methodist Church, W. L. Lyons, pastor, Maple av, near Homer st, Mr. Jones, Hamlin st, Cortlandt, chairman building committee, contemplates the

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No Architects Selected (Continued).

erection of a 1½-sty church at Homer and Maple avs. Project will probably not go ahead until November. No architect has been selected.

CORTLAND, N. Y.—The Board of Education, Frank P. Hakes, superintendent, Wm. Grady, City Hall, city clerk, contemplates the erection of a 2-sty brick and stone school, to cost $20,000. No architect has been selected.

CORTLAND, N. Y.—The Board of Supervisors, C. E. Thompson, chairman, 28 Groton av, contemplates the erection of a court house here, for which no architect has been selected and it is indefinite when project will go ahead.

MEDINA, N. Y.—The Village of Medina, Carl Breed, president, contemplates the erection of a public market to cost $50,000. No architect has been selected.

CORTLAND, N. Y.—W. G. Lippertt, care of Eagle House, Norwich, N. Y., Grant McDonald, proprietor Messenger Hotel, contemplates the erection of an addition and making alterations to the Messenger Hotel. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—J. B. Warren, 22 Clinton st, architect, is taking bids for a 4-sty brick and limestone flat, 27x90 ft, to be erected at the corner of Tyler and Warwick sts, for John Rospond, 530 15th av, owner. Cost, about $18,000.

MANHATTAN.—John McKeefrey, 1416 Broadway, general contractor, is taking bids for alterations, consisting of new store fronts to the 6-sty apartment at 200-206 West 52d st, from plans by Fred P. Platt, 1123 Broadway. Cost, about $13,000.

STABLES AND GARAGES.

MANHATTAN.—W. P. Seaver, 322 5th av, architect, is taking bids for a 5-sty brick and limestone garage, 50x74 ft, to be erected at 79-81 East 2d st, for the Philip Weeks Estate, care of architect, owner.

BROADWAY.—McDermott & Hannigan, 103 Park av, are figuring the contract for a 2-sty and basement brick stable, 75x100 ft., to be erected at Broadway and 233d st, for Francis McDermott, 127 West 42d st, owner. F. A. De Meuron, 31 East 27th st, is architect.

STORES, OFFICES AND LOFTS.

BROADWAY.—A leasing corporation, known as The 147th and 148th Street Co., of which Mortimer C. Rosenbaum is president and Morris H. Rothschild, treasurer, contemplate the erection of a business building and theatre at 3585 to 3599 Broadway, 601 to 603 West 147th st, and 602 to 604 West 148th st. The Broadway part will be improved with a business building having a frontage of 200 feet with an entire block front of stores, and a part will be improved with a theatre. Leon S. Altmayer, 60 East 86th st, who will be the renting agent for the corporation, stated on Monday that an architect will be announced within a few days.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

83D ST.—The Wesley Estate Co., Inc., John W. Knight, president, 165 West 83d st, contemplates the erection of a 9-sty apartment house, 56x85 ft., at 156-60 West 81st st, from plans by Neville & Bagge, 215 West 125th st, architects.

81ST ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 12-sty apartment house, 75x irregular, to be erected at 35-9 West 81st st, for the McMorrow Engineering & Construction Co., 217 West 125th st, owner. Cost about $300,000.

180TH ST.—John Hauser, 360 West 125th st, has completed plans for two 5-sty flats, 50x87.6 ft., to be erected in the north side of 180th st, 120 ft. east of Audubon av, for the Hennion Construction Co., 256 West 46th st, to cost $90,000.

LEXINGTON AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment house, 104x irregular, to be erected by the E. A. L. Realty Co., of 505 5th av, at the southeast corner of Lexington av and 72d st, to cost $250,000.

86TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment house, 100x81.8 ft., to be erected in the north side of 86th st, 55 ft. east of Park av, by the State Construction Co., 39 West 32d st. Estimated cost, $500,000.

141ST ST.—Charles B. Meyers, 1 Union sq, has completed plans for a 6-sty apartment house, 100x86.6 ft., for the B. V. Construction Co., 979 East 163d st, to be erected in the north side of 141st st, 188 ft. east of Riverside drive, to cost $135,000.

EAST BROADWAY.—Rudolph Wallach Co., 68 William st, will alter the 4-sty tenement, 266 East Broadway, from plans by G. A. & H. Boehm, 7 West 42d st.

85TH ST.—L. F. J. Weiher, 271 West 125th st, has plans for alterations to the two 5-sty tenements 332-334 West 85th st, for the Ostro Construction Co., 140 Nassau st, to cost $20,000.

MADISON AV.—Hewitt & Bottomley, 527 5th av, have plans for alterations to the 9-sty apartment, at 500 Madison av, for the Berkshire Apartment Association, 500 Madison av, to cost $20,000.

DWELLINGS.

68TH ST.—Fred H. Dodge, 133 East 41st st, has completed plans for alterations and additions to the 5-sty brick residence, 25x60 ft, at 39 East 68th st, for Thomas P. Fowler, 70 East 45th st, owner. Pottier & Stymus Co., 375 Lexington av, is general contractor, and will call for bids May 19 on masonry and carpenter work. Cost, about $40,000.

48TH ST.—Thornton Chard, 101 Park av, has completed plans for alterations and additions to the 4-sty brick and stone residence at 15 West 38th st, for James L. Barclay, 299 Broadway, owner. Cost, about $25,000. The architect will take figures.

88TH ST.—Harris & Maurice Mandelbaum, 135 Broadway, have purchased property at 259 West 88th st for speculation. They have no plans for the present.

HOTELS.

BROADWAY.—Excavating has been resumed for the 12-sty hotel, 35x114 ft., at the northeast corner of Broadway and 94th st, for Harry Schiff, 355 West End av, owner, who builds. H. Fox, southeast corner of 88th st and West End av, is superintendent. Ravitch Bros., 18 West 33d st, have the steel contract. Cost about $200,000. Schwartz & Gross and B. N. Marcus, 347 5th av, are associate architects.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education for gymnasium apparatus in Manhattan. Schoverling, Daly & Gales were low bidders at $9,249.

STORES, OFFICES AND LOFTS.

BLEECKER ST.—Leonard Weil, 128 Broadway, has purchased the southwest corner of Bleecker and Perry sts for speculation. No improvements are contemplated.

4TH AV.—Demolishing is going on at 329-331 4th av, where a 12-sty office building will be erected for the Polo Construction Co., Henry Villanme, 151 West 30th st, owner. Neville & Bagge, 215 West 125th st, architects. C. J. Jeppesen, Inc., 62 West 45th st, is engineer. Alfred E. Norton Co., 105 West 40th st, has the structural steel contract.

33D ST.—Wallis & Goodwillie, 346 4th av, are working on plans for a store and loft building, probably 12-stys, to be erected at 33-43 East 33d st, through to 48-54 East 34th st, for the George Backer Construction Co., 27 West 42d st, Geo. Backer, president.

DEY ST.—Work on the Western Union Building at 14-18 Dey st, is up to the 3d tier. W. W. Bosworth, 527 5th av, is architect. Marc Eidlitz & Son, 489 5th av, are general contractors, Ewing, Bacon, Henry & Darby, 30 Church st, mechanical engineers. Nygrem, Tenny & Ohmes, 130 Fulton st, are steam engineers. Henry C. Meyer, Jr., & Bassett Jones, Jr., 101 Park av, are electrical engineers. Gillis & Gohegan, 537 West Broadway, have the heating work.

THEATRES.

BROADWAY.—Excavating is under way for the 3-sty store, loft and theatre building, 102.2 x220 ft., to be erected at the southeast corner of Broadway and 81st st, for the Brunheimer Estate, care of W. Walter, 52 Broadway, owner. The Fulton Building Co., 2255 Broadway, is lessee, Arthur L. Shakeman, president. Thomas W. Lamb, 644 8th av, is architect. Fleischmann Bros., 507 5th av, have the general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOME ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 50x97 ft, to be erected in the south side of Home st, 513 ft east of Simpson st, for the Kielbert Construction Co., 535 East 166th st, owner. Cost, about $55,000.

BATHGATE AV.—H. Rubin, a Bronx builder, has purchased a plot, 50x115 ft., on the east side of Bathgate av, 150 ft. south of 174th st, with a 2-sty house on the property. Mr. Rubin contemplates the erection of an apartment house there.

181ST ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartment houses, 45x88 ft. and 40x90 ft., to be erected at the southeast corner of 181st st and Belmont av for the Crown Hill Construction Co., 714 Ritter pl, owner. Cost about $85,000.

BELMONT AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 40.6x58 ft., to be erected on the east side of Belmont av, 100 ft. south of 181st st for the Crown Hill Construction Co., 714 Ritter pl, owner. Cost about $25,000.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education May 12 for installing electric equipment in P. S. 50. T. Frederick Jackson, Inc., was low bidder at $9,784.

BRONX.—Bids were received by the Board of Education for gymnasium apparatus in the Bronx. Schoverling, Daly & Gales were low bidders at $466.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ROGERS AV.—A. Delhi & Co., 108 Fulton st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment to be erected at the northwest corner of Rogers av and President st, for the Henry Roth Building Co., 1560 Myrtle av, owner. Cost, about $45,000.

FLOYD ST.—Glucroft & Glucroft, 34 Graham av, are preparing plans for a 4-sty brick tenement, 25x89 ft, to be erected in the north side of Floyd st, 230 ft west of Marcy av, for Abraham N. Bernstein, 746 Flushing av, owner. Cost, about $12,000.

ROGERS AV.—A. Delhi & Co., 108 Fulton st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment to be erected at the southeast corner of Rogers av and Union st, for the Henry Roth Building Co., 1560 Myrtle av, owner. Cost, about $45,000.

DE KALB AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for an apartment house to be erected on the south side of De Kalb av, 301 ft east of Tompkins av, for the Webster Development Co.

KOSCIUSKO ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for an apartment house to be erected in Kosciusko st, 301 ft east of Tompkins av, for the Webster Development Co. The plot measures 50x100 ft.

DWELLINGS.

LIVINGSTON ST.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for a 3-sty brick store and residence, 21x67 ft, to be erected at the northwest corner of Livingston and Nevins sts, for John Hartman, 1576 Broadway, owner. Cost, about $15,000.

HALLS AND CLUBS.

BROOKLYN:—Officers of the Unity Club are looking for a new location for their clubhouse and expect to erect a costly building as soon as plans are perfected. About $35,000 is already subscribed, and $50,000 more may be realized from the sale of the present quarters on Franklin av. It is said that a site on the Eastern Parkway is favored. Julius Straus is president of the club.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education for gymnasium apparatus in Brooklyn. The Narragansett Machine Co. was low bidder at $12,897.

BROOKLYN.—No bids were submitted for installing electric ash hoist in the Boys' High School. Bids will be readvertised.

BROOKLYN.—Bids were received by the Board of Education May 12 for installing temperature regulation in P. S. 99. The Standard Regulator Co. was low bidder at $2,680.

STORES, OFFICES AND LOFTS.

LAFAYETTE AV.—The plot at 9 Lafayette av, near Flatbush av, has been purchased by Dayton & Montgomery, stove dealers, from the Realty Affairs, Inc. A building will be erected for the business of the new owners.

FULTON ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for remodeling the restaurant and cafe at 465 Fulton st, Brooklyn, for Chas. McFadden and Albert Ruhman, 227 Livingston st, owners. Cost, about $10,000.

NEW UTRECHT AV.—Julius Scher, 1560 73d st, Brooklyn, owner, will soon take bids on subs for a 1-sty brick store, 20x88x46 ft, to be erected at New Utrecht av and 70th st, from plans by F. J. Dassau, 1371 Broadway, Brooklyn, architect. Cost, about $7,000.

MONTAGUE ST.—Slee & Bryson, 154 Montague st, have completed plans for alterations to the 5-sty residence in the south side of Montague st, 50 ft west of Henry st, for business purposes. E. J. Knowlton, 87 Remsen st, owner. Cost, about $6,000. The architects will take figures.

Queens.

CHURCHES.

FLUSHING, L. I.—The building committee of the Methodist Episcopal Church is still considering plans for a new edifice. It is expected that a selection of the plans submitted will soon be made.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education for gymnasium apparatus in Queens. Schoverling, Daly & Gales were low bidders at $1,302.

QUEENS.—Bids were received by the Board of Education May 12 for improving the premises in rear of P. S. 54. James I. Newman was low bidder at $747.

Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were received by the Board of Education for gymnasium apparatus in Richmond. Schoverling, Daly & Gales were low bidders at $978.

Westchester.

DWELLINGS.

DOBBS FERRY, N. Y.—Moore & Lansiedel, 148th st and 3d av, N. Y. C., are preparing plans for the erection of a 2½-sty hollow tile and stucco residence, 26x36 ft., to be erected here for Julius Nyrtsy, of 77 1st av, N. Y. C., owner. Cost about $6,500.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

52D ST.—John McKeefrey, 1416 Broadway, has received the general contract for alterations to the 6-sty apartment at 200-206 West 52d st, for Henry A. C. Taylor, South Portsmouth, R. I., owner. Fred P. Platt, 1123 Broadway, N. Y. C., is architect. Cost, about $13,000.

BANKS.

ITHACA, N. Y.—Spencer & Spencer, Ithaca, have received the general contract to erect additional rooms and alterations to the bank building for the First National Bank. W. H. Miller, East State st, is architect. Cost, about $20,000.

DWELLINGS.

RIDGEWOOD, L. I.—The Klee Co., of this place, has received the general contract to erect two 2-sty brick stores and residences, 26x75 ft, at the southwest corner of Woodward av and Grove st, for Hirch & Mayer, 567 Onderdonk av, owners. Gross & Kleinberger, Bible House, N. Y. C., are architects. Cost, about $15,000.

MT. KISCO, N. Y.—D. F. Dakin, Mt. Kisco, has received the general contract to alter the 2½-sty frame residence, near the station, for

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Contracts Awarded (Continued.)

E. S. Dayer, of 45 East 17th st, N. Y. C., owner. Taylor & Levi, 105 West 40th st, N. Y. C., are architects. Cost, about $20,000.

FACTORIES AND WAREHOUSES.

UTICA, N. Y.—H. D. Best & Co., 320 5th av, have received the general contract to erect a warehouse, stable, and pump house on Wurz av, for the Standard Oil Co., 26 Broadway, N. Y. C., owner. C. A. Ellis, 26 Broadway, N. Y. C., is architect. Cost, about $50,000.

8TH ST.—William P. McGarry Co., 306 Freeman st, has received the general contract to erect a 4-sty brick factory, 50x100 ft, in the north side of West 8th st, 25 ft east of Driggs av, Brooklyn, for James A. McCafferty, North 9th st, owner. P. Tillion & Sons, 381 Fulton st, Brooklyn, are architects. Cost, about $20,000.

BINGHAMTON, N. Y.—H. D. Best & Co., 320 5th av, N. Y. C., have received the general contract to erct a 2-sty reinforced concrete and brick warehouse and stable in Clinton st, for the Standard Oil Co., 28 Broadway, N. Y. C., owner; H. C. Folger, Jr., president; Richard C. Veit, secretary, and Richard P. Tinsley, treasurer. C. A. Ellis, 26 Broadway, N. Y. C., architect. Cost, about $30,000.

SCHOOLS AND COLLEGES.

FRANKFORT, N. Y.—Alfred Musso, of this place, has received the general contract to erect an addition to the high school in Frankfort st, for the Board of Education of Union Free School District No. 9, Thos. Honohan, clerk in charge of bids; Wm. H. Shepard, president of building committee. Fuller & Robinson, 95 State st, Albany, N. Y., are architects. Frank W. Dwyer, Amsterdam, N. Y., is steam engineer. Cost, about $45,000.

PORT READING, N. J.—The Board of Education of Woodbridge Township have awarded to the Fred Christensen Construction Co., at $17,839, the contract for remodeling and enlarging school No. 9, at Port Reading.

THEATRES.

3D AV.—Zimmerman & Gothelf, at site, have received the general contract to erect a 2-sty brick and terra cotta moving picture theatre, 25x100 ft, at 1938 3d av, for Morton H. C. Foster & Bros., 1971 3d av, owners of land. James Roddy, 53 Christopher st, is lessee. Lewis Leining, Jr., 160 5th av, is architect. Cost, about $10,000.

MISCELLANEOUS.

NEW ROCHELE, N. Y.—The Henri Steers Contracting Co. has received the contract to build the extension of the New York, Westchester & Boston Railway branch from New Rochelle to Portchester. This section of the road will cost about $6,500,000, against $33,000,000 for the line from West Farms to White Plains. It is expected that something will soon be heard of the proposed extension from White Plains to Danbury, Conn., which is contemplated.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

CATHEDRAL PARKWAY, 47-57, 10-sty brick and stone apartments, 125x100; cost, $500,000; owner, John A. Sonntag, 2 Lenox av; architects, Neville & Bagge, 217 West 125th st. Plan No. 254.

111TH ST, 24-30 West, 5-sty brick tenement, 100x59; cost, $80,000; owner, Fil Mil Realty Co., 132 Nassau st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 252.

115TH ST, n s, 125 e of Manhattan av, 6-sty brick tenement, 120x87; cost, $150,000; owner, 114th St and 7th Av Co., Max Weinstein, Pres., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 256.

CHURCHES.

105TH ST, 165 West, 3-sty brick chapel, 40x90; cost, $65,000; owners, West End Presbyterian Church, Geo. W. Elkins, Pres., 32 Hamilton terrace; architect, Frank Freeman, 132 Nassau st. Plan No. 258.

SCHOOLS AND COLLEGES.

85TH ST, 123-5 East, 4-sty brick school, 34x75; cost, $40,000; owners, Yorkville Jewish Religious School, 123-5 East 85th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 257.

STABLES AND GARAGES.

79TH ST, 406 East, 3-sty brick garage, 25x100; cost, $20,000; owner, James Fay, 169 East 90th st; Architects, Griffin & Wynkoop, 30 Church st. Plan No. 259.

24TH ST, 139-141 East, 1-sty brick stable, 44x98; cost, $8,000; owners, Fiss, Doerr & Carroll Co., Fred. Wagner, Pres., 153 East 24th st; architect, Mitchel Bernstein, 131 East 23d st. Plan No. 260.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST, 150-156, 12-sty brick loft, 100x95; cost, $225,000; owners, Aberdeen Realty Co., John A. Murray, Pres., 49 Wall st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 251.

25TH ST, 108-110 West, 12-sty brick store and lofts, 40x74; cost, $150,000; owner, 108 West 25th St. Const. Co., 1133 Broadway; architect, Max Zipkes, 220 5th av. Plan No. 253.

THEATRES.

107TH ST, 201 East, 2-sty brick moving picture theatre, 25x100; cost, $16,000; owner, James Roddy, 19 East 9th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 250.

MISCELLANEOUS.

AMSTERDAM AV, 1141, 4-sty brick laboratory, 35x100; cost, $30,000; owners, Columbia University, Nicholas M. Butler, Pres., Amsterdam av and 116th st; architects, McKim, Mead & White, 101 Park av. Plan No. 249.

VANDEWATER ST, 37-39, 1-sty brick toilet, 14x10; cost, $400; owners and architects, Rich & Deeves, 58 West 83d st. Plan No. 257.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST, s s, 100 w Elton av, 5-sty brick tenement, plastic slate roof, 50x86; cost, $50,000; owner, Cedar Construction Co., Jos. L. Lese, 35 Nassau st, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 313.

HOE AV, e s, 300 s Jennings st, 5-sty brick tenement, plastic slate roof, 50x87.2; cost, $50,000; owners, O'Rourke Bros. Co., Patrick O'Rourke, 3185 Hull av, treasurer; architects, Tremont Architectural Co. 401 Tremont av. Plan No. 314.

166TH ST, n s, 153.83 w Washington av, 6-sty brick tenement, slag roof, 59.25x77; cost, $50,000; owners, Rafink Constn. Co., Herman Finkelstein, 405 East 99th st, Pres.; architect, Chas. B. Meyers, 1 Union Square. Plan No. 316.

143D ST, n s, 107.58 w Willis av, 5-sty brick tenement, plastic slate roof, 56.3x87.8; cost, $55,000; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 324.

EAGLE AV, e s, 126.82 n 149th st, two 5-sty brick tenements, tin roof, 60x87.6; cost, $120,000; owners, St. Mary's Park Realty Co., Millard Marcuse, 547 Westchester av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 325.

VILLA AV, e s, 171.51 s Van Cortlandt av, 4-sty brick tenement, tin roof, 50x80; cost, $25,000; owner, Angela M. Monaco, 2165 Villa av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 321.

CHURCHES.

MARTHA AV, n w cor 240th st, 1-sty brick church and Sunday school, 80x50, slate roof; cost, $22,500; owners, Church Extension Com. of the Presbytery of N. Y., 156 5th av; architect, Eli Benedict, 1947 Broadway. Plan No. 315.

166TH ST, n s, 66 e Nelson av, 1-sty frame church, shingle roof, 33.2x60.9; cost, $4,500; owners, Woodycrest M. E. Church, Albert E. Davis, 1000 Ogden av, trustee; architect, B. O. Hood, 101 West 163d st. Plan No. 319.

DWELLINGS.

245TH ST, s s, 345.77 e Fieldstone rd, 2½-sty stone and terra cotta block dwelling, tile roof, 53x34; cost, $10,000; owner, Parkway Heights Co., J. R. Delafield, 27 Cedar st, Pres.; architects, Mann & MacNeille, 70 East 45th st. Plan No. 329.

STORY AV, n s, 100 e Olmstead av, three 2-sty frame dwellings, tin roof, 16.8x54; cost, $10,500; owner, Mink Constn Co., Adam Mink, 2163 Quimby av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 327.

FACTORIES AND WAREHOUSES.

HUGHES AV, e s, 100 s 189th st, 2-sty brick stable and storage, plastic slate roof, 50x82.5; cost, $8,000; owner, Chas. Shapiro, 4485 3d av; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 318.

STABLES AND GARAGES.

WASHINGTON AV, No. 1727, 1-sty corrugated iron garage, 18x18; cost, $500; owner and architect, Dr. I. A. Lehman, on premises. Plan No. 323.

STORES AND DWELLINGS.

PLYMPTON AV, w s, 44.2 s Boscobel av, brick 3-sty store and dwelling, plastic slate roof, 25x55; cost, $6,000; owner, Fredk. S. Myers, 648 Broadway; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 317.

STORES, OFFICES AND LOFTS.

BOSTON ROAD, w s, 174.17 n 180th st, 1-sty brick stores and theatre, slag roof, 43.7x126.23; cost, $7,000; owners, Land Realty Co., J. A. Steinmetz, 1009 East 180th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 320.

STORES AND TENEMENTS.

SOUTHERN BOULEVARD, s w cor Barretto st, four 5-sty brick stores and tenements, tin roof, 50x93, 74x95, and 77x95; cost, $240,000; owner, Baronet Realty Co., Hyman Adelstein, 71 Nassau st, Pres.; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 326.

THEATRES.

3D AV, w s, 93 s 180th st, open air theatre, 80x85; cost, $2,000; owners, Bronx Variety Co., Harry C. Hartell, 510 West 184th st, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 322.

SOUTHERN BOULEVARD, w s, 100 n 180th, open air theatre, 41x80; cost, $800; owner, Harry Meyer, 2000 Mapes av; architect, John T. Rigney, 1139 Tiffany st. Plan No. 328.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BALTIC ST, s s, 175 w Bond st, 4-sty brick tenements, 30.6x57, gravel roof, 8 families; cost, $10,000; owner, Guiseppe Gevaniello, 88 Butler st; architect, Max Hirsch, 391 Fulton st. Plan No. 2579.

FLOYD ST, n s, 230 w Marcy av, 4-sty brick tenement, 25x80, tin roof, 12 families; cost, $12,000; owner, Abraham N. Bernstein, 746 Flushing av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2602.

54TH ST, s s, 240 w 15th av, two 4-sty brick tenements, 47.7x89.2, tin roof, 16 families each; total cost, $60,000; owners, Ruca & Mastronard, 367 Fulton st; architect, Renrock Const. Co., 150 Nassau st. Plan No. 2721.

DWELLINGS.

MIDWOOD ST, s s, 265 e Brooklyn av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $3,000; owner, Pietro Muscarello, 492 Midwood st; architect, Alex. McLean, 883 East 35th st. Plan No. 2575.

MERMAID AV, n s, 37.6 w West 31st st, three 1-sty frame dwellings, 28x22, rubberoid roof, 1 family; cost, $500; owner, Dr. Sigmund Harris, 257 13th st; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2577.

SCHENCK AV, e s, 106 n Pitkin av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owner, Geo. Stakey, 301 Schenck av; architect, Louis Berger, Myrtle and Cypress avs. Plan No. 2591.

SURF AV, s e cor West 32d st, 1-sty frame dwelling, 12x26, gravel roor, 1 family; cost, $250; owner, Arthur Merkel, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2697.

CRESCENT ST, e s, 180 s Vienna av, 1-sty brick dwelling, 20x55, gravel roof, 1 family; cost, $1,800; owner, Michael Mattera, 185 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2629.

SACKETT ST, s s, 192 e Nevins st, 3-sty brick dwelling, 20x37, gravel roof, 2 families; cost, $4,000; owner, Raffale Feineno, 573 Sackett st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2628.

EAST 5TH ST, e s, 160 n Av N, six 2-sty concrete dwellings, 18.3x28.9, tin roof, 1 family each; total cost, $19,500; owner, Thos. Faulkner, 280 Broadway, N. Y.; architect, C. R. Van Deusen, Seminole av, Hollis, N. Y. Plan No. 2643.

MARLBOROUGH RD, s e cor Foster av, 2-sty frame dwelling, 29x28, shingle roof, 1 family; cost, $4,000; owner, E. R. Strong, 599 East 21st st; architects, Slee & Bryson, 154 Montague st. Plan No. 2634.

SUTTER AV, n s, 20 w Sheridan av, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, $5,000; owner, C. De Falco, 189 Orchard st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 2640.

VANDERBILT AV, e s, 100 s Lafayette av, 1-sty brick dwelling, 11.6x37.6, gravel roof, 1 family; cost, $1,100; owner, Leonard Klinger, 319 14th st; architect, Wm. Debus, 86 Cedar st. Plan No. 2627.

LAKE ST, e s, 117.3 n Av T, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, $3,500; owner, Wm. Mayhew, 208 Van Siclen st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2649.

LAKE ST, e s, 99.3 n Av T, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, $3,500; owner, Wm. Mayhew, 208 Van Siclen st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2650.

SCOVILLE'S WALK, w s, 200 s Surf av, 1-sty frame dwelling, 18.2x49.1; cost, $600; owner and architect, Mable Goodfellow, 2062 Madison av. Plan No. 2660.

EAST NEW YORK AV, n e cor Rochester av, 3-sty brick dwelling, 24.2x55, tin roof, 2 families; cost, $4,500; owner, Jas. F. Martyn, on premises; architect, John Burke, 603 East 2d st. Plan No. 2670.

KENMORE PL, e s, 160 s Av L, two 2-sty frame dwellings, 21x140, shingle roof, 1 family each; total cost ,$9,000; owner and architect, C. H. Myer & ano, 234 Court st. Plan No. 2722.

30TH ST, s s, 300 e 3d av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, $3,200; owner, C. Poliastro, 154A 30th st; architect, Jos. Hartung, 542 2d st. Plan No. 2734.

FACTORIES AND WAREHOUSES.

STOCKHOLM ST, s s, 100 w Hamburg av, 4-sty brick factory, 46x97.4, gravel roof; cost, $18,000; owner, Kasper Rufer, 248 Central av; architect, John H. Hesterman, 172-4 Hamburg av. Plan No. 2645.

ST. MARK'S AV, n s, 249.10 e Eastern Parkway, 2-sty brick factory, 24x60, gravel roof; cost, $3,500; owner, Minnie Levine, 32 Glenmore av; architects, Cohn Bros., 361 Stone av. Plan No. 2673.

COMMERCIAL & BOX STS, s s, 325 w Manhattan av, 2-sty brick factory, 125.8x81, gravel roof; cost, $20,000; owners, E. G. Saches & Son, 150 Mitten st; architects, Kalbert & Fairington, 217 Monitor st. Plan No. 2724.

17TH ST, s s, 350 w 3d av, 1-sty frame open shed, 20x86, gravel roof; cost, $1,100; owner, Portland Cement Stone Co., on premises; architect, Dominic Ziccaidy, 87 18th st. Plan No. 2726.

STABLES AND GARAGES.

AV G, n s, 40 e East 22d st, 1-sty frame garage, 12x18, shingle roof; cost, $350; owner, Louis E. Fink, 2205 Av G; architect, H. V. B. Ditmas, 2601 Av G. Plan No. 2590.

PARK AV, s s, 200 e Throop av, 2-sty brick garage, 25x97, gravel roof; cost, $7,500; owner, Jacob F. Lunk, 806 Park av; architect, Lew Keon, 9 Debevoise st. Plan No. 2576.

PRESIDENT ST, n s, 210 e Nostrand av, 1-sty steel garage, 12x18, slate roof; cost, $250; owner, C. M. Bishop, 123 President st; architect, H. G. Knapp, 111 Broadway, N. Y. Plan No. 2612.

MANSFIELD PL, s w cor Farragut rd, 1-sty frame garage, 12x18, shingle roof; cost, $500; owner, F. W. Stuart, 604 Mansfield pl; architect, Max Muller, 115 Nassau st. Plan No. 2609.

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ALBEMARLE RD, s s, 100.4 e Coney Island av, 1-sty frame garage, 16x20, —— roof; cost, $200, owner and architect, Daniel Sucher, 657 East 22d st. Plan No. 2677.

CRESCENT ST, e s, 180 s Vienna av, 1-sty frame stable, 14x11, —— roof; cost, $100; owner, Michael Mattera, 180 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2681.

PRESIDENT ST, n s, 210 e Nostrand av, 1-sty steel garage, 12x18, slate roof; cost, $250; owner, C. M. Bishop, 125 President st; architect, H. G. Knapp, 111 Broadway, N. Y. Plan No. 2612.

48TH ST, s w cor 13th av, 1-sty frame garage, 14x18, shingle roof; cost, $400; owner, Rosa Depe, 4805 13th av; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 2655.

2D AV, e s, 65 s 67th st, 1-sty frame garage, 20x18, iron roof; cost, $500; owner, Agnes L. Coogan, 6703 2d av; architect, J. F. Coogan, same address. Plan No. 2651.

STORES AND DWELLINGS.

CLASSON AV, n s, 75 n Park la, 3-sty brick store and dwelling, 19.11x60, slag roof, 3 families; cost, $6,000; owner, Crescenzo Simonelli, 545 Metropolitan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 2688.

NEW UTRECHT AV, n e cor 70th st, 3-sty brick store and dwelling, 22.5x88.1, gravel roof, 2 families; cost, $5,000; owner, Julius Scher, 1560 73d st; architect, F. J. Dassau, 1373 Broadway. Plan No. 2666.

THEATRES.

DEKALB AV, s s, 60 w Sumner av, 1-sty brick moving picture show, 40x91, —— roof; cost, $1,000; owner, Sarah Goldberg, 890 DeKalb av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2710.

4TH st, s s, 97.10 w 8 av, 1-sty brick moving picture show, 60x100 (lot); cost, $250; owner, Brooklyn Impt. Co., 3d av and 3d st; architects, Parfitt Bros., 26 Court st. Plan No. 2636.

PROSPECT AV, n s, 97.9 e 5th av, 1-sty brick open air moving picture show, —x—, iron roof; cost, $250; owner, Fay Barasch, 333 New York av; architect, Louis Danancher, 7 Glenmore av. Plan No. 2663.

ROCKAWAY AV, e s, 150 s Belmont av, new open air moving picture show, —x—; cost, $100; owner, Jas. Landey, 350 Central av; architect, Chas. Mele, 320 Rockaway av. Plan No. 2646.

MISCELLANEOUS.

25TH AV, e s, 450 s Harway av, 1-sty frame amusement platform, 30x20, —— roof; cost, $550; owner, Wm. Dexter, "Ulmer Park"; architect, Richard Marzari, 2818 West 6th st. Plan No. 2625.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING.—Central av, e s, 100 n Broadway, 4-sty brick tenement, 40x71, slag roof, 8 families; cost, $30,000; owner, Flushing Constn. Co., 384 Broadway, Flushing; architect, Jos. A. Holohan, 3 Wilson av, Flushing. Plan No. 1575.

JAMAICA.—Herriman av, e s, 67 n Shelton av, 4-sty brick tenement, 39x83, shingle roof, 14 families; cost, $26,000; owner, Robert Adolph, Hillside av, near Alsop st, Jamaica; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1601.

DWELLINGS.

CORONA.—Eason st, s s, 250 e Alburtus av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; cost, $3,200; owner, A. Schrott, 35 Prospect st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1556.

DUNTON.—Bryant st, e s, 86 n Broadway, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $4,000; owner, Geo. Watt, 18 Sterling pl, Brooklyn; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1564-65.

FLUSHING.—Wilson av, w s, 245 s Sandford av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; cost, $3,200; owner, Patrick O'Connor, Central av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1558.

JAMAICA.—Prospect st, e s, 25 s Atlantic st, 2-sty frame dwelling, 18x38, shingle roof, 2 families; cost, $2,500; owner, Mrs. Rose Elron, 1692 Washington av, Bronx; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1570.

MASPETH.—Clinton av, w s, 225 n Clermont av, 2-sty frame dwelling, 22x36, tin roof, 1 family; cost, $2,800; owner, Jos. Konopa, 142 Clinton st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1574.

NEPONSET.—Seminole st, e s, 198 s Washington av, 2-sty frame dwelling, 29x34, shingle roof, 1 family; cost, $4,500; owner, Neponset Building Co., Neponset; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1569.

RICHMOND HILL.—Greenwood av, w s, 457 n Jamaica av, three 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $9,000; owner, Henry E. Wadem, Lincoln av near Orchard st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1560-1-2.

UNION COURSE.—3d st, s s, 225 w Shaw av, 2-sty frame dwelling, 16x45, tar and gravel roof, 1 family; cost, $2,000; owner, Henry Mollenhauer, Johnson and Jamaica avs, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1563.

WOODHAVEN.—Napier av, w s, 180 s Benedict av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,500; owner, Felipo Milano, Napier av Woodhaven; architect, P. S. Brown, Jamaica. Plan No. 1555.

WOODHAVEN.—Benedict av, w s, 100 s Fulton st, 2½-sty frame dwelling, 20x39, shingle roof, 1 family; cost, $3,500; owner, Edw. Layton, 65 Oceanview av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1559.

WOODHAVEN.—Fulton st, s s, 96 w Woodhaven av, 2-sty frame dwelling, 20x53, tar and gravel roof, 2 families; cost, $2,500; owner, Frederick Reinking, Brandon st, Woodhaven; architect, L. J. Frank, Jr., 206 Crescent st, Brooklyn. Plan No. 1557.

ELMHURST.—Grandview av, e s, 75 n Grove st, 2-sty frame dwelling, 20x32, tin roof, 2 families; cost, $2,000; owner, Jos. Rinaldi, 379 Mott st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 1577.

GLENDALE.—Alpha pl, w s, 106 s Myrtle av, ten 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, $25,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1587.

GLENDALE.—Alpha pl, w s, 306 s Myrtle av, two 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, $5,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1584.

GLENDALE.—Thompson av, e s, 128 s Myrtle av, 2-sty frame dwelling, 20x55, tin roof, 2 families; cost, $4,500; owner, Mrs. Frances Hossken, Thompson av, Glendale; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1583.

JAMAICA.—Alsop st, e s, 100 n Degraw av, 2½-sty frame dwelling, 34x29, shingle roof, 1 family; cost, $5,000; owner, E. J. C. Warner, Jamaica; architect, W. H. Spaulding, 38 Bergen av, Jamaica. Plan No. 1582.

WHITESTONE.—11th av, e s, 175 s Cryders la, 2-sty frome dwelling, 14x35, shingle roof, 1 family; cost, $2,500; owner, R. S. McCall, 112 Cook av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1580.

BELLE HARBOR.—Henly av, e s, 150 n Newport av, 2½-sty frame dwelling, 26x34, shingle roof, 1 family; cost, $5,000; owner, A. Steyer, 44 Court st, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 1595.

CORONA.—Railroad av, n s, 200 e Sycamore av, 2-sty frame dwelling, 20x36, gravel roof, 2 families; cost, $2,200; owner, Antonia DeSantis, 40 Lake st, Corona; architect, Wm. McIntyre, Grand st, Corona. Plan No. 1594.

CORONA.—McKinley st, e s, 207 s Park av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, $1,800; owner, Louis A. Helm, 81 50th st, Corona; architect, W. A. Helm, same address. Plan No. 1591.

GLEN MORRIS.—Church st, e s, 220 s Ridge av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $3,000; owner, Mrs. Hannah Olson, Nebraska av, Dunton; architect, Chas. L. Olson, Dunton. Plan No. 1597.

JAMAICA.—Garibaldi av, n s, 160 w Beryha pl, 2-sty frame dwelling, 20x30, tar and slag roof, 1 family; cost, $1,800; owner, Thomas Cook, 294 Grant st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1589.

JAMAICA.—Magnolia av, w s, 220 n Bath pl, 2½-sty frame dwelling, 26x46, shingle roof, 1 family; cost, $4,200; owner and architect, M. Gilbert, 93 Shelton av, Jamaica. Plan No. 1600.

RICHMOND HILL.—Division av, s s, 110 w Chestnut st, 2½-sty frame dwelling, 32x48, asbestos shingle roof, 1 family; cost, $5,000; owner, Richard Meyerose, Wellin st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1593.

WOODHAVEN.—Syosset st, n s, cor Shaw av, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, $7,000; owner, Wm. Molitor, 163 3d st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1592.

CORONA.—Hayes av, s s, 130 w 48th st, three 2-sty brick dwellings, 20x48, tin roof, 2 families; cost, $10,800; owner, Henry Gange, 120 48th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan Nos. 1604-5-6.

CORONA.—South st, e s, 160 s Fairview av, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, $2,800; owner, John Inglisesa, 1118 Willoughby st, Brooklyn; architect, C. L. Varrone, Corona av, Corona. Plan No. 1617.

DUNTON.—Remington av, e s, 188 s Beaufort st, two 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $4,000; owners, Aronwitz & Moss, 315 Etna st, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1615-1616.

GLENDALE.—Alpha pl, w s, 17 n Cooper av, six 2-sty frame dwellings, 19x55, tin roof, 2 families; cost, $15,000; owner, Henry Schlachter, 65 Schaefer st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1603.

HAMMELS.—Eldert st, e s, 240 s Bay av, four 1-sty frame summer dwellings, 12x28, felt roof, 1 family; cost, $1,400; owner, J. W. Carpenter, 141 Broadway, N. Y. C.; architects, Chesbro Whitman Co., 64th st and 1st av, N. Y. C. Plan Nos. 1609-10-11-12.

MASPETH.—Jansen av, n s, 135 w Washington av, 2-sty brick dwelling, 18x45, tin roof, 2 families; cost, $3,000; owner, Tony Piscotta, 278 Jansen av, Maspeth; architect, Lucian Piscotta, 391 East 149th st, Bronx. Plan No. 1607.

RIDGEWOOD.—Emerson av, w s, 198 s Queens av, three 2-sty brick dwellings, 18x35, tin roof, 2 families; cost, $13,500; owner, Dry Harbor Constn. Co., 915 Kelly av, Bronx; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1619.

ROCKAWAY BEACH.—Bayside rd, s e cor Waverly av, 2-sty brick rectory, 34x51, slate roof; cost, $12,500; owner, Rev. B. Malinowski, Crocherone av, Bayside; architect, L. H. Gille, 1123 Broadway, N. Y. C. Plan No. 1618.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Van Alst av, n w cor 14th st, 1-sty brick factory, 29x21, concrete roofing; cost, $4,000; owners, Howe & Howard, 408 Union av, Mt. Vernon, N. Y. C.; architects, Werner & Windolph, 27 West 33d st, N. Y. C. Plan No. 1566.

LONG ISLAND CITY.—Wilson av, n s, bet 16th and 17th avs, erect temporary storehouse, 30x16, paper roof; cost, $100; owner, A. McMullan, Jackson av and 1st st. Woodside. Plan No. 1590.

HOTELS.

ROCKAWAY BEACH.—Hollywood av, w s, — s L. I. R. R. tracks, 1-sty frame hotel, 28x76, shingle roof; cost, $500; owner, J. Beckelman, premises; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1567.

STABLES AND GARAGES.

RIDGEWOOD.—Wyckoff av, e s, 210 w Cooper av, two 1-sty brick garages, 44x20, shingle roof; cost, $1,350; owners, Knoor Bros., Irving pl and Decatur st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1571.

ROCKAWAY BEACH.—Division av, e s, 494 n Boulevard, 2-sty frame stable, 15x16, shingle roof; cost, $400; owner, L. Larschrower, 526 Boulevard, Rockaway Beach; architect, J. P. Powers Co., Rockaway Beach. Plan No. 1568.

FLUSHING.—Central av, 188, 1-sty frame garage, 12x18, shingle roof; cost, $250; owner, Thos. L. A. Briggs, premises. Plan No. 1576.

ROCKAWAY PARK.—North Lincoln av, 36, 1-sty frame garage, 12x20, tin roof; cost, $150; owner, R. W. Brodman, 12 Lincoln pl, Rockaway Park. Plan No. 1588.

BAYSIDE.—Montauk av, n e cor 1st st, 1-sty frame garage, 13x18, shingle roof; cost, $250; owner, John Dayton, Bayside. Plan No. 1598.

ELMHURST.—Hampton st, s s, 150 w Whitney av, 1-sty frame garage, 19x22, shingle roof; cost, $800; owner, Wm. Reinhart, on premises. Plan No. 1596.

LONG ISLAND CITY.—Flushing st, s s, 28 e Front st, 1-sty brick garage, 36x46, tin roof; cost, $3,500; owner and architect, National Sugar Co., 480 Kent st, Brooklyn. Plan No. 1608.

WOODHAVEN.—5th st, n s, 180 w Suydam st, 1-sty frame garage, 9x12, shingle roof; cost, $150; owner, F. Norris Scott, 67 5th st, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1614.

STORES, OFFICES AND LOFTS.

JAMAICA.—South st, s s, 31 e Washington st, two 1-sty frame store and dwellings, 16x38, tar and gravel roof, 1 family; cost, $3,200; owners, Sampson & Morris, 272A Halsey st, Brooklyn; architect, W. H. Hendry, 801 Eastern Parkway, Brooklyn. Plan No. 1554.

SOUTH JAMAICA.—Rockaway turnpike, e s, 81 n Southern Boulevard, 2-sty frame store and dwelling, 18x40, tin roof, 1 family; cost, $2,300; owner, Frank Montallo, 1168 2d av, N. Y. C.; architects, Henry & Russel, Vaughan av, So. Jamaica. Plan No. 1573.

RIDGEWOOD.—Cooper av, n s, 52 w Dill pl, 1-sty frame store, 63x35, tin roof; cost, $1,000; owner, Albin Wagner, 419 Dill pl, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1585.

RIDGEWOOD.—George st, e s, 73 s Forest av, 1-sty frame store, 27x25, tin roof; cost, $500; owner, Henry A. Eisner, 1709 Av G, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1586.

ROCKAWAY BEACH.—South Eldert av, w s, 100 s Boulevard, 1-sty frame office, 8x7, tin roof; cost, $25; owner, Jacob Klein, 9 Bruce pl, Rockaway Beach. Plan No. 1579.

WHITESTONE.—11th av, s e cor 2d av, 1-sty brick storehouse, 10x11, tin roof; cost, $250; owner, Adam Knabb, premises; architect, A. B. Lent, Whitestone. Plan No. 1613.

STORES AND TENEMENTS.

WINFIELD.—Woodside av, n s, 60 e Myers av, two 3-sty brick stores and tenements, 22x58, tin roof, 3 families; cost, $12,000; owner, Aug. Mickman, 1 Market st, N. Y. C.; architect, Gustave Erda, 326 Manhattan av, Brooklyn. Plan No. 1602.

THEATRES.

JAMAICA.—Washington st, s e cor South st, erect open airdrome, 64x159; cost, $800; owners, Sampson & Morris, 272A Halsey st, Brooklyn. Plan No. 1553.

RIDGEWOOD.—Myrtle av, n s, 140 w Onderdonk av, two 1-sty frame booths, 13x7, for moving picture machine, tin roof; cost, $1,000; owner, Ridgewood Amusement Co., 189 Eldert st, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1578.

WOODSIDE.—Riker av, 24, erect new brick retaining wall; cost, $75; owner, M. Sandauer, premises. Plan No. 1581.

LONG ISLAND CITY.—Jackson av, s s, 25 e Queens st, erect open airdome; cost, $800; owners and architects, Pfeffer & Connell, 46 Jackson av, L. I. City. Plan No. 1620.

MISCELLANEOUS.

LONG ISLAND CITY.—Van Alst av, n w cor 10th st, erect brick retaining wall; cost, $300; owner, St. Johns Church, premises. Plan No. 1572.

LONG ISLAND CITY.—William st, n w cor Henry st, erect fence, 186x10; cost, $500; owner, Chas. A. Christman, 530 West 57th st, N. Y. C. Plan No. 1550.

Richmond.

CHURCHES.

BEACH ST & ST PAUL'S AV, n e cor, 2 & 3-sty brick church and parish house, 55x100; cost, $80,000; owner, Evangelical Lutheran Church; architects, Upjohn & Conable. Plan No. 321.

DWELLINGS.

MANHATTAN ST, e s, 1250 n Depew, Tottenville, 1-sty frame dwelling, 18x20; cost, $4,000; owner, David Percentini, Tottenville; builder, Jos. H. Cummings, Tottenville. Plan No. 353.

CRESCENT AV, n s, bet Jersey and Birchwood avs, New Brighton, 2-sty frame dwelling, 20x30; cost, $3,000; owner and architect, Henry F. Comtois, New Brighton; builder, Peter Larsen. Plan No. 354.

CRESCENT & BISMARK AVS, s e cor, New Brighton, 2-sty frame dwelling, 20x30; cost, $3,000; owner and architect, Henry F. Contois, New Brighton; builder, Peter Larsen, New Brighton. Plan No. 355.

BACHANON AV, w s, 240 s w Bk rd, Staten Island, 1-sty frame dwelling; cost, $150; owners, Commonwealth Building Co., 50 Church st, N. Y. C.; architect and builder, G. E. Halstead, 50 Church st, N. Y. C. Plan No. 314.

CRESCENT AV, n s, 400 e Boulevard, Great Kills, 1-sty frame bungalow, 16x28; cost, $500; owner, Otto Roman, 350 18th st, Weehawken, N. J.; architect and builder, Gustave Ross, 301 Madison st, Hoboken, N. J. Plan No. 325.

DANIEL LOW TERRACE, e s, 100 n Vine st, New Brighton, four 2-sty frame dwellings, 29x28; cost, $18,000; owner, Alonzo B. Pouch, New Brighton; architect, Fred. Putnam Platt, 1123 Broadway, N. Y. C. Plan No. 312.

ELM AV, n s, 40 w 3d st, Grant City, 1-sty frame bungalow, 12x26; cost, $330; owner, Blanche Lesurd, 377 East 157th st, N. Y. C.; builder, Al Alverson, Grant City. Plan No. 346.

END OAKWOOD LANE, w s, Oakwood, 1-sty frame home, 39x20; cost, $700; owner, Land & Sea Church, 61 Henry st, N. Y. C.; builders, Drake & Bush, Port Richmond. Plan No. 332.

HIGHLAND AV, w s, 350 s Amboy rd, Great Kills, 2-sty frame dwelling, 26x38; cost, $2,900; owner, Geo. W. Swanson; architect, I. E. Wort, Rossville; builders, Schmidt & Borkesley, Rossville. Plan No. 326.

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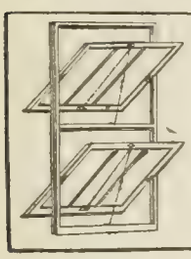
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Plans Filed, Richmond (Continued.)

JAMES ST, w s, 175 n Chestnut st, Staten Island, 2-sty frame dwelling, 22x28; cost, $2,400; owner, Emily E. Collins, Tottenville; architect and builder, Chris. Petersen, Tottenville. Plan No. 315.

LAUREL AV, s s, 1085 e Van Duzer, Stapleton, 2-sty frame dwelling, 22x29; cost, $2,000; owner, Wm. Kennettier, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 351.

LINCOLN AV, n s, 80 e 2d st, Midland Beach, 1-sty frame bungalow, 12x20; cost, $75; owner, W. F. Schmidt, 231 Tremont av, Bronx; builder, E. E. Kottenbach, 55 Duane st, N. Y. C. Plan No. 316.

LINCOLN AV, n s, 40 w 2d st, Grant City, 1-sty frame bungalow, 14x30; cost, $450; owner, M. F. Fleischhouse, 58 West 135th st, N. Y. C.; builder, A. Alverson, Midland Beach. Plan No. 343.

MIDLAND AV, n s, 80 w 7th st, Grant City, 1-sty frame bungalow, 14x30; cost, $375; owner, Mrs. P. Cassidy, 149 West 128th st, N. Y. C.; builder, A. Alverson, Midland Beach. Plan No. 342.

MIDLAND AV, w s, 60 e 3d st, Grant City, 1-sty frame bungalow, 14x30; cost, $400; owner, Ralph Esposito, 337 8th av, N. Y. C.; builder, A. Alverson, Midland Beach. Plan No. 341.

NEPTUNE ST, e s, 250 s Britton lane, New Dorp, 1-sty frame bungalow, 24x28; cost, $305; owner, Mrs. V. J. Gallagher, 508 West 178th st; builder, Aug. Mathon, Grant City. Plan No. 335.

NEPTUNE ST, e s, 280 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x28; cost, $305; owner, Mrs. W. J. Gallagher, 508 West 178th st; builder, Aug. Mathon, Grant City. Plan No. 348.

NEPTUNE ST, w s, s w cor Britton la, New Dorp, 1-sty frame bungalow, 14x32; cost, $410; owner, A. E. Willis, 315 4th av; builder, Aug. Mathon, Grant City. Plan No. 349.

NEW DORP LA, w s, 260 n Cedar Grove, New Dorp, 1-sty frame bungalow, 14x31; cost, $415; owner, A. Debus, 550 7th av, N. Y. C.; builder, Aug. Mathon, Grant City. Plan No. 350.

ON BEACH, 75 e Broadway, South Beach, 1-sty frame bungalow, 14x22; cost, $150; owner, W. E. Osborn, 58 Moffett st, Brooklyn; builder, A. T. Nichol, West New Brighton. Plan No. 317.

OLD ST RD, e s, 70 s Merrill av, Bull's Head, 2-sty frame dwelling, 20x28; cost, $2,300; owner, Michele Menditto, Bull's Head; architect and builder, Jos. Fortora, Bull's Head. Plan No. 339.

MIDLAND AV, e s, 60 s 9th st, Grant City, 1-sty frame bungalow, 14x22; cost, $300; owner, Rose Ewald, 139 Beech st, Yonkers; builder, Chas. E. Lockwood, Midland Beach. Plan No. 331.

SOUTH AV, e s, 800 s Railroad, Mariner's Harbor, 2-sty frame dwelling, 20x37; cost, $1,000; owner, A. Kruger, Mariner's Harbor; architect and builder, James Fish, Stapleton. Plan No. 310.

SEASIDE BOULEVARD, s s, 150 n Sea av, South Beach, 1-sty frame bungalow, 18x30; cost, $300; owner and builder, Chas. Adrien, 53 Beaver st, N. Y. C. Plan No. 323.

WATERSIDE ST, n s, 120 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x26; cost, $423; owner, James Flynn, New York City; builder, B. B. Babbitt, New Dorp. Plan No. 327.

WILLARD AV, w s, 40 n Watchoqu rd, West New Brighton, 2-sty frame dwelling, 24x30; cost, $3,500; owner, G. H. Turner, West New Brighton; architect, Orson Makely, New Brighton; builder, G. Erickson, West Brighton. Plan No. 329.

WEST BANK RD, w s, 80 n Vedder av, Granteville, 2-sty frame dwelling, 20x32; cost, $1,500; owner, Geo. Gale, Jr., Granteville; architect and builder, F. Depuy, Granteville. Plan No. 338.

6TH ST, s s, 160 e Midland av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $300; owner, John Lane, 257 West 68th st, N. Y. C.; builder, Chas. E. Lockwood, Midland Beach. Plan No. 330.

6TH ST, w s, 200 n Midland av, Midland Beach, 1-sty frame bungalow, 16x20; cost, $332; owner, Arthur O. Buis, 581 West 48th st, N. Y. C.; builder, Frank E. Parsons, Midland Beach. Plan No. 337.

6TH ST, e s, 100 — Midland av, Grant City, 1-sty frame bungalow, 14x30; cost, $600; owner, Thos. J. Hanley, Grant City; builder, A. Alverson, Grant City. Plan No. 345.

22D ST, s s, 160 e Elm av, Grant City, 1-sty frame bungalow, 12x26; cost, $275; owner, Dr. F. K. Ruff, 343 West 23d st; builder, A. Alverson, Midland Beach. Plan No. 344.

BAYWAY, e s, 275 s Arlington av, Tottenville, 1-sty frame bungalow, 20x39; cost, $700; owner, E. G. Johansen, Tottenville; builder, J. Johanson, Tottenville. Plan No. 347.

MUNICIPAL WORK.

CLOVE AV, s s, 75 e Targee st, Stapleton, 3-sty brick fire-house, 43x74; cost, $46,500; owner, City of New York; architects, MacDonald & Reddy, N. Y. C. Plan No. 324.

SHOPS.

AMBOY RD, n s, 380 e Richmond Valley rd, Richmond Valley, 1-sty frame harness shop, 14x26; cost, $550; owner, M. C. Agress, Tottenville; builder, G. Dessosway, Tottenville. Plan No. 322.

CHURCH ST, e s, 100 s Broadway, Tottenville, 1-sty frame blacksmith, 20x26; cost, $95; owner, Tottenville Copper Co., Tottenville; builder, Hans M. Madsen, Tottenville. Plan No. 333.

STABLES AND GARAGES.

ODER AV, w s, 150 w Clove av, Stapleton, 1-sty frame stable, 15x27; cost, $100; owner, Fred. Hassel, Stapleton; builder, August Steinert, Stapleton. Plan No. 318.

MISCELLANEOUS.

CASTLETON & BRIGHTON AVS, s e cor, Tompkinsville, 1-sty frame waiting room, 10x20; cost, $75; owner, Chas. Jensen, Tompkinsville; architect and builder, John Karlson, Tompkinsville. Plan No. 340.

CLOVE AV, 400 n of, 50 w S. I. R. R., Stapleton, 1-sty frame galvanized plant, 25x50; cost, $800; owners, C. D. Durkee & Co., 2 South st, N. Y. C.; builders, Condit & Berry, 2 South st, N. Y. C. Plan No. 319.

MIDLAND AV, s s, Midland Beach, 1-sty frame stand, 12x30; cost, $200; owners, Hinchcliff Bros., Midland Beach; builder, Gustav Penet, Grant City. Plan No. 334.

MAGUIRE RD, e s, 600 s Woodrow st, Princes Bay, 1-sty frame chicken house, 16x30; cost, $75; owner, Mr. Semaline, MacDougal st, N. Y. C.; builder, Ed. Hornan, Princes Bay. Plan No. 320.

VAN DUZER & YOUNG STS, s e cor, Stapleton, 1-sty frame shed, 20x22; cost, $50; owner and builder, John Schultes, Stapleton. Plan No. 336.

SOUTH BEACH AV, w s, 288 s Old Town rd, South Beach, 1-sty frame chicken house, 12x24; cost, $150; owner, Mrs. J. McKay, South Beach; builder, Di Brizzi, Stapleton. Plan No. 328.

3D ST, 219, New Dorp, 1-sty frame shed, 23x24; cost, $75; owner and builder, Jos. P. Detroit, New Dorp. Plan No. 352.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROAD ST, 64-68, reset present projections to 10-sty brick offices; cost, $1,000; owner, Valentine Bldg Co., Alfred H. Morris, Pres., 64-68 Broad st; architect, Chas. H. Richter, 64-68 Broad st. Plan No. 1273.

CHARLES ST, 161, rear extension to 3-sty brick garage; cost, $5,500; owner, Ernest G. W. Woerz, 1 East 63d st; architect, Edward Hahn, Eridge Plaza, L. I. City; builder, Louis Weber Building Co., 1 Madison av. Plan No. 1344.

CHRISTOPHER ST, 129, new windows and store fronts to 4-sty brick stores and tenement; cost, $1,000; owners, Edward Smith Est., George R. Smith, Exr., 154 Greenwich st; architect, Chas. M. Straub, 147 4th av. Plan No. 1280.

COOPER SQ, 5, masonry, new partitions and plumbing to 4-sty brick tenement and store; cost, $600; owners, Germania Fire Ins. Co., Geo. B. Edwards, Pres., 62 William st; architect, Henry Klein, 505 East 15th st. Plan No. 1359.

DIVISION ST, 253-255, new partitions, plumbing, lighting and repair to 3-sty brick dwelling; cost, $1,500; owners, The Rudolph Wallach Co., Jos. H. Newman, Pres., 68 William st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 1332.

EAST HOUSTON ST, 242, alterations to 5-sty brick tenement; cost, $8,000; owner, Eliza S. Kernochan, 174 Madison av; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1293.

EAST HOUSTON ST, 273, carpentry and masonry to 3-sty brick stores and dwelling; cost, $250; owner, Lillian Weber, Broadway and 29th st; architect, Otto Reissmann, 30 1st st. Plan No. 1284.

EXCHANGE PL, 26, removes sidewalk encroachments to 10-sty brick and stone offices; cost, $1,000; owners, Farmers' Loan & Trust Co., Edwin S. Marston, Pres., 22 William st; architect, Robt. Lieshman, 22 William st. Plan No. 1282.

EXCHANGE PL, 20-24, remove building projections to 16-sty brick and stone offices; cost, $1,000; owners, Farmers' Loan & Trust Co., Edwin S. Marston, Pres., 22 William st; architect, Robt. Leichman, 22 William st. Plan No. 1283.

FORSYTH ST, 46, new partitions, masonry and plumbing to 6-sty brick public school; cost, $750; owner, Board of Education, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1322.

GRAND ST, 199-201, masonry and carpentry to 7-sty brick store and lofts; cost, $1,000; owner, Ernest E. Lorillard, 149 Broadway; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1362.

HORATIO ST, 81, masonry and plumbing to 4-sty brick tenement; cost, $275; owner, John Steineck, 50 Bank st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1275.

HUDSON ST, 303-321, water softener of 40,000 gals. to 9-sty brick factory; cost, $750; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 2 Madison Sq N. Plan No. 1357.

MADISON ST, 168, masonry and new partitions to 4-sty brick tenement; cost, $600; owner, Morris Stitch, 168 Madison st; architect, Morris Schwartz, 394 Bowery. Plan No. 1268.

MADISON ST, 228, reset stairs and erect dumbwaiter shaft to 4-sty brick loft; cost, $250; owner, Jacob Sapherstein, 228 Madison st; architect, Lawrence E. Spillane, 245 East 80th st. Plan No. 1308.

NASSAU ST, 72-74, masonry and new store front to 4-sty brick stores and lofts; cost, $625; owner, George Ehret, 93d st and 3d av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1315.

NASSAU ST, 55, new iron columns and store front to 5-sty brick offices and stores; cost, $450; owner, Caroline T. Kissel, 32 Liberty st; architect, Leonitas E. Denslow, 44 West 18th st. Plan No. 1270.

NASSAU ST, 5, removal of encroachments to 23-sty office building; cost, $2,000; owners, The Hanover National Bank, William Woodward, president, Pine and Nassau sts. Plan No. 1334.

PEARL ST, 159, alterations to 5-sty brick bank and offices; cost, $15,000; owners, Seaman's Bank for Savings, 76 Wall st; architect, Ernest Greene, 5 Beekman st. Plan No. 1276.

PECK SLIP, 43, masonry and new smoke rooms to 4-sty brick store and lofts; cost, $5,000; owners, The General Fish Co., Chas. Cohen, president, 35 Essex st; architects, Comyons & Todaro, 147 4th av. Plan No. 1335.

SPRING ST, 206, new marquise, elevator shaft and fireproof doors to 5-sty brick warehouse; cost, $1,000; owners, Trautine & Latorrace, 206 Spring st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1264.

VESEY ST, 57, reset store front to 4-sty brick store; cost, $100; owner, Estate of Henry Cory, 207 Greenwich st; architect, Ralph V. Kennelly, 1 Condict st, Jersey City, N. J. Plan No. 1265.

VESEY ST, 90, steel and iron awning to 3½-sty brick store and loft; cost, $450; owner, Wm. McCarren, 90 Vesey st; architect, A. Mugler, 1905 Davidson av. Plan No. 1312.

WALL ST, 40-2, 2-sty extension to 12-sty brick and stone offices; cost, $3,000; owners, Merchants' National Bank, Stephen Baker, president, 40-2 Wall st; architect, James B. B. Baker, 156 5th av. Plan No. 1271.

WASHINGTON ST, 699, masonry to 4-sty brick offices; cost, $250; owners, The Fleischmann Co., Julius Fleischmann, president, Cincinnati, Ohio; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 1272.

WEST ST, 250-3, new tanks, supports and enclosures to 11-sty brick factory; cost, $30,000; owners, Varick Realty Co., 398 Washington st, Geo. P. Dixon, president, 2 Wall st; architect, Clarence L. Sefert, 110-12 West 40th st. Plan No. 1267.

WHITE ST, 2, masonry and new store fronts to 2-sty brick restaurant and store; cost, $200; owner, Christian F. Miller, 205 Hewes st, Brooklyn; architect, Max Cohen, 280 Bedford av, Brooklyn. Plan No. 1291.

3D ST, 306-8 East, iron beams to 3-sty brick dwelling and bath; cost, $1,000; owner, Audubon Mortgage Co., 160 Nassau st; architect, Jacob Fisher, 25 Av A. Plan No. 1266.

6TH ST, 252-256, reset store front to 4-sty brick stores and loft; cost, $200; owners, Benjamin Sprink et al, 275 6th av; architect, Chas. Gens, 158 7th av. Plan No. 1278.

7TH ST, 130-132 East, masonry, new store and partitions to 7-sty brick store and lofts; cost, $10,000; owner, L. W. Schwenk, 294 Bedford av, Brooklyn; architect, John Bergensen, 153 West 126th st. Plan No. 1354.

8TH ST, 7 West, masonry and new partitions to 3-sty brick residence; cost, $600; owner, Hannah E. Walke, P. O. Box 84, Ossining, N. Y.; architect, Henry H. Holly, 39 West 27th st. Plan No. 1281.

8TH ST, 26 West, alterations to 3-sty brick dwelling; cost, $600; owner, Robt. M. Bush, 347 5th av; architect, Robt. Hyde, 28 East 23d st. Plan No. 1314.

8TH ST, 49 East, new stairs and store front to 4-sty brick store and lofts; cost, $500; owners, Sailors' Snug Harbor Association, 31 Nassau st; architect, Richard Deeves, 58 West 83d st. Plan No. 1304.

16TH ST, 358-364 West, masonry to 6-sty brick warehouse; cost, $250; owner, Edward W. C. Arnold, 30 Broad st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1310.

16TH ST, 114-16, 7,500-gal. steel pressure tank to 12-sty brick lofts; cost, $1,100; owner, 16th St. Realty Co., Alex. S. Fisher, president, 66 Broadway; architect, Earl C. Maxwell, 30 Church st; Earl C. Maxwell Co., builders, 30 Church st. Plan No. 1351.

22D ST, 527-529 West, masonry and new door to 2, 4 and 5-sty brick warehouse; cost, $200; owners, Chas. R. Christy et al, 149 Broadway; lessee, American Tobacco Co., 111 5th av; architect, W. B. Rosencrantz, 111 5th av. Plan No. 1292.

27TH ST, 57 West, rear extension to 4-sty brick stores and offices; cost, $2,000; owners, Est. of Townsend Underhill, A. D. Weeks, exr., 45 William st; architect, Thos. H. Styles, 1451 Broadway. Plan No. 1316.

29TH ST, 321-323 West, masonry, new roof, stairs and partitions to 4-sty brick dwelling; cost, $1,800; owner, Frederick Paffet, 328 West 29th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1217.

29TH ST, 12 to 16 East, masonry and new stairs to three 3 and 4-sty brick dwellings; cost, $150; owner, Convent of Marie Repartrice, 16 East 29th st; architect, Adolph Balschun, 483 Willis av. Plan No. 1305.

31ST ST, 230 West, rear extension to 4-sty brick laboratory; cost, $1,000; owner, Caswell-Massey Co., 230 West 31st st; architect, Clarence W. Meyers, 165 Broadway. Plan No. 1330.

34TH ST, 45 West, fireproof shed to 12-sty brick stores and offices; cost, $175; owner, Monolith Realty Co., Samuel Green, Pres., 45 West 34th st; architect, Herman N. Lubet, 45 West 34th st. Plan No. 1331.

38TH ST, 134 West, masonry, new stairs and show window to 2-sty brick shoe store; cost, $800; owner, John G. Wendel, 175 Broadway; architects, Seymour & Schonewald, 7 West 42d st. Plan No. 1279.

41ST ST, 303 West, masonry and general repairs to 4-sty brick restaurant and dwellings; cost, $250; owner, Bernard Kaisch, 252 West 76th st; architect, Henry Otis Austin, Grand Central Terminal Building. Plan No. 1338.

43D ST, 548 West, new partitions and plumbing to 5-sty brick tenement; cost, $250; owner, Chas. P. Caldwell, 56 Ives st, Forest Hills, Queens; architect, Fred. Jacobsen, 132 East 23d st. Plan No. 1326.

44TH ST, 203 East, alterations to 4-sty brick tenement; cost, $15,000; owner, Henry Hof, 86 Argyle rd, Brooklyn; architect, M. J. Harrison, 230 Grand st. Plan No. 1296.

46TH ST, 120 West, new partitions and plumbing to 5-sty brick school; cost, $1,350; owner, Board of Education, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1323.

46TH ST, 335 East, side extension to 2-sty brick studio; cost, $10,000; owners, Donnelly & Rini, 45 West 54th st; architect, William A. Delano, 4 East 39th st. Plan No. 1367.

48TH ST, 30 West, masonry for new entrance to 4-sty brick residence and office; cost, $3,000; owner, Dr. Wm. H. Vanden Burg, 30 West 48th st; architect, H. F. Ballantyne, 244 5th av. Plan No. 1286.

50TH ST, 81 West, new stairs and store front to 5-sty brick stores and tenement; cost, $500; owner, Thacher Estate, Yarmouth, Mass.; architect, Jas. W. Cole, 403 West 51st st. Plan No. 1306.

54TH ST, 39 West, fireproof elevator shaft to 4-sty brick and stone residence; cost, $900; owner, John T. Willets, 39 West 54th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1339.

55TH ST, 28 East, front extension and 2-sty addition to 4-sty brick store and apartments; cost, $20,000; owner, S. H. Freeman, 34 Pine st; architect, E. Wilbur, 120 Liberty st. Plan No. 1336.

57TH ST, 238-44 East, masonry and iron glass partitions to 4-sty brick school; cost, $1,400; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1347.

57TH ST, 26 East, masonry, new store front and elevator shaft to 6-sty brick and stone interior decorative; cost, $8,000; owner, John H Rogers, 26 Broadway; lessee, Frank N. Dowling, Far Rockaway, N. Y.; architect, Wm. G. Hamessen, 473 5th av. Plan No. 1356.

58TH ST, 35-41 East, side extension and 1-sty addition to 2-sty brick garage; cost, $15,000; owner, John D. Crimmins, 41 East 68th st; architect, Eli Benedict, 1947 Broadway. Plan No. 1365.

59TH ST, 430 East, alterations to 6-sty brick lofts; cost, $500; owner, Samuel Hegman, 66 Broadway; architect, Frank J. Schercik, 4168 Park av. Plan No. 1313.

59TH ST, 318-320 East, electric sign to 5-sty brick stores and dwelling; cost, $75; owner, Chas. J. Schlesinger, 7 Stanton st; builder, O. J. Gude Co., 220 West 42d st. Plan No. 1302.

63D ST, 220 East, new floor, doors and plumbing to 5-sty brick public school; cost, $750; owner, Board of Education, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1324.

64TH ST, 26 East, masonry, fireproofing, new elevator and shaft to 4-sty brick and stone dwelling; cost, $1,000; owner, Mrs. Louise Tillinghast, 26 East 64th st; architect, Chas. H. Dalhauser, 441 East 85th st; builders, Muldoon Bros., 1245 Madison av. Plan No. 1318.

65TH ST, 143-53 West, masonry, partitions and fireproof doors to 5-sty brick High School Commerce; cost, $1,200; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1349.

70TH ST, 155 East, rear extension to 5-sty brick dwelling; cost, $10,000; owner, Dr. Dever S. Byard, 155 East 70th st; architects, Trowbridge & Ackerman, 62 West 45th st. Plan No. 1277.

73D ST, 163 East, masonry and new terra cotta partitions to 2-sty brick garage; cost, $300; owner, James McLean, 99 John st; architect, Patrick J. Murray, 2 Mitchell pl; builder, A. Hamilton & Sons, 116 East 28th st. Plan No. 1368.

77TH ST, 336 West, masonry to 5-sty brick and stone residence; cost, $150; owner, Emelda B. Chisholm, 336 West 77th st; architect, Francis W. Ullman, 1431 Lexington av. Plan No. 1301.

79TH ST, 120 East, sleeping compartment on roof to 4-sty brick dwelling; cost, $1,500; owner, R. Stuyvesant Pierrepont, 120 East 79th st; architect, Howard M. Peck, 25 East 26th st; builders, James McWalters & Sons, 2432 Broadway. Plan No. 1340.

83D ST, 218 West, front extension to 3-sty brick express station; cost, $2,000; owners, Borough Express, Fred H. Platt, president, 2 Rector st; architect, John W. Kearney, 220 West 107th st. Plan No. 1343.

86TH ST, 169 East, rear extension to 4-sty brick offices; cost, $10,000; owner, Loew's Theatrical Enterprise, Marcus Loew, president, 260 West 42d st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1342.

88TH ST, 1 West, new elevator enclosure to 5-sty brick and stone club; cost, $5,000; owners, The Progress Club, Louis Steckler, Pres, 61 West 88th st; architect, Henry B. Herts, 35 West 31st st. Plan No. 1300.

88TH ST, 108-10 East, masonry and new partitions to 5-sty brick school; cost, $8,650; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1348.

95TH ST, 312-18 East, side extension to 5-say brick factory; cost, $7,500; owners, Central Star Verein, Fred Hauff, president, 312-18 East 95th st; architects, Felber Engineering Works, John J. Plunkett, president, 103 Park av. Plan No. 1345.

100TH ST, n s, 145 e 5th av, addition to roof to 5-sty brick hospital; cost, $2,000; owners, Mt. Sinai Hospital, J. Goodhart, Vice-Pres., 100th st and 5th av; architect, Arnold W. Brunner, 101 Park av. Plan No. 1329.

100TH ST, 235 East, building raised to 1-sty brick lofts; cost, $1,000; owner, Leonhard Weill, 128 Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 1337.

101ST ST, s s, 130 e 5th av, new entrance to 5-sty brick kitchen; cost, $600; owners, Mt. Sinai Hospital, J. Goodhart, Vice-Pres, 100th st and 5th av; architect, Arnold W. Brunner, 101 Park av. Plan No. 1327.

103D ST, 5-15 East, masonry and new partitions to 5-sty brick school; cost, $3,500; owner, Department of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1350.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 5, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 16th day of June, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Rochelle, Ill. The building is one story, basement, and mezzanine, and has a ground area of approximately 4,000 square feet; fireproof construction except the roof, brick and stone facing, and tin roof. Drawings and specifications may be obtained from the custodian at Rochelle, Ill., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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116TH ST, 147 East, masonry, iron and new partitions to 4-sty brick stores and dwelling; cost, $2,500; owner, Edgar N. Sidman, 147 East 116th st; architect, Herman J. Pringel, 306 East 59th st. Plan No. 1363.

121ST ST, 21 West, masonry and new partitions to 4-sty brick sanitarium; cost, $150; owners, Farmers Loan & Trust Co., Edwin S. Marston, Pres., 22 William st; architect, Robt. Leichman, 22 William st. Plan No. 1307.

135TH ST, 46 West, masonry and steel to 2-sty brick printing office; cost, $500; owner, Christian N. Meyer, 151 East 23d st; architect, Henry Davidson, 400 West 23d st; builders, Watson Constn. Co., 123 William st. Plan No. 1366.

AV A, 66, new partitions and skylight to 4-sty brick tenement and stores; cost, $500; owner, Margarite Keonig, 66 Av A; architect, Otto Reissmann, 30 1st st. Plan No. 1361.

BOWERY, 104-106, reset stage to 4-sty brick tenement and stores; cost, $800; owner, Joseph R. Husson, 360 West 57th st; architect, Otto Reissmann, 30 1st st. Plan No. 1360.

BOWERY, 312-14, masonry, new stage and fireproofing to 3-sty brick store, loft and theatre; cost, $3,000; owner, Abraham King, 527 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1329.

Plans Filed—Alterations (Continued).

BROADWAY, 371, alterations to 5-sty brick lofts; cost, $5,000; owner, Carlton C. Peck, 2010 Broadway; architect, J. A. Hays, 2010 Broadway. Plan No. 1294.

BROADWAY, 1776-1778, metal roof, frame, to 4-sty brick lofts and offices; cost, $2,000; owner, Benjamin Eichberg, 65 Nassau st; lessees, Kelly Springfield Tire Co., 1776 Broadway; builders, Bofinger Bros., 146 East 42d st. Plan No. 1285.

BROADWAY, 945-53, new stairway and wire glass partitions to 23-sty brick offices; cost, $1,000; owners, U. S. Realty & Improvement Co., Louis Bustanoby, president, 949 Broadway; architect, Nathan Korn, 1042 Southern Boulevard. Plan No. 1341.

BROADWAY, 138 East, rearranged partitions and new plumbing to 3-sty brick store and dwelling; cost, $500; owner, John G. Wendall, 175 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1355.

BROADWAY, 290-294, alterations to 15-sty brick offices; cost, $5,000; owners, Robert Dunn Douglas et al, Orange, N. J.; architect, Chas. H. Richter, 68 Broad st. Plan No. 1352.

BROADWAY, 189-191, reset building encroachments to 6-sty brick offices and stores; cost, $3,000; owners, Oceanic Investing Co., Arthur E. Thorne, Pres., 49 Wall st; architect, Brutus Gurdlach, 185 Madison av. Plan No. 1358.

LENOX AV, 461, steel columns, wooden girder to 3-sty brick stores and apartments; cost, $200; owners, The Society of Methodist Episcopal Church, 150 5th av; architect, Robt. A. Fash, 163 West 20th st; builder, William Hopper, 229 West 50th st. Plan No. 1325.

MADISON AV, 1666, new marquise to 3-sty brick store and hall; cost, $300; owner, Cyrille Cavean, 796 6th av; architect, Nathan Langer, 81 East 125th st. Plan No. 1299.

PARK AV, 1024, front and rear extension to 5-sty brick dwelling; cost, $10,000; owner, Amos R. E. Pinchot, 60 Broadway; architect, Fred S. Keeler, 140 Cedar st. Plan No. 1298.

PARK AV, 1541, new partitions and toilet to 5-sty brick tenement; cost, $200; owner, Julius Bachrach, 149 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1287.

PARK AV, 1022, front and rear extension to 5-sty brick and stone dwelling; cost, $10,000; owner, Amos R. E. Pinchot, 60 Broadway; architect, Fred S. Keeler, 140 Cedar st. Plan No. 1346.

2D AV, 530, masonry and new store front to 4-sty brick store and tenement; cost, $7,000; owner, Barnet Bexkowsky, 532 2d av; architect, Otto A. Standt, 966 2d av. Plan No. 1311.

3D AV, 2140, rear extension to 4-sty brick store and lofts; cost, $2,000; owner, Herman L. Bleir, 2048 3d av; architect, Nathan, Langer, 81 East 125th st. Plan No. 1363.

3D AV, 1094, new show windows to 5-sty brick stores and tenement; cost, $350; owner, Julius Bachrach, 1238 3d av; architect, Wm. Huenerberg, 666 East 164th st. Plan No. 1364.

4TH AV, 405, new window, plumbing and partitions to 4-sty brick store and dwelling; cost, $250; owner, Barnum Pitt, 77 Hudson st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1263.

5TH AV, 538-540, masonry, new partitions and plumbing to 5-sty brick stores and loft; cost, $1,500; owner, Theodore C. Marceau, 258 5th av; architects, Townsend, Steinle & Haskell, 1320 Broadway. Plan No. 1274.

5TH AV, 103, concrete retaining wall to 8-sty brick lofts and offices; cost, $400; owner, Frank Waller, Morristown, N. J.; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 1309.

6TH AV, 731-735, masonry and new show window to 4-sty brick store and offices; cost, $1,000; owner, John McDermott, 102 West 42d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1321.

6TH AV, 342, masonry, new stairs and plumbing to 5-sty brick and stone hotel; cost, $5,000; owner, C. J. Parks, 235 West 103d st; architect, Paul C. Hunter, 191 9th av. Plan No. 1319.

6TH AV, 1047, alterations to 3-sty brick store and dance hall; cost, $520; owner, John Winters, 1047 6th av; architect, Chas. Sandhof, 771 Lexington av. Plan No. 1297.

6TH AV, 662-4, masonry and new show window to 5-sty brick stores and offices; cost, $1,800; owners, Sperry Realty Co., 2 West 45th st; Thos. A. Sperry, president, Cranford, N. J.; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1262.

6TH AV, 411, masonry, steel and new show window to 4-sty store and office; cost, $1,500; owner, Pauline Kuhlke et al, 72 Sterling av, Weehawken, N. J.; architects, Alex. S. Hedman, 371 Fulton st, Brooklyn. Plan No. 1269.

6TH AV, 854, reset store front to 3-sty brick stores and dwelling; cost, $300; owners, Est. of Wm. P. Woodlock, Chas. G. Koss, Trustee, 256 Broadway; architects, De Rose & Caveleri, 2333 1st av. Plan No. 1288.

6TH AV, 860, masonry and new store front to 3-sty brick stores and dwelling; cost, $500; owners, Est. Wm. P. Woodlock, Chas. G. Koss, Trustee, 256 Broadway; architects, De Rose & Caveleri, 2333 1st av. Plan No. 1289.

7TH AV, 719, electric sign to 4-sty brick store and lofts; cost, $500; owner, Felix Osman, 5 East 40th st; builders, Strauss & Co., 442 West 42d st. Plan No. 1290.

7TH AV, 65, alterations to 3-sty brick dwelling; cost, $100; owner, John Fackinger, Summit, N. J.; architects, Gross & Kleinberger, Bible House. Plan No. 1295.

7TH AV, 711-15, alterations to 3 & 4-sty brick store and dwelling; cost, $4,000; owner, Fred F. Eruect, 106 5th av; architect, Chas. B. Meyers, 1 Union sq west. Plan No. 1333.

9TH AV, 562, alterations to 4-sty brick dwelling; cost, $1,500; owner, Bernard Courtney, on premises; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1353.

BLOCK BOUNDED BY 98TH AND 99TH STS, 1ST AND 2D AVS, side extension to 1-sty brick gas house; cost, $1,500; owner, Consolidated Gas Co., Geo. B. Cortelyou, Riverdale, N. Y. C.; architect, W. Cullen Morris, 102 Franklin pl, Flushing, L. I. Plan No. 1320.

Bronx.

JENNINGS ST, No. 797, 1-sty brick extension, 15x8, to 3-sty frame tenement; cost, $500; owner, Louis Schaefer, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 209.

242D ST, s s, 205.3 e White Plains av, 1-sty frame and new slate roof to 2½-sty frame dwelling; cost, $3,500; owner, A. J. Kimmerle, 72 Perry st; architect, Robt. Skrivan, 4436 Carpenter av. Plan No. 206.

ARTHUR AV, w s, 208 s Pelham av, move 3-sty frame store and dwelling; cost, $1,000; owner, Francesco Vacca, on premises; architect, Anthony Morelli, 2352 Arthur av. Plan No. 204.

BEACH AV, e s, 187.6 s Lacomb av, move 2-sty and attic frame dwelling; cost, $500; owner, Annie Dillon, Boston Post rd and Longwood av; architect, J. Schwalbenberg, 2060 Westchester av. Plan No. 216.

BOSTON RD, s w cor 181st st, 1-sty frame extension, 31.1x54, to 2-sty frame store and storage; cost, $1,000; owners, Land Realty Co., J. A. Steinmetz, 1009 East 180th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No 211.

FULTON AV, s e cor 168th st, 2-sty frame extension, 14x10, to 2-sty and attic frame dwelling; cost, $800; owner, John Kingston, on premises; architect, Fred Hammond, 391 East 149th st. Plan No. 213.

MACLAY AV, s s, 100 e Zerega av, move three 2-sty frame dwellings; cost, $2,500; owner, Mary Daly, 1471 Rowland st; architect, B. Ebeling, 134 Westchester sq. Plan No. 215.

POPHAM AV, e s, 65 n 176th st, 1-sty of frame built upon 1-sty frame extension of 2-sty frame dwelling; cost, $475; owner, Herman Strunz, 1706 Popham av; architect, G. L. Lidstone, 1851 Sedgwick av. Plan No. 212.

VYSE AV, 1465, 1-sty frame extension, 21x 14.6 to 2-sty frame store and dwelling; cost, $500; owner, Mrs. Emma McManus, on premises; architect, Wm. A. Giesen, 1433 Bryant st. Plan No. 207.

WATERBURY AV, e s, 204.09 n 179th st, new store front to 2-sty frame store and dwelling; cost, $300; owner, Mary Kenny, 2042 Washington av; architect, Chas. S. Clark, 401 Tremont av. Plan No. 205.

WILLETT AV, 3638, 1-sty frame extension, 15 x15 to 2½-sty frame dwelling; cost, $800; owner, John O'Neill, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 208.

MOTT HAVEN R. R. YARD, opp. 158th st, 1-sty frame extension, 20.9x24, and new partitions, &c., to 1 and 2-sty frame and brick produce storage; cost, $14,000; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Haldeman, 70 East 45th st. Plan No. 210.

Brooklyn.

BARRETT ST, s e cor Dumont av, extension to 2-sty store and dwelling; cost, $600; owner, Bernard Silverstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2608.

CARROLL ST, n s, 254 e Smith st, interior alterations to 3-sty dwelling; cost, $150; owner, Adeline Lockwood, 273 Carroll st; architect, W. J. Conway, 400 Union st. Plan No. 2595.

COLUMBIA ST, e s, 25 n Mill st, extension to 3-sty dwelling; cost, $1,800; owner, Eugene Madigan, 75 Dikeman st; architect, S. H. Frank, 380 Bleecker st. Plan No. 2606.

COLUMBIA ST, w s, 40 n Carroll st, plumbing to 2-sty store; cost, $100; owner, Jas. Freund, 260 Columbia st; architect, Michael Gold, 493 3d av, N. Y. Plan No. 2596.

COLUMBIA ST, s e cor Carroll st, exterior and interior alterations to 3-sty dwelling; cost, $500; owner, Florence L. Leeds, 2249 Church av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2683.

DEAN ST, s s, 138 e Brooklyn av, exterior alterations to 3-sty dwelling; cost, $500; owner, David Forbes, 1362 Dean st; architect, Geo. M. Lawton, 1330 East 15th st. Plan No. 2585.

ESSEX ST, w s, 310 s Ridgewood av, exterior and interior alterations to 3-sty dwelling; cost, $250; owner, Annie J. Smith, 102 Essex st; architect, Louis F. Schilinger, 167 Van Siclen av. Plan No. 2657.

FULTON ST, n s, 49.6 e Ft Greene pl, exterior and interior alterations to 3-sty store and dwelling; cost, $100; owner, Wm. L. Cameron, Blauvelt, N. Y.; architect, A. F. W. Leslie, 180 Montague st. Plan No. 2594.

FURMAN ST, w s, 413 s Montague st, exterior and interior alterations to warehouse; cost, $1,500; owner and architect, N. Y. Dock Co., 101 Bridge st, N. Y. Plan No. 2613.

GRAND ST, n s, 25 e Graham av, exterior alteration to 2-sty store and dwelling; cost, $300; owner, Carrie M. Ralon, 727 Grand st; architect, Chas. Baur, Jr., 6 Bedford av. Plan No. 2704.

HALSEY ST, s s, 100 e Saratoga av, new electric sign; cost, $300; owner, Society Centers Corp., 918 Halsey st; architects, Strauss & Co., 442 42d st, N. Y. Plan No. 2604.

HICKS ST, w s, 20 n Center st, plumbing to 2-sty shop; cost, $175; owner, Mary Collins, 1616 8th av; architect, M. A. Dooley, 335 Columbia st. Plan No. 2592.

HICK ST, w s, 44.10 s Luqueer st, exterior and interior alterations to 3-sty dwelling; cost, $175; owner, Frank Salatino, 698 Hick st; architect, Jas. Boyle, 367 Fulton st. Plan No. 2633.

IMLAY ST, n s, from Verona to Conover st, plumbing to 5-sty factory; cost, $150; owner, N. Y. Dock Co., 10 Bridge st, N. Y.; architect, R. A. Austin, 174 Sands st. Plan No. 2687.

LEONARD ST, e s, 80 s Withers st, exterior and interior alterations to 3-sty dwelling; cost, $150; owner, Francesco Madonna, 354 Leonard st; architect, C. P. Cannella, 60 Graham av. Plan No. 2716.

MIDWOOD ST, s s, 265 e Brooklyn av, exterior and interior alterations to 3-sty dwelling; cost, $400; owner, Pietro Muscarello, 492 Midwood st; architect, Alex McLean, 883 East 35th st. Plan No. 2574.

MILFORD ST, e s, 150 n Liberty av, extension to 3-sty dwelling; cost, $400; owner, Louis Jacobs, 83 Milford st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2656.

NAVY ST, n e cor Johnson st, exterior and interior alterations to 5-sty store and tenement; cost, $125; owner, Rosine Monaco, 71 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2658.

NAVY ST, w s, 50.3 n Tillary st, exterior and interior alterations to 3-sty dwelling; cost, $400; owner, Vincenzo Bardello, 78 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2659.

PACIFIC ST, n s, 108.8 w Hoyt st, plumbing to 4-sty tenement; cost, $300; owners, Compers & Todan, 147 4th av, N. Y.; architect, Wm. T. Morgan, 302 West 118th st, N. Y. Plan No. 2614.

PACIFIC ST, s s, 463 e Rockaway av, extension to 3-sty store and dwelling; cost, $300; owner, Jos. Canonico, 2260 Pacific st; architect, C. P. Cannella, 60 Graham av. Plan No. 2717.

PLYMOUTH ST, s s, 50 e Adams st, extension to 2-sty restaurant; cost, $1,000; owner, E. W. Bliss Co., on premises; architect, Walter Parfendle, 75 Pineapple st. Plan No. 2626.

PULASKI ST, n s, 260 w Tompkins av, exterior and interior alterations to 3-sty dwelling; cost, $400; owner, Morris Kasin & ano, 187 Tompkins av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2694.

SACKETT ST, s s, 252.3 e Smith st, interior alteration to 3-sty dwelling; cost, $350; owner, Wm. Enslie, 393 Degraw st; architect, W. J. Conway, 400 Union st. Plan No. 2978.

SACKETT ST, s s, 179 w Columbia st, interior alterations to 4-sty tenement; cost, $300; owner, Mary Morrello, 427 Hudson st, N. Y.; architect, Edw. Scally, 527 Henry st. Plan No. 2707.

ST. JOHN'S PL, n s, 220 e Brooklyn av, extension to 3-sty dwelling; cost, $500; owner, John L. Lotsch, 953 St. John's pl; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 2667.

SMITH ST, e s, 40 s Douglass st, interior alterations to 3-sty store and dwelling; cost, $275; owner, Levi Blumeran, on premises; architect, I. B. Ells, 47 West 34th st, N. Y. Plan No. 2571.

STRONG PL, e s, 96 s Harrison st, interior alterations to 3-sty dwelling; cost, $300; owner, Bielaard Trad, 11 Strong pl; architect, Edw. Scolly, 527 Henry st. Plan No. 2675.

UNION ST, s s, 20 w Van Brunt st, interior alterations to 4-sty store and tenement; cost, $200; owner, Andrew Gentile, 18 Carroll st; architect, D. A. Lucas, 98 3d st. Plan No. 2582.

VAN SICLEN ST, e s, 255 s Kings Highway, plumbing to 3-sty dwelling; cost, $150; owner, W. E. Morson, 3000 West 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 2593.

WALTON ST, n s, 325 e Marcy av, extension to 3-sty dwelling; cost, $300; owner, Simon Jaffe and ano, 48 Walton st; architects, Luspia & Salvati, 525 Grand st. Plan No. 2632.

WARREN ST, s s, 213 w Columbia st, exterior and interior alterations to 5-sty warehouse; cost, $500; owner, N. Y. Dock Co., 10 Bridge st, N. Y.; architect, J. W. Galbreath, foot Montague st. Plan No. 2661.

WATKINS ST, e s, 105 s Newport av, new bay window; cost, $150; owner, Ramie Coharie, Richmond, Va.; architect, Thos. J. Evers, 26 Court st. Plan No. 2664.

WOODHULL ST, s w cor Hicks st, plumbing to 3-sty dwelling; cost, $125; owner, John Minderman, on premises; architect, Jas. F. Sullivan, 821 Gates av. Plan No. 2674.

WHIPPLE ST, n s, 100 w Broadway, interior alterations to 3-sty tenement; cost, $200; owner, Gussie Lifshitz, 48 Manhattan av; architect, L. W. Keon, 9 Debevoise st. Plan No. 2700.

SOUTH 2D ST, s w cor Hooper st, exterior and interior alterations to 4-sty store and tenement; cost, $175; owner, Lizzie Gray, 1329 Union st; architect, Max Cohen, 280 Bedford av. Plan No. 2620.

3D ST, s s, 125 e Roebling st, exterior and interior alterations to 4-sty tenement; cost, $1,000; owner, Arthur B. Gutman, 214 Broadway; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 2611.

3D PL, n s, 170 w Smith st, interior alterations to 3-sty dwelling; cost, $500; owner, Daniel Hanegan, 79 2d pl; architect, D. A. Lucas, 98 3d st. Plan No. 2580.

4TH ST, s s, 100 e 5th av, alter lot for moving pictures; cost, $750; owner, Brooklyn Impt. Co., 3d av and 3d st; architect, A. R. Robbins, 566 Willing st, Richmond Hill. Plan No. 2616.

NO. 8TH ST, s s, 150 e Kent av, plumbing to 3-sty tenement; cost, $125; owner, Jos. Fibich, 131 Myrtle av; architect, Hy. M. Enetich, 219 Montrose av. Plan No. 2718.

EAST 15TH ST, w s, 75 n Av X, exterior and interior alterations to 3-sty dwelling; cost, $350; owner, W. Curtis, on premises; architect, M. M. Foley, 2249 Homecrest av. Plan No. 2610.

EAST 16TH ST, e s, 175 n Av Z, exterior and interior alterations to 3-sty dwelling; cost, $650; owner, Wm. Bagley, on premises; architect, M. M. Foley, 2249 Homecrest av. Plan No. 2689.

16TH ST, s s, 119 w 3d av, exterior and interior alterations to 3-sty tenement; cost, $300; owner, Gabriel Rosenblatt, 36 16th st; architect, D. A. Lucas, 98 3d st. Plan No. 2678.

20TH ST, s s, 300 w 3d av, interior alterations to 3-sty dwelling; cost, $200; owner, John F. McCann, 706 3d av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2619.

WEST 35TH ST, w s, 80 n Neptune av, plumbing to 2-sty dwelling; cost, $112; owner, Geo. L. Seates, 65 Buffalo av; architect, Rob't Jamison, 65 Buffalo av. Plan No. 2601.

WEST 35TH ST, w s, 100 n Neptune av, plumbing, &c, to 2-sty dwelling; cost, $112; owner, Jas. De Leon, on premises; architect, Rob't Jamison, 65 Buffalo av. Plan No. 2600.

48TH ST, n s, 260 w 13th av, extension to 2-sty dwelling; cost, $800; owner, Max Wallenstein, 1251 48th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2669.

51ST ST, s s, 240 w 9th av, plumbing to 3-sty dwelling; cost, $600; owner, A. Anderson and ano, 52d st and 4th av; architect, B. F. Hudson, 3d av and 52d st. Plan No. 2624.

53D ST, n s, 351.3 e 3d av, extension to 3-sty dwelling; cost, $300; owner, Sarah Pahl, 343 53d st; architect, W. H. Harrington, 5906 5th av. Plan No. 2598.

60TH ST, n s, 300 e 15th av, exterior and interior alterations to 4-sty tenement; cost, $800; owner, Mary Prensky, 900 Trinity av, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 2727.

85TH ST, s w cor 5th av, plumbing to 3-sty store and dwelling; cost, $100; owner, D. H. Gerken, on premises; architect, J. H. Abernethy, 703 Myrtle av. Plan No. 2607.

99TH ST, n e cor Shore rd, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, W. E. Shuttleworth, 50th st and 14th av; architect, Hy Gaupp, 1543 54th st. Plan No. 2589.

ALABAMA AV, e s, 100 s Sutter av, interior alterations to 1-sty moving picture show; cost, $100; owner, Max Garvin, 589 Ashford st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2599.

ATLANTIC AV, n s, 150 e Nevins st, exterior and interior alterations to 4-sty store and tenement; cost, $500; owner, Ruben Goldsmith, 605 Eastern parkway; architects, Glufort & Glufort, 34 Graham av. Plan No. 2714.

BEDFORD AV, n e cor Halsey st, exterior and interior alterations to 3-sty store and dwelling; cost, $3,000; owner, John J. S. Powers, 101 Pierrepont st; architects, Slee & Bryson, 154 Montague st. Plan No. 2635.

BEDFORD AV, n e cor So. 2d st, interior alterations to 5-sty office building; cost, $2,500; owner and architect, Brooklyn Union Gas Co., 180 Remsen st. Plan No. 2644.

BELMONT AV, n s, 75 e Watkins st, interior alterations to 3-sty dwelling; cost, $125; owner, Sachs Bros., 83 Belmont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2723.

BROADWAY, e s, 50 n Halsey st, new electric sign; cost, $200; owner, Simon Schwartz, 1569 Broadway; architect, Robt. Gerlinger, 229 West 42d st. Plan No. 2696.

BROADWAY, s e cor Varet st, plumbing to 3-sty store; cost, $125; owner, F. Phelps & ano, 375 Washington st; architect, John Dugan, 48 Albany av. Plan No. 2691.

BUFFALO AV, e s, 98.7 n Atlantic av, extension to 3-sty dwelling; cost, $1,200; owner, Hy Fink, 293 Ralph av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2597.

CENTRAL AV, w s, 20 n Madison st, extension to 3-sty store and dwelling; cost, $400; owner, Anna Klein, 448 Central av; architects, Glucroft & Glucroft, 7 Glenmore av. Plan No. 2665.

CONEY ISLAND AV, w s, 155.2 n Av V, extension to 2-sty dwelling; cost, $300; owner, L. Evangelis, on premises; architect, E. L. Dixon, 2094 East 7th st. Plan No. 2719.

DRIGGS AV, s e cor Graham av, plumbing installed in saloon; cost, $200; owner, Mrs. Schneider, 633 Leonard st; architect, Geo. Blensmuller, 335 Floyd st. Plan No. 2715.

DRIGGS AV, e s, 140 n North 5th st, extension to 3-sty dwelling; cost, $100; owner, Morris Berkowitz, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 2573.

FLUSHING AV, s s, 197 w Broadway, new sign to shop; cost, $225; owner, John W. Wolf Co., 736 Flushing av; architect, John A. Gorman, 1309 Lincoln pl. Plan No. 2712.

GATES AV, n s, 164.8 w Ralph av, interior alterations to 2-sty store and dwelling; cost, $100; owner, H. C. Becker, 47 Leonard st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2581.

JOHNSON AV, n s, 200 e Graham av, plumbing to 4-sty store and tenement; cost, $150; owner, Italian American Realty Co., 170 Johnson av; architect, Hy Entlich, 29 Montrose st. Plan No. 2587.

KNICKERBOCKER AV, s s, 75 e Stone av, exterior and interior alterations to 4-sty store and tenement; cost, $1,200; owner, Eliz Bayer, 92 Morgan av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2572.

LAFAYETTE AV, s s, 140 w Lewis av, plumbing to 3-sty dwelling; cost, $200; owner, Herman Simon, 227 Hart st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2676.

LEXINGTON AV, n s, 169.6 w Bedford av, plumbing to 2-sty shop; cost, $175; owner, Mrs. J. A. Hilton, 357 2d st; architect, Geo. L. James, 1088 Lexington av. Plan No. 2615.

LIBERTY AV, n s, 78 w Jerome st, new bay window; cost, $100; owner, Abr. Friedman, 154 Snediker av; architect, Max Hirsch, 391 Fulton st. Plan No. 2692.

MYRTLE AV, n s, 15 w Hart st, exterior and interior alterations to 3-sty dwelling; cost, $400; owner, C. F. Gackenheimer, 1271 Myrtle av; architect, Benj Finkensieper, 134 Broadway. Plan No. 2637.

NEPTUNE AV, n s, 23 w West 2d st, extension to 2-sty store and dwelling; cost, $300; owner, Burt G. Lewis, West 17th st and Mermaid av; architect, Frank Schulze, Ocean parkway and Sheepshead Bay rd. Plan No. 2653.

NEWKIRK AV, s s, 79.6 w East 18th st, plumbing to 3-sty dwelling; cost, $180; owner, E. W. Bassett, 1716 Newkirk av; architect, G. F. Morse, 546 East 17th st. Plan No. 2681.

NOSTRAND AV, w s, 100 n Lincoln pl, new electric sign; cost, $600; owner, Solomon Blumberg, 808 Nostrand av; architect, Natl. Elec. Sign Co., 613 Hudson st, Jersey City. Plan No. 2703.

OCEAN PKWY, n w cor Coney Island av, exterior and interior alterations to 1-sty garage; cost, $200; owner, Thos. Adams, Ocean pkwy and Church av; architect, B. F. Hudson, 319 9th st. Plan No. 2623.

OCEAN PKWY, s e cor Beverly rd, extension to 3-sty dwelling; cost, $800; owner, Francis A. Sasso, on premises; architect, Benj. F. Hudson, 319 9th st. Plan No. 2618.

PITKIN AV, s s, 25 e Osborn st, exterior alterations to 3-sty store and dwelling; cost, $150; owner, Nathon Aerick, 1580 St. Marks av; architects, Forber & Markowitz, 189 Montague st. Plan No. 2713.

RIVERDALE AV, n s, 94 w Osborne st, extension to 3-sty dwelling, 7.6x5.6; cost, $2,500; owner, Hyman Isaacs, 50 Riverdale av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2668.

ROCKAWAY AV, s e cor Sutter av, extension to 3-sty store and dwelling; cost, $250; owners, Dora Siegler, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No. 2662.

ST. MARKS AV, n s, 249.10 e Eastern parkway, exterior and interior alterations to 3-sty dwelling; cost, $1,000; owner, Minnie Levine, 32 Glenmore av; architects, Cohn Bros., 361 Stone av. Plan No. 2672.

SEA BREEZE AV, n s, 575 e Ocean pkwy, exterior alterations to 1-sty show; cost, $100; owner, John De Lories, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 2621.

SHEEPSHEAD BAY RD, s e cor Av X, plumbing to 3-sty dwelling; cost, $175; owner, Margaret Sweeney, on premises; architect, S. T. Sullivan, 1876 Atlantic av. Plan No. 2638.

SCOVILLE'S WALK, e s, 200 s Surf av, exterior and interior alterations to 2-sty dwelling; cost, $300; owner, R. R. Rehmus, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 2617.

SURF AV, s s, 80 w West 35th st, new extension to bathing pavilion; cost, $400; owner, Chas. Heney, on premises; architect, Frank Schulze, Ocean Parkway and Sheepshead Bay rd. Plan No. 2583.

SURF AV, s s, at int. w s West 17th st, exterior alterations to amusement park; cost, $20,000; owner, Steeplechase Park Co., on premises; architect, M. G. St. John, 1611 West 42d st. Plan No. 2695.

WASHINGTON AV, w s, 64 s Flushing av, repair elevator; cost, $225; owner, Wm. Rehner, Belvidere and Beaver sts; architects, R. H. Emrich & Son, 139 Stockholm st. Plan No. 2648.

3D AV, s w cor Douglass st, 3-sty brick extension, 40x49.10, to factory; cost, $14,000; owner, A. L. Foster, 188 3d av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2702.

5TH AV, s e cor 13th st, exterior alterations to 3-sty store; cost, $300; owner, Margaret R. Bernes, 28 8th av; architects, Koch & Wagner, 26 Court st. Plan No. 2586.

8TH AV, w s, 140 n 38th st, plumbing to 3-sty dwelling; cost, $125; owner, M. Mop, on premises; architect, N. F. Miligan, 4074 New Utrecht av. Plan No. 2706.

Queens.

BAYSIDE.—Bayside boulevard, e s, 300 s Montauk av, erect two dormer windows and install new plumbing in dwelling; cost, $700; owner, Mrs. J. M. Lawerence, Bayside. Plan No. 787.

COLLEGE POINT.—13th st, w s, opp. 9th av, install new plumbing in dwelling; cost, $500; owner, E. Platt Stratton, 13th st, College Point. Plan No. 823.

CORONA.—Spruce st, No. 46, remove building to this location and erect new foundation, new plumbing; cost, $400; owner, Frank Putz, on premises. Plan No. 821.

CORONA.—41st st, e s, 175 n Washington pl, erect new foundation under dwelling; cost, $400; owner, P. A. Planteroth, 26 41st st, Corona. Plan No. 837.

CORONA.—Orchard st, n e cor Corona av, interior alterations to dwelling; cost, $20; owner, Gerald Judice, James st, N. Y. C. Plan No. 800.

CORONA.—Spruce st, n s, 200 w National av, new cellar under dwelling; cost, $300; owner, Max Pasternak, 56 East Grand av, Corona. Plan No. 851.

ELMHURST.—Rosevelt av, s e cor 19th st, erect new foundation under dwelling; cost, $250; owner, Chas. Wenderoth, 10 Hillcrest av, Elmhurst. Plan No. 855.

ELMHURST.—Hoffman boulevard, n s, 1,000 e Broadway, replace store front; cost, $75; owner, E. F. Siebeck, 31 Hoffmann boulevard, Elmhurst. Plan No. 848.

EVERGREEN.—Cypress av, 1118, interior alteration to store and dwelling; cost, $200; owner, Fred'k Koffer, 430 Bedford av, Brooklyn. Plan No. 859.

EVERGREEN.—Cypress av, 1116, interior alteration to store and dwelling; cost, $200; owner, Fred'k Koffer, 430 Bedford av, Brooklyn. Plan No. 858.

FLUSHING.—Central av, 118, e s, interior alteration to dwelling; cost, $250; owner, Walter R. Taylor, 57 14th st, Flushing. Plan No. 850.

FLUSHING.—Linden st, No. 137, 1-sty frame extension, 9x11, on rear dwelling; cost, $50; owner, I. Rogo, 133 Broadway, Flushing. Plan No. 818.

FLUSHING.—Prince st, No. 21, erect new store front; cost, $50; owner, Jos. P. Norris, 73 Broadway, Flushing. Plan No. 831.

FLUSHING.—Barclay st, n s, 500 e Parsons av, 2-sty frame extension, 10x20, rear 2½-sty frame dwelling, tin roof; cost, $700; owner, Mary J. DeReg, 172 Barclay st, Flushing; architect, A. R. Richardson, 100 Amity st, Flushing. Plan No. 842.

FLUSHING.—Parsons av and Forest av, erect new elevator in hospital; cost, $2,150; owner, Flushing Hospital, premises. Plan No. 798.

JAMAICA.—Payntar av, 216 e Rockaway rd, raise 5 dwellings to grade; cost, $250; owner, A. Van Horn, 344 McDonough st, Brooklyn. Plan Nos. 805-6-7-8-9.

JAMAICA.—Water st, s e cor Catherine st; install new plumbing in dwelling; cost, $50; owner, S. Nostrand, premises. Plan No. 812.

JAMAICA.—Fulton st, s s, 110 w Union av, repair store front; cost, $35; owner, S. Brinkerhoff, 87 Herriman av, Jamaica. Plan No. 816.

JAMAICA.—Wyckoff st, w s, 100 s Humboldt boulevard, 2-sty frame extension, 12x12, on rear 2-sty frame dwelling, tin roof; cost, $1,200; owner, J. P. Hogan, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 832.

JAMAICA.—Ackroyd av, w s, 100 s Dungam av, 2-sty frame extension, 4x11, on rear 2-sty frame dwelling, tin roof, new plumbing; cost, $250; owner, P. S. Hopper, 19 Puntin st, Brooklyn; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 830.

JAMAICA.—Washington st, No. 15, erect new electric sign; cost, $50; owner, Michael Minden, on premises. Plan No. 828.

JAMAICA.—Fulton st, n w cor Hardenbrook av, 2-sty frame extension, 20x26, on rear 3-sty frame dwelling and store, tin roof; cost, $500; owner, Christian Linner, Jamaica; architect, Lars Olsen, 9 Twombly pl, Jamaica. Plan No. 829.

JAMAICA.—Poplar st, s s, 100 s Union pl, erect new concrete foundations under dwelling; cost, $1,000; owner, Wm. Dilman, Cherry st and Union pl, Jamaica. Plan Nos. 845-846.

JAMAICA.—Hillside av, n e cor Clinton av, 2½-sty frame extension, 24x22, on side and rear 2½-sty dwelling, interior repairs; cost, $2,500; owner, A. H. Carpenter, Hillside av, Jamaica; architect, W. H. Spaulding, 38 Bergen av, Jamaica. Plan No. 863.

LONG ISLAND CITY.—Lincoln st, 131, 1-sty frame extension, 12x15, over present extension; cost, $500; tin roof; owner, James Deegan, premises. Plan No. 864.

LONG ISLAND CITY.—Boulevard, w s, 125 n Payntar av, install new plumbing in dwelling; cost, $100; owner, Jos. Parti, 221 Boulevard, L. I. City. Plan No. 861.

LONG ISLAND CITY.—Boulevard, w s, 221, install new plumbing in dwelling; cost, $100; owner, Jos. Parti, 221 Boulevard, L. I. City. Plan No. 862.

LONG ISLAND CITY.—6th st, n w cor Jackson av, erect new billboard; cost, $150; owner, L. I. Bill Posting Co., 13 Queens st, L. I. City. Plan No. 853.

LONG ISLAND CITY.—Ridge st, e s, 75 s Radde st, 1-sty frame extension, 20x25, on rear stable, gravel roof; cost, $150; owner, Louis Cohn, 267 Radde st, L. I. City. Plan No. 852.

LONG ISLAND CITY.—Washington av, No. 125, install new plumbing in dwelling; cost, $100; owner, Mrs. Shearn, on premises. Plan No. 820.

LONG ISLAND CITY.—Thomas st, e s, 14 n Review av, general repairs to repair shop; cost, $6,000; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, owner. Plan No. 819.

LONG ISLAND CITY.—Borden av, n e cor West av, install new plumbing in Y. M. C. A.; cost, $100; owner, L. I. R. R. Co., Penn. Station, N. Y. C. Plan No. 826.

LONG ISLAND CITY.—Marion st, No. 36, 2-sty frame extension, 5x5, on rear of dwelling, new plumbing; cost, $300; owner, F. Borelli, premises. Plan No. 825.

LONG ISLAND CITY.—Van Alst av, No. 248, install new gas piping in dwelling; cost, $20; owner, John Docher, on premises. Plan No. 822.

LONG ISLAND CITY.—Jackson av, Nos. 404-406, erect new electric sign on saloon; cost, $200; owner, H. C. Botjer, on premises. Plan No. 835.

LONG ISLAND CITY.—Pearsall st, Nos. 63-65, erect new water closet compartments on rear tenement, install new plumbing; cost, $700; owner, Frank Labanouski, 63 Pearsall st, L. I. City. Plan No. 833.

LONG ISLAND CITY.—Jackson av, Nos. 404-406, erect new electric sign; cost, $300; owner, Henry C. Botjer, on premises. Plan No. 836.

LONG ISLAND CITY.—Sunswick st, No. 81, install new gas piping in dwelling; cost, $50; owner, J. Karp, on premises. Plan No. 840.

LONG ISLAND CITY.—4th av, w s, 50 s Washington av, install new plumbing in dwelling; cost, $175; owner, Mrs. Gardner, on premises. Plan No. 844.

LONG ISLAND CITY.—Court House sq (Municipal Building), interior alterations to office building; cost, $350; owner, Stuard Hirschman, 200 Broadway, N. Y. C. Plan No. 839.

LONG ISLAND CITY.—Duryea st, n s, 50 w L. I. R. R., 1-sty frame extension, 25x12, between 2 shops, concrete roofing, interior alterations; cost, $4,500; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, owner Plan No. 843.

LONG ISLAND CITY.—Steinway av, n w cor Jamaica av, interior alterations to saloon; cost, $300; owner, Mrs. Peter Neu, premises. Plan No 799.

Plans Filed, Alterations (Continued).

LONG ISLAND CITY.—Franklin st, 25, install new gas piping in dwelling; cost, $25; owner, F. Fisel, premises. Plan No. 797.

LONG ISLAND CITY.—Potter av, s s, 100 w 9th av, 1½-sty frame extension, rear dwelling, 10x26, new plumbing; cost, $700; owner, Edw. Saucey, 376 Potter av, L. I. City; architect, Thos. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 802.

LONG ISLAND CITY.—Hallett st, e s, 200 s Hoyt av, install new plumbing in dwelling; cost, $100; owner, Mrs. Sarah Ward, 52 Hallett st, L. I. City. Plan No. 810.

LONG ISLAND CITY.—Broadway, 500, interior alteration to store and dwelling; cost, $250; owner, Felix Freitsche, premises. Plan No. 804.

LONG ISLAND CITY.—Sherman st, 64, install new plumbing in dwelling; cost, $200; owner, Mrs. McConnell, premises. Plan No. 803.

MASPETH.—Johnson av, No. 113, install new gas piping in dwelling; cost, $10; owner, Mrs. Heiselman, on premises. Plan No. 838.

QUEENS.—Jericho Turnpike, s w cor Creed av, interior alteration to lodge room; cost, $100; owner, Frank Effelein, 218 Seigel st, Brooklyn; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 801.

RICHMOND HILL.—Birch st, e s, 125 n Central av, install new plumbing in dwelling; cost, $110; owner, W. C. Robb, on premises. Plan No. 817.

RIDGEWOOD.—Myrtle av, No. 1877, erect new sign on store and dwelling; cost, $50; owner, A. Reichart, on premises. Plan No. 841.

RIDGEWOOD.—Seneca av, e s, 50 & 75 n Palmetto st, install new gas piping in two dwellings; cost, $30; owner, J. Valing, Knickerbocker av, Brooklyn. Plan No. 824.

RIDGEWOOD.—St. Nicholas av, e s, 25 s Gates av, erect new foundation under dwelling; cost, $150; owner, August Boening, 325 St. Nicholas av, Ridgewood. Plan No. 815.

RIDGEWOOD.—Woodward av, 603, interior alteration to tenement; install new plumbing; cost, $200; owner, Nathan Reiman, 198 Wyckoff av, Ridgewood. Plan No. 814.

RIDGEWOOD.—Woodbine st, 1084, interior alteration to dwelling, install new plumbing; cost, $500; owner, Aug. Bauer, 240 St. Nicholas av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 813.

RIDGEWOOD.—Woodward av, 576, 1-sty frame extension, 16x40, on rear dwelling, tar and slag roof, interior alteraitons; cost, $1,000; owner, Chas. Dinkel, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 857.

ROCKAWAY BEACH.—South Bayview av, w s, 185 s Boulevard, install new plumbing in dwelling; cost, $100; owner, Wm. Holland, premises. Plan No. 856.

ROCKAWAY BEACH.—Bayview av, w s, 150 n Boulevard, 1-sty frame extension, 14x16, on side 1½-sty frame dwelling, gravel roof; cost, $200; owner, Henry Sierichs, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 854.

WINFIELD.—Fisk av, e s, n e cor Prospect av, interior alterations to dwelling; cost, $100; owner, V. Doudera, 7 Fisk av, Winfield. Plan No. 849.

WOODHAVEN. Thap av, s s, 94 e Gasmere av, 1-sty frame extension, 10x12, on rear office, tin roof; cost, $100; owner, Courtney Realty Co., 1170 Broadway, N. Y. C. Plan No. 811.

Richmond.

BROAD & VARIEN STS, n e cor, Stapleton, S. I., masonry and new store to frame store and dwelling; cost, $2,500; owner and builder, R. Olsen, Stapleton, S. I.; architect, Thos. Cummings, Jr., Stapleton, S. I. Plan No. 160.

RICHMOND TERRACE, n s, 100 w Broadway, Port Richmond, new partitions to brick hotel; cost, $50; owner, Eckstein Brewing Co., Port Richmond; builder, F. H. Skerritt, Port Richmond. Plan No. 161.

FOOT OAKWOOD LA, w s, Oakwood, new roof and masonry to frame home; cost, $1,200; owner, Land & Sea Church, 61 Henry st; builders, Drake & Bush, Port Richmond. Plan No. 162.

WASHINGTON —, e s, 150 s Railroad av, Grant City, additions to frame dwelling; cost, $300; owner, Chas. Doater, Grant City; builder, August Mathon, Grant City. Plan No. 163.

TURNPIKE, n s, 150 w 1st av, 91, Tompkinsville, 1-sty extension to frame dwelling; cost, $175; owner, Mrs. Moser, Tompkinsville; architect and builder, John Karlson, Tompkinsville. Plan No. 164.

WESTERVELT AV, e s, 250 s 4th av, New Brighton, new kitchen to frame dwelling; cost, $300; owner, Adolph Von Mechon, New Brighton; builders, Richmond Construction Co., Stapleton. Plan No. 165.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements puplished herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these Counties for the week ending May 10.

BLOOMFIELD.—George Schmitter, 650-652 Bloomfield av, one 3-sty frame, alteration, $4,000.

HOBOKEN.—Sigmund Gookin, 83 Willow av, one 3-sty frame, alteration, $2,000; Joseph Branda, 532 Adams st, one 4-sty frame alteration, $800.

PATERSON.—Samuel Lefkowitz, 549 Main st, one 4-sty brick, $12,000.

NEWARK.—Michael Staezak, 119 Clifford st, one 3-sty brick, $7,000; Ernest Hauser, 59-61 Stuyvesant av, two 3-sty frame, $11,000; Isidore Morelander, 476 South 19th st, one 3-sty frame, $7,000; Baime and Levine, 325 and 329 South 19th st, two 3-sty frame, $10,000; Jules Mechanic, 95-97-99 Montclair av, three 3-sty frame, $24,000; Hyman Wertheim, east side Orange st, 36 ft. south of Hudson st, two 4-sty brick, $24,000; Isaac Dolgan, 487-489 South 15th st, two 3-sty frame, $14,000; Chinich & Densky, 213-215 Waverly av, two 3-sty frame, $8,000; Barnet Shaiman, 59 Brookdale av, one 3-sty frame, $8,000; Joseph Vitkovitz, 634 South 20th st, one 3-sty frame, $5,000; Rosie Klein, 193-195 16th av, one 4-sty brick, $18,000.

JERSEY CITY.—Jane Kern, 732 Jersey av, one 3-sty brick, $12,000.

HARRISON.—Julius J. Wardus, east side John st, 37 ft. south of Hamilton st, one 3-sty frame, $7,000; Morris Meltz, south side Harrison av, 25 ft. west of 5th st, one 4-sty brick, $18,000.

PASSAIC. Frank Lomauro, 380 Oak st, one 3-sty brick, $5,000; Morris Cohen & Saml. Saloway, 49 Henry st, one 3-sty brick, $16,000.

NEW BRUNSWICK.—Samuel Baker, 119 Nelson st, one 2-sty frame, alteration, $1,800.

ATLANTIC CITY.—A. Lincoln Myers, Westminster av, near New York av, one 4-sty brick, $8,000; Aaron Navy, 25 Fleming av, one 3-sty brick, $7,000.

WEEHAWKEN.—Philip Ferber, 200 Highpoint av, one 3-sty brick, alteration, $800.

WEST HOBOKEN.—Pellegrino D'Aciorno, s e. cor Palisade av and Ino st, one 3-sty brick, $19,000; John P. Martin, 202 Spring st, one 4-sty brick, $12,000.

BAYONNE.—Samuel Berman, 287 Broadway, one 3-sty brick, $8,000.

CLIFTON.—Joseph Rachlin, 657 Main st, one 2-sty frame, $5,000.

EAST ORANGE.—Minerva A. Halladay, 8 South Arlington av, one 4-sty brick, $30,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—R. Bottelli, 191 Market st, is preparing plans for a 4-sty brick and limestone apartment, 75x91 ft, to be erected on the west side of Broad st, 50 ft north of 3d av, for the Columbia Realty Co., 22 Belmont av, owner. Cost, about $50,000.

NEWARK, N. J.—Simon Cohen, 89 Mercer st, has completed plans for two 4-sty brick and bluestone flats to be erected in the south side of Orange st 36 ft east of Hudson st, for Hyman Wertheim, Essex Building, owner. Cost, about $25,000.

BANKS.

NEWARK, N. J.—Directors of the Branchville National Bank, North Newark, contemplate the erection of a bank building and are negotiating with D. L. B. Smith for a site.

RED BANK, N. J.—The First National Bank will start operations at once on a new building at Broad and Mechanic st. The Hedden Construction Co., 1 Madison av, N. Y. C., has the general contract. Cost about $100,000.

CHURCHES.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, N. Y. C., are preparing plans for a 2-sty frame church and Sunday school to be erected in Union st, near West Side av, for the German Methodist Church, at site, owner. Cost, about $10,000.

DWELLINGS.

HACKENSACK, N. J.—H. W. Allen, of this place, has received the contract to erect the new residence of C. H. Youst, at Washington and Plaine sts. It will be of stucco and shingle construction.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—The Orange Board of Education will receive new figures for the addition to the Park av school. Estimated cost, about $55,000. New proposals will be received until Wednesday evening, May 21st.

MORRISTOWN, N. J.—The Morris Township Board of Education has rejected bids for carpentry for the Morris Plains School. Arthur S. Pierson is architect. New bids will be called for.

NEWARK, N. J.—John T. Rowland, Jr., 15 Exchange pl, Jersey City, is preparing plans for a modern structure to take the place of the Bayley Hall Preparatory School, one of the oldest buildings of Seton Hall College to cost about $70,000. The Rev. James F. Mooney is president. It is expected that plans and specifications will be ready so that work may be started by June 1.

HACKENSACK, N. J.—It is proposed to raise $60,000 for the Englewood Hospital for renovating, enlarging the training school and putting the institution in a more sanitary condition. A canvas in the towns in this vicinity will be made between June 3 and 18 for funds.

NEWARK, N. J.—Plans for a new parochial school in connection with the Church of Our Lady of Good Counsel have been drawn and work will be started in a short time. Wm. J. Richmond is pastor. Funds are being raised. The school will contain 8 class rooms, 2-stys, to cost about $60,000.

TEANECK, N. J.—The Board of Education is considering the erection of two buildings to cost about $80,000. Address chairman of the Board of Information.

CRANFORD, N. J.—D. C. Newman Collins, 29 Broadway, N. Y. C., is preparing plans for a 3-sty school to be erected on Lincoln av for the Board of Education of Cranford, G. W. Vatim, clerk, Frank Sloan, president of Board. Bids will be called about June 1. Cost, $45,000.

IRVINGTON, N. J.—The Board of Education has adopted a resolution appropriating $47,772 for the erection of an 8-room school in Augusta st.

CRANFORD, N. J.—The Board of Education will advertise for new bids for the Lincoln school, to cost about $40,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, has completed plans for a 4-sty brick and limestone store and loft building, 27x50 ft, to be erected at the southeast corner of Springfield and Howard avs, for P. J. Gersh, 777 Broad st, owner. Cost, about $20,000. The architect will soon take bids on the general contract.

ROCHESTER, N. Y.—The Gorsline & Swan Construction Co., Rochester, N. Y., have received the contract for the erection of a 3-sty addition to the Telephone Exchange building for the N. Y. Telephone Co. McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are architects.

MADISON AV.—Lieberman & Sanford Co., 623 West 57th st, has received the ornamental iron work necessary for the 16-sty office building to be erected at 169-171 Madison av, for the Burrell Realty Corporation, Loton H. Slawson, president, 17 Madison av, owner. William H. Gompert, 2102 Broadway, architect. John T. Brady & Co., 103 Park av, has the masonry work, and Jas. Elgar, Inc., 103 Park av, the carpentry. Cost, about $400,000.

THEATRES.

BLOOMFIELD, N. J.—Frank Grad, American National Bank Building, Newark, is completing plans for a 2-sty brick and limestone moving picture theatre, two stores and lofts, at Bloomfield av and Washington st, for Jos. Green, 35 Day st, Orange, N. J., owner. Cost, about $35,000.

BOUND BROOK, N. J.—Bound Brook is to have a new theatre, costing about $25,000, similar to the Colonial Theatre of New York City. Walter L. Clarkson, of Bound Brook, is the architect. Seating capacity, about 900. John McNabb, of Union av, has the excavating contract. Runyon Field, of the firm of Field Bros., of Bound Brook, will put in the foundation.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has prepared plans for a moving picture theatre to be erected at 182-184 Belmont av for Joseph Stern. Seating capacity about 650. Cost, $12,000.

MISCELLANEOUS.

LONG BRANCH, N. J.—Henriquez Bros. are transforming the grounds of the United States Hotel on Ocean av into a fine athletic field. A high fence will enclose the grounds and they intend to erect a stadium to seat 5,000 persons.

Other Cities.

CHURCHES.

SARANAC LAKE, N. Y.—The Presbyterians of Saranac Lake contemplate the erection of a new church, costing between $35,000 and $40,000, of fireproof material. A committee of ten will soon be appointed to solicit subscriptions.

FACTORIES AND WAREHOUSES.

HAMILTON, N. Y.—The Lee Canning Co.'s plant is to be enlarged, as the result of the recent fire and a large amount of machinery will be installed.

ROME, N. Y.—The Rome Cement Stone Co. has received the contract to erect a large addition, 135x200 ft., to the plant of the Rome Wire Co. It will be of concrete and steel and work will be commenced immediately.

POUGHKEEPSIE, N. Y.—Plans have been prepared for a 4-sty factory, 320x80 ft., to be erected for the Moline Plow Co. Construction will be started some time this spring.

TROY, N. Y.—The Troy Knitting Co., makers of yarns, whose plant is located in Remsen st, contemplates the erection of a large addition on the north side of the plant. Work is to be started in a short time.

MALONE, N. Y.—The Thomas Hinds Foundry Co., Catherine st, John Hinds, president, contemplates the erection of a 1-sty brick or reinforced concrete addition to their factory in Catherine st. C. L. Hinds is in charge. Cost about $10,000.

SARATOGA, N. Y.—Daniel Holland, care of owner, engineer, has nearly completed plans for a 1-sty brick addition, 32x172 ft, to the factory at Spring av and Circular st, for the Clark Textile Co., Spring av and Circular st, Saratoga, owner; Joseph H. Clark, president, and Robert G. Clark, general superintendent. Cost, about $15,000. Bids on the general contract will soon be taken by the owner.

ONEONTA, N. Y.—The Elmore Milling Co., owned by W. O. Elmore, has been destroyed by fire. The loss is over $100,000.

HOSPITALS AND ASYLUMS.

QUEENSBURY, N. Y.—The Board of Supervisors has decided that the hospital for Warren County tuberculosis patients will be built in 1914. The site has not been selected yet, but one on the Bay road, town of Queensbury, is favored.

SCHOOLS AND COLLEGES.

HUDSON, N. Y.—The Board of Education has purchased a lot opposite the 4th st school at State and 4th sts, for the proposed new high school to be erected this year.

STORES, OFFICES AND LOFTS.

GLENS FALLS, N. Y.—George J. Fernschild, of Rochelle Heights, will erect a 2-sty brick building, 75x74 ft., at Morris st and North av, brick and steel with terra cotta trimmings, three stores on the ground floor with offices and studios above.

THEATRES.

CATSKILL, N. Y.—E. C. Horn Sons, 1476 Broadway, N. Y. C., are preparing plans for a 2-sty brick theatre and three stores, 48x128 ft., at 401 Main st, for Charles Sesonske, 244 Main st, owner. Cost about $30,000.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
deco—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 9, 10, 12, 13, 14 & 15.

Academy st (8:2225-44-46), es, 100 s Vermilyea av, 100x100, vacant; Realty Operating Co to Maze Realty Co of NY, a corpn, 2650 Bway; May9'13; A$16,000-16,000.
O C & 100

Arden st, 31 (8:2174-pt lot 186), es, 296 n Nagle av, 27x110, 5-sty bk tnt; Hensle Constn Co to Terrence F Carroll, 103 W 98; mtg $22,500; May15'13; A$——$——.
O C & 100

Barclay st, nec West, see West, 149-50.

Bedford st, 102 (2:588-42), es, abt 60 n Grove, 22x50, 3-sty fr bk ft tnt; A$6,000-6,500; also GREENWICH ST, 723 (2:632-41), es, 96 n Charles, 18.9x68.10x20.8x76.7, 3-sty bk tnt; Chas M Coss & ano to Ethel T, wife Harry G Coss [box 403], El Paso, Ill; QC; May10; May14'13; A$6,000-7,500.
nom

Charles st, 161 (2:637-41), ns, abt 160 e West, 22x102.3 to alley x22x102.1, with rights to alley, 3-sty bk tnt, 2-sty bk rear stable; Henrietta Starr widow to Ernest G W Woerz, 1 E 63; May9; May12'13; A $9,500-11,000.
O C & 100

Corlears st, 10, see Monroe, nec Corlears.

Dey st, 71 (1:59-25), sec Washington, 24.10x50.10x13.1x49.4, es, 4-sty bk loft & str bldg; Emma M Van Beuren to Eliz A White [253 Park av], Yonkers, NY; 1-6 pt; AT; AL; May12'13; A$23,000-25,000.
O C & 100

Dry Dock st, 89, see 12th, 722-8 E.

Dyckman st, nec Vermilyea av, see Ams av, 65.

Greene st, 213 (2:534-29), ws, 125 s 3d, 27.6x100, 6-sty bk loft & str bldg; Julius Martinson to Jno B Murphy, 247 Teaneck rd, Ridgefield Park, NJ; mtg $40,000; Apr 28; May13'13; A$27,000-45,000.
nom

Forsyth st, 141-3 (2:420-28-29), ws, abt 100 n Delancey, 48x100, 2 5-sty bk tnts & strs; Josephine V Treat to Robt R Boch, 313 W 120; May12; May15'13; A$45,000-62,-000.
O C & 100

Forsyth st, 141-3; Robt R Boch to Public Service Realty & Mtg Co, a corpn, 309 Bway; mtg $54,000; May15'13.
nom

Front st, 176 (1:71-30), ws, 47.5 s Burling sl, 19.3x86.1x19.5x87.6, 5-sty bk loft & str bldg; Jno S Montgomery to Chas H Voorhees, 53 W 72; CaG; June17'12; May9'13; A $17,000-25,000.
O C & 100

Front st, 176; Chas H Voorhees to Saml P Tull, 315 West End av; CaG; mtg $16,-000; May7; May9'13.
O C & 100

Goerck st, 33 (2:327-58), ws, 150.2 n Broome, 24.11x100, 5-sty bk tnt & strs; Harry Hellinger to Aaron Duberstein, 425 Osborne, Bklyn, & Barney Friedlander, 130 Broome; 3-5 pts; B&S; AL; May12; May14'13; A$11,000-23,500.
O C & 100

Grand st, 589-99, see Monroe, nec Corlears.

Greenwich st, 723, see Bedford, 102.

Hamilton ter, 11 (7:2050-97), es, 107.6 n 141st, 17.5x67.6x17.6x66.3, 3-sty & b bk dwg; Max Lang to Kentmore Operating Co, a corpn, 99 Nassau; mtg $7,500 & AL; Jan31; May9'13; A$4,000-9,000.
O C & 100

Isham st, ws, 100 n Vermilyea av, see Ams av, 65.

Lafayette st, 384-8 (2:531-6), swc 4th (Nos 2-20), runs s73.11xw98xn27.7xw177.2 to es Broadway (Nos 692-4) xn45.3 to ss 4th xe275.3 to beg, 12-sty bk loft & str bldg; City Real Estate Co to Percy G Andrews, 89 Harmon, Jersey City, NJ; B&S; May7; May9'13; A$435,000-1,025,000.
O C & 100

Lafayette st, 384-8; 4th st, 2-20 E & Broadway, 692-4; Percy G Andrews to Broadway & 4th St Bldg Co, Inc, 51 Wall; B&S & CaG; mtg $800,000; May7; May9'13.
O C & 100

Lawrence st, 2-4 (7:1966-79-80), ss, at ss 126th, runs w40.9xs99.11xe49.5xn104.5 to ss 126th xw9.9 to beg, 1-sty bk storage & stable; Walter A Wells to Lawrence Street Realty Co, 35 Nassau [r 1307]; mtg $22,-000; Aug 10'12; May14'13; A$22,300-26,000.
nom

Ludlow st, 13-5 (1:298-26-27), ws, 137.10 n Canal, 37.7x88.3, 2 5-sty bk tnts & strs & 2-sty bk rear loft bldg; Isidor Tager & Sophie, his wife to Sophie Tager, 203 W 117; AT; QC; AL; May12; May13'13; A $32,500-43,500.
nom

Ludlow st, 144 (2:411-45), es, 175 n Rivington, 25x89.4, 6-sty bk tnt & strs & 4-sty bk rear tnt; Sophie Siris & ano to Geo Ricard, 317 W 139; B&S; mtg $38,000 & A L; Feb4; May14'13; A$23,000-37,000.
O C & 100

Madison st, 181 (1:273-12), ns, 289.11 e Pike, 24.6x100, 5-sty bk tnt & strs; Sarah Wodiska to Sarah Kriegel, 565 Palisade av, Jersey City, NJ; mtg $31,000 & AL; May12'13; A$18,500-33,000.
O C & 100

Mercer st, 170, see Bway, 597.

Monroe st (1:265-24), nec Corlears (No 10), runs nw along es Corlears, 60.1 to ss Grand (Nos 589-99), xse125.4xsw5.2 to ns Monroe xw110.2 to beg, 7-sty bk loft & str bldg; Lincoln Holding Co to Abr Goldberg; [134 W 26]; AL; Aug25'09; re-recorded from Aug26'09; May14'13; A$25,000-$——.
O C & 100

Monroe st, nec Corlears, same prop; Abr Goldberg to A Goldberg Inc, a corpn, 134 W 26; AL; May12; May14'13.
nom

Montgomery st, 67 (1:259-57), es, 47.6 n Cherry, 21.10x58.7x20.5x57.5, 6-sty bk loft & stable; Geo C Kobbe to Isaac Lewenthal, 116 W 34; B&S; May9; May14'13; A $9,500-18,500.
nom

New Bowery, 13-15, see Roosevelt, 53-5 on map 55.

New Chambers st, 51, see Roosevelt, 53-5 on map 55.

Reade st, 57, see Bway, 279-83.

Roosevelt st, 53-5 on map 55 (1:115-20), ws, 28.2 s New Bowery, runs w28.9 to New Bowery (Nos 13-5) xsw27.9 to New Chambers (No 51) xse11.6xe41.3 to Roosevelt xn 27.8 to beg, 3-sty bk tnt & strs; Martin Tully Constn Co to Martin Tully, 810 E 173; AL; May10; May15'13; A$11,000-13,000.
O C & 100

Spring st, 5 (2:492-41), ns, 101.2 w Bowery, 25.2x106.11x25x112.9, 5-stv stn loft & str bldg; Citizens Investing Co to Amelia K Smith at Bayside, B of Q; mtg $28,000; May8; May14'13; A$22,000-30,000.
O C & 100

Stanton st, 290 (2:330-39), ns, 33.4 e Cannon, 33.4x75, 6-sty bk tnt & strs; Jos H Mittelman to Jno B Murphy, 247 Teaneck rd, Ridgefield Park, NJ; mtg $35,500 & AL; Apr28; May13'13; A$20,000-35,000.
nom

Thompson st, 90-2 (2:502-2-3), es, 100 n Spring, runs n50xe94.6xs—x again s25xw 94.7 to beg, 3-sty bk & fr stable; Minnie B King & ano EXRS &c Emma L King to Citizens Investing Co, a corpn, 226 Lafayette; ½ pt; AT; AL; May7; May9'13; A$30,000-35,000.
18,125

Thompson st, 90-2; Amelia K Smith to same; ½ pt; AT; AL; May8; May9'13.
nom

Warren st, 89-91 (1:132-19) ss, 51 e Greenwich, 47x25, 5-sty stn loft & str bldg; Ogden Brower & ano TRSTES Jno L Brower to Jno J McBride, 1205 8 av, Bklyn; C a G; May9; May10'13; A$23,000-30,000.
25,000

Washington st, see Dey, see Dey, 71.

West st, 149-50 (1:128-28-31), nec Barclay, 43.1x83.4x72.9x86.8, 5-sty bk hotel; Wm C Renwick et al EXRS, &c, Wm R Renwick to A Edwin Schaff, 5th st, Bayside, LI, & Helen S Dixon, 94 Maple av, Flushing, LI; May14'13; A$113,500-139,000.
132,000

2D st, 89-91 E, see 1 av, sec 2d.

4TH st, 2-20 E, see Lafayette, 384-8.

6TH st, 301 E, see 2 av, 104-6.

12TH st, 722-8 E (2:381-18-21), swc Dry Dock (No 19), 84x75, 1 4 & 4 3-sty bk tnts, strs in Nos 728 & 19; Jas M Donohue, ref, to Marie J Myers, 459 W 140; FORECLOS May6; May10; May13'13; A$26,000-33,500.
25,000

13TH st, 245 W (2:618-62), nes, 241.8 se 8 av, 20.10x103.3, 3-sty & b bk dwg; Mary J & Margt M Mitchell to National Florence Crittenton Mission, a corpn, 46 E 29; mtg $8,500 & AL; May13; May14'13; A$10,000-12,000.
nom

13TH st, 245 W (2:618-62), nes, 241.8 se 8 av, 20.10x103.3, 3-sty & b bk dwg; Thos M Mulry EXR Thos Mulry to Mary J & Margt M Mitchell, 246 W 13; correction deed; mtg $8,500; Apr29; May12'13; A$10,-000-12,000.
nom

14TH st, 223 E (3:896-11), nes, 235 se 3 av, 28.6x103.3, 5-sty bk tnt; Mary Hanse to Albt E Smith, 142 E 13; mtg $35,000; May 10'13; A$25,500-39,000.
O C & 100

14TH st, 524 E (2:407-20), ss, 346 e Av A, 25x103.3, 4-sty bk tnt & strs; Edwin D Hays, ref, to Josephine Chedsey at [Shrub Oaks], Yorktown, NY; mtg $16,000 & AL; FORECLOS M[illegible]26; May3; May14'13; A$15,-000-19,000.
500

17TH st, 448 W (3:714-59), ss, 175 e 10 av, 23.11x92, 1 & 2-sty fr bk ft factory; Lewis A Streit to Donald H Elder, 321 W 14, & Milo M Wells, 54 W 94; May9; May 13'13; A$9,000-10,000.
O C & 100

18TH st, 114 E (3:873-63), ss, 150 w Irving pl, 25x92, 4-sty & b stn dwg; Wm C Renwick et al EXRS, &c, Wm R Renwick to A Edwin Schaff, — 5 st, Bayside, B of Q, & Helen S Dixon, 94 Maple av, Flushing, B of Q; May14'13; A$34,000-39,000.
36,000

18TH st, 151 E (3:874-34), ns, 142.4 w 3 av, 18.10x ½ blk, 3-sty bk tnt & str; Nathan Fernbacher to Eliz Fernbacher, 151 E 18; mtg $15,000; Mar25; May10'13; A $16,500-21,000.
nom

18TH st, 220 E (3:898-45), sws, 319 nw 2 av, 18x80, 4-sty & b bk dwg; Fredericke Schaefer to Betti Muller, 304 E 14; mtg $11,000 & AL; Apr7; May12'13; A$9,800-14,000.
nom

18TH st, 426 W (3:715-45), ss, 293.1 w 9 av, 20.5x92, 2-sty & b bk dwg; Mary T O'Connor & ano heirs, &c Margt E O'Connor to Denis Quinn, 781 South Oak dr; [271 Bway]; May13'13; A$7,000-8,000.
O C & 100

21ST st, 100 E, see 4 av, 257-65.

24TH st, 126-30 E, see Bway, 279-83.

26TH st, 420 W, see 28th, 437 W.

26TH st, 463-5 W, see 10 av, 282.

28TH st, 437 W (3:726-15), ns, 300 e 10 av, 25x98.9, 5-sty bk tnt & strs; all of; A $10,000-14,500; also 115TH ST, 4 E (6:1620-68), ss, 100 e 5 av, 20x100.11, 5-sty bk tnt & strs; all of; A$10,500-20,000; also 26TH ST, 420 W (3:723-50), ss, 225 w 9 av, 25x 98.9; ½ pt of this 5-sty bk tnt; Harris Beaver to Victor Beaver, 660 W 180 [44 Court st, Bklyn]; AL; June10'09; May15 '13; A$9,000-22,000.
O C & 100

30TH st, 101-9 W, see 6 av, 501.

31ST st, 208 E (3:911-59), ss, 470 w 2 av, 20x98.9, 3-sty & b bk dwg; Saml B Althause to Eliz C Wellbrock, 3220 Stewart av, Richmond Hill, B of Q [44 Court, Bklyn]; mtg $14,500 & AL; Apr25; May9 '13; A$9,600-11,500.
nom

33D st, 133 W (3:809-19), ns, 331.8 e 7 av, 18.4x98.9x49.3x103.6, 2-sty bk str; Lawyers Realty Co to Chas F Noyes, 419 Washington av, Bklyn [92 Wm]; B&S; mtg $70,000; May13; May14'13; A$70,000-73,500.
nom

36TH st, 343-5 W (3:760-16), ns, 275 e 9 av, 36x98.9, 6-sty bk stable; Patk A Geoghegan to Agnes Geoghegan, 545 W 111; AT; AL; May6; May10'13; A$16,000-40,000.
nom

37TH st, 114 E (3:892-76), ss, 160 w Lex av, 20x98.9, 4-sty & b stn dwg; Jno L Dudley to Norman Johnson, 179 E 64; AT; mtg $10,000 & AL; May8; May9'13; A$40,-000-52,000.
nom

38TH st, 301-3 E, see 2 av, 710-6.

38TH st, 344 W (3:761-59), ss, 200 e 9 av, 25x98.9, 4-sty bk tnt & str & 2-sty fr rear tnt; A$12,000-17,000; also 38TH ST, 346 W (3:761-60), ss, 175 e 9 av, 25x98.9, 5-sty bk tnt & strs & 2-sty fr rear tnt; Lina Weil to Sarah wife Jos M Goldberg at West Hoboken, NJ [care Jos M Goldberg, 405 W 38]; AL; May9; May10 '13; A$12,000-18,000.
O C & 100

38TH st, 346 W, see 38th st, 344 W.

41ST st, 326 E (5:1333-42), ss, 253 e 2 av, 16x98.9, 3-sty & b bk dwg; Wm P Sheridan et al to Margt E Sheridan, 992 Jackson av, in trust; AT; AL; May9; May 10'13; A$5,000-7,000.
nom

47TH st, 135 E (5:1302-26), ns, 157.6 e Lex av, 17.6x100.5, 3-sty & b stn dwg; Bernard Mayer & ano, EXRS &c Jacob Mayer, to Terence J Lynch, 150 E 40; AL; May14; May15'13; A$11,500-16,500.
20,000

47TH st, 522 W (4:1075-43), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; Henrietta Ingber to D H Jackson Co, a corpn, 135 Bway; mtg $14,200; May8; May14'13; A$9,-000-16,000.
nom

50TH st, 127-127B E, see Lex av, 559.

51ST st E, sec Lex av, see Lex av, sec 51st.

51ST st, 521 W, see 9 av, 273.

56TH st, 123 W (4:1009-19), ns, 325 w 6 av, 25x100.5, 2-sty bk garage; A$33,000-37,000; also 56TH ST, 127 W (4:1009-17), n s, 370.10 w 6 av, 20.10x100.5, 5-sty stn tnt; 56th St Realty Co to 130 West 57th St, a corpn, at 130 W 57; AL; May7; May12'13; A$26,000-30,000.
nom

56TH st, 127 W, see 56th st, 123 W.

57TH st, 305 E (5:1350-1½), ns, 78 e 2 av, 22x100, 3-sty & b stn dwg; Bridget Barrett widow to Mary McLaughlin, 267 E 67; mtg $13,000; May12'13; A$11,000-15,000.
nom

59TH st, 127 E (5:1394-11), ns, 265 e Park av, 20x100.5, 3-sty stn loft & str bldg; Amelia P G Fannon et al EXTRX Cecilia Keppler to Keppler Co Inc, 61 Barclay; mtg $6,000; Apr28; May10'13; A$26,000-32,-000.
20,000

62D st, 239-41 E (5:1417-17), ns, 155 w 2 av, 50x100.5, 2-sty bk church; Evangelical Lutheran Church of St Matthew, a corpn, to Home of the Christian Hungarian Sick Benevolent Societies of NY, a corpn, 239-41 E 62; AL; May9'13; A exempt-exempt.
35,000

62D st, 159 W (4:1134-5), ns, 100 e Ams av, 25x100.5, 5-sty stn tnt; Margt L Boylan to Mary L & Lillie F Thorne, 254 W 84; mtg $14,000; May1; May12'13; A$13,-000-20,000.
O C & 100

65TH st, 138 E (5:1399-47), ss, 140 e Lex av, 20x100.5, 3-sty & b stn dwg; Pope Mfg Co to Henry E Holt, 116 E 66; B&S; mtg $14,000 & AL; May13; May15'13; A $17,000-26,000.
nom

65TH st, 326-8 E (5:1439-40), ss, 275 e 2 av, 37.6x100, 6-sty bk tnt & strs; Inter-City Land & Securities Co to Jno F Stodder, 509 W 110; mtg $38,000; Apr21; May 13'13; A$15,000-45,000.
O C & 100

67TH st, 131 W (4:1139-10), ns, 225 e Ams av, 25x100.5, 5-sty stn tnt; Patk F Deffley et al to Hamilton Carhartt, at Detroit, Mich; AL; Mar17; May15'13; A$16,-000-27,000.
O C & 100

69TH st, 105 W (4:1141-30), ns, 43 w Col av, 19x100.5, 4-sty & b stn dwg; Saml D Hollis to Edw H Kelly, 105 W 69; mtg $20,000 & AL; May13'13; A$14,000-24,000.
O C & 100

71ST st E (5:1385-64-65), ss, 175 e 5 av, 50x100.5, vacant; Otto H Kahn to Wm Ziegler, Jr, 527 5 av; AL; Mar31; May9'13; A$246,000-246,000.
O C & 100

74TH st, 163 W (4:1146-4½), ns, 63 e Ams av, 18x70.4, 3-sty & b bk dwg; Henry A Casson to Mary Casson, 305 Ams av; mtg $15,000; May15'13; A$12,000-18,000.
O C & 100

77TH st, 219 E (5:1432-11), ns, 255 e 3 av, 25x102.2, 5-sty bk tnt; August Goetz & Augusta his wife to Emma C Goetz, 1754 Topping av; mtg $10,000; May10; May 12'13; A$11,000-23,000.
nom

78TH st, 52 E (5:1392-46), ss, 154 e Mad av, 21x102.2, 4-sty & b stn dwg; Mary R Haines to Roffler Constn Co, a corpn, 52 W 107; mtg $36,500 & AL; Apr30; May13 '13; A$31,000-37,000.
O C & 100

78TH st, 175-7 E (5:1413-30-31), ns, 125 w 3 av, 37x102.2, 2 3-sty & b bk dwgs; Chas S Faulkner to Newton G Chase, 481 Bedford av, Bklyn; mtg $24,500 & AL; May 12; May13'13; A$22,000-28,000.
nom

78TH st, 206 E (5:1432-44½), ss, 105 e 3 av, 13.4x102.2, 3-sty & b bk dwg; Bella Inkelas to Max Inkelas, 206 E 78; mtg $5,-250; May15'13; A$5,500-7,500.
nom

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79TH st, 140 W (4:1150-48½), ss, 392 w Col av, 19x102.2, 3-sty & b stn dwg; Matthew Farris to Gertrude A Vanderbeck, 149 W 126; AL; May15'13; A$17,000-23,000. nom

79TH st, 142 W (4:1150-49), ss, 411 w Col av, 19x102.2, 3-sty & b stn dwg; Philip H Smith to Gertrude A Vanderbeck, 149 W 126; mtg $12,000; May15'13; A$17,000-23,000. O C & 100

79TH st, 144 W (4:1150-50), ss, 430 w Col av, 20x102.2, 3-sty & b stn dwg; Eliz J Heuel to Gertrude A Vanderbeck, 149 W 126; mtg $15,000 & AL; May14; May15'13; A$18,000-23,000. O C & 100

79TH st, 156 E (5:1413-50), ss, 70 e Lex av, 20x102.2, 4-sty stn tnt; Francis L Tooley to Birchwood Realty Co, a corpn, 156 Bway; AL; May15'13; A$14,000-22,000. O C & 100

80TH st, 229 E (5:1526-14), ns, 254.2 w 2 av, 25.1x102.2, 4-sty stn tnt; Gertrude Scheer to Mary Kelly, 1726 Park av; mtg $12,000 & AL; May7; May12'13; A$11,000-17,000. nom

81ST st, 35 W (4:1195-12), ns, 500 w Central Park W, 25x102.2, 4-sty & b stn dwg, 2-sty ext; Sarah M Orvis et al to Chas E Orvis, 35 W 81; B&S; May7; May 13'13; A$35,000-70,000. nom

81ST st, 37 W (4:1195-11), ns, 250 e Col av, 25x104.4, vacant; Wm C & Alice D Osborn to Herbert R Johnson at Engelwood, NJ; AL; Oct16'11; May13'13; A$35,000-35,-000. nom

81ST st, 35-9 W (4:1195-10-12), ns, 225 e Col av, runs n104.4xe50xs2.2xe25xs102 2 to st xw75 to beg, 2 4-sty & b bk & stn dwgs with 2-sty exts & vacant; Chas E Orvis to McMorrow Engineering & Constn Co, a corpn, 271 W 125; C a G; May12; May13 '13; A$105,000-153,000. O C & 100

81ST st, 39 W (4:1195-10), ns, 225 e Col av, 25x104.4, 4-sty & b bk dwg, 2-sty ext; Hy F Osborn et al to Herbert R Johnson at Englewood, NJ; Oct16'11; May13'13; A $35,000-48,000. nom

81ST st, 43-5 on map 37-9 W (4:1195-10-11), ns, 225 e Col av, 50x104.4, 4-sty & b bk dwg & vacant; Herbert R Johnson to Chas E Orvis, 35 W 81; B&S; Oct18'11; May 13'13; A$70,000-83,000. nom

81ST st, 203-13 W (4:1229-25), ns, 100 w Ams av, 112.5x102.2, 9-sty bk tnt; Slawson & Hobbs, a corpn, to S B Constn Co, a corpn, 203-11 W 81; QC & release; May1; May15'13; A$—— $ —. nom

82D st, 122-8 E (5:1510-60), ss, 250 e Park av, 75x102.2, 8-sty bk tnt; Frontenack Realty Co to David Dows, at Irvington, NY [50 Church]; mtg $210,000; May 15'13; A$48,000-$——. O C & 100

83D st, 415 E (5:1563-7), ns, 150 e 1 av, 16.8x102.2, 3-sty & b stn dwg; Adolph Lazarus EXR Lassa Lazarus to Saml Bader, 314 E 84; mtg $4,500; Apr24; May10 '13; A$5,500-7,000. **5,000**

83D st, 415 E; Adolph Lazarus et al to same; mtg $4,500; Apr24; May10'13. nom

84TH st, 324-6 W (4:1245-88-89), ss, 250 w West End av, 33x102.2, 2 3-sty & b stn dwgs; Abner B Inglee et al to 324 W 84th St Co (Inc), a corpn, 299 Bway; May12; May15'13; A$25,000-35,000. O C & 100

85TH st, 100 E, see Park av, 1015.

87TH st, 131 E (5:1516-15), ns, 52.7 w Lex av, 16.5x100.7, 2-sty & b bk club house; Susan Titus to Markwin Realty Corpn, 29 W 42, & Heilner & Wolf Inc, a corpn, 135 Bway; mtg $6,000; May13'13; A $8,500-9,500. O C & 100

87TH st, 133 E (5:1516-15½), ns, 36.2 w Lex av, 16.5x100.8, 2-sty bk dwg & office; Arthur R Buck et al EXRS, &c, Saul Deiches to Markwin Realty Corpn, 29 W 42, & Heilner & Wolf Inc, a corpn, 135 Bway; mtg $9,000; May9; May14'13; A$8,-500-9,500. O C & 100

87TH st, 133 E; Augusta Deiches to same; ½ pt; AT; mtg $9,000; May13; May 14'13. O C & 100

88TH st, 259 W (4:1236-7), ns, 154 w Bway, 18x100.8, 3-sty & b stn dwg; Farmers Loan & Trust Co TRSTE for Alma L Larner to Gertrude A Vanderbeck, 149 W 126; May13; May14'13; A$12,500-20,000. **23,150**

89TH st, 103 E (5:1518-5), ns, 80 e Park av, 26.8x100.8, 5-sty stn tnt & strs; Edmund D Broderick to Harry N Kohn, 7 E 93; mtg $23,000; May15'13; A$16,000-29,000. O C & 100

94TH st, 130 E, see 94th, 132 E

94TH st, 132 E (5:1522-60½), ss, 270 e Park av, 20x100.8, 4-sty stn tnt; A$11,000-17,000; also 94TH ST, 130 E (5:1522-61), ss, 250 e Park av, 20x100.8, 4-sty stn tnt; A$11,000-17,000; Alex S Fisher to Mary Barry, 524 W 173; B&S; mtg $26,000; May 14; May15'13. nom

94TH st, 130-2 E; Mary Barry to Operating Realty Co, a corpn, 1084 Lex av; mtg $26,000; May14; May15'13. nom

95TH st, 307-9 E on map 307 E (5:1558-7), ns, 137.6 e 2 av, 37.6x100.8, 6-sty bk tnt & strs; Mary B Schwab to Aaron Goodman Realty Co, 117 W 119; B&S; May14; May 15'13; A$13,000-42,000. O C & 100

98TH st, 103 W (4:1253-23½), ns, 75 w Col av, 25x75.11, 5-sty bk tnt & strs; Eliz G Carroll to Neerg Realty Co, a corpn, 160 Bway; mtg $15,000 & AL; May15'13; A $14,000-20,000. O C & 100

99TH st, 1-7 W, see Central Park W, 391-3.

101ST st, 200-2 W, see Ams av, 836.

102D st W (7:1873-28), ss, 1.5 e Bway, runs s33 to ws former Bloomingdale rd x again s 48.3 & 24.11 xe34.1 to cl said rd x s8.2 & s17.7 to st xw20.1 to beg, 1-sty lg & vacant; Stuyvesant Le Roy ADMR ,erman Le Roy to Jas Bradley, 525 W 113; May12; May13'13; A$20,000-20,000. **1,815**

103D st, 94 W (7:1838-60), ss, 99.6 e Col av, 20x100.11, 5-sty stn tnt; Edw Popper to Hermine Goodman, 128 E 84; B&S; AL; Apr30; May14'13; A$12,000-21,000. nom

104TH st, 25 E (6:1610-11), ns, 250 e 5 av, 25x100.11, 5-sty bk tnt; Wm H Smith to Harry C Shaw at [48 W Boston rd], Mamaroneck, NY; B&S & CaG; AL; Apr30; May14'13; A$12,000-27,000. nom

111TH st, 504-6 W (7:1882-38), ss, 125 w Ams av, 108.4x91.10, 6-sty bk tnt; Roffler Constn Co to Vista Holding Co Inc, a corpn, 507 5 av; mtg $160,000 & AL; May 1; May13'13; A$82,000-190,000. O C & 100

112TH st, 241 E (6:1662-19), ns, 150 w 2 av, 17.6x100.5, 4-sty bk tnt; Jno B Furey to Thos F Furey, 413 E 156; mtg $7,000; Dec29'10; May9'13; A$6,500-10,000. O C & 100

113TH st, 77 W, see Edgecombe av, 38.

114TH st, 230 W (7:1829-52), ss, 300 e 8 av, 25x100.11, 5-sty bk tnt; Chas S Kohler to Edw S Schaeffler, nwc Crotona av & Grote; mtg $18,000; May15'13; A$15,000-26,000. O C & 100

115TH st, 4 E, see 28th, 437 W.

117TH st, 51 E, see Madison av, 1783.

118TH st, 426-8 E (6:1711-36), ss, 277.4 w Pleasant av, runs s100.10xw16.8xs0.1xw 25xn100.11 to st xe41.8 to beg, 6-sty bk tnt & strs; Abr D Weinstein to Jos Cohen, 26 Eldridge; mtg $45,000 & AL; May10; May12'13; A$13,500-43,000. nom

118TH st, 430-2 E (6:1711-35), ss, 235.8 w Pleasant av, runs s100.11xw8.4xn0.1xw 33.4xn100.10 to st xe41.8 to beg, 6-sty bk tnt & strs; Abr D Weinstein to Jos Cohen, 26 Eldridge; mtg $45,000 & AL; May10; May12'13; A$13,500-43,000. nom

118TH st, 434-6 E (6:1711-33), ss, 194 w Pleasant av, 41.8x100.11, 6-sty bk tnt & strs; Abr D Weinstein to Jos Cohen, 26 Eldridge; mtg $45,000 & AL; May10; May 12'13; A$13,500-43,000. nom

118TH st, 12 W (6:1601-44½), ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; Chas B Hawkes, ref, to Maude W S Pickhardt, 145 E 62; FORECLOS Mar27; May13; May14 '13; A$10,000-19,000. **14,000**

119TH st, 247-9 E (6:1784-20½), ns, 80 w 2 av, 38.4x100.10, 6-sty bk tnt & strs; Louis Levy et al to Jos N Patch, 508 Clinton av, Bklyn; AL; May12; May13'13; A $16,000-43,500. nom

119TH st, 247-9 E; Jos N Patch to Louis Levy, 14 W 127 & Chas Levy, 29 E 127; AL; May13'13. nom

123D st, 444 E (6:1810-30), ss, 133.4 w Pleasant av, 33.4x100.11, 5-sty bk tnt; Benno Lewinson, ref, to Jno Aspinwall at Newburgh, NY; Helen A Redfield, 452 Riverside dr, & Abram I Elkus, 26 E 61, TRSTES Jno L Aspinwall, decd, for Helen A Redfield; FORECLOS Apr7; May9; May 10'13; A$8,000-31,000. **24,400**

123D st, 512-8 W (7:1977-37), ss, 100 w Ams av, 100x100.11, 6-sty bk tnt; 114th St & 7th Av Constn Co to Central Bldg & Investment Co, a corpn, 149 Church; mtg $137,000 & AL; May14; May15'13; A—— $——. O C & 100

125TH st, 31 W (6:1723-22), ns, 370 w 5 av, 20x99.11, 5-sty bk office, loft & str bldg, 2-sty ext; Jos B Zellman to Claudia Tinner, 263 W 137; B&S; May9; May14'13; A$36,000-50,000. O C & 100

126TH st W, ss, at ss Lawrence, see Lawrence, 2-4.

127TH st, 115 E (6:1776-10), ns, 215 e Park av, 22x99.11, 5-sty bk tnt; Rudolph Ellinger to Anna M Zinssmeister, 1080 Park av; mtg $21,000; Mar17; May12'13; A$8,-500-19,500. O C & 100

127TH st, 115 E; Anna M Zinssmeister to Theo Brickenstein at Hoboken, NJ; mtg $21,000; May9; May12'13. nom

131ST st, 126 W (7:1915-46), ss, 430 e 7 av, 20x99.11, 3-sty & b stn dwg; Rebecca Schwabach to Mary Burns, 112 W 63; May15'13; A$9,600-14,000. O C & 100

131ST st, 603-5 W (7:1998-26-27), ns, 100 w Bway, 50x99.11, 3-sty fr tnt & 1-sty fr shop; Sigismond Mankowski to Peter J Devine, 3099 Bway; mtg $13,000; May15'13; A$16,000-16,500. nom

132D st, 34 W (6:1729-51), ss, 360 w 5 av, 25x99.11, 5-sty bk tnt; Saml Thorne Jr, ref, to Louise Mead, EXTRX Laetitia M Myers [537 E Front, Plainfield, NJ]; FORECLOS Apr29; May13; May14'13; A $10,000-21,000. **10,000**

133D st, 54 E (6:1757-44), ss, 175 w Park av, 20x99.11, 3-sty & b stn dwg; Mary C Klees to Laura C Crane, at Scarsdale, NY; mtg $6,000; Apr9; May15'13; A$6,000-7,500. O C & 100

137TH st, 128 W (7:1921-48), ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; Philip Friedman to Matilde Picarello, 2059 1 av; QC & confirmation deed; May13; May15'13; A$11,000-24,000. O C & 100

137TH st, 128 W; Matilde Picarello to Cosenzo Bldg Co, a corpn, 705 E 187; mtg $22,000 & AL; May15'13. O C & 100

140TH st, 62 W (6:1737-65), ss, 150 e Lenox av, 37.6x99.11, 6-sty bk tnt; Henry Rosenstein to Carl Silverman, 600 W 113; mtg $27,000; May9; May12'13; A$10,500-36,500. nom

140TH st, 66 W (6:1737-66), ss, 110 e Lenox av, 40x100, 6-sty bk tnt; Aug Ruff et al to Jno V Miller, 60 W 129; B&S & C a G; mtg $36,000; May12; May15'13; A $11,000-38,500. O C & 100

143D st, 239 W (7:2029-19), ns, 300 w 7 av, 25x99.11, 5-sty bk tnt & strs; Jas S Witson to 143d St Corpn, 115 Bway [r 901]; B&S & CaG; Feb1; May13'13; A$10,-500-23,000. O C & 100

148TH st, 403 W (7:2063-28), ns, 101 w St Nicholas av, 18.6x80, 3-sty & b stn dwg; Ellen Atkinson to Marie N, Rene E, Marguerite M & Marie V Hoguet, all at 152 Riverside dr; Robt L Hoguet, 47 E 92, & Ramsay Hoguet, 29 Washington sq; mtg $12,000 & AL; May5; May14'13; A$7,-700-15,430. nom

148TH st, 502-4 W (7:2079-37), ss, 100 w Ams av, 41.8x99.11, 5-sty bk tnt; Robt F Wagner, ref to Sigmund Ashner, 1058 Coney Island av, Bklyn; mtg $10,000, FORECLOS May5; May7; May9'13, A$22,-000-50,000. **1,000**

149TH st, 418 W, see Convent av, 433.

149TH st W (7:2045-83-84), ns, 175 w 8 av, 50 to es Bradhurst av x99.11; vacant; A$22,000-22,000, also 165TH ST, 480 E (9:-2369), sec Washington av, 100.10x100, except pts for st & av; vacant; Hugh P Skelly to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; AL; May14; May 15'13. O C & 100

160TH st W, nwc Ft Washington av, see Ft Washington av, 35-41.

172D st, 506 W (8:2128-42), ss, 125 w Ams av, 48.4x95, 5-sty bk tnt; Francis S McAvoy ref to Caecilie Ettinger, 9 Vernon ter, East Orange, NJ; mtg $36,000; FORECLOS May6; May12'13; A$15,000-47,000. **1,600**

175TH st, 516-18 W (8:2131-41), ss, 150 w Ams av, 37.6x99.8, 5-sty bk tnt; Eva Arnold heir &c Chas Stich to Caroline Mendel, 77 W 85; mtg $46,500; Mays; May9'13; A$12,500-39,000. O C & 100

177TH st W, sec St Nicholas av, see St Nicholas av, 1332-8

183D st W, nec Bway, see Ams av, 65.

186TH st, 501 W, see Ams av, 2540.

187TH st, 500 W, see Ams av, swc 187.

206TH st W, nes at ses 10 av, see 10 av, ses at nes 206th.

209TH st W, nec Col av, see Col av, nec 209th.

Amsterdam av, 65 (4:1134-3), es, 50 n 62d, 25x75, 5-sty bk tnt & strs; A$15,000-23,000; also VERMILYEA AV (8:2233-52), nec Dyckman, 125x100, vacant; A$32,000-32,000; also ISHAM ST (8:2236-15-16), ws, 100 n Vermilyea av, 50x100, vacant; A$8,-000-8,000; also BROADWAY (8:2164-38-39) nec 183d, 50.5x110.11x49.11x104.1, vacant; A $21,000-21,000; also BROADWAY (8:2164-40), es, 50.5 n 183d, 25.2x114.4x25x110.11, vacant; Amelia P G Fannon et al to Keppler Co Inc, a corpn, 61 Barclay; Apr28; May19'13; A$8,600-8,600. O C & 100

Amsterdam av, 836 (7:1872-36), swc 101st (Nos 200-2), 25.11x96.5 to cl old Bloomingdale rd, closed, x25.11x96, 5-sty bk tnt & strs, 1-sty bk office; Fredk M Townsend to Ralph S Townsend, 190 Riverside dr & Ada T Richards, 143 Oak, Binghamton, NY, EXRS Ralph Townsend; QC; release legacy &c; May7; May9'13; A$32,000-41,000. **15,000**

Amsterdam av, 836; Ralph S Townsend & ano EXRS Ralph Townsend to Ralph S Townsend, 190 Riverside dr & Ada T Richards, 143 Oak, Binghamton, NY, as legatees of Ralph Townsend, decd; May1; May9'13. O C & 100

Amsterdam av, 2010-2 (8:2118-37-38), w s, 49.11 s 160th, 50x100, 2-sty fr tnt & strs & 2 1-sty fr strs & fr rear coal pocket; Homer R Gillies to Geraldine Realty Co a corpn, 2018 Ams av; mtg $31,000, May 13; May14'13; A$34,000-35,200. O C & 100

Amsterdam av, 2540 (8:2156-pt Lot 83), nwc 186th (No 501), 107.11x100, vacant; Hy M Goldfogle, ref to Hyman Sarner, 120 E 86; mtg $21,466.66; FORECLOS Apr18; Apr 29; May9'13, A$——$ —. **10,000**

Amsterdam av (8:2156-pt Lot 83), swc 187th (No 500), 107.5x100, vacant; Henry M Goldfogle ref to Hyman Sarner, 120 E 86; mtg $21,466.66; FORECLOS Apr18; Apr 29; May9'13; A$——$—— **10,000**

Bowery, 13 (1:289-5), es, abt 115 n Division, 22x106.6x20.1x110.9 ss, 5 & 6-sty bk & st lodging house & strs; Alfredo Del Genovese to Arduina Del Genovese, 442 Av U Bklyn; May1; May15'13; A$23,-000-35,000 nom

Bradhurst av, nec 149th, see 149th W, ns, 175 w 8 av.

Broadway, 279-83 (1:149-31), ws, 50.11 n Chambers, 50x96.1x50x94.10; 5-sty stn office & str bldg; A$400,000-410,000; also READE ST, 57 (1:149-28), ss, 97 w Bway, 25x75.3, 5-sty bk loft & str bldg; A$50,000-65,000; also 24TH ST, 126-30 E (3:879-69), ss, 95 w Lex av, runs s98.9xw61.6xn11.3xw 18.6xn87.6 to st xe80 to beg, 3, 4 & 5-sty bk tnts; also all R T & I in estate Mary A S Carter, decd; A$110,000-167,500; Lawson Purdy, EXR Geo G Carter to Steenback-Carter Estate Inc, a corpn, 130 E 24; AT May5 May10'13 O C & 100

Broadway, 279-83; also READE ST, 57; also 24TH ST, 126-30 E; Arabella F Rich to same; AT; May2; May10'13. nom

Broadway, 450 (1:232-8), ses, abt 105 s Grand, 25x120, 5-sty bk loft & str bldg; also BROADWAY (1:232), es, 104 s Grand, a strip 1.x120; Lawyers Realty Co to Chas F Noyes, 419 Washington av, Bklyn [92 Wm]; B&S; mtg $75,000; May13; May14'13; A$80,000-92,000. nom

Broadway, 597 (2:512-13), ws, abt 125 s Houston, 25x200 to es Mercer (No 170), 5-sty bk loft & str bldg; Lawyers Realty Co to Chas F Noyes, 419 Washington av, Bklyn, [92 Wm]; B&S; mtg $[illegible],000; May 13; May14'13; A$102,000-110,000. nom

Broadway, 692-4, see Lafayette, 384-8.

Broadway, es, 70.5 n 183d, see Ams av, 65

Broadway, nec 183d, see Ams av, 65

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Broadway (S.2231-5-6),, es, 100 n Academy, 50x150.7x50x151.3, vacant; Michl J Dowd to J Alvin Townsend & Edwin S Townsend, both at [Broadway], Irvington, NY B&S mtg $6,000, May9 May12'13, A $10,000 10,000 O C & 100

Central Park W, 391-3 (7:1835-29-31), nwc 99th (Nos 1-7), 78.11x100, 2 6-sty bk tnts & strs; Princis Lowenfeld et al to Hugh P Skelly, 656 1 av; mtg $142,000; May14; May15'13; A$104,000-165,000. O C & 100

Columbus av (8:2190-1), nec 209th, 99.11 x100; vacant; Maurice S Cohen, ref, to Laurence D Rumsey, 330 Delaware av, Buffalo, NY, Bronson Rumsey, 132 W Tripper av, Buffalo, NY, & Evelyn R Cary, 340 Delaware av, Buffalo, NY, EXRS Bronson C Rumsey. FORECLOS May11. May15 '13; A$20,000 20,000. **20,000**

Convent av, 433 (7:2063-46), sec 149th (No 418), 99.11x100, 6-sty bk tnt; Ottilie Heumann to Emsworth Constn Co, a corpn, 30 E 42; mtg $189,000 & AL; May13; May14'13; A$65,000-190,000. O C & 100

Convent av, 433; Emsworth Constn Co to Sadye V Krulewitch, 146 W 120; mtg $188,500 & AL; May13; May14'13. O C & 100

Edgecombe av, 38 (7:1960-67), es, 72.4 s 137th, 17.6x90, 3-sty bk dwg; A$10,200-15,000; also 113TH ST, 77 W (6:1597-842), ns, 158 e Lenox av, 17x100.11, 3-sty & b bk dwg; A$10,000-11,500; Plainfield Land & Bldg Co, a corpn, to Aaron D Thompson Jr [141 Bway] & Plainfield, NJ; AL; May 14; May15'13. nom

Fort Washington av, 35-41 (8:2136-83), nwc 160th, 102.2x100x99.11x121.7, 6-sty bk tnt; Robt L Hoguet et al to New Amsterdam Realty Co, a corpn, 17 W 42; mtg $170,000 & AL; May15'13; A$60,000-$——. O C & 100

Lenox av (6:1740-70-71), es, 24.11 s 143d, 50x85, vacant; Louis Lese et al to Philip Meyer on ss Bway, near Greenwood av, Richmond Hill, LI; mtg $9,000 & AL; May 1; May10'13; $18,000-18,000. O C & 100

Lexington av, 559 (5:1305-pt lot 50), nec 50th (Nos 127-127B), runs e47.3xn73.10xne 23.5 & 32.8xn8.3xw100 to av xs100.5 to beg; 1 4 & 1 5-sty bk hospital; N Y Nursery & Child's Hospital to Gertrude A Vanderbeck, 149 W 126; B&S; May8; May15'13; A $——$——. **80,500**

Lexington av, 559; City NY to same; AT; QC; May13; May15'13.
4% of above consid of 80,500

Lexington av (5:1305-pt lot 50), sec 51st, 50.5x100; pt 2 & 3-sty bk hospital; N Y Nursery & Child's Hospital to Gertrude A Vanderbeck, 149 W 126; B&S; May8; May 15'13. A$ —$ — **101,700**

Lexington av, sec 51st; same prop; City NY to same; AT; QC; May13; May15'13.
4% of above consid of 101,700

Madison av, 1519 (6:1609-55), es, 84.3 s 104th, 16.8x70, 3-sty bk tnt & str; Edna M & Wm M Scott to Marcus Jacobson, 52 E 104 & Alex D Liederman, 650 Bway, Brooklyn; AT; QC; CaG; May8; May9'13; A$8,500-10,500. 125

Madison av, 1783 (6:1623-23), nec 117th (No 51), 34.11x108, 5-sty bk tnt & strs; Fanny Gruen to Fannie M Korn, 875 Park av; B&S; AL; May7; May9'13; A$40,000-70,-000. O C & 100

Madison av, 1824-6 (6:1745-55), ws, 40.11 s 119th, 40x75, 6-sty bk tnt & strs; Elias A Cohen to Wm Lefkowitz, 160 Bleecker; AL; May13'13; A$25,000-47,000. O C & 100

Manhattan av, 345 (7:1849-10), ws, 63.11 s 115th, 37x74.7, 5-sty bk tnt; Eva Arnold heir &c Chas Stich to Caroline Mendel, 77 W 85; mtg $39,500; May8; May9'13; A$20,-000-32,000. O C & 100

Manhattan av, 503 (7:1947-52), ws, 18.5 s 121st, 15x80, 3-sty & b stn dwg; Robt F Wagner, ref, to Danl Seymour, 2 Dunwoodie st, Yonkers, & Louis F Therasson, Munro av, Mamaroneck, NY, EXRS H Louisa Mulford; FORECLOS May12; May 14'13; A$8,500-11,500. **9,000**

Nagle av (8:2173-pt lt 29), ss, 146.1 w Hillside av, 50x134.11x61x99.10, vacant; Psaty Constn Co to Isaac Blitstein, 134 Melrose, Bklyn; mtg $202,000 & AL; Feb 3; May10'13; A$ —$—— nom

Nagle av (8:2173), same prop; Isaac Blitstein to Psaty Constn Co, a corpn, 147 E 125; mtg $202,000 & AL; May2; May10 '13. nom

Park av, 1015 (5:1513-69), sec 85th (No 100), 25.6x82.2, 3-sty stn tnt & strs; Amos R E Pinchot to Dorothea T S & Amelia C Pope, 100 E 85 as TRSTE Jno W Pope, decd; AT; QC & correction deed; Feb5; May9'13; A$42,000-50,000. nom

Park av, 1015; Dorothea T S & Amelia C Pope to Amos R E Pinchot, 1021 Park av; AT, QC, May9; May9'13 nom

Park av, 1015; Amos R E Pinchot to Alletta N Morris, 77 Madison av; AL, Mtg., May 9'13. O C & 100

St Nicholas av, 716 (7:2053-74), es, 208.10 n 145th, 21x100, 4-sty & b bk dwg; Manuel Lopez to Rosa Lopez, his wife, both at 716 St Nicholas av; mtg $18,000; Apr7; May13'13; A$12,600-18,000. nom

St Nicholas av, 1332-8 (8:2133-34), sec 177th, 99.11x100, 6-sty bk tnt; Wm W Blair to Edgar N Sidman, 478 Centre, South Orange, NJ; mtg $160,000; May8; May9'13; A $65,000-185,000. O C & 100

Sherman av, 127 (8:2224-40), ns, 260 w Academy, 40x150, 5-sty bk tnt; Hanover Realty & Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; May13'13; A$8,800-44,500. nom

Sherman av, 127; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg $56,000; Apr30; May13'13 nom

Sherman av, 129 (8:2224-38), ns, 220 w Academy, 40x150, 5-sty bk tnt; Hanover Realty & Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; May13'13; A$8,800-44,500. nom

Sherman av, 129; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg $56,000; Apr30; May13'13. nom

Sherman av, 131 (8:2224-36), ns, 180 w Academy, 40x150, 5-sty bk tnt; Hanover Realty & Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; May13'13; A$8,000-44,500. nom

Sherman av, 131; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg $56,000; Apr30; May13'13. nom

Sherman av, 133 (8:2224-35), ns, 140 w Academy, 40x150, 5-sty bk tnt; Hanover Realty & Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; May13'13; A$8,000-44,500. nom

Sherman av, 133; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg $56,000; Apr30; May13'13. nom

Sherman av, 135 (8:2224-33), ns, 100 w Academy, 40x150, 5-sty bk tnt; Hanover Realty & Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; May13'13; A$8,000-44,500. nom

Sherman av, 135 (8:2224-33), ns, 100 w Academy, 40x150, 5-sty bk tnt; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg $56,000; Apr30; May15'13; A$8,000-44,500. nom

Vermilyea av, nec Dyckman, see Ams av, 65.

West Broadway, 219 (1:178-17), ses, abt 85 s White, 16.8x100, 3-sty fr bk ft tnt & str; Percival H Gregory, ref, to E N Little's Sons Realty & Constn Co (Inc), 217 West Bway; PARTITION Mar27; May12; May13'13; A$17,000-17,500. **17,600**

West Broadway, 414 (2:502-36), ws, 100 n Spring, 25x69.4, 3-sty bk bldg & str; Minnie B King & Edw De F Smith, EXRS, &c, Emma L King to Elam H Fuller, 630 3d, Bklyn [416 W Bway]; ½ pt; AT; May 7; May10'13; A$16,000-17,000. **7,000**

West Broadway, 414; Amelia K Smith to same; ½ pt; AT; May8; May10'13. nom

1ST av (2:429-9), sec 2d (Nos 89-91), runs s44xe75xn22xw1xn22 to ss 2d xw74 to beg, 6-sty bk tnt & strs; Yetta Greenberg to Alfd M Lazarowitz, 608 E 15; ½ pt; QC; AL; May12'13; A$45,000-85,000. nom

1ST av, 1315 (5:1445-27), ws, 75.4 s 71st, 25x75, 4-sty bk tnt & strs; Louis Poborsky to Josef Novak, 1318 1 av; mtg $14,000; May15'13; A$9,500-17,500. O C & 100

2D av, 104-6 (2:448-1), nec 6th (No 301), 51.9x87, 8-sty bk tnt & strs; Abr Rosen to Wentworth Holding Co, a corpn, 1400 5 av; AL; May13; May15'13; A$60,000-150,-000. O C & 100

2D av, 710-6 (3:944-1-4), nec 38th (Nos 301-3), 98.9x100, 4 4-sty bk tnts & strs; Progress Holding Co to D H Jackson Co, a corpn, 135 Bway; mtg $65,000; Jan22; May14'13; A$67,500-86,500. nom

2D av, 2237 (6:1664-26), ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & strs; Nathan W Herbst to Wilhelmina Trenkmann, 183 Hewes, Bklyn; mtg $17,000 & AL; May12 '13; A$9,500-17,500. O C & 100

4TH av, 257-65 (3:876-4-6), sec 21st (No 100), 115x90, 20-sty bk loft & str bldg; J H & C K Eagle (Inc), a corpn, to Eagle Investing Corpn, 265 4 av; mtg $1,100,000; May13'13; A$[illegible]000-$——. O C & 100

6TH av, 224 (3:816-79), es, 50 s 15th, 22x80, 5-sty bk tnt & str; Cornelia H Rhoades to Bessie R wife B Ogden Chisolm, 16 E 53; 2-3 pt; AT; B&S; May2; May9'13; A $72,000-82,000 nom

6TH av, 501 (3:806-34), nwc 30th (Nos 101-9), runs w144 to ns former Stewart st, closed, xe— to ws 6 av xs30 to beg, except small cor on 30th st at Stewart st, 5x—x—; also 6TH AV, parts of 501 & also parts of 103-9 W 30th, begins at ns Stewart st, closed & 41.5 w 6 av, runs n99.6xw 100xs99.6 to ns Stewart xe100 to beg, 2-sty bk office & 1 & 3-sty bk theatre; Edmund L Mooney to Andw J Shipman, 636 W 158, ¼ pt; AL & sub to lease 21 yrs, dated Feb8'11, with two rens at 21 yrs each; also sub to life estate Julia L Butlerfield; C a G; May9; May12'13; A$580,-000-P$600,000. O C & 100

6TH av, 501 (3:806), nwc 30th (Nos 101-9); also 6TH AV, parts of 501 & also parts 103-9 W 30th, etc, same prop; Andw J Shipman to 6th Av & 30th St Realty Corpn, 37 Wall, ¼ part; C a G; AL & sub to leases, &c, as above; May9; May12'13. O C & 100

7TH av, 2427-9 (7:2010-63), es, 39.11 s 142d, 40x100, 6-sty bk tnt & strs; Jacob Goldfarb to Benj Blum, 565 W 144; mtg $49,000; May6; May12'13; A$29,000-61,000. nom

8TH av, 464 (3:783-3), es, 49.4 n 33d, 24.8x100, 4-sty stn tnt & str & 4-sty bk rear tnt; Patk A Geoghegan to Agnes Geoghegan, 545 W 111; mtg $24,000 & AL; May6; May10'13; A$44,000-49,000. nom

8TH av, 2547 (7:1960-46), ws, 50 n 136th, 25x85, 5-sty bk tnt & strs; A$15,500-24,000; also 8TH AV, 2553 (7:1960-49), ws, 50 s 137th, 25x85, 5-sty bk tnt & strs; A$15,-500-24,0[illegible] also 8TH AV, 2555 (7:1960-50), ws, 25 s 137th, 25x85, 5-sty bk tnt & strs; A $15,500-24,000; Theo W Spear, EXR, &c, Ann Mapelsden to Kenton Realty Co, a corpn, 135 Bway; B&S & CaG; AL; May13; May14'13 O C & 100

8TH av, 2553-5, see 8 av, 2547.

8TH av, 2917 (7:2047-32), ws, 74.11 n 154th, 25x100, 6-sty bk tnt & strs; Eldon Bisbee to Herbt Fischer, 461 W 159; ¼ RT&I; mtg $25,000 & AL; Apr18; May13 '13. A$[illegible],000-26,000 nom

9TH av, 273 (3:724-32), ws, 24.9 n 26th, 18.6x70, 4-sty stn tnt & str; A$8,500-11,000; also 51ST ST, 521 W (4:1080-21), ns, 275 w 10 av, 25x100.5, 4-sty stn tnt; Aug & Louise Reipschlager, heirs &c Henry Reipschlager, to Harry Nellis, 289 13th, Bklyn; May1; May15'13; A$9,000-15,000. O C & 100

9TH av, 273, also 51ST ST, 521 W; Harry Nellis to Aug & Louise Reipschlager, joint tenants, 72 W 105; May1; May15'13. O C & 100

10TH av, 280, see 10 av, 282.

10TH av, 282 (3:724-3), es, 37 n 26th, 37x100, 6-sty bk tnt & strs; A$18,000-46,000; also 10TH AV, 280 (3:724-1), nec 26th (Nos 463-5), 37x100, 6-sty bk tnt & strs; A24,-000-70,000; New Amsterdam Realty Co to Oaklawn Corpn, 27 William; mtg $99,000; May15'13. O C & 100

10TH av (8:2203-1-4), ses at nes 206th, 99.11x100, vacant; J Allen Townsend to Michl J Dowd, 2541 Valentine av; B&S; May12'13; A$31,500-31,500. O C & 100

11TH av, 558 (4:1071-3), es, 55.5 n 42d, 16.8x80, 4-sty bk tnt & str; Chas J Orth to Hy G Orth, 558 11 av; 1-7 pt; May12; May13'13; A$6,500-9,500. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Canal st, 30, see East Bway, 158.

Columbia st, 77 (2:334), ws, 80 n Rivington, 20x49.8; asn rents; Sara Zazeela to The Royal Co of NY, 93-5 Nassau; May8; May9'13. 450

East Broadway, 158 (1:283), ns, 50.4 w Rutgers, 25x106.9 to ss Canal (No 30) x28.5 x93; also FORSYTH ST, 56 (1:301-13), es, 51.3 s Hester, 24.9x75; also ALL TITLE to strip on n 0.1x75; asn rents; Isaac Lipschitz to Royal Co of NY, 93-5 Nassau; May8; May9'13; A$17,500-26,000. 2,200

Eldridge st, 113 (2:418), nws, 25x119.10; asn rents; Isaac Lipschitz to Royal Co of NY, 93-5 Nassau; May8; May9'13; 2,200

Forsyth st, 56, see East Bway, 158.

52D st, 343 W (4:1043-16), ns, 365 e 9 av, 22.10x100.9x31.4x100.5; asn rents; Thos McGuire to Royal Co of NY, 93-5 Nassau; May9; May10'13; A$15,500-17,500. 400

62D st, 239-41 E (5:1417-17), ns, 155 w 2 av, 50x100.5, 2-sty bk church; re mtg; Farmers Loan & Trust Co to Evangelical Lutheran Church of St Matthew, a corpn, 354 Broome; QC; May7; May9'13; Aexempt-exempt. 22,000

66TH st, 66 E (5:1380), ss, 80 w Park av, 20x100.5; the buildings only on formerly leased land; Louis J Weil et al EXRS, &c, Mathias Strasburger to Elbridge T Gerry, — Bellevue av, Newport, RI; [2 E 61]; Apr24; May12'13. **17,000**

75TH st, 515 E (5:1487-14), ns, 323 e Av A, 25x95.7x25.4x99.9 (owned by party 1st part); also 75TH ST E (5:1487), ns, adj above on west (owned by party 2d part); release from all claims, damages, &c, as to 515 E 75; Ernest N Adler with Farmers Feed Co of NY, 522-538 E 76; May3; May 14'13. nom

101ST st, 200-2 W, see Ams av, 836.

111TH st, 504-6 W (7:1882), ss, 125 w Ams av, 108.4x91.10; asn rents to secure $15,000; Vista Holding Co to Estates Mtg Securities Co, a corpn, 160 Bway; May12; May13'13. nom

111TH st, 536 W (7:1882), ss, 75 e Bway, 83.4x100.11; asn rent to ext of $2,000 to secure mtg of $15,000 on 504-6 W 111, made by Vista Holding Co; New Amsterdam Holding Co to Estates Mtg Securities Co, a corpn, 160 Bway; May12; May13'13. nom

111TH st, 536 W; certf as to consent to above asn of rents; same to same; May12; May 13'13.

113TH st, 117-9 E (6:1641), ns, 121.4 e Park av, 42.8x100.11; re asn rents recorded Nov4'12; Estates Mtg Securities Co to Acadia Realty Co, a corpn, 25 W 21; Apr29; May13'13. nom

113TH st, 117-9 E; asn rents to secure $3,300; Acadia Realty Co to Estates Mtg Securities Co, a corpn, 160 Bway; Apr29; May13'13. nom

118TH st, 12 W (P A); power of attorney to borrow upon the security of above premises; Maude W S Pickhardt to Kenyon Fortescue, 121 W 69; May3; May14'13.

121ST st, 161 W, see 7 av, 2021.

150TH st, 304 W (7:2045), ss, 100 w 8 av, 100x99.11; asn rents to extent of $1,-500 Abr Gabriel to Philip Sugerman, 136 W 118 et al; mtg $40,000; May13; May14 '13. 1,500

Av A, 1395-9 (5:1469-22-24), ws, 102.2 s 75th, 85.8x101.3x69.11x100, 5-sty bk loft & str bldg, 2 2-sty bk stables; gen re; Clarence Clayton to Stevenson Towle [Brevoort farm] at Mamaroneck, NY, et al; Dec24'12; May12'13; A$30,000-45,000. O C & 100

Av A, 1395-9; gen re; Margt W Johnston to same; Dec24'12; May12'13. O C & 100

Amsterdam av, 836 (7:1872-36) swc 101st (Nos 200-2), 25.11x96.5 to cl old Bloomingdale rd, closed, x25.11x96, 5-sty bk tnt & str & 1-sty bk office; re dower; Olivia wife Cleveland K Benedict to Ralph S Townsend, 190 Riverside dr & Ada T Richards, 113 Oak, Binghamton, NY, AT; QC, Apr22; May9'13; A$32,000-41,000 nom

7TH av, 2021 (7:1906-1), nec 121st (No 161), 25.11x92, 5-sty bk tnt & strs; re judgt; American Watch & Diamond Co to Max Beck, 1 W 86, Apr3; May10'13; A $32,000-51,000. 125

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Certified (miscl) copy, adjudication of bankruptcy & order of reference in matter of Jas Phyfe, bankrupt; Peter P Olney, ref, & Wm R Sainsbury, TRSTE; Apr14; May14'13.

General release; Fredk S Myers to Jacob Herb, 1061 St Nicholas av & Rosa Docter 955 West End av; Apr23; May9'13. nom

Nomination & appointment of new trustee; Eliz H Keys et al heirs Ann Mapelsden to Theo W Spear, NY EXR, &c of Ann Mapelsden, decd; Jan24; May12'13.

Power of attorney (P A); Hyman Lupion to Sadie Greenberg, 9 Sheriff; May10; May 14'13.

Power of attorney (PA); Theo B Sayre to Helen Sayre; Mar13; May12'13.

Power of attorney (miscl); Tennent Ronalds at Aberlady, Scotland, & Frank Hunter at Edenburgh, Scotland, as EXRS, &c, of Helen Brown or Ronalds to Arthur C Rounds, 96 Bway; Apr15; May12'13.

Power of atty (miscl); Antonina Alotta to Vincenzo Gargiulo; May10'11; May15'13.

Power of atty (Miscl), Leopold Purcaro to Louis Purcaro; Sept18'12; May9'13.

Power of atty (Miscl); Mary Miller to Walter J Miller both at 2412 Bathgate av; May7; May9'13.

Power of atty (Miscl); Yetta Kracower to Haim S Lupowitz; Apr8; May9'13;

Power of atty (Miscl); Philip R Brown to Anna L Brown; Mar11, May9'13;

WILLS

Borough of Manhattan.

Greenwich st, 74 (1:18-44), ws, 214.1 s Rector, 23.6x100, 5-sty bk loft & str bldg; Josephine MacMillen Est, EXRS Sophia Berman, 439 E 86, & Jno A Schappert, 524 E 89; atty, Francis Kuerzi 32 Nassau; A $22,500-40,000; Will filed May8'13.

Market st, 75 (1:253-28), ws, 31.8 n Cherry, 26.11x60.4, 5-sty bk tnt & strs; Leah Jacobson Est, Moses Jacobson EXR, 219 W 120; atty, H S Sayers, 31 Nassau; A$10,500-21,000; Will filed May8'13.

Orchard st, nwc Stanton, see Stanton, 86-8.

Stanton st, 86-8 (2:417-6o), nwc Orchard, 43.7x50, 6-sty bk tnt & strs; Sophie Green Est, Moses Goodman, EXR, 315 Central Park W; atty, Arthur Furber, 287 Bway; A$40,000-65,000. Will filed May15'13.

4TH st E, see Bowery, see Bowery, 361.

10TH st, 114 E (2:465-14), ss, 193.4 e 3 av, runs e18xs50.6xw19.1xn51.5 to beg, 5-sty & b bk dwg; August F Zimmerman Est, Louis B Hasbrouck, EXR, 114 E 10; atty, Jno H Judge, 261 Bway; A$9,000-13,-000. Will filed May16'13.

47TH st, 318 W (4:1037-44), ss, 275 w 8 av, 25x100.5, 5-sty stn ft tnt; ½ int; A$17,-000-20,500; also 87TH ST, 121 W (4:1218-25), ns, 150.9 w Col av, 16x100.8, 3-sty & b stn ft dwg; A$9,500-15,500; Jane H Elgas Est, Francis B Elgas, EXR, 121 W 87; atty, Maxwell Hall Elliott, 277 Bway. Will filed May3'13.

47TH st, 538 W (4:1075-51), ss, 325 e 11 av, 25x100.5, 5-sty bk tnt & strs; Gustav or Gustave Marx Est, Beta Marx, EXTRX, 538 W 47; atty, A & H Bloch, 99 Nassau; A$9,000-18,000; Will filed May14 '13.

68TH st, 32 E (5:1382-49½), ss, 95 e Mad av, 20x100.5, 4-sty & b stn ft dwg; Hugh D Auchincloss Est, Edwin S Marston, EXR, care Farmers Loan & Trust Co, 22 Wm; attys, Geller, Rolston & Horan, 22 Exchange pl; A$50,000-65,000. Will filed May 14'13.

74TH st, 130 E (5:1408-61½) ss, 112.6 w Lexington av, 18.9x102.2, 3-sty & b stn ft dwg; Rosine Oettinger Est, Henrietta Oettinger, EXTRX, 130 E 74; attys, Kurzman & Frankenheimer, 25 Broad; A$20,-000-24,000; Will filed May18'13.

87TH st, 124 W, see 47th, 318 W.

96TH st, 111 W (7:1851-24), ns, 200 w Col av, 31.3x100.11, 5-sty bk tnt; A$21,-200-34,000; also 116TH ST, 55-7 W (6:1600-9), ns, 175 e Lenox av, 50x100.11, 6-sty bk tnt & strs; A$38,000-88,000; also PARK AV, 1384 (6:1609-37), ws, 75 n 103d, 25.11x 80, 5-sty bk tnt & strs; A$7,000-15,000; Bertha Scheibel Est, Jean K Dunne, EXTRX, 269 W 127; attys, Kurzman & Frankenheimer, 25 Broad. Will filed May15'13.

116TH st, 151 E (6:1644-22½), ns, 52 e Lex av, 17x80, 3-sty & b stn ft dwg; Louisa Rosenheimer Est, Edw P Rosenheimer, EXR, 620 W 116; atty, Marcus Helfand, 320 Bway; A$9,000-11,000; Will filed May26'13.

116TH st, 55-7 W, see 96th, 111 W.

145TH st, 139-45 W (7:2014-14 & 16), ns, 300 e 7 av, 87.6x99.11, 2 6-sty bk tnts; Clara Rosenthal Est, Abr Rosenthal, EXR, 39 W 91; attys, Fleischman & Fox, 32 Liberty; A$46,000-116,000; Will filed May 8'13.

Bowery, 361 (2:459-9), sec 4th, runs s 23xe75xn12xw79.3 to beg, 3-sty bk & 3-sty fr tnts & str; ½ int; Leonora Polhemus Est, Albert H Matthews,, EXR, 60 Willow, Bklyn; atty Sol Hanford, 40 Wall; A$17,-000-22,000. Will filed May15'13.

Park av, 1384, see 96th, 111 W.

CONVEYANCES.

Borough of the Bronx.

Beck st (10:2711), ses, 163.1 ne Intervale av, 80x100, 3-sty bk tnt; Aaron Goodman Realty Co to Mary B Schwab, 118 E 39; B&S & C a G; mtg $60,000; May15'13.
O C & 100

Beck st, 695 (10:2685), ns, 407.5 e Av St John, 25x125, 4-sty bk tnt; Maze Realty Co of NY to Realty Operating Co, a corpn, 15 W H, mtg $12,500 & AL; May9'13.
exch & 100

Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; Dertinger Constn Co to Johanna Gunther, 781 E 161; mtg $34,000; May9; May13'13.
O C & 100

Charlotte st, 1427-9 (11:2977), ws, 140.4 n Jennings, 40x100, 5-sty bk tnt, Dertinger Constn Co to Jno W Dertinger, 1029 Lowerre pl; mtg $34,500; May9; May13'13.
O C & 100

Cheever pl, nes, at ses Walton av, see Walton av, 334.

Emily st (*), ns, 100 e Mulford av, 25x 125x irr, Geo Hay to Jos Flynn, 3196 3 av, mtg $800, May13; May15'13. nom

Faile st, 882 (10:2761), es, 125 n Seneca av, 25x100, 2-sty fr dwg; Leonora C Lindert to Anna McCarthy, 862 E 162, mtg $7,500, Feb25, May13'13. nom

Fairmount pl, 735, see Decatur av, 3075.

Fox st, 663 (10:2684), ns, 353.9 e Av St John, 40.7x125, 5-sty bk tnt; Ruhl Real Prop Co to Eliza O'Neil at Bergenfield, Bergen Co, NJ; mtg $34,000; May8; May 9'13. omitted

Giles pl, 3409 (12:3255 & 3258), ws, 50 n Cannon pl, 37.6x100, 2-sty fr dwg; Anders J G Wittlock to Ethel K Whittlock, 3409 Giles pl, mtg $2,000; Apr10, May12'13.
O C & 100

Giles pl, 3409 (12:3258 & 3255), ws, 50 n Cannon pl, 37.6x100, 2-sty fr dwg; Ethel K wife & Anders J G Wittlock to Marion D C Maloney, 3409 Giles pl; mtg $2,000; May10; May12'13. O C & 100

Hoffman st (11:3065), sec 187th (No 570), 69.3x90.1x67.5x90.1, 2 5-sty bk tnts, strs on cor; Cosenzo Bldg Co to Matilde Picarello, 2059 1 av; Louis Picarello, 670 E 161, Jos V Picarello, 2225 1 av, & Biaggio Debiaso, 2157 Mapes av; mtg $49,000; May15'13. O C & 100

Kelly st, 831 (10:2702), ws, 186 n Longwood av, 40x100, 5-sty bk tnt; Benj & Frank Locker to Isaac Locker, all at 24 Attorney; July31'12; May13'13.
O C & 100

Kelly st, 831; Isaac Locker to Edw E Benney, 126 W 70; QC; May10; May13'13.
O C & 100

Lorillard pl, 2418 (11:3056), es, 107.3 s 188th, runs e97.10xs25xe1xs32.2xw98 to pl xn57.2 to beg, 2-sty bk dwg & vacant, Myrtle G Johnes to Grazia Cardillo, 2418 Lorillard pl; mtg $5,500; May14'13.
O C & 100

Lorillard pl, 2425 on map 2423-5 (11:-3056), ws, 47.11 s 188th, 32.8x90, 5-sty bk tnt; Flavius Impt Co to Alema Realty Exchange Co, a corpn, 1 W 34; mtg $23,-700; May9; May10'13. O C & 100

Minford pl, 1449-51 (11:2977), ws, 200 s 172d, 51.6x100, 2-4-sty bk tnts; Sealy Holding Co to Chas Dammeyer, 440 E 156; mtg $34,000; May10; May12'13. O C & 100

Simpson st, 1013 (10:2724), ws, 205.5 s Westchester av, 41x104.8x41x104.3, 5-sty bk tnt; Simpson Constn Co to Otto Kuhlmann, 1445 Longfellow av; mtg $35,000; May15'13. O C & 100

Tiffany st, 941 (10:2711), ws, 60 s 163d, 40x100,4, 5-sty bk tnt; Marie A Schussler to Geo Goldson, 1018 E 163; B&S; May8; May9'13. nom

Tiffany st, 941; Geo Goldson to Aug Schussler & Marie A his wife, 941 Tiffany tenants by entirety; B&S; May8; May9 '13. nom

Wilson pl (*), ss, 154.5 w Elliott av, 25x 137.5; North Bronx Realty Co to Annie Kelly, 284 E 142, AL; Mar24, May13'13. nom

Wyatt or 177th st (*), sec Bronx Park av, 25x100; Robt F Wagner ref to Henry Breslauer, 1845 7 av TRSTE for Miriam Breslauer; FORECLOSED and drawn May 9, May12'13. **5,000**

136TH st, 260 E, see Lincoln av, 179.

136TH st, 641 E (10:2549), ns, 101.11 w Trinity or Cypress av, 37.6x100, 5-sty bk tnt; Jacob Weill to Thos Fagan, 217 E 57; mtg $20,000; May15'13. O C & 100

139TH st, 477 E (9:2284), ns, 716.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Mary C Mahony to Patk Noonan, 570 E 141; mtg $5,300 & AL; May9; May10'13.
O C & 100

152D st, 733 E (10:2644), ns, 110 e Jackson av (Robbins), 25x108.3x27.11x95.11, 4-sty bk tnt; Austin B Fletcher & ano, TRSTES Jackson S Schultz, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May 9; May10'13. **13,000**

152D st, 735 E (10:2644), ns, 135 e Jackson av (Robbins), 25x120.8x27.11x108.3, 4-sty bk tnt; Austin B Fletcher & ano, TRSTES Jackson S Schultz, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May 9; May10'13. **13,500**

152D st, 737 E (10:2644), ns, 160 e Jackson av (Robbins), 25x133x27.11x120.8; 4-sty bk tnt; Austin B Fletcher, TRSTE for Conrad M Braker, will of Conrad Braker Jr, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May9; May10'13. **13,500**

154TH st, 386 E (9:2400), ss, 125 w Melrose av, 25x100, 2-sty & b fr dwg; Genoveva Dieda to Fridolin Weber, 372 E 155; mtg $5,000; Mar11, May15'13 O C & 100

155TH st, 834 E, see Union av, 696.

156TH st, 884 E (10:2695 & 2687), sws, 28.3 n from nwc Dawson & 156th, runs nw 24.9xws2.9xs20xe97.3 to beg, 2-sty fr dwg, Cath F Farrell to Ferd N Bunger, 410 W 123, & Hy H Cording, 15 W 127; mtg $5,-500, May2 May13'13. nom

158TH st, 690 E (10:2636), see Trinity ave No 772, 48.8x54x48.7x54, 6-sty bk tnt & strs, Conrad H Pfeiffer to Edw A Johnson, 17 W 132, mtg $69,166.67, May8, May 12'13. O C & 100

165TH st, 480 E, see 149th W, ns, 175 w 8 av, Manhattan.

166TH st, 770 E, see Tinton av, swc 166

167TH st, 498 E (9:2371), ss, 175 e Wash av, old line, 25.2x100.3x39x100, 2-sty fr tnt & strs, 1-sty ext, Maria T Massa to Agostino Massa, 498 E 167, mtg $6,000, Apr25, May14'13. O C & 100

167TH st, 855 E (10:2692), ns, 143.8 e Stebbins av, runs n98.7xne30xse17.8xs122.1o xw25 to beg, 2-sty fr dwg, E & J Pratt to Herbst Realty Co, a corpn, 855 E 179, mtg $2,800 & AL, May10, May12'13. O C & 100

170TH st, 394 E (11:2782), ss, abt 25 w Clay av, 16.11x74.4x16.8x74.4, 3-sty & b fr dwg, A Stedman Jameson, ref to Ardolas Co, a corpn, 233 Bway, mtg $4,500 & AL; FORECLOS Apr21; May9; May12'13. 100

173D st E, sec Hoe av, see Hoe av, see 173d.

176TH st E (11:2826), ss, 125 w Morris av, 70x125, vacant, Jessie Elder to Robt D Elder, at East Orange, NJ; May15'13. nom

176TH st, 57 E (11:2851) ns, 140 w Walton av, 25x125, 3-sty bk dwg, David C Hirsch ref to Minnie J Van Schoonhoven, 178 W 82, mtg $8,000, FORECLOS Apr15; Apr18, May12'13. **700**

178TH st, 911 E (11:3122), ns, 85.4 w Daly av, 25x65.1, 3-sty bk tnt; Wahlig & Sonstn Co to Eva M Schroeder, 911 E 178; mtg $8,000, May8, May9'13. O C & 100

179TH st, 985 E on map 987 E (11:3132), ns, abt 250 e Vyse av, 52x125x51x121.6, except pt for st, 5-sty bk tnt, Herbst Realty Co to Eliz D Pratt, 855 E 167, mtg $25,000 & AL, May10, May12'13. O C & 100

181ST st, 867-9 E (11:3124), ns, 61.10 e Mohegan av, 50.6x60.2x50x67.4, 4-sty bk tnt, Royal L Wolcott to Jno Wischhusen & Helene his wife, 2309 Westchester av, joint tenants; mtg $17,000, May5; May13 '13. O C & 100

181ST st E, swc Valentine av, see Valentine av, swc 181.

182D st E (11:3083 & 3084) ss, 54.4 e Belmont av, 26.9x115.8x25.6x100.9, vacant; Louis Epstein ref to Warren B Sammis, at Huntington, LI, FORECLOS Apr9; May 8, May9'13. **3,000**

186TH st, 462 E (11:3039), ss, 220 e Park av, 20x100.11, 4-sty bk tnt, Arthur M Levy, ref, to Alice S Boruff, 5 Elms pl, Ossining, NY, FORECLOS Apr8, May5, May10'13. **8,550**

186TH st, 464 E; Alice S Boruff to Wm P McCarthy, 4761 Richardson av, May8, May10'13. nom

187TH st, 570 E, see Hoffman, sec 187th.

208TH st W, sec Steuben av, see Decatur av, 3075.

214TH st E (Jerome) (*), ns, 226.1 e White Plains av, 25x125, Francis W Pollock, ref, to Grant Squires, 235 W 75, EXR Theresa Foy; mtg $1,000, FORECLOS May8, May9'13. **5,100**

216TH st E (2d) (*), ss, 100 e Laconia av, 50x100, Laconia Park; Bridget O'Brien to Nellie O'Brien, 98 Charlton; May13; May 15'13. O C & 100

229TH st E (*), sec White Plains av, 27.6x114.5; Teresina wife & Frank F Dursie to Colane Publishing Co, a corpn, at White Plains, NY; mtg $11,000 & AL on this & other prop; May8, May12'13.
O C & 100

231ST st E (*), ns, 424.3 e White Plains av, 75x229.8 to ss 232d; also 231ST ST E (*), ns, 421.3 e White Plains av, a strip 3x229.8 to ss 232d; also 231ST ST E (*), ns, 499.3 e White Plains av, 22x229.8 to ss 232d; Rita Realty Co to Jno Beals-Beckhardt Park, New Rochelle, NY; AL; May8 May12'13 nom

231ST st E, ns, 421.3 & 499.3 e White Plains av, see 231st E, ns, 424.3 e White Plains av.

232D st E (18th) (*), ns, 155 e Bronxwood av (5th av), 25x114; David Munter to Sarah Goodwin, 919 E 232; May12; May 13'13 O C & 100

233D st, 920-2 E (*), ss, 295 e Bronxwood av, 50x64; Jas A Lynch, ref, to Gustav A Schwenk, 1339 Bristow; mtg $1,500; FORECLOS Apr30; May14; May15'13. **4,160**

236TH st, 417 E (12:3385), ns, 75.4 w Verio av, 50x100x50x100.1, 2-sty fr dwg & vacant; Sigmund J Spiehler to Mary Henning, 322 E 153; mtg $4,500; May14; May 15'13 O C & 100

Anthony av (11:2880), es, 107.5 s Spring, 75.1x81.11 to Carter av x75x88.9, except strip 0.6 from w pt; Martin Tully Constn Co to Martin Tully, 610 E 173, AL, May 10; May15'13 O C & 100

Arthur av, 1838 (11:2945), es, 117.1 s 176th, 17.10x100, 3-sty fr tnt; Jno T Dooling, ref, to Mary Reul, 1882 Bathgate av; sub to tax sale for $1,692; FORECLOS May6; May10; May15'13. **2,500**

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Barnes av (*), ws, 175 s Morris Park av, 25x100, Warren Moak to Jos Fontana, 563 Driggs av, Bklyn; May14; May15'13. nom

Barnes av, see Neil av, see Neil av, ss, extends from Matthews to Mulliner avs.

Beach av (Classon) (*), ws, 100.8 s Merrill, 25.2x91.4x25x87.7, except pt for Beach av; Timothy Sullivan to Garvey Bros Co (Inc), a corpn, 1911 White Plains av, ALs; Apr22; May9'13. O C & 100

Blackrock av, ss, 102.7 e Virginia av, see Virginia av, ws, 216.3 s Walter.

Boston rd, 1113-7 (10:2613), ws, 118.11 n 166th, 62.5x123.2x62.5x123.4, 5-sty bk tnt; Jennie Freeman & ano to Co-Free Realty Co, a corpn, 567 E 169; July3'12; May12'13 O C & 100

Bronx & Pelham pkway, ss, 25.6 w Mulliner av, see Neil av, ss, extends from Matthews to Mulliner avs.

Bronx Park av, see Wyatt or 177th, see Wyatt or 177th, see Bronx Park av.

Brook av, 1415 (11:2896), ws, 125 n 170th, 25x90, 1-sty fr dwg; Tuben Realty Co to Lawrence Davis, 370 Hudson av, Bklyn, B&S, mtg $2,000, May6, May10'13. O C & 100

Cambreleng av (11:3089), es, 199.6 s Crescent av, 50x100; vacant; Martin Tully Constn Co to Martin Tully, 810 E 173; AL; May10; May15'13. O C & 100

Carter av, ws, abt 107 s Spring, see Anthony av, es, 107 s Spring.

Cedar av, 1855, see Cedar av, 1873.

Cedar av, 1873 (11:2883), ws, 289 n 177th, 19.6x110.3 to N Y & P R R x19.8x 108.1, 2-sty fr dwg; also CEDAR AV, 1855 (11:2883), ws, 126.6 n 177th, 20.4x98.10 to land N Y & P RR x20.5x97.6, 2-sty fr dwg; Amelia P G Fannon et al, EXRS &c Cecilia Keppler, to Keppler Co (Inc), a corpn, 61 Barclay; Apr28; May10'13. **7,000**

Central av nwc Lawrence av, see St Mary's av, ws, 50 s Central av.

Chatterton av, 2160 (*), ss, 180 w Castle Hill av (Av C), 25x108, except pt for av; Marcus L Weissman to Augusta Kretsch, 534 Southern blvd; mtg $3,300 & AL; May 8; May9'13. O C & 100

Clay av, (11:2887), es, 221.10 s 171st, runs e39.8xs125xw94.11 to av xn141.5 to beg, vacant; Otto J Schwarzler to A J Schwarzler Co, a corpn, 1150 Clay av; AL; May7; May9'13. O C & 100

Commonwealth av, ws, 75 s Beacon, see St Lawrence av, ws, 25 n Tacoma.

Commonwealth av, 1440 (*), es, 150 s Merrill, 25x100, except pt for av; Martha Huebener to Jessie C Nolan, 804 E 216; mtg $6,500 & AL; May10'13. O C & 100

Decatur av, 3075 (12:3331), nws, 350 sw 204th (Woodlawn rd), 54.4x222.2 to ses Hull av x25.11x220, 3-sty fr dwg & vacant; also STEUBEN AV (12:3336), sec 208th, 25x100, vacant; also MOSHOLU PKWAY N (12:3336), es, 26.10 n Van Cortlandt av, 101x113.6x104.8x96.6, vacant; also all R T & I, being ½ pt as follows: FAIRMOUNT PL, 735 (11:2951), ns, 40 e Clinton av, runs n200xe100xs100xw25xn25 xw25xs25xw21.6xs100 to pl xw28.6 to beg, 2-sty fr dwg & 2 2-sty fr rear bldgs; Chas H Schroeder to Arville Realty & Amusement Co, a corpn, 3079 Decatur av; AL; Feb11; May12'13. O C & 100

De Kalb av (12:3327), cl, 327.9 s Gun Hill rd, runs w130xs50xe130xn50 to beg vacant; Elsie Oestreich to Chas Oestreich & Katie his wife, 633 Prospect av; B&S; mtg $1,325 & AL; May12'13. O C & 100

De Kalb av (12:3327), cl, 327.9 s Gun Hill rd, runs w130xs50xe130xn50 to beg, vacant; Chas Oestreich & Katie his wife to Elsie Oestreich, 633 Prospect av; B&S & CaG; mtg $1,325; May12'13. O C & 100

Eastchester rd (*), es, abt 680.8 s Saratoga av, 25x118.2x25x120.1; Louis Quattromani to Maria Quattromani, his wife, 2059 Lex av; AT; May9; May10'13. O C & 100

Edgewater av (10:2762), ws, 150 n Seneca av, 75x100, vacant; Kath M Friedrich to Lawrence Davis, 370 Hudson av, Bklyn; May10; May13'13. O C & 100

Ellis av (13th st) (*), ss, 205 w Zerega av, 100x216 to ns Gleason av, Unionport; Otto Kuhlmann to Simpson Constn Co, a corpn, 1011 Simpson; mtg $5,000; May15'13. O C & 100

Ellis av (*), ns, 280 e Pugsley av, 25x 108; Jno J Gilles & Margt his wife to Mary D Gilles, 405 E 168; B&S; mtg $6,500; Mar 7; May9'13. nom

Ferris av, nwc & nec Main av, see St Marys av, ws, 50 s Central av.

Forest av, 887 (10:2648), ws, 154 n 161st, 72.7x92, 4-sty bk tnt; Emily A Lurcott et al to Edw J. Thos P, Mary A & Jno T Sheeran, 887 Forest av; QC; May13; May14'13. O C & 100

Fulton av, 1471, see Fulton av, 1473.

Fulton av, 1473 (11:2927), ws, 100 s 171st 50x139.11x50x137.2, 5-sty bk tnt; also FULTON AV, 1471 (11:2927), ws, 150 s 171st, 25x141.11x25x139.11, except pt taken by City of NY, 5-sty bk tnt; Maurice S Cohen ref to V Bernhard Ploch, 264 President, Brooklyn; FORECLOS May9; May12'13. **5,000**

Gifford av (*), ns, 330.8 e Balcom av, 75x 100; Emma N Polak to Rudolf Hall, —— Gifford av; AL; May7; May9'13. O C & 100

Gleason av, ns, 205 w Zerega av, see Ellis av, ss, 205 w Zerega av.

Grand av, 2408 (11:3199), es, 231.6 s Fordham rd, 15x91.7x15x90.3, 3-sty bk dwg; Maurice J McCarthy to Jas F Grattan, 1210 Tinton av; mtg $7,000; May13; May14'13. O C & 100

Heath av, 2686 (11:3240), es, 344.6 n from tangent in curve at nec Kingsbridge ter & Heath av, 25x127.1x25.4x131.2, 2-sty fr dwg, E S Prince Co (Inc) to Earl Brandis, 950 Mad av; mtg $5,750; May14; May15'13. O C & 100

Hill av (*), es, 250 n Randall av, 25x100; Caroline K Martin to Jno Hagman, 3957 Amundsen av, May10; May12'13. O C & 100

Hoe av (11:2989), sec 173d, 75x100; vacant; Raffaele Marrazzi to Marrazzi Constn Co, a corpn, 408 E 116; mtg $10,000; May9, May10'13. O C & 100

Hollywood av, nec Waterbury av, see Waterbury av, nec Hollywood av.

Hull av, ses, 350 sw 204th, see Decatur av, 3075.

Hunts Point av, 824 (10:2764), es, 256.10 n Lafayette av, 19.3x100.1x18.9x95.8, 3-sty bk tnt & str; also HUNTS POINT AV, 826 (10:2764), es, 276.1 n Lafayette av, 19.3x 104.6x18.9x100.1, 3-sty bk tnt & str; Jno F Meyer to Lawrence Davis, 370 Hudson av, Bklyn; B&S; AL; May13; May15'13. O C & 100

Hunts Point av, 826, see Hunts Point av, 824.

Jerome av (11:2846), es, 376.11 s Belmont, 24.4x14.2x19.9; gore; vacant; Roy M Robinson, ref, to Lionel Sutro, at King & Ridge, Glenville, Conn; FORECLOS transfer tax lien Apr10; Apr25; May10'13. **250**

Jerome av (11:2846), es, 339.7 s Belmont, runs e78.3xs50xw100xnw19.9xn37.3 to beg; vacant; Roy M Robinson, ref, to Lionel Sutro, at King & Ridge, Glenville, Conn; FORECLOS transfer tax lien Apr10; Apr 25; May10'13. **3,800**

Lawrence av, nwc Central av, see St Mary's av, ws, 50 s Central av.

Lincoln av, 179 (9:2318), swc 136th (No 260), 26.1x105.10 to es 3d av (No 2486), Bridge aproach x26.10x99.9, 2 3-sty fr tnts & strs; Harry N French, ref, to Jno S Murphy, 16 E 130, & Elvira J Byrne, 101 W 80; ½ pt; FORECLOS May9; May 12; May13'13. **7,000**

Longfellow av (10:2761), ws, 125 n Seneca av, 25x100, 2-sty bk dwg; Phoenix Ingraham, ref, to Mathilde Weinberg, 847 Col av; FORECLOSED & drawn Apr30; May12'13. **100 over mortgage**

Main av, es, 175 s Central av, see St Mary's av, ws, 50 s Central av.

Main av, nwc & nec Ferris av, see St Mary's av, ws, 50 s Central av.

Matthews av, es, 78.4 s Neil av, see Neil av, ss, extends from Matthews to Muliner avs.

Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; Steinmetz Constn Co to Ester Brown, 2320 Westchester av; May6; May13'13. nom

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Steinmetz Constn Co to Ester Brown, 2320 Westchester av; Apr30; May12'13. nom

Morris Park av (*), ss, 150 e Madison, runs e28.4xs98.3xse4xw50xn100 to beg; Jno & Andw J Snyder to Betsey Carlisle, 340 E 136; May12; May13'13. O C & 100

Morris Park av (*), same prop; Betsey Carlisle to Smada Realty Co, a corpn, 391 E 149; mtg $4,000; May12; May13'13. O C & 100

Mosholu Pkway N, es, 26.10 n Van Cortlandt av, see Decatur av, 3075.

Neil av, sec Bogart av, see Neil av, ss, extends from Matthews to Muliner avs.

Neil av, sec Barnes av, see Neil av, ss, extends from Matthews to Muliner avs.

Neil av (*), ss, extends from Matthews to Muliner avs, 197.5x104.6x199.5x78.4; also MATTHEWS AV (*), es, 78.4 s Neil av, 25 x100; also NEIL AV (*), sec Barnes av, 26.1x97.6x25x90; also BRONX & PELHAM PKWAY (*), ss, 25.6 w Muliner av, 50x 152.11x50x158.10; also NEIL AV (*), sec Bogart av, 25x100; Pelham Parkway Realty Co to Wilhelmina E Hoffman, 160 E 56; AL; Apr29; May13'13. nom

Newbold av (*), ns, 734 w Olmstead av, 70x332 to Westchester av x18x320, except pts for sts; Mary G Staples et al heirs, &c, Jas E Lent to Jno Schnakenberg, 159 Bway, Bklyn; B&S; May5; May14'13. nom

Ogden av (9:2526), nws, 500 sw 167th (Union), 87.6x200 to Summit av, 2-sty & b fr dwg; also SUMMIT AV, 1090 (9:2526), es, 587.6 s 167th (Union), 25x100, 2-sty fr dwg; Red Seal Realty Co to Lester Tallman, 412 W 22; AL; Nov27'11; May12'13. nom

Parker av (*), sws, 150 nw Rose pl, 25 x95.3x25.4x100; Francesca P Mancuso to Frank D'Ippolo at Marine Barracks, Port Royal, SC; Apr1; May12'13. nom

Parker av (*), es, 102.9 s Glebe av, 75x 100; Annie Britton to Monica T Flanagan, 364 W 116; May13; May14'13. nom

Parker av (*), sws, 150 s Lyon av, 25x 130, except pt for av; Jas O'Hearn to Jno D O'Connor, 318 E 90; mtg $1,800; May15 '13. O C & 100

Perry av, 2971 (12:3292), nws, 250.7 ne Bedford Park blvd (200th), 25x108.10x26.10 x107.5, 3-sty bk dwg; Geo D Kingston to Flora Kruger, 1233 3 av; mtg $7,000; May 8; May15'13. O C & 100

Prospect av (10:2680), ws, 125 n 167th, 123x110; vacant; Central Bldg Impt & Investment Co, a corpn, to 114th St & 7 Av Constn Co, a corpn, 1884 7 av; AL; May14; May15'13. O C & 100

St Lawrence av (*), ws, 25 n Tacoma, 25x100, except part for av; also COMMONWEALTH AV (*), ws, 75 s Beacon, runs s 25xw69xnw34xn10.5xe100 to beg; Jos A Warren, ref, to Chas J McDermott, 295 Henry; PARTTION Mar12; May13'13. **900**

St Mary's av (*), ws, 50 s Central av, 25x100; also MAIN AV (*), es, 175 s Central av, 100x100, except 20 ft strip off each lot for Baychester av or Main st; also CENTRAL AV (*), nwc Lawrence av, 100 x100; also WESTERN AV (*), es, 200 n Westchester av, 100x100, except 4,061.7 sq. ft. taken for Briggs av or Gun Hill rd; also FERRIS AV (*), nwc Main av, 45x99x 45x100, except pt for Baychester av; also FERRIS AV (*), nec Main av, 50x255x50x 300, except part for Baych ster av, Dan E Wing to Geo L Lewis at Whitestone, N Y; QC; May12'13. nom

Sedgwick av, 2587 (11:3237), ws, 510.11 s Kingsbridge rd, 37.6x118.3x37.8x121.9, 2-sty fr dwg; Jerome H Buck ref to Kingsbridge Real Estate Co, a corpn, 27 Pine; mtg $8,000; FORECLOS Apr9, May9'13. **3,000**

Sedgwick av, 3131 (12:3254), ns, 294.1 e Perot, 24.6x120x21.11x125.9, 2-sty fr dwg; Amalia Arnold to Ellen A Kent, 2079 8 av; mtg $6,000, May13, May14'13. O C & 100

Southern blvd, or 133d st, 351 (9:2296), ns, 211.6 e Alex av, 20x100, 4-sty bk tnt & strs; Rachel Frank to Wm Goldstone, 2 W 89, mtg $6,000, May8; May9'13. O C & 100

Southern blvd, 1036-8 (10:2743), es, 222 s Westchester av, 42x117.8, 5-sty bk tnt & strs; Mercury Realty Co to Jos Sable, 744 Beck; mtg $55,500; May9; May12'13. nom

Southern blvd, 1505 (11:2977), ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & strs; J Sidney Bernstein ref to Wilhelm Reiss, 105 Ams av; FORECLOS Mar12; May10; May12'13. **34,125**

Stebbins av (10:2691), es, 563.4 n 165th, 50x189.9x52.1x175, 3-sty fr dwg & vacant; Louis E Kleban to Louis E Kleban Co (Inc), a corpn, 1116 Jackson av; AL; Apr 10; May15'13. nom

Steuben av, sec 208th, see Decatur av, 3075.

Stillwell av (*), es, abt 278 s McDonald, 25x100; Hudson P Rose Co to Mary W McLaughlin, 1334 Herschell AL; May12; May 15'13. nom

Story av (*), ss, 225 w Olmstead av, 25x 103; Henry Schneider to Alois Weber, 1275 Pugsley av; May10; May14'13. O C & 100

Summit av, es, abt 500 sw 167th, see Ogden av, nws, 500 sw 167.

Summit av, 1090, see Ogden av, nws, 500 sw 167.

Taylor av (*), ws, abt 151 sw Patterson av, runs sw10.5xw31xe32.9 to beg; Wooster Beach & Caroline B his wife to Maria A Black, 158 E 49, AL; Dec14'12; May13'13. nom

Taylor av (Harrison) (*), nec Wood av (Cornell), 25x100, except pt for Taylor or Wood av; Garvey Brothers Co to Timothy Sullivan & Margt A his wife, 333 E 85, joint tenants; mtg $3,000 & AL; Apr28; May9'13. O C & 100

Tinton av (10:2660), swc 166th (No 770), 100x66.10x100x66.9, 2-sty & a fr dwg; Ferdinando Cioffi to Ann Bldg Corpn, 1116 Intervale av; mtg $10,000 & AL; May8; May9 '13; O C & 100

Tremont av (11:2956), ss, 450 w Marmion av, 75x100, except pt for av, vacant; Barbara Maut to Beck St Constn Co, a corpn, 380 Riverside dr; May12; May13'13. O C & 100

Trinity av, 772, see 158th, 690 E.

Union av, 696 (10:2675), sec 155th (No 834) (Dawson), 27.5x94.9, 4-sty bk tnt & strs; Jno Wischhusen to Royal L Wolcott, 14 Irving pl; mtg $26,000; May5; May 13'13. O C & 100

Valentine av (11:3144 & 3149), swc 181st, runs s139.9xw101.5xn51.1xe50xn100 to ss 181st xe54.1 to beg, 2-sty fr dwg & vacant; Jeremiah Altieri et al to Tobruck Constn Corpn, 470 E Tremont av; B& S & CaG; mtg $13,000 & AL; May13; May 14'13. nom

Verlo av (12:3398), es, 734.5 s McLean av, 85.4x168.6x14.8x153, vacant; Wm T Quinn to Wm A Martin at Hopewell Junction, Dutchess Co, NY; FORECLOS May6; May13'13. **3,000**

Virginia av (*), ws, 216.3 s Walter, 76 x101.3; also BLACKROCK AV (8th st) (*), ss, 102.7 e Virginia av, 50x103; Wm Buhl to Wm Buhl Inc, a corpn, 1940 McGraw av; AL; May10; May12'13. O C & 100

Walton av, 334 (9:2345); ses, at nes Cheever pl, 83x119x83x120.5, 2 & 4-sty fr studio; Hattie K Knight to Harry P Knight, at 140th st & Walton av; ½ pt; AT; Apr23; May9'13; nom

Walker av, 2425-7, see Walker av, 2429.

Walker av, 2429 (*), ns, 50 w Chauncey, except pt for av; also WALKER AV, 2425 (*), ns, 125 w Chauncey, 25x90; also WALKER AV, 2427 (*), ns, 100 w Chauncey, 25x90; Philip H Krausch to Abr Wolff, 156 E 79; AL; Apr25; May15'13. nom

Walker av, 2425-9; Abr Wolff to Sadie L Silberstein, 135 W Kinney, Newark, NJ; AL; May15'13. nom

Washington av, 2328-30 (11:3053), es, 278.6 n 183d, 50x90, except pt for av, 5-sty bk tnt; Martin Tully Constn Co to Martin Tully, 810 E 173; AL; May10; May 15'13. O C & 100

Webster av (11:2887), ws, 221.10 s 171st, runs w41xs125xe41 to av xn125 to beg, vacant; Otto J Schwarzler to O J Schwarzler Co, a corpn, 1100 Brook av; AL; May 7; May9'13. O C & 100

Westchester av ss, abt 734 w Olmstead av, see Newbold av, ns, 734 w Olmstead av.

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White Plains av, nec 229th, see 229th l, nec White Plains av.

White Plains rd (*), ws, 116.4 s Becker av, 80.5x121.3x80.5x124.1; Moses Watzky to Morris Kram, 2 W 120; mtg $13,500 & AL; May2; May11'13. O C & 100

Wood av, nec Taylor av, see Taylor av, nec Wood av.

3D av, 2486, see Lincoln av, 179

Parcel (*), of salt meadow in town of Eastchester, bounded nw by a small ditch & lands Odle Archer & Geo Penfield, s & se by a small creek & lands Richd Hunt, e by the Hammocks, n by lands Edgar Scheiffin, contains 3 acres; Annie Ruser et al heirs Chas Ruser to Harriet Seyerence, 401 W 124; 3-5 R T & I, QC, Jan21; May14 '13. nom

Plot (*), begins 740 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av. Mary Fletcher to Chas Fluhr & Hilma J his wife, 1670 Cruger av, tenants by entirety; mtg $3,500 & AL; May8; May 9'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Odell st (*), ws, 50 s Arthur, runs s25xw 30 to c l of st xn25xw60 to beg, land in bed of st; deed of cession; Hubert Wittges to City NY, B&S, Oct26'12, May14'13. nom

161ST st, 572 E (10.2581), see Trinity av, extends e along 161st to pt 91.6 e Av C xs100, owned by party 3d pt; 161ST ST, ss, adj above on e, owned by party 1st pt, & on which party 2d pt holds mtg; agmt as to encroachment of party 3d pt; August Meyer, 694 E 161, party 1st pt, & Mary Wiggers, 209 E 59, party 2d pt, with S E & M E Bernheimer Co, a corpn, at sec 128th & Ams av, party 3d pt; May8; May 14'13. 500

178TH st, 801 E, see Mapes av, nec 178.

247TH ST E (3d SO) (*), sws, 400 n w Paulding av (6 av), 25x109; re mtg; Geo G Ailinger to Vincenzo Bova, 2406 Lorillard pl; QC, May14. May15'13. 550

Bergen av, 543-7, see 3 av, 2860-70.

Bronx blvd (*), dedicates parcel 108 to open said st from Old Boston rd to E 242d; re mtg; Alva E Belmont et al TRSTEs Armide V Smith to City NY; QC; Apr19; May13'13. nom

Mapes av (11:3107), nec 178th (No 801), 114.6x46x114.7x46, 5-sty bk tnt & strs; re mtg; N Y Trust Co to Jos Diamond Constn Co, a corpn, 1139 Wyatt av; QC; May8; May9'13. nom

Paulding av (*), e l at n l land of N Y, W & B Railway Co, runs w— to c l Bogart av xn— e l Paulding av xs— to beg; also PAULDING AV (*), e l at s l land of said railway, runs w to c l of blk 57 on map (1138) sec 1, Morris Park xs— to ns Brady av x still s — to c l blk 58 x still s— to ns Neill av, x still s — to c l blk 44, x again s to sec lot 6 in blk 44 xw160 to ws Bogart av, xs25xw100xn25xw335 to nec lot 5 blk 46, xs155 to c l Rhinelander av, xw— xse—xe673.7xs110xw432.2xs917 to ns Sackett av xe525 to es Deane pl xs100.6 to ns Pierce av xe325.8xs243.4 to ns land N Y, N H & H R R Co xe— to e l Paulding av xn— to c l Morris Park av xw— to e l Radcliff av xn— to e l Neill av xe— to e l Paulding av, xn— to beg; also PIERCE AV (*), ss, 225 e Deane pl, 25x191.9x25x 191.6, except land conveyed to N Y, N H & H R R Co, recorded Apr26'07; also unnumbered lot adj lot 4 on es blk 57, map 1138, 25x100; also except so much as has been released from judgment by party 1st pt; re judgt; Jno J Tierney to Morris Park Estates, a corpn, 25 Broad; AT; May 13; May14'13. nom

St Lawrence av (*), land in bed of av in front of premises described in mtg recorded Nov1'07; re mtg; Willard P Beach to City of N Y; QC; Feb11; May14 '13. nom

St Lawrence av (*), swc Patterson av, runs s125xe30 to c l of av xn125xw30 to beg; also ST LAWRENCE AV (*), nec Patterson av, runs n227.11xsw180 to ws St Lawrence av at pt 92.5 n of Patterson av xs92.5 to ns Patterson av xe60 to beg, being lands in bed of av; Clarence W Beach to City NY; Feb20; May14'13. nom

Taylor av (*), es, 25 n Wood av, 25x100, owned by party 1st pt; also TAYLOR AV, 1400 (*), nec Wood av, 25x100, owned by party 2d pt; encroachment agmt; Carolina Lundblad, 1176 Havemeyer av, with Garvey Brothers Co, Inc, a corpn, 1911 White Plains rd; May5; May9'13. nom

Taylor av, nec Wood av, see Taylor av, es, 25 n Wood av.

Union av, 1172 (10:2681), es, 193.3 s 168th, 19x100x21.8x100; certf as to payment of $1,000 on a/c of mtg; Smith Williamson to Jno Gribben at Hastings, NY; May10; May12'13.

Waterbury av (*), nec Hollywood av, x100; Michl A O'Connor to Herbt J B Ellis, at Tenafly, NJ; Mar24; May9'13. nom

Westchester av, ss, at ses 3 av, see 3 av, 2860-70.

Wood av, nec Taylor av, see Taylor av, es, 25 n Wood av.

3D av, 2860-70 (9:2294), ses at ss Westchester av, runs s121.11xse111.11 to ns 149th (Nos 409-17), xe80.5 to nws Bergen av (Nos 543-7), xn90.10xnw181.5 to ss Westchester av xw4.1 to beg, except pt taken by city, 2 3 & 4-sty bk office & str bldg; deed of trust; Wm A Chanler to Henry L Morris, 12 W 53, & Bronson Winthrop, 23 E 33 in trust for benefit Beatrice W Chanler wife of party 1st pt, & their children; mtg $250,000; Jan24; May14'13. nom

LEASES

Borough of Manhattan

MAY 9, 10, 12, 13, 14 & 15.

[1]**Ann st, 39-41** (1:92), w str & b; Levi P Morton to Geo Lauer, 39 Ann; 2yf May 1;May9'13. 1,500

[1]**Beckman st, 50** (1:100), top loft; Wm H Jackson to Supreme Ruling & Binding Co, 50 Beekman st; 1st 3 mos 1 May15'13 at $30 monthly; May14'13.

[1]**Canal st, 163-5** (1:203); all; Emma G Wilson et al to Sheindel Aberbach, 163-5 Canal; 3yf May1; May9'13. 3,000

[1]**Cannon st, 2-4** (2:326), pt of; K O Realty Co (Inc) to Bernard B Badanes; ext Ls for 5yf May1; May15'13. 360

[1]**Cathedral Pkway** (6:1594), ns, 700 e Lenox av, 50x100; agmt to pay to party 2d part $350 annually during term of Ls beginning May1'15; Aaron Rosenstein, 4 E 107, with Henry Kroogman, 148 W 99, Apr9; May13'13. nom

[1]**Cathedral Pkway** (6:1594), ns, 700 e Lenox av, 50x100; the land, lessee to erect bldg to cost not less than $15,000; Louis W Morrison to Aaron Rosenstein, 4 E 107; 21yf May1, 3 rens of 21y each at $2,-400; May15'13. taxes &c & 1,500 1st 2 yrs & thereafter 2,400

[1]**Cherry st, 101;** also OLIVER ST, 86 (1:-251); asn Ls; Michl Iorio to Philip Iorio, 333 E 106, & ano; mtg $4,837.36; May10; May13'13. nom

[1]**Church st** (1:61), ws, bet Cortlandt & Dey sts, space on ground fls, 1st fl & 2d fls & b on Dey st side of the Cortlandt Bldg, Hudson & Manhattan R R Co to U S of A by Albt S Burleson, P G of the U S; 4 10-12yf July1; May13'13. 74,728

[1]**Columbia st, 50-2;** also DELANCEY ST, 266 (2:333); all; Yetta Kracower to Haim S Lupowitz; 1yf May1; May9'13. taxes &c & 1,020

[1]**Delancey st, 266,** see Columbia, 50-2.

[1]**Division st, 60** (1:289); all; Almira H Dominick to Louis & Philip Brenner, 60 Division; 10yf May1'10; May10'13. 1,880

[1]**Division st, 60;** all; same to same; 5yf May1'20; May10'13. 1,880

[1]**Duane st, 65-7;** also ELM ST, 22-6; also PEARL ST, 539 (1:156), ground fl (also agmt as to ls of pt b & sub b for 3yf May 1'08 at $5,145); Saml Vernon Estate, a corpn, to Miller & Wright Paper Co, a corpn; 5yf May1'06; 5yren; May13'13. 7,000

[1]**Elm st, 22-6,** see Duane, 65-7.

[1]**Essex st, 9** (1:297), str & 1st fl above; Maurice Wishengrad to Ike Klebonsky, 154 East Bway; 3yf May1; May14'13. 1,140

[1]**Essex st, 163** (2:412); asn Ls & both to hold as joint tenants; Hyman Shapiro to David Hacker, both at 163 Essex, ½ pt; Apr21; May13'13. nom

[1]**Jackson st, 5** (1:267); all; Moe V Klein to Morris Stahl, 95 Forsyth; 3yf May15; May10'13. 2,600

[1]**King st, 39** (2:520), 5-sty tnt; all; Anna H Ahrens to Frederico Perrella, 43 N Oxford, Bklyn; 3yf Nov1'12; May15'13. 3,100

[1]**Monroe st, 82** (1:255), e str; Bertha Pompan to Max Nisnewitz, 82 or 87 Monroe; 3yf May1; May13'13. 396

[1]**Mulberry st, 83** (1:199); asn Ls; Antimo Perfetto to Antonio Cafazzo, 93 Baxter; May7; May9'13. nom

[1]**Mulberry st, 83** (1:199); str & pt b; Michele Angelo Bove et al to Antimo Perfetto, 214 Canal; 5yf May1; May9'13. 1,920

[1]**Oliver st, 86,** see Cherry, 101.

[1]**Pearl st, 539,** see Duane, 65-7.

[1]**Spring st, 55** (2:495), bakery basement; Tessie Capparelli to Anthony Lombardo, 55 Spring; 3 11-12yf Dec1'12; May14'13. 420

[1]**State st, 11** (1:9); str & b; Mary Dollard et al to Edw J Dollard, at Far Rockaway, B of Q; 5yf Mar12; May1513. 2,100

[1]**Suffolk st, 161** (2:355), ws, 225 s Houston, 25x100; asn Ls; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; May9; May12'13. nom

[1]**Suffolk st, 163** (2:355), ws, 200 s Houston, 25x100; asn Ls; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; May9; May12'13. nom

[1]**Sullivan st, 141,** see Sullivan, 143.

[1]**Sullivan st, 143** (2:517); s str & c; also SULLIVAN ST, 141 (2:517); n str & c; S E Blake to Maria R Mescia, 143 Sullivan; 5yf May1; May9'13. 840

[1]**Thompson st, 139** (2:517), str & b; Michele Scilltoni & ano to Francesco Lo Rosso, 139 Thompson & ano; July8'12; 5 3-12y ending Sept30'17; May13'13. 540

[1]**Thompson st, 139** (2:517); asn Ls; Frank Viggiano & ano to Ebling Brewing Co, 760 St Ann's av; Apr19; May13'13. nom

[1]**West st, 495** (2:641), all; Thos Kelly to Danl J Crotty, 495 West; 3yf May1; May 14'13. 2,500

[1]**3d st, 108 E** (2:430), ss; asn Ls; Platt R Spencer to Wm T & Thos I Raymond, both at 57 West, South Norwalk, Conn; mtg $2,500; Apr21; May10'13. nom

[1]**6TH st, 238 E,** see 2 av, 101.

[1]**7TH st, 241** (2:377); all; Hyman Thumen et al to Beril Steiger, 241 7th; 3yf Nov1'12; May12'13. 3,667.56

[1]**8TH st, 5 E** (2:566); all; Chas L Vath & ano to Elise Aurada et al, all at 5 E 8; 8 4-12yf Jan1'10; May9'13. 3,350

[1]**12TH st, 441-5 E** (2:440); str No 7 & b No 3, with oven; Louis Solinsky to Antonina Alotta, 441 E 12; 4yf May1'12; May 15'13. 600

[1]**12TH st, 441-5 E** (2:440); apartments 1 & 3 in w house; Louis Solinsky to Antonina Alotta, 441 E 12; 5yf June1'11; May 15'13. 396

[1]**13TH st, 406 E** (2:440), ss, 80 e 1 av; str; Santa Acritelli to Maria Milazzo, 406 E 13; 2yf May1'12; May15'13. 705

[1]**22D st, 60 W** (3:823); 3d fl; Jack Berkowitz to E Margolies, 108 2 av; 2yf Feb1; May10'13. 400 & 500

[1]**22D st, 137 W** (3:798); b str, also c & stand; Jos Naftolowitz to Abr Falber, 160 W 100; 2 2-12yf June1; May12'13. 1,000

[1]**23D st, 109 W,** see 6 av, 375-9.

[1]**24TH st, 409 E** (3:956), 5-sty bldg; all; Robt S & Jas H Rollins to Weisslitz & Scharf, 409 E 24; 5yf May1; 5y ren at $2,-500; May12'13. 2,250

[1]**31ST st E, sec 3 av,** see 3 av, 449.

[1]**32D st, 38-42 E** (3:861); str & b; Seaich Realty Co to Klingenstein Bros & Co, 108-10 Greene; 4 8-12yf June1; May9'13. 10,000

[1]**32D st, 17-21 W** (3:834), pt basement str; Louis Markel to Saml Jacobs, 1361 Boston rd; 5yf May1; May14'13. 600 to 1,000

[1]**41ST st W, sec Bway,** see Bway, sec 41st.

[1]**42D st E** (5:1297), ns, 38 e Lex av, 18x 28x irreg x31, str & c; Wm H Reynolds to Gustave Grammas, 494 Lenox av; 10yf completion of alterations; May9'13. 3,600 to 7,000

[1]**42D st E, nec Lex av,** see Lex av, nec 42d.

[1]**43D st W, sec Bway,** see Bway, sec 43d.

[1]**45TH st, 406-8 W** (4:1054); all; Martin J Potter to Interborough News Co, 221 Fulton; 5yf June1; 5y ren; May10'13. 5,500 & 6,000

[1]**47TH st, 228 W** (4:1018); all; Jno P Morgan & ano to Max Yallowitz, 18 E 117, et al; 2yf May1; May10'13. 2,000

[1]**48TH st W, nec Bway,** see 7 av, nwc 48th.

[1]**48TH st W, nwc 7 av,** see 7 av, nwc 48th.

[1]**51ST st W, nec Bway,** see Bway, nec 51st.

[1]**54TH st, 203-11 W** (4:1026); asn Ls; Chas E Ellis to Jean Venetos, 379 Washington av; AT; May9; May12'13. nom

[1]**54TH st, 203-11 W;** asn Ls; 203 W 54th St (Inc), a corpn, to same; AT; May9; May12'13. nom

[1]**54TH st, 501 W,** see 10 av, 815.

[1]**55TH st, 154 E** (5:1309); all; Cath A Griggs to Wm Haussler, 811 Eastern Pkway, Bklyn; 5yf Dec1; May15'13. 2,400 & 2,600

[1]**65TH st W, nwc Bway,** see Bway, nwc 65th.

[1]**73D st E, sec 2 av,** see 2 av, sec 73d.

[1]**81ST st, 203-11 W** (4:1229); sur Ls; Louis J Kaplan to S B Constn Co, a corpn, 209 W 81; AL; Apr15; May15'13. nom

[1]**85TH st E, sec 2 av,** see 2 av, sec 85th.

[1]**96TH st W, nec Bway,** see Bway, 2560.

[1]**138TH st, 108-10 W** (7:2006); all; Danl Mahoney to Jno M Royall, 21 W 134; 3yf Apr1; May9'13. 4,800

[1]**142D st, 500 W,** see Ams av, swc 142d.

[1]**152D st, 448-54 W** (7:2066); two 5-sty tnts; Louis Silverstein to Sarah Landesman, 107 W 143; 5yf May1; May9'13. 9,400

[1]**158TH st W, sec Ams av,** see Ams av, 1275.

[1]**158TH st W** (8:2134), ss, 324 w 12 av, 58.5 to land Hudson R R R x104.4x29.1x 100; the land, tenant to erect 2-sty bk & cement bldg; Isaac M Berinstein to Flora E Hill, 452 W 14; 21yf June1; May15'13. taxes &c & 1,500

[1]**Av A, 1393-9** (5:1469), ws, 102.2 s 75th, 85.8x101.3x69.11x100; re mtg on leasehold; Margt W Johnston to Rosa Docter, 955 West End av, & Jacob Herb, 1061 St Nicholas av; Feb6; May9'13. O C & 100

[1]**Av A, 1393-9;** asn Ls; Clarence Clayton & ano to Rosa Docter, 955 West End av, & ano; AT; Dec24'12; May9'13. O C & 100

[1]**Av A, 1393-9;** leasehold; asn judgment entered July30'09 agt Clarence Clayton et al; Margt W Johnston to Rosa Docter, 995 West End av, & Jacob Herb, 1061 St Nich av; AT; Dec24'12; May9'13. O C & 100

[1]**Av B, 143** (2:392); cor str; Abr B Roossin to Anthony Masella, 601 E 9; 4 5-12yf Dec1'12; May12'13. 978

[1]**Av C, 125** (2:350), str fl, William O'Connor, EXTRX Patk O'Connor, to Louis Gertner, 125 Av C; 3yf May1; May 12'13. 1,440 & 1,500

[1]**Amsterdam av** (7:2073), swc 142d (No 500); str & pt c; Henry Kensing to Martin J Fitzpatrick, 141 W 84; 6yf May1; May12'13. 1,600

[1]**Amsterdam av, 1975** (8:2108), sec 158th, str & b; Wm R Mason to Herman Frant, 1984 Ams av; 6yf May1; May13'13. 1,800

[1]**Broadway, 795** (2:562), basement str & c; Aaron Rabinowitz to Oppenheim Bakery Inc, a corpn, 795 Bway; 4 9-12yf May1; May14'13. 1,400 to 2,000

[1]**Broadway, 795** (2:562); asn Ls; Oppenheim Bakery Inc to Julia Oppenheim, 64 E 122, Apr30; May14'13. nom

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[1]**Broadway** (4:993), sec 41st, additional parc on ground fl adj on west to that leased under date of Feb20'13, 41st St Realty Co to Ldw McElhinney, of Bklyn, & Louvre Hotel Co Inc, cor Bway & 41st, 10y1 Mar31, May13'13. 1,500

[1]**Broadway,** sec 41st; asn Ls; Edw McElhinney to Louvre Hotel Co Inc, a corpn, 1133 Bway; Feb21; May13'13. nom

[1]**Broadway, 1448-50,** sec 41st, all of bldg above grade fl, except roof & 4 rooms 25 to 26 on se end of 2d fl, with entrance & lobby on grade fl on 41st front & pts b & sub b; 41st St Realty Co, a corpn, to Edw McElhinney, 127 Adams, Bklyn, 10y1 Mar 31; 5yren; May13'13. 55,000

[1]**Broadway** (4:1006), sec 43d, 104.3x165.9x 100.5x193.9, the theatre proper & pt b on above plot, 1482 Broadway Corpn to Geo M Cohan Theatre Co, a corpn, 1482 Bway; 9yf May9; May13'13. 50,000

[1]**Broadway** (4:995), sec 43d, 104.3x165.9x 100.5x193.9; all; Mary A Litchfield to 1482 Broadway Corpn, at 1482 Bway; 17 4-12y & 21 days f May9, option of 1, 2, 3, 4 or 5 rens of 21 yrs each at $115,000 for 1st ren & thereafter by agmt; lease secured by mtg for $500,000; May10'13.
taxes &c & gold 100,000

[1]**Broadway, nec 48th,** see 7 av, nwc 48th.

[1]**Broadway** (4:1023), nec 51st, sur Ls, Thos Loughlin to Waldemar Co, 228 W 42; May9; May10'13. nom

[1]**Broadway** (4:1137), nwc 65th; s str & b; Willard S Burrows Co, agents for Childs Co, to Meyer I Newman, 1949 Bway; 5yf May1; May15'13. 4,000

[1]**Broadway, 1947** (4:1137), booth 105 in Lincoln Sq Arcade; Empire Sq Realty Co to Meyer I Newman, 1949 Bway; 5 1-12yf May1, May15'13 900

[1]**Broadway, 2560** (7:1868), nec 96th; str space 6x18.8 & space in c; Baltzly's Pharmacy (Inc) to Harry D Lee, 201 W 84; 3yf May1; May12'13. 1,000 & 1,400

[1]**Lexington av, 1915-9** (6:1767), three strs & cor b; Rudolph W Pick to Margt Toomey 1913 Lex av; 2yf May1; May14'13. 1,200

[1]**Lexington av** (5:1297), nec 42d; asn Ls; Wm H Reynolds of Bklyn to First Constn Co of Bklyn, a corpn, 395 Lex av, NY; May6; May13'13. nom

[1]**Madison av, 1623** (6:1614); str fl; also 6 rooms on 1st fl; May Els to Harry Spector, 1623 Mad av, & ano; 5yf May1'14; May10 '13. 756

[1]**1ST av, 222** (2:441), n str; Julius Salzstein to Angelina Sparacina, 222 1 av; 3yf Jan1; May13'13. 630

[1]**1ST av, 526** (3:962), all, with option to purchase until Apr7'14 for $16,000; Frances Daly et al to Giuseppe Cirrincione, 506 1 av; 5yf May1; May14'13. 900 & 960

[1]**2D av, 101;** also 6TH ST, 238 E (2:461); all; Wm Rosenthal to David Strauss; 3yf May1; May9'13. 5,394

[1]**2D av, 126** (2:449), es, 53.8 s 8th, 26.8x 125; all; Augustus Van H Stuyvesant to Gizella K Bloch, 535 W 152; 21yf May1; 21y ren if party 2d pt erects new bldg; May15'13. taxes &c & 1,950

[1]**2D av** (5:1447), sec 73d; str & b; Pauline Flashner to Newman & Freund Co (Inc), a corpn, 478 3 av; 11 mos f Junel, option 5y ren; May10'13. 900

[1]**2D av, 964** (5:1344); all; Benj J Beck to Solomon Beck, 500 W 122; 3yf May1'14; May9'13. 2,220

[1]**2D av, 1158** (5:1435); all; Wm H Chesebrough, EXR Chas A Chesebrough, to Peter Doelger, 266 West End av, et al, EXRS Peter Doelger; 5yf May1; May12 '13. 2,300

[1]**2D av, 2329** (6:1784); asn Ls; Henry Graf to Fred Hilgeman, 2839 Briggs av; May5; May14'13. nom

[1]**2D av** (5:1547), sec 85th; asn Ls; Edw L McRedmond to David Shaughnessy, 1045 Kelly; May14'13. nom

[1]**2D av, 2329** (6:1784), all; Nathan Grabenheimer to Henry Graf, 2329 2 av; 5yf Junel'11; 2yren; May14'13. 1,200 to 1,500

[1]**3D av, 449** (3:911), sec 31st; str & c; Hy J Higgins et al, individ & TRSTEES Alice S Hayes, to Jno J Lucey, 61 5 av, & ano; 5yf Apr1; May15'13. 2,100 to 2,300

[1]**3D av, 157** (3:897); asn Ls; Saml Williams & ano to Allwin Realty Co, 259 3 av; May8; May9'13. nom

[1]**3D av, 1510** (5:1514); asn Ls; Danl H Culhane & ano to Claus H Steffens, 211 W 80; Apr10; May15'13. nom

[1]**3D av, 1683** (5:1540), n str & pt b; Marie T Higgins to Gus Herman, 1683 3 av; 5yf May1; May14'13. 540

[1]**3D av, 2103** (6:1664); asn Ls; Anton Daniel to Odille Canavan, 257 W 111; May 10; May12'13. nom

[1]**6TH av, 375-9** (3:799), nwc 23d (No 109); agmt as to modifying conditions in Ls as to insurance, &c; Anna A Murtland with United Merchants Realty & Impt Co, a corpn, 44 W 18; Apr29; May10'13. nom

[1]**6TH av, 647** (3:813); all; Mary A Haley to Jas O'Brien, 457 W 143; 5yf May1; May 9'13. 4,000

[1]**6TH av, 723-7** (4:994), ws, 80 s 42d, 73.8 x100, all; Jas M Hartshorne et al to Horn & Hardart Co, a corpn, 1557 Bway; 21yf May1'13; 3 rens at 21 yrs each or until 1997; May9'13. taxes, &c, & 22,500

[1]**7TH av** (4:1020), nwc 48th, runs n112.6x w121 to es Bway xs113.8 to ns 48th xe 104.5 to beg; asn 4 Ls & agmts; Jesse Froehlich & Louis Mansbach to Mecca Realty Co, 1600 Bway; AL; Feb19; May15 '13. nom

[1]**8TH av, 617** (3:763), str, &c; Von Erlenbell Co Inc to P Scularekes, 617 8 av; 9 11-12yf Junel; May14'13. 900 to 1,080

[1]**8TH av, 617,** str; same to A Dorman, 29 E 114; 9 11-12yf Junel; May14'13. 480 to 600

[1]**8TH av, 674** (4:1014); asn Ls; Peter F Miller to Wm S Bisset at Bayside, B of Q; AT; mtg $5,000; May14'13. nom

[1]**8TH av, 899** (4:1044); 2 upper flrs; J W B Lunn to Mrs Minnie Kraus, 357 W 55; 1 7-12yf Oct1'12, May12'13. 660

[1]**8TH av, 2924** (7:2040), es, 25 s 155th, 25 x100, all; Mary Maloney & ano to Henry Polle, 200 Bradhurst av; 5yf May1; May 14'13 taxes, &c, & 1,200

[1]**10TH av, 815** (4:1083), nwc 54th, 501 W, two strs & bs; Betty & Hy D Schutte to Jas McCaul, 211 E 39; 7yf Apr1; May14'13. 1,500 & 1,800

LEASES.

Borough of the Bronx.

[1]**Beck st, 560** (10:2684), cor Prospect av (No 604); str; Martin Pletscher Constn Co to Morris Sprafkin & ano, 680 Beck; 2yf Apr15; May12'13. 960 & 1,020

[1]**Beck st, 560,** cor Prospect av (No 604); asn Ls; Morris Bernstein to Morris Sprafkin, 680 Beck; AT; May10; May12'13. nom

[1]**Sacrahong st** (10:2773-41), es, bet E Bay av & Eastern blvd; all; City NY to Frances A Neilson; tax lease; 1,000yf Oct 24'06; Feb24'09; May10'13.
sold for taxes for 1898 & 1901 for 65.76

[1]**Sacrahong st;** same prop; asn tax Ls; Frances A Neilson to Geo F Johnson, at Hanover Township, Morris Co, NJ; AT; Apr18; May10'13. 156.40

[1]**Tiffany st, swc So blvd** see So blvd, 871.

[1]**136TH st, 532 E** (9:2263), ss, 212.6 e Brook av, 37.6x100, owned by Saml Grossman; sobrn of Ls to mtg for $25,000; Louis Cohen & ano with Century Mtg Co, a corpn, at Ossining, NY; May13; May15'13. nom

[1]**137TH st E, sec Brook av,** see Brook av, sec 137th.

[1]**151ST st E, nwc Jackson av,** see Jackson av, 603.

[1]**156TH st E, nec Jackson av,** see Jackson av, 748.

[1]**180TH st, 747 E** (11:3096); also PROSPECT AV (11:3096), ws, 100 n 180th, 35x 100; asn Ls; Bert Weiner to Hans & Geo Suckow, 747 E 180; Dec14'12; May15'13. nom

[1]**204TH st E, nwc Webster av,** see Webster av, nwc 204th.

[1]**223D st, 726 E** (*), 1-sty fr str; Giuseppe Bianco to Thos Helde, 680 E 223; 3yf May 1; May15'13. 240

[1]**Briggs av, 2884** (12:3296), all; Wm E Robertson to Jacob L Bock; 1yf May1; May13'13. 600

[1]**Brook av** (9:2264), sec 137th; 2 strs & pt b; Anna M Sottong to Josephine Schult, 479 E 137; 5yf May1; May15'13. 1,140 & 1,380

[1]**Bryant av, nwc Eastern blvd,** see Eastern blvd, nwc Bryant av.

[1]**Eastern blvd** (10:2769-27), nwc Bryant av; all; City NY to N Y City Bond Co; tax lease; 1,000yf Oct24'06; June3'09; May 10'13.
sold for taxes of 1900 & 1901 for 129.76

[1]**Eastern blvd;** same prop; asn Ls; N Y City Bond Co to Geo F Johnson, at Hanover Township, Morris Co, NJ; AT; May 2; May10'13. 278.95

[1]**Jackson av, 603** (10:2623), nwc 151st (Pontiac pl); asn Ls; bill of sale of chattels, etc; Geo Muller to Jos Kocher, 603 Jackson av; AT; mtg $4,900; May2; May 14'13. 455

[1]**Jackson av, 603** (10:2623), str fl & pt b; Margaretha Olsson to Kocher & Muller, 790 E 151; 5yf Augl'12; May14'13. 480

[1]**Jackson av, 748** (10:2646), nec 156th, 72½ E, two strs & bs; Hy S Burger to Paul J Struve, 1123 Clay av & ano; 5yf May5; May14'13. 1,500

[1]**Jerome av** (11:2846-19), es, 375 s Belmont, 24.4x14.2x19.9, gore; asn tax Ls; Wm G Hoelan1 & ano AMRS Wm Hoeland, decd, to David Wallace, 442 Monroe, Bklyn; Aug5'12, May10'13. 30

[1]**Jerome av** (11:2846-19), same prop; asn tax Ls; David Wallace to Lionel Sutro, cor King & Ridge sts at Glenville, Conn; Apr 30; May10'13. 30

[1]**Ogden av, 994** (9:2511); ½ of str & c; Pasquale Villano to Jos Lowenthal, on premises; 1yf May1, privilege 3y ren; May 12'13. $40 & 900

[1]**Ogden av, 994** (9:2511); all; Edw Bennett to Pasquale Villani, 994 Ogden av; 1yf May1, 3y ren; May12'13. 1,500

[1]**Prospect av, 604,** see Beck, 560.

[1]**Prospect av, ws, 100 n 180th,** see 180th 747 E.

[1]**Southern blvd, 871** (10:2722), swc Tiffany; str; Bronx & Yonkers Realty Co to Herman Bucans, 886 E 172; 5yf May1; May 15'13. 500 to 600

[1]**Southern blvd, 1038** (10:2743); sur Ls; Mercury Realty Co to Lewis Dorfman, 791 Prospect av; May9; May12'13. nom

[1]**Webster av** (12:3353), nwc 204th; str fl & c; Ebling Brewing Co to Jno J Hickey, 1840 Cruger av; fr Mar1'13 to Oct 1'22; May12'13. 1,200 to 2,400

[1]**Westchester av, 1,050** (10:2743); double str & c; Henry Acker Co to Catharina A Heins, 1050 Westchester av; 4 10-12yf Jan 1'13; May12'13. 1,560 to 1,770

[1]**Willis av, 164** (9:2280); bill of sale & asn Ls; Jos Cohen, auctioneer, to Thos A Hanlon, Yonkers, NY; May6; May10'13. 1,000

[1]**Lot 29 (*)** blk 22 map Baychester, the land for boating purposes; Sarah E Elliott to Emil Wadman, 132 E 123; 5yf Apr 1, May12'13 50 & 75

MORTGAGES.

Borough of Manhattan.

MAY 9, 10, 12, 13, 14 & 15.

[m]**Academy st** (8:2225), es, 100 s Vermilyea av, 100x100; PM; May9'13; 2y5%; Maze Realty Co of NY to Realty Operating Co, 15 Wall. 17,000

[m]**Allen st, 150,** see Rivington, 70.

[m]**Barclay st, nec West,** see West, 149-50.

[m]**Canal st, 107-9** (1:302), nwc Forsyth (No 31), 25x49.10; pr mtg $15,000; May9 '13; 1y4½%; Gerald Fitz-Gibbon to Citizens Savgs Bank, 56 Bowery. 10,000

[m]**Cannon st, 35** (2:332), ws, 170 n Broome, 25x100; pr mtg $34,000; May13; May14'13; 2y6%; Fannie Kletzky, 254 East Bway, to Wm Goodman, 121 E 80. 2,000

[m]**Clinton st, 99** (2:348), ws, 250.8 s Rivington, 25.4x100; May13; May14'13; 5y5%; Emanuel Isaac, 1864 7 av, to East River Savings Instn, 291-5 Bway. 5,000

[m]**Columbia st, 117** (2:335), ws, 175 s Houston, 25x100; May15'13; due June27'18, 5%; Saml Hellinger to Mary E Blodgett, 5 E 62. 6,000

[m]**Columbia st, 117;** sobrn agmt; May15 '13, Saml & Jos Bruder with same. nom

[m]**Corlears st, 10,** see Monroe, nec Corlears.

[m]**Franklin st, 96-8** (1:178), certf as to payment of $1,142.86 on account of mtg; May1; May9'13; Mary H Billings & ano exrs &c Jas A Billings with Jeannie F Seymour. nom

[m]**Forsyth st, 31,** see Canal, 107-9.

[m]**Forsyth st, 141-3** (2:420), ws, abt 100 n Delancey, 2 lots, ea 24x100; 2 PM mtgs, ea $27,000; May15'13; 5y5%; Robt R Boch to Josephine V Treat, 153 W 87. 54,000

[m]**Front st, 176** (1:71), ws, 47.5 s Burling sl, runs s19.3xw86.1xn19.5xe21.5xe66.1 to beg; PM; May7; May9'13; due Dec15'13; 6%; Saml P Tull; 315 West End av to Chas H Voorhees, 53 W 72. 5,000

[m]**Goerck st, 33** (2:327), ws, 150.2 n Broome 24.11x100; PM; pr mtg $——; May13; May 14'13; due July1'17, 5%; Aaron Duberstein, 425 Osborn, Bklyn, & Barney Friedlander, 130 Broome, NY, to Paul Hellinger, 67 E 90. 1,300

[m]**Grand st, 589-99,** see Monroe, nec Corlears.

[m]**Greenwich st, 714** (2:631), ws, 40 s Charles, 25x59.4x23.11x62.6; Apr28; May 12'13; 3y5%; Anna Kyritz, Union Village, NJ, to Josephine Stein, 2201 Bway. 12,000

[m]**Greenwich st, 714;** sobrn agmt; Apr28; May12'13; Johanna Drexler with same. nom

[m]**Hester st, 89** (1:308), ns, abt 65 e Allen, 21.10x100; PM; Apr29; May9'13; 5y5%; David Mayer Brewing Co, a corpn, to Rosalynde A De L Mayer, 2035 5 av. 20,000

[m]**Hester st, 89;** certf as to above mtg; Apr29; May9'13; same to same.

[m]**Jackson st, 24,** see Monroe, 275.

[m]**Lafayette st, 384-8,** see 4th, 2-20 E.

[m]**Lawrence st, 60-4,** see Ams av, 1351-5.

[m]**Monroe st, 322** (1:264), ss, 88 e Corlears, 22x70; pr mtg $3,000; May8; May9'13; installs; 6%; Ella A Nagle, Nanuett, NY to Julia Ward, 16 E 48. 1,000

[m]**Monroe st** (1:265), nec Corlears (No 10), runs n60.1 to ss Grand (Nos 589-99) xse 125.4xsw5.2 to ns Monroe xw110.2 to beg; May13; May14'13; 3y5%; A Goldberg Inc, a corpn, to M Louise Church, 33 8 av, Bklyn. 42,000

[m]**Monroe st** (1:265), same prop; certf as to above mtg; May13; May14'13; same to same.

[m]**Monroe st** (1:265), same prop; pr mtg $42,000; May13; May14'13; 3y5½%; same to Nicholas Betjeman, 431 E 57 & ano trstes Nicholas Betjeman. 12,000

[m]**Monroe st** (1:265), same prop; certf as to above mtg; May13; May14'13; same to same.

[m]**Monroe st, 275** (1:265), nec Jackson (No 24), 25x95; May14; May15'13; due &c as per bond; Geo F Raab, at White Plains, NY, to Title Guar & Trusct Co, a corpn, 176 Bway. 13,000

[m]**Montgomery st, 67** (1:259), es, 47.6 n Cherry, 21.10x58.7x20.5x57.5; PM; May14 '13; 3y5%; Isaac Lewenthal to Home for Incurables, a corpn, on es 3 av, bet 181st & 184th. 6,375

[m]**Mott st, 137** (1:237); ext of $20,000 mtg to Apr20'18 at 5%; Apr19; May9'13; Lawyers Mtg Co to Guiseppina Zarillo. nom

[m]**Mulberry st, 83** (1:199); asn Ls by way of mtg to secure $1,200; May7; May9'13; Antonio Cofazzo to S Liebmann's Sons, a corpn, 36 Forrest. nom

[m]**New Chambers st, 4-6** (1:121); agmt as to share ownership in mtg for $30,000; May8; May9'13; Gesina F Rose & Henrietta C E Westfall with Saml Wacht, 790 Riverside dr. nom

[m]**Rivington st, 70** (2:416), nec Allen (No 150), 22.4x75; pr mtg $46,400; May14; May 15'13; due &c as per bond; Michl Karp, 70 Rivington, to Isidor Liebowitz, 70 Rivington. 5,000

[m]**Rivington st, 224** (2:339); ext of $18,000 mtg to May6'18 at 5%; Mar12; Mar14'13; Lawyers Mort Co with Max Friedman & David Weisz. nom

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m**Spring st, 5** (2:492), ns, 101.2 w Bowery, 25.2x106.11x25x112.9; pr mtg $24,000; May 8; May9'13; 3y6%; Citizens Investing Co to Bronx Investment Co, 100 Bway. 4,000

m**Spring st, 5;** certf as to above mtg; May8; May9'13; same to same. ——

m**Spring st, 5** (2:492), ns, 101.2 w Bowery, 25.2x106.11x25x112.9; pr mtg $28,000; May 8; May9'13; 1y6%; Amelia K Smith to Citizens Investing Co, 226 Lafayette. 1,200

m**State st, 11** (1:9); sal Ls; Apr7; May15 '13; demand, 6%. Edw J Dollard, Far Rockaway, NY, to Jacob Ruppert, a corpn, 1639 3 av. 2,000

m**Stanton st, 191** (2:344), ss, 25 e Attorney, 25x100; May13; May14'13; 5y5%; Emanuel Isaacs, 1864 7 av, to East River Savings Instn, 291-5 Bway. 24,000

m**Suffolk st, 130** (2:349); ext of $22,000 mtg to June8'16 at 4½%; May7; May13'13; Jas C Drayton trste Sylvia L Kirkpatrick, 829 Park av, with Moritz & Clara Neumann, 114 W 120. nom

m**Suffolk st, 130;** ext of $22,000 mtg to June8'16 at 4½%; May7; May13'13; same with same. nom

m**Thompson st, 90-2** (2:502), es, 100 n Spring, runs n50xe94.6xs25xe0.6 x s25xw 94.7; bldg loan; May8; May9'13; 1y6%; Citizens Investing Co to Bronx Investment Co, 100 Bway. 56,000

m**Thompson st, 90-2;** certf as to above mtg; May8; May9'13 same to same ——

m**Washington st, 294** (1:139), ws, abt 55 s Reade, 19.10x48.9; ext of $18,500 mtg to May3'16 at 5%; May7; May9'13; Thos R McNell, 106 W 75, with Richd Noecker, 2671 Bedford av, Bklyn. nom

m**Washington st, 448** (1:224), ws, 64.8 s Watts, 17.6x80.2; May9'13; 3y4½%; Geo B Ritter, 536 W 149 to Josephine Stein, 2211 Bway. 3,000

m**West st, 149-50** (1:128), nec Barclay, 43.1x83.4x72.9x86.8; PM; May14'13; 5y5%; A Edwin Schaff, Bayside, LI, & Helen S Dixon, Flushing, LI, to Union Trust Co of NY, 80 Bway. 84,000

m**4TH st, 2-20 E** (2:531), swc Lafayette (Nos 384-8), runs s73.11xw98xn27.7xw177.2 to es Bway (Nos 692-4) xn45.3 to 4th xe 275.2 to beg; May7, May9'13 due &c as per bond; Percy G Andrews, 89 Harmon, Jersey City, NJ, to Title Guar & Trust Co. 800,000

m**5TH st, 313-15 E** (2:447), ns, 150 e 2 av, 2 lots ea 25x97; 2 mtgs ea $2,500; 2 pr mtgs $—— ea; May8; May9'13; 3y6%; Herman Rosenbaum & Lillie Waller to Geo Gunshor, 146 W 15 5,000

m**5TH st, 313 E** (2:447); ns, 150 e 2 av, 25x97; ext of $24,500 mtg to May1'16 at 5½%; May8; May9'13; Lillie Waller & Herman Rosenbaum with Anna J Doyle & Nassau Trust Co of Bklyn. nom

m**5TH st, 315 E** (2:447), ns, 175 e 2 av, 25x97; ext of $24,000 mtg to May1'16 at 5½%; May8; May9'13; Lillie Waller & Herman Rosenbaum with Anna J Doyle, Bklyn. nom

m**6TH st, 301 E,** see 2 av, 104-6.

m**11TH st, 332 E** (2:452), ss, 175 w 1 av, 25x94.10; ext of $21,000 mtg to Apr21'18 at 5%; Apr21; May14'13; Rector &c of the Church of the Incarnation with Ciro Poggioriale, 332 E 111. nom

m**11TH st, 332 E** (2:452), ss, 175 w 1 av, 25x94.10; pr mtg $21,000; May12; May13'13; due Apr21'16; 6%; Ciro Poggioriale to Pietro Rizzo, 477 College av. 2,000

m**11TH st, 332 E;** two sobrn agmts; May 12; May13'13; same & Lillian Polizzi admtrx Girolamo Polizzi with same. nom

m**16TH st, 307 W** (3:740), ns, 98 w 8 av, runs w17.4xn75xne15.6xs31.5xe2xs46 to beg; May13'13; 3y5%; Ralph L Brydges to Lawyers Mtg Co, 59 Liberty. 6,500

m**18TH st, 114 E** (3:873), ss, 150 w Irving pl, 25x92; PM; May14'13; 5y4½%; A Edwin Schaff, Bayside, LI, & Helen S, wife C Louis Dixon, Flushing, LI, to Havens Relief Fund Soc, 49 Wall. 21,600

m**18TH st, 426 W** (3:715), ss, 293.1 w 9 av, 20.5x92; PM; May13'13; due &c as per bond; Denis Quinn to N Y Savgs Bank, 81 8 av. 5,000

m**22D st, 12-6 E** (3:850), ss, 468.10 w 4 av, 25x98.9; certf as to receipt for payment of $7,500 on account of mtg; May1, May14'13; Dollar Savings Bank to Chas A Munn & another as Orson D Munn nom

m**23D st, 153-7 W** (3:799), ns, 200 e 7 av, 50x98.9; May9'13; 3y5%; County Holding Co to N Y Life Ins Co, 346 Bway. 220,000

m**23D st, 153-7 W;** certf as to above mtg; May9'13; same to same. ——

m**24TH st, 262-4 W** (3:773), ss, 100 e 8 av, 41.8x98.9; given to secure note pr mtg $——; May12; May13'13; due Aug1'13, 6%; Susie Robinson to David Israel, 61 D 86. 1,500

m**28TH st, 225 E** (3:909), ns, 300 w 2 av, 25x98.9; May15'13; 1y5%; Daisy Nimis, 25 W 82 to Emigrant Indust Savgs Bank 14,000

m**30TH st, 101-9 W,** see 6 av, 501.

m**30TH st, 145-9 W** (2:806), ns, 150 e 7 av, 75x98.9; pr mtg $349,000; May10; May 12'13; due Jan1'15, 6%; Karnack Realty Co, 135 Bway, to Security Mtg Co, 128 Bway. 47,057.36

m**30TH st, 145-9 W;** certf as to above mtg; May10; May12'13; same to same. ——

m**37TH st, 145 E** (3:893), ns, 172.6 e Lex av, 14x98.9; pr mtg $18,000; May9; May10'13 due Nov1'14, 6%; Nancy A Durst to Harriet L Heimerdinger, 875 Park av. 3,000

m**40TH st, 143-5 W** (3:993), ns, 80 e 7 av, 20x98.9; pr mtg $——; May8; May9'13; 1y 6%; Mary M E, Zoe O & Cyprian L Deane & Camille D Power to Nathan J Packard, 411 West End av & ano. 4,500

m**40TH st, 269-71 W** (4:1012), ns, 59.6 e 8 av, 40.6x98.9; May15'13; 3y5%; Ludin Realty Co to Archibald H MacDonald Sinclair, at Regent's Park Barracks, London, N. W., England. 38,000

m**40TH st, 269-71 W;** certf as to above mtg; May15'13; same to same. ——

m**40TH st, 408-12 W** (3:737), ss, 120 w 9 av, 55.1x98.9; May14; May15'13; due Nov 2'16, 4½%; Church of St Clemens Mary to Emigrant Indust Savgs Bank. 10,000

m**42D st E. nec Lex av,** see Lex av, nec 42.

m**43D st, 144-58 W,** see Bway, 1482-90.

m**44TH st, 319-21 E** (5:1337); ext of $8,000 mtg to Dec31'15 at 6%; Apr30; May9'13; L Mayou & Co with Eva Kern, 206 W 92. nom

m**47TH st, 133 E** (5:1302), ns, 140 e Lex av, 35x100.5; PM; pr mtg $14,000; May14; May15'13; 1y5%; Terence J Lynch to Geo Ehret, 1197 Park av. 3,500

m**47TH st, 135 E** (5:1302), ns, 157.6 e Lex av, 17.6x100.5; PM; pr mtg $——; May14, May15'13; 3y5%; Terence J Lynch to Bernard Mayer, 687 3 av, & ano, exrs Jacob Mayer. 14,000

m**49TH st, 316-18 E** (5:1311), estopped certf: May12; May13'13; Adolph & Saml Matzke to Sophia Matzke & Juliette Lefkovics, 503 W 149. ——

m**50TH st, 127-127B E,** see Lex av, 559.

m**51ST st E, see Lex av,** see Lex av, see 51st.

m**52D st, 113 W** (5:1268), ns, 195 w 6 av, 20x100.4; May9'13; 1y5%; Mary A, Emma M & Ella L Requa, 55 W 52 to Emigrant Indust Savgs Bank. 15,000

m**55th st, 307 E** (5:1348), ns, 100 e 2 av, 25x100.5; pr mtg $10,000; May14'13; 3y5%; David Osterweis to Emigrant Indus Savings Bank. 4,000

m**57TH st, 142 E** (5:1311), ss, 137.6 e Lex av, 18.9x100.5; May9; May12'13; 3y4¾%; Henry B Anderson, Lewisboro, NY to Wolcott G Lane, 353 W 84 & ano trstes for Caroline S Spencer & ano will Lorillard Spencer. 16,500

m**60TH st, 49 E** (5:1375); ext of $16,000 mtg to Apr30'16 at 4½%; Apr30; May9'13; G L Perkins & Russell Perkins with Seamans Bank for Savgs in City NY, 76 Wall. nom

m**61ST st, 250 E** (5:1415), ss, 85 w 2 av, 16x100.5; ext of $10,000 mtg to May29'16 at 5½%; Mar24; May14'13; Agnes De Lisle with Fannie Gutfreund, 250 E 61. nom

m**62D st, 239-41 E** (5:1417), ns, 155 w 2 av, 50x100.5; PM; May9'13; due Dec 15'14; interest as per bond; Home of the Christian Hungarian Sick Benevolent Societies of NY to Farmers Loan & Trust Co, 22 Wm. 22,000

m**64TH st, 187 E** (5:1399), ns, 80 w 3 av, 20x100; leasehold; May10; May14'13; 3y6%; Lena Noss to Agnes John, 158 E 65. 1,200

m**65TH st, 326-8 E** (5:1439), ss, 275 e 2 av, 37.6x100; PM; pr mtg $33,000; Apr21; May 13'13; installs; —%; Jno F Stodder 509 W 110 to Inter-City Land & Securities Co, 115 Bway. 5,000

m**67TH st, 131 W** (4:1139), ns, 225 e Ams av, 25x102.2; PM; Mar18; May15'13; due &c as per bond; Hamilton Carhartt, Detroit, Mich, to Patk F Deffley, 141 W 97, et al. 38,000

m**67TH st, 131 W;** PM; pr mtg $38,000; Mar 18; May15'13; 2y6%; same to Jno Ingle Jr, 176 Berkley av, Bloomfield, NJ. 6,000

m**70TH st, 16 W** (4:1122); ext of mtg for $27,000 to May7'16; 5%; May7; May9'13; Title Guar & Trust Co with Alice M, Hannah M, B Russell & Benj H Herts, all of 542 W 112 nom

m**70TH st, 112 W** (4:1141), ss, 100 w Col av, 20x100.5; May12'13; due July1'16, 6%; Edw H Kelly to Cath York, 76 E 125. 3,000

m**71ST st E** (5:1385), ss, 175 e 5 av, 50x 100.5; PM; Apr21; May9'13; due Oct21'13; 6%; Wm Ziegler, Jr to Otto H Kahn, Morristown, NJ. 200,000

m**78TH st, 206 E** (5:1432), ss, 105 e 3 av, 13.4x102.2; May15'13; 5y5%; Max Inkelas to Lawyers Mtg Co, 59 Liberty. 5,250

m**78TH st, 328-30 E** (5:1452), ss, 310 w 1 av, 40x102.2; ext of mtg for $27,000 to Apr 30'18, 4½%; May13; May15'13; Havens Relief Fund Soc, a corpn, 49 Wall, with Nathan Kirsh, 123 W 118. nom

m**78TH st, 120 W** (4:1119), ext of $14,000 mtg to Nov18'17 at 5%; Dec30'12; May13 '13; Ellen Cotter with Minnie M Herrman & Edw Hilson trstes Max Hilson. nom

m**79TH st, 156 E** (5:1413); ext of $7,000 mtg to May15'15 at 6%; May15'13; Francis L Tooker & Edw McLaughlin, 1115 Mad av. nom

m**79TH st, 532-6 E** (5:1490), ss, 117.1 w Exterior, 106.3x102.2; May12; May15'13; 5y 4½%; City & Suburban Homes Co to Bowery Savings Bank, 128 Bowery. 85,000

m**79TH st, 532-6 E;** certf as to above mtg; May12, May15'13; same to same. ——

m**79TH st, 140 W** (4:1150), ss, 392 w Col av, 19x102.2; PM; May15'13; 1y5%; Gertrude A Vanderbeck, 149 W 126, to Mathew Farris, 201 W 72. 28,000

m**79TH st, 142 W** (4:1150), ss, 411 w Col av, 19x102.2; PM; pr mtg $——; May15'13; 1y6%; Gertrude A Vanderbeck, 149 W 126, to Philip H Smith, Far Rockaway, NY. 18,000

m**79TH st, 144 W** (4:1150), ss, 430 w Col av, 20x102.2; PM; pr mtg $15,000; May14; May 15'13; due &c as per bond; Gertrude A Vanderbeck to Eliz J Heuel, 144 W 79. 8,000

m**80TH st, 229 E** (5:1526), ns, 254.2 w 2 av, 25.1x102.2; PM; May9; May12'13; 5y 6%; Mary Kelly to Gertrude Scheer, 211 E 82 1,000

m**81ST st, 239 E** (5:1527), ns, 125 w 2 av, 25x102.2; pr mtg $12,000; Apr25; May15'13; 3y6%; Anton J Gerlich, 28 E 198, to Martha McKiernan, 4388 Park av. 2,500

m**81ST st, 35-9 W** (4:1195), ns, 225 e Col av, runs n104.4xe50xs2.2xe25xs102.2 to st xw75 to beg; PM; mtg to extent $200,000 & bldg loan mtg to extent of $250,000; May12; May13'13; due Aug1'19; 5% on said $200,000 & 6% on said $250,000; McMorrow Engineering & Constn Co to Chas E Orvis, 35 W 81. 450,000

m**81ST st, 35-9 W;** certf as to above mtg; May12; May13'13; same to same. ——

m**81ST st, 203-11 W** (4:1229), ns, 100 w Ams av, 112.5x102.2; pr mtg $335,000; May 1; May14'13; 3y6%; S B Constn Co to Jos Corn, 738 Kelly. 60,000

m**81ST st, 203-11 W;** certf as to above mtg; May1; May14'13; same to same. ——

m**81ST st, 203-11 W;** pr mtg $395,000; May 7; May14'13; installs, 6%; same to Jos A Seidman, 551 Mansfield pl, Bklyn. 7,500

m**81ST st, 203-11 W;** certf as to above mtg; May7; May14'13; same to same. ——

m**81ST st, 203-11 W;** sobrn of mechanic's lien for $5,123.50 to mtg for $7,500; May 6; May14'13; Weissberg-Buer Co with same. nom

m**81ST st, 203-11 W;** sobrn of two mechanic's liens aggregating $9,511.04 to mtg for $7,500; May6; May14'13. John Weiss & Chas Katz with same. nom

m**81ST st, 203-11 W;** sobrn of judgment for $538.40 to mtg for $7,500; May6; May 14'13; Brooklyn Steam Marble Co with same. nom

m**81ST st, 203-11 W;** agmt as to share ownership in mtg for $60,000; May12; May 14'13; Jos A Seidman with Jos A Corn, 538 Kelly. nom

m**81ST st, 203-11 W** (4:1229), ns, 100 w Ams av, 112.5x102.2; bldg loan; May2; May 14'13; due Mar1'18, 5½%; The S B Constn Co to Metropolitan Life Ins Co, 1 Mad av. 335,000

m**81ST st, 203-11 W,** same prop; certf as to above mtg; May2; May14'13; same to same. ——

m**81ST st, 203-11 W** (4:1229); cancellation of asn of rents; Apr25; May15'13; Albt Jarmulowsky et al, exrs Sender Jarmulowsky, to S B Constn Co, 203 W 81. nom

m**81ST st, 203-11 W** (4:1229), ns, 100 w Ams av, 112.5x102.2; sobrn of mechanics lien for $4,755.52 to mtg for $60,000; Apr 29; May15'13; Jno Weiss & Chas Katz with Jos Corn, 738 Kelly. nom

m**81st st, 203-11 W;** sobrn of mechanics lien for $4,755.52 to mtg for $60,000; Apr 29; May15'13; same with same. ——

m**81ST st, 203-11 W;** sobrn of mechanics lien for $1,400 to mtg for $60,000; Mar27; May15'13; Jas R Seal Co (Inc) with same. nom

m**81ST st, 203-11 W;** sobrn of judgment for $538.48 to mtg for $60,000; Apr29; May15'13; Bklyn Steam Marble Co with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $210 to mtg for $60,000; Mar27; May15'13; Empire Roofing Co with same. nom

m**81ST st, 203-11 W;** sobrn agmt mechanics lien for $5,123.50 to mtg for $60,000; Mar 27; May15'13; Weissberg-Baer Co with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $1,300 to mtg for $60,000; Mar27; May15'13; Gurney Elevator Co with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $8,046 to mtg for $60,000; Apr30; May15'13; Frank Morrell & Co with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for 1,800 to mtg for $60,000; Mar31; May15'13; Keystone Constn Co with same. nom

m**81ST st, 203-11 W;** sobrn of 6 mechanics liens aggregating $2,044.25 to mtg for $60,000; May12; May15'13; Minnie Rothenberg with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $2,044.85 to mtg for $60,000; Apr 16; May15'13; Ideal Iron Works, a corpn, with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $1,800 to mtg for $335,000; Mar31; May15'13; Frank Morrell & Co with Metropolitan Life Ins Co, 1 Mad av. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $210 to mtg for $335,000; Apr1; May15'13; Empire Roofing Co with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $1,400 to mtg for $335,000; Mar26; May15'13; Jas R Beal & Co with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $4,755.52 to mtg for $335,000; Apr 29; May15'13; Jno Weiss & Chas Katz with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $4,755.52 to mtg for $335,000; Apr 29; May15'13; same with same. nom

m**81ST st, 203-11 W;** sobrn of mechanics lien for $5,123.50 to mtg for $335,000; Apr 30; May15'13; Weissberg-Baer Co. with same. nom

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mS1ST st, 203-11 W; sobrn of mechanics lien for $2,044.85 to mtg for $335,000; Apr 11; May15'13; Ideal Iron Works, a corpn, with same. nom

mS1ST st, 203-11 W; sobrn of mechanics lien for $1,300 to mtg for $335,000; Mar27; May15'13; Guerney Elevator Co with same. nom

mS1ST st, 203-11 W; sobrn of mechanics lien for $8,046 to mtg for $335,000; Apr15; May15'13; Keystone Constn Co with same. nom

mS1ST st, 203-11 W; sobrn of judgment for $538.40 to mtg for $335,000; Apr29; May15'13; Bklyn Steam Marble Co with same. nom

mS1ST st, 203-11 W; sobrn of 6 judgments & mechanics liens aggregating $2,044.25 to mtg for $335,000; May12; May15'13; Minnie Rothenberg with same. nom

mS1ST st, 203-11 W; sobrn of judgment for $501.98 to mtg for $335,000; Apr16; May15'13; Raffaele Gianninato with same & Jos Corn, 738 Kelly. nom

mS3D st, 171-3 W (4:1214), ns, 100 e Ams av, 37.6x102.2; pr mtg $25,000; May9; May 10'13; 2 yrs; Mary E. Julia A & Sophia V G Dunshee, & Lillie McDonald, of Rosebank, SI, to Adolph Denzau, 164 Sumpter, Bklyn. 3,000

mS4TH st, 331 E (5:1547); ext of $17,000 mtg to June1'17 at 5%; Apr9; May9'13; Geo Brickelmaier with Sophia M & Gertrude Nichols, Tarrytown, NY. nom

mS4TH st, 324-6 W (4:1245), ss, 250 w West End av, 38x102.2; May15'13; due &c as per bond; 324 W 84th St Co (Inc), a corpn, to Germania Life Ins Co, 50 Union sq. 150,000

mS4TH st, 324-6 W; certf as to above mtg; May15'13; same to same. ——

mS5TH st, 100 E, see Park av, 1015.

mS8TH st, 259 W (4:1236), ns, 154 w Bway, 18x100.8; PM; May13; May14'13; 3 y interest as per bond; Gertrude A Vanderbeck to Farmers' Loan & Trust Co, 22 Wm. 16,200

mS9TH st, 229 E (5:1535), ns, 150 w 2 av, 25x100.8; May14'13; 5y4½%; Luigi Molinelli to Bowery Savings Bank, 128 Bowery. 12,000

mS9TH st E, nec Mad av, see Mad av, 1239.

m93D st, 42 W (4:1206), ss, 362.6 w Central Park W, 37.6x100.8; pr mtg $35,000; May12'13; due &c as per bond; Auguste Gahren, 225 W 90, to Fredk Herrmann, 1395 Dean, Bklyn. 10,700

m95TH st, 307-9 E (5:1558), ns, 137.6 e 2 av, 37.6x100.8; PM; May15'13; demand, 6%; Aaron Goodman Realty Co to Aaron Goodman, 117 W 119 10,000

m95TH st, 307-9 E; certf as to above mtg; May15'13; same to same. ——

m95TH st, 209 W (4:1243), ns, 167.10 w Ams av; sobrn agmt; May9; May12'13; Nathan J & Moses Packard with Jacob Wicks Jr, 701 Mad av. nom

m95TH st, 209 W; sobrn agmt; May9; May12'13; same with same. nom

m95TH st, 209 W (mtg reads Old Bloomingdale rd) (4:1243), nec 95th at pt 167.10 w Ams av; runs n100.9xw30.5 to ol old Bloomingdale rd xs100.9 to st xe29.4 to beg; May9; May10'13; 3y6%; Kerloc Realty & Constn Co to Jacob Wicks, Jr, 701 Mad av. 30,000

m95TH st, 209 W (Old Bloomingdale rd) (4:1243), same prop; certf as to above mtg; May9; May10'13; same to same. ——

m95TH st, 334-8 W (4:1253); ext of $120,000 mtg to May8'18 at 5½%; Apr26; May 14'13; Lawyers Mort Co with Benj A Jackson. nom

m97TH st, 4 E (6:1602); ext of $15,000 mtg to May1'16 at 4½%; Apr29; May15'13; Marcus M Marks with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

m97TH st, 64-6 E (6:1602); agmt as to share ownership in mtg; May5; May9'13; Wm Heyz with Lawyers Mtg Co. nom

m97TH st, 64-66 E; ext of $46,000 mtg to May6'18 at 5%; May6; May9'13; Lawyers Mtg Co with Emandess Holding Co. nom

m98TH st, 55 W (7:1834), ext of mtg for $15,000 to Apr18'18; 5¼%; Apr18; May9 '13; Excelsior Savgs Bank with Gertrude Parker, 57 W 98. nom

m101ST st, 206-2 W, see Ams av, 836.

m106TH st, 250 W, see Bway, sec 106th.

m111TH st, 504-6 W (7:1882), ss, 125 w Ams av, 108.4x91.10; pr mtg $192,500; May 12; May13'13; due Nov12'13; 6%; Vista Holding Co, 507 5 av to Estates Mtg Securities Co, 160 Bway. 15,000

m111TH st, 504-6 W; certf as to above mtg; May12; May13'13; same to same. ——

m111TH st, 504-6 W (7:1882), ss, 125 w Ams av, 108.4x91.10; PM; pr mtg $160,000; May1; May13'13; 5y6%; Vista Holding Co, Inc, to Roffler Constn Co, 52 W 167. 32,500

m112TH st, 310-12 E (6:1683), ss, 142.6 e 2 av, 42.6x100.11; May12; May13'13; 3y6%; Ciro Poggioriale to Henrietta Almour, 1764 Bedford av, Bklyn. 2,500

m113TH st, 117-19 E (6:1641), ns, 121.4 e Park av, 42.8x100.11; pr mtg $54,000; Apr 29; May13'13; due Oct29'13; 6%; Acadia Realty Co, 25 W 21 to Estates Mtg Securities Co, 160 Bway. 3,300

m113TH st, 117-19 E; certf as to above mtg; Apr29; May13'13; same to same. ——

m113TH st, 117-19 E; sobrn agmt; Apr29; May13'13; Rebecca Blum with same. nom

m114th st, 305 E (6:1686), agmt modifying terms of mtg; Mar6; May15'13; Archibald K Maskay et al trstes with Louis Pizitz. nom

m115TH st, 20 E (6:1620); ext of $16,000 mtg to Apr1'18 at 5%; Apr2; May14'13; Helene G Benjamin, 215 W 98, with Breinchen Wallach, 130 E 79, et al exrs, &c, Karl M Wallach. nom

m115TH st, 300-2 E, see 2 av, 2238.

m115TH st, 415 W (7:1867), ns, 166.8 e Ams av, 66.8x100.11; supplemental mtg given as additional collateral security for payment of $10,000; pr mtg $87,500; May5; May13'13; due &c as per bond; Lorraine Holding Co to Kath J B Moore, Lee, Mass, et al. 10,000

m115TH st, 415 W; certf as to above mtg; May5; May13'13; same to same. ——

m116TH st, 128 W (7:1825), ss, 342.6 e 7 av, 32.6x100.11; Feb18; May12'13; demand, 6%; Annie, wife Nathan Marx, & Belle L, wife Edw Marx, to Edw Marx, 79 E 89. 25,000

m117TH st, 51 E, see Mad av, 1783.

m118TH st, 12 W (6:1601), ss, 201 w 5 av, 18x100.11; May13; May14'13; 3y5%; Maude W S Pickhardt to Ambrose S Murray Jr, Goshen, NY, trste Allan W Cooke. 4,500

m118TH st W (7:1903), ns, 305 w Lenox av, 20x100.11; ext of $16,000 mtg to June27'18 at 4½%; Mar27; Mar14'13; Chas G Koss & ano, trstes Ellen H Cotheal, with Nathan Kirsh, 123 W 118. nom

m119TH st, 247-9 E (6:1784), ns, 80 w 2 av, 38.4x100.11; ext of $37,500 mtg to Oct 11'16 at 5½%; May13'13; Mary C Hencken with Jos N Patch, 508 Clinton av, Bklyn. nom

m119TH st, 331-5 E (6:1796), ns, 325 e 2 av, 60x100.11; May15'13; 5y4½%; Louis J Jacobs, New Canaan, Conn, to N Y Title Ins Co, 135 Bway. 15,000

m122D st E, sec Lex av, see Lex av, 1995-2001.

m123D st W (7:1977), ss, 100 w Ams av, 100x100.11; pr mtg $120,000; May14; May 15'13; 3y6%; 114th St & 7th Av Constn Co to Gertrude A Vanderbeck, 149 W 126. 17,500

m123D st W (7:1977); same prop; certf as to above mtg; May14; May15'13; same to same. ——

m124TH st, 538-40 W (7:1978), ss, 175 e Bway, 50x100.11; Apr7; May9'13; 3mos; —%; Fredk Ohmeis to Saml J Bloomingdale. 771 Mad av. note 7,500

m131ST st, 126 W (7:1915), ss, 430 e 7 av, 20x99.11; May15'13; 3y5%; Mary, wife Owen Burns, to American Mtg Co, 31 Nassau. 6,000

m132D st W, see 12 av, see 12 av, sec 132d.

m133D st W, nec Lenox av, see Lenox av, 464.

m133D st, 45 W (6:1731), ns, 351.8 e Lenox av, 16.8x99.11; May13'13; due &c as per bond; Morris Weinstein, 333 Central Park W to Ada F Howard, 2281 Loring pl. 3,500

m138TH st, 2-8 W, see 5 av, 2256-62.

m139TH st, 602-4 W (7:2087), ss, 100 w Bway, 75x99.11; May5; May9'13; 5y5%; Theophile Kick to NY Title Ins Co, 135 Bway. 90,000

m139TH st, 602-4 W; sobrn agmt; May1; May9'13; Kath J B Moore et al with same. nom

m140TH st, 62 W (6:1737), ss, 150 e Lenox av, 37.6x99.11; ext of $27,000 mtg to May 18'16 at 5%; May10; May12'13; Chelsea Realty Co with Henry Rosenstein, 237 W 110. nom

m142D st, 131 W (7:2011), ext of $33,000 mtg to May 18'18 at 5¼%; Apr26; May13 '13; Lawyers Title Ins & Trust Co with Bernhard Seymann. nom

m142D st, 160 W, see 7 av, 2431-3.

m143D st W, nec Lenox av, see Lenox av, 464.

m144TH st, 252 W (7:2029), ss, 289.6 e 8 av, 20x99.11; pr mtg $5,500; May14; May 15'13; 1y6%; Susan G McNerney to Theo S Valentine, 126 W 119. 500

m146TH st W, nec Bway, see Bway, 3560.

m147TH st W, ss, abt 175 e Bway, see Bway, 3560.

m149TH st, 418 W, see Convent av, 433.

m160TH st W, nwc Ft Washington av, see Ft Washington av, 35-41.

m171ST st W (8:2128), ns, 100 w Ams av, 25x95; pr mtg $5,000; May10; May15'13; 4 mos 6%; Louis Weiss, 215 Audubon av, to Nathan Harrison Realties, a corpn, 63 Park row. 4,500

m206TH st W, sec 10 av, see 10 av, sec 206th.

mAv B, 78-80 (2:401); ext of $65,000 mtg to Jan20'19 at 5%; May8; May13'13; David Greenberg with Minna G Goddard, Roslyn, LI extrx Frederic N Goddard. nom

mAv C, 281 (3:984), ws, 46 n 16th, runs n w74.6xne1.6xnw13.6xne21.6xse88 to ws Av C xsw23 to beg; pr mtg $10,000; Apr5; May 14'13; due, &c, as per bond; Nikolaus Ritzen at Athens, Green Co, NY, to Wm F Chainau, 2190 Wash av. 1,000

mAmsterdam av, 836 (7:1872), swc 101st (Nos 200-2), 25.11x96.5x25.11x96; May1; May9'13; 5y4½%; Ralph S Townsend, NY & Ada T Richards, Binghamton, NY to Mary H Outcalt, 246 W 104. 18,000

mAmsterdam av, 1351-5 (7:1966), es, at sws Lawrence st (Nos 60-4), runs se along Lawrence, 90.3xsw63.6xnw65.8 to av xn71 to beg; pr mtg $12,500; May10; May13'13; 1y6%; Edw M & Jos J Deering, Yonkers, NY to Wm A Butler, Southampton, LI. 2,600

mBroadway, 692-4, see 4th, 2-20 E.

mBroadway, 1482-90 (4:995), sec 43d (Nos 144-58), 104.3x165.9x100.5x193.9; leasehold; May9; May10'13; due Sept30'29, 5%; 1482 Bway Corpn to Mary A Fitzgerald, Litchfield, Conn. 500,000

mBroadway (7:1877), sec 106th (No 250), 27.4x69.1x25.2x79.8; pr mtg $21,000; May 12'13; due &c as per bond; Saml McMillan, Lake Mahopac, NY, to Maximilian Fleischmann Co, 1 Mad av. 39,000

mBroadway (7:1877), sec 106th (No 250), 27.4x69.1x25.2x79.8; ext of $21,000 mtg to May12'16 at 5%; May12'13; Maximilian Fleischmann Co with Saml McMillan, Lake Mahopac, NY. nom

mBroadway, 3560. (7:2078), nec 146th, runs e225xn199.10 to ss 147thxw50xs99.11x w175 to es Bway xs99.11 to beg, leasehold; pr mtg $125,000; May2; May9'13; 2y6%; Bradhurst Amusement & Bldg Co, a corpn to Sadie Brill, 207 W 110. 25,000

mBroadway, 3560; certf as to above mtg; May2; May9'13; same to same. ——

mConvent av, 433 (7:2063), sec 149th (No 418); ext of $23,500 mtg to Oct1'14 at 6%; May13; May14'13; Abel King & Isaac Schorech, 38 W 97, with Emsworth Constn Co, 30 E 42. nom

mConvent av (7:1970), ws, 194 s 133d, 132 x127x131x100; pr mtg $47,500; Apr29; May 13'13; 1y6%; Convent Park Constn Co to Elias A Cohen, 49 W 113. 10,000

mEdgecombe av, 136 (7:2043); ext of $14,000 mtg to May1'17 at 5%; May9; May15'13; Leo L Doblin with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

mFort Washington av, 35-41 (8:2136), nwc 160th, 102.2x100x99.11x121.7; PM; pr mtg $170,000; May15'13; due &c as per bond; New Amsterdam Realty Co to Oaklawn Corpn, 27 William. 5,000

mHillside av (8:2173), nws, at ss Nagle av, runs sw239.4xn137.4 to ss Nagle av xe 196 to beg; bldg loan; May9; May10'13; due Dec1'13, 6%; Psaty Constn Co to Minturn P Collins, at Harrison, NY. 120,000

mHillside av (8:2173); same prop; certf. as to above mtg; May9; May10'13; same to same. ——

mHillside av (8:2173); same prop; sobrn agmt; Dec24'12; May10'13; same & Warner Van Norden with same. nom

mLenox av, 464 (6:1731), nec 133d, 25.11x 84; pr mtg $——; May14; May15'13; 4y6%; Eliz Seiler to Bertha Simon, 408 Lenox av, & ano. 3,500

mLenox av, 464 (6:1731), nec 133d, 25.11x 84; ext of $29,000 mtg to May14'18 at 5½%; May14; May15'13; Eliz Seiler with Excelsior Savgs Bank. nom

mLenox av (6:1740), es, 24.11 s 143d, 50x 85; PM; pr mtg $9,000; May9; May10'13; 2y6%; Philip Meyer, Richmond Hill, LI, to Louis Lese, 133 E 80, & ano. 3,900

mLexington av (5:1297), nec 42d, —x—, leasehold; trust mtg; May6; May13'13; due Dec1'18; 6%; First Constn Co of Bklyn, a corpn "Company" & Realty Associates "Guarantors" to Title Guar & Trust Co "trustee." gold bonds 150,000

mLexington av, 359 (5:1305), nec 50th (No 127-127B), runs e47.3xn73.10xne56.2xn8.3xw 100 to avxs100.5 to beg; PM; May12; May 15'13; 5y or sooner; 5%; Gertrude A Vanderbeck, 149 W 126, to Emma Plaut, 71 Central Park W. 60,000

mLexington av (5:1305), sec 51st, 50.5x 100; PM; May12; May15'13; 3y5%; Gertrude A Vanderbeck to Benj Mordecai, 319 W 105, & ano, trstes Allen L Mordecai. 65,000

mLexington av, 1995-2001 (6:1770), sec 122d, 100.11x35; May8; May13'13; 1y5%; Jas J, Chas A & Mary A O'Reilly & Annie C Geraty indiv & as trstes under deed of trust to Union Square Savgs Bank, 20 Union sq. 2,000

mMadison av, 1239 (5:1501), nec 89th, 100.8 x85.11; pr mtg $265,000; May9; May10'13; 2y6%; Jacob Emsheimer to Harry G Hecht, 408 W 130. 25,000

mMadison av, 1783 (6:1623), nec 117th (No 51), 34.11x108; ext of $47,500 mtg to Dec6'18 at 4½%; May7; May9'13; Fannie Gruen with Edw F De Beixedon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland. nom

mNaegle av (8:2151), ss, 293.9 e Dyckman, runs se 193.2 to Sherman Creek xn— to Naegle av xw104 to beg; May9'13; 3-6%; Danl E Seybel, Portchester, NY, to Park Mtg Co, 41 Park row. 15,000

mNagle av, ss, at nws Hillside av, see Hillside av, nws, at ss Nagle av.

mPark av, 1015 (5:1513), sec 85th (No 100), 25.6x82.2; PM; May8; May9'13; 5y4%; Alletta N wife Lewis G Morris to Hermann H Cammann, Merrick, LI & ano exrs Eliza M Bailey. 97,000

mPark av, 1063 (5:1516); ext of $16,000 mtg to May1'18 at 5%; May12; May15'13; Jno T Meyer with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

mWest Broadway, 219 (1:178), ses, abt 85 s White, 16.8x100; PM; May3; May13 '13; 3y5%; E N Little's Sons Realty & Constn Co, Inc, a corpn, to Excelsior Savings Bank, 79 W 23. 12,000

mWest Broadway, 500 (2:525), ws, 148 n Houston, 25x75; May12'13; due &c as per bond; Pauline A MacArthur to Union Dime Savgs Bank, 701 6 av. 10,000

m1ST av, 1059 (5:1350); ext of $14,000 mtg to June5'18 at 5%; May12; May13'13; Max Orbach with Frederic deP Foster, Tuxedo Park, NY. nom

m1ST av, 1315 (5:1445), ws, 75.4 s 71st, 25x 75; May15'13; 3y6%; Josef Novac to Louis Poborsky, 1315 1 av. 4,000

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m1ST av, 2161 (6:1683); ext of $20,000 mtg to May1'18 at 5%; May7; May15'13; Michl Manfridi with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

m2D av, 104-6 (2:448), nec 6th (No 301), 51.9x87; pr mtg $——; May15'13; 1y6%; Wentworth Holding Co to Ames Nostrand Realty Co (Inc), a corpn, 1400 5 av. 1,150

m2D av, 1394 (5:1447), es, 76.2 n 72d, 26x85; ext of $18,000 mtg to May8'18, at 4½%; May8; May9'13; Hortense S Plaut with Walton Realty Co, 106 W 135. nom

m2D av, 1587 (5:1528), ws, 76.7 n 82d, 25.6x75; May9'13; 5y5%; Henry Frank, 171 E 83 to Emigrant Industrial Savgs Bank. 51 Chambers. 20,000

m2D av, 1587; sobrn agmt; May9'13; same & Moses Marx with same. nom

m2D av, 2238 (6:1686), sec 115th (Nos 300-2), 20.2x75; May13; May14'13; demand, 6%; Michl Fraina to Consumers Brewing Co of NY (Lim), 1011 Av A. 2,000

m2D av, 2329 (6:1784), sal Ls; May5; May 14'13; demand, 6%; Fred Hilgeman to Lion Brewery, 104 W 108. 2,000

m3D av, 449 (3:911); sal Ls; Apr4; May15 '13; demand, 6%; Wm B Mullarkey & Jno J Lucey to Jacob Ruppert, a corpn, 1639 3 av. 3,000

m3D av, 1512 (5:1514); sal Ls; Apr11; May 15'13; demand, 6%; Claus H Steffens to Jacob Ruppert, a corpn, 1639 3 av. 7,000

m5TH av, 2256-62 (6:1735), swc 138th (Nos 2-8), 99.11x120; pr mtg $——; Mar12'08; May10'13; due &c as per bond, without int; Hanna Corn & Hene Cooper to Jos Corn, 121 W 27. 6,000

m6TH av, 224 (3:816), es, 50 s 15th, 22x80; May8; May9'13; 3y4½%; B Ogden Chisolm to U S Trust Co, 45 Wall. 50,000

m6TH av, 501 (3:806), ws, 30 from nwc 30th (Nos 101-9), runs s30 to 30th xw144 to ns Stewart (closed) xe— to beg, except a small gore on 30th, 5 ft in length, being pt of premises known as 501 6 av, & 103 to 109 W 30; also STEWART ST (closed), ns, 41.5 w 6 av, runs n99.6xw100xs99.6 to Stewart (closed) xe 100 to beg, being pt of premises 501 6 av & 101-9 W 30; 1-6 pt; sub to life estate of Julia L Butterfield; May9; May10'13; 1y6%; Henry W Mooney, 73 W 50, to Margt A Stevens, Paris, France. 32,000

m6TH av, 501; also STEWART ST (3:806); same prop; 1-6 pt; sub as above; pr mtg $32,000; May9; May10'13; 1y6%; same to Edmund L Mooney, 44 W 44, & ano. 18,000

m6TH av, 501 (3:806), ws, 30 from nwc 6th av & 30th, runs s30 to 30th (Nos 101-9) xw144 to ns Stewart (closed) xe—to beg, except a small gore on 30th, being 5 ft long, being pt of 501 6 av & 103-9 W 30; also STEWART ST (closed), ns, 41.5 w 6 av, runs n99.6xw100xs99.6 to st xe100 to beg, being pt of 501 6 av & 103-9 W 30; ¼ pt, subject to life estate of Julia L Butterfield; May9; May12'13; 1y6%; Sixth Av & Thirtieth St Realty Corpn to Andw J Shipman, 636 W 158. 49,000

m6TH av, 501; 30th st, 101-9 W, & Stewart st (3:806); same prop; ¼ pt; sub as above; May9; May12'13; 1y6%; same to same. 32,000

m7TH av, 2419-21 (7:2010); ext of $40,000 mtg to May5'18 at 5%; Mar10; May14'13; Lawyers Mort Co with Julius G Miller. nom

m7TH av, 2423-5 (7:2010), es, 79.11 n 141st, 40x100; ext of $42,000 mtg to May 6'18 at 5%; May6; May10'13; Valentine E Macy & ano trstes Josiah Macy Jr, with Estelle Heyman, 601 W 141. nom

m7TH av, 2431-3 (7:2010), sec 142d (No 160), 39.11x100; ext of $55,000 mtg to May 5'18 at 5%; Mar13; May9'13; Lawyers Mtg Co with Bernhard Kolb. nom

m8TH av, 2121 (7:1848), ext of $20,000 mtg to Apr8'18 at 4½%; Apr8; May9'13; Johanna Guiterman with Bowery Savgs Bank, 128 Bowery. nom

m8TH av, 2547 (7:1960), ws, 50 n 136th, 25x85; PM; May14'13; 3y5%; Kenton Realty Co to Franklin Savings Bank, 656 8 av. 14,000

m8TH av, 2547; certf as to above mtg; May14'13; same to same. ——

m8TH av, 2553-5 (7:1960), ws, 25 s 137th, two lots, ea 25x85; 2 PM mtgs ea $14,000; May14'13; 3y5%; Kenton Realty Co to Franklin Savings Bank, 656 8 av. 28,000

m8TH av, 2553-5; two certfs as to above mtgs; May14'13; same to same. ——

m10TH av (8:2203), ses, 53 ne 206th, 46.11 x100; PM; May12'13; 3y5%; Michl J Dowd, 2541 Valentine av, to J Allen Townsend, Irvington, NY, & ano. 15,000

m10TH av (8:2203), sec 206th, 53x100; PM; May12'13; 3y5%; Michl J Dowd, 2541 Valentine av, to J Allen Townsend, Irvington, NY, & ano. 21,000

m12TH av (7:1998), sec 132d, 99.11x100; May12'13; 3y5%; Homer R Gillies to Jane R Thompson, gdn, 10 E 78. 47,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

mCertf (miscl) as to above mtg; May3; May12'13; Schonbar Printing Co to Chester R de la Vergne. ——

mCertf (miscl) as to chattel mtg for $10,000; May1; May12'13; Wm Allaire & Sons, a corpn, to Wm Allaire. nom

mLand in Kings Co (miscl); certf as to mtg for $25,000; May6; May12'13; 966-972 Fulton St Corpn to Title Guar & Trust Co. ——

mCertf (miscl) as to mtg for $1,600; May 9; May10'13; Pamos Art Co to Rollin E Doolittle, 656 Bway. ——

mCertf (miscl) as to mtg for $6,750; May 13; May14'13; Carmina Bros Inc to Edgar F Luckenbach. ——

MORTGAGES.

Borough of the Bronx.

mBristow st (11:2972), ws, 215 s Jennings, 20x100; May8; May13'13; due &c as per bond; Herman B Flaxman, 1329 Bristow, to Collegiate Baptist Church of the Covenant of City NY, 327 W 33. 5,000

mCyrus pl (11:3041), ss, 91.7 w 3 av, —x 100x37.6x100; pr mtg $24,500; May9; May 10'13; due Sept9'13 6%; Cosolaro Fasany Co (Inc), 613 Fordham rd, to Alema Realty Exchange Co, 1 W 34. 2,000

mCyrus pl (11:3041); same prop; sobrn agmt; May9; May10'13; same & Lydia Alexander with same. nom

mEcho pl, 231 (11:2810); ext of $10,000 mtg to May22'18 at 5½%; Apr24; May13 '13; Lawyers Title Ins & Trust Co with Ellen Reilly. nom

mGiles pl, 3409 (12:3258-3255), ws, 50 n Cannon pl, 37.6x100; PM; May10; May12 '13, 3y5%; Marion D C Maloney to Ethel K Wittlock, 3146 Kingsbridge ter. 4,000

mHoffman st, sec 187th, see 187th E, sec Hoffman.

mLorillard pl (11:3056), es, 140.2 n 187th, 32.1x98; ext of $2,500 mtg to May10'15 at 5½%; Mar12; May14'13; Alrick H Man, trste Maria M C Wetmore, with Myrtle G, wife Wm F Johnes, 2418 Lorillard pl. nom

mLorillard pl, 2418 (11:3056), es, 107.3 s 188th, runs e97.10xs25xe0.1xs32.2xw98 to pl xn57.2 to beg; PM; pr mtg $5,500; May 14'13; due &c as per bond; Grazia Cardillo, 2418 Lorillard pl to Myrtle G Johnes, 75 Harmon av, Pelhamwood, NY. 5,307.70

mLorillard pl, 2425 on map 2423-5 (11:-3056), ws, 47.11 s 188th, 32.8x90; pr mtg $20,000; May9; May10'13; 2y6%; Flavius Impt Co to Italian Estates, a corpn, 489 5 av. 3,700

mMinford pl (11:2977), ws, 34 n 172d, 33x 67; ext of $4,000 mtg to May1'18 at 6%; May12; May13'13; Jennie Pearlman with Yettchen Levy, 1038 Trinity av. nom

mMt Hope pl, nec Jerome (Central) av, see Jerome (Central) av, nec Mt Hope pl.

mTiffany st, 941 (10:2711), ws, 60 s 163, 40x100.4; also SOUTHERN BLVD (1:2080), es, 25 s Charlotte, 50x100; sub to mtg $5,-320; agmt modifying & extending mtg for $5,000; May8; May9'13; Aug Schussler & Marie A his wife, 941 Tiffany with Richd Stein, 79 E 79. nom

m136TH st, 528 E (9:2263), ss, 175 e Brook av, 37.6x100; May15'13; due May1'16, 5% Saml Grossman, 1038 Faile, to Henry F Schwarz, Greenwich, Conn, trste Fredk A O Schwarz. 25,000

m136TH st, 528 E; sobrn agmt; May13; May15'13; Martin Grossman with same. nom

m136TH st, 532 E (9:2263), ss, 212.6 e Brook av, 37.6x100; May15'13; 3y5%; Saml Grossman, 1038 Faile, to Century Mtg Co, Ossining, NY. 25,000

m136TH st, 532 E; sobrn agmt; May13; May15'13; Martin Grossman with same. nom

m137TH st E, sec Brook av, see Brook av, sec 137th.

m152D st, 733 E (Kelly) (10:2644), ns, 110 e Jackson av (Robbins av), 25x108.3x 27.11x95.11; PM; May9; May10'13; 3y5%; Nalpak Realty Co (Inc), to Austin B Fletcher, 1 E 60, & ano, trstes Jackson S Schultz. 11,000

m152D st, 735 E (10:2644), ns, 135 e Jackson av (Robbins av), 25x120.8x27.11x 108.3; PM; May9; May10'13; 3y5%; Nalpak Realty Co to Austin B Fletcher, 1 E 60, & ano, trstes Jackson S Schultz. 11,000

m152D st, 737 E (10:2644), ns, 160 e Jackson av (Robbins av), 25x133x27.11x120.8; PM; May9; May10'13; 3y5%; Nalpak Realty Co to Austin B Fletcher, 1 E 60, trste for Conrad M Braker, will Conrad Braker. 11,000

m156TH st E, nec Jackson av, see Jackson av, 748.

m160TH st E, nwc Prospect av, see Prospect av, nwc 160th.

m166TH st E, swc College av, see College av, swc 166.

m169TH st, 625 E (11:2933), ns, 16.8x71; pr mtg $5,500; Aug22'12; May15'13; due Sept1'14, 6%; Thos McCarthy to Albt Engel, 203 State, Rochester, NY. 1,000

m173D st E, sec Hoe av, see Hoe av, sec 173d.

m174TH st E, swc Anthony av, see Anthony av, swc 174th.

m174TH st E, sec Clay av, see Clay av, sec 174th.

m175TH st E (11:2952), ss, 191.7 e Prospect av, 45x141.10x45x141.6; agmt as to share ownership in mtg; May6; May10'13; Agency Realty & Mtg Co with Virginia Danziger, 11 E 79, & ano, exrs Max Danziger. nom

m178TH st E (11:3122), ns, 85.4 w Daly av, 25x65.1; ext of mtg for $8,000 to Feb 4'15, 5%; Mar1'12; May9'13; Bridget Williamson, at Stuyvesant, NY, with Wahlig & Sonsin Co, a corpn, 1344 Bristow. nom

m178TH st, 801 E, see Mapes av, nec 178.

m178TH st E, nec Mapes av, see Mapes av, nec 178th.

m179TH st, 985 on map 987 E (11:3132), n s, abt 250 e Vyse av, 52x125x54x121.6, except part for st; pr mtg $38,000; May10; May12'13; 3y6%; Eliz D Pratt, 855 E 167, to Herbst Realty Co, 985 E 179. 5,000

m180TH st E (11:3094), ss, 100 w Prospect av, runs s169xw74xn53xe25xn115 to st xe 49 to beg, except pt for 180th; May9; May 13'13; due &c as per bond; Antonio Galiani to Arthur C Hearle, Scarsdale, NY. 2,500

m181ST st, 867-9 E (11:3124), ns, 61.10 e Mohegan av, 50.6x60.2x50x67.4; PM; pr mtg $17,000; May5; May13'13; due as per bond 6%; Jno Wischhusen, 2309 Westchester av, to Royal L Wolcott, 14 Irving pl. 1,875

m181ST st E, swc Valentine av, see Valentine av, swc 181.

m183D st E (11:3051), ss, 55 w 3 av, 120x 94; estoppel certf; May6; May15'13; Asaro Realty Co to Gussie Morgenstern. ——

m185TH st E (11:3114), ss, 146 w So blvd, 37.6x130; May10'13; 3y5%; Charlotte M Gilligan to Clarence E Fuller, 2350 Bway. 2,500

m186TH st, 462 E (11:3039), ss, 220 e Park av, 20x100.11; May8; May10'13; due &c as per bond; Wm P McCarthy, 4761 Richardson av, to Larina Sawyer, 5 Ellis pl, Ossining, NY. 6,500

m187TH st E (11:3065), sec Hoffman, 90.1x 67.6x90.1x69.3; PM; pr mtg $49,000; May 15'13; due Apr15'16, 6%; Matilde, Louis & Jas V Picarello & Biaggio Debiaso to Cosenzo Bldg Co, 705 E 187. 8,000

m193D st E, nec Decatur av, see Decatur av, 2600.

m214TH st E (Av A) (*), ss, 906.9 e White Plains av, 25x100; May12'13; due &c as per bond; Annibale Deluccia to Heloise de G Braine, 237 Macon, Bklyn. 4,500

m216TH st E (*), ss, 81 e Barnes av, 25x 114x25.1x114; May15'13; 3y5½%; Martin Tully to Jas B Kilsheimer, 251 W 92. 5,000

m220TH st E (*), ns, 200 w 5th, 25x114, Wakefield; also 220TH ST or 6TH AV (*), ns, 100 w 5th, 100x114; pr mtg $6,500; May 8; May9'13; 2y6%; Albt Wawrzyniak to Anthony Nowacki, 860 E 223. 11,000

m236TH st E (12:3385), ns, 75.4 w Verio av, 50x100; PM; pr mtg $4,500; May4; May 15'13; due &c as per bond; Mary Henning to Sigmund J Spiehler, 417 E 236. 1,750

mAnthony av (11:2889), swc 174th, 82.9x 50.6x88x61.4; bldg loan; May12; May13'13; 1y6%; Corner Constn Corpn to Rockland Realty Co, 509 Willis av. 42,500

mAnthony av (11:2889); same prop; certf as to above mtg; May12; May13'13; same to same. ——

mAnthony av (11:3156-3161), ws, 76.3 n 180th, 25.5x76.7x25x79.10; May8; May9'13; 3y5%; Saml K Johnson to Hortense R Pitman, New Haven, Conn. 6,000

mAnthony av (12:3320), ws, 25.1 n 199th (Garfield), 45.2x111.1x45x106.11, except pt for Grand blvd & Concourse; May3; May 15'13; 1y5½%; Regie Weil, 2927 Grand blvd & Concourse, to Jno Muller, trste, Seacliff, LI. 500

mBailey av (12:3261), es, abt 1,200 n Boston av, 27.7x148.5x28.7x144.11; May12; May13'13; due June1'16; 5%; Ahneman & Younkheere, Inc, a corpn to Anna A White, 519 W 157. 10,000

mBailey av (12:3261), same prop; certf as to above mtg; May7; May13'13; same to same. ——

mBailey av, nec Boston av, see Boston av, nec Bailey av.

mBathgate av, 2408 (11:3056), es, 150.10 n 187th, 20x89.11; PM; pr mtg $6,000; May 8; May9'13; due &c as per bond; Mary Miller to Josephine Reichert, 2408 Bathgate av. 1,600

mBoston av (12:3261), nec Bailey av, 66.10 x156.11x77.3x150; ext of $7,000 mtg to June 1'15 at 5%; Dec3'12; May13'13; Emma R Roe with Gertrude Weil. nom

mBoston av (12:3261), nec Bailey av, same prop; receipt for payment of $1,000 on account of mtg; May12; May13'13; Emma R Roe to same. ——

mBronxdale av (*), nes, at es Matthews av, 31.11x98.3x25x78.4; May25'12; May12'13; due Dec1'12, 6%; Max C Gareis to Henry Brunner, 175 E 102. 250

mBrook av (9:2264), sec 137th; sal Ls; May10; May15'13; demand, 6%; Josephine Schult to Jacob Ruppert, a corpn, 1639 3 av. 2,780.18

mClay av (11:2889), sec 174th, 94.6x50.6x 88x61.4; bldg loan; May12; May13'13; 1y 6%; Corner Constn Corpn to Rockland Realty Co, 509 Willis av. 42,500

mClay av (11:2889); same prop; certf as to above mtg; May12; May13'13; same to same. ——

mCollege av (9:2437), ws, 49.11 s 166th two lots ea 54x89.11; two mtgs ea $5,000; two pr mtgs $35,000 ea; May13; May14'13; due Nov13'15; 6%; Wenigmann Constn Co to Geo Roggenstein, 1060 Clay av. 10,000

mCollege av (9:2437), same prop; two certfs as to above mtgs; May13; May14 '13; same to same. ——

mCollege av (9:2437), swc 166th, 48.11x 89.11x48.11x90; pr mtg $37,000; May13; May14'13; due Nov13'15; 6%; Wenigmann Constn Co to Geo Roggenstein, 1060 Clay av. 8,000

mCollege av (9:2437), same prop; certf as to above mtg; May8; May14'13; same to same. ——

mDecatur av, 2600 (12:3276), nec 193d, 75 x37.1x74.10x32; ext of $27,000 mtg to Jan 4'19 at 5%; May9; May12'13; Thos Regan with Annie Deutsch, 1319 Clay av. nom

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m**De Reimer av (*)**, ws, 377.10 n Boston rd, 25x100; pr mtg $350; Mar5; May13'13; due &c as per bond; Victoria Czajka to Alex Levene, 549 W 163. 150

m**Eagle av, 590-2** (10:2623); ext of $39,500 mtg to June 6'16 at 5%; May13; May15'13; Eliz Hammacher with Jermay Realty Co, 860 E 161. nom

m**Eastburn av, swc Grand blvd & concourse**, see Grand blvd & concourse, swc Eastburn av.

m**Ellis av (13th st) (*)**, ss, 205 w Zerega av, 100x216 to Gleason av; May15'13; 3y 6%; Otto Kuhlmann to Fredk F Kuhlmann, 1445 Longfellow av. 5,000

m**Forest av, 1125** (10:2651), ws, 230 s Home, 20x87.6; ext of $8,000 mtg to Apr 20'16 at % as per bond; May7; May13'13; Minnie Lieberman with Isaac Stolow. nom

m**Gifford av (*)** ns, 330.8 e Balcom av, 75x100; PM; pr mtg $10,500; May7; May9'13; 2y6%; Rudolf Hall to Emma N Polak, 1806 Arthur av. 750

m**Gleason av, ns, 205 w Zerega av,** see Ellis av, ss, 205 w Zerega av.

m**Grand blvd & concourse** (11:2795), swc Eastburn av, runs w9.4xsw58.11xs83.10xe50 xn126.9 to beg; ext of mtg for $10,000 to Jan15'15; 6%; Jan17; May15'13; Mathilde E Kistel, 1757 Topping av, with Winton Realty Co, a corpn, 507 Tremont av. nom

m**Hoe av** (11:2989), sec 173d, 75x100; pr mtg $— , May9; May10'13; due &c as per bond; Marrazzi Constn Co to Manhattan Mtg Co, 200 Bway. 60,000

m**Hoe av** (11:2989); same prop; certf as to above mtg; May9; May10'13; same to same.

m**Jackson av, 748** (10:2646), nec 156th (No 795); sal Ls; May9; May14'13; demand; 6%; Paul J Struve & Ernest Barth to Lion Realty, 1 W 108. 4,166.66

m**Jerome av** (11:2846), es, bet 172d & Belmont, being l 9 blk 2846 tax map; transfer of tax lien for yrs 1889 to 1908, assessed to J Mabey; May1'11; May10'13; 3y12%; City of N Y to Elway Co, 105 William. 243.30

m**Jerome av** (11:2846), es, bet 172d & Belmont, being lot 20 blk 2846 tax map; transfer of tax lien for yrs 1874 to 1908; assessed to A Duplan; May1'11; May10'13; 3y9⅜%; City of N Y to Elway Co, 105 William. 2,275.37

m**Jerome av** (11:2859), ws, bet 172d & Belmont, being lot 73, blk 2859, tax map; transfer of tax lien for yrs 1891 to 1908; assessed to M Kyle; May1'11; May14'13; 3y 11%; City N Y to Edw Jacobs, 25 Broad. 764.50

m**Jerome (Central) av** (11:2852), nec Mt Hope pl (Morris), old lines, 51.5x109.3x50x 121.4; Apr15; May14'13; due &c as per bond; Emanuel, Edwin & Albt Blumentiel, Bella Meyer, Janet Weissman, Cora B Ballin & Elsie Jacobs to Wm R Rose, 309 W 81. 5,000

m**Jerome av** (12:3317), es, 121.9 n Kingsbridge rd, 100x260 to ws Morris av; pr mtg $——; May9'13; due May1'16; 6%; Nathan I Bennett to Metropolitan Life Ins Co, a corpn, 1 Mad av. 5,000

m**Jerome av** (12:3317), es, 121.9 n Kingsbridge rd, 100x260 to ws Morris av; ext of $10,000 mtg to May1'16 at 6%; May9'13; Nathan I Bennett with Metropolitan Life Ins Co, 1 Mad av. nom

m**Lamport av (*)**, ss, 250 w Ft Schuyler av, 25x100; May1; May12'13; 3y5½%; Sidney B Hickox to Aug Funck, 2947 Bainbridge av. 3,000

m**Madison av (*)**, sws, 333.5 se 2d, 25x 100, except pt for Tratman av & Benson; Dec15'12; May9'13; installs, 6%; Amelia Smith to Adelaide G Archibald, 561 W 180. 300

m**Mapes av** (11:3107), nec 178th (No 801), 114.6x46x114.7x46; bldg loan; May8 '13; demand; 6%; Jos Diamond Constn Co to NY Trust Co, 26 Broad. 43,000

m**Mapes av** (11:3107), same prop; certf as to above mtg; May8; May9'13; same to same.

m**Mapes av** (11:3107), nec 178th, 114.7x 46x114.8x46; ext of $43,000 mtg to May9'18 at 5%; May9; May13'13; Chas H Newcomb with Jos Diamond Constn Co & Jos Diamond, 1139 Wyatt. nom

m**Marion av** (12:3286), nws, 200 ne West Farms rd, 76x150x76x148; except pt for Marion av; May13'13; due &c as per bond; Geo H Hyde to Louise D Clegg, 141 W 92. 2,000

m**Matthews av, es, at nes Bronxdale av,** see Bronxdale av, nes, at es Matthews av.

m**Morris av, 2304** (11:3172), es, 97 n 183d, 18.9x117.6; PM; May6; May13'13; 3y5½%; Ester Brown to Steinmetz Constn Co, 1416 Glover. 6,500

m**Morris av, 2306** (11:3172), es, 115.9 n 183d, 18.9x117.6; PM; Apr30; May12'13; 3y 5%; Ester Brown to Steinmetz Constn Co, 1416 Glover. 6,500

m**Morris av, 2306;** PM; pr mtg $6,500; Apr 30; May12'13; 3y6%; same to same. 1,500

m**Morris av, ws, abt 121.9 n Kingsbridge rd,** see Jerome av, es, 121.9 n Kingsbridge rd.

m**Morris Pk av (*)**, ss, 150 e Madison, runs e28.4xs98.3xse4xw50xn100 to beg; PM; May 12; May13'13; due &c as per bond; Betsey Carlisle to Jno Snyder, 1529 Vyse av. 4,000

m**Mosholu Pkway S** (12:3311), ws, 106.8 n 204th, runs w109.8xn25xe101.11 to Mosholu Pkway S xs26.2 to beg; May12; May13'13; due &c as per bond; Peter Leckler to Herman C Dochtermann, 211 E 2. 1,200

m**Mott av, 565** (9:2347), ws, 150 s 150th, 25x90; May14; May15'13; installs, 10y5½%; Emery C Pixley to Title Guar & Trust Co. 3,500

m**Olinville av (*)**, ws, 150 s Rosewood av, 100x125; May12'13; 3y5½%; Helen L Becker, 3239 Olinville av, to Adrian I Roberts, 49 W 84. 6,500

m**Park av** (11:3035), es, 125 s 179th, 41x 100; ext of $26,000 mtg to June1'16 at 5%; May12'13; Dollar Savings Bank with Henry Cleland, 1849 Anthony av. nom

m**Park av** (11:3035), es, 125 s 179th, runs e141xs108.2xe0.9xs25xw41.9xn82.8 to an alleyway xw100 to av xn51 to beg; May12 '13; due July1'15, 6%; Henry Cleland to Estate Wm Z Larned, 5 Blackburn pl, Summit, NJ. 7,000

m**Park av** (11:3037), es, 175 s Fletcher, 25x141; ext of $17,000 mtg to Jan20'16 at 5%; Feb13; May12'13; Peter Ringen with Geo H McGuire. nom

m**Pelham rd, nec St Pauls av,** see St Pauls av, nec Pelham rd.

m**Prospect av** (10:2677), nwc 160th, 77.2x 125; May15'13; due &c as per bond; Utility Realty Co to Title Guar & Trust Co. 135,000

m**Prospect av** (10:2680), ws, 125 n 167th, 123x110; bldg loan; pr mtg $25,000; May 14; May15'13; 1y6%; 114th St & 7th Av Constn Co to Central Bldg Impt & Investment Co, 149 Church. 72,500

m**Prospect av** (10:2680); same prop; certf as to above mtg; May4; May15'13; same to same.

m**Prospect av** (10:2680); same prop; PM; May14; May15'13; due &c as per bond; same to Hyman Sonn, 40 W 86, & ano. 25,000

m**St Pauls av (*)**, nec Pelham rd, 157.2x 98.9x142.10x100, except part taken by City of NY; pr mtg $2,000; May9; May12'13; due, &c, as per bond; Chas Miller to Jno C Heintz, 1925 7 av. 1,000

m**Southern blvd, es, 25 s Charlotte,** see Tiffany, 941.

m**Southern blvd, 1505** (11:2977), ws, 412.6 n Jennings, 37.6x100; PM; May10; May12 '13; 3y5%; Wm Reiss to Susan R Kendall, 10 W 55 et al trstes Isaac C Kendall. 26,000

m**Southern blvd** (10:2725); same prop; certf as to above mtg; May13'13; same to same.

m**Southern blvd, 1036-8** (10:2743), es, 222 s Westchester av, 42x117.8; pr mtg $43,000; May9; May12'13; due, Apr2'18, 6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 12,500

m**Southern blvd, 1036-8;** certf as to above mtg; May9; May12'13; same to same.

m**Southern blvd** (10:2725), ws, 743 s Westchester av, runs w 128.11xw2.10xs72.10xe 134.5 to So blvd xn72.8 to beg; pr mtg $——; May13'13; 2y6%; Kellwood Realty Co to Tillie Wacht, 790 Riverside dr. 20,000

m**Tremont av** (11:2956), ss, 450 w Marmion av, 75x100, except pt for Tremont av; PM; May12; May13'13; 3y5%; Beck St Constn Co to Barbara Maut, 585 E 164. 24,500

m**Valentine av** (11:3144-3149), swc 181st, runs s139.9xw101.5xn51.1xe50xn100 to st x e54.1 to beg; May13; May14'13; 1y6%; Torbuk Constn Corpn to Rockland Realty Co, 509 Willis av. 43,000

m**Valentine av** (11:3144-3149), same prop; certf as to above mtg; May13; May14'13; same to same.

m**Valentine av** (11:3144-3149), same prop; sobrn agmt; May13; May14'13; same & Rosa Altieri with same. nom

m**Vyse av** (11:2988), ws, 100 n Charlotte 25x100; May13'13; 3y5%; Mercy A Walker to Clermont L Clarkson, 131 E 94, trste. 6,000

m**Webster av** (11:2887), ws, 221.10 s 171st, if prolonged, 2 lots ea 62.6x41; 2 mtgs ea $17,000; May9'13; 5y5%; O J Schwarzler Co to American Mtg Co, 46 Cedar. 34,000

m**Webster av** (11:2887), same prop; certf as to above mtg; May9'13; same to same.

m**West Farms rd** (10:2753), nws, 51.10 sw Home, runs w91.11 to es Bryant av xs 117.5 to West Farms rd xne150.1 to beg; pr mtg $——; May5'13; due, &c, as per bond; Absar Realty Co to Manhattan Mort Co, 200 Bway. Corrects error in issue May 8 when amount of mtg was $45,000. 55,000

m**West Farms rd** (10:2753), same prop; certf as to above mtg; Mar5'13; same to same.

m**West Farms rd** (11:3015), ws, adj land now or late Danl Mapes Sr, runs w243xs 50xe236 to rd xn50 to beg, said premises being on ws West Farms rd, bet 173d & 175th, except pt for rd; also BOONE AV, (11:3015), es, 100 s 174th, 25x78x25.8x72.1; Apr30; May15'13; due &c as per bond; Miner D Randall, Norwalk, Conn, to Julia D H Whittlesey, 130 E 67, & ano. 12,000

m**West Farms rd** (11:3015); same prop; pr mtg $12,000; Apr30; May15'13; due &c as per bond; same to Natl Bank of Norwalk, at Norwalk, Conn. 10,000

m**White Plains rd (*)**, ws, 116.4 s Becker av, 80.5x121.3x80.5x124.1; PM; pr mtg $19,500; May2; May14'13; due &c as per bond; Morris Krim, 2 W 120 to Moses Watzky, 735 Cranford av, Bronx. 10,000

m**Willis av** (9:2290), es, 50 n 147th, 25x 100; May8; May10'13; due &c as per bond, 6%; Minnie K Feeman to Title Guar & Trust Co. 2,000

m**3D av** (11:3045), ws, 399. n 149th, 80x 82.10x80x85.11; May10'13; due June1'16, 5½% until June1'14 & 6% thereafter; J F M Co, 1029 E 163, to Payne Estate, 98 Park av, a corpn. 2,000

m**Plot (*)** begins 740 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; pr mtg $3,500; May8; May9 '13; 3y6%; Chas Flury to Mary Fletcher, 1900 Wallace av. 400

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 24, 1913

PROGRAM VS. PROTEST IN CITY ECONOMY

Only After the Public Knows What Specific Things it Wants to Have Done in the Next Four Years Will it Know How to Judge Candidates for Office.

——Article III, Part I——

By HENRY BRUERE, Director, Bureau of Municipal Research.

ON APRIL 8, 1913, a group of prominent citizens, who are also large taxpayers or the representatives of large taxpaying interests, issued a demand for economy in city government. Year after year, particularly in seasons when thoughts of election arise, taxpayers have issued similar statements.

Taxpayers' Interest in Government.

To one who stops to think about it, it is a remarkable thing that governments are able to take by power of taxation the large sums that they do take from private property owners. Think of it! In 1913, New York City will collect out of the surplus earnings of taxpayers $151,607,084.85. The economist will say, and with justification, that many of these taxpayers are only giving back to the city that which the city has bestowed upon them through its growth. The fact remains that they do give it back, and each year in increasing sums.

Taxpayers' Interest in Efficiency.

Time after time the suggestion has been made that if taxpayers would contribute a small sum, a fraction of one per cent. of their annual tax bills for continuous observation of city business, many times their contributions would be saved to them in reduced tax bills. This may be true, but it is also true that taxpayers do not look upon the problem of city expenditures with a single mind. What is an imposition to one taxpayer is a benefit to another. City expenditures are a complexity of balancing detriments and benefits. Taxpayer A, who prefers bottled water to the water which the city supplies, because sometimes Croton water is discolored and looks injurious, is in favor of spending $8,000,000 on a filtration plant. Taxpayer B, to whom the cost of bottled water is of no consequence, and who is assured that discoloration does not mean danger in the city's supply, looks with hostility on an $8,000,000 filtration proposal. Taxpayer A, whose children attend private schools, accepts as a burden of citizenship or a duty of patriotism increasing taxes for schools. Taxpayer B, whose children attend public school will vote blinndfolded for any increase in tax bills, if the increase is to be used for public education.

Do All Taxpayers Want Economy?

The problem of economy in municipal expenditures is a problem of ferreting out those expenditures which benefit no one and which work to the injury of all taxpayers. Even when such expenditures are found, it is quite a different thing to arouse sufficient interest in taxpayers to lead them to take the necessary steps to compel economy. The fact of being a taxpayer does not make a man unwilling to tolerate and sometimes to participate in municipal grafting. Taxpayers own disorderly houses and connive at police corruption; taxpayers own saloons and connive at violation of the excise law; taxpayers cause needless expense to the city by failing to take simple precautions against fire. These conflicts between greed and law cost taxpayers money for police salaries, courts and jails. In no class of expenditure has the city been more wantonly exploited than in expenditures for the purchase of land, but all real estate bought in New York City for city purposes is bought from taxpayers. I have yet to hear of a single case, although, doubtless, it may have occurred, where a taxpayer offered to sell his land to the city at assessed valuation.

Where Taxpayers are Blamable.

Taxpayers object to over-assessment, but taxpayers have not made right assessment easy through the registration of the true consideration in sales. Taxpayers own the tenement houses of the city, and taxpayers know or might easily know the provisions of the tenement house law and the sanitary code with which they are required to comply; but it costs the city hundreds of thousands of dollars to make taxpayers comply with these simple precautions against disease and immorality.

Taxpayers as a class, therefore, are neither for nor against efficient government, except at the moment when the tax bill must be paid and efficient government promises a lower bill next time.

As a first step in obtaining real economy in city government I commend to taxpayers in New York City consideration of those things which taxpayers themselves can do to effect economy.

Welfare vs. Retrenchment.

My conviction is that it will continue futile for taxpayers, as taxpayers, to protest against the increasing cost of government, until the public is convinced that better conditions of living can be established as a result of city government activity, if the work of city government is made efficient, and waste is eliminated.

The humblest citizen paying his taxes in the diluted form of rent or increased cost of food, but realizing that extravagance and corruption in city government means less education for his children and less health and protection for his family, has a stronger motive and wider potential influence for economy than can be exercised by the Astor estate with all its millions of taxable property.

Two Things to Be Done.

Taxpayers, if they want lower taxes and more service must do two things:

1. They must organize upon a positive program of activity instead of a negative program of retrenchment.

2. They must continue day after day to interpret waste and inefficiency in terms of deprivation of beneficial service.

The Bureau of Municipal Research, whatever may have been its accomplishments, is unquestionably the only agency ever established in any American city that has worked consecutively for eight years with the single purpose of obtaining efficiency in city government. Many taxpayers contribute to the support of the Bureau of Municipal Research. But the Bureau never would have been established, nor would it ever have been able to conduct its work on its present scope had it not been able to obtain support from men and women who want government to be efficient, not to lower tax bills, but to save lives, improve the comfort and convenience, and advance the welfare of all the people of the city of New York, and not merely those who directly pay taxes.

A Motive Is Necessary.

What is true in New York is true the country over. So long as cities relied upon the expected but rarely realized effective protest of taxpayers to keep down the cost of government or to make government efficient, government continued wasteful and inefficient. But any city, such as Des Moines, that comes to realize that efficient city government means advantageous commercial advertisement, and that wasteful city government means forfeiture of ability to obtain improvements and satisfaction of pressing demands for city betterment, immediately acquires a motive that is enduring for city efficiency. The whole commission government movement sprang out of Galveston's sudden realization, as a result of its flood, that every citizen of Galveston had a vital interest in the efficiency of its city government. The city government at that juncture was the only agency competent to relieve the needs of all citizens, and in a position to undertake the work of the town's reconstruction. This dramatic episode has helped more than 250 cities now under the commission plan to realize the relation of efficient government to general community welfare.

The present administration of the city government went into office pledged to economy and efficiency, but it probably never would have gone into office had it not been pledged to municipal ownership of rapid transit lines. The next mayor will probably go into office pledged to economy and efficiency, but from present appearances his election will be aided more by his advocacy of police reform than by his pledges to economize. This will be true, despite the fact that the most important steps necessary to bring about efficiency in the police are the same as those neces-

sary to bring about efficient and economical management of any other branch of the city government.

A Definite Program Needed.

The next administration of the city will not be as efficient as taxpayers may reasonably expect it to be unless taxpayers formulate now a definite program which will compel candidates for office at least to realize that indignation against the police and promises of law enforcement are not sufficient to prevent unnecessary increases in the budget, extravagance in contracts and in payrolls and supplies.

This is the time for taxpayers to anticipate the steps that Mayor X, Comptroller Y and Commissioners A, B and C will have to take to increase the efficiency of city management, and thus to reduce or check taxation. The way to efficiency and economy is clear. President Miller has saved, on the basis of the 1908 appropriation for his borough, three-quarters of a million dollars in four years. When asked how he did it, he said, "By wanting to and then doing it."

There is no mystery in efficient government. It is merely a matter of desire, intelligence and method. The method has been worked out. It is partly applied. Taxpayers should compel candidates to talk in specific terms compatible with information now available regarding what they propose to do to effect economy and establish efficiency. To talk intelligently they must know what has been done and what needs to be done. Oratory will not effect economy, nor will mere honesty of intention. Taxpayers will continue to protest next year and the year after next, unless they now list those improvements achieved during the past four years that should be retained, and those improvements which good administration may easily effect in the four years to come.

Are These Gains Worth Holding?

More important to the future welfare of the people of New York City and the efficiency of its government than police exposures, is the completion by the present administration of the accounting and auditing reorganization throughout the city government. This reorganization enables every department head and potentially every taxpayer, to look squarely in the face the exact facts regarding city business. That is all that efficient city accounting means. Police scandals will not exist when officials and citizens are compelled to look squarely in the face facts regarding police administration. When the same standards of administrative efficiency that are represented by the new accounting system are established in the police department, now protected by law from public inspection, police scandals will be made as difficult as police efficiency will be made easy.

Unexpended balances, aggregating $9,000,000, were brought to light and sent back into the general fund for reduction of taxation in 1911. This was made possible because for the first time in the history of New York the accounts in the Comptroller's office were made to harmonize with the accounts in the Water Department, Street Cleaning Department, and the other departments of the city government. For years Comptrollers had kept accounts open because they had no way of knowing what liabilities not yet come to the Comptroller's attention had been incurred by the spending departments.

In 1909, when the city's accounting reorganization began, it required twenty days to put a claim through in the Finance Department, and the discretion of the auditor or the chief bookkeeper, instead of the date of filing, determined when the claim should be paid. Today it requires three days, and claims are paid in the order in which they are presented.

Before accounting reorganization, no department head could tell what property he was responsible for and what supplies he had in store, so every subordinate was licensed, if temptation overcame him, to abstract city property, and a continuing inducement was offered to wasteful use. Under accounting reorganization all property is accounted for and no supplies may be taken from stores unless proof is offered that they are needed for definite city purposes.

Before accounting reorganization payrolls were based upon the say-so of foremen or department heads who had no information or proof of service performed. Under accounting reorganization payrolls are based on time sheets certified by the persons asking to be paid, and are a permanent record of work done, as well as money spent.

Clearly, the next administration should protect the gains made in accounting reorganization and pledge itself to carry on this work of inestimable value to efficient city government.

For the five years immediately prior to 1908, before the budget was segregated, the average annual budget increase was 9.57 per cent. For the five years since 1908, the first year of budget segregation, the average annual budget increase was 6.85 per cent. Had the rate of increase in the budget for the four years of McClellan's administration continued during the Gaynor administration, the budget now would be $12,000,000 larger than it is. Segregation has compelled budget-makers and appropriation seekers, first, to face squarely the facts regarding appropriations, and, second to talk about the same thing in the same terms. Before segregation, appropriations covering, as they do, a multitude of activities, rarely meant the same thing to those who asked for money and to those who granted it, and were utterly unintelligible to taxpayers.

Clearly, budget segregation should be continued by the next administration if economy is to be achieved as well as promised.

Standardization of Supplies.

Standardization of supplies, though a formidable title, means merely selecting the most serviceable supply, and often the least expensive, for every particular need, and then requiring the delivery of that supply under enforceable specifications. By standardizing coal and boiler grates, Borough President McAneny has cut his coal bill from $90,000 to $45,000. Standardization means not only economy in price, but also economy in serviceability for the city is assured the delivery of suitable goods of uniform quality.

Standardization of salaries, now begun, will only be fairly under way at the commencement of the next administration. If fearlessly enforced, salary standardization will save the city many millions. Will taxpayers help prevent the discontinuance of this long-deferred and pre-eminently necessary work?

Unquestionably, the initial steps have been taken towards economy. If economy is wanted, plans now under way should be supported and carried to conclusion. If the next administration begins where the present administration leaves off, it can in four years effectively check existing waste, if taxpayers will organize and stay organized to hold up the hands of men who have the courage to reduce payrolls and compel a full return for the expenditure of city money.

Why Not in Every Department?

Economies effected by Presidents McAneny and Miller, increases in revenues achieved by Commissioner Thompson, were brought about by the adoption of business methods that are applicable to every branch of city business. The next article will describe results obtained in these and other departments, and the steps taken to obtain them. If every department in the city government were subjected to the scrubbing, cleansing, tuning-up process administered in the past three years to the Water Register's Bureau and the offices of the Borough Presidents of Manhattan and The Bronx, ten million dollars could be saved the city annually.

MUNICIPAL RETRENCHMENT.

The Jerome Park Reservoir a Good Place to Begin—Project Held Up.

Alderman Henry H. Curran introduced in the Board of Aldermen an ordinance rescinding the approval by that board of a corporate stock issue of $8,690,000 for completing the easterly basin of the Jerome Park Reservoir and for the construction and installation of a filtration plant at Jerome Park. Alderman Curran gave out the following statement:

"The Jerome Park filtration project was approved by the previous Board of Aldermen and a corporate stock issue authorized on June 20, 1911. At that time the board had before it reports indicating that filtration of Croton water was necessary and would be efficient in reducing the danger of disease. These reports, and the resolution of the Board of Estimate and Apportionment which had been sent over to the Board of Aldermen for concurrence, related to a type of filter contemplated at that time which differed in some respects from the plans and specifications upon which the Water Department has recently advertised for bids.

"I have become convinced that Croton water does not need filtration, the typhoid death rate in Manhattan and The Bronx, which is generally considered a good index of the quality of the water, is only about two-third's of the typhoid death rate in Brooklyn, and is less than the death rate from typhoid fever in nearly every large city in the United States. Furthermore, it seems to me to have been conclusively shown by the facts presented to the Board of Estimate and Apportionment that such objectionable features as exist in Croton water can be removed by much less expensive methods. The water supply ought to be better protected from contamination at its source and Central Park Reservoir ought to be cleaned out, as was recommended as far back as 1903.

"We must retrench in city expenditures and this is a very good place to begin. By eliminating at least for the time being this unnecessary expenditure for the filtration of Croton water we will cut three-fourths of a point off the city tax rate. The Presidents of the Boroughs of Manhattan and The Bronx, which are the only two boroughs that receive Croton water, agree that the city ought not to make this expenditure for the filtration plant. If it is deemed advisable to install such a filtration plant eventually, it can be done a few years hence after the Catskill supply is made available."

—London proper has stopped growing; its taxable value is falling. During the past decade there was a loss in population of over 500,000, and during the past year a recession in assessed valuation of $1,500,000. This downward movement is explained on the assumption that municipal improvements of the benevolently expensive kind have made the taxpayer's burden so heavy that he has adopted the policy of moving out of the area of extravagance. When will this come true of New York also?

THE AUTOMATIC SPRINKLER CONTROVERSY

Fire Commissioner's Discretionary Power Unimpaired — The Wagner Bill, Arbitrarily Ordering Sprinkler Installations, Defeated — A Review of the Kaye Case.

MANY points of interest to property owners were developed in the recent criminal prosecution of Charles Kaye for refusing to comply with a fire-prevention order, requiring him to equip his large, modern loft building at 30-34 West 26th street with automatic sprinklers. Although Mr. Kaye was convicted and fined, the outcome of his case was a distinct and important victory for local real estate interests generally, because the court upheld the contention of Assistant Corporation Counsel MacNulty for the prosecution, that the amendment of the labor law arbitrarily requiring the installation of sprinkler systems in all loft buildings over eight stories in height did not supersede the Fire Commissioner's discretionary power as to sprinkler installations

The Hazard of Occupancy.

As argued by the city's fire-law expert, whether or not a particular building should be equipped with automatic sprinklers depends not so much upon either its height or construction, but upon the degree of inflammability of its contents—the hazard of its occupancy.

Under the labor law provision no distinction could be made between a building used for metal goods manufacturing and one occupied by shirtwaist factories —each must be equipped with sprinklers if over eight stories in height and otherwise within the statutory classification. On the other hand, the law Mr. Kaye was convicted of violating confers upon the Fire Commissioner merely the power to require the installation of sprinklers in buildings filled with inflammable material and housing a large number of people.

Furthermore, the courts have the right to interfere to prevent an abuse of this discretionary power by the Fire Commissioner; whereas they would be unable to enjoin the literal enforcement of the arbitrary sprinkler provisions of the labor law.

A Labor Law Defect.

Vigorous effort was made at the last session of the Legislature to overthrow the genuine home rule principle successfully contended for by Mr. MacNulty in his prosecution of the Kaye case. But the bill to that end, which was introduced by Senator Wagner, failed to pass, and, therefore, the Fire Commissioner's discretionary power concerning sprinkler equipments continues unimpaired.

This is some consolation, in view of the numerous confiscatory laws enacted this year, at the instigation of the Wagner State Factory Investigating Committee, which place factory owners and their tenants at the mercy of officers of the State Labor Department, whose greed for power over property and business interests and sympathy for bumptious labor agitators and half-baked sociologists has been very plain of late.

Fire Drills Perilous.

The defense of Mr. Kaye was based, in the main, upon the testimony of a number of experts, all of whom contended that the occupants of the building would be absolutely safe from fire perils if they were properly trained in get-away tactics. Commenting on this testimony, Mr. MacNulty stated in his argument for the conviction of the defendant:

"Who can believe the declaration of these experts that twelve distinct swarms of excitable foreigners—a floating population such as they have in factory buildings—could be so trained by one drill a month as to compose themselves to march calmly and orderly out of a blazing loft and down a winding staircase to the street!

"Imagine what would happen on the occasion of a fire, when the line coming down from the twelfth loft would meet that coming down from the eleventh floor, on a landing which could accommodate no more than four or five persons at the same time! All the calculations of these theoretical drill-masters would be knocked into a cocked hat if a jam should happen on the stairway. This they have conceded in their testimony. Such a jam has always happened when two lines abreast have attempted to crowd down a 36-inch stairway, of the type of those in the Kaye Building. This was frankly admitted by H. F. J. Porter, the expert of the Wagner Committee, who testified in behalf of Mr. Kaye."

The Practicability of Sprinklers.

As the expert witnesses for the defendant conceded that sprinklers would protect property, especially against night fires, the efforts of his counsel, Carlisle Norwood, were directed to showing that they did not save lives, and that they were more effective in non-fireproof than in fireproof buildings. Chief Croker said that sprinklers were good for extinguishing fires, but no good for the protection of life. He cited a test in which a sprinkler did not operate until four or five minutes after the fire had started, and meanwhile people sixty or seventy feet away were driven off the floor by the heat.

Challenged to name one loft building fire that got away from sprinklers in the last five years, Chief Croker recalled only one—in a sub-cellar filled with straw hats. But he was not sure whether the cellar was equipped with sprinklers or ordinary perforated pipes.

Fire Chief Kenlon testified that, in case of a fire breaking out in a loft building, the people would run and the sprinkler would prevent the fire from running after them; and Acting Deputy Chief Worth, who was first in command at the Asch fire, testified that sprinklers give people a chance to get out of buildings with 100 per cent. more safety than if sprinklers were not there. Not one of the veteran firefighters who testified in behalf of the People could recall a case where a fire in a sprinklered building got beyond the floor on which it started.

Sprinklers as an Investment.

One of the experts who appeared in behalf of Mr. Kaye testified that eighty-five to ninety sprinklers would be needed in a loft 75x90 feet and, on this basis, a complete standard, double-supply equipment for the entire building (twelve stories and basement) would cost approximately $12,500. The Assistant Corporation Counsel considered this estimate excessive, in view of the fact that the area of the lofts is only 6,750 square feet, and by the expert's own testimony each sprinkler-head would protect an area of over 100 square feet. On this basis sixty to seventy heads would cover the entire area of such a loft.

Chief Croker's Opinion.

In his book on "Fire Prevention," Mr. Croker goes into the cost of sprinkler installation in a chapter which was put in evidence in the Kaye case. He states that the cost of such an equipment in a building containing about 35,000 square feet of floor area would be approximately $1,750, all told. The total floor area of the twelve lofts of the Kaye Building is 75x90 feet by 13 equals 87,750 square feet, which is approximately two and one-half times 35,000 square feet, the total floor area of the building referred to by Mr. Croker. On that basis, a commensurate sprinkler equipment for the Kaye Building would cost $1,750x2½=$4,375, or substantially less than one-half his fellow expert's estimate. Mr. Croker took as his basis a standard sprinkler system, such as will gain insurance rebates. He stated these rebates would not return such dividends in all cases, adding:

"But in any case the automatic sprinklers will yield a reasonable return through the reduction in insurance rates, besides giving protection against loss by fire."

"And he might have added," suggested the Assistant Corporation Counsel, "that the installation of sprinklers would save the defendant the expense of putting in fireproof windows on the front of his buildings, taking the kinks out of its stairways and employing inexperienced 'fire experts' to teach an assortment of 'corkscrew evolutions' to the shifting population of its lofts, the combined cost of all of which would be considerable, without prospect of dividends thereon from any source."

The Kernel of the Matter.

In summing up for the prosecution, Mr. MacNulty said:

"There is not a scintilla of evidence in this case that lives have ever been lost, or that the flames have ever extended from loft to loft, on the occasion of a fire in any building equipped with a standard sprinkler system. This is true even of the old type of non-fireproof buildings downtown, with their wooden stairways winding around unprotected elevator shafts. Plainly, if automatic sprinklers prevent fires from gaining dangerous headway in acknowledged fire traps, they should be even more efficient in the protection of life and property in so-called fireproof buildings."

—Some economists affirm that the real cause of the decline of Rome was overtaxation. The population was taxed out of the city.

—Had not real estate interests taken a firm stand against the State Labor Department and its socialistic allies, in defense of property rights, the drastic Wagner bills would all have got through the Legislature in their original form.

FUTURE BUILDINGS TO RIVAL THE TAJ MAHAL

In Soft and Delicate Tracery and Color Effects, They Will Tower 1000 Feet High, Have Nickel Steel Frames and Take But Half the Material Now Thought Necessary.

By DAVID H. RAY, C. E., Sc. D.*

THE tall buildings of New York are as characteristic an expression of our democracy and its activities as the pyramids are of ancient Egyptian civilization. When the economic prestige of Egypt fell, pyramid building stopped short. Skyscraper building is in the hands of the same destiny. Just as the palaces of Venice record the triumph of her merchant princes, so business success is registered on the skyline of New York.

Thirty years is an insignificant period in history, and yet the end of the last century was so crowded with scientific progress that the earlier skyscrapers are now antiquated, worn-out machines, ready for the scrap pile. Our locomotives, our machinery, our steamships, are "scrapped" after twenty or thirty years, and yet it strikes some as amazing that our buildings should be discarded after three decades, as they inevitably must be under present conditions.

Will Be a Community Building.

About one-half of the buildings on Manhattan Island have lived their allotted three decades and now stand practically out of date, almost abandoned and awaiting the wrecking gang. And what is to replace them?

Scientifically constructed community buildings covering large plots of at least half a block.

The future building must cover a minimum area of 50,000 square feet or, better, 100,000 square feet, and it must be high, unless realty valuations are to be heavily marked down and a loss accepted by landowners, which is hardly conceivable.

Granted that the future building is to cover a full square, is to be high, is to be a community building, and is to embody the latest resources of science, then the outlines of a skyscraper of fifty years hence are fairly well defined.

About fifty per cent. of the ground floor will be given over to entrance corridors which will be continuations of the streets through the building lined with stores. The building will be entered at the top as well as at the bottom. With tall buildings compelled by these circumstances to use plots of one full square, the complaint of stealing one's neighbor's light disappears, so far as adjacent owners are concerned, and the limitation for aviation heights then comes up for consideration.

One Thousand Feet High.

While under a republican form of government, where everyone is equal before the law, it is hardly possible to make property unequal to the extent of classifying it in an aristocracy of zones, still the proposition to set a limiting height of 700 feet for buildings in the interest of aviation with an exception in favor of towers of, say, twenty per cent., is an equitable one. We may consider, therefore, that our building will have aviation platforms at the height of 700 feet and will extend up to a total height of 1,000 feet.

Nickel steel has a strength of about 110,000 pounds per square inch with an elastic limit of double that of the structural steel now in common use. Chrome nickel steel when tempered has an elastic limit of about 135,000 pounds per square inch, nearly four times that of the structural steel in common use. Chromium vanadium steel runs even higher, reaching with oil tempering about 150,000 pounds per square inch. These are not experimental steels, but steels actually in use for bridges, shafts, locomotive forgings, tires, tubes and piston rods.

With steel machinery four and five times as strong as that commonly specified in buildings, it is apparent that there is no difficulty so far as steel is concerned in the design of a building 1,000 feet high or higher. Indeed, the column sections might be made even less than those in a typical tall building, such as the Singer Building, and yet the building be made twice as high if in time architects can utilize the latest researches of metallurgy.

It is entirely conceivable that a crucible steel will be available for structural purposes as processes are improved and commercialized in the next fifty years. This should result in an economy in first cost of perhaps twenty-five or thirty per cent., as much less steel will be required and the foundations can be made correspondingly cheaper.

Lighter Masonry.

With improved steel of a strength three times that now in use there must also come a realization of the utter ridiculousness of heavy, bulky masonry as a structural material for tall buildings. Masonry as a building material is a survival from the days of fortified cities surrounded by high stone walls, a tradition of the days of stone castles with moats and drawbridges. But these departed forever with the advent of high power artillery field pieces. The New York building merely needs a screen against the elements—against the weather and against fire.

The masonry of our tall buildings is not as good a weather screen in some cases as a tin roof a tenth of an inch thick, and yet architects fail to realize that the walls of modern buildings need be essentially nothing but weather screens—sheathings. This element, added to the previous economy, should result in a saving of fifty per cent. in cost, other elements being assumed to remain constant. The present building laws require twelve-inch brick walls for the upper five stories and an increase of four inches more of brick work for each four stories from that down to the foundation, and call for tremendous expenditures for masonry walls and for foundations that serve no rational purpose.

Fifty years should see a change in these conditions and permit the cutting of the dead weight out of our buildings. This will reduce the amount of steel required in a building about twenty-five per cent., and with improved steel now coming to the front the weight of steel required in a building fifty years hence should not be more than half of that used to-day. Dead weight is not essential to the stability of these buildings; scientifically efficient design will develop lightness and strength, as in all improved mechanism, and result in an economy of fifty per cent. in construction and a great increase in efficiency, as well as a saving of space.

Will Save Half the Material.

A sheathing of six or eight inches of vitrified clay or concrete, or of four inches of a new and superior fire cement of a vitreous character, will be all that is needed in the way of exterior walls. Most of the buildings of the future will be built with about one-half the amount of material now utilized, volume for volume. This saving will come through the use of better and more scientific materials, a cutting down of the dead, useless weight, and a consequent saving in the cost of heavy foundations.

Foundation problems should thus become simpler. Indeed, the foundation problem of Manhattan Island, which is underlaid by hard, igneous rock, resolves itself merely into digging down to bedrock. This is not a hard scientific problem; it is a matter of dollars and cents, and persistence.

The absurd situation is now tolerated where the foundations cost about as much as the superstructure. This absurdly unscientific, unnecessary and wasteful operation indicates that the present is a time of transition.

The heating, lighting and ventilating of our buildings is in a rudimentary state. With the saving of fifty per cent. on construction by the use of lighter and better materials and a cutting down of heavy, bulky dead-weight masonry, it should be possible to develop the mechanical equipment of future buildings so as to maintain in them ideal climatic and hygienic conditions, now to be realized nowhere on earth.

The typical skyscraper of 1963 will offer an epitome of the scientific invention and discovery of the age under one roof. It will be a structure gathering in one locality the fruits of the centuries, offering its tenants all that wisdom has evolved. The height will be incidental to the location.

Fireproof Furniture.

The general problem of construction and fireproofing is now solved, but fireproof metal furniture and fittings will be mandatory. Indeed, with the increasing scarcity of fine wood and the improvement of metal-working machinery, the difference in cost, when all elements are given due weight, will probably be in favor of the metal fittings in any case. No radical change is to be expected or will be necessary in the development of elevators. The present method of electric elevator operation is susceptible of extension to meet any demand.

In general efficiency and service, however, keen competition will no doubt develop applications of scientific invention and discover improvements. The future building will have an entrance for aerial service, as well as for street and subway service. It will be maintained at a constant Florida temperature throughout the year. The opportunities for recreation will have full consideration. It will be a city in itself, and a most up-to-date city. The upper stories will exhibit the marvels of the hour.

*Formerly Chief Engineer, Bureau of Buildings, Manhattan Borough.

Among the better methods of the future should be the perfection of a vitreous surfacing of moderate tensile strength for external protection. It is conceivable that such a surfacing could be moulded in place by a heat concentrating device, if cheap energy were to become available.

Soft Color Effects.

The external ornamentation under such conditions would be susceptible of a great variety of treatment with soft color effects. Masonry should follow the log cabin and stockade into oblivion. It is the crudest, most unscientific manner of building ever devised, the relic of the day of walled camps. Heavy, unwieldy, bulky and inefficient, science merely tolerates it as a "masonry screen" in modern building, and as a concession to tradition, until a rational scientific weather screen for steel framing is developed, from vitreous material.

The Woolworth Building, the latest skyscraper, indicates plainly the trend that way. The steel frame is dressed with a coating of vitreous terra cotta blocks, moulded in Gothic forms. But this is but the transitional stage. The numerous joints between the blocks are points of vulnerability. The logical thing is a continuous coating, fireproof, waterproof, weatherproof.

Such a final consummation, though scientifically indicated, has no historical tradition in architecture except the analogy of a stucco finish so common in Spain and the Orient and must, therefore, be a slow and gradual development.

It is susceptible, however, of superior artistic treatment, both as to form and color, and should make the 1950 building the rival of the Taj Mahal in soft and delicate tracery and color effect. An aggregation under one roof of all that science can do for human efficiency and convenience, protected by a covering superior in strength, form and artistic appreciation—this outlines the vision of the building of fifty years hence.

TAKING THE KINKS OUT OF PARK AVENUE

Benefits and Damages to Real Estate to Result From the Change of Grade at 34th Street Under the Plan of the Fourth Avenue Association.

THE plan of the Fourth Avenue Association which the Board of Estimate adopted this week in preference to the plan of the Thirty-fourth Street Association of property owners for putting an end to the awkward traffic conditions existing at the intersection of Park avenue and 34th street, where Fourth avenue ends, had the approval of the Borough President and his engineers and also of the chief engineer of the Board of Estimate.

Park avenue, from 59th street south to 32d, has been of little use to vehicular traffic where it was not impassable. The removal of the Park avenue "break," the roofing over of the Grand Central yard, and the carrying of Park avenue around the station and over the track to 59th street, will make a fine useful thoroughfare, it will offer immediate relief for the rapidly increasing congestion of Fifth avenue, and will serve as a noble approach to the station from either direction. The one break in its physical continuity continues to be that at the 34th street crossing.

As part of the problem the engineers were called upon to solve, it appears that sufficient leeway must be left in any regrading of 34th street for the laying of a standard subway tube between the roof line of the present north and south tube of the Interborough Company and the regraded street surface.

Details of the Change.

From official sources the Record and Guide learns that the plan approved by the Board, although prepared by the borough engineers, was based almost wholly upon a scheme advocated by the Fourth Avenue Association, and originally devised and elaborated by Mr. Lloyd Collis, its consulting engineer. The Fourth Avenue Association is a body of property owners, chiefly recruited from those located and doing business on Park or Fourth avenue, south of 34th street. Their plan contemplates the lowering of the surface of 34th street 6.22 feet at its intersection with Park avenue, with consequent reductions of grade on 34th street east of Park avenue for a distance of 238 feet from 4.54 per cent. to 1.86 per cent.; and on the block to the west, between Madison and Park avenues, from 2.13 to 0.79 per cent.

The grades on Park avenue are also to be readjusted. In the block of Park avenue, between 34th and 35th streets, the grade is increased from 1.6 to 5 per cent., while south of the interesection as far as 33d street there is a reduction in grade from 4.11 to 1.38 per cent. South of 33d street, no change is made in the grade on the westerly side; but that on the easterly side is raised to correspond to the present westerly grade to a point 215 feet south of the centre line of 33d street. The surface of Park avenue, from 32d to 34th street, will be covered over and carried as a smooth roadway of 75 feet width up to the new and lowered grade of 34th street, and the street car tracks, carried upward to the same grade, will cross 34th street and dip into the tunnel northward slightly south of 35th street. Although this will involve an additional grade crossing, the area of the intersection at the point of crossing will be greater than that of any other rectangular intersection south of 110th street, thus eliminating the possibility of congestion at this point. Moreover, the new portal of the tunnel south of 35th street will be placed at a point where the width of the street from building line to building line is 140 feet against a total of 120 feet at the point of the present opening. There will, therefore, be no disturbance of the present roadway widths, which amply care for the north and southbound traffic above 34th street.

Benefits and Damages.

The re-arrangement proposed will also make it possible to carry 33d street across Fourth avenue, where it is now interrupted, thus securing a considerable betterment of crosstown traffic conditions, the incidental relief of 34th street, and the very material improvement of surrounding property.

Heavy damages will doubtless be claimed by property owners on both Park avenue and 34th street; but the value of the improvement as secured, it is believed, will much more than outweigh these adverse considerations.

It is also to be borne in mind that the increase in the value of city property—that is, the Seventy-first Regiment Armory plot—due to the change of grade, will be substantial, and may even equal the cost of the damage to private plots.

Chief of those who will claim damages are, naturally, the corner lot owners, namely, the Vanderbilt Hotel at the southwest corner, the Church of the Messiah at the northwest, and a private residence at the northeast. The Armory property, which alone is at present in a disadvantageous position is at the southeast.

The Estimated Cost.

Some statements made as to the cost of the improvement proposed on behalf of the city have been greatly exaggerated. The Real Estate Bureau of the Finance Department reinforced by the engineers and private appraisers, has reported that the net damage to private property affected by the change of grade would be about $175,000. The city's engineers estimated the cost of the physical reconstruction at $149,000 and the cost of the readjustment of the railroad station and tracks at $51,000—a total outlay at $375,000. This will be paid net through the issue of city bonds through the assessment of not less than half the cost upon the property benefited, and the rest upon the Borough of Manhattan.

The Mayor will hold a public hearing June 10.

New Theatre Code.

As there are fully a thousand places in the city where motion pictures are displayed and a great many buildings are annually erected for the new amusement, the ordinance passed by the Board of Aldermen this week setting forth the conditions which must be complied with in order to obtain licenses, will be a local law of no little importance if it receives the Mayor's approval, which is uncertain at this writing.

The original Folks bill had Mr. Gaynor's approval. The Dowling amendment, by striking out the clause permitting balconies will require picture theatres to take more ground space than the Folks bill contemplated. All such buildings hereafter built must have two means of egress, unobstructed passageways, fire-escapes, booths constructed in a certain manner, toilets and fire apparatus. There must be thirty-two inches of space between the rows of chairs.

In the main the new law applies to motion picture houses to be built in the future, or altered. Provision as to heating, lighting and sanitary requirements, however, apply to all houses. In the discretion of the inspectors requirements as to exits may be enforced against theatres that now exist whenever application is made for a renewal of the license.

The seating capacity is limited to 600 and supervision is to be made of all theatres by inspectors specially assigned from the Mayor's Bureau of Licenses. There are provisions for the filing of plans and the granting of licenses; stringent provisions for exits, fire-proofing of walls and ceilings and exit doors that open outward to clear passageways to streets.

—Decoration Day will be notable for big auctions, with some indications that there will be many bargain opportunities for homeseekers.

WEST END CONSTRUCTION.

A List of the Work Now in Hand—Bloomingdale Ref. Church to Pass.

West End avenue has a number of apartment houses of the first class in the finishing stage at the present date, and others not so far advanced. Fullerton Weaver Co. is completing one at the northwest corner of 71st street, No. 240. This house has walls of a deep yellow, which is a color that has been noticeably favored of late. Earl & Calhoun, as agents, are completing a fine house of the type mentioned in 72d street, south side, near the corner of West End avenue, which has been named the "Wellwyn." Both of these houses will be ready by fall.

A Million-Dollar House.

At the northwest corner of 85th street a twelve-story apartment house will be erected from plans of Schwartz & Gross filed last November. The owner is a corporation styled the West End Avenue and 85th Street Company, of 220 Fifth avenue. The ground dimensions of 132x139 feet, are exceptionally large, and the cost of the construction alone is estimated at $1,100,000. The Aeon Realty Company of 17 Madison avenue commenced the erection of a twelve-story house, 78x80 feet, to cost $350,000, at Nos. 562 to 568 West End avenue. The plans were filed last December.

At the southeast corner of 98th street, T. J. McLaughlin's Sons are putting up a house with ground dimensions of about 100x82 feet, to cost $50,000, from plans of George and Edward Blum. At the southeast corner of 101st street, Julius Tishman & Sons are erecting from plans of George and Edward Blum a house with ground dimensions of 100x106 feet, to cost $700,000 for construction. At the southwest corner of 104th street the Michael E. Paterno Realty Company, of 601 West 115th street, is completing a house with ground dimensions of about 101x90 feet, from plans of Gaetan Ajello. Estimated cost of construction, $500,000.

At Bloomingdale Square.

Harry Schiff is building on the three-sided plot at the northeast corner of 105th street, extending to Broadway, where the frame residence of the late Isador Straus stood. The estimated cost is $750,000 for the building alone. The flag is up on the frame of the structure, which was planned by Schwartz & Gross and B. N. Marcus. Mr. Schiff has bought the site of the Bloomingdale Reformed Church on Bloomingdale Square and will erect an apartment house there when the church has been removed.

THE THIRTY-DAY BILLS.

Mayor Gaynor Rejects the Only Important One Left for Executive Action.

The Governor having postponed further action for a time on the thirty-day bills, in order to take the stump in favor of his direct primary measure, which is to come before the extra session, there was no legislation news from Albany during the earlier part of the week. Meanwhile, Mayor Gaynor vetoed the bills creating a Department of Public Welfare to deal with vice in this city. The bill was introduced into the Legislature by Senator Wagner at the instance of the Citizens' Committee, of which Allan Robinson is chairman.

This action by the Mayor leaves in the hands of the Governor for approval or disapproval only bills of secondary interest. All the important measures embodying the constructive social and municipal reform policies of the Legislature have now been disposed of by the Executive. The larger proportion has been placed upon the statute books. As to some of those that have been rejected, the special session will be asked o adopt modifications that will meet the convictions of the Governor. This will be the case notably with the Workmen's Compensation bill, vetoed last week.

The Bills Signed by the Governor.

Among the bills of particular interest to the building and real estate professions that have been signed by the Governor are the following, designated by their chapter numbers in Laws of 1913:

Chap. 577—By Assemblyman Carver, to amend chapter seven hundred and thirty-seven of the laws of nineteen hundred and eleven, entitled "An Act to unthorize the board of assessors of the City of New York to estimate and allow the damages sustained by owners of real property fronting upon streets approaching the Manhattan Bridge over the East River, in said city," in relation to the time within which to file claims.

Chap. 510—By Assemblyman Deitz, amending section 20, chapter 4, Laws of 1891, entitled "An Act to provide for rapid transit railways in cities of over one million inhabitants," relative to easements acquired or reserved for the construction of rapid transit ralroads.

Chap. 524—By Senator Carswell, amending section 24a, chapter 4, of the Laws of 1891, entitled "An Act to provide for rapid transit railways in cities of over 1,000,000 inhabitants," with reference to relocation of a railroad or portion thereof.

Chap. 540—By Assemblyman Caughlin, to amend chapter four of the laws of eighteen hundred and ninety-one, entitled "An Act to provide for rapid transit railways in cities of over one million inhabitants," with reference to damages for change of grade of streets, with reference to real estate acquired under said act and with reference to contracts made in emergencies or for limited amounts.

Chap. 551—By Senator Cullen, to amend the Tenement House Law generally.

Chap. 484—By Assemblyman Heyman amending section 33a, Banking Law, in relation to loans on mortgage by foreign banking corporations.

Chap. 521—By Senator Cullen, to amend chapter 776 of the Laws of 1911, entitled "An Act to improve the waterfront facilities of the City of New York, in relation to the receipt, delivery and shipment of freight generally.

Chap. 557—By Senator Blauvelt, amending section 224, Village Law, in relation to supervision and extension of water works system.

Chap. 486—By Senator Blauvelt, amending section 2387, Code of Civil Procedure, in relation to foreclosure of mortgages.

Chapter 330—By Assemblyman Sutphin, ratifying and confirming an agreement under date of July 21, 1911, between the City of New York and the Long Island Railroad Company providing for the elimination of grade crossings and for a payment by the city towards the expense thereof and to enable the City of New York to carry out all of the provisions and conditions thereof.

Chapter 331—By Senator Duhamel, amending the Greater New York Charter by adding a new section 243a in relation to the transfer of jurisdiction and control of streets.

Chapter 332—By Senator Carswell, amending section 5, chapter 639, Laws of 1906, entitled "An Act to provide for a commission to investigate and consider means for protecting the waters of New York Bay and vicinity against pollution and authorizing the City of New York to pay the expenses thereof," in relation to the term of said commission.

Chapter 375—By Assemblyman Seaker, adding new subdivision 7 to Highway Law in relation to the amount of State aid.

Chapter 395 — By Assemblyman Grimme, adding new section 841b to Code of Civil Procedure, in relation to the effect of recital of heirship in deeds.

Chapter 405—By Assemblyman Walker, to amend section 369, Insurance Law, in relation to inspections of premises by assistants to the State Fire Marshal.

(Continued on page 1092.)



BIG APARTMENT HOUSES SUPERSEDING PRIVATE DWELLINGS ON WEST END AVENUE.

At the southwest corner West End Avenue and 101st Street Julius Tishman & Sons are completing a 12-story apartment that will cost $700,000, from plans of George & Edward Blum.

At the southwest corner West End Avenue and 104th Street Michael Paterno has demolished five private dwellings to make way for this big house which will shelter ten times as many families.

NEW TENEMENT LAWS.

Two Ways of Egress from All Houses—Signed by the Governor.

A DELEGATION of apartment house architects and builders who journeyed to Albany last Saturday to see the Governor in relation to the bill amending the Tenement House Law were informed upon their arrival that the bill had been signed the night before. Had there been an opportunity, the party would have requested a modification of the provisions requiring two means of egress in fireproof tenements. The bill went into effect immediately upon receiving the Governor's signature, but some concession may be made to those who filed plans just behind the gate, and the Corporation Counsel's opinion has been asked in respect to this point.

While the new law provides for a number of changes in the practice of the department (see Record and Guide of April 19), the principal interest centers in the requirement for two means of egress. Every tenement house hereafter erected, both fireproof and non-fireproof, must have two independent ways of egress, the law says, and they must extend from ground floor to roof, must be remote from each other and separated by walls.

One of these ways of egress must be a flight of stairs constructed and arranged as provided in sections 18 to 22 inclusive of the chapter in which the general tenement law is contained; and the other way of egress must be directly accessible at each story to each apartment without having to pass through the first way of egress. This second way of egress may be any one of the following, as the owner may elect:

1. A system of outside fire-escapes constructed and arranged as provided in Section 16 of the tenement house law.
2. An additional flight of stairs either, inside or outside, constructed and arranged as provided in sections 18 to 22.
3. A fire tower constructed and arranged as provided in section 22a.

Deputy Commissioner Abbott and Chief Inspector Robertson are formulating a series of regulations for the erection of fire towers. It was said at the department that the simplest way of complying with the law would be by the erection of exterior fire escapes, and this plan would no doubt be followed in most cases, where it would not deface the fronts of buildings, and otherwise the erection of towers would mostly be resorted to.

Concession for Reinforced Concrete.

Other amendments provide that in non-fireproof houses, reinforced concrete floor construction in accordance with the rules and regulations of the Superintendent of Buildings may be used in lieu of iron and steel beams for the first floor.

The floors, stairs and walls in stair halls may be constructed of reinforced concrete as an alternative for other approved material.

In measuring a court, a parapet wall extending not more than three feet above the top of the roof beams shall not be included in the height of a building in the case of tenements not exceeding six stories in height.

The requirement for wire-glass windows in stair halls is relaxed so as not to apply to such windows when opening on the street in the case of tenement houses not exceeding six stories in height.

In certain cases where a house situated on a corner has a yard and court giving direct access to the street, the requirement for a fire passage through the basement from front to rear is modified.

The rooms of janitors' apartments in the cellars of buildings hereafter erected shall not open on any court less than five feet six inches in width.

Permission for the use of flexible wire fire-escapes is withdrawn.

Percentage of Lot to Be Occupied.

Restriction on the percentage of lot which may be legally occupied is altered in the case of corner lots, and also in the case of interior lots exceeding 105 feet in depth. The present limits are 90 per cent, for any other lot. Hereafter in the case of (a) an interior lot between 90 and 105 feet in depth, not more than 70 per cent.; in the case of (b) an interior lot which exceeds 105 feet in depth, not more than 65 per cent.

Notice to Architects and Owners.

In connection with the new amendments to the Tenement House Law, the attention of Architects and Owners is called to the fact that the Tenement House Department will consider bona-fide plans filed prior to Saturday, noon, May 17, 1913, as governed by the law previously in force. But all plans to be so considered must be properly authorized, and must bear distinct evidence that they are adapted to the plot described in the application and shown in the survey of the premises.

COURT HOUSE PLANS.

Indications Are That They Will Be Approved with Only Minor Modifications.

The plans for the new Civil Courts building are still before the Municipal Art Commission for its approval. A special committee appointed to scrutinize the plans merely reported progress at a meeting of the commission this week. This committee is composed of Frank L. Babbott, John A. Mitchell and Karl Bitter. Members of the Court House Board were present at the meeting, as was also Borough President McAneny.

The principal point in the discussion related to the order in which the plans should be approved by the various authorities. It is the contention of the Art Commission that the justices of the Supreme Court and the Court House Board should both pass upon the plans before they are acted upon by the Art Commission. If modifications are to be made by either of these two boards, the Art Commission holds that they should be made before the Art Commission stamps its approval on the plans as a whole.

It is understood that the ventilation arrangements have been favorably reported upon by a committee of consulting engineers, Messrs. Clark, McMullin & Riley, and that estimates of cost have been obtained from builders and laid before the Court House Board by the architect, Mr. Lowell. The builders who made estimates at the request of the architect were the George A. Fuller Company, Charles T. Wills (Inc.) and the Thompson-Starrett Company. The indications are that the plans will be approved by the Art Commission after they have been passed upon by the Supreme Court justices, and that the changes, if any, will be of comparatively minor importance.

—Lofts with large floor areas are renting better at present than lofts with small areas, or those having less than ten thousand square feet of space per floor. Few of the latter among those built in the past two years are fully occupied. In other words, many tenants have come to prefer one large floor to two of half the size.

—Just in time—the Panama Canal.

TAXPAYERS' MOVEMENT.

Officers and Committees Chosen to Lead the Campaign for Economy.

A meeting of the general committee of the taxpayers' movement duly appointed by the signers of the Declaration of Principles, was held Wednesday afternoon at the rooms of the Board of Trade and Transportation, 203 Broadway, and the Taxpayers' Movement was formally organized with the following officers duly elected: William H. Chesebrough, president; Frank H. Tyler, secretary; Louis V. Bright, treasurer.

Vice-presidents:

For Manhattan: Morgan J. O'Brien, Clarence H. Kelsey, Robert E. Dowling, Allan Robinson, Dr. Abraham Korn, Alfred E. Marling.

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BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

CATERING TO LAUNDRIES.

Some of the Problems to Be Studied in Erecting Buildings Especially for Them.

By ROBERT B. MOYER,

Secretary of E. W. Bliss Buildings, Inc.

THE question has been brought up at various times whether it would be a feasible and profitable enterprise to put up special buildings for steam laundries. Such laundries are now housed in various buildings in different parts of the city, but I do not know of any building designed particularly to meet their requirements and used exclusively by them, except in a few instances of single tenancy. Only laundries of very considerable size can profitably erect their own buildings and produce their own live steam and power. All the smaller and medium-sized plants, therefore, take space in manufacturing buildings. They are necessarily confined to buildings that are able to furnish them with an abundant and reliable supply of high-pressure steam.

Steam laundries are scattered over the city pretty generally, but a central location is very desirable to the laundry proprietor, as it means a considerable economy in the outside service of gathering up and delivering work. By "central" is here meant central in relation to the distribution of the laundry's customers. A laundry will cover a wide range of territory, but always sets some limit of distance from its plant. Some have customers all the way from the Battery to 125th street, and in such cases it is obviously most advantageous to be located about midway—say between 23d and 59th streets; preferably in the lower part of this belt, for the reason that traffic conditions are much more favorable north of 23d street than below it.

Essential Requirements.

It is also essential that a laundry should be located in a good labor centre, with good transportation facilities for its workers between the plant and their homes.

The wise owner or builder, in considering the proposition of erecting a building for steam laundries, would of course consult first of all a building manager who has had experience with them. The manager with such experience would immediately call attention to certain special requirements of such plants, which are all-important and upon adequately meeting which the success of the enterprise would depend. These special requirements are:

1. An abundant and reliable supply of water.
2. An abundant and reliable supply of live steam.
3. An abundant and reliable supply of motive power.

The matter of water supply is comparatively simple, although the advice of some one with experience with laundries is important in determining the number of city taps required, the capacity of pumps, etc. So far as I know, there is no section of the city where any other than Croton water can be relied upon. Wells in the greater part of Manhattan are expensive on account of the depth to which they must be drilled through rock, and they are unreliable, as they are likely to run out after a comparatively short time. Moreover, the water would require filtering and softening, and the installation and maintenance of the plant for this purpose would be costly, with no certainty of a continuous supply.

The city supply must therefore be relied upon, and it would be an important point to tap more than one main if possible, so that water could be drawn from one in case the other should for any reason be shut off. Failure of the water supply would shut down the laundries, and shutdowns are the events most dreaded by the laundry people. Branch meters are of course necessary, and it is wise to watch these closely, lest the landlord find that he is paying for much of the water used by the laundries. The city will see that he receives bills for all that flows through his taps, and he must collect from his laundry tenants the share of each. It is customary for the landlord to pay the city and collect from the laundries monthly at the city rate for the water they use. This is not only for the reason that it is usually necessary to pump the water up to a tank and distribute it by gravity, but also to protect the landlord, in case of the failure of a laundry, from having to meet a large unpaid water bill.

The Steam Problem.

The live-steam problem is one of the most serious in connection with the accommodation of laundries. Their requirements in this direction are very considerable. Some of them have drying rooms which require dry steam at no less than seventy or eighty pounds pressure on the laundry floor, and they also use live steam for various other purposes. Many laundries run cold water into their tubs or washwheels and bring it up to a temperature near the boiling point by means of open half-inch jets of live steam in each tub. This is a very expensive method—expensive to the laundry proprietor if he is charged as much as he ought to be for these jets, and expensive to the landlord if he is not so charged. Even if the steam is metered, it is difficult to arrive at a proper charge for such a use of steam. The jets are not all in use at once, yet many of them may be opened at once, and this pulls down the pressure on the boilers most surprisingly. It is necessary, therefore, to keep up a supply of steam at full pressure so that these fluctuating drafts can be taken care of without running the pressure down to any considerable extent.

The maximum use should properly be taken as the basis for the charges. This is, in fact, such an extravagant method that the average laundry can hardly stand the charges that are necessary in such cases to protect the landlord from loss. Sometimes heating tanks, in which the water is heated by steam coils—possibly by "returns"—are installed in the individual laundry plant, so that the water goes into the washwheeels at or near the required temperature. If, however, a number of laundries are to be taken as tenants, or if a building is to be erected especially for the accommodation of laundries, the building itself would do well to provide a hot-water system. This practically eliminates the use of steam jets in the washwheels, and in the end is the most economical method for both landlord and tenant. The water can be heated to a sufficient temperature with the exhaust steam from high-pressure boilers, so that there need be no extra fuel cost on account of the hot-water system. The instantaneous type of heater, with a small storage capacity, is undoubtedly the best for this purpose. A plant of such size as would be required to furnish electric power and also live steam for a number of laundries would afford sufficient exhaust steam to heat all of the water required and at the same time enough to heat the building in winter.

If a building were planned for the exclusive use of laundries an electric plant should be installed to furnish the tenants with motive power for their machinery. Whatever doubt might exist as to the profit of running individual plants and selling electric power to tenants in ordinary cases would disappear in this case, as high-pressure boilers of considerable capacity would have to be installed in order to furnish the required live steam, and the electric current could be generated with practically no additional labor cost in the plant, and with comparatively little fuel cost.

Getting Ventilation.

One of the great difficulties in the laundry plant is to get proper ventilation. If there is insufficient circulation of air the heat becomes intolerable and the workrooms at times become dense with steam, especially in humid weather. In cold weather a too rapid introduction of cold air causes condensation and will sometimes increase the steam clouds and result in such water condensation upon the ceiling that work will be stained and spotted with drippings. The ideal laundry building would perhaps be of one story, with a very high arched or dome shaped roof, provided with fresh air intakes at a low level and with vents for the steam and hot air at the top of the arch. But this of course would not be practicable except in the case of a building built for a single plant. In erecting a building to house a number of laundries the question of ventilation should receive special and very careful attention and the services of an expert ventilating engineer should be utilized.

I should think that the best size for such building would be one giving ten or twelve thousand square feet on each floor, and so arranged that the floors could be divided in half, with water supply, steam supply and drainage worked out for the proper accommodation of two laundries on a floor. These plants vary in size and space requirements and this arrangement would enable the accommodation of either a moderate-sized plant or a quite large one. Of course there are some which require much more than ten thousand square feet.

The best floor construction undoubtedly would be concrete with granolithic surface. Such floors, however, are not waterproof and it would be necessary to construct special floors for the wash-kitchens. Much trouble is caused where these wash-kitchen floors are not properly put in. Once the machinery is installed on them it is very expensive to

renew the floors or repair them, both on account of the work involved in moving machinery and on account of the interruption of business. It pays, therefore, to have the wash-kitchen floors absolutely right from the start. When laundries go into ordinary buildings they have to install their own wash-kitchen floors, or pay for the installation.

Floor Construction.

Poor waterproofing, underlying a concrete floor of ash concrete improperly mixed and topped with a shell of hard concrete, has caused serious trouble in many instances. The best five-ply tar and paper waterproofing, properly flashed, with a solid concrete floor laid thereon, of sufficient thickness to allow the necessary gutters and stand the strain to be put upon it, is the cheapest in the end. There should be a safety course of sand and cement an inch or two thick laid on the waterproofing before the coarser concrete is put in. In such of our own buildings as accommodate laundries it is required either that the laundry tenant shall contract to pay for such a floor, installed by our own contractors, or else shall engage to install the floor in strict accordance with our specifications and under our direct supervision. The question should be considered, in connection with the erection of buildings especially for laundries, whether this work should not be done on each floor as tenants were secured, as the size of the wash-kitchen floors needed would vary in different cases.

Delivery Facilities.

Elevator service is another matter that would require special study and consideration in erecting a building for laundries. The demands made by a laundry on the elevator service of a building, if it be above the ground floor, are very great, and delays caused by inability to secure the elevator are likely to be costly to the laundry. It is not alone because of waiting wagons and drivers, but still more for the reason that a large part of the work must be delivered on the hour —especially flat work. It is a fact that many restaurants and hotels do not carry enough linen in stock to tide them over a meal hour if their laundry supply does not come in at the usual time. Steamships, also railway dining cars, must have deliveries without fail or uncertainty.

Laundries that handle shirts, collars, etc., are also under high-pressure as to deliveries, especially on certain days of the week. The requirements of laundries in the matter of elevator service would be an important factor in limiting the height of a building constructed solely for their use, as the space occupied by elevators, and the cost of them, would be a consideration of no small moment. From my experience I should say that one slow-speed freight elevator could hardly serve more than two fair sized flat laundry plants in a manner satisfactory to the laundries. I have not studied this point closely enough to determine it with exactitude, but it is certain that several freight elevators should be provided in a six or eight story laundry building designed to accommodate one or two laundries on a floor, and these should be operated in such a manner that certain ones would serve only certain tenants.

Reliability of Service.

The great essential to make a building popular with laundries is reliability of service. Nothing is more dreaded by them than a shutdown ,as their work is continuous and their deliveries must be made, as before mentioned, with regularity and practically on the hour. They not only suffer heavy expense in case of a shutdown, having to get their work done by such other laundries as can and will accommodate them, and being obliged at the same time to pay wages to many of their hands, but also are very likely to lose valued customers. Reliability of service is their strongest card in soliciting business. Buildings which occasionally shut down their plants for one or two days or a week for repairs are hopeless propositions for laundries. A building devoted exclusively to laundries should have always in reserve at least one boiler and one generator and extra pumps, etc., so that no ordinary accident or need for repairs could cause a shut-down.

In view of some special costs in the construction of the building, number of elevators, duplications in the plant, etc., it would be necessary to have a location where the cost of the ground was moderate, in order that the cost of the whole proposition might not be too great to enable the offering of reasonable rentals. The best location would seem to be in the most easterly or most westerly sections of the midtown district. I think there is little question that a building well adapted to the use of laundries and affording such facilities as they require could be filled in a reasonable time and kept full, providing reasonable rents could be offered.

The average laundry is not able to pay high rents. The laundry business does not fluctuate as much as some others. There is always an enormous amount of it in a city like New York, and laundries that are reasonably well managed are fairly to be relied upon for permanency and for regularity in the payment of their obligations, even though they have not a large working capital. Moreover, the conditions under which the laundry machine companies sell their machinery makes for the continuance of the business even in case of a failure. The machinery is all sold on the installment plan under contract, and in case of a failure, if the plant be a well equipped one, the machine company is very likely to find another party to take it over and continue the business.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

The Self-Oiling Mop.

A novelty which will commend itself to building managers and especially to apartment house custodians is a new self-oiling polishing mop, which is being manufactured by the Eureka Sales Company, of 116 South Michigan Boulevard, Chicago, Ill. It overcomes the objections frequently found against the old-style polishing mops as it is practically a fountain polisher. Its chief advantage is that it distributes the oil evenly, whereas under the old method of distributing from a bucket the oil cannot be spread so evenly. Each mop has a brass chamber at the top into which a special polish, manufactured by the Eureka Company, is poured. The mop is round and every strand comes in contact with the floor, thus protecting furniture and baseboards from becoming marred.

Heat-Proof Insulation.

The Independent Lamp & Wire Co., of 1733 Broadway, has received notification from the National Board of Underwriters that tests have shown that its coverings over wire submitted for the board's approval were not injured by the heat to which they are liable to be subjected on magnet coils. The board furthermore approved of this insulating material on February 18.

THE CINCINNATI MEETING.

Leading Features That Will Interest Building Managers and Owners.

Secretary C. A. Patterson of the National Building Managers' Association writes from Chicago that "the orchestra is now playing the overture for the sixth convention of the National Association of Building Owners and Managers, June 10 to 13, inclusive. The best program, the biggest crowd, and the finest exposition are assured and it is sincerely hoped that every man or woman interested in buildings, will avail themselves of the cordial invitation we are now extending to you to meet with us on June 10 to 13 in the South Wing of the Music Hall, Cincinnati. Please remember it is not necessary for you to be a member of our National Association to be eligible to attend this convention."

"The Sinton Hotel is the Convention headquarters and we would advise all delegates to make reservations at once. The rates are $2.00 and up and reservations can be made direct with the hotel."



WILLIAM MARSHALL ELLIS.

A Chicago real estate broker who is Vice-President of the National Association of Building Managers, which will meet at Cincinnati June 10 to 14.

The program will give you a conception of the meeting.

Program of the sixth annual convention of the National Association of Building Owners and Managers, Cincinnati, June 10-14, 1913.

"Method of Determining the Proper Height of an Office Building," Clarence T. Coley, of the Douglts Robinson, Chas. S. Brown Co., of New York.

"Central Agency vs. Individual Manager in Managing Office Building," Edward Willoughby, President, Willoughby & Co., Chicago.

"Value of Local Associations," R. H. Hanke, Trustee Co., Spokane, Wash.

"Smoke Abatement and Boiler Furnace Operation," Louis Kaiser, Chief Engineer, Thos. Emery Sons, Cincinnati.

"Duties of a Building Manager During Construction of a Building," J. E. Randell, Mgr. Continental Commercial Bldg., Chicago.

"Operating Costs of Rental on the Square Foot Basis," A. L. Hawley, Trustee Co., Seattle.

"Relation of the Plant to the Building Manager," Carl J. Maural, Chicago.

"The Building Manager as a Press Agent," H. F. Martin, C. E.

"Building Codes," Jos. G. Steinkamp, Cincinnati.

Fifteen minute discussions: "Metering Lights to Tenants," "Painting and Decorating," "Treating Floors," "Vacuum Cleaning," "Fire Extinguishers," Profits from By-Products," "Desirability of Disability and Old Age Pensions," "Relation of Foot Traffic to Store Rents," "Lobby Tenants," "Elevator Safety Appliances," "Utilizing Roof Space."

Reports: Insurance Committee; Plumbing Committee, E. H. Doyle, Chairman; Government Buildings Committee, J. M. Walshe, Chairman; Standardization of Forms Committee, C. M. Duncan, Chairman; Wireless Installation Committee, Dr. Millener, Chairman; Basic Principle of Figuring Rentable Area in Buildings, R. P. Bolton, Chairman.

The entertainment will be in the hands of the Cincinnati owners and managers, time being provided for this purpose so as not to interfere with the program.

REAL ESTATE RECORD AND GUIDE BUILDERS

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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A clay model of the plan of the New York Central's west side development may be seen by property owners in the Board of Estimate room.

The big blast on the Panama Canal, which let in the waters of the Pacific, was heard 'round the world, as well as in Japan. The steam shovel and the rock-driller in the hands of American engineers and builders are great peacemakers.

The Board of Estimate's Committee on Standardization of Salaries and Grades is expected to have its report ready for use in connection with the making of the 1914 budget. The report will show the amount of work done by each city employer, the value of his work and his salary.

Sinking Fund Commission voted this week to comply with the request of R. A. C. Smith, Dock Commissioner, that condemnation proceedings be instituted for acquisition of property between West 44th and West 48th streets, on the North River, for construction of the long piers planned for that section.

A correspondent wants to know who will put money into real estate mortgages when the city of New York sells bonds at an average price which will yield interest at 4.49 per cent. Well, if mortgage money hadn't been so plentiful in the last few years, there would be fewer complaints now of overbuilding.

The Merchants' Association has offered two prizes for the best designs for an emblem and motto to be attached to merchandise distributed from this city. For the best design the Association will pay $150, and for the second best, $50. All designs must be forwarded to S. C. Mead, secretary of the Merchants' Association, at 233 Broadway, not later than July 1.

The Sixth Avenue Elevated Road a Disfigurement.

According to reports from Chicago, arrangements are being perfected between the city and the local traction company, whereby the elevated loop in the central part of Chicago will be torn down and a subway loop substituted for it. The destruction of the noisy, disfiguring and inefficient elevated district of Chicago will be an enormous boon to that city, and the citizens of New York may well envy Chicago its ability to get rid of such an incubus. The elevated roads of New York do not, with one exception, disfigure and hurt the business of its central streets and avenues; but that exception is very important. The Sixth avenue elevated road, particularly that part of it between 23d and 58th streets, costs the city of New York far more than it is worth. It seriously injures the availability for traffic and business of a centrally situated avenue.

Of course, its removal could not be considered, in case the Sixth avenue structure were the necessary part of a through route which served other districts of the city. But such is not the case. After the new subways are in operation the Sixth avenue elevated road could be abandoned entirely without doing any essential harm to the transit service of the city. The new Broadway and Seventh avenue subways would take its place—except for a comparatively small part of the total traffic.

The question is, however, who will pay for the loss? Assuming that some arrangement could be made with the company, the city would manifestly be obliged to do so, and the city could not afford to wipe off such a heavy expense. What it could afford to do, however, would be to pay for the abandonment of that portion of the Sixth avenue elevated between 23d and 58th streets. It would be entirely practicable to connect the Ninth with the Sixth avenue structure at 24th, instead of 53d street, and scrap the elevated structure north of 24th street. As a consequence of so doing the part of Sixth avenue most needed for traffic and business purposes would be relieved from this oppressive burden. Greeley Square in particular would be enormously benefited. The whole avenue north of 24th street would soon be improved with modern buildings. Many years will not elapse before improvements of this kind will be imperatively demanded by public opinion. An initial step towards getting rid of burdensome elevated structures will soon be taken when the road across 42d street will be demolished, and some day this excellent example will be followed in other cases.

Traffic Congestion on Fifth Avenue.

The delays, which inevitably result from attempting to travel up and down Fifth avenue in a vehicle during the busy parts of a day are again causing a great deal of complaint. In the days when these delays occurred only at important crosstown streets, such as 34th and 42d street, the resulting inconvenience was tolerable; but the growth of business on the side streets between 32d and 50th streets and the consequent increase of lateral traffic has resulted in the stoppage of the stream of vehicles moving up and down town at many more intersecting streets. Moreover, the lateral traffic on the broader street has increased as a natural result of the very measures which have been taken to relieve the congestion. When it was decided, under the present administration, to widen the roadways of Fifth avenue and of the more important intersecting streets, the decision was undoubtedly the best immediate step that could be taken to accelerate the movement of vehicular traffic. As a consequence a large increase in the number of vehicles has been provided for, and everything would be satisfactory, were it not necessary for thick streams of traffic to cross each other at grade. Manifestly, the larger the intersecting streams became the more they interfered with each other; and it is only a question of time when the resulting congestion will become intolerable.

Anybody who considers the matter closely will admit that such a result is only a question of time. In the days of horse vehicles, New York did not have any serious traffic problems, because the use of these vehicles was forbidden, except to people who could afford private carriages. Hired cabs were a negligible element in the street traffic, except at night, when there was very little congestion anywhere outside of the theater district. But the motor vehicle has changed all this. Many well-to-do people who did not formerly keep private carriages now keep automobiles, because the latter are so much more useful. Many people who formerly rode in a cab very rarely, are now constant patronizers of taxi-cabs. Moreover, during the past ten years there has been an enormous increase in the transient and permanent population of the district within which a taxi-cab fare is not excessively expensive. Large hotels have multiplied. The avenues and the side streets in the central residential district are being crowded with apartment houses. Park avenue, for instance, between 50th and 70th street, must have five times the population that it had ten years ago. The comparatively new type of nine-story fireproof building is being erected in considerable numbers in all eligible sixty-foot streets.

Farther downtown office and loft buildings are being erected as far east as Fourth avenue, and as far west as Eighth avenue, thus necessitating an increase of trips, which includes a certain amount of traveling in lateral directions. Yet considerable as have been the growth in all these respects, the movement is comparatively young. The use of motor vehicles is still very much on the increase. The taxi-cab business is growing, and will grow more rapidly as soon as some of the existing evils are eradicated. In the future business will be forced more and more to locate on the side streets and at increasingly considerable distances from Fifth avenue. The causes which make a certain class of New Yorkers wish to live in a centrally situated apartment house are becoming more powerful. It is, consequently, only a question of time when the streams of traffic, moving north and south on Fifth avenue, Madison, Park, Broadway and Seventh avenues will be interrupted by lateral streams of traffic on almost all the side streets from 34th to 59th streets. The delays will become literally intolerable and will interfere seriously with the business and the prosperity of the middle districts of Manhattan.

It is difficult to see what can be done in order to meet this difficulty. Subways or viaducts, similar to the arrangement which will carry Park avenue traffic across 42d street are suggested, and doubtless attempts will have to be made very soon to build such subways or viaducts. But the difficulties will be enormous, just because there will be so many intersecting streams of traffic to be provided for. It will not be enough to take care of those intersections which are peculiarly congested at the present time, such as Fifth avenue at 34th and 42d streets. It will be just as necessary to take care of the intersections of the same streets with Broadway or of the intersections of Fifth avenue with 45th and other crosstown streets of increasing

traffic importance. Much might have been effected at one time by the construction of a well situated diagonal avenue, such as that recently suggested between Park avenue and 40th street and Seventh avenue and 34th street, but at the present the city has not the credit to finance this class of improvement out of bonds, and it has not the legal power to finance it by the method of excess condemnation.

Such being the general condition, it looks as if in the end some means would have to be taken to discourage the increase of vehicular passenger traffic. Why would it not be sound municipal policy to impose a comparatively heavy license fee upon the ownership and operation of every passenger vehicle which uses the streets of Manhattan? How high it would be possible to grade this fee could only be determined after careful inquiry, but it should be high enough to discourage their use without being anywhere near prohibitory. In this way the city could obtain a substantial income, which could be used to pay for that structural improvement, necessitated by this very vehicular traffic. It must be remembered that the people who ride in these vehicles form a comparatively small class, and that the convenience of this small class will in the end impose a very heavy burden on the whole community, so far as possible this class should be made to pay for its own conveniences. The shopkeepers and restaurant keepers of the central district would, of course, object to the imposition of any such tax on the ground of interference with business; but the interference would be slight, provided the tax were properly adjusted. The people who were discouraged from riding in private vehicles as the result of the tax would not for that reason either desert New York or abandon their errands. Probably it would be unfair to lay this tax until after the new subway system is in operation, and adequate means of public transit have been provided, but when the new subways are completed, it would not do comparatively affluent people any harm to encourage them to use it by making the luxury of private vehicles increasingly costly.

THE WEEK IN REAL ESTATE.

People whose memory of the real estate business goes back about fifteen years will find many interesting parallels between the market situation as it was then and as it is to-day. At that time rents were at a low ebb and taxes were high. Then, as now, there were complaints about the extravagance of the city government. The Strong administration had spent what was for that period unexampled sums on public works. Assessed valuation of real property had been rapidly advanced, and the disposition was quite general to attribute the existing stagnation of the market to legislative interference and onerous taxes rather than to general industrial condition and to local overbuilding.

In these latter respects the situation was analagous to what it is today. Mercantile premises in the wholesale district west of Broadway from Canal to 14th street had lost tenants heavily because of a great reconstruction movement which had developed in the adjacent stretch of Broadway; and there had been a building boom in the East Side tenement section. During the years of industrial depression after the panic of 1893 capital had gone freely into the building loan market, and construction enterprises had outrun the growth of demand for housing, both mercantile and residential.

Sentiment with regard to real estate was, if anything, more pessimistic then than it is now, because foreclosures of new buildings were of about daily occurrence and there was no definite outlook for rapid transit construction. Yet in a couple of years sentiment underwent a complete transformation, real estate entered a new period of activity and the matter of high taxes was presently forgotten.

Now, the part which legislative enactments and an expanding city budget have played in bringing about the real estate situation of today should not be minimized. But sound business judgment demands a realization of the fact that the main source of the current market stagnation is overbuilding, coupled with reduced activity in general industry.

As a matter of fact, there probably never was a time within half a dozen years after a major panic when real estate prospects were as good as they are now. The overbuilding is not serious; indeed, it is a normal and wholesome phenomenon, all things considered, and the reduction of rents which it has caused will be one of the principal factors in the rapid industrial expansion of the city that must take place as soon as prosperity becomes once more general throughout the country.

How long will the oversupply of housing last when the 26,000 manufacturing establishments begin to take on additional employees and to work at full capacity? Presently, also, the biggest army of workmen ever gathered together on great public works by any city will be concentrated here from all parts of the world. And the new operatives and mechanics and laborers will not only create an exceptional demand for housing, but their salaries and wages will be distributed throughout the business community by way of retail trade.

The Owner's Bugaboo.

Editor of the RECORD AND GUIDE:

The trials of the property owner were voiced in expressive language by Mr. Lawrence Benet in a recent issue. His experiences and tribulations with the various city departments have convinced him that the ownership of property in this city is by no means a sinecure, but rather an exhausting drain on patience, pocketbook and time.

While it is true that the various city departments are issuing an exhaustless stream of violations directed against property holders, Mr. Benet and hundreds of other owners similarly situated seem to forget that they have within their reach the means of relieving themselves of the burden of time-and-patience consuming detail with which they are harassed. The age of concentration has arrived in property management as well as in business and responsible organizations have arisen, equipped to do the work of a hundred owners.

Through co-operation at a nominal charge, these property-holders avail themselves of the high salaried building managers which these organizations are able to support. Instead of Mr. Benet and a hundred other owners taking a half-day off and attempting through the entangling maze of red tape to reach the proper department heads in regard to their violations, is it not more sensible to engage one person competent, efficient and knowing the ropes to speak for them?

The various departments are not in a conspiracy to confiscate the owner's property. It is their duty to affix a violation for a "broken pane of glass in the hall," as well as for a more serious violation. Instead of Mr. Benet and those situated like him spending precious hours away from their business, and travelling to their buildings for trivial matters, is it not wiser and more economical to have a building manager remedy these violations in his daily rounds of inspection?

No owner identified with our organization or with any of the better grade agencies would have had cause for a complaint of that nature. Our system of daily inspection by capable, experienced building managers would have avoided in time many of the petty violations forming against the building. These men are thoroughly conversant with all the provisions of the various codes and their eyes are trained to detect any infraction of the rules.

Not a few of these violations can be remedied with the turn of a wrench or a screw-driver. Leaking faucets, an all too common but entirely unnecessary drain on the owner's pocketbook, is impossible under such condition. The building manager must have a practical working knowledge of all the building trades. If a "time and material" job is necessary, the building manager rings up the owner and receives his consent before he lets out the work. The owner in that way is always in touch with what is going on in his building without having to waste his precious time and energy travelling to and fro seeking out contractors to do the job, or supervising the work.

The handling of the tenants is always a delicate problem with the owner. Many of the orders issued against the owner are really infractions of the terms of the lease between the owner and tenant. The owner fears to antagonize the tenants and very often will shoulder the expense of having the violation removed. The agent's position is more impersonal, and he can compel the tenant to live up to the terms of his covenant in every particular.

Not infrequently the owner receives a violation which is unwarranted. Perhaps Mr. Benet was right about his flues. But did he have the knowledge of conditions and the provision of the code relating thereto, to bring home his contention to the department? We have been instrumental in saving thousands of dollars for our property-holders because our building manager is familiar with the various codes, and is in a position to take issue and point out where the Department is in error. Our experience has been that the Departments will sooner heed the contention of a reputable and powerful organization, backed with the knowledge of its experts, than that of a single owner.

Mr. Benet and owners situated like him should realize their failure in management is due to their own inefficiency, that the business of management under present conditions has become a profession, that the modern high-grade agencies have reduced management to a scientific basis, eliminating waste and achieving economies all along the line. The time is soon at hand when an owner will as lief think of managing his building himself as treating himself when ill without the aid of a physician. SPEAR & CO.

Park Avenue Association.

At the last meeting of the "Park Avenue Improvement Association" the following officers were elected for the ensuing year: President, William Bondy; first vice president, Jas. E. Ware; second vice president, H. H. D. Klinker; consulting architects, Jas. E. Ware & Sons; secretary-treasurer, Chas. H. Schnelle, 1390 Lexington avenue.

Executive Committee—Chas. L. Bernheimer, Gordon Knox Bell, C. Alfred Capen, Hon. Ralph Folks, Stanley M. Isaacs, Lewis K. Neff, M. D.; Robert Thorne, Chas. Wanninger, Everett P. Wheeler.

The secretary was authorized to issue a prospectus to be mailed to all interested in Park avenue. Already has the work of the association been productive

of good results in the planting of new shrubbery in the park spaces, and promises of more improvements have been made by those interested.

An Architect as President.

For the first time since the organization, in 1896, of the National Fire Protection Association its president is not identified with the fire insurance business. This innovation signifies the intent to broaden the influence of the association. The new president, Robert D. Kohn, is an architect of prominence in his profession and president of the New York Chapter of the American Institute of Architects.

The architect can be a powerful agent for good in the movement for fire prevention, but at present he is an undeveloped force, says the Insurance Press.

"The hope is that architects will take an interest in the work of the N. F. P. A. like that of those who established it, and meet with them in the conventions and discuss the rules and requirements in a helpful way. The association needs the help of architects, and the architects need the help of the association."

Architects' Society Elects.

The New York Society of Architects, at its annual meeting held May 20 in the United Engineering Building, elected new officers, directors and committees as follows: President, C. Schumann; Vice-President, J. R. Gordon; Secretary, W. T. Towner; Treasurer, L. Berger; Directors, J. R. Gordon, J. N. Knubel, J. C. Schaeffler, E. Roth, H. Holder, Jr.

Committees, composed as follows, were elected for one year, the first name in each committee being that of the chairman: Membership—R. Berger, Wuehrlin, H. Holder, Jr. General Welfare—Gordon, Haller, Volckening. Year Book—Schubert, Towner, Lowinson. Legislation—A. E. Fisher. Tenement House Laws—Sass, Goldberg, Nordheim. Professional Practice—Erda, Towner, Hahn. Publicity—Towner, Muller, Horenburger. Factory Laws—J. C. Schaeffler. Fire Laws—Roth and Teichman. Registration—Sass, Lowinson and Regelman. Competitions—Gordon, Towner and Erda. City Departments—O. Lowinson. Building Code—C. Schaeffer, Jr. Civic Improvements—Towner, Gordon and Dreisler.

The Directors' meetings for the year will be held on the first Thursday evening of each month and the general meetings on the third Tuesday.

Bills Signed by the Governor.

(Continued from page 1086.)

Chapter 388—By Senator Malone, to authorize the Hudson River Connecting Railroad Corporation to construct its bridge across the Hudson River, and to fix the time of commencement and completion of the same.

Chapter 411—By Senator Herrick, to amend section 821, Greater New York Charter, in relation to the construction of wharf structures and making repairs to wharf property in said city.

Chapter 414—By Senator Griffin, amending chapter 147 of the Laws of 1876, entitled "An Act granting to the United States the right to acquire the right of way necessary for the improvement of the Harlem River and Spuyten Duyvil Creek from the North River to the East River through the Harlem Kills and ceding jurisdiction over the same," by adding new sections 13, 14, 15 and 16 in relation to enabling the State to furnish the United States the right of way necessary for rectification of the bend in the Harlem River Ship Canal, and making an appropriation therefor.

Chapter 417—By Assemblyman Madden, amending section 17 of chapter 646 of the Laws of 1905, entitled "An Act to provide for the construction and maintenance of a sanitary sewer and a sanitary outlet sewer in the County of Westchester and to provide means for the payment therefor," generally.

Chapter 425—By Assemblyman McCue, amending sections 89 and 94, Railroad Law, in relation to the avoidance of grade crossings in construction of new railroads across streets.

Chapter 448—By Senator Wagner, amending subdivision 5 of section 2231 and sections 2235 and 2237, Code of Civil Procedure, in relation to summary proceedings to dispossess persons occupying real property for a bawdy house, place of assignation or for purposes of prostitution.

Chapter 450—By Assemblyman McGrath, amending section 1569, Code of Civil Procedure, in relation to the payment of a gross sum in lieu of dower.

Chapter 451—By Assemblyman Schifferdecker, amending section 23, Banking Law, in relation to examinations by boards of directors of banks and trust companies and reports thereof.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 May 16 to 22	1912 May 17 to 23
Total No.	203	205
Assessed value	$9,840,000	$14,953,300
No. with consideration	38	24
Consideration	$1,045,304	$897,200
Assessed value	$1,317,000	$851,900
	Jan. 1 to May 22	Jan. 1 to May 23
Total No.	3,382	3,922
Assessed value	$202,885,502	$308,861,095
No. with consideration	487	380
Consideration	$21,583,670	$21,237,257
Assessed value	$20,791,062	$27,500,050

Mortgages.

	May 16 to 22	May 17 to 23
Total No.	127	145
Amount	$4,078,633	$5,067,360
To Banks & Ins. Cos.	40	30
Amount	$1,658,500	$1,367,350
No at 6%	47	59
Amount	$1,612,783	$2,444,535
No. at 5½%	1	2
Amount	$385,000	$17,000
No. at 5%	39	43
Amount	$1,200,750	$1,331,500
No. at 4½%	12	14
Amount	$216,000	$557,500
No. at 4%	1	.....
Amount	$60,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	27	27
Amount	$604,100	$716,825
	Jan. 1 to May 22	Jan. 1 to May 23
Total No.	2,213	2,625
Amount	$106,475,038	$153,110,460
To Banks & Ins. Cos.	545	573
Amount	$67,297,600	$101,075,521

Mortgage Extensions.

	May 16 to 22	May 17 to 23
Total No.	39	51
Amount	$1,563,500	$1,337,150
To Banks & Ins. Cos.	6	9
Amount	$528,500	$283,000
	Jan. 1 to May 22	Jan. 1 to May 23
Total No.	828	1,038
Amount	$34,736,918	$29,919,210
To Banks & Ins. Cos.	281	311
Amount	$20,710,200	$20,973,200

Building Permits.

	May 17 to 23	May 18 to 24
New buildings	14	21
Cost	$456,550	$2,194,500
Alterations	$481,628	$167,109
	Jan 1 to May 23	Jan. 1 to May 24
New buildings	285	357
Cost	$26,457,760	$52,200,575
Alterations	$4,749,136	$5,269,818

BRONX.

Conveyances.

	May 16 to 22	May 17 to 23
Total No.	121	146
No. with consideration	13	21
Consideration	$128,475	$122,849
	Jan. 1 to May 22	Jan. 1 to May 23
Total No.	2,617	2,918
No. with consideration	304	261
Consideration	$2,908,206	$3,538,774

Mortgages.

	May 16 to 22	May 17 to 23
Total No.	70	126
Amount	$632,232	$1,441,725
To Banks & Ins. Cos.	4	20
Amount	$66,000	$135,400
No. at 6%	34	50
Amount	$244,125	$751,625
No. at 5½%	9	9
Amount	$43,632	$58,700
No. at 5%	9	37
Amount	$62,750	$417,050
Unusual rates	.....	1
Amount	.....	$900
Interest not given	18	29
Amount	$281,725	$213,450
	Jan. 1 to May 22	Jan. 1 to May 23
Total No.	7,776	2,096
Amount	$18,740,206	$19,246,575
To Banks & Ins. Cos.	184	247
Amount	$3,561,679	$4,407,466

Mortgage Extensions.

	May 16 to 22	May 17 to 23
Total No.	7	15
Amount	$96,000	$297,400
To Banks & Ins. Cos.	4	2
Amount	$85,500	$42,000
	Jan. 1 to May 22	Jan 1 to May 23
Total No.	252	305
Amount	$5,032,935	$5,533,556
To Banks & Ins. Cos.	60	60
Amount	$1,572,250	$1,743,000

Building Permits.

	May 16 to 22	May 18 to 24
New buildings	20	36
Cost	$594,800	$1,019,150
Alterations	$29,700	$60,150
	Jan. 1 to May 22	Jan. 1 to May 24
New buildings	450	577
Cost	$11,677,591	$14,745,220
Alterations	$401,120	$570,780

BROOKLYN.

Conveyances.

	1913 May 15 to 21	1912 May 16 to 22
Total No.	573	526
No. with consideration	61	47
Consideration	$325,625	$423,590
	Jan. 1 to May 21	Jan. 1 to May 22
Total No.	9,782	9,913
No. with consideration	784	613
Consideration	$5,030,538	$5,732,265

Mortgages.

	May 15 to 21	May 16 to 22
Total No.	436	416
Amount	$1,681,421	$1,868,829
To Banks & Ins. Cos.	140	93
Amount	$882,150	$673,150
No. at 6%	197	251
Amount	$457,776	$786,740
No. at 5½%	81	41
Amount	$443,380	$168,000
No. at 5%	130	104
Amount	$655,725	$751,290
Unusual rates	.....	2
Amount	.....	$27,000
Interest not given	28	18
Amount	$124,540	$135,799
	Jan. 1 to May 22	Jan. 1 to May 22
Total No.	7,069	7,596
Amount	$28,176,593	$30,734,285
To Banks & Ins. Cos.	1,702	1,793
Amount	$11,193,193	$12,503.923

Building Permits.

	May 16 to 22	May 16 to 22
New buildings	70	130
Cost	$535,875	$1,279,910
Alterations	$64,970	$277,260
	Jan. 1 to May 22	Jan. 1 to May 22
New buildings	1,569	2,555
Cost	$13,012,369	$18,648,193
Alterations	$2,079,012	$1,826,269

QUEENS.

Building Permits.

	May 16 to 22	May 17 to 23
New buildings	65	118
Cost	$401,035	$330,927
Alterations	$28,404	$10,470
	Jan. 1 to May 22	Jan. 1 to May 23
New buildings	1,968	1,928
Cost	$6,544,108	$6,972,899
Alterations	$502,166	$385,220

RICHMOND.

Building Permits.

	May 16 to 22	May 17 to 23
New buildings	27	34
Cost	$31,559	$85,420
Alterations	$4,460	$3,275
	Jan. 1 to May 22	Jan. 1 to May 23
New buildings	420	397
Cost	$769,631	$1,468,218
Alterations	$99,998	$145,504

BUILDING MATERIALS AND SUPPLIES

DECISION OF MAGISTRATE FRESCHI IN GREATER NEW YORK BRICK COMPANY INVESTIGATION IN FULL.*

Effect upon Building Material Interests—
Stockholders Not Liable to Prosecution.

THE decision in the investigtion made by the District Attorney into the affairs of the Greater New York Co. at at the instance of F. M. Weeks, et al, wherein Magistrate Freschi found sufficient cause for holding the defendant company for trial, came as a decided shock to the building material interests of the district. Many had come to beleve that the case would be allowed to go by default through the automatic operation of the statue of limitation which soon would have been operative in this case. The formal arraignment of the Gnybco officers and directors on Wednesday night, therefore, revived interest in the matter, but as far as the market was concerned it had no effect despite the fact that the sales last week were only forty-sven cargoes against a normal sixy. Lumber ruled firm on short buying, Portland cement was stiff at the $1.58 level, hardwoods continued to show greater stiffness on prices; paints were steady and fireproofing firm.

BRICKMAKERS' NEXT MOVE.

Gnybco Directors in Attorney's Custody —Case to Trial June 11.

AT a time when the general building material market was all but convinced that the investigation of the Greater New York Brick Company by the District Attorney's office on complaint of Francis M. Weeks and others would be allowed automatically to expire through the application of the statute of limitations, the decision rendered by Magistrate John J. Freschi in which he found that sufficient evidence had been adduced by Assistant District Attorney Millard H. Ellison, to warrant going to trial wth the officers and directors of the defendant company, came as a severe shock to the general building material market this week. General opinion seemed previously to have been that while the Assistant District Attorney had brought out considerable damaging testimony, most of the alleged violations were thought to have been of a highly technical character and that the decision of the Magistrate finally would be that there was not sufficient cause for action or that the statute of limitations would operate to terminate it.

As matters now stand the officers and directors of the Greater New York Brick Co. are under parole in the custody of their counsel, Frank M. Paterson. John DeWitt Warner, counsel for the complainants, Francis M. Weeks and others, are preparing to push the case either into the Grand Jury room direct or to prosecution before a trial jury. What course will be taken has been left to the decision of Mr. Patterson, but the case will be moved for trial on June 11 which is the date to which the court paroled the defendants in the care of their counsel when they must be again arraigned for further examination.

The list of men facing trial in criminal procedure for alleged violation of the Donnelly Anti-Trust law reads like a part of a roster of the largest, oldest and most honored brick manufacturers, of the North River district. It starts off with former State Senator John B. Rose and is followed by Robert Main and George W. Washburn of Saugerties, N. J.; Alva S. Staples, Harry R. Brigham, Frederick P. Luther, David Terry and George Hutton, Kingston; Everett Fowler, Denton Fowler, Jr., John F. Shankey, John E. Lynch, and William Malley, Haverstraw; William N. Cary, Mechanicsville; William A. Nicholson and Aaron E. Aldridge, Fishkill Landing; George S. Allison and Lucien H. Washburn, Stony Point; Percival Goldkin and William W. Rider, Catskill; Matthew Hayden, New Windsor; Hiram Merritt, Newburg, and Clarence L. Beakley, Verplank.

Conrad F. Suderley, of Coeymans, N. Y., the twenty-fourth defendant was too ill to be present and the twenty-fifth defendant, Alonzo Rose died since the case was begun in March, 1912.

The Decision.

The decision upon which Wednesday night's arraignment was made was handed down by Magistrate Freschi in the West Side Court. Owing to his recent illness the case has been delayed longer than otherwise would have been necessary. The action heretofore taken was merely in the form of an investigation to permit the court to determine from evidence at hand whether there was any ground for considering a formal complaint on apparent violations of the Donnelly act and the penal code and the court's findings are as follows:

"I have the record—very voluminous testimony, of which Mr. Warner has been so good as to make an abstract. On the law, as Mr. Warner has pointed it out to me, the Greater New York Brick Company, incorporated as a selling agency or a commission agency for the manufacture of the common North River brick by the individuals who maintain and operate the plants in the Hudson River Valley, is an unlawful combination in restraint of trade. This matter came before me on an information charging the Greater New York Brick Company, its officers, directors and stockholders, with being a monopoly in restraint of trade, and more particularly charging a violation of the so-called Donnelly Act, being that part of the General Business Law known as and by Sections Numbers 340 and 341.

The Law.

"Section 340 of the General Business Law of this State provides that 'every contract, agreement, arrangement or combination whereby a monopoly in the manufacture, production or sale in this State of any article or commodity of common use is or may be created, established or maintained, or whereby competition in this State in the supply of price of any such article or commodity is or may be restrained or prevented, or whereby, for the purpose of creating, establishing or maintaining a monopoly within the State of manufacture, production or sale of any such article or commodity, the free pursuit in this State of any lawful business, trade or occupation is or may be restrained or prevented, is hereby declared to be against public policy, illegal and void.'

"Section 341 provides the penalty for the violation of Section 340 of this law. The complainant charges that the word 'arrangement' in the anti-monopoly act, supra, making every contract, agreement, arrangement or combination whereby a monopoly may be created or whereby competition may be restrained, unlawful, has had a broader meaning than either the words 'contract, agreement or combination,' and it may include each and all of these things and more, and means the disposition of measures for the accomplishment of a purpose, and a structure or combination of things in a particular way for any purpose. I have come to the conclusion that there is probable cause to believe that there is a monopoly in restraint of trade in this case such as is forbidden by the statute just quoted. I am of the opinion that the monopoly or restraint of trade which has been forbidden includes not only that which is absolute, but every grade of tendency thereto by which any trade or industry or public or private interest is materially affected.

"I am satisfied that the evidence before me, as summed up, tends to show that the association in question was formed for the purpose of controlling the manufacture of brick, the production of brick and the price of brick, in the interest of its members, and inasmuch as it seems to be, and these is probable cause to believe it to be, a combination to fix, control and regulate prices of brick, that it is such a combination or monopoly as violates the Anti-Trust laws, and I therefore have come to the conclusion to issue a summons against the Greater New York Brick Company, and a warrant against its officers and directors. Now, there is no formal complaint, except depositions by the various witnesses that were examined before me, and I take it that that will serve the purpose of an information. Is that agreeable to both sides?"

Mr. Patterson: "I have not decided on that. We are not ready to make such a stipulation."

Mr. Ellison: "That is the regular procedure. Judge Scudder issued warrants right on the facts—on the testimony that was taken at the preliminary hearing."

The Court: "We must admit, however, that in the record and in those depositions there is a great deal of hearsay evidence that would be inadmissible ordinarily, but I want to assure counsel for the defendants in this case that I have absolutely not been influenced one way or the other by that hearsay evidence. I have simply considered what I thought was competent in the case. These authorities that Mr. Warner submits are very strong and directly in point—People vs. The Milk Exchange, 145 N. Y., and the Bluestone case."

Mr. Paterson: "I cannot see what harm there will be in giving up a copy of their brief. Will you let me have it?"

Mr. Ellison: "I think so. There is no objection, so far as I am concerned."

The Court: "Do you remember the citation in the Bluestone case?"

Mr. Ellison "Yes."

The Court: "Then there is The People vs. American Ice Company, in 120 N. Y., and the Standard Oil case. I intended to write a memorandum in this case, but I found that my time was limited and I was afraid that I might take up more time than I should; it was so near the time that the Statute of Limitations would operate here as a bar to prosecution that I felt that I ought to decide this case at once. I have been sick nearly eight weeks, Mr. Warner, and that is one of the reasons why I have delayed so long."

Mr. Ellison: "Do I understand that your Honor holds the Greater New York Brick Company and the officers and directors of the Greater New York Brick Company for trial?"

The Court: "The officers are the same men that compose the directors?"

Mr. Ellison: "Yes, the officers are on the board of directors. As I recall it, there are about twenty-eight directors."

Mr. Warner: "That is right."

The Court: "There was a request that the stockholders be held, but I shall not hold the stockholders."

Mr. Ellison: "No, I do not press that; I do not think that they ought to be held. I do not think there could be guilty knowledge brought to them."

Mr. Warner: "We appreciate there is a distinction."

Mr. Ellison: "We do not know whether Mr. Patterson will produce these men in Court. If not, I will have to apply for a warrant. I do not want to do that, but I do not think it will be necessary."

The Court: "Oh, no."

Mr. Ellison: "If Mr. Patterson will produce them on some fixed day then we can fix bail and go right to trial. I think your Honor has power only to hold them for the Grand Jury?"

The Court: "Yes."

Mr. Ellison: "Then Mr. Patterson can move to have it transferred down there."

The Court: "You charge, Mr. Warner, a violation of Section 340 of the General Business Law, which provides that contracts for monopoly are illegal and void, and Section 341 provides the penalty."

Mr. Ellison: "A year's imprisonment and five thousand dollars fine."

The Court: "If a natural person is convicted under this law, he may be punished by a fine not exceeding five thousand dollars, or by imprisonment for not longer than one year, or by both; and if a corporation, by a fine not exceeding twenty thousand dollars. Now, the statute—Section 341 of the Business Law speaks of an indictment based on a violation of any of the provisions of this section, and it states that it must be founded within two years? So I take it from that, that I must hold for the Grand Jury, just as I would hold in a case of criminal libel. I cannot see any objection to that. The defendant would rather have it go to the Grand Jury in the first instance, and I think I have a right to hold.

"So, if you will present your papers, Mr. District Attorney, I will issue a summons as provided under the Code of Criminal Procedure against this corporation—alleged monopoly, and then we shall prepare formal papers and warrants against the officers and directors of the corporation. What day do you want? Tuesday will be my last day here. Now, Mr. Warner, I think Mr. Patterson will agree to this; I will issue the summons against the corporation and the warrants against the officers and directors, and Mr. Patterson will surrender his parties here. I will parole the officers and directors in his custody, so that he may have reasonable time on an adjournment that I shall grant him to advise with his clients whether he wants an examination in this Court, and to advise further what, if any, steps he should take. If he finds that on the adjourned day, after I will have paroled his clients with him, that he wants to waive further examination here, that is his privilege, and I will then transfer the case to the Grand Jury forthwith."

Mr. Ellison: "Now, for the purposes of the record, Judge, suppose I get the names of the officers and directors on the record against whom you issue warrants."

The Court: "Well, the warrants will be issued formally, in order that the criminal proceedings will be formally instituted, and I do not think it is necessary to serve them. They will be surrendered; the counsel states that."

Mr. Ellison: "We will not lose anything to get in on the record. We can get it right from this testimony."

Mr. Warner: "The only thing, your Honor, is the fact that your Honor referred to that the Statute of Limitations will very shortly commence to run, and I see no suggestion for a

(Continued on page 1121).

*[*Owing to the important developments in the case of the Greater New York Brick Company, the second article dealing with Tariff as it applies to the New York material market has been deferred.*]

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Tel. 6835 Murray Hill 489 FIFTH AVENUE

THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

There Was Little Business of Note Transacted This Week.

Nothing notable occurred this week to relieve the dull tendencies of the real estate market. The Fort Washington section was conspicuous by virtue of a few big deals. The Lawyers' Mortgage Co. disposed of a number of properties, recently acquired at foreclosure. The trading was the lightest in weeks.

The total number of sales in Manhattan this week was 26.

The number of sales south of 59th street was 7 against 12 last week and 27 a year ago.

The sales north of 59th street aggregated 19, compared with 30 last week and 31 a year ago.

From The Bronx, 16 sales at private contract were reported, against 18 last week and 13 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,483,580, compared with $814,958 last week, making a total since January 1 of $23,832,971. The figure for the corresponding week last year was $1,222,430, making the total since January 1, 1912, $21,543,605.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

FRONT ST, 130, 5-sty loft on plot 22.4x79.7, sold for Isaac Newlin, by H. H. Herman Co.

38TH ST, 16 West, 4-sty building, on lot 25x98.9, sold for Robert Endicott to the J. & J. Steindler Co. by Tucker, Speyer & Co. This property adjoins the new 12-sty mercantile building, on plot 75x98.9, at 8-14 West 38th st, and was acquired to protect the west light of that structure.

42D ST, 107 West, 4-sty brownstone building, on lot 20x100.5, sold by the Estate of William J. Sperb to Gilhuly Bros., who have occupied the premises for some time as a cafe. No change is to be made in the improvement of the site.

52D ST, 61 East, 3-sty dwelling on lot 13.10x100.5, sold for Mary Davis to Mrs. J. Newton Perkins, by Pease & Elliman. The buyer owns 59, adjoining, and now controls a frontage of 27.8 ft.

58TH ST, 21 West, 4-sty dwelling, on lot 20x100.5, sold by the Estate of William P. Wardwell to Alexander Smith Cochran, through the Douglas-Robinson, Chas. S. Brown Co. Mr. Cochran recently purchased the adjoining property, No. 23, a parcel similar in size, and with the old Alhambra apartments at 22, 24, 26 and 28 West 59th st occupying a plot 75x100 ft., to which he has held title for some years, now controls a valuable plot running through the block. The buyer has no plans as yet for the improvement of the plot.

BROADWAY, 456, 5-sty store and loft building, on lot 25x100, adjoining the southeast corner of Grand st, sold by the Columbia Bank to the Alliance Realty Co. This property was taken in part payment for the Bella Rosa, the 6-sty apartment house at 230 West 113th st, the sale of which was reported in last week's column.

10TH AV, n e cor 34th st, 4-sty tenement with stores, on lot 20.10x74, sold for Mary T. Donovan to the Tespil Realty Co, by A. Lawton McElhone.

Manhattan—North of 59th Street.

ACADEMY ST, south side, 100 ft. west of Post av, plot 50x100, sold for Ennis & Sinnott to the Psaty Construction Co. by Joseph A. Stern. The buyer is now completing an apartment house at Dyckman st and Nagle av and will erect on the site just purchased another apartment.

63D ST, 116-118 East, two 4-sty tenements, with stables in rear, on lot 50x131, sold for the Murray-Lenox Land Co., C. C. Marshall, Pres., by Douglas L. Elliman & Co., Inc. The same brokers have sold for Mary E. Pinchot 120 and 122 East 63d st, a 3-sty livery stable on lot 50x128.4. This property, which has been bought by the Lenox Hill Realty Co. (Sam'l Herzog, pres.), contains about 13,000 square feet, and was held at approximately $200,000. It is located 150 ft. east of Park av, in an active apartment section, but no plans are contemplated at present for any improvement. The price was over $225,000.

63D ST, 159 West, 5-sty single flat, on lot 20x100.5, sold for Bolton Hall, representing Thomas Berkeley, by the F. R. Wood, W. H. Dolson Co.

81ST ST, 105 East, 3-sty high stoop dwelling, on lot 20x102.2, sold for the Estate of Schuyler Hamilton by Douglas L. Elliman & Co., Inc., to a client for occupancy.

101ST ST, 188 West, 5-sty flat on lot 25x100.11, sold for Francis M. Schiffmayer, by William R. Mason. The property was held at $28,000.

112TH ST, 124 West, 5-sty flat house, on lot 30x100.11, sold for Wm. C. B. Kemp, as trustee, to Ennis & Sinnott, by A. V. Amy & Co.

116TH ST, 438, 440 and 444 East, three 4-sty tenements, on plot 80x100.11, sold for the Lawyers Mortgage Co. by G. Tuoti & Co.

123D ST, 304 East, 6-sty tenement with stores, on lot 28.8x100.11, sold for the Lawyers Mortgage Co. by the Cross & Brown Co.

127TH ST, 145 and 147 West, 6-sty apartment known as the "Rosemere," on plot 50x99.11, sold by the Brown-Weiss Realties to the Intercity Land & Securities Co., which gave in exchange the 5-sty flat on the northeast corner of Bassford av and 184th st, on plot 55x95.

130TH ST, 246 West, 3-sty brick dwelling, on plot 16.8x99.11, sold for Carrie Block to James S. Roberts, for occupancy, by John G. Taylor.

135TH ST, 217-219 West, two 5-sty flats, on plot 50x99.11, sold for David Spero, to an investor, by Joseph P. Day.

140TH ST, 151-159 West, 7-sty apartment on plot 136x99.11, known as the "Pinkney Court," sold for the Charter Construction Co. (Bing & Bing) to the D. H. Jackson Realty Co. by Thomas F. Roys. This is the second sale of the property this month, since it figured two weeks ago in the trade for the "Garden Restaurant" property. In part payment, the D. H. Jackson Co. gave 8 lots on Oak, Walnut and Watson aves, near Gunn Hill rd.

149TH ST, 507 West, 3-sty dwelling, on lot 17.6x100, sold for Lowenfeld & Prager to Mary M. Ehlers, by William A. Havanagh and W. D. Morgan.

AUDUBON AV, southeast corner of 188th st, vacant plot, 95x95, sold by Jacob Herb to Nathaniel L. McCurdy, who gave in part payment 1181 Tinton av, a 5-sty apartment on plot 50x135. Broker, Sharp & Co.

FORT WASHINGTON AV, 17-21, two 6-sty elevator apartment houses, on plot 94.11x114.10x103.5xirreg., sold by the Saranac Construction Co. (Max Liebeskind, pres.) to Solomon L. Pakas. The buildings were completed last November. The buyer gave out of town property in part payment.

FORT WASHINGTON AV, n e cor 178th st, plot 128.6x93, sold by Charles M. Rosenthal to the Fourth Church of Christ Scientist. The consideration was about $125,000, and plans are being prepared to improve the plot in the near future with a church edifice costing about $250,000. The new Chelsea Methodist Church is on the opposite Fort Washington av corner. Mr. Rosenthal has owned the entire block from between 178th and 179th st on the east side for some time, and he still retains the southeast corner of 179th st, equal in dimensions to the parcel just sold.

ST. NICHOLAS AV, 708, 4-sty and basement dwelling, on lot 20.11x100, located 124.11 ft. north of 124th st, sold for the Lawyers Mortgage Co. to Marie Schwartz, by E. Henry Eckhardt.

WEST END AV, 864, 4-sty private dwelling, on lot 20x92, sold for Susannah M. Harahan to J. Griffin Daughtry, for occupancy. Brokers, Earle & Calhoun.

3D AV, s e cor 97th st, 6-sty tenement, on plot 62.11x51, sold for the Lawyers Mortgage by G. Stern.

Bronx.

ALDUS ST, 953-957, two 5-sty flats, on plot 84x105, sold by the Pew Realty Co. to Abraham Wolf, who gave in exchange a farm of 262 acres at Monticello, N. Y. About $150,000 was involved in the transaction.

ELSMERE PL, 854, 5-sty new law apartment, on plot 40x100, sold for cash by the Estate of James D. Butman to the D. H. Jackson Co. Broker, Richard H. B. Wolf.

SIMPSON ST, 988, 5-sty apartment, on plot 40x107, sold for H. Frankenthal to a client of Theodore Breitwieser, by Edward Stein.

SIMPSON ST, 1013, 5-sty apartment house, on plot 40x88x104, sold for the Simpson Construction Co. to Otto Kuhlmann, by A. G. Bechmann.

138TH ST, 456 East, 3-sty dwelling on lot 16.8x100, sold for Mrs. E. G. Klein to a Dr. Hofmann by J. Trattner.

174TH ST, 489 East, 2-sty frame two-family house, sold for Louisa A. Stellwagen to Philip Wattenberg, by W. E. and W. I. Brown, Inc. This property is to be immediately improved by the erection of a modern building for business purposes.

201ST ST, 241 East, 3-sty frame building, on plot 50x100, sold for Mary L. Eimer to an investor, by Kurz & Uren, Inc.

ANDREWS AV, 2336, 3-sty dwelling, on lot 25x100, sold by the Lawyers Mortgage Co. to J. C. Sullivan, the present tenant.

ANTHONY AV, 1725, northwest corner of 174th st, 2-family brick dwelling on lot 28x50, sold for the Lawyers Mortgage Co. by M. Heller.

ANTHONY AV, 1727, 2-family dwelling, on lot 22x50, sold for the Lawyers Mortgage Co. by M. Heller.

BELMONT AV, s e cor Crescent av, 5-sty new law house, with 3 stores, on plot 77xirreg, sold for Annita Realty Co., by Kurz & Uren, Inc.

ELLIS AV, 200 ft. south of Zerega av, plot 100x216, sold for Otto Kuhlmann to the Simpson Construction Co., by A. G. Bechmann.

PROSPECT AV, 2073, 2 family house, sold by Joseph Zeller to Charles Kuhn.

WASHINGTON AV, 2146, one family frame dwelling, sold for William P. Petty to John Isaacs, by John Kelly, in conjunction with M. A. O'Brien.

WHITE PLAINS AV, 4645, 3-sty brick store and dwelling, 116 ft. south of the terminus of the proposed elevated and subway extensions, sold for the Valve Realty Co. to R. Watsky, by T. William Eggert.

BRONX RIVER, plot 225 ft on the waterfront, running back 155 ft on Seneca av to Edgewater rd, with frontages of that size on both sides of Seneca av, sold for the Hunts Point Realty Co. by Samuel Cowen. The future disposition of the property was not disclosed, the buyer being simply given as an investor. There has been some activity in that locality, and several recent sales have been made on Edgewater rd, Seneca and Lafayette avs. This is believed to be due to the recent appropriation by Congress of $900,000 for the improvement of the Bronx River.

Brooklyn.

CLINTON ST, northwest corner of Pacific st, 5-sty apartment, on plot 75x90, sold by the Chauncey Real Estate Co. to James Maloney.

HENDRICKSON ST, east side, house and 7 lots adjoining the Catholic church, sold for Mrs. Allette A. Barre to Mrs. Anna Bergen, by John C. Giles, Jr.

HEWES ST, s w cor South 5th st, 6-sty and basement brick factory, of heavy mill construction, on plot 75x100, sold by A. S. Thomas to I. Rokeach & Sons, Inc., through T. A. Baffa. The building, which was formerly occupied by the Thomas Shoe Co., will be altered and improved to meet the demands of the buyers.

STERLING PL, 1000, dwelling sold by Edwin C. Gibson to John D. Price.

UNION ST, 703, 3-sty and basement brick dwelling, near 4th av, sold for Mary E. McKernon to Isabella Rizzuto by the John Pullman Real Estate Co.

1ST ST, 568, 4-sty and American basement bay window brownstone dwelling, 20x55x100, sold for Louis Vonert to Thomas H. Roulston, by Charles E. Rickerson.

EAST 8TH ST, w s, about 220 ft. n of Av K, lot 20x100, sold for Annie B. Pitou to Hugh F. Quinn, by John C. Giles, Jr.

42D ST, n s, 100 ft. w of 5th av, plot 40x100, sold for the Lanoor Realty Co. by John F. Burke. The purchaser was an investor.

EASTERN PARKWAY, opposite the Brooklyn Museum of Arts and Sciences, plot 75x256, extending through to Lincoln pl, bought by the Long Island Automobile Club for a new clubhouse.

LENOX RD, 367, 2½-sty frame residence, 35 x100, between Nostrand and New York avs, sold for Walter MacAdam to Mary J. Saddington, for occupancy, by the Bulkley & Horton Co.

NOSTRAND AV, 856, 12-family apartment, on plot 40x100, sold for Philip Bierschenk to Frederick Schauf, by D. S. Regan.

5TH AV, 4810, 3-sty and cellar brick store property, on lot 20x100, sold for Edward Rebenklau to J. Johnson, for investment. Brokers, Tutino & Cerny.

17TH AV, from 56th to 57th sts, block front, 200x100, sold for a Mrs. Cohen to the Aronson Realty Co., by J. Newton Osorio. The Aronson Co. gave in exchange 122 Kingston av, 3-sty flat, on lot 27x100. The block front will be improved with 3-sty flats.

Queens.

LONG ISLAND CITY.—Cross & Brown Company has sold for Flora Aletta a plot, 75x101, on the northwest corner of Paynter av and Sherman st. The buyer is Sophie C. Schwagle, of Manhattan. Announcement as to occupancy of property will be made shortly.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Anna Pfeiffer the plot 45x85 on the southwest corner of Freeman av and Prospect st. The buyer is Andrew Newell, of 515 West 42d st, New York City, who has bought the adjoining plot, 45x85, on south side of Freeman av, and will, it is understood, improve the entire plot with tenements.

LONG ISLAND CITY.—The Everett Realty & Construction Co. sold 3 lots, each 25x 100, on 11th st, bet Val Alst av and Eastern boulevard, and 2 lots on Eastern boulevard, bet 11th and 12th sts, to the Wampage Realty Co. for improvement. The price is reported at $4,000 per lot. The Everett company at one time owned most of the five blocks bet 8th, Nott and Van Alst avs and Eastern boulevard.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Ludwig Sidora a plot 50x100 on the northeast corner of Paynter av and Boulevard. The buyer is Sophie C. Schwagle, who recently purchased through the same brokers the adjoining corner plot of 75x101. This transaction completes the whole block frontage of 175 ft on Paynter av, with 51 ft on Boulevard, and 101 ft on Sherman st. It is understood that the buyer represents a large manufacturing concern now in Manhattan, who are to erect a factory covering the entire plot for their own use.

Richmond.

ROSEBANK, S. I.—W. F. Banks sold for Edward Thompson 20 acres in Fox Hill to Captain Joseph Personeni.

SOUTH NEW YORK.—J. Sterling Drake has sold for Sarah E. Eldridge to Frank L. Doty a plot 60x122 on Quinlan av, which Mr. Doty will improve with a modern residence.

STATEN ISLAND.—The estate of Sarah H. Cisco has sold through Cornelius C. Kolff to Frederick Hohde the remaining Richmond turnpike frontage of the Cisco estate on Grymes Hill, Staten Island, consisting of 465 ft. x 100 ft. deep fronting on Silver Lake Park, near Eddy st. Mr. Rohde, who is already an extensive house owner in that section, contemplates the improvement of his new purchase by the erection of some high-grade private residences.

Near-By Cities.

JERSEY CITY, N. J.—The United Real Estate Company, a holding company for the Lehigh Valley Railroad, bought from Arthur E. Sandford the John Robinson farm of 15 acres in the north side of the Cavan Point road. The tract has a frontage of 1,162 ft and a depth of 889 ft and lies between the right-of-way of the National Docks Railway and the Standard Oil works.

Rural and Suburban.

CEDARHURST, L. I.—The McKnight Realty Co. sold to M. Cardoni, of Manhattan, a plot having a frontage of 40 ft. on Linden st and a depth of 100 ft. To E. Downing, of Manhattan, a plot of 40 ft. frontage and a depth of 100 ft. on Linden st. To E. G. Dupre, of Manhattan, a plot having a frontage of 80 ft. and a depth of 100 ft. on Oakland av. To Mary Roess, of Manhattan, a plot having a frontage of 40 ft. on Locust st. To G. Gross, of Manhattan, a plot having a frontage of 40 ft. and a depth of 100 ft. on Linden st.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to L. Lewis and H. Zengel each a plot 40x100 Rose av; to J. Mook a plot 40x 100 Pansy av.

EDGEMERE, L. I.—The Lewis H. May Co. has sold for the Edgemere Crest Co. (Samuel E. Jacobs, Treas.) a cottage on the east side of Columbus av, to Mrs. Max Solomon for occupancy.

FORT LEE, N. J.—The old Du Pont Powder Works property at Fort Lee, N. J., on the river front, has been sold for about $200,000. The property, which lies at the foot of the Palisades, comprises about 33 acres of land and has a water frontage of about 4,000 feet. The buyer is said to be a syndicate, which will establish a bathing pavilion and amusement resort. The powder works were abandoned about fifteen years ago.

GREAT NECK, L. I.—The McKnight Realty Co. sold to Mr. H. E. Vandergrift, of Manhattan, a house of 10 rooms and 2 baths situated on a plot having a frontage of 80 ft. and a depth of 125 ft. on Cedar Drive near the entrance to the Estates of Great Neck. The reported price of said house is $16,000; to Frank Bacon, a concrete house of 9 rooms and 2 baths located on a plot having a frontage of 60 ft. on Maple st, Estates of Great Neck, with a depth of 125 ft., reported price of which is $10,000; to Wm. M. McRae, a plot having a frontage of 70 ft. on Deepdale Drive with a depth of 165 ft. This plot was bought by Mr. McRae to piece out his present plot upon which he has built a very handsome residence of colonial design, the reported price of which is $20,000; to Jules Fournier, of Manhattan, a plot having a frontage of 60 ft. and a depth of 117 ft. facing Ash Drive, Estates of Great Neck. This plot is to be improved with a bungalow of the California Mission type. The same company has sold on the Bayside-Flushing property a house of 8 rooms and bath on a plot of 40 ft. facing Woodland av and a depth of 100 ft. The reported price of house is $6,500.

GREAT NECK, L. I.—The Rickert-Finley Realty Company has sold to Mrs. Fannie A. Moyer a plot in Kensington, on the north side of Arleigh road, between the Shore road and Netherwood road. The plot is in the woods section overlooking Manhasset Bay. Mrs. Moyer is having plans prepared for a handsome residence to be erected for her own occupancy.

HASBROUCK HEIGHTS, N. J.—Hasbrouck Park Land Co. sold at Hasbrouck Heights, N. J., plots to John R. Anderson and William Stolbien, Mrs. Mae Harrison, Oscar Wieldman, Anton Hoffman, Benjamin Leimann, William S. Dennis, Frederick Kolmin and M. Tynan.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to J. D. Lynch a plot 40x100 Lawson st; to C. Healy a plot 40x100 and to J. and A. Kraus a plot 60x100 Oceanside av; to S. and L. Gelsten a plot 40x100 Weir st; to J. Sigg a plot 40x100 Bernhard st; to C. Ward a plot 40x100 Cambridge rd and Concord av.

HILLSDALE, N. J.—George B. Corsa sold for S. C. Naylor to a client, the country estate, containing 55 acres, with a large residence, barns and outbuildings, located partly in the Township of Hillsdale and partly in the Borough of Saddle River, Bergen County, N. J.

MT. VERNON, N. Y.—Atwell & Guess sold for William H. Martens No. 120 Elm av to Herman Zolch; also a lot in South 1st av, bet 5th and 6th sts, for W. H. Treuer.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to H. and A. Burmester a plot 40x100 Lawson av; to B. Schaub and M. Keugere a plot 40x100 Windsor parkway; to J. Knor a plot 40x100 Yost parkway; to W. Wilson a plot 20x119 Hoke av.

PARK HILL.—The American Real Estate Co. has sold to Amos E. Stephens 87 Edgecliff terrace, an English stucco house occupying a plot 66x100 feet. The buyer will occupy.

PORT WASHINGTON, L. I.—S. Osgood Pell & Co. have sold for George A. Enell his country place on Monhasset Bay to R. B. Hults, Postmaster of Port Washington, L. I.

RIVERHEAD, L. I.—Arthur Aldrich has purchased a tract of 81 acres from Percy L. Honsel and William R. Fry. The land will be cleared and bungalows erected on acre plots.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to E. E. Chandler a plot

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Leases—Manhattan (Continued).

40x100 Mount av; to J. and B. Bruens a plot 40x100 Bedell st; to J. Conti a plot 40x100 Chestnut st; to J. Reda a plot 40x100 New York av; to J. D. Vachio a plot 40x100 Concord st.

VALLEY STREAM, L. I. The Windsor Land & Impt. Co. sold to F. Buffatto a plot 20x95 Corona av, and a plot 40x100 Euclid st; to P. Casele a plot 40x89 Corona av and Euclid st; to G. B. DeMartin a plot 60x100 Grove st; to B. Naubauer a plot 40x100 Morris parkway; to S. Hynes a plot 40x100 Albermarle av; to S. Kaufmann a plot 40x100 Beverly parkway and Albermarle av; to S. Naubauer a plot 40x100 Rockaway parkway; to C. Friend a plot 40x100 Lamberson st; to A. Garger a plot 40x100 Keller st.

LEASES.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space in the Tilden Building at 105 to 111 West 40th st to Hotel Realty Brokerage Co., of 105 West 40th st, and to E. L. Trapper; also space in the Acker, Merrall & Condit building at the southwest corner of 5th av and 35th st to K. L. Paine, of 2040 7th av; and Geo. Herzog, of 477 5th av; also a booth in the main lobby to James McCreery & Co. for a term of years.

LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co., the large store in 505 West 157th st, in the new building at the northwest corner of Amsterdam av for 3 years from May 1, to Manuel Wolf, who will occupy same as a first class ladies' and gents' tailoring establishment.

THE CROSS & BROWN CO. leased for a term of 15 years for Arthur S. Lewis, the store and basement in the new building at 20 West 46th st to the Kohler Co., of Sheboygan, Wis., successors to J. M. Kohler Sons Co., for many years located at 47 West 42d st.

BENJAMIN ENGLANDER leased two floors in 928 and 930 Broadway to Cohen Bros.; also the 9th floor to Bloomberg & Goldstein, of 928 Broadway, the 11th floor to A. Davis & Co., of 928 Broadway, and the 12th floor to Jacob Bluestein.

J. ARTHUR FISCHER leased the 4-sty building at 759 7th av to Robert J. McClement of 781 7th av for a term of years. After extensive alterations the premises will be used as a first-class cafe, restaurant and hotel; also for Letitia K. Ketterer to P. Barbey the 3-sty dwelling at 233 West 52d st; also for Mary A. Magee to J. W. Glenn the 3-sty dwelling at 382 St Nicholas av; also for L. Napoleon Levy to A. M. Millar an apartment in 234 West 38th st.

FREDERICK FOX & CO. leased the 3d loft in 45 West 25th st to Mack, Kanner & Millus; also to E. I. Weil & Son, of 476 Broadway, the 12th loft in 85 5th av; also space in 91 5th av to L. Hamburger & Co., of 91 5th av.

A. N. GITTERMAN leased the dwelling at 142 East 44th st for a term of years for Mrs. J. C. Roberts to J. Henry Nathanson, represented by Daniel J. Casey, Jr.

JOHN N. GOLDING leased offices in 44 and 46 Cedar st to De Witt H. Stern, of 84 William st; Almy, Van Gordon, Evans & Kelly, and Electric Gas Co. of America, of 1 Madison av; also in 80 Maiden Lane to the New England Casualty Co., of 55 John st; Abraham M. Van Praag, of 71 Nassau st; Campbell & Martinson; Cuff & Horner; J. F. Peavey & Co., of 91 William st; Wagner, Cooper & La Far; Robert M. Catts, of 52 William st; Robinson & Stevens; Gutterman & Meyers; Florence J. Sullivan, of 245 Broadway; John F. Yawger, of 100 William st; Leon Kauffman, of 2 Rector st, and the Automobile Underwriters Conference; also in 27 and 29 Pine st to C. D. Mecker; A. W. Pressprich; George Hollander; Hollister, Fish & Co., of 27 Pine st; Baldwin & Hutchins, of 27 Pine st; and in 141 Broadway to Neier & Van Deveer.

M. & L. HESS leased for the Realty Holding Co., 5,000 ft. of space on the 13th floor in 432 4th av to the Merchant Tailors Co-operative Society, of 432 4th av, and space on the 11th floor to the McJunkin Advertising Agency, of 124 East 25th st.

HUTTER-WEISS, INC., leased the 1st floor in 118 Nassau st.

THE CHARLES F. NOYES CO. leased the ground floor of 102 Fulton st for John J. Burton, president, to Max Steinschneider for a period of five years; the store in 96 Water st for the Bertfield Realty Co. to Jose de Riera & Co., and the store in 13 Dutch st for Naething Bros. to Samuel Hollander; also an entire floor in 60 Pearl st for Sichel & Co. to the Union Glue Corporation; additional banking room space in 45 William st to Muller, Schall & Co., of 44 Wall st, and a suite of offices in 261 Broadway to Shapiro & Phillips.

PEASE & ELLIMAN leased for Elisha Dyer the 5-sty American basement dwelling at 37 West 56th st for a term of years to V. Everett Macy; for Dr. William Donovan the 3-sty dwelling at 125 East 106th st to a Dr. Zito for a term of years.

PEPE & BRO. leased for Dominick Piorselli, 271 Bleecker st, a 4-sty building, for a term of ten years at a rental averaging about $2,500 per year to P. Gertner & Son. The tenant after extensive alterations will occupy same as a first-class cafe.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., as agent for the Neptune Realty Co., leased the Madison av store and the entire basement, comprising 22,000 sq. ft., in the building at 23 and 25 East 26th st, and 56 to 60 Madison av, for a term of years to Siegman & Weil, importers of dress trimmings, theatrical and regalia goods, now located at 77 to 81 Wooster st.

LOUIS C. SCHLIEP leased the basement in 122 University pl to the Schwarz Co.

LOUIS SCHRAG leased for the Estate of Townsend Underhill to Bernard Courtney, 57 West 27th st and 446 and 448 6th av, on plot 50x100, for the term of fifteen years. The buildings will be remodeled and improved for business purposes.

H. C. SENIOR & CO. leased for Hubert V. Card the 4-sty American basement dwelling at 323 West 70th st to Dr. Wm. Guilfoy for a term of years.

HERBERT A. SHERMAN rented for Robert Graves for a term of years 7 West 51st st, a modern, American basement house with electric elevator and all improvements to Ogden M. Reid, president of the Tribune.

R. SMITH leased as an addition to his 14th st cloak and suit store the building at 34 to 42 West 14th st, formerly occupied by the Rothenberg Co. The lease has been taken for six years from the Spingler estate. Mr. Smith's present store is at 48 to 54 West 14th st.

SPEAR & CO. rented for the Gray Realty & Development Co. the 8th loft in 40 and 42 West 27th st to L. Hirschowitz, which completes the renting of the entire building; the 8th loft in 136 to 140 West 21st st for the Newstate Co. to the Queensboro Waist Co., which completes the renting of the entire building; also the 2d loft in 133 to 141 West 21st st for the Phoenix Holding Co. to A. Watterson, this also completes the renting of this building; for the 312-314 Seventh Ave. Co. space in 312 and 314 7th av to Theodore Joffe, of 1638 Madison av; the 2d loft in 6 and 8 West 20th st for Gordon Cunard to Estroff & Lipshez, of 10 West 4th st; the 8th loft in 135 to 139 West 26th st for the Loft Realty Co. to Max Salee; the 2d loft in 55 East 11th st for Myles Tierney to the Cantrell Clothing Co., of 831 Broadway.

ARTHUR VON OSTERMAN leased in the Emmet building offices to the Rosalind Co., of 1181 Broadway; the Atwood Machine Co., of 487 Broadway; F. Q. Hartman, Inc., and Arthur Letts of 41 Union sq.

G. W. BARNEY and Frederic Southack & Alwyn Ball, Jr., leased the 6-sty building at 16 and 18 Jay st to Fitch, Cornell & Co., of 10 Harrison st; also leased the store and basement at the southeast corner of 7th av and 14th st to the Hartman, Goldsmith & Co., of 16 Jay st.

THE HERBERT H. HERRMAN CO. leased the building at 532 Washington st to the Eureka Talc Co., of 16 Pearl st; lofts at 93 and 95 Maiden lane to A. Martinez & Co.; lofts at 191 Pearl st to Schwartz & Gattle, of 28 Burling slip; store and basement in 2 Burling slip to William S. Gray & Co., of 76 William st; building at 128 Clarkson st to Charles L. Hirsch & Co., of 115 Broadway, and the building at 102 North Moore st to Meyer & Degerdon, of 376 Greenwich st, for a long term of years.

THE M. MORGENTHAU, JR., CO., leased for a term of years the 6-sty building at 209 to 213 West 48th st, 106 ft. west of Broadway. The lessees are Strauss & Co., Inc., of 442 West 42d st, sign painters and electric display sign manufacturers, who will occupy the premises.

L. J. PHILLIPS & CO. leased for the Kuhn estate to John T. Kending for a term of years the 4-sty dwelling at 118 West 72d st.

H. C. SENIOR & CO. leased the 3-sty dwelling at 23 West 60th st for a term of years to May Conaty, the 4-sty American basement dwelling at 323 West 70th st to Dr. Guilford, registrar of the Board of Health, and 111 West 69th st to Mrs. O. E. Rolston.

GEO. R. READ & CO. leased for Henry Rogowski the entire top floor in 446 and 448 Pearl st to Davidson & Silver, of 197 William st, for a term of five years; for Bernard Kreizer the top floor in 201 Fulton st to C. B. Johnson, of 92 Fulton st for a term of years; for F. C. Bowne the store in 33 Beekman st to the Enterprise Desk Co., of 27 Beekman st.

CORN & CO. leased for C. N. Talbot and Katherine Reichert as trustees the entire 5-sty building at 40 East 23d st, on lot 23x98.9, formerly occupied by Schmitt Bros. The lease is for a long term of years at an aggregate rental of $100,000. After extensive alterations the store will be occupied by the lessee, the Hartford Lunch Co., and the four upper lofts will be rented for business. Corn & Co. will be agents for the building.

DOUGLAS L. ELLIMAN & CO., INC., in conjunction with Edgar A. Manning, leased for a term of years for the estate of George M. Tuttle his late residence at 38 West 52d st, a 4-sty modern house with a large extension, on a lot 22x100, to the Lida A. Seely Employment Agency, which has been located at 23 West 39th st for many years.

J. B. ENGLISH leased for Edward Glennon to a client for a term of years the 4-sty building at 153 West 48th st. After extensive alterations the tenant will occupy the premises for his own business.

PEASE & ELLIMAN rented the parlor floor at 9 East 47th st to G. A. Foulkes; also space in the Aeolian Building at 33 West 42d st to J. E. Arnett & Co.

GEO. R. READ & CO. leased the store, basement and sub-basement in 12 Barclay st to Winkler, Horowitz & Braunstein, who will use it for restaurant purposes after alterations have been made. The lease is for ten years at an aggregate rental of about $30,000.

LOUIS C. SCHLIEP leased 8,500 sq. ft. in the new fireproof building at East 4th and Lewis sts for a term of years to Isaac Goldfarb for the Forest Box and Lumber Co.

THE J. C. EINSTEIN CO., INC., leased for Rothersen Bros. a loft in 30 and 32 West 24th st to A. Schwartz & Co.; also for the Canebrake Realty Co. the 7th loft in 11 West 20th st to Goldman & Levine; for Webster B. Mabie & Co. the 9th loft in 13 and 15 West 24th st, and for the Sterling Button Co. a loft in 29 West 21st st to Louis Smith.

TUCKER, SPEYERS & CO. leased for Arthur Bloch to Lieutenant-Commander William S. Miller an apartment in 944 Park av.

NORMAN DENZER leased the store at the northeast corner of Broadway and 162d st to M. Feldman.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment of 14 rooms and 4 baths in 246 West End av to Sidney Z. Mitchell; also an apartment in 930 Madison av to H. C. Ferguson.

M. & L. HESS leased the 9th loft in 14 and 16 West 17th st to the Sabin & Dublirer Co., of 84 University pl.

EDGAR A. MANNING, in conjunction with Henry D. Winans & May, leased for the Pupke Estate to Mrs. Edna E. Ackerson the 4-sty dwelling at 150 West 57th st, on lot 25x100. The lease is for a term of 5 years with renewal privilege.

PEASE & ELLIMAN leased the 4-sty dwelling at 43 West 47th st for James B. Tailer to Rae Martin, for a long term of years.

THE FIRM OF LEONARD J. CARPENTER, in conjunction with Myer Bondy, leased the 3d loft of 6 to 10 Great Jones st for 3 years.

J. ARTHUR FISCHER leased for A. H. Kramer to Joubert & French, the 4-sty building at 133 West 45th st, for a term of years. After extensive alterations, the building will be used in connection with the present Joubert restaurant, adjoining.

Brooklyn.

LOUIS C. SCHLIEP leased for a term of years for the National Licorice Co. the 4-sty factory at the northeast corner of Bridge and John sts to the Columbia Gas and Electric Fixture Co.

CHARLES E. RICKERSON leased 152 St. Johns pl, a 3-sty brownstone dwelling, for Mrs. S. A. B. Downs to a client for a term of years.

FRANK A. GLAVER leased the one-family frame detached house at 1264 81st st to Charles Rodgers; the 1st floor of the two-family brick house at 325 73d st to William Murray; the parlor floor and basement of the two-family brown stone house at 252 Ovington av to William Schaffer; the one-family brick house at 75 71st st to George Varien; the one-family limestone house at 154 67th st to D. Carter; the one-family detached cottage, at the corner of Bergen pl and Wakeman pl, to George Bendixen; the 4th apartment, right, in 7217 3d av, to Harry Braverman; the 1st floor of the two-family brick house at 325 Bay Ridge av to M. J. Miller.

Queens.

THE LEWIS H. MAY CO. leased at Arverne for Julius Miller 109 Straiton av to Nathan Levy; for Julius Miller 107 Straiton av to Jacob Levy; for Jennie S. Simon 219 Ocean av to Moses Davis; for Jules Adler 239 N. Vernam av to H. Bernstein; for H. Wilkenloh 9 South Cedar av to Samuel Lewis; for R. Sadowsky 106 Sea View av to N. Schweitzer; for H. M. Greenberg, 5 N. Summerfield av to Jacob Larus; at Belle Harbor, for Mrs. E. Hutchings cottage on Henley av to Cornelius Collins; for Arverne by the Sea Co. cottage on N. Dennison av to Henry C. Pentz; for Millicent Baum cottage on N. Orienta av to Henry Herenberg.

Suburban.

LEON S. ALTMAYER leased for the summer for B. Cheeseman his cottage at Mirror Lake, Essex County, to former President of the Borough of Manhattan, Hon. Jacob A. Cantor.

LEON S. ALTMAYER leased for the summer of 1913 for I. Walton his cottage on the shores of Lake Placid, Essex County, Adirondack Mountains, to Fischer Lewine.

M. MORGENTHAU, JR., CO., leased to Emil Goldmark, of Leventritt, Cook & Nathan, the Adirondack Camp at Lake Placid, adjoining the Roussemont Colony, for a term of two years. The owner of the Camp J. Bard Rogers has also given to the tenant an option to purchase.

THE LEWIS H. MAY CO. leased at Rockway Park for Elizabeth G. Herbert cottage on North 8th av to Henry C. Schanzer; for Louis Hess store in 33 North 5th av to Miss Rose Kent for a term of years.

LEON S. ALTMAYER leased for B. Abert to Max Wolff the house known as "Bonnie View" on the shores of Lake Placid, Adirondack Mountains.

S. OSGOOD PELL & CO., in conjunction with Horace S. Ely & Co., leased for Mrs. Paulding Farnham her country estate at Great Neck to George E. Chisolm for the season.

LEON S. ALTMAYER rented for the summer for Mr. McGuckin to Dr. Samuel Bookman the house known as the "McGuckin Cottage," at Lake Placid, N. Y.

ALEXANDER P. W. KINNAN, president of the Union Dime Savings Bank, leased Echorock, the residence of Mrs. Northrop, at Greenwich, Conn.

REAL ESTATE NOTES.

WRIGHT BARCLAY, INC., has moved its uptown office from 423 4th av to 320 5th av.

THE INTER-CITY Land & Securities Co. has moved to 115 Broadway.

HENRY BRADY has been appointed receiver for 432 Canal st, pending foreclosure proceedings.

HUGO WABST was the broker in the sale of the southwest corner of Carpenter av and 239th st, plot 100x100, for Smith Williamson.

DANIEL BIRDSALL & CO. have been appointed renting agents of the buildings 58 West 15th st and 21 East 17th st.

DUFF & CONGER have been appointed agents for the apartment houses, Nos. 12-18 East 88th st, for the Union Real Estate Co.

DAVID E. SICHER is the purchaser of the dwelling 52 East 65th st, sold recently. The buyer owns and occupies No. 54.

SENIOR & STOUT, INC., were the brokers in the recent sale of 126 West 131st st for Rebecca Schwabach.

WILLIAM HUTTER and Abraham Weiss, under the firm name of Hutter-Weiss, Inc., have taken offices at 118 Nassau st.

ALBERT B. ASHFORTH, INC., have been appointed exclusive agents for Nos. 25-27 West 56th street and Nos. 154-156 West 32d street.

DR. GEORGE A. MILLER is the buyer of the dwelling at 139 West 70th street, sold recently by Pease & Elliman for W. J. Cassard.

THE TAXPAYERS' REALTY CO., Philip Wattenberg, president, is the purchaser of the plot, 91.6x90.7, at the southwest corner of Third avenue and 179th street.

THE LEASEHOLDERS REALTY CO. has been incorporated with a capital stock of $50,000 and a directorate of Edward T. Curran, Ernest Bystrom and John Fallon, all of Brooklyn.

WILLIAM J. ROOME & CO., INC., represented Eben B. Knowlton in the purchase of the Urban H. Broughton property at Garden City, Long Island.

THE SPRINGFIELD Gardens Co., Inc., has been incorporated with a capital stock of $100,000. The directors are Charles H. L. Tiffin, Charles H. Jacob and William M. McCarthy.

CHARLES J. McKENNA was the broker in the sale of the "Franklin Arms" apartments, for Abraham Ruth to the N. Y. Real Estate Security Company.

DR. GEORGE E. BREWER, who purchased 16 East 64th st, last week, through Maurice Wertheim, will occupy the house, after making some slight alterations.

THE WINDSOR TERRACE Taxpayers' Ass'n is planning to hold a rousing meeting in its rooms at 142 East 4th st on the evening of June 10.

AUSTIN & MERRITT will sell, on May 30, 170 lots at Colonial Ridge, in Portchester, the property being just north of the centre of the town.

JOHN FITZGERALD, Edward R. Clark and Thomas Fitzgerald, Queens real estate men, have had their busines incorporated under the name of the Fitzgerald-Clark Corporation.

ALBERT B. ASHFORTH, INC., have been appointed agents for the block front on Marginal st, from 19th to 20th sts, and also of No. 154 East 39th st.

GOODALE, PERRY & DWIGHT were the brokers in the sale of 519 West 27th st, last week, to Edward Fisher, of Trenton, N. J. This is the third sale of this property within a year by the same brokers.

THE HANOVER MORTGAGE CO. has loaned $500,000 to the State Construction Co. on the 13-sty apartment to be erected at 103 to 109 East 86th st, adjoining the Park av corner, on a plot 100x100.8.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WANTED—Position as caretaker, by reliable party, for summer months or longer. City or country. Best references. BOX 136, Record and Guide.

WANTED—First class renting agent for a high grade apartment house. Only experienced men need apply. PEASE & ELLIMAN, 340 Madison Ave.

FIRST CLASS Cement Mason wishes position of builder, day work or contract, city or country. Best reference. BOX 134, Record and Guide.

RESIDENT MANAGER for one or more high class apartment houses desires position. Thoroughly experienced in entire management. BOX 132, Record and Guide.

PRIVATE OFFICE to let in Brooklyn lawyer's suite near Borough Hall. Good for builder or real estate man. $15.00 monthly. BOX 96, Brooklyn Post Office.

SUPERINTENDENT, competent, experienced man, desires position in office building or apartment house. First class references furnished. BOX 130, Record and Guide.

SPECIAL OFFER, 50% DISCOUNT.—We have on hand 26 complete sets of the Annual Number of Record and Guide Quarterly, from 1900 to 1911 (inclusive)—12 volumes. These Annuals are indispensable to Real Estate firms and to any one interested in real estate in Manhattan or Bronx. We offer these 12 volumes at the very low price of $64.00 for a complete set. Settlement may be made in quarterly payments. (Regular price, $128.00, net.) You will have to act quickly, as they will last but a few days. If you need only part of these Annuals to fill out your office set, the special-offer price for volumes 1900 to 1907, inclusive, is $5.00 each. 1908 to 1911, inclusive, $10.00 each, while they last. Don't delay a minute. Write or telephone your order today. Our telephone is 8900 Madison Square. Realty Records Co., 11 East 24th Street, New York.

We are entirely out of the New York Edition of the Record and Guide of September 28, 1912; December 21, March 1, March 15 and 22, 1913. We will pay 20 cents each for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912, for which we will pay for both sections 15 cents if in good condition. This offer will expire on May 24, 1913. Record & Guide Company, 11 East 24th St., New York.

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THE 1182 BROADWAY CORP., which recently acquired title to the FitzGerald building, at Broadway and 32d st and the Cohan & Harris theatre, has reappointed Webster B. Mabie & Co. agents for the property.

WILLIAM D. BLOODGOOD & CO. were the brokers in the recent sale of 108 West 40th st, 5-sty flat, on lot 25x98.9, which was bought by Edward W. Browning to protect the light of the World's Tower Building, adjoining.

THE SCHUYLER ARMS CORPORATION has been incorporated to take over the "Schuyler Arms," the 5-sty apartment house at 305 West 98th st, reported sold last week by the Robert Hoe estate through Frederick Fox & Co.

THE TITLE GUARANTEE & TRUST CO. loaned on first mortgage $50,000 to Stanley A. Cohen on the 4-sty loft building at 130 William st, on a plot 24.8x161.1x irregular. The mortgae is for three years at five per cent.

A SPECIAL MEETING of the United Real Estate Owners associations will be held on Monday evening, May 26, in Parlor A, Grand Union Hotel, for the purpose of taking action on the income tax as it affects real estate interests and other matters.

WILLIAM F. STANHOPE, for the Lawyers Mortgage Co., has sold, since May 9, in conjunction with various brokers, 14 properties which had been acquired at foreclosure sales by the Lawyers Mortgage Co. The parcels are located in Manhattan, the Bronx and Brooklyn.

MAURICE WERTHEIM was the sole broker in the exchange of 16 East 64th st, the 6-sty American basement house owned by the Charles Buek Construction Co., for the "Ramondo," the 7-sty fireproof elevator apartment house at the southwest corner of Park av and 74th st.

CITIZENS of the East Side have arranged a dinner for Allan Robinson, president of the Allied Real Estate Interests, in the Waldorf-Astoria, May 29, to show their appreciation of his activity in the recent controversy with Russia, which resulted in the abrogation of the Treaty of 1832. Joseph P. Day has charge of the arrangements.

THE ESTATE of the Baroness von Zimmerman, located on Sherbrooke Road, in Scarsdale, Westchester County, is to be sold at Supreme Court foreclosure sale by Bryan L. Kennelly on May 31. The property consists of a large dwelling and numerous outhouses, and five acres of ground.

THE MUCH AUCTIONED dwelling 18 East 82d st was sold in foreclosure proceedings again this week in the Vesey st salesroom, by Bryan L. Kennelly. It was struck down to Wesley Thorn, who is understood to represent Fannie Hoadley, the defendant to the action. This is the sixth time the house has been sold at auction under the same action and acquired by the defendant.

AN AGREEMENT has been reached between the Public Service Commission and the Astor Estate, by which the city will pay $600,000 for the acquisition of a perpetual easement under the southerly half of the Astor House for the subway now under construction. The work of tearing down the old hotel will probably be begun about July 1.

BALDWIN HARBOR REALTY CO., which is developing more than 600 acres at Baldwin, L. I., gave to the local Fire Department a large plot last week as the site for a fire house on the southeast corner of Verity lane and Church street. Many bungalows and dwellings have been erected on the property by owners and home seekers as all-year-round residences. The fire house is to be finished this summer.

RECENT purchases of whole blocks of property on the lower West side by the New York Central Railroad are the first steps toward the establishment of the greatest warehouse district in the world. The city, through John Purroy Mitchel, as representative of the Board of Estimate, has agreed to the improvement, which will be undertaken as soon as some minor details can be arranged.

FORECLOSURE proceedings have been started against another property with which Henry Corn's name has been associated, the northeast corner of 5th av and 31st st, a 20-sty building on a plot 50.9x150. The action is brought by the Guaranty Trust Company against the Fifth Avenue Investing & Improvement Company and others. There are mortgages aggregating $1,450,000 on the property. It will be sold on June 10.

CHARLES F. NOYES CO., the brokers in the transaction, announced that the purchaser of 169-175 Hudson st is John A. Roebling Sons' Co. The building, which is 7-sty and basement structure, covering a lot 92x100, will be extensively altered for the purchaser's own business, which is now located on Liberty st. The property was held at about $200,000 and the building is one of the strongest in the neighborhood carrying 250 pounds to the sq. ft.

BILL OF COSTS.—The bill of costs in the proceedings of the city to acquire the title and possession of the wharfage rights to the pier at the foot of 43d st, North River, will be presented for confirmation to one of the Justices of the Supreme Court on May 26 at 10.30 a. m., at the County court house, Manhattan. The property has been taken for the improvement of the waterfront, pursuant to the plans of the Dock Commissioner.

ON WEDNESDAY next, at 11 A. M., the 15-sty building at the southwest corner of Broadway and Walker st will be offered in foreclosure as the result of a suit brought by the Equitable Life Assurance Society against the Improved Property Holding Company, Henry Corn, president. The building is L shaped, fronting 50.10 ft. in Broadway, 127.8 ft. in Walker st, with a west line measuring 100 ft. The sale will take place at the county court house.

THE PLOT of 12 lots, comprising the block front on the west side of Marginal st, facing the East River, bet 94th and 95th sts, was sold at auction on Thursday at the county courthouse. Eugene W. Mente was the successful bidder at $21,000. The sale was held under the direction of William L. Turner, special master in the action of the Pennsylvania Steel Co. against the New York City Railway Co. and others. The sale has to be confirmed by the courts.

W. BURLING COCKS, senior member of the real estate firm of Cocks & Willetts, 49 Wall st, N. Y. C., died Wednesday, May 21, at the Polyclinic Hospital. His death was caused by Southern fever, contracted during a recent trip to Palm Beach, Florida. He was well known socially in this city as well as on Long Island. Mr. Cocks was a keen sportsman, secretary of the Piping Rock Horse Show Association, and member of the Piping Rock, The Riding, The Turf and Field, the Nassau County, Meadow Brook Hunt and Union Clubs.

AN INTERESTING transfer has been recorded by which it is disclosed that the City of New York paid Trinity Corporation the sum of $129,405 for easement rights and perpetual right of way under St. Paul's cemetery for the tunnels now being constructed for the new Broadway subway. The easement rights cover the space needed for two tunnels, each 20½ ft. in diameter, beginning near the northeast corner of Church and Fulton sts and running below the church yard in a northeasterly direction to a point on the south side of Vesey st, 147.5 ft. east of Church st.

THROUGH A SERIES of transactions, all closed Thursday, the New York Orthopaedic Dispensary & Hospital, now occupying the property No. 126 East 59th st, has acquired ten parcels of land in 58th and 59th sts, between 1st av and Ave A, as follows: Nos. 421-435 East 58th st and 420-426 East 59th st. The frontage on 59th st is 88 ft., and on 58th st is 145 ft. These purchases were all made through Douglas Robinson, Charles S. Brown Company, who also acted for the owners in securing the cancellation of leases on various parcels. It is understood that the plans of the Trustees for the building to be erected on this plot are not yet complete.

STREET ENCROACHMENTS.

Borough President Cyrus C. Miller Asks and Answers Questions.

The following questions and answers will be useful to property owners interested in the removal of encroachments on Third, Tremont and Washington avenues:

Q.—Will owners be notified personally of any violations affecting encroachments on their property? A.—Yes.

Q.—Will existing cellar entrances on area line be permitted, if covered? A.—Existing entrances to cellars beyond building lines will be permitted, if covered, by iron doors or gratings level with the sidewalk not exceeding three feet by four feet in area, and if existing steps or stairs outside the building line leading to cellar are removed and straight iron engineer's ladders substituted to afford access to cellar.

Q.—Will ornamental plaster columns, water tables, sills or lintels be permitted, which if removed would destroy the architectural effect of buildings? A.—The following projections beyond building line are permitted for ornamental projections less than ten feet above curb level: Four inches for pilasters or ornamental columns of doorways. Six inches for bases of such pilasters or columns. Two inches for water tables, sills, lintels and ornamental courses. These projections do not include any steps above or below curb level. The projections permitted beyond building lines on Third, Tremont and Washington avenues in front of existing buildings, would be of the same dimensions, character and materials as now permitted by the regulations applying to the fronts of new buildings on all streets in this Borough.

Q.—Will show-window drop awnings be permitted? A.—No projections of show windows beyond building line are permitted. All permanent awnings or marquees of iron and glass must be not less than ten feet above sidewalk.

Q.—Will retaining walls built by the city at the area lines be removed and placed at street line, at the expense of property owners? A.—The opinion of the Corporation Counsel will be requested.

Q.—Will all kinds of signs or building projections above ten feet from sidewalk be permitted? A.—All signs over ten feet above sidewalk complying with provisions of ordinances, will be permitted. Porticos of doorways, cornices of store fronts and roof cornices, band courses, sills, lintels, and other ornamental projections will be permitted over ten feet above sidewalk.

Q.—Will projections of vault roofs and cellar or area entrances be ordered lowered to conform to ordinances in relation of pitch of same from building line to curb two feet, ten inches? A.—The usual rule will be that vault roofs and cellar or area entrances must be lowered to conform to present sidewalk.

Q.—Will cellar basement entrance doors in area lines be allowed to keep open and obstruct the sidewalk—we refer particularly to uses made of rented basement and cellars by icemen and others; the courts hold that they can be open if protected during use; this means in use a considerable part of the day in most cases? A.—As all steps to cellars or basements are prohibited and must be removed, the doors to cellars or basements will be closed except when actually in use for access to cellar or basement by storekeepers, on ground floor by means of engineers' ladders. These doors being of iron flush with sidewalk will cause no obstruction to traffic.

CYRUS C. MILLER,
President of the Borough of The Bronx.

Sectional Drawing of Hotel Astor.

A very interesting exhibit at the Hotel Astor is a large drawing showing the hotel as it might look if sliced in half, much as the sectional views of steamships are made. Every department and phase of work in the big hotel is clearly shown and described, from the carpenters' denlike workship, two floors below the street level, up through the grill, lobby, dining-rooms, ball rooms, guest rooms, and topping them all the roof garden.

A Builder's Miscalculation.

It is an elementary rule that the most important factor in any business venture is experience. Often shrewd business men, successful in their own business, are prone to forget that in a different field they are novices. This is peculiarly true in real estate, where fortunes may be lost on a single mistake of judgment.

Here is an instance, as related by Spear & Co., of 713 Broadway, that happens not infrequently. A builder, who has been successful in erecting and disposing of some uptown apartment houses, made up his mind to erect a loft building in a favorable spot in the uptown loft zone section.

In October or November, when his building was half completed, brokers besieged him with favorable offers. The renting men advised the builder that these offers compared advantageously with the prevailing values in the neighborhood; that inasmuch as his building would not be completed before February, the inducement of a few months' free rent was lacking. He was told that when the renting season drew to a close he could not hope to command the same rentals, as most of the desirable tenants leased space months in advance.

He paid little attention to these men who were in a position to understand conditions. As the days advanced he found fewer applicants for space. One month before the close of the renting season he awoke to the fact that his building was almost entirely unfilled. Frantic appeals to brokers elicited few responses. He began to cut his rentals and offers that were spurned two months before were eagerly accepted. The close of the renting season found his building half filled at greatly reduced figures from what he was led to expect at the beginning. His mistake of judgment had cost him from twenty-five to thirty thousand dollars.

Reduced Railroad Fare.

By agreement with the Public Service Commission for the First District, the Long Island Railroad during the week established a five-cent fare on express trains between Flatbush avenue and East New York stations. In order to get the benefit of the five-cent rate passengers must buy $1 worth of tickets which entitles them to twenty rides. Conductors have been instructed to accept these tickets on express trains, upon which the fare heretofore has been ten cents. There is not much difference in the service on the express trains and the local trains for this distance, but the fact that the fare was five cents on the locals and ten cents on the expresses caused an unequal distribution of the traffic and the undue crowding of local trains. In arranging for the five-cent rate on the express trains the commission hopes that conditions on the local trains will be relieved.

Improved Crosstown Service.

The Public Service Commission for the First District, upon the recommendation of Commissioner John E. Eustis, has dismissed the proceeding against the New York Railways Company involving the service on the 86th street crosstown line in Manhattan. The proceeding was begun on complaints from Alderman Gilmore and others against the short-lining of cars at Second avenue, and in many cases the collection of an extra fare from passengers who desired to travel east of Second avenue. During the hearings the company improved the service so that 60 per cent. of the cars were run through to the ferry and only 40 per cent. were short-lined at Second avenue.

The commissioner also directed the company to place an inspector at Second avenue to see that all passengers in short-lined cars desiring to go farther were transferred to through cars without the payment of an additional fare. The commission's inspection made after these improvements were put into effect showed that the service east of Second avenue was adequate, and the hearing was closed with the understanding that the present service will be continued and that the short-lining of cars will not be changed without the approval of the commission.

B. R. T. Cars on the Queensboro Bridge.

Chief Engineer Alexander Johnson of the Bridge Department thinks there is no occasion for Long Island City manufacturers to worry over the projected narrowing of the roadway on the Queensboro Bridge to provide room for the B. R. T. subway cars.

In an interview he said he was confident that the roadway, after the protective railings are put up to guard the railroad tracks, will be wide enough to accommodate all the vehicular traffic that will cross the bridge in the future.

Roof Garden for Hotel Marseilles.

The Hotel Marseilles, "the uptown hotel" at Broadway and 103d street, has had such a successful season that Manager Charles A. Weir is going to open a roof garden on the top of the hotel, overlooking Riverside Drive and the Hudson River on one side and upper Broadway on the other. The garden will be decorated in the usual manner, with latticework and foliage, but several new ideas will be incorporated in the lighting effects and the service.

Condemnation Report.

Alfred J. Eno, Charles A. Hendrickson and Wallace J. Hardgrove, the appraisers appointed on March 5th by the Commissioners of the Sinking Fund, to appraise the value of the lands owned by the city, and lands owned by Havemeyer & Elder, lying between Vernon avenue and the United States pier and bulkhead line, and Nott avenue and 13th street, Borough of Queens, which it is proposed to exchange, have completed their report. The land owned by Havemeyer & Elder is valued at $16,452.80, while that of the city, $8,226.40.

BARGAIN OPPORTUNITIES.

Now Is the Time to Pick Up Properties for a Little Money.—The Morris Park Auction.

This is bargain time in New York real estate. Never before were there such opportunities offered to pick up, for a little money, properties which, according to the views of the most experienced real estate men, would net their buyers small fortunes in the course of a very few years. All city real estate except possibly gilt-edged property bordering on the financial district about Wall street or lying near the great Fifth avenue retail shopping section, seems to be passing through a period of temporary depression which is causing prices to be quoted lower than actual values in many cases and is making opportunity for quick investors which is not likely to be equaled again in this generation.

Nobody who can afford to hold property is offering it at this time for bargain prices are the best that can be expected. For this reason those who know actual conditions are more than surprised at the audacity of the Banking Department of New York State in ordering the sale of the 3,019 lots in the Morris Park Race Track, the largest lot offering ever held in this or any other city, equaling as it does in volume, the sales of three ordinary years. There are those who freely predict that the sale will result in the greatest slashing of values ever recorded. There are others who say that the sale should not be held at this time.

The proceeds from it are to be used in settling the claims of depositors in two defunct banking institutions, and it is said that considerable more money could be obtained for the property a year or two hence, when, it is expected, the construction of new subways will have revived the land boom that accompanied the building of the present subway.

The Banking Department, however, has been so hard pressed for settlement by depositors who want whatever they are to have of their original deposits, that the sale must be held now though the lots bring only a small part of their value.

It is just such occasions that have resulted in the making of many of the real estate fortunes of New York. As in the stock market, the wise man in real estate buys when prices are lowest. There are hundreds of men in all parts of the country to-day who live in ease as the result of having seen an opportunity to buy cheaply in New York City and of having been able to grasp the opportunity. One such man, the writer recalls, is Brian G. Hughes of New York.

Twenty years ago when Jere Johnson, Jr., was traveling about the outskirts of New York selling lots at auction from an open carriage drawn by a pair of white horses and accompanied by a brass band, he happened one day to strike into South Brooklyn, then a wilderness without streets or any of the improvements the city makes. Johnson had an order to sell about 300 lots on what are now Fifth avenue, 64th, 65th and 66th streets. He had a small audience, to whom he announced that the owner of the property, being financially embarrassed, had decided to sell the lots for what they would bring, just as the Banking Department will offer the lots in Morris Park. Brian G. Hughes was one of those who believed in the future growth of the City of New York. He was sure that increasing population was straining to get into that open territory, just as it is straining now to get into Morris Park, but he never dreamed that the small investment he made that day would bring such return as it has.

Hughes paid $90 each for a plot of about ten lots on Fifth avenue from 64th to 65th streets. As soon as he had taken title to them, he erected a sign on them saying "Not for Sale, B. G. Hughes." Such opportunities as that offered to Hughes are not uncommon in New York real estate, but when they are offered, they must be acted upon quickly. In all businesses where a dollar's worth is offered for fifty cents comparatively few buyers are to be had, for almost everyone "smells a rat." It is on such occasions that skilful men put away opportunties to make fortunes while the few who are really wise and are willing to back up their convictions after investigation, make great profits.

Never before in the history of New York City have circumstances combined in such manner to favor small investors as they have in connection with lots in Morris Park. At the very poorest selling that anyone remembers 3,019 lots are to be sold. This means that, should each buyer take two lots, 1,500 buyers would be necessary to clean up the property at a time when there are no buyers for the best real estate New York has to offer. In former years, the purchases of 500 lot buyers—purchases made at intervals throughout a whole year—exhausted the funds available for investment. What, then, the question is being asked, will happen when the normal volume of money seeks investment at Morris Park? The only answer is that buyers will have a field day and that they may expect quicker and larger profits from their purchases than such investors ever have made.

New York's Greatness.

Chicago is next to New York in magnitude and importance as a business center, but just how close it is to the greatest city on this side of the Atlantic Ocean, or rather, how much greater New York is in comparison, may be surmised from the fact that in the four years ending in 1910 the money expended here on new buildings was more than the assessed value of the entire Western city. In these four years more than $380,000,000 was put into new construction in Manhattan Borough alone. The assessed value of the Windy City in 1910 was $344,000,000, or $40,000,000 less than the cost of a four-years' building campaign in Manhattan. The difference, it was estimated at the time, was equal to the realty value of a town the size of Lawrence, Mass., or Portland, the chief city of Maine. Last year's building operations in Manhattan, The Bronx, Brooklyn and Queens totaled more than $205,000,000.—New York Sun.

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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 24, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Grand st, 90-4, nec Greene (No 40), 75x101, 5-sty bk tnt & strs; also GREENE ST, 42-50, es, 101 n Grand, runs e100xn109.11xw100xs110.3; all title to strip adj on n 8x100, 2-5-sty bk & stn loft & str bldgs; partition, Sarah E Watson, defendant. 157,000

*Greene st, 42-50, see Grand, 90-4.

*Reiss pl (*), nwc White Plains rd, 119.6x100x107.1x100.9; due, $2,792.50; T&c, $334.48; Jno Ringen. 4,450

*Union sq, 29 (*), swc 16th, 32.6x141.10, 5-sty bk office & str bldg; due, $35,424.55; T&C, $6,592, sub to pr mt $215,000; N Y Trust Co. 250,000

*16TH st E, swc Union sq, see Union sq, 29.

*25TH st, 44-6 E (*), ss, 200 w 4 av, 50x98.9, 2 3-sty & b stn dwgs; partition; Anna D Atterbury. 130,000

*113TH st, 349-53 E (*), ns, 100 w 1 av, 50x100.11; 6-sty bk tnt & strs; de $17,293.20; T&c, $51,614.69; Alice H Sturges. 50,500

*142D st, 64 W (*), ss, 175 e Lenox av, 25x99.11, 1-sty fr bldg; partition; Jos W Hatch. 4,700

*151ST st, 275-7 E, ns, 70.3 e Morris av, 50x117.5x50x117.4, 6-sty bk tnt & strs; due, $42,010.66; T&c, $2,468; Bartolomeo & Zumino. 54,000

*158TH st, 473-5 W (*), nec St Nicholas av (No 960), runs n40.5xe113.9xn50xe108.10 to Colonial Pkway xs90.2xw217.10 to beg, 6-sty bk tnt & strs; due, $17,004.12; T&c, $ —; sub to 2 mtgs aggregating $247,500; Burns Bros. 264,590

*Bronx blvd, 3666, es, 100 s 216th, 45x100, Wakefield; due, $1,766.42; T&c, $194.14; Geo Bonavia. 2,225

*Bronx & Pelham Pkway (*), sec Westchester Creek, runs s—xe167.7xn—xw494.9xs100xw150xn100xw— to beg; due, $3,898.56; T&c, $3,700; sub to pr mtg of $12,500; Annie M Harrison. 15,500

*Cauldwell av, 725 (*), ws, 100 s 156th, 25x115, 4-sty bk tnt; due, $3,111.68; T&c, $234.42; sub to 1st mtg $14,000; Philip A Zoller. 14,500

*Colonial pkwy, nwc 158th, see 158th, 473-5 W.

*Independence av (Palisade), es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; adj June5.

*Lexington av, 51-5, es, 39.6 s 25th, runs s59.3xe94xn98.9 to 25th (No 136) xw22xs39.6xw72 to beg, 12-sty bk loft & str bldg; adj June3.

*Park av, 4283-5, ws, abt 210 n 178th, 49.11x170.1, 1 & 2-sty bk bldg; due, $4,297.56; T&c, $1,138.58; Henry Wendts. 5,755

*Pleasant av, 314, es, 50.5 s 117th, 22x98, 2 & 3-sty bk loft & str bldg; due, $15,145.58; T&c, $530; Arnold H Ellis. 16,000

*St Nicholas av, 960, see 158th, 473-5 W.

*Union av, (*), ws, 25 n 147th, 39.3x100, vacant; due, $1,554.88; T&c, $292.90; sub to 1st mtg $3,900; Moris Wolfinger. 4,400

*Vincent av (*), ws, 150 s Fairmount av, 75x100, Throggs Neck; due, $1,018.24; T&c, $24.70; Kath P Loewi. 150

*White Plains rd, nwc Reiss pl, see Reiss pl, nwc White Plains rd.

HENRY BRADY.

*Bedford st, 72-4 (*), sec Commerce (Nos 30-2), 44.8x50.5x51x50, 6-sty bk tnt & strs; due, $6,194.91; T&c, $209.97; sub to a mtg of $33,000; Wm Hassey. 43,700

*Commerce st, 30-2, see Bedford, 72-4.

*59TH st, 347 W, ns, 125 e Col av, 25x100.5, 5-sty bk tnts & strs; due, $27,533.26; T&c, $1,249.75; J S Berliner. 35,000

*59TH st, 345 W, ns, 150 e Col av, 25x100.5, 5-sty bk tnt & strs; due, $27,538.44; T&c, $1,261.05; J S Berliner. 35,000

*170TH st, 671 E, see Crotona av, 1400-8.

*Bassford av, 2319 (*), ws, 42.3 n 184th, 20.1x85, 2-sty fr dwg; due, $2,887.26; T&c, $1,104.31; Annie J Hicks. 1,000

*Commonwealth av, 1412 (*), sec Tremont av, 69.6x95x29.4x103.7; due, $7,221.74; T&c, $600.20; American Savings Bank. 1,600

*Crotona av, 1400-8 (*), nec 170th (No 671), 52.3x100x84.11x108.7, 2-sty & b fr dwg & vacant; due, $3,353.68; T&c, $173.38; Andw Wissemann. 12,050

*Hughes av, 2023 (*), ws, 382.8 s 180th, 25.1x100, 3-sty bk tnt; due, $8,982.73; T&c, $425; Jno E O'Brien. 8,000

*Tremont av, sec Commonwealth av, see Commonwealth av, 1412.

BRYAN L. KENNELLY.

*Bank st, 29, ns, 174.10 e 4th, 25x100, 3-sty bk dwg; voluntary; Anthony Wenner. 17,400

*37TH st, 316 W, ss, 225 w 8 av, 25x98.9, 4-sty bk tnt & strs; voluntary; Lowenfeld & Prager. 12,550

*82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg & 4-sty ext; due, $104,084.75; T&c, $12,345.62; Wesley Thorn et al, defendants. 119,000

*88TH st, 20 E (*), ss, 95 w Mad av, 25x100.8, 5-sty stn tnt; due, $45,463.29; T&c, $3,435 11; Frederic DeP Foster trste. 47,000

*122D st, 107 W, ns, 118 w Lenox av, 19x100.11, 3-sty stn dwg; voluntary; bid in at $14,500.

*124TH st, 7 E, ns, 140 e 5 av, 20x100.11, 3-sty stn dwg; voluntary; Jno J O'Keefe. 11,600

*125TH st, 324-6 E (*), ss, 300 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; due, $38,392.93; T&c, $1,776.75; Jno B Harrison et al. 35,000

D. PHOENIX INGRAHAM.

*Hawkstone st (*), ns, 38.11 e Walton av, 30.9x75.5x25x57.2, 1-sty fr dwg; due, $827.74; T&c, $1,160.94; Anna R Crossin. 500

*Parcel (*) of land beg at a point 1.1 sw Hawkstone, 50x100, vacant; due, $1,332.29; T&c, $1,794.42; Anna R Crossin. 1,000

SAMUEL MARX.

*Webster av, 2039-43 (*), ws, 225.4 n 179th, 75x100, two 5-sty bk tnts; due, $10,473.95; T&c, $567.56; sub to pr mtg $45,000; Louis Salzberg. 55,000

*8TH av, 2794 (*), es, 49.11 n 148th, 50x80, 5-sty bk tnt & strs; due, $9,314.11; T&c, $988.44; sub to two mtgs aggregating $50,500; Jno H Kerkmann. 53,000

SAMUEL GOLDSTICKER.

*Arthur av (*), es, 125 s 186th, 50x86.4x50x86.2, vacant; due, $3,574.30; T&c, $436.61; Simeon M Barber. 2,000

J. H. MAYERS.

*Tinton av, 891 (*), ws, 210.6 n 161st, 24x100, 3-sty fr dwg; due, $7,683.17; T&c, $330.63; Sarah A Thurber. 5,000

Total	$1,483,580
Corresponding week, 1912	1,222,430
Jan. 1st, 1913, to date	23,832,971
Corresponding period 1912	21,543,605

Borough of Brooklyn.

The following are the sales that have taken place during the week ending May 21, 1913, at the Brooklyn Salesrooms, 189 Montague street:

WM. H. SMITH.

BERGEN st, ns, 220 w Kingston av, 20x114.5; Peter H Siebern. 7,700

BOERUM st, ss, 150 e Lorimer, 50x100; Bess Blitstein. 14,500

CRYSTAL st (*), ws, 100 n Pitkin av, 19x100; Justen Steeger. 2,800

DEAN st, ss, 146.7 w Rochester av, 20x100; A B Roberts. 6,500

ST JOHNS pl (*), ns, 225 w Howard av, 25x112.9; Onslow Moore Co. 6,900

SACKETT st, nec 4 av, 80x22; Wm Gremler. 10,000

STERLING pl, ns, 100 w Howard av, 125x127.9; withdrawn.

WALLABOUT st (*), ss, 116.6 w Marcy av, 50x100; Saml H Coombs et al. 3,500

E 2D st (*), es, 220 n Av Q, 20x100; Jennie Dole. 3,100

BAY 8TH st, es, 100 s Bath av, 40x96.8; Theresa Cochrane. 1,145

16TH st (*), ws, 180 n Neptune av, 20x100; Louis Spach. 1,000

W 16TH st (*), ws, 160 n Neptune av, 20x100; Mary C Fitzpatrick. 1,000

E 35TH st (*), ws, 40.8 n Beverly rd, 20x100; also E 35TH st, ws, 60.8 n Beverly rd, 20x100; also E 35TH st, ws, 80.8 n Beverly rd, 20x100; also E 35TH st, ws, 100.8 n Beverly rd, 20x100; also E 35TH st, 120.8 n Beverly rd, 20x100; also E 35TH st, ws, 140.8 n Beverly rd, 20x100; also E 35TH st, ws, 160.8 n Beverly rd, 19.8x100; Postal Life Ins Co. 17,500

57TH st (*), ss, 120 e 13 av, 40x50.3; Jno A Voorhees. 4,800

E 95TH st (*), es, 225 n Av G, 25x160; Emelyn Wilson. 2,000

ATLANTIC av, nes, 150 se Smith, 25x90; adj June 3.

FT HAMILTON pkway, ses, 47.2 sw E 5th, 17x100 Sigmond Blurock. 3,500

GREENWOOD av, ss, 125 w Sherman, 25x100; Wm Schulmann. 4,450

JAMAICA av (*), ns, intersec nes Bushwick av, runs nw102.2 to Pellington pl xn128.10xnw12.3xe238.4xs142.11xsw192.2 to beg; Thos G Field. 53,000

JOHNSON av, ns, 225 e Union av, 25x100; Davies Kowal. 4,650

LENOX rd (*), ss, 120 e Albany av, 40x90; Leverett A Reeve. 4,000

ST MARKS av (*), ns, 100 e Howard av, 20x90x20x86.11; Margt Emrich. 5,500

4TH av, es, 74 n Sackett, 26x80; Wm Gremler. 10,000

PARCEL (*) of land bounded on the s by land of Fredk Seeler, e by land of Lydia Lott, w by land of Jeremiah Lott, n by land of Edw Smith, containing five acres; PARCEL of land bounded on the e by land of Christopher Lott, n by First Division, w by land of Cath Oechsler, s by the Third or New Lotts Division; Alfred Gutwillig. 30,742

WM. P. RAE.

HUDSON st or av, es, 277 s Tillary, 28.1x100; adj June 3.

STERLING st, ns, 140 w Bedford av, 20x100; Morris Reizenstein. 6,100

E 5TH st (*), es, 225 s Caton av, 40x100; Andw Gray. 5,500

E 5TH st, ws, 400 n Av Q, 40x200; A M Fowler. 565

58TH st, ns, 200 e 1 av, 60x100.2; adj June 20.

CHURCH av, ns, 80 w Utica av, 20x80; withdrawn.

FLATBUSH av, ws, 165.7 se Av J, runs w or sw 96.1 to E 35th, xs64.10xe or ne129.9xn or nw60.7 to beg; Francis J Sullivan. 500

NEW JERSEY av, es, 225 n Fulton, 25x100; withdrawn.

SNYDER av (*), ns, 74.6 w Lott, 18.6x42.3; Evelyn M Breslin. 500

3D av, nws, 80 ne 94th, 20x85; Walter Hamit. 5,460

JAS. L. BRUMLEY.

McDONOUGH st, sec Patchen av, 20x80; Lawyers Mtg Co. 8,000

PULASKI st, 89, ns, 175 e Marcy av, 25x100, 3-sty & b stn dwg; voluntary; Danl L Kelly. 6,000

STOCKTON st, 184-6, ss, 236.8 e Tompkins av, 38.6x100, 2-3-sty fr tnts; voluntary; withdrawn.

VANDERBILT st (*), ns, 20 e 19th, 20x90; Eversley Childs. 3,000

VANDERBILT st (*), ns, 40 e 19th, 20x90; Eversley Childs. 3,000

VANDERBILT st (*), ns, 60 e 19th, 20x90; Eversley Childs. 3,000

METROPOLITAN av, 423, ns, 54.5 e N 5th, 20x78.3x31.8x53.8, 3sty fr tnt & str; voluntary; party in interest. 4,900

CHARLES SHONGOOD.

DEGRAW st (*), sws, 16.6 nw Hoyt, 13.1x70; Chas A Moran. 2,550

STERLING pl, ns, 100 w Howard av, 125x127; Clarence Chiltos. 40,100

VERMONT st (*), es, 20 n Sutter av, 20x100; Celia Morrison. 4,550

BAY 23D st, sec Bath av, —x—; withdrawn.

BUFFALO av, es, 152.9 n Park pl, 25x100; LORIMER st, es, 25 s Bayard, 25x75; Danl Neuman. 9,300

E NEW YORK av, ss, 75.3 e Barrett, 26.4x42.1x25x33.7; withdrawn.

HOPKINSON av, ws, 241.6 s Hegeman av, 20x100; adj June 15.

ST MARKS av (*), ns, 400 w Troy av, 25x127.9; Thos A Cullen. 100

7TH av, ws, 34 n 20th, 25x80; withdrawn.

Total $296,367
Corresponding week 1912..... $247,499

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

MAY 31.

JOSEPH P. DAY.

3019 lots and several dwellings of Morris Park on premises at 10 o'clock.

Borough of Brooklyn.

MAY 27.

WILLIAM H. SMITH.

42D st, 161 E, ns, 170 w 2 av, 20x100, 2-sty & b fr dwg.

3D av, 59 sec Pacific, 25x61.3, 3-sty bk tnt & str.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 24.

No Legal Sales advertised for this day.

MAY 26.

53D st, 234 E, ss, 230 w 2 av, 20x100.5, 3-sty & b bk dwg; Dry Dock Savings Inst—Sarah E Cain et al; Frank M Tichenor (A), 38 Park Row; M Spencer Bevins (R); due, $8,252.18; T&c, $210.20; Joseph P Day.

100TH st, 314-16 W, ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Isaac Simons et al—Chateau Realty Co et al; Weschler & Rothschild (A), 141 Bway; Chas C Marrin (R); due, $19,604.22; T&c, $1,991; sub to two mtgs aggregating $245,000; Henry Brady.

131ST st, 4 W, ss, 145.4 w 5 av, runs s99.11x w14.2xn5xw3.8xn94.11xe17.10 to beg, 3-sty & b stn dwg; N Y Savings Bank—Michl Sampter et al; action 1; Wetter & Wetter (A), 7 Beekman; Albt R Lesinsky (R); due, $8,204.23; T&c, $244.40; Samuel Goldsticker.

131ST st, 6 W, ss, 163.2 w 5 av, 17.10x94.11, 3-sty & b stn dwg; same—same; action 2; same (A); same (R); due, $8,208.18; T&c, $244.40; Samuel Goldsticker.

3D av, 4413-17, ws, 56.6 n 181st, 75x102.11, three 3-sty bk tnts & strs; Lawyers Title Ins & Trust Co—Patk Monahan et al; Philip S Dean (A), 160 Bway; C L Schurz (R); due, $40,485.62; T&c, $3,030.43; Joseph P Day.

MAY 27.

BEDFORD st, 45, see Leroy, 40.

LEROY st, 40, swc Bedford (No. 45), 18.9x50, 3 & 4-sty bk tnt & strs; Chester A Luff—Martha Winters et al; I Newton Williams (A), 31 Liberty; Abr Benedict (R); partition; Saml Goldsticker.

40TH st, 519 W, ns, 300 w 10 av, 25x98.9, 3-sty bk tnt & strs & 2-sty bk rear stable; Lydia S Cutting et al, trstes—Mary Brady et al; Gerard & Smyth (A), 60 Bway; Myron Sulzberger (R); due, $10,068.92; T&c, $534.92; Herbert A Sherman.

75TH st, 231 E, ns, 230 w 2 av, 25x102.2, 4-sty bk tnt; Tini Linzer—Sol Hudes et al; Lewkowitz & Schaap (A), 73 Nassau; Robt F Wagner (R); due, $2,396.13; T&c, $335.10; sub to 1st mtg $11,000; Henry Brady.

124TH st, 327-9 E, ns, 320 w 1 av, 40x100.11, two 3-sty & b stn dwgs; Andw Jackson—Realty Transfer Co et al; C H & J A Young (A), 264 Main, New Rochelle, N Y; Isidor Niner (R); due, $19,186.55; T&c, $347.40; mtg recorded May3'06; Joseph P Day.

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AV A, 1425, ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; City Real Estate Co—Lorenzo Scinto et al; Harold Swain (A), 176 Bway; Jas A Foley (R); due, $16,127.25; T&c, $393.44; Henry Brady.

BRONXDALE av, nwc Matthews av, 132.6x125.7x5.7x143.5; Hudson Trust Co—Anthony Stumpf et al; action 1; Holm, Whitlock & Scarff (A), 35 Nassau; Peter Zucker (R); due, $1,290.90; T&c, $249.56; Joseph P Day.

BRONXDALE av, ns, 31.11 e Matthews av, 31.11x118.2x—x98.3; same—same; action 2; same (A); same (R); due, $1,527.74; T&c, $158.78; Joseph P Day.

BRONXDALE av, ns, 32.7 w Matthews av, 28.8x111.6x25x125.7; same—same; action 5; same (A); same (R); due, $1,409.33; T&c, $206.86; Joseph P Day.

BRONXDALE av, ns, 61.3 w Matthews av, 28.8x97.5x25x111.6; same—same; action 6; same (A); same (R); due, $1,409.33; T&c, $157.85; Joseph P Day.

BRONXDALE av, ns, 118.7 w Matthews av, 27.10x69.4x25x108.5; same—same; action 7; same (A); same (R); due, $1,290.90; T&c, $161.65; Joseph P Day.

BRONXDALE av, ns, 146.6 w Matthews av, 26.10x111.7x25x121.4; same—same; action 8; same (A); same (R); due, $1,290.90; T&c, $145.24; Joseph P Day.

BRONXDALE av, ns, 173.4 w Matthews av, 26.10x151.10x25x161.7; same—same; action 9; same (A); same (R); due, $1,527.66; T&c, $191.76; Joseph P Day.

MATTHEWS av, nwc Bronxdale av, see Bronxdale av, nwc Matthews av.

MULINER av, ws, 176.4 n Bronxdale av, 25.1x110.9x—x111.7; Hudson Trust Co—Anthony Stumpf et al; action 3; Holm, Whitlock & Scarff (A), 35 Nassau; Peter Zucker (R); due, $1,172.48; T&c, $117; Joseph P Day.

MULINER av, ws, 201.4 n Bronxdale av, 25.1x109.11x x110.9; same—same; action 4; same (A); same (R); due, $1,172.48; T&c, $117; Joseph P Day.

MAY 28.

CATHEDRAL Pkway, 153, see 7 av, 1801-5.

POPLAR st, ss, 101.8 w Chauncey, 50.10x45.11x50x55.5; Wm F Kuntz et al—Philip H Krausch et al; Morris Cooper (A), 20 Vesey; David B Cahn (R); due, $1,697.44; T&c, $250; mtg recorded Aug22'12; J H Mayers.

PURDY st, 1318-20, es, 196 n Westchester av, 50x108; Jac Cooper—Eliz C Fonda et al; Morris Cooper (A), 20 Vesey; David B Cahn (R); due, $2,554.45; T&c, $150; sub to mtg $5,000; J H Mayers.

WASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xe32.2 to beg, two 2-sty bk tnts & strs & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A), 46 Cedar; Saml C Herriman (R); due, $17,084.47; T&c, $241.94; Joseph P Day.

101ST st, 55 E, ns, 275 w Park av, 25x100.11, 5-sty bk tnt; Saml A Goldschmidt et al, trste—Victorine E Bowles et al; David F Toumey (A), 34 Pine; Ellsworth J Healy (R); due, $16,947.60; T&c, $1,879.98; mtg recorded July 28'96; Joseph P Day.

123D st, 108 W, ss, 139.10 w Lenox av, 20x100.11, 4-sty & b stn dwg; Emma A Marson—Mary Becker et al; Chas H Luscomb (A), 41 Park Row; Albt B Unger (R); due, $16,554.98; T&c, $550; Joseph P Day.

149TH st W, ss, 175 w Bway, 50x99.11, vacant; Chas A Briggs—Harry A Gordon et al; Frank L Mayham (A), 27 Cedar; Ely Neumann (R); due, $14,804.97; T&c, $3,066.58; Bryan L Kennelly.

172D st W, ns, 100 w St Nicholas av, 50x94.6, vacant; E Ormonde Power, trste—Daisy L Duncan et al; Theo Hansen (A), 35 Nassau; Percival Wilds (R); due, $11,229.43; T&c, $476.19; Herbert A Sherman.

181ST st, 661 E, see Belmont av, 2130 on map 2128.

210TH st E, swc Pine av, 50x100; Wappinger Savings Bank—Maria Rizzo admtrx et al; Geo Worrall (A), Poughkeepsie, N Y; Wm T Quinn (R); due, $16,681.93; T&c, $1,009.97; Henry Brady.

BELMONT av, 2130, on map 2128, nec 181st (No 661), 80.8x51.1x80.1x41.2, 5-sty bk tnt; Mary J McDonald—Jno Violante Realty Co et al; Robt L Wensley (A), 11 Eway; Max Altmayer (R); due, $6,414.41; T&c, $2,130; mtg recorded Mar30'11; Joseph P Day.

COURTLANDT av, 585-97, ws, 84.2 n 150th, runs w75xn34.2xw25xn29.7xe100xs63.9 to beg, 2-sty fr store & hall; J & M Haffen Brewing Co—Melrose Turn Verein et al; Jno F Frees (A), 3029 3 av; Cyril F Dos Passos (R); due, $11,451.25; T&c, $911.30; sub to mtg $10,000; Herbert A Sherman.

PINE av, swc 210th, see 210th E, swc Pine av.

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7TH av, 1801-5, nec Cathedral pkway (No 153), 70.11x100; 1 & 3-sty bk bldg & 1-sty fr bldg; Jno S Cram exr &c—Julius Schattman et al; Geo E Weller (A), 17 Cedar; Melvin H Dalberg (R); due, $78,185.82; T&c, $1,825; mtg recorded June21'12; Joseph P Day.

MAY 29.

BLEECKER st, 26-30, sec Mott (Nos 318-320), runs 80x80.6xn19.6xw12.2xn70xe69, 7-sty bk loft & str bldg; Brooklyn Savings Bank Emma Schalk et al; Schenck & Punnett (A), 19 Liberty; A Wells Stump (R); due, $132,320.67; T&c, $5,405.12; Henry Brady.

LISPENARD st, 60-2, ss, 140.5 w Bway, 49.6x90.4x48.6x87.8, 7-sty bk loft & str bldg; Lillius Grace et al, trstes—Marion S I Martin et al; Gillespie & O'Connor (A), 20 Vesey; David B Baum (R); due, $99,193.74; T&c, $769.11; Joseph P Day.

PEARL st, 362, es, 129.2 n Franklin sq, runs e87.8xn.04xe47xn12.1xw122xs27 to beg, 5-sty bk tnt & str; U S Trust Co N Y—Harry Kirshenbluth et al; Stewart & Shearer (A), 45 Wall; Chas S Fettretch (R); due, $18,076.24; T&c, $2,137.02; Herbert A Sherman.

114TH st, 213 E, ns, 210 e 3 av, 25x100.11, 5-sty stn tnt; Meta Blohm trste—Clara A Mayer et al—Lewis S Goebel (A), 41 Park Row; Alex I Hahn (R); due, $6,017.66; T&c, $1,238.76; Joseph P Day.

130TH st, 53 W, ns, 275 e 6 av, 20x99.11, 4-sty & b stn dwg; Walter Longman—Albt E Henschel et al; Jno M Rider (A), 44 Cedar; Jos Beihilf (R); due, $12,783.06; T&c, $330.25; mtg recorded Jan22'12; Joseph P Day.

151ST st, 255-7 E, ns, 100 w Morris av, 50x118, 6-sty bk tnt & strs; Sheriff's sale of all right, title, &c, which Giuseppe Fusco et al had on June27'12, or since; Chas S Whitman (A), 32 Franklin; Julius Harburger, sheriff; Henry Brady.

171ST st, 498 E, ss, 124 w 3 av, 16x100, 2-sty fr dwg; Eliz L Golden Max Tannenbaum et al; Wm M Golden, Jr (A), 154 Nassau; Jas A Lynch (R); due, $2,307.71; T&c, $222.92; sub to 1st mtg $3,000; Henry Brady.

176TH st W, nwc Undercliff av, see Undercliff av, nwc 176.

AV D, 123; w s, 70.5 s 9th, 23.6x93, vacant; S Sidney Smith, exr—Saml Cohen et al; Elliot & S Sidney Smith (A), 59 Wall; Emil Frankel (R); due, $15,927.15; T&c, $113.35; Joseph P Day.

BATHGATE av, 2326, es, 25 n 184th, 25x95.7, 4-sty bk tnt; Eugene H Hatch—Scalzo Realty Co et al; Thos M Debevoise (A), 62 Cedar; Edmund J Tinsdale (R); due, $15,090.08; T&c, $149.33; mtg recorded Apr22'12; Henry Brady.

MULINER av, es, 600 n Lydig av, 25x100; Hudson Trust Co—Lyman A Cheney et al; action 1; Holm, Whitlock & Scarff (A), 35 Nassau; Alex Brough (R); due, $1,875.83; T&c, $159.34; mtg recorded Jan2'07; Joseph P Day.

MULINER av, es, 575 n Lydig av, 25x100; same—same; action 2; same (A), 35 Nassau; same (R); due, $1,640.40; T&c, $159.34; mtg recorded Jan2'07; Joseph P Day.

MULINER av, es, 550 n Lydig av, 25x100; same—same; action 3; same (A); same (R); due, $1,521.77; T&c, 159.34; mtg recorded Jan 2'07; Joseph P Day.

MULINER av, es, 525 n Lydig av, 25x100; same—same; action 4; same (A); same (R); due, $1,403.10; T&c, 159.34; Mtg recorded Jan 2'07; Joseph P Day.

MULINER av, es, 500 n Lydig av, 25x100; same—same; action 5; same (A); same (R); due, $1,403.10; T&c, $159.34; mtg recorded Jan 2'07; Joseph P Day.

MULINER av, es, 475 n Lydig av, 25x100; same—same; action 6; same (A); same (R); due, $1,403.10; T&c, $159.34; mtg recorded Jan 21'07; Joseph P Day.

MULINER av, es, 450 n Lydig av, 25x100; same—same; action 7; same (A); same (R); due, $1,403.10; T&c, $159.34; mtg recorded Jan 2'07; Joseph P Day.

UNDERCLIFF av, nwc 176th, 22.9x100x55.5x 105.2, vacant; Regent Realty Co—Emile Utard et al; Lachman & Goldsmith (A), 35 Nassau; Albt R Lesinsky (R); due, $2,098.26; T&c, $947.50; mtg recorded May29'05; Joseph P Day.

MAY 30 & 31.

No Legal Sales advertised for these days.

JUNE 2.

HERKIMER pl, swc 235th, 95x25, vacant; Hugo Lehman—Bernhard Moral et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, $1,775.82; T&c, $134.49; L J Phillips & Co.

HERKIMER pl, ws, 95 s 235th, see Herkimer pl, swc 235.

137TH st, 223 W, ns, 285 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Horoscope Realty Co et al; Dulon & Roe (A), 41 Park Row; Fredk C Gladden (R); due, $14,843.82; T&c, $259.80; Joseph P Day.

137TH st, 222 W, ss, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Danl J O'Conor—Lillie Weiner et al; Gannon, Seibert & Riggs (A), 2 Rector; Paul T Davis (R); due, $13,101.27; T&c, $524.43; Herbert A Sherman.

137TH st, 225 W, ns, 303 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Picken & Lilly Constn Co et al; action 1; Dulon & Roe (A), 41 Park Row; Ernest L Hammer (R); due, $14,830.87; T&c, $127.13; Joseph P Day.

235TH st E, swc Herkimer pl, see Herkimer pl, swc 235th.

JEROME av, 2637-45, ws, 162.7 s Kingsbridge rd, 100x114.2x100x114.7, two 5-sty bk tnts & strs; Minnie Greenberg—Magda Operating Co et al; Saml Greenberg (A), 871 Brook av, Richd W Hill (R); due, $3,894.63; T&c, $589.36; sub to 3 mtgs aggregating $87,903.14; mtg recorded Nov12'12; Joseph P Day.

Borough of Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189Montague Street, unless otherwise stated:

MAY 24.

No Legal Sales advertised for this day.

MAY 26.

COLUMBIA st, es, 39.4 s Irving, 40.10x100; Jos Naughton—Nettie H Morrison et al; Toivo H Nekton (A), 189 Montague; Leon M Prince (R); Chas Shongood.

HOOPER st, nws, 100 sw Bedford av, 89.4x100; Arthur H Selinger—Eastern District Constn Co et al; Saml A Telsey (A), 44 Court; Fredk B Maerkle (R); Chas Shongood.

15TH st, sws, intersec nws 10 av, 19x85; Prospect Park Realty Co—Marx Hartman et al; Jones, McKinny & Steinbrink (A), 215 Montague; David F Price (R); Chas Shongood.

21ST st, ss, 260 e 6 av, 25x100.2; Peter Alexander—Geo W Heatley et al; Easton & Bailey (A), 29 Bway, Manhattan; Frank Obernier (R); Wm H Smith.

MAY 27.

BERGEN st, ns, 248.6 w Howard av, 27x107.2; Wm Forger—Chas N Davidson et al; action 1; C R Waterbury (A), 52 Wall, Manhattan; Wm S O'Connell (R); Wm H Smith.

BERGEN st, ns, 221.6 w Howard av, 27x107.2; same—same; action 2; same (A); same (R); Wm H Smith.

GLEN st, ss, 48 w Crescent, 26x100; Minnie Glucksman—Eveline Lawrence et al; Frank Wasserman (A), 39 Liberty, Manhattan; Fredk Cobb (R); Chas Shongood.

E 8TH st, nec Hinckley pl, 20x100; Kings County Mortgage Co—David McLaren et al; Hubbard & Rushmore (A), 26 Court; Bennet E Siegelstein (R); Wm H Smith.

W 8TH st, es, 136.2 n Av S, 19.4x82.5; Louise C Davis—Federal Holding Co et al; Davison & Underhill (A), 26 Court; Wm H Wadhams (R); Wm H Smith.

W 8TH st, es, 155.4 n Av S, 19.4x82.5; same—same; action 2; same (A); same (R); Wm H Smith.

W 8TH st, es, 174.10 n Av S, 19.4x82.5; same—same; action 3; same (A); same (R); Wm H Smith.

W 8TH st, es, 97.6 n Av S, 19.4x82.5; Willard G Reynolds—Carl Lubkin et al; Davison & Underhill (A), 26 Court; Wallace N Vreeland (R); Wm H Smith.

W 8TH st, es, 213.6 n Av S, 19.4x82.5; Louise P McBee—Federal Holding Co et al; Davison & Underhill (A), 26 Court; Wallace N Vreeland (R); Wm H Smith.

54TH st, sws, 329.2 se 4 av, 19x100.2; Cora Rosquist—Catharine O'Shea et al; Edwin Kempton (A), 192 State; J Hunter Lack (R); Wm P Rae.

MAY 28.

BOERUM st, ss, 200 w Manhattan av, 25x100; Pauline May—Eva Rubenstein et al; Solinger & Solinger (A), 179 Broadway, Manhattan; Jno B Stephens (R); Chas Shongood.

ESSEX st, es, 115 s Liberty av, 25x100; Jos Misland et al—Jos Eisenberg et al; Walter G Rooney (A), 44 Court; Frank X McCaffry (R); Wm H Smith.

WILLOW pl, nws, 100.7 ne Columbia pl, 47.5x80; Jno Best et al—Paul B Smith et al; Edw G Nelson (A), 350 Fulton; Llewellyn A Wray (R); Wm H Smith.

50TH st, ns, 380 e 19 av, 20x100.2; Chas S Conklin—Wm G Kinney et al; action 1; Elek J Ludvigh (A), 31 Nassau, Manhattan; Howard E Greene (R); Charles Shongood.

50TH st, ns, 520 e 19 av, 20x69.7; same—same; action 2; same (A); same (R); Charles Shongood.

DE KALB av, ss, 175 e Marcy av, 75x200x73.4 x200; Cyrus V Bunce—Rutland Constn Co et al; Brussel & Beebe (A), 41 Wall, Manhattan; Chas Harwood (R); Wm H Smith.

GREENWOOD av, ns, 47.3 e E 4th, 16x90; Robt A Hafer—Annie Dorney et al; Harry L Thompson (A), 175 Remsen; Jno L Thompson (R); Jas L Brumley.

HAMBURG av, nes, 75 nw Troutman, 25x100; Francis Zehnle—Eva Gruber et al; Henry Bonawitz (A), 375 Fulton; Wm W Wingate (R); Chas Shongood.

MAY 29.

ECKFORD st, ws, 400 n Calyer, 25.2x100; Mina Goldberg—Bertha Goodman et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; G Storms Carpenter (R); Chas Shongood.

E 5TH st, ws, 400 n Av Q, 40x200; Argyle Holding Co—Mary E Sharkey et al; Harry W McChesney (A), 177 Montague; Geo F Elliott (R); Wm P Rae.

E 29TH st, es, 140 n Newkirk av, 20x100; David Mayer—Conget Santugge et al; Davis & Davis (A), 51 Chambers, Manhattan; Chas S Aronstam (R); Wm P Rae.

KENT av, sec S 8th, 25.5x75.5; J Henry Dick et al—Meta Klenger et al; Fisher & Voltz (A), 84 Bway; Chas F Murphy (R); Wm H Smith.

COLUMBIA Heights, ws, 75 s Clark, 25x103; Jas H Post et al—Gregory Camon et al; Cary & Carroll (A), 59 Wall, Manhattan; Chas J McDermott (R); Jas L Brumley.

MAY 30 & 31.

No Legal Sales advertised for these days.

JUNE 2.

49TH st, sws, 360 nw 15 av, 40x100; GLENMORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan4'13, or since; Chas B Law, sheriff; Wm P Rae.

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co—Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 17.

HAMILTON st, 38; David Lite—Henrietta Rosen; M Jacobs (A).

216TH st, sec 9th av, 100x49.11; Dora M Upton—Adolf H Landeker et al; L. S. Marx (A).

AV C, es 75 s 2, 94.5x105.10; Bronx; Simon Loeb et al—Josef Wagner et al; E. Jacobus (A).

AV D, es 83 s 13, 25x105; Clarence A Fowler—C Olivia Sabine et al; S H Brown (A).

NAGLE av, el 430 sw el Ellwood, 100x250; two actions; John Cabot Jr—Wm A Mark et al; Taft & Sherman (A).

STEBBINS av, ses, 276.5 n 169th, 45x135.5; Henry Wacker—Jos S Brown et al; Clocke, Koch & Reidy (A).

LOT 14, Map of Daily Estate, Bronx; Anna G Ferris—Ike Melnik et al; G B Ferris (A).

LOT 13, Map of Daily Estate, Bronx; Katherine L Ferris—Ike Melnik et al; G B Ferris (A).

MAY 19.

JOHN st, swc Bowne, 122.1x223.4, Bronx; Henry Guion et al—Martin J Carley et al; J A Holzapfel (A).

MONROE st, 82; Israel Josefsohn—Jacob Pompan et al; I Josephson (A).

TIFFANY st, sec So Boulevard, 100x125; Wm R Rose—Henry H Cording et al; A L Rose (A).

111TH st, ns, 100 w 7 av, 50x100.11; German Savings Bank in the City of N Y—Ida E Moore et al; M Auerbach (A).

112TH st, 160 E; Aimee Rossignot, gdn—Elias A Cohen et al; McKeen, Brewster & Morgan (A).

BAILEY av, es, 709.5 s Kingsbridge rd, 25x100; Wm W Johnson—Bailey Avenue Realty Co et al; Merrill & Rogers (A).

BAILEY av, es, 734.5 s Kingsbridge rd, 25x100; Francis G Lloyd—same; Merrill & Rogers (A).

MAY 20.

CHRYSTIE st, 230; Sol H Kohn—Eliza Cohn et al; Baylis & Sanborn (A).

13TH st, 444 E; Fredk L De Grauw—Cristoforo Zuccaro et al; H M Haviland (A).

BROOK av, 1530; Anna M Jones—Jennie Lewine et al; F de P Foster (A).

CRESCENT av, swc Belmont av, 128.9x126.5; Martin M Stone—Jos Tesoro et al; S Bernstein (A).

MAY 21.

22D st, ns, 323 e 1st av, 31.7x98.9; Margt Hall—Moore Realty Co et al; W C Rodger (A).

97TH st, ns, 420 w Central Park W, 20x100.11; Francis F Robins trste—Mary E Pettit et al; amended; Theall & Beam (A).

122D st, 421 E; Gilbert A Robertson Home—Martin B Hofman; S S Smith (A).

136TH st, 124 W; Sarah C Doty et al—Louis E Kleban et al; B E Rabell (A).

138TH st, ss, 225 e Lenox av, 100x99.11; Ellis P Earle—Leo Kohn et al; Greene, Hurd & Stowell (A).

PRESCOTT av, ss, 614.2 e Bolton rd, 207.10x141.4xirreg to Seaman av; Marguerite A Nash—Geo Nash et al; Eidlitz & Hulse (A).

VYSE av, 1141-3; two actions; Jno C O'Connor—Paul Friedland et al; Macdonald & Bostwick (A).

MAY 22.

BROOME st, ss, 50.8 w Mott, 25.3x118.3x25.1x114.5; Sarah Baum et al—Concetta D Paoli et al; amended; Moss, Leimbeer, Marcus & Weis (A).

51ST st, 421 E; Henry H Jackson—Julius Friedman; S H Jackson (A).

102D st, ss, 275 w 1 av, 25x100.11; Eliza C Farnham—Harry Goldberg et al; W R Adams (A).

110TH st, ns, 100 e 7 av, 70x100; Autocar Co—Saml Simon et al; Jerome, Rand & Kresel (A).

147TH st, 308-10 W; Flora E Solomon et al—J Willett Fox et al; Gettner, Simon & Asher (A).

BROOK av, 300-2; Isaac Haft—Rebecca Wolkenberg et al; Borowsky & Borowsky (A).

1ST av, ws, 50.6 s 98th, 25.6x100; Nathan Kraushopf—Chas A Person et al; Ashbel P Fitch, Mott & Grant (A).

LOT 34, blk 49, sec 1, map of Morris Park; Washington Savgs Bank—Morris Park Estates et al; F M Patterson (A).

LOTS 54 to 62 & 66, map of Van Nest Park, Bronx; Henry Barre—Van Nest Wood Working Co et al; A H Vitale (A).

MAY 23.

BROOME st, sec Mott, 72.8x108.9; Jas E March—Carmine Marasco et al; Hedges, Ely & Frankel (A).

RIVINGTON st, 237; Mary J Quinn—Joe Weiser et al; Krakower & Peters (A).

60TH st, ss, 200 e West End av, 25x100.5; Adele Kneeland—Wm G Rose et al; H L Bogert (A).

156TH st, ss, 85 w S Boulevard, 40x100; Chas Helborn—Evelyn H White; Alexander, Cohn & Sondheim (A).

CAULDWELL av, 695; Philip Haslacher—Delia Rowan; A H Schwarz (A).

COURTLANDT av, swc 148th, 27.6x94; Hyman Nanes—Henry Steinberg et al; L M Friedman (A).

PROSPECT av, 601; Emma O Frank—Rose Russell et al; C A MacHenry (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 15.

130TH st, 506-8 W; Katie Wendel Jno Schreyer et al; Louis Wendel Jr (A); Chas E Hawthore (R); due, $10,433.00.

MAY 16 and 17.

No Judgments in Foreclosure Suits filed these days.

MAY 19.

120TH st, 341 E; Matthias Nicoll—Jos Liebling; Wilson M Powell (A); Chas A O'Neill (R); due $34,916.11.

1ST av, 889; Edw L Coster—Seal Realty Co et al; Anderson, Iselin & Anderson (A); Edmund J Tinsdale (R); due, $14,539.00.

MAY 20.

No Judgments in Foreclosure Suits filed this day.

MAY 21.

23D st, ss, 225 e 8 av, 18.9x197.6; Jno H Drexel—Fanne C Hoadley et al; Anderson, Iselin & Anderson (A); Schuyler E Day (R); due, $29,180.38.

67TH st, ss, 230 e 3 av, 40x100.5; Annie Frank—Jos Wolkenberg et al; Freyer & Hyman (A); Abr H Brill (R); due, $8,724.37.

149TH st, ns, 160 w Bway, 173.10x99.11; Max Marx—A Feldmann Constn Co et al; Norman W Chandler (A); Timothy A Leary (R); due, $176,679.41.

TELLER av, ws, 139.6 n 165th, 20x100; Beatrice S B Ziegel—S F Meyers Realty Co; Sigmund Wechsler (A); Marcel Levy (R); due, $8,346.76.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 17.

CANNON st, 16; Caroline Toepfer—Henry Sohn et al (action to impress trust); Marks & Marks (A).

3D av, nwc 98th, 145x110; Adam Happel—Morris L Weiss et al (counter claim); Phillips & Avery (A).

MAY 19.

BOND st, 55; Louis F Buttner—Katie Buttner et al; partition; Rifkind & Samuels (A).

3D av, 2356; Bernard Blumenthal—Harold Thompson; notice of attachment; S Bitterman (A).

MAY 20.

No Lispendens filed this day.

MAY 21.

BROADWAY, 3860-66, & 161ST st, 581 W; Louis P Mendheim—Ada McCobb et al; partition; B Lewinson (A).

TRATMAN av, ss, 99.7 e Zerega av, 167.1x110; Robt G Perry trste—Chas Schaefer Jr et al; action to set aside conveyance; F X Hennessy (A).

LOT 7, Block 3183, Sec 11, Bronx; Simeon M Barber—Wilmore Realty Co et al; amended foreclosure of tax lien; H Swain (A).

LOT 61, Block 3315, Sec 12, Bronx; Simeon M Barber—Michl Katzbroski et al; amended foreclosure of tax lien; H Swain (A).

MAY 22.

12TH st, ns, part of lot 335, 25x108; Ida C Mapes—Bertha Mapes et al; action to recover dower, &c; C P Hallock (A).

179TH st, ns, 156.6 w Boston rd, 54.11x24.11x irreg; Ida C Mapes—Bertha Mapes et al; action to recover dower, &c; C P Hallock (A).

BRIGGS av, es, 25.11 n 199th, 25x101.7; Inland Holding Co—Annie J Fay; specific performance; Martin & Howe (A).

BOSTON or POST rd, ws, adj land of Saml M Purdy, 25x100; also CENTRE st, nes, adj land of Robt Sheppard, 37x115x irreg, Bronx; also TRACT of salt meadow, at a certain stone fence which separates the upland from the woodland now or late of Pugsley, x ; Ida C Mapes—Danl Mapes, Jr, et al; action to recover dower, &c; C P Hallock (A).

MINNEFORD av, ws, 125 n Beach, 25x100; Unionport Lumber & Mfg Co—Michl J Woods et al; action to foreclose mechanics lien; J Kadel (A).

LOTS 9, 10, 11, 101 to 104, 149, 240 to 244, 312, 313, 314, 344 to 347, 351 and 352 map of Mapes Estate, Bronx; also ROAD leading from West Farms to Westchester Village, ss, adj lands of Catholic Protectory, containing 48.182 acres; Ida C Mapes—Park Versailles Realty Co et al; action to set aside deeds; C P Hallock (A).

MAY 23.

FULTON st, 218, & GREENWICH st, 197; Midtown Contracting Co—Louis Goldsticker et al; foreclosure of mechanics lien; G Hahn (A).

39TH st, 231-49 W; American Bar Lock Co—McGraw Realty Co et al; action to foreclose mechanics lien; Thompson, Warren & Pelgram (A).

MAPLE av, ws, 75 n Jerome, 50x100; Nicholas A Hevmsfeld—Maria Calcaterra et al; action to set aside conveyance; H Weiss (A).

PERRY av, sec 209th, Lot 29; Tax Lien Co of N Y—Fredk C Thyson et al; foreclosure of transfer of tax lien; W Lustgarten (A).

Borough of Brooklyn.

MAY 15.

COLUMBIA st, nws, 37 sw Sackett, 21x80; American Geographical Society—Teresa Ruggiero et al; T F Redmond (A).

DAHLGREN pl, ws, 200 s 88th, 25x125; Mary E Michel—Danato Gallaso & ano; to recover money on note; D J McParland (A).

HENDRIX st, ws, 225 n Blake av, 30x100; Jno M Lang—Chas Ferraro et al; C A Clayton (A).

WALDORF ct, ns, 140 w E 17th, 40x112.6; Kings Co Mtg Co—Rose V Hassan; Wm A Robinson (A.

WILLOW st, ws, 150 n Pierrepont, 25x100; Deidrich Scharminghausen—Anna B Dolen et al; Rabe & Keller (A).

E 4TH st, es, 125.4 n Church av, runs e100xs17.9xsw103.9xn45.4; Kraslow Constn Co—Morris Berry et al; S N Freedman (A).

E 4TH st, es, 155.4 n Church av, 30x100; same—same; same (A).

E 13TH st, ws, 100 s Av K, 100x298.7; also E 13TH st, es, 100 s Av K, runs e100xs254.7xsw—xw—xn260 to beg; Lawyers Title Ins & Trust Co—Associated Midwood Co et al; Philip S Dean (A).

E 15TH st, ws, 220 n Foster av, 20x100; Chas H Finch & Co—Christina W Allen et al; Hovell, McChesney & C (A).

18TH st, ec 8 av, 100x100.2; Title Guar & Trust Co—Cooper Diamond Cutting & Polishing Industry of America; Thos F Redmond (A).

21ST st, nes, 100 nw 7 av, 25x100; Title Guar & Trust Co—Sherman Constn Co & ano; Thos F Redmond (A).

W 27TH st, ws, 101.11 n Surf av, 80x118.10; Chas L Bergman—Rebecca Somach et al; Thos F Redmond (A).

35TH st, sws, 309.5 se Church av, 20x100.2; Chas G Hiller—Hehr Realties et al; S Lascher (A).

42D st, nes, 327.8 nw Fort Hamilton av, 33.4x100.2; Title Guar & Trust Co—Ella Monosson et al; Thos F Redmond (A).

53D st, nes, 140 se 15 av, 40x100.2; also 50TH st, sws, 300 se 16 av, 40x100.2; South Bklyn Savgs & Loan Assn—Gustav Baron et al; W J Bolger (A).

56TH st, ss, 100 w 7 av, 20x100.2; Anton Werner—Patk Sweeney et al; W A Fischer (A).

71ST st, nes, 199.8 se 18 av, 18.6x100; Medad E Stone & ano as exrs &c Clara J Wood—Jacob Kaiser Impt Co et al; C L Clune (A).

71ST st, nes, 218.2 se 18 av, 18.6x100; Ward H Bones & ano as exrs &c Wm L Bones—Jacob Kaiser Impt Co et al; W Langdon (A).

ATLANTIC av, ss, 200 e Howard av, 25x100; Geo A Minasian—Louis Goldstein et al; Geo A Minasian (A.)

BAY RIDGE av, sws, 220 nw 16 av, runs sw 60xnw116.8 to New Utrecht av xn44.6xse116.3xne 20xse20 to beg; Geo J Puckhafer—Joanna Greenfield et al; C A Wilson (A).

BENSON av, ns, 80.4 e Bay 14th, 28x90; Mary E Michel—Danato Gallaso & ano; to recover money on note; D J McParland (A).

BROOKLYN av, ws, 134.6 s Church av, 20x100; Marie J Hinrichs—Martin J Ahern et al; H J Davenport (A).

BROOKLYN av, ws, 194.6 s Church av, 20x100; Fredk W Stair—Martin J Ahern et al (A).

BROOKLYN av, ws, 174.6 s Church av, 20x100; same—same; same (A).

BROOKLYN av, ws, 154.6 s Church av, 20x100; same—same; same (A).

DUMONT av, sec Essex, 30x100; Michl Cavanagh—Gertrude Lott et al; Van Alen & Dyckman (A.

OVINGTON av, ss, at int ws of lot 68, 54.5x153.10x54.5x154.1; Ada L Hill—Sarah F Kelley & ano; Thos F Redmond (A).

THATFORD av, ws, 55.1 n Sutter av, 29.11x100.1; South Bklyn Savgs Instn—Bernard Spiegler et al; Thos F Redmond (A).

WYTHE av, ws, 108.5 n N 9th, 36.6x69.9; Henry Loewenthal—Ralph Lipschytz et al; Overend & Buchner (A).

2D av, ses, 20.2 ne 54th, 20x80; NY Investors Corpn—Mary Griffin & ano; T F Redmond (A).

4TH av, nwc 51st, 60x80; Julia L Jentz Condax—Jno Dobbin et al; Robt B Knowles (A).

MAY 16.

BRISTOL st, ws, 340.3 s Dumont av, 20x100; Bond & Mtg Guar Co—Leonard L Rothstein et al; H L Thompson (A).

FULTON st, nec Eastern pkwy, runs e102.10x n33.4xn33.4xw51.11xsw70.8 to beg; Orrie P Cummings—Alex J Foley et al; Clarence S Woodman (A).

MALBONE st, nec Cedar pl, runs e216.5xn200 to Sullivan, xw40xe20xw92.1xsw198.11 to beg; Title Guar & Trust Co—Wm Kelley et al; T F Redmond (A).

MARION st, ns, 268 e Saratoga av, 19x100; Margt D Bishop—Jos Fromson et al—Jas C Meyers (A).

1ST st, ss, 91.9 e 5 av, 18.3x100; Wilhelmina E Engelbrecht—Mary A McNamara et al; Robt B Olsen (A).

E 34TH st, ws, 100 n Av L, 40x100; Westminster Heights Co—Jos T Griffin et al; Jones, McKinney & Steinbrink (A).

43D st, 196-200; Sarah J Shaw & ano—Helen E Dodge & ano; partition; Allen C Bragaw (A).

59TH st, ns, 260 w 1 av, 20x100.2; Harrison Clark, Jr, as gen gdn &c Mabel G Clark—Jno N Tilly et al; H Clark (A).

71ST st, nes, 199.8 se 18 av, 18.6x100; Medad E Stone & ano as exrs &c of Clara J Wood—Jacob Kaiser Impt Co et al; Chas J Clune (A).

71ST st, nes, 218.2 se 18 av, 18.6x100; Ward H Bones & ano as trstes of Wm L Bones—Jacob Kaiser Impt Co et al; Wm Langdon (A).

AV P, ns, 50 w E 12th, 25x75; Title Guar & Trust Co—Jane F Ryan & ano; T F Redmond (A).

Lis Pendens—Brooklyn (Continued).

ATLANTIC av, nwc Howard av, runs n 27.6xw 89.7xsw10.7xs25.6xe100 to beg; State Bank Jno H Mahnken Co et al; Weschler & Kohn (A).

BAY RIDGE av, nes, 230 nw 15 av, 20x90; Home Title Ins Co—Vincenza Silvestri et al; Hy J Davenport (A).

LAWRENCE av, nwc Ocean pkwy, 109.6x246.3 x100x201.7; Christina Hess—Peter Ravenhall et al; Moore, Williams & U (A).

OCEAN pkwy, ws, 275.1 s Foster av, 23x150; Bond & Mtg Guar Co Bernard Freund et al; H L Thompson (A).

LOTS 539-544 & 640-643, map of 548 lots at McLaughlin Park; Geo Beban—Michl J Donlin & ano; House, Grossman & Vorhaus (A).

MAY 17.

MELROSE st, ss, 350 e Knickerbocker av, 25x100; Saml Weinkrantz—Wm Gilmour et al; Krakower & Peters (A).

PROSPECT pl, 625; Maurice Epstein—Geo F Tait; specific performance; J W Gottlieb (A.

67TH st, nes, 220 nw 14 av, 50x100; Merchants Cooperative Mtg Co Anthony J Manfred et al; Milton Hertz (A).

LOT 881 in blk 23, map of 1197 lots situated in the towns of Flatbush & New Utrecht; Thos Doran—Eagle Savgs & Loan Co et al; W H Garrison (A).

RIGHT OF WAY of P P & C I R R, ss at int of nes of New Utrecht rd, runs se27.5xs25.7xse 144xn149.2xw118.9 to beg; Jno S Cameron—Peter Olsen et al; Reeves & Todd (A).

MAY 19.

FULTON st, ss, 440 e Howard av, 20x100; Augusta Krieg & ano as exrs, &c, Jno Krieg—Wm H Burroughs et al; L Karasik (A).

S 4TH st, nes, 150 nw Hooper, 25x95; Wesleyan University of Middletown, Conn—Weiss & Kobre Constn Co et al; Thos F Redmond (A).

S 5TH st, 416-18; Prospect Realty Co—Impt Bldg Co et al; Jonas, Lazansky & Neuburger (A).

40TH st, ss, 259.11 w 13 av, 20x100.2; Title Guar & Trust Co—Bessie Kasdan et al; Thos F Redmond (A).

AV A, sec West, runs s563xe100xs200xw100xs 104xe to Church la xn to Av A xw - to beg; Kings Co Mtg Co—Shamokin Valley Realty Co, N Y; W A Robinson (A).

CHURCH av, ss, 40 w E 34th, 20x80; CHURCH av, ss, 60 w E 34th, 20x80; CHURCH av, ss, 80 w E 34th, 20x80; CHURCH av, ss, 100 w E 34th, 20x80; CHURCH av, ss, 120 w E 34th, 20x80; Simon J Harding—Ideal Realty Co et al; Hovell, McChesney & C (A).

EAST N Y av, 276; Mutual Poultry Co—Wm J Morgan et al; to set aside lease; S A Telsey (A).

HEGEMAN av, nec Pennsylvania av, 95x635; HEGEMAN av, sec Pennsylvania av, runs e95xs 455xe95xs95xw190xn550 to beg; NEW JERSEY av, nec Vienna av, runs n95xe100xn455xe100xs 550xw200 to beg; New Lots Development Co—Empire Keystone Impt Co et al; Jonas, Lazansky & Neuburger (A).

PROSPECT PARK WEST, nc 14th, 32.6x 97.10; Bank for Savings of Ossining—Margt V McNulty et al; H L Thompson (A).

WASHINGTON av, es, 388.5 s Park av, 20x100; BRIDGE st, ws, 55 n Johnson, 22.6x56.6; also prop in Suffolk Co; Bridget Trehey —Mary A Abbott et al; partition; Brennan & Curran (A).

WEBSTER av, ns, 495.3 w 1st, runs n107xw 14.3xs7xw13.9xs100xe28 to beg; Henry Rudolff—Chas E Bellups et al; Dana & Clarkson (A).

5TH av, es, 80 s 61st, 20x100; Forrest Co—Jno E Sullivan Co et al; R H Koehler (A).

MAY 20.

CHAUNCEY st, nec Howard av, 25x80; Max Drey as exr &c Seligman Bendit Saml Weill et al; Liebmann & Tanzer (A).

PACIFIC st, ss, 30 e Schenectady av, 20x67; Wallace A Armstrong—Saml Cowen et al; W H Garrison (A).

POWELL st, es, 100 s Dumont av, 20x100; Title Guar & Trust Co—Jacob Londinsky et al; T F Redmond (A).

E 10TH st, es, 160 s Av M, 60x100; Second United Cities Realty Corpn—United Stockholders Realty Corpn & ano; Isaac Roth (A).

11TH st, ss, 88.3 w 4 av, 17.6x100; Saml Polglase & ano Mary E Trainor et al; W L Durack Jr (A).

W 31st st, es, 100 n Mermaid av, 237.8x650 to Neptune av; Anna C Tolman Danl Gillespie et al, D J Meserole (A).

60TH st, ss, 395.3 w New Utrecht av, 25x100; Prospect Home Bldg & Loan Assn—Jno A Thomasson et al; Manning & Buechner (A).

AV N, swc E 18th, 40x100; Paul Ohnewald—May W Sandberg et al; H J Davenport (A).

NEW UTRECHT av, ws, 22.3 n 63d, runs n 22.3xnw83.4xsw40xse20xne20xse— to beg; Title Guar & Trust Co—Angel Perez et al; T F Redmond (A).

MAY 21.

BALTIC st, ss, 250 nw Bond, 25x100; Eliz C Kiernan—Mary McCormick et al; A F Tuozzo (A).

BOERUM st, ns, 175 e Humboldt, 25x100; Title Guar & Trust Co—Saml Cohen et al; T F Redmond (A).

REVERE pl, es, 90 s Dean, 18x93; Emma F Cooke—Carrie Townsend & ano; Cooke & Donlan (A).

E 34TH st, es, 230 n Av D, 30x100; Manley A Raymond—Tessie Westendorf et al; T F Redmond (A).

70TH st, nes, 136 se 13 av, 36x100; Frank W Dunlop—Jas C Stewart et al; Cary & Carroll (A).

71ST st, wc 13 av, 81.6x—x96.10x160; Title Guar & Trust Co—Roseland Co & ano; T F Redmond (A).

BEDFORD av, es, 490 s Clarendon rd, 20x 100; Henry J Finck—Ethel M Westervelt et al; Myron Sulzberger (A).

BEDFORD av, es, 470 s Clarendon rd, 20x 100; same—same; same (A).

GREENE av, ss, 265 e Classon av, 20x100; Jno Pullman—Chas R Wells et al; H E Lewis (A).

NEW UTRECHT av, nwc 58th, 68x95.10x18.11 x116; M Edw Kelley—Adam C James et al; Isaac S Heller (A).

OCEAN Parkway, es, at int ss road from Sheepshead Bay to C I Point, runs sw1349.6xse 200xsw175.11xsw193.8 to Sea Breeze av xe on a curve 197.5xne201.11xne424xse525.2 to land BklynU nion Elev R R Co xne106.2xnw85.4xne 50xnw200xne150xse226.4xne55.7 xse 165.8 along Surf av, ext xe along said ext 248.5xne203.6xne 236.5xne487.5 to C I av xne1166.9xsw1828.8xsw 276.3 to beg; also certain lands under water; Mutual Life Ins Co N Y—Brighton Beach Estates et al; H L Thompson (A).

ROCKAWAY av, ws, 125.3 s Livonia av, 25x 100; Bond & Mtg Guar Co—Strong Realty Co et al; T F Redmond (A).

SHEEPSHEAD BAY; stake on h w mark at sec land formerly Benj Freeman, runsn207xw207 to Sheepshead Bay rd xs207xe207 to beg; also land under water immediately adj same on the south; Newburgh Sav'gs Bank—Annie Gilbert et al; H L Thompson (A).

SO PORTLAND av, ws, 48.3 s DeKalb av, 24x 112.7x24.7x110.1; Minnie W L Ferris—Leonora Oberndorfer et al; H L Thompson (A).

THATFORD av, ws, 175 s Livonia av, 25x 100; Title Guar & Trust Co—Frieda Goldbaum et al; T F Redmond (A).

19TH av, nws, 40 sw Benson av, 20x71.3x20 x72.6; Alfred Sims—Mary Hassig et al; Coombs & Wilson (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 17.

13TH st, 207-21 E; also 14TH st, 214 E; John L Keating et al—Irvington Construction Co; Macolithic Concrete Co (91). 215.94

32D st, 22-6 W; Pittsburgh Plate Glass Co—Midwest Realty Co & Henry Hellman (89). 2,611.80

59TH st, 313-5 W; Morris Goldstein—Alfred Beinhauer; Auto Transportation & Sales Co (90). 210.00

HOLLAND av, 3636; Matthew W Del Gaudio —David S Crater (93). 85.00

5TH av, 436; Jas T Bender—Aitken Son & Co; Anton Strand (92). 222.95

MAY 19.

FOX st, ws, 25 s 169th, 50x100; Progress Marble Works, Inc—W F P Schields & Robt B S Hollenberger (94). 80.00

14TH st, 241 E; Barnet L Abrams—Doric Constn Co, Inc, & Fredk Jackson (97). 180.00

48TH st, ns, whole front bet Broadway & 7 av, 104.5x irreg; Emanuel Rosenberger—Helen C Julliard, Augustus D Julliard & Thos Stokes, exrs; Louis Mansbach, Jessee Froelich, Henry B Morton & Jno A Keiser (renewal) (98). 10,979.36

76TH st, 153 E; Albt Oliver—Mariest Bros & T F Hahn Constn Co (96). 286.09

206TH st, 174 E; Nathan Yoorga—Jos & Angela M Monaco (99). 70.00

BROADWAY, nec 146th, 99.11x225x irreg to 147th x50; Deane Steam Pump Co—Florence A Alker & Pollack & O'Neill, Inc (101). 632.75

142D st, 110-32 W; Harbison-Walker Refractories Co—Kramer Impt Co (102). 3,503.32

HOE av, swc 165th, 110x76.1; Albt Oliver—Fox Square Building Co & T F Hahn Constn Co (95). 96.90

7TH av, swc 116th, 100x140; Deane Steam Pump Co—St Nicholas Seventh Avenue Theatre Co & Pollack & O'Neill, Inc (100). 442.25

MAY 20.

26TH st, 141-3 W; Morris Hochberg—A J Crawford Co; Harry Cohen (107). 75.00

47TH st, 68 W; Peter J Ryan Bldg Co—Fanny C Peyser, Eliz Peyser & Eliz Browne (109). 588.00

COLUMBUS av, 55; Thos Dillon & Sons—Mahnken Estates & T H Fraser Co (110). 217.50

PARK av, sec 153d, 54.7x87.8; Friedland & Levine Bros—Meyer Friedlander, Supreme Bldg Co & Jos Popkin (106). 67.00

3D av, 3999-4003; Leslie B McClure—Frances C Hendrick, Philip E Hendrick Jr, Edw Hanlon & Philip E Hendrick Sr (renewal) (108). 819.75

3D av, 2336; Paul Maskin—Sophie Newhouse & Adolph Harling (104). 55.00

3D av, es, 175 s 171st, 50x100; Saitani Villanti—Wendover Bronx Co (105). 62.25

6TH av, ws, 104.11 s 40th, 18.6x100; Jacob Myers—Isabel A De Camprubi, Jno E Meyer, Constane J Ninger & Jas A Kelly (103). 69.90

MAY 21.

ELSMERE pl, nec Marmion av, 96x100; Slavatore Naccarato—Defender Constn Co & Kramer Contracting Co (116). 260.00

ESSEX st, sec Stanton, 75x25; Jos Fagen—Emily Garside & Abe Warm (119). 180.00

23D st, 152 E; Otis Elevator Co—Jno J Moriarty & Mary A Moriarty (114). 202.40

27TH st, 347 W; Wm L Crow Constn Co—St John's Park Realty Co (117). 29,449.69

CROTONA parkway, es, 109.9 s 177th, 109.9x 121.8xirreg; also ELSMERE pl (proposed), ns, 90.11 e Crotona pkwy, 106.1x101.1; also ELSMERE pl, sec Crotona Park, 202.7xirregx109.9; Salvatore Naccarato—Defender Constn Co & Kramer Contracting Co (115). 900.00

WESTCHESTER av, nwc Bergen av, 229.5x 32.7; T R McMann & Co—Libman Contracting Co & Leslie Bros Engineering Co (118). 122.06

1ST av, 2140-8; Milliken Bros Inc—Standard Gas Light Co & Great Eastern Constn Co (111). 6,944.00

SAME prop; same—same (112). 28,453.13

6TH av, 257; Alfd B Rosenstein—Jas Eagan & Edwin F Grant (113). 190.00

MAY 22.

23D st, 115-17 E; N Y House Wrecking Co—115 E 23d St Co, Amsterdam Bldg Co & Simplex Constn Co (renewal) (124). 505.70

114TH st, 103 E; Jno F Cronin—Emma Gunther & P F Regan (126). 21.69

BROADWAY, 1651-5; Alex Zivick et al—Girard Trust Co trste, Schnader Co, Inc, & Louis P Reeder (122). 104.30

MADISON av, 1261; Harry Rosenbaum Iron Works—Colonial Holding Co & Robt J Muller (123). 20.00

PARK av, sec 153d, 54.7x87.8; Supreme Bldg Co—Meyer Friedlander (121). 13,890.71

RIVERSIDE dr, 260; Benj Klein—Barkin Constn Co (125). 200.00

SOUTHERN blvd, 949-77; Carl Froh—Jas F Meehan & Anthony Deane (120). 109.00

MAY 23.

17TH st, 100 W; Raffaele Di Lizia Co—Royal Improvement Co & L Wolins Contracting Co, Inc (127). 216.00

30TH st, 7-9 W; Jones & Laughlin Steel Co—West 30th St Constn Co & Milliken Bros (128) 2,969.09

32D st, 22-6W; Grassi Bros, Inc—Midwest Realty Co (131). 10,070.00

41ST st, 18-20 E; Jones & Laughlin Steel Co—Rivoli Realty Co & Milliken Bros (129). 2,545.21

76TH st, 356-60 E; Benj Rosen—Edw McGuiness, East End Amusement Co & Chas Hartenstein (134). 59.25

76TH st, 356-62 E; Davis Levine Co—Mary F & Thos E McGuinness & East End Amusement Co (135). 1,957.00

81ST st, 522-4 E; Jno C Edmead—Louis Weber Bldg Co & Louis Weber (132). 45.00

AMSTERDAM av, nec 120th, 100.11x125; Jones & Laughlin Steel Co—Edmund Francis Realty Co & Milliken Bros (130). 479.17

BROOK av, swc 133d, 200x95.1; Jno C Edmead—Champion Realty Co, Louis Weber Bldg Co & Louis Weber (133). 350.00

Borough of Brooklyn.

MAY 15.

BERRIMAN st, nec Belmont av, 17.6x100; Aron Sankin & ano—Alex Janpol. 60.00

CHESTER st, es, bet Pitkin & Sutter avs, —x—; Aron Sankin & ano—Sarah & Max Applebaum. 75.00

MILFORD st, ws, 90 s Belmont av, 40x100; Rubin Musicant (Inc)—Mary Madansky. 75.00

PROSPECT pl, nwc Ralph av, 328x100; Giuseppe De Stefano & ano—Miller Bldg Co by Isaac Miller, Pres. 32.00

52D st, ss, 80 e Ft Hamilton av, 240x100; Harry Kavshansky & ano—Caspar Iba. 300.00

74TH st, ss, 100 w 17 av, 90x100; Jacob S Sulsky Jno A Jones Bldg Co & Jno A Jones. 250.00

GATES av, 1321; Louis Gallin—Jno Feldman. 673.00

OCEAN av, nwc Caton av, runs n150xw110xs 69.2xs110 to av xe105 to beg; Miller, Daybill & Co (Inc)—G Hankins. 800.61

A GORE OF LAND lying bet Flatbush, Newkirk & Bedford avs; Walsh & Walsh—Emanuel Gold. 279.10

MAY 16.

REMSEN st, ns, 192 e Clinton, 45x100; Max Blumberg—Ellen A O'Connell & Jos F O'Connell & Von Wagner Constn Co. 95.13

52D st, ss, 80 e Ft Hamilton av, 240x100; Colwell Lead Co—Caspar Iba & Grobstein & Schwartz. 760.00

MAY 17.

REMSEN st, 159-61; Isidore Fader & ano—Ellen A O'Connell & Van Wagner Constn Co. 450.00

WEST st, es, 180 n Av C, 270x100; Chas J Woodward Jr—Bristol Bldg Co & Jas Moore. 593.26

E 26TH st, swc Newkirk av, —x—; Benj Jackerson—Lefferts Const Co & Wm E Butler. 50.00

Caton av, n s, 60 w Ocean av, 60x90. John P Matthews —Wm G Hawkins. 20.00

MAY 19.

ATLANTIC av, ss, 200 w Hopkinson av, 200x 100; Henry C Ibbotsen—M & J Constn Co 620.00

NEW UTRECHT av, nwc 57th, 45x100; Frank Roberts—Jno Brander & Jas Hartnett. 47.50

WYCKOFF st, 40-2; Eva Weinstein as admtrx &c Saml Weinstein—Israel E Kobre & Weinstein & Katz. 750.00

BLOCK bounded by Newkirk av, Flatbush av & Bedford av; Chas A Walsh, Jr—Emanuel H Gold, Lehigh Land Co & Morris Singer. 279.00

MAY 20.

SEA pl, ss, 81.1 w W 32d, 40.6x135; Zacks Lumber Co—Felix Miserocchi & Jno Roversi lessee & Chas A Bosios. 78.28

UNION st, swc New York av, 37.3x100; A C Horn Co—Bedford Development Co. 100.00

UNION st, ss, 200 e Buffalo av, 130x100; Vincenzo Polito—Guiseppe Villano & Rosa Villano. 661.50

85TH st, nes, 280 se 22 av, 60x100; Globe Tile Co—Nathan Edison. 55.00

UTICA av, es, 25 s Union, runs s55.7xe100xn 40xe—xn25xw110.5 to beg; Jas W Smith—Van Brunt Bldg Co. 185.60

WASHINGTON st, 257; Noah Fello—Jos W Calderazzo. 61.00

MAY 21.

BARRET st, ws, 150 s Pitkin av, 100x100; Sun Fireproof Sash & Door Co—Penn Dumont (Inc). 250.00

GRAND st, 393; Acme Metal Ceiling Co Isaac Peyser & Rosen Bros. 456.00

40TH st, 1267; Morris Wolsk—Bertha Kossove. 445.00

44TH st, ss, 77.11 w 3 av, 22.1x75.2; Isaac Sultzky Jos & Saml Gold & Sam Chizitsky. 46.00

SAME prop; Jac Perlman same. 75.00

52D st, ss, 80 e Ft Hamilton av, 240x100; Jas Donovan—Casper Iba. 1,040.00

ATLANTIC av, ss, 200 w Hopkinson av, 200x100; Standard Lime Co—M & J Constn Co. 102.68

BROOKLYN av, nwc Av H, 80x147.6; Michl Schmalz—Jno J & Fannie Smith. 150.00

EASTERN PARKWAY, ss, 200 w Troy av, 200x100; Coatesville Boiler Wks—Solomon Kraus Realty & Constn Co, Adolph Broman, Louis J Quadre & Kingsbridge Plumbing & Heating Co. 475.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 17.

30TH st, 145-9 W; Radley Steel Constn Co—Karnack Realty Co; Sept23'12. 7,178.09

SAME prop; Thos Galligan Inc—Same; Sept 25'12. 993.92

SAME prop; Edwin George—Same; Oct16'12. 168.67

SAME prop; N J Terra Cotta Co—Same; Oct4'12. 1,380.00

104TH st, 229 E; Geo F Root Co—John Doe et al; May16'13. 234.82

[3]JACKSON av, ws, 50 n 151st; S Conforti Contracting Co—Paride Santini et al; Jan 16'13. 2,182.00

6TH av, 680; Salvatore Maiorino—John Heise et al; Sept14'12. 61.80

MAY 19.

214TH st, ss, bet Holland & Barnes avs; Louis Yappelli—Annibale Deluccio et al; Oct10'12. 7,400.00

[2]PARK av, sec 153d; Brown Metal Ceiling Co—Meyer Friedlander et al; Mar13'13. 430.50

[2]PARK av, sec 153d; Kings County Plumbing Co—same; Mar24'13. 385.00

[2]SAME prop; Reliable Contracting Co—same; Mar8'13. 6,100.00

[2]PARK av, sec 153d; Senft Contracting Co—Meyer Friedlander et al; Jan21'13. 753.25

[2]SAME prop; Saml Talsky et al—same; Dec 9'12. 2,875.00

[2]SAME prop; Nathan J Feinberg—same; Mar 25'13. 150.00

[2]SAME prop; Atlas Cut Stone Co—same; Apr 1'13. 300.00

[2]SAME prop; Morris Kurlandshik—same; Mar 12'13. 930.00

[2]SAME prop; Square Sash & Door Co—same; Mar19'13. 146.00

[2]SAME prop; Houghtaling & Wittpenn—same; Nov25'12. 513.00

[2]SAME prop; Arthur J Panoff—same; Mar 15'13. 325.00

[2]SAME prop; Chas Schlinger—same; Mar10 '13. 512.60

[2]SAME prop; Cross, Austin & Ireland Lumber Co—same; Mar15'13. 1,275.69

6TH av, ws, 80 s 46th; Bserlocker & Ohman—London & Martin et al; Jan14'13. 105.00

[2]PARK av, sec 153d; Wm Blumenauer Meyer Friedlander et al; Jan11'13. 285.25

[2]SAME prop; Louis Greenberg—same; Feb28 '13. 181.39

MAY 20.

HENRY st, 165-7; North Side Hoisting Co—Rabbi Jacob, Jos School et al; Apr3'13. 611.13

16TH st, 427 W; Jos Fischler Public Service Realty & Mtg Co et al; Apr21'13. 220.00

157TH st, ss, bet Bway & Ams av; Benj Helberg Arlington Constn Co; Mar22'13. 95.90

157TH st, 540 W; Bernard Drucker—Arlington Court Inc et al; Sept18'12. 695.00

157TH st, 540-2 W; Bernard Drucker—same; Nov8'12. 695.00

BROADWAY, nwc 162d; Robt Griffin Co—Comfort Realty Co et al; Feb3'12. 407.68

MAY 21.

LAFAYETTE pl, ss, 162.6 e Park av; Standard Damp Proofing & Roofing Co—Casalaro Fasany Co et al; Apr12'13. 50.00

[2]THOMPSON st, 132-4½; Brandt Constn Co—Citizens Investing Co et al; Mar3'13. 2,700.00

HOLLAND av, es, 50 n 214th; Matthew W Del Gaudio—David S Crater et al; May17'13. 85.00

STEBBINS av, 1272-80; Lazarous Bergman—Stebbins Holding Co et al; Dec30'12. 54.75

MAY 22.

34TH st, 22 W; Anthony Bazurg—Jno Forsythe et al; Nov26'12. 100.00

[25]TH av, 1033; Murray Hill Iron Works—Geo C Smith et al; May13'13. 420.80

[2]NAGLE av, nwc Arden; Frank Kelly—Brown Bros et al; May15'13. 700.00

MAY 23.

32D st, 22-6 W; Grassi Bros, Inc—Midwest Realty Co et al; May15'13. 10,070.00

[170]TH st, 320-4 E; Perfect Contracting Co—David Reiser et al; Mar5'13. 101.25

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Satisfied Mechanics' Liens—Manhattan & Bronx (Continued.)

[1]128TH st, ns, whole front bet St Nicholas & Convent avs; G B Raymond & Co—Louis Golde et al; Dec31'12. 106.70

162D st, ss, bet Melrose & Elton avs; Jos Spadaro—Benj Benenson et al; Feb13'13. 280.26

BROADWAY, sec 196th; Jump House Wrecking Co—Saml McMillan et al; Mar3'13. 25.92

OLINVILLE av, ws, 150 n Elizabeth, Bronx; Jas O'Connell Helen Becker et al; Oct30'12. 26.80

7TH av, swc 116th; International Steam Pump Co—St Nicholas 7th Av Theatre Co et al; May19'13. (satisfied May20'13 by deposit). 442.25

Borough of Brooklyn.

MAY 15.

HINSDALE st, swc Livonia av, 100x100; Square Lumber Co—Mendel Realty Co; Apr21'13. 790.67

WITHERS st, 30; Lucks Bros—Michele Canizairo Francesco Coniglio & Vincenzo Chiaro; Apr30'13. 125.00

HAMBURG av, 437; Lanigan & Hughes Chas W Spear; Apr28'13. 30.02

SUTTER av, swc Hinsdale, 40x100; L Lapidus Co—Louis Wiener, Annie Mosk, Morris & FannieWiener; May5'13. 2,440.00

MAY 16.

DECATUR st, 409; Abr Rapaport—Abr Rubin; Mar5'13. 150.00

ST PAULS pl, ws, 120 n Church av, 170x—; Borough Painting & Decorating Co—Vera Construction Co; Apr15'13. 650.00

ST PAULS pl, ws, 101.1 n Church av 218x92; Wood & Shephard Varnish Co—same & Barnet Rivlin; Jan17'13. 147.90

WEST st, es, 180 n Av C, 270x100; Louis Halpern & ano—Bristol Bldg Co; May14'13. 240.00

BAY 17TH st, sec Bath av, 39.10x96; C I Constn Supply Co—Michael Briganti, Emilio Sarno, Savario Ursetti; Dec19'12. 2,905.74

SAME prop; same—same; Jan27'13. 317.99

SAME prop; Sol Blum—same; Dec20'12. 600.00

SAME prop; Hydraulic Press Brick Co—same; Dec23'12. 256.50

SAME prop; Gowans & Arnott—same; Dec 23'12. 500.00

SAME prop; Antonio Adamo & Co—Emilio Sarno & Michele Brigante; Dec20'12. 1,150.00

MAY 17.

S 6TH st ns, 119.3 w Bedford av, —x—; Thos Simonetti—Hyde & Behman Amusement Co & Louis Lapesonnerin; Apr18'13. 115.25

13TH st, nec Av O, 40x100; W J Thurber as trste—Victor Constn Co; Mar27'13. 750.00

ALABAMA av, es, 140 s Sutter av, 80x100; Mahnken Bldg Material Co—Edifice Realty & Constn Co, Edw I Berman & Nathan Berman; Feb6'13. 156.75

SAME prop; Arnold Krimont—same; Feb4'13. 133.38

SAME prop; Standard Lime Co—same; Feb7 '13. 348.75

SAME prop; Estate of S Weinstein—same; Feb4'13. 87.30

SAME prop; Bklyn Sash & Door Co—same; Mar14'13. 85.00

SAME prop; Geo Singer—same; Feb5'13. 60.82

SAME prop; Northwestern Cornice & Roofing Co—Edifice Realty & Constn Co; Feb15'13. 210.00

SAME prop; Bell Fireproofing Co—same; Jan 29'13. 140.00

SAME prop; Pirozzi & Son (Inc)—same; Jan 27'13. 700.00

MAY 19.

BAY 17TH st, sec Bath av, —x—; Estate of S Weinstein—Emilio Sarno & Ursetti Saverio; Dec24'12. 1,625.00

NOSTRAND av, nec Park pl, 26x100; Jos H Benzing & Co—Sophia A Horsefield, H L Frisbey & Jno H Ernst; Mar14'11. 135.00

[1]PARK av, ns, 62 w Delmonico pl, —x; Hyman Ostrowsky—Blanche M Jagel & Julius Jaegel & Otto Scheilke; Mar27'13. 45.45

UTICA av, es, 100 s Union, 55.7x100; Solomon Farber—Van Brunt Bldg Co (Inc); Mar24'13. 225.00

SAME prop; Morris Shapiro—same; Mar24 '13. 300.00

UTICA av, 132; Chas H Van der Leith—Evelyn E Grilli & Nicola Grilli; Aug10'09. 41.65

MAY 20.

54TH st, nec 16 av, —x—; R L Williams—Davis Becker; May9'13. 30.00

LAFAYETTE av, 59; Fraad Contracting Co—Eliz R Jung; Apr25'13. 299.81

MAY 21.

WASHINGTON st, 257; Benj Getzoff—Jos N Calderazzo; Apr5'13. 220.00

SAME prop; Noah Fells—Max Mandel & Jos N Calderazzo; May20'13. 61.00

E 7TH st, es, 360 n Av M, 40x120.6; Louis Demsky—Esther Litwack & Jac Zommick; May 25'12. 245.00

E 7TH st, ss, bet Avs L & M; Solomon Linshitz—Esther Litwak & Jac Zomek; May21'12. 140.00

E 7TH st, es, 360 n Av M, 40x120; Jac Zommick—Esther Litwack; May25'12. 650.00

SAME prop; Sol Lipshitz—same & Jac Zommick; May25'12. 140.00

SAME prop; Shur & Cutler—Esther Litwack & Jac Zommick; May25'12. 70.00

ALABAMA av, es, 140 s Sutter av, 80x100; Henry Wolfman—Emanuel & Esther Berman & E T Berman; Jan30'13. 100.00

ATLANTIC av, ss, 200 w Hopkinson av, 200 x100; Henry C Ibbotson—M & J Constn Co; May19'13. 620.00

BATH av, 1501-9; Dauntless Realty Co—Augustus Realty Co; Apr7'13. 280.00

BEDFORD av, 146-54; American Plumbing Mfg. Cos—Estate of Mary A Buskirk, Damato & Taishoff & I D Simonson; June13'10. 10.50

DORCHESTER rd, sec E 21st st, —x—; American Radiator Co—Henry E Joli & Emanuel Lieberman; Feb13'13. 1,021.83

NEPTUNE av, nwc W 15th, 39.7x100; Adolf Davidson—Frank Spero & Annunziata Anzelone; Nov25'12. 29.50

[1]Discharged by deposit.
[2]Discharged by order of Court.
[3]Discharged by bond.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

MAY 15, 16 & 17.

No Attachments filed these days.

MAY 19.

Thompson, Harold; Bernard Blumenthal; $1,077.66; S Bitterman.

MAY 20.

No Attachment filed this day.

MAY 21.

Fairchild, Jos exr &c; Stewart Browne; $1,228.75; Sondheim & Sondheim.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

MAY 16, 17, 19, 20, 21, 22.

Nora Constn Co. Fletcher st, nec Wash av, N...Hudson Mantel & Mirror Co. Refrigerators. 3 chattels each $85

Silverson, Abr. 5 & 7 Attorney..Larsen & Son. Refrigerators. 175

Borough of Brooklyn.

MAY 15, 16, 17, 19, 20 AND 21.

Brown, Wm; 51st st, c 8 av..Wm Kerby. (R) 327

Brown, A D; 92d st, bet 2 and 3 avs..same. (R) 660

Jones, Edw L; 439 E 10th st, N Y..Thos T Quackenbush. Furnaces, &c. 400

Manganaro, G; 43 Rockwell pl..Wm Kerby. (R) 76

Miller Bldg Co; Prospect pl, nr Ralph av..Sterling Gas Fix Co. Gas Fix. 62

Miller Bldg Co; Prospect pl nr Ralph av—Isaac A Sheppard & Co. Ranges. 1,056

Miller Bldg Co; Prospect pl..Gayner & Rosenblum. Doors, &c. 500

Rappaport, Max; 1628 Pitkin av..Isaac A Sheppard & Co. (R) 1,350

Tuxedo Constn Co; E 35th st nr Tilden av.. Hudson Mantel & Mirror Co (R) 450

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

MAY 17.

7TH av, ws 50.2 n 53d, 50.4x100; City Mortgage Co loans Adlon Constn Co Inc to erect a 12-sty apartment; 9 payments. 200,000

MAY 19.

GARDEN st, ss, 303.7 e Crotona av, 50x100; 182D st, ns, 321.4 e Crotona av, 50x100; City Real Estate Co loans 182d and Garden Streets Co, Inc., to erect a —sty bldg; — payments. 60,000

MAY 20.

158TH st, ss, 324 w 12 av, 58.5x104.4; Jno Eichler Brewing Co loans Flora E Hill to erect a —-sty bldg; — payments. 6,500

86TH st, ns, 55 e Park av, 100x100.8; Hanover Mtg Co loans State Constn Co to erect a 12-sty apartment; 12 payments. 500,000

MAY 21.

FOX st, es, 193.9 s Barretto, 43.9x105; Manhattan Mtg Co loans 173d St Impt Co Inc to erect a 5-sty apartment; 12 payments. 36,000

FOX st, es, 150 s Barretto, 43.9x105; Manhattan Mtg Co loans 173d St Impt Co Inc to erect a 5-sty apartment; 12 payments. 36,000

SIMPSON st, nec 167th, 90x25; Manhattan Mtg Co loans Kaplan Bldg Co to erect a 5-sty apartment; 11 payments. 28,000

84TH st, ss, 250 w West End av, 33x102.2; Germania Life Ins Co loans 324 West 84th St Co Inc to erect —-sty bldg; — payments 450,000

MARMION av, ws, 140 s 176th, 50x146; City Real Estate Co loans P J Dwyer Bldg Co Inc to erect a —-sty bldg; — payments. 37,000

MAY 22.

35TH st, ns, 350 e 7 av, 75x98.9; Metropolitan Life Ins Co loans McMorrow Engineering & Constn Co to erect a 13-sty loft; 11 payments. 385,000

136TH st, ns, 149.5 w Southern blvd, 50x105; Manhattan Mtg Co loans Buellesbach Constn Co Inc to erect a 5-sty apartment; 11 payments. 37,000

136TH st, ns, 99.4 w Southern blvd, 50x105; same loans same to erect a 5-sty apartment; 11 payments. 37,000

BEACH av, es, 150 s Lacombe av, 25x100; Michl Ganly loans Annie Dillon to erect a 2-sty dwelling; — payments. 3,500

EDGECOMBE av, ws, 359.9 n 137th, 99.11x— to St Nicholas av x101.3x94.6; City Mtg Co loans Solow Constn Co to erect a 6-sty dwelling; 12 payments. 140,000

SOUTHERN blvd, ws, 62.6 n 179th, 66.9x149.3x irreg; Germania Life Ins Co loans Leo Co to erect a — sty bldg; — payments. 40,000

SYLVAN av, es, 347.7 s 256th, 50.2x irreg; Yonkers Bldg & Loan Assn loans Philip Fitz & Theresa C Fitz to erect a — sty bldg; — payments. 4,500

MAY 23.

BARRETTO st, swc S Boulevard, 105x275; Henry Morgenthau Co loans Baronet Realty Co to erect four 5-sty apartments; 10 payments. 180,000

98TH st, sec West End av, 91.11x100; Realty Operating Co loans T J McLaughlin's Sons to erect 12-sty apartment; — payments. 25,000

SAME prop; City Mtg Co loans same. 375,000

175TH st, ns, whole front bet Marmion av & Vineyard pl, 69.11x144; City Mtg Co loans Jno W Cornish Constn Co to erect two 5-sty apartments; 7 payments. 48,160.63

ORDERS.

Borough of Brooklyn.

MAY 15, 17 & 19.

No Orders filed these days.

MAY 16.

WEST st, es, 137.10 n Av C, 250x100; F C Lomonte on Bristol Bldg Co to pay Carlo Mazzara. 287.00

DITMAS av, ns, 125 e Gravesend av, 40x—; Tony Carboni on Ditmas Theatre Corpn to pay J P Duffy Co. 128.52

MAY 20.

STERLING pl, ns, 100 w Saratoga av, 175x 143; Commonwealth Impt Co on N Y Mtg & Security Co to pay Terminal Lumber Co. 250.00

MAY 21.

74TH st, ss, 100 w 17 av, 90x100; Jac S Sulsky on Title Guaranty & Trust Co to pay I Sulsky. 250.00

ATLANTIC av, sws Warwick, 25x95; Wittman Constn Co on Robt Ward, Jr, to pay B Lein. 150.00

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--	Signifies,	Auxiliary Fire Appliance. (Sprinklers, etc.)
B--	"	Fire Escape.
C--	"	Fireproofing and Structural Alteration.
D--	"	Fire Alarm and Electrical Installation.
E--	"	Obstruction of Exit.
F--	"	Exit and Exit Sign.
G--	"	Fireproof Receptacles and Rubbish.
H--	"	No Smoking.
I--	"	Diagrams on Program and Miscellaneous.
J--	"	Discontinue use of premises.
K--	"	Volatile, Inflammable Oil and Explosive.
L--	"	Certificates and Miscellaneous.
M--	"	Dangerous condition of heating or power plant.
O--	"	Discontinue use of Oil Lamps.

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ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Baxter st, 154-6—Olivia P Hoe.....A
Broome st, 236—Saml Kopleman.....C-G-A-B
Clinton st, 58-62—Clinton St Theatre Co....A-C
Grand st, 431½—Sidney S Conger...B-C-E-G-D
Grand st, 431½—Morris Cohen.....D-C-F-A
Grand st, 431½—Benj Singer.....G-F
Grand st, 431½—Saml Edelstein.....D-A-F-G
Mulberry st, 84—Feleciano Aciernio.....B
Sullivan st, 140—Amable Longabardi.....I-C

Numbered Streets.

14th st, 143 E—David Krause Amus't Co..F-C-A
14th st E—Union Sq Theatre Co.....C-B-A
23d st, 139-43—F F Procter.....C-A
34th st, 112 W—Walter Rosenberg.....A-E-I
59th st, 110-2 E—Harry Bimberg.....B-C-A
115th st, 303 W—Chen Dow.....C
124th st, 413-15—Wm S Rogers.....G-C-B
125th st, 362-72 W—United States Amus't Co. B-A-C
145th st, 276 W—Wm Fowl.....A
145th st, 276 W—Geo Douglas.....A
145th st, 276 W—Hyman Zarmoosky.....H
159th st, 461 W—Jno Schwarzler.....C

Named Avenues.

Bowery, 331—Salvatore Calderone.....G-A-C
Bowery, 110—Bernard Flynn.....A
East Bway, 63—David Schaff & S Silverman..C
East Bway, 63—Abr Berman.....C-F-A-G
East Bway, 63—Wm Simon.....G-A-C-F
East Bway, 63—Hillel & Irving H Hillelson. A-F-G
Broadway, 1187-9—F F Procter.....A-C-F
Broadway, 623, & Mercer st, 190—Est Thos Lewis .....E-C
Broadway, 1237—Bijou Real Est Co.....A-J
Broadway, 1404—Sam S & Lee Shubert..B-F-C
Broadway, 2830—Bway Varieties Co...C-B-A-G
Broadway, nec 44th—Chas Frohman.....B

Numbered Avenues.

2d av, 2074—Maruso & Fareigle.....G-C
2d av, 2004—Michl Potsiglione.....C
8th av, 2218—Peter J Devine.....G
8th av, 2374—Jno Crowley.....C

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3d av, 3373—Wm Wilcox.....D-F

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Ehret av, 27—Alga Lennartz.....A-F-G

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CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Biggest Base Ball Stadium.

Frank J. Farrell, president of the Greater New York Baseball Club, 320 Fifth avenue, will soon have a real ball park of his own. Plans are well under way for the building of one of the largest and most completely equipped baseball stadiums in either of the big leagues.

The park will occupy the entire plot bounded by Broadway, 225th and 226th streets, and the New York Central tracks. The plans for the layout of the field and the necessary stands and buildings are being prepared by M. A. Rue, consulting engineer, 200 Fifth avenue. The buildings will be of the most approved construction, and will provide a maximum amount of comfort for lovers of the national sport. They will be built of reinforced concrete and steel and are arranged to seat 26,000 people. The field stands will accommodate 5,000 more.

A separate entrance building will be erected. This building, of three stories, 65x120, will contain the offices, manager's department, ticket sellers' booths and turnstiles.

The grandstands and bleachers will almost entirely surround the field.

The players' quarters have had particular thought, every convenience and comfort for the men who make the national game what it is, being provided for. The dressing rooms for both visiting and home teams will be located under the grandstand and will be completely fitted up as club rooms, dressing and locker rooms. Numerous showers and two separate plungers will be provided.

The engineer has planned to take estimates very soon for the foundations of the entrance building and stands, and active work of construction should start soon after.

To Figure for Broadway Loft.

George Keister, 12 West 31st street, will take estimates on the general contract about June 10 for the twelve-story loft and theatre building to be erected at the northeast corner of Broadway and 37th street, running through to 114 West 38th street. The Hobart estate, of 2 Rector street, owns the land. The lessee of land and owner of building is the Times Square Improvement Company, of which Harry Fischel is president. David and Joseph Ravitch, of Astoria, are also interested. F. A. Burdett & Co., 16 East 33d street, will be the engineers. The estimated cost is $300,000. Excavating is now under way.

Club House and Garage for Brooklyn.

The Long Island Automobile Club, 920 Union street, Brooklyn, Charles Herman, president; John F. James, Jr., 193 Montague street, chairman of the Building Committee, will erect a club house and garage on the Eastern Parkway through to Lincoln place on a plot 75x256 ft. The building will probably be of reinforced concrete construction, three stories. The site was only recently purchased and it is expected that an architect will be selected by competition.

Apartment Hotel for Flushing.

A New York syndicate is preparing for the erection of an apartment hotel at the northeast corner of Jamaica avenue and Monroe street, Flushing, Long Island. The plot selected measures 100x100 ft. Details have not been decided upon, but it is understood that an architect has been retained.

PERSONAL AND TRADE NOTES.

BOWER DECORATING & PAINTING CO. has moved its offices from 424 5th av to 327 5th av.

THE N. Y. HOLDING & CONSTRUCTION CO. has moved from 507 Fifth avenue to 15 East 40th street.

POOLE & CO., architects, have enlarged their offices by taking additional space at 13 West 30th street.

JOSEPH BLOUIN, JR., architect, has moved his office from Washington st to 31 Main st, Tarrytown, N. Y.

A. J. ELLIS, INC., steel doors and trim, has moved from 1476 Broadway to the Tower Building, 118 West 40th street.

ROBERT L. SMITH, architect, has moved his offices from 125 Monticello avenue to 467 Jackson avenue, Jersey City, N. J.

PEABODY, WILSON & BROWN, architects, have taken additional room for their offices on the fourth floor of 389 Fifth avenue.

LEWIS F. PILCHER, State Architect, has appointed Thomas M. Newton to the position of architectural expert in the State Architect's office at Albany.

C. FRANCINI, importer of Italian marble works, formerly of 225 5th av, is now located at 255 Lexington av, corner 35th st. Telephone, Murray Hill 6284.

F. N. DOWLING, interior decorator, 473 Fifth avenue, will move his office and showrooms to 26 East 57th street as soon as necesary alterations are completed.

CASPER RANGER CONST. CO., general contractor, Holyoke, Mass., has opened a branch office at 101 Park avenue, N. Y. C. The office will be in charge of R. Houck.

RIGHTER & KOLB, interior decorators, 156 Fifth avenue, will shortly move to 420 Madison avenue, where they will have increased facilities for handling their growing clientele.

THE M. & L. HESS interests have begun the erection of another loft building on Fourth avenue, this one on the east side, four doors north of 24th street. It will have a frontage of 40 feet.

C. P. CANNELLA, architect, 60 Graham av, Brooklyn, has been appointed an inspector in the N. Y. Tenement House Department. His son, Charles Cannella, will continue the practice at the old address.

HANOLD-O'BRIEN CO., general contracting, has recently incorporated and opened offices at 630 West 51st street. Mr. Hanold and Mr. O'Brien were formerly associated with the Thompson-Starrett Co.

THE JOHN O. DEVLIN CONSTRUCTION CO. has been incorporated with John O. Devlin, Edward J. Devlin, both of 235 Broadway, N. Y., and Clifford Hyde McCall, 54 West 72d st, N. Y. C., as directors. The attorney is John J. Buckley, 30 Maiden lane.

HERMAN FUNK, architect, 1084 Jamaica av, Woodhaven, L. I., will shortly open an office for the practice of architecture in Manhattan. Mr. Funk has been abroad for the past two years specializing upon the study of German and Italian architecture.

GEORGE S. RICE, formerly chief engineer of the Rapid Transit Commission, has been retained as consulting engineer in the interest of Riverside Drive property owners who are fighting the Manhattanville terminal project of the New York Central.

THE C. O. WOOD ELECTRIC CO. has been chartered to deal in electrical supplies in this city. The directors are C. O. Wood and B. Kenneth Wheeler, of 136 Liberty st, and Louis A. Seitz, of 63 Wall st. The attorneys are Wood, Cooke & Seitz, of 63 Wall st.

MEETINGS.—The following meetings will be held at the Engineering Societies Building, 29 West 39th street, during the coming week: The Electric Vehicle Association of America, Tuesday evening, May 27; Municipal Engineers of New York City, Wednesday evening, May 28.

GOLDBERG & SMITH (Inc.), have been chartered at Albany to conduct a general contracting business with Sol. Goldberg and Jacob Goldberg, William Smith and Max Smith, all of 185 Hewitt st, as directors. The attorneys of the company are Mazansky & Goldberg, 41 Park Row.

PARAMOUNT CONTRACTING CO. has filed incorporation papers to do a general contracting business in this city. The directors are Jacob Finkler and Jose Finkler, of 19 West 116th st, and Benj. Bialek, of 60 East 119th st. The attorneys are Barnett & Jablow, of 149 Broadway.

THE GREATER NEW YORK IRON WORKS have been incorporated to deal in iron and steel in Brooklyn. The directors are Wm. Crancy, of 69 Jackson st, N. Y., and Sarah Bogrod, of 69 Jackson st, N. Y., and Paul Wallace, of 147 McKibbens st. The attorney is Samuel Dickstein, 299 Broadway.

THE HUNT CONSTRUCTION CO. has been chartered at Albany to do a general contracting and building business with Clarence Olenz, of 71 Broadway, William F. Lee, of 55 Broadway, and Ward B. Yeoman, of 43 Cedar st, as directors. The attorneys are Atwater & Cruikshank, 43 Cedar st.

THE EMPIRE STATE CONTRACTING CO. has filed incorporation papers at Albany to do a general contracting and laborers' supply business in Manhattan with Frank Pitteli, of 180 Hester st, and W. L. & T. W. Madill, of 625 West 126th st, as directors. The general offices of the company are at 128 Mulberry st.

ANDREW THOMPSON CAMPBELL, Chief Clerk in the office of the Corporation Counsel of New York City, died Thursday, May 22, at his home in Montclair, N. J., after a short illness. He was seventy-seven years old and in point of service the oldest city official, having entered the Corporation Counsel's office in 1857.

JOHN CAGGIANO CO. has been chartered to do a general contracting and building business in The Bronx. The directors are John Caggliano, of 2420 Arthur av; Frank Napolitano, 255 East 150th st, and John P. Pagano, of 2420 Arthur av, all of The Bronx. The attorneys are Menken Bros., of 57 Nassau st, N. Y. C.

EDWARD J. APPELL has filed incorporation papers to do a general erection and construction business in Manhattan, with Edward J. Appell, of 353 West 29th st, N. Y., Frank V. Smith, 494 Smith st, Brooklyn, and Clarence Hopton, 253 East 22d st, N. Y. C., as directors. The headquarters of the company are at 51 Chambers st.

C. O. MAILLOUX was elected president of the American Institute of Electrical Engineers at a meeting held on Tuesday evening in the Engineering Societies Building. In view of the preparations for the International Electrical Congress at the Panama-Pacific Exposition, the selection of Mr. Mailloux for the place is a special honor.

THE BRONX SASH & DOOR CO. has filed incorporation papers at Albany to do a general wood-working business in The Bronx. The company is already established as The Bronx Sash & Door Co. on Van Nest av, New York The directors of the corporation are Alice E Howes, 1524 Commonwealth av, and Clide S and G. E. Howes, 2441 Clay av, N. Y. C.

JULIAN N. WALTON, formerly Chief Electrical Engineer of the Bradley Contracting Co., New York City, and Frederick M. Beer, formerly assistant civil engineer of the company, have formed a partnership under the firm name of Walton & Beer, 1166 Bedford av, Brooklyn, for the general practice of engineering, specializing, however, in efficiency engineering in connection with public works contracts.

JOHN MITCHELL, of Mount Vernon, former president of the United Mine Workers of America, has been appointed State Labor Commissioner of New York, at a salary of $8,000 per annum. Mr. John Williams, until recently at the head of the department, has been appointed Deputy Commissioner, at a salary of $5,000 per annum.

PROF. WILLIAM H. HALLOCK, who died at Providence on Tuesday, was buried at Milton on the Hudson on Friday. He was professor of physics at Columbia University and Measurer of the New York Yacht Club. Death was the result of an attack of apoplexy on May 4, when he was measuring one of the new 50-footers of the New York Yacht Club at the Herreshoff yards, Bristol, R. I. Later pleuro-pneumonia developed. On the occasion of the fortieth anniversary celebration of the foundation of the Record and Guide, Prof. Hallock was one of the speakers.

JAMES ELGAR (INC.), trim and millwork, 103 Park av, has recently acquired the plant and business of the McConnell Mfg. Co. at Hornell, N. Y. The addition of this plant will put the Elgar Company among the foremost manufacturers of wood trim and millwork in this country. The McConnell plant has been in operation over 45 years and has had a very large domestic business as well as making a large quantity of trim for export. The Elgar Company has several branch offices, and has facilities now for taking care of business from any locality in both soft and hard woods.

THE AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS at their annual meeting held Tuesday, May 20, in the Engineering Societies Building, elected the following officers for 1913: President, C. O. Mailloux, New York City; vice-presidents, J. A. Lighthipe, Los Angeles, Cal., H. H. Barnes, Jr., New York City, Chas. E. Scribner, New York City; managers

Personal and Trade Notes (Continued)

B. A. Behrends, Boston, Mass., Peter J. Junkersfeld, Chicago, Ill., Henry A. Laidner, San Francisco, Cal., Lewis T. Robinson, Schenectady, N. Y.; treasurer, Geo. A. Hamilton, Elizabeth, N. J. In previous years the secretary was elected at this time but this year the new by-laws were put into effect and at the regular meeting of the board of directors held Monday afternoon, F. L. Hutchinson, New York City, was appointed secretary.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding buildings projected where architects have not as yet been selected

MANHATTAN.—Radway & Co., 45-49 Lafayette st, Alfred P. Gardiner, president, and John S. Radway, secretary, contemplate the erection of a 10-sty loft building, 50x125 ft, at 208 Centre st, through to 140 Baxter st, for which no architect has been selected.

BROOKLYN, N. Y.—An architect will probably be selected in competition for the 3-sty reinforced concrete clubhouse and garage which the Long Island Automobile Club, 920 Union st, Chas. Herman, president; John F. James, Jr., 193 Montague st, chairman of building committee, contemplates erecting on Eastern Parkway through to Lincoln pl, at a cost of $85,000.

BROOKLYN.—Dayton & Montgomery, 63 Flatbush av, have purchased property at 9 Lafayette av, and will alter for business purposes. No architect has been selected.

ROCHESTER, N. Y.—Funds are being raised by the Central Trades & Labor Council of Rochester, A. Agren, president, for the erection of a labor temple in North Fitzhugh st, of brick, 3-stys in height, to cost about $80,000. No architect has been selected.

BOUND BROOK, N. J.—The Standard Paint Co., of this place, Henry F. Gillespie, superintendent, contemplates the erection of a 1-sty brick warehouse, 50x250 ft., on the Lehigh Valley R. R., to cost $15,000. No architect has been selected.

RENNSELAER, N. Y.—The Albany Clay Products Co., Robert W. Lyle, president, 39 Cortlandt st, N. Y. C., contemplates the erection of a factory at Forbes Manor. No architect or engineer has been retained.

BINGHAMTON, N. Y.—The F. Dickson Co., Inc., William F. Dickson, 30 East 60th st, N. Y. C., contemplates the erection of a factory or the leasing of a factory building to be remodeled for their own use. No architect has been retained.

BATAVIA, N. Y.—The Westerhoff Bros. & Napier Co., 460 4th av, N. Y. C., Peter D. Westerhoff in charge, contemplates the erection of a silk mill, probably here, at a cost of $65,000. Nothing definite has been decided.

SALAMANCA, N. Y.—McCann Bros., Charles R. McCann, 107 Main st, contemplates alterations and additions to the 4-sty brick and steel store and hotel, 31x120 ft., for which no architect has been retained.

FORT LEE, N. J.—The Vivaphone & Films Sales Co., Albert Blinkhorn, general manager, 110 West 40th st, N. Y. C., contemplates the purchase of a warehouse building and the alteration of same for their own use or the erection of a new plant. No architect has been retained.

BROADWAY, N. J.—The Board of Education of Broadway, Warren County, H. F. Cole, president, contemplates the erection of a new school building here for which no architect has been selected.

CALEDONIA, N. Y.—The Board of Education, Charles Menzie, president, contemplates the erection of a brick addition to the school in Livingston County, for which no architect has been selected. Cost about $20,000.

SPRINGFIELD, N. Y.—The Board of Education of Springfield, W. B. Kelly, contemplates the erection of a school building, 30x34 ft., of frame construction. No architect has been selected.

CATSKILL, N. Y.—Philip Richman, 48 Bridge st, contemplates alterations to the store at 48 Bridge st, for which no architect has been selected.

PLANS FIGURING.

CHURCHES.

MANHATTAN.—Eli Benedict, 1947 Broadway, will take figures immediately for a brick church, 80x50 ft, to be erected at Martha av and 240th st, for the Woodlawn Heights Presbyterian Church, Rev. W. F. Daum, pastor, Rev. Chas. A. Stoddard, 156 5th av, is in charge of building committee. Cost, about $25,000.

MUNICIPAL WORK.

28TH ST.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the public bath building and gymnasium to be erected at 407-413 West 28th st, from plans and specifications by William Emerson, architect, and we desire bids on all sub-contracts prior to May 26.

STABLES AND GARAGES.

MANHATTAN.—Griffin & Wynkoop, 30 Church st, architects, are taking bids on the general contract for a 3-sty brick garage, 25x100 ft, to be erected at 406 East 70th st, for James Fay, 169 East 90th st, owner. Fred Urengraf, 510 East 77th st, lessee. Cost, about $10,000.

THEATRES.

MANHATTAN.—Edward Friedman, care of Carlisle Construction Co., 19 East 24th st, owner, is taking bids on the general contract for a 1-sty brick and stone moving picture theatre, 83x94 ft, to be erected at 174th st and St. Nicholas av, from plans by Henry B. Herts, 35 West 31st st, architect. Cost, about $50,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

127TH ST.—J. C. Cocker, 2017 5th av, is preparing plans for alterations to the apartment house at 127th st and St. Nicholas av, for Israel Samuels, at site, owner, who will be ready for bids on subs about May 21. Cost, $16,000.

89TH ST.—Harry N. Kohn, 55 Broadway, has purchased a 5-sty apartment house with stores at 103 East 89th st for investment only. No alterations will be made.

81ST ST.—Neville & Bagge, 215 West 125th st, will complete plans about Jan 1 for the 12-sty apartment house, 75x92 ft, to be erected in the north side of 81st st, 225 ft east of Columbus av, for the McMorrow Engineering & Construction Co., 271 West 125th st, owner. Patrick McMorrow, president. Cost, about $450,000.

CHRYSTIE ST.—Max Muller, 115 Nassau st, has completed plans for alterations to the 6-sty tenement at 54 Chrystie st for Rebecca G. Carpenter, 54 William st, owner. Cost about $12,000.

AV A.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to the four 4-sty tenements at 76-82 Av A, for the John Jacob Astor Estate, 23 West 26th st, owner. Cost about $5,000.

AV A.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to three 4-sty tenements at 86-90 Av A for the John Jacob Astor Estate, 23 West 26th st, owner. Cost about $5,000.

CENTRAL PARK WEST.—Raphael Prager, 149 Broadway, has completed plans for alterations to the 12-sty apartment at 285 Central Park West, for the Barstun Realty Co., 395 4th av, owner.

BANK ST.—Chas. B. Meyers, 1 Union Sq W, has completed plans for a 6-sty tenement, 50x82 ft., at 33-35 Bank st for the Martha Building Corp., 960 Prospect av, owner. Cost about $48,000.

183D ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty apartments, 85x62.11 ft., to be erected in the north side of West 183d st, 100 ft. west of Amsterdam av, for the Placid Realty Co., 35 Nassau st, owner. Cost about $140,000.

161ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 102.22x irregular, to be erected at the northwest corner of 161st st and Ft Washington av for the Hilliard Construction Co., 2865 Broadway, owner. Cost about $225,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for a 12-sty apartment house, 102.2x irregular, to be erected at the corner of Park av and 72d st, or 751-7 Park av, for the E. A. L. Holding Co., 505 5th av, owner. Cost about $800,000.

161ST ST.—Harold L. Young, 1204 Broadway, has completed plans for a 6-sty apartment to be erected at the southwest corner of 161st st and Ft. Washington av for the Friedman Construction Co., 171 Broadway, owner. Cost about $375,000.

79TH ST.—S. J. Lubeskind, Pelham, N. Y., has completed plans for a 12-sty apartment house, 78x83.2 ft., to be erected at 138-44 West 79th st, for the Brixton Realty Co., 314 West 87th st, owner. Cost about $425,000

PARK AV.—Julius Harder, 120 West 32d st, has completed plans for a 12-sty apartment house, 100.4x90 ft., to be erected at 410 Park av for the Ogden Goelet Estate, 9 West 17th st, owner. Cost about $300,000.

87TH ST.—George Fred Pelham, 30 East 42d st, has completed plans for an 8-sty apartment, 108x85.6 ft., to be erected at 162-72 West 87th st, for the West Side Construction Co., 322 West 100th st, owner. Cost about $200,000.

89TH ST.—Wallis & Goodwille, 346 4th av, have completed plans for an 8-sty apartment house, 80x85 ft., to be erected at 311-7 West 89th st, for the George Backer Construction Co., 33 West 42d st, owner. Cost, about $200,000.

43D ST.—Tracy & Swartwout, architects, are preparing plans for remodeling the ten old dwellings at 207 to 215 West 43d st, through to 206 to 214 West 44th st, into stores and bachelor apartments, to cost about $75,000. Vincent Astor is the owner.

CHRYSTIE ST.—Frank Straub, 25 West 42d st, has plans on the boards for a 6-sty tenement with stores, 25x85 ft, to be erected at 67 Chrystie st, for H. M. Greenberg, 125 Delancey st, owner, who will be ready for figures on excavation in about a week.

CHURCHES.

151ST ST.—McDermott & Hanigan, Inc., 103 Park av, are figuring the general contract to erect the 4-sty brick rectory, 26x65 ft., in the south side of 151st st, 344 ft. west of 7th av, for the Church of the Resurrection, Rev. Thomas T. Murphy, rector, 284 West 151st st, owner. Nicholas Serracino, 1170 Broadway, is architect. Cost about $25,000.

103D ST.—The general contract for the synagogue to be erected at 105-107 East 103 st. from plans by Frank Straub, 25 West 42d st, will be awarded within a few days.

DWELLINGS.

89TH ST.—The Paterno Construction Co., Dr. Chas. V. Paterno, president, 440 Riverside dr, took in part payment the lot 26x100 ft, adjoining the south corner of 89th st and 5th av, in his sale of the Marc Anthony and Prince Humber apartments. He will not build, but will resell.

FACTORIES AND WAREHOUSES.

HUDSON ST.—The John A. Roebling Sons' Co., 117 Liberty st, has purchased the 7-sty warehouse at 169-175 Hudson st, between Laight and Vestry sts, and will alter same for their own use.

51ST ST.—Ross & McNeil, 39 East 42d st, have completed plans for the 6-sty brick factory, 100x100 ft, to be erected at the southwest corner of 51st st and 11th av, for Henry Astor, 11 East 42d st, owner; Kohler & Campbell, 50th st and 11th av, lessees; cost, about $60,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education has rejected all bids for alterations and repairs to the heating and ventilating apparatus in P. S. 37

STORES, OFFICES AND LOFTS.

7TH ST.—John Bergensen, 153 West 126th st, has prepared plans for alterations to the 7-sty store and loft building at 130-32 East 7th st, for L. W. Schwenk, 294 Bedford av, Brooklyn, owner; cost, about $10,000.

CHRYSTIE ST.—Samuel Sass, 32 Union sq, is preparing plans for a 9-sty office building, 50x100 ft, to be erected at the northwest corner of Chrystie and Canal sts, for Nathan Marcus, on premises, owner; Robert E. Moss, 126 Liberty st, is steel engineer; cost, about $80,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CLAY AV.—Ludwig Sikora, building, of Long Island City, will erect a row of 6-sty apartment houses on Clay av, north of 169th st, from plans by John H. Friend, 148 Alexander av, architect; estimated cost, $200,000.

CHURCHES.

MARTHA AV.—El Benedict, 1947 Broadway, has completed plans and will take figures at once for a brick church, 80x50, to be erected at Martha av and 240th st, for the Woodlawn Heights Presbyterian Church. Rev. W. F. Daum, pastor; Rev. Chas. A. Stoddart, 156 5th av, is in charge of building committee; cost, about $25,000.

STORES, OFFICES AND LOFTS.

174TH ST.—W. E. & W. I. Brown, Inc., have sold for Louisa A. Stellwagen, 489 East 174th st, a 2-sty frame 2-family house, to Philip Wattanberg. This property is to be immediately improved by the erection of a modern building for business purposes.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BEDFORD AV.—Samuel Sass, 32 Union sq, N. Y. C., has prepared plans for a 5-sty flat, 51x100 ft, to be erected at the southwest corner of Bedford av. and Ross St., for Chas. I. Mandel, Inc., 195 Broadway, Brooklyn, owner; cost, about $50,000.

CHURCHES.

ROCHESTER AV.—Cohn Bros., 363 Stone av, have completed plans for a 2½-sty brick synagogue, 45x90 ft, to be erected at the northeast corner of Rochester av and Lincoln pl, Brooklyn, for the Tetach Teckvah congregation, Hyman Aaron, 1205 Eastern Parkway, is chairman committee; cost, about $30,000.

BENSONHURST, L. I.—St. Agatha's congregation will soon start the erection of a church and school at Bensonhurst. The contract has been let recently by Father Murray. For the present the basement of the church only will be built. The school will be at 85th st and 23d av. It will contain 12 classrooms, a large auditorium and a gymnasium. Cost about $70,000.

DWELLINGS.

EASTERN PARKWAY.—L. Danancher, 7 Glenmore av, is preparing plans and will take bids at once for a 2-sty brick residence, 20x45 ft, to be erected on the north side of the Eastern Parkway, west of Prospect pl, for Samuel Meyer, 460 Rockaway av. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

SOUTH 5TH ST.—Rokeach & Sons, Inc., bottlers of salad oil, have purchased the 6-sty factory at the southwest corner of South 5th and Hewes sts, for occupancy. They contemplate making extensive improvements.

MISCELLANEOUS.

GLENMORE AV.—It is reported that arrangements are complete for an industrial exposition to be held at Stone and Glenmore avs during the last three weeks in June. The proceeds will be for the erection of a Jewish Labor Lyceum, the first building of this kind to be erected by Jewish people. It will contain swimming pools, gymnasium, shower baths, bowling alleys, billiard room and library, to cost about $100,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY. The Wampage Realty Co. has bought for immediate improvement three lots on Eleventh st, between Van Alst av and Eastern Boulevard, and two lots on Eastern Boulevard, between Eleventh and Twelfth sts. New law tenements will probably be erected on the property.

CHURCHES.

DUNTON, L. I.—Congregationalists of this place will combine in the erection of the new church on Van Wyck av, near Liberty av. It is stated that an architect has been engaged to prepare plans for a stucco or stone building and a parsonage. The Rev. Louis H. Ruge is pastor. Work will probably begin before cold weather.

DWELLINGS.

LONG ISLAND CITY.—Edwin Outwater, Riverdale, has purchased the plot, 100x100 ft, in the west side of Crescent st, 100 ft north of Wilbur av, for speculative investment only.

ROCKAWAY BEACH.—L. H. Giele, 1123 Broadway, N. Y. C., has completed plans for a 2-sty brick rectory, 34x51 ft, to be erected at the southeast corner of Bayside rd and Waverly av, for Rev. B. Melinowski, Crocherone av owner. Cost, $12,500.

Richmond.

DWELLINGS.

RICHMOND.—Frederick Rohde has purchased the remaining Richmond turnpike frontage of the Cisco estate on Grymes Hill, consisting of 465x100 ft., fronting on Silver Lake. Mr. Rohde contemplates the improvement of the property by the erection of fine private residences.

Nassau.

DWELLINGS.

WHEATLEY, L. I.—F. H. Bosworth, Jr., 1170 Broadway, N. Y. C., has completed plans and will take bids at once for a 2½-sty brick and stucco residence, 95x100 ft, to be erected 1½ miles from the station, for C. N. Bliss, Jr., care of architect, owner.

Suffolk.

DWELLINGS.

RIVERHEAD, L. I.—Arthur Aldrich has purchased a tract of 81 acres at Riverhead from Percy L. Honsel and William R. Fry. The land will be cleared and bungalows erected on acre plots.

HOTELS.

WATER ISLAND, L. I.—The Atlantic Beach Realty Co. has started the erection of its hotel on the ocean front at Water Island, opposite Patchogue. The building will have all modern improvements and will accommodate about 300. The casino, containing a spacious ball room, will be a feature.

BRENTWOOD, L. I.—The Brentwood-Pines Hotel and Villa Co. and the Brentwood Realty Co. will erect a large hotel on their property. It is said the building will cost $500,000. A mortgage was filed last week in the county clerk's office at Riverhead to secure the payment of bonds to the amount of $350,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—E. Grewey, 45 Warburton av, is preparing plans for a 4-sty apartment to be erected here. Owner's name for the present is withheld.

DWELLINGS.

YONKERS, N. Y.—Plans have been completed privately for a 2½-sty residence, 20x30 ft., to be erected at 29 Runyon av for F. W. Austin, 123 Griggs av owner. Cost about $4,000.

NEW ROCHELLE, N. Y.—A. Sundberg, Huguenot st, is preparing sketches for a 2½-sty residence to be erected here to cost $8,000.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—It is said that the village president, E. H. P. Squire, favors the erection of an incinerator plant here to cost approximately $30,000.

POWER HOUSES.

MOUNT MORRIS, N. Y.—The citizens of Mount Morris at a recent meeting voted to purchase the Mills Water Works for $50,000 and improve it at a cost of $45,000.

STORES, OFFICES AND LOFTS.

OSSINING, N. Y.—A. L. & H. Myers has plans for a $12,000 brick building in Main st to replace the property recently destroyed by fire.

WHITE PLAINS, N. Y.—It has been announced that the building owned by the Eastern Mill & Material Co. will soon be converted into a store and office building. Frank Horton Brown, of this place, has been engaged as architect.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—J. C. Lyons Sons Co., 30 East 42d st, N. Y. C., have received the general contract to erect a 4-sty brick tenement, 40x89 ft, on the east side of Herriman av, 67 ft north of Shelton av, for Robert Adolph, Hillside and Alsop avs, owner. Gustave Erda, 826 Manhattan av, Brooklyn, architect. Cost, about $26,000.

BROOKLYN.—J. Perlman, 539 Willoughby av, has received the general contract to erect a 4-sty extension to the store and tenement on the east side of Graham av, 75 ft north of Moore st, Brooklyn, for Samuel Schwartz, 147 Bridge st, Brooklyn.

CHURCHES.

HOBART, N. Y.—The contract for the new Presbyterian church to be erected here has just been awarded to E. F. & W. F. Govern, of Stamford, for $9,100. The construction will be of brick, but the contract price does not call for window glass, heating, lighting or seating.

DWELLINGS.

BRONXVILLE, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty hollow tile and stucco residence at Sagamore Park, for Frank J. Wilkens, Lawrence Park, Bronxville, owner. Chester A. Patterson, 262 Main st, New Rochelle, is architect. Cost, about $15,000.

BROOKLYN.—(Sub.) Peter Guthy, Inc., 926 Broadway, has received the mason work for the 3-sty brick and limestone residence, 32x70 ft., to be erected at 1314 President st, between Brooklyn and New York aves, for Berthold Fallert, 346 Lorimer st, owner. A. Delhi, 110 Fulton st, N. Y. C., is architect.

MOUNT VERNON, N. Y.—C. H. Stolle, 324 North 7th av, has received the general contract to erect a 2½-sty frame and stucco residence on Villa ave, east of Westchester av, for Henry C. Schuetz, care of Arbuckle Bros., Old Slip and Water sts, owner. Harry Mertz, East Portchester, N. Y., is architect. Cost, about $15,000.

MT. VERNON, N. Y.—Charles Staker, 687 East 219th st, N. Y. C., has received the general contract to erect a residence here for H. Schiebel, 2132 La Fontaine av, N. Y. C., owner. A. Perner, 2069 Westchester av, N. Y. C., is architect.

NEWARK, N. J.—The Emanuel Episcopal Church has awarded to J. Sylvester & Son the general contract to erect a 2½-sty frame parsonage at 12 Hedden terrace, to cost about $5,000. H. E. Reeve, of Newark, is architect.

ASBURY PARK, N. J.—Horace H. Moore, of Spring Lake, has received the contract to erect a residence on 2d av, near Grand av, for Mrs. J. T. Reford. Work will start immediately. Cost about $20,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—William H. Connolly, 136 South 7th st, has received the general contract to erect a 4-sty brick and reinforced concrete storage warehouse at 104 Arlington st, for the Knickerbocker Storage Co., John Mulligan, president, on premises, owner. Gustavius Staehlin, 238 Washington st, Newark, is architect. Cost, about $16,000.

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Contracts Awarded (Continued).

PITTSBURGH, PA.—A contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, for standard Raymond concrete piles for the foundation of a crane runway at the La Belle works of the Crucible Steel Co. of America, Pittsburgh. James Brennan is chief engineer.

HALLS AND CLUBS.

GLOVERSVILLE, N. Y.—The contract for construction of the Young Men's Christian Association building to be erected here has just been awarded to the A. E. Brace Construction Co., of this city, at $27,693.91. This bid does not include plumbing, heating and lighting. Fred L. Comstock is architect. Building will be ready by February, 1914.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Peter Cleary, 115 Marion st, has received the general contract to erect a 1-sty brick extension and alterations to the hospital on the east side of St. Marks av, west of Classon av, for the Jewish Hospital of Brooklyn. C. E. Strasser, superintendent. Hans Arnold, 336 Flatbush av, is architect. Cost, about $30,000.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—E. L. Erbeck, of this place, has received the contract for road work on the Gedney Farm property to the amount of $60,000. E. J. Brady & Son, of this place, has the mason work.

PUBLIC BUILDINGS.

BELVIDERE, N. J.—Bids for the reconstruction of the county jail at this place have been opened and the contract awarded to S. W. Gardner & Co., of this tplace, at $6,250. Only one bid was received for the iron work and it was decided to readvertise. Bids for this will be opened on June 7.

SCHOOLS AND COLLEGES.

HUNTINGTON, L. I.—H. H. Smith Building Co., 2d av, Bayshore, L. I., has received the general contract to erect the grammar school on Lowndes av, between 2d and 3d sts, for the Town of Huntington, L. I., Board of Education, H. H. Funnell, president. Adden & Parker, 12 Bosworth st, Boston, Mass., are architects. Cost, about $55,000.

STORES, OFFICES AND LOFTS.

46TH ST.—R. S. Pollock & Co., 118 East 28th st, have received the general contract to alter the 2-sty brick studio, 25x100 ft, at 335 East 46th st, for John Donnelly and Eliseo Ricci, 451 West 54th st, owners. Delano & Aldrich, 4 East 39th st, are architects. Cost, about $10,000.

PARK ROW.—P. B. Polhemus, 41 West 33d st, has received the general contract to erect the 3-sty terra cotta, reinforced concrete and hollow tile restaurant building at 33 Park Row, for Francis Hustace, Montclair, N. J., owner. John R. Thompson, 186 North State st, Chicago, Ill., lessee. H. R. Wilson & Co., 104 South Michigan av, Chicago, Ill., are architects.

28TH ST.—The White Contracting Co., 181 Christie st, has received the contract to demolish and excavate for the 12-sty loft building, 47x88 ft., to be erected at 145-147 28th st, according to plans prepared by Sommerfeld & Steckler, 31 Union Sq West. The 25th St. Const. Co., 31 East 27th st, Geo. L. Felt, president, is owner. Cost about $350,000.

DEY ST.—(sub.). The W. G. Cornell Co., sanitary, ventilating and electrical engineers, of 17th st and 4th av, was this week awarded the plumbing contract under Marc Eidlitz & Son, 489 5th av, general contractors, for the Western Union building, being erected at 14-18 Dey st. This is another evidence of the company's resourcefulness and its increasing importance in the building construction field. The architect is W. W. Bosworth, 527 5th av. Ewing, Bacon, Henry & Darby, 30 Church st, are mechanical engineers. Nygren, Tenny & Ohmes, 130 Fulton st, are steam engineers. Henry C. Meyer, Jr., and Bassett Jones, Jr., 101 Park av, are electrical engineers. Gillis & Gohehan, 537 West Broadway, have the heating work.

THEATRES.

MT. VERNON, N. Y.—Frank Seery, 30 East 42d st, N. Y. C., has received the general contract to alter the bank building at 1st st and 2d av into a moving picture theatre, 86x43 ft, for G. L. Rowland, 21 Summit av, owner. Spiegel Bros., 701 7th av, are lessees. E. C. Horn Bros., 1476 Broadway, N. Y. C., architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV & HAWTHORNE ST, n w c, 2 5-sty brick tenements, 55x90; cost, $75,000; owners, Vermilyea Realty Co., Chas Hensle, Pres., 3856 10th av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 266.

180TH ST, n s, 120 w of Audubon av, two 5-sty brick tenements, 50x87; cost, $90,000; owner, Hennion Constn. Co., John A. Hennion, Pres., 411 West 45th st; architect, John Hauser, 360 West 125th st. Plan No. 272.

STABLES AND GARAGES.

23D ST., 527-541 W, 1-sty brick garage, 200x98; cost, $30,000; owner, McKeon Realty Co., Pres., Thos A Larkin, 191 9th av; architect, Paul C Hunter, 191 9th av. Plan No. 267.

39TH ST, 206-210 E, 4-sty brick garage, 37x93; cost, $35,000; owner, John J. Egan, 118 E 28th st; architects, Nast & Springsteen, 21 W 45th st. Plan No. 268.

STORES, OFFICES AND LOFTS.

5TH AV, 668-670, 6-sty brick stores and lofts, 25x98; cost, $130,000; owners, Dreicer Realty Co., Michael Dreicer, 560 5th av; architect, Henry O. Chapman, 334 5th av. Plan No. 261.

56TH ST and 55TH ST, w s of 12th av, 1-sty frame office and fence, 15x31x200.75; cost, $4,500; owner, City of New York, Dept. of Water Supply, 21 Park Row; architect, Engineer of Dept. Plan No. 271.

STORES AND TENEMENTS.

5TH AV, 673, 6-sty brick stores and apartments, 25x100; cost, $70,000; owner, Adelaide McAlpin Pyle, care Pratt & McAlpin, 68 William st; architect, Thos. Hastings, 225 5th av. Plan No. 263.

THEATRES.

115TH ST, 305 W, 1-sty open air theatre, 25x100; cost, $400; owners, Manhattan Leasing Co., 149 Church st; architect, Jos. J. Eberle, 489 5th av. Plan No. 264.

116TH ST, 60-62 West, 1-sty brick moving picture theatre, 38x100; cost, $10,000; owner, 60 & 62 West 116th St Co., 31 Liberty st; architects, Jacob M. Felson, 125 E 115th st. Plan No. 265.

BROADWAY, 3861, open air moving picture theatre, frame, 100x120; cost, $1,500; owner, Geo. Humphries, 228 West 75th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 269.

3D AV, 1081, 1-sty brick moving picture theatre, 21x120; cost, $10,000; owners, David Lentin Realty Holding Co., David Lentin, Pres., 68 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 270.

MISCELLANEOUS.

106TH ST and 5TH AV, sec, 1-sty frame open shed, 12x12; cost, $150; owner, Edward Fagan, 42 Broadway; architect, Nathan Langer, 81 E 125th st. Plan No. 262.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SIMPSON St, w s, 369.65 s Westchester av, three 5-sty brick tenements, plastic slate roof, 43.11x93.6, 43x93.3, 43x93; cost, $150,000; owners, Reubin Brooks, 173d st & Shakespeare av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 334.

ANTHONY AV, s w cor 174th st, 5-sty brick tenement, plastic slate roof, 61.4x79.3⅜; cost, $75,000; owners, Corner Con. Co., B. Greenleaf, 1185 Washington av, president; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 336.

CAULDWELL AV, w s, 248 n 158th st, 5-sty brick stores and tenement, tin roof, 50.2⅞x117; cost, $50,000; owners, G. C. Const. Co., Israel Glick, 661 Tinton av, president; architect, Chas. B. Meyers, 1 Union Sq, West. Plan No. 330.

3D AV, s w cor 182d st, two 5-sty brick tenements, plastic slate roof, 50x72, 53x68; cost, $73,000; owners, Corgil Realty Co., 15 Old Bway; architects, Gilbert Robinson & Son, 15 Old Bway. Plan No. 333.

CLAY AV, s e cor 174th st, 5-sty brick tenement, plastic slate roof, 61.3x85.3; cost, $75,000; owners, Corner Constn Co., B. Greenthal, 1185 Washington av, Pres.; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 343.

WALES AV, nw cor 151st st, two 5-sty brick tenements, plastic slate roof, 65x94.6, 60x92; cost, $140,000; owners, Polatschek-Spencer Realty Co., Harry W. Spencer, 818 East 161st st, Pres.; architect, John C. Watson, 271 West 125th st. Plan No. 344.

DWELLINGS.

256TH ST, n e cor Fieldstone rd, 2-sty frame dwelling, tin roof, 22x40; cost, $3,000; owner, Josie Cunningham, 648 Jackson av; architect, T. J. Cunningham, 648 Jackson av. Plan No. 342.

MOSHOLU AV, e s, 390.59 s Fieldstone rd, 2½-sty brick dwelling, shingle roof, 34x28.4; cost, $6,500; owners, Benedict F. & Mary A. Buhle, 108 Elliott av, Yonkers; architect, Anton Schonbach, 18 South Bway, Yonkers. Plan No. 331.

RYER AV, w s, 245.10 n Burnside av, 3-sty brick dwelling, tin roof, 25x50; cost, $12,000; owner, Wm. Phelan, 401 Tremont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 337.

TREMONT TER, w s, 94.27 s Alice av, 1-sty & attic frame dwelling, shingle roof, 20x45; cost, $1,800; owner, Wm. H. Blewett, 1139 Tinton av; architect, Paul R. Ballo, 5th av & 82d st. Plan No. 339.

KING AV, w s, 50 s Bowne st, 1½-sty frame dwelling, shingle roof, 22x47.6; cost $1,200; owner, Catherine J. Stumpf 1209 Hoe av; architects, Toelberg & Son, 1167 Fox st Plan No. 345.

FACTORIES AND WAREHOUSES.

UNDERHILL AV, e s, 175 n Lacombe av, 1-sty frame storage, 16x25; cost, $100; owner, Angelo Bruno, 237 East 151st st; architect, Anton Pirner, 2069 Westchester av. Plan No. 346.

STABLES AND GARAGES.

RYER AV, w s, 245.10 n Burnside av, rear 1-sty hollow tile garage, tin roof, 42x20; cost, $3,000; owner, Wm. Phelan, 401 Tremont av; architect M. W. Del Gaudio, 401 Tremont av. Plan No. 338.

GRAND AV, e s, 147.95 n Fordham rd, 1-sty frame stable, 30x20; cost, $300; owner, J. L. Jalbino on premises; architect, Jas. P. Boyland, Fordham rd and Webster av. Plan No. 341.

STORES AND DWELLINGS.

OLD WHITE PLAINS RD, e s, 218.8 n Adee av, 2-story frame store and dwelling, tar and gravel roof, 16.5x32.6; cost, $3,000; owners, Hale

Bldg & Realty Co, Chas T Adee, Williamsbridge rd and Cruger av, Pres.; architect, Geo P Crosier, 223d st & White Plains av. Plan No. 340.

THEATRES.

172D ST, 447, open-air theatre, 40x130; cost, $400; owners, Knepper Realty Co., 99 Nassau st; architect, James P. Boyland, Fordham rd & Webster av. Plan No. 335.

TREMONT AV, n s, 100 e 3d av, open-air theatre, 50x85; cost, $500; owner, J. Friedland, 4222 3d av; architect Theo. Repley, 1486 Hoe av. Plan No. 332.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV, n s, 125 e Kingston av, two 4-sty brick tenements, 50.4x105, slag roof, 21 families each; total cost, $130,000; owner, M. & J. Const. Co., 5305 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2768.

SCHENK AV, n w cor Sutter av, 4-sty brick tenements, 50x90, slag roof, 20 families; cost, $26,000; owner, Julius Weiss, 1492 Lincoln pl; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 2739.

3D AV, n e cor 80th st, 4-sty brick tenement, 29.4x90, gravel roof, 14 families; cost, $15,500; owner, Peter Lythgoe, 276 78th st; architects, Cohen Bros., 361 Stone av. Plan No. 2804.

COURT ST, e s, 20 n Dean st, plumbing to 4-sty tenement; cost, $125; owner, Mrs. L. Marks, 165 Court st; architect, W. F. Milley, 173 Court st. Plan No. 2864.

54TH ST, s s, 287.7 w 15th av, 4-sty brick tenement, 24.6x89.2, tin roof; cost, $20,000; owner Renrock Const. Co., 150 Nassau st, N. Y.; architects, Ricca & Mastronaid, 367 Fulton st. Plan No. 2889.

DWELLINGS.

MILFORD ST, w s, 18 s Sutter av, four 2-sty brick dwellings, 18x32, slag roof, 1 family each; total cost, $20,000; owner, Joe Cohen, 189 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 2770.

EAST 7TH ST, e s, 200 n Beverley rd, six 2-sty brick dwellings, 20x36, gravel roof, 2 families each; total cost, $15,000; owner, Mary E. Wuest, 324 East 7th st; architect, E. F. Hudson, 319 9th st. Plan No. 2758.

WEST 32D ST, w s, 150 s Mermaid av, 1-sty frame dwelling, 18.6x44, felt roof, 1 family; cost, $1,200; owner, Dennis Winters, 287 Evergreen av; architect, Theo. Engelhardt, 905 Bway. Plan No. 2740.

94TH St, s s, 200 e 2d av, four 2-sty brick dwellings, 18.9x48, tin roof, 2 families each; total cost, $1,000; owner and architect, O'Keefe & Nogard, 463 6th av. Plan No. 2755.

EAST N. Y. AV, n w cor Troy av, 2-sty frame store and dwelling; cost, $2,500; owner, Michael Libretti, 555 East N. Y. av; architect, C. H. De Leon, 120 Beverley rd. Plan No. 2760.

SUTTER AV, s w cor Milford st, 2-sty brick dwelling, 18x30, slag roof, 1 family; cost, $5,000; owner, Joe Cohen, 189 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 2771.

WEST 35TH ST, w s, 20 n Neptune av, 1-sty frame dwelling, 12x26.6, canvas roof, 1 family; cost, $200; owner, David Muir, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2785.

53D ST, n s, 100 w 5th av, 3-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $6,200; owner, Mrs. W. Albrecht, 471 53d st; architect, John G. Michel, 323 45th st. Plan No. 2793.

MERMAID AV, n s, 40 w West 31st st, 1-sty frame dwelling, 14x34, ruberoid roof, 1 family; cost, $400; owner, Mary Donohue, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2786.

7TH AV, s e cor 51st st, 3-sty brick dwelling, 21.7x60, slag roof, 2 families; cost, $8,000; owners, M. Greene & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 2774.

LINWOOD ST, e s, 140 n Ridgewood av, two 2-sty brick dwellings, 20x55, gravel roof, two families; cost, $7,000; owner, Emma Naemann, 580 Ridgewood av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2824.

55TH ST, s s, 80 w 7th av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, N. Drucker, 173 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2829.

55TH ST, s w cor 7th av, 3-sty brick store and dwelling, 20x55, —— roof, 2 families; cost, $7,500; owner, N. Drucker, 173 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2833.

ATKINS AV, s w s, 269.8 n w Hegeman av, 2-sty brick dwelling, 20.4x54, slag roof, 2 families; cost, $3,600; owner, Peter Prusates, 886 Clinton av; architect, Otto Thomas, 354 Fulton st. Plan No. 2814.

NEW UTRECHT AV, s w cor 56th st, 3-sty brick dwelling, 22.6x54.1, slag roof, 2 families; cost, $5,000; owner, Fred'k F. Stevens, on premises; architects, Eisenla & Carlson, 16 Court st. Plan No. 2828.

7TH AV, w s, 20 s 55th st, four 3-sty brick dwellings, 20x50, slag roof, 2 families each; total cost, $24,000; owner, N. Drucker, 173 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2830.

BAREEY ST, e s, 60 n Livonia av, 2-sty frame dwelling, 18x42, gravel roof, 1 family; cost, $2,800; owner, Ethel Sparago, 598 Jerome st; architect, Morris Rothstein, 627 Sutter av. Plan No. 2847.

CYPRESS av, s s, 220 w Sea Gate av, 2½-sty frame dwelling, 21.10x36.6, shingle roof, 1 family; cost, $6,000; owner, A. S. Hart, 189 Montague st; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 2854.

IRVINGTON CT, n s, 290 w East 17th st, 2-sty frame dwelling, 20.2x38.2, shingle roof, 1 family; cost, $4,000; owner, E. R. Strong, Foster av and East 18th st; architects, Slee & Bryson, 158 Montague st. Plan No. 2857.

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Plans Filed, New Buildings, Bklyn. (Cont.).

LINDEN AV, s e cor East 35th st, 2-sty frame dwelling, 16.8x44, slag roof, 1 family; cost, $4,500; owner, M. Forgason, 3305 Church av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2861.

LINDEN AV, s e cor 168 e East 35th st, four 2-sty frame dwellings, 16.8x44, slag roof, 1 family; cost, $18,000; owner, M. Forgason, 3305 Church av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2860.

19TH AV, n w cor 78th st, 2-sty brick dwelling, 16.8x42, gravel roof, 1 family; cost, $4,000; owner, C. M. S hill, 1701 77th st; architect, G. B. Webb, 104 West 42d st, N. Y. Plan No. 2844.

EAST 54TH ST, w s, 220 n Beverley rd, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $6,000; owners, C. H. Finman & ano, 155 Rogers av; architect, C. H. Finman, 155 Rogers av. Plan No. 2855.

78TH ST, n s, 16.8 w 19th av, five 2-sty brick dwellings, 16.8x28, gravel roof, 1 family each; total cost, $17,500; owner, C. M. Schiff, 1701 77th st; architect, G. B. Webb, 104 West 42d st, N. Y. Plan No. 2843.

EAST 46TH ST, e s, 360 s Linden av, two 2-sty brick sheds and dwellings, 27x16 (dwelling), 16x20 (shed), gravel roof; cost, $7,750; owner, Morris Kreshefsky, 645 Linden av; architect, J. M. Rican & ano, 367 Fulton st. Plan No. 2870.

EAST 54TH st, w s, 94.6 s Church av, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,500; owner, Giuseppi, Premeveria, 561 East 5th st; architect, L. Danancher, 7 Glenmore av. Plan No. 2879.

88TH ST, e s, 120 s Av A, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $1,500; owner, A. Peterson, 321 East 51st st; architect, L. Danancher, 7 Glenmore av. Plan No. 2880.

EASTERN PARKWAY, n s, 59 e Prospect pl, 2-sty brick dwelling; cost, $4,500; owner, Samuel Meyer, 460 Rockaway av; architect, L. Danancher, 7 Glenmore av. Plan No. 2882.

EASTERN PARKWAY, n s, 39 e Prospect pl, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $4,000; owner, Saml. Meyer, 460 Rockaway av; architect, L. Danancher, 7 Glenmore av. Plan No. 2881.

FACTORIES AND WAREHOUSES.

CARLTON AV, s e cor Flushing av, 1-sty brick storage, 25x127, gravel roof; cost, $6,000; owner, Samuel Mendelheim, 1 Carlton av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2794

STABLES AND GARAGES.

AV Q, n w cor East 21st st, 1-sty frame garage, 17x19; shingle roof; cost, $300; owner, C. H. Ruopp, on premises; architect, Jas. A. McCarroll, 3 West 29th st, N. Y. C. Plan No. 2816.

HINSDALE ST, w s, 155 n Glenmore av, 1-sty frame stable, 25x25, gravel roof; cost, $800; owner, Barney Steinfield, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 2842.

GROVE ST, n e cor Bushwick av, 1-sty brick garage, 12x19.4, gravel roof; cost, $500; owner, C. L. Houston, on premises; architect, E. H. Tatje, 106 Van Siclen av. Plan No. 2871.

43D ST, n s, 275 w 3d av, 1-sty brick stable, 12x10, gravel roof; cost, $250; owner, Emanuel Samourex, 249 43d st; architect, Chas. Braun, 253 43d st. Plan No. 2883.

STORES AND DWELLINGS.

7TH AV, es, 21.7 s 31st st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $5,500; owners, M. Greene & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 2775.

7TH AV, e s, 21.7 s 31st st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $5,000; owners, M. Greene & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 2776.

70TH ST, n s, 56.1 e New Utrecht av, 3-sty brick store and dwelling, 31.10x40, gravel roof, 2 families; cost, $2,000; owner, Julius Scher, 1560 73d st; architect, Fred'k J. Dassau, 1373 Broadway. Plan No. 2846.

PROSPECT PL, n s, 62.3 w Washington av, 3-sty brick store and dwelling, 18.10x53, —— roof, 2 families; cost, $6,000; owner, Robt. Ward, 560 Nostrand av; architect, E. H. Tatja, 106 Van Siclen av. Plan No. 2872.

STORES, OFFICES AND LOFTS.

HINSDALE ST, n w cor Glenmore av, 1-sty frame office, 25x20, gravel roof; cost, $600; owner, Barney Steinfield, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 2841.

THEATRES.

STERLING PL, s s, 45 e Saratoga av, 1-sty brick open-air show, 72.8x220; cost, $1,000; owner, Paul Kaskel, 9 Columbus av; architect, J. S. Glaser, 75 73d st. Plan No. 2745.

5TH AV, n w cor 44th st, 1-sty open air show, 100x100 (lot); cost, $4,000; owner, Robt. Marbin, 270 Riverside Drive; architects, Van Buen & La Velle, 507 5th av. Plan No. 2815.

MISCELLANEOUS.

B B PIKE, n s, 750 e Coney Island av, 1-sty frame stand, 20x12, gravel roof; cost, $200; owner, Chauncey Marshall, 41 Park Row, N. Y.; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2787.

GRAND ST, n s, 150 w Stewart av, 1-sty frame shed, 50x50, iron roof; cost, $1,000; owner and architect, Realty Supply Co., 186 Remsen st. Plan No. 2782.

25TH ST, s s, 100 w 3d av, 1-sty brick open air show, 8x8, —— roof; cost, $450; owner, Mary J. Mallan, 451 Waverly av; architttct, John J. Miller, 1315 Church av. Plan No. 2868.

CLINTON AV, e s, 125.5 s Park av, 5-sty brick bakery, 80x116, slag roof; cost, $115,000; owner, N. E. Drake, 1006 Wallabout Market; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 2863.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Lockwood st, w s, 300 s Grand av, 5-sty brick tenement, 57x83, tin roof, 26 families; cost, $45,000; owner, Michael Pilnacek, 425 E 71st st, N. Y. C.; architect, Frank J. Scheficik, 4168 Park av, N. Y. C. Plan No. 1648.

LONG ISLAND CITY.—Main st, n s, 105 e Woolsey av, 4-sty brick tenement, 40x89, tar and gravel roof, 14 families; cost, $20,000; owner, Mary G. Johnson, 152 Fulton st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1674.

LONG ISLAND CITY.—Debevoise av, e s, 150 s Potter av, 4-sty brick tenement, 25x75, tar and gravel roof, 8 families; cost, $12,000; owner, L. I. City Building Co., 796 2d av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1676.

LONG ISLAND CITY.—4th av, w s, 401 n Ditmars av, 2-sty brick tenement, 28x66, tar and gravel roof, 4 families; cost, $6,000; owner, John J. Horan, 889 2d av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1678.

DWELLINGS.

COLLEGE POINT.—24TH st, w s, 125 n 3d av, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, $3,500; owner, William Connors, 3d av and 23d st, College Point; architect, H. T. Morris, Jr., 321 13th st, College Point. Plan No. 1646.

CORONA.—Montgomery av, w s, 50 s Lincoln av, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, $2,000; owner, Joseph George, 76 Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1653.

CORONA.—Hunt st, n e c Van Dine st, 2½-sty frame dwelling, shingle roof, 1 family; cost, $4,500; owner, Elmhurst Homes Co., Hunt st., Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1654.

ELMHURST.—Adams st, n s, 140 e Plain st, 2-sty frame dwelling, 18x42, tin roof, 2 families; cost, $1,200; owner, Robert Muckain, 333 Manhattan av, Brooklyn; architect, Edw Gusa, 21st st, Flushing. Plan No. 1644.

ELMHURST.—Banta st, s s,, 120 e Van Dine st, 2½-sty frame dwelling, 22x50, shingle roof, 2 families; cost, $4,200; owner, Elmhurst Homes Co., Hunt st, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1655.

HOLLANDS, ROCKAWAY BEACH.—Thompson av, w s, 150 n L. I. R. R., 1-sty frame bungalow, 15x24, shingle roof, 1 family; cost, $500; owner, Benj. Friedman, 155 Grand st, N. Y. C.; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Beach. Plan No. 1647.

HOLLIS.—Hollis av, w s, 75 s Park av, 2½-sty frame dwelling, 36x42, shingle roof, 1 family; cost, $6,000; owner, Rev. John Gresser, Husson av, Hollis; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1651.

LONG ISLAND CITY.—8th av, e s, 250 n Grand av, 2-sty brick dwelling, 25x36, tile roof, 1 family; cost, $6,000; owner, Anton Dvorsky, 359 Woolsey av, L. I. C.; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1652.

QUEENS.—Campbell av, n e cor Golder pl, 2-sty concrete building, dwelling, 20x32, asbestos shingle roof, 1 family; cost, $4,000; owner, E. P. O'Brien, 3 Penfold rd, Elmhurst; architect, C. R. VanDusen, Seminole av, Hollis. Plan No. 1650.

ROCKAWAY BEACH.—Hammels av, n s, 70 s Boulevard, 1-sty frame dwelling, 26x30, tin roof, 2 families; cost, $450; owner, James Keenan, 8 North Fairview av, Rockaway Beach; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1638.

ROCKAWAY BEACH.—Fairview av, w s, adjoining L. I. R. R., 1-sty frame dwelling, 16x20, shingle roof, 1 family; cost, $300; owner, Mrs. Nellie Prendergast, 43 North Fairview av, Rockaway Beach; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1637.

WOODHAVEN.—Woodhaven av, e s, 200 n Elm st, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, $4,600; owner, Hugo A. Kratenstein, 1625 Woodhaven av, Woodhaven; architect, Fredk. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan Nos. 1657-1658.

DUNTON.—Morris av, w s, 300 s Mills st, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, $2,500; owner and architect, Elias Thorson, 1223 Nebraska av, Dunton. Plan No. 1625.

FAR ROCKAWAY.—Central av, n s, 50 w McNeil av, 2½-sty frame dwellings, 27x45, shingle roof, 1 family; cost, $5,500; owner, Benj. Schoen, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 1627.

FAR ROCKAWAY.—Central av, n w cor McNeil av, 2½-sty frame dwelling, 26x48, slate roof, 1 family; cost, $6,000; owner, Mrs. Mamie Rockman, Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan No. 1626.

GLENDALE.—Alpha pl, n w cor Coper av, 2-sty frame dwelling, 19x55, tin roof, 2 families; cost, $2,500; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1628.

JAMAICA.—Degraw av, n s, 80 w Victoria st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $5,000 (two houses); owners, Storms & Powell, Clinton av, Jamaica; architect, Wm. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1622.

ROCKAWAY BEACH.—Washington av, n s, 75 e Thetis av, four 1-sty frame bungalows, 20x16, shingle roof, 1 family; cost, $1,600; owner, Mrs. J. Holland, Rockaway Beach; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Park. Plan Nos. 1633-34-35-36.

CORONA.—Montgomery av, w s, 75 s Lincoln st, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, $1,800; owner, Jos. George, 76 Corona av Corona; architect, C. L. Varrone, Corona. Plan No. 1666.

FAR ROCKAWAY. Clinton st, s s, 405 e Mott av, 1-sty frame dwelling, 22x26, shingle roof, 1 family, cost, $500; owner, Frances W. Eduer, Clinton st, Far Rockaway; architect, Jos. H. Cornell, Far Rockaway. Plan No. 1662.

HOLLIS. Fishkill st, w s, 100 s Atlantic av, 2-sty frame dwelling, 18x55, shingle roof, 1 family, cost, $3,000; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects H. T. Jeffrey & Son, 923 Lenerts av, Richmond Hill. Plan No. 1660.

KEW.—Greenfell av, w s, 290 n Audley st, 2½-sty frame dwelling, 30x55, tile roof, 1 family; cost, $4,000; owner, C. Walter Bahrenberg, 29 Beekman st, N. Y. C.; architects, Marvin & Davis, 366 5th av, N. Y. Plan No. 1670.

JAMAICA.—Johnson av, s s, 125 e Foley av, 2-sty frame dwelling, 18x36, tar and gravel roof, 2 families; cost, $1,000; owner, Anthony Bruzzo, Johnson av, Jamaica; architect, Constant Verrine, 15 Prospect st, Jamaica. Plan No. 1665.

JAMAICA.—Broadway, s s, 50 e Longfellow st, 2-sty frame dwelling, 22x55, tar and slag roof, 1 family; cost, $3,000; owner, Andrew Schnurr, 13 Beaver st, Jamaica; architect, Robert Kurz, 524 Fulton st, Jamaica. Plan No. 1667.

LONG ISLAND CITY.—Sherman st, w s, N. Payntar av, 2-sty brick dwelling, 25x45, tin roof, 2 families; cost, $3,800; owner, Jos. Rossano, care architect; architect, Rocco V Petrolino, 228 Hoyt av, L. I. City. Plan No. 1677.

MIDDLE VILLAGE.—Furman av, w s, 400 n Carnarut pl, two 2-sty frame dwellings, 20x47, felt and slag roof, 2 families; cost, $6,000; owner, John J. Hoerning, 51 Furman av, Middle Village; architect, John H. Vandervegt, 47 Butler st,, Evergreen. Plan No. 1685.

RICHMOND HILL.—Chestnut st, w s, 225 n Lexington st, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, $2,000; owner, Cosmopolitan Const. Co., Atlantic & Greenwood avs, Richmond Hill; architect, E. P. Dennis, Richmond Hill. Plan Nos. 1681-1682.

RICHMOND HILL.—Lexington st, n s, 50 w Chestnut st, 2-sty frame dwelling, 18x56, tin roof, 2 families; cost, $3,500; owners, Herbert & Floyd Davis, Stoothoff av, Richmond Hill; architect, Chas. B. Snowden, 1020 Elm st, Richmond Hill. Plan No. 1669.

ROCKAWAY PARK.—Newport av, n s, 60 e 9th av, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, $4,500; owner, Vito Contesso Realty Co., 9th & Newport avs, Rockaway Park; architect, John A. Lasher, 83 Newport av, Rockaway Park. Plan No. 1675.

WOODHAVEN.—Dumas pl, w s, 137 n Hillside av, 2½-sty frame dwelling, 24x50, shingle roof, 2 families; cost, $7,000; owner, Fred H. Noback, 194 Ridgewood av, Woodhaven; architect, G. E. Cane, 67 Welling st, Richmond Hill. Plan No. 1672.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Steinway av, n s, 125 w Pierce av, 4-sty brick pasteurizing plant, 50x90, tar and felt roof; cost, $30,000; owner, Borden Condensed Milk Co., 108 Hudson st, N. Y. C.; architect, C. Howard Chamberlain, 18 South Bway, Yonkers, N. Y. Plan No. 1642.

SCHOOLS AND COLLEGES.

SOUTH OZONE PARK.—Rockaway road, n w cor Lincoln av, 3½-sty brick public school, 146x66, slag roof; cost, $100,000; owner and architect, Board of Education, 59th st and Park av, N. Y. C. Plan No. 1639.

EAST WILLIAMSBURG.—Prospect av, e s, 50 s Gates, 2-sty brick stable, 25x56, slag roof; cost, $1,000; owner, Chas. Schneider, 2038 Linden st, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1629.

JAMAICA.—Evergreen av, w s, 150 n Smith st, 1-sty brick garage, 15x22, paroid roofing; cost, $600; owner, Jamaica Hospital, New York av, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1623.

STABLES AND GARAGES.

WOODHAVEN.—Windon st, w s, 160 e Forest parkway, 1-sty frame garage, 14x22, shingle roof; cost, $200; owner, H. C. Kinepoet, Windon st, Woodhaven. Plan No. 1641.

FLUSHING.—Linden st, s w cor Myrtle av, 1-sty brick office and stable, 122x75, Barrett's roofing; cost, $15,000; owner, Alex. Campbell Milk Co., 802 Fulton st, Brooklyn; architect, John P. Benson, 331 Madison av, N. Y. C. Plan No. 1661.

JAMAICA.—Ray st, w s, 75 n Willett st, 1-sty frame garage, 10x16, shingle roof; cost, $400; owner, R. Blumenthal, 503 Ray st, Jamaica; architect, Constant Verrine, 15 Prospect st, Jamaica. Plan No. 1663.

JAMAICA.—Norris av, e s, 250 s South st, 1-sty frame garage, 32x22, felt roof; cost, $500; owner, Jamaica Consumers Ice Co., South st, Jamaica; architect, John J. Bliss, Oceanview av, Jamaica. Plan No. 1671.

JAMAICA.—South st, s s, 91 e Globe av, 1-sty frame stable, 9x30, tin roof; cost, $250; owner, M. Rossheimer, South st, Jamaica. Plan No 1668

JAMAICA.—South st, n s, 40 e Phraner av, 1-sty brick stable, 30x14, shingle roof; cost, $350; owner, Pasquale Ruggio, South st, Jamaica; architect, Constant Verrine, 15 Prospect st, Jamaica. Plan No. 1664.

STORES AND DWELLINGS.

RIDGEWOOD.—Myrtle av, n s, 220 w Onderdonk av, two 3-sty brick stores and dwellings, 20x55, tar and slag roof, 2 families; cost, $13,000; owner, Stephen Voris, Myrtle av, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1631.

LONG ISLAND CITY.—Howland st, e s, 100 n Potter av, 1-sty frame dwelling and store, 22x35, shingle roof, 1 family; cost, $1,200; owner, N. McIntyre, 326 East 65th st, N. Y. C.; architect, Emil Motl, 806 2d av, L. I. C. Plan No. 1649.

LONG ISLAND CITY.—North William st, n s, 100 w Van Alst av, 3-sty brick store and dwelling, 19x52, tin roof, 2 families; cost, $4,000;

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Plans Filed, New Buildings, Queens (Cont.).

owner, Domenico Perrone, 122 St. John's pl, L. I. City; architect Rocco V. Petrovilano, 228 Hoyt av, L. I. City. Plan No. 1640.

JAMAICA.—New York av, w s, 160 s South st, four 2-sty brick dwellings and stores, 20x50, slag roof, 2 families; cost, $18,000; owner, Samuel Graham, 175 New York av, Jamaica; architect, owners. Plan No. 1680.

STORES, OFFICES AND LOFTS.

COLLEGE POINT.—5th av, s w cor 15th st, 1-sty frame store, 12x32, tin roof, 1 family; cost, $900; owner, Thos. Purigina, 759 5th av, College Point; architect, Geo. Grotz, 21st st, Whitestone. Plan No. 1645.

FLUSHING.—Main st, w s, 123 s Grove st, 1-sty frame store, 14x20, tile roof; cost, $600; owner, L. I. News Co., Long Island City. Plan No. 1643.

CORONA.—47th st, w s, 230 s Jackson av, 1-sty frame store, 17x30, tin roof; cost, $800; owner, P. Torio, 25 47th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 1684.

MISCELLANEOUS.

ELMHURST.—Grandview av, n s, 325 e Warren st, 1-sty frame shed, 15x8, paper roof; cost, $25; owner, John Wissmaskoi, Grandview av, Elmhurst. Plan No. 1621.

WOODHAVEN.—Benedict av, w s, 365 s Sterling st, 2-sty brick fire house, 25x78, slag roof; cost, $22,000; owner, City of New York, 67th st and 3d av, N. Y. C.; architect, Frank H. Quinby, 99 Nassau st, N. Y. C. Plan No. 1624.

LONG ISLAND CITY.—Marion st, n s, 375 w Payntar av, erect brick retaining wall; cost, $110; owner, Raffello Lisena, 17 Sherman st, L. I. C. Plan No. 1659.

L. I. CITY.—Jackson av, s s, bet Crane and Davis st, 1-sty frame shed, 12x14, gravel roof; cost, $50; owner, Neptune Meter Co., on premises. Plan No. 1673.

Richmond.

DWELLINGS.

BERNARD AV, w s, 70 — Chestnut av, Tottenville, 2-sty frame dwelling, 26x26; cost, $2,000; owner, Henry Stalzenthaler, Tottenville; architect and builder, Henry Stalzenthaler, Tottenville. Plan No. 357.

CRESCENT AV, n s, 250 — Seaside boulevard, South Beach, 1-sty frame bungalow; cost, $60; owner, L. Capell, 5623 7th av, Brooklyn; builder, L. Capell, 5623 7th av, Brooklyn. Plan No. 362.

EAST AV, n s, 125 w Webster av, Tompkinsville, 2½-sty frame dwelling, 21x45; cost, $3,600; owner, Moses Solomon, N. Y. C.; architect, John Davies, Tompkinsville; builder, L. Meyerson, New Brighton. Plan No. 375.

EGBERT AV, s s, 275 e Jewitt av, West New Brighton, three 2-sty frame dwellings, 20x28; cost, $8,400; owner, Howard H. Vorzel, West New Brighton; architect and builder, Peter Larsen, Port Richmond. Plan No. 373.

FOREST AV, n s, 254 e Elizabeth, West New Brighton, 2-sty frame dwelling, 20x28; cost, $2,800; owner, Geo. Effenberger, West New Brighton; architect and builder, Peter Larsen Port Richmond. Plan No. 372.

JEFFERSON AV, n s, 200 w Boulevard D H, Dongan Hills, 2-sty frame dwelling, 21x27; cost, $1,200; owner, Wm. M. McKettrick, Jersey City, N. J.; architect and builder, Thos. McKettrick, Dongan Hills. Plan No. 360.

LINCOLN AV, n s, 60 w 10th st, Grant City, 1-sty frame bungalow, 14x16; cost, $200; owner, Mrs. Noblett, Grant City; builder, Chas. C. Lockwood, Grant City. Plan No. 378.

MAPLE AV, s s, 140 w 5th st, New Dorp, 2-sty frame dwelling, 23x27; cost, $2,000; owner, Jos. W. Hughes, New Dorp; architect, Wm. H. Mirserian, New Dorp. Plan No. 365.

MIDLAND AV, w s, 60 e 8th st, Grant City, 2-sty frame dwelling, 20x28; cost, $600; owner, Geo. T. Funk, N. Y. C.; architect and builder, Geo. T. Funk, N. Y. C. Plan No. 361.

NEW DORP LA, s s, lot 112, NEW DORP, 1-sty frame bungalow, 14x35; cost, $350; owner, Sarah L. Gould, 636 West 52d st, N. Y. C.; architect, F. Jeckel, 458 West 51st st, N. Y. C. Plan No. 371.

ROCKAWAY ST, w s,, 100 s Clairemont av, Tottenville, 1-sty frame bungalow, 8x8; cost, $20; owner, John Nicholls, Tottenville; builder, Jas. H. Cummings, Tottenville. Plan No. 377.

WATERSIDE AV, e s, 220 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, $500; owner, R. Madson, New Dorp; builder, T Sanjour, New Dorp. Plan No. 366.

WESTERVELT AV, w s, 200 n Crescent av, West New Brighton, 2-sty frame dwelling, 28x26; cost, $4,000; owner, Louis Goldberg, New Brighton; architect, Haabestead, Port Richmond; builder, Patrick Brennan, West New Brighton. Plan No. 363.

VAN DUZER AV, e s, 605 n Broad st, West New Brighton, 1½-sty frame dwelling, 30x22; cost, $1,600; owner, Joseph Koch, Stapleton; architect, Loeffler, Stapleton; builders, Henry Spruck & Son. Plan No. 376.

2D ST, w s, 125 n Elm av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $219; owner, Gaston Goch, 247 West 49th st, N. Y. C.; builder, Frank E. Parsons, Midland Beach. Plan No. 359.

3D ST, e s, n e cor Beach av, New Dorp, 2-sty frame dwelling, 23x27; cost, $2,000; owner, Jas. W. Hughes, New Dorp; architect, Wm. H. Merserian, New Dorp. Plan No. 364.

3D ST, e s, — n Elm av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $219; owner, Gaston Cache, 247 West 49th st, N. Y. C.; builder, Frank E. Parsons, Midland Beach. Plan No. 358.

10TH ST, w s, 107 s Midland av, Midland Beach, 1-sty bungalow, 14x20; cost, $400; owner, Robt. W. Cullock, Midland Beach. Plan No. 370.

STABLES AND GARAGES.

McKEON ST, s s, 75 w Varien av, Stapleton, 1-sty frame stable, 9x13; cost, $36; owner, Pasquale Pistile, Stapleton; builder, S. Bachman, Stapleton. Plan No. 356.

WRIGHT & VAN DUSEN AVS, n w cor, Stapleton, 1-sty brick garage, 19x22; cost, $700; owner, Dr. John S. Ware, Stapleton; architect, Otto Loeffler, Stapleton; builder, H. J. Langworthy. Plan No. 380.

QUINLAN AV, e s, 45 s Burdy pl, West New Brighton, 1-sty frame garage, 12x18; cost, $200; owner, G. E. Rall, West New Brighton; architect and builder, F. Kopltfarbe, West New Brighton. Plan No. 374.

MISCELLANEOUS.

BOARDWALK, w s, 300 s Sand la, South Beach, 1-sty frame rifle stand, 7x12; cost, $60; owner, Edward Spiro, 42 Av D, N. Y. C.; builder, Chas. Nietz, 422 East 4th st, N. Y. C. Plan No. 367.

CLARK ST, 51, Stapleton, 1-sty frame storehouse, 14x24; cost, $175; owner, H. Gainisky, Stapleton; builder, J. Segler, New Brighton. Plan No. 369.

RICHMOND RD, w s, 50 n Newburg av, Dongan Hills, 40-ft. retaining wall; cost, $150; owner, L. Grazzini, Dongan Hills; builder, V. Grazzini, Dongan Hills. Plan No. 379.

SOUTHBEACH, bet Neuberg's & Gartneds, South Beach, 1-sty frame stand, 8x12; cost, $70; owner, Jacob Levin, 506 West 42d st, N. Y. C.; builder, Max Hassan, 414 Williams av, Brooklyn. Plan No. 368.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BANK ST, 155-163, alterations to 6 and 7-sty brick lofts; cost, $400; owner, Geo. F. Morgan, 439 West st; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 1389.

BEEKMAN ST, 53, electric package conveyor to 5-sty brick lofts; cost, $2,000; owner, Chas. F. Kimpton, 53 Beekman st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1399.

BLEECKER ST, 143, masonry new store fronts and partitions to 7-sty brick store and lofts; cost, $3,000; owner, estate of Wm. Brennan, Wm. F. Claire, exr., 135 Broadway; architect, W. P. Seaver, 322 5th av. Plan No. 1397.

BLEECKER ST, 163, 1-sty addition to 1-sty brick stores; cost, $850; owner, Joseph Poleti, 163 Eleecker st; architect, Anthony Vendrasco, 496 West Broadway. Plan No. 1411.

CANAL ST, 121-123, masonry, steel and fireproofing to 6-sty brick store; cost, $10,000; owner, Nathan Marcus, 121 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 1384.

CANNON ST, 98, new partitions and plumbing to 6-sty brick tenement; cost, $450; owner, Eisek Korn, 98 Cannon st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1392.

CHAMBERS ST, 132, wooden floor to 5-sty brick warehouse; cost, $400; owners, Acker, Merrill & Condit, Harry J. Luce, president, 135 West 42d st; architects, Buchman & Fox, 20 East 42d st. Plan No. 1433.

CHERRY ST, 143, masonry, iron and new partitions to 5-sty brick stable and wagon room; cost, $12,000; owner, Joseph J. Cuneo, 200-4 Franklin st; architect, Chas. Gallo, 60 Graham av. Plan No. 1401.

CHRYSTIE ST, 48, masonry and steel to 5-sty brick store and tenement; cost, $6,000; owner, Nathan Marcus, 121-123 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 1383.

CROSBY ST, 11, alterations to 6-sty brick tenement; cost, $600; owners, Aberdeen Realty Co., 49 Wall st; architect, John Lauche, 23 Duane st. Plan No. 1376.

DIVISION ST, 26, rear extension to 4-sty brick store and loft; cost, $5,100; owner, Meyer S. Scheinman, 26 Division st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1440.

DUANE ST, 152, new skylight and partitions to 5-sty brick loft; cost, $700; owner, Harry A. Hutton et al, 40 Wall st; architect, C. F. Bozeman, 345 5th av. Plan No. 1424.

HUDSON ST, 108, wooden tank to 5-sty brick milk depot; cost, $150; owners, Borden's Condensed Milk Co., S. F. Taylor, Pres., 108 Hudson st; architect, Henry Neus, 454 East 116th st. Plan No. 1408.

McDOUGAL ST, 181, alterations to 3-sty brick hotel; cost, $285; owner, Eugene K. Austin, 164 West 74th st; architects, Acme Co., 341 West 44th st. Plan No. 1377.

MERCER ST, 123-5, steel and iron to 13-sty brick storage; cost, $1,500; owner, Peter W. Rouss, 320 Garfield pl; architects, Low-Parker Engineering Co., 45 Broadway. Plan No. 1426.

PIKE ST, 28, rear extension to 3-sty brick synagogue and store; cost, $8,000; owner, Chevra Adas Wolkowisk, 28 Pike st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1405.

8TH ST, 58, reset building front to 3-sty brick lofts; cost, $1,000; owner, Miss Helen Greene, 58 East 8th st; architect, Henry Regelmann, 133 7th av. Plan No. 1419.

8TH ST, 55 East, new show windows to 4-sty brick lofts and stores; cost, $1,000; owner, Chas. Harpt, 58 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1439.

8TH ST, 52 East, masonry and new show windows to 3-sty brick store and lofts; cost, $1,000; owner, Chas. Harft, 58 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1417.

8TH ST, 58 E, reset building front to 3-sty brick lofts; cost, $1,000; owner, Miss Helen Greene, 58 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1418.

8TH ST, 33 East, new store, masonry and stairs to 4-sty brick dwelling and stores; cost, $800; owner, Mrs. Matilda Gebhardt, 1052 Bryant av; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan No. 1432.

10TH ST, 37 West, masonry and partitions to 4-sty brick dwelling; cost, $1,150; owner, Wm. Hawley, 37 W 10th; architect, Louis C. Maurer, 103 Park av. Plan No. 1390.

13TH ST, 100-102 West, side extension to two 3-sty brick lofts and dwellings; cost, $18,500; owner, Mrs. Elizabeth Hawthorn, 187 6th av; architect, A. Koeble, 114 East 28th st. Plan No. 1442.

16TH ST, 247-251 W, masonry and fireproofing to 3-sty brick stable and dwelling; cost, $1,000; owners, Childs' Co., Samuel S. Childs, Pres., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 1414.

16TH ST, 423 West, new show window and partitions to 5-sty brick tenement; cost, $700; owners, Weil & Mayer, 5 Beekman st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1386.

10TH ST, 451 East, new windows and shutters to 6-sty brick lofts; cost, $50; owner, Louis Shulsky, 146 Av D; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1400.

24TH ST, 229-233 West, masonry, new toilet and partitions to 2 and 3-sty brick store; cost, $600; owner, L. M. Blumenstein, 230 West 125th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1380.

31ST ST, 338-40 East, one 10,000 and one 7,500 gallon sprinkler tanks to 5-sty brick factory; cost, $2,500; owner, Fred Bauer, 338-40 East 31st st; builders, The Rusling Co., 39 Cortlandt st. Plan No. 1394.

34TH ST, 254 West, extensive alterations to 3-sty brick store and offices; cost, $7,500; owner, Joshua Silverstein, 15 East 26th st; architect, Samuel Sass, 32 Union sq. Plan No. 1385.

37TH ST, 236-238 East, elevator shaft to 2-sty brick garage; cost, $5,000; owner, Estate W. R. H. Martin, 114 East 36th st; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 1369.

38TH ST, 122 East, 1-sty addition to 4-sty brick dwelling; cost, $5,000; owner, Chas. Isham, 122 East 38th st; architects, Walker & Gillette, 122 East 37th st. Plan No. 1437.

39TH ST, 36 East, steel and new store front to 5-sty brick residence; cost, $3,288; owner, Wm. Skinner, 36 East 39th st; architect, Clarence Luce, 334 5th av. Plan No. 1443.

40TH ST, 135 East, rear extension to 4-sty brick and stone club and dwelling; cost, $25,000; owner, Mary L. Lonetti, 135 East 40th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 1396.

41ST ST, 347 West, alterations to 2-sty brick public bath; cost, $2,000; owner, City of New York, Bureau of Public Buildings; architect, Julian B. Beaty, 21 Park Row. Plan No. 1422.

43D ST, 147 East, new chimney to 2-sty brick church; cost, $500; owner, St. Agnes Church, Rev. Henry C. Brann, rector, 141 East 43d st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 1398.

43D ST, West, n s, 100 w of 7th av, extensions and interior alterations to ten 4-sty brick and stone stores and dwellings; cost, $75,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 1407.

44TH ST, 65 West, additional story to 2-sty brick clubhouse; cost, $10,000; owner, Mrs. Andrew H. Smith, Geneva, N. Y.; architect, F. J. Sterner, 139 East 19th st. Plan No. 1430.

47TH ST, 156-170 West, alterations to 2-sty brick theatre; cost, $1,500; owner, Palace Theatre & Realty Co., 55 Liberty st; architect, Jas. J. Gavigan, 1123 Broadway. Plan No. 1404.

49TH ST, 108 West, frame shed to 3-sty brick restaurant and dwelling; cost, $200; owner, Samuel K. Jacobs, 12 West 83d st; architect, W. F. Hoelz, 68 West 162d st. Plan No. 1370.

59TH ST, 318 West, new skylight and vent shaft to 5-sty brick tenement; cost, $150; owner, James M. Lehmaier, 450 West End av; architect, Edward I. Shire, 373 4th av. Plan No. 1409.

61ST ST, 200 East, new store front and partitions to 5-sty brick store and tenement; cost, $1,000; owner, Wm. Wilson, 151 East 19th st; architect, Lena Kern, 424 East 92d st. Plan No. 1395.

86TH ST, 206-8 East, masonry, fireproof pent houses and stairway to 6-sty brick restaurant and cafe; cost, $18,000; owner, Mary A. Prendergast, 25 Broad st; architect, H. P. Von Wiedenfeld, 1499 3d av. Plan No. 1371.

75TH ST, 115-17 East, freight elevator to 3-sty brick garage; cost, $400; owners, Surety Construction Co., Michael Reilly president, 115 East 75th st; architect, Robert E. Moss, 126 Liberty. Plan No. 1427.

75TH ST, 443 East, alterations to 5-sty brick tenement; cost, $50; owner, Anna Jiran, 443 East 75th st; architect, Frank C. Muelick, 796 2d av. Plan No. 1436.

78TH ST, 137 East, enlarge show window to 2-sty brick stores and dwelling; cost, $300; owner, Mrs. Margaret M. E. Gerard, 1122 Lexington av; architect, Wm. J. Larch, 35 Lotus av, Glendale, L. I. Plan No. 1429.

91ST ST, 2 East, enlarged music rooms to 2-sty brick and stone residence; cost, $21,000; owner, Andrew Carnegie; architect, Henry D. Whitfield, 160 5th av; builder, C. T. Wills, 286 5th av. Plan No. 1444.

97TH ST, 52 West, alterations to 4-sty brick dwelling; cost, $5,500; owner, Nellie S. Lockwood, 52 West 97th st; architects, Coles Construction Co., 229 West 74th st. Plan No. 1423.

103D ST, 349 East, hand elevator and new partitions to 2-sty brick market; cost, $750; owner, Edward Greenbaum, 349 East 103d st; architect, Samuel Cohen, 500 West 170th st. Plan No. 1416.

115TH ST, 40-44 West, new partitions and plumbing to 3-sty brick synagogue and assembly rooms; cost, $10,000; owner, Uptown Talmud Thoram Assn., Harry Fischel, Pres., 132 East 111th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1421.

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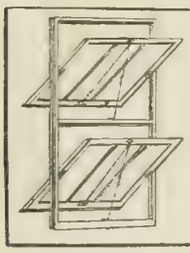
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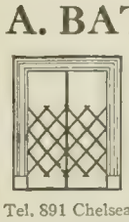
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Plans Filed, Alterations, Manhattan (Continued)

125TH ST, 260-262 West, new partition and plumbing to 5-sty brick tenement and stores; cost, $250; owner, John J. Fowler, 217 West 125th st; architects, Gross & Kleinberger, Babie House, Astor pl. Plan No. 1371.

127TH ST, 159-163 West, extensive alterations to 3-sty brick garage; cost, $15,000; owner, Jesse H. Eames, 159 West 127th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1403.

131ST ST, 602 West, masonry and new plumbing to 3-sty brick shop; cost, $1,000; owners, Alwald Realty Co., Lee T. Alton, Pres., 270 Riverside Drive; architects, Burt & Hebberd, 9 East 42d st. Plan No. 1413.

145TH ST, 355 West, masonry to 7-sty brick dwelling; cost, $175; owner, W. C. Lester, 40 Hamilton terrace; architect, Edw. B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 1402.

BROADWAY, 693-697, new partitions and fireproofing to 16-sty brick lofts; cost, $1,500; owner, Philip Braender, 315 4th av; architect, Wm. C. Frohne, 31-33 East 27th st. Plan No. 1378.

BROADWAY, 2643, new tank to 7-sty brick tenement; cost, $250; owner, Nathan Griebenheimer, 2643 Broadway; architect, Adolph Balschun, 483 Willis av. Plan No. 1441.

BROADWAY, 1739-45, 2-sty addition to 1, 2 and 3-sty brick stores, offices and garage; cost, $40,000; owners, Morris Froelich et al, s w c Broadway and 56th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1438.

BROADWAY, 1672-1674, new bathroom and plumbing to 9-sty brick tenement; cost, $2,000; owner, Geo. H. Earle, Jr., 1337 Spruce st, Philadelphia, Pa.; architect, Wm. H. Hoffman, 511 Empire Bldg., Philadelphia, Pa. Plan No. 1412.

BROADWAY, 42, reset building front to 20-sty brick and stone offices; cost, $30,000; owners, New York Real Estate Security Co., 42 Broadway; architect, Joseph Caccavajo, 42 Broadway. Plan No. 1391.

BROADWAY, 2801-2811, alterations to 11-sty brick apartment; cost, $300; owner, R. P. Roberts, 527 5th av; architect, Geo. A. Simmer, 989 Southern Boulevard. Plan No. 1393.

LEXINGTON AV, 744, new store front to 3-sty brick and stone store and dwelling; cost, $400; owners, The Murray Lenox Land Co., Chas. C. Marshall, Pres., 34 Pine st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1410.

LEXINGTON AV, 225, rear extension to 2-sty brick shop and store; cost, $200; owners, Lewhewil Co., Daniel Fraad, president, 51 Bond st; architect, Max Epstein, 225 Lexington av. Plan No. 1372.

MADISON AV, 205-207, general alterations to 1-sty stone church; cost, $30,000; owner, The Rectory of the Church of the Incarnation, Madison av and 35th st; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 1381.

1ST AV, 1373, new partitions to 4-sty brick tenement and stores; cost, $100; owner, Frank Mosner, 1373 1st av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1375.

1ST AV, 2213 to 17, masonry and new windows to 4-sty brick tenement; cost, $2,000; owner, Carmela Palladino, 417 East 116th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1373.

1ST AV, 1556, masonry, new doors and seating capacity to 4-sty brick theatre and business; cost, $2,500; owner, Sam. D. Wohlfiel, 441 East 87th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1428.

3D AV, 640, rear extension to 4-sty brick saloon and hotel; cost, $3,000; owners, Doscher Estate, 717 Fulton st, Brooklyn; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1379.

3D AV, 157, rear extension to 3-sty brick store and dwelling; cost, $5,000; owner, Adolph Humphner, 259 3d av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1420.

4TH av, 304-8, alterations to 12-sty brick loft; cost, $600; owner, United States Realty & Improvement Co.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 1384.

5TH AV, 149-151, alterations to 7-sty brick store and lofts; cost, $1,200; owner, Est. of Brodish Johnson, 39 Cortland st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1435.

6TH AV, 1005-9, reset store front and new partitions to 4-sty brick stores and tenement; cost, $1,500; owner, Josephine Leypoldt, 143 West 93d st; architect, Frank Straub, 25 West 42d st. Plan No. 1388.

6TH AV, 759-763, reset show window to 4-sty brick restaurant and dwelling; cost, $2,500; owner, James Dunston, 759 6th av; architect, Max Muller, 115 Nassau st. Plan No. 1406.

6TH AV, 229-231, reset show windows to 8-sty brick lofts; cost, $1,800; owner, Sarah T. Adams, 949 Broadway; architect, Samuel Cohen, 500 West 176th st. Plan No. 1415.

6TH AV, 668-72, new show windows and stairs to 5-sty brick tenements; cost, $700; owners, John Wright et al, 40 State st, Boston, Mass.; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1425.

8TH AV, 2436, alterations to 5-sty brick store and tenements; cost, $700; owner, Herman S. Isaacs, 2436 8th av; architect, S. L. Waller, 154 Nassau st. Plan No. 1387.

8TH AV, 2309-15, iron sign to 2-sty brick stores and lofts; cost, $1,000; owners, Daniel & John H. Tonjes, Colonial Hotel, 125th st and 8th av; architect, Wm. C. Cartwright, 1933 Broadway. Plan No. 1434.

13TH AV & GANSEVOORT ST, n e cor, masonry, steel and new stairs to 2-sty brick market; cost, $500; owner, City of New York, 280 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 1431.

Bronx.

AUSTIN PL, e s, 132.2¼ n 144th, st, 1-sty brick extension, 50x60, to 5-sty brick factory; cost, $6,000; owners, H. & F. Mesenger Mfg. Co., on premises; architects, Neville & Bagge, 217 West 125th st. Plan No. 218.

138TH ST, n w cor Canal pl, new front and side, new store front to 1-sty frame store; cost, $2,200; owners, J. Rubers Son & Co., 138th st and Canal pl; architects, Wm. Spiegel & Son, 187 Bowery. Plan No. 221.

146TH ST, 233, 1-sty frame extension, 3x6, to 3-sty frame store and dwelling; cost, $150; owner, Nicala Massa, on premises; architect, T. J. Cunningham, 648 Jackson av. Plan No. 224.

158TH ST, s s, 45 w Tinton av, 1-sty of brick built upon 2-sty brick garage; cost, $1,000; owner, Anna Jane Hillman on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 225.

165TH ST, 163 East, new front wall, new stairs, &c, to 3-sty frame dwelling; cost, $500; owner, Elizabeth Fraser, on premises; architect, Wilfred Reid, 1023 Summit av. Plan No. 220.

221ST ST, 718, 2-sty frame extension, 4.6x20, to 2½-sty frame dwelling; cost, $800; owner, Dr. Jos. Litanche, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 216.

TINTON AV, e s, 148.10 s 156th, build 1 story of brick upon 1-sty brick store and dwelling; cost, $2,500; owner, Daniel Harris, 278 South 2d st, Brooklyn; architect, Robt E. La Velle, 2801 Valentine av. Plan No. 226.

TREMONT AV, s e cor Bathgate av, 2-sty brick extension, 80.7x16 to 1 & 3-sty brick stores, offices and dwelling; cost, $14,000; owner, Louise M. Canonne, 2 Albany st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 223.

WHITE PLAINS RD, w s, 50 s 216th st, 2-sty frame extension, 29.4x50.6, to 2½-sty frame stores and dwelling; cost, $1,400; owner, A. Browndo, 1785 Edison av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 217.

WILLIAMSBRIDGE ROAD, s s, 600 e White Plains road, 1-sty frame extension, 12x36.2, to 2-sty frame dwelling and coach house; cost, $150; owner, Arthur J. Mace, on premises; architect, Geo. P. Crosier, 223d st and White Plains road. Plan No. 222.

3D AV, w s, 126.4 n 173d st, new baths to 5-sty brick tenement; cost, $1,000; owner, Chas. G. Wubbenhorst, 81 East 125th st; architect, Frank Hausle, 81 East 125th st. Plan No. 219.

Brooklyn.

BOERUM ST, s s, 200 w Graham av, exterior and interior alterations to 4-sty tenement; cost, $200; owner, Max Bikoff, 128 Boerum st; architect, T. Goldstone, 49 Graham av. Plan No. 2887.

COLUMBIA ST, w s, 40 n Carroll st, plumbing to 3-sty dwelling; cost, $100; owner, Michael Eyrne, 521 3d st; architect, Hy Zlot, 230 Grand st. Plan No. 2825.

COMMERCE ST, s s, 90 e Van Brunt st, extension to 2-sty stable and dwelling; cost, $250; owners, Richardson & Boynton, 31 West 31st st; architect, W. J. Conway, 400 Union st. Plan No. 2794.

CROWN ST, n s, 140 w Bedford av, exterior alteration to 3-sty dwelling; cost, $350; owner, Patk. Deagan, 119 Crown st; architect, Jas. F Bly, 422 St Marks av. Plan No. 2832.

CUMBERLAND ST, w s, 297 s Fulton st, extension to garage; cost, $1,500; owner ,Thos C Craig, 187 Washington Park; architect, R. S. Owens, —— Washington av. Plan No. 2827.

FRONT ST, n e cor Gold st, exterior and interior alterations to 3-sty store and dwelling; cost, $400; owner, John Doscher, Pearl River, Rockland Co., N. Y.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2765.

FRONT ST, n s, 50 e Gold st, exterior and interior alterations to 4-sty tenement; cost, $200; owner, John Doscher, Pearl River, N. Y.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2761.

FULTON ST, n s, 40 w Lawrence st, interior alterations to store and loft building; cost, $15,000; owners, C. J. McFadden & ano, 22 Livingston st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2764.

FULTON ST, n s, 12 e Duffield st, interior alterations to store; cost, $375; owner and architect, W. G. Morrisey, 189 Montague st. Plan No. 2737.

FULTON ST, s s, 80.9 e Rochester av, plumbing to 3-sty store and dwelling; cost, $200; owner, Leah Cohen, 1824 Fulton st; architect, H. F. Sopher, 78 Truxton st. Plan No. 2731.

FULTON ST, n e cor Van Siclen av, plumbing to saloon; cost, $300; owner, Anna Ranger, Bedford near Fulton st; architect, Chris Dargent, 360 Crescent st. Plan No. 2749.

GERRY ST, s s, 100 w Throop av, exterior and interior alterations to 4-sty tenement; cost, $500; owner, Michael Zirkel, 84 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 2744.

HENRY ST, w s, 20 n Harrison st, exterior and interior alterations to 4-sty tenement; cost, $300; owner, Chas. Ohlman, 404 Henry st; architect, C. P. Cannella, 60 Graham av. Plan No. 2819.

HICKS ST, w s, 218 n Degraw st, plumbing to 3-sty store and dwelling; cost, $150; owners, Motley Estate, 903 Union st; architect, Rob't Edgerton, 211 5th av. Plan No. 2750.

HICKS ST, w s, 270 n Degraw st, plumbing to 4-sty store and tenement; cost, $150; owners, Motley Estate, 903 Union st; architect, Rob't Edgerton, 211 5th av. Plan No. 2751.

HULL ST, n s, 150 w Hopkinson av, plumbing installed in 3-sty dwelling; cost, $200; owner, Edw. S. Brady, 91 Hull st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2885.

HUMBOLDT ST, e s, 75 n Jackson st, plumbing to 4-sty store and tenement; cost, $150; owner, Edw. F. Kelly, 155 North 4th st; architect, Marx Cohen, 280 Bedford av. Plan No. 2812.

HUMBOLDT ST, w s, 50 s Varet st, interior alterations to 2-sty store and dwelling; cost, $150; owner, Emily P. Korkos, 924 Broadway; architect, T. Goldstone, 49 Graham av. Plan No. 2858.

LEONARD ST, n w cor Stagg st, interior alterations and plumbing to 4-sty tenement; cost, $200; owner, I. H. Rogow, 808 Broadway; architect, T. Goldstone, 49 Graham av. Plan No. 2888.

NAVY ST, e s, 100 s Myrtle av, extension to 2-sty store and dwelling; cost, $150; owner, Alfonso Disedero, 173 Navy st; architect, G. W. Bush, 97 Liberty st. Plan No. 2837.

NORTH ELLIOTT PL, e s, 65 n Park av plumbing to 4-sty tenement; cost, $120; owner, A. W. Corse, 56 Wall st, N. Y.; architect, W. J. Kirchner, 308 Myrtle av. Plan No. 2839.

POPLAR ST, s s, 100 w Henry st, new elevators; cost, $2,500; owner, City N. Y.; architect, Nunan Ell. Co., 63 Clymer st. Plan No. 2809.

PRESIDENT ST, n s, 200 w Columbia st, plumbing to 4-sty tenement; cost, $100; owner, Jos. Casaza, West Babylon, L. I.; architect, E. H. Scally, 527 Henry st. Plan No. 2856.

PULASKI ST, n s, 200 w Tompkins av, exterior and interior alterations to 3-sty dwelling; cost, $800; owner, Selig Socko, 49 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2820.

RYERSON ST, w s, 324 n Myrtle av, plumbing to 4-sty tenement; cost, $150; owner, M. J. Mansfield, 108 Ryerson st; architect, W. J. Conway, 400 Union st. Plan No. 2838.

SACKMAN ST, e s, 112.6 s Pitkin av, exterior and interior alterations to 3-sty tenement; cost, $1,500; owner, Bessie Seidelman, 321 Sackman st; architects, Whitson & Polak, 358 Stone av. Plan No. 2795.

SCHERMERHORN ST, n s, 135 w Court sq, exterior and interior alterations to 2-sty garage; cost, $350; owner, Elizabeth Adams, 25 Park pl; architects, Brook & Rosenberg, 150 Fulton st. Plan No. 2834.

SPENCER ST, e s, 207 s Park av, plumbing to 4-sty tenement; cost, $150; owner, Cono Mea, 83 Spencer st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2866.

STAGG ST, s s, 175 w Waterbury st, extension to 3-sty tenement; cost, $300; owner, Anna Rothman, 188 Rutledge st; architect, T. Goldstone, 49 Graham av. Plan No. 2796.

STERLING PL, s e cor Ralph av, extension to 2-sty shop; cost, $600; owner, Marx Baumreid, 143 Essex st, N. Y.; architects, Farber & Markowitz, 189 Montague st. Plan No. 2738.

STEUBEN ST, w s, 150 n Myrtle av, exterior and interior alterations to 4-sty tenements; cost, $200; owner, Rachael Willemet, 104 Steuben st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2877.

UNION ST, s s, 57 e Brooklyn av, exterior and interior alterations to 4-sty dwelling; cost, $400; owner, Howard B. Bishop, 1372 Union st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2840.

WYCKOFF ST, s s, 80 w Hoyt st, plumbing to 3-sty tenement; cost, $250; owner, Geo. H. Winschel, 40 Lexington av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2753.

2D PL, s s, 75 w Court st, interior alterations to 3-sty dwelling; cost, $1,000; owner, V. L. Avery, 98 2d pl; architect, Alex. F. W. Leslie, 180 Montague st. Plan No. 2762.

NORTH 5TH ST, s s, 150 e Berry st, plumbing to 2-sty store and dwelling; cost, $150; owners, Abraham Slotsky & ano, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 2778.

NORTH 7TH ST, ——, 100 e Kent av, exterior alterations to 2-sty dance hall and dwelling; cost, $150; owner, Anna Benthowiske, 66 North 7th st; architect, Hy. M. Entlich, 29 Montague st. Plan No. 2763.

41ST ST, n s, 100 w 7th av, exterior and interior alterations to 3-sty dwelling; cost, $150; owner, Susan Guo, 342 52d st; architect, Jos. Hartung, 548 2d st. Plan No. 2806.

41ST ST, n s, 100 w 7th av, plumbing to 3-sty dwelling; cost, $125; owner, Susan Guo, 342 52d st; architect, Jos. Hartung, 548 2d st. Plan No. 2807.

47TH ST, s s, 250 e 12th av, extension to 3-sty dwelling; cost, $150; owner, Wm. Wasserstrone. 1224 47th st; architect, Saml Goldstein, 1168 45th st. Plan No. 2817.

65TH ST, n s, 120 w 8th av, exterior alterations to 4-sty tenement; cost, $200; owner, Demetria Fua, 65th st and 6th av; architect, W. H. Harrington, 5906 5th av. Plan No. 2878.

99TH ST, n s, 200 e 4th av, extension to 2-sty dwelling; cost, $300; owner and architect, John McMillan, on premises. Plan No. 2789.

ALABAMA AV, s w cor Blake av, exterior and interior alterations to 4-sty tenement; cost, $350; owner, Jacob Gordon, 15 Division st; architect, Max Muller, 115 Nassau st. Plan No. 2822.

BEDFORD AV, e s, 36.3 s Hancock st, new electric sign; cost, $200; owner, D. K. De Beixedon, 11 Broadway; architect, G. E. Montigroy, 173 Livingston st. Plan No. 2886.

BROADWAY, e s, 25 n Covert st, exterior alterations to 4-sty store and tenement; cost, $350; owner, Otto Huber Bwy., 1 Bushwick pl; architect, Fred'k Jung, 314 Evergreen av. Plan No. 2792.

BROADWAY, n w cor Graham av, plumbing installed in cafe; cost, $175; owners, United Merchants Realty Co., 44 West 18th st, N. Y.; architect, Joe Abrams, 166 West 99th st, N. Y. Plan No. 2835.

CLASSON AV, e s, 225 s Flushing av, plumbing to 3-sty tenement; cost, $100; owner, Morris Gold, 814 Myrtle av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2813.

CLARENDON RD, s e cor East 36th st, plumbing to saloon; cost, $100; owner, S. Liebmanns Sons Bwg. Co., —— Forrest st; architect, Fred Sess, 59 Beaver st. Plan No. 2811.

CONEY ISLAND AV, w s, 310 s Av T, extension to 3-sty store & dwelling; cost, $500; owner, Peter H Henckle, on premises; architect, Michael Foley, 2247 Homecrest av. Plan No. 2810.

DEKALB AV, s w cor Louis av, extension to 5-sty storage; cost, $5,000; owner, Sam'l F. Taylor, on premises; architect, Alb't Ulrich, 371 Fulton st. Plan No. 2732.

DIVISION AV, s s, 127.10 e Bedford av, exterior and interior alterations to Sunday school; cost, $10,000; owner, Christ Church, 481 Bedford av; architects, Voss & Lauritzen, 65 De Kalb av. Plan No. 2759.

FLATBUSH AV, e s, 369.10 n Hanson pl, exterior alterations to 2-sty store and dwelling; cost, $500; owner, Alex Campbell, 802 Fulton st; architect, J. E. Hopkins, 37 East 28th st, N. Y. Plan No. 2741.

FLATBUSH AV, w s, 89.8 s Caton av, exterior and interior alterations to three 4-sty store and tenements; cost, $1,200; owners, Wm. & Henry Rubinshofl, 810 Flatbush av; architect, Chas. Gens, 148 Washington av, Parkville. Plan No. 2845.

HEGEMAN AV, n s, 60 w Junius st, interior alterations to 3-sty dwelling; cost, $100; owner, Annie Quilan, on premises; architect, L. Dananchor, 7 Glenmore av. Plan No. 2747.

JAMAICA AV, s s, 116 w Richmond st, interior alterations to 4-sty storage; cost, $300; owners and architects, Robert Numbring Co., 696 Jamaica av. Plan No. 2851.

KENT AV, e s, 50 s North 11th st, exterior alterations to 4-sty tenement; cost, $300; owner, Roman Pizbylski, 47 Kent av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2853.

MARCY AV, w s, 75 n Lafayette av, exterior alterations and plumbing to 3-sty dwelling; cost, $500; owner, Augusta Pape, 642 Lafayette av; architect, T. Goldstone, 49 Graham av. Plan No. 2797.

MARCY AV, s e cor South 5th st, interior alterations to synagogue; cost, $4,000; owner, Louis Gordon, 159 Marcy av; architect, Sterling Arch. Co., 13 Park Row, N. Y. Plan No. 2890.

MYRTLE AV, n e cor Pearl st, exterior and interior alterations to 4-sty store and tenement; cost, $600; owner, John J. Healy, 159 Prospect av; architect, T. Goldstone, 49 Graham av. Plan No. 2767.

NEPTUNE AV, s e cor Cortland st, exterior alterations to 2-sty dwelling; cost, $250; owner, Dr. P. I. Nash, on premises; architect, Wm. Creamer, East 19th st and Neck rd. Plan No. 2742.

REID AV, s s, 126 n Lexington av, plumbing to 4-sty tenement; cost, $300; owner, Henriette Feldblum, 394 Bainbridge st; architect, Ph. Shapiro, 1054 DeKalb av. Plan No. 2865.

RIDGEWOOD AV, s s, 25.2 e Hale st, extension to 3-sty dwelling; cost, $800; owner, Josephine A Gunser, 321A Barbey st; architect, L. F. Schillinger, 167 Van Siclen st. Plan No. 2821.

ROCKAWAY AV, e s, 116.8 s Sutter av, exterior alterations to 4-sty store and tenement; cost, $300; owner, Morris Manoches, 1472 Wyse av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2826.

SEA BREEZE AV, n s, 95 e West 3d st, extension to 3-sty dwelling; cost, $600; owner, Louis Stauch, Bowery, Coney Island; architect, Richard Marzan, 2818 West 6th st. Plan No. 2808.

SHERIDAN AV, e s, 200 n McKinley av, exterior and interior alterations to 3-sty dwelling; cost, $800; owner, Eva Forbell, 393 Grand st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 2823.

SNEDEKER AV, e s, 290 n Hegeman av, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, Morris Fine, 635 Snedeker av; architect, L. Danancher, 7 Glenmore av. Plan No. 2748.

STUYVESANT AV, n e cor Quincy st, interior alterations to 3-sty dwelling; cost, $300; owner, Chas. Alden, 794 Gates av; architect, Hy Loeffler, Jr., 804 Jefferson av. Plan No. 2788.

SURF AV, n w cor West 30th st, new sky sign; cost, $300; owner, Peter Beetz, on premises; architect, Rob't Gerlinger, 229 West 42d st. Plan No. 2754.

SURF AV, n e cor West 12th st, exterior alterations to Amusement Device; cost, $400; owner and architect, R. C. Barrie, 275 Classon av. Plan No. 2743.

SURF AV, s s, 315 w 35th st, plumbing to 3-sty hotel; cost, $225; owner, Wm. Rea, 189 Montague st; architect, John Rosenthal, 6948 3d av. Plan No. 2831.

SURF AV, s w cor Henderson's Walk, new tank on roof of theatre; cost, $500; owner, F. B. Henderson, on premises; architect, Rich'd Marzari, 2818 West 6th st. Plan No. 2874.

SUTTER AV, n s, 25 w Watkins st, exterior and interior alterations to 4-sty store and tenement; cost, $300; owner, Louis Asofsky, 321 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2769.

TOMPKINS AV, e s, 80 n Floyd st, exterior alterations to 3-sty dwelling; cost, $250; owner, Hebrew National School, 360 Knickerbocker av; architect, Lew Keon, 9 Debevoise st. Plan No. 2757.

VANDERBILT AV, e s, 193 n Green av, interior alterations to 2-sty garage and dwelling; cost, $200; owner, Mrs. O. K. Eldridge, 366 Clinton av; architect, J. B. Ells, 47 West 34th st, N. Y. Plan No. 2773.

WILLOUGHBY AV, n s, 125 w St Edwards st, exterior alterations to shop; cost, $2,000; owner, Anna Stevens, 86 Sterling pl; architect, Gust Seaberg, 407 Douglass st. Plan No. 2798.

3D AV, e s, 50 n 54th st, sky sign to 2-sty store and dwelling; cost, $200; owner, Morris Fisher; architect, H. E. Spicer, 31 Boerum st. Plan No. 2735.

3D AV, e s, 20 s 46th st, extension to 3-sty dwelling; cost, $1,600; owner, Hy Herzog, on premises; architect, Chris Bauer, 459 51st st. Plan No. 2728.

7TH AV, n e cor 43d st, extension to 3-sty store and dwelling; cost, $400; owner, Ida Roland, 160 East 52d st, N. Y.; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 2852.

13TH AV, s w cor 39th st, exterior alterations to 3-sty store and dwelling; cost, $200; owner, Sam'l Dworkowitz, 1268 38th st; architect, Sam'l Sass, 32 Union sq, N. Y. Plan No. 2777.

Queens.

COLLEGE POINT.—3d av, 964, install new plumbing in dwelling; cost, $20; owner, Philip Winkelstein, on premises. Plan No. 893.

COLLEGE POINT.—5th av, s e cor 20th st, install new piping for gas fixtures in dwelling; cost, $15; owner, Thomas I. Smith, 321 13th st, College Point. Plan No. 894.

COLLEGE POINT.—16th st, w s, 100 n 7th av, erect new water closet compartments and install new plumbing in dwelling; cost, $300; owner, Mrs. Bersheim, 18th st, College Point. Plan No. 903.

CORONA.—Poplar st, n s, 100 w National av, erect new foundation under dwelling; cost, $300; owner, Thompson Bros., Grant st, Corona. Plan No. 906.

CORONA.—Lake st, n s, 225 w Sycamore av, erect new concrete block foundation and other repairs to dwelling; cost, $600; owner, John Schell, 84 Roosevelt av, Corona. Plan No. 877.

CORONA.—Spruce st, n s, 325 w National av, erect new stone foundation under dwelling; cost, $250; owner, Louis Goldfarb, 52 Prospect st, Corona. Plan No. 887.

CORONA.—Birch st, s s, 200 w Way av, erect new foundation under dwelling; cost, $250; owner, Miss Bessie Lang, 44 Way av, Corona. Plan No. 885.

CORONA.—Poplar st, s w cor National av, erect new concrete foundation under dwelling; cost, $300; owner, Mrs. C. Omeliah, 113 National av, Corona. Plan No. 886.

CORONA.—Randal av, w s, 200 s Washington pl, erect new foundation under dwelling; cost, $400; owner, Carl Linskog, Poplar st, Corona. Plan No. 920.

CORONA.—Spruce st, n s, 325 w National av, erect new foundation under dwelling; cost, $300; owner, Louis Goldfarb, 52 Spruce st, Corona. Plan No. 918.

EDGEMERE.—Sprayview and Grandview avs, install new elevator in club house; no cost given; owner, Edgemere Club, 1170 Broadway, N. Y. C. Plan No. 871.

ELMHURST.—Corona av, s s, 150 w Chicago av, interior alterations to dwelling; cost, $750; owner, Adam Tisch, premises. Plan No. 879.

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Plans Filed—Alterations, Queens (Continued).

ELMHURST.—Chicago av, 1, enclose porch with glass, and other repairs to dwelling; cost, $200; owner, J. P. Gering, premises. Plan No. 919.

EVERGREEN.—Summerfield st, s s, 125 e Wyckoff av, install new plumbing in dwelling; cost, $80; owner, Emil Martin, Norman st and Wyckoff av, Brooklyn. Plan No. 921.

EVERGREEN.—Cooper av, s s, 175 w Irving av, repair dwelling after fire damage; cost, $100; owner, Eugene Miller, 911 Broadway, Brooklyn. Plan No. 874.

EVERGREEN.—Decatur st, n s, 300 w Forest av, install new plumbing in dwelling; cost, $65; owner, Fred Hummel, 2321 Decatur st, Evergreen. Plan No. 908.

FAR ROCKAWAY.—Grandview av, n s, 500 e Rue De St Felix, 1-sty frame extension, 35x3, on rear dwelling, tin roof; cost, $300; owner, W. Caffery, premises. Plan No. 875.

FAR ROCKAWAY.—Morton st, s e cor Broadway, interior alterations to dwelling and new plumbing; cost, $200; owner, M. H. White, Far Rockaway. Plan No. 922.

FLUSHING.—Lawrence st, e s, 258, install new gas fixtures in dwelling; cost, $10; owner, Louis C. Pozzoni, 258 Lawrence st, Flushing. Plan No. 924.

FLUSHING.—Jamaica av, 26, install new plumbing in dwelling; cost, $150; owner, Mrs. V. Ludwig, Maple av, Flushing. Plan No. 834.

FLUSHING.—30th st, n s, —— e State st, erect new veranda on dwelling; cost, $500; owner, August C. Anger, premises; architect, Chas. Stegmayer, 168 East 91st st, N. Y. C. Plan No. 868.

FLUSHING.—Pine st, 22, raise roof and other repairs to dwelling; cost, $300; owner, Antony Antonieli, on premises. Plan No. 914.

FLUSHING.—Broadway, s s, 250 e Main st, install plumbing in airdrome; cost, $190; owner, Corson & Brown, Richmond Hill. Plan No. 907.

FLUSHING.—Jamaica av, s e cor Franklin pl, erect new veranda on dwelling; cost, $300; owner, Frederick Smart, 132 Jamaica av, Flushing. Plan No. 915.

GLENDALE.—Deyo st, 21, erect new piazza on dwelling; cost, $50; owner, Chas. Zeller, on premises. Plan No. 896.

JAMAICA.—Harrison pl, 33, 1-sty frame extention, 20x12, on front 1-sty frame dwelling, tin roof, interior repairs; cost, $500; owner, Paul C. Wolff, premises. Plan No. 925.

LONG ISLAND CITY.—3d av, e s, 125 s Pierce av, 1-sty added to top 2-sty dwelling, tin roof; cost, $600; owner, John Campion, 145 William st, L. I. City; architect, A. H. Stines, Jr., 132 4th st, L. I. City. Plan No. 926.

LONG ISLAND CITY.—1st st, e s, 250 s Pierce av, install new plumbing in dwelling; cost, $300; owner, Geo. Albert, 202 Main st, L. I. City. Plan No. 909.

LONG ISLAND CITY.—Crescent st, 141, install new plumbing in store; cost, $75; owner, Mandio & Cifiano, on premises. Plan No. 912.

LONG ISLAND CITY.—Washington av, n e cor Sherman st, install new plumbing in dwelling; cost, $75; owner, Mrs. J. Helenke, on premises. Plan No. 891.

LONG ISLAND CITY.—5th av, e s, 200 n Webster av, install new piping for gas fixtures in dwelling; cost, $25; owner, F. Vopart, on premises. Plan No. 900.

LONG ISLAND CITY.—Sherman st, e s, 175 s Washington av, install new plumbing in dwelling; cost, $125; owner, Miss Walsh, 82 Sherman st, L. I. City. Plan No. 895.

LONG ISLAND CITY.—Young st, s s, 150 e Starr av, 3-sty frame extension, 10x25, on side dwelling, tin roof; cost, $500; owner, Mat. J. Reilly, premises; architect, C. Bauer, 6 Bedford av, Brooklyn. Plan No. 899.

LONG ISLAND CITY.—Flushing av, 129, interior alterations to provide two rooms in store and dwelling; cost, $35; owner, Louis Salerina, premises. Plan No. 892.

LONG ISLAND CITY.—Vernon av, w s, 25 s 4th av, install new pipes for gas fixtures in dwelling; cost, $15; owner, Q. Sigleton, 57 Vernon av, L. I. C. Plan No. 901.

LONG ISLAND CITY.—Vernon av, 125, install new plumbing in dwelling; cost, $150; owner, Estate of J. Gorden, 16 Main st, Flushing. Plan No. 904.

LONG ISLAND CITY.—8th st, 81, install new plumbing in dwelling; cost, $75; owner, Mr. Deluca, premises. Plan No. 905.

LONG ISLAND CITY.—(Sunnyside yard), 1-sty brick extension, 15x67, on side battery storage house, tile roof; cost, $6,000; owner and architect, Penn. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 902.

LONG ISLAND CITY.—Marion st, n e cor Freeman av, install new plumbing in dwelling; cost, $200; owner, Mr. Janiscki, 21 Marion st, L. I. City. Plan No. 872.

LONG ISLAND CITY.—4th st, 68, raise dwelling and erect new foundation; cost, $250; owner, D. Serio, premises. Plan No. 865.

LONG ISLAND CITY.—Holron av, e s, 328 s L. I. R. R., install new elevator in factory; cost, $4 708; owner, Nicholas Copper Co., premises. Plan No. 869.

LONG ISLAND CITY.—Holron av, e s, 328 s L. I. R. R., install new elevator in factory; cost, $1,166; owner, Nicholas Copper Co., premises. Plan No. 870.

LONG ISLAND CITY.—Pidgeon st, n e cor Front st, cut new windows in shop; cost, $500; owners, National Sugar Co., premises. Plan No. 876.

LONG ISLAND CITY.—Orchard st, e s, 225 s Jackson av, repair elevator shaft; cost, $45; owners, West Disinfecting Co., premises. Plan No. 866.

LONG ISLAND CITY.—Albert st, s s, 99 e Winthrop av, 2-sty frame extension, 18x22, on rear factory, tin roof; cost, $2,000; interior alterations; owners, Presto-Lite Co., premises; architect, H. S. Smith, Indianapolis, Ind. Plan No. 867.

LONG ISLAND CITY.—West av, 153, interior alterations to fire room; cost, $1,200; owners, National Varnish Works, premises. Plan No. 880.

LONG ISLAND CITY.—Crescent st, 141, install new piping for gas fixtures in dwelling; cost, $35; owner, E. Marchardt, premises. Plan No. 882.

LONG ISLAND CITY.—8th av, 720, 1-sty frame extension, 12x13, on rear dwelling, tin roof; cost, $175; owner, Mr. Kriels, premises. Plan No. 890.

LONG ISLAND CITY.—5th av, w s, 115 s Graham av, 1-sty frame extension, 9x17, on rear dwelling, tar and gravel roof, new plumbing; cost, $200; owner, Adam Kohler, 227 5th av, L. I. City; architect, Frank Sprosser, 211 12th av, L. I. City. Plan No. 888.

JAMAICA.—West st, e s, 300 s Bandman av, install piping for gas fixtures in dwelling; cost, $10; owner, Rev. J. Kopp, Rochester, N. Y. Plan No. 878.

JAMAICA.—Fulton av, s e cor Van Wyck av, install new plumbing in dwelling; cost, $50; owner, Distler Realty Co., Fulton st, Jamaica. Plan No. 884.

MASPETH.—Grand st, s s, s e cor Nagy st, new plumbing in 4-sty store and dwelling; cost, $200; owner, Anna Doyle, 277 Gates av, Ridgewood. Plan No. 881.

RICHMOND HILL.—Greenwood av, w s, 417 n Jamaica av, erect new foundation under dwelling; cost, $900; owner, H. E. Wade, Lincoln av, Richmond Hill. Plan No. 883.

RICHMOND HILL CIRCLE.—Remington av, w s, 600 s Stover pl, 1½-sty frame extension, 14x20, on front dwelling, shingle roof; cost, $200; owner, John Maier, Bergen Landing rd, Richmond Hill Circle. Plan No. 889.

RICHMOND HILL.—Stoothoff av, 163, install new plumbing in dwelling; cost, $250; owner, Helen Ludwig, premises. Plan No. 911.

RICHMOND HILL.—Jamaica av, s s, 80 e Briggs av, install new plumbing in dwelling; cost, $80; owner, Daniel Goldner, Long Beach, L. I. Plan Nos. 929-930, 2 buildings.

RICHMOND HILL.—Myrtle av, n s, cor Jamaica av, install new plumbing in dwelling; cost, $90; owner, J. Waldier, premises. Plan No. 928.

RIDGEWOOD.—Greene av, s s, 100 e Onderdonk av, 1-sty frame extension, 20x3, on rear 3-sty dwelling and store, tin roof; cost, $300; owner, Alex. Marx, 1862 Greene av, Ridgewood; architect, Henry Brucker, 160 Prospect av East, Williamsburgh. Plan No. 873.

ROCKAWAY BEACH.—Walcott av, w s, 125 no Boulevard, cut new doorways and windows in dwelling; cost, $40; owner, Geo. Guperkarl, premises. Plan No. 913.

ROCKAWAY BEACH.—Walcott av, e s, 175 n Boulevard, 2-ft. extension added to side of storage shed; cost, $40; owner, Antonia Reveria, premises. Plan No. 898.

ROCKAWAY BEACH.—Grove av, e s, 500 s Boulevard, install new plumbing in dwelling; cost, $50; owner, M. Resnik, 476 Boulevard, Rockaway Beach. Plan No. 927.

SOUTH OZONE PARK.—Rockaway boulevard, s e cor Pressberger av, erect new store front; cost, $200; owner, L. B. Neier, premises. Plan No. 897.

WHITESTONE.—18th st, s s, 100 n Bayside av, install pipes for gas fixtures in dwelling; cost, $10; owner, Richard Mohl, premises. Plan Nos. 916-917.

WOODSIDE.—1st st, w s, 150 n Woodside av, erect new foundation under dwelling; cost, $400; owner, Pat'k Doran, 5th st, Woodside. Plan No 923.

WOODSIDE.—Woodside av, n s, 400 e 5th st, erect new foundation under dwelling and install new plumbing; cost, $700; owner, John Schaupp, Woodside av, Woodside; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 910.

Richmond.

AMBOY RD, s s, 200 e Sparrott av, Pleasant Plains; alterations to frame dwelling; cost, $100; owner, Frank A. Hoag, Pleasant Plains; builder, Frank A. Hoag, Pleasant Plains. Plan No. 171.

BROAD ST, 170, cor Varien av, Stapleton, alterations to brick bakery; cost, $200; owner R. Olsen, Stapleton; builder, R. Olsen, Stapleton. Plan No. 177.

DAVIS AV, w s, 670 s Livingston pl, West New Brighton, alterations to frame dwelling; cost, $1,500; owner, J. Harry Tiernan, Tompkinsville; architect, Otto Loeffler, Stapleton. Plan No. 181.

GROVE AV, n s, 52, Port Richmond, an addition to frame store and dwelling; cost, $50; owner, Mr. Peiteski, Port Richmond; builder, C. E. Gale, Port Richmond. Plan No. 167.

JEWITT AV, w s, 280 s Main av, West Brighton, a porch to frame dwelling; cost, $260; owner, M. Camren, West Brighton; builder, H. Hermenson, West Brighton. Plan No. 172.

JEWITT AV, 231-33, Port Richmond, alterations to frame dwelling; owner and builder, Vincento Paternosti, Port Richmond. Plan No. 173.

LAFARGE AV, n s, 200 e Lafarge pl, Port Richmond, alterations to frame dwelling; cost, $500; owner, Frank Dimino, Port Richmond; builder, J. J. Spencer, Port Richmond. Plan No. 176.

MORNINGSTAR RD, w s, 50 n Ennis st, Elm Park, alterations to frame saloon; cost $400; owner, Eckstein Brewing Co., West New Brighton; architect and builder, F. H. Skerritt, Port Richmond. Plan No. 179.

MONROE AV, e s, 400 s Ennis st, Elm Park, 2-sty extension to frame dwelling; cost, $400; owner, Miss Long, Port Richmond; builder, C. H. Chamberlain, Port Richmond. Plan No. 170.

RAYWAY, e s, 100 s Depew av, Tottenville, alterations to frame bungalow; cost, $80; owner, D. W. Ellison, Tottenville; builder, D. W. Ellison, Tottenville. Plan No. 175.

RICHMOND TERRACE, 286, Mariner's Harbor, new store to frame store; cost, $150; owner, H. Levitt, Mariner's Harbor; builder, David Lynch, Port Richmond. Plan No. 166.

RHINE AV, w s, 30 s Steuben st, Concord, 1-sty extension to frame laundry; cost, $150; owners, Hennings & Tyler, 138 Manhattan st, N. Y. C.; builders, August Steinert & Co., Concord. Plan No. 168.

SHORE RD, w s, 100 n Richmond Valley rd, Richmond Valley, alterations to frame dwelling; cost, $100; owner, Mary C Hillard; builder, G. Dissosway. Plan No. 174.

TARGEE ST, w s, 200 s Broad st, Stapleton, alterations to frame dwelling; cost, $150; owner, C. Williams, Stapleton; builder, Wm. Mahr, Stapleton. Plan No. 78.

WYMAN AV, s s, 500 n Seaside boulevard, Great Kills, new stairs and partitions to frame bungalow; cost, $170; owner, Mr. Colton, Great Kills; builder, R. Mitchell, 114 West 14th st, N. Y. C. Plan No. 169.

7TH ST, w s, 100 s Midland av, Grant City, alterations to frame bungalow; cost, $250; owner, Mr. Dion, Grant City; builder, Thos. W. Biddle, Grant City. Plan No. 180.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending May 17.

NEWARK.—Davis Bender, 844 South 18th st, one 3-sty frame, $7,000; Frank M. Miller, 133 Fairmount av, one 3-sty frame, $7,000; Jowzi Snogens, 196 Oliver st, one 3-sty frame, $5,000; Morris Berry, 299 Norfolk st, one 3-sty frame alteration, $400; Francis Fruzinski, 71 Pierce st, one 3-sty frame, $8,000; Morris Lubetsky, 313 South 19th st, one 3-sty frame, $6,000; Henry Sofman, 400-402 Washington st, one 3-sty frame alteration, $300; Theodore M. Hindenlang, 337 Waverly av, one 3-sty frame alteration, $500; Patrick Keelan, 110-112 Tyler st, two 3-sty frame, $12,000; Patrick Keelan, 300 and 329 Oliver st, two 3-sty frame, $12,000; Patrick Keelan, 104-106-108-114-116 & 118 Tyler st, six 3-sty frame, $36,000; Patrick Keelan, 363-365-369-371-373-375 & 377 East Kinney st, eight 3-sty frame, $48,000.

JERSEY CITY.—Antonio Orrico, 226 Wayne st, one 4-sty frame alteration, $200; Otto H. Albanesius, s e cor Boulevard & Fairview av, one 5-sty brick, $150,000; Michael Clarke, 153 15th st, one 3-sty frame alteration, $400.

IRVINGTON.—Theodore Noll, 200 Cottage st, one 3-sty frame, $5,000; Joseph Ens, 1348 Springfield av, one 3-sty frame, $9,000; Joseph Konigsberg, 347 16th av, one 3-sty frame, $7,000.

CLIFTON.—Jacob Kuchinsky, s e cor Central av & Kulick st, one 2-sty frame, $5,000.

WOODCLIFFE.—Pasquale Battifarand, n e cor Hudson av & 28th st, one 3-sty frame, $7,000.

EAST ORANGE.—John H. McKeon, 81 & 83 North 14th st, two 3-sty frame, $14,000; the Bedford Co., s w cor Clinton & Harvard sts, one 4-sty brick, $32,000.

TOWN OF UNION.—August Barkhausen, n s Blum st, 215 w of Bergenline av, one 3-sty brick, $9,000.

WEST NEW YORK.—Wm Peter Brewing Co., 675-677 & 679 Park av, three 3-sty frame alteration, $6,000; William Ensminger, 413 16th st, one 3-sty brick, $8,000; William Griesbach, 447 17th st, one 2-sty brick, $7,000; Henry Leer, n e cor 16th st & Hudson av, one 4-sty brick, $20,000.

BAYONNE.—Hyman Schilling, 573 Boulevard, one 3-sty frame, $6,000.

NORTH BERGEN.—Nicholas Bisaccia, s s Angelique st, 75 w of Boulevard, eight 3-sty brick, $64,000.

WEST ORANGE.—Henry Robrecht, 5 & 9 Central av, two 3-sty frame, $15,000.

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—Arthur C. Clement has purchased property on the south side of Broadway, 165 ft. east of Washington st. The building will be remodeled throughout with apartments and stores.

HOBOKEN, N. J.—It is reported that a syndicate of prominent business men will buy the home of the late Chas. F. Mattlage at 414 Hudson st for the purpose of erecting a modern 10-sty apartment house. No further information is available.

CHURCHES.

NEWARK, N. J.—Frank F. Ward, of this city, has prepared plans for a 3-sty building for Sunday school and church purposes for the 5th Av. Presbyterian Church to be erected at 293-295 Park av, to cost $22,000.

NEW BRUNSWICK, N. J.—St. Peter's Church has acquired additional property in Highland Park for a chapel, to cost $25,000. J. A. O'Grady is in charge.

DWELLINGS.

LAKEWOOD, N. J.—Prof. E. J. Nelson has purchased a plot on 3d st and will soon start the erection of a new residence to cost about $5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J. Monks & Johnson, 7 Water st, Boston, Mass., are preparing plans for a 5-sty reinforced concrete factory, 65x400 ft, to be erected on Sussex av, First st and Morris Canal, for Whitehead & Hoag, 161 Washington st, button manufacturers. B. S. Whitehead, president. Cost, about $300,000.

DUMONT, N. J.—It is rumored that a factory building for the manufacture of cameras is to be erected on the old Peter Duris property near Mason av. The names of the parties interested are withheld.

NEWARK, N. J.—Ground will soon be broken for the new building for the White Motor Car Co. at 33-35 William st. The building is to be 3-sty, 50x100 ft., cost about $85,000. A. H. Thompson, of this city, has prepared plans.

WEEHAWKEN HEIGHTS, N. J.—Chas. Fall, 14th and Washington sts, Hoboken, N. J., is preparing plans for a 2-sty brick and steel manufacturing building, 60x85 ft, to be erected in Maple st, to cost $9,000.

LAKE HOPATCONG, N. J.—The Mountain Ice Co., Newark and Hudson sts, Hoboken, N. J., is taking bids for a concrete, steel and frame ice plant, 132x252 ft, to be erected here, to cost $40,000. A. D. Chidsey, Eastern, Pa., is engineer.

WESTFIELD, N. J.—E. M. Collins, Westfield, N. J., is preparing plans for a 3-sty brick and steel storage house to be erected on Central av, for O'Donnell Bros, owner. Cost about $15,000.

NEW DURHAM, N. J.—The Peerless Pottery Co., of Philadelphia, has been looking over grounds for the erection of a big pottery plant here. Options on several acres of land near the West Shore Railroad have been secured. The Peerless officials state that 2,000 men will be employed.

HALLS AND CLUBS.

VINELAND, N. J.—The Vineland Trust Co. will start work at once on a 3-sty club and office building, 24x100 ft. The Vineland Country Club will have its new headquarters in the building. Work is expected to be completed by October.

RIDGEFIELD PARK, N. J.—The Ridgefield Park Boat Club contemplates improvements to its clubhouse. The present building on Hackensack rd will either be improved or a new building erected.

HOSPITALS AND ASYLUMS.

HACKENSACK, N. J.—The Committee of the Board of Freeholders will select a site for a tuberculosis hospital. The site and cost of the building together will be about $185,000.

MUNICIPAL WORK.

HAWTHORNE, N. J.—The Borough of Hawthorne has secured an option on a piece of property for the proposed site of the pumping station and reservoir. Arthur Rhodes is commissioner.

EAST ORANGE, N. J.—Engineer W. D. Willigerod, City Hall, East Orange, has prepared plans for the erection of the Halstead Valley sewer drain, estimated cost, $260,000. Contracts will not be let before June.

PUBLIC BUILDINGS.

LYNDHURST, N. J.—The matter of a town hall site and the erection of a new building will probably be taken up at once by the township committee.

ORANGE, N. J.—Plans for the new armory to be erected in North Center st have been received by Wm. A. Lord, Mayor, from the State Architect at Trenton. Work will probably be started early in June. Estimated cost about $100,000.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM, N. Y.—Excavating is under way for a 4-sty brick store and apartment house, 40x74 ft, at the northwest corner of Pulling and East Main sts, for Barney Pains. Reid st, owner. William T. Savage, 138 East Main st, is architect. Cost about $25,000.

CHURCHES.

GREELEY, N. Y.—A movement is on foot at Greeley, Pike County, N. Y., for the erection of a German church. A committee has been appointed consisting of Th. Zinemeister, president; August Anschuetz, vice-president; George Honold, treasurer, and William Markert, secretary.

POUGHKEEPSIE, N. Y.—The First Reform Church congregation will either repair its present edifice or erect an entirely new building. The majority of the members favor selling the property at Main and Washington sts and erect a more modern building. Address the pastor for further particulars.

BARKER, N. Y.—Albert Post, 435 Brisbane Building, Buffalo, is preparing plans for a brick church, 40x116 ft, for St. Patrick's Congregation, Rev. Father Thomas Malloy, Barker, owner. Cost, $25,000. Owner and architect will soon call for bids on general contract.

UTICA, N. Y.—The congregation of the Centenary M. E. Church will erect a new edifice. Rev. M. D. Sill is pastor.

FACTORIES AND WAREHOUSES.

FREDONIA, N. Y.—The Puritan Food Products Co., care of Cudahy Packing Co., 111 West Monroe st, Chicago, Ill., is having plans prepared for a reinforced concrete factory, for the manufacture of grape juice.

PEEKSKILL, N. Y.—The Standard Oil Co., of 26 Broadway, N. Y. C., will erect a 3-sty factory addition to its plant here at a cost of $30,000.

HOOSICK FALLS, N. Y.—The Specialty Insulation Manufacturing Co., Inc., of this city, manufacturers of electric insulation, will erect a new plant. C. Batcholts, of this city, and M. Casey and W. P. Wood, of Pittsfield, Mass., are the incorporators.

ALBANY, N. Y.—The American Tobacco Co. will erect a 4-sty factory at Arch st and Trinity pl, this city, to cost $80,000. The general contract has been awarded to W. S. Hamil Co., of Troy.

BATAVIA, N. Y.—The Westerhoff Bros. & Napier Co., silk manufacturers of this city, have secured an option on property suitable for the building of a large silk plant, to cost $65,000.

CLAYTON, N. Y.—Negotiations have been closed for the removal of the Watertown Motor Co. to Clayton. A 3-sty semi-block building will be erected as soon as a site is determined upon. A. C. Bakewell, Jr., is president.

MALONE, N. Y.—The mills of the Brooklyn Cooperage Co., of St. Regis Falls, were destroyed by fire with a loss of $20,000. Plans for rebuilding have not been determined.

HALLS AND CLUBS.

POUGHKEEPSIE, N. Y.—The Church of the Nativity contemplates the erection of a clubhouse for the members of the church. A committee has been appointed to look into the matter. Rev. Father Keuhenen is pastor.

HALLS AND CLUBS.

LITTLE FALLS, N. Y.—The Masonic Lodges, of this city and vicinity, contemplate building a temple. Particulars of plans and location have not been decided.

SCHENECTADY, N. Y.—A group of close friends and admirers of the late John Bigelow, author, are collecting funds for the erection of a memorial hall in his honor at Union College, this city. Wayne D. Heydecker, secretary of the committee is in charge of subscriptions.

HOTELS.

ONEIDA, N. Y.—It is reported that the Sachems Hotel committee contemplates the erection of a new hotel to cost $100,000. Nothing definite has been determined.

SCHOOLS AND COLLEGES.

SCHENECTADY, N. Y.—St. Mary's Church at Eastern av and Irving st contemplate the erection of a new school to cost in the neighborhood of $62,000. Address chairman of the building committee.

MISCELLANEOUS.

KINGSTON, N. Y. The car and locomotive repair shops of the West Shore R. R. at this point, which were recently destroyed by fire, will be rebuilt at once.

Government Work.

POCATELLO, IDAHO.—Sealed proposals will be received until 3 p. m., May 28, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fixtures), of the United States post office and court house at Pocatello, Idaho. The building is 3-stys and basement, with a ground area of approximately 4,500 sq. ft.; fireproof construction, stone and brick facing, tin roof. O. Wenderoth, Wash., D. C., Supervising Architect.

WINSTON-SALEM, N. C.—Sealed proposals will be received until June 2 for the extension (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and approaches) of the United States post office at Winston-Salem, N. C. The extension is 2-stys and basement, and has a ground area of approximately 14,150 sq. ft.; fireproof construction; stone facing and metal roof. Certain buildings now on the site will be required to be removed and separate proposals for the purchase and removal of these buildings must be submitted with the proposals for the extension of the post office building. O. Wenderoth, Washington, D. C., supervising architect.

BRICKMAKERS' NEXT MOVE.

(Continued from page 1093.)

more expeditious proceeding than that which your honor has suggested, and only call the attention of counsel for the defendants to the fact that, with every disposition to accommodate them and be courteous, we may be called at any time to insist upon rather prompt procedure."

History of the Prosecution.

In June, 1911, the Greater New York Brick Company was organized with John B. Rose, president; A. E. Aldrich, vice-president; Frank DeNoyelles, secretary, and Robert Main, treasurer. It began with a capitalization of $100,000 and had as stockholders about 70 per cent. of the total output of the North River brick making district, ranging from Yonkers to Mechanicsville. It established offices at 103 Park avenue where the Rose Brick Company had previously moved from offices formerly maintained in the old wholesale brick market in West Fifty-second street. Soon after it began to do business on July 1, 1911, about 80 contracting mason builders in this city, laid before the then Attorney General of the state, Thomas N. Carmody, at Albany, a complaint charging that the Greater New York Brick Company was a combination in restraint of trade, and asking him to proceed against the company under the Donnelly anti-monopoly law.

The Attorney General, after holding several hearings, stated that the petitioners would not present any evidence to sustain their claim that the brick company was operating under a combination agreement and he dismissed the case. The complainants felt that a change of venue was desirable to the success of their case and so the matter was withdrawn and on January 27, 1912, a complaint was made by Francis M. Weeks, president of the D. C. Weeks Company, of this city, building contractors, who submitted a written statement to Assistant District Attorney William A. DeFord alleging that a combination in restraint of trade in the brick market was operating in this city and insisted upon criminal action being entertained by the District Attorney's office.

The District Attorney refused to entertain the first statement and on February 12 of that year Mr. Weeks filed a supplemental statement which was delivered to Mr. De Ford by John DeWitt Warner, of the firm of Warner, Wells & Korb, in which the following complaint was made:

"First, That the manufacturers of brick named in the complaint constitute nearly all the manufacturers of brick used in building and that the brick are manufactured at various places along the Hudson River.

"Second, That the manufacturers named in the complaint have and have had for some time past control of at least 90 per cent. of the supply of Hudson River brick available.

"Third, That the manufacturers named in the complaint have caused to be organized in this city a corporation named the Greater New York Brick Company, and conspired to sell brick in this city at a uniform price.

"Fourth, That the above-named company was organized on June 19 last and that on the 15th of November it advanced the price of brick 25 cents per thousand above the price of the month before."

The Greater New York Brick Company, previously, in a statement from its counsel, Mr. Patterson, defined the object of the Greater New York Brick Company to be as follows:

"The movement, which has been underway for some time and has resulted in the formation of the company known as the 'Greater New York Brick Company,' need not disturb or cause the apprehension of any of the building interests, whether they be dealers in building materials or consumers of the same.

"The Greater New York Brick Company is a corporation formed for the purpose of economical handling and disposal of the product of the various Hudson River brick manufacturers. Under practices heretofore obtaining, there has been no stability in the market for North River brick and the manufacturers have under the conditions which have ordinarily prevailed, realized that the business was being conducted in a most extravagant and expensive, not to say, disastrous manner.

"The object of the new company will be to standardize the methods of marketing their product. It will be possible under the management of a well organized company to practice many economies, beneficial, not only to the manufacturer, but to the dealer and consumer as well.

"It is the aim of this company to methodize the conduct of the business and give more stability and uniformity to prices."

Hearings have been held frequently before Magistrate Freschi and more than fifty witnesses have been examined in ex parte proceedings by Assistant District Attorney Ellison, who succeeded Mr. DeFord in this matter. During the last eight weeks Magistrate Freschi has been ill and for that reason the decision in the former proceedings was delayed.

During the conduct of the investigation the market has been seriously manipulated in favor of so called "Foreign brick," brick that comes from New Jersey and Connecticut with the result that prices for this kind of building material have been higher than they have been at any time in recent history of the market and at the same time Hudson River common brick has maintained a price level that has caused some complaint among consumers on the ground that the quotations were not based upon conditions of demand, but rather by some arbitrary dictum.

The Greater New York Brick Company, on the other hand, has maintained that the prices it quotes are based upon the higher cost of manufacture incidental to the higher wage scale ruling upon the yards, the scarcity of labor which makes overtime a larger item among their workmen than ever before, the higher cost of fuel, the necessity of purchasing tempering material which formerly was to be found on the overlay of the banks and because construction conditions in this market were such today that buying in season was largely from a hand to mouth order and therefore the demurrage and delay to barges here in the market was such as to compel the maintenance of a larger fleet. It holds that the prices it quotes are justified by new conditions as shown by the fact that the manufacturers came out whole last year for the first time in more than a decade.

LIGHT DEMAND FOR BRICK.

New Method of Presenting Brick Statistics in Record and Guide.

THE general demand for common brick in the Metropolitan district continues moderate. Cargo movements last week were 47 as against a normal 60.

Official transactions for North River common brick during the week with records covering the corresponding week follow:

1913.

Left Over, May 12—25.

	Arrived.	Sold.
Monday	13	6
Tuesday	2	6
Wednesday	9	8
Thursday	10	9
Friday	11	14
Saturday	10	4
Total	55	47

Condition of market, unsettled. Prices, Hudson River, $6.87½ to $7.25. Raritan River, $6.87½ to $7.25. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over, May 19—33.

1912.

Left Over, May 11—19.

	Arrived.	Sold.
Monday	12	13
Tuesday	4	13
Wednesday	4	7
Thursday	6	6
Friday	6	3
Saturday	6	7
Total	38	49

Condition of market, firm. Prices, Hudson River, $6.50 to $7. Raritans, $6.75. Left over, May 18—8.

Classified List of Advertisers

Boilers
H. B. Smith Co., 39 East Houston st.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')
Builders Brick & Supply Co., Inc., 172d st. & West Farms rd.
Candee, Smith & Howland Co., Foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 11 East 24th st.

Carpenter.
C. Sandhop, 771 Lexington av.

Cement
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 1182 Broadway.
Taylor, Ronald, 520 East 20th st.

Concrete Construction (Reinforced)
Turner Construction Co., 11 Broadway.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 131-133 East 23d st.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Charles E. Knox, 101 Park Avenue.

Cornices and Skylights
Hayes, Geo., 71 8th ave.

Cypress
Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st.

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 109 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 116th st.

Glass
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Granite
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer.
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Ritch-Hughes Co., 1123 Broadway

Interior Woodwork
Empire City-Gerard Co., 40 E. 23d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Norton Co., Alfred E., 105 W. 40th st.
Perlman Iron Works, 1735 West Farms rd
Schwenn, Wm., 822 Lexington ave., Bklyn
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Bars for Store Fronts
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Garry Iron & Steel Co., 521-523 W. 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 30 East 42d st.
Westergren, Inc., M. F., 213 East 144th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.
McVickar, Gaillard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.

Paint
Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Oliver, W. H., 57 Fifth ave.

Plaster
King & Co., J. B., 17 State st.

Pumps (Electric)
George & Co., E., 194 Front st.

Radiators
H. B. Smith Co., 39 East Houston st.

Real Estate (Manhattan and The Bronx)
American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d st.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Eckerson, J. C. R., 35 W. 30th st.
Ellman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d ...
Harft, Chas., 58 E. 8th st
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Leaycraft & Co., J. E., 30 E. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Manning, E. A., 489 5th ave.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bergen & Son, J. D. H., 63 Lafayette ave.
Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor So Oxford.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague st.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 201 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Skylights
Superior Cornice & Skylight Works, 214 E. 127th st.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 413 E. 34th. st.

Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway
New York Title Insurance Co., 135 Broadway.
Title Guarantee & Trust Co., 176 Broadway.
United States Title Guaranty Co., 32 Court St., Brooklyn.

Trucking
Atlanta Contracting Co., 230 E. 42d st.

Vacuum Cleaners
Santo Electric Appliance Co., Inc., 168 Madison ave.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2358 New York, May 24, 1913 (47) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:1482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 10c—other consideration and $10c.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 16, 17, 19, 20, 21 & 22.

Allen st, 173 (2:416-19), ws, 50 s Stanton, 25x88, 3-sty fr bk ft tnt & strs & 5-sty bk rear tnt; Anthony M Menkel, ref to Louise M Lee, [138 Washington], Hartford, Conn; FORECLOS May14; May19; May20'13; A$18,000-23,000. **18,000**

Attorney st, 98 (2:343-10), es, 125 s Rivington, 25x72, with strip on e, 25x3, 5-sty bk tnt & strs; A$15,500-25,000; also 1ST AV, 154 (2:437-4), es, 69.2 n 9th, 23.1x100, 5-sty bk tnt & strs; A$20,000-27,000; Clara Borak to Moses Kinzler, 126 E 93; 1-3 pt; AT; AL; Mar11; May16'13. O C & 100

Batavia st, 14, see New Chambers, 71-3.

Baxter st, 79 (1:199-1), es, 100.7 n Bayard, 24.9x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Geo F Patton to Margt F Patton both at 26 [24] Hawthorne, Bklyn; AT; Oct15'10; May1913; A$18,500-25,000. nom

Bedford st, 72, see Bedford, 74.

Bedford st, 74 (2:587), see Commerce (Nos 30-2), 21x50x20.10x50; also BEDFORD ST, 72 (2:587-this & above lot 7), es, 21 s Commerce, 23.8x50.5x30.2x50, 6-sty bk tnt & strs; Jas A Foley, ref, to Wm Hassey, at Rutland, Vt [care Robt C Birkhahn, 15 William] m;tg $33,000; FORECLOSED & drawn May20; May22'13; A $20,000-47,000. **5,000**

Beekman st, 45 (1:93-28), sws, abt 70 e William, 23.8x109.7x23.1x103.5, ses, 5-sty stn loft & str bldg; Stephen Caplin to Union Card & Paper Co, a corpn, 45 Beekman; mtg $45,000; May9; May19'13; A$41,-000-56,000. nom

Broome st, 112 (2:337-68), ns, 25 e Willett, 25x87.6, 5-sty bk tnt & strs; Eva Kleimer to Rose Offenberger, 61 St Marks pl; AL; Sept26'12; May21'13; A$16,-500-31,000. O C & 100

Chrystie st, 189 (2:426-33), ws, 175 n Rivington, 25x100, 5-sty bk tnt & sts; Julius B Fox to Clara Klingenstein, 102 E 79; mtg $30,000; Mar25; May16'13; A20,000-30,000. O C & 100

Church st, es, 63.6 s Vesey, see Fulton, ns, 14.1 e Church.

Commerce st, 30-2, see Bedford, 74.

Crosby st, 11 (1:233-3), es, abt 160 s Grand, 25x100, 6-sty bk tnt & strs & 6-sty bk rear tnt; Aberdeen Realty Co to Inverness Realty Co, a corpn, 49 Wall; mtg $21,000; May20; May21'13; A$23,000-30,000. O C & 100

Fletcher st, sec Front, see Front, 159.

Front st, 159 (1:72-10), nec Maiden la (No 51), 51.10 to sws Fletcher x41.8x50.6 to nes Maiden la x41.9, 4-sty bk loft & str bldg; Wm S & J E Marshall & Constance B, his wife, to Eliz M Marshall, 122 South, Morristown, NJ; 1-20 pt; AL; Apr 19; May21'13; A$50,000-58,000. **1,500**

Front st, sec Fletcher, see Front, 159.

Fulton st, 92 (1:77-22), ss, abt 125 w Gold, 25.10x79.10x29x79.10; 5-sty bk loft & str bldg, 1 & 2-sty ext; Stanley A Cohen to Mabel L Costello, Sharon, Conn & Carrie C Jones, Hackensack, NJ, exrs &c Geo H Jones; QC; May19; May20'13; A$60,000-65,000. nom

Fulton st (1:87), ns, the cl of one tunnel begins 14.1 e Church, runs ne on curve — to ss Vesey at pt 147.5 e Church; also CHURCH ST (1:87), es, the cl of other tunnel begins 63.6 s Vesey, runs ne on curve — to ss Vesey at pt 59.4 e Church; a permanent & perpetual right, easement & right-of-way for two tunnels, each 20.6 in exterior diameter for subway construction; Rector, &c, of Trinity Church to City NY; B&S; May16; May19'13. **129,405**

Hudson st, 169-75 (1:219-22), ws, 33.1 s Vestry, 92x100, 2-7-sty bk loft & str bldgs; Paul C Uhlig to Jno A Roebling's Sons Co of NY, a corpn, 117 Liberty; mtg $135,000; May17; May19'13; A$88,000-170,000. O C & 100

James st, 93 (1:111-36), ws, abt 50 s Batavia, 25x118 to New Chambers (No 81), except pt for New Chambers, 6-sty bk tnt & strs; Archibald C M I Stewart to Washington H Taylor at [140 Barry av], Mamaroneck, NY; mtg $37,000; May 12'09; May21'13; A$15,000-37,000. O C & 100

Ludlow st, 14 (1:297-4), es, 124.3 n Canal, 32.4x87.4x32.4x86.10, 5-sty b ktnt & strs & 5-sty bk rear tnt; Broadway Savgs Instn to Frank C Rose, 507 W 139; CaG; May21'13; A$30,000-45,000. O C & 100

Maiden la, 51, see Front, 159.

Maiden la, 130-4, see Water, 152.

Mercer st, 79 (2:485-29), ws, 201.4 n Broome, 24.10x—x24.9x100, 6-sty bk loft & str bldg; Lewis Friedman to Convent Park Constn Co, a corpn, 198 Bway; B&S; May6; May22'13; A$22,000-32,000. O C & 100

Monroe st or Rutgers pl, 25 (1:270-13), ns, 26.6 w Clinton, 26x120, 4-sty bk tnt & 2-sty ext; Sarah & Lena Michelson to Davis Michelson, 64 W 114; AL; May9; May16'13; A$22,500-27,500. O C & 100

Mulberry st, 163 (2:471-21), ws, 100.4 n Grand, 25x98.4x24.11x102.11, 6-sty bk tnt & strs; Jno H Rogan, ref, to David Zukerbrod, 14 Lewis; FORECLOS Apr15; May15; May16'13; A$19,500-42,000. **35,700**

New Chambers st, 71-3 (1:111-61-62), begins Batavia (No 14), ns, 133.1 w James, runs n62.6xw26xs2.7xw25.11xs19.3 to New Chambers xse54.11 to Batavia, xe14.6 to beg, 2-4-sty bk tnts & strs; Theresa Poggi to Angela Poggi, 650 51st, Bklyn; mtg $15,000; May16; May19'13; A$16,000-22,500. O C & 100

New Chambers st, 71-3 (1:111-61-62), begins Batavia (No 14), ns, 133.1 w James, runs n62.6xw26xs2.7xw25.11xs19.3 to New Chambers xse54.11 to Batavia xe14.6 to beg, 2-4-sty bk tnts & strs; Abr Stern ref to Theresa Poggi, 650 51st, Bklyn; FORECLOS Apr22; May16; May17'13; A$16,200-22,500. **18,200**

New Chambers st, 81, see James, 93.

Pitt st, 7 (2:341-57), ws, 100 n Grand, 25x100, 5-sty bk tnt & strs; Phoenix Ingraham, ref, to Frank J Dupignac at [Orienta Pt], Mamaroneck, NY, as committee Fredk Duhrkop; FORECLOS Apr 30; May20'13; A$17,000-23,500. **27,000**

Prince st, 177 (2:517-40), ns, 100 e Sullivan, 25x95.6, 6-sty bk loft & str bldg; Arthur M Silber to Brown-Weiss Realties a corpn, 63 Park row; mtg $15,600 &AL; May19; May20'13; A$17,000-31,000. O C & 100

Stanton st, 310 (2:330-74), ns, 75 e Lewis, 22x75, 3-sty fr bk ft tnt, 2-sty bk ext; Lena Boerick to Wm L Greenfogel, 639 E 169; mtg $11,500; May8; May17'13; A$11,500-14,-000. nom

State st, 3 (1:9-3), ns, abt 55 w Whitehall, 27x100.3x25.11x100.3, 3-sty bk home; also LOT adj lot on State st, formerly owned by Henry Overing, begins at nwc land conveyed by Bronson to Overing by deed recorded Feb11, 1799, runs n30xe13.8 xs30xw11.9 to beg; Henry C Overing to Gertrude A Vanderbeck, 149 W 126; May 19'13; A$75,000-78,000. O C & 100

State st, 3; also lot as above, same prop; Gertrude A Vanderbeck to South Ferry Realty Co Inc, a corpn, 115 Bway; mtg $65,000; May19'13. O C & 100

Washington st, 32 (1:15-19-21 & 28), ws, 75 s Morris, runs nw 179 to es West (Nos 18, 19 & 20) xs78.7xe89.6xn52.7xe86 to Washington' xn25 to beg, 5-sty bk tnt & strs, 5-sty bk loft & str bldg & 2 3-sty bk tnts & strs; Jas A Hennessy to Whitehall Realty Co, a corpn, 200 Bway; confirmation deed; mtg $100,000; Apr26; May22'13; A$125,000-139,500. O C & 100

Water st, 152 (1:39-26), swc Maiden la (Nos 130-4), 21.6x62x21.3x62, 6-sty bk loft & str bldg; Robt Cockcroft et al to Edw A Hannan, 334 E 17; B&S; May13; May20 '13; A$30,000-38,000. nom

West st, 18-20, see Washington, 32.

William st, 130 (1:77-16), es, 105.5 s Fulton, runs s24.8xe161.1xn24.11xw— to beg; fee; also all title to a lease affecting the following parcel, beg at nec of above premises, runs n25xw39.10xs25.2 to ss of an alleyway xe39.10 to beg, with use of said alley, 4-sty stn loft & str bldg & 5-sty bk rear loft bldg; Mabel L Costello & ano, EXTRX &c Geo H Jones to Stanley A Cohen, 63 W 73; May19; May20''13; A $90,000-95,000. **135,000**

William st, 130 (1:77-16), es, 105.5 s Fulton, 24.8x161.1x24.11x— along alley to beg; fee; also all R, T & I to lease affecting the following: lot begins nec of above runs n25xw39.10xsw25.2 to ss of alley bet premises hereinbefore described & premises adj on n xe39.10 to beg, with rights to alley, &c, 4-sty stn loft & str bldg & 5-sty bk rear loft bldg; Stanley A Cohen to Lewis S Cohen, 27 W 67 & Stanley A Cohen, 63 W 73 as EXRS & TRSTES Solomon L Cohen; mtg $80,000; May19; May20 '13; A$90,000-95,000. **135,000**

William st, 259 on map 257-9 (1:119-40), ns, 76.3 e New Chambers, 35x64.6x36x65.2, 7-sty bk loft & str bldg; Archibald C M I Stewart to Washington H Taylor at [140 Barry av], Mamaroneck, NY; mtg $37,500; Aug4'11; May21'13; A$25,000-65,000. O C & 100

1ST st, 39 E (2:442-15), ss, abt 170 e 2 av, 25.3x81.7x25x78.7, es, 5-sty bk tnt & strs; Dorothy Millman & Max Spivak to Annie Millman, 207 2 av & Lena Spivak, 205 2 av; AL; Apr1; May16'13; A$19,000-28,000. nom

2D st, 89-91 E, see 1 av, sec 2d.

9TH st, 612 E (2:391-13), ss, 193 e Av B, 20x93.11, 4-sty bk tnt & strs & 3-sty bk rear stable; Alfred Steckler Jr ref to Moses Gross, 2 Av D; mtg $12,000; FORECLOS May14; May15; May16'13; A$14,000-17,000. **1,100**

10TH st, 66 W (2:573-9), ss, 103.4 e 6 av, 25.1x92.3, 5-sty bk tnt; Wm A Boeckel, ref, to Wilson Marshall at Bridgeport, Conn; mtg $33,000; FORECLOS May8; May21'13; A$21,000-37,000. **7,600**

10TH st, 68 W (2:573-8), ss, 78.1 e 6 av, runs s46.1xe0.5xs46.1xe24.10xn92.3 to st xw 25.3 to beg, 5-sty bk tnt; Wm A Boeckel, ref, to Wilson Marshall at Bridgeport, Conn; mtg $33,000; FORECLOS May8; 21'13; A$21,000-37,000. **4,500**

11TH st, 38 W (2:574-25), ss, 485.6 e 6 av, 21.8x94.10, 3-sty & b bk dwg, 2-sty ext; Edwin Thorn & ano TRSTES Leavitt J Hunt & ano to Oreste Unti, 78 W 11; B&S; & CaG; May13; May19'13; A$17,500-21,500. nom

12TH st, 707 E (2:382-56), ns, 110.3 e Av C, 23.10x103.3, 5-sty bk tnt & strs; Harris Koplik to Babette Wachsman, 120 W 117; ½ pt; mtg $17,100; May19; May21 '13; A$8,000-16,500. O C & 100

12TH st, 707 E; Babette Wachsman to Max Koplik, 1065 2 av; ½ pt; mtg $17,100 & AL; May20; May21'13. O C & 100

15TH st, 314 E (3:921-56), ss, 167 e 2 av, 26x103.3, 4-sty stn tnt; Sol Reiner to Franklyn Square Realty Co, a corpn, 98 Manhattan av, Bklyn; mtg $26,750 & AL; May13; May17'13; A$18,000-28,000. nom

15TH st, 314 E; Patk Kenney to same; QC & correction deed; May 9; May17'13. nom

15TH st, 314 E; Franklyn Square Realty Co to Wm S Barker, at [59 Elm] Montclair, NJ; mtg $24,000; May16; May17'13. **39,000**

16TH st, 31 W (3:818-18), ns, 575 w 5 av, 25x92, 4-sty & b bk dwg; Adelaide D Myers to Jno Fitzgerald, 319 W 112; AL; May 19'13; A$40,000-44,000. O C & 100

19TH st, 241 E (3:900-25), nes, 116.6 nw 2 av, 16.6x92; 4-sty bk dwg; Maria L Van Tine to Allicia Spence at Cedarhurst, LI, Harry J Gogin, — Broadway, Far Rockaway, LI, & Jennie A Kelly, 80 Seneca, Far Rockaway, LI, 1-5 pt; AL; May19; May20'13; A$10,000-13,000. **2,000**

19TH st, 241 E; Maria Cook to same, 1-5 pt; AL; May9; May20'13. **2,000**

19TH st, 241 E; Alicia Spence et al to Auguste Crouzet, 304 E 30; all of; mtg $5,000 & AL; May20'13. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; Bertha M Ryan to Edw Fisher at Trenton, NJ; mtg $18,000; May16'13; A$9,000-22,000. O C & 100

28TH st W (3:804), ns, 223.10 e 7 av, strip 0.4x98.9; Twenty-Fifth Constn Co, et al to Gross Realty Co, 268 West; QC; May8; May20'13. nom

28TH st, 332 W (3:751-61), ss, 425 e 9 av, 25x98.9, 4-sty & b bk dwg; Peter Malone & Kath G his wife to Mary J Denany, 136 W 63; B&S & CaG; mtg $13,500; May20; May21'13; A$12,500-18,500. O C & 100

28TH st, 332 W; Mary J Denany to Peter Malone & Kath G, his wife, as tenants in common, 332 W 28; B&S & CaG; mtg $13,500; May20; May21'13. O C & 100

28TH st, 500-2 W, see 10 av, 509A.

30TH st, 301 E, see 2 av, 542.

31ST st, 208 E (3:911-59), ss, 470 w 2 av, 20x98.9 3-sty & b bk dwg; Eliz C Wellbrock to Ellsworth R Skidmore, 46 Clinton av [Jamaica, LI]; May16; May22 '13; A$9,600-11,500. nom

32D st, 32 W (3:833-62), ss, 276.10 e Bway, 25x98.9, 6-sty bk loft & str bldg; Geo S Metcalfe to Lyman M Bass, 129 Oakland pl, Buffalo, NY; ⅛ pt; mtg $65,-000 & AL; May20; May21'13; A$100,000-135,000. nom

34TH st, 417 E (3:966-7), ns, 149.6 e 1 av, 25.6x98.9, 4-sty bk tnt & strs; Central Brewing Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A$18,500-24,500. nom

40TH st, 108 W (3:815-38), ss, 150 w 6 av, 25x98.9, 5-sty bk tnt; Caroline M Eager to Edw W Browning, 110 W 72; AL; May17; May20'13; A$65,000-73,000. O C & 100

42D st, 400-6 W, see 9 av, 577-81.

42D st, 414 W (4:1051-40), ss, 175 w 9 av, 24.9x98.9, 5-sty stn tnt & strs; Peter Malone & Kath G, his wife to Mary J Denany, 136 W 63; B&S & CaG; May20; May21'13; A$17,000-32,000. O C & 100

42D st, 414 W; Mary J Denany to Peter Malone & Kath G his wife as tenants in common, 332 W 28; B&S & CaG; May20; May21'13. O C & 100

44TH st, W, sec 9 av, see 9 av, 618-20.

45TH st, 200-2 E, see 3 av, 719.

46TH st, 13 W (5:1262-28), ns, 207.2 w 5 av, 21.5x100.5, 5-sty stn tnt & str, 1-sty ext; Pavonia Realty Co to Arthur Brisbane, 46 W 46; mtg $70,000; May15; May 22'13; A$74,000-81,000. O C & 100

46TH st, 71 W (5:1262-5), ns, 90.6 e 6 av, 18.3x100.5, 4-sty stn tnt & str; Philip A Fitzpatrick to Geo M Fitzpatrick, 254 W 76; AT; B&S; mtg $15,000 & AL; May 16; May21'13; A$45,000-50,000. O C & 100

46TH st, 73-7 W, see 6 av, 811 & 818.

47TH st, 5 E (5:1283-7), ns, 150 e 5 av, 25x100.5, 4-sty & b stn dwg; Henry W Hayden, TRSTE for Kath Hayden will Harriet Hayden, to Henry G Trevor, 28 E 52, ¼ pt; AL; May14; May20'13; A$113,000-120,000. **29,250**

47TH st, 5 E; Henry W Hayden et al to same; ¾ pts; AL; May14; May20'13. **87,750**

48TH st W (4:1000), ss, 275 e 7 av, strip 0.3x100.4; Jno F Quackenbush et al, heirs &c Martha Carpentier, to Eduoard & Felicie Foullon, 156 W 48; QC; May12; May22'13. nom

50TH st, 127-127B E, see Lex av, sec 51.

50TH st, 253 W, see 8 av, 830.

50TH st, 323 E (5:1343-11), ns, 255 e 2 av, 20x76.8x20x76.4, 3-sty & b stn dwg; Saml Hauser to Jno G McTigue, 324 E 50; mtg $8,000 & AL; May21; May22'13; A$7,-000-10,000. nom

51ST st E, sec Lex av, see Lex av, sec 51.

54TH st, 313 W (4:1045-24), ns, abt 210 w 8 av, —x—, 5-sty stn tnt; Wm M McBurnie to Sophia E, wife said Wm M McBurnie of St Johns Co, Florida; B&S; May20; May22'13; A$20,500-30,500. nom

56TH st, 443 W (4:1066-9), ns, 200 e 10 av, 25x100.5, 5-sty bk tnt; Georgiana Reeves to Legation Realty Corpn, 320 Bway; mtg $17,000; Dec24'12; May22'13; A$11,000-22,000. nom

56TH st, 443 W; Legation Realty Corpn to Gertrude Sawyer, at Ringoes, NJ; mtg $20,500; Mar14; May22'13. nom

57TH st, 331 E (5:1350-16), ns, 260 w 1 av 20x100.4, 3-sty & b stn dwg; Jos H Gibbons et al heirs &c Mary A & Jno F Gibbons to Jno F Gibbons, 331 E 57; mtg $9,000; Apr28; May16'13; A$10,000-13,500. nom

57TH st, 451 E (5:1369-19), ns, 129.5 w Av A, 16x100.4, 3-sty & b stn dwg; Abr Gussow to August Chronik. 451 E 57; mtg $7,000; May15; May16'13; A$6,750-9,500. O C & 100

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57TH st, 541 W (4:1086-13), ns, 475 w 10 av, 25.1x100.5, 5-sty bk tnt; Jas F Donnelly ref to Sara C Hadden, 155 E 51, EXTRX Alex Hadden; FORECLOS May13; May16'13; A$11,000-15,500. **15,900**

58TH st, 425 E (5:1370-11), ns, 322.1 w Av A, 18x100.4, 3-sty & b stn dwg; Helena Garde to N Y Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; mtg $8,000; May22'13; A$6,500-9,000. O C & 100

58TH st, 427 E (5:1370-12), ns, 303.11 w Av A, 18.1x100 I, 3-sty & b stn dwg; Abr Rose to N Y Orthopaedic Dispensary & Hospital, a corpn, 126 E 59, mtg $8,025, May22'13, A$6,500-9,000. O C & 100

58TH st, 331 W, see 59th, 316-24 W.

59TH st, 420 E (5:1370-37), ss, 268.6 e 1 av, 37.11x100.4, 4-sty bk tnt & strs; Adelheid Krendlsheimer to N Y Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; mtg $13,000 & AL; May22'13; A$15,500-23,000. O C & 100

59TH st, 316-24 W (4:1049-46-49), ss, 375 e 9 av, 100x100.5, 3 3-sty fr & 2 5-sty stn tnts & strs; A$134,500-152,500; also 58TH ST, 331 W (4:1049-16), ns, 396.5 w 8 av, 21.5x100.5, 4-sty stn tnt & strs; A$21,-000-26,500; Eugene S Benjamin et al to Wm Randolph Hearst, 340 W 86; mtg $220,-000 & A L; Apr16; May16'13. O C & 100

60TH st, 115 E (5:1395-7), ns, 140 e Park av, 20x100.5, 5-sty stn dwg, 2-sty ext; Wm Whitman to Malcolm D Whitman at Burlingame, Cal [876 5 av, NY]; May9; May 21'13; A$30,000-48,000. nom

61ST st, 202 E (5:1415-44½), ss, 70 e 3 av, 17x60.5, 4-sty & b stn dwg; Ernestine Weill to Jaques Weill, 100 W 88; mtg $——; May20; May21'13; A$8,000-13,000. O C & 100

61ST st, 141 W (4:1133-16), ns, 416.8 w Col av, 20.10x100.5, 4-sty & b stn dwg; N Y Home for Destitute Crippled Children, a corpn, 141 W 61 to Children's Aid Soc, a corpn, 105 E 22; B&S; May8; May 17'13; A$10,000-15,500. nom

68TH st, 170 E, see 3 av, 1164.

71ST st, 443 E, see Av A, 1333.

72D st, 152 W (4:1143-54), ss, 260 e Ams av, 20x102.2, 4-sty & b stn dwg, 2-sty ext; Ella H Remsen et al to Robt S Clark at Cooperstown, NY; mtg $25,000; May7; May16'13; A$48,000-60,000. O C & 100

73D st, 403 E (5:1468-4½), ns, 87 e 1 av, 26x77.2, 5-sty bk tnt & strs; Jno Joscht to Frank Krulish & Anna his wife, 69 Kelly av, B of Q [Woodbury, B of Q] tenants by entirety; mtg $15,000; Apr29; May19'13; A$7,000-18,000. O C & 100

73D st, 503-5 E (5:1485-5), ns, 98 e Av A, 37.6x102.2, 6-sty bk tnt & strs; Phoenix Ingraham, ref to Shetland Co, a corpn, 44 Court, Bklyn; FORECLOS, May8; May19 '13; A$10,000-38,000. **1,100**

73D st, 507 E (5:1485-7), ns, 135.6 e Av A, 37.6x102.2, 6-sty bk tnt; Phoenix Ingraham ref to Shetland Co, a corpn, 44 Court, Bklyn; FORECLOS, May8; May19'13; A $10,000-38,000. **1,100**

73D st, 509 E (5:1485-8), ns, 173 e Av A, 37.6x102.2, 6-sty bk tnt; Phoenix Ingraham ref to Shetland Co, a corpn, 44 Court, Bklyn; FORECLOS Apr25; May19'13; A$10,-000-38,000. **2,000**

73D st, 511-3 E (5:1485-10), ns, 210.6 e Av A, 37.6x102.2, 6-sty bk tnt; Phoenix Ingraham ref to Shetland Co, a corpn, 44 Court, Bklyn; FORECLOS Apr25; May19 '13; A$19,000-38,000. **1,500**

79TH st, 116 E (5:1413-66), ss, 157 e Park av, 18x102.2, 4-sty & b stn dwg; Frances Cohn to Hamilton Holding Co, a corpn, 149 Bway; mtg $30,000; May20; May 21'13; A$21,500-33,000. O C & 100

79TH st, 158-60 E (5:1413-48½-49), ss, 90 e Lex av, 40x102.2, 2-4-sty & b stn tnts; Chas M Gay et al to Birchwood Realty Co, a corpn, 156 Bway; B&S; mtg $37,000; May 13; May17'13; A$28,000-44,000. O C & 100

79TH st, 100 W (4:1150-34), swc Col av (Nos 390-6), 18.6x76.8, 5-sty & b stn dwg, 1-sty ext; Caroline S Stetler to Marie M Wolfe; 550 W 42; AL; May19; May20'13; A$37,000-45,000. nom

79TH st, 138 W (4:1150-48), ss, 372 w Col av, 20x102.2, 4-sty & b stn dwg; Wm C E Bergmann to Gertrude A Vanderbeck, 149 W 126; mtg $20,000; May13; May16'13; A$18,000-30,000. O C & 100

79TH st, 138-44 W (4:1150-48-50), ss, 372 w Col av, 78x102.2, 1 4 & 3 3-sty & b stn dwgs; Gertrude A Vanderbeck to Brixton Realty Corpn, a corpn, 808 West End av; mtg $109,000; May15; May16'13; A$70,000-99,000. O C & 100

80TH st, 171 W (4:1211-4½), ns, 80 e Ams av, 19.6x102.2, 5-sty bk tnt; Archibald C M I Stewart to Washington H Taylor at [140 Barry av], Mamaroneck, N Y; mtg $18,000; Jan14; May21'13; A$12,500-22,000. O C & 100

81ST st, 44 E (5:1492-45), ss, 200 w Park av, 19x102.2, with all title to strip adj on e, —x—, 5-sty & b bk dwg; Julia G Walker to Alliance Realty Co, a corpn, 115 Bway; B&S; May20'13; A $23,000-45,000. O C & 100

85TH st, 123 E (5:1514-13), ns, 101.2 w Lex av, 17x102.2, 4-sty stn tnt; Congregation Kehilath Jeshurun a corpn, to Yorkville Jewish Religious School, a corpn, 117 E 85; mtg $14,000; May19; May20'13; A Exempt-exempt. O C & 100

85TH st, 125 E (5:1514-13½), ns, 84.2 w Lex av, 17x100.5, 4-sty stn tnt; Jacob Hecht to Yorkville Jewish Religious School, a corpn, 117 E 85; mtg $13,000; May 15; May20'13; A$10,500-15,000. O C & 100

86TH st, 103-9 E (5:1515-4½-7), ns, 55 e Park av, 100x100.8, 4 4-sty stn tnts; Alliance Realty Co to State Constn Co, 101 Park av; mtg $114,000; May20'13; A$89,000-118,000. O C & 100

87TH st, 308 W (4:1248-38½), ss, 150 w West End av, 17x100.8, 3-sty & b stn dwg; Gertrude & Florence H Dreyfous to Baird Mayer, 520 W 162d; B&S; May15; May19'13; A$12,500-21,000. nom

87TH st, 308 W; Baird Mayer to Coast Realty Co, a corpn, 149 Bway; mtg $20,000; May19'13; O C & 100

88TH st, 259 W (4:1236-7), ns, 154 w Bway, 18x100.8, 3-sty & b stn dwg; Gertrude A Vanderbeck to Harris Mandelbaum, 12 W 86 [12 W 87]; mtg $33,200; May15; May16'13; A$12,000-20,000. O C & 100

90TH st, 104 E (5:1518-68), ss, 82.2 e Park av, 25x100.8x29x100.8, 4-sty stn tnt; Saul Hotchner to Edw Korminsky, 104 E 90; ⅛ of ½ pt; mtg $8,000; May12; May19'13; A$17,500-26,000. O C & 700

90TH st, 104 E; Edw Korminsky to Henry Korminsky, 104 E 90; ⅛ of ½ pt; AT; mtg $8,000 on whole; May13; May19 '13. O C & 1,000

95TH st, 220 E (5:1540-37), ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Saml C Herriman, ref, to Chas G Moller, 290 Mad av; Christopher Moller, 621 5 av, & Jno Moller, 44 E 72 TRSTES Peter Moller; FORECLOS May14; May16; May21'13; A$9,000-17,000. **15,500**

99TH st, 260 W (7:1870-60), ss, 100 e West End av, 25x100.11, 5-sty bk tnt; Franklin Brooks, ref, to Oscar Kress & Marion B, his wife, 467 Ft Washington av, joint tenants; mtg $29,000; FORECLOS May16; May20; May21'13; A$20,000-32,000. **33,000**

100TH st, 307-9 E (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & strs; Lawyers Mtg Co to Chas Farrand, 2248 7 av; B&S; May15; May21'13; A$9,500-37,000. O C & 100

100TH st, 307-9 E (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & strs; Chas Farrand to Jos L Pascal, 2248 7 av; mtg $35,500; May21'13; A$9,500-37,000. O C & 100

100TH st, 311 E (6:1672-9), ns, 180 e 2 av, 40x100.11, 6-sty bk tnt & strs; Lawyers Mtg Co to M H Park Co Inc, 28 East Bway; B&S; May15; May21'13; A$9,500-37,-000. O C & 100

101ST st, 56 E (6:1606-46), ss, 150 e Mad av, 20x100.11, 5-sty bk tnt & str; Fredk L C Keating, ref, to Margt T Wescott, at Highland Mills, NY; FORECLOS May8; May19; May20'13; A$8,000-14,500. **15,000**

102D st E, nec Lex av, see Lex av, 1621-3.

102D st, 100 E, see Park av, 1353.

103D st, 108-10 E (6:1630-70), ss, 39.4 e Park av, 40x100.11; 6-sty bk tnt & strs; Golde & Cohen, a corpn, to Saul Abraham, 231 W 141; mtg $41,875; May19; May20'13; A$18,500-46,000. O C & 100

103D st, 139-41 E (6:1631-13-13½), ns, 294 e Park av, 32x100.11, 2-3-sty & b bk & stn dwgs; Sadie Realty Co to Saml Klepner, 222 E 10; mtg $11,000; Apr14; May19 '13; $14,000-15,000. O C & 100

103D st W, nec Bway, see Bway, nec 103.

106TH st, 107 W (7:1861-28), ns, 100 w Col av, 25x100.11, 5-sty bk tnt; Robt R Greason to Saml Greason, NY; mtg $12,-000; Nov21'02; May21'13; A$17,000-27,000. O C & 100

109TH st, 169-71 E (6:1637-28), ns, 207.6 w 3 av, 37.6x100.11, 6-sty bk tnt & strs; Ray Goldfarb to West Side Holding Co, 140 Nassau [r 1402]; mtg $38,500; May17 '13; A$15,500-42,000. O C & 100

111TH st, 111-15 W, see 111th, 119 W.

111TH st, 119 W (7:1821-19), ns, 426 e 7 av, 14x100.11, 4 & 5-sty & b bk dwg; A$7,200-14,000; also 111TH ST, 111-15 W (7:1821-20½-21½), ns, 455 e 7 av, 45x100.11, 3-4 & 5-sty & b bk dwgs; David Sears to Land Map Realty Corpn, 206 Bway; B&S & CaG; AL; Apr14; May19'13; A$25,200-45,000. O C & 100

112TH st, 210-4 E (6:1661-42), ss, 155 e 3 av, 40.6x100.11, 6-sty bk tnt & strs; Isaac Holtzberg to Jacob Holtzberg, 235 W 111; AL; May19; May22'13; A$12,500-40,500. O C & 100

112TH st, 19-21 W (6:1596-24), ns, 295 w 5 av, 50x100, 6-sty bk tnt; Max J Klein et al to Saml Rappaport, 70 Lenox av; mtg $55,000 & AL; Apr29; May16'13; A $30,000-65,000. O C & 100

113TH st, 105-9 E (6:1641-3), ns, 36 e Park av, 42.8x100.11, 6-sty bk tnt & strs; Saml Cohen to Acadia Realty Co, a corpn, 25 W 21; AT; AL; May15; May22'13; A $19,500-48,500. O C & 100

113TH st, 355 E (6:1685-24½), ns, 75 w 1 av, 25x75, 5-sty bk tnt & strs; Augustus Sbarboro to Jno Sbarboro, Neck rd, nr Coney Island, Bklyn; May21; May22'13; A$7,500-15,000. nom

113TH st, 77 W (6:1597-8½), ns, 158 e Lenox av, 17x100.11, 3-sty & b bk dwg; Aaron D Thompson Jr to Harry R Mercer, Newark, NJ [116 Nassau]; AL; May20; May 21'13; A$9,500-11,500. nom

114TH st, 94-6 E, see 117th, 18-24 W.

115TH st, 101 W, see Lenox av, 103-9.

116TH st, 66 E (6:1621-44), ss, 170 w Park av, 20x100.11, 5-sty bk tnt & strs; Julie B Brettell to Wm L Brettell, 2051 5 av; B&S & CaG; mtg $12,000; May15; May16'13; A$13,000-17 500. nom

117TH st, 18-24 W (6:1600-46-47), ss, 225 w 5 av, 70x100.11, 2 6-sty bk tnts & strs; ¼ pt; A$39,000-95,000; also 114TH ST, 94-6 E (6:1641-71), sec Park av (Nos 1585-7), 34.10x100.11, 6-stv bk tnt & strs; 1-6 pt; A$21,000-50,000; Geo Cohn et al EXRS &c Emanuel Cohn to Rose Cohn individ 295 Ams av; mtg $130,000 on whole; Apr9; May16'13. **5,500**

118TH st, 209-11 E (6:1783-7), ns, 137.6 e 3 av, 37.6x100.10, 6-sty bk tnt & strs; Anna Weinstein & ano to Manhattan Holding Co, a corpn, 89-91 Delancey; mtg $34,-000; Mar25; May19'13; A$13,500-39,500. O C & 100

119TH st, 327 E (6:1796-13½), ns, 285 e 2 av, 20x100.10, 4-sty bk tnt; Jacob Herschthal to Adella Diamond, 128 W 118; A T; AL; Aug1'12; May21'13; A$6,500-9,500. O C & 100

119TH st, 116 W (7:1903-43½), ss, 235 w Lenox av, 18x100.11, 3-sty & b stn dwg; Mary A Thornton to Irene N Collord, 199 Lenox av; mtg $14,000 & AL; May20; May22'13; A$10,000-16,000. O C & 100

119TH st W, nec Ams av, see Ams av, 1201.

120TH st, 239 E (6:1785-18), ns, 150 w 2 av, 25x100.11, 5-sty bk tnt & strs; Warren Leslie, ref, to Nicola Capozzolo, 239 E 120; FORECLOSED Mar3; May15; May 22'13; A$10,000-18,000. **14,950**

121ST st, 163, on map 161 W, see 7 av, 2021.

121ST st, 419 W (7:1963-39), ns, 125 e Ams av, 37.6x100.10, 5-sty bk tnt; Janpole & Werner Constn Co to Janpole & Werner Holding Co, a corpn, 206 Bway; AL; May16; May21'13; A$26,000-47,000. O C & 100

122D st, 174 E (6:1770-43), ss, 150 w 3 av, 26x75.1, 5-sty bk tnt; Geo W Brettell et al heirs &c Geo Brettell to Wm L Brettell, 2051 5 av; B&S & CaG; mtg $14,-000; May15; May 16'13; A$9 500-17,500. nom

122D st, 174 E (6:1770-43), ss, 150 w 3 av, 26x75.1, 5-sty bk tnt; mtg $14,000; A $9,500-17,500; also 134TH ST, 241 W (7:-1940-15½), ns, 360 e 8 av, 15x99.11, 3-sty & b bk dwg; Geo W Brettell EXR Geo Brettell to Geo W Brettell, 29 Meadow la, New Rochelle, NY [184 E 123]; Julie B Brettell, 2051 5 av; Wm L Brettell, 2051 5 av & Chas F Brettell, 73 E 127; May15; May16 '13; A$5,400-6,500. nom

123D st, 182-4 E (6:1771-41), ss, 100 w 3 av, 28x100.11, 2 3-sty bk tnts & strs; mtg $10,000; A$12,500-13,000; also 126TH ST, 60 W (6:1723-60), ss, 285 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; mtg $6,000; Julie B Brettell to Geo W Brettell, 29 Meadow la at New Rochelle, NY [184 E 123]; B&S & CaG; May15; May16'13; A $10,000-14,000. nom

124TH st, 232-4 E (6:1788-35-36), ss, 360 e 3 av, 40x100.11, 2 3-sty & b stn dwgs; Jos Rowan, ref to Monroe J Fischer, 2814 W 2, Coney Island, NY; FORECLOS Sept 25'12; May6; May20'13; A$16,500-22 000. **7,800**

124TH st, 534 on map 532-4 W (7:1978-53), ss, 225 e Bway, 50x100.11, 6-sty bk tnt; Brown-Weiss Realties to Arthur M Silber, 4 Orchard pl, New Rochelle, NY [18 Bway]; mtg $59,000 & AL; May20'13; A $29,000-76,000. O C & 100

125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e25.6xs100xw0.6xs33 to cl old Church rd xsw30.2xn150 to beg, 6-sty bk tnt & strs; Broadway Savgs Instn to Frank C Rose, 507 W 139; CaG; May21 '13; A$12,000-37,000. O C & 100

125TH st, 551 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; Broadway Savgs Instn to Frank C Rose, 507 W 139; CaG; May21'13; A$15,000-24,000. O C & 100

126TH st, 60 W, see 123d, 182-4 E.

127TH st, 611-7 W (7:1995-10), ns, 192.8 w Bway, runs n150xw94.7xnw6.1xs152.8 to st xe100 to beg, 6-sty bk tnt; Faultless Constn Co to Shenk Realty & Constn Co, a corpn, 62 W 107; mtg $210,000 & AL; May12; May20'13; A$75,000-250,000. O C & 100

128TH st, 8 E (6:1752-67), ss, 130 e 5 av, 20x99.11, 3-sty & b stn dwg; Martha St J Downey to Eliza E Knights, 8 E 128; mtg $15,000 & AL; Apr10; May21'13; A$9,-500-14,000. nom

128TH st, 252 E, see 2 av, 2499.

128TH st, 255 W (7:1934-11), ns, 258 e 8 av, 15x99.11, 3-sty & b stn dwg; Jno H Judge, ref to Marie H Burt at Milford, Conn; FORECLOS May2; May20'13; A $6,-600-8,500. **5,000**

129TH st, 132 E, see Lex av, 2134-44.

131ST st, 126 W (7:1915-46), ss, 430 e 7 av, 20x99.11, 3-sty & b stn dwg; Mary Burns to Alpha Physical Culture Club, a corpn, 79 W 134; mtg $7,350; May16'13; A $8,000-12,500. O C & 100

132D st, 2 E, see 5 av, 2159.

132D st, 268 W (7:1937-57½), ss, 166.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Margt Rosendale to Junius J Pittman, 2341 Andrews av, & Harry Cahn, 2540 Grand av; mtg $8,500; May19; May22'13; A$6,000-9,000. O C & 100

133D st, 601 W, see Bway, 3301-21.

134TH st, 15-7 E (6:1759-11-12), ns, 250 e 5 av, 50x99.11, 2 4-sty bk tnts & strs; American Mtg & Holding Co to Jennie Munson, 160 Albany av, Bklyn; mtg $17,-500; May15; May20'13; A$12,000-22,500. exch

134TH st, 241 W (7:1940-15½), ns, 360 e 8 av 15x99.11, 4-sty & b bk dwg; Geo W Brettell et al heirs &c Geo Brettell to Julie B Brettell, 2051 5 av; B&S & CaG; May15; May16'13; A$5,400-6,500. nom

134TH st, 241 W, see 122d, 174 E.

134TH st, 600 W, see Bway, 3301-21.

135TH st, 308 W (7:1959-21), ss, 125 w 8 av, 25x99.11, 5-sty bk tnt; Howe Realty Co to Jacob Starkman, 158 E 106; AL; May16; May19'13; A$10,000-22,000. O C & 100

135TH st, 512 W (7:1988-46), ss, 329.2 w Ams av, 45.10x99.11, 6-sty bk tnt; Hudson Realty Co to Sellwell Realty Co, a corpn, 30 E 42; mtg $53,000; May14; May19'13; A $24,500-58,000. O C & 100

136TH st, 246 W (7:1941-53), ss, 285.10 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Carrie Block to Jas S Roberts, 306 W 138; mtg $8,000; May19; May20'13 A$6,700-10,000. O C & 100

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137TH st, 118-20 W (7:1921-44), ss, 233.4 w Lenox av, 41.8x99.11, 5-sty bk tnt; N Taylor Phillips ref to Metropolitan Life Ins Co, a corpn, 1 Mad av; FORECLOS May15; May19'13; A$18,500-41,000. **28,000**

137TH st, 202 W (7:1932-38), ss, 100 w 7 av, 18x99.11, 3-sty & b stn dwg; Bertha, wife & Hy S Sohn to Germania Life Ins Co, 50 Union sq, Cash; AL; Apr30, May20 '13; A$7,200-14,500. **12,000**

144TH st, 164 W, see 7 av, 2177-9.

145TH st, 239-53 W (7:2031-5), ns, 100 e 8 av, 205x99.11, 4-6-sty bk tnts & strs; Central Bldg Impt & Investment Co to Robt S Stedman, 313 48th, Bklyn; mtg $232,500; May16; May17'13; A$116,000-272,000. O C & 100

145TH st, 601 W, see Bway, 3541.

146TH st, 265 W (7:2032-9), ns, 200 e 8 av, 25x99.11, 5-sty bk tnt; A$9,000-21,000; also 146TH ST, 267 W (7:2032-8), ns, 175 e 8 av, 25x99.10, 5-sty bk tnt; A$9,000-21,000; also 146TH ST, 269 W (7:2032-7), ns, 150 e 8 av, 25x99.11, 5-sty bk tnt; A$9,000-21,000; also 146TH ST, 271 W (7:2032-6), ns, 125 e 8 av, 25x99.11, 5-sty bk tnt; A$9,000-21,000; also 146TH ST, 273 W (7:2032-5), ns, 100 e 8 av, 25x99.11, 5-sty bk tnt; Leopold B Rosenberg to Pond Realty Corpn, 32 Liebrty; mtg $16,000; May20; May22'13; A$9,000-21,000. O C & 100

146TH st, 269-73 W, see 146th, 265 W.

148TH st, 300 W, see 8 av, 2785.

151ST st W (7:2066-13), ns, 300 e Ams av, 25x99.11; vacant; Jno E Stark to Robt Hopper, 448 E 48; B&S; mtg $3,750 & AL; May21; May22'13; A$9,500-9,500. nom

155TH st, 491 W, see St Nicholas av, 961.

159TH st W, swc St Nicholas av, see St Nicholas av, 961.

160TH st, 547-9 W (8:2119-66), ns, 144.2 e Bway, 44.2x99.11, 5-sty bk tnt; Hamilton Holding Co to Frances Cohn, 116 E 79; mtg $38,000; May20; May21'13; A$20,-000-48,000. O C & 100

178TH st W, swc Northern av, see Northern av, swc 178.

178TH st, 534 W, see Audubon av, sec 178th.

178TH st, 595 W (8:2153-28), ns, 100 e St Nicholas av, 25x100, 5-sty bk tnt; Louisa Wagner to Burton Tompkins, 536 W 113; mtg $20,000; May15; May17'13; A $9,500-$——. O C & 100

181ST st, 728-36 W (8:2176-115 & 119), ss, 140.5 e Ft Washington av, 200x129.3x 201x150, 2 6-sty bk tnts; Debenture Corpn of NY to Bway-Ft Washington Corpn, 334 5 av; AL; May19; May22'13; A$102,000-310,000. , O C & 100

181ST st, 728-36, on map 716-28 W (8:-2176-115 & 119), ss, 140.5 e Fort Washington av, 200x129.3x201x150, 2-6-sty bk tnts; Ambrose Realty Co to Debenture Corpn of NY, 334 5 av; mtg $347,000 & AL; May15; May16'13; A$102,000-310,000. O C & 100

187TH st W, nwc Ams av, see Ams av, swc 188.

188TH st W, swc Ams av, see Ams av, swc 188.

Av A, 262 (3:974-2), es, 23 n 16th, 23x 67.4, 4-sty bk tnt & strs; Wm Klein, ref to Chas Komp, 262 Av A. PARTITION Apr16; May19; May20'13; A$9,500-12 000. **17,050**

Av A, 1333 (5:1466-21), nwc 71st (No 443), 29.4x75, 5-sty bk tnt & strs; Chas W Knoche to Central Bwg Co of NY, a corpn, 535 E 68; mtg $17,000; Feb27; May16'13; A$12,000-21,000. nom

Av A, 1333; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13. nom

Av B, 219 (2:396-3), es, 49.9 n 13th, 22x 88, 5-sty bk tnt & str; Wm Klein ref to Anna Klinger, 263 Jefferson av, Bklyn; Chas Klinger, 325 Cooper av, Glendale, LI & Jeannette Schmidt, 21 Bleecker, Bklyn; PARTITION Apr16; May19'13; A $12,000-17,000. **8,000**

Av D, 24 (2:357-55), ses, 48 n 3d, 16x75, 4-sty bk tnt & strs; Henry Krauss to Paulina Krauss, his wife, 24 Av D; mtg $11,000; May15; May16'13; A$8,500-12,500. nom

Amsterdam av, 110 (4:1156-34), ws, 50 s 65th, 25.5x100, 1-sty fr str; Jno Hardy to Henry Ederle, 108 Ams av; May8; May20 '13; A$15,000-15,500. O C & 100

Amsterdam av, 1201 (7:1962-38), nec 119th, 80.11x150, 10-sty bk tnt & strs; Oaklawn Corpn to Ralpaul Realty Co, a corpn, 105 Hudson; mtg $412,500 & AL; May15; May16'13; A$120,000-525,000. O C & 100

Amsterdam av (8:2159-16), swc 188th, 94.9x100, vacant; A$40,000-40,000; also AMSTERDAM AV, 2560 (8:2159-23), nwc 187th (No 501), 94.9x100, 1-sty fr bldg & vacant; Napoleon Construction Co to Janpole & Werner Constn Co, a corpn, 206 Bway; AL; May2; May19'13; A$41,000-41,-000. O C & 100

Audubon av (8:2132-29), sec 178th (No 534), 41.10x100, 5-sty bk tnt & strs; Abr Holtzberg et al to Jacob Holtzberg, 233-5 W 111; AT; mtg $54,500; Apr16; May22'13; A$29,000-68,000. O C & 100

Bowery, 119 (1:304-13), es, 100.2 s Grand 24.10x103.2x25x102.11 3-sty fr bk ft tnt & strs, 1-sty ext; Lewis J Conlan ref to Callahan Estate, a corpn, 135 Bway; FORECLOS May13; May15; May20'13; A$30,000-32,000. **37,000**

Broadway (7:1875-18), nec 103d, 59.7x 13.11 to cl old Bloomingdale rd x73.3x37.5, 1-sty fr strs; Adelaide Jones et al EXRS &c Morgan Jones to Mayfield Constn Co, a corpn, 50 Church; AL; May15; May17'13; A$40,000-40,000. O C & 100

Broadway, 3153, see Broadway, 3155.

Broadway, 3155 (7:1993-86), ws, 161.8 s 127th, 41.7x100, 6-sty bk tnt & strs; A$42,-000-65,000; also BROADWAY, 3153 (7:1993-83), ws, 203.3 s 127th, 41.7x100, 6-sty bk tnt & strs; A$42,000-65,000; Chas I De Bevoise et al EXRS, heirs &c Isaac C De Bevoise to Cornelius S DeBevoise, 1261 Bergen, Bklyn; 1-3 pt; Helen M Downes, 1268 Pacific, Bklyn, 1-3 pt & an int of $21,-400 & Magdalene D Hinman, 1261 Bergen, Bklyn, 1-3 pt, heirs Isaac C DeBevoise; AL; Apr7; May20'13. nom

Broadway, 3301-21 (7:2000-29-36), swc 134th (No 600), runs w100xs99.11xw25xs 99.11 to ns 133d (No 601), xe125 to Bway xn199.10 to beg, 5 6-sty bk tnts & strs; Danl G Griffin to Ralpaul Realty Co, a corpn, 105 Hudson; mtg $199,000 & AL; May12; May16'13; A$159,500-363,000. O C & 100

Broadway, 3301-21; Ralpaul Realty Co to Oaklawn Corpn, 27 Wm; mtg $199,000 & AL; May15; May16'13. O C & 100

Broadway, 3541 (7:2092-26), nwc 145th (No 601), 99.11x150, bk tnt being erected; Realty Holding Co to Louis Pierro, 234 Thompson; B&S; mtg $240,000; May20; May21'13; A$180,000-$——. nom

Columbus av, 390-6, see 79th, 100 W.

Lenox av, 103-9 (7:1825-29), nwc 115th (No 101), 100.11x100, 6-sty bk tnt & strs; Meyer A Bernheimer to Sigmund Wechsler; 101 W 115, 1-3 pt; AL; May20'13; A $125,000-240,000. nom

Lenox av, 438 (6:1729-70½), es, 33.8 s 132d, 16.7x85, 3-sty & b stn dwg; Thos Thedford TRSTE Eliza Morris to Herman Jacobius, 255 7 av; B&S & CaG; mtg $10,-750; May19'13; A$11,000-12,000. **12,000**

Lexington av, 559, see Lex av, sec 51.

Lexington av (5:1305-pt Lt 50), sec 51st, 50.5x100, pt 2 & 3-sty bk hospital; $——$—— also LEXINGTON AV, 559 (5:1305-pt Lt 50), nec 50th (Nos 127-127B), runs e47.3x n73.10xe23.5 & 32.8xn8.3xw100 to av xs100.5 to beg, 4 & 5-sty bk hospital; A$——$——; Gertrude A Vanderbeck to Akron Bldg Co, a corpn, 505 5 av; mtg $125,000; May 14; May16'13. O C & 100

Lexington av, 1621-3 (6:1630-21), nec 102d, 55x47.6, 2 5-sty bk tnts, strs on cor; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May 16'13; A$17,500-34,500. nom

Lexington av, 2134-44 (6:1777-56), swc 129th (No 133), 99.11x25, 6-sty bk tnt & strs; Max Marx to M M Realty Co, a corpn, [care Max Marx], 128 Bway; mtg $41,500; Apr12; May17'13; A$18,000-42,000 O C & 100

Madison av, 1889 (6:1748-3), es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Jennie Wolf to Urban Securities Co, 165 Bway; mtg $15,000; Apr29; May20'13; A$13,500-17,500. O C & 100

Madison av, 1998 (6:1752-17), ws, 40.2 n 127th, 20x35, 4-sty bk dwg; Geo P Messervy to Thekla Livingston, 564 W 160; B&S; AL; May12; May16'13; A$6,000-8,000. O C & 100

Madison av, 2004 (6:1752-54), ws, 99.11 n 127th, 19.11x60, 4-sty & b bk dwg; Alex T Mason ref to Jas Phillips, Jr, 2 Rector; Brace Hayden, at San Francisco, Cal, & Sevilla B Doudge, 41 W 49, TRSTES Jas R Doudge, decd; Mar3; May17'13; A$9,000-12,-000. **10,500**

Northern av (8:2177-pt Lt 300), swc 178th, 125x105, 2-sty fr stable & vacant; Wm B Sommerville to Jacob Hertzberg, 223 W 121; AL; May14; May16'13; A$——$——. O C & 100

Northern av (8:2177), swc 178th, same [now] Jacob Hertzberg to David Zipkin, 22 Mt Morris Park W; mtg $21,500; May16; '13; nom

Park av, 1353 (6:1629-72), sec 102d (No 100), 75x27, 5-sty bk tnt & strs; Louis Harris et al to Benj J Weil, 21 E 82; mtg $25,000; May15; May16'13; A$12,500-23,000. O C & 100

Park av, 1585-7, see 117th 18-24 W.

Park Row, 122 (1:159-52), ns, 197.5 e Duane, 24.4x107.6x24.6x106.7, 4-sty bk tnt & strs; Archibald C M I Stewart to Washington H Taylor at [140 Barry avl, Mamaroneck, NY; mtg $10,000; Jan1'10; May 21'13; A$41,000-44,000. O C & 100

Park Row, 124-6 (1:159-51), ns, 222.3 e Duane, 25x108.7x25x107.6, 3-sty fr bk ft tnt & strs 1-sty ext; Archibald C M I Stewart to Washington H Taylor at [140 Barry avl, Mamaroneck, NY; mtg $30,000; Feb5'08; May21'13; A$41,000-43,000. O C & 100

Pleasant av, 314 (6:1715-50), es, 50.5 s 117th, 22x98, 2 & 3-sty bk loft & str bldg; Walter B Caughlan, ref, to Arnold H Ellis at Willsborough, Essex Co, NY; FORECLOSED & drawn & filed May21'13; A$8,-000-15,000. **16,000**

St Nicholas av, 961 (8:2108-83), nwc 158th (No 491), 203.3 to ss 159th xn41.1x 199.10 to ns 158th x78.5, 6-sty bk tnt; Abr Ruth to Chas J Butterly, 127 Covert, Bklyn; mtg $200,000 & AL; May22'13; A 95,000-238,000. O C & 1,000

St Nicholas av, swc 159th, see St Nicholas av, 961.

West End av, 678 (4:1240-61), sec 93d, runs e36xs26.5xe20xs15xw9.8xn5.2xnw4.9xw 10.11xn5.9xw32 to avxn26.5 to beg, 5-sty & b bk dwg; Leah De S Mendes to Raymond D Mendes, 678 West End av; mtg $19,000; May19; May20'13; A$27,000-35,000. nom

West End av, 678; Raymond D Mendes to David De S Mendes, 678 West End av; mtg $19,000; May19; May20'13. nom

West End av, 787 (7:1888-20), ws, 73 n 98th, 18x80, 3-sty & b stn dwg; Jos L Rosenbaum to Benj M Kremer, 35 W 119; 2-7 yrs; n to $20,000; May10; May21'13; A $15,000-21,000 O C & 100

1ST av, 14 (2:429-2), es, 24.6 n 1st, 32.6 x70, 5-sty bk tnt & strs; Ray V Kirshbaum to Meeks Kirshbaum, 112 E 91; mtg $15,-000 & AL; May20; May21'13; A$27,000-39,-000. O C & 100

1ST av (2:429-9), sec 2d (Nos 89-91), runs s 44xe75xn22xw1xn22 to 2 st x w 74 to beg, 6-sty bk tnt & strs; Alfred M Lazarowitz to Alex A Mayper, 600 W 169 as TRSTE, 1-3 pt; QC; AL; May14; May20 '13; A$48,000-85,000. nom

1ST av, 154, see Attorney, 98.

1ST av, 156 (2:437-5), es, 67.4 s 10th, runs e30xs1.11xe10xs23.1xw100 to av xn25 to beg, 6-sty bk tnt & strs; Fanni or Fenni Heller to Max Heller, 14 E 120 [24 E 120]; AL; May1; May21'13; A$22,000-42,000. O C & 100

1ST av, 1501 (5:1453-25), ws, 129.1 s 79th, 29.1x94.6x20.9x93.9, 4-sty stn tnt & strs; Adelaide Erstling to Jacob Kraus, 1500 1 av & Abr Rosenberg, 412 E 79; mtg $12,000; May20; May21'13; A$12,500-21,000. O C & 100

2D av, 542 (3:936-1), nec 30th (No 301), 20x60, 4-sty bk tnt & strs; Chas W Knoche to Central Bwg Co of NY, a corpn, 535 E 68; mtg $20,000; Apr1; May16'13; A$12 000-21,000. nom

2D av, 542 (3:936-1), nec 30th (No 301), 20x60, 4-sty bk tnt & str; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A$12,000-21,-000. nom

2D av, 1032 (5:1347-4), es, 100.5 s 55th, 20 x64, 4-sty stn tnt & str; Gabriel Lang to Sol Kaminer, 1047 2 av; mtg $12,000 & AL; May1; May19'13; A$9,000-13,000. O C & 100

2D av, 2237 (6:1664-26), ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & strs; Dora Haft to Nathan W Herbst, 785 Hewitt pl; mtg $17 000; Apr10; Apr28'13; A$9,500-17,500. Corrects error in issue May3, when number was 2227. O C & 100

2D av, 2308 (6:1795-4), es, 80 n 118th, 20.11x80, 3-sty bk tnt & str; Johanna Wills nee Freyberg to Louisa H Freyberg, 287 E 162; 1-5 pt; AL; May19; May20'13; A $7,500-10,000. nom

2D av, 2387 (6:1787-23), ws, 71.10 n 122d, runs w87.6xn29.1xe7.6xn0.11xe80 to av xs30 to beg, 4-sty bk tnt & strs; New England Holding Co to Adolph Fischer, 12 W 101; mtg $21,000 & AL; May1; May19'13; A$11,-000-19,500. nom

2D av, 2499 (6:1792-28), swc 128th (No 252), 24.11x75 5-sty bk tnt & strs; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A$13,000-23,000. nom

3D av, 719 (5:1318-48), sec 45th (Nos 200-2), 25.1x80, 3-sty bk tnt & str; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A $28,000-37,000. nom

3D av, 1156-62 (5:1402-36-39), ws, 25.5 s 68th, 100x100, 4-5-sty bk tnts & strs; Danl L Korn et al to Sol & Alex Herzog, 944 Park av & Henry C Glaser, 2309 Creston av EXRS Rosa Herzog; mtg $120,000; May16; May19'13; A$84,000-150,000. O C & 100

3D av, 1164 (5:1402-40), swc 68th (No 170), 25.5x100, 2-sty bk tnt & str; Saml S Koenig, ref, to Farmers & Mfgrs Natl Bank of Poughkeepsie, NY, a corpn; FORECLOS Apr24; May15; May22'13; A $32,000-36,000. **37,500**

3D av, 1164; Farmers & Mfgrs Natl Bank of Poughkeepsie, NY to Jos W Hatch, 517 W 149; May21; May22'13. **16,999.60**

3D av, 1447 (5:1527-46½), es, 42 s 82d, 20x70, 4-sty stn tnt & str; David Steigerwald to Rae Marcus, 503 E 180; mtg $22,-000; May17; May20'13 A$13,000-19,000. nom

3D av, 1571-7 (5:1534-2-4 & 50), es, 75.8 s 89th, runs e75xse24.6xsw82.6xw62.7 to av xn 100 to beg, 4 5-sty bk tnts & strs; Augustus B Gray & ano EXRS &c Jno H Gray to J Oscar Delamater at La Grange, Dutchess Co, NY; May15; May16'13; A$74,000-104,-000. **104,000**

5TH av, 2159 (6:1756-69), sec 132d (No 2), 25x99, 5-sty bk tnt & str, 1-sty ext; Maurice B Ripin et al to Kean & Greenberg, Inc, a corpn, 204 Manhattan av; mtg $36,000 & AL; May16'13; A$21,000-38,000. O C & 100

6TH av, 814 & 818 (5:1262-1 & 3 & 1¼ & 1¼), nec 46th (Nos 73-7), runs n24.9xe 50.10xn25.11xw— to es 6 av (No 818), xn— to ns No 818 6 av xe90.6xs— to ns 46th x w90.6 to beg, 3-sty & b stn dwg, 2 4-sty stn tnts & strs & 5-sty bk tnt & strs; Grace M Fitzpatrick to Philip A Fitzpatrick at Glen Cove, LI; AT; B&S; mtg $9,-500 & AL; May16; May21'13; A$153,000-174,000. O C & 100

7TH av, 2021 (7:1906-1), nec 121st (No 163 on map 161), 25.11x92, 5-sty bk tnt & str; Max Beck to Edw B Corey, nec Franklin & Meadow avs, Far Rockaway, LI; mtg $50,000; May15; May16'13; A$32,000-51,000. nom

7TH av, 2477-9 (7:2012-61), sec 144th (No 164), 42.11x100, 5-sty bk tnt & strs; Denis O'L Cohalan, ref to Cornelia C Chapin, 57 E 64; FORECLOS May16; May17; May19'13: A$40,000-77,000. **60,000**

7TH av, 2528 (7:2032-32), ws, 80.7 n 146th, 19.3x100, 5-sty bk tnt & strs; Sophia M Hayes to Geo W Short, 128 W 123; mtg $17,000 & AL; May16; May22'13; A $12,000-19,000. O C & 100

8TH av, 187 (3:743-pt lots 42 & 43, nws, 76.9 n 19th, 26.9x100, the land only; Casimir de R Moore to Laura M Moore, 960 Park av, a life interest, & thereafter to Wm S Moore, at Redlands, Cal; Barrington Moore, 1817 H st [cor Garden & Elizabeth], Washington, DC, & Benj Moore, 960 Park av, NY; AT; sub to lease; Apr14; May20'13; A$——$——. nom

8TH av, 205 (3:744-40), nws, abt 75s 21st, 25x100, the land only, 5-sty bk tnt & strs; Laura M Moore widow et al to Casimir deR Moore, 109 E 38; AT; sub to lease; Apr14; May20'13; A$18,000-36,000. nom

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5TH av, 830 (4:1022-1), nec 50th (No 253), 25.6x70, 4-sty bk tnt & str, 1-sty ext; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 6S; B&S; May5; May 16'13; A$44,000-49,000. nom

5TH av, 2547, see 8 av, 2555.

5TH av, 2553, see 8 av, 2555.

5TH av, 2555 (7:1960-50), ws, 25 s 137th, 25x85, 5-sty bk tnt & strs; A$15,500-24,000; also 5TH AV, 2553 (7:1960-49), ws, 50 s 137th, 25x85; 5-sty bk tnt & strs; A$15,500-24,000; also 5TH AV, 2547 (7:1960-46), ws, 124.10 s 137th, 25x85; 5-sty bk tnt & strs A$15,500-24,000; Kenton Realty Co to Levine & Kempner, Inc, a corpn, 135 Bway; mtg $5,850 & AL; May15; May17'13; A$8,-

5TH av, 2785 (7:2045-56), swc 145th (No 300), 25x75, 5-sty bk tnt & strs; Central Brewing Co of NY to Jones Woods Realty Corpn, 535 E 6S; B&S; May5; May16'13; A$15,000-29,000. nom

5TH av, 2917 (7:2047-32), ws, 74.11 n 154th, 25x100, 6-sty bk tnt & strs; Herbt Fischer to Geo J Buttschardt, 961 Gates av, Bklyn; mtg $25,000 & AL; Apr15; May 17'13; A$10,000-29,000. nom

9TH av, 577-81 (4:1051-35-36¾), swc 42d (Nos 400-6), runs sw59xnw80xsw19.9xnw20 xne78.9 to sws 42d xse100 to beg, 3-4 & 3-3-sty bk tnts & strs; Mary L Moran to Jas A Farley, 416 Mad av, 3-28 pts; AL; May 14; May16'13; A$104,000-115,000. O C & 100

9TH av, 618-20 (4:1034-62-61), sec 44th, 40.2x100, 2 3- & 1 2-sty bk tnts & strs, Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 6S; B&S; May5; May 16'13; A$44,000-53,500. nom

9TH av (8:2196-6), es, 49.11 s 216th, 50x 100, vacant; Maurice W Halpin to Paul Halpin, both at [Bay View av], Freeport, LI, [& 154 Nassau, NY]; correction deed; mtg $5,800 & AL; May15; May17'13; A$8,-000-8,000. nom

9TH av (8:2196), same prop; Ensign Realty Co to Eliphalet L Davis, 249 W 22; AL; May16; May17'13. O C & 100

9TH av (8:2196); same prop; Eliphalet L Davis to Minnie Alsberg, 86 W 119; mtg $5,000 & AL; May16; May17'13. O C & 100

10TH av, 374 (3:729-4), es, 74 ne 31, 24.8x 100, 4-sty bk tnt & strs; Carrie Kissling et al heirs &c Anthony W Miller to Gabriel & Louis Herman, both at 408 E 135; AL; May12; May19'13; A$12,000-16,000. O C & 100

10TH av, 309A (3:699-37), swc 28th (Nos 500-2), 24.8x100, 2 4-sty bk tnts & strs; Lucy Spiro to Diedrich Werfelman, 1424 Caton av, Bklyn; mtg $30,000 & AL; May 14; May22'13; A$18,000-28,000. O C & 100

Bulkhead on N R (1:57), begins 259 w from es West at ss Pier 16 (old 25), N R, opposite foot Barclay & runs n from ss said pier along bulkhead 137 ft; also BULKHEAD on N R (1:57-128 & 130), begins 250 w from es West at ns Pier 18 (old 28) NR opposite foot Murray & runs s from ns said pier along bulkhead 156 ft with rights of wharfage, cranage &c; Wm G Renwick et al EXRS &c Wm R Renwick to Louise R Brown, 498 West End av; 251-72,000 int being a 1-20 pt of A R T & I, sub to leases, agmts & AL; May1; May22'13. nom

Bulkhead &c; same prop; same to Helen R Brown, 498 West End av; 251-72,000 int being on 1-20 pt of A R T & I, sub as above; May1; May22'13. nom

Bulkhead on N R, &c; same prop Wm C Renwick et al EXRS &c Wm R Renwick to A Edwin Schaff, 5th & Lawrence, Bayside, LI, 251-72,000 int, being an undivided 1-20 part of all R, T & I, sub to leases & AL; May1; May20'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broad st, 45; the business; power of atty; Edw Gross to Jeanette Gentzlinger both at 622 W 113; Oct1'12; May17'13. ——

Jefferson st, 48 (1:271); asn rents; Lena Henderson to Frank Gens, 201 W 121; AT; May14; May19'13. nom

Wall st, 29 (1:26-10), sws, abt 90 e Broad, runs w31.11xsw57.9xse19.8xsw14.6x se11.4xne71.10 to beg, pt 6-sty stn office bldg; also INTERIOR LOT, begins 57.9 sw Wall, runs sw9.1xse17.6xne3.1xnw16.10 to beg; A$470,000-480,000; also WALL ST, 33 on map 31-3 (1:26-11), ss, abt 115 e Broad, runs e42xsw108xw49xne—xw—xn71.10 to beg; A$900,000-970,000; also STRIP adj above parcel on east, 0.8x106.7; re judgt; Irving L Ernst et al TRSTES in bankruptcy Dudley T Humphrey et al to Mechanics & Metals Natl Bank, 50 Wall; Apr 29; May19'13. nom

Wall st, 33 on map 31-3, see Wall, 29.

25TH st, 159-63 W (miscl); power of atty to act as agent; Marguerite D Hellman to Midwest Realty Co, or Henry Hellman; Aug9'12; May22'13. ——

46TH st, 61-73 W (5:1262); agmt releasing covenants of restrictions; Jno J Boyd, 45 Rynda rd, South Orange, NJ, et al, with Helenita Realty Co, a corpn, 505 5 av; May3; May22'13. nom

53D st, 143-7 E (5:1308), ns, 117.10 e Lex av, 53.6x100.5; asn rents to secure $3,600; P J Groll Constn Co, 143 E 53 to Estates Mtg Securities Co, a corpn, 160 Bway; May16; May19'13. nom

100TH st, 14-16 W (7:1835); asn rents to extent of $400; Harriet Cohen et al to Chas Schimmer, 509 W 170; May19'13. nom

106TH st, 301 E (6:1678); court order cancelling license or permission to use above as fire exit from 2074 2 av, &c; Chas Alessi et al pltfs, agt Providina Bottini, deft; May16; May22'13. ——

115TH st, 109-11 W (7:1825-26-27), ns, 100 w Lenox av, 50x100.11, 2-5-sty bk tnts; A$32,000-52,000; also WILLIS AV, 378 (9:-2288), es, 25 n 143d, 25x90.6, 5-sty bk tnt & strs; re dower; Esther H Sniffen to Frank D Sniffen [care Christian Herald, 2530 Bway]; May13; May19'13. nom

127TH st, 611-7 W (7:1995); certf as to cancellation of asn rents, agmts, &c Abel King & Isaac Schorsch to Faultless Constn Co, a corpn, 54 Lafayette & Israel Lippman, 102 W 118; May13; May20'13. nom

137TH st, 128 W (7:1921); power of atty; Philip Friedman to Isaac Friedman, 500 W 176. Dec26'11. May16'13. ——

Riverside dr (8:2178), ws, at sl land conveyed by Flint et al to Gordon by deed recorded Oct22'91, runs n— to ws of a new st (not opened) xne on curve 1147.8 xw— to Hudson River xs—xe— to beg, except land taken by Hudson River R R, also releasing all rights to land under water; re mtg; Union Dime Savgs Bank to Vermont Hygeia Ice Co, a corpn, 301 Dyckman; QC; May21; May22'13. nom

3D av, 1571-7 (5:1534-2-4 & 50), es, 75.8 s 89th, runs e75xse24.6xsw82.6xw62.7 to av xn100 to beg, 4 5-sty bk tnts & strs; re-mtg; Emigrant Industrial Savings Bank to Jno Oscar Delamater at La Grange, Dutchess Co, NY; QC; May15; May16'13; $74,000-104,000. 73,206

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100; re-asn rents; Walter A Lowrie to Emanuel Weinraub, 336 Dumont av, Bklyn; Apr24; May20'13; A$29,000-54,000. nom

7TH av (4:1025), ws, 100.3 s 54th, a strip, 0.1x100; re mtg; NY Life Ins Co, a corpn to Adlon Constn Co, Inc, a corpn, 812 Bway; QC; May16; May17'13. nom

8TH av, 2672 (7:2028); re-asn rents; Porter & Co to Jennie A Rosenberg at Aberdeen Hotel, St Paul, Minn; May15; May16'13. nom

Certified copy (miscl) of order confirming referee's report passing account &c & discharging TRSTE &c in matter of Paul F Travers, as TRSTE Adeline Travers, to Wm J Van Pelt et al, EXRS same; M 121. May22'13. ——

Two petitions of Gertrude E Baldwin for appointment of a sub TRSTE in place & stead of David McClure, decd, & court order appointing The Farmers Loan & Trust Co, a corpn, as such TRSTE under will of Georgiana Everett, decd (miscl); Nov23'12; May22'13. ——

Power of atty (PA); Esther Vogel to Saml Vogel; May15; May19'13. ——

Power of atty (Miscel); Emily F Forbes Paris, France to Theo A Swan at Oyster Bay, LI; Aug1'01; May19'13. ——

Power of atty (miscl); Jeanne, wife Alexis Bousquet to Oscar L Gubelman at West Orange, N J; May2; May16'13. ——

Renunciation. (Miscl) of Theobald J Dengler of Rochambeau av & Gun Hill rd as EXR, TRSTE & GDN under last will &c of Adam Dengler, decd; Feb8; May19'13. ——

Resignation (miscl) of Wm J Van Pelt as TRSTE of Adeline Travers & appointment of Paul F Travers, of Mamaroneck, NY, as TRSTE in his place & stead; July 12'06. May22'13. ——

WILLS.

Borough of Manhattan.

Greene st, 103-5 (2:500-26), ws, 175.9 s Prince, 37.6x100, 5-sty bk loft & str bldg; A$37,000-57,000; also 87TH ST, 31 W (4:-1201-17), ns, 389 e Col av, 20x100.8, 4-sty stn ft dwg; A$15,000-32,000; Isaac B Kleinert Est, Victor Grunzberg EXR, 31 W 87; attys, Guggenheimer, Untermyer & Marshall, 37 Wall. Will filed May14'13.

6TH st E, swc 2 av, see 2 av, 101.

11TH st, 207-9 W, see 37th, 18 W.

37TH st, 18 W (3:838-61), ss, 288.9 w 5 av, 19.6x98.9, 4-sty bk dwg & str; A$76,-500-91,000; also 56TH ST, 133 E (5:1311-14¼), ns, 74 w Lex av, 16x50.5, 3-sty bk dwg; A$11,000-14,000; also 11TH ST, 207-9 W (2:614-64-65), ns, 79 w Greenwich av, 41x80.2, 2-2½-sty bk dwgs; A$17,000-20,-000; also LEXINGTON AV, 682 (5:1311-15½), ws, 33.1 n 56th, 16.8x58, 3-sty bk dwg; A$11,500-14,500; Louise C McCreery Est, Ramsey Hoguet EXR, 29 Washington sq; atty, Jas J Cosgrove, 52 William. Will filed May16'13.

56TH st, 133 E, see 37th, 18 W.

87TH st, 31 W, see Greene, 103-5.

87TH st, 47 W (4:1201-10½), ns, 209 e Col av, 20x100.8, 4-sty & b stn ft dwg; Samson Fried Est; Helen Fried, EXTRX, 47 W 87; atty, Theo Long, 140 Nassau; A $15,500-35,000. Will filed May23'13.

124TH st, 438 W (7:1964-56), ss, 200 e Ams av, 25x100.11, 5-sty bk tnt; Johanna Cohen Est, Ludwig W Wilson EXR, 1970 83d, Bklyn; atty, Wm Godnick, 31 Nassau; A$15,000-25,000. Will filed May19'13.

146TH st, 417 W (7:2061-25), ns, 187.6 w St Nicholas av, 12.6x99.11, 4-sty & b bk dwg; ½ int; A$5,500-9,000; also LEXINGTON AV, 165 (3:886-28), es, 43.10 n 30th, 21.11x100, 3-sty & b stn ft dwg; pt int; A$24,000-28,000; Mary L D Burchard Est, Chas Burchard, EXR, 417 W 146; atty, Russell D Burchard, 31 Nassau. Will filed May23'13.

228TH st, 170 W (13:3402-317), ss, 51 e Adrain av, 30x96.4, 2½-sty bk & fr dwg; Patk Byrne Est, Jno F Byrne, EXR, 170 W 228; atty, Jas T Hallman, 35 Nassau; A $4,200-6,800. Will filed May21'13.

Amsterdam av, 1982-4 (8:2117-39-40), w s ,24.11 n 158th, 50x100, 2 3-sty bk tnts & strs; Peter Diehl Est, Marie Diehl, EXTRX, 1984 Ams av; atty, Edw Herrmann, 261 Bway; A$36,000-41,000. Will filed May 23'13.

Lexington av, 165, see 146th st, 417 W.

Lexington av, 682, see 37th, 18 W.

2D av, 101 (2:461-28), swc 6th (Nos 238-40), 24.3x105, 2-5-sty bk tnts & strs; ½ int; Wm Rosenthal Est, Hugo Rosenthal EXR, 60 W 75; atty, Saml Brand, 44-8 Cedar; A $36,000-56,000. Will filed May16'13.

9TH av, 191 (3:719-42), ws, 93 s 22d, runs s23xw87xn8.6xw13xn35.1xe26xs21xe74 to beg, 4-sty bk tnt & str; pt int; Wm J Wells Est, Carrie H Wells, EXTRX, 250 W 88; atty, Jas MacGregor Smith, 32 Nassau; A$14,000-20,000. Will filed May 20'13.

CONVEYANCES.

Borough of the Bronx.

Adams pl, 2226 (11:3071), es, 165.10 n 182d, 33.4x100, 5-sty bk tnt; Jno Mueller et al to Jno W Dick, 2110 Chatterton av; [illegible] May16; May17'13. O C & 100

Beck st, 560 (10:2684), sec Prospect av (No 604), 96x105.6x139.5x30, 5-sty bk tnt & strs; Martin Pletscher Constn Co to Susanna Beck, 310 Summit av, West Hoboken, NJ; AL; May20; May21'13. O C & 100

Birch st (*), ws, 225 s Chester av, 25x 100; Melrose Realty Co to Domenico Troia, 337 W 39; mtg $325; Sept8'10; May 20'13. O C & 100

Beech et (*), sws, abt 323.11 nw 152d, 29x64.5x25x79.3; Hudson P Rose to Wm K Rose, 455 Ft Wash av; May17'13. nom

Bush st (11:2813), ns, 100 w Anthony av, 100x99.1x100x105.1, vacant; Mary L Walter et al to Frank A Schorer, 2241 Tiebout av; May 10; May20'13. O C & 100

Bush st, 201 (11:2813), ns, 200 w Anthony av, 50x98.1 to Grand blvd & Concourse x50x99.1, except part for Grand blvd & Concourse, 2-sty fr dwg; Lillian A Bahr (by gdn) to Frank A Schorer, 2241 Tiebout av; 1-10 pt; AT; B&S; May19; May20'13. **900**

Bush st, 201; Edw J Winterbauer et al heirs Philippina Winterbauer to same; Apr19; May20'13. **8,100**

Carroll pl (*), ws, 124.4 s Washington av, 25x75; Vito Corrado to Maria V Parrillo, 2419 Dorsey; ½ pt; mtg $5,000 & AL; May8; May20'13. nom

Charlotte st, 1519 (11:2966), ws, 340 n 170th, 40x100, 5-sty bk tnt; Fleischmann Realty Co Inc to Williston Realty Co Inc, a corpn, 30 E 42; mtg $21,000 & AL; May 17; May19'13. O C & 100

Forster pl, swc Bway, see Bway, nwc Whalen.

Fox st, (10:2722), es, 150 s Barretto, 87.6x105, vacant; Henry Morgenthau Co to 173d St Impt Co, Inc, a corpn, 220 Bway; B&S; Apr15; May21'13. nom

Home st, 721, see Jackson av, 1160.

Irvine st (10:2761), swc Garrison av (Nos 1112-6), 49.4x50x21.4x57.4, 1-sty bk strs; Nathan Burkan, ref, to Fredk Meyer at Drackenburg, Germany; mtg $10,-000; FORECLOS May15; May16; May17'13. **2,900**

Kelly st, 1038 (10:2716), es, 171.3 n 165th, 19.8x100, 3-sty bk dwg; Lizzie & Eliz Bermingham to Franc Geiger, 1038 Kelly; mtg $9,500; May15; May16'13. nom

Madison st (*), ws, 275 n Morris Park av, 50x100, with right of way over 50 ft strip to ns Morris Park av; Mary M Black to Wm Werth of Ardsley, NY; mtg $6,500 & AL; May20; May22'13. nom

Poe pl, cl, 315.9 s 194th, see Briggs av, 2594.

Public pl, sec Tremont av or 177th, see Tremont av or 177th E, sec Public pl.

Saw Mill la, sec Williamsbridge rd, see Williamsbridge rd, sec Saw Mill la.

Sheil st (*), ss, 138.1 e Barnes av (4 av), 36x100; Melissa Von Gerichten to Raffaele Taglianetto, 430 W 209; mtg $21,-000; May19; May20'13. O C & 100

Simpson st, 985 (10:2724), ws, 312.8 n 163d, 42x109.1x42x109.7, 5-sty bk tnt; Jaeger Bros Realty Co to Sarah Hirsch, 792 2 av & Pauline Fox, 314 E 50; mtg $35,000 & AL. May16; May20'13. O C & 100

Simpson st, 988 (10:2725), es, 460 n 163d, 40x107.6, 5-sty bk tnt; Herman Frankenthal to Jno S Lubs at Tarrytown, NY; mtg $27,500 & AL; May15; May16'13. O C & 100

Simpson st, 989 (10:2724), ws, 354.8 n 163d, 42x108.8x42x109.7, 5-sty bk tnt; Jaeger Bros Realty Co to Sarah Hirsch, 792 2 av & Pauline Fox, 314 E 50; mtg $35,000 & AL; May19; May20'13. O C & 100

Storrow st (*), swc Benedict av, runs s 59.5 to ns Public pl xw on curve —xn95.11 to ss Benedict avxe149.2 to beg; Sivel Realty Co to Jesse W Ehrich, 393 West End av; 1-6 pt; mtg $18,460 & AL; Feb6 '11; May21'13. O C & 100

Whalen st, nwc Bway, see Bway, nwc Whalen.

135TH st, 371 E (9:2298), ns, 206.6 w Willis av, 25x100, 5-sty bk tnt & strs; Egidio Pellettieri et al to Louis & Saml Strum at Hartford, Conn; mtg $21,500; May10; May16'13. nom

135TH st, 447 on map 449 E (9:2280), ns, 475 e Willis av, 25x100, 5-sty bk tnt; Otto J Martens to Maria Martens, 915 Prospect av; mtg $12,000; Apr24; May20 '13. nom

135TH st, 587 E (10:2548), ns, 191.8 e St Anns av, 16.8x100, 2-sty & b bk dwg; Gertrude Schopp to Eliz Laux, 2110 Mapes av; mtg $1,000; May20; May21'13. nom

135TH st, 587 E; Eliz Laux to Harry Schopp & Gertrude H his wife, 587 E 135; mtg $1,000; May20; May21'13. nom

136TH st, 677-85 E (10:2565), ns, 99.4 w So blvd, 100x105, 1 & 2-sty fr shop; Jos Buellesbach to Buellesbach Constn Co, 518 Wales av; mtg $16,000; May21; May22'13. O C & 100

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140TH st, 402-4 E (9:2284), ss, 816.8 e Willis av, 33.1x100, 2 2-sty & b bk dwgs; Mary C Mahony to Cath R Meineke, 175 E 110, mtg $10,500 & AL; May19; May20 '13. O C & 100

141ST st, 486 E (9:2285), ss, 821.6 e Willis av, 37.6x100, 5-sty bk tnt; Hugo Helburn to Ester Brown, 2320 Westchester av; mtg $28,000 &AL; May14; May16'13. O C & 100

142D st, 432 E (9:2286), ss, 305 e Willis av, old line, 15x100, 2-sty & b bk dwg; Edw M O'Gorman to Thos Dolton, 130 E 142, mtg $3,500. May21; May22'13. nom

143D st, 381-5 E (9:2306), ns, 450.3 e Alex av, 50.3x100, 3 2-sty & b fr dwgs; Chas Lane to Stemmetz Constn Co, a corpn, 1416 Glover; mtg $14,000 & AL; May22'13. O C & 100

143D st, 493 E, see Brook av, 387-9.

148TH st, 368 E (9:2327), ss, 121.5 w 3 av, runs s83.7xw0.4xs30xw25xn112.11 to st xe25 to beg, 7-sty stn loft & str bldg; Geo W Markey Jr to Bronx Publishing Co Inc, a corpn, 368 E 148; mtg $48,000 & A L; May15; May19'13. O C & 100

151ST st, 750 E, see Concord av, sec 151st.

154TH st, 386 E (9:2400), ss, 125 w Melrose av, 25x100, 2-sty & b fr dwg; Fridolin Weber to Genoveva Dieda, 386 E 154; mtg $5,000; May16; May17'13. nom

154TH st, 386 E; Genoveva Dieda to Harry Cahn, 2540 Grand av; mtg $5,000; May16; May17'13. O C & 100

160TH st, 831-9 E, see Prospect av, 841-5.

164TH st, 864 E (10:2690), ss, 83.11 w Stebbins av, 19x73.6, 3-sty bk dwg; Jacob Cohen Constn Co to Carl Jaffe, 886 Beck mtg $6,500 & AL; May15; May16'13. O C & 100

165TH st, 585 E (10:2622), ns, 113.8 e Boston rd, runs n8xne43.3xe13xsw42.9xs8 to st xw16 to beg, 2-sty & b fr dwg; Susan K Griffin to Susan T Baker, 585 E 165; AL; May5; May19'13. O C & 100

165TH st, 780 E, see Tinton av, 1006.

166TH st E, swc College av, see College av, swc 166th.

168TH st E, nec Union av, see Uinon av, nec 168th.

169TH st, 760 E, see Tinton av, 1247-9.

170TH st, 671 E, see Crotona av, 1400-8.

170TH st, 815 E (11:2963), ns, 39.9 w Bristow, runs w 16.4xn86.9xne19.9xs88x still s 7 to beg, 3-sty fr tnt; Rose Lopard to Meyer Bunsick, 698 E 138; mtg $5,500; May15; May16'13. O C & 100

170TH st, 815 E (11:2963), ns, 39.9 w Bristow, runs w 16.4xn85.9xne19.9xs88x again s7 to beg, 3-sty fr tnt; Hattie Seligsberger to Rose Lopard, 883 Trinity av; QC & correction deed; mtg $5,500; May14; May16'13. O C & 100

171ST st, 547 E (11:2928), ns, 213.1 e 3 av, runs n144.7xe12.2xs20.2xe6.10xs120.10 to st xw18.11 to beg, 3-sty fr tnt; Wm Britz et al to Auguste Britz, 547 E 171; ⅓ pt; ⅓ of mtg $7,000; May17; May19'13. O C & 100

175TH st, 731 E, see Clinton av, 1810.

175TH st E, nec Eastern blvd, see Pugsley av, sec 175th.

175TH st E, sec & swc Pugsley av, see Pugsley av, sec 175.

175TH st E, swc Pugsley av, see Pugsley av, sec 175.

177TH st, 17 W (11:2862), nec Davidson av (No 1990), 31.11x78.11x30x90, 4-sty bk dwg; Gertrude Siebold to Jos P Fox, 4411 6 av, Bklyn; mtg $13,750; May20; May 21'13. O C & 100

179TH st, 817-25 E, see Southern blvd, 2031-5.

180TH st, 641-59 E, see Belmont av, 2101.

187TH st E (11:3090), ns, 115 w Beaumont av (Jackson av), runs w45 to Crescent av xne60xe— to pt 115 w Beaumont av xs50 to beg; also LOT begins 50 n 187th & 111.9 w Beaumont av, runs n25 to ses Crescent av xsw— to pt 50n 187th xe16.1 to beg, vacant; Anna Solling to Nista Constn Co Inc, a corpn, 2434 Cambreling av; mtg $3,082; May17; May19'13. O C & 100

187TH st E (11:3090), ns, 115 w Beaumont av, runs w45 to Crescent av xne60x e xs50 to beg, vacant; Louise D Biedermann et al to Anna Solling, 151 6 av; QC; May7; May19'13. nom

187TH st, 768 E (11:3114), ss, 60.2 e Prospect av, 34.3x70, 4-sty bk tnt; Nicholas Gagliotti to Eliz B Graham, 248 Audubon av; mtg $15,000; May21; May22'13. O C & 100

188TH st, 518 E, see Bathgate av, 2423.

189TH st E, sec Washington av, see Washington av, sec 189th.

201ST st, 241 E (12:3307), nec Valentine av, 50x100, 2-sty fr dwg; Mary L Eimer to Annita Realty Co, 341 E 146; AL; May 21; May22'13. O C & 100

201ST st, 270 E (12:3298), swc Briggs av 35x100, 2-sty fr dwg; Anton Landgrebe to Ella M Murphy, 2986 Briggs av; mtg $12,000; Dec3'12; May21'13. O C & 100

214TH st E (Jerome) (*), ns, 300 e Maple, 25x125; Central Brewing Co of N Y to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13. nom

215TH st E (1st) (*), ns, 100 e Bronxwood av (5th av), 25x100; Antonio Todaro to Anna Russo, 462 W 49; mtg $400; May20'13. O C & 100

223D st E (*), ns, 125 w Laconia av, 25x109.6; Giovanni Fiorini to Paul Rauminello, 370 Morris av; AL; May21; May 22'13. O C & 100

226TH st E (*), ss, 171.8 e Bronxwood av, 50x109; Michl Romeo to Lena Romeo, 752 E 226; ½ R T & I; mtg $1,000 & AL; May20; May22'13. O C & 100

228TH st E (14th) (*), ns, 100 e Paulding av (6 av), 55x114, Wakefield; J Henry Reiher to Wm Gundlach, 3700 3 av; May 20; May21'13. O C & 100

230TH st W, nec Heath av, see Heath av, 3000.

233D st E (*), nes, 93.3 nw Bronxwood av, 50x100; Jos Egan, Sr to Trinity Chapel Home, a corpn, 224 W 24; May16'13. **5,600**

233d st E (*), nes, 168.3 nw Bronxwood av, 114.9 to ses Bussing av x103.6x88x100; Bertha Lauer to Trinity Chapel Home, a corpn, 224 W 24; May16'13. **25,000**

233D st E (*), nes, 143.3 nw Bronxwood av, 25x100; Michl McConnell to Trinity Chapel Home, a corpn, 224 W 24; May16'13. 2,800

233D st E (*), ss, 205 e Bronxwood av (5th av), 50x64; Gustav A Schwenk to A Hupfel's Sons, a corpn, 842 St Ann's av; mtg $3,500. May15; May22'13. O C & 100

239TH st E (*), swc Carpenter av, 100x 100; Smith Williamson to Leodegar Siebert, 574 74th, Bklyn; May10; May21'13. O C & 100

Arthur av, 2137-41 (11:3063), ws, 62.6 n 181st, 37.6x94.6x37.6x94.8, 5-sty bk tnt & strs; Elsie Realty Co to Geo H Wittschen, Jr, 77 W 95; 1-3 pt; AT; AL; May19; May20'13. nom

Andrews av, 2338 (11:3218), es, abt 205 s Fordham rd, 25x100, 2-sty fr dwg; Eliz McBride to Jas McBride Co, a corpn, 240 E 139; mtg $6,500; May12; May20'13. O C & 100

Arthur av, 3502-4 (11:3078), es, 123.11 s Fordham rd (Pelham av), 50x79.3x50x79, except pt for av, 4-sty bk tnt & strs; Carolyn B Wright to Wm H Perkins Jr, 1325 Eutaw pl, Baltimore, Md; B&S & C a G; mtg $26,000 & AL; May16; May17'13. O C & 100

Ash av (*), ns, 1,260.4 w Corsa la, 25x 100; Edw R Rayher, ref to Jas A Clynes, 202 16th, Jersey City, NJ; FORECLOS May 6; May15; May19'13. **3,000**

Bathgate av, 2423 (11:3057), swc 188th (No 518), 89.4x32, 5-sty bk tnt & strs; Pauline Haebler to Lillian Stimelsky, 90 E Bway; mtg $34,250; Apr8; May22'13. O C & 100

Belmont av, 2101 (11:3081), nwc 180th (Nos 641-59) 70.8x160.3 to es Hughes av (No2100), x46.11x160.2, 2 1-sty bk strs; Kovacs Constn Co to Balmar Realty Co, a corpn, 505 5 av; mtg $48,000 & AL; May 19; May20'13. O C & 100

Belmont av, 2139-41 (11:3082), ws, 78.7 n 181st, 35.11x85x35.11x84.7, 2 2-sty fr dwgs; Rebecca Miterstein to Hermine B Burkhard, 2350 Myrtle av; BofQ; mtg $8,500 &AL; Dec21'10; May16'13. O C & 100

Belmont av, 2377 (11:3074), ws, abt 75 n 186th, 25x87.6, 4-sty bk tnt; Walter J Egan to May R Hughes, 3675 Bway; mtg $12,000 &AL; May20; May22'13. nom

Belmont av, 2418 (11:3075), es, 120 n 187th, 50x100, 5-sty bk tnt; Alida Amabile & Teresa Lauritano to A & L Realty & Constn Co, Inc, a corpn, 38 Park Row; AL; May15; May21'13. O C & 100

Benedict av, swc Storrow, see Storrow, swc Benedict av.

Bogart av, swc Brady av, see Brady av, swc Bogart av.

Brady av (*), swc Bogart av, 25x100; Morris Park Estates to Eliza M Page, 1710 15th, N W Washington, DC; AL; Apr24; May21'13. nom

Briggs av, 2594 (12:3293), es, 315.9 s 194th, 20x92.9 to cl Poe pl x19.4x91.2, 2-sty bk dwg; Ida Wallin to Ada E Woods, 2404 Grand av; AT; QC; AL; Jan18; May20'13. nom

Briggs av (12:3295), es, 121.6 s 198th, 25.1x—, vacant; Jas W Hyde, ref to Peter S O'Hara, 2873 Webster av; FORECLOS Apr22; May21'13. **2,125**

Briggs av, swc 201, see 201st, 270 E.

Bronxdale av (*), nec Matthews av, 31.11x98.2x25x78.4; Max C Gareis to Belmont Exchange, Inc, a corpn, 527 5 av; AL; May5; May16'13. nom

Bronxwood av (5th av) (*), ws, 128 sw 233d (19th), 25x abt 125x—x—; Martin J Keogh to Annie Watson, at Spring Valley, NY; AL; May6; May20'13. nom

Broadway, swc Forster pl, see Bway, n wc Whalen.

Broadway (13:3423), nwc Whalen, 200 to Forster pl, x100, vacant; Jno Whalen, TRSTE for benefit creditors of Chas J Schmitt to Isaiah N Wheeler, 60 W 51; Mar17; re-recorded from Mar18; May19 '13. **2,850**

Brook av, 387-9 (9:2288), nwc 143d (No 493), 50x90, 1 & 2-sty fr stable; Robt Wyder to Silk Finishing Co of America Inc, 137 Mad av; mtg $8,000 & AL; May1; May 19'13. O C & 100

Bussing av, ses, abt 168.3 nw Bronxwood av, see 233d st E, nes, 168.3 nw Bronxwood av.

Carpenter av, swc 239th, see 239th E, swc Carpenter av.

Chatterton av, ss, 154.9 e Zerega av, see Ludlow av, ns, 105 e Olmstead av.

Clay av, 1232 (9:2427), es, 74.9 n 168th, 40.3x80, 5-sty bk tnt; Bernard Levy to Minnie Hagner, 1234 Brook av; mtg $25,000 &AL; May15; May16'13. O C & 100

Clay av, 1357 (11:2782), ws, 664 n 169th, 25x80.2x25x79.1, 2 & 3-sty fr dwg; Aug F Ruhe & Emma his wife to Henry C Schaefer, 763 Courtlandt av; AL; May17; May 21'13. nom

Clay av, 1357; Henry C Schaefer to Emma Ruhe, 1357 Clay av; AL; May17; May21'13. nom

Clinton av, 1810 (11:2949), nec 175th (No 731), 19.4x90.2x19x90.2, 4-sty bk tnt; Inter-City Land & Securities Co to Jno F Stodder, 509 W 110; mtg $16,000; May12; May20'13. O C & 100

College av (9:2437), ws, 102.11 s 166th, 54x89.11, 5-sty bk tnt; Wenigmann Constn Co to Theo Roehrs, 165 E 176; mtg $40,000 & AL; May15; May17'13. O C & 100

College av (9:2437), ws, 48.11 s 166th, 54 x89.11, 5-sty bk tnt; Wenigmann Constn Co to Theo Roehrs, 165 E 176; mtg $40,000 & AL; May15; May17'13. O C & 100

College av (9:2437), swc 166th, 48.11x 89.11x48.11x90, 5-sty bk tnt; Wenigmann Constn Co to Theo Roehrs, 165 E 176; mtg $45,000 & AL; May15; May17'13. O C & 100

Concord av (10:2642), sec 151st (No 750), 173.7x94, vacant; Wm Rau to Kovacs Constn Co, a corpn, 293 Alex av; mtg $18,500; May14; May20'13. O C & 100

Creston av, 2009 (11:2807 & 2708), ws, 99.10 n 179th, runs w65.4xn0.2xw34.8xn18.10 xe100 to av xs19 to beg, 2-sty fr dwg; Jennie E. Teichman to Geo A Woods, 3073 Hull av; mtg $7,000; May15; May20'13. O C & 100

Creston av, 2398 (11:3165), es, 324 n 184th, 25x95, 2-sty fr dwg; Sarah F Keller to Lena Flomer, 2398 Creston av; B&S; May12; May22'13. nom

Crescent av, nec 187th, see 187th st E, n s, 115 w Beaumont av.

Crescent av, ses, 50 n 187th, see 187th st E, ns, 115 w Beaumont av.

Crotona av, 1400-8 (11:2937), nec 170th (No 671), 52.2x100x84.11x108.7, 2-sty fr dwg & vacant; Robt F Wagner, ref, to Andw Wissemann, 119 Smith, Bklyn; mtg $12,000; FORECLOS May20; May22'13. **50**

Crotona av, 2163 (11:3083), ws, 129.6 s 182d, 25.1x100, 2-sty fr dwg & str; Jno J Dowling to Vincent Gilroy, 108 W 111; May16; May19'13. nom

Davidson av, 1913 (11:2862), ws, 125 n 177th, 25x101.4x25.11x94.6, 4-sty bk dwg; Lawyers Mtg Co to D Kern Einfurer, 605 McDonough, Bklyn; B&S; May15; May22 '13. O C & 100

Davidson av, 1990, see 177th, 17 W.

Eastern blvd, nec 175th, see Pugsley av, sec 175th.

Elton av, 810 (9:2380), ses, 52 n 158th, 50x100, 5-sty bk tnt; Frank Connelly by GDN to Mary A Walters, Yonkers, NY; A T; Apr26; May17'13. nom

Garrison av, 1112-6, see Irvine, swc Garrison av.

Grand blvd & Concourse, nec Bush, see Bush, 201.

Heath av, 3000 (12:3256), nec 230th, 75x 100x74.8x104.2; vacant; Sigmund Ernst to Geo Rosendale, at Long Beach, LI; mtg $5,950 & AL; Apr21; May22'13. O C & 100

Hughes av, 2100, see Belmont av, 2101.

Independence av (13:3410), old es, at sl land Jas C Sidney, at Spuyten Duyvil, runs se298 to ws land Isaac G Johnson xsw120.3x again sw98 to ns Palisade av xw— to ns Johnson av xnw, w & sw on curve & along Johnson & Independence avs — to ns Palisade av xw on curve — to es Independence av xn— to beg, with all RT&I as follows: PALISADE AV, ns, 80 w from es land now of Mary J Scovill, runs w along n boundary line of an old rd formerly Independence or Johnson av — to ns Palisade av xe— to beg, being that pt of old rd as lies n of present line of Palisade av; Kate, wife Isaac A Stewart, to Mary J Scoville, at Volusia, Florida; AT QC; May15; May22'13. nom

Jackson av, 1160 (10:2652), nec Home (No 721), 100x40, 5-sty bk tnt; Minnie Alsberg to Ensign Realty Co, a corpn, 55 Liberty; mtg $33,000; May13; May17'13. O C & 100

Jerome av, 1756-60 (11:2850), es, 50 n 175th, 90x100, 2-5-sty bk tnts; Max S Levine ref to Purchase Holding Corpn at Purchase, NY; mtg $65,000; FORECLOS Apr30; May20; May21'13. **16,000**

Katonah av, 4323 (12:3378), ws, 25 s 238th, 25x85, 2-sty fr dwg; Kath Le Brun to Jno A Doran; 1788 Ams av; mtg $6,150 & AL; Mar10; May16'13. nom

Ludlow av (6th st) (*), ns, 105 e Olmstead av (Av D), 100x108; also CHATTERTON AV (*), ss, 154.9 e Zerega av (Av A) & 140.4 e Olmstead av, 25x108, Unionport, except part for Chatterton av; Jno W Dick to Jno Mueller, 65 Walnut, Newark, NJ & Chas Klumpp, 3198 3 av; mtg $6,500; May14; May20'13. O C & 100

Maclay av, nws at nes St Peters av, see St Peters av, nes at nws Maclay av.

Marmion av (11:3107), ws, 388.10 n Tremont av (177th st), 66.1x150.2, vacant; Wm C E Bergmann to Jos Diamond Constn Co, a corpn, 1139 Wyatt; May10; May19'13. O C & 100

Matthews av, nec Bronxdale av, see Bronxdale av, nec Matthews av.

Morris av, 631-3 (9:2441), ws, 58.10 s 152d, 58.10x100, 5-sty bk tnt & strs; Colby M Chester, ref, to Henry Elias Brewing Co, a corpn, 403 E 54; mtg $45,000; FORECLOS Feb28; May16; May17'13. **1,000**

North Chestnut dr (*), ns, abt 361 ne on curve from nes So Oak dr, 28x96.9x28x 96.6; Eliz Williams to Isabella H Bissell, 1386 Brook av; mtg $4,000; May19; May 20'13. O C & 100

Parker av (*), es, 25 n St Raymond av, 25 x100, except pt for Parker av; Letha, wife Jno E Hallet, to Geo Barthold, 2443 Jerome av; May19; May21'13. O C & 100

Parker av (*), ss, 125 w Rose pl, 25x100 x24x100, except pt for Parker st; Lorenzo Badami to Liboria Lima, 225 E 107; 1-3 pt; May12; May16'13. nom

Parker av (*), same prop; Angelo Gagliano to Bennarda Bendivegna, 221 E 107; 2-3 pt; May12; May16'13. nom

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Prospect av, 601 (10:2674), ws, 255 n 150th, 20x100, 4-sty bk tnt; Emma A Friedmann to Rose Russell, 601 Prospect av; B&S; Jan27'12; May20'13. nom

Prospect av, 604, see Beck, 560.

Prospect av, 748 (10:2688), es, 65 n 156th, 20x80, 2-sty bk dwg; Benj L Schaeffer to Henrietta M Schaeffer, his wife, 748 Prospect av; AL; May14; May16'13. nom

Prospect av, 841-5 (10:2677), nwc 160th (No 831-9), 77.2x125, 1-sty bk strs; Utility Realty Co to Sykes Realty Corpn, 30 E 42; B&S; May16'13. nom

Prospect av, 2073 (11:3094), ws, 84 n Oakland pl, 19.9x100x22.9x100, 2-sty fr dwg Jos Zeller to Chas Kuhn, 410 E 153; mtg $5,000, May19; May20'13. O C & 100

Pugsley av (*), sec 175th, 125x100; also PUGSLEY AV (*), swc 175th, 25x100x—x45; also EASTERN BLVD, nec 175th, 110x—; Matthew W Del Gaudio to Rebecca Del Gaudio, 1812 Gleason av; May16; May 17'13. 200

St Peters av (*), nes at nws Maclay av, 25x98.8x25x100; Philip A Moore to Sarah Trainor, 478 E 145; AL; May17; May19'13. O C & 100

Sedgwick av (9:2541), ws, 400 s 171st, 25x95, vacant; Jos Levy to Edw R Poerschke, 225 Pelham rd, New Rochelle, NY; mtg $900; May20; May21'13. O C & 100

Seton av (*), ws, 400 s Randall av, 25x100; Anna K Adams to Jno Humer, 61 Seton av; mtg $2,000; May15; May16'13. O C & 100

South Chestnut dr (*), ss, 25.3 e So Oak dr, runs s98x e35xn97.5 to st xe35 to beg; Eliz B Graham to Nicholas Gagliotti, 768 E 187; mtg $5,000; May21; May 22'13. O C & 100

Southern blvd (11:2959), ws, 57.10 n 176th, runs w 116.7xn53.6xw51.3xn51xe 105.10 to Southern blvd xs122.1 to beg, vacant; Geo Daiker to P J Dwyer Bldg Co Inc, a corpn, 906 E 176; May15; May 19'13. O C & 100

Southern blvd, 2031-5 (11:3108), nwc 179th (Nos 817-25), runs n62.6xw29xn0.8x w120.2xs63 to 179th xe149.1 to beg, 3 5-sty bk tnts, strs on cor; Leo Co, a corpn, to Jno P Leo, 765 St Nicholas av; B&S; mtg $75,000; May12; May19'13. nom

Southern blvd (11:3108), ws, 62.6 n 179th, runs w29xn0.8xw120.2xn66.1xe149.3 to ws Southern blvd xs66.9 to beg, vacant; Jno P Leo to Leo Co, a corpn, 770 St Nicholas av; B&S; AL; May12; May19'13. nom

Tinton av, 887 (10:2658), ws, 453.10 n 160th (Denman pl), 25x134, 3-sty fr tnt & str; Chas Hlawatsch to Gustav Reger, 887 Tinton av; QC; May22'13. nom

Tinton av, 1006 (10:2669), sec 165th (No 780), 100x25, 4-sty bk tnt & strs; Julie B Brettell to Chas F Brettell, 73 E 127; B&S & CaG; mtg $18,000; May15; May16'13. nom

Tinton av, 1247-9 (10:2663), swc 169th (No 760), runs w21.3xs70.3xe59.8 to av x n80.2 to beg, 5-sty bk tnt & strs; Mary A Burroughs to Anna M Marks, 515 E 82; mtg $34,000 & AL; May15; May17'13. O C & 100

Tremont av or 177th st E (*), sec Public pl, runs e112.7xsw149.6xw29.1xne80.10x nw107.7 to es Public pl xne45.8 to beg; Sivel Realty Co to Jesse W Ehrich, 393 West End av; 1-6 pt; mtg $11,500; May13 '10; May21'13. nom

Trinity av, 971-3 (10:2632), ws, 27 s 164th ,73x100, 2-5-sty bk tnts; Brown-Weiss Realties, a corpn, 63 Park Row to Edw E Clapp, East Orange, NJ; mtg $31,000; May20; May21'13. O C & 100

Union av (10:2682), nec 168th, runs n 166.5xe160xs40xw60xs126.5 to ns 168th xw 100 to beg, vacant; Edw D Dowling, ref, to Jenny A Carew at Norwich, Conn; FORECLOS May14; May16'13. **35,000**

Valentine av, 2186-8 (11:3144), es, 172.9 n 181st, 40x117.6x40x118, 2 3-sty bk dwgs; Edw Goldschmidt to Emma L Zinckgraf, 200 E 158; B&S; mtg $13,000; May20; May 22'13. nom

Valentine av, nec 201st, see 201st, 241 E.

Washington av, 976-8 (9:2368), es, 50 s 164th, 50x101, 5-sty bk tnt & strs; Annita Realty Co to Mary L Eimer, 190 Riverside dr; mtg $40,000 & AL; May21; May 22'13. O C & 100

Webster av (11:3143-3144), ws, abt 3108 s Kingsbridge rd, 250x395.9x250x390.9; vacant; Theo Roehrs to Wenigmann Constn Co, 2013 Grand blvd & concourse; mtg $16,000; May14; May17'13. O C & 100

Webster av (11:3030), es, 220 s 183d, 48x 90, vacant; Geo A Woods to Jennie E Teichman, 147 Morton pl; mtg $5,000; May 15; May20'13. O C & 100

Westchester av (10:2655), ns, 306.2 ne Tinton av, runs w81xn25xe25xn25xe101.5 to Westchester av xsw67.7 to beg, 2-sty bk bldg & str; Rose F Deutz to Pauline Lahm, 238 W 106; ½ pt; mtg $30,000; Apr 17; May22'13. nom

Westchester av (*), nws, land owned by party 1st pt; also ZEREGA AV (*), es, land owned by party 2d pt; agmt that boundary line bet above begins 98.3 e Zerega av at pt 100 n Westchester av, runs n 125 to pt 98.5 e Zerega av & 225 n Westchester av; Jnb J Paulsen, 221 Echo pl with Bronx Co Constn Co, a corpn, 2720 3 av; Jan20; May16'13. nom

Wheeler av (*), ws, 110 n Westchester av, 40x100; mtg $27,000; also WHEELER AV (*), ws, 150 n Westchester av, 40x100; mtg $27,000; also WHEELER AV (*), ws, 190 n Westchester av, 40x100; mtg $27,000; also WHEELER AV (*), ws, 230 n Westchester av, 40x100; mtg $27,000; Mercury Realty Co to Beatrice Brower, 300 Central Park W; Apr10; May20'13. nom

Wheeler av, ws, 150, 190 & 230 n Westchester av, see Wheeler av, ws, 110 n Westchester av.

White Plains rd or av (*), es, 68.9 s 1 av, 56.8x70.10x51.4x66.3; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13. nom

Willis av, 126 (9:2278), es, 50 n 133d or Southern blvd, 25x80, 5 sty bk tnt & strs; Ottilie Gscheidle to Cypress Realty Co, a corpn, 261 Bway; mtg $16,500 & AL; May 14; May16'13. O C & 100

Willis av, 378, see 115th st, 109-11 W, Manhattan.

Williamsbridge rd (*), sec Saw Mill la, runs se800.7xe2,464.6xnw975 to lane xw— to beg, contains about 40 acres, Westchester, except one city block 200x600 or abt 4½ acres & marked A on map annexed to deed recorded June25, 1900, the sws of said blk being about 1,000 ne from nes of Wmsbridge rd; also except land in roadbed of N Y, W & Boston R R; Robt S Stedman et al to Central Building Impt & Investment Co, a corpn, 149 Church; B& S & CaG; Apr26; May17'13. O C & 100

Zerega av, 1706 (*), es, 60 n Maclay av, 19.11x76.2x20x77.1; Henry Osterholt to Hans Weissmann, 328 E 87; AL; May14; May16'13. O C & 100

Interior strip (10:2620), begins 125 w Eagle av, & 200 s 163d, runs w5xs25xe5xn 25 to beg; Eliz M Cochrane et al to Anthony Cuneo, 871 Forrest av; QC; Mar18; May21:13. nom

Plot (*), begins 100 n Rose pl & 160 e Grace av, runs 49xe98.6xsw48.9 to beg; Francesca P, wife Vincenzo Verro, to Cecilia A Reder, 760 E 182; QC; May19; May 20'13. nom

Plot (*) begins 590 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Emilie Weyrauch, widow to Michl J McDonald, 901 Elton av; mtg $3,000 & AL; May15; May16'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Birch st (*), ws, 225 s Chester av, 25x 100; re mtg; Joe M Klein to Domenico Troia, 770 10 av; May19; May20'13. 325

Birch st (*), ws, 200 s Chester av, 25x 100; re mtg; Joe M Klein to Pasquale D'Agente, 104 Greenpoint av, Bklyn; May 19; May20'13. 325

Kappock st (13:3407), es, at cl Netherland, runs n— to land of Livingston xs on curve 71.11xs again — to cl of said av xn— to beg, being land in bed of Netherland av; Edgehill Terraces Co to Agnes G Livingston on Arlington av, Spuyten Duyvil; B&S; May15; May21'13. nom

Saw Mill la, sec Williamsbridge rd, see Williamsbridge rd, sec Saw Mill la.

Tiffany st, 1088 (10:2717), es, 39.3 s 167th, runs e94.4xs16&25xw100 to st xn40 to beg, vacant; re-mtg; NY Mtg & Security Co to Wm H Weiher Bldg Co, a corpn, 968 E 167; QC; May15; May16'13. 16,000

Tiffany st (10:2717), sec 167th, 79.3x74.8; re agmt & certf that bldg loan agmt for $58,000 filed in County Clerk's office Aug 23'12, has been performed; Bronx Investment Co, a corpn, 100 Bway, to Wm H Weiher Bldg Co, a corpn, 968 E 167; May 15; May16'13.

167TH st E, sec Tiffany, see Tiffany, sec 167th.

176TH st E, nwc So blvd, see So blvd. nwc 176th.

217TH st E (*), ss, 375 w Paulding av, 25x109; re mtg; Geo G Ailinger to Giustino Materiale, 2419-21 Hoffman; May12; May17'13. 560

217TH st E (3d) (*), sws, 425 nw Paulding av, (6th av), 25x109; re mtg; Geo G. Allinger to Francesca Catania, 236 E 107; May21'13. 560

217TH st E (3d) (*), sws, 450 nw Paulding av (6th av), 25x109; re mtg; Geo G Ailinger to Lorenza Morvillo, 339 E 106; May12; May21'13. 560

223D st E (*), ns, 125 w Laconia av, 25x 109.6; re mtg; Edw McK Whiting, GDN of Jno S Wilson, to Giovanni Fiorini, 262 E 142; QC; Jan18'12; May22'13. 500

Barnes av (*), old ws, 95 n Morris Park av, runs w5 to new ws xn25xe5xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb8; May19 '13. nom

Barnes av (*), old ws, 120 n Morris Park av, runs w5 to new wsxn25xe5xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb8; May19'13. nom

Barnes av (*), old ws, 295 n Morris Park av, runs w5 to new ws xn25xe5xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb3; May19 '13. nom

Barnes av (*), cl, 95 n Morris Park av, runs w25xn50xe25xs50 to beg, land in bed of av; Regent Realty Co to Albt B Gunnison, 1813 Barnes av; QC; Feb8; May19 '13. nom

Barnes av (*), cl, 95 n Morris Park av, runs w30xn50xe30xs50 to beg, land in bed of av; deed of cession; Albert B Gunnison to City NY; B&S; Feb8; May19'13. nom

Barnes av (*), cl, 295 n Morris Park av, runs w25xn25xe25xs25 to beg, land in bed of av; Regent Realty Co to Paulina Schneider, 1831 Barnes av; QC; Feb3; May 19'13. nom

Barnes av (*), ws, 295 n Morris Park av, runs e30 to cl av xn25xw30xs25 to beg, land in bed of av; deed of cession; Paulina Schneider to City NY; B&S; Feb3; May 19'13. nom

Boston Post rd (*), ns, at swc land David Smith, runs sw along rd to land Jno Given & also runs to land of —— Staples, contains 10 862-1000 acres, Westchester; declaration &c as to sale of int in trust deed for $500; Jno W Russell to Michl J Kelly, ½ of ¼ pt, Apr5'09; May 22'13.

Bogart av, swc Brady av, see Brady av, swc Bogart av.

Brady av (*), swc Bogart av, 25x100; re mtg; N Y Trust Co to Morris Park Estates, a corpn, 25 Broad; QC; Apr24; May 21'13. 400

Brady av (*); same prop; re mtg; Van Nest Land & Impt Co to Fidelity Development Co, a corpn, 5 Nassau; QC; Apr 23; May21'13. nom

Evergreen av (*), es, 144 n Westchester av, 40x100; re-mtg; NY Trust Co to Pew Realty Corpn, 1029 E 163d; QC; May15; May20'13. nom

Newton av (13:3421), land lying in bed of st in front of lots 6 & 7, blk 2 map (No 1658), deed of cession; Herman A Wehmann to City NY; May8; May19'13. nom

Newton av (13:3421), same prop; re mtg; Herman Goetz to same; Jan2; May19'13. nom

Southern blvd (11:2959), nwc 176th, 57.10x116.7x50.6x145.5, owned by party 1st pt; also SOUTHERN BLVD (11:2959), ws, adj above on n, owned by party 2d pt; party wall agmt; Louis E Bates with P J Dwyer Bldg Co, Inc, a corpn, 906 E 176; May17; May20'13. nom

Southern blvd (11:3108), ws, 62.6 n 179th, strip, 0.8x29; re mtg; Germania Life Ins Co to Leo Co, 770 St Nicholas av; May12; May19'13. nom

Valentine av (12:3300), es, 104.8 n 194th, 40.4x71.7x40x67.5; agmt as to encroachment of south wall; Jno J Tully Co with City Mort Co, 15 Wall; May16; May19'13. nom

Valentine av (11:3144), es, 192.8 n 181st, a strip 0.1x117.9; re mtg; Annie Kimberly to Edw Goldschmidt, 307 W 76; QC; May21; May22'13. nom

Wallace av (*), es, 320 n Morris Park av, runs n25xw25 to cl of av xs25xe25 to beg, being land in bed of av; Regent Realty Co to Frank Villosio, 1832 Wallace av; QC; Jan31; May19'13. nom

Wallace av (*), es, 320 n Morris Park av, runs e5xn25xw30 to cl of av xs25xe25 to beg, land in bed of av; deed of cession; Frank Villosio to City NY; Jan31; May19'13. nom

Wallace av (*), es, 270 n Morris Park av, runs n25xw25 to cl of av xs25xe25 to beg, land in bed of av; Regent Realty Co to Alice Malahan, 1828 Wallace av; Q C; Feb17; May19'13. nom

Wallace av (*), es, 270 n Morris Park av, runs e5xn25xw30 to cl of av xs25xe25 to beg, land in bed of av; deed of cession; Alice Malahan to City NY; Feb17; May19 '13. nom

Wallace av (*), ws, 195 n Morris Park av, runs w5xn25xe30 to cl av xs25xw25 to beg, land in bed of av; deed of cession; Wilhelm Dufer to City NY; Jan31; May 19'13. nom

Wallace av (*), ws, 195 n Morris Park av, runs n25xe25xs25xw25 to beg, land in bed of av; Regent Realty Co to Wm Dufer, 1825 Wallace av; QC; Jan31; May19 '13. nom

Wallace av (*), ws, 170 n Morris Park av, runs n25xe25xs25xw25; land in bed of av; Regent Realty Co to Jno & Anthony Gatto, 1819 Wallace av; QC; Feb3; May19 '13. nom

Wallace av (*), ws, 170 n Morris Park av, runs w5xn25xe30 to cl Wallace av xs 25xw25 to beg, land in bed of av; deed of cession; Jno Gatto et al to City NY; B &S; Feb3; May19'13. O C & 100

Wallace av (*), ws, 170 n Morris Park av, runs w5 to ws Wallace av as on final map xn25xe5xs25, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb3; May19'13. nom

Wallace av (*), old es, 270 n Morris Park av, runs e5 to new es of av xn25xw5 xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb 17; May19'13. nom

Wallace av (*), old ws, 195 n Morris Park av, runs w5 to new ws xn25xe5xs25 to beg; re mtg; Regent Realty Co to City NY; QC; Jan31; May19'13. nom

Washington av (11:3058), sec 189th, runs s155.11 x e 123 x n 30.3xw12.2xn5xw 6.10 xn118.7 to ss 189th xw103.11 to beg, vacant; re mtg; Title Guar & Trust Co to Glengariff Constn Co, 991 E 167; Mar27; May19'13. 23,000

Wheeler av (*), ws, 110 n Westchester av, 160x100; re-mtg; American Real Estate Co to Mercury Realty Co, a corpn, 600 Prospect av; QC; Apr14; May20'13. nom

Williamsbridge rd (*), sec Saw Mill la, runs se800.7xe2,464.6xnw975 to lane xw— to beg, contains 40 acres (except part, see deed even date herewith); re judgt; Chas C Worthington to Central Building Impt & Investment Co, a corpn, 149 Church; May1; May17'13. nom

Interior lot (11:2958), 119 n 175th, midway bet Mohegan av & Vineyard pl & along an interior court; agmt as to retaining wall &c; Louisa H Schultz, 1899 Bathgate av with McEvoy & Koester Constn Co, a corpn, 906 E 176; May12; May20'13. nom

LEASES

Borough of Manhattan

MAY 16, 17, 19, 20, 21 & 22.

Broome st, 362-6 (2:479); asn Ls; Giovanni Malgieri to Jos E Zomnir, 331 E 34 & ano; May17; May19'13. nom

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[1]**Clinton st, 80-2** (2:348); cancellation of Ls; Mayer & Schneider Amusement Co to Martin J & Gustav Grossman, 3219 3 av, TRSTES &c Martin Grossman Estate; AT; May21; May22'13. nom

[1]**Church st** (1:61), ws, bet Dey & Cortlandt, two spaces on mezzanine fl of Cortlandt bldg; Hudson & Manhattan R R Co to the NY Fleischman Stores, a corpn, 500 5 av; space A for 10yf May1'13 & space B for 7yf May1'16; May19'13. $2,500 for 1st 3 yrs & thereafter 6,000 to 7,500

[1]**Delancey st, 6** (2:425); basement str; Sol D Berler to Jos Glassman, 327 Adams, Bklyn; 2yf May1; May19'13. 420

[1]**Duane st, 80** (1:154); ground fl, b & rear loft 2d fl; Francis Higgins to Lazarus Rothstein, 149 3 av, Bklyn; from May15 '13 to May1'18; May19'13. 3,200

[1]**Essex st, 156;** also STANTON ST, 121 (2:354); cor str & pt b; Jos Perlbinder & ano to Isidore Berger, 2 Clinton; 3yf May 1'13; 3yren at $1,680 & $1,740; May20'13; 1,500

[1]**Houston st, 208 E. & 1st st, 101 E** (2:428); 2d, 3d, 4th & 5th flrs; Louis Minsky to Gustav Hackauf, 208 E Houston; 5yf May1; May22'13. 1,380

[1]**Houston st, 308 E** (2:384); front & rear bldgs, except str & b; Emil Adler & ano to Lezer Senzer, 805-7 E 5; 3yf May1; May22'13. 1,550

[1]**Houston st, 329 E** (2:345), agmt as to extension of Ls from May1'13 to Apr30'15, on same terms as Ls recorded Sept19'11; Rund Realty Co to Saml Scheuer & Sarah Teitelbaum, 329 E Houston; Mar1; May21 '13. nom

[1]**Monroe st, 247** (1:266); all; Meyer Renkel to Aaron Burg, 135 Rivington; 5yf Nov 1'12; May20'13. 3,002

[1]**Norfolk st, 80** (2:352); front bldg; Simon Cohen to Max Saltzstein, 80 Norfolk; 5yf May1; May22'13. 2,400 & 3,000

[1]**Rivington st, 260** (2:334); all; Abram Geiger to Wolf Franzblau, 260 Rivington; 5yf Dec28'11; May19'13; Int on mtg for $25,000 at 5%, taxes, &c, & 1,200

[1]**Rose st, 18-20,** see William, 214-8.

[1]**Rutgers st, 54** (1:255); all; Mary Schulman to Celia Rothman, 149 Mad av; 2 3-12 yf Feb1'13; May21'13. 3,730

[1]**St Marks pl, 107½** (2:436); asn Ls; Jno Schenck to Anton Redling, 66 Av A; May 20'13. nom

[1]**Stanton st, 121,** see Essex, 156.

[1]**Union sq, 30** (3:871); str &c; Jno H Hicks et al to Alfred B Marx, 212 E 15; 3yf May1; May19'13. 3,600

[1]**Washington st, 834** (2:644); all; Thos P Lawless & ano to Fleming & Peters, Inc, 685 W 12; 1yf May1'13; 4yrs ren; May20 '13. 1,800

[1]**Waverly pl, 130,** see 6 av, 74.

[1]**William st, 214-8, & Rose st, 18-20** (1:120); 1st fl; Metropolitan Realty Co to American News Co, 11 Park pl; 5 8-12yf Sept1'09; May22'13. 3,000

[1]**William st, 214-8, & Rose st, 18-20;** entire 14th fl & Rose st end of 12th fl; same to M Rusling Wood, 91 Sussex av, East Orange, NJ; 4yf May1; May22'13. 7,250

[1]**William st, 214-8, & Rose st, 18-20;** 1st fl; American News Co to same; 2 5-12yf Dec1'12; May22'13. 2,100

[1]**1ST st, 101 E,** see Houston, 208 E.

[1]**5TH st E, nec Av A,** see Av A, 76.

8TH st E, nwc Av A, see Av A, nwc 8.

[1]**12TH st, 441-5 E** (2:440); str No 3; Francesco Di Carlo to Antonina Alotta, 441 E 12; fr May1'12 to Apr30'16; May22 '13. 300

[1]**12TH st, 709 E** (2:382); sur Ls; Harris Koplik to Jos Isaac, 51 E 97; AL; May 22'13. nom

[1]**13TH st E, nwc Av B,** see Av B, 216.

[1]**16TH st E, nec Av B,** see Av B, 275.

[1]**17TH st, 148 W** (3:792), ss, 160.6 e 7 av, 24.3x92; asn Ls; Fannie Greenberg to Geo Kirsten, 1013 Garden, Hoboken, NJ; mtg $12,000 & AL; May20; May21'13. nom

[1]**19TH st, 53 W** (3:821); all; Jno Stewart to Geo Groll, 213 E 18 & ano; from May 14'13 to May1'17; May19'13. 4,500

[1]**19TH st, 344 W** (3:742), all; Anna A Rogers to Otto Kampmier, 344 W 19; 5 yf Oct1'13; May17'13. 1,200

[1]**23D st, 351-3 E;** also 1ST AV, 393 (3:929); str, back room & b; Mary L Day et al to Hyman Rosenson, 195 Av B; 10yf Mar 1'13; May20'13. 1,200 to 1,800

[1]**27TH st, 166 W** (3:802); e str; Patk Martin to Sam Cohen, 302 7 av; 3yf May1; May 19'13. 432 & 480

[1]**28TH st, 3-5 E** (3:858); str & b; Max Raymond & ano to Manhattan Ribbon Co, a corpn, 96 Prince; 5 7-12yf July1'13; May 21'13. 5,000 & 5,250

[1]**28TH st, 303 W** (3:752); consent to asn Ls; Marie M I de Courval to Wm H Archibald, 433 W 23, & Jno F Baber, 6 W 24; May10; May22'13.

[1]**28TH st, 303 W;** asn Ls; Jno F Baber to Wm H Archibald, 433 W 23; AT; AL; May10; May22'13. nom

[1]**39TH st, 334 E** (3:944); sur Ls; Peter McHale to Patk & Michl J McCauley, 336 E 39; Aug15'12; May16'13. nom

[1]**42D st, 261-3 W,** see 8 av, 660.

[1]**42D st W, swc Bway,** see Bway, swc 42.

[1]**42D st W, sec 10 av,** see 10 av, 572-4.

[1]**43D st W, nec 8 av,** see 8 av, nec 43.

[1]**46TH st, 24 W** (5:1261); asn ls; Jno G Hynds to Therese Hynds, 24 W 46; Apr 2; May22'13. nom

[1]**46TH st, 64 W** (5:1261), leasehold; agmt as to alterations, &c, & each of parties to hold ½ int in premises; Sidney P Henshaw with Bertha Holland, 412 Suydam, Bklyn; May12; May20'13. nom

[1]**46TH st, 106 W** (4:998); all; Edith Salinger to Max & Morris Kessler, 120 W 44; 10yf Sept1'13; May19'13. 1,800 to 2,300

[1]**46TH st, 218-20 W** (4:1017); all; Kate Bissell to Thos S McLane, 47 E 80; 2 11-12 yf June1'13; May16'13. 6,000

[1]**48TH st, 166 W** (4:1000), all; Lottie S Fischer et al to Maurice Herrmann; 3y f June15'13; May17'13. 1,700

[1]**50TH st W, nwc 9 av,** see 9 av, nwc 50.

[1]**51ST st W** (4:1108), s ½ pier at foot W 51st, N R, with wharfage right &c; City of NY by Comr of Docks to Edw Coykendall at Kingston, NY EXR S D Coykendall; 10yf Aug10'13; May19'13. 4,730

[1]**53D st W, nwc 9 av,** see 9 av, 801.

[1]**60TH st E** (5:1474), ss, & E R pier at inner end, runs e130xn18xw135xs18 to beg, with rights to entire ss of pier; City NY to Bradley Impt Co, a corpn, 1 Mad av; 5yf Mar22; May16'13. 15,400

[1]**64TH st, 120 E** (5:1398), ss, 210 w Lex av, 20x100.5; asn ls; Aledo Realty Co to Helen Henderson, 120 E 64; Apr23; May 22'13. nom

[1]**85TH st E, sec 2 av,** see 2 av, sec 85.

[1]**86TH st E, swc Lex av,** see Lex av, 1278.

[1]**89TH st, 103 E** (5:1518); agmt cancelling Ls; Edmund D Broderick, 1342 Lex av with Bertha Roth, 103 E 89 ADMRX &c P Marcus Roth; May15; May16'13. nom

[1]**90TH st E, nwc 3 av,** see 3 av, 1604.

[1]**96TH st W, swc Bway,** see Bway, swc 96th.

[1]**103D st, 102-10 E** (6:1630); two bldgs; all; Golde & Cohen to Bernhard Susser, 108 E 103; from June15'11 to Apr30'15; May 20'13. 8,760

[1]**103D st, 102-10 E** (6:1630); sur Ls; Bernhard Susser to Golde & Cohen, a corpn, 223 Wooster; May8; May21'13. nom

[1]**103D st E, nwc 3 av,** see 3 av, 1868.

[1]**103D st W, sec West End av,** see West End av, 878.

[1]**106TH st, 227 E** (6:1656), asn Ls; Frank P Lore to Liborio Governali, 231 E 106; Aug15'12; May20'13. nom

[1]**106TH st, 227 E** (6:1656); all; Benj J Weil to Frank B Lore, 1557 Fulton av; 5yf June1'11; May20'13. 2,000 & 2,100

[1]**111TH st, 222 E** (6:1660), all; Frank Carullo to Candida Granito, 2071 1 av; 3 9-12yf May1; May17'13. 1,200

[1]**111TH st, 308-10 W** (7:1846), ss, 185 e Manhattan av, 37.6x106.2; all; Faultless Constn Co to Jos Shenk, 62 W 107; 3yf May1; May20'13. 5,000

[1]**111TH st, 312-14 W** (7:1846), ss, 185 w 8 av, 37.6x106.2; all; Faultless Constn Co to Jos Shenk, 62 W 107; 3yf May1; May 20'13. 5,000

[1]**112TH st, 10 W** (6:1595); all; Goodman Levy et al to Morris Gold; 3yf Apr1; May 20'13. 3,200

[1]**112TH st, 212 W** (7:1827), 3-sty bs dwg; Alphonse Sterckx to David B Freundlich, 212 W 112; 4 4-12yf June1'12; 2yren; May17'13. 1,000

[1]**113TH st, 357 E** (6:1685); str & b; Donato Bracco et al to Gaetano De Angelis, 357 E 113; 5yf May1; May22'13. 600

[1]**113TH st, 79 W** (6:1597); all; Jeannette E Downey to Morris Weiss, 22 Rutgers; 5yf May1; May19'13. 900

[1]**114TH st, 108-10 E** (6:1641); all; Rosa Felenstein to Asher D Berkelhamer, 35 E 110; 4yf Dec1'12; May16'13. 4,500

[1]**114TH st, 351 E** (6:1686); double str; Di Benedetto Realty Co to Frank Nigro, 351 E 114; 5yf May1; May19'13. 720 & 840

[1]**115TH st, 419 E** (6:1709), w str; Michelino V Bove to Florigi Inversa, 419 E 115; 3yf May1'12; May16'13. 180

[1]**117TH st, 452 E** (6:1710); sobrn of Ls to mtg for $9,000; Harriet Cohen et al owners & Carmela Madonna lessee to Moses Cohen, 805 St Nicholas av; May12; May21 '13. nom

[1]**125TH st, 371 W** (7:1952), str & b; Clara Kinsman to Jno Baumann, 377 W 125; 5yf May1; May20'13. 1,100 & 1,200

[1]**148TH st W, sec Ams av,** see Ams av, 1775.

[1]**153D st W, swc 8 av,** see 8 av, swc 153.

[1]**172D st W, swc Ams av,** see Ams av, sw c 172d.

[1]**181ST st, 608 W,** see St Nicholas av, swc 181st.

[1]**Av A, 76** (2:401), nec 5th; all; Jos Burger to Wolf Kimerman, 421 E 6; from June15'13 to May1'17; with privilege of extension to May1'18; May20'13. 2,500

[1]**Av A** (2:436); nwc 8th; asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; Apr15; May21'13. nom

[1]**Av A** (2:436), nwc 8th; asn Ls; Selig Falk to Wm Sudbrink, 760 St Anns av; AT; Apr15; May21'13. nom

[1]**Av B, 106** (2:402); n str & b; Edw Hanigan to Eugene Ruttkay, 106 Av A; 5yf May1; May20'13. 720

[1]**Av B, 167** (2:393); str fl & pt b; Marie Geller EXTRX Nich Geller to Chas Modry, 167 Av B; 5yf Jan1'14; May16'13. 1,200

[1]**Av B, 216** (2:407), nwc 13th; cor str &c; Ellen V Dollard to Saml Kampel, 88 Av B; 5yf Oct15'15; May19'13. 900 to 996

[1]**Av B, 216** (2:407), nwc 13th; asn Ls; Saml Kampel to Wm Kampel, 347 E 10; May16; May19'13. nom

[1]**Av B, 216;** asn Ls; Wm Kampel to Max Goldstein, 337 E 69 & Henry Wohlstadter, 404 E 6; May16; May19'13. nom

[1]**Av B, 275** (3:984), nec 16th; cor str; Selma Alexander to Hyman Rosenson, 195 Av B; 5yf Nov1'12; May22'13. 900

[1]**Amsterdam av, 63** (4:1134); s str & c; Jacobina Young to Jno Blume; 3yf May1; May19'13. 840 & 900

[1]**Amsterdam av, 95** (4:1135), s str fl & n pt in rear of 93 Ams av; Wm H Gentzlinger to Max Ravich, 95 Ams av; 5yf May1; 5yren; May17'13. 1,080 & 1,140

[1]**Amsterdam av, 1775** (7:2062), sec 148th, str, 25x48 & pt b; Ludwig Ratz to Morris D Nelson, 1775 Ams av; 5yf; May1; May 17'13. 2,000

[1]**Amsterdam av** (8:2128), swc 172d, (No 500 W); asn Ls; Michl Cassidy to Daniel T Kelly, 501 W 172; May3; May17'13. O C & 100

[1]**Bowery, 168** (2:478); asn Ls; Adolph Smith & ano to Lobel Theatre Co, Inc, 168 Bowery; May16; May19'13. nom

[1]**Broadway, 308** (1:156), es, 25 n Duane; all; Jno L Tonnele TRSTE Jno Tonnele, decd, for Rebecca T Gay to Max Verschleiser, 663 Tinton av; 3 9-12yf May1'14; May 19'13. 6,000

[1]**Broadway, 308;** agmt as to renewal or extension of above Ls for 5 yrs on same terms; same to same; Feb7; May19'13. nom

[1]**Broadway, 308;** same prop; all except small store room in b; Max Verschleiser to Max Bloch, 882 Jennings & ano; from June1'13 to Feb1'18, with rights to ren of 5 yrs as above; May19'13. 6,000

[1]**Broadway, 1465** (4:994), swc 42d, space in b, sub b & 7th fl; also agmt as to surrender & cancellation of Ls dated Oct8'12; Godair-Wimmer Bldg Co by its receiver Kenneth McEwen to Michaud Catering Co, Inc, a corpn, on premises; 17yf May1; May16'13. 22,500 to 30,000

[1]**Broadway** (4:1243), swc 96th, s loft; Jesse W Ehrich et al to Boschen & Cleary, 2555 Bway; 5yf Oct1'12; May17'13. 2,400

[1]**Lexington av, 1278** (5:1514), swc 86th; str & b; Elias Gussaroff to Julius Grube, 933 2 av; 5yf July1'13; May16'13. 3,600 & 5,000

[1]**Lexington av, 1753** (6:1636); 4-sty bldg; Sarah Bird to Jonas Goldsmith, 1751 Lex av; 3yf May1; May22'13. 660

[1]**Lexington av, 1829** (6:1641), cor str & pt c; Louis A Ebling to Albt Fensterer, 212 W 184; 5yf May1; May21'13. 1,380 to 1,560

[1]**Lexington av, 1829** (6:1641); asn Ls; Albt Fensterer to Ebling Brewing Co, 760 St Anns av; Mar22; May21'13. nom

[1]**Madison av, 1767** (6:1621); asn Ls; Jacob M Strauss auctioneer to Jas D Freeman, 309 W 138; all R. T & 1 of Frank Rosett; May1; May16'13. nom

[1]**Madison av, 1767;** asn Ls; Jas D Freeman to Chas Kranz & ano, 1767 Mad av; AT; May5; May16'13. nom

[1]**Madison av, 1767;** asn Ls; Chas Kranz & ano to Arthur Jost, 159 E 129; May9; May 16'13. nom

[1]**St Nicholas av** (8:2162), swc 181st, (No 608); 1st fl; Gustavus L Lawrence to Elias A Cantor, 1900 Lex av; 4 4-12yf May15; May22'13. 5,500.08

[1]**West End av, 878** (7:1874), sec 103d; all; Lillian Sims to Moritz Eisner, 90 West; 3y & 4½ mos f May15; May20'13. 4,800

[1]**1ST av, 393,** see 23d, 351-3 E.

[1]**1ST av, 2241** (6:1687); basement; Vincenzo Manzione to Gennaro & Giovanna Bruno; 2yf May1; May19'13. 360 & 420

[1]**2D av, 23-7** (2:457), ws, 33.4 n 1st, 50x 75; all; Lydia A Carll et al heirs &c Geo W Edwards to Abr B Minsky, 224 E 15 & ano; 21yf June1'13; May19'13. Taxes &c & 3,600 to 4,200

[1]**2D av, 23-7** (2:457), ws, 33.4 n 1st, 50x 75; asn ls; Abr B Minsky et al to Wm Rosenberg, 71 E 4; May8; May19'13. nom

[1]**2D av, 193-5** (2:468); all; Jos Hahn to Lottie Schechter, 57 2 av; 5yf Mar1; May 22'13. 9,600

[1]**2D av, 920** (5:1341), str & b; Chas Polifeme to Chas Stern, 138 E 48; 3yf May 1; May16'13. 564

[1]**2D av, 2146** (6:1682); str fl & b; Geo Leinecker to Jno Preuss, 162 E 111; from May19'13 to Apr30'16; 5y ren; May20'13. 1,200

[1]**2D av** (5:1547), sec 85th; asn Ls; David Shaughnessy to Cornelius D O'Sullivan, 224 E 67; mtg $——; May19'13. nom

[1]**3D av, 39** (2:465); asn Ls; Thos Lee to Jno Dunn, 433 W 46; mtg $2,500; May21; May22'13. nom

[1]**3D av, 1604** (5:1519), nwc 90th; cor str &c; Fredk H Schacht to Danl Bacon, 1868 3 av; 5yf May1; May20'13. 2,000

[1]**3D av, 1868** (6:1631), nwc 103d; all; Minnie Hoppe EXTRX Geo Hoppe to Danl Bacon, 1868 3 av; 5yf May1; May20'13. 3,000

[1]**3D av, 2376** (6:1777), n pt of str; heirs of Jas Ayer by Richd F Green, agent to Harry Golding, 20 W 120; 10yf May1; May 19'13. 480 & 600

[1]**6TH av, 74, & Waverly pl, 130** (2:552); asn Ls; Fredk Prax to Arthur Jost, 157 W 129th; May21; May22'13. nom

[1]**6TH av, 74, & Waverly pl, 130** (2:552); all; Saml A & Edw Goldschmidt, TRSTES Saml B H Judah, to Fredk Prax, on premises; 3yf May1'17; May22'13. 3,900

[1]**6TH av, 608** (3:837); 2d fl loft; Arnholt Realty Co to Geo Psarras, 608 6 av & ano; 4yf May1; May21'13. 1,080

[1]**7TH av, 719** (4:1000); asn Ls; Jno H Martin to Marion E Martin, 719 7 av; mtg $7,092; May2; May22'13. nom

[1]**8TH av, 205** (3:744), nws, 25x100, the land; Casimir deR Moore to Laura M Moore, widow, 960 Park av; from Apr14 '13 to May1'32; option of renewal; May 20'13. taxes &c & 1,220

[1]**8TH av, 660** (4:1014); also 42D ST, 261-3 W; ½ pt of above premises; Julia A Treacy to Edmund Sens, Rye, NY; 15yf May1; May19'13. 8,000 & 9,000

[1]**8TH av, 660;** also 42D ST, 261-3 W, 20x 100; ½ pt; Richd S Treacy et al to Edmund Sens, at Rye, NY; 15yfMay1; May 19'13.

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[1]**8TH av** (4:1015), nec 43d, front pt cellar, 14x5, with privilege of fruit stand in front; Edw Weissberger to Kalman Lefkowitz, 63 Av C; 5yf May1; May16'13. 300 & 360

[1]**8TH av** (7:2046), swc 153d; str, b & adj basement; Margt C Daly to Edw H Terp, 300 W 153; 2yf Oct1'15; May19'13. 1,800

[1]**9TH av** (4:1060), nwc, 50th; str fl; Diedrich H Hamje & ano EXRS &c Jno Tietjen to Francis R Burns, 238 W 106; 5yf May1; May21'13. 2,490

[1]**9TH av, 801** (4:1063), nwc 53d; str & pt b; Jno T Nagle to Harry Golding, 20 W 120, 4 10-12yf July1'13; May19'13. 1,500 & 1,800

[1]**10TH av, 572-4** (4:1051), sec 42d; all; Sumner Gerard TRSTE Heyward Cutting to Jno O'Reilly, 50 Cathedral pkwy; 10yf May1; May19'13. taxes, &c, & net 5,200 & 5,500

[1]**Bulkhead, E R** (5:1475), at ss 61th, runs sw305 to pt 2.6 n from ss 63d, —x—; also space behind bulkhead for grain elevator, malt house, scales, platform, &c; City NY to American Malting Co, a corpn, foot E 63; from June1'12 to Dec31'19; May 16'13. 3,371.75

[1]**Harlem River** (8:2183), 359 ft of bulkhead with a return of 80 ft at outer end of Sherman's Creek, with wharfage rights &c; City NY to United Electric Light & Power Co, a corpn, 1170 Bway; 10yf Feb 1; May16'13. 2,000

LEASES.

Borough of the Bronx.

[1]**Canal pl, nwc 138th,** see 138th st E, nw c Canal pl.

[1]**138TH st E** (9:2340), nwc Canal pl, pt str fl, 20x50, also pt b, 20x25; Wm C & Geo A Reeber to Jno Schenck, 508 E 163; 5yf May1; May19'13. 1,200

[1]**149TH st, 691 E** (10:2623), nec Trinity av; str fl, c & 2d fl; Eliza Miller to Bronx Seltzer Mfg Co, a corpn, 691 E 149; 5yf May1'13; 5yren at $900; May16'13. 720 & 900

[1]**184TH st, 563-5 E,** see 3 av, 4428.

[1]**189TH st E, see Hughes av,** see Hughes av, sec 189.

[1]**Arthur av, 2428** (11:3077), str & b; Antonita Penna to Wm Sudbrink, 760 St Anns av; 3yf May1; May21'13. 600

[1]**Arthur av, 2428** (11:3077); asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; May20; May21'13. nom

[1]**Bronxdale av (*),** sws, 239 nw Muliner av, str, fl & pt c; asn ls; Lydia C Thorman & ano to Westchester County Brewing Co, Mt Vernon, NY; Sept12'12; May22 '13. nom

[1]**Cauldwell av, 712-26** (10:2628), 5 bldgs, all; Jonas Weil & ano to Jacob Wiegan, 206 W 148; 3yf May1; May17'13. 14,500

[1]**Hughes av** (11:3076), sec 189; asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; May20; May21'13. nom

[1]**Hughes av** (11:3076), sec 189th, str & front c; Durbar Realty Co to Wm Sudbrink, 760 St Anns av; 10yf July1'13; May 21'13. 1,020 & 1,200

[1]**Prospect av, 878** (10:2690); s str & pt c; Walter Wilkens to Isaac Goldberg, 2 W 115; 5yf Aug1'12; May22'13. 1,100 & 1,200

[1]**St Anns av, 168** (10:2548); str; Adolph H L Kuver to Hyman Blachinsky, 542-4 E 135; 3yf May1; May22'13. 480

[1]**Trinity av, nec 149th,** see 149th, 691 E.

[1]**Washington av, 1570** (11:2912); cor str & pt b; Julius Fowl to Wm S Reh & Isidor Zaretsky, on premises; fr Sept 1'11 to Apr30'16; May22'13. 1,320 & 1,440

[1]**Webster av, 1818-24** (11:2900), all; Prudence S Ketterer to Chas D Stillman, 702 St Marks av (?) Bklyn; 4yf May1; May 17'13. 3,000 & 3,300

[1]**Westchester av, 791** (10:2655), nws, 306.2 ne Tinton av, 26x81; all; Wm Oppenheim agent to Abr Baumgart & Sarah Price, both at 1022 Hoe av; 5yf Nov1'12; re recorded from Mar18'13; May20'13. 2,500 to 4,000

[1]**Westchester av, 791;** asn Ls; Abr Baumgart & Sarah Price to Bessie Zimet, 1122 Clinton av; Mar17'13. nom

[1]**Westchester av, 791;** asn Ls; Bessie Zimet to Jno Olt, 34 Convent av et al; May 19; May20'13. nom

[1]**Willis av, 229** (9:2300); s str; Cath Jackson to Benj Schlenoff, 84 Delancey; 4 11-12 yf June1'13; May16'13. 660 to 780

[1]**3D av, 3368** (10:2608); cancellation of Ls; Maurice Myers to Chas Jiran, 152 Union pl; May17; May20'13. 100

[1]**3D av, 4428;** also 184TH ST, 563-5 E (11:-3054); all; Jno Diming to Saml Besthoff, 563 E 184; 5yf May1'13; 5y ren; May16'13. 1,200

MORTGAGES.

Borough of Manhattan.

MAY 16, 17, 19, 20, 21 & 22.

[m]**Allen st, 152** (2:416), es, 75 n Rivington, runs e22.4xs0.6xe21.9xn0.6xe43.5xn26.6x w 87.6 to st xs26.6 to beg; May19'13; due, &c as per bond; Louis Herman, 152 Allen, to Abr Schwarz, 165 E 64. 21,000

[m]**Allen st, 152** (2:416), es, 75 n Rivington, —x—; sobrn agmt; May7; May20'13; Fanny Schwarz with Abr & Frida Schwarz, 165 E 64. nom

[m]**Allen st, 156** (2:416), es, 75 n Rivington, —x—; sobrn agmt; May7; May20'13; Fredk D Weekes with same. nom

[m]**Batavia st, 14** (1:111), ns, 133.1 w James, runs n62.6xw26xs2.7xw25.11xs19.3 to New Chambers (Nos 71-3), xse54.11 to Batavia xe14.6 to beg; PM; May16; May17'13; 3y 5%; Theresa Poggi to B Aymar Sands, 58 W 48 et al trstes Saml S Sands. 15,000

[m]**Cannon st, 10** (2:326); ext of $22,000 mtg to Nov29'16 at 5%; May7; May21'13; Maria S Heiser with Saml Werner, 316 W 94. nom

[m]**Charles st, 12** (2:621), ns, 162.1 e Bleecker, 20x94.11x20x95; May19; May20'13; due, &c, as per bond; Silvestro Montresor to Title Guar & Trust Co. 7,500

[m]**Chrystie st, 135-7** (2:424), ws, 140 n Broome, 46.8x100; May16'13; 5y5% to May 16'15 & 4½% thereafter; Max Cohen, 35 W 110, to Emigrant Indust Savings Bank. 49,000

[m]**Clinton st, 36-8** (2:349); agmt as to share ownership in mtg; May21'13; Saml Schnaper with Leon Pizer. nom

[m]**Clinton st, 99** (2:348), ws, 250.8 s Rivington, 25.4x100; ext of $19,000 mtg to May13'18 at 5% & consolidation of $5,000 mtg with said mtg for $19,000, making one mtg for $24,000; May13; May20'13; East River Savvs Instn with Emanuel Isaac, 1864 7 av. nom

[m]**Clinton st, 199-201,** see East Bway, 219.

[m]**Duane st, 14,** see New Chambers, 2.

[m]**East Broadway, 219** (1:285), swc Clinton (Nos 199-201), 24x87.6; May21'13; 5y4½%; Thos Sheils to Citizens Savgs Bank, 56 Bowery. 50,000

[m]**East Broadway, 283** (1:287), ss, 228.9 e Montgomery, runs s75.4xe3.2xs5.3xe3.10xs 5.2xe10.3xn85.10 to East Bway xw20 5 to beg; May21'13; 5y4½%; Jno L Sheils to Citizens Savgs Bank, 56 Bowery. 10,000

[m]**Elizabeth st, 228** (2:507), es, abt 75 n Prince, 20x93.1x23.3x95.1; pr mtg $8,000; May14; May16'13; due, &c, as per bond; Liborio Battaglia, Salvatore Spitaleri & Nicolo La Gattuta to Harry Lederman, 21 Spring. 3,000

[m]**Exterior st, swc 72d,** see 72d, 534-8 E.

[m]**Hamilton ter, 44** (7:2050), ws, 460 n 141st, 18x100; May19'13; due, &c, as per bond, Grace T Abell to Harlem Savings Bank, 124 E 125. 9,000

[m]**Henry st, 186** (1:276), ss, 245.4 w Clinton, 25.4x100x25.3x100; May22'13; 5y4½%; Arthur M Mundt to German Savgs Bank, 157 4 av. 25,000

[m]**Ludlow st, 14** (1:297), es, 124.3 n Canal, 32.4x87.4x32.4x86.10; PM; May21'13; due Nov1'14; 5%; Frank C Rose to Bway Savings Instn of City NY, 5-7 Park pl. 51,000

[m]**Maiden la, 130-4,** see Water, 152.

[m]**Mercer st, 79** (2:485), ws, 201.6 n Broome, 24.6x100x25x100, with any gores on n or ws; May21; May22'13; due May 9'18, 5%; Convent Park Constn Co, a corpn, to Church of the Holy Communion, a corpn, 328 6 av. 24,000

[m]**Mercer st, 79;** certf as to above mtg; May21; May22'13; same to same.

[m]**Mulberry st, 163** (2:471), ws, 100.4 n Grand, 25x98.4x24.11x102.11; PM; May15; May16'13; 3y5%; David Zuckerbrod to NY Trust Co, 26 Broad. 28,000

[m]**New Chambers st, 2, & Duane st, 14** (1:121); leasehold; agmt as to sale of lager beer, ales & porter brewed by party 2d pt; payment of $125 per month for 1st 10 yrs & 100 per month for 2d 10 yrs; Apr30; May22'13; installs, —%; Berg Cafe & Hotel Co (Inc), a corpn, with Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn. nom

[m]**New Chambers st, 71-3,** see Batavia, 14.

[m]**Norfolk st, 80** (2:352); sal Ls; May20; May22'13; demand, 6%; Max Saltzstein to Congress Brewing Co (Ltd), 169 Meserole, Bklyn. 1,300

[m]**Ridge st, 54** (2:342); ext of two mtgs aggregating $29,000 to Apr23'18 at % as per bond & certf as to payment of $745 int on a/c of said mtgs; May16; May17 '13; Jno McConaughy with whom it may concern. nom

[m]**Rivington st, 70** (2:416); agmt that mtg for $3,500 & one for $5,000 to be assigned by Isidor Leibowitz to Jacob Hauben shall be superior in lieu to any & all mortgages herein mentioned which the said Isidor Leibowitz may become the owner of by assignment to him or any other person on his behalf; May 15; May20'13; Michl Karp with Isidor Leibowitz & Jacob Hauben. nom

[m]**Rivington st, 231** (2:338), swc Willett (Nos 73-5), 25x63; May7'13; 5y4½%; Adolf Jabloner to German Savings Bank, 157 4 av; corrects error in issue May10 when date was omitted. 20,000

[m]**State st, 3** (1:9), ns, abt 55 w Whitehall, 27x100.3x25.11x100.3; also LOT adj lot on State st, adj Hy Overing at nwc land conveyed by Isaac Bronson to Henry Overing by deed recorded Feb11, 1799 in L56, c p 164, runs n abt 30xe13.8xs30xw11.9 to beg; PM; May19'13; 5y5%; Gertrude A Vanderbeck to Harry C Overing, 35 Lake av, Yonkers, NY. 65,000

[m]**Warren st, 89-91** (1:132), ss, 51 e Greenwich, 47x25; May14; May16'13; due, &c, as per bond; Jno J McBride, 1205 8 av, Bklyn, to Irving Savings Instn, 115 Chambers. 10,000

[m]**Water st, 152** (1:39), swc Maiden la (Nos 130-4), 21.6x62x21.3x62; PM; May20'13; 3y 5%; Edw A Hannan, 334 E 17, to Edwin A Cruikshank, 438 Wash av, Bklyn. 26,000

[m]**Willett st, 73-5,** see Rivington, 231.

[m]**William st, 130** (1:77), es, 105.5 s Fulton, runs s24.8xe161.1xne49.11xw39.10xsw 25.2 to ss of an alleyway xw123.3; all title to said alley, being known as No 130 & rear part of 132 William, & also all the residue of a term of 961 yrs from May1, 1842 in that part of premises which lies in rear of 132 William st; PM; May 19; May20'13; due, &c, as per bond; Stanley A Cohen to Title Guar & Trust Co. 80,000

[m]**3D st, 279-83 E** (2:373), ext of $66,000 mtg to May8'16 at 5%; Apr3; May20'13; Henry De Forest Weekes & ano exrs Benigno S Suarez with Helen A Greene. nom

[m]**4TH st, 256 E** (2:386), 24.9x97; ext of $1,000 mtg to June1'14 at 6%; May17 '13; Jos Fishman with Leon Ackerman, 256 E 4. nom

[m]**11TH st, 38 W** (2:574), ss, 485.6 e 6 av, 21.8x94.10; PM; May19'13; 3y5%; Oreste Unti, 78 W 11, to Leavitt J Hunt, 119 W 45, & ano trstes. 21,000

[m]**12TH st, 701 E,** see Av C, 198.

[m]**13TH st, 237 W** (2:618), nes, 450 w 7 av, 25x103.3; May21'13; 3y4½%; Henry Gucker to Bowery Savgs Bank, 128 Bowery. 16,000

[m]**19TH st, 241 E** (3:900), nes, 116.6 nw 2 av, 16.6x92; PM; May20'13; 3y5%; Allicia Spence, Harry J Gogin & Jennie A Kelly, Far Rockaway, NY, to Jos A Schneider, 114 West Saratoga, Baltimore, Md. 5,000

[m]**20TH st, 162 W** (3:795), sws, abt 75 e 7 av, 23x93 10; May21'13; 5y4½%; Jos Solomon to Bowery Savgs Bank, 128 Bowery. 15,000

[m]**21ST st, 206-8 W** (3:770), ss, 94.5 w 7 av. 47.3x102.3x50.4x101; May20'13; due, &c, as per bond; Alvah H Doty to Union Dime Savings Bank, 701 6 av. 27,000

[m]**26TH st, 219 E** (3:907), ns, 235 e 3 av, 25x98.9; May21'13; 3y4½%; Henry Gucker to Bowery Savgs Bank, 128 Bowery. 14,000

[m]**27TH st, 519 W** (3:699), ns, 250 w 10 av, 25x98.9; pr mtg $18,000; May16'13; due July 1'14, 6%; Edw Fisher, Trenton, NJ, to Bertha M Ryan, 507 W 186. 1,500

[m]**28TH st, 17-21 W,** see Bway, 1178.

[m]**32D st, 22-4 W** (3:833), ss, 325 w 5 av, 50x98.9; also 32D ST, 26 W (3:833), ss, 375 w 5 av, 25x98.9; pr mtg $——; Apr21; May17'13; demand, 6%; Midwest Realty Co to Pacific Bank, 74-6 Mad av & ano. 22,500

[m]**32D st, 22-4 W;** also 32D ST, 26 W; certf as to above mtg; Apr21; May17'13; same to same.

[m]**32D st, 26 W,** see 32d st, 22-4 W.

[m]**33D st, 151 E** (3:889), ns, 148 e Lex av, 20x98.9; pr mtg $15,000; May15; May16'13; 3y6%; Axel O Ihlseng to Magnus C Ihlseng, 252 E 18, Bklyn. 1,000

[m]**35TH st, 131-7 W** (3:811), ns, 350 e 7 av, 75x98.9; bldg loan; May21; May22'13; due Mar1'18, 6% until completion of bldg & 5½% thereafter; The McMorrow Engineering & Constn Co to Metropolitan Life Ins Co, 1 Mad av. 385,000

[m]**35TH st, 131-7 W;** certf as to above mtg; May21; May22'13; same to same.

[m]**36TH st, 161 E** (3:892), ns, 100 w 3 av, 20x98.9; May16'13; 3y5%; Mary M Raborg to Lawyers Mort Co, 59 Liberty 20,000

[m]**37TH st, 114 E** (3:892), ss, 160 w Lex av, 20x98.9; May8; May21'13; due &c as per bond; Norman Johnson to Title Guar & Trust Co. 20,000

[m]**40TH st, 108 W** (3:815), ss, 150 w 6 av, 25x98.9; PM; May17; May20'13; 3y5%; Edw W Browning to Caroline M Eager, 1099 Beacon. 40,000

[m]**40TH st, 204 W** (3:789); ext of $10,000 mtg to Apr22'18 at 5%; May8; May22'13; Lawyers Mtg Co with Sundel Hyman. nom

[m]**40TH st, 326 W** (3:763), ss, 400 w 8 av, 25x98.9; May21'13; 3y5%; Arnold H Ellis, Willsborough, NY to NY Trust Co, 26 Broad. 10,000

[m]**43D st, 144-58 W,** see Bway, 1482-90.

[m]**45TH st, 126 E** (5:1299), ss, 18.9 e Lex av, 18.9x70; May19; May21'13; due &c as per bond; Miami Minturn, Indianapolis, Ind to Title Guar & Trust Co. 7,000

[m]**45TH st, 145 E** (5:1300), ns, 200 w 3 av, 20x100.5; May19'13; due, &c as per bond; Jno Conville to Jno F Maher, 2093 Tiebout av. 2,500

[m]**46TH st, 45 W** (5:1262), ns, 390 e 6 av, 20x100.5; May21'13; due &c as per bond; Emily L Southack & Jno G Agar trstes under deed of trust to Title Guar & Trust Co. 20,000

[m]**46TH st, 45 W;** sobrn agmt; May21'13; Jno G Agar trste under deed of trust with same. nom

[m]**46TH st, 77 W,** see 6 av, 814.

[m]**47TH st, 5 E** (5:1283), ns, 150 e 5 av, 25 x100.5; PM; May20'13; 3y, % as per bond; Henry G Trevor, Southampton, LI, to Farmers Loan & Trust Co, 22 Wm. 80,000

[m]**50TH st, 223 E** (5:1324), ns, 245 e 3 av, 20x90; pr mtg $3,500; May16; May17'13; due June16'13, 6%; Eliz Geoghegan to Henry de Forest Baldwin, 133 E 65. 1,000

[m]**50TH st, 323 E** (5:1343), ns, 255 e 2 av, 20x76.4x20x76.8; PM; May21; May22'13; 2y6%; Jno G McTigue, 324 E 50, to Saml Hauser, 323 E 50. 2,500

[m]**53D st, 143-7 E** (5:1308), ns, 117.10 e Lex av, 53.6x100.5; pr mtg $92,500; May 16; May19'13; due Nov16'13, 6%; P J Groll Constn Co, 143 E 53, to Estates Mort Securities Co, 160 Bway. 3,600

[m]**53D st, 143-7 E;** certf as to above mtg; May16; May19'13; same to same.

[m]**54TH st, 114-6 E** (5:1308), ss, 165 e Park av, 49x100.5; ½ part; May16; May 17'13; due, &c, as per bond; Kate Bohlen to Augusta H Meyer, Freehold, NJ, & ano trstes for Augusta H Meyer will Herman Bohlen. 7,100

[m]**54TH st, 114-6 E;** ½ pt; May16; May 17'13; due, &c, as per bond; Augusta H Meyer, Freehold, NJ to same. 17,000

[m]**54TH st, 114-16 E** (5:1308), ss, 165 e Park av, 49x100.5; May16'13; 3y5%; Augusta H Meyer, Freehold, NJ & Kate Bohlen to Emigrant Indus Savings Bank. 8,000

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m**55TH st W** (4:1065), ns, 300 w 9 av, runs w200xn100.5xe125xn31.3xe75.7xs 122.2 to beg, bldg loan; May20'13, 1y6%; Isaac A Hopper Inc, a corpn, to Union Mort Co, 100 Bway. 300,000

m**55TH st W** (4:1065); same prop, certf as to above mtg; May19; May20'13; same to same. ——

m**56TH st, 58 W** (5:1271); ext of $35,000 mtg to May1'16 at 4½%, May5, May16'13; Henry Burden trste Henry Burden with Philip D Kerrison. nom

m**58TH st, 331 W**, see 59th, 316-24 W.

m**50TH st, 316-24 W** (4:1049), ss, 375 e 9 av, 100x100.5; also 58TH st, 331 W (4:1049), ns, 396.5 w 8 av, 21.5x100.5; pr mtg $118,000; May14; May16'13; 3y6%; Wm R Hearst, 340 W 86 to Eugene S Benjamin, 1019 Mad av. 102,000

m**66TH st, 425 E** (5:1461); ext of $2,500 mtg to June10'16 at 6%; May12; May22'13; Saml Raisler with Katti & Saml Jacobs, 54 St Marks pl. nom

m**70TH st, 32 E** (5:1384), ss, 125 e Mad av, 25.6x100.5; May16'13; 3y, % as per bond; Laura K Bayer to Farmers Loan & Trust Co, 22 Wm. 100,000

m**71ST st, 164 E** (5:1405); ext of $12,000 mtg to May14'16 at 4½%; May14; May19'13; Title Guar & Trust Co with Henry Hesse Jr, 164 E 71. nom

m**72D st, 530-2 E** (5:1483), ss, 498 e Av A, runs s102.2xe50xn— to pt 76.6 s 72d xe 1xn14.6xw0.6xn62.1 to st xw50.6 to beg; pr mtg $33,000; Apr10; May20'13; 3y6%; Five Thirty East Seventy-Second St Co, 60 Bway, to N Y Trust Co, 26 Broad. 3,000

m**72D st, 530-2 E**; certf as to above mtg; Apr30; May20'13; same to same. ——

m**72D st, 534-8 E** (5:1483), swc Exterior, 82x76.8x75.3x76.8; Oct23'11; May20'13; due Mar1'17, 5%; Five Thirty East Seventy-Second St Co to A H Marks, 249 W 121. 5,000

m**72D st, 534-8 E**; sobrn agmt; Oct13'11; May20'13; same & N Y Trust Co with same. nom

m**74TH st, 49 E** (5:1388), ns, 240 e Mad av, 20x102.2; May16; May20'13; 5y4%; Jennie & Melville J Scholle to Albt W Scholle, 763 5 av. 60,000

m**76TH st, 305 W** (4:1185), ns, 86 w West End av, 21x76.1; ext of $25,000 mtg to June 21'16 at 4¾%; May14; May20'13; Cathinca B Guernsey with Rawson Underhill, 305 W 76. nom

m**79TH st, 158-60 E** (5:1413), ss, 90 e Lex av, 40x102.2; PM; pr mtg $40,000; May13; May17'13; due July3'15, 6%; Birchwood Realty Co to Chas M Gay, Wyckoff, NJ, & ano. 11,000

m**79TH st, 138 W** (4:1160), ss, 372 w Col av, 20x102.2; PM; pr mtg $20,000; May15; May16'13; 1y6%; Gertrude A Vanderbeck to Wm C E Bergman, Woodcliff, NJ. 8,000

m**80TH st, 77 E**, see Park av, 920. ,

m**81ST st, 161 E** (5:1510), ns, 175 w 3 av, 24.8x102.2; sobrn of mtg of $5,000 to mtg for $20,000; May15; May22'13; Wm Wolf, 226 W 142, with Henry Reckhart, 500 W 35. nom

m**81ST st, 161 E** (5:1510), ns, 175 w 3 av, 24.8x102.2; May21; May22'13; due June1'18, 4½%; Geo H Koch to Henry Reckhart, 500 W 35. 20,000

m**81ST st, 203-11 W** (4:1229), ns, 100 w Ams av, 112.5x102.2; sobrn of mechanics lien for $1,800 to mtg for $7,500; May6; May19'13; Frank Morell Co, a corpn, with Jos A Seidman, 551 Mansfield pl, Bklyn. nom

m**81ST st, 203-11 W**; sobrn of mechanics lien for $2,044.85 to mtg for $7,500; May 6; May19'13; Ideal Iron Works, a corpn, with same. nom

m**81ST st, 203-11 W** (4:1229), ns, 100 w Ams av, 112.5x102.2; sobrn of mechanic's lien for $8,046 to mtg for $7,500; May6; May16 '13; Keystone Constn Co with Jos A Seidman, 551 Mansfield pl, Bklyn, NY. nom

m**81ST st, 203-11 W**; sobrn of mechanics lien for $1,300 to mtg for $7,500; May6; May16'13; Gurney Elevator Co with same. nom

m**83TH st, 313 E** (5:1548), ns, 175 e 2 av, 25x102.2; pr mtg $12,000; May20; May21'13; 3y6%; Louis Muller of B of Q, NY to Yorkville Bank, 1511 3 av. 3,000

m**83TH st, 333-5 E** (5:1548), ns, 325 e 2 av, 2 lots ea 25x102.2; 2 mtgs ea $2,000; 2 pr mtgs $12,500 ea; May20; May21'13; 3y6%; Louis Muller of B of Q, NY to Yorkville Bank, 1511 3 av. 4,000

m**85TH st, 425 E** (5:1565), ns, 294 e 1 av, 25x102.2; pr mtg $——; May22'13; due Jan 1'15, 6%; Geo H Sussmann to Jos Weil, 349 E 84. 1,000

m**86TH st, 103-9 E** (5:1515), ns, 55 e Park av, 100x100.8; bldg loan; May20'13; due Aug20'14, 6%; State Constn Co to Hanover Mtg Co, 49 Wall. 500,000

m**86TH st, 103-9 E**; certf as to above mtg; May20'13; same to same. ——

m**87TH st, 308 W** (4:1248), ss, 150 w West End av, 17x100.8; PM; May15; May19'13; due Aug1'14, 5%; Baird Mayer, 520 W 162, to Gertrude Dreyfous, 230 W 99. 20,000

m**90TH st, 31 W** (4.1204), ns, 344 w Central Park W, 20x100.8; May19; May21'13; due &c as per bond; Annie F wife of & Horace W Fish to Mutual Life Ins Co, 34 Nassau. 15,000

m**91ST st, 61 W** (4:1205), ns, 107 e Col av, 18x100.8; pr mtg $15,000; May15; May16'13; 1y6%; Ida M Conklin, 61 W 91 to Thos J Caulfield, 162 W 96. 3,000

m**97TH st, 220 E** (6:1646); ext of $12,500 mtg to Mar11'18, 5%; May18; May19'13; Theo J Chabot with Angelo, Henry & Carmelo Pandolfo, 220 E 97. nom

m**98TH st W, see Riverside dr,** see Riverside dr, 258.

m**100TH st, 307-9 E** (6:1672), ns, 140 e 2 av, 40x100.11; PM; May15; May21'13; 5y5% Chas Farrand to Lawyers Mtg Co, 59 Liberty. 35,500

m**100TH st, 311 E** (6:1672), ns, 180 e 2 av, 40x100.11; PM; May15; May21'13; 5y5%; M H Park Co Inc to Lawyers Mtg Co, 59 Liberty. 34,500

m**100TH st, 14-6 W** (7:1835), ss, 125 w Central Park W, 40x100.11; also 100TH ST, 22-4 W (7:1835), ss, 210 w Central Park W, 40x100.11; also 101ST ST, 141 W (7:1856), ns, 400 w Col av, 39.5x101x34.1x 100.11; also PLEASANT AV, 315-7 (6:1710) swc 117th (Nos 452-6), 35.8x94; pr mtg $——; May9; May19'13; 3y6%; Harriet & Sophie Cohen & Emma Jacobs to Moses Cohen, 805 St Nicholas av. 9,000

m**100TH st, 14-6 W** (7:1835); ext of $33,000 mtg to May12'18 at 5½%; May12; May 22'13; American Mtg Co with Harriet & Sophie Cohen, 805 St Nicholas av, & Emma Jacobs, 601 W 174. nom

m**100TH st, 22-4 W** (7:1835); ext of $39,500 mtg to Apr15'16 at 5½%; May12; May 22'13; N Y Trust Co with Harriet & Sophie Cohen, 805 St Nicholas av, & Emma Jacobs, 601 W 174. nom

m**100TH st, 22-4 W**, see 100th, 14-16 W.

m**101ST st, 141 W**, see 100th, 14-16 W.

m**102d st, 308 E** (6:1673), ext of $17,000 mtg to May25'16 at 5%; May15; May21'13; Jno F & Jas A Brady with Arnold Brudner. nom

m**102D st, 308 E**; ext of $7,500 mtg to May 25'16 at 6%; May19; May21'13; Jas F Brady with same. nom

m**103D st, 108-10 E** (6:1630); certf as to payment of $5,625 on account of mtg of $12,500; May14; May20'13; Zerlina Weingreen to Saul Abraham, 110 E 103. ——

m**103D st W, nec Bway,** see Bway, nec 103d.

m**109TH st, 24 E** (6:1614), ss, 56.5 w Mad av, 31.11x100.11; May16'13; 5y5%; Moses S Diamond, 24 E 109 to Arnold Hague trste Geo W Robins, 1724 I st, Wash, DC. 23,000

m**109TH st, 24 E**; pr mtg $23,000; May16 '13; 2y6%; same to Clarence H Hernstein, 310 Convent av. 4,000

m**109TH st, 71 E** (6:1615); ext of $19,000 mtg to May22'18 at 5%; Mar26; May22'13; Lawyers Mtg Co with Sarah Bernstein. nom

m**110TH st, 131 E** (6:1638); ext of $5,000 mtg to Apr21'18 at 5½%; May5; May22'13; Lawyers Mtg Co with Abram Abrams. nom

m**111TH st, 111-13 W** (7:1821), ns, 485 e 7 av, 2 lots, ea 15x100.11, two mtgs, ea $11,000; May19'13; due June1'18, 5%; Land Map Realty Corpn to Saml E Kilner, 335 W 78 & ano trstes Fredk Billings. 22,000

m**111TH st, 111-13 W**; two certfs as to above mtgs; May19'13; same to same. ——

m**111TH st, 115 W**, see 111th, 119 W.

m**111TH st, 119 W** (7:1821), ns, 426 e 7 av, 14x100.11; also 111TH ST, 115 W (7:-1821), ns, 455 e 7 av, 15x100.11; May19'13; due Nov19'13, 5%; Land Map Realty Corpn to Susan R Kendall, 10 W 55. 16,500

m**111TH st, 119 W**; also 111TH ST, 115 W; same prop; certf as to above mtg; May 17; May19'13; same to same. ——

m**111TH st, 312-4 W** (7:1846), ss, 185 w 8 av, 37.6x102.2; PM; pr mtg $——; May 13; May20'13; due Feb1'14, 6%; Faultless Constn Co to Shenk Realty & Constn Co, 62 W 107. 1,500

m**111TH st, 312-4 W**; certf as to above mtg; May13; May20'13; same to same. ——

m**111TH st, 504-6 W** (7:1882), ss, 125 w Ams av, 108.4x91.10; pr mtg $——; May 15; May16'13; due, &c, as per bond; Vista Holding Co Inc to Mary R Haines, 5 Philipse pl, Yonkers, NY. 40,000

m**111TH st, 504-6 W**; certf as to above mtg; May15; May16'13; same to same. ——

m**112TH st, 19-21 W** (6:1596), ns, 295 w 5 av, 50x100; PM; pr mtg $50,000; May15; May16'13; 3y6%; Saml Rappaport, 70 Lenox av to Max J Klein, 22 Mt Morris Park West & ano. 5,000

m**113TH st, 156 E** (6:1640), ss, 270 w 3 av, runs s8.11xw0.1xs92xw25.6xn100.11 to st xe25.6 to beg; ext of $16,000 mtg to May20'18 at 5%; May15; May20'13; Metropolitan Savgs Bank with Louise Stolzenberg, 1646 Av A. nom

m**113TH st, 357 E** (6:1685); sal Ls; May12; May22'13; Gaetano De Angelis to Lion Brewery, 104 W 108. 1,300

m**114TH st, 351 E** (6:1686); asn Ls by way of mtg as collateral security for payment of $500; May16; May19'13; Frank Nigro to Jacob Hoffman Brewing Co, 211-13 E 55. nom

m**114TH st, 13 W** (6:1598); ext of $14,000 mtg to May1'18 at 5%; Apr12; May22'13; Lawyers Mtg Co with Sarah Hyams. nom

m**114TH st, 66 W** (6:1597), ss, 241.8 e Lenox av, 17.4x100.11; pr mtg $——; May 1; May17'13; installs, 6%; Simon Grun to Moritz Neuman, 114 W 120 1,000

m**114TH st, 109 W** (7:1824), ns, 193.6 w Lenox av, 31.6x100.11; pr mtg $25,000; May 15; May16'13; 3y6%; Benj Fishel, 109 W 114 to Alfred B Hano, 540 W 124. 4,000

m**115TH st, 101-3 E** (6:1643); ext of $30,000 mtg to Apr19'18 at 5%; May1; May 22'13; Lawyers Mtg Co with Tillie Finkelband. nom

m**115TH st, 109-11 W** (7:1825), ns, 100 w Lenox av, 50x100.11; also WILLIS AV, 378 (9:2288), ws, 25 n 143d, 25x90.6; May 13; May19'13; demand, 6%; Frank D Sniffen, 2530 Bway to Paul Askenasy, 15 W 67. 600

m**116TH st, 1 W**, see 5 av, 1420.

m**117TH st, 452-6 E**, see 100th, 14-16 W.

m**118TH st, 401 W**, see Morningside av or dr, 80.

m**118TH st, 405 W** (7:1962); ext of $75,000 mtg to May11'18 at 5%; Apr28; May17 '13; Lawyers Mort Co with Richd Eisig. nom

m**119TH st, 327 E** (6:1796), ns, 285 e 2 av, 20x100.10; pr mtg $9,000; Aug1'12; May21 '13; due &c as per bond; Adella Diamond to Jacob Herschthal, 18 W 112. 2,250

m**120TH st, 231 E** (6:1785), ns, 241 w 2 av, —x—; ext of $5,000 mtg to May19'16 at 5%; May19; May21'13; NY Title Ins Co with Salvation Army, a corpn, 120 W 14 nom

m**120TH st, 239 E** (6:1785), ns, 160 w 2 av, 25x100.11; PM; May15; May22'13; 5y 5%; Nicola Capozzolo to House of Mercy, NY, a corpn, — Bolton rd, Inwood, NY City. 14,000

m**120TH st, 239 E** (6:1785), ns, 160 w 2 av, 25x100.11; pr mtg $14,000; May12; May16 '13; due &c as per bond; Nicola Capozzolo to Sadie Bernstein, 241 East Bway. 2,000

m**122D st W, nec Manhattan av,** see Manhattan av, 528-34.

m**123D st W, see Manhattan av,** see Manhattan av, 536-42.

m**123D st, 240 W** (7:1928), ext of $6,500 mtg to June5'16, at 5%; May16; May21 '13; Katie F Tucker with Bowery Savings Bank, 128 Bowery. nom

m**124TH st 218-20 E** (6:1788); ext of $32,000 mtg to Apr10'16 at 5½%; Apr7; May 22'13; Lawyers Mtg Co with See Em Holding Co. nom

m**125TH st, 332 E** (6:1801), ss, 375 e 2 av, runs e25.6xs100xw0.6xs33 to cl "old Church rd" xsw30.2xw150 to beg; PM; May21'13; due Nov1'14, 5%; Frank C Rose to Broadway Savings Instn of City of NY, 5-7 Park pl. 31,000

m**125TH st, 351 W** (7:1980), ns, 75 e Bway, 25x99.11; PM; May21'13; due Nov1'14, 5%; Frank C Rose to Broadway Savings Instn of City of NY, 5-7 Park pl. 27,000

m**127TH st, 611 W** (7:1995); ext of $35,000 mtg to May7'16 at 6%; May13; May20'13; Abel King & Isaac Schorsch with Ella Drohen, 218 W 104. nom

m**128TH st, 246 E** (6:1792); agmt as to share ownership in mtg; May16'13; Amer Mtg Co with Estates Mtg Securities Co. nom

m**129TH st, 132-4 on map 132 E**, see Lex av 2131-41.

m**129TH st, 27-9 W** (6:1727), estoppel certf; May20; May21'13; Esther Surut, 138 W 121 to whom it may concern. ——

m**130TH st, 118 W** (7:1914), ss, 200 w Lenox av, 25x99.11; May16'13; 5y5%; Joshua Iserson to D R Perry Heaton, 214 Cathedral pkway, committee F A S Perry. 15,000

m**131ST st, 126 W** (7:1915), ss, 430 e 7 av, 20x99.11; PM; pr mtg $6,000; May15; May 16'13; due Feb15'15, 6%; Alpha Physical Culture Club to Mary Burns, 112 W 63. 1,350

m**131ST st, 259 W** (7:1937), ns, 183.4 e 8 av 16.8x99.11; ext of $6,500 mtg to May16'18 at 5%; May16'13; Metropolitan Savings Bank with Annie E Hartshorn, 259 W 131. nom

m**131ST st, 603-5 W** (7:1998), ns, 100 w Bway, 50x99.11; PM; pr mtg $10,000; May 15; May16'13; 3y6%; Peter J Devine, 3099 Bway, to Sigismond Mankowski, Ft Lee, NJ. 3,000

m**132D st W, sec 12 av,** see 12 av, sec 132d.

m**139TH st W, sec St Nicholas av,** see Edgecombe av, swc 139th.,

m**139TH st W, swc Edgecombe av,** see Edgecombe av, swc 139th.

m**143D st, 309 W** (7:2044); ext of $15,000 mtg to July9'16 at 5%; May14; May19'13; Margt D Bishop with Mary E Sipp, 56 W 130. nom

m**145TH st, 304 W** (7:2044), ss, 53.8 w 8 av, 25x99.11, all title to strip 0.2 wide adj above on west; May21'13; 3y5%; J Romaine Brown to Franklin Savings Bank, 656 8 av. 18,000

m**149TH st, 416 W** (7:2063), ss, 211.10 w St Nicholas av, 20x99.11; May21'13; 5y 4½%; Thos Sheils to Citizens Savings Bank, 56 Bowery. 12,500

m**156TH st, 541 W** (8:2115), ns, 457 w Ams av, 39.3x99.11; pr mtg $——; May22 '13; 2y6%; Moritz Safran, 3 E 27, to Adolf Gluck, 244 Riverside dr. 5,000

m**158TH st W** (8:2134), ss, 324 w 12 av, 58.5x104.2x29.1x100; leasehold; bldg loan; May19; May20'13; due Aug1'14, 6%; Flora E Hill to Jno Eichler Brewing Co, 3582 3 av. 6,500

m**160TH st, 547-9 W** (8:2119), ns, 144.2 e Bway, 44.2x99.11; PM; May20; May21'13; 4y6%; Frances Cohn, 116 E 79, to Hattie Kallman, 911 Park av. 8,000

m**172D st, 500 W** (8:2128); sal Ls; May5; May17'13; demand, 6%; Danl T Kelly to Jacob Ruppert, a corpn, 1639 3 av. 4,492

m**178TH st W, swc Northern av,** see Northern av, swc 178th.

m**Av A, 262** (3:974), es, 23 n 16th, 23x67.4; all title to any strips or gores adj; PM; May19; May20'13; 3y5%; Chas Komp to N Y Title Ins Co, 135 Bway. 10,000

m**Av A, 262** (3:974), es, 23 n 16th, 23x67.3, all title to any strips & gores adj; pr mtg $10,000; May19; May21'13; installs, 6%; Chas Komp to Sol L Reiss, 9 W 91. 3,000

m**Av A, 1559** (5:1562); ext of $12,000 mtg to May20'16 at 4¾%; May19; May21'13; Otto Hille with Alice F Bendit, 983 Park av. nom

m**Av C, 198** (2:382), nec 12th (No 701), 26.9x62.6; Apr26; May22'13; 3y6%; Thos A Harris to E J Markey Co, 356 W 40. 1,501.10

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m**Amsterdam av, 110** (4:1156), ws, 50 s 65th, 25.5x100; PM; May8; May20'13; 5y 5%; Henry Ederle, 108 Ams av, to Jno Hardy, 430 W 43. 20,000

m**Broadway, 1178** (3:830), nec 28th (Nos 17-21), runs e100.8xn98.9xw25xs74xw85.1 to Bway xs26.6 to beg; May15; May22'13; 3 y4½%; Elias J Herrick to Seamen's Bank for Savgs in City NY, 76 Wall. 20,000

m**Broadway, 1482-90** (4:995), sec 43d Nos 144-58), 104.3x165.9x100.5x193.9; leasehold; pr mtg $500,000; May10; May21'13; due May10'29, 5%; 1482 Broadway Corpn to Columbia-Knickerbocker Trust Co, 60 Bway; trste gold bonds; amount advanced $210,000; total amount 250,000

m**Broadway** (7:1875), nec 103d, runs e37.5 to cl Bloomingdale rd xn73.3xw13.11 to Bway xs59.7 to beg, all title to any strips or gores adj; PM; May15; May17'13; due &c as per bond; Mayfield Constn Co, 50 Church, to Adelaide Jones, 132 E 56 et al exrs &c Morgan Jones. 60,000

m**Broadway, 3309-11** (7:2000), ws, 79.11 s 134th, runs w100xs20xw25xs20xe125xn40 to beg; ext of $36,000 mtg to May29'14 at 5%; May29'11; May16'13; N Y Trust Co with Danl G Griffin, 563 St Marks av, Bklyn. nom

m**Broadway, 3313-15** (7:2000), ws, 39.11 s 134th, 40x100; ext of $35,000 mtg to May 29'14, at 5%; May29'11; May16'13; N Y Trust Co with Danl G Griffin, 563 St Marks av, Bklyn. nom

m**Broadway** (8:2170), nec Fairview av, 400x100x390.10x102; May15; May19'13; due &c as per bond; Jas A & Richd T Lynch to Jno O'Connor, 251 W 89. 9,000

m**Edgecombe av** (7:2048), swc 139th, 99.11 x94.6 to St Nicholas av x101.3 to 139th x 111.3; bldg loan; May21; May22'13; demand, 6%; Solow Constn Co to City Mtg Co, 15 Wall. 175,000

m**Edgecombe av** (7:2048); same prop; certf as to above mtg; May21; May22'13; same to same. ——

m**Edgecombe av** (7:2048); same prop; sobrn agmt; May21; May22'13; Sutherland Realty Co with same. nom

m**Fairview av, nec Bway,** see Bway, nec Fairview av.

m**Lenox av, 438** (6:1729), es, 33.8 s 132d, 16.7x85; PM; May19'13; 5y5%; Herman Jacobius, 255 7 av, to Thos Thedford, Allenhurst, NJ, exr Eliza Morris. 10,750

m**Lexington av, 2134-44** (6:1777), swc 129th (Nos 132-4 on map 132), 99.11x25; ext of $41,500 mtg to May1'16 at 5% & consent & certf to same; May14; May17 '13; Adele Kneeland extrx &c Chas Kneeland with M M Realty Co, 128 Bway. nom

m**Lexington av, 2134-44;** ext of $41,500 mtg to May1'16 at 5% & consent & certf as to same; May14; May17'13; same with same. nom

m**Madison av, 1457** (6:1606), es, 75.11 n 100th, 25x80; given as additional security for payment of mtg of $5,000 covering 2540 8 av; pr mtg $17,000; May16; May20 '13; due June1'13, 6%; N & Z Realty Co, 46 W 116, to Harry L Rosen, 203 W 113. 5,000

m**Madison av, 1457;** certf as to above mtg; May16; May20'13; same to same. ——

m**Manhattan av, 528-34** (7:1949), nec 122d, 100.11x100; pr mtg $——; May16; May21 '13; 3y6%; Hancock Constn Co to Hattie L Meirowitz, 530 Manhattan av. 30,000

m**Manhattan av, 528-34;** certf as to above mtg; May16; May21'13; same to same. ——

m**Manhattan av, 536-42** (7:1949), sec 123d, 100.11x162.5 to ws St Nicholas av (Nos 249-55), x118.5 to 123d x100.3; pr mtg $—; May16; May21'13; 3y6%; Hancock Constn Co to Hattie L Meirowitz, 530 Manhattan av. 50,000

m**Manhattan av, 536-42 & St Nicholas av, 249-55** (7:1949); certf as to above mtg; May16; May21'13; same to same. ——

m**Morningside av or dr, 80** (7:1962), nwc 118th (No 401), 100.11x90; ext of $150,000 mtg to May11'18 at 5½%; Apr16; May17 '13; Lawyers Mort Co with S Levy Realty Co. nom

m**Northern av** (8:2177), swc 178th, 125x105; PM; May14; May16'13; 5y4½%; Jacob Hertzberg, 223 W 121 to Wm B Sommerville at Depot la & Northern av. 21,500

m**Park av, 920** (5:1492), nwc 80th (No 77), 82.2x20.6; May20; May22'13; due &c as per bond; Rachel, wife of Sigismund Levy, 77 E 80, to Milton J Bach, 1239 Mad av. 10,000

m**Park av, 1207** (5:1523); ext of $16,000 mtg to May7'16 at 4¾%; May15; May22'13; Christine G Openhym et al, trstes Adolphe Openhym, with Mortimer & Harry G Rouse, 1207 Park av, trstes Callman Rouse. nom

m**Park av, 1332-4** (6:1606), ws, 25.11 s 101st, 50x80; pr mtg $36,500; May22'13; due &c as per bond; Golde & Cohen, a corpn, 223 Wooster, to W K Bond Emerson, Rye, NY. 2,000

m**Park av, 1332-4;** certf as to above mtg; May22'13; same to same. nom

m**Pleasant av, 314** (6:1715), es, 50.5 s 117th, 22x98; May21'13; 3y5%; Arnold H Ellis, Willsborough, NY, to N Y Trust Co, 26 Broad. 12,000

m**Pleasant av, 315-17,** see 100th, 14-6 W.

m**Riverside dr, 258** (7:1887), sec 98th, 101.7 x98.3x100.11x108.6; ext of $470,000 mtg to May1'18 at 5%; May17; May20'13; Julius Fleischmann with Metropolitan Life Ins Co, 1 Mad av. nom

m**St Nicholas av, 249-55,** see Manhattan av, 536-42.

m**St Nicholas av, sec 139th,** see Edgecombe av, swc 139th.

m**West Broadway, 414** (2:502), ws, 100 n Spring, 25x69.4x25x69.2; May15; May21'13; 7y4½%; Elam H Fuller, Bklyn, to Alida G wife Eburn F Haight, 220 Hooper, Bklyn. 7,000

m**West Broadway, 414;** pr mtg $7,000; May5; May21'13; 5y4½%; same to Eburn F Haight, 220 Hooper, Bklyn. 5,000

m**West Broadway, 484** (2:516), ws, 48.10 s Houston, 24.5x73.10x24.5x74; all title to any strips & gores adj; pr mtg $14,000; May21'13; 3y5%; Chas R Ruegger, Woodridge, NJ, to De Witt C Romaine, 473 Hudson. 4,000

m**1ST av, 92** (2:433), es, 69.6 s 6th, 27.6x 100; leasehold; Dec11'12; May20'13; due, &c, as per bond; Jacob Kramer to Mary G Palmer, 609 Bainbridge, Bklyn. 2,200

m**2D av, 193-5** (2:468); ext of $100,000 mtg to Oct21'16 at 5%; Apr2; May22'13; Trstes of Columbia University with Jno Hahn. nom

m**2D av, 733** (3:920); ext of $11,000 mtg to June 24'16 at 5½%; May9; May22'13; Lawyers Mtg Co with Wolf Baumgarten. nom

m**2D av, 819** (5:1317), ws, 38.6 s 44th, 18.6x 77; May16'13; 1y5%; Saml Howe, 249 Gates av, Bklyn to Emigrant Indust Savings Bank. 8,000

m**2D av, 1032** (5:1347), es, 100.5 s 55th, 20 x64; PM; pr mtg $10,000; May1; May19'13; 3y6%; Sol Kaminer, 1407 2 av to Gabriel Lang, 420 Riverside dr. 2,000

m**2D av, 2146** (6:1682), str ls; PM; May 19; May20'13; installs, 6%; Jno Preuss, 162 E 111, to Geo Leinecker, 160 E 111. notes 8,000

m**3D av, 1156-62** (5:1402), ws, 25.5 s 68th, 100x100; pr mtg $——; May14; May19'13; due, &c, as per bond; Sol & Alex Herzog & Henry C Glaser indiv & as exrs Rosa Herzog & Bella Glaser & Mendel Herzog to Danl L Korn, 944 Park av & ano. 12,250

3D av, 1571 (5:1534), es, 150.8 s 89th, 25x 62.7x26.2x70.5; PM; May15; May16'13; 3y 5%; J Oscar Delamater, Le Grange, NY, to Emigrant Indust Savings Bank. 18,000

m**3D av, 1571;** PM; pr mtg $18,000; May15; May16'13; 5y6%; same to Augustus B Gray, 17 W 84 & ano, exrs Jno H Gray. 4,000

m**3D av, 1573** (5:1534), es, 125.8 s 89th, 25x70.5x26.2x78.3; PM; May15; May16'13; 5y5%; J Oscar Delamater, Le Grange, NY, to Emigrant Indust Savings Bank, 51 Chambers. 18,000

m**3D av, 1573;** PM; pr mtg $18,000; May15; May16'13; 5y6%; same to Augustus B Gray, 17 W 84 & ano, exrs Jno H Gray. 4,000

m**3D av, 1575** (5:1534), es, 100.8 s 89th, 25x78.3x26.2x86.1; PM; May15; May16'13; 5y5%; J Oscar Delamater, Le Grange, NY, to Emigrant Indust Savings Bank. 18,000

m**3D av, 1575;** PM; pr mtg $18,000; May15; May16'13; 5y6%; same to Augustus B Gray, 17 W 84. & ano exrs Jno H Gray. 4,000

m**3D av, 1577** (5:1534), es, 75.8 s 89th, runs e75xse24.6xsw3.10xw86.1 to av xn25 to beg; PM; May15; May16'13; 5y5%; J Oscar Delamater of Le Grange NY to Emigrant Indust Savings Bank, 51 Chambers. 18,000

m**3D av, 1577;** PM; pr mtg $18,000; May15; May16'13; 5y6%; same to Augustus B Gray, 17 W 84 & ano, exrs Jno H Gray. 4,000

m**3D av, 1592** (5:1518); ext of mtg for $5,000 to Jan2'16, 6%; Jan2; May19'13; Lillie Cohen, 444 E 141, extrx &c Saml J Cohen, with Carrie Cohen, 444 E 141. nom

m**5TH av, 1420** (6:1600), nwc 116th (No 1), 100.11x34.6; May16'13; due &c as per bond; Dietrich W Wehrenberg to Title Guar & Trust Co. 37,000

m**6TH av, 28** (2:543), es, 74.1 s 4th, 20.1x 76.3x20.1x77.7; Apr17; May21'13; 4y6%; Augusta Marks to Esperanto Mort Co, 37 Liberty. 1,440

m**6TH av, 450-2** (3:829), es, 49.4 n 27th, runs e100xn40xw32xs0.6xw68 to av xs39.6 to beg; May15; May20'13; 5y5%; Max Radt to Reuben Leslie Maynard, 46 E 41 & ano trstes for B A Thompson. 160,000

m**6TH av, 450-2** (3:829); sobrn agmt; May14; May21'13; Max Radt & Max Kobre with Reuben L Maynard, 46 E 41st & ano trstes for B A Thompson. nom

m**6TH av, 814** (5:1262), nec 46th (No 77), 24.9x50.10; May16; May21'13; 3y5%; Philip A Fitzpatrick, Glen Cove, LI, to Jno H Hindley, 131 W 75. 62,000

m**7TH av, 828-30** (4:1025), ws, 50.2 n 53d, 50.4x100; bldg loan; May12; May17'13; demand, 6%; Adlon Constn Co Inc a corpn, to City Mort Co, 15 Wall. 275,000

m**7TH av, 828-30;** certf as to above mtg; May16; May17'13; same to same. ——

m**7TH av, 2427-9** (7:2010); ext of $40,000 mtg to May5'18 at 5½%; May6; May19 '13; Lawyers Mort Co with Jno Goldfarb. nom

m**8TH av, 2917** (7:2047), ws, 74.11 n 154th, 25x100; PM; Apr28; May17'13; 2y6%; Geo J Buttschardt, Bklyn, to Herbt Fischer, 461 W 159. 3,000

m**9TH av** (8:2196), es, 49.11 s 216th, 50x 100; PM; May16; May17'13; 3y6%; Elphalet L Davis to Park Mortgage Co, 41 Park Row. 5,000

m**10TH av, 374** (3:729), es, 74 ne 31st, 24.8x100; PM; May12; May19'13; 4y6%; Gabriel & Louis Herman to Carrie Kissling et al, White Plains, NY. 16,000

m**12TH av** (7:1998), sec 132d, 99.11x100; pr mtg $47,500; May12; May22'13; due Feb 1'16, 5%; Homer R Gillies to Jas McWalters & Son, 2434 Bway. 18,500

m**Land** at Baldwin Harbor, LI (miscl); certf as to mtg for $1,400; May16; May20 '13; Baldwin Harbor Realty Co to Mary Hegeman. ——

MORTGAGES.

Borough of the Bronx.

m**Adams pl, 2230** (11:3071), es, 125 s 183d, 25x100; May16'13; due &c as per bond; Peter Comandini to Title Guar & Trust Co. 3,500

m**Aldus st** (10:2743), nwc Hoe av, 42x106; sobrn agmt; May16; May17'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

m**Bronx Park S, swc Honeywell av,** see Honeywell av, swc Bronx Park S.

m**Bush st, nec Grand blvd & concourse,** see Grand blvd & concourse, nec Bush.

m**Bush st** (11:2813), ns, 100 e Grand blvd & concourse, 44x105.1x14.9x103; PM; May 19; May20'13; due &c as per bond; Frank A Schorer, 2241 Tiebout av to Excelsior Mtg Co, 507 E Tremont av. 5,000

m**Chisholm st, 1338** (11:2972), es, 75 s Jennings, runs s40xe100xn20xw25xn20xw75 to beg; May17; May19'13; due &c as per bond; Benj R Graham to Title Guar & Trust Co. 2,500

m**Dawson st, 820** (10:2702), asn rents to secure payment of $1,300; May19; May20 '13; Max Reinitz to Abr L Kass, 226 S 9, Bklyn. nom

m**Dawson st** (10:2702), es, 106 n Longwood av, 50x100; pr mtg $43,000; May19; May20'13; due Aug 21'13; 6%; Max & Hannah Reinitz, 820 Dawson to Abr L Kass, 226 S 9, Bklyn. 1,300

m**Disbrow pl ( ),** es, 54.11 sw from sw boundary line of city Mt Vernon, 50x145.6 to ws 228th x61.8x108.11; Apr28; May19'13; due May8'16; 6%; Jas T Penfield of Mt Vernon, NY to Rector &c of St Johns Episcopal Church, Tuckahoe, NY; at —— Underhill, Yonkers, NY. 3,000

m**Fox st** (10:2722), es, 150 s Barretto, two lots, each 43.9x105; two mtgs, each $36,000; two pr mtgs, $—— each; May21'13; due, &c, as per bond; 173d St Impt Co Inc, a corpn, to Manhattan Mort Co. 72,000

m**Fox st** (10:2722), same prop; two certfs as to above mtgs; May21'13; same to same. ——

m**Fox st** (10:2722), same prop; two PM mtgs, each $6,000; two pr mtgs $36,000 each; Apr15; May21'13; 3y6%; same to Henry Morgenthau Co, 30 E 42. 12,000

m**Garden st** (11:3099), ss, 303.7 e Crotona av, 50x100; bldg loan; May16'13; 1y6%; 182d & Garden St Co Inc to City Real Estate Co, 176 Bway. 30,000

m**Garden st** (11:3099), ss, 44.10 w Prospect av, 50x200 to 182d; certf as to two mtgs for $30,000 each; May10; May16'13; 182d & Garden St Co Inc to City Real Estate Co, 176 Bway. ——

m**Simpson st, 985** (10:2721), ws, 312.8 n 163d, 42x109.1x42x109.7; PM; pr mtg $35,000; May19; May20'13; 3y6%; Sarah Hirsch & Pauline Fox to Jaeger Bros Realty Co, 87 Nassau. 6,000

m**Simpson st, 988** (10:2725), es, 460 n 163d, 46x107.6; PM; pr mtg $27,500; May15; May 16'13; 3y5%; Jno S Lubs, Tarrytown, NY, to Herman Frankenthal, 12 W 60. 3,000

m**Simpson st, 989** (10:2724), ws, 354.8 n 163d, 42x108.8x42x109.1; PM; pr mtg $35,000; May19; May20'13; 3y6%; Sarah Hirsch & Pauline Fox to Jaeger Bros Realty Co, 87 Nassau. 6,000

m**Simpson st, nec 167th,** see 167th E, nec Simpson.

m**Tiffany st** (10:2717), es, at ses 167th, runs s 39.3xe94.4xnw69.10 to 167th xsw74.8 to beg; pr mtg $42,000; May15; May16'13; 3y6%; Wm H Weiher Bldg Co to Morris M Sinske, 108 W 142. 6,000

m**Tiffany st** (10:2717); same prop; certf as to above mtg; May14; May16'13; same to same. ——

m**Tiffany st** (10:2717), same prop; ext of $42,000 mtg to May15'18 at 5½%; May15; May16'13; NY Mtg & Security Co with Wm H Weiher Bldg Co, 968 E 167. nom

m**Tiffany st** (10:2717), es, 39.3 s 167th, runs e94.4xs16xs25xw100 to st xn40 to beg; May15; May16'13; 5y5%; Wm H Weiher Bldg Co to M Louise Church, 33 8 av, Bklyn, NY. 28,000

m**Tiffany st,** (10:2717); same prop; certf as above mtg; May15; May16'13; same to same. ——

m**Tiffany st** (10:2717), es, at ses 167th, runs s39.2xe94.4xnw69.10 to st xsw 74.8 to beg; participation agmt; May15; May17'13; N Y Mtg & Security Co with Kate F Kellaher, 467 E 159. nom

m**136TH st E** (10:2565), ns, 99.4 w So blvd, 2 lots, ea 50x105, 2 mtgs, ea $37,000; 2 pr mtgs $—— ea; May21; May22'13; due &c as per bond; Buellesbach Constn Co (Inc) to Manhattan Mtg Co 200 Bway. 74,000

m**136TH st E** (10:2565); same prop; 2 certfs as to above mtgs; May21; May22 '13; same to same. ——

m**136TH st E** (10:2565), ns, 99.4 w So blvd, 100x105; sobrn agmt; May21; May22'13; Jos Buellesbach with Manhattan Mtg Co, 200 Bway. nom

m**142D st, 432 E** (9:2286), ss, 305 e Willis av, old line, 15x100; PM; pr mtg $3,000; May21; May22'13; 2y6%; Thos Dalton, 430 E 142, to Edw M O'Gorman, 198 Alexander av. 500

m**143D st E** (9:2306), ns, 450.3 e Alex av, 56.3x100, except pt taken for 143d; PM; pr mtg $14,000; May22'13; due &c as per bond; Steinmetz Constn Co to Chas Laue, 152 8 av, Bklyn. 4,000

m**148TH st. 368 E** (9:2327), ss, 121.5 w 3 av, runs s83.7xw0.4xs30xw25xn112.11 to st xe25 to beg; pr mtg $——; May19'13; 2y 6%; Bronx Publishing Co, 368 E 148 to Lincoln Mtg Co, 100 Bway. 8,000

m**148TH st, 368 E;** certf as to above mtg; May16; May19'13; same to same. ——

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m**160TH st E, nwc Prospect av,** see Prospect av, nwc 160th.

m**166TH st E, see Forest av,** see Forest av, 1072-84.

m**167TH st E** (10:2728), nec Simpson, 25x90, pr mtg $——; May21'13, due, &c as per bond, Kaplan Bldg Co Inc to Manhattan Mort Co, 200 Bway. 28,000

m**167TH st E** (10:2722), same prop; certf as to above mtg; May21'13; same to same.

m**167TH st E, ses. at es Tiffany,** see Tiffany, es, at ses 167th.

m**171ST st E** (11:2928), ns, 213.1 e 3 av, runs n 144.7xe12.2xs25.2xe6.10xs120.10 to st xw15.11 to beg; pr mtg——; May15; May 16'13; due July1'18, 5%; Auguste & Wm Britz & Fred A Thompson to Augusta Schork, 259 Windsor pl, Bklyn & ano, extrx &c Rosa Mason. 2,000

m**178TH st, 400 E** (11:3027), ss, 99.11 e Webster av, 20x100; May21'13; 3y5%; Geo A McKee & Jos A Moore to Jno H Blanke, 1424 Rosedale av. 4,500

m**180TH st E, nwc Belmont av,** see Belmont av, nwc 180th.

m**180TH st E, nec Hughes av,** see Belmont av, nwc 180th.

m**181ST st E, swc Valentine av,** see Valentine av, swc 181st.

m**182D st E, nwc Ryer av,** see Ryer av, nwc 182d.

m**182D st E** (11:3099), ns, 321.4 e Crotona av, 50x100; bldg loan; May16'13; 1y6%; 182d & Garden St Co Inc to City Real Estate Co, 176 Bway. 30,000

m**187TH st E** (10:2728), ns, 115 w Beaumont av, runs w[illegible] av xne60xe — to pt 115 w Beau[illegible]50 to beg; also lot begins 50 n 18[illegible] w Beaumont av, runs n25 to ses Cr[illegible]nt av xsw — to pt 50 n 187th xe16.1 to beg; May17; May19'13; due Aug1'13; 5½%; Nista Constn Co, Inc, to Anna Solling, 151 6 av. 3,082

m**187TH st, 768 E** (11:3114), ss, 60.2 e Prospect av, 34.3x70; PM; pr mtg $15,000; May21; May22'13; 3y5%; Eliz B Graham, 248 Audubon av, to Nicholas Gagliotti, 768 E 187. 3,250

m**188TH st, 210 E** (11:3152), ss, 145.4 w Valentine av, 22.8x93.4; May19; May20'13; due &c as per bond; Jos P McRickard, Bayside, LI to Chas E Nessle, 2304 Grand av. 5,500

m**188TH st, 210 E;** pr mtg $5,500; May19; May20'13; 1y6%; same to Saml A Archibald, 2741 Boulevard, Jersey City, NJ. 1,200

m**203D st E, sec Timpson av,** see Timpson av, sec 203d.

m**206TH st E** (12:3312), ss, 239.11 w Moshulu Pkway S, 50x120; May21'13; 3y5½%; Mandel Constn Co to Georgia E Hobbs, 609 E Colfax av, Denver, Colo. 8,000

m**206TH st E** (12:3312), same prop; certf as to above mtg; May21'13; same to same.

m**215TH st E (1st)** (*), nes, 100 se Bronxwood av (5th), 25x100; Apr21; May20'13; installs, 6%; Antonio Todaro, 462 W 49, to Salvatore Todaro, 456 W 42. 400

m**217TH st E (*),** sws, 375 nw Paulding av, 25x109; May13; May16'13; 3y6%; Luigi De Paola, 190 Lincoln av to Geo G Ailinger, 731 Union av, Cranford, NJ. 300

m**224TH st E (10th) (*),** ns, 180 w Bronxwood av, 25x114, Wakefield; pr mtg $——; Mar11; May21'13; due as per bond, 6%; Cath J Sylvester, 863 E 224 to Peter Kozban, 811 E 226. 750

m**228TH st E,** see Disbrow pl, es, 54.11 sw from sw boundary line of city Mt Vernon.

m**230TH st W, nec Heath av,** see Heath av, nec 230th.

m**233D st (19th), (*),** ss, 205 e Bronxwood av (5 av), 50x64; May14; May19'13; 3y6%; Gustav A Schwenk to Jos Corbett, 908 Cauldwell av. 3,500

m**235TH st E** (12:3376), ns, 335 w Katonah av, 2 lots, ea 25x100, 2 mtgs, ea $4,500; May21; May22'13; due &c as per bond; Carmine Zullo 2452 Hughes av, to North Side Mtg Corpn, 391 E 149. 9,000

m**239TH st E (*),** swc Carpenter av, 100x100; PM; May15; May21'13; due July1'16, 6%; Leodegar Siebert, Bklyn, to Smith Williamson, White Plains, NY. 2,500

m**Arthur av, 2143** (11:3063); ext of $4,500 mtg to May6'16 at 5½%; May16; May19'13; Emilie M Barth with Geo R Schroder. nom

m**Ash av (*),** ns, 1260.4 w Corsa la, 25x100; May15; May19'13; 3y5½%; Jas A Clynes, Jersey City, NJ to Michl F Sweeney, Pottstown, Pa. 3,250

m**Aqueduct av** (11:3211), es, 762.6 s 183d, 37.6x96.7x37.6x98; May12; May16'13; due Aug29'16, 5%; Andw L Barrett to Adelaide Benedict, gdn Eliz A Benedict at Katonah, NY. 2,000

m**Beach av (*),** es, 150 s Lacombe av, 25x100; May19; May22'13; 3y5½%; Annie Dillon, Larchmont, N Y, to Michl Canly, 1445 Doris. 3,500

m**Belmont av** (11:3081), nwc 180th, 70.8x160.3 to es Hughes av x46.11x160.2; ext of $8,000 mtg to May18'15 at 6%; May17; May 20'13; Greenwich Bank of City NY with Kovacs Constn Co, 293 Alexander av. nom

m**Brook av, 373,** see Brook av, 375.

m**Brook av, 375** (9:2287) ws, 25 s 143d, 25x90; also BROOK AV, 373 (9:2287), ws, 50 s 143d, 25x90; pr mtg ——; Apr21; May16'13; installs, 6%; Wm A Weber, 300 E 75 to Herman F Weber, 170 W 97. 1,300

m**Burke av (*),** ns, 200 e Wallace av, 50x70.7x irreg; sobrn agmt; May20; May22'13; Grace E & Michl J Mack & Cath C Hill with Ellen A Halsted, 174 Prospect pl, Bklyn. nom

m**Burke av (*),** ns, 200 e Wallace av, 50x63x—x70.8; May21; May22'13; due May1'16, 6%; Michl J Mack, on Barnes av, nr Burke av, to Ellen A Halsted, 174 Prospect pl, Bklyn. 1,000

m**Carpenter av, swc 239th,** see 239th E, s wc Carpenter av.

m**Chatterton av (7th st) (*), ss,** 154.9 e Olmstead av (Av D); also 140.4 e Olmstead av, 25x108; except pt for Chatterton av; PM; pr mtg $4,500; May14; May20'13; 2y 6%; Jno Mueller, 65 Walnut, Newark, NJ, & Chas Klumpf, 3198 3 av to Jno W Dick, 2110 Chatterton av. 500

m**Crescent av, nec 187th,** see 187th E, ns, 115 w Beaumont av.

m**Davidson av** (11:2862), ws, 125 n 177th, 25x101.4x25.11x94.6; PM; May15; May22'13; due June1'18, 5%; D Kern Einfurer, Bklyn, to Lawyers Mtg Co, 59 Liberty. 8,500

m**Edgewater rd** (10:2762), ws, 200 n Seneca av, 25x100; May19'13; 3y6%; Lawrence Davis, 370 Hudson av, Bklyn to Pilade Bertieri, 16 Victoria rd, London, Eng. 1,000

m**Edgewater rd** (10:2762), ws, 150 n Seneca av, 50x100; May19'13; 3y6%; Lawrence Davis, 370 Hudson av, Bklyn to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 1,500

m**Evergreen av (*),** es, 144 n Westchester av, 40x100; bldg loan; May15; May20 '13; demand; 6%; Pew Realty Corpn to NY Trust Co, 26 Broad. 20,000

m**Evergreen av (*),** es, same prop; sobrn agmt; May19; May20'13; American Real Estate Co with same. nom

m**Fairfax av (*),** es, 100 s Waterbury av, 67.11x100x44.5x102.9; May21; May22'13; due &c as per bond; Jas J McDonough & Katie A McDonough to Annie A Ward, 548 Brook av. 260

m**Forest av, 1072-84** (10:2660), sec 166th, 150x102.7; pr mtg $140,500; May19'13; due &c as per bond; David Amolsky to Jos Hyman, 542 9th. 5,000

m**Grand blvd & concourse** (11:2813), es, 51.6 n Bush, 51.6x100; PM; May19; May 20'13; due July1'16; 6%; Frank A Schorer, 2241 Tiebout av to Albin Wiegner, 146 E 86. 7,000

m**Grand blvd & concourse** (11:2813), nec Bush (No 201), 51.6x100; PM; May19; May 20'13; due July1'16; 6%; Frank A Schorer, 2241 Tiebout av to Herman Rudiger, Valley Stream, LI. 9,000

m**Heath av** (12:3256), nec 230th, 75x100x74.8x104.2; PM; pr mtg $5,950; May21; May 22'13; due &c as per bond; Geo Rosendale to Sigmund Ernst, 281 Edgecombe av. 725

m**Honeywell av** (11:3124), swc Bronx Park S, 100.1x78.10x100x64.7; May16'13; 1y5½%; Jacob Cohen Constn Co, 141 Bway to Martense B Story, 107 E 19, Bklyn. 18,000

m**Honeywell av** (11:3124), same prop; certf as to above mtg; May16'13; same to same.

m**Hoe av, nwc Aldus,** see Aldus, nwc Hoe av.

m**Hughes av, nec 180th,** see Belmont av, nwc 180th.

m**Katonah av, 4323** (12:3378); declaration that party 2d part holds an interest of $250 in mtg for $2,500 & said interest is subject to interest of $2,050 held by party 1st part; Feb17; May16'13; Jas F Ackerman, 843 Carroll, Bklyn to C N Shurman Investing Co, 43 Exch pl.

m**Katonah av, 4323;** asn of all R, I & T in above declaration; May15; May16'13; C N Shurman Investing Co to Jno A Doran, 1788 Ams av. nom

m**La Fontaine av** (11:3068), es, 90.7 s 179th, 24x100; pr mtg $——; May9; May16; '13; 1y6%; Margt & Saml Turnbull to Grace L Horton, 2881 Bway. 350

m**Maclay av, nws, at nes St Peters av,** see St Peters av, nes, at nws Maclay av.

m**Macombs rd** (11:2865), es, 47.11 s Grand av, runs se39.2xne153xse181.7 to nws Featherbed la xse on curve 70 & 88.1 & 60 to es Featherbed la & es Macombs rd xn54.5x — on curve 53.8xne along rd, 114 to beg; pr mtg $13,000; May21'13; 1y5½%; Phebe L Robinson at Macombs rd & Featherbed la, to Jno E O'Brien, 535 W 152. 1,800

m**Marmion av** (11:2953), ws, 140 s 176th, 50 x146; May16; May19'13; 1y6%; P J Dwyer Bldg Co, Inc to City Real Estate Co, 176 Bway. 37,000

m**Marmion av** (11:2953), same prop; certf as to above mtg; May16; May19'13; same to same.

m**Marmion av** (11:3107), ws, 388.10 n Tremont av (177th), 66.1x150.2; PM; May10; May19'13; due Nov10'14; 5%; Jos Diamond Constn Co, 1139 Wyatt to Wm C E Bergmann, 138 W 79. 6,500

m**Morris av** (11:3172), es, 97 n 183d, 18.9 x117.6; agmt reducing rate of interest from 5½ to 5%; May15, May16'13; Steinmetz Constn Co with Ester Brown. nom

m**North Chestnut dr** (*), ns, abt 361 ne on curve from nes So Oak dr, 28x96.9x28x 96.6; PM; pr mtg $4,000; May19; May20 '13; 3y5½%; Isabella H Bissell to Eliz Williams, 3314 Hickory. 1,000

m**Parker av (*),** es, 102.9 s Glebe av, 75x 100; May17; May19'13; due &c as per bond; Monica T Flanagan, 364 W 116 to Wm Beaman, 477 St Anns av. 2,000

m**Parker av** (*), es, 25 n St Raymond av, 25x100, except pt for Parker; PM; May 20; May21'13; 3y6%; Geo Barthold, 2443 Jerome av, to Letha Hallet, 736 E 220. 1,200

m**Prospect av** (10:2677), nwc 160th, 77.2x 125; certf as to mtg for $135,000; May12; May16'13; Utility Realty Co to Title Guar & Trust Co.

m**Railroad av (*),** nwc St Agnes av, 125x 100; except pt conveyed to Harlem River & Portchester R R Co; May16; May19'13; 3y6%; Jas F Brown, 491 E 139 & Sherman Buhre, 12 Westchester sq to Chas Noe, 492 E 167. 1,500

m**Ryer av** (11:3158), nwc 182d, 97.8x95; May20; May21'13; 3y5½%; Alex Wilson to Carrie Stix Weiss on Haven av, bet 179th & 180th. 4,000

m**St Ann's av, 529** (9:2275), nws, 83.4 ne 148th, 16.8x99.4; May20; May21'13; due July1'16, 5½%; Anna Marie Roland, Scarsdale, NY, to Wm Loudon, Jr, 272 Manhattan av. 3,000

m**St Agnes av, nwc Railroad av,** see Railroad av, nwc St Agnes av.

m**St Peters av (*),** nes at nws Maclay av, 25x99.8x25x100; PM; May17; May19'13; due &c as per bond; Sarah Trainor to Philip A Moore, 1700 St Peters av. 6,000

m**Sedgwick av** (12:3253), nws, 50 sw Perot, 75x99; May21; May22'13; 2y5%; Maria L Johnson, widow, at Walden, NY, to Emily A McIntyre, 303 W 74. 5,000

m**Seton av (*),** ws, 400 s Randal av, 25x 100; PM; May15; May16'13; 5y6%; Jno Humer to Anna K Adams, 2056 Ryer av. 2,000

m**Southern blvd** (10:2742), es, 270.5 s Aldus; two lots each 42x150; ext of two mtgs for $43,000 each; May15; May16'13; City Mtg Co with Oval Constn Co Inc, 830 Westchester av. nom

m**Southern blvd** (10:2742); same prop; two sobrn agmts; May15; May16'13; American Real Estate Co with City Mtg G. nom

m**Southern blvd** (11:2959), ws, 57.10 n 176th runs w116.7xn53.6xw51.3xn51xe105.10 to ws Southern blvd, xs122.1 to beg; PM; pr mtg $78,000; May15; May19'13; 3y6%; P J Dwyer Bldg Co, Inc to Geo Daiker, 703 Genesee Utica, NY. 24,125

m**Southern blvd** (11:3108), ws, 62.6 n 179th, runs w29xn0.8xw120.2xn66.1xe149.3 to Southern blvd xs66.9 to beg; May19'13; due &c as per bond; Leo Co to Germania Life Ins Co, 50 Union sq. 40,000

m**Southern blvd** (11:3108), same prop; certf as to above mtg; May14; May19'13; same to same.

m**Stebbins av** (10:2693), nws, 90.4 sw Home, 17.11x68.6x18.1x70.11; ext of $3,000 mtg to Nov1'15 at 5%; Feb15; May20'13; Margt J Becker with Helen L Gifford, 1169 Stebbins av. nom

m**Story av (3d st) (*),** ss, 275 e Olmstead av (Av D), 50x103, Unionport; given as additional collateral security to asn of mtg; pr mtg $4,000; May19; May20'13; due &c as per note; Wm F Angus to Chas A Christman, 20 St Nicholas av. Note 2,500

m**Sylvan av** (13:3421), es, 132.4 s 256th, 50x100; Apr30; May22'13; installs, 6%; Philip Fitz, 307 W 126, to Yonkers B & L Assn at Yonkers, NY. 4,500

m**Tiebout av, ws, 172.8 n 181st,** see Valentine av, es, 172.8 n 181st.

m**Timpson av (*),** sec 203d, 34.9 to road to Westchester x221.3 to Post av x128.5 to 203d x100, except part for 205th; May16; May17'13; due, &c, as per bond; Francis J & Peter A Kuerzi to Wm Beaman, 477 St Ann's av. 3,000

m**Trinity av, 971-3** (10:2632), ws, 27 s 164th, two lots, each 36.6x100; two estoppel certfs; May20; May21'13; Abr & Louis Davis to whom it may concern.

m**Union av, 690** (10:2675), es, 331.3 n 152d, 18.9x95; May22'13; due &c as per bond; Harry C Arthur to Title Guar & Trust Co. 6,000

m**Valentine av** (11:3149-3144), swc 181st, runs s 139.9xw101.5xn50.1xe50xn100 to st xe54.1 to beg; supplemental to PM mtg recorded Feb17'13; pr mtg $——; May13; May16'13; due &c as per mtg recorded Feb17'13; Tobruk Constn Co to Rosa Altieri, 1956 Crotona Pkway. 13,000

m**Valentine av** (11:3144), es, 172.8 n 181st, 20x117.9 to Tiebout av x20x118; ext of $6,500 mtg to May15'18 at 5%; May21; May22'13; Annie Kimberly, Bklyn, with Edw Goldschmidt, 307 W 76. nom

m**Valentine av** (11:3144), es, 172.8 n 181st, 20.1x117.9 to ws Tiebout av x20.1x118; agmt that lien of mtg for $6,500 be extended so as to cover above described premises; May21; May22'13; Edw Goldschmidt, 307 W 76, with Annie Kimberly, 137 Hicks, Bklyn. nom

m**Valentine av** (11:3144), es, 192.8 n 181st, 20.1x117.6x20.1x117.9; ext of $6,500 mtg to May15'18 at 5%; May21; May22'13; Annie Kimberly, Bklyn, with Edw Goldschmidt, 307 W 76. nom

m**Valentine av, 2102** (11:3144); ext of $3,000 mtg to May17'18 at 5%; Apr28; May17 '13; Lawyers Mtg Co with Adolph & Minna Kaulmann. nom

m**Verio av** (12:3395), es, 174.1 s 234th, 50x100; pr mtg $1,000; Dec31'09; 4yrs or demand; 6%; J K Haslam at Lewiston, Me, to Saml T Turpin, NY; May20'13. 700

m**Wendover av, 540** (11:2928); ext of $33,000 mtg to Sept17'17 at 5%; Apr30; May 22'13; Lawyers Mtg Co with Cunard Realty Co. nom

m**Westchester av (*),** nws, 65 ne Glover, 3 lots together in size 60x67.9x60x67.11; estoppel certfs; May9; May19'13; Chas W H Arnold to Title Guar & Trust Co, 176 Bway.

m**Wheeler av (*),** ws, 110 n Westchester av, 40x100; pr mtg $22,000; Apr10; May 20'13; 3y6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 5,000

m**Wheeler av (*),** ws, 150 n Westchester av, 40x100; pr mtg $21,500; Apr10; May 20'13; 3y6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 5,500

m**Wheeler av (*),** ws, 190 n Westchester av, two lots ea 40x100; two mtgs ea $7,000; two pr mtgs $20,000 ea; Apr10; May20 '13; 3y6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 14,000

m**Wheeler av (*),** ws, 110 n Westchester av, 160x100; certf as to 4 mtgs aggregating $24,500; Apr10; May20'13; Mercury Realty Co to American Real Estate Co.

m**Willis av, 378,** see 115th, 109-11 W, Manhattan.

m**3D av, 4431-5** (11:3048), certf as to payment of $1,000 on a|c of 2 mtgs for $3,200 each; May15; May16'13; Valentine Constn Co to Saml Bettman, 1950 Wash av.

m**Plot** (*) begins 590 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; pr mtg $3,000; May15; May 16'13; due Nov15'20, 5½% Michl J McDonald to Emilie Weyrauch, 1883 Wallace av. 1,500

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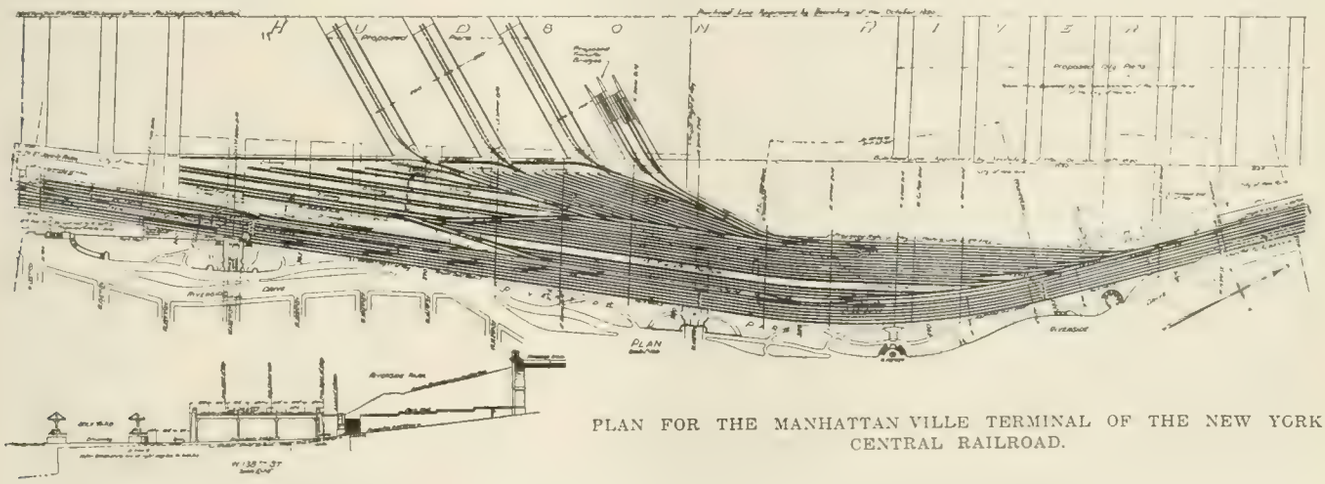
REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 31, 1913

WEST SIDE TERMINAL PLANS TO BE REVISED

The New York Central's Rights and Title Not Made Clear—Property Owners Will Present Alternative Plans For Manhattanville Section.

THE real estate interests opposed to the adoption of the plans for West Side terminals and trackage reformation as now proposed by the Terminal Committee of the Board of Estimate, will have until June 24 to further study those plans and prepare modifications and alternatives less harmful to property values. In the meantime the chairman of the Terminal Committee, Hon. John Purroy Mitchel, will have retired from the committee, by reason of having accepted appointment to the Collectorship of the Port of New York, and Comptroller Prendergast and Borough President McAneny, the two "sparrow hawks," will be taking a more active part in the deliberations of the committee than they have heretofore been able to do because of the draft on their time and attention required by the subway negotiations recently ended.



PLAN FOR THE MANHATTAN VILLE TERMINAL OF THE NEW YORK CENTRAL RAILROAD.

Mr. Mitchel is credited with the principal part of the conduct of the long and intricate negotiations with the railroad company and with the preparation of what is everywhere regarded as a masterly report, setting forth, as it does, the particulars of the treaty or agreement the committee was able to effect with the New York Central Railroad company. Mr. Mitchel succeeded in making the railroad engineers modify their plans for improvements along the West Side in many important particulars. He fought a good fight for the city and made as good a bargain as he believed could possibly be made under the circumstances.

Further Concessions Probable.

But various powerful property interests hold the opinion that he might have done better in several primal particulars had he not approached the negotiations under the belief that the railroad company and not the city was the master of the situation north of 58th street. These property interests, notwithstanding an opinion adverse to their claims from the Corporation Counsel's office, have an idea that the rights, franchises or licenses under which the railroad company operates along the West Side are not perfectly valid, or, for that matter, satisfactory to the railroad corporation itself, and that the officers and directors can be made to yield a good deal more than they have been by President Mitchel.

Even Mr. Mitchel himself admitted at the hearing held at the City Hall on Tuesday afternoon that the necessity for laying out enormous freightyards along Riverside Drive at Manhattanville was regrettable, and the property owners said that if allowed time their consulting engineers could study the problem presented at Manhattanville and prepare a plan that would be less destructive of values in the neighborhood. As a legal club to induce the railroad company to make further concessions, the counsel of the various property associations will demand the production of proof of rights and ownership and carry their case to court if necessary. "If they have a valid right to the use of the lands they operate on, let them produce the evidence of it," said Charles L. Craig, counsel of the West End Association, after the meeting.

President McAneny, and Comptroller Prendergast, just before the hearing ended, separately assured the big gathering of representatives of property interests that before any plans were adopted the rights of all concerned would be most carefully investigated.

Counselor Burr's Opinion on the Ownership Question.

The principal business at the hearing, after it was agreed that further time should be allowed for a consideration of the report of the Terminal Committee, was the presentation of an opinion by Assistant Corporation Counsel Burr in answer to the question as to the nature and extent of the rights of the railroad company to the lands it uses.

Assistant Corporation Counsel Burr stated that the city of New York owned the title to the streets in the yard of the railroad company between 60th and 70th streets; that it owned the title to Twelfth avenue north of 72d street embraced in the right of way of the company, and that in these streets and avenues the company had not obtained title by adverse possession, having solely an easement to maintain its tracks there for railroad purposes, during its corporate existence.

The City's Interest.

As to the lands under water between 58th street and Spuyten Duyvil Creek embraced in the railroad company's right of way, the city, through the ancient charters and grants of land under water made to the people of the State of New York, became vested with the title to such lands; and the locating of the railroad company's lines upon lands then under water southerly from Spuyten Duyvil Creek, winding along the shore, was, so far as such location is concerned, authorized by Chapter 216 of the State laws of 1846, and the consent of the city granted May 6, 1847, and was no more than an occupation under a license for railroad purposes.

Under this license the railroad company located its route, built its railroad and operated at the present time; and such location, maintenance and operation did not, Mr. Burr stated, initiate a possession thereof in the railroad company adverse to the city.

Legally in Occupation.

By the decision of the court in the recent action between the city and the railroad company the railroad company is legally in occupation of its right of way and is entitled to the use and occupancy thereof during its corporate existence,

Where not granted by the city to the upland owners the record title under its ancient charters and letters patent from the State is vested in the City of New York, subject to the use thereof by the railroad company during its corporate existence; and where granted by the city to the upland owners the title is vested either in such upland owners or their successors in interest, subject to the use by the railroad company during its corporate existence for railroad purposes, or in the railroad company by reason of the deeds from the upland owners.

Mr. Burr cited from the decision in the case to compel the railroad company to remove its tracks from the streets, as reported in 202 New York Reports, Court of Appeals, page 224 and 225, during the year 1910. Judge Cullen had then said regarding the franchise of the New York Central and Hudson River Railroad Company:

"The power reserved to the Legislature to alter, amend, or repeal a charter, authorizes it to make any alteration or amendment of a charter granted subject to it that will not defeat or substantially impair the object of the grant or any rights vested under it, and which the Legislature may deem necessary to secure either the object or any public right.

"Under this doctrine the Supreme Court of the United States upheld the validity of an act of the Legislature of the State of Connecticut compelling a railroad company to abolish at its own expense, all grade crossings, as a valid exercise of the police power. So, in the case before us, I think that the Legislature may so regulate the plaintiff's railroad in the city of New York as to remove the constant menace and danger to life occasioned by its continuance."

"In view of this decision of the Court of Appeals," Mr. Burr further stated, in his address at the hearing, "the Legislature passed an act (Chapter 777, Laws of 1911), authorizing the city and the railroad company to enter into an agreement having for its primary object the elimination of all grade-crossings along the line of this railroad and from Spuyten Duyvil to St. John's Park."

Briefs and Reports.

Mr Burr's opinion was not permitted to go unchallenged, and was questioned as to its conclusions notably by Charles L. Craig for the West End Association, Julius Henry Cohen for the Citizens' Union J. Bleeker Miller, for the League to End Death avenue. Mr. Cohen raised the point that the original grant to the New York Central had been for only two tracks, and Mr. Burr replied that he thought it was for two or three tracks.

Bert Hanson presented the report of the Reform Club on the improvement. The report suggested that the whole matter should be referred back to the committee and new plans drawn up, as the present ones gave the New York Central a virtual freight monopoly. The Municipal Art Society presented a brief on the artistic points of the plan. Another brief in opposition was submitted by ex-Dock Commissioner Calvin Tomkins, and Morgan J. O'Brien, for the Pennsylvania Railroad, and a representative of the New York Railroad Companies appeared in opposition to the plan.

The Corporation Counsel agreed to furnish a written opinion before the next meeting, which will be held on June 24th, when the question of title will be thoroughly discussed. As Mr. Mitchel will leave office before that day, the prospects of the adoption of the plan as now proposed seem very doubtful.

The Manhattanville Terminal.

The most pronounced objection to the plans of the railroad company are that the plans call for an open and uncovered yard, the approaching tracks fanning out from 153d street into 37 tracks at 145th street, the yard itself extending from that point to 135th street. The two main tracks now there, are, apparently, to be multiplied into six; and then are to be elevated so that for several blocks they will be on a level with the retaining wall of the Drive—the trains, instead of being out of sight, as at present, to be entirely exposed to view. Supplementing the yard, an elaborate dock system is planned—altogether a huge commercial development, comparable only to the yards of the Central between 60th and 72d streets, which have forever crippled what might otherwise have been an attractive portion of our water front.

The Private Property Affected.

For the public, the proposed freight yard will ruin permanently a mile and a half of water front. The city has invested a million and a half in this portion of Riverside Park, and this investment is to be thrown away.

"Instead of the few inactive sidings now located here, we will have," said Mr. I. S. Isaacs, "a bustling, noisy yard, ill-smelling and ugly, a permanent eyesore, destroying a city park, depreciating the value of otherwise well-located real estate, and spoiling the beauties of one of the finest drives that the world can show.

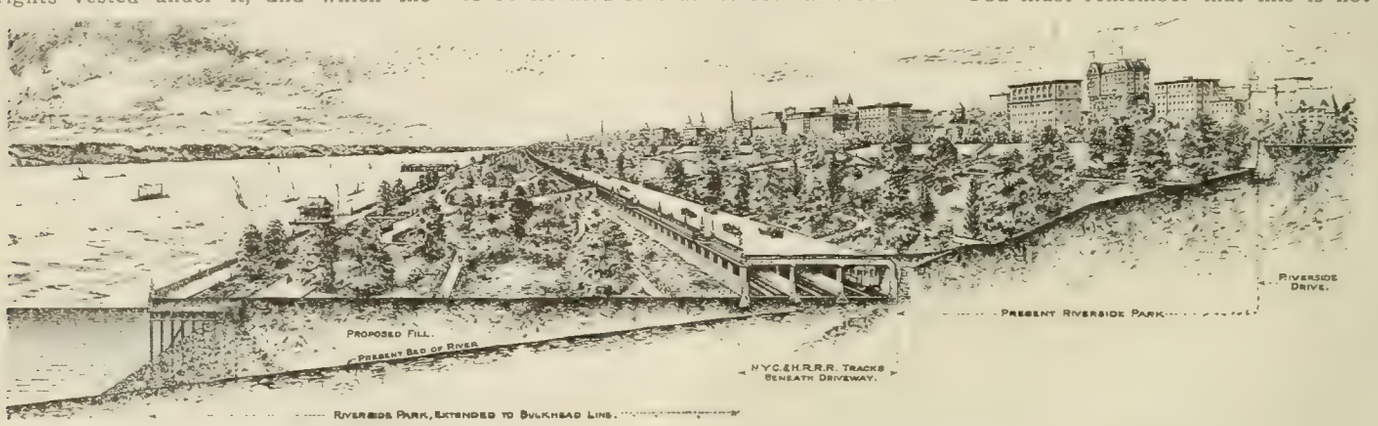
"This is one of those cases where the selfish interests of those immediately affected coincide with the broader interests of the public—and we propose to show the Terminal committee both the public and private damage, in each case so serious and so heavy that its wanton infliction by this ill-considered feature of what are otherwise well thought out plans is so unjust that I cannot believe the committee will let it pass.

"Riverside Drive, for the distance of approximately a mile north of 135th street, being the area directly affected by the proposed yard, has been improved for block after block with handsome elevator apartments, some ten and twelve stories in height, and of the finest type of construction. The assessed value of the land and buildings immediately adjoining the Drive exceeds $7,000,000—and adding the value of buildings now in course of erection it is safe to say that the investment in property fronting on the Drive exceeds $10,000,000.

Destructive to Values.

"Suddenly to thrust the proposed yard upon this territory will mean an immediate and heavy loss to every property owner. It is hard to estimate this with any exactness. But the loss of tenants due to such a noisy and unsightly neighbor; the destruction of the main attraction upon which the houses rely: namely, a beautiful outlook over a peaceful river, will mean a prompt lowering of rents and a consequent decline in capital value that will be appalling to contemplate. Those real estate experts whom I have consulted may differ in the amount of their estimate of the decline in value—but there is none who does not state that the loss will be a heavy one indeed.

"You must remember that this is not the case of a slow commercial encroachment upon an old residential neighborhood—where the private houses or apartments are gradually rendered valueless for the newer purposes of the locality. In such a case the increased value of the land frequently more than compensates for the lost value of the buildings. I doubt if any resident of the Fifth avenue section or of Murray Hill will suffer financial loss because of the business invasion, however much he may be distressed at being expelled from his cherished neighborhood. But here is a **new** development—none of the apartments are more than six or seven years old; several have been just completed, and some are still in the course of erection—and suddenly the new buildings, just finished, are to be rendered useless for the purposes for which they were erected; their value as residences and comfortable homes destroyed—while the very land on which they are erected, with equal suddenness, suffers a great loss—except the consciousness, hardly consoling, that where the rights of an ordinary property owner conflict with the demands of the Central railroad the property owner must go to the wall."



SKETCH OF RAILROAD PLAN REPORTED BY THE COMMITTEE—NORTH OF EIGHTY-SIXTH STREET, SHOWING POSSIBLE FUTURE TREATMENT OF PARK LAND NOW UNDER WATER WEST OF THE RAILROAD'S RIGHT OF WAY.

—Mortgage filings show a decided falling off this year, as against 1912. From January 1 to May 15, 1913, there were 2,086 documents recorded, involving $102,396,405, as against 2,480 during the corresponding period last year, representing an investment of $148,043,110.

—Our army of taxeaters is increasing beyond the capacity of taxpayers.—Wall Street Journal.

ANTICIPATIONS OF THE LOWER WEST SIDE

What the Seventh Avenue Extension and the New Subway Mean to Chelsea and Greenwich — Forecasts of Local Real Estate Men.

WITH the Dual Subway legal formalities completed and the construction work going ahead, it has been expected that investors and speculators would turn their attention towards those sections of the city which will be benefited by these improvements. In the light of precedent, Lexington avenue and Seventh avenue, which are to be particularly benefited by the new subways, should now be in the throes of a big boom. Yet there does not seem at present to be any tendency among the buying fraternity to invest in any one particular locality. For a number of weeks past, the trading has been limited, and the big lending institutions have been holding off on loans.

Yet in the minds of most men familiar with real estate conditions, there is no doubt but that there will be a good deal of buying and building along Seventh avenue and along the line of the extension. The area of assessment for the proposed improvement has already been confirmed and owners along the route know just how they will be affected. Speculators and builders can figure out exactly what their chances are in that district.

Important Improvements.

Seventh avenue will be extended from its present southerly end, cutting through a number of old Greenwich village dwellings and will be joined to Varick street, the easterly side of which will be widened, the entire project being estimated to cost about twelve million dollars. The completion of this work and the subsequent subway construction, will mark the most important event in the history of that section.

Now that a radical change will be made in the layout of the district, real estate men are agreed on the point of the development of the Greenwich village and Chelsea sections. The Record and Guide through interviews with a few of the prominent real estate men in the immediate neighborhood of the proposed improvement, has sought to secure expert opinion and forecasts of what the improvement will mean to the city, with reference particularly to the real estate possibilities along the route of the proposed Seventh avenue extension.

Local Opinion.

Charles E. Duross of the Duross Company, was optimistic over the future of the lower West Side. He said:

"The great hope of the section is the opening of the Subway. It will make Seventh avenue the most important thoroughfare below 42d street, as far as traffic is concerned. It will become eventually the center of a large and busy wholesale district, the same as Fourth avenue. The latter avenue, ending at Cooper Square, will not be so important as Seventh avenue, which will go down as far as Franklin street. While Fourth avenue has nothing east to draw from in the wholesale line, Seventh avenue has, to the west, the great wholesale produce and storage warehouse district along the river front in the Chelsea and Greenwich village sections and West Washington market.

"At present owners are unwilling to sell and buyers are unwilling to buy because they are waiting to see what will happen next. But the outlook for the future is very bright."

The Present Situation.

A. M. Cudner of the A. M. Cudner Co., when asked for his opinion, said:

"The Greenwich village district is in a transitional state from the private house to the boarding and rooming house. Below Eleventh street down to West Houston, it is very irregularly laid out, there being no well-defined business streets.

Loft-Buildings to Come.

"While this extension will cut through and practically destroy a swath of improved properties, the section will have what it has not hitherto had, one wide business street. The only material local benefit that I can see, must come from an entirely new character of improvement—loft buildings naturally suggest themselves.

"Then it will be an investment proposition and depend upon the possible income which may be derived from low-priced loft buildings. Fourteenth street, being a wide street and quite largely devoted to business and running from river to river, should feel the benefit of this extension, as there will be an express station and, acting as a feeder to the extended avenue, affect the sections below favorably. I look upon the proposed change as a long step toward improving a section which for many years has lain practically dormant."

Like a Pipe With a Dead End.

Wm. H. Archibald, treasurer of the Seventh Avenue Association, which has been actively interested in the welfare of that thoroughfare, said:

"Seventh avenue has been like a pipe with a dead end and now that the end will be knocked off the pipe will be used to better advantage. There is no question but that the whole section will be benefited. That district has been passed by because it had no transit facilities. While land was cheap it could not be utilized for business and loft buildings, because of lack of such facilities, and there was no development. Now that the demand has been met, there will be marked activity in those sections."

Half Million Dollar Building for Brooklyn Bank.

The John H. Parker Company, 315 Fourth avenue, Manhattan, received the general contract on Saturday last for the construction of the twelve-story bank and office building to be erected at the southwest corner of Joralemon and Court streets, Brooklyn, in the Borough Hall district, on a plot 135x124 feet. The Court street frontage is 63 feet with 100



Joralemon and Court Streets. William E. Lehman, Architect.
NEW HOME OF THE NASSAU NATIONAL BANK, BROOKLYN.

feet in Joralemon street, and is situated directly opposite of the Subway entrances. The building is being put up by the Weinbro Realty Company, Inc., of 47 West 34th street, Manhattan, and will replace the old marble buildings formerly owned by the late A. A. Low, and recently owned by August Belmont, and the Borough Bank. The corner is one of the choicest business locations in the Central City Hall section.

Renting from the Plans.

When completed it will be the new home of the Nassau National Bank, now situated at 26 Court street, and the demand for well equipped offices has been shown by the number of rentals already made from the plans. There will be a restaurant occupying the entire basement which has been leased for a term of years. The first three stories will be of Indiana limestone with buff brick and terra cotta above. There will be four electric elevators for passenger service and every modern appointment, such as are found in the best commercial structures of this type. The estimated cost is placed by the architect, William E. Lehman, of 738 Broad street, Newark, N. J., at $500,000. Contracts for the heating, plumbing and wiring are not included in the general contract and have not yet been awarded.

WHO OWNS CORTLANDT STREET?

The Supreme Court Says the Abutting Property Owners Still Retain the Fee.

Justice Greenbaum, in special term of the Supreme Court, has sustained the contention of the plaintiff in Appleton vs. the City of New York, that the city possesses only an easement in the bed of Cortlandt street. The plaintiff's case will be found fully stated in the Record and Guide of March 15, and the court holds that the fee of Cortland street is still with the abutting owners, and is subject only to the easement vested in the city for street purposes.

The decision of the court is that nothing in the wording of the form of dedication of the street to public purposes expressly grants a fee to the city. Hence the plaintiffs are justified in refusing to pay a tax for the vault space they use in front of their building, No. 173 Broadway, at the northeast corner of Broadway and Cortlandt street. Presumably, the case will be carried by the City of New York to the Court of Appeals, as the question concerning the ownership of vault space has become of high importance owing to the city's recent attempt to tax those who use such space.

When Cortlandt street was dedicated to the uses of the public for traffic purposes in the year 1733, by the executors of the estate of Catherine Philipse, a petition was filed in the office of the common council of the City of New York, setting forth their ownership of the parcels of land through which the road had been laid out, stating "that for the better improvement thereof and the increase of building and inhabitants in the said city, petitioners and others concerned in the said lands, by mutual consent and agreement have laid and staked out a new street through the said land from the Broadway aforesaid to Hudson's River of forty feet in breadth and called the same Cortlandt street."

The petition then defines the point of beginning and end of such street, the course thereof, and then avers that the petitioners "therefore hereby declare and make known that the said new street was laid out of forty feet English measure in breadth through the lands aforesaid, and called Cortlandt street, and shall forever remain, continue and be a public street and highway in like manner as the other public streets in this city now are or lawfully ought to be."

The street so laid out was accepted by the city in the following form:

"Whereupon it is ordered by this court that the prayer of the same petitioners be granted, and that the same be entered on record in the minutes of this court."

Justice Greenbaum in the opinion handed down says there is nothing in the wording of the petition which expressly grants a fee to the city.

"Nor is there any language employed from which the inference might be drawn that fee was thereby intended to be conveyed, nor the slightest intimation in the record that any compensation was received from the city by the abutting owners. This was simply a common law dedication of the street and the fee of the land therefore remained in the dedicator burdened with a public easement.

"An examination of the provisions of the Greater New York Charter discloses that the power conferred upon the board of aldermen is merely to regulate, and, as part of the scheme of regulation, the borough president is authorized to issue licenses to construct vaults. No power of taxation is conferred, but solely the power to regulate and license, which does not include the power of tax (People v. Jarvis, 19 App. Div., 466). It follows, therefore, that the ordinance, so far as it required the payment of a tax as a condition precedent to the granting of a license, is as to these plaintiffs illegal and void. There should be judgment for the plaintiff upon the merits, with costs."

MANUFACTURING SITES.

Merchants Co-operating with Real Estate Agents.—Working for New Industries.

Every little four corners in the West is earnestly engaged in boosting its own peculiar advantages and deprecating the few advantages which its rivals may have. The commercial organizations in these towns are keenly alive to the necessity of attracting new industries, and every one of them is actively competing with every other for the few choice bits of industry that may be in the market for new locations.

They offer the manufacturers free sites, free buildings, free rent, exemption from taxes, and many of them stand willing to give cash bonuses or to subscribe liberally to the stock of new concerns. Small wonder, then, that the New York manufacturer is sometimes tempted to leave his unequaled market, his inexhaustible labor supply, his ability to send his goods to the West, the South, New England and to get his raw materials as well. Every one of these Western communities—and some of them are not so far west either—is preying on New York. They consider New York their legitimate and, sometimes, easy prey.

Competition Must Be Met.

Looking the facts squarely in the face we may conclude that it is a pretty safe rule that the city which offers the largest bonus and the most artificial inducements possesses the least real, natural advantages. The reason that some of them are so willing to give their land away is quite obvious—it is the only way they have of getting rid of it.

It is not because New York is losing out in the competition with other cities that the Merchants' Association has established an Industrial Bureau. As a matter of fact, on the contrary, New York has been rapidly increasing in the amount of her manufactured products, in the number of people employed, in the capital invested, and in everything which makes for industrial superiority. To-day New York produces more manufactured goods than Philadelphia and Chicago combined.

The Merchants' Association has established an Industrial Bureau in order to assist the manufacturers who are here and in order to give expert advice to the many who are seeking to locate in New York. On the one hand, its object is to improve and develop industrial conditions in New York; on the other, to assist manufacturers in finding the very best locations for their new plants.

Real Estate Offers to Be Filed.

In order to have complete data always at hand ready for the inquiring manufacturers, the Industrial Bureau has sent out a letter to the real estate members of the association asking them to furnish information concerning available factory sites, factory buildings and lofts for sale or rent in Greater New York. These offerings, which are strictly confidential, will be arranged and classified by sections of the city for ready reference. Then when a prospective manufacturer comes in and states his needs, certain locations can be pointed out on the map as available. The necessary information concerning power, light, square feet available, transportation facilities, rentals, prices and terms is at hand. He is then referred to the broker whose property seems to be most desirable.

One of the drawbacks in the development of New York industrially is that outsiders are uninformed of the hundreds of acres of comparatively inexpensive land in the City of New York. Much of this is well situated as regards transportation, rapid transit, labor supply, and, of course, is at the very center of the world's trade. If manufacturers could be made to realize that New York City is not all Manhattan, that the land values of that little island are peculiar to it, that in The Bronx, in Brooklyn, in Queens, and in Richmond there are comparatively low prices for land, they would be flocking to New York.

The Industrial Bureau intends to send out these facts and to inform manufacturers that sites can be obtained for given prices, that factory buildings are available at such and such rents, and that lofts can be obtained for a specified range of figures. Not only, therefore, will manufacturers desiring to locate in New York be assisted, but new industries will be given facts concerning New York which they never knew before.

Concentrating at Grand Central.

Real estate building and architectural and allied firms heretofore somewhat scattered have concentrated around the Grand Central Station in rather a remarkable degree this spring. The new Forty-Second Street Building is 85 per cent. rented already and a large part of the tenancy is represented by building and allied interests. Much the same state of facts is true of the Architects Building on Park avenue, and the Terminal Building is also mostly filled with firms in similar lines. Old centers are, however, by no means depopulated, but for some years the tendency has been northward, first to Madison Square, then to the Pennsylvania section, and now the Grand Central has a strong attraction for the men who plan and build.

—The Public Service Commission has ordered a hearing for June 3, at 11 o'clock, before Commissioner J. Sargent Cram, on the application of the New York & Queens County Railway Company for permission to exercise a franchise for a second track upon a part of its Flushing and College Point line.

PARK AVENUE GRADING.

A Report from Real Estate Experts on the Respective Merits of the Parsons and Collis Plans.

The plan for the alteration of the existing physical conditions at the intersection of Park avenue and 34th street, proposed by William Barclay Parsons as a substitute for the city's plan and published in the daily papers this week is not new. Mr. Parsons' plan was presented to the Comptroller's office on March 28. It has been carefully examined, both by the borough engineers and by the chief engineers of the Board of Estimate, as well as by real estate experts employed by the city. Without exception, it has been described both by the engineers and the real estate men as only a partial and temporary solution of the difficult situation the city is trying to correct, and as inferior in practically every way to the plan the Board of Estimate has adopted.

Borough President McAneny says the repeated assertions that the Board of Estimate plan will cost something over $3,000,000 for construction and incidental damage to private property is without basis in fact. The engineers and real estate men who have represented the city have agreed that the entire cost, including physical construction, shifting of the railroad tracks and in damages to property, will not exceed $375,000.

The Chief of the Real Estate Bureau of the Finance Department, Charles A. O'Malley, in a report to the Comptroller dated April 12, 1913, the findings of which were approved by W. J. Van Pelt of George R. Read & Company, who had been employed as appraiser for the city, thoroughly analyses the Parsons plan and presents in detail the reasons for which it has been rejected. In the course of the report it is said:

"Under the Collis plan, the cars of the Fourth and Madison avenue line cross the 34th street car lines, at grade, at Park avenue and 34th street. Under the Parsons plan, with the roadway on the easterly side of Park avenue rising to meet the grade of 34th street at Park avenue and 34th street, it would be necessary for passengers on the Fourth and Madison avenue cars transferring to the 34th street line, to walk through a tunnel under the easterly side of the roadway at Park avenue and climb a flight of stairs to reach the sidewalk at 34th street and Park avenue, and should this stairway be erected on the building line of 34th street, there would only be at this point a sidewalk width of 9 feet to provide for both stairway and sidewalk, which to our minds is impracticable.

"A greater advantage than the transfer of passengers at grade, lies in the fact that under the Collis plan it is not necessary for persons to climb a stairway to reach the level of the street. The necessity of climbing the stairway, as now exists, has been a serious complaint to all of the territory extending as far west as Broadway, as well as those traveling to the north and south of 34th street, on Fourth, Fifth and Madison avenues, and which condition would continue to exist under the Parsons plan.

"This is one of the most important reasons why we favor the Collis plan in preference to the Parsons plan. It is obvious that the Parsons plan is an improvement over the present conditions, in that it establishes a roadway along the easterly line of Park avenue. However, the best that can be said of it is that it is a temporizing plan, and in no wise meets the full demand or requirements of the situation.

"We would call your particular attention to the fact that under the Collis plan it is possible to construct a subway through 34th street, while under the Parsons plan this would seem to be impracticable.

"The only redeeming features of the Parsons plan is that no damage will be sustained by the Vanderbilt Hotel, the Church of the Messiah, and the properties at the northeast corner of 34th street and Park avenue, and both sides of Park avenue extending from the north side of 34th street to the south side of 34th street, but, in our opinion, the enhancement of the value of the land occupied by the 71st Regiment Armory (city property) would increase to such an extent under the Collis plan, as to not only to cover the estimated cost of the physical construction of the proposed change of grade, but also cover all actual damages to adjacent property."

WEST SIDE STATION.

A New One Ordered for the Elevated Road at 99th Street.

The Interborough Rapid Transit Company was this week directed by the Public Service Commission to build a new station on the Ninth Avenue elevated railroad at 99th street and Columbus avenue, and to have the same completed and ready for operation by December 1, 1913. An order to this effect was adopted by the commission on the recommendation of Commissioner John E. Eustis, who held hearings upon the supplication of property owners in the vicinity for the establishment of a new station at this point. At present there is a station at 93d street and the next station north is at 104th street—a distance of 11 blocks.

The issuance of the order followed the obtaining of the consents of property owners who will be affected by the improvement. A previous application for the establishment of a station at this point, made in the early part of the year 1909, was denied by the commission mainly upon the ground that these property owners had refused to give their consent, and that the expense of condemnation proceedings involving a large number of property owners would be greater than was warranted by the reasons advanced at that time for a new station.

Another application was made a few months ago by property owners represented by Martin Bourke, attorney. At the first hearing the failure of the property owners to give their consents in 1909 was referred to, and Mr. Bourke set to work to get the consents. A short time ago he notified the commission that the requisite number of consents had been obtained and had been submitted to the Interborough Rapid Transit Company for examination. After this examination it developed that the consents of all property owners except one had been obtained. Commissioner Eustis, therefore, in his opinion, holds that the former objection to the lack of consents has been overcome, that it will not be unduly expensive to condemn the rights as to the one property owner whose consent is still lacking, that there is a large population between the 93d Street and 104th Street stations who would be benefited by a new station, that apartment houses in the locality have lost tenants by reason of the long distance to either one of the existing stations, that 99th street is about midway between these two stations, that inasmuch as an express service is maintained on the line during the rush hours, and that therefore the establishment of a new station would not interfere with rapid transit and affect only the time schedule of the local trains. He is, therefore, of the opinion that the new station should be built as prayed for.

BUILDING LIMITATION.

All the Members of the Committee Personally Predisposed For It.

The advisory committee appointed to consider the question of limiting the height of buildings hereafter to be erected in New York City has opened permanent headquarters at 115 Broadway. Edward M. Bassett, late of the Public Service Commission is chairman and George B. Ford is secretary. Much to the surprise of Borough President McAneny and all concerned, it was ascertained by a vote in the committee that all the nineteen members are predisposed in favor of limitation.

A few years ago such unanimity would have been unlikely. A very general belief then was that a limitation of the building height would be unconstitutional and in view of this the authorities considered that it would be a waste of time to legislate on the question. A former corporation counsel once advised the Board of Estimate to this effect, but notwithstanding other cities have enacted and enforced such restrictions, and the Fifth Avenue Association has been advised by its own counsel, Bruce M. Falconer, that in view of recent court decisions a new building ordinance limiting height or bulk in New York City would have a good chance of being sustained by the highest court.

The advisory committee in making manifest this personal predisposition to limitation expressed no opinion on any question of law, method or expediency. These are all matters to be investigated, weighed and determined. First will come a preliminary and special report upon Fifth avenue, and then the main body of the report will be devoted to the city, and particularly, Manhattan Borough as a whole, all within the current year

Nucleus of a New Center.

A new civic center, clearly defined, is growing up around the 207th street subway station, on the Dyckman tract, near where the Harlem is spanned by a bridge. On one side of the river is University Heights and the beginning of an important crosstown thoroughfare, Fordham road, and west of the Dyckman plains are the slopes of Inwood and the remarkable clove that runs through to the Hudson. A great strategetical position for real estate men is represented here—one that is certain to be largely availed of in time.

With such a combination of water frontage and rail communication as there is here, it is assured that this will be some day a shipping center as well as a thickly populated residential district. Take a still larger view, one that will include all the Kingsbridge section, the Barge Canal terminal at the foot of Dyckman street, N. R.; the new railroad bridge and the Hudson Memorial bridge at Spuyten Duyvil, the new baseball park, and the converging transit lines and thoroughfares—and you have some very influential elements for the upbuilding of a large city.

Too Many Parades on Fifth Avenue.

The ordinance introduced in the Board of Aldermen by Ralph Folks, to limit parades on Fifth avenue below 59th street, to those that are patriotic or governmental in character and those that occur on legal holidays, is receiving hearty support by many business firms along the avenue. The promiscuous parading along this busy thoroughfare on the busiest days, has caused serious interruption and interference with business and such firms as Theodore A. Kohn & Son, and Bonwit, Teller & Co., have written to the Board of Aldermen urging the passage of the ordinance.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

COST OF ELEVATOR OPERATION.

Reginald Pelham Bolton's Comments.—Another Correspondent Asks a Question.

The following correspondence has come to hand since the Record and Guide published its query as to elevator service records in its issue of February 15th. Reginald Pelham Bolton writes as follows:

"In a record of the elevator service in the issue of February 15th, a statement is given of the operating conditions of five passenger elevators, and an inquiry is made as to whether this is an exceptional record or an ordinary service.

"The answer to the question is that these cars are operating in a fairly efficient manner, approximately equal to that obtaining in other buildings in which the elevators are not liberally proportioned as to number.

"If the statement is correct that the local cars have a rated speed of 600 feet per minute, which is the same as the express cars, then the work done by these cars is not efficient and illustrates the fact that there is little or nothing gained by any degree of high speed upon local machines. The service afforded by these local cars is about sixteen miles per diem, and two local cars operating to the 15th floor in the Liberty Tower, the speed of which is 400 feet per minute, give the same daily service in mileage.

"The express machines are giving a mileage of approximately 26 miles per diem, and this also agrees with the mileage developed by the express machines in the building above referred to, operating from 1 to 15 express and 15 to 30 local.

"It is interesting to note that the traffic carried on the elevators, as described, precisely agrees with the proportions of traffic as laid down in my book, "Elevator Service"; thus, the total passengers reported average 700 per hour each way on five cars. At four stops to ten floors, the service should work out as follows: Two expresses, round trip time 1.47 minutes, passengers each way per car $114 \times 2 = 228$; two local machines at same service, round-trip time 1.43 minutes, passengers each way $157 \times 2 = 314$; one service car at 165 persons, total 707.

"The power cost, as stated, is not instructive, because it does not give the amount of current used per car mile, which would be of much interest."

Cost Varies Greatly.

An exchange makes the following comment:

"The cost of the operation of elevators varies greatly, governed as it is entirely by local conditions, so that any information in a general way would, no doubt, be very misleading, as there are so many variable items by which it can be affected. In the electric, the cost will vary widely according to the service which is required from the elevators. Also, for the worm-gear traction or the drum-type machines the cost will vary with the type of current available; that is—whether it is alternating current, single or multi-phase, or direct current. One can appreciate that in a hotel where the loads are very light and where there are possibly only one or two stops made per trip, the service cannot in any way be compared to the conditions which would have to be met in a department store or large office building where the cars are usually loaded to their full capacity, and where stops are made at all floors.

"These conditions are probably the extreme limits of passenger service, and the other types of buildings will come between them. Another condition which will affect the cost of operation is the question of whether the current is generated at the building or whether it is bought from a power company. If the current is generated at the building there are a number of overhead charges which should be included, but which oftentimes are not figured in the cost of power."

Another correspondent writes as follows:

"I was very much interested in your article regarding elevator service. From what I can judge by observing of my equipment it seems that the record is a reasonably good one, but we are left in doubt as to the cost of power, which in a computation would have to be a little more definite than your correspondent gives. If we knew definitely how much power is used per car mile we would be able to judge perhaps a little better as to the record of your correspondent's car. If his power is derived from an isolated plant his cost charges might be figured as being more than between three and five cents, generally thought to be the average cost, depending entirely upon how he figured his overhead charges on the generating equipment.

Information Asked.

"I would also like to ask a question of your readers as to whether there is any ground for figuring between three and five cents for elevator power cost in New York City, the figure coming to me through a representative of an elevator company. Can any of your readers tell me whether depreciation, insurance and other charges are included in figuring the actual cost of operating elevators or whether these items are charged against the general maintenance charges of the building?"

Fireproof Furniture Compulsory?

In the process of evolution which is going on constantly in fireproof building construction, it is a question whether the day is not near at hand when managers of all kinds of buildings will feel justified in demanding that all tenants use none but fireproof furnishings. In fact, in many of the new large office buildings nearly all of the office furnishings are of metal.

That this substitution of steel in place of wood may ultimately become general is ascribed to the progress that has been made in its manufacture into doors, windows, partitions and trim, and the next logical step is to carry this evolution to office furniture. The utilization of steel for these various purposes insures an absolute fireproof structure when used in connection with other fireproof materials. Wooden partitions, doors, and trim permit a fire to extend from room to room, if not quickly extinguished, thus generating a large volume of smoke, which may be just as fatal as fire.

The elimination of this danger by the substitution of steel enables the owner and tenants to obtain a lower rate of insurance. The saving thus affected almost entirely offsets the additional cost for the installation of the steel.

Some cities have enacted ordinances compelling the use of metal doors and trim in all buildings above a certain height, and some insurance authorities believe it will not be long before laws will be introduced compelling the use of metal furniture in certain types of buildings.

Alterations as Income Accelerators.

Now and then one finds an owner far-seeing enough to keep abreast of the changes in a given neighborhood by adjusting his property to meet conditions as they arise. The owner of the Pasadena apartment house at the corner of Broadway and 61st street is one of these. The building is twelve stories high, of skeleton steel construction and was completed about six years ago. Originally it was planned to contain only large suites of nine or ten rooms. This part of Broadway is fast going entirely into business, and apparently it will not be long before apartment houses will be hard to find in the neighborhood. Five years from now there will probably be a much greater demand for a transient hotel or an office building at this point than demand for a residential structure.

Fully realizing this trend several years ago, the owner divided several of his large suites into small ones, containing four or five rooms, and on the Broadway side, the second floor apartment has been altered for business use, and an automobile concern has leased it as offices. The expense of these changes was considerable, but the return has been greater than before and the building is gradually being put in such shape that it can continue to compete with any new building erected in the vicinity, whatever may be its nature.

When it becomes advisable to make a radical change of occupancy it can be accomplished without great loss of time and the expenditure of a large sum of money. In this case it has seemed expedient to the owner to make alterations, even while the building is producing a good revenue, rather than wait for the time when it becomes a necessity by reason of decreased income.

The plan of altering large apartments into small ones is receiving considerable attention on the part of the West Side owners, as they are now realizing that there is a greater demand for this form of housing than ever before. In the past this has not been a favored line of construction, and certain strong objections to houses containing small suites existed. These objections are fast being eliminated, and the best proof that such houses are profitable is furnished by the rents obtained in the few now existing.

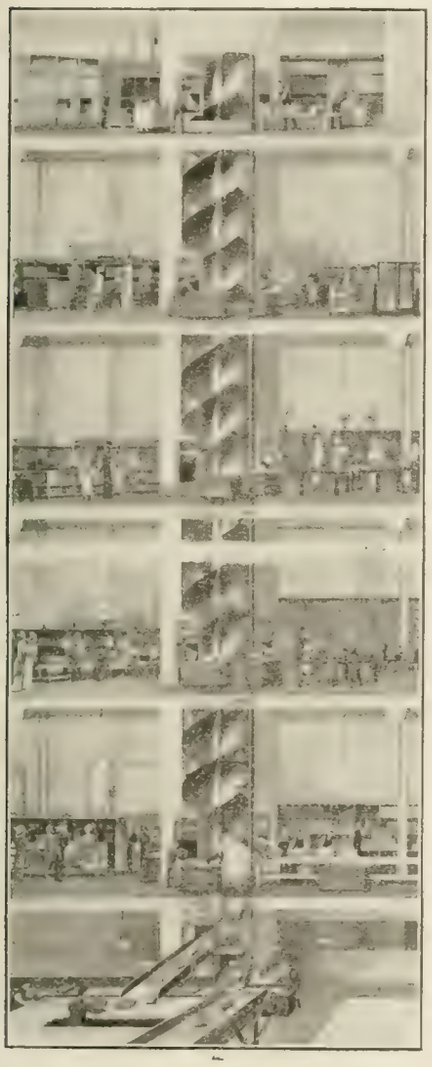
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Handling Flat Work in Laundries.

The important feature of delivery facilities in buildings occupied either partly or exclusively by laundries was mentioned and enlarged upon in an article which appeared in last week's issue, but no mention was made of the newest and what is rapidly becoming the popular apparatus for handling bundles and packages in large laundries—the Gravity Spiral Conveyor.

The article mentioned the exacting demands for prompt and reliable delivery service in laundries and estimated that one slow-speed freight elevator could hardly serve more than two fair-sized



flat laundry plants in a manner satisfactory to the laundries.

It is true that the successful laundry depends largely upon its ability to get business and to hold it, by supplying the best of service.

The Gravity Spiral Conveyor, manufactured by the Otis Elevator Company of New York is now being installed in many of the most bustling laundries to carry the large bundles and baskets from the upper floors to the lower, where they are taken away in the delivery wagons.

The Gravity Spiral Conveyor utilizes the force due to gravity to convey bundles, packages and baskets, upon fixed spiral blades within a circular shaft. The accompanying cut illustrates one of these conveyors with three spirals, in a department store, but the same system is applicable to the laundry building. Very often it has been found that the requirements demand merely a single or double spiral to take care of the deliveries, although, of course, the three spiral conveyors allow for the most efficient separation and classification of goods.

Inlets are usually provided at each floor, so that baskets of laundry may be deposited on the Conveyor, as they are received from the trucks or hand. Gravity then carries them downward along the spiral blade at a moderate speed until they appear at the outlets below where the delivery men can promptly carry them away to the wagons.

Perhaps no method of delivery can provide the reliable service that a Gravity Spiral Conveyor will furnish. It is always ready to do its work, and it does it well. There can be no jams in the conveyor for its pitch is carefully calculated so that the bundles or baskets will be gently lowered at a moderate speed.

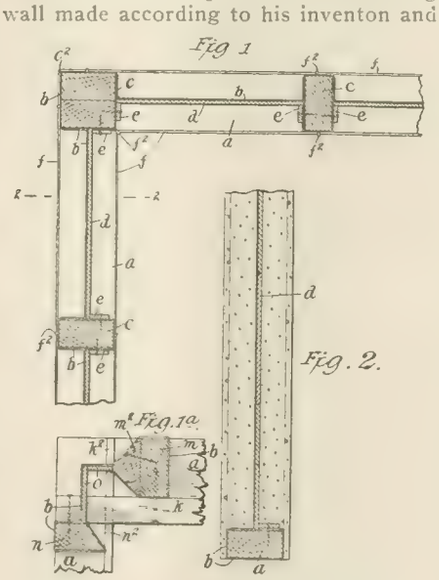
The Gravity Spiral Conveyor is a valuable addition to the building housing several laundry concerns or in a building which is entirely occupied by one concern. It precludes the possibiliity of expensive delays and is of no expense, beyond the installation cost.

The vertical freight elevator to carry material up, combined with the Gravity Spiral Conveyor for the down delivery, provides an ideal system for the up-to-date laundry. Moreover, when overtime work is necessary, at night, with a Gravity Spiral Conveyor available, the elevator can be stopped and still the work of delivery can go on.

Among some of the prominent laundries equipped with Gravity Spiral Conveyors are the following: The Pilgrim Steam Laundry Co., Brooklyn; Wallack's Superior Laundry, Manhattan; Holland Laundry Co., Philadelphia, Pa. Even three of these elevators occupy relatively little floor space for the tremendous amount of work it accomplishes.

A New Concrete Process.

Patents have just been issued to Daniel McDicken, of 506 Decatur street, Brooklyn, for a new process of moisture and damproof concrete wall construction for buildings. Figure 1 is a horizontal section of the frame portion of a building wall made according to his inventon and

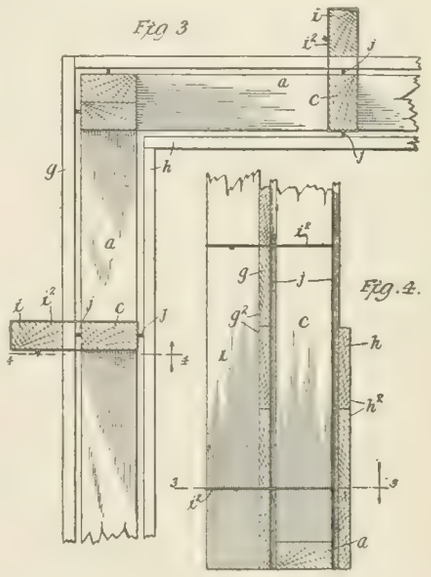


before the concrete is applied, and showing one corner and two adjacent walls: Fig. 1a is a view similar to Fig. 1, but showing a modification of the corner construction and with parts omitted. Fig. 2, a vertical section on the line 2-2 of Fig. 1, and showing a completed wall. Fig. 3, a view similar to Fig. 1, with parts omitted and showing the molding boards between which, in practice, the concrete is placed, said figure being also a horizontal section of the line 3-3 of Fig. 4; and Fig. 4, a vertical section on the line 4-4 of Fig. 3.

In practice, sills "a" are provided which are laid in the usual manner, but which are first wrapped in tar felt or other moisture proofing material, as shown at "b." On these sills are placed vertical stanchions "c" which are also wrapped with tar felt "b," and in Fig. 1 two of these stanchions are used to form a corner "c²," and these stanchions are also wrapped with tar felt "b."

Between the stanchions "c" and the corner "c²" is placed a partition consisting of vertically placed boards or panels, as shown in Fig. 2, and the outer side of this partition is also covered with tar felt or other suitable water proofing material.

On the opposite sides of the stanchions "c" and on two inner sides of the corner "c²" and on the inner sides of the partition "d" are secured vertical laths "e" and these laths "e" serve to hold the boards of said partition against inward movement, and in practice, said partition boards are placed in position as the concrete is poured in, or as the wall is built up, and this concrete serves to hold said



partition or the boards thereof against outward movement, or said partition or the separate parts thereof may be secured to the laths "e."

Before the concrete is poured in, the wall frame is inclosed by wires "f" which are arranged in staggered relation on the inner and outer sides of said frame, as shown in Fig. 2, and which are also arranged horizontally and are secured to the stanchions and the corners by staples or similar devices "f²." After the inner frame has been completed in this manner, the molds are arranged, as shown in Figs. 3 and 4, so as to inclose said frame. These molds consist of an outer member "g" consisting of separate parts "g²" built up from the bottom of the wall to the top thereof, and an inner member "h" consisting of separate parts "h²," built up from the bottom as the casting or pouring in of the concrete continues, a portion of the concrete being poured in and allowed to set, after which the inner mold member "h" is built higher, and another portion of the concrete poured in and allowed to set, and this operation is continued until the wall is completed.

Before the casting or pouring in of the concrete begins, the outer mold member "g" is inforced by vertical stanchions "i" which are bound to corresponding wall frame stanchions "c" by means of wires "i²," as clearly shown in Fig. 3, and after the wall has been cast, or the concrete poured in and allowed to set, the wires "i²" are cut and the stanchions "I" removed together with the outer mold member "g," after which the wires "i²" are cut off close up to the adjoining face of the concrete wall, after which the finish of the wall is applied.

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The publication office of the Record and Guide will be removed today to the twenty-second floor of the Lewisohn Building, 119 West Fortieth street. Our new telephone number is Bryant 4800.

The Bond and Mortgage Guarantee Company, which has been guaranteeing mortgages in Brooklyn and Queens over twenty years, has now outstanding in that territory $162,500,000 of mortgages.

Nathan C. Grover, of New Jersey, has been appointed chief hydraulic engineer of the water-resources branch of the United States Geological Survey, to succeed Marshall O. Leighton, who resigned early in May to plan and supervise land drainage in Florida.

Decoration Day falling on a Friday, many of our subscribers will no doubt be out of town when this number reaches their offices. For this reason it has been thought advisable to postpone until next week the fourth installment in Mr. Bruere's very important series of articles.

The passing of the Astor House will be regretted by many old Manhattanites; and it must be especially galling to its patrons to reflect that this historic institution should fall before a rapid transit invasion from Brooklyn. What was Brooklyn, anyway, when the Astor House was built.

Historical knowledge is not often put to such practical use as it has been in the advertising of the great Morris Park race track auction sale. It is no secret that the exceptionally interesting copy for this advertising has been written by J. Clarence Davies, who has drawn extensively not only upon his own professional experience but upon his splendid collection of prints, maps and local histories of the Bronx.

For Taxpayers to Consider.

Taxpayers would do well seriously to consider several assertions made by Mr. Henry Bruere, of the Bureau of Municipal Research, in the Record and Guide of last week. He points out that while every recent administration has assumed office pledged more or less to economy and efficiency their pledges to this effect are never decisive in securing the election of a candidate. Neither is the absence of any such pledge decisive in securing the rejection of a candidate. Economy and efficiency figure in every campaign, but as a minor rather than a major issue. To a certain extent this is inevitable.

New York is a city in which only a small proportion of its residents actually feel the burden of taxation, and such being the case it is difficult, if not impossible, to interest the mass of the voters in questions connected with local finance. But this is precisely the reason why the taxpayers who are so vitally interested in the economical expenditure of the immense sums of money which they contribute to the municipal treasury should be very much interested and should be organized for the purpose of making that interest effective.

It is their fault in case a policy of administrative economy and efficiency has not constituted a decisive factor in the election or rejection of candidates for municipal office. Their influence, if consistently and patiently exerted on one side, might well have been sufficient to turn the scale. The trouble has been that the taxpayers themselves have been much less interested in obtaining an economical and efficient administration than they have been in securing the appropriation of money, which would benefit their local interests. The situation was comparable to that of the difference of attitude between the producer and consumer on the tariff. Nobody makes his living by being a consumer. The producers were, consequently, very much better organized and very much more energetic than the consumers; and it was not until they overreached themselves and increased the cost of protection beyond all reason that the consumers were aroused to make an end of the worst abuses of the system. In the same way property owners, who wanted the city to spend money, have been extremely urgent in their demands and have been much more interested in obtaining appropriations for local improvements than they have been in looking out that the city received five dollars in value for every five dollars of expenditure. The present condition is the inevitable result of this attitude on the part of the great majority of taxpayers. They are themselves largely responsible for their own woes, for the fact that the burden of taxation has become heavy enough to cause stagnation in the real estate market, depression in values, and a loss of population to the surrounding community.

They are now offered an opportunity to clear their record in this respect. An election will be held next fall, the results of which will determine the financial and administrative policy of the city during the next four years. There is prospect that as usual questions connected with economical expenditure of the city's money and the efficient conduct of the city's business will be obscured by the more spectacular question of the reorganization of the Police Department. Such will certainly be the case, unless the taxpayers are aroused and make their latent influence effective. Candidates must be compelled to recognize the seriousness of the prevailing crisis, not merely from the taxpayers' point of view, but from that of the future prosperity of the city. Property owners should, consequently, sink their differences, subordinate their demands for improvements to the necessities of a policy of general retrenchment, and make a careful study of the details of the city's financial condition. The Record and Guide is offering to them an excellent opportunity of understanding the city's condition in detail by printing these articles by Mr. Bruere. The new taxpayers' association is offering to them the best opportunity which they have ever had of effective organization and of making their interests and influence as property owners more effective. It is up to them to take advantage of these opportunities.

Subordinating General to Local Ends.

A good illustration of the tendency of property owners to subordinate general to local interests is afforded by the existing movement in favor of more rapid transit for Queens. After a long period of agitation, arrangements have been made for a new dual rapid transit system which has been framed particularly for the purpose of distributing population among the outer boroughs and which will impose heavy burdens upon the taxpayer for the operation of lines, which will not be immediately profitable. But property owners in Queens are not satisfied and claim that the apportionment has been unfairly made. They point to the fact that the cost of the new lines to be built in Queens is only $13,000,000, against $33,000,000 for the Bronx, and this in spite of the fact that Queens has a population of 334,000, against a Bronx population of 531,000. On the surface this looks like discrimination in favor of the Bronx; but when one looks below the surface the discrimination disappears. In the first place, when we compare not the cost of the new Queens lines but their mileage with the new Bronx mileage there is much less evidence of discrimination. The new Queens mileage is 57 per cent. of that of the Bronx, whereas the population of Queens is 63 per cent. of that of the Bronx. The rapid transit lines for Queens are elevated roads and do not cost as much per mile as the necessarily larger proportion of subways of the more thickly settled borough; and this fact indicates the real reason for any apparent discrimination against Queens.

In Queens a population of 334,000 is scattered over an area of 81,700 acres. Each acre contains consequently, on the average, about four inhabitants. In the Bronx, on the other hand, a population of 531,000 is concentrated on 26,500 acres. Each acre contains about 21 inhabitants. The density of population is five times as great in The Bronx as it is in Queens. Any considerable increase of rapid transit mileage in Queens, even of the cheapest construction, would pay very poorly and would for many years have to be supported by the general taxpayer. But the burden of the general taxpayer is quite heavy enough as it is. No more unprofitable extensions should be built to the rapid transit system until the system is in operation and the size of the deficit can be definitely calculated. The city cannot afford to appropriate either its credit for construction or its income for losses on operation. If local areas want rapid transit extensions, they will have to consent to the assessment of the cost of these lines on the property benefited.

—A modern way of creating soft political snaps is to start a reform movement of some kind and introduce a bill in the Legislature to appoint a new inspection bureau to harry real estate.

THE WEEK IN REAL ESTATE.

The condition of the real estate market remained unchanged during the week. There was the usual quota of Washington Heights transactions, which have been the sustaining element for many weeks and as a result of which the recently finished high-class apartment houses there are gradually passing into the ownership of investors. A number of vacant plots in Manhattan, Bronx and Brooklyn changed hands, to be utilized as sites for more apartment construction, the most notable being a large Riverside Drive plot.

A touch of sentiment was added to the news through the purchase of an old dwelling in Greenwich Village by two old residents, who had returned for an "Old Home Week" visit. Another interesting feature was the passing of an old landmark on Jerome avenue and Macombs road. Johnson's Road House, for many years the training ground for pugilists and the headquarters of prominent turfmen, has been sold and will probably be torn down by the new owners. Columbus Circle contributed an important lease which showed a big increase in rental values of that section.

PROFIT IN REAL ESTATE.

A Funeral Indefinitely Postponed—Because There Is No Corpse.

Editor of the RECORD AND GUIDE:

We hear every fifteen minutes from some speculators that "you can't sell real estate at all," that the taxes are so enormous and that the taxation of land values is coming. Isn't it about time that the real estate interests quit mourning and ally themselves to boost and not to knock? If real estate is quiet, remember that Wall Street has fainted. This is the fourth depression I have been through, and in my modest way I still buy what land seems to me cheap.

It is wise to face discouraging facts fearlessly, but to face them intelligently, too. What are they?

1. Valuations for taxation are near the price a willing seller would get from a willing buyer.

2. The tax rate has gone up in ten years from about one and one-half per cent. to about one and three-quarters.

3. Private houses are a drug on the market.

4. Sales of well-rented apartments and of some office buildings are very slow.

5. Business has made a big shift and left some downtown property vacant. Wall Street is uneasy and general business doubtful, but those factors affect real estate less than they do any other investment.

I have before me the tax bills of two improved pieces of property. Both are fair investment properties with a somewhat remote future. One is in upper Fulton street, Brooklyn; the bill for 1900 is $1,262 on a valuation of $53,000. It now pays $1,203 on a valuation of $65,000. We wouldn't sell it for that. The other is in West 125th street, New York; the bill for each house in 1907 is $312 on a valuation of $21,000. (We would not sell for that either.) That is not a very vital advance in the cost of owning; not near as great as the advance in cost of living that the tenants pay. The valuation of these properties has increased, but the rate has gone down. Anyhow, all of the increase in taxes is much less than the increase of the rents.

Notwithstanding tenement house orders, etc., both properties have paid a good profit over interest these dozen years. When the inevitable rise comes, these properties can be sold at a profit.

I think most owners can match these instances, which are fair samples of my own personal experience. I have plenty more here for inspection.

So much for the first two lines of the epitaph.

It is true that private houses are a drug on the market. Observant men have been prophesying for a dozen years, ever since the exodus to the suburbs and to the country began that they would be a drug. But we must not forget that the supply of such houses has stopped. There will be some losses, which are part of the fortunes of business war; landowners, as well as business men, should expect to lose sometimes; but many of these houses can be turned into stores, apartments, etc. Also in the end, the intensive building up of the surrounding country will make more business for New York City and increase the land values of business sites at least.

That sales of well-rented buildings are slow is probably due to the fact that the increase of cost of living and increased expenditures has left little spare capital to business men.

But this will adjust itself with increased production due to greater efficiency of business and of cultivation, and with the breaking down of monopolies.

There is some uneasiness as to the proposal to exempt buildings in part from taxation and to the increasing tendency toward the heavier taxation of land values. Those, however, who have noted the effect of these plans when put in operation as in Vancouver and other Canadian localities, know that the land values have vastly increased and also improvements have been greatly stimulated as the building records will show. This is on the familiar principle that every improvement in the condition of the earth, whether agrcultural, mechanical, educational, political, ethical, or even religious, must go eventually and mainly to the profit of the owners of the earth.

It is the amount of such expenditures as do not benefit real estate values that the real estate associations should watch. Those that benefit land values should be increased in the interest of real estate owners.

An undue stimulation of building is not to be feared, since building makes business and, on the whole, few buildings will be erected after they cease to bring a fair return in rentals. The demand for space, and not a change in taxation, creates the supply of buildings.

We may conclude that with the recurrent revival of business which always comes, there will be renewed activity in real estate.

Meanwhile those operating in upper Fifth avenue, in Fourth and Lexington avenues, in upper Broadway, in Lincoln Square, and at other live centres will continue to make sales and profits, taking in some suburbans on the side.

The funeral of real estate is indefinitely postponed; because there is no corpse.

We have heard a lot from speculators already; now the views on the whole subject of the people who own real estate in connection with their business, like the great land owning department stores, would be "mighty interesting," as Horace Greeley used to say.

BOLTON HALL.

A Subway Needed in Central Park West.

Editor of the RECORD AND GUIDE:

As you are aware there is a movement on foot by the Central Park West Taxpayers to advocate the construction of a subway along Central Park West, connecting with the present subway at Columbus Circle and at 104th street.

It occurred to me, that if the building of the subway and the widening of Central Park West come to pass, and we all hope it will, that the subway may be large enough to take care of the present electric surface cars, thus making Central Park West what it rightfully should be, a beautiful boulevard, equal to Fifth avenue, and eliminating the danger of the loss of life and limb by reason of the dangers that now exist. It is one of our most beautiful streets, but it is practically destroyed and not safe as it is to-day.

If the subway is to be built, and presuming there would be a station at 96th street, then an underground shuttle should connect with the present station at 96th street and Broadway; and, furthermore, to relieve the dangerous condition which exists at the 86th street transfer road, the shuttle could be continued from 96th street and Central Park under Central Park to 96th street and Fifth avenue or Madison avenue. This would not alone give a great relief to the crush that exists in 86th street, but it would serve as a means of transit for the East Side, as it will be years before the Lexington avenue line will be finished, and the residents of the East Side of the city would practically have the advantage of the use of the present subways as well as the new Central Park West subway, which would be not alone a great convenience, but the fulfillment of an actual necessity.

HENRY M. TOCH.

The U. S. Realty's Big Year.

The annual report of the U. S. Realty & Improvement Company, issued this week, shows gross earnings of $3,559,000, net profits of $1,481,000, and a surplus for the year after paying dividends of $673,000. The present total surplus is $1,868,000 and the reserves aggregate $833,000.

The company's assets total $33,000,000, of which $19,000,000 consists of real estate, over $7,000,000 of stocks and bonds, $2,490,000 of mortgage loans, $2,450,000 in cash receivable. The liabilities are $14,416,000, leaving a balance of $18,864,000. This balance, less the reserves of $833,000, represent the value of the $16,000,000 of capital stock outstanding.

Wilson S. Kinnear, the new president, says the company's real estate is carried on its books at the original cost. Conforming to custom of previous years, the entire expense of carrying the unproductive real estate has been charged out of income, and to show the amount which the respective properties have actually cost the company, this expense has been added to the book value of the properties and a like amount has been set aside as a reserve.

During the year the mortgages on the company's real estate were decreased by payments of $1,220,000. The aggregate of the mortgages on all of the real estate owned by the company is now less than 46 per cent. of the book value.

The company has recently purchased the property at No. 323 Sixth avenue, heretofore held under lease. The acquisition of this lot now gives the company fee to the entire plot occupied by the O'Neill store, together with several lots adjacent thereto.

All of the company's modern buildings are so located as to afford the maximum advantages of accessibility, light and air. They are all of high-class fireproof construction, and are maintained in the highest possible condition.

The amount received from net rents during the year was $1,591,383.07, an increase over the previous year of $147,951.43. The revenue from this source during the ensuing year should at least equal that of the year just ended.

The following is a summary of the

George A. Fuller Company's business during the year:

Unfinished business on the books at the beginning of the year	$18,919,201.79
New business taken on during the year	21,262,293.78
Total	$40,181,495.57
Work executed during the year	20,164,923.45
Unfinished business on the company's books at this date	$20,016,572.12

The company is now constructing buildings in the following cities: Atlanta, Boston, Buffalo, Chattanooga, Chicago, Detroit, Hot Springs, Kansas City, Knoxville, Lexington, Milwaukee, Minneapolis, Mobile, New York, Philadelphia, Somerville, Spartanburg, Washington, White Sulphur Springs, Montreal, Toronto and Winnipeg.

In addition to the business of the George A. Fuller Company, the company during the year has taken quite a substantial interest in two large railroad construction contracts, and work on both is now well under way. The amount of work involved in these two contracts will aggregate about $5,744,125.

New Registration Law for Plumbers.

The Governor has signed the Deitz bills, resulting from the plumbing investigation in New York City. They require all master plumbers in New York to register their names and addresses in the office of the Bureau of Buildings in the borough in which they perform their work. They are then entitled to certificates of registration if they hold licenses from the examining board of plumbers. The certificate may be revoked by the Building Bureau for violation of any of its rules and regulations. The examining board is created by one of the bills, and is to be composed of two master plumbers, one journeyman and two city officials.

A New Station Requested.

A delegation representing the Vyse Estate Property Owners' Association called upon Public Service Commissioner John E. Eustis and made a formal request that the commission order the building of a new station at 172d street on the Lenox avenue branch of the subway. The delegation consisted of J. J. Haggerty, Henry Herbert and Harry Robitzek. Commissioner Eustis told them he would take the matter up and present it for the consideration of the commission upon the filing by the association of evidence to show that a new station at that point is needed. There are at present stations at 174th street and at Freeman street, and 172d street is about midway between the two.

Furnished Conduit for the Architects' Building.

The name of the National Metal Molding Co., 253 Broadway, was unintentionally omitted from the list of manufacturers who furnished material for the Architects' Building which was described in our issue of May 3. The National Metal Molding Co. furnished all the Sherar duct conduit throughout this building.

New Taxpayers' Booklet.

The Woodlawn Heights Taxpayers' Association has published a booklet called the 'Taxpayers' Manual and Directory," which is intended to be of value to property owners throughout the city, particularly in The Bronx. It contains in concise but complete form, a summary of the law as to taxes, water charges and assessments, together with a taxpayers' calendar, showing when the various taxes are due and payable.

—The Jamaica Local Board has recommended sewer and sidewalk improvements in the Third and Fourth Wards to cost more than $300,000.

—The reaction that has set in from the high activity of the last five years in loft construction, in the midtown section between 23d and 34th streets, is overdue. The unprecedented record of 1912 for mercantile work must have been the culmination of the building movement. Both the financial market and the state of public feeling in regard to unregulated construction are favorable to a recession in this line of work. The next center of activity is expected to be not far from the New York Public Library. In the meantime there will be no doubt a revival in apartment house construction.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 May 23 to 28	1912 May 24 to 29
Total No.	198	169
Assessed value	$14,826,800	$15,690,500
No. with consideration	30	25
Consideration	$1,523,850	$2,395,100
Assessed value	$1,915,000	$2,598,000
	Jan. 1 to May 28	Jan. 1 to May 29
Total No.	3,580	4,091
Assessed value	$217,712,302	$324,551,595
No. with consideration	517	405
Consideration	$23,107,520	$23,632,357
Assessed value	$22,706,062	$30,098,050

Mortgages.

	May 23 to 28	May 24 to 29
Total No.	86	146
Amount	$1,926,136	$5,492,323
To Banks & Ins. Cos.	21	31
Amount	$574,500	$2,637,500
No at 6%	33	57
Amount	$797,609	$1,414,330
No. at 5½%	2	5
Amount	$15,000	$553,000
No at 5%	21	37
Amount	$726,317	$1,238,700
No. at 4½%	8	14
Amount	$167,000	$350,500
No at 4%	.....	1
Amount	.....	$1,300,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	22	32
Amount	$220,210	$635,793
	Jan. 1 to May 28	Jan. 1 to May 29
Total No.	2,299	2,771
Amount	$108,401,174	$158,602,783
To Banks & Ins. Cos.	566	604
Amount	$67,872,100	$103,713,021

Mortgage Extensions.

	May 23 to 28	May 24 to 29
Total No.	21	40
Amount	$939,400	$1,264,600
To Banks & Ins. Cos.	5	8
Amount	$603,000	$194,800
	Jan. 1 to May 28	Jan. 1 to May 29
Total No.	849	1,078
Amount	$35,676,218	$31,183,810
To Banks & Ins. Cos.	286	319
Amount	$21,313,200	$21,168,000

Building Permits.

	May 24 to 29	May 25 to 31
New buildings	25	20
Cost	$557,600	$1,168,875
Alterations	$341,221	$182,930
	Jan. 1 to May 29	Jan. 1 to May 31
New buildings	310	377
Cost	$27,015,360	$53,369,450
Alterations	$5,090,357	$5,452,748

BRONX.

Conveyances.

	May 23 to 28	May 24 to 29
Total No.	80	125
No. with consideration	8	21
Consideration	$66,350	$266,138
	Jan. 1 to May 28	Jan. 1 to May 29
Total No.	2,697	3,043
No. with consideration	312	282
Consideration	$2,974,556	$3,804,912

Mortgages.

	May 23 to 28	May 24 to 29
Total No.	73	106
Amount	$913,645	$845,422
To Banks & Ins. Cos.	7	10
Amount	$107,600	$166,500
No. at 6%	41	46
Amount	$511,495	$466,467
No. at 5½%	4	10
Amount	$67,000	$56,700
No. at 5%	11	14
Amount	$161,450	$174,220
Unusual rates	2	2
Amount	$67,500	$12,700
Interest not given	15	34
Amount	$106,200	$135,335
	Jan. 1 to May 28	Jan. 1 to May 29
Total No.	7,849	2,202
Amount	$19,653,851	$20,091,997
To Banks & Ins. Cos.	191	257
Amount	$3,669,279	$4,573,966

Mortgage Extensions.

	May 23 to 28	May 24 to 29
Total No.	7	5
Amount	$116,800	$35,500
To Banks & Ins. Cos.	.....	.....
Amount	.....	.....
	Jan. 1 to May 28	Jan 1 to May 29
Total No.	259	310
Amount	$5,149,735	$5,569,056
To Banks & Ins. Cos.	60	60
Amount	$1,572,250	$1,743,000

Building Permits.

	May 23 to 28	May 25 to 31
New buildings	16	25
Cost	$1,086 450	$721,700
Alterations	$27,100	$8,725
	Jan. 1 to May 28	Jan. 1 to May 31
New buildings	466	602
Cost	$12.764,041	$15,466,920
Alterations	$428,220	$579,505

BROOKLYN.

Conveyances.

	1913 May 22 to 27	1912 May 23 to 28
Total No.	366	383
No. with consideration	44	29
Consideration	$361,468	$297,942
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	10,148	10,296
No. with consideration	828	642
Consideration	$5,392,006	$6,030,207

Mortgages.

	May 22 to 27	May 23 to 28
Total No.	220	337
Amount	$1,018,865	$1,341,397
To Banks & Ins. Cos.	54	112
Amount	$400,650	$698,550
No. at 6%	99	176
Amount	$363,865	$595,002
No. at 5½%	48	39
Amount	$220,155	$140,010
No. at 5%	59	96
Amount	$408,574	$469,860
Unusual rates	.....	2
Amount	.....	$67,500
Interest not given	14	24
Amount	$26,271	$69,025
	Jan. 1 to May 27	Jan. 1 to May 28
Total No.	7,289	7,933
Amount	$29,195,458	$32,075,682
To Banks & Ins. Cos.	1,756	1,905
Amount	$11.593,843	$13,202.473

Building Permits.

	May 23 to 28	May 23 to 28
New buildings	46	120
Cost	$727,565	$761.000
Alterations	$43,693	$100.695
	Jan. 1 to May 28	Jan. 1 to May 28
New buildings	1,615	2,675
Cost	$13.739 934	$19,409.193
Alterations	$2,122,705	$1,926,964

QUEENS.

Building Permits.

	May 23 to 28	May 24 to 29
New buildings	66	102
Cost	$241,740	$325,685
Alterations	$14,847	$11,260
	Jan. 1 to May 28	Jan. 1 to May 29
New buildings	2 034	2,030
Cost	$6,785,848	$7,298,584
Alterations	$517,013	$396,480

RICHMOND.

Building Permits.

	May 23 to 28	May 24 to 29
New buildings	15	8
Cost	$11.615	$163.150
Alterations	$5,400	$450
	Jan. 1 to May 28	Jan. 1 to May 29
New buildings	435	405
Cost	$781 246	$1,631,368
Alterations	$105,398	$145,954

BUILDING MATERIALS AND SUPPLIES

HOW REPRESENTATIVE MEN IN THE LOCAL MARKET VIEW THE TARIFF AND OTHER BUSINESS DISTURBING CONDITIONS.

Building Material Exchange Inaugurates Its New Era by Reception to 300 Guests.

A WEEK of inactivity and gloom in the general building material market had at least one bright spot, wherein optimism strangled pessimism and commercial rivalry gave way to unrestrained friendliness under the potent influences of a feast of viands and good fellowship provided by the Building Material Exchange in its new quarters on the tenth floor of the Woolworth building.

The reception, coming as it did, at a time when building material interests throughout the entire Metropolitan district are somewhat at a loss to understand just why the West and South should be having a building boom while the East is in the doldrums of depression, gave a much needed opportunity for interchanging ideas on the tariff in particular and other disturbing elements in general and the three hundred guests, assembling as they did from all parts of the district, left with two distinct feelings; first, that the Building Material Exchange was going to exercise a still greater influence on the market from now on and, secondly, that the building material interests of the east demand nothing more of the Administration at this time than to act promptly on the tariff measure so that a prompt adjustment of business conditions can proceed before it is too late to amend any harmful effects that may already have been felt arising from the uncertainty regarding the ultimate outcome of the measure now before the Senate.

The first part of the week was dull as far as buying was concerned because of the inclemency of the weather. The latter part was affected by reason of the holiday and in consequence it was characterized as one of the lightest weeks, as far as sales were concerned, so far this year. Prices are holding firm in all lines, however, and hand to mouth buying continues to be the rule rather than the exception.

Some of the leading men in various departments of the market have given brief surveys of the business outlook. These contributions form the second part of a series of articles that will be published in this department by representative material and supply men.

THE OUTLOOK IN BRICK.

Shortage of Labor Greater Menace Than The Tariff to New York Producers.

By JOHN B. ROSE.

"I do not believe that the tariff talk has any direct influence on our business. Of course we all know that anything which causes retrenchment in the financial world will naturally reach through all the avenues of investment and indirectly affect our business as well as that of every other producer. We believe that the apparent falling off in the plans filed is caused by a feeling of uncertainty as to just what we may expect.

"Far-sighted business men are confident in the future of the great business enterprises of this country. We may have a temporary depression, but there will be a reaction and we will have a corresponding increase in business as soon as the minds of financiers have become more settled and confidence is restored. So far as the industry which I am particularly interested in is concerned, there appears to be no reason to expect any lower prices of our product.

"Manufacturers of brick who ship their product to this market for sale are dependent very largely upon foreigners for their labor: Hungarians, Roumanians, Italians, and lately a few Spaniards; together with negroes who are annually brought up from the south, make up our corps, there appears to be a fair proportion of the latter, but so far as the others are concerned, with the possible exception of Italians, there is a very great scarcity; in fact, in my own case thirty families answering to the patriotic call of help from their native land, crossed to the other side and none have returned.

"We are also aware of the inability of many men in Austria, Bulgaria and Roumania to leave their country because of the law, which compels men over sixteen years of age to remain for military service. This has created such a condition that the average brick manufacturer to-day is running less than one-half of his plant. There is no doubt, however, of our ability to supply the present needs, and we are experimenting now with five different labor-saving devices which will place us in a position in the future, we hope, to proportionately at least make up for this increasing lack of men on the brick yards.

"When men, because of the nature of the business, are compelled to work at four or five in the morning, in order that the brick may have an opportunity of being exposed to the heat of the sun for a maximum length of time, can find labor in other industries, you can appreciate that ours will not be popular.

"I do not believe that under our present system you will ever see a return to the extreme prices which obtained a few years ago, but on the other hand we can see absolutely no reason for expecting lower prices on our commodity in the near future. There may be a slight advance, but not great enough to effect the consumer.

"Two weeks ago there was an available market of 79 cargoes of brick. To-day there are 19 cargoes, with sales for the past three days amounting to 39 cargoes. A year ago there were 12 cargoes in market and one cargo in market on the 16th of May, and there was not an accumulation of brick thereafter until the 6th day of August.

"The scarcity of labor on the brick yards this year confirm me in the belief that history will repeat itself and that those conditions which we found last year will obtain during the present season."

NO CAUSE FOR PESSIMISM.

Lower Prices Not Generally Expected to Follow Tariff Cuts.

By JOHN P. KANE.

"While the volume of business taken by this company since the first of the year does not compare favorably with that taken during the corresponding period of 1912, at the same time we feel that there is a fair amount of work in the Metropolitan District, and the many projects contemplated are not being closed out, due to the fact that the contractors believe the prices of commodities will be lower than the present market prices. In this we do not concur, in that there seems to be more than a fair volume of business in the outlying districts in the south and west, and further, we find that the manufacturers of building materials are short of labor, and consequently will be unable to run their plants to their full capacity.

"In summing up, would say that, while there seems to be a feeling of uncertainty in the building trade, we are a bull on the future, and we feel that by the fall of the year an optimistic feeling will prevail."

TOO MUCH ORATORY.

This a More Serious Menance Than Proposed Changes in Tariff.

By FRANCIS N. HOWLAND.

"We feel that the utterances of our present officials from the President down is doing much harm to business interests, so that we are going slowly in our purchases for the future, and only buying for present needs, and should judge that other dealers in our line were doing the same.

"It is quite difficult at this time to make any statement as to the future of the building material business under present conditions resulting from change in the administration, and business people not being assured as to what will result from the change in the tariff. There has been a slight increase in the prices since March 1st of most of the articles we deal in."

LIME MARKET CONTINUES FIRM.

Business Ready to Discount Effective Tariff in Lime Market.

By C. J. CURTIN

"The general market conditions in and around Greater New York have a tendency toward curtailment of building operations in every way. In the first place, you will note the large decrease in the building permits in the last six weeks.

"While we are very busy at the present time, I think this busy season will continue with us, and I am confident that conditions will be very much easier by July first.

"Prices have not decreased, but, on the contrary, have increased, due largely to the increased cost of labor. The general increased cost for labor from April 1 in the country manufacturing plants and May 1 in the city here is about 10 per cent. The price of material has not been advanced in the same ratio.

"The tariff situation may have considerable effect upon the financial and business interests of the country and there does not seem to be any possibility of correcting this, as in my opinion the tariff bill is going through as mapped out by the President and tariff committee, but we business men want quick action, so that we can adjust our business to the new conditions. We want progress; not politics. The general building business throughout the country, and especially in Greater New York, may be affected by the change, but the quicker the suspense is removed the quicker we can take counteractive measures to prevent any possible depression."

POTTERIES NOT ALARMED.

Trenton Potteries Co. Does Not Fear Any Extensive Retrenchment.

By A. K. AITKIN, Advertising Manager.

"Naturally a company doing the extensive business this one does would feel any effect of depression almost immediately, inasmuch as our goods are called for as building material. While the buying has been in smaller quantities, due, we suppose, to a little uncertainty as to the outlook, it does not seem to have diminished to any extent. We look for a good season, and do not see any reason to fear extensive retrenchment."

CLAY PRODUCTS IN GOOD DEMAND.

Didier-March Co. Busier Than During Last Fall.

By GEO. A. BALZ, Manager.

"Thus far we cannot say that we have felt any effect from the contemplated tariff legislation. On the contrary, we are quite busy, and, in fact, considerably more so than we have been since last fall.

"We have noticed no marked change in the price of building materials other than those which might be expected as a result of the periodical fluctuation of the market."

PAINTING INTERESTS CONFIDENT.

Business Acumen Instead of Unworkable Theories the Greatest Present-Day Need.

By WILLIAM H. OLIVER.

"While I feel it is but natural that business generally should be timid in the face of tariff revision, I also feel that some of the depression in the building industry is the result of over-building.

"The summer and fall hold out some promise of activity, but this, in my opinion, cannot be made something real until academic reasoning and unworkable theories are brushed aside to make room for ordinary business acumen."

CHARLES A. BLOOMFIELD, president of the New Jersey Clay Products Co., at Metuchen, said that his company has all the business it possibly can attend to for some months ahead, and it does not look for any change for the worse this year, regardless of tariff legislation. Prices, he said, have practically been the same for the last eight months, and they are better than they were a year ago.

MATERIAL EXCHANGE RECEPTION.

300 Guests Entertained in the New Quarters in the Woolworth Building.

THE new era in the affairs of the Building Material Exchange of the City of New York was formally inaugurated at a reception given in the new Exchange rooms on the tenth floor of the Woolworth building on Wednesday afternoon from one to three. More than 300 prominent building material men of the Metropolitan district gathered as guests of the officers of the organization and partook of a buffet luncheon, provided by the Woolworth building's caterer.

The chairman of the arrangement committee was Orin F. Perry, assisted by Ernest Braun, D. J. Morrison and A. V. C. Genung, Jr., the new president. Each guest was received by a member of the committee and after being escorted through the new and very commodious rooms of the Exchange they were taken into a suite where luncheon was served and where everybody had an opportunity of meeting other men in their line on a social plane. It was a representative gathering of progressive building material men from all parts of the district from as far north as White Plains, west as New Brunswick, south as Coney Island, and east as Flushing. The chief topic of conversation during the reception was the condition of business and the general sentiment seemed to be the necessity of quickly dispensing with tariff uncertainties by prompt enactment of the new law so that business interests could get down to an understandable basis and offset at the earliest possible moment the feeling of procrastination that seems to be prevalent in the local building construction market.

It seemed also to be the consensus of opinion that a greater amount of good can be accomplished for the building material market at all times by a spirit of co-operation such as the Building Material Exchange gives daily opportunity for and this fact was proved by the acceptance of more than twelve new membership applications during the two hours that the reception was in progress.

Among the prominent personages present were General George Moore Smith, of the firm of Candee, Smith & Howland, and A. Wilfred Tuthill, former president, who was the "daddy" of the reception idea. Leading men from most of the big Portland and natural cement, lime, brick and other departments of the building material market were in attendance and it was in every respect an auspicious beginning of the larger scope of the Exchange, which has been in existence for 32 years and now has a balance of more than twelve thousand dollars in the treasury.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

The West Side North of 42d St., Contributed Most of the Week's Business

Several big deals on the Upper West Side were features of the trading of "holiday week," viz., a Wadsworth avenue apartment house in trade for flats further downtown and the purchase of a large Riverside Drive plot as a site for an apartment house. Two dwellings in the same block on West 89th street were bought for occupancy.

The total number of sales in Manhattan this week was 19.

The number of sales south of 59th street was 5, against 7 last week and 24 a year ago.

The sales north of 59th street aggregated 14 compared with 19 last week and 13 a year ago.

From The Bronx 4 sales at private contract were reported, against 16 last week and 7 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $757,550, compared with $1,483,580 last week, making a total since January 1 of $24,590,,521. The figure for the corresponding week last year was $2,477,710, making the total since January 1, 1912, $24,021,315.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BANK ST, 29, 2-sty dwelling, on lot 25x100, between 4th st and Greenwich av, sold for Walter Hart to a client of the Duross Co., who were the brokers in the sale. The sellers have occupied the house for over 40 years.

BROOME ST, 16, 6-sty tenement, on plot 50x75, sold for the Estate of Charles Wendt to the D. H. Jackson Co., by G. F. Giffing.

34TH ST, 114-120 West, known as the Herald Square Hotel, on plot 105x98.9, sold by Charles F. Wildey, who built it, to Dudley Olcott, 2d, through Joseph P. Day, for a price said to be well over the assessed valuation of the property, which is $950,000. Mr. Olcott bought the house for investment and gives back to Mr. Wildey a ten years' lease on the property. The structure is separated from Broadway by the Savoy Theatre and Saks store. The greater part of the house is a 12-sty building, but the section at 114, added later, is an 8-sty building on a 25-foot lot, but connected with the larger structure. Mr. Olcott gave in part payment the estate of 500 acres known as Round Top, at Bernardsville, N. J., which was owned by his father, the late Frederick P. Olcott. Mr. Wildey has no definite plans regarding his acreage.

53D ST, 331-33 West, two 4-sty flats, on plot 34.11x47, between 8th and 9th avs, sold by the Brown-Weiss Realties to the Plainfield Plumbing Supply Co., which gave in exchange 1344-50 West Front st, Plainfield, N. J., a 3-sty apartment, on plot 61x150.

LEXINGTON AV, 687-689, two 5-sty flat houses, on plot 49.6x100, sold for A. L. Fverett to Adelberg & Berman, by Andrew F. Gilsey. The buyers hold title to a plot 37.6x100 on the south side of 57th st. 100 ft east of Lexington av. This parcel abuts the Lexington av property and gives them a plot of about 8,750 square feet. Exactly what kind of an improvement will be made on the site has not yet been decided upon.

Manhattan—North of 59th Street.

59TH st, 335-341 West, 4 tenement houses on plot 100x100.5, sold for Matilda Minck by Philip A. Payton, Jr. The buyer is said to have paid about $1,750 a front foot.

61TH ST, 317 West, 5-sty tenement, located 150 ft west of West End av, sold by J. M. Finnerty to the New York Central Railroad. The adjoining property at 319-321, a 3-sty factory, located alongside the tracks of the railroad, was purchased about a year ago.

89TH ST, 57 West, 4-sty private dwelling, on lot 19.6x100.8, sold by Frances Baumann to Alfred L. Simon by Slawson & Hobbs.

89TH ST, 53 West, 4-sty private dwelling, on lot 21x100.88, sold by Rachel A. Friend and others to Leo. L. Simon, for occupancy, by the M. Morgenthau, Jr., Co.

89TH ST, s s, 100 ft east of 5th av, lot 23x100.8 resold for Dr. Charles V. Paterno by L. J. Phillips & Co. The lot is in the rear of Benjamin N. Duke's house, and forming an L with the 5th av lot adjoining sold through Henry D. Winans & May last week.

113TH ST, 14 East, 5-sty single flat, on lot 18.9x100.11, sold for Mrs. Mary C. Maguire to an investor, by Thomas J. O'Reilly.

115TH ST, 605-607 West, 6-sty apartment house, on plot 50x100, sold for Emily A. Ryder to Mrs. Natalie Lefevre, by F. B. Robert and the Arthur Paddock Co. The buyer gave in part payment two out-of-town residences, one at Garden City, L. I., and the other at Pelhamwood, N. Y.

131ST ST, 53 West, 5-sty flat, on lot 25x99.11, sold for Donald Robertson to an investor, by L. J. Greenberger and Louis Block.

140TH ST, 318 West, 3-sty dwelling, on lot 15x99.11, sold for J. Romaine Brown to E. Johnson by John Pflunger.

AMSTERDAM AV, n w c 173d st, 6-sty apartment, 100x35, sold by Aaron Goodman to Z. M. Boyajian, who gave in part payment the northwest corner of Wooster and West 3d sts, improved with three 2 and 3-sty taxpayers, occupying a plot 14.11x42 ft. This corner probably will be resold By Mr. Goodman to a builder for reimprovement. The transaction was negotiated by Joseph Roder.

CONVENT AV, 383, 3-sty and basement dwelling, on lot 16x100, sold for Harriet Pinney to Mrs. C. A. Winch, for occupancy, by the Duff & Brown Co.

RIVERSIDE DRIVE, n s, 475 ft. west of Broadway and extending to 160th st, plot of 9½ lots, 102x251x100x228, sold for the 161st st and Riverside Drive Corporation to Nathan Wilson, by the J. Romaine Brown Co. Mr. Wilson will improve the Riverside Drive frontage with a high class 12-sty apartment house which will be ready for occupancy in August, 1914. This plot and the two adjoining are the only Riverside Drive properties having a southerly exposure, all other drive property facing the west. The lots on 160th st will be resold to builders who will erect 6 or 9-sty apartment houses. Negotiations are pending for such resale. This property, which is on the turn of Riverside Drive, between 159th and 160th sts, was owned formerly by Henry Corn's Improved Property Holding Company. Last March it was transferred to the present sellers.

WADSWORTH AV, entire west block front from 184th to 185th sts, 6-sty elevator apartment known as the "Paul Jones," on plot 179x70, sold by the Arco Realty Co. to Louis Auerbach, through Philip Jeselson. The building was completed about 2 years ago at a cost of $250,000. The Arco Co. bought it April 9 of this year, giving in trade 20 lots on Aqueduct av, facing Washington Bridge Plaza, Bronx. Louis Auerbach, the buyer, gives in part payment Nos. 104 and 106 West 116th st, two 4-sty and basement high-stoop houses on plot 40x100.11. The deal aggregates close to $350,000.

5TH AV, 34 ft south of 89th st, lot 26x100, resold for Dr. Charles V. Paterno, by Henry D. Winans & May, to buyer, said to be V. Everit Macy. The lot immediately adjoins the residence of B. N. Duke and also adjoins the site secured through the same brokers by V. Everett Macy from the City Real Estate Company for a residence. Dr. Paterno recently secured the property from Benjamin N. Duke in exchange for the Marc Anthony and Prince Humbert apartment houses at 214 to 220 Cathedral parkway.

Bronx.

140TH ST, 492-494 East, two 3-sty brick dwellings, on plot 33.4x100, sold by the O'Gorman Estate to Catherine R. Meincke, through S. H. Frankenheim.

JEROME AV, e s, 50 ft. south of 179th st, plot of 3 lots, each 25x100, sold for Edmund Coffin to S. B. Steinmetz by B. H. Weisker. The buyer will immediately improve the property.

JEROME AV, w s, facing the plaza made by the intersection with Macombs road, a 2-sty, 21-room hotel, on plot 53x135, sold for E. Johnson to J. Romaine Brown, by John Pfluger. The property, well known as Johnson's Road House, and formerly famous in the days of racing in the state, has been principally patronized by pugilists who made it their training quarters.

MARMION AV, w s, 380 ft. north of 177th st, plot 66x150, sold for Dr. Bergman to the Diamond Construction Co. by Charles A. Weber. The buyers will improve the property with two 5-sty apartment houses.

Brooklyn.

HALSEY ST, 445, 3-sty dwelling, on plot 16.8 x100, sold for A. H. Van Etten by Everett Kuhn.

MADISON ST, 78, 3-sty dwelling, on lot 18.9 x100, sold for Sarah R. Berry to James Judge, who will alter and occupy, by Henry Agar.

McDONOUGH ST, 357, 3-sty dwelling, on lot 20x100, northwest corner of Stuyvesant av, sold for Arthur Taylor, by Everett Kuhn, to a client, for occupancy.

3D ST, 536, 3-sty and cellar, limestone and brick American basement house, on lot 20x100, sold for Lillian E. French to a client, for occupancy, by the McInerney-Klinck Realty Co.

52D ST, 1353, 2-family Queen Anne cottage, on plot 35x100, sold for Richard M. Meehan to M. Witte, of New York City, by Thomas Kilcoyne.

82D ST, s s, 100 ft east of 3d av, plot of 17 lots, 340x100, sold by the Estate of William McCormick to a New York company, who will erect 4-sty apartment houses. Broker, Samuel Galitzka Co.

BEDFORD AV, 478, 4-sty and basement dwelling, on lot 25x123, sold for the Charwyn Realty Co. (Charles Wynn, sec'y) to the Port Jervis Land & Improvement Co., by Sugarman & Kahn.

CARLTON AV, 578, 3-sty dwelling, on lot 20x100, sold for Patrick and Mary Feeley to Anne E. Marion, by De Poix & Von Glahn.

OCEAN AV, w s, 170 ft. south of Dorchester rd, Flatbush, plot 60x131, sold by the Estate of Olin G. Walbridge to Arthur H. Strong. The buyer will erect a Colonial dwelling at a cost of about $30,000.

7TH AV, 4820, 3-sty and cellar brick store and tenement property, on plot 25x100, sold for the Sunrise Improvement Co. to Cornelius O'Donohue, for investment, by Tutino & Cerny.

19TH AV, w s, 10 lots between 83d and 84th sts, Bensonhurst, sold for the Courtney Estate to Peter Rinelli. The purchaser will erect a one-family brick and stone residence. Broker, Jes. R. Johnston.

Richmond.

TOMPKINSVILLE, S. I.—A tract of 180 lots in Tompkinsville, Staten Island, has just been purchased by Mayer Rosenholz and Henry F. Comtois from the Farmers' Loan and Trust Co., as trustees of the Ward estate. It includes the territory from a point on Richmond turnpike, nearly opposite Jersey st, and running along the turnpike to Cebra av; across Cebra av to Ward av, and along Ward av to a point about opposite the entrance to the home of Lewis Nixon, and thence across the hill to the turnpike. It is the largest sale of acreage property in the Tompkinsville district for many years, and the transaction was negotiated by Moffatt & Schwab, of that place. The new owners are planning to develop the property in an attractive manner for small home sites, and it will be known as Bay View Park.

Nearby Cities.

NEWARK, N. J.—Robert B. Stoutenburgh sold for the Newark Motor Co. to A. H. Smolian its building, on plot 100x100, southwest corner of Frelinghuysen av and Bigelow st, Newark.

Rural and Suburban.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to M. Crowley plot 40x100, Iris av and Clarence st; to E. J. Baxter plot 80x100, and to A. Murphy and L. Dickinson each a plot 40x100, Iris av; to G. H. Wassman plot 40x100, Plainfield av; to J. J. McNamara a plot 40x100, Willow st.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to P. Monahan, M. Kelly and J. T. Mulligan each a plot 40x100, Lawson st; to T. O'Connor plot 40x100, Miller st; to S. Caban plot 40x100, Botsford st; to I. H. Hemmer plot 20x120, Grand av; to M. O'Connor plot 40x100, Weir st; to P. Bradley plot 40x100 Bernhard st; to P. J. Rooney plot 60x100, Stratford d

MT. VERNON, N. Y.—Ennis & Sinnott purchased, through Joseph A. Stern, 280 Rich av, a 3-sty dwelling, on plot 100x100.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to J. W. Schmid and J. Hoffman each a plot 40x100, Hoke av; to H. L. Kile 2 plots 20x97, and to W. King plot 20x97, Lawson av; to C. Kahrs plot 160x100, Perkins av; to G. Glynn plot 60x100, Windsor Parkway; to J. Heins plot 40x100, Merrifield av; to W. Schrader plot 60x121, Anchor av.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to G. Seufert plot 80x100, and B. Leibinger plot 100x100, Dover st; to M. E. Eckhardt plot 40x100, Dover st and Grover av; to W. Lohmeyer plot 60x125, Rockaway parkway; to G. Wilkinson plot 40x100, Lambertson st; to E. McCusker a plot 40x100, Morris parkway; to H. and H. Spitz a plot 40x100, Euclid st.

WHITE PLAINS, N. Y.—Wolrest, the country estate of Henry R. Wolcott, of Denver, Colo., located on Purchase rd, has been sold to a client of Kenneth Ives & Co. The property was held at $125,000. It consists of 56 acres, a large dwelling, stables, garage, greenhouses, garden, cottage, &c, and is in the immediate neighborhood of the estates of Whitelaw Reid, Harry S. Black, Herbert H. Lehman and William A. Read.

YONKERS, N. Y.—Elliott L. Brown, of the J. Romain Brown Company, purchased from the Van Cortlandt Realty Co. (R. L. Hoguet, pres.) the new 3-sty stone and stucco residence, on plot 50x100, at 100 Fanshaw av, for occupancy.

YONKERS, N. Y.—J. Romaine Brown has sold the detached stone dwelling, 59 Fanshaw av, Van Cortlandt Terrace South, to a Mrs. Van Syckle for occupancy.

LEASES.

Manhattan.

DOUGLAS L. ELLIMAN & CO., INC., as agents for the new building at 246 West End av, leased an apartment of 14 rooms and 4 baths to Mrs. James E. Moffett, widow of the former vice-president of the Standard Oil Co.; an adjoining apartment on the same floor of 13 rooms and 4 baths, to Harold O. Barker, who will soon marry Mrs. Moffett's daughter; also for Evans R. Dick, of Dick Bros., bankers, a 5-sty American basement house at 127 East 73d st, to a client for occupancy.

DOUGLAS L. ELLIMAN & CO., INC., leased for a term of years for Mrs. J. Newton Perkins, 59 East 52d st, a 3-sty brick dwelling on a lot 13.10x100, to George William Horsfield, who after making considerable improvements, will use it for his business of interior decorating. Mrs. Perkins recently purchased the adjoining house at 61 East 52d st for plotage.

HENRY BRADY leased for Harriet G. Coogan to Leonard C. and Gus T. Smith, the plot, 126x102, on north side of 155th st, 244 ft. east of 8th av. There is an old 1-sty brick factory on the plot, which will be improved and operated as an ice plant. The lease is for a term of 20 years. Values in this street underneath the viaduct have been a puzzle to real estate men and this is the first transaction that has been consummated in a great many years, which would throw any light on the value of lots in this street.

HEIL & STERN leased for the 33 East 33d Street Realty Co. in the new building to be erected at 33 to 43 East 33d st, the 10th and 11th lofts, containing 25,000 sq. ft. of space, to Drezwell Co. and Solomon & Metzler, of 114 West 17th st.

J. ARTHUR FISCHER leased for Anita G. Jerome and Francis C. Lyon, of Detroit, Mich., the 5-sty dwelling at 105 West 38th st for a term of years. The lessee, M. May, will make extensive alterations, installing stores and apartments. Mr. Fischer has been appointed sole agent for the property.

LOUIS SCHRAG leased for Edward P. Slevin the 6th loft in 9 West 20th st to William H. Rouse, for a term of years; for the Journal Waist Co., the 1st loft in 158 West 23d st to Traina Brothers; for Samuel K. Johnson, the 1st loft in 120 West 25th st, to the United Store & Office Fixture Co.; for Star Holding Co. (Frederick Potter, Pres.) store in 419 6th av to William Weiss.

HENRY BRADY rented the dwelling at 472 West 24th st to Kate Durkin, and the dwelling at 454 West 24th st to Mary Lynch.

THE DUROSS CO. leased the 3-sty house at 221 West 13th st for Herman F. Ziegel to William J. Mellor and the store in 112 West 15th st to Wagner Brothers & Dettiro.

HORACE S. ELY & CO. leased for Ruland & Whiting Co., agents, the store in 1448 Broadway to the Casperfeld & Cleveland Co., of 144 Bowery.

THE EQUITABLE BUILDING CORPORATION, T. Coleman Du Pont, president, rented for two years the 12th floor in 27 Pine st for use as offices during the construction of the proposed Equitable building. The lease was negotiated by John N. Golding and the Charles F. Noyes Co.

FOLEY & HUGHES leased for the N. Y. Consolidated Card Co., the 4-sty dwelling at 231 West 13th st to Elizabeth Widlake; also the southeast corner of 7th av and 13th st, a 4-sty dwelling, for the Real Estate Management Co., to Agnes Maher; also the southwest corner of 13th st and 7th av, a 3-sty dwelling for the Rhinelander Real Estate Co., to Marion Avery.

FREDERICK FOX & CO. leased for Charles Kaye, from the plans, the 15th and 16th lofts, containing 25,000 sq. ft. of space in the new 20-sty building he is erecting at 105 to 117 Madison av. The lessees are Turkel & Felstiner, large manufacturers of cloaks and suits, now located on West 21st st. The lease is for a long term of years at an agregate rental of $100,000. The same brokers have recently leased the store, basement and first loft in this building to L. & E. Stirn, importers, of Broome st. The firms of M. & J. Kashowitz, of 18 West 18th st, and George G. Wood & Co., large manufacturers of cloaks and suits, and M. I. Nathan, large manufacturer of costumes, have leased lofts in the building from the plans. This early renting is an indication that renting in the neighborhood of Madison av will be very brisk this season, as the firms above mentioned are each very prominent in their line; their removal to this section will undoubtedly be followed by many others.

M. & L. HESS leased the 4th loft in 42 West 15th st, to Koen Bros., of 35 West 4th st.

EDGAR A. MANNING in conjunction with Henry D. Winans & May, leased for the Pupke estate to Mrs. Edna E. Ackerson the 4-sty dwelling at 150 West 57th st, 25x100, for 5 years.

PEASE & ELLIMAN leased the dwelling at 3 East 53d st for the estate of William Scott Pyle to O'Sullivan, Inc.; also the 4-sty dwelling at 43 West 47th st, on a lot 25x100, for James B. Tailer to Rae Martin.

THE S. H. RAPHAEL CO. leased to Louis Gerstein, of 269 Canal st, the corner store and basement vaults at the southeast corner of 145th st and 8th av for a long term of years at an aggregate rental of about $50,000.

THE ROCKY MOUNTAIN CLUB leased for a term of years from Mrs. A. H. Smith, of Geneva, N. Y., the property at 65 West 45th st, and will remodel the present building into a 3-sty clubhouse from plans by Frederick J. Sterner, at an estimated cost of $10,000. The property adjoins the Algonquin Hotel.

FREDERICK FOX & CO. leased from the plans for a long term of years, for the 33 East 33d St. Realty Co., the 9th loft in the new 12-sty mercantile building, which the 33 East 33d St. Realty Co. (George Backer, president) will erect on plot acquired by them at 33 to 43 East 33d st, which will be ready for occupancy about January 1st. The lessees are J. Wise Co., Inc., manufacturers of costumes. Solomon, Benedikt & Co., manufacturers of children's dresses, now on West 24th st and Solomon & Metzler, manufacturers of waists, now on West 17th st, have leased the 10th and 11th lofts, respectively, in this building.

THE CROSS & BROWN CO. leased the westerly half of the ground floor of the building at 136 to 146 West 52d st to Federal Truck Co., of 704 7th av, and space on the 11th floor in the U. S. Rubber building at the southeast corner of Broadway and 58th st to Peteler Shock Absorber Co.

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Leases—Manhattan (Continued).

GEORGE W. BRETTELL leased for L. C. Mott to J. Miller for a term of ten years the 4-sty loft building 205 East 125th st, to be occupied as an auction and salesroom.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment of 14 rooms and 4 baths, comprising an entire floor, in 635 Park av, to Samuel D. Brewster. This building is now over 50 per cent. rented, entirely from plans; also a corner apartment of 14 rooms and 4 baths in 246 West End av, to Santo C. Ceribelli, of G. Ceribelli & Co., importers.

LEO J. FISHEL leased about 10,000 sq. ft. of space in the Marbridge Building, at Broadway and 34th st to Cohn & Rosenberger, wholesale jewellers, of 536 Broadway, at an aggregate rental of $100,000.

SAMUEL GOLDSTICKER leased the former home of the Fidelio Club, more recently known as the Plaza Assembly Rooms, at 110 and 112 East 59th st, adjoining the Arion clubhouse at the southeast corner of Park av. The lessee is Harry K. Bimberg, who has taken the property for five years. Stores will be put in on the ground floor.

GOODWIN & GOODWIN rented for Dr. Maximilian Stern to Mrs. Mary E. Davis the private house at 80 West 114th st.

M. & L. HESS leased the 4th loft in 105 to 109 East 29th st to Kreeger Brothers; the 6th loft in 56 East 11th st to A. Alexander.

PAYSON McL. MERRILL rented for Mrs. James W. McLane to Miss Martha Farrell, 51 West 38th st, a 5-sty English basement dwelling.

THE CHARLES F. NOYES CO. leased for William H. Lee the store and basement of 108 East 23d st to Ernest Goldbacher, of 108 East 23d st; also a portion of the 12th floor at 71 West 23d st for the Masonic Trustees to the Gleason-Tiebout Glass Co., of 71 West 23d st; offices in the "Smith Gray Building," Broadway and Warren st, to Dunn & Desar and to H. Z. Schniewind, and a suite of offices in the Market & Fulton Bank building to Lincoln A. Bodwell.

PEASE & ELLIMAN leased for Marcus Jalien to a client, for a term of years, the store at the northeast corner of Delancey and Ludlow sts.

PEASE & ELLIMAN leased a store in 1256 Madison av for J. J. Campion to A. Lessin, of 126 East 118th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for a long term the front of the 2d floor in 3 Park Row to Philip Abramson, a barber, located for many years in the Astor House.

H. C. SENIOR & CO. leased for M. Louise Ewen, 23 West 86th st, a 4-sty dwelling, 25x100, for a term of five years, to Marie McManus for occupancy.

THE WILLIAM S. ANDERSON CO. leased for Frank H. Zabriskie, executor, the 3-sty dwelling at 128 East 76th st to Sarah Condon.

GEORGE W. BRETTELL leased for Sarah A. Freeborn to Pincus Baron the 2-sty store and loft building at 2236 3d av for a term of five years; to B. Morris the store at 2310 3d av to William Truelson the 3-sty house at 2064 Madison av for a term of years.

THE McVICKAR GAILLARD REALTY CO. leased for H. M. Swetland to Jesse and Morris Froelich and Louis Mansbach property at 1739, 1743 and 1745 Broadway, 226 to 232 West 56th st and 237 to 241 West 55th st. Mr. Swetland held the parcels under lease from the Peter A. Hegeman and Peter A. H. Jackson estates. The lease has 13 years more to run, with the privilege of renewal for 21 years. The property leased has a frontage in Broadway of 79 ft. and measures 120 ft. in 56th st and 75 ft. in 55th st. Two stories will be added to the height of the present buildings. In 1905 Wyckoff, Church & Partridge acquired the property under lease from the Hegeman and Jackson estates at the annual rental of $22,500 and taxes. About 6 months ago Mr. Swetland acquired the parcel under lease, and the brokers in the present deal report the new rental at $53,000 and taxes a year. The Times Square Automobile Company occupies the store and basement in one of the buildings and will retain possession.

PEASE & ELLIMAN leased a loft in 50 West 46th st to Charvet & Co. of 50 West 46th st.; also the west store at 565 West 181st st to Miss Edith M. Bowers, a milliner.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Marie D. Bergh the 4-sty dwelling at 123 East 34th st to William H. Asprey for business purposes.

WM. H. WHITING & CO. leased for the Codington Co. the 6-sty building at 113 Nassau st, extending through to Theatre Alley. The lease is for a period of 21 years, and is at a total rental of about $200,000. The lessee is the John R. Thompson Co. of Chicago.

THE DUFF & BROWN CO. rented for Mark Ash to Josef B. Schenkel 460 West 144th st, a 4-sty dwelling.

Brooklyn.

CHARLES W. SEITZ leased the store in 30 Flatbush av for Realty Associates to John A. Erwin for a term of years; the store in 715 Fulton st through to Fort Greene pl for John F. Edwards to Morris Mayer for a term of years.

IDE R. JOHNSTON has leased in the Bensonhurst section, for J. Van Wart, the one-family cottage, 58 Bay 23d st; for the G. A. Johnson Building Co. 8809 23d av; for Brill Construction Co. 116 Bay 31st st; for G. J. Kohlhase 1954, 1958 and 1950 79th st; for John [illegible] 8501 and 8503 New Utrecht av; for Wm. P. Johnston 1937 83d st; for Cromwell Realty Co. 2127 83d st; for H. W. Schmitz 1701 84th st; for T. Trumphf 8106 17th av; for E. Hasler 1933 82d st, and for Gilbert Elliott 1645 83d st.

Queens.

THE LEWIS H. MAY CO. leased at Arverne, for B. Schatz, cottage 10 Vernam av to A. Fox; for S. R. Rosenberg cottage 12 South Atlantic av to A. Gerstenzang; for Max Ernst, cottage 101 Jerome av to Louis Frazin; for J. & L. Lewy, cottage on Storm av to S. Schlansky; at Rockaway Park, for Susan Brady, cottage 59 South 9th av to Nathan C. Solomon; for Tobin & Keenan, cottage 71 Newport av to I. Zimetbaum; at Belle Harbor, for E. Pierce, cottage on North Suffolk av to Emil Schaarz.

Suburban.

ALFRED E. SCHERMERHORN leased at Southampton for T. Markoe Robertson his cottage on the east side of Main st to Gifford A. Cochran; for William A. Putnam, his "Midfields" on the east side of Halsey's Neck lane to James B. Taylor; for Mrs. Stephen H. P. Pell, her "Cherisol" on the south side of Cow lane to Henry H. Rogers; for Colonel Samuel E. Tillman, his "Sound-o-Sea" on the north side of Halsey's Neck lane to Mrs. Anderson Fowler; for Mrs. N. Thayer Robb, her "East Knowle" on First Neck lane to Frederic M. Davies; for James C. Parrish, his "West Moor" on the east side of Cooper's Neck lane to Alonzo Potter; for Mrs. P. F. Collier, Mr. James L. Breese's "Little Orchard" on the north side of Shinnecock rd to T. Morris Carnegie; for Goodhue Livingston, trustee, "The Dolphins" on the east side of First Neck lane to Morris W. Kellogg; for George H. Drew, his "South Cottage" on the east side of First Neck lane to Frank L. Schoonmaker; for Dr. John Hendley Barnhart, his "Sunnyside" on the south side of Ox Pasture rd to Dr. H. Holbrook Curtis.

ALFRED E. SCHERMERHORN leased at Southampton for Mrs. Henry Meyer Johnson her "South Cottage" on the west side of First Neck lane to J. Stevens Ulman; for George Barton French, Marshall Fry's "Wayside" on the north side of Shinnecock rd to Stephen H. Brown; for Stephen H. Brown, "Duneward" on the east side of Cooper's Neck lane to Lloyd C. Griscom; for Mrs. Sheldon Fuller, Mrs. E. C. Rushmore's cottage on the east side of Main st to Veryl Preston; for Miss Julia A. Wilson, her cottage on the west side of Main st to Oren Root; for Edward J. Corrigan, his cottage on the north side of Shinnecock rd to Arthur B. Lapsley; for Louis A. Ripley, the Duer cottage on the south side of Gin lane to George S. Patterson; for Mrs. I. D. Kirby, her "The Corners" on First Neck lane to Eli K. Robinson; in the Shinnecock Art Village for Miss Zelle de Milhau, her "Greencote" to Walter N. Kernan; on the Shinnecock Hills for Grosvenor Atterbury, his "Sugar Loaf House" to Reginald Brooks; at Watermill for Ancell H. Ball, his "High-Toyton" to Gen. James A. Buchanan; at Shelter Island for the Island Realty Co., cottage on Setauket av to Miss Mary A. Peck, and cottage on Patchoque av to Ralph C. Otis.

REAL ESTATE NOTES.

M. ZUARINO is the buyer of Nos. 438 to 444 East 116th st, sold by G. Tuoti & Co.

J. ARTHUR FISCHER has been appointed agent of No. 105 West 38th st.

PEASE & ELLIMAN have been appointed agents for 111 East 39th st by Mrs. F. A. Otis.

A. W. MILLER & CO. were the brokers in the re-sale of 809 9th av for James B. Lunn.

ALFRED S. REED, formerly with Gibbs & Kirby, is now with Douglas Elliman & Co. as manager of the agency department.

JOSHUA L. EVANS negotiated the lease of Nos. 218 and 220 West 46th st, to the Rehearsal Club, composed of theatrical women.

SAMUEL A. HERZOG is the purchaser of the dwelling 105 East 81st st, sold recently by the estate of Schuyler Hamilton.

HENRY BRADY has been appointed receiver of 322 East 102d st, pending foreclosure proceedings.

DUFF & BROWN CO. have been appointed agents of 3690-3692 Broadway, 6-sty apartments, by the Union Realty Co.

S. H. SCHEFERS was the broker in the sale of 108 West 136th st, for Catherine Hickey to Ennis & Sinnott.

WILLIAM R. LOWE has taken an interest in the real estate business of B. H. Weisker and will hereafter be in charge of The Bronx office.

AT THE ANNUAL MEETING of the United States Realty & Improvement Company Franklin Murphy was elected a director to fill a vacancy.

GEORGE B. STEINBERGER, formerly with James E. Barry & Co., is now associated with the Nehring Co. as manager of its brokerage department.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 3 East 12th st, a 5-sty store and loft building, by W. Irving Clark and Hobart J. Park, trustees.

PEASE & ELLIMAN have been appointed agents of 227-231 West 116th st, two 6-sty elevator apartment houses, for Mrs. Cuthbert Mills.

SHARP & CO. have been appointed agents for the new 9-sty apartment house at Nos. 102 to 106 West 69th st, arranged for small apartments, with maid service.

HARRY SCHUM has been appointed agent for the Katherine Schmuck Estate properties, comprising 10 houses on West 39th st, 1 on 9th av, 1 on West 44th st, and 2 on West 38th st.

HENRY H. PIERCE, a lawyer, is the purchaser of the dwelling 9 East 94th st, sold recently by Henry D. Winans & May for Rudolph J. Schaefer. Mr. Pierce will occupy the house.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for The White Court, 203 West 107th st, a 9-sty apartment; also for 413 East 61st st, by the Estate of Fred'k Keppel.

MATT. J. WARD & CO., hotel brokers, have sold the furniture, lease and business of the Hotel Kingsborough, Gloversville, N. Y., for Mr. Timothy Murphy, to Mr. W. G. McCarthy, who is now in possession.

J. G. VENETOS, proprietor of the Mohawk Hotel, on Washington av, bet Greene and Lafayette avs, has bought the two 4-sty apartment houses adjoining the hotel at 369 and 373 Washington av, on plot 100x121.

THE A. ARENT CO. negotiated the recently recorded sale of the plot, 87.6x105, on the east side of Fox st, 150 ft. south of Barretto st for the Henry Morgenthau Co. to the 173d Street Improvement Co.

AT A RECENT MEETING of the directors of the Bond & Mortgage Guarantee Co., Harold W. Hoyt was elected assistant treasurer to succeed the late George W. Bailey, and Edgar I. Hillary was elected an assistant secretary.

JOHNSONS ROAD HOUSE, reported sold, in the news column, has been bought by J. Romaine Brown, who gave in exchange the 3-sty dwelling at 318 West 140th st, also reported sold, in the news column.

VAN WYCK THORNE and J. Arthur Fischer have placed two loans, one for $53,000 at 4½% and $10,000 second at 6% for Josephine Voelker and Rose Voelker, as Committee of the Estate of Louis Voelker on the premises 422 7th av, New York City.

WILLIAM R. DENNEMANN, Albert C. Friedman and Ernest Dennemann have formed a partnership for the transaction of a general real estate business under the title of Ernest Dennemann & Co., with offices in the Security Bank building at Lexington av and 25th st.

SCHINDLER & LIEBLER have been appointed agents for the 6-sty apartments occupying the block front on the west side of Broadway, between 133d and 134th sts, and the two 6-sty tenements at the northeast corner of 10th av and 26th st.

A. A. VANTINE & CO. are said to have leased the 7-sty structure at the southwest corner of 5th av and 39th st, from Michael Dreicer, for 21 years. Webster B. Mabie & Co. and Frank D. Veiller are reported to have been the brokers.

THE REPORTED SALE of the "Graham Court," the big apartment house at 7th av and 116th st, by William Waldorf Astor, was denied by a representative of the owner. The property has not been sold nor is there any intention of selling it.

SUIT has been brought in the Supreme Court by Felix M. Warburg and others as trustees of Alfred M. Heinsheimer against the Bijou Real Estate Co. and others to foreclose a mortgage for $420,000 made by the company on June 9, 1909, on the Bijou Theatre property at 1237 and 1239 Broadway and 502 and 504 6th av.

THE M. MORGENTHAU, JR., CO. placed a first mortgage loan of $34,000 at 5 per cent. for 3 years, for the Charles Bohland, Arthur Alkier and Samuel D. Davis Construction Co., on the northeast corner of West End av and 68th st, a 6-sty tenement on plot 40.5x100; also for the Emandess Holding Co. a first mortgage loan of $46,000, at 5 per cent., for 5 years, on Nos. 64 and 66 East 97th st, a 6-sty apartment house, on plot 50x100.11.

INTERESTING among the various rumors in circulation was the revival of the old story to the effect that a deal was pending for the purchase of the New York Theatre property on the east side of Broadway, from 44th to 45th st, as a site for a skyscraper hotel. Charles P. Taft was reported to be financially interested in the transaction. No confirmation of the rumor could be obtained. It is confidently believed, however, by realty men that this particular property will eventually be improved with a big hotel.

FOLLOWING the incorporation of the Bronx Terminal Corporation, on Tuesday, with a capital stock of $2,000,000, it was learned that the corporation is controlled by a syndicate in which C. K. G. Billings, Frederick Johnson and Anthony N. Brady are interested. The syndicate controls 2 acreage plots in the Hunt's Point section, one containing about 100 acres, in Hunt's Point av, with the water frontage, and the other 100 acres, adjoining, and known as the Spofford property. Both properties will be developed as water front terminals.

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We are entirely out of the New York Edition of the Record and Guide of March 1, 1913. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 3, 1913. Record & Guide Company, 119 West 40th Street, New York

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PRODUCTION OF ANTHRACITE COAL.

1912 Output of Hard Coal Exceeded 75,000,000 Long Tons.

The production of anthracite coal in Pennsylvania in 1912 was 75,310,049 long tons, valued at the mines at $177,767,054, an average price of $2.36 a ton, according to figures just compiled by Edward W. Parker, coal statistician of the United States Geological Survey. This is a smaller production than in 1911 by 5,461,439 tons, but the value is greater by $2,814,619. The smaller production in 1912 was due entirely to the suspension of mining operations during April and part of May. Except for this the year's output would probably have been a record breaker. The shortage created by the suspension is estimated by Mr. Parker at about 10,500,000 tons. The new agreement reached with the miners provided for an advance of 10 per cent. on all wages over and above those established by the original Strike Commission and for the abolition of the sliding scale. To meet this advance and other expenses the operators advanced the prices of prepared sizes of coal 25 cents a ton, with the exception of chestnut coal, which had been advanced the previous year.

The average price at the mines for anthracite in 1912, as shown by the returns of the Geological Survey, was $2.36 a long ton, compared with $2.17 in 1911, $2.12 in 1910, $2.06 in 1909, and $2.13 in 1908. The previous highest average price for anthracite in recent years was in 1903, when it was $2.28 a long ton.

An interesting feature of Mr. Parker's statement is that there is at the present time a market for almost any grade of coal that will burn. No more coal goes to the culm piles except for temporary storage and subsequent recovery by washeries. The old culm banks themselves are contributing their share to the total production, and these unsightly monuments to former waste are rapidly disappearing. Even the waste from the culm-bank washeries is being made to serve a useful purpose by flushing into the mines, partly filling old workings, where it cements together and furnishes supports to the roof while the coal previously left for pillars is removed. This utilization of the waste prevents, too, the injury to farm lands in the valleys, a serious cause of complaint among the farmers when, as in earlier days, the waste from the washeries was spread over their lands in flood seasons. The recovery from the culm banks and the output of small sizes from freshly-mined coal constitute about 40 per cent. of the total quantity of anthracite sent to the market.

In this connection it is interesting to note the circular price for anthracite at the mines for the different sizes. Buckwheat, rice, and barley sizes, which were formerly thrown away, are now sold.

Circular Prices for Anthracite at the Mines in 1911 and 1912, per Long Ton.

Size	1911.	1912.
Lump	$3.50	$3.50
Steamboat	3.00	3.00
Broken (furnace)	3.50	3.50
Egg	3.75	3.75
Stove	3.75	4.00
Chestnut	4.00	4.15
Pea	2.00	2.50
Buckwheat	1.50	1.50
Rice	.538	.634
Barley	.339	.388

The figures presented by Mr. Parker indicate that the average value per ton for all sizes of anthracite in 1912 was $2.36, or 29 cents above the mining cost, after the agreement for 10 per cent. increase in wages went into effect, while the average value per ton in 1911 was 23 cents above the mining cost.

The New West Side Pier.

The Sinking Fund Commission has approved plans submitted by Dock Commissioner R. A. C. Smith for the construction of a 1,000-foot pier, with slips 630 feet wide on each side, at the foot of 46th street and the North River.

This pier is intended to be the beginning of the improvement which the city has decided upon between 44th and 56th streets, to accommodate the great ocean express liners.

Upon the request of Commissioner Smith, the Sinking Fund Commission authorized the beginning of condemnation proceedings on May 21, when a public hearing will be given. The Dock Commissioner estimates the cost of the pier and a shed 1,200 feet long at $2,735,000. The estimate of the cost of property to be taken is $911,000; of excavation, $600,000; of the construction of the pier, $422,000, and of the shed, $802,000.

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LUMBER AUCTION SALE.

The Holland Co. of New York, 2 Rector Street, will sell for the Pennsylvania Railroad Co. at public auction to the highest bidder on **THURSDAY, JUNE 5TH, 1913, AT 1:30 P. M.**, at the P. R. R. shed, piers and barges foot of Morgan Street, at Hudson River, Jersey City, 13 lots of Oak, Y. Pine, N. C. Pine and Maple lumber, various sizes amounting to about 210,410 B. M. and one carload of Box Shooks. 10% cash part payment down required. Terms of sale and list of lumber on application to Holland Company.

Near Henderson, Grove and Exchange Place stations of Hudson Tube R. R., and Penn., Erie, N. J. Central, Lackawanna ferries. Morgan Street is 2 blocks north of Exchange Place, Jersey City.

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BROOKLYN BRIDGE REPAIRS.

While Repaving Is Going on, One Roadway Is Closed to Slow Traffic.

Bridge Commissioner Arthur J. O'Keeffe has given notice that, owing to repairs to the pavements of the north roadway of the Brooklyn Bridge, consisting of relaying new granite block on concrete on the Brooklyn approach, the north roadway would be closed to all vehicular traffic, except passenger automobiles, for a period of about two weeks. Horse drawn and other slow-moving vehicles cannot be allowed on that roadway during repairs, as the only available space will be that used by trolley cars, and slow-moving vehicles would cause congestion and delay the movement of the cars. Signs have been posted stating that the roadway is closed to ordinary traffic. Emergency wagons or fire apparatus are allowed to use the bridge if necessary, but ordinary vehicular traffic going to Manhattan is being diverted over the Manhattan Bridge.

The present pavement at the Brooklyn end of the bridge has been in use for a great many years. It has been possible before to make the necessary complete replacements, owing to the immense volume of traffic which had to be taken care of. The existence of the Manhattan Bridge so close to the approach of the Brooklyn Bridge makes it possible now to divert vehicular traffic and complete necessary repairs in a thorough and workmanlike manner. Trolley traffic over the structure will not be interrupted.

Upon the completion of repairs to the north roadway, repairs will be made on the south roadway of the Brooklyn approach and that roadway will then be closed to vehicles coming from Manhattan. But one roadway, however, will be closed at a time.

Activities in South Ozone.

Coincident with the springtime activity in real estate in the town, South Ozone, Queens Borough, is being improved physically at a rapid pace. The Rockaway Boulevard has already been asphalted, a new moving picture and vaudeville theatre will be finished by July 1, and a little later the new town hall and clubhouse will be completed. Work on the new $175,000 school building will soon be under way and by fall it is expected that the new trolley line from the village to 59th street, Manhattan, will be ready to carry passengers to that point for a five-cent fare.

Clifford B. Moore, chief engineer in charge of the Topographical Bureau of the Borough President's office of Queens, has announced that the field work necessary in connection with the preparation of the final map affecting South Ozone and vicinity has been completed. The office force is at present engaged in making the necessary computations which will permit of the actual drafting of the maps.

During the past week, representatives of the General Gas Light Company of No. 46 West Broadway, Manhattan, have been signing contracts with business men of the town for bright gas lights in front of their stores and inside of them. Almost all of the business men of the town have engaged lights.

In addition to the stores mentioned, the D. P. Leahy Realty Company has contracted for the erection of a four-light ornamental iron column at the corner of Lincoln avenue and Rockaway Boulevard and a two-light column in front of its office at Boss avenue and Rockaway Boulevard. It is the intention of the business men to make the boulevard a local Broadway in the matter of illumination.

The Refrigeration Show.

The Austrian Association of Refrigeration has been carrying on an active propaganda in order to secure a large representation at the third International Congress of Refrigeration to be held at Chicago in September. On behalf of the Austrian government, Herr K. K. Sectionchief, Dr. Siegmund Brosche and Herr K. K. Ministerial Secretary Dr. Alfred Grunberger will attend the Congress. On behalf of the state railways Ministerial Concillor Ladislaus Miller, Dr. Franz Dreschka, Chief Engineer Emil Cimonetti and Imperial Concillor Engineer Franz Gerstner are named as Congress members. The marine section of the imperial war ministry will also be represented. On behalf of the Austria Lloyds, Chief Inspector Robert Dussich and Inspector Dr. Friedrich Paugger will take part in the Congress. It is probable also that the city of Vienna will send official delegates.

The Land Movement in Nassau County.

The most notable increase in assessed valuations in Nassau county, so far as homes for the middle class of population are concerned, is in its southern or level half. The reason for this circumstance is that the largest communities are in the territory, they are growing rapidly and closely together, busy trolley roads afford frequent intercommunication and the lines of the Long Island Railroad, the Main Line and the Montauk division—have materially improved the efficiency of their train service. Grater accessibility attracts new population and the two combined are the promoters of real estate values that are unassailable.

When the electrification of the Main Line of the railroad to Hempstead took place, five years ago, there was only a comparatively slight influx of newcomers to that old community. The place was primarily a home center for well-to-do New York business men who had plenty of time to travel between their homes and their places of business. The rapidity or slowness of railroad service was an inconsequential factor with them. As the Long Island Railroad Company determined on a plan of general improvement to its system, land operators saw in the Hempstead plains section an opportunity to expand the residential area of the village of Hempstead along modern lines; and, it is safe to say that the great structural changes in Hempstead in recent years have been in its outlying sections.

The land movement has been and is now in the same areas. Illustrative of the fact is the large land development south of the old part of Hempstead and along the line of the trolley to Freeport, made by the Windsor Land and Improvement Co., and the extensive movement of vacant land between Hempstead and Garden City. Structural improvements have followed on the heels of land development and the circumstance tends still further to expand the residential area. Every improvement aids values proportionately. It is these conditions, taken as an entity, that caused the Long Island Railroad Co. to find it worth while to erect a spacious new station at Hempstead. For practically the same reasons the company erected a new station at Floral Park. The growth at Garden City, while along different lines than at either Hempstead or Floral Park, has been caused by the general expansion of Hempstead. The latter town is becoming less and less exclusive because its business center depends for trade and its increase on the middle class and because the railroad facilities have brought and are bringing that element of population. Where railroad facilities are fine exclusive communities are carved out of virgin territory and these draw new residents from older centers.

Fire Engineers' Exposition.

For the forty-first time the foremost firefighters of the United States and Canada, reinforced by many of their brethren from other countries, will meet in their annual convention, Monday, September 1, and throughout the week at the Grand Central Palace. The Metropolitan convention will be marked by the accompaniment of an exposition of all appliances, processes and auxiliaries for preventing and extinguishing fires and protecting property against them.

The International Association of Fire Engineers is composed of the fire chief of every large city in the United States and Canada; and the chiefs have voted to make the convention the most notable in the history of their association and so far as their ability goes to make their fire show so good that it could not be better. The president of the general committee and chairman of the exhibition and program committee is Fire Commissioner Joseph Johnson. Chief John Kenlon is vice-president of the general committee. To insure expert management, Messrs. Stephen M. Van Allen and William J. Poth, proprietors of New York's Annual Sportsman's Show and until recently managers of Madison Square Garden, have been retained to manage the exposition.

In the convention will be read interesting and valuable papers on every phase of fire-fighting and preventive precautions and there will be conferences participated in by the fire chiefs and commissioners, architects and construction engineers, the National Fire Protection Association and the National Board of Fire Underwriters. The exposition will be invested with action by contests and exhibitions, such as hitching, scaling with ladders, hose and life-net work, some of the performances to be spectacular. There will be exhibits of fire apparatus of other days, relics of the volunteer firemen and various educational exhibits.

New inventions, safety devices and fireproof houses for the suburbs and the country will form valuable phases of the show. The exhibits will include displays of fire engines, apparatus and supplies, fire alarms, fire pumps, wrought and cast-iron water pipe; iron, steel and concrete construction, fire insurance, horse shoes, fireproof building materials, asbestos, patent exit bolts, metal doors and windows, cement, concrete and hollow block fireproof garages, brick, iron shutters and doors, granite and other stone, harness, fire extinguishers, fireproof paint, fire hose, iron and fire-escapes, sprinklers, metal ceilings, wire glass, terra cotta, fire brick, fireproof wall paper and uniforms.

Taxpayers' Alliance Elects Officers.

The Taxpayers' Alliance of the Borough of the Bronx has elected the following officers for the ensuing year: President, George M. S. Schulz; vice-presidents, Harry Robitzek, James B. Powers, William W. Niles, A. C. Hottenroth, Charles W. Bogart, Louis F. Haffen, Col. Joseph A. Goulden, William S. Germain, and Max Just; treasurer, Carl W. Schmidtke; secretary, Philip J. McKinley.

Standing Committees.

Committee on Organization, Rules and Membership: P. J. McKinley, chairman; Arthur Arctander, Richard Wohlberg, Charles Forbach and James B. Powers.

Rapid Transit Committee: William J. Flynn, chairman; Max Just, F. J. Muhlfeld, James F. Donnelly and Oscar R. Meyer.

Committee on Legislation: Harry Robitzek, chairman; Charles L. Ullman, Sigmund Feust, L. H. Jelinek and George W. M. Clark.

Committee on Tenement House and Building Laws: Edward Polak, chairman; Harry Cokely, E. Schoonmaker, L. K. Peecook and Charles H. Baxter.

Committee on Taxes and Assessments: Otto T. Schmitt, chairman; Louis F. Haffen, J. W. Kavenaugh, Charles McRae and Chris. McRae.

Brooklyn "L" Improvement.

The first plans for elevated railroad improvement under the Dual System contracts have been submitted to the Public Service Commission by the Brooklyn Rapid Transit for the proposed connection of the existing Myrtle avenue and Broadway elevated lines in Brooklyn. The Public Service Commission for the First District approved the plans, on the condition that the company will invite competitive bids for the construction work. The plans call for the alteration of the existing structures and their connection so that trains may operate freely from one line to the other.

Fire Resistive Construction.

In presenting the report of the committee on fireproof construction, including concrete and reinforced concrete, to the annual convention of the National Fire Prevention Association, Prof. Ira H. Woolson, chairman of the committee, remarked the prevalence of the idea that there was no such thing as reliable fireproof construction and that it was a part of the work of the committee to endeavor to remove the doubt of the safety of fireproof construction that was worthy of being classified as such.

The committee requested that its title be changed to "committee on fire resistive construction" as the old title was cumbersome and inappropriate. The committee offered a definition of a standard building and specifications for its construction. The committee recommended that window openings exposed by other buildings "within 50 feet shall be protected by approved shutters or outside open sprinklers in addition to the wired-glass windows." This was strongly objected to and the committee was requested to reconsider that point.

Bids Invited for a New Subway Section.

The Public Service Commission for the First District has called for bids, to be opened June 24, for the construction of Section No. 4 of the Broadway-Fourth avenue rapid transit railroad. This railroad will be operated by the New York Municipal Railway Corporation (Brooklyn Rapid Transit) under the Dual System contracts. The Broadway subway is now under construction from Trinity place and Morris street to a point in Broadway midway between Houston and Bleecker streets. Section No. 4 extends from this point north under Broadway to a point 390 feet north of the southerly line of 14th street. It will be a four-track subway, and the section includes a local station at 8th street and half of the express station at Union Square. Working shafts will be located in Union Square, one in Broadway at Waverly place and one in Bond street just off Broadway. These locations are chosen to minimize the interference with traffic and general business during the construction of the subway. The contractors will bid for construction only, which will not include the laying of tracks, or the finish work in stations.

Supporting Party Walls.

Where once buildings stood upon foundations that extended only to the frost line, the insatiable greed for space has led to burrowing forty or fifty feet below the surface, through solid rock, water-bearing sand and what not. This adds to the distractions of the party wall. Excavation, whether by dynamiting, caisson work or in just plain picking and shoveling, is a risk to the wall of brick and mortar. At the very least, it must be supported by "needles" until its foundation is reinforced and the new wall built. Blasting is always a game of chance. No human mind can foresee whether a blast will send a bit of stone four blocks down the street and hit a man on the head, or a horse on the back, causing a runaway; whether it will crack the rock obliquely, running under the building next door and leave it astride a yawning chasm, necessitating a cantilever support. And then when the dynamite has done its best and its worst, there remains the filling in of the chinks in the bed rock with cement or brick to bring the perpendicular surfaces plumb to the very inch.

In many instances, perhaps a majority, it would pay the builder of a modern skyscraper to tear down entirely the party wall and rebuild it at his own expense; he might sometimes better tear down and rebuild the entire building, if he could gain his neighbors consent, which is not easy; and it has sometimes been found to pay to build the new wall entirely outside the old, thus forfeiting the space of half the party wall where every inch has a calculable and considerable value.

These are some of the problems and part of the price of building progress, but they only serve to emphasize the great improvement in the material and methods of this generation over those of the past. Asked to epitomize the improvement, builders answer with one accord—Portland cement.— This has made the steel frame possible, without which no skyscrapers. It has given brick a new lease of life, and increased the value of fireproof tile. In the construction of buildings of enormous cost everything which tends to greater permanency is of vital importance. It would be puerile to think that the last word has yet been spoken in construction methods, but the present generation has a right to considerable pride in its achievement—yet would it not be interesting to hear the comment and criticism of the next?—Melville McPherson in "Building Progress."

Standardizing Salaries of Municipal Engineers.

Last year the Board of Estimate and Apportionment of New York City appointed a committee to standardize the salaries and grades of the entire municipal engineering service. This committee, after preparing tentative gradings for engineering positions, forwarded the data to the Municipal Engineers of the City of New York—an organization of about 600 technical employes in the city's various engineering departments—and requested the society to criticise the gradations in each class and suggest amendments which would be helpful to the Board of Estimate's committee in standardizing engineering salaries. The Municipal Engineers appointed a committee, which issued a report on Dec. 23, 1912. This report was adopted by the society's board of directors and was recommended to the society for approval; then followed a long and animated discussion and finally, after several months of debate, the report was made the subject of a letter ballot. Before the ballot however, it was decided that if more than 100 members voted against the report it should be rejected. The negative votes numbered 112 and the affirmative 146. The report, therefore, was never submitted to the Board of Estimate.

The positions at present in the engineering service are graded by the Municipal Civil Service Commission according to limits of salaries; the limits are fixed as follows, the amount given in each case being the minimum annual salary for the grade: Grade A, $300; grade B, $600; grade C, $1,200; grade D, $1,800; grade E, $2,400. Practically, grades A and B are useless, for no engineering positions are paid so small a salary as $600.

MORRIS PARK SALE.

Begins at 10 This Morning—Auctioneers' Arrangements—Terms of Sale.

At 10 o'clock this (Saturday) morning, in the old Morris Park Clubhouse, Joseph P. Day and J. Clarence Davies will make the necessary preliminary announcements in connection with the auction sale of the famous race track property. A few minutes later, Mr. Day will shout, "How much?" for the first of the 3,019 lots to be sold, and the biggest realty selling event in the World's History will be under way. It is expected that the sale will continue for ten days.

For succeeding days, beginning Monday, it is the plan to begin selling at 10 A. M.. There will be a recess from 1 o'clock to 1.45, when the sale will be continued. After another recess, the evening session will last from about 7.45 to 10 o'clock.

While it has been the intention to suit as far as possible the convenience of those who will attend the sale, there has never been an offering of this magnitude which might serve as a precedent in this respect. If it becomes apparent that the convenience of a larger number would be suited by some readjustment of the hours of selling, this will be made and due notice will be given.

"As to the probable outcome of the sale," said Joseph P. Day and J. Clarence Davies yesterday, "Nothing has taken place to alter our belief that since the State Banking Department has authorized the sale of every one of these 3,019 lots, low prices must prevail."

"What might be regarded as a fair number of inquiries for an offering of ordinary proportions have been received, but it would be useless to try to gauge the volume of interest in a sale of more than 3,000 lots by the standards we have been accustomed to use in connection with offering of 300 or 400. There have been people up to look at the property. Yes, but with an area of 300 acres, accessible by half a dozen different routes, any estimate of their number would be nothing more than the wildest sort of a guess. There is only one logical prediction as to the result of the Morris Park sale, and that is that any attempt to sell 3,019 lots within a few days at the end of the dullest Spring season the real estate market has known in years is bound to yield bargains.

"Consider, also, in this connection the fact that 70% of the purchase price may remain on mortgage and it must be apparent to any one that this sale will afford an unparalleled opportunity for the small investor to realize handsome profits on a minimum cash outlay."

All is in readiness for the sale and it is believed that more satisfactory accommodations have been arranged for than for any similar event in the past. The ground floor of the old clubhouse makes a splendid salesroom for those who desire to attend the sale. Broad aisles will make entrance and exit easy, while plenty of space in other parts of the building has also made possible various other innovations, such as an information bureau, a special room for the signing of papers and the installation of numerous telephones for the use of those who may wish to keep in communication with their homes or offices.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 29, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*53D st, 234 E, ss, 230 w 2 av, 20x100.5, 3-sty & b bk dwg; due, $8,252.18; T&c, $210.20; Ruth Johnstone. 9,400

*161ST st, 55 E (*), ns, 275 w Park av, 25x100.11, 5-sty bk tnt; due, $16,947.60; T &c, $1,879.98; Saml A Goldschmidt trste. 15,000

*114TH st, 213 E (*), ns, 210 e 3 av, 25x100.11, 5-sty stn tnt; due, $6,017.66; T&c, $1,238.76; sub to a pr mtg of $15,000; Meta Blohm trste. 16,850

*123D st, 108 W (*), ss, 139.10 w Lenox av, 20x100.11, 4-sty & b stn dwg; due, $16,554.98; T&c, $550; Emma A Marson. 15,500

*124TH st, 327-9 E (*), ns, 320 w 1 av, 40x100.11, two 3-sty & b stn dwgs; due, $19,186.55; T&c, $347.40; Andw Jackson. 12,000

*Lispenard st, 60-2 (*), ss, 110.5 w Bway, 49.6x90.4x48.6x87.8, 7-sty bk loft & str bldg; due, $99,193.74; T&c, $769.11; Lillius Grace et al. $5,000

*Washington st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xse32.2 to beg, two 2-sty bk tnts & strs & 1-sty bk rear bldg, adj June 18.

*Water st, 264-6, ns, 103.3 e Peck slip, 48.2x130, 6-sty loft bldg; voluntary; adj sine die.

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Auction Sales of the Week, Manhattan and Bronx—Continued.

130TH st, 53 W (*), ns, 275 e 6 av, 20x99.11, 4-sty & b stn dwg; due, $12,783.06; T&c, $330.25; Walter Longman. 10,000

176TH st W, nwc Undercliff av, see Undercliff av, nwc 176.

181ST st, 661 E, see Belmont av, 2130, on map 2128.

Av D, 123 (*), ws, 70.5 s 9th, 23.6x93, vacant; due, $15,927.15; T&c, $113.35; S Sidney Smith, exr. 6,000

Belmont av, 2130 on map 2128 (*), nec 181st (No 661), 80.8x51.1x80.1x41.2, 5-sty bk tnt; due, $6,414.11; T&c, $2,130; Mary J McDonald. 39,000

Bronxdale av (*), nwc Matthews av, 132.6x125.7x5.7x143.5; due, $1,290.90; T&c, $249.56; Hudson Trust Co. 1,000

Bronxdale av (*), ns, 31.11 e Matthews av, 31.11x118.2x—x98.3; due, $1,527.74; T &c, $158.78; Hudson Trust Co. 1,000

Bronxdale av (*), ns, 32.7 w Matthews av, 28.8x111.6x25x125.7; due, $1,409.33; T &c, $206.86; Hudson Trust Co. 1,000

Bronxdale av (*), ns, 61.3 w Matthews av, 28.8x97.5x25x111.6; due, $1,409.33; T &c, $157.85; Hudson Trust Co. 1,000

Bronxdale av (*), ns, 118.7 w Matthews av, 27.10x69.4x25x108.5; due, $1,290.90; T &c, $161.65; Hudson Trust Co. 1,000

Bronxdale av (*), ns, 146.6 w Matthews av, 26.10x111.7x25x121.4; due $1,290.90; T &c, $145.24; Hudson Trust Co. 1,000

Bronxdale av (*), ns, 173.4 w Matthews av, 26.10x151.10x25x161.7; due, $1,527.66; T &c, $191.76; Hudson Trust Co. 1,000

Cathedral Pkway, 153, see 7 av, 1801-5.

Grand blvd & concourse, see Burnside av, 88x156x208, vacant; voluntary; bid in at $16,000.

Matthews av, nwc Bronxdale av, see av, 88x156x208, vacant; voluntary; bid in at $16,000.

Muliner av (*), ws, 176.4 n Bronxdale av, 25.1x110.9x—x111.7; due, $1,172.48; T &c, $117; Hudson Trust Co. 1,000

Muliner av (*), ws, 201.4 n Bronxdale av, 25.1x109.11x—x110.9; due, $1,172.48; T &c, $117; Hudson Trust Co. 1,000

Muliner av (*), es, 600 n Lydig av, 25x 100; due, $1,875.83; T&c, $159.34; Hudson Trust Co. 1,000

Muliner av (*), es, 575 n Lydig av, 25x 100; due, $1,640.40; T&c, $159.34; Hudson Trust Co. 1,000

Muliner av (*), es, 550 n Lydig av, 25x 100; due, $1,521.77; T&c, $159.34; Hudson Trust Co. 1,050

Muliner av (*), es, 525 n Lydig av, 25x 100; due, $1,403.10; T&c, $159.34; Hudson Trust Co. 1,000

Muliner av (*), es, 500 n Lydig av, 25x 100; due, $1,403.10; T&c, $159.34; Hudson Trust Co. 1,000

Muliner av (*), es, 475 n Lydig av, 25x 100; due, $1,403.10; T&c, $159.34; Hudson Trust Co. 1,000

Muliner av (*), es, 450 n Lydig av, 25x 100; due, $1,403.10; T&c, $159.34; Hudson Trust Co. 1,000

Riverside dr, ws, at nc 155th, 370.3x 341.4x237.9, vacant; to be readvertised.

Undercliff av (*), nwc 176th, 22.9x100x 55.5x105.2, vacant; due, $2,098.26; T&c, $947.50; Regent Realty Co. 2,000

3D av, 4413-17 (*), ws, 56.6 n 181st, 75x 102.11, three 3-sty bk tnts & strs; due, $40,485.62; T&c, $3,030.43; Lawyers Title Ins & Trust Co. 17,100

7TH av, 1801-5 (*), nec Cathedral pkway (No 153), 70.11x100, 1 & 3-sty bk bldg & 1-sty fr bldg; due, $78,485.82; T&c, $1,825; Jno S Cram, exr, &c. 80,000

HENRY BRADY.

Bleecker st, 26-30, sec Mott (Nos 318-320), runs s90xe80.6xn19.6xw12.2xn70xe69, 7-sty bk loft & str bldg; adj June12.

75TH st, 231 E (*), ns, 230 w 2 av, 25x 102.2, 4-sty bk tnt; due, $2,396.13; T&c, $335.10; sub to 1st mtg $11,000; Tini Linzer. 14,650

100TH st, 314-16 W (*), ss, 200 w West End av, 80x100.11, 8-sty bk tnt; due, $19,-604.22; T&c, $1,991; sub to two mtgs aggregating $245,000; Isaac Simons et al. 268,500

151ST st, 255-7 E, ns, 100 w Morris av, 50x118, 6-sty bk tnt & strs; withdrawn.

171ST st, 498 E (*), ss, 124 w 3 av, 16x 100, 2-sty fr dwg; due, $2,307.71; T&c, $222.92; Eliz L Golden. 3,300

210TH st E (*), swc Pine av, 50x100; due, $16,681.93; T&c, $1,009.97; Wappinger Savings Bank. 6,000

Av A, 1425 (*), ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; due, $16,127.25; T&c, $393.44; City Real Estate Co. 15,000

Bathgate av, 2326 (*), es, 25 n 184th, 25x95.7, 4-sty bk tnt; due, $15,090.08; T&c, $149.33; Eugene H Hatch. 12,000

Pine av, swc 210th, see 210th E, swc Pine av.

SAMUEL GOLDSTICKER.

Bedford st, 45, see Leroy, 40.

Leroy st, 40 (*), swc Bedford (No 45), 18.9x50, 3 & 4-sty bk tnt & strs; partition; Chester A Luff. 9,050

131ST st, 6 W (*), ss, 163.2 w 5 av, 17.10 x94.11, 3-sty & b stn dwg; due, $8,208.18; T&c, $244.40; N Y Savings Bank. 8,500

131ST st, 4 W (*), ss, 145.4 w 5 av, runs s99.11xw14.2xn5xw3.8xn94.11xe17.10 to beg, 3-sty & b stn dwg; due, $8,204.23; T&c, $244.40; N Y Savings Bank. 8,500

HERBERT A. SHERMAN.

Pearl st, 362 (*), es, 129.2 n Franklin sq, runs e87.8xn.04xe47xn12.1xw122xs27 to beg, 5-sty bk tnt & strs; due, $18,076.24; T &c, $2,137.02; U S Trust Co, NY. 20,000

40TH st, 519 W, ns, 300 w 10 av, 25x98.9, 3-sty bk tnt & strs & 2-sty bk rear stable; due, $10,068.92; T&c, $534.92; Michl O'Connell. 12,650

172D st W (*), ns, 100 w St Nicholas av, 50x94.6, vacant; due, $11,229.43; T&c, $476.19. E Ormonde Power trste. 10,000

Courtlandt av, 585-97 (*), ws, 84.2 n 150th, runs w75xn34.2xw25xn29.7xe100xs 63.9 to beg, 2-sty fr store & hall; due, $11,451.25; T&c, $911.30; sub to mtg $10,-000; J & M Haffen Brewing Co. 17,000

J. H. MAYERS.

Poplar st (*), ss, 101.8 w Chauncey, 50.10x45.11x50x55.5; due, $1,697.44; T&c, $250; Wm F Kuntz et al. 900

Purdy st, 1318-20 (*), es, 196 n Westchester av, 50x108; due, $2,554.45; T&c, $150; sub to mtg $10,000; Jac Cooper. 11,600

BRYAN L. KENNELLY.

149TH st W (*), ss, 175 w Bway, 50x 99.11, vacant; due, $14,804.97; T&c, $3,-066.58; Chas A Briggs. 16,000

Total	$757,550
Corresponding week, 1912	2,477,710
Jan. 1st, 1913, to date	24,590,521
Corresponding week, 1912	24,021,315

Brooklyn.

The following are the sales that have taken place during the week ending May 27,1913, at the Brooklyn Salesrooms, 189 Montague street:

WM. H. SMITH.

BERGEN st (*), ns, 248.6 w Howard av, 27x107.2; Wm Forger. $18,000

BERGEN st (*), ns, 221.6 w Howard av, 27x107.2; Wm Forger. 18,000

E 8TH st (*), nec Hinckley pl, 20x100; Kings Co Mtg Co. 6,000

W 8TH st (*), es, 136.2 n Av S, 19.4x82.5; Louise C Davis. 2,500

W 8TH st (*), es, 155.4 n Av S, 19.4x82.5; Louise C Davis. 2,500

W 8TH st (*), es, 174.10 n Av S, 19.4x82.5; Louise C Davis. 2,500

W 8TH st (*), es, 97.6 n Av S, 19.4x82.5; Willard G Reynolds. 2,500

W 8TH st (*), es, 213.6 n Av S, 19.4x82.5; Louise P McBee. 2,500

42D st, 161 E, ns, 170 w 2 av, 20x100, 2-sty & b fr dwg; voluntary; Francesco Filippo. 1,900

21ST st, ss, 260 e 6 av, 25x100.2; Alex Mackenzie. 1,000

78TH st, swc New Utrecht av, 95x100; Grace E Bucher. 7,700

94TH st, nes, 85 nw 3 av, 20x100; Walter Hammitt. 4,570

AV O (*), ss, 66 w E 3d, 40x100; Philip S Campbell. 4,350

AV O (*), nwc E 3d, 53x100; Av O Impt Co. 4,850

AV O (*), nec E 2d, 53x100; Av O Impt Co; 4,850

AV O (*), sec E 3d, 40x100; Av O Impt Co; 4,850

AV O (*), ss, 120 e E 3d, 40x100; Av O Impt Co. 4,850

AV O (*), swc E 4th, 40x100; Av O Impt Co; 4,850

AV O (*), nwc E 4th, 40x100; Av O Impt Co. 4,850

LEFFERTS av (*), ss, 176.2 e Nostrand av, 20x102.6; Peter Burden. 4,000

3D av, 59, sec Pacific, 25x61.3, 3-sty bk tnt & str; voluntary; Harry Siegel. 7,850

3D av, nws, 60 ne 94th, 20x85; Walter Hammitt. 5,410

8TH av, nws, 73.8 sw Windsor pl, 26.4x79.10; Lawyers Mtg Co. 7,000

PARCEL of land beg at cl of a ditch separating grant of Mary Vanderveer intersec cl Av V, runs s — to meadow lots of Vanderveer Clapp xsw— to Gerritsens creek, xsw351.6xnw 82.6xne91.11xnw— to cl Av V xne— to beg; A B Roberts. 44,778

CHARLES SHONGOOD.

COLUMBIA st, es, 39.4 s Irving, 40.10x100; W H Morrison. 10,000

GLEN st, ss, 48 w Crescent, 26x100; adj June 24.

HOOPER st, nws, 100 sw Bedford av, 89.4x 100; Leo J O'Donovan. 60,500

15TH st (*), sws, intersec nws 10 av, 19x 85; Prospect Park Realty Co. 9,000

WM. P. RAE.

ELTON st, ws, 124.5 n Liberty av, 25.7x90; A B Roberts. 2,300

19TH st (*), es, 175.8 n Vanderbilt av, 17.2 x85; Margt F Barnett. 2,000

19TH st (*), es, 192.10 n Vanderbilt av, 17.1 x80; Margt F Barnett. 2,000

54TH st, sws, 329.2 se 4 av, 19x100.2; Towbridge-Callaway. 6,590

BRYAN L. KENNELLY.

76TH st, ns, 100 w 3 av, 75x100.2, vacant; voluntary; C Thurseh. 5,400

76TH st, ns, 175 w 3 av, 80x100.2; vacant; voluntary; Jno J Kenny. 5,800

76TH st, ns, 255 w 3 av, 140x100.2; vacant; voluntary; Albt Janson. 10,325

Total	$286,073
Corresponding week, 1912	$222,260

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JUNE 4.

BRYAN L. KENNELLY.

ST NICHOLAS av, 844, es, 47.5 n 152d, runs n 21.5xe66.3xs17xw— xs3.4xw67.7 to beg, 5-sty bk dwg.

Brooklyn.

JUNE 4.

WILLIAM P. RAE CO.

19TH st, 322 E, ws, 164.2 s Cortelyou rd, 40x100, 2-sty & a fr dwg.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 30 & 31.

No Legal Sales advertised for these days.

JUNE 2.

HERKIMER pl, swc 235th, 95x25, vacant; also HERKIMER pl, ws, 95 s 235th, 25x90, vacant; Hugo Lehman—Bernhard Moral et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, $1,775.82; T &c, $134.49; L J Phillips & Co.

HERKIMER pl, ws, 95 s 235th, see Herkimer pl, swc 235.

137TH st, 223 W, ns, 285 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Horoscope Realty Co et al; Dulon & Roe (A), 41 Park Row; Fredk C Gladden (R); due, $14,-843.82; T&c, $259.80; Joseph P Day.

137TH st, 222 W, ss, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Danl J O'Conor—Lillie Weiner et al; Gannon, Seibert & Riggs (A), 2 Rector; Paul T Davis (R); due, $13,101.27; T&c, $524.43; Herbert A Sherman.

137TH st, 225 W, ns, 303 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Picken & Lilly Constn Co et al; action 1; Dulon & Roe (A), 41 Park Row; Ernest L Hammer (R); due, $14,830.87; T&c, $127.13; Joseph P Day.

235TH st E, swc Herkimer pl, see Herkimer pl, swc 235th.

JEROME av, 2637-45, ws, 162.7 s Kingsbridge rd, 100x114.2x100x114.7, two 5-sty bk tnts & strs; Minnie Greenberg—Magda Operating Co et al; Saml Greenberg (A), 871 Brook av, Richd W Hill (R); due, $3,894.63; T&c, $589.36; sub to 3 mtgs aggregating $87,903.14; mtg recorded Nov12'12; Joseph P Day.

JUNE 3.

43D st, 147-51 W, ns, 125 e Bway, 60x100.5, 6-sty bk hotel Metropole; Berghoff Brewing Association—Geo F Considine et al; Richd B Aldcroft, Jr (A), 165 Bway; Maurice J McCarthy (R); due, $39,442.04; T&c; $17,567.71; mtg recorded Aug4'09; Saml Marx.

225TH st E, ss, 100 e Paulding av, 22.7x109.6; Robt N Quinn—A Shatzkin & Sons, Inc et al; E Sweeney (A), 271 W 125; S Clinton Crane (R); due, $681.26; T&c, $120.11; Joseph P Day.

225TH st E, ss, 272.7 e Paulding av, 25x109.6; same—same; same (A); same (R); due, $681.36; T&c, $110.44; Joseph P Day.

226TH st E, ns, 325 w Paulding av, 25x74.10x 30.7x92.6; Robt N Quinn—A Shatzkin & Sons, Inc, et al; Eugene Sweeney (A), 271 W 125; S Clinton Crane (A); due, $624.36; T&c, $74.55; Joseph P Day.

LEXINGTON av, 51-5, es, 39.6 s 25th, runs s 59.3xe94xn98.9 to 25th (No 136) xw22xs39.6xw 72 to beg, 12-sty bk loft & str bldg; Alfred M Heinsheimer—Frank Lugar et al; Simpson & Cardozo (A), 111 Bway; Jno G Saxe (R); due, $80,257.75; T&c, $4,050; mtg recorded Dec14'09; Joseph P Day.

LEXINGTON av, 1727, es, 50.11 s 108th, 16.8x 65, 4-sty stn tnt; Gottlieb Majer et al—Pauline Ludewig individ & as admtrx et al; Geo M S Schulz (A), 38 Park row; Alex Rosenthal (R); due, $1,317.75; T&c, $200.37; sub to two mtgs aggregating $5,000; Herbert A Sherman.

NEWBOLD av, 2022, ss, 230 e Pugsley av, 25x 108, Unionport; Fritz Doll et al—Eliz C Fonda et al; Action 1; Lewkowitz & Schaap (A), 73 Nassau; Jos S Rosalsky (R); due, $1,898.08; T&c, $264.69; sub to a mtg of $6,000; Joseph P Day.

NEWBOLD av, 2024, ss, 255 e Pugsley av, 25 x108, Unionport; same—same; Action 2; same (A); same (R); due, $1,009.08; T&c, $225.39; sub to a first mtg of $5,000 Joseph P Day.

NEWBOLD av, 2026, ss, 280 e Pugsley av, 25 x108, Unionport; same—same; Action 3; same (A); same (A); due, $1,906.08; T&c, $222.67; sub to a first mtg of $222.67; Joseph P Day.

PLEASANT av, 308, es, 80 n 116th, 20.10x98, 3-sty bk bldg; Eliz F King et al exrs—Annie M Keenan et al; Action 1; Miller, King, Lane & Trafford (A), 80 Bway; Wm L Cahn (R); due, $9,276.11; T&c, $201.98; mtg recorded Aug6'09; Herbert A Sherman.

PLEASANT av, 310-12, es, 72.5 s 117th, 28.5x 98, 2-3-sty & b stn dwgs; same—same; Action 2; same (A); same (R); due, $13,924.22; T&c, $426.36; mtg recorded Aug6'09; Herbert A Sherman.

2D av, 2004, es, 50.5 n 103d, 25x74.7, 4-sty bk tnt & strs; New Church Board of Publication—Anna Damico et al; Walter B Safford (A), 32 Nassau; Dean Nelson (R); due, $14,543.07; T&c, $528.60; mtg recorded Apr1907; Joseph P Day.

JUNE 4.

CLIFFORD pl, nwc Townsend av, 148.4x100x156.2x100.4, vacant; Simeon M Barber—Mary E McKinley et al; Harold Swain (A), 176 Bway; Harold P Coffin (R); due, $8,981.91; T&c, $947.99; Joseph P Day.

22D st, 263 W, ns, 243.9 e 8 av, 18.9x98.9, vacant; Margt J Hall—Advance Realty & Constn Co et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Saml Strasbourger (A); due, $11,058.86; T&c, $514.53; Saml Goldsticker.

119TH st, 311 W, ns, 145 e Manhattan av, 25x100.11, 5-sty bk tnt; Amelia A Purdy—Revenue Realty Co et al; Arthur Knox (A), 198 Bway; Jno H Rogan (R); due, $23,178.92; T&c, $1,500; Joseph P Day.

167TH st E, sec Hoe av, see Hoe av, nec West Farms rd.

167TH st E, swc West Farms rd, see Hoe av, nec West Farms rd.

234TH st E, ss, 349.11 w Kingsbridge rd, runs s114.6xw50xn76.2xne49.11xe17.6 to beg; Louise Schmidt—Wm A Riley et al; Peter Cook (A), 258 Bway; Saml S Slater (R); due, $5,445.67; T&c, $225.34; Joseph P Day.

AV A, 1648, es, 48.10 s 87th, 15.7x81x14.10x81, 3-sty & b stn dwg; Jas Conway—Jacob D Lipkowitz et al; Webber & Webber (A), 7 Beekman; Geo E Weller (R); due, $8,179.32; T&c, $510.55; Joseph P Day.

ANTHONY av, 2000, sec Burnside av, runs s 118xe100xs89.2xne102.7xnw181.5xw58.6 to beg, 2-sty fr dwg & vacant; Wm F Clare et al exrs—Mary J Ryan et al; Jas L Clare (A), 135 Bway; Timothy Murray (R); due, $14,351.32; T&c, $3,646; Bryan L Kennelly.

HOE av, nec West Farms rd, runs ne271.11 to 167th, xw148.1xs228.1 to beg, gore plot, vacant; Mary F Martin—Alfred C Bachman et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Timothy Murray (R); due, $9,699.22; T&c, $949.06; Henry Brady.

POST av, ns, intersec nws 10 av, runs e20x ne6.1xn156.6xw25xs160 to beg, vacant; Gustav Sinn—Minnie Witte; Philip S Dean (A), 160 Bway; Walter Solinger (R); due, $3,549.42; T&c $1,660.45; Joseph P Day.

WEST FARMS rd, nec Hoe av, see Hoe av, nec West Farms rd.

2D av, 2451, ws, 74.11 n 125th, 25x74, 5-sty stn tnt & strs; Union Trust Co of NY gdn—Herman Ziegen et al; Miller, King, Lane & Trafford (A), 80 Bway; Fredk L Keating (R); due, $16,107.46; T&c, $985.60; Herbert A Sherman.

7TH av, es, 400 s Walnut, 23.5x100x23.3x100, vacant; Thos Sawyer—Katie Blute et al; Saml Hellinger (A), 309 Bway; Jos Beihilf (R); due, $2,784; T&c, $46.73; Joseph P Day.

10TH av, nws, at ns Post av, see Post av, ns, intersec nws 10 av.

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REPAIRS

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OF THE

F. W. DODGE COMPANY

On and after June 1st, 1913, the general offices of the undersigned companies will be located on the 22nd floor, at

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To better accommodate our patrons we have enlarged our telephone facilities by installing a new double-switchboard, with ten trunk lines and 36 extensions. The new number will be

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4801 4803 4805 4807 4809

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Record and Guide Co. — Realty Records Co.
Architectural Record Co. — National Press Intelligence Co.

Advertised Legal Sales, Manhattan and Bronx (Continued).

JUNE 5.

13TH st, 640 E, ss, 158 w Av C, 25x103.3, 5-sty bk tnt & strs; Harry R Kohn—Jos Kreinik et al; Walter S Dryfoos (A), 30 Broad; Jno J Hynes (R); due, $18,378.86; T&c, $617.38; mtg recorded Mar21'07; Henry Brady.

INDEPENDENCE (Palisade av), es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; Merchants Exchange National Bank, City N Y Geo D Eldridge et al; Seth B Robinson (A), 1 Liberty; A Leo Everett (R); due, $773.50; T&c, $1,250; sub to 1st mtg of $30,000; Joseph P Day.

INWOOD av, 1315, on map 1305, ws, 234.8 n 169th, 50x90, 2-sty fr dwg, 1-sty fr stable; Matthew McLaughlin et al—Wm McLaughlin et al; Wm M Moore (A), 346 Fulton, Bklyn; Danl P Hays (R); partition; Joseph P Day.

UNION av, ws, 64.3 n 147th, 39.3x100, vacant; Peter Criscuolo—Ibrow Realty Co et al; Saml H Golding (A), 135 Bway; Edw T Hiscox (R); due, $1,432.06; T&c, $628.05; sub to a first mtg of $3,850; Herbert A Sherman.

JUNE 6.

BROAD st, 102-8, nwc Water av (Nos 16-20), runs w92.6xn109.4 to Pearl (Nos 44-50) xne113.1 xs111.5 to beg, 6-5-sty bk loft & str bldgs; Myer Phillips—Lower Manhattan Realty Co et al; Hymes, Woytisek & Schaap (A), 65 Liberty; Phoenix Ingraham (R); due, $22,865.93; T&c, $2,909.57; sub three mtgs aggregating $320,000. D Phoenix Ingraham.

MARKET st, 85, ws, 20.5 s Cherry, 20x51, 5-sty bk tnt & strs; Nellie Orth—Israel Jacobson et al; Francis B Chedsey (A), 320 Bway; Edmund J Tinsdale (R); due, $10,782.10; T&c, $ —; Henry Brady.

MITCHELL pl, 4, ns, 54 e 1 av, 18x80.10, 3-sty & b stn dwg; U S Trust Co of NY, comm—Babetta Weil et al; Stewart & Shearer (A), 45 Wall; Leslie J Tompkins (R); due, $7,943.11; T&c, $330.19; Joseph P Day.

Pearl st, 44-50, see Broad, 102-8.

WATER st, 16-20, see Broad, 102-8.

CLAY av, 1064, es, 357 n 165th, 27x80, 3-sty & b bk dwg; Francis P Ranney et al exrs—Ernest Wenigmann et al; Sterling St John (A), 258 Bway; Dean Nelson (R); due, $8,101.21; T&c, $2,180.60; mtg recorded Mar25'03; Herbert A. Sherman.

MATTHEWS av, es, 275 s Brady av, 100x100; Washington Savgs Bank et al—Edw Schmidt et al; Frank M Patterson (A), 66 Liberty; Francis A O'Neill (R); due, $5,619.51; T&c, $226.50; Joseph P Day.

5TH av, 2216, ws, 24.11 s 135th, 25x90, 5-sty bk tnt & strs; Maria J Zayas y Gobel—Mary Hershfield et al; Julius L & A Lyons (A), 76 William; Henry M Goldfogle (R); due, $18,940.21; T&c, $1,280.20; Henry Brady.

JUNE 7.

No Legal Sales advertised for this day.

JUNE 9.

GRAND st, 534, ns, 50 w Cannon, 25x75, 5-sty bk tnt & strs; Sigmund Ashner—Benj Rubenstein et al; Goldfogle, Cohn & Lind (A), 271 Bway; Henry A Forster (R); due, $8,334.87; T &c, $272; mtg recorded Mar26'08; Joseph P Day.

111TH st, 154 W, see 7 av, 1807-15.

156TH st, 1013 E, ns, 94.4 w Prospect av, 40x130.6x40.1x128.10, vacant; Jno J Brennan—Abr Kassel et al; Gallert & Heilborn (A), 31 Liberty; Edw T Hiscox (R); due, $3,803.10; T&c, $475; sub to first mtg $4,000; mtg recorded Dec 21'04; Joseph P Day.

7TH av, 1807-15, sec 111th (No 154), 100.11x110, 6-sty bk tnt; Anton Larsen—Greene Court Bldg Co et al; Ferdinand E M Bullowa (A), 32 Nassau; Walbridge Taft (R); due, $10,207.04; T&c, $2,353; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

MAY 30 & 31.

No Legal Sales advertised for these days.

JUNE 2.

49TH st, sws, 360 nw 15 av, 40x100; GLENMORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan4'13, or since; Chas B Law, sheriff; Wm P Rae.

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co—Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

JUNE 3.

ASHFORD st, es, 152 n Livonia av, 19x90; Hyman Freund—Barney Spatz et al; Nathan Cohen (A), 280 Bway, Manhattan; Jos J Schwartz (R); Wm H Smith.

OSBORN st, nec Glenmore av, 50x100; Abr Belanowsky—Jacob Silver et al; Abr Rockmore (A), 26 Court; Leon Sacks (R); Chas Shongood.

FULTON st, ss, 80 e New Jersey av, 20x100; Theresa Deisler et al—Contractors Realty Co et al; Isaac N Miller (A), 50 Church, Manhattan; Elmer G Sammis (R); Wm H Smith.

HUDSON st or av, es, 277 s Tillary, 28.1x100; Lena Ricci—Frank Tartaglia et al; Chas Clark (A), 16 Court; Edw R W Karutz (R); Wm P Rae.

McDONOUGH st, ns, 474 e Tompkins av, 21x120; Edw McFarlan—Fredk W Carruthers et al; Wm H Good (A), 44 Court; Geo F Elliott (R); Wm P Rae Co.

PARK pl, ns, 90 e Rogers av, 30x127; Bella McGoldrick gdn—Luriel Constn Co et al; M F McGoldrick (A), 189 Montague; Horatio C King (R); Wm H Smith.

W 8TH st, ws, 75 n Av S, 20x100; Francis F Hill—Irenee A Burnum et al; Fredk W Block (A), 150 Nassau, Manhattan; Jno B Stephens (R); Wm P Rae.

19TH st, es, 90 n Vanderbilt, 17.1x80; Francis F Hill—Pruzin Bldg Co et al; Action 1; Fredk W Block (A), 150 Nassau, Manhattan; Jno B Stephen (R); Wm P Rae.

19TH st, es, 107.1 n Vanderbilt, 17.2x80; same—same; Action 2; same (A); same (R); Wm P Rae.

ATLANTIC av, nes, 150 se Smith, 25x90; Wm H Costigan—Monaton Realty Investing Corpn et al; Wm J Pape (A), 189 Montague; Jos J Reiher (R); Wm H Smith.

PITKIN av, nec Shephard av, 25x100; Chas Boehringer—Mathilda Lauer et al; Wm H Kinnear (A), 215 Montague; F S McDivitt (R); Wm H Smith.

ROCKAWAY av, ws, 20 s Marion, 16x50; Saml S Partridge—Irving Portman et al; Action 1; I Newton Williams (A), 233 Bway, Manhattan; Jas L Bennett (R); Wm H Smith.

ROCKAWAY av, ws, 36 s Marion, 16x50; same—same; Action 2; same (A); same (R); Wm H Smith.

BUSHWICK av, nes, 80 se Granite, 20x95; Thos Parker Co—Philip Schmitt et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

VERNON av, sec Clinton, runs s849.8xe611.3 to Clove, xn644.3xw216.7xn208.4 to Vernon av, xw 350.2 to beg, except parts released; also TILDEN av, sec E 35th, 100x23; Jas B Coombs et al—Esther Berkowitz et al; Andw F Van Thun (A), 189 Montague; Chas Y Van Doren (R); Wm H Smith.

JUNE 4.

MACON st, ss, 239 e Saratoga av, 19x100; Burroughs Bldg Material Co—Philip Schmitt et al; Caldwell & Holmes (A), 44 Court; Chas W Philipsbar (R); Chas Shongood.

MACON st, ss, 277 e Saratoga av, 19x100; same—same; Action 2; same (A); Henry W Beer (R); Chas Shongood.

E 5TH st, ws, 135 s Av I, 125x100; Lillian B Hutchinson—Chas F DuBois et al; Harry L Thompson (A), 175 Remsen; Jno B Stephens (R); Wm P Rae.

E 40TH st, es, 297.6 n Foster av, 20x100; Mary D Allen—Catharine Phillips et al; Chas E Francis (A), 93 William, Manhattan; Leo J Curren (R); Wm H Smith.

E 39TH st, es, 277.6 s Av D, 60x100; Theo Wentz—Denis F Dugan et al; Boothby, Baldwin & Hardy (A), 42 Bway, Manhattan; Jno B Stephens (R); Wm H Smith.

94TH st, nes, intersec nws 3 av, 85x20; Title Guar & Trust Co—Sam Duckorewitz et al; Harry L Thompson (A), 175 Remsen; Louis E Pink (R); Wm P Rae.

GATES av, nws, 175 sw Central av, 25x100; Anthony Mayer—Mary Wiebel et al; Harrison C Glore (A), 391 Fulton; Milton Hertz (R); Chas Shongood.

JUNE 5.

3D st, ns, 210 w Bond, 15x90; Louise H Cryder—Hugh Lee et al; Harry L Thompson (A), 175 Remsen; Grover C Sniffen (R); Wm H Smith.

E 37TH st, es, 100 n Snyder av, 20x100; Sarah B Myrick—Rosa E Meyer et al; Edw G Nelson (A), 350 Fulton; Bernard J Becker (R); Wm H Smith.

GATES av, ss, 225 e Lewis av, 18.9x100; Jno Cassidy—Saml Lenkowsky et al; Action 1; Frank N Lang (A), 16 Court; Henry S Rasquin (R); Wm H Smith.

GATES av, ss, 243.9 e Lewis av, 18.9x100; same—same; Action 2; same (A); same (R); Wm H Smith.

GATES av, ss, 262.6 e Lewis av, 18.9x100; same—same; Action 3; same (A); same (R); Wm H Smith.

GATES av, ss, 281.3 e Lewis av, 18.9x100; same—same; Action 4; same (A); same (R); Wm H Smith.

GRAVESEND av, es, 423.6 s Av Q, 33.4x100; Giovanni Ronca—Fredk Musty et al; Saul H Immergluck (A), 128 Bway, Manhattan; Albt E Richardson (R); Wm P Rae.

WILLOUGHBY av, ss, 210.7 e Wyckoff av, 25 x100; also MYRTLE av, ss, 123.5 e Stockholm, 18.9x58; also COOK st, ns, 200 e White, 25x100; also VAN PELT av, nwc N Henry, 80x 26; also JOHNSON av, ns, 50 e Leonard, 25x 100; Louis Bossert et al—Le Shen Realty Co et al; J Stewart Ross (A), 44 Court; Ernest P Seelman (R); Wm H Smith.

JUNE 6.

PROSPECT pl, sws, 352 se Vanderbilt av, 18 x131; Manus Clancy—Emily Young et al; Jas W Redmond (A), 40 Court; Chas Y Van Doren (R); Wm H Smith.

JUNE 7.

No Legal Sales advertised for this day.

JUNE 9.

81ST st, nes, intersec ses, 21 av, 120x100; Louise Cook—Jas T Hickey et al; Henry S Cook (A), 38 Park row, Manhattan; Robt F Manning (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 24.

HALL pl, w s, 449.11 s 167th, 25x106.11; Jos Nordenschild—Bertha Wasserman et al; J J Lazore (A).

8TH st, ns; also 9TH st, ss easterly ½ lot 201 Henry Becker—Katherine Taylor et al; J T Hanlon (A).

113TH st, 74 E; Hannah Greenbaum—Etta Nast et al; Kurzman & Frankenheimer (A).

128TH st, 46 W; Wm A Martin—Harry C Williams et al; H T Fay (A).

BROADWAY, 1237-9; Felix M Warburg et al—Bijou Real Estate Co et al; Stroock & Stroock (A).

WEST END av, 50; Adele Kneeland—Union Constn Co et al; H L Bogert (A).

MAY 26.

ELM st, 190, & LAFAYETTE st, 204; Harris D Colt—Christiana T Richter et al; S P Savage (A).

124TH st, 513-5 W; Fredk Corell—Conservative Realty Co et al; James, Schell & Elkus (A).

WASHINGTON av, 1475; Hannah Greenebaum—Kenneth F Norton et al; Kurzman & Frankenheimer (A).

LOTS 254 to 270 and 309 to 325, map of Estate of Eliz R B King, Bronx; Norma A Duryea—Martin J Earley et al; J P Duff (A).

MAY 27.

RIVINGTON st, 5; Hannah Sullivan—Emanuel Raunheim et al; H J & F E Goldsmith (A).

4TH st, 166 W; Louisa M Stone—Theo B McCarthy et al; E Whitlock (A).

97TH st, 39 W; Jno Kean et al—Thos P McKenna et al; amended; Olin, Clark & Phelps. (A).

102D st, 16 W; Gottlob Sommer—Wm B Upperman et al; L Wendel, Jr (A).

125TH st, ns, 370 w 5 av, 20x99.11; Cascade Realty & Constn Co—Jos B Zellman et al; W B Dressler (A).

CONVENT av, 328; Colonial Bank—Allie W Grant et al; J S Epstein (A).

OGDEN av, 1016; Theo L Chabot—Edw A Ahearn et al; M J Sullivan (A).

TELLER av, ses, 199.1 ne 169th, 25x80.7; Amy B Upson—Isaac Brown et al; A C Fach (A).

WILLOW av, swc Bronx Kills, Lot 71; Tax Lien Co of NY—Harlem River & Portchester R R Co et al; amended; W Lustgarten (A).

MAY 28.

ESSEX st, 27½; Alice E Sloane—Mary O'Neill et al; Mitchell & Mullan (A).

117TH st 5 E; Max Vogel—Isaac Gingold et al; M A Vogel (A).

117TH st, 140 E; Stephen H Jackson—Julius Friedman; S H Jackson (A).

AUDUBON av, nwc 183d, 25x74.11; Hudson Trust Co—Jno H Springer Realty Co; Holm, Whitlock & Scarff (A).

COLLEGE av, sec 168th, 200x100; Wm F A Kurz—Catootin Realty Co et al; amended; J F Frees (A).

McCOMES DAM rd, ws, 28.3 s 153d, 56.9x 86.6; Sarah H Corwith—Thos L Reynolds et al; amended; Davison & Underhill (A).

TIEBOUT av, nwc 180th, 25x100; Thornton Bros Co—Fannie Witenberg et al; Weier & Van Derveer (A).

MAY 29.

JOHN st, swc Bowne, 122.1x223.4; Henry Guion et al—Martin J Earley et al; J A Holzapfel (A).

SILVER st, ss, 116.2 sw road leading from Westchester to Boston Post rd, 75x139.2xirreg; Margt Elgar—Wellman Finance & Realty Co et ad; C P Hallock (A).

WATER st, 630; also SCAMMEL st, 59; Herbert Renville—Wendover Bronx Co et al; Weekes Bros (A).

24TH st, 30-32 W; Mary E Coleman—Julia H Boisse et al; Alexander & Green (A).

113TH st, ss, 177.6 e Lenox av, 26.3x100.11; Kate M Ladd—Henry Acker et al; W B & G F Chamberlin (A).

BARNES av, 1827; Mariane Ryan—Wm Worth; J J K O'Kennedy (A).

MORRIS av, es, 225 n 179th, 37.6x100; two actions; Jas C Green—Saml B Henderson et al; Clocke, Koch & Reidy (A).

OGDEN av, 1016; Theodore J Chabot—Edw A Ahearn et al; M J Sullivan (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 22.

No Judgments in Foreclosure Suits filed this day.

MAY 23.

KELLY st, ws, 226 n Longwood av, 40x100; Sigmund Kraus—Kellwood Realty Co; Strasbourger, Eschwege & Schallek (A); Jno G Dyer (R); due, $7,849.48.

MAY 24.

No Judgments in Foreclosure Suits filed this day.

MAY 26.

80TH st, 219 W; Ormond Realty Co—Jno L Taylor et al; Adolph & Henry Bloch (A); Enos S Booth (R); due, $112,648.68.

43D st, 305-9 E; Guardian Trust Co of N Y—American Mineral Water Machine Co; Barber, McGuire & Ehlermann (A); Wm Klein (R); due, $49,917.24.

MAY 27.

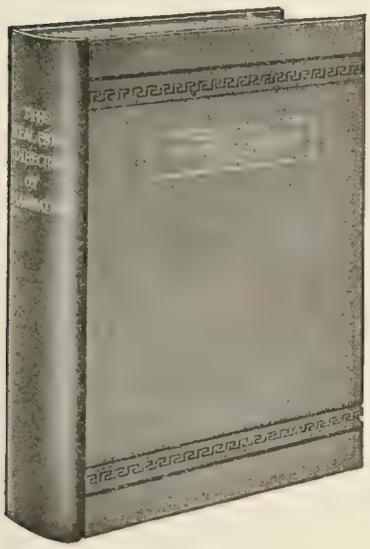
BEEKMAN pl, ws, 57 s 50th, 19x90; also 87TH st, ns, 145 e Columbus av, 21x100.8; Meyer, Vesell—Wm H Davidow et al; Arnstein, Levy & Pfeiffer (A); Maurice Deiches (R); due $16,524.37.

MAY 28.

No Judgments in Foreclosure Suits filed this day.

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OF THE



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LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 24.

No Lis Pendens filed this day.

MAY 26.

6TH av, 783-5; also 45TH st, ss, 60 w 6 av, 21.6x75.5; also 45TH st, 104 W; Susie E Fitchett—Emily E Burns et al; partition; Blandy, Mooney & Shipman (A).

MAY 27.

19TH st, 239 W; Nathl E Conkling et al—Jno C F Conkling et al; partition; Rendich & Gardner. (A).

48TH st, 16 E; J S Hass, Inc —Julia W Martin et al; action to foreclose mechanics lien; W F Kimber (A).

113TH st, 77 E; Jno W Rothenberg —Sadie L Levy et al; action to foreclose mechanics lien; J Blumofe (A).

MAY 28.

KNOX st, swc Katonah av, 105x100; Harry Lippmann—Josie Bevans et al; foreclosure of tax lien; S H Schwarz (A).

121ST st, 222 W; Christopher Nally —Wm M Weil; action to foreclose mechanics lien; H N Steinert (A).

PARK row, 227-9; also NEW BOWERY, 66-8; Jacob R Casselberry—Adelheid Tietenberg; action to compel conveyance; J M Williams (A).

WEST END av, es, 50.5 n 98th, 14 inches x54; Peter J Brennan—M & L Holding Co; action to enjoin, &c; T C Ennever (A).

MAY 29.

No Lis Pendens filed this day.

Borough of Brooklyn.

MAY 22.

GUERNSEY st, ws, 220 s Norman av, runs w200xn100xe120xs60xe80xs40 to beg; Wm G Miller—Wm E Smith et al; C & T Perry (A).

LINDEN st, ss, 207.2 e Wyckoff av, 40x100; also GRAHAM st, ws, 70.5 s Myrtle av, 25x108; also WILLOUGHBY av, nwc Clermont av, runs n22.7xw81.2xs0.6xe84.1 to beg; Sylvester G Nash —Thos Nash, Jr, et al; W W Butcher (A).

MONTAGUE ter, es, 113 s Montague, 26x103; Chas Vonhof—Lanoor Realty Co et al; Fredk F Eisemann (A).

POWERS st, ss, 100 w Manhattan av, 25x107; Eliza R Large—Danl A Vanderveer et al; W Dwight Teese (A).

WARREN st, ns, 75 e Hoyt, 25x100; Louis Goldblatt—Isidor Taub et al; Ralph B Ittelson (A).

35TH st, sws, 309.5 se Church av, 20x100.2; Daisy Sproule & ano as trstes &c Jas Sproule —Jas Campbell; H A Ingranam (A).

35TH st, sws, 329.5 se Church av, 20x100.2; Lawyers Mtg Co—same; Cary & Carroll (A).

38TH st, sws, 100 se 12 av, 25x95.2; Edw Salt —Pauline Steinick et al; Thos F Redmond (A).

59TH st, ss, 180.2 e 7 av, 19.11x100.2; Frank X Dreher—Olaf Mansson et al; Carrington & Pierce (A).

BEDFORD av, es, 120 n Clarendon rd, 20x100; Jno R Murchison—Robt Kenning et al; Van Alen & Dyckman (A).

CANARSIE av, ss, at dividing line bet land hereby described & land Wm Krier, runs sw 667xnw140.11xnw165.1xnw157.6 to Av D xe620.10 xse361.5 to beg ;also PLOT bounded n by land Jno Rensen, e & s by land Wm S Staats et al, w by road to Flatlands; also PLOT bounded n by land Jno Voorhees, e by land Danl B Ames, s by land of Wm M Williamson, w by road to Flatlands; also PLOT bounded n by land L I R R, e by land Asche, w by lands of Asche & land said R R Co, triangular piece, excepting certain portions thereof; Wm Potter—Unis Realty Co et al; J E Ruston (A).

PITKIN av, nec Watkins, runs n100xe100xe 25xw80xs75xw20 to beg; Mollie Wiener—Jas Pappas et al; Geo Wiener (A).

RIVERDALE av, swc Thatford av, runs s150 xw100xn50xe50xn100xe50 to beg; Title Guar & Trust Co—Jos Schwartzman et al; Thos F Redmond (A).

RIVERDALE av, sec Rockaway av, runs e 150.2xs100xw50xs50xw100.2xn150 to beg; Hoagland Laboratory—Jos Schwartzman et al; Thos F Redmond (A).

ROCKAWAY av, ws, 330.6 s Pitkin av, 46x 100; Jacob Meadow—Simon Shnapier et al; Kugel & Saxe (A).

ROCKAWAY av, nes, at int line bet Lots 1439 & 1440 on map heirs Nich Schenck, Jr, runs ne77.2 to land Bklyn & Rockaway Beach R R xs—xsw45.4 to av xnw80 to beg; Ida C W Husmann—Cyrus Shearon et al; H P Burr (A).

ROCKAWAY av, swc Lott av, 25x100; Wm V Burroughs Brick Co—Amico Realty Co of L I et al; Hurd & Grim (A).

ROCKAWAY av, nes, 80 se Lot 1440 on map heirs of Nich Schenck, Jr, runs ne45.4 to land Bklyn & Rockaway Beach R R xs— to av xnw — to beg; Ida C W Husmann—Cyrus Shearon et al; H P Burr (A).

SNEDIKER av, swc Blake av, 60x100; also DUMONT av, ss, 25 w Watkins, 25x100; Rosa Roth—Rachmiel Sohnen et al; Geo Wiener (A).

TOMPKINS av, nwc Floyd, 34.8x100; Binghampton Savgs Bank—David Kestlinger et al; Thos F Redmond (A).

Lots 1440-1441 on map of heirs of Nich Schenck, Jr; Ida C W Husmann—Cyrus Shearon et al; H P Burr (A).

LOTS 491 & 492 blk 6752 on map "The Linden"; also E 15TH st, ws, 420 s Av L, 40x100; also E 15TH st, swc Av I, 40x100; also E 15TH st, ws, 100 s Av I, 40x100; Sarah L Stephenson—United Stockholders Realty Corpn & ano; C S Stephenson (A).

MAY 23.

JACKSON st, ns, 250 e Humboldt, runs n100 xe21xs25xe20.6xe26.6xe16xs18.6xw45 to beg; Eliza J O'Reilly—Danl J Carroll et al; Jas P Judge (A).

Kouwenhoven pl, es, 45.3 s Lot 3 on map of land heirs of Albt Emmons, 40.3x179x40x175.1; Cornelius S Williamson—Jno H Brown & wife; Davison & Underhill (A).

PACIFIC st, 447.4 e Rochester av, 16.8x107.2; Lillian L Canda—Gertrude N Phillips et al; Harry L Thompson (A).

PARK pl, sec Nostrand av, 33x127.9; Michl Schaffner—Allie L Sylvester et al as exrs &c Lewis Sylvester (decd); specific performance; A G Schaffner (A).

E 15TH st, sec White, 136.11x—x—x—; Abner B Mills as trstes &c Chas Park—Jno Luck et al; C C Suffren (A).

BAY 20TH st, ws, 280 s 86th, 40x96.8; Julia Stark—Chas E Weisz et al; C F Corner (A).

25TH st, sws, 325 nw 5 av, runs sw to land now or late of Clarence D Sackett xw—xnw to 25th xse50 to beg; Anton J Lambui—Mary Janukatis et al; Caldwell & Holmes (A).

E 33D st, nec Av K, runs e47xne21.9xnw232.9 x still nw45.9xs278.9 to beg; contains 10,011 sq ft; Mechanics Bank—Thos G Carlin et al; Owens, Gray & Tomlin (A).

57TH st, ss, 260 w 11 av, 40x100.2; Nachon Eurstein—Lillian Edelman et al; Kheel & Orenstein (A).

WILLOUGHBY av, nec Spencer, 100x100; also WALWORTH st, ws, 150 n Willoughby av, 50x 100; also WALWORTH st, ws, 100 n Willoughby av, 50x100; Herbert J Wallace & ano—Doty Schrimgeour; A L Livermore (A).

LOT 190, map South Greenfield; Michl E Finnigan—Margt Forsyth et al; partition; L A Brown (A).

MAY 24.

HINSDALE st, swc Dumont av, 22x75; Grossman Bros & Rosenbaum—Greenberg & Schlicker et al; to create a trust; J Sapinsky (A).

LIVINGSTON st, ns, 105 w Elm pl, 20x75; Leo C Teller—Wm Bridge et al; S E Klein (A).

PROSPECT pl, sec Troy av, 175x127.10; Alonzo B See—Agnes I Maillie et al; Perkins & Butler (A).

RAYMOND st, es, 82 s land of Jno Gallaway, runs s25xe56xn25.4xw61 to beg; Fred C Robbins & ano—Luigi De Luca et al; W E Buckley (A).

ST JOHNS pl, ns, 400 e Underhill av, 50x 123.6; Florence Blume—Victor Holding Co et al; Howell, McChesney & Co (A).

GREENE av, ss, 290 w St Nicholas av, 20x 100; Appolonia Girards—Ella H Rosecrans & ano; C Harwood (A).

PARK av, ss, 300 e Tompkins av, 25x100; Israel Bernstein et al—Saml Halpern et al; partition; B Fliashnick (A).

ROCKAWAY av, es, 75 s Livonia av, 25x100.2; Max Lacher—Louis Cooper et al; C Tolleris (A).

LOTS 32 to 35 on map of pop Wm Van Dyck; Onslow W Messimer—Theo B Johnson & ano; to set aside deed; J M K Ewing (A).

MAY 26.

PACIFIC st, ss, 134.6 w 3 av, 13.6x100; Jno W Reid—Henry Kloving et al; C F Corner (A).

RUTLEDGE st, nws, 60.8 sw Marcy av, 20x 60; Wilhelmine Clauss—Max Manes et al; New, Gilchrist & S (A).

WYCKOFF st, ns, 175 w Smith, 25x101.8; Investing Associates—Catharine Kehoe & ano; foreclosure tax lien; R W Kenyon (A).

W 17TH st, ws, 409 n Neptune av, 25x100; Jane E Williamson as extrx Eliz Hart et al; R T Grigs (A).

W 17TH st, ws, 434 n Neptune av, 26x100; Huntington Page—Eliz Hart et al; R T Griggs (A).

W 17TH st, ws, 384 n Neptune av, 25x100; Jane E Williamson—Eliz Hart et al; R T Griggs (A).

E 29TH st, ws, 640 n Av F, 100.6x100.6x96.6 x100; Magdalena Schoenig—Hab Bldg Co et al; Adam Christmann Jr (A).

E 34TH st, ws, 207.4 s Linden av, 22.10x100; Title Guar & Trust Co—Stephen McDermott et al; T F Redmond (A).

46TH st, 1240; Wm Shaw—Anna M Atkins et al; L Karasik (A).

FOUNTAIN av, es, 75 s Glenmore av, 25x 100; Emil Reineking—Nathan Drucker et al; Kiendl, Smyth & G (A).

GEORGIA av, es, 624.8 n Hegeman av, 20.4x 100; Empire Keystone Imp Co—Georgia Bldg Co et al; D V P Reiley (A).

LINDEN av, ns, 297.3 e Flatbush av, 75.1x 199.1x75x199.7; Anna M Bronson—Georgia M Bronson et al; partition; T P Mulligan (A).

NEW UTRECHT av, ws, 89 ne 66th, 22.3x 68.7x20x78.5; Hamilton Trust Co—Pietro Malomo et al; T F Redmond (A).

NOSTRAND av, ws, 22.6 n Robinson av, 60x 92.6; SNYDER av, ss, 50 e Lawrence, 50x113.2; LINDEN st, ses, 568 ne Knickerbocker av, 19.6 x78.8x19.6x78.3; Anna R Scholle—Edw A Schooley et al; partition; Davis & Rippe (A).

ROCKAWAY av, es, 140 n Atlantic av, 27x 98; N Y Investors Corpn—Sophie Schmidt et al; T F Redmond (A).

ROCKAWAY av, ws, at int ns land Jno Cowenhoven, runs w34.7xn272.6xe25xn100xw25xn35.5 xe129.7xse213.2xs173.2 to beg; plot begins swc premises above described, runs w214.9xn415.10xe 143.6xs100xne47.4xse27.8xs307.11 to beg; PLOT begins ns land formerly of Garret Wyckoff 574.5 w Rockaway av, 109.6x414x109.2x415.6; Rose Reis—Lena Stolz et al; Armstrong & Brown (A).

STONE av, es, 155 n Liberty av, 25x100; The Williamsburgh Savings Bank—The Claris Realty Co et al; S M & D E Meeker (A).

VERNON av, ns, 160 w Tompkins av, 20x 100; Title Guar & Trust Co—Rose Rosenberg et al; T F Redmond (A).

LOTS 1355-7, block 7112, map Third Addition to Homecrest; Arthur R Mackenzie—Andw Rorvig & ano; Reed & Pallister (A).

MAY 27.

HART st, ns, 185 w Throop av, 20x100; Chas H Smith—Israel Goldklang et al; R H Koehler (A).

MALTA st, sec New Lots av, 97.6x100x98.11x 100; also NEW LOTS av, ss, 20 w Alabama av, 40x74.6x40x75.2; Minnie Bartholme & ano—Georgia Bldg Co et al; M Hertz (A).

QUINCY st, ss, 100 w Tompkins av, 20x100; Chapin Home for Aged & Infirm—Albt Rosenbluth et al; T F Redmond (A).

SEDGWICK st, nec Van Brunt, 25x100; Jno T Willoughby—Peter D Fagan & wife; partition; A J Romagna (A).

WATKINS st, es, 200 s Dumont av, 25x100; Mary C Bates—Celia Jacobs et al; T F Redmond (A).

WATKINS st, es, 175 n Riverdale av, 25x 100; Title Guar & Trust Co—Harris Friedman et al; T F Redmond (A).

S 2D st, ns, 99.10 e 7th, 50x100; Fannie Levy—Israel Cohen et al; I L Rosenson (A).

E 18TH st, es, 140 s Av Q, 40x100; Title Guar & Trust Co—Sadie J Black et al; T F Redmond (A).

47TH st, 541; Sigmund Levine—Jno E Sullivan Co et al; R Stone (A).

47TH st, 535; Sigmund Levine—Jno E Sullivan Co et al; R Stone (A).

47TH st, 533; Sigmund Levine—Jno E Sullivan Co et al; R Stone (A).

48TH st, nes, 120 nw 6 av, 20x100.2; Pauline F Fargis—Celia Galitzka et al; T F Redmond (A).

FRANKLIN av, es, 218.4 s Fulton, 20x100; Meth Epis Hospital—Otto Singer et al; T F Redmond (A).

SUTTER av, swc Cleveland, 20x90; M Belle DeWitt—Becky Kotimsky et al; H Egginton (A).

12TH av, es, 60 n 48th, 40.2x100; Wm F Ham —Eliz G Peyser; Reeves & Todd (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 24.

128TH st, 58 W; Worns & Kemp—Louis J Rosendorff (137). 28.06

AUDUBON av, 369; Baker & Fox—West 184th St Construction Co & Fredk K Burghard; renewal; (136). 90.00

MAY 26.

135TH st, 499 W; Jas Caldi et al—Monaton Realty Investing Co (139). 23.05

183D st, 536-44 E; Constantino Laudadio Constn Co&Asaro Realty Co, Inc (138). 6,000.00

183D st, ss, 55 e Bathgate av, 120.6x94; Colwell Lead Co—Asaro Realty Co & S Geo Arnone (142). 2,600.00

DECATUR av, 2977; Simon Josephsohn—Mary Von der Linden (145). 94.00

GRAND boulevard, sec Fordham rd, 230x125; Salvatore Naccarato—Jno Doe & Kramer Contracting Co (144). 90.00

HOE av, es, 75 s 179th, 50x100; Tony Cuiri—Harriett Canning (140). 1,694.00

LEXINGTON av, 51-5; 25TH st, 136 W; M F Westergren, Inc—51 to 55 Lexington Avenue Co & Fleischmann Bros Co (141). 2,700.00

MAPES av, nwc 181st, 150x50; Guerino Baldi et al Regina Constn Co & Jno Cullo & Bro (143). 360.00

4TH av, 440; Monarch Metal Mfg Co—Four Hundred and Forty Fourth Street Co & P C Stuart Co (146). 1,828.18

MAY 27.

84TH st, 216 W; Adolf Weisz—Henry G K Heath & Enoch Elfin & Co (149). $126.00

103D st, 222 E; Saml Karger Jno Kessler & Ehrlich & Meyer (153). 95.00

124TH st, 157-9 W; Bruno Steinel—Jumal Realty Co (151). 300.00

183D st, 535-44 E; Tozzini & Co—Asaro Realty Co (150). 724.50

183D st, ss, 55 e Bathgate av, 120.6x95; Harlem River Lumber & Wood Working Co—Asaro Realty Co & Vincent Buscemi (147). 3,416.64

183D st, 536-44 E; Chas Kausen—Asaro Realty Co (148). 3,300.00

AUDUBON av, es, 74.11 n 183d, 20.7x70; Saml Miller—West 184th St Constn Co & Fred Burghard (renewal) (152). 59.00

MAY 28.

CARMINE st, 76; Louis Newman—Emil Blumenthal (157). 9.93

183D st, 536-44 E; Chas Shapiro—Asaro Realty Co & Vincent Buscomi (160). 291.35

183D st, 536-44 E; Nich Rossario—Asaro Realty Co & Vincent Buscomi (154). 425.00

SAME prop; Peter Cerra—Asaro Realty Co Vincent Buscomi & Jno M Sussex (155). 1,970.00

AUDUBON av, es, 74.11 n 183d, 20.7x70; Berger Mfg Co—West 184th St Constn Co (renewal) (156). 85.00

WEBB av, ws, 750 s Kingsbridge rd, —x—; W L Fleisher & Co—Roman Catholic Orphan Asylum in the City of NY & F D Gheen & Co (158) 1,592.80

10TH av, 295; Jos Shulman—Francis Markham & Michl O'Neil (159). 315.00

MAY 29.

47TH st, 156-70 W; also BROADWAY, 1564-1566; Tuttle & Bailey Mfg Co—Geo H Earle Jr, Lawyers Title Ins & Trust Co, Palace Theatre & Realty Co & Milliken Bros (165). 2,683.00

161ST st, 558 W; Wm P Schimpf—J H Springer (163). 113.76

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Mechanics' Liens Manhattan and Bronx (Continued.)

MAPES av, nwc 181st, 46.2x100; Henry G Silleck, Jr—Regina Constn Co (161). 1,435.61

OGDEN av, ws, 164.1 s 168th, 27.2x95; Jackson Bros Carr Bldg Co (161). 175.00

VYSE av, 2064-8; also 179TH st, 963 E; Abr Weingarten -Jacob Streifler Co (162). 197.75

Borough of Brooklyn.

MAY 22.

MARION st, 113; Chas Wuttke Wm Loughlin & Georgianna L & F W Le Baron. 140.00

DOWNING st, nwc Putnam av, 53x150; Harry Marcus Iron Works—Absol Constn Co. 1,950.00

58TH st, ns, 140 e 12 av, 20x100; Chas E Robertson—Wm Smith & Robt Smith. 397.10

SNEDIKER av, es, 210 n Hegeman av, 80x100; M Yudelowitz & ano—Harry Greenberg, Isidor Rosenstein, Max Rosenberg & Harris Chesanowitz. 72.00

MAY 23.

GOLD st, es, at foot East River, 50x100; Fredk Stair Contracting Co—Edison Ill Co & H D Best Co. 728.36

HIMROD st, 59-63; Henry Rebmann—Catherine & Henry Loeich. 256.00

UNION st, swc New York av, 77.3x100; Terker Iron Works (Inc)—Bedford Development Co & Lefferts Constn Co. 1,620.00

63D st, swc New Utrecht av, —x—; Isador Fader & ano—Frank & Elizabeth Pasqualina & D Cosenna. 25.00

GRAVESEND av, ws, 40 s Webster av, 30x85; Northrop Coburn & Dodge Co—Rosedon Realty Co. 240.00

NEPTUNE av, nwc W 2d, 41.1x100x40x100; Carmel Mazzary—Burt G Lewis. 130.00

UTICA av, es, 100 s Union, 55.7x100; Jno McCloskey—Van Brunt Bldg Co. 500.00

WYCKOFF av, 269; Isaac Feldman—Frank M & Anna Muller & Christian Bauer, Jr. 155.32

MAY 24.

No Mechanics' Liens filed this day.

MAY 26.

86TH st, 2235-7; Geo P Peltyn—Estate of Patk Flynn & A Davis as agent Acme Metal Ceiling Co. 269.00

UTICA av, es, 100 s Union, 50x100; Cohen & Grau—Van Brunt Bldg Co. 433.00

MAY 27.

LORIMER st, swc Johnson av, 25x100; Robt Feinstein—D Baker & Bklyn Iron Works (Inc). 30.00

WEST st, es, 180 n Av C, 270x100; Cora O'Connor—Bristol Bldg Co. 125.00

56TH st, 1232; Kalman Nemes—Irene Van Nagy. 179.50

E 4TH st, ws, 320 s Av M, 90x105; Wm Schurmeister & Wm G Crosby—Geo W Gregory. 450.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Denis Gelfant & Meyer Kinourtz—Snediker Construction Co. 1,535.00

SUTTER av, nwc Barrett, 100x100; Turner Constn & Imp Co (Inc)—Barrett Constn Co (Inc). 450.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 23.

BROADWAY, nec 146th, 99.11x225x irreg to 147th, x50; Deane Steam Pump Co—Florence A Alker & Pollack & O'Neill, Inc. (May 20-13, omitted from last issue by error. 632.75

MAY 24.

BROADWAY, swc 42d; Duffy & Collin—Estate of Chas A Coe et al; Dec21'12. 603.35

S BOULEVARD, 949-77; Carl Froh—Jas F Meehan et al; May22'13. 109.00

6TH av, 787; Krefets Realty & Constn Co—Mary W P Haggerty et al; Apr18'12. 900.00

MAY 26.

BROADWAY, swc 42d; Duffy & Collin—Estate of Chas A Coe et al; Feb17'13. 623.35

[2]HOE av, swc 165th; Albt Oliver—Fox Square Building Co et al; May19'13. 95.90

35TH av, 548; Empire City Gerard Co—Andw Alexander et al; Feb7'12. 805.25

[3]SAME prop; Dunbar Box & Lumber Co—Isabelle A Robey et al; Feb7'12. 294.32

[3]SAME prop; Candee, Smith & Howland Co—same; Feb8'12. 16.50

[3]SAME prop; Saml Abraham—Andw Alexander et al; Feb8'12. 391.15

[3]SAME prop; Yale & Towne Mfg Co—Matilda Alexander et al; Feb10'12. 130.77

[3]SAME prop; Jos Tino & Co –Isabelle A Robey et al; Feb10'12. 46.23

[3]SAME prop; A A Sash, Door & Blind Co—same; Feb13'12. 120.00

[3]SAME prop; J L Mott Iron Works—same; Mar8'12. 694.69

[3]SAME prop; Harris, Silvers, Baker Co—Andw Alexander et al; Feb6'12. 1,365.55

[3]SAME prop; Chas Burkelman—same; Feb6'12. 288.61

[3]SAME prop; Alonzo B See—Isabelle A Robey et al; Feb6'12. 2,425.54

[3]SAME prop; Manhattan Fireproof Door Co—Andw Alexander et al; Feb6'12. 841.40

[3]SAME prop; Michl Power—same; Feb7'12. 645.35

[3]SAME prop; Geo H Morris—same; Feb7'12. 716.00

[3]SAME prop; Jas McCullagh—I A Robey et al; Feb7'12. 804.95

[3]SAME prop; Edwin Shuttleworth Co—A Alexander et al; Feb7'12. 1,154.00

[3]SAME prop; D & A Christie—same; Feb7'12. 105.00

[3]SAME prop; Hasbrouck Flooring Co—same; Feb7'12. 80.00

[3]SAME prop; Sutphen & Myer—I A Robey et al; Feb8'12. 227.75

[3]SAME prop; White Fireproof Constn Co—A Alexander et al; Feb8'12. 182.80

[3]SAME prop; S H Pomeroy Co, Inc—Isabelle A Robey; Feb9'12. 95.40

[3]SAME prop; Tiffany Studios—same; Feb9'12. 1,050.50

[3]SAME prop; A Lincoln Cooper—M Alexander et al; Feb23'12. 65.00

[3]SAME prop; same—Andw Alexander et al; Feb26'12. 65.00

[3]SAME prop; Wallace R Clarke—I A Robey et al; Mar6'12. 76.20

[3]SAME prop; Miles Roberts—I A Robey et al; Mar22'12. 149.15

[3]SAME prop; Edw J Nevins—A Alexander et al; Feb6'12. 575.00

[3]SAME prop; Jos Garry & Son—same; Feb8'12. 86.00

[3]SAME prop; Henry Lepke—same; Mar1'12. 72.50

[3]SAME prop; Geo E Meek—same; Mar1'12. 95.00

[3]SAME prop; Geo H Robertson—M Alexander et al; Mar2'12. 509.16

[3]SAME prop; Edgar W Hazazer—A Alexander et al; Feb13'12. 726.90

[3]SAME prop; Dahlstrom Metallic Door Co—same; Feb16'12. 799.00

[3]SAME prop; General Kompolite Co—I A Robey et al; Feb9'12. 99.83

MAY 27.

[2]32D st, ss, 325 w 5 av; Herrmann & Grace Co—Midwest Realty Co et al; May16'13 2,828.00

[2]68TH st, 222-8 W; Candee, Smith & Howland —Jas Butler, Inc, et al; Apr15'13. 237.67

BROADWAY, 498-500; Jas Roddy—Lee G Lawrence et al; May14'13. 170.00

MAY 28.

HESTER st, 53; Louis Greenberg—Benj Doblin et al; Jan29'13. 175.00

LUDLOW st, 96-8; Wolf Gelband—Chas Karg et al; July24'12. 42.50

[2]32D st, 22-6 W; Grassi Bros Inc—Midwest Realty Co et al; May23'13. 1,070.00

[2]32D st, 22-6 W; Pittsburgh Plate Glass Co—Midwest Realty Co et al; May17'13. 2,611.80

106TH st, 213 E; Jos Lashinsky et al—Philip Berman et al; Nov21'12. 100.00

210TH st, STEUBEN av, E GUN HILL rd & BAINBRIDGE av, block; Nadham Co—Montefiore Home et al; May6'13. 109.45

[3]ANTHONY av, es, 149.5 n 181st; Mitchell Bernstein—Sarah Taub et al; Aug26'12. 600.00

BELMONT av, 248; Chas Shapiro—Geo Ringler & Co et al; Mar17'13. 343.00

SOUTHERN blvd, sec Aldus; Michl O'Connell —Eberhardt & Bodgar Co et al; June5'12. 22.37

SAME prop; Jacob Reith—same; June5'12. 50.00

MAY 29.

VAN BUREN st, 1604; Abr Docteroff—Theresa B Rezzano et al; Aug5'12. 18.54

30TH st, 7-9 W; Jones & Laughlin Steel Co —West 30th St Constn Co et al; May23'13. 2,969.09

53D st, 121-9 E; Jones & Laughlin Steel Co —118 East 54th St Co et al; May6'13. 1,672.59

73D st, 301 E; Andw B Brown—Schwartz Estate et al; May10'13. 54.20

AMSTERDAM av, nec 120th; Jones & Laughlin Steel Co—Edmund Francis Realty Co et al; May23'13. 479.17

ARTHUR av, sec Oak Tree pl; Chas Shapiro —Rogers & Gallagher Constn Co et al; May2'13. 138.00

BROADWAY, 2094; Interborough Marble Co —Archibald D Russell et al; Mar6'13. 306.10

PARK av, sec 153d; Supreme Bldg Co et al —Meyer Friedlander et al; May22'13. 13,890.71

WHITE PLAINS av, 4137; Danl Nathanson—Nunzia Valentino et al; Nov27'12. 160.00

Borough of Brooklyn.

MAY 22.

[1]49TH st, ss, 220 e 15 av, 40x100.2; Thos E Egan & Sons—Anna Rapini & Stephen Wilcox; May7'13. 133.00

MAY 23.

MYRTLE av, ec Gates av, 106.6x75.10; Louis Bosset & ano—Frieda Hoepfner & Jno Gerathwohl; Feb21'13. 133.50

MAY 24.

VAN BUREN st, 101; Isaiah Schofler—Le Vine Bldg & Constn Co & Title Guarantee & Trust Co; May13'13. 1,500.00

[3]18TH av, nws, 100 sw 66th, 40x95.10x40x95; Adolph Kreindler—Carl O Carlson; Oct31'12. 50.00

MAY 26.

14TH st, swc 9 av, 60x100; Frank White—Hyman Alexander, Abr Levy, Rose Horowitz & Jos Horowitz; Apr12'13. 31.95

GATES av, 1321; Louis Gallin—Jno Feldman; May15'13. 673.00

NEW YORK av, ws, cor Union, 77x100; Danziger Lippman Painting Co—Robt Griffith Co; Apr28'13. 800.00

NEW YORK av, swc Union, 78x100; Sargent & Co—Lefferts Constn Co, Bedford Devel Co & Henry Hetkin; Apr14'13. 542.37

MAY 27.

JACKSON pl, 19; Meyer Davidhoff—Abram & Libby Frunkin; Jan11'12. 350.00

PARK av, 533; Morris Glass—Pasquale & Salvina De Menna, Jacob & Abr Levy & Levy & Co; Apr24'13. 121.88

UTICA av, es, 100 s Union, 55.7x100; Jno McCloskey—Van Brunt Bldg Co (Inc); May23'13. 500.00

[1]Discharged by deposit.
[3]Discharged by order of Court.
[2]Discharged by bond.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

MAY 22.

Glendenning, Fredk W; Saml Shapiro; $3,000; D L Podell.

MAY 23, 24, 26, 27 & 28.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

MAY 23, 24, 26, 27, 28 & 29.

Emmay Realty Co. Pinehurst av, nec 180th, —x—..Otis Elevator Co. Elevator. $2,400

Evelyn Bldg Co. Webster av, nwc 197th, —x—..Hudson Mantel & Mirror Co. Ice Boxes. 209

Same. Same prop..same. Consols. 440

Margulies & Schwartz. 512 E 17th..Torsten Mathisen. Hand Rubber Bed. Bill of Sale. 600

M J B Constn Co. Hoe av, nwc Aldus st, —x—..Central Chandelier Co. Chandeliers. 1,050

Weidhorn, I A. 109 W 23d..Fairbanks Co. Machinery. 287.50

Brooklyn.

MAY 22, 23, 24, 26, 27 & 28.

Commonwealth Impt Co. Sterling pl nr Saratoga av..Louis Greenberg. Bath Tubs, &c. $1,700

Crystal Constn Co. Milford st nr Belmont av..A Weinstock. Consols. 62

Zitelli Bldg Co. 74th st nr 10th av..Wm Kerby. (R) 456

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

MAY 24.

TELLER av, nwc 166th, 193.5x100.1; City Mtg Co loans O J Schwarzler Co. 89,500

MAY 26.

WOODYCREST av, nec 166th, 112.6x100.9; City Mtg Co loans Thos D Malcolm Constn Co to erect a 6-sty apartment; 2 payments. 6,000

MAY 27.

No Building Loan Contracts filed this day.

MAY 28.

FORT WASHINGTON av, sec 161st, 102.2x145.11; Albt Jarmulowsky, Meyer Jarmulowsky, Louis Jarmulowsky & Max Markel exrs &c loan Friedman Constn Co to erect a 6-sty apartment; 6 payments. 100,000

GIFFORD av, ns, 330.8 e Balcom av 75x100; Central Mtg Co loans Rudolf Hall to erect a — sty bldg; — payments. 10,500

WADSWORTH av, nec 191st, 212.6x100; Henry Morgenthau Co loans 191st St Constn Co to erect three 5-sty apartments; 3 payments. 146,000

TINTON av, swc 166th, 100x66.8; Manhattan Mtg Co loans Ann Bldg Corpn to erect a 5-sty apartment; 11 payments. 55,000

MAY 29.

CHRYSTIE st, 87; Hugo E Distelhurst loans Nathan Harrison Realties to erect a — sty bldg; — payments. 2,000

FOX st, es, 100.6 n 163d, 120x—; also SIMPSON st, ws, 100.7 n 163d, 128.2x—City Mtg Co loans Podgur Realty Co to erect six 5-sty apartments; 4 payments. 30,000

190TH st, ns, 120 w St Nicholas av, 80x100; City Mtg Co loans Weber Turek Bldg Co to erect a 5-sty apartment; 11 payments. 60,000

215TH st, ss, 275.1 e Bronxwood av, 25x100; Wm L & Bertha M Schaaf loans Michele Colonna to erect a 2-sty dwelling; — payments. 3,500

ORDERS.

Borough of Brooklyn.

MAY 22.

PROSPECT pl, ns, 264 w Ralph av, 164x127; Miller Bldg Co on Title Ins Co to pay Thompson & Fuller. 200.00

SACKMAN st, nwc Riverdale av, 100x100; M Martey (Inc) on Title Guar & Trust Co to pay Block & Greenberg Lumber Co. 1,100.00

ATLANTIC av, ss, 300 w Hopkinson av, 50x100; M & J Constn Co on Title Ins Co, NY to pay Simon Gasner & Sons Co. 400.00

SAME prop; same on same to pay same. 1,900.00

OCEAN av, es, 200 n Albemarle rd, —x—; Richd Tomlinson on C F Bond Co to pay Ernest C Schortemeier. 263.14

MAY 23.

WYONA st, nec Belmont av, 90x100; Rachel Melnick & ano on Reliance Mtg Co to pay Klein Material Co. 400

74TH st, sws, 120 nw 17 av, 40x100; Jacob S Sulsky on N Y Mtg & Security Co to pay I Sulsky. 250.00

LOTT av, ss, 40 w Amboy, 20x100; Annie Weissman on Max Goldstein to pay Hyman Lurio. 100.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on NY Mtg & Security Co to pay Klein Material Co. 800

MAY 24, 26 & 27.

No Orders filed these days.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Canal st, 34-8 -Hyman Hogg.....C
Canal st, 54-8—Avasay Ganis.....C
Church st, 315-7—Barish & Schwartz.....G
Crosby st, 59 R Pratenza.....L
Eldridge st, 87—Am Mfg Supply Co.....A
Grand st, 64—Max Klein.....D-C-A-E
Greene st, 47-9—De Voursney Est.....A
Greene st, 145-51—Wm Astor Est.....A
Hall pl, 4-5—Hyman Feit.....L
Henry st, 211 Crippled Children's School....D
Lafayette st, 112-6—Ruth A Bruce-Brown....D
Lispenard st, 13-5—J Edgar Leaycraft.....B-E
Maiden la, 101 N Delia & Co.....L
Monroe st, 129-33—Aaron Feingold.....C
Park Row, 231—Adelherd Tietenberg.....D-C
Prince st, 116—Chas Harft.....B
Prince st, 62-4—Rocco Morosco.....B-E
Suffolk st, 30—Jos Jottock.....C-A
Suffolk st, 30—David Stern.....C

Numbered Streets.

12st st, 36-8 E—Chas A M Greer.....A
12th st, 62 E—Mary Allen.....B
13th st, 30-2 W—N Y Imp R E Co.....B-C
14th st, 142-6 W—Elite Button Co....A-L-O-G
14th st, 122 E—Fair Amus't Co.....C
14th st & Irving pl—New England Theatre Co, A-C
18th st, 4 W—Mamie Palmer.....A-F
18th st, 4 W—Minnie Palmer.....A-F
18th st, 4 W—Mark Federson.....A-F-G
19th st, 220-30 W—Hygrade Button Works...G
21st, 132-4 W—Louis Finkelstein.....D
21st st, 23-5 E—Jac Fiedelbaum.....D-G
21st st, 23-5 E—Nat'l Cigar Stand Co.....F-D
21st st, 23-5 E—Elmer A Darling.....F
22d st, 56-8 W—Nathl Michaels.....E
22d st, 56-8 W—Harry Baron.....D-A-C-G
22d st, 56-8 W—Isidore W Cohen.....D-A-C-E
22d st, 56-8 W—Sam Gladstone.....D-G-C-A
22d st, 56-8 W—Israel Siegel.....D-A-C-G-E
22d st, 56-8 W—Paul Wolf.....D-G-E
22d st, 56-8 W—Cohen Lewis.....D-G-C
22d st, 56-8 W—Morris Bernstein.....D-G
24th st, 118 E—Minnie A Hasbrook.....C-A
24th st, 118 E—Edw Crosby.....E-C-B
24th st, 127-9 W—Consolidated Gas Co.....C
24th st, 127-9 W—Henry Guttman.....E-F-C-G
24th st, 127-9 W—Albt Hyde.....A-C
25th st, 246 E—Robt P Greene.....E
27th st, 132-8 W—Jas McDonald.....G
27th st, 132-8 W—Frank E Grady.....G
28th st, 13-5 W—Robt Hoe Est.....D
28th st, 131-3 W—Columbia Furniture Co, H-G-F-A-C-G
28th st, 131-3 W—Siegmund Hirsch, H-G-F-A-C-G
28th st, 131-3 W—Lippa Baronoff....F-A-C-G-E
28th st, 131-3 W—Traendly & Schenck, G-H-F-A-C
28th st, 13-5 W—Alex Deutsch.....D-G-E
28th st, 13-5 W—Flora Stephan Co.....D
28th st, 13-5 W—Abr Schmerzler.....D-A
28th st, 13-5 W—Flora Stephan Co.....G-E
28th st, 13-5 W—Saml Berry.....C-E
28th st, 13-5 W—H & J Engel.....E
28th st, 13-5 W—Scharles & Deutsch.....F-E
28th st, 13-5 W—Antique Furniture Ex....G-E
28th st, 131-3 W—Imperial Tucking Co, G-H-F-A-C
28th st, 131-3 W—Louis Goldberg..G-H-F-A-C
28th st, 131-3 W—Walter T Sheridan, F-A-C-G-H
28th st, 131-3 W—Sampson Rubenstein, F-A-C-G-H
28th st, 131-3 W—Chas J Fishel Co..F-A-C-G-H
30th st, 106 W—Utility Car Co.....K-L
32d st, 9 W—Margt I Hoyt.....C-O
32d st, 12 E—Leon J Newmann.....B-E-D-A
32d st, 12 E—Henry Newman.....F-A-D
32d st, 12 E—Julius Berman, Inc.....F-C-D
32d st, 12 E—Myriad Mfg Co.....D
34th st, 152-4 W—Adelaide B Fitch.....G-D
34th st, 152-4 W—Edw C Balch.....A-F-E-D
34th st, 152-4 W—Schwartz Art Leather Co, D-F-E
34th st, 152-4 W—Fred Fisher.....C-A-G
34th st, 152-4 W—Mabie & Co.....D
34th st, 152-4 W—Julian L Franck.....E-D
37th st, 6-8 W—Albt F Jammas.....B
38th st, 25 W—Lane Bryant.....D
38th st, 25 W—Rosa L Barzaghi.....A-F-D-B
39th st, 613-29 W—Jos Stern.....C-I
41st st, 4 E—Martin F Schrenkeisen.....G
44th st, 228 W Morgan Bros.....C
55th st, 139 W—Thevenet & Russo.....L-K
56th st, 106 W—Great Northern Hotel Co...G
62d st, 252 W—Albt Fasalo .....K
63d st, 146-50 W—Universal Truck Co of N Y, A-G-L-K
66th st, 69 W—Francis L Slade.....A
70th st, 336 W—Edward W C Arnold..L-A-G
127th st, 287 W—Frank J Goodsoll.....I

Named Avenues.

Amsterdam av, 345—T J McLaughlins Sons..K
Bowery, 272 Dlugasch & Co.....G-D-L-A
Bowery, 165-9—Est H C Miner, Inc.....C-A-J
Bowery, 165-9—Ideal Theatre Co.....A
Broadway, 1723—Ford Motor Co.....L-G-K-C
Broadway, 1187-9—F F Procter.....A-J
Broadway, 1396-1400—Robt Walton Goelet...B
Broadway, 1404—S S & L Shubert, Inc.....B-G
Madison av, 783—Russell Sage Est.....C
Madison av & 27th st—F & D Co.....A-E

Numbered Avenues.

1st av, 894—Henry Elias Bwy Co.....C
5th av, 85—Louis E Remington, Inc.....G
6th av, 482—Jas Cleftherne.....F-A
7th av, 265—Embroidery Mfg Co.....F
7th av, 265—Chas B Flugge.....F-A
7th av, 265—Harry Mandell.....F-A-G
7th av, 265—Wilbur C Goodale.....C-A
8th av, 261-9—23d St Opera House Co.....A
8th av, 261-9—Gould Est.....C-F
8th av, 310-4—Est H C Miner, Inc.....A-C
8th av, 555 Island City Amus't Co.....I-C
8th av, 605—Peter Hauck.....I-A
11th av, 2—Saml Gelinsky.....C
11th av, 2—Deidrich O Haaran.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Columbia st, 529-35—Thos Sealy.....A
Duffield st, 225—Jos Gottlieb & Morris Tendler .....G
Hall st, 216—Frank Bailey.....A-G-K
Kosciusko st, 24-6—D M Hasbrouck.....L-K-I
Middagh st, 12—Abr Noden.....K-C-A
Powell st, 28—Bernard Aipert.....C-G
Vermont st, 296—Henry Making.....A-G-C-M

Numbered Streets.

5th st, swc Surf av—Wm Johnson....D-F-A-G
34th st, 33—Middletown Chemical Co.....G-E
34th st, 33—W C Ritchie & Co.....G
41st st, 272—Thos McFeely.....C-G
60th st, 312—Herman Neeker.....M
71st st, 1440—Felice Scalise.....M

Named Avenues.

Bedford av, 1001—Jos C Rourk.....K-C
Carlton av, 578—Patk Feeley.....G
Crook av, 4—H S Salt.....I
De Kalb av, 687—Lizzie Hovkmeyer.....C-M
Flatbush av, 597—Robt Lefferts.....M-G
Greenpoint av, 344—Jas F Kelly.....K
Jefferson av, 102-4—Geo W Fortier....L-K-C
Kingston av, 269—Mitchell Kane.....A
Liberty av, 612—Jos Alloces.....C
Pitkins av, 2147—Joe Klemann.....C-A-G
Surf av, nr Culver Depot—Geo & Henry Stubbman .....D-F-C
Surf av, bet 10th st & Jones Walk—Chas & Albt Feltman .....D
Willoughby av, 754½—Harry Bleendes.....M

Numbered Avenues.

6th av, bet 59th & 60th sts—St Alphonsus Parochial School C

QUEENS ORDERS SERVED.

Named Streets.

Percy st, 216 (Flushing)—Jas L Hutchison, A-K-C-G-D

Numbered Streets.

14th st, 57—Walter R Taylor.....A-K-E-C

Named Avenues.

Bowne av, 24 (Flushing)—J Vipond Davies..G-K
Bway, 220 (Flushing)—Mrs Jas R Willets, A-G-K-C
Maple av, 84 (Flushing)—Sam A Salvage..A-K

BRONX ORDERS SERVED.

Numbered Streets.

138th st & 4th av—Church E Gates & Co.....A

Named Avenues.

Bailey av, 3320—Aheneman & Younkeers, Inc. .....G-C-E

Fresh Air Inlets.

(Bulletin No. 14, 1913.)—Hereafter the fresh air inlet required by section 79 of the Plumbing and Drainage Regulations may terminate in the front wall of the building near the sidewalk level when the inlet is protected with a metal screen, the openings in which have an aggregate area equal to the area of the fresh air inlet. This arrangement will be deemed an adequate substitute for the return bend mentioned in the Regulations. RUDOLPH P. MILLER,
Superintendent of Buildings.
Dated, New York, May 26, 1913.

Bulletin No. 13, 1913.

(Bulletin No. 22, 1910.)—Modifications have been issued similar to those reported in previous bulletins, as indicated below:

Application No. 118, new buildings, 1913; premises, 440 East 64th street, 1171-1181 Avenue A.

Application No. 343, new buildings, 1912; premises, 126-132 West 46th street.

Application No. 125, new buildings, 1913; premises, 6-8 West 32d street.

Application No. 64, new buildings, 1913; premises, 205-207 East 64th street.

Application No. 591, alterations, 1913; premises, 43 East 67th street.

Application No. 463, alterations, 1913; premises, 107 East 82d street.

Application No. 88, new buildings, 1913; premises, 105-107 West 57th street.

Application No. 156, new buildings, 1913; premises, 156-160 West 81st street.

Application No. 523, alterations, 1913; premises, 47-51 West 34th street, 66-74 West 35th street, 1302-1328 Broadway.

(Bulletin No. 26, 1910.)

Application No. 812, alterations, 1913; premises, 306 West 48th street.

Application No. 468, alterations, 1913; premises, 131-135 East 28th street, 119 Lexington avenue.

Application No. 436, alterations, 1913; premises, 56 West 125th street.

Application No. 782, alterations, 1913; premises, 278 East Houston street.

Application No. 552, alterations, 1913; premises, 47 Franklin street.

Application No. 661, alterations, 1913; premises, 45 West 46th street.

Application No. 652, alterations, 1913; premises, 2307 Broadway.

Application No. 707, alterations, 1913; premises, 1439 Third avenue.

Application No. 460, alterations, 1913; premises, 48 West 46th street.

Application No. 845, alterations, 1913; premises, 32 West street.

(Bulletin No. 62, 1910.)

Application No. 8, new buildings, 1913; premises, 561 Fifth avenue.

Application No. 352, alterations, 1913; premises, 4 West 54th street.

(Bulletin No. 7, 1912.)

Application No. 540, new buildings, 1912; premises, 41 Broad street.

(Bulletin No. 56, 1912.)

Application No. 120, elevator, 1913; premises, west side Lexington avenue, between 68th and 69th streets.

Application No. 141, elevators, 1913; premises, 472 Greenwich street.

Application No. 135, elevators, 1913; premises, 735 Water street.

(Bulletin No. 10, 1913.)

Application No. 619, alterations, 1913; premises, 16-18 Jay street.

(Bulletin No. 11, 1913.)

Application No. 353, new buildings, 1913 (P. & D.); premises, 221-233 West 44th street.

Application No. 109, new buildings, 1913; Application No. 419, plumbing and drainage, 1913; premises, 29-33 Wall street, 3-9 Broad street, southeast corner.

RUDOLPH P. MILLER,
Superintendent of Buildings.
Dated, May 2, 1913.

Information Useful to Property Owners.

(Republished, with amendments, by request.)

Questions submitted to Borough President Miller and Answers thereto relating to Removal of Encroachments on Third, Tremont and Washington Avenues.

1. Will owners be notified personally of any violations affecting encroachments on their property?

A. Yes.

2. Will existing cellar entrances outside building lines be permitted, if covered?

A. Existing entrances to cellars beyond building lines will be permitted, if covered by iron doors, or gratings, level with sidewalk, not exceeding three feet by four feet in area, and if existing steps or stairs outside the building line leading to basement or cellar are removed and straight iron engineers' ladders substituted to afford access to basement or cellar.

3. Will ornamental pilasters, columns, water tables, sills or lintels be permitted beyond building line less than ten feet above curb level, which if removed would destroy the architectural effect of buildings?

A. The following projections beyond building line will be permitted for ornamental projections less than ten feet above curb level. Four inches for pilasters or ornamental columns of doorways; six inches for bases of such pilasters or columns; two inches for water tables, sill, lintels and ornamental courses. These projections do not include any steps above or below curb level. The projections permitted beyond building lines on Third, Tremont and Washington avenues in front of existing buildings will be of the same dimension, character and materials as are now permitted by the regulations governing projections outside building lines in front of new buildings on all streets in this Borough.

4. Will show windows or drop awnings be permitted?

A. No projections of show windows beyond building lines will be permitted. All permanent awnings or marquees of iron and glass must be not less than ten feet above sidewalk.

5. Will retaining walls built by the City outside building line be required to be removed and replaced at building line at the expense of the property owners?

A. The opinion of the Corporation Counsel will be obtained upon this question and the property owners notified thereof.

6. Will all kinds of signs or building projections over ten feet above sidewalk be permitted?

A. All signs over ten feet above sidewalk complying with provisions of ordinances will be permitted. Porticos or hoods over doorways, cornices over store fronts, and roof cornices, band courses, sills, lintels and other ornamental projections will be permitted over ten feet above sidewalk.

7. Will projections of vault roofs, steps, cellar entrances and area coverings above sidewalk level be ordered lowered to conform to ordinance governing pitch of sidewalk from building line to curb?

A. The usual rule will be that vault roofs, steps, cellar entrances and area coverings must be lowered to conform to sidewalk level.

8. Will doors outside building line over entrances to basements and cellars be allowed to be kept open and obstruct the sidewalk, referring particularly to the use of basements and cellars by icemen and others; the courts have held that they can be kept open if protected during use thereof, usually meaning a considerable part of the day?

A. As all steps to cellars and basements outside building line are prohibited and must be removed (see answer to question No. 2) the doors to cellars and basements permitted outside building line must be kept closed except when actually in use for access to cellar or basement by tenants of stores on ground floors by means of engineers' ladders. When closed, these doors being constructed of iron and set flush with sidewalk will cause no obstruction to sidewalk.

(Signed) CYRUS C. MILLER,
President of the Borough of The Bronx.
Dated May 28, 1913.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Samuel W. Peck & Co. to Build.

Samuel W. Peck & Company, 806 Broadway, Manhattan, will soon start the erection of a six-story brick factory for the manufacture of clothing, on Roebling street, between North Sixth and North 7th streets, Brooklyn, Frank J. Helmle, 190 Montague street, has been selected architect.

Hotel for West 13th Street.

Henry A. Koelble, 114 East 28th street, is preparing plans for remodelling the three-story loft and dwelling at 100-102 West 13th street, for Mrs. Elizabeth Hawthorne, of 187 Sixth avenue. The structure will be converted into a hotel, at a cost of about $20,000.

Rumor of Hotel on Broadway.

It is again rumored that the New York Theatre property on the east side of Broadway, from 44th to 45th streets, will eventually be improved with a large hotel. The name of Charles P. Taft has been mentioned as financially interested in the enterprise, but no confirmation of the report could be obtained. About two years ago there was some talk of replacing the present building with a hotel but was apparently dropped.

PERSONAL AND TRADE NOTES.

GEO. F. HILL, consulting refrigerating engineer, has moved his offices from 150 Fifth av to 15 East 40th st.

RAISLER HEATING CO. has moved its offices and shops to its new building at 129-131 Amsterdam av, at 66th st.

BANNISTER & SCHELL, architects, have moved their offices from the 6th floor to larger offices on the 1st floor of 69 Wall st.

DANIEL E. MORAN, C. E., has been engaged by Architect Lowell to make a sub-surface investigation of the site for the new court house by means of borings.

DONN BARBER, architect, of 25 East 26th st, will move his offices on June 1 to the Architects Building, 101 Park av, northeast corner 40th st. Telephone, Murray Hill 3195.

PAUL MERTENS, architect, who was recently appointed School Architect by the Board of Education of Rahway, N. J., has opened offices in the First National Bank Building, Rahway.

HENRY T. THUM, painter, decorator and contractor, has opened an office at 331 East 88th st. Mr. Thum was recently of the firm of Ludwig & Thum, of 87 Centre st, which has recently been dissolved.

PLUTON MFG. CO. has filed incorporation papers at Albany to manufacture and deal in wrought and ornamentad metals in Manhattan with Abel Maquie, Louis Schmerzler and Sam. Blank, all of 257 Lafayette st, N. Y. C., as directors. The attorney is Morris Friedberg, 148 Nassau st.

TANNEY BRICK CO. has been incorporated at Albany to manufacture and deal in brick, pottery, tiles, stone and building, at Haverstraw, with Thos. F. Tanney, John Clark and Wm. H. Bennett, all of Haverstraw, as directors. The attorney is Harvey DeBaun, Haverstraw, N. Y.

HURWITZ CONTRACTING CO. has been incorporated at Albany to do a general painting and contracting business in Manhattan with Meyer Hurwitz and Malka Hurwitz, of 148 East 7th st, and Daniel Handler, 35 Nassau st, as directors. Lurie & Hoffman, 35 Nassau st, are the attorneys.

C. M. JOHNSON has filed incorporation papers at Albany as architects and designers to practice in Albany with J. Proctor Cowles, 602 44th st, Brooklyn, James J. Finn, 1714 Av K, Brooklyn, and W. M. Blum, 186 Remsen st, Brooklyn, as directors. The attorney is F. C. Vaughan, 16 Court st, Brooklyn.

IRVING PLUMBING CO. has been incorporated at Albany to do a general plumbing and heating work, realty, etc., in Manhattan, with Louis Siegelbaum and Ida Siegelbaum of 960 Tinton av, and Harry Applebaum, 150 Suffolk st, as directors. The attorney is S. N. Tuckman, 520 Broadway.

J. & E. J. EPSTEIN CO. has been incorporated to do general contracting and building, etc., in Manhattan, with Jos. Epstein, 1336 53d st, and Edwin J. Epstein, same address, and Nathan Steinbach, 1976 Bergen st, all of Brooklyn, as directors. The attorney is S. H. Eisler, 261 Broadway, N. Y. C.

MODERN GENERAL CONTRACTING COMPANY has been incorporated to do general contracting and building in Brooklyn with Israel Druse, 51 Rockaway av, Samuel Landress and Julius Sweroloff, of 122 Chauncey st, all of Brooklyn, as directors. The attorney is Samuel Weinstein, 60 Graham av, Brooklyn.

THE McCAULIFF-CROWLEY CO. has been incorporated at Albany to do a general contracting business in Brooklyn with Daniel McCauliff, of 634 Marcy av, Brooklyn, Chas. Crowley, 381 Willoughby av, and Daniel Crowley, 479 East 137th st, N. Y. C., as directors. The attorney is Albert W. Linton, 44 Court st, N. Y.C.

THE ELECTRICAL EXPERIMENT COMPANY has filed incorporation papers at Albany as electricians, mechanical engineers, etc., with E. Mortimer Boyle, 2719 Heath av, Alfred W. Haywood, Jr., 210 West 107th st, and Edward G. S. Hudson, 183 Decatur av, Brooklyn, as directors. The attorneys are Nicoll, Anable Lindsay & Fuller, 31 Nassau st.

C. W. HUNT COMPANY has filed incorporation papers to manufacture and deal in machinery and appliances for handling coal, broken stone, etc., hoisting machinery, in Manhattan, with Jno. W. Hiltman and Theron S. Atwater, of 45 Wall st, and William Lee, West New Brighton, S. I., and four others, as directors. The attorneys are Redding, Greeley & Goodlett, 38 Park row.

FRANK H. TYLER, of Brooklyn, who was elected secretary of the Taxpayers' movement, says: "Economy and capable administration is what we want in our city government. If a business concern were conducted according to the methods that prevail in some of the departments of our city, bankruptcy would be its finish in short time," he declared.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for laboratory assistant in engineering, for men only, on July 2, to fill vacancies as they may occur in the position of laboratory assistant qualified in engineering, at salaries ranging from $900 to $1,200 per annum in the Bureau of Standards, Department of Commerce. Fersons who desire this examination should at once apply to the United States Civil Service Commission, Washington, D. C.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—The annual convention of the American Institute of Electrical Engineers will be held at Cooperstown, N. Y., during the week of June 23. The headquarters of the convention will be at the O-te-sa-ga, a new hotel thoroughly modern in its appointments and containing accommodations for 350 guests. Cooperstown is located at the foot of Otsego Lake and is 92 miles from Albany on the Delaware & Hudson Railroad. It is noted as the home of James Fenimore Cooper, and the beauty of the lake and the surrounding hills has been immortalized in his "Leather Stocking" tales.

THOMAS HASTINGS of the firm of Carrere & Hastings, New York, delivered a lecture on modern architecture at the Royal Institute of British Architects on May 27. He said that in America they were often confronted with the fact that they had not an architecture of their own and throughout his address he emphasized the need of a style of architecture which would express the spirit of the age. Mr. Hastings prophesied that the time must come when architects of necessity would be educated in the style of their own time and expressed the belief that we should one day rejoice in the dawn of a modern renaissance, in which we should see the architect solving new problems and adapting his art to the honest and natural treatment of new material and conditions.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

CARTERET, N. J.—The Virginia-Carolina Chemical Co., care of S. W. Travers, president, Richmond, Va., contemplates the erection of a factory building here on property which it recently purchased. No architect has been retained.

JAMESTOWN, N. Y.—The Chautauqua Panel & Veneer Co., A. J. Setter, president, Joseph Setter, manager, contemplates the erection of a 2-sty brick and steel factory and office building, 150x65 ft, in Allen st. No architect or engineer have been selected. Cost, about $75,000.

WATERFORD, N. Y.—The First Presbyterian Church, Rev. Robert S. Wrightman, 5 Division st, George H. Page, 140 Saratoga av, chairman of Special Committee, contemplates remodeling the 1-sty stone and brick church in Division st, or the erection of a new building. A meeting will be held June 4.

PITTSFORD, N. Y.—The Pittsford Grange No. 424, of this place, contemplates the erection of a Grange Hall in Church st, for which no architect has been selected. It is expected that definite action will be taken about June 10th. Cost, about $5,000.

POUGHKEEPSIE, N. Y.—The Benedictine Sisters, Rev. Father Thos. L. Mahoney, 17 North Clover st, pastor, contemplates the erection of a 2-sty hospital on Innis av. Architect will be selected about June 1. Cost, about $100,000.

AMSTERDAM, N. Y.—The Y. M. C. A. of Amsterdam, Wm. McCleary, chairman of Building Committee, contemplates the erection of a Y. M. C. A. building here. It is expected that a site and architect will soon be selected. Cost, about $100,000.

ARLINGTON, N. Y.—The Board of Trustees of the Board of Education of Arlington contemplate the erection of a new school or an addition to the College Av School. No architect has been retained. Action will be taken at a meeting in June.

WATERVLIET, N. Y.—The English Lutheran Church, care of D. G. Roberts, 1017 23d st, contemplates the erection of a church, for which no site has been selected, and no architect retained.

JAMESTOWN, N. Y.—The B. P. O. E. Lodge of Jamestown, corner of Main and 3d sts, Arthur C. Wade, chairman of Building Committee, contemplates the erection of a 4-sty brick and steel lodge and office building, 50x120 ft, for which no site or architect have been selected. Cost, about $100,000.

YONKERS, N. Y.—The Yonkers Cold Storage & Ice Manufacturing Co. contemplates the erection of a cold storage warehouse and an additional ice plant here. No architect has been retained.

WHITE PLAINS, N. Y.—Frederick Cobb, 14 Court st, and Edward Barrett have been selected as committee to retain an architect for the erection of a fire house at the corner of Hamilton and Lexington avs, for the Village of White Plains, Louis Platt, president, and George Cox, secretary. No architect has been selected. Cost, about $15,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Michael Ginto, 1951 Lexington av, is taking bids on subs and materials for a 5-sty brick tenement, 50x68 ft., to be erected on the east side of Stebbins av, 188 ft. south of 165th st, from plans by John Hauser, 360 West 125th st, architect. Cost about $35,000.

BRONX.—The Martin Tully Construction Co., 810 East 173d st, Martin Tully, president, Maria Tully, secretary, are taking bids on subs and materials for a 5-sty tenement, 37x69 ft., to be erected on Anthony av, running through to Carter av, 104 ft. south of 174th st, from plans by Harry T. Howell, 3d av and 149th st, architect.

BROOKLYN.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty brick tenements, 40x90 ft., to be erected on the south side of Park pl, 220 ft. east of Howard av, for D. Isaacowitz, 316 Hopkinson av, owner, who is taking bids on subs. Cost about $20,000 each.

BRONX.—Ludwig Sikora, 8 9th av, L. I. City, owner, is taking bids on subs and materials for three 6-sty brick tenements, 51x82 ft. and 41x85 ft., to be erected on the east side of Clay av, 104 ft. north of 169th st, from plans by John H. Friend, 148 Alexander av, architect. Cost, $125,000.

BRONX.—Marghereta Galotta, 2289 1st st, owner, is taking bids on subs and materials for a 5-sty brick tenement, 36x96 ft., to be erected on the east side of Belmont av, 39 ft. north of 181st st, from plans by the Kreymborg Architectural Co., 163d st and Hunts Point rd, architects. Cost, $30,000.

MANHATTAN.—Rouse & Goldstone and Jos. L. Steinam, associated architects, 38-40 West 32d st, are taking bids for alterations to the apartment at 130 East 67th st, for the East 67th St. Apartment Building, 130 East 67th st, owner.

BROOKLYN.—Chas. A. Chase, 479 Franklin av, owner, is taking bids on all subs for a 4-sty brick flat, 50x121 ft, to be erected on the east side of Ocean av, 415 ft north of Parkside av, from plans by Slee & Bryson, 154 Montague st, architects. Cost, about $45,000.

BROOKLYN.—S. Millman & Son, 1780 Pitkin av, architects, are taking bids on all subs for alterations to the 4-sty brick tenement on Pitkin av, from Saratoga av to Barrett st, for the Collective Holding Co., Morris Ginsburg, 1783 Pitkin av, owner. Cost, about $20,000.

CHURCHES.

BROOKLYN.—Louis A. Sheinart, 194 Bowery, has completed plans and is ready for figuring for a 1-sty brick synagogue, to be erected

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DWELLINGS.

NEW ROCHELLE, N. Y.—H. Burchall, of this place, has completed plans for a 2½-sty frame and stucco residence, 30x29 ft., for J. M. Thompson, 121 Church st, owner. Cost about $4,000. Owner is taking bids on subs.

BROOKLYN.—Moses Ginsburg, care of Max Kobers, 1783 Pitkin av, owner, is taking bids on all subs for the 2-sty brick residence, 22x 65 ft., to be erected on the north side of Eastern parkway, near Utica av, from plans by Cohn Bros., 361 Stone av, architects. Cost about $12,000.

BROOKLYN.—Parfitt Bros., 26 Court st, architects, are taking bids on the general contract for alterations and extensions to the residence at the southwest corner of Union and Hoyt sts for Dr. Louis M. Dusseldorf, care of architects, owner; cost, about $10,000.

MUNICIPAL WORK.

RUTHERFORD, N. J.—Bids are being received until 8 p. m., June 13, by the Borough Council, Frank A. Stedman, Borough Clerk, for paving Station sq. and Park av, from Station sq to Rutherford av, with vitrified paving block. The work consists of 25,800 sq. yds. for the Borough, and 12,400 sq. yds. for the street railway company.

STORES, OFFICES AND LOFTS.

BROOKLYN.—Bannister & Schell, 69 Wall st, N. Y. C., architects, are taking bids on a brick and limestone store and loft building to be erected on Fulton, Graham and Putnam avs for J. E. Burns, owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN—Louis A. Sheinart, 194 Bowery, is preparing plans for a 6-sty tenement, to be erected by the Citizens' Investing Co., costing about $45,000. The location is withheld.

CHRYSTIE ST.—Frank Straub, 25 West 42d st, is preparing plans for a 6-sty tenement, with stores, to be erected at 67 Chrystie st for H. M. Greenberg, 127 Delancy st, owner.

HALLS AND CLUBS.

44TH ST.—F. J. Sterner, 139 East 19th st, has plans for converting the 2-sty brick residence at 65 West 44th st into a club house for Mrs. Andrew H. Smith, Geneva, N. Y. Cost about $10,000.

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STABLES AND GARAGES.

WATER ST.—Louis A. Sheinart, 194 Bowery, has started plans for a 3-sty stable, 22x56 ft, at 590 Water st, for the Kauffman & Lewenthal Realty Co.

20TH ST.—Geo. Spellman, care of McKim, Mead & White, 101 Park av, is preparing plans for a 3-sty brick stable, 40x100 ft, to be erected at 414-416 East 20th st, for Thos. Farley, 441 East 19th st, owner. Hellman Construction Co., 160 East 60th st, has the general contract. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

CANAL ST.—C. C. Haight, 452 5th av, has prepared plans for an 8-sty loft building, 30x 60 ft., to be erected at the northwest corner of Canal and Sullivan sts, for the Trinity Corporation, 187 Fulton st, owner. Peter A. Frasse Co., on premises, is lessee. Cost about $40,000.

86TH ST.—Thomas W. Lamb, 644 8th av, is preparing plans for alterations to the department store at the northeast corner of 86th st and 3d av for McNebb & Blumenthal, on premises, owners.

42D ST.—Alexander M. Johnson, 44 Pinehurst av, has completed plans for alterations to the loft at 141 West 42d st, for Peter Delancy, 129 West 42d st, owner. Cost, about $12,000.

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Contemplated Construction (Continued).

46TH ST.—Cantor & Levingson, 39 West 38th st, are preparing plans for alterations to the residence, 53 West 46th st, for store and bachelor apartments, and will take estimates on the general contract about June 1.

THEATRES.

3D AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 1-sty brick and terra cotta moving picture theatre, 25x130 ft, to be erected at 1081 3d av, for the D. Lettin Realty Holding Co., David Lettin, 68 Lenox av, owner. Cost, about $10,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

172D ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for five 5-sty flats, 40x88 ft., to be erected in the west side of 172d st, 150 ft. south of Boston rd, for the Sole Realty Co., 641 East 183d st, owner. Cost about $200,000.

CLAY AV.—John H. Friend, 148 Alexander av, has completed plans for three 6-sty brick tenements to be erected on the east side of Clay av, 104 ft. north of 169th st, for Ludwig Sikora, 8 9th av, L. I. City, owner. Cost about $125,000.

181ST ST.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for two 5-sty tenements, 50x97 ft. and 50x80 ft., to be erected in the north side of 181st st, 221 ft. east of Crotona av, for Sarah Browning, 2286 Beaumont av, owner. Cost about $90,000.

STEBBINS AV.—Maximilian Zipkes, 220 5th av, has completed plans for two 5-sty apartment houses, 71x100 ft., and 53x100 ft., to be erected at the northeast corner of Stebbins av and Freeman st for Louis E. Kleban, 1116 Jackson av, owner. Cost about $120,000.

CHURCHES.

NEWBOLD AV.—Fred Hammond, 391 East 149th st, has prepared plans for a 2-sty brick extension to the church on the south side of Newbold av, 405 ft. west of Castle Hill av, for the Evangelical St. Paul's Congregation, at site. Cost about $7,500.

FACTORIES AND WAREHOUSES.

169TH ST.—Fred Hammond, 391 East 149th st, is preparing plans for a 1-sty brick embroidery factory, with stores, to be erected in the north side of 169th st, 100 ft. east of Boston rd, for Ferdinand Hecht, care of architect, owner. Cost about $8,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HAWTHORNE ST.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty brick apartment, 60x100 ft., to be erected in the north side of Hawthorne st, 80 ft. east of Flatbush av, for William J. Runeking, 128 Rutland rd, owner. Cost about $40,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty brick tenements, 41x100 ft., to be erected on the north side of St. Johns pl, near Howard av, for Abraham Koeppel, 608 Stone av, owner. Cost about $25,000.

CHURCHES.

9TH ST.—Eugene Schoen, 25 West 42d st, N. Y. C., is preparing plans for a 1-sty limestone or marble and brick synagogue, 60x80 ft., to be erected in 9th st, between 6th and 7th avs, for the Bnai Scholem Congregation, S. Lehman, president, 179 9th av, and will take bids on the general contract about June 15. Cost about $25,000.

DWELLINGS.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty brick residence, 22x65 ft., to be erected on the north side of Eastern parkway, near Utica av, for Moses Ginsburg, care of Max Kobers, 1783 Pitkin av, owner. Cost about $12,000.

FACTORIES AND WAREHOUSES.

3D AV.—Voss & Lauritzen, 65 DeKalb av, have completed plans for a 3-sty brick extension to the factory, 40x49 ft., at the southwest corner of 3d av and Douglass st, for the Manifold Supply Co., on premises. The contract will be awarded without competition. Cost about $12,000.

ROEBLING ST.—Frank J. Helmle, 190 Montague st, has been selected architect to prepare plans for a 6-sty brick and stone factory to be erected in Roebling st, between North 6th and North 7th sts, for Samuel W. Peck & Co., 806 Broadway, N. Y. C., owner. Samuel W. Peck, president, and Henry C. Peck, treasurer.

BROOKLYN.—The plant of the Crooke Smelting & Refining Co., a subsidiary of the National Lead Co., was destroyed by fire at a loss of $100,000.

STORES, OFFICES AND LOFTS.

WILLOUGHBY ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., have been commissioned to prepare plans for an addition to the telephone building in Willoughby st for the New York Telephone Co., 15 Dey st, N. Y. C.

HOYT ST.—Wrecking is under way for the 3-sty brick stores and residence, 19x50 ft, to be erected in the west side of Hoyt st, 63 ft north of Schermerhorn st, for George L. Baur, 1318 Fulton st, owner. William Debus, 86 Cedar st, is architect. Peter Guthy, Inc., 926 Broadway, has the mason work. Cost, about $11,000.

THEATRES.

7TH AV.—A. C. Lupprian, 478 Main st, New Rochelle, N. Y., is preparing plans for alterations to the residence at 7th av and 17th st into a moving picture theatre for the Henry Welsh Estate, 465 Greenwich st, N. Y. C.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—Eugene Schoen, 25 West 42d st, N. Y. C., is preparing plans for a 2½-sty terra cotta block residence, 22x77 ft., for Robert M. Lloyd, care of the Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner. Cost about $18,000.

FACTORIES AND WAREHOUSES.

OZONE PARK, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, have prepared plans for a 2-sty brick factory, 200x75 ft., to be erected on the east side of Woodhaven av, 160 ft. north of Byrne pl, for L. & M. Bruckheimer, 100 Hendrix st, Brooklyn, owner. Cost about $40,000.

LONG ISLAND CITY.—Toch Brothers, 320 5th av, manufacturers of paints and varnishes, with an extensive plant on 8th and 9th sts, Long Island City, have purchased through John Welden, of Long Island City, as broker, three lots adjoining their present plant on 8th st. They intend to improve the new holdings within a short time by the erection of a storehouse.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Alfred Busselle, 132 Madison av, N. Y. C., is preparing plans for repairs to the 2½-sty residence for Frank Dickerson, 52 Broadway, N. Y. C., owner. John J. Hoey, Potters la, Great Neck, has the general contract.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—Chas. Lupprian, Main st, has completed plans for three 2½-sty frame residences, 35x40 ft., to be erected at Sutton Manor for the Sutton Manor Real Estate Co., George W. Sutton, president, North av, owner. Cost about $9,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

COURT ST.—J. H. Parker Co., 315 4th av, N. Y. C., has received the general contract to erect the 12-sty bank and office building, at the southwest corner of Court and Joralemon sts, Brooklyn, for the Weinbro Real Estate Co., Inc., 47 West 34th st, N. Y. C., owner. The directors are David Oscar & Levi Weingarten. William E. Lehman, 738 Broad st, Newark, N. J., is architect. Cost, about $500,000. The Nassau National Bank has leased a part of the building.

DWELLINGS.

AMSTERDAM AV.—George L. Hiltl Co., 114 East 28th st, has received the general contract for alterations to the 3-sty brick and stone store and residence at 1821-1823 Amsterdam av for George Ehret, 235 East 92d st, owner. Charles Stegmayer, 168 East 91st st, is architect. The Stehlin-Miller-Henes Co., 103 Park av, has the heating and wiring work. Cost about $15,000.

ENGLEWOOD, N. J.—C. J. Stagg, of this place, has received the general contract to erect a 2½-sty stucco residence, 35x45 ft., for Alfred D. Childs, Dana pl, owner. Edward King, Frank J. Forster & Gustave Caretto, 42d st and Madison Av. Building, N. Y. C., are the architects.

MORNINGSIDE DRIVE.—The Murphy Construction Co., 50 Church st, has received the general contract to erect the 4-sty stone rectory at the northwest corner of Morningside Drive & 114th st, for the Church of Notre Dame. Cross & Cross, 10 East 42d st, are the architects. Estimated cost is $65,000.

FACTORIES AND WAREHOUSES.

BALTIMORE, MD.—(Sub.) The Raymond Concrete Pile Co. of 140 Cedar st, N. Y. C., and Chicago, has received the contract for placing standard Raymond concrete piles for the foundation of a new warehouse for S. J. Van Lill Co., Baltimore, Md.

STAMFORD, CONN.—H. Wales Lines Co., Meriden, Conn., has received the general contract to erect a 3-sty steel and brick addition, 50x200 ft., to the 6-sty factory for the Yale & Towne Manufacturing Co., 9 Murray st, N. Y. C., and 548 Pacific st, Stamford. A. J. Horne, superintendent. Chas. T. Main, 201 Devonshire st, Boston, Mass., is architect.

HOSPITALS AND ASYLUMS.

RANDALL'S ISLAND, N. Y.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st, New York and Chicago, has received the contract for placing standard Raymond concrete piles for the foundation of the new boiler house and laundry building on Randall's Island. Frank J. Helmle, architect.

MUNICIPAL WORK.

MILLVILLE, N. J.—The Oswego Bridge Co., Oswego, N. Y., has received the contract for a new drawbridge across the Maurice River, at $27,096.

POWER HOUSES.

SIOUX CITY, IOWA.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for placing standard Raymond concrete piles for the foundation of a power house for Armour & Co. of this place, owner. R. C. Clark, is architect.

SCHENECTADY, N. Y.—The Bartlett-Hayward Co., 100 Broadway, N. Y. C., has received the general contract to erect a brick gas plant and tank for the Mohawk Gas Co., Henry W. Peck, general manager, 509 State st, owner. R. M. Searle, 35 Brunswick st, Rochester, is engineer. Cost about $100,000.

STABLES AND GARAGES.

53D ST.—F. N. Goble, 1 East 42d st, has received the general contract to erect a 3-sty brick and marble private garage, 25x50 ft., at 146 East 53d st for J. W. Aitken, 28 West 54th st, owner. H. M. Peck, 25 East 26th st, is architect. Cost about $20,000.

STORES, OFFICES AND LOFTS.

CARTERET, N. J.—Soren Koed, of this place, has received the general contract to erect a 2½-sty frame and stucco office building, 43x43 ft., for the American Agricultural Chemical Works, G. Nickerson, owner. Cost, $8,000.

THEATRES.

97TH ST.—The Libman Contracting Co., 107 West 46th st, has received the mason work for the 2-sty theatre and store building, 98x175 ft., to be erected at 246-254 West 97th st and 2571-2579 Broadway for the 97th St. and Broadway Realty Co., William Fox, president, and William Long, secretary and treasurer, 116 East 14th st owner. Thomas W. Lamb, 644 8th av, is architect. A. de Cafelli, 2159 Belmont av, is contractor. Cost about $150,000.

CROTONA PARKWAY.—The Defender Construction Co., 35 Nassau st, has received the general contract for a 2-sty brick and terra cotta theatre, office and store building, 110x206 ft., to be erected at the southeast corner of Crotona Parkway and Elsmere pl for the Crotona Parkway Amusement Co., Albert E. Hartcorn, 20 Nassau st, owner. Shampan & Shampan, 772 Broadway, Brooklyn, are architects. Cost about $400,000.

MISCELLANEOUS.

KANSAS CITY MO.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for placing Raymond concrete piles for the foundation of the train sheds for the new Union Passenger Station of this city. Jarvis Hunt is architect. The George A. Fuller Construction Co., 115 Broadway, N. Y. C., is general contractor.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

183D ST, n s, 100 e Audubon av, two 5-sty brick tenements, 85x62; cost, $100,000; owner, Placid Realty Co., John Katzman, Pres., 35 Nassau st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 275.

WADSWORTH AV, w s, 60 n of 185th st, three 5-sty brick tenements, 45x102; cost, $180,000; owner, Comfort Realty Co., Barnet House, Pres., 10 West 40th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 278.

DWELLINGS.

70TH ST, 132 East, 5-sty brick dwelling, 20x100; cost, $35,000; owner, Julius Goldman, 132 East 70th st; architect, Herbert M. Baer, 665 5th av. Plan No. 284.

PARK AV, 787, 5-sty brick dwelling, 28x65; cost, $70,000; owner, Arthur Ryle, 75 East 56th st; architect, Arthur C. Jackson, 246 4th av. Plan No. 285.

FACTORIES AND WAREHOUSES.

100TH ST, 235 East, 1-sty brick storage, 10x55; cost, $1,000; owner, Leonhard Weill, 128 Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 282.

STORES, OFFICES AND LOFTS.

45TH ST, 9 East, 6-sty brick lofts, 25x82; cost, $50,000; owner, Chas. Burnham Squier, 521 Park av; architect, Albert Morton Gray, 1402 Broadway; builders, Moran & Jones, 481 5th av. Plan No. 279.

THEATRES.

BROADWAY, e s, 33 n of 94th st, 2-sty brick moving picture theatre, 42x140; cost, $25,000; owner, Eugene Higgins, 1 Madison av; lessees, Alwood Realty Co., 111 Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 277.

177TH ST & AMSTERDAM AV, n w cor, 1-sty brick stores and moving picture theatre, 84x90; cost, $40,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 283.

MISCELLANEOUS.

60TH ST & WEST END AV, s w cor, frame fence, 75x130; cost, $200; owners, N. Y., N. H. & H. R. R. Co., 42d st and Madison av; architects, Sterling Archtl. Co., 13 Park row. Plan No. 274.

68TH ST, 156 East, 1-sty frame sprinkler test house, 19x19; cost, $1,200; owner, City of New York, City Hall; Hon. Joseph Johnson, Fire Commissioner, 157-9 East 67th st; architect, James P. Riehil, 157-9 East 67th st. Plan No. 276.

HIGHBRIDGE PARK, bet Edgecombe av and Speedway, concrete stairs; cost, $900; owner, Dept. of Parks, N. Y. C.; architect, Frank Ring, 525 West 24th st; builder, Jas. Foster, 200 5th av. Plan No. 279.

EAST BUILDING LINE, Park av, 161 e and 27 s of north building line of 49th st, 1-sty brick interlocking station, 30x11; cost, $3,800; owner, N. Y. C. & H. R. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st; builders, John Pierce Co., 70 East 45th st. Plan No. 280.

PARK ROW, 33, 3-sty brick restaurant, 23x86; cost, $50,000; owner, Frances Hustace, 33 Park Row; architects, H. R. Wilson & Co., Mark Solomon, representative, 1259 Broadway. Plan No. 281.

174TH ST, n s, 100 e of Audubon av, 1-sty frame storage shed, 31x43; cost, $500; owner, Aronzio Colasnanno, 313 East 119th st; architect, Otto Reissmann, 30 1st st. Plan No. 286.

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Plans Filed, New Buildings, Bronx (Cont.)

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ALDUS ST, n s, from Faile st to Bryant av, four 5-sty brick tenements, slag roof, 50x90, 50x88; cost, $230,000; owners, M. J. B. Const. Co., Meyer Solomon, 1029 East 163d st, Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 251.

STEBBINS AV, n w cor 170th st, four 6-sty brick stores and tenements, tin roof, 40x90, 53.4x86; cost, $200,000; owner, Bernhard Mayer, 41 East 72d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 347.

STEBBINS AV, e s, 188.72 s 165th st, 5-sty brick tenement, slag roof, 50x68; cost, $35,000; owner, Michael Giuto, 1951 Lexington av; architect, John Hauser, 360 West 125th st. Plan No. 348.

SOUTHERN BOULEVARD, w s, 57.85 n 176th st 5-sty brick tenement, slag roof, 50.4x104.7; cost, $50,000; owner, P. J. Dwyer Bldg Co., P. J. Dwyer, 176th st and Trafalgar pl, Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 350.

VYSE AV, w s, 150 n Jennings st, 5-sty brick tenement, slag roof, 50x88; cost, $55,000; owner, Harrington Bldg. Co., Adela Harrington, 1478 Vyse av, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 349.

HOME ST, s s, 51.31 e Simpson st, 5-sty brick tenement, plastic slate roof, 50x97; cost, $55,000; owners, Keilbert Construction Co., Francis X. Keil, 535 East 166th st, president; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 357.

DWELLINGS.

225TH ST, s s, 182.30 e Bronxwood av, 2-sty frame dwellings, tin roof, 21x42; cost, $5,000; owners, Guiseppe & Giovanni Raus, 2480 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 354.

NEWTON AV, w s, 256.45 n 256th st, 2-sty and attic frame dwelling, shingle roof, 21x52; cost, $5,000; owner, Jos. P. Mink, 21 Jumel pl; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 359.

STABLES AND GARAGES.

KING AV, w s, 50 s Bowne st, 1-sty frame garage, 10x16; cost, $300; owner, Catherine J. Stumpf, 1209 Hoe av; architects, Talberg & Son, 1167 Fox st. Plan No. 355.

STORES, OFFICES AND LOFTS.

FORDHAM RD, n s, 126.77 e Jerome av, 1-sty brick stores, ball court and theatre, slag roof, 75.3x167.11; cost, $50,000; owner, H. N. Singhi, 121 West Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 356.

THEATRES.

3D AV, w s, 94 s 183d st, open air theatre, 36x120; cost, $1,000; owner, Sanphy Amusement Co., A. A. Sanna, 3d av and 149th st, Pres.; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 352.

CROTONA PARKWAY, s e cor Elsmere pl, 1-sty brick theatre, slag roof, 81.4x139.7; cost, $400,000; owners, Crotona Parkway Amusement Co., Albert E. Hotcorn, 20 Nassau st, president; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 358.

MISCELLANEOUS.

EVANS AV, e s, 100 n Balton av, 1-sty frame camp, 12x48; cost, $150; owner and architect, Chas. Weber, Ferris lane. Plan No. 353.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HOWARD AV, s w cor Dean st, 4-sty brick tenement, 26.2x81, —— roof, 10 families; cost, $16,000; owner, Jacob Sommer, 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2947.

HOWARD AV, w s, 26.2 s Dean st, 4-sty brick tenement, 40.6x79, slag roof, 20 families; cost, $26,000; owner, Jacob Sommer, 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2946.

ATLANTIC AV, n e cor Nostrand av, 4-sty brick tenement, 42.6x90, gravel roof, 12 families; cost, $45,000; owner, C. F. Reynolds, 1359 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 2952.

60TH ST, n s, 70.1 w Ft. Hamilton av, four 4-sty brick tenements, 25x72, gravel roof, 8 families each; total cost, $40,000; owner, I. J. Rosenstein 589 3d av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2958.

78TH ST, COR 4TH AV, 3-sty brick tenement, 42x100, slag roof, 12 families; cost, $40,000; owner, Jacob Keiser, 2027 Bath av; architect, D. Wortman, 114 East 28th st. Plan No. 3004.

77TH ST, s e cor 14th av, 3-sty brick tenement, 36.3x100, slag roof, 12 families; cost, $40,000; owner, Jacob Keiser, 2027 Bath av; architect, D. Wortman, 114 East 28th st. Plan No. 3003.

CHURCHES.

7TH AV, n e cor 49th st, 4-sty brick church, 80.8x119, slag roof; cost, $20,000; owner, Rt. Rev. C. E. McDonald, 367 Clermont av; architects, Reiley & Steinback, 411 5th av, N. Y. Plan No. 2931.

AV R, n s, 90 w E 17th, 1-sty brick synagogue, 25x87, shingle roof; cost, $40,000; owner, Cong. Ahawath Sholam, Coney Island av & Av M; architect, Louis A. Sheinert, 194 Bowery, N. Y. C. Plan No. 2989.

DWELLINGS.

JEROME ST, e s, 165 s Hegeman av, 2-sty brick dwelling, 15x25, gravel roof, 1 family; cost, $1,000; owner, Rocco Renna, 613 Degraw st; architect, W. J. Conway, 400 Union st. Plan No. 2907.

WEST 32D ST, w s, 130 n Mermaid av, three 1-sty frame dwellings, 14x28, tar and gravel roof, 1 family each; total cost, $900; owner, Ignario Giacone, 42 Bremen st; architect, C. P. Cannella, 60 Graham av. Plan No. 2935.

HOMECREST AV, e s, 85 s Av T, 2-sty frame dwelling, 21x34, shingle roof, 1 family; cost, $3,500; owner and architect, Michael Foley, 2247 Homecrest av. Plan No. 2942.

MALTA ST, e s, 315 s Hegeman av, 2-sty brick dwelling, 20x44, slag roof, 2 families; cost, $3,000; owner, Kalman Florn, 355 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2948.

FORBELL AV, w s, 180 n Magenta st, nine 2-sty brick dwellings, 18.3x32, tin roof, 1 family each; total cost, $18,000; owner, Magenta Development Co., 909 Forbell av; architect, H. Rockmore, 1531 48th st, Brooklyn; corrects error in issue April 26, in architect's name. Plan No. 2160.

FULTON ST, s e cor Jerome st, three 2-sty brick dwellings, 20x40, gravel roof, 1 family each; cost, $12,000; owner, Merchants Lloyd Realty Co., 44 Court st; architect, Jacob S. Glaser, 75 73d st. Plan No. 2979.

LORIMER ST,, s w cor Skillman st, 3-sty brick dwelling, 29x18, gravel roof, 2 families; cost, $7,000; owner, Antonio Trofa 37 Skillman av; architect, C. P. Cannella, 60 Graham av. Plan No. 2960.

SNEDIKER AV, e s, 175 s Hegeman av, 1-sty frame dwelling, 17x30, gravel roof, 1 family; cost, $700; owner, Sam'l Klein, 721 Snediker av; architect, Louis Danancher, 7 Glenmore av. Plan No. 2976.

WAREHOUSE AV, s w cor 25th av, 1-sty frame bungalow; cost, $100; owner, Hy Linemeyer, 532 Hamburg av; architects, Hendrick Construction Co., 1180 Halsey st. Plan No. 2973.

CLARENDON RD, n s, 80 w Brooklyn av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, $3,500; owner, Jacob Stachler, 1355 Putnam av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2997.

FACTORIES AND WAREHOUSES.

11TH ST, n s, 350 w 3d av, 2-sty brick factory, 40x80, gravel roof; cost, $6,000; owners, Eclipse White Land Co., 109 8th st; architect, W. H. Wueth, 358 17th st. Plan No. 2933.

STABLES AND GARAGES.

COLUMBIA HEIGHTS, e s, 75.11 n Pineapple st, 2-sty brick garage, 25.3x13.4, gravel roof; cost, $270; owner, Morris Goldman, 338 Gates av; architect, Jas. McKillop, 154 India st. Plan No. 2916.

PROSPECT AV, n s, 65 e 3d av, 1-sty brick wagon shed, 21x24, felt roof; cost, $370; owner, Joseph Kryzanowski, 192 20th st; architect, E. Dennis, 241 Schenck av. Plan No. 2891.

WALDORF CT, n s, 100 e Rugby rd, 1-sty frame garage, 12x18, shingle roof; cost, $325; owner, A. Horstman, 15 Waldorf ct; architect, Holmes V. B. Ditmas, 2601 Av G. Plan No. 2940.

BENTON ST, s s, 71 e Kingsland av, 3-sty brick garage and morgue, 87.8x38.2, tile roof; cost, $45,000; owner, City N. Y.; architect, Frank Helme, 190 Montague st. Plan No. 2968.

STORES AND DWELLINGS.

GRAND ST, n w cor Bushwick av, 4-sty brick store and dwelling, 81.11x61.8, gravel roof, 12 families; cost, $19,000; owner, Central Bwg. Co., 68th st, East River, N. Y.; architect, C. B. White, 189 Montague st. Plan No. 2920.

CONEY ISLAND AV, w s, 82 s Cortelyou rd, 3-sty brick store and dwelling, 20x55, —— roof, 2 families; cost, $4,500; owner, Rocco Giovaniello, 750 Coney Island av; architect, Rocco Mega, 2857 West 5th st. Plan No. 2937.

STORES, OFFICES AND LOFTS.

GRAND AV, junction Putnam av and Fulton st, 2-sty brick stores, 21.11x46.11, slag roof; cost, $3,500; owner, John E. Burns, on premises; architects, Bannister & Schell, 69 Wall st, N. Y. Plan No. 2903.

SEIGEL ST, n s, 100 w Bushwick av, 6-sty brick loft, 49x92.4, slag roof; cost, $30,000; owner, Marx Berger, 27 Morrell st; architects, Nash & Springsteen, 21 West 45th st, N. Y. Plan No. 2980.

THEATRES.

9TH ST, n s, 175 e 5th av, 4-sty brick theatre, 125.1x180, gravel roof; cost, $200,000; owner, B. F. Keith, 1495 Broadway, N. Y.; architect, W. H. McElpatrick, 701 7th av. Plan No. 2987.

MISCELLANEOUS.

WEST 25TH ST, w s, 225 s Surf av, 1-sty frame bath house, 66x35.6, gravel roof; cost, $1,500; owner, E. P. Skelly, 25th st and Surf av; architect, Jas. A. McDonald, Surf av and 24th st. Plan No. 2898.

5TH AV, e s, 200 n 68th st, new frame grandstand, 40x11.5; cost, $150; owner and architect, A. R. Miner, 550 67th st. Plan No. 2914.

13TH AV, n w cor 72d st, 2-sty brick moving picture booth, 9x8.4, cement roof; cost, $800; owner, Vincent Ambrose, 1609 Gravesend av; architect, C. P. Cannella, 60 Graham av. Plan No. 2912.

SCHOLEY ST, n s, 175 e Waterbury st, 1-sty frame shop, 30x70, gravel roof; cost, $3,000; owner, Philp Staab, 1596 Myrtle av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2927.

5TH AV, n w cor 44th st, two 2-sty brick ticket office and booth, 25.6x9, gravel roof; total cost, $4,000; owner, R. S. Marvin as president, 270 Riverside Drive, N. Y.; architects, Van Buren & Velle, 507 5th av. Plan No. 2934.

86TH ST, n s, 300 e 22d av, 1-sty frame booth, &c, moving picture show, 60x97 (lot); cost, $1,000; owner, May Flynn, 2246 85th st; architect, Max Hirsch, 391 Fulton st. Plan No. 2939.

BENTON ST, s w cor Debevoise st, 3-sty brick dormitory, 104.8x38.2; cost, $50,000; owner, City N. Y.; architect, Frank Helmle, 190 Montague st. Plan No. 2966.

BENTON ST, s s, 188.8 e Kingsland av, 3-sty brick laundry, 96x41.8, tile roof; cost, $45,000; owner, City N. Y.; architect, Frank Helmle, 190 Montague st. Plan No. 2969.

KINGSLAND AV, s e cor Benton st, 3-sty brick dormitory, 104.8x38.2, tile roof; cost, $50,000; owner, City N. Y.; architect, Frank Helmle, 190 Montague st. Plan No. 2970.

LINCOLN PL, n s, 40 w 6th av, 1-sty iron shed, 25x11, —— roof; cost, $200; owner, Hugo Willhelm, 249 5th av; architect, A. Ullrich, 371 Fulton st. Plan No. 2994.

VESTA AV, e s, 80 n Belmont av, 2-sty frame shed, 38x16, tar roof; cost, $250; owner, Jos Levin, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 2999.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Norman st, s s, 141 w Seneca av, four 3-sty brick tenements, 20x55, tin roof, 3 families; cost, $20,000; owner Christian Doenecke, 216 Washington av, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 1707-8.

LONG ISLAND CITY.—Steinway av, e s, 500 n Broadway, 4-sty brick store and tenement, 25x74, slag roof, 7 families; cost, $12,000; owner, Rubin Krugar, 89 1st av, N. Y. C.; architect, Gustave Erda, 826 Manhattan av. Plan No. 1730.

DWELLINGS.

MIDDLE VILLAGE.—Furnam av, w s, 300 n Carhardt pl, two 2-sty frame dwellings, 20x47, felt and slag roof, 2 families; cost, $6,000; owner, John A. Hoerning, 51 Furnam av, Middle Village; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 1685.

CORONA.—French pl, n s, 100 e 51st st, 2-sty frame dwelling, 17x36, tin roof, 1 family; cost, $2,800; owner J. Callan 107 51st st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 1703.

FAR ROCKAWAY.—Seaview av, n s, 254 w Willow pl, four 2-sty brick dwellings, 19x35, gravel roof, 1 family; cost, $12,000; owners, Mulhern Realty & Construction Co., 172 St. James pl, Brooklyn; architect, Herman Funk, 1084 Jamaica av, Union Course. Plan No. 1699.

FOREST HILLS.—Groton st, s s, 160 w Continental av, 2½-sty brick dwelling, 76x30, tile roof, 1 family; cost, $15,000; owner, R. M. Lloyd, 25 West 42d st, N. Y. C.; architect, Eugene Schoen, 25 West 42d st, N. Y. C. Plan No. 1701.

JAMAICA.—Larrimore av, s s, 25 e Harvard av, 2¼-sty brick dwelling, 22x48, shingle roof, 2 families; cost, $5,000; owners, Emily Addison and Ada L Larsen, 15 Pulasky st, Brooklyn; architect, E. E. Robertson, Madison av, Jamaica. Plan No. 1706.

MASPETH.—Johnson av, n s, 221 e Maiden la, two 1-sty frame dwellings, 17x32, gravel roof, 1 family; cost, $1,200; owner, John Haffman, 333 Stockton st, Brooklyn; architect, William Debus, 86 Cedar st, Brooklyn. Plan Nos. 1695-6.

RICHMOND HILL.—Chestnut st, e s, 400 s Concord st, 2½-sty frame dwelling, 18x40, shingle roof, 1 family; cost, $2,800; owner, Wm. Koenig, 1029 Jackson av, Bronx; architect, Lyman J Fisher, 1226 Vine st, Richmond Hill. Plan No. 1691.

SOUTH OZONE PARK.—Pressberger av, w s, 272 s Helen av, 2-sty brick dwelling, 18x30, shingle roof, 1 family; cost, $2,000; owner, A. Harrison, 114 Pressberger av, South Ozone Park; architect, D. J. Evans, 3 Harriman av, Jamaica. Plan No. 1692.

UNION COURSE.—Legget av, n e cor Emma pl, four 2-sty frame dwellings, 18x55, tin roof, 2 families; cost, $14,000; owner, William Sim, 165 2d st, Union Course, architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 1704-5.

WOODHAVEN.—Fulton st, n s, n w cor Canal st, seven 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $14,000; owners, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, C. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1717 to 1723.

WOODHAVEN.—Oceanview av, e s, 260 n Ferris st, three 2-sty frame dwellings, 16x36, tin roof, 1 family; cost, $6,000; owner, Frank Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1714-15-16.

JAMAICA.—South st, n s, 100 w Wyckoff av, four 2½-sty frame dwellings, 18x34, shingle roof, 1 family; cost, $12,000; owner, Ignitz Wohl, 27 North Washington st, Jamaica; architect, H. T. Jeffrey & Son Lefferts av, Richmond Hill. Plan Nos. 1739-40-41-42.

ARVERNE.—Gaston av, e s, 100 n Morris av, 2½-sty frame dwellings, 23x40, shingle roof, 2 families; cost, $5,000; owner, Meyer Cohen, 1115 Broadway, Brooklyn; architect, J. B. Smith, 67 North Fairview av Rockaway Beach. Plan No. 1728.

ARVERNE.—Elizabeth av, n s, 260 e Wavecrest av, 2-sty frame dwelling, 23x33, shingle roof, 1 family; cost $2,500. Owner and architect, A. Jorgenson, 19 Dodge av, Rockaway Beach. Plan No. 1746.

ELMHURST.—Suydam pl, s s, 180 w Hanover av, 2-sty frame dwelling, 14x35, shingle roof, 1 family; cost $2,700; owner Adam Valler, 912 Cook av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1736.

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LONG ISLAND CITY, N. Y.

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Plans Filed—Queens (Continued).

JAMAICA.—Magnolia av, s s, 400 w Prospect av, 2½-sty frame dwelling, 22x24, shingle roof, 1 family; cost, $3,500; owner, Frank Zuch, 45 Waterbury av, Richmond Hill; architect, Andrew J. Reis, Richmond Hill. Plan No. 1743.

JAMAICA.—Madison av, w s, 22 s Hillside av, 2½-sty brick dwelling, 16x37, shingle roof, 1 family; cost, $2,500; owner, Josephine Robertson, Madison av, Jamaica; architect, E. W. Robertson, Jamaica. Plan No. 1738.

MASPETH.—Juniper av, w s, 1500 s Johnson av, 2½-sty frame dwellings, 32x52, shingle roof, 1 family; cost, $5,500; owner, John Lappe, Juniper av, Maspeth; architect, Charles Hendry, Baxter av, Elmhurst. Plan No. 1747.

LONG ISLAND CITY.—Hamilton av, s e s, 55 s w Sanford av, 2-sty frame dwelling, 24x26, shingle roof, 2 families; cost, $1,800; owner, Gaetano Cavicche, 642 Hamilton st, L. I. C.; architect, P. Vecchelli, 9 Graham av, L. I. City. Plan No. 1726.

SPRINGFIELD GARDENS.—Fairfield av, e s, 66 n Higbie av, 2-sty frame dwelling, 32x21, shingle roof, 1 family; cost, $2,950; owner, Miss Carolyn Granden, Liberty & Nassau sts, N. Y. C.; architect, James F. Smith, 607 3d av, N. Y. C. Plan No. 1729.

WOODHAVEN.—Hopkington av, w s, 120 s Grafton av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, $4,800; two houses; owner, Peter J. Busch, 185 University pl, Woodhaven; architect, Wm. A. Blecher, 4420 Belmont av, Richmond Hill. Plan No. 1744.

RICHMOND HILL.—Napier av, e s, 180 s Pitkin pl, five 2-sty frame dwellings, 16x36, tar and gravel roof, 1 family; cost, $14,000; owner, W. J. Schwarz, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan Nos. 1731 to 1735.

SCHOOLS AND COLLEGES.

JAMAICA SOUTH.—Maple st, e s, 96 n School av, 2-sty brick public school, 128x54, slag roof; cost, $68,000; owner and architect, City of New York, Park av and 59th st, N. Y. Plan No. 1688.

STABLES AND GARAGES.

ROCKAWAY BEACH.—Grove av, e s, 28 s Boulevard, 1-sty frame garage, 10x18, shingle roof; cost, $75; owner, W. H. Ryder, on premises. Plan No. 1689.

MIDDLE VILLAGE.—Furman av, s e cor Furmanville rd, 2-sty frame cow barn, 77x56, tar and gravel roof; cost, $4,000; owner, Louis Gottesman, 530 Bushwick av, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1694.

JAMAICA.—Liberty av, s s, 100 e Elm st, 1-sty brick stable, 24x56, tar and gravel roof; cost, $1,800; owner, Jacob Drogan, 216 Liberty av, Jamaica; architect, Wm. A. Finn, 258 Fulton st, Jamaica. Plan No. 1724.

ROCKAWAY BEACH.—Pleasant av, s e cor R. R. tracks, 1-sty frame garage, 50x80, shingle roof; cost, $1,000; owner and architect, Herman Siericks, premises. Plan No. 1727.

STORES AND DWELLINGS.

MIDDLE VILLAGE.—Main av, e s, 150 s Pulaski st, 2-sty frame store and dwelling, 18x40, tin roof, 1 family; cost, $2,000; owner, Sadie Rasdow, 16 Lafayette st, Glendale; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 1709.

RICHMOND HILL CIRCLE.—Bergen Landing rd, e s, 70 s Mott st, 1-sty frame store and dwelling, 28x26, tar and gravel roof, 1 family; cost, $500; owner and architect, Gustave Konecke, Richmond Hill Circle. Plan No. 1698.

STORES, OFFICES AND LOFTS.

CORONA.—47th st, w s, 230 s Jackson av, 1-sty frame store, 27x30, tin roof; cost, $800; owner, Pasquale Torio, 25 47th st, Corona; architect, A. Magnonin, 112 50th st, Corona. Plan No. 1684.

MISCELLANEOUS.

LONG ISLAND CITY.—Thompson av, Manley st and Mott av, erect frame sign board, 11x44; cost, $300; owner, Degnon Realty Co., 60 Wall st, N. Y. C. Plan No. 1686.

OZONE PARK.—Woodhaven av, e s, 160 n Byrne pl, 2-sty brick shop, 200x75, slag roof; cost, $32,000; owners, L. & W. Druckman, 100 Hendrix st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1687.

BAYSIDE.—2d st, n s, 353 s Montauk av, 1-sty frame freight house, 25x75, tar and gravel roof; cost, $2,600; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1690.

LONG ISLAND CITY.—Davis st, w s, 103 s Jackson av, 1-sty brick foundry, 123x100, tar and gravel roof; cost, $18,000; owner, Neptune Meter Co. premises; architect, owner. Plan No. 1711.

MIDDLE VILLAGE.—Furman av, e s, s e cor Furmanville rd, 1-sty frame milk house, 24x16, tin roof; cost, $400; owner, Louis Gottesman, 530 Bushwick av, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1693.

RICHMOND HILL.—Stewart av, n s, 25 w Spruce st, erect frame coal pocket, 32x50; cost, $6,000; owner, Home Coal Co., premises; architect, Otto E. Barene, 4201 7th av, Brooklyn. Plan No. 1702.

RIDGEWOOD.—Covert st, n s, 150 w Wyckoff av, 1-sty frame dry kiln, 21x88, felt and slag roof; cost, $1,500; owner, National Coverage Co. premises; architect, Th. Engelhardt, 905 Broadway, Brooklyn. Plan No. 1710.

ROCKAWAY BEACH.—Waverly av, w s, 200 n L. I. R. R., 1-sty frame shed, 110x100, slag roof; cost, $750; owner, J. Jamieson, Bond av, Rockaway Beach; architect, E. F. Cojean, Park av, Arverne. Plan No. 1712.

WOODHAVEN.—Gherardi av, 616, 1-sty frame shed, 15x35, paper roof; cost, $15; owner, A. B. Benson, premises. Plan No. 1709.

JAMAICA.—Rockaway rd, e s, 185 s Johnson av, 1-sty brick switch tower, 11x23, tar and gravel roof; cost, $12,000; owner and architect, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 1737.

Richmond.

DWELLINGS.

BROADWAY, 37, South Beach, 1-sty frame bungalow, 14x28; cost, $150; owner, Earl Cooley, Brooklyn, N. Y.; builder, A. T. Nichol, West New Brighton. Plan No. 385.

DANUBE AV, n s, 100 e Clove av, Stapleton, 2-sty frame dwelling, 29x27; cost, $4,500; owner, Pauline Dunschmidt, Stapleton; architect, Jos. Whitford, St. George; builder, E. K. Whitford, Port Richmond. Plan No. 387.

DICKSON AV, n s, 425 w Morningstar rd, Graniteville, 2-sty frame dwelling, 20x28; cost, $1,500; owner, J. W. F. Bowles, Port Richmond; architect, J. W. F. Bowles, Port Richmond; builder, R. W. Teadley, Port Richmond. Plan No. 389.

OLD TURNPIKE RD, n s, 134 e Madison av, Arrochar, 2-sty brick dwelling and store, 22x35; cost, $3,000; owner, Nicola Neaucini, Arrochar; architect and builder, Jos. De Rose, Arrochar. Plan No. 395.

SOUTHSIDE BOULEVARD, 30 s Burgher av, South Beach, two 1-sty frame bungalows, 14x20; cost, $75; owner, A. W. Hutchinson, South Beach; builder, A. W. Hutchinson, South Beach. Plan No. 381.

WATERSIDE st, w s, 100 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 28x14; cost, $455; owner, Mrs. Francis Oster, 379 East 158th st, N. Y. C.; builder, Robt. Seelin, Midland Beach. Plan No. 283.

WOODLAND BEACH, 250 s Lincoln av, Grant City, 1-sty bungalows, 10x15; cost, $360; owner and builder, H. W. Putnam, New Dorp. Plan No. 393.

7TH ST, n s, 260 e Midland av, Midland Beach, 1-sty frame bungalow, 14x30; cost, $500; owner, Wm. E. Hose, Prospect av, N. Y. C.; builder, Chas. E. Lockwood, Midland Beach. Plan No. 386.

9TH ST, n s, 180 e Midland av, Midland Beach, 1-sty frame bungalow, 34x14; cost, $325; owner, Chris. McGee, Midland Beach; builders, McCort Bros., South Beach. Plan No. 394.

10TH ST, s s, 80 n Lincoln av, Grant City, 1-sty frame bungalow, 28x16; cost, $300; owner, C. J. Chambers, Grant City, builder, C. J. Chambers, Grant City. Plan No. 391.

STABLES AND GARAGES.

ELM AV, w s, 100 n Jewitt av, West New Brighton, 1-sty frame garage, 12x16; cost, $150; owner, Mrs. N. Ferguson, 113 West 63d st, N. Y. C.; builder, A. Michel, West New Brighton. Plan No. 384.

OAKLAND AV, e s, 200 n Forest av, West New Brighton, 1-sty frame garage, 12x16; cost, $150; owner, Ernest Heath, West New Brighton; builder Wm. T. Lynch, West New Brighton. Plan No. 390.

SHORE RD, n s, 200 e Rossville av, Rossville, 1-sty frame barn, 4x21; cost, $150; owner, J. Winant, Rossville; builders, F. Klein & Co., Hugenot. Plan No. 392.

MISCELLANEOUS.

CHELSEA AV e s, 300 s Cleremont av, Tottenville, 1-sty frame storage, 10x16; cost, $50; owner, August Eichele, Tottenville; builder, W. J. O'Brien, 5407 5th av, Brooklyn, N. Y. Plan No. 388.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 48-54, reset store fronts to 4-sty brick stores and offices; cost, $3,500; owner, Andrew C. Zabriskie, 52 Beaver st; architects, Hoppin & Koen, 244 5th av. Plan No. 1512.

BROAD ST, 20-22, new stairs to 16-sty brick offices; cost, $450; owner, Commercial Cable Bldg. Co., 20 Broad st; architect, Arthur A. B. Ward, 103 Park av. Plan No. 1463.

CHRYSTIE ST, 53, masonry to 6-sty brick stable and loft; cost, $1,200; owner, Michael Ingersoll, 43 West 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1494.

EAST BROADWAY, 191-197, masonry, new trim and fire-escapes to 5-sty brick school; cost, $1,900; owner, Educational Alliance, Samuel Greenbaum, vice-pres., 197 East Broadway; architect, Alfred Freeman, 29 West 34th st. Plan No. 1459.

ELDRIDGE ST, 133, masonry and new plumbing to 5-sty brick theatre, loft and dwelling; cost, $350; owner, Frederick Straus, Bayside, L. I.; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1462.

ESSEX ST, 9½, new metal store front to 5-sty brick stores and tenement; cost, $200; owner, Rachel Rosenberg, 9½ Essex st; architect, Wm. B. Schulman, 202-204 East 6th st. Plan No. 1460.

FULTON ST, 10, alterations to 4-sty brick stores and lofts; cost, $170; owner, John Irving, 141 Broadway; architect, Alois Weinmuller, 506 Grand st, Brooklyn. Plan No. 1491.

GOLD ST, 33 to 43, New stairs and windows to 7 and 6-sty brick power house; cost, $1,500; owners, The New York Edison Co., Nicholas F. Brady, president, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 1515.

GREENE ST, 171-173, new stairs to 6-sty brick storage and lofts; cost, $500; owner, Estate of Lena Bernheimer, Wm. I. Walter, trustee, 52 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 1469.

HUDSON ST, 67-73, side extension to 5-sty brick hospital; cost, $500; owner, The Society of the New York Hospital, Pres., Geo. L. Reeves, 8 West 16th st; architect, Wm. E. Boyd, 202 West 14th st. Plan No. 1468.

MAIDEN LANE, 57 masonry, steel and new skylight to 4-sty brick offices; cost, $3,500; owners, Alfred L. White and Seth S. Terry, 62 Cedar st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1480.

MERCER ST, 151, removal of encroachments to 3-sty brick loft; cost, $300; owner, Isaac Feigel, 22 West 94th st; architect, Geo. J. Casazza, 1133 Broadway. Plan No. 1467.

MURRAY ST, 9 & 15, alterations to 12-sty brick store and offices; cost, $2,000; owner, Franklin Bldg. Co., 54 Wall st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1456.

PEARL ST, 409 to 415, new tanks and pent house to 12-sty brick loft; cost, $1,200; owner, Nettie Brown, 409-15 Pearl st; architect, Royal J. Mansfield, 35 William st; builders, Tippett & Wood, 135 William st. Plan No. 1479.

PITT ST, 101, new partitions, F. P. doors and plumbing to 7-sty brick lofts and storage; cost, $1,200; owner, John Lubbert, 323 East 27th st; architect, Otto Reissmann, 30 1st st. Plan No. 1500.

WALL ST, 38, masonry, steel, new stairs and partitions to 5-sty brick offices; cost, $5,000; owners, Geo. B. Post, Jr., et al, Bernardsville, N. J.; architects, Geo. B. Post & Sons, 101 Park av. Plan No. 1511.

WASHINGTON PL, East, 25 to 29, new partitions and fireproof doors to 10-sty brick lofts; cost, $350; owner, Joseph J. Asch, South Norwalk, Conn.; architect, Louis V. Spinapout, 68 Bedford st. Plan No. 1501.

WILLIAM ST, 80-82, reset walls with new steel to 13-sty brick offices; cost, $1,000; owner, The Liverpool & London & Globe Ins. Co., Geo. W. Haydt, deputy manager, 82 William st; architect, Walter E. Truesdell, 5 Beekman st. Plan No. 1470.

WILLIAM ST, 56-60, enlarge elevator shaft to 7-sty brick offices; cost, $1,500; owners, Commercial Union Assurance Co., Ltd., 60 William st; architect, Christian J. Wolfe, 528 58th st, Brooklyn. Plan No. 1484.

4TH ST, 167 East, reset store front to 5-sty brick saloon and hotel; cost, $200; owner, Thos. Windmiller St. Albans, L. I.; architect, John Sullivan, 245 East 80th st. Plan No. 1483.

8TH ST, 2 and 4 West, masonry and new stairs to 2, 4 and 3-sty brick residence and garage; cost, $1,000; owner, Mrs. Pierre Mali, 8 5th av; architect, James B. Baker, 156 5th av; builders, Chas. T. Wills, Inc., 286 5th av. Plan No. 1482.

14TH ST, 610 East, new partitions and plumbing to 2, 4 and 5-sty brick tenements; cost, $2,500; owner, Bernhard A. Gauter, 190 Amsterdam av; architect, Henry Regelmann, 133 7th st. Plan No. 1509.

19TH ST, 241 East, masonry and new partitions to 4-sty brick dwelling; cost, $150; owner, Auguste Cranzet, 304 East 30th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1451.

22D ST, 150-154 West, new partitions and fireproof doors to 12-sty brick stores and lofts; cost, $80; owner, Joseph J. Steindler, 8 West 38th st; architect and builder, John P. Mahoney, 475 4th av. Plan No. 1498.

27TH ST, 12 to 16 West, rear extension to 12-sty brick stores and lofts; cost, $200; owner, Chas. Kaye, 1133 Broadway; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1449.

28TH ST, 3-5 East, new partitions and hand-power elevator to 12-sty brick lofts; cost, $200; owner, Three & Five Co., Isaac M. Getsky, Pres., Hotel Ansonia, 73d st and Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1466.

29TH ST, 114 West, smoke-stack to 4-sty brick laundry; cost, $375; owner, Mrs. Jennie K. Stafford, Hotel Imperial, 32d st and Broadway; architect, Lionel Moses, 101 Park av. Plan No. 1503.

30TH ST, 115-125 West, 2 signs to 12-sty brick store and lofts; cost, $375; owners, S. & L. Building Co., Harry Lindreheim, president, 45 West 34th st; lessees, S. G. Sterne & Co., 545 West 21st st; architect, Sidney R. Lash 306 West 44th st. Plan No. 1487.

34TH ST, 40 West, masonry, new store front and partitions to 6-sty brick stores and lofts; cost, $1,500; owner, Mary W. Sheper, 40 West 34th st; architect, Lee Samenfeld, 741 MacDougal st, Brooklyn. Plan No. 1461.

34TH ST, 33 & 39 West, fireproofing to 11-sty brick store and lofts; cost, $1,450; owner, Isaac D. Levy, Cedarhurst, L. I.; architect, Wm. L. Irving, 1123 Broadway. Plan No. 1492.

37TH ST, 149 West, new door to 2-sty brick storage; cost, $25; owner, Robt. M. Evans, 221 West 37th st; architect, Adolph Balschun, 483 Willis av. Plan No. 1446.

38TH ST, 105 West, new store front to 5-sty brick stores and dwelling; cost, $800; owner, Samuel May, 65 West 37th st; architect, Wm. J. Russell, 1476 Bway. Plan No. 1516.

42D ST, 101-103 West, new show windows and stairs to 4-sty brick stores and offices; cost, $2,000; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1453.

42D ST, 141 West, extensive alterations to 4-sty brick lofts; cost, $12,000; owner, Peter Delancey, 129 West 42d st; architect, Alexander M. Johnson, 44 Pinehurst av. Plan No. 1465.

46TH ST, 20 West, 1-sty extension to 5-sty brick store and loft; cost, $600; owner, Blanche S. Weed, Stamford, Conn.; architect, Henry C. Pelton, 8 West 38th st. Plan No. 1474.

47TH ST, 2 to 6 West, masonry to 12-sty brick stores and offices; cost, $175; owners, Interstate Land Holding Co., John Larkin, president, 24 Wall st; architect, William M. Leonard, 162 West 20th st. Plan No. 1517.

48TH ST, 138-46 West, fireproofing to 2-sty brick and stone theatre; cost, $300; owner, Edward B. Carey, 35 West 30th st; architect, William Keegan, 108 Wilton st, Brooklyn. Plan No. 1475.

52D ST, 24-26 West, alterations to two 4-sty dwellings; cost, $9,500; owner, Henry M. Tilford, 24 West 52d st; architects, Hiss & Weekes, 452 5th av. Plan No. 1476.

58TH ST, 32 West, extensive alterations to 5-sty brick dwellings and stores; cost, $26,000; owner, Wm. H. Chesborough, 115 Broadway; architect, Henry W. Wilkinson, 15 West 38th st. Plan No. 1478.

59TH ST, 400-70 West, alterations to 1-sty brick hospital; cost, $2,000; owners, Roosevelt Hospital, 400-70 West 59th st; architect, W. Dana Bigelow, 45 East 42d st. Plan No. 1455.

61ST St, 35 East, rear extension to 5-sty brick dwelling; cost, $1,000; owner, Moses S. Kakels, M.D., 35 East 61st st; Ernest Lowenbein, 586 5th av. Plan No. 1510.

68TH ST, 37 East, rear extension to 4-sty brick residence; cost, $15,000; owner, Marshall J. Dodge, 40 Wall st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1457.

76TH St, 250-254 West, extensive alterations to 10-sty brick and stone hotel; cost, $95,000; owner, The Hagues Co., 100 William st.; architects, Howells & Stokes, 100 William st. Plan No. 1507.

86TH ST, 255-259 West, new bathrooms, partitions to 14-sty brick tenement; cost, $1,800; owner, 86th St. Studios Co., 257 West 86th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1445.

105TH ST, 105 West, wooden tank to 5-sty brick tenement; cost, $100; owner, Rudolph Einbiglin, 316 West 113th st; architect, Chas. Sheres, 882 Kelly st. Plan No. 1472.

108TH ST, 218 East, new cellar wall to 4-sty brick tenement and stores; cost, $150; owner, Salvatore Castello, 218 East 108th st; architect, Frank Hausle, 81 East 125th st. Plan No. 1496.

110TH ST, 134-6 East, reset show windows to 6-sty brick stores and tenements; cost, $1,000; owner, Nathan Kirsh, 133 Chrystie st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1493.

121ST ST, 21 West, alterations to 4-sty brick dwelling; cost, $150; owners, The Farmers' Loan & Trust Co., 22 William st.; architect, Robt. Teichman, 22 William st. Plan No. 1508.

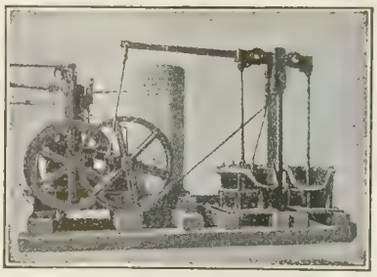
AMSTERDAM AV, 345, rear extension to 2-sty brick office and garage; cost, $500; owners, T. J. McLaughlin & Sons, 345 Amsterdam av; architect, Clement B. Brun, 1 Madison av. Plan No. 1481.

AMSTERDAM AV, 629, masonry, new store front and partitions to 5-sty brick tenement and store; cost, $300; owner, Chas. Kohlhepp, 61 West 91st st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1489.

BOWERY, 73, masonry, new stairs, plumbing and partitions to 5-sty brick loft and store; cost, $2,000; owner, Edward D. Farrell, 158 West 125th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1514.

BROADWAY & 106TH ST, swc, new balcony to 7-sty brick stores and apartments; cost, $500; owner, Samuel MacMillan, 936 West End av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 1513.

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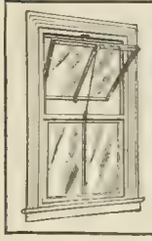
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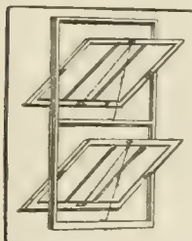
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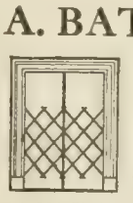
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Plans Filed—Alterations, Manhattan (Cont.).

BROADWAY, 150, new store fronts and partitions to 8-sty brick stores and offices; cost, $350; owner, John G. Wende., 175 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1479.

BROADWAY, 175, alterations to 5-sty brick stores; cost, $800; owner, Ella Vor E. Wendell, 256 Broadway; architect, Albert Gottschling, 1426 Front st, Philadelphia, Pa. Plan No. 1477.

CATHEDRAY PARKWAY, 3, 5 and 7 (rear), masonry and steel to 1-sty brick Emergency House; owners, Interborough Rapid Transit Co., Theo. P. Shonts, presidentt, 165 Broadway; architect, Geo. H. Pegram, 223 Vose av, South Orange, N. J. Plan No. 1485.

CENTRAL PARK WEST, 327, partitions, new flooring and plumbing to 7-sty brick tenement; cost, $600; owner, Estate of Joseph Bookman, Sam Bookman, exr., 46 East 82d st; architect, John Brandt, 271 West 125th st. Plan No. 1452.

LEXINGTON AV, 1786, masonry, new show windows and plumbing to 5-sty brick tenement and stores; cost, $1,000; owner, H. B. Skelly, 660 1st av; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 1447.

LEXINGTON AV, 161-63, alterations to 12-sty brick hotel and store; cost, $2,000; owner, Michael Bennicasa, 462 East 115th st; architect, Robt. E. Rogers, 5 East 12th st. Plan No. 1490.

MADISON AV, 185-189, new partitions to 16-sty brick offices and lofts; cost, $500; owner, John S. Cameron, 185 Madison av; architect, John P. Mahoney, 475 4th av. Plan No. 1499.

MADISON AV, 56 to 60, F. P. mezzanine floor to 12-sty brick offices; cost, $1,500; owners, Neptune Realty Co., Columbus Iselin, president, 23-25 East 26th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1504.

MANHATTAN AV, 84 to 110, masonry, new partitions and iron stairs to 2-sty brick laundry and hospital; cost, $2,000; owners, The Society for Relief of Half Orphan and Destitute Children, Stephen Baker, president, 110 Manhattan av. Plan No. 1495.

PARK AV, 890, interior alterations to 4-sty brick residence and store; cost, $3,350; owner, David Keppel, 4 East 39th st; architects, Hewitt & Bottomley, 527 5th av. Plan No. 1486.

1ST AV, 1353, masonry and plumbing to 4-sty brick stores and tenement; cost, $500; owner, Herman Mandelbaum, Far Rockaway, N. Y.; architect, Otto Spannhake, 233 East 78th st. Plan No. 1458.

2D AV, 2172, new plumbing to 4-sty brick tenement and store; cost, $500; owner, Marcy Otten, 211 East 61st st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1502.

3D AV, 2291, masonry and steel to 4 and 5-sty brick store and lodging house; cost, $325; owner, Wendolin J. Nauss, 2291 3d av; architect, B. & J. P. Walther, 147 East 125th st. Plan No. 1450.

3D AV, 1633 to 37, side extension and 3-sty addition to two 4 and 5-sty brick beer storage; cost, $120,000; owner, Jacob Ruppert, 1116 5th av; architect, Louis E. Dell, 1133 Broadway. Plan No. 1471.

5TH AV, 153, alterations to 6-sty brick offices; cost, $1,000; owners, Chas. & Arthur Scribner, 597-99 5th av; architect, Ernest Flagg, 109 Broad st. Plan No. 1506.

5TH AV, 1449, new show windows to 4-sty brick store and tenement; cost, $200; owner, Richard M. Farraley, 268 West 86th st; architect, Alex. S. Hedman, 371 Fulton st, Brooklyn. Plan No. 1488.

6TH AV, 600, alterations to 4-sty brick restaurant; cost, $800; owner, Robt. A. Whitthaus, 2039 Broadway; architect, Carl P. Johnson, 30 East 42d st. Plan No. 1454.

6TH AV, 806, alterations to 3-sty brick stores and apartments; cost, $129; owner, Cyrill Carrean, 796 6th av; architect, Chas. Sandhop, 771 Lexington av. Plan No. 1464.

6TH AV, 214, reset show window to 4-sty brick lofts and store; cost, $150; owner, Peter Korn, 20 East 14th st; architect, Samuel Cohen, 500 West 176th st. Plan No. 1448.

7TH AV, 845-847, new pulpit, choir stalls and organ to 1-sty brick church; cost, $800; owner, Collegiate Reformed Church Corporation, Edward B. Coe, Pres., 42 West 52d st; architect, S. Edson Gage, 340 Madison av. Plan No. 1473.

6TH AV, 222, reset show windows to 5-sty brick dwelling and store; cost, $150; owners, Estate of Frank E. Wittenauer, Chas. E. Wittenauer, Executor, 321 West 21st st; architect, Morris Schwartz, 194 Bowery. Plan No. 1505.

Bronx.

237TH ST, s w cor Independence av, 2-sty frame extension, 12x26, to 2-sty frame dwelling; cost, $600; owner, Jas. Douglas, Spuvten Duyvil; architects, Ahnernan & Younkeere, 3320 Bailey av. Plan No. 228.

ARTHUR AV, 2398, 1-sty frame extension, 4.3x2.10, new store front, new partitions to 3-sty frame store and dwelling; cost, $2,000; owner, Salvatore De Fiore, on premises; architect, Richard Rohl, 128 Bible House. Plan No. 234.

BRONX PARK AV, w s, 50 n Wyatt st, new doors, new partitions, &c, to 2-sty frame dwelling; cost, $1,500; owner, Jos. Diamond, 1139 Wyatt av; architect; Henry Nordheim, 1087 Tremont av. Plan No. 232.

BROOK AV, 531, new store front, new marquise to 5-sty brick store and tenement; cost, $500; owners, J. & M. Haffen Brew Co., 631 Melrose av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 229.

SOUTHERN BOULEVARD, e s, 100 s Westchester av, 1-sty brick extension, 34.11x10.6, to 1-sty brick stores and amusement hall; cost, $3,000; owner, David Rosing, 61 West 113th st; architect, John C. Watson, 271 West 125th st. Plan No. 227.

TREMONT AV, n s, 159 e Park av, new store front to 1-sty frame stores; cost, $3,000; owner, Mary E. Garnis, 1951 Bathgate av; architect, Albert E. Parfitt, 233 Broadway. Plan No. 233.

WYATT ST, s e cor Bronx Park av, raise to grade 2-sty frame dwelling; cost, $500; owner, Henry Breslauer, 30 Bleecker st; architect, Morris Schwartz, 194 Bowery. Plan No. 230.

VAN COURTLANDT PARK, south end, 1,000 e Broadway, 1-sty brick extension, 48x21.2, to 2-sty and attic stone dwelling; cost, $16,000; owner, City of New York; architects, Hoppin & Koen, 244 5th av. Plan No. 231.

Brooklyn.

BERGEN ST, s s, 100 w Smith st, plumbing to 4-sty tenement; cost, $200; owner, J. T. Donovan, 219 Schermerhorn st; architect, Wm. F. Muller, 173 Court st. Plan No. 2909.

CRESCENT ST, n e cor Magenta st, interior alterations to open airdrome; cost, $100; owner, Chas. Dargent, 360 Crescent st; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 2982.

DELMONICO PL, e s, 80 n Park av, exterior and interior alterations to 4-sty store and tenement; cost, $400; owner, Rachel Lerner, 490 Kosciusko st; architects, Glucroft & Glucroft, 2634 Atlantic av. Plan No. 2983.

DELMONICO PL, e s, 66 s Ellery st, exterior and interior alterations to 3-sty dwelling; cost, $300; owner, Israel Kalzen, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 2964.

DELAVAN ST, n w cor Dwight st, plumbing to 2-sty shed; cost, $200; owners, Burgess Bros., on premises; architect, M. A. Dooley, 335 Columbia st. Plan No. 2899.

DIAMOND ST, e s, 133.4 w Nassau av, exterior and interior alterations to 3-sty dwelling; cost, $300; owner, Hy. Liebowitz, 231 Russell st; architect, E. J. Messinger, 394 Graham av. Plan No. 2894.

MONROE ST, n s, 125 w Gates av, 1-sty brick extension, 25x13.4, to storage; cost, $270; owner, Morris Goldman, 338 Gates av; architect, Jas. McKillop, 154 India st. Plan No. 2917.

MOORE ST, n s, 375 e Bushwick av, exterior alterations to 5-sty tenement; cost, $400; owner, Fannie Lipshitz, 434 East 9th st. N. Y. C.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2974.

NORTH HENRY ST, w s, 160 n Norman av, 2-sty brick extension, 61x3 to factory; cost, $6,000; owner, U. S. Malt Co., 259 North Henry st; architect, Hy E. Sholl, 377 10th av, N. Y. Plan No. 2936.

PEARL ST, s w cor Johnson st, exterior and interior alterations to 3-sty store and dwelling; cost, $2,200; owner, Mary Quinlan, 386 Pacific st; architect, Hy Entlich, 29 Montrose av. Plan No. 2965.

REMSEN ST, s s, 402 w Hicks st, exterior alterations and plumbing to 4-sty dwelling; cost, $2,500; owner, F. B. Campbell, 54 Wall st, N. Y.; architect, W. B. Tubby, 81 Fulton st, N. Y. Plan No. 2926.

SOUTH ELLIOTT PL, e s, 90 s Hanson pl, extension to 4-sty dwelling; cost, $500; owner, M. A. Miller, 293 Warren st; architect, A. Ulrich, 371 Fulton st. Plan No. 2987.

STARR ST, n s, 300 e Central av, exterior and interior alterations to 4-sty store and tenement; cost, $100; owner, Maria Gulotta, 231 Troutman st; architect, Harry Bunet, 282 Himrod st. Plan No. 2938.

SULLIVAN ST, s s, 140 w Nostrand av, extension to 3-sty dwelling; cost, $800; owner, Wm. Robbert, 251 Nostrand av; architect, Alex McLean, 883 35th st. Plan No. 2954.

SULLIVAN ST, w s, 276 e Richards st, exterior alterations and plumbing to 3-sty dwelling; cost, $200; owner, John Elia, 23 Sullivan st; architect, C. P. Cannella, 60 Graham av. Plan No. 2971.

UNION ST, s s, 450 e 8th av, interior alterations to club house; cost, $3,000; owner, Germania Club, 26 Court st; architect, A. Ulrich, 371 Fulton st. Plan No. 2988.

UNION ST, n w cor Hoyt st, extension to 3-sty dwelling; cost, $1,750; owner, Louis Dusseldorf, 392 Union st; architects, Parfitt Bros., 26 Court st. Plan No. 2904.

WASHINGTON ST, s w cor York st, exterior and interior alterations to 3-sty dwelling; cost, $4,000; owner, Daniel McMonigal, 82 Washington st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2945.

WILLOUGHBY ST, s e cor Navy st, exterior and interior alterations to 2-sty garage; cost, $1,000; owner, C. A. Cole Estate, 69 Wall st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2901.

EAST 2D ST, w s, 140 s Av M, plumbing to 3-sty dwelling; cost, $120; owner, Sanford Purey, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 2962.

NORTH 6TH ST, n s, 100 e Roebling st, plumbing to 5-sty store and tenement; cost, $300; owner, Raffalla Larre, 235 North 6th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2915.

9TH ST, n s, 80 e 5th st, exterior and interior alterations to 2-sty store and dwelling; cost, $1,000; owner, C. E. Schnakedsen, 387 2d st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2928.

WEST 15TH ST, w s, 327 s Canal av, extension to 3-sty dwelling; cost, $1,000; owner, Frank Orso, 2710 West 15th st; architect, W. J. Conway, 400 Union st. Plan No. 2906.

17TH ST, s s, 325 e 3d av, plumbing to 3-sty dwelling; cost, $160; owner, Lena Cole, on premises; architect, Hy Leslie, 113 7th av. Plan No. 2951.

BAY 22D ST, w s, 225 n Bath av, extension to 2-sty garage; cost, $500; owner, Ignaz Schwarz, on premises; architect, G. I. Prowler, 569 DeKalb av. Plan No. 2908.

EAST 35TH ST, e s, 416 s Av L, plumbing installed to three 2-sty dwellings; cost, $90; owner, L. B. Waters, 1339 East 35th st; architect, Louis Semsoth, 1556 Fulton st. Plan No. 2918.

67TH ST, s s, 100 w 11th av, plumbing to 3-sty dwelling; cost, $225; owner, Jos. Borkonsky, 1172 67th st; architect, Gustave Heike, 508 55th st. Plan No. 2923.

BROADWAY, w s, 100 n Flushing av, extension to 2-sty store and dwelling; cost, $400; owner, Chas. Koch, 728 Broadway; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 2950.

CLINTON AV, w s, 166.11 s Myrtle av, plumbing to 4-sty dwelling; cost, $500; owner, Mrs. W. Beard, on premises; architect, Eugene Lambert, 184 DeKalb av. Plan No. 2910.

EUCLID AV, e s, 240 s Jamaica av, plumbing to 3-sty dwelling; cost, $350; owner, J. N. Anderson, on premises; architect, Jos. C. Pissia, Woodhaven, L. I. Plan No. 2943.

EVERGREEN AV, n s, 50 e Putnam av, extension to 2-sty store and dwelling; cost, $1,000; owner, Wm. Raupp, 1212 Putnam av; architect, F. J. Dassau, 1373 Broadway. Plan No. 2900.

GLENMORE AV, s s, 25 w Snediker av, extension to 3-sty dwelling; cost, $700; owner, Morres Greenfast, 238 Glenmore av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2895.

HUDSON AV, n s, 130.10 w Myrtle av, interior alterations to 3-sty dwelling; cost, $1,500; owner, I. H. Cary, 200 Fulton st; architect, F. H. Hilton, 103 Park av, N. Y. Plan No. 2959.

McKINLEY AV, s e cor Sheridan av, exterior and interior alterations to 4-sty store and tenement; cost, $400; owner, Martin Pfeiffer, 176 Sheridan av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 2956.

METROPOLITAN AV, s s, 125 w Leonard st, exterior and interior alterations to 3-sty store and dwelling; cost, $125; owner, S. Blech, 606 Metropolitan av; architect, Max Cohen, 280 Bedford av. Plan No. 2929.

MYRTLE AV, n e cor Marcy av, exterior and interior alterations to 4-sty store and tenement; cost, $1,000; owner, Hy Meyer, 147 Maple st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2955.

NOSTRAND AV, s e cor Sterling pl, extension to 3-sty store and dwelling; cost, $1,000; owner, Frank L. Downes, 858 Sterling pl; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2949.

SCHENECTADY AV, w s, 80 n Rutland rd, plumbing to 3-sty dwelling; cost, $200; owner, Henrietta Presendorfer, 321 Schenectady av; architect, Louis Danancher, 7 Glenmore av. Plan No. 2975.

SNYDER AV, s s, 25 e New York av, interior alterations and plumbing to 3-sty dwelling; cost, $250; owner, John Ryan, 3306 Snyder av; architects, D. Daisley & Son, 88 St. Felix st. Plan No. 2893.

SOUTH PORTLAND AV, e s, 92.7 n Fulton st, plumbing to 3-sty dwelling; cost, $100; owner and architect, Eugene Lambert, 184 De Kalb av. Plan No. 2911.

SURF AV, n w cor West 30th st, new electric sign; cost, $300; owner, Peter Butz, on premises; architect, Robt. Geilinger, 229 West 42d st, N. Y. Plan No. 2905.

TOMPKINS AV, e s, 82 n Putnam st, plumbing to 3-sty dwelling; cost, $250; owner, Emma Sleight, 458 West 151st st, N. Y.; architect, R. T. Hulsart, 312 Tompkins av. Plan No. 2953.

WYTHE AV, w s, 60 s Rutledge st, exterior alterations and plumbing to factory; cost, $5,000; owner, S. J. Strausfield, 114 Rutledge st; architect, Wm. H. Tiedman, 475 North st. Plan No. 2957.

2D AV, e s, 80 n 13th st, exterior alterations and plumbing to 2-sty office and dwelling; cost, $300; owner, M. F. Hickey, 644 10th st; architect, J. Martin, 48 Coney Island av. Plan No. 2892.

5TH av, w s, 60 s 10th st, 1-sty brick extension, 40x20.3 to store; cost, $1,000; owner, Isaac Tarshis, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 2962.

18TH AV, n w cor 86th st, extension to 2-sty stores; cost, $1,500; owner, Louis Hirsch, as president, 29 Gold st, N. Y.; architects, Slee & Bryson, 154 Montague st. Plan No. 2897.

Queens.

CHESTER PARK.—Welling st, w s, 125 n Jerome av, install new plumbing in dwelling; cost, $45; owner, W. Flaxington, on premises. Plan No. 943.

CORONA.—Warren st, e s, 125 s Pope st, erect new foundation under dwelling; cost, $320; owner, Martin Day, on premises. Plan No. 960.

CORONA.—Park av, n s, 40 w Baisley st, erect new foundation under dwelling; cost, $300; owner, W. K. Banton, 37 Clinton av, Corona. Plan No. 954.

CORONA.—Randal av, w s, 100 s Washington pl, 2½-sty frame extension, 20x14, on rear dwelling, shingle roof, new plumbing; cost, $900; owner, Leon C. Billharz, on premises; architect, Robt. W. Johnson, 60 Grove st, Corona. Plan No. 933.

CORONA.—Junction av, e s, 125 s Washington pl, erect new foundation under dwelling; cost, $510; owner, H. Hazeldine, 96 Junction av, Corona. Plan No. 961.

FLUSHING.—Percy st, e s, 50 s Elm st, 1-sty frame extension on garage, 12x22, shingle roof; cost, $100; owner, F. H. Bates, on premises. Plan No. 934.

FLUSHING.—Sandford av, s e cor Union st, interior alteration to church; cost, $1,200; owner, First Baptist Church of Flushing, Flushing; architect, Clarence L. Sefert, 110 West 40th st, N. Y. C. Plan No. 938.

JAMAICA.—Brown av, w s, 175 s Atlantic av, install gasfitting in dwelling; cost, $25; owner, P. Dietz, on premises. Plan No. 932.

JAMAICA.—Fulton st, 371, 1-sty frame extension, 8x16, on rear dwelling, tin roof; cost, $200; owner, James McBete, Jamaica. Plan No. 936.

JAMAICA.—Humboldt boulevard, n s, 125 e Allen st, 1-sty frame extension, 5x8, on rear dwelling, tin roof, new plumbing; cost, $150; owner, Mr. Blumberg, Allen st, Jamaica. Plan No. 937.

JAMAICA.—Douglas st, s s, 300 w Brenton av, install new plumbing in garage; cost, $400; owner, Shelton Bread Co., 26 Beaver st, N. Y. C. Plan No. 941.

JAMAICA.—Fulton st, n e cor Eastwood pl, 2-sty frame extension, 25x8, on rear 3-sty store and dwelling, interior alterations; cost, $1,000; owner, Henry D. Langling, premises; architect, Chas. R. Peck, 2802 Jamaica av, Richmond Hill. Plan No. 962.

LONG ISLAND CITY.—Hulst st, 14, install new piping for gas in dwelling; cost, $50; owner, C. Brazil, on premises. Plan No. 956.

LONG ISLAND CITY.—1st av, w s, 125 s Freeman av, install new gas piping in dwelling; cost, $12; owner, John Tillman, on premises. Plan No. 946.

LONG ISLAND CITY.—Fulton av, 9, install new gas piping in dwelling; cost, $20; owner, Wm. H. Scherer, on premises. Plan No. 931.

LONG ISLAND CITY.—Academy st, 45, install new gas fixtures in dwelling; cost, $30; owner, Mr. Smith, premises. Plan No. 964.

LONG ISLAND CITY.—Radde st, No. 186, 2-sty frame extension, 8x10, on rear 2-sty frame dwelling, new plumbing, tin roof; cost, $900; owner, Mr. Schaefer, 171 Lake st, Corona. Plan No. 963.

LONG ISLAND CITY.—Review av, 151, install new gas piping in dwelling; cost, $60; owner, Mrs. E. Schooch, 827 Lincoln pl, Bklyn. Plan No. 966.

MASPETH.—Fresh Pond rd, e s, 100 n Mt. Olivey av, repair dwelling; cost, $200; owners, Alden Sampson & Sons, Maspeth, L. I. Plan No. 935.

OZONE PARK.—Grafton av, n s, 75 e Drake pl, 2-sty frame extension, 6x15, on rear 2½-sty frame dwelling, tin roof, new plumbing; cost, $650; owner and architect, Chas. F. Hendry, 182 Winthrop st, Brooklyn. Plan No. 939.

RICHMOND HILL.—Jamaica av, 3203, install new plumbing in dwelling; cost, $75; owner, H. Buckwalter, Oak st, Richmond Hill. Plan Nos. 950-951.

RICHMOND HILL.—Jamaica av, 3217, install new plumbing in dwelling; cost, $75; owner, H. Harsted, 35 Spruce st, Richmond Hill. Plan No. 952.

RICHMOND HILL.—Jamaica av, 3309-11-13, install new plumbing in dwelling; cost, $225; owner, W. Wade, Elm st, Richmond Hill. Plan Nos. 947-948-949.

RICHMOND HILL.—Jamaica av, 3406, install new plumbing in dwelling; cost, $75; owner, J. Harsh, on premises. Plan Nos. 957-958. Two houses, cost, $150.

RICHMOND HILL.—Jamaica av, 3301, install new plumbing in dwelling; cost, $75; owner, Henry Schroeder, Elm st, Richmond Hill. Plan No. 953.

RICHMOND HILL.—Garden st, n s, n e cor Curtis av, two stys added to shop, tin roof; cost, $6,000; owner, Arthur H. Hotts, on premises; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 955.

RICHMOND HILL.—Chichester av, s e cor Cedar av, erect new dormer window; cost, $300; owner, Wm. McLean, on premises. Plan No. 940.

ROCKAWAY BEACH.—Boulevard, s s, 70 w Wainwright pl, repairs to frame storage; cost, $25; owner, Mrs. J. Mulhern, on premises. Plan No. 959.

ROCKAWAY BEACH.—Ocean av, n s, 125 w Wainwright pl, general repairs to stand; cost, $25; owner, Henry McCullough, on premises. Plan No. 945.

ROCKAWAY BEACH.—Boardwalk, junction of Ocean av, repair frame stand; cost, $25. Owner, G. A. Appleton, premises. Plan No. 965.

WHITESTONE.—22d st, s s, 125 w, 55, install new plumbing in dwelling; cost, $150; owner, Jos. Verbeck, premises. Plan No. 967.

WHITESTONE.—11th av, e s, 125 s 19th st, install plumbing in dwelling; cost, $175; owner, Hattie Williams, 23d st, Whitestone. Plan No. 944.

WOODSIDE.—3d st, w s, 300 s Riker av, erect new foundation under dwelling; cost, $550; owner, Henry Walter, 65 5th st, Woodside. Plan No. 942.

Richmond.

ANN ST, 52, Port Richmond, alterations to frame dwelling; cost, $200; owner, John Waters, Port Richmond; builder, O. H. Lee, Port Richmond. Plan No. 191.

AMBOY RD, n s, 500 e Broadway, Hugenot, alterations to frame dwelling; cost, $200; owner, J. Post, Hugenot; builders, Klein & Co., Huguenot. Plan No. 193.

CASTLETON AV, s s, 75 e Caroline st, West New Brighton, alterations to frame toilet; cost, $125; owner, Thos. Collin, West New Brighton; builder, Alfred Deppe, West New Brighton. Plan No. 186.

EGBERT AV, e s, 400 n Richmond rd, New Dorp, general repairs to frame saloon; cost, $250; owners, Eckstein Br. Co., New Dorp; builder, F. H. Skerritt, Port Richmond. Plan No. 183.

GRIFFIN ST, w s, 30 s Turnpike, Tompkinsville, partitions and skylight to brick tenement; cost, $200; owner, Emma C. W. Ferris, Tompkinsville; architect, C. B. Heweker, Tompkinsville. Plan No. 184.

HILLSIDE AV, n w, 125 n Van Duzer, 199, Stapleton, addition (1-sty) to frame dwelling; cost, $200; owner, Frank Fabry, Stapleton; builder, M. Gottschaldt, Stapleton. Plan No. 182.

KNOX ST, w s, 60 n Henderson av, West New Brighton, alterations to frame dwelling; cost, $400; owner, Sarah Campbell, West New Brighton; builder, Jas. F. Campbell, West New Brighton. Plan No. 188.

MANHATTAN ST, e s, 300 n Surf av, Tottenville, alterations to frame dwelling; cost, $500; owner, M. J. Tulle, Tottenville; builder, J. E. Burgess, Tottenville. Plan No. 187.

SLEIGHT AV, w s, 460 n George st, Tottenville, alterations to frame dwelling; cost, $500; owner, Mattie Leavitt, Tottenville; builder, Chris Peterson, Tottenville. Plan No. 185.

SEASIDE BOULEVARD, n s, 300 e Surf av, Great Kills, alterations to frame dwelling; cost, $125; owner, Mrs. C. Ottini, South Beach; builder, Jos. C. Frey, South Beach. Plan No. 192.

UNION ST, s s, cor Knox st, West New Brighton, alterations to frame dwelling; cost, $500; owner, Sarah Campbell, West New Brighton; builder, Jas. F. Campbell, West New Brighton. Plan No. 189.

WYMAN AV, s s, 200 — Seaside boulevard, Great Kills, alterations to frame dwelling; cost, $200; owner, P. Begly, Great Kills; builder, Alex Lundgren, Great Kills. Plan No. 194.

WATER ST, n s, 25 e Wright st, Stapleton, alterations to brick shop; cost, $2,000; owner, Chas. Ricker, Stapleton; architect and builder, Philip Nolff & Son, Stapleton. Plan No. 190.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

CONTRACTORS

BIDS OPENED JUNE 24, 1913

for the construction of Section No. 4 of the Broadway-Fourth Avenue Rapid Transit Railroad of New York City.

A four-track subway under Broadway from a point between Houston and Bleecker Streets to a point 390 feet north of the southerly building line of Fourteenth Street, with stations at Eighth Street and Union Square.

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NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending May 24:

WEST NEW YORK. William Walser, n w cor 16th st and Harrison av, one 5-sty brick, $12,000; William Walser, w side Bergenline av, near 15th st, two 5-sty brick, $140,000; Gabriel Schwaner, s w cor 17th st and Park av, one 3-sty brick, $12,000; Eugene Brunner, n side 9th st, 75 e of Boulevard, one 2-sty brick, $6,000.

IRVINGTON.—Nicholas Weber, s side Prospect av, near 38th st, one 3-sty frame, $5,000.

NEWARK. Mathias Hiltgen, e side South 19th st, 100 ft. s of 19th av, one 3-sty frame, $5,000; Donato Di Giacomo and Camelia Minichiello, 70-72 Prospect pl, two 4-sty brick, $30,000; Otto Bernz, 436 and 440 South 14th st, two 3-sty frame, $13,000; Herman Rose, 45-47 Hobson st, two 3-sty frame, $10,000; John Moriello, 204 Malvern st, one 3-sty frame alteration, $500; Carl Lukasko, 437 Avon av, one 3-sty frame, $5,000; Mathias Hiltgen, 720, 722, 724, 726, 728, 730, 732, 734, 736 South 19th st nine 3-sty frame, $45,000; Mathias Hiltgen, 718 South 19th st, one 3-sty frame, $5,000; J. A. Taetzch, 421-423 South 18th st, two 3-sty frame, $14,000; Moses Collander, 453 South 18th st, one 3-sty frame, $8,000; Louis Susskind, 633 Springfield av, one 3-sty frame, $8,000.

BAYONNE.—Cohen, Choskay & Abrahams, 1190 Broadway, one 3-sty frame, $6,000.

ATLANTIC CITY.—William and Anna M. Orr, 309 Atlantic av, one 3-sty brick, $35,000.

GUTTENBERG.—Dominick Stora, 220 26th st, one 3-sty brick, $8,000.

JERSEY CITY.—Julius Leventhal, 303 Van Horn st, one 3-sty frame alteration, $600; Morris Moskowitz, 153 Pine st, one 3-sty frame alteration, $300.

MONTCLAIR.—Guiseppe D'Alessandro, 5 Grant st, one 3-sty frame alteration, $2,000.

PATERSON.—Arthur Collier and Henry Stein, 149-155 VanHouten st, one 5-sty brick, $80,000.

PASSAIC.—Samuel Goldberg, n side 4th st, 75 ft. west of Bergen st, two 3-sty brick, $10,000.

TOWN OF UNION.—Anna Thomas, 527 Jefferson st, one 3-sty brick, $14,000.

ORANGE.—Giacomo Casiero, 109 Mechanic st, one 3-sty brick, $8,000.

HOBOKEN.—Max Hulosch, 413 1st st, one 4-sty brick alteration, $500.

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—A. Ginsburg, 225 Main av, has completed plans for a 3-sty brick and limestone apartment house, 61x57 ft., to be erected in Henry st for Salvadore Mason, 63 Myrtle st. Cost about $15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Roberts Rubber Co., manufacturers of rubber goods, contemplates erecting a 4-sty brick factory, 106x50 ft., at 51 Colden st. Estimated cost, $82,000.

CAMDEN, N. J.—Ballinger & Perrot, 1211 Arch st, Philadelphia, Pa., are preparing plans for a 4-sty reinforced concrete and brick factory, 70x20 ft., for Ronalds & Johnson.

HALLS AND CLUBS.

PERTH AMBOY, N. J.—Contractors are figuring revised plans for the new Y. M. C. A. building to be erected here. Bids will be opened on June 2 by the Chairman of the Building Committee.

MUNICIPAL WORK.

SECAUCUS, N. J.—Bids will be opened by the Borough Council, Adrian Post, Borough Clerk, June 3, for constructing a sanitary sewer system.

NEWARK, N. J.—F. A. Howard, 50 Church st, N. Y. C., engineer, has prepared plans for the construction of a new bridge across the Passaic River at 4th av for the Erie R. R. Co. and has applied to the War Department for permission.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Board of Education of Newark, Chas. P. Taylor, president, contemplates the erection of an addition to the public school in Oliver st, from plans by E. F. Guilbert, City Hall, school architect, and George W. Knight City Hall, school engineer. Cost about $50,000.

NEWARK, N. J.—An appropriation of about $100,000 will probably be granted some time this summer for the erection of the West Side Public School in South 17th st for the Board of Education of Newark, Chas. P. Taylor, president. E. F. Guilbert, City Hall, is school architect, and George W. Knight, Newark, school engineer.

MEDFORD, N. J.—The State Board of Education has notified the Medford Board of Education that the present school building does not meet the requirements of the law, and that a new school must be erected. The estimated cost is $40,000.

ORANGE, N. J.—Cornelius Kevitt, Inc., of Glen Ridge, have submitted the lowest bid at $46,985, for an addition and alterations to the Park av school. The bids were referred to the committee on operation and maintenance.

JERSEY CITY, N. J.—Supervising Architect John T. Rowland, 15 Exchange pl, Jersey City, is preparing plans and specifications for P. S. 24 to be erected on Virginia av, to replace the old building recently burned. No estimates have yet been made.

THEATRES

PLAINFIELD, N. J.—Louis A. Sheinart, 194 Bowery, N. Y. C., has completed plans for a moving picture theatre, 50x210 ft, fireproof, seating capacity 800; to be built in West 2d st, running through to Front st, Plainfield, N. J., costing about $35,000.

Other Cities.

FACTORIES AND WAREHOUSES.

PLEASANT VALLEY, N. Y.—The American Giant Portland Cement Co. contemplates the erection of a plant here on the line of the Poughkeepsie & Eastern Railroad. Attorney E. E. Perkins, Poughkeepsie, is local representative.

MUNICIPAL WORK.

HERKIMER, N. Y.—The Town of Herkimer contemplates building a bridge across the West Canada Creek. It has been decided to submit the question to the voters as soon as the Town Attorney, Edward M. Brown, can prepare the necessary notices.

POWER HOUSES.

PROVIDENCE, R. I.—The time of closing bids for installing the proposed 30,000,000-gal. pumping station has been extended by the Board of Contract and Supply from May 21 to June 18.

SCHOOLS AND COLLEGES.

HARTFORD, CONN.—Bids are being received by Whiton & McMahon, architects, 49 Pearl st, until 11 a. m., June 2, for the construction of a school for the Northeast School District, Westland st. Separate bids are asked for mason work, carpenter work, plumbing, heating, ventilating and tile work.

STORES, OFFICES AND LOFTS.

CORNING, N. Y.—C. H. Newcomb, Bridge st, contemplates the erection of a 2-sty brick building in Bridge st this summer.

Government Work.

BOSTON, MASS.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until 11 o'clock a. m., June 14, for reconstruction of building No. 24 at the navy yard, Boston, Mass. Amount available, $62,500. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. William M. Smith, acting chief of bureau.

TRENTON, N. J.—Sealed proposals for dredging channel in Delaware River, from Lalor st to upper railroad bridge, Trenton, N. J., a length of about 4,500 ft., and requiring the removal of about 450,000 cubic yards of material, will be received here until 12 o'clock noon, June 9. Information on application. Joseph E. Kuhn, lt. col., engrs.

BALTIMORE, MD.—Sealed proposals will be received until June 10 for a drinking-water system in the U. S. post office and court house, Baltimore, Md. O. Wenderoth, supervising architect.

WATERVLIET, N. Y.—Sealed proposals in triplicate, will be received until 1 p. m., June 9, for furnishing steel, hardware, forage, fuel, oils, etc., during year ending June 30, 1914. Information furnished on application. Col. W. W. Gibson, commanding.

NEWPORT, R. I.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 7, for one concrete float for government landing, Newport, R. I. William M. Smith, acting chief of bureau.

JERSEY CITY, N. J.—Sealed proposals will be received until June 16, for one electric elevator and one hydraulic lift in the U. S. post office, Jersey City, in accordance with specification prepared by the supervising architect, O. Wenderoth, Wash., D. C.

FORT PORTER, N. Y.—Sealed proposals, in triplicate, for filtration plant and remodeling water distributing system at Fort Porter, N. Y., will be received until 10 a. m., June 14. Information furnished on application to quartermaster.

Dock Improvements.

The Commissioners of the Sinking Fund will hold a public hearing at 11 a. m., Wednesday, June 11, relative to an amended plan for the improvement of the waterfront in the vicinity of Piers (new) 37 and (new) 38, East River, providing for lateral inshore extension to the westerly and easterly sides of Pier (new) 37 and the westerly side of Pier (new) 38, made and adopted by the Commissioner of Docks February 25, 1913; relative to an amended plan for the improvement of the waterfront, between Gouverneur slip and Jackson st, East River, to provide for lateral inshore extension to the westerly side of Pier 41, the westerly side of Pier 42, made and adopted by the Commissioner of Docks February 25, 1913; relative to an amended new plan layout for the improvement of the waterfront in the vicinity of Cheever pl, Harlem River, made and adopted by the Commissioner of Docks May 7, 1913, and relative to new plan layout for the improvement of the waterfront between the southerly side of West 209th st and the northerly side of West 210th st, Harlem River, made and adopted by the Commissioner of Docks May 7, 1913. The plan as adopted by the Commissioner of Docks is open to inspection at any time during business hours at the office of the Comptroller, 280 Broadway.

BUSINESS NEWS

A Weekly Summary of New Catalogues and Bulletins and of Articles Appearing in Current Periodicals of Interest to Architects, Building Managers, Contractors and Realty Interests.

A New Fenestra Catalog.

The Detroit Steel Products Co., of Detroit, announces that it has ready for distribution on application a copy of its new catalog "V" for 1913. The book is undoubtedly a master-piece of its kind and it should be in every architect's office. The company has gone to considerable expense in the matter of producing very high grade working blueprints, showing the construction of its improved sash and giving tables that the architect will find very handy for reference purposes. In addition the book contains very excellent photographic and text descriptions of installations it has made in which some of the most difficult lighting and ventilating problems have been solved by the use of Fenestra sash. Copies of this book may be obtained by addressing the company at 1 Madison avenue.

How Natural Cement is Made.

Natural cement is a pure hydraulic cement manufactured principally in the County of Ulster, New York, and notably in the towns of Rosendale where large quantities of magnesian limestone or cement rock is found. All this information and a great deal more concerning this building commodity is contained in a new booklet just issued by the Rosendale Natural Cement Co., of 50 Church street.

The booklet has for its object a desire to give architects some definite information regarding natural hydraulic cement, and particularly the different virtues of the "Brooklyn Bridge," "Norton" and "Hoffman" brands and shows the analysis of same. In reference to the argument frequently used to the effect that natural cement does not attain a high tensile strength as quickly as Portland, the booklet says that while this is true, the manufacturers claim that this is an advantage rather than a detriment, in that it admits of more elasticity, hence less tendency to crack, and also results in a steady, unbroken and prolonged hardening, which has without doubt a continuance for many years and which is a far greater factor of safety than an early high set. Using 29 per cent. of water, the initial set for neat cement is 20 minutes and the final set 40 minutes.

Space does not permit of extensive quotation of the facts contained in the booklet, but it is full of such valuable information and such fine photographic reproductions of buildings in which this cement has been used that it is commended to the attention of architects, owners and builders for their perusal.

Model Country Homes.

A. L. A. Himmelwright, M. Am. Soc. C. E., etc., for 14 years general manager of the Roebling Construction Co., is issuing through the Neale Publishing Co., New York, one of the most practical books on modern fireproof houses and country homes which has come to our attention. The book is divided into many classifications, the author speaking as a consulting engineer to his client in the spirit of giving practical advice. The first part deals with location, water supply, drainage, excavating and grading. Under the caption "The Plans" are these headings, general construction, cellar story, first story, second story and third story. Under the heading "Practical Suggestions" are to be found items concerning building materials, work to be done by contract and manner of carrying on the work. Next comes a description of a model sixteen-room building, divided into cellar plan, ground floor plan, second floor plan, third floor plan, detail plans, special features, schedule of quantities and costs, and the garage.

Regarding the specifications the author divides the subject into general conditions, mason work, carpenter work, roofing, plumbing, painting, notes on structural steel and notes on fireproof construction. When it comes to construction schedules of materials the author gives a memorandum of furring blocks required, a list of pipe sizes, door and window sills, door bucks, window frames, glass required, approximate sizes of frame shutters and blind openings, a memorandum of doors required and names and addresses of reliable concerns who furnish materials for these model buildings. The book also contains practical suggestions for buildings of the kind Mr. Himmelwright describes.

In presenting his book Mr. Himmelwright makes this statement in a foreword: "This volume is not a compilation nor the exposition of any pet ideas or theories which are often found wanting when put in practice; but the presentation of such facts, details and methods as are applicable to buildings of the character referred to and which have been found practical and economical during a long experience in the construction of fireproof buildings."

Copies of this book may be obtained by addressing Mr. Himmelwright at his home at Stockholm, N. J., or by addressing the Neale Company, at 31 East 17th street, New York City.

New Badger Catalog.

E. B. Badger & Sons Co., 75 Pitts street, Boston, Mass., is issuing its new catalog on copper hot water boilers and pantry sinks. The current catalog while emphasizing Badger quality describes very graphically the latest improvements in hot water boilers, pressure boilers, tank pressure boilers, standards, and sinks. It contains tables showing prices for use of architects and owners in specifying. Emphasis is made of the special types of sinks made by this company to fit in special places which has long been an important feature of this company's business.

THE INCOME TAX BILL.

Official Summary of the Sections Relating to the Tax on Individuals.

The income tax bill pending in the U. S. Congress imposes a tax of one per cent, per annum upon the incomes of individuals when the net amount in each case exceeds four thousand dollars; one per cent. additional on net incomes of over $20,000 and not over $50,000 per annum; 2 per cent. per annum upon the amount of net income over $50,000 and not over $100,000; 3 per cent. per annum upon the amount of net income over $100,000.

The following paragraphs are taken from an official summary of the sections of the bill relating to the tax on individual incomes:

Net Income Includes.—All gains, profits and income derived from salaries, wages or compensation for personal services of any kind and however paid; professions or vocations; business, trade or commerce; sales or dealings in property, real or personal, growing out of the ownership or use of, or interest in property, real or personal; interest, rent, dividends or securities; transaction of any lawful business carried on for gain or profit; gains or profits or income derived from any source whatever; income, but not the value, of property acquired by bequest, devise or descent; income, but not proceeds, of life insurance policies paid upon death.

Bad Debts Deducted

Deductions Allowed.—Necessary expenses actually incurred in carrying on any business; all interest accrued and payable within the year on indebtedness; all national, state, county, school and municipal taxes; losses actually sustained during the year, not compensated by insurance or otherwise, arising from fire, storm or shipwreck; debts actually ascertained to be worthless and charged off during the year; a reasonable allowance for the exhaustion or wear and tear of property arising out of its use or employment in business; all income the tax upon which has been paid at the source; amounts received as dividends upon the stock of any corporation, etc., which is taxed upon its net income; interest upon bonds and securities guaranteed free from taxation.

Deductions Not Allowed.—All personal, living or family expenses; taxes assessed against local benefits; all expense of restoring property or making good the exhaustion thereof for which an allowance has been made; amounts paid for new buildings, permanent improvements or betterments made to increase the value of any property or estate.

Exemptions.—Interest upon the obligations of a state or any political subdivision thereof; interest upon the obligations of the United States the principal and interest of which are now exempt from federal taxation; the compensation of the present president during the term for which he has been elected; the compensation of the judges of the Supreme and Inferior courts of the United States now in office; the compensation of all officers and employees of a state or any political subdivision thereof.

Amount of Income Exempt.—Four thousand dollars shall be deducted from the net annual income, as above ascertained, of each person; only one deduction of $4,000 shall be made from the aggregate income of all members of a family.

Family Consists Of.—One or both parents and one or more minor children or of husband and wife.

Exceptions.—A wife living permanently apart from her husband; guardians are allowed to make deductions in favor of each and every ward when same are not comprised in one family having joint property interests.

Time of Going Into Effect.—The tax shall be computed upon the remainder of the said net income for the year ending Dec. 31 and for each calendar year thereafter.

Returns Under Oath.

Return of Income.—A true and accurate return of all net incomes of $3,500 or more shall be made under oath or affirmation; it must be made to the collector of internal revenue for the district in which said person resides or has his principal place of business in the United States.

Form of Return.—The form shall be prescribed by the commissioner of internal revenue, with the approval of the secretary of the treasury; shall set forth specifically the gross amount of income from all separate sources; from this total shall be deducted the aggregate items of expenses and allowances above authorized.

Time of Return.—The return must be made on or before March 1, 1914, and on or before March 1 of each year thereafter.

Persons Required to Make Returns.—First, each taxable person of lawful age for himself; second, guardians, trustees, executors, shall make and render a return of the net income coming into their custody or control of the person for whom they act; third, all persons, firms, companies, copartnerships, corporations, etc., having the control, receipt, disposal or payment of fixed or determinable annual gains, profits or income of another person subject to tax arising from an annual business relationship shall in behalf of such other person render a separate and distinct return for each person upon which the normal tax is paid at the source.

Exceptions to Returns.—No return of income not exceeding $3,500 is required; persons liable for the normal tax only or their own or another's account shall not be required to make returns of the income derived from dividends on capital stock of corporations taxable upon their net incomes.

Duty of the Collector of Internal Revenue.—The collector or deputy shall require each list to be verified by oath or affirmation of the party rendering it; the collector may increase the amount of any return if he has reason to believe that the same is understated; no such increase shall be made except after due notice to such party and upon proof of the amount understated.

HITS EFFICIENCY THEORIES.

A Municipal Engineer's Sharp Reply to a Lecturer's Argument.

At a discussion before the Brooklyn Engineers Club the subject was "Efficiency in the Design of Commercial Organizations," and an efficiency engineer, H. F. Stimson was making the usual theoretical points for "efficiency" engineering.

He analyzed the organization of any business concern and pointed out that the general manager's is the important position in the organization, and that many organizations are going to the wall because of inefficiency in this office; in other words, that the organizations are dying of heart failure. There is great need in this country, at the present time, for institutions that will educate men to be managers; to study man and his forces and then to instruct individuals how to direct these forces of men toward certain definite ends. This field, he said, is completely neglected in our present scheme of education.

A lengthy and animated discussion followed. Charles R. Ward, chief engineer of the Brooklyn Topographical Bureau, said:

"This country has gone wild over this new theory of efficiency. It seems to me that this subject is advocated in many instances simply to distract the attention of the public from inefficient officials. In this city we have the Commissioners of Accounts' office, which is supposed to be a body of experts who oversee and criticise the various departments. This bureau costs the taxpayers of this city over $100,000 for examining the office of one Borough President, and to my knowledge no good result has been obtained from their examination. Not one of their recommendations has been put in practice. Their policy seems to be destructive instead of constructive. It is easy to criticise others, but it is a different matter to work out practicable methods whereby the city business may be conducted economically.

"We have also the Bureau of Municipal Investigation and Statistics. This bureau reports upon all applications for city money and they are trying to do good work. A new Bureau of Efficiency has just been established by the city and the first official work accomplished by this bureau has been the increasing of the salaries of the men at the head of this bureau 100 per cent. This is a sample of efficiency generally produced by our experts.

"We have also a new bureau established, called the Committee on Standardization of Salaries. This committee expects, by the use of various civil service records, to standardize the pay and work of about 40,000 city employees. This committee will probably cost the taxpayers many thousands of dollars, and as this administration is rapidly drawing to a close, it is safe to assume that the next administration will discard the work done by this committee.

"It is ludicrous for a construction engineer to watch the frantic efforts of our efficiency experts in their endeavor to standardize the cost of cleaning catchbasins throughout the city. We have also witnessed the elaborate theory enunciated by the experts as to the proper number of scrub-women required to clean the municipal buildings, irrespective of the character and use made of the buildings. Their minds appear to dwell upon the minutest detail, and they seem to forget the big things which are constantly being adopted and will eventually bankrupt our city. All the cost data and time cards in the world could not save the city the amount of money which the new issue of $45,000,000 corporate stock, at 4½ per cent., will saddle the city with; it is the greatest interest paid by the city since the panic, and the added interest of one-fourth per cent. over the previous issuance will cost the city over $5,600,000. A slight increase in the interest received by the city for the millions of dollars on deposit in our sinking fund account would pay the salaries of hundreds of efficiency experts.

Says City Squanders Thousands on Expert Advice.

"During the last few years the city has squandered thousands of dollars upon the advice of experts, for new typewriting machines, new time cards, new cost data cards, etc. Dozens of additional clerks have been employed to take care of this new system and what has the city gained by it? Has any use been made of the cost data, or has it resulted in making clerks out of a large number of laborers? There is plenty of opportunity for the proper kind of efficiency in all large cities. Take for example, the East River bridges, which cost many millions of dollars, and remained idle for years. Efficient management could have saved the taxpayers enormous sums in this case alone.

"Our Brooklyn subway loop, which cost the city $10,000,000, has remained idle for years. The South Brooklyn dock property, which cost over $10,000,000; the Eighth Ward Market, which cost $1,000,000, and dozens of other cases which can be mentioned, demonstrate why I say we need efficient elected officials instead of efficiency experts."

Charles A. Somner, an engineer in the Municipal Ferry, agreed with Mr. Ward that efficiency experts, especially those that are to be met in city departments, are not of much value, and he gave several personal experiences to prove his point.

Henry B. Seaman, former chief engineer of the Public Service Commission, found fault with the system of efficiency engineering, which title he said is a misnomer anyway, because it makes man a mere machine, entirely disregarding his spiritual side. He was of the opinion that more and better work would be obtained from a body of men who were happy and contented with their work than would be obtained from these men if they were dissatisfied, no matter how efficient the organizations under which they were working. The greater co-operation, he said, will be obtained in the organization in which the men are most happy and contented with their work.

BREAKS ALL CEMENT RECORDS.

Production in 1912 Greatest in History.

The total quantity of Portland, natural, and puzzolan cements produced in the United States in 1912 was 83,351,191 barrels, valued at $67,461,513, compared with 79,547,958 barrels, valued at $66,705,136, in 1911, according to an advance statement by Ernest F. Burchard, of the U. S. Geological Survey just issued. This represents an increase in quantity of 3,803,233 barrels, or 4.78 per cent., and in value of $756,377, or 1.13 per cent.

The distribution of the total production among the three main classes of cement in 1912 is as follows: Portland, 82,438,096 barrels, valued at $67,016,928; natural, 821,231 barrels, valued at $367,222; puzzolan, 91,864 barrels, valued at $77,363.

Production of Portland Cement.

The total production of Portland cement in the United States in 1912, as reported to the United States Geological Survey, was 82,438,096 barrels, valued at $67,016,928, compared with 78,528,637 barrels, valued at $66,248,817, in 1911. The output for 1912 represents an increase in quantity of 3,909,459 barrels, or nearly 4.98 per cent., and in value of $768,111, or 1.13 per cent.

The shipments of Portland cement from the mills in the United States in 1912 are, according to reports received by the Survey, 85,012,556 barrels, valued at $69,109,800, compared with 75,547,829 barrels, valued at $63,762,638, shipped in 1911. The shipments therefore represent an increase in quantity of 9,464,727 barrels, or 12.52 per cent., and in value of $5,347,162, or 8.38 per cent. The average price per barrel in 1912, according to these figures, was a trifle less than 81.3 cents, compared with 84.4 cents in 1911. This represents the value of cement in bulk at the mills, including labor and cost of packing, but not the value of the sacks or barrels. The average price per barrel for the country is about 13.9 cents higher than the average price received for Portland cement in the Lehigh district, where it was sold at the cheapest rate, and is near the average price received in the Iowa-Missouri district, but it falls 54.5 cents below the average price received on the Pacific coast, where Portland cement brought the highest figure during the year.

Stocks on Hand.

Reports were received from nearly all the mills in the United States that shipped any Portland cement in 1912, giving stocks of finished cement on hand December 31, 1912. For the very few mills which did not report this information an estimate, believed to be very close, has been made. The apparent stock on hand at the end of 1912 amounted to 7,811,329 barrels, compared with 10,385,789 barrels on hand at the close of 1911, according to reports and revised estimates, thus indicating a reduction in stock of more than 2,500,000 barrels during 1912.

Imports of Foreign Cement.

The imports and exports of cement are reported to the Survey by the Bureau of Foreign and Domestic Commerce. The statements include all hydraulic cements, also the weights of sacks or barrels. Portland cement probably makes up at least 95 per cent. of the total in each year.

The imports of hydraulic cement in 1912 were approximately 68,503 barrels, valued at $93,558, or about $1.37 a barrel, compared with 164,670 barrels, valued at $242,722, or $1.47 a barrel, in 1911. This decrease in the quantity of cement imported was to be expected in view of the large excess domestic stocks that were marketed at low prices during the year.

Exports Only Small Share of Output.

The United States has a comparatively small export trade in cement. In 1912 the quantity exported was only 4,215,532 barrels, most of which was Portland cement, valued at $6,160,341, or approximately $1.46 a barrel, compared with 3,135,409 barrels, valued at $4,632,215, or about $1.477 a barrel, in 1911. The quantity exported in 1912 was slightly more than 5 per cent of the total production of hydraulic cements in 1912. The exports in 1910, 1911 and 1912 have shown increases of 135, 27, and 26 per cent., respectively, over those of the preceding year.

Usurpation of Streets.

Instances of the usurpation of streets for business purposes are being disclosed daily, and it is the determination of the Comptroller that in all such cases the streets shall be restored to the use of the public.

An investigation has disclosed conditions which may prove much more far-reaching in effect than anything that has yet developed. These relate to land held under grants from the State of New York. These grants for the most part are of two kinds, one known as commerce grants and the other as beneficial enjoyment grants. Under the former it is not permissible to erect other than docks or similar structures upon the land under water, and such a grant does not license the holder to build factories, stores or dwellings.

In other words, the grant is made strictly for the subservience of commerce by the building of docks alone. Notwithstanding this, several cases have come to the attention of the Comptroller, where large factories and other structures used wholly for business purposes have been erected on land acquired under commerce grants. The erection of these buildings was undoubtedly a violation of the terms of the grants, rendering them subject to cancellation and annulment. These cases will be brought to the attention of Atttorney General Carmody, and it is not unlikely that action will be taken in the near future, which will result in the cancellation of the grants in question and the consequent removal of the buildings illegally erected thereon.

Classified List of Advertisers

Boilers
H. B. Smith Co., 39 East Houston st.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')
Builders Brick & Supply Co., Inc., 172d st. & West Farms rd.
Candee, Smith & Howland Co., Foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 11 East 24th st.

Carpenter.
C. Sandhop, 771 Lexington av.

Cement
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Lehigh Portland Cement Co., 261 Broadway.
Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 1182 Broadway.
Taylor, Ronald, 520 East 20th st.

Concrete Construction (Reinforced)
Turner Construction Co., 11 Broadway.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 131-133 East 23d st.
Libman Contracting Co., 107 West 46th st.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Charles E. Knox, 101 Park Avenue.

Cornices and Skylights
Hayes, Geo., 71 8th ave.

Cypress
Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st.

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 169 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 116th st.

Glass
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Granite
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer.
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork
Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Heola Iron Works, N. 10th st., Brooklyn.
Norton Co., Alfred E., 105 W. 40th st.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Bars for Store Fronts
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Garry Iron & Steel Co., 521-523 W. 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 30 East 42d st.
Westergren, Inc., M. F., 213 East 144th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn
McVickar, Gaillard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.

Paint
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Oliver, W. H., 57 Fifth ave.

Plaster
King & Co., J. B., 17 State st.

Pumps (Electric)
George & Co., E., 194 Front st.

Radiators
H. B. Smith Co., 39 East Houston st.

Real Estate (Manhattan and The Bronx)
American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Wallteress & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d st.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Eckerson, J. C. R., 35 W. 30th st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.
Harft, Chas., 58 E 8th st
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Leaycraft & Co., J. E., 30 E. 42d st.
Lummis, B. R., 25 W 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Manning, E. A., 489 5th ave.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bergen & Son, J. D. H., 63 Lafayette ave.
Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor So Oxford.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague st.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 201 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Skylights
Superior Cornice & Skylight Works, 214 E. 127th st.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 413 E. 34th. st.

Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway.
New York Title Insurance Co., 135 Broadway.
Title Guarantee & Trust Co., 176 Broadway.
United States Title Guaranty Co., 32 Court St., Brooklyn.

Trucking
Atlanta Contracting Co., 230 E. 42d st.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 23, 24, 26, 27 & 28.

Attorney st, 98 on map 96 (2:343-9), es, 150 s Rivington, 25x75, 5-sty bk tnt & strs; Kalman Rosenbluth to Michl Rosenbluth, 559 Fox, & Tobias Rosenbluth, 101 Attorney; mtg $23,000; Feb4, May23'13; A $15,500-25,000. O C & 100

Chambers st, 99 (1:149-14), nec Church (Nos 159-67), 25.2x100.5x25.6x100.6, 5-sty stn loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A$119,000-130,000. **138,750**

Chambers st, 99; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **3,153.41**

Chambers st, 99; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Chambers st, 99, see Pearl, 244.

Chambers st, 154 (1:137-29), ss, 200.4 w West Bway, 23.7x75, 5-sty stn loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A $28,000-39,000. **45,000**

Chambers st, 154; Mary A Duer & ano EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **1,022.73**

Chambers st, 154; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Chambers st, 154, see Pearl, 244.

Charles st, 169-71, see West, 406.

Church st, 159-67, see Chambers, 99.

Church st, 159-67, see Pearl, 244.

Clinton st, 240-2 (1:258-37), es, 100.10 n Cherry, 40.4x71.10x39.11x72, 6-sty bk tnt & strs; Jennie & Etta Ginsburg to Hyman Safir, 240 Clinton; mtg $43,400; May26'13; A$21,000-48,000. O C & 100

Doyers st, 2, see Bowery, 2.

Doyers st, 2, see Pearl, 244.

Ferry st, 4-6, see Pearl, 244.

Ferry st, 54-6, see Pearl, 309.

Fulton st, 35 (1:95-13), ns, 73.5 e Pearl, runs n37.5xw5.11xnw18.3xs40.10 to st xe 24.1 to beg, 5-sty bk loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), 99 Franklin; May14; May28'13; A$16,000-19,000. **18,750**

Fulton st, 35; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; May14; May 28'13 **426.14**

Fulton st, 35; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Fulton st, 35, see Pearl, 244.

Fulton st, 57 (1:94-5), ns, 48.8 w Cliff, runs e26.10xn61.9xnw26.10xs68.1 to beg, 4-sty bk loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A$28,000-30,000. **33,750**

Fulton st, 57; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **767.04**

Fulton st, 57; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Fulton st, 57, see Pearl, 244.

Goerck st, 110-16, see Stanton, 321-3.

Grand st, 115-9, see Bway, 459-61.

Grand st, 115-9, see Pearl, 244.

Irving pl, 58 & 62-4, see 72d, 301 W.

King st, 60-2, see Lex av, 1486.

Lafayette st (1:233), ws, 114.1 n Howard, a strip, runs w93.7xs0.3xe93.6 to st xn 0.1 to beg; Aberdeen Realty Co to The Bradstreet Co, a corpn, 346 Bway; B&S; Apr29; May28'13. O C & 100

Madison st, 93 (1:277-10), ns, abt 320 w Market, 25x100, 6-sty bk tnt & strs; Isidor Lerman to Rosa Lerman, his wife, 1526 Eastern Pkway, Bklyn; AT; AL; Feb19; May27'13; A$17,000-34,000. nom

Madison st, 181 (1:273-12), ns, 289.11 e Pike, 24.6x100, 5-sty bk tnt & strs; Sarah Kriegel to Sarah Ashman, 989 Prospect av; mtg $31,000; May27; May28'13; A$18,-500-32,000. O C & 100

Mangin st, 65 (2:323-22), ws, 150 s Rivington, 25x99, 5-sty bk tnt & strs; Ray Hebald to Lazar Furman, 188 Forsyth; AL; May24'13; $9,000-23,000. nom

Monroe st, 16 (1:253-100), ss, abt 225 e Cath, 25x49x25x46.10, es, 6-sty bk loft & str bldg; Mary E Sandford to Jas P Malone, 72 E 124; mtg $12,000; May23; May 26'13; A$10,000-16,000. O C & 100

Nassau st, 79 (1:79-5), ws, abt 105 n John, 25.7x106.6x24x105.3, ss, 6-sty bk loft & str bldg; mtg $85,000; A$165,000-175,-000; also NASSAU ST, 81 (1:79-4), ws, abt 130 n John, 25.8x106.6x24x108, ns, 6-sty bk office & str bldg; mtg $45,000; Eliza L Edgar individ et al EXRS Wm Edgar to Mary E Gallwey at San Mateo, Cal; Lucile R Edgar at [25 Old Back rd], Newport, RI; & Herman Le Roy Edgar at Dobbs Ferry, NY, being heirs &c of Wm Edgar & Wm Edgar, Jr., decd; May1; May26'13; A$170,000-180,000. nom

Nassau st, 81, see Nassau, 79.

Norfolk st, 181 (2:355-21), nws, 125 s Houston, 25x100, 5-sty bk tnt & strs; Rose Goldberg to Sarah Rappaport, 334 E 4; ⅓ pt; AL; May26; May27'13; A$22,-000-31,000. nom

Pearl st, 244 (1:75-14), es, 45.3 n Burling sl, 20x69.7x19.10x72.2, 4-sty bk loft & str bldg; A$13,000-17,000; also PEARL ST, 246 (1:75-15), es, 85.4 n Burling sl, runs e 77.10xs16.10xw10.8xs2.4xw69.7 to st xn 20.1 to beg, 4-sty bk loft & str bldg; A$13,500-18,000; also PEARL ST, 309 (1:98-38), swc Ferry (Nos 4-6), 25.2x90x29.10x90, 5-sty bk hotel; A$25,000-34,000; also FULTON ST, 35 (1:95-13), ns, 73.5 e Pearl, runs n37.5xw 5.11xnw18.3xs40.10 to st xe24.1 to beg, 5-sty bk loft & str bldg; A$16,000-19,000; also FULTON ST, 57 (1:94-5), ns, 48.8 w Cliff, runs e26.10xn61.9xnw26.10xs68.1 to beg, 4-sty bk loft & str bldg; A$28,000-30,000; also WARREN ST, 41-3 (1:133-26), ss, 100.6 w Church, 49.9x75.9x50x75.9, 5-sty stone loft & str bldg; A$75,000-105,000; also CHAMBERS ST, 99 (1:149-14), nec Church (Nos 159-67), 25.2x100.5x25.6x100.6, 5-sty stn loft & str bldg; A$119,000-130,-000; also CHAMBERS ST, 154 (1:137-29), ss, 200.4 w West Bway, 23.7x75, 5-sty stn loft & str bldg; A$28,000-39,000; also BOWERY, 2 (1:162-61), nwc Doyers (No 2), runs w29.2 & 48.9xne7.5xe71.6 to Bowery xs29.11 to beg, 5-sty bk tnt & strs; A $24,000-33,000; also BROADWAY, 313-5 (1:151-29), ws, 25.1 s Thomas, 39.7x104.10 x39.8x104.10, 5-sty stn loft & str bldg; A $210,000-230,000; also BROADWAY, 459-61 (1:231-30), swc Grand (Nos 115-9), 47.4x 112.8x47.4x112.6, 5-sty stn bldg; A$195,000-215,000; also 12TH ST, 225 E (2:468-49), n s, 235 w 2 av, 25x103.3, 4-sty & b bk dwg; A$16,000-23,000; also 12TH ST, 227 E (2:-468-48), ns, 210 w 2 av, 25x103.3, 4-sty & b bk dwg; A$16,000-23,000; Agnes S Tailer a daughter of Thos Suffern to Estate of Thos Suffern Inc, a corpn, 99 Franklin; AT; B&S; May14; May28'13. O C & 100

Pearl st, 244 (1:75-14), es, 45.3 n Burling sl, 20x69.7x19.10x72.2, 4-sty bk loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A $13,000-17,000. **17,000**

Pearl st, 244; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **386.36**

Pearl st, 244; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Pearl st, 246 (1:75-15), es, 85.4 n Burling sl, runs e77.10xs16.10xw10.8xs2.4xe—xw 69.7 to st at pt 65.3 n of Burling sl xn20.1 to beg, 4-sty bk loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A$13,500-18,-000. **18,750**

Pearl st, 246; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **426.14**

Pearl st, 246; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Pearl st, 246, see Pearl st, 244.

Pearl st, 309 (1:98-38), swc Ferry (Nos 54-6), 25.2x90x29.10x90, 5-sty bk hotel; Mary A Duer & ano, EXRS &c Thos S Hamilton, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; AT; May14; May28 '13; A$25,000-34,000. **784.09**

Pearl st, 309; Edw N Tailer & ano, EXRS &c Thos Suffern, to same; May14; May28'13. **34,500**

Pearl st, 309; Mary A Duer et al heirs &c Thos Suffern, to same; AT; B & S; May 14; May28'13. O C & 100

Pearl st, 309, see Pearl, 244.

Pitt st (2:337), es, 150 s Delancey, 3.6x 100; Jacob M Mandelbaum to Nathan Mandelbaum, 99 2 av; AL; Nov1'11; May 28'13. nom

Pitt st (2:337), same prop; Nathan Mandelbaum to Pauline Springer, 37 W 21; A L; May27; May28'13. nom

Rivington st, 235 (2:338-52), ss, 25 e Willett, 20x70, 3-sty bk tnt & str; Mary Weiser to Saml Weiser, 1101 1 av; ½ pt; AT; mtg $15,000; May22; May26'13; A$13,-500-15,000. nom

Sheriff st, 80 (2:334-3), es, 100 n Rivington, runs e75xs25xe25xn55xw100 to st xs30 to beg, 5-sty bk tnt & strs & 4-sty bk rear tnt; Bernard Ehrlich to Bessie Goldfarb, 338 E Houston; mtg $25,000; May22; May 28'13; A$25,000-35,000. O C & 100

Sheriff st, 81 (2:339-67), ws, 125 n Rivington, 25x100, 5-sty bk tnt & strs, 3-sty bk rear tnt; Thos E Faukner to Julie G Wolff, 26 W 87; B&S; AL; May23; May26 '13; A$19,000-31,000. nom

Spring st, 206 (2:490-23), ss, abt 50 w Sullivan, 25x100, 5-sty bk loft & str bldg; Louis Marchesini to Jno Fantini, 137 McDougal & Beniamino Latorraca, 17 Garside, Newark, NJ [both at 206 Spring]; A T; May14; May27'13; A$17,000-30,000. nom

Stanton st, 247 (2:339-55), ss, 75 e Willett, 25x75, 5-sty bk tnt & strs & 4-sty bk rear tnt; Leon Luft Realty Corpn to Bklyn & Queens House & Home Corpn, both at 5 Beekman; mtg $19,500; Mar20; May24'13; A$18,000-22,500. O C & 100

Stanton st, 321-3 (2:324-11), sec Goerck (Nos 110-16), 30x81.4, 6-sty bk tnt & strs; Mary Weiser to Saml Weiser, 1101 1 av; ½ pt AT; mtg $35,000; May22; May26'13; A$22,000-45,000. nom

Sullivan st, 213 (2:539-3), es, 175 n Bleecker, 25x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; Teresa Cordano to Eugene Cordano, 213 Sullivan; AT; mtg $20,000; May22; May24'13; A$16,000-22,000. nom

Sullivan st, 214-18, see Lex av, 1486.

Union sq, 29 (3:843-29), swc 16th, 32.6x 141.10, 5-sty bk office & str bldg; Wm D Sporborg ref to N Y Trust Co, a corpn, 26 Broad; mtg $215,000 & AL; FORECLOS May22; May27'13; A$285,000-360,000. **35,000**

Walker st, 9-13 (1:191-22), ss, 100 e West Bway, 60x106, with all R, T & I to strip on rear, 60x1.6, 7-sty bk loft & str bldg; Cordon Realty Co to Eliza Guggenheimer, 923 5 av; B&S; AL; May21. May23 '13; A$60,000-105,000. O C & 1,000

Warren st, 41-3 (1:133-26), ss, 100.6 w Church, 49.9x75.9x50x75.9, 5-sty stn loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May 28'13; A$75,000-105,000. **116,250**

Warren st, 41-3; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **2,642.05**

Warren st, 41-3; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Warren st, 41-3, see Pearl, 244.

Warren st, 89-91 (1:132-19), ss, 51 e Greenwich, 47x25, 5-sty stn loft & str bldg; Jno J McBride to Ogden Brower [312 S 4], Mt Vernon, NY & Howard E White [Boston rd], Rye, NY TRSTES Jno L Brower, decd; CaG; mtg $10,000; May 23; May26'13; A$23,000-30,000. **15,000**

Washington pl, 124, see Lex av, 1486.

West st, 406 (2:637-1), nec Charles (Nos 169-71), 20.11x86.5x20.3x92, 4-sty bk tnt & strs; Geo J Humphrys to S H W Realty Co, Inc, a corpn, 1 Liberty; AL; May23; May26'13; A$22,000-29,000. O C & 100

William st, 103-5 (1:67-2), ws, 27.2 s John, runs w54.7 & 24.4xs18.1 & 18.1xe18.5 & 58.9 to st xn41.9 to beg, 6-sty bk office & str bldg; W & J Realty Co to The William St Offices, a corpn, 95 William; AL; May 20; May28'13; A$180,000-195,000. O C & 100

1ST st, 19 E (2:456-23), ss, 85.9 w 2 av, 18.2x46.7x18.1x45.7, 2-sty fr tnt & strs; A$6,200-6,700; also 1ST ST, 21 E (2:456-24), ss, 68.8 w 2 av, 17.1x45.7x17.1x44.8, 2-sty fr tnt & str; Jno A Eagleson to N Y City Church Extension & Missionary Soc of the M E Church, a corpn, 150 5 av; mtg $10,000 & AL; Mar31'11; May27'13; A $5,800-6,300. O C & 100

1ST st, 21 E, see 1st, 19 E.

4TH st, 78 E (2:459-25), ss, abt 100 w 2 av, 25x112.5, 4-sty bk tnt & strs; Max Lubman to Sarah Lubman, 78 E 4; mtg $21,000 & AL; May26; May27'13; A$20,000-27,000. O C & 100

4TH st, 279 E (2:387-47), ns, 238.7 w Av C, 24.9x96.3, 6-sty bk tnt & strs; Pauline Ryshpan to Bertha Ryshpan, 108 W 111; AT; AL; May26; May28'13; A$17,000-36,000. O C & 100

4TH st, 181 W, see Lex av, 1486.

9TH st, 17 W (2:573-53), ns, 282.8 w 5 av, 26.2x82.3, 4-sty & b bk dwg; Clendenin J Ryan to Ellisdale Co Inc, a corpn, 66 Liberty; B&S; AL; May24; May27'13; A$24,500-31,500. nom

12TH st, 225 E (2:468-49), ns, 235 w 2 av, 25x103.3, 4-sty & b bk dwg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A$16,000-23,-000. **23,750**

12TH st, 225 E; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **539.77**

12TH st, 225 E; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

12TH st, 225-7 E, see Pearl, 244.

12TH st, 227 E (2:468-48), ns, 210 w 2 av, 25x103.3, 4-sty & b bk dwg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A$16,000-23,-000. **23,750**

12TH st, 227 E; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. **539.77**

12TH st, 227 E; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

12TH st, 504 E (2:405-10), ss, 95.6 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Benj Faden to Josef Feirstein, 154 Allen & Hyman Katz, 256 E Houston; QC; mtg $52,600 & AL; Mar19; May27'13; A$28,000-55,000. nom

12TH st, 634-S E (2:394-26-28), ss, 233 w Av C, 75x103.3, 2-4-sty bk tnts & strs, 4 & 5-sty bk loft bldg; Jonas Weil et al to Fredk A Cox, 98 Weetuahic, Newark, NJ; AL. May20; May23'13; A$44,500-52,000. nom

14TH st, 516 E (2:407-16), ss, 246 e Av A, 25x103.3, 5-sty bk tnt & strs & 5-sty bk rear tnt; A$15,000-23,000; also 14TH ST, 518 E (2:407-17), ss, 271 e Av A, 25x 103.3, 5-sty bk tnt & strs & 5-sty bk rear tnt; A$15,000-23,000; also 1ST AV, 854 (5:-1359-49), es, 50.4 s 48th, 25x75, 5-sty bk tnt & strs; A$10,000-20,000; Robt J Mahon to Herrmann D Most & Kath, his wife, 1187 Madison, Bklyn, tenants by entirety; AL; May27; May28'13. nom

14TH st, 516 E (2:407-16), ss, 246 e Av A, 25x103.3, 5-sty bk tnt & strs & 5-sty bk rear tnt; A$15,000-23,000; also 14TH ST, 518 E (2:407-17), ss, 271 e Av A, 25x 103.3, 5-sty bk tnt & strs, 5-sty bk rear tnt; Herrmann D Most to Robt J Mahon, 229 W 138; AL; May27'13; A$15,000-23,000. nom

14TH st, 518 E, see 14th, 516 E.

14TH st, 518 E, see 14th, 516 E.

15TH st, 625-7 E (3:983-17), ns, 288 w Av C, runs ne103.3xnw50xsw103.3 to st x sw (?) 50 to beg; probable error, two sw courses, 3 & 4-sty bk storage bldg; Horatio A Allen to Horatio P Allen, both at Fulton, Oswego Co, NY; Sept24'08; May23'13; A $14,000-20,000. nom

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16TH st, E, swc Union sq, see Union sq, 29.

18TH st, 126-36 E, see 72d, 301 W.

23D st, 106 E (3:878-73), ss, 75 e 4 av, 25x98.9, 4-sty stn loft & str bldg; Dallas Flannagan, ref, to United Charities, a corpn, 105 E 22; mtg $17,000; FORECLOS Apr24; May23; May24'13; A$95,000-115,000. **106,000**

23D st, 108 E (3:878-71), ss, 100 e 4 av, 25x98.9, 4-sty stn loft & str bldg; Mary L Catlin et al to United Charities, a corpn, 105 E 22; May19; May28'13; A$80,000-88,-000. **110,000**

28TH st, 28 E (3:857-56), ss, 125 e Mad av, 25x98.9, 6-sty bk tnt; Wilmont Co to De Mont Thompson Buildings, Inc, a corpn, 43 W 27; mtg $60,000; May26; May 27'13; A$55,000-89,000. nom

33D st, 29 E, see Madison av, 169-71.

34TH st, 114-20 W (3:809-53-7), ss, 520 e 7 av, 105x98.9, 8 & 12-sty bk hotel (Herald Sq); Chas F Wildey to Mary E Olcott, at Bernardsville, NJ; Edith O Von Gerbig, at New Canaan, Conn, & Dudley Olcott, at [Normandy Parkway], Morristown, NJ; mtg $905,000; May23; May24'13; A$550,000-950,000. O C & 100

35TH st, 439 W (3:733-14), ns, 470 w 9 av, 25 6x98.9, 5-sty stn tnt; Emma Rochefort individ, EXTRX &c of Jane E Rochefort to West Side Holding Co, a corpn, 140 Nassau; mtg $18,000; May17; May23'13; A $10,000-24,500. **19,500**

35TH st, 439 W; West Side Holding Co to Rudolph Federroll, 91 Maple av, Clifton, SI [434 W 35]; mtg $18,000 & AL; May22; May23'13. O C & 100

43D st, 326 E, see 2 av, 850-2.

46TH st, 337 E (5:1339-18), ns, 200 w 1 av, 25x73.1, 5-sty bk tnt; Donnelly & Ricci Inc, a corpn, to Jno Donnelly, Riverview Manor, Hastings-on-Hudson, NY; mtg $22,000; May24; May26'13; A$9,000-15,000. O C & 100

47TH st ,240 E, see 2 av, 850-2.

48TH st E (5:1359-pt lts 30-31 & 20-21), ss, 530 e 1 av, & at East River, runs w55xs 167.5 to East River x— to beg, with all RT&I to land under water & water rights s & e of above lying bet ns 47th & ss 48th sts & extdg into East River; vacant; A$——-$——-; also 48TH ST E (5:1359-pt lts 26 & 22), ss, 530 e 1 av, runs e54 to cl of platform xs— to ns 47th xw68xn33.5xe along original line of high water to beg, being land under water, with bldgs, wharves & platforms; also all R T & I to water right & land under water & water privileges east of above & lying bet ns 47th & ss 48th, extdg into East River; vacant; Angel J Simpson to Sarahette Realty Co, a corpn, 111 Bway; B&S; mtg $60,000 & AL; Oct20'11; May28'13; A$—— $- —. O C & 100

49TH st, 553-5 W (4:1078-1½), ns, 60 e 11 av, 40x50, 3-sty bk stable; August Herrmann to August M Herrmann, at Englewood Cliffs, Bergen Co, NJ; AL; May26; May28'13; A$9,500-13,000. nom

51ST st, 340 W (4:1041-51), ss, 463.6 w 8 av, 20.6x100.5, 5-sty bk tnt; Ensign Realty Co to Cath Hickey, 111 W 11; mtg $20,000; May27; May28'13; A$13,500-27,500. O C & 100

52D st, 426 W (4:1061-46), ss, 325 w 9 av, 25x100.5, 5-sty bk tnt & strs; Geo Reichhard to Otto Kaufmann, 285 Central Park W; mtg $22,500; May7; May28'13; A $12,000-24,500. nom

52D st, 428 W (4:1061-47), ss, 350 w 9 av, 25x100.5, 5-sty bk tnt & strs; Geo Reichhard to Otto Kaufmann, 285 Central Park W; mtg $22,500; May7; May28'13; A $12,000-24,500. nom

54TH st, 333 E (5:1347-15½), ns, 264 w 1 av, 19.6x100.5, 5-sty bk tnt & strs; Bertha Gluck to Wm Hoffmann, 25 W 81; mtg $12,000; May24; May28'13; A$8,000-15,-500. nom

54TH st, 335 E (5:1347-16), ns, 244 w 1 av, 20x100.5x19.6x100.5, 4-sty bk tnt & str & 3-sty fr rear tnt; Elias Waldman to Wm Hoffmann, 25 W 81; mtg $10,000; May 23; May28'13; A$8,000-13,500. nom

54TH st, 432 W (4:1063-49), ss, 383.4 e 10 av, 16.8x53.6x16.8x52.3, 1-sty fr bk ft str; Wm H Malcolm to Edw A Hayes, 150 Lincoln av, Newark, NJ; mtg $6,500; Aug22'11. May23'13; A$5,000-5,000. nom

55TH st, 237-43 E (5:1329-17-20), ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Jos Doelger et al to Ambrose Realty Co, a corpn, 135 Bway; mtg $60,000; May19; May 23'13; A$44,000-84,000. O C & 100

58TH st, 421 E (5:1370-10), ns, 358.1 w Av A, 18.4x100.4, 3-sty & b stn dwg; Geo J Gillespie to City Real Estate Co, a corporation, 176 Bway; B&S & CaG; mtg $6,-000 & AL; May26'13; A$6,500-9,000. nom

58TH st, 423 E (5:1370-10½), ns, 340.1 w Av A, 18x100.4, 3-sty & b stn dwg; Jno Mullen to N Y Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; mtg $6,700; May22; May23'13; A$6,500-9,000. O C & 100

58TH st, 429 E (5:1370-13), ns, 285.10 w Av A, 18.1x100.4, 3-sty & b stn dwg; Mary A O'Brien to NY Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; mtg $7,000; May22; May23'13. A$6,500-9,000. O C & 100

58TH st, 431 E (5:1370-14), ns, 267.8 w Av A, 18.1x100.4, 3-sty & b stn dwg; Elfrieda Heidingsfelder et al heirs &c Jno C Heidingsfelder to NY Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; B&S & CaG; May22; May23'13; A$6,500-9,000. O C & 100

58TH st, 433 E (5:1370-14½), ns, 249.7 w Av A, 18.1x100.4, 3-sty & b stn dwg; Mathilde W Epstein et al to NY Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; May22; May23'13; A$6,500-9,000. O C & 100

58TH st, 435 E (5:1370-15), ns, 231.5 w Av A, 18.1x100.4, 3-sty & b stn dwg; Morris Rollnick to N Y Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; mtg $7,000; May26; May27'13; A$6,500-9,000. O C & 100

58TH st, 174 W, see 7 av, 911-17.

59TH st, 424-6 E (5:1370-35-36), ss, 256.6 w Av A, 50x100.5, 2-4-sty bk tnts & strs; Saml Heyman et al to NY Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; May22; May23'13; A$20,000-28,000. O C & 100

59TH st, 426 E (5:1370-35), ss, 256.6 w Av A, 25x100.5, 4-sty bk tnt & strs; Moses Heyman to NY Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; QC; release annuity &c. May23'13; A$10,000-14,000. O C & 100

59TH st E (5:1370), ss, 306.4 w Av A, a strip 0.2x100.5; N Y Life Ins & Trust Co, TRSTE Harriet N Pond, to Saml Heyman, 285 Central Park W, & Louis Lowenstein, 12 E 74; QC, May16; May28'13. 25

61ST st, 228-30 W (4:1152-49-50), ss, 400 w Ams av, 50x100.5, 2-5-sty stn tnts; Fanny Gruen to Bertha Kaufmann, 1767 3 av; AL; May15; May23'13; A$12,000-29,000. O C & 100

64TH st W, see Bway, see Bway, 1914-1916.

64TH st, 317 W (4:1176-26), ns, 150 w West End av, 25x100.5, 5-sty bk stable; Jno J Finnerty to N Y State Realty & Terminal Co, a corpn, 452 Lex av; Apr21; May27'13; A$5,500-15,500. nom

67TH st, 229 W (4:1159-17), ns, 400 w Ams av, 25x100.5, 5-sty bk tnt; Ramya Realty Co to Arnold Davidson, 269 Macon, Bklyn [71 Wall]; mtg $21,000; May 26; May27'13; A$9,000-19,000. O C & 100

70TH st, 320-6 E (5:1444-36-39), ss, 244 w 1 av, 100x100.4, 4 4-sty stn tnts & strs; Virginia Danziger & ano, EXRS Max Danziger, to Mary A Thornton, 500 W 143; May14; May28'13; A$36,000-68,000. O C & 100

72D st, S W, see 72d, 301 W.

72D st, 301 W (4:1184-10-12), nwc West End av (Nos 261-5), 115x61, 3 4-sty & b stn dwgs; A$146,500-208,000; also 72D ST, S W (4:1124-40), ss, 175 w Central Park W, 25x102.2, 4-sty & b stn dwg; A$50,000-70,000; also 18TH ST, 126-36 E (3:873-48 & 19 & 53), see Irving pl (Nos 58, 62 & 64), runs e207.3xs92xw100xs13xw107.3 to es Irving pl xn26xe107.3xn26xw107.3 to cs Irving pl xn53 to beg, 6 & 10-sty bk factory & 5-sty bk tnt; A$258,500-641,500; Frank De K Huyler et al to Gramercy Investing Co, a corpn, 64 Irving pl [1 Madison av]; mtg $900,000; Jan30; May27'13. O C & 100

75TH st, 422 E (5:1469-38), ss, 253 e 1 av, 27.9x102.2, 5-sty bk tnt & strs; Caroline Krejci to Jos Krejci, 422 E 75; AL; Feb25 '09; May23'13; A$9,000-26,000. nom

77TH st, 50-8 W (4:1129-59), ss, 50 e Col av, 100x102.2, 12-sty bk hotel (Manhattan Sq); Improved Prop Holding Co of NY to Montrose Bond & Realty Co, 50 W 77; mtg 77; B&S; mtg $650,000 & AL; May21; May 23'13; A$175,000-650,000. O C & 100

77TH st, 50-8 W; Silas W Howland as RECVR of Improved Prop Holding Co of NY to same, QC; mtg $650,000 & AL; May 21; May23'13. O C & 100

82D st, 55 W (4:1196-7), ns, 157 e Col av, 18x102.2, 4-sty & b stn dwg; Sarah W Peck to Alice P Camerden & Bertha C Recknagel, both at 121 W 78, joints tenants; Feb14; May28'13; A$13,500-21,500. nom

84TH st, 126 E (5:1512-59), ss, 67.2 w Lex av, 25.6x102.2, 5-sty bk tnt; Peter & Jos Schaeffler, EXRS, &c, Peter Schaeffler to Markwin Realty Corpn, 29 W 42; mtg $15,000; May27'13; A$15,000-24,000. **26,000**

87TH st, 6 W (4:1200-37), ss, 108 w Central Park W, 22x100.8, 5-sty & b bk dwg; Frances Hein to Harry Stone, 439 Manhattan av; QC; May22; May26'13; A$16,500-34,000. nom

88TH st, 259-61 W (4:1236-6½-7), ns, 154 w Bway, 36x100.8, 2 3-sty & b stn dwgs; Gertrude A Vanderbeck to Harris Mandelbaum, 12 W 87; correction deed; mtg $33,-200; May26; May28'13; A$25,000-40,000. O C & 100

94TH st, 9 E (5:1506-8½), ns, 192.2 e 5 av, 20x100.8, 4-sty & b stn dwg; Rudolph J Schaefer to Henry H Pierce, 421 W 21; mtg $20,000 & AL; May22; May27'13; A $40,000-47,500. O C & 100

94TH st, 231-3 E (5:1540-14-15), ns, 234.1 w 2 av, 51.5x100.8, 2 5-sty bk tnts; Meyer Goldberg et al to Goldberg & Greenberg (Inc), a corpn, 134 W 26; AL; Feb18; May 28'13; A$16,000-34,000. 100

96TH st, 138 E, see Lex av, 1486.

99TH st, 78-80 on map 78 E (6:1604-38), swc Park av (No 1294), 30x100.11, 6-sty bk tnt &strs; Fanny Gruen to Bertha Kaufmann, 1767 3 av; AL; May15; May24'13; A 20,000-50,000. O C & 100

101ST st, 217 E (6:1651-11), ns, 260 e 3 av, 25x100.11, 4-sty bk tnt & strs; Geo W Collins, ref, to Harriet B Morse, 170 W 73, & Marie B H Pierce, 13 Bay State rd, Boston, Mass; FORECLOS Apr22; May5; May27'13; A$9,000-14,000. **13,900**

102D st, 320 E (6:1673-39), ss, 300 w 1 av, 25x100.11, 5-sty bk tnt; Ernesta Castellano to Herman & Jno Ahrens, 138 3 av; B&S; AL; May22; May24'13; A$8,000-19,500. O C & 100

102D st, 159 W (7:1857-19), ns, 333.8 w Col av, 25x100.11, 5-sty stn tnt; Eva M Gussenrode to Emma Kammerer, 768 Ams av [160 W 98]; mtg $20,500; Feb13'11; May27'13; A$15,000-25,000. nom

104TH st, 54 E (6:1609-48), ss, 145 e Mad av 25x100.11, 4-sty stn tnt; Lena Horwitz to Anna wife Jno G Weber, 1058 Clay av; mtg $16,000; May26'13; A$11,000-17,000. 125

106TH st, 107 W (7:1861-28), ns, 100 w Col av, 25x100.11, 5-sty bk tnt; Robt R Greason to Saml Greason, [care Robt R Greason, Mutual Bank, 49-51 W 33]; mtg $12,000; Nov21'02; May21'13; A$17,000-27,-000. Corrects error in last issue when address was omitted. O C & 100

108TH st, 101 E (6:1636-1), nec Park av (Nos 1481-3), 27x74, 4-sty bk tnt & strs & 1-sty bk str; Many Fred to Cornelia Fredericks, 60 St Nicholas av; mtg $15,500; May 27; May28'13; A$14,000-18,000. O C & 100

108TH st, 122 E (6:1635-61), ss, 125 w Lex av, 25x100.11, 5-sty bk tnt; Equitable Trust Co of NY as TRSTE to Theresa Lemmon, 319 W 94; May26; May27'13; A $11,000-22,000. **16,000**

108TH st, 122 E; Theresa Lemmon to Leonard Weill, 155 W 103; mtg $12,000; May27'13. nom

108TH st, 124 E (6:1635-60), ss, 100 w Lex av, 25x100.11, 5-sty bk tnt; Equitable Trust Co of NY as TRSTE to Herman J Sonnenberg, 2094 3 av; mtg $14,000; May26 '13; A$11,000-22,000. **17,200**

109TH st, 73 E (6:1615-32), ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; Bradford Constn Co to Dennis McEvoy, 317 W 47; QC; AL; May20; May24'13; A$12,500-23,000. nom

109TH st, 73 E; Sarah Levenberg & Louis Garf to same; B&S & C a G; AL; May20; May24'13. nom

112TH st, 124 W (7:1821-50), ss, 320 e 7 av, 30x100.11, 5-sty bk tnt; Wm C B Kemp, trste Wm Kemp, to Ensign Realty Co, 55 Liberty; mtg $20,000; May23; May 24'12; A$19,200-34,000. **37,000**

113TH st, 74 E (6:1618-44), ss, 155 w Park av, 25x100.11, 5-sty bk tnt & strs; Etta Nast to Hannah Greenebaum, 911 Park av; mtg $18,500; May27'13; A$11,-000-21,000. O C & 250

113TH st, 349-53 E (6:1685-23), ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & strs; Wm C Moore, ref, to Alice H Sturges, Shelter Island, NY, [56 Liberty); mtg $50,000; FORECLOS May22; May27; May28'13; A $17,000-51,000. **500**

113TH st, 301 W, see 8 av, 2095.

115TH st, 81 E (6:1621-35), nwc Park av (No 1626), 26x76.5, 5-sty bk tnt & strs; Sarah Lese to Isaac Deutsch, 1339 5 av; mtg $22,750; May27; May28'13; A$15,500-24,500. O C & 100

115TH st, 160 E (6:1708-28½), ss, 74 w Pleasant av, 20x100.11, 4-sty bk tnt; Irene N Collord to Mary A Thornton, 500 W 143; mtg $6,500 & AL; May20; May23'13; A $6,500-12,500. O C & 100

116TH st, 245 E (6:1666-19), ns, 110 w 2 av, 16.8x100.11, 3-sty & b stn dwg; Albina Miele to Louis J Castellano, 39 Atlantic av, Bklyn; mtg $9,700 & AL; May6; May23'13; A exempt-exempt. O C & 100

118TH st, 73 W (6:1717-9), ns, 185 e Lenox av, 20.6x100.11, 5-sty bk tnt; Fulson Realty Co to Johanna R Ernst, 503 E 165; mtg $16,000; May23; May24'13; A$11,500-20,500. nom

119TH st, 307 E (6:1796-6), ns, 94.3 e 2 av, 18.9x100.11, 4-sty stn tnt; Geo T Young, Sr, to Vito Contessa Realty Co, a corpn, 311 E 119; mtg $8,500; May26; May 27'13; A$5,500-9,000. nom

119TH st, 74 W (6:1717-65), ss, 169 e Lenox av, 16x100.11, 3-sty & b stn dwg; Amelia Neumeyer to Lillian Stimelsky, 90 East Bway; mtg $10,000; May26; May28'13; A$8,500-12,000. O C & 100

119TH st, 353 W (7:1946-11), ns, 82 w Manhattan av, 18x100.11, 4-sty & b bk dwg; Anne Collins wid to Annie L Bell wid, 353 W 119; AL; May22; May23'13; A$93,000-135,000. O C & 100

120TH st, 301 E, see 2 av, 2340-2.

121ST st, 225 E (6:1786-12), ns, 275 e 3 av, 25x100.10, 4-sty stn tnt & strs, 3-sty bk rear tnt; A$10,000-17,000; also VERIO AV (1st st) (12:3392), nwc 238th (2 av), runs w112.2xn100xe158.5 to 1st xs110.2 to beg, 1-sty fr church & vacant, Woodlawn; also 5TH AV (*), ns, 325 w 3d st, 75x114, Wakefield; also 160TH ST, 380 E (9:2406), ss, 275 e Courtlandt av, 25x100, vacant; also 160TH ST, 384 E (9:2406), ss, 300 e Courtlandt av, 50x100, except pt for 160 ft, 1-sty bk church; also BEACH AV (classon av) (*), es, 203 s McGraw av, 51.3x83x 50x94.5, 1-sty fr church; also PLOT (*), begins 240 e White Plains rd at point 545 n along same from Morris Park av, runs e100xn55xw100xs55 to beg, with right of way over strip to Morris Park av, 1-sty fr church; also TREMONT RD (*), swc Amsterdam av, 50x100; the Archdeaconry of N Y to Board of Managers of the Diocesan Missionary & Church Extension Soc of the Protestant Episcopal Church in the Diocese of NY, a corpn, 416 Lafayette; May27, May28'13. nom

121ST st, 128 W (7:1905-47), ss, 320 w Lenox av, 20x100.11, 4-sty & b stn dwg; Fanny Gruen to Jonas Weil, 5 Beekman. mtg $16,000; Mar1'10; May23'13; A$11,200-22,000. nom

122D st, 203 W (7:1928-28), ns, 80 w 7 av, 20x100.11, 5-sty stn tnt; Simon Lewald to Tilmil Realty Co, 309 Bway; May 28'13; A$12,500-21,000. O C & 100

123D st, 103 E (6:1772-2), ns, 35 e Park av, 25x100.11, 5-sty bk tnt; J Krulewitch & Co (Inc) to Hannah B Anger or Auger, 72 E 122; AL; May26; May28'13; A$15,500-30,000. nom

124TH st, 63 W (6:1722-9), ns, 177.5 e Lenox av, 20.1x100.11, 3-sty & b fr dwg; Bessie T Houghton to Lizzie A Willett, 202 W 103; B&S & CaG; mtg $20,000 & AL; Apr15; Apr27'13; A$16,000-17,500. nom

124TH st, 63 W; Lizzie A Willett to Wm A Martin at East Fishkill, Dutchess Co, NY; mtg $20,000 & AL; May22; May27'13. nom

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125TH st, 324-6 E (6.1801-381), ss, 300 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Edw D Dowling ref to Jno E Henderson at [31 Woodland av], New Rochelle, NY & U S Trust Co of NY, 45 W 34 vs TRSTES Andrews Sohor. FORE'CLOS, May20, May 22, May23'13. A$16,000-16,000. 35,000

127TH st, 167 E (6.1776-31), ns, 138.6 w 3 av, 21.6x100, 3-sty & b bk dwg; Fred S Doran to Eleanor M Stewart, 167 E 127; mtg $5,000; May22; May27'13; A$8,-500-9,500. O C & 100

129TH st, 209 W (7:1935-26), ns, 125 w 7 av, 18.9x99.11, 3-sty & b stn club house; A$8,300-12,000; also 129TH ST, 211 W (7:-1935-25), ns, 143.9 w 7 av, 18.9x99.11, 3-sty & b stn dispensary; Louis M Fulton to David Huyler, 2370 Bway; B&S; mtg $20,000; May24; May27'13; A$8,300-12,000. O C & 100

129TH st, 211 W, see 129th st, 209 W.

129TH st, 222 W (7:1934-13), ss, 234 w 7 av, 17x99.11, 3-sty & b stn dwg; Carrie E Chivvis to Rowland E Cocks, 34 S Oxford, Bklyn; B&S; mtg $8,500; May 14, May 23'13; A$7,500-11,000. nom

131ST st, 16 E (6:1755-64), ss, 200.11 w Mad av, 18.2x99.11, 3-sty & b stn dwg; Stephen McCormick to Henrietta Schwartzwald, 7 Harvard, Dorchester, Mass; mtg $6,500. Mar15; May23'13; A$6,-000-7,500. nom

132D st, 2 E, see 5 av, 2159.

132D st, 234 W (7:1937-46), ss, 455 e 8 av, 15x99.11, 3-sty & b stn dwg; Henrietta Davis to Empire Investment Co, a corpn, 37 Wall; mtg $8,500 & AL; May26'13; A $5,400-7,500. O C & 100

136TH st, 108 W (7:1920-29), ss, 125 w Lenox av, 16x99.11, 3-sty & b stn dwg; Wm Duncan to Cath Hickey, 111 W 11; mtg $7,500 & AL; Oct3'12; May28'13; A$6,-400-9,000. nom

136TH st, 108 W; Cath Hickey to Eliphalet L Davis, 249 W 22; mtg $5,500; May27; May28'13. nom

136TH st, 108 W; Eliphalet L Davis to Ensign Realty Co, a corpn, 55 Liberty; mtg $5,500 & AL; May27; May28'13. O C & 100

138TH st, 308 W (7:2041-27), ss, 151 w 8 av, 16x99.11, 3-sty bk dwg; Dembar Realty Co to Fannie Kahn, 416 17th, Bklyn; mtg $8,000; May27; May28'13; A $6,400-11,000. nom

141ST st, 239-41 on map 239 W (7:2027-9), ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; Max J Klein et al to Inter-City Land & Securities Co, a corpn, 115 Bway; mtg $50,000 & AL; Apr19; May23'13; A$23,000-65,000. O C & 100

151ST st, 454 W (7:2065-55), ss, 228 e Ams av, 26x99.11, 5-sty bk tnt; Levy Loewenstein to Philip C Arras, 445 E 85; mtg $15,000; May26; May27'13; A$10,400-21,000. O C & 100

153D st, 299 W, see 8 av, 2890-2.

156TH st, 541 W (8:2115-57), ns, 457 w Ams av, 39.3x99.11, 5-sty bk tnt; Moritz Safran to Adele Safran, his wife, 3 E 27; AL; May22; May28'13; A$19,000-44,500. nom

160TH st W, ns, at ws Riverside dr, see Riverside dr, ws, at ns 160th.

160TH st W, nwc Riverside dr, see Riverside dr, nwc 160th.

161ST st W (8:2135-125 & pt lts 120 & 162) ns, 185 w Riverside dr, runs n100xw22.8x n65.2xe79.8xs65.2xw7xs100 to st xw50 to beg, vacant; North Riverside Drive Impt Co to Jno D Beals at Beechmont, New Rochelle, NY [1 Madison av], 5-6 pts; Jan8; Jan27'13; A$——$——. nom

161ST st W (8:2135-125 & pt lts 120 & 162) ns, 185 w Riverside dr, runs n100xw22.8x n65.2xe79.8xs65.2xw7xs100 to st xw50 to beg, vacant; North Riverside Drive Impt Co to Walter R Comfort, 2350 Bway; 1-6 pt; Jan8; May27'13; A$——$——. nom

164TH st W, sec St Nicholas av, see St Nicholas av, 1064-74.

173D st, 556 W (8:2129-15¼), ss, 50 w Audubon av, 16.6x50, 4-sty bk dwg; Jessie M Colton to Roy E Moore, 2247 7 av; mtg $6,000; May27; May28'13; A$4,100-9,300. O C & 100

186TH st, 501 W, see Ams av, 2540.

187TH st, 500 W, see Ams av, swc 187.

191ST st W, nec Wadsworth av, see Wadsworth av, nec 191.

192D st W, sec Wadsworth av, see Wadsworth av, nec 191.

Av B, 219 (2:396-3), es, 49.9 n 13th, 22x 88, 5-sty bk tnt & strs; Wm Klein, ref, to Anna Klinger, 763 Jefferson av, Bklyn; Chas Klinger, 325 Cooper av, Glendale, LI, & Jeannette Schmidt, 21 Bleecker, Bklyn; given to confirm deed recorded May19'13; PARTITION Apr16; May27; May28'13; A $12,000-17,000. 8,000

Amsterdam av, 2540 (8:2156-pt Lt 83), nwc 186th (No 501), 107.4x100, vacant; Hyman Sarner to Johanna Realty Co, Inc, a corpn, 54 Canal; mtg $20,000 & AL; May 20; May23'13; A$——$——. O C & 100

Amsterdam av (8:2156-pt Lt 83), swc 187th (No 500) 107.5x100, vacant; Hyman Sarner to Johanna Realty Co, Inc, a corpn, 54 Canal; mtg $20,000 & AL; May20; May 23'13; A$——$——. O C & 100

Bolton rd (8:2256), cl adj land now or formerly Elisha Riggs, runs s124.7xw411 to cl 14 av xn115.7xe442 to beg; Elsa Muschenheim et al to Carl Voelcker, at 216th & Bolton rd; QC; May1; May28'13. nom

Bolton rd (8:2256); same prop; Clara Voelcker et al, EXRS Anna Unger, to same; May1; May28'13. 20,000

Bowery, 2 (1:162-61), nwc Doyers (No 2), runs w29.2 & 48.9xne7.5xe71.6 to Bowery xs29.11 to beg, 5-sty bk tnt & str; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A $24,000-33,000. 36,000

Bowery, 2; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. 818.18

Bowery, 2; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Bowery, 2, see Pearl, 244.

Broadway, 313-5 (1:151-29), ws, 25.1 s Thomas, 39.7x104.10x39.8x104.10, 5-sty stn loft & str bldg; Edw N Tailer & ano, EXRS &c Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May 14; May28'13; A$210,000-230,000. 190,000

Broadway, 313-5; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. 4,313.18

Broadway, 313-5; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Broadway, 313-5, see Pearl, 244.

Broadway, 459-61 (1:231-30), swc Grand (Nos 115-9), 47.4x112.8x47.4x112.6, 5-sty stn loft & str bldg; Edw N Tailer & ano, EXRS, &c, Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; May14; May28'13; A$195,000-215,000. 235,000

Broadway, 459-61; Mary A Duer & ano, EXRS &c Thos S Hamilton, to same; AT; May14; May28'13. 5,340.91

Broadway, 459-61; Mary A Duer et al, heirs &c Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Broadway, 459-61, see Pearl, 244.

Broadway, 1914-16 (4:1116-59), sec 64th, 58.4x20.8x50.5x50, 3-sty bk office & str bldg; Junction Realty Co to Louise M Stevens, 63 Grand, Arverne, LI; mtg $85,-000; May23; May26'13; $100,000-108,000. O C & 100

Broadway, 1914-16; Louise M Stevens to Marguerite D Hellman, 471 West End av; mtg $85,000; May23; May26'13. O C & 100

Broadway, 1914-16; Marguerite D Hellman to Henry K Brent, 44 W 44; mtg $85,000; May24; May26'13. O C & 100

Edgecombe av, 38 (7:1960-67), es, 72.4 s 137th, 17.6x90, 3-sty bk dwg; Aaron D Thompson Jr to Plainfield Land & Bldg Co, 141 Bway; mtg $8,000; May23; May24 '13; A$10,200-15,000. nom

Edgecombe av, 38; Plainfield Land & Bldg Co to Augustus C Bechstein [Davenport Neck], New Rochelle, NY; mtg $8,000; May23; May24'13. nom

Lexington av, 165 (3:886-28), es, 43.10 n 30th, 21.11x100, 3-sty & b stn dwg; Paul W Lyon to Mary E Duncan, Chas & Russell D Burchard, all at 417 W 146 & Anna E Fry, 18th & Cropsey avs, Bklyn; QC; May 24. May26'13; A$24,000-28.000. nom

Lexington av, 1486 (5:1524-56), swc 96th (No 138), 100.8x36, 5-sty bk tnt & strs; mtg $64,500 & AL. A$46,000-67,000; also KING ST, 60-2 (2:519-8), ss, 50 e Varick, 41.9x75, 6-sty bk tnt; mtg $50,000 & AL; A$18,000-45,000; also WASHINGTON PL, 124 (2:592-7 & 37), sws, 100.4 se Barrow, 20x100.2 to nes 4th (No 181), x21.9x91.7, 2-3-sty & b bk dwgs; mtg $14,000 & AL; A $11,000-14,000; also SULLIVAN ST, 214-18 (2:540-30), ws, 175 n Bleecker, 85x100, 6-sty bk factory; mtg $96,000; A$60,000-112,-000; Eugene Gerbereux to Gerbereux Co, a corpn, 369 S Bway, Yonkers, NY; Mar1; May23'13. nom

Madison av, 169-71 (3:863-26-27), nec 33d (No 29), 49.4x100, 4-sty stn bldg & str & 4-sty & b stn dwg; Hubbard Holding Co to Burrell Realty Corpn, 17 Mad av; C a G; AL; Feb24; May27'13; A$290,-000-307,500. nom

Madison av, 712 (5:1378-14½), ws, 20 n 63d, 20x70, 4-sty stn tnt & str; Geo J Humphrys to S H W Realty Co, Inc, a corpn, 1 Liberty; AL; May23; May26'13; A $40,000-48,000. O C & 100

Madison av, 1877 (6:1747-74), es, 37 s 122d, 18x100, 3-sty & b stn dwg; Stanislaus A Fischer, NY, to Rachel L Fischer, 424 Cross, Malden, Mass; AL; May28'13; A$12,-000-16,000. nom

Madison av, 1889 (6:1748-3), es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Urban Securities Co to Martha Aronson, 1875 Mad av; mtg $15,000; May27; May28'13; A$13,-500-17,500. O C & 100

Marble Hill (Kingsbridge) av (13:3402-567-568), es, 236.2 sw 228th (Terrace View av), 50x100, vacant; Harry H Holbert to Danl E Seybel at Portchester, NY, [41 Park row]; mtg $7,000 & AL; May24; May 27'13; A$8,000-8,000. O C & 100

Naegle av (8:2171-18), cl, 330 sw from cl Elwood, runs se250xsw50xnw250 to cl Naegle av xne50 to beg, except pt for av, vacant; Irving H Tifft ref to Danl E Seybel at [Ridge], Portchester, NY; FORE-CLOS Apr24; May23'13; A$10,000-10,000 9,000

Park av, 1294, see 99th st, 78-80 on map 78 E.

Park av, 1481-3, see 108th, 101 E.

Park av, 1505 (6:1637-72), es, 75.8 s 110th, runs s25.2xe155xn25xw75xn0.2¾xw 80 to beg, 1 & 2-sty bk stable; Aaron Rosner to Martha Friedman, 50 Liberty av, Bklyn; ½ pt; May15; May27'13; A$11,000-14,000. nom

Park av, 1626, see 115th, 81 E.

Riverside dr, 292 (7:1889-42), es, 52.2 n 101st, 24.6x96.7x24x101.9, 4-sty & b bk dwg; Ida C wife Abram S Post to Louise G Crabbe, 291 Riverside dr; May23; May 26'13; A$37,000-60,000. nom

Riverside dr, 292; Louise G Crabbe to Abram S Post & Ida C his wife at Quogue LI [81 Fulton, NY]; May23; May26'13. nom

Riverside dr (8:2135-92 & 139, ws, at ns 160th if extended west, runs w278.4xn101.9 xe260.1 to dr xs107.2 to beg, vacant; North Riverside Dr Impt Co to Jno D Beals, Beechmont, New Rochelle, NY [1 Madison av]; 5-6 pts; Jan8; May27'13; A $15,500-15,500. nom

Riverside dr (8:2135), same prop; same to Walter R Comfort, 2350 Bway; 1-6 pt; Jan8; May27'13. nom

Riverside dr (8:2135-120), ws, 106.1 ne on curve from nwc Riverside dr & 161st, runs w184.5xn65.2xe185.2xs8.3xse25 to dr xsw56.10 to beg, vacant; Heights Garage & Storage Co to North Riverside Dr Impt Co, [1 Mad av]; Jan8; May27'13; A$25,000-25,000. nom

Riverside dr (8:2135), same prop; North Riverside Drive Impt Co to Cath Pilkington, 2377 Sedgwick av; ½ pt; Jan8; May27'13. nom

Riverside dr (8:2135), same prop; same to Jno D Beals, Beechmont, New Rochelle, NY, [1 Mad av]; ⅓ pt; Jan8; May27 '13. nom

Riverside dr (8:2135), same prop; same to Walter R Comfort, 2350 Bway; 1-6 pt; Jan8; May27'13. nom

Riverside dr (8:2135-92), nwc 160th if extended, 107.2x100x—x100, vacant; Walter R Comfort to North Riverside Drive Impt Co, a corpn [1 Mad av]; Jan8; May 27'13; A$40,000-40,000. nom

St Nicholas av, 1064-74 (8:2121-13-19), sec 164th, 149.3x97.4x139.10x149.6, 2-2-sty & b bk dwgs & vacant; Walter R Herrick ref to Jas Butler, 230 W 72. FORE-CLOS May9; May22; May23'13; A$99,000-100,000. 90,000

Wadsworth av (8:2169-9), nec 191st, runs e100xn100xe25xn100 to ss 192d xw 63.7 to av xs212.5 to beg, 6-sty bk tnt being erected; Henry Morgenthau Co to 191st St Constn Co, a corpn, 35 Nassau; B& S; May27; May28'13; A$70,000-$——. nom

Wadsworth av, sec 192d, see Wadsworth av, nec 191st.

West End av, 261-5, see 72d st, 301 W.

West End av, 870 (7:1874-64½), es, 80.11 s 103d, 20x100, 3-sty & b stn dwg; City Real Estate Co to Geo A Rowell, 527 W 150; B&S; May26'13; A$18,500-25,000. O C & 100

West End av, 870; Geo A Rowell to City Real Estate Co, 176 Bway. B&S & CaG; mtg $18,000; May26'13. O C & 100

1ST av, 854 (5:1359-49), es, 50.4 s 48th, 25x75, 5-sty bk tnt & strs; Herrmann D Most to Robt J Mahon, 229 W 138; AL; May27'13; A$10,000-20,000. nom

1ST av, 854, see 14th, 516 E.

2D av, 389 (3:903-31), ws, 78.9 s 23d, runs s19.6xw49xs0.6xw29xn20xe78 to beg, 4-sty bk tnt & str; Louis Voelker by Josephine & Rose Voelker, his committee to Jos Rothfeld, 1051 2 av; mtg $12,000; May 26; May27'13; A$16,500-18,500. 15,000

2D av, 850-2 (5:1338-3-4), es, 50.5 n 45th, 50x100, 2 5-sty bk tnts & strs & 1-sty bk rear bldg; A$30,000-47,500; also 47TH ST, 240 E (5:1320-29½), ss, 73 w 2 av, 27x75.5, 5-sty bk tnt & strs; A$10,000-19,000; also 43D ST, 326 E (5:1335-41½), ss, abt 270 e 2 av, —x—, 3-sty & b bk dwg; A$6,000-$8,000; John C Eidt & Katie, his wife, as heirs, &c, Jacob Eidt Jr to Margt Eidt, 326 E 43, widow Jacob Eidt Jr; undivided R T & I; B&S; May1'11; May27'13. nom

2D av, 2340-2 (6:1797-1), nec 120th (No 301), 40.11x80, 6-sty bk tnt & strs; Theo B Richter, ref, to Louis B Schram, 27 W 75; mtg $50,000; FORECLOS May8; May28 '13; A$20,000-48,000. 5,000

3D av, 71 (2:467-3), es, 50.7 n 11th, 25x— to alley, 4-sty bk tnt & strs; Jno S Sheppard, Jr, ref, to Josephine Zimmerman, 767 5 av; PARTITION Apr15; May27; May28 '13; A$19,000-26,000. 15,000

3D av, 1025, see 3 av, 1027.

3D av, 1027 (5:1415-45½), es, 21.5 s 61st, 19.5x70, 5-sty stn tnt & str; A$13,500-21,-500; also 3D AV, 1025 (5:1415-46), es, 40.11 s 61st, 19.5x70, 5-sty stn tnt & strs; Ernestine Weill to Manzanola Realty Co, Inc, 128 E 74; mtg $42,500 & AL; May26'13; A$13,000-21,000. O C & 100

3D av, 1156-62 (5:1402-36-39), ws, 25.5 s 68th, 100x100, 4 5-sty bk tnts & strs; Alex Herzog to Bella Glaser, 2309 Creston av, & Mendel Herzog, 944 Park av; AT; AL; Apr29; May24'13; A$84,000-150,000. O C & 10,000

5TH av, 2159 (6:1756-69), sec 132d (No 2), 25x99, 5-sty bk tnt & strs; Ripin Realty Co et al to Maurice B Ripin, 1855 7 av & Adolf Gluck, 244 Riverside dr; confirmation deed; AL; May16; May23'13; A$21,000-38,000. nom

7TH av, 911-17 (4:1010-61), sec 58th (No 174), runs s100xe83.4xs0.5xe41.8xn100.5 to ss 58th xw125 to beg, 12-sty bk tnt; Improved Property Holding Co, of NY, to 58th St & 7th Av Co, a corpn. 182 W 58; B &S; mtg $1,500,000 & AL; May21; May23 '13; A$375,000-1,000,000. O C & 100

7TH av, 911-17; Silas W Howland as receiver of Improved Prop Holding Co of NY to same; QC; mtg $1,500,000 & AL; May 21; May23'13. O C & 100

8TH av, 899 (4:1044-32), ws, 75.5 n 53d, 25x100, 4-sty bk tnt & strs, 1-sty ext; Jas W B Lunn to Jno J Maloney, 850 8 av; mtg $30,000; May19; May27'13; A$38,000-44,000. O C & 100

8TH av, 2095 (7:1847-53), nwc 113th (No 301), 25.11x100, 5-sty bk tnt & strs; Ensign Realty Co, a corpn, to Wm C B Kemp, 1116 Ams av, TRSTE Wm Kemp; mtg $35,000; May23; May24'13; A$36,000-55,000. O C & 62,000

8TH av, 2890-2 (7:2039-1), nec 153d (No 299), 40x100, 6-sty bk tnt & strs; Rae Aisenstein to Edw Aisenstein, 215 W 100; mtg $48,000; Nov4'12; May28'13; A$24,000-64,000. O C & 100

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Bulkhead N R (1:57), begins 250 w from es West at ss Pier 16 (old 25) NR, opposite foot Barclay, runs n from ss of said pier along bulkhead 137 ft; also BULK HEAD N R (1:128-129-130), begins 250 w from es West at ns Pier 18 (old 28), N R, opposite foot Murray, runs s from ns said pier along bulkhead 156 ft; with all rights to said piers & bulkhead, wharfage, cranage, &c; Wm C Renwick et al EXRS & Wm R Renwick to Helen S Dixon, 174 Franklin pl, Flushing, B of Q; 251-72,000 int being a 1-20 pt of all R. T & I, sub to leases, agmts &c; May1; May23'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Walker st, 51, see 93d, 21 W.

33D st, 36 W (3:834-66), ss, 502.6 w 5 av, 17.6x98.9, 4-sty bk loft & str bldg, 1-sty ext; CONTRACT, Agnes C Geoghegan to Emily B Hopkins, 1 E 56; mtg $70,000; May23; May27'13; A$88,000-105,000. **$0,000**

42D st, 9 E (5:1277-10), ns, 233 e 5 av, 22x100.5, 6-sty bk office & str bldg; order of court reforming deed recorded July7 '09 & same as reformed being decreed a valid deed; Wm W Caswell plff vs Geo E Watson & ano TRSTES of deed of trust dated Feb17'08, defts, May23; May28'13; A $150,000-175,000. judgment & court order

55TH st, 237-43 E (5:1329-17-20), ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; re mtg; Hudson Mtg Co to Jos Doelger, 306 E 67; Louise Doelger, 452 W 142, Chas A Doelger, 228 E 54, & Carrie D Kramer, 58 W 120; QC, May9, May26'13; A$44,000-84,000. O C & 1,000

55TH st, 237-43 E (5:1329), ns, 100 w 2 av, 100x100.5, asn rents to secure payment of $3,500; Ambrose Realty Co to Emily M Roemer, 494 Greene av, Bklyn; mtg $72,000; May24; May26'13. 3,500

58TH st, 174 W, see 7 av, 911-17.

68TH st, 49 E, see Park av, 680.

68TH st E, nwc Park av, see Park av, 680.

77TH st, 50-8 W (4:1129-59), ss, 50 e Col av, 100x102.2, 12-sty bk hotel (Manhattan Sq); agmt as to re mtg; NY Trust Co to Montrose Bond & Realty Co, 50 W 77; mtg $650,000; May21; May23'13; A$175,000-650,000. nom

93D st, 21 W (4:1207), ns, 268 w Central Park W, 20x100.8; also 9TH AV (8:-2196), sec 216th, 49.11x100; also WALKER ST, 51, NY; also PROPERTY in Bklyn; court order canceling mortgage recorded in NY Oct10'10. also asst of rents, bonds, notes, &c; Adolf Landeker, of Plainfield, NJ, plff vs Property Security Co, 180 Bway, NY, & Abr Eisenstein defts; June 8'12;May26'13. court order

120TH st, 228 E (6:1784-36), ss, 285 w 2 av, 25x100.11, 4-sty bk tnt & strs; re dower to 1-3 int held by party 2d pt; Matilda Merklen to Florence A Stevens, 370 Montgomery, Bklyn; QC; May19; May26 '13; A$10,000-14,500. nom

120TH st, 228 E (6:1784-36), ss, 285 w 2 av, 25x100.11, 4-sty bk tnt & strs; re dower to 1-3 pt held by party 2d pt; Matilda Merklen to Estelle B Gottsch, 1340 Bergen, Bklyn; QC; May19; May23'13; A $10,000-14,500. nom

120TH st, 230 E (6:1784-35), ss, 260 w 2 av, 25x100.11, 4-sty bk tnt & strs; re dower to 1-3 int held by party 2d pt; Matilda Merklen wid to Florence A Stevens, 370 Montgomery, Bklyn; QC. May19; May 26'13; A$10,000-14,500. nom

120TH st, 230 E (6:1784-35), ss, 260 w 2 av, 25x100.11, 4-sty bk tnt & strs; re dower to 1-3 pt held by party 2d pt; Matilda Merklen wid to Estelle B Gottsch, 1340 Bergen, Bklyn; QC; May19; May23'13; A$10,000-14,500. nom

128TH st, 419 W (7:1968), ns, 75.1 e Convent av, 60.6x99.10; agmt as to conditions &c for re of mtg; Manchester Constn Co to Metropolitan Life Ins Co, a corpn, 1 Mad av. May23'13; nom

128TH st, 419 W (7:1968-33), ns, 75.1 e Convent av, 60.6x99.10, 5-sty bk tnt; re mtg; Metropolitan Life Ins Co to Manchester Constn Co, 223 Wooster; May23'13; A$22,000-$——. nom

130TH st, 507-11 W (7:1985); two bldgs; asn rents to secure notes for $4,000; Nestor Holding Co to Sender Jarmulowsky, 16 E 93; Nov27'12; May28'13. O C & 100

131ST st, 16 E (6:1755-64), ss, 200.11 w Mad av, 18.2x99.11, 3-sty & b stn dwg; re mtg; Grace L Horton to Stephen McCormick, 45 E 134; QC; Apr4; May23'13; A$6,000-7,500. nom

131ST st, 16 E; re mtg; same to same; QC; Apr15; May23'13. nom

131ST st, 16 E; re mtg; Lamont Realty Co to same. QC; Mar28; May23'13. nom

141ST st, 239-41 W (7:2027-9), ns, 200.4 e 8 av, 49.8x99.11; asn rents to secure $4,400; Inter-City Land & Securities Co to Estates Mtg Securities Co, a corpn, 160 Bway; May22; May23'13; A$23,000-65,000. nom

216TH st W, sec 9 av, see 93d st, 21 W.

Buena Vista av (8:2139), land in bed of said av from its junction with Haven av, at 171st to 176th, known as damage parcel 5; re mtg; Clyde Realty Co to City of NY; QC; Mar7; May26'13; nom

Park av, 680 (5:1383), nwc 68th, 77.5x 100; owned by party 1st pt; also 68TH ST, 49 E (5:1383), ns, 100 w Park av, 25x100.5; owned by party 2d pt; boundary line agmt; Percy R Pyne with Margaretta C Clark, both at Bernardsville, NJ; Mar26; May 23'13. nom

3D av, 1499 (5:1530), es, 76.7 s 85th, 25.6x 100; re all claims as to station platform extension; Bertha Zabinski to Interborough Rapid Transit Co & NY Elevated R R Co & Manhattan Railway Co, all at 165 Bway; Apr2; May23'13. 240

7TH av, 911-17 (4:1010-61), sec 58th (No 174), runs s100xe83.4xs0.5xe41.8xn100.5 to st xw125 to beg; agmt as to re mtg, 12-sty bk tnt; N Y Trust Co to 58th St & 7th Av Co, 182 W 58; mtg $1,500,000; May21; May 23'13; A$375,000-1,000,000. nom

9TH av, sec 216, see 93d, 21 W.

Power of atty (PA); Arabella S Sutton to Benj J Allen of Allston, Mass; May 15. May26'13.

Power of atty (PA); Frida de Liagre & ano to Elsa Muschenheim, 218 W 45; May 6. May28'13.

Power of atty (PA); Linda Kretschmer to Elsa Muschenheim, 218 W 45; Jan8; May 25'12. May23'13.

Power of atty (PA); Benj M Holzman to Asher Holzman, 26 Exch pl; May28'09; May 28'13.

Power of atty (miscl); Phebe A Underhill to Howard Willets at New Marlboro, Mass. Feb12'12; May27'13.

Power of atty (miscl); Archibald A Skillman to Mary J Skillman, his wife, 3349 Olinville av. May17; May27'13.

Power of atty (PA); J Macy Willets to Howard Willets of New Marlboro, Mass; May25; May23'13.

WILLS

Borough of Manhattan.

65TH st, 16 E (5:1379-62), ss, 138 w Mad av, 20x100.5, 4-sty & b stn ft dwg; Lucia J Meigs Est, F J Meigs, EXR, Tupper Lake, Franklin Co, NY; atty, H A Cushing, 43 Cedar; A$68,000-77,000; Will filed May 26'13.

75TH st, 155 W (4:1147-7½), ns, 159 e Ams av, 20x102.2, 4-sty & b stn ft dwg; Ernest Bunzl Est, Richd C Bunzl, EXR, 155 W 75, atty, Richd C Bunzl, 115 Bway; A$16,000-29,000; Will filed May26'13.

80TH st, 165 E (5:1509-26), ns, 151.3 e Lex av, 18.9x100, 3-sty & b stn ft dwg; Andw Brice Est, Andw T Brice, EXR, 165 E 80; atty, T F Sullivan, 51 Chambers; A $10,000-15,000; Will filed May26'13.

105TH st W, swc Bway, see Bway, 2733-7.

112TH st W, nec St Nich av, see St Nich av, 54.

113TH st W, sec St Nich av, see St Nich av, 54.

113TH st W, nec St Nich av, see St Nich av, 54.

Broadway, 2733-7 (7:1876-58), swc 105th (No 248), runs s73.8xw92.1xn68.11xe67.5 to beg, 6-sty bk tnt & str; Wm Lesley Sheafer est Lesley G & Clinton W Sheafer, EXRS, Pottsville, Pa; atty, Thos Hooker, 309 Bway; A$110,000-165,000. Will filed May20'13.

St Nicholas av, 54 (7:1822-42), sec 113th, runs s76.3xe55.6xn65xw95.5 to beg, 5-sty bk & stn ft tnt; A$50,000-77,000; also 7TH AV, 1845-51 (7:1822-1 & 61), nec 112th, to sec 113th, 201.10x100, 2 6-sty bk tnts; A $210,000-460,000; also 7TH AV, 1853-5 (7:-1823-1), nec 113th, 100x100, 6-sty bk tnt; A$105,000-230,000; Isidor Friedlander Est, Lena Friedlander, EXTRX, 1851 7 av; atty, Lewis A Abrams, 135 Bway; Will filed May24'13.

7TH av, 1845-55, see St Nich av, 54.

CONVEYANCES.

Borough of the Bronx.

Barretto st, swc Southern blvd, see Southern blvd, swc Barretto.

Beck st, nwc Leggett av, see Leggett av, 960.

Beck st, nwc Leggett av, see Leggett av, 960.

Dorsey st, 2424 (*), lot 193, map (398), sec 2, St Raymond's Park, except pt for st; Jos McGovern to Bessie Block at Vineland, NJ; mtg $4,250; May21; May23 '13. omitted

Elsmere pl, 869 (11:2960), ns, 210.9 w So blvd, 35x100, 4-sty bk tnt; Ella Weyman to Bertha Garry; B&S; mtg $22,750; Apr23'09; May28'13. nom

Graham st (*), es, 106.9 n Morris Park av, 25x95; Jos Katz to Mary E Farrelly, 1808 Graham; mtg $3,250; Mar1; May23'13. O C & 100

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100; vacant; Wm Sinnott Co to Francis X Keil Co, a corpn, 1010 Kelly; mtg $4,000 & AL; May23; May24'13. O C & 100

Lorillard pl, 2385 (11:3055), ws, 83.10 s 187th, 41.9x90, 4-sty bk tnt; Peter Freess to Emil H Kosmak, 23 E 93; ½ R T & I; mtg $20,000; May17; May26'13. O C & 100

Lorillard pl, 2385; Emil H Kosmak to Geo W Kosmak, 23 E 93, all; mtg $20,000; May26'13. O C & 100

Lorillard pl, 2389 (11:3055), ws, 42 s 187th, 41.10x90, 4-sty bk tnt; Emil H Kosmak to Peter Freess, 1148 Park av; ½ R T & I; mtg $20,000; May17; May26 '13. O C & 100

Melrose st (9:2378), ns, 100.8 w Washington av, a strip, runs s0.1 to ns 156th x w50xn0.1xe50 to beg; Jno A Foley assignee in bankruptcy of Francis J Barretto to Jas Bain, 429 E 156; AT; QC; May16; May26'13. 1.39

Melrose st, same prop; Henry L Morris et al EXRS, &c; Arthur R Morris to same; AT; QC; May24; May26'13. 48.61

Overing st (*), ns at es Public rd or Walker av, being parts 64-67, partition map of Wm Adee at Westchester, begins ns lot 64, runs s66 along av xne94.11xnw12.6 to ss Walker av xw88.2 to ns lot 65 xsw 27.9 to beg; Mary A Howell to W D Howell Co Inc, a corpn, 1541 Overing; AL; May 20. May23'13. O C & 100

Simpson st, 1069 (11:2726), ws, 360 n Westchester av, 37.6x100, 5-sty bk tnt; Emil H Kosmak to Peter Freess, 1148 Park av; ½ R T & I; mtg $30,000; May17; May26'13. O C & 100

Washington pl (*), ns, 198.6 nw Washington, runs w44.6xne70.5xs83.3 to beg, gore, being 103 map Daly Estate; Hudson P Rose Co to Katie Cunningham, at Sewaren, NJ; AL; June2'08; May28'13. nom

134TH st, 531 E (9:2262), ns, 150 e Brook av, 28.4x100, 5-sty bk tnt; Henrietta Schwartzwald to Stephen McCormick, 45 E 134; mtg $17,000; Mar15; May 23'13. O C & 100

134TH st, 585 E (10:2547), ns, 165 e St Anns av, 17x100, 2-sty & b bk dwg; Henry Jaburg to Caroline J Schaue, 585 E 134; B&S; Apr30; May26'13. nom

134TH st, 726 E (10:2562), ss, 329 w Willow av, 17.7x103.5, 2-sty & b fr dwg; Jno M Schott & Mary E, his wife, to Fredk A Lane, 3 Crescent ter, Norwalk, Conn; mtg $4,000; May22; May23'13. O C & 100

136TH st, 425 E (9:2281), ns, 233.4 e Willis av, 16.8x100, 3-sty & b bk dwg; Lena Seitz to Marie Neumann, her daughter, 405 E 204; May16; May26'13. nom

138TH st, 597 E (10:2552 & 2551), ns, 282.1 e St Anns av, 39.3x100, 6-sty bk tnt & strs; Jacob Moersfelder to Elise F Klenke, 14 Mt Hope pl; mtg $35,000; May 22; May28'13. O C & 100

141ST st, 598-600 E (10:2552), ss, 406.9 e St Anns av, 50x95, 5-sty bk tnt & strs; Utility Realty Co to Henry Morgenthau Co, a corpn, 30 E 42; B&S; May27; May28 '13. nom

147TH st E (9:2273), ss, 100 e Brook av, 25x100; vacant; David Coleman to Mary, wife Jno Coleman, NY; Jan15'90; May26'13. nom

148TH st, 367 E (9:2327), ns, 100 e Courtlandt av, 25x105.3, 6-sty bk tnt & strs; Gustav A Frietsche to Leopold Menkes, at Hillsdale, NJ; mtg $27,000; May26; May 28'13. O C & 100

153D st, 254-8 E (9:2442), ss, 100 w Morris av, 50x100, 2-sty fr bldg; American Exchange Realty Co to Julius Liberman, 1245 Mad av; May7; May24'13. nom

156TH st E, ns, 100.8 w Washington av, see Melrose, ns, 100.8 w Washington av.

160TH st, 380-4 E, see 121st, 225 E, Manhattan.

167TH st, 465 E (9:2389), nwc Washington av (Nos 1159-61), 90x50, 5-sty bk tnt; Bernard Ratkowsky to Julius Samuels at Mt Vernon, NY; B&S; AL; May22; May23'13. nom

172D st E (*), es, 106.2 s Westchester av, 50x100; Owen Morgan to Jas T Boyle, 1433 Boone av; Apr30; May27'13. nom

174TH st E (11:2899), ns, 110.5 e Webster av, 40.2x99.5x47x100.8; vacant; Ely Rosenberg, ref, to Tremont Mills, a corpn, 4063 Park av; FORECLOS transfer tax lien Apr30; May28'13. **4,050**

175TH st, 498 E, see Bathgate av, swc 175th.

176TH st, 457 E (11:2909), ns, 100 w Washington av, 50x108, 2-sty fr dwg; Herman Auskulat to Jno D Hallock, 118 Mt Hope pl; mtg $4,000; May26'13. O C & 100

178TH st E, nwc Monterey av, see 178th E, ns, 113.9 e 3 av.

178TH st E (11:3061), ns, 113.9 e 3 av, 75 to Monterey av x105; vacant; Geo F Moore (Inc), a corporation, to Monterey Bldg Co (Inc), a corpn, 170 Bway; QC; Mar27; Mar26'13. nom

179TH st, 450 E (11:3035), ss, 83 e Park av, 33x85, 4-sty bk tnt; Louis H Giraud to Gaines-Roberts Co, a corpn, 2414 Aqueduct av; mtg $12,000; May26; May28'13. O C & 100

179TH st, 450 E; Gaines-Roberts Co to Christian Krimmel & Mary, his wife; mtg $12,000; May27; May28'13. O C & 100

181ST st E, nec Arthur av, see Arthur av, 2130.

183D st E (11:3051), ss, 135.6 e Bathgate av, 40x94, 1-sty fr str & vacant; Asaro Realty Co (Inc) to Jno M Susser, 547 E 183; mtg $27,500; May23; May24'13. O C & 100

184TH st E, swc Bassford av, see Bassford av, swc 184th.

188TH st, 518 E (11:3057), swc Bathgate av (No 2423), 32x89.4, 5-sty bk tnt & strs; Lillian Stimelsky to Amelia Neumeyer, 1144 Jackson av; mtg $34,250 & AL; May 26; May28'13. O C & 100

213TH st E, sec Park av, see Park av, sec 213th.

215TH st E, swc Barnes av, see Barnes av, swc 215th.

217TH st E (*), ss, 175 e Paulding av, 50x109.4; also 217TH ST E (*), ss, 150 e Paulding av, 25x109.4; Stephanie Jossier to Emelie Hohwiller, 444 W 42; mtg $2,000; May23; May24'13. nom

217TH st E, ss, 150 e Paulding av, see 217th st E, ss, 175 e Paulding av.

233D st E (19th) (*), ss, 105 e Bronxwood av (5th av), 25x64; Mary E Hamill to Mary Faber, 9 E 43; AL; May26; May27 '13. nom

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233D st E (19th) (*), ss, 125 e Bronxwood av (5 av), 25x64; Patk J Dwyer to Mary Faber, 9 E 45. May26, May27'13. nom

238TH st E, nwc Verlo av, see 121st, 225 E, Manhattan.

Alexander av, 130-2 (3:2270), es, 41.6 s 134th, 39x89.6x38.6x89.6, 2 4-sty bk tnts & strs; Jos Brett to Henry M Greenberg, 34 W 119, mtg $14,000 & AL, May27, May28'13. O C & 100

Amsterdam av (*), ws, 219.3 s Liberty, 125x100, Pauline Rosenmeier to Jacob H Greenbaum, 2120 Vyse av, QC & correction deed, May26, May27'13. nom

Arthur av, 2130 (11:3070), nec 181st, 46.8x90x70x93; vacant; Lena Manassa to Chas A Corby, 2280 Beaumont av; mtg $9,800; re-recorded from Apr30'13; May 26'13. O C & 100

Aqueduct av, 2418 (11:3213), es, 344 s 188th, 43x155.1x43.6x161.9, 5-sty bk tnt; Gaines-Roberts Co to Louis H Giraud, 1001 Faile; mtg $30,000; May26; May27'13; O C & 100

Barnes av (*), swc 215th, 25.5x74.5x25 x69.6, Benj Tuska, ref, to Robt A B Dayton, 128 W 11, GDN of Geo A Parsons; FORECLOS May12; May22; May23'13. **4,500**

Bassford av (11:3053), swc 184th, 34.1x 97.8x25.6x100; vacant; Robt J Moorehead to Moorehead Realty & Constn Co, 415 E 140; AL; May21; May26'13. O C & 100

Bathgate av (Madison av) (11:2916), ws, 270 s 175th, late Fitch as on map Upper Morrisania, runs w 120x s41xe14.6xs9xe7.6xn22xe5.5 to Mad av xn28 to beg, except pt for Bathgate av; Elise F Klenke to Jacob Moersfelder, 1128 Jackson av; mtg $3,500; May27; May28'13. O C & 100

Bathgate av (11:2916), swc 175th (No 498), 103.4x34.5, 3-sty fr dwg; Mollie, wife Saml G Katzen, to Alex Bonanno, 228 S av; May28'13. O C & 100

Bathgate av, 1750-2 (11:2922), es, 191.2 n 174th, 41x110, 5-sty bk tnt; Abr Harris to Clara Fischer, 162 W 87; mtg $40,100; Mar22; May26'13. nom

Bathgate av, 2423, see 188th, 518 E.

Beach av, es, 203 s McGraw av, see 121st, 225 E, Manhattan.

Boston rd, 1603-5, see Boston rd, ns, 194.5 e Suburban pl.

Boston rd (11:2939), ns, 194.5 e Suburban pl, runs n129.10xe20.5xs20.9xe21.11xs113.4 to rd xw48.7 to beg; vacant; also BOSTON RD, 1603-5 (11:2929), ns, 145.10 e Suburban pl, 48.7x129.10x40.8x130.8, 2-sty fr dwg, 2-sty fr stable & vacant; Geo Haas, ref, to Marie Casey, 600 W 142; PARTITION Apr 23; May26'13.

1st parcel 11,700, 2d parcel 13,900

Briggs av, 2873 (12:3302), nws, 377.4 ne 198th, 25x100, 4-sty bk tnt; Wm J Hamilton to Chas Stolle, 106 W 125; mtg $14,250; May22; May26'13. O C & 100

Bronx & Pelham Pkway (*), ss, at ws N Y, N H & H R R Co, runs w475.9xs100x w150xn100 to ss said pkway xw— to Westchester or Mill Creek xse— to land Simon Paul xe— to R R xne— to beg, with all title to land in said pkway & creek; also all R T & I to land conveyed to Kath J Nagle by Wm J Hyland; recorded Sept12'01, except strip as follows: BRONX & PELHAM PKWAY, ss, at nws said R R, runs sw along R R, 381.11xw 15.1xn379.2 to pkway xe19 to beg; Jos Kaufmann, ref, to Annie M Harrison, 31 Woodland av, New Rochelle, NY; mtg $12,500, taxes, &c; FORECLOS MAY21; May22; May23'12. **3,000**

Brook av, 1500 (11:2895), es, 50 s 171st, 25x100.9 to NY & H R R, 4-sty bk tnt; David Appel to Wm G Ehrlich, 2169 Arthur av. AL; May26; May27'13. nom

Cambreling av, 2482 (11:3091), es, 568.9 ne 188th (Bayard), 18.9x107, 2-sty fr dwg; Smith Williamson to Angelo Fierro, 363 3 av; mtg $2,500 & AL; May20; May 23'13. O C & 100

Carpenter av (*), ws, 1,215 s 10 av, 25x 105; Jas S Foley, ref, to Conservative Realty Corpn, 99 Nassau; FORECLOS Apr 28; May28'13. **4,000**

Castle Hill av (*), swc Quimby av (4th), 108x205, Unionport; Florence E Zimmerman to Florence M Dow, at Washington, DC; 1-6 pt; B&S; May15; May26'13. O C & 100

Cauldwell av (10:2629), ws, 247.3 n 156th, 39.2x100; vacant; Lewis S Davis to Lewis S Davis Electrical Constn Maintenance & Supply Co, 227 W 116; AL; Nov26 '12; May28'13. C & 100

Cauldwell av (10:2626), ws, 248 n 158th, 50.3x130x50.2x130, vacant; Israel Glick to G & E Constn Co, Inc, a corpn, 661 Tinton av; mtg $9,500; May26; May27'13. O C & 100

Clinton av (11:3095), ws, 75 s Oakland pl, 25x100, vacant; also PROSPECT AV (11:3094), ws, 100 n 179th, 25x100, vacant; Mary E Tuttle to Annie E Walsh, 2395 Valentine av; B&S; May27'13. nom

Clinton av; also PROSPECT AV, same prop; Anna E Walsh to Annie M & Mary E Tuttle, both at 716 Oakland pl as joint tenants; B&S; May27'13. nom

Clinton av, 1822-8 (11:2949), es, 190.8 s 176th, 77.7x90.2, 4 3-sty bk dwgs; Inter-City Land & Securities Co to Max J Klein, 22 Mt Morris Park West & Ignatz Roth, 102 W 121; mtg $33,500 & AL; May22; May23'13. O C & 100

Clinton av, ws, 119.11 s 183d, see Crotona av, es, 119.11 s 183d.

Crosby av, sec Westchester av, see Westchester av, sec Crosby av.

Crotona av (11:3101), es, 119.11 s 183d, 24.2x42 to ws Clinton av x24x41.2, with rights to cl of Clinton av, vacant; Edw L Norton individ & TRSTE Allen T Norton to Carrie V Lohnes, 15 W 65; Apr11; May 23'13. O C & 100

DeKalb av, 3530 (12:3328), ses, 382.2 ne Gun Hill rd, 25x91.5x25.2x94.10, 2-sty fr dwg; Lottie E Welch to Wm G Willis, 582 Broome; May15; May24'13. nom

Edwards av (*), es, abt 204.8 s Marrin; Harriet Niner to Sarah R Niner; mtg $555; Aug29'10; May27'13. nom

Forest av, 884 (10:2658), es, 132.6 n 161st, 27x135, 2-sty & a fr dwg; Rosa McCormick to Margt Carolan, 59 E 79; mtg $8,100, Apr24, May26'13. O C & 100

Fulton av, 1360 (11:2931), es, 230.1 s 170th (8th), 25x211, except pt for av, 2-sty fr dwg; Jno H Will to Annie G Will, his wife, 1362 Fulton av; May21; May26'13. gift

Halperin av (*), nwc Pilgrim av, runs n along Pilgrim av, 80.8 to Westchester av xsw102.10 to Halperin av, xe63.9 to beg; Wm J Hyland to Mary E Colford, 143 Wadsworth av, Bronx (?); mtg $8,000; May22; May23'13. O C & 100

Hughes av, 2130 (11:3082), es, 86.2 n 181st, 16.5x85.5x16.5x85.3, 2-sty fr dwg; Jno M Susser to Asaro Realty Co (Inc), 2299 Bathgate av; mtg $4,000; May23; May 24'13. O C & 100

Hughes av, 2308 (11:3087), ses, 150 ne 183d, 25x100, 4-sty bk tnt; Chas A Hickey, ref, to Lizzie Van Riper, 207 W 111; FORECLOS May14; May23'13. **15,300**

Jackson av, 1041 (10:2640), ws, 215.2 n 165th, 19x85, 2-sty fr dwg; Herman Steinmeyer to Chas L Steinmeyer, 1041 Jackson av; AT; mtg $3,000; May24; May26'13. nom

Jackson av (10:2557), ws, 400 s Lexington st, 25x144.5x25x147.8, 2-sty fr dwg; Elizabetha Palmieri to Rose Venezia, 314 E 116; QC; Dec3'13; May28'13. O C & 100

Leggett av, 960 (10:2685), nwc Beck, 50x 107.5; vacant; Jacob Harris to Rae Realty Co (Inc), a corpn, 928 Bway; AL; May22; May24'13. nom

Leggett av, 960 (10:2685), nwc Beck, 50 x107.5, vacant; Jacob Bluestein to Jacob Harris, 101 Av B; AL; May8; May23'13. nom

Longfellow av, 1421 (11:2999), ws, 200 n Freeman, 25x100, 2-sty fr dwg; Lawrence S Greenbaum ref to Helen O'Connor, 1482 Bryant av; mtg $4,500 & AL. FORECLOS May14; May27'13. **5,500**

Monaghan av (*), ws, 250 n Jefferson av, 25x100; Land Co "A" of Edenwald to Sam Lachovsky, 245 E 81; AL; May15; May28 '13. nom

Monterey av, nwc 178th, see 178th E, ns, 113.9 e 3 av.

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Ester Brown to Hugo Helburn, 971 Kelly; mtg $8,000 & AL; Apr30; May27'13. nom

North Oak dr (*), ss, 72.1 w line bet 51 & 52, 25x103.1x25x103.2, part lot 50, Bronx Wood Park; Margt J T Cannon to Jos E Trefzger, 480 E 183; mtg $3,200; May27; May28'13. O C & 100

North Oak dr (*), ss, bet Hickory & Elm sts & 35.8 w line bet lots 51 & 52, runs w36.5xs103.2xe37.6xn99.10 to beg, pt lots 50 & 51, amended map (1038) of Bronxwood Park, with all title to strip on e, 1.5x99.10; Margt J T Cannon to Eliz Tretzger, 150 2d; mtg $3,900; May27; May 28'13. O C & 100

Old Hunts Pt rd (10:2768), all that pt lying w of cl thereof & within block bounded by Spofford & Randall avs & Coster &Manida sts & s of line 475 n of Randall av & e of line 100 e Manida; also OLD HUNTS PT RD (10:2768), that pt lying w of cl thereof in block bounded by Spofford & Randall avs, Faile & Coster sts; also OLD HUNTS PT RD (10:2768), that pt lying w of cl thereof, bet sl of Randall av & line bet lands of Barretto & Spofford; Geo F Johnson to East Bay Land & Impt Co, a corpn, 25 Pine; AT; QC; May16; May24'13. nom

Old Hunts Pt rd (10:2768-2769 & 2764)) that pt lying e of cl thereof in blk bounded by Spofford & Randall avs & Coster & Manida sts; also OLD HUNTS PT RD, that pt lying e of cl of rd, in blk bounded by Spofford & Randall avs & Faile & Coster sts; also OLD HUNTS PT RD, that pt lying e of cl of rd, bet ss Randall av & line bet lands of Barretto & Spofford av, also all easements, rights, title &c if any to that pt of Old Hunts Pt rd lying s or e of said last division line; vacant; East Bay Land & Impt Co to Geo F Johnson, at Hanover Township, Morris Co, NJ; AT; QC; May16; May24'13. nom

Park av (3d) (*), sec 213th (1st), 100x 100x100x—, Olinville; Stephen J Stilwell to Wilbur L Varian, 741 E 232; mtg $5,000; May27; May28'13. nom

Pilgrim av, nwc Halperin av, see Halperin av, nwc Pilgrim av.

Prospect av, ws, 100 n 179th, see Clinton av, ws, 75 s Oakland pl.

Quimby av, swc Castle Hill av, see Castle Hill av, swc Quimby av.

Southern blvd (10:2722), swc Barretto, 275x105, vacant; Henry Morgenthau Co to Baronet Realty Co Inc, a corpn, 73 Nassau; B&S; May20; May23'13. O C & 100

Stillwell av (*), es, 128.10 n McDonald, runs n70xse114.11xw92.3 to beg; Hudson P Rose Co to Leonidas Psaroudis, 210 W 36; AL; May13; May27'13. nom

Theriot av (*), es, 100 s Ludlow av, 200x100; Leonora Klinger to Louise Wenz, 204 W 19; mtg $7,500; Mar15; May26'13. O C & 100

Tinton av, 710 (10:2654-67), ws, 192.7 s 156th, 25x96.5x26.1x82.6, 4-sty bk tnt; Rose Cranston to Hannah Rittman, 168 Brown pl; mtg $13,800; May23; May27'13. nom

Tinton av, 891 (10:2658), ws, 210.6 n 161st (Clifton), 24x100, 3-sty fr tnt; Arthur M Levy, ref, to Sarah A Thurber, at Port Washington, LI; FORECLOS May23; May 26'13. **5,000**

Tremont rd, swc Ams av, see 121st, 225 E, Manhattan.

Undercliff av, 175 E (11:2877), es, 592 n 176th, 25x130.9x25.2x127.2; 2-sty fr dwg; Jno E Smithers & ano EXRS Margt Smithers to Jno J Boelsen, 1758 Undercliff av; mtg $3,500; May16; May28'13. **9,250**

Union av, 997 (10:2669), ws, 175 s 165th, 45.7x164.5, 5-sty bk tnt; Jos Vidootzky to Saml Levy, 193 2 av; mtg $42,500; May27 '13; O C & 100

Verlo av, nwc 238th, see 121st, 225 E, Manhattan.

Vyse av (11:3128), ws, 25 s 181st, 25x 100, vacant; Carrie L wife Geo H Agner to City & Country Home Co, a corpn, 38 Park Row; mtg $2,170; May21; May23'13. O C & 100

Walker av, es, at ns Overing, see es "Public" pl or Walker av.

Washington av, 1159-61, see 167th, 465 E.

Washington av (*), ws, 100 s Morris Park av, 25x95, except pt for White Plains rd; Rosa Maurer to Leopold E Georgi, 1349 Fulton av; QC; May24; May28'13. nom

West Farms rd (*), ns, 7.6 e Bear Swamp rd, runs e along rd 25 xn60.7xw— xs58.2 to beg, except pt for rd; Martin Honohan to Mary E Farrelly, 193 Graham; B&S; Oct8'09; May23'13. O C & 100

Westchester av, swc Pilgrim av, see Halperin av, nwc Pilgrim av.

Westchester av (*), sec Crosby av, 50x 100, Tremont ter; Wm Buhl to Chas Kling, 369 Mosholu pkwy; mtg $3,000; May26; May27'13. nom

White Plains av, 3660 (*), nec 215th, 25.10x54.10x21.4x56.9; also WHITE PLAINS AV, 3662 (*), es, 25.10 n 215th, 25x52.10x 25x54.10; also WHITE PLAINS AV, 3666 (*), es, 72.10 n 1st, 20x49.5x20x51; also WHITE PLAINS RD, 3668-70 (*), es, 170.10 s 216th, runs e40.10xse5.2xs42.5xw49.5 to rd xn43 to beg; Geo I Wilcox to D Paul Gillespie, 3735 White Plains av; mtg $25,600, Jan11; May26'13. O C & 100

White Plains av, 3662-6, 3668-70, see White Plains av, 3660.

White Plains rd or av, 1737 (*), ws, 100 sw Morris Park av, 25x45; Leighton Lobdell, ref, to Leopold E Georgi, 1349 Fulton av, FORECLOS May6; May28'13. **3,400**

Woodycrest av, 1083 (9:2513), ws, 206.10 n 165th, 15.11x93.11x15.10x92.8, 2-sty & b fr dwg; Jos E Martire to Bante Martire, 1075 Woody Crest av; mtg $3,000; Apr25; May23'13. O C & 100

5TH av, ns, 325 w 3d, see 121st, 225 E, Manhattan.

Plot 240 e White Plains rd, see 121st, 225 E, Manhattan.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Birch st (*) ws, 150 s Chester av, 25x100, lot 28, revised map Seneca Park; re mtg, Joe M Klein to Giacomo Garaguso, 239 W 46; QC; May23; May27'13. 325

Hoffman st, 2381 (11:3054); asn rents to extent of $300; Esposito Realty Co to Louis Marx, 583 Bedford av, Bklyn, & Michl Marx, at New Rochelle, NY; May22; May28'13. nom

137TH st, 458 E (miscl); power of atty to collect int &c on bonds or mtgs; Jno Schierenbeck to Hermann Meyer, 30 Le Count pl, New Rochelle, NY; Jan31'12; May24'13.

154TH st, old 687 E (9:2442-45), swc Morris av (No 687), 100x42.6, 6-sty bk tnt & strs; option to purchase ½ int within 3 yrs for $5,000; Michl Santangelo & ano to Beatrice Tuoti; Sept26'12; May26'13. nom

233D st E (*), ns, 330 e White Plains rd, 50x114.5; final judgment & decree & that title be registered as of plff; Geo H Sundermann plff vs People of State NY et al defts; Apr2; May27'13. Torrens System

233D st E (*), near White Plains rd; order of court that registrar enter on original title No. 6 issued Oct 2,11, cancelled; Geo H Sundermann plff vs People of State NY et al defts; May26; May27'13. Torrens System

Clinton av, 1824 (11:2949), ses, 135.9 ne 175th, 19.4x90.2x19.5x90.2, 3-sty bk dwg; re mtg; Estates Mtg Securities Co to Inter-City Land & Securities Co, a corpn, 115 Bway; QC; May22; May23'13. nom

Clinton av, 1824; re asn rents; same to same; May22; May23'13. nom

Clinton av, 1826-8 (11:2949), ses, 155.1 n e 175th, 38.11x90.2x39.1x90.2, 2 3-sty bk dwgs; re mtg; Estates Mtg Securities Co to Inter-City Land & Securities Co, a corpn, 115 Bway; QC; May22; May23'13. nom

Clinton av, 1826-8; re asn rents; same to same; May22; May23'13. nom

Morris av, 687, see 154th (old No 687) E.

Taylor av (*), es, 438.10 s Westchester av, 16.8x100; asn rents to secure payment of mtg for $4,000; Mary Walpole to Jas H & J Howard Thomas, firm Thomas & Son, 1766 Ams av; July19'12; May28'13. nom

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White Plains rd, 4137 (misel); power of atty, Nunzia Valentino to Antonio Valentino Jr, his son; Dec15'10; May23'13.

LEASES

Borough of Manhattan

MAY 23, 24, 26, 27 & 28.

[1]**Charles st, sec West**, see West, 493-4.

[1]**Columbus Circle, nwc 59th,** see 59th, 301 W.

[1]**Emerson st, 38** (8:2222), str; Charles Hensle Realty Co to Louis Diamond, 329 E 49, 5yf May1'11; 2yren at $720; May28 '13. 420 to 600

[1]**Greene st, 57-63** (2:486), agmt as to conditions & renewal of Ls for 5y from expiration of Ls dated Mar19'13; Greene St Realty Co, Inc with Ault & Wiborg Co of NY, 57-63 Greene; May19; May 26'13. nom

[1]**Hamilton st, swc Market,** see Market, 61-3.

[1]**John st, 43** (1:78); str & two rear upper floors; Jacob Corday to Philip Zeitlen, 231 Grand, 10yf May1; May26'13. 3,300 & 3,800

[1]**Market st, 61-3** (1:253), swc Hamilton, all, Lina J Runsdorf & ano to Gesualdo D'Orata or D'Arata, 47 Oak et al; 3yf Apr 1; May23'13. 5,200

[1]**Monroe st, nec Pike,** see Pike, nec Monroe.

[1]**Mott st, 66** (1:201), basement; Anna Colombo to Louis F Goldberg, 66 Mott; 5yf May1; May23'13. 300

[1]**Mott st, 104** (1:204); sur Ls; Antonio D'Ambrosio to Dominick Lambiente, 112 Mott; AT; May26'13. O C & 100

[1]**Pike st** (1:272), nec Monroe, str & b; Chas S Meyerson to Haym A Goldstein, 1417 Prospect av; 5 7-12yf Oct1'12; May 23'13. 1,140

[1]**Stanton st, 282-4** (2:335), 6 rooms on 1st fl cor; Dora Schonzeit to Kalman G Rosahn, on premises; 5yf Mar1'14; May27'13. 480

[1]**William st, 233,** see Park Row, 95.

[1]**West st, 403-4** (2:636), sec Charles; all Wm H Rankin to Jas J Archbold, 7 Glenarda pl, Bklyn; 5yf May1; May26'13. 4,500

[1]**6TH st, 705-7 E** (2:376); all. Fannie Pick to Isaac Greenberg, 66 Av D; 3yf June1'13; May26'13. 5,600

[1]**9TH st, 61 E** (2:561), ns, 174.4 w Bway, 26x92.3, the land; Trstes of Sailors Snug Harbor to Lily D Kellogg, 619 W 127; mtg $19,378.85; 7yf May1;; 21yrs ren; May 26'13. taxes, &c & 1,000

[1]**13TH st E, nwc Av B,** see Av B, 216.

[1]**13TH st, 100-2 E,** see 4 av, 135.

[1]**16TH st, 601 E,** see Av B, 275-7.

[1]**34TH st, 476 W** (3:731); all; Geo Ehret to Jas J Shiel, 476 W 34; 5yf May1; May 26'13. 1,560

[1]**38TH st, 103 W** (3:814), 4-sty bldg, all; Eliz A Strouse to Annibale Maggi, 103 W 38; 10yf May1; May23'13. 2,700 to 3,900

[1]**41ST st W, sec Bway,** see Bway, sec 41.

[1]**43D st, 26 W,** see 43d st, 28 W.

[1]**43D st, 28 W** (5:1258), str; also 43D ST, 26 W; small brick structure in rear; Walter J Solomon to Chas S & Alice J Arencibia, 18 E 30; 5yf Aug1'13; May27'13. 4,000

[1]**44TH st, 47 E** (5:1279), nes, 100 se Mad av, 25x100.5; all; Chas A Dards to Schmitt Brothers, a corpn, 343 Mad av. Feb10'13; from completion of alterations to Jan1'23; May27'13; taxes, &c, & net 5,500 to 7,000

[1]**45TH st, 2-6 W** (5:1260), major portion, 4th loft; Sperry Realty Co to The H W Gray Co, Inc, 2 W 45; 10yf May1; May23 '13. 4,200 & 4,700

[1]**46TH st, 56 W** (5:1261), str fl; Emil Fraad to Little Queen, Inc, a corpn, 32 W 45; 5yf July1; 5y ren at $3,500; May24 '13. 2,500

[1]**50TH st W, nec Bway,** see Bway, 1634.

[1]**59TH st, 420-2 E** (5:1370), asn ls; Alois Turek to N Y Orthopaedic Dispensary & Hospital, 126 E 59; May27; May28'13. 5,500

[1]**59TH st, 424-6 E** (5:1370), —x—; leasehold; Peter P Cappell to N Y Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; QC; May23; May24'13. nom

[1]**59TH st, 301 W** (4:1112), nwc Columbus Circle, 34.3x50.5x42.7x51.2; all; Edw M Burghard to Emil Meserik & Aug Schonhard, both at 2976 Perry av; from May1'13 to Apr1'25; May26'13. taxes, &c & 11,000 & 12,000

[1]**59TH st W** (4:1112), nwc Columbus Circle, agmt modifying leases & assumption of same, by part 1st pt; Edw M Burghard with Oliver L Jones, at Cold Spring Harbor, LI; May17; May26'13. nom

[1]**59TH st, 301 W** (4:1112); asn Ls; Margt J Watson EXTRX Walter Watson to Edw M Burghard, 1 E 93; AT; May1; May26 '13. nom

[1]**59TH st, 301 W;** consent to asn Ls; Oliver L Jones to United Cigar Stores Co; May17; May26'13. nom

[1]**59TH st, 301 W;** asn Ls; United Cigar Stores Co to Edw M Burghard, 1 W 93; AT; May17; May26'13. 5,000

[1]**61ST st, 204 E** (5:1415), 4-sty & b dwg; Ginsburg Realty Co to August Graf; 3 3-12yf July1'11; May23'13. 1,400

[1]**61ST st 204 E,** all; same as AGENT for Chas Steiner to Otto Walter, 236 E 89; 1 4-12y & 7 days f May23; May28'13. 1,200

[1]**65TH st, 326-8 E** (5:1439), ss, 275 e 2 av, 37.6x100; certf as to receipt for all monies due on a/c of asn of ls & rents made by Rebecca Goldberg & recorded Dec20'12, & consent to cancellation of same; Meyer Jarmulowsky, 27 E 95, to whom it may concern; May21; May28'13.

[1]**70TH st, 320-4 E** (5:1444), sur ls; Louis Schlechter to Virginia Danzigér, 11 E 79 & ano EXRS Max Danziger; May14; May 28'13. nom

[1]**86TH st, 23 W** (4:1200), all, M Louise Ewen to Marie McManus, 64 W 37; 5yf Sept1; May24'13. 3,400

[1]**102D st E,** sec 2 av, see 2 av, 1982.

[1]**106TH st, 301 E** (6:1678), court order cancelling license or lease to use portion of above as fire exit from 2074 2 av. Chas Alssi et al plffs vs Providina Bottini deft; May16; re recorded from May22'13; May 26'13. court order

[1]**120TH st, 504 E** (6:1816), all, Selma Alexander to Isidor Lagowitz, 504 E 120; 3yf Nov1'12; May27'13. 4,400

[1]**125TH, 205 E** (6:1790); all; Lewis C Mott, ATTY for J Agustus Smith et al to Jacob Miller, 15 Grenada pl, Bklyn; 9 11-12yf June1'13; May26'13. 1,500 & 1,800

[1]**125TH st, 262 W** (7:1930), e str & pt c; Jno J & Thos P Fowler to Jas Van Dyk Co, a corpn, 307 Water; 7 2-12yf June1'13; May26'13. 6,000

[1]**164TH st W, swc Ams av,** see Ams av, swc 164.

[1]**181ST st, 608 W** (8:2162), str; Elias A Cantor to Thos A O'Brien, 280 E Burnside av; 4 4-12yf May15; May24'13. 900 & 960

[1]**207TH st, 606 W** (8:2235); str & b; T G Galardi Co to Julius Kretschmer, 41 Pinehurst av; 5yf July1'13; May27'13. 420 to 660

[1]**Av B, 133** (2:391); all; Bell Everson to Nathan Buchholtz, 186 Av B; 4yf June1 '13; May26'13. excess taxes &c & 1,100

[1]**Av B, 216** (2:407), nwc 13th, str & pt c; asn Ls; Max Goldstein & ano to Arthur Jost, 12 E 133; AT; May16; May23'13. nom

[1]**Av B, 216;** asn ls; Arthur Jost to Edw Freund & Son, 75 3 av; AT; May16; May 23'13. nom

[1]**Av B, 275-7;** also 16TH ST, 601 E (3:984) Selma Alexander to Hyman Cohen, 635 E 9th; 3yf Mar1; May27'13; 3,350

[1]**Av C, 198** (2:382); all; Thos A Harris to Saml Rosenberg, 421 E Houston; 5yf June 1'13; 5y ren; May26'13. 1,620

[1]**Amsterdam av, 2170** (8:2123), s str & pt c; Margt Poppe to Geo Schnackenberg, 2170 Ams av; 5yf June1'13; May26'13. 720 & 780

[1]**Amsterdam av** (8:2121), swc 164th; asn Ls; Edw Gallagher to Eugene C Lamoreaux, 10 Manhattan av; mtg $1,000; May 27'13. nom

[1]**Broadway, 1634** (4:1022), nec 50th, cor str; asn ls; Jno Healy to Chas A Smith, 469 W 163; AT; mtg $5,000; May13; May 23'13. nom

[1]**Broadway** (4:993), sec 41st; str; 41st St Realty Co to D A Schulte, Inc, a corporation, 61-3 Park Row; 9 11-12yf June1 '13; May26'13. 10,000 & 12,000

[1]**Columbus av, 800** (7:1854), s str & pt b. Jonas Beermann to Gaetano Attanasio, 105 W 98th; 10yf Nov1'11; May27'13. 1,500

[1]**Park Row, 95;** also WILLIAM ST, 233 (1:121); agmt modifying conditions in ls; Marie Reiche to Andy Horn Inc, a corpn, 95 Park row; Apr7; May28'13. nom

[1]**1ST av, 153** (2:451), str fl, b & 4 rooms on 1st fl; Wm Doerzbacher to Geo Felber, 153 1 av; 5yf May1; May27'13. 1,320

[1]**2D av, 324** (3:924), es, 25 s 19th, 4-sty & b bk dwg, all; Julia Toullmin to Jacob Hummel, 324 2 av; 3yf May1; May28'13. 1,440

[1]**2D av, 714** (3:944); str & b; D H Jackson Co to Jos Wertheimer, 714 2 av; 3yf May 1'14; May26'13. 1,200

[1]**2D av, 1982** (6:1673), sec 102d; agmt as to ls on such terms as set forth in agmt dated May22'13; Harry Wilkus, 287 Edgecombe av, with Meyer Jarmulowsky, 27 E 95, firm M & L Jarmulowsky, 165 East Bway; May22; May28'13.

[1]**3D av, 690,** str fl, b & 2d fl; Justin Herold & ano EXRS, &c, Hieronimus Herold to Anthony Antosch, 690 3 av; 7yf May1; May23'13. 2,100

[1]**3D av 963-5** (5:1331); declaration & agmt as to covenants & conditions in ls; Herman Joveshof to Hugo & Gustav Kiel, 963-5 3 av; May19; May24'13.

[1]**3D av, 2356** (6:1776), all; Thos G Thompson EXR Oliva Thompson to Obermeyer & Liebmann, 59 Bremen, Bklyn; 3yf Aug1'13; May28'13. 1,200

[1]**4TH av, 135;** also 13TH ST, 100-2 E (2:-558); asn of all R. T & I to money indemnity upon cancellation of Ls; Herman Bohling to Lion Brewery, 104 W 108; Apr 14; May27'13. nom

[1]**4TH av, 135** (2:558), sec 13th (Nos 100-2) all; Wm Schlemmer to Herman Bohling, 135 4 av; 3yf May1; May27'13. 4,500

[1]**4TH av, 450-4** (3:860), ws, 74 n 30th, 60.3 x80, all; Mary R Goelet & ano to Shepherd K de Forest, Lakewood, NJ; from Dec1'12 to Jan1'31; May28'13. taxes, &c, & 18,000

[1]**5TH av, 99-101** (3:846), front portion of 7th loft; 101 Fifth Ave Co to A M & M F Langfeld, 1849 N 17, Phila, Pa; 3yf Feb1 '14; May24'13. 2,000

[1]**5TH av, 505** (5:1277), str & b; Jos J O'Donohue Jr as RECVR of Improved Prop Holding Co of NY to Alfred A Kohn, 505 5 av; 15yf Sept1'13; May26'13. 22,500 & 25,000

[1]**6TH av, 195** (2:609); certf as to surrender and cancellation of Ls; Isidore Leibowitz to A Butler Duncan at Hempstead, LI; May22. May26'13. nom

[1]**6TH av, 647** (3:813); leasehold; consent to station at 38th st; Jas O'Brien lessee to Interborough Rapid Transit Co, 165 Bway & ano; Apr29; May24'13. nom

[1]**9TH av, 354** (3:754), str, &c; Louis F Sommer to Jno Dapper; 2yf May1; May 24'13. 1,080

[1]**9TH av, 769** (4:1061), str; Innes & Center AGENTS for H Livingston Center to Max Kamelhor, address not given; 2 11-12 y f June1; May24'13. 1,000

LEASES.

Borough of the Bronx.

[1]**Beck st, 560** (10:2684), 5 rooms on 2d fl; Martin Pletscher Constn Co to S Terens, 560 Beck, 3yf May1, May24'13. 360 & 396

[1]**Clarke pl, nwc Jerome av,** see Jerome av, 1301.

[1]**Freeman st, 925** (11:2980), str & b; Estate of Delia Jackson to Geo Pullets, 917 Freeman; 2 2-12yf Mar1'13; 3yrs ren at $1,500; May27'13. 1,200

[1]**135TH st E, cor Willis av,** see Willis av, 164.

[1]**136TH st, 528 E** (9:2263), ss, 175 e Brook av, 37.6x100; sobrn of ls to mtg; Louis Cohen & Barnet Klionsky with Henry F Schwarz, Greenwich, Conn, TRSTES Fredk A O Schwarz for Emily E Schwarz; May13; May23'13. nom

[1]**136TH st, 608-34 E** (10:2548), ss, 384 from St Ann's av, 341x100, 7 houses, all; Weiher Constn Co to Calogera Savero et al, 47 Oak; 5yf May1; May23'13. 24,325

[1]**149TH st E, sec Brook av,** see Brook av, sec 149.

[1]**201ST st, 392 E** (12:3280); asn ls & consent to same by Morris Epstein & ano; Lena Bass to Max Wartsky, 830 E 170; May 6; May28'13. nom

[1]**Belmont av, 2481** (11:3078). all; Geo Ringler Co to Michl Pignone, 2481 Belmont av; from May1'13 to May1'18; May 24'13. 540

[1]**Brook av** (9:2275), sec 149th, c str & pt c; Saml B Ogden to Geo Ringler & Co, 203 E 92; 5yf May1; 3yren; May24'13. 1,500 & 1,800

[1]**Brook av, 1491** (11:2896), str & c; Brook av & 171st St Realty Co to Abr Allison at Brook av & 171st; from Mar20'14 to Apr30'24; May27'13. 6,900

[1]**Jerome av, 1301** (11:2856), asn Ls; Patk H Lennon to Ebling Brewing Co, 760 St Ann's av; May2; May23'13. nom

[1]**Jerome av, 1301** (11:2856), nwc Clark pl, str & b; Laurence J Callanan to Patk H Lennon, 1301 Jerome av; 5yf May1'10; May23'13. 720 & 800

[1]**Morris av, 936** (9:2423), str & b; Frank Schellhammer to Charlotte Ettinger, 964 Morris av; 3yf Apr1; May24'13. 660

[1]**Public rd (*),** ss, being w ½ lot 34, map Clason pt, each portion at nec of said lot 20x100; all; Michl Peiffer to F George Wieman, 1095 Jefferson, Bklyn; 16yf May 1; May24'13. taxes, &c, 1st yr 500 & thereafter 3,000 to 12,500

[1]**Tinton av, 1143** (10:2661), str fl & c; Jno Maier to Otto Scheidegger, 421 E 64; 3yf May1; 2yren at $720; May24'13. 600 to 720

[1]**Tremont av** (11:2131), ns, 129.9 w Daly av, 33.3x143; sur ls & agmt releasing liabilities, etc, under ls recorded Apr8'13; Rebecca C Kerr, 1012 Olmstead av, with Wilkins Amusement Co, a corpn, 1297 Wilkins av, & Frank S Conway, 506 W 135; May27; May28'13.

[1]**Webster av, 1965** (11:2815), cor str; Newman Dube to Eugene Mannheimer, 2281 Bathgate av; 3yf May1; May28'13. 630

[1]**Willis av, 164** (9:280), cor 135th; asn ls; Thos A Hanlon to Patk Donnelly, 508 W 183; May6; May28'13. nom

[1]**3D av, 2823** (9:2327), str & 2d fl; Jas G Carlaftes to Wm M McRae, at Great Neck, LI; 5 11-12yf June1'13; May26'13. 4,500 & 4,800

MORTGAGES.

Borough of Manhattan.

MAY 23, 24, 26, 27 & 28.

[m]**Academy st** (8:2224), ws, 25 s Vermilyea av, 50x100; May23'13; due June19'16, 5%; Cath McMahon to Emigrant Indus Savgs Bank. 1,500

[m]**Barrow st, 69** (2:584), ss, 50 w Bedford, 24.4x74 to Commerce (No 33) x25x74; May 28'13; due July1'15, 5%; Jno L Bickford to Albt Berry, 143 Clarkson, Bklyn. 23,000

[m]**Broome st, 233** (2:408), ss, 62 w Essex, 13x64.3; pr mtg $11,000; May27'13; 3y6%; Jacob Efron, 233 Broome to Saml Stein, 10 Delancey & ano. 2,500

[m]**Canal st, 164-8** (1:201), swc Elizabeth (23-9), runs w47xs50.6xw47xs49.6xe94 to Elizabeth xn100 to beg; May28'13; 3y5%; Martin Schrenkeisen, exr &c of Martin Schrenkeisen, to Edw F De Beixedon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland. 85,000

[m]**Cannon st, 62** (2:328), es, 150 s Rivington, 25x100; May23; May24'13; 5y5%; Tillie Salvin to Emigrant Indus Savings Bank. 20,000

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Cathedral pkway (6:1594), ns, 250 e Lenox av, 17.6x100, May23, May24'13; 5y 5%; Scheer-Ginsberg Realty & Constn Co, 198 Bway, to Mary J Kingsland. 1026 5 av 190,000

Cathedral pkway (6:1594), ns, 250 e Lenox av, 17.6x100, certf as to mtg for $190,000, May23, May26'13, Scheer-Ginsberg Realty & Constn Co to Mary J Kingsland. ——

Clinton st, 240-2 (1:258), es, 100.10 n Cherry, 19.4x71.1x39.11x72, PM, pr mtg $30,000, May26'13, 5½%; Hyman Safir, 240 Clinton, to Jennie Ginsburg, 242 Clinton, & ano. 5,500

Commerce st, 33, see Barrow, 69.

Dey st, 70, see Washington, 181.

Elizabeth st, 23-9, see Canal, 164-8.

Forsyth st, 122 (2:419), es, 175 s Delancey, 25x100; pr mtg $31,000; May28'13; due &c as per bond; Ida Fischman, 34 Delancey, to Jacob Hauben, 58 1 av. 3,000

Globe sq, 70, see Washington, 181.

Greene st, nwc Washington pl, see Washington pl, 23-9.

Jumel pl (8:2112), ws, 366.3 n 167th, 25x100; pr mtg $——, May24; May27'13; due &c as per bond; Margt E Williams, 42 Jumel pl to Saml Simmons, 168 S Main, Cortland, NY. 1,000

Peck sl (1:98), ws, being lot bounded n partly by lot of Jeremiah Leaming & partly by rear Whiting's lot, w by lot of Saml Farmer, s by lot lately sold by Jeremiah Leaming to Richd Mulheran, & e by Peck slip, being 21x57.9x21x59.3 on ss; May22; May27'13; due &c as per bond; Jno I Brooks, Jr, to Jane M Woolley, 1062 Pacific, Bklyn. 6,000

South st, 178-9 (1:110), ns, 62.9 e Roosevelt, runs e41.9xn75.8xw0.8xn78.1 to ss Water (Nos 337-9), xw37.4xs151.4 to beg; pr mtg $28,500; May27'13; due &c as per bond; Fannie E D Story to Florence G Finch, 36 Gramercy Park. 7,500

Suffolk st, 132 (2:349); ext of $22,000 mtg to June8'16 at 4½%; May7; May28'13; Jas C Drayton, trste Sylvia L Kirkpatrick, with Moritz & Clara Neuman, 114 W 120. nom

Washington st, 181 (1:82), nec Dey or Globe sq (No 70), 20.6x35.2x20x35.2; May22; May24'13; 3y int as per bond; Frances V Stokes to Farmers' Loan & Trust Co, 22 William. 2,000

Washington pl, 23-9 (2:547), nwc Greene, 100.9x100; ext of $345,000 mtg to May7'14 at 5%; May22; May27'13; N Y Life Ins Co with Jos J Asch, So Norwalk, Conn. nom

Water st, 337-9, see South, 178-9.

3D st, 30 E (2:458), ss, 92.1 w 2 av, 22.11 x59.4x23x58.8; May26'13; 5y5%; Max Isenberg to Chas N Lee, Farmington, Conn, et al, trste for Grace L Smidt, will Wm H Lee. 13,000

5TH st, 319 E (2:447), ext of $22,000 mtg to May22'18 at 5%; May14; May24 '13; Lawyers Mort Co to Morris Zucker. nom

9TH st, 429 E (2:437), ns, 238 w Av A, 25x½ blk; May26'13; 5y4½%; David J Leahy to Bowery Savgs Bank, 128 Bowery. 3,000

10TH st, 39 W (2:574), ns, 356.10 e 6 av, 24.6x94.10; May27'13; due June1'16; 4½%; Edith A J wife of & Thatcher M Adams Jr to N Y Instn for the Instruction of the Deaf & Dumb at Ft Wash av & 163d. 20,000

13TH st, 100-2 E, see 4 av, 135.

13TH st, 207 E (2:469), nes, 510 nw 2 av & 100 e 3d av, runs ne103.3xse17xsw 103.3 to st xnw17 to beg; also 14TH ST, 214 E (2:469), ss, 428 w 2 av, 24x103.3; May13; May24'13; due Sept13'13, 6%; Irvington Constn Co to Sadie Brill, 207 W 110. 3,500

13TH st, 207 E; also 14TH ST, 214 E; certf as to above mtg; May12; May24'13; same to same. ——

14TH st, 214 E, see 13th, 207 E.

14TH st W, ns, 200 w 6 av, see 6 av, 289-93.

15TH st W, ss, 200 w 6 av, see 6 av, 289-93.

17TH st, 321 W (3:741), ns, 225 w 8 av, runs w25xn92xe25xs10.10xw0.3xs19 xe 0.2 xs 15.8xw0.1xs9.9xse0.1xs36.9 to beg; May26'13; due &c as per bond; Scott B & Francis A Shepherd & Louise A Irving, individ & as exrs Geo Shepherd to Title Guar & Trust Co. 15,000

17TH st, 323 W (3:741), ns, 250 w 8 av, 25x92; May26'13; due &c as per bond; Scott B & Francis A Shepherd & Louise A Irving, individ & as exrs Geo Shepherd, to Title Guar & Trust Co. 15,000

18TH st, 406 E (3:949); ext of mtg for $12,000 to June22'16; 5½%; Apr25. May 27'13; Christian G Openhym gdn Geo J Openhym, will of Jos Openhym, with Lizzie Chest individ & admtrx Robt Chest. nom

18TH st, 65 W, see 6 av, 288.

18TH st, 101-5 W, see 6 av, 289-93.

18TH st, 107-23 W, see 6 av, 289-93.

26TH st, 312 E (3:961), ss, 200 e 2 av, 25x98.9; May22; May23'13; due, &c, as per bond; Mary J & Richd W Simpson to Title Guar & Trust Co, a corpn. 7,500

27TH st, 361-3 W (3:751), ns, 121.3 e 9 av, 42.6x98.9; pr mtg $50,000; May26; May 27'13; due &c as per bond; Martin Engel to Simon Engel, 229 W 136. 10,000

28TH st, 26-8 E (3:857), ss, 100 e Mad av, 50x98.9; pr mtg $110,000; May27'13; due &c as per bond; De Mont Thompson Buildings, Inc, to Robt Gray, 413 W 146. 5,000

28TH st, 26-8 E; certf as to above mtg; May27'13; same to same. ——

28TH st, 132 E (3:883); ext of $17,000 mtg to June1'16 at —%; May23; May28'13; Christine G Openhym et al, trstes Adolphe Openhym, with Minnie L, wife of & Jno S Harris, 132 30th. nom

35TH st, 439 W (3:733); ext of $18,000 mtg to Nov1'12 at 5%; Jan25'08; May23'13; Emma Rochefort individ & as extrx, &c, Jane E Rochefort with Union Trust Co of NY. nom

38TH st, 308 W (3:761), sws, 150 nw 8 av, 25x98.9; pr mtg $——; May24; May 26'13, 1y6%; Wm Henn, 7 W 106, to May Wolf, 515 W 111. 2,500

39TH st, 134 E (3:894); ext of $18,000 mtg to May16'16 at 4½%; May20; May23 '13; Frank Moss exr Wm F Snell with Helene Smidt, 134 E 39. nom

39TH st, 136 E (3:894); ext of $12,900 mtg to Mar16'16 at 4½%; May20; May23 '13; Frank Moss exr Wm F Snell with Helene Smidt, 134 E 39. nom

39TH st, 242 W (3:788), ss, 363.1 e 8 av, 17.1x98.9; pr mtg $18,000; May10; May 23'13; 2y6%; Eliza L Harney, 242 W 39, to Mary Mallahan, 242 W 39. 3,000

41ST st, 137 E, see 41st, 139-43 E.

41ST st, 139-43 E (5:1296), ns, 175 w 3 av, 90.7x100.1x74.3x98.9; also 41ST ST, 137 E (5:1296), ns, 114.9 e Lex av, 39.7x 100.1x38.8x100.3; May21; May23'13; 1y5½%; Adelaide M Lyons, 211 Central av, Flushing, LI, to Egbert Winkler Sr, 165 E 95. 1,000

41ST st, 130-6 W, see Bway, 1448.

41ST st, 138 W, see Bway, 1448.

44TH st, 302 E (5:1336), ss, 82 e 2 av, 18x50.5; ext of $2,000 mtg to May21'16 at 6%; May21; May28'13; Wm H McIntyre with Salvatore De Caprio, 302 E 44. nom

49TH st, 553-5 W (4:1078), ns, 60 e 11 av, 40x50; May26; May28'13; 5y5%; Aug M Herrmann, Englewood, NJ, to Jno P Heiderscheid, 678 11 av. 7,000

51ST st, 325 W (4:1042); also 75TH ST, 105 W (4:1147); an interest; Sept26'11; May26'13; demand, 6%; Jno H Ryerson to Geo W Ellis, 2 W 59. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; Mar8'11; May26'13; demand, 6%; same to same. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; June30'11; May26'13; demand, 6%; same to same. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; Aug10'11; May26'13; demand, 6%; same to same. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; Aug17'10; May26'13; demand, 6%; same to Alice F Brown. notes 200

55TH st, 237-43 E (5:1329), ns, 100 w 2 av, 100x100.5; pr mtg $60,000; May9; May 26'13; due Nov9'14, 6%; Ambrose Realty Co to Emily M Roemer, 494 Greene av, Bklyn. 12,000

55TH st, 237-43 E; certf as to above mtg; May9; May26'13; same to same. ——

55TH st, 237-43 E; pr mtg $72,000; May 24; May26'13; due Nov22'13, 6%; same to same. 3,500

55TH st, 237-43 E; certf as to above mtg; May23; May26'13; same to same. ——

55TH st, 45 W (5:1271), ext of $30,000 mtg to Apr23'16 at 4½%; Apr23; May23 '13; N Y Trust Co trste for Carlisle Norwood under deed of trust with Henry A C Taylor South Portsmouth, RI. nom

55TH st, 45 W; ext of $10,000 mtg to Apr23'16 at 4½%; Apr23; May23'13; same with same. nom

55TH st, 245-9 W (4:1027), ns, 140 e 8 av, 60x100.5; agmt that all fixtures & improvements to be placed in said bldg to be erected on above premises shall be covered by & be subject to the lien of a bldg loan mtg for $130,000; May14; May26'13; Onondaga County Savgs Bank with Aeon Realty Co, 60 Bway. nom

55TH ST, 300-2 W, see 8 av, 925-7.

57TH st, 37 W (5:1273), ns, 295 e 6 av, 25x100.5; ext of two mtgs aggregating $115,000 to May16'18 at 4½%; May23'13; Edw E Black with Bainbridge Colby, 49 E 66. nom

58TH st, 200 W, see 7 av, 912-20.

59TH st, 301 W, see Bway, nwc 59th.

61ST st, 56 E (5:1375), ss, 342 e Mad av, 19x100.5; May26'13; 5y4½%; J Langdon Schroeder to Henry A C Taylor, on East rd, South Portsmouth, RI. 7,000

61ST st, 56 E (5:1375); ext of $20,000 mtg to May26'18 at 4½%; May26; May28 '13; J Langdon Schroeder with Henry A C Taylor, East rd, South Portsmouth, RI. nom

65TH st, 21 E (5:1380), ns, 42 w Mad av, 22x100.5; May26; May27'13. 3y4½%; Richd Billings to Emily D Van Wagenen at Morristown, NJ et al trstes Jno M Dodd 45,000

67TH st, 140 W (4:1138), ss, 125 e Ams av, 25x100.5; May5; May26'13; 5y5%; Jas McLaughlin to Emigrant Indust Savgs Bank. 16,000

68TH st, 248 E (5:1422), ss, 150 w 2 av, 16.8x100; May23; May27'13; 5y5%; Rosamond Blumenthal & Stella Greenbaum, NY; Leontine Baere, Albany, NY; Arthur L Rice of NY, heirs Pauline Rindskopf, to Lawyers Mtg Co, 160 Bway. 8,000

70TH st, 320-6 E (5:1444), ss, 244 w 1 av, 4 lots, ea 25x100.5, 4 PM mtgs, ea $10,000; May28'13; due &c as per bond; Mary A Thornton to Title Guar & Trust Co, 40,000

70TH st, 320-6 E; 4 PM mtgs, ea $1,500; 4 pr mtgs $10,000 ea; May28'13; 3y6%; same to Alfred L Rheinhold, 620 W 122. 6,000

72D st, 142 W (4:1143), ss, 360 e Ams av, 20x102.2; May28'13; 1y5%; Marie W Mitchell, 142 W 72, to Emigrant Indust Savgs Bank. 40,000

75TH st, 105 W, see 51st, 325 W.

77TH st, 203 W (4:1169), ns, 100 w Ams av, 25x102.2; ext of $25,000 mtg to Apr25'18 at 5%; Apr19; May26'13; Fredk Dietz & Saml McMillan trstes Robt E Dietz with Geo Crawford. nom

81ST st, 147 W (4:1212), ns, 414.6 w Columbus av, 19.6x102.2; pr mtg $19,000; May 24'13; due &c as per bond; Wm B Harned to Jas G Whalen, 614 W 135. 1,500

93D st, 157 E (5:1522), ns, 384 w 3 av, 15.6x61; pr mtg $4,500; May22; May23'13; due, &c, as per bond; Clark B Augustine, 537 W 149, to Walter J M Donovan, 302 W 105. 1,000

94TH st, 9 E (5:1506), ns, 192.2 e 5 av, 20x100.2; PM; May22; May27'13; 5y4½%; Henry H Pierce to Lawyers Title Ins & Trust Co. 30,000

94TH st, 9 E, PM; pr mtg $30,000; May 22; May27'13; 3y5%; same to Alfred Jaretzki, 121 E 73. 5,000

98TH st, 258 W, see West End av, 772-80.

101ST st, 219 E (6:1651), ns, 285 e 3 av, 25x100.11; May1; May23'13; 5y5%; Rosa Marino to Church of The Holy Communion, 326 6 av. 9,000

102D st, 102 E (6:1629), ss, 27 e Park av, 28x75; given to secure performance of terms of lease covering No 281 Bleecker; pr mtg $——; May14; May28'13; due &c as per bond; Betsie Gertner, 197 2 av, to Dominick J Pioselli, 119 W 10. 1,000

104TH st, 66 E (6:1609), ext of mtg for $5,000 to May11'18; 5%; May1; May27'13; Lawyers Mtg Co with Saml, Chas & Guste Wilder & Hannah Harris, Golde Newman & Flora May. nom

108TH st, 122 E (6:1635), ss, 125 w Lex av, 25x100.11; PM; May26; May27'13; 3y5%; Theresa Lemmon to Amer Mtg Co, 46 Cedar. 12,000

108TH st, 102 W, see Col av, 980.

114TH st, 12 E (6:1619); ext of $17,000 mtg to May28'18 at 4½%; May28'13; Morris Goodfriend with Louisa Minturn, 13 E 69. nom

114TH st, 109 W (7:1824), ns, 193.6 w Lenox av, 31.6x100.11; May27'13; 4y5%; Benj Fishel to Libbie Siff, 17 Livingston pl. 26,000

114TH st, 109 W; sobrn agmt; May27'13; same & Max Borck with same. nom

115TH st, 460 E (6:1708); ext of $6,500 mtg to June1'18 at 5%; May19; May23'13; American Mort Co with Irene N Collord. nom

117TH st, 139 W (7:1902), ns, 300 e 7 av, 25x100.11; May23'13; 5y4½%; Rachel Goldstein to Frederic de P Foster, Tuxedo Park, NY, & ano trstes for Louisa Minturn will Wm H Aspinwall. 20,000

117TH st, 146 W (7:1901); ext of $21,000 mtg to May26'18 at 4½%; May26'13; Simon M Goldsmith with Louisa Minturn, 13 E 69. nom

122D st, 354 W (7:1948), ss, 186 w Manhattan av, 16x100.11; May23; May28'13; due &c as per bond; Emma L Crawford to Mary C Stewart, 28 St Johns pl. 460

126TH st, 305 W (7:1953), ns, 125 w 8 av, 24.6x99.11; May26'13; 5y4½%; Kate E, wife Saml C Burchell, to Bowery Savgs Bank, 128 Bowery. 12,000

127TH st, 112-6 E (6:1775), ns, 90 e Park av, 50x99.11; May27'13; 3y5½%; Douglas Realty Co to Sarah E Furnald, 34 W 72. 14,000

127TH st, 112-6 E; consent & certf as to above mtg; May27'13; same to same. ——

128TH st W (7:1968), ns, 75.1 e Convent av, 60.6x99.10; certf that release of mtg executed by Met Life Ins Co to Manchester Constn Co released above premises from lien of mtg for $225,000, & is in no way affected by agmt made bet same parties; dated May25'06 & recorded May23; May26'13; Metropolitan Life Ins Co to Franklin Savgs Bank. nom

128TH st, 419 W (7:1968), ns, 75.1 e Convent av, 60.6x99.10; May23'13; 5y5%; Manchester Constn Co to Franklin Savings Bank in City NY, 656 8 av. 52,000

128TH st, 419 W; consent & certf as to above mtg; same to same. ——

131ST st, 16 E (6:1755), ss, 200.11 w Mad av, 18.2x99.11; Mar15; May23'13; 2y 6%; Henrietta Schwartzwald of Dorchester, Mass, to Stephen McCormick, 45 E 134. 3,175

131ST st, 614-8 W (7:1997), ss, 250 w Bway, 75x99.11; May23; May26'13; 1y—%; Mary F Grossman, Morsemere, NJ, to Robt Alexander, 430 W 23. 2,000

134TH st, 45 E (6:1759), ns, 340 w Park av, 25x99.11; pr mtg $14,500; May27'13; installs, 6%; Sarah McCormick to Stephen McCormick, 45 E 134. 1,200

136TH st, 108 W (7:1920), ss, 125 w Lenox av, 16x99.11; ext of $5,500 mtg to May27'16 at 5%; May27; May28'13; Wm F Moore with Eliphalet L Davis, 249 W 22. nom

138TH st, 308 W (7:2041), ss, 151 w 8 av, 16x99.11; PM; pr mtg $——; May27; May28'13; 1y6%; Fannie Kahn to Dembar Realty Co, 190 Montague, Bklyn. 2,500

141ST st, 239-41 W (7:2027), ns, 200.4 e 8 av, 49.8x99.11; pr mtg $50,000; May22; May23'13, due Nov22'14, 6%; Inter-City Land & Securities Co to Marie R Winters, Port Washington, LI. 6,500

141ST st, 239-41 W; certf as to above mtg; May22; May23'13; same to same. ——

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m**141ST st, 239-41 W;** pr mtg $56,500; May22; May23'13, due Nov22'13, 6%; same to Estates Mortgage Securities Co, 160 Bway. 4,400

m**141ST st, 239-41 W;** certf as to above mtg; May22; May23'13; same to same. ——

m**148TH st, 422 W,** see Convent av, 419.

m**148TH st, 423 W,** see Convent av, 421.

m**160TH st W, nec Ft Washington av,** see Ft Washington av, nec 160th.

m**161ST st W** (8:2137), ss, 125 w Bway, runs s99.11xw124.4 to es Ft Washington av xn102.2 to 161st xe145.11 to beg; bldg loan; pr mtg $40,000; May27; May28'13; 1y 6%; Friedman Constn Co to Albt Jarmulowsky, 1295 Mad av, et al, exrs &c Sender Jarmulowsky. 100,000

m**161ST st W** (8:2137); same prop; certf as to above mtg; May27, May28'13; same to same. ——

m**161ST st W, sec Ft Washington av,** see 161st W, ss, 125 w Bway.

m**186TH st, 501 W,** see Ams av, 2540.

m**187TH st, 500 W,** see Ams av, swc 187.

m**191ST st W, nec Wadsworth av,** see Wadsworth av, nec 191st.

m**191ST st W** (8:2169), ns, 50 e Wadsworth av, 50x100; PM; pr mtg $25,000; May27; May28'13; due Nov27'16, 6%; 191st St Constn Co to Henry Morgenthau Co, 30 E 42. 12,500

m**192D st W, see Wadsworth av,** see Wadsworth av, sec 192d.

m**Av C, 198** (2:382); sal Ls; May24; May 26'13; demand, 6%; Saml Rosenberg to Geo Ehret, 1197 Park av. 1,000

m**Amsterdam av, 2540** (8:2156), nwc 186th (No 501), 107.4x100; PM; pr mtg $20,000; May20; May23'13; due, &c, as per bond; Johanna Realty Co Inc, a corpn, to Hyman Sarner, 120 E 86th. 15,000

m**Amsterdam av** (8:2156), swc 187th (No 500), 107.5x100; PM; pr mtg $20,000; May 20; May23'13; due, &c, as per bond; Johanna Realty Co Inc, a corpn, to Hyman Sarner, 120 E 86. 15,000

[illegible] 1,250

m**Broadway, 1178** (3:830); ext of $200,000 mtg to May15'15 at 4½%; May15; May26 '13; Elias J Herrick with Seamen's Bank for Savgs in City of NY, 76 Wall. nom

m**Broadway** (4:1112), nwc 59th (No 301); leasehold; May23; May26'13; demand, 6%; Emil Meserik & Aug Schonhard to Geo Ehret, 1197 Park av. 10,484.16

m**Broadway, 1448** (4:993), es, 30.11 s 41st, runs s22.11xe78.9xs22.3xe20xs24.8xe59.9 x n 98.9 to ss 41st (Nos 130-6), xw79.9xs30xw 84.11 to beg, fee; also BROADWAY, 1450 (4:993), sec 41st (No 138), 31.2x84.11x30x 93.4; leasehold; pr mtg $830,000; May22; May23'13; due Apr1'18, 5%; 41st Street Realty Co, a corpn, 5 Beekman, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway, as trste. gold bonds 170,000

m**Broadway, 1448-50** & 41ST ST, 130-8 W; certf as to above mtg; May22; May23'13; same to same. ——

m**Broadway, 1450,** see Bway, 1448.

m**Broadway, 2831** (miscl); certf as to chattel mtg for $1,500 dated May21'13; May21; May26'13; Columbia Floral Co, a corpn, 2831 Bway, to Demetrius J Pappas. ——

m**Broadway** (8:2233), es, 236.3 s Academy, 86.3x136.11x62.9x138.6; pr mtg $26,500; May 23; May24'13; due &c as per bond; Wm L Fawcett to City Real Estate Co, 176 Bway.

m**Columbus av, 980** (7:1863), nwc 108th (No 101), 25.5x100; agmt changing interest days &c on mtg for $27,000; May27'13; David & Julius Bendheim, individ & exrs &c Zacharias Bendheim, with German Savgs Bank, 157 4 av. nom

m**Convent av, 419** (7:2064), sec 148th (No 422), 20.3x75; May27'13; 5y5%; Max Marx, 419 Convent av, to Emigrant Indust Savgs Bank. 20,000

m**Convent av, 421** (7:2063), nec 148th (No 423), 18x85; ½ pt; all title given to secure indebtedness of Sedro Land Co of Sedro-Woolley, Skagit Co, Wash, Mar31; May23 '13; due July1'28, 6%; Junius B Alexander of Sedro-Woolley, Skagit Co, Wash, to Albt T Kelley, 602 Mad av & ano. gold 11,000

m**Ft Washington av** (8:2137), nec 160th, 102.2x102.8; sobrn agmt; Feb19; May23'13; M J B Constn Co, 691 Bway, with Montrose Realty Co, 135 Bway. nom

m**Fort Washington av, sec 161st,** see 161st W, ss, 125 w Bway.

m**Haven av** (8:2139), ws, 50 n 170th, 50x 103.3; May16; May26'13; 3y5%; Gladys C Springer to German Savgs Bank, 157 4 av. 13,500

m**Lexington av, 88** (3:882), ws, 79 n 26th, 19.6x100; May27; May28'13; 3y5%; Jno W, Clara F & Ellen Bogart, 88 Lex av, to Zachary T Piercy, 304 W 89. 8,000

m**Madison av, 1889** (6:1748), es, 60.11 n 122d, 20x100; ext of $15,000 mtg to June1 '18 at 5%; May27; May28'13; Alfd G Reeves & ano trstes Annie S Miller with Martha Aronson, 1875 Mad av. nom

m**Naegle av** (8:2171), cl, 330 sw cl Ellwood, runs se250xsw50xnw250 to cl Naegle av xne50 to beg; May23'13; 3y6%; Danl E Seybel, Portchester, NY, to Percival C Smith, 310 W 79. 8,000

m**Park av, 1211** (5:1523), es, 60.8 s 95th, 20x69; May27'13; due &c as per bond; Frederica Weil to Harlem Savgs Bank, 124 E 125. 8,000

m**Wadsworth av** (8:2169), see 192d, 111.1x 110.11x100x63.7; PM; pr mtg $21,000; May 27; May28'13; due Nov27'16, 6%; 191st St Constn Co to Henry Morgenthau Co, 30 E 42. 19,000

m**Wadsworth av** (8:2169), nec 191st, 101.4 v35.11x100x50; PM; pr mtg $25,000; May 27; May28'13; due Nov27'16, 6%; 191st St Constn Co to Henry Morgenthau Co, 30 E 42. 14,000

m**West End av, 772-80** (7:1869), sec 98th (No 258), 91.11x100; May21; May23'13; demand, 6%; T J McLaughlin's Sons to City Mtg Co, 15 Wall. 500,000

m**West End av, 772-80;** certf as to above mtg; May22; May23'13; same to same. ——

m**West End av, 772-80;** pr mtg $500,000; May21; May23'13; due July 21'14, 6%; T J McLaughlin's Sons to Realty Operating Co, 15 Wall. 25,000

m**West End av, 772-80;** certf as to above mtg; May22; May23'13; same to same. ——

m**West End av, 870** (7:1874), es, 80.11 s 103d, 20x100; May26'13; due &c as per bond; Geo A Rowell to Title Guar & Trust Co. 18,000

m**2D av, 530,** see 2 av, 532.

m**2D av, 532** (3:935), es, 80 s 30th, 20x75.9 x20x70.9; also 2D AV, 530 (3:935), es, 79.10 n 29th, 17.8x75; pr mtg $——; May24; May 26'13; 1y6%; Barnet Berkowsky, 530-2 2 av, to Lillian Shaw, 35 W 110. 3,000

m**2D av, 668** (3:942); ext of $8,000 mtg to June1'16 at 5%; May22; May26'13; Laura H Jones to Louis S Seligman, 36 W 120. nom

m**2D av, 1150** (5:1435), es, 80.10 s 61st, 20x 75x25x75; ext of $15,000 mtg to May27'18 at 5%; May19; May27'13; Rebecca W Von Inten with Lillian L Aaronstamm. nom

m**2D av, 1772-4** (5:1555), es, 76.5 s 93d, 2 lots, ea 25x100, 2 mtgs, ea $2,500; 2 pr mtgs, $14,000 ea; May28'13; 2y6%; Davidena M Lowden, 174 W 93, to Chas M Morand, 440 Riverside dr. 5,000

m**4TH av, 135** (2:558), sec 13th (Nos 100-2); sal Ls; Apr14; May27'13; demand, 6%; Herman Bohling to Lion Brewery, 104 W 10S. 3,750

m**6TH av 288,** see 6 av, 289-93.

m**6TH av, 289-93** (3:794), nwc 18th (Nos 101-5), 65.5x75x63.4x75; also 18TH ST, 107-23 W (3:794), ns, 75 w 6 av, runs w225xn 84xe147xs22.6xe78xs63.4 to beg; also 6TH AV, 288 (3:820), nec 18th (No 65), 67.9x90x —x45; also 14TH ST W (3:790), ns, 200 w 6 av, 50x103.3; also 15TH ST W (3:790), ss, 200 w 6 av, 50x103.3; 1-12 pt; May20; May 23'13; due as per bond, 5%; Edith T King of Ridgewood, NJ, to Theo Tonnelle, 258 W 70. 4,317.67

m**7TH av, 912-20** (4:1029), swc 58th (No 200), 100.5x100; sobrn agmt; May22; May 23'13; Paterno Constn Co & Realty Co of America with Met Life Ins Co, 1 Mad av. nom

m**8TH av, 647** (4:1032), ws, 74.1 n 41st, 24.8x100x24.7x100; May22; May23'13; 5y 5%; Mary E T Frazee, Montclair, NJ, to Emigrant Indus Savgs Bank. 16,000

m**8TH av, 899** (4:1044), ws, 75.5 n 53d, 25x 100; PM; May26; May27'13; 5y5% until May26'15, & 4½% thereafter; Jno J Maloney, 850 8 av, to Emigrant Indust Savgs Bank. 30,000

m**8TH av, 899;** pr mtg $30,000; May26; May 27'13, 5y6%; same to Jas W B Lunn, 96 Columbia ter, Weehawken, NJ. 15,000

m**8TH av, 925-7** (4:1045), swc 55th (Nos 300-2), 50.2x100; May22; May26'13; due &c as per bond; Winthrop A Chanler to Title Guar & Trust Co. 45,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to chattel mtg for $300; May23; May26'13; Henry & William Dyeing & Cleaning Co to Jos B Cohen. ——

m**Land at Kew Gardens, LI** (miscl); certf as to 3 mtgs aggregating $18,000; May23; May26'13; Corbin Development Co to U S Title Guar Co, 201 Montague, Bklyn. ——

m**Land in Queens Co, NY** (miscl); certf as to mtg for $2,500; Mar25; May23'13; Van Wyck Realty Co to U S Title Guaranty Co, 201 Montague, Bklyn. ——

m**Land in B of Q** (miscl); certf as to mtg for $4,200; Nov15'12; May23'13; Corbin Development Co to U S Title Guaranty Co, 32-4 Court, Bklyn. ——

m**Land at Dunton Lodge, B of Q** (miscl); certf as to mtg for $2,500; Mar25; May23 '13; Van Wyck Realty Co to U S Title Guranty Co, 32-4 Court, Bklyn. ——

m**Land at Dunton Lodge** (miscl); certf as to mtg for $4,000; Apr8; May23'13; same to Magdalena Knick. ——

m**Land in Bklyn, NY** (miscl); certf as to mtg for $2,500; May26; May28'13; Augustus Realty Co to Henry Pistchal. ——

m**Land in Bklyn, NY** (miscl); certf as to mtg for $25,000; May26; May27'13; Sicilian Asphalt Paving Co to Geo C Clausen, Port Chester, NY. ——

MORTGAGES.

Borough of the Bronx.

m**Barretto st, swc Southern blvd,** see Southern blvd, swc Barretto.

m**Home st, nec Jackson av,** see Jackson av, nec Home.

m**Charlotte st, 1519** (11:2966), ws, 340 n 170th, 40x100; May26; May28'13; 5y5%; Williston Realty Co (Inc) to Jno M Bowers, 45 E 65, & ano, trstes Henry W Gray. 24,000

m**Charlotte st, 1519;** certf as to above mtg; May24; May28'13; same to same. ——

m**Charlotte st, 1519;** sobrn agmt; May24; May28'13; same & Farmers' Loan & Trust Co with same. nom

m**Charlotte st, 1519;** sobrn agmt; May23; May28'13; Williston Realty Co (Inc) & Fredk W Marks, with same. nom

m**Charlotte st, 1519;** consent to above sobrn agmt; May22; May28'13; Gustav J Fleischmann et al to Fredk W Marks. ——

m**Featherbed la** (11:2876), ns, abt 458.3 w on curve from Macombs rd, 50x100; May 22; May23'13; demand, 6%; Jno Fitzpatrick to Wm Walcher, 29 5th, Union Course, LI. 5,000

m**Fox st** (10:2717), ws, 254 s 167th, 2 lots, ea 37.6x100, 2 mtgs, ea $2,000; 2 pr mtgs $—— ea; May23, May24'13, due Nov23'13 6%; Reliable Constn Co (Inc), a corpn, 1905 Marmion av, to Wm H Kirchner, 1290 Fulton av. 4,000

m**Fox st** (10:2717); same prop; 2 certfs as to above mtgs; May23; May24'13; same to same.

m**Gifford st (*),** ns, 330.8 e Balcom av, 3 lots, ea 25x100, 3 mtgs, ea $3,500; Apr1; May28'13; 3y5½%; Rudolf Hall to Central Mtg Co, 60 Wall. 10,500

m**Gifford st (*),** ns, 330.8 e Balcom av, 75x100; sobrn agmt; May28'13; Emma N Polak with Central Mtg Co, 60 Wall. nom

m**Hoffman st** (11:3054), ws, 170.6 s 187th, 20x94.11, except pt for Hoffman; pr mtg $15,000; May20; May28'13; due &c as per bond; Esposito Realty Co (Inc), a corpn, to Chas B Sias, 211 W 101. 1,400

m**Hoffman st** (11:3054), same prop; certf as to above mtg; May27; May28'13; same to same.

m**Home st, 921-5** (11:2974), ns, 25 e Fox, 75x91.8x64.2x97.1; pr mtg $——; May26; May27'13; due Aug27'13, 6%; Carmine Constn Co, 1228 Hoe av, to Adolph Blumenthal, 923 Home. 4,000

m**Home st, 921-5;** certf as to above mtg; May26; May27'13; same to same. ——

m**Kelly st, 1013** (10:2701), ws, 100.5 s 165th, 25x100; PM; pr mtg $4,000; May23, May24'18; 1y6%; Francis X Keil Co to Wm Sinnott, 967 E 165. 300

m**Manida st** (10:2740) nes, 48.2 se Garrison av, 42x100; ext of $29,000 mtg to May 27'18 at 5%; May27'13; Gertrude E Shannon with Burnett-Weil Constn Co, 15 Wall. nom

m**Manida st** (10:2740), same prop; sobrn agmt; May20; May27'13; Burnett-Weil Constn Co & Robt E Simon with Gertrude E Shannon, 145 W 58. nom

m**Manida st** (10:2740), same prop; sobrn agmt; May20; May27'13; Burnett-Weil Constn Co & Leopold Demutt with same. nom

m**Mount Hope pl** (11:2804), ns, 250 w Anthony av, 20x100; May26'13; 5y5%; Blanche, wife Edwin I Alexander, to Lawyers Mtg Co, 59 Liberty. 8,000

m**Oakland pl, ss, 100 w Clinton av,** see Clinton av, ws, 75 s Oakland pl.

m**Seabury pl, 1520** (11:2967-2977), nec 172d, 50x100; pr mtg $43,000; May22; May 27'13; 5y6%; Seabury Realty Co to Louis Lass, 101 W 118. 9,000

m**134TH st, 726 E** (10:2562), ss, 329 w Willow av, 17.7x103.5; PM; May22; May 23'13; due, &c, as per bond; Fredk A Lane to Jno M Schott, 726 E 134. 1,000

m**139TH st, 345 E** (9:2302), ns, 206.6 e Alex av, 25x100; pr mtg $16,000; May27 '13; 2y6%; Eliz Eisele, 345 E 139, to Sophia Goeren, 1210 Clay av. 1,000

m**141ST st, 486 E** (9:2285), ss, 821.6 e Willis av, 37.6x100; PM; pr mtg $28,000; May15; May27'13; 3y6%; Ester Brown to Hugo Helburn, 971 Kelly. 7,000

m**141ST st, 600 E** (10:2562), ext of $27,500 mtg to May27'16 at 5%; May27; May28'13; American Mtg Co with Utility Realty Co, 30 E 42. nom

m**148TH st, 543 E** (9:2275); ext of $12,000 mtg to May13'16 at 4½%; May16; May 23'13; Jno Muth to Fredk A Schermerhorn, 101 University pl. nom

m**156TH st E, nwc Prospect av,** see Prospect av, nwc 156.

m**159TH st E, nwc St Ann's av,** see Brook av, nec 159th.

m**159TH st E, nec Brook av,** see Brook av, nec 159th.

m**159TH st, 364 E** (9:2405), sws, 92 se Courtlandt av, 50x98.5; May26'13; 3y5%; Cedar Constn Co (Inc) to Julius J Frank, 138 W 78. 35,000

m**159TH st, 364 E;** certf as to above mtg; May26'13; same to same.

m**160TH st, 423-5 E** (9:2382), ns, 125 w Elton av, runs n100.6xw47xs25xw2.8xs75.6 to st xe49.8 to beg; May26'13; 5y5%; Hermax Realty Co to Theresa Sidenberg, 48 W 56, et al, exrs Paul Gumbinner. 33,000

m**160TH st, 423-5 E;** certf as to above mtg; May26'13; same to same.

m**160TH st E** (9:2382), ns, 125 w Elton av, runs n153xw47xs25xw2.8xs75.6 to st xe49.8 to beg; pr mtg $33,000; May26'13; 3y6%; Hermax Realty Co to Sarah Siegel, 2922 3 av. 5,000

m**160TH st E** (9:2382); same prop; certf as to above mtg; May26'13; same to same.

m**166TH st E, nwc Teller av,** see Teller av, nwc 166th.

m**166TH st E, nwc Teller av,** see Teller av, nwc 166th.

m**166TH st E, swc Tinton av,** see Tinton av, swc 166th.

m**166TH st W, nec Woodycrest av,** see Woodycrest av, nec 166th.

m**171ST st E** (*), es, 131.2 s Westchester av, 25x100; PM; May26; May27'13; due &c as per bond; Jas T Boyle, 1248 St Lawrence av, to North Side Mtg Corpn, 391 E 149. 1,600

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172D st E, nec Seabury pl, see Seabury pl, 1520.

175TH st E, swc Bathgate av, see Bathgate av, swc 175th.

175TH st E, nec Mt Hope av, see Mt Hope av, nec 175th.

181ST st, 779-85 E, see Mapes av, nwc 181st.

181ST st E, nwc Mapes av, see Mapes av, nwc 181st.

1818T st E (11:3110), ns, 94 w Mapes av, 51.2x46.1; certf as to mtg for $16,500; May 26; May28'13; Regina Constn Co to E F De Beixedon et al, exrs C F Kingsland.

1818T st E (11:3110); same prop; May 26. May28'13, same to Emma Dressner.

181ST st E, nwc Mapes av, see Mapes av, nwc 181st.

1818T st E (11:3110), ns, 94 w Mapes av, 51.2x46.1; May27'13, 5y5½%; Regina Constn Co to Edw F De Beixedon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland. 16,500

1818T st E (11:3110); same prop; pr mtg $16,500; May27'13, 3y6%; same to Emma Dressner, 201 W 120. 2,500

182D st E (11:3112), ns, 191.3 w Southern blvd, 50x100; pr mtg $32,500; May23 '13; due, &c, as per bond; Staab Constn Co, Inc, a corpn, to Estates Settlement Co, 200 Bway. 1,000

182D st E (11:3112), same prop; certf as to above mtg; May23'13; same to same.

183D st E (11:3051), ss, 135.6 e Bathgate av, 40x94, ext of $27,500 mtg to June1'18 at 6%, May19, May24'13, Manhattan Mtg Co with Araso Realty Co (Inc). nom

183D st E (11:3051), ss, 55 e Bathgate av, 40.6x94; pr mtg $27,500; May23; May 24'13; 3y6%; Asaro Realty Co (Inc), a corpn, to Morris & Israel Karp, 16 E 103. 4,600

183D st E (11:3051), ss, 95.6 e Bathgate av 40x94; pr mtg $27,500; May23, May24'13; 3y6%; Asaro Realty Co (Inc), a corpn, to Morris &Israel Karp, 16 E 103. 4,600

183D st E (11:3051, ss, 55 e Bathgate av 80.6x94; certf as to 2 mtgs for $4,600 ea; May23; May24'13; Asaro Realty Co to Morris & Israel Karp.

184TH st E, swc Bassford av, see Bassford av, swc 184th.

197TH st E (12:3301), ss, 92.2 w Briggs av, 25x90; also 197TH ST E (12:3301), ss, 117.2 w Briggs av, 25x100, except part for 197th; bldg loan; May22; May23'13; due Nov1'13, 6%; Jacob Blaesser, 234 E 197, to Prospect Investing Co at Purchase, N Y. 14,000

197TH st E, ss, 117.2 w Briggs av, see 197th E, ss, 92.2 w Briggs av.

216TH st E, ns, 200 w Barnes av, see 217th E, ss, 200 w Barnes av.

217TH st E (3d) (*), ss, 200 w Barnes av (4th), 100x228 to ns 216th (2 av); pr mtg $5,500; May22; May23'13; due &c as per bond; Menio Bldg Co, a corpn, 720 E 212, to Antonio Marrone, 213 61st, Bklyn. 1,500

217TH st E (3d) (*); same prop; certf as to above mtg; May22; May23'13; same to same.

218TH st E (4th) (*), ss, 200 w Barnes av (4th), 50x114, Wakefield; May23; May 28'13; 3y6%; Selma, wife of & Gustav Lifgren, 756 E 218, to Jno Bussing Jr, 205 E Lincoln av, Mt Vernon, NY. 3,000

224TH st E (*), ss, 325 e White Plains rd, 25x114; May28'13; 5y5½%; Hugo Siller to Geo H Lawrence, 324 West Lincoln av, Mt Vernon et al, exrs, &c, Eliz H Sias. 2,000

261ST W (Cuthbert (13:3423), swc Av Von Humboldt (Field), 75x100; May23; May24'13; due July1'16, 6%; Arthur & Chas Weisbecker, Jr, to Alma Blass, 230 E 21. 2,000

Anthony av (11:2889), ws, 244 n 173d, 51.8x95.2x46.7x84.3; pr mtg $——; May26, May27'13; 2y6%; Mellwin Realty & Constn Co to Caroline Mayne, 131 Riverside dr. 3,000

Anthony av (11:2889), ws, 190 n 173d, 54x84.2x55.8x71.5; pr mtg $——; May26, May27'13; 2y6%; Mellwin Realty & Constn Co to Caroline Mayne, 131 Riverside dr. 3,000

Anthony av (11:2889), ws, 190 n 173d, 105.2x71.5x102.1x93.2 ns; certf as to 2 mtgs for $3,000 each; May26; May27'13; Mellwin Realty & Constn Co to Caroline Mayne.

Aqueduct av, 2418 (11:3213), es, 344 s 188th, 43x155.1x43.6x161.9; May26; May27 '13; 5y5%; Gaines-Roberts Co to Cora J Roberts, 520 W 150. 30,000

Aqueduct av, 2418; certf as to above mtg; May26; May27'13; same to same.

Aqueduct av, 2418; PM, pr mtg $30,000; May26; May27'13; 3y6%; Louis H Geraud to Gaines-Roberts Co, 2414 Aqueduct av. 7,500

Av Von Humboldt swc 261st, see 261st W, swc Av Von Humboldt.

Bassford av (11:3053), swc 184th, 34.1x 97.8x25.6x100; May24; May26'13; due &c as per bond; Moorehead Realty & Constn Co to Title Guar & Trust Co. 23,000

Bassford av (11:3053); same prop; certf as to above mtg; May22; May26'13; same to same.

Bathgate av (11:2916), swc 175th, 103.4 x34.5; 1 a; May28'13; 5y5%; Alex Bonanno to N Y Title Ins Co, 135 Bway. 6,000

Bathgate av, see Tremont av, see Tremont av, sec Bathgate av.

Brook av, 300-2 (9:2267), es, 131 s 141st, runs s52xe99.6xn48xw11.10xw87.9 to beg; May26; May27'13; due &c as per bond; Rebecca Wolkenberg, 96 Av C, & Luigi Gerbino, 2458 Grand av, to Isabella Wilson, 407 Central Park W. 1,300

Brook av (9:2360), nec 159th, 190.8x 250.3 to ws St Ann's av x191.4x279.8; May 22; May23'13; 5y4½%; Roman Catholic Church of St Peter & St Paul to Emigrant Indus Savgs Bank. 35,000

Cambreling av (11:3080), es, 148.7 n 179th, 32.6x106.5x23.1x102.6; pr mtg $2,250; May26; May28'13;; demand, 6%; Giesive Galiano to Jno L Thomas, 246 Manhattan av. 1,000

Carpenter av (*), ws, 1,215 s 10 av, 25 x105; PM; May24; May28'13; due, &c, as per bond; Conservative Realty Corpn, 99 Nassau, to Lillie Wilkens, 520 W 183. 4,000

Clay av, 1044 (9:2425), es, 87 n 165th, 20x80; May21; May23'13; 3y6%; Julia A wife of & Carl Sotscheck to Thos Jebb, 521 Park av. 2,000

Clay av, 1328 (11:2887), es, 266 n Clay av, 18x80; May27; May28'13; 5y5% · Sophie Pfeiffer, 1328 Clay av, to Adolph Stahl, 1296 College av. 5,000

Clay av, 1328; sobrn agmt; May27; May 28'13; same & Emma Ellerich & Carrie Norz with same. nom

Clinton av (11:3095), ws, 75 s Oakland pl, 25x100; also PROSPECT AV (11:3094), ws, 100 n 179th, 25x100; also OAKLAND PL (11:3095), ss, 100 w Clinton av, 25x 100; May27'13; 1y6%; Mary E Tuttle to Jno J Brady, 2395 Valentine av. 1,800

Evergreen av (*), es, 144 n Westchester av, 40x100; certf as to mtg for $20,000; May15; May26'13; Pew Realty Corpn to N Y Trust Co.

Forest av (10:2648), ws, 154.1 n 161st, 33.8x92; May27; May28'13; due &c as per bond; Edw J, Thos P, Mary A & Jno J Sheeran to Title Guar & Trust Co. 7,000

Havemeyer av (Av B) (*), nec Turnbull (1st), 108x105, Unionport; pr mtg $2,-000; May27; May28'13; demand, 6%; Grace L Mackenzie to Mackenzie Woodworking Co (Inc), on White Plains rd, ws, 430 s Westchester av. 1,000

Holland av, 3632 (*), es, 25x100; June1; May26'13; 5y5%; Serafina Del Mastro to Nicola Latini, 3550 Holland av. 3,000

Hughes av, 2308 (11:3087), ses, 150 ne 183d, 25x100; PM; May23'13; due June1'16, 5%; Lizzie Van Riper to Augusta E Reese, 186 Park, Orange, NJ. 13,000

Intervale av, 1118 (10:2706); ext of $2,300 mtg to Apr1'18 at 6%; Apr1; May27'13; Elisabetha Ludtke & Helma Stein & Wilhelmina Gunther with Emidio De Blasi, 1118 Intervale av. nom

Intervale av, 1118 (10:2706); ext of mtg for $3,500 to Mar14'18, 5%; Mar14; May 27'13; Elizsbetha Ludtke, 1256 Brook av, with Emidio De Blasi, 1118 Intervale av. nom

Jackson av (10:2652), nec Home, 100x 40; pr mtg $——; May15; May23'13; 3y or sooner, 6%; Ensign Realty Co, a corpn, 55 Liberty, to Mary S Whittaker at Red Bank, NJ. 5,850

Mapes av (11:3110), nwc 181st, 46.1x94; certf as to mtg for $38,500; May27; May 28'13; Regina Constn Co to E F De Beixedon et al, exrs Cornelius F Kingsland.

Mapes av (11:3110); same prop; certf as to mtg for $6,500; May26; May28'13; same to Emma Dressner.

Mapes av (11:3110), nwc 181st (Nos 779-85), 46.1x145.3; pr mtg $65,000; May28'13; demand, 6%; Regina Constn Co, 2134 Prospect av, to Tony Sanzo, 2366 Lorillard pl. 4,500

Mapes av (11:3110), nwc 181st, 46.2x94; May27'13, 5y5½%; Regina Constn Co to Edw F de Beixedon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland. 38,500

Mapes av (11:3110); same prop; pr mtg $38,500; May27'13; 3y6%; same to Emma Dressner, 201 W 120. 6,500

Morris Park av (*), ss, 50 w Lincoln, 50x100; May26; May27'13; due &c as per bond; Anton Landgrebe to Josephine Riehm, 1132 Tinton av. 2,000

Mt Hope av (Monroe av) (11:2800), nec 175th, 70x39, except pt for av & st; pr mtg $25,000; May22; May23'13; 1y6%; Phelan Bros Constn Co to Emil W Klappert, 873 West End av. 5,000

Mt Hope av (Monroe av) (11:2800); same prop; May22; May23'13; same to same.

Newton av (13:3421), es, 396.8 n 256th (Hawthorne av), 25x100; May27'13; 3y6%; Patk O'Hare to Chas Wiegand, 287 E 162. 1,200

Olinville av, 3363 (*), ws, 50 s Magenta, 25x100; May22; May23'13; due, &c, as per bond; Mary A E Mouat to Jane Cockburn, 4179 White Plains av. 3,000

Old rd (*), ses, 150 ne Storrow, 25x82.6; pr mtg $——; May21, May23'13; due Aug 21'13, 6%; Gidale Lion to Rudolph Kanarek, 118 Columbia. 125

Pelham rd, nec St Paul's av, see St Paul's av, nec Pelham rd.

Prospect av, ws, 100 n 179th, see Clinton av, ws, 75 s Oakland pl.

Prospect av (10:2676), nwc 156th, 25.3x 95.4x29x94.3; ext of $15,000 mtg to Jan18 '16 at 5%; Jan30; May26'13; Grace Gorges with Bertha Levy, 1956 Crotona Pkway, & Celeste B Levy, 100 W 121. nom

Prospect av, 1369 (11:2968), ws, 85.9 n Freeman, 21.2x98.3x19.2x89.3; May27; May 28'13; due, &c, as per bond; Ernst C Olpp, 1369 Prospect av, to Geo J Shapiro, 2220 Ludlow av. 2,000

Randall av (*), ns, 50 e Amundson av, 50x100; May24; May26'13; due &c as per bond; Hilda J Johnson, 2179 Strange av, Bronx, to Andw Beiser, 695 9 av. 400

Riverdale av (13:3423), es, where land Thos Gannon joins land Margt Cogan on ns of said Cogan's land as shown on a map of land of said Margt Cogan, runs e 100xs28xw100 to av xn28 to beg; also RIVERADE AV, es, 75 n Cogan's alley, 25x100;; May27; May28'13; 3y4%; Jas Killeen to David Mayer Brewing Co, 3560 3 av. 200

Rosedale av (*), es, 125 s Merrill, 25x 100; pr mtg $——; May23; May24'13; 1y 6%; Marie Sabini to Amelia Mone, 25 Charles. 590

Ryer av (11:3165), ws, 325 s Irving, 50x 100; Jan2; May27'13; 1y6%; Excelsior Realty Co to Jno H Leith, 150 Wilson av, Flushing, LI. 3,000

St Ann's av, nwc 159th, see Brook av, nec 159th.

St Paul's av (*), nec Pelham rd, 157.2x 98.9x142.10x100, pr mtg $2,000; May9; May 23'13; due, &c, as per bond; Chas Miller to Jno C Heintz, 1925 7 av (re-recorded from May12'13). 1,000

Southern blvd (10:2722), swc Barretto, 77x105; bldg loan; May20; May23'13; 1y 6%; Baronet Realty Co Inc, a corpn, to Henry Morgenthau Co, 30 E 42. 60,000

Southern blvd (10:2722), same prop; P M; pr mtg $60,000; May20; May23'13; due Nov20'16, 6%; same to same. 22,000

Southern blvd (10:2722), ws, 77 s Barretto, 2 lots, ea 74x105; 2 bldg loan mtgs, ea $44,500; May20; May23'13; 1y6%; Baronet Realty Co Inc, a corpn, to Henry Morgenthau Co, 30 E 42. 89,000

Southern blvd (10:2722), same prop; two PM mtgs, each $20,000; two pr mtgs $44,-500 each; May20; May23'13; due Nov20'16, 6%; same to same. 40,000

Southern blvd (10:2722), ws, 225 s Barretto, 50x105; bldg loan; May20; May23 '13; 1y6%; Baronet Realty Co Inc, a corpn, to Henry Morgenthau Co, 30 E 42. 31,000

Southern blvd (10:2722), same prop; P M; pr mtg $31,000; May20; May23'13; due Nov20'16, 6%; same to same. 13,400

Southern blvd (10:2722), swc Barretto, 275x105; certf as to four mtgs aggregating $180,000; May20; May23'13; Baronet Realty Co to Henry Morgenthau Co.

Southern blvd (11:2980), es, 75 s Jennings, 50x100; May23'13; due, &c, as per bond; Eliz B Riley, 448 Wash av, Bklyn, to Fredk J Stimson, 109 E 71. 5,000

Stillwell av (*), es, 128.10 n McDonald, runs n70xse114.11xw92.3 to beg; May13; May27'13; 3y5%; Leonidas Psaroudis, 210 W 36, to Hudson P Rose Co, 32 W 45. 450

Teller av (9:2429-2434), nwc 166th, 40x 100; bldg loan; May23; May24'13; demand, 6%; O J Schwarzler Co to City Mtg Co, 15 Wall. 35,000

Teller av (9:2429-2434), same prop; certf as to above mtg; May23; May24'13; same to same.

Teller av (9:2429 & 2434), ws, 40 n 166th, 38.4x100; bldg loan; May23; May24'13; demand, 6%; O J Schwarzler Co to City Mtg Co, 15 Wall. 23,000

Teller av (9:2429-2434); same prop; certf as to above mtg; May23; May24'13; same to same.

Teller av (9:2429-2434), ws, 78.4 n 166th, 3 lots, ea 38.4x100, 3 bldg loan mtgs, ea $22,000; May23; May24'13; demand, 6%; O J Schwarzler Co to City Mtg Co, 15 Wall. 66,000

Teller (9:2429-2434); 3 certfs as to above mtgs; May23; May24'13; same to same.

Teller av (9:2429 & 2434), nwc 166th, 193.4x100; agmt that advances to be made under bldg loan mtg or upon the security of five other mtgs or any of them shall be secured by said mtgs in same manner as if they were secured by a blanket mtg covering whole of said premises; May23; May26'13; O J Schwarzler Co with City Mtg Co, 15 Wall. nom

Tinton av (10:2660), swc 166th, 100x 66.10x100x66.9; pr mtg $——; May28'13; due &c as per bond; Ann Bldg Co to Manhattan Mtg Co, 200 Bway. 55,000

Tinton av (10:2660), same prop; certf as to above mtg; May28'13; same to same.

Tremont av (11:2924), sec Bathgate av, 80.6x72.3x80.4x60; May26'13; 5y4½%; Louise M H Cannon, Bklyn, to N Y Title Ins Co, 135 Bway. 32,500

Turnbull av, nec Havemeyer av, see Havemeyer av, nec Turnbull av.

Undercliff av (11:2877), es, 592 n 176th, 25x130.9x25.2x127.2; pr mtg $3,500; May24; May28'13; due June20'16, 6%; Jno J Boelsen, 1758 Undercliff av to Isabel Kingsley, 154 W 130. 2,500

Vyse av (11:3128), ws, 25 s 181st, 25x 100; PM; pr mtg $2,270; May21; May23 '13; due Aug16'13, 6%; City & Country Home Co, 38 Park Row, to Carrie L wife Geo H Agner, 379 W 127. 1,830

Walker av, 1790 (*), ss, 78 w Beach av 26.2x79.11x25x—, except pt for av; May23 '13; 3y5%; Jas Anderson, 1790 Walker av, to Metropolitan Savgs Bank, 59 Cooper sq 4,000

Watson av (*), ns, 17.7 w Av B (now Havemeyer av), 28x108, Unionport, except pt for Watson av; May24'13; 5y5½%; Jas Tyrrell to Chas P Hallock, 2070 Honeywell av. 1,500

Wellman av (*), ns, 200 e Mayflower av, 25x150.10x26.11x160.11; May21; May24'13; due Aug18'16, 6%; Anna M Hartigan & Mary Eck to Wm Koch, 2936 Middletown rd, Throggs Neck. 500

Woodycrest av (9:2509), nec 166th, 112.6 x100x100x100.9; bldg loan; May26'13; demand, 6%; Thos D Malcolm Constn Co to City Mtg Co, 15 Wall. 6,000

Woodycrest av (9:2509); same prop; certf as to above mtg; May26'13; same to same.

Woodycrest av (9:2509); same prop; two sobrn agmts; May26'13; Bagot Realty Co with same. nom

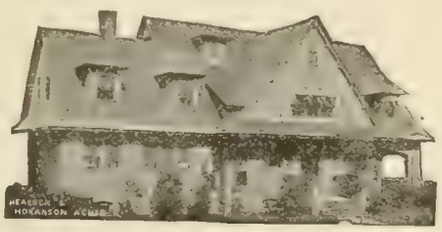
Woodycrest av (9:2513), ws, 100 n 166th, 2 lots, ea 50x100; 2 PM mtgs, ea $7,850; 2 pr mtgs $34,000 ea; May5; May26'13; 3y6%; Bagot Realty Co to Thos D Malcolm, 1223 River av. 15,700

Land at New Rochelle & Mamaroneck, NY (miscl); certf as to mtg for $4,000; May20; May24'13; Chatsworth Heights Realty Co to Westchester & Bronx Title & Mtg Co, 176 Bway, NY.

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WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

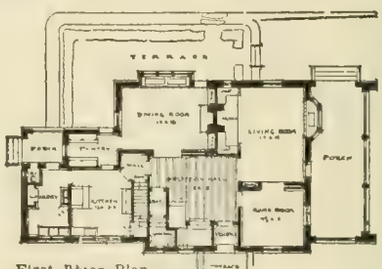


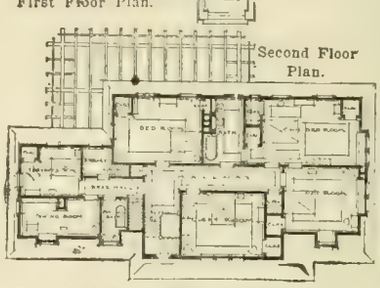
Architectural Record

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NEW YORK, JUNE 7, 1913

THE BIG MORRIS PARK AUCTION SALE

Lots Bought For a Rise, Many of Them By Out-of-Town Investors, At Good Prices—A Week of Remarkable Investment Contrasts.

THE creditors for whose benefit the State Banking Department is liquidating the old Morris Park race track property have reason to be satisfied with the big auction sale that has been under way on the premises since last Saturday. At the time this is being written 1,556 lots have been disposed of for $1,631,000. Ten years ago the financier whose exploits have brought about the present liquidation purchased the tract for $300,000.

If the 1,463 lots that are still to be auctioned off bring the same average price, $1,048, as those already struck down, the sale will realize some $3,150,000. In other words, property bought ten years ago at $1,000 an acre is now selling at better than $1,000 a lot. Yet a large proportion of the lots are as innocent of subsurface street improvements as they were then. This is not saying that the lots are not worth what they are bringing. It is merely a reiteration of a well-known fact: that there is substantial value in real estate on the line of progress of the city's growth.

There are several other notable phases of this sale. Perhaps the most remarkable is that it met with any degree of success at all in a week when security prices on the Stock Exchange reached the lowest point which they have touched since the panic of 1907. At least 5,000 people, quite a sprinkling of them out-of-town investors, were attracted to the sale; and there was capital enough at command to take up an unprecedentedly large offering of vacant lots, while securities went begging because of a world-wide money stringency. This interesting phenomenon is no doubt capable of more than one interpretation. But it is only fair to assume that buyers who have looked forward to a sale for months are acting upon reasoned convictions. Possibly, under existing industrial, political and financial conditions, they deliberately prefer exclusive ownership of concrete property; that is, the demand for lots developed at this sale may be another manifestation of the temper which is seen in the current tendency toward hoarding of money.

As to the prices obtained, there is no evidence yet of the expected "sacrifice." At this writing agents commissioned to pick up genuine bargains have bought very little indeed. The prices paid have turned out to be, on the whole, as fair to the sellers as to the buyers. They show a big recession from boom times, now distant, but they show an advance over valuations of recent years. They could not have been obtained before the dual subway contracts became a certainty last spring. The tax assessments representing market values of last summer average only about 60 per cent. of this week's auction prices.

As a matter of fact, the valuations established at this sale are likely to be accepted as standard for current appraisals. This assertion may not appeal to a certain minority who live entirely in the past and who refuse to recognize that capital values are affected by a general rise in the rates of interest on money. It may be urged that the great number of lots offered have a depressing effect on prices. But, on the other hand, no other lot offering has ever been so extensively or so ably advertised; and any deficiency of local buyers was made up by the presence of out-of-town purchasers, whose investments were on a generous scale. Finally, the sale was an ideal one from the buyer's standpoint. It was announced as absolutely unprotected, and the announcement to this effect was backed by the State Banking Department.

A real estate auction sale which is so notable intrinsically, and which has been so widely advertised—fully one hundred thousand is said to have been spent on publicity—must be an event of significance from different points of view to readers in various occupations and professions; and for this reason we bring together the following comments on it by persons whose opinions carry weight because of special opportunities for observation or of particular knowledge concerning prices, contemplated street improvements, or transportation facilities.

Raises Value of Adjacent Property.

In my opinion the sale is making excellent progress. The prices lots are bringing are remarkable for an auction sale, and they are having a stiffening effect on neighboring property, some owners of which, judging from the prices paid at this sale, have come to the conclusion that they had undervalued their own holdings.

I will cite an instance of my own experience. An owner listed a 45-foot corner near the Morris Park property with me, to sell at $3,500. I procured a purchaser, who agreed to buy at that figure. On the day the contract was to be signed the owner jumped his price to $5,000, based on the prices Morris Park lots were bringing. The result was no sale. He has since shown me an offer of $4,700, which he has refused.

The sale should help The Bronx. Its unquestioned success must establish a great deal of confidence in Bronx real estate. GEORGE PRICE.

Testifies to the Public Confidence.

In response to your request for an opinion regarding the auction sale of the old Morris Park race track now in progress, I would say that I am impressed with the fact that, at this writing, there have been sold to builders and investors more than 1,300 lots, at an average price in excess of $1,000 a lot. If the sale progressed no further, I would still think it a great achievement that testified in a notable way to the underlying public confidence in New York City real estate.

In view of money and general market conditions, the ability and willingness of the public to respond to this sale in so substantial a manner must be exceedingly gratifying to everyone interested, either directly or indirectly, in New York City real estate.

On the other hand, the prices being realized for property, the greater part of which lies on streets graded, curbed and flagged, when reduced to an acreage basis, appears to me to be low in comparison to the prices at which desirable Bronx acreage is being held.

AUSTIN L. BABCOCK,
Of American Real Estate Co.

Immediately Available for Development.

The rapid buying at excellent prices at the Morris Park sale is very significant, because it shows the widespread interest and confidence in real estate in the Borough of The Bronx. This is more marked because at present real estate in New York generally is very quiet. The purchases seem to be made not by speculators but by buyers who intend to build homes.

The effect on the East Bronx of the influx of new home builders will revive activity in a section of the borough which has been dormant for many years. This interest is justified by the rapid transit and industrial railway plans which now are maturing for the locality. The building of trunk line sewers makes these lots immediately available for development.

CYRUS C. MILLER,
Borough President of The Bronx.

Breaks Down a Barrier.

The sale of the Morris Park tract which is now going on has greater significance as to the future of The Bronx than many appreciate.

The growth of The Bronx up to the time of the building of the subways was relatively slow. Its growth then took place in jumps, and big jumps at that. The increase in assessed values, 1899 to 1910, tracing to the operation of the Interborough in the lower Bronx, was 460 per cent. This phenomenal growth was necessarily confined in greater part to the district served by the rapid transit lines.

The opening of the New York, Westchester & Boston Railway the early part of last summer made accessible a new section which had heretofore been without transit facilities. The development along its line had reached not much further north than Bear Swamp Road, and

only sparsely at that. To the north of this street is the Morris Park tract, which had lain dormant as to development and was in a way a barrier to the further growth to the north.

The sale of this property at prices not fixed by the seller, but by what the purchaser is willing to pay, breaks down the barrier, and is a forerunner of the rapid growth which is bound to follow along the new transit line of the Westchester road. The extension of the Lenox avenue branch of the subway along White Plains road adds a very important factor in the development of this northeastern section of The Bronx, which in a very short period of time will have transit facilities on its western side—the subway extension and the Third avenue elevated; through its center—the Westchester line; and on its easterly side—the Harlem branch of the New Haven road and the Pelham Bay Park extension of the Lexington avenue subway.

The section itself is unsurpassed for residential purposes, located, as it is, on high ground overlooking Pelham Bay, with two big parks, Bronx Park and Pelham Bay Park in the immediate vicinity—playgrounds for the children. Transit facilities it has today, and more not only promised but assured. For its development north of Pelham Parkway it needs in the property owners that same vim and push that has been back of those interested in the sale of the Morris Park tract. It needs the co-operation of these owners to secure the opening of streets, the building of sewers and water mains.

There is a very rapid growth taking place in the commercial and manufacturing center of The Bronx, south of 149th street. The number of factories in that section is rapidly increasing. The people employed in these factories and business houses number many thousands. A large majority of them earn good wages; they want and are entitled to good homes to live in—homes within a short distance of their business—homes where their children can breathe good fresh air and have playgrounds to romp in. It is only a few years ago that the section roundabout Hunts Point avenue and the Southern Boulevard looked more like the country than Morris Park does today. In a very few years the fields have gone and today a great commercial center exists.

It is an example of what has happened within a very few years; it is, I believe, an index of what will happen in a very short period of time in the Morris Park tract and the section to the north.

L. S. MILLER,
Pres. N. Y., W. & B. R. R.

Real Estate Market Contrasted with the Stock Market.

The contrast between conditions on the Stock Exchange and the market for securities, both in the city of New York and in European capitals, and the market for lots in The Bronx, during the last few days, is a very striking tribute to public faith in the value of New York real estate, or to the skill and energy of the advertising campaign which has been industriously carried on for the last few weeks.

It was a bold enterprise to attempt the sale of three thousand lots in the face of the statements by many that there was no market for anything. Apparently the faith of those responsible for the sale is being justified. Today the lots have not yet all been sold, and it is, therefore, too early to discuss the prices which have been and may be obtained.

For a good many years the growth of the city of New York has been at the rate of 150,000 persons a year. Some predict that this growth cannot continue, while others predict that it will continue at the same ratio in increasing numbers. If we could see into the future fifty years we might be as much astonished as our fathers would have been if in 1863 they could see the city of 1913.

LAWSON PURDY,
President Commissioner, Department of Taxes and Assessments.

A Businesslike Crowd.

The noticeable thing about the sentiment of the crowd at the Morris Park sale was its lack of sentiment.

Those who have come to the sale have been told that bargains were to be provided, and they—that is, most of them—have calmly settled back and waited for the goods to be delivered.

It has been so far an intensely businesslike gathering. For a few of the more desirable plots near the northerly end of the property, near the Westchester & Boston station and on Pelham Parkway, and for some of the more prominent corners on Morris Park avenue, the bidding has taken on a spirited character, which caused the whole roomful of people to be interested in the proceedings of the moment. But with these few exceptions the bidders have approached the situation in a most matter-of-fact frame of mind. They apparently came with a pretty good idea of what they wanted to pay and were not greatly moved by the fact that there is soon to be a subway up White Plains avenue or by any other of the prospective advantages of the property. They were buying the property as it is today, but perhaps the important fact is that they bought, and are still buying.

R. M. BRIDGMAN,
Of the Evening Mail.

A Comparison of Prices.

When it was announced about two months ago that the old Morris Park race track was to be offered at absolute auction sale, experienced observers of the market instantly laid emphasis upon two points in connection with this auction announcement:

Will the market, in its present condition of unresponsiveness, be able to absorb the 3,019 lots included in the Morris Park property

If buyers enough to absorb these lots appear at the auction sale, will the net results not be so entirely unsatisfactory as to amount to an unjustifiable sacrifice of a property which, under better market conditions, would undoubtedly excite active bidding and bring large prices?

At the present writing it appears that the entire offering will be absorbed. This in itself is a remarkable circumstance, for never before has so large a property been put on the auction block, and, what is still more significant, no offering of one-fourth this size has ever been made at a time when, both in real estate and financial circles, buyers were so obviously disinterested in salable securities.

With the sale not much more than half through, it is impossible to speak with any degree of finality about prices. The progress made so far, however, reflects beyond question the mood of bidders. Sales show an average price per lot of approximately $1,100. Some lots have sold down as low as $650. In the interior of the tract, both east and west of Morris Park avenue, many lots brought a trifle above and a trifle below $900. Corners on Morris Park avenue—a trolley street, destined to be an important business thoroughfare—brought from $5,100 down to $3,750, and inside lots $1,500, some a little more or less.

The highest price on the Bronx and Pelham Parkway was, so far, $4,450. Another corner here brought $3,750, and inside lots from $2,350 to $3,750.

These prices—especially the low prices are not absurdly low. They are, however, lower than other Bronx property less advantageously situated, bought four or five years ago, when subways were a long way off and a good deal was left to the imagination of the auctioneer or the optimism of the purchaser.

The Morris Park property is, in fact, well supplied with actual transit facilities, and has an excellent future. On one side of it are two stations of the New York, Westchester & Boston Railroad; on the other, two stations of the New York, New Haven & Hartford; while bisecting it is the Morris Park avenue trolley, connecting with the subway, about eight minutes' ride distant. Near its southwesterly extremity is the Neil avenue station of the White Plains subway extension.

The conclusion is that the 750 to 1,000 persons who have daily attended this sale have interpreted literally the public announcements of the managers of the sale as to the probability of low prices and it is plain that the public has learned a good deal since the boom times of five and six years ago.

R. O. CHITTICK,
Of the Globe.

(For the detailed report of buyers and prices, see page 1192.)

SUBWAY PROGRESS.

Sections Ahead of Contract Time Limit —Three Are More Than Half Done.

Subway construction is proceeding so rapidly that there are now two sections of the Broadway subway and three sections of the Lexington avenue subway more than half completed, according to a report on construction progress up to May 15, 1913, just made to the Public Service Commission for the First District by Alfred Craven, chief engineer. On all these sections the contractors are ahead of their contract time, and if the same rate of progress is maintained the work will be completed several months in advance of the contract limit. Work is going on under twenty-one different contracts on as many sections, of which five are on the Broadway line, one on the Center street loop line, and four on the Fourth avenue subway line, all to be operated by the New York Municipal Railway Corporation; and eight on the Lexington avenue line, one on the Southern Boulevard line and two on the Queens rapid transit lines, all to be operated by the Interborough Rapid Transit Company under the dual system contracts. About 6,000 workmen are constantly employed on these sections, and in many places work goes on night and day.

The contract which is the furthest advanced is that for section No. 12 of the Lexington avenue subway, awarded to the Oscar Daniels Company in August, 1911. This section lies in Lexington avenue, between 106th and 118th streets. The work in this section is about 64 per cent. completed. The next most advanced contract is that of the Bradley Contracting Company for section No. 11, in Lexington avenue, between 93d and 106th streets, awarded in July, 1911, and now about 54 per cent. completed. The next is section No. 15 of the Lexington avenue line, held by Rodgers & Hagerty, lying between the Harlem River and 157th street and River avenue, on which the work is 53 per cent. completed. Section No. 9, in Lexington avenue, from 53d to 67th street, under contract to Patrick McGovern & Company, while only 40 per cent. completed, is yet ahead of the contract time.

On the Broadway line the most advanced contract is section No. 3, held by the Underpinning & Foundation Company, and covering the work in Broadway between Howard and Bleecker streets. This is 56½ per cent. completed.

PROGRAM VS. PROTEST IN CITY ECONOMY

Only After the Public Knows What Specific Things it Wants to Have Done in the Next Four Years Will it Know How to Judge Candidates for Office.

———Article III, Part II.———

By HENRY BRUERE, Director, Bureau of Municipal Research.

A Case in Point.

N 1907 the then Water Commissioner invited the Bureau of Municipal Research to make a study of the Water Department. When the Bureau accepted the invitation the present consolidated Water Department had been in operation for nine years. So far as the Bureau was able to learn, no comprehensive study of the administrative methods of the department had ever been made. Certainly none had ever been published. Citizens had made an investigation of the Ramapo project; experts had reported on the need of an additional water supply; and from time to time water commissioners had imparted some information in their annual reports on improvements made during their administrations. In the files of the Commissioners of Accounts there were various meaningless reports, showing that the books in the department, after great labor, had been balanced, not with the Comptroller's records, as they should be, but with each other.

Never, apparently, had a water commissioner, taking hold of one of the largest public utilities in the country, and the second largest water system in the world, analyzed the organization of his department or studied its methods to learn whether years of growth by slow accretion had resulted in efficient organization and an economical plan of administration.

The Bureau's study began with the collection of water revenues, because the revenue side of the department's activities had received less technical attention than the engineering problems of construction and maintenance. In May, 1909, it submitted to the Water Commissioner, and published for the information of citizens, a report of two hundred pages, calling attention to defective methods employed, leading to loss of revenue, and presenting a definite plan, approved by the Water Register, the Commissioners of Accounts and the Department of Finance, for the reorganization of the Water Register's Bureau.

For the next six months preliminary plans were made for the installation of the new system. When the new commissioner took office on January 1st, he was immediately acquainted with the work already done and gladly availed himself of an opportunity to continue it.

In a special "economy" report issued by the Water Department on January 1, 1913, the commissioner stated that as a result of the "installation of improved methods and procedures, and the attainment of an increased efficiency in the work of the Bureau (Water Register), the revenue of the city (from the sale of water) was increased from $10,652,213.89 in 1909 to $12,154,484.81 in 1911."

The following were some of the conditions reported by the Bureau of Municipal Research, whose correction led to the increase in revenue:

1—Means were not employed to determine, much less to insure, the accuracy of frontage rate charges, meter rate charges, charges for water used for building purposes, or charges for water used by shipping in the harbor. In other words, the department was not informed of the number of taps and outlets installed and the character of service in houses supplied on the frontage rate basis. Many of these houses had not been inspected by the department for twenty years.



HENRY BRUERE.

2—The department exercised ineffective control over meter reading, although the metered services were those of the largest consumers. In making their rounds the inspectors were permitted to carry with them reports of readings for corresponding periods of previous years, making it possible for them, had they been so inclined, to calculate in the corner saloon or at the baseball game, the approximate amount of water which the premises might have consumed in the period on which they were reporting.

3—There was no control exercised over the collection of revenues. These and other obvious, when learned, but fundamental administrative defects were costing taxpayers each year approximately $2,000,000. Yet protesting taxpayers were ignorant of them.

Improvement Permanent Only If Taxpayers Are Vigilant.

The business of collecting water revenue is now as efficiently conducted as the business of collecting insurance premiums. But there will be a reversion to old conditions unless the next administration realizes (1) that reorganization has taken place; and (2) that taxpayers and citizens generally desire to have the Water Department conducted in conformance with good business principles and not merely for the purpose of supplying necessary water to consumers "regardless of expense."

Had there been no Bureau of Municipal Research to remind the new commissioner that a definite and approved plan had been worked out for reorganizing water revenue control and collection, and had the Bureau not been prepared to send experts into the department to co-operate with the commissioner in effecting reorganization, I venture to say that even the present business-trained commissioner would not have succeeded during his administration in putting the revenue side of his department on its present efficient basis.

Information Pays.

It cost contributors to the Bureau of Municipal Research, all of whom are large taxpayers, $28,000 to effect this reorganization of water revenues. Had this reorganization not been made, it would have cost taxpayers, during the last three years, approximately $6,000,000 in lost revenues.

Just as it paid to be informed about the problems of the Water Department, to know exactly what steps were necessary to correct inefficiency, and just as it paid to be prepared to help correct wasteful conditions, so, with every change of administration and during every administration, it will pay taxpayers to keep themselves in readiness to insure continued attention to the business side of city government.

The greatest danger that threatens the taxpayers of the City of New York today is not an extravagant extension of municipal activities, as protesting taxpayers fear, but reversion to unbusinesslike, wasteful methods of administration, because taxpayers fail to keep themselves informed about city business.

On January 1st the Water Commissioner began a series of bulletins, calling attention to improvements made in his department. Bulletins of this character should be issued by all departments, in order that a public record may be made of efficiency gains. Information is difficult to obtain regarding improvements made in other departments, because city departments do not currently, as a rule, take the public into their confidence. Despite Mayor Gaynor's insistence that departmental reports should appear promptly, the annual reports for 1911 of a number of departments, including so important a department as the Department of Health, were published early in 1913.

Improvements Easy to Make.

In order that taxpayers may realize how obvious are some of the improvements that can still be made in departmental administration, the following statements from the commissioner's bulletins are quoted:

Water revenues are increased by:

1—Reading meters regularly.

2—Prompt billing to consumers.

3—Prompt following up of accounts in arrears.

4—Establishing accounting control over the accounts receivable in order that errors in ledgers might be detected and corrected with facility, instead of only after prolonged and costly investigation.

5—Balancing ledgers monthly instead of never.

6—Supervising inspectors carefully and verifying their work from day to day.

7—Making a complete re-examination of all water services, which, it is estimated, when completed, will increase the revenues by an additional half million dollars a year.

8—Establishing a patrol system to watch water taken by the shipping from the city's mains.

9—Establishing a division of complaints to handle promptly all complaints received.

10—Reorganizing the clerical force and establishing an equitable basis for promotion on merit.

11—Developing co-operation by means of conferences between heads in the water registers' bureaus in the several boroughs.

12—Enforcing discipline, providing time sheets, time clocks, etc.

13—Adjusting the physical arrangement of offices in order that work might be done without confusion and a minimum of personal discomfort.

There is opportunity in every department to plan similar improvements. Each of these thirteen steps is easy to take, provided there is sufficient desire and patience to take them.

More Notable Improvements.

Improvements in the Water Department have not been limited to the Water Register's Bureau. The commissioner reports substantial savings as a result of establishing a Bureau of Supplies, "which purchases, inspects, stores and issues materials used by the department, and lets all contracts." The Water De-

partment carries in stores continually supplies worth hundreds of thousands of dollars. Six years ago the Bureau of Municipal Research made an inventory, the first ever taken of the large Water Department pipe yard in 24th street.

Stock was found scattered all over the storehouse, and, though records were kept, they were not of the slightest use in indicating the kinds and quantities of materials on hand. Buried under other supplies were expensive supplies purchased in large quantities years ago but no longer useful because of changes in equipment. None of the valuable property which the city had placed in this store yard against future use was properly protected. To this general condition there was one exception. An iron lawn roller, bought for some city purpose years ago, had been left in a corner of the store yard. When we found it, the handle of the roller was thrust through the heart of a large tree, which, in the course of years, had encased it. Strange, was it not, that an article so difficult to purloin as an iron roller should have been so carefully guarded? Today, by properly organized storehouses, with classified bins, and records showing what comes to stores and what is taken away, the Water Department maintains control over all its supplies and materials.

Formerly a small army of clerks was employed preparing payrolls, but laborers' wages were invariably delayed, because payrolls were written in long hand. Now payrolls are written by mechanical process, reducing the time required to make out each payroll from twenty-five minutes to twenty-five seconds.

These changes all mean economy for taxpayers and efficiency for the Water Department.

Unless taxpayers are observant, an indifferent and job-seeking commissioner will be able to let down the bars, one by one, until each of the steps that have been taken is retraced to bring back a condition of confusion and wasteful expenditure.

Case in Point, No. 2.

No department has more effectively combined improved service with economy than the department of the President of the Borough of Manhattan. But the very places where greatest economies have been made by an efficient administrator are places where a slovenly administrator would find it easiest to practice waste.

Padded Register of Bathers.

During the administration of Mr. McAneny's predecessor, the number of attendants in the eleven public baths was governed by reports made by those bath attendants of the number of bathers. Consequently, month after month the record showed an urgent demand for an increased number of attendants. By keeping an accurate count of the number of bathers, Mr. McAneny succeeded very quickly in cutting the bath payroll practically in half. Unless taxpayers are vigilant, Mr. McAneny's successor could very easily, if he chose, increase the statistics as to number of baths taken, and thus justify a demand for increased bath attendants.

Coal vs. Coal.

Coal bills for public buildings have been cut in half, not only by standardizing coal, but by changing the kind of coal used. A single command by an official more concerned for the profits of contractors than the property of the people would over night substitute expensive egg coal for buckwheat coal now used, and "distinguished" engineers could probably be found to write expert opinions in justification of it.

Everyone sympathizes with old men in city gangs laying stone block pavements. Until recently no one expected them to work with assiduity. Mr. McAneny, by organizing one or two gangs to establish a reasonable standard of performance for all gangs repaired 357,000 square yards of stone block pavements in 1912, as against 206,000 in 1909, with a payroll reduced from $480,000 to $315,000. For all that taxpayers knew in 1909, $480,000 seemed a reasonable figure for that year's stone block repair; $480,000 will seem a reasonable figure in 1914, unless taxpayers remember what has been accomplished and insist that present standards be lived up to.

Lemons and Plums.

One of the strongest arguments used for the removal of Borough President John F. Ahearn was the gross extravagance and favoritism practiced by his department in purchasing supplies. A "yard of lemons" taken from Borough President's Ahearn's purchases, showed that prices paid by his department for large quantities ranged from 50 per cent. to 570 per cent. more than prices paid for the same articles bought in units of one by the Bureau of Municipal Research. These purchases were lemons for the city, but plums for the Borough President's friends. One of Mr. McAneny's first tasks was to reorganize the purchasing methods. Instead of allowing each of the five bureaus to buy supplies independently, he organized a central purchasing office. Two things he did: (1) Required goods of adequate quality; (2) obtained fair bids upon them.

A purchasing agent necessarily exercises considerable power. If he is watched and controlled, he is more likely to be efficient and careful than corrupt and wasteful. Unwatched, he may remain efficient, but is likely to become corrupt. Encouraged to be careless, he has abundant opportunities both for inefficiency and corruption. Unless the next Borough President realizes that his economy record depends in a large measure upon the economy of purchases made by his subordinates, old ways are likely to be revived at taxpayers' expense.

For practically all notable improvements made by Mr. McAneny, similar dangers could be pointed out.

Case in Point, No. 3.

During the past several years the Bridge Department has acquired a reputation for efficient management. We asked the Bridge Commissioner for illustrations of economies effected by him. He calls attention to a reduction in 1913, in the total expenditures of his department, for budget as well as corporate stock purposes, of $185,178.95 below 1912, a decrease from $1,934,545.15 in 1912 to $1,749,366.20 in 1913. This saving is not due to a decrease in work done. The amount of work has doubtless been increased. For years, probably, the waste eliminated by the present commissioner has continued, because neither taxpayers nor the Mayor, the Comptroller, nor commissioners informed themselves of easily availed of opportunities to cut down expense.

A Matter of Common Sense.

The Bridge Commissioner, in telling how he effected his economies, does not pretend that they have been achieved because of the extraordinary ability of the commissioner, but shows that they are the product of common sense, plus regard for public interests, applied to a public department's business. Commissioner O'Keefe writes:

> This substantial decrease in the amount of the request for 1913, to take care of the functions of this department, has been due primarily to a complete reorganization in the engineering and clerical forces and to the centralization of purchases at one source, in place of a separate purchasing agency which existed prior to the reorganization in each of the eight different divisions. The central purchasing bureau has made it possible to bulk purchases and provide for the department's wants by contracts after public letting, where previously the greater part of the purchases were on open market order. In addition it has made it possible to standardize articles which can be generally used throughout the department instead of only in a single division, which experience proved to be the case under the former system. A further advantage is a more direct inventory control which has resulted in a reduction of material on hand. It also facilitates distribution and has simplified the system of job and unit costs which are kept in the department.

Unravelling Easy.

Engineering forces may be disorganized, purchases decentralized, supplies bought in small lots without public letting, articles unstandardized and inventory control lost, as easily as these improvements have been made, unless some one makes it his business to learn next year whether the present commissioner's successor is retaining the good business practices now established.

The $185,000 saved in the Bridge Department by common sense methods, and savings effected in the offices of the Borough Presidents of Manhattan and The Bronx and Water Department, could be multiplied many times if like common sense methods were applied to every department. Perhaps they have been applied to many other departments, but the public has not been told.

A Taxpayers' Survey.

The Bureau of Municipal Research believes that it would be of greatest advantage if taxpayers should make a "survey" at this time of the present administrative condition of every city department. It would be not only to the advantage of taxpayers, but to the advantage of the administration itself, for it would enable the Mayor and his associates to leave behind them an impartial statement of improvements that they have made, and a frank acknowledgment of opportunities for improvement that still remain. Those who have watched city government carefully during the past eight or nine years realize that New York's government is rapidly improving year by year. Each year pushed forward a bit the standards of the year before. It is important that every taxpayer and citizen interested in efficient government should know just how far we have progressed, so that a notch may be cut below which no succeeding administration may be permitted to fall.

During the past two years the Bureau of Municipal Research has conducted surveys in fifteen American cities, to learn for the information of citizens and officials where city government was ineffectively or wastefully conducted and to submit practical plans for betterment. Before the coming election every department of New York City's government should receive an impartial survey of this kind. It cost $3,500 to survey Portland, Oregon. It would cost approximately $125,000 to list for every department of New York: (1) What improvements in the nature of those described in this article had been accomplished; (2) what opportunities for improvement are still open; (3) conditions which the head of the department himself realized should be corrected; (4) obstacles in the way of further economies. With this information it would be possible to frame a definite administrative program for the next administration. Armed with facts and a program, taxpayers would be able to insist, day after day, Board of Estimate meeting after Board of Estimate meeting, budget-making period after budget-making period, upon detailed and constructive economies, which are the only kind that make for permanent improvement in administration.

SHALL I INSTALL SPRINKLERS?

What They Save in Insurance When Underwriters' Requirements Are Met.

By SPEAR & COMPANY

AT present the principal objection that the owner finds against the sprinkler system is the cost of installation. Yet we do not know of any investment that will yield the owner greater dividends in economies. The savings on the premiums for the owner and his tenants will pay for the equipment in three years. We find that sprinklers in a building are practically an insurance against vacant lofts. The unsprinklered building cannot compete with the sprinklered building for tenants.

When we consider that the rate on a 12-story fireproof manufacturing building without sprinklers is $1.80 a hundred on the contents and 30 cents a hundred on the building, and with sprinklers it is 25 cents a hundred on the contents and 12 cents on the building, the eagerness of the tenants to be in a sprinklered building is apparent. The owners who are opposing the Fire Commissioner in the enforcement of the law relating to sprinklers will in time realize that this particular provision is not inimical to their interests.

The sprinkler system as it is gradually developed and improved and its possibilities tested will in time take rank with the great beneficial inventions that have given mankind weapons in its struggle against the forces of Nature. The great toll of human life and destruction of property—one quarter billion dollars—during the past year, are sufficient proof that our fire-fighting methods and weapons are crude and inadequate. The advances made in the fireproofing of the modern loft building had lulled us into a sense of security which proved how false it was when the terrible Asch tragedy occurred. Then it was that the cry that the preservation of human life was above money considerations arose, which the lawmakers could not disobey, and therefore the sprinkler system was ordered installed in all buildings over 90 feet in height employing more than 200 people above the seventh floor.

Every inventive genius that started to think about fire danger and prevention, swung his attention, ultimately to one goal, that the fire should put itself out. The great majority of fires start obscurely or when human agency, which has the power to stifle it, is away. Ninety-nine out of every hundred serious fires have small beginnings, but the human agency so needful arrives after the fire has made rapid headway. It is therefore plain that any system of fire prevention that should in any sense prove effective, must eliminate the human agency. This goal after many years of experimentation, has been finally achieved in the modern automatic sprinkler system.

The Working Principle.

It is interesting to note the early history of the experiments in sprinklers. The years 1850 and 1880 witnessed the introduction of the forerunners of the automatic sprinkler. Very crude affairs they were compared with the up-to-date sprinkler system. Imagine perforated lengths of pipe through the building. These pipes were fed with water from the outside and when pressure was brought to bear the building was flooded regardless of where the fire was. Next came the open sprinklers attached to piping consisting of metal bulbs with numerous perforations, intended to distribute water over to a given area. Each succeeding year, however, saw an improvement in the sprinkler head and the general layout of the system.

There is at present a number of sprinkler heads on the market. However differently constructed the various sprinkler heads may be, they are all governed by the same principle. The cap to the sprinkler head is held in place by a stiffener composed of two or more parts joined together by fusible solder. This solder melts at approximately 165 Fahrenheit, the stiffener falls apart and the water rushes through. Facing the valve or cap there is a splash plate or deflector. It is apparent that this prepared shower bath in order to cover a sufficient radius to prove effective, must have sufficient force behind it. This is achieved by having two tanks gravity and pressure on the roof, exclusively for sprinkler purposes.

The pressure tank is usually smaller than the gravity tank, and contains but one-third compressed air and two-thirds water. When the heat of the fire melts the solder, thereby loosening the cap, the compressed air forces the water through with a rush. The fire is extinguished not merely by the chemical action of the water upon the fire but also by blanketing the fire with a curtain of fine spray, and shutting off the supply of oxygen that would feed the flame. A sprinkler head will wet an area from 75 to 100 square feet, and it is one of the ideal features of the sprinklers that only such heads will work as are directly affected by the fire, in that way minimizing the damage from water. Over 30 per cent. of all fires under sprinkler protection have been extinguished by one sprinkler head; over 70 per cent. by five sprinkler heads or less.

Two Kinds of Equipment.

There are two types of sprinkler equipments, the wet and dry system. Where there is any possibility of the water freezing in the pipes, it is advisable to employ the dry system. The water is intercepted at the point beyond which freezing may occur by a controlling valve. Between this valve and the sprinkler heads the pipes are filled with compressed air. When a sprinkler head opens, the exhausted air can no longer hold the water in check. The wet system is commonly in use in all buildings where there is no danger of the water freezing.

It is important to note that there are two different types of heads, the upright and pendant. Sometimes the open pipes spoil the effect of a decorated ceiling, so that where the pipes are concealed the pendant head must of necessity be used.

Must Be Watched.

A necessary feature, giving the sprinkler system added value, is an arrangement, which automatically notifies a central station when a sprinkler head opens. Without this device or the supervision of a watchman the fire insurance companies will refuse to give any reduction for their sprinkler equipment. The insurance company is liable for all damages resulting from fire, whether from the water or flames. Supposing a fire occurred on Saturday night or Sunday morning, which was extinguished by a sprinkler head. It is plain that unless a watchman was present, or the outside world notified by an automatic alarm, tons of water would pour through the building through that sprinkler head before the tenants returned to their work on Monday morning.

Without doubt the introduction of automatic sprinklers in any building creates immediately an entirely new atmosphere or condition. It makes the building so equipped eminently more desirable from the standpoint of every interest, whether it be that of owner, tenant, mortgagee or insurance company.

THE FEDERAL INCOME TAX.

A Lien on Real Estate—Bill Should Be Changed, Says Mr. Pleydell.

Editor of the RECORD AND GUIDE.

One serious effect upon real estate transactions of the proposed federal income tax law does not seem to have received any public attention. If the bill now before Congress is enacted, the tax thereby imposed on a personal income will be a lien upon any real estate owned at the time by the person liable for the tax, and if the income tax is not paid by him it may be collected in full from a subsequent innocent purchaser for value of the real estate who has had no notice of the tax or the lien. This result comes about in the following way:

The income tax bill provides in Section M that all administrative provisions of law, "including the laws in relation to the * * * collection of internal revenue taxes" are made applicable to the income tax. Congressman Hull, in his speech, emphasized the fact that all the machinery of the internal revenue was to be used in enforcing the income tax.

Section 3186 of the revised statutes makes any unpaid tax owing to the federal government a lien upon the real estate of the person owing the tax. But there is nowhere in existing statutes (or in the income tax bill) any machinery for giving public notice of such a lien.

Here Is the Law.

Few persons are aware of the existence or effect of this Section 3186. It reads as follows:

> If any person liable to pay any tax neglects or refuses to pay the same after demand, the amount shall be a lien in favor of the United States from the time when the assessment list was received by the collector, except when otherwise provided, until paid, with the interest, penalties and costs that may accrue in addition thereto, upon all property and rights to property belonging to such person.

In the case of United States vs. Snyder, 149 U. S., 210, the Supreme Court held that the lien created by Section 3186 is valid and binding, even against a bona fide purchaser for value without knowledge or notice of the existence of such lien. It was held also that the recording acts of the several states have no force or effect as against the lien of the United States Government. In the case before the court an internal revenue tax upon a manufacturer of snuffs was not paid by him after demands by the collector, and the effect of the decision was that an innocent purchaser of some of his real estate five years later had to pay the tax due on the snuff business.

Some provision should be made in the income tax bill for the public recording of a lien by the federal government in the county where the property is located to which the lien is to attach. Failure to so record a lien should exempt real estate from the operation of the lien for unpaid income taxes. Unless some provision of this kind is made, no purchaser of real estate will be able to know whether he will become liable for a heavy income tax owing by the seller; he may even become liable for the penalties incurred by the seller for failure to report his income.

A. C. PLEYDELL,
Secy. New York Tax Reform Assn.

—The building plans filed during the first five months of this year in Manhattan represented only about one-half the total estimated cost of the buildings planned up to the first of June, last year; but in number this year's filings so far are only about eighteen per cent. less. In The Bronx the filings represented about twenty per cent. less in value of buildings, and in Brooklyn 30 per cent.

BUILDING BUREAU MAY STAY UPTOWN

Will Cost Less Than in the Municipal Building and Be Far More Convenient for the Public—The Record and Guide's Location Preferred.

THE Superintendent of Buildings for Manhattan, Rudolph P. Miller, C. E., has brought an important question in real estate and of city economy to the attention of Borough President McAneny. The city is building a vast Municipal Building for the purpose of housing departments of government now in rented quarters in the neighborhood. In the case of the Manhattan Bureau of Buildings no saving will be effected by moving its offices to the new building.

Superintendent Miller does not know what the rental value of its space will be, but doubtless as much as in the case of the average downtown office building, or $2 to $2.50 per square foot, whereas the Bureau is paying but 90 cents per square foot of net floor area. Quarters could be secured in other parts that would serve the purpose of the Bureau, Superintendent Miller says, for 75 cents to $1 a square foot, and this is one reason why he has made a suggestion to the Borough President that the Bureau be not required to move to the Municipal Building. As a second reason Mr. Miller says:

A Saving in Time and Carfare.

"I find in considering the distances our inspectors travel each day from the office to their work, that in moving from our present quarters to the Municipal Building there would be added to the average distance traveled by our inspectors in going from the office to their work 1.14 miles. This applies to 112 inspectors of this Bureau; the other inspectors having special work to do are not included, as the distances they travel are more or less uncertain.

"The total extra distance traveled each day by our inspectors would therefore be about 129 miles. The extra time consumed in going from the office to the work of the 112 inspectors may be taken at about an average of ten minutes for each man, or a total of 18 hours and 40 minutes. As this time is taken from the inspection work, it would mean that it is equivalent to about three men's time. Of course, it does not follow that we can spare three men by remaining where we are, but it means that we can get more inspections per man—that is, the inspector will have more time to give to his actual inspection work.

"To move our headquarters to a point where the minimum amount of time would be used by the inspectors in going from the office to their work would mean placing the Bureau somewhere above 59th street. This, of course, is impracticable on account of traffic conditions. To go above 59th street would mean that it would have to be at either side of Central Park, and more time would be lost on account of the traffic facilities.

The Most Convenient Location.

"In considering what might be the best location for the Bureau I have determined the geographical center of the architects who have offices in Manhattan, and find that to be somewhere along the line of 30th street. I have also determined the geographical center of the offices of the applicants doing business in Manhattan for the new building and alteration applications for the last six months of 1912 and find that to be somewhere along 39th street.

"From these considerations it would seem that to serve the public best the Bureau of Buildings should be located somewhere between 30th and 39th streets. As the section of the city between the Pennsylvania Station and the Grand Central Terminal seems to be developing into the business center of the city, and the tendency of building operations is uptown, it would seem that perhaps the best location for this Bureau would be somewhere in that section of the city. This would also seem to be the most suitable place when the traffic facilities, both present and future, are taken into consideration.

"In connection with this matter, I have had inquiries made as to the locations of buildings that would be available for our purposes at this time, taking into consideration only such as could be obtained at loft rates."

The Lewisohn Building Considered.

The superintendent has ascertained that in the Lewisohn Building at 113-119 West 40th street, from which the Record and Guide is now published, running through to West 41st street, the necessary space could be obtained on two floors below the eleventh floor. Suitable quarters could also be found in the Candler Building, 220-224 West 42d street, running through to 41st street; two floors in the lower part of this building could be had. Another suitable location in the opinion of Superintendent Miller would be the Builders' Exchange, 29-33 West 32d street, running through from 32d to 33d street, between Fifth and Sixth avenues.

"All three of these buildings are well adapted for our purposes and are within easy reach of traffic facilities, offering good light and other satisfactory accommodations," says Mr. Miller, and he has asked the Borough President to submit the matter to the Sinking Fund.

—The present lull in big building operations is mainly technical, like the hollow between two waves.

Extravagance in City Paving.

Resolutions adopted by the North Side Board of Trade at its last meeting state that it is of paramount importance to the continued growth and prosperity of the city that there be retrenchment and economy in municipal expenditures, and that the co-operation of all civic bodies be urged to secure pledges to this effect from all parties and candidates in the municipal election this fall.

In speaking upon this motion Albert E. Davis declared that millions of dollars were squandered in the needless repaving of streets already well paved, and cited the cases of Lafayette street in Manhattan and the Southern Boulevard in The Bronx. The evidence of this waste could be found in great quantities of paving blocks and curb stones in good condition, piled up in vacant lots in various sections of The Bronx. He had been informed that a good pavement should last at least 15 years, yet there had been instances in The Bronx of repaving after four or five years. The cost of repaving came out of the city at large, and by representing to property owners that they could get a new pavement at the expense of the city, petitions for such repaving were easily secured by interested contractors. It was the general sentiment of the board as expressed by President Niles and others, that such extravagance must cease.

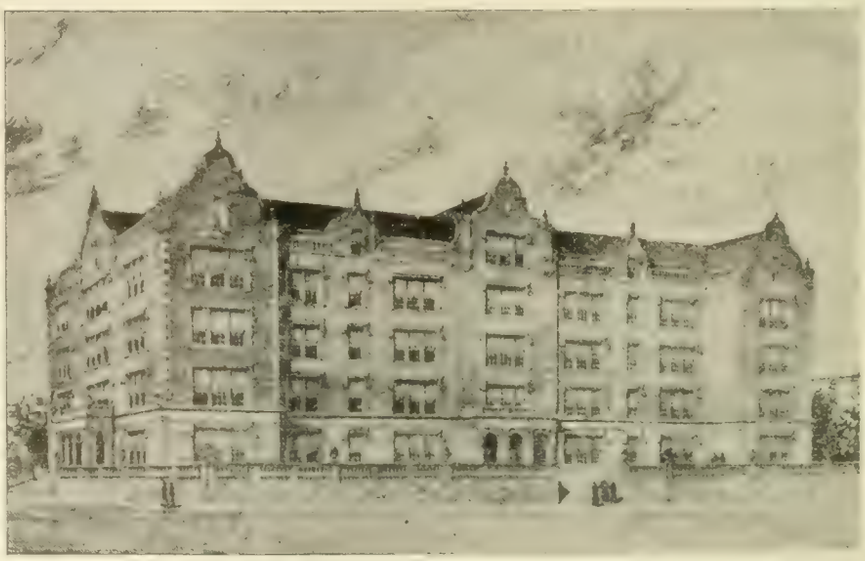
Bay Ridge High School.

The high school building now being erected at Bay Ridge is estimated to cost $350,000 for building alone. It will contain 84 class rooms, which will include special rooms for typewriting, drawing, sewing, cooking, music and for commercial studies. There will also be laboratories for zoological, chemical and physics work and a lecture room and library. The large assembly hall, which will be a feature, is planned to have seating accommodations for about 1,500 persons.

Other features of the building will include a roof playground, two students' lunchrooms and a teachers' lunchroom, a gymnasium, and a running track.

—The Citizens' Union estimates that the Jerome Park filtration project, which has just been enjoined, would have cost the city in one way and another $19,000,000. If they will chop out a few more things like that and then cut the tax rate in half, the "ultimate consumers" will be less sad.

—Picture theatres continue to spring up all over the city, and some that were built in inappropriate locations, as in private residential neighborhoods, have closed down for lack of patronage.



Fourth Avenue at 67th Street, Brooklyn. C. B. J. Snyder, Architect.

BAY RIDGE HIGH SCHOOL.

The cornerstone has just been laid.

CITY ECONOMY LEAGUE.

Name Adopted for the Movement in Behalf of Lower Rents and Taxes.

Important steps were taken during the week in the movement to conserve real estate interests at the coming municipal elections. A name was selected, a place rented for campaign headquarters, a brief bill of rights was adopted and the man who is to be the chief executive officer was named. Action of the most positive nature is expected from now on.

As the unanimous choice of the organization committee, Adolph Bloch has assumed the duties of chairman of the executive committee. B. Aymar Sands, Morgan J. O'Brien, Charles S. Brown and William H. English, of Manhattan, DeHart Bergen and Clarence W. Seaman, of Brooklyn, and C. E. Rickert, of Queens, all of them men who have records for doing things, have been added to the list of vice-presidents. And to the membership of the executive committee there have been added Henry Morgenthau, Abram I. Elkus, Clinton R. James, Bryan L. Kennelly, James F. Meehan, S. Stanwood Menken and Victor Weil, of Manhattan, and George A. Fleury and Charles H. Fuller, of Brooklyn. To the committee on new members has been added Elisha Sniffin, secretary of the Real Estate Board of Brokers.

A brief declaration of principles, or bill of rights, drawn up by a committee composed of Messrs. Marling, Chesebrough, Robinson and Bloch, was adopted and ordered printed at a meeting of the executive committee held this week. At the same time it was decided to adopt the name of the "City Economy League." Headquarters will be established in the U. S. Realty Building, 115 Broadway.

A committee, consisting of Messrs. De Muth, Doyle and Schnelle reported that at the direction of the league they had waited upon Alderman Curran, as chairman of the Corporate Stock Committee of the Board of Aldermen, in relation to the proposed issue of one million dollars of corporate stock for certain public improvements deemed unnecessary by the league, and as a result of the conference with Mr. Curran and of one with the Comptroller, the resolution for the appropriation had been withdrawn and a saving thereby effected.

It was decided that members of the executive committee should hereafter attend all meetings of property owners and rent payers and address them in behalf of the principles of the league. Last Monday evening Mr. Bloch addressed a meeting of the Taxpayers' Association of the Twelfth and Twenty-second Wards. Mass meetings will be held at the Real Estate Exchange in Vesey street when the campaign opens. Meanwhile the declaration is being circulated for signatures throughout the five boroughs.

A Lesson in Practical Politics.

"One thing the leaders of the Economy League must do if they hope to bring political parties to terms, and that is, make plain that it is the people generally, more than property owners, who are the real sufferers from municipal wastefulness."

So declared a prominent city official who is in touch with the political powers. "The number of voters among individual property owners is not large in proportion to the total number in Manhattan, he said; "and the political statisticians have it all figured out. They stand in far more awe of rentpayers as a class than they do of taxpayers, else the Wagner factory bills would never have been passed. A labor union counts for more with a practical politician than a property owners' association, but a rentpayers' organization would count for still more, and the Economy League will be well advised if it hurries and gets the names of thousands of union men and rentpayers to its declaration of principles.

"In Brooklyn and Queens, where the proportion of taxpayers to the total population is far larger than in Manhattan, the political party leaders have been far more tender with property interests than they have in Manhattan. In view of this, the Economy League ought to appeal strongly to the one hundred thousand building mechanics, the ten thousand real estate men, and thousands of men in the related professions, callings and trades that are affected by high rents and the depression in the real estate market."

New Bronx Playhouse to Seat 2,500.

Plans have just been completed by Shampan & Shampan, architects, 772 Broadway, Brooklyn, for a fireproof theatre, with a seating capacity of 2,500, to be erected at the southeast corner of Crotona Parkway and Elsmere Place, The Bronx, by the Crotona Parkway Amusement Company, of 20 Nassau street, owner. The building will have dimensions of 109.8x206.4 feet, will be two stories in height, with a mezzanine floor, and has been designed to stage high-class Broadway shows.

The front portion of the building facing the parkway is planned for stores, with a lobby intermediate, ornated in an Italian Renaissance style of architecture of marble, Caen stone and mirrors, and the second story above the stores and lobby will be for restaurant purposes.

The interior is designed in a modern French Renaissance style, with a dome-shaped ceiling decorated in silver gray, pink and gold. The entire front of the balcony is arranged with loggia boxes connected to the main boxes at the proscenium opening. The facade will be cream matt glazed terra cotta, marble and granite. The construction will be strictly in compliance with the regulations of the Fire and Building Departments in reference to exits and courts, thereby making the building a convenience of safety to its patrons. A modern heating, ventilating and special electric plant are to be part of the equipment. The architects estimate the cost at $400,000.

BUILDING CODE HALF DONE.

Old Buildings Must Be Made Safe—Superintendent to Have Discretion—But.

The Building Committee of the Board of Aldermen, which is now engaged in revising the Building Code, has the work about half completed. The hardest part is over, and the committee expects to complete the work tentatively before the first of July. Advance copies will be sent to the heads of municipal departments, the Bureau of Municipal Research, the Real Estate boards, architects and builders' associations and to others for criticism, in order that the code may be perfected as far as possible before it is reported in the Board of Aldermen.

The committee has given up the idea of leaving the Superintendents of Buildings entirely without discretion. Instead, discretionary power in certain channels will be conferred, but in every case where the building regulations shall be modified by a Superintendent of Buildings he must make a record of his ruling for prompt publication, and his ruling will be a precedent for the guidance of all architects and builders under like circumstances.

Asked in what other particulars the new code would differ from the present one, Chairman Herbst stated that a special effort would be made to ensure the safety of elevator traffic. It was the hope of the members of the committee and their advisers to render impossible the starting of an elevator until the door is closed. They had investigated and found a score of safety devices on the market, all designed to prevent car movements while doors are open, and they were confident provisions could be framed for the installation of safety appliances without giving a monopoly to any manufacturer.

The members of the committee were also undertaking, the chairman said, to write into the code fire-prevention measures intended to make certain classes of old buildings safer than they are now. The code would specify, for example, that elevator shafts in old-style hotels should be rebuilt with fireproof material, not necessarily in an expensive manner, but still to be so constructed as to make them unburnable. For example, thin plaster blocks and metal lath and plaster might be allowed.

They would also undertake to provide

(Continued on page 1184.)



Crotona Parkway and Elsmere Place. Shampan & Shampan, Architects.

THE PROPOSED CROTONA PARKWAY THEATRE.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

RENTING OFFICE BUILDINGS.

Ways of Finding Tenants—Judging Your Prospects—Presenting Goods Attractively.

By LOUIS B. DAILEY.

(Manager Chas. F. Noyes Company, New York.)

THE renting and management of monster skyscrapers is a science. On approaching lower Manhattan by ferryboat or ocean liner, one is fairly staggered by the sight of the towering structures that have been erected during the last ten years. Consider the short period of time in which the really enormous buildings, such as the Hudson Terminal, Singer, Trinity, Metropolitan, Whitehall and Woolworth buildings, have gone up, and still others are being planned or built. There are few lines of business activity in which the development of the last ten or twelve years can duplicate the advance in methods and skill shown in the operation, renting and management of these giants. Much has been written on this subject in recent years; the field has been well covered, but the last word has not been said. The subject is still new in its latest development.

When one considers the tremendous sums of money invested in office buildings in this section and the imperative necessity that the buildings representing so much invested capital shall be so rented and managed that a fair return may be had, the importance of the renting man as a factor in building management is at once apparent. A little slip at the wrong moment may jeopardize a lease involving an annual return of thousands of dollars, and under present conditions, with the intense competition for desirable tenants, a ten-year lease at $10,000 a year means much to the owner.

A Proper Structure Essential.

Successfully to rent a large office building one must first have a proper structure, properly located and properly planned. The best renting manager that ever lived cannot fill a badly planned and poorly situated building. True, a good man undoubtedly can do more with a poor proposition than an indifferent one, but there have been successful buildings in New York which were well rented, not because of their management, but in spite of it; and it is equally true that there are some buildings that are successful, or reasonably so, not because of their location, but in spite of it, as the result, in great measure, of the policy of the management and the character and personality of the renting man.

It follows, therefore, that the renting campaign must be conducted by an industrious, quick-thinking executive, who will be able to keep a renting force working at top speed; who will keep in touch with all live possibilities and yet keep out of details; who will coach, encourage and stimulate his subordinates without driving them unduly, yet at the same time force the pace so that the maximum of results are achieved. Constant application is essential, for it is an easy matter for a force to go stale and cease endeavor if the watchful eye of the leader is not always covering the field. Laggards must be prodded and returns demanded, showing effort at least. This forcing is particularly required in canvassing for tenants and in "follow-ups," for there are many weary days when no real results are obtained by the man on the street, while good leases are being made at the office without a hand being turned to obtain them. Sometimes the fruits of a call do not appear for many months, and sometimes years, as we are frequently reminded by inquiring tenants, saying, "that about a year ago your Mr. —— called on me, but we were not ready then to discuss the matter."

Personality the Main Thing.

The successful renting manager, then, must have certain qualifications, the chief of which is his personality. By personality is meant those physical and mental attributes with which nature and experience have endowed him. Tact, disposition, manner, temper and character, all have a tremendous influence, not only in getting tenants, but in keeping them. His must be a positive nature, aggressive to the last degree, but founded on a base of absolute honesty and square dealing. He must be a man of conviction and decisiveness, so that his decision when made will end all deliberation, doubt or contest. He must be a good judge of men, not only with respect to the organization of his own force, but in the selection of his tenants, for frequently one must depend upon the intuitive judgment of the renting manager in the selection of tenants, as it is the applicants' personal and business reputation rather than his financial reputation which is of prime importance. Short arrearage lists in large buildings are not the result of mere accident or good fortune, but strongly indicate the wisely directed discrimination of the renting manager.

Finally, he must be a worker. There is no room in the renting game for the man who is looking for something easy. In no line is it required that a man, to succeed, shall have more persistence, patience and industry than in the search for tenants. During what is known as the renewing season, say, from December to April, the successful renting man is compelled to do some of his work by candle light, for his days are devoted to interviews and calls, and his evenings to planning layouts for possible tenants, to mapping out the next day's campaign and to the thousand and one details which require concentration and thought.

Cannot Wait for Tenants.

Having located our building on a suitable site, and having planned it properly, and having placed at the helm a live renting manager, we have now to introduce the building to the public.

This is done in a number of ways. Sometimes by large show advertisements in the daily press; by appropriate cards in periodicals and publications identified with lines to which the building ought to appeal; by letters and booklets sent through the mail and, finally, by personal solicitation.

Also by writing an occasional reminder to certain lines of business and enclosing a small attractive booklet, briefly reciting the renting points of your building. All have a distinct advantage, but must be followed up by personal calls, which brings us to the final, best and, in fact, only way really to fill a building—the personal canvass.

Must Go After Prospects.

There was a time when the renting agent could sit in his office and wait for prospective tenants, but that day has passed. Time was when he confined most of his efforts to a period of three to four months, beginning about the holidays, but that too has passed. Live renting men keep up the search for tenants in these times all the year round, and it is a noteworthy fact that many of the best and biggest leases are closed during the summer months. An empty building will be the lot of an owner who employs an agent who merely sits in his office and waits for tenants to drift in.

Some buildings are so situated and are so managed that their space is in demand. But even then, while the renting agent may get inquiries, he must be up and doing, for under competition the cheaper or less fortunately situated buildings can and do get tenants, sometimes by price, sometimes by clever salesmanship. And it does take salesmanship of the highest order to rent office space. Anybody can sell two dollars' worth of space for one dollar; it takes a salesman to get two dollars for two dollars' worth of space.

Winning His Confidence.

Goods well displayed are half sold, and a man without renting sense will lose his tenant before he has fairly started, if he has failed at the outset properly to judge his applicant. Does your tenant want de luxe space and is he able to afford it—that is, does his business warrant it? If so, show your corners. Is he accustomed to an attractive outlook? If so, offer your street side, or churchyard, or park view. Does he want area instead of outlook? Then show your court or dark space. Do not show your best space first. Start on the lower floors and always keep something back for another day, after your tenant has shown his hand. At your first interview interrogate your applicant carefully, obtain his confidence, for if he gets the impression that you are a sharp trader, a wee bit more experienced in the game than he, then he will be wary and close mouthed, and you will work more or less in the dark. Don't try to impress the applicant with your importance or your ability. Save your best arguments and your final and best efforts for the time when the applicant is wavering. Then a well made and effective argument, introduced with all the skill you possess, may close the deal.

(To be continued.)

To Blue Polish Steel Without Fire.

The following formula is commonly used for bluing steel or brass: Hyposulphite of soda, one pound; acetate of lead, half pound; water, one gallon. The solution should be used at the boiling temperature and the articles immersed until the desired shade is acquired; then dry out. The surface should be coated with lacquer or oiled with linseed oil to protect the coating.

USEFUL APPLIANCES

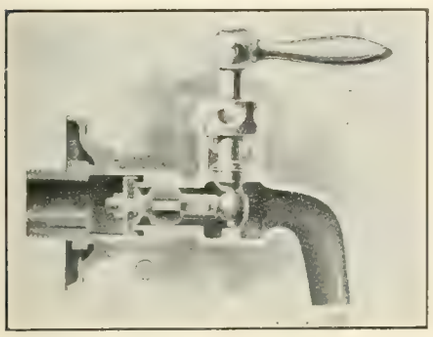
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Improved Emergency Exits.

This device is the outcome of careful study of the conditions in factories, theatres and all places of assembly in connection with the rapid emptying of buildings in case of panic. In the device manufactured by the S-A-F-E Co., of Binghamton, N. Y., which has acquired the exclusive rights for a safety appliance for exits, all of these objectionable features have been entirely eliminated, and its operation is absolutely positive, involving only two moving parts, a bar and a spiral cam knob. Five-eighths of an inch motion of the operating bar turns the knob and opens the door. Its installation is simplicity in itself. Remove the knob and substitute Pratt device. It is not only applicable to emergency exit doors, but to roof scuttles, sidewalk lifts, etc.

Faucets That Do Not Leak.

At the time of the drought last summer when the supply of water for New York dropped to an alarmingly low level considerable emphasis was made to the fact that property owners waste annually a large sum of money because they do not pay attention to the small leaks and particularly leaky faucets. This gave rise to a very definite inquiry among



real estate interests regarding the availability of actual leakproof faucets that were then on the market. James B. Clow & Sons Co., 17 Battery place, has such a faucet on the market which cannot leak, cannot hammer and has fuller and quicker action and contains no rubber to rot out. The faucets have been thoroughly tried and have been tested for their longevity. A glimpse at the accompanying cut will show just how the interior mechanism of this device is arranged.

New Idea in Stokers.

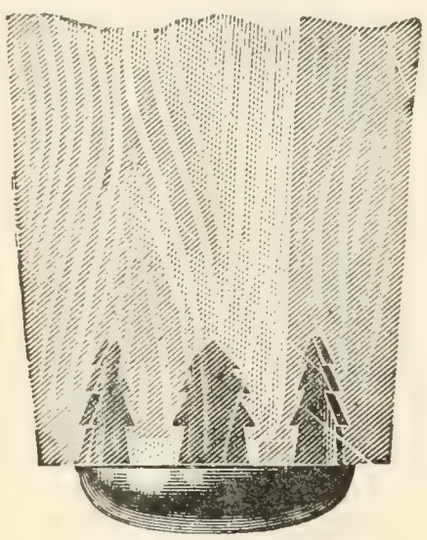
The underfeed stoker is a principle in furnace firing that seems to have come to stay. One of the most important improvements in this department in the recent past has been perfected by the Sanford Riley Stoker Company, of Worcester, Mass. It consists of a moving fuel-bearing grate in place of stationary bars and moving overfeed grates extending across entire width of furnace. These moving parts carry the fuel down an incline of about 20 degrees. The positively forced feed, made up of the combined motion of a plunger in the retort and the moving grates, distributes the coal evenly. The nearly uniform thickness of fuel insures active combustion over the whole fire surface by providing a much freer and more uniform passage of air through the coal than is possible when the coal heaps in large masses with adjacent thin spots.

The discharge of the refuse is continual and automatic, which brings down fuel with it. At the lower end of the overfeed grates are noses which force the refuse slowly but continuously toward the bridge, then on and over the ash supporting plates, which are hinged together in the form of an apron. The plates of this apron hang down over the ends of a rack which control the size of the opening and is adjustable by hand power. The discharge capacity can be regulated by the amount of travel given to the pusher noses. The discharge of refuse is at such a rate that the fuel is thoroughly burned out and practically cold before discharge.

The driving mechanism of the Riley stoker is entirely visible from the outside and easily accessible, and the air space underneath the stoker may be reached through the door or through the opening in the front air plate on the side door.

A New Idea in Gliding Casters.

The Evergrip Caster Co., of 20 Warren street, has made an improvement on the rigid metallic caster of recent popularity by overcoming one of the serious objections to this device. The principle is the same as far as the gliding surface is concerned, namely, that there is a disk of highly polished hard nickel which is driven into the chair or



desk leg. In the case of the Evergrip, however, the burrs are barbed so that it is impossible for the caster to work out of the chair leg and thus cause annoyance and possibly splitting of furniture legs. The cost is very low. They leave no tracks even on the softest woods. The chief advantage of this device, as far as the building manager and the office occupant is concerned, is that they do not make any dust.

Prevents Gasoline Evaporation.

The Hydraulic Petrol Storage Company, of 11 Bothwell street, Glasgow, Scotland, is introducing a novelty in the form of a system for storing gasoline or petrol that prevents evaporation and danger from explosion. The novelty of the system consists in the fact that the storage tank is always full of liquid and that no air is admitted at any time. The liquid in the tank may be of gasoline, gasoline and water, or all water. The water and gasoline do not mix and owing to the difference in specific gravity the gasoline always floats on the surface of the water. By a simple, ingenious mechanism, water is pumped into the tank to force out the gasoline when required, while the water is drained away when the space in the tank is needed for storage of gasoline. The advantages which are claimed for the system are that there can be no loss from evaporation and that no gas is forced out when the storage tank is refilled, and that gasoline will not deteriorate no matter how long it is kept in the tank.

QUESTIONS and ANSWERS

Keeping Steel from Rusting.

Is there any way to keep iron and steel from rusting in the presence of salt water?

Answer.—If the metal surface is thoroughly cleaned and red lead and hot asphalt paint is applied the oxidation is almost entirely arrested.

A "Cord" of Stone.

Will you please tell me what a cord of stone is,

Answer.—A cord of stone corresponds to the measurement of a cord of wood, which is 128 cubic feet, or 8 feet long,, 4 feet wide and 4 feet broad. The use of this term as applied to stone is very infrequent in this day. Stone is generally figured by the cubic foot.

Heating and Ventilation Instruction.

Is there any place where heating and ventilation is taught in this city?

Answer.—On January 9th the Young Men's Christian Association (Harlem branch) opened a course for engineers, draughtsmen, mechanics and salesmen.

Practical Helps for Plumbers.

I am anxious to obtain a copy of some practical volume pertaining to hints for repairing plumbing.

Answer.—Martin L. Kaiser is the author of a book now in its second edition which is published by the David Williams Company, price 50 cents, entitled "Repair Kinks for Plumbers."

Cost of Buildings Per Cubic Foot.

Can you tell me what the approximate cost per cubic foot of an apartment house three stories high, 50 feet wide and 150 feet deep, with ornamental brickwork in front, fire-resisting floors, the whole well finished in hardwood work throughout, except a marble vestibule and hall, dumbweighters, but no elevators, metal cornices and in other words a high class suburban structure in the town of Montclair N. J.?

Answer.—Such a building may be figured as costing approximately 28 cents per cubic foot based on the present range of prices for high grade building materials.

Light Absorption of Glass.

What is the approximate loss by absorption of light through various kinds of glass in lighting fixtures?

Answer.—Clear glass, 8 to 10 per cent.; prismatic glass, 10 to 12 per cent.; light sand blasted glass, 10 to 20 per cent.; acid etched glass, 10 to 20 per cent; alabaster glass, 10 to 25 per cent.; Canary colored glass, 15 to 20 per cent; ribbed glass, 15 to 30 per cent.; ground and etched glass, 15 to 30 per cent; amber glass, 20 to 25 per cent.; opalescent glass, 20 to 40 per cent; cut and pressed glass, 20 to 40 per cent; opal glass, 25 to 60 per cent; bead glass, 30 to 60 per cent; green glass, 80 to 90 per cent.; ruby glass, 85 to 90 per cent, and blue glass, 90 to 95 per cent. Art glass usually is a mixture of the above colors and the absorption will be an average of the colors used.

Legal Working Hours.

Please inform me regarding the number of hours constituting a legal working day in Montana.

Answer: Eight hours. The law, however, does not prevent an agreement being made for a longer or shorter time.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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The publication office of the Record and Guide has been removed to the twenty-second floor of the Lewisohn Building, 119 West 40th street. Our new telephone number is Bryant 4800.

Even the most mendacious Constant Reader and Old Resident is obliged to admit that he can't recall a time when the demand for Bronx lots was so lively as it has been in the last few days.

The Wisconsin trapper who, according to the newspapers, outfasted a band of eleven wolves seems to be in proper training for opening a real estate brokerage office in New York this summer.

Governor Sulzer has signed Assemblyman Daly's bill appropriating $250,000 for the New York State College of Forestry, at Syracuse University. Plans for the new building are in the hands of the State Architect, and ground will be broken early in the summer. The building will be on the western end of the university campus and, when completed, will be the largest and best equipped forestry building in the United States.

The House and Real Estate Owners' Association of the 12th and 19th Wards will have its annual banquet and outing at Donnelly's Pavilion, College Point, L. I., next Wednesday. If you have nothing else to do, better spend the afternoon at College Point and get acquainted with the members of the association. Organizations such as this are becoming numerous throughout the city because there is a real need for the sort of work they do; and we hope eventually to see them co-operate on matters of common interest through some form of federal organization, for, when all is said, they are the true "representatives of real estate."

The Principal Business Center of New York.

The most interesting recent item of real estate news is the announcement that Vantine's has followed the example of its former neighbors on Broadway south of Madison Square and will move to a site on upper Fifth avenue. After this removal has taken place, there will remain only two important stores out of the many which formerly occupied sites in this section, viz., Arnold, Constable & Co. and Brooks Bros. The removal of these two firms is only a question of time. Testimony recently produced in court proved that the business of Arnold, Constable & Co. had suffered because of the comparatively undesirable character of its location. There is no use trying to fight a dominant tendency in the selection of sites for retail stores. The reasons which over ten years ago induced farseeing business men to seek new locations for fashionable stores farther uptown were sound.

The people who patronize these stores demand that they shall be situated in a central location. They usually employ carriages or automobiles as a means of transportation; and, at a time when the streets were becoming increasingly congested, they would naturally want to diminish the distance between their homes and their favorite shops. A large proportion of them were moving their residences to the upper East Side, and the distance from Madison Square to these new residences could not be travelled without an irksome journey. Moreover, the district along the line of Broadway and Fifth avenue south of 23d street was becoming intrinsically much less advantageous for retail trade than was formerly the case. The side streets, and Fifth avenue itself, were being covered with mercantile buildings. Trucks obstructed the roadways of the streets. Factory operatives during certain times of the day began to crowd the sidewalks. The whole character of the neighborhood underwent a decided change. Under such conditions there was only one course to adopt, which was to move with the tide. Those firms which moved first obtained their new sites at the cheapest prices, and benefited most from the change.

Those firms which stuck most stubbornly to their old locations have had to pay for their obstinacy both by loss of business and by the ultimate acceptance of extremely onerous terms for the new property which they required. A store which seeks the patronage of well-to-do people must be situated in the same neighborhood as other shops of the same character. An ordinary department store is not obliged to submit to any such necessity. Shops like Bloomingdale's or Wanamaker's can thrive in locations which are remote from their competitors. But fashion is a tremendously effective centralizing agency. Just as it brings rich people from all over the country to do their shopping in New York, so it confines the area within which fashionable New York shops can be located to a comparatively small area. The southern limit of that area now consists of 34th street. The northern limit is, or soon will be, 57th street. Fashionable stores now situated south of 34th street will be obliged eventually to move. But if they do move, they will have one consolation for the additional expense which they will probably be obliged to incur in securing a new location. The boundaries of the fashionable shopping district as now marked out are likely to be durable. Business of this kind will not travel north of the southerly line of Central Park, and only a slight tendency exists for well-to-do people to build new residences farther north. It is becoming more and more general for such people to rent apartments in the many new buildings which are being erected on Park avenue from 48th street north and on the side streets in the same vicinity. Even very rich people are abandoning the practice of occupying private houses. By congregating in apartment houses they are coming to occupy a much smaller area than was formerly the case, and the location of this area must be convenient to the shops and places of amusement, because the constantly increasing congestion of street traffic makes long journeys in vehicles tedious and wasteful of time.

The Rearrangement of Park Avenue.

Surely the property owners on Park avenue who are opposing the Collis plan for regrading the intersection of 34th street and Park avenue are opposing an improvement which is manifestly demanded in the general public interest. Their real objection to the Collis plan is that it will accomplish too effectually its avowed purpose. It will remove the existing obstacle to the free flow of traffic up and down Park avenue, and will, consequently, tend to make that part of Park avenue between 34th and 40th streets less desirable for residence purposes. That the owners of residences on these streets should object to everything which would tend to make their existing surroundings noisier and busier is natural. The preservation intact of such a quiet and pleasant residential neighborhood as that which now exists between Madison and Lexington avenues, 34th and 40th streets is no doubt very desirable; but its desirability is very much diminished in case its preservation can be purchased only at the price of a genuine public inconvenience. The regrading of 34th street and Park avenue is, of course, part of a general plan to make Fourth and Park avenues available as thoroughfares for vehicular traffic. Ever since the Grand Central Station was built at 42d street, and since the street cars were run through Murray Hill in a tunnel, Park avenue has been rendered almost useless as part of the general street system of Manhattan. The admirable plan of the New York Central Railroad Company to bridge 42d street and carry street traffic by this means around its new station has given the city an opportunity to re-incorporate Park avenue into the street plan of Manhattan, and the regrading of the intersection of Park avenue and 34th street is a necessary part of this plan.

The object of this rearrangement should be to enable traffic to be moved as freely as possible. What Manhattan particularly needs just at present is the improvement of the existing means of street transportation north and south. For the most part, this improvement cannot be effected save at a prohibitory expense. The idea of cutting through new avenues is impracticable. All that can be done is to widen and extend existing avenues, wherever such changes can be effected at a moderate cost. Hence it is that the roadway of Fifth avenue has been widened by diminishing the sidewalks and revoking stoop licenses. Hence it is that the city is spending $7,000,000 to extend Seventh avenue to Varick street and widen Varick street; and hence it is that the present plans in relation to Park avenue have been proposed. The value of the opening up of Park avenue will be very great. Park avenue, like Fifth avenue, is free from trolley cars. It is a fine broad avenue, and admirably adapted to accommodate a large amount of traffic. As soon as it is opened up, it will divert thousands of vehicles from Fifth avenue,

partly because it will be just as convenient for many people, and partly because its traffic will not be delayed by so many intersecting streams of traffic. The result will be to make Park avenue south of the Grand Central Station a noisy and a busy street, but the interests of the whole of the borough cannot be sacrificed for the purpose of preserving the tranquillity and seclusion which this neighborhood has hitherto enjoyed.

Those property owners on Park avenue who expect to prevent the gradual intrusion of business are cherishing an illusion. The character of the existing restrictions will delay the change for a comparatively long time; but no restrictions can affect the fact that this part of Park avenue is becoming very much more valuable for business than it is for residential purposes. No matter what steps are taken to do away with the present absurd grading of the intersection of 34th street and Park avenue, a large volume of traffic will move up and down the avenue. It will necessarily become much noisier than it is at present, and much less desirable as the location for costly residences. Its inhabitants will begin to move out; and, as they move out, it will be difficult to replace them, except with business firms. Under such conditions the restrictions will be fought in the courts, and, as is usual in such cases, they will eventually be nullified at the request of the great majority of the property owners. That this part of Park avenue will, as soon as it is freed, be rapidly transformed into a mercantile district cannot be doubted. The region near the Grand Central Station has enormous advantages as the location not merely for loft buildings but for office buildings and for certain classes of retail trade. The character of the business which has been recently occupying new buildings in this neighborhood is exceptionally high and it can afford to pay unusually large rents. In the long run, it is bound to take possession, and any arrangements now made by the city in respect to the intersection of Park avenue and 34th street should be adapted, not to Park avenue as it is, but to Park avenue as it will be.

MUNICIPAL TAXATION.

And New Sources of Revenue—The Case for Reduced Taxation of Buildings.

Editor of the RECORD AND GUIDE:

It is often assumed that among real estate owners the one concern with the subject of taxation is a desire to have the tax bills upon their property as light as possible. Such an assumption does injustice to the intelligence and public spirit of at least the broader minded among real estate men. There is, perhaps, no group of citizens whose vital interests are in closer relation with the sound growth and widespread prosperity of the community. Even from strictly selfish motives men largely interested in real estate should take an interest in all well considered public improvements, and should favor a rather broad and liberal (while at the same time efficient) policy of public expenditure. That this is partly appreciated is evidenced by the extent to which real estate men are active in the scores of local boards of trade and taxpayers' associations throughout this city.

Of course, real property owners wish to have the city government freed from inefficiency and departmental graft. They are not pleased to see a dollar paid out for only fifty cents' worth of result. They are the most direct sufferers from an incompetent and wasteful administration of public affairs, just as they are the surest gainers from an administration that is honest and ably progressive. The pending subway programme will considerably increase the annual budget, yet real estate men are for it and rejoice that it is so comprehensive.

They know that scores of millions were added to land values in upper Manhattan and The Bronx by the construction of the present subway. They know that like, though more scattered, results will attend the opening of the larger system. Similarly they know that adequate schools, efficient police, and fire prevention, suitable waterfront development, parks and playgrounds are good investments. These things are all expensive. Insofar, however, as they contribute to the growth, prosperity, good health and attractiveness of the community they are reflected in a rise in land values which will usually far exceed their cost.

Furthermore, it can be shown that the city's land values as a whole are improved in proportion as prosperity is widely diffused. A comparison of population figures in New York City with land values will show that the latter increase almost automatically about $700 or $800 for every additional unit of population. Thus, if good business attracts 10,000 new residents, their presence is reflected in higher land values to the extent of more than $7,000,000. On the other hand, if wise health measures or improved housing could save 10,000 persons from preventable death, there would be a similar effect. One could go on indefinitely with illustrations to show that while honesty and efficiency in city government should be demanded by real estate men, parsimony would be directly against their interest.

Sources of City Revenue.

Most of the local budget is raised from taxation of real estate. Real estate is the easiest to get at. So far as it consists of land values (distinguished from building values), it is perhaps also the one most natural source of city revenue. For land values grow with the community and are directly increased by wise expenditure of municipal funds. There is, however, much discussion just now of possible new sources of revenue. Some of these are well worth considering. More could be obtained from franchise taxation. If money is to be paid for street privileges, such as cab stands, it should go to the city. There is logic in a demand that the city get a revenue from motor vehicles, as they are responsible for much wear and tear of pavements. Abuses in the too liberal exemption of certain real estate should be corrected. These are some of the measures just recommended by the Commission on New Sources of Revenue.

The Philadelphia Tax Commission, on the other hand, has suggested several new subjects of taxation which are much more questionable. One is a tax of about $1 per $1,000 on the output of factories. This would be putting a penalty upon the very source of Philadelphia's wealth and of her land values. Still more obstructive and stifling to progress would be the proposal to put a license tax upon the occupation by which each citizen earns his living.

The effort should rather be to free industry and enterprise in so far as feasible from tax penalties now placed upon them. The moderate land increment tax proposed by the New York Commission on New Sources of Revenue is a step in this direction. It would, to some extent, relieve the burden on industries and especially on building enterprise. A measure which would go even farther in that direction is the one which was before the State Legislature last year, known as the Sullivan-Brooks bill. This proposed to gradually reduce the rate of taxation on all buildings, throwing more of the tax levy upon land values. This has been opposed by many real estate men; but all owners of real property are not against it, and should not be. It has merits worth considering.

Outside of a few sections, such as the financial district, Times Square and Fifth avenue (where land values are extremely high) property which is improved suitably for the locality in which it is situated would have its tax bills lightened. The tax bills would be reduced on every piece of property where the improvements represent more than forty per cent. of the total value. The owner who erects a factory or other useful modern building, and who thus contributes to the progress of the community, would be less severely penalized than now for the benefit of others who allow their holdings to stand absolutely or relatively idle while waiting for the activity of others to force their values up. Many prominent business men have endorsed the plan as a measure to encourage industry and to promote New York's prosperity. Social organizations see in it a means of more rapidly building up the suburbs and of encouraging a better supply of up-to-date housing facilities throughout the city.

RAYMOND V. INGERSOLL.
261 Broadway, New York.

A QUESTION OF TITLE.

New York Central's Right of Way—Counselor Burr's Opinion Challenged.

Editor of the RECORD AND GUIDE:

At the meeting of the sub-committee of the Board of Estimate and Apportionment on May 27th, Assistant Corporation Counsel Burr gave a verbal opinion to the effect that the case between the railroad and the city, in the injunction suit, had settled that the railroad owned a perpetual franchise from Spuyten Duyvil Creek to St. John's Park. Mr. Burr was asked whether the injunction was not confined to prohibiting the removal of the tracks from the streets of the city, and an extract from the judgment, as entered in that suit (which referred only to the streets of the city) was read, in order to show that the affirmative side of the question was true.

Mr. Burr admitted that the extract was correct as read, but insisted that there were expressions of opinion, in the case, which went further and covered the land north of 59th street, whether it lay in the street or not, and that, in any event, Twelfth avenue, through Riverside Park was a public street.

The following extracts from the opinions in the case show that Mr. Burr was in error on this point, and that only the situation in the public streets was considered.

Referee Herrick held: "The city authorities propose to remove the tracks of the plaintiff from certain specified streets and avenues within the city of New York; the plaintiff seeks to enjoin them from so doing. Whether the plaintiff is occupying certain lands under water, outside of said streets and avenues, is not material to the issues here presented."

The opinion of Judge Ingraham, in the Appellate Term, begins as follows: "The plaintiff in this action has been awarded an injunction restraining the defendants from removing its tracks upon certain streets in the city of New York. * * * The other questions presented in this case are satisfactorily discussed in the opinion of the referee and nothing more need be said."

In the Court of Appeals, Bartlett J. Willard begins his opinion as follows: "This suit is the outcome of a notice served by the municipal authorities of the city of New York upon the New

York Central & Hudson River Railroad Company, requiring the removal of its tracks from Tenth, Eleventh and Twelfth avenues and West street. The judgment enjoins the city and its officers from removing or attempting to remove these tracks. It is based upon the legal proposition that the right thus to occupy the streets in question is derived (etc.). * * * The right or franchise to occupy the streets in controversy in this action (etc.). * * * The street franchise is granted in a different section of the statute, quite dissociated from the time limit."

The Corporation Counsel in his brief in the Court of Appeals (p. 65) argued as follows: "Defendants submitted findings on the subject of this land under water. The learned referee refused to allow such findings, and in his decision held that the occupation or right of occupation by the plaintiff of the lands under water along the easterly shore of the Hudson River, between Spuyten Duyvil and 68th street was not an issue in the case. It is not clear by what means the referee arrived at this conclusion. The plaintiff made a persistent and vigorous effort in the trial to show title to the said land but is now solicitous to prove that the occupation of the said lands under water can only be tried in an action which involves the determination of title to real property; and, moreover, that equity has no jurisdiction to try questions affecting title to land."

J. BLEECKER MILLER.

Marvelous Results from Advertising.

Editor of the RECORD AND GUIDE:

The sale of the Morris Park property, to my mind, has been the most thoroughly advertised auction I have ever known. It shows the master mind.

I consider the results thus far obtained are marvelous, considering all of the conditions which exist in the real estate market and the money market today. I believe that those people who have purchased Morris Park lots at prices quoted in the papers will surely make a handsome profit on their investment.

I assume that the streets in the Morris Park tract will be ceded to the city so no question may arise in the future in reference to highways.

Everything connected with this sale displays wonderful nerve, and I trust that both Mr. Day and Mr. Davies may reap the full reward for their labors. Far above this wish I hope and trust that there will be a large sum for those poor unfortunates who left their money in the institution, the name of which will not be remembered pleasantly.

FRANK H. TYLER.

1183 Fulton street, Brooklyn.

BUILDING CODE HALF DONE.

(Continued from page 1179.)

that all classes of buildings hereafter erected should have adequate fire-escapes and exits. In fine, regulations intended to make buildings safer for their occupants in an emergency would be the most prominent new principle in the code. Certificates of occupancy would be required by the Building Bureaus under the new ordinance, so as to prevent anyone from changing a salesroom into a factory without first obtaining permission.

Wherever deemed possible by the committee, said Mr. Herbst, the maximum requirements for loads and stresses were being reduced with the object of reducing the cost of construction, and except for the alterations that would be required in old buildings it might be that building costs under the new code would be less than under the existing one.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913	1912
	May 29 to June 5	May 31 to June 6
Total No.	219	276
Assessed value	$8,697,120	$19,043,200
No. with consideration	22	32
Consideration	$389,766	$1,274,100
Assessed value	$716,000	$1,270,500
	Jan. 1 to June 5	Jan 1 to June 6
Total No.	3,799	4,367
Assessed value	$226,409,422	$343,594,795
No. with consideration	539	437
Consideration	$23,497,286	$24,906,457
Assessed value	$23,422,062	$31,368,550

Mortgages.

	May 29 to June 5	May 31 to June 6
Total No.	144	170
Amount	$2,470,736	$5,401,523
To Banks & Ins. Cos.	26	31
Amount	$677,000	$2,610,100
No at 6%	63	63
Amount	$640,180	$1,188,744
No. at 5½%	2	2
Amount	$80,000	$27,500
No. at 5%	44	40
Amount	$1,076,831	$1,363,000
No. at 4½%	1	27
Amount	$40,000	$1,365,750
No at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	1
Amount	.....	$279
Interest not given	34	37
Amount	$633,725	$1,456,250
	Jan. 1 to June 5	Jan. 1 to June 6
Total No.	2,443	2,941
Amount	$110,871,910	$164,004,306
To Banks & Ins. Cos.	592	635
Amount	$68,549,100	$106,323,121

Mortgage Extensions.

	May 29 to June 5	May 31 to June 6
Total No.	57	51
Amount	$2,438,500	$1 959,050
To Banks & Ins. Cos.	28	14
Amount	$1,682,000	$687,000
	Jan. 1 to June 5	Jan. 1 to June 6
Total No.	906	1,129
Amount	$38,114,818	$33,142,860
To Banks & Ins. Cos.	314	333
Amount	$22,995,200	$21,855,000

Building Permits.

	May 31 to June 6	June 1 to 7
New buildings	12	16
Cost	$1,491,600	$3.719,550
Alterations	$224,098	$255,350
	Jan. 1 to June 6	Jan. 1 to June 7
New buildings	322	393
Cost	$28,506,960	$57,089,000
Alterations	$5,314,455	$5,708,098

BRONX.

Conveyances.

	May 29 to June 5	May 31 to June 6
Total No.	151	169
No. with consideration	26	13
Consideration	$199,555	$369,975
	Jan. 1 to June 5	Jan. 1 to June 6
Total No.	2,848	3,212
No. with consideration	338	295
Consideration	$3,174,111	$4,174,887

Mortgages.

	May 29 to June 5	May 31 to June 6
Total No.	110	123
Amount	$1,134,069	$1,576,449
To Banks & Ins. Cos.	11	11
Amount	$132,500	$162,000
No. at 6%	43	51
Amount	$414,725	$740,850
No. at 5½%	8	8
Amount	$255,000	$32,300
No. at 5%	21	25
Amount	$255,300	$335,750
Unusual rates	5	3
Amount	$5,519	$63,500
Interest not given	33	36
Amount	$203,525	$404,049
	Jan. 1 to June 5	Jan. 1 to June 6
Total No.	7,959	2,325
Amount	$20,787,860	$21,668,446
To Banks & Ins. Cos.	202	268
Amount	$3,801,779	$4,735,966

Mortgage Extensions.

	May 29 to June 5	May 31 to June 6
Total No.	9	13
Amount	$192,500	$137,000
To Banks & Ins. Cos.	3	1
Amount	$72,000	$38,000
	Jan. 1 to June 5	Jan 1 to June 6
Total No.	268	323
Amount	$5,342,235	$5,706,056
To Banks & Ins. Cos.	63	61
Amount	$1,644,250	$1,781,000

Building Permits.

	May 29 to June 5	June 1 to 7
New buildings	29	26
Cost	$841,500	$1.285,850
Alterations	$53,500	$54,450
	Jan. 1 to June 5	Jan. 1 to June 7
New buildings	495	628
Cost	$13,605,541	$16,752,770
Alterations	$481,720	$633,955

BROOKLYN.

Conveyances.

	1913	1912
	May 28 to June 4	May 29 to June 5
Total No.	548	654
No. with consideration	66	34
Consideration	$289,118	$336,979
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	10,696	10,950
No. with consideration	894	676
Consideration	$5,681,124	$6,367,186

Mortgages.

	May 28 to June 4	May 29 to June 5
Total No.	476	568
Amount	$2,652,862	$2,190,033
To Banks & Ins. Cos.	127	151
Amount	$684,853	$848,600
No. at 6%	266	331
Amount	$1,604,603	$1,097,184
No. at 5½%	98	68
Amount	$437,891	$289,365
No. at 5%	90	136
Amount	$524,550	$718,425
Unusual rates	4	3
Amount	$29,700	$2,350
Interest not given	18	30
Amount	$56,118	$82,709
	Jan. 1 to June 4	Jan. 1 to June 5
Total No.	7,765	8,501
Amount	$31,848,320	$34.265.715
To Banks & Ins. Cos.	1,883	2,056
Amount	$12,278,696	$14,051.073

Building Permits.

	May 29 to June 5	May 29 to June 5
New buildings	68	132
Cost	$436,058	$594,425
Alterations	$70,805	$63,700
	Jan. 1 to June 5	Jan. 1 to June 5
New buildings	1,683	2,807
Cost	$14,175,992	$20,003.618
Alterations	$2,193,510	$1,990,664

QUEENS.

Building Permits.

	May 29 to June 5	May 31 to June 6
New buildings	57	90
Cost	$166,625	$386,835
Alterations	$23,450	$2,750
	Jan. 1 to June 5	Jan. 1 to June 6
New buildings	2,091	2,120
Cost	$6,952,473	$7,685,419
Alterations	$540,463	$399,230

RICHMOND.

Building Permits.

	May 28 to June 5	May 31 to June 6
New buildings	32	28
Cost	$49,750	$28,505
Alterations	$5,785	$6,680
	Jan. 1 to June 5	Jan. 1 to June 6
New buildings	467	433
Cost	$830 996	$1,659,870
Alterations	$111,183	$152,683

—It is reported that there will be another large auction sale of lots in the Morris Park section this summer, and that still another large auction of Bronx lots will be held at the Real Estate Exchange in Vesey street.

—Broadway will have another playhouse, at the northeast corner of 37th street, where the Times Square Improvement Company has cleared the site and commenced excavating. On the main frontage will be a building for offices and salesrooms.

—The Morris Park sale disclosed surprising buying power in the northeastern part of the city, where they have not had in years such another opportunity for speculation and investment. A good many of the lots were bought by outsiders, who may not improve them; but it seemed that the greater number were falling to men of the kind who will not be long in building on them.

BUILDING MATERIALS AND SUPPLIES

RECORD AND GUIDE WILL HEREAFTER REPORT HUDSON RIVER COMMON BRICK TRANSACTIONS AND MARKET CONDITIONS UP TO THE EVE OF GOING TO PRESS—AN AID TO SPECIFIERS, DEALERS AND MANUFACTURERS.

A Survey of the Lime Market in the Light of Tariff Revision by H. A. Brocas—Wire Prices Slightly Lower. New Low Level in Brick Sales.

ARRANGEMENTS have been made by the Record and Guide whereby consumers, dealers and manufacturers of common brick may receive in this department an official report every Saturday morning of the transactions in and the condition of the Hudson River wholesale common brick market throughout the metropolitan district for the current week—practically up to press time. This is the first time in the history of the local brick market that such a report has been given. The new service, which begins today, gives the number of barges of brick received in the current week, the number of barges sold, the high and low prices per thousand obtained for this brick, and the number of barge loads available at the wholesale docks. In addition to that, the weekly report will show the total number of barges of brick arriving and sold each month and the number of barges arrived and sold since the first of January, with comparisons for the corresponding periods in the year preceding. This is an entirely new feature in the Record and Guide's brick reports.

The developments of the building material market this week chiefly centered in a new low sales record for June in brick sales and in the drop of a dollar a ton in steel wire. Structural steel orders fell off about 20,000 tons a day in May, and the June orders do not so far indicate any improvement in demand. At the present rate of receipt of new contracts the unfilled tonnage for June will drop approximately 500,000 tons.

NEW LOW BRICK SALES RECORD.

Only Thirty-four Cargoes Sold Week Ending May 31.

COMMON brick reached a new low record for building season sales in the wholesale market last Saturday when a total of only thirty-four cargoes were reported sold. This was due to a surfeited market combined with a light call for building brick owing to a disposition among dealers and consumers to await the arrival of new brick before coming heavily into the market.

It is probable, however, that manufacturers will not act in concert with reference to shipments of their 1913 product into this market with the buyers maintaining their present attitude despite the fact that there is about 35,000,000 brick in dealers hands, 19,600,000 still unsold at the wholesale docks, 50,000,000 in transit between this city and kilns up the river and approximately 100,000,000 still in sheds between Yonkers and Mechanicsville still to be shipped. In a normal June or July approximately 75,000,000 brick are consumed each month. It is, therefore, probable that by the latter part of July when the new brick will be coming into this market in full quantities, the 200,000,000 brick now available will have been reduced to at least 50,000,000 which is generally considered a fair "hangover."

Owing to improvements inaugurated this week in the official brick market reports it was necessary to quote the brick movements for the last three weeks simultaneously. In addition to the tables showing arrivals, sales and number of left over cargoes, there will be found a summary showing the total number of brick cargoes that have arrived and been sold from January 1 with comparisons for a corresponding period last year and also comparative monthly movements up to Friday morning of the week of issue.

The tables follow:

1913.

	Arrived.	Sold.
Monday, May 19	14	13
Tuesday, May 20	2	5
Wednesday, May 21	6	12
Thursday, May 22	13	11
Friday, May 23	5	5
Saturday, May 24	7	3
	47	49

Condition of market, easy. Prices, Hudsons, $6.87½ to $7.25. Raritans, $6.75 to $7.12½. (Wholesale dock, N. Y.) For dealers' prices add cartage and profit. Newark yard, $8.25.

1912.

Monday, May 18	10	3
Tuesday, May 19	5	6
Wednesday, May 20	6	7
Thursday, May 21	7	5
Friday, May 22	13	10
Saturday, May 23	8	9
	49	40

Condition of market, stiff. Prices, $6.75 to $7. Raritans, $6.75.

1913.

Monday, May 26	18	13
Tuesday, May 27	4	8
Wednesday, May 28	8	4
Thursday, May 29	11	1
Friday, May 30	7	4
Saturday, May 31	11	4
	59	34

Conditions of the market, dull. Prices: Hudsons, $6.75 to $7.25. Raritans, $6.62½ to $7.12½. (Wholesale dock, N. Y. For dealers' prices add cartage and profit.) Newark, yard, $8.25.

Note—Owing to change in tables effecting for week ending Thursday, June 5, the following table includes only Monday, Tuesday, Wednesday and Thursdays' transactions May 26, 27, 28 and 29, as follows:

Monday, May 26	18	13
Tuesday, May 27	4	8
Wednesday, May 28	8	4
Thursday, May 29	11	1
	41	26

Condition of market, dull. Prices: Hudsons, $6.75 to $7.25. Raritans, $6.62½ to $7.12½. (Wholesale, dock, N. Y. For dealers' prices add cartage and profit.) Newark, yard, $8.25. Arrivals from May 25 to May 31 were 59 and sales 34, the lowest on record for either June, July or August).

1912.

Monday, May 25	12	9
Tuesday, May 26	1	8
Wednesday, May 27	0	1
Thursday, May 28	10	6
	23	24

Condition of market, easy. Prices: Hudsons, $6.75 to $7. Raritans, $6.62½ to $7.12½. Left over, May 27, 16.

1913.

Friday, May 30	7	4
Saturday, May 31	11	4
Monday, June 2	18	12
Tuesday, June 3	1	9
Wednesday, June 4	3	4
Thursday, June 5	8	12
	59	46

Reported en route to market Friday, June 66, 4.

Condition of market, dull. Prices: Hudsons $6.75 to $7.25. Raritans, $6.62½ to $7.12½. (Wholesale dock N. Y. For dealers' prices add cartage and profit.) Newark yard, $8.25. Left over on Friday, June 6, 49. (Figure 350,000 brick per barge.)

OFFICIAL SUMMARY.

Left over Jan. 1, 1913	113
Total No. barge loads arrived Jan. 1 to June 5	724
Total No. barge loads sold Jan. 1 to June 5	788
Left over June 6, 1913	49
Left over, Jan. 1, 1912	71
Total No. barge loads arrived Jan. 1 to June 6, 1912	*589
Total No. barge loads sold Jan. 1 to June 6, 1912	*658
Left over June 7, 1912	6

*Larger volume of sales than arrivals is due to carry overs on Jan. 1 from preceding years. Add 113 to arrivals for 1913 and 71 to arrivals in 1912 and subtract sales. The remainder is total number of barge loads still unsold on Friday morning.

1912.

Left over on Thursday, May 28, 16.

Friday, May 30	6	9
Saturday, May 31	6	5
Monday, June 2	21	17
Tuesday, June 3	4	6
Wednesday, June 4	4	4
Thursday, June 5	5	3
	46	44

Condition of market, stiff. Prices: Hudsons $7. Raritans, $6.75.

WIRE PRICES LOWER.

Leading Producers Try To Overcome Timidity Among Consumers.

IN an attempt to bring out some of the business that is being held back by consumers of wire, which includes reinforcement, rope, etc. Some of the leading manufacturers made a reduction of $1 a ton in some steel wire products prices, including quotations for most of the wire and wire nails products in most common use. New prices are $1.75 per 100 pounds for wire and $1.80 for nails.

LIME AND THE TARIFF.

Inequality of Imposts Expected To Be Adjusted.

By H. A. BROCAS.

Sales Manager The Kelley Island Lime & Transport Co.

A BARREL of lime has, until recently, been almost a dispised commodity in this market. This condition came about because lime was packed in both new and second-hand containers of weights varying from 175 pounds to 350 pounds and much of the lime packed in old barrels was very low in efficiency and hardly worth any price.

Strange as it may seem the consumers of lime, the masons or plasterers paid little or no heed to the weights of the barreise or the quality of the lime it contained. Their only stipulation was that the cost per barrel be small.

About three years ago the principle shippers of lime into this market realized that it was time to call a halt in the marketing of poor lime packed in barrels of miscellaneous weight. In order to determine just what weight of package would be most suitabie for use in this market, they canvassed the masons, plasterers and dealers in building material, for their opinions on this point. The result of this canvass showed every one interested in lime to be in favor of a three hundred pound gross package. The members of the Lime Manufacturers' Association of New York now place their product on the market weighing three hundred pounds gross and in new barrels packed at the kilns. The weight is always plainly marked on the barrel.

As long as a user of lime purchases goods bearing the label of a member of the Lime Manufacturers' Association of New York, he is sure to get a three hundred pound gross barrel. The lime it contains will be composed of not less than 85 per cent. combined oxides.

Oddly enough it required a great deal of urging on the part of the lime manufacturers to convince the users of lime that their interests were identical and that this movement to standardize the lime package and its contents was a movement for the betterment of conditions.

That this movement serves as a great protection to the buyer of lime is obvious. On August 2 there will go into effect a new law relating to various commodities sold in the state of New York, which will make it compulsory to place the correct weight of a barrel of lime on the barrel in figures easily seen. This law, of course, will greatly help the lime manufacturers of New York compelling all shippers of lime to give to their customers a square deal.

The production of lime in the United States of America has been practically at a standstill for the last three or four years. The larger use of certain gypsum plasters and the low price of Portland cement possibly had something to do with this. Of late the producers of lime have been casting about for a means to check these inroads, and the marketing of their product in the form of a dry powder (hydrated lime) has proved an effectual counteractant. In this form, lime makes a wall which reduces the transmission of sound almost completely. Furthermore hydrated lime is easier to apply and does not set up quickly, thus permitting thorough working.

The production of lime in 1912 will undoubtedly show an increase over that of any previous year. This result is, of course, gratifying to the producers and to the marketing of lime in hydrated form this increase can largely be credited.

I have gone into considerable detail in reference to the lime market of the past because it has a distinct bearing upon the question you have asked me, whether I think the tariff will seriously cramp the lime market if it passes in its present form.

You must remember that the whole eastern lime situation has undergone a wonderful change that borders closely upon a revolution. From chaos has come order, system and a return to confidence as between the buyer and the manufacturer. At the same time new factors, notably hydrated lime, has come forward to help to emancipate lime from the unsavory reception it had until the last three years in the building markets of this country. Lime has had to fight for its commercial position as a building commodity just as the brick interests have had to fight against Portland cement. Lime today has very definite uses which, before the day of hydrated lime, were at least limited, and the shift was toward rival products in the field. Now comes the tariff which more or less unsettles prospective business in many lines, and your question is a very natural one and one which doubtless many architects, contractors and builders, not to mention supply men have been very anxious to have answered.

What do I think of the effect the proposed tariff bill would have upon the lime market of the immediate future?

Today conditions in the lime business in the Metropolitan district are better than they ever have been. The Lime Manufacturers' Association of New York has already taken steps to eliminate bad debts and long time, profit-eating, credits. It has given a standard package and a standard of quality to its commodity. The new idea has caught on, we are regaining the business that slipped away from us a decade ago and, as far as the east is concerned, the tariff, no matter how radical it may be, cannot disturb that condition.

NEW J. B. KING CO. OFFICERS.

George R. King Succeeds the Late J. Barre King As Head of Firm.

IT was announced on Exchange this week that George R. King, formerly vice-president of J. B. King & Co., one of the oldest plaster and supply house in the city, has been elected to the office of president left vacant by the death of J. Berre King, on April 22. The other officers of the company are: Jerome Allen King, vice president; Joseph C. Seguine, secretary and general manager and Edward B. King, treasurer. George R. King will be the exchange member.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Trading Was Scattered This Week.

The most notable feature of the week's business was the sale of a row of dwellings on West 86th street, to be used as a site for a big apartment house. There was the usual quota of vacant parcels sold for building, in Brooklyn particularly. There was active leasing in the midtown section.

The total number of sales in Manhattan this week was 27.

The number of sales south of 59th street was 5, against 5 last week and 5 a year ago.

The sales north of 59th street aggregated 22, compared with 14 last week and 14 a year ago.

From The Bronx 9 sales at private contract were reported, against 4 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $912,661, compared with $757,550 last week, making a total since January 1 of $25,503,182. The figure for the corresponding week last year was $1,140,375, making the total since January 1, 1912, $25,161,690.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

FRONT ST, 263, 5-sty loft building, on lot 21.8x71.6, sold for Harriet S. James to a client, by J. Arthur Fischer.

33D ST, 36 West, 4-sty store and loft building, on lot 17.6x98.9, sold by Agnes C. Geoghegan to Emily B. Hopkins.

BROADWAY, 873-877 and 15-17 East 18th st, two 8-sty structures and four 5-sty buildings, covering an area fronting 108.7 ft. on Broadway and 162.4 ft. on 18th st, part interest purchased by Michael Dreicer as part consideration for the rental of his 5th av corner, from Irving E. Raymond, who controls the Vantine firm. A new corporation has been formed to take title. Webster E. Mabie & Co. negotiated the lease and the purchase of the interest with Frank D. Veiller. Negotiations are pending for the reletting of the Vantine and Aitken property for 21 years to one or two tenants. The premises occupied by Vantine are to be ready for possession by October, 1913, and the Aitken property by May 1, 1914. The Vantine lease of the southwest corner of 5th av and 39th st has been recorded, the consideration being $85,000 a year and taxes. Vantine & Co. will move into their new quarters shortly. Aitken Son & Co., it is understood, are considering several sites in upper 5th av.

2D AV, 710-716 and 301 East 38th st, including the northeast corner of 38th st, four 4-sty tenements, with stores, on plot 100x100, sold for the D. H. Jackson Co. to the Henry Wendt Estate, by J. F. Giffing. The seller acquired the property last October from the Estate of Mary B. Robinson.

2D AV, 1, 1½, 3 and 5, four 5-sty buildings at the northwest corner of 2d av and Houston st, on plot 118x91, sold by Samuel Goldstone to Charles A. Doelger, of Joseph Doelger's Sons. Upon the expiration of present leases, the new owner will make extensive alterations for a high class cafe and restaurant. The corner is directly opposite the Jewish National Theatre Building, an 8-sty office structure. The deal was negotiated by the H. M. Weill Co.

Manhattan—North of 59th Street.

72D ST, 107 East, 4-sty and basement brownstone dwelling, on lot 20x102.2, sold for Mrs. Laura Hoag, of Schenectady, N. Y., to a buyer said to be Haliburton Fales, who owns 105, adjoining. Brokers, Post & Reese.

75TH ST, 309 East, 6-sty brick and stone new law tenement, on plot 37.6x102.2, sold for Lambert Suydam to Sanford & Green by William Quackenbush. Another deal involving two similar structures in the same block is reported to be pending.

82D ST, 2 East, 5-sty private dwelling, on lot 25x102.2, sold by Mrs. Albert Gould Jennings to the Roxanna Realty Co.

86TH ST, 149-163 West, eight 4-sty and basement dwellings, on plot 162.6x100.8, sold by the Alliance Realty Co. to the Almore Realty Co. (B. Mordecai, pres.). The Almore Realty Co., in which the sellers retain an interest, will erect two 12-sty and basement high-class fireproof apartment houses, the westerly one adjoining and overlooking the Park Presbyterian Church on the corner, to have a frontage of 87.6 ft. and the easterly one a frontage of 75 ft. Private dwellings in this neighborhood are rapidly disappearing, to be supplanted by apartment houses.

88TH ST, 338 West, 4-sty limestone front dwelling, on lot 21x100, sold for Adam K. Luke to Samuel A. Herzog by Douglas L. Elliman & Co., Kenneth Ives & Co. and Fish & Marvin. The property was given in part payment for "Charlton Hall" at Irvington, N. J., reported sold in the Rural and Suburban News.

88TH ST, 325 West, 4-sty dwelling, on lot 20x100.8, sold for Gertrude A. Vanderbeck, to a client for occupancy, by Slawson & Hobbs.

91ST ST, 65 and 67 East, two 3-sty dwellings, each on lot 19x100.8, 65 sold by George M. Stumpp and 67 sold by Philip Voss to a Mrs. Barnes, who will alter and occupy 67. The broker was the Douglas Robinson-Chas. S. Brown Co.

95TH ST, 307 East, 6-sty flat, with stores, on plot 37.6x100.8, resold by Aaron Goodman to Jacob Mandel. The seller acquired it last month from Mrs. Mary B. Schwab in part payment for the apartment house at 896 Beck st.

98TH ST, 103 West, 5-sty flat, on lot 25x75, sold for Sanford & Green to James Demaria, for investment, by P. Schrank. Sanford & Green bought the building two weeks ago from Mrs. E. G. Carroll.

99TH ST, 21 and 23, two 5-sty flats, sold for Max S. Korn to the Mt. Sinai Hospital, by the M. Morgenthau, Jr., Co. and Arnold, Byrne & Baumann. This purchase gives the buyer enough of the block bounded by Fifth and Madison avs and 99th and 100th sts, for the trustees to erect additional hospital buildings, which will include a pathological laboratory, a dispensary for children and a special clinical building. The hospital's holdings on this block now comprise a frontage of 125 ft. on 99th st, 100.11 ft. on 5th av, and 200 ft. on 100th st.

112TH ST, 68 East, 5-sty tenement, on lot 26.3x100.11, sold by Mrs. Carol H. Street to Israel Winer.

116TH ST, 446 East, 4-sty flat house, on lot 20x100.11, sold by the Lawyers Mortgage Co. to an investor.

118TH ST, 355-359 West, 7-sty apartment, on plot 100x100, sold for Acme Realty Co. to the New Holland Land & Mortgage Co. by Mark Rafalsky & Co. The house was held at $250,000 and was built by the Acme Co., 10 years ago and has a gross income of $26,500.

118TH ST, 326 East, 5-sty tenement, on lot 25x100, sold by Lawrence Davis to Sarah E. Cahill, who gave in exchange the dwelling, with garage, at 1446 Minford pl, on plot 38x100. Broker, Samuel Cowen.

124TH ST, 7 East, 3-sty and basement dwelling, on lot 20x100.11, sold for John J. O'Keefe, who acquired it a few weeks ago at the auction sale of the holdings of the estate of Thomas T. Newman, to Leopold Hellinger, by Wm. S. Lalor.

133D ST, 12 West, 5-sty flat, on lot 25x76x99.11, sold by Emil F. Lumpe.

136TH ST, 108 West, 3-sty and basement dwelling, on lot 16x99.11, sold for Ennis & Sinnott to the Right Realty & Security Co (Sam'l A. Singerman, pres.), by F. H. Schefers.

AMSTERDAM AV, s w c 166th st, two 5-sty apartments, with stores, on plot 60x100, sold for the Sheppard-Duryea Estate by Arnold, Byrne & Baumann. The property, held at $150,000, was acquired by the sellers, in 1905, from the same brokers.

AUDUBON AV, s e cor 180th st, 5-sty apartment with stores, on plot 38x95, sold by Minot W. Seaman and Sadie E. Mead to an investing client of Slawson & Hobbs.

MANHATTAN AV, 27-29, 6-sty elevator apartment, on lot 38.6x100, sold for E. P. Crissman to Mrs. Pauline Valentine, by Burton Thompson. In part payment the buyer gave a dwelling and 2 acres of ground at Glen Head, L. I.

RIVERSIDE DRIVE, 550, n e c 127th st, 6-sty elevator apartment, known as the "Alabama," on lot 86.6x146xirregular, sold for H. B. Davis to the New York Real Estate Security Co. by the McVickar-Gaillard Realty Co. The property was held at $350,000.

POST AV, n e c 207th st, plot 100x110, sold by Minturn Post Collins to the Psaty Construction Co., for improvement. This will be the third building operation in this locality by the Psaty company.

Bronx.

BECK ST, 845, 5-sty brick flat, on plot 40x100, sold by the Bronx County Construction Co. to the Progress Holding Co., which gave in exchange the 4-sty business property on plot 75x100, at the northeast corner of Wentworth av and Lesser pl, Fairview, N. J. Edward Polak was the broker.

KELLY ST, 854, 858, 862, three 4-sty apartments, on plot 100x100, sold by Edwin Stern to an investor. The houses were built about 3 years ago.

141ST ST, 486 East, 5-sty tenement, on plot 40x100, sold for S. B. Steinmetz to Thomas P. Kelly by L. J. Greenberger & Louis Block. The

buyer gave in part payment 626 Coster st, a 2-sty 2-family dwelling, on lot 20x100.

222D ST, EAST, n s, lot 483 in the Arden tract and lot 17 in Bronx terace, sold for Augusta Brown to Mrs. Florence H. Marion, for investment, by Steven B. Ayres.

BOSTON ROAD, 1038, 6-sty new law apartment, 83x117, sold for the Helena Realty Co. to an investor by Kurz & Uren.

BROOK AV, 1225-7, and 411 East 168th st, two 3-sty business buildings and one 3-family house, on plot 43x90, sold for Joseph C. Schrader to L. Hemmerdinger, by Richard Dickson. The purchaser will immediately alter the entire grade floor into attractive stores. The property was held at $30,000, and the sale was a cash transaction.

EDGEWATER ROAD, w s, 150 ft. north of Seneca av, vacant plot 75x100, sold for Lawrence Davis to A. R. Monroe, by Samuel Cowen.

WEBSTER AV, n w c 169th st, plot 97x100, resold for the Taxpayers' Realty Co. to the Alert Construction Co. by Ernst & Cahn. The buyer will erect two 5-sty new-law apartment houses.

WEBSTER AV, n w cor 169th st, plot 97x100, sold for the Estate of Augusta Morris de Peyster to Jacob Freeman, by W. E. and W. I. Brown, Inc. The plot is to be immediately improved by a high class apartment house, with stores.

Brooklyn.

AINSLIE ST, n s, 100 ft. west of Graham av, old Second Baptist Church, on plot 50x100, sold to a Jewish congregation of New York City, which will erect a synagogue. Broker, Westervelt Prentice.

GARFIELD PL, 297, 4-sty and basement, bay window brownstone dwelling, on plot 20x60x100, between 8th st and Prospect Park West, sold for the Mechanics Bank to Philip J. Langler, for occupancy, by Charles E. Rickerson.

HERKIMER ST, 64, 4-sty double apartment house, sold by a client of James R. Ross to the Estate of Alice S. Wilkinson, Thomas P. Wilkinson, executor, which gave in part payment the 4-sty brownstone private house at 278 Decatur st. James R. Ross negotiated the deal. The price paid for the Herkimer st property was $40,000.

ST. JOHNS PL, 61, 3-sty and basement brownstone dwelling, on lot 20x45x100, sold for Katherine T. Mawer to George Melvin and Annie Green, for occupancy, by Charles E. Rickerson.

ST. MARKS AV, 590, 3-sty and basement brownstone private dwelling, on lot 20x100, sold for A. Braun to a client for occupancy, by the Bulkley & Horton Co.

TEN EYCK ST, 181, 3-sty tenement, on lot 25x100, sold for Mrs. Adele Roberts to Adam Hessemer, for investment, by Westervelt Prentice.

7TH ST, 447, 2-sty and basement brownstone private dwelling, on lot 18.9x100, sold for Mrs. Ida J. Keating to a client for occupancy, by the L. L. Waldorf Co.

EAST 21ST ST, 359-363, two new 4-sty brick modern apartment houses, on plot 37x65x141, near Beverly rd, sold for the Hanway Realty Co. to a well-known resident of New York City, by J. Sterling Drake. These apartments mark the departure of a long time conservative, private residence neighborhood of single houses on large plots, to the modern city abode.

WEST 32D ST, w s, 170 ft. north of Mermaid av, plot 40x118, Coney Island, sold by the Somerville Realty Co to J. C. Giambalvo. The same company sold 8 lots on West 1st st near Sheepshead Bay rd, to S. Pollock.

56TH ST, 544, 2-sty and cellar brick two-family dwelling, on plot 20x100, sold for Cornelius O'Donohue to Samuel Engel and another, for investment, by Tutino & Cerny.

73D ST, 805, 2-sty brick dwelling, on plot 20 x100, sold for a client to Jens J Jensen, for occupancy, by John F. Burke.

76TH ST, n s, 106 ft. east of 4th av, 6 lots on plot 120x100, sold for the Sinmacros Realty Co. to Theodor Frost, by Malcolm McKinnon, Jr. The plot will be improved with apartment houses and stores. The same broker also sold for a client a plot of 2 lots on the north side of 87th st, to Blanche C. Armroyd.

SCHENECTADY AV, w s, 437.6 ft. south of Av N, 3 lots on plot 60x100, sold for Elizabeth N. True to Ingeborg Scheldrup by John C. Giles, Jr.

WASHINGTON AV, 162, 3-sty and basement brownstone private dwelling, on lot 20x100, sold for John K. Vanderveer to a client for occupancy by the Bulkley & Horton Co.

HYDE PARK.—Wood, Harmon & Co. report sales this week as follows: At Hyde Park, 1 lot on Clarendon rd, between East 53d and East 54th sts, to Harry White; 1 lot on East 53d st, near Clarendon rd, to Mrs. Mabel M. Pregnall; 1 lot on East 48th st, bet Clarendon rd and Av D, to W. E. Bennett; 1 lot on Utica av, bet Av D and Fosted a, to J. Cline Hood; 1 lot on East 52d st, bet Clarendon rd and Av D, to N. C. Hall; 1 lot on Utica av, bet Av D and Foster av, to S. T. Vandervort; 1 lot on East 51st st, bet Clarendon rd and Av D, to A. C. Taylor; 1 lot on East 52d st, between Av D and Clarendon rd, to I. V. Gaston; 1 lot on East 51st st, near Clarendon rd, to D. C. Pharr, Jr., and 1 lot on East 42d st, near Clarendon rd, to F. S. Thomas. At Flatbush Gardens: 1 lot on Ryder st, bet Av R and Av Q, to Capt. M. M. L. Garon, and 2 lots on Hendrickson st, bet Av Q and Av P, to J. S. Matte. At Midwood Manor West: 1¼lots on East 5th st, near Av J, to Mrs. Julia Benson. At Midwood Manor: 3 lots on Ocean Pkway, bet Avs I and J, to Mrs. Sarah B Silcox. At Kingsboro: 1 lot on East 24th st, bet Avs P and Q, to Geo. H. Leonard, and 2 lots on Ocean av, bet Avs R and S, to Mrs. Maud McGuire. At Rugby D: 1 lot on East 53d st, bet Clarkson av and Lenox rd, to Dr. W. W. Reynolds. At Kensington Park: 1 lot on East 2d st, near Franklin av, to W. Jay Russell.

Queens.

FAR ROCKAWAY.—The Lewis H. May Co. has sold for the Amundson Realty Co. (Samuel Jacobs, treasurer) a new concrete cottage on the north side of Brinkerhoff av, Wave Crest, to a client for occupancy.

LONG ISLAND CITY.—The Courtney Development Co. sold to an investor 10 lots, size 200x95, on the east side of Carolin st, 300 ft. south of Anable av. This is part of the property which was sold at public auction 2 weeks ago by Bryan L. Kennelly. The same broker is now negotiating the sale of 20 lots on Carolin st, near Anable av, for building purposes. This property is located 2 blocks south of the dual subway station, now being constructed on Thomson av.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Hannah J. Woolley a plot on the south side of Henry st, 120 ft. west of William st. The buyer, Charles E. Lambert, it is understood, will hold the plot for investment.

WOODSIDE, L. I.—Cross & Brown Co., in conjunction with Loibl & Masson, has sold for George Embach the plot 75x100 on the west side of Schroeder pl, 75 ft. south of Percy st. The buyer, Julia C. Story, it is understood, will improve the property.

Richmond.

RICHMOND TURNPIKE.—Cornelius G. Kolff has sold to John Geyer for Isabel W. Bonner 5 lots, 25x200 each, on the east side of Richmond av, about 1,000 ft. south of the Richmond turnpike at Bullshead.

THIRD WARD.—Percival G. Ullman, Jr., sold 18 acres, with 2,000 ft. of water front, in the Third Ward, Richmond, formerly owned by A. M. La Forge.

Nearby Cities.

JERSEY CITY, N. J.—William Haggerty bought from Anita M. Whitla 470 and 472 Pacific av, 2 brick dwellings, on plot 34x100; also from the George H. A. Meyer estate plot 49½x100 on Pacific av, adjoining.

JERSEY CITY, N. J.—Adolph C. Carsten sold to Annie Schaffer 64 Sherman av, a dwelling on lot 25x100.

Rural and Suburban.

BELLE HARBOR, L. I.—The Lewis H. May Co. has sold for E. Schissel, Jr., a cottage on the west side of Dover av to James A. Chambers, for occupancy.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to Alfred Miller a large plot fronting on the north side of Arleigh' rd at the end of Park rd, Kensington. Mr. Miller will erect a house for his own occupancy from plans by Wallick & Terwilliger.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to Mr. Lee R. Bonner, for investment, a plot in Kensington, on the north side of Nassau rd, 325 ft. west of Park rd.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to William H. Pruden, for investment, a plot fronting on the north side of Nassau road, 425 ft. west of Park road, Kensington.

HEMPSTEAD, L. I.—The Windsor Land & Impt Co. sold to T. Kirk and M. Curtin each a plot 40x100 Lawson st; to P. Nicholls plot 40x100, Frazier st; to E. Schlessinger, plot 100x100, Hempstead Parkway and Lawson st; to P. Buckley, plot 20x106 Franklin av; to A. Feifer plot 60x114, Hemstead and Windsor Parkways.

IRVINGTON-ON-HUDSON, N. Y.—Charlton Hall, the former home of David Dows, has been sold to Adam K. Luke of Manhattan as an all year round home by the Frontenac Realty Co. of which Samuel A. Herzog is president. The property consists of about 33 acres of land, with a large mansion and numerous outhouses. The price paid by the buyer was said to have been about $150,000. Douglas, Elliman & Co., Kenneth Ives & Co., and Fish & Marvin negotiated the sale. The seller recently acquired the estate in exchange for New York City property.

MAMARONECK, N. Y.—Oakhurst, the erstwhile estate of Frederick Bonner and one of the show places in the Sound shore section of Westchester County, has been sold. Two years ago the property was purchased by Andrew J. Connick, Max Marx, George R. Read and others, and has now been sold to another syndicate, which contemplates the immediate development of the land into villa lots. The estate was held at $350,000, and is said to have sold for a sum approximating that figure. Oakhurst is buttressed by sea walls on Mamaroneck Harbor and the Sound, and lies directly across the harbor from the fine estate of Albert Bostwick. Adjoining it are the Osborne place and the home of Commodore MacDonough, of the American Yacht Club.

NORTHVALE, N. J.—William B. Young has sold for cash to a client of Frederick Zittel & Sons a large acreage property with colonial dwelling and barns at Northvale, Bergen County, N. J. The property adjoins a thousand-acre modern dairy and poultry plant known as the Cedarvale Farms, a large part of which was recently purchased through the same broker for a New York banker.

NORTHVALE, N. J.—A 300-acre tract, commonly known as the New York Cab Co. property, sold for Caroline Lexow, of Englewood, N. J., to William T. Tait, of Norfolk, Va., by William B. Young.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to H. Klie, plot 20x97 Lawson av; to E. Heider, plot 40x100, Hoke av; to E. Rastetter, plot 60x100; Ebert av and Messick av; to R. Armstrong, plot 40x100, Perkins av; to G. Kumerle, plot 60x100, Hallman av; to L. Heid, plot 40x115, Anchor av; to G. Cassett, plot 40x100, Merrifield av.

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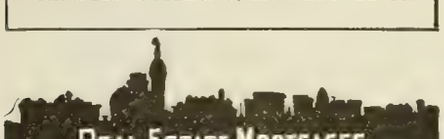
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Rural and Suburban (Continued).

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to C. P. McDermott and W. R. Chapman each a plot 40x100, Iris av; to P. A. Crean, plot 40x100, Geranium av; to D. Kelly, plot 45x100, Violet av; to D. A. Johnson, plot 40x100, Crocus av; to N. B. Johnson, plot 40x100, Primrose av; to F. Wille, plot 40x100, Oak st; to H. J. Flanagan, plot 40x100, Belmont st; to W. S. O'Brien, plot 190x110x74x100, Aspen st and Floral Pkway.

PLAINFIELD, N. J.—Steven B. Ayres has sold for the Wheeler Corporation to Edgar C. Long, of Florida, 4 plots on Greenbrook road, which will be improved with a residence.

RED BANK, N. J.—Taendler & Scholz sold a 10-acre farm near Red Bank, N. J., known as the Swimming River Poultry Farm, for Frank Abe, of Eatontown, to Joseph Senetra, of New York.

ROSEDALE, L. I.—The Windsor Land & Impt. Co. sold to F. F. Donnelly plot 40x100, Concord av and Hampton rd.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to M. Van Auken, plot 40x100, Beverly Pkway; to G. Schlafli, plot 40x100 Beverly Pkway, and plot 45x110, Rockaway and Beverly Pkways; to W. Rieder, plot 40x100, and W. Carr, plot 60x100, Morris Pkway; to G. Martinello, plot 40x100 Grove st; to E. McCusker, plot 40x86, Lincoln av; to A. P. Railey, plot 200x169x115x207, Rockaway Pkway and Keller st; and Corona av; to S. Schwartz, plot 80x85, Chester st; to W. Kaelber, plot 40x100, Carpenter st; to J. Keane, plot 40x111, Corona av; to M. Knope, plot 80x110, Rockaway Pkway and Keller st; to B. Cawley, plot 40x101, Corona av and Dover st; to E. Carney, 40x100, Grove av.

WESTBURY MANOR, L. I.—Henry Pierson sold a plot, 60x100, on Henry st, to Henry Ackermann. Also a plot, 80x105, to Frederick Gailer on Tremont st.

WEST ENGLEWOOD, N. J.—The Maze Realty Co. purchased from the Country Home Realty Co. a tract of land containing about 12 acres, with improvements, on Washington av, bet West Englewood, on the West Shore Railroad, and Teaneck station, on the Erie. It is the intention of the purchaser to erect a number of small bungalows.

LEASES.

Manhattan.

MELVIN E. BOAS leased the 8-sty apartment house at 536 West 113th st to Frederick B. Lozier for 5 years and 3 months.

THE DUROSS CO. leased the store and basement in 222 West 16th st to the Alco Polish Co. of 354 West 50th st; also the 8th loft in 11 West 20th st to Goldman & Levine.

THE DUROSS CO. leased for Mary P. Satterlee the 6-sty building at 448 Greenwich st to the Reliable Warehouse Co., Inc.; also the store and basement in 104 7th av to Samuel Bernstein; also the parlor floor store in 103 West 14th st to Samuel M. Fox, of 100 West 13th st; also the 2d loft in 242 West 14th st to the Daisy Pin Co.; also for Christina J. Higley and Maude W. Tooker the 3-sty house at 279 West 4th st to Michael Ward, and for Joseph Rimoldi the 3-sty house at 16 Minetta lane to Modesto Disonima.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for the American Real Estate Co. a large portion of the 13th floor in the Arena Building at 38 and 40 West 32d st running through to 39 and 41 West 31st st, to Aird, Coates, Carter Co., of 38 West 33d st, for a long term of years.

M. M. HAYWARD & CO. leased for a long term of years for the Pine Moon Realty Co. the two 6-sty apartment houses at 66 and 70 West 109th st.

THE CROSS & BROWN CO. leased for United States Trust Co. the entire building at 110 West 54th st to E. Lascaris, of 1649 Broadway, for a term of years.

E. A. TREDWELL leased a garage at 110 West 52d st for Abner T. Bowen to George Laury.

A. A. VANTINE & CO. leased the 7-sty building at the southwest corner of 5th av and 39th st. The lease is for 21 years at an annual rental of $85,000. Frank D. Veiller represented the owner and Webster B. Mabie & Co. the lessees. Possession will be obtained on August 1. Aitken, Son & Co., the present occupants, are negotiating for another site in 5th av.

PEASE & ELLIMAN leased the store west of the entrance at 565 West 181st st for an agency of the Singer Sewing Machine Co.

THE OFFICE OF L. PORRINO rented 20 Van Dam st to C. Arlotta for 5 years; 43 Van Dam st to Dr. C. Catalano; store in 548 West Broadway to Berkowitz Bros., and the 1st loft in 145 Bleecker st to E. Coltelli for a term of years.

WM. A. WHITE & SONS leased, in conjunction with Richard H. Scobie, the store and basement in 1668 and 1670 Broadway to Artemas Ward, of 50 Union sq, to be used as a sales and show room for the King car. Extensive alterations are now being made to the building, and will be finished about the middle of September. Until the completion of the alterations, the King car will locate temporarily at the northeast cornor of Broadway and 53d st; also leased for the estate of August Trenkman the 2d loft in 407 Broome st to C. Shepherd's Sons, printers, now at 152 Worth st; and for the estate of S. Charles Welsh 3 lofts in 257 Greenwich st to the Stirrup Manufacturing Co., manufacturers of tinware, formerly at 259 Front st.

SAMUEL H. MARTIN leased for William L. Amerman the 3-sty dwelling at 168 West 64th st to Joseph Holmes; and for Gross & Crook the 2d, 3d and 4th floors in 432 Columbus av to Mary Condon; also for Thomas Simpson the store and basement in 1974 Broadway to the Broadway Auto Accessories Store, Inc., of 1976 Broadway, for a term of years.

WORTHINGTON WHITEHOUSE leased 64 East 92d st for Mrs. J. W. Kayser to H. M. Billings.

THE BERLIN RENTING AGENCY leased the 4-sty building at 315 2d av to A. Nicholas and the store in 277 3d av to Mrs. Wortheim as a millinery store.

DERSCHUCH & CO. leased for George B. Ritter the 4-sty building at 448 Washington st to Shuttleworth, Keiller & Co., of 248 Greenwich st.

DOUGLAS L. ELLIMAN & CO. leased the store in 64 West 38th st to N. Pollin & Sons, of 24 East Broadway.

BURTON THOMPSON leased to Tyson & Co., theatre and opera ticket agents, space in 96 Broadway. This is the first office established by Tyson & Co. in the Wall street district.

THE CROSS & BROWN CO., in conjunction with Harry Hain, leased the 8th and 9th lofts in 38 to 42 East 32d st to Faber & Hein, and the 10th loft to Arthur H. Spero, Inc., of 19 West 21st st, for a term of years.

THE DUROSS CO. leased for the Bellevue Realty Corporation the 3d loft in 331 East 26th st to E. Roesler; also for the Hoguet estate 42 7th av to Andrew Ford; for Henry L. Marks 460 West 22d st to Aueringer Kaspar; for Teresa Rowan 133 West 22d st to Louis Capone; store and basement in 37 9th av to J. J. Kelly; store and basement in 41 9th av to Alexander McInnis; 319 West 12th st to Sophie McDevitt; store in 252 West 14th st to the Manhattan Printing Co., and the store and basement on 14th st at the junction of 9th av and Hudson st to William Lubbert, of 34 9th av.

THE FORTY-SECOND STREET AND MADISON AV. CO., Fredk. Johnson, president, leased through Miller, McMann & Donley from Mrs. Maud Marshall the 4-sty dwelling at 23 East 41st st, on lot 26x49.4, for a term of 21 years at an aggreate rental of $125,000. The dwelling adjoins the 41st st extension of the big 20-sty office building recently completed by Mr. Johnson at the southwest corner of 42d st and Madison av and was secured to protect the light and air of the larger building.

M. & L. HESS leased the 6th loft in 241 and 245 West 37th st to the Richardson Press, of 156 Leonard st; the 4th loft in 105 and 107 East 29th st to Kreeger Bros., of 611 Broadway; and the 10th loft in 36 anad 38 West 25th st to the Leavy & Jacobs Co.

SAMUEL H. MARTIN leased offices in the Simpson Building, at the southeast corner of Broadway and 67th st, to George Sumner, Inc., of 1841 Broadway.

A. W. MILLER & CO. leased for the City Real Estate Improvement Co. the store in 977 8th av for a term of years to the Silver Lunch Co. This property, which is part of the 100 foot plot at the northwest corner of 57th st and 8th av, was recently purchased by the City Real Estate Co., and after extensive alterations will be conducted as an apartment hotel. The Silver Lunch Co. will pay $75,000 rental during the term of its lease.

MILLER, McMANN & DONLEY leased the store in 306 Madison av for a term of years to James Hattan, dealer in men's furnishings; also leased the two top floors in 306 and 308 Madison av to the New York German Conservatory of Music.

WILLIAM R. MOORE leased the floor in 122 West 44th st for R. Leverson, and also floor at 815 6th av to M. Brady.

PEASE & ELLIMAN leased space in their building at 340 Madison av to the Swan-Brown Co., of 340 Madison av, who handle real estate securities; the private dwelling at 46 East 61st st for Cortlandt Schuyler Van Renssellaer to Montague Flagg, 2d; a large store in 21 East 48th st for a long term of years for T. J. Flint & Charles B Halsey to Miss Gandy, formerly at 398 5th av.

CARSTEIN & LINNEKIN leased in 450 to 454 4th av half a floor to the New Era Manufacturing Co., of 315 4th av; space to the Kresko Laboratories, of 72 Madison av; and also space to John Styles Dickerson, of 25 Broad st; in 239 to 243 4th av; space to Frank A. Tierney, of 22 East 17th st, Storch & Brown and John H. Donnelly; the corner store in 217 Lenox av to Feldman Brothers; in 225 4th av space to Thomas W. Lewis, of 221 4th av, and an entire floor for Frankenthal Bros. to Simon Batt & Co., of 332 Canal st; 16 and 18 West 22d st through to 17 and 19 West 21st st space to Simon Ginsberg & Bros.; in 261 to 265 4th av space to the Everwear Hosiery Co., of 200 5th av for the Gibson Construction Co. space in 49 to 53 East 21st st to E. M. Yung & Co.; in 1161 to 1175 Broadway to the International Bead Co., of 225 4th av; in 341 to 347 5th av to the Lawrence Purchasing Agency, of 45 West 34th st; in the same building an office to Edw. Huntley Pease; in 320 5th av space to Herbert F. Taylor, of 320 5th av; and space to Nilse Jacobson; in 335 to 341 Canal st a loft to S. Galewski & Co.; in 341 to 347 5th av space to E. A. McConnell, and the entire south wing of the same building to the Vacuum Washer Co.; in 456 to 460 4th av space to Chas. W. T. Davis; in the Clarendon Building, 215 4th av, space to George Mamlok, of Germany; in 424 to 432 4th av space to Walter C. Kimball, Inc., of 1 Madison av, and space in 229 4th av to Charles J. Allers, of 35 West 36th st.

THE CROSS & BROWN CO. leased for a term of years space on the 9th floor of the Schneider-Anderson Bldg., 16 and 18 West 46th st, to Stoutenburgh & Boyd, dressmakers, for 7 years located at 51 West 39th st.

THE J. C. EINSTEIN CO., INC., leased from the plans the top loft in 145 to 149 West 30th st to Charles Schrank, of 129 West 22d st; the top loft at 29 West 15th st to Fliashnick

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Manufacturing Co.; for Webster B. Mabie & Co. the 9th loft at 13 and 15 West 24th st to Mittenthal & Tannenbaum and Sigmund Jackter; also the 1st loft in 87 Broad st to a Mr. Price.

THE HESS BUILDING CO. leased to N. Erlanger, Blumgart & Co., Inc., the 7th and 8th floors, containing 40,000 sq. ft., in the Hess Building at 4th av, southwest corner of 26th st, for a term of 10 years, at an aggregate rental of $250,000. Tanenbaum, Strauss & Co. conducted the negotiations. The lessees have, for close to a quarter of a century, been located at 93 Prince st, engaging in the general dry goods business. In connection therewith, it might be interesting to note that the Hess Building already houses such firms as Fleitmann & Co., C. A. Apffmordt & Co., Priestly & Co., all of whom are engaged in the general dry goods business, and the well known publishing firm of Funk & Wagnalls, publishers of the "Literary Digest"; each tenant occupying from 40,000 to 80,000 sq. ft. The consummation of this lease concludes the renting of 14 out of 20 floors, or in other words, the building is 75% tenanted.

M. & L. HESS, INC., leased for the Beach estate in 114 to 120 East 23d st, running through to and including 115 to 119 East 22d st, containing 17,500 ft. to the floor, the store, basement and 1st loft to Samuel Eiseman & Co., of 114 East 23d st; the 6th loft to Louis Greenberg & Bro., of 127 West 17th st; the 7th loft to Edelson & Shapiro, of 114 East 23d st, and the 8th, 9th, 10th and 11th lofts to Weinstein Bros.; the 4th loft to A. W. Cowen & Bros., of 5 Union sq, and the 5th loft to Demmerle & Co., of 248 West 23d st. These two latter leases were negotiated by Frederick Fox & Co. and L. Tannenbaum, Strauss & Co., respectively. With the consummation of the foregoing leases, which aggregate about $650,000, the building has been 85% rented, having but two floors still to rent and upon which negotiations are now pending. M. & L. Hess, Inc., have been appointed sole agents for this property.

LE ROY W. JOHNSON, with S. Osgood Pell & Co., leased the 3d floor of 553 5th av to the Modart Corset Co., of 17 East 45th st, for a term of years.

PEASE & ELLIMAN leased a loft in 16 East 48th st to Egle de Villelume Sombreuil, a milliner and modiste; also space in the Aeolian Building, 33 West 42d st to Dr. Edwin K. Garow, Hans Kronold and James Richard Turner.

H. C. SENIOR & CO. leased for Mrs. R. Hesselein the 3-sty dwelling at 107 West 78th st to Miss Ulrich to be used as a primary school for children.

MALCOLM E. SMITH leased the front half of the 5th floor in the Cameron Building, 34th st and Madison av, to Wullschleger & Co., now located at 110 and 112 5th av, and additional offices to the Crawley Co.

NICHOLAS F. WALSH leased the store, basement, 1st and 2d lofts of 19 and 21 Roosevelt st for Garrick estate to Lekas & Drivas, Greek importers, of 17 Roosevelt st, for a term of about 10 years.

MOORE, SCHUTTE & CO. leased for Mrs. Caroline Ross 514 West 136th st, a 6-sty "walk-up," on lot 37.6x100, to a client; also for the Gramercy Investing Co. 530 West 143d st, a 3-sty private dwelling, to a client for a term of years.

JOHN J. CODY leased for the estate of Nathaniel Wise 1230 Madison av, a private dwelling to Henry Pasch.

Bronx.

F. J. WOOD leased for M. Wolfson & Co. the store and basement in 1918 Webster av to Louis Abt for a term of years; also for the same client to E. Lindhart the large store and basement in 1920 Webster av for a term of years; for John P Garniss the building at 449 Tremont av, adjoining the new Crotona Theatre, to the Waldorf Shoe Co. for a term of 10 years.

Brooklyn.

THE L. L. WALDORF CO. leased for a client the 4th apartment in 564 5th av to Edgar Allen; also for a client the 4th apartment in 394 8th st to Mrs. Elting; also for a client the store in 217 7th av to the Empire Dye Works.

CHARLES C. STELLE leased the premises at 9 Prospect pl for W. H. Foddy to Margaret Larson for a term of years.

Queens.

THE LEWIS H. MAY CO. leased the following: at Far Rockaway, for D. W. Knight cottage 195 Mott av to A. E. Reinthal; for Milton M. Silverman cottage on Bayswater av to Isaac Gilman; for Mrs. M. A. Lucas cottage on State st to Herman Weinberger; for Peter Roche cottage on Mill st to Edgar S. Pretzfeld; for E. B. Corey cottage on Atlantic av to B. J. Ludwig; for Mrs. A. E. Morris cottage on Franklin av to Hugo S. Mack; for Miss Ida Gipson cottage on Gipson pl to Mrs. L. M. Hirsch.

Suburban.

W. W. OPPENHEIM leased for 36 years the 3-sty brick building at 661 and 663 Broad st, Newark.

PEASE & ELLIMAN rented for Miss Helen P. Denny her country place fronting on the Sound at Pine Island, Milton Point, Rye, N. Y., to Frank DeK. Huyler for the summer season. The property is one of the well known shore front estates at Rye and is near the country places of Pliny Fisk and George S. Dearborn.

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REAL ESTATE NOTES.

WILLIAM R. MOORE negotiated the sale of 841 6th av, for Walter I. Scott.

THE ROSE & PEIXOTTO CORP. has been appointed agent of No. 503 West 176th st.

IT IS RUMORED that Edward Palmer has sold the northeast corner of Southern Boulevard and Willis av, plot 85x100.80x25.

THE TWENTIETH STREET REALTY CO. has moved from 110 West 29th st to 110 West 34th st, Room 902.

HARRY SCHIFF, owner of the 11-sty loft building at 19-21 West 17th st, denied the sale of the property.

GOODWIN & GOODWIN have been appointed renting agents, etc., of the two apartment houses 275 and 277 West 117th st.

JAMES A. DOWD, representing the owner of 824 6th av, denied the report that the parcel had been sold.

JOHN J. KAVANAGH was the broker in the recent sale of 56 East 77th st to Ada Vezin and 1134 Madison av to Harriet C. D. Carter.

THE DWELLING at 132 East 62d st, which has been reported sold, has not changed hands as yet, although negotiations are pending. The owner is August Milius.

THE HARRY A. FITCH REALTY CORPORATION, with a capital stock of $10,000, has been incorporated with a directorate of Harry A. Fitch, Jane Fitch and William O. Fitch.

HARRY R. KOHN, who recently acquired the 5-sty tenement at 640 East 13th st, on lot 25x103.3, at foreclosure proceedings, denied that he had resold the property.

JAMES M. WOODS was the broker in the sale of 520-524 West 48th st, the 6-sty brick factory on plot 75x100, for the National Gum & Mica Co. to Kindler & Collins.

CARL D. JACKSON is the buyer of the lot, 23x100.8, on the south side of 89th st, 100 ft. east of 5th av. It was sold recently by Dr. Charles V. Paterno.

BRYAN L. KENNELLY will sell at auction by order of the Ingraham Estate, 425 lots, at Hempstead, L. I., located on Front st, William st, Cedar st and adjoining streets.

THE WOODMERE BAY CO., of Woodmere, has been incorporated with a capital of $500,000, and these directors: Herbert Payne, of Menlo Park; Clarence Payne, of New York City, and Josephine Curtis, of Woodmere.

ENGEL BROTHERS, attorneys, state that the judgment filed in the County Clerk's office, on the date of June 2, 1913, Jac. E. Fink & Bros., Inc., against Charles E. Murtha, Jr., was filed through a misunderstanding between the parties.

DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for the new 9-sty apartment house at No. 3 East 85th st, which will be completed about July 1, by the Fullerton Weaver Realty Company.

JULIUS H. SEYMOUR, who was reported to have purchased 310 and 312 West 86th st, declared that the report was untrue. Mr. Seymour owns the 3 dwellings at 304, 306 and 308 West 86th st.

GEORGE A. HARRIS, of Manhattan, is the buyer of the former home of Baroness Von Zimmerman, of Austria, on Sherbrooke rd, Scarsdale, N. Y. The property was sold at public auction Saturday by Bryan L. Kennelly for $58,000.

THE J. ROMAINE BROWN CO. moves today from 105 West 40th st and 55 Liberty st to 299 Madison av. The company has been prominently identified with real estate in New York City since 1856 and moves to larger quarters to meet increasing business demands.

A. W. MILLER & CO. have been appointed agents of the square block recently purchased by the Society of the New York Hospital, running from 54th to 55th st, 11th to 12th av; also of No. 163 West 129th st, and the southeast corner of 128th st and St. Nicholas av.

THE BRUNSWICK REALTY CO., the Colony Construction Co., Stonewall Realty Co., and the 4th Av. Holding Co., have moved their offices to the Commercial Engineers Building, 35-37 West 39th st. The companies are associated with the offices of Frederick C. Zobel, Robert P. Zobel, James A. Zobel and Max Solomon.

PEASE & ELLIMAN, in conjunction with Rose & Peixotto, were the brokers in the sale of 501 and 503 West 176th st, a 6-sty flat, on a plot 42.6x99.11. The buyer, William A. Towner, gave in part payment a vacant plot at the southeast corner of Boston rd and Peace st, Bronx.

REAL ESTATE BOARD.—At the regular monthly meeting of the Board of Governors held Tuesday, June 3, the following gentlemen were unanimously elected members of the Real Estate Board of Brokers of the City of New York: Mr. William S. Denison, 150 Nassau st; Mr. C. M. Gillies, 128 Broadway.

THE HOUSE AND REAL ESTATE OWNERS' ASS'N of the 12th and 19th Wards of the City of New York, to celebrate the 25th anniversary of their organization, will hold an outing and banquet at Donnelly's Grove, College Point, L. I., on June 11. The President of the association is George H. Beck, of 1515 First av.

WILLIAM M. BENJAMIN CO. reports having recently placed the following loans: $150,000 at 4½% on 142-54 East 32d st and 139-47 East 31st st; $100,000 at 4½% on 109-11 East 40th st; $50,000 at 5% on 156-62 Eldridge st; $25,000 at 4½% on 120 East 79th st, and in conjunction with A. B. Ashforth a loan of $85,000 at 5% on the southwest corner of Canal and Elizabeth sts.

CHARLES C. STELLE was the broker in the sale of 564-566-568 and 570 Pacific st, adjoining the Library, southeast corner of Pacific st and 4th av. These houses are to be torn down and a 6-sty elevator apartment house built on the plot, which is 70x100. Mr. Stelle says this is only a forerunner of what will have to come in this section and now is the opportunity for builders to buy plots at reasonable prices.

THE COMMUNICATION of N. Taylor Phillips, Attorney for the Crex Realty Co., offering on behalf of said client to sell to the city certain property situated at Lexington av, 131st st and Harlem River, known as Parcels Nos. 1 and 2, at $18,000 for Parcel No. 1 and at $100 a front foot for Parcel No. 2, for the acquisition of which property condemnation proceedings have been instituted by the Public Service Commission, in connection with rapid transit railway construction, was referred by the Board of Estimate, on Thursday, to the Comptroller.

ANOTHER of the Henry Corn properties is to go under the hammer, the latest sale involving Nos. 474½ and 476 Broadway, through to 38 Crosby st, which is to be sold in an action brought by William M. Barrett as president of the Adams Express Co. The property consists of an 11-sty loft building fronting 49.10 ft. on Broadway and 25 ft. on Crosby st, with a depth of 199.7 ft. The sale will be held under the direction of Edward H. Chids, as special master, on Friday, June 27, at 11 a. m., at the County Courthouse.

THE M. MORGENTHAU, JR., CO. has negotiated a second mortgage of $27,500 for the Helenita Realty Co. (J. J. Hearn and A. M. Cohen) on the property known as 65-7-9 West 46th st, three 4-sty and basement dwellings on plot 56.2x100.5, located on the north side of 46th st, 109 ft. east of 6th av. In connection with the negotiations it was necessary to secure a release of the restrictions on this and the adjoining property which was all originally restricted to private dwelling buildings. The Helenita Realty Co. also owns the 20-ft. building adjoining on the east known as 63 West 46th st, giving it a total plot of 76.2x100.5, which will ultimately be improved with a store and loft building.

ONE OF THE LARGEST title searching jobs ever put through in Suffolk County was concluded recently by Raymond V. Humphrey of Riverhead, L. I. The property covered is a large tract on the ocean beach, Southampton, and extending westward to join the property of Judge Wauhope Lynn. It is said the tract is worth more than $300,000, and, in fact, it is that sum that it is insured for by Mr. Humphrey in the New York Title Insurance Co. Title is taken by Fred Ingraham and wife, of Manhattan, and by him deeded to the Southampton Beach Co., which company will improve it and put it on the market. Dozens of descendants of the old Southampton "proprietors' held title to the tract. It was Mr. Humphrey's job to search the old records for a century or so back and see that all of the recent owners could give valid deeds to the new owners. Taken altogether, it was an unusually large and intricate piece of work to get in such shape that it would be insured by a title company.

Cutting Down Municipal Expenditures.

The city administration has heard the cry of the overburdened taxpayer and will refrain from carrying out a number of contemplated improvements which it believes can be dispensed with at this time. The Corporate Stock Committee of the Board of Estimate has recommended that appropriations of corporate stock heretofore made be rescinded in the following cases:

City's share of the estimated cost of extending Seventh avenue and widening Varick street, $3,000,000. This improvement is to be made, but the cost will be spread in a different way than was intended when the sum here mentioned was set aside. Extension to the Henry Hudson memorial viaduct, $200,000; extension of Irving place, $100,000; bridge over the Bronx River and the railroad tracks at Gunhill road, $170,000; Grand Boulevard and Concourse, transverse road at 161st street, $225,000; construction of the foundation and walls of the wings of the new Aquarium Building in Battery Park, $170,900; completion of the Shore road, between First avenue and Fort Hamilton avenue, Brooklyn, $1,130,000; new Bellevue Hospital, $250,000, out of a total appropriation of $2,050,000; Reformatory for Misdemeanants, for the erection of new buildings, $495,000; for exterminating mosquitoes, $59,925, and for repairs to the Brooklyn Borough Hall, $16,800.

Land Reverts to North Shore Towns.

Land valued at close to a million dollars, which prominent residents of Long Island have thought they owned under State Land Commission grants, in reality belongs to the town in which it is located, according to decisions handed down Tuesday by the Court of Appeals.

One deision sustains the claim of the Town of North Hempstead to water front land in Roslyn valued at $150,000, for which a grant was made many years ago to Rudolph Oelsner. The town won the suit, which began five years ago in the Supreme Court and in the Appellate Division to which it was appealed by the Oelsner Estate.

The other decision gives the town of Oyster Bay land claimed under similar conditions from L. C. Tiffany at Cold Spring Harbor, valued at $85,000. In both instances the towns based their claims upon patents issued in the seventh century.

Tax Payments in May.

All those whose taxes for the first half of the year were not settled by June 1 will have to pay a penalty of 7 per cent. More than $55,700,000 in taxes for 1913 was collected in May. Last Saturday there was a great scurrying to get in before the gate closed. Of the total amount collected $39,756,000 represents taxes for the first half of the year and $15,957,512 represents payments for the entire year. By a provision of the law a rebate is given on the taxes for the second half if paid with those of the first half. The total tax levy is $151,607,084.55.

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WHERE THE MONEY GOES.

$15,000,000 for Aqueduct Lands—Owners Will Get $8,500,000—Fees and Interest Will Take the Rest.

New York City will pay approximately $11,000,000 in fees, court expenses and interest, for land to be used for the new aqueduct which is to bring the water from the new Ashokan reservoir in the Catskill Mountains to the Metropolis.

This aqueduct extends through Ulster, Orange, Putnam and Westchester counties. The expenses connected with the acquiring of this narrow strip, less than 100 miles in length, is about two and one-half times the cost of the land itself. They comprise fees for condemnation commissioners, fees for lawyers and for experts called to testify as to the values of the land, and salaries of stenographers and incidentals.

The Board of Water Supply will report to Mayor Gaynor within the next few days, placing the cost of the land at approximately $15,000,000. The actual value of the land is, no doubt, less than one-third of this total, but allowances must be made by condemnation commissioners for hardships and deprivations to owners following from the taking away of their means of livelihood.

Of the $14,000,000 so far authorized, $3,000,000 goes for fees, $8,500,000 to owners and $1,500,000 in interest on the amounts awarded.

Another $1,000,000 was paid out in court proceedings for stenographic reports of the hearings and other details.

The proceedings for the acquisition of this land began in 1905, with the appointment of more than a score of condemnation commissions of three members each, who received a fee of $50 a day for their services.

The Jamaica Hillcrest Sale.

The result of the Jamaica-Hillcrest auction sale of lots last Friday and Saturday, conducted by William P. Rae & Co., of Brooklyn, as auctioneers, was the disposal of 251 lots for a total of $103,878, or an average of $412 a lot. At the opening of the sale bidding was sluggish, but this was due to the fact that prospective purchasers were not sure just which lots were being offered. The auctioneer adopted the method of selling direct from the specific plot to be sold, and then the bidding became spirited.

Briarwood road inside lots brought $350 to $440 each, and corners $510, under spirited bidding. Briarwood road has city improvements installed.

Saturday's offerings included lots on Hillside av where the average price was $1,300; on Highland av, where the average price was $1,000 a lot, and on Briarwood rd, where inside lots sold for $350 to $430 and corners for $510.

Among the buyers were F. W. Hawkins, Alfred J. Eno, Thomas Doyle, Jacob Bahr, Daniel Nashin, J. O'Sullivan, H. C. Kuch C. Sprague, W. E. Yuger, J. F. Herriman, William Bauer, H. W. Koopman, J. L. Cummings, J. F. McGuire, H. A. Silverman and L. F. Smith, J. L. Cunningham, J. F. Herman, Mary Rorke, F. W. Palmer, J. G. Quinn, J. F. McGuire, J. E. Tennis, James L. Brady, Henry Meyer, F. F. Jordan, Joseph Cooper, J. T. Crane, Guy Nichols, E. L. Matthews, G. R. Hawkins, William Steckler, D. Marsland, A. Duncan and John Barnes.

Queens Boulevard Opening.

Rapid progress is being made in the condemnation of property for the widening of Queens Boulevard and it is expected to have the entire work completed by November next.

This is the largest street opening proceeding ever undertaken in Greater New York, taking in to consideration the length of the highway, the amount of land taken and the number of parcels involved.

The length of the highway to be widened is 8½ miles, from Queensboro Bridge Plaza to Jamaica, and a strip varying from 100 to 125 feet in width is to be taken. Owing to the magnitude of the undertaking, the work was divided into seven sections.

The first hearing was taken December 21, and the claimants' side of the case has been finished on the first two of the seven sections, carrying the work from the Bridge Plaza to Fisk avenue, Winfield, over two miles.

Testimony has been completed as to 350 damage parcels. The aggregate amount of claims for damages made by property owners for the first section, as far as Greenpoint avenue, is $900,000, and for the second section, from that avenue to Fisk avenue, is $1,102,776. At the same rate $5,000,000 will be needed to acquire all the lands.

New Route for Queens.

The Public Service Commission gave a hearing on Wednesday afternoon to a delegation of property owners and residents of the Third Ward of Queens who are opposed to the Amity street route for the extension of the Corona rapid transit line to Flushing.

The delegation came from Whitestone, College Point and other places in that vicinity, the citizens of which feel that their locality should be served by the proposed extension of the Corona line. Instead of the Amity street route they propose that a terminal or distributing point should be established at or near the junction of Broadway and Lawrence street, Flushing, where it would connect with trolleys from College Point, Flushing, Jamaica, Bayside, Murray Hill and Whitestone. With the Amity street route, it is pointed out, only one of these lines would connect. The new plan, it is stated, will obviate the expense of subway construction in Amity street, as the road could be built entirely as an elevated structure.

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Protection of Floor Openings.

When the so-called fireproof buildings which are now being designated as "fire resisting" or "fire resistive" buildings, were built, the architects and general public felt that the so-called fireproof construction was such a step in advance and such a great improvement over the old wooden beam construction, that little or no thought was given to the protection of floor openings.

As fire resisting buildings grew larger in area and taller in height, with the consequent increased amount of valuable contents, attention began to be directed toward the spread of fire from one part of the building to the other.

Fully twenty years ago this principle was admitted by architects, and loft buildings in the City of New York were built with enclosed fireproof stairs, and elevators with solid doors. Sometimes these doors were of wood for the staircases and open grille work for the elevators.

Shortly thereafter the doors for the stairs and elevators began to be made fireproof, and the vent shaft openings that pierce these also had fireproof windows and wireglass provided, and at the present time for tall buildings, with a view of preventing the spread of fire from one part of the building to another, it is not only important to protect all openings, either horizontal or vertical, that communicate with parts above or adjoining, but also to construct the exterior windows with metal and wire glass so that the fire will not communicate from one floor to the other by the outside of the buildings. —Julius Franke in "Insurance Engineering."

Foreclosure of Mortgage.

An error in a mortgage and in the complaint in an action to foreclose it describing one of the lines of the premises as running "southwesterly" instead of "southeasterly" will not relieve the purchaser at the foreclosure sale from completing his purchase, according to a decision of the New York State Court of Appeals, in the case of Downes vs. Wenniger, just printed in the Law Journal.

But failure of the plaintiff to make the tenants in possession of the property parties to the action will relieve the purchaser from completing his title, whether they occupied by the month or by the year. The purchaser is not bound to incur the expense of independent proceedings to oust the occupants of the land whatever may be the character of their tenancy.

Prevailing Rate of Wages.

The Court of Appeals, in a decision handed down recently holds that a subcontractor doing the granite work on a municipal building in the City of New York was not required by the Labor Law to pay to his quarrymen and stonecutters getting out materials for the building in the State of Maine the prevailing rate of wages in New York City. Such quarrymen and stonecutters are not employed "on, about or upon" the construction of the building within the intent of the act.

The Thompson-Starrett Co sublet the granite work to the Mount Waldo Granite Works, a Maine corporation. The work of quarrying, cutting, dressing and trimming the granite was done in the State of Maine, and the workmen were paid $3 per day, the prevailing rate of wages there. The prevailing rate of wages for the same class of work in the City of New York is $4.50 per day. Wherefore it charged that Section 3 of the Labor Law was violated. The contractor and the subcontractor both agreed to comply with the provisions of the New York Labor Law.

The court said the statute was not designed to increase the wages paid to workmen in Maine.

Real Estate Bonds.

Holders of bonds will be interested in a decision handed down by the Appellate Division of the Supreme Court in a suit of the estate of Peter Decker against the New York Realty Owners to recover the face value of profit-sharing debenture certificates worth $12,000.

The defence was that the holders of such certificates have no right to claim payment until the dissolution of the company, and that to compel the company to redeem these certificates at their value before that time would cause the company to go into the hands of a receiver.

The Appellate Division upheld the Realty Owners' plea, but Justice Hotchkiss said: "If the decision about to be made is good law, then thousands of holders of various forms of income bonds and of bonds providing for fixed rates of interest . . . will be in jeopardy of having what they bought for obligations being turned into mere certificates of interest."

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 5, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

Morris Park Auction.

JOSEPH P. DAY, AUCTIONEER.

3,019 Lots Under the Hammer, at the Old Club House.

*Barnes av, es, 100 s Lydig av, 50x100; C K Shotwell. 1,625

*Barnes av, es, 100 n Brady av, 75x100; Theo Koren. 2,100

*Barnes av, es, 175 n Brady av, 150x100; Benj Nardis. 4,200

*Barnes av, es, 325 s Lydig av, 50x100; Jna A Anderson. 1,400

*Barnes av, es, 275 s Lydig av, 50x100; Chas A Dearborn. 1,450

*Barnes av, es, 225 s Lydig av, 25x100; J E Higgins. 725

*Brady av, nwc Matthews av, 9.8&22.11x82.11x25x106; Patk McKane. 1,050

*Brady av, ns, 150 e Barnes av, 25x100; Patk McKane. 850

*Brady av, ns, 100 e Barnes av, 50x100; Rosano & Angelo Di Creco. 1,500

*Brady av, ns, 100 w Muliner av, 41.1x61.8x45.11, gore; Julius Ashil. 425

*Brady av, ns, 25 w Muliner av, 25x100; Margt Simon. 625

*Brady av, ns, 50 w Muliner av, 50x45.11x72.6x100, gore; D J Ashil. 1,250

*Bronx & Pelham pkway, sec Matthews av, 75x150x75x146; H G Miller. 7,550

*Colden av, ws, 200 s Neil av, 50x100; Agelina L Leuz. 1,400

*Colden av, ws, 325 n Rhinelander av, 25x100; also COLDEN AV, ws, 150 n Rhinelander av, 25x100; J H Droge. 1,500

*Colden av, es, 350 s Neil av, 50x100; J Ginsberg. 1,400

*Colden av, ws, 350 s Neil av, 50x100; Hy Sliptner. 1,550

*Colden av, es, 100 n Rhinelander av, 50x100; Louise Horwitz. 1,500

*Colden av, es, 275 n Rhinelander av, 25x100; Thos Bradley. 950

*Colden av, ws, 150 s Van Nest av, 50x100; C K Shotwell. 1,800

*Colden av, ws, 200 s Van Nest av, 25x100; Wm Schlefer. 850

*Colden av, ws, 225 s Van Nest av, 25x100; Moses Howitz. 850

*Colden av, ws, 100 s Van Nest av, 25x100; A N Rittalita. 1,000

*Colden av, ws, 125 s Van Nest av, 25x100; Chas Balser. 850

*Colden av, ws, 250 s Van Nest av, 100x100; W. B. Bassett. 3,300

*Colden av, ws, 325 n Pierce av, 50x100; E J Fullam. 1,650

*Colden av, ws, 275 n Pierce av, 50x100. Frances Raines. 1,650

*Colden av, ws, 250 n Pierce av, 25x100. M Flood. 800

*Colden av, ws, 100 n Pierce av, 25x100; Dora Seldis. 900

*Colden av, ws, 125 n Pierce av, 50x100; Saml Fruchter. 1,800

*Colden av, ws, 175 n Pierce av, 25x100; Margt Roman. 825

*Colden av, ws, 200 n Pierce av, 50x100; C Clark. 1,650

REMOVAL NOTICE

OF THE

F. W. DODGE COMPANY

On and after June 1st, 1913, the general offices of the undersigned companies will be located on the 22nd floor, at

119 West 40th Street

To better accommodate our patrons we have enlarged our telephone facilities by installing a new double-switchboard, with ten trunk lines and 36 extensions. The new number will be

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4801 4803 4805 4807 4809

F. W. Dodge Co. Sweet's Catalogue
Record and Guide Co. Realty Records Co.
Architectural Record Co. National Press Intelligence Co.

[a]**Colden av,** es, 300 n Rhinelander av, 25 x100; Cath Clark. 700

[a]**Colden av,** es, 325 n Rhinelander av, 25 x100; Amelia Saraceni. 700

[a]**Colden av,** ws, 150 s Neil av, 50x100; H J Zimmermann. 1,450

[a]**Colden av,** ws, 100 n Rhinelander av, 25 x100; Pease & Elliman.

[a]**Colden av,** swc Radcliff av, 85.1x68.4x 100.5x15; L Voggemeiter. 1,725

[a]**Colden av,** ws, 175 n Neil av, 25x68.4 to Radcliff av x29x84; L Voggemeiter. 1,025

[a]**Colden av,** ws, 100 n Neil av, 25x115.4 to Radcliff av x29x130.11; Martin Cohn. 1,050

[a]**Colden av,** ws, 125 n Neil av, 50x84 to Radcliff av, 58.1x115.4; Axel Berg. 1,900

[a]**Colden av,** es, 125 s Neil av, 50x100; Wm Riskin. 1,550

[a]**Colden av,** es, 325 s Neil av, 25x100; Morris Immerman. 700

[a]**Colden av,** es, 150 n Rhinelander av, 25 x100; Jacob Skolnick. 725

[a]**Colden av,** es, 200 n Rhinelander av, 25x100; R Gross. 725

[a]**Colden av,** es, 250 s Neil av, 75x100; C Stahl. 2,175

[a]**Colden av,** es, 225 n Rhinelander av, 25 x100; Nathan Rosenberg. 750

[a]**Colden av,** es, 100 s Neil av, 25x100; Jno Marion. 800

[a]**Colden av,** es, 175 n Rhinelander av, 25x 100; V H Roiser. 750

[a]**Colden av,** es, 175 s Neil av, 25x100; Louisa Johnson. 775

[a]**Colden av,** es, 200 s Neil av, 50x100; Wm Hickey. 1,500

[a]**Colden av,** ws, 100 s Morris Park av, 50 x100; Marie Grumbach. 2,100

[a]**Colden av,** ws, 150 s Morris Park av, 50x 100; Max Sims. 1,850

[a]**Colden av,** ws, 200 s Morris Park av, 50 x100; Jos Bruenn. 1,850

[a]**Colden av** ws, 100 n Van Nest av, 50x 100; Vito Fasanella. 1,850

[a]**Esplanade,** sec Hone av, 112x140.3x100x 90.1; Dr Barnard A Kantrowitz. 10,050

[a]**Esplanade,** ss, 84 w Lurting av, 27.11x 90.3x25x102.9; Isabella F Pollinson. 3,000

[a]**Esplanade,** swc Lurting av, 84x102.9x75x 140.4; also LURTING AV, ws, 140.4 s Esplanade, 100x100; Bernard Cohen. 16,150

[a]**Haight av,** ws, 109.1 n Sackett av, 50x 100; F L Flynn. 1,500

[a]**Haight av,** ws, 150 s Pierce av, 50x100; Fred Scott. 1,450

[a]**Haight av,** ws, 200 s Pierce av, 100x100; Chas H Bansher. 2,800

[a]**Haight av,** ws, 300 s Pierce av, 50x100; Joe Zaretzky. 1,400

[a]**Haight av,** ws, 159.1 n Sackett av, 25x 100; Wm C Collins. 1,400

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Manhattan & Bronx Auction Sales (Continued).

Hone av, es, 225 s Pierce av, 25x100; S Smilowitz & S Smilon. 800

Hone av, es, 84.10 n Sackett av, 25x100; Jno C Duffy. 925

Hone av, es, 109.10 n Sackett av, 50x100; Hy S Gamp. 1,800

Hone av, es, 106 n Lydig av, 75x100; Wm F Korn. 4,125

Hone av, es, 181 n Lydig av, 100x100; Annie Dupog. 5,600

Hone av, es, 140.1 s Esplanade, 25x100; Morris Busch. 1,400

Hone av, es, 115.1 s Esplanade, 25x100; M Arlitto. 1,450

Hone av, es, 90.1 s Esplanade, 25x100; Wm Landgrebe. 1,925

Hone av, ws, 100 s Morris Pk av, 50x100; Chas H Lentz. 2,500

Hone av, ws, 150 s Morris Pk av, 25x100; Rudolph Rosenfeld. 1,000

Hone av, ws, 175 s Morris Pk av, 25x100; Leon Danleer. 925

Hone av, ws, 200 s Morris Pk av, 25x100; M Katz. 925

Hone av, ws, 200 n Van Nest av, 50x100; Hunt & Morgan. 1,800

Modern Improvements

Isn't it true that ofttimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of housekeeping.

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Hone av, ws, 175 n Van Nest av, 25x100; Cornelius Sullivan. 1,000

Hone av, ws, 100 n Van Nest av, 75x100; David Coleman. 2,000

Hone av, es, 300 s Pierce av, 50x100; A Rauch. 1,800

Hone av, es, 250 s Pierce av, 50x100; A Rauch. 1,650

Hone av, es, 17.5 s Pierce av, 50x100; H E Gamp. 1,600

Hone av, es, 100 s Pierce av, 75x100; G J Sutherland. 2,400

Hone av, es, 100 s Rhinelander av, 50x100; Chas Gerly. 1,900

Hone av, es, 150 s Rhinelander av, 25x100; A Seclow. 925

Hone av, es, 175 s Rhinelander av, 25x100; Meta Kellerer. 900

Hone av, es, 200 s Rhinelander av, 50x100; Consolidated Contracting Co. 1,775

Hone av, es, 250 s Rhinelander av, 50x100; Jno F Duffy. 1,750

Hone av, es, 325 s Rhinelander av, 25x100; Jas Irving. 850

Hone av, es, 300 s Rhinelander av, 25x100; Clifford A Hamblin. 875

Hone av, ws, 275 s Van Nest av, 50x100; M H Absloff. 1,700

Hone av, ws, 300.3 n Pierce av, 25x100; Oscar Jacobson. 900

Hone av, ws, 100 s Van Nest av, 75x100; Rubin & Rubin. 2,550

Hone av, ws, 175 s Van Nest av, 25x100; Wm Long. 850

Hone av, ws, 200 s Van Nest av, 25x100; Jas Wade. 900

Hone av, ws, 225 s Van Nest av, 50x100; Isaac Aaron. 1,700

Hone av, ws, 325 s Van Nest av, 25x100; Edw Holland. 900

Hone av, ws, 325.3 n Pierce av, 50x100; J P Geusmon. 1,900

Hone av, es, 175 s Van Nest av, 25x100; F W Simons. 900

Hone av, es, 125 s Van Nest av, 50x100; R S Cohen. 1,800

Hone av, es, 100 s Van Nest av, 25x100; F W Simons. 900

Hone av, ws, 275.3 n Pierce av, 25x100; Fred Fuchs. 1,000

Hone av, ws, 250.3 n Pierce av, 25x100; J E Lewis. 1,050

Hone av, ws, 200.3 n Pierce av, 50x100; P Sullivan. 2,100

Hone av, ws, 150.3 n Pierce av, 50x100; W A Burke. 2,100

Hone av, ws, 100.3 n Pierce av, 50x100; F McShane. 2,400

Hone av, es, 275.3 n Pierce av, 25x100; J R Beck. 900

Hone av, es, 300.3 n Pierce av, 50x100; Mrs J Vint. 1,700

Hone av, es, 300 s Van Nest av, 75x100; Marcus Wumpelberg. 2,400

Hone av, es, 275 s Van Nest av, 25x100; Jno Weiss. 850

Hone av, es, 250 s Van Nest av, 25x100; Thos J Curtis. 850

Hone av, es, 200 s Van Nest av, 50x100; B Brolmtsky. 1,700

Hone av, es, 100.3 n Pierce av, 75x100; Michl Voline. 2,775

Hone av, es, 175.3 n Pierce av, 50x100; R Stencler. 1,750

Hone av, es, 225.3 n Pierce av, 50x100; G J O'Connor. 1,700

Lurting av, ws, 100 s Van Nest av, 25x100; F H Breleng. 800

Lurting av, ws, 125 s Van Nest av, 25x100; S Fucherman. 800

Lurting av, ws, 325 s Rhinelander av, 25x100; M Miller. 875

Lurting av, swc Rhinelander av, 100x50; Albt S Webber. 2,325

Lurting av, ws, 275 s Rhinelander av, 50x100; Mrs Robt Hepburn. 1,750

Lurting av, ws, 100 s Rhinelander av, 25x100; Jos Kalli. 875

Lurting av, ws, 125 s Rhinelander av, 50x100; E Heuder. 1,750

Lurting av, ws, 175 e Rhinelander av, 100x100; Albt Malsin. 3,400

Lurting av, ws, 215.7 n Sackett av, 50x100; Jno Beck. 1,450

Lurting av, ws, 250 s Pierce av, 25x100; Thos Ford. 725

Lurting av, ws, 175 s Pierce av, 75x100; Jno A Hennessey. 2,175

Lurting av, ws, 125 s Pierce av, 50x100; F D Chinnock. 1,550

Lurting av, ws, 325 s Pierce av, 50x100; Chas H Baechler. 1,450

Lurting av, ws, 115.8 n Sackett av, 25x100; Pease & Elliman. 800

Lurting av, ws, 240.4 s Esplanade, 50x100; Aaron Finger. 2,900

Lurting av, ws, 170.3 n Lydig av, 50x100; Patk Cullen. 2,900

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Lurting av, es, 200 s Pierce av, 50x100; J Herscovetz. 1,400

Lurting av, es, 150 s Pierce av, 50x100; Louise M Blanchard. 1,400

Lurting av, es, 94.11 n Sackett av, 150x100; W B Bassett. 4,200

Lurting av, es, 250 s Pierce av, 50x100; Max Kypke. 1,400

Lydig av, ss, 50 w Matthews av, 50x100; P Thompson. 1,850

Lydig av, nec Colden av, 116x198.11x59.&55.1x131; S J Anderson. 4,700

Lydig av, nwc Lurting av, 101.4x95.3x100 x113.11; Hans Heinrich. 5,250

Lydig av, ns, 50 w Muliner av, 50x100; B Nathanson. 1,900

Lydig av, ns, 25.5 e Hone av, 76.6x88.10 x75x102.9; E Lear. 3,600

Lydig av, nec Hone av, 11.7x102.9x25x .106.2; E Lear. 1,650

Matthews av, ws, 82.11 n Brady av, 25x100; Jos Rosen. 800

Matthews av, ws, 275 s Lydig av, 100x100; Joe Gallagher. 3,300

Matthews av, ws, 257.11 n Brady av, 50x100; Thos Hunt. 1,650

Matthews av, ws, 207.11 n Brady av, 50x100; Bertha & Warren J Lehwenner. 1,650

Matthews av, ws, 182.11 n Brady av, 25x100; C T Maurer. 850

Matthews av, ws, 100 s Lydig av, 25x100; Vito Tomasulo. 825

Matthews av, ws, 225 s Lydig av, 25x100; Vito Tomasulo. 825

Matthews av, es, 250 n Lydig av, 50x100; Hy Sakoles. 1,850

Matthews av, es, 200 n Lydig av, 50x100; Mrs Earl Vogel. 1,800

Matthews av, es, 150 n Lydig av, 50x100; H Holluster. 1,700

Matthews av, es, 100 n Lydig av, 50x100; A C Schwartz. 1,750

Matthews av, es, 400 s Lydig av, 50x100; B Nathanson. 1,600

Matthews av, es, 100 s Lydig av, 50x100; B Nathanson. 1,600

Matthews av, es, 350 s Lydig av, 50x100; Matthew & Caroline Gazak. 1,550

Matthews av, es, 250 s Lydig av, 50x100; Jas A Bull. 1,550

Matthews av, es, 150 s Lydig av, 100x100; E A Bird. 3,200

Matthews av, es, 500 s Lydig av, 115.11x155x103.8, gore; Geo Schmidt. 3,000

Matthews av, es, 300 s Lydig av, 25x100; Bridget Beig. 775

Matthews av, es, 450 s Lydig av, 50x103.8 x—x100; Jos Lombardi. 1,550

Matthews av, es, 325 s Lydig av, 25x100; Geo Stimson. 1,550

Morris Park av, swc Colden av, 50x100; M Edelmath. 4,900

Morris Park av, ss, 50 w Colden av, 25x100; Rose McGuire. 1,975

Morris Park av, ss, 75 w Colden av, 25x100; Joshua E Boston. 1,800

Morris Park av, sec Radcliff av, 50x100; P H Maguire. 4,950

Morris Park av, ss, 50 e Radcliff av, 25x100; Jos Katzer. 1,900

Morris Park av, ss, 75 e Radcliff av, 25x100; Rose McGuire. 1,975

Morris Park av, sec Hone av, 25x100; Geo E Brown. 2,650

Morris Park av, ss, 25 e Hone av, 25x100; Arthur Newman. 1,725

Morris Park av, ss, 75 w Hone av, 25x100; Jas Kurth. 2,000

Morris Park av, ss, 50 w Hone av, 15x100; P A Comdeelis. 1,800

Morris Park av, swc Hone av, 50x100; M Polini. 5,750

Muliner av, ws, 225 s Lydig av, 25x100; Wm Farrell. 775

Muliner av, ws, 100 n Brady av, 57.8x77x51.8, gore; Leon Dauber. 1,000

Muliner av, ws, 375 s Lydig av, runs s 17.4xnw—xn26xe100xs100 to beg; I Goldstein. 1,500

Muliner av, ws, 350 s Lydig av, 25x100; Jno F McGinty. 725

Muliner av, ws, 100 s Lydig av, 25x100; Thos F Crowe. 850

Muliner av, ws, 250 s Lydig av, 50x100; F S Stanley. 1,500

Muliner av, ws, 300 s Lydig av, 50x100; Michl Carneval. 1,400

Muliner av, ws, 100 n Lydig av, 125x100; Marie Upton. 4,000

Muliner av, ws, 350 n Lydig av, 25x100; Fred S Snyder. 900

Neil av, ss, 50 w Colden av, 25x100; Max Levine. 800

Neil av, ss, 75 w Colden av, 25x100; C I Peckham. 800

Neil av, ss, 25 w Colden av, 25x100; Alma H Morrison. 900

Neil av, ss, 75 e Colden av, 25x100; Boris Shapiro. 800

Neil av, swc Paulding av, 25x100; Geo F Olf. 1,200

Neil av, sec Radcliff av, 25x100; Jno Beiswanger. 1,200

Neil av, nec Radcliff av, 68.8x100x5.11x118; B P McGrath. 2,000

Neil av, ns, 68.8 e Radcliff av, 50x100; Jas Collin. 1,700

Neil av, nwc Colden av, 25x100; Hy Weinberg. 1,250

Neil av, ns, 25 w Colden av, 25x100; Thos Howe. 875

Neil av, ns, 50 w Colden av, 25x100; Edw Fundis. 800

Paulding av, ws, 125 n Rhinelander av, 25x100; Jas G Driscoll. 800

[a]**Paulding av,** sec Morris Pk av, 150x100; H B Miller. 18,700
[a]**Paulding av,** ws, 157.6 n Lydig av, 50x100; L Sainberg. 1,450
[a]**Paulding av,** ws, 207.6 n Lydig av, 25x100; I M Korn. 1,750
[a]**Paulding av,** ws, 232.6 n Lydig av, 79.9 x--x159, gore; Adolf Rosenfeld. 3,050
[a]**Paulding av,** nwc Lydig av, 57.6x81.4x22.3x94.5; T E Pasternak. 2,200
[a]**Paulding av,** ws, 57.6 n Lydig av; T E Pasternak. 1,600
[a]**Paulding av,** ws, 82.6 n Lydig av, 75x97.3x76.6x83.4; S Amanna. 1,600
[a]**Paulding av,** ws, 100 s Neil av, 50x100; Michele Volini. 1,550
[a]**Paulding av,** ws, 300 s Neil av, 25x100; Clementine Calvana. 700
[a]**Paulding av,** es, 150 s Morris Park av, 25x100; Louis Mendelsohn. 1,400
[a]**Paulding av,** es, 100 n Pierce av, 25x100; Jno Carney. 1,250
[a]**Paulding av,** es, 125 n Pierce av, 50x100; W E Bonn. 2,050
[a]**Pierce av,** sec Lurting av, 200 to Haight av x150; W B Bassett. 9,300
[a]**Pierce av,** ss, 50 e Hone av, 25x100; B Pollock. 850
[a]**Pierce av,** ss, 75 e Hone av, 25x100; H A Domph. 800
[a]**Pierce av,** swc Lurting av, 25x100; A Rosenfeld. 1,225
[a]**Pierce av,** sec Hone av, 50x100; M M Cunnuf, Jr. 2,465
[a]**Pierce av,** ss, 25 w Lurting av, 50x100; Ben Pollok. 1,850
[a]**Pierce av,** ss, 75 w Lurting av, 25x100; C I Peckham. 850
[a]**Pierce av,** nec Radcliff av, 50x100.3; Robt Steedman. 2,425
[a]**Pierce av,** ns, 50 e Radcliff av, 25x100.3; R J Griffin. 950
[a]**Pierce av,** ns, 75 e Radcliff av, 25x100.3; Pease & Elliman. 900
[a]**Pierce av,** nwc Colden av, 100x100.3; Seth N Beecher. 4,025
[a]**Pierce av,** nec Paulding av, 25x100; J Winslow. 1,650
[a]**Pierce av,** ns, 25 e Paulding av, 25x100; E Schlag. 1,025
[a]**Pierce av,** ns, 50 e Paulding av, 25x100; Paula Krafschik. 1,000
[a]**Pierce av,** ns, 75 e Paulding av, 50x100; Philip Pawitz. 1,850
[a]**Pierce av,** nwc Hone av, 25x100.3; W E Bonn. 1,325
[a]**Pierce av,** ns, 25 w Hone av, 40x100; Geo Watson. 2,000
[a]**Pierce av,** nec Hone av, 50x100; J H Scannelli. 2,250
[a]**Pierce av,** ns, 50 e Hone av, 25x100; Mrs J Davidson. 875
[a]**Pierce av,** ns, 75 e Hone av, 50x100; C S Foster. 1,750
[a]**Pierce av,** sec Munroe av, 25x100; Home Light Co. 1,175
[a]**Pierce av,** ss, 25 e Munroe av, 25x100; G Guidanus. 925
[a]**Radcliff av,** es, 200 s Morris Park av, 50x100; H M Baumoehl. 1,900
[a]**Radcliff av,** es, 100 n Van Nest av, 25x100; Jos Pantaleo. 950
[a]**Radcliff av,** es, 125 n Van Nest av, 50x100; W F Whalen. 1,800
[a]**Radcliff av,** es, 175 n Van Nest av, 50x100; Chas J Oesterle. 1,750
[a]**Radcliff av.** es, 100 s Morris Park av, 100x100; B Schwentner. 3,100
[a]**Radcliff av,** ws, abt 175 s Rhinelander av, 50x100; Geo Gungrich. 1,850
[a]**Radcliff av,** ws, 400 n Morris Pk av, 25x100; E G Conmonlos. 825
[a]**Radcliff av,** ws, 300 n Morris Pk av, 50x100; J N Mann. 1,700
[a]**Radcliff av,** ws, 225 n Morris Pk av, 75x100; Hans Heinrich. 2,625
[a]**Radcliff av,** ws, 175 n Morris Pk av, 50x100; H A Stoll. 1,800
[a]**Radcliff av,** ws, 100 n Morris Pk av, 75x100; J C Tomlinson. 2,850
[a]**Radcliff av,** es, 100 s Van Nest av, 50x100; Otto Spengler. 2,175
[a]**Radcliff av,** es, 225.3 n Pierce av, 25x100; Estelle H Shongut. 875
[a]**Radcliff av,** es, 100.3 n Pierce av, 25x100; Vito Tomasulo. 975
[a]**Radcliff av,** es, 125.3 n Pierce av, 50x100; Michl J Lane. 1,800
[a]**Radcliff av,** es, 175.3 n Pierce av, 25x100; Wm Balcolm. 875
[a]**Radcliff av,** es, 150 s Van Nest av, 50x100; Louis Geller. 1,850
[a]**Radcliff av,** es, 200 s Van Nest av, 50x100; Josephine Reilly. 1,900
[a]**Radcliff av,** es, 250 s Van Nest av, 50x100; Michl J Quigley. 1,900
[a]**Radcliff av,** es, 300 s Van Nest av, 75x100; Wm Clark. 2,700
[a]**Radcliff av,** es, 275.3 n Pierce av, 75x100; Morris Greenstein. 2,675
[a]**Radcliff av,** es, 250.3 n Pierce av, 25x100; Mrs H J Iris. 875
[a]**Radcliff av,** es, 150 s Neil av, 50x100; G Greissgrow. 1,600
[a]**Radcliff av,** es, 300 s Neil av, 150x100; Jas Driscoll. 4,350
[a]**Radcliff av,** es, 125 s Neil av, 25x100; J Rizzolo. 800
[a]**Radcliff av,** es, 325 n Rhinelander av, 25x100; Amelia Saraceni. 700
[a]**Radcliff av,** ws, abt 125 s Rhinelander av, 50x100; Jennie C Hampton. 2,050

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Auction Sales of the Week, Manhattan and Bronx—Continued.

[a]**Radcliff av,** ws, 425 n Morris Park av, 25x100; Sol Horowitz. 850

[a]**Radcliff av,** ws, 450 n Morris Park av, 25x100; J Geo Beck. 875

[a]**Radcliff av,** ws, 325 n Morris Park av, 25x100; Morris Zand. 850

[a]**Radcliff av,** ws, 475 n Morris Park av, 50x100; B Heiss. 1,900

[a]**Radcliff av,** ws, 375 n Morris Park av, 25x100; Morris Wertzner. 850

[a]**Radcliff av,** ws, abt 100 s Rhinelander av, 25x100; W C Brown. 1,000

[a]**Rhinelander av,** nwc Paulding av, 25x100; Jas G Driscoll. 1,200

[a]**Rhinelander av,** ns, 25 e Colden av, 150 x100; W B Bassett. 5,100

[a]**Rhinelander av,** sec Munroe av, 100x100; Dr Maude Glasgow. 4,575

[a]**Rhinelander av,** nec Colden av, 25x100; W B Bassett. 1,125

[a]**Rhinelander av,** ss, 50 w Lurting av, 50 x100; Patk Flynn. 1,800

[a]**Rhinelander av,** sec Hone av, 25x100; Chas Gerly. 2,850

[a]**Sackett av,** nwc Lurting av, 25.3x111.9 x25x115.7; Jos Lombardi. 1,500

[a]**Sackett av,** ns, 25.3 w Lurting av, 75.9 x100.3x75x111.9; A E Pongeie. 3,000

[a]**Sackett av,** nec Hone av, 25.3x88.9x25x 84.10; Jno C Duffy. 1,750

[a]**Sackett av,** ns, 75.9 e Hone av, 25.3x100.3 x25x96.5; Jno C Duffy. 1,750

[a]**Sackett av,** ns, 25.3 e Hone av, 50.6x96.5 x50x88.9; Jno C Duffy. 2,000

[a]**Van Nest av,** nec Paulding av, 75x100; H H Stoll. 4,100

[a]**Sackett av,** nec Lurting av, 75x100.3x75 x94.11; Archibald & Raymond Davis. 3,100

[a]**Sackett av,** ns, 75 w Haight av, 50x 100.2x50x103.9; F L Flynn. 1,550

[a]**Sackett av,** nwc Haight av, 50x105.6x50 x109.1; R Halter. 1,950

[a]**Sackett av,** ns, 50 w Haight av, 25x103.9 x25x105.6; Mrs Effie Neuhardt. 725

[a]**Van Nest av,** sec Radcliff av, 100x25; Simon Glaser. 1,425

[a]**Van Nest av,** ss, 25 e Radcliff av, 25x 100; Saml Markowitz. 1,075

[a]**Van Nest av,** ss, 50 e Radcliff av, 25x 100; Hyman Barsky. 925

[a]**Van Nest av,** ss, 75 e Radcliff av, 25x 100; F Sohmer. 875

[a]**Van Nest av,** swc Colden av, 25x100; Max Sherman. 1,375

[a]**Van Nest av,** ss, 50 w Colden av, 25x100; C H Preston. 950

[a]**Van Nest av,** ss, 75 w Colden av, 25x 100; M Gallo. 925

[a]**Van Nest av,** ns, 75 e Paulding av, 50x 100; Frank Carroll. 1,950

[a]**Van Nest av,** nwc Colden av, 75x100; Annie Kaufmann. 2,975

[a]**Van Nest av,** nec Radcliff av, 75x100; Jos Pantaleo. 3,700

[a]**Van Nest av,** ns, 75 e Radcliff av, 50x 100; Fredk Keim. 1,800

[a]**Van Nest av,** nwc Hone av, 75x100; A Rosenfeld. 2,700

[a]**Van Nest av,** sec Paulding av, 25x100; C R Moore. 1,600

[a]**Van Nest av,** ss, 25 e Paulding av, 25x 100; Max Collender. 800

[a]**Van Nest av,** ss, 50 e Paulding av, 25x 100; M J P Klonda. 800

[a]**Van Nest av,** ss, 75 w Hone av, 50x100; D Beilmier. 1,800

[a]**Van Nest av,** ss, 50 w Hone av, 25x100; Alex Pfeifer. 850

[a]**Van Nest av,** swc Hone av, 50x100; Jas F Moore. 2,300

[a]**Van Nest av,** ss, 25 w Lurting av, 50x 100; E Napoli. 1,850

[a]**Van Nest av,** swc Lurting av, 25x100; M McCarthy. 1,250

[a]**Van Nest av,** sec Hone av, 50x100; Jno M & Jos Bissert. 2,350

[a]**Van Nest av,** ss, 50 e Hone av, 50x100; Mateo Capobranco. 1,800

[a]**Van Nest av,** ss, 75 w Lurting av, 25x 100; R Elliott. 850

[a]**Williamsbridge rd,** ws, 350 n Morris Park av, 25x100; M D Douglas. 1,450

[a]**Williamsbridge rd,** ws, 275 n Morris Park av, 75x100; B Kaplan. 4,350

[a]**Williamsbridge rd,** ws, 25.4 s Pierce av, 25.4x105.3x25x101; Frank Curry. 1,125

[a]**Williamsbridge rd,** ws, 50.8 s Pierce av, 50.8x113.8x50x105.3; G Brown. 1,125

[a]**Williamsbridge rd,** ws, 275 s Rhinelander av, 100x100; Jno R Fields. 6,000

[a]**Williamsbridge rd,** swc Rhinelander av, 25x100; Evan S Young. 2,250

[a]**Williamsbridge rd,** ws, 25 s Rhinelander av, 25x100; Pease & Elliman. 1,800

[a]**Williamsbridge rd,** ws, 50 s Rhinelander av, 25x100; Francesco Ruffo. 1,450

[a]**Williamsbridge rd,** ws, 75 s Rhinelander av, 200x100; Pease & Elliman. 11,200

Report of Sales to Be Continued Next Week.

[a]**Clifford pl (*),** nwc Townsend av, 148.4 x100x156.2x100.4, vacant; due, $8,981.91; T &c, $947.99; Simeon M Barber. 5,000

[a]**Mitchell pl (*),** ns, 54 e 1 av, 18x80, 3-sty & b stn dwg; due, $7,943.11; T&c, $330.19; U S Trust Co of N Y, comm. 6,500

[a]**119TH st, 311 W,** ns, 145 e Manhattan av, 25x100.11, 5-sty bk tnt; withdrawn.

[a]**137TH st, 223 W (*),** ns, 285 w 7 av, 18x 99.11, 3-sty & b stn dwg; due, $14,843.82; T&c, $259.80; Germania Life Ins Co. 10,000

[a]**137TH st, 225 W (*),** ns, 303 w 7 av, 18 x99.11, 3-sty & b stn dwg; due, $14,830.87; T&c, $127.13; Germania Life Ins Co. 10,000

[a]**225TH st E (*),** ss, 100 e Paulding av, 22.7x109.6; due, $681.26; T&c, $120.11; Robt N Quinn. 100

[a]**225TH st E (*),** ss, 272.7 e Paulding av, 25x109.6; due, $681.36; T&c, $110.44; Robt N Quinn. 100

[a]**226TH st E (*),** ns, 325 w Paulding av, 25x74.10x30.7x92.6; due, $624.36; T&c, 74.55; Robt N Quinn. 100

[a]**234TH st E (*),** ss, 349.11 w Kingsbridge rd, runs s14.6xn50xn76.2xne49.11xe17.6 to beg; due, $5,445.67; T&c, $225.34; Louise Schmidt. 2,500

[a]**Av A, 1648 (*),** es, 48.10 s 87th, 15.7x81x 14.10x81, 3-sty & b stn dwg; due, $8,179.32; T&c, $510.55; Jas Conway. 7,500

[a]**Independence (Palisade) av,** es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; due, $773.50; T&c, $1,250; sub to 1st mtg of $30,000; Aug Kuhn. 35,275

[a]**Jerome av, 2637-45,** ws, 162.7 s Kingsbridge rd, 100x114.2x100x114.7, two 5-sty bk tnts & strs; due, $3,894.63; T&c, $589.36; sub to 3 mtgs aggregating $87,903.14; W F Angus. 92,828

[a]**Matthews av (*),** es, 275 s Brady av, 100 x100; due, $5,619.51; T&c, $226.50; Washington Savings Bank. 100

[a]**Newbold av, 2024 (*),** ss, 255 e Pugsley av, 25x108, Unionport; due, $1,009.08; T&c, $225.39; sub to a first mtg of $5,000; Fritz Doll et al. 5,500

[a]**Newbold av, 2026 (*),** ss, 280 e Pugsley av, 25x108, Unionport; due, $1,906.08; T&c, $222.67; sub to a first mtg of $222.67; Fritz Doll et al. 5,500

[a]**Newbold av, 2022 (*),** ss, 230 e Pugsley av, 25x108, Unionport; due, $1,898.08; T&c, $264.69; sub to a mtg of $6,000; Fritz Doll et al. 5,500

[a]**2D av, 2004 (*),** es, 50.5 n 103d, 25x74.7, 4-sty tnt & strs; due, $14,543.07; T&c, $528.60; mtg recorded Apr9'07; New Church Board of Publication. 13,500

[a]**7TH av,** es, 400 s Walnut, 23.5x100x23.3 x100, vacant; due $2,784; T&c, $46.73; Harold Swain. 3,025

HERBERT A. SHERMAN.

[a]**137TH st, 222 W (*),** ss, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; due, $13,-101.27; T&c, $524.43; Danl J O'Conor. 12,000

[a]**Clay av, 1064,** es, 357 n 165th, 27x80, 3-sty & b bk dwg; due, $8,101.21; T&c, $2,-180.60; Lester J Klauber. 10,750

[a]**Lexington av, 1727,** es, 50.11 s 108th, 16.8x65, 4-sty stn tnt; due, $1,317.75; T&c, $200.37; sub to two mtgs aggregating $5,-000; Rudolph Wallach Co. 8,181

[a]**Pleasant av, 308 (*),** es, 80 n 116th, 20.10 x98, 3-sty bk bldg; due, $9,276.11; T&c, $291.98; Eliz F King et al. 8,500

[a]**Pleasant av, 310-12 (*),** es, 72.5 s 117th, 28.5x98, 2-3-sty & b stn dwgs; due, $13,-924.22; T&c, $426.36; Eliz F King et al. 13,000

[a]**Union av (*),** ws, 64.3 n 147th, 39.3x100, vacant; due, $1,432.06; T&c, $628.05; sub to a first mtg of $3,850; Peter Criscuolo. 3,900

[a]**2D av, 2451 (*),** ws, 74.11 n 125th, 25x 74, 5-sty stn tnt & strs; due, $16,107.46; T &c, $985.60; Union Trust Co of N Y, gdn. 15,000

HENRY BRADY.

[a]**Market st, 85 (*),** ws, 20.5 s Cherry, 20 x51, 5-sty bk tnt & strs; due, $10,782.10; T &c, $——; Nellie Orth. 9,000

[a]**13TH st, 640 E (*),** ss, 158 w Av C, 25x 103.3, 5-sty bk tnt & strs; due, $18,378.86; T&c, $617.38; Harry R Kohn. 19,000

[a]**5TH av, 2216 (*),** ws, 24.11 s 135th, 25x 90, 5-sty bk tnt & strs; due, $18,940.21; T &c, $1,280.20; Maria J Zayasy. 20,700

L. J. PHILLIPS & CO.

[a]**Herkimer pl,** swc 235th, 95x25, vacant; also HERKIMER PL, ws, 95 s 235th, 25x 90, vacant; due, $1,775.82; T&c, $134.49; Frank Neuberger. 1,850

[a]**Herkimer pl, ws, 95 s 235th,** see Herkimer pl, swc 235.

SAMUEL GOLDSTICKER.

[a]**22D st, 263 W (*),** ns, 243.9 e 8 av, 18.9x 98.9, vacant; due, $11,058.86; T&c, $314.53; Margt J Hall. 8,500

SAMUEL MARX.

[a]**43D st, 147-51 W (*),** ns, 125 e Bway, 60 x100.5, 6-sty bk hotel; due, $39,442.04; T &c, $17,567.71; Metropole Berghoff Bwy Assn. 22,567

BRYAN L. KENNELLY.

[a]**St Nicholas av, 844;** bid in.

[a]**Southern blvd,** ws, 126.6 n 183d, 75.11x 222.5x75x232.7; Henry Malkan. 7,500

D. PHOENIX INGRAHAM.

[a]**Broad st, 102-8,** nwc Water av (Nos 16-20), runs w92.6xn109.4 to Pearl (Nos 44-50), xne113.1xs111.5 to beg, 6-5-sty bk loft & str bldgs; adj June26.

[a]**Pearl st, 44-50,** see Broad, 102.8.

[a]**Water st, 16-20,** see Broad, 102.8.

Total $912,661
Corresponding week, 1912 ..$1,140,375
Jan. 1, 1913 to date.....$25,503,182
Corresponding week, 1912..$25,161,690

Borough of Brooklyn.

The following are the sales that have taken place during the week ending June 4, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

ASHFORD st (*), es, 152 n Livonia av, 19x90; Hyman Freund. $2,600

ESSEX st (*), es, 115 s Liberty av, 25x100; Jos Misland et al. 2,250

FULTON st, ss, 80 e New Jersey av, 20x100; Kath Deisler. 100

PARK pl, ns, 90 e Rogers av, 30x127; Jos B Uniacke. 2,700

WILLOW pl (*) nws, 100.7 ne Columbia pl, 47.5x80; Jno Best. 30,000

E 39TH st (*), es, 277.6 s Av D, 60x100; Theo Wentz. 7,000

E 40TH st, es, 297.6 n Foster av, 20x100; Lillian Maucher. 1,000

BUSHWICK av (*), nes, 80 se Granite, 20x95; Thos Parker Co. 5,250

DE KALB av (*) ss, 175 e Marcy av, 75x200x 73.4x200; Cyrus V Bunce. 34,100

KENT av, sec S 8th, 25.5x75.5; Geo S Doerachuck. 5,500

PITKIN av (*), nec Shephard av, 25x100; Chas Boehringer. 6,100

ROCKAWAY av (*), ws, 20 s Marion, 16x50; Saml S Partridge. 2,500

ROCKAWAY av (*), ws, 36 s Marion, 16x50; Saml S Partridge. 2,500

VERNON av (*), sec Clinton, runs s849.8xe 611.3 to Clove, xn644.3xw216.7xn208.4 to Vernon av, xw350.2 to beg, except parts released; also TILDEN av, sec E 35th, 100x23; Jas B Coombs et al. 57,500

WM. P. RAE.

HUDSON st, es, 277 s Tillary, 28.1x100; withdrawn.

McDONOUGH st, ns, 474 e Tompkins av, 21x 120; Jno A F Simpson. 7,400

E 5TH st, ws, 135 s Av I, 125x100; adj sine die.

W 8TH st (*), ws, 75 n Av S, 20x100; Francis F Hill. 1,500

19TH st (*), es, 90 n Vanderbilt, 17.1x80; Francis F Hill. 1,500

19TH st (*), es, 107.1 n Vanderbilt, 17.2x80; Francis F Hill. 1,500

E 29TH st (*), es, 140 n Newkirk av, 20x 100; David Mayer. 4,850

49TH st, sws, 360 nw 15 av, 40x100; also GLENMORE av, sec Thatford, 50x20; withdrawn.

94TH st (*), nes, intersec nws 3 av, 85x20; Title Guar & Trust Co. 7,900

CHAS. SHONGOOD.

BOERUM st (*), ss, 200 w Manhattan av, 25x100; Pauline May. 3,000

ECKFORD st (*), ws, 400 n Calyer, 25.2x 100; Mina Goldberg. 4,050

GEORGIA av, ws, 255 s Hegeman av, 40x100; voluntary; Chas S Conklin. 5,100

HEGEMAN av, nwc New Jersey av, 137.4x95; voluntary; Chas S Conklin. 18,000

MACON st, ss, 239 e Saratoga av, 19x100; Leonora Samisch. 10,700

MACON st, ss, 277 e Saratoga av, 19x100; Leonora Samisch. 10,641

NEW JERSEY av, ws, 78.9; also NEW LOTS rd, 40x95; voluntary; Chas S Conklin. 5,500

OSBORN st (*), nec Glenmore av, 50x100; Abr Belanowsky. 11,500

50TH st (*), ns, 380 e 19 av, 20x100.2; Chas S Conklin. 3,000

50TH st (*), ns, 520 e 19 av, 20x69.7; Chas S Conklin. 3,000

GATES av (*), nws, 175 sw Central av, 25x 100; Anthony Mayer. 13,500

HAMBURG av, nes, 75 nw Troutman, 25x100; E Gruber & Cath Eichimer. 4,900

JAS. L. BRUMLEY.

COLUMBIA HEIGHTS, ws, 75 s Clark, 25x 103; Lawyer Mtg Co. 15,000

GREENWOOD av, ns, 47.3 e E 4th, 16x90; A B Roberts. 1,750

Total $263,391
Corresponding week, 1912 ...$313,480

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney, (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

JUNE 7.

No Legal Sales advertised for this day.

JUNE 9.

GRAND st, 534, ns, 50 w Cannon, 25x75, 5-sty bk tnt & strs; Sigmund Ashner—Benj Rubenstein et al; Goldfogle, Cohn & Lind (A), 271 Bway; Henry A Forster (R); due, $8,334.87; T &c, $272; mtg recorded Mar26'08; Joseph P Day.

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Advertised Legal Sales, Manhattan and Bronx (Continued).

111TH st, 154 W, see 7 av, 1807-15.

156TH st, 1013 E, ns, 94.4 w Prospect av, 40x130.6x40.1x128.10, vacant; Jno J Brennan—Abr Kassel et al; Gallert & Heilborn (A), 31 Liberty; Edw T Hiscox (R); due, $3,803.10; T&c, $475; sub to first mtg $1,000, mtg recorded Dec 21'04; Joseph P Day.

HOE av, nec West Farms rd, runs ne271.11 to 167th, xw148.1xs228.1 to beg, gore plot, vacant; Mary F Martin—Alfred C Bachman et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Timothy Murray (R); due, $9,699.22; T&c, $949.06; Henry Brady.

7TH av, 1807-15, sec 111th (No 154), 100.11x110, 6-sty bk tnt; Anton Larsen—Greene Court Bldg Co et al; Ferdinand E M Bullowa (A), 32 Nassau; Walbridge Taft (R); due, $10,207.04; T&c, $2,353; Joseph P Day.

JUNE 10.

BROOME st, 424, ns, 75 e Crosby, 25x106x25x107.6, 7-sty bk loft and str building; Catherine A Tone et al Henry C Rath et al; Danl Daly (A), 40 Pine; Geo A Ellis (R); due, $57,466.46; T&c, $3,668.63; Joseph P Day.

50TH st, 532 W, s s, 400 w 10 av, 25x100.5, 5-sty stn tnt & str & 5-sty bk rear tnt; Chas E Annett, trste—Sarah Cohen et al; Conway & Weed (A), 32 Nassau; Philip C Samuels (R); due, $16,815.63; T&c, $1,283.30; Herbert A Sherman.

96TH st, 210-12 E, ss, 208.6 e 3 av, 48.3x100.8, 6-sty bk tnt & strs; Oscar Vezin—Roxane T Boyd et al; Oscar Englander (A), 302 Bway; Phelan Beale (R); due, $14,277.18; T&c, $1,711.93; sub to 1st mtg of $44,000; Samuel Marx.

100TH st, 105 E, ns, 51 e Park av, 25x75, 5-sty bk tnt; Alex McL Jeffrey Jonas W Nathanson et al; Campbell & Moore (A), 233 Bway; Jas M Donohue (R); due, $15,072.64; T&c, $1,383.62; Henry Brady.

122D st, 422 E, ss, 308.4 w Pleasant av, 16.8x100.11, 3-sty & b stn dwg; United States Trust Co of N Y, trste—Barbara Rothschild et al; Stewart & Shearer (A), 45 Wall; Wm J A McKim (R); due, $5,432.89; T&c, $118.65; Joseph P Day.

151ST st, 254-6 E, ss, 100 w Morris av, 50x118.5, 5-sty bk tnt & strs; Michele Lagomarsino et al—Saverio A Mascia et al; Louis Campora (A), 93 Nassau; Theo H Friend, Jr (R); due, $12,493.40; T&c, $450; sub to 1st mtg of $33,000; Joseph P Day.

236TH st, 245 E, ns, 450 e Kepler av, 25x100, 4-sty bk tnt; Jas H Beals—Roy Paulding et al; E G Duvall (A), 277 Bway; Jerome H Koehler (R); due, $4,463.85; T&c, $524.79; sub to pr mtg of $14,000; Joseph P Day.

LEXINGTON av, 51-5, es, 39.6 s 25th, runs s 59.3xe94xn98.9 to 25th (No 136) xw22xs39.6xw72 to beg, 12-sty bk loft & str bldg; Alfred M Heinsheimer—Frank Lugar et al; Simpson & Cardozo (A), 111 Bway; Jno G Saxe (R); due, $80,257.75; T&c, $4,050; mtg recorded Dec14'09; Joseph P Day.

OLMSTEAD av, es, 130 s Starling av, 25x100, Unionport; Jno L Thomas—Starling Realty Co et al; Arthur Knox (A), 198 Bway; Phoenix Ingraham (R); due, $2,000.59; T&c, $75; D Phoenix Ingraham.

JUNE 11.

HOUSTON st, 128 W, nec Sullivan (Nos 167-9), 25x100, 6-sty bk tnt & strs; Bernardo Semenza—Agnes T Madden et al; Barnett & Jablow (A), 149 Bway; Phoenix Ingraham (R); due, $12,821.18; T&c, $100; sub to 1st mtg $57,000; D Phoenix Ingraham.

SULLIVAN st, 167-9, see Houston, 128 W.

113TH st, 8 E, ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & strs; Walter S Gurnee et al, trstes—Harry Herzog et al; Sullivan & Cromwell (A), 49 Wall; Edw Sandford (R); due, $22,339.18; T&c, $1,310.89; Joseph P Day.

113TH st, 10 E, ss, 175 e 5 av, 25x100.11, 5-sty bk tnt & strs; same—same; same (A); same (R); due, $22,342.23; T&c, $1,427.47; Joseph P Day.

120TH st, 147 W, ns, 180 e 7 av, 19x100.11, 3-sty & b stn dwg; Christian H Kruse & ano—Isaac Miller et al; Thompson, Koss & Warren (A), 256 Bway; Geo B Hayes (R); due, $16,835.08; T&c, $531.53; mtg recorded Mar31'08; Joseph P Day.

146TH st, 456-8 E, ss, 248.4 w Brook av, 33.2x100, 6-sty bk tnt & strs; Jos Simerman—Julius Schattman et al; Herman R Elias (A), 302 Bway; Ezekiel Fixman (R); due, $11,992.79; T&c, $285.08; sub to 1st mtg $21,000; mtg recorded Aug27'08; Bryan L Kennelly.

146TH st, 452-4 E, ss, 281.6 w Brook av, 33.6x100, 6-sty bk tnt & strs; same—same; same (A); same (R); due, $12,001.01; T&c, $285.08; sub to 1st mtg $21,000; mtg recorded Aug27'08; Bryan L Kennelly.

156TH st E, nwc Southern blvd, see So blvd, nwc 156.

APPLETON av, es, 100 s Buhre av, 25x125.4 to Pelham rd x26.3x133.4; Sidney B Hickox—Zerega Realty Co et al; Alfred J Wolf (A), 115 Bway; Wm B McNiece (R); due, $4,388.72; T&c, $50; Joseph P Day.

CASTLE HILL av, es, 58 n Gleason av, 50x105; Sidney B Hickox—Albt Buttner et al; Alfred J Wolff (A), 115 Bway; Wm B McNiece (R); due, $1,206.83; T&c, $350; sub to mtg $2,000; Joseph P Day.

PARK av, 1708, ws, 75.5 s 120th, 25.5x90, 5-sty bk tnt & strs; Manhattan Savings Institution—Mary McCarty et al; Rapallo & Kennedy (A), 66 Bway; Louis F Dodd (R); due, $21,604.05; T&c, $1,236.85; Saml Goldsticker.

POST av, ns, intersec nws 10 av, runs e20x ne6.1xn156.6xw25xs160 to beg, vacant; Gustav Sinn—Minnie Witte; Philip S Dean (A), 160 Bway; Walter Solinger (R); due, $3,549.42; T&c $1,660.45; Joseph P Day.

SO BOULEVARD, nwc 156th, 100x125, vacant; Tax Lien Co of N Y—Bronx Borough Realty & Constn Co et al; Wm Lustgarten (A), 68 William; Arthur D Truax (R); due, $3,426.13; T&c, $1,519; Henry Brady.

ST NICHOLAS av, 928-30, es, 248.4 n 155th, 124.9x124x120.3x90.11, 6-sty bk tnt; Austin E Pressinger—Hyman Goldfarb et al; Pressinger & Newcombe (A), 60 Wall; Geo G Fry (R); due, $33,524.49; T&c, $ —; D Phoenix Ingraham.

JUNE 12.

ATTORNEY st, 155, ws, 228 s E Houston, 22 x100, 6-sty bk tnt & strs & 4-sty bk rear tnt; Karrick Riggs—Williamsburgh Trust Co et al; Action 1; Shaw & Landon (A), 42 Bway; Edw T Hiscox (R); due, $18,841.27; T&c, $489.75; Joseph P Day.

ATTORNEY st, 157, ws, 200 s E Houston, 28x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; same—same; Action 2; same (A); same (R); due, $24,996.39; T&c, $658.12; Joseph P Day.

BLEECKER st, 26-30, sec Mott (Nos 318-320), runs s90xe80.6xn19.6xw12.2xn70xe69, 7-sty bk loft & str bldg; Brooklyn Savings Bank—Emma Schalk et al; Schenck & Punnett (A), 19 Liberty; A Welles Stump (R); due, $132,320.67; T&c, $5,405.42; Henry Brady.

CHARLOTTE st, 1516, es, 365.3 s Boston rd, 50x100, 5-sty bk tnt; Leavitt J Hunt, trste—Jacob Cohen et al; Hunt, Hill & Betts (A), 165 Bway; Schuyler C Carlton (R); due, $41,223.15; T&c, $2,296.66; Herbert A Sherman.

47TH st, 120-2 W, ss, 512.6 e 7 av, 37.6x100.5, 6-sty bk tnt; Edw J Moloughney—Benven Realty Co et al; Andw M Clute (A), 156 Bway; Fredk C Gladden (R); due, $21,190.80; T&c, $5,288.02; Joseph P Day.

131ST st, 116 W, ss, 208.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Adelaide M Davis—Roderick McC Hall et al; Henry W Gaines (A), 81 Fulton; Albt Blumensteil (R); due, $8,581.03; T&c, $95.43; Joseph P Day.

139TH st, 511 E, see Brook av, 276.

BROOK av, 276, nec 139th (No 511), 25.11x100.1x25x97.7, 5-sty bk tnt & strs; Henry R C Watson, exr—Jno A Lynch et al; Decker, Allen & Storm (A), 100 Bway; Earnest R Eckley (R); due, $27,066.32; T&c, $2,631.92; mtg recorded Sept1'04; Joseph P Day.

EAGLE av, 688, es, 345 s 156th, 20x115.1, 2-sty & b bk dwg; Park Mortgage Co—Frank Valenti et al; Seybel & French (A), 41 Park Row; Louis Exstein (R); due, $1,467.95; T&c, $545.10; sub to 1st mtg $6,000; Bryan L Kennelly.

INWOOD av, 1315, on map 1305, ws, 234.8 n 169th, 50x90, 2-sty fr dwg, 1-sty fr stable; Matthew McLaughlin et al—Wm McLaughlin et al; Wm M Moore (A), 346 Fulton, Bklyn; Danl P Hays (R); partition; Joseph P Day.

WALTON av, 2395, ws, 189.5 n 184th, 19.10 x96.6, 3-sty bk dwg; Wm Ollendorff—Liberty Investing Co et al; Harry Robitzek (A), 160 Bway; Jno W Remer (R); due, $7,241.89; T&c, $168.59; Geo Price.

JUNE 13.

HALSEY pl, swc Washington av, see Washington av, 1331.

51ST st, 436 W, ss, 360 e 10 av, 20x100.5, 3-sty & b stn dwg; Diederich C Hildebrand—Annie Rafferty et al; Decker, Allen & Storm (A), 100 Bway; Jno H Rogan (R); due, $10,482.04; T&c, $108.60; Bryan L Kennelly.

51ST st, 434 W, ss, 380 e 10 av, 20x100.5, 3-sty & b stn dwg; same—same; same (A); same (R); due, $13,528.29; T&c, $108.60; Bryan L Kennelly.

176TH st E, swc Webster av, see Webster av, swc 176.

AV C, 301, w s, 62 n 17th, 20x88, 5-sty bk tnt & str; Jos L R Wood—Henry C Fredericks et al; Fixman, Lewis & Seligszerg (A), 55 Liberty; Jno E Roeser (R); due, $11,743.40; T&c, $221.15; L J Phillips & Co.

JEROME av, es, 408.6 n 165th, 113.4x90, vacant; Edgar S Appleby et al—Bedford Boulevard Constn Co et al; Cannon & Cannon (A), 135 Bway; Wallbridge S Taft (R); due, $10,873.98; T&c, $837.93; mtg recorded May5'10; Joseph P Day.

WEBSTER av, swc 176th, 37x91.7x37x93.8, vacant; Henry H Jackson et al—Carmine Liberti et al; Stephen H Jackson (A), 106 Lex av; Ezra P Prentice (R); due, $11,526.67; T&c, $825; mtg recorded Oct10'07; Joseph P Day.

WASHINGTON av, 1331, swc Halsey pl, 25.4x104.5x25x108.5; E Colgate Jones—Frank A Bartnett et al; Jas F Donnelly (A), 41 Park Row; Jerome H Buck (R); due, $2,178.91; T&c, $463.50; Henry Brady.

JUNE 14.

No Legal Sales advertised for this day.

JUNE 16.

GREENE st, 255 see Washington pl, 12.

MERCER st, 283, see Bway, 240.

WASHINGTON pl, 7, see Bway, 240.

WASHINGTON pl, 12, ss, 71.6 e Greene, 42.9 x96.2, 4-sty bk loft & str bldg; GREENE st, 255, ws, 100.8 n Waverly pl, 25x75, 4-sty bk loft & str bldg; Chas Moran—Maria L Hoyt et al; Bowers & Sands (A), 46 Cedar; Richd M Henry (R); partition; Joseph P Day.

27TH st W, swc Bway, see Bway, 240.

62D st, 2 W, see Central Park W, 17-20.

121ST st, 501 W, see Ams av, 1240-52.

129TH st, 2 W, see 5 av, 2098.

130TH st, 506-8 W, ss, 150 w Ams av, 50x74.11, two 5-sty bk tnts; Katie Wendel—Isaac Chaitin et al; Louis Wendel, Jr (A), 277 Bway; Chas E Hawthorne (R); due, $10,846.20; T&c, $475.80; mtg recorded Mar31'11; Herbert A Sherman.

174TH st, 510-12 E, see 3 av, 4009-29.

AMSTERDAM av, 1240-52, nwc 121st (No 501) 100.11x100, 6-sty bk tnt & strs; Saml Hirsh—Hyman D Baker et al; Max Stern (A), 64 Wall; Geo E Waller (R); due, $48,097.31; T&c, $1,991; L J Phillips & Co.

ANTHONY av, 2000, sec Burnside av, runs s 118xe100xs89.2xne102.7xnw181.5xw58.6 to beg, 2-sty fr dwg & vacant; Wm F Clare et al exrs—Mary J Ryan et al; Jas L Clare (A), 135 Bway; Timothy Murray (R); due, $14,351.32; T&c, $3,646; Bryan L Kennelly.

BROADWAY, 738, see Bway, 240.

BROADWAY, 1155-9, see Bway, 240.

BROADWAY, 240, ws, 27.6 n Park pl, 22.8x97.10, 6-sty stn office & str bldg; BROADWAY, 738, es, 91 s Astor pl, 25x126x26.9x116.4, 5-sty stn loft & str bldg; WASHINGTON pl, 7, nwc Mercer (No 283), 25x100, 4-sty bk loft & str bldg; BROADWAY, 1155-9, swc 27th, 50.5x84.1 x60.6x77.1, 3-sty bk office & str bldg; Chas Moran—Thos Morgan et al; Bowers & Sands (A), 46 Cedar; Richd M Henry (R); partition; Joseph P Day.

CENTRAL PARK W, 17-20, swc 62d (No. 2), 100.5x100, vacant; Chas Moran—Louis E Frith et al; Bowers & Sands (A), 46 Cedar; Richd M Henry (R); partition; Joseph P Day.

MACLAY av, 2409, ns, 79.10 e Zerega av, 20x100.4x20x100.3; Eliz B Beyer—Henry Osterholt et al; Fredk A Southworth (A), 68 William; Edw T Hiscox (R); due, $4,378.83; T&c, $120.03; Joseph P Day.

2D av, 2125, ws, 40.10 n 109th, 20x80, 4-sty bk tnt & strs; Chas G Moller et al, exrs—Harry A Wilkus et al; Middleton S Borland (A), 46 Cedar; Saml J Wagstaff (R); due, $10,656.84; T&c, $1,150; Joseph P Day.

2D av, 2127, ws, 60.10 n 109th, 20x80, 4-sty bk tnt & strs; Christopher Moller et al trstes—Harry A Wilkus et al; Middleton S Borland (A), 46 Cedar; Jas M Donohue (R); due, $10,656.84; T&c, $1,170; Joseph P Day.

3D av, 4009-29, swc 174th (No. 510-2), 200x128.8x200x121.2, three 2-sty & two 1-sty bk strs & 3-sty fr tnt & str; Richd Bauer—Harry Simon et al; Fischer & Rosenbaum (A), 115 Bway; Arthur M Levy (R); due, $7,074.12; T&c, $1,400; sub to two mtgs aggregating $61,000; tmg recorded Feb10'12; J H Mayers.

5TH av, 2098, swc 129th (No 2), 56x110, 7-sty bk tnt; Germania Life Ins Co—Jno Schnoering et al; Action 1; Dulon & Roe (A), 41 Park Row; Francis W Judge (R); due, $140,139.85; T&c, $7,783.22; Joseph P Day.

5TH av, 2094, ws, 56 s 129th, 43.11x110, 7-sty bk tnt; same—same; Action 2; same (A); same (R); due, $78,019.90; T&c, $4,532.11; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JUNE 7.

No Legal Sales advertised for this day.

JUNE 9.

81ST st, nes, intersec ses, 21 av, 120x100; Louise Cook—Jas T Hickey et al; Henry S Cook (A), 38 Park row, Manhattan; Robt F Manning (R); Wm H Smith.

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co—Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

JUNE 10.

ST JOHNS pl, ns, 350 w Classon av, 40.6x131; North Side Bank of Brooklyn—Victor Holding Co et al; Action 1; S M & D E Meeker (A), 217 Havemeyer; Alfred A Shlickerman (R); Chauncey Real Estate Co, Ltd.

ST JOHNS pl, ns, 390.6 w Classon av, 40.6x131; same—same; Action 2; same (A); Paul Bonynge (R); James L Brumley.

70TH st, sec 13 av, 100x40; Rufus T Griggs—Neils P Severinsen et al; Chas A Runk (A), 31 Nassau, Manhattan; Saml L Judelsohn (R); Wm H Smith.

BLAKE av, ss, 20 w Grafton, 40x80; BLAKE av, ss, 80 w Grafton, 20x80; Mornat Realty Co—Kay Building Co, Inc et al; Sol S Schwartz (A), 44 Court; R Hunter McQuistion (R); Wm H Smith.

FORT HAMILTON av, sec 86th, lot 17; Carrie W Herrick et al—Geo A Foster et al; Chas S Taber (A), 189 Montague; Israel H Perskin (R); Chas Shongood.

MANHATTAN av, es, 48.9 s Meserole, 26.3x75; Aaron Kalischer—Ellemmay Realty Co et al; Weinberg Bros (A), 302 Bway; Abr Rockmore (R); Chas Shongood.

MONTROSE av, sec Leonard, 75x100; Otto Huber Brewery—Louis A Phillips et al; Frank Obernier (A), 44 Court; Robt M Johnston (R); Wm H Smith.

18TH av, nws, 420 sw 86th, 80x96.8; Wm Harm—May L Haberle et al; Geo B Boyd (A), 2 Rector; Elmer G Sammis (R); Wm P Rae.

JUNE 11.

JOHNSON st, ss, 225 e 18th, 25x100; Title Guarantee & Trust Co—P & S Constn Co et al; Harry L Thompson (A), 175 Remsen; Jesse Fuller, Jr (R); Wm P Rae.

E 46TH st, ws, 120 s Lenox rd, 40x100; Annie Lambui—Rugby Investors Building Co et al; Caldwell & Holmes (A), 44 Court; Jacob A Freedman (R); Wm H Smith.

59TH st, sws, intersec nws 15 av, 100x100.2; Chas M Backman et al—Milton S King et al; Clarke & Frost (A), 215 Montague; Frank X McCaffry (R); Wm H Smith.

SHEPHERD av, nwc Eastern Pkway, 23x100; Henry Dreyer—Elisa Muller et al; De Witt, Lockman & De Witt (A), 88 Nassau, Manhattan; Saml E Maires (R); Wm P Rae.

ST MARKS av, ns, 380 e Howard av, 20x100; Jessie Ridley—Dean Holding Co et al; Harry L Thompson (A), 175 Remsen; Jos J Speth (R); Wm P Rae.

TROY av, es, bet Dean and Bergen sts, —x—; North Side Bank of Brooklyn—Hattie E Burger et al; Sylvan Bier (A), 37 Liberty, Manhattan; Henderson Peck (R); Wm H Smith.

JUNE 12.

HIMROD st, ses, 120 sw Evergreen av, 20x100; Emil Scherer—Mary Praetz et al; Geo M Schinzel (A), Myrtle av & Hart st; Max S Feiler (R); Mark S Feiler at County Court House at 12 o'clock, noon.

JOHNSTON st, ss, 250 e 18th, 25x100; Title Guarantee & Trust Co—P & S Constn Co et al; Harry L Thompson (A), 175 Remsen; Moses W Saxe (R); Wm H Smith.

SMITH st, ws, 50 n Luquer, 25.2x100; SMITH st, ws, 75.2 n Luquer, 25.2x100; SMITH st, ws, 100.4 n Luquer, 19.8x100; Francis G McGrath—Michl J McGrath et al; Edmund Fletcher (A), 44 Court; Wm M Sullivan (R); partition; Wm P Rae.

8TH st, sws, 308.3 se 3 av, 18.9x90; Gottlieb Fey—Israel Lazarowitz et al; Ed J Fandrey (A), 307 Washington; Edward Kelly (R); Wm H Smith.

20TH st, sws, 27.3 se Gravesend av, 25.10x100; Henry M W Eastman—Jos J Cunningham et al; Geo W Eastman (A); 277 Bway, Manhattan; Thos F Garvey (R); Wm H Smith.

82D st, nes, 370 nw 17 av, 20x100; Louise Fruhauf—C J Marius Constn Co et al; Chas C Suffren (A), 203 Bway; Milton M Brooke (R); Wm H Smith.

86TH st, ns, 100 e 20 av, 20x100; Henry Vollweiler—Cornell Realty Co; Action 1; Nicholas Muller (A), 44 Court; Saml J Wagstaff (R); Wm H Smith.

86TH st, ns, 120 e 20 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

86TH st, ns, 140 e 20 av, 20x100; same—same; Action 3; same (A); same (R); Wm H Smith.

CLARENDON rd, ns, 268 e E 29th, 26.8x80; Mae P Clark—Forbes L Duguid et al; Edw R Vollmer (A), 293 Bway, Manhattan; Arthur L Sherer (R); Wm H Smith.

ROCKAWAY av, es, 65 n Hegeman av, 20x100; Sophie Von Glahn—Mechanics Land Co et al; Action 1; Andw F Van Thun, Jr, (A), 189 Montague; Peter W Ostrander (R); Jas L Brumley.

ROCKAWAY av, es, 125 n Hegeman av, 20x100; same—same; Action 2; same (A); same (R); Jas L Brumley.

JUNE 13.

GARFIELD pl, ss, 250 e 4 av, 25x113; Robt Cohn—Pasquale Ferriolo et al; Sol A Cohn (A), 302 Bway, Manhattan; Morton Rosenthal (R); Chas Shongood.

LINCOLN pl, ss, intersec nws East New York av, 123.1x68.8x102.2; Moses Bernstein—The Constductors, Inc, et al; Jos J Schwartz (A), 361 Stone av; Sidney F Strongin (R); Chas Shongood.

NEW UTRECHT av, ses, 118.4 sw 52d, 26.8x100; Poughkeepsie Savings Bank—Extension Development Co et al; Action 1; Hirsh & Newman (A), 391 Fulton; Henry S Rasquin (R); Wm H Smith.

NEW UTRECHT av, ses, 91.8 sw 52d, 26.8x100; same—same; Action 2; same (A); same (R); Wm H Smith.

NEW UTRECHT av, ses, 65 sw 52d, 26.8x100; same—same; Action 3; same (A); same (R); Wm H Smith.

NEW UTRECHT av, ses, intersec sws 52d, 65x100.7; same—same; Action 4; same (A); same (R); Wm H Smith.

JUNE 14.

No Legal Sales advertised for this day.

JUNE 16.

EAST NEW YORK av, ss, 100 e Troy av, 50x100; Rose Newman—Francesco Lagrega et al; Edw J Flanagan (A), 44 Court; Wm S O'Connell (R); Wm H Smith.

EASTERN PARKWAY extension, ses, 1.11 sw Lincoln pl, 47.5x104.1x irreg; Masha Finkelstein—The Constructors, Inc, et al; Jos J Schwartz (A), 361 Stone av; Francis L Corrao (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 31.

134TH st, ss, 171.6 w Willis av, 171.6x100; Geo Schlegel—Wm Brooks Co; G C De Lacy (A).

SEDGWICK av, ws, 100 s 171st, 25x95; Danl Seymour et al—Gustave Richter et al; D Seymour (A).

WALKER av, ns, 100 w Chauncey, 25x90; Sarah J Golden—Philip H Krausch et al; F A Southworth (A).

WALKER av, ns, 125 w Chauncey, 25x90; Lucy W Elliott—Philip H Krausch et al; F A Southworth (A).

WEST FARMS rd, or Walker av, ns, 50 w Chauncey, 50x67.1x irreg; Sarah E Strickland—Philip H Krausch et al; F A Southworth (A).

2D av, nwc 12th, 61.3x90; State Bank—Jos Hahn et al; J M Roeder (A).

JUNE 2.

ELDRIDGE st, 54-6; Saml Witty—Minnie Horowitz et al; I Gutman (A).

45TH st, ss, 113.9 w 3 av, 18.9x100.5; Albt Van Wyck—Geo Sosenheimer et al; Lyon & Smith (A).

57TH st, 47 E; City Real Estate Co—Mary C Elliott et al; H Swain (A).

116TH st, 309 W; Jennie Bernstein—Cath M Bostwick et al; L J Rosett (A).

137TH st, ss, 100 e Brook av, 45x100; Isaac O Farber—Seventh Avenue Amusement Co; action to foreclose mechanics lien; S N Freedman (A).

153D st, ns, 100 w 8 av, 50x99.11; Hartley Haigh—American Exchange Realty Co et al; W C Arnold (A).

INTERVALE av, nws, 380.7 ne 167th, 25x123.9; Cath L Walgrove, extrx—Robt Armstrong et al; R L Scott (A).

JUNE 3.

LYMAN pl, nec Stebbins av, 85.8x111.1; Paul Armitage—Wade Greene et al; A Douglas (A).

MADISON av, 1181; Leopold Mayer—Miriam King et al; Myers & Schwersenski (A).

TAYLOR st, ws, 483.4 s Columbus av, 16.8x95; Marie V V Huntington—Angela K Fitzgerald et al; Knox & Dooling (A).

TAYLOR st, ws, 450 s Columbus av, 33.4x95; two actions; Eliz K Dooling—Angela K Fitzgerald et al; Knox & Dooling (A).

56TH st, 244 W; Christian Moller—Rudolph A Rodel et al; J T Fenlon (A).

64TH ST, 35-7 W; Max M Warburg—Paul B Pugh & Co et al; Stroock & Stroock (A).

81ST st, 7 W; Washington Trust Co of City of N Y—Maud B Barclay et al; W M Powell (A).

JUNE 4.

BECK st, sec Prospect av, 96x105.6; Robt S Smith—Martin Pletscher et al; H C Rickaby (A).

CHAMBERS st, ss, 75.2 e Church, 25.2x74.7; Jno S Murphy et al—Alex Reiman et al; J J Smith (A).

73D st, 302-4 W; Andw J Onderdonk—Mary T Rennard; Wells & Snedeker (A).

109TH st, 109 E; Frieda Neumann—Bradford Constn Co et al; Kurzman & Frankenheimer (A).

205TH st, ns, lot 525 map of property of Geo F & Henry B Opdyke, Bronx—Madeline G France—Margt T Conlan et al; Thornton & Earle (A).

ANTHONY av, es, 118 n 176th, 33x85; Raisler Heating Co—176th St & Anthony Av Impt Co et al; Foster & Cunningham, (A).

DECATUR av, 2844; Augusta Hennessey—Peter Engelskirchen et al; Davis & Davis (A).

EDGECOMBE av, 165-7; Tobie Kaplan —Nellie A Kelly et al; S F Strongin (A).

GERARD av, es, 200 s Ella, 100x150; Tillie Meyerheim—Mary I Appleton et al; M B Dean (A).

MADISON av, ws, 40.11 s 119th, 40x75; Geo E Mott et al—David Cohen et al; Ashbel P Fitch, Mott & Grant (A).

JUNE 5.

NORFOLK st, 181; Pierce Brennan—Max Goldstein et al; L B Hasbrouck (A).

5TH st, ns, 298.11 e Green av, or lane, 25x101.2; Eliz L Fox—Adolph Cohen et al; Goldsmith, Rosenthal, Mork & Baum (A).

46TH st, ns, 475 w 11 av, 50x100.5; Laura E Reinhart—Michael Shea et al; Foley & Martin (A).

92D st, 71 W; Brodie Realty Co—Carrie E Edgar et al; R C Babbage (A).

103D st, ns, 80.1 w Park av, 24.10x59.9x irreg; Rebecca Falk—Hazel M Shannon et al; K R Wallach (A).

165TH st, ss, 40.3 w Nelson av, 16.11x77.6; Susan C Hoffman—Elbert O Smith et al; McGuire, Horner & Smith (A).

AMSTERDAM av, nec 167th, 36.1x119.3; Adele Kneeland—Saml Green et al; H L Rogert (A).

FOREST av, es, 209.6 n Clifton, 24x100; Sarah A Thurber—Margt J Tyrrell et al; F P Trautmann (A).

JEROME av, ws, 162.7 s Kingsbridge rd, 100x114.2; Harry B Davis—Magda Operating Co et al; L Sachs (A).

JUNE 6.

BUCKHOUT st, ss, 300 w Anthony av, 50.8x100; Maria Carman—Garfield Holding Co; Arrowsmith & Dunn (A).

47TH st, 41 W; Trstes of Columbia University in the City of NY—Kathleen T Harper et al; amended; Nash & Jones (A).

131ST st, 132 W; Columbia-Knickerbocker Trust Co—Melville B Morse et al; Cary & Carroll (A).

134TH st, 240-2 W; Josephine E Carpenter Louis Manheim et al; amended; W B & C F Chamberlin (A).

BOSTON rd, es, bet Lots 91 & 102, 79x112x irreg to Clinton av x52.10x200.6; Eliz Ditchett et al—Loretta Cobham et al; H Swain (A).

SHERMAN av, nwc Isham, 100x100; Prospect Investing Co—Dyckman Constn Co; F Willets (A).

2D av, 2074; Annie Heistein—Vito Bonomo et al; Barnett & Jablow (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 29.

CLAREMONT av, 188; Emma C Linson—Jos J Mackeown; Stoddard & Mark (A); Bernhard Rabbino (R); due, $6,559.50.

WASHINGTON av, es, 82.1 n 178th, 27.6x92; Edw W Davis—Anthony N Werneke et al; Hamilton Odell (A); Geo T Brokaw (R); due, $11,498.06.

MAY 31.

ASH st, —s, bet Elm st & Corsa av, Lot 19; Chas Currao—Ussola Meli; Alessandro Caccia (A); Chas P Sanford (R); due, $461.44.

JUNE 2.

MADISON st, 162; Jacob Karp—Emil Reibstein et al; Henry V Rothschild (A); A Welles Stump (R); due, $6,400.20.

135TH st, 168-70 W; Wm J Farrell et al—Julia E Liggan et al; Danl Daly (A); Warren Leslie (R); due, $19,447.49.

JUNE 3.

No Judgments in Foreclosure Suits filed this day.

JUNE 4.

MAIN st, es, Lot 5, blk D, 32.6x100.11; City Island; Mathilde Weinberg; Zerega Realty Co et al; Geo Meyer (A); Robt F Wagner (R); due, $3,529.67.

ST NICHOLAS av, nwc 117th, 29.7x107.11; Hugo E Distelhurst—Barnard Realty Co et al; Eisman, Levy, Corn & Lewine (A); Jno J Hynes (R); due, $5,054.17.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 31.

126TH st, 22 W; PRINCE st, 17; ELIZABETH st, 229; Israel Golland—Isaac Golland et al; action to declare trust; A S Gilbert (A).

152D st, 811 E; Isidor Harlib—Harry Harlib et al; partition; Arnstein, Levy & Pfeiffer (A).

5TH av, 257; Marguerite D Hellman—Thompson Avenue Realty Co et al; specific performance; Moos, Prince & Nathan (A).

JUNE 2.

ELSMERE pl, nwc So Boulevard, 75x82.4; Isaac O Farber—Defender Constn Co et al; action to foreclose mechanics lien; S N Freedman (A).

DELAVELLE av, es, 107.10 s Boston rd, 25x100; Michl Cappiello—Antonio Siciliano; specific performance; A J Romagna (A).

HIGHBRIDGE rd, ss, 125 w Valentine av, 125x249.6; Isaac O Farber—Edmund Francis Realty Co; action to foreclose mechanics lien; S N Freedman (A).

WEST END av, 788; Peter J Brennan—L & M Holding Co; action to enjoin; T C Ennever (A).

LOT 94, block 2557, sec 10, Bronx; Adeline Dripps—Benj Smith et al; foreclosure of transfer of tax lien; S Williamson (A).

JUNE 3.

BROOME st, sec Lewis, 150x125.10; Pelham Operating Co—Minsker Realty Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

DUANE st, 194; Jessie E Safford—Adeline M S Baird et al; partition; Hastings & Gleason (A).

24TH st, ns, 200.6 e 6 av, 62x98.9; Wm H Birkmire—Rosdorf Co et al; action to foreclose mechanics lien; C Milliken (A).

JUNE 4.

THOMPSON st, ws, bet Broome & Spring, lot 40; Raphael R Murphy—Mary R Bow et al; foreclosure of transfer of tax lien; E M Bullowa (A).

9TH st, 226 E; & Catherine st, 22½; Marcus Rosenthal—Mendel Alterman et al; action to declare lien; J Sapinsky (A).

69TH st, ns, 265 w Amsterdam av, 80x100.5; Raisler Heating Co—David Israel et al; action to foreclose mechanics lien; Foster &Cunningham (A).

LOTS 8, 9, 10, 46, 47, 52 & 53 map of Schuylerville; Isabel Steele—Julia E Keller et al; partition; A Summers (A).

JUNE 5.

WATER st, swc Coenties slip, 45x76.8; American Diamond Blast Co—Amos D Carver et al; action to foreclos mechanis lien; A F Silverstone (A).

8TH st, 55 W; Saml Brigel—Danl J Devoe et al; action to foreclos mechanics lien; B Chambers (A).

JUNE 6.

No Lis Pendens filed this day.

Brooklyn.

MAY 28.

ASHFORD st, ws, 290 s Dumont av, 60x176.10x60x178.3; Louis Blimblum—Karp Constn Co et al; D B Getz (A).

ESSEX st, ws, 240 n Arlington av, 20x100; Eagle Savgs & Loan Co—Marcilla G Crosby et al; J C McLeer (A).

HICKS st, nec President, 40x75; Title Guar & Trust Co—Mary Anna Luciano et al; T F Redmond (A).

HULL st, ns, 133.4 w Hopkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; R W Kenyon (A).

LOMBARDY st, ns, 115 w Morgan av, 20x130; Henry Limmer—Aloysius Schneider indiv & exrc; M F McGoldrick (A).

PACIFIC st, ns, 102 w Hopkinson av, 100.6x100; Block & Greenberg Lumber Co—Ocean Hill Const Co; S F Strongin (A).

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x97.9; Geo Straub—Richard D Monaghan et al; D Hirshfield (A).

Lis Pendens—Brooklyn (Continued).

SCHENECTADY av, es, 99.3 s St Marks av, 19x80; Chas Richardson Frank C Montero et al; H Thompson (A).

N 9TH st, ss, 100 e Roebling, 25x100; Leurs D Mason as trste—Jos D McVey et al; H Thompson (A).

65TH st, ns, 260 w 13 av, 40x100; Ottilie Wendel Filippo Macchiarerna et al; C S Warbasse (A).

70TH st, ss, 360.10 e Narrows av, 50x100; Eagle Savgs & Loan Co—Anne E Wallace et al; J C McLeer (A).

BATH av, ss, 105.11 e Bay 11th, 20x80; Cath C Hill—Jacob Kaiser et al; G Hill (A).

BATH av, ss, 145.11 e Bay 11th, 20x80; Cath C Hill—Jacob Kaiser et al; same (A).

HUDSON av, ws, 236.10 n Myrtle av, 61.7x 24.4x59.9x24.4; also HUDSON av, es, 43.8 n Nassau, 37.4x75; also NAVY st, ws, 83 n Johnson, 20x84; also NAVY st, es, 238 s Tillary, 20x100x25x100; Vincenzo Monaco—Alfonso Monaco & ano; J H Nichols (A).

8TH av, es, 31.5 n Prospect av, 100x97.10; Israel J Rosenstein—Henry P Hamilton; W A Robinson (A).

MAY 29.

CLEVELAND st, ws, 72.8 s Glenmore av, 27.4 x90; Ida Zwetschkenbaum Harry Topp et al; W Rappel (A).

FULTON st, 634; also LAFAYETTE av, 43; Christopher T W Cash—Ruby B Cash et al; H W Taylor (A).

McDONOUGH st, nwc Throop av, 49.6x100; Jno Mettler—Chauncey G Cozine et al; R L Haskell (A).

3D st, ns, 180 n Bond, 15x90; Penelope T Tuttle—Hugh Lee indiv & exr et al; H L Thompson (A).

6TH av, nec Ovington av, 51.1x50.1 61.6x 36.8; Harold D Watson—Timothy Donovan et al; R S Kristellar (A).

63D st, ss, 160 e 5 av, 40x196x41.1x200; Simon Stiner—Chas J Volfrei et al; T Witte (A).

67TH st, sws, 240 se 13 av, 60x125; Wm Weeber—Emilie Ehrgott et al; H L Thompson (A).

ATLANTIC av, ns, 225 e Smith, 25x90; Title Guar & Trust Co—Yetta Abraham et al; T F Redmond (A).

BROADWAY, 240-4; also BROADWAY, 30; Julia L Jentz—Minnie V Zeehiel et al; partition; R B Knowles (A).

CLARENDON rd, sec E 25th, 80x100; Mary E Piper Stephanie M Kern & ano; A H T Banzhaf (A).

CONEY ISLAND av, ws, 280.8 s Av C, 20x 84.8x20.1x86.3; Franklin Trust Co—Wm Doss et al; H L Thompson (A).

OCEAN pkway, ws, at the int ss of land of Eliza Schoonmaker or Jno Emmons, 146.9x659.1 x146.9x666.7; Christian C Ruckert—Jno J Haggerty et al; W H Good (A).

OCEAN pkway, ws, 438.1 s Foster av, 40x 250; Title Guar & Trust Co—Margt Rosenagel et al; T F Redmond (A).

RIVERDALE av, ns, 20 e Chester, 20x80.3; Bond & Mtg Guar Co—Gabriel Sojcher et al; T F Redmond (A).

MAY 31.

CRANBERRY st, sec Columbia Heights, 100x 100; Sigmund Reiss; Cornelia R Shepard; L B Williams (A).

EAGLE st, ss, 145 e Franklin, 25x100; Investing Associates—Cecelia F Clark et al; R W Kenyon (A).

HALSEY st, ns, 50 e Saratoga av, 16.8x100; also HALSEY st, ss, 360 e Saratoga av, 20x 100; also HALSEY st, ss, 380 e Saratoga av, 70x100; also HALSEY st, ss, 308.2 e Ralph av, 18.1x100; also HALSEY st, ns, 16.8 e Saratoga av, 16.8x100; also HALSEY st, ns, 166.8 w Bway, 0.6x43.6; also HALSEY st, ns, 167.2 w Bway, runs n43.6xne3.4xnw20xsw15xse3.4xs47.2x e20; also HANCOCK st, sec Saratoga av, 100x 100; also HALSEY st, nec Saratoga av, 16.8x 100; also HOPKINSON av, es, 50 n McDougal, 75x100; Wm Savage—Theresa C Daub et al; to liquidate co-partnership; Foster & Cunningham (A).

PROSPECT pl, ns, 100 e Hopkinson av, 40x 127.9; Jos Rabinowitz— Jacob Abramowitz et al; I Cohen (A).

LEFFERTS av, ss, 20 w Brooklyn av, 100x 100; Eliz G Malone Constantine Schmitt; specific performance; Elliott, Jones & F (A).

1ST st, ns, 28.9 e Whitwell pl, 75x24.6; Artemas B Smith trste for Miriam L Franklin—Frank Pittelli et al; H H Bowman (A).

58TH st, ns, 160 e 12 av, 20x100.2; Tuns Purchase Co Michl J Meehan & ano; M W Wood (A).

73D st, ns, 276 w 11 av, 28x100; Jno J Steich —Amsworth Realty Co et al; W H Smith (A).

85TH st, ns, 200 w 14 av, 40x100; Mabel Lovett—Helen Lovett et al; partition; J J Fitzgerald (A).

LIBERTY av, swc Elderts la, 17.5x400x7.3x 400; Henry Neugass—Cross Country R R Co et al; foreclose tax lien; J A Whitehorn (A).

NEW UTRECHT av, ws, 42.8 s 40th, 79.8x 25.2x98.7x20.4; Jos T Quinn—Gottleib A Koerner et al; Kiendl, Smyth & G (A).

JUNE 2.

AMITY st, ss, 125 w Court, 25x100; Adaline B Saddington—Lina S Cole et al; F Cobb (A).

COURT st, ses, 78 ne Degraw, runs ne20xse 55xse45.2xsw20xnw42.9xnw55; Metropolitan Trust Co—Mary E Flannery et al; T F Redmond (A).

DEAN st, ss, 160 w Kingston av, 40x100; Augusta A Tyrrell—Annasaw Co et al; H L Thompson (A).

LEFFERTS st, ss, 316.2 e Nostrand av, 20x 102.6; Title Guar & Trust Co—Wm J Decker et al; T F Redmond (A).

LEFFERTS st, ss, 296.2 e Nostrand av, 20x 102.6; same—same; same (A).

PIERREPONT st, ns, 26.3 w Hicks, 25x85.10 x25xN7.5; Bowery Savings Bank—Louise R De Haven et al; T F Redmond (A).

PRINCE st, es, 118.8 n Tillary, 19.3x61.6x 19.1x61.6; Emily M Hoag—Marie Santoli et al; T F Redmond (A).

58TH st, ss, 400 w 16 av, 20x100; Anna W Irvin—Jas Hartnett et al; A W Burlingame, Jr, (A).

85TH st, ss, 151.3 w 17 av, 17.9x100; Anna W Irvin —Jno Doe et al; A W Burlingame, Jr, (A).

CONEY ISLAND av, es, 100 s Av H, 40x100; Geo W Oakley & P Hanford Oakley as trstes—Albt E Inglesby et al; H L Thompson (A).

WILLOUGHBY av, nwc Lewis av, 100x200; S David Metzger—Sarah Wexler et al; M May (A).

LOT 73, map of South Greenfield; Velez Land & Building Co of N Y—Michl O'Brien et al; H A Ingraham (A).

WITHERS st, 200 w Kingsland av, 25x100; Catharine C Newton—Wm Kelly et al; K C & M V McDonald (A).

CANARSIE av, ss, at point where dividing line bet the land of Wm Krier and land hereby described int same, runs sw667xnw140.11xnw 165.1xnw472.2xne817.11xse33.11xsw51.1xse564.1 to beg; all that certain plot bounded n by land of Jno Remsen; e & s by land of Wm Staats et al & w by road to Flatlands; all that certain plot bounded on n by land of Jno A Voorhees, e by land of Danl B Ames, s by land of Wm M Williamson & w by road to Flatlands, excepting certain portions thereof; Chas H Asche—Unis Realty Co et al; A C Asche (A).

JUNE 3.

BALTIC st, sws, 374.7 se 6 av, 20x100; Henry J Montaners—Gertrude M Smith & ano; W J Leitel (A).

CRESCENT st, es, 40 s Magneta st, 20x85; Emma Clark—Union Holding Co et al; H L Thompson (A).

HEYWARD st, ses, 110 ne Harrison av, 30x 100; Louis & Therese Sauer—Emma Fitelson et al; A Christmann, Jr (A).

ARMAND pl, es, 85.6 n Fulton, 19.8x100; Sarah Wertheimer—Emma G Robinson et al; T F Brownlee (A).

PROSPECT pl, sec Troy av, 127.9x175; Alonzo B See—Agnes I Maillie et al; Perkins & Butler (A).

WOLCOTT st, ns, 245 w Conover, 25x100; N Y Investors Corpn—Jno E Cooper et al; T F Redmond (A).

W 8TH st, es, 368.2 n Av S, 19.4x82.5; also W 8TH st, es, 387.6 n Av S, 19.4x82.5; also W 8TH st, es, 232.10 n Av S, 19.4x82.5; Peekskill Savgs Bank—Federal Holding Co et al; H L Thompson (A).

W 9TH st, es, 292 n Av R, 17x100; Peoples Trust Co, trste—Otto Singer, Inc; T F Redmond (A).

E 9TH st, es, 390 n Av Q, 30x100; Leopold Freiberger—Harry S Lent et al; S E Klein (A).

W 9TH st, es, 326 n Av R, 17x100; Title Guar & Trust Co—Otto Singer, Inc, et al; T F Redmond (A).

E 10TH st, es, 220 n Av O, 40x100; Herbert L Holly—Lawrence C Brennan et al; Berger & Prendergast (A).

40TH st, ss, 125 w 3 av, 25x100.2; Bond & Mtg Guar Co—Emilie A Heepe et al; T F Redmond (A).

AV H, ss, 60 e E 13th, 20x100; Bowery Savgs Bank—Virginia Lee Egbert et al; H L Thompson (A).

AV H, ss, 100 e E 13th, 20x100; Bklyn Trust Co—Virginia Lee Egbert et al; H L Thompson (A).

AV V, nec Coney Island av, runs e126.6xn 100xe—xn46x117.2xs140.6 to beg— Frank A Wollensak—Fredk W Edelsten et al; H L Thompson (A).

ATLANTIC av, ss, 128 e Buffalo av, 22x100; Louis & Ray Joseph—Ferdinando Scarano et al; G M Moscowitz (A).

BROADWAY, nes, adjoining land of Theo Rommeney, runs nw25xne99.2xs36.4xsw72.11 to beg; Marie Papsdorf—Dora Baldinger et al; C A Lehett (A).

MARLBOROUGH rd, es, 120 s Ditmas av, 40x 75; Sarah H Burrell—Virginia Lee Egbert et al; H L Thompson (A).

MARLBOROUGH rd, es, 285 s Ditmas av, 40x 75; Geo S & Chas H Otis trstes—Virginia Lee Egbert et al; H L Thompson (A).

NEPTUNE av, nec W 12th, 170.8x865x171x 880; Bond & Mtg Guar Co—Oppikofer Realty Co et al; T F Redmond (A).

3D av, es, 50.2 s 30th, 25x100; Title Guar & Trust Co—Antonio Sanzo et al; T F Redmond (A).

15TH av, sc 65th, 16.4x100; Ellwood Harlow —Luther O Snedecor, Jr, et al; H W Gaines (A).

18TH av, es, 42.6 n 64th, 20x91.5; Josephine F Gannon—Severio Cutolo et al; E J Ludirgh (A).

JUNE 4.

BERGEN st, ss, 58.6 e Schenectady av, 19.6x 55.6; Helen M Smith—Kathryn M Fagan et al; Caldwell & Holmes (A).

CLEVELAND st, s & es, 114 s Belmont av, 18x96.5; Title Guar & Trust Co—Greystone Bldg Co et al; T F Redmond (A).

DECATUR st, ss, 28 w Howard av, 18x100; South Brooklyn Savgs Institution—JulesAugust Collet et al; H L Thompson (A).

FLOYD st, ss, 400 e Throop av, 25x100; Title Guar & Trust Co—Jacob Solmon et al; T F Redmond (A).

PACIFIC st, ss, 355 e Buffalo av, 20x107.2; Adeline Weekes Dan Dyck—Mary K Boes et al; H L Thompson (A).

SANDS st, ss, 50 e Adams, 26.9x100; Mariners Family Asylum at Stapleton, SI—Thos J White et al; T F Redmond (A).

WARREN st, ns, 225.9 w Hicks, 25x99.10; Robt Timroth—Kathryn M Fagan et al; Caldwell & Holmes (A).

E 10TH st, es, 400 s Av L, 26x100; Title Guar & Trust Co—Jennie Melander et al; T F Redmond (A).

23D st, sws, 325 se 3 av, 55x100x24.9x45; Title Guar & Trust Co—Stephen Kurlowciz et al; T F Redmond (A).

E 32D st, es, 320 s Av F, 40x102.6; Edw N Dickerson—Wm G Hannal et al; H L Thompson (A).

40TH st, ss, 200 w 3 av, 25x100.2; Bond & Mtg Guar Co—Emilie Heepe & ano; T F Redmond (A).

BEDFORD av, ws, 110 n Av F, 50x100; Emily J Garland—Harriet A Bellows et al; H C Gollmar (A).

BELMONT av, ss, 60.9 e Cleveland, 18x78; Title Guar & Trust Co—Greystone Bldg Co et al; T F Redmond (A).

BROADWAY, nes, 25 se Putnam av, 25x 100; also BROADWAY, nes, 100 nw Furman, 40x100; also BROADWAY, ec of Stewart av, 100 x100; also SUMPTER st, ss, 200 w Saratoga av, 25x100; also GATES av, ns, 200 e Stuyvesant av, 24.11x100; also STUYVESANT av, es, 80 n Quincy, 20x88; also ELDERT st, 385 e Knickerbocker av, 60x133; also LOT 69.2 map of prop belonging to Wm A Burras; also BUSHWICK av, sec Troutman, 71.11x50x48.11x55; also E 38TH st, nec Av E, 97.6x100; also HART st, ses, 225 ne Knickerbocker av, 100x100; also PROP in Queens Co; Citizens Trust Co as sub trste of Henry Loeffler—Geo H Loeffler et al; partition; Jonas, Lazensky & N (A).

NEW JERSEY AV, es, 220 s Blake av, 20x 100; Chas Doscher—Isaac Allen et al; H F Cochrane (A).

PLOT in 26th Ward, n Lott av, e Powell st, s New Lots av, w Sackman st; Nich W Livington —Island Cities Real Est Co et al; Watson & Kristeller (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 31.

MAPES av, nwc 181st, 46x145; Bronx Cut Stone Co—Regina Constn Co (166). 570.00

JUNE 2.

HOFFMAN st, ws, 176.6 s 187th, 25x95; Sanitary Tile Co—Esposito Realty Co, Inc (2). 170.00

42D st, 159 E; Aaron Kaufman—Rothmann & R Gruber & Son (4). 30.00

59TH st, 246; Clara Kaufman—Josephine Del Drago, Pauline S Murray & R Gruber & Son (5). 19.00

TREMONT av, ns, 95 w Anthony av, 25x90; Chas Shapiro—Bertha Rabas & Gaetano Seygal (1). 377.46

WEST END av, 640; Kolt Lumber Co—Jno H Odell Estate & Lehigh Valley Structural Steel Co (3). 272.88

JUNE 3.

57TH st, 218 E; Paul S Bolger—Theo Keoen & Caraline S Stetler (7). 175.00

95TH st, bulkhead on North River, 60x100; Calumet Iron Works—Curtis-Blaisdell Co & Burns Eros & Maine Electric Co (8). 3,994.00 3,994.000

PLYMOUTH av, ns, 50 w Zullette av, 21x36; Harry Benline—Albt Knoeller (9). 36.65

6TH av, nwc 25th, 19.9x50; Raphael J Wolkenstein—Pauline & Josephine Kuhlke & Alfd Kuhlke (6). 75.00

JUNE 4.

14TH st, 214 E; Macolithic Concrete Co—Irvington Constn Co; Cramp & Co (13). 601.44

27TH st, 337-47W; Wm L Crow Constn Co—St Johns Park Realty Co (15). 29,449.69

42D st, ns, 225 e 11 av, 150x200 to 43d, x99.6 x irreg; Galway & Co—Park & Tilford Co; Goliek & Smith, Inc (12). 529.40

AQUEDUCT av, 1492-4; V Cardo & Sons Co—Towanda Constn Co (renewal) (11). 245.00

BROADWAY, nec 146th, 99.11x225x irreg to 147th; Cacolithic Concrete Co—Bradhurst Amusement & Building Co, Inc; Cramp & Co (14). 1,420.00

6TH av, 257; Jos Shanske—Jas Eagan; Michuel D Howard & Elfin Enoch & Co; Edwin F Grant (10). 113.00

JUNE 5.

39TH st, 635-7 W; Jno Gillies Co, Inc—Jos Stern & Sons, Inc; S L Waller Constn Co (19) 250.00

40TH st, 341 W; Geo Ginsburg—Shapiro, Kahn Bros (17). 225.00

173D st, ns, whole front bet Haven & Pinehurst avs, —x—; also 173D ST, ns, whole front bet Ft Washington & Pinehurst avs; also 173D ST, ss, whole front bet Haven & Ft Washington avs, —x—; Keystone Natl Powder Co—Mary R Wright & Ft Washington Realty Co; James Garofano (20). 134.21

AUDUBON av, es, 74.11 n 183d, 29.7x70; Cross, Austin & Ireland Lumber Co—West 184th St Constn Co; renewal; (21). 415.39

INTERVALE av, sec 163d, 75x125; Alex Thomson—Simbar Realty Co; Colonial Marble Works (16). 550.00

8TH av, 2099; Edw R Hotaling—Jacob H Westheimer & Matilda Rothschild; Abr Brandwein; Harry Brandwein (18). 82.05

JUNE 6.

48TH st, ns, whole front bet Bway & 7 av, 104.5x113.8x—x112.6; McNulty Bros, Inc—Mecca Realty Co, Henry B Morton, Jno A Keiser & Folies Bergere (22). 300.30

HUNTS POINT rd, sec Seneca av, 169x165; Pelham Operating Co—Graham Constn Co & Jas J Brown (25). 250.17

2D av, 1121; Peirat Goldman et al—Josephine del Drago & I Glassman (23). 350.00

5TH av, ws, 33d to 34th sts, 197.6x350; Jno Lemb & Son Inc—Waldorf Astor, Astor Estate, Waldorf Astoria Hotel Co & M C Maxwell Co, Inc. (24). 940.00

Brooklyn.

MAY 28.

PARK pl, 1543; Wm Hessler, Jr—Clara Ennis. 391.50

PARK av, ns, 50 e Vanderbilt av, 52.4x99.5x 31.4x107.9; Empire City Lumber Co—Roma Constn Co & Carmine J & Julia Matura. 152.56

ATLANTIC av, ss, 200 w Hopkinson av, 100x 100; Vincenzo Luciano & ano—M & J Constn Co. 1,300.00

UTICA av, es, 25 s Union, runs e110.5xs x w—xs40xw100xn100 to beg; Empire City Lumber Co—Van Brunt Bldg Co. 299.59

MAY 29.

CUMBERLAND st, 258-62; Globe Tile Co, Inc—Kahan Constn Co. 875.00

FULTON st, 1155-7; Howard W Bishop—Ferdinand & Marie Meyer. 88.51

HENDRIX st, es, 90 n Sutter av, 20x100; Jacob Seidman—Rebecca L Fried. 185.00

PARK pl, 1543; Anthony Romano & Frank Onorato, doing business as Anthony Romano & Co—Clara Ennis. 163.00

38TH st, nec 8 av, 94.1x100.2; Jens P Olsen —Estate of Jno McSweeney & Maria, Jno & Maria Kate McSweeney & J Skully. 12.34

85TH st, ns, 280 e 22 av, 60x100; Smyth Donegan Co, Inc—Nathan Adison, Mary E Cottrell, Chas, & S McLaughlin as trste of estate of Geo W Cottrell & Simon Plumbing Co. 781.46

VANDERBILT av, nwc Lafayette av, 195x 100; Thos Reilly—Rt Rev C E McDonnell & Rt Rev Geo W Mimdelein as agent. 137.827.27

WYCKOFF av, 269; Globe Title Co, Inc—Frank M & Anna Miller & Christian Beurer. 95.00

MAY 31.

SCHENCK av, es, 150 s Belmont av, 100x 100; Jos Egel—Sam & "Lena" Shatz. 180.00

JUNE 2.

ELLERY st, 339; Ike Karlson—Morris Schmaltz. 60.00

LEONARD st, swc McKibbin, 45x75; Sam Epstein—Cecelia Schwartz & Jac Schwartz. 65.00

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x 97; Saml Bernstein—Richd D Monaghan & Bedford Constn Co. 328.00

WEST st, 217-37; WEST st, 224-42; Kings Highway Electric Co—Max Fogelson, Boyd Constn Co & B & L Electric Co. 521.50

84TH st, ss, 260 w 23 av, 40x100; Audley Clarke Co—Jennie Winterbottom & Marloe Constn Co. 809.38

BROADWAY, sws, 41.1 n Whipple, 20x85.1x 20.6x80.4; Saml Ginsburg—Max Mayerson. 400.00

SCHENCK av, es, 200 n Sutter av, 25x100; Moses Annenberg—Saml & Lena Shatz & Shatz Constn Co. 89.97

SUTTER av, nwc Barrett, 99.11x100; Hyman L Herberg—Barrett Constn Co. 215.00

12TH av, 4209; Ulysses G Scollay, exr—Jos J Mack. 220.00

JUNE 3.

HURON st, 241-5; A Stenger & Sons—Henry C Fescher. 160.00

PROSPECT pl, ns, 100 w Ralph av, 300x 127; Lena Kramer—Muller Bldg Co & Nathan Greene. 150.00

SACKMAN st, nwc Riverdale av, 100x100; Block & Greenberg Lumber Co—M Martey, Inc. 1,786.45

GATES av, es, 375 n Irving av, runs n33.11 xne37.10xe xsw84.8xw103.4; Bernhard Einer—Frieda Hoepfin & Jno Gerathavohl. 213.25

UTICA av, es, 100 s Union, 55.7x100; Donin Plumbing Contracting Co—Van Brunt Bldg Co. 469.00

JUNE 4.

PROSPECT pl, ns, 100 w Ralph av, 300x 127.7; Bell Fireproofing Co—Muller Bldg Co & Morris Shapiro. 134.00

TAYLOR st, ss, 100 e Bedford av, 150x 100; The Mahnken Bldg Material Co—Hattie A Forshay, Eliza Maria Parkinson, Chas A & Edw Krafft, Mary E & Frank P Burke, David S Yoemans, Hilda C Yoemans, Jno J Poillon, Rem Dose & Wm Welge (Inc). 463.81

E 12TH st, es, 200 s Av P, 40x100; Frank S Blest & Co—Hollow Wall Constn Co. 200.00

49TH st, ss, 200 e 18 av, 18x100.2; C M Blake—Forrest Constn Co. 185.95

67TH st, nec 13 av, 20x100; Felice Genzo —Margt Petersen & Nick Pasquarello. 130.00

BROOKLYN av, nwc Union, 95x80; Samuel Weinberg—Lefferts Constn Co & Henry Hetkin as pres. 60.00

MANHATTAN av, ws, 60 n Vant, 20x70.2; Sam Krainin—Clara Strauss & Nathan Goldberg & Michl Seigel. 29.50

NEWKIRK av, swc E 26th, 100x140; Saml Weinberg—Lefferts Constn Co & Henry Hetkin as pres. 110.00

SUTTER av, nwc Barrett, 100x100; Bell Fireproofing Co—Garrett Constn Co & Max Appelbaum. 40.90

5TH av, swc 53d, 25.2x100; Jas A Bua—Morris A Glass, Nathan Lieberman & L C Minden. 44.75

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 31.

[3]127TH st, ns, 292.8 e Bway; Guiseppe Basile—Faultless Constn Co et al; Oct24'12. 542.25

179TH st, 963 E; Abr Weingarten—Jac Streifler Co et al; May29'13. 197.75

JUNE 2.

No Satisfied Mechanics' Liens filed this day.

JUNE 3.

115TH st, 70-2 E; H Greenbergs Sons—Sarah Schlomovitz et al; Feb27'13. 125.00

[2]121ST st, 414 W; Wm C Lahey—Raelph A Martin Co et al; July5'12. 145.00

130TH st, 617 W; Wm S Finberg Louis Strauss et al; Feb5'13. 300.00

JUNE 4.

[2]BROOK av, swc 133d; Jno C Edmead—Champion Realty Co et al; May23'13. 350.00

JUNE 5.

51ST st, 215 W; Alex Zivick et al—Girard Trust Co et al; May22'13. 104.30

178TH st, 659 W; Henry Sullivan—Charles Meisel; Oct10'09. 114.50

BROADWAY, 663-65; Edw W Riker—663 & 665 Broadway Co et al; May7'12. 212.55

1ST av, es, whole front bet 110th & 111th; Henry Bonnard Bronze Co—Standard Gas Light Co et al; Feb3'13. 25,207.00

JUNE 6.

40TH st, 64 W; Jas O'Brien—Margt L Schultz et al; Sept16'01. 1,536.85

WASHINGTON av, sec 164th; Guar Electric Co—Duminuco Constn Co et al; Mar30'12. 151.30

Brooklyn.

MAY 28.

HINSDALE st, ws, 200 s Dumont av, 75x100; David Marcus & Saml Rozensky—Wm Robb; Apr25'13. 275.00

[3]GRAND st, 387; Acme Metal Ceiling Co—Simon Sewel & Rosen Bros; May 13'13. 456.00

ST JOHNS pl, ns, 100 w Albany av, —x—; Albt J Dowdeswell Co, Inc—Woodthorpe Co, Inc, & M J Shevlin Plumbing Co; Apr29'13. 1,000.00

BELMONT av, nec Wyona, 90x100; Klein Material Co—Rachel Melnick, Harry Jopp & Reliance Mtg Co; May23'13. 400.00

MAY 29.

ROCKAWAY av, es, 75 s Livona av, 25x100; Klein Material Co—Isaac & Jno Sirota in business as Sirota Bros; Apr28'13. 67.95

SNEDIKER av, es, 210 n Hegeman av, 80x 100; M Yudelowitz & B Puritz—Harry Greenberg, Isidor Rosenstein, Max Rosenberg & Harris Chesanowitz; May22'13. 72.00

UTICA av, es, 25 s Union, 155.7x100x40x110; Jas W Smith—Van Brunt Bldg Co; May20'13. 185.60

[1]19TH av, nwc 63d; Wm M Young—Konkle & Co & Lewis Landes; Jan17'13. 58.95

MAY 31.

MAUJER st, ns, 200 w Lorimer, 25x100; Elix Kravitiz—Benj Dowsky; Feb28'13. 300.00

67TH st, ss, 171.11 w 3 av, 80x100; Sylvester Ross, Jr, Inc—Harris I Nevin & J Wm Greenwood as atty; Dec27'12. ——

JUNE 2.

52D st, ss, 80 e Fort Hamilton av, 240x 100; Colwell Lead Co—Caspar Iba & Grotstein & Schwartz; May16'13. 760.00

SAME prop; Harry Kavshansky & Max Krunsky—Caspar Iba; May13'13. 300.00

RUTLAND rd, 73; Edwin A Haywark—Annie L Totten & T F Murphy; Dec13'12. 26.41

JUNE 3.

BAY 29TH st, ws, bet Bath & Cropsey avs; Morris G Williams Co—S Horowitz & Jno Portifee; Mar6'13. 64.00

65TH st, swc 20 av; E T Burrows Co—Abr Klotz & Alfred N Wilhelm; Apr10'13. 145.00

ALABAMA av, es, 140 s Sutter av, 80x100; Hyman Wolovitz—Edifive Realty & Constn Co et al; Feb11'13. 124.50

[3]5TH av, swc 10th, 20x100; Harry Bloom—Adolph Ohlbaum & Garret Moore & Son; Mar 11'13. 20.00

[3]SAME prop; Sam Feldman—same; Mar28'12. 105.00

[3]SAME prop; Sam Miller—same; Jan31'12. 109.00

JUNE 4.

E 15TH st, es, 140 s Av J, 60x75; Chas H Finch Co—Jas Demarest & Caro'ine E Lacy; Apr26'13. 63.55

BELMONT av, swc Wyona, —x—; Arlando Marine—Sam Feinstein & Harry Topp; Apr9'13. 500.00

[1]Discharged by deposit.
[2]Discharged by order of Court.
[3]Discharged by bond

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

MAY 29.

No Attachments filed this day.

MAY 31.

Purple Road Co; Albt Sestag; $915.25; J C Oldmixon.

JUNE 2.

Bartley, Chas C; Geo W Le Comte; 10,000; F E Anderson.

Ettla, Geo S—Thos H Ripley; $3,825; F J Sullivan.

St Louis & San Francisco R R; American Bank Note Co; $9,000; G R Walker.

JUNE 3.

No Attachments filed this day.

JUNE 4.

Hollaender, Victor; Hans Bartsch; $2,000; N Burkan.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

MAY 31, JUNE 2, 3, 4 & 5.

Esposito Realty Co to S Weinstein. Hoffman st, ws, 174.6 s 187th. Fixtures. 95.00

Kessler, Max. 162 E 111th st..Raisler Heating Co. Steam Heating Apparatus. (R) 355.

Trapp & Kuehnle. 245 Pearl st..Fairbanks Co. Machinery. 250

Brooklyn.

MAY 28, 29, 31, JUNE 2, 3 & 4.

Abrahamson, Louis. Dean st, nr Ralph av.. Wm Kerby. (R) 870

Barbanell & Gold. 55th st, nr 4th av..Wm Kerby. (R) 280

Penn Dumont, Inc. Barrett st, nr Pitkin av.. Colonial Mantel & Refrigerator Co. Conse Co. 420

Sshutz, Sam. Schenck av, nr Belmont av.. Globe Mantel & Mirror Co. Mantels. 90

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

MAY 31.

THOMPSON st, 152-4; Bronx Investment Co loans Citizens Investing Co to erect a —sty bldg; 9 payments. 65,000

HOE av, nec 174th, 37.6x100; City Mortgage Co loans Trask Building Co to erect a 5-sty apartment; 7 payments. 24,000

HOE av, es, 27.6 n 174th, 42.6x100; same loans same to erect a 5-sty apartment; 7 payments. 16,000

STEBBINS av, ws, 169.1 s Westchester av, 200x100; City Mortgage Co loans Foxvale Realty Co to erect five 5-sty apartments; 9 payments. 135,000

JUNE 2.

MONROE st, ns, 139.8 w Montgomery, 22.10 x100; Manhattan Mortgage Co loans Miles Realty Co, Inc to erect a 6-sty apartment; 8 payments. 28,000

JUNE 3.

No Building Contracts filed this day.

JUNE 4.

25TH st, 108-10 W; Montrose Realty Co loans 108 West 25th Construction Co to erect a —sty bldg; 13 payments. 135,000

JUNE 5.

163D st, sec Intervale av, 125x101.1; City Mortgage Co loans Simbar Realty Corp to erect two 5-sty apartments; — payments. 30,000

JUNE 6.

33D st, ns, 125 e Madison av, 115.6x98.9; Metropolitan Life Ins Co loans 33 East 33D St Realty Co, Inc to erect a 12-sty loft; 14 payments. 550,000

BAILEY av, es, 186.6 s Heath av, 40.2x69.9x 41.4x83.7; Central Mtg Co loans Fordham Realty Co to erect a —sty bldg; — payments. 8,000

CRESTON av, swc 190th, 22x111.6; Bronx Investment Co loans Henry T A Wolf Co to erect a — sty bldg; 6 payments. 37,000

ORDERS.

Brooklyn.

MAY 28 & JUNE 1.

No Order filed these days.

MAY 29.

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on N Y Mtg & Security Co to pay J P Duffy Co. 105.65

STERLING pl, ns, 100 w Saratoga av, 175x 143; Commonwealth Impt Corpn on N Y Mtg & Security Co to pay Hyman Simon. 157.50

SAME prop; same on same to pay Fanny Feldman. 157.50

MAY 31.

REMSEN av, ws, 175 n Flatlands av, 25x96; Edw T Jones on Title Guar & Trust Co to pay Eastern Woodworking Co. 225.00

JUNE 3.

57TH st, ns, 220 e 7 av, 60x100.2; York Penn Co on Home Title Ins to pay Jos Panarello. 150.00

JUNE 4.

LINCOLN av, ws, 100 s Sutter av, 20x100! Antonio Falletta on Henry Backofen to pay Brislin Co. 700.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co (Inc) & Max Sohnen, Jr on N Y Mtg & Security Co to pay Sagalowitz & Kabakow. 600.00

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

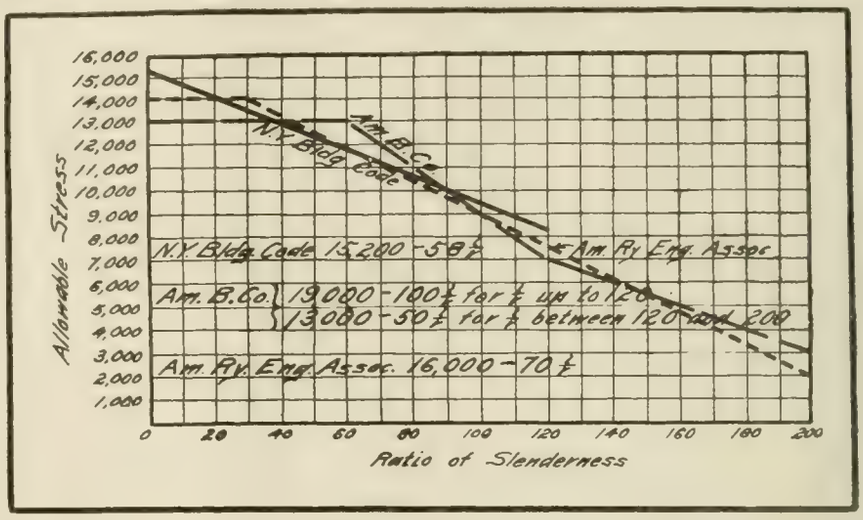
MANHATTAN ORDERS SERVED.

Named Streets.

Canal st, 125-31—William Auidau.....C
Canal st, 217—Newman Cowen Est.....A
Canal st, 437—Hellenic Sponge Co.....A
Cannon st, 112-114—William Klein.....P-C
Cornelia st, 19—Sun Printing and Publishing Co .....C-A-K
Division st, 44—Samuel Solomon.....B-E
Division st, 99—Nachemeyer & Cohen.H-G-C-E
Division st, 99—George W Moore.....E
East Broadway, 59 Samuel Zaretzky....F-G-A
East Broadway, 59—Hillel & Irving H Hillelson .....F-A
East Broadway, 59—Max Levin.....F-G-A
East Broadway, 59—D Schneider & H Cohen G-C-E-F-A
East Broadway, 59—Est of Theresa De Ferriere .....E-B
East Broadway, 103—Harris Rubin..C-E-F-G-A
East Broadway, 91—David Harris....E-F-A-G
East Boradway, 91—Rosen Bros....C-E-F-A-G
East Broadway, 91—Dubinner & Sommerfield C-E-F-A
East Broadway, 91—Lazarus Levy & Sons A-C-E-B
East Broadway, 103—Raizen Bros.....C-F-G-A
East Broadway, 103—Abraham Waslowsky. G-C-E-F-A
East Broadway, 103—Max Mittenthal..C-F-G-A
East Broadway, 103—Bernard Schlanowsky. E-B-C
East Broadway, 109—Hyman Spektorsky...E-B
East Broadway, 140—Harris Rosenthal.....C
Eldridge st, 87—Eldridge Realty & Constn Co .....F-A-E-G
Frost st, 53-55—James Arnoul.....A-C
Gold st, 345—Patrick Duffy.....B
Havemeyer st, 34-52—Bd of Education, T W Churchill, Pres .....D
Henry st, 81—Dubinner & Sommerfeld.....G
Henry st, 81—A Cohen & Max Sattler....G-C-F
Henry st, 81—Samuel Komanisky...C-E-F-G-A
Henry st, 81—Jacob Nielson.....G-E-C-F-A
Henry st, 81 J Chodorow & H Picker..... C-E-F-G-A
Hester st, 31—Becky Taco C
Jay st, 15—H I Boyce.....A-G-H
John st, 19 (rear)—Bertha Volkening Est..C
Lafayette st, 384-388—Six Hundred and Ninety-four Broadway Co.....B
Lewis st, 102—M Spielman L
Liberty st, 131—George R Smith.....C
Lorimer st, 723-727—William Salmon...A-K-H
Nassau st, 80—James C Colgate.....C
Nassau st, 80—Abraham Eliasoff.....C
Nassau st, 115-7—William Hansen & Co.....C
Pearl st, 242—Joseph Galliardo.....C
Pearl st, 242—Morris Cooper.....C-O
Pelham st, 7-9—Consolidated Gas Co.....C
Pelham st, 7-9—Jos Levy & Hyman Cohn..C-D
Pelham st, 7-9—Meyer Solomon..H-G-A-F-C-E
Pelham st, 7-9—Joseph Goldstein..A-F-G-C-E-D
Pelham st, 7-9—Wolf Friedman..H-G-A-G-C-E
Pelham st, 7-9—J Bernbaum & B Kandel. A-F-G-C-E-H-G-D
Pelham st, 7-9—M Levinson & E Goldstein. A-F-G-C-E-H-D
Pelham st, 7-9—Jacob Flatow..D-H-G-A-F-C-E
South st, 261-262—Morris & Pincus Shalita. A-C-F-E-G-H
South st, 261-2—Edward A Koenig & L E Witzel .....C-B
Suffolk st, 30—Jacob Zulekoff & Bros.....C
Washington st, 85—Joseph Tahan.....C
Washington st, 365-7—Franklin Feed Stores.H
Washington st, 95—Jos Aboarab.....C-G-A-F
Washington st, 95—Abraham Sahadi & Bro..G
Washington st, 95—Abraham & Jno Boutross C-G-A-F
Water st, 459—Mary S Kernochan.....A
Willet st, 58—Wm Feinberg.....A-F-C-G-F
Wooster st, 3 Morris Suesskind.....G-A
Wooster st, 3 Morris Suesskind.....G-A

Numbered Streets.

34 st, 49 W Abraham J Fischlowitz.....B
4th st, 10 W Myrick Plummer Estate.....B
4th st, 18-20 W Sarah M Belden.....E
4th st, 31-33 E—Genaro Rogozzino....C-J-A-G
12th st, 34 E—John Wald .....B
13th st, 56 E—Alden S Swan.....B
14th st, 114 E—Michael Fox.....A-B
17th st, 40-2 W—Warren Woolen Co.....G
17th st, 40-2 W—The Eagle Mfg Co.....G
17th st, 40-2 W—Benjamin Levy.....C
17th st, 40-2 W—Sachs Bros & Jalkut.....G
17th st, 40-2 W—Bersch & Kirshner.....G-C
17th st, 40-2 W—Morris Bernstein.....G
17th st, 40-2 W—Herman Wolfert.....G-C
17th st, 40-2 W—Fred Kronish .....G
18th st, 10 W—Chas P Faber.....E
19th st, 21 W—Levy & Newvith.....G-C-F-E
19th st, 21 W—Geo Bodenheimer & Sons.... C-F-A
19th st, 21 W—Rapid Delivery Exp Co.....A
19th st, 21 W—Berkley Dress Co....C-G-F-A-E
19th st, 21 W—Prospect Dress Co...G-C-F-A-E
19th st, 21 W—Central Bind'g & Tuck'g Co. F-A-C
19th st, 21 W—Boat & Realty Co.....C-E-G
19th st, 22-28 W—Geo Stugard.....D



19th st, 22-28 W—Abraham & Louis Metzger..D
19th st, 22-28 W—Fisk, Clark & Flagg.....D
19th st, 22-28 W—Julius & Frank Berkowitz..D
19th st, 22-28 W—Harry Bloom & A Millman.D
19th st, 22-28 W—Walter P Lansick.....D
19th st, 22-28 W—Iris Waist Co.....D
19th st, 22-28 W—Abraham & Reuben Quint..D
19th st, 47 E—Edw V Z Lane.....E
19th st, 133-5 W—Jersey Button Works..... C-O-L-G-A
20th st, 9 W—Cohen & Stessel .....D
20th st, 9 W—Tanzer-Nonjo Co.....D
20th st, 9 W—Ed P Slevin.....D
20th st, 9 W—Chas Sandberg & Bro.....D
20th st, 9 W—Jacob H Rosen.....D
20th st, 9 W—J Cohen & Sons.....D
20th st, 9 W—Jacob Blumenthal.....D
20th st, 9 W—Independent Dress & Suit Co...D
20th st, 9 W—Bernard Nass.....D
20th st, 9 W—Lenkowsky Bros & Co.....D
20th st, 11 W—Marks & Meyer.....D
20th st, 11 W—Max Rosenberg & Co.....D
20th st, 11 W—Peerless Rain Coat Co.....D
20th st, 11 W—Joseph Schwartz.....D
20th st, 11 W—Diamond & Hammer and Princess Lillian Waist Co.....D
20th st, 18-22 W—Joseph Wein.....D
20th st, 18-22 W—Waldorf Waist Co.....D
20th st, 18-22 W—Rain Wear Co.....D
20th st, 18-22 W—Louis Rothschild.....D
20th st, 26 W—Franklin Bartlett.....C
20th st, 28-30—Levy Auerbach & Co.....D
20th st, 28-30 W—Nat'l Women's Wear Co...D
20th st, 28-30 W—Wilson Mfg Co.....D
20th st, 28-30 W—F & H Novelty Co.....D
20th st, 28-30 W—The New Toy Mfg Co.....D
21st st, 19-27 W—Arthur H Spero.....D
21st st, 18-20 W—Brill-Abraham Co.....D

BUREAU OF BUILDINGS.
City of New York.

May 28, 1913.

Note—The following communications have been sent out from the office of Rudolph P. Miller, Superintendent of Buildings, relative to specifications for steel structures promulgated by the American Bridge Company as recently published in the Record and Guide, including one to the Hon. Abram Herbst, hairman of the Committee on Buildings, Board of Aldermen, relative to steel specifications. They are published in full for the benefit of architects of the metropolitan district.—Ed.

Bureau of Buildings,
City of New York, May 28 1913.

American Bridge Company,
30 Church street,
New York City.

Dear Sirs: While we have no desire to question the high standard of these specifications or the justification of the practices to be established by them, your attention is, however, called to the discrepancies between certain provisions of your specifications and the requirements of the New York Building Code, in the following partiulars:

	Building Code.	American Bridge Co.
Extreme fibre stress (bending):		
Built girders	14,000	16,000
Pins	20,000	24,000
Shear, shop rivets and pins..	10,000	12,000
Shear field rivets	8,000	10,000
Shear bolts	7,000	10,000
Shear, webs of plate girders.	9,000	10,000
Bearing pressure on shop rivets with connection angle on each side of web...	20,000	30,000
Bearing pressure on shop rivets with connection angle on one side of web ..	20,000	24,000

According to the column formula of the American Bridge Company's specifications, Columbus having a ratio of slenderness between 40 and 90, have a greater capacity than that allowed by the Building Code. There is also a difference in the assumptions to be made in figuring the stresses due to wind.

The purpose in speaking of these differences is merely to caution against the use of these specifications for work in New York, without at the same time considering the requirements of the Building Code. If advantage is taken in structural work in Manhattan of the high stresses provided in these specifications, the plans for the same are likely to be disapproved as not being in accordance with the requirements of the Building Code.

Yours truly,
Rudolph P. Miller,
Superintendent of Buildings.

Comparative Tables of Working Stresses and Graphical Diagrams.—Specifications for Steel Structures (Continued).

	Building Code.	Amer. Bridge Co.	Amer. Ry.Eng. Assn.
Bearing pressure on shop rivets with connection angle on each side of web..	20,000	30,000	.....
Bearing pressure on shop rivets with connection angle on one side of web.....	20,000	24,000	24,000
Bearing on field rivets and turned bolts.	15,000 (?)	20,000	20,000
Bearing on rough bolts	15,000 (?)	16,000	.....

In connection with the design of plate girders, there is a further limitation that when the unsupported length (1) of the compressive flange exceeds ten times its width (b), the stress per square inch shall not exceed 19,000 – 300 1/r.

It is to be noted that the unit bearing pressure of 30,000 lbs. per sq. inch for shop rivets is to be used for beam connections consisting of an angle on each side of the web. This high value was arrived at as a result of tests (not published) and is merely an attempt to discount the friction developed between the web and the connection angles.

According to the Building Code, wind pressure shall be taken at 30 lbs. per sq. ft. on the exposed surface, but the permissible working stress may be 50 per cent. greater than is allowed for stresses due to dead and live loads. This is equivalent to a wind pressure of twenty per square foot, using the same working stress as for dead and live loads.

The specifications of the American Bridge Co. require a pressure of 30 lbs. per sq. ft. for buildings in process of construction, and 20 lbs. per sq. ft. for finished buildings, allowing an increase of 25 per cent in the working stresses for "bracing and combined stresses due to wind and other loading, provided the section thus found is not less than that required by the dead and live loads alone." In other words, where the wind stress does not exceed 25 per cent. of the stress due to other loading, it may be disregarded.

The requirements of the specification relating to details of construction and workmanship have long been recognized as standard, and are usually included in all specifications for high class work.

Respectfully submitted,
(Signed) H. I. OSER.

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May 27, 1913.

Hon. Abram Herbst,
Chairman Com. on Buildings,
Board of Aldermen,
51 Chambers St., City.

Dear Sir: In connection with your revision of the Building Code, it might be worth while to take into consideration the differences existing between the recent specifications for structural steel of the Amerian Bridge Company and the requirements of the Building Code, as indicated in a recent report of one of the engineers of this Bureau, copy of which is enclosed.

From the report you will see that this Bureau does not feel that the American Bridge Company's specifications are improper or unreasonable, except in certain particulars noted in the report. The only serious objection raised on the part of this Bureau in this respect, is the use of a unit bearing pressure of 30,000 pounds per square inch for shop rivets to be used for beam connections. The present figures of the Building Code should be adhered to in this respect.

Yours truly,
Rudolph P. Miller,
Superintendent of Buildings.

BOARD OF EXAMINERS.

APPEAL 56 of 1913, new building 111 of 1913; premises, west side Tenth avenue, 15th, 16th and Marginal sts, Manhattan, Cauldwell-Wingate Co., appellants.

Question of wooden flooring in a fireproof building. Section 105 of the Code.

APPROVED ON CONDITION that a complete equipment of automatic sprinklers, wet system, be installed throughout the building.

APPEAL 57 of 1913, new building 169 of 1913; premises, west side of 207th st, 59 ft. northwest of Sherman avenue, Manhattan, Paul B. La Velle, appellant.

Theatre. Section 109.

APPROVED.

APPEAL 58 of 1913, new building 157 of 1913; premises, northeast corner 37th street and Broadway, Manhattan, George Keister, appellant.

Theatre.

DISAPPROVED.

APPEAL 59 of 1913, new building 175 of 1913; premises, Madison and Vanderbilt avenues, 43d to 44th streets, Manhattan, Biltmore Hotel, Messrs. Warren & Wetmore, appellants.

Question of parquet flooring in a fireproof building. Section 105.

APPROVED.

APPEAL 60 of 1913, new building 152 of 1913; premises, southwest corner 181st street and Audubon avenue, Manhattan, Theodore A. Meyer, appellant.

Theatre; section 109.

APPROVED ON CONDITION that the trusses be fireproofed at least two inches thick; that all windows in the stores fronting on 181st street be provided with metal frames, glazed with wireglass, self-closing and equipped with fusible links; and that the passage leading to 181st street be made fireproof and enclosed with brick walls at least eight inches thick.

APPEAL 61 of 1913, new building 181 of 1913; premises, 751-757 Park avenue, and 102 East 72d street, Manhattan, Messrs. Rouse and Goldstone appellants.

12-story and basement apartment house, basement entrance; section 105.

APPROVED ON CONDITION that no pent house be hereafter erected on the roof of said building.

APPEAL 62 of 1913, alteration 408 of 1913; premises, 188 Pearl street, Manhattan, C. B. Meyers, appellant.

Dumbwaiter shaft; section 97.

APPROVED ON CONDITION that the shaft be constructed fireproof and covered over the top with a reinforced concrete slab at least four inches thick; and that the openings be equipped with self-closing fireproof doors.

AN INDEX FOR ALL 1912 DECISIONS OF THE BOARD OF EXAMINERS

Compiled by Mrs. M. M. D. Clark, For Twenty Years Secretary of the Board.

THE Record and Guide herewith publishes a complete index of all decisions (as well as appeals withdrawn) that have been handed down by the Board of (Building) Examiners of the City of New York during 1912. This is the first time such an index has been published. It is a ready reference for architects who may be desirous at any time of quickly obtaining information regarding building precedents, giving, as it does, the number of the appeal, the Bureau number, the classification of objection, who the appellants were, and the decision of the Board at a glance. The index covers four boroughs, Manhattan, Brooklyn, Bronx and Queens and gives subject of objection.

BOROUGH OF MANHATTAN.

Appeal No.	Bureau No.	Location.	Subject.	Appellants.	Decision.
2	497/11 N.B.	42-46 E 70th st.	Steel channels, omit Secs. 106, 120	Fredk. J. Sterner.	Approved O. C.
3	681/11 N.B.	sec Bway, Liberty.	Pent house, Sec. 105.	York & Sawyer.	Approved.
5	FSC No. 2.	179 Stonton st.	Fireproof shutters.	Yetta Lapides.	Disapproved.
7	53/12 Alt.	56-60 Madison av, 26th st.	Pent house, Secs. 26-37-105.	Maynicke & Franke.	Approved.
8	323/11 N.B.	2-4-6 W 47th st.	Pent house walls.	Maynicke & Franke.	Approved O. C.
9	FSC No. 4.	4-8 Birmingham st.	Fireproof shutters.	Lewis Krulewitch.	Disapproved.
10	23/12 N.B.	1117-1119 Bway.	Pent house.	John B. Snook's Sons.	Disapproved.
11	FSC No. 5.	520-528 W 43d st.	Fireproof shutters.	John A. Weser.	Approved O. C.
12	46/12 N.B.	220-228 W 48th st.	Theatre, Sec. 109.	Henry B. Herts.	Approved O. C.
13	1666/11 Alt.	1651-5 Bway.	Conversion, hotel, Sec. 105.	Thomas W. Lamb.	Disapproved.
14	FSC No. 6.	152-160 Av D.	Fireproof shutters.	Louis Shulsky.	Disapproved.
15	65/12 N.B.	2223-29 7th av.	Theatre, Sec. 109.	V. Hugo Koehler.	Approved.
16	155/12A1	626 W 131st st.	Water-cooling tower	W. H. Mortensen.	Approved.
17	555/11 N.B.	swc Park av and 60th st.	Elevator openings.	Wm. A. Boring.	Withdrawn.
19	71/12 Alt.	nec 7th av and 29th st.	Hotel non-fireproof.	J. A. Tassi.	Disapproved.
20	228/12 Alt.	nec 5th av and 46th st.	Mezzanine and partitions.	Chas. I. Berg.	Approved O. C.
23	286/12 Alt.	swc Bway and 42d st.	Hotel, lot area, Sec. 10.	Henry Ives Cobb.	Approved O. C.
24	46/12 N.B.	220-228 W 48th st.	Theatre, Sec. 109.	Henry B. Herts.	Approved O. C.
25	50/12 N.B.	910 Broadway.	Staircases, Sec. 75.	Robt. T. Lyons.	Approved O. C.
26	97/12 Alt.	43 E 74th st.	Wall thickness, Secs. 26-31-35.	J. O. Whitenack.	Approved.
29	FSC No. 8.	16 E 18th st.	Fireproof shutters.	J. P. Whiskeman.	Approved.
31	FSC No. 10.	102 W 101st st.	Fireproof shutters.	Louis A. Sheinart.	Approved.
32	2862/11 Alt.	1200 Broadway.	Stairs, walls.	Jacob S. Glaser.	Withdrawn.
34	FSC No. 11.	50 E 41st st.	Fireproof shutters.	York & Sawyer.	Approved O. C.
35	80/12 N.B.	1564-66 Broadway.	Theatre, Secs. 27-36-109.	Jas. J. F. Gavigan.	Approved O. C.
37	68/12 N.B.	230-32 W 68th st.	Garage, walls, Sec. 32.	J. C. Cocker.	Approved.
38	106/12 N.B.	165th-166th st, Bway, St Nicholas.	Theatre.	Thomas W. Lamb.	Dismissed.
39	96/12 N.B.	47 Canal st.	Stair enc., Sec. 108.	Samuel Sass.	Withdrawn.
40	FSC No. 12.	29½ & 31 Renwick st.	Fireproof shutters.	John C. White.	Approved.
41	FSC No. 13.	709 5th av.	Fireproof shutters.	Clarence L. Sefert.	Approved.
42	404/12 Alt.	152-154 W 45th st.	Number rooms, hotel, Sec. 105.	Henry B. Herts.	Withdrawn.
43	3131/11 Alt.	78-80 South st.	Height, walls.	Lewis C. Patton.	Disapproved.
44	106/12 N.B.	165th-166th st, Bway, St Nicholas.	Theatre, Sec. 109.	Thomas W. Lamb.	Approved O. C.
45	FSC No. 14.	118-122 W 56th st.	Fireproof shutters.	John S. Coleman.	Approved.
46	621/12 Alt.	620 Broadway.	Elevator shaft, Sec. 96.	J. M. Clark.	Approved.
49	53/12 N.B.	sec 4th av and 21st st.	Stairs, Sec. 75.	Warren & Wetmore.	Withdrawn.
50	561/08 N.B.	Park av and 34th st.	Vanderbilt Hotel, stairs, Sec. 75.	Warren & Wetmore.	Approved.
52	139/12 N.B.	swc 54th st and 7th av.	Pent house, Sec. 105.	Edw. Blum.	Disapproved.
54	176/12 N.B.	5 E 38th and 6 E 39th st.	Pent house, Sec. 37-105.	Schwartz & Gross.	Withdrawn.
55	170/12 N.B.	Park av, 52-53d sts, es.	Pent house, Sec. 37-105.	Rouse & Goldstone.	Withdrawn.
56	456/11 N.B.	nwc Delancey and Suffolk.	Theatre, Sec. 109.	S. S. Sugar.	Approved O. C.
58	175/12 N.B.	Madison & Vanderbilt avs, 43-44th sts.	Biltmore Hotel.	Warren & Wetmore.	Approved O. C.
59	199/12 N.B.	ws 157th st 50 ft w Ams av.	Theatre, Sec. 109.	Norman Lederer.	Disapproved.
62	515/12 Alt.	124 Duane st.	Elevator shaft, Sec. 96.	Satterlee & Boyd.	Approved O. C.
63	205/12 N.B.	115-123 W 29th st.	Stairs, Sec. 75.	Neville & Bagge.	Approved O. C.
64	206/12 N.B.	nec Broome st & Cleveland pl.	Stairs, Sec. 75.	Foster, Gade & Graham.	Withdrawn.
65	595/12 Alt.	567 Greenwich st.	Tanks, location of, Sec. 93.	R. J. Mansfield.	Approved O. C.
66	FSC No. 15.	416-18 E 59th st.	Fireproof shutters.	Geo. M. McCabe.	Approved.
67	199/12 N.B.	nwc 157th st & Amsterdam av.	Theatre, Sec. 109.	Norman Lederer.	Disapproved.
69	228/12 N.B.	nwc Bway and Ex alley.	Wall thickness, Sec. 36.	Francis H. Kimball.	Approved.
70	206/12 N.B.	1 Cleveland pl.	Stairs, Sec. 75.	Foster, Gade & Graham.	Approved O. C.
71	73/12 N.B.	138-46 W 48th st.	Theatre, Sec. 109.	Thomas W. Lamb.	Approved O. C.
72	223/12 N.B.	422-430 W 38th st.	Water cooling tower.	Lee & Hewitt.	Approved O. C.
73	120/12 N.B.	42d-43d sts and 6th av.	Fire-walls (Stern's).	John B. Snook's Sons.	Withdrawn.
74	225/12 N. B.	38 W 59th st.	Mezzanine story, Sec. 105.	Rouse & Goldstone.	Disapproved.
75	164/12 N.B.	swc Av B and 5th st.	Theatre, Sec. 109.	Thomas W. Lamb.	Approved O. C.
76	191/12 N.B.	swc 116th st and 7th av.	Theatre, Sec. 109.	Thomas W. Lamb.	Approved O. C.
78	415/12 Alt.	436-438 5th av.	Adding 5 stories, Sec. 105.	Fredk. S. Keeler.	Approved O. C.
79	192/12 N.B.	862 Park av.	Area, Sec. 8.	E. & J. W. Cross.	Withdrawn.
81	168/12 N.B.	swc 42d st and Madison av.	Partitions, non-fp., show-windows.	Buchman & Fox.	Approved O. C.
82	255/12 N.B.	195-7 Chrystie st.	Stairs, Sec. 75.	Sommerfield & Steckler.	Disapproved.
83	1025/12 Alt.	Central Park West, 62d to 63d st.	Theatre, roof garden.	V. Hugo Koehler.	Disapproved.
84	520/12 N.B.	216-232 W 44th st.	Theatre, Sec. 109.	W. Albert Swasey.	Approved.
86	275/12 N.B.	113-19 W 40th st & 114-18 W 41st st.	Stairs, Sec. 75.	Maynicke & Franke.	Approved.
88	991/12 Alt.	25 Av A.	Stair enc., Sec. 103.	Eugene Schoen.	Disapproved.
89	254/12 N.B.	ws 7th av. 124th-125th sts.	Mezzanine, hotel, Sec. 105.	Geo. and Edw. Blum.	Approved O. C.
90	268/12 N.B.	sec 30th st and Madison av.	Stairs, Sec. 75.	Buchman & Fox.	Approved.
92	23/12 N.B.	1117-19 Broadway, 24th-25th st.	Pent house, Secs. 27-36-105.	John B. Snook's Sons.	Approved.
93	281/12 N.B.	527 6th av.	Stairs and exits.	J. C. Westervelt ("Childs")	Approved O. C.
94	803/12 Alt.	157-9 W 18th st.	Walls, Sec. 32.	Geo. M. McCabe.	Approved O. C.
95	164/12 N.B.	swc Av B and 5th st.	Theatre.	Thomas W. Lamb.	Disapproved.
96	169/12 N.B.	nec 146th st and Broadway.	Theatre.	Thomas W. Lamb.	Approved O. C.
97	192/12 N.B.	nwc 77th st and Park av.	Area lot covered, Sec. 8.	E. & J. W. Cross.	Approved.
98	120/12 N.B.	es 6th av, 42d-43d sts ("Stern Bros.")	Fire walls & floor openings.	John B. Snook's Sons.	Approved O. C.
99	1025/12 Alt.	Central Park West, 62d-63d st.	Theatre and roof garden.	V. Hugo Koehler.	Approved O. C.
100	170/12 N.B.	Park av, 52d-53d st.	Pent house, Sec. 105.	Rouse & Goldstone.	Withdrawn.
101	294/12 N.B.	38 W 59th st.	Pent house, Sec. 105.	Rouse & Goldstone.	Approved.
102	200/12 N.B.	201st st and Harlem River.	Boiler house, omit firepf. columns.	Wm. Weissenberger, Jr.	Approved.
103	FSC No. 17.	566 Greenwich st.	Fireproof shutters.	S. Chas. Hankinson.	Approved.
109	308/12 N.B.	3-7 W 35th st.	Stairs, Sec. 75.	Fredk. C. Zobel.	Approved O. C.
110	1136/12 Alt.	334 W 44th st.	Dance hall, exits.	Chas. H. Deutsch	Approved O. C.
111	252/12 N.B.	49-53 E 21st st.	Stairs, Sec. 75.	Neville & Bagge.	Withdrawn.
113	1206/12 Alt.	11 E 39th st.	Dumbwaiter shaft, Sec. 97.	Harry N. Paradies.	Approved O. C.
114	FSC No. 18.	35 Goerck st.	Fireproof shutters.	Hyman Rosenblum.	Disapproved.
115	46/12 N.B.	220-228 W 48th st.	Theatre, Sec. 109.	Henry B. Herts.	Approved.
116	168/12 N.B.	swc 42d st and Madison av.	Shutters or fireproof windows.	Bushman & Fox.	Approved O. C.
117	164/12 N.B.	swc Av B and 5th st.	Theatre.	Thomas W. Lamb.	Withdrawn.
118	754/12 N.B.	138th st and Lenox av.	Theatre.	Thomas W. Lamb.	Approved.
119	139/12 N.B.	swc 54th st and 7th av.	Pent house.	Geo. & Edw. Blum.	Withdrawn.

Appeal No.	Bureau No.	Location.	Subject.	Appellants.	Decision.
120	302/12 N.B.	nwc 98th st and 3d av.	Theatre (pictures).	Jas. P. Whiskeman.	Approved.
121	296/12 N.B.	25-33 W 45th st.	Stairs and exits.	Wallis & Goodwillie.	Withdrawn.
123	5/12 N.B.	1282-1300 Broadway.	Parquet fls (non-fp.) McAlpine Hotel	F. M. Andrews & Co.	Approved.
124	364/12 N. B.	116th st and Broadway.	Theatre.	Thomas W. Lamb.	Approved O. C.
125	1045/12 Alt.	1 E 64th st.	Flues, Sec. 65.	F. T. Youngs.	Approved.
126	1089/12 Alt.	304-310 E 64th st.	Wall removed, col. & girders substd.	Geo. Fred Pelham.	Withdrawn.
127	1232/12 Alt.	34 E 64th st.	Classification, Sec. 48-105.	F. E. Albrecht.	Approved O. C.
129	383/12 N.B.	207-223 E 13th st and 214 E 14th st.	Theatre.	George Keister.	Approved O. C.
130	347/12 N.B.	sec 101st and West End av.	Pent house, Sec. 105.	Geo. & Edw. Blum.	Withdrawn.
131	1025/12 Alt.	Central Park West, 62d-63d st.	Century Theatre.	V. Hugo Koehler.	Withdrawn.
132	FSC No. 19.	8-18 Broad st.	Fireproof shutters.	Geo. W. Ely.	Approved.
133	235/12 N.B.	681 5th av.	Wall thickness, Sec. 36.	McKim, Mead & White.	Withdrawn.
134	728/12 Alt.	nwc 30th st and 6th av.	Theatre.	Thomas W. Lamb.	Disapproved.
135	377/12 N.B.	46th st, 225 ft e 8th av.	Theatre.	Thomas W. Lamb.	Approved O. C.
137	942/12 Alt.	104-6 W 39th st.	Theatre.	W. Albert Swasey.	Disapproved.
139	FSC No. 20.	38 E 21st st.	Fireproof shutters.	Thomas Watson.	Disapproved.
140	164/12 N.B.	swc Av B & 5th st.	Theatre.	Thomas W. Lamb.	Approved O. C.
141	397/12 N.B.	swc 97th st and Broadway.	Theatre.	Thomas W. Lamb.	Disapproved.
144	420/12 N.B.	253-259 W 125th & 240-258 W 126th st.	Theatre.	George Keister.	Approved O. C.
145	856/12 Alt.	57 E 66th st.	Walls.	Frank H. Quinby.	Approved O. C.
147	164/12 N.B.	swc Av B and 5th st.	Theatre.	Thomas W. Lamb.	Dismissed.
148	191/12 N.B.	swc 116th st and 7th av.	Theatre.	Thomas W. Lamb.	Approved O. C.
150	353/12 N.B.	221-223 W 44th st.	Theatre.	Henry B. Herts.	Approved O. C.
151	168/12 N.B.	swc Mad av and 42d st.	Windows.	Buchman & Fox.	Disapproved.
153	397/12 N.B.	swc 97th st and Broadway.	Theatre.	Thomas W. Lamb.	Approved O. C.
154	728/12 Alt.	nwc 6th av and 30th st.	Theatre.	Thomas W. Lamb.	Approved O. C.
155	1232/12 Alt.	34 E 64th st.	Classification, hotel.	F. E. Albrecht.	Approved O. C.
158	436/12 NB.	205-7-9 W 19th st.	Stairs.	Walter Haefeli.	Approved.
159	246/12 N.B.	903 Park av.	Parquet floors, Sec. 105.	Robt. T. Lyons.	Approved.
162	460/12 N.B.	166-180 E 87th st & 1538 3d av.	Theatre.	Thomas W. Lamb.	Approved O. C.
163	472/12 N.B.	nec 98th st & West End av.	Walls.	Nast & Springsteen.	Approved.
164	1949/12 Alt.	987-989 8th av & 300 W 58th st.	Firewalls and doors.	Henry A. Koelble.	Approved O. C.
165	35/12 N.B.	222-230 W 45th st.	Theatre.	Henry B. Herts.	Approved.
166	1735/12 Alt.	114 E 22d st.	Walls, height, Sec. 31.	Foster, Gade & Graham.	Approved O. C.
168	5/11 N.B.	1282-1300 Broadway (McAlpine Hotel).	Trim, non-fireproof, Sec. 105.	F. M. Andrews Co.	Approved O. C.
169	504/12 N.B.	62 Broadway, 21 New st.	Lot area, Sec. 11.	Chas. I. Berg.	Approved.
170	383/12 N.B.	207-223 E 13th st and 214 E 14th st.	Theatre.	George Keister.	Disapproved.
171	492/12 N.B.	193-199 Broadway.	Walls.	Wm. Welles Bosworth.	Approved.
173	442/12 N.B.	nec Park av and 40th st.	Walls.	La Farge & Morris.	Approved O. C.
175	614/12 N.B.	236-242 W 42d st.	Theatre.	Thomas W. Lamb.	Approved O. C.
176	2319/12 Alt.	125 Cherry st.	Walls, new story.	Michael Bernstein.	Approved.
177	353/12 N.B.	221-223 W 44th st.	Theatre.	Henry B. Herts.	Approved O. C.
178	397/12 N.B.	swc 97th st and Broadway.	Theatre.	Thomas W. Lamb.	Disapproved.
179	539/12 N.B.	18-20 E 41st st.	Walls.	Geo. & Edw. Blum.	Approved.
180	354/12 N.B.	220-230 W 45th st.	Theatre.	Henry B. Herts.	Approved.
181	942/12 Alt.	104-6 W 39th st.	Theatre.	W. Albert Swasey.	Disapproved.
182	2321/12 Alt.	144 Fulton st.	Theatre (picture).	W. D. Hunter.	Approved.
183	559/12 N.B.	565 Park av.	Height, Sec. 105 (basement entrance)	Robt. T. Lyons.	Approved.
184	2384/12 Alt.	123 White st.	Walls, height.	H. Horenburger.	Approved O. C.
185	1351/10 Alt.	102-4 5th av.	Fireproof windows.	J. J. Rothschild.	Approved O. C.
186	292/12 N.B.	36-38 W 25th st.	Non-fireproof floors, Sec. 105.	Geo. Fred Pelham.	Disapproved.
187	73/12 N.B.	138-146 W 48th st.	Theatre.	Thomas W. Lamb.	Approved O. C.
188	191/12 N.B.	swc 116th st and 7th av.	Theatre.	Thomas W. Lamb.	Approved.
189	2512/12 Alt.	119-125 W 25th st.	Pent house, walls.	Louis A. Hornum.	Disapproved.
190	511/12 N.B.	246 West End av.	Height, Sec. 105 (basement entrance)	S. Fullerton Weaver.	Approved O. C.
191	383/12 N.B.	214 E 14th st and 207-223 E 13th st.	Theatre.	George Keister.	Approved O. C.
192	529/12 N.B.	23-25 Beaver st and 52-62 New st.	Pent house.	Rouse & Goldstone.	Approved.
194	797/12 Alt.	32 E 32d st.	Canopy.	David Stone.	Dismissed.
195	2482/12 Alt.	1826-8 Lexington av.	Hospital, non-fireproof.	John Hauser.	Disapproved.
197	597/12 N.B.	633-635 Park av.	Height, Sec. 105 (basement entrance)	S. Fullerton Weaver.	Approved O. C.
198	797/12 Alt.	32 E 32d st.	Canopy.	David Stone.	Approved.
199	12/12 N.B.	swc 13th st and Park av.	Dance Hall, Sec. 109.	John Brandt.	Withdrawn.
200	602/12 N.B.	nwc 85th st and West End av.	Height, Sec. 105 (basement entrance)	Schwartz & Gross.	Approved O. C.
201	2671/12 Alt.	237 E 17th st.	Walls, height.	John H. Knubel.	Disapproved.
202	2592/12 Alt.	4 W 38th st.	Pent house.	Edw. Necarsulmer.	Approved.
203	614/12 N.B.	261-9 9th av & 400-6 W 26th st.	Walls (skeleton), Secs. 26-36.	Shire & Kaufman.	Withdrawn.
204	2724/12 Alt.	30 E 3d st.	Walls, Sec. 31.	Gross & Kleinberger.	Approved.
205	621/12 N.B.	Amsterdam av, 50 ft s 150th st.	Theatre.	Von Beren & La Velle.	Approved O. C.
206	564/12 N.B.	2633 Broadway.	Theatre (picture).	Henry B. Herts.	Disapproved.
207	627/12 N.B.	105-7 W 72d st.	Walls.	Geo. & Edw Blum.	Withdrawn.
208	604/12 N.B.	nwc 105th st and Broadway.	Height, Sec. 105 (basement entrance)	Schwartz, Gross & Marcus.	Approved O. C.
210	614/12 N.B.	261-9 9th av and 400-6 W 26th st.	Walls (skeleton) .	Shire & Kaufman.	Approved.
211	627/12 N.B.	105-7-9 W 72d st.	Walls.	Geo. & Edw Blum.	Approved.
212	168/12 N.B.	swc Madison av and 42d st.	Partitions, exits.	Buchman & Fox.	Approved O. C.
213	375/12 N.B.	16-20 E 28th st.	Pent house.	Howard Greenley.	Approved O. C.
214	323/11 N.B.	2-6 W 47th st.	Pent house.	Cram, Goodhue & Fergus'n	Approved.
215	606/12 N.B.	245-9 W 55th st.	Pent house.	Walter Haefeli.	Approved O. C.
216	364/12 N.B.	547-57 W 146th st & 538-40 W 147th st.	Theatre.	George Keister.	Disapproved.
217	351/12 N.B.	Broadway, 7th av and 48th st.	Classification Theatre (picture).	Lewis, R. Kaufman.	Withdrawn.
219	639/12 N.B.	248-56 W 63d st & 70-4 West End av.	Stairs.	J. C. Schaeffler.	Withdrawn.
220	598/12 N.B.	584 5th av.	Pent house, show windows.	Rouse & Goldstone.	Disapproved.

BOROUGH OF BROOKLYN.

4	FSC No. 1.	26 Court st.	Fireproof shutters.	Irving B. Ells.	Approved O. C.
6	FSC No. 3.	51 Boerum st.	Fireproof shutters.	Nathaniel N. Holzer.	Approved O. C.
18	6664/12 N.B.	es Stuyvesant av 20 ft s Bainbridge st.	Add 3 stories, Sec. 31.	William Debue.	Approved O. C.
21	347/12 Alt.	nwc 3d av and 75th st.	Theatre, Sec. 109.	John C. Wandell.	Withdrawn.
28	660/12 Alt.	nwc 3d av and 75th st.	Theatre.	John C. Wandell.	Approved.
36	1995/11 N.B.	ns Surf av 30 ft w 5th st, Coney Island.	Aerial racer, Sec. 146.	W. C. Dietz.	Disapproved.
53	1226/12 N.B.	es Rockaway av 1140 ft n bulkhead.	Roller coaster, Sec. 146.	McCloskey & Boyle.	Disapproved.
57	1551/12 Alt.	nwc Myrtle av and Harman.	Theatre, Sec. 109.	L. Allmendinger.	Approved O. C.
68	1812/12 N.B.	ss Livingston st 126.4 ft e of Boerum pl.	Classification, Sec. 8.	Slee & Bryson.	Approved O. C.
80	965/12 Alt.	860 DeKalb av.	Conversion, tenement to workshop, Secs. 32-48-103-108.	Glucroft & Glucroft.	Disapproved.
85	1716/12 N.B.	482-488 Hopkinson av.	Theatre.	Thomas W. Lamb.	Approved O. C.
91	9519/12 N.B.	nwc Fulton and Jerome.	Theatre.	Otto Hohensee.	Approved O. C.
104	2963/12 N.B.	ws E 31st st 20 ft n Canarsie la.	Parapet walls, Sec. 43.	William Herod.	Approved.
105	2964/12 N.B.	ws E 31st st cor Canarsie la.	Parapet walls, Sec. 43.	William Herod.	Approved.
106	2965/12 N.B.	es E 31st st 20 ft s Beverly rd.	Parapet walls, Sec. 43.	William Herod.	Approved.
107	2966/12 N.B.	es E 31st st, nec Canarsie la.	Parapet walls, Sec. 43.	William Herod.	Approved.
108	2967/12 N.B.	es E 31st st, sec Beverly rd.	Parapet walls, Sec. 43.	William Herod.	Approved.
112	5624/11 N.B.	nec Broadway and Varet st.	Cinder concrete floor system.	Joseph Sulinski.	Approved O. C.
122	1372/12 Alt.	sec Livingston and Hoyt st.	Exits.	Irving B. Ells.	Disapproved.
136	3859/12 N.B.	ns 50th st, 90 e 5th av.	Theatre, Sec. 109.	John C. Wandell.	Approved O. C.
138	3658/12 N.B.	ns Union st, 260 ft e of New York av.	Walls, Sec. 31.	Axel S. Hedman.	Approved.
142	1766/12 Alt.	ns President st, 100 ft e Albany av.	Extension walls.	(W. T. McCarthy.	Approved.
143	6171/12 N.B.	ss Cornelia st, 95 ft e of Irving av.	Parapet walls & dumbwaiter shafts	James A. Caulfield.	Approved O. C.
146	4038/12 Alt.	ws Henry st, 112 ft.6 e of Clark st.	Area, non-fireproof, Sec. 32.	Trowbridge & Ackerman.	Withdrawn.
149	4038/12 Alt.	ws Henry st, 112 ft.6 e of Clark st.	Area, non-fireproof, Sec. 32.	Trowbridge & Ackerman.	Approved O. C.
152	4059/12 N.B.	nwc Bedford av and Bergen.	Theatre.	Thomas W. Lamb.	Approved O. C.
156	4039/12 Alt.	ns Atlantic av, 257.1 w of Williams av.	Height, frame building, Sec. 142.	Louis F. Schillinger.	Approved O. C.
160	3735/12 N.B.	nwc 54th st and 6th av.	Walls, Sec. 31.	Maxmiliaan Zipkes.	Disapproved.
161	4472/12 N.B.	416-418 S 5th st.	Walls, Sec. 31.	Samuel Sass.	Approved.
167	4447/12 N.B.	es Nostrand av, 125 n of Hawthorne st	Area, non-fireproof building.	Benj. Dreisler.	Approved O. C.
174	4942/12 N.B.	swc 4th av and 50th st.	Theatre.	Thomas W. Lamb.	Approved.
209	6881/12 Alt.	899 Kent av.	Conversion, Sec. 142.	Max Hirsch.	Disapproved.
218	7080/12 Alt.	nwc Smith and Dean sts.	Classification, Sec. 8.	Adelsohn & Feinberg.	Disapproved.

BOROUGH OF THE BRONX.

1	903/12 N.B.	ss Tiffany st, 50.3½ e of Whitlock av.	Area, foundations.	Buchman & Fox.	Withdrawn.
22	FSC No. 7.	1221 Intervale av.	Fireproof shutters.	Theresa Sofia.	Approved.
27	81/12 N.B.	es Harlem River 125 s of 161st st.	Boat house.	Hugh Thomas.	Approved O. C.
30	FSC No. 9.	nwc 3 av and 177th st.	Fireproof shutters.	Rouse & Goldstone.	Approved.
33	65/12 Alt.	nec 163d st and Melrose.	Walls.	Charles S. Clark.	Disapproved.
51	175/12 N.B.	es Robbins av 238 s of 149th st.	Frame construction.	Henry Nordheim.	Disapproved.
47	150/12 N.B.	es Southern blvd 86.81 n of Home st.	Party walls.	Norman Lederer.	Disapproved.
48	165/12 N.B.	Cromwell av bet 150th and 151st sts.	Area, non-fireproof factory.	Tracy, Swartwout&Litchfld.	Approved O. C.
60	211/12 N.B.	Westchester and Bergen avs.	Theatre.	Thomas W. Lamb.	Withdrawn.
61	224/12 N.B.	ns Tremont av 120.10 w Washington av.	Theatre.	Thomas W. Lamb.	Withdrawn.
87	FSC No. 16.	500-504 E 164th st.	Fireproof shutters.	Hoepfner & Wuest.	Approved O. C.
128	439/12 N.B.	ws Grand Concourse 125.02 n 192d st.	Walls.	John C. Watson.	Approved.
157	592/12 N.B.	ws Prospect ac 192 n 163d st.	Theatre.	Koppe & Daube.	Disapproved.
172	583/12 N.B.	ns 180th st 65 w Honeywell av.	Frame construction.	Chas. S. Clark.	Approved O. C.
193	699/12 N.B.	sec Fox and Barretto st.	Dumbwaiter shafts.	S. Behrman.	Approved.

BOROUGH OF QUEENS.

77	1132/12 N.B.	nwc Twombley pl & Twombley pl.	Theatre.	Herbert R. Brewster.	Approved.
196	1132/12 N.B.	nwc Twombley pl & Twombley pl.	Theatre.	Herbert R. Brewster.	Approved O. C.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Altman Addition to Cost $2,500,000.

Marc Eidlitz & Son, 489 Fifth avenue, received the general contract on Wednesday to erect the twelve-story addition to the Fifth avenue department store of Benjamin Altman, and operations will be under way by July first. When the new addition is completed, the building will occupy the whole block bounded by Fifth and Madison avenues, 34th and 35th streets. The new section will cover the entire block front on Madison avenue, from 34th to 35th street, and will add to the length of the present building 95 feet in 35th street and 145 feet in 34th street. On the Madison avenue front the building will be twelve, and possibly sixteen, stories in height. The present Fifth avenue front is but eight stories. The construction will be in Italian Renaissance, conforming with the present building. Trowbridge & Livingston, 527 Fifth avenue, the architects, estimate the cost of the new addition at about $2,500,000.

Shape & Bready to Plan $4,000,000 Hotel.

Shape & Bready, 220 West 42d street, Manhattan, have been selected architects for a ten-story hotel, 225x225 feet, to be erected at Montreal, Canada, on the block known as the St. George's Church property. Edward C. Fogg and P. G. S. Hooke, managers of the Hotel Belmont, Park avenue and 42d street, Manhattan, are the owners, and George Ross, of Montreal, has been retained as consulting architect. Owing to the Canadian law governing church properties, the new owners will not get possession of the site before next June, 1914, when operations will be started. The plot contains 55,000 square feet, and the cost of the building is placed at $4,000,000.

Plans for "Professional Building."

Plans are still in progress for the thirty-story "Professional Building" which the 262 West 72d Street Company, of 258 Broadway, J. L. Waldenburg, E. B. Lyon and J. Kooperstein, directors, are to erect at the southeast corner of West End avenue and 72d street, on a plot 100x88 feet. Francis H. Kimball, 71 Broadway, is architect. No contracts have yet been awarded. The building is intended principally for the use of physicians, surgeons, dentists, chemists, oculists, architects and other specialists.

Another Riverside Drive House.

Nathan Wilson, Southern Boulevard and 163d street, who recently purchased the plot at the north side of Riverside Drive, through to 160th street, 102x100 feet, contemplates the erection of a twelve-story apartment house on the site, but no plans have yet been prepared.

Bloomingdale's Not to Build Branch.

Samuel J. Bloomingdale, dry goods, 59th street and Third avenue, denies the report that he will erect a branch store on property which he has just purchased at Thompson avenue and Fitting street, Long Island City. He may erect a taxpayer there, but not for his own occupancy.

Plans for 81st Street Apartment.

The McMorrow Engineering & Construction Co., 271 West 125th street, owner and general contractor, will be ready to receive estimates on all subcontracts about June 18 for the twelve-story apartment house, 75x92 feet, to be erected in the north side of 81st street, 225 feet east of Columbus avenue, at a cost of $450,000. Neville & Bagge, 215 West 125th street, are completing the plans. The old buildings occupying the site are now being demolished.

Bills Signed for State Structures.

Gov. Sulzer has just signed the Senate bills introduced by Messrs. Frawley and Bush making appropriations for State hospitals, and charitable institutions, as follows: For repairs to buildings of the Western House of Refuge for Women, at Albion, $3,000. At the New York State School for the Blind, Batavia, conduit and piping between boiler house, $7,000; equipping new building, $3,000.

New York State Reformatory for Women, Bedford—three fireproof cottages, $105,000; three fireproof cottages (farm group) $87,000; new hospital, $40,000; water supply for farm group, $10,000; intake and filtration plant, $10,000; sewage disposal system, $6,000; boilers and piping, $50,000; conduits and piping, $15,000; electric plant, $14,000; feeder cables and electric wiring, $10,000; boiler house and heating plant for farm group, $20,000; boiler house, $40,000, and for deficiency in appropriation for cottages for 22 inmates, $4,000.

New York State Training School for Girls, Hudson—floors and electric lights in girls' rooms in cottages, $6,500; hospital and equipment, $66,500; conduits and outside connections, $12,000; a contagious hospital, $8,000; a storehouse, refrigerating plant and equipment, $30,000; equipment for schoolhouse, $5,000; laundry equipment and machinery, $2,700; boilers, fittings and equipment, $8,000; razing Stuyvesant Hospital and old ice house, $3,000; electric feeder cables to school and cottages, $4,000.

New York State Soldiers' and Sailors' Home, Bath—extraordinary repairs, $18,000. New York State Reformatory, Elmira—repairing armory roof, etc., $5,000; equipping hospital, $1,500. State Agricultural and Industrial School of Industry—repairs to old barns, $3,000; sewage disposal, $2,000, and renewing plumbing $1,500.

Thomas Indian School, Iroquois—ice house, dairy room and cold storage, $7,500; extraordinary repairs, $2,000, and equipment and furnishings for school building, $1,000. Eastern New York Reformatory, Napanoch—equipping school rooms, $1,500.

New York State Custodial Asylum for Feeble-Minded Women, Newark—furnishing employees' cottages, $2,500; extending canal pump intake and rearranging canal pump, $4,000; bringing spring water pumping station to boiler house and making connections, $5,000; completing repairs to Wilder House, $500; two additional boilers, $7,000; repairs to buildings, $2,000; conduit, steam, sewer and water mains and electric feeders, $6,750.

New York State Woman's Relief Corps Home, Oxford—pigery, including drainage, etc., $750; painting and papering superintendent's house and repairing and furnishing same, $1,500; equipment for hospital extension, $2,000, and extraordinary repairs, $2,500. New York House of Refuge, Randall's Island—extraordinary repairs, $2,000; three new boilers and installing same, $5,000. New York State Hospital for the Treatment of Incipient Pulmonary Tuberculosis, Ray Brook—enlarging toilet sections, male and female wards, and tiling floors, $3,000; additional appropriation, equipment for bakery, dining-room and kitchen, $1,000; extraordinary repairs, $2,000, and reimbursing the Peter Keeler Building Co. for work done on reservoir, $550.

Rome State Custodial Asylum, Rome—enlarging bakery, $5,000; toilet sections for building G, wards four and five, $2,500; and railroad switch, $10,000.

Craig Colony for Epileptics, Sonyea—additional appropriation for improving water supply and placing new filtering material in the sewage disposal plant, $25,000; a central power and heating plant to provide electric power sufficient for Colony's needs during entire twenty-four hours and to heat from one plant all buildings in the Villa Flora, Letchworth and Village Green Groups, Pryor Pavilion, Loomis Infirmary Industrial Group, etc., $50,000; additional plumbing, such as water closets, wash bowls, etc., at Schuyler Infirmary, Loomis Infirmary, Pryor, Sage, Hoyt, Farmer's cottage, Butcher's cottage, Bluet, Aster, etc., $1,500, and for extraordinary repairs $5,000.

Syracuse State Institution for Feeble-Minded Children, Syracuse—kitchen equipment, $1,000; equipment for laundry, $1,000; and repairs, equipment and furnishings, extraordinary, $5,000; Letchworth Village, Thiells, furniture for buildings A, B, C and D, $12,000.

New York State Hospital for the Care of Crippled and Deformed Children, West Haverstraw—a new hospital building, $35,000, two solariums, $12,000; equipping main hospital, $4,000; equipping solariums, $1,500; furniture for administration building, $1,000; school furniture, $600; installing gas main, $650; sewage disposal, $2,000; extraordinary repairs, $5,000; painting administration building, solarium and barn, $1,800, and for installation of railroad switch and material, $1,050.

New York State Training School for Boys, Yorktown Heights—supplementing appropriation of $75,000 for seven cottages, $47,500; bakery and storeroom equipment, $5,000; sewage disposal, sewer connections, $10,000; additional water supply, $5,000; extending spur track, $25,000; repairs to farm buildings, $4,000; and for furniture and furnishings for seven cottages for boys, $12,000.

At the Binghamton State Hospital, new building for chronic patients, $225,000. Buffalo State Hospital, water softening apparatus, $7,000, and laundry machinery, $5,700. Central Islip State Hospital—four new boilers for north colony power plant, $15,000; refrigerating and ice-making plant, $54,500; extension to laundry and equipment, $20,000. Gowanda State Homeopathic Hospital—additional boiler capacity, $11,000. Hudson River State Hospital, furnishings for new additions, $5,400, and coal handling apparatus, $4,000. Kings Park State Hospital—additional accommodations, chronic patients, $80,000; renovating cottages, $5,000; elevators for new buildings, $12,200, and for remodeling heating plant, $50,000. Long Island State Hospital—power house, with equipment and conduits, $125,000. Manhattan State Hospital—additional accommodations for male patients, $150,000; Middletown State Hospital, moving railroad switch and additional land, $10,000, and elevator for chronic building, $2,500; Rochester State Hospital, reconstructing sewage pumping station, $5,000; laundry machinery, $5,325; renovating Smith farm cottage and barn, $6,000, and for plumbing, north building, $10,000; Saint Lawrence State Hospital, additional boiler capacity, $20,000, and water softening apparatus, $7,000. For miscellaneous repairs, improvements, emergencies and equipment, $250,000.

PERSONAL AND TRADE NOTES.

HANOLD O'BRIEN CO., contracting, formerly of 516 5th av, has moved to 118 East 28th st.

GEORGE A. JUST, president of the Board of Examiners, is seriosuly ill at his home, suffering from rhematic fever.

LA SPINA-MORRIS CUT STONE CO., INC., has opened new offices at 110 West 34th st. The works are at 108th st and East River.

GEBELEIN-BIEDINGER, cut stone contractors, Varick av and Grattan st, have recently opened offices and yard at the above address.

RUDOLPH P. MILLER, Superintendent of Buildings, Manhattan, will be away from the city on vacation for the remainder of the month.

HENRY C. M. THOMPSON of New York was elected President of the $12,000,000 American Hardware Corporation to succeed Col. Chas. M. Jarvis, resigned.

AITKEN SON & CO., dry goods, 873 Broadway, are considering several sites in the upper Fifth Avenue district, for improvement with a new store building.

W. R. GRACE & COMPANY have received a contract from the Panama Commission to deliver at Panama, for use on the canal, 4,500,000 feet of Douglas Fir Pine from the Puget Sound region.

HARRISON & MEYER, 1182 Broadway, have received the contract for waterproofing 400,000 sq. ft. of concrete floors of the additions to the National Biscuit Company's plant at 10th av, 15th to 16th sts.

BRONX TERMINAL CORPORATION has filed incorporation papers with Chas. L. Morse, 2766 Briggs av, Bronx; Herman C. Storck, 14 West 69th st, and Stark D. Ferriss, 16 Broadway, as directors. The attorneys are Ferriss & Storck, 165 Broadway.

SPANG ELECTRIC CORPORATION has been chartered to do a general contracting business in Manhattan with Wm. A. Walling, E. L. Dolder, and Morris Pearlman, all of 26 Cortlandt st, as directors. The attorney is Wm. A. Walling, 26 Cortlandt st.

THE BOARD OF ESTIMATE on Thursday approved the resolution proposed by Borough President McAneny to provide $40,000 to enable the city to manufacture ice at two plants for its own consumption and for sale, at cost, at municipal milk stations.

Personal and Trade Notes (Continued).

JAMES GAROFANO & SON, general road and highway construction has been incorporated to do business at Mt. Vernon with James, Roy and M. V. Garafano, all of 205 South 5th av, Mt. Vernon, as directors. The attorneys are Holden & Davaraugh, Mt. Vernon.

WESTERN PAINT & SUPPLY CO. has been incorporated to manufacture and sell oils, paints, etc., in Manhattan with Isidor Pepper, 1455 Webster av, Louis Sroka and Berthan Sroka both of 230 East 68th st. Morris Boer, 302 Broadway, is the attorney.

A. G. IMHOF has been chartered to do a general contracting business in Manhattan. The directors are Anthony G. Imhof and Louise C. Imhof, of 2958 Marion av, and Henry T. Friedman, 504 W 151st st. Adolph & Henry Bloch, 99 Nassau st, are the attorneys.

C. H. LANG has been incorporated to do a contracting business in Manhattan with Chas. Coldwasser, 18 East 109th st. Paul Andersen, 663 Greenwich st, and Emily W. Lang, 131 West 58th st, as directors. Weissberger & Leichter, 93 Nassau st, are the attorneys.

NIRVANA CONSTRUCTION CO. has been chartered to do a general contracting and construction business in Manhattan with Harold Oakley Barker, C. J. S. De Vere, and John McClave, all of 90 West st, as directors. The attorney is William H. Blymer, 49 Wall st.

THE BLUE PRINT CO. has been chartered to manufacture and deal in blue print, drawing, tracing and fancy paper in Manhattan. Geo. E. Moesel, Francis J. Duffy and Nellie R. Green, all of 60 Wall st, are directors. The attorneys are Meyn & Covington, 60 Wall st.

LOGAN CONSTRUCTION CO. has been incorporated to manufacture and deal in steel, iron and other metals in Manhattan, with Gustave & Unverzagt, 1201 75th st, A. Hoppe Unverzagt and Howard B. Gates, Mt. Kisco, as directors. The attorney is R. T. Montenson, 27 Cedar st.

QUEENS VILLA CONSTRUCTION CO. has filed incorporation papers to do a general contracting and building business in Queens with Samuel J. Randall, Henry Hassall and Harry Thomas, all of Douglaston, L. I., as directors. The attorney is H. F. Norman, 68 William st, N. Y. C.

GLASSBERG CONTRACTING CO., INC., will do a general contracting business in Manhattan with Max Glassberg, 1661 Lincoln pl, Brooklyn; Nathan Kershenblat, 1545 Av A, N. Y. C., and Theodore Kriloff, same address, as directors. Jacob Glasser, 320 Broadway, is the attorney for the company.

M. H. DINGEE & CO. have filed incorporation papers to manufacture and deal in lubricating oils in Manhattan. The directors are George A. Squire and Samuel S. Squire, of Morristown, N. J., and John H. Emmerich, 1040 2d av, N. Y. C. Elfers & Abberley, 277 Broadway, are the attorneys.

THE RAPID ENGINEERING CO. OF AMERICA has been incorporated to manufacture and deal in electrical, magnetical and mechanical devices, with T. Nieman Lally, B. S. Rockwell, Thomas T. Trapnell, all of 71 Broadway, and others, as directors. The attorney is J. H. Hammond, 71 Broadway.

EXPERT BUILDING CO., realty and construction, has been incorporated to do business in Brooklyn with Max Neufeld, 1476 Pitkin av, Jennie Neufeld, same address, and Rubin Neufeld, 1835 Bergen st, all of Brooklyn, as directors. The attorney is Maurice Rose, 1784 Pitkin av, Brooklyn.

LASZLO ELECTRIC SIGN CO. has been incorporated to do a general contracting and electric business in Manhattan. Isaac Hart, 53 Hamilton Terrace; Harry Allen Mendelson, 1190 Madison av, and Gandolfo Angelo Sellaro, 227 East 18th st, are the directors. M. Meyer, 27 Cedar st, is the attorney.

PEARL CONSTRUCTION CO. has filed incorporation papers at Albany to do a construction and alteration business in Brooklyn. Louis Kroll, 430 Blake av; Louis Wolfman, 381 Williams av, and Chas. Kroll, 430 Blake av, all of Brooklyn, are directors. Robert Ward, Brookyn, is the attorney.

HEDDINK CONSTRUCTION CO., INC., will do a general construction business in Manhattan. Chas. A. McGee, 22 South Elliott pl, Brooklyn; W. Grover Manck, 26 Benford st, Jamaica, and Cornelius E. Heddink, 1180 Halsey st, Brooklyn, are directors. The attorney is R. R. Rasquin, 1028 Gates av, Brooklyn.

ISRAEL AND PINE MANUFACTURING CO. will manufacture and deal in metal and brass gas and electric fixtures in Manhattan with Chas. L. Apfel, 6818 10th av, Brooklyn; Abraham Kamen, 1312 42d st, Brooklyn, and Lucien Ebert, 165 East 128th st, N. Y. C., as directors. Cass & Apfel, 68 William st, are the attorneys.

WELLIS LOCK NUT CO. has filed incorporation papers at Albany to deal in hardware supplies in Manhattan with Geo. Wellis, 21 Mexborough av, Leeds, Eng., Clark H. Abbott, 29 Broadway, N. Y. C., and Denis M. Cahill, 15 Butler st, Brooklyn as directors. Abbott & Coyne, 29 Broadway, N. Y. C., are the attorneys.

HOWARD & CALLMANN, architects and engineers, have been incorporated. Harry Howard, Bayview av, Inwood, L. I.; Herbert Callmann, Lord av, Lawrence, L. I., and Marian C. Howard, Bayview av, Inwood, are the directors. The office of the company is at Inwood, Nassau County. The attorney is Wm. S. Pettit, Far Rockaway, L. I.

REYNOLDS BUILDING CORPORATION has filed incorporation papers at Albany to do a realty and building business in The Bronx. George W. Fennell, 121 West 121st st, N. Y. C., Edward H. Fennell, 6 Thomas pl, New Rochelle, and E. Nelson Ehrhart, 10 Myrtle st, White Plains are the directors. Clark & Close, Tuckahoe, N. Y., are the attorneys.

SOLCH & OLIVER CO. has been chartered as a machinists, mechanical and electrical engineers corporation with offices in Manhattan. The directors are Jos. A. Bloch 151 6th av, Benj. H. Oliver, 535 75th st, Brooklyn, and Walter Ellingwood, 147 Linden av, Arlington, N. J., as directors. Henry H. Glass, 51 Chambers st, is the attorney for the company.

THE HYDOLITHIC WATERPROOFING CO. will manufacture and deal in waterproofing materials and general construction, realty, etc., in Manhattan with Chas. E. Fraser, 725 North Lefferts av; Geo. C. Clarke, 531 Beach st., Both of Richmond Hill, and Jas. H. Brace, 1328 Broadway, N. Y. C., as directors. The attorneys are Murray, Prentice & Howland, 57 Wall st.

COMMISSIONER JOHNSON has issued this week, in book form, the annual report of the Fire Department. It is edited in a scholarly manner and handsomely illustrated and printed. The section of the report devoted to the Bureau of Fire Prevention will be found of special value to real estate men, as it contains a digest of the law and the amendments thereto and gives a line on the policy the bureau will pursue in inspecting premises.

ASSISTANT CORPORATION COUNSEL MACNULTY has been recommended by the Merchants Association and other civic associations for appointment by Mayor Gaynor as a city magistrate. Counselor MacNulty's duties have brought him into intimate association with real estate and building interests. He has represented the city in cases growing out of the enforcement of the fire-prevention laws, and has uniformly contended for home rule in such matters.

CONTRACTORS of the Bronx, engaged in excavation work, met recently in the club house of the P. J. Kane Association, at 602 Westchester av, and organized the Bronx Contractors' Association. One purpose of the organization will be to extend the credit and assistance of members to each other for mutual protection against dishonest contractors and builders and for the improvement of business conditions. These officers were elected: President, J. B. Malatesta; Vice-Presidents, P. Indelli and Louis Smith; Secretary, S. Peloso, and Treasurer, J. Figliuolo.

CASS GILBERT, 11 East 24th st, has been selected architect in competition, for a public library building to be erected at Detroit, Mich., to cost $1,000,000. The plans were entered in a competition, in which the firms of Carrere & Hastings and McKim, Meade & White also submitted plans. In all, ten sets of plans were considered by the jury on award, whose membership consisted of Herbert Putnam, Librarian of Congress; Paul Cret, Professor of Architecture of the University of Pennsylvania; John L. Mauran, of St. Louis, and Frank Miles Day, of Philadelphia.

MILLIKEN BROS., INC.—Creditors of Milliken Bros., Inc., structural iron and steel contractors, No. 66 Broadway, and at Milliken, Staten Island, elected Francis Dykes and Forsyth Wickes & Co., receivers, and Lewis H. Freedman, trustees, with bond fixed at $50,000. The reorganization committee filed 191 claims aggregating $2,500,000, and claims were also filed by a number of other creditors. The Counsel for the receivers announced that it was the intention to apply for a prompt sale of the assets in order to proceed with a plan of reorganization, and the matter would come up for consideration at the next meeting.

BASEBALL LEAGUE.—The employees of the various concerns engaged in the building trades in Greater New York have organized a baseball league—in order to determine which concern in this line of business is best represented on the baseball diamond. This league is composed of the employees of the following building trade houses, viz.: Radley Steel Construction Co., Post & McCord Co., Levering & Garrigues Co., Charles T. Wills (Inc.), Cauldwell-Wingate Co., United States Metal Products Co., Alfred E. Norton Co., George A. Just Co. A trophy will be awarded to the winning team of this tournament at the end of the playing season. A schedule, giving the dates of games and where they are to be played, will be issued weekly, and all the employers and employees of the building trade are cordially invited to attend these contests. B. M. Smith is the temporary president and Jos. A. Deegan the temporary treasurer.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN. — Nathan Wilson, Southern Boulevard and 163d st, contemplates the erection of a 12-sty apartment house on the north side of Riverside drive, through to 160th st, for which no architect has been retained.

RED BANK, N. J.—Mrs. S. Hubbard, East Front st, Red Bank, contemplates the erection of about four 2-sty brick stores at Monmouth st and Maple av for which no architect has been retained.

NEWARK, N. J.—The Newark Lodge Loyal Order of Moose, 188 Market st, V. C. Bodine, chairman of building committee, contemplates altering the residence at 237 Plane st into a 3-sty and basement brick clubhouse. No architect has been selected. Cost about $20,000.

BINGHAMTON, N. Y.—The Board of Education of Binghamton, R. W. Samson, 80 Susquehanna av, chairman of building committee, contemplates the erection of an addition to the brick and stone school in Helen st, for which no architect has been selected.

FORT PLAIN, N. Y.—The village of Fort Plain, M. C. Falk, clerk, contemplates the erection of a library at Willett and Church sts for which no architect has been retained. J. H. Williams, 150 Hamilton st, Brooklyn, and Mrs. Horace L. Green, West st, Fort Plain, are the donors.

BUFFALO, N. Y.—The Buffalo Gloss Co., 486 Ellicott sq, J. M. Mandeville, president, contemplates the erection of a plant for manufacturing purposes. No architect or site have been selected.

MANCHESTER, N. Y.—The village of Manchester, Dr. John H. Pratt, president of Board, Geo. E. Elliott, principal, contemplates the erection of a 2-sty high school here in Onatrio County, for which no architect has been retained. Cost about $35,000.

UTICA, N. Y.—The Centenary M. E. Church, Rev. T. F. Alexander, 209 Lansing st, contemplates the erection of a 1-sty brick chapel at Rutger and Nichols sts, for which no architect has been retained. Cost about $12,000.

YONKERS, N. Y.—Ralph R. Mulligan, 404 Warburton av, and 38 Park Row, N. Y. C., contemplates the erection of several 2½-sty frame cottages on McLean av, for which no architect has been selected. Cost about $5,000.

SOUTH NORWALK, CONN.—Edward M. Gans, Elizabeth st, contemplates the erection of a business block in South Main st, for which no architect has been selected.

CANASTOTA, N. Y.—The D. S. Watson Co., D. S. Watson, president and manager, contemplates the erection of a 2-sty brick and steel factory, 50x100 ft. No architect has been selected.

BINGHAMTON, N. Y.—The Board of Education of Binghamton, R. W. Samson, 80 Susquehanna av, chairman of building committee, contemplates the erection of an addition to the brick and stone school in New st, for which no architect has been selected.

NEW YORK STATE.—The S-A-F-E., Inc., Geo. C. Lee, Jr., Robert Wickhan, H. M. Underwood, of Binghamton, N. Y., and Geo. H. Sebald and C. E. Sebald, Middletown, Ohio, directors, contemplates the erection of a factory Nothing definite has been decided.

ROCHESTER, N. Y.—The Lake Avenue Baptist Church, Rev. Albert W. Beaver, Ambrose st, Arthur Burdick, 273 Smith st, chairman of building committee, contemplates the erection of a 2-sty brick Sunday school building at Ambrose and Jones sts, for which no architect has been selected. Cost about $10,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

AQUEDUCT AV.—H. H. Oddie, 251 4th av, is figuring the contract for a 6-sty apartment, 125x125x84 ft., to be erected at the junction of Marian and Aqueduct avs for Mrs. E. C. Smith, 815 Riverside drive, owner. Neville & Bagge, 217 West 125th st, are architects. Cost about $120,000.

BRONX.—Robert J. Moorehead, 415 East 140th st, owner, is taking bids on subs for two 5-sty brick and limestone tenements, 37x79 ft., to be erected in the south side of 168th st, 112 ft. east of Forest av, from plans by E. J. Byrne, 3029 3d av, architect. Cost about $70,000.

MANHATTAN.—The Ostro Construction Co., 140 Nassau st, Leo. E. Ostro, president, owner, is taking bids on subs for alterations to the 5-sty brick apartment house at 332-334 West 85th st, from plans by L. F. J. Weiher, 271 West 125th st, architect. Cost about $20,000.

DWELLINGS.

DOVER, N. J.—B. Halstead Sheppard, 97 Warren st, N. Y. C., architect, is taking bids for a 1½-sty bungalow, 42x44 ft., to be erected on Rockaway rd for Nicholas Bruining, Dover, N. J., owner. Cost about $9,000.

THEATRES.

MORRISTOWN, N. J.—W. H. McElfatrick, 701 7th av, N. Y. C., architect, is taking bids for a 2-sty brick addition to the theatre on Speedwell av for A. Esposito. Cost about $100,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

RIVERSIDE DRIVE.—George F. Pelham, 30 East 42d st, has completed plans for the 10-sty apartment house, 103.4xirregular ft., to be erected at the southeast corner of Riverside drive and 150th st, for the Be Glad Construction Corp., 319 West 92d st, owner. Cost about $450,000.

187TH ST.—George F. Pelham, 30 East 42d st, has completed plans for two 5-sty tenements to be erected at the northwest corner of 187th st and Amsterdam av for the Janpole & Werner Construction Co., 206 Broadway, owner. Cost, $120,000.

MADISON AV.—Hewitt & Bottomley, 527 5th av, have completed plans for alterations to the 9-sty apartment at the corner of Madison av and 52d st, known as 500 Madison av, for the Berkshire Apt. Assn., 500 Madison av, owner. Cost about $22,000.

APARTMENTS, FLATS AND TENEMENTS.

85TH ST.—L. F. J. Weiher, 271 West 125th st, has completed plans for alterations to the 5-sty brick apartment at 332-334 West 85th st for the Ostro Construction Co., 140 Nassau st, owner. Leo. E. Ostro, president. Cost about $20,000. The owner is ready for bids on subs.

CHRYSTIE ST.—Frank Straub, 25 West 42d st, is preparing plans for a 6-sty tenement, 25 x85 ft., to be erected at 67 Chrystie st for H. M. Greenberg, 127 Delancy st, owner.

PEARL ST.—Horenburger & Bardes, 122 Bowery, have completed plans for a 4-sty brick tenement, 38x87 ft., to be erected at 451-455 Pearl st for Michael Bocci, 46 Park st, owner. Cost about $20,000.

ST. NICHOLAS AV.—Harold L. Young, 1204 Broadway, has prepared plans for the 6-sty apartment block, 199.10x irregular, to be erected on the block bounded by St. Nicholas and Edgecombe avs, 137th and 138th sts, for the Yale Realty Co., 5 Beekman st, to cost $400,000.

PEARL ST.—Horenburger & Bardes, 122 Bowery, have prepared plans for the 6-sty tenement, 37.11x irregular, to be erected at 451-55 Pearl st, at a cost of $24,000. M. Bacci, 46 Park st, is the owner.

8TH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for $60,000 worth of alterations to the four tenements at 973 to 979 8th av, for the City Real Estate Improvement Corporation, 910 Columbus av.

DWELLINGS.

70TH ST.—Herbert Baer, 665 5th av, is preparing plans for a 5-sty brick and stone residence, 20x100 ft., to be erected at 132 East 70th st for Julius Goldman, on premises, owner. Cost about $35,000. Bids will be received by the architect.

89TH ST.—Ogden Codman, 340 Madison av, has prepared plans for a 6-sty dwelling for Archer M. Huntington, 1083 5th av, to be erected in the north side of 89th st, 102.2 ft east of 5th av, at a cost of $90,000. Fireproof, brick and limestone exterior, with an electric elevator.

STORES, OFFICES AND LOFTS.

4TH AV.—Neville & Bagge, 215 East 125th st, have completed plans for the 12-sty loft building, 38x63 ft., to be erected on the east side of 4th av, 60 ft. north of 24th st, for the Polo Construction Co., Henry Villanme, 151 West 30th st, owner. C. J. Jeppesen, Inc., 62 West 45th st, is engineer. The owner handles all contracts.

HOTELS.

76TH ST.—Howells & Stokes, 100 William st, are completing plans for alterations and additions to the 10-sty hotel at 250-254 West 76th st for the Haynes Co., 100 William st, owner, James Graham Phelps Stokes, president. Cost about $95,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty brick flats, 45x88 ft. and 40x90 ft., to be erected at the southeast corner of 181st st and Belmont av for the Crown Hill Construction Co., 1353 Boston rd, Jacob Cronenberger, president. Cost about $85,000.

168TH ST.—E. J. Byrne, 3029 3d av, has completed plans for two 5-sty tenements, 37x79 ft., to be erected in the south side of 168th st, 112 ft. east of Forrest av, for Robert J. Moorehead, 415 East 140th st, owner. Cost about $70,000.

WEBSTER AV.—The Taxpayers' Realty Co. has purchased the northwest corner of 169th st and Webster av, a plot 97x100, for improvement with two 5-sty new law apartments with stores.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened by the Board of Education June 2 for alterations and repairs to heating and ventilating apparatus in various schools. For P. S. 10, Wm. J. Olvany was low bidder at $853; also for P. S. 25 at $776; P. S. 28 at $838, and for Morris High School at $683; for P. S. 31 the E. Rutzler Co. at $923.

THE BRONX.—Bids were received by the Board of Education June 2 for altering the premises of the Woodlawn Methodist Episcopal Church as an annex to Public School 19. Joseph L. Fies was low bidder at $749 for item 1; for item 2 Joseph F. Egan at $573.

STORES, OFFICES AND LOFTS.

JEROME AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1sty brick taxpayer, 75x75 ft., to be erected on the east side of Jerome av, 158 ft. north of Tremont av, for the Steinmetz Construction Co., 1416 Glover st, owner. Cost about $20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ROGERS AV.—A. Delhi & Co., 108 Fulton st, N. Y. C., have completed plans for the 4-sty apartment house to be erected at the southeast corner of Rogers av and Union st for the Henry Roth Building Co., 1560 Myrtle av, owner. Cost about $45,000.

LEE AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three high class 5-sty apartment houses to be erected on the northwest corner of Lee av and Hewes st, Brooklyn, for I. Haft, owner. Cost, about $200,000.

CHURCHES.

53D ST.—Koch & Wagner, 26 Court st, have completed plans for the brick edifice to be erected at 53d st and 6th av for the Grace Baptist Church, on premises, Samuel McBride, 225 Gates av, pastor. Cost about $40,000. Bids will be taken at once.

AV R.—Louis A. Sheinart, 194 Bowery, N. Y. C., has completed plans for a 1-sty brick synagogue, 25x87 ft., to be erected on the north side of Av R, 90 ft. west of East 17th st, for the Cong. Ahawath Sholam, Coney Island av and Av M. owner. Cost about $4,000.

DWELLINGS.

CLARENDON RD.—L. Allmendinger, 926 Broadway, Brooklyn, has completed plans for a 2-sty brick residence, 20x55 ft., to be erected on the south side of Clarendon rd, 20 ft. east of Brooklyn av, for Jacob Stuehler, 1355 Putnam av. Cost about $5,500. The owner will take estimates on subs at once.

MAPLETON PARK.—William Sugarman, president of the Alco Building Co., contemplates the erection of 500 dwellings in Mapleton Park, Brooklyn, at an estimated cost of $2,500,000. In the group will be 100 attached houses, 200 semi-detached and 200 of various styles.

FACTORIES AND WAREHOUSES.

HUDSON AV.—W. S. Timmis, 1328 Broadway, N. Y. C., architect and engineer, will take bids about June 15 for the 6-sty reinforced concrete warehouse, 100x105 ft., to be erected at Hudson and Front avs for the Boerum & Pease Co., 109 Leonard st, N. Y. C., William B. Boerum, Jr., president. Cost about $100,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING, L. I.—The Flushing Construction Co., represented by Robert P. Brennan, of 386 Broadway, Flushing, is to erect a $30,000 apartment house on Central av, between Broadway and State st.

DWELLINGS.

ELMHURST, L. I.—Edward Rose & Son, this place, have completed plans for a 2½-sty frame residence, 21x33 ft., to be erected on Woolsey av for Victor Brisbois, 1820 Gates av, Ridgewood, L. I., owner.

JAMAICA, L. I.—O. Harrison, 354 Fulton st, has completed plans for two 2-sty frame and stucco residences, 18x42 ft., to be erected on Eastwood pl, 80 ft. south of St. Albans pl, for Chas. Clancy, care of architect, owner. Cost about $7,500.

FACTORIES AND WAREHOUSES.

OZONE PARK, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for a 2-sty brick factory, 200x75 ft., to be erected on the east side of Woodhaven av, 160 ft. north of Byrne pl, for L. & M. Druckerman, 311 Warwick st, Brooklyn, owners. Cost about $40,000.

LONG ISLAND CITY, L. I.—Herman Fougner, 110 West 40th st, N. Y. C., engineer, has completed plans for a 1-sty brick and steel foundry, 123x100 ft., to be erected in the west side of Davis st, 103 ft. south of Jackson av, for the Neptune Meter Co., Mr. Valentine in charge, 90 West st, N. Y. C., owner. Cost about $18,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Ole Harrison, 354 Fulton st, has completed plans for a 3-sty brick cafe, hall and restaurant, 28x40 ft., to be erected at the southwest corner of Rockaway rd and South st for the North America Brewing Co., Hamburg av, Brooklyn, owner. Cost about $20,000.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, has completed plans for a 2-sty frame bakery and residence, 22x55 ft., to be erected on the

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south side of Broadway, 50 ft. east of Longfellow st, for Andrew Schnurr, 13 Beaver st, owner. Cost about $5,000.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, has completed plans for a 2-sty brick store and tenement, 20x25 ft., to be erected in the east side of Jay st, 60 ft. north of Humboldt boulevard, for Max Lieberman, care of architect, who will take bids on general contract. Cost about $4,000.

Nassau.

DWELLINGS.

WESTBURY MANOR, L. I.—Henry Ackerman has purchased through the Westbury Manor Co., 50 Flatbush av, Brooklyn, a plot, 60x100 ft., in Henry st, for improvement with a dwelling.

WESTBURY MANOR, L. I. Adelaide D. Hamilton, 14 West 20th st, N. Y. C., purchased the property at Butler st and Manor av, a plot 200x100 ft., for investment only. No building is contemplated.

Suffolk.

DWELLINGS.

SHINNECOCK BAY, L. I.—Miss A. C. Carpenter, 124 Reid av, Brooklyn, purchased the Hotel Chilton near Ponquogue Light in Shinnecock Bay, for investment. No building is contemplated.

SCHOOLS AND COLLEGES.

MELVILLE, L. I.—Gov. Sulzer has signed the Patten Bill appropriating $190,000 for the purchase of a site and the erection of buildings and their equipment for the New York State School of Agriculture on Long Island. The bill also carries with it a further appropriation of $200,000 to be made available next year. Contracts will be given out first for the construction of the horticultural building to cost $40,000, two dormitories, cost $90,000 and $8,000 for a director's home. It is expected to have the buildings ready to open by 1914.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—The Vanban Realty Co., of 11 5th av, N. Y. C., have completed plans for the erection of two apartment houses at 369-371 South Broadway. Cost about $120,000.

CHURCHES.

MOUNT VERNON, N. Y.—Brazer & Robb, 1133 Broadway, N. Y. C., have been commissioned to prepare plans for alterations to the parish house and Church of the Ascension, Rev. Cyrus T. Brady is pastor.

DWELLINGS.

TARRYTOWN, N. Y.—Benton S. Russell is preparing plans for a stucco and hollow tile residence for Frank H. Travis, to be erected at Archer Park. Mr. Russell is also preparing plans for a 3-family house for Dominick Moscello, to be erected on Tarrytown Heights.

HARTSDALE, N. Y.—Edward Kuzmier, this place, architect, has taken bids for a 1½-sty rubble stone and frame residence to be erected here, for W. P. Johnston, East Cambridge, Mass., owner. Cost, about $7,000.

HARTSDALE, N. Y.—Edward Kuzmier, of this place, architect, has taken bids for a 2½-sty frame and stucco residence to be erected here for M. B. Hayes, Maple av.

HARTSDALE, N. Y.—W. S. Phillips, 103 Park av, N. Y. C., architect, has taken bids on general contract for a 2½-sty frame and stucco residence, 33x22 ft, to be erected on Greenacres av, for W. E. Packard. Cost, about $10,000.

CHAPPAQUA, N. Y.—J. J. F. Gavigan, 1123 Broadway, N. Y. C., has prepared plans and will take bids on general contract for a residence to be erected here for Dennis P. Chesbro, owner. Cost, about $30,000.

HARRISON, N. Y.—Excavating is under way for the 2½-sty residence, 30x120 ft, for H. Lehman, 16 William st, N. Y. C., owner. H. A. Jacobs, 320 5th av, N. Y. C., is the architect. Cost, about $75,000.

HARTSDALE, N. Y.—J. E. Neahr, 30 Vesey st, N. Y. C., has completed plans for a 2½-sty frame residence to be erected here at a cost of $7,000.

HALLS AND CLUBS.

YONKERS, N. Y.—The Yonkers Y. M. C. A. will erect a new home to cost $125,000. Alex. Saunders will purchase the building site, and ex-Mayor Leslie Sutherland has been selected as chairman of the Business Men's Committee in raising funds. Plans have been prepared for a building to accommodate 2,500.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—Ogden, Pryor & Day, 1170 Broadway, have prepared tentative plans for a fire house to be erected here for the Hope Engine Co. It will be of brick construction, 30x50 ft, with concrete floor.

THEATRES.

OSSINING, N. Y.—Howard P. Clark, of Utica, N. Y., care of the Ayles Real Estate Exchange, contemplates the erection of a moving picture theatre in Spring st.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

IRVINGTON, N. J.—Mathias Hiltgen, 701 South 18th st, Newark, N. J., has received the general contract to erect a 3-sty frame flat, 40x66 ft., at 1352 Springfield av for J. Ens, Boyden av, Hilton, N. J., owner. Cost about $9,500.

DWELLINGS.

CRANFORD, N. J.—Postern & Apgar, this place, have received the general contract to erect a 2½-sty frame residence on Lincoln av for Mary V. Sullivan, owner. Cost about $5,000.

78TH ST.—The Edward Corning Co., 100 William st, has received the general contract to erect the 4-sty and basement residence, 33.4x96.6 ft., for Albert Rathbone, 54 Wall st, at 45-47 East 78th st from plans by A. C. Jackson, 346 4th av, architect. Cost about $100,000.

HARTSDALE, N. Y.—C. F. Richards, 26 Midland av, White Plains, has received the general contract to erect the 2½-sty frame and stucco residence here for Jessie Turner, White Plains. E. J. Lang, 481 5th av, N. Y. C., architect. Cost, about $9,000.

FACTORIES AND WAREHOUSES.

PORTCHESTER, N. Y.—Guiseppe Carlucci, of this place, has received the general contract to erect the 2-sty stone soap factory, 65x41 ft., on Purdy av for the Smith Angevine Co. F. Smith, president, 236 South Regent av, owner. Cost about $20,000.

26TH ST.—The Libman Contracting Co., 107 West 46th st, has received the general contract to erect the 6-sty brick addition to the plant at 521-523 West 26th st of the Harris H. Uris Iron Works, 525 West 26th st, owner.

BROOKLYN.—Adam Wischerth, 279 Highland boulevard, has received the contract to erect the 4-sty brick refrigerating plant, 30x88 ft., in the south side of Rock st, 184 ft. east of Bogart st, Brooklyn, for Adolph Gobel, Morgan av and Rock st, Brooklyn, owner. Louis Allmendinger, 926 Broadway, Brooklyn, is architect. Mr. Janke, care of owner, is in charge of equipment. Cost about $40,000.

SPARROWS POINT, MD.—The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, have received contract for the excavation and concrete work in connection with the foundation for a coke plant for the Maryland Steel Co. H. Koppers Co. are general contractors.

HALLS AND CLUBS.

OSSINING, N. Y.—Renwick, Aspinwall & Tucker, 320 5th av, N. Y. C., are preparing plans and will take bids about June 12 on the general contract for rebuilding the 2-sty brick and frame assembly hall for "Grace Hall," care of architects. Cost about $10,000.

MUNICIPAL.

NEW YORK.—The Lehigh Valley Structural Steel Co., 620 West 25th st, N. Y. C., and Allentown, Pa., has been awarded contracts for furnishing and erecting structural steel for the following buildings: Jamaica av fire house, Richmond, N. Y.; Metropolitan fire house, Brooklyn, and for a kitchen and dining hall, Department of Charities' building, at Staten Island.

PUBLIC BUILDINGS.

CASTLETON, S. I.—Frymier & Hanna Co., 25 West 42d st, N. Y. C., have received the general contract to erect a stone dining hall, kitchen and service building, 54x180 ft., on Manor rd for the City of New York, Department of Public Charities, foot of East 26th st, owner, Michael J. Drummond, commissioner. Frank Quinby, 99 Nassau st, N. Y. C., is architect. Cost about $150,000.

SCHOOLS AND COLLEGES.

BOUND BROOK, N. J.—J. C. Fowler, of Perth Amboy, has received the contract to erect an 8-room school here from plans by J. N. Pierson & Son, 2-stys, brick, costing about $20,0000.

STORES, OFFICES AND LOFTS.

59TH ST.—M. S. Potsch, 419 West 121st st, has received the general contract to alter the 3-sty brick store and catering establishment at 110-112 East 59th st for Carrie & Nathan Kauffman, care Edward Jacobs, 25 Broad st, owners. Henry K. Bimberg, 110-112 East 59th st, lessee. Emery Roth, 507 5th av, is architect. Cost about $12,000.

HARTFORD, CONN.—The Lehigh Valley Structural Steel Co., 620 West 25th st, N. Y. C., has received the contract for furnishing and erecting structural steel necessary for the office building for the United Gas Improvement Co., at Hartford, Conn.

BROADWAY.—McDermott & Hanigan, 103 Park av, have received the contract for large interior alterations at 565-7 Broadway, from private plans.

THEATRES.

BUFFALO, N. Y.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for standard Raymond concrete piles for the foundation of the Gayety Theatre. W. H. McElfatrick, architect. George A. Fuller Co., 115 Broadway, N. Y. C., general contractor.

MISCELLANEOUS.

KEANSBURG, N. J.—Owen J. Melee, 92 Branchport av, Long Branch, has received the contract to erect the 2,500-ft. pier here, 25 ft. wide with a 200-ft. L at the end, to cost $30,-

000. Geo. W. Conover & Co. have received the contract from Mr. Melee to furnish the piles needed to construct the pier.

GOLDENS BRIDGE, N. Y.—H. Coney, 148th st and 3d av, N. Y. C., has received the general contract to erect a $10,000 settlement house for the Pine Knoll Building Co., 114th st and 3d av, N. Y. C., owner. Moore & Landsiedel, 148th st and 3d av, are the architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

THOMPSON ST & WASHINGTON SQ, s & n e c Thompson st & West 3d st, two 12 and 7-sty tenement, 71x154 and 45x66; cost, $595,000; owners, Elena Realty Corporation, Dominick Abbate, Pres., 226 Lafayette st; architects, Ogden, Pryor & Day, 1170 Broadway. Plan No. 296.

141ST ST & RIVERSIDE DRIVE, n e cor, 12-sty brick tenement, 102x166; cost, $500,000; owners, Newmark & Davies, 3740 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 294.

DWELLINGS.

89TH ST, 3 East, 6-sty brick dwelling, 40x91; cost, $90,000; owner, Archer M. Huntington, 1083 5th av; architect, Ogden Codman, 340 Madison av. Plan No. 295.

141ST ST, 617-23 West, 6-sty brick dwelling, 100x86; cost, $120,000; owners, B. V. Const. Co., Samuel Behrman, Pres., 979 East 163d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 298.

STORES, OFFICES AND LOFTS.

25TH ST, 32-34 West, 16-sty brick loft and stores, 50x84; cost, $150,000; owner, Rexton Realty Co., 37 Liberty st, Samuel Kempner, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 292.

SHERMAN AV, s s, 150 e of Academy st, 1-sty brick stores, 50x60; cost, $2,500; owner, John Lane, 305 West 45th st; architect, Geo. McCabe, 96 5th av. Plan No. 293.

13TH ST, 36-38 West, 3-sty brick store and loft, 45x59; cost, $10,000; owner, Timothy Kieley, 246 Waverly pl; architect, Wm. J. Dilthey, 1 Union sq. Plan No. 299.

55TH ST, 24 East, 7-sty brick loft, 20x70; cost, $21,000; owners, Federal Est. Corporation, Moses Wolf, Pres., 135 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 297.

THEATRES.

BROADWAY, 4023, open air moving picture theatre, 75x169; cost, $1,000; owner, Robt. L. McGeher, 150 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 289.

105TH ST, 2 East, 1-sty picture theatre, 100x200; cost, $100; owner, John J. Lyons, 2 East 127th st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 290.

MISCELLANEOUS.

GRAND CENTRAL YARDS, 63 w of west building line Park av and 9 s of n building line of 49th st, 1-sty interior locking station, 32x9; cost, $2,000; owner, N. Y. C. & H. R. R. Co., on premises; architects, Warren & Wetmore, 70 East 45th st. Plan No. 291.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

173D ST, s w cor Webster av, 5-sty brick tenement, plastic slate roof, 50x77.10 11-20; cost, $40,000; owner, Nau Realty Co., August Nelson, 193 West 168th st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 367.

173D ST, n s, 58.59 e Webster av, 5-sty brick tenement, tin roof, 50x90; cost, $50,000; owners, Casolaro & Fasauay Const. Co., Angelo Fasauay, 613 Fordham road, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 362.

231ST ST, s s, 99.29 e Albany rd, 5-sty brick tenement, plastic slate roof, 50x74.3¾; cost, $35,000; owner, Thos. W. Martin, 231st and Bailey av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 363.

CLAY AV, e s, 1,047.49 n 169th st, three 6-sty brick tenements, slag roof, 54.4x82, 41x85; cost, $115,000; owner, Ludwig Sikora, 8 9th av, L. I. C.; architect, John H. Friend, 148 Alexander av. Plan No. 361.

173D ST, n s, 40 w So. Boulevard, 5-sty brick tenement, plastic slate roof, 60x80.5; cost, $45,000; owners, Trask Bldg. Co., August F. Schwarzler, 1662 Boston road, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 378.

SOUTHERN BOULEVARD, w s, 80.46 n 173d st, 5-sty brick tenement, plastic slate roof, 75x56.4; cost, $45,000; owners, Trask Bldg Co., August F. Schwarzler, 1662 Boston road, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 379.

198TH ST, s e cor Bainbridge av, three 5-sty brick tenements, slag roof, 43.6x82.6, 43x85.6, 43x90.10; cost, $125,000; owner, Wm. C. Bergen, 130 West 180th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 380.

176TH ST, n w cor Aqueduct av, three 5-sty brick tenements, plastic slate roof, 36x88.2, 52.6x85; cost, $170,000; owners, Stewart Const. Co., Thos. A. Stewart, 1825 Anthony av, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 372.

AQUEDUCT AV, s e cor Meriam av, 6-sty brick tenement, slag roof, 115x115; cost, $60,000; owner, Sarah B. Smith, 815 Riverside Drive; architects, Neville & Bagge, 217 West 125th st. Plan No. 374.

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Plans Filed, New Buildings, Bronx (Cont.)

FOREST AV, w s, 323.5 s 163d st, 4-sty brick tenement, plastic slate roof, 38.10x80.8; cost, $25,000; owners, Sherman Est., Edw. Sherman, 887 Forest av, exr.; architects, Koppe & Daube, 830 Westchester av. Plan No. 373.

187TH ST, n s, 115 w Beaumont av, 4-sty brick tenement, tin roof, 45x59; cost, $25,000; owners, Nista Const. Co., John Nista, 655 East 189th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 376.

CHURCHES.

136TH ST, n s, 100 e Brook av, 3-sty brick synagogue and school, tar and gravel roof, 46x95; cost, $40,000; owners, Cong. Talmud Bath Jacob of the Bronx; architect, Morris Schwartz, 191 Bowery. Plan No. 371.

DWELLINGS.

LAMPORT AV, s s, 200 w Fort Schuyler road, 2-sty frame dwelling, tin roof, 21x48; cost, $4,500; owner, Wm. Dunn, Lamport av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 366.

215TH ST, s s, 275 e Bronxwood av, 2-sty brick dwelling, tin roof, 20x50; cost, $7,500; owner, Michele Colonna, 424 East 116th st; architects, Bonagur & Nordheim, 1087 Tremont av. Plan No. 375.

FACTORIES AND WAREHOUSES.

HOME ST, n s, 115.59 w 169th st, 1-sty brick storage, slag roof, 9.10x11.10; cost, $200; owner, Harry Gorelich, 881 Home st; architect, M. J. Garvin, 3307 3d av. Plan No. 364.

STORES, OFFICES AND LOFTS.

169TH ST, n s, 93 e Boston rd, two 1-sty brick stores and storage, 23.8x56 and 20x58, slag roof; cost, $8,000; owner, Ferdinand Hecht, 380 Riverside Drive; architect, Fred Hammond, 391 East 149th st. Plan No. 369.

MISCELLANEOUS.

156TH ST, n e cor Eagle av, 1-sty frame shed, 8x24.3; cost, $200; owners, Ebling Brew. Co., 760 St Anns av; architect, Fred Hammond, 391 East 149th st. Plan No. 370.

CLASON POINT ROAD, s s, 183.63 w Public pl, 1-sty bath pavilion, 25x175; cost, $2,500; owner, Michael Pieffer, 2916 3d av; architect, Anton Pirner, 2069 Westchester av. Plan No. 365.

CROTONA PL, w s, 259 s 171st st, 1-sty frame shed, 25x97; cost, $400; owner, Chas. Mazza, 3752 3d av; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 360.

SEDGWICK AV, w s, 400 s 171st st, 1-sty brick shop, slag roof, 25x90; cost, $1,000; owner, Edw. R. Poerschke, 107 Bible House; architect, Richard Rohl, 128 Bible House. Plan No. 368.

VAN BUREN ST, e s, 95 s Van Nest av, 1-sty frame shed, 25x100; cost, $200; owner, Luigi Mazza & Bro., on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 377.

LAFAYETTE AV, n s, 125.27 e Whitlock av, 1 and 2-sty brick convertor station and storage, slag roof, 104.39x324.72; cost, $xx,000; owner, Henry J. Hemmenus, 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 381.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CATON AV, s s, 44 w East 10th st, 4-sty brick tenement, 44x98.11, gravel roof, 16 families; cost, $40,000; owners, Thos. Corrigan Co., 456 7th st; architect, J. P. Cowles, 215 Montague st. Plan No. 3103.

SPENCER ST, e s, 282.9 n e Myrtle av, two 4-sty brick tenements, 25x87.11, gravel roof, 16 families each; total cost, $17,000; owner and architect, Francis Jazek, 1703 Broadway. Plan No. 3098.

CATON AV, s e cor Coney Island av, 4-sty brick tenement, 43.8x80.8, gravel roof, 16 families; cost, $35,000; owner, Thos. Corrigan, 456 7th st; architect, J. B. Cowles, 215 Montague st. Plan No. 3089.

CHESTER AV, s w cor Clara st, 2-sty frame tenement, 20.3x70, tin roof, 4 families; cost, $5,000; owner, Daves Becker, 1154 41st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3093.

CHESTER AV, w s, 20.3 s Clara st, four 2-sty frame tenements, 21x70, tin roof, 4 families each; total cost, $20,000; owner, Daves Becker, 1154 41st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3094.

WILLIAMS AV, w s, 220 s Sutter av, two 4-sty brick tenements, 40x89, slag roof, 16 families each; total cost, $52,000; owner, Morris Wallensen, 318 Williams av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3148.

DWELLINGS.

51ST ST, s s, 80 e 7th av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $5,000; owner, M. Green & Co., 552 48th st; architect, Jonas Green 406 48th st. Plan No. 3042.

WEST 35TH ST w s, 180 s Canal av, 1-sty frame dwelling, 14x28, shingle roof, 1 family; cost, $200; owner, E. T. Minor, 547 45th st; architect, Hy. Rocker, 136 Gelston av. Plan No. 3043.

WILLIAMS AV, w s, 170 n Hegeman av, six 2-sty brick dwellings, 19.4x51, gravel roof, 2 families each; total cost, $17,400; owner, Nathan Rolnick, 734 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3046.

MANHATTAN AV, e s, 25 s Eagle st, 3-sty brick dwelling, 25x50, slag roof, 2 families; cost, $8,000; owner, Louis Honig, 1062 Manhattan av; architect, Gustav Erda, 826 Manhattan av. Plan No. 3051.

EAST 93D ST, e s, 297.3 n Av G, two 2-sty frame dwellings, 18x27, shingle roof, 1 family each; total cost, $5,600; owner, Mary E. Smith, 992 East 95th st; architect, Frank P. Smith, same address. Plan No. 3055.

EAST 38TH ST, w s, 257.6 n Av J, two 2-sty frame dwellings, 18x52, shingle roof, 2 families each; total cost, $6,400; owner, Merle Brundi, 1208 East 39th st; architect, John Burke, 603 East 2d st. Plan No. 3056.

EAST 24TH ST, e s, 187 n Surf av, 2-sty frame dwelling, 33x26, —— roof, 2 families; cost, $3,000; owner, Louis Itzo, R. R. av and West 24th st; architect Jas. A. McDonald, Surf av and West 24th st. Plan No. 3034.

97TH ST, n s, 100 w Marine av, 2-sty frame dwelling, 27x37, tile roof, 1 family; cost, $4,500; owner, H. M. Landgrof, 156 97th st; architect, Jeff R. Edwards, 7616 Ridge boulevard. Plan No. 3023.

EASTERN PARKWAY, n s, 230 e Rochester av, 2-sty brick dwelling, 22x60, gravel roof, 1 family; cost, $12,000; owner, Sarah Ginsberg, 1464 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3017.

WORTMAN AV, s e cor Shepherd av, 1-sty frame dwelling, 20x35, tin roof, 1 family; cost, $1,200; owner, Nathan Herman, 683 Cleveland st; architect, Ernest Dennis, 241 Schenck av. Plan No. 3020.

WEST 32D ST, w s, 30 n Mermaid av, 1-sty frame dwelling, 14x28, tarpaper roof, 1 family; cost, $300; owner, Ignazio Gracone, 42 Bremen st; architect, C. P. Cannella, 60 Graham av. Plan No. 3112.

WEST 32D ST, w s, 130 n Mermaid av, 1-sty frame dwelling, 14x14, tarpaper roof, 1 family; cost, $300; owner, Ignazio Gracone, 42 Bremen st; architect, C. P. Cannella, 60 Graham av. Plan No. 3111.

51ST ST, n s, 260 w 13th av, 2-sty frame dwelling, 22.2x54.2, shingle roof, 2 families; cost, $5,500; owner, R. H. Meehan, 1334 52d st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 3122.

BARBEY ST, e s, 60 n Livonia av, 2-sty brick dwelling, 18x42, gravel roof, 1 family; cost, $3,000; owner, Ethel Sparago, 598 Jerome st; architect, Morris Rothstein, 627 Sutter av. Plan No. 3081.

HOWARD AV, w s, 66.8 s Dean st, 4-sty brick dwelling, 40.6x79, slag roof, 1 family; cost, $20,000; owner, Jacob Sommers, 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3082.

BEVERLY RD, s s, 52 e East 16th st, 2-sty brick dwelling, 18x55, gravel roof, 1 family; cost, $6,000; owner, Moore Engelhardt, 1600 Beverly rd; architects, Cohn Bros., 361 Stone av. Plan No. 3133.

OCEAN AV, e s, 234.11 n Ditmas av, 2-sty frame dwelling, 30x40, shingle roof, 1 family; cost, $8,500; owner, E. D. Teague, 1200 Flatbush av; architect, Harry Grattan, 523 East 4th st. Plan No. 3134.

OCEAN AV, w s, 170 s Dorchester rd, 2-sty frame dwelling, 41x30, shingle roof; cost, $1,000; owner, Teresa M. Strong, 600 East 18th st; architect, A. H. Strong, same address. Plan No. 3143.

STANLEY AV, n s, 55 e Shepherd av, 2-sty frame dwelling, 20x45, slag roof; cost, $3,000; owner, Jacob Egel, 368 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3139.

49TH ST, s s, 400 e 16th av, 2-sty frame dwelling, 28x40, tile roof, 1 family; cost, $6,000; owner, Chas. Weinberg, 1636 49th st; architect, B. F. Hudson, 319 9th st. Plan No. 3129.

FACTORIES AND WAREHOUSES.

KING ST, s s, 179 w Ferris st, 3-sty brick warehouse, 30x40, —— roof; cost, $8,000; owner, N. Y. Dock Co., 101 Bridge st, N. Y.; architect, J. W. Galbreath, foot Montague st. Plan No. 3127.

HOSPITALS AND ASYLUMS.

ST. MARKS AV, n w cor Rochester st, 4-sty brick hospital, 114.2x47.2, concrete roof; cost, $73,000; owner, St. Mary Hospital, on premises; architects, A. W. Rop & ano, 1133 Broadway, N. Y. Plan No. 3031.

STABLES AND GARAGES.

DOUGLASS ST, w s, 80 n Livonia av, 1-sty brick stable, 14.6x16, tar roof; cost, $300; owner, Harry Bernstein, 202 Douglas st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3010.

HERKIMER ST, s e cor Hunterfly rd, 1-sty steel garage, 12x18, steel roof; cost, $150; owner, O. M. Waller, 762 Herkimer st; architect, Wm. Buchanan, 488 Sumner av. Plan No. 3032.

BOND ST, w s, 100 n Degraw st, 2-sty brick stable, 25x100, slag roof; cost, $7,500; owner, Elizabeth Zairner, 242 80th st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 3110.

50TH ST, s s, 200 e 13th av, 1-sty frame garage, 12x19, shingle roof; cost, $350; owner, A. J. Diamond, 1324 50th st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 3121.

EAST 19TH ST, w s, 100 s Av H, 1-sty steel garage, 10x18, iron roof; cost, $204; owner and architect, C. B. White, 852 East 19th st. Plan No. 3062.

PARK PL, n s, 225 w Buffalo av, 1-sty brick garage, 20x35, tin roof; cost, $600; owner, Clarence Ennis, 1543 Park pl; architect, L. Dancher, 7 Glenmore av. Plan No. 3086.

STANLEY AV, n s, 55 e Shepherd av, 1-sty frame stable, 20x45, slag roof; cost, $500; owner, Jacob Egel, 368 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. ——.

EAST 28TH ST, w s, 160 s Butler st, 1-sty brick stable, 20x44, gravel roof; cost, $1,800; owner, Jas. Whalen, 503 18th st; architect, B. F. Hudson, 319 9th st. Plan No. 3130.

41ST ST, s s, 300 e Ft. Hamilton av, 1-sty iron garage, 16x20, iron roof; cost, $250; owner and architect, C. G. Johnson, on premises. Plan No. 3136.

STORES AND DWELLINGS.

LIBERTY AV, n s, 20 w Sheridan av, 3-sty brick store and dwelling, 17.9x55.5, gravel roof, 2 families each; total cost, $12,000; owner, Louis Cutolo, 1183 Liberty av; architects C. Infanger & Son, 2634 Atlantic av. Plan No. 3027.

LIBERTY AV, n w cor Sheridan av, 3-sty brick store and dwelling, 20.6x55.4, gravel roof, 2 families; cost, $6,000; owner, Louis Cutolo, 1183 Liberty av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 3025.

STORES, OFFICES AND LOFTS.

3D AV, s e cor 61st st, 1-sty brick store, 26.11x65, gravel roof; cost, $4,000; owner, Herman Naeher, 3d av and 60th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3058.

3D AV, e s, 26.11 s 61st st, 1-sty brick store, 30x90, slag roof; cost, $3,500; owner, Herman Naeher, 3d av and 60th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3059.

3D AV, e s, 56.11 s 61st st, 1-sty brick store, 25x65, gravel roof; cost, $2,500; owner, Herman Naeher, 3d av and 60th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3060.

BELMONT AV, n e cor Vesta av, 1-sty frame store room, 23x45, gravel roof; cost, $400; owner, Jos. Levin, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 3109.

WITHERS ST, n e cor Union av, 1-sty brick office, 44x41.9, gravel roof; cost, $1,500; owner, John Pirkle, 240 North 10th st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 3100.

MISCELLANEOUS.

3D ST, s s, 150 e Park av, 1-sty frame shed, 90x28, iron roof; cost, $700; owner, Leonhard Michel, on premises; architect, John Von Hograf, Neptune av and West 23d st. Plan No. 3039.

ATLANTIC AV, s s, 280.3 w Nostrand av, 1-sty brick shed, 20.9x100, slag roof; cost, $1,500; owner and architect, Met. Eng's Co., 1250 Atlantic av. Plan No. 3057.

SKILLMAN AV, s s, 80 w Lorimer st, 1-sty brick shed, 13x32, —— roof; cost, $100; owner, R. Monaco, 42 Skillman av; architect, Laspia Salvati, 525 Grand st. Plan No. 3115.

SCHENECTADY AV, w s, 180 s Linden av, 1-sty frame shed, 12x10; cost, $200; owner, Hy Green, 730 Schenectady av; architect, I. Sulsky, 1166 East 38th st. Plan No. 3101.

FRANKLIN AV, w s, 286.7 s Montgomery st, 2-sty brick bottling plant, 53.5x130, slag roof; cost, $23,000; owner, Interborough Brew. Co., 964 Franklin av; architect, Theo. Engelhardt, 905 Broadway. Plan No. 3087.

STANLEY AV, n e cor Shepherd av, two 1-sty frame chicken coop, 60x16, felt roof; cost, $154; owner, Jos. Egel, 372 Sutter av; architect, E. Dennis, 241 Schenck av. Plan No. 3072.

KINGSTON AV, s w cor Sterling pl, 1-sty stucco summer house, 36.3x—; cost, $300; owner, Bklyn Home for Consumptives, 240 Kingston av; architect, A. Ullrich, 367 Fulton st. Plan No. 3131.

ST. JOHNS PL, s s, 140 w Buffalo av, 1-sty brick waiting room; cost, $850; owner and architect, Timothy S. Williams, 85 Clinton st. Plan No. 3142.

STERLING PL, s s, 67.10 e Eastern Pkway Ext., 1-sty brick open air show, —x—; cost, $300; owner, Paul Kaskel & ano, 9 Columbus av, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3146.

SUNNYSIDE AV, n s, 350 w Miller av, 1-sty stone retaining wall; cost, $300; owner, Halberg Realty Co., ——; architects, Eisenla & Carlson, 16 Court st. Plan No. 3128.

Queens.

DWELLINGS.

ARVERNE.—Ocean av, n s, 1,500 e Storm av, 1-sty frame dwelling, 12x28, paper roof; cost, $75; owner, C. J. Lockitt, 32 Court st, Brooklyn. Plan No. 1754.

DOULASTON.—Douglaston av, s w cor Virginia rd, 2½-sty frame dwelling, 36x27, shingle roof, 1 family; cost, $5,250; owners, S. A. Jenkins & M. B. Jenkins, 41 St. Nicholas terrace, N. Y. C.; architect, Robert C. Edwards, Woolworth Building, N. Y. Plan No 1759

FOREST HILLS—Livingston st, s s, 100 e Continental av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $5,000; owner, Minnie M. Bates, 8 West 98th st, N. Y. C.; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1757.

FOREST HILLS.—Greenway South, n e s, 116 n w Overhill road, 2½-sty brick dwelling, 35x53, shingle roof, 1 family; cost, $15,000; owner and architect, Sage Foundation Homes Co., 27 East 34th st, N. Y. C. Plan No. 1774.

HOLLIS.—Carpenter av, w s, 125 s Chicopee av, 2-sty frame dwelling, 19x30, shingle roof, 1 family; cost, $3,400; owner, Johanna Holly, 193 South st, Jamaica; architect, Jos. Holly, same address. Plan No. 1750.

KEW.—Newbold pl, n s, 103 w Kew Gardens rd, 2½-sty frame dwelling, 35x40, shingle roof, 1 family; cost, $4,000; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1758.

KEW GARDENS.—Onslow pl, s s, 154 e Austin st, 2½-sty brick dwelling, 24x40, shingle roof, 1 family; cost, $8,000; owner, H. M. Newcomb, Kew Gardens, L. I.; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 1755-56. (Two houses.)

JAMAICA ESTATES.—Charlocote Ridge, e s, 310 n Crydon rd, 2½-sty frame and stucco dwelling, 42x25, shingle roof, 1 family; cost, $7,500; owner, Geo. I. Buxton, 1 West 34th st, N. Y. C.; architect, John R. Corbin, 1 West 34th st, N. Y. C. Plan No. 1761.



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Plans Filed, New Buildings, Queens (Cont.).

JAMAICA.—Van Wyck av, s e cor Otto pl, seven 2-sty frame dwellings, 17x43, gravel roof, 1 family; cost, $17,500; owner, S. Cozine, 9 Lewis st, Jamaica; architect, H. Cozine, same address. Plan No. 1751.

LITTLE NECK.—Clinton av, w s, 20 s Old House Landing rd, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, $3,600; owner, Jos. M. Hogg, Old Landing rd, Little Neck; architect, John Bruns, 1319 Ward st, Richmond Hill. Plan No. 1752.

RICHMOND HILL.—Richmond st, w s, 680 s Jamaica av, two 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, $9,000; owner, Hazard Realty Co., 328 Fulton st, Jamaica; architect, Walter J. Hazard, Napier av, Woodhaven. Plan Nos 1763-64.

RIDGEWOOD.—Cornelia st, s s, 44 w Forest av, four 2-sty brick dwellings, 20x45, tin roof, 2 families; cost, $14,000; owner, Jacob Rodler, 6 Cornelia st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1762.

ROSEDALE.—Kinsey pl, e s, 50 s Lafayette av, 1½-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $400; owner and architect, Jas. Hines, Sherman av, Rosedale. Plan No. 1749.

ROCKAWAY BEACH.—Hollywood av, w s, 300 n Boulevard, five 1-sty frame dwellings, 20x16, felt roof, 1 family; cost, $2,000; owner, Mrs. Seelig, Rockaway Beach; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Beach. Plan Nos. 1767-68-69-70-71.

ARVERNE.—Summerfield av, w s, 270 s Amstel boulevard, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $4,000; owner and architects, Molle & Mejo, 488 Boulevard, Rockaway Beach. Plan Nos. 1786-7.

ELMHURST.—Cornish av, n s, 340 w Thompson av, 1-sty brick dwelling, 32x20, tar and gravel roof, 1 family; cost, $1,000; owner, J. F. Johnson, Cornish st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1788.

ELMHURST.—Wooley av, n s, 140 e Jefferson st, 2½-sty frame dwelling, 21x33, tin roof, 1 family; cost, $2,500; owner, Victor Brisbois, 1820 Gates av, Ridgewood; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1789.

FAR ROCKAWAY.—Roanoke av, w s, 280 n Broadway, 2½-sty frame dwelling, 40x36, shingle roof, 1 family; cost, $4,000; owner, Guy C. Mott, Far Rockaway; architect, A. J. Bogart, 57 Sheridan boulevard, Rockaway Beach. Plan No. 1783.

WOODHAVEN.—Ferris st, n s, 100 w Ferry st, 2½-sty frame dwelling, 18x42, shingle roof, 1 family; cost, $4,000; owner, Peter C. Mohrman, 780 Washington av, Brooklyn; architect, Ernest H. Tatje, 106 Van Siclen av, Brooklyn. Plan No. 1785.

FAR ROCKAWAY.—Roanoke av, w s, 205 n Broadway, 3½-sty frame dwelling, 40x46, shingle roof, 1 family; cost, $4,000; owner, Guy C. Mott, Far Rockaway; architect, A. J. Bogart, 57 Sheridan boulevard, Rockaway Beach. Plan No. 1782.

ROCKAWAY BEACH.—Waverly av, w s, 300 s Boulevard, 1-sty frame dwelling, 14x21, shingle roof, 1 family; cost, $400; owner, Thomas Swain, Academy av, Rockaway Beach; architect, Edw Berrian, 19 No. Thompson av, Rockaway Beach. Plan No. 1781.

FAR ROCKAWAY.—Frank av, e s, 480 n Boulevard, 2½-sty frame dwelling, 25x30, shingle roof, 1 family; cost, $3,000; owner, R. E. Hough, 35 Avalon av, Jamaica; architect, owner. Plan No. 1779.

COLLEGE POINT.—18th st, w s, 175 s 6th av, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, $2,400; owner, Karl Butzback, 17th st, College Point; architect, Anthony Gorden, 14 10th st, College Point. Plan No. 1799.

JAMAICA.—Longfellow av, e s, 144 n Broadway, two 2-sty brick dwellings, 20x53, tar and gravel roof, 2 families; cost, $6,800; owner, Mrs. Margaret Steugal, 242 Jefferson st, Brooklyn; architect, Fredk. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1796.

DUNTON.—Chichester av, s s, 100 w Van Wyck av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, $2,500; owner and architect, John Leonardi, 389 Hillside av, Jamaica. Plan No. 1801.

FACTORIES AND WAREHOUSES.

MIDDLE VILLAGE.—Main av, e s, 150 s Pulaski st, 1-sty frame abattoir, 25x25, tin roof; cost, $500; owner, Sadie Rosdow, 16 Lafayette st, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1790.

STABLES AND GARAGES.

JAMAICA.—Clinton av, 80, 1-sty frame garage, 20x17, shingle roof; cost, $200; owner, Richard Purchase, on premises. Plan No. 1773.

JAMAICA.—Hillside av, s s, 211 w Flushing av, 2-sty brick garage, 50x100, gravel roof; cost, $15,000; owner, Frederick Mott, Richmond Hill; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1765.

QUEENS.—Jericho rd, s w cor Madison av, 1-sty frame garage, 16x20, shingle roof; cost, $200; owner, Wm. Weeks, premises. Plan No. 1784.

ELMHURST.—Hanover av, n w cor Grove st, 1-sty frame garage, 14x18, shingle roof; cost, $200; owner, J. Painter, premises. Plan No. 1778.

JAMAICA.—North end of Park Crescent, 1-sty frame and steel garage, 10x20, tin roof; cost, $500; owner, Eugene Marvin, on premises. Plan No. 1777.

ROCKAWAY BEACH.—North Eldert av, e s, 100 n Boulevard, 1-sty frame garage, 18x18, paper roof; cost, $100; owner, Nicholas Kraus, on premises; architect, J. B. Smith, No. Fairview av, Rockaway Beach. Plan No. 1793.

ROCKAWAY PARK.—Lincoln av, w s, 460 s Washington av, 1-sty frame garage, 13x24, paper roof; cost, $150; owner, A. Epstein, on premises; architect, J. P. Smith, 67 No. Fairview av, Ridgewood. Plan No. 1792.

STORAGE AND WAREHOUSE.

LONG ISLAND CITY.—Winthrop av, n s, 563 e Barclay st, 1-sty brick storage shed, 64x159, asbestos shingle roof; cost, $7,500; owner, Astoria Light Heat & Power Co., 124 East 15th st, N. Y. C.; architect, W. Cullen Morris, 102 Franklin pl, Flushing. Plan No. 1797.

METROPOLITAN.—Grandview av, n s, 360 e Metropolitan av, 2-sty frame storage, 25x27, tin roof; cost, $1,000; owner, August Bauer, 1446 Metropolitan av, Metropolitan; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1791.

STORES, OFFICES AND LOFTS.

CORONA.—Newins st, s s, 200 e Rapelje av, 1-sty frame store, 18x47, tin roof; cost, $2,000; owner, Rosa Norcea, 22 Fairview av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1766.

CORONA.—National av, n w cor Spruce st, 3-sty brick store and dwelling, 25x55, tin roof, 2 families; cost, $7,000; owner, Chas. Lando, Corona; architect, W. S. Worrall, 8 Twombly pl, Jamaica. Plan No. 1753.

FLUSHING.—Broadway and State st, 1-sty frame temporary office and shed, 20x30, paper roof; cost, $100; owner, R. E. Heningham, 1 Madison av, N. Y. C. Plan No. 1772.

WHITESTONE.—18th st, w s, 135 w 5th av, 1-sty brick baker shop, 22x45, slag roof; cost, $1,000; owner, Max Reib, 18th st, Whitestone; architect, N. Heim, 95 16th st, Whitestone. Plan No. 1780.

MISCELLANEOUS.

JAMAICA.—Rockaway Plank road, n s, 1000 e Hawtree Creek rd, erect new foundation under dwelling; cost, $80; owner, Ben. A. Sweet, 324 Fulton st, Jamaica. Plan No. 1776.

RIDGEWOOD.—Gates av, s s, 184 e Seneca av, 1-sty frame wagon shed, 25x30, tar and gravel roof; cost, $200; owner, Wm. Eisen, 1723 Gates av, Ridgewood; architect, Chas. P. Cannella, 60 Graham av, Brooklyn. Plan No. 1802.

LONG ISLAND CITY.—Van Mater st, s s, 15 e L. I. R. R., 1-sty toilet, 10x28, metal roof; cost, $875; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1794.

LONG ISLAND CITY.—Duryea st, s s, 76 w L. I. R. R., 1-sty brick toilet, 23x10, metal roof; cost, $975; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1795.

Richmond.

DWELLINGS.

AMBOY ST, s s, 350 w Harrison av, Tottenville, 1-sty frame feed house, 30x38; cost, $150; owners, Slaight & Decker, Tottenville; builder, Wm. Hansen, Tottenville. Plan No. 423.

ATLANTIC AV, n s, 116 n Johnson pl, New Dorp, 2-sty frame dwelling, 20x38; cost, $2,500; owner, Julian Stankewicz, New Dorp; architect and builder, C. H. Doroshook, New Dorp. Plan No. 422.

BARRETT AV, s s, 100 w Wallace av, Arrochar, 2½-sty brick dwelling, 44x44; cost, $9,000; owner, R. G. Van Kokeritz, Arrochar; architect, Norman McGlaskin, Arrochar. Plan No. 421.

BOULEVARD, s s, 25 w Seaside av, Eltingville, 1-sty frame bungalow, 25x25; cost, $500; owners, Eltingville Realty Co., Eltingville; builder, David Zilley, Eltingville. Plan No. 406.

CRESCENT AV, n s, 1000 s Boulevard, Great Kills, 1½-sty frame bungalow, 15x26; cost, $600; owner, W. Anderson, Great Kills; builder, W. Peter, Great Kills. Plan No. 416.

FRANKLIN AV, e s, 113 s Park pl, New Brighton, 2-sty frame dwelling, 25x28; cost, $3,000; owner and architect, Geo. A. Sheridan, New Brighton; builder, John P. From, Port Richmond. Plan No. 411.

LEXINGTON AV, e s, 1250 s Palmer av, Port Richmond, 2-sty frame dwelling, 20x45; cost, $3,800; owners, E. B. & D. B. Cashin, Port Richmond; architect and builder, Wm. F. Behler, Port Richmond. Plan No. 415.

NEW DORP LANE, s s, 600 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x24; cost, $200; owner and builder, John Engfer, New Dorp. Plan No. 402.

NEPTUNE ST, e s, 300 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x30; cost, $400; owner, H. Redeke, New Dorp; builder, A. Mathan, New Dorp. Plan No. 418.

ELM AV, n s, 100 w 3d st, Grant City, 1-sty frame bungalow, 12x26; cost, $300; owner, G. Jenner, Grant City; architect and builder, Adam Marks, Jr., Grant City. Plan No. 405.

ELLIOTT AV, s s, 201 e Amboy rd, Tottenville, 2-sty frame dwelling, 26x26; cost, $3,000; owners, Evelyn & Louise Aldom, Rockville Centre, L. I.; architect, Wm. Morris, Tottenville; builder, H. Dunham, Tottenville. Plan No. 408.

PALMER AV, n s, 100 w Heberton av, Port Richmond, 2-sty frame dwelling, 22x50; cost, $4,300; owner, Robert H. Smith, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 396.

TAYLOR ST, w s, 100 n Prospect st, West New Brighton, 2-sty frame dwelling, 20x29; cost, $2,000; owner, Josephine Groen, West New Brighton; architect and builder, Wm. F. Behler, Port Richmond. Plan No. 414.

VISTA AV, n e cor Magnolia st, Dongan Hills, 1-sty frame bungalow, 16x22; cost, $200; owner, Chas. Hubert, Dongan Hills; builder, E. Raggio, Dongan Hills. Plan No. 412.

MANHATTAN ST, w s, 175 n Cleremont av, Tottenville, 1½-sty frame dwelling, 24x40; cost, $1,700; owner, Annie Ryder, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 403.

WIMAN AV, s s, 500 s Southern boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, $500; owner, Mrs. Caughlin, Great Kills; builder, R. Mitchell, Great Kills. Plan No. 426.

WATERSIDE AV, w s, 400 s Cedar Grove av, New Dorp, 1-sty frame bungalow, 18x30; cost, $600; owner, Rich. M. Irwin, New Dorp; builder, F. N. Sanjour, New Dorp. Plan No. 399.

WATERSIDE AV, e s, 300 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, $400; owner, E. G. Gung, New Dorp; builder, A. Mathon, Grant City. Plan No. 419.

WINAN AV, s s, Great Kills, 1-sty frame bungalow, 24x16; cost, $300; owner, Mrs. Caughlan, Great Kills; builder, R. Mitchell, Great Kills. Plan No. 407.

WESER AV, e s, 125 n DeKalb av, Stapleton, 2-sty frame dwelling, 16x24; cost, $1,400; owner, Antonio L. Stucine, Stapleton; architect, A. Bennett, Stapleton; builder, Michael Tedesco, Rosebank. Plan No. 420.

2D ST, w s, 130 w Pine S. N. D. Manor, New Dorp, 1½-sty frame dwelling, 18x32; cost, $1,450; owner, B. W. Hitchcock, New Dorp; architect and builder, Geo. Haverkamp, Jr., New Dorp. Plan No. 410.

3D ST, n s, 85 s Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, $250; owner, Adrienne Robyns, Grant City; builder, Otto Karlson, Grant City. Plan No. 400.

3D ST, n s, 67 s Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, $250; owner, Adrienne Robyns, Grant City; builder, Otto Karlson, Grant City. Plan No. 401.

5TH ST, n s, 43 w New Dorp av, New Dorp, two 2-sty frame dwellings and store, 50x45; total cost, $3,000; owner, Jas. W. Hughes, New Dorp; architect, Wm. H. Mersereau, 32 Broadway, N. Y. C. Plan No. 409.

6TH ST, w s, 100 — Midland av, Grant City, 1-sty frame bungalow, 14x32; cost, $400; owner, Augusta Biddle, Grant City; builder, Thos. Biddle, Grant City. Plan No. 397.

7TH ST, w s, 100 s Midland av, Grant City, 1-sty frame bungalow, 14x16; cost, $100; owner, Royal Dickonson, Grant City; builder, Thos. Biddle, Grant City. Plan No. 398.

8TH ST, w s, 140 n Midland av, Grant City, 1-sty frame bungalow, 12x20; cost, $100; owner, Pearl J. Quinby, Grant City; builder, J. B. Quinby, Grant City. Plan No. 413.

STORES, OFFICES AND LOFTS.

RICHMOND RD, s s, n e Delaware av, Dongan Hills, 1-sty frame office, 12x16; cost, $150; owner, Chas. Whittaker, Dongan Hills; builder, Adam Marks, Dongan Hills. Plan No. 417.

MISCELLANEOUS.

RICHMOND TERRACE, w s, 348 n Bennett st, Port Richmond, 2-sty brick store and flat, 25x65; cost, $6,200; owner, M. Pinchinson, Port Richmond; architect, Harry W. Pelcher, Port Richmond; builder, Jacob Cohn, New Brighton. Plan No. 404.

JEFFERSON AV, n s, 200 w Ald rd, Graniteville, 1-sty frame hot house, 24x100; cost, $1,800; owner, Guiseppe Marsillio, Graniteville; architects and builders, S. Jacobs Sons, Graniteville. Plan No. 427.

RAILROAD AV, n s, 50 w Huguenot av, Huguenot, 1-sty frame freight house, 16x40; cost, $1,200; owners, architects and builders, S. I. Railway Co., St. George. Plan No. 425.

SEQUINE V, n w cor Railroad av, Princess Bay, 2-sty frame signal tower, 12x15; owners, architects and builders, S. I. Railway Co., St George. Plan No. 424.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 15, removal of encroachments to 4-sty brick store and lofts; cost, $800; owners, Farmers Loan & Trust Co., 22 William st; architect, Robert Teichman, 22 William st. Plan No. 1571.

BEAVER ST, 39, removal of projections to 4-sty brick store and loft; cost, $265; owner, Est. of David W. Bishop, 21 Liberty st; architect, Thos. F. Goldman, 6 Liberty pl. Plan No. 1617.

BEEKMAN ST, 16, masonry to 6-sty brick store and lofts; cost, $500; owners, Estate of James Chesterman, 176 Christopher st, Montclair, N. J.; architects, Taylor & Mosley, 40 Wall st. Plan No. 1599.

BLEECKER ST, 225, removal of partitions to 6-sty brick stores and tenement; cost, $225; owner, Giovanni B. Raffetto, 414 West 13th st; architect, A. Vendrasco, 496 West Broadway. Plan No. 1539.

BROOME ST, 395, new partitions to 2-sty brick church; cost, $150; owners, New York City Mission & Tract Society, 105 East 22d st; architect, Newman B. Hunt, 148 East 79th st. Plan No. 1577.

CEDAR ST, 113-17, removal of encroachments to 4 and 5-sty brick store and loft; cost, $500; owner, Chas. Wolff, 117 Cedar st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1611.

CLARKSON ST, 39, new windows to 4-sty brick warehouse; cost, $800; owners, Trinity Church Corporation, Church and Fulton sts; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1604.

FORSYTH ST, 63, new partitions to 6-sty brick stores and tenement; cost, $150; owner, John C. Eberle, 63 Forsyth st; architect, Otto Reissmann, 30 1st st. Plan No. 1612.

GRAMERCY PARK SOUTH, 12, rear extension and additional height to 4-sty brick studios; cost, $18,000; owner, Matilda O. Rhinelander, 27 William st; architect, Chas. M. Sutton, 70 5th av. Plan No. 1541.

GREENWICH ST, 438-40, fireproof passages to 5-sty brick tenement; cost, $350; owner, Louise De Belian Moore, 15 East 70th st; architect, J. Chas. Hankenson, 529 West 111th st. Plan No. 1593.

GREENWICH ST, 134, reset show windows to 4 and 3-sty brick cafe and dwelling; cost, $175; owner, Michael Shannon, 50 8th av, Brooklyn; architect, Daniel J. Lynch, 97 Coffey st, Brooklyn. Plan No. 1606.

MOTT ST, 101, new partitions to 7-sty brick lofts and storage; cost, $2,000; owner, John Lubbert, 323 East 27th st; architect, Otto Reissmann, 30 1st st. Plan No. 1537.

NASSAU ST, 27 to 33, removal of encroachments to 18-sty brick offices and bank; cost, $1,500; owners, National Bank of Commerce, 31 Nassau st; architect, Jas. B. Baker, 156 5th av. Plan No. 1535.

PIKE ST, 45, alterations to 6-sty brick lofts; cost, $800; owner, Joseph Solaman, 691 Broadway; architect, Maximilian Zipkes, 220 5th av. Plan No. 1529.

PRINCE ST, 177, alterations to 6-sty brick loft; cost, $6,000; owners, Brown-Weiss Realty Co., World Building; architect, Emery Roth, 507 5th av. Plan No. 1527.

THOMPSON ST, 2 and 4, alterations to 6-sty brick bank; cost, $200; owners, People's Bank, 395 Canal st; architect, Freeman Bloodgood, Jr., 8 York st. Plan No. 1528.

WARREN ST, 8, new partitions to 4-sty brick cafe and offices; cost, $500; owners, Stewart Corporation, Geo. H. Kohler, president, 8 Warren st; architect, F. B. Huntington, 408 West 150th st. Plan No. 1561.

WEST ST, 115, iron marquees to 2, 4 and 5-sty brick cafe and hotel; cost, $740; owner, Peter Wilkens, 2911 Kingsbridge av; architect, John Keller, 1050 Broadway. Plan No. 1555.

WEST HOUSTON ST, 138, new roof to 3-sty brick tenement; cost, $50; owners, Estate N. Low, Jos. Rourke, Secretary, 208 Bleecker st; architect, Robt. Teichman, 22 William st. Plan No. 1572.

8TH ST, 3 & 5 West, masonry, new stairs and iron to 8-sty brick hotel; cost, $300; owner, Edward Jansen, 110 West 18th st; architects, Rouse & Goldstone, 38 West 42d st. Plan No. 1574.

11TH ST, 342-44 West, new store front and plumbing to 5-sty brick tenement; cost, $500; owners, Estate Patrick Anderson, Emily J. Tighe, executrix, 99 South 6th st, Brooklyn; architect, John H. Knubel, 305 West 43d st. Plan No. 1557.

14TH ST, 59 West, alterations to 4-sty brick stores and lofts; cost, $5,000; owners, Colonial Realty Co., 309 Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1526.

17TH ST, 70 West, alterations to 4-sty brick store and lofts; cost, $400; owner, Vincent Astor, 23 West 26th st; architect, Fred T. Allen, 2057 3d av. Plan No. 1524.

20TH ST, 49 East, support for gravity tank to 12-sty brick loft; cost, $6,200; owners, Kroymen Realty Co., Henry Carn, president, 1123 Broadway; architect, Royal J. Mansfield, 135 William st; builders, Tippett & Wood, 135 William st. Plan No. 1503.

21ST ST, 509 West, alterations to 4-sty brick tenement; cost, $250; owner, Samuel D. McGourkey, 266 West 23d st; architect, Patrick F. Brogan, 119 East 23d st. Plan No. 1531.

21ST ST, 2 East, removal of projections to two 10 and 12-sty brick stores and lofts; cost, $3,000; owner, Wm. S. Duncan, 1 Madison av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1573.

23D ST, 148-156 West, new partitions and plumbing to 12-sty brick store and lofts; cost, $125; owner, Chas. Hirschorn, 907 Broadway; architect, Benj. Millinger, 1774 2d av. Plan No. 1567.

23D ST, 12 West, new partition to 5 and 3-sty brick store and lofts; cost, $250; owner, Martin Philipborn, 132 West 21st st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1542.

28TH ST, 47 East, alterations to 4-sty brick store and residence; cost, $50; owner, Samuel Jacobs, 12 West 83d st; architect, F. W. Edwards, 1 Madison av. Plan No. 1522.

28TH ST, 21 West, office partitions to 6-sty brick lofts; cost, $175; owner, Esther A. Quackenbush, 3 East 94th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1592.

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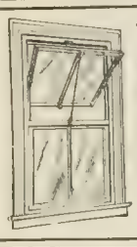
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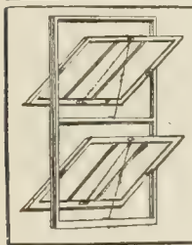
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Plans Filed—Alterations, Manhattan (Cont.).

31ST ST, 35-37 West, masonry and new partitions to 11-sty brick lofts; cost, $1,200; owner, William Flinn, 1942 Forbes av, Pittsburgh, Pa.; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1607.

32D ST, 108 West, new store front to 6-sty brick store and lofts; cost, $410; owners, Louis & Alexander Pincus, 501 5th av; architect, Wm. Murland, 122 East 11th st. Plan No. 1581.

33D ST, 133 West, new store front to brick stores; cost, $500; owner, Chas. F. Noyes, 92 William st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1560.

34TH ST, 123 East, masonry to 4-sty brick store and dwelling; cost, $125; owner, Marie D. Bergh, 42 East 76th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1618.

41ST ST, 41 East, front and rear extension to 4-sty brick stores and apartments; cost, $3,000; owner, Herbert A. Sherman, Rye, N. Y.; architect, S. Edson Gage, 340 Madison av. Plan No. 1575.

42D ST, 643 West, masonry and partitions to 4-sty brick store and tenement; cost, $500; owner, Estate of Leonard Appleby, 932 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 1538.

42D ST, 47-61 West, fireproof mezzanine floor to 6-sty brick store and offices; cost, $800; owner, Walter I. Solomon, 17 West 42d st; architect, Jacob S. Glasser, 124 West Broadway. Plan No. 1536.

42D ST, 216 West, reset stores with metal covering to 3-sty brick stores; cost, $275; owner, Wm. Sturges, 236 West 72d st; architect, Leroy Dennis, 336 West 29th st. Plan No. 1549.

42D ST, 328 West, marquise to 5-sty brick hospital; cost, $250; owners, West Side German Dispensary, 328 West 42d st; architect, Peter J. Ryan, 314 West 44th st. Plan No. 1597.

44TH ST, 216 West, alterations to 4½-sty brick theatre; cost, $800; owners, 44th Street Realty Co., 1416 Broadway; architect, Earl C. Maxwell, 30 Church st. Plan No. 1530.

44TH ST, 216-32 West, sky sign to 6-sty brick theatre; cost, $300; owners, The 44th St. Realty Co., Jacob Shubert, president, 215 West 44th st; architect, Jerome B. Crowley, 442 West 42d st. Plan No. 1559.

46TH ST, 2 East, masonry for 2,000-gallon tank to 5-sty brick lofts; cost, $150; owners, 2 East 46th St. Co., Chas. B. Warner, president, 542 5th av; architect, John A. Hamilton, 32 Broadway. Plan No. 1590.

47TH ST, 79 West, reset show windows to 3-sty brick stores and dwelling; cost, $200; owner, Mrs. John Early, 54 West 46th st; architect, Wm. S. Mellin, 141 East 40th st. Plan No. 1545.

48TH ST, 554 West, masonry, new stairs and plumbing to 2-sty brick stable and loft; cost, $5,000; owner, Jacob Stumpf, 350 West 44th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1534.

48TH ST, 212-16 West, alterations to 5-sty brick apartments and dwelling; cost, $25,000; owners, Michael H. Mark Realty Co., 701 7th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 1532.

48TH ST, 15 West, alterations to 4-sty brick dwelling; cost, $15,000; owner, James L. Barclay, 299 Broadway; architect, Thornton Chard, 101 Park av. Plan No. 1547.

54TH ST, 110 West, masonry to 2-sty brick garage; cost, $400; owner, Est. Ed. J. Donnell, 45 Wall st; architect, Thos. F. Goldman, 6 Liberty st. Plan No. 1616.

57TH ST, 13 East, masonry and new stairs to 4-sty brick dwelling and studio; cost, $4,000; owner, Moritz P. Philip, 11 East 57th st; architect, Fred W. Burnham, 30 East 42d st. Plan No. 1609.

72D ST, 38 East, masonry, new heating and plumbing to 4-sty brick residence; cost, $10,000; owner, Chas. Liebmann, 763 5th av; architect, Henry B. Herts, 35 West 31st st. Plan No. 1552.

73D ST, 101 West, new windows and door frames to 4-sty brick tenement and store; cost, $300; owner, Fred. Ambrose Clark, Cooperstown, N. Y.; architect, Arthur M. Ross, 149 Broadway. Plan No. 1586.

78TH ST, 400 East, masonry and steel to 5-sty brick tenement and store; cost, $550; owner, Lena Davis, 1504 1st av; architect, Sidney Oppenheim, 1511 3d av. Plan No. 1598.

81ST ST, 42 East, masonry to 4-sty brick dwelling; cost, $200; owner, Samuel Murtland, 40 East 81st st; architect, Robert W. Gardner, 122 West 29th st. Plan No. 1591.

84TH ST, 167 East, masonry, new stairs and carpentry to 4 and 2-sty brick stable; cost, $3,500; owners, Estate of Jacob Scholle, Albert W. Scholle, executor, 5 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1540.

85TH ST, 332-34 West, side extension to 5-sty brick and stone dwelling; cost, $20,000; owner, Leo Ostro, 140 Nassau st; architect, Lorenz F. J. Weiher, 271 West 25th st. Plan No. 1579.

85TH ST, 242 East, new fire escape and doors to 5-sty brick stores and tenements; cost, $250; owner, Jacob Weil, 1878 8th av; architect, Sidney F. Oppenheimer, 1511 3d av. Plan No. 1596.

91ST ST, 258 West, masonry and plumbing to 4-sty brick tenement; cost, $250; owner, Emil Kohler, 258 West 91st st; architect, Joseph Wolf, 103 Park av. Plan No. 1588.

96TH ST, 259 West, alterations to 1 and 2-sty brick stores and lofts; cost, $1,500; owner, Jesse M. Ehrich, 31 Liberty st; architect, Richard Rohl, 128 Bible House. Plan No. 1521.

101ST ST, 101 East, new partitions to 4-sty brick residence; cost, $15; owner, Philip Reilly, 107 East 101st st; architect, Geo. L. Amouroux, 35 West 95th st. Plan No. 1551.

116TH ST, 410 East, reconstruct frontage and new stairs to 4-sty brick moving pictures and dwelling; cost, $1,000; owner, Raffaele Marrazzi, 408 East 116th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 1569.

125TH ST, 201-9 West, rear extension to 3-sty brick stores and lofts; cost, $5,000; owner, Wendolin J. Nauss, 2291 3d av; architect, A. H. Guilbert, 1009 Morris av. Plan No. 1585.

135TH ST, 71 West, masonry to 5-sty brick tenement and store; cost, $38; owner, Jacob Moerssseldeo, 142 East 12th st; architect, Wm. J. Horne, 360 East 201st st. Plan No. 1544.

160TH ST, 564 West, new door to 6-sty brick tenement; cost, $50; owner, Morris Vogel, 564 West 160th st; architect, Joseph Shaughnassy, 5223 Broadway. Plan No. 1614.

225TH ST, 111-13 West, new partition to 6-sty brick tenement and stores; cost, $150; owners, Hudson Terrace Building Co., 135 Broadway; architect, Geo. F. Pelham, 507 5th av. Plan No. 1581.

AV B, 292, masonry to 6-sty brick lofts; cost, $350; owner, Harold Newton, 292 Av B; architect, Chas. C. Edwards, 547 West 123d st. Plan No. 1615.

BROADWAY, 290-294, fireproof mezzanine balcony to 15-sty brick offices; cost, $5,000; owners, Robt. Dun Douglas et al, Orange, N. J.; architect, Chas. H. Richter, 68 Broad st. Plan No. 1602.

BROADWAY, 1399, masonry and plumbing to 2-sty brick store; cost, $200; owners, Estate John G. Wendel, 442 5th av; architect, Emery Klock, 126 William st. Plan No. 1595.

BROADWAY, 1564-66, alterations to 11-sty brick offices and theatre; cost, $500; owners, The Palace Theatre Realty Co., 55 Liberty st; architect, W. G. Howard, 13 and 21 Park Row. Plan No. 1525.

BROADWAY, 2555, new marquise to 2-sty brick store and loft; cost, $200; owner, Jesse W. Ehrich, 31 Liberty st; architect, Eli Benedict, 408 East 125th st. Plan No. 1550.

BROADWAY, 2188, new store front and partitions to 3-sty brick store and dwelling; cost, $500; owners, Estate Peter Doelger, Chas. Doelger executor, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1562.

BROADWAY, 2774, 1-sty extension to 2-sty moving picture and dwelling; cost, $5,000; owners, Manhattan Freehold Co., Geo. Fink, president, 31 Nassau st; architect, Harold L. Young, 1204 Broadway. Plan No. 1568.

BROADWAY, 1330, new store front to 5-sty brick jewelry; cost, $900; owner, Henry Macaleenan, 366 West 73d st; architect, E. W. Skoglin, 13 East 16th st. Plan No. 1576.

LENOX AV, 446, remove partition to 5-sty brick store and tenements; cost, $25; owner, John G. Wm. Greef, 24 West 91st st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1548.

MADISON AV, 304 to 308, rear extension to 4-sty brick stores and offices; cost, $30,000; owner, Mary E. Jackson, care of Robt. Struthers, 60 Wall st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1594.

PARK ROW, 27, masonry, new stairs and elevator to 5-sty brick store; cost, $9,500; owner, Wm. Waldorf Astor, 21 West 26th st; lessee, Patterson Bros., 27 Park Row; architect, Frank F. Ward, 203 Broadway. Plan No. 1584.

PARK ROW, 121, alterations to 2-sty brick store and storage; cost, $100; owner, Isaac Gurean, 149 Park Row; architect, Jacob Klein, 122 East 11th st. Plan No. 1523.

PARK AV, 86-88, masonry and steel to 4-sty brick and stone dwelling; cost, $800; owner, Fred B. Jennings, 86 Park av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1553.

PARK AV, 1845, new doors to 2-sty brick automobile shop; cost, $25; owner, Thos. C. Edmonds, 1826 Park av; architect, Wm. H. Hunt, 3210 Broadway. Plan No. 1578.

1ST AV, 1471, new partitions and stairs to 5-sty brick tenement and store; cost, $2,500; owner, Marie Butt, 36 Morningside av; architect, Adolph Balschun, 483 Willis av. Plan No. 1580.

2D AV, w s, 22 n 51st st, new metal show window to 4-sty brick tenement; cost, $150; owner, Isabella Unger, 139 West 130th st; architect, Chas. H. Dietrich, 402 East 134th st. Plan No. 1589.

3D AV, 1799, masonry to 5-sty brick store, meeting rooms and tenement; cost, $1,000; owner, David Schwartz, 107 6th av, Brooklyn; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1564.

3D AV, 1785, masonry, new store and plumbing to 4-sty brick tenement; cost, $1,000; owner, Louise Ellis, Park Av Hotel, 33d st and Park av; architect, John H. Knubel, 305 West 43d st. Plan No. 1603.

5TH AV, 707, 1-sty addition to 5-sty brick studio; cost, $7,000; owner, Ehrich Galleries, 463 5th av; architects, Heidelberg & Levy, 322 5th av. Plan No. 1605.

5TH AV, 342, masonry and steel to 3-sty brick fire house; cost, $750; owner, City of New York. 157-9 East 67th st; architect, Jas. P. Rubil, 157 East 67th st. Plan No. 1556.

6TH AV, 666, reset show window to 5-sty brick stores and dwelling; cost, $475; owner, Agnes W. Peck, 350 West 83d st; architect, W. G. Clark, 438 West 40th st. Plan No. 1565.

6TH AV, 250, reset show windows to 4-sty brick store and lofts; cost, $75; owner, Max Kurxrok, 11 East 26th st; architect, Adolph S. Wexler, 339 West 13th st. Plan No. 1570.

6TH AV, 755, reset store front to 4-sty brick stores and tenement; cost, $400; owner, Herman Reber, 301 West 42d st; architect, L. Glasser, 659 6th av. Plan No. 1583.

6TH AV, 952-94, reset store front to two 5-sty brick tenements and stores; cost, $500; owner, Chas. A. Runt, 31 Nassau st; architect, Eli Benedict, 352 Convent av. Plan No. 1582.

6TH AV, S13, reset show windows to 4-sty brick stores and tenement; cost, $150; owner, Mrs. John Early, 54 West 46th st; architect, Wm. S. Mellin, 141 East 40th st. Plan No. 1546.

6TH AV, 405, new store front, partitions and stairs to 4-sty brick stores and dwelling; cost, $1,000; owner, Friederich Rosenberg, Claremont av, Montclair, N. J.; architect, John H. Knubel, 305 West 43d st. Plan No. 1533.

6TH AV, 409, new metal store front to 3-sty brick store, loft and tenement; cost, $120; owner, William Button, 1897 Madison av; architect, Fred, Jacobsen, 132 East 23d st. Plan No. 1601.

6TH AV, 958-966, reset show window to five 4-sty brick tenements and stores; cost, $500; owner, Edith Wharton, 81 Nassau st; architect, Chas. Volz, 2 West 45th st. Plan No. 1608.

6TH AV, 238-44, reset show windows to 5-sty brick store and offices; cost, $275; owner, Philip Maratte, 238 6th av; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1619.

7TH AV, 826, plumbing and fixtures to 4-sty brick stable; cost, $200; owner, Edward Lax, 493 8th av; architect, Samuel F. Mead, 158 West 50th st. Plan No. 1554.

7TH AV, 311, partition to 5-sty brick stores and tenements; cost, $35; owners, The 28th St. & 7th Av. Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1558.

7TH AV, 759, reset store fronts to 4-sty brick cafe and tenement; cost, $450; owner, Joseph Minot, Boston, Mass.; architect, H. P. Hansen, 257 West 20th st. Plan No. 1566.

8TH AV, 2728, new store front, saloon fixtures and plumbing to 3-sty brick lofts and stores; cost, $1,500; owners, The Fleischmann Realty Co., G. J. Fleischmann, president, 507 5th av; architect, Edward J. Clark, 119 East 12th st. Plan No. 1563.

8TH AV, 2072, new partitions and heating to 5-sty brick tenement; cost, $500; owner, Abraham King, 545 West 111th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1610.

9TH AV, 260, new partitions to 4-sty brick store and tenement; cost, $1,400; owner, George Vollman, 200 9th av; architect, Otto Reissmann, 30 1st st. Plan No. 1613.

12TH AV, 2295-97, masonry and new stores to 2 and 3-sty brick market; cost, $5,500; owners, Geo. F. Heinrichs & Co., 545 West 152d st; architect, John G. Glover, 233 Broadway. Plan No. 1600.

Bronx.

HOME ST, 880, 2-sty frame extension, 11.8x 20.2, to 2-sty frame dwelling; cost, $500; owner, John Joseph King, on premises; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 343.

138TH ST, 497, new stairway to 5-sty brick tenement; cost, $350; owner, John Hitchman, on premises; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 245.

187TH ST, s e cor Arthur av, new water closet to 5-sty brick stores and tenement; cost, $150; owner, Pietro Cinelli, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 235.

BAILEY AV, 2674, 1-sty frame built upon 1-sty frame extension of 2-sty and attic frame dwelling; cost, $250; owner, Caroline A. Thom, on premises; architects, Ahnaman & Younksheere, 3320 Bailey av. Plan No. 238.

BURNSIDE AV, 217, new show windows to 3-sty frame store and dwelling; cost, $150; owner, Ferd T. Hopkins, 37 Great Jones st; architect, Henry H. Holly, 39 West 27th st. Plan No. 237.

JEROME AV, 2960, raise to grade 2-sty frame tenement; cost, $600; owners, Est. of Augustus Barth, 158½ Bowery; architect, John H. Friend, 148 Alexander av. Plan No. 246.

LONGFELLOW AV, e s, 225 s Jennings st, 2-sty brick extension, 29x137.5, to 2-sty brick factory and lofts; cost, $40,000; owners, Friedman & Rabenowitz, 1430 Longfellow av; architect, H. L. Young, 1204 Broadway. Plan No. 241.

MELROSE AV, s w cor 150th st, new block partitions to 3-sty brick stores, offices and theatres; cost, $2,500; owners, American Real Estate Co., Edw. B. Boynton, 527 5th. av, president.; architect, Geo. A. Summer, 989 Southern Boulevard. Plan No. 344.

NEWBOLD AV, s s, 278.5 w Castle Hill av, two 2-sty frame extensions, 25.5x9.6 and 46.6 x29, to 1-sty frame church; cost, $7,000; owner, Evang. St. Paulus Church, Kasimir Lofink, 2238 Powell av, president; architect, Fred Hammond, 391 East 149th st. Plan No. 239.

PROSPECT AV, w s, 219.10 n Jennings st, new partitions to 1-sty brick amusement hall and stores; cost, $50; owner, Simon Schwartz, 347 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 247.

TREMONT AV, s e cor Washington av, new store fronts to 2-stv frame stores and offices; cost, $200; owner, Dr. C. A. Becker, Park and Tremont avs; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 342.

WENDOVER AV, s s, 100 e 3d av, new store front, new partitions to 5-sty brick store and tenement; cost, $1,500; owners, The Cunard Realty Co., P. E. Hendrich, 412 West 148th st, president; architect, H. F. McLaughlin, 153 West 97th st. Plan No. 240.

WESTCHESTER AV, s w cor Kelly st, new stairs, new partitions to 1-sty brick store; cost, $250; owner, Robert Simon, 42d st and Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 236.

Brooklyn.

BERGEN ST, n e cor Kingston av, exterior alterations to 4-sty tenement; cost, $250; owner, H. N. Luderman, 289 Lincoln rd; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 3104.

CHAUNCEY ST, e s, 269.4 n Lewis av, interior and exterior alterations to moving picture theatre; cost, $300; owner, Jacob Kaiser, 44 Court st; architect, D. Wortman, 114 East 28th st. Plan No. 3000.

COLUMBIA ST, w s, 80 s Carroll st, new electric sign; cost, $500; owner, Sydney Seigel, 272 Columbia st; architect, Federal Sign Co., 229 West 42d st. Plan No. 3007.

EAST 9TH ST, w s, 440 s Beverley rd, exterior and interior alterations to 2-sty dwellings; cost, $350; owner, Paul Weiner, 642 Coney Island av; architect, Wm. S. Rustin, 25 East 9th st. Plan No. 3123.

FULTON ST, n s, 197.1 e Bond st, 1-sty brick extension, 27.2x53.9, to store; cost, $4,500; owner, Wm. Powers, ——; architect, R. F. Walker, 210 Berkeley pl. Plan No. 3120.

GRAND ST, s s, 150 e Humboldt st, exterior and interior alterations to 3-sty store and tenement; cost, $200; owners, J. D. Richter & ano, 196 Graham av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 3107.

HICKS ST, w s, 50 s Coles st, interior alterations to 5-sty store and tenement; cost, $250; owner, Giaconco Dondero, 680 Hicks st; architects, Erook & Rosenberg, 350 Fulton st. Plan No. 3074.

KOSCIUSKO ST, s w cor Tompkins av, new elevator; cost, $1,800; owner, C. H. Ehler, on premises; architect, G. Seaberg, 407 Douglass st. Plan No. 3124.

MAUJER ST, n s, 100 w Lorimer st, 2-sty frame extension, 22.3x50, to store and dwelling; cost, $8,000; owner, David Welsch, 47-9 Maujer st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3075.

OSBORN ST, e s, 175 s Dumont av, extension to 3-sty store and dwelling; cost, $800; owner, Ida Koplowitz, 1010 Hopkinson av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 3028.

PACIFIC ST, s s, 160 w Eastern parkway, plumbing, etc., to 3-sty store and dwelling; cost, $100; owner, Carmine Calo, 2256 Pacific st; architect, Federal Sign Co., 229 West 42d st. Plan No. 3008.

PACIFIC ST, s s, 125 w Sackman st, exterior and interior alterations to 5-sty store and tenement; cost, $300; owner, Antonio Giglio, 2372 Pacific st; architect, John Burke, 603 East 2d st. Plan No. 3019.

POWERS ST, n s, 175 w Graham av, plumbing to 3-sty dwelling; cost, $125; owner, Herman Newman, 70 Jackson st; architect, Max Cohn, 280 Bedford av. Plan No. 3038.

POWERS ST, s s, 137 e Leonard st, exterior and interior alterations to church; cost, $500; owner, John Nugent, 11 Orient av; architect, Wm. Debus, 86 Cedar st. Plan No. 3050.

SACKETT ST, n s, 76.4 e Clinton st, extension to 1-sty garage; cost, $200; owner, J. M. Downey, M. D., 387 Clinton st; architect, B. H. Smith, Franklin and DeKalb avs. Plan No. 3099.

SANDS ST, n s, 74.6 e Bridge st, exterior alterations to 3-sty stone dwelling; cost, $300; owner, Louise J. Black, Paris, France; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3065.

SEIGEL ST, n s, 100 e Manhattan av, interior alterations to 2-sty dwelling; cost, $100; owner, Wm. Menger, 124 Boerum st; architect, Hy. Entlich, 29 Montrose av. Plan No. 3037.

SIDNEY PL, w s, 167.5 s Joralemon st, exterior alterations to Home for Girls; cost, $350; owner, John B. Summerfield, as president, 44 Court st; architect, Gustave A. Skaynecki, 627 Sutter av. Plan No. 3045.

STOCKHOLM ST, s s, 305.6 w Wyckoff av, extension to 3-sty dwelling; cost, $400; owner, Philip Cook, 310 Stockholm st; architect, N. Mitchell, 305 Stanhope st. Plan No. 3088.

WATKINS ST, w s, 140 s Livonia av, exterior alterations to 3-sty dwelling; cost, $300; owner, Fanny Sternberg, 410 Watkins st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3085.

WYCKOFF ST, s s, 160 w Hoyt st, exterior and interior alterations to 4-sty tenement; cost, $150; owner, Ferdinand Sekler, 114 Wyckoff st; architect, D. A. Lucas, 98 3d st. Plan No. 3068.

SOUTH 3D ST, s s, 100 w Havemeyer st, exterior alterations to 4-sty tenement; cost, $500; owner, Kate Ludwig, 436 East 14th st, N. Y.; architect, C. H. Dietrich, 402 East 134th st; Bronx. Plan No. 3044.

SOUTH 4TH ST, w s, 108.8 s Marcy av, interior alterations to 3-sty loft and dwelling; cost, $125; owner, Isaac Solomon, 286 South 4th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2995.

EAST 7TH ST, e s, 180 s Av H, extension to storage; cost, $1,400; owner, Edison Elec. Illg. Co., 360 Pearl st; architect, Fred C. Podryn, 360 Pearl st. Plan No. 3024.

NORTH 8TH ST, s s, 150 e Driggs av, interior alterations to 3-sty tenement; cost, $150; owner, Wm. T. Hawthurst, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st, New York. Plan No. 3073.

9TH ST, n s, 137 e 5th av, extension to 3-sty store and dwelling; cost, $3,500; owner, Wm. Frommling, 365 6th av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3047.

BAY 17TH ST, w s, 100 s Bath av, extension to 3-sty dwelling; cost, $100; owner, Chas. Meyerowtzky, on premises; architect, A. Heicht, 9 East 42d st, N. Y. Plan No. 3027.

BAY 22D ST, w s, 301 n Benson av, exterior alterations to 3-sty dwelling; cost, $180; owner, Margaretta Ciero, 66 Bay 22d st; architect, Jos. Monda, 372 Brown st, N. Y. Plan No. 3031.

EAST 35TH ST, n w cor Snyder av, extension to 2-sty dwelling; cost, $1,500; owner, D. Y. Mellis, on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 3048.

PROPOSALS

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., June 3, 1913.—Sealed proposals will be received at this office until 3 p m on the 7th day of July, 1913, and then opened, for the construction (except mechanical equipment and approaches) of the United States post office at Bangor, Me. The building is three stories and basement, and has a ground area of approximately 15,600 square feet. Fireproof construction; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Bangor, Me., or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., June 3, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on July 15, 1913, and then opened, for the construction (including mechanical equipment, interior lighting fixtures and approaches) of a one-story-and-basement, stone-faced building of 5,300 square feet ground area, nonfireproof construction (except the first floor), for the United States post office at Poplar Bluff, Mo. Drawings and specifications may be obtained from the custodian at Poplar Bluff or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect

PROPOSALS FOR STATE FAIR BUILDING AT SYRACUSE, N. Y.

Sealed proposals will be received by the State Fair Commission, Syracuse, N. Y., Tuesday, June 17th, 1913, at 3 P. M., for the erection of a Poultry building on the State Fair grounds. Each bidder shall personally or through his agent present to the Commission at that time his sealed bid for the entire work and plumbing, for said new Poultry building, at which time they will be opened and read publicly.

The proposals shall be accompanied by a certified check in an amount equal to 5 per cent of the bid, and the contractor to whom the award is made will be required to furnish a surety bond in an amount equal to 50 per cent of the contract within ten days from date of notice of award of contract. Failure to furnish bond within specified time will cancel the notice of award and cause forfeiture of said certified check.

The contract will provide that the building shall be entirely completed on or before August 30th, 1913.

Drawings, specifications and forms of proposal may be obtained of James A. Randall, Architect, 704 S. A. & K. Bldg., Syracuse, N. Y.

Plans and specifications will be on file and may be examined by general contractors or sub-contractors at the office of the State Fair Commission, Post-Standard Bldg., Syracuse, N. Y., at the office of the State Architect, Capitol, Albany, N. Y., and at the office of the firm of Merrick & Randall, 704 S. A. & K. Bldg., Syracuse, N. Y.

Plans and specifications must be returned to the State Fair Commission with proposal.

The State Fair Commission reserves the right to reject any or all bids.

Address all bids to the New York State Fair Commission, Post-Standard Bldg., Syracuse, N. Y.

ALBERT E. BROWN,
Secretary-Treasurer.

Dated Syracuse, N. Y., June 3, 1913

CONTRACTORS

BIDS OPENED JUNE 24, 1913

for the construction of Section No. 4 of the Broadway-Fourth Avenue Rapid Transit Railroad of New York City.

A four-track subway under Broadway from a point between Houston and Bleecker Streets to a point 390 feet north of the southerly building line of Fourteenth Street, with stations at Eighth Street and Union Square.

Write or call concerning form of contract, plans and specifications.

PUBLIC SERVICE COMMISSION
FOR THE
FIRST DISTRICT
154 Nassau Street, New York City.

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PATENT FIREPROOF
FLOOR ARCHES
OFFICES. 30 EAST 42d STREET
Warehouse 301 E. 94th St. Tel. Murray Hill 1831

I. Fader Tel. 3583 Williamsburgh D. Fader
Eastern Fire-Proof Sash & Door Co.
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Cor. Morrell Street BROOKLYN, N. Y.

Plans Filed—Alterations, Brooklyn (Continued).

65TH ST, s s, 180 w 14th av, 2-sty frame extension, 20x5, to store and dwelling; cost, $300; owner, Rocco Frasca, 1362 65th st; architect, M. D. Foot, 1432 75th st. Plan No. 3018.

EAST 95TH ST, w s, 248 s Av D, extension to 2-sty dwelling; cost, $700; owner, Chas. Johnson, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3011.

ATLANTIC AV, s s, 425 e Bedford av, electric sign; cost, $200; owner, Met. Eng'r Co., 1250 Atlantic av; architect, Robt, Gerlinger, ——. Plan No. 3061.

ATLANTIC AV, n s, 75 w Hoyt st, exterior alterations to 1-sty garage; cost, $300; owner, Pat'k Quinn, 218 Schermerhorn st; architect, Eric Holmgren, 371 Fulton st. Plan No. 3052.

ATLANTIC AV, s s, 152.3 w Classon av, plumbing, &c, to 1-sty garage; cost, $650; owner and architect, Sterling Piano Co., Fulton and Hanover pl. Plan No. 3096.

CHRISTOPHER AV, e s, 175 n Blake av, extension to 3-sty store and dwelling; cost, $1,000; owner, Solomon Stahl, 84 Clinton av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3029.

CLERMONT AV, n e cor Atlantic av, new elevators; cost, $7,000; owner, N. Schrader's Sons, on premises; architect, Gurney El. Co., 62 West 45th st, N. Y. Plan No. 3005.

DITMAS AV, n s, 94.6 e East 18th st, exterior alterations to 3-sty dwelling; cost, $200; owner, Ed. G. Haskins, 1917 Ditmas av; architect, C. H. De Lion, 159 Montague st. Plan No. 3064.

EAST NEW YORK AV, s e cor Ford st, extension to 2-sty dwelling; cost, $1,000; owner, Cath. Jamison, East New York and Rochester avs; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3090.

EAST NEW YORK AV, n w cor Sterling pl, new elevator; cost, $1,800; owner, Marcus Sang Co., on premises; architect, G. Seaberg, 407 or 401 Douglass st. Plan No. 3144.

FLUSHING AV, s s, 150 w Throop av, interior alterations to 2-sty moving picture show; cost, $2,000; owner, Sam Estrich, 692 Flushing av; architect, Hyman Paris, 258 Rivington st, N. Y. Plan No. 3022.

GRAHAM AV, w s, 25 s Scholes st, exterior and interior alterations to 2-sty store and dwelling; cost, $300; owner, J. G. Peters, 191 Graham av; architect, E. J. Messinger, 394 Graham av. Plan No. 3030.

GRAND AV, w s, 125 s St Marks av, interior alterations to 4-sty tenement; cost, $400; owner, Anthony Blass, 630 Grand av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 3092.

HAMBURG AV, n w cor Gates av, extension to 3-sty store and tenement; cost, $1,500; owner, Mary Kressh, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 3097.

HUDSON AV, e s, 76 n Fulton st, new roof sign to store; cost, $800; owner, C. T. Cowenhoven, 27 William st, N. Y.; architects, F. E. Daisley & Co., 61 Fulton st. Plan No. 3071.

JOHNSON AV, n s, 150 e Leonard st, extension to 4-sty store and tenement; cost, $300; owner, Bertha Hoffman, 568 West 149th st, N. Y.; architect, E. G. Ciaccia, 206 Hamilton av. Plan No. 3002.

JOHNSON AV, n s, 125 e Union av, interior alterations to 2-sty storage; cost, $350; owner, John Schaeffer, 25 Johnson av; architects, Laspin & Salvati, 525 Grand st. Plan No. 3117.

KENT AV, w s, 206 n North 12th st, exterior alterations to 2-sty shop; cost, $3,500; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, E. A. Hathaway, 341 Martense st. Plan No. 3126.

KENT AV, w s, bet South 4th and 5th sts, exterior and interior alterations to 7-sty sugar house; cost, $2,500; owners, American Sugar Ref. Co., foot South 4th st; architect, Ig. Cranford, foot South 4th st. Plan No. 3095.

LAFAYETTE AV, n w cor Sumner av, extension to 3-sty store and dwelling; cost, $2,600; owner, Sam'l Kohn, 357 Vernon av; architect, Lew Keon, 9 Debevoise st. Plan No. 3102.

LOUISIANA AV, w s, 20 s Hegeman av, plumbing to 3-sty dwelling; cost, $400; owner, H. Weisman, 741 Williams av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3084.

MANHATTAN AV, s w cor Freeman st, new bay window; cost, $600; owner and architect, Thos. F. Barton, 104 Manhattan av. Plan No. 3015.

MANHATTAN AV, e s, 221.8 n Norman av, extension to 4-sty store and tenement; cost, $800; owner, Saml. Mendelson, 829 Manhattan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 3054.

MARCY AV, n e cor Floyd st, interior alterations to 5-sty store and tenement; cost, $150; owner, Jos. D. Waldman, 535 Marcy av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3083.

MERMAID AV, s s, 100 e West 32d st, move building, 2-sty dwelling; cost, $100; owner, John Henry, 367 Fulton st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3036.

NEWKIRK AV, s w cor East 17th st, exterior and interior alterations to 4-sty store and tenement; cost, $1,000; owner, Mary S. Hildreth, 626 West 9th st, Los Angeles, Cal.; architect, Benj. F. Driesler, 157 Remsen st. Plan No. 3076.

NORMAN AV, s s, 50 e Sutter av, extension to loft building; cost, $1,500; owner, Uplegrove Cedar Lumber Co., Morgan and Norman avs; architect, E. M. Thomas, 104 Oak st. Plan No. 3016.

NORMAN AV, s s, 41.8 e Newell st, exterior alterations to 3-sty tenement; cost, $800; owner, Saml. Block, 158 Norman av; architect, Gustave Erda, 826 Manhattan av. Plan No. 3053.

NOSTRAND AV, s w cor Kosciusko st, rearrange seats in moving picture show; cost, $200; owner, Frank Durier, 276 Nostrand av; architect, W. H. Gorman, 974 Jefferson av. Plan No. 3091.

PITKIN AV, s w cor Osborn st, 4-sty brick extension, 25x10; cost, $6,000; owner, Isaac Gross, 1996 Bergen st; architects, S. Millman & Son; 1780 Pitkin av. Plan No. 3041.

PROSPECT AV, s s, 80 w 4th av, exterior and interior alterations to 4-sty tenement; cost, $350; owner, Sarah Marcus, 46 Eldridge st; architect, H. G. Dangler, 215 Montague st. Plan No. 3013.

ROGERS AV, n e cor Erasmus st, extension to storage; cost, $350; owner, John A. Sieva, 851 Rogers av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3137.

SEA BREEZE AV, n s, 165 w West 1st st, exterior alterations to dwellings; cost, $150; owner, W. C. Morson, 300 West 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 3108.

ST. MARKS AV, n w cor Franklin av, new electric sign; cost, $200; owner, Mary Langan, 654 Franklin av; architect, Federal Sign Co., 229 West 42d st. Plan No. 3006.

STONE AV, e s, 100 s Dean st, plumbing to 3-sty dwelling; cost, $150; owner, Max Friedman, 449 8th av; architect, M. Meyers, 249 Hinsdale st. Plan No. 3080.

SURF AV, n e cor West 35th st, exterior alterations to 3-sty dwelling; cost, $200; owner and architect, C. E. Churchill, on premises. Plan No. 3077.

SUTTER AV, n s, 80 w Ashford st, interior alterations to 3-sty dwelling; cost, $125; owner, Halley Gerslich, 913 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3012.

UNION AV, e s, 75 s Skillman av, plumbing to 4-sty tenement; cost, $200; owner, Joseph D. Candia, 230 Union av; architects, Lafpia & Salvati, 525 Grand st. Plan No. 3114.

3D AV, n e cor 29th st, extension to 3-sty store and dwelling; cost, $1,500; owner, Frank Spero, on premises; architect, W. H. Harrington, 5906 5th av. Plan No. 3079.

3D AV, w s, 50 n 47th st, exterior and interior alterations to moving picture show; cost, $200; owner, Edw. Rafter, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3078.

4TH AV, w s, 168 s 8th st, exterior alterations to 2-sty store and dwelling; cost, $375; owner, Abbey Caman, 432A 4th av; architect, Chas. Werner, 316 Fulton st. Plan No. 2990.

5TH AV, s w cor 58th st, new elevator; cost, $400; owner, Wm. F. Ahrens, 5802 5th av; architect, Wischerth Mfg. Co., 302 McDougal st. Plan No. 2996.

12TH AV, n e cor 40th st, exterior alterations to 2-sty store; cost, $125; owner, L. Hoffman, 1201 40th st; architect, Wm. Wilson, same address. Plan No. 3069.

12TH AV, e s, 50 s 41st st, erect porch to 3-sty dwelling; cost, $100; owner, Julius Merksauer, 4105 12th av; architect, Saml Goldstein, 1168 45th st. Plan No. 3135.

Queens.

CEDAR MANOR.—Prospect st, n w cor Cedar st, install new plumbing in dwelling; cost, $175; owner, H. Schnell, premises. Plan No. 1016.

COLLEGE POINT.—10th st, s e cor 6th av, 1-sty frame extension, 12x5, on rear tenement, tin roof, new plumbing; cost, $200; owner, John Fackleman, 715 4th av, College Point; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 1002.

COLLEGE POINT.—2d av, n e cor 4th st, interior alteration to tenement to provide for water closet compartment, new plumbing; cost, $350; owner, David Burman, 201 2d av, College Point; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 1003.

CORONA.—Corona av, n s, 600 e Luona av, 1-sty frame extension, 20x25, on rear dwelling, tin roof; cost, $400; owner, Harry Richardson, Corona. Plan No. 1009.

CORONA.—Evergreen av, w s, 100 s Prometcha av, erect new stone foundation under dwelling; cost, $300; owner, L. Miller, 59 Poplar st, Corona. Plan No. 981.

CORONA.—Alburtis av, w s, 110 n Grand av, 1-sty frame extension, 16x10, on rear 2-sty frame dwelling, tin roof, interior alterations; cost, $1,000; owner, Mary Kramer, 75 Sycamore av, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 992.

CORONA.—Jackson av, n s, 80 e National av, install new freight elevator in shop; cost, $200; owner, Paul Roth, 16 West Jackson av, Corona. Plan No. 978.

EDGEMERE.—Fulton av, n s, 100 e Rochester av, 1-sty frame extension, 14x15, on rear 3-sty frame dwelling, tin roof; cost, $40; owner, A. W. Tarmlinson, 32 Shore av, Arverne. Plan No. 980.

EAST ELMHURST.—Bay Shore terrace, n s, 540 w Manhattan boulevard, erect new brick retaining wall; cost, $250; owners, Voeck & Sjorgren, premises. Plan No. 974.

FLUSHING.—27th st, e s, 240 n Avondale av, install new plumbing in dwelling; cost, $150; owner, E. W. Denton, Mineola, L. I. Plan No. 1007.

EVERGREEN.—Smith st, 171, 1-sty frame extension, 4x10, on side 2-sty frame dwelling, tin roof; cost, $100; owner, Emil Parr, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 986.

FLUSHING.—Broadway, n s, opposite Boerum av, install new plumbing in dwelling; cost, $150; owner, Samuel McCreery, premises. Plan No. 991.

JAMAICA CREEK, 3, 1-sty frame extension, 10x12, on rear boat house, tin roof; cost, $50; owner, D. J. Stabili, 257 Crescent st, Brooklyn. Plan No. 1006.

JAMAICA.—Highland boulevard, n s, 100 e Barbey st, 1-sty brick extension, 9x14, on side 2½-sty frame dwelling, tin roof, interior alterations; cost, $1,500; owner, Andrew Watson, 329 Highland boulevard, Jamaica; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 982.

JAMAICA.—Fulton st, s w cor New York av, alter and repair store front; cost, $700; owner, Otto Wessel, premises. Plan No. 989.

JAMAICA.—Kaplan av, w s, 187 s Pierson st, 1-sty frame extension, 6x26, on side 2½-sty dwelling, tin roof; cost, $1,800, interior repairs; owner, Jos. M. Kuhn, premises; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 990.

LONG ISLAND CITY.—Wilbur av, 97, 2-sty frame extension, 8x13, on rear dwelling, slate roof, attic floor to be altered and reconstructed; cost, $600; owner, Michael Priory, 346 East 63d st, N. Y. C.; architect, J. Ph. Voelker, 979 3d av, N. Y. C. Plan No. 977.

LONG ISLAND CITY.—Vernon av, e s, 100 s Graham av, 1-sty brick extension, 50x100, on side 2-sty brick factory, slag roofing, interior alterations; cost, $4,500; owners, National Indicator Co., 822 Vernon av, L. I. City; architect, Geo. P. Chappell, 258 Broadway, N. Y. C. Plan No. 999.

LONG ISLAND CITY.—Graham av, s s, 35 e Boulevard, erect new brick foundation under dwelling; cost, $300; owner, Jas. H. Murphy, 470 1st av, L. I. City. Plan No. 1004.

LONG ISLAND CITY.—Jackson av, 13, erect new store front on store and dwelling; cost, $100; owner, M. H. Kavanagh, 141 Kent st, Brooklyn. Plan No. 1005.

LONG ISLAND CITY.—2d av, e s, 400 n Potter av, install new plumbing in dwelling; cost, $25; owner, Thomas Raveiski, premises. Plan No. 1008.

LONG ISLAND CITY.—Nott av, 72, install new piping for gas fixtures in dwelling; cost, $20; owner, Wm. Ayers, L. I. City. Plan No. 1011.

LONG ISLAND CITY.—Bridge Plaza, n s, erect new frame sign board; cost, $50; owner, Wm. Vaughan, premises. Plan No. 1012.

LONG ISLAND CITY.—Steinway av, n w cor Jamaica av, dig new cellar under store and dwelling; cost, $400; owner, Mrs. Peter Neu, premises. Plan No. 988.

LONG ISLAND CITY.—Steinway av, 423, install new gas piping in dwelling; cost, $10; owner, Mrs. Edelhausen, premises. Plan No. 975.

LONG ISLAND CITY.—2d av, 1145, dwelling to be raised and 1-sty built underneath; cost, $1,200; owner, Bedrich Vesley, premises; architect, Emil Motl, 806 2d av, L. I. C. Plan No. 968.

LONG ISLAND CITY.—North Washington pl, n s, 305 w Van Alst av, install new plumbing in dwelling; cost, $150; owner, Rob't Lattangio, 30 North Washington pl, L. I. City. Plan No. 994.

LONG ISLAND CITY.—Steinway and Flushing avs, erect new electric sign on store; cost, $50; owner, A. Williams, Shore rd, L. I. City. Plan No. 997.

LONG ISLAND CITY.—Pearsall st, 145, install new gas piping in dwelling; cost, $30; owner, John Wadak, premises. Plan No. 998.

LONG ISLAND CITY.—Jackson av, 398, erect new electric sign on saloon; cost, $200; owners, Kerr & Muller, premises. Plan No. 1017.

LONG ISLAND CITY.—Vernon av, w s, bet Rogers and Hartsell sts, install new plumbing in stable; cost, $1,000; owners, Bradley Contracting Co., 1 Madison av, N. Y. C. Plan No. 1015.

LONG ISLAND CITY.—Elm st, 136, 2-sty frame extension, 22x16, rear and side 2-sty frame dwelling, tar and gravel roof; cost, $1,000; owner, John Normoyle, 136 Elm st, L. I. C.; architect, P. Seifert, 83 Graham av, L. I. C. Plan No. 1022.

LONG ISLAND CITY.—14th st, e s, 425 n Vendeventer av, install new plumbing in dwelling; cost, $100; owner, D. Horace, 426 15th av, L. I. C. Plan No. 1019.

MASPETH.—Juniper av, w s, 100 n Gladys pl, repair dwelling after fire damage; cost, $50; owner, Andrew Sauerwald, Juniper av, Maspeth. Plan No. 970.

MASPETH.—Flushing av, e s, 25 s Atlantic st, 1-sty frame extension, 26x20, on rear 2-sty store and dwelling, tin roof, new plumbing; cost, $500; owner, William Schwab, premises; architect, Herman E. Funk, 1084 Jamaica av, Union Course. Plan No. 972.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 75 s Evelin av, 2-sty frame extension, 22x12, rear 2-sty frame dwelling, gravel roof, new plumbing; cost, $1,800; owner, Wm. Detmar, premises; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 969.

MORRIS PARK.—Briggs av, w s, 134 n Liberty av, erect new piazza on dwelling; cost, $125; owner, Mrs. M. Karchner, premises. Plan No. 973.

NEWTOWN HEIGHTS.—Remsen av, opposite Jefferson av, 1-sty frame extension, 10x12, on rear dwelling, tin roof; cost, $50; owner, Herman Dittinger, premises. Plan No. 1000.

OZONE PARK.—Oxford av, 1326, erect new cesspool for dwelling; cost, $35; owner, Mary J. Barker, premises. Plan No. 1010.

RICHMOND HILL CIRCLE.—Mauretania av, w s, 500 s Lulu av, 1-sty frame extension, 8x20, rear dwelling, paper roof; cost, $25; owner, M. Dufford, premises. Plan No. 1001.

RIDGEWOOD.—Covert st, s e cor Harmon st, 3-sty frame extension, 30x35, on front and rear factory, interior alterations; cost, $3,000; owners, Concord Construction Co., premises; architect, Peter M. Coco, Sandford av, Flushing. Plan No. 1014.

ROCKAWAY BEACH.—Division av, e s, 250 s Boulevard, install new plumbing in dwelling; cost, $40; owner, M. Kleinman, 16 South Park av, Arverne. Plan No. 996.

WHITESTONE.—20th st, n s, 125 e 5th av, alter flat roof of barn to peak roof; cost, $225; owner, H. Sigelhoff, Whitestone. Plan No. 987.

WOODHAVEN.—University pl, s s, 75 e 3d st, install new plumbing in dwelling; cost, $200; owner, John Schoen, premises. Plan No. 1013.

WOODHAVEN.—University pl, n s, 50 e Park pl, 1-sty frame extension, 7x8, on rear store and dwelling, new plumbing; cost, $300; owner, J. Hanslet, University pl, Woodhaven. Plan No. 979.

Richmond.

CANAL ST, n s, 483 w Cedar st, Stapleton, an alteration to brick hotel; cost, $3,500; owners and builders, Rubsam & Horrmann, Stapleton; architect, Jas. Whitford, St. George. Plan No. 199.

COURSON PL, opposite Elm pl, Stapleton, an extension to frame dwelling; cost, $375; owner, Chas. Boylan, Stapleton; builder, Wm. McDermott, Stapleton. Plan No. 198.

JERSEY ST, e s, 300 n South Richmond terrace, 72, New Brighton, store front to frame dwelling; cost, $350; owner, I. Cramer, New Brighton; builder, M. Segler, New Brighton. Plan No. 197.

MAIN ST, n w cor Railroad, Tottenville, an alteration to frame ice house; cost, $100; owners, Rubsam & Horrman, Stapleton; architect, Jas. Whitford, St. George; builders, H. Spruck & Son, Stapleton. Plan No. 201.

VAN DUZER ST, w s, 25 s Prospect st, 354, Stapleton, an alteration to frame dwelling; cost, $700; owner, Mrs. Philip Winters, Stapleton; builders, Hesse & Offejost, Stapleton. Plan No. 202.

CAST AV, n s, 25 e Taylor st, West New Brighton, an alteration to brick store; cost, $260; owner, Herman Rossbach, West New Brighton; architect and builder, Wm. H. Curry, West New Brighton. Plan No. 203.

JEWETT AV, w s, 150 s Boulevard, West New Brighton, back porch to frame dwelling; cost, $100; owner, Mr. Bosart, Port Richmond; builder, Edw. Kruser, Port Richmond. Plan No. 195.

PHINE AV, n s, 50 w Steuben st, Stapleton, an alteration to brick laundry; cost, $150; owner, Mrs. Solomon, Stapleton; builders, Hemmings & Tyler, 138 Manhattan st, N. Y. C. Plan No. 196.

RICHMOND RD, n s, 380 w Central av, New Dorp, an alteration to frame dwelling; cost, $250; owners, S. I. Homes Co., New Dorp; builder, Chas. Doroshook, New Dorp. Plan No. 200.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these Counties for the week ending May 31:

NEWARK.—Abraham Kaufer, 339 Washington st, one 3-sty brick alteration, $7,000; Jacob Prager, 14th st, Woodland av and Pierce st, one 3-sty frame, $10,000; Andrew J. Geiger and John Morlock, 392 South 11th st, one 3-sty frame, $8,000; Harry Tapper, 102-104-106-108 16th av, four 3-sty frame, $30,000; Morris & Steinberg, 451-453 Avon av, two 3-sty frame, $10,000; Nathan Cohen, 659 South 14th st, one 3-sty frame, $8,000; Isidor Sokolov, 573-5 South 10th st, two 3-sty frame, $15,000; Sarah Levine, So. Orange av and Gladstone st, one 2-sty brick, $15,000; Progressive Inv. Co., Court and Broome sts, two 4-sty brick, $60,000; Marie A. Arlt, 446 Avon av, one 3-sty frame, $6,000; Bernard Taub, 157 Thomas st, one 3-sty brick, $11,000; John Webber, 266 Belmont st, one 3-sty frame, $8,000; Carpenter Building Co., 904 Bergen st, one 3-sty frame, $5,000; Abraham Glassner, 98-100 Mt. Pleasant av, one 4-sty brick, $30,000; Antonio Pepe, 221 Oliver st, one 3-sty brick, $6,000; Elmer Walker, 15 Marie pl, one 3-sty frame $6,000; Mathias Hiltgen, 716 South 19th st, one 3-sty frame, $5,000.

WEST HOBOKEN.—Lorenzo Magliola, 449 Central av, one 4-sty brick, $22,000.

JERSEY CITY.—Frank Sanzervino, 378 7th st (front and rear), two 3-sty frame alteration, $400; Harry Brooks, north side Clifton pl, 50 e of Baldwin av, one 4-sty brick, $20,000.

BAYONNE.—Frank O'Brien, 362 Boulevard, one 3-sty frame alteration, $800; Stephen Mickewich, 91 East 22d st, one 3-sty frame alteration, $4,500.

PATERSON.—Davis Stein, 137 Governor st, one 4-sty brick, $6,000.

TOWN OF UNION.—Charles Fuchs, 208 Gardner st, one 3-sty frame alteration, $400.

HOBOKEN.—Joseph Luciano, 525 Madison st (rear), one 3-sty frame alteration, $1,000; Angelo Lamorte, 408 Monroe st, one 5-sty frame alteration, $500.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, is completing plans for three 4-sty brick and limestone attached apartments, various sizes, to be erected at the southwest corner of Summit and Magnolia avs for Michael Sulzer, care of Samuel Rubine, 444 Jersey av, owner. Cost about $55,000.

CHURCHES.

SUSSEX, N. J.—The Franklin Presbyterian Church will erect a new edifice on a site near the office of the New Jersey Zinc Co. A committee of which E. D. Shuster is chairman has asked a New York architect to furnish plans for a frame building with stucco exterior. Cost about $20,000. Rev. E. D. Holman is pastor.

NEWARK, N. J.—St. Augustine's R. C. Church will erect a new edifice at Sussex av and Jay st. Rev. Father Huelsebusch is rector. Estimated cost, $60,000.

DWELLINGS.

WEST ENGLEWOOD.—The Maze Realty Co., 2650 Broadway, N. Y. C., contemplates the erection of a number of small bungalows on Washington av, between West Englewood on the West Shore Railroad and Teaneck Station on the Erie. Nast & Springsteen, 21 West 45th st, N. Y. C., will probably be the architects.

DOVER, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, is preparing plans for a 2½-sty hollow tile and stucco residence, 41x60 ft., to be erected on Rockaway rd, between Dover and Rockaway, N. J., for J. J. Howard, 389 West Blackwell st, owner. Cost about $10,000.

DOVER, N. J.—Foundations are under way for a 2½-sty frame double house, 26x32 ft., to be erected in Grey st for Stanley Zilinsky, this place, owner. Cost about $4,000.

RIDGEWOOD, N. J.—F. B. Grosso, Silk City Bank Building, Paterson, N. J., is completing plans for a 2½-sty hollow tile, frame and stucco residence, 37x50 ft., for A. E. Ostrander, owner. Cost about $8,000.

PLAINFIELD, N. J.—Steven B. Ayres has sold for the Wheeler Corporation to Edgar C. Long of Florida four plots on Greenbrook Road, in Plainfield. Dwellings will be erected there.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—The Horsley Laboratories Co., of this city, will start immediately the erection of a 2-sty brick and steel factory, at a cost of about $22,000. The company was incorporated recently to manufacture films. William Horsley is president.

NEWARK, N. J.—The Barlow Foundry Co., 26 Orange st, will erect a new plant on Railroad av, between Alphine and Hunter sts, extending back to Av A. Three structures will be erected at a cost of $50,000. Walter Kidde, of New York City, and Arthur B. Miller are the architects.

HALLS AND CLUBS.

BAYONNE, N. J.—Louis E. Jallade, 37 Liberty st, N. Y. C., will prepare plans at once for the new Y. M. C. A. building. J. Herman Mahnken is chairman of the committee.

NEWARK, N. J.—The Newark Lodge Loyal Order of Moose has purchased a plot at 237 Plant st for improvement with a clubhouse, cost about $41,000. The building will contain bedrooms and a roof garden.

PUBLIC BUILDINGS.

NORTH ELIZABETH, N. J.—Louis Quien, Jr., 251 Elizabeth av, Elizabeth, is preparing preliminary plans for a 2½-sty brick pest house, 30x65 ft., to be erected here for the city of Elizabeth, Mayor C. Mravlag, City Hall, owner. Cost about $15,000.

MIDDLESEX, N. J.—The Middlesex County Board of Freeholders has adopted resolutions providing for the abolishing of the Middlesex County jail. A house of detention is to be erected in Court House sq and a workhouse established on a farm nearby. The court house will also be enlarged and remodeled at a cost of $25,000. The three improvements will cost about $150,000.

CROGHAN, N. Y.—A. F. Lansing, of Watertown, is preparing plans for a town hall to be erected here. Building will be 2-stys, 40x80 ft.

SCHOOLS AND COLLEGES.

SUSSEX, N. J.—A committee appointed by the Frankford Board of Education, consisting of T. C. Roe, F. W. Fountain, Geo. Titman, J. E. Dickerson and G. O. Kymer, are discussing plans for a new school in the township.

PINE BROOK, N. J.—Ground was broken last week for a two-room brick school here. Peter Johnson, of Caldwell, has the contract. The building is to be ready by August 15.

THEATRES.

RAHWAY, N. J.—Representatives of the Dan Casey Co., who are conducting the Empire Theatre, in Irving st, contemplate the erection of another theatre. It is understood that two suitable sites in Irving st have been looked over and plans made for obtaining options.

Other Cities.

FACTORIES AND WAREHOUSES.

SARATOGA SPRINGS, N. Y.—The Clark Textile Co. is taking bids for an additional factory, 32x172 ft., of fireproof construction.

KINGSTON, N. Y.—The Ulster County Cleaning & Dyeing Co. is about to let contracts for a 1-sty factory to be erected at Wall and John sts, this city.

HOTELS.

GLENS FALLS, N. Y.—Hon. A. B. Colvin is interested in the erection of a new hotel to cost between $150,000-$175,000 on the site of the Ruliff. Barnard & Wildner, architects, 46 Lawton st, New Rochelle, have submitted plans.

SCHOOLS AND COLLEGES.

ELLENVILLE, N. Y.—The Ellenville Board of Education and taxpayers have voted to raise $55,000 for a new school building to be erected on the same site as the old one, which will be demolished.

GASPORT, N. Y.—At a special meeting of voters it was decided to spend $17,000 in the erection of a new school. C. J. Mack, Edward Sweeney, and John Hull are on the building committee.

ALBANY, N. Y.—Fuller & Robinson Co., architects, have prepared tentative plans for an administration building to be built for the Albany Medical College on the west side of Delaware av, fronting Beaver Park, 250x104 ft. Dr. Edgar A. Vander Veer has charge.

THEATRES.

WARSAW, N. Y.—Henry Meyerhoff, of N. Y. C., has contracted with James D. Swain for the erection of a building on the site of the old Clinton Hotel to be used as a photo playhouse. Estimated cost, $8,000.

Government Work.

BOSTON, MASS.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 14 for reconstruction of building No. 24 at the navy yard, Boston, Mass. Amount available, $62,500. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. William M. Smith, acting chief of bureau.

CHARLESTON, S. C.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 28 for locomotive and crane shed at the navy yard, Charleston, S. C. Estimated cost, $4,500. Plans can be obtained on application to the bureau. William M. Smith, acting chief.

WOONSOCKET, R. I.—Sealed proposals will be received until June 16 for installing screens in the U. S. public building at Woonsocket, R. I. For further information address O. Wenderoth, supervising architect.

FT. PORTER, N. Y.—Sealed proposals for filtration plant and remodeling water distributing system at Fort Porter, will be received here until 10 a. m., June 14. Information furnished on application to quartermaster.

STATEN ISLAND.—Sealed proposals for dredging in Staten Island Sound, N. Y., and N. J., will be received at the U. S. Engineer's office, 802 Army Building, N. Y. C., until 12 m., June 28. Information on application. William T. Rossell, col., engrs.

LONG ISLAND.—Room 707 Army Building, New York.—Sealed proposals for (a) enlarging, extending and repairing two stone jetties and (b) for dredging in the harbor each at Mattituck, Long Island, will be received until June 23. S. W. Roessler, col., engrs.

NEW GURNEY ELEVATOR FACTORY. Plant at Honesdale, Pa., Required to Handle Increasing Business.

On a site covering six acres in Honesdale, Pa., there has arisen within the last few months one of the largest establishments devoted to the manufacture of electric elevators. The plant, just completed, cost more than $200,000, and its equipment consists entirely of the most modern devices and appliances that the market affords for producing the high grade of elevators that has been responsible for the rapid rise in this market of the popularity of the lifts bearing the name of Gurney.

The extension of the company's manufacturing plant was made not only to meet the heavier drains upon the company's producing capacity, but to keep the cost of its products down to the minimum commensurate with high-grade workmanship and reliability. Standing, as it does, beside the tracks of the Delaware & Hudson Railroad, something like $30,000 a year alone will be saved in haulage, and this means greater elevator efficiency without corresponding cost to the consumer. Throughout the entire new plant, this idea has been carried out, namely, to cut down cost of production and at the same time provide for even greater perfection in elevator construction and operation.

The new plant includes a foundry, casting cleaning department, casting storage department, pattern storage house, heavy machine shop, light machine shop, electrical department, assembling department, woodworking department, forge shop, structural shop, storeroom, finished machine storage, shipping department, heating plant, business offices and draughting rooms, and operating office. All these departments have been laid out with a view to extending all or any individual part of the plant as the company's business expands.

Conspicuous among the plant's features is a tower, approximately six stories high. Here is where all Gurney electric elevators are tested before being sent out in every way that an elevator in actual service would be subjected to, plus maximum usage. Weight, wrenching, safeties, control and emergency stopping devices—all receive a severe test in this tower before the cars are packed for destination.

The plant is built of brick, laid around steel framework; the window sashes are of metal, and even the roof is laid over a steel frame. In addition to these fire-retarding structural features, the building is thoroughly equipped with every modern fire-fighting device, so as to protect at all times not only the workmen, but the high quality materials that have done their share to make the Gurney electric elevator earn the reputation for service the officers, H. F. Gurney, E. K. Little, W. D. McQuesten and W. L. O'Connell, president, vice-president, secretary and treasurer, respectively, have insisted must always be the paramount point of Gurney Electric Elevator Company's policy.

Concrete House in Colors.

The May Bulletin of the Universal Portland Cement Co. contains an illustrated article showing a residence in Evanston, Ill., built with concrete blocks of three distinct colors and textures obtained at a very slight additional cost over plain blocks. The house is one of creditable architecture, costing in the neighborhood of $7,000, and typical of a great majority of suburban homes, with a garage built in the basement and generous porches on both floors. That as attractive a building as this appears to be, is possible with concrete blocks is proof that the material is susceptible of much wider treatment than has been accorded by the average block maker and equally good results may be obtained by many architects if they understand what may be expected in this rather new material.

Classified List of Advertisers

Boilers
H. B. Smith Co., 39 East Houston st.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')
Builders Brick & Supply Co., Inc., 172d st. & West Farms rd.
Candee, Smith & Howland Co., Foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 11 East 24th st.

Carpenter.
C. Sandhop, 771 Lexington av.

Cement
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway
Lehigh Portland Cement Co., 261 Broadway.
Thelle, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 1182 Broadway.
Taylor, Ronald, 520 East 20th st.

Concrete Construction (Reinforced)
Turner Construction Co., 11 Broadway.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 131-133 East 23d st.
Libman Contracting Co., 107 West 46th st.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Charles E. Knox, 101 Park Avenue.

Cornices and Skylights
Hayes, Geo., 71 8th ave.

Cut Stone
La Spina-Morris Cut Stone Co., Inc., 108th st and East River.

Cypress
Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 109 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 116th st.

Glass
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Granite
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer.
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork
Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Norton Co., Alfred E., 105 W. 40th st.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Bars for Store Fronts
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Garry Iron & Steel Co., 521-523 W. 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 30 East 42d st.
Westergren, Inc., M. F., 213 East 144th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.
McVickar, Gaillard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.

Paint
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Oliver, W. H., 57 Fifth ave.

Plaster
King & Co., J. B., 17 State st.

Pumps (Electric)
George & Co., E., 194 Front st.

Radiators
H. B. Smith Co., 39 East Houston st.

Real Estate (Manhattan and The Bronx)
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d st.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Eckerson, J. C. R., 35 W. 30th st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., M. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.
Hartt, Chas., 58 E. 8th st
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Leaycraft & Co., J. E., 30 E. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Manning, E. A., 489 5th ave.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bergen & Son, J. D. H., 63 Lafayette ave.
Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor So Oxford.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague st.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 201 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Skylights
Superior Cornice & Skylight Works, 214 E. 127th st.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 413 E. 34th. st.

Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway.
New York Title Insurance Co., 135 Broadway.
Title Guarantee & Trust Co., 176 Broadway.
United States Title Guaranty Co., 32 Court St., Brooklyn.

Trucking
Atlanta Contracting Co., 230 E. 42d st.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monroe st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI No. 2360 New York, June 7, 1913 (49) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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St. Nicholas av, 708.
8th av, 2901.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no offcial designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A) -attorney.
A.L.—all liens.
AT—ali title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk -block.
Co—County.
C a G—covenant against grantor.
Co -Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd -deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos -months
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—reforce.
r -room.
rd -road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq -square.
s -south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c -taxes, etc.
tnts—tenements.
w—west.
y- years
O C & 100 other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 29, 31, JUNE 2, 3, 4 & 5.

Academy st (8:2220-27), ws, 100 n Post av, 50x100; vacant; Ensign Realty Co to Isaty Constn Co, 117 E 125; mtg $7,250. May29; June2'13; A$8,000-8,000. O C & 100

Barrow st, 71, see Commerce, 35.

Catherine st, 33-5 (1:277-53), es, abt 75 n Madison, 27.1x108.6x27x105.7, ss, 3-sty bk tnt & strs; Cornelia L Pell et al to Bernard F Golden, 262 Wm; May26; June2'13; A$20,000-21,500. O C & 100

Chambers st, 99, see Pearl 244.

Chambers st, 154, see Pearl 244.

Church st, 159-67, see Pearl 244.

Clinton st, 240-2 (1:258-37), es, 100.10 n Cherry, 40.4x71.10x39.11x72, 6-sty bk tnt & strs; Hyman Safir to Jennie & Etta Ginsburg, 242 Clinton; mtg $43,400; May26; June3'13; A$21,000-48,000. OC & 100

Columbia st, 84 (2:334-11), es, 125 n Rivington, 25x117.8, 5-sty bk tnt & strs; Dora Michelman to Barnett Michelman, 1644 Mad av; AL; May29; June3'13; A$19,000-56,000. nom

Commerce st, 35 (2:584-59), ns, abt 70 w Bedford, 14.10x75.2x10.11x75.2; also COMMERCE ST, 37 (2:584-assessed with above), ns, abt 95 w Bedford, 25x75 to Barrow (No 71), 6-sty bk tnt, except pt for Barrow; Gustav J Dohrenwend to Lena Michel, 147 W 85; ½ pt all title; mtg $30,000; June3 '13; A$16,000-42,000. O C & 100

Commerce st, 37, see Commerce, 35.

Downing st, 71, see Varick, 218.

Doyers st, 2, see Pearl, 244.

Elizabeth st, 196 (2:492-4), es, 164.6 n Spring, 25.2x98x25.1x98, 6-sty bk tnt & strs; Altavista Holding Co to Mariano Scimeca, 2 Prince; mtg $30,000; May29; May31'13; A$18,500-35,000. O C & 100

Ferry st, 4-6, see Pearl, 244.

Fulton st, 35, see Pearl, 244.

Fulton st, 57, see Pearl, 244.

Grand st, 115-9, see Pearl, 244.

Henry st, 182 (1:270-59), ss, abt 50 e Jefferson, 23.10x100, 4-sty bk tnt; Tillie Wiener to Saml Rauch, 677 Beck; AL; May29; June3'13; A$17,000-20,500. O C & 100

Henry st, 211-3 (1:286-2-3), ns, 24 e Clinton, 45.2x85, 2 5-sty bk tnts; Workmen's Circle, a corpn, to Jos Shapiro, 653-5 Bway, Bklyn; QC; AL; May31'13; A$31,-000-53,000. nom

Hester st, 53 (2:310-35), ns, 42.10 w Essex, 22.10x100, 1-sty bk str; Benj Doblin et al to Rudolph Wallach Co, 68 Wm; B&S; May28; June4'13; A$23,500-24,500. O C & 100

Hester st, 53; Rudolph Wallach Co to Realty Redemption Co of NY, 68 Wm; B& S; May31; June4'13. omitted

Houston st, 34-6 W (2:523-29), ns, abt 25 e Greene, 40x83, 9-sty bk loft & str bldg; Rexton Realty Co to Rose Bernstein, 1016 Washington st, Hoboken, NJ; mtg $70,000; May22; May29'13; A$44,000-100,000. nom

Jones st, 21, see Leroy or St Luke's pl, ns, 340.5 e Hudson.

Lafayette st, 178 (2:473-44), ws, 150.1 n Grand, 25.1x100.6, 6-sty bk tnt & strs; Wm D Leonard, ref, to Bronx Investment Co, a corpn, 100 Bway; FORECLOS Apr14; June5'13; A$25,000-40,000. **36,900**

Lawrence st, 16-8 (7:1966-87-88), ss, 158.7 w from ss Lawrence & ss 126th & distant 303 w from ss 126th & ws 9 av, runs sw32.1xs14.5 to cl 126th (now closed) xw50xn76.11 to ss Lawrence xse73.1 to beg, 2 & 3-sty fr bldgs; Saml J Wagstaff, ref, to David D A Outcault, 2124 N Anderson, Tacoma, Wash; FORECLOS May16; June 2; June3'13; A$13,500-13,500. **10,000**

Lewis st, 84½ (2:329-43), es, 165 s Stanton, 20x100, 3-sty fr bk ft tnt & str & 5-sty bk rear bldg; Benj Seidenberg to Goldie Rosenberg, 84½ Lewis; B&S; mtg $13,500 & AL; June2; June3'13; A$12,000-16,000. nom

Leroy st (St Luke's pl), 16 (2:583-45), n s, 340.5 e Hudson, runs n100xe18xse13.10xs 86.6 to st or pl xw22.1 to beg, 3-sty & b stn dwg; A$11,000-13,500; also JONES ST, 21 (2:590-83), ns, 175 e Bleecker, 25x100, 3-sty bk tnt & 4-sty bk rear tnt; Henry Punchard to Portland Development Co, 32 Nassau; all liens; May28; May29'13; A$11,-000-15,000. nom

Ludlow st, 19 (1:298-24), nws, 157.11 sw Hester, 19x87, 6-sty bk loft & str bldg; Sumner Gerard, ref, to Rosa Saberski, 121 Norfolk; FORECLOS Apr22; May29; May 31'13; A$15,000-33,000. **24,400**

Macombs pl, nwc 154th, see 8 av, 2926.

Mangin st, 65 (2:323-22), ws, 150 s Rivington, 25x99, 5-sty bk tnt & strs; Lazar Furman to Ray Hebald, 200 Bowery; AL; May24; May31'13; A$8,500-22,000. nom

Mangin st, 65; Ray wife Julius Hebald to Herbert Frankel, 251 W 92; mtg $23,650 & AL; May27; May31'13. [illegible] 500

Monroe st, 82 (1:255-54), ss, 59.5 e Pike, 27.4x100.9x27.6x101, 6-sty bk tnt & strs; Jacob Pompan to Abr H & Bessie Rosenbaum, 1800 7 av; mtg $38,500; May28; May 29'13; A$18,000-38,000. nom

Monroe st, 298 (1:263-13), ss, 226.7 w Corlears, 37.7x97.10, 6-sty bk tnt & strs; Kalman Rosenbluth & ano to Jacob Blauner, 71 E 121; mtg $35,000; May29; May31 '13; A$20,000-44,000. nom

Reade st, 165, see Reade, 167.

Pearl st, 244 (1:75-14), es, 45.3 n Burling sl, 20x69.7x19.10x72.2, 4-sty bk loft & str bldg; A$13,000-17,000; also PEARL ST, 246 (1:75-15), es, 85.4 n Burling sl, runs e 77.10xs16.10xw10.8xs2.4xw69.7 to st xn 20.1 to beg, 4-sty bk loft & str bldg; A$13,500-18,000; also PEARL ST, 309 (1:98-38), swc Ferry (Nos 4-6), 25.2x90x29.10x90, 5-sty bk hotel; A$25,000-34,000; also FULTON ST, 35 (1:95-13), ns, 73.5 e Pearl, runs n37.5xw 5.11xnw18.3xs40.10 to st xe24.1 to beg, 5-sty bk loft & str bldg; A$16,000-19,000; also FULTON ST, 57 (1:94-5), ns, 48.8 w Cliff, runs e26.10xn61.9xnw26.10xs68.1 to beg, 4-sty bk loft & str bldg; A$28,000-30,000; also WARREN ST, 41-3 (1:133-26), ss, 100.6 w Church, 49.9x75.9x50x75.9, 5-sty stone loft & str bldg; A$75,000-105,000; also CHAMBERS ST, 99 (1:149-14), nec Church (Nos 159-67), 25.2x100.5x25.6x100.6, 5-sty stn loft & str bldg; A$119,000-130,-000; also CHAMBERS ST, 154 (1:137-29), ss, 200.4 w West Bway, 23.7x75, 5-sty stn loft & str bldg; A$28,000-39,000; also BOWERY, 2 (1:162-61), nwc Doyers (No 2), runs w29.2 & 48.9xne7.5xe71.6 to Bowery xs29.11 to beg, 5-sty bk tnt & strs; A $24,000-33,000; also BROADWAY, 313-5 (1:151-29), ws, 25.1 s Thomas, 39.7x104.10 x39.8x104.10, 5-sty stn loft & str bldg; A $210,000-230,000; also BROADWAY, 459-61 (1:231-30), swc Grand (Nos 115-9), 47.4x 112.8x47.4x112.6, 5-sty stn bldg; A$195,000-215,000; also 12TH ST, 225 E (2:468-49), n s, 235 w 2 av, 25x103.3, 4-sty & b bk dwg; A$16,000-23,000; also 12TH ST, 227 E (2:-468-48), ns, 210 w 2 av, 25x103.3, 4-sty & b bk dwg; A$16,000-23,000; Fannie T Smith, a grandchild of Thos Suffern, to Estate of Thos Suffern (Inc), a corpn, 99 Franklin; AT; B&S; May23; June3'13. O C & 100

Pearl st, 246, see Pearl, 244.

Pearl st, 309, see Pearl, 244.

Reade st 167 (1:139-11) ss, abt 55 w Greenwich, 20.2x44.9x15.10x47.9; also READE ST, 165 (1:139-assessed with above), ss, abt 40 w Greenwich, runs s44.9xn0.9xe33.2 xn36.9 to st xw20.9 to beg, 5-sty bk loft & str bldg; S S Brown Co to Serena Rhinelander, 14 Washington sq N; mtg $25,000; June2; June3'13; A$22,000-32,000. nom

St Luke's pl, 16, see Leroy, ns, 340.5 e Hudson.

Suffolk st, 72 (2:347-2), es, 100 n Broome, 25x100, 5-sty bk tnt & strs; Saml D Hollis to Carrie W Solomon, 210 W 110; mtg $23,000; June4'13; A$24,000-34,000. O C & 100

Varick st, 75 (1:226-45), ws, 84.3 n Canal, runs w40xnw6xne20.6xe32.6 to st x s20 to beg, 3-sty bk tnt & strs; Lulu Gibb widow to Rector, etc, of Trinity Church, 187 Fulton; AL; June3; June4'13; $5,500-7,000. nom

Varick st, 218 (2:528-52), nec Downing (No 71), runs n23.6xe38x—4xn4xe24.8xs3.5 to Downing xw75 to beg, 3-sty bk tnt & str; Emil H Kosmak to Geo W Kosmak, 23 E 93; June3; June4'13; A$7,500-8,000. O C & 100

Warren st, 41-3, see Pearl, 244.

West st (1:16), ws, the n ½ old pier 9, old pier 10 & s ½ old pier 11 NR, with bulkheads &slips connected therewith, with rights of wharfage, cranage, &c; Eliz L Edgar, individ & with Herman Le Roy Edgar, as EXRS of Wm Edgar, to Mary E Gallwey, at San Mateo, Cal; Lucile R Edgar, at Newport, RI, & Herman Le Roy Edgar, at Dobbs Ferry, NY; AT; sub to leases expiring Feb1'15; May1; June 3'13 nom

6TH st, 301 E, see 2 av, 104-6.

6TH st, 401-3 E, see 1 av, 100.

7TH st, 25 E (2:463-45), ns, 256 e 3 av, 26x75, 5-stv bk tnt; Betty Motz to Jacob Wenner, 25 E 7; 1-6 pt; AT; mtg$18,000; May27; May29'13; A$15,000-26,000. O C & 100

8TH st E, nwc Av D, see Av D, 113-7.

9TH st, 612 E (2:391-13), ss, 193 e Av B, 20x93.11, 4-sty bk tnt & str & 3-stv bk rear tnt; Moses Gross et al to Jacob Reisberg, 636 E 9; mtg $12,000; May28; June2 '13; A$14,000-17,000. O C & 100

9TH st, 66-8 W, see 6 av, 110-2.

10TH st, 129 E (2:466-43), nes 215 nw 2 av, 27x100, 5-stv & b bk home; NY City Mission & Tract Soc to Anna B Bliss, 6 E 65; May27; June5'13; A exempt-exempt. **28,000**

10TH st, 20 W (2:573-32), ss, 310.10 w 5 av, 21x92.3, 4-stv stn dwg; Francis M Bacon Jr et al, EXRS Francis M Bacon, to R Foster Walton, at Tarrytown, NY; mtg $17,000 & AL; May2; June3'13; A$18,000-23,000. nom

10TH st, 22 W (2:573-31), ss, 331.11 w 5 av, 20.7x92.3x21x92.3, 4-sty stn dwg; Francis M Bacon Jr to R Foster Walton, at Tarrytown, NY; mtg $17,000 & AL; May 13; June3'13; A$17,500-22,500. nom

11TH st, 615 E (2:394-61), ns, 218 e Av B, 25x103.3, 5-sty bk tnt & strs; Sarah Kohn to Frances Bieber, 383 E 8; mtg $18,000 & AL; May26; June2'13; A$16,000-25,000. nom

11TH st, 322-4 W (2:633-15), ss, 73.5 w Greenwich, 45.7x58.8x48.4x60.4, 6-sty bk tnt & strs; Sophie Schmitt to Saml Kaplan, 762 2 av; May26; June5'13; A$16,000-40,000. nom

12TH st, 225-7 E, see Pearl, 244.

13TH st, 706 E (2:382-11), ss, 110.3 e Av C, 23.10x103.3, 5-sty bk tnt; mtg $19,-500 & AL; A$8,000-15,000; also AV B, 272-4 (3:974-29-30), nwc 16th (No 553), 43x70.6, 2 4-sty bk tnts & strs; mtg $28,500 & AL; Max Wachsman to Jos Isaac, 51 E 97; ½ pt; AT; May29; June4'13; A$19,200-28,000. O C & 100

16TH st, 553 E, see 13th, 706 E.

16TH st, 415 W (3:714-26), ns, 175.3 w 9 av, 25x92, 5-sty bk tnt; Max Wachsman to Jos Isaac, 51 E 97; ½ pt; AT; mtg $14,000 & AL; May29; June4'13; A$9,500-16,000. O C & 100

18TH st, 243-5 E, see 2 av, 311-3.

18th st, 323 E (3:924-16), ns, 360 w 1 av, 20x92, 3-sty & b bk dwg; Florence Kaldenberg et al, heirs &c Guido F Kaldenberg, to Fredk R Kaldenberg, 323 E 18; QC; Apr15; June5'13; A$9,500-13,000. nom

18TH st, 417 E (3:950-14), ns, 365 w Av A, 25x92, 4-sty bk tnt & strs; Moses Schaffer to Chas A Bondy, 405 E 19; mtg $12,700; June4; June5'13; A$11,000-15,500. O C & 100

19TH st, 243 E (3:900-26), nes, 100 nw 2 av, 16.6x92, 4-sty bk dwg; Richd O Smith to Jno R Costen, 150 W 47; mtg $9,-000; June3'13; A$10,000-13,000. omitted

22D st, 217-21 E (3:903-13), ns, 228.9 e 3 av, 56.3x75, 6-sty bk tnt; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; AL; June3'13; A$29,500-65,000. O C & 100

22D st, 217-21 E; Julius B Fox to Jos L Buttenwieser, 300 Central Park W; AL; June3'13. O C & 100

24TH st, 235 E (3:905-21), ns, 170.9 w 2 av, 29.4x98.9, 6-sty bk tnt & strs; Max Wachsman to Jos Isaac, 51 E 97; ½ pt; A T; mtg $39,250 & AL; May29; June4'13; A $15,100-42,000. O C & 100

25TH st, 108-10 W (3:800-48), ss, 100 w 6 av, 40x—x40x82.10, 2 & 3-sty bk & fr loft & str bldg; Abbie E Drew, widow, et al individ, EXRS, &c, Jno H Drew, to 108 West 25th Constn Co, Inc, a corpn, 1123 Bway; mtg $25,000; May26; June4'13; A$61,000-62,000. O C & 100

26TH st, 300-300½ E, see 2 av, 458.

28TH st, 134 W (3:803-59), ss, 400 w 6 av, 25x98.9, 5-sty bk tnt & strs; Aaron Coleman to Saml H Russin, 331 W 27, & Sol Hanfling, 327 W 27; ½ pt to each; mtg $45,500 & AL; May27; May29'13; A$35,000-40,000. O C & 100

40TH st E, nec Lex av, see Lex av, 355.

46TH st, 235 E (5:1320-19), ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; Wm L Turner, ref, to Mary Cregan, 237 E 46; mtg $14,500; FORECLOS May12; May29'13; A$10,500-18,-000. **2,400**

46TH st, 344-6 E (5:1338-31-32), ss, 100 w 1 av, 40x100.5, 2 5-sty bk tnts & strs; Alex Herzog to Mendel Herzog, 944 Park av; Bella Glaser, 2309 Creston av, & Miriam G Thorn, 2397 Concourse & blvd; mtg $31,000; May1; May29'13; A$14,000-27,000. O C & 100

46TH st, 57 W (5:1262-11½), ns, 260 e 6 av, 22x100.5, 4-sty & b stn dwg; Gustavus O Winston to Richd Quinlan, 7 Pine; mtg $40,000 & AL; June2; June3'13; A$63,000-69,000. nom

46TH st, 57 W; Richd Quinlan to Elsie C Rohmann, 27 Webster pl, Bklyn; mtg $54,000 & AL; June2; June3'13. nom

48TH st, 14 E (5:1283-62), ss, 250 e 5 av, 25x100.5, 4-sty & b stn dwg; Jas L Barclay to Eliz & Martha L Host, 14 E 48; AL; May15; June2'13; A$110,000-120,000. O C & 100

48TH st, 520-4 W (4:1076-45), ss, 300 w 10 av, 75x100.5, 6-sty bk factory; National Gum & Mica Co to Oscar L Kindler, 108 W 102, & Wm P Collins, 3099 Bway, firm of Kindler & Collins, 619 10 av; mtg $82,500; May31; June2'13; A$29,000-65,000. O C & 100

54TH st, 57 E (5:1290-27½), ns, 166 e Mad av, 22x100.5, 4-sty & b stn dwg; Laura M Moore widow to Geo F Butterworth, 104 E 30; mtg $25,000 & AL; June 2'13; A$41,000-50,000. O C & 100

54TH st, 447 W (4:1064-7), ns, 150 e 10 av, 25x100.5, 4-sty bk tnt; Jno V Altmann, EXR Jno Foersch to Jno J Meier & Marie R, his wife, 443 W 54, tenants by entirety; mtg $8,000; May29'13; A$10,000-13,000. **13,650**

58TH st, 404 E (5:1369-45½), ss, 88.5 e 1 av, 18x100.4, 3-sty & b stn dwg; Wm J Fitzgerald to Jno Mullen, 423 E 58; mtg $7,000; June2'13; A$6,000-9,500. O C & 100

59TH st, 208-10 E (5:1332-42-43), ss, 130 e 3 av, 50x100.5, 2 5-sty bk tnts & strs; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; June2'13; A$36,000-52,000. O C & 100

59TH st, 208-10 E; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; June2'13. O C & 100

61ST st, 35 E (5:1376-27), ns, 229 w Park av, 19x100.5, 5-sty stn tnt; Mary R H Glyn to Moses S Kakels, 71 E 66; June4; June5'13; A$38,000-53,000. O C & 100

61ST st, 400-18 E, see 1 av, 1108-14.

64TH st, 16 E (5:1378-63), ss, 230 e 5 av, 20x100.5, 5-sty & a bk dwg; Chas Buek Constn Co to Geo E Brewer, 61 W 48; mtg $80,000 & AL; June2; June3'13; A $72,000-105,000. nom

64TH st, 315 W (4:1176-27), ns, 125 w West End av, 25x100.5, 1 & 2-sty fr & bk stable; Jno J Finnerty to N Y State Realty & Terminal Co, 452 Lex av; Apr30; May29 '13; A$5,500-7,500. nom

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66TH st, 64 E (5:1380-41), ss, 280 e Madison av, 20x100.5, 4-sty & b stn dwg; Maimie E or Mamie Cohn, widow, to Alfred E Cohn, 315 Central Park W; mtg $15,000; May14; June3'13; A$45,000-53,000. O C & 100

66TH st, 64 E; Alfred E Cohn to Ella A Cooper, 55 E 66; May14; June3'13. O C & 100

67TH st, 227 W (4:1159-17), ns, 375 w Ams av, 25x100.5, 5-sty bk tnt; Ramya Realty Co to Addie L Hancock, at Passaic, NJ; mtg $19,000; May26; June3'13; A$9,000-19,000. O C & 100

69TH st, 217-21 W (4:1161-22), ns, 205 w Ams av, 60x100.5, 1-sty bk church; Lawson C Rich to Rector, etc, of the Congregation of Transfiguration Chapel, a corpn, 221 W 69; mtg $32,000 & AL; May24; May29'13; A exempt-exempt. nom

70TH st, 130 E (5:1404-59), ss, 60 w Lex av, 20x100.5, 5-sty & b stn dwg; Wilson M Powell Jr to Elsie K Powell, his wife, 130 E 70; May23; May31'13; A$32,000-47,000. nom

71ST st, 103 E (5:1406-2), ns, 20 e Park av, 20x102.2, 4-sty & b stn dwg; City Real Estate Co to Fredk Winant & Jeannette L, his wife, & Jno G, Clinton D, Fredk Jr & Cornelius Winant, all at 103 E 71; B&S; June3; June4'13; A$33,000-42,000. O C & 100

71ST st, 103 E (5:1406-2), ns, 20 e Park av, 20x102.2, 4-sty & b stn dwg; Fredk Winant to City Real Estate Co, 176 Bway; B&S & C a G; June3'13; A$33,000-42,000. O C & 100

72D st, 348 E (5:1446-35½), ss, 416.8 e 2 av, 16.8x102.2, 3-sty & b stn dwg; Nettie Blau EXTRX Louis Rosenblueth to Chas Belsky, 1351 1 av; ⅓ pt; mtg $6,500 & AL; June2; June4'13; A$6,500-10,000. O C & 100

72D st, 348 E; Rachel & Dinah Rosenblueth to same; ⅔ pts; mtgs $6,500 & AL; June2; June4'13. O C & 100

73D st, 58 E (5:1381-41), ss, 280 e Mad av, 19.6x102.2, 4-sty & b stn dwg; Josephine G Buckley to Mabel S Tilden, 31 E 49; AL; June5'13; A$38,000-50,000. O C & 100

74TH st, 108 E (5:1408-68½), ss, 72 e Park av, 18x74, 3-sty & b stn dwg; Caroline Beringer to Louise Beringer, 431 Riverside dr; AL; June3; June4'13; A$16,-000-20,000. nom

74TH st E, swc Park av, see Park av, 784.

74TH st, 492 E (5:1468-30), ss, 125 w Av A, 25x102.2, 5-sty bk tnt & strs; Edw Moss to Benj J Weil, 21 E 82; B&S; AL; May 27; May29'13; A$8,000-21,000. O C & 100

75TH st, 11 E (5:1390-11), ns, 149 w Mad av, 21x102.2, 4-sty & b bk dwg; N Y Nursery & Childs Hospital, a corpn, to Mary K L Potter, 64 E 80; Sophia J Lindsley at Wallingford, Conn, & Josiah J Lindsly at Northford, Conn; 1-24 pt; B&S & C'aG; May27; May31'13; A$60,000-66,000. **2,916.66**

75TH st, 321 E (5:1450-13), ns, 300 e 2 av, 25x102.2, 5-sty bk tnt & strs; Sol Wiener to Sigmund Lewy, 128 E 74; mtg $16,000; May17; June3'13; A$9,000-23,500. nom

77TH st, 56 E (5:1391-51), ss, 82.6 e Mad av, 12.6x102.2, 4-sty & b bk dwg; Florence N Knox to Adah Vezin, 409 Palisade av, Yonkers, NY; mtg $15,000; Apr 29; June4'13; A$17,000-22,000. O C & 100

77TH st, 210 E (5:1431-41), ss, 180 e 3 av, 25x102.2, 1 & 2-sty bk & fr bldg; Luke Byrne to Andw Byrne, 470 W 165; QC; Apr24; May31'13; A$11,000-11,500. nom

77TH st, 210 E; Sarah wife Matthew J Byrne to same; QC; Apr21; May31'13. nom

77TH st, 210 E; Eliz Frewen to same; QC; Apr16; May31'13. nom

77TH st, 210 E; Jas Byrne to same; QC; Apr24; May31'13. nom

78TH st, 308 W (4:1186-36), ss, 130 w West End av, 20x102.2, 5-sty & b bk dwg; Clarence J Shearn to Eva P Shearn, 308 W 78; mtg $30,000 & AL; Dec24'12; June 3'13; A$16,000-32,000. nom

79TH st, 135 W (4:1210-16), ns, 350 w Col av, 24x102.2, 4-sty & b stn dwg; Addison W McLintock to Elliott Mtg Co, a corpn, 277 Bway; 1-16 pt; Jan15; re-recorded from Jan15'13; June5'13; A$17,000-22,500. nom

80TH st, 228 E (5:1525-35), ss, 239.9 w 2 av, 26.3x102.2, 6-sty bk tnt & strs; Realty Realization Corpn to Geo Ricard, 317 W 139; mtg $31,000; May7; June5'13; A$11,-500-33,500. O C & 100

80TH st, 146 W (4:1210-53), ss, 270 e Ams av, 20x102.2, 4-sty & b stn dwg; Augustus C Brown, ref, to Mary S Wilson, EXTRX, &c, Lot C Clark [care E McK Whiting, 56 Pine]; FORECLOS Mar 11'02; Mar14'02; May29'13; A$13,000-24,000. **20,000**

80TH st, 146 W; Edw R Satterlee ADMR Lot C Clark to Agnes G & Jno S Wilson; [care E McK Whiting, 56 Pine]; Apr1'03; May29'13. nom

81ST st, 146 E (5:1509-50), ss, 70 e Lex av, 22x104.4, 5-sty bk tnt; Tillie Forschner individ, EXTRX, &c, Geo S Forschner to Francis L Tooley, 157 E 79; mtg $20,-000; May29; May 31'13; A$11,500-27,000. nom

81ST st, 209 E (5:1527-5), ns, 101.8 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; Sadie N, wife Saml Fleck Jr, to Saml Judelowitz, 222 Madison; AL; June3'13; A$11,000-31,000. nom

82D st, 2 E (5:1493-68), ss, 100 e 5 av, 25x102.2, 5 & 6-sty & b bk dwg; Susie B Jennings to Roxana Realty Co Inc, 68 Wm; May29'13; A$68,000-110,000. O C & 100

83D st, 117 E (5:1512-9), ns, 185.6 e Park av, 25x102.2, 2 & 3-sty bk stable; Jno B Simpson to Geo F Johnson, at Hanover Township, Morris Co, NJ; C a G; mtg $11,000; May31; June3'13; A$16,000-32,000. O C & 100

87TH st, 114 E (5:1515-65), ss, 177.4 e Park av, 18.6x100.8, 3-sty & b bk dwg; Simon Baer to Lina Weil, 19 E 98; mtg $6,000; June3; June4'13; A$10,000-12,000. O C & 100

87TH st, 116 E (5:1515-64), ss, 195.10 e Park av, 18.6x100.8, 3-sty & b bk dwg; Diedrich Heyen to Lina Weil, 19 E 98; mtg $5,000; June3; June4'13; A$10,000-11,-500. O C & 100

87TH st, 118 E (5:1515-63), ss, 169.5 w Lex av, 21.2x100.8, 3-sty bk tnt & str; Hannah wife Geo D von Hofe to Lina Weil, 19 E 98; June3; June4'13; A$11,500-15,000. O C & 100

88TH st, 325 W (4:1250-19), ns, 401.4 e Riverside dr, 20x100.8, 4-sty & b bk dwg; Archibald Taylor et al to Gertrude A Vanderbeck, 149 W 126; AL; May20; May29'13; A$15,000-34,000. O C & 100

91ST st, 150-2 E (5:1519-50), sws, 325 n w 3 av, 50x100.8, 6-sty bk tnt; Diedrich Angelbeck to Jno H Schreiner, 110 W 121; mtg $72,000 & AL; June2'13; A$26,000-70,-000. O C & 100

92D st, 55 E (5:1504-20½), ns, 235.6 w Park av, 17x100.8, 4-sty & b stn dwg; Lambert S Quackenbush et al to Lina Weil, 19 E 98; mtg $20,000; June2'13; A$15,000-25,000. nom

92D st, 55 E; Lina Weil to Saml Schulman, 55 E 92; mtg $20,000; June2'13. O C & 100

97TH st, 329 E (6:1669-18), ns, 200 w 1 av, 25x100.11, 5-sty bk tnt & strs; Max Wachsman to Jos Isaac, 51 E 97; ½ pt; A T; mtg $17,000 & AL; May29; June4'13; A $5,000-14,000. O C & 100

97TH st, 256 W (7:1868-59), ss, 100 e West End av, 50x100.11, 7-sty bk tnt; Geo J Smith Co, a corpn, to Geo J Smith, at [366 5 av] Kingston, NY; mtg $120,000 & AL; June4'13; A$39,000-110,000. O C & 100

98TH st, 103 W (7:1853-28½), ns, 75 w Col av, 25x75.11, 5-sty bk tnt & strs; Neerg Realty Co to Jas Memaria, 764 Col av; mtg $15,000 & AL; June2'13; A$14,-000-20,000. O C & 100

98TH st, 157 W, see 98th st, 161 W.

98TH st, 161 W (7:1853-9), ns, 184.6 e Ams av, runs n33xnw14.11xn79.9xse42xs77.8 xsw14.11xs33 to st xw27 to beg, 5-sty bk tnt; A$21,000-31,000; also 98TH ST, 157 W (7:1853-10), ns, 226.6 e Ams av, runs n33xn w14.11xn77.8xse42xs75.7xsw14.11xs33 to st, xw26.10 to beg, 5-sty bk tnt; A$20,500-31,-000; Jno A Sonntag & Martha M, his wife, 2 Lenox av, to Hudson Trust Co, a corpn, 1411 Bway (also to be recorded in mtgs); June14'11; June2'13. nom

98TH st W (7:1888-10), ns, 80 w West End av, 120x100.11, 7-sty bk tnt; Fredk W H Crane & ano EXRS, &c, Robt Hoe to Schuyler Arms Corpn, 170 Bway; mtg $225,000 & AL; May28; May29'13; A$110,-000-310,000. nom

99TH st, 21-3 E (6:1605-11-12), ns, 250 e 5 av, 50x100.11, 2 5-sty bk tnts; Isidore S Korn et al EXRS, &c, Saml W Korn to The Mount Sinai Hospital, a corpn, at 5 av & 100th; C a G; mtg $40,000; Apr10; May 29'13; A$34,000-60,000. **68,000**

100TH st, 314-6 W (7:1888-81), ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Chas C Marrin, ref, to Isaac Simons, 230 Riverside dr, & Geo Mayer, 430 W 122; mtg $245,000; FORECLOS May26; May31; June 2'13; A$73,000-220,000. **15,000**

101ST st, 55 E (6:1607-24½), ns, 275 w Park av, runs n100.11xw19.7 to cl Old Harlem rd xsw24.11xs75.6 to st xe25 to beg, 5-sty bk tnt; also all R, T & I which Francis J Schnugg et al had in following; gore begins at cl of blk bet 101st & 102d sts & 100 e Mad av, runs s24.4 to cl Old Harlem rd xn24.11xw5.4 to beg; Ellsworth J Healy, ref, to Saml A Goldschmidt, 39 W 73, & Edw Goldschmidt, 307 W 76, TRSTES Saml B H Judah; FORECLOS May 28; May29'13; A$10,000-20,000. **15,000**

101ST st, 188 W (7:1855-60¼), ss, 75 e Ams av, 25x100.11, 5-sty bk tnt; Francis M Schiffmayer to Frank Zombo, 206 W 36; B&S; mtg $18,500; May31; June3'13; A$15,-000-21,000. nom

102D st, 65 E (6:1608-34), ns, 25 w Park av, 37.6x100.11, 6-sty bk tnt & strs; Dora Michelman to Barnett Michelman, 1644 Mad av; ½ pt; AL; May29; June3'13; A $18,000-45,000. nom

103D st, 218-20 E (6:1652-39-40), ss, 205 e 3 av, 50x100.9, 2 4-sty bk tnts & strs; Abr Winetsky et al to Benj & Annie Feinberg, 37 Market; mtg $25,000 & AL; May 28; May29'13; A$18,000-28,000. O C & 100

103D st, 245-7 E, see 2 av, 2001-5.

104TH st, 115-21 E (6:1632-6-8), ns, 135 e Park av, 65x100.11, 2 6-sty bk tnts & strs; Aaron Goodman Realty Co to Lena Kannensohn, 55 W 116; mtg $30,000; June 1; June2'13; A$24,000-76,000. O C & 100

104TH st, 157 E (6:1632-24), ns, 95 e Lex av, 25x100.11, 4-sty bk tnt & strs; Leon Weinshank to Cream City Holding Co, a corpn, 60 Liberty; mtg $10,000; May 21; May31'13; A$10,000-15,000. nom

105TH st, 212-4 E (6:1654-41½), ss, 164 e 3 av, 33x100.9, 6-stv bk tnt & strs; Keats Co, a corpn, to Shenk Realty & Constn Co, a corpn, 62 W 107; mtg $24,000; June 2; June3'13; A$10,500-33,500. O C & 100

106TH st, 61 E (6:1612-28), ns, 175 e Mad av, 24.6x100.11, 5-sty bk tnt & strs; Bertha Hirschfeld & Abr Liebhoff to H & L Realty Co, Inc, a corpn, 17 E 107; May 27; May29'13; A$12,000-21,500. O C & 100

106TH st, 23 W (7:1842-19), ns, 25 e Manhattan av, 30x100.11, 5-sty stn tnt; Sigmund Rosenbaum to Kath L Kraft, 13 Waterbury av, Richmond Hill, B of Q; mtg $33,500, May29, May31'13; A$23,000-35,000. nom

107TH st, 232 E (6:1656-32), ss, 175 w 2 av, 25x100.11, 4-sty bk tnt & strs; Simone Fortunato to Giuseppe Natale, 617 Morris Park av; mtg $10,000; May31; June2'13; A $8,000-11,000. O C & 100

111TH st, 63-7 E (6:1617-25), ns, 120 e Mad av, 46.9x100.11, 6-sty bk tnt & strs; Gertrude Weber & ano to Abr Harwich, 7 W 112; mtg $42,000 & AL, June2, June3'13; A $58,500-57,000 O C & 100

111TH st, 220-2 E (6:1660-38-39), ss, 235 e 3 av, 50x100.11, 2 4-sty bk tnts & strs; Jno Palmieri to Geo Carrizzo, 200 6th, Bklyn; mtg $19,000; June3; June4'13; A$16,-000-27,000. nom

111TH st, 8-14 W (6:1594-42), ss, 145 w 5 av, runs s71.10xw100xn47.10xw0.6**xn23.11** to st xe106.6 to beg, 6-sty bk tnt & strs; Saml Roseff et al to Simon Lewald, 104 E 87; mtg $72,500 & AL, May27, May29'13; A $88,000-1'$70,000. O C & 100

111TH st, 25-7 W (6:1595-20-21), ns, 389 w 5 av, 60x100.11, 2 5-sty bk tnts; Saml Schwartz to Chas Lebenstein, 2 W 112; mtg $40,000; June2'13; A$33,000-65,000 O C & 100

111TH st, 203-5 W (7:1827-26), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; Abr Levy to Mary Hays at Manchester, Conn; mtg $70,-000 & AL; May27; May29'13; A$33,000-81,-000. O C & 250

113TH st, 14 E (6:1618-63), ss, 225 e 5 av, 18.9x100.11, 5-sty bk tnt; Mary C Maguire to Jakob Marmorstein, 190 2 av; AL; June5'13; A$9,500-17,500. O C & 100

116TH st, 438 E (6:1709-33), ss, 224 w Pleasant av, 20x100.10, 4-sty stn tnt; Lawyers Mort Co to Salvatore Purificato, 449 E 116; May26; June2'13; A$7,000-12,000. O C & 100

116TH st, 440 E (6:1709-32), ss, 194 w Pleasant av, 30x100.10, 4-sty stn tnt; Lawyers Mtg Co to Max M Bernstein, 781 Lafayette av, Bklyn; B&S; May27; June5'13; A$11,000-20,000. O C & 100

116TH st, 440 E; Max M Bernstein to Michele Guarini, 344 9th, Bklyn; mtg $14,-500; June4; June5'13. nom

116TH st, 444 E (6:1709-31), ss, 164 w Pleasant av, 30x100.10, 4-sty stn tnt; Lawyers Mtg Co to Max M Bernstein, 781 Lafayette av, Bklyn; B&S; May27; June 5'13; A$11,000-20,000. O C & 100

116TH st, 444 E; Max M Bernstein to Michele Guarini, 344 9th, Bklyn; mtg $14,-500 & AL; June4; June5'13. nom

116TH st, 96-102 W, see Lenox av, 115-9.

117TH st, 542-4 E (6:1715-33½-34), ss, 423 e Pleasant av, 33.2x100.10, 2 3-sty & b bk dwgs; Jno Scharmann to Herman Harjes, 408 E 76; mtg $8,000; May31'13; A $6,000-10,000. nom

118TH st, 205-7 E (6:1783-5), ns, 100 e 3 av, 37.6x100.10, 6-sty bk tnt & strs; Anna Weinstein & ano to Manhattan Holding Co, a corpn, 89-91 Delancy [79 Worth]; mtg $34,000; Mar25; May31'13; A$13,500-39,500. O C & 100

118TH st, 326 E (6:1689-38), ss, 350 e 2 av, 25x100.11, 5-sty stn tnt; Lawrence Davis to Sarah E Cahill, 2825 Valentine av; mtg $16,060; May24; May29'13; A$8,-000-19,500. O C & 100

118TH st, 426-8 E (6:1711-36), ss, 277.4 w Pleasant av, runs s 100.10xw16.8xs0.1xw 25xn100.11 to st xe41.8 to beg, 6-sty bk tnt & strs; Jos Cohen to Abr D Weinstein, 1200 Mad av; 1st mtg $33,000; also blanket mtg for $36,887.89 on this & adj prop & AL; May23; June3'13; A$12,000-43,000. nom

118TH st, 426-8 E; Abr D Weinstein to Geo Ricard, 311 W 139; mtgs as above; May24; June3'13. nom

118TH st, 430-2 E (6:1711-35), ss, 235.8 w Pleasant av, runs s100.11xw8.4xn0.1xw 33.4xn100.10 to st xe41.8 to beg, 6-sty bk tnt & strs; Jos Cohen to Abr D Weinstein, 1200 Mad av; mtgs as above; May23; June 3'13; A$12,000-43,000. O C & 100

118TH st, 430-2 E; Abr D Weinstein to Geo Ricard, 311 W 139, mtgs as above; May24; June3'13. nom

118TH st, 434-6 E (6:1711-33), ss, 194 w Pleasant av, 41.8x100.11, 6-sty bk tnt & strs; Jos Cohen to Abr D Weinstein, 1200 Mad av; mtgs as above; May23; June 3'13; A$12,000-43,000. nom

118TH st, 434-6 E; Abr D Weinstein to Geo Ricard, 311 W 139; mtgs as above; May24; June3'13. nom

119TH st, 414-6 E (6:1806-41-42), ss, 145 e 1 av, 50x100.10, 2 5-sty bk tnts; Chauncey G Cozine to Louis Fuhs, 215 W 139; mtg $26,000; May28; May29'13; A$14,000-29,000. nom

119TH st, 105 W (7:1904-27), ns, 116.8 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Dora Wiebke to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $12,000; June2'13; A$9,300-17,000. nom

121ST st, 110 W (7:1905-40), ss, 158 w Lenox av, 20x100.11, 3-sty & b stn dwg; Jno H Schreiner to Diedrich Angelbeck, 152 E 90; June2'13; A$11,200-19,000. O C & 100

123D st, 411 E (6:1811-7), ns, 143.9 e 1 av, 18.9x100.10, 3-sty & b bk dwg; Isedor Sorkin to Edna Miller at Eatontown, NJ; QC; Dec30'12; May29'13; A$4,500-4,500. nom

123D st, 108 W (7:1907-39½), ss, 139.10 w Lenox av, 20.1x100.11, 4-sty & b stn dwg; Albt B Unger, ref, to Emma A Marson, 76 St James pl, Bklyn; FORECLOS May28; June4'13; A$11,200-18,000. **15,500**

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124TH st, 327 E (6:1801-13), ns, 290 e 2 av, 20x100.11, 3-sty & b stn dwgs; A$7,000-$8,000. also 124TH ST, 329 E (6:1801-12½), ns, 310 e 2 av, 20x100.11, 3-sty & b stn dwg; Isidor Nagel, atty, to Andw Jackson, 52 Lafayette, New Rochelle, NY; FORECLOS May27 - May29'13; A$7,000-8,500. **12,000**

124TH st, 329 E, see 124th, 327 E

124TH st, 438 W (7:1964-56), ss, 200 e Ams av, 25x100.11, 5-sty bk tnt; Ludwig M Wilson EXR Johanna Cohen to Highway Constn Co, a corpn, 125 Bristol, Bklyn; mtg $28,000 & AL; June3; June4'13; A$14,000-25,000 **28,500**

125TH st, 604-6 W (7:1993-40), ss, 100 w Bway, 63 to cl old Bloomingdale rd, x- x 42.6x100.11, 6-sty bk tnt; Margt M Moore to Urban Realty Co, a corpn, 44 Court, Bklyn; mtg $75,000 & AL; Nov1'12; May 31'13; A$85,000-95,000. nom

128TH st, 168 E (6:1776-44), ss, 178 w 3 av, 19.3x99.11, 3-sty & b bk dwg; Sand Realty Co to Danl S Doran, 249 E 125; mtg $8,000 & AL; May9; May31'13; A$7,000-7,500. O C & 100

128TH st, 238 E (6:1732-32), ss, 179 w 2 av, 26x99.11, 5-sty bk tnt; Frances M Molloy to C Isabelle Miller, Stewart av, Garden City, LI; mtg $14,000; May1; May31'13; A$7,500-16,000. exch & 1,000

129TH st W, see St Nicholas av, see St Nicholas av, 370.

130TH st, 31 E (6:1755-14), ns, 75 w Mad av, 17.6x99.11, 3-sty & b stn dwg; Marie F Farrell to Stephen H Jackson, 134 W 131; mtg $10,000 & AL; May15; May31'13; A$6,500-9,000. nom

139TH st, 53 W (6:1728-12½), ns, 300 e Lenox av, old line, 20x99.11, 4-sty & b stn dwg; Jos Berndt, ref, to Walter Longman, 29 S av, Bklyn FORECLOS May29, June 4'13; A$8,000-10,000. **10,000**

131ST st, 4 W (6:1728-pt lt 42), ns, 145.4 w 5 av, runs s99.11xw14.2xn5xw3.8xn94.11 to st xe17.10 to beg, 3-sty & b stn dwg; Albt R Lesinsky, ref, to N Y Savings Bank, a corpn, 81 8 av; FORECLOS May 26, May27, May29'13; A$ ——$——. **8,500**

131ST st, 6 W (6:1728-pt lt 42), ss, 163.2 w 5 av, 17.10x94.11, 3-sty & b stn dwg; Albt R Lesinsky, ref, to N Y Savings Bank, a corpn, 81 8 av, FORECLOS May 26; May27; May29'13; A$——$——. **8,500**

131ST st, 53 W (6:1729-12), ns, 260 e Lenox av, 25x99.11, 5-sty bk tnt; Donald Robertson to Lilian E Reed, 924 Riverside av, Trenton, NJ; mtg $20,000; May29 '13; A$10,000-23,000. O C & 100

133D st, 61 W (6:1731-10), ns, 210 e Lenox av, 25x99.11, 5-sty stn tnt & strs; Michl N Salmore to Geo A Dunstadter at Flushing, B of Q; mtg $15,000 & AL; May 28; May29'13; A$9,000-19,000. O C & 100

133D st, 127 W (7:1918-19), ns, 300 w Lenox av, 33.3x99.11, 5-sty stn tnt; Henry Meyers et al to Wm A Lewis, 201 Pavonia av, Jersey City, NJ; mtg $25,000 & AL; May26; May29'13; A$13,500-29,000. O C & 100

135TH st, 241 W (7:1941-8), ns, 175 e 8 av, 25x99.11, 5-sty bk tnt; Marie M Ehlers to Theresa Lemmon, 319 W 94; mtg $22,000 & AL; June3; June4'13; A$12,000-21,000. O C & 100

137TH st W, nwc Edgecombe av, see Edgecombe av, nwc 137th.

137TH st W, nec St Nicholas av, see Edgecombe av, nwc 137th.

137TH st, 223 W (7:2023-20), ns, 285 w 7 av, 18x99.11, 3-sty & b stn dwg; Fredk C Gladden, ref, to Germania Life Ins Co, 50 Union sq; FORECLOSED & drawn June 2; June3'13; A$7,900-12,500. **10,000**

137TH st, 225 W (7:2023-19), ns, 303 w 7 av, 18x99.11, 3-sty & b stn dwg; Ernest L Hammer, ref, to Germania Life Ins Co, 50 Union sq; FORECLOSED & drawn June 2; June3'13; A$7,900-12,500. **10,000**

138TH st, 33 W (6:1736-25), ns, 295 w 5 av, 37.6x99.11, 6-sty bk tnt; Fredk H Ehlen to Millie Schwarz, 1044 Findlay av; mtg $28,000; June2; June3'13; A$10,500-36,500. nom

138TH st, 33 W (6:1736-25), ns, 295 w 5 av, 37.6x99.11, 6-sty bk tnt; Millie Schwarz to Maurice Cohen, — Pennsylvania av, Crestwood, Yonkers, NY; AL; June2; June 3'13; A$10,500-36,500. O C & 100

138TH st, 37 W (6:1736-23), ns, 332.6 w 5 av, 37.6x99.11, 6-sty bk tnt; Fredk H Ehlen to Millie Schwarz, 1044 Findlay av; mtg $28,000; June2; June3'13; A$10,500-36,500. nom

138TH st, 37 W (6:1736-23), ns, 332.6 w 5 av, 37.6x99.11, 6-sty bk tnt; Millie Schwarz to Maurice Cohen, Pennsylvania av, Crestwood, Yonkers, NY; AL; June2; June3'13; A$10,500-36,500. O C & 100

141ST st, 535 W (7:2073-14½), ns, 337.4 e Bway, old line, 12.4x99.11, 3-sty & b bk dwg; Martha Hamilton, widow, to F Edna M Crane, wife Clarence A Crane, 535 W 141; mtg $8,000; June2'13; A$6,000-9,000. nom

145TH st, 455-7 W (7:2014-100), ns, 180 e 7 av, 40x99.11, 6-sty bk tnt & strs; Jos Goldsmith to Chas J Butterly, 127 Covert, Bklyn; mtg $40,000; May26; June4'13; A $21,000-53,000. O C & 100

145TH st, 459-61 W (7:2014-8), ns, 140 e 7 av, 40x99.11, 6-sty bk tnt & strs; Jos Goldsmith to Chas J Butterly, 127 Covert, Bklyn; mtg $40,000; May26; June4'13; A $21,000-53,000. O C & 100

146TH st W (7:2014-18 to 33), ss, 350 w Lenox av, 150x99.11; vacant; Edgar A Landauer to Lombardy Realty Co, a corpn, 100 Bway; B&S & C & G; AL; May 29; May31'13; A$36,000-36,000. O C & 100

149TH st, 450 W, see Convent av, 432.

149TH st, 507 W (7:2081-26), ns, 142.6 w Ams av, 17.6x99.11, 3-sty & b stn dwg; Pincus Lowenfeld et al to Marie M Ehlers, 241 W 135; mtg $10,000; June3; June 4'13; A$9,000-13,000. O C & 100

149TH st W (7:2095-41-42), ss, 175 w Bway, 50x99.11; vacant; Ely Neumann, ref, to Chas A Briggs, 429 W 162; FORECLOS May28; May29; May31'13; A$23,000-23,000. **16,000**

150TH st, 601 W, see Bway, 3641.

150TH st W, see Riverside dr, see Riverside dr, sec 150th.

151ST st, 600 W, see Bway, 3641.

153D st, 468 W (7:2067-60), ss, 100 e Ams av, 21x99.11, 4-sty bk tnt; Asbury Lester to Jennie E S Clyne, 475 W 159; QC; May15; June5'13; A$8,500-15,000. nom

154TH st W, nwc Macombs pl, see S av, 2926.

155TH st W, sec S av, see 8 av, 2926.

158TH st, 529-31 W (8:2117-54-55), ns, 375 w Ams av, 50x99.11; vacant; Post Realty Co to Gross & Herman (Inc), a corpn, 217 W 125; mtg $22,500; May31; June3'13; A$24,000-24,000. O C & 100

176TH st, 501 W (8:2132-90), ns, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; Plainfield Estates to Wm A Towner, 1510 Roselle; mtg $37,000 & AL; May16; June4'13; A $13,000-40,000. nom

178TH st, 659 W (8:2163-21), ns, 125 w Wadsworth av, 12.6x100, 3-sty bk dwg; Esther Stengel to Maurice J Power, 659 W 178; mtg $6,000 & AL; June4; June5'13; A$4,700-8,000. O C & 100

178TH st W, nec Ft Washington av, see Ft Washington av, nec 178th.

182D st, 554-6 W (8:2154-16-17), ss, 43 w Audubon av, 35.8x70, 2 3-sty fr dwgs; Augusta E Mohr to Nathan J Packard, 411 West End av, & Moses Packard, 270 Riverside dr, firm of Packard & Co; AL; Apr29; June5'13; A$10,000-17,000. nom

187TH st W, swc Wadsworth av, see Wadsworth av, swc 187th.

188TH st W, sec Audubon av, see Audubon av, sec 188.

190TH st W (8:2169-60), ns, 120 w St Nicholas av, 80x100; vacant; Morgenthau Realty Co to Weber-Turek Bldg Co (Inc), 1495 Bway; B&S; Apr25; May29'13; A$——$——. O C & 100

Av A, 1425 (5:1470-25), ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; Jas A Foley ref to City Real Estate Co, a corpn, 176 Bway; FORECLOS May27; June3; June4'13; A$9,000-21,500. **15,000**

Av A, 1670 (5:1584-50), es, 35.2 s 88th, 25.2x75, 5-sty bk tnt & strs; Adolph & Henry Bloch to Leo Benjamin, 267 W 113; mtg $16,000; May27; May29'13; A$8,500-18,000. O C & 100

Av B, 272-4, see 13th, 706 E.

Av D, 113-7 (2:378-39), nwc 8th, 46.11x51.3x—x50.10, 6-sty bk tnt & strs; Barnett Levy to Concord Holding Corpn, 320 Bway; B&S; AL; May31; June3'13; A$23,000-45,000. O C & 100

Amsterdam av (8:2112-4-5), es, 36.1 n 167th, 50x100; vacant; Fredk C Hunter, ref, to Minnie Low, EXTRX Nathan Low, 24 W 90; FORECLOS May14; May29; June 5'13; A$24,000-24,000. **14,500**

Audubon av (8:2159-5), sec 188th, 94.10 x95, vacant; Jacob Herb to Nathaniel L McCready, 4 E 75 & Caroline A McCready, 781 5 av & Nathl L McCready, 4 E 75 as TRSTES for Nathl L McCready under will of Nathl L McCready, decd; mtg $20,000; June4'13; A$29,000-29,000. O C & 100

Bowery, 2, see Pearl, 244.

Broadway, 313-5, see Pearl, 244.

Broadway, 459-61, see Pearl, 244.

Broadway, 3699-3103 (7:1993-11), ws, 221.10 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw—xs78.2xe100 to beg, 6-sty bk tnt; Edw Fagan to N Y Real Estate Security Co, a corpn, 42 Bway; mtg $125,000 & AL; Apr30; June2'13; A $75,000-155,000. nom

Broadway, 3641 (7:2097-27 & pt lts 23 & 40), swc 151st (No 600), 199.10 to ns 150th (No 601), x150, bk tnts being erected; Broadway, 150-151 St Co, a corpn, to Leicestershire Realty Co, a corpn, 2 Wall; B&S; June3; June4'13; A$——$——. O C & 100

Claremont av (7:1994-63), ws, 900 n 122d, 25x100; vacant; Edith T Bates to Grace T Van Norden, 7 W 57; May29; June3'13; A $16,000-16,000. nom

Convent av, 432 (7:2063-50), swc 149th (No 450), 99.11x100, 6-sty bk tnt; City Holding Co to Max Marx, 419 Convent av; mtg $150,000 & AL; June2'13; A$70,000-190,000. O C & 100

Edgecombe av (7:2048-pt lot 1), nwc 137th, 229.10x72.8 to es St Nicholas av xs 232.11 to 137th x34 to beg; vacant; Sutherland Realty Co to Yale Realty Co, 5 Beekman; mtg $37,500; May26; June3'13; A$ —$— O C & 100

Fort Washington av (8:2176-pt lot 17), nec 178th, 92.7x124x92.6x128.6; vacant; Chas M Rosenthal to Fourth Church of Christ, Scientist, a corpn, 600 W 181; mtg $50,000 & AL; May29; June3'13; A$ ——$——. O C & 100

Fort Washington av, 19 (8:2136-50), ws, begins 150 w Bway, runs s115.8 to pt 115 n 158th xw75xn114.10xne45.3 to av at pt 209.2 w Bway xs on curve 51.10 to beg, 6-sty bk tnt; Saranac Constn Co to Sol L Pakas, 50 W 77; mtg $126,000; June3; June4'13; A$60,000-P$120,000. O C & 100

Lenox av, 115-9 (7:1825-36), swc 116th (Nos 96-100), 60.11x85; also 116TH ST, 102 W (7:1825-assessed with above), ss, 85 w Lenox av, 20x100.11, 4-sty bk casino; Howard E Crall to Robt J Kenworthy, 103 Clarke, Bklyn; B&S; AL; May28; June3'13; A$95,000-140,000. nom

Lenox av, 115-9, also 116TH ST, 102 W; Robt J Kenworthy to Robt E Crall & H Mabel MacDonald, both at 16 W 76, as joint tenants; B&S; AL; May28; June3'13. nom

Lenox av, 334 (6:1724-71), es, 50.6 s 127th, 16.6x85, 5-sty stn tnt & str; Louisa J E Eilers to Henry Meyer, 334 Lenox av; mtg $24,900; May13; May31'13; A$15,000-22,000. O C & 100

Lenox av, 470 (6:1731-4), es, 79.11 n 133d, 20x84, 5-sty bk tnt & str; Chas Tschanett to Rachel S Alexander, 327 Central Park W; mtg $20,000; June1; June 3'13; A$14,000-22,000. O C & 100

Lexington av, 355 (5:1295-23), nec 40th, 19.9x85, 4-sty & b stn dwg; Deed Realty Co to Mary L Tonetti, 135 E 40; C a G; mtg $45,000 & AL; May28; June3'13; A $40,000-48,000. O C & 100

Lexington av, 949 (5:1404-20¾), es, 50.2 n 69th, 16.7x72.6, with rights to alley on e 2.6 wide, 4-sty stn tnt; Mary A McCabe, EXTRX Simon McCabe, decd, to Simon M McCabe, 878 Lex av; June5'13; A$12,000-17,000. O C & 20,000

Lexington av, 1194 (5:1510-17), ws, 34.2 n 81st, 17x55, 3-sty & b stn club house; Andw Brice to Andw T Brice, both at 165 E 80; AL; Dec31'10; May31'13; A$9,500-12,000. nom

Madison av, 1134 (5:1496-17), ws, 42 n 84th, 20x70, 4-sty & b bk dwg; Murray Kanner to Harriet C D Carter, at 246th & Independence av; mtg $22,500; May29; June 5'13; A$26,500-34,500. O C & 100

Marble Hill av, 32 (13:3402-543), ses, 312.1 ne 225th, 50x100, 2-sty fr dwg; Wm A Roos to Paul P Linden, 109 W 225; mtg $5,000; June1; June2'13; A$9,000-12,500. O C & 100

Park av, 784 (5:1388-37), swc 74th, 102.2 x40, 7-sty bk tnt; Geo E Brewer to Chas Buek Constn Co, a corpn, 7 E 42; mtg $100,000; June2; June3'13; A$100,000-190,000. nom

Park av, 1022 (5:1497-34½), ws, 22.2 n 85th, 20x70, 4-sty & b stn dwg; Amos R E Pinchot to Louis J de Milhau, 19 W 12; mtg $32,500 on this & No 1024; June 2; June3'13; A$28,000-32,000. O C & 100

Park av, 1024 (5:1497-35), ws, 42.2 n 85th, 20x70, 4-sty & b stn dwg; Amos R E Pinchot to Christine Hoguet, 29 Washington sq; mtg $32,500 on this & No 1022; June2; June3'13; A$26,000-30,000. O C & 100

Park av, 1128-30 (5:1502-37-38), ws, 50.4 s 91st, 50.4x82.2, 2 5-sty stn tnts & strs; Fredk Dannemann to Lina Weil, 19 E 98; mtg $35,000; June2'13; A$40,000-54,000. O C & 100

Park av, 1128-30; Lina Weil to Markwin Realty Corpn, 39 W 42; mtg $55,000; June 2'13. O C & 100

Park av, 1332-4 (6:1606-38), ws, 25.11 s 101st, 50x80, 6-sty bk tnt & strs; Golde & Cohen, a corpn, to Lawrence Holding Co, a corpn, 223 Wooster; B&S; mtg $36,500; June3'13; A$14,000-42,000. O C & 100

Pleasant av, 285 (6:1709-22), ws, 30.7 n 115th, 15x74, 3-sty & b stn dwg; Jno Focarile to Isaac Goodstein, 36 W 119; QC; May29; May31'13; A$4,500-7,000. nom

Pleasant av, 285 (6:1709-22), ws, 30.7 n 115th, 15x74, 3-sty & b stn dwg; Isaac Goodstein to Giacomo Impastato, 281 Pleasant av; mtg $2,500; May28; May31'13; A$4,500-7,000. O C & 100

Riverside dr (7:2096-46), sec 150th, 103.4 x98.8x99.11x125, vacant; Max Marx to Be Glad Constn Corpn, 319 W 92; mtg $75,000 & AL; June2'13; A$112,000-112,000. O C & 100

St Nicholas av, 370 (7:1955-23), sec 129th, 101x47.8x99.11x32.10, 5-sty bk tnt; Mabel J N Clapp to Louis B Hasbrouck, 146-50 Central Park W; mtg $43,000 & AL; May 27; June2'13; A$40,000-60,000. nom

St Nicholas av, nec 137th, see Edgecombe av, nwc 137th.

St Nicholas av, 708 (7:2053-78), es, 124.11 n 145th, 20.11x100, 4-sty & b bk dwg; Lawyers Mtg Co to Marie Schwartz, 903 Fremont, Bronx; B&S; May29; June3'13; A$11,800-17,000. O C & 100

St Nicholas av, 708 (7:2053-78), es, 124.11 n 145th, 20.11x100, 4-sty & b bk dwg; Marie Schwartz to Marie Kubanyi, 244 W 48; mtg $15,000; June2'13; A$11,800-17,000. nom

Wadsworth av (8:2167-55 to 58), swc 187th, runs w125xs150xe25xn75xe100 to ws of Wadsworth av xn75 to beg; vacant; Martha A Kohn to Church of St Elizabeth, 4381 Bway; mtg $20,000; May31; June 2'13; A$35,000-35,000. O C & 100

West End av, 345 (4:1185-69), ws, 52.4 n 76th, runs w69.10xnw2.9xn21.4xe9.1xse6.2xe 56.6 to av xs21 to beg, 4-sty & b bk dwg; Mary K Holly to Louise H Goddard, 300 Central Park W; ⅓ pt; mtg $25,000 & AL; Feb24; May29'13; A$23,500-35,000. nom

West End av, 632 (4:1238-63), es, 61.5 s 91st, 19x100, 3 & 4-sty & b stn dwg; Jno Forstythe Jr et al to Chas I Henry, 632 West End av; mtg $19,000; May29; June4 '13; A$25,500-32,000. O C & 100

1ST av, 100 (2:434-1), nec 6th (Nos 401-3), 16.6x70, 4 & 5-sty bk tnt & strs; Magdalena Erzer et al to Mary Nurse, 123 1 av; May29'13; A$18,000-27,000. nom

1ST av, 1108-14 (5:1455-38 to 48), sec 61st (Nos 400-18), L00.5x300, 3-sty bk mill & vacant; Fredk Buse to Kath Ungemach, 2091 Webster av; ¼ of 1-7 pt; B&S; Feb 21; June2'13; A$93,000-108,500. nom

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2D av, 104-6 (2:448-1), nec 6th (No 301), 51.9x87, 8-sty bk tnt & strs; Wentworth Holding Co to Annie Rosen, 960 Prospect av; AL; May15; June5'13; A$60,000-150,000. O C & 100

2D av, 311-3 (3:899-34), nwc 18th (Nos 243-5), 34.8x98, 6-sty bk tnt & strs; Abr Nelson to Arthur Beir, 817 West End av, ½ pt; AT; mtg $82,000 & AL; June3; June 4'13; A$42,500-82,500. nom

2D av, 455, see 2 av, 457.

2D av, 457 (3:906-32), ws, 20 s 26th, 18x 60, 3-sty bk tnt; A$9,700-11,000, also 2D AV, 455 (3:906-31), ws, 38 s 26th, 18x60, 3-sty bk tnt; Leonard R Kerr to Mary E Kerr [125 W 119], NY; mtg $33,000, Dec 9'10; June3'13; A$9,700-11,100. O C & 100

2D av, 458 (3:931-54), sec 26th (Nos 300-300½), 20x74, 4-sty bk tnt & str, 1-sty ext; Patk Gaffney to Annie wife said Patk Gaffney, 319 E 57, mtg $16,000, Mar31; June2'13; A$14,500-19,000. nom

2D av, 2001-5 (6:1653-21 to 23), nwc 103d (Nos 245-7), 75.8x75, 3 4-sty bk tnts & strs; Mary Barnett to Edw Blumenthal, 471 E 3, Los Angeles, Cal; ½ pt; mtg $54,-000; Apr28; June4'13; A$32,500-52,000. O C & 100

4TH av, 377 (3:882-89), es, 76.4 s 27th, 22.5x100, 8-sty bk loft & str bldg; Susanna C wife Thos J Byrne, also known as Wm J Von Mirbach to Wm W Heroy, 47 E 66; QC; May27; June2'13; A$67,500-79,500. nom

4TH av, 377; Wm W Heroy to Jas H Heroy, 68 E 86; mtg $60,000; May28; June 2'13. O C & 100

6TH av, 110-2 (2:572-8), sec 9th (Nos 66-8), runs s43.8xe77.6xn20.2xe0.1xn23.6 to st xw77.7 to beg, 7-sty bk tnt & strs; Herbt Fischer to Geo E Buttschardt, 961 Gates av, Bklyn; mtg $145,000 & AL; June 4; June5'13; A$70,000-175,000. nom

6TH av, 841 (4:1000-34), ws, 60.5 s 48th, 20x84, 4-sty bk tnt & strs, with all RT&I to strip on n, being 58 s 48th & 46 w 6 av, runs w40xs2.5xe40xn2.5 to beg; Walter I Scott et al to Bernard M Baruch, 6 W 52; mtg $30,000 & AL; May31; June5'13; A$37,-000-40,000. O C & 100

7TH av, 2189 (7:1914-64), es, 81.2 s 130th, 18.9x75, 5-sty bk tnt & strs; Wm Grad to Lottie E Welch, 3514 De Kalb av, Bronx; mtg $15,000 & AL; Apr12; June4 '13; A$13,000-18,500. nom

8TH av, 2479 (7:1958-32), ws, 25 s 133d, runs n83.3xsw20.11xs12.4xe100 to av xn25 to beg, 5-sty bk tnt & strs; Lena Wilson to Highway Constn Co, a corpn, 125 Bristol, Bklyn; mtg $28,000 &AL; June3; June 4'13; A$15,800-23,000. nom

8TH av, 2794 (7:2034-3), es, 49.11 n 148th, 50x80, 5-sty bk tnt & strs; Maurice Deiches, ref, to Jno H Kerkmann, 2552 8 av; mtg $43,000; FORECLOS May20; May 28; May31'13; A$23,500-45,000. **5,000**

8TH av, 2926 (7:2040-23, 6, 14-61), sec 155th, runs s25xe100xs74.11xe25xs99.11 to n s 154th xe428.9 to ws McCombs pl, late Macombs Dam rd xnw115.2xw120.9xne10.10 xn93.10 to ss 155th xw500 to beg, 2 & 3-sty bk casino & 2 & 3-sty bk & fr hotel & vacant; Mary S Waldron, widow, to Edw S Waldron & Fannie Haas, both at 695 St Nicholas av; ⅓ pt; AL; June2; June3'13; A$210,020-256,020. O C & 100

8TH av, 2901 (7:2047-10), ws, 74.11 n 153d, runs n25.1xw38.5xsw0.1xw61.6xs25xe 100 to beg, 5-sty bk tnt & strs; Pincus Lowenfeld et al to Herman Wiebke, 219 E 200; mtg $18,000; June2'13; A$11,000-25,-000. O C & 100

Bulkhead on N R (1:57), being 250 w from es West st at ss Pier 16 (old 25), opposite foot Barclay st, runs n from ss said pier along bulkhead 137 ft; also BULKHEAD ON N R (1:1,8-129-130), being 250 w from es West st at ns Pier 18 (old 28), opposite foot Murray st, runs s from ns said pier 156 ft, with all rights of wharfage, cranage, etc, appertaining to said piers, Wm C Renwick et al EXRS, &c, of Wm R Renwick, decd, to Philip R Brown, Hotel San Diego, at San Diego, Cal, an 251-72,000 int, being 1-20 part of all R T & I; sub to leases & AL; May1; May29'13. nom

Bulkhead N R (1:57), begins 250 w from es West st at ss Pier 16 (old 25 N R), opposite foot Barclay st, runs n from ss said pier along bulkhead 137 ft; also BULKHEAD N R (1:128-129-130), begins 250 w from es West st at ns pier 18 (old 28) N R, opposite foot Murray, runs s from ns said pier along bulkhead 156 ft; also all rights to wharfage, cranage, pier rights, etc; Wm C Renwick et al EXRS, &c, Wm R Renwick to Richd C Brown, 22 Strawberry Hill, Stamford, Conn; an 251-72,000 int, being 1-20 part of all R, T & I; sub to leases & AL; May1; June2'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

11TH st, 38 W (2:574), consent to sale of above by Julien T Davies et al; Edwin Thorne & Leavitt J Hunt as TRSTES to Oreste Unti, 78 W 11; May15; May29'13. O C & 100

18TH st, 405-7 W (3:716-pt lots 32-34-35), ns, 85 w 9 av, runs w40xn92xe25xs44.8xe15 xs47.4 to beg, 6-sty bk tnt & strs; re mtg; Lewis A Goldberger to Herman Klein, 403 W 18, & Geza Klein, 147 W 143; QC; May 29; June2'13; A$——$——. nom

31ST st, 132 W (3:806-60), ss, 375 w 6 av, 25x147.5x25.6x142.2, 4-sty bk stable; also PROP at Warren, NY; also all other PROP, real & personal, etc., wherever situate; certified copy of trust agmt; Alex M Pell, of Springfield Centre, Otsego Co., NY, & Mary H, his wife, to H Archie Pell [36 W 40], NY, in trust; AL; Apr23'03; June 5'13; A$75,000-78,000. nom

61ST st, 106 W (4:1132); asn rents; Kath Gallaher at Freeport, LI, to Royal Co of NY, 93-5 Nassau; May31; June3'13. 1,400

70TH st, 320-6 E (5:1444); asn rents to extent of $2,458.25; Mary A Thornton to Virginia Danziger, 11 E 79, & Moses J Sneudaira, 601 W 137, EXRS Max Danziger; May28; May29'13. nom

78TH st, 129 E (5:1413); revocation of trust; Hy B Montgomery, 167 E 78, to Jas M Montgomery, 142 E 18 as TRSTE; May 28, May29'13. ——

164TH st, 18 W (7:1839), ss, 80 e Manhattan av, 20x100.11; asn rents; Jas R Keane to Royal Co of N Y, 93-5 Nassau; May29; June3'13. 550

105TH st, 2 W, see Bway, 3099-3103.

121ST st W (7:1963), ss, 100 e Ams av, 118x100.11; asn rents as collateral for mtg of $45,807.60; Robt Wallace Jr to Jos Hamershlag, 38 W 69; June4'13. nom

121ST st, 110 W (7:1905-40), ss, 158 w Lenox av, 20x100.11, 3-sty & b stn dwg; re dower; Amelia Schreiner widow to Diedrich Angelbeck, 152 E 90; AT; QC; June2 '13; A$11,200-19,000. nom

132D st, 100 W, see Lenox av, 439.

133D st, 61 W (6:1731-1½), ns, 210 e Lenox av, 25x99.11, 5-sty stn tnt & strs; re judgt; Esther Fisher to Michl N Salmore, 1888 58th, Bklyn; May26; May29'13; A$9,-000-19,000. nom

141ST st, 476 W, see Bway, 3099-3103.

150TH st, 462-8 W, see Bway, 3099-3103.

177TH st W, 504 W, see Bway, 3099-3103.

179TH st W, sec Ft Washington av, see Ft Wash av, sec 179.

190TH st W (8:2169-60), ns, 120 w St Nicholas av, 80x73.9x80x—; vacant; re mtg; Samson Lachman & ano to Weber-Turek Co (Inc), a corpn, 1495 Bway; QC; May13; May29'13; A$——$——. 15,000

Amsterdam av, 1627-33, see Bway, 3099-3103.

Broadway, 3699-3103 (7:1933-11), ws, 221.10 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw—xs78.2xe100 to beg, 6-sty bk tnt, Hazelton Court; A$75,-000-155,000; also AMSTERDAM AV, 1627-33 (8:2057-56), sec 141st (No 476), 99.11x 35, 7-sty bk tnt & strs, Chatham Hall; A $40,000-89,000; also CENTRAL PARK W, 448 (7:1840-35), swc 105th (No 2), 55.11x 100, 7-sty bk tnt; A$85,000-150,000; also 177TH st, 504 W (8:2132-106), ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt, Amsterdam Court; A$13,000-40,000; also 150TH ST, 462-80 W (8:2064), ss, 80 e Ams av, 170x99.11, 8-2 & 2-3-sty & b fr dwgs; A $61,000-72,000; also WASHINGTON AV, 1477 (11:2902-54-59½), ws, 90 s 171st, 37.6 x100, 5-sty bk tnt; re mtg; N Y Trust Co TRSTE to N Y Real Estate Security Co, a corpn, 42 Bway; QC; June2'13. nom

Central Park West, 448, see Bway, 3099-3103.

Fort Washington av (8:2176), sec 179th, 92.7x—x92.6x125; declaration & agmt as to restrictions; Chas M Rosenthal, 241 Ft Wash av, with Fourth Church of Christ Scientist; May29; June4'13. ——

Lenox av, 439 (7:1916-36), swc 132d (No 100), 24.11x75, 5-sty bk tnt & strs; CONTRACT; Jno J McGrath, 171 W 71, with Julius Bernstein, 874 Longwood av; mtg $30,000; June3; June5'13; A$28,000-40,000. **42,500**

Power of atty (miscl); Mary V Pyle to Saml W Fairchild; May28; June5'13. ——

Power of atty (P A); Ethel Baker to Frank J Bell, Dec18'12; June3'13. ——

Power of atty (miscl); Leopold Salzer to Edwin W Salzer; Apr17'12; June3'13. O C & 100

Power of atty (P A); Julia Brandt to Julia K Schnell, 1390 Lex av; May28; June 4'13. ——

Power of atty (miscl); Deborah J Shipman to Jas D Shipman, 20 W 128 & Edw L Shipman, 325 W 76, her sons; May20; June4'13. ——

Power of atty (miscl); Caroline C Kendall to Noah C Rogers; Apr21; June2'13. ——

Power of atty (miscl); Georgiana Kendall to Noah C Rogers; Apr21; June2'13. ——

Power of atty (miscl); Susan R Kendall to Noah C Rogers; Apr21; June2'13. ——

Revocation of power of atty (miscl); Marie H Hartmann, 785 De Kalb av, Bklyn, to Jno E Bullwinkel; June2; June3 '13. ——

Revocation of power of atty (miscl), Marie H Wilcox, 785 De Kalb av, Bklyn, to Jno E Bullwinkel; June2; June3'13. ——

Revocation of power of atty (miscl); Pauline Alp to Jos Boltan, June4'13. ——

Trust Deed Agmt (miscl), Sun Insurance Co of London, Eng, to Herbt L Griggs, 1 ... 86, & Saml T Hubbard, 268 Palisade av, Yonkers, NY, & Jas Brown, 789 Park av, NY, as TRSTES; May7; May 31'13. ——

WILLS.

Borough of Manhattan.

Cortlandt st, swc Bway, blk 62-10, see 36th, 6 E.

Cortlandt st, swc Bway, see 36th, 6 E.

27TH st, 516-8 W (3:698-47-48), ss, 225 w 10 av, 50x98.9, 4-sty bk & 3-sty fr loft bldgs; A$16,000-19,500; also 27TH ST, 511 W (3:699-25), ns, 175 w 10 av, 25x98.9, 3-sty bk tnt & str; A$8,000-10,000; Cath A Campbell Est, Edw S Farnan, EXR, 451 E 121; atty, Wm E Weaver, 7 Beekman. Will filed May28'13.

27TH st, 511 W, see 27th, 516-8 W.

36TH st, 6 E (3:865-68), ss, 150 e 5 av, 25x98.9, 4-sty & b stn fr dwg; A$87,500-108,000; also BROADWAY, 169-71 (1:62-10), swc Cortlandt, 56.6x106.1, 10-sty bk loft bldg & strs; A$1,525,000-1,575,000; also RIVERSIDE DR, 182 (4:1251-1), nec 90th, runs n110.8xe104.9xs6.6xe25vs100.8 to 90th, xw159.9 to beg, 3-sty bk dwg & 2½-sty bk stable; A$250,000-320,000; Mary B Pell Est, EXRS Beverly Chew, 44 W 44, & Metropolitan Trust Co, 49 Wall; attys, Parsons, Classon & McIlvaine, 52 Wm. Will filed June5'13.

40TH st, 149-51 E (5:1295-31-32), ns, 100 w 3 av, 50x98.9, 4-sty bk tnt & 3-sty & b bk dwg; A$50,000-59,000; also 1191H ST, 125 W (7:1904-19), ns, 305 w Lenox av, 20 x100.11, 3-sty & b stn ft dwg; A$11,200-12,000; also 2D AV, 455 (3:906-31), ws, 38 s 26th, 18x60, 3-sty & b bk tnt; A$9,700-11,100, Mary E Kerr Est, Lawrence R Kerr, EXR, 130 W 119; attys, Rosenthal & Heirmance, 2 Rector. Will filed June4'13.

46TH st, 340 E (5:1338-33), ss, 160 w 1 av, 20x100.5, 5-sty bk tnt & str; Jno Cannon Est, Rosina A Cannon, EXTRX, 346 E 51; attys, Stanton & Hopkins, 31 Nassau; A$7,000-12,000. Will filed May28'13.

65TH st, 154 E (5:1399-41½), ss, 116 w 3 av, 16x100.5, 3-s y & b stn ft dwg; Florenz F Hofmann Est, Bernh rd H A Hofmann, EXR, Montclair, NJ; attys, Putney, Twombly & Putney, 2 Rector; A $13,000-18,000. Will filed Apr21'13.

96TH st W, nec Riverside dr, see 36th, 6 E.

96TH st W, nec Riverside dr, blk 1251-1.

119TH st, 125 W, see 40th, 149-51 E.

127TH st, 152 E (6:1775-49½), ss, 84 e Lex av, 17.6x99.11, 3-sty & b stn ft dwg (pt int); Julia A Shurtleff Est, Jos Brewster, EXR, 225 E 17; atty, Rich M Farries, 165 Bway; A$6,800-10,000. Will filed May 24'13.

Av B, 218 (2:407-36), ws, 19 n 13th, 27x 65, 4-sty bk tnt & strs; Mamie K Bietsch Est, Chas R Bietsch, EXR, 896 Tinton av; atty, Wm A Kirk, 63 Wall; A$15,000-20,-000. Will filed May28'13.

Broadway, 169-71,

Broadway, 169-71, see 36th, 6 E.

Riverside dr, 182, see 36th, 6 E.

Riverside dr, 182.

1ST av, 776 (5:1355-4), es, 70.5 n 43d, 39 x150, 2-sty bk loft bldg & 2-sty bk stable in rear; Rebecca Sophie Blumenthal Est, Walter Blumenthal, EXR, 2176 Bway; attys, Guggenheimer, Untermyer & Marshall, 37 Wall; A$20,000-23,000. Will filed May19'13.

2D av, 455, see 40th, 149-51 E.

8TH av, 2856 (7:2038-3), es, 49.11 n 152d, 25x100, 5-sty bk tnt; A$11,000-26,000; also 8TH AV, 2461 (7:1958-23), ws, 206.9 n 131st, 26.10x120, 5 sty bk tnt & strs; A $18,200-25,000, Enser Est, EXRS Chris & Cath Enser; attys, Deyo & Baumdorf, 111 Bway. Will filed June4'13.

8TH av, 2461, see 8 av, 2856.

CONVEYANCES.

Borough of the Bronx.

Coster st, 626 (10:2769), es, 230 n Randall av, 20x100, 2-sty bk dwg; Thos P Kelly to Ester Brown, 2320 Westchester av; mtg $6,300; June2; June4'13. nom

Crotona Park S, 654 (910) (11:2937), sec Crotona av (No 1426), 22.1x100.7x21.1x 107.1, 3-sty fr tnt & strs; Ray Grossman to Saml Polans, 1305 Wilkens av; ½ pt; AT; AL; Jan28'11; June5'13. nom

Echo pl or Buckhout st (11:2808), ns, 170 w Mt Hope av (Monroe), 25x115; vacant; Kate Oberscheimer to Mary A Rudd, 1979 Morris av; QC & C a G; Jan31; May 29'13. nom

Echo pl (11:2808), ns, 195 w Mt Hope av (Monroe), 25x115; vacant; Jacob P Paulson et al to Mary A Rudd, 1979 Morris av; QC; Mar7; May29'13. nom

Freeman st, 841 (11:2971), ns, 124.7 w Charlotte, 25x107.10x32.1x124.11, 2-sty fr dwg; Josephine Keller, widow, to Richd F Junker & Marie B Junker, 843 Freeman, tenants by entirety; mtg $6,000; June 2; June3'13. nom

Kelly st, 1044 (10:2716), es, 230.3 n 165th, 25x100, 4-sty bk tnt; Eliz Inselmann to Rudolph Langfelder & Emma, his wife, & Henry Weinberger, all at 564 E 158; ca [illegible] mtg $15,000. May28, May29'13 O C & 100

Libby st, see Fay av, see Fay av, see Libby.

Mill la (*), es, abt 176.1 s Boston rd, 42.2x100.9x104.3x56.8; Maurice Deiches, ref, to Hudson P Rose Co, 32 W 45; FORECLOS May14; May22; May29'13. 400

Minford pl, 1446 (11:2977), es, 325 n Jennings, 37.6x100, 2-sty fr dwg; Sarah E Cahill to Lawrence Davis, 370 Hudson av, Bklyn, mtg $7,000. May29'13 O C & 100

Minford pl, 1547, see Minford pl, 1562.

Minford pl, 1547-51, see Minford pl, 1558-62.

Minford pl, 1558-62 (11:2977), sec 173d (No 900), 120.3x102.3x98.11x100, 3 5-sty bk tnts, str on cor; also MINFORD PL, 1547-51 (11:2967), ws, 275 n 172d, 75x100, 2 5-sty bk tnts; Foxvale Realty Co to Geo F Johnson, at Hanover Township, Morris Co, NJ; B&S & C a G; mtg $146,000; May28; May31'13. nom

Notice is hereby given that infringement will lead to prosecution

Minford pl, 1558-60 (11:2977-2978), es, 83 s 173d, 2 sty & bk tnts; Geo F Johnson to Jno H Bodine, 142 Madison av, Bxs & Chas G; mtg $5,000; Jun3'13. O C & 100

Minford pl, 1562 (11:2967), see 173d (No 900), 33x100, 5-sty bk tnt & strs; also MINFORD PL, East (11:2978), w s, 275 n Vyse, 75x100, 5-sty bk tnt; Geo F Johnson to Jno B Simpson, at Bolton, Warren Co, NY; Bxs & Chas G; mtg $21,000; June3'13. O C & 100

Poplar st (*), ss, 174.2 e Bear Sw imp rd, 50.1x120.2x50x124.3, except pt for Walk; ay, Edw Hooton to Sarah Hooton, his wife, 2407 Walker av; mtg $3,500; June3; June4'13. nom

Poplar st (*), ss, 161.5 w Clarence, 50.10x45.11x50x55.5; David B Cahn, ref, to Wm F Kuntz, 228 Jefferson av, Richmond Hill, L I or Q NY, FORECLOS May28; June5'13. **900**

Purdy st, 1318 (*), es, 25x100, Unionport, David B Cahn, ref, to Frank Newman, 50 St S, Bklyn, FORECLOS May28, May29'13. **800**

Purdy st, 1320 (*), es, 25x100, David B Cahn, ref, to Chas H Bacehler, 1762 Walker av, FORECLOS May28, May29'13. **800**

Seofield st or ry (*), ss, 54 w Williams, 25x100, City Island, Harriet M Cochran to Geo T Cochran, 26 St Nicholas pl; AL; May 20; May31'13. nom

Tiffany st, 920 (10:2712), es, 240 s Lead, 35x110, 4-sty bk tnt; also TIFFANY ST, 924 (10:2712), es, 205 s 163d, 35x110, 4-sty bk tnt; also TIFFANY ST, 932 (10:2712), es, 135 s 163d, 35x110, 4-sty bk tnt; Israel Lewis & Henry Hill to J F M Co, a corpn, 815 Hunts Pt av; B&S; May31; June2'13. nom

Tiffany st, 921 (10:2711), ws, 240 s 163d, 35x105, 4-sty bk tnt; also TIFFANY ST, 925 (10:2711), ws, 205 s 163d, 35x105, 4-sty bk tnt; Israel Lewis & Henry Hill to Utility Realty Co, a corpn, 30 E 42; B&S; May31; June2'13. nom

Tiffany st, 924 & 932, see Tiffany, 920.

Tiffany st, 925, see Tiffany, 921.

Tiffany st, 929 & 933, see Tiffany, 936.

Tiffany st, 936 (10:2712), es, 100 s 163d, 35x110, 4-sty bk tnt; also TIFFANY ST, 929 (10:2711), ws, 170 s 163d, 35x105, 4-sty bk tnt; also TIFFANY ST, 933 (10:2711), ws, 135 s 163d, 35x105, 4-sty bk tnt; Israel Lewis & Henry Hill to Utility Realty Co, a corpn, 30 E 42; B&S; May31; June2'13. nom

Washington st, see Starling av, s e Starling av, see Washington.

133D st E or Southern blvd (9:2278), es, 165 e Willis av, 100x100; vacant; Ellsworth J Healy, ref, to Dave H Morris, 19 E 70, FORECLOS May15, June4, June5'13. **8,000**

134TH st, 530-2 E (9:2261), ss, 250 w St Anns av, 50x100, 5-sty bk tnt; Hyman A Wolf to Edinburgh Realty Corpn, 527 5 av; B&S & C a G; mtg $39,500 & AL; May23; May29'13. nom

135TH st E (9:2332), ns, 108 e Canal, W or swc Mott Haven Canal, runs n70xe55 to es of said canal xs70 to st xw55 to beg; vacant; Jno Curley to Olin J Stephens, at 146th & Gerard av, & Gustavus Robitzek, 1331 Franklin av; AL; Apr29'11; June3'13. O C & 100

139TH st, 542 E (9:2266), ss, 100 w St Ann's av, 37.6x100, 6-sty bk tnt; Moritz Schwartz to Morris Schlossman, 339 E 79, ½ pt; AT, AL; May12, June4'13. nom

140TH st, 428 E (9:2284), ss, 283.4 e Willis av, 16.8x100, 2-sty & b bk dwg; Milton Silbermann to Rose Silbermann, his wife, 428 E 140; AL; May1; May29'13. gift

140TH st E (9:2321), ns, at sec lot 83, runs n100xe14.8xs100 to st xw14.8 to beg, part lot 82, map Mott Haven; Perry Avenue Constn Co to Frank Gazzola, 309 E 104; Mar15; May31'13. 100

146TH st, 461 E (9:2291), ns, 200 w Brook av (Clifton), 25x100, 2-sty & b fr dwg; Lena Nehmelman to Jno H Nehmelman, 461 E 146; June4; June5'13. **5,300**

149TH st, 363 E (9:2328), ns, 125 e Courtlandt av, 25x80 4-sty fr tnt; Bronxland Realty Co to Lillian B Rogers, 317 W 121; mtg $25,000; May28; May29'13. O C & 100

151ST st, 275-7 E (9:2411), ns, 70.3 e Morris av, 50x117.4x50x117.5, 6-sty bk tnt & strs; Ellsworth J Healy, ref, to Bartolomeo Zunino, 414 E 141; FORECLOS May 23; May29; May31'13. **54,000**

154TH st, 431 E (9:2376), ns, 100 w Elton av, 23.7x100, 4-sty bk tnt & strs; Edw J Bransfield & ano to Mary A, wife Jno McCarthy, 420 E 154; mtg $7,000; May29'13. nom

165TH st, 251 E, see Grant av, 1040.

172D st E, see Boston rd, see Boston rd, see 172d.

173D st, 900 E, see Minford pl, 1562.

173D st, 900 E, see Minford pl, 1558-62.

174TH st E, nwc Anthony av, see Anthony av, 1723.

174TH st E (11:2990 & 2991), nec Hoe av, 75x80; vacant; Andw J Forman to Trask Bldg Co, a corpn, 1662 Boston rd; AL; May27; May31'13. nom

174TH st E (11:2990 & 2991), ns, 75 e Hoe av, 25x80; vacant; Henry J Semke to Trask Bldg Co, a corpn, 1662 Boston rd; AL; May27; May31'13. nom

175TH st, 401 E, see Webster av, 1808.

176TH st, 499 E, see Bathgate av, 1865-9.

176TH st W, nwc Undercliff av, see Undercliff av, nwc 176.

176TH st, 457 E (11:2969), ns, 100 w Washington av, 50x108, 2-sty fr dwg & vacant; Jno D Hallock to Trinity Congregational Church of Tremont, a corpn, at nwc 176th & Washington av; mtg $4,000; May29; May31'13. O C & 100

177TH st, 53-5 on map 51-3 E (11:2828), see Walton av, runs e45xn100xe(?) 45 to es of Walton av xs100 to beg; (error, two east courses), 2 2-sty fr dwgs; Edith B Hard to Elmer E Stevens, at Peconic, LI; mtg $12,750; Aug15'10; June5'13. nom

179TH st, 961-3 E, see Vyse av, 2060.

179TH st E, swc 3 av, see 3 av, swc 179th.

180TH st, 1161 E, see Honeywell av, 1923.

181ST st, 646-50 E (11:3081), ss, 50 w Belmont av, 69.3x115x—x97.11, 2 5-sty bk tnts; Abr L Lazarus to Jno Perry, 515 E 184; mtg $57,000 & AL; June2; June4'13. O C & 100

181ST st, 661 E (11:3083), nec Belmont av (No 2128), 41.2x80.1x51.1x80.8, 5-sty bk tnt; Max Altmayer, ref, to Mary J McDonald, 11 S Lafayette, Cape May, NJ; mtg $32,000 & AL; FORECLOS May28; May29'13. **7,000**

181ST st E (11:3111), ns, abt 84 w Marmion (Marion) av as on map East Tremont, 66x47.1, vacant; Ellen Mulhare to Ellen Realty & Constn Co, a corpn, 404 E 141; May21; June2'13. O C & 100

193D st, 349 E (12:3276), ns, 74 e Marion av, 40x77.7x40x78.9, 5-sty bk tnt; Jno Boyland Co to Annie Doerr, at Forest Hill, NJ; mtg $25,000; June2; June3'13. O C & 100

199TH st, 375 E (12:3284), ns, 25.2 w Decatur av, 62.5 to former cl Orchard (closed) x—x—x100, 5-sty bk tnt; O'Rourke Bros Co to Cath Prunty, 341 W 46; Bridget O'Rourke, 3185 Hull av, Rosetta O'Reilly, 328 W 36; Teresa Devlin, 326 W 36, & Helen McCabe, 341 W 46; mtg $38,000; May31'13. nom

211TH st E (*), ns, 998 e White Plains rd, 25x94.11x25x95; Pasquale Sanzari to Edw Minazzoli, 247 W 26; AL; May31; June2'13. nom

212TH st W, swc DeKalb av, see DeKalb av, 3565.

223D st, 823 E (*), ns, 230 e Barnes av, 25x114.5, Wakefield; Esther Fass to Rosalyn H Cottman, 10 E 40; mtg $4,700; May 2... May31'13. O C & 100

224TH st E (*), ns, 187.6 w Barnes av (4th), 17.6x114; Maria Rizzo to Vincenzo Marraro, 761 E 224; ½ pt; mtg $2,000 & AL; June3'13. O C & 100

224TH st E (*), ns, 180 w Bronxwood av (5th st), 25x114; Cath J Sylvester to Jno W Stevenson, 865 E 224; QC; May17; June3'13. nom

225TH st E (*), ss, 222.8 e Paulding av, 50x109.6, lots 188 & 189, Schieffelin Est; Filippo Lanzetta to Angelina Licciona, 107 W 3; May31; June2'13. O C & 100

230TH st E (*), ns, 233.4 w Barnes av, 33.4x114; Eliz A Diller et al, children & heirs Francis & Margt Crawford, to Margt M, wife Thos F Reilly, 1296 Webster av; May24; May29'13. nom

232D st (18th av), (*), ns, 380 e Bronxwood (5th) av, 25x114; Helen H Fuchs (Hyams) to Gertrude D Hyams, 4819 14 av, Bklyn; May28; May31'13. nom

233D st (19th) E (*), nes ,lot begins 100 s Jefferson av & 100 w Fox av, runs s143 to nes 19 av, now 232d xnw96.7xn82.2xe75 to beg, except pt for 233d, Edenwald; Alice Duff to Frank Gass, 2248 Powell av; mtg $2,000 & AL; Apr25'12; June4'13. O C & 100

234TH st E (*), ss, 349.11 w Kingsbridge rd, runs s114.6xw50xn76.1xne49.11 to st xe 17.10 to beg; Saml S Slater, ref, to Louise Schmidt, at Arlington, NJ; FORECLOS June4; June5'13. **3,500**

235TH st, 138 E (12:3369), ss, 100 w Keppler av, 25x100, 2-sty bk dwg; Value Realty Co to Sigmund Ernst, 281 Edgecombe av, & Harry Cahn, 2540 Grand av; mtg $5,500 & AL; July18'12; May29'13. O C & 100

235TH st E, swc Katonah av, see Katonah av, swc, 235th.

261ST st W (Cuthbert av) (13:3423), ns, 51.2 w Odell, 51.2x110.2x50x99.1; vacant; Armin Herrmann to Lillian E Herrmann, his wife, 1 E 177; QC; May29; June2'13. O C & 100

Andrews av, 2336 (11:3218), es, 223.11 s Fordham rd, 25x100, 2-sty fr dwg; Lawyers Mtg Co to Jno C Sullivan, 2336 Andrews av; B&S; May22; May29'13. O C & 100

Anthony av, 1723 (11:2890), nwc 174th, 42.1x67.4x26x59.6, 2-sty bk dwg; Lawyers Mtg Co to Mary Miller, 2178 Belmont av; B&S; May29; June3'13. O C & 100

Anthony av, 1725 (11:2890 & 2891), ws, 42.1 n 174th, 25.8x73.3x25x67.4, 2-sty bk dwg; Lawyers Mtg Co to Mary Miller, 2178 Belmont av; B&S; May29; June3'13. O C & 100

Arthur av, 2137-41 (11:3063), ws, 62.6 n 181st, 37.7x94.6x37.6x94.8; Fredk N Wittschen to Geo H Wittschen Jr, 77 W 95; ⅔ pts AT; AL; May29; May31'13. O C & 100

Arthur av, 2137-41; Geo H Wittschen Jr to Fredk N Wittschen, 573 W 159; ½ pt of RT&I, each to own ½ pt; AL; May29; May31'13. O C & 100

Bainbridge av, 2790 (12:3290), es, 155 sw 198th (Travers), 53.7x115x36.4x111, 2-sty fr dwg & 2-sty fr rear stable; Jno Haupt to Fredk Lohmann, 2792 Bainbridge av; May29; May31'13. O C & 100

Bartholdi av (*), swc Rosewood av; same prop; Jos Friedman to Chas K Kleebauer, 10 W 28; AL; May23; May31'13. nom

Bartholdi av (*), swc Rosewood av, 100 x100; D Clinton Mackey to Jos Friedman, 3493 3 av; QC; May23; May31'13. nom

Bathgate av, 1865-9 (11:2918), nwc 176th (No 499), 108x129.5, 3 5-sty bk tnts; Queen Mab Co to Chas Gillen, 226 E 34; mtg $93,-900; May31; June5'13. nom

Bathgate av, 2326 (11:3052), es, 25 n 184th, 25x95.7, 4-sty bk tnt; Edmund J Tinsdale, ref, to Eugene H Hatch, 202 W 8, Plainfield, NJ; FORECLOS May29; May 31; June2'13. **12,000**

Beach av (Classon) (*), ws, 300 s Mansion, 25x126x25x126.7; Jno J McSweeney to Jennie Brown, 2967 Perry av; mtg $4,-500 & AL; May17; May31'13. nom

Belmont av, 1974 (11:3079), es, 208.5 n Tremont av (177th), 18.10x100, 2-sty fr dwg; Friedoline Roessler to Christoph Schmitt, 421 E 160; mtg $5,500; May21; June3'13. O C & 100

Belmont av, 2128, see 181st, 661 E.

Belmont av, 2141 (11:3082), ws, 96.5 n 181st, 18x85x18x84.10, 2-sty fr dwg; Hermine Burkard to Wm Arrowsmith, 208 W 71; mtg $4,250 & AL; May26; May29'13. nom

Boston rd (10:2622), es, 118.11 n 165th, 82.11x67.11x70x112.5, 6-sty bk tnt; Helena Realty Co Inc to Gramont Constn Co, Inc, a corpn, 93 Wm; mtg $61,000 & AL; June 2; June4'13. O C & 100

Boston rd (11:2967), sec 172d, 112.5x100 x88.10x102.9; vacant; Andw Brice to Andw T Brice, both at 165 E 80; B&S; Dec31'10; May31'13. nom

Bracken av (*), es, 375 n Jefferson av, runs e100xn73.3x—20x—9.8xw81.5 to av xs 25 to beg; Thos P Hickey to Geo B Adams, 103 W 104; AL; May10; May31'13. O C & 100

Bronxdale av (*), ns, 32.7 w Matthews av, 28.8x111.6x25x125.7; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. **1,000**

Bronxdale av (*), nwc Matthews av, 32.7 x143.4x5.8x125.7; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. **1,000**

Bronxdale av (*), ns, 61 w Matthews av, 28.8x97.5x25x111.6; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. **1,000**

Bronxdale av (*), ns, 119 w Matthews av, 27.6x96.4x25x108.4; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. **1,000**

Bronxdale av (*), ns, 31.11 e Matthews av, 31.11x118.2x25x98.3; Peter Zucker, ref to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. **1,000**

Bruner av (Ash st) (*), ws, 385.4 s Boston rd, 37.6x43.8 to 222d x39x54.6; Augustus Brown to Florence H Marion, 29 Glenbrook rd, Stamford, Conn; AL; Apr15; June3'13. O C & 100

Cauldwell av, 725 (10:2624), ws, 100 s 156th, 25x115, 4-sty bk tnt; Herman Turkel, ref, to Philip A Zoller, 407 E 82; FORECLOS May21; May29; June5'13. **500**

Clarence av (*), es, 340 n Evans av, 50x100; Johanna L Barry to Alan Westheimer, 241 W 108; mtg $840; June2'13. O C & 100

Clarence av (*), ws, 134.7 s Gridley av, 75x100, Throggs Neck; Walter W Tolley to Sadie P Switzer, at Pompton, NJ; mtg $1,350 & AL; May29; June4'13. O C & 100

Courtlandt av, 585-97 (9:2410), ws, 84.2 n 150th, runs w75xn34.2xw25xn29.7xe100 to av xs63.9 to beg, 1, 2 & 3-sty bk hall; Cyril F Dos Passos, ref, to The J & M Haffen Brewing Co, a corpn, 398 E 152; FORECLOS May28; June4; June5'13. **17,000**

Creston av, 2754 (12:3315), es, 511.2 n 196th (Wellesley), 25x141.5x25x140.1; 2 & 3-sty fr dwg; Wm R Hoss to Emma Duchardt, — Lakeside av, Hartsdale, NY; B&S; AL; May26; May31'13. nom

Crosby av (*), swc Waterbury av, 75x 100; Henry Helmke to Behrend Goossen, 333 Main, New Rochelle, NY, & Wilhelm Borgstedt, 523 Brook av; AL; May28; June3'13. **2,500**

Crosby av (*), sec Waterbury av, 50x 100; Berniero Delli Bovi to Chas Delli Bovi, 245 E 112; ½ pt; May—; June2'13. nom

Crotona av, 1426, see Crotona Park S, 654.

Davidson av, 1919 (11:2862), ws, 175 n 177th, 25x99, 4-sty bk dwg; Lawyers Mtg Co to Jno N Scelsa, 156 E 27; B&S; May27; June2'13. O C & 100

DeKalb av, 3565 (12:3328), swc 212th, 25x 100, 2-sty fr dwg; South Britain Realty Corpn to Egbert D McLean, at Hillside, Mt Pleasant, NY; mtg $4,000; May20; May 29'13. nom

Digney av (*), es, 150 n Jefferson av, 50x100; Ethel Baker to Hugo Wetzelberg, 345 E 140; June2; June3'13. nom

Dudley av (*), ss, 119.7 e Ft Schuyler rd, 25x100; Schuyler Constn Co to Christian Leukel, 852 Freeman; AL; June2; June 5'13. O C & 100

Dudley av (*), ss, 144.7 e Ft Schuyler rd, 25x100; Schuyler Constn Co to Henry H Grote, 2552 8 av; AL; June2; June5'13. O C & 100

Eagle av, 668-70 (10:2624), es, 552.11 s 156th, runs s50xe115xn50xw87.7xagainw 27.3 to beg, 5-sty bk tnt; The G Evans Constn Co to Northern Holding Co, a corpn, 119 Nassau; mtg $43,000; May14; May31'13. O C & 100

Eastern blvd (*), es, 260 s Waterbury av, 100x100; Henry Gundlach to August H Potts, 1005 E 179; mtg $2,000; June3'13. O C & 100

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Edson av (*), ws, 334.11 nw 222d, 50x95; Realty & Commercial Co to Hans C Heim, at Seneca Hotel, Rochester, NY; AL; May12; June4'13. O C & 100

Elton av, 810 (9:2380), ses, 52 n 158th, 50x100, 5-sty bk tnt; Frank A Connelly et al, heirs &c Patk J Connelly, to Mary A Walters, formerly Moriarty, at Yonkers, NY; mtg $31,000 & AL, Apr9, May29'13. exch

Fay av (*), sec Libby, runs s132.10 to Westchester Creek xse243xn146xw100xn 125 to Libby xw100 to beg, with all title to lands in Fonton av (Hughes), Brockett av (Fay), Buhre av (Libby st), & all title to Westchester Creek; Francis A Schmiedler & ano, EXRS Hy Parfitt, to Christian Holl, & Marie, his wife, 215 St Anns av, tenants by entirety; May27; May31'13. 900

Fay av (*); same prop; Nellie Parfitt, widow, to same; QC; May27; May31'13. nom

Franklin av, 1205 (10:2611), nws, abt 140 s 168th, 17.2x80x16.8x83.6, 2-sty fr dwg; Morris Wattenberg to Simon Tarbes, 1205 Franklin av; mtg $4,450; Apr25; May29'13. O C & 100

Grant av, 1040 (9:2418), nec 165th (No 251), 32.8x102.8x41.9x103.4; vacant; Celia Sophian to Esther Weinberger, 2533 3 av; AT; May28; June2'13. nom

Grand blvd & concourse, 2901 (12:3319), ws, 190 s 199th, 25x125, 2-sty fr dwg; Geo G Taber to Victor Magri, 2901 Grand blvd & concourse; B&S & correction deed; May 1; June3'13. O C & 100

Green av (*), ss, 175 e Mapes av, 75x100; Frank X Mayer to Choice Realty Co (Inc), a corpn, 368 E 149; mtg $1,800; June3; June4'13. O C & 100

Havemeyer av (Av B) (*), swc Story av (3d st), 108x205, Unionport, except pt for Story av; Anna B Doerr to Jno Boyland Co, a corpn, 2302 Andrews av; June2; June3'13. O C & 100

Hill av (*), es, 200 n Randall av, 50x100; Mary J Flanagan to Matthew Josefson, 4012 Hill av; mtg $2,295.54; May31; June2'13. O C & 100

Hill av (*), ws, 275 n Randall av, 25x100; Jno D Hallock to Chas P Hallock, 2070 Honeywell av; mtg $2,400; May26; May29'13. O C & 100

Hill av (*), ws, 300 n Randall av, 25x100; Jno D Hallock to Chas P Hallock, 2070 Honeywell av; mtg $2,400; May26; May29'13. O C & 100

Hoe av, nec 174th, see 174th E, nec Hoe av.

Hoe av (10:2751), ns, 48 w Westchester av, runs ne 78.10 xw10.1xn101.11xsw76.11 to es West Farms rd xs147.8 to ns Hoe av xse47.6 to beg, vacant, except HOE AV (10:2751), ns, 48 w Westchester av, runs ne 78.10xw0.11xsw78.10 to beg; Francis T Perry et al to NY Telephone Co, a corpn, 15 Dey; vacant; May14; June2'13. O C & 1,000

Honeywell av, 2020 (11:3122), es, abt 155 n 178th, 44x100, 5-sty bk tnt; Henry Helmke to Sigmund Sachs & Mary, his wife, 432 E 17, tenants by entirety; mtg $31,000; May29; June5'13. O C & 100

Honeywell av, 2070 (11:3122), ses, 245 sw 180th (old lines), 56.11x98.11, 2-sty fr dwg; Jno D Hallock to Chas P Hallock, 2070 Honeywell av; mtg $5,250; Mar20; May29 '13. O C & 100

Honeywell av, 2102-4 (11:3125), nec 180th (No 1161), 35.1x93.9x35.2x96, 2 2-sty fr dwgs; Ellen Thompson to Chas Herrmann, 2151 Mapes av; May26; May31'13. nom

Honeywell av, 2102-4; Geo W Morris & Ellen Thompson, EXRS Maggie Palmer, to same; May26; May31'13. 15,000

Honeywell av, 2102-4; Emma J Morris to same; AT; May26; May31'13. nom

Honeywell av, 2102-4; Geo W Morris to same; May26; May31'13. nom

Hughes av, 2023 (11:3069), ws, 382.8 s 180th, 25.1x100, 3-sty bk dwg; Alphonse G Koelble, ref, to Jno E O'Brien, 535 W 152; FORECLOS May20; May29'13. 8,000

Intervale av, 1111 (10:2692), ws, 105.7 n 167th, runs n w 99xw22.3xn24.3xne6.10xe 125.2 to av xs25 to beg, vacant; Fincus Lowenfeld et al to Geo F Johnson at Hanover Township, Morris Co, NJ; AL; June 3; June4'13. O C & 100

Jackson av, 880 (10:2648), es, 75 n 161st, 19.9x84, 2-sty & b bk dwg; Harry Buchalter to Hayman Alweis, 518 E 13; mtg $3,500; May15; June3'13. nom

Johnson av (*), ws, 125 n Nelson av, 25 x100; Land Co "D" of Edenwald to Minnie Fox, 2322 7 av; AL; Feb25; June5'13. nom

Katonah av (12:3375), swc 235th, 100x 85; vacant; Herman J Rubenstein, as TRSTE in bankruptcy of & Harry Caro, a bankrupt, to Louis N Tallerman, 19 W 83; ½ pt; AT; B&S; May13; June5'13. nom

King av (*), ws, 50 s Bowne, 50x100, City Island; City Real Estate Co to Cath J Stumpf, 1209 Hoe av; E&S; AL; May26; June4'13. O C & 100

Kossuth av (*), ns, 50 e Marian, 50x100; Edgar C Molby to Chas Gillen, 226 E 34; C a G; mtg $800; Aug3'11; June4'13. O C & 100

Lind av (9:2506), es, 276.9 s 169th, runs s50xe93.3xne8.6xn44.7xw100 to beg; also 3D AV (9:2506), es, 300 s Highbridge, 50x125x 100x114; also 169TH ST, ns, bet Shakespeare & Boscobel avs, a strip bounded n by lots 84 & 77 map Claremont (524 W), e by Boscobel av, s by ns 169th & w by Shakespeare av; all title to this; vacant; Cath Daly to Wm Daly, 1254 Shakespeare av; QC; May24; June4'13. O C & 100

Livingston av (*), es, 170.3 s Kingsbridge rd, 50x100; Christoph Schmitt to Friedoline Roessler, 1974 Belmont av; May21; June3'13. O C & 100

Longfellow av (10:2741 & 2755), ws, 150.5 n Garrison av, 50x100, vacant; Wm J A McKim, ref, to Wm C Arnold, 30 Bard av, B of R; FORECLOS May5; June5'13. 4,500

Lyon av, 2307 (*), ns, 55 e Glover, 25x 100; Schuyler Constn Co to Conservative Realty Corpn, 99 Nassau; AL; June2; June 5'13. O C & 100

Lyon av (*), ns, 80 e Grace av, 25x100; Margt E, wife Jas A Irving, to Geo Hauser, 1462 St Lawrence av; mtg $5,500; May 31; June2'13. O C & 100

Matthews av (*), es, 103.4 n Bronxdale av, 25x100; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Matthews av, nwc Bronxdale av, see Bronxdale av, nwc Matthews av.

Matthews av (*), es, 128.4 n Bronxdale av, 25x100; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Muliner av (*), ws, 176.4 n Bronxdale av, 25x110.9x25x111.7; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Muliner av (*), ws, 201.3 n Bronxdale av, 25x109.11x25x110.9; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Newbold av (*), ss, 156.3 e Castle Hill av, runs e22.10xse5.5xs103xw25xn108 to beg, Unionport; Pauline T Wienecke to Chas C Jabureck & Kate Zander, both at 1056 Hoe av; mtg $4,000; June3; June4'13. O C & 100

Park av, 4691 (11:3032), ws, 180.8 n 187th, 40.5x100.2x40.2x100, 4-sty bk tnt; Frank A Becker to Marion C Schnackenberg, 4691 Park av; mtg $20,000; June4; June5'13. O C & 100

Parker av (*), ws, 125 n Rosa pl, 25x 100; Liboria Lima to Lorenzo Badami, 221 E 107; ⅓ pt; QC; May28; May29'13. nom

Parker av (*), ws, 125 n Rosa pl, 25x 100, except pt for av; Lorenzo Badami to Cecilia A Reder, 780 E 182; ⅓ pt; AL; May28; May29'13. nom

Parker av (*); same prop; Bennarda Bendivegna to Angelo Gagliano, 225 E 107; ⅔ pts; QC; May28; May29'13. nom

Parker av (*); same prop; Angelo Gagliano to Cecilia A Reder, 780 E 182; ⅔ pts; AL; May28; May29'13. nom

Prospect av, 633 (10:2674), ws, 50 n 151st, 25x100, 2-sty fr dwg; Henry Schoenlein, EXR Kath Mangold or Esswein, to Katie Oestreich, 633 Prospect av; sub to ½ mtg $5,500; May27; May29'13. 4,500

Prospect av, 1420 (11:2963), es, 39.5 s 170th, 43.5x122.6x42x109.10, 5-sty bk tnt; Annie Silverman to Vincent Horsky, 307 E 69; mtg $30,000 & AL; May23; May29'13. O C & 100

Prospect av, ws, 155.5 s 149th, see Southern blv, nws, 184.1 ne Union av.

Prospect av, 2130-2 (11:3110), es, 46.1 n 181st, 50x150, 5-sty bk tnt; Regina Constn Co to Michelina S Cullo, 2134 Prospect av; mtg $41,000 & AL; May29; May31'13. nom

Prospect av (*), ns, 879 e Throggs Neck rd, 25x128.5x25x128.4; Margt Sullivan to Mary O'Leary, 1503 Commonwealth av; May27; May29'13. O C & 100

Rosewood av, swc Bartholdi av, see Bartholdi av, swc Rosewood av.

Ryer av, 2072 (11:3144 & 3149), es, 59.7 s 180th, runs s25.1xe101xn21.6xnw36.8xw65 to beg, 2-sty fr dwg; Jas A Lynch, ref, to Aug Knippenberg, at Dobbs Ferry, NY; FORECLOS May15; June3'13. 6,525

Ryer av, 2074 (11:3144 & 3149)), es, 34.5 s 180th, runs s25.1xe65xse36.8xn21.6xnw 37.9xw65 to beg, 2-sty fr dwg; Jas A Lynch, ref, to Aug Knippenberg, at Dobbs Ferry, NY; FORECLOS May15; June3'13. 6,525

Southern blvd (10:2582), nws, 184.1 ne Union av, runs ne155.5 to ws Prospect av at pt 123.5 s 149th xn23.5xw100xnw7.1xsw 124.10xs100 to beg, vacant; also SOUTHERN BLVD (10:2582), nws, at es Union av, runs ne184.1xnw100xsw35.11 to es Union av xs178.8 to beg, vacant; Hyman Hein to Saml Goldstein, 370 Snedeker av, Bklyn; QC; May15; June4'13. omitted

Southern blvd (10:2582), nws, 184.1 ne Union av, runs ne155.5 to ws Prospect av at pt 123.6 s 149th xn23.5xw100xnw7.1xsw 124.10xse100 to beg; also SOUTHERN BLVD (10:2582), nws, at es Union av, runs ne184.1xnw100xsw35.11 to av xs178.8 to beg; vacant; Saml Goldstein to Ernest Sexauer, 220 Bway, Flushing, B of Q, NY; mtg $44,750; May15; June5'13. O C & 100

Southern blvd, nws, at es Union av, see Southern blvd, nws, 184.1 ne Union av.

Starling av (*), sec Washington, 108x 53.4; Edw Weil, ref, to Christian Roeser, 447 Ft Washington av; FORECLOS Feb 28; May29; May31'13. 5,300

Stebbins av (10:2689 & 2696), ws, 169.1 s Westchester av, 500x100; vacant; Geo F Johnson to Foxvale Realty Co, 198 Bway; B&S & C a G; May28; May31'13. O C & 100

Stillwell av (*), ws, 65.1 s Rhinelander av, 63.10x80x52.6x103.8; Mary A F Nugent to Mary A Donohoe, 300 W 117; June20'11; June2'13. O C & 100

Story av, swc Havemeyer av, see Havemeyer av, swc Story av.

Teller av, 1059 (9:2428 & 2433), ws, 179.5 n 165th, 20x100.1, 3-sty bk dwg; Louise Withey to Martin H Bohle, 1102 Washington av; mtg $7,500; May29; June2'13. nom

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100, 2 5-sty bk tnts; Elise Pattison to Philip Simon, 19 Balmforth av, Danbury, Conn; mtg $63,000; May29'13. O C & 100

Tinton av, 1181 (10:2662), ws, 126.3 s 168th, 50x134.11x56.2x135.1, 5-sty bk tnt; Nathaniel L McCready et al TRSTES for Nathaniel L McCready under will of Nathaniel L McCready, decd, to Emma Herb, 1061 St Nicholas av; C a G; mtg $41,500; June2; June4'13. nom

Tremont av (11:2828), ss, 81.7 w Morris av, 50x148.7x53x126.9; vacant; Andw Brice to Andw T Brice, both at 165 E 80; Dec 31'10; May31'13. nom

Undercliff av (11:2880), nwc 176th, 22.9x 100x55.4x105.2, vacant; Albt R Lesinsky, ref, to Regent Realty Co, a corpn, 27 W 42; FORECLOS May29; June4'13. 2,000

Union av, 1075 (10:2670), ws, 110 s 166th, 20x100, 3-sty fr tnt; Cath A Mullen to Geo C Kuehnert, at McDonald, Pa; mtg $6,000; June2; June3'13. O C & 100

Vyse av, 1217 (11:2986), ws, 191.4 n Home, 18.9x100, 3-sty bk dwg; Michl Claro to Moses Rosenthal, 408 E 121; mtg $7,500; May29; June2'13. O C & 100

Vyse av, 1893 (11:2992), old ws, 134 n Old Boston rd, 56x150x50x150, except pt for av, 5-sty bk tnt; Jacob Cohen Constn Co to Martin Grossman, 1018 E 163; mtg $47,400; June2; June3'13. O C & 100

Vyse av, 2060 (11:3132), nec 179th (Nos 961-3), 34x102x34x102.8, 5-sty bk tnt; Jacob Streifler Co to Wm H Ostrander Jr, 250 E 180; mtg $33,500 & AL; May22; May 29'13. nom

Vyse av, 2060; Wm H Ostrander Jr to Chas E Bryant, 97 Columbia Heights, Bklyn; mtg $33,500 & AL; May27; May29 '13. nom

Vyse av, 2123 (11:3128), ws, 50 s 181st, 25x100, 3-sty bk dwg; Frank J Schweizer to David Hemmer, 503 W 49; mtg $10,000; June2; June3'13. nom

Vyse av (11:3128), ws, 25 s 181st, 25x 100, vacant; City & Country Home Co to Simplex Impt Corpn, 3105 Park av; AL; June4'13. O C & 100

Waldo av (13:3421), ws, 77 n 250th, 71x 96x70x106; vacant; Delafield Estate, a corpn, to Kath C Baum, 800 Riverside dr; AL; May6; May29'13. 5,355

Wales av, (Tinton) 633 (10:2643), ws, 150 s 152d (Willow), 25x105, 2-sty fr dwg & 1-sty fr rear stable; Caspar Helbock to Caspar Helbock Jr, 633 Wales av; May24; May 29'13. nom

Walton av, 2255-7 (Berrian) (11:3186), ws, 250 s 183d (3d), 50x100, except part for av, 2 2-sty bk dwgs; Freefein Realty Co to Inland Holding Co, a corpn, 507 E Tremont av; AL; May21; June3'13. nom

Walton av, nec 177th, see 177th E, 53-5 on map 51-3 E.

Waterbury av, sec Crosby av, see Crosby av, sec Waterbury av.

Waterbury av, swc Crosby av, see Crosby av, swc Waterbury av.

Webster av, 1808 (11:2900), nec 175th (No 401), 99.1x31.1x99.2x31.1, 2 & 3-sty fr tnt & strs; Chas L Hoffman, ref, to Herman J Wurth, 1194 Brook av, & Theodora Klett, 1030 Jackson av; FORECLOS May 2; June2; June3'13. 13,000

Webster av (12:3278), ws, 78.8 s 198th, 25x123.2x25.2x121.10; vacant; Jas T Dougherty to Chas F Deshler, 207 W 56; May29; May31'13. O C & 100

Wendover av, 444 (11:2903), ss, 75.1 e Park av, 25x100, 1-sty bk str; also WENDOVER AV, 446-8 (11:2903), ss, 100.1 e Park av, 50.1x151.4, 2-1-sty bk strs; also WENDOVER AV, 438-42 (11:2903), sec Park av (No 3832), 75.1x100; Louis E Kleban to Louis E Kleban Co Inc, a corpn, 1116 Jackson av; AL; Feb14; May31'13. nom

Wendover av, 446-8 & 438-42, see Wendover av, 444.

Westchester av, 754 (10:2654), es, 69.7 s 156th, 25x80, with rights to 5-ft alley in rear, 4-sty bk tnt & strs; Louis Hemmerdinger to Felix Kornicker, 774 Prospect av; mtg $15,000; May28; May29'13. O C & 100

Westervelt av (*), es, 25 s N Y Westchester & Boston R R, 25x100; Walter W Taylor to Otto A Siefert, 518 E 240; mtg $500; May28; May31'13. 500

White Plains rd (*), ws, 130.1 s Westchester av, 75x162.10x75x164.1, Unionport; Zerega Realty Co to Eugenia Reichert, 457 E 182; mtg $4,305; Sept13'12; June4'13. O C & 100

White Plains rd, 4645 (*), being lot 48 map (223) of Washingtonville, except pt for rd; Value Realty Co to Abr Watsky, 365 W 50; mtg $9,000 & AL; May15; June 3'13. O C & 100

Wickham av (*), ws, 575 s Nereid av, 25x97.6; Lillie Bohm & ano to Jos Ott, 1409 Ams av; May22; June3'13. O C & 100

Woodlawn rd (12:3328), nws, 177.4 se 212th, 20x103.7x25x103.4, vacant; Jno H Rogan, ref, to Mary L Whiting, 515 W 110; FORECLOS Apr30; May14; May29'13. 1,000

Zerega av (*), es, 100 n Westchester av, 125x98.5x125x98.3; Bronx County Constn Co to Bertha Levy, 1956 Crotona Pkway; mtg $6,500; Mar6; June5'13. O C & 100

3D av, 3827 (11:2912), ws, 25.3 s Wendover av, 20x100, 5-sty bk tnt & strs; Alphonse G Koelble, ref, to G & S Realty Co, a corpn, 406 E 149; FORECLOS Oct31'12; June3; June4'13. 9,250

3D av (11:3044), swc 179th, 90.6x92.9x 90.5x90.9; vacant; Anna M Irwin to Taxpayers Realty Co, a corpn, 1203 Franklin av; AL; May24; June5'13. nom

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3D av, 1435 (11.30x80), ws, 28.6 n 131st, 70x127.11, 5 sty bk tnt & strs, Saml J Lettman to Edmund Grossman, 1950 Washington av; mtg $11,000 & AL; June 3; June4'13. O C & 100

3D av, es, 300 s Highbridge, see Lind av, es, 276.9 s 169.

Lot 192 (*), map lots near Wimbridge Station, Pasquale Sanzari to Edw Minazzoli, 217 W 26, AL, May31, June5'13, re-recorded from June2'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Canal st W (9:2332), sec 138th, runs e 71xw on curve 77.2 to st xn30 to beg, re mtg to perpetual right easement, right of way, &c to above, also a temporary right easement &c as follows, CANAL ST W (9:2332), sec 138th, runs e80xs19xw87.4 to st xn54 to beg; Bowery Savgs Bank to City NY, QC, May10; June3'13. nom

Canal st W (9:2332), sec 138th; the same two parcels as above; conveyance of the perpetual & temporary rights for construction of subway, &c; pts 2-sty fr bldgs; Olin J Stephens to City NY; May 26; June3'13. 24,500

Kelly st (10:2703), swc 163d runs s along Kelly on curve 131.3xw60.9xn111.11 to 163d xe74.7 to beg; vacant; re m+ N Y Trust Co to Simbar Realty Corpn, 1029 E 163; QC; June4; June5'13. nom

Schieffelins lane (*), ns, 70 nw from cl of N Y, W & Boston R R, contains 5 61-100 acres; also BOSTON POST RD, ns, 70 se from cl of N Y, W & B R R, contains 20-100 acres; also PLOT begins 70 se from cl of N Y, W & B R R & 172 ne Boston Post rd, contains 11-100 acres; also lots lying w of Bronx River & designated as parcels 1, 2, 3 & 4 in deed from City & County Contract Co to N Y, W & B R R & recorded July22'10; re mtg; Guarantee Trust Co of N Y, a corpn, as TRSTE to Millbrook Co, a corpn, at 180th & Morris Park av; AT; QC; Mar17; June4'13. nom

138TH st E, see Canal W, see Canal W, sec 138th.

141ST st, 486 E (9:2285), ss, 121.6 e Willis av, 37.6x100; asn rents to extent of $1,433; Thos P Kelly to Bronx Security & Brokerage Co, a corpn, 258 E 138; June3; June4'13. nom

163D st E, swc Kelly, see Kelly, swc 163d.

224TH st E (*), ns, 180 w Bronxwood av (5th st), 25x114; CONTRACT & selling agmt &c; Cath J Sylvester with Jno W Stevenson; May17; June3'13. nom

Boyd av (*), es, 250 n Edenwald av, 50x100; also BOYD AV (*), es, 150 n Edenwald av, 75x100; also FOX AV (*), ws, 200 n Edenwald av, 25x100; re mtg; Bridget M Jones to Hugh D Smyth, 413 Greene av, Bklyn; QC; May28; May29'13. 2,000

Boyd av, es, 150 n Edenwald av, see Boyd av, es, 250 n Edenwald av.

Digney av (*), es, 150 n Jefferson av, 50x100, Edenwald; re mtg; Kate S Bell to Ethel Baker, Lincoln, Cal; May28; June 3'13. 600

Digney av (*), es, 150 n Jefferson av, 50x100, Edenwald; re mtg; Max Weiss & ano to Ethel Baker, Lincoln, Cal; June2; June4'13. nom

Edson av (*), ws, 334.11 nw 222d, 50x95; re mtg; Crawford Real Estate & Bldg Co to Realty & Commercial Co, a corpn, 30 Church; QC; May12; June4'13. 650

Fairfax av (*), ns, 229.6 s from ss Waterbury av & ws Fairfax av, runs w 100xe100 to av xn37.6 to beg (probable errors), re mtg, Sandor Rosner to Robt J Craven, at Pennyfield, Bronx, NY; QC; Apr1; June5'13. 500

Fox av, ws, 200 n Edenwald av, see Boyd av, es, 250 n Edenwald av.

Waldo av (13:3421), ws, 77 from ns 250th & ws Waldo av, runs sw106xnw70xne96 to av xs71 to beg, vacant; also strip 5 ft wide adj above on ns; CONTRACT for purchase of 1st parcel for $5,355, & purchase of said strip within 1 yr from closing of title at rate of $1,900 per city lot, & if party 2d part elects to purchase same during the following five years then the purchase price shall be increased 10% per year; Delafield Estate, a corpn, to Kath C Baum, 800 Riverside dr; Apr29; May29'13. 5,355

Washington av, 1477, see Bway, 3099-3103 Manhattan.

Westervelt av (*), es, 25 s N Y, W & Boston R R, 25x100; CONTRACT; Walter E Taylor with Otto A Siefert, 518 E 240; mtg $500; May1; May29'13. 600

White Plains rd, 4645 (*), being lot 18 map of Washingtonville; re mtg; Carl Ernst to Value Realty Co, a corpn, 170 Bway; May15; June3'13. O C & 100

LEASES

Borough of Manhattan

MAY 29, 31, JUNE 2, 3, 4 & 5.

[1]**Bleecker st, 149** (2:537), str; Antonio Masulli to Giuseppe Ladagana, 492 E 152; 10yf Apr1; May29'13. 1,800

[1]**Bleecker st, 188** (2:526); asn ls; Ludovico Afeltra to Domenico D'Esopo, 33 Elm, Hartford, Conn; AL; June3; June4'13. O C & 100

[1]**Broome st, 119** (2:336), str & front b; Jacob Shapiro to Yetta Kerber, 119 Broome; 5yf May1, June2'13. 900

[1]**Canal st, 182** (1:201), str; Estate of Henry Stone to Jos Feldman, 174 Canal; 5 yf May1; May29'13. 1,020 & 1,080

[1]**Coenties sl, 4-6** (1:30), nec Water, strs & b; Louise & Oscar Mahnken TRSTES will Frederic Mahnken to Jno McKenna, 269 93d, Bklyn; 4 8-12yf Sept1'12; May29 '13. 1,000

[1]**Dyckman st, 102** (8:2149); str; Jno V Fitzpatrick to David Adelman & ano, 960 Tinton av; 5yf Aug1; 3y ren; June3'13. 600 to 840

[1]**Eldridge st, 105-7** (2:418), all of 1st fl above strs & pt 2d fl; Moritz Tolk to Morris Hass, 110 Stanton; 8 10-12yf June1; June5'13. 2,040

[1]**Front st, 92** (1:33); all; Pauline K Schrenkeisen to Saml S Beard & Co (Inc), a corpn, 92 Front; 5yf May1; June3'13. 2,750

[1]**Goerck st, 131** (2:330), 6-sty tnt; all; Mayer Singer to Morris Rosines, 283 Stanton; 3yf May1; June5'13. 2,750

[1]**Greenwich st, nwc Vesey,** see Vesey, 70.

[1]**James st, 9** (1:117), all; Nicholas T Brown to Michl Durante, 9 James; 3yf May1; June4'13. 3,300

[1]**Oak st, 48 & 48½** (1:278); bakery; Nunzia Perniciaro to Paolo Di Grazia, 48 Oak; 3yf May1; June2'13. 480

[1]**Oak st, 48** (1:278), e str; Nunzia Perniciaro to Sol Feldman & ano, 48 Oak; 3y f May1; June4'13. 540

[1]**Vesey st, 70** (1:84), nwc Greenwich; str & c; Sellwell Realty Co to Max Oppenheimer, 383 Sumpter, Bklyn; 5yf May1; June5'13. 3,600

[1]**Water st, nec Coenties sl,** see Coenties sl, 4-6.

[1]**Wooster st, 220** (2:534), stoop str; Eleanor McCartan to Epstein & Warshawsky, 220 Wooster; 1yf June1; 1yr ren; June4 '13. 480

[1]**6TH st, 404 E;** also 1ST AV, 96 (2:433), all; Jacob Gordon, EXR Louis Gordon to Adolf Binder, 404 E 6; 3yf June1; May29 '13. 4,700

[1]**6TH st, 716-8 E** (2:375), all; Ferd & Wm Funk to Ida Markel, 712 E 6; 3 5-12yf May 1; May31'13. 7,000

[1]**14TH st, 304 E** (2:455); all; Henry A Herrmann to Jno Smith Jr & ano, 304 E 14; 3yf May1; June5'13. 1,600

[1]**18TH st, 15-7 W** (3:820); certf as to re entry & termination of Ls made by Brogan Constn Co to Adolphe H Benoit, recorded June27'04; Hugh Morgan Jr, 185 Main av, West New Brighton, SI, & Geo J Becker, 144 Foxall, Evergreen, NY, to whom it may concern; May31; June5'13. O C & 100

[1]**18TH st, 40 W** (3:819), str; Chas Papas to Jos Rocco, 315 W 44; 3yf May17; 5yren at $2,100; June4'13. 1,800

[1]**23D st, 200 E** (3:903), str; Frank Tiernan to Ernest Lieberman, 200 E 23; 10yf Mar1; May31'13. 660

[1]**23D st, 124-8 W,** see 23d, 133-5 W.

[1]**23D st, 133-5 W;** also 24TH ST, 124-8 W (3:799), all; Elmer A Darling to Cassidy & Son Mfg Co, a corpn, 133 W 23; 9 9-12y f May1; June4'13. 24,000 & 25,000

[1]**23D st, 362 W** (3:746), str; Elia M Perrella to S Cushman's Son Inc, 517 W 89; 3 yf Sept15; May29'13. 1,500

[1]**24TH st, 240 E** (3:904); sur Ls; Simon Goldstein to Wm Goldstone, 2 W 89; AT; July22'11; June5'13. O C & 200

[1]**25TH st, 108-10 W** (3:800); sur Ls; Jno B Perry to Abbie E Drew, widow, & Alice L & Geo F Drew, individ & EXRS Jno H Drew, 431 W 17; AT; May8; June5'13. nom

[1]**26TH st, 325 E** (3:932), all; Hy F Wolters to Orasi Clemento, 325 E 26; 4 11-12y f June1; May29'13. 900

[1]**26TH st, 327 W** (3:750); asn Ls; Jno Henschell to Krescenzia Henschell, 327 W 26; mtg $——; May14; June5'13. nom

[1]**34TH st, 403-5 E** (3:966), e str & b & w str & b; Peter J Schneider to Jos Shepperd, 140 E 127; 5yf June1; June5'13. 900 & 1,200

[1]**34TH st W, nec Bway,** see Bway, nec 34th.

[1]**39TH st W, swc 5 av,** see 5 av, swc 39th.

[1]**40TH st W, swc 8 av,** see 8 av, 617.

[1]**42D st, 10 E** (5:1276); agmt as to form of Ls &c upon certain modified conditions for 19 yrs from May1'14; Caroline Cachard, widow, with N Y Real Estate Security Co, a corpn, 42 Bway; Jan31; June5'13. nom

[1]**42D st W, nec Bway,** see Bway, nec 42.

[1]**44TH st, 528 W** (4:1072), all; Morris Sklarsky to Denis Buckley, 547 10 av; 4 10-12yf July1; 2 yrs ren; June5'13. 1,620

[1]**46TH st, 11 W** (5:1262), all; Mary E Timoney to Eugene Hartwig, 11 W 46; 15 yf Feb1; 5yren; May29'13. net 7,000

[1]**48TH st, 12 E** (5:1283), 3d fl; Jno L Tonnele to Rebecca Shanfield, 302 W 79; 5yf May1; June2'13. 2,000

[1]**57TH st, 627-9 W** (4:1105), ns, 346 e 12 av, 50x200.10 to ss 58th (Nos 628-30); all; Chas E Appleby to Claude L Hagen, 46 W 129; 5yf May1; June5'13. 1,400

[1]**58TH st, 628-30 W,** see 57th, 627-9 W.

[1]**70TH st, 422-34 E** (5:1464), five bldgs; Maurice J Burstein to Hyman Freidman, 1665 Park av; 5yf June1; May31'13. 16,044

[1]**91ST st W, nwc Ams av,** see Ams av, n wc 91.

[1]**104TH st E, nec Av A,** see Av A, es, 105th ss, & 104th ns (the block).

[1]**105TH st E, sec Av A,** see Av A es, 105th ss, & 104th ns (the block).

[1]**109TH st, 334 E** (6:1680); e str & b; Thos Belvedere to Michele Chestaro, 321 E 109; 3yf May1; June3'13. 216

[1]**113TH st, 536 W** (7:1884), all; Melvin E Boas to Fredk B Lozier at Palisade, NJ; 5 4-12yf June1; May29'13. 20,000

[1]**114TH st, 94-6 E** (6:1641), sec Park av; str & b; Sam Rosenberg, AGENT for Karl Rosenberg, to Jacob Kleiman, 94 E 114; 2 11-12yf June1; June2'13. 720

[1]**115TH st, 70-2 E** (6:1620), ss, 130 w Park av, 50x100.11; sobrn of Ls & deposit of $1,000 to mtg for $8,000; Elias Schlomowitz, owner, & Louis Stenzler, 155 E 113, lessee, with Louis Seif, 178 Nostrand av, Bklyn; May28; June3'13. nom

[1]**119TH st E, sec Lex av,** see Lex av, sec 119th.

[1]**126TH st W, nec 8 av,** see 8 av, 2350.

[1]**138TH st W, sec Lenox av,** see Lenox av, sec 138th.

[1]**153TH st W, sec Ams av,** see Ams av, s ec 155.

[1]**178TH st W, sec Bway,** see Bway, 4198.

[1]**178TH st, 670 W,** see Bway, 4198.

[1]**Av A, 291** (3.950); str & pt c; Thos Dalton to Mary E Wood, 660 St Nicholas av; 5yf Aug1'15; June5'13. 720

[1]**Av A, es,** also 105TH ST, ss, 104TH ST ns, HARLEM RIVER ws (6:1698); all; Mary A Ketcham et al to Mary J, Claude V & Benj B Wright, all at Rockville Centre, LI, firm Robt J Wright & Sons; 10yf May1; June3'13. taxes &c & 7,500 to 11,000

[1]**Av B, 133** (2:391); stoop fl & 1st fl; Nathan Buchholtz to Simon D Ehrlich, 133 Av B; from Aug1'13 to Apr30'15; June3'13. 840

[1]**Amsterdam av, 862** (7:1874), ws; all; Wm Hamel & ano, EXRS &c Jas Hamel, to Philip Lienesch, 862 Ams av; 3 2-12yf Mar1; June2'13. 3,300

[1]**Amsterdam av** (4:1239), nwc 91st, str & pt b; Fredk W Kruse to Jno H Wetjen by J C Anderson, atty, 146 W 98; 5yf May1; June4'13. 2,500 & 2,700

[1]**Amsterdam av** (4:1239), nwc 91st; asn ls; Louise M Wetjen, EXTRX Jno H Wetjen to Henry Beicke, 1023 Southern blvd; May29; June4'13. nom

[1]**Amsterdam av** (7:2068), sec 155th, str & c; Jno Whalen to Riker & Hegeman Co, 162 W 34; 3yf Sept1; June4'13. 2,400

[1]**Broadway, 308** (1:156); consent to sublet whole bldg to Bloch & Fruchbom; Jno L Tonnele TRSTE Jno Tonnele, decd, for Rebecca T Gay to Max Verschleiser; May 8, May29'13. ——

[1]**Broadway, 308;** consent to sub-let as above; Tower Mfg & Novelty Co to same; May10; May29'13. ——

[1]**Broadway, 641** (2:523), swc Bleecker, s pt ground fl; Alfd M Hearn to Philip Fainer, 978 Union av; 7 9-12 yf May1; June4'13. 1,620

[1]**Broadway** (3:836), nec 34th, space on 3d fl; Alfd E Marling et al TRSTES of the Wm R H Martin Trust to Cohn & Rosenberger, Inc, a corpn, 536 Bway; from Feb1 '14 to May1'23; May29'13. 10,000

[1]**Broadway** (4:995), nec 42d, space for stationery str; Longacre Land Co to Joe Reinhorn, 321 E 6; 9 8-12y & 15 days f Feb15; 1yr ren; June4'13. 8,000 to 9,500

[1]**Broadway, 3226-2** (7:1984); asn Ls; Jas McCullough to Wm Mulligan, 617 W 129; June4; June5'13. nom

[1]**Broadway, 4198** (8:2145), sec 178th; cor str & b; also 178TH ST, 670 W (8:2145); kitchen, pantry & dining room in rear of above; Cliff Constn Co to Wm M McGarvey, 587 W 178; fr May26'13 to May1'22; June2'13. 3,500 to 5,000

[1]**Columbus av, 790** (7:1853); str fl; Johanna Krumwiede to Moses Shaffrom & Co, 2 W 101; 3yf May1; June2'13. 1,800

[1]**Columbus av, 792** (7:1853); str & b; Justina Buchsbaum to Julius Buchsbaum & ano, 12 W 101; 20yf May1; June5'13. 1,800

[1]**Lenox av** (6:1735), sec 138th, 99.11x100, all, with option to purchase if premises are offered at price not to exceed $225,000; National Bank of North Hudson at West Hoboken, NJ, to Lee B Lok, 34 Mott, et al; 10yf June1; May31'13. 15,000

[1]**Lexington av, 1915-9** (6:1767), sec 119th; asn Ls recorded May14'13 with All RT&I to chattels; Margt Toomey to same; mtg $7,925 & AL; May29; June5'13. nom

[1]**Lexington av** (6:1767), sec 119th; agmt as to ren of Ls for 2 yrs from May1'15 at $1,500 & 1 yr more at $1,800; Rudolph W Pick with Bernard O'Connell, 301 E 69; May29; June5'13. ——

[1]**Park av, sec 114th,** see 114th, 94-6 E.

[1]**St Nicholas av, 1274** (8:2130), str No 5; Stratford Avon Co to Bertha Hofmann, 1274 St Nicholas av; 5yf Aug1; May31'13. 480 & 600

[1]**St Nicholas av, 1365** (8:2162), all; Lamont McLoughlin to Nicholas J Botsacos, 534 W 179; 5yf July1; May29'13. 2,700

[1]**1ST av, 96,** see 6th, 404 E.

[1]**2D av, 443** (3:906); str & c; Carolina, wife Christian Dohm, to Martin Faulhaber, 443 2 av; 2yf May1; June5'13. 1,020

[1]**2D av, 1501** (5:1433), cor str & pt c & 6 rooms above str in premises 271 E 78; Max Neuman & ano to Chas A Aronstamm, 1501 2 av; 6yf May1; May29'13. 1,560

[1]**2D av, 1834** (5:1557); s str fl & pt c; Jacob C Louis to Julius Ulrich, 1834 2 av; 5½yf Nov1; June3'13. 420

[1]**2D av, 1834** (2:457), all; Wm Rosenberg to Elias Mayer, 537 Willoughby av, Bklyn, & ano; 10yf Aug15; June3'13. 6,000 to 6,500

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[1]**5TH av, 139** (3:849), es, 57.6 n 20th, runs n 32.6xe90xn2xe48xs44xw25 xn 9.6 xw 113 to beg, with rights to lane or right of way 12 ft wide leading to 20th, 6-sty bk loft & str bldg, leasehold, Jno G Agar to Isabella C May, 1325 K st, Washington, DC, & Cecilia C d'Andigne, 6 Rue de Berri, Paris, France; AT, C a G; May29, June2 '13. O C & 100

[1]**5TH av** (3:840), swc 39th, runs s 49.5 xw—xs49.5xw100xn49.5 to 39th xe100 to beg; all; (probable error, two courses appear to be repeated); Jacob Dreicer & ano to Irving E Raymond, Stamford, Conn, as president A A Vantine Co, 879 Bway; 21yf May1'14; June2'13. taxes &c & 85,000

[1]**5TH av, 2155** (6:1756); str; Jacob L Isaacs to Jacob Gelman, 2155 5 av, 1yf Feb1; June3'13. 360

[1]**6TH av, 98** (2:572); b str; Leon Migdalsky to Saml Farasche, 78-80 E 113, & ano; 4 11-12yf June1; June3'13. 480

[1]**6TH av, 686** (3:841), b; Adolph A Hageman to Isaac Seligson, 686 6 av & ano; 2y f May1'12; May31'13. 480

[1]**8TH av, 617** (3:763), swc 40th; asn ls; Walter von Erlenbell to The Von Erlenbell Co, 617 8 av; mtg $5,000; June3; June 4'13. nom

[1]**8TH av, 617** (3:763), swc 40th; asn Ls; The Von Erlenbell Co to Walter Von Erlenbell, 717 8 av; June3'13. nom

[1]**8TH av, 2350** (7:1932), nec 126th; asn Ls & bill of sale of chattels, &c; Thos M Connelly to David P Foster, 260 W 126; AT; AL; June2; June4'13. 3,000

[1]**11TH av, 774** (4:1082); str, apartmt above & pt c; Fredk W Saltzsieder to Valentine Laforge, 34 Garden, Bklyn; 4yf Jan1; June3'13. 1,200

LEASES.

Borough of the Bronx.

[1]**Hoffman st, sec 188th,** see 188th E, sec Hoffman.

[1]**135TH st, 528-30 E** (9:2262), all; Jacob Hindes to Sarah Altman, 1665 3 av; 3yf June1; June5'13. 3,050

[1]**147TH st E, cor Willis av,** see Willis av, 485.

[1]**177TH st E, nec Jerome av,** see Jerome av, 1900.

[1]**188TH st E** (11:3056), sec Hoffman; asn Ls; Ignazio Collica to Salvatore Collica, 566 E 188; Feb8; June5'13. nom

[1]**Boston rd, 1324** (11:2961); asn ls; Sidney Marks to Harry Shein, 661 E 158; AT; Apr15; June4'13. nom

[1]**Boston rd, 1324;** agmt as to cancellation of Ls; Harry Shein with Harry Weaver; June4'13. nom

[1]**Boston rd, 1324** (11:2961), str; Harry Weaver to Barnett Budoff, 216 E 28; 5 4-12y f June1; June4'13. 1,100 & 1,200

[1]**Bergen av, nws, 123.5 sw 149th,** see Willis av, 534.

[1]**Bridge av, nec Railroad av,** see Railroad av, nec Bridge av.

[1]**Jerome av, 1900** (11:2853), nec 177th (No 1); cor str; Lillian E Herrmann to Louis H Hercovits, 440 E 182; 5yf June1; June 3'13. 1,200 & 1,500

[1]**Longwood av, 1062** (10:2730), str & b; Sol Blumenthal to Henry Kuver, 990 Westchester av; 5yf May1'12; May29'13. 1,380

[1]**Morris Park av, 608** (*); w str; Minnie Schwartz & ano to Antonio Sconza, 1516 Rosedale av; 5yf Sept1; June5'13. 240 & 264

[1]**Morris Park av, 638** (*); front ½ of e str & outside privilege of str window; Rudolph Witikind to Di Presso Bros, 638 Morris Park av; 6yf Jan1; June5'13. 120 & 180

[1]**Railroad av (*),** nec Bridge av, 200x100; also BRIDGE AV, es, 150 n Railroad av, 100x185x135, for boat house purposes; Martha M Rodgers to Fredk J Siebel at Baychester; 1yf June1; June5'13. 250

[1]**Southern blvd, 965-7** (10:2725); str; Kellwood Realty Co to Louis Alter, 749 Bway, Bklyn; 5yf June1; 5y ren at $2,400; June 5'13. 1,500 & 1,800

[1]**Willis av, 485** (9:2307); cor 147th; sur Ls; Richd E Thibaut (Inc) to Adelheid Mayer, 267 8 av; AT; Apr29; June3'13. nom

[1]**Willis av, 534** (9:2293), es, 24.8 se 3 av, runs se86.11xsw24.4 to cl Old Henry, x nw76.3 to av xne25.10 to beg, except pt for 3 av; also BERGEN AV (9:2293), nws, 123.5 sw 149th, runs nw89xsw24.4 to cl Henry xse89 to av xne25 to beg, all; Amelie Entelmann et al to Geo H Buschmann, 549 E 148; 15yf May1; May29'13. taxes, &c, & 6,420 & 7,080

[1]**3D av, 3905-7** (11:2919); all; Fannie Adler, EXTRX Simon Adler, to Simon Berger, 1592 Wash av, 3½yf Jan1; June2'13. 3,550

MORTGAGES.

Borough of Manhattan.

MAY 29, 31, JUNE 2, 3, 4 & 5.

[m]**Academy st** (8:2224), ws, 100 n Sherman, av, 100x100; May29'13, 3y6%; Augustus S Mapes to Geo H Allen, 41 W 56. 4,000

[m]**Allen st, 19** (1:300); ext of $18,000 mtg to May15'18 at 5%; June4; June5'13; Citizens Savgs Bank with Ike Brook, 248 Madison. nom

[m]**Attorney st, 90-2** (2:343), es, 200 s Rivington, 43x100; pr mtg $——; June2; June 3'13; due Aug1'15; 6%; Plain Realty Co, 545 Bway to Harry Jacobs, 1800 7 av. 2,000

[m]**Attorney st, 90-2;** certf as to above mtg; June2; June3'13; same to same. ——

[m]**Bleecker st, 188** (2:526), swc Macdougal (Nos 87-9), 25x98, leasehold; June3; June 4'13; installs; 6%; Domenico D' Esopo, Hartford, Conn to Ludovico Afeltra, 1369 Bay Ridge av, Bklyn. 11,260

[m]**Carmine st, 76** (2:528); sal Ls; Apr25; June2'13; demand, 6%; Emil Blumenthal to Lion Brewery, 104 W 108. 1,000

[m]**Catherine st, 33-5** (1:277), es, abt 75 n Madison, 27.1x108.6x27x105.7; PM; May29; June2'13. Ins. Leonard F Golden to American Mtg Co, 46 Cedar. 13,000

[m]**Cherry st, 155** (1:250), ss, abt 70 w Market, 20x60; May21; June3'13; due &c as per bond; Isidor Katz & Louis Rubin to Tessie Applebaum, 204 Eldridge. 7,000

[m]**Chrystie st, 87** (1:304), ws, 175 n Hester, 19x100; pr mtg $25,600; May28; May29'13; due Aug15'13, 6%; Nathan Harrison Realties to Hugo E Distelhurst, 336 Church, Richmond Hill, NY. 2,000

[m]**Chrystie st, 87;** certf as to above mtg; May29'13; same to same. ——

[m]**Clinton st, 240-2** (1:258); sobrn agmt; May26; May29'13; Harry Siegel & Hyman Safir with Jennie & Ettie Ginsburg, 240 Clinton. nom

[m]**Columbia st, 84** (2:334), es, 25 n Rivington, 25x117.8, pr mtg $——; June2; June5'13; due Aug15'13, 6%; Dora & Barnett Michelman to Mary Yarmovsky, 167 W 116. 650

[m]**Columbia st, 109** (2:335), ws, 100 n Stanton, 25x100, pr mtg $——; June2; June3'13; due July1'16; 6%; Louis Fleischer & David Rogers to Gertrude Miller, 433 Kosciusko, Bklyn. 700

[m]**Crosby st** (1:233), es, 117.1 n Howard, 25x100; May28; May29'13; 5y5%; Giovanni Lordi of Bklyn to Emigrant Indus Savings Bank. 22,000

[m]**Elizabeth st, 196** (2:492), es, 189.8 n Spring, 25.2x98x25.1x98; PM; pr mtg $——; May29; May31'13; due July10'16, 6%; Mariano Scimeca to Altavista Holding Co, 1170 Bway. 5,000

[m]**Fulton st, 73-9** (1:94), nes, at ses Gold (No 54), runs ne59.4xse54.5xn55xse28xsw 124.9 to nes Fulton xnw81.9 to beg; pr mtg $140,000; Apr9; May29'13; 3y5%; David Wilson Co, 82 Nassau, to Sidney Maddock, Palm Beach, Fla. 30,000

[m]**Fulton st, 73-9;** ext of $20,000 mtg to Apr1'16 at 5%; Apr30; May29'13; Sidney Maddock with David Wilson Co, 82 Nassau. nom

[m]**Gold st, 54,** see Fulton, 73-9.

[m]**Greenwich st, 679-81;** ext of $20,000 mtg to June1'18 at 5%; May1; June5'13; Equitable Life Assur Soc of U S with Mary H Cassidy, 513 W 138, et al. nom

[m]**Grove st, 58** (2:591), ss, 150 e Bleecker, 25x99x25x100.2; pr mtg $5,000; June1; June 5'13; 3y5%; Wm C O'Thayne or Thayne, of NY; Eliz O'Thayne or Thayne, of Liberty, NY, & Cleo M owen, of South Orange, NJ, to German Savgs Bank, 100 E 14. 3,000

[m]**Grove st, 58;** agmt as to increase of interest from 4½ to 5%. June5'13, same with same. nom

[m]**Henry st, 253** (1:287), ns, 19.1 e Montgomery, 24x84.4x24x85.8, pr mtg $——; June5'13; 3y6%; Annie Kirschenbluth to Fannie Korn, 875 Park av. 2,500

[m]**Lafayette st, 178** (2:473), ws, 150.1 n Grand, 25.1x100.6; June5'13; 3y5%; Bronx Investment Co to N Y Trust Co, 26 Broad. 24,500

[m]**Lafayette st, 178;** certf as to above mtg; June5'13; same to same. ——

[m]**Lafayette st, 428** (2:545), ws, abt 285 s Astor pl, 27x137.6; June2'13; 5y5%; Louis de G Milhau, also known as Louis J G de Milhau, to Union Trust Co, 80 Bway. 28,000

[m]**Lewis st, 84½** (2:329), es, 165 s Stanton, 20x100; PM; pr mtg $11,500; June2; June 3'13; 3y6%; Goldie Rosenberg, 84½ Lewis to Benj Seidenberg, 84½ Lewis. 2,000

[m]**Liberty st, 69,** see Bway, 513-19.

[m]**Liberty st, 69,** see Bway, 513-9.

[m]**Ludlow st, 19** (1:298), nws, 157.11 sw Hester, 19x87; PM; May29; May31'13; 3y 5%; Rosa Saberski to Susan R Kendall, 10 W 55, et al trstes Isaac C Kendall. 16,000

[m]**Macomb's pl, nwc 154,** see 8 av, 2926.

[m]**Macdougal st, 87-9,** see Bleecker, 188.

[m]**Mercer st, 84-94,** see Bway, 513-9.

[m]**Mercer st, 231** (2:533), ws, 175 s 3d, 25x 100; participation agmt; Mar14; June4'13; Leah Buttenwieser with N Y Life Ins & Trust Co, 52 Wall, trste Louis C Hamersley. nom

[m]**Mercer st, 287-95,** see Bway, 513-9.

[m]**Monroe st, 171** (1:269), ns, 139.8 w Montgomery, 22.10x100; pr mtg $——; May29; June2'13; due &c as per bond; Miles Realty Co (Inc) to Manhattan Mtg Co, 200 Bway. 28,000

[m]**Monroe st, 171;** certf as to above mtg; May29; June2'13; same to same. ——

[m]**Monroe st, 171;** sobrn agmt; May29; June2'13; Malvine Bode with same. nom

[m]**Mott st, 162** (2:470); ext of mtg for $25,000 to June18'18, 5%; May8; May29'13; Lawyers Title Ins & Trust Co with Raffaele & Concetta Di Luglio. nom

[m]**Mulberry st, 241** (2:495), ws, 168.1 s Prince, 25x99.6; May28; May29'13; 5y5%; Giovanni Lordi of Bklyn to Emigrant Industrial Savings Bank. 22,000

[m]**New Bowery, 17** (1:115), ses, at ws Roosevelt (No 51), runs s along Roosevelt, 28.5xw28.11 to ses New Bowery xn40 to beg; June3; June4'13; 3y5%; Jno Taylor to Susan R Kendall, 10 W 55. 5,000

[m]**Pine st, 27-9** (1:43); ext of $600,000 mtg to Apr1'16 at 5%. Feb25, June5'13. Equitable Life Assur Soc of U S with Pine St Co, 27-9 Pine. nom

[m]**Rivington st, 245** (2:338), ss, 50 w Sheriff, 25x100, June3'13; dde &c as per bond, Louis Goldstein, Bklyn to Title Guar & Trust Co. 24,000

[m]**Roosevelt st, 51,** see New Bowery, 17.

[m]**Spring st, 171** (2:502), ns, abt 70 e Thompson, 23.4x100x23.6x100; pr mtg $——; May31; June2'13, 3y5%; Anna Jordon & Cordelia A J wilcox & Pearl Jursch, Bklyn, NY, to Wm Marsulies, 63 McKibben, Bklyn. 1,500

[m]**Thompson st, 152-4** (2:516), es, 73.3 s Houston, 48.11x98.5x48.11x98.9, bldg Leas; May28, May31'13, 1y5%; Citizens Investing Co to Bronx Investment Co, 100 Bway. 60,000

[m]**Thompson st, 152-4;** certf as to above mtg; May28; May31'13; same to same. ——

[m]**Vesey st, 70-2** (1:84), asn Ls by way of mtg as collateral security for payment of $2,500; June4; June5'13; Max Oppenheimer to Pabst Brewing Co, 606 W 49. nom

[m]**Vesey st, 98** (1:84), leasehold, May27; May29'13; demand, 6%; Jas McElhone to Saranac Realty Co, 149 Bway. 1,500

[m]**Waverly pl, 11-3,** see Bway, 513-9.

[m]**Waverly pl, 11-13,** see Bway, 513-19.

[m]**1ST st, 55** (2:412), ss, abt 260 w 1 av, 25.3x77.11x25x81.3, ws; June4'13; 5½%; Mary E Cashman, 55 1st to Emigrant Industrial Savgs Bank. 23,500

[m]**3D st, 54-6 W** (2:536); ext of $25,000 mtg to June1'16 at 5%. May16, June5'13. Equitable Life Assur Soc of U S with Sarah E McAdam, 1 W 85. nom

[m]**4TH st, 319 W** (2:615), es, 179.6 n Bank, 29 to 12th (Nos 280-2), x75.3x13.4x75, June3'13; due &c as per bond; Annie K Dieckmann to Title Guar & Trust Co. 9,000

[m]**4TH st, 319 W;** sobrn agmt; May29, June3'13; Margt Hein with same. nom

[m]**5TH st, 710 E** (2:374), ss, 160.6 e Av C, 25x96; pr mtg $28,000, May28; May29'13, 5 y6%; Max, Benj & Jos Schenkein & Gitel Horn to Pesel Schenkein, 710 E 5. 8,000

[m]**6TH st, 401-3 E,** see 1 av, 100.

[m]**8TH st, 299-301 E** (2:391), nes, 93 se Av B, 48x93.11, June3'13, 5y5%, Wilhelmina K Gronholz, 266 Av A to Sam Bernard, 225 W 86. 45,000

[m]**9TH st, 233 E** (2:465), ns, 105 w 2 av, runs n39.6xw20xn36.2xsw25.10xs68.11 to 9th xe45 to beg; pr mtg $33,000; May31; June4'13; 1y6%; Ninth Street Co, a corpn to 145 First Avenue, Inc, a corpn, 14 Bible House. 1,250

[m]**9TH st, 233 E;** certf as to above mtg, May29; June4'13; same to same. ——

[m]**9TH st, 716 E** (2:378), sobrn agmt; June4; June5'13, Jonas Weil, Bernhard Mayer & David Fawlowitz with Max Boley, 175 Union, Jersey City, NJ. nom

[m]**9TH st, 716 E;** agmt changing interest days; June5'13; David Fawlowitz with German Savgs Bank, 157 4 av. nom

[m]**9TH st, 716 E** (2:378), ss, 208 e Av C, 25x93.11; June5'13; 3y6%; David Fawlowitz to Max Boley, 175 Union, Jersey City, NJ. 1,500

[m]**10TH st, 62 E,** see Bway, 785.

[m]**10TH st, 52 W,** see 10th, 54 W.

[m]**10TH st, 54 W** (2:573), ss, 235.11 e 6 av, 21.6x91.9; also 10TH ST, 52 W (2:573), ss, 257.5 e 6 av, 21.6x92.3; June4'13; due &c as per bond; Alice Evens wid & Alive M Moffat to Greenwich Savgs Bank, 246 6 av. 1,500

[m]**10TH st, 200-2 W** (2:619), ss, 136.9 e Bleecker, 38.3x95x39.2x95; May26; May29 '13; 1y6%; Jas F Thompson & Geo F Degen to De Witt C Romaine, 473 Hudson. 3,000

[m]**12TH st, 233 E** (2:468); ext of $30,000 mtg to June2'16 at 5%; May31; June5'13; Louise Benziger with Hermine wife Bernard Abeles, Max Hirsh & Morris Folgeman. nom

[m]**12TH st, 700 E,** see Av C, 196.

[m]**12TH st, 280-2 W,** see 4th, 319 W.

[m]**14TH st, 427 E** (3:946), ns, 244 w Av A, 25x103.3; June2'13; 5y5%; Jacob Froelich to Emigrant Indust Savgs Bank. 18,000

[m]**16TH st, 415 W** (3:714), ns, 175.3 w 9 av, 25x92; pr mtg $14,000; May29; June4'13; 5y 6%; Jos, Jacob L & Isidor R Isaacs to Max Wachsman, 120 W 117. 2,500

[m]**18TH st, 243 E,** see 2 av, 311-3.

[m]**18TH st, 401-3 W,** see 18th, 405-7 W.

[m]**18TH st, 405-7 W** (3:716), ns, 85 w 9 av, runs w40xn92xc25xs44.8xe15xs47.4 to beg; also 9TH AV, 129-33 (3:716), nwc 18th (Nos 401-3), 47.4x85; pr mtg $118,400; June2'13; due &c as per bond; Herman & Giza Klein to Sol D Moss, 87 Cottage pl, Long Branch, NJ. 2,000

[m]**20TH st, 261 W** (3:770); ext of $6,500 mtg to Jan1'15 at 5%; Jan31; June5'13; Equitable Life Assur Soc of U S with Aida C Barnes, Durham, Conn. nom

[m]**21ST st, 27 E** (3:850); sal Ls; May28; May29'13; demand, 6%; David Laufer & Louis Tocher, 27 E 21, to Geo Ringler & Co, a corpn, 203 E 92. 3,000

[m]**24TH st, 240-2 E,** see 2 av, 411-5.

[m]**25TH st, 230-2 E** (3:905); ext of mtg for $40,000 to Apr16'18, 5%; Apr24; May29'13; Lawyers Mtg Co with 174th St Constn Co. nom

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m**25TH st, 408-10 W** (3:8009), ss, 100 w 6 av, 80x92.10; Idda Loeb; June2, June4'13, due Dec 2'14, &c; 408 W 25th Cousin Co Inc to Mortgage Realty Co, 135 Bway. 150,000

m**25TH st, 408-10 W;** certf as to above mtg, June2 June4'13, same to same.

m**25TH st, 406 W** (3:7225), ss, 100 w 9 av, 25x98.9, June2, June3'13, due &c as per bond; Grace B Marshall to Title Guar & Trust Co. 18,000

m**28TH st, 134 W** (3:803), ss, 400 w 6 av, 25x98.9, PM; pr mtg $32,500, May27; May29'13; 5y6%; Saml H Russin & Sol Hanfling to Aaron Coleman, 50 W 68. 13,000

m**30TH st, 150 E** (3:885), ss, 153.4 w 3 av, 16.8x98.9; June5'13; 3y % as per bond; Lina Mintz to Farmers Loan & Trust Co, 22 William. 10,000

m**40TH st W, swc 8 av,** see 8 av, 617.

m**42D st, 144-58 W,** see Bway, 1182-90.

m**44TH st, 55-7 W** (5:1260); ext of $190,000 mtg to Feb'11 at 5%, May31, June5 '13, Equitable Life Assur Soc of U S with City Club Realty Co, 55-7 W 44. nom

m**46TH st, 57 W** (5:1262), ns, 260 e 6 av, 22x100.5, PM, pr mtg $40,000, June2, June 3'13; due &c as per bond; Richd Quinlan, 7 Pine to Gustavus O Winston, 155 E 71. 14,000

m**48TH st, 14 E** (5:1283), ss, 250 e 5 av, 25x100.5; PM; May29; June2'13; due June 2'20, 5%; Eliz & Martha L Host, 14 E 48, to Jas L Barclay, 15 W 48. 110,000

m**48TH st, 337 E** (5:1341), ns, 150 w 1 av, 25x100.5; pr mtg $10,000; June4; June5'13; 3y6%; Bertha Drucker, Sea Cliff, LI, to Theo P Huffman, 548 W 34. 1,000

m**48TH st, 520-4 W** (4:10764), ss, 300 w 10 av, 75x100.5; PM; May31; June2'13; 5y5½%; Oscar L Kindler & Wm P Collins, firm Kindler & Collins, 619 10 av, to Natl Gum & Mica Co, 557 W 59. 42,500

m**52D st, 106-8 E** (5:1306), ss, 76.8 e Park av, 38.4x100.5; May29; June3'13; due &c as per bond; Realty Co of The Women's University Club, a corpn, to Mutual Life Ins Co of NY, 34 Nassau. 165,000

m**52D st, 106-8 E;** certf as to above mtg; May23; June3'13; same to same.

m**53D st, 313 W** (4:1044), ns, 175 w 8 av, 25x31.10; also 54TH ST, 308-10 W (4:1044), ss, 150 w 8 av, 75x167.1x49.11x irreg; ext of $60,000 mtg to June3'18 at 5%; May14; May29'13; Emigrant Indus Savings Bank with Greek Orthodox Community, 308-10 W 54. nom

m**54TH st, 57 E** (5:1290), ns, 166 e Mad av, 22x100.5; PM; June2'13; 5y5%; Geo F Butterworth to Henry A C Taylor, on East rd, South Portsmouth, RI. 15,000

m**54TH st, 308-10 W,** see 53d, 313 W.

m**54TH st, 447 W** (4:1064), ns, 150 e 10 av, 25x100.5; pr mtg $8,000; May29'13; 1y6%; Jno J Meier, 443 W 54, to Reuben S Seligmann, 124 E 80. 600

m**59TH st, 208-10 E** (5:1332); ext of 2 mtgs for $24,000 each to June1'17 at 5%; May 29; June2'13; Columbia-Knickerbocker Trust Co with Bertha Kaufmann, 1767 3 av. nom

m**61ST st, 35 E** (5:1376), ns, 229 w Park av, 19x100.5; June4; June5'13; due &c as per bond; Moses S Kakels to Douglas Robinson, Warren Township, Herkimer Co, NY. 18,000

m**62D st, 239-41 E** (5:1417); agmt as to share ownership in mtg for $5,000; June4 '13; Rudolph Gabrik with Louis Szombathy, Stephen Puskar & Alex Zsembery. nom

m**62D st, 239-41 E** (5:1417), ns, 155 w 2 av, 50x100.5; pr mtg $22,000; May31; June 4'13; due &c as per bond; Home of The Christian & Hungarian Sick Benevolent Societies of NY to Rudolph Gabrik, 209 E 4 et al. 5,000

m**66TH st, 64 E** (5:1380), ss, 280 e Mad av, 20x100.5; PM; June2; June3'13; 3y5%; Ella A wife M Le Brun Cooper to Annah R Viel Castel, Paris, France. 38,500

m**66TH st, 301 W,** see West End av, 139-41.

m**69TH st, 44 W** (4:1121); ext of $30,000 mtg to July1'16 at 5%; May2; June5'13; Equitable Life Assur Soc of U S with Chas H Guye, 44 W 69. nom

m**72D st, 348 E** (5:1446), ss, 416.8 e 2 av, 16.8x102.2; ext of $6,500 mtg to Aug1'16 at 5%; May5; June4'13; Chas H Young & ano, trstes Geo Bell, with Dinah & Rachel Rosenblueth. nom

m**72D st, 142 W** (4:1143), sobrn agmt; May 28; May29'13; Geo H B Mitchell with Emigrant Indus Savgs Bank & Marie W Mitchell, 142 W 72. nom

m**74TH st, 340 E** (5:1448), ss, 225 w 1 av, 25x102.2; June2'13; due June1'18, 5%; Ignatz Modry & Sigmund Lewy to Samson Lachman, as trste Wm Demuth, 313 W 106. 13,000

m**74TH st E, swc Park av,** see Park av, 784.

m**75TH st, 321 E** (5:1450), ext of $20,000 mtg to Apr15'16 at 5%; Apr15; June3'13; American Mtg Co with Sol Wiener, 67 W 89. nom

m**76TH st, 247 W** (4:1168); ext of $17,000 mtg to May1'16 at 5%; Apr30; June5'13; Equitable Life Assur Soc of U S with Anna E Wooster, 28 Waldron av, Summit, NJ. nom

m**76TH st, 343 W** (4:1185); ext of $26,000 mtg to June4'16 at 5%; June4'13; Geo J Oakes, 421 E 179 with Clara S Stearns, 323 W 76. nom

m**78TH st, 111 E** (5:1413), ns, 175.2 e Park av, 18.8x102.2; June2; June3'13; due &c as per bond; Margt W & Anna C Pellew to Title Guar & Trust Co. 30,000

m**79TH st, 120 E** (5:1413); ext of $25,000 mtg to June2'16 at 4½%; June2; June5'13; Bankers Trust Co, trste Oliver S Carter for Kate L Macy, to R Stuyvesant Pierrepont, 120 E 79. nom

m**79TH st, 159 E** (5:1508), ns, 318.6 w 3 av, 15.6x102.2; pr mtg $10,000; May27; May31 '13; due Sept28'13, 6%; David Gideon, Bklyn, NY, to Columbia Bank, 507 5 av. 3,500

m**81ST st, 450-2 E** (5:1560), ss, 70 w Av A, 43.3x102.2; ext of $31,000 mtg to June4'18 at 5%; June2; June5'13; 5y5%; Julius Goebel with Abr Zadek et al. nom

m**82D st, 232 E** (5:1527); ext of $15,000 mtg to May15'16 at 4½%; May28; June3 '13; Albt Kaufman with Seamen's Bank for Savgs, 76 Wall. nom

m**82D st, 153 W** (4:1213), ns, 150 e Ams av, 17x91.9x17x93.1; June3; June4'13; 5y 5%; Louisa A Braunlich to Lawyers Mtg Co, 59 Liberty. 13,000

m**82D st, 153 W;** sobrn agmt; June3; June 4'13; same & Edwin T Short with same. nom

m**83D st E, sec 1 av,** see 1 av, 1592.

m**84TH st, 420 E** (5:1563), ss, 200 e 1 av, 17x102.2; June4'13; 3y5%; Rose A Mullen to Herbert Germond, 421 Lex av. 5,000

m**85TH st, 117-21 E** (5:1514); ext of $50,000 mtg to Dec1'14 at 4½%; Nov—'12; June5 '13; Equitable Life Assur Soc of U S with Congregation Kehilath Jeshurum, a corpn, 117-21 E 85, et al. nom

m**87TH st, 114 E** (5:1515), ss, 177.4 e Park av, 18.6x100.8; PM; June3; June4'13; 3y5%; Lina Weil to Fred W Marks, 70 E 91. 11,000

m**87TH st, 116 E** (5:1515), ss, 195.10 e Park av, 18.6x100.8; PM; June2; June4'13; 3y5%; Lina Weil to Lina Stern, 2 W 89. 12,000

m**87TH st, 118 E** (5:1515), ss, 169.5 w Lex av, 21.2x100.8; PM; June3; June4'13; 3y 5%; Lina Weil to Hannah wife Geo D von Hofe, 118 E 87. 14,000

m**87TH st, 317 W** (4:1249); ext of $17,000 mtg to May1'15 at 5%; Apr7; June5'13; Equitable Life Assur Soc of U S with Grace M Kimble, 317 W 87. nom

m**88TH st 164 W** (4:1218), ss, 252 e Ams av, 18x100.8; May31'13; due, &c, as per bond; Mary S Rich to Title Guar & Trust Co. 12,000

m**88TH st, 325 W** (4:1250), ns, 401.4 e Riverside dr, 20x100.8; May29'13; due, &c, as per bond; Gertrude A Vanderbeck to Christianna S Ebbitt, 137 Manhattan. 25,000

m**89TH st, 544 E** (5:1585); ext of $12,000 mtg to May20'18 at 4¾%; May15; June4' 13; Josephine Weller with Frederic de P Foster, Tuxedo Park, NY, & ano trstes for Augusta L Jones, will Ambrose C Kingsland. nom

m**89TH st, 123-5 W** (4:1220), pr mtg $25,000; Apr30; June4'13; 5y6%; Elise M Welton to Mary A Heydecker. 10,000

m**90TH st, 250 E,** see 2 av, 1739.

m**91ST st W, nwc Ams av,** see Ams av, nwc 91.

m**92D st, 55 E** (5:1504), ns, 235.6 w Park av, 17x100.8; PM; June2'13; due &c as per bond; Lina Weil, 19 E 98, to Lambert S Quackenbush, 3 E 94, & ano. 20,000

m**94TH st, 114 W** (4:1224); ext of $11,000 mtg to Jan4'16 at 5½%; May28; June3'13; E Clifford Potter trste with Sara O Fyles. nom

m**95TH st, 307-9 E** (5:1558), ns, 137.6 e 2 av, 37.6x100.8; June4'13; 5y5%; Aaron Goodman Realty Co, 117 W 119 to Equitable Trust Co, 37 Wall & ano trstes. 22,000

m**95TH st, 307-9 E** (5:1558), ns, 137.6 e 2 av, 37.6x100.8; certf as to mtg for $22,000; June4; June5'13; Aaron Goodman Realty Co to Equitable Trust Co of NY.

m**97TH st, 217 E** (6:1647), ns, 262.6 e 3 av, 24.6x100.10; May29; May31'13; 1y5%; Sarah E Lawrence to Emma J Cook, 225 West End av. 800

m**97TH st, 13 W** (7:1833), ns, 150 w Central Park W, 25x100.3; May28; June2'13; 3y 5%; Cath Farrell, 11 W 97, to Edw D Farrell, 163 E 124. 1,000

m**98TH st, 157 W,** see 98th, 161 W.

m**98TH st, 161 W;** also 98TH ST, 157 W (7:1853) (for full description see deed of even date); June14'11; June2'13; deed recorded as mtg; Jno A Sonntag & Martha M, his wife, 2 Lenox av, to Hudson Trust Co, a corpn, 1411 Bway. nom

m**101ST st, 188 W** (7:1855), ss, 75 e Ams av, 25x100.11; PM; pr mtg $——; May31; June3'13; 3y6%; Frank Zombo to Francis M Schiffmayer, 211 W 105. 2,000

m**104TH st, 115-21 E** (6:1632), ns, 135 e Park av, 65x100.11; PM; pr mtg $——; June1; June2'13; 2y6%; Lena Kammensohn, 55 W 116, to Aaron Goodman Realty Co, 117 W 119. 3,000

m**105TH st, 212-14 E** (6:1654), ss, 164 e 3 av, 33x100.9; PM; pr mtg $24,000; June2; June3'13; installs; 6%; Shenk Realty & Constn Co to Harris Mandelbaum, 12 W 87 & ano. 5,800

m**105TH st, 2 W,** see Bway, 3099-3103.

m**107TH st, 169-71 E** (6:1635), ns, 185 w 3 av, 34x100.11; pr mtg $17,500; May29'13; 3y 6%; Alice T O'Brien, 169-171 E 107, to Fred W Guy, 38 Pearl. 689

m**107TH st, 232 E** (6:1656), ss, 175 w 2 av, 25x100.11; PM; pr mtg $9,000; May31; June 2'13; 3y6%; Giuseppe Natale to Simone Fortunato, 38 Maple av, Montclair, NJ. 1,000

m**108TH st, 147 W** (7:1863), ns, 250 e Ams av, 25x100.11; pr mtg $18,000; June4; June 5'13; 5y6%; Abr J Leventhal, 738 E 180, to Hermann G Eggers, 154 W 101. 5,500

m**111TH st, 63-7 E** (6:1617), ns, 120 e Mad av, 46.9x100.11; PM; June2; June3'13; 5y 6%; Abr Harwich, 7 W 112 to Dina Harwich, 7 W 112. 8,000

m**111TH st, 25-7 W** (6:1595), ns, 389 w 5 av, 2 lots, ea 30x100.11; 2 PM mtgs, ea $5,000; 2 pr mtgs $—— ea; June2'13; installs, 6%; Chas Leberstein, 2 W 112, to Saml Schwartz, 27 W 111. 10,000

m**112TH st, 325 E** (6:1684), ns, 285.6 w 1 av, 27x100.11; ext of $16,000 mtg to May 29'18 at 5½%; May29; May31'13; Saml Goldsticker with Gerardo Domi. nom

m**112TH st, 325 E** (6:1684), ns, 285.6 w 1 av, 27x100.11; pr mtg $——; May29'13; 2y 6%; Gerardo Domi to Vico Foi, 31 Manhattan. 1,500

m**112TH st, 221 W** (7:1828); ext of $8,500 mtg to Feb1'16 at 5%; Apr8; June5'13; Equitable Life Assur Soc of U S with Julia I Donley, 601 W 110. nom

m**112TH st, 505 W** (7:1884); ext of $32,000 mtg to May24'18 at 5%, May22; June4'13; Mary E T Frazee with Walter F Kingsland, 22 Av de Bois de Boulogne, Paris, France. nom

m**112TH st, 507 W** (7:1884); ext of $32,000 mtg to May24'18 at 5%, May22; June4'13; Mary E T Frazee with Frederic de P Foster, Tuxedo Park, NY & ano trstes for Augusta L Jones will Ambrose C Kingsland. nom

m**113TH st, 14 E** (6:1618), ss, 225 e 5 av, 18.9x100.11; PM; June5'13; 5y5%; Jacob Marmorstein to Lawyers Mtg Co, 59 Liberty. 10,000

m**113TH st, 155 E** (6:1641), ext of $17,000 mtg to May31'18 at 5%; June3'13; Woodlawn Cemetery with Loeb Newman, 51 E 96. nom

m**113TH st, 220-2 E** (6:1662), ss, 215 e 3 av, 30x100.10; pr mtg $——; May27; May29 '13; 2y6%; Selara Holding Co to Jos Jacobowitz, 3671 Bway. 2,000

m**113TH st, 220-2 E;** sobrn agmt; May27; May29'13; Saml Weil with same. nom

m**114TH st, 211 E** (6:1664), ext of mtg for $16,000 to May17'18, 5%; May21; May29'13; Lawyers Mtg Co with Rose, Mollie & Gussie Harris. nom

m**115TH st, 70-2 E** (6:1620), ss, 130 w Park av, 50x100.11; pr mtg $16,500; May 22; May29'13; due, &c, as per bond; Elias Schlomowitz, 55 Lenox av, to Louis Seif, 178 Nostrand av, Bklyn. 8,000

m**115TH st, 6 W** (6:1598); ext of mtg for $18,000 to May28'18, 5%; May27; May29 '13; Julia Blum, 1236 Mad av, with Chas E Rushmore, 9 E 39, & ano trstes Philip Dater. nom

m**115TH st, 101 W,** see Lenox av, 103-9.

m**116TH st, 438 E** (6:1709), ss, 224 w Pleasant av, 20x100.10; PM; June2'13; 5y 5%; Salvatore Purificato to Lawyers Mtg Co, 59 Liberty. 8,300

m**116TH st, 440-4 E** (6:1709), ss, 164 w Pleasant av, 2 lots, ea 30x100.10, 2 PM mtgs, ea $14,500; June5'13; 5y5%; Max M Bernstein, Bklyn, to Lawyers Mtg Co, 59 Liberty. 29,000

m**116TH st, 11-3 W** (6:1600), ns, 143 w 5 av, 61x100.11; leasehold; May28; May29'13; 10y6%; Arose Theatre Co, 1980 7 av, to Emanuel Kreiss, 127 W 141. 10,000

m**116TH st, 11-3 W;** certf as to above mtg; May27; May29'13; same to same.

m**118TH st, 326 E** (6:1689), ss, 350 e 2 av, 25x100.11; PM; pr mtg $16,060; May29'13; 3 y6%; Sarah E Cahill to Lawrence Davis, 370 Hudson av, Bklyn. 2,475

m**118TH st, 151 W** (7:1900); ext of $12,000 mtg to July1'16 at 5%; Mar27; June5'13; Equitable Life Assur Soc of U S with Moses M Riglander, 220 W 98. nom

m**119TH st, 181 E,** see 5 av, 1332.

m**119TH st, 307 E** (6:1796), ns, 84.3 e 2 av, 18.9x100.11; ext of mtg for $7,000 to May1'16; 5½%; May1; June2'13; Empire Trust Co, a corpn, with Geo T Young, Sr. nom

m**119TH st, 23-5 W** (6:1718); ext of $55,000 mtg to May31'18 at 5%; Apr28; June5'13; Alice M McCoon, gdn Edith McCoon & ano with Hamilton S Foster. nom

m**124TH st, 117 W** (7:1909), ns, 175.1 w Lenox av, runs n70.2xe0.2xn30.9xw25xs 100.11 to st xe24.10 to beg; May29; June3 '13; due &c as per bond; Lillie H Kempf to Title Guar & Trust Co. 13,000

m**124TH st, 157-9 W** (7:1909), ns, 125 e 7 av, 50x100.11; pr mtg $125,000; May13; June3'13; due Feb15'14; 6%; Jimal Realty Co, 6 Maiden la to Aug Goldsmith, 36 W 69 et al. notes, 7,242.50

m**124TH st, 157-9 W;** certf as to above mtg; June2; June3'13; same to same.

m**126TH st, 75 W** (6:1724), ns, 109 e Lenox av, 17x99.11; May29'13; due, &c, as per bond; Wm De W Eckerson, Sparkill, Rockland Co, NY, to Title Guar & Trust Co. 5,000

m**131ST st, 201 W,** see 7 av, 2224.

m**133D st, 26 W** (6:1730); ext of $10,000 mtg to July1'16 at 5%; Mar31; June5'13; Equitable Life Assur Soc of U S with Emma Britz, 126-8 W 129. nom

m**133D st, 120 W** (7:1917), ss, 230 nw Lenox av, 20x99.11; May28; May29'13; installs, 6%; Caroline Mims to Eagle Savings & Loan Co, 186 Remsen, Bklyn. 7,000

m**133D st, 120 W;** sobrn agmt; May19; May 29'13; Mariam Hylan, Bklyn, with same. nom

m**135TH st, 241 W** (7:1941), ns, 175 e 8 av, 25x99.11; pr mtg $3,500; June3; June 4'13; due &c as per bond; Theresa Lemmon to Marie M Ehlers, 241 W 135. 14,500

m**137TH st, 107-9 W** (7:2006); ext of $37,500 mtg to May11'18 at 5%; May6; May31 '13; Anna F La Roche extrx Wm T La-Roche with Lena Michelson. nom

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m**137TH st W, nwc Edgecombe av,** see Edgecombe av, nwc 137.

m**137TH st W, nec St Nicholas av,** see Edgecombe av, nwc 137.

m**138TH st, 33-7 W** (6:1736), ns, 295 w 5 av, two lots ea 37.6x99.11; two PM mtgs ea $8,000; two pr mtgs $—— ea, June2, June3'13, 5y6%; Millie Schwartz, 1044 Findlay av to Fredk H Ehlen, 215 W 101. 16,000

m**138TH st, 249 W** (7:2024); ext of $9,000 mtg to May1'14 at 5%; May1; June5'13; Equitable Life Assur Soc of U S with Emily A, wife Philip Tausey, 1824 Octavia, New Orleans, La. nom

m**138TH st, 620 W** (7:2086), ss, 250 w Bway, 25x99.11; June5'13; due &c as per bond; Jno J Dorgan, 620 W 138, to Jno G Butler, 25 Lancaster, Albany, NY. 5,000

m**138TH st, 620 W;** sobrn agmt; June5'13. Peter J Devine with same . nom

m**139TH st, 225 W** (7:2025); ext of $10,000 mtg to Feb1'14 at 5%; Feb20; June5'13; Equitable Life Assur Soc of U S with Emma wife of & Martin Lovin, 225 W 139. nom

m**139TH st, 565-9 W** (7:2071), ns, 100 e Bway, 75x99.11; pr mtg $82,500; June2; June3'13; 5y6%; Corpn of H & A Cohen, a corpn to Isaac Shiman, 614 Superior, Cleveland, O. 7,500

m**139TH st, 565-9 W;** certf as to above mtg; June2; June3'13; same to same. ——

m**139TH st, 565-9 W;** sobrn agmt; June2; June3'13; same & Abr Cohen with same. nom

m**139TH st, 632-8 W,** see Riverside dr, 618-20.

m**141ST st, 472 W** (7:2057); ext of mtg for $15,000 to May 15'18, 5%; May28; June2'13; Josephine Dahn with Seaman's Bank for Savgs, a corpn, 76 Wall. nom

m**141ST st, 476 W,** see Bway, 3099-3103.

m**147TH st, 301 W,** see 8 av, 2771.

m**150TH st W, nwc Bway,** see Bway, nwc 150.

m**150TH st W, nec Riverside dr,** see Riverside dr, nec 150th.

m**150TH st, 462-80 W,** see Bway, 3099-3103.

m**151ST st W, swc Bway,** see Bway, swc 151.

m**153D st, 468 W** (7:2067), ss, 100 e Ams av, 21x99.11; June5'13; 3y5 ·· Jennie E S Clyne to Emigrant Indust Savgs Bank. 12,000

m**154TH st W, nwc Macombs pl,** see 8 av, 2926.

m**155TH st W, nec 8 av,** see 8 av, 2926.

m**161ST st, 502 W** (8:2119); ext of $2,500 mtg to May 18'16 at 5%; May6; June2'13; Utica Trust & Deposit Co with Jacob Ruppert, a corpn. nom

m**161ST st, 577 W** (8:2120), ns, 118.11 e Bway, 18x99.11; May26; June2'13; 3y5%; Agnes McGirr, 577 W 161, to Eugene F McGirr, 510 W 143, & ano, exrs Bernard Campbell. 4,000

m**161ST st, 577 W** (8:2120), ns, 118.11 e Bway, 18x99.11; ext of $6,000 mtg to May 26'16 at 5%; May26; June2'13; Agnes McGirr with Eugene F McGirr, 510 W 143 & ano exrs &c Bernard Campbell. nom

m**177TH st, 502-4 W,** see Bway, 3099-3103.

m**178TH st, 659 W** (8:2163), ns, 125 w Wadsworth av, 12.6x100; PM; pr mtg $6,000; June4; June5'13; installs, 6%; Maurice J Power to Esther Stengel, 458 W 142. 1,500

m**178TH st, 670 W,** see Bway, 4198.

m**178TH st W, nec Ft Washington av,** see Ft Washington av, nec 178.

m**184TH st, 608-12 W** (8:2165), ss, 100 w St Nicholas av, 2 lots, ea 50x99.11, 2 mtgs, ea $45,000; June2'13; 5y5%; Henry Troger to Lawyers Mtg Co, 59 Liberty. 90,000

m**184TH st, 608-12 W;** 2 sobrn agmts; June2'13; same & Wm J Casey, 308 W 107, with same. nom

m**184TH st, 608-12 W;** ext of 2 mtgs for $8,000 ea to June1'16 at 6%; June2'13; Wm J Casey with Henry Troger, 92 St Nicholas av. nom

m**185TH st, 561 W** (8:2157), ns, 170.3 e St Nicholas av, 19.10x103; pr mtg $8,000; May 27; May29'13; 1y6%; Mary A Fawcett, 561 W 185, to Frank M Randall, 583 Riverside dr. 1,500

m**190TH st W** (8:2169), ns, 120 w St Nicholas av, 80x100; bldg loan; May28; May29 '13; demand, 6%; Weber-Turek Bldg Co Inc, a corpn, to City Mort Co, 15 Wall. 75,000

m**190TH st W** (8:2169), same prop; certf as to above mtg; May28; May29'13; same to same. ——

m**190TH st W** (8:2169), same prop; PM; pr mtg $75,000; Apr21; May29 '13; due Oct25'16, 6%; same to Henry Morgenthau Co, 30 E 42. 17,000

m**Av A, 294** ((3:950); sal Ls; May9; June5 '13; demand, 6%; Mary E Wood to Jacob Ruppert, a corpn, 1639 3 av. 2,650

m**Av A, 1670** (5:1584), es, 25.2 s 88th, 25.2x 75; PM; pr mtg $12,000; May27; May29'13; 3y6%; Leo Benjamin to Karl Schneider, 512 E 82. 4,000

m**Av C, 196** (2:381), sec 12th (No 700), 27.6 x62.6; ext of $15,000 mtg to July1'18 at 5%; May28; June4'13; Herbt F Schwarz with Jos, Max, & Benj Schenkein & Gitel Horn. nom

m**Av C, 196** (2:381), sec 12th (No 700), 27.6 x62.6; pr mtg $15,000; May28; May29'13; due, &c, as per bond; Gitel Horn & Jos, Max & Benj Schenkein to Helen M Kelly, 767 5 av. 2,000

m**Amsterdam av, 862** (7:1874); sal Ls; May 9; June2'13; demand, 6%; Philip Lienesch & Adolf Weissenberger to Lion Brewery, 104 W 108. 5,893.55

m**Amsterdam av** (4:1239), nwc 91st; sal Ls; May29; June4'13; demand; 6%; Henry Beicke to Lion Brewery, 104 W 108. 5,000

m**Amsterdam av, 1627-33,** see Bway, 3099-3103.

m**Broadway, 148-90** (4:995), sec 43d (Nos 144 [illegible] 190), [illegible] as to mtg for $250,000 dated May10'13; May 24; June4'13; 1482 Bway Corpn, a corpn, to Columbia-Knickerbocker. Trust Co, as trstee. ——

m**Broadway, 156-8,** see Bway, 513-9.

m**Broadway, 156-8,** see Bway, 513-19.

m**Broadway, 513-19** (2:484), ws, 101.2 s [illegible] (Nos 84-94) xn139.11xe80xs39.11xe120 to beg; also BROADWAY, 156-8 (1:64), es, 48.2 n Liberty, runs n47.7xe115.6xn22.2xe25.9xs 111.3 to Liberty (No 69) xw25xn47.10xw 7.10xs0.4xw105.6 to beg; also MERCER ST, 287-95 (2:548), nwc Waverly pl (Nos 11-3) 132.11x57.6; together with all estate and rights under will David H Haight; pr mtg $[illegible] Julie[illegible] June[illegible]13; due &c as per bond; Mary J H Hunt to Henry J Haight, 24 S 37, Phila, Pa. 2,800

m**Broadway, 513-19;** also BWAY, 156-8; also MERCER ST, 287-95; pr mtg $[illegible], Oct31'10; June4'13; due &c as per bond; same to same. 1,150

m**Broadway, 513-9** (2:484), ws, 101.2 s Spring, runs s100xw200 to es Mercer (Nos 84-94), xn139.11xe80xs39.11xe120 to beg; also BROADWAY, 156-8 (1:65), es, 48.2 n Liberty, runs n47.7xe115.6xn22.2xe25.9xs 111.3 to ns Liberty (No 69) xw25xn47.10xw 7.10xs0.4xw105.6 to beg; also WAVERLY PL, 11-3 (2:548), nwc Mercer (Nos 287-95), 57.6x132.11 pr mtg $——; Apr20'11; June 5'13; due &c as per bond; Mary J H Hunt, formerly of Yonkers, NY, granddaughter of Mary E Haight, to Henry J Haight, 24 S 37, Phila, Pa. 2,000

m**Broadway, 513-9; Broadway, 156-8; Waverly pl, 11-3;** Aug28'09; June5'13; due &c as per bond; same to same. 775

m**Broadway, 783,** see Bway, 785.

m**Broadway, 785** (2:561), swc 10th (No 62), 23.1x98.9x23x100.5; leasehold; also BROADWAY, 783 (2:561), ws, 23.1 s 10th, 23.1x97.4 x23x98.10; leasehold; Apr30; May29'13; due Jan1'29; 5%; Henry Metcalfe, Cold Spring, NY, to Henry Metcalfe, exr Jno T Metcalfe. 54,731

m**Broadway, 1758-62** (4:1028); ext of an installment of $200,000 on account of mtg for $400,000 to Apr1'15 at 5%; Feb28; June 5'13; Equitable Life Assur Soc of U S with Doan Realty Co, 1758 Bway. nom

m**Broadway, 3099-3103** (7:1993), ws, 221.10 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw— to pt 100 w Bway xs78.2xe100 to beg; also AMSTERDAM AV, 1627-33 (8:2057), sec 141st (No 476), 99.11x35; also Central Park W, 447-8 (7:-1840), swc 105th (No 2), 55.11x100; also 177TH ST, 502-4 W (8:2132), ss, 100 w Ams av, 42.6x99.11; also 150TH ST, 462-80 W (8:2064), ss, 80 e Ams av, 170x99.11; also WASHINGTON AV, 1477 (11:2902), ws, 90 s 171st, 37.6x100; supplemental to mtg recorded Dec17'08; pr mtg $553,000; May28; June2'13; due &c as per mtg executed Dec17'08; NY Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad, trstes. ——

m**Broadway, 3099-3103; Amsterdam av, 1627-33; Central Park W, 447-8; 177th st, 502-4 W; 150th st, 462-80 W; Washington av, 1477;** certf as to above mtg; May28; June2'13; same to same. ——

m**Broadway, 3099-3103; Amsterdam av, 1627-33; Central Park W, 447-8; 117th st, 502-4 W; 150th st, 462-80 W; Washington av, 1477;** pr mtg $553,000; May28; June2 '13; 1y6%; same to Benj Blossom, at Garden City, LI. 50,000

m**Broadway, 3099-3103** (7:1993), ws, 221.10 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw—xs78.2xe100 to beg; pr mtg $125,000; May28; June2'13; due as per mtg executed Dec17'08; N Y Real Estate Security Co, a corpn, 42 Bway, to N Y Trust Co, a corpn, 26 Broad, in trust; supplemental mtg. nom

m**Broadway, 3099-3103** (7:1993); ext of $125,000 mtg to Jan1'16 at 5%; Apr28; June2'13; Columbia-Knickerbocker Trust Co & ano with Adguire Realty Co, 3531 Bway. nom

m**Broadway** (7:2097), nwc 150th, 99.11x 150; PM; pr mtg $91,000; June3; June4'13; due &c as per bond; Leicestershire Realty Co to Bway, 150-151st St Co, 30 E 42. 34,000

m**Broadway** (7:2097), swc 151st, 99.11x150; PM; pr mtg $91,000; June3; June4'13; due &c as per bond; Leicestershire Realty Co to Bway, 150-151st St Co, 30 E 42. 34,000

m**Broadway, 3220-2** (7:1984); sal Ls; June 4; June5'13; demand, 6%; Wm Mulligan to Beadleston & Woerz, a corpn, 291 W 10. 500

m**Broadway, 4198** (8:2145), sec 178th (No 670); sal Ls; May29; June2'13; demand, 6%; Wm M McGarvey to Lion Brewery, 104 W 108. 4,956.03

m**Broadway, 4388** (8:2170), es, 74.1 n 187th 24.2x111.4x25.4x105.1; June2; June3'13; 1y 5%; Margt G wife of & Timothy I O'Connell to Emigrant Indust Savgs Bank. 6,000

m**Central Park W, 447-8,** see Bway, 3099-3103.

m**Convent av, 29-31** (7:1968), es, 58.8 s 129th, runs s62.5xne14.9xe44.9xn55.6xw73.6 xsw14.9 to beg; June4'13; 5y4½%; Manchester Constn Co to Jacob A Cisco, Plainfield, NJ, trste for Jno A Cisco, will Jno J Cisco. 40,000

m**Convent av, 29-31;** certf as to above [illegible] same to same. ——

m**Edgecombe av** (7:2048), nwc 137th, 229.10 x72.8 to St Nicholas av x232x34; PM; pr mtg $37,500; June2; June3'13; due Oct1'16; 6%; Yale Realty Co to Sutherland Realty Co, 505 5 av. 25,500

m**Fort Washington av** (8:2176), nec 178th, 92.7x124x92.6x128.6; PM; pr mtg $50,000; May29; June3'13; 3y6%; Fourth Church of Christ Scientist, a corpn to Chas M Rosenthal, 241 Fort Washington av. 10,000

m**Lenox av, 103-9** (7:1825), nwc 115th (No 101), 100.11x100; pr mtg $212,500; June2; June4'13; 2y6%; Meyer A Bernheimer to Lillian B Wechsler, 251 W 89. 15,000

m**Lenox av, 470** (6:1731), es, 79.11 n 133d, 20x84; PM; June2; June3'13; due June1'23; 5%; Rachel S Alexander to Chas Tschanett, 546 W 148. 16,000

m**Lenox av, 470;** PM; pr mtg $16,000; June 2; June3'13; installs; 6%; same to same. 4,000

m**Lexington av, 71** (3:881), es, 74 s 26th, 24.8x100; June4'13; due May1'18; 5%; Annie E Chase, Newark, NJ, to Ida Mason, 1 Walnut, Boston, Mass, & ano trstes Julie F H Nevins. 28,000

m**Lexington av, 101** (3:883), certf as to payment for $5,598.60 on account of mtg; June13'12; June4'13; Richd C Bultman to Jos L Buttenwieser. nom

m**Lexington av, 215-7** (3:888); ext of $30,-000 mtg to Mar23'16 at 4½%; Apr14; June 5'13; Cathedral Church of St John the Divine with Jos Smith Realty Co. nom

m**Lexington av, 878** (5:1400), ws, 80.5 s 66th, 20x70; June5'13; 1y5· ; Simon M McCabe to Emigrant Indust Savgs Bank. 13,000

m**Lexington av, 949** (5:1404), es, 50.2 n 69th, 16.7x72.6, with rights to alley on e 2.6 ft wide; PM; June5'13; 1y3%; Simon M McCabe to Emigrant Indust Savgs Bank. 13,000

m**Manhattan av, 495** (7:1947), ws, 78.5 s 121st, 15x80; pr mtg $8,000; May20; June 3'13; 2y6%; Mark Miller, 495 Manhattan av to Maxwell Miller, 495 Manhattan av. 1,000

m**Marble Hill av, 32** (13:3402), ses, 312.1 ne 225th, 50x100; PM; June1; June2'13; 2y 6%; Paul P Linden to Wm A Roos, 32 Marble Hill av. 4,000

m**Marble Hill av, 32;** ext of $2,000 mtg to June10'18 at 5%; June1; June2'13; Anna Zimmermann to Wm A Roos, 32 Marble Hill av. nom

m**Park av, 784** (5:1388), swc 74th, 102.2x 40; ext of $100,000 mtg to Dec22'16 at 4½%; Dec22'11; June3'13; Title Guar & Trust Co with Geo E Brewer, 61 W 48. nom

m**Park av, 784** (5:1388), swc 74th, 102.2x 40; PM; pr mtg $100,000; June2; June3 '13; 5y5%; Chas Buek Constn Co, 7 E 42 to Geo E Brewer, 61 W 48. 80,000

m**Park av, 784;** certf as to above mtg; June2; June3'13; same to same. ——

m**Park av, 1128-30** (5:1502), ws, 50.4 s 91st, 50.4x82.2; June2'13; 3y5%; Lina Weil to N Y Title Ins Co, 135 Bway. 55,000

m**Pleasant av, 285** (6:1709), ws, 30.7 n 115th, 15x74; PM; pr mtg $2,500; May29; May31'13; 2y6%; Giacomo Impastato to Isaac Goodstein, 36 W 119. 1,750

m**Riverside dr, 618-20** (7:2087), sec 139th (Nos 632-8), 100.8x145x99.11x157.6; ext of $210,000 mtg to June1'18 at 5%; June3'13; Reuben L Maynard & ano trstes for B A Thompson with Philip Livingston, 1071 5 av. nom

m**Riverside dr** (7:2096), sec 150th, 103.4x 98.8x99.11x125; PM; pr mtg $75,000; June 2'13; due Feb21'15, 5%; Be Glad Constn Corpn to Max Marx, 419 Convent av. 5,000

m**St Nicholas av, nec 137th,** see Edgecombe av, nwc 137.

m**St Nicholas av, 708** (7:2053), es, 124.11 n 145th, 20.11x100; PM; June2; June3'13; 5y 5%; Marie Schwartz to Lawyers Mtg Co, 59 Liberty. 15,000

m**West End av, 139-41** (4:1178), nwc 66th (No 301), 40.5x100; pr mtg $34,000; May 21; May29'13· demand, 6%; Saml D Davis Constn Co, Chas H Bohland & Arthur Alkier to Fredk Saland, 245 E 5. 4,825

m**West End av, 139-41;** certf as to above mtg; May21; May29'13; same to same. ——

m**1ST av, 100** (2:434), nec 6th (Nos 401-3), 16.6x70; PM; May29'13; 5y5%; Mary Nurse, 123 1 av, to Magdalena Erzer, widow, 1180 Jackson av. 18,000

m**1ST av, 100;** PM; pr mtg $18,000; May29 '13; 5y6%; same to same. 6,000

m**1ST av, 1592** (5:1562), sec 83d, str Ls; May31; June2'13; demand, 6%; Jacob Greenberger to Wm C Koehler, 1592 1 av. 5,500

m**1ST av, 2308** (6:1806), ext of $12,000 mtg to June1'18 at 5½%; May29; June4'13; Lawyers Mtg Co with Mariantonia Defalco. nom

m**2D av, 311-3** (3:899), nwc 18th (No 243), 34.8x98; certf as to payment of $9.000 on account of mtg; May1; June4'13; Jacob Levy to whom it may concern. ——

m**2D av, 411-5** (3:904), swc 24th (Nos 240-2), 74x97.1; pr mtg $60,000; June3; June 5'13; 2y6%; Alrose Realty Co, 103 Park row, to Cecelia A Pulleyn, 161 E 61. 5,000

m**2D av, 411-5;** certf as to above mtg; June3; June5'13; same to same. ——

m**2D av, 1739** (5:1535), swc 90th (No 250), 25.8x75; June2'13; due &c as per bond; Carl Wilken, 1739 2 av, to Eliz Lauter, 691 Sterling pl, Bklyn. 20,000

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3D av, 1328 (5.11h0), ext of mtg for $42,000 to Mar 28'18 at 4½%, May28; June 2'13; Lawyers Title Ins & Trust Co, a corpn, with Mary Rona, 42 E 80 nom

4TH av, 377 (6.3824), es, 76.4 s 24th, 25.5 x100; May29; June2'13; due &c as per bond; Jas H Hoey to Dry Dock Savgs Instn, 341 Bowery. 80,000

5TH av, 1332; also 119TH ST, 181 E, consent to chattel mtg on machinery & other prop for $2,000; May28; June5'13; Success Coffee Co Inc, a corpn, to Abram J Newman & Mayer Cohen.

6TH av, 28 (2.5451), certf as to payment of $2,000 on account of mtg; May27; June 2'13; Julia Schmidt to Augusta Marks, 28 6 av

6TH av, 342 (3:823), es, 24.8 n 21st, 22.2x ∞ pr mtg $10,000; May15; May31'13, due, &c, as per bond; Chas T Parks to Charlotte A Hix, 148 W 58, committee Sarah M Stevenson. 5,000

6TH av, 510-12 (3:832), es, 63 s 31st, 41x 70; June2'13; 5y5%; Louisa Appell to Bank for Savgs in City NY. 200 Fifth av. 90,000

7TH av, 422 (3:783), ws, 22 n 33d, runs w50xn10.10xw11.2xn7.4xe61.2 to 7 av xs19.2 to beg; May27; May29'13; due, &c, as per bond; Louis Voelker by Josephine & Rose Voelker, committee of his Estate to Cornelius G Coakley, 53 W 56 et al exrs &c Kath T W Gardner. 53,000

7TH av, 422; sobrn agmt; May27; May29 '13; Harriet S James with same. nom

7TH av, 2224 (7:1937), nwc 131st (No 201), 24.11x75, pr mtg $25,000, May31 June 2'13; due &c as per bond; Jno J Murphy, 2224 7 av to Wm A Kaufman, 561 W 141. 2,000

8TH av, 617 (3.763), swc 40th, sal Ls June3'13; demand; 6%; Walter von Erlenbell to F & M Schaefer Brewing Co, 114 E 51. 5,000

8TH av, 2771 (7:2045), nwc 147th (No 301), 25x75; ext of $18,000 mtg to Jan24'17 at 5½%; May26; June2'13; Anna E Donald, 39 W 46, with Mary J Moorhouse, 783 Greene av, Bklyn, & ano. nom

8TH av, 2926 (7:2040), sec 155th, runs s 25xe100xs74.11xe25xs99.11 to ns 154th xe 428.9 to McCombs pl, late Macombs Dam rd xnw115.2xw120.9xne10.10xn93.10xw500 to beg, PM, pr mtg $——, June2, June3'13, installs, 5½%, Edw S Waldron & Fannie Haas to Mary S Waldron, 720 Riverside dr. 37,500

9TH av, 129-33, see 18th, 405-7 W.

9TH av, 183-5 (3:719), ext of $22,000 mtg to June1'16 at 5%; May27; May29'13; Hamilton Holding Co to Baron de Hirsch Fund a corpn. nom

9TH av, 705 (4:1058), ext of $26,500 mtg to June25'18 at 5%; May8; June4'13; Geo A McDowell with Frederic de P Foster, Tuxedo Park, NY, & ano, trstes for Mary H Tompkins, will Ambrose C Kingsland. nom

10TH av, 398 (3:730); ext of $7,000 mtg to May1'16 at 5%; Apr30; June5'13; Equitable Life Assur Soc of U S with Henrietta Bartels, 470 W 33, et al. nom

10TH av, 600 (4:1053), es, 50.5 n 43d, 25 x100; June2; June3'13; 5y5%; Eliz G Purcell, Boston, Mass, to Emigrant Industrial Savgs Bank. 23,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Consent (miscl) of stockholders to chattel mtg dated May23'13; May23; June2'13; "B" Line Furniture Co (Inc) to whom it may concern.

Land in Queens Co (Miscl); certf as to mtg for $9,500; May23, June4'13, S & L Constn Co to T G & T Co, 176 Bway.

Land at Morris Park, LI (miscl); certf as to mtg for $5,500; May20; June2'13; M Kalt & Co to U S Title Guar Co, 201 Montague, Bklyn.

Land in Kings Co, NY (miscl), certf as to mtg for $60,400; May26; June2'13; Bardwell Real Estate Co to U S Title Guar Co, Court & Remsen, Bklyn.

MORTGAGES.

Borough of the Bronx.

Chatterton st, see Havemeyer av, see Havemeyer av, sec Chatterton.

Hawkstone st (11:2838), ns, bet Walton av & Concourse, being lot 3 blk 2838 tax map; transfer of tax lien for yrs 1896-1908, assessed to H E Hughes; Apr10'11; May29'13; 3y12%; City NY to David Wallace, 442 Monroe, Bklyn. 575.77

Hawkstone st (11:2836), ss, bet Walton av & Concourse, being lot 10 blk 2836 tax map; transfer tax lien for yrs 1896-1908, assessed to Henry Hughes; Apr10'11; May 29'13; 3y12%; City NY to David Wallace, 442 Monroe, Bklyn. 957.67

Jennings st, 745 (11:2962); ext of $20,-000 mtg to May1'16 at 5½%; May26; June 2'13; Staten Island Savgs Bank with Eliz C Specht, 745 Jennings. nom

Kelly st, 1044 (10:2716), es, 230.3 n 165th, 25x100; PM; pr mtg $15,000; May28; May 29'13; 3y6%; Rudolph Langfelder, 564 E 158, & Henry Weinberger, to Eliz Inselmann, 1134 Union av. 3,350

Kelly st (10:2703), swc 163d, 131.3x60.9 x111.11x74.7; June4; June5'13; demand, 6%; Simbar Realty Corpn to N Y Trust Co, 26 Broad. 80,000

Kelly st (10:2703); same prop; certf as to above mtg; June4; June5'13; same to same.

Kelly st, same prop (10:2703); same prop; sobrn agmt; June2; June5'13; same & Henry Morgenthau Co with Greenwood Cemetery, a corpn, 170 Bway. nom

Minford pl (11:2977-2978), es, 73 s 173d, 47.3x102.3x25.11x100; PM; pr mtg $25,000; June1; June5'13; 2y5%; Jno H Bodine to Geo F Johnson, Hanover Township, Morris Co, NJ. 2,500

Minford pl (11:2977-8), es, 33 s 173d, 10x 100; PM; pr mtg $30,000; June1; June5'13; 2y5%; Jno H Bodine to Geo F Johnson, Hanover Township, Morris Co, NJ. 2,500

Oakland pl (11:3094), ss, 100 w Prospect av, 2 x 90, May 31'13; 2y5%, Filomena De Lorenzo to Alfred C Searle, 741 Fairmont pl. 2,500

Orchard st, 158 (*), ss, 150 e Main, 75.6x 103.6x76x103, City Island; May29'13; due &c as per bond; Bertha Mullen & Geo H Williams to Title Guar & Trust Co. 1,300

Ritter pl, 811 (11:2969), ns, 96.4 e Union av, 50x102; pr mtg $47,000; May29; May 31'13; due July29'13, 6%; Jacob Kronenberger to Marie R Winters, Port Washington, LI. 1,100

Rosewood st (*), ns, 106.4 e White Plains rd, runs n32.3xn50xe25xs50xs29.11 to st xw25.1 to beg, except pt for st; May 29; May31'13; 5y5%; Margarete Bosse to Mary K Owen, 1818 Clay av. 5,000

Seabury pl (11:2977-2966), es, 185 s 172d, 45x100; pr mtg $31,500; May29; May 31'13; due &c as per bond; Angel Constn Co (Inc) to Jno H Gabel, 1316 Boston rd. 5,000

Seabury pl (11:2977 & 2966); same prop; certf as to above mtg; May29; May31'13; same to same.

Seabury pl (11:2977 & 2966), es, 230 s 172d, 45x100; pr mtg $29,500; May29; May 31'13; due &c as per bond; Angel Constn Co (Inc) to Jno H Gabel, 1316 Boston rd. 6,000

Seabury pl (11:2977 & 2966); same prop; certf as to above mtg; May29; May31'13; same to same.

Simpson st, nec 167th, see 167th E, nec Simpson.

Tiffany st (10:2714), es, 78 n 163d, 47x 106.7; pr mtg $40,000; June3; June4'13; 3y 6%; B V Constn Co, 979 E 163, to Abr J Dworsky, 53 E 93. 5,500

Tiffany st (10:2714), same prop; certf as to above mtg; June3; June4'13; same to same.

Tiffany st (10:2717), es, 39.3 s 167th, runs e94.4xs16xs25xw100 to es Tiffany xn40 to beg; June4; June5'13; due &c as per bond; Wm H Weiher Bldg Co to Whitlev P Westervelt, at Tenafly, NJ. 5,000

Tiffany st (10:2717); same prop; certf as to above mtg; June2; June5'13; same to same.

Tiffany st, ws, at old ss Lafayette av, see Lafayette av, old ss, at ws Tiffany.

Washington st, see Starling av, see Starling av, sec Washington.

1ST st (*), ss, 100 e Maple av, 48x125; May27; May29'13; 3y6%; Andw Angeloro to Warren B Sammis, Huntington, LI. 1,000

136TH st E (9:2263), ss, 137.6 e Brook av, 37.6x100; June2; June4'13; 3y5%; Saml Grossman, 1038 Faile, to Century Mort Co, at Ossining, NY. 25,000

136TH st E (9:2263), same prop; sobrn agmt; May13; June4'13; Martin Grossman with same. nom

136TH st E (10:2548), ss, 368.6 w Cypress av, 97.6x100; pr mtg $70,000; May27; May 29'13; due &c as per bond; Weiher Constn Co, a corpn, to Cross, Austin & Ireland Lumber Co, a corpn, 1246 Grand, Bklyn. 4,200

136TH st E (10:2548); same prop; certf as to above mtg; May27; May29'13; same to same.

140TH st, 595 E (10:2552), ext of $23,-000 mtg to June26'14 at 5½%; May10; June4'13; Rochester Trust & Safe Deposit Co with Mary A McCormack. nom

148TH st, 440 E (9:2292), ss, 340 w Brook av, runs w25xs25.9xe2xs74.9xe31.6xn99.11 to beg; June2; June3'13; 5y5%; Jno Herrmann to German Savgs Bank, 157 4 av. 12,000

148TH st, 543 E (9:2275), ns, 124.6 w St Anns av, 25x100; pr mtg $12,000; May28; May29'13; due &c as per bond; Jno Muth to Adolf Butze, 927 E 169. 2,500

149TH st E (9:2338), ns, 225 w Morris av, 25x100, except pt for st; pr mtg $6,000; Apr28; June2'13; due &c as per bond; Telco Realty Co (Inc) to Harriet P Graves, at Jordan, NY. 1,000

149TH st E (9:2338); same prop; certf as to above mtg; Apr23; June2'13; same to same.

150TH st, 531 E (9:2276), ns, 200 e Brook av, 25x100; June4'13; 3y5%; Charlotte Bergfeld to Josephine Eisenhauer, 296 Central Park West. 14,000

150TH st, 531 E; sobrn agmt; June3; Jun 5'13 Nanette Boeckel with same. nom

151ST st, 275-7 E (9:2411), ns, 70.3 e Morris av, 50x117.4x50x117.5; PM; May29; May31'13; 3y5%; Bartolomeo Zunino to Stephen O Lockwood, 17 E 57, & ano, exrs Maria Jones. 40,000

151ST st E, swc Morris av, see Morris av, swc 151st.

153D st E, see Park av, see Park av, sec 153d.

158TH st E, swc Trinity av, see Trinity av, swc 158th.

163D st E, swc Kelly, see Kelly, swc 163d.

163D st E, sec Intervale av, see Intervale av, sec 163d.

163D st E (10:2712 & 2714), ns, 76.4 e Tiffany, 62.4x78; pr mtg $45,000; June3; June4'13; 3y6%; B V Constn Co, 979 E 163, to Abr J Dworsky, 53 E 93. 9,500

163D st E (10:2712 & 2714), same prop; certf as to above mtg; June3; June4'13; same to same.

167TH st E (10:2728), nec Simpson, 25x 90; pr mtg $28,000; May28; May29'13; due Nov28'13, 6%; Kaplan Bldg Co (Inc), 923 Fox, to Jacob Marx, 170 W 74. 2,125

173D st E (11:2915), ns, 44.5 w Bathgate av, 42x100; pr mtg $31,000; June5'13; 3y 6%; Fulle Bldg Co, 2085 Ryer av, to Isaac Mayer, 600 W 123, & ano. 3,500

173D st E (11:2915); same prop; certf as to above mtg; June5'13; same to same.

174TH st E, see Anthony av, see Anthony av, sec 174th.

174TH st E, nwc Anthony av, see Anthony av, sec 174th.

174TH st E (11:2983), ss, 25 w Hoe av, 50x100; May29'13; due &c as per bond; H W & H Realty Corpn to Ella L Murphy, 147 W 105. 10,000

174TH st E, nec Hoe av, see Hoe av, nec 174th.

175TH st, 401 E, see Webster av, 1808.

176TH st E (11:2959), ss, 145.5 w Southern blvd, 50x104x51.3x104; sobrn agmt; Apr4; June5'13; Geo Daiker with Van Dyck Est, 331 Mad av. nom

176TH st E (11:2900), ss, 32.7 e Webster av, —x107x25x106.10; pr mtg $12,500; June 2; June3'13; due, &c, as per bond; Advance Fireproof Storage Co, 2804 3 av, to Jas S Ward, 1820 Harrison av & ano. 525

176TH st E (11:2900), same prop; certf as to above mtg; June2; June3'13; same to same.

176TH st E, see Webster av, see Webster av, sec 176th.

178TH st, 712 E (11:3092), ss, 121.3 e Crotona av, 25x122.11x25x123.1; pr mtg $4,-500; May29; June3'13; 3y5%; Sophie Rietmann to Frieda Wacker, 96 W 169. 500

178TH st E, nec Mapes av, see Mapes av, nec 178th.

179TH st E, swc 3 av, see 3 av, swc 179th.

180TH st E, nec Honeywell av, see Honeywell av, nec 180th.

181ST st E, nwc Arthur av, see Arthur av, nwc 181st.

181ST st E (11:3081), ss, 50 w Belmont (Hughes) av, 34.8x106.6x33.7x97.11; PM; pr mtg $——; June2; June4'13; 3y6%; Jno Perry to Abr L Lazarus, 150 Rodney, Bklyn. 2,500

181ST st (11:3081), ss, 84.8 w Belmont (Hughes) av, 34.8x115x33.7x106.6; PM; pr mtg $——; June7; June4'13; 3y6%; Jno Perry to Abr L Lazarus, 150 Rodney, Bklyn. 2,500

182D st E (11:3112), nes, 423 nw West Farms rd; pr mtg $32,500; June4; June5'13; due &c as per bond; Staab Constn Co, Inc, to Victor Kapfer, 1135 1 av. 4,300

182D st E (11:3112), nes, 423 nw West Farms rd, 50x100; ext of $32,500 mtg to May23'18, at 5%; May23; June5'13; Staab Constn Co with General Synod of The Reformed Church in America. nom

208TH st W, swc Rochambeau av, see Rochambeau av, swc 208.

218TH st E, sec Bronxwood av, see 220th E, nec Carpenter av.

220TH (6th) E (*), nec Carpenter av (2d), 105x101.6; also 218TH ST E (*), sec Bronxwood av (5th), 105x113.5, Wakefield; May27; May29'13; 3y6%; Lorenz Zeller, 2013 Mad av, to Mary White, trste Thos White, will Thos White, 37 Cedar, West New Brighton, SI. 3,000

226TH st E (*), ss, 205 w Bronxwood av, 100x114, Wakefield; May31; June5'13; due &c as per bond; Giosue Arcoleo, 1735 Unonport rd, to Chas J Breck, trste in bankruptcy for Michl Augugliaro, 33 Saratoga av, Bklyn. 850

Andrews av (11:3224), ws, abt 463.5 s 183d (Hampden), 25x100; June4'13; due &c as per bond; Anne E Carroll, 330 W 102, to Lina Von Hesse, trste Christian Von Hesse, at Auerbach-in-Hessen, Germany. 7,000

Andrews av, 2336 (11:3218), es, 223.11 s Fordham rd, 25x100; PM; May23; May29 '13; 5y5%; Jno C Sullivan to Lawyers Mtg Co, 59 Liberty. 6,300

Anthony av, 1723 (11:2890), nwc 174th, 42.1x67.4x26x59.6; PM; June3'13; 5y5%; Mary Miller to Lawyers Mort Co, 59 Liberty. 7,000

Anthony av, 1725 (11:2890 & 2891), ws, 42.1 n 174th, 25.8x73.3x25x67.4; June3'13; 5y5%; Mary Miller to Lawyers Mort Co, 59 Liberty. 6,000

Anthony av (11:2889), sec 174th, 21.9x 100.2 to es Carter av x23.1x100.5; May28; June2'13; 3y5%; S S Brown Co to Geo J Stier, 129 E 65. 5,000

Anthony av (11:2889); same prop; certf as to above mtg; May28; June2'13; same to same.

Arthur av (11:3063), nwc 181st, 37.7x 94.6x37.6x94.8; ext of $23,000 mtg to Apr 20'16 at 5%; May19; May31'13; Danl G Wild & ano, trstes Wm H Wallace, with Fred Wittschen, 3820 Bway, & Geo H Wittschen Jr, 77 W 95. nom

Arthur av (11:3073-13), es, bet Willis & Crescent avs; transfer of tax lien for yrs 1894 to 1908 & assessed to — Caspar; May2'12; May29'13; 3y12%; City NY to Simeon M Barber, 137 E 55. 2,902.96

Bainbridge av, 2774 (12:3290), es, 100 n 197th, 25x125, except pt for av; May29'13; due &c as per bond; Henry W Roe to Title Guar & Trust Co. 4,500

Bainbridge av, 2776 (12:3290), es, 125 n 197th, 25x125, except pt for av; May29'13; due &c as per bond; Henry W Roe to Title Guar & Trust Co. 5,000

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Bainbridge av, 2790 (12:3290), es, 155 sw 198th (Travers), 33.7x115x36.1x111.1M, May23; May31'13; due &c as per bond; Fredk Lohmann, 2792 Bainbridge av, to Jno Houpt, 242 Bedford Park blvd. 3,000

Benedict av (*), ns, 261.11 e Storrow, 25x90; estoppel certf; Feb24; June4'13; Amalie Schaaf to Whom it may concern.

Boyd av (*), es, 250 n Edenwald av, 50x100; also BOYD AV (*), es, 150 n Edenwald av (Jefferson), 75x100; also FOX AV (*), ws, 200 n Edenwald av, 25x100; May 27; May29'13; 2y6%; Hugh D Smyth, 413 Greene av, Bklyn, to Julia Ward, 16 E 48. 3,000

Boyd av, es, 150 n Jefferson av, see Boyd av, es, 250 n Edenwald av.

Brook av (9:2393), es, bet 167th & 168th, being lot 10 blk 2393 tax map; transfer of tax lien for yrs 1898 to 1908, assessed to unknown; Feb20'11; June5'13; 3y12%; City NY to Herman Knobloch, 120 Bway. 1,051.31

Bronxwood av, sec 218th, see 220th E, nec Carpenter av.

Burke av (*), ns, 250 e Wallace av, 50x 47.7x irreg, May29; June3'13; due May1'16, 6%; Michl J Mack to Ellen A Halsted, 174 Prospect pl, Bklyn. 800

Burke av (*), same prop; sobrn agmt; May27; June3'13; same & Cath C Hill with same. nom

Carpenter av nec 220th, see 220th E, nec Carpenter av.

Cedar av, 1955-9 (11:3231) ws, 74.7 n 179th, 3 lots, ea 19.9x100.9, 3 lots, ea $4,000; June4'13; due, &c, as per bond; Edson Bldg Co, 2251 Tiebout av, to Fredk T Hoffman, at sec 192 & Grand blvd & concourse. 12,000

Cedar av, 1955-9; 3 sobrn agmts; June 3; June4'13; Fordmont Realty Co with same. nom

Cedar av (11:3231), ws, 74.7 n 179th, 50 x100.9; certf as to mtg for $12,000; June 4, June5'13; Edson Bldg Co to Fredk T Hoffman.

Daly av (11:3125), ws, 100.2 n 180th, 85.5 x100.3x85.3x105.8; June4; June5'13; due &c as per bond; Conveyancers Holding Co to Chas Appleby, 613 7 av, Asbury Park, NJ, & ano, trstes Leonard Appleby. 7,000

Daly av (11:3125); certf as to above mtg; June4; June5'13; same to same.

Daly av (11:3125); same prop; sobrn agmt; May29; June5'13; Louise M Stern with same. nom

Davidson av, 1919 (11:2862), ws, 115 n 172d, 25x89, PM; June2'13; $5,---; Jno N Scelsa to Lawyers Mtg Co, 59 Liberty. 8,500

Decatur av or Norwood av (12:3354), ss, 144.4 e 205th, 50x100; May29; June2'13; 3y 6%; Marie E Von der Linden, 304 1st, Hoboken, NJ, to Aug Melching, 310 1st, Haboken, NJ. 2,000

Digney av (*), es, 150 n Jefferson av, 50 x100; PM; June3'13; 3y6%; Hugo Wetzelberg, 345 E 140, to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 1,500

Edwards av (*), ws, 265.4 s Balcom av, 106.1x79.10x100x44.3, easteriy pt of lots 175 to 178 map Seton Homestead; ext of $5,000 mtg to Jun; June4; June5'13; Carrie Toelle with Jas Diamond, — Wyatt. nom

Fordham rd (11:3153), sec Grand blvd & concourse, 108.9x78.2x114.6x72.9; certf as to correction of error in description in mtg recorded May29; June3; June5'13; Edmund Francis Realty Co to Atlantic Mtg Corpn.

Fordham rd (11:3153); same prop; certf as to mtg for $85,000; May29; June5'13; same to same.

Fordham rd, sec Grand blvd & concourse, see Grand blvd & concourse, sec Fordham rd.

Fox av, ws, 200 n Edenwald av, see Boyd av, es, 250 n Edenwald av.

Grand blvd & concourse, 29*1 (12:3170), ws, 190 s 199th, 25x125; PM; May1; June3 '13; 3y6%; Victor Magri to Nicholas Waplei, 670 Napier av, Woodhaven, LI. 2,500

Grand blvd & concourse (11:3153), sec Fordham rd, 72.9x114.6x78.7x108.9; May29 '13; 1y5½%; Edmund Francis Realty Co to Atlantic Mtg Corpn, 20 Nassau. 85,000

Grand blvd & concourse (11:3153), es, 72.9 s Fordham rd, 75x126.7x75x114.6, May29'13; 1y5½%; Edmund Francis Realty Co to Atlantic Mtg Corpn, 20 Nassau. 75,000

Grand blvd & concourse (11:3153), es, 147.9 sw Fordham rd, 75x126.7x75x120.7; May29'13; 1y5½%; Edmund Francis Realty Co to Atlantic Mtg Corpn, 20 Nassau. 75,000

Grand blvd & concourse, sec Fordham rd, see Fordham rd, sec Grand blvd & concourse.

Grand blvd & concourse (11:3153), es, 147.9 sw Fordham rd, 75x126.8x75x120.7; certf as to correction of error in description in mtg recorded May29; June3; June 5'13; Edmund Francis Realty Co to Atlantic Mtg Corpn.

Grand blvd & concourse (11:3153); same prop; certf as to mtg for $75,000; May29; June5'13; same to Atlantic Mtg Corpn.

Grand blvd & concourse (11:3153), es, 72.9 s Fordham rd, 75x120.7x75x114.6; certf as to correction of error in description in mtg recorded May29; June3; June 5'13; Edmund Francis Realty Co to Atlantic Mtg Corpn.

Grand blvd & concourse (11:3153); same prop; certf as to mtg for $75,000; May29; June5'13; same to same.

Havemeyer av (*), sec Chatterton, 100x 50; June3; June4'13; 3y5½%; Christina, wife Jno Schnessler to Fredk Sauter Sr, Great Neck Station, LI. 5,000

Havemeyer av (*), same prop; sobrn agmt; June3; June4'13; Christina Schuessler & Bernheimer & Schwartz Pilsener Brewing Co with same. nom

Haviland av, 2249 (*), ns, 305 w Havemeyer av, 50x108, except pt for sts; May 29'13; due &c as per bond; Susanna Kneip to Title Guar & Trust Co. 3,000

Hill av (*), es, 200 n Randall av, 50x 100; PM; pr mtg $3,000; May31; June2'13; due &c as per bond; Matthew Josefson to Michl J Dowd, 2541 Valentine av. 700

Hoe av (10:2742), ws, 168 s Aldus, 42x 150; sobrn agmt; June4'13; American Real Estate Co with City Mort Co. nom

Hoe av, ws, —s Aldus, see So blvd, es, 354.5 s Aldus.

Hoe av (10:2742), ws, 168 s Aldus, 42x 150; ext of $33,000 mtg to June4'18 at 5%; June4'13; Susan Pringle with Mack Constn Co, 957 Hoe av. nom

Hoe av (11:2990-2991), nec 174th, 80x 100; sobrn agmt; May27; May31'13; Christina Wiehe with City Mtg Co, 15 Wall. nom

Hoe av (11:2990-2991), nec 174th, 37.6x 100; bldg loan; May27; May31'13; demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 34,000

Hoe av (11:2990-2991); same prop; certf as to above mtg; May29; May31'13; same to same.

Hoe av (11:2990-2991), es, 37.6 n 174th, 42.6x100; May27; May31'13; demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 31,000

Hoe av (11:2990-2991); same prop; certf as to above mtg; May29; May31'13; same to same.

Honeywell av, 2011 (11:3123), ws, 60.7 n 178th, 25x140; June2'13; due &c as per bond; Josephine Kapprell to Title Guar & Trust Co. 4,200

Honeywell av, 2102-4 (11:3125), nec 180th (No 1161), 35.1x93.9x35.2x96; PM; May29; May31'13; 3y5%; Chas Herrmann to Isaac Frank, 109 W 68. 5,000

Hughes av (11:3077), ws, 250 n 188th, 25x87.6; pr mtg $2,000; May31; June2'13; due Jan1'15, 6%; Antonio Porcelli to Carrie Taylor, 941 Intervale av. 1,000

Intervale av (10:2703), sec 163d, 101x 126.3x111.11x125; bldg loan; June4; June5 '13; demand, 6%; Simbar Realty Corpn to City Mtg Co, 15 Wall. 30,000

Intervale av (10:2703; same prop; certf as to above mtg; June4; June5'13; same to same.

Jackson av, 732 (10:2645), es, 165 s 156th, 18.9x87.6; pr mtg $5,000; May22; June4'13; 3y6%; Amelia Habekost, 732 Jackson av, to Anna Hecht, 245 E 60. 2,100

Jackson av, 880 (10:2648), es, 75 n 161st, 19.9x84; PM; pr mtg $3,500; May15; June 3'13; installs, 6%; Hayman Alweis to Harry Buchalter, 68 Lenox av. 1,250

Jones av (*), ws, 300 s Jefferson av, 100x100; Apr29; May29'13; 3y6%; Herman Wurth to Geo A Cambeis, 1437 Williamsbridge rd, trste for Union Court Lodge No 859, IOOF. 1,000

King av (*), ws, 50 s Bowne, 50x100, City Island; PM; May26; June4'13; due, &c, as per bond; Cath J Stumpf to City Real Estate Co, 176 Bway. 1,500

Lafayette av (10:2737), old ss, at ws Tiffany, runs s67.2xnw72.10xne25 to rd xe 32.10 to beg; May22; June2'13; 1y6%; Jno Brown Jr to Eliz F Schaaf, 364 Ridgewood av, Bklyn. 1,000

Macombs rd (10:2877-2878-2880-2882-2884 & 2885), ws, at s line farm formerly of Lewis G Morris, runs w365xsw116xnw2310 to Harlem River xne30xne515xse1980 to beg, being premises known as High Cottage prop, except pt for Crotona Aqueduct; also excepts so much of above lying e of ws aqueduct, with all title to land under water adj above; 4-27 pts; AT; May 28; June2'13; due &c as per bond; Tobias R Gibson, Washington, DC, to Preston J Gibson, 1712 Rhode Island av, Washington, DC. 2,400

Mapes av (11:3107), nec 178th, 114.7x46 x114.8x46; pr mtg $43,000; June2; June5 '13; due &c as per bond; Jos Diamond Constn Co to Ida Abramson, 241 E Bway. 5,000

Mapes av (11:3107; same prop; certf as to above mtg; June2; June5'13; same to same.

Mohegan av, 2078 (11:3123); ext of $29,---, Italian Savgs Bank with Benny Savio nom

Mohegan av, 2078; June2; June5'13; Benny Savio Realty Co & Chas E Stahl with Italian Savgs Bank, 64 Spring. nom

Mapes av; June2; June3'13; demand, 6%; Giovanni Co, Mt Vernon, NY. 2,500

Morris Park av; Fredk Kolee to Adolph Ondricek, 402 E 72. 1,000

Park av (9:2142), sec 153d, 54.7x109.7x due &c as per bond; Meyer Friedlander, 311 E 156, to Henrietta D Teller, extrx Albt A Teller, Upper Red Hook, NY. 20,000

Perry av, 2990 (12:3281); ext of $7,500 mtg to May1'16 at 5%; May23; June3'13; Eleanor A Queripel with Eliz Schwarzler. nom

Prospect av, 1418 (11:2963), es, 82.11 s 170th, 43.6x110.1x42x—; June2'13; due &c as per bond; Saml Loewy, Edgemere, LI, to Hortense S Plaut, 71 Central Park W. 25,000

Riverdale av (13:3423), es, where the land of Thos Gannon joins land of Margt Cogan on ns of said Cogan's land as shown on map of land of said Margt Cogan, runs e100xs28xw100 to av xn28 to beg; also RIVERDALE AV, es, 75 n Cogan's alley, 25x100; May21; May29'13; 2y6%; Jas Killeen to Stephen M Bull, Newburgh, NY. 3,500

Rochambeau av (12:3336-3337) swc 208th 225x100; June4; June5'13; due, &c, as per bond; Cech Realty Co, 320 E 71, to Emannella Duda, 773 Forest av. 2,500

Ryer av, 2072 (11:3144-3149), es, 59.7 s 180th, runs s25.1xe101xn21.6xnw36.8xw65 to beg; PM; June3'13; 3y5½%; August Knippenberg, Dobbs Ferry, NY, to Bronx Savgs Bank, 429 Tremont av. 5,000

Ryer av, 2074 (11:3149), es, 34.5 s 180th, runs s25.1xe65xse36.8xn21.6xnw37.9xw65 to beg; PM; June3'13; 3y5½%; August Knippenberg, Dobbs Ferry, NY, to Bronx Savings Bank, 429 Tremont av. 5,000

Ryer av (11:3158), ws, 144 s 183d, 56.6x 73.4x56.3x66.8; Feb1; June3'13; 1y6%; Louis Eickwert, Mt Vernon, NY, to Christine A [illegible] 5,400

St Ann's av, 140 (10:2547), ext of $9,000 mtg to May6'16 at 5½%; May26; June 4'13; Ella Necarsulmer with Lena Masur, 600 W 116, & Sol Young, 600 W 116. nom

Southern blvd (10:2742), es, 354.5 s Aldus, 94x150; certf as to mtg for $54,000; June2; June3'13; Oval Constn Co Inc to Margt D Fitzpatrick.

Southern blvd (10:2742), same prop; sobrn agmt; June2; June3'13; American Real Estate Co with Margt D Fitzpatrick, 979 Teller av. nom

Southern blvd (10:2742), es, 354.5 s Aldus, runs e150xs70.6xe150 to ws Hoe av xs20.11xw300 to So blvd xn94 to beg; June 2'13; 5y5%; Oval Constn Co to Margt D Fitzpatrick, 979 Teller av. 54,000

Southern blvd (10:2582), nws, 184.10 ne Union av, runs ne155.5 to ws Prospect av xn23.5xw100xnw7.1xsw124.10xse100 to beg; also SOUTHERN BLVD, nws, at es Union av, 184.1x100x35.11x178.8; PM; pr mtg $22,000; May15; June5'13; due &c as per bond; Saml Goldstein, 370 Snediker av, Bklyn, to Hyman Hein, 2 W 88. 22,750

Southern blvd (10:2725), ws, 815.8 s Westchester av, 145.4x139.10x145.5x134.5; sobrn of mtg for $42,500 to mtg for $225,000 on which $190,000 has been advanced; May29; June2'13; American Real Estate Co, a corpn, 527 5 av, with City Mtg Co, 15 Wall. nom

Southern blvd (10:2725), ws, 961 s Westchester av, 138.9x142.5x irreg x139.10; sorbn of mtg for $40,000 to mtg for $200,000 on which $190,000 has been advanced; May29; June2'13; American Real Estate Co, a corpn, 527 5 av, with City Mtg Co, 15 Wall. nom

Starling av (*), sec Washington, 100x 53.4; PM; pr mtg $——; May29; May31'13; 3y6%; Christian Roeser to Josephine G Cosgrove, 26 Sherman, Bklyn. 3,000

Stebbins av (10:2689 & 2696), ws, 169.1 s Westchester av, 200x100; agmt that all advances to be made under bldg loan mtg for $135,000 or upon the security of 5 mtgs for $32,000 ea shall be secured by a blanket mtg covering whole of said premises & not by several respective mtgs covering portions thereof; May28; May31 '13; Foxvale Realty Co to City Mtg Co. nom

Stebbins av (10:2689-2696), ws, 169.1 s Westchester av, 5 lots, ea 40x100; 5 bldg loan mtgs, ea $32,000; May28; May31'13; demand, 6%; Foxvale Realty Co to City Mtg Co, 15 Wall. 160,000

Stebbins av (10:2689 & 2696); same prop; 5 certfs as to above mtgs; May28; May31 '13; same to same.

Stebbins av (10:2689 & 2696), ws, being plot begins at cl blk bet Hewitt pl & Stebbins av, distance 300 s Westchester av, runs e 100 to ws Stebbins av xs150xw 100xn150 to beg; PM; May28; May31'13; 2y5%; Foxvale Realty Co, 198 Bway, to Geo F Johnson, Hanover Township, Morris Co, NJ. 22,000

Stebbins av (10:2689-2696), ws, being plot begins at cl of blk bet Hewitt pl & Stebbins av, distant 450 s Westchester av, runs e100 to ws Stebbins av xs150xw100 xn150 to beg; PM; May28; May31'13; 2y 5%; Foxvale Realty Co, 198 Bway, to Geo F Johnson, Hanover Township, Morris Co, NJ. 22,000

Teller av 1059 (9:2428 & 2433), ws,, 179.6 [illegible] PM; May 29; June2'13; installs, 6%; Martin H Bohle to Louise Withey, 175 Sterling, Bklyn. 1,000

Tinton av, 1181 (10:2662), ws, 126.3 s 168th, 50x134.11x56.2x135.1; ext of $38,000 mtg to June1'16 at 5½%; June3; June1 '13; Lawyers Mort Co with Nathaniel L [illegible] Nathaniel L McCready will Nathaniel L McCready. nom

Tinton av, 1181 (10:2662), ws, 126.3 s [illegible] 115, 6%; Emma Herb, 7061 St Nicholas av, to Nathaniel L McCready, 4 E 75 & ano trstes for Nathaniel L McCready will of Nathaniel L McCready. 3,500

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Tremont av (11:3126), nes, 76 nw Vyse av, 38x50, except pt for 177th or Tremont av, May29'13; 5y5%; Jno Podolak to Bowery Savgs Bank, 128 Bowery. 2,500

m**Trinity av** (10:2629-2630), swc 158th, 88 x52; May29'13; 3y6%; East End Realty Corpn to Wm J Lotsch, 121 Devonshire, Flushing. 1,000

m**Trinity av** (10:2629-2630); same prop; [illegible] to above mtg; May29'13; same to same.

Vyse av (11:3128), ws, 25 s 181st, 25x100, 1Pl, pr mtg $[illegible]; June4'13; due Dec 1'13, 6%; Simplex Impt Corpn, 3105 Park av to City & Country Home Co, 38 Park row. 2,000

m**Vyse av** (11:3128), same prop; certf as to above mtg; June4'13; same to same.

m**Washington av** (11:2902), nws, 74.10 ne 170th, 25x85x24.1x85, except pt for av; May29'13; 5y5%; Grace, wife Andw Kelly, to L. Wells Mtg Co, 59 Liberty. 2,250

m**Washington av, 1477,** see Bway, 3099-3103, Manhattan.

Webster av, ws, 180 ne 173d, see Worth av, es, 100 ne 173.

m**Webster av, 1808** (11:2900), nec 175th (No 401), 99.1x31.1x99.2x31.1; PM; June2; June3'13; 5y5%; Herman J Wurth & Theodora Klett to Dollar Savings Bank, 2808 3 av. 16,000

m**Webster av** (11:2900), sec 176th, 32.7x 106.10x32.6x106.10; pr mtg $12,500; June2; June3'13; due, &c, as per bond; Advance Fireproof Storage Co, 2804 3 av, to Jos S Ward, 1500 Harrison av & Bronx. 800

m**Webster av** (11:2900), same prop; certf as to above mtg; June2; June3'13; same to same.

m**Westchester av, 754** (10:2654), es, 69.7 s 156th, 25x80; PM; pr mtg $15,000; May 28; May29'13; due &c as per bond; Felix Kornicker, 774 Prospect av, to Louis Hemmerdinger, 760 Beck. 3,000

m**Westervelt av** (*), es, 25 s N Y, Westchester & Boston R R, 25x100; PM; May 29; May31'13; installs, 6%; Otto A Siefert to Walter W Taylor, 428 Tecumseh av, Mt Vernon. 500

White Plains rd (*), ws, at nec lot 755, runs w105xn25xe105 to st or rd xs25 to beg, being s 25 ft of lot 757 map Wakefield, except pt for rd; May27; May29'13; 5y6%; Nunzia Valentino, Monroe, La, to Frank A Haas, 1795 1 av. 5,100

m**White Plains rd (*),** ws, 76.10 s Becker av, 39.9x124.5x39.8x127.7, except part for White Plains rd; May15; June3'13; due Sept1'14, 6%; Abr Watsky, 365 W 50, to Value Realty Co, 170 Bway. 2,000

m**White Plains rd** (*), nws, 229.6 — Becker av, 30.1x171.11x28.2x182.7; May21; June 4'13; [illegible]; Edw Mack, 4722 Richardson av, & Louisa M Hodge, Mt Vernon, NY, to Wm Hodge, Mt Vernon, NY. 1,000

m**White Plains rd (*),** es, bet Morris st & Adee av, being lot 31 map Adee Park; transfer of tax lien for yrs 1906-1911, assessed to ——; May12; June4'13; 3y12%; City of New York to Robt C Durland, 330 W 45. 218.30

m**Woodycrest av** (9:2515), ws, 296.7 s 168th 75x59.11x76.5x74.10; June2; June3'13; 3y 5½%; Anna A wife Saml H Ditchett to Rosalie C Bodine, 101 W 109. 1,500

m**Worth av** (11:2889), es, 100 ne 173d (Warren), 14.4x18 to ws Webster av x14.4 x17.9; June3; June4'13; 3y6%; Jno J Larkin to Francis M Sweeney, 172 W 81. 900

m**3D av, 2562** (9:2314), es, 27.3 s 139th, 27.3x103.10x25x92.11; ext of mtg for $12,500 to July9'15, 5%; June17'12; May29'13; Edgar S Appleby, trste, with Annie R Whitney. nom

m**3D av** (9:2314), es, 27.3 s 139th, 27.3x 103.10x25x92.11; pr mtg $12,500; May29'13; due &c as per bond; Annie R Whitney to Rudolph Federroll, 91 Maple av, Clifton, SI. 1,500

m**3D av** (11:3044), swc 179th, 40x—x40x 90.9; PM; May24; June5'13; 3y % as per bond; Taxpayers Realty Co to Anna M Irwin, at Rensselaer, NY. 5,300

m**3D av** (11:3044), ws, 40 s 179th, 50.6x 92.9x50.6x—; PM; May24; June5'13; 3y % as per bond; Taxpayers Realty Co to Anna M Irwin, at Rensselaer, NY. 4,200

m**3D av, 3827** (11:2912), ws, 25.3 s Wendover av, 20x100, pr mtg $——; May29; June4'13; due, &c, as per bond; G & S Realty Co to Manhattan Mort Co, 200 Bway. 19,000

m**3D av, 3827;** certf as to above mtg; May 29; June4'13; same to same.

m**3D av, 3827** (11:2912), ws, 25.3 s Wendover av, 20x100; pr mtg $19,000; June3; June5'13; due &c as per bond; G & S Realty Co to Alfred Frankenthaler, 1215 Mad av. 6,000

m**Interior lot** (*) begins 142.11 w Corsa av, 100 s Cedar av, runs w100xs25e100xn 25, being lot 307 map Laconia Park; transfer of tax lien for yrs 1894, 1906-1911, assessed to ——; May12; June4'13; 3y10%; City NY to Robt C Durland, 330 W 45. 31.98

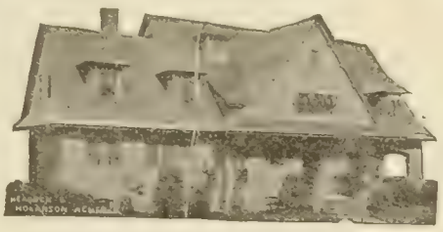
Plot (*) begins 740 e White Plains rd at point 170 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av, pr mtg $3,000; Apr23; June5'13; due Jan1'14; 6% Ambrose Guffanti to Patk Dougherty, 1812 Wallace av. 600

Property not given (*), sal ls; May26; May29'13; demand, 6%; Christine Cappolo, 781 Van Nest av, to Geo Ringler & Co, a corpn, 203 E 92. 1,500

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IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also



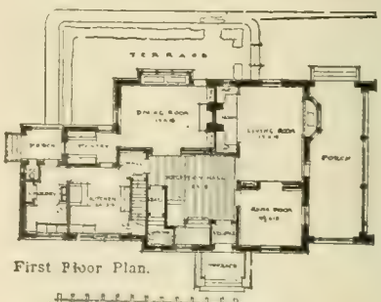
learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

Architectural Record

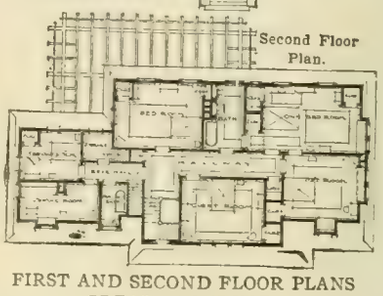
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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 14, 1913

A REVIEW OF THE NEW FACTORY LAWS

Property Owners and Business Proprietors May be Arrested for Violations, but Factory Operatives Are Immune—Some of the Fire Commissioner's Powers Taken Away.

DURING the last session of the Legislature thirty bills were introduced at the instance of the Wagner Factory Investigating Commission, of which only five failed to become laws. A number of these measures relate exclusively to rural industries, such as the canning of fruits and vegetables, but several others make radical changes in the law governing the employment of women and children in industrial and mercantile establishments, the plain purpose of which is to promote the safety, health and comfort of the operatives, especially those who may have been the helpless victims of rapacious employers.

All for Employees.

The striking peculiarity of all this factory legislation is that, while it bristles with demands and restrictions upon property owners and business proprietors (for disregard of which they may be punished criminally), factory workers remain substantially immune from statutory exactions and criminal prosecutions. They may refuse, with impunity, to heed fire alarm signals or to participate in fire drills.

No punishment is provided for meddlers who tamper with fire extinguishers or for employees who carelessly or wilfully throw inflammable materials upon floors, instead of depositing them in refuse receptacles. Indeed, employees may disregard every provision of the laws relating to the general safety and well-being of their fellows—including all sanitary regulations and fire precautions of every description—without risking fine or imprisonment. The only exception to this general condition is that smoking in a factory is punishable as a misdemeanor, whatever the status of the offender may be.

A State Board of Factory Control.

From a governmental standpoint, the most important of the new laws are Chapters 145 and 695 of the Laws of 1913. The first of these provides for a thorough reorganization of the State Department of Labor and a widely ramifying extension of its jurisdiction, which is achieved, in the main, by the creation therein of an inquisitorial and legislative body—the Industrial Board. This board is to consist of the Commissioner of Labor and four associate members, who are to be appointed by the Governor, subject to the approval of the Senate.

The Legislature has conferred upon the new body the broadest and most sweeping powers concerning the construction of factory buildings and the regulation of industries therein, including the authority to enact what may be termed industrial ordinances, that are to have the force of law. Violations of provisions of the industrial code, or of the regulations or orders of the board, are declared to be misdemeanors and are to be punishable as are offenses against the labor law itself.

Powers of the Industrial Board.

An idea of the scope of the legislative jurisdiction, which has been delegated to this new arm of the Labor Department, may be gathered from the following quotation from the new law:

"§ 51. The board shall have power * * *

4. To make, alter, amend or repeal rules and regulations for guarding against and minimizing fire hazards, personal injuries and disease, with respect to

(a) The construction, alteration, equipment and maintenance of factories, factory buildings, mercantile establishments and other places to which this chapter is applicable, including the conversion of structures into factories and factory buildings;

(b) The arrangement and the guarding of the machinery and the storing and keeping of property and articles in factories, factory buildings and mercantile establishments;

(c) The places where and the methods and operations by which trades and occupations may be conducted and the conduct of employers, employees, and other persons in and about factories, factory buildings and mercantile establishments; * * *"

Fire Commissioner Loses Powers.

By the other measure (Chapter 695), which amends the Fire Prevention Law, the Fire Commissioner, after October 1, 1913, will be stripped of the more important of his powers and duties in respect of factories and factory buildings, including particularly his control of the means of egress therefrom.

Apparently, the new statute expressly excepts factories from the jurisdiction of the commissioner to require the remedying of dangerous conditions existing in such places, in violation of any law or ordinance respecting fires or the prevention of fires. Doubtless it was the intention of the draftsmen of the statute merely to relieve the Fire Commissioner of control of the means and adequacy of exit from factories; for Section 774 of the Charter, as amended by the new act, provides: "The Fire Commissioner shall enforce all laws and ordinances and the rules and the regulations of the Industrial Board of the Department of Labor in respect of (1) the prevention of fires."

But this general authority concerning the control of fire perils in factories seems to be curtailed by an amendment of the following section of the Charter, which was effected by the same act, namely:

"§ 775. Powers of the (Fire) Commissioner. The commissioner is empowered to * * *

"2. Order, in writing, the remedying of any condition found to exist in, on or about any building structure, * * * place or premises, except tenement houses, and except factories as defined by the labor law, in violation of any law or ordinance in respect to fires or to the prevention of fires, except the tenement house law."

Under the circumstances, it is more than likely that local jurisdiction of fire conditions in factories has been reduced to the control of fire alarm installations, fire extinguishing equipments and fire drills. This seems to be a relapse to the condition of divided responsibility for the protection of factory workers against fire perils, which is generally believed to have made possible the Asch Building disaster.

"Home Rule" Sacrificed.

So, too, the jurisdiction of the local Board of Health is seriously encroached upon by a number of laws providing amendments to the labor law concerning the lighting, ventilating, plumbing, cleanliness and general sanitary conditions of factories, including bakeries. Another of the laws makes drastic changes in the regulations concerning industries carried on in tenement houses, and possibly conflicts, in some degree, with the tenement house law and the general jurisdiction of the Tenement House Department.

Wholesale Transference of Functions.

Whether or not the wholesale transfers of functions from local officers and boards to a new State body and to the Commissioner of Labor, attempted by the new factory laws, properly harmonize with the "home rule" provisions of the Constitution remains to be determined by the courts. However this may be, many of the new amendments to the labor law seem to be repugnant to the spirit, if not to the letter, of the so-called "home rule law" (Chapter 247, Laws of 1913), the avowed purpose of which is to give to the cities of the State a larger measure of control of their purely local affairs and interests. The apparent conflict of these new statutes will not add to the security of factory workers, any more than it will promote the interest of taxpayers and business proprietors.

The Cost.

The financial demands the new factory acts will make upon property owners and manufacturers will be numerous and, in some instances, burdensome. They will bear more severely, however, upon those who may hereafter erect factory buildings. The original bill of the Factory Commission, relating to the construction and the allowable number of occupants of factory buildings, would have been utterly ruinous to the owners of loft

buildings of the older type, for it would have caused a general closing up or tearing down of all such structures, particularly in the section below 14th street.

By intelligent and persistent effort, however, the measure was pruned of its most confiscatory provisions respecting existing buildings; nevertheless, as enacted, it contains several causes for worry to owners of such structures. Other laws requiring expensive changes in plumbing and ventilation, the installation of fire alarm equipment, and material structural alterations will not appeal to the sense of humor of property owners in the old loft districts.

Divided Responsibility.

It remains to be seen whether or not the good results, which may be expected from the operation of many of the salutary provisions of the new industrial laws, will offset the dangers and disadvantages that will probably arise from a return to the policy of divided responsibility concerning factory conditions, and particularly fire perils. In this connection it should be recalled that under the present administration of the New York Fire Department, covering a period of two years, there has not been a single instance of a factory fire in which more than one of the work people of the building perished. There have been individual fatalities, due to minor explosions or to carelessness or unavoidable accidents, but there has been no disaster of any consequence during the period that the entire responsibility for safeguarding factory workers against fire perils has been centered in our Fire Department. It is to be hoped that another frightful industrial tragedy will not be awaited to demonstrate the unwisdom of departing from the policy of single, competent, local control of fire dangers in the factories of New York City.

Laws Should Be Studied.

The new laws sponsored by the Factory Commission should receive the careful and immediate consideration of all owners and lessees of factory buildings. Many of these measures particularly concern architects and builders interested in loft building construction. Copies of any of them may be obtained, without cost, upon application to the Secretary of State, at Albany, mentioning the number and subject thereof as follows:

LAWS OF 1913.

Chapter 82. Cleanliness and sanitation of factories.
Chapter 83. Night work by women prohibited.
Chapter 101. School records of children employed in factories.
Chapter 144. Employment of children in factories; health and school certificates.
Chapter 145. Reorganization of Labor Department; creation of Industrial Board, its powers and duties.
Chapter 194. Fireproof receptacles for waste; protection of lights; smoking prohibited.
Chapter 195. Factory camps.
Chapter 196. Ventilation of factories.
Chapter 197. Seats, with backs, for female employees of factories and mercantile houses required.
Chapter 198. Plumbing and drainage of factories.
Chapter 199. Powers of Industrial Board.
Chapter 200. Physical condition of factory children.
Chapter 201. Working conditions in foundries.
Chapter 202. Elevators, hoists and hoistways.
Chapter 203. Fire-alarm system; fire drills.
Chapter 260. Tenement house industries.
Chapter 286. Lights; safeguards against machinery accidents and against dust and other injurious inhalations.
Chapter 340. Wash-rooms, dressing-rooms and toilets; open plumbing required.
Chapter 349. Punishment for violations of Labor Law, regulations of Industrial Board and orders of Labor Commissioner.
Chapter 461. Construction of new loft buildings; renovation of existing structures, and allowable number of occupants of new and old buildings.
Chapter 463. Bakeries and bakers; no new bakeries in cellars.
Chapter 464. Employment of children in factories and of women in foundries, regulated.
Chapter 465. Employment of women in canning establishments.
Chapter 529. Definitions; employment of children in factories.
Chapter 695. Divests Fire Commissioner of major portion of his present jurisdiction of fire conditions in local factories, including control of means of egress therefrom.

A Surprise in the Fire Law.

What is believed to be only an "inadvertence," just discovered in the fire prevention law, will have the effect of curtailing the powers of the Bureau of Fire Prevention in the Fire Department until a correction can be made by the Legislature. It is the understanding of the Corporation Counsel's office that the Governor will be asked to permit the introduction of remedial legislation at the special session to be called.

An act passed at the last session was intended to lay upon the Fire Commissioner the duty of enforcing "the rules and regulations of the Industrial Board of the Department of Labor," as well as all laws and ordinances in respect of (1) the prevention of fires, (2) the storage, sale and transportation of combustibles, (3) the installation and maintenance of fire alarm systems and fire extinguishing equipment, (4) the means and adequacy of exits, and (5) the investigation of the cause, circumstances and origin of fires, and the suppression of arson.

One other change the Legislative Factory Investigating Committee wished also to make in the jurisdiction of the Fire Commissioner, so as to relieve him of the supervision over exits in factories and assign that duty to the Department of Labor. Senator Wagner, therefore, caused an amendment to be inserted which made the provision read as follows (new matter in quotation marks):

> (4) The means and adequacy of exit, in case of fire, from all buildings, structures, enclosures, vessels, places and premises in which numbers of persons work, live, or congregate from time to time for any purpose, except tenement houses "and except factories as defined by the labor law."

Through a clerical inadvertence the same additional words were inserted in Subdivision 2 of Section 775, making it read as follows:

> (2) Order, in writing, the remedying of any condition found to exist in, on or about any building, structure, enclosure, vessel, place or premises, except tenement houses, "and except factories as defined by the labor law," in violation of any law or ordinance in respect to fires or to the prevention of fires, except the tenement house law.

As to the consequence of this unintentional change in the law, authorities differ. Some claim that the only power taken away is contained in the phrase, "as defined by the Labor Law," and that the labor law referred to is Chapter 194 of the Laws of 1913, which prohibits smoking in factories.

Commissioner Johnson holds that the new law takes factory inspection for the most part out of his hands, and this he gives as a reason for not appointing women as inspectors in the Fire Prevention Bureau. In particular terms he says:

"In this amended law the factories are excepted from the fire prevention law in exactly the same sense as tenement houses. The Tenement House Department does its own inspections as to the fire peril, and it is the evident intention of this law that the Industrial Board of the Department of Labor make its own inspections as to factory conditions."

Boards of Survey.

The attention of owners, lessees and occupants is called to a further amendment in the same act which changes the make-up of the Boards of Survey. If one who has been served with a violation order questions its validity and reasonableness he may make a written demand for a survey of the premises affected by the order within forty-eight hours. Upon the receipt of a demand for a survey the commissioner shall immediately issue an order for the same, naming three persons to act as surveyors.

Under the amendment referred to one of the surveyors shall be an architect or builder selected by the person demanding the survey. This gives the owner a representative on the board. Another surveyor is to be selected by the commissioner from the Bureau of Fire Prevention and a third from a list furnished by New York Chapter of the American Institute of Architects, or by the Brooklyn Chapter, or by the New York Society of Architects, or by the American Institute of Consulting Engineers. Under the previous law the Board of Fire Underwriters nominated one of the surveyors.

A Better Chance for the Owner.

Other matter added to the law is quoted in full:

"The date and hour when the survey shall be made shall be stated in the order therefor. A copy of such order shall be served upon the person demanding the survey at least twenty-four hours before the hour fixed in the order for the holding of such survey, and he shall have the right to be present and be heard at the same in person, or by agent or attorney; provided that such copy of an order of survey may be served as provided generally in respect of service of orders of the department, by section seven hundred and seventy-five of this act. If the person demanding the survey neglects or refuses to appoint such surveyor, the other two surveyors may make such survey; and in case of disagreement of the latter they may appoint a third person to take part in such survey who shall also be an architect or builder of at least ten years' experience."



A house being built at Fieldston, and situated on the easterly side of Waldo avenue, commanding a wide view over Van Cortlandt Park. Designed by Albro & Lindeberg for the Delafield Estate.

CENTERS OF SPECULATION IN TENEMENTS

Number of Houses Lessening Every Year—Average Costs in the Different Boroughs—Corner Lots Compared With Interior Lots—Dimensions of Buildings.

NUMERICALLY, Manhattan building construction is rounding its perihelion. In actual numbers there are fewer buildings in the borough than a year ago. For apartment houses and tenements the exact extent of the decrease is known, but for other buildings it can only be estimated. A count of all the buildings in the city is being made at the present time by the Tax Department, and the result will appear in the annual report soon to be issued. In Greater New York the number of buildings will steadily increase for many years to come, but for the central borough every passing year will record a decrease.

Of buildings in the tenement classification there were 232 less in Manhattan on January 1st of this year than a year ago, and 830 less in the city at large. The explanation is that old houses are being demolished in large numbers to make way for larger buildings, which may be either apartment houses or business buildings. More houses of the tenement class were actually erected during the last calendar year than in the preceding one, but no less than 2,367 old tenements were either demolished or otherwise removed from the list during this one year in the five boroughs. In Manhattan alone the disappearances numbered 441, in The Bronx, 72; in Brooklyn, 1,624. Queens was the only borough in the city which increased the number of its tenements.



Ocean Avenue, at Beverly Road. Cohen Bros., Architects.

BROOKLYN'S APARTMENTS BELONG TO A DISTINCT TYPE.

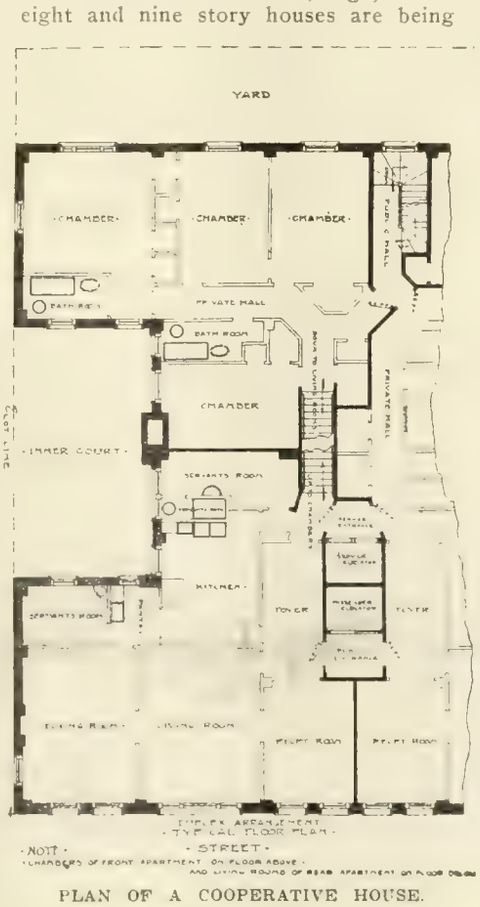
Fifteen Thousand More Apartments.

The total number of apartment or tenement houses completed in the whole city last year was apparently 1,432. This figure is deduced from statistical tables of the Tenement House Department which have been compiled for the past year and forwarded to Mayor Gaynor, by Commissioner John J. Murphy. After the construction of this number of new houses and the elimination of 2,367 old ones, there remained a net increase for the year of 830 houses containing 15,326 apartments or suites of rooms, or the equivalent of accommodations for about 60,000 more people.

The number of buildings for which plans were actually filed in the five boroughs last year was 1,875, of which Brooklyn erected 838, The Bronx, 605, Queens, 250, and Manhattan, 179.

These new houses would have represented 12,434 more apartments in The Bronx, 9,547 in Brooklyn, 65,398 in Manhattan, 1,736 in Queens, 39 in Richmond and 30,154 in the whole city, had there been no deductions on account of old buildings demolished. In each borough the new work presents a different aspect. The prevailing Manhattan type, which for many years was a five-story building, was long ago superseded by the six-story semi-fireproof elevator apartment house, but now one almost dares to say that the big twelve-story fireproof house has become the prevailing type. Surely it is the prevailing one on the broad avenues of older sections of the borough, while eight and nine story houses are being erected in the lateral streets of the best residential sections. South of Cathedral Parkway the six-story elevator house, considered so fashionable a few years ago, can scarcely be counted among the "four hundred" now. Private apartment houses, which are sometimes "cooperative," and are most prevalent on Madison and Park avenues, held the premier position for several years, but are not now being produced numerously. Indications there are that the apartment-hotel type, broadened and beautified beyond the old model, and without the odors from the cuisine permeating it as of old, will meet the ideals of a large section of well-to-do New Yorkers better than any other type of house, though it will never be the one preferred by the most exclusive families.

Brooklyn apartment houses oftentimes have a prettiness and quality all their own, to distinguish them from their fellows on the opposite side of the river. The latest Bronx houses are closely related architecturally to Manhattan houses. When not children of the same parents, they are at least cousins. Brooklyn's new houses, on the other hand, are not even distant relatives, so individualistic is their appearance.



PLAN OF A COOPERATIVE HOUSE.

Total and Average Costs.

Each year brings some changes in centers of activity upon which experienced operators base their judgment of speculative tendencies. For number of operations, as well as for the number of buildings planned Brooklyn leads, but for total estimated expenditure Manhattan has first place, with The Bronx second. Brooklyn planned last year 838 tenement houses of all grades, containing 40,532 apartments and estimated to cost $15,828,900; The Bronx planned 605 houses containing 12,434 apartments and estimated to cost $24,890,051; and Manhattan 179 houses with 6,398 rooms estimated to cost $31,225,000.

From the foregoing totals it can be figured that the average Manhattan apartment house costs $174,000, the average Bronx apartment house, $41,000 and the average Brooklyn apartment house, $18,000

Most Active Centers.

In Manhattan the most active center both last year and the year before was north of 155th street, or more particularly the Fort Washington section. But only 56 houses were planned for this center in 1912, as against 81 in the year 1911. Morningside Heights was comparatively inactive last year, and as the

section is nearly all built over, it will never again occupy the prominent place in the plans of the speculative builder that it did for the first ten years of the present century.

The section between 72d and Cathedral Parkway on the West Side, once called the "West End," started 27 big houses last year as against 19 the year before. South of 72d street to 59th street on the West Side only 5 houses were started, and south of 59th street to 14th only 9.

Only 40 of the 179 houses in the tenement classification which were planned in the entire borough last year were situated on the East Side, and only 32 of the borough's total of 203 in 1911. In brief, the sections wherein the finest apartment houses in the whole city are being created are at the West End and along Park avenue on the East Side. The new houses on Washington Heights are principally of the six-story type.

In The Bronx, building activity in tenement houses was confined last year to three principal sections: (1) south of 170th street and west of Bronx river, (2) north of 170th street and west of Bronx river, and (3) north of 170th street and east of Bronx river.

In Brooklyn the principal centers of speculative activity in tenement houses are, in the order named, East New York, Bedford, South Brooklyn, Brownsville and Flatbush. There is comparatively little doing in apartment houses on Park Slope, Greenpoint, Williamsburg and Bushwick.



Gaetano Ajello, Architect.

ON RIVERSIDE DRIVE AT 114TH STREET.

Ridgewood has been the busiest section of Queens Borough in past years but was less active last year than in 1911.

Sixty-one of the 179 apartment houses of all grades planned in Manhattan Borough during the year 1912 were over six stories in height, 62 were of the height of six stories, 51 of five stories and only five of four stories, none being of less height. Thirty-four houses had a frontage of more than one hundred feet each, 18 were from 90 to 100 feet wide, 9 between 75 and 90 feet in width and 32 between 50 and 65 feet. Seventy were erected on corner lots and 109 on interior lots.

In The Bronx 139 tenements were built on corner lots and 466 on interior lots, and in Brooklyn 111 were built on corner lots and 727 on interior lots.

More four-room apartments were built in Manhattan last year than of any other size, 1,691; of three-room apartments there were produced 1,426, and of five-room apartments, 1,165.

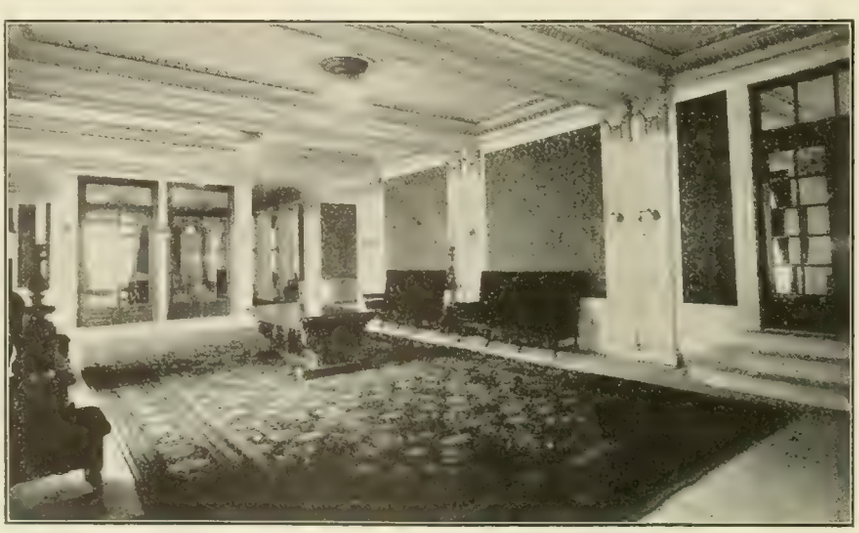
THE TENEMENTS OF GREATER NEW YORK.

	Manhattan.	The Bronx.	Brooklyn.	Queens.	Richmond.	New York City.
January 1, 1913.						
New Law	4,802	4,185	9,969	2,634	17	21,607
Old Law	36,390	4,881	36,546	2,349	490	80,656
Total	41,192	9,066	46,515	4,983	507	102,263
January 1, 1912.						
New Law	4,593	3,710	9,471	2,380	16	20,170
Old Law	36,831	4,953	38,170	2,445	524	82,923
Total	41,424	8,663	47,641	4,825	540	103,093

APARTMENTS IN TENEMENTS OF GREATER NEW YORK AND BOROUGHS.

January 1, 1913.						
New Law	127,254	70,957	73,994	11,954	102	284,261
Old Law	397,057	33,009	170,416	9,756	1,815	612,053
Total	524,311	103,966	244,410	21,710	1,917	896,314
January 1, 1912.						
New Law	119,829	61,244	68,444	10,485	78	260,080
Old Law	399,585	33,261	176,058	10,083	1,921	620,908
Total	519,414	94,505	244,502	20,568	1,999	880,988

The subways for which operating contracts have just been signed by the city authorities are expected to give point and direction to speculative building for a period of years, but just when the movements will begin depends on local needs and conditions. Tenement house work is not likely to anticipate the completion of new transit facilities by as wide an interim of time as private-house construction.



Gaetano Ajello, Architect.

ENTRANCE HALL IN A RIVERSIDE DRIVE APARTMENT HOUSE.

PAYMENT OF ASSESSMENTS.

How the Total Sum Can Be Divided and Paid in Instalments.

Attention is called again to the provisions of Section 1019 of the Charter of the City of New York which allows the payment of assessments for local improvements in sums of fifty dollars or multiples thereof; also to Chapter 684 of the Laws of 1913 amending Section 1019a of the Charter, which provides that the owner of any parcel of real property upon which an assessment for a local improvement has been confirmed after January 1, 1908, may pay such assessment in instalments if the assessment exceeds three per cent. of the assessed valuation of the parcel made in the actual valuation for the purposes of taxation in the calendar year next preceding such confirmation.

First Make Application.

An application in writing must be made by the owner to the Collector of Assessments and Arrears, who must divide the assessment into ten parts as nearly equal as may be. One part thereof in any event shall be due and payable and as many more such instalments shall be due and payable as years have elapsed since the entry of such assessment for collection.

Such instalments as are due with interest at seven per cent. on the amount of the assessment unpaid shall be paid within ten days after such division. The remaining instalments shall not be liens upon the real estate, except one annually.

One of the remaining instalments with interest at five per cent. shall become a lien and be payable annually on the date of the entry of the assessment. If they remain unpaid when due, they will bear interest at seven per cent. annually and the property may be sold for non-payment as if the whole assessment had been a lien from the beginning and had not been divided.

An Example.

For example, if the assessed value of the piece of property is $3,000 and the assessment is more than $90, so that it exceeds three per cent. of the valuation, it may be divided into ten instalments, one due at once and one every year. The instalments which are not due will not be liens on the property until they become due. The instalments not due bear interest at five per cent. After they are due, they bear interest at seven per cent., until paid. The instalments not due, with interest at five per cent., may be paid at any time.

If the property is condemned by the city for public uses, the instalments shall become due as of the date of confirmation of the report of the commissioners in the condemnation proceeding and shall be set off against any award that may be made for the property acquired. When an award for damages shall accrue to the same person who was liable at the time of the confirmation of the assessment for an assessment for benefit on the abutting property, only the portion of the assessment in excess of such award may be considered in making such division into instalments.

Regarding this law, which took effect

(Cont'd on page 1236.)

THE WEST SIDE WATERFRONT CHANGES

Where the 1200-Foot Piers Will Be Built, the Lands to Be Taken and the Nature of the Ultimate Rearrangement of Terminal Facilities.

PERHAPS it is not generally understood that the two long piers to be constructed on the Hudson River between 44th and 46th streets will in reality be the beginning of the great West Side terminal improvements that the city is undertaking. They will be part and parcel of the reorganized harbor facilities, although brought into being as a separate work and in advance of a full determination of the general scheme. They will be followed eventually by other piers of similar construction, to be built between 47th and 59th streets, with the exception that the basin at the foot of West 52d street, which has been set apart by the city charter as a landing place for Hudson River freight boats, will not be molested, at least until other docking facilities for this particular market can be provided, with the approval of the Legislature and the consent of the building material interests.



FOOT WEST 44TH-46TH STREETS, NEW YORK CITY.

This is a photograph of the pier at the foot of West 44th street now used by the French Line. The remainder of the territory needs no description; it conclusively shows the unimproved locality which is in a dilapidated condition, and official figures show that the return to the city from this territory in its present condition is not as much by considerable as the cost for its maintenance. It represents a loss to the city as it now exists.

Lands to Be Taken.

A photograph of the site for the two new piers shows land of far more value and importance to the public than its appearance would indicate. At present it is used for domestic commerce, but the city wishes to give it over to the foreign steamship lines, which can afford to pay higher rentals into the city treasury than the owners of the small boats which bring our local supplies of brick, cement, coal, stone and lumber. As the piers will be 1,200 feet in length, they will cut back into the land about five hundred feet from the present bulkhead line, or to within four hundred and fifty feet of Eleventh avenue. Beginning thirty-five feet north of the north line of 44th street, the lands needed for the improvement extend to the center line of the block between 47th and 48th streets.

On the immediate waterfront the land is occupied by coal pockets, building material yards and small shops. The two blocks bounded by Eleventh and Twelfth avenues are occupied principally by the Consolidated Gas Company and in part by the Standard Oil Company. No map of the lands to be taken has yet been approved officially, and no condemnation commissioners have been appointed.

The piers will adjoin the French line pier on the north and will be used by the gigantic new steamships now being built on the other side. According to present understanding, as set forth in the report of the Terminal Committee of the Board of Estimate, the New York Central Railroad Company will be permitted to construct, at its own expense, a four-track subway through what is now private property from 59th street to 45th street, the railroad right of way to leave the 60th street yards at the corner of Twelfth avenue and 59th street, immediately west of the westerly curve of the Interborough's present power house, to curve thence eastwardly through private property to a point sufficiently distant from the waterfront to permit of the construction of 1,200-foot piers with appropriate bulkhead space, to pass southwardly through private property at a grade identical with that of Twelfth avenue as it exists today, to a point on the southerly line of 44th street, at which point the railroad right of way will curve back to Twelfth avenue.

A New Twelfth Avenue.

Between 59th and 44th streets it is proposed that the railroad company construct at its own expense a roof over its entire right of way, 100 feet in width, which will constitute the surface of a new Twelfth avenue or marginal way between 59th and 44th streets. It is further proposed that the railroad company, entirely at its own expense, both as to construction cost and grade damages, change the grade of each side street between 59th and 43d streets to conform to the new grade of the new marginal way as laid out over the roof structure covering the railroad tracks.

This access at two levels will mean that all side streets west of Eleventh avenue will be carried out to the new marginal way over the railroad tracks at practically a level grade, and that access for street traffic to the new piers to be constructed within this region will be at two levels, the upper level being that of the side streets and giving access to the second story of the new piers, the lower level being that of the bulkhead on the same grade as the railroad tracks and corresponding to the present level of Twelfth avenue, and being reached by ramps down from the new marginal way to be constructed at points shown upon the plans. This lower pier level can be reached also at the present grade by traffic moving northward along the bulkhead from 42d street.

Access at Two Levels.

This plan for access at the two levels to the new double-deck 1,200-foot piers has been submitted to representatives of all the principal steamship companies, and has received their unqualified approval. The Chief Engineer of the Board of Estimate, one of the members of the Terminal Committee, has expressed the opinion that the proposed plan would create within the limits named the best, most convenient, and the most sightly waterfront plan found anywhere in the city of New York.

The only element of cost to the city entailed is a cost which the city would be compelled to bear whether this plan were adopted or not, namely, that of acquiring the land necessary for the new marginal way and the land lying between the new marginal way and the present Twelfth avenue. This land the city would have to acquire in any event in order to permit of the construction of the 1,200-foot piers. As far as the railroad's plan for a subway between these



PROPOSED WEST SIDE DOCK IMPROVEMENT.

This is an illustration of how the territory north of 46th street may be improved, gradually, to meet the demand of commerce and to be continued, relatively, with the city's financial ability to do so, by which the city may preserve its supremacy as the first port of the world. The principal object of this illustration is to conclusively show the wisdom of the policy of the present Administration in relocating Twelfth avenue sufficiently far inland to make this steamship terminal possible and at the same time to protect all interests whether they be landowners, manufacturers or commercial enterprises. To permit Twelfth avenue to remain where it is would ruin this location for all time to come for a modern steamship terminal, in the opinion of the Dock Department. It would not permit the building of piers longer than those now existing at the Chelsea section.

points is concerned, the entire cost, direct and consequential, will be borne by the railroad company.

At the southerly side of 44th street, where the railroad right of way curves back to Twelfth avenue, it is proposed that the railroad be permitted to begin to rise upon an elevated approach structure, which will be carried southward along Twelfth avenue to a point opposite the railroad's present 30th street yard, to permit of access to that yard at the upper level as hereinbefore described.

The Terminal Committee, while reluctant to consent to the construction of even as small a section of elevated approach as that proposed, came to the conclusion that there was little reason for a refusal on its part to consent to this device or approach to the yard as far as the district between 30th street and the southerly line of 42d street is concerned, since in this region the elevated approach would be flanked on one side by railroad yards, and on the other side by railroad piers. The only disadvantage in the plan which presented itself to the committee was the elevated crossing at 42d street.

Latest Fourth Avenue Showrooms.

The Polo Construction Company, owner and builder, will proceed at once with the erection of the twelve-story office and showroom building at 329-331 Fourth avenue, between 24th and 25th streets, in the heart of the silk and dry goods trade. The entire front will be of granite, limestone and terra cotta to the roof. The steel construcion has been so designed as to show no interior columns and obstructions of any kind. There will be two electric elevators with all safety devices, and the best sanitary improvements. The cost is estimated at about $200,000.

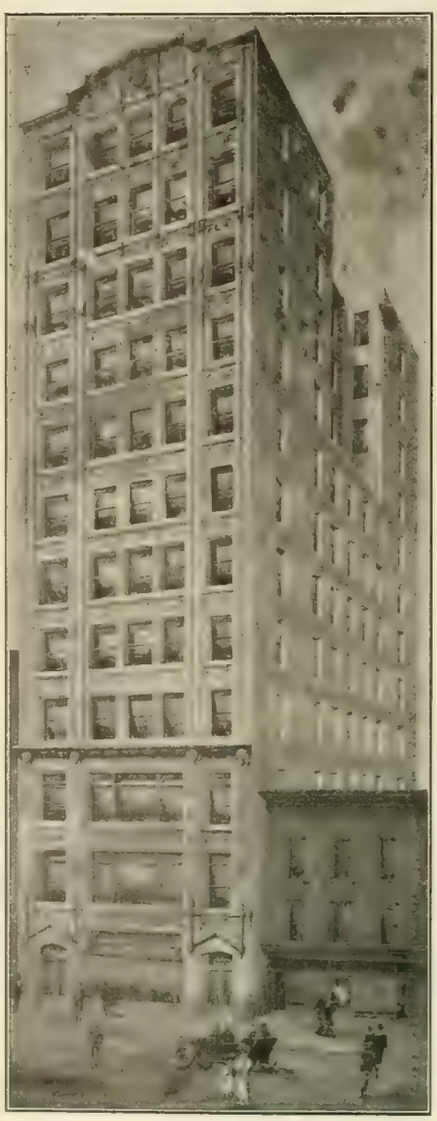
Henry Villanme, 151 West 30th street, is president, and C. J. Jeppesen, Inc., 62 West 45th street, engineer. The Alfred E. Norton Company, 105 West 40th street, has the structural steel contract; New York Terra Cotta Company, 1170 Broadway, terra cotta. The wrecking was done by Gerson Greene & Company, 89 Clinton street. The building will be ready for occupancy about November, 1913.

—Washington Heights property is well rented this summer in most sections, and at top prices.

BIG OUTING OF TAXPAYERS.

House and Real Estate Owners at College Point Hear City Economy League Extolled.

An ideal day, excellent attendance, and good speakers served to make the annual banquet and outing on Wednesday, of the House and Real Estate Owners' Association of the 12th and 19th Wards, at Donnelly's Grove, College Point, L. I., one of the most successful that the prosperous organization has ever enjoyed. The outing this year marked the completion of a quarter of a century of activity of the association, which may be called the oldest and largest taxpayers' alliance in the country. It was founded in 1889 by Conrad Harres, who was one of the guests of honor on this occasion.



Neville & Bagge, Architects.
Polo Construction Co. owner.
329-331 FOURTH AVE.

To appropriately commemorate the twenty-fifth anniversary of its existence, two surprises were sprung. Henry Bloch, the vice-president, presented Mark Goldberg, the local assemblyman, with a written testimonial signed by the members of the association, to show their appreciation of the successful termination of his long fight in the Legislature for "free transfers" in various parts of the city.

Adolph Bloch, counsel of the association for many years, was presented with a gold watch, as a token of the esteem in which he is held by the members for the work he has performed in behalf of the organization. He was the principal "after dinner" speaker and unqualifiedly endorsed the new big Taxpayers' Movement, now known as the "City Economy League," and with which he is associated as chairman of the executive committee. He said in part:

"A critical point has been reached in the financial status of the city when its indebtedness has increased 250 per cent. in the past ten years, while the population has increased but 40 per cent. If such large expenditures continue the situation will become very serious. While the city will not go bankrupt, yet it is nearing the constitutional limit of indebtedness, 10 per cent. of the assessed valuation of its real estate. The Board of Estimate has been beset by probably well meaning people, who in the guise of charity have secured vast sums of money for expenditures which were not of comparatively great importance.

"Property today is generally over-assessed, and yet it bears 96 per cent. of the total municipal income. Now is the time for taxpayers to come forward and assert their rights."

Carefully avoiding the casting of aspersions at the members of the Board of Estimate, whom he considered a fine body of men, he pointed out how much money had been recently expended and how much more was to be spent, particularly criticising the recent purchase of the forty-four acres at Neponsit,

(Continued on page 1236.)

A MADISON AVENUE CHANGE.

An Instance of the Tendency to Prefer Apartments to Dwellings.

At the northwest corner of Madison avenue and 68th street, there is nearing completion an apartment house which is a unique enterprise in some respects. In the first place, it is built on the site of the residence of Henry G. Marquand, which, not long ago, was considered one of the very finest residences in New York. The fact that any commercial development should be planned that would contemplate the tearing down of a magnificent residence in order to get the choice of several comparatively equal sites shows how readily apartments of the finer class are taking the place of our more majestic homes.

Not only was the Marquand residence demolished, but two others almost equally as fine on Madison avenue, of similar architecture, were also included in the site and wrecked. There are today quite a number of unimproved corners of suitable size for large apartment houses in the section of Madison avenue between 59th and 72d streets, and that this particular site should be chosen presents some unusual aspects.

No Demand for the Residence.

The most notable is that there was no demand for a private residence of the finer class, as the Marquand house had been vacant ever since the death of its owner, and probably would have remained vacant for very many years to come. That a residence which was far from uninhabitable, which was dignified, and the architecture of which would still appeal to modern taste, should have been torn down together with its neighbors, and a house put up to accommodate not the four families which the residences would have accommodated but approximately forty, and that the originators of this enterprise should have expected to compete with the great number of very superior apartments which have been erected on Park avenue, on Madison avenue, and on the side streets between those avenues, shows that the absorbent power of the market is continuous; and not only that, but the buying power of the public has not decreased, but is able to make successful a house with rentals as high as $7,200 a year. This is not considered an extravagant rental for the better class of apartments, and shows that the better class of tenant prefers an apartment at a rental of from six to eight thousand dollars rental in preference to a private house with its maintenance charges and rent or carrying charges which as a rule would not equal these amounts.

No Duplex Apartments.

A notable point of Marquand House and of some of the latest developments on the upper East Side is that there are no duplex apartments in these houses. Another feature of Marquand House, in which it represents the increasing demand and increasing culture of the class of tenant which it is designed to accommodate, is in the absolute simplicity of its architecture. The day of over-elaboration of apartment house architecture is apparently passed, and in Marquand House the materials—almost entirely a grayish-buff brick—carry out the great simplicity of the design of the facades. It is to be seen, therefore, that the expense of building may be reduced to a minimum without any sacrifice of rentals.

The suites in this house will run from six rooms and two baths to thirteen rooms and four baths, and the rentals asked from $1,600 for the very small suites on the ground floor to $7,200 for the larger ones on the upper floors. The interior courts are small, and the main light court is on the 68th street side of the building running out to the street, giving street frontage to the rear apartments on each floor. There are seven bay windows on each floor divided among the apartments according to the various floor plans, a feature which has not been emphasized in the more recent apartment house architecture.

The architect, Herbert Lucas, who was also the designer of the house on the site of the Poor residence at Gramercy Park and Lexington avenue, laid the entire emphasis on the homelike character of the apartments rather than an expensive ornamentation of the building, which has produced a certain atmosphere that is well worth paying for. A photograph of the house will be found in the Record and Guide of Dec. 28, 1912.

Widening of 42d Street.

A special meeting of the 42d Street Association was held on Friday at the Manhattan Hotel in order that the property owners, taxpayers, tenants and rentpayers might take action regarding the removal of the kiosks at the subway entrances on 42d street on the east side of Madison avenue. This work was proposed and has been pending for over a year, but has been continually delayed owing to a difference concerning the cost between the transit company and the city authorities. The removal of the kiosks and the placing of the subway entrances back at the side of the buildings, for which plans have been prepared, would permit of the widening of 42d street up to Madison avenue, which has also been left uncompleted, pending the removal of the kiosks.

At the meeting attention was called to the fact that there are six different entrances, three on each side of 42d street, to the subway station. One entrance in the new 42d Street Building, one on the southeast corner of 42d street, where the unsightly kiosk exists, and also an entrance in the Belmont Hotel. On the opposite side of the street there is an entrance at the Grand Central Station, and entrance on the northeast corner of 42d street and Madison avenue, where the other objectionable kiosk exists and is a source of danger to pedestrians.



C. P. H. Gilbert, Architect.
LINCOLN TRUST COMPANY BUILDING,
To be erected on Madison Square.

TRANSIT CELEBRATION.

Chairman McCall Carries Important News to Queens Citizens.

The controlling element at the Queens rapid transit celebration last Saturday at Long Island City was the downpour of rain, and next to that the announcement by Chairman Edward E. McCall of the Public Service Commission that the Steinway tunnel would become the property of the city within fifteen days, was the most important incident. The announcement was received with applause, which was renewed when he added that within four months from the day on which the city took title to the tunnel, trains would be running through it between Fourth street, Long Island City, and the Grand Central station in Manhattan.

Among those who occupied seats on the platform were Borough President McAneny of Manhattan, President Miller of The Bronx, ex-Chairman Willcox of the Public Service Commission, William H. Williams, Walter I. Willis. Commissioner Leavitt was the chairman. The new Queens flag was raised alongside the national emblem. The rain dispersed the assemblage, but as many as could get in fled to the Queens Chamber of Commerce, where Judge McCall continued his speech.

Preliminary to the luncheon and the speechmaking, several hundred visitors to Queens were taken in automobiles over the Astoria and the Roosevelt Avenue-Corona routes of the subway. Workers were engaged along both routes in digging excavations for the pillars of the elevated structure. Bronze medals were given as souvenirs.

A stop was made at Elmhurst where the Queensboro Corporation had raised a tent for patrons and friends and where a special celebration was held.

Educational Trips of the Bureau of Buildings, New York City.

The members of the Engineering Division of the Bureau of Buildings, Borough of Manhattan, recently made a trip of inspection to the National Fireproof Company's Raritan, Standard and Perth Amboy terra cotta mills. This is the second trip of the engineers of the bureau, the former trip having been taken to the Vulcanite and Alpha cement mills at Easton, Pa. The purpose of these trips is to bring the engineering staff in closer touch with the processes of manufacture and the properties of the building materials with which they deal. The superintendent, Rudolph P. Miller, has set aside occasional Saturdays throughout the year to be devoted to this phase of the bureau's work.

New Neighbor in Madison Square.

Plans have been completed for the new building to be occupied by the Lincoln Trust Company, on property facing Madison Square, being 204 Fifth avenue, and running through to 1124 Broadway. The building is 28 feet wide and will be three stories in height, the banking room being 26 feet high, with a mezzanine floor at each end. The basement will be fitted up in the most approved manner for the safe deposit company, and the facades on Fifth avenue and Broadway will be of limestone. The building will be thoroughly fireproof and equipped with all up-to-date conveniences. Present building on the site will be torn down immediately, and the erection of the new structure will be hastened as rapidly as possible. The architect will receive estimates in about a week, no contracts having yet been awarded.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

THE PART OF THE MANAGER IN RENTING.

PART TWO.

By LOUIS B. DAILEY.

(*Member Chas. F. Noyes Co., New York.*)

A WORD here with respect to the necessity for careful preparation for important interviews: Collect your facts and arrange your arguments so that they may be best applied to the tenant under immediate consideration. In emphasis of this point, I recall a lease made several years ago. My chief had been demanding that we make an inroad on a certain line which would be of undoubted benefit to the building if we could start a movement our way. The difficulty was to get the first tenant, and almost invariably our first interrogation was, "What firm in our line has taken space in your building?"

Convincing Your Man.

Finally, however, the opportunity came, rather unexpectedly and through a broker who happened to be a strong personal friend of one of the three partners. The line-up was as follows: One partner favored our building, one was neutral with a conservative tendency toward remaining in the building which had been their home for sixteen years, and the third and senior was strongly opposed to moving. The negotiations continued over a period of several weeks with little or no progress, the senior delaying while his landlord had time to frame up new propositions which could compare with the physical layouts we were able to offer and which our competitor could duplicate only subject to existing leases.

Four Hours' Preparation of a Three Minute Talk.

A final interview was arranged between the three partners, the broker and his partner, the vice-president of our company and the writer. We met in the directors' room, and for upward of an hour examined various layouts on different floors, analyzed the different propositions, our own and our competitors', and rehashed and repeated the various arguments we had been making for several weeks, but without getting anywhere. At last the senior partner announced that he had heard enough, thanked us for the trouble we had taken and stated that his final judgment was that it would be unwise and impolitic for them to move from a building with which they had been identified for so many years.

Apparently we had lost, and as the brokers sought their hats and prepared to depart our vice-president, who up to this time had taken a more or less passive attitude, and had participated in the conference in a desultory way, jumped to his feet and said he would like to answer that one argument. The psychological moment had arrived. It was the time for action, and for the next few minutes there was action. His manner and opening sentence demanded and obtained complete attention, and the skill with which he stated his arguments, their orderly and logical presentation, and the complete conviction which seemed to sway him, carried the day.

He contended that he had completely answered the argument and demanded a reversal of the judgment on the basis of his answer. And he got it instantly. A verbal acceptance was given, and in five minutes we were filing out of the office victors instead of vanquished. Within thirty minutes we were subsequently informed their landlord came forward with a new proposition, having all the physical advantages offered by our lease; and had the deal gone over to another day, a lease with us would not have been possible. Within six weeks seven leases were made, directly traceable to the first.

As we were returning to our office I remarked to our vice-president, who has charge of a dozen buildings, and who might be excused if he did not have at his tongue's end all the arguments for a particular building, upon the completeness of his answer. And he replied, "I spent just about four solid hours preparing that little three-minute speech. When you are hunting bear have your gun loaded."

Let Your Prospect Do His Own Renting.

This incident, recited at possibly too great length, emphasizes still another point. Don't talk too much. Don't waste your ammunition. Let your prospect talk; find out what it is—to him—your weak spot and meet it by a new suite on another floor or in a new location. Do not feel that you must be talking all the time and ramble vaguely through a list of good points only to scatter your fire and make no impression whatever. Remember that a vigorous, incisive, effective argument at the right moment is what usually does the trick. Help your applicant to find what he is looking for at a price approximating his present rental, if possible, and if your space is more expensive, show him wherein it is more valuable. Do not try to rent him something he does not want and will not be satisfied with by glossing over its defects or misrepresenting the facts, or in carefully concealing serious objections which will appear at once with occupancy. A traveling salesman can sell goods in this fashion and get away with it, for he comes today and goes tomorrow, but you have to live with your tenant. It may take him some time, but he will even up the score, and if you have not been frank and fair in your negotiations you alone are the ultimate loser.

Organization of the Renting Office.

Much depends upon the organization of the renting force and the conduct of the building office. In the first place, the renting office should be nicely appointed, with attractive space and, when possible, in a convenient location. It is a mistake to place the office to which your prospective tenants must come in a dark, gloomy place, for the tenant at once receives a bad impression, against which you must thereafter contend. Vacant space which perforce you must show your tenant is never attractive, and your prospect's observations in your own suite do much towards creating a favorable impression.

A strictly business-like attitude must at all times be observed by office employees. No lounging, gossiping, smoking or reading should be allowed and courtesy must be the watchword. Employees whose duty it is to receive visitors and learn their business should be instructed carefully as to their method of interrogation, so that the name of the visitor and nature of the business can be obtained without unnecessary questioning. The great improvement noticeable in telephone service of recent years has been due in part to the rigid rules adopted by the telephone company in requiring operators to observe certain carefully studied forms of questions and answers from which they may not depart.

A Way to Soothe the Savage Tenant.

The wise renting manager when organizing his force will search the town over for an assistant of the opposite sex. A clever woman in the office of the building is a distinct asset. A building containing 4,500 occupants, a city in itself, is peopled with a mass of ever shifting, assorted humanity, hailing from the four quarters of the globe, with different standards of judgment and of different temperaments, training and ideals. The office of the building is the central station to which all their inquiries and complaints are directed, and infinite patience and tact is required to maintain harmony and peace in such a household. If your esteemed tenant's table has not been dusted and there are other visible evidences of a cleaner's neglect, what happens? Why Mr. Tenant cannot get to the telephone quick enough and he is prepared to give Mr. Manager a raking over the coals.

In a towering rage he asks for the manager, but a soft voice sweetly informs him that Mr. Manager is not in, and can she do anything for him? Already his anger has started to subside, and when he is pleasantly informed that the cleaner for his suite was ill that morning and that the forewoman would be right up to correct any neglect, he is about ready to believe that the building is not so badly managed after all. But let him get hold of Mr. Manager, and we will hear that the tenant is in the worst managed building in the city, run by first-class ignoramuses who do not understand the first principles of management. There is one building in lower New York with a capable woman of this type, who knows the vacant space as well as the renting men, and not infrequently in the absence of the regulars has shown space and with such cleverness that a high percentage of prospects has been ultimately leased.

(To be continued.)

Mortgages as Security.

If the mail order business houses can sell 7 per cent. preferred stock at a premium on original subscription, then a first mortgage at 50 per cent. valuation, on a good farm paying 6 per cent. interest ought to be worth $300 for every $100 invested. The security of basic dirt over a postage stamp business ought to be worth the difference.—Real Estate Board's Bulletin.

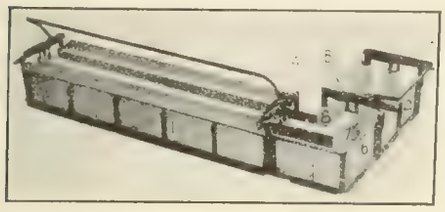
USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Machine for Making Hollow Walls.

An innovation in hollow concrete wall construction is being introduced by the Von Guilder Hollow Wall Co., of 718 Chamber of Commerce Building, Rochester, N. Y. It consists of a series of adjustable, metal forms, permitting the casting of hollow wall in the solid piece with one or more continuous air spaces. The distinctive feature of the system lies in the fact that the concrete is tamped and laid in the wall direct, thus doing away with the loss of setting virtue, very frequently experienced when concrete is mixed at a distance. This system makes use of freshly made concrete, just sufficiently wet to crystallize all of the cement, with the result that remarkably strong walls are said to be obtained.

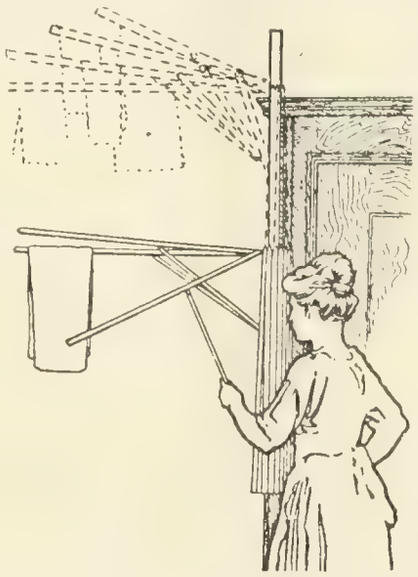
The accompanying illustration shows one 5-foot and one 2-foot straight machines coupled together to construct a corner of a building. This is accomplished as follows: First the wall chambers are adjusted to the desired thickness and then the outside corner door 6 is adjusted by lengthening, if the walls are to be thicker, or by shortening, if the walls are to be thinner than four inches. Then the edges are coupled to the two straight edges. The machines, having been set up on a floor or level surface, are then attached to the outside corner door 6, then the core 7 is placed, and if the machine is set for 24-inch walls the iron plates will rest on the projections. If the inside wall is to be more than 4 inches thick the core 7 is adjusted by removing the iron plates on the top and screw pieces of wood to each end of the core to make it fit the machine. This is then set in position between the machine and put on iron plates again so they will engage with the air chamber. If the outside wall is to be more than 7 inches thick each side of the corner door 6 is let out so that they may be coupled to the machine. In the illustration, Figures A and B represent the locking plates of the corner mold, and Figure 2 shows the 2-foot machine, and Figure 1 the 5-foot machine. Figure 8 is the inside wall.



Builders who have used this device speak very highly of its efficiency, and some go so far as to say that this system represents not only something new in concrete wall construction, but a system which may develop revolutionary tendencies.

An Improved Clothes Dryer.

Persons having in charge the equipment of apartment houses will be interested in the new device being introduced by the Universal Clothes Dryer Co., Newark, N. J. The distinctive features of this device are that it can be attached to the wall or casement, may be easily removed and contains thirty feet of drying surface. Furthermore, it can be raised to the ceiling as shown in the accompanying illustration, thus utilizing space which the ordinary dryer would take up. For drying blueprints and wash drawings or for displaying drawings of different details of buildings for perusal of contractors in architects' offices, this device seems to have a special application, because undoubtedly it

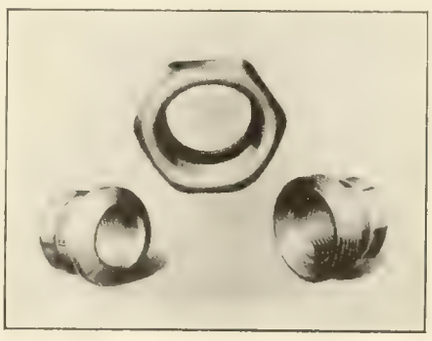


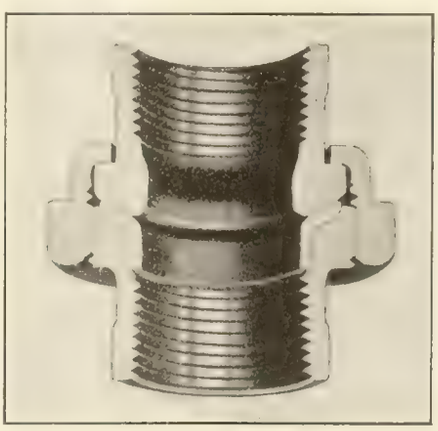
meets a need which has long been felt not only in kitchens but in offices because it can be hoisted out of the way. The cost of this device is remarkably low.

A Cold Drawn Steel Union.

The Mark Manufacturing Co., of Chicago, is putting on the market a pipe union, which differs radically from others on the market, although there are already numerous forms and types from which to choose. The difference lies in the fact that it is made of cold drawn steel throughout.

These cold drawn pipe unions are made from flat strip steel by the cold drawing process, making a fitting that is seamless and free from structural defects. The Mark union consists of the usual three main parts, male and female ends, joined by a coupling nut. All of these parts, as well as the brass seat ring, are drawn cold from flat stock, each piece subjected to a series of operations, of which we illustrate four stages in the manufacture of the male member.



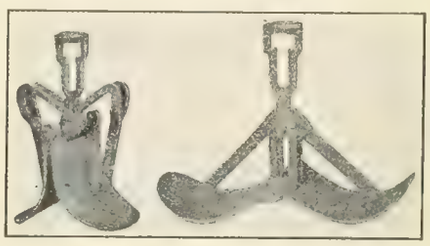


The Mark union is threaded to Briggs Standard for pipe threads, and so carries the same taper as the pipe. In this respect it is different from most unions on the market, which are tapped straight through. Another feature is that it is made of the same material as used in wrought steel pipe, which makes the expansion of steel unions under heat the same as the expansion of the pipe.

The contraction when cooled is also the same, thus there is no tendency to stretch a Mark union, as in the case of malleable unions, which do not expand as much, and to which the expanding pipe gives a permanent set. A booklet describing this product will be sent from the Mark Manufacturing Co., Post Office Box "G," Chicago.

A New Type of Anchor.

The problem of obtaining an anchor that will meet a continued pull in soils that are liable to become loosened through heavy rains or leaks in water pipes, and especially in foundation work where springs are liable to weaken substrata, has become an important one in recent years. Subsurface conditions in New York City are very peculiar, ranging from hard granite down through mica-schist, sand, quicksand and silt, and for that reason our readers may find in an anchor of novel design being manufactured by the Alyea Manufacturing Co., of West Washington street, Chicago, Ill., a device which may meet some of their requirements. The anchor has a special merit when used in soft earth or loose rock, because it enters the ground in a closed position and the harder the pull the firmer it takes hold by reason of the expanding qualities of its flukes. It is made in such a way as to be non-destructible, and salt water seepage cannot affect its longevity.



QUESTIONS and ANSWERS

"A Cord of Stone."

The query in relation to a cord of stone appearing in this department recently has brought forth the following statement from the Picton Island Red Granite Company of 320 Fifth avenue.

Answer: From the book by Austin T. Byrne, published in New York, 1911, by John Wiley & Sons, entitled "Inspection of the Materials and Workmanship employed in Construction," we find, on page 462 that a cord of stone is 99 cubic feet, or 4 perches, and a perch is given as 24.75 cu. ft.

The Strength of Granite.

Can you advise me regarding the weight and strength of granite and any other facts regarding its qualities of which you may know?

Answer.—Granite is two and two-thirds times as heavy as water; its specific gravity is 2.663. A cubic yard of granite weighs exactly three-quarters of a ton. The strength of granite is tremendous, although the different granites vary greatly. Poor granites will withstand a pressure of 18,000 pounds to the square inch. Good, close-grained granite will withstand 30,000 pounds; but certain Wisconsin granites have withstood a crushing pressure of 43,973 pounds to the square inch.

REAL ESTATE RECORD AND GUIDE BUILDERS.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868 CLINTON W. SWEET

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The publication office of the Record and Guide has been removed to the twenty-second floor of the Lewisohn Building, 119 West 40th street. Our new telephone number is Bryant 4800.

The next article in Mr. Bruere's series will appear on June 21. It deals with the practical measures that may be adopted for obtaining efficiency and economy in the city administration. In a notable way it fulfills the promise of its suggestive title, "Obvious Next Steps for Taxpayers," by laying down a constructive program.

The Yale Club this week closed the lease of the site at Vanderbilt avenue and 44th street which it has had under negotiation for some time with the New York Central Railroad Company, and it is understood that the work on the new twenty-two-story clubhouse will be started shortly. With two such structures as the Biltmore, erected over the Incoming Station, and the Yale Club, Vanderbilt avenue will be one of the busiest places in the city at all hours of the day or night, despite its apparent insignificance on the map.

The Windsor Land and Improvement Company reports that it sold $596,778 worth of lots during the spring months of April and May. Some of the lots were in Queens, but the majority were in Nassau County. From the results obtained so far this month, the company's June sales are expected to reach or extend beyond the $200,000 mark. This record, coupled with the showing at the Morris Park auction and the recent lot sale at Jamaica, is extremely interesting, in view of present conditions in the market for city real estate and in other investment markets. How do you account for it?

The Brooklyn Waterfront Negotiations.

The report made by the committee of the Board of Estimate on the Brooklyn waterfront rounds out one of the ablest and most successful pieces of constructive business negotiation ever undertaken by the municipal authorities of this city. When the present administration came into power it was confronted by two problems of supreme importance—the problem of providing the city with adequate means of transit and of providing an adequate machinery for transacting the growing business of the past. The first two years and a half of its life was occupied with the settlement of the subway question—which was more complicated, both from the technical and scientific points of view than that of any other American city. After many vicissitudes a really adequate solution was finally reached to which many men contributed, but which owed more to the Borough President of Manhattan, Mr. McAneny, than to any other individual.

During the past year an equally earnest and careful consideration has been bestowed upon the problem of the development of the port of New York, and in this almost equally important work, the former President of the Board of Aldermen, John Purroy Mitchel, has accomplished more than any one of his colleagues on the committee. He has given a prolonged and patient consideration to the question involved, and the city owes a great deal to him for the ability with which he has served its interests.

The solution of the problem of port development was complicated by the fact that the city had strained its financial resources in providing for new subways, and that it could not contribute much money or credit to the support of any plan of port improvement. It was obliged to enter into negotiations with existing transportation companies and use them for the purpose of financing and operating the new machinery. Of course the same policy has been adopted in the case of the subways, but in that instance the social necessities of the city dictated the construction of so many lines all at once, that the city had to guarantee the operating lines against loss and assume a very heavy contingent responsibility. In the case of the plan of port development, on the other hand, any arrangement made with the transportation companies had to be self-supporting from the start; and this condition made the attainment of many highly desirable objects impossible for the present. But the business interests of New York have no reason to complain about the result. It reflects credit upon the negotiators on both sides that, in spite of this condition so much has been accomplished. The proposed contracts retain all essential safeguards. The waterfront of the city and its necessary fixtures remain or become municipal property and subject eventually to the control of the municipal authority. The railroad corporations become tenants of the city property, and agents of the city in the essential business of handling its vast amounts of incoming and outgoing freight. This status has its advantages for the companies, because it relieves them of a certain amount of taxation, to which they would otherwise be subject, but on the other hand it places them in the situation of a servant of the city, who performs a certain service for a certain specific compensation. In the case of these contracts the service will be adequately performed, and the compensation will not be excessive.

The proposed contract with the New York Central company has been rightly criticized in some of its details, and it will have to be modified before it can be finally adopted; but there can be no doubt that it is essentially satisfactory and right. The New York Central is the one transportation company with an interest in the improvement of the machinery for handling freight coming into or going out of Manhattan. It already has a secure legal position along the Manhattan waterfront, from which it cannot be dislodged, even if it were desirable to do so. But it is not desirable to do so. That corporation must necessarily be the most effective agent, which can be used for the handling of Manhattan freight. The New Jersey corporations transact an enormous business with Manhattan receivers and shippers; but they are not ready to build into Manhattan for the sake of handling their business, and this fact makes it impossible for them to serve that particular borough as effectively as can the New York Central. The most important of the New Jersey roads is much more interested in the business development of Brooklyn and Queens than in that of Manhattan. The proposed contract with the Central recognized this underlying condition. It bestows additional franchises on the railroad which will enable it to ship freight into and out of Manhattan, in a most economical and efficient manner. The railroad supplies almost all the money for these improvements, and its compensation for so doing will be sufficient, but can never be excessive. A better example could not be afforded of the skillful employment by a big public corporation of a big private corporation as its agent for certain purposes under mutually advantageous conditions.

The proposed contract governing the Brooklyn waterfront applies the same principles to a somewhat different set of conditions. The city acquires the highly developed properties belonging to existing terminal and dock companies, which are leased to the transportation companies upon terms which will make the securities issued self-supporting from the start. When the work is completed and the Brooklyn waterfront connected with New England by the new bridge and with the West, it will be supplied with all the essential machinery of a thoroughly modern port; and a period of still more rapid industrial and commercial development will set in. What with the new barge canal and the improved means of handling railroad freight, the city will be far better equipped than ever before to transact in an efficient manner an enormous volume of business; and this development will take place just at the time when the completion of the Panama canal will improve the relative commercial position of New York and other Atlantic ports as compared with the large interior cities.

Graded Business Licenses as a New Source of Revenue.

It is an interesting fact that one of the first specific proposals in the direction of securing municipal revenue from sources other than real estate comes from the Progressive party. The county committee of that party recently unanimously adopted a resolution instituting an investigation into the whole subject. The preamble to this resolution emphasized the fact that the recent Mayor's commission, instead of seeking new sources of revenue from business or commercial sources, recommended a further burden on real estate. It pointed out in the following words the present grievances of the New York property owner:

"Well-informed and competent people believe that improved New York City real estate is already in many cases

actually over-assessed and otherwise bears an utterly disproportionate percentage of taxation as compared with other business," and consequently is obliged to pay an unjust proportion of the burden of the city government."

It goes on to suggest that practically all lines of lucrative trade and business, which benefit from their situation in New York, do not contribute sufficiently to the burdens of taxation, and finally it points out that other American cities derive a large income from business license taxes, and that New York might well do the same. The new taxpayers' association might well adopt a resolution, supplementary to that of the Progressive county committees, providing for an exhaustive investigation of this matter of graded business licenses. Such an investigation should bring out the amount of income derived from this source, the effect of such licenses upon business, and how far this effect depends upon the amount of the license. The problem to be investigated—that is, is how much of a license could be imposed without doing more harm than good by driving business out of the city.

A Solution for the Sewage Problem.

Editor of the RECORD AND GUIDE:

The following plan is offered for your consideration as a true solution for the most troublesome and expensive problem confronting the city of New York at the present time.

The sewage pollution of the waters of our rivers and harbor has become a menace to the health of the community, the officials having the matter in charge have evolved a series of plans, which call for the expenditure of from one to two hundred millions of dollars, for the construction and equipment of a system of disposal works. When built and equipped, the cost for operation of the works will, with the interest charges, be a heavy added burden to the city's budget of yearly expense.

In explanation of the necessity for the disposal works it is stated that the action of the tides, flood and ebb, is so nearly equal that the matter emptied in the rivers drifts back and forth for weeks, and in consequence a large part settles to the bottom and becomes a menace to the health of the entire metropolitan area.

The writer does not believe it necessary for the city to go in for a system of artificial disposal works at this time, and in support of such belief offers the following plan, whereby so large a measure of control over the tides can be had that the water of the rivers and harbor can be replaced by a clean supply every day.

To control the tides it is only necessary to construct a large canal (equipped with water gates) across Long Island, from the ocean to the point of lowest pressure on Long Island Sound, which is where the tides coming in from both ends of Long Island meet, the gates of the canal to be open only for the passage of flood tide water, the canal furnishing as it would a short cut and line of least resistance for the flood waters would be in effect, a tide race through which millions of tons of the clean water of the ocean would pass daily.

The gates being closed to the ebb, the water would flow down East River and the Narrows to the ocean, driving before it the sewage polluted waters of the river and harbor. During the flood period East River would be held motionless, the canal would be filling the hole now filled by the river and creating a pressure at its upper end equal to that exerted on the lower end by New York Bay.

What would the canal cost? To begin with, the cost would properly be divided between the city, the state and the national governments. The city is most vitally concerned, and is in a position to make such good use of the material excavated in constructing the canal that it would not be an expensive work when completed.

There are thousands of acres of tide flats and salt marsh lands in the vicinity of Westchester Creek, Pelham Bay Park, Harts and City Islands which could be reclaimed at comparatively small expense. With the more healthful conditions that would prevail because of the elimination of the swamp conditions, and the improvement of boating, bathing and fishing because of the canal, the land reclaimed would be greatly enhanced in value and would go a long way in paying for the canal.

The entire work of constructing the canal could be done at a great saving by the use of electricity, generated by the Long Island Railroad or some other company having a power plant within economical transmission distance.

The location of the canal would be governed by the desire to obtain the conditions for East River that have been mentioned. It seems as though the desired result could be obtained by connecting Hempstead Harbor and Jones Inlet at the east end of Long Beach. In conclusion, it can be said of the plan herein placed before you that there is nothing problematic about it, there are no engineering difficulties to be overcome and it will work out in the way that has been outlined.

CHAS. H. ARMSTRONG.
466 East 136th St., N. Y. City.

THE MORRIS PARK SALE.

Brought to Light Unsuspected Investment Conditions.

At the time of this writing, fewer than 200 lots remain to be sold of the 3,019 comprised in the old Morris Park race track; and it looks as if the total realized at the big auction will exceed $3,500,000, or an average price of more than $1,200 a lot. The sale, when finished, will have continued nearly two weeks, and will take its place as the largest auction sale of lots on record, in point of both duration and number of parcels disposed of.

In view of the circumstances under which the sale took place, these are, perhaps, the questions that are likely to be most frequently asked concerning it: Do the results of the auction vindicate the business judgment of its promoters? What sort of prices were obtained? Has the sale any significance as regards investment conditions?

It is no secret that J. Clarence Davies and Joseph P. Day had a hard job to convince the State Banking Department of the possibility of successfully liquidating the property at this time; and, although Mr. Davies's word on matters pertaining to The Bronx goes a long way, indeed, there were many disinterested observers who doubted the outcome of the enterprise when it was publicly announced. Yet the sale is now admitted to have been an unqualified success from every essential point of view, not least so from the point of view of those immediately concerned with the liquidation of the property; and it is but fair to emphasize the circumstance that success was risked and achieved on what was distinctly a minority judgment.

As to the prices obtained, it must be conceded that they were remarkably good, except, of course, in comparison with boom times. Auction prices are generally, and for valid reasons, lower than those at private sale. Yet the bids at this auction were in many instances higher than the valuation at which adjacent lots were appraised before the dual subway plans were adopted. Meanwhile, there is no question but that the present buyers have received splendid value for their money. The sale, as a matter of fact, has changed entirely the prospects of all lots in the vicinity, because the distribution of some 3,000 lots among hundreds of purchasers must result in a building movement that will add new values not merely to the Morris Park sites but also to adjacent property.

If there were any doubt on this score, it has been removed by the announcement of Messrs. Davies and Day that the new owners are to be organized under the name of the Morris Park Estate Taxpayers' Association to insure the prompt introduction of such subsurface and other street improvements as will promote the rapid building up of the tract. By the way, it is something new in real estate auctioneering for the managers of a sale to lend their service to buyers after the auction commission has been earned. The idea, so far as is known, was first put into practice after the Van Cortlandt estate sale.

Before leaving the subject of values, the Record and Guide wishes to correct an error which got into its last week's report of the sale. Its representative understood Mr. Day to say in one of his "asides" on the stand that the Fidelity Development Company had paid $1,000 an acre for the property, and used that figure, although what Mr. Day actually said was $10,000 an acre.

There can be no doubt that the real estate situation looks a good deal better now, after the big sale, than it did before. The sale has demonstrated two important things: (1) that real estate, under favorable conditions, enjoys the unabated confidence of the classes from which it normally recruits investors, and (2) that these classes have accumulated savings of ready capital in considerable amount, despite the very indifferent prosperity of general industry in recent years. It may be true that the savings were brought out through an exceptionally able advertising campaign, but the significant fact, so far as the market is concerned, is that the savings did exist and that their owners were willing to act on a promising offer.

Later.—On Friday afternoon 113 lots were sold for $188,875, or at an average of $1,671 per lot, making a total for the entire sale of $3,781,700, or an average of $1,241 per lot.

(For a detailed report, see page 1243.)

"Taxes Greater Than Property Owners Can or Should Bear."

With this concise pronouncement a small but earnest gathering of taxpayers and boards of trade voiced a determination to exercise their best efforts to arouse property owners in Greater New York to concerted action for relief, on Tuesday night, June 9, at the quarters of the 24th Ward Board of Trade.

The meeting had been called by a committee from that body named to confer with taxpayers and taxpaying organizations. C. C. Hackett presided. Frank H. Tyler, in behalf of the City Economy League, spoke of the work and aims of that body, pledged its hearty support and solicited in exchange the support of the taxpayers of Brooklyn for the work of the League; he also distributed a pamphlet showing in what straits were the financial affairs of the city and what action was needed to bring about a remedy.

Magistrate Hylan of the Allied Boards of Trade complimented the 24th Ward Board of Trade for taking the present action and cited numerous instances of city wastefulness and poor financiering.

Messrs. Donohue and Bick of the Bed-

ford and Park Avenue Board of Trade, Dr. DeWalthoff and Mr. J. Johnston, representing the West End Board of Trade, Mr. Binninger of the Midwood Park Association, Mr. Woodenbury of the Fulton Street Board of Trade, Mr. Fox of the Realty Associates, Mr. Dalmasse, Mr. J. Dumproff and Mr. McMehon all took part in the debate, and in conclusion the following resolution was unanimously adopted:

"Resolved, It is the sense of this meeting that the burden of taxation upon real estate in Greater New York is greater than property owners can or should bear."

That the chairman of this meeting be authorized to appoint a committee representing each body present with power to add to their numbers an equal number of their own selection, which committee shall consider ways and means to secure lower taxes on real estate in Greater New York, and shall arrange for a mass meeting of property owners on or before July 1, 1913, at which meeting the said committee will submit a plan to obtain the aforesaid object.

PAYMENT OF ASSESSMENTS.

(Continued from page 1228).

May 24, of this year, Borough President Cyrus C. Miller, of The Bronx, says:

"While the law may be excellent because it allows owners to pay for the development of their properties by degrees, great care must be taken by the purchaser of property in localities where the assessments are not paid. Sometimes the physical improvements, such as regulating, grading, paving, etc., have been completed but the assessments have not been levied or paid. If a man purchases such property without inquiry as to which of the assessments have become liens and which have not become liens, he may be saddled in the future with a very serious debt and have his investment destroyed.

"Inquiries concerning such assessments should be made to the Bureau of Information, Borough Hall, 177th street and Third avenue."

TAXPAYERS' BIG OUTING.

(Continued from page 1230.)

which cost $1,200,000. He pointed out that the $225,000,000 in the subway building operation, Manhattan was asked to contribute the most to what is its own destruction, since the outlying districts which are to be benefited will shift values from the city proper to those sections.

"The aqueduct," he said, "is costing almost as much as the Panama Canal to build. The Board of Estimate has a difficult duty to perform, and it is for that reason that this new movement has been inaugurated. The Declaration of Principles, its hearty endorsement by many of the most influential citizens of New York City, and its wonderful growth, all tend to show the importance of the movement and this to be the psychological moment for action."

Assistant Corporation Counsel John P. O'Brien also spoke. At the guests' table were Senator Boylan, Assemblymen Goldberg, Carroll and McCue, Aldermen Pouker and Riordan, Assistant Corporation Counsel O'Brien, Conrad Harres, Dr. A. Korn, Adolph Bloch and Henry Bloch. George H. Beck presided and acted as toastmaster. Handsome silver souvenirs were distributed.

The officers are George H. Beck, president; Henry Bloch, first vice-president; Frank Eberhart, second vice-president; George H. Heddesheimer, treasurer; Arthur G. Muhlker, recording secretary, and Charles H. Schnelle, financial secretary.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 June 6 to 12	1912 June 7 to 13
Total No.	132	180
Assessed value	$7 085,500	$11,336,100
No. with consideration	24	20
Consideration	$535,256	$989,650
Assessed value	$660,500	$10,137,100
	Jan. 1 to June 12	Jan. 1 to June 13
Total No.	3,931	4.547
Assessed value	$233,494,922	$354,930,895
No. with consideration	563	.457
Consideration	$24,032,542	$25,896,107
Assessed value	$24,082,562	$41,505,650

Mortgages.

	June 6 to 12	June 7 to 13
Total No.	78	117
Amount	$2,336,946	$4,212,475
To Banks & Ins. Cos.	21	22
Amount	$1,396,650	$1,818,500
No at 6%	39	43
Amount	$761,796	$1,432,575
No. at 5½%	2	4
Amount	$552,000	$526,000
No. at 5%	18	29
Amount	$321,800	$955,450
No. at 4½%	3	10
Amount	$95,000	$463,500
No at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	16	31
Amount	$606,350	$834,950
	Jan. 1 to June 12	Jan. 1 to June 13
Total No.	2,521	3,058
Amount	$113,208,856	$118,216,781
To Banks & Ins. Cos.	613	657
Amount	$69,945,750	$108,141,621

Mortgage Extensions.

	June 6 to 12	June 7 to 13
Total No.	49	39
Amount	$1,301,938	$1,549,644
To Banks & Ins. Cos.	10	11
Amount	$188,000	$1,101,000
	Jan. 1 to June 12	Jan. 1 to June 13
Total No.	955	1,168
Amount	$39,416,756	$34,692,504
To Banks & Ins. Cos.	324	344
Amount	$23,183,200	$22,956,000

Building Permits.

	June 7 to 13	June 8 to 14
New buildings	9	22
Cost	$777,000	$2,545,300
Alterations	$1,312,815	$360,530
	Jan. 1 to June 13	Jan. 1 to June 14
New buildings	331	415
Cost	$29,283,960	$59,634.300
Alterations	$6,627,270	$6,008,628

BRONX.

Conveyances.

	June 6 to 12	June 7 to 13
Total No.	97	183
No. with consideration	22	33
Consideration	$37,083	$108,700
	Jan. 1 to June 12	Jan. 1 to June 13
Total No.	2,945	3,395
No. with consideration	360	328
Consideration	$3,211,194	$4,283,587

—The period of 1911-12 was the most notable for heavy construction in the history of the city, but no one can expect to maintain that gait all the time.

—The nine-story apartment house seems to be the new standard form of construction for improving inside lots in the Bloomingdale or West End sections. Under recent amendments to the tenement house law it is not technically difficult to bring nine stories within the legal bounds on a sixty-foot street. The Princeton Construction Company, of which Isaac Polstein is president, will erect two of this size in West 87th street east of Amsterdam avenue, to take the place of nine dwellings. Until now nine-story houses have preferred the section west of Broadway, but it is only a question of time when all the choice sixty-foot streets up there will be improved to the limit, both east and west of Broadway. This is the prediction of the local agents. On the lateral streets one hundred feet wide, twelve-story houses will be the rule. Somehow the renting population in non-elevator houses will adapt themselves to the higher rates required by the new houses.

Mortgages.

	June 6 to 12	June 7 to 13
Total No.	75	123
Amount	$522,285	$1,571,331
To Banks & Ins. Cos.	11	8
Amount	$76,000	$164,500
No. at 6%	37	31
Amount	$254,554	$529,599
No. at 5½%	3	3
Amount	$39,200	$8,550
No. at 5%	12	59
Amount	$131,100	$639,582
Unusual rates	2	.....
Amount	$8,231	.....
Interest not given	16	30
Amount	$89,200	$393,600
	Jan. 1 to June 12	Jan. 1 to June 13
Total No.	8,034	2,448
Amount	$21,310.145	$23,239,777
To Banks & Ins. Cos.	213	276
Amount	$3,877,779	$4,900,466

Mortgage Extensions.

	June 6 to 12	June 7 to 13
Total No.	12	10
Amount	$310,600	$98,000
To Banks & Ins. Cos.	5	1
Amount	$181,000	$4,000
	Jan. 1 to June 12	Jan 1 to June 13
Total No.	280	333
Amount	$5,652,835	$5,804,056
To Banks & Ins. Cos.	68	62
Amount	$1,825,250	$1,785,000

Building Permits.

	June 6 to 12	June 8 to 14
New buildings	26	42
Cost	$942,965	$1.163,600
Alterations	$32,550	$2,450
	Jan. 1 to June 12	Jan. 1 to June 14
New buildings	521	670
Cost	$14,548,506	$17,916,370
Alterations	$514,270	$636,405

BROOKLYN.

Conveyances.

	1913 June 5 to 11	1912 June 6 to 12
Total No.	453	490
No. with consideration	46	35
Consideration	$241,727	$333.994
	Jan. 1 to June 11	Jan. 1 to June 12
Total No.	11,149	11,440
No. with consideration	940	711
Consideration	$5,922,851	$6,701,180

Mortgages.

	June 5 to 11	June 6 to 12
Total No.	352	411
Amount	$1,426,227	$1,718,674
To Banks & Ins. Cos.	79	102
Amount	$626,150	$749,850
No. at 6%	195	205
Amount	$676,816	$658,704
No. at 5½%	74	68
Amount	$363,753	$279.865
No. at 5%	66	104
Amount	$355,082	$652,965
Unusual rates	.....	2
Amount	.....	$1,350
Interest not given	17	32
Amount	$30,576	$125,790
	Jan. 1 to June 11	Jan. 1 to June 12
Total No.	8,117	8,912
Amount	$33,274,547	$35,084.389
To Banks & Ins. Cos.	1,962	2,158
Amount	$12,904,846	$14,800,923

Building Permits.

	June 6 to 12	June 6 to 12
New buildings	69	71
Cost	$549,930	$581,415
Alterations	$52,020	$91,315
	Jan. 1 to June 12	Jan. 1 to June 12
New buildings	1,752	2,878
Cost	$14,725,922	$20,585,033
Alterations	$2,245,530	$2,081,979

QUEENS.

Building Permits.

	June 6 to 12	June 7 to 13
New buildings	64	110
Cost	$216,565	$338.230
Alterations	$13,905	$18,235
	Jan. 1 to June 12	Jan. 1 to June 13
New buildings	2,155	2.230
Cost	$7,169,038	$8,023,649
Alterations	$554,368	$417,465

RICHMOND.

Building Permits.

	June 6 to 12	June 7 to 13
New buildings	21	28
Cost	$46,130	$36.009
Alterations	$1,975	$9.157
	Jan. 1 to June 12	Jan. 1 to June 13
New buildings	488	461
Cost	$877,126	$1,695,897
Alterations	$113,108	$161,840

BUILDING MATERIALS AND SUPPLIES

INDIVIDUALS IN GREATER NEW YORK BRICK CASE MAY ESCAPE CRIMINAL PROSECUTION BY AGREEMENT OF DISTRICT ATTORNEY AND COUNSEL—CASE UP AGAIN ON THURSDAY, JUNE 19, AT 10:30.

Efforts of Prosecutor and Complainants Will Be Toward Dissolution of the Gnybco Interests.

THE announcement from Washington that Secretary McAdoo, of the Treasury Department, was prepared to release $500,000,000 in emergency currency under the provisions of the Aldrich-Vreeland act came too late in the week to permit of a comprehensive survey of its full effect upon construction and building material markets or upon that part of the securities market upon which depends the strength or weakness of future building projects.

But the recovery on the Stock Exchange, which was especially noticeable in view of the very severe slump of a few days before, incidental to the receipt of the Minnesota railway rate decision, the improved tone noted among building material manufacturers and dealers on the floor of the Building Material Exchange, the signs of early easing of the money market—all showed the presence of a stimulating influence, and Secretary McAdoo was generally accredited with having brought the improved conditions about.

The building material and construction interests of the metropolitan district had just about reached the point of maximum tension, and the time was ripe for just such a pacifying influence as emanated from Washington to forestall the harmful effects that were sure to result when the West began to call for Eastern money with which to move crops. It was this contingency, more than tariff legislation or other causes, that worried building loan institutions, and the result was that everybody gripped their money bags tightly and held aloof from even gilt-edged building investments that would have been gobbled up in short order at any other time.

Then came the big Morris Park tract sale. This further tightened the money market, when savings banks of the city were heavily raided by depositors to take advantage of the forced sale. Naturally the savings banks were not as keen for mortgage money when their coffers were liable to feel the ebb of deposits in the direction of The Bronx. But even that was not all.

Owing to the fact that the Greater New York Brick Company and its twenty-four officers and directors were before the bar on criminal charges, few building material men were willing to contract very far into the future for brick, the staple of New York building materials, when they had no assurance as to whether the big selling organization would be in a legal position to guarantee execution.

They recalled without much trouble the conditions that brought about $12 brick in this district some years ago, and with these directors and officers serving possible prison terms they could not help but wonder what would become of the brick manufacturing plants that supply this market. It is small wonder, therefore, that with the promise of financial help from Washington to keep the securities market steady in the crop moving crisis and a prospective change of attitude on the part of prosecutor and complainants in the brick case that a firmer tone developed in the building material market as the week closed.

FRONT BRICK FIRMS MERGE.

E. M. Houghtaling Joins Forces With Fredenburg & Lounsbury.

TWO of the most prominent front brick distributors in this city will merge on July first and will be known thereafter as Fredenburg, Lounsbury & Houghtaling, with main offices at 381 Fourth avenue. The new company has been incorporated at $60,000 in Albany with William O. Fredenburg, Herbert D. Lounsbury and Edwin M. Houghtaling, formerly of the firm of Houghtaling & Wittpenn, as directors.

H. Otto Wittpenn, who retires from the widely known brick house, is Mayor of Jersey City and is an active candidate before the electorate of New Jersey for the office of Governor, which may account for his withdrawal from business. The attorneys in the incorporation proceedings were Phillips & Lavery of 41 Park row.

Mr. Lounsbury stated this week that the new arrangement would involve the selling agencies for front brick only and would not include the cement and other interests controlled by the old house of Fredenburg & Lounsbury.

BRICK SALES FIRM.

Volume Seasonable On Sales and Arrivals —Contracts Light.

WHILE contracts for future supply of Hudson River common brick are moderate in size and restricted in number, there is, nevertheless, a fair seasonable movement in barge quantities at the wholesale docks. Prices are without change, both in Hudson and Raritan River products. The tone of the market was much easier as regards future contracts, probably reflecting the possible change in line of procedure of the Greater New York Brick case.

The following are official Hudson River brick transactions covering the week ending Thursday night, with comparisons for a corresponding period last year:

1913.

Left Over, June 6—49.

	Arrived.	Sold.
Friday, June 6	4	6
Saturday, June 7	6	3
Monday, June 9	13	13
Tuesday, June 10	1	6
Wednesday, June 11	8	7
Thursday, June 12	14	10
Total	46	45

Reported en route to market Friday, June 13—9.

Condition of market, easy. Prices, Hudsons, $6.75 to $7.25. Raritans, $6.62½ to $7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), $8.25. Left over June 13—50. (Figure 350,000 brick per barge.)

1912.

	Arrived.	Sold.
Friday, June 7	8	5
Saturday, June 8	6	4
Monday, June 10	17	10
Tuesday, June 11	3	6
Wednesday, June 12	10	9
Thursday, June 13	10	14
Total	54	48

Condition of market, fair. Prices, Hudson, $7. Raritans, $6.75.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913—113.

Total number of barge loads arrived Jan. 1-June 13—770.

Total number of barge loads sold Jan. 1-June 13—833.

Left over June 13, 1913—50.

Left over Jan. 1, 1913—71.

Total number of barge loads arrived Jan. 1-JJune 14, 1912—643.

Total number of barge loads sold from Jan. 1-June 14, 1912—706.

Total barges left over June 14, 1912—8.

HARDWARE FIRM ABSORBED.

Yale & Towne Take Up Patents and Business of the Joseph Bardsley Mfg. Co.

THE YALE & TOWNE MFG. CO. announce the purchase by it of the patents and business thereunder of the Joseph Bardsley Mfg. Co. The trade has been advised that the Joseph Bardsley Mfg. Co. will render bills for all shipments made prior to June 2 and will collect all amounts due on transactions prior to that date. It will also be responsible for the payments of all bills for materials and supplies delivered to it prior to June 2.

Hereafter the business will be conducted by The Yale & Towne Mfg. Co. in its own name and for its own account. It will accept delivery of all materials and supplies heretofore ordered by the Joseph Bardsley Mfg. Co., and will make due payment therefor, provided that it is notified in writing prior to June 16 of each such outstanding order.

The business consists in the manufacture and sale under the Bardsley patents of liquid door checks, liquid double acting and single acting checking floor hinges, screen door checks, wood knobs, etc. This consolidation of the two lines of product probably constitutes the most extensive group of door checking devices made by any manufacturer in the world.

WOULD DISSOLVE BRICK COMPANY.

District Attorney May Decide Not To Prosecute Criminally Its Directors.

TWO years ago to a day that the Greater New York Brick Company was organized—June 11, 1911—its officers and directors, 24 in number, figuratively stood before the criminal bar charged with combining to restrain trade in the manufacture and sale of common brick in New York City and vicinity.

But the coincidence was marked less by the irony of fate than in a happy suggestion that instead of trying criminally to prosecute the individual directors and officers of the defendant company, that the complainants concentrate upon an endeavor to force the dissolution of the big selling organization that represents the outlet for more than 600,000,000 brick a year in this market alone. To this suggestion former Deputy Police Commissioner Bert Hanson, of 42 Broadway, associate counsel with John DeWitt Warner, representing the complainants, Francis M. Weeks and others; Frank M. Patterson, who will be associated with John B. Stanchfield, the corporation lawyer, of 11 Pine street, as counsel for the defendant corporation, and Assistant District Attorney Platt, who will be associated with Assistant District Attorney Millard H. Ellison consented to participate in a conference to which Magistrate John J. Freschi may be invited.

At all events, the case will be moved for trial at 10.30 next Thursday morning in the Eighth District Magistrates Court in Westchester Village. As many witnesses as possible will be examined and adjournment may then be taken until the latter part of July, when one, or possibly two sessions may be called. Then adjournment will be taken until some time in the latter part of August, when several sessions will be devoted to the case. In September, a short session may be called and that carried over into October.

The reason for these delays was explained by Magistrate Freschi as being due to his various assignments. For twenty days in July he will be in the Third District, which is the busiest in the whole city; and twenty days after that he will be in the Sixth District and in the interim he will be in the night courts. He is therefore willing to hear the examination as fully as possible on Thursday and to this end he expressed a willingness to sit until 4 p. m.

When the case came up on Thursday morning only the counsel and Assistant District Attorney Platt were present to represent the principals although N. John Haines and several interested in the case, were among the spectators. Most of the session was taken up by an informal conference between the Court, counsel and Assistant District Attorney. The defense desired to have the case put over until later in view of the Magistrate's crowded calendar while Mr. Hanson, for the complainants, insisted that since now is the time when summer and winter contracts were being made, that it seemed to him to be allowing the other side an advantage to be allowed to continue to make contracts ahead while the case was being put over. He urged that the case go ahead at an early date.

Here the court pointed out his assignments and by way of illustrating how busy the Third District court was, said that he averaged 350 cases a day while the present city clean-up was in progress so that at best he could only give the brick case an hour and a half at the most at any session if it was carried into that district. Obviously, it was impracticable to take the sessions into the night courts and in the Jefferson market district counsel would find conditions but little changed from the Third district and for that reason the Magistrate suggested that the case be heard in the Westchester district, where practically all day could be given to the examinations.

Counsel for the defence wanted to have the court assure him of the privilege of cross-examining the complainants' witnesses, who may be brought to court from districts outside of the jurisdiction of the magistrate, just as the complainants would have the right to cross-examine the defendant's witnesses on the stand. The court thought counsel could agree on this matter.

It was at this stage that the suggestion was made that a conference be arranged between the District Attorney and counsel in the case. It was pointed out that unlike either the poultry or the ice trust cases, that in this issue there has not been any evidence to show that any of the defendant directors had knowledge or intent to violate the Connelly anti-monopoly law. (Since the alleged offense was committed within the borders of New York state, the Sherman anti-trust law does not apply.) Furthermore, it has been shown that the officers and directors of the defendant corporation obtained highly competent counsel and were advised by him that they were proceeding entirely within their rights and within the law to conduct the sale of common brick in this market along the lines as laid down by counsel which, it appears, has been religiously followed. In fact, the testimony now in brief in exparte-proceedings shows that the officers and directors of the defendant corporation had only

(Continued on page 1256.)

HOW TO REACH WESTCHESTER COURT

Brick manufacturers coming from out of town may take West Farms or Bronx Park subway train at Grand Central Station.

Ride to Simpson street.

Board south bound Westchester avenue car and ride to end of line.

Walk west two blocks. Court is on left side of street next to postoffice, upstairs.

Case called 10.30 A. M. Magistrate will sit until 4 P. M. Time from Grand Central Station to court, one hour and twenty minutes.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

The Brooklyn Market was the Most Active This Week.

Signs of summer apathy were evident in the week's trading, which was very light. The sales were few and unimportant. The most important deal was a trade of five West Side lots for a downtown loft structure. The Brooklyn market was encouraging for this time of year.

The total number of sales in Manhattan this week was 21.

The number of sales south of 59th street was 7, against 5 last week and 5 a year ago.

The sales north of 59th street aggregated 14, compared with 22 last week and 14 a year ago.

From The Bronx 12 sales at private contract were reported, against 9 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $3,549,164, compared with $912,661 last week, making a total since January 1 of $29,052,346. The figure for the corresponding week last year was $2,471,383, making the total since January 1, 1912, $27,633,073.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GRAND ST, 90-94, and 34-50 Greene st, three 5-sty commercial structures, on plot 75x211.9, sold by the Watson Estate to a client of Jacob Freeman, attorney. It was put up for auction about 2 weeks ago in partition proceedings and was bid in by several of the defendants at $157,600.

11TH ST, 152 West, 3-sty dwelling, on lot 18.9x44xirreg., sold for Mary H. Remmey to a client of J. Irving Walsh, by that broker. This is the first sale of the property since 1854.

13TH ST, 319-21 East, two dwellings, on plot 46x103.3, sold by Dr. Gustav Gengenbacher to Joseph H. Kohen.

36TH ST, 44 West, 4-sty dwelling, on lot 16.8 x98.9, sold by Dr. Charles E. Quimby to a client of Wilmerding & Field.

40TH ST, 29 East, private stable, on plot 25 x99.11, adjoining the Murray Hill Hotel, sold for Mrs. Henry B. Hyde and James Hazen Hyde to the Billings Estate (Richard Billings) by Pease & Elliman. The Billings estate already owns the northeast corner of Madison av and 40th st, 34x100; also Nos. 25 and 27 East 40th st, and now controls a plot fronting 175 ft. in the latter and 34 ft. in Madison av. It is said that the purchase of 29 was influenced by the expectation that 40th st is destined to be an important carriage thoroughfare, east from 5th to Park av, the Grand Central terminal zone and upper east side.

45TH ST, 538 West, 5-sty tenement, 25x100, sold for Mary O'Neill to a client by Ashforth & Co.

9TH AV, 771-3 and 4-sty front and rear tenements, on lot 25x100, located 50 ft. south of 52d st, resold by Edward Baer and Isidor H Kempner to a client of Myers & Schwersenski, attorneys. The property was recently acquired by the sellers from the Kempf estate.

Manhattan—North of 59th Street.

68TH ST, 49 West, 4-sty dwelling, on lot 19x 100.5, sold for Elizabeth D. Greene to Ernest Meyer for occupancy, by Pease & Elliman.

74TH ST, 129-131 West, two 4-sty and basement dwellings, on plot 40x102.2, 129 sold for Seth P. Marshall and 131 sold for Dr. Charles N. Dowd to Guy R. Radford, by Leroy Coventry. An apartment house will probably be erected on the sites.

77TH ST, 159, 161, 163 East, three 3-sty dwellings, each 16.8x102.2, sold for J. Allen Townsend and Ida Freise to a client of the J. Romaine Brown Co. The buyer's name could not be learned.

78TH ST, 258 West, 5-sty American basement dwelling, on lot 17x83.2, sold by Nathan Clark, Jr., to Minnie T. Brown, whose holdings in this block now include, besides the one she just bought, 262 on the street and 372 to 378 on West End av; 11 dwellings comprise the southeast corner of these thoroughfares, which has restrictions that cannot be abrogated until they come under one ownership.

88TH ST, 122 West, 3-sty dwelling on lot 15.6x100.8, sold for the James E. Childs estate to a client of A. Schneider, by William R. Ware.

89TH ST, 9 East, 5-sty American basement dwelling, on lot 23.1x100, sold for Melville E. Stern of Stern Bros., to a client, by H. D. Winans & May. The property was held at $145,000.

113TH ST, 106 West, 5-sty flat, on lot 26.8x 100.11, sold for the Davidson estate to Emanuel Glauber, by Sugarman & Kahn.

117TH ST, 424 East, 3-sty and basement brick tenement on lot 16.8x62; sold by the Lawyers Mortgage, through R. Prezano.

126TH ST, 261 West, 2-sty dwelling, on lot 20x99.11, sold by Emma L. Austin to James C. Williams, who will alter the property for his business.

LENOX AV, 439, s w c 132d st, 5-sty flat, with stores, on lot 24.11x75, sold by John J. McGrath to Julius Bernstein for $42,500.

RIVERSIDE DRIVE, 869, 4-sty dwelling, on lot 28x108, sold for Charles B. Meyer to Harriet S. James, by J. Arthur Fischer. The buyer gave in exchange the loft building at 263 Front st, reported sold in last week's news column.

WEST END AV, n e cor 96th st, plot of 5 lots, 100 ft. on West End av and 125 ft. on 96th st, sold for Robert E. Dowling to Harry Schiff by Barton Chapin. The buyer, Harry Schiff, gives in part payment the 11-sty loft building at 17 and 19 West 17th st. The total considerations amount to $675,000. Mr. Schiff has purchased the plot for improvement, and will erect a 12-sty apartment.

1ST AV, 2355, 4-sty tenement, with store, on lot 20.6x66.8, betwen 120th and 121st sts, sold for the Bee Realty Co. to a client of G. Riccio & Co. by W. H. Dixon.

5TH AV, 805, 806, 807, large plot at the south corner of 62d st, 75.10 on the avenue and 100 ft. on the street, with rear irregular, sold for Robert E. Dowling to the Knickerbocker Club, by the Cruikshank Co. The properties, formerly the residences of Princess del Drago and William Lannan Bull, were held at $750,000.

Bronx.

COSTER ST, 626, 2-sty dwelling, on lot 20x 100, between Randall and Spofford avs, resold for Esther Brown to John Fuchs by Alexander Selkin. The buyer gave in part payment a 60-acre farm at Gallicoon, N. Y.

HALL PL, n w c 165th st, 2½ lots, sold for Henry A. Brann to the Benenson Realty Co. by Lauter & Blackner. The Benenson Co. gave in exchange 617 East 135th st, 5-sty flat, on plot 40x100.

LYMAN PL, 1344, 4-sty building sold by Wade Greene to the Ardolas Co.

MINFORD PL, 1446, 3-sty dwelling on plot 31.6x100, resold by Philip Cahill through S. Cowan.

155TH ST, 369 East, 4-sty brick flat, on lot 25x100; sold for Therese Bozzuffi to an investor, for cash, by Eugene J. Busher.

162D ST, 433 East, plot 35x100, sold by the Benenson Realty Co. to an investing client of Kurz & Uren.

173D ST, 343 East, 5-sty new law apartment, on plot 48x76x89, sold by Max Cohen to a client of Schwab & Co.

BROOK AV, n w c 156th st, 5-sty flat, on lot 25x100, sold by the Benenson Realty Co. to Charles Beck, who gave in part payment the 2-sty dwelling, on plot 50x100, at 2310 and 2312 Grand av.

CRESTON AV, 660, 5-sty new law apartment, 51x100x128, sold for the Annita Realty Co. to John Lyons by Kurz & Uren, Inc.

WALDO AV, w s, 77 ft. n of 250th st, plot 71x106x irregular, sold by the Delafield estates to Katherine C. Baum.

WESTCHESTER AV, 5 lots, 25 ft. east of Pheriot av, and 2 lots adjoining in the rear on Pheriot av, sold by ex-Justice Morgan J. O'Brien to Vincent Ganley, by Joseph P. Day. The buyer intends to improve the property immediately.

3D AV, 4439, 5-sty building, on plot 50x127, sold for the Valentine Construction Co. to the Taxpayers Realty Co. by Marvin G. Stokem. The property is opposite the Peabody Home for the Aged.

Brooklyn.

ADELPHI ST, 354, 3-sty and basement brownstone front dwelling, on lot 22x100, sold for Caroline Sommerville to I. J. Chapman, for occupancy, by the Davenport Real Estate Co.

ADELPHI ST, 250-252, two 2-sty frame semi-detached dwellings on plot 47.4x100, sold for Julie E. Hinman and Jane V. Sidell to a builder, who will demolish the frame dwellings and erect a modern 5-sty apartment for 20 families. He recently completed an apartment house in that immediate vicinity, which is fully rented. Harry M. Lewis negotiated the sale.

BERGEN ST, 1076, 3-sty and basement private dwelling, on lot 20x100, between Bedford and Nostrand avs, sold for C. E. Walsh to J. Stuart Campbell for occupancy, by the Bulkley & Horton Co.

BERGEN ST, 271, 4-sty double apartments, sold by Henry Pierson & Co., to Ida Treadwell, for investment.

CUMBERLAND ST, 368, 2-sty brick garage sold for A. G. Lowden to a client, by the Davenport Real Estate Co.

DAHLGREN PL, e s, 200 ft. north of 92d st, plot 50x100, sold for Mrs. Kate Foran to Gaetano Bove and others by Malcolm McKinnon, Jr.

HANSON PL, 74, 3-sty and basement brownstone front dwelling, on lot 20x95, sold for Elizabeth Hochhauser to Eleanor Mullins for occupancy, by the Davenport Real Estate Co.

LEFFERTS PL, 185, 4-sty and basement dwelling, sold for the Rev. Alfred DeWitt Mason to Mrs. Annie T. O'Brien for occupancy, by DePoix & Von Glahn.

McDONOUGH ST, 124, 3-sty and basement brown stone dwelling, sold for Julius S. Gerow to a client by Walter T Scott.

MONROE ST, 215, 217, 219, three 4-sty brick apartment houses on plot 74x100, sold for a client to Messrs. Gibbons, Gessford and Miss Regina Stern, by Hagerman, Hall & Byrnes.

PARK PL, 225, 4-sty American basement, brick dwelling, 21x131, bet Carlton and Vanderbilt avs, sold for George M. Kneuper to F. V. Magalhaes for occupancy by Louis Arnold.

PLAZA ST, 5, 3-sty and basement, bay window limestone dwelling, on lot 18.9x45x96.11, between Flatbush av and Lincoln pl, sold for Mrs. Roberta E. Heasley to a client for occupancy, by Charles E. Rickerson.

6TH ST, 376, 2-sty, 1-family dwelling, 17x100, sold by the Jerome Property Corporation to Mary V. Hamilton.

10TH ST, 554, 3-sty brick flat on lot 18.2x100, mann to Elizabeth Shaw for investment, by bet 7th and 8th avs, sold for Anna L. Osch- Louis Arnold.

EAST 29TH ST, 521, 2-family dwelling, sold for Irene Sniffen to William H. Neal by Albert Corey.

EAST 39TH ST, 1109, 2-family house, sold for Robert Paris to James W. Judd by Albert Corey.

49TH ST, 718, 2-sty and cellar brick 2-family dwelling, on lot 20x100, sold for a client to Elizabeth A. Pentland by Tutino & Cerny.

50TH ST, 1134, 2-family residence sold by P. H. J. Daly to Ida Rountree.

53D ST, 1555, a Queen Anne cottage, on plot 40x100, sold for the Borough Park Co. to E. James for occupancy, by Thos. Kilcoyne.

AV M, 2107, detached dwelling, on plot 40x100, sold by Edward R. Strong to Joseph Styles. Mr. Strong also sold a similar house, 1443 Glenwood rd, on plot 40x100, to Philip Laubenberber, and the house at the southeast corner of Rugby rd and East 14th st to Max Pearl.

ATLANTIC AV, n s, plot 50x150, between Brooklyn and New York avs, sold for Mrs. Mary E. Bahr to the Hartman Co., by Walter T. Scott. The buyer will erect a 2-sty factory.

CONEY ISLAND AV, w s, 20 lots in the tract known as "McLaughlin Park," between Av Y and Gerald court, Montauk court and Voorhies av, sold for a client to Ethel Thomas by Hagerman, Hall & Byrnes.

DE KALB AV, 296, 3-sty and basement brownstone front dwelling, on lot 20x100, sold for Johanna K. Rupp to B. F. Bates for investment by the Davenport Real Estate Co.

HUDSON AV, nwc Front st, plot 100x105, sold for Benziger Bros. to a client by Howard C. Pyle & Co. The buyer will erect a large factory building.

LAFAYETTE AV, 151, 4-sty and basement brownstone front dwelling, lot 23x90, sold for Annie H. Bartlett to a client of the Davenport Real Estate Co. for investment.

LAFAYETTE AV, 153, 4-sty and basement brownstone front dwelling, lot 22x90, sold for Benjamin H. Cary to a client by the Davenport Real Estate Co.

MARLBOROUGH RD, 107, a residence on plot 70x100, sold for Charles C. Perpall for $20,000 to a client of the John Reis Co., which sold for the Midwood Associates 2 bungalows on Av N, 1614, on plot 20x100, and 1620, on plot 40x100. The latter was bought by Gustave Seiler for occupancy.

SOUTH PORTLAND AV, 97, 3-sty brick building with stores, sold for Rebecca Rubin to E. A. Lambert, for investment, by the Davenport Real Estate Co.

VANDERBILT AV, 490, 3-sty stone and brick dwelling, on lot 16.8x90, sold by John Nelson to an investor.

WYTHE AV, cor Rutledge st, 6-sty factory, on plot 160x100, sold for E. Feigenhauer's Sons to a client, by Walter T. Scott.

8TH AV, 1634, 3-sty brick flat, on lot 26.4x97, sold for the Lawyers Mortgage Co. by Newmann Leavy.

HYDE PARK.—Wood, Harmon & Co. have sold the following properties at Hyde Park: 1 lot on East 51st st, near Utica av, to Samuel Bresky; 1 lot on Kings highway, near Av D to Merwin O. Winger; 1 lot on Utica av, near Clarendon rd to Chas. W. Marshall; 1 lot on East 52d st, near Av D, to L. F. Day; 1 lot on Utica av, near Av D to F. H. Brown; 1 lot on East 48th st, near Av D to Mrs. F. G. Brown; 2 lots on East 46th st, near Av D to H. A. Lowell; 1 lot on East 48th st, near Av D to C. P. Smith; 1 lot on East 51st st, near Av D to J. F. Werner; 1 lot on East 54th st, near Av D, to Thos. E. Myers; 1 lot on East 53d st, near Av D, to H. G. Pregnall; 1 lot on East 54th st, near Av D, to J. P. Gray. At Kensington Park: 1 lot on Gravesend av, near Av F to C. E. Proctor; 1 lot on East 2d st, near Av F, to J. W. Gleason; 1 lot on East 2d st, near Av F, to J. McLaughlin; 1 lot on East 2d st, near Franklin av, to Wm. Craig; 1 lot on East 2d st, near Franklin av, to T. W. Dawley. At Kingsboro: 3 lots on Ocean av, near Av S, to W. H. Arner. at Flatbush Gardens: 2 lots on cor Hendrickson av and Av R to L. J. Dessane; 1 lot on Ryder av, near Av Q, to J. M. E. Godin; 1 lot on Ryder av, near Av Q, to J. E. Champagne; 1 lot on Ryder av, near Av Q, to D. Dessane. At Midwood Manor, 2 lots on Ocean parkway, near Av I, to E. H. Goldsmith. At Magaw: 2 lots on East 15th st, near Av J, to Mrs. C. H. O'Dell.

Queens.

ARVERNE, L. I.—Mary A. Tremper sold at Somerville Park to V. C. Minnis, a plot 80x100, on the east side of Clarence av, north of Amstel boulevard.

RIDGEWOOD.—The G. X. Mathews Co. sold two 6-family brick flats to Minnie L. von Sothen, 1854 Putnam av and to William Eberhardt 1862 Putnam av. Each house is on a lot 27.6x100.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. L. Shoenthal and others, of Orange, N. J., to Emil Mann, of this city, the 2-family frame dwelling house at 97 Walnut st. They have also sold the vacant plot 102 Houston st, for Michael Frank to Catharine Schiner, for improvement.

Richmond.

HOWLANDS HOOK.—J. Sterling Drake has sold for Walter H. Crittenden through Charles Warren Trembley to Martin Hofman 17 acres of meadow land at Howland's Hook near the Ferry House of the Elizabeth, N. J. Ferry.

Rural and Suburban.

ARDSLEY-ON-HUDSON, N. Y.—Kenneth Ives & Co. sold to William F. Robertson a plot at the corner of Langdon and Washington avs, Ardsley Park.

BRIGHTWATERS, L. I.—The T. B. Ackerson Co. sold a large bungalow on Richland boulevard to Miss Mary Jarvis, of Manhattan. The house has 6 rooms and bath and stands on a plot 100x163 ft. The company also reports that it sold several harbor plots for improvement and a semi-bungalow in the Lake section.

CRESCENT BEACH, CONN.—George W. M. Clark purchased a bungalow from the Crescent land Co., for occupancy.

DOVER, N. J.—The George residence and 4 acres in Dover, N. J., has ben sold to George Pierson of that place. W. B. Littell negotiated the sale.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to M. McGuinness plot 40x100 Iris av; to J. Pantazi plot 60x100 Pansy av; to M. Lawless plot 50x100 Daisy av; to M. Kelly plot 40x105 Adelaide st and Carnation av; to B. Kolb plot 40x100 Aspen st.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to Mary J. Shelding, for investment, a plot fronting on the north side of Beverly rd, 200 ft. west of Netherwood rd, Kensington, Great Neck.

HEMPSTEAD, L. I.—Windsor Land & Impt. Co. sold to J. Reilly and B. Cooney each a plot 40x100 Bernhard st; to D. and A. Vasti and K. Gilmartin each a plot 40x100 Marshall st; to M. and M. F. McCarthy plot 40x100, and to M. Kelly plot 80x100 Lawson st; to D. Feifer plot 60x102 Windsor and Hempstead parkways; to F. Braham plot 40x100 Weir st; to M. O'Neill plot 60x100 Miller st and Hempstead parkway; to A. M. Meuetret plot 40x100 Frazier st; to M Kelly plot 80x100 Miller st.

LITTLE SILVER, N. J.—Florence Wickham, formerly with the "Metropolitan Opera Company" and late of the "Robin Hood" Company, has purchased an estate of 4 acres. Miss Wickham was represented in the transaction by Joseph P. Day.

MORRISTOWN, N. J.—Edward P. Hamilton & Co. sold for the estate of the late Henry Berghorn a farm of 114 acres in James st. The property adjoins that of R. H. Thomas and is in the immediate vicinity of the George W. Jenkins, Bayne, Tiers, Hendrickson and Mitchell estates.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to F. Merz plot 80x100; to W. Newlir, M. Darragh, J. P. Fitzgerald, W. M. Schriefer, R. Moriarty and W. B. Broer each a plot 40x100 Perkins av; to M. H. Robinson plot 60x110, Anchor and Dambly avs; to L. Hill plot 40x100 Hallman av; to F. C. Bredehorst plot 40x129, and to N. McNally plot 20x111 Bayside av.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to A. and E. Nebendahl plot 40x100 Jackson st; to G. Grambanco plot 20x139 Lake View av; to L. Reda plot 30x103 Harvard av; to G. Reda plot 40x100 New York av; to G. S. Cominel plot 40x100 Concord st; to M. Niemann plot 40x100 Mount av; to H. N. Meyer plot 40x100 Allen st.

SANDS POINT, L. I.—S. Osgood Pell & Co. have sold the old Harper estate, which is one of the best known waterfront places on Long Island Sound, to N. Bruce Mackelvie, of Hayden, Stone & Co., who will use it for his summer home.

SCARSDALE, N. Y.—Joseph Elsner sold the residence of Everett N. Wood, in the Edgemont estate, at Scarsdale station, N. Y., to William J. Ackerman. The property was held at $15,000.

TANGIER, L. I.—The Tangiers Manor Corporation sold a tract of 22 acres to the Reconstructed Stone Co. The property is immediately south of the Plaza, near the railroad. On the property the purchasing company will erect a plant for the manufacture of artificial stone.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to H. A. Goetz plot 40x100 Rockaway parkway; to A. P. Raily plot 40x100 Grove av and Morris parkway and another plot 60x100 Decker st and Grove av; to M. Knope plot 60x100 Rockaway parkway and Keller st, and plot 120x100 Rockaway parkway; to E. Ganty plot 40x100 Beverly parkway; to J. B Jeane plot 40x100 Corona av and Chester st.

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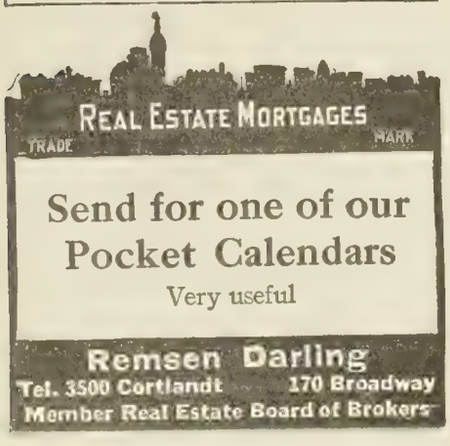
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(Real. etc Continued)

WOODMERE PARK, L. I.—H. Goldschmidt and W. K. Macdonald have sold for Samuel Heller his house in Woodmere Park, together with 22 lots, to Nathan Rosenbaum.

LEASES.

Manhattan.

ALBERT B. ASHFORTH, INC., leased for the Fabian Construction Co. the store and basement in 31 and 33 East 28th st for a term of years to Charles E. Mathews, of 275 Canal st.

G. W. BARNEY leased the 3d loft in 60 Warren st to the George E. Keith Co., of 179 Broadway; also the 4th loft in 1 East 27th st to the Gotham Embroidery Co., Inc., of 30 West 15th st; also for Carstein & Linnaken the 4th and 5th lofts in 453 Broome st to A. Galewiski & Son, of 323 Broadway.

P. H. J. DALY leased the store in 135 to 139 West 44th st for a term of years to T. J. Ambrose, dealer in art stationery, now located at 55 West 42d st.

THE DUROSS CO. leased for Michael F. Farley the store 156 11th av to August Finn for a term of years; also for Conron Brothers the store and basement 37 9th av to J. J. Kelly, of 37 9th av; also the store and basement 41 9th av to Alexander McInnis; also 3-sty building at 74 9th av to Martin J. Delaney for 10 years for saloon purposes; also for Vincent Astor a building to be erected at the northeast corner of 9th av and Little West 12th st, on a plot 52x77. The lease is for a term of 21 years. The building is to be six stories and basement, fireproof, heavy construction. The lessee, a Mr. Perceval, intends to use the new building when completed for storage and sales rooms for his hotel supplies and importing business. The building is now under way and is expected to be ready for occupancy by October 1.

EWING, BACON & HENRY report that with the following leases recently closed office space in the Architects' Building, in Park av, is 90 per cent. rented: Pressed Metal Radiator Co., of Pittsburgh; Tooker, Marsh & Barnett, Amasa Pummer Flagler, Alfred Hopkins, of 11 East 24th st; Gill Brothers Co., of Steubenville, O.; Plymouth Seam Faced Granite Co., of 30 West 33d st; Edward T. Howes, of 340 Madison av, and Frederick Crossett; also the 3d floor in 250 West 54th st for the 54th Street Realty Co. to the Harrolds Motor Car Co., of 233 West 54th st; also part of the 22d floor in the World's Tower Building in West 40th st.

LEO J. FISHEL and Stephen H. Tyng, Jr., & Co. leased from the plans for William Waldorf Astor to Wiener Bros., wholesale jewelers, now located at Broadway and Spring st, the entire 1st and 2d lofts in the building to be erected at 323 to 327 5th av for a term of years, at an annual rental of $14,000. This lease, with those recently effected for D. Lisner & Co. at the northeast corner of 5th av and 31st st, and for Cohn & Rosenberger in the Marbridge Building, point to the centering here of the wholesale jewelry trade.

FOLEY & HUGHES leased the store at the northwest corner of 3d and Macdougal sts to Rocco Paterno.

M. & L. HESS leased the 3d loft in 151 West 30th st to the Junior Dress Co., of 43 West 16th st; also the 5th loft in 50 Bond st to Max Ginsburg, and the 8th loft in 115 East 23d st to the Conay Glove Co., of 123 Bleecker st., Stephen H. Tyng, Jr., & Co. representing the lessee.

J. EDGAR LEAYCRAFT & CO. leased for a long term of years the corner store, together with one adjoining, in the building at the northeast corner of 5th av and 33d st to the Melville Clark Piano Co., of Chicago.

LOWENFELD & PFEIFFER rented the dwelling at 203 East 63d st for Solomon Lowenfeld; also leased the store in 1568 Park av to Berman Brothers.

THE McVICKAR, GAILLARD REALTY CO. leased for William H. Miller the entire 3d floor in 6 and 8 East 46th st for a term of years to Mary C. Hamill, of 116 West 48th st; for the Posada Realty Co. the store in 1677 Broadway to the DeLamater-Byrnes Automobile Co., of 10 West 60th st; for Frank M. Randall part of the 8th floor in the Randall Building at 136 to 156 West 52d st to M. L. Dunham, of 140 West 52d st; and for Frank Bradley the store in 312 Amsterdam av to George P. Jenkins, of 256 West 55th st.

WEBSTER B. MABIE & CO., agents for the FitzGerald Building, southeast corner of Broadway and 43d st, have leased the store adjoining the corner, at 1488 Broadway, to Claire & Greenberg, haberdashers, for a long term of years.

THE CHARLES F. NOYES CO. leased for Bradstreet's to the Industrial Press of 49 Lafayette st, the four upper floors of the new Bradstreet building, now in course of construction at the northwest corner of Lafayette and Howard sts. The lease covers about 40,000 sq. ft. of space and is for a period of 21 years from November 1; the total aggregate rental is close to $500,000.

THE CHARLES F. NOYES CO. leased a portion of the 12th floor in 71 West 23d st to the Litholia Color Co., Inc.; also a floor at 118 Beekman st to Frank T. Stanton & Arthur Caraian, and premises in 21 and 23 Ann st to John B. Wilmouth; also 312 2d av for a term of years; also for Jacob Ruppert offices in the "Madison Square Building" to Katzenstein & Goldenberg and a suite of offices in 102 and 104 Fulton st to Rand & Hitchins.

PEASE & ELLIMAN leased 5 East 47th st, a 4-sty house, for Henry G. Trevor to Frank Kines. The lease contains a cancellation clause.

SIDNEY L. WARSAWER leased for Heilner & Wolf the dwelling at 261 West 43d st; also 256 West 42d st for Mary Dunston; also the store at 721 8th av to the Broadway Trunk and Bag Co., of 688 6th av; also in 330 West 42d st to the Parisian Feather Co., of 46 West 4th st; also in 424 West 37th st for H. Freeman; also the 1st loft in 42 West 36th st for Louise Wilson.

H. C. SENIOR & CO. leased for Robert W. Thompson the 3-sty dwelling at 164 West 97th st to Grace E. Neuberth for a term of 10 years, to be used as an institute for the giving of hydriatic medical baths. This institution has been located for the past 21 years at 257 West 69th st.

UNGER & WATSON, INC., leased the entire building at 619 Lexington av for a term of years to Julia Wood for Agnes S. Wittenberg.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased offices in the Trinity Building at 111 Broadway to the following: On the 7th floor to Herbert, Robertson & Co.; on the 9th floor to the Alliance Machine Co., of 42 Broadway; Charles E. Bayliss, Frederick A. Phelps, of 111 Broadway; and H. B. Wenig, of 111 Broadway; on the 16th floor to H. J. Halle, of 111 Broadway, and the entire tower of the building to Richard Pfund, of 111 Broadway. The same company has leased offices in the United States Realty Building at 115 Broadway to Willis Benner, Lowen E. Ginn, of 115 Broadway; the Standard Alcohol Co., of 165 Broadway; the Inter-City Land & Improvement Co. Charles E. Moore, Walter E. Preble, of 170 Broadway; Ashley & Scott, of 50 Church st; the New York Telephonograph Corporation and the entire front on the 16th floor to Ernesto Madero.

WILLIAM R. WARE reports the following rentals: For Marion G. Littig 61 West 70th st to Mary Stickel; for Louise Goddard 345 West End av to New York Collegiate Institute for Girls; also for Bernard Smyth's Sons, agents, 43 West 89th st to David M. Minzesheimer, and for Charles S. Hirsch 161 West 95th st to Mary L. Blake.

THE H. M. WEILL CO. leased the dwelling at 111 West 69th st for the First National Bank of Hoboken N. J., to a client for a term of years.

MOORE & WYCKOFF leased for M. B. Philipp, in conjunction with R. S. Gulden, the dwelling at 13 East 57th st to the John Chadwick Co., dealers in Spanish antiques now at 307 5th av. The lease is for a long term of years and the building will be extensively altered to fit it for the business of the new tenant.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment comprising the entire top floor in the new building at 3 East 85th st to Dr. Charles McBurney; also an apartment in "Arthur Hall," 96th st and Madison av, to Mrs. T. Feldstein.

THE F. R. WOOD-W. H. DOLSON CO. leased for the Equitable Trust Co., trustees for the estate of Josephine Blanche Chambers, the 4-sty private dwelling at 23 West 69th st to Joseph M. Proskauer for a term of 5 years.

THE CROSS & BROWN CO. leased to the well-known house of John Wanamaker for the Yellow Taxicab Co. the 6-sty building at 142 to 156 East 31st st. After alterations the building will be used by the Wanamaker Co. for stable and garage. The building was formerly used by the Yellow Taxicab Co. Also the entire 6th floor in the Schneider Anderson Building at 16 and 18 West 46th st to Max Bocker, ladies' tailor, for 7 years located at 23 East 41st st.

THE ST. JOHN'S PARK REALTY CO., James H. Cruikshank and William D. Kilpatrick, leased through C. Maxwell Kaeppel, of the office of Ogden & Clarkson, the new 8-sty mercantile building, 127.6x98.9, at 337 to 347 West 27th st to the American Tobacco Co., of 111 5th av, for a term of 10 years, with a renewal privilege for 10 additional years, at an annual net rental of $23,000. The building contains an automatic sprinkler system, a smoke fireproof tower and other devices for maximum protection to life and property. Cruikshank & Kilpatrick bought this plot a year ago and began excavating in August of last year. The building was completed in April of this year. This operation was in line with the policy carried out by the builders in Old Greenwich Village, by erecting on low-priced land the very best type of modern fireproof buildings immune from fire risk, and leasing at exceedingly low rents. The 27th st building contains 105,000 sq. ft. and the rent is at the rate of 22 cents per sq. ft. Negotiations are in progress for the sale of the property.

JOHN J. KAVANAGH leased for David Lydig 17 East 83d st, a 4-sty dwelling, on lot 20x100, for a term of years to A. J. Dittenhoeffer; also for Issabella B. Satterthwaite 129 East 79th st, a 3-sty dwelling, on lot 20x102.2, for a term of years to Joseph Allen; also for the estate of William Vogel 73 East 80th st, a 4-sty dwelling, on lot 20x82, for a term of years to William L. Tingue, Jr.; also for Michael H. Bergin 122 East 83d st, a 3-sty dwelling, on lot 25x102.2, to Theresa Myron for a term of years; also for Regina B. Saportas 63 East 87th st, a 3-sty dwelling, on lot 17x100, for a term of years to Elizabeth H. Talty; also for Regina B. Saportas the ground floor store at the southeast corner of Madison av and 74th st for a term of years to L. Metzger & Co., of 819 Park av; also an apartment in the Kings Court, 1190 to 1196 Madison av, to Olivia B. Halsey.

HERBERT S. CARPENTER leased the 5-sty dwelling at 56 West 55th st for a term of years to H. Scoville.

THE CROSS & BROWN CO. leased at an agregate rental of $200,000 the buildings 1739 Broadway, with an "L" through to 237 to 241 West 55th st, size 75x100. The C. T. Silver Co., of 1599 Broadway, agents for the Overland automobile, the lessees, will make extensive alterations.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for J. W. Riglander, 19,000 sq. ft. in 81 to 95 University pl and 41 to 51 East 11th st, to Max B. Brummer, of 826 Broadway, for a term of years.

J. P. & E. J. MURRAY rented for Abram Hunt to N. del Plato the dwelling at 161 East 115th st.

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We are entirely out of the New York Edition of the Record and Guide of March 1, 1913. We will pay 20 cents for this number, if both sections are delivered to us in good condition. This offer will expire on June 17, 1913. Record and Guide Company, 119 West 40th Street, New York.

When writing to advertisers please, mention the RECORD AND GUIDE.

WALTER J. SALOMON rented all stores on 42d st side of the Bryant Park building to Pinto Bros., of 713 Broadway, John B. Lindeman, Aaron Reinhardt, Harry A. Steinberg, of 285 6th av, and Huyler's.

RICHARD H. SCOBIE leased to the King Motor Car Co., of Detroit, Mich., the 9th floor at 244 to 252 West 54th st, which will be used for service and storage by the King Motor Car Co; also the southeast corner of 52d st and Broadway to same people for a long term of years. They will occupy it after extensive alterations; also leased the northeast corner of 52d st and Broadway to the King Motor Car Co. for a short term, until the 52d st corner is completed.

H. C. SENIOR & CO. leased the dwelling at 140 West 95th st to Erland Erikson for a term of years.

TUCKER, SPEYERS & CO. leased in the Springs building at 29 to 33 West 38th st, offices to Estelle McKee and Richard T. Leibrock; also in conjunction with Julius Friend, Edw. M. Lewi Co., the 8th floor in 39 and 41 West 38th st to John Trinner.

DANIEL BIRDSALL & CO. leased the building at 30 and 32 Barclay st to Stumpp & Walter Co. for a term of years at an aggregate rental of $125,000. The building will be remodeled and occupied by this one concern, which is now at 50 Barclay st. This completes the rental by Birdsall & Co. of the four buildings on Barclay st formerly occupied by Bawo & Dotter, china importers, who moved to the uptown district.

LEROY COVENTRY rented for William Degener to Henry E. Schwartz 320 West 89th st a dwelling.

THE WILLIAM S. ANDERSON CO. leased for Frank H. Zabriskie, executor, the dwelling at 126 East 76th st to Anna B. Lewis.

ALBERT B. ASHFORTH leased a store and basement and office on the 2d floor in the Bryant Arcade, 59 West 42d st to Hannis & Levey for a term of years at an aggregate rental of close to $100,000.

THE CROSS & BROWN CO. leased, in conjunction with the Guarantor Realty Corporation, the entire building at 541 and 543 West 52d st to the American Piano Co., of 439 5th av, for a term of years.

LEWIS B. CURTIS leased a theatre, offices and stores, which will be erected at the southeast corner of Broadway and 107th st to the Aetna Amusement Co. through Sharp & Co. for 21 years for a total rental of $850,000. The building will cost $160,000.

FREDERICK FOX & CO. leased to the Cosmopolitan Magazine, now at 381 4th av, two entire floors, containing about 28,000 sq. ft., in the 22-sty building recently completed upon what was formedly the site of Mendelssohn Hall, on 40th st, running through the block to 41st st, between Broadway and 6th av. The lease is for a term of years. The lessee will occupy the premises as editorial and publication offices.

M. & L. HESS leased the 28d loft in 15 and 17 West 26th st to Lang & Lang, of 61 West 14th st; the easterly 10th loft in 28 to 32 West 36th st to A. Goodman & Co.; and the 2d loft in 49 West 3d st to Samuel Jawer.

J. N. KALLEY & SON leased 10,000 sq. ft. in the Varick Building at West, Hubert and Washington sts to the Butler-Ward Co., of 497 Pearl st. The lease is for a term of years at a rental aggregating about $120,000.

PEASE & ELLIMAN leased for H. H. Hollister the 4-sty dwelling at 162 East 70th st to Thomas Thatcher; also 149 West 85th st to Max Wiener for a term of years, and 303 West 104th st to Franklin H. Giddings.

ALBERT B. ASHFORTH, INC., leased for the W. R. H. Martin Trust for a period of years the garage at 326 and 328 East 37th st to Charles Griffiths; also for Wm. A. Oliver the top floor in 154 East 39th st.

J. B. ENGLISH leased the 4-sty building at 230 West 48th st for John S. Spencer to J. Mead, and the store in 174 West 48th st for John H. Martin to M. Wittowsky; also store in 131 West 45th st for Louis Holman to D. H. Wilson.

JOHN N. GOLDING leased the dwelling at 9 East 76th st for Mrs. E. T. Lesher to Joel W. Thorne; also at 80 Maiden lane offices to Emil Lungwitz, McLean, Hayward & Kelsey, of 27 William st, the Workmen's Compensation Service Bureau, of 80 Maiden lane; D. M. Held, of 149 Broadway; the Automobile Underwriters' Conference, Leon Kauffman, of 2 Rector st; John F. Yawger, of 100 William st; Florence J. Sullivan, of 245 Broadway; Wagner, Cooper & La Far, Robert M. Catts, of 52 William st; Robinson & Stevens, Gutterman & Meyers and Guff & Horner; also offices in 141 Broadway to William McClellan, of 90 West st; also for the Tyee Realty Co. the northeast corner of Broadway and 54th st, 103 ft. on Broadway, to the Times Square Automobile Co. for a term of years; also the entire 3d floor of the Continental Building at 44 and 46 Cedar st to the Home Insurance Co., of 56 Cedar st, for a term of years; also that the lease which has been pending between the New York Central Railroad and the Yale Club for the northwest corner of Vanderbilt av and 44th st has been closed. The club will erect a 20-sty clubhouse on the property.

HEIL & STERN leased in 25 to 29 West 31st st the 2d loft to Ad. Abrahams Co., of 35 West 31st st; also in 72 Madison av the 7th loft to Meyer Brothers, and in 7 and 9 West 30th st the 5th loft to Kleinfeld & Renner.

J. P. & E. J. MURRAY leased for M. O'Connor to M. Heuer the 3-sty private house at 127 East 114th st.

THE ROSE & PEIXOTTO CORPORATION leased for the Durham Realty Corporation the store at the southwest corner of 143d st and Broadway to Henry Bosch, of 892 Broadway.

SLAWSON & HOBBS rented the following houses: 305 West 84th st for Mrs. C. E. Wittemore to A. J. Warner; 55 West 85th st for the

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(Manhattan Leases Continued.)

Clark estate to F. C. Jones; 114 West 87th st for Charles Lyon to J. Davin 155 West 85th st for A. Demetre to C. E. Walter, and 307 West 87th st for John B. Cozzens to F. E. Moore.

L. TANENBAUM, STRAUSS & CO., INC., leased for the Brunswick Realty Co. to the Exchange Buffet Corporation for a term of 20 years, at an aggregate rental of $300,000, the entire store, basement and mezzanine floor in the building, 3, 5 and 7 West 35th st. The building, which stands on Astor leasehold, has just been completed by the Brunswick Realty Co. In addition to this lease space has also been rented to Best & Co. and I. Shlivek & Sons, of 48 West 35th st.

S. OSGOOD PELL & CO leased for Hon. James J. Coogan the northeast corner of 6th av and 26th st, known as 430-434 6th av, and 55-57 West 26th st, to the New York Cut Flower Co, an exchange consisting of about 600 members from all parts of the country, who will extensively alter the premises. The lease is for 21 years, at $48,000 a year, rentals aggregating $1,000,000.

THE CHARLES F. NOYES CO. leased for the Masonic Trustees the entire 14th floor in 71 West 23d st to the Mutual Film Co., of 60 Wall st, for three years at a total aggregate rental of about $25,000. This lease completes the renting of the building except a few scattering offices and a portion of the ground floor. The Noyes Co. also leased a store in 320 Pearl st to Knight & Gitten; also a suite of offices in 46 West 24th st to Smith, Matches & Smith, of 46 West 24th st; the store and basement in 24 East 23d st for the estate of Charles W. Smith to the Belmore Lunch Co. for 10 years at an aggregate rental of about $85,000.

ROYAL SCOTT GULDEN has leased for Eugene Southack, agent, the store at 45 West 46th st to Doyle & Black, shirt makers; also the building 55 East 55th st for Frank Adams to a dressmaker; and in conjunction with Cross & Brown, the 6th loft in the Schneider Anderson Building at 16-18 West 46th st.

CROSS & BROWN CO. has leased in conjunction with E. A. Manning, the entire 9th floor of 28-30 West 38th st to Lena K. Van Horn and Herman C. Guenstche, forming the copartnership of the Clinger Belt Co.

VAN NORDEN & WILSON leased the top floor of the Hotel Knickerbocker Annex, 140-2 West 42d st, for James B. Regan to "Scherer" for a term of years.

Bronx.

THE ADAMS-FLANIGAN DEPARTMENT STORE, which occupies the 3 and 4-sty buildings at the junction of 3d, Westchester and Bergen avs, is to be extended over two adjoining parcels to the south. Through J. Clarence Davies, the Adams-Flanigan Co. leased from William Astor Chanler, represented by Henry Lewis Morris, the 5-sty building at 2862 3d av, on plot 50x112, located 50 ft. north of 149th st, which is at present occupied by Fennell & Co. The lease is for a period of 42 years. The property adjoins the premises leased to the same department store about 3 years ago by the same broker, which adjoins the building owned and occupied by Mr. Davies. This gives Adams-Flanigan the entire block with the exception of the northeast corner of 149th st and 3d av.

Queens.

THE ANDREW McTIGUE CO. rented at Far Rockaway and vicinity for M. G. Meehan her cottage on Franklin av to Leon S. Altmayer; for Milton M. Silverman to I. W. Friedman his cottage at Edgemere; for Mrs. N. McCall her cottage on Simis Beach to Frances L. Howland; for De Witt B. Thompson a cottage on Prospect pl to B. Cooper; for J. T. Leonard her cottage at Rue de St. Felix to William Wermes; for the L. T. Mulhearn Realty and Construction Co. their cottage at 4 Rue de St. Felix to Louis E. Lennan; for William S. Petit his cottage on Rue de St. Felix to C. D. Sullivan, and for A. V. and M. H. Jones their cottage located on Pinson pl to P. J. Fynn.

THE LEWIS H. MAY CO. leased as follows: At Far Rockaway, for Mrs. Mary E. Fogarty, cottage 67 Kensington Gardens to Julius I. Moos; for Wm. Fee, cottage 65 Seneca st to Edwards Abeles; for Olivia Watson, cottage on Union st to Vivian I. Brandon; for Charles Chaffer, cottage on Cedar av to J. S. Feldman; for E. F. Keating Estate, cottage on Healy av to Henry Gutenstein; for A. J. Bogart, cottage on Sheridan boulevard to Benjamin Rosenzweig.

Suburban.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. W. B. Pierson her cottage at Bay Crest, Huntington Bay, L. I., to Mrs. Robert Louis Hoguet, for the season.

REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent for the building 52 West 37th st.

LUDWIG C. TRAUBE has been appointed agent of 1687 3d av.

EDMUND C. EASTMAN has taken charge of the rental department of the firm of Duff & Conger.

THE ROSE & PEIXOTTO CO. has been appointed agent for No. 30 West 133d st, a flat house.

DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for the property 322-4 West 48th st, a 6-sty building on a lot 50x100.

MR. GEORGE R. READ sailed for Europe Thursday on the S. S. Baltic. He will return in August.

ALFRED M. ELLINGER is now connected with the office of Vasa K. Bracher, at 2010 Broadway.

THE HUSTON & SPRAKER CO. is now at its new offices at 15 East 40th st. The company's former address was 27 East 45th st.

ALBERT B. ASHFORTH, INC., has been appointed agent for 19 West 37th st; also 15 East 31st st.

THOMAS REYNOLDS is reported to be the buyer of the dwellings at 308 and 310 West 70th st.

ALBERT B. ASHFORTH, INC., has been appointed exclusive agent of the property formerly occupied by Tiffany & Co. at the southwest corner of Union sq and 15th st.

LOWENFELD & PFEIFFER have been appointed agents for 59 East 102d st, 2158 2d av, 826 East 167th st, 944 East 165th st, 7, 9 and 11 Prince st, 501 West 125th st.

J. IRVING WALSH was the broker in the resale of the 3-sty business building, 1707 3d av, on lot 25x100, for Sandford & Green to Josephine A. Budke, for investment.

ROSS A. MACKEY, Harry M. Durning and George E. Foley are the directors of the Yale Leasing Corporation, recently incorporated with a capital stock of $750,000.

IT IS RUMORED that Henry W. Miller has sold 311 West 144th st, a 5-sty tenement on lot 24.6x99.11. Mr. Miller is a Buffalo, N. Y., resident and his local representative could not be reached.

CHARLES C. NOTT, Assistant District Attorney, has purchased 132 East 62d st, a 4-sty and basement dwelling, on lot 20.6x100.5, for occupancy.

ADOLPH BLOCH, chairman of the executive committe of the City Economy League, addressed a meeting of the Harlem Property Owners' Association on Thursday evening at 147 East 125th st, in the Security Bank building.

J. IRVING WALSH has been appointed agent of the Abingdon apartment house, 240 West 4th st; also of the southwest corner of Jane st and Greenwich av, a 6-sty apartment with stores.

THE NORTH VIRGINIA CORPORATION has been incorporated with a capital stock of $5,000,000 to deal in realty stocks and bonds. The directors are John T. Watson, Earle L. Beatty and Adolphus F. Long.

J. CLARENCE DAVIES was the sole broker in the big lease of the William Astor Chanler property by the Adams-Flanigan Co., which is reported in the Bronx leases. No other broker was associated with Mr. Davies in the transaction.

THE CENTRAL PARK WEST Taxpayers' Association, which is endeavoring to have a subway built under Central Park West, will hold a meeting at the Majestic Hotel, on June 19 at 8 p. m. Over 200 property owners have signed applications for membership in the organization.

EUGENE VALLENS is said to be the real purchaser of the dwelling at 46 West 92d st, sold recently by the Platky estate through L. J. Phillips & Co. and conveyed later to Annie Davis. Mr. Vallens owns 48 and 50, adjoining, and now controls a frontage of 54 ft. at that point.

CONFIRMATION could not be obtained of the sale of 241 West 20th st, a 4-sty tenement, on lot 23.4x73.7xirreg., owned by Lowenfeld & Prager. The owner, who secured the parcel at an executor's auction sale last month for $12,800, declared that the sale had not been consummated as yet.

ALBERT B. ASHFORTH, INC., has been appointed exclusive agent for the water front property at the northeast corner of 1st av and 35th st, consisting of 21 lots, running to the East River. The same broker has also been appointed exclusive agent of the property at 11 East 30th st, owned by the Estate of Edmund Abdy Hurry.

CAMPBELL CARRINGTON, acting for a bondholders committee, this week bought at special master's sale, held on the premises, the 20-sty building at the northeast corner of 5th av and 31st st, on plot 56.9x150, the ground floor occupied by F. A. O. Schwartz, a dealer in toys. The final bid was made by Guthrie, Bangs and Van Sindersen, attorneys, at $740,000, the total purchase price exceeding $2,200,000. The property was one of the holdings of the defunct Improved Property Holding Co., Henry Corn, president.

THE TAXPAYERS' ALLIANCE of the Bronx, in conjunction with the Vyse Estate Property Owners' Association, has arranged for a public hearing to be held before the Public Service Commission on Tuesday, June 17, at 12.15 p. m. to discuss the question of placing an additional station on the West Farms division of the subway at 172d st and Southern Boulevard. Among the speakers will be George M. S. Schulz, president of the Taxpayers' Alliance; Harry Robitzek, first vice-president, and John J. Haggerty, president of the Vyse Estate Association.

THE R. G. DUN CO., one of the largest mercantile agencies in the country, is to move to Brooklyn and occupy a large establishment to be built on the northwest corner of Nevins and Butler sts, which Robert Dun Douglass purchased from the Halstead estate through John F. James & Sons. The Manhattan plant occupied by the company is to be demolished to make room for municipal improvements. The property to be improved was formerly occupied as a lumber yard by the Halstead company. It is vacant with the exception of a frame office building at the Butler st end of the property. It covers 100 ft. by 103 ft.

CHARLES F. NOYES CO. has been appointed managing rental agents for the new 12-sty "Aberdeen Building" now in course of construction at 150-6 Lafayette st, covering lot 100x95. The building is being constructed by the Aberdeen Realty Co., J. A. Murray, president, from plans by F. H. Quimby. B. F. Golden is the contractor. The building will have 4 elevators and the minimum carrying capacity of the floors will be 250 pounds to the square foot. Several leases are pending for space in the building. The adjoining plot, northwest corner of Lafayette and Howard sts, is also being improved at the present time by Bradstreet's with a 12-sty building, of which the Noyes Co. are agents.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Morris Park Auction,

JOSEPH P. DAY, AUCTIONEER.

3,019 Lots Under the Hammer, at the Old Club House,—Report continued from Last Week's Paper.

*Woodmansten pl, swc Paulding av, 50x100x—x36.3, E X Faisant. 4,925

*Woodmansten pl, ss, 100 e Bogart av, 25x100; B Lyons. 1,050

*Barnes av, es, 100 n Lydig av, 25x100; Mrs Lottie O'Hare. 875

*Barnes av, es, 125 n Lydig av, 50x100; G & J Martin. 1,750

*Barnes av, es, 175 n Lydig av, 25x100; Gottefried & Steckler. 800

*Barnes av, es, 200 n Lydig av, 50x100; Thos Bradley. 1,550

*Barnes av, es, 100 s Brady, 46.4x41.6x62.2; gore; Robt B Denison. 550

*Barnes av, es, 221.3 n Neil av, runs n 103.8xne—xe13.10xs200xw100; Michl Balletto. 3,550

*Barnes av, es, abt 121.3 n Neil av, 50x100; Francisco Codina. 1,500

*Barnes av, es, abt 171.3 n Neil av, 50x100; G J Borck. 1,425

*Bogart av, sec Woodmansten pl, 50x100; J Hugo Badeck. 2,650

*Bogart av, es, 50 s Woodmansten pl, 25x100; S E Rose. 1,000

*Bogart av, es, 75 s Woodmansten pl, 25x100; B Ilario. 975

*Bogart av, es, at nes Colden av, 42.4x36.5x98.3x84.10; F Dovae. 2,100

*Bogart av, es, 100 s Woodmansten pl, 50x84.10x67x129.7; L Eisenberg. 1,950

*Bogart av, ws, abt 100 s Rhinelander av, 25x100; Otto A Conrad. 825

*Bogart av, ws, abt 125 s Rhinelander av, 50x100; Bruno Muller. 1,650

*Bogart av, ws, abt 175 s Rhinelander av, 50x100; Louis Ziegler. 1,700

*Bogart av, es, 100 n Rhinelander av, 25x100; J G Michel. 725

*Bogart av, es, 200 s Neil av, 50x100; Edw A Keeler. 1,600

*Bogart av, nec Woodmansten pl, 25x100; I O Palefski. 1,175

*Bogart av, es, 25 n Woodmansten pl, runs n175xe76.10 to Paulding av xs215xw80.10xn25xw70 to beg; F E Lalley. 12,775

*Bogart av, ws, 100 s Van Nest av, 25x100; M G Palliser. 850

*Bogart av, ws, 125 s Van Nest av, 50x100; M Kohn. 1,650

*Bogart av, ws, 175 s Van Nest av, 25x100; Moran, Hahn & Moran. 900

*Bogart av, ws, 250 s Van Nest av, 25x100; T J Kelly. 900

*Bogart av, ws, 275 s Van Nest av, 25x100; W Kujalnski. 900

*Bogart av, ws, 300 s Van Nest av, 50x100; D Hansler. 1,675

*Bogart av, ws, 275 n Rhinelander av, 25x100; Bertha V Taylor. 775

*Bogart av, es, 125 n Morris Park av, 75x100; J L Winslow. 3,650

*Bogart av, es, 200 n Morris Park av, 50x100; H Harwood. 2,300

*Bogart av, es, 250 n Morris Park av, 25x100; R Rosenberg. 1,100

*Bogart av, es, 275 n Morris Park av, 75x100; D A Howe. 3,300

*Bogart av, es, 350 n Morris Park av, 25x100; A Petrocceione. 1,075

*Bogart av, es, 375 n Morris Park av, 25x100; Jno Watson. 1,050

*Bogart av, es, 400 n Morris Park av, 75x100; W E Bonn. 3,750

*Bogart av, es, 475 n Morris Park av, 25x100; H Harwood. 1,050

*Bogart av, ws, 200 n Morris Park av, 25x100; Chas Setapen. 1,000

*Bogart av, ws, 350 s Van Nest av, 50x100; Max Ewensky. 1,650

*Bogart av, ws, 400 s Van Nest av, 25x100; D Drusin. 825

*Bogart av, ws, 425 s Van Nest av, 50x100; S Huber. 1,625

*Bogart av, ws, 475 s Van Nest av, 50x100; H Schwartz. 1,600

*Bogart av, ws, 525 s Van Nest av, 50x100; G Gannone. 1,600

*Bogart av, ws, 575 s Van Nest av, 25.11x101.9x7.1x100; J M Loughlin. 700

*Bogart av, ws, 200 s Van Nest av, 50x100; Moran, Hahn & Moran. 1,800

*Bogart av, es, 100 n Morris Park av, 25x100; H B Jones. 1,500

*Bogart av, es, 500 n Morris Park av, 25x100; Mrs Mary McDonough. 975

*Bogart av, es, 525 n Morris Park av, 50x100; J E Insch. 1,950

*Bogart av, es, 575 n Morris Park av, 25x100; C R Moore. 1,000

*Bogart av, es, 600 n Morris Park av, 25x100; A Fischer. 1,025

*Bogart av, es, 625 n Morris Park av, 25x100; H Harwood. 1,000

*Bogart av, es, 175 n Van Nest av, 25x100; M Lehman. 900

*Bogart av, es, 200 n Van Nest av, 25x100; J Warshaw. 900

*Bogart av, es, 125 s Morris Park av, 125x100; Fanny Mardach. 4,875

*Bogart av, ws, 150 s Neil av, 75x100; Mary Clery. 2,625

*Bogart av, ws, 225 s Neil av, 50x100; Jno & Jas J Dunnigan. 1,750

*Bogart av, ws, 200 n Rhinelander av, 50x100; T Kane. 1,750

*Bogart av, ws, 100 n Morris Park av, 50x100; Saml Markowitz. 2,200

*Bogart av, ws, 150 n Morris Park av, 50x100; F S Ketcham. 2,000

*Bogart av, es, 50.11 s Pierce av, 25.5x101.11x25x97; Eugene McEleary. 850

*Bogart av, es, abt 76.4 s Pierce av, 25.5x106.9x25x101; J R Berbench. 800

*Bogart av, es, 101.10 s Pierce av, 47.10x67x59.2x56.9; A Paul. 1,050

*Bogart av, es, 100 n Van Nest av, 25x100; Melville G Palliser. 900

*Bogart av, es, 125 n Van Nest av, 50x100; Elias Fisher. 1,800

*Bogart av, nwc Neil av, 103.3x25x118.11x29.6; C Scholle. 1,200

*Bogart av, es, 100 s Van Nest av, 50x100; A Rightmyer & Son. 1,800

*Bogart av, es, 150 s Van Nest av, 50x100; Leo I Keyes. 1,700

*Bogart av, es, 200 s Van Nest av, 25x100; Jno F Juhasz. 850

*Bogart av, es, 225 s Van Nest av, 25x100; Anna Duggan. 825

*Bogart av, es, 150 n Pierce av, 100x100; C S Austin. 3,100

*Bogart av, ws, 153.3 n Neil av, 25x100; A Lieberman. 1,125

*Bogart av, ws, 178.3 n Neil av, 50x100; C H Heffron. 2,300

*Bogart av, es, 475 n Brady av, runs n 40.2xne28.7 to Colden av xse72.7xw57.7 to beg; E A Faisant. 1,550

*Bogart av, es, 450 n Brady av, runs n25xe57.7 to Colden av xse29.6xw73.3 to beg; J H Mones. 1,025

*Bogart av, es, 425 n Brady av, runs n25xe73.3 to Colden av xse29.6xw88.11 to beg; W F B Rouguette. 1,025

*Bogart av, es, 350 n Brady av, runs n50xe104.7 to Colden av xse abt 59xw135.11 to beg; S P Smith. 2,600

*Bogart av, ws, 100 s Brady av, 25x100; Jno F Burns. 1,125

*Bogart av, ws, 375 n Brady av, runs n 73.2xsw98.3xe65.6 to beg, gore; J Voorhies. 2,250

*Bogart av, ws, 350 n Brady av, 25x65.6x33.6x87.11; B Borkowsky. 875

*Bogart av, ws, 225 n Morris Park av, 25x100; B Neidle. 1,150

*Bogart av, ws, 250 n Morris Park av, 50x100; Terrence J Grady. 2,300

*Bogart av, ws, 300 n Morris Park av, 50x100; F W Back. 2,350

*Bogart av, ws, 350 n Morris Park av, 25x100; W A Garlington. 1,175

*Bogart av, ws, 100 n Brady av, 25x100; R Bentner. 1,025

*Bogart av, ws, 125 n Brady av, 25x100; Louis Pagonese. 1,000

*Bogart av, ws, 175 n Brady av, 50x100; Wm Lowns. 2,000

*Bogart av, ws, 225 n Brady av, 25x100; S C Adelman. 975

*Bogart av, ws, 300 n Brady av, runs n 50xw87.11xsw33.6xe10.3xs25xe100 to beg; Louis Pagonese. 2,000

*Brady av, swc Radcliff av, 75x100; Conrad M Winch. 2,900

*Brady av, ss, 25 e Muliner av, 25x100; J Lepsins. 1,150

*Brady av, ss, 50 e Fowler av, 25x100; J McCarten. 1,075

*Brady av, ss, 25 w Bogart av, 100x100; M Flynn. 4,225

*Brady av, sec Matthews av, runs n94.2xne7.9xe19.10xs100xw25 to beg; Richd J Cotter. 875

*Brady av, ss, abt 27.7 e Matthews av, 50x100; Kath Callahan. 1,500

*Brady av, ss, 75 w Muliner av, 50x100; A Bagarozzo. 1,450

*Brady av, nwc Radcliff av, 25x100; S Ranno. 1,375

*Brady av, ns, 25 w Radcliff av, 25x100; H Franklin. 1,000

*Brady av, ns, 50 e Muilner av, 50x100; Abr Treas. 2,250

*Brady av, ns, 50 w Bogart av, 50x100; Wm A McKenzie. 2,300

*Brady av, ss, 50 e Barnes av, 81x121.5x90.6, gore; T J Dunigan. 1,350

*Brady av, sec Barnes av, runs e 50xs90.6xsw12.9xw41.6xn100 to beg; Henry Resnicow. 1,650

*Bronx & Pelham pkway, ss, 50 w Matthews av, 25x137.10x25x139.2; Fredk Durr. 2,900

*Bronx & Pelham pkway, ss, 75 w Matthews av, 39x136.11x—x137.10; Jas Trombetta. 6,000

*Bronx & Pelham pkway, ss, 79 w Williamsbridge rd, 26.4x185.7x25x177.5; Chas McGuire. 5,600

*Bronx & Pelham pkway, ss, 79 e Munroe av, 52.8x135.7x50x152; H S Gamp. 9,000

*Bronx & Pelham pkway, swc Williamsbridge rd, 52.6x169x50x152.8; A B Jekyll. 16,350

*Bronx & Pelham pkway, ss, 52.6 w Williamsbridge rd, 26.4x177.5x25x169.1; M J Roth. 5,000

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Auction Sales of the Week, Manhattan and Bronx—Continued.

[a]**Bronx & Pelham pkway,** sec Munroe av, 52.8x152x50x168.6; Hillyea Ryder. 11,700

[a]**Bronx & Pelham pkwy,** swc Matthews av, 50x139.2x50x115.1; Mrs Earl Vogel. 6,125

[a]**Bronx & Pelham pkwy,** sec Paulding av, 7x172.11x50x183.2, J E Clarke. 6,000

[a]**Bronx & Pelham pkwy,** ss, 7 e Paulding av, runs se178.8xs120.7xw25xn25xw50xn 120.4 to beg, D Vitelli. 9,500

[a]**Bronx & Pelham pkwy,** ss, abt 52.1 w Hone av, 26.1x112.4x25x120.7; A Smith. 3,200

[a]**Bronx & Pelham pkwy,** swc Hone av, 52.1x95.11x50x112.4; N Spiegler. 8,500

[a]**Bronxdale av,** es, abt 176 s Van Nest av, 50x130.9x50x131.10; J J Dowling. 2,100

[a]**Bronxdale av,** es, abt 126 s Van Nest av, 50x131.10x50x132.11; T J Norris. 2,100

[a]**Bronxdale av,** es, abt 226 s Van Nest av, 25x130.2x25x130.9, Pellegrin Jannicello. 1,025

[a]**Bronxdale av,** es, abt 250 s Van Nest av, 25x129.7x25x130.2; J J Scanlan. 1,025

[a]**Bronxdale av,** es, abt 275 s Van Nest av, 50x128.6x50x129.7; E S Young. 2,050

[a]**Bronxdale av,** es, abt 325 s Van Nest av, 184.8x126.6x208.3x128.6; Gottfried & Steckler. 8,400

[a]**Bronxdale av,** es, 50.4 s Van Nest av, 50.4x108.6x50x109.8; P Simpson. 2,150

[a]**Bronxdale av,** es, 25.2 n Morris Park av, 50.4x138.6x50x145.2; M G Palliser. 3,675

[a]**Bronxdale av,** es, 75.9 n Morris Park av, 25.2x110.2x25x138.6; Leslie J Hall. 1,500

[a]**Bronxdale av,** es, 101 n Morris Park av, 50.5x108.5x50x110.2; Leslie J Hall. 3,050

[a]**Colden av,** es, 100 s Pierce av, 25x100; I Stern. 1,275

[a]**Colden av,** es, 125 s Pierce av, 25x100; Wm Held. 1,250

[a]**Colden av,** es, 150 s Pierce av, 50x100; Mrs H R Mitchell. 2,500

[a]**Colden av,** es, 175 n Neil av, 50x100; Kate F Edgerly. 1,700

[a]**Colden av,** es, 225 n Neil av, 25x100; Rudolph Meyer. 825

[a]**Colden av,** es, 250 n Neil av, 25x100; Karl Beck. 825

[a]**Colden av,** es, 146.9 s Lydig av, 75x100; Louis Grolle. 2,625

[a]**Colden av,** es, 350 n Neil av, 25x100; M Moon. 850

[a]**Colden av,** es, 275 n Neil av, 75x100; Edna G Baker. 2,550

[a]**Colden av,** ws, 125 s Pierce av, 50x100; Mary F McCarthy. 1,350

[a]**Colden av,** ws, 150 n Sackett av, 25x100; Jas O Mara. 675

[a]**Colden av,** ws, 100 s Pierce av, 25x100; A H Fass. 750

[a]**Colden av,** ws, 125 n Sackett av, runs n25xw100xs5.1xe19.3 xs 17.2 xe 86.8; Efraim Olson.

[a]**Colden av,** ws, 100 n Sackett av, 25x86.8 x26.5x95.4; W C Christie. 600

[a]**Colden av,** es, 100 n Neil av, 25x100; Tunis Bros. 1,000

[a]**Colden av,** es, 125 n Neil av, 25x100; Nathan Hayett. 1,000

[a]**Colden av,** es, 150 n Neil av, 25x100; Jacob Diamondstein. 950

[a]**Colden av,** es, 300 s Van Nest av, 50x 100; Edw F O'Connor. 1,800

[a]**Colden av,** es, 275 s Van Nest av, 25x 100; Abr Zack. 900

[a]**Colden av,** es, 250 s Van Nest av, 25x 100; A M Silverman. 900

[a]**Colden av,** es, 225 s Van Nest av, 25x 100; S E Oslini. 875

[a]**Colden av,** es, 150 s Van Nest av, 75x 100; A G Aucher. 2,700

[a]**Colden av,** es, 125 s Van Nest av, 25x 100; Dora Selden. 925

[a]**Colden av,** nec Pierce av, 125.3x100; F Romeo. 5,275

[a]**Colden av,** es, 125.3 n Pierce av, 50x 100; A Gilman. 1,700

[a]**Colden av,** es, 175.3 n Pierce av, 25x 100; Ellen F Fitzgerald. 1,800

[a]**Colden av,** es, 225.3 n Pierce av, 50x 100; B Sackhein. 1,750

[a]**Colden av,** es, 275.3 n Pierce av, 50x 100; Hannah Fisher. 1,900

[a]**Colden av,** es, 325.3 n Pierce av, 50x 100; Jas H Hogan. 1,800

[a]**Colden av,** es, 125 n Morris Park av, 25x 100; Nathan L Effingwell. 975

[a]**Colden av,** es, 150 n Morris Park av, 50x 100; Sarah E Frank. 1,800

[a]**Colden av,** es, 200 n Morris Park av, 25x 100; Ellen Van Tassell. 900

[a]**Colden av,** es, 225 n Morris Park av, 50x 100; Brandes & Ewensky. 1,800

[a]**Colden av,** es, 350 n Morris Park av, 25x 100; Louis J Lucas. 875

[a]**Colden av,** es, 375 n Morris Park av, 25x 100; F Goldstein. 900

[a]**Colden av,** es, 250 s Rhinelander av, 250 x100; Gottefried & Steckler. 8,600

[a]**Colden av,** es, 275 n Morris Park av, 50x 100; Rubin & Rubin. 1,750

[a]**Colden av,** es, 325 n Morris Park av, 25x 100; Thos K Hindley. 875

[a]**Esplanade,** swc Haight av, 56x95.7x50x 120.8; C Seitz. 8,750

[a]**Esplanade,** sec Lurting av, 56x120.6x50 x95.5; E Hamilton Preston. 10,350

[a]**Esplanade,** ss, 56 e Lurting av, 56x145.7x 50x120.6; Gottfreid & Steckler. 9,400

[a]**Esplanade,** ss, 56 w Haight av, 56x70.6x 50x95.7; C Seitz. 6,200

[a]**Esplanade,** nec Paulding av, 83.11x145.9 x75x108.1; L Pulaski. 11,600

[a]**Esplanade,** ns, 83.11 e Paulding av, 27.11 x95.7x25x108.1; F Emken. 3,100

[a]**Esplanade,** sec Haight av, 112.5x162.11x 100x111.6; Dr B A Kantrowitz. 7,700

[a]**Esplanade,** sec Paulding av, 111.10x 134.11x100xN4.10, Miss C H Valentine 18,500

[a]**Esplanade,** swc Munroe av, 56.11x141.10 x50x114.6; Rosario Maggio. 8,275

[a]**Esplanade,** ss, abt 56.11 w Munroe av, 56.8x114.6x50x87.10; F Canzano. 6,050

[a]**Fowler av,** es, 225 n Morris Park av, 100 x100; A Spindler. 4,600

[a]**Fowler av,** es, 325 n Morris Park av, 50 x100; Nicholas S Ludorf. 2,300

[a]**Fowler av,** ws, 352.8 s Neil av, 25x98.11; R T Thummer. 1,000

[a]**Fowler av,** es, 275 s Neil av, 25x100, 2-sty stucco dwg; M Edelmuth. 4,450

[a]**Fowler av,** es, 250 s Neil av, 25x100, C Buffa. 875

[a]**Fowler av,** ws, 450 s Van Nest av, 50x 100; F Spaulding. 1,600

[a]**Fowler av,** ws, 500 s Van Nest av, 25x 100; P Rattner. 800

[a]**Fowler av,** ws, 525 s Van Nest av, 27x 101.9x8.3x100; S Spigel. 725

[a]**Fowler av,** es, 275 s Van Nest av, 25x 100; S O Ripa. 900

[a]**Fowler av,** es, 300 s Van Nest av, 25x 100; Fannie Bernstein. 850

[a]**Fowler av,** es, 325 s Van Nest av, 50x 100; D R Cohen. 1,600

[a]**Fowler av,** es, 375 s Van Nest av, 50x 100; Alter Watman. 1,650

[a]**Fowler av,** es, 425 s Van Nest av, 50x 100; Wm Lavine. 1,700

[a]**Fowler av,** es, 475 s Van Nest av, 50x 100; Altman & Wernberg. 1,700

[a]**Fowler av,** es, 525 s Van Nest av, 25x 100; E T Mulligan. 825

[a]**Fowler av,** ws, 100 s Van Nest av, 25x 100; D J Mooney. 975

[a]**Fowler av,** ws, 125 s Van Nest av, 50x 100; Sam Gladstone. 1,750

[a]**Fowler av,** ws, 175 s Van Nest av, 100x 100; A Balzley. 3,500

[a]**Fowler av,** ws, 275 s Van Nest av, 25x 100; M Hirschkopf. 850

[a]**Fowler av,** ws, 300 s Van Nest av, 25x 100; F G Doran. 850

[a]**Fowler av,** ws, 325 s Van Nest av, 50x 100; F E McRae. 1,650

[a]**Fowler av,** ws, 375 s Van Nest av, 25x 100; D J Mooney. 850

[a]**Fowler av,** ws, 400 s Van Nest av, 50x 100; F J Schilling. 1,650

[a]**Fowler av,** es, 100 n Morris Park av, 25x 100; D J Ahern. 1,375

[a]**Fowler av,** es, 100 n Rhinelander av, 25 x100; Rosen Bros. 875

[a]**Fowler av,** es, 225 n Rhinelander av, 50 x100; J M Crowe. 1,700

[a]**Fowler av,** es, 350 n Rhinelander av, 25 x100; T Herbert. 825

[a]**Fowler av,** es, 125 s Neil av, 25x100; Ella H McKelvey. 850

[a]**Fowler av,** es, 175 s Neil av, 25x100; Ella H McKelvey. 850

[a]**Fowler av,** es, 125 n Morris Park av, 50x 100; Isaac Polansky. 2,025

[a]**Fowler av,** es, 175 n Morris Park av, 50x 100; J J White. 2,000

[a]**Fowler av,** ws, 100 n Rhinelander av, 25 x100; Conrad Freytag. 1,000

[a]**Fowler av,** es, 550 s Van Nest av, 13.4x 101.9x32.1x100; L Karpf. 725

[a]**Fowler av,** ws, 100 n Morris Park av, 25x75; Annie Friedman. 1,400

[a]**Fowler av,** ws, 125 n Morris Park av, 25x75; S E Rose. 1,200

[a]**Fowler av,** es, 100 s Morris Park av, 50 x100; C H Valentine. 2,600

[a]**Fowler av,** es, 150 s Morris Park av, 50 x100; Rosen Bros. 2,400

[a]**Haight av,** es, 100 s Pierce av, 100x100; A Handwerker. 3,000

[a]**Haight av,** es, 200 s Pierce av, 50x100; Ed W Mangisch. 1,500

[a]**Haight av,** es, 250 s Pierce av, 25x100; C O Okon. 775

[a]**Haight av,** es, 275 s Pierce av, 25x100; W G Strait. 775

[a]**Haight av,** es, 300 s Pierce av, 50x100; S Kahn. 1,550

[a]**Haight av,** es, 400 s Pierce av, 85.1x 155.11x130.7, gore; Geo A J De Naonely. 1,550

[a]**Haight av,** es, 350 s Pierce av, runs n 50xe100xs25xe68.1xsw45.9xw130.7 to beg; A K Enderlin. 1,600

[a]**Haight av,** es, 200 s Neil av, 50x100; M Enterlin. 2,200

[a]**Haight av,** es, 200 n Rhinelander av, 50 x100; R Berltner. 2,300

[a]**Haight av,** es, 100 n Rhinelander av, 25 x100, M G Palliser. 1,125

[a]**Haight av,** es, 125 n Rhinelander av, 25 x100; Francis E Fara. 1,100

[a]**Haight av,** es, 150 n Rhinelander av, 25 x100; L Kelly Jr. 1,125

[a]**Haight av,** es, 175 n Rhinelander av, 25 x100; Julian Stillman. 1,100

[a]**Haight av,** es, 100 s Neil av, 25x100; M Gutterman. 1,250

[a]**Haight av,** es, 125 s Neil av, 50x100; G Brown. 2,250

[a]**Haight av,** es, 175 s Neil av, 25x100; P J McMorrow. 1,100

[a]**Haight av,** ws, 100 s Lydig av, 25x100; H Rattner. 1,325

[a]**Haight av,** ws, 125 s Lydig av, 25x100; G Caruso. 1,225

[a]**Haight av,** ws, 150 s Lydig av, 25x100; J T Connolly. 1,200

[a]**Haight av,** ws, 175 s Lydig av, 25x100; E G Bennett. 1,200

[a]**Haight av,** es, 250 n Rhinelander av, 25x100; Jno Poershko. 1,125

[a]**Haight av,** es, 275 n Rhinelander av, 100x100; P J Hanlon. 4,500

[a]**Haight av,** es, 375 n Rhinelander av, 25 x100; PM Paulsen. 1,125

[a]**Haight av,** es, 400 n Rhinelander av, 50 x100; A Lundin. 2,250

[a]**Haight av,** es, 250 s Neil av, 50x100; Ira H Cooper. 2,250

[a]**Haight av,** ws, 100 n Neil av, 25x100; E Herdenreich. 1,300

[a]**Haight av,** ws, 125 n Neil av, 25x100; Geo Callahan. 1,125

[a]**Haight av,** ws, 150 n Neil av, 25x100; Emma Rattner. 1,125

[a]**Haight av,** ws, 175 n Neil av, 75x100; Chas S Leavy. 3,300

[a]**Haight av,** es, 325.3 n Pierce av, 25x100; E Hess. 825

[a]**Haight av,** es, 350.3 n Pierce av, 50x 100; J W Marsh. 1,650

[a]**Haight av,** es, 400.3 n Pierce av, 25x 100, E Hess. 825

[a]**Haight av,** es, 425.3 n Pierce av, 25x 100; Ernest X Faisant. 800

[a]**Haight av,** es, 450.3 n Pierce av, 25x 100; Geo S Atkins. 800

[a]**Haight av,** es, 475.3 n Pierce av, 150x 100; H G Clark. 4,650

[a]**Haight av,** es, 625.3 n Pierce av, 117.5 x104.5x87.4; S T Jackson. 3,300

[a]**Haight av,** ws, 100 s Rhinelander av, 25x100; Robt McGrath. 825

[a]**Haight av,** ws, 125 s Rhinelander av; 50x100; O J Bubaseck. 1,600

[a]**Haight av,** ws, 175 s Rhinelander av, 50 x100; A McKiernan. 1,600

[a]**Haight av,** ws, 225 s Rhinelander av, 75x100; Wm E Bonn. 2,520

[a]**Haight av,** ws, 300 s Rhinelander av, 50x100; J L Winslow. 1,650

[a]**Haight av,** ws, 325 n Morris Park av, 75x100; H Harwood. 2,550

[a]**Haight av,** ws, 250 n Morris Park av, 75x100; M W Rosenberg. 2,575

[a]**Haight av,** ws, 225 n Morris Park av, 25x100; J L Winslow. 875

[a]**Haight av,** ws, 175 n Morris Park av, 50x100; F W Reiske. 1,800

[a]**Haight av,** ws, 100 n Morris Park av, 75x100; J Krouss. 3,000

[a]**Haight av,** ws, 200 s Van Nest av, 100x 100; H Harwood. 2,925

[a]**Haight av,** ws, 300 s Van Nest av, 50x 100; Jacob Bannon. 1,450

[a]**Haight av,** ws, 350 s Van Nest av, 50x 100; S Traiger. 1,550

[a]**Haight av,** ws, 400 s Van Nest av, 50x 100; E Hershfield. 1,500

[a]**Haight av,** ws, 225.2 n Pierce av, 50x 100; D Hennessy. 1,625

[a]**Haight av,** ws, 150.2 n Pierce av, 75x 100; D Hennessy. 2,325

[a]**Haight av,** ws, 125.2 n Pierce av, 25x 100; T L Trainor. 800

[a]**Haight av,** ws, 100.2 n Pierce av, 25x 100; Anne Boesman. 825

[a]**Haight av,** ws, 150 s Van Nest av, 25x 100; I Herschtritt. 775

[a]**Haight av,** ws, 175 s Van Nest av, 25x 100, W E Bonn. 775

[a]**Haight av,** es, abt 111.6 s Esplanade, 50 x100; Dr A J Blaustein. 1,550

[a]**Haight av,** es, abt 161.6 s Esplanade, 25x100; Katherine N Mullen. 1,400

[a]**Haight av,** es, abt 186.6 s Esplanade, 50x100; D G Coumonlos. 1,450

[a]**Haight av,** ws, 97 n Lydig av, 50x100; Minnie E Clark. 3,300

[a]**Haight av,** ws, 147 n Lydig av, 25x100; Mrs J Hewart. 1,625

[a]**Haight av,** ws, 172 n Lydig av, 25x100; D Silvert. 1,550

[a]**Haight av,** ws, 197 n Lydig av, 175x 100; J C Tomlinson. 10,925

[a]**Haight av,** es, 200 n Pierce av, 25x100; Austin G Clark. 650

[a]**Haight av,** es, 125 n Pierce av, 75x100; Ludwig Schmidt. 1,875

[a]**Haight av,** es, 275 n Pierce av, 50x100; Brand Ewensky. 1,300

[a]**Haight av,** es, 125 n Pierce av, 50x100; Geo G B Babick. 1,350

[a]**Haight av,** ws, 100 n Rhinelander av, 50x100; F Dovale. 2,300

[a]**Haight av,** ws, 100 s Neil av, 25x100; H Lippman. 1,200

[a]**Haight av,** ws, 125 s Neil av, 50x100; Mrs Elsie Nielsen. 2,200

[a]**Haight av,** ws, 175 s Neil av, 25x100; F Fischer. 1,100

[a]**Haight av,** ws, 150 n Rhinelander av, 25x100; P J Willermann. 1,050

[a]**Haight av,** ws, 175 n Rhinelander av, 25x100, C C Sanders. 1,075

[a]**Haight av,** ws, 120.8 s Esplanade, 100x 100; C Seitz. 9,100

[a]**Hone av,** ws, 100 n Neil av, 50x100; W A Moore. 1,700

[a]**Hone av,** ws, 150 n Neil av, 25x100; Barnet Premack. 800

[a]**Hone av,** es, 100 n Van Nest av, 25x100; Wm Schutt. 875

[a]**Hone av,** es, 125 n Van Nest av, 100x100; Jas Sullivan. 3,500
[a]**Hone av,** ws, 275 s Rhinelander av, 50x100, N Fishel. 2,100
[a]**Hone av,** ws, 325 s Rhinelander av, 25x100; Jno Lewis. 1,075
[a]**Hone av,** ws, 350 s Rhinelander av, 25x100; W H Lewis. 1,075
[a]**Hone av,** ws, 325 n Morris Park av, 50x100; C Jacoby. 2,150
[a]**Hone av,** ws, 275 n Morris Park av, 50x100; Rebecca Lederman. 2,200
[a]**Hone av,** ws, 80.3 n Lydig av, 25x100; H Lessner.
[a]**Hone av,** ws, 100 s Morris Park av, 25x100; Jno Dalman. 1,000
[a]**Hone av,** es, 125 s Morris Park av, 50x100; Issak Einhorn. 1,800
[a]**Hone av,** es, 175 s Morris Park av, 50x100, Sam Vogel. 1,750
[a]**Hone av,** es, 225 s Morris Park av, 25x100; J Neretin. 900
[a]**Hone av,** es, 100 n Neil av, 150x100; Anton Jurick. 5,550
[a]**Hone av,** es, 175 s Lydig av, 25x100; Ellen A Berkham. 925
[a]**Hone av,** es, 150 s Lydig av, 25x100; Giovanni Gotto. 925
[a]**Hone av,** es, 125 s Lydig av, 25x100; J T Tibbits. 925
[a]**Hone av,** es, 100 s Lydig av, 25x100; A Peterson. 950
[a]**Hone av,** es, 100 s Neil av, 50x100; Ray Lifschitz. 1,900
[a]**Hone av,** es, 150 s Neil av, 50x100; G J Hartnett. 1,700
[a]**Hone av,** es, 175 n Rhinelander av, 25x100; F W Martin. 900
[a]**Hone av,** es, 225 n Rhinelander av, 50x100; J Epstein. 1,750
[a]**Hone av,** es, 275 n Rhinelander av, 25x100; J Topal. 850
[a]**Hone av,** es, 300 n Rhinelander av, 25x100; S Petroccione. 850
[a]**Hone av,** es, 325 n Rhinelander av, 25x100; Jno Pugh. 825
[a]**Hone av,** es, 350 n Rhinelander av, 75x100; Max Nardis. 2,475
[a]**Hone av,** es, 200 s Neil av, 100x100; Jno W Kirschbaum. 3,500
[a]**Hone av,** es, 100 n Rhinelander av, 25x100; Melvin G Palliser. 950
[a]**Hone av,** ws, 150 s Pierce av, 50x100; Patk Duffy. 1,600
[a]**Hone av,** ws, 200 s Pierce av, 75x100; F W Ehlers. 2,700
[a]**Hone av,** ws, 122.11 n Sackett av, 125x100; Thos B Thornton. 4,600
[a]**Hone av,** es, 125 n Rhinelander av, 50x100; Nicholas Eisenhauer. 1,700
[a]**Hone av,** es, 300 s Neil av, 25x100; D R Gimbel. 825
[a]**Hone av,** ws, 100 s Pierce av, 25x100; I R Feiginow. 875
[a]**Hone av,** ws, 125 s Pierce av, 25x100; Carl J Andreen. 800
[a]**Hone av,** ws, 300 n Rhinelander av, 50x100; Patk Finn. 1,800
[a]**Hone av,** ws, 100 s Neil av, 50x100; Morris Solomon. 1,900
[a]**Hone av,** ws, 350 n Rhinelander av, 25x100; S Schwartz. 900
[a]**Hone av,** ws, 325 s Neil av, 50x100; A J Sutherland. 1,800
[a]**Hone av,** ws, 300 s Neil av, 25x100; J Romaine Brown. 900
[a]**Hone av,** ws, 250 s Neil av, 50x100; Philip H Niven. 1,800
[a]**Hone av,** ws, 225 s Neil av, 25x100; Edwin Herrmann. 1,850
[a]**Hone av,** ws, 225 n Morris Park av, 50x100; M Arra. 2,550
[a]**Hone av,** ws, 100 s Lydig av, 50x100; Alfred Thomas. 875
[a]**Hone av,** ws, 150 s Lydig av, 50x100; F Einken. 800
[a]**Hone av,** ws, 200 s Lydig av, 50x100; Caroline M Timm. 800
[a]**Hone av,** ws, 250 s Lydig av, 25x100; Jas F Insch. 775
[a]**Hone av,** ws, 175 s Neil av, 50x100; Miney Siskind. 1,800
[a]**Hone av,** ws, 150 s Neil av, 25x100; Mrs A Wolf. 925
[a]**Hone av,** es, 350 s Rhinelander av, 25x100; Jas Ivory. 825
[a]**Hone av,** es, 300 n Morris Park av, 50x100; Geo F Kraft. 1,600
[a]**Hone av,** es, 350 n Morris Park av, 25x100; Mary Ryan. 800
[a]**Hone av,** es, 200 n Morris Park av, 100x100; Chas M Sullivan. 3,200
[a]**Hone av,** es, 100 n Morris Park av, 25x100; Emil Seldis. 1,000
[a]**Hone av,** es, 125 n Morris Park av, 75x100; H Hordes. 2,725
[a]**Hone av,** ws, 100 n Morris Park av, 50x100; F Dovale. 1,900
[a]**Hone av,** ws, 150 n Morris Park av, 25x100; B Slomovitz. 1,275
[a]**Hone av,** ws, 175 n Morris Park av, 50x100; Blanche C Etzel. 2,550
[a]**Hone av,** ws, 150 s Rhinelander av, 25x100; W H Hintelmann. 1,175
[a]**Hone av,** ws, 175 s Rhinelander av, 50x100; J F Hayes. 2,325
[a]**Hone av,** ws, 225 s Rhinelander av, 50x100; S Tomkin. 2,300
[a]**Hone av,** ws, 100 s Rhinelander av, 25x100; Max Moskowitz. 1,250
[a]**Hone av,** ws, 125 s Rhinelander av, 25x100; Mrs Julia Conn. 1,200

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REPAIRS

[a]**Lurting av,** ws, 100 s Morris Park av, 25x100; A N Rettaliata. 1,000
[a]**Lurting av,** ws, 125 s Morris Park av, 50x100, Mrs C S Frost. 1,750
[a]**Lurting av,** ws, 200 n Neil av, 25x100; L Keller. 1,175
[a]**Lurting av,** es, 225 n Neil av, 25x100; M Bolek. 1,175
[a]**Lurting av,** ws, 125 s Morris Park av, 25x100, A N Rettaliata. 1,000
[a]**Lurting av,** ws, 150 s Morris Park av, 25x100; Mrs C S Frost. 875
[a]**Lurting av,** ws, 175 s Morris Park av, 25x100; Bert Walter. 850
[a]**Lurting av,** ws, 200 s Morris Park av 50x100; Chas Below. 1,700
[a]**Lurting av,** ws, 200 n Van Nest av, 25x100; J L Degen. 850
[a]**Lurting av,** ws, 175 n Van Nest av, 25x100; Ida Frank. 875
[a]**Lurting av,** ws, 125 n Van Nest av, 50x100; J A Walsh. 1,700
[a]**Lurting av,** ws, 100 n Van Nest av, 25x100; Mrs C Brera. 875
[a]**Lydig av,** swc Hone av, 100x100; R Johnson. 4,100
[a]**Lurting av,** es, 100 n Neil av, 50x100; M Levine. 2,575
[a]**Lurting av,** es, 150 n Neil av, 25x100; A Finkel. 1,250
[a]**Lurting av,** es, 175 n Neil av, 25x100; L Wasserstrom. 1,175
[a]**Lurting av,** es, 100 s Lydig av, 25x100; J Cohen. 1,200
[a]**Lurting av,** es, 125 s Lydig av, 25x100; Max Maltzer. 1,200
[a]**Lurting av,** es, 150 s Lydig av, 50x100; E B Lowther. 2,450
[a]**Lurting av,** ws, 150 s Van Nest av, 100x100; Fanny Kaibach. 3,100
[a]**Lurting av,** ws, 250 s Van Nest av, 25x100; G M Mabie. 775
[a]**Lurting av,** ws, 275 s Van Nest av, 50x100; W Aplo. 1,600
[a]**Lurting av,** ws, 325 s Van Nest av, 50x100; R J Cotter. 1,600
[a]**Lurting av,** ws, 375 s Van Nest av, 50x100; Hochberg Bros. 1,600
[a]**Lurting av,** ws, 425 s Van Nest av, 50x100; T B Levig & H Cohen. 1,600
[a]**Lurting av,** ws, 475 s Van Nest av, 25x100; Sebastian Ritz. 800
[a]**Lurting av,** ws, 200.2 n Pierce av, 25x100; A F Herrman, Jr. 825
[a]**Lurting av,** ws, 100.2 n Pierce av, 100x100; M Pfadenhauer. 3,300
[a]**Lurting av,** es, 400 n Morris Park av, 25x100; J Winslow. 850
[a]**Lurting av,** es, 250 s Rhinelander av, 75x100; T W Johnson. 2,525
[a]**Lurting av,** es, 200 s Rhinelander av, 50x100; Angeline L Lenz. 1,650
[a]**Lurting av,** es, 150 s Rhinelander av, 50x100; H Harwood. 1,650
[a]**Lurting av,** es, 100 s Rhinelander av, 50x100; Wm E Bonn. 1,700
[a]**Lurting av,** es, 100 n Morris Park av, 50x100; N Swartz. 2,150
[a]**Lurting av,** es, 150 n Morris Park av, 25x100; Morris Spinsky. 950
[a]**Lurting av,** es, 175 n Morris Park av, 75x100; Rose Weiss. 2,625
[a]**Lurting av,** es, 250 n Morris Park av, 50x100; Saml Wadisky. 1,750
[a]**Lurting av,** es, 300 n Morris Park av, 100x100; Geo F Of. 3,400
[a]**Lurting av,** ws, 100 s Lydig av, 50x100; E M Samis. 2,000
[a]**Lurting av,** ws, 150 s Lydig av, 75x100; E P Jones. 2,850
[a]**Lurting av,** ws, 125 n Rhinelander av, 50x100; W B Bassett. 1,650
[a]**Lurting av,** es, 275 s Van Nest av, 25x100; Wm Burke. 750
[a]**Lurting av,** es, 150 s Van Nest av, 25x100; Saml Katz. 750
[a]**Lurting av,** es, 125 s Van Nest av, 25x100; Perez Katz. 775
[a]**Lurting av,** ws, 150 n Neil av, 75x100; T F Thornton. 2,775
[a]**Lurting av,** ws, 100 n Neil av, 50x100; A M Peller. 1,900
[a]**Lurting av,** es, 250 s Van Nest av, 25x100; W E Bonn. 750
[a]**Lurting av,** es, 225 s Van Nest av, 25x100; J L Winslow. 750
[a]**Lurting av,** es, 175 s Van Nest av, 50x100; H Harwood. 1,475
[a]**Lurting av,** ws, 225 n Rhinelander av, 50x100; H Fitzgerald. 1,700
[a]**Lurting av,** ws, 275 n Rhinelander av, 25x100; E A McGee. 825
[a]**Lurting av,** ws, 300 n Rhinelander av, 25x100; Wm J Eastburn. 825
[a]**Lurting av,** ws, 325 n Rhinelander av, 50x100; Adam Stern. 1,650
[a]**Lurting av,** ws, 375 n Rhinelander av, 25x100; Jno A Veit. 825
[a]**Lurting av,** ws, 400 n Rhinelander av, 25x100; Israel Barsch. 825
[a]**Lurting av,** ws, 175 n Rhinelander av, 50x100; W B Bassett. 1,650
[a]**Lurting av,** es, 100.2 n Pierce av, 125x100; N Swartz. 3,500
[a]**Lurting av,** es, abt 225.2 n Pierce av, 50x100; T W Johnson. 1,500
[a]**Lurting av,** es, abt 275.2 n Pierce av, 50x100; J L Winslow. 1,475
[a]**Lurting av,** es, abt 325.2 n Pierce av, 100x100; W E Bonn. 3,050
[a]**Lurting av,** ws, 100 n Rhinelander av, 25x100; Melvin G Palliser. 950
[a]**Lurting av,** swc Neil av, 50x100; Eliz H Pope. 2,850

Auction Sales of the Week, Manhattan & Bronx **(Continued).**

aLurting av, ws, 125 s Neil av, 50x100; M E Clelde. 1,800
aLurting av, ws, 175 s Neil av, 50x100; C & J Martin. 1,750
aLurting av, ws, 225 s Neil av, 50x100; Harriett I Conrad. 1,750
aLurting av, ws, 275 s Neil av, 50x100; W W Haney. 1,750
aLurting av, es, 234.2 n Lydig av, 100x100; Jno C Tomlinson. 6,600
aLurting av, es, 100 s Neil av, 50x100; F Dovale. 2,300
aLurting av, es, 150 s Neil av, 50x100; F Greidanus. 2,150
aLurting av, ws, 325 n Morris Park av, 50x100; D Geo Kobetty. 1,650
aLurting av, ws, 300 n Morris Park av, 25x100; H S Leverich. 800
aLurting av, ws, 200 n Morris Park av, 50x100; Eugenie Clery. 1,650
aLurting av, ws, 150 n Morris Park av, 50x100; Mary O'Rourke. 1,650
aLurting av, ws, 275 n Morris Park av, 25x100; Freda E Taylor. 800
aLurting av, ws, 250 n Morris Park av, 25x100; K Elouise Kinne. 800
aLurting av, ws, 100 n Morris Park av, 25x100; Brands & Ewensky. 900
aLurting av, ws, 125 n Morris Park av, 25x100; Richman & Bodow. 850
aLurting av, es, 109.2 n Lydig av, 25x100; Dora Seldis. 1,625
aLurting av, es, 134.2 n Lydig av, 50x100; M Rosenthal. 3,200
aLurting av, es, 184.2 n Lydig av, 50x100; T Magnes. 3,100
aLurting av, es, 100 n Rhinelander av, 50x100; E F Dumliny. 2,350
aLurting av, es, 150 n Rhinelander av, 25x100; J & E Franck. 1,100
aLurting av, es, 175 n Rhinelander av, 25x100; J Greenberg. 1,100
aLurting av, es, 95.5 s Esplanade, 25x100; Kathrina Mulvey. 2,350
aLurting av, es, 120.5 s Esplanade, 50x100; A Nicolaidis. 3,900
aLurting av, es, 170 s Esplanade, 25x100; Bertha Hechler. 1,825
aLydig av, swc Bogart av, 150x100; Claus Block. 6,200
aLydig av, sec Hone av, 25x100; Sarah Rourke. 2,100
aLydig av, ss, 25 e Hone av, 25x100; Michl Rourke. 1,175
aLydig av, ss, 50 e Hone av, 50x100; Nich Lauer. 2,200
aLydig av, swc Lurting av, 100x100; E H Preston. 5,100
aLydig av, ns, 75 e Barnes av, 25x100; C R Leach. 925
aLydig av, nwc Munroe av, 101.9x106.9x100x88.2; J B Mulinson. 6,000
aLydig av, sec Lurting av, 50x100; Leslie J Hall. 4,225
aLydig av, swc Haight av, 75x100; H Rattner. 5,675
aLydig av, ss, 50 e Lurting av, 25x100; B Shapiro. 1,375
aLydig av, ss, 75 e Lurting av, 50x100; H F Kroger. 1,850
aLydig av, sec Colden av, 58.1x115.4x50x146.9; C J Fahrenkrug. 2,475
aLydig av, ss, 118 w Paulding av, 58.1x115.4x50x84; Edwin Lyons. 1,650
aLydig av, swc Paulding av, 118x46.5x100x109; Dr B A Kantrowitz. 3,100
aLydig av, nec Haight av, 102x131.9x100x150.3; Geo G Babick. 6,275
aLydig av, nec Lurting av, 51x99.11x50x109.2; E C Haskin. 4,025
aLydig av, nwc Haight av, 25.5x101.8x25x97; D F Sullivan. 2,050
aLydig av, ns, 25.5 w Haight av, 25.5x106.4x25x101.8; W J O'Brien. 1,800
aLydig av, ns, 51 w Haight av, 51x115.7x50x106.4; L Rosenbluh. 3,200
aLydig av, ns, 76.5 e Lurting av, 25.5x90.7x25x95.3; Zestnick Bros. 1,300
aLydig av, ns, 51 e Lurting av, 25.5x95.3x25x99.11; Saml Gladstone. 1,350
aLydig av, nwc Hone av, 50x92.2x53.04x108; E Stack. 4,100
aLydig av, ns, 50 w Hone av, 50x110.7x50.10x101.7; N Sauer. 2,800
aLydig av, nec Munroe av, 25.5x103.11x25x108.6; B Pincus. 2,800
aLydig av, ns, 25.5 e Munroe av, 75.9x89.11x75x103.11; B Pincus. 5,550
aMatthews av, ws, 125 n Lydig av, 50x100; J Rashban. 1,650
aMatthews av, ws, 100 n Lydig av, 25x100; M G Palliser. 800
aMatthews av, ws, 142.1 s Bronx & Pelham pkwy, 50x100; J Markowitz. 2,225
aMatthews av, ws, abt 192 s Bronx & Pelham pkwy, 50x100; A Peterson. 2,100
aMatthews av, ws, 500 n Lydig av, 100x100; Benj Leo. 3,300
aMatthews av, ws, 450 n Lydig av, 50x100; David Healy. 1,650
aMatthews av, ws, 400 n Lydig av, 50x100; Anna Duggan. 1,600
aMatthews av, ws, 350 n Lydig av, 50x100; Andw Oberhammer. 1,600
aMatthews av, ws, 325 n Lydig av, 25x100; M Perlman. 800
aMatthews av, ws, 300 n Lydig av, 25x100; Leo Gottessman. 800
aMatthews av, ws, 250 n Lydig av, 50x100; R M Stern. 1,650
aMatthews av, ws, 225 n Lydig av, 25x100; C M Winick. 825
aMatthews av, ws, 200 n Lydig av, 25x100; Leo Gottessman. 825
aMatthews av, ws, 175 n Lydig av, 25x100; C S Austin (agent). 825
aMatthews av, ws, abt 155.10 n Brady av, 25x100, 2-sty fr dwg; M G Palliser. 3,700
aMatthews av, ws, abt 130.10 n Brady av, 25x100; Max Zaritzky. ——
aMatthews av, ws, abt 180.10 n Brady av, 25x100; Max Zaritzky. ——
aMatthews av, ws, abt 236.4 n Neil av, 25x100, 2-sty fr dwg; A K Thompson. 4,500
aMatthews av, ws, 286.3 n Neil av, 50x100; Jacob Haner. 1,500
aMatthews av, ws, 336.3 n Neil av, runs w100xn25xw13.10xne33.6xe91.5xs50; Moses Horowitz. 1,500
aMatthews av, ws, 86.3 n Neil av, 25x100; Morris Ferner. 800
aMatthews av, ws, abt 111.3 n Neil av, 25x100; Jno P Strohecker. 725
aMatthews av, ws, 386.3 n Neil av, runs n102.9xsw abt 127xe91.2 to beg, gore; Jacob Weintraub. 2,300
aMuliner av, es, 200 n Brady av, runs n 24.9xne134.2xe10.3xs125xw100 to beg; C Seitz. 1,850
aMatthews av, es, abt 143.3 n Neil av, 25x100; Robt L Ponlson. 750
aMatthews av, es, abt 151.11 s Brady av, 25x100; Joe Mattes. 725
aMatthews av, es, 103.4 n Bronxdale av, 25x100; Mrs A T Shaughnessy. 775
aMatthews av, es, 103.4 s Neil av, 75x100; Eliz A Humphrey. 2,550
aMatthews av, ws, 131 s Neil av, 25.4x114.7x25x110.7; A Seclow. 775
aMatthews av, ws, 168.8 n Bronxdale av, 25.4x101.8x25x97.7; Frank W Wecker. 800
aMorris Park av, nwc Paulding av, 100x125; M J Roth. 14,850
aMorris Park av, nec Paulding av, 50x100; H Fabricant. 8,750
aMorris Park av, nwc Hone av, 100x100; F F Lunghard. 14,150
aMorris Park av, ns, 50 e Paulding av, 50x100; H Fabricant. 6,000
aMorris Park av, nec Bronxdale av, 148x25x145x25.2; L Bernstein. 5,300
aMorris Park av, nwc Fowler av, 50x100; Henry F Kroger. 7,500
aMorris Park av, nwc Lurting av, 50x100; S Pretzfeld. 4,200
aMorris Park av, ns, 50 w Lurting av, 25x100; J Romaine Brown. 1,600
aMorris Park av, nec Hone av, 100x100; Max Edelmuth. 7,250
aMorris Park av, nwc Haight av, 25x100; Ph Joffe. 2,450
aMorris Park av, nec Munroe av, 50x100; A Gruber. 4,550
aMorris Park av, ns, 50 e Munroe av, 25x100; W G Herrman. 1,750
aMorris Park av, ns, 75 e Munroe av, 25x100; Geo Lahrmann. 2,550
aMorris Park av, nec Fowler av, 50x100; W H Williamson. 5,650
aMorris Park av, nec Bogart av, 25x100; Mrs M Morrison. 3,025
aMorris Park av, ns, 25 e Bogart av, 50x100; Jas Trombetta. 4,000
aMorris Park av, ns, 75 e Bogart av, 50x100; H B Jones. 3,500
aMorris Park av, ns, 25 e Colden av, 50x100; J S Flynn. 3,500
aMorris Park av, ns, 75 e Colden av, 25x100; Barry Weiss. 1,800
aMorris Park av, sec Bogart av, 100x125; Sigmund Klein. 10,225
aMorris Park av, swc Radcliff av, 100x150; J H Schwartz. 10,950
aMorris Park av, nwc Bogart av, 50x100; Lillian M Keating. 5,050
aMorris Park av, ns, 50 w Bogart av, 25x100; P Oghetti. 1,875
aMorris Park av, ns, 75 e Fowler av, 50x100; Mrs Emma Kirhoffer. 1,850
aMorris Park av, ns, 50 e Fowler av, 25x100; Eliz H Pope. 1,800
aMorris Park av, nec Lurting av, 100x100; A H Morris. 7,500
aMorris Park av, ns, 50 w Haight av, 50x100; M Greenspan. 3,050
aMorris Park av, ns, 25 w Haight av, 25x100; T W Johnson. 1,500
aMorris Park av, nec Colden av, 25x100; P H McGuire. 3,200
aMuliner av, es, 100 s Lydig av, 225.4x300x111x200; Claus Block. 6,675
aMorris Park av, swc Lurting av, 25x100; A Rettabata. 3,200
aMorris Park av, ss, 25 w Lurting av, 50x100; J Brown. 3,550
aMorris Park av, ss, 75 w Lurting av, 25x100; F W Hatfield. 1,750
aMorris Park av, ss, 100 w Lurting av, 25x100; Philip J Byrne. ——
aMorris Park av, ss, 50 e Hone av, 25x100; Edith Ham. 1,750
aMorris Park av, sec Fowler av, 100x100; H S Gamp. 10,300
aMuliner av, es, 504.2 s Neil av, 26.1x142.3x25x132.8; Rudolf Proll. 950
aMuliner av, es, 150 s Brady av, 50x100; 2-sty fr dwg; Anna M D Stevens. 5,625
aMuliner av, ws, 154.6 s Neil av, 75x103.5x75x101; E P Jones. 2,475
aMuliner av, ws, 150 s Brady av, 50x100; Fred L Hahn. 1,650
aMuliner av, es, 100 n Brady av, 50x100; T J Dunigan. 2,050
aMuliner av, es, 150 n Brady av, 25x100; J S Jermyn. 975
aMuliner av, es, 175 n Brady av, 25x100; M Sellkowitz. 975
aMunroe av, ws, abt 141.10 s Esplanade, 75x100; J Massan. 5,700
aMunroe av, ws, abt 216.10 s Esplanade, 50x100; Lion Danber. 3,550
aMunroe av, ws, abt 316.10 s Esplanade, 50x100; F Weekes. 3,000
aMunroe av, ws, abt 266.10 s Esplanade, 50x100; A G Aucker. 3,150
aMunroe av, es, 350 n Morris Park av, 50x100; P Zimmer. 1,450
aMunroe av, es, 300 s Rhinelander av, 50x100; W Henny. 1,450
aMunroe av, es, 275 s Rhinelander av, 25x100; F G Langley. 725
aMunroe av, es, 225 s Rhinelander av, 50x100; F T Sutton. 1,500
aMunroe av, es, 175 s Rhinelander av, 50x100; T Timm. 1,550
aMunroe av, es, 125 s Rhinelander av, 50x100; S T Nieman. 1,700
aMunroe av, es, 100 s Rhinelander av, 25x100; Moses Menfauer. 950
aMunroe av, ws, abt 138.2 n Lydig av, 25x100; L Bleier. 1,575
aMunroe av, ws, abt 163.2 n Lydig av, 50x100; B Ernestein. 3,050
aMunroe av, ws, abt 213.2 n Lydig av, 50x100; A Block. 3,100
aMunroe av, es, 100 n Morris Park av, 25x100; C R Moore. 1,300
aMunroe av, es, 125 n Morris Park av, 25x100; C Schmidt. 875
aMunroe av, es, 150 n Morris Park av, 50x100; Wm J Carey. 1,450
aMunroe av, es, 200 n Morris Park av, 50x100; T Hartnett. 1,450
aMunroe av, es, 250 n Morris Park av, 25x100; V H Roeser. 750
aMunroe av, es, 275 n Morris Park av, 50x100; J Saunders, Jr. 1,500
aMunroe av, es, 325 n Morris Park av, 25x100; E M Michelber. 700
aMunroe av, ws, abt 263.2 n Lydig av, 50x100; H G Riehl. 3,050
aMunroe av, ws, 325.3 n Pierce av, 25x100; Nellie Winckless. 725
aMunroe av, ws, 350.3 n Pierce av, 50x100; Edw Leonard. 1,500
aMunroe av, ws, 400.3 n Pierce av, 25x100; Gilbert McMillan. 725
aMunroe av, ws, 425.3 n Pierce av, 50x100; P F Quinn. 1,400
aMunroe av, es, 100.3 n Pierce av, 25x75; Julia Rosencrantz. 925
aMunroe av, es, 125.3 n Pierce av, 25x75; B Steingard. 925
aMunroe av, es, 325.3 n Pierce av, 25x90; Francis Barker. 775
aMunroe av, es, 300.3 n Pierce av, 25x85; Rebecca Lederman. 775
aMunroe av, es, 275.3 n Pierce av, 25x85; Geo A Shiller. 775
aMunroe av, es, 225.3 n Pierce av, 50x85x—x80; Sam Werbin. 1,550
aMunroe av, es, 200.3 n Pierce av, 25x80; J McMahon. 775
aMunroe av, es, 175.3 n Pierce av, 25x80; Wm Delee. 775
aMunroe av, es, 150.3 n Pierce av, 25x75; Wm F Foley. 800
aMunroe av, es, 100 n Rhinelander av, 25x100; C Sheridan. 975
aMunroe av, es, 125 n Rhinelander av, 50x100; Joel Liman. 1,650
aMunroe av, es, 175 n Rhinelander av, 50x100; Jno W Rumpf. 1,650
aMunroe av, es, 225 n Rhinelander av, 75x100; Dr Carl Stahl. 2,400
aMunroe av, es, 300 n Rhinelander av, 50x100; Wm H Naf. 1,600
aMunroe av, es, 350.3 n Pierce av, 100x95x—x90; Jno W Rumpf. ——
aMunroe av, ws, 475 n Pierce av, 50x100; J F Hertshusen. 1,450
aMunroe av, ws, 525 n Pierce av, 25x100; Sewell Craig. 700
aMunroe av, ws, 550 n Pierce av, 125x100; Saml Sheinberg. 3,625
aMunroe av, ws, 675 n Pierce av, 9.2x100x37.3x103.11; Anna Duggan. 700
aMunroe av, ws, 278 n Pierce av, 50x100; L Haase. 1,400
aMunroe av, es, abt 625.2 n Pierce av, 43.5x103.5x17.1x100; G Pitura. 775
aMunroe av, es, abt 450.2 n Pierce av, 50x100; Mrs M Flugel. 1,500
aMunroe av, es, 500 n Pierce av, 50x100; Jno Moylan. 1,450
aMunroe av, ws, 100 n Pierce av, 75x100; Johanna Gilmore. 2,100
aMunroe av, ws, 175 n Pierce av, 100x100; C S Austin. 2,600
aMunroe av, ws, 100 s Pierce av, 150x100; Wm J Daly. 4,600
aMunroe av, es, 100 s Pierce av, 25x75; D Schneider. 700
aMunroe av, es, 125 s Pierce av, 25x70; J Regan. 750
aMunroe av, es, 150 s Pierce av, 25x75; A Fried. 700
aMunroe av, ws, 250 s Pierce av, 25x100; Asne Zaslosky. 700
aMunroe av, ws, 275 s Pierce av, 50x100; J Massan. 1,400
aMunroe av, es, 233.7 n Lydig av, 100x100; J C Tomlinson. 8,400
aMunroe av, es, 108.6 n Lydig av, 50x100; A F Armstrong. 3,750
aMunroe av, es, 158.6 n Lydig av, 75x100; Annie L Brophy. 6,125

[a]**Munroe av,** ws, 175 n Rhinelander av, 25x100; L Ulbrecht. 1,100

[a]**Munroe av,** ws, 200 n Rhinelander av, 50x100; J W Sproule. 2,200

[a]**Munroe av,** ws, 250 n Rhinelander av, 25x100; Jacob Wallberg. 1,100

[a]**Munroe av,** es, 275 s Pierce av, 32.8x75x 5.1x79.11; J J Elkin. 425

[a]**Munroe av,** es, 175 s Pierce av, 25x100; E J Dowling. 600

[a]**Munroe av,** es, 125 s Neil av, 50x100; Abr Netow. 1,750

[a]**Munroe av,** es, 175 s Neil av, 25x100; Jas Greig. 850

[a]**Munroe av,** es, 200 s Neil av, 25x100; S W Mitchell. 850

[a]**Munroe av,** es, 225 s Neil av, 25x100; Fred Kaiser. 800

[a]**Munroe av,** es, 250 s Neil av, 50x100; W G Holder. 1,600

[a]**Munroe av,** ws, 275 n Rhinelander av, 25x100; G F Kraft. 1,075

[a]**Munroe av,** ws, 300 n Rhinelander av, 25x100; G Di Mella. 1,075

[a]**Munroe av,** ws, 325 n Rhinelander av, 25x100; R L Pankson. 1,075

[a]**Munroe av,** ws, 350 n Rhinelander av, 25x100; J K Sealey. 1,075

[a]**Munroe av,** ws, 375 n Rhinelander av, 25x100; C F Scholle. 1,075

[a]**Munroe av,** ws, 400 n Rhinelander av, 25x100; Mrs T Cryan. 1,075

[a]**Munroe av,** ws, 425 n Rhinelander av, 25x100; P R Ross. 1,050

[a]**Munroe av,** es, 168.6 s Bronx & Pelham pkway, 50x100; Chas McGuire. 7,100

[a]**Munroe av,** es, 218.6 s Bronx & Pelham pkway, 50x100; Aaron Lapidos. 2,500

[a]**Munroe av,** es, 243.6 s Bronx & Pelham pkway, 125x100; Jos P Ryan. 13,250

[a]**Munroe av,** es, 300 s Neil av, 100x100; P T Goodman. 3,200

[a]**Munroe av,** ws, 100 n Rhinelander av, 25x100; M G Palliser. 1,125

[a]**Munroe av,** ws, 125 n Rhinelander av, 25x100; M Glasner. 1,100

[a]**Munroe av,** ws, 150 n Rhinelander av, 25x100; C F Wheaton. 1,100

[a]**Munroe av,** ws, 100 s Neil av, 50x100; C F Eyre. 2,450

[a]**Munroe av,** ws, 150 s Neil av, 50x100; M A Kendrick. 2,350

[a]**Munroe av,** ws, 200 s Neil av, 25x100; Bertha Kaplan. 1,175

[a]**Munroe av,** ws, 225 s Neil av, 75x100; Cath F Fitzgerald. 3,600

[a]**Neil av,** sec Hone av, 25x100; Harriette I Conrad. 1,875

[a]**Neil av,** ss, 25 e Hone av, 50x100; Paul G Harnisch. 2,250

[a]**Neil av,** nec Hone av, 75x100; Mrs E L Kirhoffer. 3,825

[a]**Neil av,** ns, 75 e Hone av, 25x100; G Peterson. 1,075

[a]**Neil av,** ns, 75 w Lurting av, 25x100; P H Niven. 1,000

[a]**Neil av,** ns, 50 w Lurting av, 25x100; E L Frese. 1,000

[a]**Neil av,** nwc Lurting av, 50x100; E F O'Connor. 2,650

[a]**Neil av,** nwc Radcliff av, 29.6x106x25x 90.4; S Asbill. 1,375

[a]**Neil av,** ns, 29.6 w Radcliff av, 88.6x153x 75x106; R V Davis. 2,850

[a]**Neil av,** nec Lurting av, 25x100; M Levine. 2,125

[a]**Neil av,** ns, 25 e Lurting av, 25x100; Paul Hoppe. 1,600

[a]**Neil av,** sec Paulding av, 50x100; Sarah Rourke. 3,350

[a]**Neil av,** ss, 50 e Paulding av, 25x100; Thos F Judge. 1,000

[a]**Neil av,** ss, 75 w Hone av, 50x170; Dr B A Kantrowitz. 2,050

[a]**Neil av,** swc Hone av, 50x100; Rev Wm Popcke. 2,650

[a]**Neil av,** ss, 50 w Hone av, 25x100; Louis Roth. 1,000

[a]**Neil av,** nwc Paulding av, 25x100; S Amannon. 2,090

[a]**Neil av,** ns, 25 w Paulding av, 25x100; W K Clute. 1,600

[a]**Neil av,** ns, 50 w Paulding av, 25x100; E X Faisant. 1,050

[a]**Neil av,** ns, 75 w Paulding av, 25x100; E F Sprague. 975

[a]**Neil av,** ns, 100 w Paulding av, 25x100; Dr Seth Sprague. 975

[a]**Neil av,** nec Colden av, 50x100; Ernest X Faisant. 2,650

[a]**Neil av,** ns, 50 e Colden av, 25x100; Edwin Lyons. 950

[a]**Neil av,** ss, 50 w Radcliff av, 50x100; Jas J Kelley. 2,000

[a]**Neil av,** sec Lurting av, 50x100; Walter Hawxhurst. 3,075

[a]**Neil av,** ss, 25 e Lurting av, 25x100; J Wesley Bennett. 1,175

[a]**Neil av,** ss, 75 e Lurting av, 50x100; Dora Seldis. 2,350

[a]**Neil av,** swc Haight av, 25x100; C Kainen. 1,850

[a]**Neil av,** ss, 25 w Haight av, 50x100; Jas Stokes. 2,400

[a]**Neil av,** swc Munroe av, 50x100; M Levine. 4,175

[a]**Neil av,** sec Haight av, 50x100; M Levine. 3,800

[a]**Neil av,** ss, 50 w Munroe av, 25x100; J R Shields. 1,500

[a]**Neil av,** ss, 75 e Haight av, 50x100; T Quinn. 2,850

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Auction Sales of the Week, Manhattan & Bronx
(Continued.)

[a]**Neil av,** ss, 50 e Haight av, 25x100; A B Jekyll. 1,400

[a]**Neil av,** nwc Haight av, 25x100; Leon Dauber. 2,225

[a]**Neil av,** ns, 25 w Haight av, 25x100; Aron Kalick. 1,650

[a]**Neil av,** ns, 50 w Haight av, 50x100; L Berchard. 2,600

[a]**Neil av,** ns, 50 e Lurting av, 25x100; P Hoppe. 1,350

[a]**Neil av,** ns, 75 e Lurting av, 25x100; J Asbill. 1,300

[a]**Neil av,** nwc Hone av, 25x100; A H Fass. 1,425

[a]**Neil av,** ns, 25 w Hone av, 25x100; Seth Riezenberg. 900

[a]**Neil av,** ns, 50 w Hone av, 25x100; Jno H O'Grady. 900

[a]**Neil av,** ns, 75 w Hone av, 25x100; Norman L McIntosh. 875

[a]**Neil av,** swc Paulding av, 50x100; G Caruso. 3,275

[a]**Neil av,** ss, 50 w Paulding av, 50x100; Rosario Ragonese. 2,100

[a]**Neil av,** sec Colden av, 25x100; Raymond Hollis. 1,625

[a]**Neil av,** ns, 26.1 e Muliner av, 26.5x122.2 x25x132.10; Wm F Bleyer. 1,325

[a]**Neil av,** ns, 82 e Muliner av, 29.6x106.7x 25x122.3; Paul Merling. 1,125

[a]**Neil av,** ns, 88.6 w Bogart av, 29.6x165.11 x25x150.3; Rosario Ragonese. 1,400

[a]**Neil av,** ns, 29.6 w Bogart av, 59x150.3x 50x118.11; Israel Altrowitz. 2,800

[a]**Neil av,** ss, 25 e Colden av, 50x100; Chas Hasselback. 2,250

[a]**Neil av,** ss, 75 e Colden av, 25x100; Philip W Reinhard Jr. 1,025

[a]**Neil av,** ss, 41.7 w Matthews av, 52.2x 92.8x50x77.5; Walter Tonne. 1,700

[a]**Neil av,** ns, 118 w Bogart av, 29.6x106.7 x25x90.11; Jas & Jno P Dunigan. 1,100

[a]**Neil av,** nec Paulding av, 50x100; Dora Brook. 3,625

[a]**Neil av,** ns, 50 e Paulding av, 25x100; Sam Boyet. 1,175

[a]**Neil av,** ns, 75 e Paulding av, 25x100; Chas Below. 1,025

[a]**Neil av,** ss, 50 e Hone av, 25x100; Frank Mostek. 1,025

[a]**Neil av,** swc Bogart av, 150x100; Frank Zuhr. 6,475

[a]**Neil av,** ss, 50 w Lurting av, 50x100, Harriette I Conrad. 2,000

[a]**Neil av,** sec Munroe av, 100x125; J C Tomlinson. 4,800

[a]**Paulding av,** es, 150 s Rhinelander av, 100x100; J A Clarke. 5,700

[a]**Paulding av,** es, 100 s Rhinelander av, 50x100; I Greenberg. 3,050

[a]**Paulding av,** es, 100 n Morris Park av, 150x100; M Fabricant. 10,200

[a]**Paulding av,** es, 100 s Neil av, 25x100; Kate F Edgerly. 1,150

[a]**Paulding av,** es, 125 s Neil av, 125x100; C S Austin. 5,750

[a]**Paulding av,** es, 250 s Neil av, 25x100; Moritz Neubauer. 1,075

[a]**Paulding av,** es, 275 s Neil av, 50x100; Julius Asbel. 2,100

[a]**Paulding av,** es, 300 n Rhinelander av, 100x100;; EA Keeler. 4,700

[a]**Paulding av,** es, 325 s Neil av, 25x100; I Goldstein. 1,200

[a]**Paulding av,** ws, 175 n Neil av, 50x100; Max Radner. 2,350

[a]**Paulding av,** ws, 225 n Neil av, 25x100; W H Bartlett. 1,175

[a]**Paulding av,** ws, abt 121.5 s Lydig av, 100x100; Carl F Morgan. 4,800

[a]**Paulding av,** ws, 100 n Neil av, 25x100; W K Clute. 1,200

[a]**Paulding av,** ws, 125 n Neil av, 50x100; Jack Bailes. 2,250

[a]**Paulding av,** ws, 46.5 s Lydig av, 50x100; Jacob Mormar. 2,400

[a]**Paulding av,** ws, abt 96.5 s Lydig av, 25x100; D H Grant. 1,200

[a]**Paulding av,** es, 225 n Pierce av, 25x 100; C C Sanders. 1,225

[a]**Paulding av,** es, 250 n Pierce av, 75x 100; D H Berg. 3,600

[a]**Paulding av,** es, 325 n Pierce av, 50x 100; W E Remington. 2,400

[a]**Paulding av,** es, 300 s Van Nest av, 50x 100; T Bodkin. 2,400

[a]**Paulding av,** es, 175 s Morris Park av, 25x100; Louis Mendelsohn. 1,225

[a]**Paulding av,** es, 175 n Van Nest av, 100x 100; M Katz. 4,600

[a]**Paulding av,** es, 100 n Van Nest av, 25x 100; Aug Kisker. 1,175

[a]**Paulding av,** es, 125 n Van Nest av, 50x 100; Rosario Ragonese. 2,300

[a]**Paulding av,** ws, 150 n Morris Park av, 25x100; P Silverman. 1,650

[a]**Paulding av,** ws, 175 n Morris Park av, 50x100; Max H Fischer. 3,350

[a]**Paulding av,** ws, 225 n Morris Park av, 25x100; S J Bonk. 1,675

[a]**Paulding av,** ws, 250 n Morris Park av, 25x100; J V Gebhardt. 1,650

[a]**Paulding av,** es, 100 n Neil av, 25x100; Frank Carwill. 1,400

[a]**Paulding av,** es, 125 n Neil av, 25x100; Jno J Duane. 1,250

[a]**Paulding av,** es, 150 n Neil av, 50x100; Chas Ambler. 2,400

[a]**Paulding av,** es, 200 n Neil av, 50x100; Rudolf Wasserman. 2,450

[a]**Paulding av,** es, 250 n Neil av, 50x100; Alice A Finny. 2,600

[a]**Paulding av,** ws, 250 s Neil av, 25x100; A Seclow. 1,025

[a]**Paulding av,** es, 125 s Lydig av, 25x100; Jno Lohman. 1,100

[a]**Paulding av,** ws, 100 s Neil av, 50x100; Alfred Thomas. 2,550

[a]**Paulding av,** ws, 150 s Neil av, 25x100; Leon Danber. 1,150

[a]**Paulding av,** ws, 175 s Neil av, 50x100; Thos Kane. 2,150

[a]**Paulding av,** ws, 225 s Neil av, 25x100; Isadore Pergament. 1,025

[a]**Paulding av,** es, 125 s Lydig av, 25x100; Jno Lohman. 1,100

[a]**Paulding av,** es, 75 s Lydig av, 50x100; Max Leo. 2,900

[a]**Paulding av,** sec Lydig av, 75x100; Julius Klein. 5,100

[a]**Paulding av,** ws, 100 n Rhinelander av, 25x100; J Becker. 1,150

[a]**Paulding av,** ws, 125 n Rhinelander av, 50x100; Vincenzo Caruso. 2,100

[a]**Paulding av,** ws, 175 n Rhinelander av, 25x100; H E Drake. 1,025

[a]**Paulding av,** ws, 200 n Rhinelander av, 50x100; Louise Drake. 2,050

[a]**Paulding av,** ws, 250 n Rhinelander av, 25x100; Louise Meili. 1,025

[a]**Paulding av,** ws, 275 n Rhinelander av, 25x100; Benj Lefkowitz. 1,025

[a]**Paulding av,** ws, 375 s Neil av, 75x100; David Coleman. 3,075

[a]**Paulding av,** ws, 275 s Neil av, 100x100; F Hafter. 4,100

[a]**Paulding av,** es, 100 s Van Nest av, 25x 100; Jas F Moon. 1,175

[a]**Paulding av,** es, 125 s Van Nest av, 25x 100; J Romaine Brown. 1,050

[a]**Paulding av,** es, 175 n Pierce av, 50x100; J Goldberg. 2,000

[a]**Paulding av,** ws, 275 n Morris Park av, 50x100; Maude Glasgow. 3,250

Paulding av, ws, 375 s Rhinelander av, 50x100; C Pawson. 3,050

[a]**Paulding av,** ws, 325 s Rhinelander av, 50x100; L Rosenblum. 3,150

[a]**Paulding av,** ws, 300 s Rhinelander av, 25x100; A Braun. 1,450

[a]**Paulding av,** ws, 100 s Rhinelander av, 25x100; M G Palliser. 1,200

[a]**Paulding av,** ws, 125 s Rhinelander av, 25x100; A Gorsch. 1,150

[a]**Paulding av,** ws, 150 s Rhinelander av, 25x100; H Rosenthal. 1,150

[a]**Paulding av,** ws, 175 s Rhinelander av, 50x100; M Brisch. 2,300

[a]**Paulding av,** ws, 225 s Rhinelander av, 50x100; Aronson & Spiegel. 2,250

[a]**Paulding av,** ws, 275 s Rhinelander av 25x100; A Backmann. 1,150

[a]**Paulding av,** es, abt 270.9 n Esplanade, 100x100; Aug A Follmer. 6,200

[a]**Paulding av,** es, abt 370.9 n Esplanade, 50x100; I Holoshutz. 3,100

[a]**Paulding av,** es, abt 420.9 n Esplanade, 100x100; Frank Helmesch. 5,900

[a]**Paulding av,** es, abt 520.9 n Esplanade, 25x100; N Haft. 1,650

[a]**Paulding av,** es, abt 545.9 n Esplanade, 25x100; J E Moon. 1,900

[a]**Paulding av,** es, 145.9 n Esplanade, 25x 100; L Pulaski. 1,500

[a]**Paulding av,** es, 170.9 n Esplanade, 25x 100; S Halpern. 1,350

[a]**Paulding av,** es, 195.9 n Esplanade, 50x 100; Max Rodin. 2,800

[a]**Paulding av,** es, abt 245.9 n Esplanade, 25x100; Milton Cohn. 1,575

[a]**Paulding av,** ws, 100 s Van Nest av, 25x100; S Seligman. 1,320

[a]**Paulding av,** ws, 150 s Van Nest av, 25x 100; Emil Rublach. 1,300

[a]**Paulding av,** ws, 175 s Van Nest av, 50x 100; J Masson. 2,500

[a]**Paulding av,** ws, 225 s Van Nest av, 100 x100; Harry S Aslan. 5,200

[a]**Paulding av,** es, 83.3 n Sackett av, 25x 100; Jno J Carrey. 1,025

[a]**Paulding av,** es, 108.3 n Sackett av, 25x 100; Sidney Popplewell. 1,025

[a]**Paulding av,** ws, 350.3 n Pierce av, 50x 100; Emma L Kuhoffer. 2,550

[a]**Paulding av,** ws, 300.3 n Pierce av, 50x 100; Henry Nerdes. 2,550

[a]**Paulding av,** ws, 250.3 n Pierce av, 50x 100; Paul M Hammalin. 2,350

[a]**Paulding av,** ws, 200.3 n Pierce av, 50x 100; J H Scannelli. 2,375

[a]**Paulding av,** ws, 150.3 n Pierce av, 50x 100; Emil Taboy. 2,400

[a]**Paulding av,** ws, 100.3 n Pierce av, 50x 100; A Gilman. 2,450

[a]**Paulding av,** es, 133.3 n Sackett av, 25x 100; S A Marks. 1,100

[a]**Paulding av,** es, 250 s Pierce av, 50x100; Floyd E Williams. 2,200

[a]**Paulding av,** es, 225 s Pierce av, 25x100; L C Deulea. 1,075

[a]**Paulding av,** es, 200 s Pierce av, 25x 100; R M Stern. 1,100

[a]**Paulding av,** es, 150 s Pierce av, 50x100; S Wetzel. 2,150

[a]**Paulding av,** es, 125 s Pierce av, 25x100; H Citren. 1,100

[a]**Paulding av,** es, 100 s Pierce av, 25x100; Chas Gorz. 1,150

[a]**Paulding av,** es, 150 s Van Nest av, 50x 100; Isaac Epstein. 2,050

[a]**Paulding av,** es, 200 s Van Nest av, 50x 100; Christopher Maroney. 2,050

[a]**Paulding av,** es, 350 n Morris Park av, 25x100; Sol Lederman. 1,350

[a]**Paulding av,** es, 375 n Morris Park av, 50x100; W Judge. 2,600

[a]**Paulding av,** es, 300 s Rhinelander av, 25x100; S Pehlnaman. 1,300

[a]**Paulding av,** es, 275 s Rhinelander av, 25x100; E S Young. 1,350

[a]**Paulding av,** es, 250 s Rhinelander av, 25x100; Jno Houster. 1,350

[a]**Paulding av,** ws, 125 n Morris Park av, 25x100; Max Berger. 1,775

[a]**Paulding av,** ws, 100 n Sackett av, 50x 200 to Colden av; H E Kiebly. 7,150

[a]**Paulding av,** ws, 100 s Pierce av, 50x 100; D Vetromele. 3,050

[a]**Paulding av,** es, 250 n Morris Park av, 25x100; M G Palliser. 1,400

[a]**Paulding av,** es, 275 n Morris Park av, 25x100; E S Young. 1,350

[a]**Paulding av,** es, 300 n Morris Park av, 25x100; L Eisenberg. 1,375

[a]**Paulding av,** es, 325 n Morris Park av, 25x100; G L Sutherland. 1,350

[a]**Pierce av,** nec Munroe av, 25x100.3; Julia Rosencrantz. 1,425

[a]**Pierce av,** ns, 25 e Munroe av, 25x100.3; Julia Rosencrantz. 1,525

[a]**Pierce av,** swc Williamsbridge rd, 96.10x 25x101x25.4; Jas Stokes. 1,900

[a]**Pierce av,** ns, 100 w Radcliff av, 25x100; Geo C Habighast. 725

[a]**Pierce av,** ns, 25 e Bogart av, 25x78x47.6 x37.7; S Halpern. 475

[a]**Pierce av,** ns, 50 e Bogart av, 25x100x— x75 E P Sanger. 700

[a]**Pierce av,** ns, 50 w Radcliff av, 50x100; Max Kypke. ——

[a]**Pierce av,** swc Colden av, 50x100; Joshua Hale. 2,000

[a]**Pierce av,** sec Radcliff av, 25x100; A Seclow. 1,075

[a]**Pierce av,** ss, 25 e Radcliff av, 25x100; H A Domph. 725

[a]**Pierce av,** ss, 50 e Radcliff av, 25x100; L Mendelsohn. 700

[a]**Pierce av,** nwc Munroe av, 50x100; Richman & Boadow. 1,775

[a]**Pierce av,** ns, 50 w Munroe av, 50x100; W B Varian. 1,450

[a]**Pierce av,** ss, 50 w Colden av, 25x100; Jas Caldwell. 675

[a]**Pierce av,** ss, 75 w Colden av, 50x100; Alois Heyl. 1,500

[a]**Pierce av,** ns, 25 w Paulding av, 75x 100; F Romeo. 3,725

[a]**Pierce av,** nwc Paulding av, 25x100; H O Macht. 2,450

[a]**Pierce av,** nec Lurting av, 25x100.2; J L Winslow. 1,175

[a]**Pierce av,** ns, 25 e Lurting av, 50x100; Rose Biesolauer. 1,700

[a]**Pierce av,** ns, 75 e Lurting av, 50x100; Jakob Grob. 1,700

[a]**Pierce av,** ns, 25 w Haight av, 50x100; D. Hennessy. 1,800

[a]**Pierce av,** nwc Haight av, 25x100.2; W E Bonn. 1,175

[a]**Pierce av,** sec Bogart av, 87.5x50x97x 50.11; C Lymn. 2,000

[a]**Pierce av,** nwc Lurting av, 75x100.2; Oscar Kafka & Jos M Feinson. 3,050

[a]**Pierce av,** sec Paulding av, 50x100; Egidif Napoli. 2,550

[a]**Pierce av,** ss, 50 e Paulding av, 25x100; Fedor L Stenger. 900

[a]**Pierce av,** ss, 75 e Paulding av, 75x100; Findlay Sackett. 2,850

[a]**Pierce av,** swc Hone av, 50x100; Lillian M Sietz. 2,500

[a]**Pierce av,** ss, 50 e Haight av, 50x100; Geo Gingerich. 1,600

[a]**Pierce av,** nwc Radcliff av, 50x100.2; Sophie Cassellius. 1,875

[a]**Pierce av,** sec Haight av, 25x100; Otto Ernst. 1,075

[a]**Pierce av,** swc Munroe av, 250x100; Fred J Vertch. 1,100

[a]**Pierce av,** ss, 25 w Munroe av, 25x100; Mary Reynolds. 850

[a]**Pierce av,** ss, 50 w Munroe av, 50x100; Jno Prager. 1,550

[a]**Pierce av,** ss, 25 e Haight av, 25x100; Otto Ernst. 825

[a]**Pierce av** swc Paulding av, 50x100; Zlickson, Lisman & Levine. 4,125

[a]**Pierce av,** ss, 50 w Paulding av, 50x100; B Kohlowitz. 2,800

[a]**Pierce av,** ss, 75 e Colden av, 25x100; J Quigley. 1,400

[a]**Pierce av,** ss, 25 e Colden av, 50x100; J Puretz. 2,850

[a]**Pierce av,** sec Colden av, 25x100; I Stern. 2,250

[a]**Radcliff av,** ws, 100.2 n Pierce av, 25x 100; A Rightmyer. 800

[a]**Radcliff av,** ws, 125.2 n Pierce av, 100x 100; C S Austin. 3,200

[a]**Radcliff av,** ws, 225.2 n Pierce av, 50x 100; Wm J Daly. 1,600

[a]**Radcliff av,** ws, 100 s Van Nest av, 50 x100; Julius Casin. 1,650

[a]**Radcliff av,** ws, 150 s Van Nest av, 25x 100; Saml Hettinger. 825

[a]**Radcliff av,** ws, 175 s Van Nest av, 75x 100; Fredk W Siemens. 2,475

[a]**Radcliff av,** ws, 250 s Van Nest av, 200 x100; Fredk W Siemens. 6,600

[a]**Radcliff av,** ws, 100 n Brady av, 50x100; B P Youngman. 1,950

[a]**Radcliff av,** ws, 150 n Brady av, 50x100; Saml Kass. 2,000

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aRadcliff av, ws, 200 n Brady av, 50.8x 98.7x50x100; Kath A Floren. 2,050

aRadcliff av, ws, at nws Colden av, runs n along Radcliff av, 2.11xnw along Colden av, 11.8xw35.11xs100xe98.7 to beg; Kath Floren. 2,400

aRadcliff av, swc Neil av, 50x100; Patk H Lyden. 2,850

aRadcliff av, ws, 200 s Neil av, 25x100; I Goldstein. 700

aRadcliff av, ws, 100 s Neil av, 50x100; Anna H Morrison. 1,600

aRadcliff av, ws, 150 s Neil av, 50x100; E J Cannon. 1,500

aRadcliff av, es, 100 s Pierce av, 50x100; Geo Kazanek. 1,350

aRadcliff av, es, 150 s Pierce av, 25x100; L D Howes. 650

aRadcliff av, ws, 225 s Neil av, 25x100; Jacob Freedberg. 700

aRadcliff av, ws, 250 s Neil av, 75x100; Gussie Haber. 2,100

aRadcliff av, ws, 325 s Neil av, 50x100; A F Ferrara & Mrs Josephine Criscillo. 1,400

aRadcliff av, ws, 375 s Neil av, 25x100; A Doehme. 700

aRadcliff av, ws, 400 s Neil av, 25x100; Wm Gruber. 700

aRadcliff av, ws, 300 n Rhinelander av, 25x100; Thos Monaghan. 700

aRadcliff av, ws, 275 n Rhinelander av, 25x100; Ernest X Faisant. 700

aRadcliff av, ws, 100 n Rhinelander av, 25x100; F Pasetti. 725

aRadcliff av, ws, 125 n Rhinelander av, 50x100; Edwin Herrmann. 1,400

aRadcliff av, ws, 175 n Rhinelander av, 25x100; Saml W Mitchell. 700

aRadcliff av, ws, 200 n Rhinelander av, 50x100; Thos H Kearney. 1,400

aRadcliff av, ws, 250 n Rhinelander av, 25x100; Dr Julius Asbel. 725

aRadcliff av, swc Pierce av, 100x25; C Lymn. 1,025

aRadcliff av, ws, 100 s Pierce av, 74.2x 76.1x9.2x75. J C Tomlinson. 2,500

aRadcliff av, ws, 125 n Van Nest av, 50x 100; J Gerz. 1,850

aRadcliff av, ws, 100 n Van Nest av, 25x 100; A F Mehle. 900

aRadcliff av, ws, 250 n Van Nest av, 25x 100; David Stern. 950

aRadcliff av, ws, 200 n Van Nest av, 50x 100; M Rubin. 1,800

aRadcliff av, ws, 175 n Van Nest av, 25x 100; W J Greene. 900

aRadcliff av, ws, 150 s Morris Park av, 50x100; Edw Kehr. 1,900

aRhinelander av, ss, 50 e Paulding av, 50x100; Fannie Turk. 2,400

aRhinelander av, ss, 25 w Hone av, 50x 100; F W Bach. 1,600

aRhinelander av, sec Paulding av, 25x 100; Marcus Wimpelberg. 2,700

aRhinelander av, ss, 25 e Paulding av, 25x100; O J Kindelon. 1,375

aRhinelander av, swc Hone av, 25x100; Wm Dengler. 1,800

aRhinelander av, nec Bogart av, 25x100; H G Clark. 1,200

aRhinelander av, ns, 25 e Bogart av, 50x 100; Julia A Sherman. 1,600

aRhinelander av, nwc, Radcliff av, 25x 100; Louis Roth. 1,075

aRhinelander av, ns, 25 w Radcliff av, 50 x100; Wolf Kossosky. 1,550

aRhinelander av, ns, 75 w Radcliff av, 25x100; Dr Bernard Sacks. 725

aRhinelander av, nec Paulding av, 100x 300; E B Newman. 12,800

aRhinelander av, nwc Hone av, 100x300; E B Newman. 11,725

aRhinelander av, nec Lurting av, 50x100; Emil Kozen. 3,250

aRhinelander av, ns, 50 e Lurting av, 25x 100; F Dovale. 1,200

aRhinelander av, ns, 75 e Lurting av, 25x 100; J M Morrison. 1,125

aRhinelander av, nwc Haight av, 25x100; C T Walter. 1,875

aRhinelander av, ns, 25 w Haight av, 75x 100; Hannah Wilson. 4,050

aRhinelander av, sec Lurting av, 50x100; Wm M Butler. 2,175

aRhinelander av, ss, 50 e Lurting av, 25 x100; W J Carroll. 800

aRhinelander av, ss, 75 e Lurting av, 25x 100; T W Johnson. 800

aRhinelander av, ss, 100 e Lurting av, 25 100; H Harwood. 775

aRhinelander av, ss, 50 w Haight av, 25x 100; W E Bonn. 750

aRhinelander av, swc Haight av, 50x100; J Winslow. 2,175

aRhinelander av, sec Colden av, 75x100; Gottefried & Steckler. 3,300

aRhinelander av, ss, 75 e Colden av, 50x 100; Susan Crowley. 1,900

aRhinelander av, nwc Fowler av, 100x 100; Jas McCullough. 4,175

aRhinelander av, ns, 100 w Fowler av, 25x125; Paul Steinback. 1,000

aRhinelander av, ns, 125 w Fowler av, 50 x112.7x50x125; Gartano Zampanello. 2,300

aRhinelander av, nec Fowler av, 50x100; M F Dresench. 2,325

aRhinelander av, nwc Bogart av, 25x100; T Kane. 1,325

aRhinelander av, nec Hone av, 50x100; A S Wright. 2,700

aRhinelander av, ns, 25 w Bogart av, 25x 100; J Markowitz. 975

aRhinelander av, ns, 50 w Bogart av, 50 x100; J M Johnston. 1,900

aRhinelander av, ns, 50 e Fowler av, 50x 100; Lena Krainin. 925

aRhinelander av, ns, 50 e Hone av, 25x 100; C Osterlitz. 900

aRhinelander av, nwc Lurting av, 25x100; M S Geller. 1,575

aRhinelander av, ns, 25 w Lurting av, 25 x100; Anna L Davis. 1,000

aRhinelander av, ns, 50 w Lurting av, 75 x100; Gottfried & Steckler. 2,700

aRhinelander av, swc Paulding av, 50x 100; C M Minick. 3,050

Rhinelander av, ss, 50 w Paulding av, 25x100; A S Shaughnessy. 950

aRhinelander av, sec Bogart av, 100x100; Peter F Conroy. 3,575

aRhinelander av, ss, 50 w Radcliff av, 50 x100; Geo A J De Naonley. 1,650

aRhinelander av, ss, 25 w Radcliff av, 25 x100; Dora Seldis. 850

aRhinelander av, swc Radcliff av, 25x 100; Chas B Kelly. 1,100

aRhinelander av, sec Fowler av, 25x100; Lillian Silverman. 1,200

aRhinelander av, ss, 25 e Fowler av, 50x 100; Jno Spindler. 1,700

aRhinelander av, ss, 75 e Fowler av, 50x 100; Jos W Frankel. 1,600

aRhinelander av, ss, 50 w Bogart av, 25x 100; Jno Konrad. 800

aRhinelander av, nwc Paulding av, 100x 100; Annie Duport. 4,875

aRhinelander av, nec Colden av, 50x100; Rudolph Wasserman. 2,625

aRhinelander av, ns, 50 e Colden av, 25x 100; Adolf Blank. 950

aRhinelander av, ns, 75 e Colden av, 25x 100; Rosario Ragonese. 950

aRhinelander av, nec Munroe av, 100x100; A B Jekyll. 4,800

aRhinelander av, ss, 100 e Paulding av, 25x100; L Lederman. 1,275

aRhinelander av, nec Haight av, 75x100; Otto Uhl. 4,600

aRhinelander av, ns, 50 w Munroe av, 25 x100; Dr W L Love. 1,150

aRhinelander av, ns, 75 w Munroe av, 50 x100; A Juethner. 2,250

aRhinelander av, nwc Munroe av, 50x100; Jas Hughes. 3,325

aSackett av, nwc Colden av, 25x100; C F McGarr. 1,250

aSackett av, ns, 25 w Colden av, 25x100; Tunis Bros. 825

aSackett av, ns, 50 w Colden av, 50.2x 97.7x45.3x100; C S Austin. 1,550

aSackett av, ns, 51 w Hone av, 51x78.1x 50x88; Findlay Sackett. 2,000

aSackett av, ns, 25.1 w Hone av, 25.1x 88x25x93; Louis Diek. 1,025

aSackett av, nwc Hone av, 25.6x93x25x 97.11; Louis Dick. 1,575

aSackett av, nec Paulding av, 51x93.2x50 x83.3; Melvin G Palliser. 3,550

aSackett av, ns, 51 e Paulding av, 25.6x 98.2x25x93.2; Alan F Edge. 1,075

aSackett av, ns, 76.6 e Paulding av, 25.6x 103.1x25x98.2; Alex Forstein. 1,000

aSackett av, nec Colden av, 200 to Paulding av x100; T H R McIntyre. 21,725

aVan Nest av, nwc Lurting av, 50x100; Hyman Barsky. 2,375

aVan Nest av, nec Hone av, 50x100; Lena Haas. 2,150

aVan Nest av, ns, 50 e Hone av, 50x100; Isidore ——. 1,850

aVan Nest av, ns, 50 w Lurting av, 50x 100; Jas Realy. 1,800

aVan Nest av, sec Bogart av, 100x100; Fred Schnaufer. 4,475

aVan Nest av, swc Radcliff av, 50x100; P H Maguire. 2,425

aVan Nest av, ss, 50 w Radcliff av, 50x 100; Saml Hettinger. 1,850

aVan Nest av, sec Lurting av, 25x100; also LURTING AV, es, 100 s Van Nest av, 25x100; Isidor Cohn. 2,100

aVan Nest av, ss, 25 e Lurting av, 100x 100;I Cohn. 3,200

aVan Nest av, ss, 25 w Haight av, 50x 100; Max Edelmuth. 1,650

aVan Nest av, swc Haight av, 25x100; also HAIGHT AV, ws, 100 s Van Nest av, 50x100; Henry Gronan. 2,650

aVan Nest av, sec Colden av, 200 to Paulding av x125; J Marquardt. 14,250

aVan Nest av, ns, 75 w Radcliff av, 25x 100; J L Amscheron. 925

aVan Nest av, ns, 50 w Radcliff av, 25x 100; A Schneider. 900

aVan Nest av, ns, 25 w Radcliff av, 25x 100; A M Silverman. 975

aVan Nest av, nwc Radcliff av, 25x100; Fredk W Bollwage. 1,550

aVan Nest av, sec Bronxdale av, 50.4x 109.8x50x105.5; M de Pasquale. 4,225

aVan Nest av, swc Fowler av, 25x100; M G Palliser. 1,400

aVan Nest av, ss, 25 w Fowler av, 50x 100; N Pearlman. 2,000

aVan Nest av, ss, 75 w Fowler av, 25x 100; A Zendler. 950

aVan Nest av, ss, 100 w Fower av, 25x 100; H Dieter. 950

aVan Nest av, swc Bogart av, 50x100; E X Faisant. 2,525

aVan Nest av, ss, 50 w Bogart av, 50x 100; G Gingrich. 1,850

aVan Nest av, sec Fowler av, 100x275; Moran, Hahn & Moran. 11,625

aVan Nest av, nec Bogart av, 50x100; Saml Guzuk. 2,425

aVan Nest av, ns, 50 e Bogart av, 50x 100; E Wax. 1,800

aWilliamsbridge rd, ws, 250 n Morris Park av, 25x100; C R Moore. 1,600

aWilliamsbridge rd, ws, 225 n Morris Park av, 25x100; W J Carey. 1,600

aWilliamsbridge rd, ws, 175 n Morris Park av, 50x100; Wm E Bonn. 3,200

aWilliamsbridge rd, ws, 150 n Morris Park av, 25x100; Ennis Radisch. 1,600

aWilliamsbridge rd, ws, 100 n Morris Park av, 50x100; J L Winslow. 3,500

aWilliamsbridge rd, ws, 75 n Morris Park av, 25x100; H Harwood. 1,800

aWilliamsbridge rd, ws, 50 n Morris Park av, 25x100; J L Winslow. 1,800

aWilliamsbridge rd, ws, 25 n Morris Park av, 25x100; C R Moore. 2,300

aWilliamsbridge rd, nwc Morris Park av, 25x100; T W Johnson. 4,400

aWilliamsbridge rd, ws, 175 n Rhinelander av, 50x100; C Stahl. 2,250

aWilliamsbridge rd, nwc Pierce av, 50.4x 96.9x50.9x92; Julia Rosencrantz. 3,250

aWilliamsbridge rd, ws, 50.4 n Pierce av, 50.4x101.5x50x96.9; Julia Sokalow. 3,250

aWilliamsbridge rd, ws, 350 n Pierce av, 100.5x89.5x100x85; C Seitz. 4,200

aWilliamsbridge rd, ws, abt 450 n Pierce av, 25.1x86.10x25x89.5; Max Berson. 1,150

aWilliamsbridge rd, ws, abt 475 n Pierce av, 25.1x89.2x25x86.10; Ethel M Holland. 1,150

aWilliamsbridge rd, ws, abt 500 n Pierce av, 25.1x91.6x25x89.2; Dora Sedis. 1,175

aWilliamsbridge rd, ws, 525 n Pierce av, 50.2x96.3x50x91.6; R C Friessel. 2,400

aWilliamsbridge rd, ws, 575 n Pierce av, 40.11x103.6x67.1; J E Lull. 2,000

aWilliamsbridge rd, ws, 100.4 n Pierce av, 75.8x83.6x75x76.5; F Bennett. 3,225

aWilliamsbridge rd, ws, abt 175 n Pierce av, 25.1x80.11x25x78.6; Ira H Cooper. 1,050

aWilliamsbridge rd, ws, abt 200 n Pierce av, 50.2x85.7x50x80.11; O M Davis. 2,050

aWilliamsbridge rd, ws, abt 250 n Pierce av, 50.2x85.4x50x80.7; M Arra. 2,050

aWilliamsbridge rd, ws, abt 300 n Pierce av, 50.2x85x50x85.4; F A Meiling. 2,050

aWilliamsbridge rd, swc Pierce av, 25.4x 101x25x96.10; Chas Rothschild. 800

aWilliamsbridge rd, ws, 177.5 s Pierce av, 50.8x109.8x50x101.3; H Sessler. 1,700

aWilliamsbridge rd, ws, abt 126.9 s Pierce av, 50.8x101.3x50x92.10; Wm Jamison. 1,650

aWilliamsbridge rd, ws, abt 76 s Pierce av, runs se50.3xw92.10xn25xw abt 25xn25xe 109.5 to beg; Arthur Rawling. 1,650

aWilliamsbridge rd, ws, abt 25.4 s Pierce av, 50.8x109.5x50x101; Jno Moylan. 1,600

aWilliamsbridge rd, ws, 50 n Rhinelander av, 25x100; Sam Vogel. 1,500

aWilliamsbridge rd, ws, 75 n Rhinelander av, 100x100; Andw Leslie Jr. 6,000

aWilliamsbridge rd, nwc Rhinelander av, 25x100; Jno R Shields. 2,500

aWilliamsbridge rd, ws, 25 n Rhinelander av, 25x100; Emil Koyer. 1,750

aWilliamsbridge rd, swc Neil av, 125x 100; J C Tomlinson. 6,150

aWilliamsbridge rd, ws, 152.8 s Bronx & Pelham pkway, 50x123.2; M J Roth. 6,350

aWilliamsbridge rd, ws, 202.8 s Bronx & Pelham pkway, 100x123.2; Kate Terker. 10,500

aWilliamsbridge rd, nwc Lydig av, 46.5x 100x64.11x101.9; F E Lalley. 5,500

aWilliamsbridge rd, ws, 46.5 n Lydig av, 50x100; Lizzie Klein. 4,600

aWilliamsbridge rd, ws, 97.5 n Lydig av, 25x100; Jno D White. 2,250

aWilliamsbridge rd, ws, 121.5 n Lydig av, 50x100; M Levine. 5,000

aWilliamsbridge rd, ws, 171.5 n Lydig av, 25x100; LA Whitney Elec Co. 2,250

aWilliamsbridge rd, ws, 196.5 n Lydig av, 100x100; J C Tomlinson. 10,000

aWilliamsbridge rd, ws, 275 n Rhinelander av, 75x100; Geo W Stokes. 4,350

aWilliamsbridge rd, ws, 375 s Neil av, 25x100; Benj F Stokes. 1,450

aWilliamsbridge rd, ws, 350 s Neil av, 25x100; C Schmidt. 1,450

aWilliamsbridge rd, ws, 325 s Neil av, 25x100; J H Leonard. 1,300

aWilliamsbridge rd, ws, 275 s Neil av, 50x100; E Ettinger. 2,700

aWilliamsbridge rd, ws, 125 s Neil av, 50x100; Jno C Scofield. 2,150

aWilliamsbridge rd, ws, 175 s Neil av, 50 x100; Leslie M A Muller. 2,150

aWilliamsbridge rd, ws, 225 s Neil av, 50 x100; J R Merrill. 2,150

aWilliamsbridge rd, ws, 225 n Rhinelander av, 50x100; Dr Carl Stahl. 2,250

aInterior lots 11 to 28, blk 73, 453x33.2x 450x96.4; E D Coulter for J J Astor Estate. 6,000

(Report of this sale to be continued in next issue.)

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 12, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

[a]**Attorney st, 155** (*), ws, 228 s E Houston, 22x100, 6-sty bk tnt & strs & 4-sty bk rear tnt; due, $18,841.27; T&c, $489.75; Karrick Riggs. 18,500

[a]**Attorney st, 157 (*),** ws, 200 se Houston, 28x100, 5-sty bk tnt & strs & 4-sty b rear tnt; due $24,996.39; T&c, $658.12; Karrick Riggs. 24,000

[a]**Broome st, 424** (*), ns, 75 e Crosby, 25x106x25x107.6, 7-sty bk loft & str bldg; due, $57,466.46; T&c, $3,668.63; Cath A Tone. 45,000

[a]**Grand st, 534** (*), ns, 50 w Cannon, 25x75, 5-sty bk tnt & strs; due, $8,334.87; T&c, $272; Sigmund Ashner. 25,533

[a]**47TH st, 120-2 W** (*), ss, 512.6 e 7 av, 37.6x100.5, 6-sty bk tnt; due, $21,190.80; T&c, $5,288.02; Edw J Moloughney. 94,199

[a]**111TH st, 154 W,** see 7 av, 1807-15.

[a]**113TH st, S E** (*), ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & strs; due, $22,339.18; T&c, $1,310.89; Walter S Gurnee et al, trstes. 20,000

[a]**113TH st, 10 E** (*), ss, 175 e 5 av, 25x100.11, 5-sty bk tnt & strs; due, $22,342.23; T&c, $1,427.47; Walter S Gurnee et al, trstes. 20,000

[a]**120TH st, 147 W** (*), ns, 180 e 7 av, 19x100.11, 3-sty & b stn dwg; due, $16,835.08; T&c, $531.53; Christian H Kruse & ano. 16,000

[a]**122D st, 422 E** (*), ss, 308.4 w Pleasant av, 16.8x100.11, 3-sty & b stn dwg; due, $5,432.89; T&c, $118.65; United States Trust Co of N Y. 5,000

[a]**131ST st, 116 W** (*), ss, 208.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $8,581.03; T&c, $95.43; Adelaide M Davis. 8,000

[a]**139TH st, 511 E,** see Brook av, 276.

[a]**151ST st, 254-6 E** (*), ss, 100 w Morris av, 50x118.5, 5-sty bk tnt & strs; due, $12,493.40; T&c, $450; sub to 1st mtg of $33,000; Michele Lagomarsino et al. 46,000

[a]**156TH st, 1013 E** (*), ns, 94.4 w Prospect av, 40x130.6x40.1x128.10, vacant; due, $3,803.10; T&c, $475; sub to 1st mtg $4,000; Jno J Brennan. 5,000

[a]**176TH st E, swc Webster av,** see Webster av, swc 176.

[a]**236TH st, 245 E** (*), ns, 450 e Kepler av, 25x100, 4-sty bk tnt; due, $4,463.85; T&c; $524.79; sub to pr mtg of $14,000; Jas H Beals. 14,000

[a]**Appleton av** (*), es, 100 s Buhre av, 25x125.4 to Pelham rd x26.3x133.4; due, $4,388.72; T&c, $50; Sidney B Hickox. 2,500

[a]**Brook av, 276,** (*) nec 139th (No 511), 25.11x100.1x25x97.7, 5-sty bk tnt & strs; due, $27,066.32; T&c, $2,631.92; Henry R C Watson, exr. 20,000

[a]**Castle Hill av** (*), es, 58 n Gleason av, 50x105; due, $1,206.83; T&c, $350; sub mtg $2,000; Sidney B Hickox. 2,100

[a]**Inwood av, 1315,** on map 1305, ws, 234.8 n 169th, 50x90, 2-sty fr dwg, 1-sty fr stable; partition; Wm Daly. 4,825

[a]**Jerome av,** es, 408.6 n 165th, 113.4x90, vacant; due, $10,873.98; T&c, $837.93; A B Shaw. 15,300

[a]**Webster av (*),** swc 176th, 37x91.7x37x93.8, vacant; due, $11,526.67; T&c, $825; Henry H Jackson. 11,000

[a]**7TH av, 1807-15,** sec 111th (No 154), 100.11x110, 6-sty bk tnt; due, $10,207.04; T&c, $2,353; Lawyers Mtg Co for party in interest. 277,030

HENRY BRADY.

[a]**Halsey pl, swc Washington av,** see Washington av, 1331.

[a]**100TH st, 105 E** (*), ns, 51 e Park av, 25x75, 5-stk bk tnt; due, $15,072.64; T&c, $1,383.62; Alex McL Jeffrey. 14,000

[a]**156TH st E, nwc So blvd,** see So blvd, nwc 156th.

[a]**Hoe av** (*), nec West Farms rd, runs ne 271.11 to 167th, xw148.1xs228.1 to beg, gore plot, vacant; due, $9,699.22; T&c, $949.06; Mary F Martin. 38,000

[a]**Southern blvd,** nwc 156th, 100x125; due, $3,426.13; T&c, $1,519; Geo F Johnson. 7,100

D. PHOENIX INGRAHAM.

[a]**Houston st, 128 W,** nec Sullivan (Nos 167-9), 25x100, 6-sty bk tnt & strs; due, $12,821.18; T&c, $100; sub to 1st mtg $57,000; Jno De Paoli et al. 63,163

[a]**Sullivan st, 167-9,** see Houston, 128 W.

[a]**Olmstead av (*),** es, 130 s Starling av, 25x100, Unionport; due, $2,000.59; T&c, $75; Jno L Thomas. 5,800

[a]**St Nicholas av, 928-30** (*), es, 248.4 n 155th, 124.9x124x120.3x90.11, 6-sty bk tnt; due, $33,524.49; T&c, $——; Austin E Pressinger. 208,404

[a]**Washington av, 1331,** swc Halsey pl, 25.4x104.5x25x108.5; due, $2,178.91; T&c, $463.50; Peter E Barnett. 5,300

BRYAN L. KENNELLY.

[a]**Frankfort st, 13,** ss, 172.9 e Park row, 28.8x104.3x32.8x103.2, 4-sty ft & rear bldgs; voluntary; Jas R De Nyse. 70,000

[a]**146TH st, 452-4 E,** ss, 281.6 w Brook av, 33.6x100, 6-sty bk tnt & strs; due, $12,001.-01; T&c, $285.08; sub to 1st mtg $21,000; Harvard Realty & Constn Co. 32,500

[a]**146TH st, 456-8 E,** ss, 248.4 w Brook av, 33.2x100, 6-sty bk tnt & strs; due, $11,992.79; T&c, $285.08; sub to mtg $21,000; Harvard Realty & Constn Co. 32,500

[a]**Eagle av, 688** (*), es, 345 s 156th, 20x115.1, 2-sty & b bk dwg; due, $1,467.95; T&c, $545.10; sub to 1st mtg $6,000; Park Mtg Co. 7,500

SAMUEL GOLDSTICKER.

[a]**Park av, 1708** (*), ws, 75.5 s 120th, 25.5x90, 5-sty bk tnt & strs; due, $21,604.05; T&c, $1,236.85; Manhattan Savgs Instn. 20,000

GEORGE PRICE.

[a]**Walton av, 2395** (*), ws, 189.5 n 184th, 19.10x96.6, 3-sty bk dwg; due, $7,241.89; T&c, $168.59; Wm Ollendorff. 7,450

HERBERT A. SHERMAN.

[a]**Charlotte st, 1516** (*), es, 365.3 s Boston rd, 50x100, 5-sty bk tnt; due, $41,223.15; T&c, $2,296.66; Leavitt J Hunt, trste. 40,000

[a]**150TH st, 532 W** (*), ss, 400 w 10 av, 25x100.5, 5-sty stn tnt & str & 5-sty bk rear tnt; due, $16,815.63; T&c, $1,283.30; Chas E Annett, trste. 15,000

SAMUEL MARX.

[a]**96TH st, 210-12 E** (*), ss, 208.6 e 3 av, 48.3x100.8, 6-sty bk tnt & strs; due, $14,277.18; T&c, $1,711.93; sub to 1st mtg of $44,000; Oscar Vezin. 49,605

L. J. PHILLIPS & CO.

[a]**Av C, 301** (*), ws, 62 n 17th, 20x88, 5-sty bk tnt & str; due, $11,743.40; T&c, $221.15; Jos L R Wood. 11,950

Total	$3,549.164
Corresponding week 1912	$2,471.383
Jan. 1, 1913, to date	$29,052,346
Corresponding period 1912	$27,633.073

Brooklyn.

The following are the sales that have taken place during the week ending June 11, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

PROSPECT pl, sws, 352 se Vanderbilt av, 18x131; Sallie Fleming. 6,350

3D st, ns, 210 w Bond, 15x90; A B Roberts. 1,400

E 37TH st (*), es, 100 n Snyder av, 20x100; Sarah B Myrick. 2,000

E 46TH st, ws, 120 s Lenox rd, 40x100; withdrawn.

59TH st (*), sws, intersec nws 15 av, 100x100.2; Chas M Backman. 5,000

70TH st (*), sec 13 av, 100x40; Rufus T Griggs. 3,600

81ST st (*), nes, intersec ses 21 av, 120x100; Louise Cook. 2,000

BLAKE av (*), ss, 20 w Grafton, 40x80; BLAKE av, ss, 80 w Grafton, 20x80; Mornat Realty Co. 21,600

GATES av, ss, 225 e Lewis av, 18.9x100; Saml Siegel. 2,600

GATES av, ss, 243.9 e Lewis av, 18.9x100; Saml Siegel. 2,650

GATES av (*), ss, 262.6 e Lewis av, 18.9x100; Jno Cassidy. 2,600

GATES av (*), ss, 281.3 e Lewis av, 18.9x100; Jno Cassidy. 2,600

MONTROSE av (*), sec Leonard, 75x100; Otto Huber Brewery. 17,000

TROY av, es, bet Dean and Bergen sts, x—; Profit Holding Corpn. 4,500

WILLOUGHBY av, ss, 210.7 e Wyckoff av, 25x100; also MYRTLE av, ss, 123.5 e Stockholm 18.9x58; also COOK st, ns, 200 e White, 25x100; also VAN PELT av, nwc N Henry, 80x26; also JOHNSON av, ns, 50 e Leonard, 25x100; Bernard Lewis. 27,500

WM. P. RAE.

JOHNSON st, ss, 225 e 18th, 25x100; A B Roberts. 3,000

GRAVESEND av (*), es, 423.6 s Av Q, 33.4x100; Giovanni Ronca. 3,600

ST MARKS av, ns, 380 e Howard av, 20x100; Moses Bernstein. 7,680

SHEPHERD av (*), nwc Eastern pkway, 23x100; Henry Dreyer. 7,000

18TH av (*), nws, 420 sw 86th, 80x96.8; Wm Harm. 7,000

CHAS. SHONGOOD.

FORT HAMILTON av (*), sec 86th, lot 17; Carrie W Herrick. 1,000

MANHATTAN av, es, 48.9 s Meserole, 26.3x75; Sol Morris. 13,500

CHAUNCEY REAL ESTATE CO.

ST JOHNS pl (*), ns, 350 w Classon av, 40.6x131; North Side Bank of Bklyn. 2,000

JAS. L. BRUMLEY.

ST JOHNS pl (*), ns, 390.6 w Classon av, 40.6x131; North Side Bank of Bklyn. 17,300

Total	$165,480
Corresponding week 1912	260,490

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JUNE 18.

BRYAN L. KENNELLY.

191 lots at Baychester, New York City.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

JUNE 14.

No Legal Sales advertised for this day.

JUNE 16.

GREENE st, 255 see Washington pl, 12.

MERCER st,, 283, see Bway, 240.

WASHINGTON pl, 7, see Bway, 240.

WASHINGTON pl, 12, ss, 71.6 e Greene, 42.9 x96.2, 4-sty bk loft & str bldg; GREENE st, 255, ws, 100.8 n Waverly pl, 25x75, 4-sty bk loft & str bldg; Chas Moran—Maria L Hoyt et al; Bowers & Sands (A), 46 Cedar; Richd M Henry (R); partition; Joseph P Day.

27TH st W, swc Bway, see Bway, 240.

62D st, 2 W, see Central Park W, 17-20.

121ST st, 501 W, see Ams av, 1240-52.

128TH st, 234 E, ss, 223.9 w 2 av, 18.9x99.11, 3-sty & b stn dwg; German Savgs Bank—Fannie Moses et al; Meyer Auerbach (A), 42 Bway; Isidore D Morrison (R); due, $5,435; T&c, $154; Herbert A Sherman.

129TH st, 2 W, see 5 av, 2098.

130TH st, 506-8 W, ss, 150 w Ams av, 50x74.11, two 5-sty bk tnts; Katie Wendel—Isaac Chaitin et al; Louis Wendel, Jr (A), 277 Bway; Chas E Hawthorne (R); due, $10,846.20; T&c, $475.80; mtg recorded Mar31'11; Herbert A Sherman.

174TH st, 510-12 E, see 3 av, 4009-29.

AMSTERDAM av, 1240-52, nwc 121st (No 501) 100.11x100, 6-sty bk tnt & strs; Saml Hirsh—Hyman D Baker et al; Max Stern (A), 64 Wall; Geo E Waller (R); due, $48,097.31; T&c, $1,991; L J Phillips & Co.

ANTHONY av, 2000, sec Burnside av, runs s 118xe100xs89.2xne102.7xnw181.5xw58.6 to beg, 2-sty fr dwg & vacant; Wm F Clare et al exrs—Mary J Ryan et al; Jas L Clare (A), 135 Bway; Timothy Murray (R); due, $14,351.32; T&c, $3,646; Bryan L Kennelly.

BROADWAY, 240, ws, 27.6 n Park pl, 22.8x97.10, 6-sty stn office & str bldg; BROADWAY, 738, es, 91 s Astor pl, 25x126x26.9x116.4, 5-sty stn loft & str bldg; WASHINGTON pl, 7, nwc Mercer (No 283), 25x100, 4-sty bk loft & str bldg; BROADWAY, 1155-9, swc 27th, 50.5x84.1 x60.6x77.1, 3-sty bk office & str bldg; Chas Moran—Thos Morgan et al; Bowers & Sands (A), 46 Cedar; Richd M Henry (R); partition; Joseph P Day.

BROADWAY, 738, see Bway, 240.

BROADWAY, 1155-9, see Bway, 240.

CENTRAL PARK W, 17-20, swc 62d (No. 2), 100.5x100, vacant; Chas Moran—Louis E Frith et al; Bowers & Sands (A), 46 Cedar; Richd M Henry (R); partition; Joseph P Day.

MACLAY av, 2409, ns, 79.10 e Zerega av, 20x100.4x20x100.3; Eliz B Bever Henry Osterholt et al; Fredk A Southworth (A), 68 William; Edw T Hiscox (R); due, $4,378.83; T&c, $120.03; Joseph P Day.

2D av, 2125, ws, 40.10 n 109th, 20x80, 4-sty bk tnt & strs; Chas G Moller et al exrs—Harry A Wilkus et al; Middleton S Borland (A), 46 Cedar; Saml J Wagstaff (R); due, $10,656.84; T&c, $1,150; Joseph P Day.

2D av, 2127, ws, 60.10 n 109th, 20x80, 4-sty bk tnt & strs; Christopher Moller et al trstes—Harry A Wilkus et al; Middleton S Borland (A), 46 Cedar; Jas M Donohue (R); due, $10,656.84; T&c, $1,170; Joseph P Day.

3D av, 4009-29, swc 174th (No. 510-2), 200x128.8x200x121.2, three 2-sty & two 1-sty bk strs & 3-sty fr tnt & str; Richd Bauer—Harry Simon et al; Fischer & Rosenbaum (A), 115 Bway; Arthur M Levy (R); due, $7,074.12; T&c, $1,400; sub to two mtgs aggregating $61,000; mtg recorded Feb10'12; J H Mayers.

5TH av, 2098, swc 129th (No 2), 56x110, 7-sty bk tnt; Germania Life Ins Co—Jno Schnoering et al; Action 1; Dulon & Roe (A), 41 Park Row; Francis W Judge (R); due, $140,139.85; T&c, $7,783.22; Joseph P Day.

5TH av, 2094, ws, 56 s 129th, 43.11x110, 7-sty bk tnt; same—same; Action 2; same (A); same (R); due, $78,019.90; T&c, $4,532.11; Joseph P Day.

JUNE 17.

FULTON st, 44, sws, 75 nw Pearl, runs sw 23.3xnw6.4xsw12.9xnw16.10xne30.11xse26.9 to beg, 4-sty bk loft & str bldg; Annie W Hollister—Marie M Karrenberg et al; Speir & Bartlett (A), 52 Wall; Albt W Ransom (R); due, $20,029.40; T&c, $719.67; Herbert A Sherman.

135TH st, 122 W, ss, 324.11 w Lenox av, 25x99.11, 5-sty stn tnt & strs; Lena Kreielsheimer—Jos H F nk et al; Paskus, Cohen & Gordon (A), 2 Rector; Max Altmayer (R); due, $4,107.70; T&c, $2,338.33; sub to first mtg $20,000; Samuel Marx.

TELLER av, 1055, ws, 139.6 n 165th, 20x100, 2-sty bk dwg; Beatrice S B Ziegel—S F Myers Realty Co et al; Sigmund Wechsler (A), 233 Broadway; Marcel Levy (R); due, $8,700.22; T&c, $184.80; Jacob H Mayers.

11TH av, 602, es, 61.9 s 45th, 19.2x70, 5-sty bk tnt & strs; Adelaide J Sparks—Michl F Conway et al; Louis F Doyle (A), 111 Broadway; Chas E Hawthorne (R); due, $9,287.88; T&c, $543.62; Joseph P Day.

Advertised Legal Sales, Manhattan and Bronx (Continued).

JUNE 18.

BEEKMAN pl, 34 sw 51st, 34x25, 4-sty & b stn dwg; P D Werkes trste &c—Robt Hubner et al; Werkes Bros (A), 45 William; Henry L Brant (R); due, $8501.67; T&c, 8513; mtg recorded Jan2'95; Joseph P Day.

UNION sq, 11-15, sw 15th (No 22), 77.5x100.10, 5-sty bk loft & str bldg—Fredk Hildebrandt—Golden Star Realty Co et al; Gould & Wilkie (A), 2 Wall; Winston H Hagen (R); due, $82,924.37; T&c, $7,613.75; Joseph P Day.

WASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xe32.2 to beg, two 2-sty bk tnts & strs & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A), 46 Cedar; Sam C Herriman (R); due, $17,084.47; T&c, $241.94; Joseph P Day.

15TH st, 22 E, see Union sq, 11-15.

51ST st, E, swc Beekman pl, see Beekman pl, 34.

67TH st, 218 E, ss, 340 w 2 av, 40x100.5, 6-sty bk tnt & strs; Annie Frank—Jos Wolkenberg et al, Freyer & Hyman (A), 141 Bway; Abr H Brill (R); due, $9,247.80; T&c, $—; sub to mtg $38,000; mtg to ordel Feb20'07; Chas A Berrian.

94TH st E, nwc Mad av, see Mad av, 1340.

156TH st E, ss, 90.1 e Eagle av, 37.6x100, vacant; Sarah Sibbald—Patk H Clune et al; Walter B Safford (A), 32 Nassau; Guy Van Amringe (R); due, $3,101.92; T&c, $469.46; Joseph P Day.

LEXINGTON av, 51-5, es, 39.6 s 25th, runs s 59.3xe94xn98.9 to 25th (No 136) xw22xs39.6xw 72 to beg, 12-sty bk loft & str bldg; Alfred M Heinsheimer—Frank Lugar et al; Simpson & Cardozo (A), 111 Bway; Jno G Saxe (R); due, $80,257.75; T&c, $4,050; mtg recorded Dec14'09; Joseph P Day.

MADISON av, 1340, nwc 94th, 100.8x42.9, 5-sty bk tnt; Mutual Life Ins Co of N Y—Ranald H Macdonald et al; Fredk L Allen (A), 55 Cedar; Francis A O'Neill (R); due, $72,830.18; T&c, $2,876.67; Herbert A Sherman.

MANHATTAN av, 547, ws, 48.5 s 123d, 15x 74, 3-sty & b stn dwg; Emigrant Industrial Savings Bank—Ellen Sica et al; R & E J O'Gorman (A), 51 Chambers st; Jno H Rogan (R); due, $8,816.05; T&c, $791.58; Joseph P Day.

POST av, ns, intersec nws 10 av, runs e20x ne6.1xn156.6xw25xs160 to beg, vacant; Gustav Sinn—Minnie Witte; Philip S Dean (A), 160 Bway; Walter Solinger (R); due, $3,549.42; T&c $1,630.45; Joseph P Day.

JUNE 19.

BETHUNE st, 38, ns, 275 w Greenwich, 22.5x 80, 1-sty fr bldg; Fredk A Culbert—Sarah A Culbert et al; J Bennett Southard (A), Cold Spring, NY; Wm Klein (R); partition; Jos P Day.

COOPER st, es, 175 n 207th, 25x100, vacant; City Real Estate Co—Edw J McGuire et al; Harold Swan (A), 176 Bway; Warren Leslie (R); due, $1,682.82; T&c, $260.33; Joseph P Day.

120TH st, 341-3 E, ns, 187.6 w 1 av, 37.6x 100.11, 6-sty bk tnt; Mathias Nicoll as trste—Edw J Lynn et al; Wilson M Powell (A), 7 Wall; Chas A O'Neill (R); due, $35,413.52; T&c, $1,168.58; mtg recorded Feb1'10; Joseph P Day.

JUNE 20.

BEEKMAN pl, 12, ws, 57 s 50th, 19x90, 4-sty stn tnt; 87TH st, 55 W, ns, 145 e Col av, 21x 100.8, 4-sty & b stn dwg; Meyer Vesell—Dinah Slater et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Maurice Deiches (R); due, $16,-919.94; T&c, $839.86; mtg recorded July30'10; J H Mayers.

51ST st, 434 W, ss, 380 e 10 av, 20x100.5, 3-sty & b stn dwg; same—same; same (A); same (R); due, $13,528.29; T&c, $108.60; Bryan L Kennelly.

51ST st, 436 W, ss, 360 e 10 av, 20x100.5, 3-sty & b stn dwg; Frederick C Hildebrandt—Annie Rafferty et al; Decker, Allen & Storm (A), 100 Bway; Jno H Rogan (R); due, $10,-482.04; T&c, $108.60; Bryan L Kennelly.

87TH st, 55 W, see Beekman pl, 12.

103D st, 107 W, ns, 150 w Col av, 18.9x 100.11, 5-sty stn tnt; Danl Woodcock—Natalie A Teeple et al; Menken Bros (A), 87 Nassau; Robt F Wagner (R); due, $4,301.43; T&c, 363.30; Bryan L Kennelly.

JUNE 21.

No Legal Sales advertised for this day.

JUNE 23.

43D st, 305-9 E, ns, 100 e 2 av, 75x100.5, 5-sty bk loft & str bldg & 2-sty bk rear stable; Guardian Trust Co of N Y—American Mineral Water Machine Co et al; Barber, McGuire & Ehlermann (A), 165 Bway; Wm Klein (R); due, $50,470.21; T&c, $3,195.20; sub to 1st mtg $40,000; mtg recorded Sept16'03; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JUNE 14.

No Legal Sales advertised for this day.

JUNE 16.

EAST NEW YORK av, ss, 100 e Troy av, 50 x100; Rose Newman—Francesco Lagrega et al; Edw J Flanagan (A), 44 Court; Wm S O'Connell (R); Wm H Smith.

EASTERN PARKWAY extension, ses, 1.11 sw Lincoln pl, 47.5x104.1x irreg; Masha Finkelstein—The Constructors, Inc, et al; Jos J Schwartz (A), 361 Stone av; Francis L Corrao (R); Wm H Smith.

JUNE 17.

HENRY st, nw Mills, lot 21, Tax Lien Co of N Y—Wm Collins et al; Wm Lustgarten (A), 68 William, Manhattan; Selah B Strong (R); Wm H Smith.

LAFAYETTE av sws, 200 se Parrott pl, runs sw200xse25xne—xnw50 to beg; Edw J Kelly—Addie C Johnston et al; Edw J Byrne (A), 44 Court; Alex McKinney (R); Wm H Smith.

MACON st, ns, 255 w Lewis av, 20x100; Andw A Ayers—Arthur W Baldwin et al; Watson & Kresteller (A), 100 William, Manhattan; Howard E Greene (R); Wm P Rae.

MILL st, ns, bet Hicks & Henry, lot 30; Tax Lien Co of N Y—Franklyn W Moulton et al; Wm Lustgarten (A), 68 William, Manhattan; Geo J S Dowling (R); Wm H Smith.

25TH st, ws, 230 s Neptune av, 200x122.3; Cath M Meserole—Richd J Williams et al; Darwin J Meserole (A), 188 Montague; Fred L Gross (R); Jas L Brumley.

38TH st, sws, 360 nw 14 av, 20x95.2; Abr Wainer—Nellie W Geble et al; Nathan D Shapiro (A), 808 Bway; Henry D Levy (R); Chas Shongood.

73D st, nes, 95 se 15 av, 75x100; Henry L Nostrand—Michl J Grady et al; Furst & Furst (A), 215 Montague; Allen Robertson (R); Wm H Smith.

88TH st, nes, 200 nw 4 av, 25x100; Edw J Kelly—Addie C Johnston et al; Edw J Byrne (A), 44 Court; Walter E Warner (R); Wm H Smith.

PARK av, ns, 450 w Marcy av, 25x100; Mathilda Rieke—Rosie Horowitz et al; Simon Berg (A), 714 Bway; Harland B Tibbetts (R); Wm H Smith.

JUNE 18.

CLARKSON st, ss, 115 e Flatbush av, 13.2x 115; Elijah W Sells, trste—Wm A A Brown; Edwin Kempton (A), 175 Remsen; Chas F Wilcox (R); Wm P Rae.

82D st, sec Bay Ridge Parkway, —x50; Jas W Adams—Maria L Brown et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Cornelius Ferguson, Jr (R); Jas L Brumley.

FLATBUSH av, es, 55.1 s Fenimore, 30.1x 112; Clementina S Wing—Wm A A Brown et al; Edwin Kempton (A), 175 Remsen; Saml Silberger (R); Wm P Rae.

KINGS Highway, ss, adj land Geo Lott, runs ne169.3 xne383.2 xse1,075.6 xsw182 xse762.1 xse 1,825.9xse462.11xsw714.3xsw147.1xnw2,978.3x n e 166xnw1,331.6 to beg; D & M Chauncey Real Estate Co—Kings Highway Land & Improvement Co et al; Jno Z Lott (A), 164 Montague; Louis Lewin (R); Jas L Brumley.

JUNE 19.

MAUJER st, ss, 475 e Waterbury, 25x95; Aloysius Huwer—Aloysius Huwer, Jr, et al; Harry W Moore (A), Mineola, L I; W Irving Harrold (R); Wm P Rae.

OSBORN st, ws, 140.6 s Riverdale av, 59.6x 200x56.10x200; Louis Schindler—Annie Galantz et al; Frank F Bergenfeld (A), 299 Bway; Max N Koven (R); Chas Shongood.

UNION st, ss, 520 e Kingston av, 20x100; UNION st, ss, 540 e Kingston av, 20x100; UNION st, ss, 620 e Kingston av, 20x100; UNION st, ss, 640 e Kingston av, 20x100; Henry L C Wenk—Jessamine Realty Co et al; Clarence F Corner (A), 375 Pearl; Wm P Pickett (R); Wm H Smith.

17TH st, ss, 124 w 6 av, 19x100; Minnie L Greason Marie Weinbecker et al; Harry L Thompson (A), 175 Remsen; Robt H Haskell (R); Wm H Smith.

40TH st, sws, 140 se 16 av, 40x100.2; New York Investors Corpn—Charlotte L Zick et al; Harry L Thompson (A), 175 Remsen; Saml Widder (R); Wm H Smith.

86TH st, nes, 160 nw 12 av, 80x100; Tunis S Bogart—Susanna T Reich et al; Chas H Lott (A), 206 Bway, Manhattan; Chas F Moody (R); Wm P Rae.

95TH st, nes, 160 nw 12 av, 80x100; Tunis S Bogart—Susanna T Reich et al; Chas H Lott (A), 206 Bway, Manhattan; Chas F Moody (R); Wm P Rae.

EMMONS av, ns, 80.1 e E 14th, 40.1x99.7; Emilie Huber—Harry F O'Brien et al; Frank Obernier (A), 44 Court; Geo R Holahan, Jr (R); Wm H Smith.

REMSEN av, s s Sea View av, s, lots 627 to 631; Henry S Goodspeed—Annie B Clifford et al; Henry S Goodspeed (A), 37 Libertv, Manhattan; F Wilder Bellamy (R); Wm H Smith.

3D av, ws, 60.9 s Wyckoff, 19.3x80; Bond & Mortgage Guarantee Co—Adolph Surey et al; Harry L Thompson (A), 175 Remsen; Jos P Conway (R); Wm H Smith.

LOT 755, block 8695, sec 24; Jno H Ives—Jas A McCormack et al; Edw R Vollmer (A), 203 Bway, Manhattan; Mortimer B Hoffman (R); Wm H Smith.

JUNE 20.

PACIFIC st, ns, 326.6 w Hopkinson av, 73.6x 100, Apts with E DeWitt Moulton Investing Corpn et al; Chas A Clayton (A), 44 Court; Jos A Solover (R); Wm H Smith.

BAY 15TH st, ses, 480.8 s 86th, 19.4x96.8; Geo Hitchkiss—Wilhelmine Grunberg et al; Henry Saton (A), 80 Bway, Manhattan; Robt P Moulton (R); Wm H Smith.

58TH st, ns, 200 e 1 av, 60x100.2; Hannah C Lee—Harry A Hepburn et al; Edw J Fandrey (A), 307 Washington; Leon M Woodworth (R); Wm P Rae.

17TH av, ws, intersec sws 81st, 20x80; Brooklyn Young Men's Christian Ass'n—Carl Lohman et al, action 1; Cary & Carroll (A), 59 Wall, Manhattan; C Elmer Spedick (R); Wm P Rae.

17TH av, ses, 20 sw 81st, 20x80; same—same; action 2; same (A); same (R); Wm P Rae.

17TH av, ses, 40 sw 81st, 20x80; same—same; action 3; same (A); same (R) Wm P Rae.

17TH av, ses, 60 sw 81st, 20x80; same—same; action 4; same (A); same (R); Wm P Rae.

17TH av, ses, 80 sw 81st, 20x80; same—same; action 5; same (A); same (R); Wm P Rae.

JUNE 21.

No Legal Sales advertised for this day.

JUNE 23.

33D st, ss, 340 e 3 av, 60x100.2; Granite Associates—Ferdinando Penna Constn Co et al; Van Mater Stilwell (A), 26 Court; Toivo H Nekton (R), Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 7.

COSTER st, es, 360 s Spofford av, 20x100; Alphonsine N Lecuyer—Feiser Realty & Constn Co et al; M Deiches (A).

3D st, 50-2 W; Jas A Trowbridge, exr—Wm Fox et al, T H Baskerville (A).

12TH st, 413 E; Gotham Mortgage Co—Jas E Hayes et al; W N Vreeland (A).

172D st, ns, 90 e Vanderbilt av, 40x130; Josephine A Bertin—Bronx Investing Co; H A Vieu (A).

134TH st, 17 E; Henrietta Reismann—Jacob Levy et al; M S Hyman (A).

FORDHAM rd, sws, intersection ws Park av, 70.1x152.3; MORRIS av, nec Fordham rd, 358.3 x135.7x irreg; two actions; Frank M Clute—Jno B Haskin Estates; W F Wood (A).

HORTON st, ns, 260 w Main, 100x100; Susan Combes—Paul W Doll; G B Class (A).

SUMMIT av, es, 112.5 s 166th, 43.9x190; Ambrose S Murray Jr—Edgar Lehman et al; T F Humphrey (A).

VILLA av, 3174-6; JEROME av, 3170-2; two actions; Angelina Champlain—Alfred Hutter et al; Murray, Ingersoll, Hoge & Humphrey (A).

JUNE 9.

CHISHOLM st, swc Intervale av, 184.10x50, except parts released; INTERVALE av, nws, 358.6 ne 169th, 50x184.10, except parts released; two actions; Jno Harney—Rose Baldwin et al; Arrowsmith & Dunn (A).

71ST st, 322 W; City Real Estate Co—Margt McKeon et al; H Swain (A).

120TH st, 345 E; Mary A H Glasson et al—Rosie Apsel et al; W M Powell (A).

143D st, ss, 175 w 8 av, 50x99.11; Chas H Phelps—Michl Scanlon et al; J P East (A).

239TH st, nwc White Plains rd, —x—; Mary Yaker—Chas Yaker et al; partition; J P Lamerdin (A).

2D av, 634; Farmers' Loan & Trust Co—Hill C Lewis et al; Geller, Rolston & Horan (A).

JUNE 10.

102D st, 16 W; Gottlob Sommer—Wm B Upperman et al; amended; L Wendel Jr (A).

117TH st, 15-7 W; Julius C Fohn—Adolph S Miller et al; J M Roeder (A).

136TH st, ns, 100 w Bway, 54.6x99.11; Benj F Curtis—Julius Eloskey et al; De H Brower (A).

BARNES av, ws, 127.5 s 215th, 34.6x53.3; also BARNES av, ws, 152.11 s 215th, 34.6x53.3; 2 actions; Edw M Perine—Geo Zuelch et al; B W Moore (A).

KINGSBRIDGE rd, sec Davidson av, 120.10x 289.1; Adelaide M Heuel—Jno B Haskins Est et al; W F Wood (A).

ST NICHOLAS av, 730; Ella C Christie—Ruth Johnson et al; J H Banton (A).

JUNE 11.

ELDRIDGE st, 135-7; Diana Zipser—Helen A Rupp et al; Feiner & Maass (A).

RIDGE st, 110; Emma C Orr—Paulina Ryshpan et al; W C Orr (A).

W 3D st, ss, 80 w Mercer, 40x75; Albany City Savgs Institution—Amalie Coon et al; Rosendale, Hessberg, Delaney & Haines (A).

53D st, 128 W; Carl Ernst—Geo Wolfe et al; A O Ernst (A).

118TH st, 71 E; Jacob Loewenthal—Eli Levy et al; amended; Lese & Connolly (A).

DALY av, ws, 50 s 178th, 31.5x80; Myron Straus—Hattie V Schumacher et al; M Monfried (A).

LOT 97, beg at a point in centre line of block 100 n O'Brien av, runs w61.11xn25.1xe60.9xs25 to beg; also LOTS 111-13, beg in centre line of block 175 s Patterson av, runs w42.1xs75.1xe 45.6xn75 to beg; also WHITE PLAINS rd, nec 151st, 100x100; also CLASON POINT rd, —s, lots 197 & 279, 131.2 e Bolton av, 48.5x62.8x irreg; Fredk M Gowell—Porter Realty & Development Co; E H Kelly (A).

LOTS 253-254, map of estate of Jos Husson at Clason Point; Karl Morgan—Wm F Gleason et al; E H Kelly A).

LOTS 65, 67, 175, 176, 209, 226, 227, 228, 229, map of estate of Jos Husson at Clason Point; Fannie McGay—Wm F Gleason et al; E H Kelly et al (A).

LOTS 237-38 map of estate of Jos Husson at Clason Point; Fannie McGay et al—Wm F Gleason et al; E H Kelly (A).

JUNE 12.

216TH st, ns, lot 444, map of Laconia Park; Sophie S Moran—Gennaro Fico et al; Frankenthaler & Kaufmann (A).

BROADWAY, nwc 155th, 99.11x150; Denis J Dwyer et al—Dow Constn Co et al; W C Arnold (A).

GLEASON av, ns, 330 w Castle Hill av, 25x 103.1; Marie McHugh, adm—Emma A Wolfarth et al; W J McKeown (A).

MARBLE HILL av, nws, 166.11 n Terrace View av, 50x100; Clara E Brophy gdn Annie Brandt et al; H M Kirk (A).

MULFORD av, 1804; Chas J Ogden et al—Arthur E Moore; Reynolds, Richards & McCutcheon (A).

LOTS 54 to 62 & 66, map of Van Nest Park, Pronx; Henry Barre-Van Nest Wood Working Co et al; A H Vitale (A).

JUNE 13.

CRESTON av, ws, 97 n 183d, 18.9x117.6; Jno J Ryan et al Walter S Tucker et al; S Williamson (A).

WEST BROADWAY, es, 99 n Spring, 51x100; N Y Life Ins Co—Mary A Fitzgerald et al; G W Hubbell (A).

LORILLARD pl, 2406; Our Realty Co Arthur Avenue Realty & Constn Co; S T Stern (A).

PARCEL of land beg at the ses of slat fence formerly boundary line bet land of Morris Kelly and Lemuel Pearce and adj low marsh of salt meadow formerly of Danl Edwards and Bronx River, Bronx; also ROAD leading from West Farms to Hunts Point, es, —x—, Bronx; Cora A Bernheimer Isidor L Cohen et al; S Wechsler (A).

55TH st, 327 W; Wm H Davis Free Industrial School for Crippled Children—Arthur J Gormley et al; Cary & Carroll (A).

137TH st, ss, 172 w 7 av, 18x99.11; Germania Life Ins Co—Carrie Kitzinger; Dulon & Roe (A).

WATER st, nwc Scammell, 24.1x68; Ekebile Sheketon et al Wendover Bronx Co et al; J L Diamond (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 5.

109TH st, ns, 270 e 1 av, 150x100.11; Wm Meyer—Ehler J Ernest et al; Hugo S Mack (A); Jno H Rogan (R); due, $5,209.80.

BROOK av, 1531; Mary Levy—Pauline Levy; Stoddard & Mark (A); Jas M Donohue (R); due, $6,717.75.

JUNE 6.

BEDFORD st, es, 62.3 n Grove, 22x50; Florence I Smith—Ethel Coss et al; Cary & Carroll (A); Cambridge Livingston (R); due, $4,579.37.

GREENWICH st, es, 223; Jas B Potter et al—Ethel Coss et al; Cary & Carroll (A); Cambridge Livingston (R); due, $3,672.

JUNE 7.

No Judgments in Foreclosure Suits filed this day.

JUNE 9.

137TH st, ss, 543 w 7 av, 19x99.11; Germania Life Ins Co—Julius Franklin et al; Dulon & Roe (A); Louis A Britt (R); due, $13,547.08.

137TH st, ns, 321 w 7 av, 18x99.11; same—Picken & Lilly Constn Co et al; Dulon & Roe (A); Jno H Rogan (R); due, $14,589.17.

JUNE 10.

No Judgments in Foreclosure Suits filed this day.

JUNE 11.

121ST st, ns, 340 w Lenox av, 20x100.11; Francis J Gottschalk—Jos Golding et al; Simpson & Cardozo (A); Patk H Maley (R); due, $16,576.

106TH st, ns, 95 w Edgecombe av, 50.1x60; Sarah Wohlgemuth—Trial Realty Co et al; Arnstein, Levy & Pfeiffer (A); Harry Bijur (R); due, $6,322.

HUGHES av, 2530; Adelaide B Stilwell—Bronx Investment Co; Merril & Rogers (A); Mirabeau L Towns (R); due, $3,127.41.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 7.

66TH st, 42 E; Lewinson & Co Jackson Realty Co; action to foreclose mechanics lien; R J D Keating (A).

KINGSBRIDGE rd, nec Nindham pl, 25x92; Jennie Scheyer—Jno J Foley et al; foreclosure of transfer of tax lien; E Jacobs (A).

JUNE 9.

18TH st, 134-6 W; Wm F Donnelly Helen S Potter; notice of attachment; W L Stone (A).

128TH st, 224 E; Annie Aaron—Andw T McKegney; specific performance; J P Fallon, Jr (A).

JUNE 10.

23D st, 114.20 E; also 23D st, 115-7 E; Gurney Elevator Co—Elbert Skannel et al; counterclaim; Phillips & Avery (A).

SAME prop; Jno P Bengston—same; counterclaim; Phillips & Avery (A).

23D st, 114-20 E; also 22D st, 115-9 E, M F Westergren Inc—Elbert Skannel et al; counter claim; Phillips & Avery (A).

40TH st, ss, 200 nw 9 av, 25x98.9; Barbara E Trevor et al—Wm E Porter et al; specific performance; J T Newman (A).

JUNE 11.

LAFAYETTE st, 204; Albt G Richter—Christiana T Richter et al; accounting, &c—G Lange, Jr (A).

HOE av, es, bet Freeman & Jennings, Lots 8 & 9; L Austin Johnson—Annie C Victory et al; foreclosure of transfer of tax lien; J W Gordon (A).

JUNE 12.

WHITE st, 124-32; Herrmann & Grace Co—Victor A Harder Realty & Constn Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

76TH st, ss, 156.3 w 1 av, 18.9x98.11; also 76TH st, ss, 175 w 1 av, 75x102; Davis Levine Co—Mary F McGuinness et al; action to foreclose mechanics lien; A H Sarasohn (A).

DECATUR av, 3342-4; Annie E Burke—Sigmund Wechsler; action to establish easement; L E French (A).

JUNE 13.

Na Lis Pendens filed this day.

Brooklyn.

JUNE 5.

BERRIMAN st, es, 100 s Sutter av, 30x100; Matthew M Woods—Jos Furst et al; J A Blenchfield (A).

CHESTER st, ws, 525 s Sackett, 25x100; Jos L Bien—Morris Cohen et al; partition; J C Judge (A).

CHRISTOPHER st, es, 25 n Sutter av, 16.8x100; Isaac Leurs—Ray Boronowsky et al; C H Levy. (A).

HOPE st, sws, 200 se Rodney, 100x100; Hudson City Savgs Institution—Fanny Patterson; T F Redmond (A).

MADISON st, ss, 21.10 w Bway, runs s48.2x ne49.5xnw18.11xw21.10 to beg; also WILLOUGHBY av, ns, 360 e Throop av, 40x100; Louise Miller—Augusta W Miller et al; partition; R E Moffett (A).

NASSAU st, ss, 182.4 e Gold st, 22.9x100x20.3x99.9; Title Guar & Trust Co—Angela M De Stefano et al; T F Redmond (A).

Otsego st, nec Hallock, —x—; City of NY—City Real Est Co et al; create a title; A R Watson (A).

POWELL st, nwc Riverdale av, 25x100; also POWELL st, ws, 75 n Riverdale av, 100x204; Winifred R Dobson—Kronengold Constn Co; R S Moorehead (A).

SACKETT st, sws, 272 se Nevins, 41.4x100; Title Guar & Trust Co—Michele Cibatemarcs et al; T F Redmond (A).

SOMERS st, ss, 120 e Sackman, runs e20xs51x sw75xw—xn75 to beg; Herbert C Smith—Israel Schwartz et al; Smith, Doughty & W (A).

STATE st, ss, 360 e Powers, 20x90; Mary A Pagan—Thos Aris et al; R S Moorehead (A).

UNION st, ss, 20 e Henry, 20x60; Peekskill Savgs Bank—Carmela Adionlfi; H L Thompson (A).

VERMONT st, es, 236.5 s Liberty av, 19.6x100; Edwin C Vom Hofe—Jas Grogan Constn Co et al; R K Jacobs (A).

VERMONT st, es, 216.10 s Liberty av, 19.6x100; same—same; same (A).

W 1ST st, ws, 390 n Av P, 40x110.4x40.2x111.4; Minnie Lambert Greerson—Harry Taylor et al; C A Clayton (A).

E 9TH st, es, 240.3 n Av T, 20x100; Emeline Davison extrx—Chas Rosiells et al; Davison & Underhill (A).

E 17TH st, es, 135 s Cortelyou rd, 40x100; Mary H Lawrence—Henry V Raymond et al; C J McDermott (A).

BAY 32D st, nws, 360 sw 86th, 40x96.8; Rolland R Rasquin—Lecorn Bldg Co; H C Glore (A).

40TH st, ss, 220 W 7 av, 20x100.2; Savgs Bank of Utica—Leonhard Helbriegel et al; T F Redmond (A).

E 48TH st, es, 260 s Av O, 20x100; George J Haacke—Celie Lack & ano; C W Phillipbar (A).

E 48TH st, es, 240 s Av O, 20x100; Wm Haacke—same; same (A).

49TH st, sws, 100 se 4 av, 30x100; Sarah W Terry extrx—Augusta Hirsh et al; W C Low (A).

49TH st, sws, 130 se 4 av, 30x100; same—same; same (A).

71ST st, sws, 320 nw 1 av, 20x100; Bklyn Trust Co—Realty Dealers et al; Dykman Oeland & K (A).

82D st, sec 10 av, 8.6x65x—x17.5; City of NY—Clara K Inteman; foreclosure tax lien; A R Watson (A).

AV D, nwc E 35th, 20x90; Savgs Bank of Utica—Jane Sweeney et al; H L Thompson (A).

AV P, ss, 129 w E 8th, 21.6x100; Florence E Morris—Palatial Homes Bldg Co; McGuire, Delany, W & C (A).

AV P, ss, 150.6 w E 8th, 21.6x100; same—same; same (A).

ATLANTIC av, ns, 80 w Pleasant pl, 17x98.7; Johanna K E Ahlers—Antonio Cierov et al; A Tameling (A).

JEFFERSON av, ss, 349.7 e Patchen av, 75.4x100; Susan A Rumpf extrx—Henry Loeffler et al; S M & D E Meeker (A).

ROCKAWAY av, nec Atlantic av, 32x85; Title Guar & Trust Co—Sam Palley et al; T F Redmond (A).

2D av, es, 20 s 46th, 120x100; Carrie Baer—Edw J McLaughlin et al; C F Corner (A).

6TH av, es, 150 s 18th, 25x100; Title Guar & Trust Co—Louis Stolitzky et al; T F Redmond (A).

17TH av, es, 81 n 79th, 19x90; Bklyn Trust Co—Gustaf A Johnson et al; Dykman, Oeland & K (A).

21ST av, nws, 440 sw Benson av, 96.8x100; Yonkers Homeopathic Hospital & Maternity Mary A Williams et al; H L Thompson (A).

JUNE 6.

LINCOLN pl, ns, 425 e Underhill av, 90x125; also LINCOLN pl, ns, 375 e Underhill av, 50x100; also LINCOLN pl, ns, 575 e Underhill av, 50x100; also LINCOLN pl, ns, 625 e Underhill av, 50x100; UNDERHILL av, ss, 525 e Lincoln pl, 50x204.2x52.1x199.4; also DEGRAW st, ss, 175 e Underhill av, 75x255.3x75x258.8; also LINCOLN pl, ss, 375 e Underhill av, 75x180.8 x25x190.3; also LINCOLN pl, ss; also ST JOHNS pl, ss, 150 e Underhill av, 25x200; also ST JOHNS pl, ss, 250 e Underhill av, 25x200; also LINCOLN pl, ss, 25 e Underhill av, 186x 25x186x—; Bensonhurst Co, Edna Yates, Walter Longman, Ed R Vollmer, Chauncey Real Est Co et al, First Constn Co of Bklyn & Horace Kent—City of N Y et al; J P Judge (A).

PACIFIC st, ns, 212.3 w Classon av, 30x80; Chas F Luby—Margt Considine et al; C S Amsel (A).

PRESIDENT st, ss, 216.6 e Henry, 25.6x100; Oliver B Van Euren trste—Jos Stewart et al; D S Edgar (A).

UNION st, swc New York av, 77.3x100; Albt P Hogle—Bedford Devel Co et al; R Stewart (A).

YORK st, ns, 50 e Hudson av, 25x75; also HUDSON av, es, 75 n York, 25x62.9x30x78.11; Universal Savgs Bank—Jos A Donagello et al; T F Redmond (A).

E 10TH st, es, 220 s Av J, 30x100; Title Guar & Trust Co—Gabrielle Constn Co et al; T F Redmond (A).

CONEY ISLAND av, ws, 109.11 s Av T, runs s60xw129.10xn58.3xe22.11xe111.11 to beg; Title Guar & Trust Co—Andw Rorvig et al; T F Redmond (A).

DE KALB av, ss, 70 w S Oxford, runs w20x s100xe11.7xe8.6xn98.4 to beg; Title Guar & Trust Co—Mary F Heaney; T F Redmond (A).

NEW YORK av, ws, 41.1 s Martense, 19.6x100; Leslie G King—Theo W Baker et al; Caldwell & Holmes (A).

PUTNAM av, ns, 470 e Lewis av, 20x100; Fredk Jr & Babette E Sauler—Lucia M Bryce et al; J Brenner (A).

RUGBY rd, es, 280 s Dorchester rd, 40x100; Catskill Savgs Bank—Walter W Travis et al; T F Redmond (A).

WESTMINSTER rd, ws, 500 s Beverly rd, 100x100; Title Guar & Trust Co—Manor Realty Co & ano; T F Redmond (A).

1ST av, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; W Thorn (A).

5TH av, nws, 89.6 sw 6th, 21.11x80; Katherine E Blossom—Sophia Rosening et al; T F Redmond (A).

11TH av, ws, 25.2 s 53d, 20x80; Richd C Speer—L W Beveridge et al; L F Hollenbach (A).

11TH av, ws, 40.2 s 53d, 20x80; same —same; same (A).

JUNE 7.

CHAUNCEY st, nec Howard av, 25x80; Max Drey exr Seligman Bendit—Saml Wells et al; Luhmann & Tenzer (A).

GRAVESEND av, e s, 120 s Av N, 20x112; Fredk Opolinsky—Sarah G Meistrele; J M Peyser (A).

JUNE 9.

AMBOY st, es, 100 n Dumont av, 100x100; Beatrice Realty & Constn Co—Crystal Constn Co et al; L Sacks (A).

COURT st, es, 75 s 4th pl, 25x100; Mary Babcock—Robt Ray Rosenblum et al; A H T Banzhaf (A).

DEAN st, ns, 350 e New York av, 37.6x114.5 Trstes of Episcopal Fund of the Diocese of Long Island—Jno L O'Brien et al; T F Redmond (A).

JACKSON st, ss, 250 e Union av, 69x100; Henry Zuber—Jos Goldberg et al; H C Botty (A).

LORIMER st, 406 to 416 & Boerum st, 173; Dietrich W Kaatz—Rose Heit et al; N D Shapiro (A).

PARK pl, sec Saratoga av, 19.6x85.5; Title Guar & Trust Co—Saml Rosendorf et al; T F Redmond (A).

ROBINSON st, ss, 76.3 w Nostrand av, 122x 180; Bond & Mtge Guar Co—Wm A A Brown et al; H L Thompson (A).

WATKINS st, ws, 270 s Lott av, 20x100; New York Investors Corp—Reiss Realty & Constn Co et al; T F Redmond (A).

WATKINS st, ws, 350 s Lott av, 20x100; New York Investors Corpn—Reiss Realty & Constn Co et al; T F Redmond (A).

E 9TH st, ws, 100 n Ditmas av, 80x100; Title Guar & Trust Co—Anna S Snyder et al; T F Redmond (A).

E 14TH st, ws, 150 s Av B, 50x100; Rosalie Berendsohn—Clarence D Quaid et al; J H Lack (A).

50TH st, nes, 120 nw 7 av, 20x100.2; Marine Society of City of N Y—Eliz Stahl et al; T F Redmond (A).

BAY RIDGE av, sws, 220 nw 16 av, runs sw 60xnw116.8xn44.6xse116.3xne20xse20 to beg; Peter J Van Note—Johanna Greenfield; E R Meade (A).

BELMONT av, ss, 50 e Thatford, 25x100; Jos Eisler—Sarah Rosenwasser et al; Kramer, Cohn & Meyer (A).

CHURCH av, swc E 31st, 96.8x100; Thos S Duhigg—Edw McHugh et al; foreclosure of tax lien; Owens, Gray & T (A).

DEKALB av, ns, 537.2 e Nostrand av, 18.9 x100; Thos S Kelly—Susan A Teeple et al; H L Thompson (A).

DUMONT av, nec Warwick, 20x90; Wells College of Aurora N Y—Max Miller et al; T F Redmond (A).

EAST N Y av, ns, 120 w Park pl, 20x70; Robt W Derby—Minnie Alperstein et al; T F Redmond (A).

Lis Pendens—Brooklyn (Continued).

WYTHE av, ws, 25 n N 10th, 25x100; Matilda G Schmidt—Illinois Realty Co et al; S M & D E Meeker (A).

WYTHE av, ws, 50 n N 10th, 50x100; same—same; same (A).

3D av, es, 134 s Union, 28x80; Title Guar & Trust Co—Vittoria Romanelli et al; T F Redmond (A).

JUNE 10.

BERGEN st, ss, 62.6 e Saratoga av, 20.10x127.8; David Schneider—Barnet Levingson et al; M E Lehman (A).

CARROLL st, sc Denton pl, 90.5x85x90x75.10; Broadway Trust Co—Amelia A Belsito et al; Breed, Abbott & M (A).

CARROLL st, ns, 475 w Columbia, 25x100; CARROLL st, ns, 55 e Van Brunt, runs e20xn 70xw10xs10xw10xs80 to beg; MERMAID av, nwc W 29th, 177.6x100; Kings Co Mtg Co—Antonio Corrado &ano; W A Robinson (A).

FULTON st, swc Richmond, 132x92x130x115; Annie E Hommel & ano—Moses Metzger et al; R K Jacobs (A).

HAWTHORNE st, ss, ws of lot if extended to Winthrop would be 1455.7 e Flatbush av, 75x106; N Y Investors Corpn—Margt E Flaherty et al; H L Thompson (A).

LORIMER st, es, 75 s Bayard, 25x75; Peekskill Savings Bank—Alfonso Polito & ano; T F Redmond (A).

MELROSE st, ses, 271.3 sw Hamburg av, 26.3x100; Ella Moore Wilhelmine Birnath & ano; to set aside deed; J A Bowen (A).

PACIFIC st, ns, 212.3 w Classon av, 30x80; Mary Flanagan—Chas F Luby et al; J W Redmond (A).

SCHOLES st, nwc Waterbury, 25x100; Frank Krefetz, Inc—Bertha Arnold et al; L Levy (A).

STERLING pl, ss, 200 e Schenectady av, 20x105; Margt E McAdam, extrx Jno McAdam—Mary Morison & ano; Overend & Buchner (A).

SUMPTER st, ns, 86.8 w Stone av, 16.8x100; Brooklyn Society for Prevention of Cruelty to Children Jos W Young et al; T F Redmond (A).

VAN BUREN st, ns, 175 e Throop av, 25x100; Hydraulic Press Brick Co—Le Vine Bldg & Contracting Co; foreclosure of mechanics lien; Phillips & Avery (A).

E 3D st, ws, 171 s Av I, 216.6x100; Emma C Sidman—J D Ranck Realty Co et al; A W Venino (A).

4TH st, sws, 133.4 nw Prospect Park West, 17x100; Bond & Mtg Guar Co—Sarah L Galleher; T F Redmond (A).

E 12TH st, ws, 670 s Av O, 40x100; Germania Real Est & Imp Co—Ida N Fentrick et al; J E Van Nostrand (A).

14TH st, sws, 141.7 nw 7 av, 18.9x100; N Y Investors Corp—Otto Hupe et al; T F Redmond (A).

16TH st, nes, 222.10 se 7 av, 25x100; Title Guar & Trust Co—Julie Deats et al; T F Redmond (A).

BAY 32D st, nws, 200 ne Benson av, 60x96.8; Anna V S Allen—Mary E Fries et al; H L Thompson (A).

63D st, ss, 152.4 w 19 av, 30x82.6; Waterbury & Mapleton Realty Co—Muskoka Realty Co et al; A Prigohzy (A).

63D st, ss, 182.4 w 19 av, 30x82.6; same—same; same (A).

70TH st, ss, 115.4 w Ft Hamilton av, 60x100; Beni Cohn Eleanor S Reid & ano; to set aside deed; G M Moscowitz (A).

ATLANTIC av, ss, 300 w Hopkinson av, 100x100; Vincenzo Luciano & ano—M & J Constn Co; foreclosure of mechanics lien; H S Lucia (A).

CLARKSON av, ss, 312.6 e 9th, 18.9x125; Broadway Trust Co—Jacob S Glaser et al; Breed, Abbott & M (A).

CRESCENT av, es, 457.8 s Jamaica av, 20x108.11x20.1x107.1; Florence H Fisher—Peter J Reiley et al; H L Thompson (A).

E N Y av, nws, 210 sw Sackman, 40x93.6x41.9x81.4; Amanda Sillman—Bertha Cohn et al; G B Smith (A).

GLENMORE av, nwc Montauk av, 24.9x100; Annie E Hommel & ano—Moses Metzger et al; R K Jacobs (A).

GLENMORE av, nwc Schenck av, 25x75; same—same; same (A).

GLENMORE av, nec Atkins av, 25x100; same—same; same (A).

KINGS Highway, sws, 26 se W 8th, 19x109.7x19.9x104.3; Anna Sundberg Williams—Otto Singer et al; Watson & Kristeller (A).

PROSPECT av, nc 5 av, 22.8x83.1x13.10x85; Jno Anson—Louis Stolitzky et al; T F Redmond (A).

ROGERS av, es, 75 s Av D, 40x102.6; Broadway Trust Co—Jacob S Glaser et al; Breed, Abbott & M (A).

RIVERDALE av, nwc Sackman, 100x100; Sack River Co, Inc—Plato Realty Co et al; J Gans (A).

WATKINS av, 60 s Blake, 20x75; Anna Fehlmann—Frank Feldman et al; Reynolds & Geis (A).

7TH av, sec 16th, 19.4x73.10; Title Guar & Trust Co—Otto Heepe et al; T F Redmond (A).

SWC of premises hereby described at a point in middle line of Church lane adjoining land Frank W & Annie J Kent, runs se257.6xne 214.3xnw257.7xsw220.2 to beg; Percival C Smith—Artimesia S Kent et al; E P Lyon (A).

LOTS 978-985 in block 1343 on map of "Homecrest," prop of Harbor & Suburban Bldg & Savings Association; Caroline H Kellock—Alphonzo Mungerston; W L Neu (A).

JUNE 11.

COTTAGE pl, ws, 319.6 s Surf av, 40x109.5; Mary Davis extx—Francisco Savarese et al; Smith, Doughty & W (A).

DEAN st, swc Howard av, 107.2x90; Josephine G Van Pelt extx—Mary Meyersohn et al; Furst & Furst (A).

GRANT st, ns, 256.3 e Keap, 18.9x95; Henry Neugass—Jno H Brouwer et al; Sternberg, Jacobson & P (A).

HUBBARD pl, sc E 40th, 28x100; Title Guar & Trust Co—Henry F Risch et al; T F Redmond (A).

HUBBARD pl, ses, 28 sw E 4th, 28x100; Title Guar & Trust Co—Sophie Panzer et al; T F Redmond (A).

LIVONIA st, ss, 60 w Bristol, 20x75.3; Home Life Ins Co—Jos Wieselman et al; T F Redmond (A).

LIVONIA st, ss, 40 w Bristol, 20x75.3; same—same; same (A).

MONTGOMERY st, ss, bet Albany & Troy avs, —x—; Tax Lien Co of N Y—Thos Blake et al; foreclose of tax lien; W Lustgarten (A).

STERLING st, ss, 100 e Rogers av, 20x100; Anna M Hubbard—Florence E Bauer et al; T F Redmond (A).

TILLARY st, ns, 25 w Adams, 25x75; David Underhill trste—Mary Dean et al; Davison & Underhill (A).

42D st, ns, 200 e 1 av, 25x100.2; Bond & Mtg Guar Co, N Y & Bklyn Bwg Co et al; T F Redmond (A).

49TH st, sws, 100 se 12 av, 40x100.2; N Y Investors Corpn—Jno R Settenberger et al; T F Redmond (A).

66TH st, sws, 220 se 13 av, 160x100; Danl Woodcock—Giuseppe Russo et al; Senftner & Senftner (A).

68TH st, nes, 180.1 se 14 av, 20x114.11x20x114.4; Jas H Murphy—Josephine D Enrich et al; foreclosure of tax lien; M E Finnigan (A).

70TH st, ns, 136 e 13 av, 36x100; Danl J Lynch—Jas C Stewart et al; J C McLeer (A).

86TH st, nes, 400 se 20 av, 20x100; Anna M Ahlefeld—Patk Greene et al; J H Lack (A).

FLATBUSH av, es, 464.7 s Clarendon rd, 106.1 x91x40.8; Montague Constn Co—N Y Bergen Co et al; B R Duncan (A).

MERMAID av, ss, 58.10 e W 23d, 80x100; Herbert C Smith et al—Francesco Savarese et al; Smith, Doughty & W (A).

PARKSIDE av, nwc Parkside ct, 41.11x105; C A Joseph Queck-Bemer—Parkside Ct Realty Co & ano; J J Kean (A).

PROSPECT av, sws, 1.8 nw Hamilton av, runs sw490.5xnw75xsw200.4xnw xnw xne240.10 xne283.4xne204.4xse600xse80.5xse250 to beg; D Irving Mead—South Bklyn Saw Mill Co et al; W H Orr (A).

RIVERDALE av, ns, 60 s Bristol, 20x75.3; U S Life Ins Co—Wolf Rosenblum et al; T F Redmond (A).

SURF av, ns, 100.6 e W 32d, 20x115.9x20.3x118.11; M Neufeld & Sons, Inc—Louis Lippman & ano; foreclosure of mechanics lien; A A Senafem (A).

TROY av, es, at division line bet land formerly of Leffert Lefferts & heirs of Saml Garretson, bet Dean & Bergen, —x—; Globe Constn Co—North Side Bank et al; W H Goode (A).

LOT 2406, Block 13 on map of 630 lots belonging to Effingham H Nicholas Esq at Lefferts Park, New Utrecht; Jas H Murphy—Josephine D Emrich et al; foreclosure of tax lien; M E Finnigan (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan and Bronx.

JUNE 7.

48TH st, ns, whole front bet Broadway and 7th av, —x—; Nathan Lyons Cossitt Land Co & Mecca Realty Co and Macon Hotel & Restaurant Co (29). 143.38

173D st, ss, whole block front bet Haven av & Fort Washington av, —x100; 173D st, ns, whole front bet Haven & Pinehurst avs, —x100; 173D st, ns, whole front bet Pinehurst & Fort Washington avs, —x100; Church E Gates & Co—Mary R Wright, Fort Washington Realty Co & Jas Carofano (26). 168.39

AV A, 198; Maximilian Zipkes—B Weinstein (28). 100.00

AUDUBON av, es, 74.11 n 183d, 18.2x70; Giannattasio Constn Co—West 184th Street Constn Co (renewal) (30). 1,089.38

HUNTS POINT av, see Seneca av, 100x150; Pietro Indelli—Geo G Graham Constn Co (27). 3,746.75

JUNE 9.

48TH st, 220-8 W; Black & Boyd Mfg Co—Adlon Constn Co & Frazee Realty Co (34). 4,500.00

56TH st, 118-22 W; Berger Mfg Co—Jno S, Danl L Jr, Harry F & Edw Coleman & Coleman Bros (32). 250.00

COLUMBUS av, 55; T H Fraser Co—Mahnken Estates, Ernest L Sulzer & M J Flanagan (33) 368.75

SENECA av, see Hunts Point av, 150x100; Bronx Cut Stone Co—Geo G Graham Constn Co (31). 1,825.00

JUNE 10.

LYMAN pl, es, 179.3 s Freeman, 75x109; Louis Greenberg—Lymore Realty Co & Saml Alkoff (39). 1,025.50

10TH st, 28 E; Melville H Bettman—28 E 10th St Corpn & Levy Goodman & Co (38) 45.00

BELMONT av, 2114; Jos Cianciullo—Ignazio Sillitti or Cesare Pianisani & Jno Westhofen (37). 875.00

BROADWAY, 1674; Sidney P Ettinger—Herbt Estates Co, Geo H Earle Jr & J H McCurry (35). 66.75

110TH st, 320 E; Berger Mfg Co—Carmela Pompa & H Davis (36). 61.00

JUNE 11.

ELSMERE pl, 795; Iram Licitra—Abr Stuermann; renewal (43). 250.00

4TH st, 167 E; Max Zwerdling—Thos Winzmuller & Jno Sullivan (47). 104.00

47TH st, 68 W—Jno H Knubel—Fanny C & Mae V Peyser & Eliz Brown (42). 50.00

106TH st, 342-4 E—P & F Corbin of N Y et al—Church Extension Committee of the Presbytery of N Y & Jones Constn Co (46). 630.00

MACLAY av, 2410-4, Jno J Bentz—Belle & Jas Dailey, Mary & Danl Daily (45). 1,300.00

PARK av, swc 134th, 100x140; Jno Brandt—Henry H Jackson & Gibeon L Young (41). 1,527.91

2D av, 1121; Chas Greenberg's Sons—Thos Kelly, Isaac Glassman & R Gruber & Sons (44). 50.00

ROAD leading from Ferris Point to Westchester, both sides, adj lands of Ferris & Stilwell, containing 47 acres; W L & G H O'Shea—St Joseph Institute for the Improved Instruction of Deaf Mutes (40). 21,803.35

JUNE 12.

106TH st, 340-2 E; McDougall & Potter Co—Church Extension Committee of the Presbytery of N Y & Jones Constn Co (52). 1,112.93

183D st, 536-44 E; Sigfrid Parson—Asaro Realty Co & Vincent Buscemi (49). 150.00

BROADWAY, 1351-69; Moritz Duklauer—Crosstown Realty Co & McNamee & Holleran (51). 1,402.50

MAPES av, nwc 181st, 50x150; Bloom & Goldreich—Regina Constn Co (53). 116.33

OLD ALBANY POST rd, es, 552.11 n old Bailey av, 52.4x78.6x54.6x63.1; Ames Transfer Co—Filomena Ventarola & Francesco Ventarola (50). 909.17

VALENTINE av, es, 200 n Town Dock rd, 25x100; Bronx Sash & Door Co—Jno & Cath Clancy & J Armburst (48). 73.20

JUNE 13.

BROADWAY, 2774; Ph Levy Contracting Co—L B Curtis & Peter Bonhait (54). 3,900.00

178TH st, swc Northern av, 105x125; Antonio Delena—Wm B Sommerville, Harmonie H Sommerville & Jacob B Hertzberg & Jos J Marrin, Jr (55). 225.00

14TH st, 138 W; City Wire Works—Seth Milliken & Coleman & Krause, Inc (56). 130.00

ALBANY POST rd, es, 476.7 n Bailey av, 27x70; Jno Attanasio—Filomena & Francesco Ventarola (57). 3,150.00

ELTON av, 810; Kalman Rubinstein—Nearv A Walters & Mary J Moriarty (58). 350.00

HUNTS POINT rd, sec Seneca av, 169x345; Hay Walker Brick Co—Geo G Graham Constn Co & Jas J Brown (59). 2,112.00

TREMONT av, 259; Aug M Adolff—Bertha Radas & Gaetano Sogesse (60). 255.00

TIEMANN av, ws, 150 n Boston rd, 25x100; A Mark—Jno Marx or Marks (61). 135.00

Brooklyn.

JUNE 5.

WITHERS st, ss, 375 w Lorimer, 25x100; Gragnans Constn Co (Inc)—Mike Cannizzaro, Vincenzo Chiara & Francesca Rumore. 3,500.00

E 2D st, 1031-3; Arthur I Robbins—J D Ranck Realty Co& †Jno Doe. 137.00

E 3D st, ws, 327 s Av I, 60x100; Smith & Theis—Harold L Naughton & J D Ranck Realty Co. 760.00

E 3D st, 1064-8; Arthur I Robbins—J P Denninger & †Jno Doe & J D Ranck Realty Co. 83.00

W 9TH st, ws, 220 s Av U, x—; Jos Koffel—Carmelv Perris. 50.00

E 15TH st, 610, 612, 618, 622 & 624; Helk & Henacker—Maysteck Realty Co & Louis Steckler. 15.00

KNICKERBOCKER av, 350; G & S Lumber Co—Aaron Ross & Goldberg & Siegel. 200.00

LAFAYETTE av, 346; Anton Sattler (Inc)—Mary E Bryan. 391.52

NEW YORK av, ws, 60 s Martense, 19.6x100; Theo W Peck—Geo Johnston & Theodora W Baker. 31.75

NEWKIRK, BEDFORD & FLATBUSH avs, 45.6x73.11x86.1; Nunziano Villano—Lehigh Land Co & Emanuel H Gold. 554.75

PENNSYLVANIA av, ws, 50 s Liberty av, 83x100; Hudson Mantel & Mirror Co—Howard Lincoln (Inc) & †Jno Doe. 385.50

SNEDIKER av, ws, 60 s Blake av, 100x100; Standard Lime Co—Snediker Constn Co & †Jno Doe. 67.85

JUNE 6.

E 3D st, ws, 214 s Av I, runs s180xw—xn64xe 100xn16xe— to beg; Wm M Young—J D Ranck Realty Co. 721.66

49TH st, ss, 254 e 18 av, 18x100.2; C M Blake—Forrest Constn Co. 185.95

53D st, ss, 325 e 14 av, 50x100.2; Morris Janower, Katherine Veronica Murray. 51.50

57TH st, ns, 180 e 7 av, 100x100; Dominica Chille—York Penn Co. 290.00

S PORTLAND av, ws, 48.3 s DeKalb av, 24x100; Cross, Austin & Ireland Lumber Co—Leonora Oberndorfer & A L Anderson. 240.66

KINGSTON av, swc Maple, 10x85; Beni Finger & Jacob Altmarck, Jacob Zilter. 315.00

MILLER av, see Arlington av, 50x75; Wm Valentine—Wm Wittenberg & Ad Helmus. 447.54

JUNE 7.

E 3D st, ws, 214 s Av I, runs s108xw—xn64xe 100xn116xe— to beg; Wm M Young—J D Ranck Realty Co & Realty Sales Co. 721.66

67TH st, 235; Claus Steffens, Otto & Henry Steffens—Saml H & Katie Bates & Jno Doe. 10.67

SURF av, ns 100.6 e W 32d, 20.2x115.9x20x118.11; M Neufeld & Son—Theo Kutyn & Louis Lippman 200.00

JUNE 9.

AMES st, es, 292.11 s Pitkin av, 50x100; Nathan Hein—Ralph Sterling, Inc 311.00

PARK pl, ns, 225 w Buffalo av, 25x127.9, Barnett Fishman & Frank Nigro—Clara Ennis. 165.00

ST EDWARDS pl, ss, 60.6 w W 30th, 40x100, J P Duffy Co—Dr Joseph Creamer R Brocklehurst & J J Gallagher. 366.50

ALABAMA av, ws, 100 n Newport av, 100x100; Sam Becker—Jac Book, Isaac Goncharick & Richd Warab. 101.00

ATLANTIC av, swc Warwick, 25x80; Jno Lucht Rudolph Wittman & R Wittmann Constn Co. 250.00

JUNE 10.

PACIFIC st, ns, 100 w Hopkinson av, 100x100; Max Krimsky & Harry Kewshansky doing business as Brooklyn Union Cornice & Roofing Co—Ocean Hill Contracting Co 378.58

SACKMAN st, nwc Riverdale av, 50x100; Hudson Wrecking & Lumber Co—M Marty, Jr. 229.9

E 3D st, ws, 260 s Av I, 29x100, Hyman Weiner—Harold L Naughton, J D Ranck Realty Co & J D Ranck. 150.00

E 3D st, 1054 to 1068; same—same 250.00

E 3D st, 1050, same—same 150.00

19TH st, 240, Paul E Frondo—Mary S Mercadante. 100.00

Bay 25TH st, 196; Nathan Rubin—Nick Ciccone & Seni Amorosi. 105.00

ATLANTIC av, ss, 300 w Hopkinson av, 100x100; Vincenzo Luciano & ano—M & J Constn Co. 1,300.00

NEW YORK av, swc Union, 78x100; Wm Haug—Bedford Devel Co, Mary C Butler, Arthur H Selinger & Lawyers Title Ins & Trust Co. 2,316.00

NEW YORK av, swc Union 19x78, Louis R Paulson—same. 1,489.32

NEW YORK av, swc Union, 78x100; M J Shelvin Plumbing Co—same. 3,000.00

SUTTER av, nwc Barrett, 99.11x100; Metropolis Lumber Co—Barrett Constn Co. 1,006.06

JUNE 11.

AMES st, es, 292.11 s Pitkin av, 50x100; Square Lumber Co—Saml Tienstein & Ralph Sterling, Inc. 188.19

DEAN st, 828, Leo Rudner—Jas Wilson 65.00

EDWARDS pl, ss, 60 w 30th st, 20x128; Albro J Newton Co—Jos P Creann & Robt Brocklehurst. 941.35

LUQUEER st, 92, Bruno Jankowitz—Margt Quinn. 75.00

SACKMAN st, nwc Riverdale av, 100x100, Steinfeld Cut Stone Co—M Martey, Inc. 490.00

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x97; Wood & Shepard Varnish Co—Richd D Monaghan, Danziger Painting Co & Bedford Devel Co 68.50

SUTTER av, nwc Barrett, 99.11x100; Steinfeld Cut Stone Co—Barrett Constn Co. 675.00

TAYLOR st, 144, Martin King—Eliza M Parkinson & Wm Welger, Inc. 125.42

TAYLOR st, 142; same—Hattie A Forshay & Wm Welger, Inc. 125.42

TAYLOR st, 146, same—Chas A E Krafft & Wm Welger, Inc. 125.42

TAYLOR st, 152; same—Robt B Scofield & Wm Welger, Inc. 125.42

TAYLOR st, 154; same—Sarah C Ormsby & Wm Welger, Inc. 125.42

TAYLOR st, 148; same—Mary E & Frank Burke & Wm Welger, Inc. 125.42

TAYLOR st, 150; same—David L Hilda Yoeman & Wm Welger, Inc. 125.42

WEST st, es, 200 n Av C, 170x100, Frank Keitz, Inc—Bristol Bldg Co 1,775.00

67TH st, ss, 172.5 w 3 av, 80x100, Hyman Goldberg—Cipora I & Harris Nevin. 350.00

BUFFALO av, es, 77.9 s Prospect pl, 25x100; Theo Ellender & ano—Pasquale Pagenozzi & Vincenzo Polito. 80.00

NICHOLAS av 307-9; T F Stoothoff—Jas W McElhinney & Sheldon C Griffin 168.39

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

JUNE 7.

MARMION av, sec 177th, P J Kane Contracting Co—C Edwin Deppler et al, Feb26'13 235.00

JUNE 9.

NEWTON av, ws, 400 s 253d; Thos McBride—Michl Palladino et al; Apr15'12. 16.47

TREMONT terrace, 720; A Iacoucci Co, Inc—Eliza Cooper et al; May1'13. 225.00

5TH av, 548; Edwin Shuttleworth Co—Andw Alexander et al; Feb7'12. 1,154.00

JUNE 10.

[1]71ST st, 168-70 E; P & F Corbin Co of N Y—Adrian V S Lambert et al; June 22'11. 174.79

[2]SAME prop; Henry H Meier—same; June 22'11. 300.00

[2]SAME prop; E Bradley Currier Co—same; June22'11. 240.00

[3]SAME prop; Chas H Darmstadt—same; June 22'11. 117.50

6TH av, 687; Jacob Myers—Isabel A De Camprubi et al; May20'13. 69.90

JUNE 11.

[3]16TH st, 427 W; Wm A Thomas Co—Public Service Realty & Mortgage Co et al; Apr21'13 54.53

162D st, 868-70 W; Peter Sinnott—Fred F French Co et al; Feb26'13. 660.00

3D av, 2008; Ely J Rieser & Co—Chas Schnabel et al; May3'13. 1,180.37

JUNE 12.

[3]9TH st, ss, 117.6 e 5 av, Hull Groppen & Co—Maggie A Peffer et al; Apr2'12. 57.44

40TH st, 340 W; Geo Ginsberg—Jno Shapiro et al; June5'13. 225.00

[2]81ST st, 522-4 E; Jno C Edmead—Jno Doe et al; May23'13. 45.00

BOSTON rd, ws, 118.11 n 166th; Weinstein Bros, Inc—Co-Free Realty Co et al; Mar10'13. 1,100.00

236TH st, ss, 105.6 w Carpenter av; Albt Guifano—Geo W Burton et al; Apr3'13. 282.96

JUNE 13.

27TH st, 164-6 W; Rosario Laura Negrod Realty Co et al; Mar17'13. 5,500.00

52D st, 443 E; Saml Baxter—S Mendelsohn & Co et al; Dec27'12. 1,625.00

173D st, ss, Haven to Ft Washington av; also 173D st, ns, Haven to Pinehurst avs; also 173D st, ns, Pinehurst to Ft Washington avs; Keystone Natl Powder Co—Mary R Wright et al; June5'13. 134.21

[3]9TH st, ns, bet 11 & 12 avs; Jno Gilliss Co In—S L Waller Constn Co et al; June5'13 500.00

26TH st 26 W; Otis Elevator Co—Rosanna Batchelor et al; Apr7'13. 83.16

BELMONT av, ws, 100 n 187th; American Iron Supply Co—Church of Our Lady of Mt Carmel; Dec31'12. 422.56

[3]8TH st, 153-9 W; Wm A Swasey—Finance of Pennsylvania et al; Jan12'12. 5,190.00

[2]47TH st, 156-70 W; Gilroy Contracting Co—Geo H Earle, Jr, et al; June4'13. 319.50

[2]14TH st, 214 E; Macolithic Concrete Co—Irvington Constn Co et al; June4'13. 601.00

[2]BROADWAY, nec 146th; Macolithic Concrete Co—Cramp & Co et al; June4'13. 1,420.00

LYMAN pl, es, 179.3 s Freeman; Louis Greenberg agt Lymore Realty Co et al; June 10'13 1,025.58

Brooklyn.

JUNE 5.

HOPKINS st, ss, 325 e Throop av, 25x100; Morris Pomerantz—Tewye Steinberg & Pachtman & Swerin; Jan30'13. 65.00

LORIMER st, 307; Robt Feinstein—Bklyn Iron Works (Inc); May27'13. 30.00

MILFORD st, ws, 170 n Belmont av, —x—; Isaac Barrow—Aaron Raskin; May1'13. 180.00

BAY 47TH st, ws, 420 n Cropsey av, 20x96.8; Cropsey & Mitchell—C Di Anullo, G Feruzzi & Paolo Lovizio; Apr22'13. 550.00

[2]78th st, 357; Jno Musans—Jno W & Dora Christiansen; Apr14'13. 58.00

[2]SAME prop; Sylvester Ross, Jr (Inc)—Dora & Jno W Christiansen & Fredk Carlin; Feb13'13 144.93

BROOKLYN BASEBALL PARK, —x—; Fiske & Co (Inc)—Bklyn Ball Club; May8'13. 825.84

BROADWAY, 916; Thos R & Saml R Short—Abr L & Ester Cramer; Apr14'13. 275.00

JUNE 6.

SEA pl, —— st w 32d, 40x135; Zachs Lumber Co—Felix Miservechi et al; May20'13. 78.28

JUNE 7.

E 18TH st, es, 140 s Av K, 40x100; also E 18TH st, es, 180 s Av K, 40x100; Thos R Driscoll—J C Denison; Jan4'13. 396.00

PENNSYLVANIA av, 340-6; Richmond Radiator Co—Dunaift Bldg Co & Conover Eng Co. Jan29'13. 600.89

JUNE 9.

KNICKERBOCKER av, 354; Frank Krefetz & Nathan Sater—Jos Kahn & Israel Sanit; Feb18'13. 849.00

MANHATTAN av, es, 150 s Meserole av, 44x100; American Hardware Corpn—Kent Mtg Co & Walter & Peter C Heidelberger; Mar14'13. 5,500.00

5TH av, 462; Erick P Backie—Adolph Ohlbaum & Garret Moore & Son; May1'13. 55.00

JUNE 10.

No Satisfied Mechanics Liens filed this day.

JUNE 11.

AMES st, es, 232.11 s Pitkin av, 20x100; Joel Beluck—Mindel Reiser & Liebe Friedberg; Apr11'13. 40.00

HIMROD st, 59-63; Henry Retmann—Cath & Henry Loerch; May23'13. 256.00

ST JOHNS pl, 440; Carmel Mazzary—Gibfort Co; Mar5'12. 150.00

44TH st, ss, 77.11 w 3 av, 22.1x75.2; Isaac Slutzky—Joe & Saml Gold & Sam Chizitsky; May21'13. 46.00

44TH st, ss, 77.11 w 3 av, 22.1x75.2; Jacob Perlman—Jos & Saml Gold & Sam Chizitsky; May21'13. 75.00

[1]Discharged by deposit

[2]Discharged by bond.

[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

JUNE 5 & 6.

No Attachments filed these days.

JUNE 7.

Raznix, Max; Harrington & Goodman; $212.99; L B Levy

JUNE 9.

No Attachments filed this day.

JUNE 10.

British-American Film Mfg Co, Ltd—J W Farnham, $546; F A McKenzie.

JUNE 11.

Hirsh, Manuel; Nina E Stein et al; $5,234.86; R Ely.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

JUNE 6, 7, 9, 10, 11 & 12.

Aronsohn & Goldman. 806 E 58th..Fairbanks Co. Machinery $700

Asaro Realty Co. 183d st ss, 55 e Bathgate av, —x—..Colonial Mantel & Refrigerator Co. Refrigerators. 465

Same. 536-44 E 183d..Metropolitan Chandelier Co. Chandeliers. 950

Same. 779-785 E 181st..Metropolitan Chandelier Co. Chandeliers. 680

Kelyoc Contracting Co. 756 Fox..Fairbanks Co. Machinery. 509.63

Lader, Joe. 180 Centre..Fairbanks Co. Machinery. 225

Regina Constn Co. Mapes av, nwc 181st, —x—..Colonial Mantel & Refrigerator Co, Refrigerators. 288

Brooklyn.

JUNE 5, 6, 7, 9, 10 & 11.

Bristol Bldg Co, Jas Moore, Pres..Byrus Lumber Mfg Corpn. Consols. 225

Crystal Constn Co. Milford st nr South Belmont av..Sterling Gas Fix Co. Gas Fix. 50

Harbor & Suburban Bldg & Savgs Assn. 62-4 Montague..A B See Elec Elev Co. (R) 775

Lemberg, Leon. Georgia av nr Dumont av.. Colonial Mantel & Refrigerator Co. (R) 500

Murphy, Annie E. 823-5 54th..Bay Ridge Chandelier Co. Mantels. 80

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

JUNE 7.

183D st, ns, 100 w Amsterdam av, 170x74.11; Abel King loans Placid Realty Co to erect a sty bldg. payments. 40,000

WESTCHESTER av, nec Evergreen av, 160x104; City Mortgage Co loans Pew Realty Corpn to erect four 5-sty apartments; 1 payment. 2,000

JUNE 9.

TAYLOR av, ws, 200 s Lacombe av, 25x100; Magdalena Erzer loans Katharina Zimmer to erect a 2-sty dwelling; payments. 8,500

JUNE 10.

158TH st, ss, 72.3 e St Nich av, 95.11x99.11; Jacob Levy loans Riverview Constn Co to erect —-sty bldg; — payments. 35,000

179TH st, ss, Hughes to Belmont avs, —x—; City Mtg Co loans Alert Constn Co Inc to erect a 5-sty apartment; 11 payments. 52,000

JUNE 11.

STEBBINS av, es, 200 n 170th, 125x76.10; City Mortgage Co loans Freeminstreet Co Inc to erect two 5-sty apartments; 10 payments. 64,000

JUNE 12.

190TH st, ss, 168.6 e Morris av, 43x78.9; Louis Reichardt loans Henry F A Wolf Co to erect a —-sty bldg; 5 payments. 32,000

BELMONT av, ws, 100 s 187th, 25x87.6; Jas G Wentz loans Carmela Barba to erect a 4-sty apartment; 7 payments. 10,500

JUNE 13.

LIND av, ws, 373.2 n 169th, 50x92.3; Manhattan Mtg Co loans Ernst Keller Constn Co to erect 5-sty apartment; 14 payments. 34,000

ORDERS.

Brooklyn.

JUNE 5, 6, 9 & 10.

No Orders filed these days.

JUNE 7.

60TH st, ns, 280 w 13 av, 20x100; Michela Porcaro on Michl Porcaro to pay D Shiccardy Trim Co. 50.00

JUNE 11.

E 4TH st, ws, 320 s Av M, 60x100; Carolina E Lacy on Sina Keck to pay Bklyn Cement Stone Co. 143.00

60TH st, ns, 280 w 13 av, 20x100 Michels Porcaro on Michael Porcaro to pay D A Ziccardy Trim Co. 45.00

NEW YORK av, swc Union, —x—; Bedford Development Co on Lawyers Title Ins & Trust Co to pay Danziger Painting Co 200.00

Building Materials.

(Continued from page 1237.)

the advice of counsel to guide them as there is no precedent covering exactly the situation as presented in this case. Even the Poultry and Ice trust cases do not apply in every detail.

In extenuation of the plan to change the nature of the proceedings it was suggested that in the case of the Greater New York Brick Company, the directors and officers were men who are in every single instance highly regarded in the communities in which they live and do business. Many have served with honor and distinction in public office without bearing a scar of disrepute. Others are heads of great industries whose prosperity is also largely the prosperity of not one but half a hundred towns and villages between this city and Cohoes on either side of the Hudson river. It would be an easy matter to go before the Grand Jury, which bears but one side, and ask it to indict men of this stamp and then drag the case through the courts for years. Many of these men are well along in years now. One has already died with the stigma of being identified with a criminal (?) corporation. As the case now stands, with the directors and officers of this corporation facing a criminal bar of justice, the sudden demise of any one of them would leave a biotch on their family name that even an ultimate acquittal of those who may survive the long prosecution could not efface.

It was suggested that the complainants in this case did not really intend to urge the prosecution to any such extreme as this; that the primary object of the complainants was to punish the corporation, as a corporation, for combining in a possible effort to control the brick market of New York City, and not to force independent competitors to come in or suffer commercial strangulation. The best interests of the People of New York would be wholly conserved by the dissolution of the offending company, if it can be shown that it is not operating within the law, and to this end, that of agreeing upon which the prosecution shall be limited to that point, the conference will be held.

If the conference results in such a decision, the counsel for the defendant company probably will waive examination and consent to go to trial at once and co-operate in carrying the case right through to completion. There are fifty witnesses to be examined whose testimony was taken in the original proceedings, but this number may be added to by either side and with cross examination the case, at best, will be ready to close before the fall building season is practically over, if then.

GRANITE WORKERS ON STRIKE.
Question of Equal Wage Scale in Quarries and City

FAILING in their attempts to obtain from the granite employers of New York the adoption of a wage scale they had previously submitted, all of the union cutters laid down their tools this week. The extent of the strike is variously stated, but so far as building operations are concerned, the industry is not entirely tied up. Many of the plants put non-union men at work this morning and the employers say that work has not been seriously interrupted. The workers say that about seventy per cent. of all the building and monument cutters are out, more than fifty per cent. representing membership in the organization.

The question at issue on the side of the men is the adoption of an equal wage scale in this city and at the quarries. At present the quarry cutters receive less than New York cutters. They demand an increase of from $4.50 to $5 a day of eight hours which the employers say they cannot pay and live in the face of the severe competition they have to face with the quarries who have their own cutting plants here. The average quarry pays $3.25 although there are some where the $4 rate under recent contracts prevails.

OWNERS ADVISED TO ACT NOW.

Instead of the Tariff Bearing the Brick Market, Higher Prices May Rule.

By WRIGHT D. GOSS,
President Empire Brick & Supply Co.

BUSINESS in the building material markets of the Metropolitan District is at the present time more or less unsatisfactory and inactive, but the condition is largely seasonable. Each year at this time a dull period is noticeable, when old work has been completed and new work is not fairly under way. This period is of longer duration and the condition is more pronounced this year than usual owing to the fact that the weather during the past winter was exceptionally favorable for carrying on structural work to completion. There was no interruption in the transporting or handling of building materials as is usual and there were but a few days when workmen were not employed in the building trades. Building operations that under normal conditions would be active during the spring months were completed some weeks earlier than expected. The inactivity usualy incident to the winter months is apparent in the increased spring dullness.

Up to the present time I believe that the tariff agitation has not had any appreciable affect upon the building material business, but the prolonged discussion by Congress of the tariff and financial legislation will doubtless have a disturbing effect upon all business. What is needed is some speedy decision regarding these matters so that business men everywhere may have some fixed chart to steer by. There is much force in the remarks recently attributed to a prominent railroad man and financier, "If legislatures could be adjourned for a period of ten years, business would have time to recover its breath."

It is local conditions that most intimately affect the building material markets. It has often been that when general business was lagging, building was most active in the Metropolitan District. There are indications that there will be within a short time an increase in the demands for building supplies.

Prices have held firm during the past few months in the principal articles. The difficulty experienced by manufacturers of both brick and cement in securing sufficient labor to properly equip and run their plants, together with the increased cost of the necessary supplies, is making for a higher cost of production, which will be reflected in the higher selling price of the finished products. The cost of production has steadily advanced for a series of years.

Buyers have withheld the placing of their orders for building materials until actually needed, evidently expecting to find prices more favorable. This attitude, I believe, will be found to be a mistake. Every indication is that if any change should take place in the prices of the principal building supplies, such as brick, cement and lumber, it would be to higher rather than lower levels.

Investors and owners of real estate who wish to improve their properties, will, I think, wait for some time for a more favorable period in which they may carry on their operations, so far as supplies and labor conditions in the skilled trades are factors.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Cedar st, 1 Kane & Behrens.....A-C
Delancy st, 178—Henry Turk.....A-G-C-I
Goerck st, 153-55—Geiband Contracting Co.L
Grand st, 314—Julius Prince.....A-C
Greenwich st, 173—Hudson Companies.....C
Mangin st, 48-58—Rosie Finkelstein.....C-D
Mangin st, 48-58—U S Cabinet Bed Co.....F-A
Mulberry st, 109—Vito Pennacebio C
Ridge st, 87—Rosie Rubenstein C
Water st, 516-18 Wolf Elkins & Morris Greenberg C

Numbered Streets.

1st st, 95—Barnett Ershowsky.....C
2d st, 264-6 Mayer Fargosth & Benj Gelbrocks C
3d st, 5 E -Richard Moller .....A
6th st, 227 E—V Mastronardi & Co.....A
14th st, 120-4 W -The Reliance Trading Co A-G
14th st, 150 E—Empire Film Co.....C-F-E
14th st, 150 E—The Stuyvesant Estate....B-C
15th st, 629 E—American Pastry & Mfg Co. L-K-C
19th st, 8-10 W—J X Steifel & Co.....D
19th st, 8-10 W—Joseph Brecher.....D
19th st, 8-10 W—Solomon Silberblatt.....D
19th st, 8-10 W—Rothleder & Bonnart.....D
19th st, 8-10 W—Abraham Lustgarten.....D
19th st, 8-10 W—Celia Shafer.....D
19th st, 8-10 W—Benjamin Martin.....D
19th st, 8-10 W—Sam'l Altholz.....D
19th st, 16-20 W—David Spero.....D
19th st, 16-20 W—Chas Bergstein.....D
19th st, 16-20 W—Abraham Selwitz.....D
19th st, 16-20 W—Cohen & Friedlander.....D
19th st, 35 W—Terry & Greenberg.....D
19th st, 35 W—A Gordon Co.....D
19th st, 35 W—Max Magnus & Co.....D
19th st, 39-47 W—Diamond Point Pen Co....D
19th st, 39-47 W—Max Mandel .....D
19th st, 39-47 W—Moore & Gibson.....D
19th st, 39-47 W—John & Gustav Mikola.....D
19th st, 39-47 W—H J Mendetz & Co.....D
19th st, 39-47 W—Joseph Krein'k.....D
19th st, 39-47 W—Kroywen Realty Co.....D
19th st, 137 W—Michael Pignatelli.....L
20th st, 26 W—Bertha K Bartlett.D-G-E-C-F-B
20h st, 26 W—Herman Loeffler.....G-A
20th st, 26 W—Herman Jacobs.....F-G-A-D
20th st, 26 W—Simion V Menden...D-F-G-E-A
20th st, 26 W—Samuel Nodel.....G-F-E-A-D
20th st, 26 W—Lewis Witnick.....G-F-E-A-D
20th st, 27-33 W—Ed S Rappallo.....D
20th st, 27-33 W—Plebes & Co.....D
20th st, 27-33 W—Leipsig & Rosenberg.....D
20th st, 27-33 W -Dannenbaum Bros.....D
20th st, 27-33 W—Manhattan Wrapper Co....D
20th st, 27-33 W—Louis Leibowitz.....D
20th st, 27-33 W—Abraham L Schulman.....D
20th st, 32-34 W—David Price.....D
20th st, 32-34 W—Emil Deutsch.....D
20th st, 32-34 W—Colonial House Furnishing Co. .....D
20th st, 32-34 W—Von Albrecht & Co.....D
20th st, 32-34 W—Simon Adelson.....D
20th st, 32-34 W—K Silverman & Lederer....D
20th st, 32-34 W—L & H Beck.....D
20th st, 32-34 W—Chas Gottlieb.....D
20th st, 32-34 W—Michaelson & Davis.....D
20th st, 32-34 W—Wallace Bamberg.....D
20th st, 32-34 W—Louis J Sloat & Bros.....D
20th st, 32-34 W—Independent Garment Co...D
20th st, 35 W—Joseph Rubel .....D
20th st, 35 W—Malthy Galston Estate.....D
20th st, 35 W—Eckstein & Kass.....D
20th st, 35 W Eagle Embroidery Works.....D
20th st, 36-38 W -Julius Heimann.....D
20th st, 36-38 W—Louis Schwartz.....D
20th st, 36-38 W—Queen Waist Co.....D
20th st, 36-38 W—Popular Mfg Co.....D
20th st, 36-38 W—Kaplow Brothers.....D
20th st, 36-38 W -Pomeranz Brothers.....D
20th st, 37-45 W -Anna C Ewing.....D
20th st, 37-45 W—Isidore & Saml Ulman.....D
20th st, 37-45 W—National Shirt Waist Co...D
20th st, 37-45 W—Joseph A Goldstein.....D
20th st, 37-45 W—Sigmond Scheer & Ike L Meyer .....D
20th st, 37-45 W -Parisian Mfg Co.....O
20th st, 37-45 W—Eagle Shirt Co.....D
20th st, 37-45 W Howard Ladies' Apparel Co. .....D
21st st, 23-25 E—Weltman Bros.....D
21st st, 40 E -Gerturde V Morgan & P M Morgan .....E
21st st, 18-20 W—M Dreyer & S Turkel.....D
21st st, 18-20 W—Joshua, Max & Joseph Heit..D
21st st, 18-20 W—David Nadler & Co.....D
21st st, 18-20 W—Carl Gutmann & Co.....D
21st st, 18-20 W—Samuel Floersheimer.....D
21st st, 31-33 W—Barton Hanis.....D
21st st, 31-33 W—Jacob Polonsky.....D
21st st, 31-33 W—Goldfield & Lackman.....D
21st st, 31-33 W—Meirowitz & Kaiser.....D
21st st, 31-33 W—Lubang & Beck.....D
21st st, 38-44 W—Sam S & Sam Greenberg...D
21st st, 38-44 W—Morris & Sam Porkress.....D
21st st, 38-44 W—Geo & Arthur Wise.....D
21st st, 38-44 W—J Schwartz & L Lustig.....D
21st st, 38-44 W -Hyman M Kutner.....D
21st st, 38-44 W—R Schram & J Norden.....D
21st st, 38-44 W—Louis Sachs.....D
21st st, 38-44 W—Morris Kantrowitz.....D
21st st, 43 W -A Ratzkin & S Zimbler.....D
21st st, 43 W—Chas J Gould.....D
21st st, 43 W—Isadore Bachmuth.....D
21st st, 43 W—New England Button Co.....D
21st st, 43 W—Well-made Clock Co.....D
21st st, 46 W—Posner Bros.....D
21st st, 46 W—Adelaide K Rhinelander.....D
21st st, 46 W—Zelickson, Lisman & Levine...D
21st st, 46 W—David Bendersky.....D
21st st, 121 W—Mrs Frederick K Condict.....B
21st st, 132-4 W—Strauss, Hohtnstein Co....D
21st st, 132-4 W—Neustate Co.....D
22d st, 20-6 W—E C McWatty.....D
22d st, 20-6 W—Lion Mfg Co.....D
22d st, 20-6 W—U S Raincoat Co.....D
22d st, 20-6 W—Princess Waist Co.....D
22d st, 20-6 W—M Fox & Co.....D
22d st, 20-6 W—Reliance Waist Co.....D
22d st, 20-6 W—Hahn & Feldman.....D
22d st, 20-6 W—Lily of France Corset Co....D
22d st, 20-6 W—Geo F Owen.....D
22d st, 20-6 W—Paul Gumbrimer Mfg Co....D
22d st, 20-6 W—Estate of John H Taylor.....D
22d st, 40-2 W—Segal & Sinkin.....A-G
22d st, 56-8 W—Nathaniel Michaels.....D
22d st, 132-4 W—Rose Dress Co.....D
22d st, 132-4 W—Harry L Block.....D
22d st, 132-4 W—Chas Lavine & Co.....D
22d st, 132-4 W—L Sheinhouse & Son.....D
22d st, 132-4 W -Jacob Ferber.....D
22d st, 132-4 W—H Weinberg & Sons.....D
22d st, 132-4 W—R Tahan Bros & Co.....D
22d st, 132-4 W -Freedman & Adler.....D
22d st, 132-4 W—Steger & Spagat.....D
22d st, 132-4 W—Victoria Bldg & Con Co....D
22d st, 132-4 W—Rein Bros .....D
23d st, 256 W—John J Cavanagh.....E
25th st, 119-24 W—Richard E Mount.....E
28th st, 13-15 W—Robert Hoe Estate.....A
28th st, 40 W—Frank Young.....A-F
28th st, 40 W—Simon Roth.....A-F
28th st, 40 W—Seren Roth.....A-C-G-F
28th st, 40 W—Ernst Gudeman.....A-C-G-F
28th st, 40 W—Max Herzka.....G-A-F
28th st, 40 W—Martin H Goodkind....G-E-C-F
28th st, 40 W—Wm Hurst.....A-F
28th st, 40 W—Marcus Papanek.....A-F
28th st, 40 W—Morris Sepo.....A-F
28th st, 40 W—Lewis Bauman.....A-F
28th st, 40 W—Consolidated Gas Co.....C
28th st, 131-3 W—Mitchell Maginnis.A-C-E-G-B
29th st, 163 W—Goldberg, Davidson Co.... L-O-G-A
32d st, 9 W—B O'Connor & H Wulfers.....O
32d st, 9 W—Margaret I Hoyt.....C
32d st, 132 W—M Stone Packing Box Co..L-E-A
33d st, 14-16 W—Astor Estate.....C
34th st, 300 E—Nora S King.....C
34th st, 300 E Nicholas Camarinos C
34th st, 313-23 W—Shubert Theatrical Co of N J .....A
39th st, 22 W -Hoffman Miller .....E
42d st, 260 W—General Film Co.....L
43d st, 605-55 W—Elias S. Higgins.....B
45th st, 529 W—Acetylene Welding Co.....L
46th st, 164 W—Sims Bros.....A-G
46th st, 306 E -Francis M Finck.....C
47th st, 247 W—Elmore Sales Co.....G
48th st, 203 E—Louis Schoens.....C
49th st, 244 W—Reliance Auto Parts Mfg Co..O
50th st, 501 W—Tenth Av Amusement Co.I-C-A
51st st, 103 W—Chas K Starr.....L-K
51st st, 103 W—S Barton French.....C
51st st, 159 W—Panama Oil & Grease Co.....L
51st st, 161 W—Adams Grease & Oil Co.....L
54th st, 136 W—Eleanor E Ward.....K
54th st, 231 W—The Stewart Automobile Co.K-G
54th st, 231 W -John H Stoddard.....C
54th st, 242-252 W -54th St Rity Co.....K
55th st, 611 W—Racich Asbestos Mfg Co.....A
64th st, 164 W—Thos B Headen.....C
65th st, 246 W—Cimiotti Bros.....G
67th st, 217-19 E—M S Schlesinger & Co. B-C-F-G
67th st, 42-50 W—William Bird.....A
67th st, 42-50 W—William Woop.....G-A
67th st, 42-50 W—Wm Craig.....G-A
67th st, 42-50 W—Reliable Electric Plating. G-C-A
67th st, 42-50 W—Daniel E Seybel.....C-A-E
67th st, 42-50 W—Wm Kunze.....G-C-F-A
67th st, 42-50 W—Segar & Gross.....G-C-F-A

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Yale Club to Break Ground.

The Yale Club will break ground by July for its new twenty-story clubhouse to be erected at the northwest corner of Vanderbilt avenue and 44th street, on a plot 90x100 feet, but to this date no building contracts have been issued. There are many details in connection with the plans yet to be worked out. The entrance hall, a visitors' room and coatrooms will be on the ground floor. On the second floor will be a cafe and a large lounging room. On the third floor billiard, card and other clubrooms will be installed, and on the next floor the library, with the assembly rooms on the fifth floor. It is probable that the floors above will be made up of bedrooms, with eighteen rooms on a floor. Provision also will be made for a gymnasium, squash courts, a swimming pool, and for several private dining rooms, besides a large club dining room. The exterior will be of marble and limestone. James Gamble Rogers, 11 East 24th street, the architect, estimates the cost at $1,000,000. (For a list of the committee in charge see issue May 4, 1912.)

To Push Equitable Building.

The Thompson-Starrett Company, 49 Wall street, general contractors for the new Equitable Building, to be erected at Broadway, Nassau, Cedar and Pine streets, is arranging for the immediate erection of the work as rapidly as possible. This week they awarded to the O'Rourke Engineering & Construction Company the cofferdam work and entire foundation contract, and to the American Bridge Company the steel. All other contracts will be awarded promptly as required. D. H. Burnham & Company, 80 East Jackson Boulevard, Chicago, Ill., the architects, estimate the cost of the building at $8,000,000. The height is thirty-six stories and 167x310x152x305 feet in dimensions. The Thompson-Starrett Company plan to complete the entire work by January 1, 1915.

R. G. Dun Company to Build.

The R. G. Dun Company, 290 Broadway, for many years located at that address, has purchased a new site and will soon start the erection of a new printing plant at the northwest corner of Butler and Nevins streets, Brooklyn, on a plot 100x103 feet. The property was formerly used by the Halstead Company as a lumber yard. The structure will be fireproof and so built that additional stories may be added at a future time. An architect has practically been selected, but no estimates have been taken on the general contract.

Architects for West End Apartments.

The West 82d Street Realty Company, Harry Schiff, 353 West End avenue, president, and Lena Schiff, vice-president, has commissioned Schwartz & Gross, 347 Fifth avenue, to prepare plans for a twelve-story apartment house, to be erected at the northeast corner of West End avenue and 96th street, 100x125 feet. Work will go ahead at once.

Paternos to Build More Apartments.

Schwartz & Gross, 347 Fifth avenue, are preparing plans for two thirteen-story apartment houses to be erected by Paterno Brothers (Inc.) on the east side of Broadway between 78th and 79th streets. The houses will represent the highest type of construction for buildings of this class. Each will be provided with two means of egress, in accordance with the new tenement house amendments, but no decision has yet been made whether to have a fire tower or an extra interior stairway of fireproof construction.

Home for Bad Boys in Orange County.

The City of New York is said to have secured land at Denton, Orange County, New York, on which it is proposed to erect a school of correction for refractory boys. The property includes the Ryerson farm of four hundred acres, the Riggs farm of one hundred and fifty acres, and fifty acres of the Van Steenburg farm, being located midway between the city's tuberculosis sanitarium at Otisville and the property at Warwick upon which is to be erected a home for inebriates.

New Residence in 95th Street.

Mrs. Amory S. Carhardt, of Tuxedo, N. Y., will erect a town residence at 3 East 95th street, from plans being prepared by Horace Trumbauer, Philadelphia, Pa. H. H. Oddie, 251 Fourth avenue, is figuring the general contract and wants bids on all sub-contracts by June 17.

Knickerbocker Club to Build.

The Knickerbocker Club, 319 Fifth avenue, has purchased the property at 805 to 807 Fifth avenue, and contemplates the erection of a five or six-story clubhouse there. No architect has yet been retained.

PERSONAL AND TRADE NOTES.

H. BERNSTEIN, INC., iron works, has removed from 1397 Av A to 338 East 95th st.

WILLIAM TWEEDDALE, a designer of ornamental structural iron work, died Monday at his home, No. 905 Union st, Brooklyn.

CHIEF ENGINEER NELSON P. LEWIS, of the Board of Estimate, sailed for Europe yesterday, to attend an international highway conference.

ALFRED HOPKINS, architect, has moved from 11 East 24th st to 101 Park av. Edward Burnett, his former partner, remains at the old address.

CHARLES HANSEL, consulting engineer, 43 Wall st, has resigned as chief engineer of the Cincinnati Union Depot & Terminal Co., Cincinnati, O.

MISS M. H. MEAD, of Harrisburgh, Pa., just graduated, is the first woman architect to receive a degree from Columbia University. She will go in for city planning.

PAUL FORD MANN has severed his connection with the firm of Waterbury & Mann and will continue the practice of architecture at 16 Dunn Building, Buffalo, N. Y.

FRANK T. TOWNSEND, recently assistant engineer New York State Highway Department, has been appointed assistant engineer of the Inspection Department of the Dunn Wire-Cut-Lug Brick Co., Conneaut, Ohio.

W. D. HOWELL CO. has filed incorporation papers at Albany to do a general construction business, with offices in The Bronx. Wm. D. Howell, John L. Howell and Henry S. Howell, Jr., all of Westchester, are the directors. Richard H. Arnold, 120 Westchester av, is the attorney.

LUDWIGS & THUM, of 87 Centre st, have dissolved partnership. Mr. Ludwigs is now doing business under the name of Henry Ludwigs, 450 East 79th st. He is a painter, decorator, paperhanger and hard wood furnisher.

F. S. SORACI & CO., general contracting and construction, have filed papers with, F. B. Knowlton, 154 Nassau st, Wm. L. Goeltz, 2073 Vyse av, and L. W. Goeltz, 2073 Vyse av, as directors. The attorney is M. A. Barney, of Manhattan.

TOONKEL & LEVITIN CONTRACTING CO., realty and construction, with offices in The Bronx, and Max Toonkel, 67 East 112th st, Louis Levitin, and Esther Levitin, of 795 East 151st st, Bronx, as directors, has been incorporated. Sol. S. Hauben, 89 Clinton st, is the atorney.

GREENBERG CONSTRUCTION CO. has been incorporated to deal in brick, concrete stone, etc., in Manhattan with Isaac Greenberg, Pauline Greenberg and David S. Greenberg, 326 East 159th st, as directors. The attorneys are Loeb, Bernstein & Ash, 55 Wall st.

GAGEN & BUTLER, general contracting and electrical work, have filed papers, with James M. Gagen, 520 West 134th st, Edwin C. Butler, 251 West 97th st, and Jas. E. Finegan, 221 Ainslie st, Brooklyn, as directors. The attorney is Jas. E. Finegan, 154 Nassau st.

MESSRS. HERING & FITCH, architects, have been engaged as consulting architects for the Estates of Great Neck, with power to reject any plans that do not conform to the best standard of architecture, or that are out of harmony with the spirit of the environment.

ANNAONE CO. has been incorporated to do a realty and construction business with offices in Brooklyn. Frank Doudera, 141 Lott st, Walter J. McGill, and Henry R. Nostrand, of 189 Montague st, all of Brooklyn, are the directors. The attorney is H. R. Nostrand, 189 Montague st.

THE FEIN MASON CONTRACTING CO. has filed incorporation papers at Albany to do general mason and building work in Brooklyn, with Harry Fein, Israel Mihlstein, and Fannie Fein, all of 359 Elton st, Brooklyn, as directors. The attorney is Maurice Rose, 1764 Pitkin av, Brooklyn.

STAR PAINTING & DECORATING CO. has been incorporated to do a house decorating business with offices in Brooklyn. Morris Rothstein, 156 Newport av, Isaac Seid and Harry Lifschitz, 154 Newport av, all of Brooklyn, are the directors. Jos. M. Lifschitz, 132 Nassau st, is the attorney.

THE BOARD OF ESTIMATE on Thursday approved the report of the corporate stock budget committee for the appropriation of $750,000 to build the proposed new wing of the Metropolitan Museum of Art. This is the wing that the trustees need to properly house the Morgan collection.

STEEL INFUSION CORPORATION has filed incorporation papers to deal in steel and metal products with offices in Manhattan. Alfred J. Thompson and Wm. Nelson Thompson, of 60 Broadway, and Harold R. Berry, 48 Wall st, are the directors. The attorney is Henry S. J. Flynn, 271 Broadway.

LONG ISLAND CITY INVESTORS CORPORATION has filed papers to do a realty and building business with offices in Manhattan. Miles F. Gordon, 55 Liberty st, Aloysius P. Nestor, 1 Wall st, Corwin Black, 2 Rector st, et al, are the directors. M. F. Gordon, 55 Liberty st, is the attorney.

SORACI-WILLIAMS CONTRACTING CO. has been incorporated to do a general contracting business in Manhattan, with Salvatore Soraci, 327 East 113th st, Rossell S. Williams, 254 West 98th st, and David Lion, 349 Central Park West, as directors. Louis Steckler, 261 Broadway, is the attorney.

HENRY WELLS DURHAM, chief engineer of highways, N. Y. C., has been appointed by Mayor Gaynor to make a study of paving and street maintenance in European cities, and to represent the City of New York as delegate to the International Road Congress to be held this month at London, England.

R. E. MOLEAR CO. has filed incorporation papers to do a realty and construction business in Manhattan. Roscoe C. Humphrey, 1260 56th st, Brooklyn, Robert C. Lipman, 790 Riverside drive, and Jacob J. Alexander, 147 West 111th st, are the directors. Robert E. McLear, 115 Broadway, is the attorney.

EMPIRE WRECKING CO. has been incorporated to do demolition and razing of buildings with offices in Brooklyn. Max Mininsohn, 734 Rockaway av, Brooklyn, Nathan Epstein and Rebecca Epstein, both of 27 Pike st, N. Y. C., are the directors. The attorney is Jos. Goldstein, 16 Court st, Brooklyn.

THE CANADIAN FAIRBANKS-MORSE CO., Ltd., has taken over the Canadian agency of the Orenstein-Arthur Koppel Co., manufacturers of industrial and portable railway material at Beaver, Pa. The Fairbanks-Morse Co. has offices in Montreal, St. John, Ottawa, Toronto, Winnipeg, Saskatoon, Calgary, Vancouver and Victoria.

Personal and Trade Notes (Continued).

SOUTHERN CONTRACTING & ENGINEERING CO. has filed incorporation papers to do a realty and construction business in Manhattan. Paul Everett and Clarence Cohen, 87th st and Broadway, and Frances E. Reid, 31 Ormond pl, Brooklyn, are the directors. The attorney is W. J. Carlin, 2 Rector st.

COTTON MACHINERY CO. has been incorporated to manufacture and deal in engines, machines and all kinds of hardware. William H. Brady, 559 West 26th st, Erle L. Austell, 131 Riverside drive, and Edgar W. Smith, 102 Underhill av, Brooklyn, are the directors. Wm. H. Brady, 559 West 26th st, is the attorney.

EDWIN THACHER AND WILLIAM MUESER announce that they have dissolved the partnership conducted under the name of the Concrete-Steel Engineering Co., 21 Park Row. Mr. Mueser will continue the business under the former copartnership name and Mr. Thacher will engage in private practice, with offices at 21 Park Row.

BOND REALTY & IMPROVEMENT CO., realty and general contractors, has filed incorporation papers, to do business in Brooklyn, with Samuel Selig, 34 Fuller pl, Brooklyn, Samuel Michels, 181 7th av, N. Y. C., and Bernhard Posner, 381 Hinsdale st, Brooklyn, as directors. H. Epstein, 44 Court st, Brooklyn, is the attorney.

ELECTRICAL ENGINEERS.—The thirtieth annual convention of the American Institute of Electrical Engineers will be held in Cooperstown, N. Y., June 23-27, 1913. The official headquarters of the Institute during the convention will be at the Hotel O-te-sa-ga, where the technical sessions will be held. Members are requested to register at Institute headquarters on their arrival in Cooperstown.

STEEL CITY ELECTRIC CO. of Pittsburgh announce the appointment of R. W. Young as sales representative in the metropolitan district of Greater New York and in the New England States, with offices located at 27 Thames street, New York City. The company makes "Steel City" outlet boxes, "Star" bushings, locknuts, Fullman floor outlets, fixture stems, universal insulator supports, beam straps, conduit benders and other electrical specialties.

ENGINEERING CONTRACTORS.—The American Society of Engineering Contractors has rooms on the tenth floor of the Bowling Green Building, which are open every day from 9 a. m. to 5 p. m. Members advertising for bids on construction work can file plans and specifications at the society rooms, for the convenience of intending bidders in New York and vicinity. Announcement of such bids is posted on the bulletin board and printed in the journal. The society also receives plans and specifications from non-members. The privileges of the library and reading-room are extended to the members of other technical societies, and those who desire to attend any of the regular meetings of the society are also welcomed.

CARL F. PILAT, of the firm of Hinchman & Pilat, 52 Broadway, was chosen by the Park Board on Thursday to succeed Charles D. Lay as landscape architect of the Park Department. Mr. Lay resigned six weeks ago. At the last meeting of the board it was decided to submit four names to Mayor Gaynor and let him make a choice. Mr. Pilat's name was on the list. The salary is $4,000 a year. Mr. Pilat is 38 years old, unmarried, and a graduate of Cornell University. He specialized in horticulture and landscape architecture, and received the degree of Bachelor of Science in agriculture. He had practical experience in the Park Department of Rochester, and spent a year in travel in Europe, working under landscape architects there. He is a fellow in the American Society of Landscape Architects.

OSCAR C. HERING of the firm of Hering & Fitch, has been commissioned by the McKnight Realty Company to visit Port Sunlight, Bourneville, Letchworth, and other "garden cities" of England with a view to adopting the principles of design employed in those charming communities to the development of extensive properties about to be improved by the above-named company. Armed with letters to Ambassador Page, the British Institute of Architects and prominent English architects, Mr. Hering expects to obtain valuable information. A new word has been coined to describe the recent awakening to the utilitarian value of beauty and good taste in the development of our suburbs. The "beautility" (beauty and utility) of a comprehensive town plan and of architecture in harmony with the environment and of the landscape, interpreting the spirit and needs of the people, has come to be recognized as an important factor in successful suburban development.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—J. Romaine Brown, 105 West 40th st, contemplates the remodelling of the Johnson Road House, at Jerome av near 170th st, for which no architect has been selected. Project will probably not go ahead until fall.

MANHATTAN.—The Aetna Amusement Co., Long Acre Building, Broadway and 42d st, has leased the plot at the southeast corner of Broadway and 107th st, which contains about 11,000 sq. ft., for a term of 21 years. The company contemplates the erection of a theatre and office building on the site to cost about $160,000. No architect has yet been selected.

MANHATTAN.—John Wanamaker, Broadway and 10th st, has leased the stable and garage at 142-156 East 31st st, and contemplates altering same. The garage is all equipped. No architect has been retained.

WESTFIELD, N. J.—The Board of Education, D. G. Egel, president, will select five architects to compete at some future date for a 5-sty brick school to be erected here at a cost of about $110,000.

BRANCHVILLE, N. J.—The First National Bank of Branchville, A. J. Canfield, president, and M. L. Bond, cashier, contemplates the erection of a bank building in Broad st. Nothing definite has yet been decided.

LONG ISLAND CITY.—Toch Bros., 320 4th av, N. Y. C., contemplate the erection of a brick and stone warehouse and factory building adjoining the plant in 8th and 9th sts, for which no architect has been selected.

BROOKLYN.—Competitive sketches are being received by the Long Island Automobile Club, 920 Union st, Brooklyn, Chas. Herman, president, John F. James, Jr., 193 Montague st, Brooklyn, chairman of building committee, to be erected on Eastern Parkway, through to Lincoln pl. An architect will probably be selected about June 21. Cost, about $85,000.

DELAVAN, N. Y.—The Delavan Bank, R. C. Pinguy, contemplates the erection of a bank building here. Nothing definite has been decided and no architect selected.

SCHENECTADY, N. Y.—Ellis Hospital, Nott terrace, Schenectady, Gerardus Smith, president, G. E. Emmons, chairman of building committee, contemplates making additions to the hospital at Nott terrace, to contain 75 beds. No architect has been selected.

KEASBEY, N. J.—The Ostrander Fire Brick Company, Kaolin st, Ostrander, N. J., and 417 14th st, N. Y. C., represented by Harry A. Mohr, contemplates rebuilding the manufacturing plant here. No architect has been selected.

ALBANY, N. Y.—The Albany Industrial Building Co., Peter C. Kiernan, chairman of building committee, 100 State st, contemplates the erection of an industrial building here. Competitive sketches are being received. Cost about $200,000.

MONTVILLE, N. J.—The Columbia Paint Works, John Capstick & Sons, 99 Franklin st, N. Y. C., contemplates rebuilding their factory here, probably of concrete, 3-stys, 60x100 ft. No engineer has been selected. It is expected that an architect will be selected about August 15, and bids will be received about September 15. Cost about $75,000.

MABBETTSVILLE, N. Y.—The Board of Education of Mabbettsville, Frank Welling, president, is receiving competitive plans for a 2-sty brick high school to cost about $80,000. No architect has been retained.

GASPORT, N. Y.—The Village of Gasport, Edward Sweeney, chairman of building committee, contemplates the erection of a 2-sty brick school here in Niagara County. No architect has been selected.

ELLENVILLE, N. Y.—The Board of Education of Ellenville, N. Y., Ulster County, R. T. Cookingham, president, is receiving competitive sketches for a 2-sty brick high school to be erected here, at a cost of about $50,000.

PORT JERVIS, N. Y.—The Board of Education of Port Jervis, Orange County, District of Cahoozie, Paul Boehmler, Sparrow Bush, N. Y.,

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trustee, contemplates the erection of a school here, for which no architect has been selected.

LIVINGSTON, N. J.—The Board of Education of Livingston Township, Anderson Squier, chairman of building committee, contemplates the erection of a high school in South Midway and Cedar sts, for which no architect has been retained. The project will probably be 2-stys and of brick construction.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. F. Snyder, Getty sq, architect, is taking bids on the general contract for a 4-sty brick tenement, 25x67 ft., to be erected in Willow st, for Thomas Troy, School st, owner. Cost about $10,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 50x107 ft., to be erected at the southeast corner of 4th av and 10th st for the Rogers Improvement Co., 320 6th av, owner, S. L. Rosenberg, 320 6th av, Brooklyn, is taking bids on subs. Cost about $50,000.

BANKS.

BROOKLYN.—John Bergesen, 153 West 126th st, N. Y. C., architect, is taking bids for alterations to the banking rooms at the southwest corner of Av A and 7th st for L. W. Shwenk, 294 Bedford av, owner.

DWELLINGS.

95TH ST.—H. H. Oddie, 251 4th av, is figuring the general contract and desires bids on all subs until June 17 for a residence to be erected at 3 East 95th st, for Mrs. Amory S. Carhardt, Tuxedo, N. Y., owner. Horace Trumbauer, Philadelphia, Pa., is architect.

BROOKLYN.—H. E. Esterbrook, 1463 Fulton st, Brooklyn, architect, advises that he wants bids at once on all contracts for a 2½-sty and attic frame residence to be erected at the northeast corner of Beverly rd and 54th st, Rugby, Brooklyn.

MUNICIPAL WORK.

TRENTON, N. J.—Bids will be received until 12 m. June 17 by the State House Commission, E. J. Edwards, secretary, for about 11,000 cu. yds. grading on the State House grounds.

SCHOOLS AND COLLEGES.

MANHATTAN.—Maginnis & Walsh, architects, of Boston, Mass., have prepared plans and are now taking estimates for the parochial school to be erected in 84th to 85th sts, between Madison and Park avs, for the Church of St. Ignatius Loyola. The building will be 5-stys, 125x193 ft., containing baths, swimming pool, lecture halls, auditorium, and is estimated to cost $500,000. Local builders are submitting estimates.

EDGEWATER, N. J.—Sealed proposals will be received by the Board of Education of Edgewater, N. J., until 8 o'clock p. m. July 7, at the Board of Education rooms in the Borough Hall, for the complete construction of a public school building, plans and specifications for which may be secured from the architect, Ernest Sibley, of Palisade, N. J., or from the district clerk, Thomas F. Rigney, Edgewater. Bids for the general construction and for the heating and ventilating will be taken separately. A certified check for $1,000 for the general construction and $500 for the heating and ventilating, must accompany each proposal, made payable to the custodian of school moneys of the borough of Edgewater, to be forfeited to the borough for school purposes in case the bidders receiving the awards shall fail to execute a contract and furnish bonds within ten days after notification of the acceptance of their bids. A surety company's bond for 50 per cent. of the contract price will be required from the successful bidders for the faithful performance of their contracts. The Board of Education reserves the right to reject any or all bids. Contractors who desire plans and specifications may receive same by depositing a certified check for $10 made payable to the Custodian of School Moneys, Borough of Edgewater, which check will be returned to bidders on the return of the plans and specifications.

STABLES AND GARAGES.

LONG ISLAND CITY.—H. H. Oddie, 251 4th av, is figuring the general contract and desires bids on all subs until June 16 for a 2-sty reinforced concrete garage and repair shop, 75x150 ft., to be erected at the corner of Bigelow and Pierce avs for the New York Telephone Co., 15 Dey st, N. Y. C., owner, Union N. Bethell, president; Walter Brown, treasurer; Mr. Wright in charge. John T. Simpson, Essex Building, Newark, N. J., is engineer.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, general contractors, are taking bids on subs and materials for alterations to the 8-sty office building at 565-567 Broadway. Cost about $15,000.

PLYMOUTH ST.—The E. W. Bliss Co., Plymouth and Jay sts, Brooklyn, manufacturers of heavy machinery, are taking estimates for the erection of a machine shop, 130x200 ft.

MISCELLANEOUS.

NEW CANAAN, CONN.—W. Kiddie, 140 Cedar st, N. Y. C., architect, is taking bids for a 2-sty brick and concrete squash court, 40x30 ft., for Mrs. Barend Van Gerbig, to cost about $10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 28x74.11 ft., to be erected at the southeast corner of Broadway and 231st st for John Gilbert, 5572 Broadway, owner. The work will be let by general contract. Cost about $25,000.

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Contemplated Construction (Continued).

THOMPSON ST.—The Citizens Investment Co,. 226 Lafayette st, owners, will soon start the erection of a 6-sty tenement at 90-92 Thompson st, to cost $40,000. L. A. Sheinart, 194 Bowery, has prepared plans.

CHRYSTIE ST.—Samuel Sass, 32 Union Sq, has prepared plans for interior alterations to the 5-sty tenement 48 Chrystie st for Nathan Marcus, 121 Canal st.

88TH ST.—Louis Stern, 993 5th av, owner, will make interior alterations to the 8-sty apartment 2 West 88th st, from plans by Maximilian Zipkes, 220 5th av.

BANKS.

5TH AV.—The building now occupying the site at 204 5th av, will be demolished at once and replaced with a 3-sty bank building for the Lincoln Trust Co. C. P. H. Gilbert, 25th st and Broadway, is architect.

FACTORIES AND WAREHOUSES.

52D ST.—The American Piano Co., 439 5th av, has leased the factory at 541 and 543 West 52d st. No alterations are contemplated.

HOSPITALS AND ASYLUMS.

JEFFERSON ST.—The Beth Israel Hospital, 70 Jefferson st, contemplates the erection of a hospital, for which no site has been selected. The project will be postponed for the time being, owing to the money which must be raised. No architect has been retained.

MUNICIPAL WORK.

JEROME PARK.—The construction of the proposed Jerome Park filtration plant has been indefinitely postponed. Bids were received Jan. 23.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education, June 9, for heating and ventilating repairs. To P. S. 28, James Curren Mfg. Co. was low bidder at $595; P. S. 29, Wm. J. Olvany, $819; P. S. 33, John Neal's Sons, $496; P. S. 38, John Hankin & Bro., $1,963; P. S. 67, John Neal's Sons, $1,290; De Witt Clinton High School, John Neal's Sons $2,250; High School of Commerce, John Hankin & Bro. $1,071.

MANHATTAN.—Bids were opened by the Board of Education, June 9, for alterations, repairs, etc. To P. S. 4, Jacob Herskowitz was low bidder at $1,068; P. S. 14, Bernard Carmol, at $845; P. S. 19, Duncan Stewart, $1,818; P. S. 25, Arthur T. Wilbon $942; P. S. 35, Kram S. Weiner, $587; P. S. 40, John C. Valentine, $757; P. S. 47, Bernard Carmol, $465; P. S. 50, Sam. Rappaport, $890; P. S. 63, Kram & Weiner, $417; P. S. 79, Rudolph Ginsberg, $960; P. S. 91, Jacob Hershowitz, $945; P. S. 140, Rudolph Ginsberg, $398; P. S. 160, Max Levins, $1,245; P. S. 161, Arthur T. Wibon, $542; P. S. 174, Rudolph Ginsberg, $500, and Stuyvesant High School, Rudolph Ginsberg, 355.

STORES, OFFICES AND LOFTS.

25TH ST.—Geo. F. Pelham, 30 East 42d st, has completed plans for the 16-sty loft and store building, 50x84 ft., to be erected at 32 and 34 West 25th st for the Rexton Realty Co., Samuel Kempner, president, 37 Liberty st, owner. Cost about $150,000. The owner builds.

BROADWAY.—Operations are to start on two taxpayer stores on the Broadway block front, west side, between 147th and 148th sts, leased recently from the Morrison estate by a syndicate. Originally it was announced that a theatre would occupy part of this block. Geo. Fred Pelham is architect. Cost about $25,000.

BROADWAY.—A. C. & H. M. Hall, Broadway and 108th st, purchasers of the two unimproved lots fronting on the east side of Broadway, between 133d and 135th sts, have no immediate plans for improving the property. Nothing has been determined.

40TH ST.—The Billings Estate, 115 Broadway, has purchased 29 East 40th st, which adds to the estate's holdings at 27 East 40th st and 281 Madison av. At their offices on Wednesday it was stated that the purchase was made to acquire better light, and that no building operations are contemplated.

GREENE ST.—The property at 34-50 Greene st and 90-94 Grand st has been purchased by a client of Hulett & Norris, attorneys, of 149 Broadway. The names of the buyers are withheld and it was said that the purchase is for investment only, no building operations being contemplated.

76TH ST.—Richard C. Bultman, care of Isidore N. Landauer, 11 West 74th st, has purchased property at 37 East 76th st to protect the rear light of his corner structure at the northeast corner of Madison av. No alterations are contemplated.

6TH AV.—The New York Cut Flower Co., an exchange consisting of about 600 members with booths all over the United States, has leased the northeast corner of 6th av and 26th st, known as 430-434 6th av and 55-57 West 26th st, and will make extensive alterations.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TINTON AV.—C. Hoffman Van Waffenstein, 1118 Tinton av, contemplates the erection of two 5-sty brick tenements, 100x100 ft., on the east side of Tinton av, 50 ft. north of 166th st, from plans by Moore & Landsiedel, 148th st and 3d av, architects. Cost about $80,000. Work will probably not go ahead before fall.

PROSPECT AV.—The 144th St. and 7th Av. Co., 1884 7th av, contemplates the erection of a 5-sty apartment house, 95x93 ft., on the west side of Prospect av, 125 ft. north of 167th st, from plans by Gronenberg & Leuchtag, 303 5th av, architects. Cost about $150,000.

HALL PL.—The Benenson Realty Co., Loring pl and 183d st, has taken in exchange 2½ lots at the northwest corner of Hall pl and 165th st, and will not improve same.

UNIONPORT.—Vincent Ganley, Unionport, has purchased the lot on Westchester av, about 25 ft. east of Pheriot av, Unionport, for investment only. No building is contemplated.

179TH ST.—The plot, 50x92 ft., at the southwest corner of 179th st and 3d av has been purchased by Jacob H. Amsler and Herman Shoenlank, who will erect two 5-sty brick apartment houses with stores.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ROCHESTER AV.—Work has not yet been started on the 4-sty apartment house at the southwest corner of Rochester av and Lincoln pl for Oxfeld & Aaron, 361 Stone av. Cohen Bros., 361 Stone av, are architects. Cost about $25,000.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for a 4-sty brick apartment house, 77x120 ft., to be erected at the northwest corner of Ocean av and Cortelyou rd for the Cortelyou Investing Co., Hyman Singer, care of architects, owner. Cost about $100,000.

HALLS AND CLUBS.

PRESIDENT ST.—The sum of $100,000 is being raised by the St. Giles the Cripple, the society recently organized for a new home to be erected at President st and Brooklyn av. The headquarters of the society is at Garden City, L. I.

EASTERN PARKWAY.—The Long Island Automobile Club, 920 Union st, Brooklyn, will select an architect about June 21 for its new club house and garage, 75x256 ft., to be erected on the eastern Parkway through to Lincoln pl, at a cost of $85,000; 3-stys, probably of reinforced concrete. Charles Herman is president and John F. James, Jr., 193 Montague st, is chairman of building committee.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education, June 9, for alterations and repairs to heating and ventilating apparatus in various schools. For P. S. 1, Wm. J. Olvany was low bidder at $9,252; P. S. 31, Philip & Paul, $7,531; P. S. 40, E. Rutzler Co., $1392; P. S. 46, E. Rutzler Co., $2320; and for M. T. H. S. annex, E. Rutzler Co., at $910.

BROOKLYN.—Bids were opened by the Board of Education, June 9, for alterations, repairs, etc. To P. S. 2, Dinnan & Lee were low bidders at $1,851; P. S. 4, James H. Kenny, $3,119; P. S. 10, Andrew Nicola, $894; P. S. 13, Dinnan & Lee, $531; P. S. 30, Nathan Drey, at $305; P. S. 32 and 82, Andrew Nicola, at $442 and $998; P. S. 94, John H. Goldberg, $565; P. S. 107, C. L. Dolley, Inc., $1349; P. S. 124, Edward Therian $620; P. S. 131, David W. Bassell, $360; P. S. 136, Otto Metz, $1,108; and the Manual Training High School Annex, David W. Bassell, at $370.

STABLES AND GARAGES.

LEWIS AV.—Walter B. Wills, 1181 Myrtle av, Brooklyn, is preparing plans for a 2-sty brick garage, 28x80 ft., to be erected on the east side of Lewis av, near Gates av, for Herman G. Ahlers, 210 Lewis av, owner. Cost about $9,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—A client of Burton & Thompson, 1 Wall st, N. Y. C., has purchased a 5-sty apartment house with stores on the east side of 2d av, 125 ft. south of Pierce av. If any improvements are made they will not be started until fall.

DWELLINGS.

KENSINGTON, L. I.—Mrs. Celia A. Howes has purchased a plot on the north side of Arleigh rd, between the Shore rd and Netherwood rd, Kensington, Great Neck. The buyer is having plans prepared for a residence to be erected for immediate occupancy.

LONG ISLAND CITY.—Charles B. Lambert, care of Cross & Brown, 22 West 38th st, N. Y. C., has purchased the plot in the south side of Henry st, 120 ft. west of William st. No immediate building is contemplated.

THEATRES.

JAMAICA, L. I.—H. T. Jeffrey & Son, Morris Park, L. I., have completed plans for a 2-sty brick moving picture theatre, 33x90 ft., for the Victoria Moving Picture Theatre, H. A. O'Brien, proprietor, 5 Flushing av, owner. Cost about $15,000.

Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened by the Board of Education, June 9, for plumbing and drainage of P. S. 22. All bids were laid over.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

PORT CHESTER, N. Y.—W. S. Wetmore, Liberty st, architect, is revising plans for alterations and additions to the store and apartment in North Main st for Joseph Tunick, 105 North Main st, owner.

DWELLINGS.

PELHAM, N. Y.—C. A. Patterson, 262 Main st, New Rochelle, N. Y., is preparing plans for a 2½-sty brick, frame and stucco residence to cost $12,000. The owner's name is for the present withheld.

MOUNT KISCO.—Alterations which will cost $25,000 are to be made to the Mount Kisco home of E. S. Bayer. The dwelling is to be enlarged Taylor & Levi, N. Y. C., have drawn plans.

BEDFORD HILLS.—G. H. Gardner will erect a $5,000 house in Bedford Hills, Westchester. Another $5,000 house in the same township will be put up on Kisco av for Mrs. C. W. Hines.

SCARSDALE, N. Y.—Excavating is under way for a 2½-sty frame residence, 30x98 ft., for Miss Helen Wall, care of C. A. Patterson, New Rochelle, architect. A. Kirchoff, Mayflower av, New Rochelle, is general contractor. Cost about $14,000.

PORT CHESTER, N. Y.—Frank Lienert, Grove st, owner, will soon take bids on the general contract for a 2½-sty residence, 25x32 ft., to be erected in Grove st, from plans by W. S. Wetmore, this place, architect. Cost about $4,000.

MT. VERNON, N. Y.—Foundations are under way for a 2½-sty brick and cement residence, 40x45 ft., to be erected at Chester Hill Park for Samuel Gibson, 40 North 9th av, owner. Edmond L. Ellis, 1133 Broadway, N. Y. C., is architect. Bruno Amate, Mamaroneck, has the general contract. Cost about $4,000.

STORES, OFFICES AND LOFTS.

PORT CHESTER, N. Y.—Foundations are under way for a bakery, 90x90 ft., of reinforced concrete, on Westchester av for the Westchester Baking Co., of this place, who will take bids on subs. Balch & Beardsley, 38 West 32d st, N. Y. C., are architects. Dakin & Mertz, of this place, have the general contract.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—John Lowry, Jr., 235 5th av, has received the general contract for alterations to the apartment house at 500 Madison av for the Berkshire Apartment Association, 500 Madison av, owner. Hewitt & Bottomley, 527 5th av, are the architects. Cost about $20,000.

NEWARK, N. J.—Pellegrino Pellecchia, 21 Mt. Prospect av, has received the general contract to erect a 4-sty brick tenement, 30x84 ft., at 11 Bedford st for Scalley Caruse, 228 Hunterdon st, owner. John B. Cella, 738 Broad st, is architect. Cost about $16,000.

CHURCHES.

103D ST.—A. Sonken, 172 East 103d st, has received the general contract for alterations to the 3-sty brick synagogue, 16x45 ft., at 105-107 East 103d st for Geshevar Toras Chain of Harlem, Solomon Menkin, president, 65 East 97th st, owner. Frank Straub, 25 West 42d st, is architect. Cost about $12,000.

DWELLINGS.

GLEN HEAD, L. I.—J. R. Hill, Yale av, Westbury, L. I., has received the general contract to erect a 2½-sty frame residence, 32x45 ft., for L. E. K. White, 116 West 14th st, N. Y. C., owner. Lionel Moses, 101 Park av, N. Y. C., is architect.

89TH ST.—Robinson & Webber, 1360 Broadway, have received the general contract to erect a 6-sty brick and stone residence, 40x91 ft., at 3 East 89th st for Archer M. Huntington, 1083 5th av, owner. Ogden Codman, 340 Madison av, architect. Cost about $90,000.

RYE, N. Y.—H. H. Vought & Co., 340 Madison av, N. Y. C., have received the general contract to erect a 2½-sty frame residence, 37x100 ft., for H. C. Bernheim, of 73 West 68th st, N. Y. C. Hunt & Hunt, 28 East 21st st, N. Y. C., are the architects.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Industrial Engineering Co., 30 Church st, N. Y. C., has received the general contract to erect a 5-sty reinforced concrete addition, 72x173 ft., to the factory in the east side of Crane st, 226 ft. south of Jackson av, for the Neptune Meter Co., 90 West st, N. Y. C. Herman Fougner, 110 West 40th st, N. Y. C., is engineer. Cost about $125,000.

SPARROWS POINT, MD.—The Maryland Steel Co., Sparrows Point, Md., has awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago for the design and construction of reinforced concrete stock bins for blast furnace "C" at their Sparrows Point plant. Quincy Bent, assistant to president.

HALLS AND CLUBS.

ALBANY, N. Y.—A. E. Stephens Co., 25 East 26th st, N. Y. C., has received the general contract to erect an addition to the Central Y. M. C. A. building at $72,300. Work will be begun at once. The contract calls for masonry, brick, carpentry, iron and steel work and remodelling two floors of the main building fronting in North Pearl st. Contracts for heating, lighting and plumbing will be let separately. It will be 6-stys in height.

MUNICIPAL WORK.

HOBOKEN, N. J.—The Town Council has awarded the contract for the sewer and drainage system to be installed in the Clarendon section to Chas. O'Neill, of Hoboken, for $24,900.

PUBLIC BUILDINGS.

28TH ST.—The T. J. Buckley Construction Co., 103 Park av, has received the general contract to erect the 4-sty brick and stone public bath and gymnasium at 407-413 West 28th st, for the City of N. Y., Geo. McAneny, president. William Emerson, 281 5th av, is architect. Frank Sutton, 80 Broadway, is engineer. Cost about $165,000. Bids are wanted by the general contractor on subs.

PLEASANTVILLE, N. Y.—R. Brundage, Jr., this place, has received the general contract to erect the 5-sty frame and stucco village hall, court and fire house on Wheeler av for D. P. Hayes.

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PROPOSALS

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TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., June 3, 1913.—Sealed proposals will be received at this office until 3 p. m. on the 7th day of July, 1913, and then opened, for the construction (except mechanical equipment and approaches) of the United States post office at Bangor, Me. The building is three stories and basement, and has a ground area of approximately 15,600 square feet. Fireproof construction; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Bangor, Me., or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., June 3, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on July 15, 1913, and then opened, for the construction (including mechanical equipment, interior lighting fixtures and approaches) of a one-story-and-basement, stone-faced building of 5,300 square feet ground area, nonfireproof construction (except the first floor), for the United States post office at Poplar Bluff, Mo. Drawings and specifications may be obtained from the custodian at Poplar Bluff or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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Contracts Awarded (Continued).

SCHOOLS AND COLLEGES.

BELFAST, N. Y.—The Board of Education of Union Free School District No. 1 has awarded the contract for the new high school building for the sum of $29,000 to the Tuna Manufacturing Co., of Bradford, Pa., who was the lowest bidder.

SCHENECTADY, N. Y.—John McDermott, of this city, has received the general contract to erect the parochial school for St. Mary's Polish Catholic Church in this city at a cost of $61,000.

STORES, OFFICES AND LOFTS.

LONG BEACH, L. I.—G. Aarvig, Boardwalk, has received the general contract to erect the 3-sty brick store, apartment and studio here, 20x100 ft., for C. M., M. G. and G. O. Coleman, 430 West 34th st, N. Y. C. C. B. Brun, 1 Madison av, N. Y. C., is architect.

THEATRES.

BROADWAY.—The Keystone Construction Co., 28 East 85th st, has received the general contract to erect the store and theatre building on the west side of Broadway, between 147th and 148th sts, for the 147th and 148th St. Corporation. Geo. F. Pelham, 30 East 42d st, is architect.

MISCELLANEOUS.

PORT WASHINGTON, L. I.—H. K. Corbin, 170 Broadway, N. Y. C., has received the contract to lay 1,000 ft. of 12-in. water main at the Goodwin Gallagher Sand & Gravel Co.'s plant.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV & ARDEN ST, n w c, 5-sty brick tenement, 80x113; cost, $125,000; owner, Gibralta Realty Co., 475 5th av; architects, Gronenberg & Leuchtag, 300 5th av. Plan No. 396.

DWELLINGS.

85TH ST & PARK AV, s e cor, 4-sty brick and stone residence, 25x82; cost, $50,000; owner, Lewis G. Morris, 80 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 399.

HOSPITALS AND ASYLUMS.

164TH ST, 430-432 West, 6-sty brick hospital, 112x50; cost, $500,000; owners, Sister of Charity of St. Vincent De Paul, Mt. St. Vincent on Hudson; architect, Isaac E. Ditmars, 111 5th av. Plan No. 397.

STORES, OFFICES AND LOFTS.

5TH AV, 204, 3-sty brick and stone bank, 28x96; cost, $70,000; owner, Stuart Duncan, 3 East 75th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 395.

147TH ST, 601 West, 1-sty brick stores, 74x45; cost, $7,000; owner, 147th & 148th St. Corporation, M. C. Rosenbaum, Pres., 28 East 86th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 303.

148TH ST, 606 West, 1-sty brick stores, 110x39; cost, $18,000; owner, 147th & 148th St. Corporation, M. C. Rosenbaum, Pres., 28 East 86th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 304.

BROADWAY, 414 West, 4-sty brick store and lofts, 25x64; cost, $6,000; owner, Elane H. Fuller, 416 West Broadway; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 308.

THEATRES.

124TH ST, 43 to 49 West, 1-sty frame open-air theatre, 156x88; cost, $750; owner, John H. Colwell, 678 Dawson st; architect, John P. Walther, 147 East 125th st. Plan No. 301.

MISCELLANEOUS.

15TH ST, s s, 295 e Av A, 1-sty frame lumber rack, 18x78; cost, $250; owner, Consolidated Gas Co., 124 East 15th st; architect, Henry Schweitzer, 1133 Broadway. Plan No. 302.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

176TH ST, s e cor Arthur av, three 5-sty brick tenements, slag roof, 37.10x88.6, 39.7x83, 39.7x82; cost, $125,000; owner, Wm. C. Bergen, 130 West 180th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 387.

181ST ST, s e cor Belmont av, two 5-sty brick tenements, plastic slate roof, 45.4x88, 40.3x90.8; cost, $85,000; owner, Crownhill Const. Co., Jacob Kronenberger, 814 Ritter pl, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 386.

BELMONT AV, e s, 100.9 s 181st st, 5-sty brick tenement, plastic slate roof, 40.6x61.4; cost, $35,000; owner, Crownhill Const. Co., Jacob Kronenberger, 814 Ritter pl, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 384.

CARTER AV, w s, 105.09 s 174th st, two 5-sty brick tenements, slag roof, 37.6x75.2; cost, $50,000; owner, Martin Tully Realty Co., Martin Tully, 810 East 173d st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 383.

173D ST, n w cor So. Boulevard, 5-sty brick tenement, plastic slate roof, 40x72.5; cost, $45,000; owner, Trask Bldg Co., Aug. J. Schwarzler, 1662 Boston rd. Pres.; architects, Tremont Archtl Co., 401 Tremont av. Plan No. 391.

182D ST, n s, 221.4 e Crotona av, two 5-sty brick tenements, plastic slate roof, 50x80, 50x79; cost, $90,000; owner, Sarah J. Browning, 2286 Beaumont av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 390.

STEBBINS AV, n e cor Freeman st, two 6-sty brick tenements, slag roof, 60x100.43, 53.4x103.18; cost, $120,000; owner, Louis E. Kleban, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 393.

172D ST, w s, 150 s Boston rd, five 5-sty brick tenements, tin roof, 40x88; cost, $200,000; owners, Sole Realty Co., Saml. Carucci, 643 East 183d st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 400.

DWELLINGS.

232D ST, n s, 325 e Bussing av, 2-sty and attic frame dwelling, shingle roof, 22x45; cost, $5,000; owner, John W. Smyth, 488 Bronxwood av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 389.

WALDO AV, w s, 77.02 n 250th st, 2½-sty brick dwelling, shingle roof, 59x26; cost, $6,000; owner, Mrs. Dwight J. Baum, 800 Riverside drive; architect, Dwight J. Baum, 800 Riverside drive. Plan No. 392.

VICTOR ST, w s, 100 s Morris Park av, 1-sty frame dwelling, tin roof, 20x21; cost, $900; owner, Soloman Levine, 1735 Victor st; architect, Wm. Emrich, 960 East 173d st. Plan No. 395.

UNDERHILL AV, e s, 356.70 n Ludlow av, 2-sty brick dwelling, tin roof, 20x55; cost, $5,500; owner, Anna De Feo, 187th st and Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 399.

FACTORIES AND WAREHOUSES.

WEBSTER AV, e s, 725 n Wendover av, 1-sty brick storage, slag roof, 100x40; cost, $6,000; owners, Claremont Supply Co., Sam Hellman, 1650 Webster av, Pres.; architect, Fred Jacobson, 132 East 23d st. Plan No. 398.

SCHOOLS AND COLLEGES.

144TH ST, n s, 150 e Willis av, 2-sty brick school, slag roof, 75x69.4; cost, $60,000; owner, R. C. Church of St. Pius, Rev. Francis M. Fagan, 420 East 145th st, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 385.

STORES AND DWELLINGS.

170TH ST, s w cor Charlotte st, 2-sty frame stores, nicolette and school, slag roof, 101.7x95; cost, $35,000; owners, John J. Tully Co., John J. Tully, 1663 Boston rd, Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 396.

138TH ST, n w cor Canal pl, 1-sty brick store, tin roof, 20x50; cost, $2,000; owner, Geo. A. & Wm. C. Ruber, 2595 3d av; architect, John E. Kirby, Tremont and Arthur avs. Plan No. 394.

ST. PETERS AV, w s, 194.6 s Walker av, 1-sty brick store and dwelling, tin roof, 25x65; cost, $5,000; owner, Rocco Graziano, Seldon st and Walker av; architect, Henry Woodhime, 1687 Tremont av. Plan No. 401.

MISCELLANEOUS.

SEDGWICK AV, w s, 325 s 171st st, 2-sty brick shop, slag roof, 50x90; cost, $2,500; owner, Edw. R. Poerschke, 107 Bible House; architect, Richard Rohl, 128 Bible House. Plan No. 382.

JACKSON AV, e s, 225 s 147th st, 1-sty frame shed, 15x12; cost, $65; owner, Dominick Pizzo, on premises; architect, Chris F. Lohse, 371 East 149th st. Plan No. 388.

LAFAYETTE AV, n s, from Manida to Baretto st, 2-sty brick restaurant, smoking rooms for employees, welfare and storage building, slag roof, 153x143; cost, $65,000; owner, American Banknote Co., 70 Broad st; architect, Harry W. Butts, 1018 Hoe av. Plan No. 397.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV, e s, 465 n Parkside av, 4-sty brick tenement, 50x125.4, gravel roof, 25 families; cost, $45,000; owner, Chas. A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 3178.

OCEAN AV, e s, 415.1 n Parkside av, 4-sty brick tenement, 50x121.4, gravel roof, 25 families; cost, $45,000; owner, Chas. A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 3177.

KOSCIUSKO ST, n s, 301 e Tompkins av, 4-sty brick tenement, 49x89, slag roof, 16 families; cost, $45,000; owners, Webster Development Co., 268 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3207.

CATON AV, s w cor East 10th st, 4-sty brick tenement, 44x114, gravel roof, 16 families; cost, $40,000; owner, Thos. Corrigan, 456 7th st; architect, J. P. Cowles, 215 Montague st. Plan No. 3208.

PARK PL, s s, 145 e Howard av, two 4-sty brick tenements, 40.3x90, gravel roof, 16 families each; total cost, $40,000; owner, David Isacowitz, 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 3250.

CHURCHES.

8TH AV, s e cor 52d st, 2-sty brick church, 58x70, shingle roof; cost, $8,500; owner, Norwegian Free Evan Church, 15th st and 4th av; architects, J. C. Wandell & Co., 4-5 Court sq. Plan No. 3182.

6TH AV, n w cor 53d st, 1-sty brick church, 56x89.8, —— roof; cost, $3,200; owner, Grace Baptist Church, 5509 4th av; architects, Koch & Wagner, 26 Court st. Plan No. 3204.

DWELLINGS.

MALTA ST, e s, 115 s Vienna av, 1-sty frame dwelling, 18x38, gravel roof, 1 family; cost, $1,000; owner, Jacob Pacetzky, — New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3160.

WEST 31ST ST, w s, 220 n Mermaid av, 1-sty frame dwelling, 32x40, ruberoid roof, 2 families; cost, $1,700; owners, J. F. O'Neil & ano, 489 Graham av; architect, Wm. Richter, 4711 18th av. Plan No. 3152.

62D ST, n s, 200 e 13th av, 1-sty brick dwelling, 40x25, gravel roof, 1 family, cost, $2,000; owner, Mario Manarso, 176 Eldridge st, N Y; architect, C B White, 189 Montague st Plan No. 3151.

11TH AV, n e cor 51st st, 2-sty brick dwelling, 20x54.6, tin roof, 2 families; cost, $5,500; owner, John S. Wallice, 1039 49th st; architects, Eisenla & Carlson, 16 Court st Plan No. 3154.

11TH AV, e s, 20 n 51st st, four 2-sty brick dwellings, 20x51, tin roof, 2 families each; total cost, $20,000; owner, John S. Wallace, 1039 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3155.

56TH ST, s s, 100 w 15th av, 2-sty brick dwelling, 25x50, shingle roof, 2 families; cost, $6,500; owners, Max Baron Building Co., 49th st and New Utrecht av; architect, A. J. McManus, 1905 86th st. Plan No. 3212.

EAST 3D ST, e s, 408 s Ditmas av, 2-sty brick dwelling, 24x58, slate roof, 2 families; cost, $6,000; owner, Wm. Kaase, 710 East 30th st; architect, Jacob H. Anslin, 1616 Crosby av, Bronx. Plan No. 3213.

PRESIDENT ST, n s, 160 w Brooklyn av, 3-sty brick dwelling, 22x35.6, tile roof, 1 family; cost, $10,000; owner, Rudolph Norek, 1544 Union st; architects, Cohn Bros., 361 Stone av. Plan No. 3191.

SHEFFIELD AV, e s, 170 s Cozine av, 1-sty brick dwelling, 20x28, gravel roof, 1 family; cost, $700; owner, Guiseppi Purio, 2074 Broadway; architect, C. P. Cannella, 60 Graham av. Plan No. 3196.

SHEPHERD AV, w s, 25 n Dumont av, two 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $6,000; owners, Cohen & Cunia, 63 Christopher av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3188.

76TH ST, n s, 100 e 6th av, ten 2-sty brick dwellings, 20x38, tin roof, 1 family each; total cost, $55,000; owner, P. J. Carley, 225 74th st; architects, Eisinla & Carlson, 16 Court st. Plan No. 3237.

OCEAN PARKWAY, e s, 170 n Cortelyou rd, 2-sty frame dwelling, 25x44.6, tile roof, 1 family; cost, $5,000; owner, Jas S. McBride, Ocean parkway and Av D; architect, B. F. Hudson, 319 9th st. Plan No. 3224.

WILLIAMS AV, w s, 308.8 n Hegeman av, two 2-sty brick dwellings, 19.4x51, roof, 2 families each; total cost, $7,000; owner, Square Bldg. Co., 734 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3235.

EAST 19TH ST, e s, 160 n Av O, six 2-sty frame dwellings, 20x35, gravel roof; 1 family; cost, $15,000; owner, Mallvarve Lucas, 2022 Av M; architect, B. F. Hudson, 319 9th st. Plan No. 3223.

BEVERLY RD, n e cor East 54th st, 2-sty frame dwelling, 24x38.6, shingle roof, 1 family; cost, $3,000; owner, John J. Keating, 1199 St. Marks av; architect, H. E. Gunbruck, 1463 Fulton st. Plan No. 3215.

EAST 7TH ST, w s, 180 n Av J, 2-sty frame dwelling, 24x35, shingle roof, 1 family; cost, $4,600; owner, Caroline F. Brennan 334 Stuyvesant av; architect, R. F. Schaeffer, 1526 Flatbush av Plan No 3254.

SULLIVAN ST, s s, 160 w Nostrand av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $5,000; owner, Wm. Robert, 251 Nostrand av; architect, Alex McLean, 882 East 35th st. Plan No. 3241.

DYCKMAN ST, s s, 95 e Dwight st, 2-sty brick dwelling, 25x40, gravel roof, 1 family; cost, $3,000; owner, Wm. H. Woods, 17 Dyckman st; architect, Micnl. Riele, 64 and pl. Plan No. 3268.

BAY 18TH ST, e s, 100 s Bath av, two 2-sty frame dwellings, 17x28, gravel roof, 1 family each; total cost, $3,500; owner, Theresa Cocran, Bay 10th st and Bath av; architect, C. S. Haviland, 8651 Bay 13th st. Plan No. 3287.

WEST 35TH ST, w s, 290 n Neptune av, 1-sty frame dwelling, 8x19, canvas roof, 1 family; cost, $1,080; owner, Robt. Dueffe, 74-6 Hudson st, Jersey City; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 3284.

58TH ST, n s, 260 w 9th av, two 2-sty brick dwellings, 20x54.6, slag roof, 2 families; cost, $8,000; owner, Albert Pierce, 286 11th av, Astoria, L. I.; architect, Maurice P. O'Connor, 136 Lexington av. Plan No. 3288.

63D ST, s s, 100 w 14th av, 2-sty brick dwelling, 20x48, gravel roof, 2 families; cost, $5,000; owner, Antonio Crancimino, 8 Spring st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 3276.

65TH ST, n s, 160 e 13th av, 1-sty brick dwelling, 22x50, gravel roof, 1 family; cost, $2,000; owner, Nicholas Burgess, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 3275.

FACTORIES AND WAREHOUSES.

DIVISION PL, n s, 90 e Logan st, 1-sty brick factory, 59x39, gravel roof; cost, $4,000; owner, Wm. James, 294 Taaffe pl; architect, John H. Holler, Jr., 82 Wall st. Plan No. 3270.

HOTELS.

PINEAPPLE ST, s w cor Henry st, 8-sty brick hotel, 75.6x83, tile roof; cost, $100,000; owner, Capt. Wm. Tumbridge, "Hotel St. George"; architect, Montrose W. Morris, 82 Wall st, N. Y. Plan No. 3228.

STABLES AND GARAGES.

UNION ST, n s, 171 E Rogers av, 2-sty brick garage and dwelling, 20x31, gravel roof, 1 family; cost, $2,000; owner, Philip Bierschenck, 668 Eastern parkway; architect, F. L. Hine, 189 Montague st. Plan No. 3150.

ATLANTIC AV, s s, 300 w Troy av, 1-sty brick garage, 100x96, gravel roof; cost, $10,000; owners, Jacob Simon & ano, 26 Court st; architect, L. Allmendinger, 926 Broadway. Plan No. 3162.

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Plans Filed, New Buildings, Brooklyn (Contd.).

WEST ST, e s, 235 s Av F, 1-sty brick garage, 21.6x20, —— roof; cost, $400; owner, John J Evans on premises; architect John Burke, 603 East 2d st. Plan No. 3210.

PRESIDENT ST, n s, 160 w Brooklyn av, 1-sty brick garage, 18x18, gravel roof; cost, $800; owner, Rudolph Norek, 1544 Union st; architects, Cohn Bros., 361 Stone av. Plan No. 3190.

VAN SICLEN st,, ws, 136.6 n 86th, 1-sty frame stable, 14.6x33.1, gravel roof; cost, $400; owner, Pietro Impereale, on premises; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 3255.

PRESIDENT ST, n s, 400 e Kingston av, 1-sty steel garage, 12x18, steel roof; cost, $200; owner, R. Parker, 1447 President st; architect, Wm. Buchanan, 488 Sumner av. Plan No. 3278.

STORES AND DWELLINGS.

FLATBUSH AV EXT, e s, 75 s Concord st, 2-sty brick store and dwelling, 27.3x41.3, gravel roof, 2 families; cost, $5,000; owner, John Clark, 322 Myrtle av; architect, A. Ullrich, 371 Fulton st. Plan No. 3203.

SKILLMAN AV, s s, 55 w Lorimer st, 3-sty brick store and dwelling, 27x18, tin roof, 2 families; cost, $2,500; owner, Antonio Trofa, 37 Skillman av; architect, C. P. Cannella, 60 Graham av. Plan No. 3277.

53D ST, s s, 100 w 5th av, 2-sty brick store, 20.2x95, gravel roof; cost, $5,000; owners, Jacob Sperling & ano 5206 5th av; architect, Thos. Bennett, 52d st and 3d av. Plan No. 3209.

BUTLER ST, n s, 618 e 5th av, two 1-sty brick stores, 14.2x18.6, gravel roof; cost, $12,000; owner, David E. Nattel, 138 5th av; architect, Wm. Dilthey, 1 Union sq. Plan No. 3189.

STORES, OFFICES AND LOFTS.

FLATBUSH AV, e s, 69.10 n Hanson pl, 3-sty brick store and offices, 20x28, slag roof; cost, $7,000; owner, Gabriel Schwager, 140 Flatbush av; architect, H. G. Dangler, 215 Montague st. Plan No. 3119.

THEATRES.

PARK PL, n s, 160.5 w 7th av, 2-sty brick moving picture show, 7.10x9.2, concrete roof; cost, $1,200; owner, Jos. H. McGowan, 493 8th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3289.

MISCELLANEOUS.

EAST 45TH ST, s w cor Lenox rd, 1-sty frame shed, 15x88, tin roof; cost, $400; owner, Dailledouze Bros., Lenox rd and Troy av; architects, Lord & Burnham, 30 East 42d st, N. Y. Plan No. 3169.

GEORGIA AV, w s, 192.11 n Sutter av, 1-sty frame shed, 40x100, —— roof; cost, $750; owners, Victor Henning & Son, 330 Belmont av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3248.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Jackson av, n w cor Payntar av, 4-sty brick tenement, 29x80, slag roof, 6 families; cost, $28,000; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1827.

DWELLINGS.

ELMHURST.—Victor pl, s s, 312 w 8th st, 2-sty frame dwelling, 20x31, shingle roof, 1 family; cost, $3,500; owner, J. L. Gundry, 173 9th st, Elmhurst; architect, E. H. Lochart, care architect. Plan No. 1818.

FOREST HILLS.—Burns st, s s, 698 n Union turnpike, ten 2½-sty brick dwellings, 18x38, tile roof, 1 family; cost, $52,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 42d st, N. Y. C. Plan No. 1812.

FLUSHING.—22d st, e s, south of Cypress av, four 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, $12,000; owner, Wesley Voebel, 992 Greene av, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1810.

FLUSHING.—Murray st, e s, 200 n Mitchell av, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $3,200; owner, Victor Hess, 12th st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1830.

JAMAICA.—Dewey av, n w cor George st, 2-sty frame dwelling, 20x39, tar and slag roof, 2 families; cost, $2,500; owner, Isaac Mayer, 51 Dewey av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1806.

JAMAICA.—Catherine st, s s, 75 e Church st, 2-sty frame dwelling, 15x40, shingle roof, 2 families; cost, $2,500; owner and architect, John J. Bliss, Oceanview av, Jamaica. Plan No. 1819.

MORRIS PARK.—Wick st, w s, 200 s Mills st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,600; owner, Mrs. D. Havenden, 363 Kosciusko st, Brooklyn; architect, A. J. Nelson, Dakota av, Dunton. Plan No. 1817.

RICHMOND HILL.—Church st, e s, 180 n Ridge av, 2½-sty frame dwelling 19x26, shingle roof, 1 family; cost, $2,600; owner, Riddell Const. Co., 65 Briggs st, Richmond Hill; architect, Thomas Riddell, 65 Briggs st, Richmond Hill. Plan No. 1829.

ROCKAWAY BEACH.—Hollywood av, w s, 273 n Boulevard, four 1-sty frame bungalows, 20x16, felt roof, 1 family; cost, $1,600; owner, Mrs. P. Ford, Rockaway Beach; architect, Wm. S. Rothschild, Washington av, Rockaway Beach. Plan Nos. 1820-21-22-23.

UNION COURSE.—Leggert av, s e cor Ruth pl, four 2-sty frame dwellings, 18x55, tin roof, 2 families; cost, $14,000; owner, Wm. Sim, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 1815-1816.

WOODHAVEN.—Park pl, e s, 100 s Grafton av, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, $3,500; owner, Jacob Ringesin, Canal st and Grafton av, Woodhaven; architect, Wm. A. Bleecher, 4420 Belmont av, Woodhaven. Plan No. 1814.

WOODHAVEN.—4th st, n s, 300 e Shaw av, three 2-sty frame dwellings, 18x44, tin roof, 1 family; cost, $6,000; owner, Robert C. Diblin, 164th st, Union Course; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 1824-25-26.

ELMHURST.—Petit st, e s, 75 n 2d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, $4,000; owners, Nicholas & Peterson, 1247 4th av, L. I. City; architect, C. L. Varrone, Corona av, Corona. Plan No. 1850.

EDGEMERE.—Frank av (Ocean Breeze Camp), two 1-sty frame bungalows, 18x14, felt roof, 1 family; cost, $200; owner, A. Reinhardt, Edgemere. Plan Nos. 1840-41.

FOREST HILLS.—Kelvin st, n w cor Colonial av, 2½-sty brick dwelling, 36x31, tile roof, 1 family; cost, $6,500; owners Cord Meyer Co., Forest Hills, L. I.; architect, Wm. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1848.

HOLLANDS STATION, on Jamaica Bay, 1-sty frame summer house, 12x20, shingle roof; cost, $75; owner, A. F. Conzen, 461 Grand st, Brooklyn. Plan No. 1844.

ROCKAWAY BEACH.—Hollywood av, w s, adj L I R R, two 1-sty frame dwellings, 15x20, felt roof, 1 family; cost, $500; owner, Gustave Broeckleman, Rockaway Beach; architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan Nos. 1833-34.

ROCKAWAY BEACH.—Seminole av, e s, 300 n L I R R, 2½-sty frame dwelling, 26x36, shingle roof, 1 family; cost, $4,000; owners, Neponset Realty Co., Neponset, L. I.; architects, J. Powers Co., Fairview av, Rockaway Beach. Plan No. 1835.

ROCKAWAY BEACH.—Thomas st, e s, 300 n L I R R, 1-sty frame bungalow, 15x30, felt roof, 1 family; cost, $300; owner, P. J. Meehan, 641 Walton av, Bronx; architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1836.

EAST WILLIAMSBURG.—Martin st, w s, 100 n Willow st, three 2-sty brick dwellings, 16x62, tin roof, 2 families; cost, $9,000; owners, Froehlich & Reich, 17 Creek st, East Williamsburg; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1853.

METROPOLITAN.—Hillside av, e s, 100 s Evelin av, two 1½-sty frame dwellings, 18x36, tin roof, 2 families; cost, $3,000; owner, Edward Hauffe, 23 Vienna av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1854.

STORES AND DWELLINGS.

JAMAICA.—Johnson av, s s, 238 w Bryant av, two 3-sty brick stores and dwellings, 20x55, tar and gravel roof, 2 families; cost, $14,000; owner, Aiello Serentino, 110 Rockaway rd, Jamaica; architect, Chas. P. Cannella, 60 Graham av, Brooklyn. Plan No. 1846.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Vernon av, e s, 250 n 4th st, 1-sty frame factory, 27x200, gravel roof; cost, $2,300; owner and architect, Welin Marine Equipment Co., on premises. Plan No. 1807.

FAR ROCKAWAY.—Grandview av, n s, 100 e Rue De St. Felix av, 1-sty brick storage, 66x33, slag roof; cost, $4,000; owner, Postal Telegraph Co., 253 Broadway, N. Y. C.; architect, Frank Freeman, 132 Nassau st, N. Y. Plan No. 1809.

LONG ISLAND CITY.—10th st, s s, 185 w West av, 2-sty brick factory, 26x64, slag roof; cost, $10,000; owners and architects, Standard Oil Co. of N. Y., 26 Broadway, N. Y. C. Plan No. 1845.

LONG ISLAND CITY.—Hancock st, w s, 104 s Pierce av, 3-sty brick storage, 82x46, slag roof; cost, $15,000; owners, Prospero DeNobila Cigar Co., premises; architect, Thos. J. Reidy, 67 Hoyt av, L. I. City. Plan No. 1839.

STABLES AND GARAGES.

BEECHURST.—33d st, s s, 200 w 16th av, 1-sty brick garage, 14x20, tile roof; cost, $450; owner, B. C. Austin, care architect; architect, T. H. Reynolds, 28th st, Beechurst. Plan No. 1803.

KEW.—Newbold pl, n s, 103 w Kew Gardens, 1-sty frame garage, 15x20, shingle roof; cost, $800; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1828.

WOODSIDE.—Flushing rd, s s, 175 w Thomas st, 1-sty frame garage, 25x35, corrugated iron roof; cost, $500; owner, A. Kunor, Flushing rd and Hall st, Woodside; architect, Emil Motl, 806 2d av, L. I. City. Plan No. 1811.

FOREST HILLS.—Kelvin st, n w cor Colonial av, 1-sty brick garage, 14x18, tile roof; cost, $150; owners, Cord Meyer Co., Forest Hills; architect, Wm. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1849.

JAMAICA.—Johnson av, s s, 238 w Bryant av, 2-sty brick dwelling and stable, 23x23, tar and gravel roof, 1 family; cost, $2,000; owner, Aiello Serentino, 110 Rockaway rd, Jamaica; architect, Chas. P. Cannella, 60 Graham av, Brooklyn. Plan No. 1847.

BEECHURST.—33d st, s s, bet 14th and 15th avs, 1-sty steel garage, 12x16, corrugated iron roof; cost, $300; owner, C. Hatrell, on premises. Plan No. 1851.

MISCELLANEOUS.

OZONE PARK.—Wyckoff av, e s, 200 n Belmont av, erect new brick retaining wall; cost, $150; owner, Vincent Carpino, 2366 University pl, Woodhaven. Plan No. 1813.

SPRINGFIELD.—Lakeview av, s s, 150 e Willow pl, 1-sty frame coop, 30x10, paper roof; cost, $75; owner, Thos. B. Orr, 324 Fulton st, Jamaica. Plan No. 1805.

WOODHAVEN.—Hopkington av, w s, 275 n Broadway, 1-sty frame tool house, 10x20, paper roof; cost, $40; owner, Jules Chamont, on premises. Plan No. 1808.

LONG ISLAND CITY.—Rapelje av, on right of way, N Y Connecting R R, erect two sheds to cover engines; cost, $5,000, tin roof; owners, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan Nos. 1842-3.

LITTLE NECK.—Old Landing House rd, e L I R R right of way, 1-sty frame shelter shed, 4x24, tin roof; cost, $200; owner and architects, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 1837.

LONG ISLAND CITY.—Steinway av, w s, 200 n Potter av, 1-sty frame shed, 30x30, paper roof; cost, $25; owners, Astoria Silk Mills Co., premises. Plan No. 1838.

Richmond.

DWELLINGS.

COLUMBUS AV, n s, 112 e Richmond rd, Rose Bank, two 2-sty frame dwellings, 28x27; total cost, $10,000; owner, architect and builder, Michael Sofarrelli, Rose Bank. Plan No. 447.

GIFFORD LA, n s, opp Dewey av, Great Kills, two 2-sty frame dwellings, 20x30; total cost, $4,000; owner, architect and builder, Julius De Roche, Great Kills. Plan No. 441.

JEFFERSON AV, n s, 500 n Railroad av, Dongan Hills, 1-sty frame bungalow, 10x16; cost, $30; owner and builder, Chas. C. Babbitt, Dongan Hills. Plan No. 446.

MIDLAND AV, 20 n 8th st, Grant City, two 1-sty frame bungalows; total cost, $60; owner, Blanch Lurger, Grant City; builder, F. Lurger, Grant City. Plan No. 438.

PALMER AV, n s, 275 w Heburton av, Port Richmond, 2-sty brick dwelling, 22x28; cost, $3,000; owner and architect, Mark Milnes, Port Richmond; builders, John Milnes Co., Port Richmond. Plan No. 448.

SHERMAN AV, w s, 350 n 1st av, Tompkinsville, 2½-sty frame dwelling, 21x30; cost, $2,600; owner, Fred Swinsen, Tompkinsville; architect, C. B. Heweker, Tompkinsville; builders, Karlsson Bros., Tompkinsville. Plan No. 429.

SEASIDE AV, n w cor Barrett av, Arrochar, 1½-sty frame dwelling, 49x30; cost, $6,000; owner, Jennie Pepper, Arrochar; architect, Jas. Whitford, New Brighton; builder, P. N. Hannin, New Brighton. Plan No. 445.

WASHINGTON AV, s w, 150 s e Egbert st, Grant City, 2-sty frame dwelling, 20x26; cost, $2,200; owner, Johan Sarg, Grant City; architect and builder, Chas. Schultz, Dongan Hills. Plan No. 437.

3D ST, w s, 150 n Midland av, Grant City, 1-sty frame bungalow, 11x22; cost, $275; owner, J. Herzog, Grant City; builder, Frank E. Parsons, Grant City. Plan No. 435.

6TH ST, s s, 160 e Midland av, Grant City, 1-sty frame bungalow, 10x22; cost, $200; owner, John Lane, Grant City; builder, Chas. C. Lockwood, Grant City. Plan No. 433.

8TH ST, w s, 120 n Midland av, Grant City, 1-sty frame bungalow, 12x16; cost, $275; owner, James Quayle, Grant City; builder, Frank E. Parsons, Grant City. Plan No. 443.

8TH ST, e s, 100 n Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, $270; owner, M. McGowan, Grant City; builder, Frank E. Parsons, Grant City. Plan No. 434.

1ST AV, n s, 500 e Jersey st, West New Brighton, 2½-sty frame dwelling, 21x45; cost, $4,000; owner, Louis Klausky, West New Brighton; architect, John Davis, West New Brighton; builder, David Steinberg, West New Brighton. Plan No. 428.

ELM AV, s s, 40 e 4th st, Midland Beach, 1-sty frame bungalow, 12x26; cost, $300; owner, B. Windle, Midland Beach; builder, Adam Marks, Jr., Grant City. Plan No. 430.

STABLES AND GARAGES.

DOUGLAS RD, w s, Emerson Hill, Stapleton, 1-sty frame garage, 16x18; cost, $250; owner, Lucille B. Van Slyke, Brooklyn; builder, W. E. Baldwin, 553 Lincoln pl, Brooklyn. Plan No. 444.

CAST AV, n s, 80 e Bodine st, West New Brighton, 1-sty frame garage, 18x15; cost, $30; owner and builder, F. S. Jannsen, West New Brighton. Plan No. 440.

CRESCENT AV, n s, 200 w Low terrace, West New Brighton, 1-sty frame garage, 12x10; cost, $25; owner, architect and builder, G. W. Irving, New Brighton. Plan No. 432.

THEATRES.

EUREKA ALLEY, n s, 96 e Butler av, Tottenville, 1-sty concrete moving picture, 40x86; cost, $5,000; owner, W. W. Laird, Tottenville; architect, Thos. C. Perkins, 103 Park av, N. Y. C.; builders, P. N. Wolff & Son, Stapleton. Plan No. 436.

MISCELLANEOUS.

BOULEVARD, s s, 2000 w Seaside, South Beach, two 1-sty frame shed and chicken coops; total cost, $100; owner and builder, F. D. Palmer, South Beach. Plan No. 439.

COLUMBIA ST, e s, 300 s Carey av, West New Brighton, 1-sty frame chicken coop, 20x12; cost, $45; owner, Annie Gaskin, West New Brighton; builder, G. Gaskin, West New Brighton. Plan No. 431.

CHURCH ST, n e cor I R R Co, Tottenville, 1-sty brick boiler and machinery, 50x90; cost, $7,500; owner, Tottenville Copper Co., Tottenville; architects, Sommerfeld & Steckler, 31 Union sq, N. Y. Plan No. 442.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 27, reset building front to 5-sty brick offices; cost, $2,400; owner, American Cotton Oil Co., 27 Beaver st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1632.

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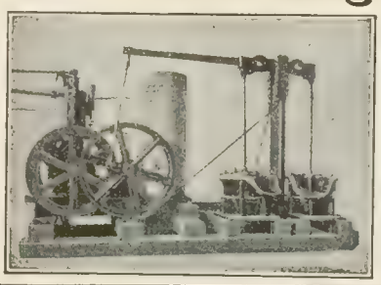


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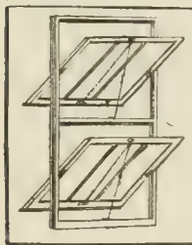
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Plans Filed—Alterations, Manhattan (Cont).

BEAVER ST, 45, reset store front to 5-sty brick store and offices; cost, $400; owner, John G. McCullough, 1-3 Broad st; architect, Henry C. Pelleman, 1123 Broadway. Plan No. 1644.

BROAD ST, 64-68, reset store front and new partition to 10-sty brick offices; cost, $1,000; owner, Valentine Bldg Co; Alfred H. Morris, Pres., 64-68 Broad st. Plan No. 1645.

CEDAR ST, 45-49, removal of projection to 11-sty brick offices; cost, $1,500; owner, The Mutual Life Ins. Co., 32 Nassau st; architect, John I. Downey, 401 West 34th st. Plan No. 1625.

DELANCEY ST, 136, 1-sty extension to 6-sty brick store and tenement; cost, $800; owner, Sarah Grozcky, 1265-7 50th st, Brooklyn; architects, Cantor & Levingson, 59 West 38th st. Plan No. 1630.

EAST BROADWAY, 266, masonry, new stores and general repairs to 2-sty brick store and dwelling; cost, $6,000; owner, The Rudolph Wallace Co., 68 William st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 1402.

FULTON ST, 182-184, side extension to 5-sty brick stores and lofts; cost, $10,000; owner, Est. of Jas. R. Roosevelt, 23 West 26th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1668.

GRAND ST 194, masonry and steel to 3-sty brick stores; cost, $500; owner, Catherine E. Turnbull, 71 West 23d st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1725.

GRAND ST, 301, 1-sty addition, new stairs and partitions to 3-sty brick stores and dwelling; cost, $2,000; owner, Meyer Goldberg, 301 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1655.

HOUSTON ST, 314 East, masonry, iron and new partitions to 3-sty brick lofts and dwelling; cost, $1,500, owner, Max Schlanger, 29 Leonard st; architect, Jacob Fisher, 25 Av A. Plan No. 1647.

JAY ST, 32, masonry and steel to 5-sty brick store and tenement; cost, $500; owners, John H. Hinslage et al, 1851 7th av; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1643.

JOHN ST, 43, reset show window to 5-sty brick store and loft; cost, $300; owner, Colgate estate, 36 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1624.

MAIDEN LANE, 89, remodel store front to 4-sty brick restaurant and lofts; cost, $300; owner, estate of Mary G. Clark, 19 Liberty st; architect, D. A. Calhoun, 17 Madison av. Plan No. 1657.

MOTT ST, 14, alterations to 4-sty brick store and tenement; cost, $210; owner, Mon Farlow, 14 Mott st; architect, Eli Benedict, 1947 Broadway. Plan No. 1726.

PINE ST, 45, removal of projections to 5-sty brick offices; cost, $1,000; owner, Est. of Geo. L. Adee, 45 Pine st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1628.

SPRING ST, 19, new partitions and plumbing to 5-sty brick tenement; cost, $150; owner, Carmela Luccaro, 19 Spring st; architect, Joseph Monda, 372 Broome st. Plan No. 1654.

SULLIVAN ST, 6 & 8, side extension to 8-sty brick loft; cost, $70,000; owners, The Corporation of Trinity Church, H. H. Cammann, comptroller, 187 Fulton st; architect, Chas. C. Haight, 452 5th av. Plan No. 1708.

WALL ST, 7, reset store front to 4-sty brick stores and offices; cost, $75; owner, John Young, 3449 W. Adams st, Chicago, Ill.; architect, Chas. Diegeldein, Jr., 535 East 138th st. Plan No. 1692.

WALL ST, 48, remodel entrance to 6-sty brick bank and offices; cost, $7,500; owner, The Bank of New York, 1 East 86th st, Herbert L. Griggs, Pres.; architects, Clinton & Russell, 52 Nassau st. Plan No. 1685.

WALL ST, 70, removal of encroachments to 5-sty brick offices; cost, $200; owner, Index Realty Co., Jas. L. Laidlaw, Pres, 26 Broadway, architect, Fred W. Burnham, 30 East 42d st. Plan No. 700.

WEST ST, 139, reset store fronts to 3-sty brick hotel and cafe; cost, $2,000; owner, Union Trust Co., 80 Broadway; architect, Herman Horenberger, 422-24 East 159th st. Plan No. 1623.

6TH ST, 500 E, new partitions to 4-sty brick dwelling and store; cost, $200; owner Joseph Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1621.

8TH ST, 62, reset show windows to 5-sty brick stores and tenement; cost, $500; owners, Clinton H. Woodford et al, Hatley, N. J.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1676.

10TH ST, 20-22 West, masonry, new plumbing and partitions to 5-sty brick bachelor apartments; cost, $9,000; owner, R. Foster Walton, 280 Broadway; architect, Jas. S. Maher, 1328 Broadway. Plan No. 1662.

11TH ST, 340 East, new partitions to 5-sty brick stores and tenement; cost, $200; owner, John Lolricelli, 340 East 11th st; architect, Otto Reissmann, 30 1st av. Plan No. 1735.

13TH ST, 105-7 East, masonry, new stairs and elevator to 4-sty brick bottling department and lofts; cost, $15,000; owner, August Luchow, 105-7 East 13th st; architect, Frank Wenemer, 2136 Honeywell av. Plan No. 1718.

14TH ST, 248 West, masonry, new plumbing to 3-sty stores and moving picture theatre; cost, $2,000; owner, Louis M. Ledell, 234 West 21st st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1729.

15TH ST, 300-304 East, masonry, iron and hospital rooms; cost, $3,000; owner, Hebrew Technical School for Girls, 300 East 15th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1697.

15TH ST, 316-319 East, masonry, new partitions, plumbing and fire-escapes to 5-sty brick home; cost, $1,500; owner, The Salvation Army, Inc., 120-124 West 14th st; architect, Wm. C. Nichol, 120-124 West 14th st. Plan No. 1686.

16TH ST, 6-12 West, bridge to 6-sty brick hospital; cost, $200; owners, The Society of New York Hospital, 8 West 16th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1719.

18TH ST, 40 West, new stairs and window to 4-sty brick stores and loft; cost, $75; owner, Martha B. Phillip, 399 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1727.

24TH ST, 63 West, reset fronts to 4-sty brick hotel, stores and offices; cost, $900; owner, Sol. Rich, 127 Madison av; architect, Evan T. MacDonald, 1181 Broadway. Plan No. 1667.

26TH ST, 422 West, new door opening to 5-sty brick tenement; cost, $10; owner, Jas. P. Clark, 202 West 23d st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1698.

28TH ST, 47 East, new show window to 5-sty brick store and dwelling; cost, $50; owner, Samuel K. Jacobs, 12 West 83d st; architect, F. W. Edwards, 1 Madison av. Plan No. 1689.

44TH ST, 216 to 232 West, sky sign to 6-sty brick theatre; cost, $300; owner, The 44th St. Realty Co., Jacob J. Shubert, Pres., 216 West 44th st; architects, Strauss & Co., 442 West 42d st. Plan No. 1639.

44TH ST, 343-345 West, masonry and new partitions to 4-sty brick tenement and store; cost, $300; owner, Louis S. Marty, 216 West 31st st; architect, Clement B. Brun, 1 Madison av. Plan No. 1683.

44TH ST, 300-304 West, new window to 4-sty brick hotel and stores; cost, $25; owner, Wm. Shoemaker & David Miller, 699 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 1690.

44TH ST, 154 West, new partitions and plumbing to 4-sty brick stores and dwelling; cost, $200; owner, Louis Steckler, 261 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1726.

45TH ST, 132-34 West, new bathrooms and metal partitions to 8-sty brick hotel; cost, $7,500; owner, The 132d West 45th St. Co., 132 West 45th st; architect, Simeon B. Eisendrath, 500 5th av. Plan No. 1629.

56TH ST, 10 East, masonry and new skylights to 4-sty brick dwelling; cost, $1,100; owner, Wm. Hull Wickham, 10 East 56th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1713.

58TH ST, 53 West, remove encroachments and install iron ventilators to 8-sty brick athletic club; cost, $2,000; owner, New York Athletic Club, William H. Page, Pres., 32 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 1649.

59TH ST, 600 West, drafting-room to 4-sty brick electric power house; cost, $2,800; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 1695.

63D ST, 33 East, masonry and new partitions to 5-sty brick dwelling; cost, $7,000; owner, Mrs. Hannah Waixel, 33 East 63d st; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1709.

73D ST, 8 East, front and rear extension to 4-sty brick dwelling; cost, $15,000; owner, Mrs. Edward Von Ingen, 8 East 73d st; architect, Donn Barber, 101 Park av. Plan No. 1707.

74TH ST, 21 West, masonry, steel and new partitions to 4-sty brick residence; cost, $5,000; owner, Dr. Anthony Bassler, 126 East 60th st; architect, Henry Regelmann, 133 7th st. Plan No. 1669.

77TH ST, 119 East, masonry and iron grating to 5-sty brick tenement; cost, $800; owner, John Wm. Herold, 117 East 77th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1651.

78TH ST, 120 East, new door to 3-sty brick storage and shop; cost, $50; owner, Louis Curiosity Co., 120 East 28th st; architect, Otto Reissmann, 30 1st st. Plan No. 1693.

81ST ST, 23 East, front extension to 6-sty brick residence; cost, $7,000; owner, Harry S. Harkness, 23 East 81st st; architect, Collins Marsh, 40 West 33d st. Plan No. 1663.

83D ST, 147-51 West, masonry, new plumbing and fireproofing to 4-sty brick garage; cost, $5,000; owners, Havemeyer Real Estate Co. Wm. B. Duncan, president, Cortlandt and Church sts; architect, Alexander Baylies, 33-4 Bible House. Plan No. 1703.

83D ST, 9 East, new partitions and skylights to 4-sty brick dwelling; cost, $300; owner, John H. MacCracken, 9 East 83d st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1691.

84TH ST, 40 East, new store and partition to 4-sty brick and stone dwelling; cost, $350; owner, Patrick Kiernan, 14 East 83d st; architect, Abraham Berer, 35 Nassau st. Plan No. 1696.

88TH ST, 14 West, new laundry and dumbwaiter to 5-sty brick dwelling; cost, $7,000; owner, Edward S. Levy, 251 5th av; architect, Harry A. Jacobs, 320 5th av. Plan No. 1717.

94TH ST, 8 East, new partitions to 4-sty brick and stone dwelling; cost, $200; owner, Max Newberger, 8 East 94th st; architect, Chas. H. Dietrich, 402 East 134th st. Plan No. 1678.

96TH ST, 138 East, alterations to 5-sty brick tenement and stores; cost, $1,000; owner, The Gerbereux Co., 385 S. Broadway, Yonkers; architect, Geo. Provot, 104 West 42d st. Plan No. 1637.

97TH ST, 164 West, new plumbing and partitions to 4-sty brick baths; cost, $850; owner, Robt. W. Thompson, Morsemere, N. J.; architect, Frank Richter, care owner. Plan No. 1737.

102D ST, 122 East, new partitions and plumbing to 5-sty brick tenement; cost, $1,000; owner, Rosa Goldberger, 210 East 79th st; architect, Sidney F. Oppenheimer, 1511 3d av. Plan No. 1714.

113TH ST, 131 East, masonry to 3-sty brick laundry and dwelling; cost, $300; owner, Henry S. Cook, 38 Park Row; architect, Nathan Langer, 81 East 125th st. Plan No. 1694.

116TH ST, 156 East, remove projections to 3-sty brick dwelling; cost, $500; owner, Donato M. Cefola, 2297 1st av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1652

118TH ST, 240 East, new doors to 6-sty brick tenement; cost, $300; owner, Hyman Rubin, 120 Rivington st; architect, Henry Zlot, 230 Grand st. Plan No. 1675.

122D ST, 440 East, masonry, iron and new store front to 3-sty brick store and tenement; cost, $750; owner, Abraham Koch, 440 East 122d st; architect, Jacob Fisher, 25 Av A. Plan No. 1646.

124TH ST, 125.7 East, new partitions and fireproofing to 4-sty brick telephone central office; cost, $8,000; owner, New York Telephone Co., 15 Dey st; architect, Edward A. Munger, 15 Dey st. Plan No. 1730.

125TH ST, 306-310 West, new partitions and toilet fixtures to 4-sty brick stores and tenements; cost, $1,500; owner, William Astor Est., Nicholas Biddle, exr., 306 West 125th st; architect, Theodore A. Meyer, 114 East 29th st. Plan No. 1618.

125TH ST, 123-5 West, masonry to 3-sty brick school; cost, $75; owner, Frank Wanier, 120 West 126th st; architects, Gross & Kleinberger, Bible House. Plan No. 1720.

125TH ST, 202 East, new store front to 3-sty brick store and lofts; cost, $100; owner, John A. Smith, 320 Broadway; architect, B. Rialeck, 53 West 125th st. Plan No. 1627.

125TH ST, 211 West, masonry and fireproofing to 5-sty brick theatre and store; cost, $5,000; owner, estate of Benj. Lichtenstein, Alex. Lichtenstein, exr., s e c 135th st and Willow av, Bronx; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 1636.

133D ST, 109 West, masonry to 3-sty brick dwelling; cost, $200; owner, Luler R. Shepard, 107 West 133d st; architects, Tandy & Foster, Jr., 1931 Broadway. Plan No 1634.

132D ST, 121-23 West, masonry and fireproof doors to 3-sty brick clubhouse; cost, $100; owners, Norton Bonton, Jr., et al, 32 Union sq; architects, Tandy & Foster, 1931 Broadway. Plan No. 1658.

AV A, 58, masonry, new stairs and plumbing to 5-sty brick store and lofts; cost, $800; owner, Max Rosenthal, 375 8th av; architect, Emery Roth, 507 5th av. Plan No. 1653.

AV A, 76, masonry, steel and new partitions to 4-sty brick store and lofts; cost, $2,000; owner, John Jacob Astor Est., 23 West 26th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1622.

AMSTERDAM AV, 943, new store front to 5-sty brick stores and tenement; cost, $500; owner, Mrs. Katherine Demarest, 245 West 104th st; architect, Geo. J. Froelich, 690 Whitlock av Plan No. 1688.

AMSTERDAM AV, 366, dumbwaiter and fireproofing to 5-sty brick store and tenement; cost, $375; owner, Fred. H. Hettling, 292 West 74th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1642.

AMSTERDAM AV, 629, reset store front to 5-sty brick store and tenement; cost, $350; owner, Chas. F. Kohlhepp, 61 West 91st st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1633.

AMSTERDAM AV, 921, masonry and fireproofing to 1-sty brick church; cost, $4,000; owners, The West End Presbyterian Church, Geo. W. Elkins, president, 34 Pine st; architect, Frank Freeman, 132 Nassau st. Plan No. 1710.

BOWERY, 104-106, masonry, steel and new partitions to 4-sty brick store and lofts; cost, $800; owner, John R. Husson, 360 West 57th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1687.

BROADWAY, 1881-1885, steel, new partitions and store fronts to 4-sty brick automobile salesrooms; cost, $10,000; owner, The Detroit Cadillac Motor Car Co., I. M. Uppercu, Pres., 1819 Broadway; architect, Chas. E. Birge, 29 West 34th st. Plan No. 1684.

BROADWAY, 950, new store front to 7-sty brick offices and stores; cost, $500; owner, Susan McComb, 950 Broadway; architect, John Ashmead, 459 West 57th st. Plan No. 1715.

BROADWAY, 1776-78, iron sign to 4-sty brick offices; cost, $1,800; owner, Benjamin Eichberg, 65 Nassau st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1711.

BROADWAY, 1192-1198, masonry, new partitions and revolving door to 12-sty brick hotel; cost, $10,000; owners, Hotel Operating Associates, Frank M. Raynor, Pres., 285 Decatur st, Brooklyn; architects, Clinton & Russell, 32 Nassau st. Plan No. 1666.

BROADWAY, 179 East, new light shaft to 5-sty brick store and tenement; cost, $1,200; owner, Isidore Cuba, 161 Clinton st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1679.

BROADWAY, 140, vault lights to 3-sty brick store and lofts; cost, $250; owner, John Watt Kearney, 62 West 45th st; architect, Frank Hausle, 81 East 125th st. Plan No. 1728.

CENTRAL PARK WEST, 395, 2-sty addition to 6-sty brick hospital and nurses' home; cost, $20,000; owner, Red Cross Hospital, Allen Wardwell, Pres, 395 Central Park West; architects, Delano & Aldrich, 4 East 39th st. Plan No 1661.

LENOX AV, 104, reset store fronts to 6-sty brick stores and tenement; cost, $135; owner, Joseph Blau, 132 West 119th st; architect, Nathan Makstein, 415 Grand st. Plan No. 1650.

LENOX AV, 111, new stairs and partitions to 5-sty brick store and loft; cost, $200; owner, Harold Young, 111 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No 1677.

LEXINGTON AV, 1278, reset show windows to 5-sty brick tenement; cost, $250; owner, Elias Gusseroff, 601 West 149th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1712.

LEXINGTON AV, 1093-1097, new windows to 5-sty brick school; cost, $1,500; owners, Marist Bros., 153 East 76th st; architect, N. Serracino, 1170 Broadway. Plan No. 1734.

MADISON AV, 129-131, interior alterations to brick and stone church; cost, $5,000; owner, Madison Av. Baptist Church, Madison av and 31st st; builder, Henry J. Davison, 15 East 40th st. Plan No. 1635.

PARK ROW, 133, masonry and partitions to 4-sty brick store and dwelling; cost, $300; owner, Bert Taulhaber, 156th st and Broadway; architect, Henry Zlot, 106 Walker st. Plan No. 1674.

RIVERSIDE DRIVE, 550, remove partitions to 6-sty brick tenement; cost, $350; owner, Harry B. Davis, 52 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 1721.

RIVERSIDE DRIVE, 210, marquise to 12-sty brick apartment; cost, $1,200; owners, Joseph J. Steindler & Co., 8 West 38th st; architect, Oscar Luetke, 227 West 29th st. Plan No. 1722.

WEST END AV, 277, masonry, steel and new stairs to 4-sty brick residence; cost, $2,000; owner, Alice S. Underwood, 277 West End av; architect, Collins Marsh, 40 West 33d st. Plan No. 1664.

1ST AV, 1715, new show windows to 5-sty brick stores and tenement; cost, $500; owner, Albertina Heinz, 1715 1st av; architect, Frank Straub, 25 West 42d st. Plan No. 1705.

1ST AV, 418, masonry and plumbing to 3-sty brick store and tenement; cost, $5,500; owner, Isadore Zendman, 7 East 16th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 1620.

2D AV, 1077, new partitions and plumbing to 4-sty brick store and tenement; cost, $400; owner, Anna J. Becker, 250 East 57th st; architect, Andrew Weggenman, 1123 Broadway. Plan No. 1672.

2D AV, 77-79, reset show windows to 6-sty brick tenement; cost, $250; owner, Samuel N. Samuels, 121 West 27th st; architect, Maximilian Zipkes, 220 5th av. Plan No. 1641.

3D AV, 1806, reset store front to 5-sty brick stores and tenement; cost, $150; owner, Jas. O'Connell, East Rockaway, L. I.; architect, Frank Straub, 25 West 42d st. Plan No. 1706.

3D AV, 1680-2, new store fronts to 5-sty brick store and tenement; cost, $400; owner, Louis Oppenheimer, 617 West 130th st; architect, David E. Klein, 2152 7th av. Plan No. 1704.

3D AV, 2236, new store fronts to 3-sty brick stores and dwelling; cost, $1,000; owner, Sarah A Freeborn, 184 East 123d st; architect, Jacob Fisher, 25 Av A. Plan No. 1716.

3D AV, 987, new store front to 4-sty brick stores and dwelling; cost, $500; owner, Max Schwarz, 954 3d av; architect, Joseph Putzel 29 West 24th st. Plan No. 1644.

3D AV, 1859, masonry and new partitions to 5-sty brick stores and tenement; cost, $1,200; owner, Wm. Shretski, 50 West 112th st; architect, Otto Reissmann, 30 1st st. Plan No 1736.

4TH AV, e s, 33d to 34th sts, reset partitions and new plumbing to armory; cost, $10,000; owner, City of New York, Hall of Records; architects, Clinton & Russell, 32 Nassau st. Plan No. 1640.

4TH AV, 287-293, masonry, steel to 9-sty brick offices; cost, $3,000; owner, United Charities, 287-293 4th av; architect, Jas. B. Baker, 156 5th av. Plan No. 1680.

5TH AV, e s, bet 34th and 35th sts, 12-sty addition to 8-sty stone department store; cost, $1,000,000; owner, Benjamin Altman, 5th av and 34th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1670.

5TH AV, 556-558 masonry and steel to 5-sty brick art store; cost, $500; owner, Roland F. Knoedler, 556-558 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 1732.

6TH AV, 608, reset store front to 4-sty brick store and offices; cost, $75; owner, John Wieners, on premises; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 1733.

6TH AV, 511, new show windows, masonry and steel to 4-sty brick store, loft and dwelling; cost, $1,500; owner, Anna Price, 452 West 153d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1660.

6TH AV, 929, reset show window to 4-sty brick store and tenement; cost, $110; owner, Domestic Realty Co., Louis Sachs, Pres., 30 West 22d st; architect, Oliver Ravekes, 248 West Houston st. Plan No. 1659.

6TH AV, 195, reset store front to 3-sty brick store and offices; cost, $250; owner, Havemever Real Estate Co., 195 6th av; architect, Walter H. Volckenning, 116 Decatur st, Brooklyn. Plan No. 1656.

6TH AV, 736-744, removal of projections to 6-sty brick store, offices and bath; cost, $1,000; owner, Edgar J. Hoffman, 47 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1631.

6TH AV, 620, wood partition to 4-sty brick store and lofts; cost, $30; owner, Joseph J. O'Donahue, 347 5th av; architect, B. Rialeck 53 West 125th st. Plan No. 1626.

6TH AV, 500, reset store front to 4-sty brick stores and offices; cost, $200; owner, Isabella Jex, Plaza Hotel, 59th st and 5th av; architect, Isaac R. Harowitz, 2073 7th av. Plan No. 1673.

6TH AV, 880, reset store front to 4-sty brick store and dwelling; cost, $75; owner, Robt. Berls, 880 6th av; architect, Michael Driscoll 867 6th av. Plan No. 1681

6TH AV, 866, new store front to 4-sty brick store and tenement; cost, $182; owners, Walter J. & Doherty J. Oakley, 141 Broadway; architect, Michael Driscoll, 867 6th av. Plan No 1682.

6TH AV, 753, masonry to 3-sty brick store and dwelling; cost, $100; owner, Est. of Sol. Meyers, 110 West 46th st; architect, L. J. Bowes, 227 West 29th st. Plan No. 1701.

6TH AV, 643, reset store front to 4-sty brick store and apartments; cost, $295; owner, Est. Wm. S. Rideout, Chas. M. Cannon, exr., 323 West End av; architect, Alvin N. Duryea, 5 West 36th st. Plan No. 1699.

8TH AV, 2336, reset store front to 4-sty brick store and offices; cost, $78; owner, Bishop Estate, 271 West 125th st; architect, Elmir G. Shapre, 301 West 128th st. Plan No. 1724.

9TH AV, 843, alterations to 4-sty brick store and tenement; cost, $250; owner, John Armstrong Chandler, 41 East 42d st; architect, Richard Rohl, 128 Bible House. Plan No. 1638.

9TH AV, two masonry and new partitions to 4-sty brick store and tenement; cost, $800; owner, Michael O'Connell, 190 9th av; architect, John J. Lawlor, 360 West 23d st. Plan No 1665

BLACKWELL'S ISLAND, e s, opp. East 83d st, 1-sty pantry extension to nurses' dormitory cost, $500; owner, Dept. of Public Charities, foot of East 26th st; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 1731

Bronx.

CHARLOTTE ST, n w cor 170th st, new partitions to 5-sty brick tenement; cost, $100; owner, Fleischman Realty & Const. Co., 170 Broadway, architect, Geo. F. Pelham, 30 East 42d st. Plan No. 251

152D ST, 733-737, new columns, new girders, new partitions etc., to three 4-sty brick stores and tenements; cost, $7,500; owner, Nalpak Realty Co., Max Monfried, 299 Broadway, Pres., architects, Goldner & Goldberg, 391 East 149th st. Plan No 250

177TH ST, 531-535, new store fronts to 4-sty brick stores and offices; cost, $3,000; owner John Friedhoff Est., 184 East 175th st; architect, Franz Wolfgang, on premises. Plan No 256

AQUEDUCT AV, w s, 111.7 s Tremont av, new porch, new partitions to 1-sty frame saloon; cost, $350; owners, Delaney & Hashe, 2062 Ryer av, architect, J. J. Vreeland, 2019 Jerome av. Plan No 249

BAINBRIDGE AV, w s, 100.93 s 212th st, 2-sty frame extension, 21x12, to 2-sty frame dwelling; cost, $300; owner, Ivar Peterson, on premises, architect, Walter T. Williams, 803 Eagle av. Plan No. 248.

BROOK AV, 1394, new toilets, new partitions to 1-sty brick nicolette; cost, $2,000; owner, Lawrence Davis, 784 East 156th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No 257

BROOK AV, w s, 191.2 n 163d st, new brick front, new brick partition to 3-sty brick warehouse; cost, $9,000; owner, Geo. N. Reinhardt, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 260.

FOREST AV, 872, new store front, new partitions to two 2 and 3-sty brick stores and dwellings; cost, $1,800; owner, Maurice I. Jacobs, 1365 Flushing av, Brooklyn; architects, Koppe & Daube, 830 Westchester av. Plan No. 258.

FRISBIE AV, s e cor Walker av, move and new plumbing to 2-sty brick office; cost, $3,500; owner, Bronx Gas & Elec. Co., 596 Frisbie av; architects, John B. Snook's Sons, 261 Broadway. Plan No. 252

LONGWOOD AV, 875, new show window, new partitions to 5-sty brick stores and tenement; cost, $2,500; owner, C. H. Farrell, 950 East 156th st; architect, Carl J. Itzel, 847 Freeman st. Plan No 253

MAPES AV, w s, 219.36 n 181st st, new stairs, new partitions, etc., to 2-sty frame dwelling; cost, $1,000; owner, Mrs. John H. Mitzler, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 261

PARK AV, s e cor Tremont av, new show windows to 4-sty brick tenement and store; cost, $500; owner, Dr. C. A. Becker, on premises; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 255.

POE PARK, move 1½-sty frame dwelling; cost, $500; owner, City of New York; architect, Chas. S. Clark, 441 Tremont av. Plan No. 254.

WILLIS AV, n e cor 146th st, new store front, new partitions to 5-sty brick store and tenement; cost, $500; owner, Adolph Steiner, 2076 Attorney av; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 250.

Brooklyn.

ADELPHI ST, e s, 211.10 s Park av, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, Mary H. Manning, 193 Adelphi st; architect, D. A. Lucas, 140 Vanderbilt av. Plan No. 3157.

BAYARD ST, s s, 50 e Leonard st, new extension to shop; cost, $300; owner, Thos. Murcott, 296 Union av; architect, F. V. Laspia, 525 Grand st. Plan No. ——.

DAHLGREN PL, w s, 175 s 88th st, plumbing to 2-sty dwelling; cost, $250; owner, Christ F. Fritz, 8903 5th av; architect, W. J. Hill, 349 88th st. Plan No. 3259.

DRESDEN ST, w s, 350 n Arlington av, exterior alterations to 2-sty dwelling; cost, $200; owner, Peter G. Dehler, 118 Dresden st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3214.

ELDERT ST, n s, 252 w Bushwick av, plumbing to 3-sty tenement; cost, $200; owner, S. G. Bossey, 1062 Halsey st; architect, Hy. Rehman, 366 Evergreen av. Plan No. 3153.

ESSEX ST, e s, 100 n Liberty av, exterior and interior alterations to 2-sty dwelling; cost, $300; owner, Barnet Davidson, 291 Essex st; architect, Hy. Entlich, 29 Montrose av. Plan No. 3145.

FRANKLIN ST, e s, 50 n Huron st, extension to 3-sty storage; cost, $8,000; owner, Morris Salzman, 214 Franklin st; architect, Gustave Erda, 826 Manhattan av. Plan No. 3245.

Plans Filed—Alterations, Brooklyn (Continued).

FULTON ST, s s, 255 e Sackman st, plumbing to 2-sty dwelling; cost, $300; owner, Angelo Lattuge, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3186.

GEORGE ST, s s, 150 e Hamburg av, 1-sty brick extension, 5x6.6, to store and tenement; cost, $350; owner, Matteo Fiorelli, on premises; architect, C. P. Cannella, 60 Graham av. Plan No. 3219.

GRAND ST, n s, 125 e Roebling st, exterior and interior alteration to 3-sty store and dwelling; cost, $150; owner, Jos. Lustig, 285 Grand st; architect, Max Cohn, 280 Broadway. Plan No. 3273.

KOSCIUSKO ST, e s, 150 n Broadway, interior alterations to 3-sty tenement; cost, $100; owner, Jennie Cohen, on premises; architect, Jas. McKillop, 154 India st. Plan No. 3184.

MAUJER ST, s s, 243.9 w Lorimer st, exterior and interior alterations to 3-sty store and tenement; cost, $300; owner, Jacob Zarcher, 48 Maujer st; architect, E. J. Messinger, 394 Graham av. Plan No. 3173.

NO. HENRY ST, e s, 100 n Richardson st, exterior and interior alterations to 3-sty tenement; cost, $200; owner, Mich'l Germanio, 12 No. Henry st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3179.

REMSEN ST, n s, 50 w Clinton st, plumbing to 4-sty dwelling; cost, $125; owner, Chas A. Scher Estate, 20 Sidney pl; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 3247.

SACKETT ST, n s, 16 e Van Brunt st, extension to 3-sty store and dwelling; cost, $3,200; owner, C. Manzella, 61 Sackett st; architect, John Burke, 603 East 2d st. Plan No. 3168.

ST EDWARDS ST, e s, 72.6 n Tillary st, extension to 3-sty tenement; cost, $500; owner, Anna M. Fischetti, 63 St. Edwards st; architect, W. J. Conway, 400 Union st. Plan No. 3198.

SPENCER ST, e s, 244.6 s Flushing av, exterior and interior alterations to 3-sty dwelling; cost, $200; owner, Antonette Sassi, 23 Spencer st; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 3222.

TIFFANY PL, w s, 297.7 s Hanson st, extension to 4-sty factory; cost, $5,000; owner, Frank O. Pierce, 30 Tiffany pl; architect, W. J. Conway, 400 Union st. Plan No. 3159.

WALTON ST, s s, 150 w Harrison av, exterior alterations, etc., to 4-sty lofts; cost, $5,000; owner, Saml. Stein, 378 Wallabout st; architect, C. P. Cannella, 60 Graham av. Plan No. 3163.

WATKINS ST, w s, 240 s Livonia av, exterior and interior alterations to 2-sty dwelling; cost, $2,000; owner, L. Whitney Searle, 56 Pine st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3253.

1ST ST, n s, 212.10 w 7th av, plumbing to 4-sty dwelling; cost, $150; owner, Mary Brady, 435 1st st; architects, McNeil & Collins, 160 7th av. Plan No. 3251.

SOUTH 2D ST, w s, 205 n Wythe av, extension to 2-sty factory; cost, $1,200; owner, W. S. Burg Co., 50 S. 2d st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3266.

NORTH 7TH ST, n s, 197 e Havemeyer st, plumbing to 1-sty stable; cost, $125; owner, Wm. McGahey, 298 North 7th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3195.

15TH ST, n s, 300 e 4th av, interior alterations to 4-sty tenement; cost, $1,000; owner, Pasquale De Modeno, 175 15th st; architect, Hyman Paris, 258 Rivington st, N. Y. Plan No. 3229.

46TH ST, n e cor 5th av, interior alterations to 2-sty store and dwelling; cost, $500; owner, Hy J. Collester, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3206.

65TH ST, w s, 93 n Greenwood av, extension to 3-sty dwelling; cost, $500; owner, Stephen Heaton, 481 East 5th st; architect, Thos. Bennett, 52d st and 3d av. Plan No. 3274.

67TH ST, s s, 144.3 e 17th av, 1-sty frame extension, 21.6x10; cost, $1,800; owner, John Gurnsay, on premises; architect, Ernest Hanson, 230 95th st. Plan No. 3231.

84TH ST, s w cor 11th av, exterior alterations to 2-sty dwelling; cost, $200; owner, Geo. W. Dickinson, 1169 85th st; architect, Theo B. Du Bois, 1569 84th st. Plan No. 3242.

ATLANTIC AV, n s, 78 e Pennsylvania av, extension to 3-sty tenement; cost, $150; owner, Schlectner Bros., 138 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3147.

BELMONT AV, s e cor Stone av, exterior and interior alterations to 4-sty store and tenement; cost, $500; owners, Halpern & Mandel, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 3180.

BROADWAY, n s, 50 w Halsey st, interior alterations to 3-sty store and dwelling; cost, $1,500; owner, Simon Schwartz, 270 Decatur st; architects, Koch & Wagner, 26 Court st. Plan No. 3220.

BUSHWICK AV, n w cor Pellington pl, 1-sty frame extension, 20x12, to store and dwelling; cost, $250; owner, Betsy Benion, 424 Bainbridge st; architect, L. Danancher, 7 Glenmore av. Plan No. 3240.

CHRISTOPHER AV, w s, 200 n Blake av, extension to 3-sty tenement; cost, $300; owner, Rubin Reder, 248 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 3158.

CLASON AV, s s, 25.6 s Park av, plumbing to factory; cost, $200; owner, John McQuade, 134 Clason av; architect, C. G. Knox, 105 Broadway. Plan No. 3281.

CROPSEY AV, n w cor 18th av, interior alteration to club house; cost, $500; owner, S. T. Hayes, 18th av and Cropsey av; architect, Walter Jackman, 1536 Bath av. Plan No. 3282.

CLINTON AV, w s, 512.7 n Myrtle av, exterior and interior alterations to 5-sty store and tenement; cost, $105; owner, Jos. Rollo, 104 Clinton av; architect, C. P. Cannella, 60 Graham av. Plan No. 3202.

EASTERN PARKWAY, n w cor Pacific st, plumbing to 3-sty store and dwelling; cost, $100; owner, John Losie, on premises; architect, John Burke, 603 East 2d st. Plan No. 3185.

EAST NEW YORK AV, n s, 128.7 w Rochester av, exterior alterations to three 2-sty dwellings; cost, $900; owner, Anton Albert, on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 3227.

EUCLID AV, s e cor Hill st, extension to church; cost, $800; owner, Euclid Av. Baptist Church, on premises; architect, Geo. E. Crane, 1796 Jamaica av. Plan No. 3166.

FLATBUSH AV, e s, 149.10 n Hanson pl, extension to 3-sty store; cost, $1,500; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 3243.

FLATBUSH AV, w s, 113.6 Nevin st, interior alteration to 4-sty brick loft building and school; cost, $1,000; owners, Realty Associates, 162 Remsen st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 3265.

GATES AV, n s, 100 w Hamburg av, new elevator; cost, $400; owner, Fred Weber, 197 Woodbine st; architect, R. H. Emerich, 139 Stockholm st. Plan No. 3280.

HUDSON AV, e s, 50 s Prospect st, exterior alterations to 4-sty store and tenement; cost, $600; owner, Cornella Peppi, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3194.

KINGSTON AV, s w cor Maple st, exterior and interior alterations to 2-sty store and dwelling; cost, $700; owner, Jacob Silber, 209 Siegel st; architect, H. M. Entlich, 29 Montrose av. Plan No. 3226.

LIBERTY AV, s s, 40 e Montauk av, exterior and interior alterations to 2-sty store and dwelling; cost, $200; owner, Rosa Boagstedt, Springfield Dock, Jamaica; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 3218.

LIBERTY AV, n w cor Miller av, plumbing to 2-sty dwelling; cost, $200; owner, Wm. Stone, 75 Lincoln pl, Freeport, L. I.; architect, John O. Hughes, 101 Van Siclen av. Plan No. 3176.

MANHATTAN AV, e s, 75 n Ten Eyck st, exterior alterations to 3-sty tenement; cost, $100; owner, Emma Furest, 39 South 13th st, College Point; architect, Wm. Mack, 40 Maujer st. Plan No. 3256.

NORMAN AV, s w cor Jewell st, extension to 5-sty store and tenement; cost, $700; owner, Isaac Wank, 188 Nassau av; architect, E. J. Messinger, 394 Graham av. Plan No. 3279.

NOSTRAND DAV, w s, 85 s Sterling pl, extension to 3-sty store and dwelling; cost, $1,500; owner, E. A. Garlett, 774 Nostrand av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3267.

PAIDGE AV, Dock and Brandt st, new elevator; cost, $1,000; owner, Sicilian Asphalt Co., 41 Park Row, N. Y.; architect, C. E. Dowdell, 152 West Broadway. Plan No. 3271.

PARK AV, n s, 162 w Delmonico pl, exterior and interior alteration to 3-sty tenement; cost, $500; owner, Sam Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3286.

PARK AV, n s, 187 w Delmonico pl, exterior and interior alteration to 3-sty tenement; cost, $500; owner, Sam Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3285.

REID AV, e s, 20 s Van Buren st, new show window to 2-sty store and dwelling; cost, $200; owner, Sam'l Armstrong, 962 Halsey st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 3260.

REID AV, e s, 50 n Decatur st, plumbing to 3-sty tenement; cost, $125; owner, Fredk. Frust, 291 Reid av; architect, John Nigio, 1796 Atlantic av. Plan No. 3199.

SHEPHERD AV, w s, 125 n Arlington av, plumbing to 3-sty dwelling; cost, $100; owner, Mr. Gapfga, 134 Shepherd av; architect, John Mayahofer, 2931 Fulton st. Plan No. 3257.

SOUTH PORTLAND AV, e s, 166.8 n Lafayette av, interior alterations; cost, $150; owner, Mrs. B. Schwartzwalder, 289 Clinton av; architect, Geo. Schrader, 810 Fulton st. Plan No. 3205.

THROOP AV, s e cor Park av, exterior and interior alterations to 3-sty store and tenements; cost, $750; owner, Loewer Realty Co., 528 West 42d st, N. Y.; architect, John Ph. Voelker, 979 3d av, N. Y. Plan No. 3165.

TOMPKINS AV, e s, 60 s Park av, extension to 3-sty store and dweling; cost, $2,000; owner, Albert Haberman, 16 Court st; architect, A. W. Pierce, 59 Court st. Plan No. 3230.

WORTMAN AV, n s, 40 w New Jersey av, 1-sty frame extension, 12x15, to store and dwelling; cost, $150; owner, Rachel Goldstein, on premises; architect, L. Danancher, 7 Glenmore av. Plan No. 3239.

WYCKOFF AV, n e cor Greene av, new elevator; cost, $1,100; owners, Ort & Co., on premises; architect, Wischert Mfg. Co., 302-4 McDougal st. Plan No. 3181.

WYTHE AV, s w cor North 10th st, extension to 4-sty store and tenement; cost, $250; owner, Cornelius Dugan, Bethel, N. Y.; architects, P. Tillion & Son, 1780 Pitkin av. Plan No 3187.

3D AV, s e cor 33d st, extension to 3-sty hotel and store; cost, $200; owner, Geo. Martin, on premises; architect, John Burke, 603 East 2d st. Plan No. 3232.

4TH AV, s w cor 18th st, exterior and interior alterations to 3-sty store and tenement; cost, $300; owner, Angolina Longo, 215 20th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3161.

5TH AV, e s, 50 n 51st st, new electric sign; cost, $140; owner, Bernard J. O'Neil, 5015 5th av; architect, F. M. Moran, 465 Pearl st, N. Y. Plan No. 3234.

Queens.

BROOKLYN HILLS.—Woodward pl, 2, 2-sty frame extension, 13x16, on rear 2-sty frame dwelling, new plumbing; cost, $500; owner, John J. Steigelmayer, premises. Plan No. 1032.

CORONA.—41st st, e s, 150 n Washington pl, interior alterations to shop; cost, $45; owner, P. A. Plautit, premises. Plan No. 1026.

CORONA.—Cambridge av, e s, 450 n Rene st, install new plumbing in dwelling; cost, $150; owner, Mrs. L. John, 6 Way av, Corona. Plan No. 1037.

COLLEGE POINT.—14th st, w s, 450 n 4th av, 1-sty added to top of dwelling, tin roof; cost, $800; owner, Peter Einseacht, 17th st, College Point. Plan No. 1044.

DOUGLAS MANOR.—Main av, w s, 150 s L. I. R. R., interior alterations to hotel; cost, $150; owner, Villa Const. Co., on premises. Plan No. 1064.

ELMHURST.—Chicago av, s e cor Lawn av, install new plumbing in stable; cost $60; owner Clarence Edwards, Elmhurst. Plan No. 1065.

FLUSHING.—Myrtle av, 69, install gas piping in dwelling; cost, $10; owner, M. Scheffrin, on premises. Plan No. 1066.

FLUSHING.—Flushing av, w s, 417 s Hempstead rd, 1-sty frame extension, 26x12, on rear 2-sty frame dwelling, shingle roof; cost, $500; owner, Mrs. Edw. Reddins, on premises. Plan No. 1068.

FLUSHING.—Washington av, n e cor Main st, install gas piping in dwelling; cost, $20; owner, John W. Crawford on premises. Plan No. 1059.

GLENDALE.—Oceanview av, w s, 400 s Myrtle av, 1-sty added to top of dwelling, tin roof, new plumbing; cost, $1,000; owner, Jos. Heffler, 26 Oceanview av, Glendale; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1035.

JAMAICA.—Bandman av, 23, 2-sty frame extension, 23x13, on rear 2-sty frame dwelling, interior alterations, new plumbing; cost, $1,500; owner, Jacob Grimpoon, 423 Bandman av, Jamaica; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1051.

JAMAICA.—Fulton st, 341, erect new electric signs on store; cost, $50; owner, M. Bernstein, on premises. Plan No. 1061.

JAMAICA.—Washington st, 21, erect new electric sign; cost, $35; owner, B. F. Everett, 23 Washington st, Jamaica. Plan No. 1062.

LONG ISLAND CITY.—Wilbur av, e s, 146 s Payntar av, install new gas piping in dwelling; cost, $20; owner, Mrs. Owens, 208 Wilbur av, L. I. City. Plan No. 1069.

LONG ISLAND CITY.—Court st, w s, 150 s Jackson av interior alterations to office building; cost, $350; owner, Stuard Hirschmann, 200 Broadway, N. Y. C. Plan No. 1063.

LONG ISLAND CITY.—Potter av, s w cor Albert st, install gas piping in dwelling; cost, $10; owner, A. Kempf, 251 East 84th st, N. Y. C. Plan No. 1058.

LONG ISLAND CITY.—Jackson av, s w cor Honeywell st, install three new freight elevators in factory; no cost given; owner, Ford Motor Co., on premises. Plan Nos. 1054-55-56.

LONG ISLAND CITY.—Review av, n w cor Gilbert st, 2 rooms to be erected on roof of factory; cost, $400; owners, National Bridge Co., premises. Plan No. 1038.

LONG ISLAND CITY.—Payntar av, 628, install new gas piping in dwelling; cost, $15; owner, Tony Adamno, premises. Plan No. 1052.

LONG ISLAND CITY.—Marion st, 62, install new gas piping in dwelling; cost, $20; owner, Ralph Franzzi, premises. Plan No. 1053.

LONG ISLAND CITY.—14th av, e s, 420-470 s Wilson av, install new plumbing in 2 dwellings; cost, $600; owner, Emma Tisdale, 124 Remsen st, L. I. City. Plan No. 1047.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 50 n Vienna av, interior alteration to dwelling, new plumbing; cost, $600; owner, Wm. Detmar, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1036.

RIDGEWOOD.—Woodward av, n s, 25 e Stanhope st, install new gas piping in dwelling; cost, $20; owner, J. Givemann, premises. Plan No. 1048.

RICHMOND HILL.—Jamaica av, 3220, erect new electric on dwelling; cost, $50; owner, Chas. Hungsam, premises. Plan No. 1043.

RICHMOND HILL.—Elm st, s s, 150 e Union pl, 1-sty frame extension, 12x14, on rear school, tin roof, new plumbing; cost, $2,500; owners, Board of Education, 59th st and Park av, N. Y C. Plan No. 1050.

RICHMOND HILL.—Greenwood av, w s, 147 n Jamaica av, install new plumbing in dwelling; cost, $150; owner, Harry Wade, Richmond Hill. Plan No. 1030.

RICHMOND HILL.—Oak st, w s, 25 s Myrtle av, install new plumbing in dwelling; cost, $90; owner, Mrs. Hinsdell, 723 St. Nicholas av, N. Y. C. Plan No. 1060.

RICHMOND HILL.—Welling st, e s, 481 n Myrtle av, interior alterations to dwelling, new plumbing; cost, $800; owner, Mark W. Lewis, 443 Welling st, Richmond Hill; architect, P. Gregory Stadler, 363 East 156th st, N. Y. C. Plan No. 1057.

ROCKAWAY BEACH.—Junction Ocean av and Boardwalk, general repairs to picture gallery; cost, $50; owner, Chas. Schilling, premises. Plan No. 1045.

UNION COURSE.—2d st, n s, 325 e Shaw av, 1-sty frame extension, 12x14, on rear 1-sty school, tin roof; cost, $2,500; owners and architects, Board of Education, Park av and 59th st, N. Y. C. Plan No. 1049.

WOODSIDE.—3d st, e s, 180 n Woodside av, 1-sty frame extension, 13x12, on side 2-sty frame dwelling, tin roof; cost, $800; owner, L. H Barker, 8 3d st, Woodside; architect, Frank G. Doran, 371 West 117th st, N. Y. C. Plan No. 1027.

WOODHAVEN.—Jamaica av, 1191, erect new electric sign; cost, $10; owner, Frank Bruesch, 54 Clinton st, Brooklyn. Plan No. 1033.

Richmond.

HIGH ST, s s, 100 e Summer st, Rose Bank, alteration to frame dwelling; cost, $600; owner, Matt. Brady, Rose Bank; builder, Thos. O'Connor, Rose Bank. Plan No. 207.

STUYVESANT PL, e s, 150 s Wall st, New Brighton, plastering to frame office; cost, $100; owner, James C. Crabtree, New Brighton; builder, W. McCurry, West New Brighton. Plan No. 204.

RICHMOND RD, s s, 100 e Butler pl, 819, Rose Banw, alterations to frame dwelling; cost, $650; owner, Ninfa Zangara, Rose Bank; architect and builder, A. Shampanato, Rose Bank. Plan No. 206.

ROCKAWAY AV, w s, 200 s Cleremont av, Tottenville, alteration to frame bungalow; cost, $25; owner, architect and builder, John L. Vogel. Plan No. 205.

SATTERLEE AV, w s, 875 s Amboy rd, Tottenville, alterations to frame dwelling; cost, $400; owner, Wm. Felch, Tottenville; builder, G. Dissoway, Tottenville. Plan No. 208.

SHARON AV, s s, 200 w Amboy, 24, Tottenville, alterations to frame dwelling; cost, $200; owner, Aug. Weiderman, Tottenville; builder, G. Dissoway, Tottenville. Plan No. 209.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending June 7:

NEWARK.—Columbia Realty Co., 99 Broad st, 4-sty brick, $45,000; Antonetti Mazzei, 19 6th av, 4-sty brick alteration, $300; John Williams, 315 16th av, 3-sty brick, $10,000; Holloway Lumber Co., 747-749 South 12th st, two 3-sty frame, $15,000; Garodnick Bro., 571-573 South 17th st, two 3-sty frame, $15,000; Antonio Spallone, 215 Clifton av, 4-sty brick, $30,000; Aurielio Conforti, 193 Pacific st, 3-sty frame, $7,000; Duncan McKennon Co., Inc., 315-317 Verona av, two 3-sty frame, $18,000; Louis Streen, 906 Bergen st, 3-sty frame, $6,000; Grace H. Currier, 30 South 10th st, 3-sty brick alteration, $3,000; Oraton Investment Co., s w cor Frelinghuysen av and Whittie pl, 3-sty frame, $8,000.

WEST NEW YORK.—Frederick Goldberg, s s 16th st, 50 w of Buchanan pl, 4-sty brick, $33,-000; Marcus G. Goodman, s s Hudson av, 30 e of 14th st, two 4-sty brick, $50,000; Henry G. Auf Der Heid, s s 16th st, 325 e of Bergenline av, two 3-sty brick, $40,000; Marcus G. Goodman, s e cor Hudson av and 14th st, 4-sty brick, $22,000.

CARLSTADT.—Harry Scherling, 76-78 Division av, 4-sty frame alteration, $3,000.

IRVINGTON.—Daniel Sass, e s 22d st, 125 s of 17th av, 3-sty frame, $9,000; Joseph Weglarz, 28 Highland terrace, 3-sty frame, $5,000; Mrs. Julian Schmidt, 109 South 23d st, 3-sty frame, $6,000.

ORANGE.—Louis Gieser, 90-92 Barrow st, 3-sty frame, $8,000.

EAST ORANGE.—Joseph Ippolito, s e cor Halstead st and Rhode Island av, 3-sty frame, $6,000; Charles H. Walker, 34-36 Steuben st, 3-sty brick, $11,000; Max Goldstein, 239 North Park st, 3-sty frame, $8,000.

JERSEY CITY.—Joseph Gatov, 82-84 Bostwick av, two 3-sty brick, $18,000; Monticello Mutual Bldg. & Loan Co., 169 Monticello av, 3-sty frame alteration, $500; Julius N. Zack, 522-524 Palisade av, two 4-sty brick, $32,000; Anna Ewald, 142 Stegman av, 3-sty brick, $8,000.

HOBOKEN.—John Schmalz, 622-624 Park av, two 3-sty brick, $38,000.

PASSAIC.—William Deutsch, s w cor 10th and Pacific sts, 3-sty brick, $10,000.

MONTCLAIR.—Joseph Bombay, 189 Glenridge av, 2-sty brick, $8,000.

ELIZABETH.—Stephen Tichy, 602-606 Spring st, 2-sty brick, $7,000.

KEARNY.—Mrs. Duncan Patterson, s w cor Chestnut st and Pomeroy av, 3-sty frame, $6,-000.

APARTMENTS, FLATS AND TENEMENTS.

BAYONNE, N. J.—J. J. Bagnell, 35 West 8th st Bayonne, is preparing plans for a 3-sty brick tenement, 24x54 ft., to be erected at Broadway and 26th st for Mr. Hassar, care of architect, owner. Cost, $8,000.

DWELLINGS.

PERTH AMBOY, N. J.—S. Diamond, Maple st, owner, is taking bids on the general contract for a 2-sty frame residence, 22x52 ft., to be erected in Maple st, from private plans. Cost about $5,500.

BAYONNE, N. J.—Work on the 2-sty frame residence being erected at 108 Linnett st for I. W. Wood., Jr., 37 East 40th st, Bayonne, is up to the first tier.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—L. Danancher, 7 Glenmore av, Brooklyn, is preparing plans for a 2-sty brick factory, 60x75 ft., to be erected here, to cost $12,000. Owner's name is for the present withheld.

BAYONNE, N. J.—Excavating has been completed for the 1-sty steel and hollow tile factory, 76x208 ft., to be erected at Constable Hook for the International Nickel Co., Constable Hook, owner. Cost about $15,000.

EAST ORANGE, N. J.—The factory building of Seabury & Johnson Mfg. Co., at Glenwood av and Glenwood pl was destroyed by fire Saturday last at a cost of $75,000. The concern manufactures surgical specialties.

HALLS AND CLUBS.

BAYONNE, N. J.—About $8,000 is to be expended in improving the clubhouse for the Democratic Club. The actual work will not be started before next spring. Councilman Albert Jarvis is chairman of the committee.

MUNICIPAL WORK.

WOODBRIDGE, N. J.—The Township Committee has instructed its engineer to survey the Crows Mill rd and make estimates of the cost for macadamizing same.

PUBLIC BUILDINGS.

BAYONNE, N. J.—Andrew Carnegie has announced the gift of $30,000 for the erection of an addition to the Bayonne Public Library at Av C and 31st st, which was built in 1905 by Mr. Carnegie.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—The Board of Education is ready to receive bids for the new 16-room school to be erected at Main and Cleveland sts. Estimated cost is $100,000.

JERSEY CITY, N. J.—Plans for School No. 24 on Virginia av have been approved by the Board of Education. John T. Rowland, architect, will be ready within a few weeks to let the contract. Plans have also been approved for School No. 5 to be erected at 3d and 4th sts. The tenants in the buildings on this property have been notified to move on July 1st.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLINE, MASS.—Bids will be received until July 1 by Fred A. Short, 165 Milk st, Boston, Mass., architect, for the erection of a 4-sty apartment house at Westbourne terrace, to cost about $150,000.

DWELLINGS.

BROOKVILLE, N. Y.—Henry Otis Chapman, 334 5th av, N. Y. C., architect, will take bids on the general contract about June 17 from a selected list for a 2½-sty brick and marble residence, 96x42 ft., for George C. Smith, care of architect, owner. R. H. Howes Construction Co., 105 West 40th st, N. Y. C., has contract for the stone foundations. The landscape architect has not been selected.

SYRACUSE, N. Y.—Russell & King, 602 Snow Building, are preparing plans for a 2½-sty frame residence, 46x68 ft., to be erected in South Salina st for Dr. F. W. Smith, 201 Sabine st, owner. Daniel Lane, Vine st, has the mason work. Cost about $15,000.

TUXEDO PARK, N. Y.—B. B. Smith, architect and owner, 104 West 42d st, N. Y. C., is taking bids for alterations to the residence on West Lake rd, to cost about $5,000.

GREENWICH, CONN.—Jas. C. Green, 103 Park av, N. Y. C., is preparing plans for alterations and additions to the frame residence on Post rd for the Conn. Shore Realty Co., care of architect, owner. Cost about $10,000.

FACTORIES AND WAREHOUSES.

KINGSTON, N. Y.—The Art Silk Yarn Co. is ready to take bids on the factory buildings to be erected here. There will be seventeen 1-sty buildings occupying a site 225x338 ft. B. W. Wilkins, 38 East 25th st, N. Y. C., is president of the company.

FULTON, N. Y.—The Dilts Machine Works, Inc., of this place, has incorporated with $125,-000, with F. B. Dilts 145 South 1st st, F. L. Flanders and B. W. Bennett all of Fulton. A new factory building will be erected.

SPRINGFIELD, MASS.—Samuel M. Green & Co. are preparing plans for a 4-sty brick, with stone trim, bottling plant, 50x147 ft., to be erected in Liberty st for the Springfield Breweries Co.

TEMPLETON, MASS.—The Otter River Board Co. contemplates rebuilding its plant here which was recently destroyed by fire.

SARATOGA SPRINGS, N. Y.—The plumbing plant of the Turrant Mfg. Co. in Putnam st was destroyed by fire on June 9, with a loss of $25,000

HALLS AND CLUBS.

SCHENECTADY, N. Y.—The Y. M. C. A. Association contemplates the immediate erection of a gymnasium building in connection with its present home to cost about $30,000. The secretary can give information.

MUNICIPAL WORK.

BOSTON, MASS.—L. K. Rourke, Commissioner of Public Works, has requested an appropriation of about $700,000 for sewer construction, and the mayor has amended an immediate appropriation of $400,000 G S. Dorr is chief engineer of the Sewer Department.

HOLYOKE, MASS.—The Board of Public Works contemplates the construction of vitrified pipe sewers to cost about $20,000. O. Ferry is assistant clerk.

EVERETT, MASS.—The Nantaskett Steamboat Co., Fred L. Lane, Rowes Wharf, Boston, Mass., superintendent, contemplates the erection of wharf buildings at Crow Point.

POWER HOUSES.

WATERBURY, CONN.—The Waterbury Farrell Foundry & Machine Co. contemplates the erection of a power house in connection with its plant.

KINGSTON, R. I.—Bids will be received by the State Board of Control and Supply, State House, room 18, Providence, until June 19 at 10 a. m., for making additions to the power plant at Rhode Island State College. William A. Schofield is chairman.

SCHOOLS AND COLLEGES.

HOLYOKE, MASS.—Wm. B. Reid, 280 High st, architect, wil soon take bids for the erection of the 3-sty high school gymnasium building, 104x109 ft., at Beach and Pine sts.

ELLENVILLE, N. Y.—By a vote Ellenville has decided to erect a new school building to cost when completed $55,000. It is undecided when work will go ahead.

ONEIDA, N. Y.—The Board of Education has selected a site for the 2d Ward school in Seneca st. Architect Lansing, of Watertown, N. Y., is preparing to let the contract about July 1.

ELMIRA HEIGHTS, N. Y.—A site has been selected on which it is proposed to erect a new high school. Address the Board of Education.

STORES, OFFICES AND LOFTS.

NIAGARA FALLS, N. Y.—Simon Larke, 608 Elmwood av, architect, has completed plans for a 4-sty store building, 100x135 ft., for Jenss Bros., Falls st, owners. Cost about $80,000. Figures are being received.

MISCELLANEOUS.

MANCHESTER, N. Y.—The Lehigh Valley R. R. has advertised for figures for erecting its new transfer station here at a cost of about $150,000.

THE TEST OF FLAMES.

The Blanchard Building at Long Island City Saved by Wire Glass and Sprinklers.

Fire-resisting construction and equipment were put to a severe test last Sunday morning in the fire which destroyed the plant of the Columbia Paper Bag Company at 3d street and Van Alst avenue, Long Island City, and did damage estimated at between $350,000 and $400,-000.

Besides the loss incurred by the paper bag company, which the president of the concern thinks will easily foot up to $250,000, the American Druggist Syndicate's big plant and stock were damaged to the extent of $75,000 or $100,000. The Pratt & Lambert Varnish works got scorched to the tune of about $10,-000, and the Kershan Renovating Company, on the top floor of the Blanchard building, which building is now owned by the A. D. S., sustained a loss.

According to local report, the damage might easily have reached a round million dollars had it not been for the efficiency of the automatic sprinkler system installed in the A. D. S. plant. That the big seven-story building and the four-story warehouse which adjoins it, both of which were just across the street from the paper bag plant and in the path of the flames, were not completely destroyed is largely due to the heat resisting qualities of the wire-glass windows and the protective showers which the sprinkler system turned loose on every floor when the heat became great enough to open the thermostatic valves.

Roof Sprinkler Effective.

On the roof of the A. D. S. plant are sprinkling devices whereby water can be sprayed all over its surface from a standpipe operated by pumps in the engine room. John Goldner, the chief engineer of the plant, got his pumps to working as soon as he realized the gravity of the situation and the roof was so effectually flooded that the burning embers that landed on it never had a chance to start a blaze.

When President Goddard, of the A. D. S., got to the scene Sunday he was highly gratified that the fire protective facilities that have been installed at the plant had so well proven their worth and utility. The Blanchard Building was erected by J. F. Blanchard, a manufacturer of metal-covered trim.

Flooring Resist 80,000,000 Feet.

When a prominent firm of architects in this city wanted to prove to their own satisfaction the wearing qualities of one of the 1,001 different flooring materials on the market, they laid a strip in a human run-way, where in the course of a year approximately 80,000,000 feet would pass over it, some scuffling, some digging sharp heels into the fabric, some scraping ice and snow, and others running, with a sliding, rubbing movement.

Then it was examined. The wear was shown to have been almost negligible. The natural resiliency was still retained and, in other words, the floor was practically in the same condition as when it was originally laid.

It was the Dreadnought Interlocking Flooring, a compound of cork and other materials, that is odorless and non-absorbent. The place was the temporary station of the Grand Central Terminal.

This system of flooring, which has proved a success in steamships and offices, is now being manufactured for use under any condition in the home, in the office and in places of public assembly. It is manufactured by the Dreadnought Flooring Co., of New York, which is issuing a very attractive booklet, that tells the whole story of Dreadnought flooring in a single printed page and backs up what it says in that two minutes of reading matter with a number of photographs showing the application of this type of interlocking flooring in many kinds of buildings, including hospitals, offices, public building hallways, kitchens, steamship dining-rooms, banks and barber shops. The offices of the company are at 30 East 42d street.

[illegible] Rights Conferred [illegible] 1256

67th st, 42-50 W—Acoopa & Joseph Daubek, G-C-F-A
67th st, 42-50 W—Wm Cook, G-C-F-A
67th st, 42-50 W—Leonard V Fletcher, G-C-F-A
67th st, 42-50 W—Wm A Fox, G-C-F-A
67th st, 42-50 W—Wm Woop, G-C-F-A
67th st, 42-50 W—Dual E Seybel & Wm Woop, G-C-F-A
67th st, 244 W—John J Marshal, C
67th st, 244 W—Chas F Braun, K-L
73rd st, 11 E—Virginia Gonzalez, C
84th st, rear, 173—Joseph Rosenberg, J-C-G-A
87th st, 240-244 E—Michael Nanaltum, C
87th st, 252-62 W—Lehman Coupon Co, C
88th st, 69-71 W—Theophilus B Roessle, C
89th st, 137-9 W—Robert Thedford Garage Co, K-L-A
105th st, 174 E—Philip Englander, K
109th st & Manhattan av—Frank G Cook, F-A
114th st, 349 E—Albanta Rotondo, G-A-C
116th st, 408-10 E—Guseppe Fuso, G
125th st, 343 E—L Rosenthal & Chas R Letts, C
125th st & St Nicholas av—John J Lucey, G-C
126th st, 270 W—Joseph R Potter Co, G
127th st, 158 E—Mary Jane Archer, G
130th st, 501 W—Operahouse & Estate Realty Co, G
135th st, 266 W—Lucia Levan, I-C
135th st & Mott Haven Canal—Long Dock Mills & Elev, A
142d st, 231 W—Dysart Garage, J
144th st, 388 E—Benj Mandelkorn, A-G
144th st, 30-32 W—Dolphin Garage, L-A-K
144th st, n e c 7th av—Toale & Harris, C
151st st, 245-47 E—Salvatore Lo Cascio, G-A
176th st, 342 E—C S Corrigan, G

Named Streets.

Amsterdam av, 75—I J Kayser, G
Broadway, 372—Carson C Peck, C
Broadway, 574-8—Vincent Astor, A
Broadway, 407-9—Wallbridge Estate, F-E-C
Broadway, 418-22—John H Hallock, D
Broadway, 434-8—Metropolitan Life Ins Co, A
Broadway, 473—Estate of Joseph J Little, C-B
Broadway, 475—Mitchell B Bernstein, C-B
Broadway, 894-900—M Freedman Bros & Co, D
Broadway, 894-900—Est of Ogden Goelet, D
Broadway, 1235—Manger Bros, A
Broadway, 1760—Peerless Motor Car Co of N Y, L-G-K
Broadway, 1871—Charles E Johnson, E
Broadway & 135th st—Hudson-Fulton Photo Play Co, A
Clinton av, 547-555—N Y Telephone Co, A-C
Union Bethel, Pres, A-C
Lenox av, 126-28—Joseph S Thorn, C-G
Lenox av, 318-20—Morris Sashin, G-C-A
Lenox av, 650-52—Oceanic Theatre Co, F-A-G-I-C
Madison av, 1492—Madison Amusement Co, J M Goldstein, Pres, I
Park av, 185—M Thomas, C
Park av, 485—Samuel Machson, K-L
Park Row, 93—Rosevale Amusement Co, C
St Nicholas av, 1281—The Arcade Bay, H Beinfield, Pres, G
St Nicholas av, 1390—Julius Gray, A-G
Washington av, 1526—Neidlich & Muehleder, A-G
West End av, 89-91—Locomobile Co of America, A-L-K

Numbered Avenues.

1st av, 1051-53—Henrietta Weiss, C
1st av, 1153—Victor Weiss, I-C
1st av, 1359—Bohemian Amusement Co, Jos Jdicek, Mgr, C-I
1st av, 1444—Anera Theatre Co, E Prince, Mgr, I
1st av, 2157—Benedetto Zuccati, C
2d av, 76—Margherite Maddoli, C
2d av, 534—Jacob Herb, C
2d av, 845—Tarzion Amusement Co, I-C-A
2d av, 953—Henry Swayze, E
2d av, 1319—Aaron Kosofky, B-C-F-I-G-A
2d av, 1980—Celia Wallace, A-G
3d av, 249—Rudolph Levitus, C-G
3d av, 703-5—Bielecky Bros, C
3d av, 763-5—I Bazar Leovitz & Co, C
3d av, 777—James Hoit, C
3d av, 870—Schiller Supply Co, G
3d av, 2172—Emily Rosenbaum, C-A
3d av, 2356—Olive D Thompson Est, C
4th av & 3d st—Bradley Contracting Co, A-K-C
5th av, 236-8—Michael H De Young, E
6th av, 272-4—Gustav L Morgenthau, C
6th av, 277—Louis Mateliano, C
6th av, 277—John Koger & Henry Ott, C
6th av, 279—John L Tannelle, E
6th av, 482—Est of Geo H Kearney, B
7th av, n e cor 137th st—J T Harris, C-A
8th av, 129—Antonio Esposito, I-E
8th av, 189—Rex Amusement Co, I
8th av, 304—A W Cohen, C
8th av, 2285—Mushel & Sobel, I-C
8th av, 2544—Louis W Weill et al, C
8th av, 2847—Charlie Lee, C
8th av, 110th-111th sts—Fred Eckardt, F-A
9th av, 517—Gordon & Pavity, B-A

BRONX ORDERS SERVED.

Named Streets.

Oakley c, 1436—John S Swee, A-G

Numbered Streets.

149th st and Courtlandt av—Michael & Sobel, C-C

Numbered Avenues.

Boston rd, 1329—Saml Harris, C-A
Bronx Blvd, 3521—Joseph Morgan, A
Brook av, 1403—Saml Kerbel, G
Courtland av, 131—Mrs Mary M Mahl, I
Holland av, 3552—T Cuti, A-G
Jerome av, 2444—Jung & Landen, A-C
Park av, 1179—Jno Wannamaker, K-L
Ryder av, 3671—Geo H, C
Third av, 709-712—Ayer & Gartner, A-F-C
Third av, 796—I L Pierson & Jo Shansky, C
Washington av, 1281—John C L Decker, C
Williamsbridge rd, 1423—Adolph Werber, I-A
Willis av, ft of—N Y, N H R R Co, A-K

Numbered Streets.

3d st, 3878—Joseph Caplan, C
3d st, 3882—Jos Caplan, C

BROOKLYN ORDERS SERVED.

Named Streets.

Adams and Concord sts, P S No 1—Board of Education, T W Churchill, Pres, D
Ash & Oakland sts—A J & J J McCollum, A-G-K-H
Baltic st, 247—Roger S Cunningham, M
Bergen st, 1148—Mrs Ellen McCrystal, G
Bergen st, 1148—Grazia Mangino, A
Bridge st, 306—Isaac Bryn, G
Chauncey st, 90-92—Andrew Schmitt, A-C
Clay st, 58-66—Silas E Edwards, B-E-D-C-K
Cleveland st, 370-372—Thos Schulz's Son, Herman Schulz, C-G-F-A-B-K
Columbia st, 211—Samuel Cohn, C-G-A-E
Cook st, 140—L Feldman, C-A-H
Degraw st, 125 rear of, Building No 2—Edward B Jordan, H-C-F-A
Essex st, 293—Atlantic Metal Bed Co, A
Front st, 176—Tin Plate Dec Co, Alfred R Torres, Mgr, G
Fulton st, 3043—Geo Lugt, A-G
Grand st, 193-197—Edw McGarvey, B-C-E-M
Grand st, 193-197—Brooklyn Union Gas Co. F R Wogan, Asst Secy, A
Grand st, 193-197—Meyer Glucksteim, A-G-C-F-E
Grand st, 193-197—Hyman Garfinkel, A-G-C-F-E
Henry st, 546—Vincenzo Clement, K-M-C-L-A
Hicks st, bet Middagh & Poplar sts, P S 8—Board of Education, T W Churchill, Pres, D
Humboldt st, 332—Jennie Broadwin, C-G
Humboldt st, 332—Ainslie Knitting Machine Co, Selig Broadwin, H
Humboldt st, 332—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
Jackson st, 16-18—Italian Baptist Society, Pietro Salterlh, C
Johnson pl & Church av—Robt A Holcke, C
Lincoln pl, 725—E L Lucas, K-C-M-A-G
Linwood st, 443—Broadway Trust Co, Frederick C Lee, Pres, C
McKibbin st, 140—Isaac Rubinstein, C
Madison st, 798-804—Parochial School, Rev J J McGoldrick, C
Marlborough rd, 80—J Edw Coles, C-K-G-A
Monitor st, Parochial School, 1-15—Rev E J McGoldrick, pastor, D
Middleton st, 124—E Greenfield's Sons, K-D
Nassau st, 233—Mrs Vincenzo Russo, M
Newton st, 126—Geo N Gardiner & Son, A-G-L
Noble st, 113—Henry German, C
Oak st, 137-143—Old Ladies' Benevolent Soc, Mrs Geo W Owen, Pres, G-A-F-C-E
Pacific st, 622—Sterling Auto Garage, C-K-A-L-D
President st, 560—Union Bag Co, James Martin, Treas, A-H
Rockwell pl, 93-95—Charles Tisch, B-C-F-A-G
Rockwell pl, 93—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
Skillman st, 81—Samuel J Kornblum, C-A-G-H
Starr st, 199-217—Chas Rothenbach & Co, Chas Rothenbach, C-A-G-D-B-F
Sterling pl, 98—Borden Milk Co, Edward Taylor, Pres, C-A
Suydam st, 27—Chas A Vollemer, D-K-C
Tiffany pl, 31—Herman Behr & Co, Herman Behr, Pres, E
Tillary st, 170—Leon N Adler, K
Union st, 39—Andrew Olsen, K
Van Buren st, 327-329—Max Reiss, C
Van Buren st, 327—Brooklyn Union Gas Co, F R Wogan, Secy, A
Van Buren st, 327-329—Warren H Thompson, C
Van Buren st, 327-329—Jas A Osterhout, C-F
Varet st, 6-8—Max Kurzsk, D
Visitation pl, 81—Visitation Parochial School, Sister Raymond, Principal, C
Water st, 66-72—Sweeney Mfg Co., John J Sweeney, Pres, C-B-F
Willow st, 151—Chas A Hull, K
Wolcott st, 112, P S 20—Board of Education, T W Churchill, Pres, D
York st, 106-110—Ed Pervis & Son, F-D

Numbered Streets.

9th st, 348 E—William Koke, M
14th st, Bay, 180—George W Burns, K-A-G-C
15th st, 829 E—Geo Ames, B-A-C-F-G
20th st, 275—S Jurow & Co, Samuel Jurow, Pres, F-G-A-H
20th st, 275—London & Hyman Co, Max London, Pres, F-G-C
20th st, 275—Michael Cooper, G-F-C-A
20th st, 275—L Weinstein & B Fabrikaut, A-G-F-C
20th st, 275—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
20th st, 275—Simeon J Harding, E-C-A-D
20th st, 275—Jacob Plotkin, F-G-C
36th st, 253, Loft No 3—Bush Term, W Aronstein & Bro, D
62d st, 1913—Trefield Realty Co, Wm R Treizer, Mgr, C

Named Avenues.

Av D, 2616—Albert Grenz, A-G-K
Bay parkway, 8731—John E De Mund, M.D, K-C
Blake av, 531—Samuel R Rosenberg, C-F-A
Blake av, 531—S Joondeph & H Fateles, G-A
Blake av, 531—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
Blake av, 531—Samuel Mitnick, G-C-F-H-A
Blake av, 531—Solomon Silberfein, A-G-F
Blake av, 531—K Kaplan & P Kalish, F-C-E-A-H
Blake av, 531—M Aaronson & S Blum, G-F-E-A
Blake av, 531—George Lunberg, A-G
Blake av, 531—Max Klein, C-A
Blake av, 531—Michael & Jacob Meyer, C-A
Blake av, 531—H Treiber & Son, Harris Treiber, owner, G-C-E-H-A
Blake av, 531—Phillip Green, A
Bedford av, 1378—Grant Square Auto Co, Chas F Batt, Pres, K-C-L-A
Broadway, 837—Morris Posner, G-F-H
Broadway, 837—Morris Goodman, H-A
Bushwick av, 417—Wittenberg estate, Mrs Regina Neuman extrx, M
Driggs av, 328—Meyer Warschauer, A
Coney Island av, 732—L Hart, K
Flatbush av & Prospect Pk Plaza—The Riding & Driving Club of Brooklyn, L-K
Flatbush av, 1158—Braum & Schmitt, Stewart Sloane, Mgr, A
Flushing av, 1080—Robert Schnell, A-H
Franklin av, 979—Oriental Varnish Co, A-M
Gardner av, 69-87—Alfred Settle & Sons, H-C-B-A-F
Gates av, 812-820—Louis Snibby, C
Grand av, 601—Knox Hat Mfg Co, L
Jamaica av, 1050—W E Muller, K
Lee av, 33-35—Lee Av Theatre Co, A-F
Lexington av, 602—Louis Schnibbie, Jr, A
Lincoln av, 142—Jas Grojan, A-G
Manhattan av, 155—Karl Freedny, G-A-C
Manhattan av, 155—Brooklyn Union Gas Co, F R Wogan, Asst Sec, A
Miller av, 275—F Veith & Co, G
Myrtle av, 196—Annia Hockman, C-G
Myrtle av, 362—Mrs Katie Burke, G
Myrtle av, 362—Nicholas Mecca, G
Myrtle av, 1466—Allen Van Dyke, K-C
Nostrand av, 1825—Asa Bloch, C
Pitkin av, 1721—H Levinson, D
Prospect av, 261-9—John A Rolfe, G
Ralph av, 469—Rijjero Nicossia, C
Schenck av, 195-197—Empire State Dairy Co, A-E-K
Seigel av, 278-282—Valentine Schehl Co, A
South Portland av, 189—Brooklyn Union Gas Co, F R Wogan Asst Secy, A
Stuyvesant av, 98—Stuyvesant Heights Garage, J F Brozek & F J Doerr, C-K
Sutter av, 336—Morris Lieb, A
Sutter av, 472-80—Jacob Stern, G
Vanderbilt av, 74—Mrs Elizabeth Mahnken, G
Voorhies av, n e c Ocean av—Miss Ella V Malone, G
Waverly av, 182—E T Bedford, C
Waverly av, 187—Herbert L Pratt, K-C-H-A

Numbered Avenues.

3d av, 171-179—3d Av Garage, Inc, K-C-D
3d av, 188—Arthur L Foster, H-C
3d av, 188—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
3d av, 390-2—Obermeyer & Liebman, B-C-F
4th av, bet 40th and 41st sts, P S No 136—Board of Education, T W Churchill, Pres, G

QUEENS ORDERS SERVED.

Named Streets.

Blanco pl, 73 (Jamaica)—Sarah F Cooke, C
Canal st, bet University pl & Atlantic av (Woodhaven)—Lalance & Grosjean Mfg Co, L-G-K
Gould st, 314 (Richmond Hill)—Mrs Louise Niederstein, C
Hancock st, 20-22—Stephen Briggs, A-D-G
Hancock st, 480-494 (L I City)—John Polachek Bronze & Iron Co, G-K
Lawrence st, 16 (Flushing)—Knickerbocker Ice Co, A
Locust st, 192 (Corona)—Jacob Alexander, C-G
Malcolm pl & Hebert av (Maspeth)—S V W Sammis, A
Puntine st, 58 (Jamaica)—J R Carpenter Co, C-K-A-L-G-D
Remsen pl, 22 (Maspeth)—Alex Novitzke, C
Remsen pl, 36—Mrs Maria Graff, G
Remsen pl & Clinton av (Maspeth)—Philip Jones, K-A-G
University pl, 333 (Woodhaven)—James G Pineau, K
Wexford terrace & Homer Lee av (Far Rockaway)—Michael J Degnon, D-A-G-K-C
White st (Far Rockaway)—Mullen & Buckley, A-G-K-C

Named Avenues.

Bergen av, 22-28 (Jamaica)—Metropolitan Tobacco Co, Edward Graner, Mgr, K
Boerum av, 74 (Flushing)—Cornelius V Garrison, A-G-K
Borden av, 33 (L I C)—Gustav Steiner, A
Borden av, 43 (L I City)—Theodore Smith, G
Broadway, 4105 (Ozone Park)—Nathan Goldgeier, K
Casino Beach, Lawrence Pt (Astoria)—The Astoria Light, Heat & Power Co, C-K-D
Catalpa av, 38—John Bernard, C-M
Channel av, nr Railroad av (Far Rockaway)—Dr Ed Miller, A-G
Corona av, 55 (Elmhurst)—Wm E Batterman, C
Cypress av, 1026—Joseph Drescher, F-A
Dry Harbor road and L I R R—Newtown Gas Co, F B Gordon, A
Fisk av, 142 (Maspeth)—James Cating, A-G
Flushing av, nr Metropolitan av (Maspeth)—Richey Browne & Donald, Inc, K-A
Grand av, 3 (Corona)—Ike Ronuck, A-K-C
Grand av, 253 (Astoria)—Fred O Schroeder, D
Grand & Lexington avs (Maspeth)—Chris Guenkel, A
Jackson av, 534—John H Landwer, A
Jamaica av, 1162 (Woodhaven)—Henry Hartman, G-A-M-D
Jamaica av, 2113 (Richmond Hill)—Arthur J Notz, K-C-A-G
Jerome av, 4258 (Ozone Park)—Louis F Meliere, A-K-C
Liberty av, 216 (Jamaica)—Jacob Drogin, A
Merrick rd and Samson st (Jamaica)—Paget & Peithman, K-L-G-A
Metropolitan av, 1604 Quezal Art Glass & Decorating Co, G-A
Metropolitan av & Prospect st (Middle Village)—Henry F Homeyer, A
Myrtle av, 1841—Ed Schlatter, G
Ocean av, 275 (Woodhaven Junction)—Harry Werbin & David & Joseph Shedlin, C-M-E-B-F-G-H
Rockaway rd, 108 (Jamaica)—Gustave G Halter, A-K
Rockaway rd, 120 (Jamaica)—Isaac Heiscovici, A
Rockaway rd & Beaufort st (Jamaica)—General Acoustic Co, C-K
Sanford av, 117 (Flushing)—Wm Stone, MD, A-C-K
Shell rd, 64 (Corona)—J W Haines, K-C-L-A-H
Vernon av, 481 (L I City)—Bradley Contg Co, A-G
Washington av (Laurel Hill, L I)—Nichols Copper Co, A
Webster av, 149 (L I City)—Thos Conlon, C
Webster av, 358-368—Palmer-Singer Co, Chas Singer, Pres, C-E-F
West av, 62-8 (L I City)—R W Rhoades & Co, Richard W Rhoades, Pres, F-A-C
West av & Newtown Creek (Flushing)—Rose Coe Lumber Co, A
Whitestone Landing, L I—Long Island R R Co, G-C-K
Woodward av, 665 (Ridgewood)—A Theis, K
Woodward av, 819 (Ridgewood)—Frank D Greene, G-A-E

Numbered Avenues.

7th av, 308 (L I City)—John Lackner Co, C-G
Foot of 7th av (Whitestone)—C H Senff, G-A-H-K

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New ork, N. Y., as second class matter."

Vol. XCI No. 2361 New York, June 14, 1913 (50) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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101st st, 121-3 W.
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112th st, 26-30 W.
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115th st, 605-7 W.
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120th st, 51 E.
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5th av, 546, 552-4.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

JUNE 6, 7, 9, 10, 11 & 12.

Academy st, nwc Sherman av, see Sherman av, nwc Academy.

Bleecker st, 341 (2:619-52), es, abt 75 s 10th, 21.1x32.6x21.3x29.6, ss, 3-sty fr bk ft tnt & str; Mary E Sandford to Gramont Constn Co Inc, a corpn, 95 Wm; AL; May21; Jun7'13; A$5,500-6,000. O C & 100

Bleecker st, 382-4 (2:621-16-17), swc Perry (No 94), 42.6x70, 2 4 & 1 3-sty bk tnts, strs in Bleecker st; Josephine A Budke to Leonard Weill, 155 W 103; mtg $18,000 & AL; Jun10; Jun11'13; A$19,000-24,500. O C & 100

Broad st, 49 (1:25-6), es, 108.3 n Beaver, runs e 57.3 xn3.9xe36.7xn8.1xe3.4xn9.11xw 93.1 to st xs22.7 to beg, 4-sty bk office & str bldg; A$120,000-125,000; also BROAD ST, 51 (1:25:5), es, 80.4 n Beaver, runs e 61.2xn27xw57.5 to st xs28 to beg, 4-sty bk loft & str bldg; A$93,000-97,000; L Napoleon Levy to Jefferson M Levy, 59 E 34; ⅓ pt B&S; mtg $——; May27; June9'13. nom

Broad st, 51, see Broad, 49.

Broome st, 182-4 (2:347-30), nwc Clinton (Nos 135-7), runs w49.5xn25xw50.6xn 25xe100 to ws Clinton xs50 to beg, 6-sty bk tnt & strs; Louis Perstein et al to Universal Discount Co, a corpn, 100 5 av; A L; June2; June9'13; A$54,000-90,000. O C & 100

Broome st, 319 (2:418-8), ss, 25.6 e Chrystie, 25.6x75.4, 6-sty bk tnt & strs; Hyman Marcus to Anna Sachs, 264 Grand; mtg $32,000 & AL; June9; June12'13; A $24,000-33,000. O C & 100

Cathedral Pkway, 153, see 7 av, 1801-5.

Cherry st, 361 (1:259-19), ss, 111.11 e Montgomery, 20.10x68x20.4x61.3, vacant; E Mortimer Boyle ref to Chas F Schmale, 230 Covert, Bklyn; FORECLOS Apr7; June5; June6'13; A$7,000-7,500. **4,568.50**

Chrystie st, 67 (1:303-22), ws, abt 50 s Hester, 25.2x84.5x25.1x84.5; vacant; Jos J O'Donohue Jr & ano, EXRS Annie C Riley, to Hy M Greenberg, 34 W 119; mtg $15,000; June9; June10'13; A$22,500-23,000. **16,000**

Clinton st, 135-7, see Broome, 182-4.

Dry Dock st, 19, see 12th st, 722-8 E.

Eldridge st, 54-6 (1:300-10),, es, 62.6 s Hester, runs e66.4xs20.10xe21.2xs20.10xw 87.6 to st xn41.8 to beg, 7-sty bk tnt & strs; Minnie Horowitz to Jennie Witty, 1019 E 163; Minnie Witty, 31 W 31, Bayonne, NJ, & Leona Stone, 3089 Bway, NY; mtg $87,000 & AL; June4; June6'13; A$33,000-68,000. O C & 100

Eldridge st, 68 (1:307-3), es, 39.4 n Hester, 19.8x50.8, 3-sty bk tnt & str; Max Kellert & ano to Ida Kirshbaum, 1345 5 av; mtg $8,000 & AL; Jun5; Jun7'13; A$11,000-14,000. nom

Eldridge st, 68 (1:307-3), es, 39.4 n Hester, 19.8x50.8, 3-sty bk tnt & strs; Ida Kirshbaum to Max Kellert, 68 Eldridge; mtg $8,000 & AL; June5; June12'13; A$11,-000-14,000. nom

Elizabeth st, 91 (1:238-23), ws, 115 s Grand, 40x94, 6-sty bk tnt & strs; Maria Gubitosi to Alesio Matera, 371-3 Broome; ½ of R, T & I; mtg $58,500 & AL; May3; June6'13; A$29,000-59,000. **2,500**

Goerck st, 26 (2:322-1), es, 75 n Broome, 25x100, 5-sty bk tnt; Henry Brandt, heir &c Margt Siemon to Anna Jackson, 48 Hart, Bklyn; 1-12 pt; AT; AL; Jun11'13; A$10,500-25,500. nom

Henry st, 29 (1:280-4), ns, 174.10 e Catherine, 25x100, 5-sty bk tnt & strs; Rachel wife & Herman Klausner to Sarah Schneiderman, 917 Bway, Bayonne, NJ; mtg $25,-000 & AL; Jun10; Jun11'13; A$19,000-27,-000. nom

Hester st, 111 (1:306-37), ns, 42.7 w Eldridge, 24.7x50x24.6x50, 5-sty bk tnt & strs; Conservative Holding Co to Gussie Spector, 116 E 74; ½ R T & I; mtg $18,000; June9; June10'13; A$17,000-24,-000. O C & 100

Houston st, 34-6 W (2:523-29), ns, abt 20 e Greene, 40x83, 9-sty bk loft & str bldg; Rose Bernstein to Jeannette K Harris, 44 E 74; mtg $70,000; May23; June6'13; A $44,000-100,000. nom

Isham st, nwc Sherman av, see Sherman av, nwc Isham.

Lispenard st, 60-2 (1:194-32), ss, 140.5 w Bway, 49.6x90.4x48.6x87.8, 7-sty bk loft & str bldg; David B Baum ref to Lillius, Jos P & Wm R Grace, at Manhasset, LI, TRSTES Wm R Grace, decd; FORECLOS May29; June4; June6'13; A$45,000-75,000. **85,000**

Market st, 85 (1:250-65), ws, abt 25 s Cherry, 20x51, 5-sty bk tnt & str; Edmund J Tinsdale, ref, to Nellie O Williams, at Ridgewood, NJ; FORECLOS June 6; June11; June12'13; A$5,300-9,000. **9,000**

Mott st, 66 (1:201-6), es, abt 200 s Canal, 25x94, 4-sty bk tnt & strs & 5-sty bk rear tnt; Anna Colombo wid to Martin Rothschild, 542 W 112; mtg $19,625; June5; June6'13; A$19,000-26,000. O C & 100

Orchard st, 86 (2:408-9), es, 22.9 s Broome, 21x60, 3-sty bk tnt &strs; Susan Goldstein to Rudolph Wallach Co, a corpn, 68 Wm; B&S; Jun9; Jun11'13; A$14,000-15,000. O C & 200

Overlook ter, ss & ns, see Ft Washington av, ws, 9,768 n from ss 155th.

Pearl st, 362 (1:112-6), es, abt 285 s Oak, 27x122x12.6x122, 5-sty bk tnt & strs; Chas S Fettretch, ref, to U S Trust Co of NY, a corpn, 45 Wall; FORECLOS May29; June6; June9'13; A$17,000-23,000. **20,000**

Perry st, 94, see Bleecker, 382-4.

South William st, 18-26 (1:29-88 to 92), ns, 218 w William, runs n79xw66.5xsw11x w10xs8xnw20.6xs86.5 to So William xe99.11 to beg, including all land, &c, within blk bounded by So William, Beaver & Broad of which Alex Brown died seized, 5 4-sty bk loft & str bldgs; Matilda C Markoe indiv & as EXTRX Jas B Markoe to Alex B Coxe at Paoli, Pa; 1-9 of 1-16 part; May 29; June9'13; A$153,000-187,000. nom

South William st, 18-26; same to Chas E Coxe at Malvern, Pa; 1-9 of 1-16 part; May29; June9'13. nom

South William st, 18-26; same to Henry B Coxe at Penllyn, Pa; 1-9 of 1-16 part; May29; June9'13. nom

South William st, 18-26; same to Alex Brown at Bryn Mawr, Pa; 1-6 of 1-16 part; May29; June9'13. nom

South William st, 18-26; same to Rosalie B Dolan, Rosemont, Pa; 1-6 of 1-16 pt; May29; June9'13. nom

South William st, 18-26; same to Jno A Brown Jr, Newton Township, Delaware Co, Pa; ⅛ of 1-16 pt; May29; June9'13. nom

8TH st, 371 E (2:378-55). ns, 258 e Av C, 25x93.11, 5-sty bk tnt & strs; Grossmann Investing Co to Saml Gans, 1037 Kelly; mtg $20,000 & AL; June4; June6'13; A $15,000-20,000. nom

9TH st, 309 E (2:451-57), ns, 125 e 2 av, 25x92.3, 5-sty bk tnt & strs; Lena Daum to Louis Daum her husband, 69 W 97; mtg $31,000; Jun3; Jun7'13; A$19,000-32,000. nom

10TH st, 31-3 E (2:562-41), ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; Wm Baxter to Lillian B Koepke, 1522 Pacific, Bklyn; mtg $138,500 & AL; June6; June12'13; A$70,000-135,000. O C & 100

10TH st, 129 E (2:466-43), nes, 215 nw 2 av, 27x100, 5-sty & b bk home; Anna B Bliss to Rector &c of the P E Church of St Marks in the Bouwerie in City NY, a corpn on ns Stuyvesant, near East 10th; May31; Jun6'13; A$exempt-exempt. nom

12TH st, 722-8 E (2:381-18to 21), swc Dry Dock (No 19), 84x75, 4-3 & 1-4-sty bk tnts, strs in Nos 19 & 728; Marie J Myers to Arthur McGlone, 19 W 65; May 10; June9'13; A$26,000-33,500. O C & 100

16TH st, 140-2 W (3:791-68), ss, 275 e 7 av, 37.6x103.3, 5-sty bk tnt; Julius B Fox to Jos L Buttenwieser, 300 Central Park W; mtg $37,500 & another mtg $——; June9; June10'13; A$27,500-61,500. O C & 100

16TH st, 140-2 W (3:791-68), ss, 275 e 7 av, 37.6x103.3, 5-sty bk tnt; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; AL; June9'13; A$27,500-61,500. O C & 100

25TH st, 208 E (3:905-53), ss, 146.4 e 3 av, 25x98.9, 5-sty bk tnt & strs; David A Schoen et al to Edw Bachrach, 600 W 134; mtg $30,000 & AL; June4; June6'13; A$12,000-29,000. nom

26TH st, 463-5 W, see 10 av, 282.

31ST st, 408 W (3:728-43), sws, 625 se 10 av, 25x87.9x30x72.2, 3-sty bk tnt & 2-sty bk rear bldg; Margt Cook heir &c Michl Burns to Annie T Campbell, 459 W 22; AL; Jun9; Jun11'13; A$8,000-9 500. O C & 100

33D st, 33-43 E (3:863-29-34), ns, 125 e Mad av, 115.6x98.9, 4 & 5-sty bk hospital; Madison Realty Co to 33 E 33d St Realty Co, Inc, a corpn, 33 W 42; May29; June6 '13; A$322.900-370,500. O C & 100

33D st, 43 E (3:863-34), ns, 222 e Mad av, 18.6x98.9, 4-sty bk hospital; Pennsylvania, New York & Long Island R R Co to Madison Realty Co, a corpn, 37 E 33; July6'05; re recorded from July11'05; June6'13; A $51,300-59,500. nom

34TH st, 469 W, see 10 av, 430-6.

35TH st, 29-33 W (3:837-23), ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; 29 West 35th St Co to Arnel Realty Co Inc, a corpn, 16 Court, Bklyn; mtg $556,-750 & AL; June3; June9'13; A$260,000-505,000. O C & 100

37TH st, 52 W (3:838-78), ss, 228.6 e 6 av, 21.6x98.9, 4-sty & b stn dwg; Millie Isaacs to Leonard L Hill, 131 W 86; mtg $62,800 & AL; June3; June6'13; A$74,000-80,000. O C & 100

38TH st, 432 W (3:735-57), ss, 348.8 e 10 av, 23.6x80, 5-sty bk tnt & strs; Jacob Bitzer et al heirs, &c, Louis Bitzer to Catharina Mouthe, 432 W 38; QC; May24; June10'13; A$8,500-13,500. **375**

47TH st, 36 W (5:1262-56), ss, 450 w 5 av, 20x100.5, 4-sty & b stn dwg; Wm Kalish to Bruno Kalish, at Calais, Me; 1-13 pt AT; AL; June5; June6'13; A$58,000-60,000. **3,384.61**

48TH st, 402 E (5:1359-47½), ss, 75 e 1 av, 25x75.4, 5-sty bk tnt & strs; David Wiesenberger to Annie Olinka, 232 E 112; AL; Jun6; Jun7'13; A$6,000-16,000. nom

49TH st, 220 E (5:1322-41), ss, 367 w 2 av, 21x100.5, 4-sty stn tnt; Fredericke Guntzer et al to Lewis S Goebel, Jr, 338 W 87; B&S; AL; June6'13; A$8.500-16,000. O C & 100

49TH st, 220 E; Lewis S Goebel, Jr, to Chas Guntzer & Fredericke his wife, 220 E 49; B&S; AL; June6'13. O C & 100

50TH st, 417 E (5:1362-7), ns, 155.7 e 1 av, 19.5x100.5, 3-sty & b stn dwg; Jacob Vogelfanger to Thos A Meaney, 8 Greenwich av; mtg $8,000 & AL; June3; June 10'13; A$6.500-9,500. nom

51ST st, 354 E (5:1343-30½), ss, 85 w 1 av, 20x100.5, 4-sty stn tnt; Therese L Weiss heir &c Florentine U Lemp to Wm Garber, 767 3 av; mtg $7,000 & AL; May19; Jun7'13; A$8,000-14,000. **12,000**

53D st, 237-9 on Map 237-41 E (5:1327-16-17), ns, 166.8 w 2 av, 54.4x100.4, 2-6-sty bk tnts; Lena Daum to Louis Daum her husband. 69 W 97; mtg $66,000; Jun3; Jun 7'13; A$24,000-72,000. nom

59TH st, 335-41 W (4:1112-8 to 11), ns, 175 e Col av, 100x100.5, 4 5-sty stn tnts & strs; Matilda D Minck to Millie Schwarz, 1044 Findlay av; mtg $104,000; June11; June12'13; A$96,000-136,000. O C & 100

72D st, 107 E (5:1407-3), ns, 60 e Park av, 20x102.2, 4-sty & b stn dwg; Laura, wife Pierre G Hoag, to Haliburton Fales, 105 E 72; June6; June12'13; A$36,000-50,000. nom

75TH st, 11 E (5:1390-11), ns, 149 w Mad av, 21x102.2, 4-sty & b bk dwg; Presbyterian Hospital in City N Y to Mary K L Potter, 64 E 80; Sophia J Linsley, at Wallingford, Conn, & Josiah J Linsley, at Northford, Conn; AT; B&S & C a G; May 22; June12'13; A$60,000-66,000. O C & 100

75TH st, 231 E (5:1430-15), ns, 230 w 2 av, 25x102.2, 4-sty bk tnt; Robt F Wagner, ref to Tini Linzer, 202 E Houston; FORECLOS May27; June5; June6'13; A $11,000-15,500. **3,200**

76TH st, 37 E (5:1391-23), ns, 45 e Mad av, 12.6x102.2, 4-sty & b stn dwg; Isidor N Landauer to Richd C Bultman, 128 W 81; June12'13; A$17,000-19,000. O C & 100

77TH st, 403 E (5:1472-5), ns, 94 e 1 av, 25x102.2, 5-sty bk tnt; Benj M Gruenstein et al to Jennie Paley, 696 Cauldwell av; AL; Apr2; June6'13; A$5,000-21,000. O C & 100

79TH st, 234 E (5:1433-34), ss, abt 220 w 2 av, 17.10x102.2, 3-sty & b stn dwg; Fannie Mandel to Max Backhaus, 303 E 79; AL; May20; June9'13; A$9,000-12,000. nom

81ST st, 209 E (5:1527-5), ns, 101.8 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; Saml Judelowitz to Sadie N wife Saml Fleck Jr, 384 Sterling pl, Bklyn; AL; June3; June9'13; A$11,000-31,000. nom

87TH st, 114-22 E (5:1515-61½-65), ss, 177.4 e Park av, runs s100.8½xe58.2xn0.½ xe34.7xn100.8 to st xw92.10 to beg, 2-3-sty & b bk dwgs, 2-4-sty & b stn dwgs & 3-sty bk tnt & str; Lina Weil to Markwin Realty Corpn, 29 W 42 & Heilner & Wolf, Inc, 135 Bway; mtg $56,000; June3; June 6'13; A$50,000-65,500. O C & 100

87TH st, 120-2 E (5:1515-61½-62), ss, 235.7 e Park av, 34.7x100.8, 2-4-sty & b stn dwgs; Katholischer Gesellen, Verein, NY, a corpn to Lina Weil, 19 E 98; mtg $19,-000; June3; June6'13; A$19,000-27,000. O C & 100

88TH st, 14 W (4:1201-39), ss, 160 w Central Park W, 17.6x100.8, 5-sty & b bk dwg; Wm Rosenberg to Edw S Levy, 68 W 85; mtg $20,000 & AL; June10; June 12'13; A$13,000-29,000. O C & 100

89TH st, 311 W (4:1250-85), ns, 190 w West End av, 20x100, 3-sty & b stn dwg; Chas Bulden to Margt G Titus his daughter, 260 W 89; Feb14'12; Jun7'13; A$16,000-26,000. gift

92D st, 2 E (5:1503-69), sec 5 av (Nos 1106-7), —x—, 5 & 6-sty bk dwg, with furniture, &c, also prop at Newport, RI; certified copy of will; I Townsend Burden, late of Troy, NY (by will) to Evelyn B Burden his wife [2 E 92], during her life; Mar22'09; June11'13; A$245,000-445,000. ——

92D st, 46 W (4:1205-49), ss, 382 e Col av, 18x100.8, 4-sty & b stn dwg; Leontine Platky et al EXRS, &c, Adolph Platky to Annie Davis, 168 E 93; mtg $16,000; June 9; June10'13; A$12,300-22,000. O C & 100

95TH st, 209 W (4:1243-28), ns, 167.10 w Ams av, 29.4 to cl old Bloomingdale rd x100.9x30.8x100.9, 1-sty bk theatre; Kerloc Realty & Constn Co to Jacob Friedman, 135 Eldridge (this deed given as collateral for notes of $1,000); mtg $29,250 & AL; Mar1; June12'13; A20.000——. nom

100TH st, 227 E (6:1650-17), ns, 400 e 3 av, 25x100.8, 4-sty bk tnt; Selma Alexander to Stephen H Jackson, 134 W 131; Q C & correction deed; May27; June10'13; A $9,000-14,000. nom

100TH st, 227 E; Stephen H Jackson to Jos Defazio, 21 Coleridge, Manhattan Beach, NY; mtg $15,000; May27; June10 '13. O C & 100

101ST st, 121-3 W (7:1856-25), ns, 193.4 w Col av, 31.8x100.11, 6-sty bk tnt & strs; Dean Holding Co to The Sherman Co, a corpn, 1400 5 av; AL; May27; June6'13; A $19,000-44,000. O C & 100

108TH st, 9 E (6:1614-7), ns, 150 e 5 av, 25x100.9, 5-sty bk tnt; Bridget Barrett wid to Bertha Hirschfeld, 17 E 107; mtg $22,-000 & AL; May13; June6'13; A$13,000-24,-000. O C & 100

109TH st, 169-71 E (6:1637-28), ns, 207.6 w 3 av, 37.6x100.11, 6-sty bk tnt & strs; West Side Holding Co to Aaron Marcus, 1390 Prospect av; mtg $39,000; Jun7'13; A$15,500-42,000. O C & 100

112TH st, 26-30 W (6:1595-52-54), ss, 389 w 5 av, 90x100.11, 3 5-sty bk tnts; Hyman Goldstein to Blitzen Realty Co inc, a corpn, 220 Bway; mtg $87,000 & AL; June6; Jun7'13; A$51,000-99,000. O C & 100

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114TH st, 135-7 E (6:1642-13). ns, 87.6 w Lex av, runs n100.10xw26.9xs0.1xw17.10xs 100.10 to st xe44.7 to beg, 6-sty bk tnt; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7 '13; A $19,500-50,000. nom

114TH st, 135-7 E; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7'13. nom

114TH st, 213 E (6:1664-10), ns, 210 e 3 av, 25x100.11, 5-sty stn tnt; Alex I Hahn, ref, to Minnie Blohm, 2845 Bainbridge; mtg $15,000; FORECLOS May20; June9; June12'13; A$8,000-19,500. **1,850**

114TH st, 213 E; Minnie Blohm to Meta Blohm, 2845 Bainbridge av, TRSTE Herman Blohm; mtg $15,000; June9; June12 '13. nom

114TH st, 337-9 E (6:1686-16), ns, 225 w 1 av, 40x100, 6-sty bk tnt & strs; Lewis S Marx ref to Minnie J Douglass, 1102 Nutmeg st, San Diego, Cal; mtg $40,000; FORECLOS May14; May16; June9'13; A $13,500-43,500. **500**

114TH st, 337-9 E; Minnie J Douglass to Richd W Horner, 701 W 178; mtg $40,-000; May23; June9'13. nom

114TH st, 37 W (6:1598-17), ns, 495 w 5 av, 25x100.11, 5-sty bk tnt; Walter Hardwick to Mamie Cohen, 2319 Crotona av; mtg $24,800; Jun2; Jun11'13; A$14,000-27,000. nom

115TH st, 605-7 W (7:1896-61), ns, 125 w Bway, 50x100.11, 6-sty bk tnt; Gertrude R Smith to Natalie R Lefevre, 450 Riverside dr; mtg $80,000; Jun6; Jun7'13; A $44,000-92,000. nom

116TH st, 449 E (6:1710-21½), ns, 94 w Pleasant av, 25x100.10, 5-sty stn tnt; Salvatore Purificato to Giuseppina Lukes, 8772 25 av, Bklyn; mtg $16,000; June2; June 6'13; A$9,000-20,000. O C & 100

118TH st, 308-10 on map 310 E (6:1689-46), ss, 140.9 e 2 av, 40.9x100.10, 6-sty bk tnt & strs; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7'13; A$13,000-41,000. nom

118TH st, 308-10 on map 310 E; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7'13. nom

120TH st, 51 E (6:1747-4½), ns, 300 w Park av, 17x100.11, 3-sty & b stn dwg; Maurice Goodman, ref, to Patk Goodman, 744 Kelly; FORECLOS Apr18; June12'13; A$7,500-11,500. **8,835**

121ST st, 102 W (7:1905-37), ss, 75 w Lenox av, 21x100.11, 3-sty & b stn dwg; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7'13; A$12,000-21,000. nom

121ST st, 102 W; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7'13. nom

124TH st, 150 E (6:1772-52), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31) x100.11, 5-sty bk hotel; Annie Hochstim to Gussie Deklade, 129 E 123; 2-3 pts; AL; June6 '13; A$40,000-80,000. nom

128TH st, 246 E (6:1792-28½), ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; Plainfield Plumbing, Hardware & Paint Supply Co, a corpn, to South Jersey Land Co, a corpn, 220 Bway; mtg $15,500; Jun10; Jun11'13; A$7,500-16,000. nom

131ST st, 108 W (7:1915-39), ss, 140 w Lenox av, 17.6x99.11, 3-sty & b stn dwg; Jas E Taylor to D C Mackey, 25 8 av; mtg $6,500; June4; June9'13; A$7,000-10,-000. nom

133D st, 12 W (6:1730-44), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; Emil F Lumpe to Winona C Schoefer, 2296 Loring pl; mtg $15,500; June6; June9'13; A$9,000-20,-000. O C & 100

133D st, 601 W, see 10 av, 282.

134TH st, 185 W (7:1919-11), ns, 225 e 7 av, 25x99.11, 5-sty stn tnt; Dorothea L Breisacher to Revenue Realty Co, a corpn, [care M J Katz], 320 Bway; mtg $17,000 & AL; Mar1; June9513; A$10,000-19,000. O C & 100

134TH st, 600 W, see 10 av, 282.

135TH st, 512 W (7:1988-46), ss, 329.2 w Ams av, 45.10x99.11, 6-sty bk tnt; Sellwell Realty Co to Hudson Realty Co, a corpn, 30 E 42; mtg $53,000; May14; June 10'13; A$24,500-58,000. O C & 100

136TH st, 108 W (7:1920-39), ss, 125 w Lenox av, 16x99.11, 3-sty & b stn dwg; Ensign Realty Co to Right Realty & Security Co, a corpn, 35 Nassau; mtg $5,800; June5; June6'13; A$6,400-9,000. O C & 100

136TH st, 108 W; Right Realty & Security Co to Lelia W Robinson, 592 Lenox av; mtg $5,800; Jun5; Jun6'13. O C & 100

136TH st, 128 W (7:1920-45), ss, 285 w Lenox av, 15x99.11, 3-sty & b stn dwg; Mary F Stanley to Geo Wallace, 631 E 138; mtg $9,350; Jun2; Jun6'13; A$6,000-8,500. nom

136TH st, 128 W; Bertha Holland to Mary F Stanley, 274 W 140th; mtg $9,350; May9; Jun6'13. nom

136TH st, 607-9 W (7:2002-41), ns, 100 w Bway, 54.6x99.11, 5-sty bk tnt; Brown-Weiss Realties to Nason Realty Co (Inc), a corpn, 206 Bway; AL; May27; June12'13; A$34,000-65,000. O C & 100

137TH st, 222 W (7:1942-44½), ss, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Paul T Davis ref to Danl J O'Conor, 902 West End av; FORECLOS Jun2; Jun6; Jun11'13; A$6,600-13,000. **12,000**

138TH st, 33 W (6:1736-25), ns, 295 w 5 av, 37.6x99.11, 6-sty bk tnt; Maurice Cohen to Matilda D Minck, 216 W 100; mtg $36,000; June3; June12'13; A$10,500-36,500. O C & 100

138TH st, 37 W (6:1736-23), ns, 332.6 w 5 av, 37.6x99.11, 6-sty bk tnt; Maurice Cohen to Matilda D Minck, 216 W 100; mtg $36,000; June3; June12'13; A$10,500-36,500. O C & 100

143D st, 147 W (7:2012-12), ns, 250 e 7 av, 37.6x99.11, 6-sty bk tnt; Hattie Saper to Joel David Marder, 222 W 122; B&S & CaG; mtg $36,000 & AL; June9; June10'13; A$16,000-45,000. O C & 100

144TH st, 262 W (7:2029-57), ss, 179.9 e 8 av, 29.9x99.11, 5-sty bk tnt; Max Reese to Arthur Lyon, 1919 Arch, Phila, Pa; mtg $24,500; Apr1; June10'13; A$13,000-31,000. O C & 100

153D st, 269 W (7:2039-5), ns, 100 e 8 av, 37.6x99.11, 5-sty bk tnt; Emma C Haake to Dora Schlumbohm, 537 W 144; mtg $36,-000; Jun6; Jun7'13; A$12,500-36,000. O C & 100

172D st W (8:2141-49-50), ns, 100 w St Nicholas av (11th), 50x94.6; vacant; Percival Wilds, ref, to E Ormonde Power, 102 E 3, as TRSTE will Douglas Gordon; FORECLOS May28; June6'13; A$10,000-10,000. **10,000**

183D st W (8:2155-pt lot 68), ns, 100 w Ams av, 170x74.11, 1 & 2-sty fr bldg & vacant; Alice Y Eaton to Placid Realty Co, a corpn, 35 Nassau; B&S; May10; June 7'13; A$——$——. nom

Av C, 283 (3:984-30), ws, 92 s 17th, 23x 88, 4-sty bk tnt; Henry Brandt as heir Margt Siemon to Anna Jackson, 48 Hart, Bklyn; 1-12 pt; AT; AL; Jun11'13; A$6,-000-9,000. nom

Amsterdam av (8:2149-11), es, 99.11 s former 183d (closed), runs e 150xn129.11 xw150 to av xs129.11 to beg; vacant; Abr B Meyer & Corinne B, his wife, to Emil Frenkel, 8 E 81; Sanford H E Freund, at St Paul, Minn, & Emily Freund, at Hotel Ansonia, 73d & Bway, TRSTES will Max Freund; ½ pt; AT; mtg $——; Apr22; June 6'13; A$55,000-55,000. partition & nom

Amsterdam av (8:2149-16), es, 99.11 n former 183d (closed), runs e150xs129.11xw 150 to av xn129.11 to beg, vacant; Emil Frenkel et al, TRSTES Max Freund, to Abr B Meyer, 32 Green, Newark, NJ; ½ pt; AT; Apr22; June6'13; A$55,000-55,000. partition & nom

Broadway, 3301-21, see 10 av, 282.

Columbus av, 786 (7:1853), ws, 100.11 s 99th, 25x—; consent to station, &c; Benj & Chas Rauner to Interborough Rapid Transit Co & ano, 165 Bway; mtg $14,000; May 6; Jun11'13. nom

Columbus av, 790 (7:1853), ws, 50.11 s 99th, 25x—; consent to station, &c; Johannah Krumwiede to Interborough Rapid Transit Co & ano, 165 Bway; mtg $12,-000; Apr1; Jun11'13. nom

Columbus av, 794 (7:1853), ws, 25x—; consent to station, &c; Jno & Mary Branigan to Interborough Rapid Transit Co & ano, 165 Bway; mtg $30,000; Sept12'08; Jun11'13. nom

Columbus av, 800-2 (7:1854), nwc 99th, (No 101), 49.6x—; consent to station &c; Jacob Selig to Interborough Rapid Transit Co, 165 Bway; Oct27'08; Jun11'13. nom

Columbus av, 804 (7:1854), ws, 49.6 n 99th, 26.2x—; consent to station, &c; Frank T Day, 1 W 64 to Interborough Rapid Transit Co & ano, 165 Bway; mtg $20,000; May5; Jun11'13. nom

Columbus av, 806-8 (7:1854), ws, 75.8 n 99th, 50.3x—; consent to station, &c; Belle D Dent, 181 W 75 to Interborough Rapid Transit Co & ano, 165 Bway; mtg $32,500; May3; Jun11'13. nom

Columbus av, 812-6 (7:1854), ws, 50.11x —; consent to station, &c; Jno H Diersen of Bklyn to Interborough Rapid Transit Co & ano, 165 Bway; May1; Jun11'13. nom

Convent av, 383 (7:2061-18), es, 19.11 n 146th, 16x50, 3-sty & b stn dwg; Harriet S Pinney to S Norma Winch [care M J Katz, Pelham Heights], Pelham, NY; May 31; June9'13; A$6,000-9,000. O C & 100

Fort Washington av (8:2179), ws, 9768 n from ss 155th, runs n41.2xs41.5xe4.8 to beg; also FORT WASHINGTON AV (8:-2180), es, 9,780.3 n from ss 155th, runs—140.9xn121.5 to ss Overlook ter xe71.7xs 246.1 to beg; also FORT WASHINGTON AV (8:2180), es, at east line of parcel of land acquired for said rd to open same; runs —196.10xs57.5 to ns Overlook ter xe 64.11xn230.7 to beg, vacant; City NY to Jonas M Libbey, 1 E 39 & Cornelius K G Billings at Ft Wash av & 195th; Jun11'13. **15,696.40**

Lexington av, 2027-31, see 124th, 150 E.

Pleasant av, 308 (6:1715-4), es, 80 n 116th, 20.10x98, 3-sty bk bldg; Wm L Cahn ref to Eliz F King, 128 E 34; Jas G King, 103 E 65, & Herman L R Edgar at Dobbs Ferry, NY, EXRS Edw King; FORECLOS June3; June7; June9'13; A$7,500-9,500. **8,500**

Pleasant av, 310-2 (6:1715-50½-51), es, 72.5 s 117th, 28.5x98, 2 3-sty & b stn dwgs; Wm L Cahn ref to Eliz F King, 128 E 34; Jas G King, 103 E 65, & Herman L R Edgar at Dobbs Ferry, NY, EXRS Edw King; FORECLOS June3; June7; June9 '13; A$10,000-14,000. **13,000**

Riverside dr (8:2179-8), es, 149.11 n 181st, 54x100, 2-sty fr dwg; Chas Baier to Louise Baier, both on Riverside dr, — n of 181st; B&S & CaG; ½ pt; June7; June 9'13; A$13,000-15,500. nom

St Nicholas av, 321 (7:1952-51), swc 126TH (No 350), 99.10x150, 6-sty bk tnt; A$105,000-245,000; mtg $180,000 & AL; also 8TH AV, 2620-8 (7:2025-61 & 64), sec 140th (No 274), 99.11x100; 6-sty bk tnt & strs; A$87,000-193,000; mtg $138,000 & AL; also 124TH ST, 557 W (7:1979-5), ns, 75 e Bway, 100x100.11, 6-sty bk tnt; A$62,000-150,000; mtg $114,000; also RIDGE ST, 155-61 (2:-345-20-22), nws, 200 ne Stanton, 100x100, 2 5-sty bk tnts & strs; A$88,000-142,000; also ATTORNEY ST, 164 (2:345-7), es, 225 n Stanton 24.9x100, except strip on s 0.1x—, 5-sty bk tnt & strs; A$20,000-26,000; mtgs on last two parcels, $135,500; trust deed; Jacob Baumann & Frances his wife to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway as TRSTE; B&S; Jun5; Jun11'13. nom

St Nicholas av, 454 (7:1958-39), es, 26.4 s 133d, 37.6x81.8x36.11x87.11, 5-sty bk tnt; Hicks Realty Co to Fredk Frenz, 796 9 av, ½ pt, & M A Josephine Kessler, 145 W 10, & pt; mtg $26,000 & AL; June5; June10'13; A$18,500-31,000. nom

Sherman av (8:2224-29), nwc Academy, 100x100, 5-sty bk tnt; Dyckman Constn Co to Purchase Holding Corpn, at Purchase, NY; AL; June12'13; A$——$——. nom

Sherman av, (8:2227-19), nwc Isham, 100x100, 2 5-sty bk tnts; Dyckman Constn Co to Purchase Holding Corpn, at Purchase, NY; AL A$22,500-P35,000. nom

1ST av, 1213-5 (5:1440-27-28), ws, 61.11 s 66th, 38.6x100, 2 3-sty bk tnts & strs; Reversionary Estates Co to Jno P Wulff, 271 Forrest av, Jersey City, NJ; AT;Jun9; Jun11'13; A$18,000-27,000. nom

1ST av, 1213-5; Bertha Tonjes widow to same; QC; May26'13; Jun11'13. nom

1ST av, 1213-5; Jno H Ringe to same; AT; mtg $10,000; Apr18'12; Jun11'13. **35,500**

1ST av, 1213-5; Rebecca Monsees et al heirs &c Margaretha Stuve to same; AT; mtg $10,000; Sept21'12; June11'13. **35,500**

1ST av, 1213-5; Gesine wife Luhr Ringe et al to same; AT; QC; May26'12; Jun11'13. nom

1ST av, 1213-5; Elise Ropke widow to same; AT; mtg $10,000; Aug13'12; Jun11'13. **35,500**

1ST av, 1213-5; Fred Tonjes et al to same; AT; mtg $10,000; May10'13; Jun 11'13. **35,500**

1ST av, 1213-5; Henry C Ringe to same; AT; mtg $10,000; Apr9'12; June11'13. **35,500**

1ST av, 1213-5; Margareter B wife & Claus H Boschen to same; AT; mtg $10,-000; Nov6'12; June11'13. **35,500**

2D av, 678 (3:942-60), es, 39.7 s 37th, 19.7x78, 4-sty bk tnt & str; Wm Kalish to Brono Kalish at Calais, Me; 1-13 pt AT; AL; June5; June6'13; A$10,500-13,500. **269.23**

2D av, 2091 (6:1657-27), ws, 25.10 s 108th, 25.3x75, 4-sty bk tnt & strs; Vito Bonomo to Maria Bonomo, his wife, 2091 2 av; mtg $12,250; June6; June9'13; A$9,-000-14,500. nom

2D av, 2451 (6:1790-25), ws, 74.11 n 125th, 25x74, 5-sty stn tnt & strs; Fredk L Keating ref to Union Trust Co of NY, 80 Bway as gdn of Edith Williams, Sarah Floyd-Jones Williams & Coleman H Williams; FORECLOS June4; June6'13; A$9,-500-18,000. **15,000**

3D av, 253 (3:901-5), ses, 82 sw 21st, 18.2 x75, 3-sty bk tnt & str; Eliz A Kennelly to Chas E Colthup, 255 3 av; mtg $11,500 & AL; Jun5; Jun7'13; A$13,600-15,000. nom

3D av, 693 (5:1317-48), es, 100.5 n 43d, 20x80, 5-sty bk tnt & strs; Bernhard Mayer & ano EXRS &c Jacob Mayer to Mayer & Jourmire Silverman, 670 3 av; AL; June 7; June9'13; A$13,500-19,500. **19,000**

3D av, 1707 (5:1541-46), es, 25.2 s 96th, 25.2x100, 3-sty bk tnt & str; Neerg-Realty Co to Josephine A Budke at Clarkestown, Rockland Co, NY; mtg $14 500 & AL; Jun10; Jun11'13; A$15,000-16,000. O C & 100

5TH av, 1106-7, see 92d, 2 E.

7TH av, 1801-5 (7:1820-2-4), nec Cathedral pkway or 110th (No 153), 70.11x100, 1 &3-sty bk bldg & 1-sty fr bldg; Melvin H Walberg ref to Jno S Cram, 3 E 38th, EXR &c Henry A Cram; FORECLOS May28; Jun3; Jun11'13; A$91,000-97,500. **80,000**

8TH av, 2580 (7:2023-63), es, 124.11 n 137th, 25x80, 5-sty bk tnt & strs; Henry Schlumbohm to Emma C Haake, 269 W 153; mtg $28,000; Jun6; Jun7'13; A$15,500-24,500. nom

8TH av, 2620-8, see St Nicholas av, 321.

9TH av, 690 (4:1038-4), es, 100.5 s 48th, 25.1x100, 5-sty bk tnt & strs; Emma J Doscher to Mathilda Luger, 690 9 av;Jun 20'04; Jun7'13; A$20,000-33,000. O C & 100

10TH av, 280, see 10 av, 282.

10TH av, 282 (3:724-3), es, 37 n 26th, 37x100, 6-sty bk tnt & strs; A$18,000-46,-000; also 10TH AV, 280 (3:724-1), nec 26th, (Nos 463-5), 37x100, 6-sty bk tnt& strs; A $24,000-70,000; mtgs on above $99,000; also BROADWAY, 3301-21 (7:2000-29 to 36), swc 134th (No 600), runs w 100xs 99.11 xw 25xs 99.11 to ns 133d (No 601) xe125 to ws Bway xn199.10 to beg, 5 6-sty bk tnts & strs; A$159,500-363,000; mtg $199,000 Oaklawn Corpn, 27 Wm to Robt L Hoguet, 47 E 92; Ramsay Hoguet, 29 Washington sq & Marie N, Rene E, Marie V & Marguerite M Hoguet all at 152 Riverside dr; Jun11 '13. nom

10TH av, 430-6 (3:732-1), nec 34th (No 469), 74x20.10, 4-sty bk tnt & strs; Mary T Donovan to Tespil Co, a corpn, 461 W 34; B&S & CaG; AL; June5; June6'13; A$22,000-28,000. O C & 100

All R T & I (4:1210) to any real estate of which Helen M wife Edw E Folliott died seized; Lucinda Galusha et al to Edw E Folliott, 51 W 81; B&S; May23; June7 '13. nom

Interior gore (3:909), 100 w 2 av & 24.8 s 29th, runs e—xnw—xs— to beg; Chas W Trembley et al, heirs &c Geo W Trembley, to Mary L wife Patk J Hatton, 303 E 37; QC; June7; June12'13. nom

Power of atty (miscel); Emma Gutman to Abr L Gutman her son; Jun9; Jun11'13.

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MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Attorney st, 164, see St Nicholas av, 321.

Hester st, 111 (1:306-37), ns, 42.7 w Eldridge, 24.7x50x24.6x50, 5-sty bk tnt & strs; re mtg; Saml Wacht to Conservative Holding Co, a corpn, 23 Jefferson; ½ R T & L; QC; June2; June10'13; A$17,000-24,000. nom

Ridge st, 155-61, see St Nicholas av, 321.

12TH st, 239-41 E, see 2 av, 193-5.

33D st, 33-43 E (3:863-29-34), ns, 125 e Mad av, 115.6x98,9, 4 & 5-sty bk hospital; re mtg; Jno B Walker to Madison Realty Co, a corpn, 37 E 33; AT; QC; June6'13; A$322,900-370,500. O C & 100

33D st, 33-43 E (3:863), re mtg; Astor Trust Co to Madison Realty Co, a corpn, 37 E 33; QC; May22; June6'13. nom

33D st, 33-43 E (3:863-29-34), ns, 125 e Mad av, 115.6x98.9, 4 & 5-sty bk hospital; re-mtg; Mutual Life Ins Co of NY to Madison Realty Co, a corpn, 37 E 33; QC; Jun 7'13; A$322,900-370,500. O C & 100

33D st, 43 E (3:863); with strip 2.6 adj on e; certf & declaration as to release of reservation, etc, in deed Pennsylvania Tunnel & Terminal Co & the Pennsylvania, N Y & L I R R Co to Madison Realty Co, 37 E 33; June2; June 10'13.

37TH st, 4 W (3:838), ss, 141.6 w 5 av, 21.6x98.9; also 37TH st, 6 W (3:838), ss, 163 w 5 av, 21.6x98.9; asn rents; Midville Realty Co, 4-6 W 37 to Royal Co of NY, 93-5 Nassau; June5; June6'13. 4,500

37TH st, 6 W, see 37th, 4 W.

50TH st, 417 E (5:1362-7), ns, 155.7 e 1 av, 19.5x100.5, 3-sty & b stn dwg; re mtg; Bertha Halpron to Jacob Vogelfanger, 417 E 50; QC; June2; June10'13; A$6,500-9,500. nom

50TH st, 417 E; re mtg; Babette Horn to same; QC; June2; June10'13. 1,000

78TH st, 156 E (5:1412), ss, 95 e Lex av, 18.9x102.2; asn rents to extent of $600; Jas R Keane to Bronx Security & Brokerage Co, a corpn [care I Levison], 258 E 138; June6; June7'13. nom

99TH st W, see Col av, see Col av, 795.

99TH st W, nec Col av, see Col av, 801.

99TH st, 101 W, see Col av, 800-2.

100TH st, 227 E (6:1650), ns, 400 e 3 av, 25x100.8; asn rents to secure loan of $400; Jos Defazio, Bklyn, NY, to Estates Mortgage Securities Co, 160 Bway; June9; June 10'13. nom

101ST st, 427 E (6:1695-pt Lt 17), ns, 395 e 1 av, 25x100.11, 1-sty fr rear stable, re mtg; Metropolitan Savgs Bank to Jno H Scully, 109 W 126; QC; June6'13. 4,000

108TH st, 240 E (6:1657), ss, 75 w 2 av, 25x100.11; agmt as to covenants, payment of mtg for $12,500 & asmt of same; also as to lease; Francesco De Maria, 240 E 108 with Henry Elias Brewing Co, a corpn, 403 E 54; June3; June9'13. nom

109TH st E (6:1703), ns, 270 e 1 av, 150x100.11; re dower as to mtg for $4,200, &c; Emma D, wife Ehler J Ernst, to Wm Meyer, 204 E 116; AT; QC; Dec11'12; June 12'13. nom

110TH st, 209-11 E (6:1660-6-7), ns, abt 135 e 3 av, 50x100.10, 2 4-sty stn tnts valued at $35,000; mtg $26,000; CONTRACT to exchange for STUYVESANT ST, 98-100 (Bklyn), valued at $15,000; mtg $6,000; Hannah E Abell, widow, with Anna C Johanson, widow [100 Stuyvesant], Brooklyn; June5; June12'13; A$16,00-27,000. exch

114TH st, 337-9 E (6:1686-16), ns, 225 w 1 av, 40x100, 6-sty bk tnt & strs; CONTRACT; Richd W Horner with Louis Leo, 337 E 114; mtg $45,000; June9; June10'13; A$13,500-43,500. **48,000**

123D st, 512 W (7:1977); agmt that party 2d pt may enter into a contract of exchange with Central Bldg Impt & Investment Co; Kean & Greenberg Inc with 114th St & 7th Av Constn Co [care Max Weinstein, 1884 7 av]; Apr28; June11'13. nom

124TH st, 557 W, see St Nicholas av, 321.

126TH st, 350 W, see St Nicholas av, 321.

140TH st, 274 W, see St Nicholas av, 321.

Amsterdam av (8:2149-16), es, 99.11 n former 183d (closed), runs e150xs129.11xw 150 to av xn129.11 to beg; vacant; re mtg; Margt S Brandreth et al, TRSTES will Ralph Brandreth, to Abr B Meyer, 32 Green, Newark, NJ; QC; Apr22; June6'13; A$55,000-55.000. 22,500

Columbus av, 783-5 (7:1834), es, 125.11 s 99th, 50x—; consent to station, &c; Wm Otten, ADMR & TRSTE Hy Otten to Interborough Rapid Transit Co & ano, 165 Bway; mtg $24,000; May5; June11'13. nom

Columbus av, 784 (7:1853), ws, 125.11 s 99th, 25x—; consent to station at 99th; Max Bamberger to Interborough Rapid Transit Co & ano, 165 Bway; mtg $4,000; May2; Jun11'13. nom

Columbus av, 787 (7:1834), es, 100.11 s 99th, 25x—; consent to station, &c; Nelson Riger to Interborough Rapid Transit Co & ano, 165 Bway; mtg $12,000; Feb20'09; Jun11'13. nom

Columbus av, 789 (7:1834), es, 75.11 s 99th, 25x—; consent to station, &c; Abr Sandberg to Interborough Rapid Transit Co & ano, 165 Bway; mtg $15,000; May12, Jun11'13. O C & 100

Columbus av, 795 (7:1834), sec 99th, 25.11 x74; consent to station, &c; Louis Kempner et al TRSTES of Nathan & Isidor H Kempner to Interborough Rapid Transit Co & ano, 165 Bway; mtg $40,000; May6; Jun11'13. nom

Columbus av, 801 (7:1835), nec 99th, 25.11 x75; consent to station, &c; Peter Doelger to Interborough Rapid Transit Co, 165 Bway; Sept21'08; Jun11'13. nom

Columbus av, 805 (7:1835), es, 50.11 n 99th, 25x—; consent to station, &c; Jos Kopperl & ano EXRS &c of Henry Steiner to Interborough Rapid Transit Co & ano, 165 Bway; mtg $12,000; May6; Jun11'13. nom

Columbus av, 807 (7:1835), es, 75.11 n 99th, —x—; consent to station, &c; Zacharias Bendheim to Interborough Rapid Transit Co & ano, 165 Bway; mtg $18,000; Feb24'09; Jun11'13. nom

Columbus av, 809 (7:1835), es, 100 n 99th, 25x—; consent to station, &c; Ernest & Jno Wetterer & ano to Interborough Rapid Transit Co, 165 Bway; mtg $10,500; May 14'08; Jun11'13. nom

Columbus av, 811 (7:1835), es, 50.11 s 100th, 25x—; consent to station, &c; Anna H Condict at Essex Falls, NJ to Interborough Rapid Transit Co & ano, 165 Bway; mtg $18,000; Apr16; Jun11'13. nom

2D av, 193-5 (2:468-42), nwc 12th (Nos 239-41), 61.3x90, 6-sty bk tnt & strs; CONTRACT to exchange for 228 lots at Westfield, NJ; Jos Hahn with Chadwick Realty Co, Inc, 72-4 Mad av; mtg $135,000; May 15; June6'13; A$60,000-125,000.
Difference in favor of party 1st pt **4,870**

3D av, 693 (5:1317-48), es, 100.5 n 43d, 20x80, 5-sty bk tnt & str; CONTRACT; Bernard Mayer & ano EXRS Jacob Mayer with Henry Hof, 80 Argyle rd, Bklyn; mtg $13,000; Mar8; Jun7'13; A$13,500-19,500. **19,000**

Power of atty (Miscl); Pasqualina G Pecci to Frank A Pecci, both at 3674 White Plains av; June5; June6'13.

Power of atty (miscl); Wm or Wm F Baxter to W Bernard Vause, 15 Broad; Apr25'12; June12'13.

Power of atty (miscl); Helen C Bostwick to Harry S Ford; Nov13'11; June10 '13.

Revocation of power of atty (miscl); Louis Casari to Rosa Casari, 300 E 125; June12'13.

WILLS.

Borough of Manhattan.

22D st, 403 E (3:954-5), ns, 73 e 1 av, 23x49.5, 4-sty bk tnt; A$6,500-10,500; also 1ST AV, 378 (3:954-1), nec 22d, 26x73, 4-stk bk tnt & str; A$17,500-22,500; Cath Reilly Est, Edw J O'Gorman EXR, E 182d cor Grote; atty, Fred St John, 2 Rector; Will filed May7'13.

22D st, nec 1 av, see 22d, 403 E.

34TH st, 245 W (3:784-17), ns, 312.8 e 8 av, 22.10x98.9, 4-sty bk tnt; A$55,000-59,000; also 63D ST, 140 W (4:1134-55), ss, 225 e Ams av, 25x100.5, 5-sty stn ft tnt; A$14,000-23,500; Margaret or Margret Biehn Est, EXRS Ottilia M Biehn, 2150 Aqueduct av, & Jno J Biehn, 45 W 90; atty, Emil J Villanyi, 40 Wall; Will filed June6'13.

43D st, 106 W (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty & b stn ft dwg; Chas V Faile Est, Kenneth C Faile, EXR, 53 W 49; attys, Brush & Crawford, 30 Broad; A$62,000-64,000. Will filed June10'13.

45TH st, 1-5 W, see 46th, 24 W.

45TH st W, nwc 5 av, see 46th, 24 W.

46TH st, 24 W (5:1261-52), ss, 350 w 5 av, 18.9x100.5, 4-sty & b stn ft dwg (pt int); A$60,000-70,000; also 57TH ST, 16 W (5:1272-50), ss, 300 w 5 av, 25x100.5, 4-sty stn ft dwg; A$110,000-135,000; also 45TH ST, 1-5 W (5:1261-32), ns, 100 w 5 av, 55x 100.5, 6-sty bk loft & str bldg; A$240,000-295,000; also 5TH AV, 546 (5:1261-34), nwc 45th, 25.5x100, 6-sty bk loft & str bldg; A $530,000-575,000; also 5TH AV, 554 (5:1261-38), ws, 75.5 s 46th, 25x100, 4-sty bk stn ft dwg & str; A$310,000-330,000; also 5TH AV, 552 (5:1261-pt lt 36), ws, 100.5 s 46th, 25x100 (land owner); leasehold; Adelaide Scott Browning Est, Jno Scott Browning, EXR, 22 E 75; attys, Ladd & Opdyke, 20 Nassau. Will filed May6'13.

57TH st, 16 W, see 46th st, 24 W.

63D st, 140 W, see 34th, 245 W.

68TH st, 61 W (4:1121-7½), ns, 160 e Col av, 18x100.5, 4-sty & b stn ft dwg; Annie J Dade Est, Nathan A Seagle, EXR, 61 W 68; attys, Strang & Taylor, 55 Liberty; A$15,500-24,000. Will filed May28'13.

83D st, 606 E (5:1590-18), ss, 123 e Av B, 21x102.2, 4-sty bk tnt; A$6,500-15,500; also 92D ST, 323 E (5:1555-14), ns, 300 w 1 av, 25x100.8, 5-sty bk tnt & strs; A$8,500-19,500; Fritz Monatsberger Est, Carrie Wendenger, EXTRX, 323 E 92; attys, Phillips, Mahoney & Wagner, 51 Chambers; Will filed June7'13.

92D st, 323 E, see 83d, 606 E.

97TH st, 144 E (6:1624-49), ss, 76 e Lex av, 27x100.11, 5-sty bk tnt; Francis Guillot Est, Jennie Guillot, EXTRX, 165 E 70; atty, Adam Werner, 320 Bway; A$11,000-19,000; Will filed June7'13.

1ST av, 378, see 22d, 403 E.

5TH av, 546, see 46th, 24 W.

5TH av, 552, see 46th, 24 W.

5TH av, 554, see 46th, 24 W.

CONVEYANCES.

Borough of the Bronx.

Adams st (*), es, 270 s Van Nest av, runs s48xe8xs12xe92xn60xw100 to beg; Clyde F Howes to Bronx Sash & Door Co Inc, a corpn, 1600 Adams; Jun7; Jun11'13. O C & 100

Bartholdi st (*), sec Rosewood av, 30.8 x100; except pt for st; also LOTS at Brentwood Plaza, Harrison, NY; Maria Rizzo et al heirs &c Sebastiano Rizzo to Donato Pizzutiello, 3370 Cruger av; Apr19; June7 '13; O C & 100

Drake st, ws, see plot begins 100 n Eastern blvd.

Fairmount pl, 794 (11:2954), ss, 220.9 w Marmion av, 25x75.4x25x77, 3-sty bk dwg; Annie W Baker to Bertha Finger, 524 Brook av; mtg $3,500 & AL; June12'13. nom

Grand View pl, sec 168th, see Grand View pl, nec 167th.

Grand View pl or Morris av (9:2464), nec 167th or James, runs se125xne100xn 8.6xne75xnw116.7 to Morris av xsw175 to beg, except pt for 167th & GrandBlvd & Concourse, vacant; also GRAND VIEW PL or MORRIS AV (9:2464), sec 168th st or Charles pl, runs se125xsw100xnw7.11xsw 75xnw116.11 to Morris av xne175 to beg, vacant; Juanita Dalby to Arthur J Grosz, 590 W 172; 1-5 pt; AT; Jun6'13. nom

Hawkstone st (11:2837 or 2838-3), ns, 38.11 e Walton av; 30.9x75.5x25x57.2, 1-sty fr dwg; Phoenix Ingraham ref to Harold Swain, 1650 Grand blvd & concourse; FORECLOS of transfer tax lien; May22; June7; June9'13. **500**

Irvine st (10:2761), swc Garrison av (Nos 1112-6), 49.4x50x21.4x57.4, 1-sty bk strs; Fredk Meyer to Geo H Scheele, 731 Melrose av; mtg $10,000; May16; June11'13. nom

Kelly st, 854-62 (10:2710), es, 430 n Longwood av, 112x100, 3 4-sty bk tnts; Emanuel Stern to Benj Marder, 784 Kelly; B&S & CaG; mtg $66,000; Jun2; Jun6'13. nom

Kingsbridge ter, 2748 (12:3253), es, 724.3 n Kingsbridge rd, 30x125, 2-sty bk dwg; Richd F Kolb to Jas E March, 233 Lafayette; AL; Jun2; Jun6'13. O C & 100

Lincoln st (*), es, 350 n Walker av (West Farms rd), 25x100, Westchester; Jno F Coffey to Anna Coffey, 1538 Haight av; mtg $400; June6; June10'13; nom

Lincoln st (*), es, 375 n Walker av (West Farms rd), 25x100; Jno T Coffey to Anna Coffey, 1538 Haight av; mtg $1,969.15; June6; June10'13. nom

Lyman pl, 1344, see Stebbins av, nec Lyman pl.

Public sq, swc Monroe av, see Monroe av, swc Public sq.

Seabury pl, ws, abt 127.9 s Boston rd, see 172d st E, es, 127.9 s Boston rd.

Whittier st, ws, see plot begins 100 n Eastern blvd.

136TH st, 570 E, see St Ann's av, 174.

136TH st, 602 E (10:2548), ss, 325 e St Anns av, 25x100, 4-sty bk tnt; Chas Nienaber to Robt Koch, 174 St Anns av; ½ pt; AT; mtg $8,000 & AL; June5; June10'13; nom

137TH st, 630 E (10:2549), ss, 176.11 w Cypress av, 37.6x100, 5-sty bk tnt & strs; Martin H Cohen to Max Reinitz, 820 Dawson; mtg $27,500; Jun10; Jun11'13. O C & 100

139TH st, 518 E (9:2266), ss, 122.4 e Brook av, 37.6x100, 6-sty bk tnt; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7'13. nom

139TH st, 518 E; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7'13. nom

151ST st, 254 E (9:2440), ss, 125 w Morris av, 25x118.5; also 151ST ST, 256 E (9:2440), ss, 100 w Morris av, 25x118.5, 5-sty bk tnt & strs; Theo H Friend Jr, ref, to Michele Lagomarsino, 123 Worth; mtg $33,000; FORECLOS June10; June12'13. **13,000**

151ST st, 256 E, see 151st, 254 E.

155TH st E, swc Old Boston rd, see Old Boston rd, swc 155.

155TH st, 834 E, see Union av, 696.

155TH st E, swc 3 av, see Old Boston rd, swc 155.

159TH st E (John), (10:2619), ns, at nes Carr av, runs ne along av — to nes St Anns av xs— to ns 159th xe2.9 to beg, being strip bet old es of Carr av & new es St Anns av; Frank B Lown et al individ & exrs &c Jno S Shaw to A Hupfels Sons, a corpn, 161st st & 3 av; QC; Jun2; Jun7'13. O C & 100

159TH st, 314-8 E (9:2418), ss, 150 w Courtlandt av, 50x100, except part for 159th st, vacant; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; mtg $4,000; May16; Jun7'13. O C & 100

159TH st, 428-30 E (9:2380), ss, 100 w Elton av, 50x100, except part for st, 2-sty & a fr dwg & 1 & 2-sty fr rear stable; Louis Lese to Cedar Constn Co Inc, 35 Nassau; mtg $8,000; Apr14; Jun7'13. O C & 100

162D st, 433 E (9:2384), nes, 675 se Cortlandt av, 35x100, 2-sty fr dwg; Benenson Realty Co to Jno Lyons, 417 E 153; mtg $5,500; May24; June10'13. O C & 100

166TH st, 564 E (10:2607), ss, 31.6 e Franklin av, 37.6x100.3, 5-sty bk tnt; Alanson Bruce Realty Co to Rudolph F Rabe, 900 Hudson, Hoboken, NJ; mtg $30,000; June2; June12'13. nom

167TH st E, nec Grand View pl, see Grand View pl, nec 167th.

167TH st E, sec Teller av, see Teller av, sec 167th.

168TH st E, sec Grand View pl, see Grand View pl, nec 167th.

170TH st E, nwc 3 av, see 3 av, 3701.

172D st E (11:2967), es, 127.9 s Boston rd, 51.4x93.8 to Seabury pl x57x133, vacant; Pietro Criscuolo to Susie Golding, 101 W 141; ½ pt; mtg $6,300; Jun5; Jun6'13. O C & 100

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175TH st E (*), ss, 131.8 e Gleason av, 25x100; also BEACH ST (*), es, 200 s Lacombe av, 25x100; also GRACE AV (*), es, 653.5 s Boston rd, 50x95, Neil estate; also 177TH ST E (*), nwc West Farms rd, 15.5x100x50.11x106.2; Annie Dillon to D J Dillon Co, a corpn, Beach av, near Lacombe av; June5; June12'13. O C & 100

175TH st E (*), ss, 131.8 e Gleason av, 25x100; D J Dillon Co to Willard P Beach, on Beach av, nr Patterson av; mtg $4,000; June5; June12'13. O C & 100

176TH st, 499 on map 493 E, see Bathgate av, 1867-9 on map 1865-9.

176TH st E, ss, 275 w Park av, see 176th, 400 E.

176TH st, 400 E (11:2900), ss, 250 w Park av, 25 to Webster av x108, except pt for 176th, 2-sty fr dwg; also 176TH ST E (11:2900), ss, 275 w Park av, 55 to River st x108x43x108, except strip 23.11 in front on Mott x110 in depth on River x11 in rear x108, said strip being taken for Webster av, vacant; Advance Fireproof Storage Co to Boscobel Bldg Co, 45 Bway; mtg $12,500; June9'13. O C & 100

176TH st, 499 E, see Bathgate av, 1867-9 on map 1865-9.

177TH st E, nwc West Farms rd, see 175th st E, ss, 131.8 e Gleason av.

178TH st E, nes, 78.4 se Crotona pkwy, see 178th, 865, on map 871 E.

178TH st, 865, on map 871E (11:3123), nes, at es Crotona pkwy, runs se along st 78.4xn36.3xw80.2 to ses Mohegan av (No 2004) xsw32 to es Crotona pkwy xs 4.6 to beg, 5-sty bk tnt & strs; mtg $32,000 & AL; also 178TH ST E (11:3123), nes, 78.4 se Crotona pkwy, 65x36.4x65x36.3, 5-sty bk tnt; mtg $20,000 & AL; Hamilton Holt as TRSTE in bankruptcy of Security Holding Co, bankrupt, to Henry Flaster, 401 Jerome av, McKeesport, Pa; AT; May19; June10'13. 225

179TH st E, swc Belmont av, see Hughes av, es, at sws 179.

179TH st E (11:3123), ns, 100 w Honeywell av, 40.3x28; vacant; Mary E Michels to J G Michels Co, 881 E 179; AL; June 10; June12'13. O C & 100

179TH st E, sws, at es Hughes av, see Hughes av, es, at sws 179.

179TH st E, swc 3 av, see 3 av, swc 179.

180TH st, 452 E (11:3036), ss, 116 e Park av, 25.6x108.10x25x135.10, 5-sty bk tnt & strs; Auguste Juhe to Wolfgang Weinhart, 454 E 180; ½ pt; B&S; mtg $32,500; June11; June12'13. nom

188TH st, 438 E, see 3 av, 4697-4701.

212TH st E, swc DeKalb av, see DeKalb av, 3565.

229TH st E (*), ss, 480 e Barnes av, 30x114.6; Isaac Kaston to Jos Cohen, 20-2 E 90; mtg $3,750; Aug10'12; Jun6'13. nom

256TH st W, nwc Bway, see Bway, nwc 256th.

260TH st W, nec Huxley av, see Huxley av, nec 260.

Aqueduct av, 2626-8, see Kingsbridge rd, 82.

Aqueduct av, es, 128.11 s Kingsbridge rd, see Kingsbridge rd, 82.

Arthur av (11:3073), es, 125 s 186th, 50x86.4x50x86.2, vacant; Lewis J Conlan ref to Simeon M Barber, 137 E 55; FORECLOS; transfers tax lien; May22; June10; June11'13. **2,000**

Barker av (*), es, 300 s Julianna, 100x125; Wm E Pringle to Jno Muller, 1522 Overing & Mary McGarry, 660 Burke; AL; Jun10; Jun11'13. nom

Barnes av (*), ws, 645 n Morris Park av, 25x100; Paul Reiling to Annie Kawasoye, 133 Lex av; mtg $3,000 & AL; Jun5; June6'13. O C & 100

Bathgate av, 1867-9 on Map 1865-9 (11:-2918), nwc 176th (No 499), 108x129.5, 3-5-sty bk tnts; Chas Gillen to Queen Mab Co, a corpn, 60 Wall; mtg $81,900; Jun5; Jun6'13. nom

Bathgate av, 1867-9 on map 1865-9 (11:-2918), nwc 176th (No 499 on map 493), 108x129.5, 3 5 & 1 4-sty bk tnts; Queen Mab Co to Erie Basin Impt Co, a corpn, at Portland, Me; mtg $80,000; June10; June12'13. nom

Bathgate av, 2279 (11:3050), old ws, 67.3 s 183, old line, 25x100, except pt for av, 2-sty fr dwg; Geo Munk to Anna J McSweeney, 4409 3 av; mtg $6,000; June10'13. nom

Bathgate av, 2325 (11:3053), ws, 153 s 3 av, 25x100, except pt for av; 2-sty fr dwg; also BATHGATE AV, 2327 (11:3053), ws, 100 s 185th, 30x96x30x96.11, 1-sty fr dwg; Jno Perry to Abr L Lazarus, 150 Rodney, Bklyn; mtg $10,000 &AL; May27; Jun6'13. nom

Bathgate av, 2327, see Bathgate av, 2325.

Beach av, es, 200 s Lacombe av, see 175th E, ss, 131.8 e Gleason av.

Beach av (*), es, 225 s Lacombe av, 50x100; Willard P Beach to D J Dillon Co, a corpn, Beach av nr Lacombe av; June9; June12'13. O C & 100

Belmont av, swc 179th, see Hughes av, es, at sws 179.

Boston rd, 1057-61 (10:2607), ws, 317.11 s 166th, 75.1x117.9x74x129, 2-5-sty bk tnts; David Lewis to Kassel Oshinsky, 535 9th, Bklyn; mtg $32,500; Feb19; June9'13. nom

Briggs av, 2767 (12:3301), ws, 260 n 196th, 20x94.6x20x94.1, 3-sty bk dwg; Inland Holding Co to Ellen McCullagh, 2767 Briggs av; mtg $8,000; Jun3; Jun6'13. O C & 100

Broadway (13:3421), nwc 256th, 347.7x 100x323.3x92.6, lots 10 to 13, blk 1 of 96 lots, map Sheridan & Segrave or Schermerhorn est; vacant; Kate Denehy to Fannie McGay, 55 W 127; AL; Dec19'12; June11'13. O C & 100

Bryant av, ws, see plot begins 100 n Eastern blvd.

Commonwealth av (*), ws, 175 n Merrill, 25x100; Emily, wife Chas Cook, to Willard E Wager, 527 W 43; mtg $2,300, RS $4.; Oct3'"00; re-recorded from Oct12'00; June10'13. exch

Concord av, 509 (10:2579), ws, 138.3 n 147th, 19.9x100, 3-sty fr tnt; Patk Lennon heir &c Bridget Lennon to Hugh Duffy, 509 Concord av; mtg $4,000; Jun10; Jun11'13. O C & 100

Courtlandt av, 524 (9:2327), es, 27.3 n 148th, 24x100, 3-sty fr tnt & str; Katie Oetzman & ano heirs Jos Abb to Saml E Jacobs, 27 W 85; mtg $3,000; May24; Jun11'13. O C & 100

Courtlandt av (9:2327), es, 52.3 n 148th, strip, 0.1x100; Michl Eckes to Saml E Jacobs, 27 W 85; QC; Jun5; Jun11'13. nom

Creston av 2402 (Av B) (11:3165), es, 250 s Irving, 25x100, except pt for Creston av, 2-sty fr dwg; Annie Smith to Fannie McGay, 55 W 127; May3; Jun11'13. O C & 100

Creston av (11:3165), es, 205.1 s 189th, now 188th, runs e 86.3xs10xe8.8xs60xw95 to avxn70 to beg, 3-sty fr dwg; Jas T Doyle to Addie B Seligman, 1 E 59th & Beatrice S B Ziegel, 8 W 86th, ADMX Simon Bernheimer; QC; Jun9; Jun11'13. nom

Cromwell av, es, 345 s 170th, see Inwood av, ws, 345 s 170th.

Crotona pkwy, (11:3118), es, 199 s 180th (Samuel), 66x144.7 to ws Mohegan av x66x146.2, vacant; Seymour Realty Co to Hannah Schwab, 315 Av A; Jun9; Jun 11'13. O C & 100

Crotona pkwy, es, at nes 178th, see 178th, 865, on map 871 E.

Cruger av, ws, 206.8 s Bear Swamp rd, see Cruger av, es, 152.5 s Bear Swamp rd.

Cruger av (*), es, 152.5 s Bear Swamp rd, 50x100.9x59.7x100; also CRUGER AV (*), ws, 206.8 s Bear Swamp rd, 25x100; Louis C Rose to Mark Harris, 349 W 145; AL; May29; June12'13. nom

De Kalb av, 3565 (12:3328), swc 212th, 25x100, 2-sty fr dwg; Egbert D McLean to Henry R Hoyt, 18 Balding av, Poughkeepsie, NY; mtg $4,000 & AL; May20; Jun6'13. nom

De Milt av (*), nes lots 98 & 99, map Penfield property, So Mt Vernon, 100x100; Stephen J Stilwell to Jno Gerhardt, 615 Eagle av; mtg $2,000; Jun5; Jun7'13. nom

Eastern blvd, ns, see plot begins 100 n Eastern blvd.

Edgewater rd (10:2762), ws, 150 n Seneca av, 75x100; vacant; Lawrence Davis to Albt Grameglia, 2157 Mapes av; mtg $2,500 & AL; May29; June10'13. O C & 100

Frisby av (*), ns, 220.5 w Rowland, 25x 122.9x25x122.7; except pt for st; Michl Lee to North Bronx Realty Co, a corpn, 2022 Boston rd; ½ pt; June10'13. nom

Garrison av, 1112-6, see Irvine, swc Garrison av.

Grace av, es, 653.5 s Boston rd, see 175th E, ss, 131.8 e Gleason av.

Grand Blvd & Concourse, sec Public sq, see Monroe av, swc Public sq.

Grand blvd & concourse, es, 1 s Public sq, see Monroe av, ws, 1 s Public sq.

Havemeyer av (Av B) (*), sec Westchester av, 67x105x146.6x132, except pt for Havemeyer av, Unionport; Anna E Wenzel to Geo J Wenzel, 405 Frelinghuysen av, Newark, NJ; AL; June5; June9'13. O C & 100

Hughes av (11:3079), es, at sws 179th, 73.4x95 to Belmont av x59x96, vacant; Reliable Constn Co, Inc, to Alert Constn Co, Inc, 1905 Marmion av; mtg $11,000; June9; June10'13. **9,000**

Hunts Point av, nec Whitlock av, see Whitlock av, nec Hunts Point av.

Hunts Point av, ss, see plot begins 100 n Eastern blvd.

Huxley av (13:3423), nec 260th, 50x100, 1-sty fr dwg; Thos F Rice to Jos Heck, 33 W 65; mtg $4,690; June5; June6'13. nom

Inwood av (11:2864), ws, 345 s 170th, 200x177.7 to es Cromwell av; vacant; Erie Basin Impt Co to Queen Mab Co, a corpn, 60 Wall; June10; June12'13. O C & 100

Katonah av, 4323 (12:3378), ws, 25 s 238th, 25x85, vacant; Jno A Doran to Lillian B Koepke, 1522 Pacific, Bklyn; mtg $6,150; June4; June7'13. nom

Kingsbridge rd, 84, see Kingsbridge rd, 82.

Kingsbridge rd, 82 (11:3215), ss, 66.8 e Aqueduct av (McCombs Dam rd), 33.4x 118.2x32.5x111.10, except pt for rd, 2-sty fr dwg; mtg $9,000 & AL; also KINGSBRIDGE RD, 84 (11:3215), old ss, at es Aqueduct av (No 2626-8) (McCombs Dam rd) runs e66.8xs111.10xe32.5xs30xw97.1 to av xn128.11 to beg, except pts for av & rd, 3 2-sty fr dwgs & 1 & 2-sty fr rear stable; mtg $13,500 &AL; also AQUEDUCT AV (11:3215), es, 128.11 s Kingsbridge rd, 30x 96.11x30x97.1, vacant; mtg $7,800 & AL; Emilie Wendel to Poundridge Realty Co Inc a corpn, 277 Bway; B&S; May27; Jun7'13. nom

Leeder av (*), ns, 401.2 e Elm, 25x100; Susan Grant et al heirs, &c, Patk Grant to Alfd A Grant, 227 W 46; QC; June11; June12'13. nom

Longfellow av, ws, see plot begins 100 n Eastern blvd.

Maclay av, nws, at nes Zerega av, see Zerega av, nes, at nws Maclay av.

Mohegan av, ws, 199 s 180th, see Crotona pkway, es, 199 s 180th.

Mohegan av, 2004, see 178th, 865, on map 871 E.

Monroe av (11:2805), swc Public sq, lying s of Tremont av, runs s126xw— to es Grand Blvd & Concourse xne— to ss of Public sq xe10 to beg, vacant; Oscar H Vaupel to Jno Wiehe, 460 E 167; Jun6'13 O C & 100

Monroe av (11:2805), ws, 1 s Public sq, lying s of Tremont av, runs s125xw51.11 to es Grand blvd & concourse xne131.9xe 10.4 to beg, vacant; Jno Wiehe to Otto J Schwarzler, 212 East Tremont av; mtg $10,500; June9; June10'13. O C & 100

Morris av, 1059 (9:2448), ws, 275.10 n 165th, 25x101.1x25x101.3, 2-sty & b bk dwg; Nathan Bayer to David Litzky, 620 E 170; mtg $7,000; June10; June12'13. O C & 100

Morris av, 2762 (12:3318), es, 171.9 n 196th, 23x95.3; 2-sty fr dwg; Edw Elliott to Susan W & Georgette G Patterson, sec 138th & 3 av, joint tenants; AL; June10'13 O C & 100

Murdock av (*), ws, 475 s Randall av, 25x100; Land Co "C" of Edenwald to Nils A Johnsson, 591 Eagle av; AL; Feb27; Jun11'13. O C & 100

Newbold av (14th), (*), ss, 255 e Pugsley av (Av E), 25x108, Unionport; Jos S Rosalsky ref to Fritz Doll, 1827 Amethyst; FORECLOS Jun3; Jun7; Jun11'13. **500**

Newbold av (14th), (*), ss, 230 e Pugsley av (Av E), 25x108, Unionport; Jos S Rosalsky ref to Fritz Doll, 1827 Amethyst; FORECLOS Jun3; Jun7; Jun11'13. **500**

Newbold av (14th), (*), ss, 280 e Pugsley av (Av E), 25x108, Unionport; Jos S Rosalsky ref to Fritz Doll, 1827 Amethyst; FORECLOS Jun3; Jun7; Jun11'13. **500**

Old Boston rd (9:2376), swc 155th, a strip runs s51.3xe2.5 to ws 3d av xn51.3xw2.9 to beg; Jno A Foley, assignee in bankruptcy of Francis J Barretto to Sophia Lerch, 152 Chester, Mt Vernon, NY; AT; QC; June5; June9'13. **9.10**

Old Boston rd (9:2376), swc 155th, same prop; Henry L Morris et al EXRS &c Arthur R Morris, decd et al; to same; AT; QC; June9'13. **318.90**

Olmstead av (Av D) (*), nwc Powell av, 108 to Tremont av x105, except pt for Tremont av, Unionport; Wm R Ehler to Hotel Bronx Co, Inc, a corpn, 1053 Westchester av; June7; June9'13. O C & 100

Olmstead av, swc Tremont av, see Olmstead av, nwc Powell av.

Park av, 4283-5 (11:3028), ws, abt 210 n 178th, or reserved right of way 15 ft wide, ws, begins 15wof ws NY & H RR Co x100 n Valentine av or Quarry rd, runs w170.3 xn49.11xe170.3xs49.11 to beg, except pt for Park av, 1 & 2-sty bk bldg; Felix A Donnelly, ref to Henry Wendt at Pearl River, NY; FORECLOS; May23; Jun5; Jun6'13. **5,755**

Powell av, nwc Olmstead av, see Olmstead av, nwc Powell av.

Pugsley av (*), ns, 25 e 174th, 50x100; Fred O Porter to Wm Odesky, 91 E 3; May7; June12'13. O C & 100

Rosewood av, sec Bartholdi, see Bartholdi, sec Rosewood av.

St Anns av, 174 (10:2548), sec 136th (No 570), 25x100, 4-sty bk tnt & strs; Chas Nienaber to Robt Koch, 174 St Anns av; mtg $15,000; June5; June10'13. O C & 100

St Anns av, es, at ns 159th, see 159th st E, ns, at nes Carr av.

Sedgwick av, 1415 (9:2541), ws, 100 s 171st, 25x95, 2-sty bk tnt; Gustave Richter to Danl Seymour, 2 Dunwoodie, Yonkers, NY, & Louis F Therasson, ——Munro av, Mamaroneck, NY, EXRS &c H Louisa Mulford; mtg $6,500; June7; June9'13. nom

Stebbins av (11:2970), nec Lyman pl (No 1344), runs n 85.8xe71.11 to avxsw111 to beg, gore; 4-sty bk tnt & strs; Wade Greene to Ardolas Co, 233 Bway; mtg $38,600 & AL; Jun3; Jun6'13. O C & 100

Tinton av, 731, see Westchester av, 756.

Teller av (9:2429), sec 167th, 105.5x97.9 158.8x111, vacant; Jno A Ryan to G & S Amusement Co, Inc, 1316 Clay av; mtg $9,500; Jun9; Jun11'13. O C & 100

Tremont av, swc Olmstead av, see Olmstead av, nwc Powell av.

Union av (10:2582), ws, 25 n 147th, 39.3 x100, vacant; Harold L Warner ref to Moris Wolfinger & Max Lasberg, both at 1236 49th, Bklyn; FORECLOS May22; June 9; June10'13. **500**

Union av (10:2582), ws, 64.3 n 147th, 39.3 x100, vacant; Edw T Hiscox ref to Peter Criscuolo, 221 S 11 av, Mt Vernon, NY; mtg $3,850, taxes, assts, &c; FORECLOS June5; June9'13; **50**

Union av, 696 (10:2675), sec 155th or Dawson (No 834), 27.5x94.9, 4-sty bk tnt & strs; Royal L Wolcott to Thos H Roff at Morganville, NJ; mtg $26,000 & AL; Jun5; Jun6'13. O C & 100

Washington av, 2152 (11:3049), es, old line 569 n 180th, old line, 25x112x25.4x 108.8, except pt for av, 2-sty bk dwg; Eliz M Coogan to Vincenzina Milano, 2152 Wash av; mtg $5,000; Jun6; Jun7'13. nom

Webster av, 2333-45 (11:3024), ws, 74 n 184th, 156x110, 4 5-sty bk tnts; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7'13. nom

Webster av, 2333-45 (11:3024), ws, 74 n 184th, 156x110, 4 5-sty bk tnts; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7'13. nom

Webster av, sec 176th, see 176th, 400 E.

Westchester av, 756 (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xne13.9 to ws Tinton av (No 731) at pt 101.5 s 156th xn29.11xsw

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6.10xw65.8 to beg, 4-sty bk tnt & strs; Chas Hauck to Rebecca Goldberg, 1109 E 156; mtg $21,000 & AL; June5; June9'13.
O C & 100

Westchester av, sec Havemeyer av, see Havemeyer av, sec Westchester av.

West Farms rd, nwc 177th, see 175th E, ss, 131.8 e Gleason av.

White Plains av (*), nws, 229.6 ne Becker av, 30.1x171.11x28.2x182.7; Jno Mack et al to Edw Mack, 4722 Richardson av & Louisa M Hodge, Mt Vernon, NY; QC & CaG; Oct28'12; June7'13. nom

Whitlock av (10:2741), nec Hunts Point av, 211.5 to land Harlem River & Portchester RR Co x290.1x455x160.1, vacant; Ryawa Realty Co to Bronx Terminal Corporation, 30 E 42; June6; June11'13.
O C & 100

Zerega av (*), nes, at nws Maclay av, 19.11x78.11x20.3x79.10; Chas A Tilley to Commercial Finance Co, a corpn, at Poughkeepsie, NY; mtg $6,000; May6; June 12'13. O C & 100

3D av, 3701 (11:2911), nwc 170th, 57.10x91.7x—x87.9, 5-sty bk tnt & strs; Amelia Haines & Florence H Gauthier to Geo A Gauthier, 371 Laurel, Hartford, Conn; mtg $57,000; May1; June9'13. O C & 100

3D av, 3827 (11:2912), ws, 25.3 s Wendover av, 20x100, 5-sty bk tnt & strs; G & S Realty Co to Louis Frankenthaler, 1888 Belmont av; AL; Jun6'13. O C & 100

3D av (11:3044), swc 179th, 90.6x92.9x90.5 x90.9, vacant; Taxpayers Realty Co to Jacob H Amsler, 1616 Crosby av & Herman Schoenlank, 2850 Valentine av; mtg $9,500 & AL; June9'13. O C & 100

3D av, 4439 (11:3048), ws, 331.6 n 181st, 50x127.11, 5-sty bk tnt & strs; Valentine Constn Co to Taxpayers Realty Co, a corpn, 1203 Franklin av; mtg $43,200; June 9'13. nom

3D av ,4697-4701 (11:3041), swc 188th (No 438), formerly 189th, 58.3x104.3x55.10 x75.11, 4-sty bk tnt & strs; Adrian T Kiernan, ref, to Peter Otten, 1321 Clinton av; mtg $33,000; FORECLOS May13; June 2; June6'13. **3,509**

3D av, 4697-4701; Peter Otten to Jos Schilling, 798 E 165; B&S; mtg $33,000 & AL; May31; Jun6'13. nom

3D av, swc 155th, see Old Boston rd, swc 155.

Lot 37, blk 49; lot 19, blk 45; lot 50, blk 54; lot 11, blk 51, (*), sect Morris Park; Jno W McKinnon to Morris Park Estates, a corpn, 25 Broad; B&S; June4; June10'13. nom

Parcel (11:2836-10) of land beg at point 1.1 sw Hawkstone, 50x100, vacant Phoenix Ingraham ref to Harold Swain, 1650 Grand blvd & concourse; FORECLOS of transfer tax lien May22; June7; June9'13. **1,000**

Plot (10:2768 to 2773 & 2775 to 2781) begins 100 n Eastern blvd &1 e old Hunts Point rd, runs e69 to ws Bryant av xs100 to ns Eastern blvd x—60 to es Bryant av xn100xne200 to ws Longfellow av xs100 to ns Eastern blvd xe60 to es Longfellow av xn100xne200 to ws Whittier st xs100 to ns Eastern blvd xe60 to es Whittier st xn 118 to ss Hunts Pt av xse— to pt 100 n Eastern blvd xe across Hunts Pt av to ns of av xne78.9 to ws Drake xn93.10 to cl of a creek xe78.7 to cl old creek xse29.7xne 100.11, 207.3, 99.9, 98, 103.8, 118.3, 63.7, 105.2, 54.5 to small creek on ws Long Island meadow xne37.1xse47.8xse again 380 to cl Causeway creek xse 70.3xsw74.3xse 192.7, 104.8, 41.4 to ns old Hunts Pt rd xse 20.3 to cl said rd xne168.11xse455.5, 58.9x sw25 & 283 to cl Causeway creek xse20.8 xsw45 & 120xnw12 to ws said creek xsw 282.8, 297.2,100.7, 186, 149 xse 1,625 to Harbor Comrs bulkhead & pier line of Apr17 '57 xsw720xnw1,400 & 1,300 to cl Sacrahong creek xnw27.8, 39.6, 36.9 to end of stone fence at head of creek xnw46.1, 73.10, 20.6, 41.5, 52.1, 35.1, 150.10, 50.2, 50, 87, 45, 50.3, 50.8, 50.11, 21.3 to an angle or cor xne126.1 to ss old Hunts Pt rd, thence crossing rd ne41 to ns of rd xne1xse219.11 to beg, except pt for Hunts Pt av & the Jos Rodman Drake Park, vacant; Geo F Johnson to Bronx Terminal Corpn, 30 E 42; B&S & CaG; Jun6; Jun11'13.
O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

133D st, 550 E (9:2260-17); general rel of all claims for damages, &c; Moritz L & Carl Ernst to N Y, N H & Hartford R R Co, of New Haven, Conn; May30; June12 '13. nom

158TH st E, nec Morris av, see Morris av, nec 158th.

Bailey av (11:3237), es, 186.6 s Heath av, 40.2x69.9x41.4x83.8, vacant; re-mtg; May Terhune to Fordham Realty Co, a corpn, 2585 Sedgwick av; Jun6'13. 1,500

Boston rd (*), ss, 45 e Ely av, 50x121.2x 50x118.7; re-mtg; Crawford Real Estate & Bldg Co to Henry L Maus at Callicoon, NY; Oct5'12; Jun6'13. 1,050

Boston rd (*), sec Bruner av, 100.10x 159.3x100x124.11, except pt for Boston rd; re-mtg; Crawford Real Estate & Bldg Co to Wm L A Arctander, Chas L Neff, Wm Munsch & Fridolin Weber; May1; Jun6'13. 1,840

Boston rd (*), ss, 45 w Grace av, 50x121.2 x50x123.9; re mtg; Crawford Real Estate & Bldg Co to Thos Miller, 648 Ams av; Jan24'11; Jun6'13. 900

Boston rd (*), swc Ely av, 49.3x115.11x 50x133.2; also ELY AV (*), ws, 132.3 s Boston rd, 25x95, except pt for Boston rd; re-mtg; Crawford Real Estate & Bldg Co to Paul Plein, 881 Tinton av; QC; May1; Jun6'13. 1,210

Brook av, 421 (9:2289), ws, 125 n 144th, 24.10x100; re-asn rents; Estates Mtg Securities Co to Rebecca Cahn, 228 W 140; May6; Jun6'13. nom

Bruner av, sec Boston rd, see Boston rd, sec Bruner av.

Ely av, swc Boston rd, see Boston rd, swc Ely av.

Jackson av, see Westchester av.

Morris av (9:2420), nec 158th, 51x101x 53.3x101, owned by party 1st pt; also MORRIS AV, es, adj above on n—x—, owned by party 2d pt; beam right agmt; Lillian B Rogers with Blanche B Terrill; May31; June12'13. nom

Morris av (Miscl), es, 171.9 n 196th, 23x 95.3; power of atty to mtg &c; Susan W & Georgette G Patterson to Chas F Minor, 26 E 120 as manager of Bronx Branch of Columbia-Knickerbocker Trust Co; May16; June10'13.

St Anns av, 115 (9:2260-20); general rel of all claims for damages, &c; Moritz L & Carl Ernst to N Y, N H & Hartford R R Co, of New Haven, Conn; May30; June12 '13. nom

Westchester av (10:2635-59), also Jackson av; re mtg as to easements of RR, &c; Emigrant Indust Savings Bank to Jonas Weil; Oct27'11; Jun11'13. nom

LEASES

Borough of Manhattan

JUNE 6, 7, 9, 10, 11 & 12.

[1]**Ann st, 9,** see Park row, 11.

[1]**Canal st, 313** (1:230); asn Ls; Jno Polizo to Emil Zengin, 200 W 85; mtg $——; May26; June9'13. nom

[1]**Centre st, 210** (1:235), all; Alice Fitzpatrick & ano to Morris Freidus, 723 E 160; 5yf June1; June9'13. 2,700 & 3,000

[1]**Dey st** (1:63); str in bldg Nos 189-91 Bway, at swc Dey; Oceanic Investing Co to Danl Newman, 51 E 88; 10yf May1; June12'13. 6,000 to 8,000

[1]**East Broadway, 17** (1:280), cor str & b; Lazarus Levy to Alex Zucker, 39 Stanton; 5yf May1; June6'13. 2,280 & 2,544

[1]**East Broadway, 17;** asn ls; Alex Zucker to Esther Eichman, 17 East Bway; AT; May21; June6'13. nom

[1]**Emerson st, nwc 10 or Ams av,** see 10 or Amsterdam av, 3866.

[1]**Goerck, 7** (2:326), all; Nathan Cohen to Carmine Di Buona, 7 Goerck; 5yf June1; June6'13. 3,450

[1]**Grand st, 265** (1:305); asn Ls; Louis Rosenberg Tailor Inc, a corpn, to Louis Rosenberg, 996 Tiffany; June7; June10'13. nom

[1]**Mott st, 125** (1:237); asn ls; Jno Marchetti to Antonietta Marchetti, 121 Mott; mtg $——; May29; Jun11'13. nom

[1]**Rivington st, 11-13** (2:425); bakery in basement; Regal Mtg Security Co to Herman Holtzman, 11 Rivington; 4 10-12yf July1'13; June11'13. 1,020

[1]**Stanton st, 189** (2:344), cor str & pt b; Chas S Meyerson to Abr Degen, 189 Stanton; 5 2-12yf Mar1; June6'13. 1,380 & 1,500

[1]**20TH st, 302 W** (3:743); asn Ls; Lawrence S Bolognino to Eros Amusement Co, a corpn, 189 8 av; AT; June11; June12'13. nom

[1]**21ST st, 31-3 W** (3:823), 3d loft; Holland Holding Co to Harry H Birnbaum, 109 S 3, Bklyn, et al as firm La Rose Waiste Co; 3yf Feb1'14; June6'13. 1,800

[1]**22D st, 62 W** (3:823); space or stand in str, 4.2x10; Jacob Storch & ano to Jos & Louis Erlich, 69 Gold; 3 4-12 yf May25; June12'13. 360

[1]**27TH st, 102 W** (3:852), basement str; Jas Jacobs Corpn to Kopel Schwartz, on premises; 2yf May1; June9'13. 900

[1]**27TH st, 248 W** (3:776); all; Myra V T Kerr to Columbia Transfer Co, a corpn, 248 W 27; 10yf June1; June9'13. 4,800 & 5,000

[1]**27TH st, 337-47 W** (3:751), ns, 291.3 e 9 av, 127.6x98.9, all; St John's Park Realty Co to American Tobacco Co, a corpn, 111 5 av; 10 5-12yf Sept1; option of 10y ren; June6'13. taxes, &c, & 23,000

[1]**28TH st, 134 W** (3:803); all; Woodbury G Langdon to Henri Gallard, 134 W 28; 6yf Sept1'03; re recorded from June16'04 & 6 yrs renewal re recorded from June30 '05; June9'13. 1,500

[1]**28TH st, 134 W;** asn Ls with renewal; Henri Gallard to Jean Labourdette, 134 W 28; AT; Mar9'09; June9'13. nom

[1]**28TH st, 134 W;** agmt as to cancellation & sur leases as above in consideration of new agmt, dated June1'10, made by Jean Labourdette to Jno Alban; Jean Labourdette to Aaron Coleman, 50 W 68; Mar 29'11; June9'13. nom

[1]**29TH st, 236 E** (3:909), b; Tony Frimofreddo to Pasquale Lalomia & Carmelo Fabio, on premises; 3yf June9; June10'13. 612

[1]**36TH st W, sec 11 av,** see 11 av, 436.

[1]**41ST st, 23 E** (5:1276), all; Maud W G Marshall to 42d St & Madison Ave Co, 30 E 42; 21yf June1; June10'13. taxes, &c, & 5,600

[1]**42D st, 137-43 E,** see Lex av, 395-413.

[1]**43D st, 130-40 E,** see Lex av, 395-413.

[1]**47TH st, 117-21 W** (4:1000), 3 bldgs; Edw Margolies to Mrs Pauline Krug, 119 W 47; 7 6-12yf May1'13; June10'13. 10,000 to 12,000

[1]**57TH st W, nwc Bway,** see Bway, 1769.

[1]**60TH st, 235 W** (4:1152); asn ls; Jos L Waters to Chas P Kennedy, 441 W 33; Jun4; Jun11'13. nom

[1]**60TH st, 235 W** (4:1152), str & pt c; Maria K Gray to Jos L Waters, 252 W 62; 5yf Feb1'13;Jun11'13. 360

[1]**61ST st E, sec 3 av,** see 3 av, 1029.

[1]**68TH st E, swc 3 av,** see 3 av, swc 68.

[1]**73D st, 406 E** (5:1467), str fl, pt c & 4 rms on 2d fl; Isidor Wisenberger to Jno Nemecek, 406 E 73; 5yf Jan2; June12'13. 960

[1]**87TH st E, nec Lex av,** see Lex av, 1297.

[1]**88TH st W** (4:1201), "D" flat, also 2 rooms of E flat on 6th floor; Adjustment Realty Co to Lester Milius & S Simonson, 2 W 88; 5yf Oct1'13; June11'13. 2,700

[1]**105TH st E, cor Park av,** see Park av, 1408.

[1]**112TH st, 120 E** (6:1639), all; Barbara Tausky to Louis Sonkin, 8 E 118; 5yf June1; June6'13. 540

[1]**114TH st, 351 E** (6:1686); asn ls; Frank Nigro to Guiseppe Ambrogio, 2224 1 av; mtg $500; Jun6; Jun11'13. nom

[1]**135TH st W, nec Lenox av,** see Lenox av, nec 135.

[1]**145TH st W, sec 8 av,** see 8 av, sec 145.

[1]**146TH st W, swc 7 av,** see 7 av, swc 146.

[1]**Av A, 107** (2:434), all; Paul Puschel to Nathan Tennenbaum, 83 Av B, 10yf Aug 1; June6'13. 3,000 & 3,300

[1]**Amsterdam av, 932** (7:1877); str & c; Ferd N Sheppard to Henry Schwaner, 200 W 106; 3yf May1'13; Jun11'13. 1,800

[1]**Broadway, 825½** (2:564), 2-sty bldg; P W Eng's & Sons to Simon Calev; 2 1-12yf Apr1; June12'13. 1,200

[1]**Broadway, 1769** (4:1029), nwc 57th, strs 10, 11, 12 & rear part 15; Columbus Circle Arcade Co to F B Stearns Co of NY, a corpn, 1769 Bway; from Mar1'14 to Feb28 '19; June10'13. 11,000

[1]**Lenox av** (6:1733), nec 135th; str; asn Ls; Marie Benjamin to Oscar Schein, Inc, a corpn, 342 Lenox av; May9; June9'13. nom

[1]**Lexington av, 395-413** (5:1297), nec 42d (Nos 137-43), runs n 200.10 to ss 43d (Nos. 130-40), xe205xs28.7 to c l old Eastern Post rd xs— to ns 42d xw167.2 to beg; consent to asn ls & renewal of same, also to mtg for $150,000, &c; Cooper Union for Advancement of Science & Art, owner, consents to asn ls & ren by Wm H Reynolds to First Constn Co of Bklyn & to said mtg & asn ls & ren by First Constn Co of Bklyn to Title Guarantee & Trust Co as trste; Jun5; Jun11'13.

[1]**Lexington av, 1297** (3:893), nec 87th; cor str; Moritz Neuman to Max Rothenberg; 2 10-12yf July1'12; Jun11'13. 1,044

[1]**Park av, 1408** (6:1610), cor 105th; asn ls; Patk Huvane to Jas McWalters, 80 E 105; mtg $5,190; Jun11'13. nom

[1]**Park row, 11;** also ANN ST, 9 (1:90), all except basements and sub-basements, tenant to erect motion picture theatre; Fredk Frisch to Jos Anker, 203 E 47; 5yf May1; option of ren; June6'13. 17,000

[1]**Park row, 11;** also ANN ST, 9; asn Ls; Jos Anker to Leo Frisch, 1071 St Nicholas av; AT; June5; June6'13. nom

[1]**West End av, 450** (4:1229), s flat, 4th fl; Z Van Raalte to Rachel Lehmaier; 3yf Oct1'13; June7'13. 3,300

[1]**1ST av, 1592** (5:1562); asn Ls; Wm C Koehler to Jacob Greenberger, 1592 1 av; May31; June12'13. nom

[1]**2D av, 120** (2:449); str & c; Cornelia L O Kent to Gustav Gross, 120 2 av; 5 11-12 yf Jun1; Jun11'13. 1,860

[1]**3D av, 1029** (5:1415); sec 61st, str & pt c; Wm A Wilson individ & TRSTE Ella Wilson decd to Jno J Daly, 207 E 19; 10yf Jul1'13; 5yren at $5,000; Jun11'13. 2,500 & 3,000

[1]**3D av, 1164** (5:1402), swc 68th, all; Jos W Hatch to Kathryn B O'Reilly, 256 E 68; 12yf June1; June6'13. 3,000 to 4,000

[1]**5TH av, 634** (5:1266), n loft on 1st fl above str; Wm W Hall et al EXRS Thos R A Hall to Jno D Graziadei, 263 W 114; 5yf May1'12; June7'13. 4,500

[1]**6TH av, 195** (2:609); all; A Butler Duncan to Sam Solowey, 145 W 10; 10yf Jul1 '13; Jun11'13. 2,600 & 3,000

[1]**6TH av, 410** (3:826), b str; Paul's Lunch System to Emanuel K Semon, 410 6 av; 3yf May1; June6'13. 780

[1]**6TH av, 649** (2:813), basement; Chas M Bernstein to Mary Alexion & Alex Dimas, 649 6 av; 2yf Jul1'13; 1yren; Jun11'13. 900

[1]**7TH av** (7:2031), swc 146th, str & b; Chas M Rosenthal to Maxwell Andress, 200 W 147; 4 8-12yf Sept1'15; June10'13. 1,080 & 1,140

[1]**7TH av** (7:2031), swc 146th, str & b; Maxwell Andress to Harold S Relin, 53 E 112; 6 11-12yf June1; June10'13. 1,020 & 1,140

[1]**7TH av, 2516-18** (7:2031); str & b; Chas Kimmelman to Max Andress; 2 4-12yf May 1; June12'13. 1,020

[1]**8TH av, 189** (3:743); asn Ls; Lawrence S Bolognino to Eros Amusement Co, a corpn, 189 8 av; AT; June11; June12'13. nom

[1]**8TH av, 2546** (7:1941), str & b; Chas Eggenspieler to Blumenstock Bros, 137 W 141; 10yf May1; June6'13. 1,680

[1]**8TH av, 2642** (7:2026), double str fl & basement; Louis Grunig to Martin Hipfl, 2642 8 av; 5yf July1'13; June9'13. 1,620

[1]**8TH av** (7:2030), sec 145th; cor str; Fleischmann Realty Co Inc with Louis Gersten, 253 Park av; 10yf May1'13; Jun 11'13. 3,400

[1]**9TH av, 533** (3:737), str, c & 1st fl; Caroline E Billhardt & ano to Wm Hodde, 533 9 av; 3yf Oct15'15; June9'13. 1,584

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[1]**9TH av, 249-51** (3:723); asn ls; Jas P Madden to Peter J Madden, 422 W 24; mtg $10,059.90; Jun9; Jun11'13. nom

[1]**10TH or Amsterdam av, 3866** (8:2219) adj the nwc Emerson on s front pt of str; Martin JMartell & ano to Jos R Reader & ano, 518 W 179; 10yf May1'11; June10'13. 720 to 1,500

[1]**10TH av or Amsterdam av, 3866;** asn ls; Jos R Reader & ano to Harry Haskell, 128 Post av; AT; Jan17; June10'13. nom

[1]**11TH av, 837** (4:1104), all; Kath T Flaherty & ano to Jos L Waters, 252 W 62; 10yf Mar15'13; Jun11'13. taxes &c & 1,320

[1]**11TH av, 436** (3:707), sec 36th; str fl & pt c; Frank J Reckhart to Wm E Crick, 436 11 av; 2yf May1; June9'13. 780

LEASES.

Borough of the Bronx.

[1]**173D st E, swc 3 av,** see 3 av, 3973.

[1]**Ash av (*),** ss, 400.6 w Corsa av, 25x 100; Irving Realty Co to Sabino Caterino at West Portal, Montreal, Can, & Emil Cuccinello, 24 Mulberry: AL; May27; June 9'13. O & C & 100

[1]**Boston rd, 2131** (11:3133), ws, part str & b, 15x35; Land Realty Co to Einhorn & Kirk, 2119 Boston rd; 10yf time when certf for light is issued; June11'13. 600 to 1,200

[1]**Clinton av** (11:3101), es, 95 s 183d (Columbia av), 48x41x46.10x31.5; Wm Burrows to Mary Nestor, NY; A R T & I; confirmation deed; Feb4'10; June9'13. nom

[1]**Clasons Point rd (*),** sws, being lot 5 map Clasons Point, contains 1 51-100 acres, except pt for rd; Wm R Ehler to Hotel Bronx Co Inc, a corpn, 1053 Westchester av; AL; June7; June9'13. O C & 100

[1]**Jerome av, 1579** (11:2860-2859), asn Ls; Edw B Teichmann to Wilbur Phillipps, 486 St Nicholas av; June3; June12'13. nom

[1]**Prospect av, 883** (10:2677); double str; Henry Acker to Bernard Haimowitz, 1 W 114, & Morris Haimowitz, 382 Grand; 5yf July1; June12'13. 2,000 & 2,200

[1]**Tremont av, 453** (11:3034), str fl —x— & cellar, 40x90; Avenue Amusement Co to NY Telephone Co, 15 Dey; 5yf Jun1'13; Jun 11'13. 4,000 to 5,000

[1]**Westchester av, 709** (10:2645); sobrn of Ls to mtg; J F M Co & Wm Sternschuss with U S Savings Bank, 606 Mad av; June 5; June6'13. nom

[1]**Willis av, 483** (9:2307),; n ½ str fl; Louis F Haffen to Leon Hollander, 374 E 147; 5yf June1; 5y ren; June12'13. 420

[1]**3D av, 3973** (11:2920), swc 173d, 2-sty frame str & dwg, all; Louisa C Squire to Benard Simon, 3973 3 av; 3yf May1; June 6'13. 600

MORTGAGES.

Borough of Manhattan.

JUNE 6, 7, 9, 10, 11 & 12.

[m]**Allen st, 87,** see Broome 275-7.

[m]**Bank st, 129,** see Washington, 735.

[m]**Broome st, 275-7** (2:413), swc Allen (No 87), 44x87.6; ext of mtg for $75,000 to June10'18, 5%; June10'13; Max & Jos Kashowitz with Harris Fine, 24 W 115. nom

[m]**Canal st, 313** (1:230), sal ls; May26; June9'13; demand, 6%; Emil Zengin to Lion Brewery, 104 W 108. 150

[m]**Cherry st, 362** (1:259); ext of $13,000 mtg to May26'18 at 5%; May13; Jun6'13; Lawyers Mtg Co to Jacob Zlotnick, address not given. nom

[m]**Chrystie st, 205** (2:426), swc Stanton (Nos 19-21), 25x66.8; ext of $40,000 mtg to June1'18 at 5%; May28; June10'13; Henry Schneider exr Jno P Schmenger with Flint Realty Co. nom

[m]**Dry Dock st, 19,** see 12th, 722-8 E.

[m]**East Broadway, 17** (1:280); asn ls by way of mtg to secure $3 000; May19; Jun 6'13; Esther Eichman to North American Bwg Co, 1306 Greene av, Bklyn. nom

[m]**Grand st, 173-9** (1:236); agmt as to share ownership in mtg; Jun5; Jun6'13; Greenwich Savings Bank with Canal Realty Co, 41 Canal. nom

[m]**Greenwich st, 22-4** (1:14), ws abt 265 n Battery pl, 36.7x85; pr mtg $——: May31; June7'13; due July1'15; 6%; Home for Scandinavian Emigrants to Nels V Nelson, 21 Bergen, Bklyn, et al. 9,000

[m]**Henry st, 101** (1:282), nwc Pike (Nos 20-4), 55.2x irreg x85.4x67.6 to beg; ext of $82,500 mtg to May28'18 at 5%; Apr15; June11'13; Lawyers Mtg Co with Victor Muller. nom

[m]**Lewis st, 60** (2:328); ext of mtg for $12,000 to July24'16, 5%; May19; June9'13; Jacob H Westheimer, NY, & Conrad R Schmitt, B of Q, with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom

[m]**Lewis st, 154** (2:358), nec 3d (Nos 381-3), 25x100.7x25.4x100.9; pr mtg $32,000; June9; June10'13; 5y6%; Maydan Realty & Constn Co to Jacob Larchan, 212 W 140. 12,000

[m]**Lewis st, 154;** consent to above mtg; June9; June10'13; same to same. ——

[m]**Ludlow st, 156** (2:411); ext of $22,000 mtg to July3'16 at 5%; June6; June12'13; Lawyers Mtg Co with Dorothea Rohland. nom

[m]**Monroe st, 76** (1:254); ext of $22,000 mtg to July5'18, at 5%; May29; June9'13; Morris Wangrow with Edw F De Beixedon, 61 8 av, Bklyn & ano exrs Cornelius F Kingsland. nom

[m]**Mott st, 125** (1:237), sal Ls; May29; June11'13; demand, 6%; Antonetta Marchetta to Lion Brewery, 104 W 108. 355.10

[m]**Mott st, 160** (2:470), es, abt 160 s Broome, runs e94xs1.1xe14.1xs25xw14xn1.1 xw94 to st xn24.9 to beg; pr mtg $25,000; June9; June10'13; 1y6%; Michele Lisanti, 160 Mott to Bernard J McCann, 210 Bowery. 3,000

[m]**Mott st, 160;** ext of mtg for $25,000 to June1'16, 5%; June9; June10'13; Michele Lisanti, 160 Mott, with Union Trust Co of NY. nom

[m]**Mott st, 161** (2:471); asn Ls by way of mtg as collateral for $900; Apr24; June7 '13; Consumers Brewing Co of NY, Lim to Grazia Tedesco, 161 Mott. nom

[m]**Norfolk st, 102** (2:353), ext of $47,000 mtg to June6'18 at 5%; June6; June7'13; Lawyers Mtg Co with Max J Kramer Co, 135 Bway. nom

[m]**Orchard st, 48-52** (1:309), es, 200 s Grand, 75x87.6; pr mtg $60,000; May10; June10'13; 4y5%; Jacob Levy to Joshua Herzog, 157 W 119. 8,000

[m]**Pike st, 20-4,** see Henry, 101.

[m]**South st** (1:242 & 245), bet Clinton & Montgomery, being all the land lying bet ss lots 1159 to 1162 on map Col Henry Rutgers & the East River, with all rents, profits, &c & all rights & water privileges & rents thereof & the pier & dock property known as Pier No 49 East River; ⅛ pt all title; June12'13; due &c as per bond; Kath R B Wilmerding, of Plainfield, NJ, to Title Guar & Trust Co, 176 Bway. 9,000

[m]**Spring st, 195-7** (2:503); ext of $48,000 mtg to Nov1'18 &c as per bond; June7; June11'13; Sol Alter with Chas H Phelps exr Jno G Butler, 1 E 39. nom

[m]**Stanton st, 19-21,** see Chrystie, 205.

[m]**Stanton st, 189** (2:344); asn ls by way of mtg as collateral security for payment of $2,000; Jun4; Jun6'13; Abr Degen with North American Bwg Co, 1306 Greene av, Bklyn. nom

[m]**Stanton st, 189** (2:344); ext of $50,000 mtg to July2'18 at 5%; June4; June11'13; Lawyers Mort Co with Chas S Meyerson. nom

[m]**Washington st, 735** (2:635), es, 22.9 n Bank, runs e61.1xs11.7 to ns Bank (No 129) xe20.11xn28xw76.9 to Washington xs 20 to beg; June12'13; 5y5%; Frank W Larom to Emigrant Indust Savgs Bank. 6,500

[m]**2D st, 276-80 E** (2:372), ns, 393 w Av D, 100x106; ext of $40,000 mtg to March11'18 at 4½%; June9; June11'13; Austrian Hebrew Free Burial Assn with N Y City Society of the Methodist Episcopal Church, 150 5 av. nom

[m]**3D st, 381-3 E,** see Lewis, 154.

[m]**7TH st, 237 E** (2:377), ns, 71 e Av C, runs n48.9xe11.4xne48.9xe12.3xs46.6x—7.4x s46.6 to st xw18 to beg; June9'13; 3y5%; Sadie wife Saml S Koenig to N Y Trust Co, 26 Broad. 8,300

[m]**12TH st, 313-5 E** (2:454), ns, 180.6 e 2 av, 50x103.3; pr mtg $53,000; June7; June 9'13; 3y6%; Isaac Mendoza to Rachel Levy, 185 Varick. 6,000

[m]**12TH st, 722-8 E** (2:381), swc Dry Dock (No 19), 84x75; PM; pr mtg $——; May10; June9'13; 5y5%; Arthur McGlone to Marie J Myers, 459 W 140. 26,000

[m]**13TH st, 521 E** (3:973); ext of $8,000 mtg to May15'16 at 5%; May13; Jun6'13; Christine G Openhym et al trstes Adolphe Openhym, with Alice Bullowa & ano exrs Alfred L M Bullowa. nom

[m]**16TH st, 140-2 W** (3:791), ss, 275 e 7 av, 37.6x103.3; June9'13; 5y4½%; Julius B Fox, 520 Ocean av, Jersey City, NJ, to J Sergeant Cram, 4 E 38 & ano trstes Harry S Cram. 37,500

[m]**16TH st, 140-2 W;** sobrn agmt; June9 '13; same & Jos L Buttenwieser with same. nom

[m]**17TH st, 413 E** (3:949); ext of $12,000 mtg to July16'18 at 5%; May26; June7'13; Frank Vanderpoel with Jacob Wolf. nom

[m]**17TH st, 258-60 W** (3:766), ss, 118 e 8 av, 34x74x34.2x78.7; June12'13; 3y5%; Ellen T O'Reilly to Emigrant Indust Savgs Bank. 20,000

[m]**19TH st, 410-12 W,** see Audubon av, 11-15.

[m]**24TH st, 240-2 E,** see 2 av, 411-5.

[m]**25TH st, 439 W** (3:723), ns, 275 e 10 av, 25x98.9; June9'13; 3y5%; Mary E Reed to Emigrant Indus Savings Bank. 2,000

[m]**27TH st, 240 E** (3:907), ss, 100 w 2 av, 20x98.9; pr mtg $13,000; June9'13; 2y6%; Thos Farley, 240 E 27, to Thos Humes, 341 E 21. 3,000

[m]**27TH st, 23-5 W,** see 5 av, 341-7.

[m]**28TH st, 154-60 W** (3:803), ss, 56.11 e 7 av, runs s73.2xe18.6xn6.10xe27xs27.5xe50.2x n25.3xw1.10xn73.6 to st xw93.5 to beg; pr mtg $80,000; June10; June11'13; due Dec 10'14, 6%; Twenty-Eighth Street & Seventh Avenue Realty Co to Tillie Wacht, 790 Riverside dr. 17,000

[m]**28TH st, 154-60 W;** certf as to above mtg; June9; June11'13; same to same. ——

[m]**31ST st, 243 E** (3:912), ns, 140 w 2 av, 20x98.9; pr mtg $11,000; Jun6'13; 3y6%; Adam J Klinger to Barbara Schulz, 318 E 31. 3,000

[m]**31ST st, 408 W** (3:728), sws, 625 se 10 av, 25x87.9x30x72.2; PM; June9; June11'13; 1y6%; Annie T Campbell, 459 W 22, to Margt Cook, 914 Pembroke av, Lansdowne, Pa. 12,000

[m]**32D st, 1-3 W,** see 5 av, 341-7.

[m]**32D st, 22-6 W** (3:833), ss, 325 w 5 av, 75x98.9; sobrn agmt; May29; June10'13; Midwest Realty Co & Pacific Bank, Metropolitan Bank with Metropolitan Life Ins Co, 1 Mad av. nom

[m]**33D st, 33-43 E** (3:863), ns, 125 e Mad av, 115.6x98.9; bldg loan; Jun6'13; due Sept1'18; 6% until completion of bldg & 5½% thereafter; 33 East 33d St Realty Co Inc, 33 W 42d, to Met Life Ins Co, 1 Mad av. 550,000

[m]**33D st, 33-43 E;** certf as to above mtg; Jun6'13; same to same. ——

[m]**33D st, 33-43 E;** PM; pr mtg $550,000; Jun6'13; due &c as per bond; same to Madison Realty Co, 37 E 33. 210,000

[m]**33D st, 33-43 E;** certf as to above mtg; same to same. ——

[m]**33D st, 424-38 W** (3:730), ss, 268.9 w 9 av, 131.3x98.9; pr mtg $400,000; Jun5; Jun 6'13; 1y6%; McKeon Realty Co, 80 Maiden la to Abr E Magnus, 836 Jefferson av, Bklyn. 30,000

[m]**33D st, 424-38 W;** certf as to above mtg; Jun5; Jun6'13; same to same.

[m]**33D st, 424-38 W** (3:730), ss, 268.9 w 9 av, 131.3x98.9; pr mtg $400,000; June9; June10'13; due July9'13, 6%; McKeon Realty Co to Francis B Robert, 17 E 45. 50,000

[m]**33D st, 424-38 W;** certf as to above mtg; June9; June10'13; same to same. ——

[m]**33D st, 424-38 W;** sobrn agmt; June10 '13; same & Keystone Constn Co with same. nom

[m]**34TH st, 469 W,** see 10 av, 430-6.

[m]**36TH st, 442 W** (3:733); ext of $18,000 mtg to June11'16 at 5%; June11; June12 '13; Hugh Reilly with Henry Geissenheimer, 442 W 36. nom

[m]**37TH st, 210 W** (3:786), ss, 141.7 w 7 av, 20.11x60; ext of $12,000 mtg to May 23'16 at 5%; May22; June11'13; N Y Title Ins Co with Seventh Ave Associates, 115 Bway. nom

[m]**44TH st, 508 W** (4:1072), ss, 150 w 10 av, 25x100.5; May27; June12'13; due &c as per bond; Wm G McClane, 508 W 44, to Title Guar & Trust Co. 8,500

[m]**44TH st, 508 W;** pr mtg $8,500; May27; June12'13; due &c as per bond; same to Fredk Reifel, 1358 Stebbins av. 1,500

[m]**48TH st, 201 E,** see 7 av, 724-30.

[m]**48TH st, 402 E** (5:1359), ss, 75 e 1 av, 25x75.4; PM; June6; June7'13; 3y5%; Sol Olinka to Frances G Lloyd, 157 E 71 & ano trstes David Stevenson. 8,000

[m]**49TH st, 38 E** (5:1284); ext of $34,000 mtg to May29'18 at 5%; Apr2; Jun6'13; Lawyers Mtg Co to Henry H Whitehouse. nom

[m]**49TH st, 41 E** (5:1285), ns, 145 e Mad av, 22x100.5; May23; June9'13; 1y6%; Royal P Carroll to Edw C Potter at Clearview, Westchester Co, NY. 10,690.01

[m]**49TH st, 219 E** (5:1323), ns, 219.6 e 3 av, 19.6x74; June3; June9'13; 2y6%; Jeannette E Braden, Highland Falls, NY, to Francis H Schaefer, Newburgh, NY. 250

[m]**49TH st, 167 W** (4:1002), ns, 20.10 e 7 av, 20.10x80; June11; June12'13; due &c as per bond; Chas McBurney & Robt Connor to Title Guar & Trust Co. 20,000

[m]**49TH st, 167 W;** sobrn agmt; June10; June12'13; Elise Schoonmaker with same. nom

[m]**50TH st, 417 E** (5:1362), ns, 155.7 e 1 av, 19.5x100.5; pr mtg $——; June3; June10 '13; due, Dec6'14, 6%; Jacob Vogelfanger to Babette Horn, 232 Covert, Bklyn. 1,000

[m]**50TH st, 417 E** (5:1362), ns, 155.7 e 1 av, 19.5x100.5; ext of $7,000 mtg to Mar16 '16 at 5%; Mar14; June10'13; Julia D Heinemann with Vogelfanger, 417 E 50. nom

[m]**50TH st, 361 W** (4:1041), ext of $8,000 mtg to June30'16 at 5½%; May10; June11 '13; Equitable Trust Co with Kitty Kiernan. nom

[m]**51ST st, 354 E** (5:1343), ss, 85 w 1 av, 20 x100.5; PM; pr mtg $7,000; June6; June 7'13; due &c as per bond; Wm Garber, 767 3 av to Therese L Weiss, Calvert, Tex. 2,500

[m]**52D st, 127 E** (5:1307), ext of $9,000 mtg to June30'18 at 5%; May12; June11'13; Lawyers Title Ins & Trust Co with Maria A Berti. nom

[m]**53D st, 138 W** (4:1005), ss, 305 e 7 av, 19.6x100.5; equal lien with mtg for $8,000 recorded Oct10'11; June6; June9'13; 3 y5½%; Hannah Elias to Excelsior Savings Bank, 79 W 23. 2,000

[m]**53D st, 409 W** (4:1063), ns, 150 w 9 av, 25x100.5; ext of $17,000 mtg to May21'18 at 5%; May21; June6'13; Wm Bach with Metropolis Securities Co, 257 Bway. nom

[m]**59TH st, 43 E** (5:1374), ns, 106.8 e Mad av, 16.8x100.5; ⅛ pt; May20; June10'13; demand, 6%; Lena H wife & Nathan J Conover at Roselle, NJ, to Monmouth Title Co, a corpn, at Freehold, NJ. 2,800

[m]**59TH st, 335-41 W** (4:1112), ns, 175 e 9 av, 4 lots, ea 25x100.5; 4 mtgs, ea $5,000; 4 pr mtgs, $26,000 ea; June11; June12'13; 2y6%; Millie Schwarz to Ralph Holding Co, 55 Liberty. 20,000

[m]**60TH st, 18 E,** see Madison av, 649-51.

[m]**60TH st, 235 W** (4:1152), sal Ls; June4; June11'13; demand, 6%; Chas P Kennedy to Lion Brewery, 104 W 108. 350

[m]**72D st, 107 E** (5:1407), ns, 60 e Park av, 20x102.2; PM; June6; June12'13; 5y4½%; Haliburton Fales, 105 E 72, to Laura Hoag, 20 Bedford rd, Schenectady, NY. 32,500

[m]**73D st, 218 E** (5:1427), ss, 285 e 3 av, 24.11x102.2x25x102.2; ext of $9,500 mtg to June11'18 at 5%; June11'13; Ferd Rosenstock with Guiseppe Stella, 204 E 80. nom

[m]**73D st, 258 W** (4:1164), ss, 225.8 e West End av, 20x102.2; June5; June12'13; 5y5%; Julie F House to Marie J Ammon, 134 W 97. 8,000

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m**76TH st, 37 E** (5:1391), ns, 45 e Mad av, 12.6x102.2; PM; June12'13; due &c as per bond; Richd C Bultman to Title Guar & Trust Co. 14,000

m**76TH st, 225 E** (5:1431) ext of $3,050 mtg to July1'14 at6%; May28; Jun6'13; Jacob L Manheimer & Minnie Glauber with Wm T Elsing, 283 Highland blvd, Bklyn. nom

m**81ST st, 235 E** (5:1527); ext of $6,000 mtg to May15'15, at 6%; May27; June11 '13; Geo L Hein & ano with Wave Impt & Constn Co, 11 Pinehurst av. nom

m**82D st, 132 E** (5:1510), ss, 35 w Lex av, 20x70; June2; June10'13; due, &c, as per bond; Caroline wife of & Kaufman Mandell to Title Guar & Trust Co. 12,000

m**83D st, 130 W** (4:1213); ext of $22,000 mtg to Jun20'16 at 5%; Jun5; Jun6'13; Mayer J Weinstein with Milton A Rauh, 875 Park av. nom

m**91ST st, 122 W** (4:1221), ss, 275 w Col av, 33.4x100.8; pr mtg $32,000; June9; June 11'13; due, &c, as per bond; Walter F Macklin, Flushing, LI, to Title Guar & Trust Co. 2,350

m**94TH st, 135 W** (4:1225), ns, 429 e Ams av, 17x100.8; pr mtg $——; Jun6'13 3y5%; Mary A Walsh to Rose Byrnes, 137 W 92. 11,000

m**96TH st, 334 E** (5:1558), ss, 140 w 1 av, 35x100.8; PM; pr mtg $——; June2; Jun 6'13, due Sept1'13, 6%; Mary F Stanley to Geo Wallace, 631 E 138. 1,000

m**97TH st, 128 W** (7:1851); ext of mtg for $9,000 to June4'16, 5%; June4; June12'13; Tutle Guar & Trust Co, a corpn, with Jno M Kyle, 433 W 147. nom

m**100TH st, 227 E** (6:1650), ns, 400 e 3 av, 25x100.8; pr mtg $15,500; June9; June10 '13; due Dec9'13; 6%; Jos Defazio, 21 Coleridge st, Manhattan Beach, NY, to Estates Mortgage Securities Co, 160 Bway. 400

m**101ST st, 427 E** (6:1695), ns, 395 e 1 av, 25x100; Jun6'13; 5y5%; Jno H Scully, 109 W 126 to Metropolitan Savings Bank, 59 Cooper Sq E. 10,000

m**102D st, 77 W** (7:1838), ns, 100 e Col av, 19x100.11; PM; June9'13; due Apr9'14, 6%; Mary A Dempsey to Myron Straus, 6 Storm av, Queens, Borough, NY. 500

m**103D st, 10 E** (6:1608), ext of $15,000 mtg Jan27'15, at 5%; June9'13; Louise Bostwick (by atty) with Phebe P Lahens, Lake Mohegan, NY. nom

m**106TH st, 318 W** (7:1891), ext of $17,000 mtg to Apr14'15 at 5%; Mar25; June10'13; Lawyers Title Ins & Trust Co with Edmond F Bonaventure. nom

m**109TH st, 304 W** (7:1893), ss, 119 w Bway, 19x100.11; pr mtg $24,000; May22; June11'13; 1y6%; Andw F Murray, 304 W 109, to Mary G Haight, Lynbrook, LI. 3,000

m**111TH st, 25 W** (6:1595), ns, 389 w 5 av, 30x100.11; PM; pr mtg $——; June2; June7'13; installs; 6%; Chas Lebenstein, 2 W 112 to Saml Schwartz, 27 W 111; re recorded from June2'13. 5,000

m**114TH st, 213 E** (6:1664), ns, 210 e 3 av, 25x100.11; PM; pr mtg $15,000; June9; June 12'13; 3y6%; Minnie Blohm to Lewis S Goebel, trste for Mary M Bergener, 338 W 87. 2,400

m**114TH st, 337-9 E** (6:1686); agmt that party 1st pt agrees at cost & expense of party 2d pt either to procure a renewal of 1st mtg for $35,000 of 2 yrs from July 1'16 at 5% or 1st & 2d mtgs for similar sum at 5 & 6%, etc; June9; June10'13; Richd W Horner with Louis Leo, 337 E 114. nom

m**114TH st, 351 E** (6:1686); asn ls by way of mtg as collateral security for payment of $300; June6; June11'13; Giuseppe Ambrogio to Jacob Hoffmann Brewing Co, 211 E 55. nom

m**118TH st, 512-4 E** (6:1716), ss, 198 e Pleasant av, 50x100.100; June10'13; 5y5%; Mary A Stokes to Isabella M Hayes, 2 E 128 & ano trstes Stephen Hayes. 11,000

m**120TH st, 51 E** (6:1747), ns, 300 w Park av, 17x100.11; PM; June12'13; due &c as per bond; Patk Goodman to Greenwich Savgs Bank, 246 6 av. 4,500

m**120TH st, 15 W** (6:1720); ext of $12,000 mtg to May9'18 at 5%; Mar14; June11'13; Lawyers Mort Co with Augusta M MacMannus. nom

m**122D st, 203 W** (7:1928), ns, 80 w 7 av, 20x100.11; June9'13; due, &c, as per bond; Tilmil Realty Co to Title Guar & Trust Co. 14,500

m**122D st, 203 W;** certf as to above mtg; June9'13; same to same. ——

m**122D st, 236 W** (7:1927), ss, 454 w 7 av, 34x100.11; ext of $28,000 mtg to Junel'16 at 5%; May29; June6'13; Gustav Otto with Metropolitan Life Ins Co, 1 Mad av. nom

m**126TH st, 66 E** (6:1750), ext of $7,000 mtg to Junel'16 at 5%; June6; June7'13; North River Savgs Bank with Florence K wife Isaac W Goodhue, 218 E 21, Paterson, NJ. nom

m**126TH st, 318 E** (6:1802), ss, 300 e 2 av, 25x99.11; June3; June7'13; due &c as per bond; Land Map Realty Corpn, 206 Bway to Marie Kohnert, 630 Tyler pl, West NY, NJ. 500

m**127TH st, 277-9 W** (7:1933); ext of $29,-888.10 to Dec31'17 at 4½%; May28; June 9'13; Mattie C Raynolds gdn Chas C Walton with Jno J McGrath, 171 W 71. nom

m**128TH st, 411-7 W** (7:1968), ws, 135.7 e Convent av, 2 lots, ea 60x99.11; 2 mtgs, ea $52,000; June12'13; 5y5%; Manchester Constn Co to Reuben L Maynard, 46 E 41, & ano, trstes for B A Thompson. 104,000

m**128TH st, 411-7 W;** 2 certfs as to above mtgs; June12'13; same to same. ——

m**131ST st, 532-4 W** (7:1985); ext of $20,-000 mtg to May1'17 at % as per bond; June5; June10'13; Abner T Bowen with Chas H Phelps trses Geo J Weaver. nom

m**136TH st, 108 W** (7:1920), ss, 125 w Lenox av, 16x99.11; PM; pr mtg $5,800; Jun5; June6'13; 2y6%; Lelia W Robinson to Right Realty & Security Co, 35 Nassau. 1,400

m**136TH st, 108 W;** PM; pr mtg $——; Jun5; Jun6'13; 1y6%; Right Realty & Security Co to Ensign Realty Co, 55 Liberty. 300

m**137TH st, 210 W** (7:1942), ss, 172 w 7 av, 18x99.11; June9; Junel1'13; 1y6%; Carrie Kitzinger to Flora M Sandomire, 5525 Ellsworth av, Pittsburgh, Pa. 500

m**139TH st, 112 W** (7:2007), ss, 234 w Lenox av, 26x99.11; pr mtg $——; Jun4; Jun 6'13; 5y5%; Sallie Simpson, 124 W 114, to Isaac Brown, 120 W 114. 17,000

m**142D st, 129 W** (7:2011), ext of $34,000 mtg to May18'16 at 5%; Apr25; June7'13; Evan L T Sprague with Jos Yeska. nom

m**145TH st, 274-6 W,** see 8 av, 2726-8.

m**156TH st, 544 W** (8:2114), ss, 375 w Ams av, 25x99.11; pr mtg $20,500; May29; Jun 6'13; 1y6%; Thos Jones, 570 W 156 to Chas Wynne, 321 So 4 av, Mt Vernon, NY. 500

m**156TH st, 544 W;** ext of $2,500 mtg to Jun1'16 at 6%; Jun5; Jun6'13; Wm Lubbert with Thos Jones. nom

m**158TH st, 476 W** (8:2108), ss, 72.3 e St Nicholas av, 95.11x99.11; bldg loan; pr mtg $——; June 9; June10'13; 1y6%; Riverview Constn Co, 594 Bway, to Jacob Levy, 1187 Lex av. 35,000

m**158TH st, 476 W;** certf as to above mtg; June9; June10'13; same to same. ——

m**176TH st W, sec Audubon av,** see Audubon av, 11-5.

m**181ST st W, swc St Nicholas av,** see St Nicholas av, swc 181st.

m**183D st W** (8:2155), ns, 100 w Ams av, 170x74.11; pr mtg $25,000; June6; June7 '13; due Dec6'13; 6%; Placid Realty Co, 35 Nassau to Abel King, 148 E 65th & ano. 40,000

m**183D st W** (8:2155), same prop; certf as to above mtg; June6; June7'13; same to same. nom

m**183D st W** (8:2155), same prop; PM; May 10; June7'13; PM; 2y5%; same to Alice Y Eaton, New Haven, Conn & ano. 25,000

m**207TH st W, nwc Ams av,** see Ams av, nwc 207th.

m**Av B, 12** (2:397), ws, 44.8 s 2d, 22.4x80; pr mtg $27,700; June10; Junel1'13; due June10'14, 6%; Jos oGldman to Saml Danson, 187 Henry. 1,000

m**Av B, 87** (2:388); ext of $13,000 mtg to June30'16 at 5%; May9; Junel1'13; Lawyers Title Ins & Trust Co with Morris & Philip Wildfeuer. nom

m**Amsterdam av** (8:2149), es, 99.11 s former 183d, closed, runs e150xn129.11xw150 to av xs129.11 to beg; ext of mtg for $22,-500 to Feb1'14, 6%; Apr22; Jun6'13; Margt S Brandreth et al trstes Ralph Brandreth with Emil Frankel, 8 E 81, et al, trstes Max Freund. nom

m**Amsterdam av** (8:2219), nwc 207th, —x —; leasehold; June10'13; demand, 6%; Nicolaus Wrede to Jacob Ruppert, a corpn, 1639 3 av. 12,000

m**Amsterdam av, 491** (4:1214); ext of mtg for $30,000 to Aug1'16 at 4¾%; June2; Junel2'13; Louise W Hansen, of Bklyn, with Leopold Saalberg, 262 W 89. nom

m**Audubon av, 11-5** (8:2123), sec 176th, 70.3x100x83.5x95; also 19TH ST, 410-2 W (3:716), ss, 150 w 9 av, 50x92; also TRINITY AV, 740-4 (10:2636), nec 156th, 102x 97.10; also BOSTON RD, 1019-31 (10:2607), nwc 165th, 148.11x183.9x161.3x100.8, except pt for 165th; also CAULDWELL AV (10:-2633), ws, 57.8 s Boston rd, 90x125; pr mtg $347,000; June9; June10'13; 1y6%; American Exchange Realty Co to Julius Liberman, 1245 Mad av. 75,000

m**Audubon av, 11-5; 19th st, 410-12 W; Trinity av, 740-4; Boston rd, 1019-31; Cauldwell av;** certf as to above mtg; June 9; June10'13; same to same. ——

m**Broadway, 1161-75,** see 5th av, 341-7.

m**Broadway, 1596-1602,** see 7 av, 724-30.

m**East End av, 65** (5:1590), es, 51.5 n 82d, 25.6x100; ext of $15,000 mtg to Junel'16 at 5%; Junel; June9'13; Kath Kappler, Bklyn, with Geo Lautenschlager, 65 East End av. nom

m**Edgecombe av, 123** (7:2048), ws, 74.11 s 141st, 25x90; pr mtg $20,000; June5; June 11'13; due Dec5'15; 6%; Wm Oeters to Wm Heckman, 125 Edgecombe av. 2,000

m**Edgecombe av, 125** (7:2048), ws, 49.11 s 141st, 25x90; pr mtg $20,000; June5; June 11'13; due Dec4'15, 6%; Madgalena O Heckman to Wm Heckman, 125 Edgecombe av. 2,000

m**Lexington av, 886** (5:1400); agmt changing interest days; Junel2'13; Maria A E Wibom with German Savgs Bank, 157 4 av. nom

m**Madison av, 308** (5:1276), ws, 82.3 n 41st, 16.5x100; Junel0'13; 5y4½%; Mary E Jackson, Stamford, Conn, to Seamen's Bank for Savgs, 76 Wall. 25,000

m**Madison av, 649-51** (5:1374), sec 60th (No 18), 50.5x90; pr mtg $200,000; Junel1; Junel2'13; due &c as per bond; Madison Ave Real Estate Co, a corpn, to Maximilian Fleischmann Co, 1 Mad av. 30,000

m**Madison av, 649-51;** certf as to above mtg; Junel1; Junel2'13; same to same. ——

m**Madison av, 649-51;** ext of mtg for $200,-000 to Junel7'16 at 4½%; May25'11; June 12'13; Madison Ave Real Estate Co, a corpn, 99 Nassau, with Cornelius F Kingsland, at Babylon, LI. nom

m**Madison av, 1674-6** (6:1617), ws, 21 n 111th, 39.11x50; Junel1'13; due, &c, as per bond; Leopold Kaliski to Title Guar & Trust Co. 18,000

m**Manhattan av, 109** (7:1840); ext of $8,-000 mtg to Aug15'16 at 5½%; May29; June7'13; Lawyers Mtg Co with Chas L Goddard. nom

m**Morningside Park E, 18** (7:1849), es, 25.3 s 116th, —x—; ext of $28,000 mtg to June 23'18 at 4¾%; June2; June9'13; Jno S Bussing with Harry M Lawrence. nom

m**St Nicholas av, 416** (7:1958), es, 197.10 n 130th, 32x125; ext of $18,000 mtg to June4 '18 at 4½%; June4; June6'13; Stephen McDermott with Clarence H Kelsey, East Orange, NJ & ano exrs Caroline F Butterfield. nom

m**St Nicholas av, 454** (7:1958), es, 26.4 s 133d, 37.6x81.8x36.11x87.11; pr mtg $26,-000; June6; June10'13; 3y6%; Fredk Frentz, 796 9 av, & M A Josephine Kessler, 145 W 10, to Hicks Realty Co, 36 Cannon. 2,500

m**St Nicholas av, 728** (7:2053); ext of $11,-000 mtg to June9'16 at 5%; June9; Junel1 '13; Burlock E Rabell exr Jas W Westerfield with Geo L Mason. nom

m**St Nicholas av** (8:2162), swc 181st, runs w225xs100xe25xs19.6xe200 to St Nicholas av xn119.6 to beg; May7; Junel2'13; due &c as per bond; Gustavus L Lawrence to Greenwich Savgs Bank, 246 6 av. 250,000

m**1ST av, 1213-5** (5:1440), ws, 61.11 s 66th, 38.6x100; June6; Junel1'13; 3y5%; Jno P Wulff to German Savgs Bank, 157 4 av. 20,000

m**1ST av, 1213-5;** PM; pr mtg $20,000; June 9; Junel1'13; due, &c, as per bond; same to Maria C Basse, 45 Eppirt st, East Orange, NJ. 9,000

m**1ST av, 2346** (6:1808), es, 25.8 s of cl of blk bet 120th & 121st, 25x100; ext of $12,000 mtg to Feb18'16 at 5%; Apr14; June9'13; Jacob Weil with Udetta D Brawn, 162 W 76. nom

m**2D av, 411-5** (3:904), swc 24th (Nos 240-2), 74x97; ext of $60,000 mtg to May4'18 at 5%; May26; June7'13; N Y Life Ins Co with Alrose Realty Co, 103 Park row. nom

m**2D av, 2235** (6:1664); ext of mtg for $18,000 to June8'18, 5½%; June5; June 10'13; Lawyers Mtg Co with Rosie Goldstein. nom

m**3D av, 253** (3:901), ses, 82 sw 21st, 18.2 x75; also 3D AV, 255 (3:901), ses, 64 sw 21st, 18x75; PM; pr mtg $22,500; June5; June7'13; 3y5%; Chas E Colthup to Eliz A Kennelly, 60 W 50. 4,000

m**3D av, 255,** see 3d av, 253.

m**3D av, 693** (5:1317), es, 100.5 n 43d, 20x 80; PM; pr mtg $——; June7; June9'13; 3 y5%; Mayer & Jourmire Silverman to Bernard Mayer, 687 3 av & ano exrs &c Jacob Mayer. 13,000

m**5TH av, 320-2,** see 5th av, 341-7.

m**5TH av, 341-7** (3:863), es, 59.3 s 34th, runs e100xs39.6xw5xs39.6xw95 to es 5 av xn79 to beg; also 5TH AV, 320-2 (3:834), nwc 32d (Nos 1-3), runs w123.6xn98.9xe 23.6xs32.11xe100 to av xs65.10 to beg; also BROADWAY, 1161-75 (3:829), nwc 27th (Nos 23-5), runs n135.10xw78.11xs25xe 17.2xs25xs58.6 to 27th xe87.7 to beg; leasehold; pr mtg $400,000; Apr1; June7 '13; 5y6%; New York Business Buildings Corpn to Farmers Loan & Trust Co, 20 William, trste. gold bonds 150,000

m**5TH av, 341-7;** also 5TH AV, 320-2; also BROADWAY, 1161-75; certf as to above mtg; June5; June7'13; same to same. ——

m**7TH av, 256-8** (3:774), ws, 130 n 24th, 42.10x78.2; ext of $40,000 mtg to June6 '16 at 4½%; June6'13; Mary A G McLaughlin with Franmor Realty Co, 207 W 24. nom

m**7TH av, 724-30** (4:1020), nwc 48th, (No 201), 112.6x121 to es Bway (Nos 1596-1602) x113.8x104.5; leasehold; pr mtg $330,000; Apr30; Jun6'13; due Mar1'28, 6%; Mecca Realty Co to Title Guar & Trust Co. gold bonds 250,000

m**7TH av, 724-30; Bway 1596-1602 & 48th st, 201 W;** certf as to above mtg; Jun4; Jun6'13; same to same. ——

m**8TH av, 2726-8** (7:2030), sec 145th (Nos 274-6), 40x100; sobrn agmt; May13; June 11'13; Fleischmann Realty Co Inc with Farmers L & T Co trste, 22 Wm, & Louis Gersten, 381 Park av. nom

m**9TH av, 503** (3:735); ext of $10,000 mtg to July29'18 at 5%; May26; June7'13; Lawyers Mtg Co with Mary McG O'Brien. nom

m**10TH av, 136-8** (3:716), es, 69.8 n 18th, 44.8x100; ext of mtg for $35,000 to Apr8 '16, 5½%; May15; June12'13; Chas E & Edgar S Appleby trstes Leonard Appleby with Jno J Gillen. nom

m**10TH av, 136-8;** consent to ext of above mtg; June10; June12'13; Celia P Murphy, 11 E 35, holder of 2d mtg for $4,500, to Chas E & Edgar S Appleby trstes Leonard Appleby. nom

m**10TH av, 430-6** (3:732), nec 34th (No 469), 74.2x20.10; PM; Jun5; Jun6'13; 5y5%; Tespil Co, 461 W 34 to Mary T Donovan, 302 W 105. 20,000

m**11TH av, 837** (4:1104), sal ls; June10; Junel1'13; demand, 6%; Jos L Waters to Lion Brewery, 104 W 108. 1,201.04

m**All R T & I** (5:1404), in estate of his father to extent of $47,894.51 to secure note payable upon death of Annie W Hollister, widow; June4; June9'13; due as above, 6%; Henry H Hollister on of Hy H Hollister of Islip, LI, to G Trowbridge Hollister, 830 Park av et al, firm Hollister, Fish & Co, in liquidation. nom

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MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Vernon av** (5:1373), nws, at sws Bway, runs nw 596 to Harbor Comrs bulkhead & pier line xsw641xse585 to Vernon av xne 549.3 to beg, with land under water bet high & low water mark, Boro of Queens, NY; Dec30'10; June12'13; due &c as per bond; Saml Stevens Realty Co to Mutual Life Ins Co of N Y, 34 Nassau. 120,000

m**Land at Douglas Manor, Douglaston, LI** (miscl); certf as to mtg for $5,500; June 6; June11'13; Douglas Manor Homes Co Inc to Title Guar & Trust Co, 176 Bway.

m**Land at White Plains, NY** (miscl); certf as to mtg for $65,000; Jun2; Jun6'13; Westchester Real Estate & Impt Co to Westchester & Bronx Title & Mtg Guaranty Co, White Plains, NY.

MORTGAGES.

Borough of the Bronx.

m**Barretto st, sec So blvd,** see So blvd, sec Barretto.

m**Beck st** (10:2710), ws, 470 n Longwood av, 40x100; collateral for two notes for $2,450 & $4,400, respectively; June6; June 7'13; due &c as per bond; Mardece Construction Co, a corpn, to Chas F Minor, 26 E 120. 7,000

m**Beck st;** same prop; certf as to above mtg; June6; June7'13; same to same.

m**Bronx ter (*),** ws, 275 s 226th, 70x172, except part for Bronx blvd; May31; June 9'13; due July1'16, 6%; North Bronx Realty Co to Caroline Ritter, gdn Jno J Ritter, 756 Jennings & ano. 1,500

m**Bronx ter (*),** same prop; certf as to above mtg; May31; June9'13; same to same.

m**Cedar st, es, 283.5 n Boston Post rd,** see Cedar, ws, 250 s Chester av.

m**Cedar st (*),** ws, 250 s Chester av, 75x100; also CEDAR ST (*), es, 283.5 n Old Boston Post rd, 100x100; June2; June6 '13; 5y6%; Julius Sultan, 2017 5 av, to Andw Nadel, 311 E 85. 1,500

m**Clifford pl, nwc Townsend av,** see Townsend av, nwc Clifford pl.

m**Fairmount pl, 794** (11:2954), ss, 220.9 w Marmion av, 25x75.4x25x77; PM; June 12'13; 3y6%; Bertha Finger to Annie W Baker, 2260 84th, Bklyn. 1,000

m**Fillmore st (*),** es, 225 n Van Nest av, 25x100; except pt for st; June6'13; due &c as per bond; Jno J Cork, South Branch, NJ, to Sarah J Gedney, 208 W 118. 500

m**Irvine st, swc Garrison av,** see Garrison av, 1112-6.

m**Jennings st, 890** (11:2976 & 2977), ss, 178 e Wilkins av, 26x131.8x20x129.10; June 9'13; 5y5%; Duo Co to Martha Oser, 692 Quincy, Bklyn, et al trstes Katharina Balheimer for benefit Helen Balheimer. 10,500

m**Jennings st, 890;** certf as to above mtg; June5; June9'13; same to same.

m**Kelly st, 854-62** (10:2710), es, 430 n Longwood av, 112x100; PM; pr mtg $66,000; June5; June6'13; installs; 6%; Benj Marder to Emanuel Stern, 515 W 110. 10,000

m**Kingsbridge ter, 2748** (12:3253), es, 724.3 n Kingsbridge rd, 30x125; PM; June2; June 6'13; 3y5%; Jas E March, 233 Lafayette to Richd F Kolb, cor Hanscom av & Forbus, Poughkeepsie, NY. 6,000

m**Lincoln st (*),** es, 350 n Walker av (West Farms rd), 25x100; June5; June6 '13; 2y6%; Jno F Coffey to Aug Steitz, 440 W 124th. 400

m**Merrill st, swc St Lawrence av,** see St Lawrence av, swc Merrill.

m**Minford pl, 1547** (11:2967 & 2977); ext of $28,000 mtg to July25'17 at 5%; July25'12; June11'13; Florence M Haskin with Foxvale Realty Co. nom

m**Parkside pl** (12:3354), ns, 118 sw 207th, 25x102.2x25x100.9; Feb27; June6'13; 5y6%; Paul Peck to May F Winghart, 109 W 77. 2,500

m**Public sq, swc Monroe av,** see Monroe av, swc Public sq.

m**Public sq, sec Grand blvd & concourse,** see Monroe av, swc Public sq.

m**Tower pl, es, 242.6 n Shonnard pl,** see Creston av, 2402.

m**137TH st, 630 E** (10:2549), ss, 176.11 w Cypress av, 37.6x100; PM; pr mtg $27,500; June10; June11'13; due, &c, as per bond; Max Reinitz, 820 Dawson to Martin H Cohen, 322 W 100. 2,000

m**138TH st, 530 E** (9:2265); ext of $40,000 mtg to Apr30'18 at 5%; May8; June12'13; Cohoes Savgs Instn with Ansonia Realty Co. nom

m**149TH st, 448 E** (9:2293), ss, 140.8 w Brook av, 25.2x101.6x25x99; June6; June 11'13; due, &c, as per bond; Cath F & Edw J McMullan, Mary E M Loftus & Edw & Jno O'Brien to Title Guar & Trust Co. 3,500

m**149TH st E** (9:2337), ss, 433.4 w Morris av, 33.4x86.6; June6; June9'13; due, &c, as per bond; Eliz J Stancliffe widow, 242 W 104 & Anna F wife Hy W Somers at Fort Edward, NY, & Ida H, wife Francis J Mulgannon at Hempstead, LI, to Martha L Barbe as trste, 307 W 79. 7,000

m**156TH st E, nec Trinity av,** see Audubon av, 11-15, Manhattan.

m**158TH st, 271-3 E** (9:2420), nec Morris av, 101x51; ext of $42,000 mtg to Dec1'15 at 5%; Jan1; June12'13; Jennie Currier & ano, exrs Geo C Currier, with Lillian B Rogers, 138 E 31, & Oliver E Davis, 824 Morris av. nom

m**158TH st E, nec Morris av,** see Morris av, nec 158th.

m**158TH st E, nec Morris av,** see Morris av, nec 158.

m**162D st E** (9:2384), nes, 675 se Cortlandt av, 35x100; PM; pr mtg $5,500; May 24; June10'13; due June24'14; 6%; Jno Lyons, 417 E 153, to Benj Benenson, 1001 E 167. 1,000

m**163D st E, sec Intervale av,** see Intervale av, sec 163.

m**165TH st E, nwc Boston rd,** see Audubon av, 11-15, Manhattan.

m**166TH st W, nec Woodycrest av,** see Woodycrest av, 1121-3.

m**169TH st W, sec Ogden av,** see Ogden av, sec 169.

m**171ST st, 539 E** (11:2928), ns, 127.8 e 3 av, 27.6x117.4x27.6x118.8; June9'13; 5y5%; Realty Business Corpn, 156 Bway, to Arnold Hague trste Geo W Robins, 1724 I st, Wash, DC. 22,000

m**171ST st, 539 E;** certf as to above mtg; June9'13; same to same.

m**173D st, 495 E** (11:2915), ns, 44.5 w Bathgate av, 42x100; pr mtg $33,500; June 5; June10'13; due Mar1'15; 6%; Fulle Bldg Co to Isaac Simons, 230 Riverside dr & ano. 1,050

m**173D st, 495 E;** certf as to above mtg; June5; June10'13; same to same.

m**173D st E** (11:2915), ns, 44.5 w Bathgate av, 42x100; ext of $30,000 mtg to June 5'18 at 5%; June5; June6'13; Lawyers Mtg Co with Fulle Bldg Co. nom

m**174TH st (formerly 175th) W** (11:2876) ss, 125 e Nelson av, 50x100; pr mtg $34,000; June12'13; 2y6%; Stewart Constn Co, a corpn, to Emil W Klappert, 873 West End av. 6,000

m**174TH st W** (11:2876), same prop; certf as to above mtg; June12'13; same to same.

m**175TH st, 864 E** (11:2957), ss, 96 w Crotona Park N, or Crotona av, 48x94.7x48x 94.4, except pt for st; June10'13; 5y5%; S N Constn Co to Daisy E Booss at Long Branch, NJ. 33,000

m**175TH st, 864 E;** certf as to above mtg; June10'13; same to same.

m**176TH st, 499 E,** see Bathgate av, 1867-9.

m**176TH st E, nwc Bathgate av,** see Bathgate av, nwc 176.

m**176TH st, 777-9 E** (11:2954), ns, 140.4 e Prospect av, 50x100; pr mtg $——; June 2; June10'13; 1y6%; Geo J Lauten, 779 E 176 to Frank Herwig, 408 E 82. 1,000

m**179TH st E, sec Hughes av,** see Hughes av, sec 179.

m**179TH st E, swc Belmont av,** see Hughes av, sec 179.

m**179TH st E, swc 3 av,** see 3 av, swc 179.

m**180TH st E** (11:3138), nes, adj land formerly Henry McEnroe, runs ne60xnw25xs w60 to st xse25 to beg; except part for st; June7; June9'13; 1y5%; Jos Loweth to Chas P Hallock, 2070 Honeywell av. 1,000

m**182D st, 717 E** (11:3099), ns, 71.4 e Crotona av, 25x100; June11; June12'13; 10y installs, 5½%; Annie Kelly to Title Guar & Trust Co. 3,500

m**188TH st, 438 E,** see 3 av, 4697-4701.

m**188TH st, 438 E,** see Prospect av, es, 289 s 165.

m**198TH st E, sec Valentine av,** see Valentine av, sec 198.

m**208TH st E, swc Rochambeau av,** see Rochambeau av, swc 208.

m**220TH st E (*),** ss, 180.3 w Barnes av, 25x114.3; June7; June9'13; due July1'16, 5½%; Wm J or Wm I, Chas E V & Harry D Gordon, firm Wm J or Wm I Gordon & Sons to Susie Norman, Mt Vernon, NY. 3,000

m**220TH st E (*),** ss, 155.2 w Barnes av, 25x114.3; June7; June9'13; due July1'16, 5½%; Wm J or Wm I, Chas E & Harry D Gordon, firm of Wm J or Wm I Gordon & Sons to Susie Norman, Mt Vernon, NY & ano. 3,000

m**227TH st E (*),** ns, 350 e White Plains av, 50x114, Wakefield; June7; June9'13; due Oct1'16, 5½%; Wm H McIntyre to Fishkill Savgs Instn at Fishkill, NY. 4,500

m**235TH st, 644 E (*),** ss, 255 e Carpenter av, 25x114; June10; June11'13; due, &c, as per bond; Sarah A Nolan, 644 E 235 to Julia Epstein, 814 E 229. 3,000

m**260TH st W, nec Huxley av,** see Huxley av, nec 260.

m**Bailey av** (11:3237), es, 186.6 s Heath av, 20.1x76.6x20.8x83.8; Apr1; June6'13; 3y 5½%; Fordham Realty Co to Central Mtg Co, 60 Wall. 4,000

m**Bailey av** (11:3237), es, 206.7 s Heath av, 20.1x69.9x20.7x76.6 Apr1; June6'13; 3y 5½%; Fordham Realty Co to Central Mtg Co, 60 Wall. 4,000

m**Barkley av (*),** sec Dean av, 25x100; June6; June9'13; 3y6%; Frank Gass Inc, 2215 Westchester av to Augusta Meyer, 2416 Butler pl. 600

m**Barkley av (*),** same prop; certf as to above mtg; June6; June9'13; same to same.

m**Barnes av (*),** ws, 645 n Morris Park av, 25x100; June5; June6'13; 5y5%; Paul Reiling to Geo Hauser, 1462 St Lawrence av. 3,000

m**Barnes av (*),** same prop; PM; pr mtg $3,000; June5; June6'13; 4y6%; Annie Kawasoye to Paul Reiling, 1881 Holland av. 1,500

m**Bathgate av, 1867-9** (11:2918), nwc 176th (No 499), 108x129.5; PM; pr mtg $80,000; June10; June12'13; due &c as per bond; Erie Basin Impt Co, a corpn, of Portland, Me, to Queen Mab Co, a corpn, 60 Wall. 10,000

m**Bathgate av, 1993** (11:3044), ext of $24,000 mtg to June10'16 at 5½%; May20; June11'13; Lawyers Title Ins & Trust Co with Annie M Cox. nom

m**Bathgate av** (11:2918), nwc 176th, 3 lots together in size 108x129.5; ext of three mtgs aggregating $80,000 to May1'18 at 5%; June5; June6'13; East River Savgs Instn, 291-5 Bway to Chas Gillen, 226 E 34. nom

m**Bathgate av, 2279** (11:3050), ws, old line, 67.3 s 183d, old line, 25x100, except pt for Bathgate av; PM; June10'13; 1y6%; Anna J McSweeney, 4409 3d av to Geo Munk, 2279 Bathgate av. 500

m**Belmont av, swc 179th,** see Hughes av, sec 179.

m**Belmont av** (11:3074), ws, 100 s 187th, 25x87.6; bldg loan; June11; June12'13; demand, 6%; Carmela Barba to Jas G Wentz, 335 West End av. 10,500

m**Boston rd, 1019-31,** see Audubon av, 11-5, Manhattan.

Boston rd, 1046, see Cauldwell av, 1027.

m**Brook av** (9:2395), es, 149.7 n 168th, 17.8 x95; May14; June6'13; 3y6%; Anna L Pusemann to Emil P Rump, 45 Locust, Springfield, Mass. 500

m**Cauldwell av, 1027** (10:2622), ws, 170.5 n 165th, 27.11x101.2 to Boston rd (No 1046), x34x119.5; June5; June6'13; 5y5%; Aug F Schwarzler to Lincoln Trust Co, 208 5 av. 12,000

m**Cauldwell av, ws, 57.8 s Boston rd,** see Audubon av, 11-5, Manhattan.

m**Clinton av** (11:3093), ses, 215 ne Tremont av, 25x100; June9; June10'13; due, &c, as per bond; Eliz Fagan to Fredk T Fagan, 1974 Clinton av. 1,000

m**College av** (9:2423), ws, bet 163d & 164th, being lot 43, blk 2423, tax map transfer of tax lien for yrs 1907-1908, assessed to unknown; Mar18'12; June11'13; 3y12%; City of New York to City of New York & assigned to Lien Securities Corpn, 51 Chambers. 922.39

m**Commonwealth av (*),** ws, 175 n Merrill, 25x100, except pt for av; May28; June 10'13; 3y5%; Jno G Mayer to Eliz A Hays, 324 Carlton av, Bklyn. 2,600

m**Concord av, 509** (10:2579), ws, 138.3 n 147th, 19.9x100; PM; pr mtg $6,000; June 10; June11'13; 5y5½%; Hugh Duffy to Patk Lennon, 509 Concord av. 4,700

m**Courtlandt av, 524** (9:2327), es, 27.3 n 148th, 24x100; PM; pr mtg $3,000; May 24; June1'13; 3y5%; Saml E Jacobs, 27 W 85, to Katie Oetzman, 303 E 157, & ano. 12,000

m**Courtlandt av, 524;** estoppel certf; June 10; June11'13; Chas Spillner to same.

m**Creston av, 2402 (Av B)** (11:3165), es, 250 s Irving, 25x100, except pt for Creston av; also TOWER PL (13:3421), es, 242.6 n Shonnard pl, 64.2x100; June5; June11'13; due July31'13, 6%; Fannie McGay, 55 W 127, to Archie B Morrison, 426 E 143. 7,500

m**Dean av, sec Barkley av,** see Barkley av, sec Dean av.

m**Evergreen av (*),** nec Westchester av, runs n104xe100xs7.10xe80xs108.7 to Westchester av xw180.5 to beg; pr mtg $96,240; June5; June7'13; demand; 6%; Pew Realty Corpn to City Mtg Co, 15 Wall. 8,000

m**Evergreen av (*),** same prop; certf as to above mtg; June5; June7'13; same to same.

m**Evergreen av (*);** same prop; sobrn agmt; June5; June7'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

m**Garrison av, 1112-6** (10:2761), swc Irvine, 57.4x21.4x50x49.4; PM; pr mtg $——; May16; June11'13; 3y6%; Geo H Scheele to Fredk Meyer, Drackenberg, Germany. 2,000

m**Grace av (*),** es, 75 n St Raymond av, 50x100; ext of $2,600 mtg to July21'16 at 6%; May28; June10'13; Sabina E Taugher with Fred Weiler individ & as admr Regina Weiler, 615 Eagle, Bronx. nom

m**Grand blvd & concourse, sec Public sq,** see Monroe av, swc Public sq.

m**Grant av (*),** es, 269.8 s Middletown rd, 50x100; June6'13; 3y6%; Mary R Shaw to Geo McCauslan, 3 6th, Weehawken, NJ. 800

m**Hoe av, 1010** (10:2749); ext of $9,000 mtg to June10'14 at 6%; June10'13; Geo W Millar with Chas J Roeser, 388 Summit av, Hackensack, NJ. nom

m**Hoe av, 1014 & 1018** (10:2749), es, 430 s Bancroft, 2 lots, ea 40x100; ext of two mtgs for $9,000 each to Mar1'15 at % as per bond; June10'13; Chas J Roeser with Gaines-Roberts Co, 2414 Aqueduct av. nom

m**Hughes av** (11:3079), sec 179th, 73x— to Belmont av x59x96; bldg loan; June9; June10'13; demand, 6%; Alert Constn Co Inc to City Mort Co, 15 Wall. 60,000

m**Hughes av** (11:3079), same prop; certf as to above mort; June9; June10'13; same to same.

m**Huxley av** (13:3423), nec 260th, 50x100; June5; June6'13; due Jan6'16, 5%; Jos Heck, 32 W 66, to Thos F Rice, 43 Sidney pl, Bklyn. 1,800

m**Intervale av, 966** (10:2703), leasehold given as collateral security payment of $2,000; June4; June7'13; demand; 6%; Felix Amusement Co, 966 Intervale av to Saml J Littenberg, 945 E 163. 1,000

m**Intervale av, 966;** certf as to above mtg; June2; June7'13; same to same.

m**Intervale av** (10:2703), sec 163d, 101x125; sobrn agmt; June4; June6'13; Henry Morgenthau Co with City Mtg Co, 15 Wall. nom

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m**Jackson av, es, abt 99.8 n Westchester av,** see Westchester av, nws, 99.8 ne Jackson av.

m**Jerome av, 1579** (11:2859-2860), sal Ls; June3; June12'13; demand, 6%; Wilbur D Phillips to A Hupfel's Sons, a corpn. 688.06

m**Jerome av** (12:3328), ses, 224.3 sw 212th 25x100; June5; June6'13; 3y5%; Speranza Realty Co, 309 Bway to Kath Hausling, 58 Prospect, Portchester, NY. 2,000

m**Jerome av, 2635** (11:3202); sal Ls; June 12'13; demand; 6%; Patk F Conroy to Jacob Ruppert, a corpn, 1639 3 av. 3,955

m**Monroe av** (11:2805), swc Public sq, acquired in opening of Monroe & lying s of Tremont av, runs s126xw— to es Grand blvd & concourse xne— to Monroe av x e10 to beg; June6'13; 3y5%; Jno Wiehe to Oscar H Vaupel, 225 W 138. 10,500

m**Morris av** (9:2420), nec 158th, 51x101x 53.3x101; pr mtg $——; June11; June12'13; due Oct11'13, 6%; Everett Harrison to Adam Vorndran, 412 E 147. 2,000

m**Morris av** (9:2420), nec 158th, 51x101x 53.3x101; ext of $10,000 mtg to June1'16 at 6%; May20; June12'13; Oliver E Davis with Lillian B Rogers, 317 W 121. nom

m**Morris av, nec 158th,** see 158th, 271-3 E.

m**Morris av, 2762** (12:3318), es, 171.9 n 196th, 23x95.3; PM; June10'13; due, &c, as per bond; Susan W & Georgette G Patterson to Edw Elliott, 2758 Morris av. 6,000

m**Ogden av** (9:2518), sec 169th, 32x98x60x 106.11, except pt for sts; May29; June6'13; due &c as per bond; Jos Weber to Title Guar & Trust Co. 2,500

m**Plimpton av, 1319** (9:2522); ext of $5,000 mtg to June6'16, at 5%; June6; June9'13; Title Guar & Trust Co with Jos Weber, 1319 Plimpton av. nom

m**Prospect av** (10:2690), es, 289 s 165th, 75x182.10x78.3x160.8; also 3D AV, 4697-4701 (11:3041), swc 188th (No 438), formerly 189th, 58.3x104.3x55.10x75.11; pr mtg $159,000; June3; June6'13; due Dec1'13; 6%; Geo Keller Constn Co & Jos Schilling, 798 E 165 to Nathan A Eisler, 550 Riverside dr. 6,000

m**Prospect av** (10:2690); also 3D AV, 4697-4701, same prop; certf as to above mtg; June3; June6'13; same to same. ——

m**Pugsley av (*),** ns, 25 e 174th, 50x100; PM; May22; June12'13; due, &c, as per bond; Wm Odesky to Fred O Porter, Woodbridge, Bergen Co, NJ. 450

m**Rochambeau av** (12:3336 & 3337), swc 208th, 225x100; pr mtg $2,500; June4; June 10'13; due, &c, as per bond; Cech Realty Co, 320 E 71, to Josef Vyskocil, 342 E 71, et al. 9,400

m**Rochambeau av** (12:3336 & 3337), same prop; consent to above mtg; June3; June 10'13; same to same. ——

m**St Ann's av** (10:2616), es, 402.10 s Westchester av, 25x121.3x—x117.11; pr mtg $13,000; June7; June9'13; due, &c, as per bond; Otto Ehrenhardt, 809 Col av, to Biagio Campanella, 598 St Ann's av. 4,500

m**St Lawrence av (*),** swc Merrill, 25x 100, except part for av; June6; June9'13; 3y6%; Frank Gass Inc, a corpn, 2215 Westchester av to Jos Gurth at Saugerties, NY. 3,500

m**St Lawrence av (*),** same prop; certf as to above mtg; June6; June9'13; same to same. ——

m**St Paul's av (*),** nes, 407.2 nw Pelham rd, 50x104.1x50.3x102.1; June9'13; due, &c, as per bond; Geo H Cornely, 1862 Wallace av, to Jno Cornely, 577 E 161. 300

m**Southern blvd** (10:2733), sec Baretto; sal Ls; Apr15; June12'13; demand, 6%; Chas Schipper to Jacob Ruppert, a corpn, 1639 3 av. 7,327.17

m**Stebbins av** (11:2965), es, 200 n 170th, 62.6x82.4x62.9x87.11, bldg loan; June9; June 1'13; demand; 6%; Freeminstreet Co, Inc, to City Mort Co, 15 Wall. 42,500

m**Stebbins av** (11:2965), same prop; certf as to above mtg; June 9; June11'13; same to same. ——

Stebbins av (11:2965), es, 262.6 n 170th, 62.6x76.9x62.9x82.4; bldg loan; June9; June 11'13; demand; 6%; Freeminstreet Co, Inc, to City Mort Co, 15 Wall. 42,500

m**Stebbins av** (11:2965), same prop; certf as to above mtg; June9; June11'13; same to same. ——

m**Stebbins av** (11:2965), es, 200 n 170th, 125x76.9x125x87.11; agmt that all advances to be made under bldg loan for $64,000 or upon the security of two mtgs for $42,-500 each or both of them shall be secured by said mortgages in same manner as if they were secured by a blanket mtg covering whole of said premises & not by several respective mortgages covering portions thereof; June9; June11'13; Freeminstreet Co, Inc, with City Mort Co, 15 Wall. nom

m**Taylor av (*),** ws, 200 s Lacombe av, 25x100; bldg loan; June5; June9'13; 3y6%; Katharina Zimmer, 158 Graham av, Bklyn,, to Magdalena Erzer, 1180 Jackson av. 3,500

m**Taylor av (*),** same prop; sobrn agmt; June7; June9'13; Beach Estates Impt Co with same. nom

m**Tinton av, 731,** see Westchester av, es, 44.5 s 156.

m**Townsend av** (11:2849), nwc Clifford pl, being lot 36 blk 2849 tax map; transfer of tax lien for yrs 1874 to 1908, assessed to J Cheever; Nov27'11; June9'13; 3y12%; City of New York to Simeon M Barber, 137 E 55. 7,309.91

m**Trinity av, 740-4,** see Audubon av, 11-5, Manhattan.

m**University av, 2233** (11:3217); June11; June12'13; due &c as per bond; Amandus Meyer to Title Guar & Trust Co. 5,000

Valentine av (12:3301), sec 198th, 90.1x 25.5x90x30.6; June11'13; due &c as per bond; Peter Fox to Harlem Savgs Bank, 125 E 125. 22,000

m**Verio av** (12:3385), ws, 55.1 n 236th, 109.7x144.7x99.4x98.5; May31; June6'13; 5y 6%; Patk M Burke to May F Winghart, 109 W 77. 5,000

m**Virginia av (*),** ws, 90.5 s Westchester av, 101.3x101.3; pr mtg $12,500; June10; June11'13; 1y6%; Jno C Fisher, 752 St Nicholas av, to Northern Co, 150 Nassau. 2,500

m**Vyse av, 1159** (10:2752), ws, 380 n 167th, 20x100; pr mtg $——; June2; June12'13; 1y6%; Wm Lyons, Bklyn, to Jno H McArdle, 18 Broome, Bklyn. 1,000

m**Washington av, 1170-6** (9:2372); ext of two morts for $32,000 each to Dec18'17, 5%; Apr16; June10'13; Kingston Savings Bank with Commercial Information Co. nom

m**Webster av** (11:2898), es, 242.8 n 173d, 16.8x121x16.8x122.4; June10; June12'13; due &c as per bond; Herman G Dircks to Title Guar & Trust Co, a corpn. 4,000

m**Westchester av** (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xne13.9 to ws Tinton av (No 731), xn29.11xsw6.10xw65.8 to beg; pr mtg $21,000; June6; June9'13; 1y 6%; Rebecca Goldberg to Louisa Adami, 769 Prospect av. 4,000

m**Westchester av, nec Evergreen av,** see Evergreen av, nec Westchester av.

m**Westchester av** (10:2645), nws, 99.8 ne Jackson av, 67.5 to es Jackson av, xn29.11 xse84.11 to av xsw28.10 to beg; June5; June6'13; 5y5%; J F M Co to U S Savgs Bank of City of NY, 606 Mad av. 18,000

m**Westchester av** (10:2645), same prop; certf as to above mtg; June5; June6'13; same to same. ——

m**White Plains av, 3427 (*),** ws, 250.7 n Magenta or 209th, 50x100.7x50x105; May 29; June9'13; 5y5½%; Sophia M Woessner to Sebastiano Tronto, 514 Courtlandt av. 12,500

m**White Plains av, 3427 (*);** sobrn agmt; June7; June9'13; same & A Hupfel's Sons with same. nom

m**White Plains rd (*),** ws, 50 s 224th, 50x 100, except part for White Plains av; June6; June9'13; 1y6%; Jadwiga wife of & Frank Piasecki to Eastchester Savings Bank, 9 S 3 av, Mt Vernon, NY. 1,000

m**Wilkins av, 1420** (11:2977 & 2966), es, 206.6 n Jennings, 25x100; June5; June6'13; due &c as per bond; Saml Greenfeld, 352 E 79 to Emanuel Moses exr Bernard Cohen, 1 W 70. 8,500

m**Willis av, 377** (9:2305); sal Ls; Apr8; June12'13; demand, 6%; Ernst Bracker to Jacob Ruppert, a corpn, 1639 3 av. 5,234.41

m**Woodycrest av, nec 166th,** see Woodycrest av, 1121-3.

m**Woodycrest av, 1121-3** (9:2509); also WOODYCREST AV (9:2513), nec 166th, 112.6x100.9; agmt as to cancellation of 4 mtgs; May26; June9'13; Bagot Realty Co with Thos D Malcolm & Thos D Malcolm Constn Co, 3651 3 av. nom

m**3D av** (11:3044), swc 179th, 90.6x92.9x 90.5x90.9; PM; pr mtg $9,500; June9'13; 1 y5%; Jacob H Amsler, 1616 Crosby av & Herman Schoenlank, 2850 Valentine av to Taxpayers Realty Co, 1203 Franklin av. 500

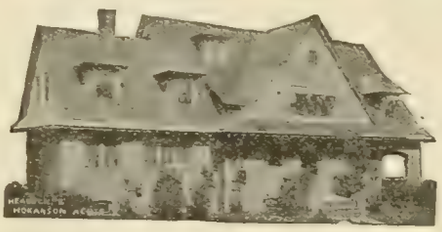
m**3D av, 4697-4701** (11:3041), swc 188th (No 438), formerly 189th, 58.3 to ns Cyrus pl, formerly 188th x104.3x55.10x75.11; PM; June3; June6'13; 1y6%; Jos Schilling to Peter Otten, 1321 Clinton av. 4,000

m**3D av, 4697-4701,** see Prospect av, es, 289 s 165.

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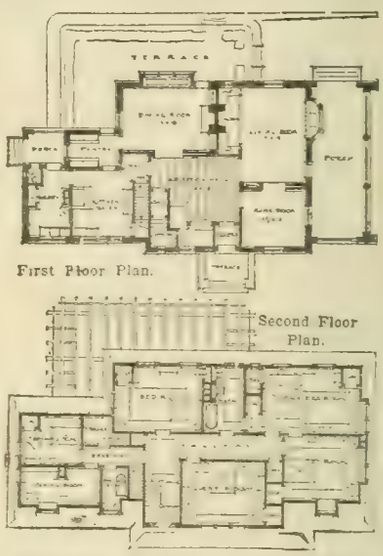


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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 21, 1913

OBVIOUS NEXT STEPS FOR TAXPAYERS

City's Charges For Privileges, Franchises and Concessions Should Be Developed—Technical Administration Should Be Improved—Taxpayers Should Lead in Municipal Service.

———Article IV.———

By HENRY BRUERE, Director, Bureau of Municipal Research.

ON APRIL 18, 1912, Comptroller Prendergast introduced, and the Board of Estimate and Apportionment adopted, a resolution asking the Board of Aldermen to authorize an appropriation of $50,000 to conduct "studies of the efficiency of methods of administration employed by the various departments in the conduct of city work, with a view to establishing uniform methods of efficiency so far as it is practicable." In adopting this resolution, the board approved a report submitted by the Comptroller outlining an efficiency program.

A Seven-Track Program.

This program provided for six lines of effort, several of which had already been begun. The work was to be done through a Bureau of Efficiency, established as a part of the organization of the Board of Estimate.

The Comptroller proposed:

(1) Completion of standardization of supplies.

(2) Beginning of standardization of salaries.

(3) Standardizing purchasing and storekeeping methods.

(4) Standardizing office practice, including methods of contract preparation, filing of records and correspondence, organization of clerical service, etc.

(5) Standardizing departmental reports, begun and partially completed by the Mayor's office in co-operation with the Bureau of Municipal Research.

(6) Standardizing work methods by adopting a uniform plan for organizing and supervising labor forces and providing uniformly efficient equipment.

The Board of Estimate Propose—the Aldermen Dispose.

Needless to say, the Board of Aldermen declined to make the appropriation (although it was recommended by their Finance Committee). Six months later, at the request of President Mitchel, the Board of Aldermen approved an appropriation of $56,600, put in the 1913 budget for the efficiency studies by the Board of Estimate. To carry out the plan, an efficiency and budget advisory staff was to be organized under the Board of Estimate. More than five months have elapsed since this appropriation became effective, but the staff has not yet commenced its work. On June 12, 1913, as this article was being written, the Board of Estimate and Apportionment adopted the Comptroller's resolution authorizing the appointment of the efficiency and budget advisory staff of the board, consisting of eight efficiency experts, at an annual salary cost of $25,200. Except for standardization of supplies, salaries and reports, the program outlined a year ago is still to be begun. Had it been effectively undertaken in April, 1912, as planned by the Comptroller, or begun promptly on January 1 as the 1913 budget provided, taxpayers would be able to reap a substantial dividend in the 1914 budget. This is an excellent illustration of the effect of divided responsibility for the city's administration, part of which is governed by responsibility, not to the public, but to the plainly visible vizier of our "invisible government."

What "Might Have Been."

The purpose of this program was to establish as quickly as possible in every department the same control over stores and supplies which has effected economies in the Bridge Commissioner's and the Water Commissioner's departments; the same reorganization of labor gangs that has cut down the cost of paving and sewer-cleaning work in Manhattan: the same effective practices which have increased the efficiency of the Bureau of Water Register. In other words, the purpose was to make available to every departmental bureau information of what other departments and bureaus have done, and by means of experts to teach them how to do likewise.

This equalizing of administrative methods is an obvious and fairly simple thing to do. As an obvious next step to take, it need not await the next administration. Funds have been provided for it, a plan for the efficiency bureau has been prepared, and the staff has just been provided.

No member of the Board of Estimate in favor of pressing this efficiency program will say that the six months' delay in starting the efficiency bureau was justified. If the program which it was to execute was sound in April, 1912, and was sound on January 1, 1913, it is sounder now. Further postponement of its execution will cost taxpayers thousands of dollars each month.

Questions Without Answers.

A querulous taxpayer is less effective in forcing economies than is an inquisitive taxpayer. An obvious thing for taxpayers to do immediately is to organize about a persistent, intelligent question mark until they learn, at least, whether the present cost of government is the gross cost or the net cost after readily available economy measures have been adopted.

The following are some of the questions that would help diagnose the city's economy condition:

If a mechanical device is feasible for payroll writing in the Water Department and cuts down the cost of payroll preparation, is it not feasible for every department of the city government? Do taxpayers know how many departments are still writing payrolls in long hand, and how many have followed the example of the Water Department? How many, if any, of the Board of Estimate members know?

At the beginning of the present administration a great to-do was made over extending the working day from 4 to 5 P. M. When summer came in the first year, the departments were permitted to close at 4 P. M. on the theory that working until 5 P. M. was undue exertion. How many departments have returned to a 9 to 5 o'clock basis? Do taxpayers know?

Payroll Fluctuations.

The Comptroller submitted to the Board of Estimate and Apportionment for each month during 1910 and for the first three-quarters of 1911 a statement showing the total payroll cost by departments of the city. Every department was supposed to be giving its attention to eliminating unnecessary jobs, wiping out soft snaps and squeezing the water generally out of payrolls. No statement has been submitted since December, 1911. Do city officials know and do taxpayers know whether payrolls reduced in 1910 were subsequently increased, and how much? Does anyone know by how much the total payroll cost for 1913 is greater than 1910, where the increases have occurred, where offsetting decreases have occurred, and what are the explanations for both?

In the budget for 1913 appropriations were made for the Bureaus of Highways, Sewers, and Street Cleaning in the Bor-

Economy and Progress

Some of the progressive, socially-minded members of our community seem to regard economy as inconsistent with a liberal concern for public welfare. This view is fallacious, of course, but its fallacy will be difficult to point out convincingly so long as taxpayers permit their representatives to oppose blindly every extension of city service aimed to improve social conditions. One after another, advancing civilization will bring to light opportunities for social improvement. Non-essentials of today become indispensables tomorrow. This is the result of the forging ahead of civilization, which will continue to forge ahead whether taxpayers wish it or not. The question is whether civilization is to advance with taxpayers or over taxpayers.

HENRY BRUÈRE.

ough of Richmond on a so-called cost data basis. These appropriations authorize the Borough President to carry out a pre-arranged program stated in units of work at an average cost per unit. The Borough President was required to submit quarterly reports to the Board of Estimate, showing the amount of work done and the unit cost thereof.

The cost data budget is supposed to grant departments wider latitude in expenditures than is given by the present segregated form of budget, while at the same time controlling both total expenditures and quantities of work performed.

Since January 1, when the new plan went into operation, the Borough President has not submitted any reports nor has the Board of Estimate made any investigation of the operation of the new budget plan.

Do taxpayers know whether this plan is promoting economy? Will they be prepared at the next budget-making time to advocate or oppose its extension to all departments?

The Borough resident of Manhattan states that he has recovered during his term from hitherto unrecorded and unauthorized vaults under sidewalks a sufficient sum to pay the total engineering cost to date of widening the streets of Manhattan by removing encroachments. In how many boroughs are there unauthorized vaults for which payment should be made to the city treasury? Taxpayers know. Will they tell?

Land Condemnation.

The last barricaded stronghold of political graft is land condemnation. From fifteen to twenty million dollars a year is spent by the city for land. If taxpayers, city officials and supreme court justices combine on a plan for condemnation that will compel expedition and encourage honesty instead of dishonesty in proceedings for taking land, one of the largest leaks in city expenditures will be checked. The Court House Site Commission has shown what can be done even under the present law when commissioners are more concerned with taking land than with taking fees.

Lax condemnation methods are not only a source of profligate waste themselves, but standing as a hopeless alternative to private purchase they often warrant over-generous purchase settlements when land is bought for city purposes.

A number of investigations have been made, official and unofficial, of condemnation graft. One made under Comptroller Grout showed beyond a question that the present system was bad. Several years later, Comptroller Metz brought to light the continuance of the old evils because no effective remedy had been taken. No effective remedy has yet been taken, but several sound suggestions have been made, among them the establishment of a separate land condemnation court.

What are taxpayers prepared to do about condemnation graft?

Street and Park Improvements.

Joined with the problem of land condemnation is the whole question of street and park improvement. Increasingly there is a tendency to make the city at large pay a part or all the cost of large improvements. This is proper where the benefit is clearly city-wide. The propriety of this practice would be unquestioned if the city's benefit were more tangible than it is now. Proof of general benefit to the city would be easy were "excess condemnation" permissible.

The Comptroller has recently made a study of the financial condition of assessment funds, showing that a considerable surplus has accumulated in them at the expense of local property owners. Taxpayers have paid excessive prices for improvements because of delays in preparing assessment maps and in condemning land after title has vested. These delays have added unnecessary interest to assessment charges. More scientific administration of assessment work would make it easier for the city to withstand pressure from local taxpayers to make local improvements general city charges.

A study should be made of the present street and park improvement practice so that a clear policy may be agreed upon for guidance in determining what are to be local and what general charges.

Follow up the Proposed Survey.

In the preceding article a "survey" of all city departments was suggested as a means of informing taxpayers of existing and comparative administrative methods used by the city government. If taxpayers really wish to stop playing blind man's buff with tax spenders they will need the information that a survey would produce. Having the information will be useless, however, unless a continuous follow-up program is adopted. A desirable, but perhaps to taxpayers not a wholly obvious next step, is to provide a fund of $100,000 a year to keep public spirited taxpayers' organizations in touch with, up with, and ahead of the city government.

An effective taxpayers' follow-up program would have three divisions. One division would have as its objective the proper development and control of all city revenue and would seek to insure both wise appropriation of money and spending only according to the terms of appropriations.

A second division would provide for continuous, expert assistance in improving administrative methods, in bringing about economy and in calling attention to official neglect.

A third division would plan new activities for the city or extension of present activities to meet the advancing needs of the community.

As a part of each division of this program and supplementing it, there should be conducted a consecutive campaign of popular education in the facts of city government.

There are four results now apparent that would follow from a program of the kind suggested:

1. New York would be, as it should be, in advance of all the great cities of the world in the serviceability of its government. In consequence, its reputation would be enhanced everywhere and, with its reputation, its growth and prosperity.

2. Revenue due the city would be collected, and sources of revenue now inadequately developed, such as charges for privileges, franchises and concessions, would be extended.

3. The technical administration of the city would be continuously improved, and city employees encouraged to give efficient service.

4. The influence of taxpayers would be increased, because taxpayers would take leadership in promoting the growth of the municipal service for the general good, instead of playing, as they now too often do, a dog-in-the-manger role.

Economy and Progress.

Some of the progressive, socially-minded members of our community seem to regard economy as inconsistent with a liberal concern for public welfare. This view is fallacious, of course, but its fallacy will be difficult to point out convincingly so long as taxpayers permit their representatives to oppose blindly every extension of city service aimed to improve social conditions. One after another, advancing civilization will bring to light opportunities for social improvement. Non-essentials of today become indispensables tomorrow. This is the result of the forging ahead of civilization, which will continue to forge ahead whether taxpayers wish it or not. The question is whether civilization is to advance with taxpayers or over taxpayers.

Next week I shall discuss some of the non-administrative obstacles to efficiency and economy, and suggest further obvious next steps for progressive taxpayers.

Widening of 165th Street.

Chief Engineer Lewis has reported unfavorably upon the Local Board's plan to place a large part of the cost of the West 165th street widening upon other than a local area. In 1909 a map was adopted providing for laying out an unnamed street between Audubon avenue and Amsterdam avenue, and also arranging a public park to include the triangular area between this street and West 165th street. Proceedings for acquiring title to the street and to the park were authorized in the same year with provision for placing the entire expense upon a large local area, the improvement being treated as one which would remove conditions prejudicial to the suitable development of the locality.

In 1911, at the request of thirty-four petitioners, the proceeding was discontinued upon payment to the city of the sum of $6,595.33, which was estimated to be the expense incurred by the City up to that date in advancing it. At this time it was shown that the awards aggregated about $120,000, of which about $18,000 related to an improved parcel on the northerly side of the street. Since this date the city has been compelled to pay claims presented under section 1000 of the Charter by reason of the discontinuance of the proceeding aggregating over $3,400, to which will have to be added an allowance for one claim not yet adjusted.

A plan now presented by the Local Board differs from the one adopted in 1909 by including the proposed park within the street system and by excluding from the street area the improved parcel on the northerly side. One of the petitioners for the map change has already been paid more than $1,500 as a result of the discontinuance of the original proceeding.

It would therefore appear, Chief Engineer Lewis says, that this project is to all intents and purposes a revival of the original proposition, but with provision for placing a large part of the cost upon other than a local area. But in his opinion the improvement is one involving a strictly local benefit and not one in which either the borough or the city could share.

Talked of High Buildings.

George T. Mortimer, vice president of the United States Realty and Improvement Company, of New York City, made a few remarks during a general discussion at the Cincinnati Convention on the subject of skyscrapers. He said "that the indiscriminate development of the high building in the city of New York should be retarded, or at least controlled, has for some time been acknowledged by almost every one familiar with the situation. On this point the mind of the public is in accord, but what is not clear is how to limit the height of buildings sufficiently to accomplish results with the least possible harm to owners of land and to taxable values."

—The Public Service Commission, after a rehearing, has refused to modify the order for the double-tracking of the Castleton avenue street railroad on Staten Island, as requested by the Richmond Light & Railway Company.

THE MOST CENTRAL SECTION—WHICH IS IT?

The Decision of the Manhattan Superintendent of Buildings Variously Viewed By Real Estate Interests—Rival Claims For Midtown and Downtown Locations

FOR reasons of accessibility, which is the most central and convenient section of Manhattan Island? Superintendent Miller of the Manhattan Bureau of Buildings had occasion to make an extended investigation of the question recently and he reached a conclusion not only of importance in his own work but of importance to real estate interests of the entire city. Into almost every real estate transaction this question enters, either directly or indirectly. According as premises are situated near centers of interest, traffic, finance, trade or fashion their values are rated.

Superintendent Miller found that the geographical center for architects who have offices in Manhattan is at some point in the latitude of 30th street. The geographical center of the offices of those who were applicants for building permits during the last six months of 1912, he found to be somewhere along 39th street. The inspectors of his bureau having specified distances to travel would save on the average 1.14 miles in going from the bureau to their work, if the bureau were permitted to stay in midtown.

From these considerations it seemed to Supt. Miller that in order to serve the public best the Bureau of Buildings should be situated somewhere between 30th and 39th streets. And as the section between the Pennsylvania Station and the Grand Central Station "seems to be developing into the business center of the city, and the tendency of building operations is uptown, perhaps the best location for this bureau would be somewhere in that section," said Mr. Miller in a communication which he has made to the Borough President suggesting that for reasons of economy and convenience the bureau be allowed to remain uptown, instead of becoming a tenant of the Municipal Building.

In view of the bearing which the conclusion of the Superintendent has upon the real estate market, the Record and Guide was requested to interview representative men and see how far their views would coincide with it. A contrariety of opinion has been found to exist on the question which it will be interesting to note in the remarks quoted below:

Favors the Builders' Exchange.

Mr. C. P. H. Gilbert, architect, of 1123 Broadway, said:

"By all means the Building Bureau should stay uptown. I think that the Builders' Exchange in 32d street, between Fifth avenue and Broadway, which has been suggested, is an excellent location, and would be easily reached from all parts of the city, especially so when the new subway lines are in operation."

Keep All Together.

William A. White & Sons, real estate, of 62 Cedar street, said:

"We think the requirements of the general public are best met by having all departments in one building, it being often necessary to consult several departments or bureaus in connection with a given subject.

"It seems to us that the convenience of the taxpayer and those having occasion to consult the Manhattan Building Bureau is of more consequence than the question of time consumed by the inspectors."

The Northward Tendency.

George & Edward Blum, architects, of 505 Fifth avenue, said:

"In our judgment the location of this bureau in the Municipal Building would work a grave hardship on practically all the architects practising in New York City.

"The whole tendency of the profession seems to be to centralize in the 42d street district, and, therefore, the nearer the bureau is located to that center the better, from our point of view.

"Mr. Miller's argument as to the saving of time for the bureau inspectors is certainly pertinent, as without doubt, the center of future operations is fast moving uptown."

Superintendent Deserving of Credit.

Charles Buek, architect and builder, of 5 East 42d street, said:

"I think that Superintendent Miller deserves credit for considering the convenience of that part of the public which has to deal with his bureau, a consideration usually the very last in the mind of a public official. Either one of the locations which he suggests would unquestionably be more convenient to the great bulk of the architects and builders than the Municipal Building downtown.

"Whether there will be any actual saving of rent I have no means of knowing, as the city of course is not obliged to obtain the same rentals in its building that a private owner would be, and should, wherever practicable, be its own landlord. As I understand it, no part of the Municipal Building is to be rented out, and there might be some advantage in having all the departments with which builders deal under one roof, which would compensate for the extra distance to be traveled."

The Great Center of the Future.

Douglas L. Elliman, real estate, of 421 Madison avenue, said:

"It would seem to me that the 'Building Bureau' of the Borough of Manhattan should be as near the center geographically as good transportation will permit. To the student of present conditions there is no doubt that the vicinity of 42d street, between Broadway and Fourth avenue, is to be the great center of the city, as it is most conveniently reached from the greatest number of points at the present time, and with the new subways and the Steinway Tunnel, it will be even more so.

"There is already a gathering together of all real estate interests, including those formerly situated in the lower part of the city, in this new center, and this movement will surely grow."

A Vote for Downtown.

Dodge & Morrison, architects, of 135 Front street, corner of Pine, said there was room for the bureau in the Municipal Building, and the city should have all departments possible housed in that building.

Herbert V. Dike, of O. D. & H. V. Dike, real estate, of 220 West 42d street:

"To lease space at loft prices, as Superintendent Miller suggests, adjacent to the great up-town traffic centre at



J. B. Snook's Sons, Architects.
STERN'S STORE, ONE OF THE NEW OPERATIONS IN 42D STREET.

42d street, would unquestionably work economy in the Building Bureau, not only in money but in time, and I believe that most architects, builders and owners, having to do with this department would welcome it as a great convenience."

Stockton Beekman Colt, of Barney & Colt, architects, of 40 West 38th street, said the public could best be served by having the Bureau of Buildings for Manhattan located somewhere in the section recommended by Mr. Miller.

Might Upset Calculations.

D'Oench & Yost, architects, of 105 West 40th street, said:

"Superintendent Miller's points are well taken and the locations he cites strike us as desirable. Architects, contractors and those interested in building operations would, taken all in all, be better satisfied than if they had to travel to City Hall.

"Whether a saving would result to the city we are not prepared to say. The Municipal Building having been especially constructed with the idea of housing economically certain departments and bureaus, a change from this plan would upset, we should think, a scheme that must have been worked out in detail before the great building operation was undertaken."

A Strong Case for Municipal Building.

Charles F. Noyes, of the Charles F. Noyes Company, 92 William street, real estate:

"Possibly our vision may be somewhat clouded because we are primarily downtown real estate brokers with an abundance of faith and confidence in the stability of the downtown district. In any event, we are firmly of the conviction that it is desirable for the Bureau of Buildings to locate in the Municipal Building, now being completed. It is not because we feel the department should move from uptown so much as the fact that we have always strongly favored the general scheme of the erection of a municipal building that would do New York justice, and in which building could be housed all of the important city departments.

"With the County Court House, City Hall, and Municipal Building located in one section, and with the strong probability that this now called Civic Centre will increase in scope until it will include the State Departments as well as our municipal departments, we feel that by all means a bureau as important as the Building Bureau should be included with the others. Then again, the location of the Municipal Building is a most convenient point. A desirable location is not always judged by a central geographical location. All subways, present and proposed, will practically lead to City Hall, and as these subway stations at or near City Hall are express stops, it is practically as quick to reach this point as it is any point in the vicinity of 34th street to 42d street, provided that point is three or four blocks distant from the express subway stations.

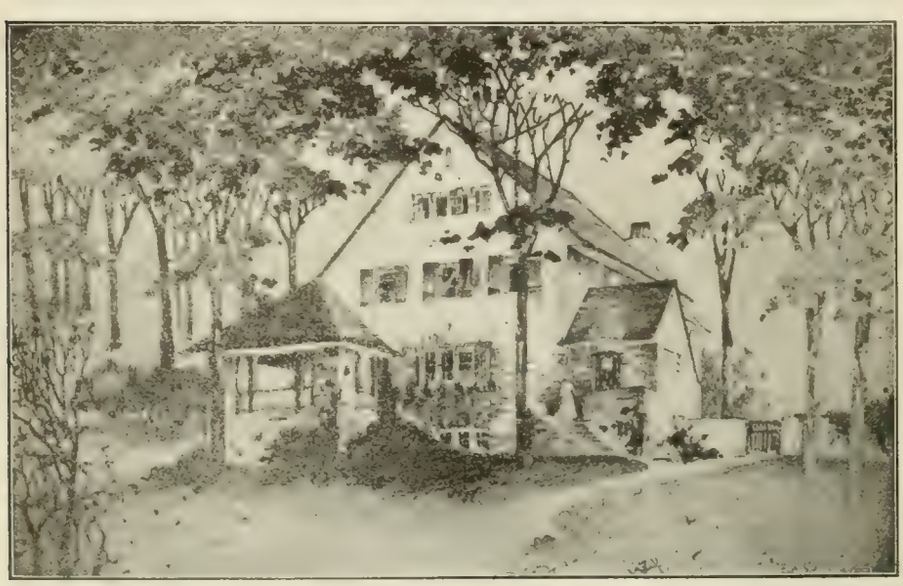
"No large undertaking in the matter of housing a vast business organization with many diversified heads will be perfect for every executive department, but no better municipal scheme has ever been thought of than one Civic Centre to look out for all municipal and State departments located in New York, and the great advantage of this undertaking which is now being finally worked out is the fact that all departments will be together.

"In the matter of the uptown buildings that are mentioned in your article, there is no question but what the Lewisohn Building, at Nos. 113-19 West 40th street, through to 41st street, would be an ideal building for the department if it located in that neighborhood. Mr. Lewisohn has built one of the finest buildings in New York City, and any tenant that can use the space that he offers to advantage is to be congratulated on being able to get into the building. It is for this reason that Mr. Lewisohn has been able to carefully select his tenants with the result that he is getting the best tenants available."

A Logical Argument for Midtown.

Ewing & Chappell, architects, of 101 Park avenue:

"When I first learned that the Building Bureau was to go down town I felt that a great mistake was being made, and the more I consider the matter the more certain I am that my first impression was correct. The building centre of New York is without question today located in the neighborhood of Grand Central Station. Not only are the large majority of the architects located there, but the builders and material houses have also come to the neighborhood. The building business today realizes the advantages of concentration. By being in the same neighborhood the architects, builders and material men can save each other a considerable amount of time and the only thing necessary to complete this concentration is that the building bureau should also be located there. This neighborhood has been selected because of its unparalleled offering of transit conveniences. It is the center from which every section of the town can be reached in the shortest space of time, and it seems to me to follow logically that the neighborhood which is found most convenient to architects and builders for quickly reaching their various pieces of work would be equally the most convenient section for the location of the Building Bureau. I trust that the recommendation of Superintendent Miller will be accepted, as anything else would be an economic mistake."



A house being built at Fieldston, on the westerly side of Fieldston road, surrounded by dogwood trees. Designed by Albro & Lindeberg for the Delafield Estate.

Developing the Fieldston Section.

A new map relating to the territory bounded by West 238th street, Fieldston road, West 244th street and Waldo avenue, has been approved with some modifications by the consulting engineers of the Board of Estimate. The previous map was referred back to the Borough President on April 18, 1912, with the recommendation that provision should be made for decreasing the grades then proposed for West 240th street and Dash place, these ranging up to a maximum of over 13 per cent., and for the discontinuance of portions of a public park heretofore acquired between West 242d street and West 244th street, which were not to be retained for park use.

The plan now presented meets the former objection by decreasing the gradients to a maximum of 10 per cent., and also provides for extending Dash place one block northwardly to West 244th street. No provision is made for bounding streets for the park area between Dash place and Waldo avenue.

The approval of the plan has been recommended by the consulting engineers of the Board of Estimate after a public hearing, but with the suggestion that the attention of the Borough President be again directed to the desirability of either discontinuing the public park last referred to or of modifying the plan by laying out steps in the vicinity of the northerly and southerly boundaries, in order to separate this reservation from property devoted to private use. A public hearing will be held July 10. Durin gthe last two years this beautiful suburban section, which proceedings affect, has shown increased activity.

NEW BUILDING CODE.

Tentative Report Completed and Ordered Printed.—Advisory Committee Will Have Copies By July 10.

The manuscript copy of a new building code as prepared under the direction of the Building Committee of the Board of Aldermen, of which Alderman A. W. Herbst is chairman, has been completed and sent to the printer's. When the copies are received they will be the subject of careful study by the members of the advisory committee in executive session. When the tentative draft has been corrected and reprinted it will be ready for the public, and Chairman Herbst expects that by July 10 there will be a limited number of copies for distribution to representative interests.

It is expected that a special meeting of the Board of Aldermen will be held on July 15 or 22, at which the report of the committee will be submitted, and it is hoped and expected by the committee that by that time the code will have been so perfected that no great opposition will appear.

—The Queens section of the new rapid transit system will be ready in two years, according to official belief. Steinway tunnel will be ready in October, when Corona will be twenty minutes from Grand Central Station.

DAMAGE MAP FOR SEVENTH AVE. EXTENSION

Receives Official Approval—Proceedings May Be Amended Hereafter to Take in the Land Gores Left After Cutting the Avenue Through.

RULE and damage maps for the extension of Seventh avenue were approved by the Board of Estimate this week. The maps will be used in the proceeding for acquiring title to lands needed for the extension of the avenue from Greenwich avenue to Carmine street, for the widening of Varick street from Carmine to Franklin and for the extension of Varick street from Franklin to West Broadway.

The maps submitted indicate that a net area of 306,526 square feet is to be acquired, and that 260 buildings encroach, of which number 194 will be totally destroyed and 40 more or less seriously damaged. A large number of parcels will be seriously gored, with the result that the damage claims will here probably represent the entire value of the property. In a few of these instances the gores might be included in the street system by the introduction of flares in the street lines the engineer says.

With the understanding that the attention of the Borough President will be called to the suggestion concerning the modification of the street plan to include any gores which might properly be incorporated within the street area and that the proceeding will be amended in such a way as to include all gores in case the way is cleared for excess condemnation, Chief Engineer Lewis recommended that the maps be approved.

A long campaign for better facilities through the Greenwich section and the middle West Side, has been virtually consummated, so far as the efforts of the local residents to promote it are concerned. The present movement had its origin nine years ago. No doubt the extension of Seventh avenue southward through the village was a subject that had received some consideration long before, but only of late years has the greatest American city been equal to carrying forward a street improvement of so costly a nature.

When the movement was started, small public interest was attracted, because few believed the avenue would ever be cut through. This was the state of mind which C. C. Hickok, the man who circulated the first petition, found to prevail when he began making his rounds in November, 1904.

"I was frequently advised," said Mr. Hickok this week, "to give up the project, because it was said I was losing time. Nevertheless I kept on canvassing and recanvassing over the same ground until the petition acquired a business-like appearance, and then it was easier to get signatures. Altogether I obtained signatures representing seventy per cent. of the valuation of the real estate on the avenue.

Owners Widely Scattered.

"This took more time than I had anticipated, because the owners were scattered. Some were up the State, and others in New Jersey and Connecticut, and even in Chicago. I arranged by correspondence to meet outside owners when they came to the city.

"Next I sought the endorsement of associations to strengthen the demand for the improvement of the avenue, as well as to prove the popularity of the project, and among the associations which signed was the Merchants, the largest commercial body in the United States. Then I began to ask men prominent in the city affairs to write to the Mayor in favor of the extension, and I also canvassed the bank presidents and big merchants.



C. C. HICKOK.
Active in Promoting the Improvement.

"The Mayor handed the matter over to Chief Engineer Nelson P. Lewis of the Board of Estimate in June, 1906, for a report, which proved in the main to be favorable to the project, except that the report recommended that the widening of Varick street stop at Canal and that Carmine street be widened instead of extending Sixth avenue to connect with Varick street and Broom."

But the plans did not get through on that tide, for the reason, according to Mr. Hickok, that the Fourth avenue subway in Brooklyn diverted the funds the city had originally intended for Seventh avenue. When the next administration had been seated for a month, the claims of Seventh avenue were presented anew. All the old ground had to be gone over, and although the rate of progress was very slow, the city eventually was committed to the improvement.

Now that the map has been passed upon by the Board, it will be sent to the Corporation Counsel, who then has ten days to appoint commissioners and then ten days' notice is given that they will be qualified on a certain day. Then the commissioners advertise ten days for owners to file claims. Testimony is then taken as to title and damages and a preliminary report made and advertised for twenty days for objections to be filed. The commissioners then, after hearing objections and passing upon them, make a final report and file it with the County Clerk, when five days' notice is given for confirmation. The amended law in 1913, Section 990, Chapter 142, overcomes the long delay heretofore made necessary in acquiring title. The Board of Estimate and Apportionment can, if necessary, adopt resolutions, vesting the title in the city as soon as the commissioners file their certificates of appointment with the County Clerk.

—After a public hearing the Armory Board announced that the awarding of a contract for intended alterations to the old 22d Regiment Armory, to make it suitable for occupation by a troop of cavalry, would be postponed pending alterations in the plans, to meet objections entered by property interests in the neighborhood of the armory. B. Aymar Sands for the Rhinelander estate, and Edward D. Palmer, representing various owners, appeared before the board.

—The big apartment house movement in the West End continues, with Harry Schiff, the Paternos, the Hall and the Johnson-Kahn interests as the present-day leaders. Thirty years ago the leaders were Edward Clark, John D. Crimmins, David Christie, George W. Hamilton, Ralph Townsend, Richard Deeves, Cornelius W. Luyster, Casper M. Lawson, Samuel Colcord, John Richards, Christian Kruse, James R. Smith, B. C. Wetmore.



WHERE SEVENTH AVENUE STOPS SHORT.

HEIGHTS OF BUILDINGS.

How the Advisory Committee Is Organized to Do Its Special Work.

The Advisory Committee on the Heights of Buildings has divided its work and appointed committees according to the following plan:

Executive Committee—Edward M. Bassett, chairman; George T. Mortimer, C. Grant La Farge, Allan Robinson, Gaylord S. White, Lawson Purdy, Lawrence Veiller, Nelson P. Lewis.

Committee on Fifth Avenue Conditions—George T. Mortimer, chairman; J. Monroe Hewlett, Abram I. Elkus, William A. Cokeley.

Committee on Dwellings—C. Grant La Farge, chairman; Lawrence Veiller, August F. Schwarzler, Gaylord S. White.

Committee on Office Buildings, Hotels and Theatres—Allan Robinson, chairman; Otto C. Eidlitz, William H. Chesebrough, Earl L. Fenner.

Committee on Buildings Used in Whole or in Part for Industry—Gaylord S. White, chairman; Abraham I. Elkus, Edward C. Blum, Franklin S. Tomlin.

Committee on the Application of the Zone or District Method—Lawson Purdy, chairman; Nelson P. Lewis, Robert W. Higbie, Edward W. Brown.

Various Suggestions.

Borough President McAneny told yesterday of the varied nature of some suggestions that have been made to the Heights of Buildings Commission. This body, which was appointed by President McAneny after the Board of Estimate appropriated funds for the investigation, is hard at work now holding meetings and hearings. All sorts of solutions are being proposed, and the commission, through its committees, is sifting them all and seeking to arrive at some rational plan for regulating building heights.

A representative of the Chamber of Commerce makes the novel suggestion that a line be run down from the top of every high building at an angle, say, of 45 degrees, and that damages be granted to all other buildings or parts of buildings which fall within this angle. Another man believes in towers, provided they are set back from the street; and still another suggests a flat limitation of so many stories.

That the basis of any successful plan must be a division into zones or districts seems to be the consensus of opinion. Almost everybody who has appeared before the commission thinks that there should be restrictions against factories and very high buildings in certain areas, and that in other areas there should be a more liberal rule. Representatives of the Chamber of Commerce and of the Real Estate Board of Brokers are among those who favor the theory of creating zones.

High Buildings Not Always Profitable.

The economic side of the high building is an important consideration in the present inquiry, and much testimony is being offered to show that the high building is not, as a rule a very profitable venture. One man who appeared before the commission said that towers would not pay unless they were large enough in area to provide plenty of rentable office space on each floor. He said that the value of towers was proved by the fact that in one of the downtown tower buildings offices in the tower part rented for two and one one-half times more per square foot than offices on the third and fourth floors of the same building. He said that a block built up solidly to over twenty stories, like the block bounded by New street, Exchange place and Broadway, was fundamentally wrong. Nobody gained by such condition of things.

Another said that some of the largest builders and operators on Fifth avenue wanted a law requiring that one-fourth of every plot should be left open, especially at the rear, so as to have at least 40 ft. clear open space between the backs of buildings. They were convinced that it would increase the total net rentability of the building. Some wanted to keep factories entirely off of Fifth avenue and surrounding streets. They realized that it would work a hardship on some, but in the end it would raise values for all.

A prominent real estate agent maintained that the average high building through the United States does not net over four per cent. He further said that above the third floor the rents paid only a nominal interest on the cost of the building alone. He considered a limitation according to the width of the street wrong. He preferred a limitation which would cause the building to step in as it went up in height—what is known as a "pyramidal" limitation of height.

A man who is well known for his practical interpretation of census data, said he was a "zonist" absolutely. He was primarily interested in getting decent homes for the workers. He said that by proper restrictions we could do away entirely with tenements in New York City and house the whole population for many years to come in two-family houses—fourteen to the acre.

COURT HOUSE PLAN HELD UP.

If the Justices Cannot Be Suited, the Court House Board Will Seek New Legislation.

New legislation may be required in order to dissolve the difficulty that has arisen between the Court House Board and the justices of the Supreme Court over the Court House plans. Under the present law the concurrence of no less than three bodies is required for the legalization of the plans selected by the jury of architects. The Court House Board and the Municipal Art Society have given their tentative approval, at least in a general way, to the Lowell conception, but the judges of the Supreme Court are understood to have acted after conferences with architects and builders whose advice differed from that of the architectural authorities employed under the law by the Court House Board.

Three Ways Out.

Out of the controversy there has developed the knowledge that the Court House Board is considering three ways out of the difficulty. First, to agree, if possible, with the justices upon certain modifications of the Lowell plan for a round building. Second, to give way entirely to the justices, lay aside the present plan and take up a new one. Third, to seek new legislation which will permit the Court House Board to dispense with the approval of the Supreme Court Justices.

"When the tail of a kite is too long it is wise to cut it off," was a remark heard yesterday. "It was absurd to expect so many different authorities to agree and impossible to design a court house that will meet the individual ideas of twenty-five judges, as well as of all the others constituted authorities. No doubt the justices have been influenced by architectural counsel the source of which can be guessed."

The Record and Guide is reliably informed that the Court House Board will first propose a series of conferences with the Supreme Court Justices in the hope of coming to some agreement. The board has followed the advice not only of the jury of expert architects and of expert ventilating engineers specially employed, but also of the President of the American Institute of Architects, Walter Cook, and has had estimates of cost of construction from three of the leading building firms in the country, namely the George A. Fuller Company, the Thompson-Starrett Company and Charles T. Wills (Inc.). The builders reported that with some modifications of the Lowell plans the building could be constructed within the limit of cost fixed by the Comptroller.

The Court House Board will have a meeting next Tuesday, when it is expected that the report of the Justices of the Supreme Court in opposition to the circular design will be received. It is understood that the justices will then be asked to advise the Court House Board as to the kind of building they want. In effect the justices charge that the construction under the proposed circular plan would involve unreasonable expense; that the building would have inadequate light and ventilation; that it shall be generally convenient for court house purposes, and, finally, that it shall be constructed so as to permit of extension.

Will Cause Delay.

L. Laflin Kellogg, Secretary of the Court House Board, says the attitude of the justices is certain to result in delay. The board has already arranged to get the money needed for borings and soundings, and title to the site was to be taken by the city as soon as the condemnation award was made. It was hoped to obtain this, he said, before the Board of Estimate adjourned for the summer.

Mr. Kellogg added: "The most experienced authorities have been employed by the board and have reported to us that the building has adequate facilities for light and ventilation, and can be built, with such modifications as are necessary to bring it within the financial ability of the city, without destroying Mr. Lowell's design.

"The justices seem to have acted not only on the information given by us but after conferences with architects and builders of experience and high standing. It seems as if the information they have obtained, though satisfactory to them, differs in every way from that supplied by the authorities employed by us."

Can Modify Plans.

Mr. Lowell is confident that the construction need not cost more than the $10,000,000, and that it is a mistake to suppose the circular plan increases the cost.

"Really all the points brought up are matters of opinion," he is quoted as saying, "In developing my plan I considered every one of them, and if I have come to a different view of them from that entertained by the justices it does not mean that I cannot modify my plan to meet their ideas.

"Personally, I believe that the experiences derived from modern school houses has shown that it is much better to have the light as long as there is enough of it from one side of the rooms alone, but if the justices prefer windows on either side I can easily give them to them.

"It is a mistake to suppose that the circular form increases the cost. Three eminent building firms have estimated at approximately our figure.. There is no difference between putting up a circular and a rectangular building except in the exterior perimeter, and here the increase of cost will be slight. Remember that none of the stones will have to be prepared on two sides, as is the case in buildings with angles, and there would be a great uniformity in the stones needed, which should keep the cost down."

WEST 25TH STREET.

Loft Buildings Displacing More Private Dwellings There.

West Twenty-fifth street has a number of mercantile buildings under construction at the present date, and others not so far advanced. The 108 West 25th Street Company of which Abraham Gordon is president, is excavating for a twelve-story structure 40x82.10 feet at 108-110 West 25th street, to be ready for occupancy about November 1. The cost is placed at $200,000.

At 11 West 25th street plastering and interior equipment is being installed in the twelve-story building being erected by the 11 West 25th Street Company, from plans by Gross & Kleinberger, Bible House. The Rexton Realty Company, 37 Liberty street, of which Samuel Kempner is president, has plans by George Fred Pelham, 30 East 42d street, for a sixteen-story loft with stores 50x84 feet, to be erected at 32-34 West 25th street, to cost about $150,000.

The twelve-story loft and store which the Nodrog Realty Company has just erected at 164-166 West 25th street, from plans by Chas. B. Meyers, has dimensions of 40x87.6 feet and cost about $200,000.

Henry Hencken, coal dealer, 534 West 27th street, contemplates the erection of a twelve-story loft building in the north side of 25th street, between 9th and 10th avenues with dimensions of 512x200 feet. The plot is now covered with taxpayers and it is understood that the erection of a building is dependent upon securing a tenant for a long term lease.

Another project which has been pending for a year or more is a twelve-story loft with stores, 50x100 feet, to be erected by the New York and Chicago Construction Company, of 39 East 27th street, at 135-137 West 25th street, plans for which have just been completed by Neville & Bagge, 215 West 125th street, to cost $275,000.

The twenty-story business building which the Fifth Avenue and Twenty-sixth Street Company, George F. Johnson, Jr., Leopold Kahn and William H. Frame, are completing in the south side of 26th street fronting on Broadway and Fifth avenue, will be ready for occupancy before many weeks. The interior equipment and trim is being installed and a large percentage of the building has already been leased through Mark Rafalsky & Company, the renting agents. The Exchange Buffet Lunch of 3 Broad street, will soon open a restaurant in the building taking in the entire basement floor. The estimated cost of the structure without the value of the land is placed at $1,000,000. (For further particulars, see issue March 22, 1913.)



108-110 West 25th street. Maximilian Zipkes, Architect.
MERCANTILE BUILDING.

Road Conditions in The Bronx.

Borough President Cyrus C. Miller has had printed a valuable street map of The Bronx, showing in colors the different kinds of pavement in existence on Jan. 1, 1913. Asphalt and asphalt block pavements predominate in the built-up section of the borough, while macadam and rock are numerous elsewhere. Streets that are not paved are shown in white. The map is, therefore, an accurate record of road conditions in The Bronx.

Enlarging Bronx Park.

Proceedings are about to be instituted for acquiring title to the extension of Bronx Park on its easterly side, between East 180th street and White Plains road, Borough of The Bronx. The whole cost will be assessed upon the borough.

This extension was placed upon the City Map to include the area intervening between the former boundary and the land to be acquired for subway purposes, comprising about 5.5 acres, which is assessed upon the books of the Tax Department at $56,400, of which amount about $13,700 is credited to buildings. It was also understood when the map was adopted that by reason of the present or future ownership of all the property in the immediaite vicinity by the city it would not be practicable to assess for benefit and that the expense involved would be assumed by the Borough. The Borough President now states that the Public Service Commission has taken steps to secure the adjoining property needed for the subway, and concurs in the suggestion heretofore made that the park lands should be acquired at the same time.

—Six theatres are under construction in Manhattan, making the total number in the borough 117 in all. There are 227 interior moving picture shows and 38 open air shows. The total number of amusement places coming under the notice of the Bureau of Buildings is 384.

CITY ECONOMY LEAGUE.

Enthusiastic Committee Meetings—Lining up City Trades and Professions.

Reports from the City Economy League indicate that the committee meetings are being fully attended and characterized by enthusiasm. The executive committee has decided to extend the organization into all trades and professions in Manhattan and Brooklyn and to organize in every election district of The Bronx, Queens and Richmond all those who have signed the declaration. Commissioners duly accredited by the executive committee of the league will represent it before every city trade and profession and organize branches of the league.

The Publicity Committee, of which Edward P. Doyle is chairman and Henry Bloch secretary, has prepared a pamphlet for wide distribution throughout the city, setting forth the principles for which the league is contending. It is evidently the purpose to extend the membership among real estate men, building mechanics and rentpayers generally as well as among taxpayers. Abram I. Elkus, counsel to the Legislative Factory Investigating Committee, and William B. Ellison, former Corporation Counsel, have been added to the executive committee, which meets every Tuesday.

Big Taxpayers' Mass Meeting.

The first of a series of mass meetings given by the "City Economy League," under the auspices of the United Real Estate Owners' Associations will be held on Monday, June 30, 8 P. M., at New York Turn Hall at 85th street and Lexington avenue. The committee consists of Chas. H. Schnelle, chairman, Thos. Krekeler, Alphonse Koelbele, A. G. Muhlker, Dr. A. Korn, M. J. Horan, Frank Carstarphen, Hon. Joseph Schwab, Sigmund Feust, Henry Wolf, Gernard Goodman, Chas. J. Bohlen, John Miller, Barnett Levy, representing the Real Estate Owners' Assn. 12th, 19th Wards, Real Estate Association 10th, 11th, 17th Wards, Harlem Property Owners' Association, South Bronx Real Estate Owners' Association, Greater N. Y. Taxpayers' Association, Real Estate Owners' Protective Association, 12th, 22d Wards, Real Estate Owners' Association, 18th, 21st Wards, Murray Hill Taxpayers' Association. All taxpayers' associations are invited to participate in this mass meeting.

Arthur M. Johnson.

Arthur M. Johnson died at Plainfield, N. J., last Thursday night. He was born at Lower Bank, N. J., November 27, 1842. At the outbreak of the Civil War, President Lincoln appointed him a lieutenant in the Navy, and he served in various ships and navy yards, principally at Perth Amboy. After the war, Mr. Johnson entered Columbia College Law School and was admitted to the bar. After practising a number of years, he took up real estate in 1872, forming the firm of A. M. Johnson & Brother, with offices where the Clearing House is now located.

Mr. Johnson continued in active business until about six months ago, making a specialty of mortgage loans. He leaves as successors in his profession two sons, A. G. and A. L. Johnson, now connected with the real estate office of Frederick Fox & Co.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

THE PART OF THE MANAGER IN RENTING.

PART THREE.

By LOUIS B. DAILEY.

(Member Chas. F. Noyes Co., New York.)

THE record of calls and inquiries must be carefully kept. The method of so doing varies, but any method which does not include all the available data obtained, the space shown and the inquirer's impression, if expressed, is not complete and to that extent not so valuable. A plant is one of the most important adjuncts of the renting office, for it enables one to concentrate on the firms whose leases are about to expire. It shows, too, whether the tenant requires 500, 5,000 or 20,000 square feet, so that your best renting men are sent after the big fellows, while the cub renting man is put on the trail of the smaller ones.

Tenants are like butterflies. If you wish to catch them, you must go after them and, having caught them, remember that the most important thing is to keep them. It has been well said that keeping tenants takes precedence over getting them, because those qualifications which are powerless to hold old tenants will never be able to attract new ones. Tenants do not move for the fun of it.

Efficient Service Keeps the Tenant.

How do we keep them, or rather, what is the policy best adapted to satisfying the tenant and at the same time permit of the economical management of your building. Buildings erected as monuments or as advertisements for great banks or institutions can be run extravagantly if their owners so desire, and can furnish a service which the investing owner cannot consistently, at prevailing rates, duplicate. Yet service is the great drawing card, your biggest advertiser. The larger buildings in lower New York which house from three to five thousand people, if they make their tenants comfortable, clean and protect their offices properly, furnish an adequate elevator service, have three to five thousand agents on the streets talking for them all the while. Service must not be minimized. It is the keynote of successful renting.

The length of a lease and the date of its termination are points on which experts are not in entire accord, though it is the general practice in lower New York to fix the expiration date on May 1 and probably three years is a fair average of the length of term. Concessions in rent, which are sometimes granted in the early renting stages, should be made not by reducing rent, but by adjusting the term. In this manner the tenant pays no more for his full term, while on its renewal a normal renewal rate has become established. It is difficult, indeed dangerous, to attempt to raise rents on renewal. Old tenants always feel that their term of rent paying entitles them to consideration rather than increased rates. It does away, too, with the gossip of bookkeepers who tell their neighbor's bookkeeper the rate for a certain office and that upon renewal the lower rate is bound to obtain. Option clauses, alteration agreements, short-term leases on space adjoining growing tenants, careful renting of floors so that leases expire at approximately the same time—all these should be considered with great care, for their successful handling means ultimate success.

Making It Pay Is the Main Thing.

Anyone with capital can erect a modern skyscraper, but it requires able and intelligent management to make it pay. The principal items of expense in operation are, first and heaviest, labor; second, coal, and, finally, the other supplies incidental to operation, such as oil, packing, lamps, janitor's supplies, etc. An honest, intelligent and careful supervising engineer is a most important factor in successful management, and the wise owner will get the best the market produces. But having done this, the margin of difference in operating costs between the careless, wasteful and incompetent operating man and that of the highest grade, most economical supervising engineer, is not the item which makes the financial success of your modern building. It is income and not operating expense which tells the story. It is income which pays the taxes and interest on mortgage; it is income which pays operating expense, and income which pays the dividends, and it is the successful renting of the building which produces that income. Present-day owners seek specialists in this line for the safeguarding of their investments, and the market rate for the services of these specialists is being steadily advanced.

Exalting the Building Manager.

The renting manager is a new type now rapidly superseding the estate agent. The latter assumes the management of a building, but devotes the best talent of his office to the buying and selling of property, and leaves the renting to the juniors. These juniors may be capable, industrious, honest, aggressive—in fact, have all the qualifications for successful renting—but their hearts are set on the day when they, too, can sell properties and draw big commissions. It is not enough that the district shall be flooded with cheap solicitors. One good man, well paid, spending year after year prosecuting his search for tenants, is worth a dozen of the cub variety who come and go, as the birds of summer. It is the knowledge lying dormant in some fold of your renting specialist's mind which enables him to seize upon the press item, indicating a change of control in a large corporation and opening up the possibility of moving it to a new location. One cannot learn these things from books or records, but only from actual experience and knowledge, acquired by years of pounding the mosaic corridors of the city's buildings.

The successful renting man is born, not made. If you have one, prize him, for he is as valuable as the best tenant on your rent roll. Honesty of purpose, energy, ingenuity, efficiency, enthusiasm, diplomacy and salesmanship, these are only a few of his qualities. With such a leader your building should be able to establish and maintain its reputation, enjoy the confidence of the business world, and in good times and bad have an enduring rent roll.

(Finis.)

MANAGERS' CONVENTION.

J. E. Randell of Chicago Elected President.—Next Convention at Duluth.

Eight delegates represented New York City in the national convention of Building Managers and Owners at Cincinnati, June 10 to 14. The sessions were held in Music Hall, with President Charles E. Horton in the chair. Walter A. Draper, president of the Cincinnati Chamber of Commerce, welcomed the delegates. An exhibition of building materials and equipment was held in connection with the convention. Sessions were held morning and afternoon and between times the delegates enjoyed a round of social pleasure.

The first of a series of addresses was delivered on Tuesday afternoon by R. F. Henke, of Spokane, Wash., on "Value of Local Associations." This was followed by an address on "Labor Problem in Southern Buildings," by H. F. Martin, of Atlanta, Ga.

On Wednesday morning the convention was addressed by E. M. Willoughby, of Chicago, on "Central Agency vs. Individual Management," and by A. L. Hawley, of Seattle, Wash., on "Operating Costs on Square Foot Basis," followed in each instance by a general discussion. In the afternoon the members left Music Hall in automobiles for a trip through the down-town district, then to Eden Park, Walnut Hills, Avondale and Clifton, ending at the Zoological Gardens, where dinner was served at 5 o'clock. The Cincinnati Symphony Orchestra gave a concert at the Zoo in the evening for the entertainment of the visitors.

On Thursday morning C. T. Coley, of New York City, addressed the convention on "Method of Determining Proper Height of an Office Building." This was followed by an address on "Duties of a Building Manager During Construction of a Building," by J. E. Randell, of Chicago. At the afternoon session addresses were given by Louis T. Kaiser, of Cincinnati, on "Smoke Abatement and Furnace Operation," and by Carl J. Maural, of Chicago, on "Relation of Plant to the Building Manager," and by Joseph G. Steinkamp, of Cincinnati, on "Building Codes." In the evening the conventionists enjoyed a steamer trip to Cincinnati's Coney Island, where dinner was served.

Committee Reports.

On Friday morning after the executive session, reports of the Chairmen of the various committees were given—"Government Buildings," by J. M. Walshe; "Plumbing," by E. H. Doyle; "Standardization of Forms," by C. M. Duncan; "Basic Principle of Figuring Rentable Area in Buildings," by Reginald Pelham Bolton of New York; "Insurance," by Charles E. Doty, and "Wireless Installation," by Dr. Milliner.

The closing hours of the convention furnished the liveliest session of the four days' meeting. A long, hard-fought battle of cities desiring to secure the 1914 convention of the organization ended in a victory for Duluth, Minn.

Five large municipalities had entered the fight and their delegations and

committees used strenuous efforts in gaining favor with the delegates. Ballot after ballot was taken until the choice narrowed to a race between Atlanta, Ga., and Duluth. An unusually large delegation fought for Atlanta, but the northern city finally secured the majority vote.

The smoke of that battle had hardly cleared when the contest for new officers furnished fresh excitement. Campaigning was strenuous and the voting close.

The New Officers.

J. E. Randell, of Chicago, was the choice for president and others elected were: Charles E. Doty, Cleveland, vice president; C. A. Patterson, Chicago, secretary; L. L. Banks, Pittsburg, treasurer.

About 100 members of the association were initiated into "high life" in Cincinnati early Friday morning, when they were taken on a tour of the Queen City's tallest building, the Union Central skyscraper. The expert building men were pleased with the great structure and carried away with them many pointers that will be used in work in their home cities. In the evening the delegates and their wives had dinner at the Altamount Hotel at Fort Thomas, going and coming by the trolley cars.

The New Yorkers.

Among the New Yorkers present were ex-President John C. Knight, of the Metropolitan Ins. Co.; George T. Mortimer, vice president of the U. S. Realty & Improvement Company; Louis B. Dailey, of the Charles F. Noyes Company; Thomas Morsch, of the Equitable Building; Charles T. Coley, of Douglas Robinson, Charles S. Brown Co., and William P. Ropes, of Horace S. Ely & Co.

The New Equitable Building and Its Managers.

Rock drilling and excavating was started this week on the foundations of the new Equitable Building by the general contractor, the Thompson-Starrett Company. Thomas Morch, the renting agent of the building, has opened offices at 27 Pine street. Some years ago the success which Mr. Morch had had in managing office buildings attracted the attention of William H. Chesebrough, president of the Century Realty Company, then the second largest realty company in the city. The company had recently completed the original White Building and was about to erect the twelve-story Century Building, at West Thirty-fourth street, and the fifteen-story Beaver Building, at Beaver, Pearl and Water streets. Mr. Morch was placed in charge of the latter property and it was by reason of his success in leasing the building throughout and his management that the Century Realty Company promptly disposed of it to a prominent investor for about one million and a half dollars. The investors, apparently satisfied with the management, leased the property to a subsidiary company of the Century Realty Company, the Beaver Building Company, composed of William F. Havemeyer and William H. Chesebrough, and Mr. Morch was then appointed secretary and a director of that company. He continued in this capacity for several years, even after the Century Realty Company was merged with the United States Realty and Improvement Company, at which time he became first assistant to George T. Mortimer, the real estate manager, and who sometime later became its vice-president.

In this position his duties involved his assistance in the leasing and management of such important properties as the Trinity, the United States Realty, the Flatiron, the Mercantile, the Beaver and the Everett buildings, together with miscellaneous properties scattered throughout the city. Mr. Morch evinced such marked executive ability that he was soon appointed as secretary and director of a number of the subsidiary companies, which positions he held until the time of his resignation in April, 1909, in order to become manager for Lewis B. Preston, a prominent real estate broker of the city, who had just sold Herbert du Puy of Pittsburgh over seven million dollars' worth of improved Manhattan realty. On the day that the announcement was made of the sale of the Equitable site to General T. Coleman du Pont, Mr. Morch made his application for the exclusive agency and for the preparation of the renting schedule.

Charles T. Coley, M. E., has been retained in an advisory capacity for the Equitable Building, and in September he will sever his connection with Douglas Robinson, Charles S. Brown & Co. and become operating manager for the building.

President Horowitz, of the Thompson-Starrett Co., says it will be the most fireproof office building in the world. Fire walls will divide it into quarters and there will be nine fireproof stairways, but no exterior fire-escapes.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention. Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A New Type of Fireproof Partition.

In view of the recent order issued from the Fire Prevention Bureau, the installation of a new type of fireproof partition around the four main elevators at the Standard Oil Building, at 26 Broadway, is of more than passing interest.

The order, calling for greater fire resisting efficiency around elevator shafts, particularly in factory and commercial buildings has aroused a considerable amount of interest among architects and for that reason the accompanying illustration will show how the Cornell Iron Works solved an intricate problem in the building referred to. The partition as shown in the photograph is constructed of steel and wire glass, and was fitted in between the ornamental uprights and railings, already in place. The advantages claimed for the method used in this instance include its adaptability to existing construction, a maximum of light with a minimum amount of space required, one inch being the greatest thickness, and no dirt.



A FIREPROOF PARTITION THAT CAN BE ERECTED WITHOUT BLOCKING TRAFFIC.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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The publication office of the Record and Guide has been removed to the twenty-second floor of the Lewisohn Building, 119 West 40th street. Our new telephone number is Bryant 4800.

The net value of the estate of John B. McDonald was fixed this week by the State transfer tax appraisers, at $1,271,111. Not a big fortune for the man who built the subway.

The first of a series of mass meetings to be given by the City Economy League under the auspices of the United Real Estate Owners' Associations will be held on Monday evening, June 30, at 8 P. M., in the New York Turn Hall, 85th street and Lexington avenue. A committee, of which Charles H. Schnelle is chairman, has charge of the meetings.

The justices of the Supreme Court rejected on Tuesday of this week Mr. Guy Lowell's court house plan, which had previously been approved by the Court House Board. The approval of a majority of the Justices of the Supreme Court must be obtained for the plan before it can be finally adopted by the Board of Estimate. Mr. Lowell's friends hope he will be able to meet the objections advanced by the justices.

The building committee of the Chicago Real Estate Board has recommended that a suitable inside lot be procured under a 99-year lease, where the store floor and basement would rent for an amount equal to the ground rent and taxes. The building of three or four stories in height is suggested, with the idea that one of the floors might be let. The committee's proposal is typical of what may be done in a city where leaseholds are common. Our own Real Estate Board would have to hunt a long time before it could find a site on which to carry out such a simple and economical plan.

The Permanency of Civic Centers.

The decision of the Knickerbocker Club to move to a new location on Fifth avenue at 62d street brings to an end a process of shifting the club district of Manhattan, which has been under way for about twenty-three years. It began about 1890 with the removal of the Century Club to a location in 43d street west of Fifth avenue, and only now is it practically completed. Some of the minor clubs still remain in and around Gramercy Park, and there they are likely to stay for special reasons and for an indefinite period. The Colony Club used bad judgment in building on Madison avenue, south of 34th street, only a few years ago, and now that Madison avenue is being converted into part of the mercantile district, it will soon be obliged to move. The Union League Club still lives at Fifth avenue and 39th street, but that location is so near the margin of the present club district that it is under no necessity of moving. It is almost certain that this club district will remain where it is for a very long time. There is no reason why it should continue the northward migration of the past. A club has to be centrally situated, and no area north of 59th street and east of the Park can be considered central. Those clubs, now situated in the district which have outgrown their existing quarters are either enlarging their existing building, as is the Harvard Club, or else moving to a new location in the same district as is the Yale Club.

In this, as in other respects, the Borough of Manhattan, like the cities of Paris and London, is assuming a relatively permanent aspect. The costly buildings which are now being erected throughout the whole central district cannot be scrapped and replaced as were the cheaper buildings of the past. They must continue to stand where they now stand and be devoted to their present uses. Fifth avenue, north of 34th street, must remain the center of the more expensive retail district. Sixth avenue must continue to keep the department stores. The theatres and restaurants will continue to congregate in the neighborhood of Long Acre Square. The location of the financial district has long been established.

The mercantile district continues to change more than any other; but there are limits beyond which its changes will not become effective. It still goes on spreading farther north, particularly along the line of Broadway; but it can hardly do so very much longer. It cannot displace the existing amusement and retail districts, because property becomes more valuable for those purposes than it is for loft buildings. If it wishes to spread farther north, consequently, it can do so only by occupying territory to the west of Seventh avenue or east of Park avenue; and before it accepts such inferior locations north of 34th street it is likely to spread even farther west and east south of 34th street. In general, that street is likely to be the northerly line of the mercantile district for a great many years.

The Morris Park Auction Prices.

The newspapers have naturally given a great deal of space to the excellent prices obtained at the sale of the vacant lots comprising the old Morris Park race track; and it certainly was very extraordinary that at a time when real estate is suffering from such acute depression and general business is so much disturbed, so many people could be induced to buy vacant lots which will not be available for improvement until some years have elapsed. It indicates that in the opinion of many small investors the prevailing depression will soon pass away. But, however encouraging the success of the sale may be considered to be, one important contributing cause of its success should not be overlooked. The sale was extremely well managed. Rarely have more ingenious and extensive measures been taken to attract public attention to an auction sale of lots than were taken in this instance. A considerable amount of money was spent in advertising, and the advertisements were well calculated to attract public attention.

It would be very interesting to learn precisely what proportion of the total receipts were spent in the attempt to make the sale a success and how much the average price obtained for each lot was diminished thereby. Of course, the managers of the sale derived an enormous advantage from the huge area of the property which was being offered to the public. They could afford to spend unusually large sums of money in advertising, precisely because they had so many lots for sale. The same methods could not have been used with the same success under any other condition. This fact does not detract from the credit which belongs to the gentlemen who planned the distribution of the Morris Park lots; but it should give reason for hesitation and reflection to other property owners who would like to dispose of smaller areas of vacant land to the public.

An Impressive Record.

A recent number of the New York Times contained an interview with the Borough President of Manhattan, in which Mr. McAneny gave an exhaustive list of what had been accomplished in his office during the past three years. The list is so long and so impressive that it will bear repeating—particularly in view of the fact that so many of the items are of greater future than past importance. In the first place, a policy was deliberately adopted, not of planning expensive street improvements, but of utilizing the existing streets to the limit. Wherever such action was necessary, "stoop" privileges were revoked, and the roadways widened at the expense of the sidewalks, the result being an addition to the public highways the value of which has been rated as high as $10,000,000. The proposed improvement of the intersection of Park avenue and 34th street has been planned to accomplish the same purpose, and, together with the bridge over 42d street, will practically add a new longitudinal thoroughfare to the street system of Manhattan. A similiar result will be accomplished by the extension of Seventh avenue to Varick street.

Another proposed means of relieving existing congestion turns upon the proposed limitation of the height of buildings, which will in the long run tend to a better distribution both of population and of business. Mr. McAneny also points to certain effective beginnings which have already been made towards the more economical spending of the city's money. In the Hall of Records, for instance, there was an electric and heating plant which was being operated far under its capacity. By connecting it up with the county and city buildings in City Hall Park at an expense of $15,000 a saving of $18,000 a year was effected. The coal bill for the city's buildings in Manhattan has been cut down since 1910 from $90,000 to $45,000 through the introduction of new grates and other devices and the adoption of the British thermal unit system of buying. The cost of cleaning sewer basins used to be $2.56 per cubic yard. It is now $1.41 per cubic yard. All that needs to be done in order to accomplish similar results in all the city departments is to establish throughout a proper system of

efficiency records, which would supply standards for future work; and with such standards in existence the Borough President's estimate of possible future saving, which amounts to no less than $12,000,000 a year, does not seem to be excessive. It is worth while dwelling upon the successes which have already been achieved in the work of reorganizing the plant and methods of the city, because far more drastic work along the same lines must eventually be undertaken, and constitutes the great hope for the future.

The Week in Real Estate.

Although business was dull and revealed no tendency toward actual expansion of dealing, there can be no doubt that the market made some progress during the week. The progress was of the intangible kind, impossible to measure, but nevertheless real. It consisted in a changing of the point of view of operators and investors, and was perhaps peculiarly the result of a natural reaction from the extreme pessimism created by the recent course of the stock market. The remarkable success of the Morris Park sale emphasized it, and gave it this force; and brokers report that they are now getting at least a hearing when they have a good proposition to submit.

The blind determination not to part with ready money, because of undefined, general alarm over financial conditions, has largely passed. Operators and investors are regaining confidence in their own judgment upon what they themselves see or understand; and, once in this frame of mind, there is much to inspire cheerfulness. The harvests are promising, there is no inflation of credits, industry is on a sound conservative basis, and the conviction is growing that the symptoms which everybody feared were caused by "congestion of securities," something which can be alleviated by proper remedies.

Meanwhile, labor is still to be employed and money to be spent on the new subways, the city continues to grow, and there is not an excessive amount of building construction under way. If there is an oversupply of recently erected buildings, it will have been greatly reduced before the building industry can start up again on a very large scale; and the investment returns to the man who buys now at current competitive prices look promising. The prospective investor may not be able to borrow money freely with which to buy; but if he owns some property that is not too heavily mortgaged and has some cash in the bank, he can do well in a trade for a modern apartment house or mercantile building. As a matter of fact, trading of the nature just referred to is the main feature of the market and it is likely to expand with recovery of confidence in the general industrial and financial prospect.

Economical Methods in Bronx Paving.

Editor of the RECORD AND GUIDE:

I notice in the Record and Guide of June 7 an article headed "Extravagance in City Paving," which gives the views of one Albert E. Davis on certain alleged instances of extravagance in paving in the Borough of The Bronx. It says:

"The evidence of this waste can be found in great quantities of paving blocks and curb stones in good condition piled up in vacant lots in various sections of The Bronx."

In the first place, some of these piles of paving stones belong to the street railway companies, which we have induced to pave the roadway between their tracks with granite blocks. This has not been done before on many streets and is a great addition to our street paving.

In the second place, we have invented a method of using old granite blocks by breaking them in two, refacing them and laying them on a concrete foundation. This was done in Third avenue and some other streets, and in my judgment is the finest paving for heavy traffic in the city. It costs about $1.70 a yard, which is about half the cost of first class paving. On the Third avenue job alone we saved about $100,000.

We have amended our paving contracts so that when a street is to be repaved and there are granite paving blocks in the gutters, the contractor is required to cart them to our yards, where these blocks are accumulated, instead of throwing them away. In this way we expect to get enough blocks to repave certain streets at small cost. Instead of being an evidence of extravagance, such piles of paving blocks are proofs of economy.

The Southern Boulevard was paved only after it became almost impassable because the paving had been torn up so many times for house connections and other surface structures—and the asphalt blocks were worn out.

Mr. Davis' ignorance is shown further in the statement that petitions for repaving are obtained easily by interested contractors; whereas repaving is not done by petition.

CYRUS C. MILLER.
President of the Borough of The Bronx.

The Old Town Records of Queens.

Editor of the RECORD AND GUIDE:

A matter that should have the immediate attention of all property owners in Queens Borough—in fact, of all property owners in the city of New York, who would lessen the ever-increasing number of street opening proceedings—is the request of Borough President Connolly for an issue of $5,600 of special revenue bonds to pay for the copying of the records of the old towns and villages that are now an integral part of the Borough of Queens.

The information pertaining to streets contained in these old records is the most important collection of facts that the Borough President can quote when he requests the opinion of the Corporation Counsel as to whether the city has title to a street by dedication. These records are in Manhattan, and are not indexed. Consequently, when some data contained in them is needed, a man needs to be sent to Manhattan, and oftentimes spends days turning the pages of these old records looking for something that should be at the fingertips of the officials in Queens.

Property owners on a street the Corporation Counsel declares dedicated can obtain all improvements without first paying for a street opening proceeding.

On May 6 the Board of Aldermen gave its approval to this bond issue, and requested the Board of Estimate and Apportionment to do likewise. President Connolly, however, expects the Comptroller to oppose this bond issue in his report to the Board of Estimate and Apportionment.

The records in question are fast going to pieces and will have to be copied sooner or later. Therefore, lest they loose the benefit that an immediate copying of these records would afford, property owners on these old town and village streets of Queens should make plain to the Board of Estimate and Apportionment the saving this bond issue means to them.

FRANK B. TUCKER.
Long Island City, June 13.

THE WEST SIDE PLANS.

Engineer Rice Acting for Riverside Owners—Hearing Next Tuesday.

George S. Rice, who was chief engineer of the old Rapid Transit Commission, and has now been retained by the new Riverside Drive Protective Association, is preparing plans in an attempt to avert the damage that would be done to real estate by the construction of a great railroad terminal at Manhattanville. He hopes to have the yard cut down in extent, completely covered over, and the rise in the main tracks north of 135th street rendered unnecessary. Another hearing will be held next Tuesday.

Messrs. Brunner, Olmstead and Lay, landscape architects, have strongly recommended to the Terminal Committee of the Board of Estimate, which is negotiating with the New York Central Railroad Company, that the tracks be so spaced as to permit the placing of columns among them at suitable intervals for the construction of a more or less continuous deck and that the city retain the right to erect such columns and construct such deck at a future time, provided the plans for the same shall be approved by the Public Service Commission or other competent body as not interfering unduly with the efficient operation of the yards.

This deck would be used, when erected, for park and playground purposes. In this locality the value of a level area of such extent for these purposes will soon exceed many times the cost of construction. Indeed, it will be impossible otherwise to secure it, since the possibility of filling into the river for such purpose is here cut off for a length of a mile and a half by continuous commercial dock sites.

Why a Freight Yard?

Stanley M. Isaacs, counsel for the Riverside Protective Association, in an interview for the Record and Guide, questioned the necessity of having any freight yard at all at Manhattanville. "The Central at other points has," he said, "a large area devoted to its use. Would not a more intensive development in its present localities answer its purposes? No such yard as that now proposed was asked in 1906, or indeed before the act of 1911. If a yard to land market supplies is needed, could a worse location be found anywhere? Accessible only at one end, viz., through Manhattan valley, a steep and impassable cliff bars access to and from every other point. Manhattan valley, where there is a commercial development already, would welcome the added transportation facilities, and land values would rise instead of fall because of such a neighbor.

"The westerly shores of the Harlem River could also well be developed in this way. The low, flat ground from Spuyten Duyvil to Dyckman street lends itself ideally to this sort of improvement, or the Harlem River waterfront, from 135th to 155th street, from which tunnel connection could be had with the North River tracks—a district adjoining a tenement and commercial section, where the houses would be filled with new tenants and business actually gain by the proximity of the yards. These are merely suggestions. Anyone of them could, I am confident, be worked out.

Why Not Cover It?

"Or, if a yard must be located here, and if the Central can prove its necessity beyond a reasonable doubt, then let it be smaller in extent; and, above all, let us insist that it be entirely covered over. I am assured by competent engineering authority that this is feasible, and Mr. George S. Rice, who has been retained by the owners, is ready, if proper time and hearing are accorded him, to

convince the Board of Estimate and the engineers of the railroad that this is an engineering problem which lends itself to ready solution. Indeed, the advisory board of architects employed by the city suggests the propriety of a complete covering of the yard.

"I am informed that the cost of covering the yard completely would not exceed $4,500,000. If this is so, the city would obtain a very cheap park. Land fronting on the Drive is assessed at approximately $400,000 an acre. This park would cost the city less than $150,000 per acre. Riverside Drive Park below Grant's Tomb, which cost over $50,000 an acre in 1872 is now valued on the city's tax books at over $200,000 an acre. If the city not only remedies the evils against which we are protesting, but can add to its park and playground facilities, a large area of desirable waterfront at a comparatively low cost, certainly the problem which we are facing will be well solved.

"All that the property owners ask is that the city treat that portion of the Drive north of 135th street with the same consideration as is paid to the Drive south of Grant's Tomb. The report of the special committee of the Board of Estimate states that it forced the Central to agree to roof over the tracks for the entire distance from 122d street to 72d street, because not to do so would rob Riverside Drive of all its attractive features. There is no more reason for robbing the Drive north of 135th street of all its attractive features than there is for committing this crime to that portion south of Grant's Tomb."

Population Follows the Trolley.

The new trolley road from Long Island City through Queens to Rosedale, at the Nassau County line, will bring all of Queens and part of Nassau county within the five-cent fare zone. As a result hundreds of workers in Long Island City heretofore residing in Manhattan and The Bronx will reside in the borough of their employment and in Nassau county because they present the suburban home aspect.

Of twenty-four large factories in Long Island City there is employed in them a total of 9,573 persons, of whom 5,149 reside in Queens within a few miles of their places of employment: and the tendency now is for many of them who reside in Greenpoint and those in Manhattan, to move with their families from tenement house neighborhoods to points in Queens and Nassau counties where residential attractions are greater. This circumstance accounts for the moderate priced house building movement in Valley Stream, Rosedale, St. Albans and the adjacent area in Queens.

A campaign is under way among real estate developers and dealers in both Queens and Nassau counties to encourage more expansive housing conditions and thereby cause a greater influx of good mechanics and other well paid workers to the parts of those counties where they can obtain individual homes. The new trolley road must naturally aid growth of population. The hundreds of cottages in the southern part of Woodhaven, for example, are owned and occupied by men who earn good wages in adjacent factories.

—The first four numbers of the Publications of the Real Estate Association of the State of New York, series 1912-13, just received, are gotten up in a craftsmanlike manner that does credit to the secretary, L. D. Woodworth, of 1 Exchange street, Rochester, N. Y. They should be sent for as models, both of contents and make-up, by all who are interested in real estate association work.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913 June 13 to 19	1912 June 14 to 20
Total No.	166	189
Assessed value	$10,613,500	$54,365,400
No. with consideration	26	25
Consideration	$1,291,000	$8,913,950
Assessed value	$1,580,500	$8,634,000
	Jan. 1 to June 19	Jan. 1 to June 20
Total No.	4,097	4,736
Assessed value	$244,108,422	$409,296,295
No. with consideration	589	482
Consideration	$25,323,542	$34,810,057
Assessed value	$25,663,062	$50,139,650

Mortgages.

	June 13 to 19	June 14 to 20
Total No.	110	130
Amount	$4,074,439	$9,177,439
To Banks & Ins. Cos.	25	35
Amount	$2,637,500	$6,253,500
No at 6%	46	45
Amount	$996,538	$6,619,271
No. at 5½%	5	4
Amount	$1,024,000	$10,500
No. at 5%	29	31
Amount	$1,520,500	$806,550
No. at 4½%	3	18
Amount	$104,500	$1,210,500
No. at 4%	1	.....
Amount	$1,000	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	26	32
Amount	$427,901	$530,618
	Jan. 1 to June 19	Jan. 1 to June 20
Total No.	2,631	3,188
Amount	$117,283,295	$127,394,220
To Banks & Ins. Cos.	638	692
Amount	$72,583,250	$114,395,121

Mortgage Extensions.

	June 13 to 19	June 14 to 20
Total No.	25	45
Amount	$710,200	$2,492,400
To Banks & Ins. Cos.	6	11
Amount	$241,500	$432,000
	Jan. 1 to June 19	Jan. 1 to June 20
Total No.	980	1,213
Amount	$40,126,956	$37,184,904
To Banks & Ins. Cos.	330	355
Amount	$23,424,700	$23,388,000

Building Permits.

	June14 to 20	June 15 to 21
New buildings	9	19
Cost	$796,575	$1,502,000
Alterations	$116,913	$111,915
	Jan. 1 to June 20	Jan. 1 to June 21
New buildings	340	434
Cost	$30,080,535	$61,136,300
Alterations	$6,744,183	$6,120,543

BRONX.

Conveyances.

	June 13 to 19	June 14 to 20
Total No.	108	136
No. with consideration	56	12
Consideration	$268,050	$143,002
	Jan. 1 to June 19	Jan. 1 to June 20
Total No.	3,053	3,531
No. with consideration	416	340
Consideration	$3,479,244	$4,427,589

—The Public Service Commission for the First District gave a hearing Tuesday noon on the application of the Vyse Estate and other property owners for the establishment of a station on the Lenox avenue branch of the existing subway at 172d street. At present there is no station between Freeman street and 174th street, and 172d is about midway between the two. The hearing was an animated one, as sectional rivalry was developed, and the commissioners withheld their decision.

—The Flatbush Gas Company has received special permission from the Public Service Commission to put into effect, seven days after publication, a supplement to its schedule of rates for power purposes. The new supplement gives a schedule of discounts to be allowed on monthly bills ranging from 20 per cent. on quantities between 100 and 200 h. p. hours and 83 1-3 per cent. on quantities in excess of 80,000 h. p. hours.

Mortgages.

	June 13 to 19	June 14 to 20
Total No.	95	123
Amount	$967,202	$1,518,726
To Banks & Ins. Cos.	6	14
Amount	$63,000	$396,700
No. at 6%	46	53
Amount	$512,002	$486,806
No. at 5½%	19	6
Amount	$147,750	$34,050
No. at 5%	13	28
Amount	$194,950	$663,750
Unusual rates	.....	1
Amount	.....	$1,260
Interest not given	17	35
Amount	$111,500	$332,860
	Jan. 1 to June 19	Jan. 1 to June 20
Total No.	8,129	2,571
Amount	$22,277,347	$24,758,503
To Banks & Ins. Cos.	219	290
Amount	$3,940,779	$5,297,166

Mortgage Extensions.

	June 13 to 19	June 14 to 20
Total No.	13	15
Amount	$178,400	$118,200
To Banks & Ins. Cos.	2	3
Amount	$31,500	$43,500
	Jan. 1 to June 19	Jan 1 to June 20
Total No.	293	348
Amount	$5,831,235	$5,922,256
To Banks & Ins. Cos.	70	65
Amount	$1,856,750	$1,828,500

Building Permits.

	June 13 to 19	June 15 to 21
New buildings	12	27
Cost	$236,200	$863,600
Alterations	$45,000	$10,800
	Jan. 1 to June 19	Jan. 1 to June 21
New buildings	533	697
Cost	$14,784,706	$18,779,970
Alterations	$559,270	$647,205

BROOKLYN.

Conveyances.

	1913 June 12 to 18	1912 June 13 to 19
Total No.	457	493
No. with consideration	39	30
Consideration	$196,441	$268,694
	Jan. 1 to June 18	Jan. 1 to June 19
Total No.	11,606	11,933
No. with consideration	979	741
Consideration	$6,119,292	$6,969,874

Mortgages.

	June 12 to 18	June 13 to 19
Total No.	273	418
Amount	$1,012,746	$1,799,669
To Banks & Ins. Cos.	49	139
Amount	$243,350	$719,800
No. at 6%	144	228
Amount	$461,339	$711,714
No. at 5½%	61	58
Amount	$262,252	$246,300
No. at 5%	51	115
Amount	$249,500	$733,155
Unusual rates	2	3
Amount	$1,500	$43,600
Interest not given	15	14
Amount	$38,155	$64,900
	Jan. 1 to June 18	Jan. 1 to June 19
Total No.	8,390	9,330
Amount	$34,287,293	$37,784,058
To Banks & Ins. Cos.	2,011	2,297
Amount	$13,148,196	$15,520,723

Building Permits.

	June 13 to 19	June 13 to 19
New buildings	82	91
Cost	$960,170	$690,705
Alterations	$76,647	$205,641
	Jan. 1 to June 19	Jan. 1 to June 19
New buildings	1,834	2,969
Cost	$15,686,092	$21,275,738
Alterations	$2,322,177	$2,287,620

QUEENS.

Building Permits.

	June 13 to 19	June 14 to 20
New buildings	84	70
Cost	$355,130	$516,360
Alterations	$15,915	$2,430
	Jan. 1 to June 19	Jan. 1 to June 20
New buildings	2,239	2,300
Cost	$7,524,168	$8,540,009
Alterations	$570,283	$419,895

RICHMOND.

Building Permits.

	June 13 to 19	June 14 to 20
New buildings	20	16
Cost	$27,875	$16,785
Alterations	$7,408	$6,588
	Jan. 1 to June 19	Jan. 1 to June 20
New buildings	508	477
Cost	$905,001	$1,712,68[illegible]
Alterations	$120,516	$168,42[illegible]

BUILDING MATERIALS AND SUPPLIES

THE CASE OF THE PEOPLE AGAINST THE GREATER NEW YORK BRICK COMPANY OPENS—MANUFACTURERS THRONG COURT ROOM AT WESTCHESTER VILLAGE—NEXT SESSION MONDAY, JUNE 30.

General Pig Iron Market Unsettled—
Brick Shows Signs of Improvement.

THE award this week of the contract for approximately 1,500 tons of steel to the Hedden Iron Company for the Military Plaza hotel in Newark, and the fact that the George A. Just Company took the contract for the theatre and office building to be erected at Forty-seventh street and Broadway, were the two bright spots in the steel trade that portend a return to normal conditions in the building material market. In both of these instances it was rumored that owing to present business conditions and the alleged over-crowding of new construction in Newark and in the Longacre square section of this city, these operations were to be deferred until next Spring so the news of the actual awarding of steel contracts in these two important projects acted as a sort of stimulant to an otherwise languid week.

On the floor of the Building Material exchange the week closed with a little more life to transactions and there was a better tone in the inquiry for forward purchases of brick, although few actual contracts have been made so far. Up the river the manufacturers are operating about three-fifths of their capacity which is a little less than last year's schedule, but this is due more to scarcity of labor than to any concerted action in keeping down the output.

The market is at present strongly competitive, but there is no general price shading except in certain steel departments where an effort is being made to counteract the tendency to postpone building operations until later in the fall. This is being felt particularly in Newark and in Brooklyn where speculative construction work was expected to be heavy this year. The strengthening of the money market tends to encourage a return to normal building conditions which may account, in part, at least, for the firmness with which prices are being held to list.

Iron consumers, however, are inclined to await further developments before coming into the market for forward purchases. Lumber dealers are still buying from hand to mouth, brick dealers are buying gingerly and are waiting until July before going in heavily for future deliveries, granite cutters have manned their yards with non-union help and are supplying almost all the jobs taking this material, crushed stone and sand is gaining in demand. Portland cement is active at the new price levels of $1.58.

BRICK DIRECTORS STAND TRIAL.

No Change in Procedure Just Yet In Case of Guybco Interests.

THE directors and officers of the Greater New York Brick Company went into Magistrate Freschi's court in Westchester village on Thursday in exactly the same roles they have taken ever since D. C. Weeks & Sons first made them defendants in an action to disband them as an alleged monopoly in restraint of trade a year ago. There appears to have been no disposition to remove at this time the individual members of the directorate from liability to fine and imprisonment if the company is ultimately found guilty of violating the Donnelly anti-monopoly act, and the examination proceeded before Magistrate Freschi with the directors and officers of the big company in exactly the same status in the eyes of the prosecution as they were last week.

The present action is synonymous with that of a prospective complainant before a police magistrate who holds a preliminary examination to determine whether there is sufficient evidence at hand to warrant placing the case before the Grand Jury, and differs from the exparte proceedings just closed in that the latter was held for the purpose of permitting the magistrate to determine whether there was sufficient evidence in the hands of the District Attorney to warrant him in entertaining a complaint. The decision of the magistrate was in the affirmative and in the present examination those witnesses who testified in the action are now undergoing cross-examination by counsel on either side. If the magistrate finds, by the evidence adduced in the present proceedings that there has been criminal connivance between the directors, officers, employees and others identfied with the company tending in any way criminally to restrain business in this state, then the magistrate may hold all the defendants for the Grand Jury which, finding indictments against either the officers and directors as individuals or against the company as a corporation, would thus throw the case into a trial court when evidence will have to be taken as from the beginning. But when the present proceedings are finished, the Magistrate will decide whether the corporation should suffer indictment and undergo action in dissolution or whether the individual members of the directorate shall personally be held liable for any infraction of the law.

The issues in this case, aside from the mere criminal liability of the corporation or its officers and directors, are so far reaching that this apparently round-about procedure to determine the guilt or innocence of the accused brick manufacturers, is necessary because it is not beyond the bounds of possibility that the decisions of Magistrate Freschi in this case will be the first precedent in intra-state anti-monopoly law, for no prior decision has ever been handed down to establish whether the act under which the present proceedings are being conducted is actually constitutional. In this connection, and in view of the fact that Magistrate Freschi has had before him the reported cases of the Poultry and Ice Trust Prosecution, it was considered significant that the Court requested counsel for the complainants to procure for him the reported case of the National Cash Register Company, which recently caused a country-wide sensation.

Three witnesses were examined Thursday morning, Frank DeNoyelles, a manufacturer of common brick of Haverstraw, and secretary of the Greater New York Brick Company; Edwin Brockway, a vigorous brickmaker of more than three score years and ten, who showed evidences on the stand of having a remarkably clear memory for dates and incidents in connection with the formation of the selling agency here, and N. John Haines, who proved to be a rather puzzling witness for the counsel for the defense.

The Formative Period.

The proceedings were enlivened at times by witty replies by the last witness and by the persistency with which the examining counsel drove his inquiry apparently in an effort to learn whether Mr. Haines was in the employ of D. C. Weeks & Son as an investigator or merely as a purchasing agent as he testified he was, just prior to the organization of the Greater New York Brick Company. So evasive was the witness that a great deal had to be left to inference, as the court suggested, so that due progress in the examination might be made. The testimony of Mr. DeNoyelles was chiefly in relation as to whether the manufacturers who had organized the Greater New York Brick Company had been advised regarding their legal standing in the eyes of the Donnelly and Sherman acts. An interested spectator at the hearing was A. N. French of the law firm of Eidlitz & Hulse, of 31 Nassau st, counsel for the Mason Builders' Association of this city.

Mr. DeNoyelles testified that the brick business up the Hudson that bears his name was inherited by his father and that he has since conducted its affairs, both at the yards and in the New York market, as agent for the DeNoyelles estate. He thought he was pretty familiar with the conditions governing the manufacture of brick in the Hudson river district and said he was vice-president and secretary of the defendant corporation. He said that his company was not a part of the Greater New York Brick Company, that it was entirely separate, save in so far as the Greater New York Brick Company was its selling agency in this market, as consignees, and that at no time has the DeNoyelles brick company been compelled to sell solely through the Greater New York Brick Company.

His testimony showed that the first attempt that was made to organize a central selling agency in this market was in 1906 and that at various times attempts were made to perfect the plan. The Consolidated Brick Company was one of the early efforts at organized selling and the DeNoyelles Brick Company consigned to that firm. Later came the Manufacturers and Agents Association with offices in West 42d street through which considerable business was done by various Hudson river brick manufacturers. The third and final organization was the Greater New York Brick Company with offices at 103 Park avenue.

The organization of this company, according to the testimony of Mr. DeNoyelles, was

(Continued on page 1294.)

BRICK MARKET STEADIER.

General Conditions Seem to Indicate Prospective Improvement.

WITH $7.12½ ruling as approximate top in the Hudson river market and $7 full for Raritans, the general brick market showed a steadying tendency with collections very much improved. Brooklyn and Newark are only taking a fair volume of brick at present, but the prospects favor more activity, if the securities market continues to show the strengthening tendency it has demonstrated in the last six days.

Front brick is in moderate demand with prices unchanged. Competition is keen, but so far there has been little shading. Official transactions covering the week ending Thursday night with comparisons for the corresponding period last year follow:

1913.

Left Over, Friday, A. M., June 13—50.

	Arrived.	Sold.
Friday, June 13	10	14
Saturday, June 14	8	8
Monday, June 16	19	7
Tuesday, June 17	2	13
Wednesday, June 18	5	5
Thursday, June 19	7	4
Total	49	51

Reported en route to market, Friday a. m., June 20—9.

Condition of market, easy. Prices, Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard)—$8.25. Left over, Friday a. m., June 20—48.

1912.

Left Over, Friday A. M., June 14—8.

	Arrived.	Sold.
Friday, June 14	9	9
Saturday, June 15	11	8
Monday, June 17	16	16
Tuesday, June 18	4	6
Wednesday, June 19	8	9
Thursday, June 20	13	13
Total	61	61

Condition of market, easy. Prices, $6.75 to $7; Raritans, $6.75 to $7. Left over, Friday a. m., June 21—8.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913—113.

Total number of barge loads arrived Jan. 1-June 20—819.

Total number of barge loads sold Jan. 1-June 20—884.

Left over June 20, 1913—48.

Left over Jan. 1, 1912—71.

Total number of barge loads arrived from Jan 1-June 20—765.

Total number of barge loads sold from Jan. 1-June20—828.

Total barges left over June 21, 1912—8.

PIG IRON UNSETTLED.

Manufacturers Postpoing Forward Purchases.

UNSETTLED conditions continue to mark the pig iron market. Consumption on existing contracts is heavy, but new business is light. Large consumers are deferring forward buying. New York quotations, delivered New York Harbor, are as follows:

Northern, No. 1, per ton	$17.50	to	$18.00
Northern, No. 2 X, per ton	17.25	to	17.50
No. 2, plain, per ton	17.00	to	17.25
Southern, No. 1, per ton	17.75	to	18.00
Southern, No. 2, per ton	17.25	to	17.75
Michigan.			
Northern Coke f'dry, No. 1	$17.75	to	$18.25
Northern Coke f'dry, No. 2	17.25	to	17.75
Northern Coke f'dry, No. 3	16.75	to	17.25

PREVENTS LUMBER MONOPOLY.

Terms of Sale by Government Safeguards Resources.

ON a sale of 50 million feet of national forest timber to the Mount Graham Lumber Company, of Thatcher, Arizona, a contract has been entered into which, Forester Graves says, contains effective safeguards against possible monopoly. The timber is located on the Mount Graham Division of the Crook National Forest and flumes will be constructed by the company for taking the lumber from the mountain into Gila Valley. Under the terms of the sale these flumes, which will form an outlet for the Mount Graham Range timber generally, are to be available for the use of the Government or of any other purchasers from the Government.

The timber contracted for consists chiefly of Douglas fir and Engelman spruce, with small quantities of western yellow pine, white fir, and Mexican white pine. The initial price of $2 per thousand feet board measure is subject to readjustment in accordance with market values at the end of three years, the contract period extending over six years.

LUMBER THE WEAK SISTER.

This Branch of the Building Material Market Feels Doleful.

By R. JOHNSON PERRINE, President.

"It looks to us as though the lumber business was going to be very quiet this summer.

"The writer has had an opportunity during the last two weeks to meet the heads of all the representative lumber yards in Greater New York, and with a very few exceptions they are not very busy. This is generally the busiest time of the year in our trade.

"There seems to be a feeling of uncertainty in the trade, and most of the yards are reducing their stocks, and I think are buying only what is absolutely necessary to meet present demands.

"Regarding prices, I think most of the wholesale prices are about the same as of March first, but the opinion seems to prevail that they have reached the highest point and a reaction is about to take place."

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Trades and Corner Properties Were Features of the Week's Business.

Trades involving large properties were features of the week's business. Several large West Side apartment houses figured in the exchange of equities, as did a valuable Fifth avenue holding. A site on West 86th street was acquired for the erection of a large apartment, the second transaction on the same block this month which is the forerunner of a building operation.

Small tenement properties were in demand on the upper East Side and a few dwellings on the West Side for occupancy. The Brooklyn market weakened after last week's sturdy showing, while The Bronx remained quiet.

The total number of sales in Manhattan this week was 28.

The number of sales south of 59th street was 8, against 7 last week and 5 a year ago.

The sales north of 59th street aggregated 20 compared with 14 last week and 14 a year ago.

From the Bronx 9 sales at private contract were reported, against 12 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $3,012,078, compared with $3,549,164 last week, making a total since January 1 of $32,064,424. The figure for the corresponding week last year was $755,490, making the total since January 1, 1912, $28,388,563.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BAXTER ST, s w cor Franklin st, 5-sty building on lot 25x54, sold for the Morris Golland Estate to M. Rothschild, secretary of the United Dressed Beef Co., by Joseph P. Day.

BROOME ST, 448, 5-sty building, on lot 24.10x50.5, between Broadway and Mercer st, sold by the American Society for the Prevention of Cruelty to Animals to Patrick Sullivan.

WOOSTER ST, 201-3, 6-sty loft building, on plot 36x100, sold by the Charles Buek Construction Co. to Convent Avenue Construction Co., Marcus Pollak, president, which gave in exchange the new 6-sty apartment house, on plot 99.11x75, at the southwest corner of Convent av and 147th st.

16TH ST, 310 West, 5-sty flat, on lot 25x103.3, sold for the Rauchfuss Estate to Leonard Weill by Pepe & Bro.

52D ST, 518 West, 3-sty brick business building, on lot 25x100, sold for Francis Fitzpatrick to Bernard F. Egan, of the H. B. Day Co. by George B. Corsa. The purchaser after making alterations will occupy the building for his own business.

1ST AV, 371, 5-sty tenement, on lot 25x100, Hamilton Fish leasehold, sold by John Buehler to the Brown-Weiss Realties.

2D AV, 1053, 4-sty tenement, on lot 22x66, between 55th and 56th sts, sold for Joseph Kaplon to William Demarest by Leonard Morgan.

3D AV, 693, 5-sty tenement, on lot 20x80, sold by Bernard Mayer to Henry Hof.

Manhattan—North of 59th Street.

80TH ST, 19 East, 4½-sty light stone, low stoop residence, on lot 25x102.2, sold for the heirs of the Brinckerhoff Estate to a client, by Henry D. Winans & May. The asking price of this house, which was built by Messrs. W. W. & T. M. Hall, was $105,000. The purchaser will make it his residence after extensive alterations.

81ST ST, 7 West, 4-sty and basement dwelling, on lot 26.3x102.2, sold by Maud Brevoort Prentice. The property, which faces the Museum of Natural History, was held at $100,000.

83D ST, 117 East, 3-sty brick stable, on lot 25x102.2, resold for George F. Johnson to James Speyer, the banker, by Pease & Elliman. Mr. Johnson acquired the property recently in a trade with John Bolton Simpson. The buyer will use the stable for a private garage.

86TH ST, 309-11 West, two 4-sty dwellings, on plot 40.2x100.8, sold for the Morrison estate and John C. Juhring to W. H. Waitt, by Isaac B. Wakeman. The buyer will erect a 12-sty apartment house on the plot. This is the second building operation of similar type to be projected in this block, the other transaction involving the S 4-sty dwellings at 149 to 163 West 86th st recently bought by the Almore Realty Co. for improvement with two 12-sty structures.

110TH ST, 209-211 East, two 4-sty tenements on plot 50x100.10, sold by Hannah E. Abell to Anna C Johansen, who gave in part payment Brooklyn property.

113TH ST, 21 East, 5-sty flat, on lot 25x100.11, adjoining the northwest corner of Madison av, sold for Edward Madge to Charles Wynne, by Sugarman & Kahn.

113TH ST, 106 West, 5-sty flat, on lot 26.8x100.11, near Lenox av, resold for Emanuel Glauber to Max Brill, by Sugarman & Kahn. The seller purchased the property last week through the same brokers.

114TH ST, 337-339 East, 6-sty tenement, on plot 40x100.11, near 1st av, sold by Richard W. Horner to Louis Leo.

122D ST, 107 West, 3-sty dwelling, on lot 19x100.11, sold for Lowenfeld & Prager to Bertha Nissenson by A. Blumenthal. The seller purchased the property last month from the Randall estate at an auction sale conducted by Joseph P. Day.

124TH ST, 7 East, 3-sty dwelling, on lot 20x100.1, resold by Leopold Hellinger to Thomas J. O'Neill for occupancy.

144TH ST, 560 West, 6-sty apartment, on plot 100x99.11, sold by the Bancroft Holding Co. to buyer said to be the New York Realty & Security Co. The structure was built about 5 years ago by the Young Realty Construction Co.

150TH ST, 548 West, 3-sty and basement private dwelling, on lot 17x99.11, sold for Sadie Klein to a client for occupancy, by Moore, Schutte & Co.

160TH ST, West, s s, 475 ft. west of Broadway, plot 100x250, running through to Riverside Drive, sold by Henry Corn to Nathan Wilson, who will improve the site with apartment houses.

RIVERSIDE DRIVE, s e cor 75th st, 5-sty American basement dwelling, on plot 37x81.7, sold for H. A. Vail to E. E. Olcott for occupancy, by Pease & Elliman.

ST. NICHOLAS AV, 1553, 5-sty apartment house, "The Belfort," on plot 44.6x105, near 187th st, sold for the Bogan Realty Co. to Emma Baumann, for investment, by Norman Denzer.

ST. NICHOLAS AV, 783, 3-sty dwelling, on lot 20x85, reported sold by Hedwig Glass.

WEST END AV and 98th st, 12-sty high class apartment, with frontage of 75.8 ft. on West End av and 100 ft. on 98th st, sold for the Salisbury Realty Co., Edgar A. Levy, president, to Morris C. Lichten and Julius Heiman, who gave in exchange the 11-sty loft building, on plot 50x92, at 36 and 38 West 20th st; also the Clark apartment house, a 6-sty structure, on a plot 50x113.4, at the northeast corner of Madison av and 87th st. The building contains 7 duplex apartments and 17 simplex apartments and has a rental of over $60,000. It is one of the first of the modern houses in the upper West End section and has been fully tenanted since completion. The property has been held at $600,000 and close to that figure was obtained. The building was built from plans by Messrs. Schwartz & Gross at an estimated cost of $375,000. Mark Rafalsky & Co., who negotiated the deal, have been appointed agents of the property.

WEST END AV, 372-378, and 262 West 78th st, five 5-sty dwellings, comprising frontage of 83.2 ft. on West End av and 67 ft. on West 78th st, sold by Minnie D. Brown to a building concern in which George Backer and Arnstein & Levy are believed to be interested. The buyers plan to erect a 12-sty high class apartment house.

5TH AV, n w cor 129th st, 6-sty elevator apartment, on plot 99.11x110, sold for the Greenwich Savings Bank to the Airmor Co., a client of Thos. F. Roys, by Goodale, Perry & Dwight, for $225,000.

5TH AV, 882, plot 30x175, south of 70th st, sold for August Heckscher to the Wampage Realty Co., S. H. P. Pell, president, by Clark T. Chambers and Osgood Pell. In exchange the realty company gave a tract of about 60 acres, containing about 960 lots, known as Wampage Shores, in the Sands Point section of Long Island. The property consists of a peninsula jutting into Manhasset Bay, having a water frontage of about a mile; also a large amount of upland. In addition to the land, 6 dwellings of modern construction, a yacht club house and a bathing pavilion are included. It was held free and clear of mortgage and was valued at about $450,000, at which price it is said to have figured in the present deal. The 5th av plot was mortgaged for $200,000 and was put in the trade at $350,000.

Bronx.

GROTE ST, s s, 33 ft. east of Prospect av, plot of 4½ lots, sold for the Jus Realty Corporation to a client, by Frederick Zittel & Sons.

BATHGATE AV, 1699, plot 50x114, near Wendover av, sold for a client to the Bloom Realty Corporation by H. J. Radin. The buyer will erect a 6-sty tenement with stores. The

same company recently purchased a plot on the east side of Bathgate av, 150 ft. south of 147th st, 50x115.6, which will also be improved with tenements.

BATHGATE AV, 1865-1869, and 499 East 176th st, three 5-sty apartment houses, on plot 108x129.5, sold by the Queen May Co. to the Erie Basin Improvement Co., which gave in part payment the plot, 200x177.56, in Inwood av, running through to Cromwell av, fronting 200 ft. in each avenue, and being 350 ft. south of East 170th st. The deal involved about $200,000. The deal was negotiated through J. Clarence Davies and H. T. Wood.

BATHGATE AV, 2279, one family dwelling, on lot 25x100, sold for George Monk to Anna McSweeney by Clement H. Smith.

BRYANT AV, n e cor 172d st, 3-sty brick dwelling, on lot 20x100, sold for Samuel Resnik to Mrs. I. Winter, for occupancy, by Edward Polak. The buyer gave in part payment lots 81 and 82 in the Waring Estate on Gifford av.

COLLEGE AV, 1340, 2-sty frame dwelling, on lot 25x100, sold for a client to a Mrs. Marky by Clement H. Smith.

CROTONA PARKWAY, n e cor Hornaday pl, vacant, plot 50x100, sold for Bertha and Jennie Brasch to Fraser & Berau, by A. & H. Bloch, as attorneys. The buyers gave in part payment the dwelling 413 Throop av, Brooklyn. Fraser & Berau, former Brooklyn builders, are erecting five apartment houses on 182d st and Crotona Parkway.

GRAND AV, s w cor 184th st, 1-family dwelling on plot 50x90, sold for D. W. Moran to a client by S. J. Taylor.

SOUTHERN BOULEVARD, n w c 185th st, 5-sty apartment house, on plot 40x120, sold by the Cioffi Co. to the Benenson Realty Co., which gave in part payment the northwest corner of 165th st and Hall pl, a plot containing about 7,300 sq. ft., which will be improved with an apartment house. The Southern Boulevard corner was held at $60,000. The broker was A. Blumenthal.

Brooklyn.

DECATUR ST, 542, 2-sty and basement brownstone private residence, on lot 18x100, sold for the J. & B. Leslie Co. to A. Tralle, by Ketcham Bros.

DEVOE ST, 196, 3-sty and basement frame dwelling, 25x100, sold for Henry A. Fisher, Jr., to Isidor Ressler by Westervelt Prentice.

ELMORE PL, 659, 1½-sty stucco bungalow, sold for Arthur H. Strong to George W. Wilkie by C. B. Gwathmey. The consideration was $13,500.

ELDERTS LA, 378, 2-sty and basement stone dwelling, sold by the Rapelyea Co., builders to Charles Nubling.

FULTON ST, 2172-2202, sixteen 4-sty flats, with stores, each on lot 20x100, sold for Rudolph C. Bacher to Mrs. Esther Tapalow by Nathan Grunberg. Mrs. Tapalow gave in exchange 1007 to 1013 Putnam av, two 4-sty flats, each on plot 40x100; also the 3-sty frame dwelling, on a lot 24x90, at 553 Graham av, and the 3-sty flat, on lot 25x125, at 182 Evergreen av. The transaction involved about $239,000.

LINCOLN PL, 152, 3-sty and basement dwelling, on lot 20x100, sold for Mrs. Margaret Reid to a client of the Jerome Property Corporation, by Henry Pierson & Co.

MONROE ST, 176, 3-sty and basement dwelling, sold for T. L. Van Norden to M. Hyde for occupancy, by Studwell & Burkhard.

PARK PL, 297, 2-sty dwelling, sold for Walter H. Dodd to Robert Jensen by Henry Pierson & Co., Inc.

1ST PL, 4-sty brownstone dwelling, on lot 20x133, sold for Mary A. Clarke to a client for occupancy, by Howard C. Pyle & Co.

BAY 24TH ST, e s, 200 ft. n of Benson av, 4 lots on plot 80x100, sold for Mrs. Rose Rodier to Edgar R. Mead by William G. Morrisey.

53D ST, 631, 2-sty and cellar brick, 2 family dwelling, on plot 20x100, sold for Edward Seeman to Louis Owenhousen, for occupancy, by Tutino & Cerny.

58TH ST, n s, 240 ft. east of 21st av, 3 lots on plot 60x100, sold by Henrietta Franz to Dr. George W. Heatley, who gave in exchange 7709 19th av, a 2-sty and cellar brick building on lot 20x100. The deal was negotiated by William G. Morrisey.

AV I, n e c East 18th st, a detached dwelling, on plot 40x100, sold for the Ascutney Realty Co. to W. T. Sayre for occupancy, by William H. Goldbery.

ALBEMARLE RD, s w cor Marlborough rd, plot 100x130, sold by Mrs. J. C. Woodhull to Oliver G. Carter for occupancy. The house is said to be one of the best built dwellings in the section, having been erected by Jesse C. Woodhull, the lumberman, in the early part of 1905. It is assessed at $35,500.

CLASSON AV, 108-116, 2-sty brick factory building, on plot 135x100, between Flushing and Park avs, sold for the Classon Ave. Co. to a manufacturer for occupancy, by Howard C. Pyle & Co.

FOSTER AV, s ec East 19th st, plot 100x150, sold for Naval Officer F. J. H. Kracke to E. R. Strong by N. M. King. The buyer will erect 3 bungalows.

LAFAYETTE AV, 477, 3-sty and basement dwelling, sold for the Herman Co. to May McGowan for occupancy, by Howard C. Pyle & Co.

NEW YORK AV, 248, 250, 252, three 4-sty apartment houses, each on plot 30x100, and held for $95,000, sold for Louis Bevier, Jr., to Albert G. Nagley, Jr., by Nelson & Lee, Inc.

PUTNAM AV, 950, 2-sty and basement, 2-family brownstone dwelling, on lot 18x100, sold by Dr. W. Dillon to Edward A. Ireland, by Ketcham Bros.

2D AV, n e c 65th st, vacant plot, 100x100, sold for S. A. Ryken to a client by Howard C. Pyle & Co.

Queens.

LONG ISLAND CITY.—The Cross & Brown Company has sold for Howard M. Nesmith plot 75x100 on the east side of Marion st, 238 ft. north of Pierce av, Long Island City.

RIDGEWOOD.—The G. X. Mathews Co. sold the 6-family brick building, on lot 27.6x100, at 714 Forest av, to Minnie Goennewich for $13,000

Richmond.

MARINERS HARBOR.—J. Sterling Drake has sold for Amy Hope Boville and Helen Hope Williams to Anthony Bertino a plot 50x100 on Wellington av, Commerce Park. Mr. Bertino will improve with a residence for himself.

Nearby Cities.

NEWARK, N. J.—The Union Building Co., Morris Rachlin, president, has bought from Albert A. Allen and others, 607 Broad st, a 3-sty mercantile building, on lot 20x177. The Union Building Co. gave in part payment the two new 4-sty brick apartment houses known as the Monticello and Fairfax, located at 557-561 Clinton av, opposite Hedden Terrace, in the Clinton Hill section. The office of Lathrop Anderson represented the owners of 607 Broad st, and Louis Schlesinger, vice-president, and I. J. Rachlin, secretary, represented the Union Building Co. in the negotiations. The total amount involved is nearly $300,000.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—The residence of the late C. C. Clark, for many years vice-president of the New York Central Railroad, has been sold by Nichols & Hobbie. The property consists of 10 acres, adjoining the estate of V. Everitt Macy and opposite the estate of W. W. Law. It was valued at $30,000. W. B. Stewart of New York is the buyer. He will make it his all year home.

CENTRE ISLAND, N. Y.—Mr. George Bullock has sold his country estate of 20 acres on Oyster Bay to a Mr. Smith. It was held at $175,000. L'Ecluse, Washburn & Co., Inc., were the brokers. Mr. Bullock already has his plans out for his new residence on Moses Point, Centre Island.

EL MORA, N. J.—J. W. Doolittle sold to James A. Marble the semi-bungalow, on a plot 50x140, in Summit rd, near Park av, and to John W. Livingston a Colonial house in Summit road, north of Park av. The two houses are the last remaining unsold of a group completed by the company this spring.

FLORAL PARK, L. I.—The Windsor Land and Impt. Co. sold to J. S. Considine and M. Locher each a plot 40x100 Iris av; to E. A. Kolb plot 60x100 Tulip av; to F. V. Lickens plot 40x100 Carnation av; to C. A. Burghund plot 25x153 Plainfield av; to J. Pantazi plot 60 x100 Pansy av; to W. A. Harlin plot 40x100 Verbena av.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to T. J. McCormick and F. F. Donnelly each a plot 80x100 Rosedale av; to N. J. McDonnell and M. Kelly each a plot 40x 100 Marshall st; to P. McCabe plot 60x104 Grand av; to E. Schomaker plot 60x98 Grand av and Miller st; to N. Ehransel plot 40x100 Windsor parkway; to E. Desken and D. J. Burke each a plot 40x100 Weir st; to C. W. Langham plot 40x100 Lawson st.

LARCHMONT MANOR, N. Y.—The estate of J. L. Neilson has been sold to M. Schinasi as a summer home. The property, which consists of about 4 acres of parked land with a villar and numerous outhouses, has been held at about $200,000. Mrs. Edmund W. Bodine negotiated the transaction.

LITTLE NECK, L. I.—The Rickert-Finlay Realty Co. sold to Henry McAuley, for investment, a plot on the northeast corner of Broadway and Westmoreland av, Westmoreland.

LITTLE NECK, L. I.—The Rickert-Finlay Realty Co. sold to Helen Farren for investment a plot fronting on the east side of Bayview av, 131 ft north of Broadway, Westmoreland.

MONTCLAIR, N. J.—Hughes & Whitby sold the Ellis estate, at the corner of South Mountain av and the Llewelyn rd, to W. Wikstrom. The property includes a large dwelling and stable and several hundred feet on both streets, which will be improved by 3 additional residences costing about $15,000 each. The amount involved is about $45,000, exclusive of proposed improvements.

NEW ROCHELLE, N. Y.—The Westman Realty Co. sold for the L. D. Huntington estate to the Thannhauser Film Corporation 8 lots, 100x250x100, in Main and Evans sts and Huntington pl. The property was held at $20,000. The same company owns property in the opposite of Evans st. It is the intention of the company to erect a studio building on the property just acquired, at a cost of about $100,000. Work will probably be commenced next autumn.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to K. Murphy plot 40x100 Perkins av; to M. H. Robinson plot 60x100, and to M. K. Dugan plot 40x100 Windsor parkway; to H. and H. Stampe and O. E. Huebner each plot 40x100 Yost parkway; to W. and M. Talbett a plot 20x92 Hoke av.

OSSINING, N. Y.—Nichols & Hobbie have sold for the estate of Francis Larkin to Mrs. George R. Rigdon, of Syracuse, N. Y., Ridge Farm. It consists of 75 acres, with a stucco dwelling and various outbuildings. The property commands a view of the Hudson for 40 miles and also the Blue Mountains of Pennsylvania. The Larkin family has owned the property for more than 50 years, and has held it at $75,000.

PELHAM MANOR, N. Y.—R. Clifford Black, a member of the firm of Black, Starr & Frost, 48th st and 5th av, has purchased from Payson Merrill, receiver for Martin J. Condon, Mr. Condon's residence. The buildings on the property, which consists of about 5½ acres, on the corner of the Esplande and Boston Post road,

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(Rural and Sub. Cont'd.)

cost about $250,000. Kenneth Mygatt was the broker.

PLAINFIELD, N. J.—Alfred E. Muller has purchased for his summer home through Nelson & Lee, Inc., the 15-room private residence, situated at the corner of Plainfield av and 7th st. This is located in one of the best sections of Plainfield and has private grounds 132x150. This property was held at $20,000.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to J. Donohue plot 40x100 Chestnut st; to D. Uhl plot 50x104 Lake View av.

RYE, N. Y.—Warren & Skillin have sold for S. Roger Mitchell about 2½ acres corner of Forest av and Manuersing av to a client, who will build for his own occupancy.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co sold to R. Connelly plot 40x100 Rockaway parkway and another 100x110 Euclid st and Rockaway parkway; to A. V. Cucio plot 40x100 Fenimore st; to J. Tuffey plot 40x100 Sheridan st and Rockaway parkway; to J. Kocher plot 60x100 Beverly parkway; to S. Hynes plot 40x100 Chester st and Grove av; to C. Krall plot 80x100 Morris parkway and Grove av, and another 40x100 Grove av and Decker st; to J. McCusker plot 40x97 St. Marks pl; to C. Farrell plot 40x100 Maujer st.

YONKERS, N. Y.—A. K. Shipman has sold for John Lewis the frame and stucco dwelling at 78 Grassy lane to John Priesach, and for John Tansy, Jr., the adjoining plot, 77 Grassy lane, to the same purchaser.

LEASES.

Manhattan.

PEASE & ELLIMAN leased in the Liberty Tower at the northwest corner Nassau and Liberty sts, a suite of offices to G. H. Black; also in 123 Liberty st space to Samuel C Watts and the Rose Press.

DOUGLAS L. ELLIMAN & CO., INC., leased for a long term of years 134 East 73d st, a 3-sty dwelling, on lot 15x100, for John K. Turton to Mrs. L. V. Ralston; an apartment comprising an entire floor in the new building at 3 East 85th st to J. G. Zachry; also for James A. Hearn an apartment in the "Ardea," at 31 West 12th st, to P. H. Vernon; also apartments in "Arthur Hall," 96th st and Madison av, to A. Collier and I. Keller.

G. W. BARNEY leased to Isaac Finkelstein the store in 83 West Broadway; also to Burrelle's Press Clipping Bureau, of 45 Lafayette st, the 2d loft in 60 Warren st; also to the International Plumbing Specialty Co. the 2d loft in 143 Chambers st, and to the Blackman Talking Machine Co., of 97 Chambers st, the basement in 79 Reade st.

O. D. & H. V. DIKE leased space in the Candler Building to the International Press Service, of 220 West 42d st; Lansing Campbell, of 145 West 45th st; the Magic Mist; J. M. Bonelli; the Van Horn Co., of 263 West 42d st; the Exclusive Supply Co.; Joseph B. Rosenback, of the World Building; Emanuel A. Eichner, of 53 Park row; Dr. Frank Edward Seeley; Lake Hopatcong Utilities Realty Co.; M. B. Ross; Joseph A. Oudin; General Sales Co.; H. A. F. Holding Co.; Ada M. Riley; Barber-Osgood Co.; J. Parker Read, Jr.; Sanitarium Equipment Co.; Henry L. Brittain; Lewis Publishing Co., of 265 Broadway; Carl A. Willat.

N. C. LATTERNER, representing Kayser & Allman, of Philadelphia, wholesale and retail wall paper dealers, leased the 3d floor in 2 West 45th st for 10 years. The lessees are among the oldest wall paper distributors in America, having been in business for over 43 years.

JOHN PETERS leased for Betti Muller to the Liberty Commercial Co. for a term of years a large double store in 233 East 14th st.

FREDERICK FOX & CO. leased for Charles Kaye, from the plans, to Hirsch & Cohen, Inc., large manufacturers of costumes, now on West 26th st, the 10th and 11th lofts, containing 25,000 sq. ft. of space in the new 20-sty Kaye Building, now in course of construction and which will be ready for occupancy about December 1, at the southeast corner of Madison av and 30th st. The lease is for a long term of years at an aggregate rental of about $100,000. Over 125,000 sq. ft. of space has now been leased in this building from the plans.

DAVID CHENKEN leased the four 5-sty tenements at 55 to 61 East 101st st to Jacob Klebanoff.

THE CROSS & BROWN CO. leased the 10th floor in the Schneider Anderson Bldg. at 16 and 18 West 46th st to Chopak & Rosenberg, ladies' tailors for a term of years. Robert R. Brown representing the tenant; also leased for Lucy S. Morrow the entire building at 60 West 10th st to Mary S. Dempsey, who will occupy the same as an un-to-date millinery establishment; also the entire buildings at 44 West 37th st for the estate of John McKeon and 46 West 37th st for Frances T. Perry to a client, who will alter both houses into stores, studios and apartments, which will be ready for occupancy in September.

THE DUROSS CO. leased the 5-sty building at 134 and 136 West 10th st, running through to 9 and 11 Christopher st to the R. J. Donovan Co., of 213 West 50th st, contractors, for a term of years.

J. C. EINSTEIN CO., INC., leased the store and basement in 603 Broadway to Widman & Kaufman, of 316 Church st, dealers in laces and embroideries; also for the Gibson Construction Co., space in 49 to 53 East 21st st to Philip Gurian, Jr.

LEO J. FISHEL leased the 7th floor in 33 to 43 West 33d st to Himmel & Isaacs, of 561 Broadway, from Feb. 1, 1914. The 10th floor in the same building was leased to the Drezwell Co. for 5 years from the same date at an annual rental of $7,000.

FREDERICK FOX & CO. leased the 12th loft in 352 4th av, through to 53 to 60 East 25th st, to A. L. Eisenstaedt Co., of 7 East 20th st; also space in 904 to 910 Broadway to Arthur Siegman & Co., of 5 Union Square.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the McKeon Realty Co., for a long term of years at an aggregate rental of $200,000, the store, basement, 1st and 2d lofts in the new building at 424 to 428 West 33d st, to the Library Bureau, for occupancy by their mechanical department, located for many years in the Varick Building at 248 West st.

EDGAR A. MANNING leased the 4-sty dwelling at 63 West 46th st for the Helenita Realty Co. to Sarah G. Thompson and D'Ette Merrick.

THE CHARLES F. NOYES CO. leased the store and basement in 24 East 23d st for the estate of Charles W. Smith to the Belmore Lunch Co. for 10 years at an aggregate rental of about $85,000.

GEO R. READ & CO. leased the ground floor in the Mattlage Building, at the southwest corner of Greenwich and Warren sts to the Century Bank, and for Horace S. Ely & Co., the building at 588 Greenwich st to John A. Moore for a term of 5 years.

H. C. SENIOR & CO. leased for Georgiana Brower, the 3-sty American basement dwelling at 246 West 103d st to Rose Douras, for a term of years.

SHAW & CO. leased dwellings at 10 East 128th st for Mary Bobst; 245 Lenox av for Frank Wanier; 104 West 122d st for Mary E. McGroughran, and 263 West 121st st for Charles A. Yost.

SOLOMON STERN leased space in 31 and 33 East 27th st to Miklos & Goldstein, of 31 East 27th st, Tebbs Hyman, Ltd., Munder-Thomson Co., of 31 East 27th st, and Frothall Manufacturing Co.

MARK RAFALSKY & CO. rented for the Echo Investing Corporation the following space in the building at 212 5th av and 1134 Broadway, corner of 26th st: The Scranton Lace Co., now located at 141 to 147 5th av, with main offices in Scranton, Pa., the 18th floor for 10 years; the Eastern Rug & Trading Co., the 6th floor for a term of 5 years and to Kuppenheimer & Co., clothier, with main offices and factory in Chicago, the 5th floor.

THE ALLIANCE REALTY CO., William H. Chesebrough, president, leased to Mitchell Kennerley, a publisher, for a term of 15 years the dwelling at 32 West 58th st, which is being made over into a 6-sty business and apartment building. Mr. Kennerley will occupy the basement, 1st and and 2d floors, and will sublet the other floors, which will be given to apartments. The rental for the term of the lease will amount to about $200,000.

JAMES E. BARRY & CO. leased the store at the southwest corner of Broadway and 165th st to Thomas Murray, of 643 9th av, for a term of years for cafe purposes.

THE CROSS & BROWN CO. leased for a term of years to E. B. Meyrowitz, Inc., opticians, the store and basement at 615 5th av. The store has been held at $20,000 and will be used by the tenants as a branch.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for the Graf Realty Holding Co. the 3d floor in 119 to 125 West 24th st to the Journal Waist Co., of 153 West 23d st, for a long term of years.

M. & L. HESS leased the 4th loft in 45 and 47 East 20th st to Gottschalk, Dreyfuss & Davis, of London; the 2d loft in 19 East 21st st to Jennie Simon, and the westerly 5th loft in 28 to 32 West 36th st to R. Simon & Co., of 28 East 10th st.

ISIDOR KEMPNER leased for the Wine Growers' Association the store in 1804 Amsterdam av to the Washington Market Co. and the store in 1801 Amsterdam av for L. Vogel to S. Mele.

MOORE, SCHUTTE & CO. leased for Mrs. Mary McCrane O'Brien 471 West 141st st, a 4-sty American basement private dwelling, to a client for a term of years.

OGDEN & CLARKSON leased the 4-sty building at 336 6th av for the Bradish Johnson Estate, Inc., for a term of years to Harry Goldman, an importer of art goods, who will occupy the building for his own use. The property was held at a rental of $10,000 per annum.

PEASE & ELLIMAN rented the 4-sty dwelling at 123 West 69th st to Dr. E. D. Klots for a term of 5 years.

VASA K. BRACHER leased to Charles D. Hilles, formerly secretary to ex-President Taft, an apartment of 9 rooms and 3 baths, in Stanley Court, at 301 West 106th st.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new 9-sty apartment building at 146 East 49th st to Dr. F. Montgomery Smith; also a large apartment comprising an entire floor at 3 East 85th st, to Donald W. Brown, of the Cross & Brown Co.; also the entire 4th floor of 930 Madison av to Miss Annie Douglass Seetwood.

SALON MYRA, ladies wear, has sub-leased the 1st floor of 43 West 36th st.

DUROSS CO. leased to John Boyle Hart the house 323 West 18th st; for the estate of Lawrence Mulry to Frank Denardo the house 38 Bedford st, and for the estate of N. F. Nack 38 Grove st to Charles F. Burnham.

LEO J. FISHEL leased for William Waldorf Astor in the building being erected at 323 to 327 5th av the north half of the 3d floor to Lehman & Co., leather goods, now at 513 Broadway; and the south half to Bernard Rice's Sons, silver novelties. Both leases are for a term of years from Feb. 1, 1914.

THE WILLIAM S. ANDERSON CO. leased the 3-sty dwelling at 236 East 72d st for Angela M. C. Worden to Dr. Jacob Rosenblueth, of 348 East 72d st.

BARNETT & CO. leased the store and basement in 18 West 125th st to the Metropolitan Furnishing Co.; also the store in 18 East 125th st to Lovejoy Cloak & Suit Co., of 835 Westchester av; also the store in 62 East 125th st to

the Manhattan Confectionery Co.; also the dwelling at 116 East 128th st to Albert Wallace.

MRS. HERMAONE H. CLARK leased the dwelling at 258 West 78th st to Frederick G. Lee for a term of three years from October 1.

THE DUROSS CO. leased to Sulzberger & Sons Co., of 406 East 47th st space in 50 10th av; also the 6th loft in 11 West 20th st to McCormack & Co., of 74 Broadway; also the store and basement in 255 West 18th st to Rabinowitz & Polonsky; also to the F. Battaglia Co. the store in 69 Gansevoort st; to Philip Corelli 687 Hudson st; to the Willets Manufacturing Co., of 26 9th av; the store in 673 Hudson st; to Louis J. Sice the store in 669 Hudson st; and to Horace E. Demorest, of 677 Hudson st, the store at 24 9th av.

THE GUARANTOR REALTY CORPORATION, in connection with Alexander Hess, leased a store in the Bryant Arcade Building to Benjamin M. Levoy, optician, of 24 East 23d st, for a term of years at a rental aggregating over $100,000.

GEORGE V. McNALLY rented the corner store in 3539 Broadway to the Baggage Shop.

ADOLPH MEYER leased the 4-sty building at 1439 Broadway for a long term to Ritchie & Cornell, merchant tailors, who operate a large chain of stores throughout the country. This is their 9th store in Manhattan.

H. C. SENIOR & CO. leased for Susie Scott Hall the 5-sty American basement dwelling at 325 West 137th st to Mrs. M. Mulhern.

CARSTEIN & LINNEKIN rented for the Dunmore Worsted Co. the entire 15th floor in the Clarendon Building at the southeast corner of 4th av and 18th st, to Louis Rubinstein & Co., woolens.

PEASE & ELLIMAN leased for a term of years the store and basement in 33 Maiden lane for the Dennett Surpassing Coffee Co. to a client who, after alterations, will occupy the premises as a lunch room and restaurant; also leased for Joseph L. Delafield to E. W. Burt, of Boston, for a term of years, the store and basement in 42 Maiden lane. Cammann, Voorhees & Floyd were associated as brokers. Also leased to the Irving Hat Co., of 36 East 23d st, for a long term of years, in the property at the northeast corner of Delancey and Ludlow sts for Marcus Jalien and the Crystal Drug Co. the entire store and second floor. Extensive alterations will be made and the premises occupied as a branch establishment.

Bronx.

ERNST & CAHN leased for Bertha Drucker the two new law buildings at 1121 Fulton av and 761 Trinity av for 5 years at a total aggregate rental of $30,000; also for Jennie Freed the southeast corner of Honeywell av and 179th st, a 4-sty new-law building for three years, at an agregate rental of $8,000.

THE BRONX COUNTY CONSTRUCTION CO. leased a store at the southwest corner of Tremont and Marmion av to Fox & Goldstein for 10 years; also through Alfred D. Sana the plot 40x115 at the northeast corner of Tremont and Marmion av.

DIVIDEND NOTICE

FULTON TRUST COMPANY OF NEW YORK.
149 Broadway, New York City,
June 19, 1913.
42ND CONSECUTIVE SEMI-ANNUAL DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT. is payable on July 1, 1913, to stockholders of record at the close of business 3 P. M., June 23, 1913.

CHARLES M. VAN KLEECK,
Secretary.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

AGGRESSIVE, capable young man, 25, now with reputable house, 5 years' experience renting and collecting, desires connection, preferably in midtown section. Nominal salary. Best references. Box 5, Record & Guide.

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Brooklyn.

FRANK A. SEAVER leased the 1-family frame cottage at 215 67th st to Charles Bissinger for a term of years; the 2-family frame detached cottage at 1265 78th st to E. & H. Brockman; apartment 4B in 304 68th st to G. Ballard; the 1-family brick house at 138 Senator st to P. Page; an apartment 4A in "The Catherine," at 6809 3d av to W. C. Connelly; the 1st apartment of the 2-family limestone house at 350 72d st to F. Herrschaft; the 1-family frame detached cottage at 1232 82d st to Wm. Lenehan; the parlor floor and basement of the 2-family brownstone house at 358 Senator st to Dr. J. F. Bourke.

Queens.

LEWIS H. MAY & CO. have leased for Harry N. Smith cottage on Chanler av to Fred Newgass; for P. A. Geoghegan, cottage at Simis Beach to Eugene K. Campbell; for Charles Hood cottage on Seneca st to Leon Meyer; for Mrs. Sarah C. Lockwood cottage on Clark av to Simon Bergman; for Mrs. Ida G. Doolittle, cottage on Crescent st to William D. Bleier; for Mrs. Marie O'Reilly, cottage on Neilson av to Dr. Herman Schwarz.

Suburban.

HERBERT A. SHERMAN leased at Fieldston, Riverdale-on-Hudson, for the Delafield estate to J. M. R. Lyeth, a 3-sty stucco dwelling, now being completed, on plot 75x145, for a term of three years with the privilege of purchasing.

DE BLOIS & ELDRIDGE leased for Mrs. Fitzhugh Whitehouse her place known as Eastbourne Lodge, on Rhode Island av, Newport, R. I., to Robert Goelet for the summer.

THE HOLLAND CO. leased to the Young Women's Christian Association of Newark for the summer the William Scott mansion at Boonton, N. J.

CLIFFORD N. SHURMAN leased the William Crittenden Adams estate at Glen Cove to James B. Clews, the banker, for the season. Near by are the places of J. P. Morgan, Jr., H. P. Davison, Levi C. Weir, William D. Guthrie, George R. Sheldon and Paul Cravath.

REAL ESTATE NOTES.

THE CROSS & BROWN CO. has been appointed agent for the building 44-46 West 37th st.

THE BULKLEY & HORTON CO. has been appointed managing agent for the St. Regis on Bedford av, southwest corner of Dean st.

JOHN MATHIEU, formerly with A. E. Toussant, is now connected with the office of Mark Rafalsky & Co. at 2421 Broadway.

W. B. OLIVE, for several years with the John Thompson Co. of Brooklyn, is now associated with the Nicholls-Ritter Realty Co.

CHARLES B. HEYDT is the buyer of the Ira Cole place at Norwalk, Conn., sold last Saturday at public auction for $15,700 by Joseph P. Day.

DAVID J. OLIVER, who has been connected with the office of David Stewart for the last 18 years, will sever his connection with that office on July 1st.

CROSS & BROWN CO. has been appointed rental and management agent for the 6-sty business building 8-10 West 45th st and the new 7-sty business building 16 West 45th st.

DR. ELI LONG is the buyer of the dwelling at 325 West 88th st, the sale of which by Gertrude A. Vanderbeck, through Slawson & Hobbs, was reported recently.

GEO. V. McNALLY has been appointed agent for an apartment in course of construction at 602 to 608 West 190th st; also at 153 and 155 Amsterdam av and the southeast corner of 66th st and Amsterdam av.

THOMAS F. ROYS was associated as broker with Goodale, Perry & Dwight in the sale of the Hawarden Hall apartment house at the northwest corner of 5th av and 129th st, for the Greenwich Savings Bank to the Airmor Co.

MRS. HERMAONE H. CLARK, as the owner of 258 West 78th st, the sale of which was reported last week, states that she did not sell the property, but leased it to Frederick G. Lee, of the Broadway Trust Co., for a term of 3 years from October 1, 1913.

THE DOUGLAS ROBINSON-CHAS S. BROWN CO. has been appointed managing and renting agent of the Johnston Building, 30 Broad st, also of the Russell Sage Foundation Building, at the southeast corner of Lexington av and 22d st, as yet uncompleted.

JOSEPH P. DAY, after his remarkable performance at Morris Park last week, in being on the auction stand for 10 hours a day for 12 days, goes on the stand again to-day at Queens Manor, Queens, L. I., where he will sell 523 lots and 14 houses.

M. MORGENTHAU, JR., CO., placed for the Alert Construction Co. two mortgages of $24,500 each on the new 5-sty buildings, 25x100 each, in Marmion av, at the northwest corner of Fairmount pl and the southwest corner of Elsmere pl, in the Bronx.

JOHN B. McDONALD, the subway builder, left an estate of $1,271,111, according to an appraisal filed in the Surrogate's Court. His realty included 200 acres on Westchester Creek and Long Island Sound, valued at $770,000, but reduced by mortgages of $374,330 and assessments of $31,000.

IT IS RUMORED that the recently completed 8-sty commercial building at 337-347 West 37th st has been sold by the St. John's Park Realty Co. to an investor. The building was recently leased to the American Tobacco Co. for 10 years at an annual rental of $24,000, with renewal privileges.

WATERFRONT IMPROVEMENT.—The Board of Estimate will hold a public hearing on July 3, 1913, at 10.30 a. m., in room 16, City Hall, with reference to the condemnation proceedings

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involved in the improvement of the waterfront between former Pier Old No. 26, Peck Slip and Brooklyn Bridge property, Roosevelt st, East River.

MRS. J. VANKIRK THOMPSON, of Pittsburgh and New York, is the purchaser of the two estates at Rhinebeck sold recently by Henry Schwarzwalder and Conrad Stein through G. A. Derschuch. The properties adjoin the residence of Jacob Ruppert on the north and are surrounded by the estates of Levi P. Morton, Tracy Dows, Vincent Astor and August Finck.

NEW PLAYGROUNDS.—The Board of Estimate will consider at its next meeting on July 26, the advisability of laying out a public playground in that section of Brooklyn bounded by Douglass st, Dumont av, Hopkinson av, Blake av, Bristol st, Dumont av, Hopkinson av and Livonia av; discontinuing Ames st, from Dumont av to Livonia av, and discontinuing Amboy st, from Dumont av to Livonia av.

EUGENE J. BUSHER has placed for the Co Free Realty Co. a loan of $51,500 at 5 per cent. for 3½ years on property 1113 Boston road, 5-sty building, 63x123; also for the S. N. Construction Co. a loan of $33,000 at 5 per cent. for 5 years on 864 East 175th st, 5-sty building, 48x94; also for E. Mullgannon a loan of $7,000 at 5½ per cent. for 3 years on a lot on the south side of East 149th st, 146 ft. east of Park av.

THE ESTATE OF MARGARET L. ZBOROWSKI, granddaughter of William Astor, has been appraised at $3,091,280. The New York realty amounted to $1,237,250, of which the largest item was 335 5th av, appraised at $1,006,250. The remainder consisted of securities. Other real estate holdings were 264-6 1st av, 404-6 East 16th st and 405 East 15th st, $88,500; 126-30 Bleecker st, $111,000; and 206 9th av, $32,500.

AS THE RESULT of petition proceedings brought by Charles Moran against Thomas Morgan, L. E. Frith, Maria L. Hoyt and others the sum of $945,100 was realized Monday at auction of 7 Morgan estate properties, located at 240 Broadway, 738 Broadway, 7 Washington pl, 1155 to 1159 Broadway, 17 to 20 Central Park West, 12 Washington pl and 255 Greene st. Joseph P. Day was the auctioneer. A. D. Moran bought in the property, representing several parties in interest.

THE BOARD OF TRUSTEES of the First Church of Christ Scientist of Staten Island have purchased as a site for a church building a plot 75x100 ft., located on Richmond Terace, St. George, S. I., which commands an unobstructed view of the harbor. Since this purchase was made the Baltimore & Ohio Railroad has announced that the coal pockets and coal buiness located at St. George will be removed to another section of Staten Island as soon as their plans can be completed.

THE BRAUDE-PAPAE CO. negotiated the recent sale of the plot, 54x81x irregular, on the east side of Hamilton pl, 81 ft. north of 136th st, at the junction of Broadway, for Mary E. J. Devlin to the Domain Realty Co., which owns adjoining property. This plot, in addition to the present adjoining holdings of the Domain Company, gives the purchaser a total frontage of 136 ft, part of this plot now being improved with a 2-sty business and theatre building. The improvement of the last purchase will be 2-sty stores, lofts and offices. This is the first transfer of this property in 60 years.

OBJECTIONABLE SUBWAY KIOSKS.—The petition of the Forty-Third Street Association, addressed to the Board of Estimate and the Public Service Commission, requesting the removal of the subway kiosks at Madison av and 42d st, was referred by the Board of Estimate on Thursday to the President of the Borough of Manhattan.

The association is contending that an important public improvement in the heart of the city is being delayed because the question of cost is unsettled. The widening of 42d st at this busy crossing has been long delayed owing to the kiosk and the work in connection with it. The street car tracks on the northeast corner of 42d st and Madison av have been permitted to be moved almost to the sidewalk, anticipating the widening of the street, which has been delayed. Owing to this condition, serious danger is occasioned to pedestrians from passing cars.

The petition requested prompt attention from the board, for the necessary steps to satisfactorily adjust the situation.

Skyscraper Printing Houses.

Skyscraper newspaper offices are to be built in San Francisco for the Call, in Seattle for the Times and at Wilmington (Del.) for the News. The Call building will be the highest in Frisco, 25 stories.

Architecture and School Hygiene.

"The Relation of School Architecture to School Hygiene" will be one of the important topics on the program at the Fourth international Congress on School Hygiene, which is to be held at Buffalo August 25-30.

A special symposium is being arranged on the subject of school illumination by the Society of Illuminating Engineers. Dr. James Kerr, of London, England, for many years an active member in London Council, and an international figure in affairs relating to school hygiene, will read a paper on "The Illumination of Class Rooms." "Re-circulation and Ventilation" is the title of the paper to be given by Dr. Luther Gulick, of New York.

Other papers on the subject of architecture will be read by Frank Irving Cooper, president of the Boston Society of Heating and Ventilating Engineers, who will speak on "The Planning of School Houses Against the Fire Hazard," and by Prof. Theodore Hough, of the University of Virginia on "Some Aspects of the Problem of Ventilation."

BUILDING MATERIALS.

(Continued from page 1280)

subsequent to a number of meetings that had been called in the Palatine Hotel in Newburgh to which many manufacturers had been invited including Hiram Merritt, Denton Fowler, Jr., William K. Hammond, Edwin Breckway among others. This meeting, the witness stated, was an informal one at which a general discussion took place regarding the legality of such an organization contemplated, there apparently having been considerable doubt, in view of the decisions handed down in the Standard Oil and Tobacco cases a short time previous to the conference up the river. Subsequent meetings were held, the witness testified, at which Robert M. Patterson, the corporation lawyer, of this city, was invited to be present to give them an insight into the legal status of such an organization as the brick makers then contemplated forming. Witness remembered that following the first meeting on June 23, 1911, in this city another meeting was held in Newburgh on July 3, 1911, when Mr. Patterson went very fully into the interpretation of both the Sherman and the Donnelly anti-monopoly laws in the light of the Tobacco and Standard Oil decisions. Witness said that the reason the manufacturers went into these laws and decisions so carefully was to make sure that they were entirely within their rights in forming such a company and that if they finally did decide to take such action they wanted to make sure that their company would not be susceptible to attack by the courts. It was shown that Mr. Patterson, in reply to a query, wrote that not only were the manufacturers entirely within their rights, but that he (Mr. Patterson) did not want to have anything to do with a corporation that was formed in violation of the law nor with men who contemplated the violation of any statute.

On July 10, 1911, the Greater New York Brick Company, which previously had been chartered as a corporation in Albany, opened offices and began business at 103 Park avenue, New York, and to show that the officers and directors were even at that time acting cautiously in the matter of keeping safely within the law, a letter written by Mr. Patterson bearing date of August 29, 1911, was offered as defendant's exhibit 1 in which he cautioned the Greater New York Brick Company against possible rebating or discrimination on the parts of barge captains, pointing out a possible prison penalty for violation of this provision in the law. Under date of September 20, 1911, President Rose sent out a letter which was admitted as defendants' exhibit 2 in which he repeated the caution to the barge captains and instructed them to post the notice in their cabins after each captain had signed a receipt for same. The letter ended with the admonition that the company would not be responsible for any sale made, contrary to the order issued in that notice. Witness said that the order has been carried out explicitly ever since.

This evidence was accepted as tending to show that the manufacturers believed they were within their rights and not to disprove the giving of rebates, no such allegation having been made in this case.

Not Bound by Contracts.

When Edwin Brockway, probably the oldest active brick maker in the Hudson river district was called to the stand he corroborated Mr. DeNoyelles in the statement that the directors of the Greater New York Brick Company were not under contract or bond in any way to ship their output exclusively through their selling agency. He said that the 103 Park avenue concern stood in relation to both the Brockway Brick Company and the Brockway Brothers Company merely as agents or consignees and that no agreement or contract would be violated if they decided at any time not to dispose of their brick through the defendant corporation. He said further that there never had been an agreement, contract or arrangement whereby output, season's length, machine capacity of plants or prices on the market were arranged or fixed or controlled. He was very emphatic in the statement that there was no understanding regarding selling or manufacturing conditions had ever been attempted or even suggested, and fuhtrermore, his companies were at liberty to put their outputs through any agency they chose to if they did not get a price from the Greater New York Brick Company that suited them.

He showed that his knowledge of the nonexistence of such an agreement was dependable because he had attended all but two or three of the preliminary and directors' meetings since the very inception of the company and knew of every action that had been taken. In extenuation of his contention that any stockholder of the Greater New York Brick Company could sell through other agencies he cited the Richmond Brick Company, which, though a stockholder in the selling company, sold its brick very largely through other agencies.

He further referred to George Archer, of Haverstraw, and Parnell & Merritt, as stockholders, who sold through other agencies than Gnybco.

Assistant District Attorney Ellison brought out the fact at this point that the Brockway interests had sold brick outside of the Greater New York Brick Company since its organization. The court asked witness if W. H. May, an employee of the Greater New York Brick Company, had ever called his attention to the fact that the Aeolean and the Telephone Buildings were receiving brick from sources outside of the Greater New York Brick Company to which question he gave a negative answer, both to that query and to one as to whether he had ever heard a discussion to the effect that any contractor was using brick not purchased through the 103 Park avenue selling agency. He said he had never heard of any cessation of shipments on the Masonic Building because brick were purchased from the outside. He also answered negatively to the court's question as to whether he knew of any resolution suggested or introduced to refuse the granting of riding privileges to any individual or firm that did not buy brick through Gnybco, upon being recalled to the stand by Magistrate Freschi after counsel for the defense had excused him.

(Continued on page 1306.)

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

• Indicates that the property described was bid in for the plaintiff's account.

Morris Park Auction,

JOSEPH P. DAY, AUCTIONEER.

3,019 Lots Under the Hammer, at the Old Club House,—Report continued from Last Week's Paper.

•**Barnes av,** es, 100 s Lydig av, 100x100 Jas G Warner. 3,200

•**Barnes av,** es, 100 n Lydig av, 25x100; M Weiss. 875

•**Barnes av,** es, 125 n Lydig av, 25x100; B Steiner. 825

•**Barnes av,** es, 150 n Lydig av, 25x100; F Munch. 850

•**Bogart av,** ws, 125 n Brady av, 25x100; F S Burhap. 925

•**Bogart av,** es, 100 s Brady av, 25x100; E Stratigas. 850

•**Bogart av,** ws, 150 n Rhinelander av, 25x100; T J McGrath. 925

•**Bogart av,** ws, 125 s Neil av, 25x100; A Roettger. 950

•**Bogart av,** es, 125 s Neil av, 25x100; J F Pitassy. 975

•**Bogart av,** es, 275 s Neil av, 50x100; M Rosenberg. 1,950

•**Bogart av,** es, 325 s Neil av, 25x100; Mary Slayne. 925

•**Bogart av,** ws, 100 n Van Nest av, 25x 100; L Rothman. 1,325

•**Bogart av,** ws, 125 n Van Nest av, 25x 100; Macy F Gann. 1,150

•**Bogart av,** ws, 150 n Van Nest av, 25x 100; G W Leek. 1,125

•**Bogart av,** ws, 175 n Van Nest av, 50x 100; H Greenstone. 2,150

•**Bogart av,** ws, 225 n Van Nest av, 25x 100; Wm Haven. 1,075

•**Bogart av,** ws, 200 s Morris Park av, 25x100; B Weissberg. 1,100

•**Bogart av,** ws, 100 s Morris Park av, 25x100; J H Silman. 1,550

•**Bogart av,** ws, 125 s Morris Park av, 25x100; Geo Illig. 1,500

•**Bogart av,** ws, 150 s Morris Park av, 25 x100; T C Croxton. 1,375

•**Bogart av,** ws, 175 s Morris Park av, 25 x100; Michl Lawlor. 1,200

•**Bogart av,** es, 175 n Brady av, 25x100; W Katrinwsky. 800

•**Bogart av,** es, 200 n Brady av, 25x100; J W Gallagher. 750

•**Bogart av,** es, 300 n Brady av, 25x100; J M Duberstein. 775

•**Bogart av,** ws, 350 s Rhinelander av, 25x100; R Rosenfeld. 1,100

•**Bogart av,** ws, 300 s Rhinelander av, 50x100; D Schiff. 2,150

•**Bogart av,** ws, 225 s Rhinelander av, 75 x100; A Zweretzky. 3,075

•**Bogart av,** es, 275 s Rhinelander av, 50x 100; B Shwentner. 1,550

•**Bogart av,** es, 200 s Rhinelander av, 50x 100; F D Erleth. 1,600

•**Bogart av,** es, 150 s Rhinelander av, 25x 100; J J Matthews. 800

•**Bogart av,** es, 100 s Rhinelander av, 25x 100; J A Young. 800

•**Bogart av,** es, 125 n Morris Park av, 25x 100; Wm Landgrebe. 900

•**Bogart av,** es, 150 n Morris Park av, 50x100; Alfred Wabansky. 1,700

•**Bogart av,** es, 200 n Morris Park av, 25x 100; Rosina Rantz. 875

•**Bogart av,** es, 225 n Morris Park av, 25x 100; J A Stauder. 850

•**Bogart av,** es, 325 s Rhinelander av, 25x 100; H Sherman. 775

•**Bogart av,** es, 250.3 n Pierce av, 25x 100; Chas Rothschild. 800

•**Bogart av,** es, 400 s Van Nest av, 50x 100; Jno Moylan. 1,600

•**Bogart av,** es, 350 s Van Nest av, 50x 100; Arthur Rawling. 1,650

•**Bogart av,** es, 300 s Van Nest av, 50x 100; Wm Jameson. 1,650

•**Bogart av,** es, 250 s Van Nest av, 50x 100; H Sessler. 1,650

•**Brady av,** ss, 75 w Radcliff av, 25x100; Jacob Duberstein. 900

•**Brady av,** sec Bogart av, 25x100; M H Keim. 1,000

•**Brady av,** ns, 50 w Radcliff av, 50x100; C Davison. 1,850

•**Brady av,** ns, 75 e Bogart av, 25x100; A J Eisner. 850

•**Brady av,** ss, 50 w Radcliff av, 25x100; M Nerung. 775

•**Brady av,** ss, 25 w Radcliff av, 25x100; H Ferber. 825

•**Brady av,** swc Radcliff av, 25x100; S Ormstern. 1,000

•**Brady av,** ns, 75 w Radciff av, 25x100; E M Stabler. 800

•**Brady av,** ns, 25 w Radcliff av, 50x100; W Ketchum. 1,675

•**Bronx & Pelham pkway,** ss, abt 200.2 w Esplanade, 52.8x abt 95.1x50x abt 111.1; J Romaine Brown. 5,300

•**Bronx & Pelham pkway,** sec Lurting av, 105.4x177.8x100x209.8; Jno C Tomlinson. 23,600

•**Bronx & Pelham pkway,** ss, 105 e Lurting av ,26.4x118.9x25x127; F Burhap. 3,350

•**Bronx & Pelham pkway,** ss, 130.4 e Lurting av, 27.4x110.7x25x118.9; D Schiff. 3,100

•**Bronx & Pelham pkway,** ss, abt 52.8 w Hone av, 26.4x112.4x25x120.7; A Smith. 3,300

•**Bronx & Pelham pkway,** ss, 7 e Bogart av, runs e78.11xs120.7xw25xn25xw50xn120.3 to beg; D Vitelli. 9,500

•**Bronx & Pelham pkway,** nec Bogart av, runs e7xs172.11xn50 to Paulding av xn65.4 to Bogart av xne117.10 to beg; J E Clarke. 6,000

•**Bronx & Pelham pkway,** nwc Hone av, 52.8x95.11x50x112.4; N Spiegler. 8,500

•**Bronx & Pelham Parkway,** whole front from Hone to Lurting av, 210.7x198.6x200 x270.4; C F Lang. 51,900

•**Bronx & Pelham Parkway,** sec Barnes av, 64.2x89.2x83.2x85.11; J C Tomlinson, 8,300

•**Bronxdale av,** es, 302 n Morris Park av, 25.2x111.4 to Fowler av x25x114.5; R M Stern. 1,550

•**Bronxdale av,** es, 25.2 s Morris Park av, 50.4x98.4x50x92.2; E Amendola. 3,525

•**Bronxdale av,** es, 75.7 s Morris Park av, 100.9x110.9x100x98.4; Jno C Tomlinson. 6,000

•**Bronxdale av,** es, abt 176.4 s Morris Park av, 25.2x113.11x25x110.9; L Cobb. 1,650

•**Bronxdale av,** es, abt 201.6 s Morris Park av, 50.5x95.1x50x88.11; Isidor Niarcowitz. 2,850

•**Bronxdale av,** es, abt 226.9 s Morris Park av, 25.2x98.2x25x95.1; F W Cole. 1,550

•**Bronxdale av,** es, 151 n Morris Park av, 50.4x56.11x50x63; Jacob Kraus 2,450

•**Bronxdale av,** es, 201.4 n Morris Park av, 25.2x58.9x25x61.10; Abr Cohen. 1,250

•**Bronxdale av,** es, 226.4 n Morris Park av, 75.6x54.5x7ux58.9; H Hyman. 3,525

•**Bronxdale av,** sec Morris Park av, 25.2x x89x25x92.2; M Rosenberg Bros. 5,000

•**Bronxdale av,** es, abt 226 n Morris Park av, 25.2x60.8x25x58.9; Hy Dee. 975

•**Bronxdale av,** es, 25.2 n Van Nest av, 25.2x91.10x25x94.11; M G Palliser. 1,575

•**Bronxdale av,** es, 50.4 n Van Nest av, 25.2 x88.8x25x91.10; F Block. 1,250

•**Bronxdale av,** es, abt 75.6 n Van Nest av, 25.2x85.7x25x88.8; C W Winick. 1,250

•**Bronxdale av,** sec Rhinelander av, 113.6x 181.3x100x126; L McCallum. 6,650

•**Bronxdale av,** es, abt 175.1 n Van Nest av, 50.4x98.2x50x101.3; M Jashnoff. 2,750

•**Bronxdale av,** es, 100.9 n Van Nest av, 50.4x104.5x50x110.7; P S Stryker. 2,550

•**Colden av,** es, 100 s Morris Park av, 25 x100; H Shea. 1,275

•**Colden av,** es, 125 s Morris Park av, 25 x100; Mary H Kendrick. 1,225

•**Colden av,** es, 150 s Morris Park av, 25 x100; Jacob Felt. 1,150

•**Colden av,** es, 175 s Morris Park av, 50 x100; Saml Young. 2,250

•**Colden av,** es, 225 s Morris Park av, 50 x100; Cath Hynes. 3,100

•**Colden av,** es, 100 n Van Nest av, 25x 100; Margt Dwyer. 1,200

•**Colden av,** es, 125 n Van Nest av, 50x 100; P McGovern. 1,100

•**Colden av,** es, 175 n Van Nest av, 25x 100; A Wolgen. 1,125

•**Colden av,** es, 275.3 n Pierce av, 25x100; Morris Goldstein. 750

•**Colden av,** es, 325 n Rhinelander av, 25x 100; M Rosenfeld. 1,000

•**Colden av,** es, 300 n Rhinelander av, 25x 100; Jno Ketelsen. 975

•**Colden av** es, 325 n Rhinelander av, 25x 100; E P Pieme. 975

•**Colden av,** es, 300 s Neil av, 25x100; A Nolora. 1,000

•**Colden av,** es, 250 s Neil av, 50x100; N Hallen. 2,050

•**Colden av,** es, 300.3 n Pierce av, 25x100; G W Adam. 750

•**Colden av,** ws, 100 s Rhinelander av, 50x 100; J Kroker. 1,600

•**Colden av,** ws, 225 n Morris Park av, 25x100; Brand & Eurnsky. 750

•**Colden av,** es, 100 n Morris Park av, 25x100; C Gerz. 950

•**Colden av,** es, 79.10 n Lydig av, 25.5x 103.8x25x99; P H Lydor. 850

•**Colden av,** es, 105.3 n Lydig av, runs n25.9xne55.1xe59.6xs50xw103.8 to beg; E S Erenson. 1,500

•**Colden av,** ws, 100 n Rhinelander av, 25 x100; I Winegerod. 975

•**Colden av,** es, 175 n Neil av, 25x100; L Rothman. 900

•**Colden av,** es, 200 n Neil av, 25x100; G Carlisle. 900

•**Colden av,** ws, 400 n Morris Park av, 25 x100; Benj Kisser. 775

•**Colden av,** ws, 225 s Rhinelander av, 50 x100; Jacob Beck. 1,550

•**Colden av,** ws, 250 n Morris Park av, 25 x100; Herman Walker. 800

•**Colden av,** ws, 425 n Morris Park av, 50x100; H J Junemann. 1,550

•**Colden av,** ws, 150 s Rhinelander av, 25 x100; Wm Lawrie. 800

•**Colden av,** ws, 175 s Rhinelander av, 50 x100; Josie Cunningham. 1,550

•**Colden av,** ws, 100 n Morris Park av, 100 x100; Hyman Reichenthal. 4,100

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THE RECORD AND GUIDE is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

Auction Sales of the Week, Manhattan & Bronx (Continued).

[a]**Colden av,** ws, 200 n Morris Park av, 25 x100; C Castellena. 850

[a]**Colden av,** ws, 275 n Morris Park av, 50 x100; H R Mitchell. 1,600

[a]**Colden av,** ws, 325 n Morris Park av, 75x100; Clayton M Bailey. 2,400

[a]**Colden av,** ws, 225 n Morris Park av, 25 x100; Brands & Ewensky. 750

[a]**Colden av,** ws, 175 n Rhinelander av, 150x100; J H Drewry. 4,800

[a]**Colden av,** ws, 400 n Rhinelander av, —x—; Theo Fishberg. 2,900

[a]**Colden av,** ws, 100 s Neil av, 50x100; Michl Volin. 1,550

[a]**Esplanade,** nwc Hone av, runs ne139.10x n120.6xw100xs75xw25xs108.1 to beg; F Emken. 14,650

[a]**Esplanade,** nec Paulding av, 83.11x108.1 x75x145.9; L L Pulaski. 11,650

[a]**Esplanade,** nec Hone av, 55.11x129.10x50 x104.9; M G Palliser. 7,400

[a]**Esplanade,** ns, 55.11 e Lurting av, 27.11 x80.1x25x92.8; M G Palliser. 2,600

[a]**Esplanade,** ns, abt 83.08 e Lurting av, 27.11x67.7x25x80.1; J C Tomlinson. 2,750

[a]**Esplanade,** ns, 168 e Lurting av, 27.11x 79.11x25x92.6; Hy Mayer. 3,500

[a]**Esplanade,** ns, 196 e Lurting av, 27.11x 67.4x25x79.11; Jas Trombetta. 3,100

[a]**Esplanade,** ns, 112 e Lurting av, 56x 92.7x50x117.7; C H Preston. 7,750

[a]**Esplanade,** nwc Bronx & Pelham Parkway, 209.4x200.4x109.5; gore; Chas McGuire. 28,250

[a]**Esplanade,** nec Lurting av, 28x117.8x25x 105.2; Karl Meddermeiei. 5,000

[a]**Esplanade,** ns, 28 e Lurting av, 28x92.8x 25x105.2; M G Palliser. 3,700

[a]**Esplanade,** swc Hone av,, 111.10x160.5x 100x109.11; P H Schwartz. 12,950

[a]**Esplanade,** nwc Lurting av, 111.10x204.8 x100x154.7; J C Tomlinson. 19,750

[a]**Esplanade,** swc Lurting av, 111.10x190.4x 100x140.3; D M Burstein. 17,350

[a]**Esplanade,** ns, abt 55.11 e Hone av, 55.11 x79.8x50x104.9; J W Petitt. 5,700

[a]**Fowler av,** ws, 225 s Rhinelander av, 25x90.1x25.02x89.5; F W Ehler. 1,300

[a]**Fowler av,** ws, 325 n Morris Park av, 50x105.1x50.4x111.4; I Amster. 3,350

[a]**Fowler av,** ws, 375 n Morris Park av, 25x102.4x25.2x105.1; Herman H Dompf. 1,500

[a]**Fowler av,** ws, 400 n Morris Park av, 25x98.11x25.1x102.04; Lew F Walter. 1,500

[a]**Fowler av,** ws, 275 s Rhinelander av, 50 x92.9x50.4x98.11; Herman Banach. 2,950

[a]**Fowler av,** ws, 250 s Rhinelander av, 25x90.1x25.1x92.9; Barney Weiss. 1,300

[a]**Fowler av,** es, 325 s Neil av, 25x100; Wm Christie. 925

[a]**Fowler av,** es, 175 n Rhinelander av, 25 x100; P H Fitzgerald. 950

[a]**Fowler av,** swc Morris Park av, 75x100; Dillon & Kolelty. 7,750

[a]**Fowler av,** ws, 100 s Morris Park av, 50x75; T H Bruning. 2,000

[a]**Fowler av,** ws, 150 s Morris Park av, 50x75; Mary W Pflauz. 2,000

[a]**Fowler av,** es, 375 n Morris Park av, 25 x100; Geo Ellinghaus. 1,275

[a]**Fowler av,** es, 400 n Morris Park av, 50x100; H Finkelstein. 2,600

[a]**Fowler av,** es, 275 s Rhinelander av, 25 x100; H Cherola. 1,325

[a]**Fowler av,** es, 250 s Rhinelander av, 25 x100; A Horowitz. 1,275

[a]**Fowler av,** es, 225 s Rhinelander av, 25 x100; S Boref. 1,275

[a]**Fowler av,** es, 200 s Rhinelander av, 25 x100; S Fishkin. 1,225

[a]**Fowler av,** ws, 150 n Morris Park av, 50x70; Fanny Freedman. 1,825

[a]**Fowler av,** ws, 200 n Morris Park av, 50x65; Fred Schwarz. 1,700

[a]**Fowler av,** ws, 250 n Morris Park av, 50x60; H Hyman. 1,600

[a]**Fowler av,** es, 100 n Van Nest av, 50x 100; Jacob Glachman. 2,250

[a]**Fowler av,** es, 150 n Van Nest av, 50x 100; S Handler. 2,150

[a]**Fowler av,** es, 200 n Van Nest av, 75x 100; H Simon. 3,575

[a]**Fowler av,** es, 100 s Morris Park av, 25x 100; E J Juncker. 1,100

[a]**Fowler av,** ws, 100 n Van Nest av, 25x 100; F Ziegler. 1,100

[a]**Fowler av,** ws, 125 n Van Nest av, 25x 100; E S Young. 1,025

[a]**Fowler av,** ws, 150 n Van Nest av, 50x 100; M Jashnoff. 2,100

[a]**Fowler av,** ws, 200 n Van Nest av, 50x 100; E S Young. 2,100

[a]**Fowler av,** ws, 200 s Morris Park av, 25x 100; M Grump. 1,100

[a]**Fowler av,** ws, 150 n Van Nest av, 50x 100; Fredk D Burhop. 1,800

[a]**Fowler av,** ws, abt 100 s Rhinalander av, 100x90.10x101x118.2; M Greenbaum. 4,800

[a]**Fowler av,** ws, 125 n Morris Park av, 25x75; Reliable Woolen Co. 775

[a]**Fowler av,** es, 325 n Morris Park av, 50x 100; D A Kantrowitz. 1,600

[a]**Fowler av,** es, 175 s Rhinelander av, 25x 100; M Konigsberg. 1,225

[a]**Fowler av,** es, 150 s Rhinelander av, 25x 100; L Levinson. 1,225

[a]**Fowler av,** es, 100 s Rhinelander av, 50x 100; Mrs E McDonald. 2,450

[a]**Haight av,** es, 225 s Rhinelander av, 25 x100; F V Kelly. 850

[a]**Haight av,** es, 200 s Rhinelander av, 25x 100; Sara E Kirk. 850

[a]**Haight av,** es, 200 s Lydig av, 25x100; E M Downing. 1,900

[a]**Haight av,** ws, 225 n Morris Park av, 25x100; L Margolies. 850

[a]**Haight av,** ws, 250 s Rhinelander av, 25x 100; J Litutchy. 775

[a]**Haight av,** ws, 275 s Rhinelander av, 50x 100; K Hyne. 1,500

[a]**Haight av,** ws, 325 n Morris Park av, 50x100; A Smith. 1,550

[a]**Haight av,** ws, 325 s Rhinelander av, 50 x100; ———. 1,550

[a]**Haight av,** ws, 250 n Morris Park av, 25x100; E Wechler. 800

[a]**Haight av,** es, 325 s Neil av, 25x100; J Bernstein. 1,000

[a]**Haight av,** es, 300 s Neil av, 25x100; E H Gelinsmann. 1,000

[a]**Haight av,** ws, 175 s Van Nest av, 25x 100; B Goldsholl. 750

[a]**Haight av,** ws, 200 s Van Nest av, 100x 100; C S Austin. 3,100

[a]**Haight av,** ws, 200 s Neil av, 50x100; M Freedman. 2,200

[a]**Haight av,** ws, 250 s Neil av, 50x100; A Bendersky. 2,150

[a]**Haight av,** ws, 300 s Neil av, 50x100; I Weederhorn. 2,200

[a]**Haight av,** ws, 350 s Neil av, 50x100; W W Young. 2,150

[a]**Haight av,** ws, 300 n Rhinelander av, 50x 100; Jas H Smith. 2,150

[a]**Haight av,** es, 100 s Lydig av, 25x100; P Tancredi. 1,225

[a]**Haight av,** es, 125 s Lydig av, 25x100; A Negein. 1,150

[a]**Haight av,** es, 150 s Lydig av, 25x100; A P Backes. 1,125

[a]**Haight av,** es, 175 s Lydig av, 25x100; B Miller. 1,125

[a]**Haight av,** ws, 225 n Rhinelander av, 25x 100; Mary Grant. 1,050

[a]**Haight av,** ws, 250 n Rhinelander av, 50x 100; M Berkowitz. 2,050

[a]**Haight av,** ws, 200 n Rhinelander av, 25x 100; W H Lake. 1,050

[a]**Haight av,** es, 236.6 s Esplanade, 50x 100; W J Norton. 3,300

[a]**Haight av,** es, 250.3 n Lydig av, 75x100; W Hawxhorst. 4,725

[a]**Haight av,** es, abt 225.3 n Lydig av, 25x 100; J N Sykstan. 1,525

[a]**Haight av,** es, 150.3 n Lydig av, 75x100; C E Caulfield. 4,650

[a]**Haight av,** es, 175 n Neil av, 50x100; S Dulman. 2,250

[a]**Haight av,** es, 100 n Neil av, 25x100; J P Crowe. 1,250

[a]**Haight av,** es, 125 n Neil av, 50x100; Mechanics Bros. 2,300

[a]**Haight av,** es, 175 s Rhinelander av, 75x 100; Gerard A Nurena. 3,475

[a]**Haight av,** es, 250 s Rhinelander av, 75x 100; Jas V McCarry. 3,475

[a]**Haight av,** es, 325 s Rhinelander av, 25 x100; Jno J Henohen Jr. 825

[a]**Haight av,** es, 375 n Morris Park av, 25 x100; S Richborn. 800

[a]**Haight av,** es, 325 n Morris Park av, 50 x100; A Kercler. 1,650

[a]**Haight av,** es, 275 n Morris Park av, 50 x100; Matthew Norris. 1,650

[a]**Haight av,** es, 250 n Morris Park av, 25x 100; Wm Driver. 850

[a]**Haight av,** es, 225 s Rhinelander av, 25 x100; T V Kelly. 825

[a]**Haight av,** es, 200 s Rhinelander av, 25 x100; Sarah E Kirk. 850

[a]**Haight av,** es, 100 s Rhinelander av, 75 x100; B Ornstein. 2,475

[a]**Hone av,** ws, abt 273.11 s Bronx & Pelham pkway, 50x100; A Messner & Sigmund Landeman. 2,900

[a]**Hone av,** ws, abt 170.6 n Esplanade, 50x 100; B Sims. 2,900

[a]**Hone av,** ws, abt 120.6 n Esplanade, 50x 100; Eva Sherwin. 2,900

[a]**Hone av,** ws, 95.11 s Bronx & Pelham pkway, 25x100; J Ratner. 1,775

[a]**Hone av,** ws, abt 120.11 s Bronx & Pelham pkway, 50x100; R E Stack. 3,350

[a]**Hone av,** ws, abt 170.11 s Bronx & Pelham pkway, 50x100; J S Kreshover. 3,250

[a]**Hone av,** ws, abt 220.11 s Bronx & Pelham pkway, 50x100; Edgar A Fan. 2,900

[a]**Hone av,** es, 129.10 n Esplanade, 25x100; L Chasenoff. 2,250

[a]**Hone av,** es, abt 154.10 n Esplanade, 25x100; C F Austin. 2,000

[a]**Hone av,** es, abt 179.10 n Esplanade, 50x 100; J C Tomlinson. 5,400

[a]**Hone av,** es, 229.10 n Esplanade, 50x100; J A Paul. 5,800

[a]**Hone av,** ws, 325 s Neil av, 50x100; D Lieberfeld. 2,000

[a]**Hone av,** ws, abt 195.6 n Esplanade, 25x 100; J Romaine Brown. 4,550

[a]**Hone av,** es, 150 s Pierce av, 25x100; Emily Allen. 775

[a]**Hone av,** es, 125 s Pierce av, 25x100; Patk Kerwin. 775

[a]**Hone av,** es, 100 s Pierce av, 25x100; A Schubatt. 800

[a]**Hone av,** ws, 100 s Van Nest av, 25x100; H Mehrlust. 900

[a]**Hone av,** ws, 125 s Van Nest av, 25x100; Anna Flynn. 900

[a]**Hone av,** ws, 150 s Van Nest av, 25x100; F F Kelley. 925

[a]**Hone av,** ws, 150.3 n Pierce av, 50x100; D Pssipopf. 1,900

[a]**Hone av,** ws, 225 s Rhinelander av, 25x100; E M Stabler. 875

[a]**Hone av,** ws, 225 s Rhinelander av, 25x100; J Kraken. 750

[a]**Hone av,** ws, abt 160 s Esplanade, 100x100; Celia E Caulfield. 7,600

[a]**Hone av,** ws, 105.3 n Lydig av, 50x100; Mrs. Agnes Poolt. 3,600

[a]**Lurting av,** es, 200 s Neil av, 25x100; Mrs Lottie O'Hara. 1,025

[a]**Lurting av,** es, 225 s Neil av, 25x100; Mrs Rose Whitney. 1,000

[a]**Lurting av,** es, 250 s Neil av, 25x100; Sam Strassner. 1,000

[a]**Lurting av,** es, 275 s Neil av, 25x100; H Davis. 1,000

[a]**Lurting av,** es, 300 s Neil av, 25x100; Jno Habil. 1,000

[a]**Lurting av,** es, 325 s Neil av, 25x100; S Silverman. 1,000

[a]**Lurting av,** es, 350 s Neil av, 25x100; Emil Dreger. 100

[a]**Lurting av,** es, 375 s Neil av, 25x100; David Ledner. 1,000

[a]**Lurting av,** es, 325 n Rhinelander av, 25x100; I Finkelstein. 1,000

[a]**Lurting av,** es, 300 n Rhinelander av, 25x100; Mrs Boera. 1,000

[a]**Lurting av,** es, 200 s Van Nest av, 50x100; E F Dowling. 1,500

[a]**Lurting av,** es, 175 s Van Nest av, 25x100; Wm Brownlie. 775

[a]**Lurting av,** es, 150 s Van Nest av, 25x100; F Weeken. 825

[a]**Lurting av,** ws, 100 s Pierce av, 25x100; J J Lynch. 800

[a]**Lurting av,** ws, 175 s Pierce av, 75x100; M Flugel. 2,375

[a]**Lurting av,** ws, 115.7 n Sackett av, 25x100; Brian G Hughes. 775

[a]**Lurting av,** ws, 150 s Van Nest av, 50x100; Emil Wedle. 1,750

[a]**Lurting av,** es, 175 n Van Nest av, 25x193.10x25.5x198.7; L Duffy. 1,650

[a]**Lurting av,** es, 200 n Van Nest av, 25x189.4x25.5x193.10; C Scott. 1,600

[a]**Lurting av,** es, 225 n Van Nest av, 25x84.3x25.5x189.4; Gottfried & Steckler. 1,600

[a]**Lurting av,** ws, 200 s Van Nest av, 25x100; Margt Foley. 850

[a]**Lurting av,** ws, 225 s Van Nest av, 25x100; E Lundis. 800

[a]**Lurting av,** es, 275 n Rhinelander av, 25x100; C Zerilli. 1,050

[a]**Lurting av,** es, 250 n Rhinalander av, 25x100; J R Feiginow. 1,075

[a]**Lurting av,** es, 200 n Rhinelander av, 25x100; M G Palliser. 1,075

[a]**Lurting av,** es, 225 n Rhinelander av, 25x100; F Pisaty. 1,050

[a]**Lurting av,** es, 225.3 n Pierce av, 50x100; F Klein. 1,700

[a]**Lurting av,** es, 275.3 n Pierce av, 25x100; G E Walker. 850

[a]**Lurting av,** es, 300.3 n Pierce av, 25x100; Maxwell Lanpe. 800

[a]**Lurting av,** es, 325.3 n Pierce av, 50x100; H Smith. 1,600

[a]**Lurting av,** es, 375.3 n Pierce av, 50x100; C S Davidson. 1,750

[a]**Lurting av,** es, 250 s Van Nest av, 25x100; T McGuire. 725

[a]**Lurting av,** ws, abt 198.6 s Bronx & Pelham Pkway, 25x100; P Silverman. 2,300

[a]**Lurting av,** es, 100 s Morris Park av, 25x100; M Wiener. 1,400

[a]**Lurting av,** es, 125 s Morris Park av, 25x165.9x25.5x169.11; M G Palliser. 1,300

[a]**Lurting av,** es, 150 s Morris Park av, 75x169.11x76.4x184.3; Gottfried & Steckler. 3,900

[a]**Lurting av,** ws, 190.4 s Esplanade, 25x100; F Block. 1,975

[a]**Lurting av,** ws, 215.4 s Esplanade, 25x100; M Franco. 1,925

[a]**Lurting av,** ws, 240.4 s Esplanade, 25x100; W A Senff. 1,800

[a]**Lurting av,** ws, 175 s Lydig av, 50x100; E F Dowling. 3,800

[a]**Lydig av,** sec Matthews av, 150x100; Geo R Jacobus. 5,550

[a]**Lydig av,** sec Munroe av, 25x100; M G Palliser. 2,150

[a]**Lydig av,** ss, 25 e Munroe av, 25x100; D F Sullivan. 1,650

[a]**Lydig av,** ss, 50 e Munroe av, 50x100; F A Fischer. 2,800

[a]**Lydig av,** ns, 25 w Muliner av, 25x100; P Stolp. 850

[a]**Lydig av,** ns, 25 e Matthews av, 75x100; A Manley. 2,550

[a]**Lydig av,** nec Colden av, 58.1x79.10x50.10x101.11; P H Lydor. 2,450

[a]**Lydig av,** ns, 58.1 e Colden av, 58.1x124x50.10x101.11; H Fisher. 2,250

[a]**Lydig av,** ss, 75 e Matthews av, 25x100; M J Frawley. 925

[a]**Lydig av,** ss, 75 w Muliner av, 50x100; Mrs. G Paddelli. 1,750

[a]**Lydig av,** swc Munroe av, 25x100; M G Palliser. 2,400

[a]**Lydig av,** ss, 25 w Munroe av, 25x100; F S Snyder. 1,425

[a]**Lydig av,** sec Haight av, 50x100; Thos Magner. 3,725

[a]**Lydig av,** ss, 50 w Munroe av, 25x100; M Punninni. 1,325

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[a]**Lydig av,** ss, 50 e Haight av, 75x100; F Turk. 3,650

[a]**Matthews av,** ws, 250 s Lydig av, 25x100; Ellen McKinley. 925

[a]**Matthews av,** es, 550 s Lydig av, 65.10x88.4x58.11; gore; Wm Greenfield. 1,900

[a]**Matthews av,** es, 500 s Lydig av, 50x58.11x67.1x103.8; E Caccaro.

[a]**Matthews av,** es, 450 s Lydig av, 50x103.8x67.1x148.5; F Baumgartner. 1,850

[a]**Matthews av,** ws, 325 n Lydig av, 25x100; A A Goldstein. 800

[a]**Matthews av,** ws, 225 n Lydig av, 25x100; H Stie. 800

[a]**Matthews av,** ws, 125 n Lydig av, 25x100; F D Gleason. 800

[a]**Matthews av,** es, 103.4 n Bronxdale av, 25x100; H Hlinkofsky. 825

[a]**Matthews av,** ws, 286.3 n Neil av, runs n100xw91.5xsw33.6xe13.10xs..xe100 to beg, Jas G Warner. 3,000

[a]**Matthews av,** ws, 250 s Lydig av, 25x100; Jas G Warner. 900

[a]**Matthews av,** es, 450 s Lydig av, runs s 165.10xne299.11 to Muliner av xn17.4xw100 xs75xw100 to beg; Jas G Warner. 5,050

[a]**Matthews av,** ws, 250 n Lydig av, 50x100; Jas Dubinsky. 1,800

[a]**Matthews av,** es, abt 127 s Brady av, 25x100; J H Schwab. 775

[a]**Matthews av,** ws, 86.3 n Neil av, 25x100; R Raub. 900

[a]**Morris Park av,** sec Paulding av, 50x100; P H McGuire. 6,600

[a]**Morris Park av,** swc Paulding av, 100x100; C Seitz. 13,900

[a]**Morris Park av,** ns, 25 w Haight av, 25x100; Wm McKinley. 1,350

[a]**Morris Park av,** ss, 117.11 w Williamsbridge rd, 25x68.5x25x68.8; Maude Glasgow. 1,050

[a]**Morris Park av,** swc Bogart av, 50x100; J Markowitz. 5,950

[a]**Morris Park av,** ss, 50 w Bogart av, 25x100; R M Stern. 2,400

[a]**Morris Park av,** ss, 75 w Bogart av, 25x100; Jno J Dowling. 2,000

[a]**Morris Park av,** ss, 100 e Lurting av, 25x100; C S Austin. 1,500

[a]**Morris Park av,** ss, 125 e Lurting av, 25x100; also int lot, begins 100 e Lurting av & 100 s Morris Park av, runs s25xe65.09 xn25.5xw60.3 to beg; E H Riehl. 1,650

[a]**Morris Park av,** ss, 150 e Lurting av, runs e50xs73.3xw44.9xs26.8xw10.3xn100 to beg; D F Fowler. 2,650

[a]**Morris Park av,** ss, 200 e Lurting av, 25x73.02x25x73.3; A Schawb. 1,000

[a]**Morris Park av,** ss, 225 e Lurting av, 25x72.9x25x72.02; F E Fara. 1,075

[a]**Morris Park av,** ss, 250 e Lurting av, 50x72.2x50x72.9; F Emkin. 2,250

[a]**Morris Park av,** ss, 22.11 w Williamsbridge rd, 45x67.4x45x67.10; M G Palliser. 4,700

[a]**Morris Park av,** ss, 67.11 w Williamsbridge rd, 25x67.7x25x67.10; B Reimer. 1,575

[a]**Morris Park av,** ss, abt 92.11 w Williamsbridge rd, 25x67.10x25x68.1; L Kopelsohn. 1,150

[a]**Morris Park av,** sec Colden av, 50x100; A Wolgen. 5,375

[a]**Morris Park av,** ss, 50 e Colden av, 50x100; Saml Young. 3,900

[a]**Morris Park av,** ns, whole front from Haight to Munroe avs, runs e along Morris Park av, 200xn along Munroe av, 175x w100xn75xw100 to Haight av xs250 to beg; J C Tomlinson. 23,050

[a]**Morris Park av,** nwc Colden av, 25x100; J M Korn. 3,300

[a]**Morris Park av,** ns, 25 w Colden av, 25x100; B M Michelbacher. 2,000

[a]**Morris Park av,** ns, 50 w Colden av, 50x100; Christine M Pawson. 3,600

[a]**Morris Park av,** nec Radcliff av, 100x200; Jno C Tomlinson. 11,900

[a]**Morris Park av,** sec Lurting av, 25x100; M G Palliser. 3,250

[a]**Morris Park av,** ss, 25 e Lurting av, 25x100; H R Moeht. 1,875

[a]**Morris Park av,** ss, 50 e Lurting av, 25x100; L Charanoff. 1,550

[a]**Morris Park av,** ss, 75 e Lurting av, 25x100; K T Edgerly. 1,550

[a]**Morris Park av,** ss, 50 e Paulding av, 50x100; R McMarsh. 2,900

[a]**Morris Park av,** ss, 50 w Radcliff av, 50x100; L Schulz. 3,650

[a]**Morris Park av,** swc Radcliff av, 50x100; E S Kirhoffer. 5,350

[a]**Morris Park av,** ss, 450 e Lurting av, 25x70.2x25x70.5; R McMarsh. 1,100

[a]**Morris Park av,** ss, 475 e Lurting av, 25x69.10x25x70.2; M G Palliser. 1,150

[a]**Morris Park av,** ss, 500 e Lurting av, 25x69.7x25x69.10; A Norton. 1,075

[a]**Morris Park av,** ss, 525 e Lurting av, 25x69.3x25x69.7; E Raelucht. 1,200

[a]**Morris Park av,** ss, 550 e Lurting av, 50x68.9x50x69.3; L Fanberg. 2,400

[a]**Morris Park av,** ns, 75 e Munroe av, 25x100; D Bakanstrowitz. 1,450

[a]**Morris Park av,** ss, 300 e Lurting av, 50x71.7x50x72.2; G Lohrman. 1,950

[a]**Morris Park av,** ss, 350 e Lurting av, 50x71x50x71.7; A J Holm. 2,000

[a]**Morris Park av,** ss, 400 e Lurting av, 25x70.9x25x71; E S Young. 1,025

[a]**Morris Park av,** ss, 425 e Lurting av, 25x70.5x25x70.9; G Wertzner. 1,125

[a]**Muliner av,** ws, 154.6 s Neil av, 75.04x103.5x75x101.05; Jas G Warner. 2,850

[a]**Muliner av,** ws, 225 n Lydig av, 25x100; J H Gilman. 975

[a]**Muliner av,** ws, 175 s Lydig av, 50x100; Geo R Jacobus. 1,650

[a]**Muliner av,** nwc Lydig av, 25x100; J H Schwab. 1,250

[a]**Muliner av,** es, 175 s Brady av, 25x100; S P Smith. 950

[a]**Muliner av,** es, 150 s Brady av, 2-sty fr dwg, 25x100; J Stokes. 4,000

[a]**Muliner av,** ws, 175 s Lydig av, 50x100; F L Flynn. 1,650

[a]**Muliner av,** ws, 375 s Lydig av, runs s 17.4xse110.11xw26.06xn100xe100 to beg; W L Love. 1,050

[a]**Munroe av,** es, 100 s Lydig av, 50x100; A Heaht. 2,400

[a]**Munroe av,** es, 150 s Lydig av, 50x100; V Scavone. 2,400

[a]**Munroe av,** es, 100 n Neil av, 75x100; Mechanic Bros. 3,850

[a]**Munroe av,** es, 175 n Neil av, 50x100; Mr C H Cooper. 2,400

[a]**Munroe av,** es, 200 s Lydig av, 25x100; Wm J Schmaeble. 1,275

Auction Sales of the Week, Manhattan & Bronx (Continued.)

Munroe av, ws, 200 n Morris Park av, 50x100; F Burhop. 1,700

Munroe av, ws, 175 n Morris Park av, 25x100; J C Tomlinson. 900

Munroe av, ws, 250 n Morris Park av, 75x100; Jno Houston. 2,550

Munroe av, ws, 325 n Morris Park av, 50 x100; Hunt & Morgan. 1,750

Munroe av, ws, 100 s Rhinelander av, 275x100; Gallo & Boscarelli. 9,350

Munroe av, ws, 100 s Lydig av, 25x100; D Schiff. 1,225

Munroe av, ws, 125 s Lydig av, 25x100; Wm H Smith. 1,150

Munroe av, ws, 150 s Lydig av, 50x100; E L Hixson. 2,250

Munroe av, ws, 200 n Morris Park av, 50 x100; F Burhop. 1,700

Munroe av, es, 100 n Morris Park av, 25 x100; G Faist. 925

Munroe av, es, 275 s Pierce av, 32.8x79.11 x5.1x75; M Traynor. 675

Munroe av, es, 100 s Pierce av, 25x75; J L Muck. 700

Munroe av, ws, 325 s Pierce av, 28.3x— & 68.11x50x100; Jno Purrestine. 1,800

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Munroe av, es, 500.3 n Pierce av, 50x100; T W Rumpf. 1,550

Munroe av, ws, 100 n Neil av, 75x100; J C Anderson. 3,750

Munroe av, ws, 175 n Neil av, 50x100; Mary O Rourke. 2,400

Munroe av, ws, 225 n Neil av, 25x100; S Kraus. 1,175

Munroe av, es, 250 s Pierce av, 25x75; H M Solyer. 800

Munroe av, es, 275 s Pierce av, 32.8x79.11 x5.1x75; Emery R Reine. 600

Munroe av, es, 225 s Pierce av, 25x75; M Levine. 800

Munroe av, es, 175 s Pierce av, 50x75; Jno A Paul. 1,600

Munroe av, es, 125 s Neil av, 50x100; D L Fuller. 2,200

Munroe av, es, abt 233.6 n Lydig av, 25x 100; M G Palliser. 1,700

Munroe av, es, abt 258.6 n Lydig av, 50x 100; S P Youngerman. 2,500

Munroe av, es, abt 308.6 n Lydig av, 25x 100; J P Ryan. 1,775

Neil av, nwc Williamsbridge rd, 100x 100; Jas P Ryan. 8,075

Neil av, ss, 100 w Radcliff av, 25x100; R H Fitzgerald. 950

Neil av, ns, abt 26.1 e Barnes av, —x—; Jas Grenman. 900

Neil av, ns, abt 26.1 w Matthews av, —x—; J E Levine. 1,025

Neil av, nec Munroe av, 100x100; Jas P Ryan. 6,475

Neil av, ss, 75 w Paulding av, 50x100; J P Smith. 2,450

Neil av, nec Haight av, 25x100; Geo J Silva. 2,050

Neil av, ns, 25 e Haight av, 25x100; P Duffy. 1,400

Neil av, nwc Munroe av, 50x100; F E Lalley. 3,660

Neil av, ns, 50 w Munroe av, 25x100; E H Farr. 1,300

Neil av, ns, 50 e Haight av, 50x100; H L Waterman. 2,550

Neil av, ns, 75 w Munroe av, 25x100; L Ragonese. 1,300

Neil av, ns, 25 e Colden av, 25x100; not given. 1,425

Neil av, ns, 50 e Colden av, 25x100; sold 4 times. 1,275

Neil av, nec Hone av, 25x100; not given. 1,900

Neil av, nwc Haight av, 25x100; A L Smiley. 1,900

Neil av, ss, 25 e Radcliff av, 50x100; Thos Bradley. 1,900

Neil av, ss, 75 e Radcliff av, 25x100; Borris Shapiro. 800

Paulding av, ws, 200 s Morris Park av, 50x100; M Perlman. 3,100

Paulding av, ws, 200 n Van Nest av, 25 x100; Jas Duffy. 1,500

Paulding av, es, abt 145.9 n Esplanade, 25x100; L Pulaski. 1,500

Paulding av, es, abt 170.9 n Esplanade, 25x100; S Halpern. 1,500

Paulding av, es, abt 195.9 n Esplanade, 50x100; Max Rodin. 2,800

Paulding av, es, abt 245.9 n Esplanade, 25x100; Milton Cohn. 1,575

Paulding av, es, abt 270.9 n Esplanade, 100x100; Aug A Folimer. 6,200

Paulding av, es, abt 370.9 n Esplanade, 50x100; I Holoshutz. 3,100

Paulding av, es, abt 420.9 n Esplanade, 100x100; Frank Helmesch. 5,900

Paulding av, es, abt 208.2 s Bronx & Pelham pkway, 25x100; N Hoft. 1,650

Paulding av, es, abt 183.2 s Bronx & Pelham pkway, 25x100; Dr J E Moon. 1,900

Paulding av, ws, 300 s Van Nest av, 25x 100; B Steiner. 1,050

Paulding av, es, 125 s Van Nest av, 25x 100; C B Steele. 1,200

Paulding av, es, 84.10 s Esplanade, 25x 100; C H Valentine. 3,050

Paulding av, es, 109.10 s Esplanade, 50x 100; J H Pladeck. 4,300

Paulding av, es, 159.10 s Esplanade, 25x 100; Tillie Lombardi. 1,875

Paulding av, es, abt 128.11 n Lydig av, 50x100; Mrs Wenzel. 3,675

Paulding av, es, 300 s Rhinelander av, 50x100; A Bauschmann. 1,550

Paulding av, es, 250 s Rhinelander av, 50 x100; E S Young. 1,500

Paulding av, es, 150 s Rhinelander av, 50x100; D Harris. 1,500

Paulding av, es, 100 s Rhinelander av, 50x100; F Derluth. 1,600

Paulding av, es, 100 s Morris Park av, 50x100; H Tobias. 2,850

Paulding av, es, 325 n Morris Park av, 25 x100; B Marsh. 1,275

Paulding av, nec Lydig av, 50x100; Ormo Siersema. 5,075

Paulding av, es, 50 n Lydig av, 25x100; J H Pladeck. 1,875

Paulding av, es, 75 n Lydig av, 54x100x 31.7x100; Dora Seldis. 3,300

Paulding av, ws, 100 s Morris Park av, 50x100; M A Kendrick. 3,650

Paulding av, ws, 150 s Morris Park av, 50x100; J M Hammalian. 3,550

Paulding av, ws, 100 n Van Nest av, 50 x100; J M Hammalian. 3,300

Paulding av, ws, 150 n Van Nest av, 50x 100; P Gotthelf. 3,300

Paulding av, es, 245.9 n Esplanade, 25x 100; S Benjamin. 1,525

Paulding av, ws, abt 96.5 s Lydig av, 25 x100; J W Petitt. 1,550

Paulding av, ws, 250 s Neil av, 25x100; E Skerhoffer. 1,300

Paulding av, ws, 325 n Neil av, 25x100; not given. 1,075

Paulding av, ws, 275 n Neil av, 50x100; not given. 2,250

Pierce av, ss, 50 e Haight av, 50x100; P H Conroy. 1,650

Pierce av, ss, 50 e Hone av, 25x100; B B Walker. 850

Pierce av, ss, 25 w Lurting av, 50x100; F Duluth. 1,600

Pierce av, nec Paulding av, 25x100.3; C F Nuxall. 1,375

Pierce av, nwc Hone av, 25x100.3; F Rosenberg. 1,025

Pierce av, nec Lurting av, 25x100; E G Lorch. 1,075

Pierce av, nwc Bogart av, 50.11x90.5x 50.10x91.03; H Barsky. 1,975

Pierce av, nec Fowler av, 50.11x88.7x50.10 x89.2; F W Ehlers. 2,050

Pierce av, ns, 50.11 e Fowler av, 50.11x 89.2x50.10x89.9; F Rerfo. 1,925

Pierce av, ns, 50.11 w Bogart av, 50.11x 89.9x50.10x90.5; T Corlucer. 1,850

Pierce av, nwc Haight av, 25x100; E G Lorch. 1,075

Pierce av, nwc Munroe av, 50x100; Max Luria. 1,975

Pierce av, nwc Fowler av, 50.11x87.2x 50.10x87.10; Alex Creekmove. 1,900

Pierce av, ns, 50.11 w Fowler av, 69.9x 84.8x49.5x87.2; Louis Golle. 1,950

Radcliff av, ws, 100 s Morris Park av, 25x100; B Cohen. 1,050

Radcliff av, ws, 125 s Morris Park av, 25x100; A G Klein. 1,000

Radcliff av, es, 100 s Neil av, 25x100; Wm M Love. 975

Radcliff av, es, 175 s Pierce av, 10.9x— x30.1x100; L D Howes. 350

Radcliff av, es, 200 n Morris Park av, 50 x100; R Lederman. 1,550

Radcliff av, es, 300 n Rhinelander av, 25x100; Cath Clark. 700

Radcliff av, es, 275 n Rhinelander av, 25x100; Eliz M Ames. —

Radcliff av, es, 200 n Morris Park av, 50 x100; R Lederman. 1,600

Radcliff av, es, 100 s Rhinelander av, 25x100; Saml Reinhart. 900

Radcliff av, es, 125 s Rhinelander av, 25 x100; Patk Brady. 925

Radcliff av, es, 150 s Rhinelander av, 25 x100; Jas McCantin. 850

Radcliff av, es, 175 s Rhinelander av, 50 x100; H Lewis. 1,650

Radcliff av, es, 225 s Rhinelander av, 25x100; P Biondolillo. 800

Radcliff av, es, 250 s Rhinelander av, 25x100; Jno P Pugh. 825

Radcliff av, es, 275 s Rhinelander av, 50 x100; C Deitchmann. 1,650

Radcliff av, es, 325 s Rhinelander av, 50 x100; S S Sellers. 1,650

Radcliff av, es, 325 n Morris Park av, 50x100; Rose Sheridan. 1,700

Radcliff av, es, 300 n Morris Park av, 25x100; Hephzibak A Jewett. 850

Radcliff av, es, 250 n Morris Park av, 50 x100; Aug Schnur. 1,750

Rhinelander av, swc Munroe av, 50x100; Even S Young. 2,250

Rhinelander av, ss, 50 w Munroe av, 25 x100; Nathan Goldman. 850

Rhinelander av, ss, 75 w Munroe av, 50 x100; Hunt & Morgan. 1,700

Rhinelander av, sec Haight av, 50x100; Even S Young. 2,025

Rhinelander av, ss, 50 e Haight av, 25x 100; Hunt & Morgan. 850

Rhinelander av, sec Radcliff av, 50x100; I M Korn. 2,375

Rhinelander av, ss, 50 e Radcliff av, 25x 100; Jno A Clarke. 925

Rhinelander av, ss, 75 e Radcliff av, 50x 100; Max Edelmuth. 1,800

Rhinelander av, swc Colden av, 75x100; Jos M Fernson. 3,350

Rhinelander av, nec Colden av, 50x100; S P Smith. 2,775

Rhinelander av, ns, 25 w Colden av, 75 x100; W B Bassett. 2,550

Rhinelander av, nwc Colden av, 25x100; Jas G Dricoll. 1,200

Rhinelander av, nec Radcliff av, 100x 275; W B Bassett. 8,575

Rhinelander av, ss, 25 w Fowler av, 25 x100; J Stokes. 1,000

Rhinelander av, swc Fowler av, 25x100; E Fisher. 1,350

Rhinelander av, ss, 75 e Paulding av, 25 x100; T F Skelly. 775

Rhinelander av, ss, 50 w Hone av, 50x 100; F D Burhop. 1,600

Rhinelander av, swc Hone av, 50x100; J J Daune. 1,900

Sackett av, nwc Lurting av, 25.3x111.9x 25x115.7; Brian G Hughes. 1,000

Sackett av, ns, 51 e Paulding av, 25.6x 98.2x25x93.2; A Nowark. 925

Sackett av, nwc Haight av, 50x105.6x50 x109.1; J J Lynch. 1,750

[a]**Sackett av,** ns, 100 w Colden av, 31.7x 84.7x—x84.8; Alice E Howes. 500

[a]**Sackett av,** nec Radcliff av, —x90x25x 90.6; E J Boylan. 1,000

[a]**Sackett av,** sec Colden av, 99.4x36.10x 93.11x17.11; Brian G Hughes. 1,650

[a]**Sackett av,** ss, 196.11 w Colden av, 25x 41.7x25x41.10; E T Boylan. 600

[a]**Van Nest av,** nwc Fowler av, 50x100; S P Smith. 3,050

[a]**Van Nest av,** ns, 50 w Fowler av, 25x 100; M Goldstein. 1,175

[a]**Van Nest av,** ns, abt 98 e Bronxdale av, 50x100; Chas Salzman. 2,300

[a]**Van Nest av,** sec Paulding av, 25x100; J Norman. 1,450

[a]**Van Nest av,** ss, 25 w Hone av, 25x100; H Mehrlust. 975

[a]**Van Nest av,** swc Hone av, 25x100; J Eugh. 1,400

[a]**Van Nest av,** ns, 75 e Fowler av, 25x 100; Thos F Judge. 1,100

[a]**Van Nest av,** nwc Paulding av, 25x100; M G Palliser. 2,650

[a]**Van Nest av,** ns, 25 w Paulding av, 50x 100; K A Wallace. 3,100

[a]**Van Nest av,** ns, 75 e Colden av, 50x100; B Oshrin. 3,050

[a]**Van Nest av,** nec Lurting av, 232.1x178.2 x198.7x175; C Seitz. 16,225

[a]**Van Nest av,** nec Bronxdale av, 98.01x 25x94.11x25.2; Mrs A Paul. 2,450

[a]**Van Nest av,** nec Fowler av, 25x100; P T Cappola. 1,625

[a]**Van Nest av,** ns, 25 e Fowler av, 25x 100; Rosa B Barr. 1,075

[a]**Van Nest av,** ns, 50 e Fowler av, 50x100; E T Wolfgang. 2,150

[a]**Van Nest av,** ns, 75 w Bogart av, 25x 100; E A Neilson. 1,100

[a]**Van Nest av,** ns, 50 w Bogart av, 25x 100; Jas E Levine. 1,200

[a]**Van Nest av,** ns, 25 w Bogart av, 25x 100; E A Neilson. 1,300

[a]**Van Nest av,** nwc Bogart av, 25x100; J E Levine. 1,625

[a]**Van Nest av,** nec Colden av, 75x100; Fred J Weber. 4,550

[a]**Williamsbridge rd,** ws, abt 228.1 s Pierce av, 14.2x119.4x55.1x109.8; J A Paul. 975

[a]**Williamsbridge rd,** ws, abt 126.9 s Pierce av, 50.8x101.3x50x92.10; B M Torpey. 2,500

[a]**Williamsbridge rd,** ws, 177.5 s Pierce av, 25.4x105.5x25x101.3; Leonard Eurshein. 1,275

[a]**Williamsbridge rd,** ws, 100 n Neil av, 150x100; C H Preston. 10,200

[a]**Williamsbridge rd,** ws, 100 s Lydig av, 25x100; D J Harrington. 1,725

[a]**Williamsbridge rd,** ws, 125 s Lydig av, 50x100; R Manson & Son. 3,300

[a]**Williamsbridge rd,** ws, 175 s Lydig av, 25x100; V Scavone. 1,600

[a]**Williamsbridge rd,** swc Lydig av, 100x 100; F E Lalley. 8,700

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 20, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

[a]**Beekman pl, 34 (*),** swc 51st, 34x25, 4-sty & b stn dwg; due, $8,010.67; T&c, $513; F D Weekes trste, &c. 9,000

[a]**Bethune st, 38 (*),** ns, 275 w Greenwich, 22.5x80, 1-sty fr bldg; partition; Fredk A Culbert. 9,300

[a]**Cooper st,** es, 175 n 207th, 25x100, vacant; due, $1,682.82; T&c, $260.33; Edw J McGuire, def. 4,550

[a]**Greene st, 253,** see Washington pl, 12.

[a]**Mercer st, 283,** see Bway, 240.

[a]**Union sq, 11-15 (*),** swc 15th (No 22), 77.5x166.10, 5-sty bk loft & str bldg; due, $62,924.37; T&c, $7,013.75; Fredk Hildebrandt. 7,500

[a]**Washington pl, 12,** ss, 71.6 e Greene, 42.9 x96.2, 4-sty bk loft & str bldg; also GREENE ST, 255, ws, 100.8 n Waverly pl, 25x75, 4-sty bk loft & str bldg; partition; A D Moran, party in interest. 37,100

[a]**Washington pl, 7,** see Bway, 240.

[a]**15TH st, 22 E,** see Union sq, 11-15.

[a]**27TH st W, swc Bway,** see Bway, 240.

[a]**51ST st E, swc Beekman pl,** see Beekman pl, 34.

[a]**62D st, 2 W,** see Central Park W, 17-20.

[a]**129TH st, 2 W,** see 5 av, 2098.

[a]**156TH st E (*),** ss, 90.1 e Eagle av, 37.6 x100, vacant; due, $3,101.92; T&c, $469.46; Sarah Sibbald. 3,800

[a]**Broadway, 240,** ws, 27.6 n Park pl, 22.8 x97.10, 6-sty stn office & str bldg; also BROADWAY, 738, es, 91 s Astor pl, 25x 126x26.9x116.4, 5-sty stn loft & str bldg; also WASHINGTON PL, 7, nwc Mercer (No 283), 25x100, 4-sty bk loft & str bldg; also BROADWAY, 1155-9, swc 27th, 50.5x 84.1x60.6x77.1, 3-sty bk office & str bldg; partition; A D Moran, party in interest. 632,000

[a]**Broadway, 738,** see Bway, 240.

[a]**Broadway, 1155-9,** see Bway, 240.

[a]**Central Park W, 17-20,** swc 62d (No 2), 100.5x100, vacant; partition; A D Moran, party in interest. 276,000

[a]**Maclay av, 2409,** ns, 79.10 e Zerega av, 20x100.4x20x100.3; due, $4,378.83; T&c, $120.03; Eliz B Beyer. 4,000

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Auction Sales of the Week, Manhattan & Bronx (Continued.)

Lexington av, 54-5, es, 39.6 s 25th, runs s89.3xe94.9xn98.9 to 25th (No 136) xw22xs 3.6xw72 to beg, 12-sty bk loft & str bldg, adj Aug19.

***Manhattan av, 547,** ws, 48.5 s 123d, 15x 74, 3-sty & b stn dwg; due, $8,816.05; T& c, $791.58; Ellen Sica et al def. 9,920

***2D av, 2125,** ws, 10.10 n 109th, 20x80, 4-sty bk tnt & strs; withdrawn.

***2D av, 2127,** ws, 60.10 n 109th, 20x80, 4-sty bk tnt & strs; withdrawn.

***5TH av, 2094 (*),** ws, 56 s 129th, 43.11x 110, 7-sty bk tnt; due, $78,019.90; T&c, $4,-532.11; Germania Life Ins Co. 70,000

***5TH av, 2098 (*),** swc 129th (No 2), 56x 110, 7-sty bk tnt; due, $140,139.85; T&c, $7,783.22; Germania Life Ins Co. 130,000

***7TH av, 1807-17,** sec 111th (No 154), 100.11x110, 6-sty bk tnt; due, $10,207.04; T&c, $2,353; Lawyers Title Ins & Trust Co for party in interest. Corrects error in last issue when buyer was Lawyers Mtg Co. 277,030

***11TH av, 602 (*),** es, 61.9 s 45th, 19.2x 70, 5-sty bk tnt & strs; due, $9,287.88; T& c, $542.62; Adelaide J Sparks. 8,500

BRYAN L. KENNELLY.

***51ST st, 436 W,** ss, 360 e 10 av, 20x100.5, 3-sty & b stn dwg; withdrawn.

***51ST st, 434 W,** ss, 380 e 10 av, 20x100.5, 3-sty & b stn dwg; withdrawn.

(Sale of Lots at Baychester.)

***Baychester av,** ws, 295 n 222d, 75x100; Max Tenschler. 1,875

***Baychester av,** ws, 370 n 222d, 280x100; Saml McMellan. 7,450

***Baychester av,** ws, 650 n 222d, 125x100; H J Crawford. 3,000

***Baychester av,** swc N Y, W & B R R tracks, 164.11x116.2x101.10x100; Jno C Smith. 5,650

HERBERT A. SHERMAN.

***Fulton st, 44 (*),** sws, 75 nw Pearl, runs sw23.3xnw6.4xsw12.9xnw16.10xne30.11x s e 26.9 to beg, 4-sty bk loft & str bldg; due, $20,029.40; T&c, $719.67; Annie W Hollister. 20,000

***94TH st E, nwc Mad av,** see Mad av, 1340.

***128TH st, 234 E (*),** ss, 223.9 w 2 av, 18.9 x99.11, 3-sty & b stn dwg; due, $5,435; T& c, $154; German Savings Bank. 5,100

***130TH st, 506-8 W (*),** ss, 150 w Ams av, 50x74.11, two 5-sty bk tnts; due, $10,-846.20; T&c, $475.80; Katie Wendel. 31,000

***Madison av, 1340,** nwc 94th, 100.8x42.9, 5-sty bk tnt; due, $72,830.18; T&c, $2,-876.67; Edw A Hannan. 73,500

JACOB H. MAYERS.

***Beekman pl, 12 (*),** ws, 57 s 50th, 19x90, 4-sty stn tnt; also 87TH ST, 55 W, ns, 145 e Col av, 21x100.8, 4-sty & b stn dwg; due, $16,919.94; T&c, $839.86; sub mtgs $35,500; Meyer Vesell. 37,768

***87TH st, 55 W,** see Beekman pl, 12.

***Teller av, 1055 (*),** ws, 139.6 n 165th, 20 x100, 3-sty bk dwg; due, $8,700.22; T&c, $184.80; Beatrice S B Ziegel. 8,000

SAMUEL MARX.

***Broome st, 18,** nwc Mangin, 25x80, 5-sty flat; voluntary; Isaac Rosenthal. 29,000

***135TH st, 122 W (*),** ss, 324.11 w Lenox av, 25x99.11, 5-sty stn tnt & strs; due, $4,-107.70; T&c, $2,338.33; sub to first mtg $20,000; Lena Kreielsheimer. 22,915

CHARLES A. BERRIAN.

***67TH st, 218 E (*),** ss, 340 w 2 av, 40x 100.5, 6-sty bk tnt & strs; due, $9,247.80; T&c, $——; sub to mtg $38,000; Annie Frank. 48,533

L. J. PHILLIPS & CO.

***121ST st, 501 W,** see Ams av, 1240-52.

***Amsterdam av, 1240-52 (*),** nwc 121st (No 501), 100.11x100, 6-sty bk tnt & strs; due, $48,097.31; T&c, $1,991; Saml Hirsh. 235,187

AT COUNTY COURT HOUSE.

(By Special Master.)

***Broadway, 395-9,** swc Walker, 50.10x 127.7x irreg, 15-sty loft & office bldg; adj July3.

Total	$3,012,078
Corresponding week, 1912....	$755,490
Jan 1, 1913, to date	$32,064,424
Corresponding period, 1912..	$28,388,563

Borough of Brooklyn.

The following are the sales that have taken place during the week ending June 18, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

HENRY st, nwc Mills, lot 24; Frank H Cothren. 2,550

JOHNSTON st, ss, 250 e 18th, 25x100; A B Roberts. 3,000

MILL st, ns, bet Hicks & Henry, lot 30; Frank H Cothren. 800

8TH st (*), sws, 308.3 se 3 av, 18.9x90; Gottlieb Fey. 4,000

20TH st (*), sws, 27.3 se Gravesend av, 25.10 x100; Henry M W Eastman. 1,000

73D st, nes, 95 se 15 av, 75x100; Anna C Grady. 2,700

82D st, nes, 370 nw 17 av, 20x100; Wm Gremler. 2,500

88TH st, nes, 200 nw 4 av, 25x100; adj July 17.

CLARENDON rd (*), ns, 26.8 e E 29th, 26.8x 80; Mae P Clark. 3,500

EAST NEW YORK av (*), ss, 100 e Troy av, 50x100; Rose Newman. 1,000

EASTERN PARKWAY extension (*), sec 111 sw Lincoln pl, 47.5x104.1x irreg; Masha Finkelstein. 38,500

LAFAYETTE av, sws, 200 se Parrott pl, runs sw200xse25xne xnw50, adj July 17.

PARK av (*), ns, 450 w Marcy av, 25x100; Mathilda Rieke. 4,500

WM. P. RAE.

CLARKSON st, ss, 115 e Flatbush av, 13.2x 115; adj July 18.

MACON st (*), ns, 255 w Lewis av, 20x100; Andw A Ayers. 5,000

SMITH st, ws, 50 n Luquer, 25.2x100; also SMITH st, ws, 75.2 n Luquer, 25.2x100; also SMITH st, ws, 100.4 n Luquer, 19.8x100; Thos & Margt McGraff. 15,500

FLATBUSH av, es, 55.1 s Fenimore, 30.1x 112; withdrawn.

JAS. L. BRUMLEY.

25TH st, ws, 230 s Neptune av, 200x122.3; withdrawn.

68TH st, nwc 1 av, 134.5x146.10x146.11x146.10, 2-sty fr dwg; also 68TH st, ns, 146.11 n 1 av, 50x146.4, 2-sty fr dwg; also 68TH st, swc 1 av, 202x226.7, 1-sty fr dwg; also 1ST av, sec 68th, 33x291xirreg; vacant; voluntary; Walter Moffat. 33,550

82D st (*), sec Bay Ridge Parkway, —x50; Jas W Adams. 13,000

ROCKAWAY av (*), es, 65 n Hegeman av, 20x100; Sophie Von Glahn. 5,000

ROCKAWAY av (*), es, 125 n Hegeman av, 20x100; Sophie Von Glahn. 5,000

KINGS Highway, ss, adj land Geo Lott, runs ne169.3 xne383.2 xse1,075.6 xsw182 xse762.1 xse 1,825.9xse462.11 xsw714.3xsw147.1xnw2,978.3 xne 16.6xnw1,331.6 to beg; withdrawn.

CHARLES SHONGOOD.

GARFIELD pl (*), ss, 250 e 4 av, 25x113; Robt Cohn. 4,000

LINCOLN pl (*), ss, intersec nws East New York av, 123.1x68.8x102.2; Moses Bernstein. 17,679

38TH st (*), sws, 360 nw 14 av, 20x95.2; Abr Wainer. 100

AT COUNTY COURT HOUSE.

BY SPECIAL MASTER.

HIMROD st (*), ses, 120 sw Evergreen av, 20x100; Emil Scherer. 500

Total	$163,379
Corresponding week 1912.....	$193,530

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

JUNE 21.

No Legal Sales advertised for this day.

JUNE 23.

43D st, 305-9 E, ns, 100 e 2 av, 75x100.5, 5-sty bk loft & str bldg & 2-sty bk rear stable; Guardian Trust Co of N Y—American Mineral Water Machine Co et al; Barber, McGuire & Ehlermann (A), 165 Bway; Wm Klein (R); due, $50,470.21; T&c, $3,195.20; sub to 1st mtg $40,000; mtg recorded Sept16'03; Joseph P Day.

ANTHONY av, 2000, sec Burnside av, runs s 118xe100xs89.2xne102.7xnw181.5xw58.6 to beg, 2-sty fr dwg & vacant; Wm F Clare et al exrs—Mary J Ryan et al; Jas L Clare (A), 135 Bway; Timothy Murray (R); due, $14,351.32; T&c, $3,646; Bryan L Kennelly.

3D av, 4009-29, swc 174th (No. 510-2), 200x 128.8x200x121.2, three 2-sty & two 1-sty bk strs & 3-sty fr tnt & str; Richd Bauer—Harry Simon et al; Fischer & Rosenbaum (A), 115 Bway; Arthur M Levy (R); due, $7,074.12; T&c, $1,400; sub to two mtgs aggregating $61,-000; mtg recorded Feb10'12; J H Mayers.

JUNE 24.

KELLY st, 835, ws, 226 n Longwood av, 40 x100, 5-sty bk tnt; Sigmund Kraus—Kellwood Realty Co et al; Strasbourger, Eschwege & Schallek (A), 74 Bway; Jno G Dyer (R); due, $8,214.74; T&c, $736.45; sub to a first mtg of $27,000; mtg recorded Apr23'09; Henry Brady.

38TH st, 271 W, ns, 100 e 8 av, 20.6x98.9, 4-sty bk tnt & str; Jno Merkel—Jacob Rosenthal et al; Ferriss & Storck (A), 165 Bway; Chas P Sanford (R); due, $17,634.19; T&c, $690.22; sub to first mtg of $11,000; L J Phillips & Co.

80TH st, 323 W, ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6xs13.8xw5xs32.4xe43 to beg, 5-sty & b bk dwg; Hudson City Savgs Institution—E Osborne Smith et al; Philip S Dean (A), 169 Bway; Geo H Taylor Jr (R); due, $49,651.08; T&c, $421.15; Joseph P Day.

BRONX blvd, es, 350 s Westchester av, see Richardson av, 4728.

RICHARDSON av, es, 457.6 s 239th, see Richardson av, 4728.

RICHARDSON av, 4728, es, 286 n 243d, 28x 125; also RICHARDSON av, es, 457.6 s 239th, 27x125.1x11x125; also BRONX blvd, es, 350 s Westchester av, 50x100, Wakefield; Antonie Benda gdn—Wm W Penfield et al; Henry D Patton (A), 27 Cedar; Edw D Dowling (R); due, $4,411.18; T&c, $241.22; Joseph P Day.

UNDERCLIFF av, 1751, ws, 446.10 s Sedgwick av, 25x100, 2-sty fr dwg; Margt E Jones —Bertha Dieffenbach et al; Wm D Cameron (A), 154 Nassau; Geo E Weller (R); due, $5,-848.40; T&c, $267.38; Henry Brady.

JUNE 25.

WASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xe32.2 to beg, two 2-sty bk tnts & strs & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A), 46 Cedar; Saml C Herriman (R); due, $17,084.47; T&c, $241.94; Joseph P Day.

17TH st, 452 W, ss, 125 e 10 av, 25x92, 5-sty bk tnt; Edw Bachmann—Israel Jacobson et al; Action 1; Jno T Booth (A), 271 Bway; Chas H Murray (R); due, $6,982.61; T&c, $171.95; sub to a mtg of $14,500; Joseph P Day.

17TH st, 454 W, ss, 100 e 10 av, 25x92, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, $7,483.69; T&c, $171.95; sub to a mtg of $14,500; Joseph P Day.

136TH st, 121 W; ns, 241 w Lenox av, 15.6x 99.11, 4-sty bk tnt; City Real Estate Co—Augusta Raymond; Harold Swain (A), 176 Bway; Jno J Hynes (R); due, $8,672.61; T&c, $181.92; Henry Brady.

AV A, 1406, es, 50 s 75th, 26.1x98, 5-sty bk tnt & strs; Chas A Robinson, individ & trste, &c—Max M Pullman et al; Rollins & Rollins (A), 32 Nassau; Michl J Egan (R); due, $21,-566.12; T&c, $2,884.19; Joseph P Day.

BOSTON rd, 1051, ws, abt 290 n 165th, 71.7x116.5x67.8x117.7, 6-sty bk tnt; Montrose Realty Co—Minuit Realty Co et al; Henry M Bellinger, Jr, (A), 135 Bway; Arthur D Truax (R); due, $29,936.46; T&c, $1,485.60; Henry Brady.

POST av, ns, intersec nws 10 av, runs e20x ne6.1xn156.6xw25xs160 to beg, vacant; Gustav Sinn—Minnie Witte; Philip S Dean (A), 160 Bway; Walter Solinger (R); due, $3,549.42; T&c $1,060.45; Joseph P Day.

JUNE 26.

BROAD st, 102-8, nwc Water (Nos 16-20), runs w92.6xn109.4 to Pearl (Nos 44-50) xne113.1 xs111.5 to beg, 6-5-sty bk loft & str bldgs; Myer Phillips—Lower Manhattan Realty Co et al; Hymes, Woytisek & Schaap (A), 65 Liberty; Phoenix Ingraham (R); due, $22,865.93; T&c, $2,909.57; sub three mtgs aggregating $320,000. D Phoenix Ingraham.

CLINTON st, 175, ws, 225 n Hester, 25x100, 5-sty bk tnt & strs; Emil W Oppenheim—Minnie L Simon et al; Louis A Solomon (A), 41 Park Row; Phoenix Ingraham (R); due, $8,-515.55; T&c, $289.60; sub to a first mtg of $20,-000; D Phoenix Ingraham.

HOFFMAN st, 2552, es, 475.3 s 187th, 18x 119.10, 3-sty fr tnt; Christian Leukel, exr—Jos Gallo et al; Clocke, Koch & Reidy (A), 391 E 149; Stewart A Farrell (R); due, $4,430.86; T&c, $575; Joseph P Day.

PEARL st, 44-50, see Broad, 102-8.

WATER st, 16-20, see Broad, 102-8.

48TH st, 300-4 E, see 2 av, 898-90.

120TH st, 341-3 E, ns, 187.6 w 1 av, 37.6x 100.11, 6-sty bk tnt; Mathias Nicoll as trste—Edw J Lynn et al; Wilson M Powell (A), 7 Wall; Chas A O'Neill (R); due, $35,413.52; T&c, $1,168.58; mtg recorded Feb1'10; Joseph P Day.

121ST st, 66 E, ss, 175 w Park av, 25.6x 100.11, 5-sty stn tnt; United Hebrew Charities of the City of NY—Iser Bardin et al; Cardozo & Nathan (A), 128 Bway; Bernhard Rabbino (R); due, $19,869.56; T&c, $484.60; Jacob H Mayers.

142D st W, nec Lenox av, see Lenox av, nec 142.

143D st W, ss, 85 e Lenox av, see Lenox av, nec 142.

CASTLE HILL av, nec Chatterton av, 58x 79.6, Unionport; Jacob Weinheimer—Emma A Wolfrath et al; Adolph & Henry Bloch (A), 99 Nassau; Wm W Hoffman (R); due, $5,-110.94; T&c, $800; Joseph P Day.

CHATTERTON av, nec Castle Hill av, see Castle Hill av, nec Chatterton av.

HARRINGTON av, 2037, ns, 175 e Mapes av, 25x100, Throggs Neck; Chas A Laumeister et al—Anna Vogel et al; Michl J Sullivan (A), Willis av & 148th; Inez Milholland (R); due, $4,461.17; T&c, $82.68; Joseph P Day.

LENOX av, nec 142d, runs n74.11xe85xn124.11 to 143d, xe600xs199.10xw685 to beg, vacant; Emigrant Industrial Savgs Bank—Julia M Lawrence et al; R & E J O'Gorman (A), 51 Chambers; Edw R Finch (R); due, $182,990.55; T&c, $25,587.20; Joseph P Day.

2D av, 898-90, sec 48th (Nos 300-4), 50.3x100, 6-sty bk tnt & strs; Margarette E Griffith—David Lena Cohen Co et al; Duer, Strong & Whitehead (A), 43 Wall; Phoenix Ingraham (R); due, $86,388.62; T&c, $2,799.36; D Phoenix Ingraham.

JUNE 27.

SHERIFF st, 63, ws, 125 s Rivington, 25x100, 5-sty stn tnt & strs; City Real Estate Co—Philip Krauss et al; Grenville B Winthrop (A), 6 Wall; Chas A Hickey (R); due, $24,270.67; T&c, $819.92; Henry Brady.

103D st, 107 W, ns, 150 w Col av, 18.9x 100.11, 5-sty stn tnt; Danl Woodcock—Natalie A Teeple et al; Menken Bros (A), 87 Nassau; Robt F Wagner (R); due, $4,301.43; T&c, 363.30; Bryan L Kennelly.

119TH st, 510 E, ss, 168 e Av A, 20x98.9, 4-sty stn tnt; Annie Kimberly—Nicolo Arenella et al; Edw Goldschmidt (A), 34 Pine; Danl B Murray (R); due, $8,056.77; T&c, $505.47; Henry Brady.

135TH st, 168-70 W, ss, 300 e 7 av, 50x99.11, 2-5-sty bk tnts; Wm J Farrell et al—Julia E Liggan et al; Danl Daly (A), 40 Pine; Warren Leslie (R); due, $19,785.34; T&c, $1,147.50; sub to two mtgs aggregating $41,000; mtg recorded July3'06; Joseph P Day.

177TH st W, nec Bway, see Bway, 4180.

ASH av, ns, 485.2 w Corsa la, 25x100, Wakefield; Chas Currao—Ursola Meli; Alessandro Caccia (A), 261 Bway; Chas P Sanford (R); due, $560.76; T&c, $34.47; mtg recorded Oct21 '09; Joseph P Day.

BROADWAY, 4180 nec 177th, 91.2x115.9x 99.10x100.2, 6-sty bk tnt & strs; N Y Life Ins Co et al—Clara L Belden et al; Cary & Carroll (A), 59 Wall; Robt F Wagner (R); due, $194,510.36; T&c, $1,932.20; Henry Brady.

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Advertised Legal Sales, Manhattan and Bronx (Continued.)

SHERMAN av, 135, ns, 100 w Academy, 40x150, 5-sty bk tnt; Jas Devlin -Hanover Realty & Constn Co et al; Bernard Zwinge (A), 203 Bway; Jas A Foley (R); due, $33,035.64; T&c, $1,566.88; J H Mayers.

JUNE 28.

No Legal Sales advertised for this day.

JUNE 30.

MADISON st, 162, ss, 46.1 e Pike, 23x100, 1-sty bk tnt & strs; Jacob Karp Emil Reibstein et al; Henry V Rothschild (A), 290 Bway; A Welles Stump (R); due, $6,725.80; T &c, $3,000; sub to a first mtg of $25,000; mtg recorded Jan22'08; Joseph P Day.

MAIN st, 1461, es, 100.1 s Halperin, 32.6x102.10x—x100.11, Westchester; Mathilde Weinberg—Zerega Realty Co et al; Geo Meyer (A), 115 Bway; Robt F Wagner (R); due, $3,751.54; T&c, $248.91; sub to a mtg of $10,000; mtg recorded Oct9'12; Henry Brady.

15TH st, 225 W, see 16th, 124 W.

16TH st, 124W, ss, 300 w 6 av, 25x103.9, 3-sty & b bk dwg; also 20TH st, 229 W, ns, 367.3 w 7 av, runs n92xw33xs16xe8.4xs76xe25.2 to beg, 5-sty bk tnt; also 15TH st, 225 W, ns, 287 w 7 av, 25x103.3, 5-sty stn tnt; Anna E Hicks—Francis P Early et al; Walter W Wetsall (A), 55 Liberty; Robt Gibson Jr (R); partition; Byran L Kennelly.

19TH st, 49 W, ns, 225.4 e 6 av, 18.11x92, 5-sty bk tnt & str; Mutual Alliance Trust Co of NY—Organizers Investing Co et al; Stoddard & Mark (A), 128 Bway; Guy Van Amringe (R); due, $6,504.55; T&c, $1,007.18; Joseph P Day.

20TH st, 229 W, see 16th, 124 W.

130TH st, 502 W, ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Geo J Bauernschmidt—Eugenie Rosendorf et al; Louis Wendel Jr (A), 277 Bway; Wm S Keiley (R); due, $15,615.77; T&c, $626.63; Henry Brady.

142D st, 512 W, sec Audubon av, 100x50, 1 & 2-sty bk church; N Y Savgs Bank—Washington Heights United Presbyterian Church et al; Webber & Webber (A), 7 Beekman; Cambridge Livingston (R); due, $19,801.79; T&c, $874.15; Joseph P Day.

179TH st, 981 E, ns, 203.4 e Vyse av, 25x112.9x25.1x113.7, 2-sty fr dwg; Geo A Meyer—Charlotte F Pickens et al; Holt, Warner & Gaillard (A), 42 Bway; Jas A Farrell (R); due, $1,660.92; T&c, $325.06; sub to a mtg of $2,500; Joseph P Day.

215TH st W, ns, — w Seaman av, 50.1x100, vacant; Lawrence Drake—Chas A Furi et al; Action 2; Francis W Judge (A), 90 W Bway; Max Altmayer (R); due, $2,146.32; T&c, $784.35; Joseph P Day.

215TH st W, nwc Seaman av, see Seaman av, nwc 215.

AUDUBON av, sec 172d, see 172d, 512 W.

SEAMAN av, nwc 215th, 50x100.1, vacant; Lawrence Drake—Chas A Fluri et al; Action 1; Francis W Judge (A), 90 W Bway; Max Altmayer (R); due, $3,880.37; T&c, $784.35; Joseph P Day.

WASHINGTON av, 1962, es, 82.1 n 178th, 27.6 x92.1x27.6x91.11, 4-sty bk tnt; Edw W Davis—Anthony H Werneke et al; Hamilton Odell (A), 60 Wall; Geo T Brokaw (R); due, $11,843.71; T&c, $4,589.60; Bryan L Kennelly.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189Montague Street, unless otherwise stated:

JUNE 21.

No Legal Sales advertised for this day.

JUNE 23.

33D st, ss, 340 e 3 av, 60x100.2; Granite Associates—Ferdinando Penna Constn Co et al; Van Mater Stilwell (A), 26 Court; Toivo H Nekton (R); Wm P Rae.

JUNE 24.

GLEN st, ss, 48 w Crescent, 26x100; Minnie Glucksman—Eveline Lawrence et al; Frank Wasserman (A), 39 Liberty, Manhattan; Fredk Cobb (R); Chas Shongood.

BAY 15TH st, ses, 75 ne 17 av, 45x96.8; Ethel G Hawley—Florence A Redfield et al; Snedeker & Snedeker (A), 164 Montague; Wm Howard, Jr, (R); Jas L Brumley.

36TH st, nes, 260 nw 15 av, 20x100.2; Clara B Owen—Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Alex S McClinche (R); Chas Shongood.

58TH st, sws, intersec nws 17 av, 100x60.2; Antonio Gedicks—Ada Breuer et al; Frank L Holt (A), 220 Bway; Barker D Leich (R); Wm P Rae.

JUNE 25.

LEFFERTS pl, sws, 130.9 se Classon av, 16.8 x119; Fleet Street Methodist Episcopal Church —Howard Naylor et al; Harry L Thompson (A), 175 Remsen; Geo J S Dowling (R); Wm P Rae.

NEWELL st, ws, 91.4 n Driggs av, 25x100; Edw S Anderson—Stanislawa Kwarcianski et al; Edw J Reilly (A), 142 Norman; Frank E Johnson (R); Wm H Smith.

THAMES st, ns, 150 e Porter av, 25x100; Title Guarantee & Trust Co—Ulrica Garglulo et al; Harry L Thompson (A), 175 Remsen; Alfred J Gilchrist (R); Wm P Rae.

E 15TH st, ws, 100 s Av K, 253.9x100; Lawyers Title Ins & Trust Co—New Amsterdam Development Co et al; Philip S Dean (A), 160 Bway, Manhattan; Wm H Wadhams (R); Wm P Rae.

36TH st, nes, 321 nw 15 av, 19x100.2; Carrie E Hasford—Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Carl S Brown (R); Wm P Rae.

WILLIAMS av, es, 125 n Sutter av, 25x100; Matilda Schaffer—Moses N Glickman et al; Frank F Bergenfeld (A), 299 Bway, Manhattan; Herman Rivkin (R); Chas Shongood.

8TH av, es, 31.5 n Prospect av, 100x97.10; Emil Lanzansky—Henry P Hamilton et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Harry L Thompson (R); Chas Shongood.

JUNE 26.

W 8TH st, ws, 20 n Av S, 20x—; also W 8TH st, ws, 155 n Av S, 80x100; also W 8TH st, ws, 255 n Av S, 20x100; Title Guarantee & Trust Co—Irene A Burnum et al; Harry L Thompson (A), 175 Remsen; Wm P Pickett (R); Wm H Smith.

33D st, ss, 340 e 3 av, 60x100.2; Granite Associates—Penna Constn Co et al; Van Mater Stilwell (A), 26 Court; Toivo H Nekton (R); Wm P Rae.

36TH st, sws, 560 nw 15 av, 80x100.2; Edw E Mandeville—Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Robt H Koehler (R); Wm H Smith.

86TH st, ns, 100 e 20 av, 20x100; Henry Vollweiler—Cornell Realty Co; Action 1; Nicholas Muller (A), 44 Court; Saml J Wagstaff (R); Wm H Smith.

86TH st, ns, 120 e 20 av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

86TH st, ns, 140 e 20 av, 20x100; same—same; Action 3; same (A); same (R); Wm H Smith.

ALBANY av, ws, 30 s Bergan , 26x100; Henry P Journey—Jas O Schwank et al; Boynge & Boynge (A), 26 Exchange pl, Manhattan; Albt C Aubery (R); Wm H Smith.

BLAKE av, ss, 60 w Grafton, 20x80; Morant Realty Co—Beatrice Janpol et al; Solomon & Schwartz (A), 44 Court; W Frank Harrington (R); Wm H Smith.

NOSTRAND av, ws, 20 s Clarendon rd, 20x80; also NOSTRAND av, ws, 60 s Clarendon rd, 40x80; Lottie Loew—Mary McInerney et al; Jno T Loew (A), 51 Chambers, Manhattan; Jos J Speth (R); Wm H Smith.

JUNE 27.

BERRY st, swc S 3d, 20x75; also N 5TH st, ns, 160 w Bedford av, 25x100; also N 5TH st, nes, 140 nw Bedford av, 20x100; Philip A Diehl —Wm F Fricke et al; F DeLysle Smith (A), 156 Bway, Manhattan; Fredk Geller (R); Wm H Smith.

DECATUR st, ss, 61 w Saratoga av, 19.6x100; Barbara Mueller—Adam Mueller et al; Terry Smith (A), 257 Bway, Manhattan; Maurice Miller (R); Chas Shongood.

ST JOHNS pl, ns, 450 e Underhill av, 50x30x irreg; Carmina Camardella—Victor Holding Co et al; Albt A Hovell (A), 177 Montague; Wm W Wingate (R); Jas L Brumley.

NEW UTRECHT av, ses, 118.4 sw 52d, 26.8x 100; Poughkeepsie Savings Bank—Extension Development Co et al; Action 1; Hirsh & Newman (A), 391 Fulton; Henry S Rasquin (R); Wm H Smith.

NEW UTRECHT av, ses, 91.8 sw 52d, 26.8x 100; same—same; Action 2; same (A); same (R); Wm H Smith.

NEW UTRECHT av, ses, 65 sw 52d, 26.8x100; same—same; Action 3; same (A); same (R); Wm H Smith.

NEW UTRECHT av, ses, intersec sws 52d, 65x 100.7; same—same; Action 4; same (A); same (R); Wm H Smith.

JUNE 28.

No Legal Sales advertised for this day.

JUNE 30.

ST JOHNS pl, ss, 100 e 5 av, 21.3x120; Winifred Egan—Andw Egan et al; Wm J Bolger (A), 149 Bway, Manhattan; Fredk H Chase (R); partition; Wm P Rae.

NEW YORK av, ws, 60.6 s Martense, 19.6x 100; Wm Grantham—Theodora W Baker et al; Caldwell & Holmes (A), 44 Court; Henry W Beer (R); Chas Shongood.

NEW YORK av, ws, 80 s Martense, 19.6x100; Chas N Harper—Theodora W Baker et al; Caldwell & Holmes (A), 44 Court; Richd C Addy (R); Chas Shongood.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 14.

No Foreclosure Suits filed this day.

JUNE 16.

24TH st, 140 W; North River Savings Bank —Leopold Weil et al; N B Sanborn (A).

65TH st, 34-40 W; Benj Mordecai—Midwest Realty Co et al; J J Franc (A).

COLLEGE av, sec 168th, 200x100; Wm F A Kurz—Catoctin Realty Co Inc, et al; amended; J F Frees (A).

ST NICHOLAS av, nec 123d, 88.9x89.3; also 17TH st, ss, 309.4 e Av A, 71.1x92; also MOUNT MORRIS PARK W, ws, 40.11 n 120th, 20x85; also 123D st, ns, 49.5 w 8 av, 17.2x50.2; Alice M Snedeker—Geo J O'Reilly; Wells & Snedeker (A).

WALTON av, 2432; Sophie Newhouse—Harriet Mintz et al; A O Ernst (A).

JUNE 17.

ESSEX st, 48; Abr Cohen et al—Mary O'Neill et al; A Cohen (A).

HOUSTON st, 436; German Savings Bank of the City of N Y—Isidor Berger et al; M Auerbach (A).

28TH st, 130 W; Laura Hays—Anna P Fowler; Hays, Kaufmann & Lindheim (A).

96TH st, ss, 140 w 1 av, 35x100.8; Rose De Canio—Geo Wallace et al; A A Silerberg (A).

154TH st, ns, 270 w Elton av, 25x100; Carolina Bohlinger—Jacques Frentz et al; L S Goebel (A).

KATONAH av, 4323; Jas T Ackerman—Kath Le Brun et al; J T Ackerman (A).

2D av, 1881; Edw W C Arnold -Max Gluckman et al; Curtis, Mallet-Prevost & Colt (A).

JUNE 18.

DELANCEY st, 228; Milton A Rauh—Chas I Weinstein et al; Lachman & Goldsmith (A).

ESSEX st, 29; Georgianna Bradbrook—Mary O'Neill et al; M W Beyers (A).

35TH st, sws, 300 e 2 av, 25x100; Jno R Hegeman et al—Sarah Goss et al; Woodford, Bovee & Butcher (A).

78TH st, 103 W; Mary R Schelshorn—Frank D Meehan et al; I Tilden Jr (A).

140TH st 66 W; N Y Savings Bank—Jno V Miller et al; Bowers & Sands (A).

BAILEY av, es, 295.8 n Heath av, 16.8x100; also BAILEY av, es, 312.5 n Heath av, 16.8x 100; also BAILEY av, es, 345.8 n Heath av, 16.8x100; three actions; Jno S Wilson—Tessier Bldg Co et al; J C Higgins (A).

LOT 264, map of Washingtonville, Bronx; Nicholas Wapler—Wm T Mapes et al; W E Sammis (A).

JUNE 19.

BROOME st, 375; Farmers Loan & Trust Co—Concetta D Paoli et al Geller, Rolston & Horan (A).

HAMILTON pl, es, 434.9 s Bway, 54.3x95.8x irreg; Leon J Bamberger et al—Dakota Realty Co et al; M S & I S Isaacs (A).

LYMAN pl, es, 145 s Freeman, 32.2x123.10x irreg; Edw Rennert—Emily Feder et al; amended; H Swain (A).

RAE st, swc St Anns av, 98.11x25.1; Clara Guggenheimer—Harvard Realty Constn Co et al; J C Guggenheimer (A).

81ST st, 334 E; Chas Moran—Simon J Stroh exr &c et al; M S Borland (A).

94TH st, 341-3 E; Milton Stern—Wm M Moore et al; A Stern (A).

163D st, 438 W; Edw A Kerbs—Sophie M Goldstein et al; Bandler & Haas (A).

118TH st, 83 W; Mary S White—Velerie Frank et al; Cannon & Cannon (A).

WEBSTER av, ws, 175 s Woodlawn rd, 50x 120; Henry Belmont—German Real Estate Co et al; H T Hornidge (A).

JUNE 20.

ELSMERE pl, ns, 375 w Marmion av, 25x 100; Lara Patterson—Eleanor A Engeldrum et al; amended; J P Herren (A).

ESSEX st, 27½; Alice E Sloane—Mary O'Neill et al; Mitchel & Mullan (A).

MAIN st, ws, 50 s Beach, 225x129xirreg; Jas T Barry—Martin J Earley et al; D L O'Reilly (A).

21ST st, 107 W; Esperanto Mtg Co—Leslie H Pell et al; W S Newhouse (A).

63D st, 236-8 E; Jonas Weil et al—Louis Levin et al; M Sundheimer (A).

97TH st, ns, 325 w Central Park W, 25x100.11; German Savgs Bank in the City of NY—Adeline Widmayer et al; M Auerbach (A).

134TH st, 318 W; Jas K Holly—Rudolph Newman et al; Gay & Goddard (A).

163D st, ss, 85 e Amsterdam av, 40x112.6; Germania Life Ins Co—Josephine B King et al; amended; Dulon & Roe (A).

STEBBINS av, ws, 160 s 169th, 20.6x97.3x irreg; Katharina Bonifer—Jno W McGowan et al; P J O'Beirne (A).

LOTS 118-123, 158-161, amended dmap of Adee Park; Empire City Savgs Bank—Louis F W Wallace et al; C W Dayton (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 12.

47TH st, ss, 512.6 e 7 av, 37.6x100.5; Frank W Matteson—Donald Mitchell; Strong & Cadwalader (A); Stephen H Olin (R); due, $87,167.52.

JUNE 13 & 14.

No Judgments in Foreclosure Suits filed these days.

JUNE 16.

3D av, es, 51.11 n 96th, 48.10x100; Eliz I Howe—Max Weinstein; Philip S Dean (A); Louis F Doyle (R); due, $54,318.34.

Bracken av, es, 525 s Jefferson av, 50x100; Herman Lowenstein—Barney Spatz; Jos J Speth (A); Abr H Rubenstein (R); due, $475.88.

JUNE 17.

38TH st, 269 W; David M Levy—Jacob Rosenthal et al; J Philip Berg (A); Henry T Hooker (R); due, $17,363.50.

136TH st, 122 W; Carrie Westerfield—Louis E Kleban et al Bulick E Rabell (A); Danl B Murray (R); due, $8,273.70.

JUNE 18.

PROSPECT av, es, 143.6 n Home, 16.4x45.11; Danl Guggenheim—Jno H McKean et al; Cary & Carroll (A); Jos V Mitchell (R); due, $28,980.

25TH st, 127-31 W; Hudson Mtg Co—Jno E Olson Constn Co; Wm F Clare (A); Robt — Nutler (R); due, $219,325.25.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 14.

154TH st, ns, 270 w Elton av, 25x100; Carolina Bohlinger—Jacques Frentz et al; L S Goebel (A).

BELMONT av, es, 155.2 n 181st, 31.1x144; Jno J Bentz—Crotona Park Realty Co et al; action to set aside agreement; N J O'Connell (A).

JUNE 16.

14TH st, sec 7 av, 100x117.6; Jno F Kuhn Jno Gelenter et al; action to foreclose mechanics lien; Kellog & Rose (A).

78TH st, 217 W; Helen Trageser—Geo Trageser et al; action to impress lien; J B Johnston (A).

101ST st, ns, 175 e Amsterdam av, 25x100.11; Wm Haigh—Francis S Phraner et al; action to set aside cancellation of mtg; W C Arnold (A.

121ST st, nes, 12 e 3 av, -x- x54.9; also BOSTON rd, nws, lot 114, map of village of Morrisania, Bronx; also CROTONA av, es, 200 n 183d, 100x100; also 122D st, ns, 333 w 1 av, 19.7x109.6; parcel of land beg at point in centre line of block bet 122d & 123d, 404 w 1 av, 21.2x27x34.9; Chas S Simpson—Adela Dowe et al; partition; J J Smith (A).

BROADWAY, sec 43d, 104.3x193.9xirreg; Wahle Phillips Co—Mary A Fitzgerald et al; amended action to foreclose mechanics lien; Hurry & Dutton (A).

MORRIS av, e s, — s Park View terrace, lot 101; Tax Lien Co of N Y Michl L Burke et al; amended foreclosure of transfer of tax lien; W Lustgarten (A).

JUNE 17.

ATTORNEY st, 152; Jos Green—Vigdor Bogolowitz et al; action to compel conveyance; S A Potter (A).

147TH st, ss, 100 e Prospect av, 50x100; Jos C Rintelen—Louisa Schaefer; action to set aside deed; Sproull, Harmer & Sproull (A).

JUNE 18.

7TH st, ns, 80 w Lewis, 20.9x73.2xirreg; also 8TH st, 384 E; also AV D, 137; also 9TH st, ns, 163 w Av A, 25x92.3; also 10TH st, ns, 373 e Av B, 20x—; also 8TH st, ss, 402.5 e Av C, 24.7x97.6; also 8TH st, 369 E; also 13TH st, 644 E; also 9TH st, 740 E; Leopole Oettinger et al—Saml Rhonheimer et al; partition; Kurzman & Frankenheimer (A).

22D st, 306 W; Laurence S Bolognino Julia E Shotland; specific performance; H Goldman (A).

58TH st, 225-7 W; J F. Murphy Lumber Co ——Lang Contracting Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

167TH st, ns, 78 S w Fox, 30x88.5; Lillian Lipstadt—Chattie DeHart; foreclosure of tax lien; A S Aaronstamm (A).

JUNE 19.

KNOX st, swc Katonah av, 105x100; Harry Lippmann—Josie Bevans et al; amended foreclosure of tax lien; S H Schwarz.

127TH st, 403 W; Isaac Conklin—Jennie Saxl et al; action to recover possession; J E Duross (A).

127TH st, 409 W; Isaac Conklin—Lewis A London et al; action to recover possession; J E Duross (A).

128TH st, ss, 90.6 w Convent av, 19x85.6; Isaac Conklin—Chas A Cowen & Co et al; action to recover possession; J E Duross (A).

150TH st, ss, bet Wales & Tinton avs, Lot 13; Philip Paff—Peter Albecker et al; foreclosure of tax lien; F X Kelly (A).

BRYANT av, 1522; Bronx Cut Stone Co—Cornelius O'Keefe; action to foreclose mechanics lien; J Santora (A).

JUNE 20.

LUDLOW st, 13-15; Margt T Westcott—Isidor Tager et al; action to declare deed void; W Hauser (A).

53D st, 331-3 W; Arlington Estates Inc—Brown-Weiss Realties; specific performance; L J Rosett (A).

142D st, ss, 200 w Lenox av, 300x99.11; Harbison Walker Refractories Co—Kramer Improvement Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

MULFORD av, 1867; also PILGRIM av, 1926; also LOTS 196-7 map of Benson Estate, Otto Anderson—Chas H Stumpfel et al; action to compel execution of deed; I G Darrin (A).

Brooklyn.

JUNE 12.

HOPE ST, ss. 173.4 e Keap, 27.3x95; David S Yoeman—Adolph Berengarten et al; S Widder (A).

HOPE st, ss, 207 e Keap, 27.3x95; same—same; same (A).

PARK pl, ss, 220.4 e Troy av, 20x155.7; Jno E Sheppard & ano—Walter Larson et al; M Storch (A).

PRESIDENT st, ns, 124 e Smith, 17.9x98; Johanna Diescher—Nathl Pasternack et al; W V Zipser (A).

PULASKI st, ss, 95 e Throop av, 30x100; Title Guar & Trust Co—Dorothea L Bisch et al; T F Redmond (A).

SPENCER st, es, 367.10 s Flushing av, 24.5x100; Title Guar & Trust Co—Vincenti Rinella et al; T F Redmond (A).

TEN EYCK st, ss, 150 e Manhattan av, 25x100; Title Guar & Trust Co—Amalie Lindquest et al; T F Redmond (A).

E 10TH st, es, 180 n Av I, 40x100; 2d U S Cities Realty Corpn—Federal Holding Co et al; I Roth (A).

E 10TH st, es, 100 n Av I, 40x100; 2d U S Cities Realty Corpn—Federal Holding Co et al; I Roth (A).

E 10TH st, es, 140 n Av I, 40x100; same—same; same (A).

BAY 25TH st, nws, 370 ne Benson av, 50x96.8; Thos G Field trste Henry Weil, dec'd—Annie Pflum et al; Strong & Cadwalader (A).

46TH st, sec 14 av, 80.2x100; Nathan J Packard & ano—Wm H Fleming et al; L J Moss (A).

62D st, ne 7 av, runs ne200xnw77.6xsw—xnw 287.9xsw118.1xse360 to beg; Fred J W Bursch—Jno Cruickshank et al; F S Wild (A).

72D st, ss, 300 w 4 av, 20x100; Friedrich J W Bursch—Elsie P Cruickshank et al; F G Wild (A).

83D st, ns, 280 e 12 av, 60x100; Jas J Shevlin Marguerite Koelsch et al; J H Lack (A).

BAY RIDGE av, sec Bay Ridge pkway, 41.7x107; also BAY RIDGE PKWAY, es, 41.7 s Bay Ridge av, 37.2x89x36x98.4; also BAY RIDGE av, ss, 127 e Bay Ridge pkway, 65.2x100x63.4x100; also BAY RIDGE PKWAY, nec 70th, 50x158.6x50x148.11; Margt M Carroll et al—Henry J Pierron et al; E C Grenes (A).

BROADWAY, sc Park av, runs se36.5xsw81.4xn83.3xe31.8 to beg; Ulster Co Savgs Inst—Abr Kodziesen & ano; T F Redmond (A).

DE KALB av, ss, 225 w Tompkins av, 25x100; Mariners Family Asylum—Philip Richmond et al; T F Redmond (A).

THATFORD av, es, 100 n Livonia, 50x100; Theo G Eger –Kalman Silvert et al; T F Redmond (A).

6TH av, es, 60.6 n 5th, 19.10x87.10; Geo Draper—Thos Draper et al; A G Klages (A).

6TH av, ws, 98.4 n Prospect av, 18x80; Title Guar & Trust Co, extrs—Emma L Greenhalgh et al; T F Redmond (A).

8TH av, ses, 60.2 sw 53d, 40x80; Eliz Lyons—Frank Broaker et al; Paskus, Cohen & G (A).

JUNE 13.

COFFEY ST, nes, 90 nw Van Brunt, 25x100; Title Guar & Trust Co—Cornelius Donovan et al; T F Redmond (A).

CRESCENT st, es, 80 s Magenta, 19.11x85; Evangelical Lutheran Ministerium of State of N Y –Union Holding Co et al; H L Thompson (A).

FULTON st, ss, 80.5 w Franklin, 20x117; Chas Cooper—Alfd C Bachman et al; H C Glore (A).

FULTON st, ss, 250 w Utica av, 25x100; Title Guar & Trust Co Henry A Thompson et al; T F Redmond (A).

HOPKINS st, ss, 325 w Throop av, 25x100; Bond & Mtg Guar Co—Louis Farber et al; T F Redmond (A).

PACIFIC st, ns, 212.3 w Classon av, 30x80; Mary Flanagan—Chas F Luby et al; J W Redmond (A).

ST JOHNS pl, ss, 109 e Troy av, 20x120.3; Title Guar & Trust Co—Salvatore Bonagura et al; T F Redmond (A).

SOMERS st, ss, 260 e Rockaway av, 20x89.2x 21.1x86; Title Guar & Trust Co—Stanislaw Waniewski et al; T F Redmond (A).

E 13TH st, ws, 440 n Av R, runs w111.2xn 40xe109.5xs40 to beg; Gustave Selner—Mary J McClair; J M Peyser (A).

42D st, sws, 230.8 nw Ft Hamilton av, runs sw100xnw50xsw2.11xnw25xne100.2xse75 to beg; Richd M Hoe & ano—Mary A Church et al; H L Thompson (A).

46TH st, nes, 20 se 16 av, 20x100.2; Robt Ward—Windsor Bldg Co et al; Cooke & Donlan (A).

70TH st, nwc 10 av, 20x89.10; David Dows—Property Holders Realty Co et al; H L Thompson (A).

84TH st, ns, 516.8 w 6 av, 20x100; Bklyn Savgs Bank—Christopher P Skelton et al; Snediker & Snediker (A).

84TH st, ns, 536.8 w 6 av, 20x100; same—same; same (A).

84TH st, ns, 576.8 w 6 av, 20x100; same—same; same (A).

BAY RIDGE av, swc 10 av, 22.6x89.10; David Dows—Property Holders Realty Co et al; H L Thompson (A).

BELMONT av, swc Junius, 100x100; Title Guar & Trust Co—Hopkinson-Bergen Co; T F Redmond (A).

STONE av, es, 100 s Liberty av, 100x25; Title Guar & Trust Co—Reisel Bateman et al; T F Redmond (A).

WASHINGTON av, es, 119.7 n St Marks av, runs n50xe104.10xse45xs19.1xw131 to beg; Josephine Blow et al—Chas Kleinfelda; partition; Dana & Clarkson (A).

6TH av, es, 100 s 10th, 18.6x80; Austin Ludlam—Annie E O'Donnell et al; Phillips & Avery (A).

10TH av, ws, 42.6 n 70th, 22.6x89.10; Hamilton Trust Co—Property Holders Realty Co et al; H L Thompson (A).

JUNE 14.

MADISON st, ss, 79 e Sumner av, 19x100; Chas Keeler—Julia Keeler et al; H Goldstein (A).

OSBORN st, ws, 225 s Dumont av, 25x100; Edw E Stewart et al—Israel Ferber et al; B R Duncan (A).

81ST st, sws, 202 nw 17 av, 17x100; Michl Anzaldo—Mariantonio Rini; L N Jaffe (A).

FLUSHING av, ses, 108 sw Onderdonk av, 9x125; Edgar Imp Co & ano—Louise Gmelin et al; H E Lewis (A).

SHEEPSHEAD BAY rd, ns, 40 w W 3d, runs n76.1xw43.10xn25xw43xsw45.3xe60xs92.7 to rd xe65 to beg; Lena Keck—Ernst Grattner et al; A W Burlingham, Jr (A).

WOODRUFF av, ss, 73.3 e Kenmore pl, 43.5x 138.2x41x124; N Y Title Ins Co—Cosmos Constn Co et al; C S Suffern (A).

17TH av, es, 62 n 79th, 19x90; Bklyn Trust Co—Hilda M Johnson et al; Dykman, Oeland & Kuhn (A).

BLOCK 6912, lots 1 & 2; Blk 6913, lot 2; Blk 6914-6914A, lots 2 to 2-10; Blk 6915-6915A, lots 1 to 7; Blk 6916-6916A, lots 1 to 10; Blk 6917-6917A, lots 1 to 10; Blk 6918, lots 2 to 12; Blk 6899, lots 1 to 4, also 7 to 16; Blk 6900, lots 1 to 10, 13 to 15, 18 to 20, 25 to 27, sw2" of lots 28, 29 to 31, 33 to 37, 40, 41, 44 to 53, 55 to 66, 26 to 31; Blk 6901, lots 2 to 10, 14 to 16, 18 to 22, 25 to 33, 41 to 44, 47 sw3" of 48 to 51, 52 to 55, 56 to 58, 61 to 64; Blk 6902, lots 1 to 12, 16, 17, 21 to 23, 25 to 27, 28 to 30, 36 to 39, 41; Blk 6903, lots 1 to 31, 33 to 49; Blk 6904, lots 1 to 5, 17 to 20, 25 to 31; Blk 6905, lots 2 to 10; Blk 6884, lots 1 to 11, 6A to 11A, 15 to 18; Blk 6885, lots, 1-19, 27 to 50; Blk 6886 lots 1 to 14, 17, 18; Blk 6886, lots 24 to 26, 29; Blk 6887, lots 1 to 10; on maps entitled amended map of south portion of Ocean Park & amended map of north portion of Ocean Park; Guiseppe Tuoti—Lower Bay View Realty Co; E Ittmann (A).

JUNE 16.

BERGEN st, ss, 150 w Rockaway av, 25x127.9; Jessie O'Connor—Hyman Millstein et al; D O'Connor (A).

COLLINS st, nec Schenectady av, runs s322.6 xn100xw222.5xn90xw100xs191 to beg; Katherine Hassenstein & ano—Chas F Jacobs et al; W H Good (A).

FLOYD st, ns, 281.3 e Tompkins av, 18.9x100; Saml Cohn—Jacob Stander et al; H S & C G Bachrach (A).

HERKIMER ST, 879; Wm Marsh—Jos A Marsh et al; partition; I Sargent (A).

KENT ST, ss, 132.11 e Franklin, 22.1x95; Mechanics Bank—Jno Gillies Co; Owens, Gray & T (A).

MIDDAGH st, swc Fulton, 25.2x68.9x25.2x 68.1; Bond & Mortgage Guar Co—Jennie Jacobs et al, T F Redmond (A).

MONTGOMERY st, nwc E 8th, 17.9x100; Wm J Boesch—Margt M Newman et al; J M Peyser (A).

PROSPECT pl, ss, 420 e Howard av, 20x127.9; Edith Parker—Max Rapoport et al; Chilton, Goldstein & R (A).

TAYLOR st, ns, 193.7 e Kent av, 20.2x80; Title Guar & Trust Co—Miriam Zucker et al; T F Redmond (A).

WATKINS st, e s, 175 n Dumont av, 25x100; Harry Jaffy & ano—Leah Finkelstein; specific performance; Cook & Benjamin (A).

E 3D st, ws, 469.5 n Greenwood av, 25x100; Julius Mock—Andw Heinrich; specific performance; I & H Silverman (A).

N 6TH st, ns, 75 w Bedford av, 25x80; Title Guar & Trust Co—Susan Leonard et al; T F Redmond (A).

W 9TH st, ws, 581 n Av R, 17x100; Helen E Tompkins—Cecelia Ernst et al; H L Thompson (A).

36TH st, nes, 80 se 14 av, 20x100.2; Ethel M Cowan—Yorklan Realty Co et al; H L Thompson (A).

36TH st, nes, 160 se 14 av, 20x100.2; Eliz Davis—Esther B Johnson et al; H L Thompson (A).

36TH st, nes, 180 se 14 av, 20x100.2; Archibald R Livingston et al—Yorklan Realty Co et al; H L Thompson (A).

47TH st, nes, 380 se 16 av, 40x100.2; also 50TH st, wc 16 av, 20x100.2; Ralph W Long—Thos J Coffey et al; L B Cohen (A).

49TH st, ns, 110 e 12 av, 40x100.2; Title Guar & Trust Co—Rose Rosasco & ano; T F Redmond (A).

55TH st, nc 6 av, 20.2x80; Title Guar & Trust Co—Alonzo G McLaughlin & ano; T F Redmond (A).

58TH st, ns, 206.8 w 4 av, 26.8x100.2; Herman Friedlander—Jno E Sullivan Co et al; G M Moscowitz (A).

74TH st, wc 13 av, 100x160; Title Guar & Trust Co—Louis E Shumway et al; T F Redmond (A).

86TH st, wc 15 av, runs nw169xsw110.7xnw 811.4xsw—xsw—xse1003.4xne740 to beg; also MACON st, ns, 307 w Ralph av, 23x100; First Nat'l Bank—Margaretha G Singer et al; Coombs & Wilson (A).

BEDFORD av, ws, 75 n Morton, 25x123; Stephen H Jackson—Port Jervis Land & Impt Co & ano; S H Jackson (A).

CLERMONT av, ws, 184.5 s Park av, 25x100; Title Guar & Trust Co—Josephine F McDonald et al; T F Redmond (A).

GRAVESEND av, nec Vanderbilt, runs ne 27.6xn80xsw2.11xs84.6 to beg; Annie A Grant—Yorklan Realty Co et al; H L Thompson (A).

LEE av, sec Middleton, 48x79.4; Gertrude Sahr—Catharine C Hall et al; T F Redmond (A).

SHEPERD av, es, 75 n Liberty av, 20x100; Bond & Mtg Guar Co—Antonio Competiello et al; T F Redmond (A).

THROOP av, es, 40 n Madison, 20x85; Alfred Rauchfuss—Emily Washburn; T F Redmond (A).

19TH av, ses, 188.5 ne Cropsey av, 20x96.8; Brooklyn Trust Co—Levinson-Kaiser Realty Co et al; Dykman, Oeland & K (A).

LOTS 467-468, block 4412, on map of property of estate of Williamson Rapely, deceased, in 26th Ward; Nicolo Bartulmeo —Pascuale Monica et al; M Livote (A).

JUNE 17.

HOPKINS st, ns, 350 e Marcy av, 25x100; Title Guar & Trust Co—Ida Levy et al; T F Redmond (A).

PENN st, ss, 282.4 w Marcy av, 20.2x100; Title Guar & Trust Co—Sophie Cohen & ano; T F Redmond (A).

UNION st, swc New York av, 37.3x100; A C Horn Co—Bedford Devel Co; foreclosure of mechanics lien; E D Newman (A).

S 2D st, ns, 220 e Kent av, 54.6x147.9; Title Guar & Trust Co—Julius L Cohn et al; T F Redmond (A).

15TH st, ss, 61.1 e Prospect Park West, runs w61.1xsw108.10xe83.10xs5xe46.7xn5xw4.5xn85 to beg; Robt R Moore—Marx Hartman et al; A R Watson (A).

19TH st, ws, 100 n Vanderbilt, 18x100; David Underhill, trste Stephen Rushmore—Antopol Pruzin Realty Co et al; Davison & Underhill (A).

19TH st, ws, 82 n Vanderbilt, —x—; same—same; same (A).

19TH st, ws, 118 n Vanderbilt, 18x100; Fanny A Mulford & ano—same; same (A).

45TH st, nes, 518.3 nw 12 av, 22.11x100.2; Home Life Ins Co—Henrietta Rungold et al; T F Redmond (A).

Lis Pendens—Brooklyn (Continued).

[illegible] 188.9 w Ft Hamilton av, 100.2x [illegible]; J J Rank et al; Blanche C Armroyd et al; J D Mason (A).

[illegible] s New Lots rd 111.4x70.4x100x [illegible]; Wm T Rae; Revonah Realty Co et al; H C Hayes (A).

[illegible] w, 10 nw W 9th, 40x100; Annie G [illegible]; Wm B Lake et al; M B Campbell (A).

ARGYLE rd, w s, 400 n Beverly rd, 50x100; [illegible] A Latham; Helen M Adams et al; H L Thompson (A).

ATLANTIC av, s s, 161 w Bailey, 55x86.7x55 x91; Aug Belmont; Frank Christianson et al; Kiendl & Sons (A).

EMERSON pl, e s, 95 n Lafayette av, 25x97.2 x [illegible]; N Y Improvement Corpn; Edmund S [illegible] et al; H L Thompson (A).

HAMILTON av, [illegible] Lefferts, 50.8x58.7x88.8; Title Guar & Trust Co—Lulu A Cross et al; T F Redmond (A).

HARRISON av, nec, 75 nw Wallabout, 50x [illegible]; Title Guar & Trust Co—Solomon Lothowitz et al; T F Redmond (A).

JOHNSON av, 189; Jos Green—Vigdor Boglowitz et al; S A Potter (A).

KENT av, ws, 26.11 n E 1st, runs w58.10xn [illegible]; Fannie M Devan, extrx—Eliz Plumer et al; J M Rider (A).

MERMAID av, swc W 36th, 117.7x100; same—Ralph Abbott Linzer et al; same (A).

MERMAID av, s s, 80 e W 37th, 40x100; Lafayette Trust Co—Jas J Lynch et al; T M Patterson (A).

ST MARKS av, ns, 20 w Nostrand av, 20x 100; Industrial Svgs & Loan Co—Susanna A LeRoy et al; F M Patterson (A).

13TH av, nws, 142.6 ne 37th, 18.4x100; Peter J Burke & ano—Owen McCormack et al; T F Redmond (A).

JUNE 18.

BOERUM st, ss 75 e Humboldt, 25x100; Title Guar & Trust Co—Pauline Cohen; T F Redmond (A).

COLERIDGE st, es, 610 n Hampton av, 60x 100; Hannah K Van Vranken—Geo Daniels et al; Davison & Underhill (A).

COOPER st, ses, 225 ne Central av, 25x100; Title Guar & Trust Co—Ed Murray & ano; T F Redmond (A).

FULTON st, ns, 102.1 e Elton, 25x112.11x 25.6x107.9; Caroline A Ducker—Nellie S Starr et al; G Eckstein (A).

McKIBBEN st, ns, 125 w Humboldt, 25x100; Title Guar & Trust Co—Gussie Koniak et al; T F Redmond (A).

MANHASSET pl, e s, 20 n Coles, 20x59; Giacomo Siccardi—Jno Dunphy; specific performance; G E & E C Brower (A).

HAVEMEYER st, ses, 25 ne Hope, 25x75; Robt H Wilson—Sarah Epstein et al; R M Hart (A).

HICKS st, ws, 75 s Union, 25x75; Jos Martiniano—Gelsomine Valentine & ano; R O Matthews (A).

POWEL st, es, 81.5 s New Lots rd, runs s [illegible]; Wesleyan University—Island Cities Real Est Co et al; H L Thompson (A).

WATER st, ws, 100 e Gold, 19.3x100.1x18.9x 100; Chas S Simpson extr—Adela Doweadx et al; partition; J J Smith (A).

S 3D st, ns, 18.9 w 8th, 80x18.9x80x80.9; Florence M Kline Geo E Dillingham et al; Meier & Van Derreer (A).

S 4TH st, ns, 150 w Hooper, 25x95; Gertrude Marmur—Annie Levy et al; L B Levy (A).

W 8TH st, ws, 135 n Av S, 20x100; Francis F Hill—Irene A Burnum et al; F W Block (A).

W 8TH st, ws, 115 n Av S, 20x100; same—same; same (A).

W 8TH st, ws, 95 n Av S, 20x100; same—same; same (A).

E 10TH st, ws, 475 s Av M, runs w20.6xs61.3 xe21.4xn54.9 to beg; Nassau Trust Co—Cieslinskie Constn Co; E T Norwill (A).

E 14TH st, ws, 420 n Av N, 100x20x99.8x20; Fredk M Knowles & ano—Anna E Mondshain et al; C A Clayton (A).

59TH st, ns, 220 w 6 av, 20x100.2; Title Guar &Trust Co—Mary Feenaghty et al; T F Redmond (A).

BEDFORD av, sws, 25 se Wilson, 25x100; Peoples Trust Co, trste—Mary E Magrath; E T Horwill (A).

BUSHWICK av, ws, 60 s Boerum, 20x50; Title Guar Trust Co—Rose Lipshitz et al; T F Redmond (A).

CLERMONT av, 431, 20x100; Carl Sanford—Lawania S Sanford Le Baron; Press & Hirschberg (A).

GLENMORE av, ss, 20 w Milford, 60x90; Title Guar & Trust Co—Irma Gall et al; T F Redmond (A).

JEFFERSON av, ses, 233 sw Hamburg av, 19x100; Title Guar & Trust Co—Mary E Johns et al; T F Redmond (A).

PARK av, 444-6; Geo W Knight—Ellen T Cassidy; Van Alen & Dyckman (A).

ROGERS av, ws, 96.8 s Snyder av, 19.4x92.7x 19.4x93.2; Alice R Sprague—Bon Ton Constn Co et al; Foley, Powell & H (A).

RYDER av, ns, 21.4 w E 10th, runs n61.3xw 20.1xs67.8xe21.2 to beg; Nassau Trust Co—Cieslinskie Constn Co et al; E T Horwill (A).

SCHENCK av, ws, 195 s Dumont av, 20x100; Beckie Finn—Max Fin & ano; Kiendl, Smyth & B (A).

BLOCK bounded by 3d & 4th avs & Dean & Bergen, point 80 sw Dean & 125 se 3d av, runs sw34.4xse10xne14.4xse40xne20xnw50 to beg; also BERGEN st, ns, 150 e 3 av, 75x100; also BERGEN st, ns, 125 e 3d av, runs n45xe10xn55 xe15xs100xw25 to beg; Communipaw Steel Co —T J Ashhead & Sons et al; H S Mack (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

JUNE 14.

114TH st, 21 E; Hyman Leventhal—Lillie S Lustig & Hyman Levine (66). 48.00

GRAND BOULEVARD & CONCOURSE, ws, 125.1 n 192d, 50x100; Wm H Wright & Son, Inc—Louisa Cloughen (63). 2,700.00

LENOX av, 319; A Mach & Son—Rose Frey; renewal (65). 475.00

PROSPECT av, 965-1007; Lenox Tile Co—Zarland Realty Co & Schneider Tile Co (62). 88.51

8TH av, 2519-23; Abr Bloomson—Eduardo H Gato; M H Meyers (64). 280.21

JUNE 16.

HOUSTON st, 111 E; Nimis & Nimis, Inc—Minsker Realty Co (75). 843.80

LORING pl, 2336-8; Giovanni Budetta et al—Armintha Merritt & Morris F Goldstein (76). 80.50

52D st, 409 E; Max Axel—Karl R Finestone (78). 78.00

69TH st, 117 E; Hull, Grippen & Co—Edith Opdyke & Jones Constn Co (67). 33.54

106TH st, 340-2 E; Jno J Wallace—Church Extension Committee of the Presbytery of N Y & Jones Constn Co (77). 245,00

124TH st, 137-9 W; Bruno Steinel—Jimal Realty Co (69). 730.00

179TH st, sec Buena Vista av, 147x185; Antonio Delena—Wm B Sommerville & Jos J Marrin, Jr (74). 225.00

216TH st, 1041 E; Shollenberger & Co, Inc—Maria P Dalo & Rosario La Bue (68). 74.00

ALBANY POST rd, es, 476.7 n Bailey av, 54.6x78.6; Constantine Avallone—Filomena Ventarola & Francesco (75). 235.05

VALENTINE av, es, 200 n Town Dock rd, 25x100; Ernest Hammer—Jno & Cath Clancy & Jacob Armburst or Armbrust (72). 340.00

3D av, 1025; Jno Glasbrenner—Manzanola Realty Co & Ernestine Weill (70). 520.00

6TH av, 806; Ralph Schweibish et al—Cyrelle Carreau & Sandhop Contracting Co (71). 65.00

JUNE 17.

FRANKLIN st, ss, 55 w Lafayette, 19.7x75.3; Simon Strunim—Lazzaro P Faccini & Thos S Bonfiglio (88) 337.00

WHITE st, 128-32; Herrmann & Grace Co—Victor A Harder Realty Co & Manning, Noble & Co; renewal (87). 592.00

15TH st, 433 E; Leopold Weschler et al—Estate Jno Martin & Thos E Martin (81). 75.00

95TH st, 319 E; Ferdinand Gellert et al—Emil Glaser (79). 96.00

115TH st, 232-4 E; Hyman Asler—Ray Lefkowitz (85). 129.05

182D st, nec Washington av, 93x150; Rotberg & Rosenbliett—Nora Constn Co (80). 250.00

BROADWAY, 2774; Danl Sidelsky et al—L B Curtis, Peter Bonhait & Ph Levy Contracting Co (82). 500.00

ELTON av, 810; Nathan Posner—Mary A Walters & Mary G Moriarty (86). 59.00

LEXINGTON av, 183-7; Harry Kollinger—Justa Realty Co (84). 425.19

7TH av, 1902; Jacob Jooss—Albt Sokolski & Fred L Allen (83). 29.00

JUNE 18.

106TH st, 340-2 E; Andw J Ferguson—Church Extension Committee of the Presbytery of N Y & Jones Constn Co (93). 266.80

176TH st, 801 E; Chas Schratt, Inc—Mary Crocker (91). 400.00

183D st, ss, 55 e Bathgate av, 120.6x94; Jno Bell Co—Asaro Realty Co, Inc & Vincent Buscemi (92). 466.69

BROADWAY, 2774; Max Brooks—L B Curtis, Peter Bonhait & Ph Levy Contracting Co (94). 120.00

MACLAY av, 2110-4; Christian Vorndran' Sons—Belle, Jas, Mary & Danl Daily (90). 350.00

S BOULEVARD, 961-77; Jno Jordis Iron Works—Kellwood Realty Co, City Mtg Co, American Real Estate Co, Blaney-Spooner Amusement Co & Chas E Blaney (89). 444.50

JUNE 19.

BEEKMAN st, 26; Geo A Jordan et al—Butler & Kelley Co & Karl H Hagenkotter (97). 150.00

48TH st, 172 W and 7TH av, 719; Wm J Yennie & Co—Louis M Simson; & Jno H Martin (104). 505.00

86TH st, 128 E; Marks Chain—Antonio Minaldi & Jacob Ward (103). 145.50

106TH st, 340-2 E; Jno F Cronin—Church Extension Committee of the Presbytery of NY & Jones Constn Co (95). 19.93

114TH st, 322 E; Jos Mueller—C Coluccia & Tony Brescia (100). 79.20

128TH st, 28-30 W; Emerico Grimaldo—Leonard Realty Co & Saml Carucci (102). 600.00

183D st, ss, 55 e Bathgate av, 120.6x94; Corbett & Co—Asaro Realty Co & Vincent Buscemi (99). 40.00

223D st, 743-9 E; Max Haberman——Max Henry (96). 253.00

CONVENT av, 120-8; Harry Bregman—Frank Paterno & J Roderick (105). 60.00

CROTONA pkwy, es, 603.10 s 177th, 114x 106; W S Vault Light Constn Co—Defender Constn Co & Kramer Contracting Co (98). 82.00

VALENTINE av, es, 200 n Town Dock rd, 25x100; Raffo Sollite—Jos Clancy & Catherine Clancy (101). 25.50

JUNE 20.

BEAVER st, 71; McCann & Sullivan—Post Building Co & Jones Constn Co Inc (111). 775.00

DAVIS st, nwc Leland av, 40x40; Metropolitan Artificial Stone Works—Garden Realty & Constn Co & A La Monte (113). 30.00

EXCHANGE pl, 16-17; Jno Best—Post Bldg Co & Jones Constn Co (122). 100.00

6TH st, 312 E; Isidor Kramer—Rose Gordon & Pincus B Brown (114). 107.75

80TH st, 242 E; Jacob Levy—Magdalena Orange (121). 53.60

112TH st, 43 E; Bernardt Khopping—Flank Realty Co, Michl L Flank & Henry Sundelson (118). 7,400

121ST st, 102-4 E; Isidor Kramer—Thal Realty Co & Pincus B Brown (117). 119.85

129TH st, 32 W; Sussman & Gladstone—Moe Schatz (110). 130.00

134TH st, 204 W; Otto Goldner—Patk McNulty & Jno S Montague (120). 8.50

138TH st, 621 W; Harry Friedlander—Pennington Whitehead trste, Anna K Shaw & H M Weill Co (108). 26.00

AMSTERDAM av, 1324-6; Louis A Sheinart —N Y Railways Co & Arch Amusement Co (106). 765.00

BROADWAY, 950; Acme Electric Co—Susan W D'Hunterville, Jno E Quinn & Frank A Collins (109). 80.00

PARK av, ws, 71.9 n 188th, 40x100; Philip Lenges et al—Henry J Hemmens & Wm A Burr & Co (119). 242.00

3D av, 325; Isidor Kramer—Harry Sandler & Joe H Brown (115). 81.00

3D av, 329; same—same. (116). 23.75

8TH av, 461-79; Dan Miller—Jno Doe & Jno Pieper (112). 30.00

10TH av, 643; Max Pollak—Sarah W Kufeld & Morris Goldstein (107). 65.00

Brooklyn.

JUNE 12.

ADELPHI st, 58; Wm H Lane—Chas F Falkmmayer & Alfonso Clemente. 135.00

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x 97.9; Parshelsky Bros, Inc—Henry Hetkin & Lefferts Constn Co. 967.85

SACKMAN st, nwc Riverdale av, 100x100; Bell Fireproofing Co—M Martey, Inc. 230.00

SACKMAN st, nwc Riverdale av, 100x100; Wm O Fredenburg & ano—M Martey, Inc & Plato Realty Co, Sack River Co. 58.30

WEST st, es, 180 n Av C, 269x100; R L Williams—Bristol Bldg Co. 50.00

WEST st, 217-237; also WEST st, 224-242; Oscar Fichtenbaum—Boyd Constn Co & Max Fogelson. 378.00

WINTHROP st, 22; Alfd G Edwards—Helen Knickerbacker, Lillie Elliott & Wm A A Brown. 435.00

WINTHROP st, 24; Alfd G Edwards—Helen Knickerbacker & Wm A A Brown. 235.00

WINTHROP st, 16-18; same—same. 620.00

WINTHROP st, 20; same—Richd J Sheehan & Wm A A Brown. 455.00

WINTHROP st, 10-12; same—Helen Knickerbacker & Wm A A Brown. 870.00

WINTHROP st, ss, 97 e Flatbush av, 17x 105; same—same. 435.00

36TH st, 465; Geo O Larsen—Agnes J Cunningham. 24.44

67TH st, ss, 171.11 w 3 av, 80x100; R L Williams—H Nevin. 50.00

ALABAMA av, nec Hegeman av, 441x100; Bell Fireproofing Co—Georgia Bldg Co. 360.00

ATLANTIC av, ss, 200 w Hopkinson av, 200x 100; Bell Fireproofing Co—M & J Constn Co. 94.03

BATH av, sec Bay 17th, 39x100; R L Williams—E Sarno. 40.00

BLAKE av, nwc Junius, 99.3x100; Reedy Elevator Co—Monok Co. 450.00

FLATBUSH av, 1261-7; Adolf Laitner—Morris Singer & Lehigh Land C & Emanuel H Gold. 100.00

NEWPORT av, ns, 80 e Amboy, 20x100; L Lapidus Co—Isaac Garlick. 3,050.00

PARKSIDE av, 302; Alfd G Edwards—Wm A A Brown. ——

PARKSIDE av, 304; Alfd G Edwards—Wm A A Brown. ——

PARKSIDE av, 290-8; Alfd G Edwards—Wm A A Brown. 1,000.00

PARKSIDE av, 300; Alfd G Edwards—Jno Carey & Wm A A Brown. 435.00

VESTA av, es, 100 n Belmont av, 95x100; Chestnut Ridge White Brick Co—Levin, Kronenberg & Co. 190.00

3D av, 968; also 37TH st, 277; Geo O Larsen —Agnes Cunningham. 103.04

JUNE 13.

AMES st, 81-3; Carmel Mazzary—Ralph Sterling, Inc. 425.00

W 10TH st, ws, 83 s Kings hway, 331.6x100; Wm L Brown—Otto Singer Devel Co. 706.50

W 10TH st, es, 118 s Kings hway, 297.6x100; Wm S Brown—Otto Singer Devel Co. 706.49

LIBERTY av, 735; also GLENMORE av, swc Elton, 25x100; Louis Rockmore—Veto M Silvis. 95.00

LIBERTY av, 735; also GLENMORE av, swc Elton, 25x100; Saml Lapiders—Veto M Silvis. 65.00

PARKSIDE av, 290-304; Henry Miles & Sons —W A A Brown. 687.50

PARKSIDE av, 300; Alfd G Edwards—Wm A A Brown. 435.00

PARKSIDE av, 304; same—same. 450.00

PARKSIDE av, 302; same—same. 435.00

JUNE 14.

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x97; Louis P Paulson -Richd B Monahan & Henry Hetkin. 173.50

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x97; Wm Haug –same. 750.00

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x97; E Miller Sons, Inc –same. 372.50

WINTHROP st, 14; Alfd G Edwards—Susannah A Liebig & W A A Brown. 435.00

CHRISTOPHER av, nec Riverdale av, 100x100; Hydraulic Press Brick Co—Bertha Baltowsky & Cris River Co, Inc. 171.00

ST MARKS av, ss, 100 w Howard av, 37.10x127.9; Curtis Bros Lumber Co—Hyman & Jos Rosenthall, Max Strober & Docket Impt Co. 155.32

JUNE 16.

WEST st, es, 180 n Av C, 144x100; Meyer Uslan—Bristol Bldg Co. 373.00

WEST st, es, 324 n Av C, 126.4x100; Same —same. 1,260.00

EASTERN Parkway, ss, 280 w New York av, 19x105; Israel Jarashow & ano—Mary & Nathan Matchett. 112.50

SUTTER av, nwc Barrett, 99.11x100; East New York Mason & Material Co—Barrett Constn Co & Max Applebaum. 185.97

JUNE 17.

53D st, 474, & 5TH av, 5302; Erick P Backie —Morris A Glass, Nathan Lieberman & Lawrence C Minden. 315.80

CLERMONT av, 466; Francis Sinclair & Son —W Loughlin, Lavinia S & Jno R Sanford. 75.50

JUNE 18.

ATLANTIC av, swc Warwick, 25x90; Arch Buchanan, Jr—Wittmann Constn Co. 850.00

BLAKE av, sec Hinsdale, 100x100; Jacob Lieb—Allurn Constn Co. 33.69

CHRISTOPHER av, ws, 235 s Pitkin av, 65x100; Jacob Lieb—Crispit, Inc. 162.73

PARK av, 162; Anton Anderson—Chas Folkenmeyer & Chas Folkenmeyer, Jr. 191.23

SUTTER av, nwc Saratoga av, 40x100; H Marcus Iron Wks, Inc—Brystol Constn Co. 350.00

BARRETT st, ws, 150 s Pitkin av, 150x100; Klein Material Co—Penn Dumont, Inc. 141.32

BARRETT st, ws, 150 s Pitkin av, 99.11x150; Jacob Lieb—Penn-Dumont, Inc. 353.34

ESSEX st, ws, 96.2 s Atlantic av, 75x100; Steinberg Steam Cut Stone Co—Jos D Cohen. 210.00

ST JOHNS PL,, 349, 355, 359 & 365; Sam Friedland—Beecher Realty Constn Co. 35.38

ST JOHNS pl, ss, 21.8 e Nostrand av, 20x97.9; Tuker Iron Works, Inc—Richd P Monogham & Lefferts Constn Co. 212.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

JUNE 14.

No Satisfied Mechanics Liens filed this day.

JUNE 16.

[2]42D st, ns, 225 e 11 av; Galway & Co—Park & Tilford Co et al; June4'13. 529.40

BROADWAY, 1674; Sidney P Ettinger—Herbert Estates et al; June10'13. 66.75

JUNE 17.

[2]14TH st, 214 E, & 13TH st, 207-21 E; J L Keating & Co—Irvington Constn Co et al; May 17'13. 215.94

238TH st, ns, bet Mathilda & Carpenter avs; Wm G Reimann—Russell D Smith et al; Nov 30'12. 37.00

RIVERSIDE DRIVE, 334; Hull, Grippen & Co —Caroline Takamine et al; Oct2'11. 18.05

WASHINGTON av, nec Fletcher pl; Rotberg & Rosenbliett—Nora Constn Co et al; May2'13. 800.00

JUNE 18.

22D ST, 417 E; Fillmore Iron Works—Cadavelle Realty Co et al; Mar3'13. 67.00

JUNE 19.

22D st, 32 E; Jos Kulp—Jos W Stern et al; Apr5'13. 240.00

SAME prop; Eskillson Co—same; Apr5'13. 260.00

BELMONT av, es, 155.2 n 181st; Jno J Bentz—Crotona Park Realty Co et al; Feb28'13. 2,900.00

JUNE 20.

127TH st, 611 W; Robt Griffin—Faultless Construction Co et al; Dec31'12. 361.31

142D st, 10-20 W; New Jersey Terra Cotta Co—Kramer Improvement Co et al; Jan23'13. 2,450.00

[2]Bryant av, 1522; Bronx Cut Stone Co—Cornelius O'Keeffe et al; Feb4'13. 200.00

Brooklyn.

JUNE 12.

E 14TH st, es, 140 s Av X, 60x100; Jno Hill—Pearl Constn Co; May1'13. 105.00

40TH st, 1267; Morris Wolsk—Bertha Kossove; May13'13. 445.00

NEW UTRECHT av, swc 63d; Eastern Fireproof Sash & Door Co—Frank Pasqualino & D Cosenza; May23'13. 25.00

OCEAN av, nwc Caton av, —x—; Miller, Daybill & Co—G Haukins; May15'13. 800.61

REMSON av, ws, n Flatbush av, 25x96; Eastern Woodworking Co—Ed P Jones; May31'13. 225.00

MAPLE st, swc Kingston av, 10x74.6; Isaac Chaprack—Jacob Zilber; Mar1'13. 575.00

STERLING pl, 1089-93; Otto Melin—Monaton Realty Investing Co; Feb20'12. 1,348.00

CATON av, ns, 60 w Ocean av, 60x90; Jno P Matthews—G Hawkins; May17'13. 20.00

CLASSON av, 470; Rubin Wolf—Francesco & Theresa Vigilante & Mike Payne; Apr10'13. 40.00

JUNE 14.

ATLANTIC av, ss, 150 w Saratoga av, 100x100; Square Lumber Co—Maucorn, Inc; June 12'13. 220.43

JUNE 16.

SNEDIKER av, ws, 60 s Blake av, 100x100; Morris Bernstein & ano—Snediker Constn Co; Apr25'13. 1,350.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Davis Gelfant & ano—Snediker Constn Co; May 27'13. 1,535.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Klein Material Co—Snediker Constn Co; May 23'13. 800.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Abr Sagalowitz & ano—Snediker Constn Co; June4'13. 600.00

SNEDIKER av, ws, 60 s Blake av, 100x100; J P Duffy Co—Snediker Constn Co; May20'13. 105.65

SNEDIKER av, ws, 60 s Blake av, 100x100; Standard Lime Co—Snediker Constn Co; June 5'13. 67.85

JUNE 17.

FURMAN st, 59; Atlas Portland Cement Co —New York Dock Co & Tucker & Vinton; Oct 31'12. 15,051.00

[2]REMSEN st, nec Hicks, 78x96; Andw M Haney—Lehigh Valley Structural Steel Co; Feb25'13.

18TH av, 1612-16; Gustaf Nelson—Carl O Nelson; Feb14'13. 170.00

JUNE 18.

[1]DRIGGS av, from N 10th to N 11th, 200x200; Jacob J Forcier—Boulton Co & Phoenix Tube Co; June16'13. 82.88

HOPKINSON av, es, 160.5 n Lott av, 40x100; Square Lumber Co—Catluck Constn Co, Max Catluck & Abr Cohen; June13'13. 269.54

OCEAN av, es, 200 n Albemarle rd, —x—; Ernest C Schortemeier—Richd Tomlinson, May 22'13. 263.14

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

JUNE 12.

Alexander, Jas H; Fredk W Kolb; $2,087.44; H B Walmsley.

United States Moving Picture Co; Mary I Doran; $4,490; E Endelman.

JUNE 13, 14, 16, 17 & 18.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

JUNE 13, 14, 16, 17, 18 & 19.

Hasco Bldg Co. 15 E 47th..Otis Elevator Co. Elevators. $2,600

J Landesburg Mfg Co. Lafayette pl, — s 90 w 3d av, —x—..Casolaro Fassany Co. Fixtures. 340

Mail & Express Co. Broadway, 203 & Fulton 164 & 168..Washington Trust Co. Lease, Stock, &c. (R) 400,000

Summergrade, Jos. 209 Centre..Fairbanks Co. Machinery. 550

Wallace, Robt J. 121st, ss, 100 e Ams av, —x—..Otis Elevator Co. Elevators. 2,675

Brooklyn.

JUNE 12, 13, 14, 16, 17 & 18.

Bristol Bldg Co. West st, es, 180 n Av C.. SmythDonegan Co. Plumbing & Fix. $528

J D Ranck Realty Co. E 2d st nr Av I.. Eastern Mantel Co. Mantels. 237

Hollow Wall Constn Co. 1631-33 E 12th..Daru & Huffman. Gas Fix. 109

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

JUNE 13.

SO BOULEVARD, nwc 173d st, 155.6x100; City Mtg Co loans Trask Building Co. 80,000

JUNE 14.

No Building loans filed this day.

JUNE 16.

209TH st, ns, 250 e Hull av, 55.3x100; Cresco Mtg Co loans Edson Bldg Co to erect two 2-sty dwellings; 5 payments. 11,000

FT WASHINGTON av, nwc 161st, 102.3x140; N Y Mtg & Security Co loans Hilliard Constn Co, Inc, to erect —-sty bldg; 11 payments. 105,000

VIRGINIA av, ws, 266 s Watson av, 25.4x101.3; Fredk A Southworth, atty, loans Wm Buhl, Inc, t oerect a —-sty bldg; — payments. 4,250

WILKINS av, ws, 144 n 170th, 50x90.2; City Mtg Co loans Reville Siesel Co to erect a 5-sty apartment; 10 payments. 32,500

WILKINS av, ws, 194 n 170th, 50x85.8; same loans same to erect a 5-sty apartment; 10 payments. 32,500

JUNE 17.

87TH st, ss, 97.6 e Amsterdam av, 108x100.8; Metropolitan Life Ins Co loans West Side Constn Co to erect a 9-sty apartment; 13 payments. 325,000

105TH st, ns, whole front bet West End av & Bway, 192.3x100; Metropolitan Life Ins Co loans West 82d St Realty Co to erect a 12-sty apartment; 13 payments. 900,000

236TH st, ns, 392.7 w Oneida av, 38.8x98.1; Manhattan Mtg Co loans Edw J Byrne Constn Co to erect a 3-sty apartment; 11 payments. 12,000

236TH st, ns, 359 w Oneida av, 33.7x98.1; same loans same to erect a 3-sty apartment; 11 payments. 12,000

JUNE 18.

HONEYWELL av, swc 182d, 100x64.7; Comity Mtg Co loans Jacob Cohen Constn Co to erect a —-sty bldg; 10 payments. 32,000

STEBBINS av, es, 188.9 s 165th, 50x80; Comity Mtg Co loans Michael Ginto to erect a 5-sty bldg; 10 payments. 27,000

JUNE 19.

HEWITT pl, ws, 119.7 n 156th, 25x130xirreg; also HEWITT pl, ws, 90 s Macy pl, 4.9x50; Bond & Mtg Guarantee Co loans Alfred Beyrodt to erect a 2-sty dwg; — payments. 8,000

226TH st, ss, 505.1 e Barnes av, 100x114.6; Central Mtg Co loans Glosue Arcoleo to erect a — sty bldg; — payments. 16,000

237TH st, ns, 100 e Martha av, 100x100; Central Mtg Co loans Wesley Constn Co to erect a — sty bldg; — payments. 12,750

245TH st, ss, opposite junction of 245th & Livingston av, —x—; Violetta W Delafield loans Parkway Heights Co to erect a 2-sty dwg; — payments. 9,500

JUNE 20.

UNIVERSITY pl, ws, 88.6 n 176th, 52.6x100; City Mtg Co loans Henry Cleland Inc to erect a 5-sty apartment; 11 payments. 34,000

UNIVERSITY av, ws, 36.1 n 176th, 52.6x100; same loans same to erect a 5-sty apartment; 11 payments. 34,000

ORDERS.

Brooklyn.

JUNE 13.

MILFORD st, ws, 90 s Belmont av, 40x100; Mary Madansky on U S Title Guar Co to pay Jos Kerstein. 6,500.00

57TH st, ns, 140 e 7 av, 140x100; York Pen Co on Home Title & Ins Co to pay S McGrayne. 55.00

JUNE 14.

PARKSIDE av, nwc Parkside ct; C Austin on Parkside Court Realty Co to pay Smyth Donegan Co. 700.00

JUNE 16.

BATH av, sec Bay 17th, 39x100; S E S Realty Corpn on Title Guar & Trust Co to pay Estate of S Weinstein. 1,275.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on N Y Mtg & Security Co to pay Klein Material Co. 600.00

JUNE 17.

NO PROP GIVEN; Commonwealth Impt Co on New York Title Ins Co to pay Max Berman. 225.00

PROPERTY on block bounded by Flatbush, Bedford & Newkirk avs, —x—; Lehigh Land Co on Eagle Svgs Bank to pay Estate of S Weinstein. 175.00

JUNE 18.

No Orders filed this day.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--Sprinklers, Auxiliary Fire Appliance, (sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " Non-smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Bowery st, 65-69—Leon & Morris Allard....C
Broome st, 254—Louis Barbach.....G
Canal st, 544—Moses Weinstein.....D
Canton st, 55—Mrs Fanny Kletzky.....B
Catherin st, 22—Georg. Ginsberg.....F-A
Catherin st, 22—Charles Abrahams.....C
Cherokee st, 42—William Packer.....A-G
Cherry st, 28—Robert J Lamoreux et al....G-C
Clinton st, 97—Morris Mandelskorn.....G
Cranston st, 94—Henry E Jacobs.....A-G
Duane st, 134-6—Samuel Weinstein.....G
East Broadway, 9—Frank Levy.....C
East Broadway, 18—Jacob Wolf et al.....C
East Broadway, 91—Sepersky & Kaiser Co. C-F-G-A-E
Forsythe st, 105—Henry Snyder.....C
Grand st, 196—A D Turnbull.....B
Grand st, 209 (rear)—Vincenzo Caropreso....C
Greenwich st, 325-7—Fischer Realty Co.....C
Greenwich st, 500-506—Edwin A Ely.....C
Madison st, 283—Henry Osborn.....C
Mercer st, 48—U S Cabinet Bed Co.....L
Mercer st, 48-50—Automatic Woven Wire Supply Co.....F-C
Mercer st, 96—I Seizer.....I-C-G
Monroe st, 288-90—Samuel Strauss.....C
Monroe st, 290—Pincus Nagelberkin.....C
Monroe st, 292-4—Leon Tuchmann.....C-M
Spring st, 52—Alonzo Desmonne.....C
Spring st, 53—Michael Iannoth.....C
Spring st, 53—Owtaira Delia.....C
Spring st, 53—Joseph Schwartz.....C
Stone st, 24-6—Wm G Pigueron.....D
Suffolk st, 30—Jacob Levy.....C
Suffolk st, 30—Joseph Joltok.....A
Walker st, 78—Wm A Siewers.....C-G
Water st, 459—Mrs M C Kernochan.....G
Water st, 25—William H Schmohl.....G
Wooster st, 135—Morris & Isaac Feigel.....B

Numbered Streets.

4th st, 32 E—Reuben Cohen.....G-C-E
4th st, 32 E—S Goldfein & L Hirsch.....G
9th st, 32 E—Sailors Snug Harbor.....B
13th st, 8-10 W—Joseph D Shakow.....A-G
14th st, 35 W—Herman Leavy.....D
20th st, 36-8 W—Klar Bros.....D
21st st, 23-25 E—Weltman Bros.....C-A-F
21st st, 31-33 W—Max Bernstein.....D
22d st, 36 W—Fred Ecker.....D
22d st, 36 W—Kushin & Posnick.....D
22d st, 36 W—Albert R Castle.....D
22 st, 36 W—Julius S Stern Estate.....D
22d st, 36 W—S J & M Mfg Co.....D
22d st, 36 W—Gabriel Fadool.....D
2d st, 36 W—Julius S Stern Estate.....D
22d st, 40-2 W—G M Piermont & Co.....C
22d st, 40-2 W—Edward Frank.....D
22d st, 40-2 W—Fifth Av Tailors Ins.....D
22d st, 40-2 W—David Bussel.....D
22d st, 40-2 W—Belmont Button Works.....D
22d st, 40-2 W—Edward J Vilsack.....D
22d st, 40-2 W—Jacobs & Grubman.....D
22d st, 40-2 W—Hyman Kaufmann.....D
22d st, 40-2 W—Segal & Sinkin.....D
22d st, 40-2 W—Harris Lifschitz.....D
22d st, 40-2 W—Kohn Brothers.....D
22d st, 40-2 W—Scherr & Loew & Imperial Printing Co.....D
22d st, 132-4 W—Manhattan Garment Co.....D
22d st, 150-4 W—Horowitz & Levy.....D
22d st, 150-4 W—Kaplan Bros.....D
22d st, 150-4 W—Lindeman, Gross & Hindes..D
22d st, 150-4 W—Chas A Kuderman & Co....D
22d st, 150-4 W—The Mutual Skirt Co.....D
22d st, 150-4 W—D Saltzman & Co.....D
22d st, 150-4 W—Eisenberg & Heimowitz....D
22d st, 150-4 W—Masur & Vineyard.....D
22d st, 150-4 W—Joseph J Stoppler.....D
22d st, 150-4 W—Columbia Button Works....D
22d st, 150-4 W—Feldman & Porter.....D
22d st, 150-4 W—Yorkville Dress Co.....D
22d st, 227 E—Theresa J Kelly.....C
23d st, 223 E—Inga Donohue.....C
24th st, 520 W—Fred S Myers.....C
25th st, 155-7 W—Arthur R Bastine.....G
37th st, 236-8 E—Wm R H Martin.....K
37th st, 236-8 E—Chas Griffiths.....L-K-C
38th st, 342 W—Charles W Kane.....C
38th st, 500-17 W—Franco-American Baking Co.....C
40th st, 330-5 W—Louis Ferguson.....C
40th st, 347 E—Walter H Peach.....C
50th st, 242 E—John N A Griswald Estate....C
65th st, 155 W—High School of Commerce, Board of Education.....G-A-C
37th st, 42-50 W—Reliable Electro Plating...G
37th st, 42-50 W—William Kunz.....G
42d st, 251 W—Schuyler Amuse Co, B K Bimberg, Mgr.....C-G
85th st, 436 E—Silverson Construction Co....C
85th st, 438 E—Silverson Construction Co....C
88th st, 57 E—Elliott F Shepard Est.....C-O
95th st, bet Broadway & West End av—Philip Goldstein.....C
110th & 111th sts & St Nicholas av—Joseph Lazarus.....C-A
111th st, 111-6 E—Dr Joseph Weiner.....C
120th st, 512 E—Louis S Barnard.....C
138th st, 145 W—Mary Woytisek.....C
148th st, 201 W—Charles Kimmelman.....L-G

Named Avenues.

Amsterdam av, 2038—Harris Miller.....A-G
Broadway, 361-3—Caroline White.....C-A-B
Broadway, 361-3—Caroline White.....B-C
Broadway, 789-91—Barney B Goldberg.G-F-C-D
Broadway, 789-91—Eugene Moch & Co. A-C-F-G-D
Broadway, 789-91—Mark Cowen & Co..D-F-C-G
Broadway, 789-91—Eva L & Lawrence Kipp. C-D-B-E
Broadway, 813—Einson, Inc.....G
Park Row, 93—Rosevale Amusement Co.....C
Park Row, 209—Rose Gordon.....I-C

Numbered Avenues.

2d av, 57-59—Harry G Rouse.....A
2d av, 552—Barnett Berkowsky.....C
2d av & 108th st—Amusement Enterprise Co. C-F-A
3d av, 1852—Alex E Salkin.....I
6th av, 502-4—Jas Bowen & Irwin Turner....C
10th av, 297—Nathan Harris.....D
10th av, 297—Stevenson Brewing Co.....C-D-A

BRONX ORDERS SERVED.

Numbered Streets.

150th st & Prospect av—Rosalind Rothschild..A
158th st, 457 E—William Wallace.....C

Named Avenues.

Grand Boulevard, 2457—James W Yaple L-A-K
Longwood av, 1112—Emil Nikolai.....C
Tremont av, 710—Olenick & Peyser.....A-I
Westchester av, 971—William Sherwood.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Berry st, 83—Patrick J Carlin.....B
Cook st, 60-62—L Brauenberg.....A-K
Dean st, 1267 (P S No 41)—Board of Education, Thos W Churchill, Pres.....C
Decatur st, 193-199 (P S No 35, new)—Board of Education, Thos W Churchill, Pres....C-D
Fulton st, 394-404—Brooklyn Union Gas Co, F R Wogan, Asst Sec'y.....A-B-C-D-E-G
Fulton st, 1109-13—Ginsburg.....E-A
Fulton st & Court sq, Hall of Records—Alfred E Steers, Pres, Borough Brooklyn..B
Lincoln pl & Utica av, parochial school, Rev John F O'Hara.....B-F
Love la, 32—Russell & Blake.....A-G-D-K-C
McDougal st, 29—M A Boyce.....C-A-G
St Paul's Court, 4—Edw H Bancker....A-K-C

Numbered Streets.

9th st, 260 ft n Surf av, Coney Island & Brooklyn R R Co.....C-A-G
9th st, 69—Patrick Colman Co.....G-E-A-C
36th st, 219—Albert Bloom & Abe Kellar.....A
36th st, 219—Bush Terminal Co, Irving T Bush.....B
36th st, 219—Wm H Duval & Co, Wm H Duval, Pres.....E
61st st, 1221—Dr Henry Risch.....G
74th st, 1562—W C Bulmer.....K

Named Avenues.

Belmont av, 314-336—Victor Henning & Sons G-H-C-A
Broadway, 71—H Jerum.....G
Broadway, 837—Robert T Whalen.....B-G
Broadway, 1060—Ludwig Klein.....G-C
Clarendon rd, 2184—Mary A Nail.....C
Kingston av, 109—William Bosselman.....C-G
Norman av, 123-125 (P S No. 34)—Bd of Education, Thos W Churchill, Pres.....C
Reid av, 198-200—Reid Av Garage & Machine Co.....G-A-L-K-C
Saratoga av, 502—Louis Wiesen.....G-C
Washington av & Wallabout Canal—Brooklyn Elev & Milling Co, T C Patterson, Pres. A-D-B-F-C

Numbered Avenues.

12th av, 3708—I Sohn.....A
23d av, 8747—G M Seckel.....A

QUEENS ORDERS SERVED.

Named Streets.

Front & Pidgeon sts (L I City)—National Sugar Refinery, Jas H Post, Pres.....E-F
Hamilton st, 319 (L I City)—Franklin Co, Inc, Floyd M Franklin, Pres.....A-G-L-K
Mills st, 45-59 (L I City)—New Amsterdam Gas Co, M W Graham, Sec-Treas.....A
Peateau st (Corona (L I)—Lewis Stone..A-G
Prospect st, 65 (L I City)—Seymour Taft L-C-K
Ryder pl & Boardwalk—Paul Klumpf....F-C-A

Named Avenues.

Atlantic av, nr Channel av (Edgemere)—Benj F Foster.....G-C
Grand av, 270 (L I City)—Adams Schelling..C
Hollywood & Mott avs (Rockaway)—The United States Motor Cab Co, Geo Duell, Pres.....K-G
Little Neck rd & Broadway (Little Neck)—Geo W Cornell.....K-G-D-L
Myrtle av, 1816—Geo Kober.....C
Ocean av, nr Meadow av (Far Rockaway)—Samuel Stone.....G-K
Saratoga av, nr Ocean Front (Neponsit, L I)—Karen V Frost.....A-D-G-C
Shore av, nr Bradick av (Bayside)—Archibald Nesbett.....A-G-C
Shore av & Pearsall st (Bayside)—Florence Thornton Harris.....A-G-C-D
Wavecrest (Cowden Cottage)—Martin Beckhard.....A-D-G-K-C

RICHMOND ORDERS SERVED.

Numbered Streets.

17th st, 37 W—Jennie E Dunn.....E
17th st, 43 W—Morris Fishbein.....E
17th st, 43 W—Samuel P Tull.....E
24th st, 152 W—Security Mortgage Co.....C
125th st, 444 W—Thomas Flanagan.....C

Named Streets.

Arietta st, 65—Caroline Stetler.....C
Jersey st, 121—John Fabiszewski.....C
Walker st, 48-50—John Boyle Estate.....B-E

Named Avenues.

Hamilton av, Curtis High School—Board of Education.....A-G

Eliminating Grade Crossings.

The Public Service Commission for the First District will ask the forthcoming special session of the Legislature for an appropriation to enable it to proceed with the work of eliminating grade crossings on the lines of the Long Island Railroad in Queens Borough. The commission requested the last session of the Legislature to appropriate $1,500,000, but the appropriation bill carried only an item of $350,000 for New York City. This item, however, was vetoed by Governor Sulzer, and the commission was left without any funds to prosecute crossing work. Under the law the State must pay one-quarter of the cost before the commission can order a crossing eliminated. Since 1911 no money has been appropriated, and as a result elimination work, except as to that ordered prior to that time, is at a standstill.

The commission has held hearings on several groups of crossings which it desires to eliminate and only awaits an appropriation by the State to issue the necessary orders. Among these crossings are 21 on the Atlantic Avenue Division between the end of the elevated structure and the beginning of the Jamaica improvement. The elimination of these crossings will cost about $3,500,000, and the railroad company is willing to supply its half of the cost as soon as the State makes an appropriation. The other crossings for which the commission has prepared elimination orders include several crossings on the Whitestone branch, the main line, the Montauk and Rockaway divisions of the Long Island Railroad, and a few crossings in Richmond Borough on the line of the Staten Island Railway.

BUILDING MATERIALS.

(Continued from page 1294.)

Haines a Puzzling Witness.

N. John Haines, who said that he was a purchasing agent in the employ of D. C. Weeks & Son, residing in Plainfield, N. J., was called to the stand after the court had requested Bert Hanson, counsel for the complainants, to procure for him a copy of the reported case of the National Cash Register Company. Mr. Patterson for the defendant company tried to bring out that Mr. Haines was in reality an investigator employed by the complainants and not merely a purchasing agent.

Witness testified that he had been employed by the complainants for some time, that he had purchased brick in various quantities at different times prior to and after December, 1911, and that failing to obtain figures on various quantities of brick here he finally went up the Hudson to deal direct with the manufacturers. He said that he worked for the complainants out of pure friendship, as he worded it, that he had not received a salary or other emolument as such, but that he was to receive a commission on the brick he was able to buy—from D. C. Weeks & Son. He said that he also bought brick for Haines Brothers, besides the Telephone building at Lispenard and Walker streets. Pressed for details as to whom he had applied for brick he said that he had talked with William Barnes of the Greater New York Brick Company who, he said, had acquiesced when he prodded him about charging what ever he d—d pleased for brick in this market and that he had not been able to see any official higher in the company than Mr. Barnes, and that he then went to see Cook & Genung of Newark and finally had engaged John J. O'Keefe, to go up the river and count the brick there to ascertain whether brick actually were scarce as he had been told was the case.

Mr. Haines created a ripple of laughter in the court when he said that he went from Fishkill Landing where he had gone on business, to Newburgh because he had heard a great deal about the Palatine Hotel there and was curious to see just what it looked like. He said he went there alone, with no particular object in view, and he was not sure whether it was the day in which the conference was held in the same hotel with reference to the organization of the Greater New York Brick Company. He said that he had heard that some paper there had published a nasty article about certain brick interests and he was desirous of getting a copy of the paper.

Cross examination brought out the information that Mr. Haines expected compensation for services rendered to D. C. Weeks & Son, but only as a buyer of brick and not as an investigator in anticipation of court proceedings against the defendant company. He said that he had employed for the complainants John J. O'Keefe to count brick, that he had conferred at that time with Frank Weeks and with Mr. Warner about the brick case, as often as he could, sometimes daily, but that he had gone to the office of D. C. Weeks & Son only four times so far this year, and that Mr. Warner had not directed his movements prior to the institution of this action. He said he worked about eighteen hours out of the twenty-four, Sundays included, as a buyer of brick for D. C. Weeks & Son. He said that after trying to buy brick at 103 Park avenue he had returned to Mr. Weeks' office and had said to him that it was about time he went to Albany and found out who the Greater New York Brick Company was. Asked who supplied the brick for the telephone company building he said he did not know except from hearsay information, but that he presumed that the Mason Builders' Association could supply that information. Counsel for that association was present, but that point was not pressed.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Plans for Two Brooklyn Churches.

Reiley & Steinback, 481 Fifth avenue, Manhattan, will receive bids about June 25, for the general construction of the church and rectory buildings in Brooklyn to be erected by St. Michaels Roman Catholic Church at Concord and Prince streets. The rectory will be four stories, 22x49 feet, of brick. The church basement only will be built at this time, 93x100 feet. Father Joseph R. Agrella, 37 A Lawrence street, is pastor. Hopkins & McEntee, 37 East 28th street, will take estimates about July 12 for the one-story limestone church, 56x110 feet, to be erected at Bushwick and Cooper sts., for St. Thomas' Church..

Figuring for Eighth Regiment Armory.

The Armory Board is obtaining estimates from general contractors for the completion of the superstructure of the armory at Kingsbridge Road and Jerome avenue, for the Eighth Coast Artillery, estimated to cost $1,000,000. Pilcher & Tachau, 109 Lexington avenue, are the architects, Gunvald Aus, 11 East 24th street, steel engineer; and R. D. Kimball Company, 15 West 38th street, steam and electrical engineer. All bids must be in by 2.30 P. M., July 2. The security required is $112,500. Bids will also be received at the same date for furnishing and setting granite pier blocks for the armory. Patrizio & Hendrickson, of 340 East 27th street, have the foundation contract.

Eidlitz & Son to Build Yale Club.

Marc Eidlitz & Son, 30 East 42d street, received the general contract this week to erect the twenty-story building at the northwest corner of Vanderbilt avenue and 44th street, for the Yale Club, which is estimated to cost, around $1,000,000. The plot measures 90x100 feet, and is directly opposite the Grand Central Terminal. James Gamble Rogers, 11 East 24th street, is the architect. The officers of the club include George E. Ide, president, J. McLean Walton, secretary, and M. N. Backner, treasurer. The contract was awarded without competition.

First Building at Morris Park.

Gottfried & Steckler, bakers, of East 2d street, who were purchasers of Morris Park lots, contemplate the erection of a large baking plant there.

PERSONAL AND TRADE NOTES.

H. ROTHSTEIN & SON, plumber, 1593 2d av, Manhattan, have opened a branch office at 2903 West 15th st, Coney Island.

J. P. LEVIN, 225 East 21st st, is installing the plumbing, including forty bathrooms, in the nine-story apartment house 105 East 53d st.

THE HILL PUMP VALVE CO., of Chicago, Ill., now has its New York office in the West Street Building, 90 West st, having recently moved from the Whitehall Building, 17 Battery pl.

W. G. CORNELL CO.—The second annual outing and games of the employees of the W. G. Cornell Co., 17th st and 4th av, will be held at Boehm's South Field Pavilion, New Dorp, Staten Island, Saturday, July 12.

THE WINTON IRON WORKS has been incorporated to manufacture and deal in iron, steel and other metals in Brooklyn, with Charles W. Harold, Hempstead, N. Y.; Wm. A. Kiley, Freeport, L. I.; Wm. J. Jurgens, 142 Ridgewood av, Brooklyn, and George A. Kessel, 119 Freeman st, Brooklyn, as directors. R. W. Kellam, 2586 Atlantic av, is the attorney.

HENRY E. FOX CONSTRUCTION CO., general contracting and building, has filed papers with Henry E. Fox, Ralph Fox and Henry A. Fox, all of 81 East 125th st, as directors. The attorney is S. F. Frank, 170 Broadway.

KANAWHA LUMBER & WOODWORKING CO. has been incorporated to deal in and with standing timber and timber lands, with offices in Manhattan. The directors are E. J. Forhan, F. B. Knowlton and D. A. Cashin, all of 154 Nassau st. The attorney is M. A. Barney, Tribune Building.

CLARENCE R. VAN BUSKIRK and Alexander F. W. Leslie, formerly in partnership as civil engineers and architects, have severed their business relations. Mr. Van Buskirk is now located at 307 Washington st and Mr. Leslie at 180 Montague st, Brooklyn.

CANAVAN & DIEGAN, 126 West 100th st, are installing the plumbing in the nine-story apartment house 247-259 West 98th st, a twelve-story apartment at West End av and 92d st, and the eight-story apartment at 302 West 92d st. In all the work includes over 350 bathrooms.

FRANK GRAD, architect, American National Bank Building, Newark, will sail June 25th on the "Imperator" of the Hamburg-American Line. During his stay abroad he will visit Germany, Austria, Switzerland, Italy, France, Holland and England. Mr. Grad expects to return about September 1st.

WHEATLEY HILLS LAND & TIMBER CORPN. has filed papers at Albany to do a realty, timber and lumber business with offices in Manhattan. Clarence B. Flint, Arthur T. Chester and Charles H. Halcomb, all of 237 Lafayette st, are the directors. George R. Talker, 59 Wall st, is the attorney.

THE DO-IT CONTRACTING CO. has filed incorporation papers to do a general contracting business with offices in Manhattan. The directors are Thomas F. Devine, 79 West End av, Thomas J. Pritchett, 2056 7th av, and Francis J. Delehanty, 195 St. Nicholas av. The attorney is P. H. Delehanty, 302 Broadway.

ELECTRICAL SUPPLIES.—An order for over five thousand No. 6541 flush plug receptacles with plates has been placed with the Manhattan Electrical Supply Co. for installation in the new Municipal Building in New York City. This is the largest order of its kind for installation in a single building ever placed.

HOMER CORPORATION has filed incorporation papers at Albany to do a general construction business with offices in Manhattan. Hugh J. Donnelly, 42 Orchard av, Richmond Hill, N. Y., Thomas A. Nathans, 21 Claremont av, and Max Freedman, 129 West 117th st, are the directors. Cushing & Cushing, 233 Broadway, are the attorneys.

CHUTE, THORNTON & BAYLEY CORP. has filed papers to deal in electrical engineering and contracting business with offices in Manhattan. The directors are Dean W. Chute, 11 Carling av, Mt. Vernon; Felix R. Bayley, 38 Claremont pl, Mt. Vernon, and William J. Murphy, 201 West 82d st, N. Y. C. The attorneys are Begg-Begg & Begg, 220 Broadway.

PRESIDENT HOROWITZ, of the Thompson-Starrett Co., says the new Equitable will be the most fireproof office building in the world. The Fire Commissioner has approved of those parts of the building plans which come under his jurisdiction, after recommending certain changes. The building will be divided into quarters by intersecting fire walls, the elevators will be enclosed in fireproof walls, and the stairways will be equipped with self-closing fire doors.

THE AMERICAN ROLL GOLD LEAF CO., 96 John st, which has the contract for gilding the dome of the tower on the Woolworth Building with pure gold leaf, is erecting the necessary scaffolding and has started cleaning the surface preparatory to the laying of the leaf, which operation will be started in about a week. The progress of the work is being watched with exceeding interest, it being the highest dome in the world for which a contract of this kind has been executed. The work is to cost $35,000, and is to be completed by the last of August.

BUILDING TRADES BASEBALL LEAGUE.—The following is the result of games played by the various teams of this league on Saturday, June 14: Radley Steel Con. Co., 16, Levering & Garrigues, 6; Post & McCord, 27, Alfred E. Norton, 3; C. T. Wills, Inc., 17, Cauldwell-Wingate, 2; Geo. A. Just, 13, U. S. Metal Products, 11. The Spalding Sporting Goods Co. is offering a silver cup for the winner of this tournament, and there is no doubt in the minds of the various teams that the remaining games will be fiercely contested. The schedule for games to be played on Saturday, June 21, is as follows: Radley Steel Con. Co. vs. Geo. A. Just Co.; Post & McCord vs. C. T. Wills Co.; Cauldwell-Wingate Co. vs. Levering & Garrigues Co.; U. S. Metal Products Co. vs. A. E. Norton Co.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—The Evangelical Lutheran Church of the Redeemer, Rev. E. J. Flanders, 1345 Sterling pl, Brooklyn, contemplates the erection of a church basement or chapel on Eastern Parkway, between Troy and Schenectady avs, for which no architect has been selected.

NEW BRUNSWICK, N. J.—The Board of Freeholders of Middlesex County, County Records Building, A. W. Bissett, clerk, contemplates remodelling the court house and erecting a new jail and detention house to cost about $150,000. No architect has been retained.

RED BANK, N. J.—A. A. Miller, care of Morehouse & Ford, this place, contemplates the erection of a 2½-sty frame residence for which no architect has been selected.

NEWARK, N. J.—Competitive plans are in progress for a temple to be erected at the northwest corner of High st and Waverly av, for the Congregation B'Nai Jeshurm, Louis Schlesinger, chairman of building committee. The time when plans will be received has been extended to June 30. Cost about $165,000.

NYACK, N. Y.—The Automobile Sales Co., Alfred Themans, Nyack, and H. H. Mouton, Stony Point, N. Y., contemplates the erection of a 2-sty brick factory at Grassy Point, for which no architect has been selected.

ROCHESTER, N. Y.—The Empire Realty & Mercantile Co., care of John Greene, with William Eastwood, chairman of building committee, contemplates the erection of a 4-sty brick business block, 45x130 ft., at 100 Caledonia st, for which no architect has been selected. Cost about $25,000.

CANANDAIGUA, N. Y.—The Lisk Manufacturing Co., Clarence C. Keehn, general manager, 55 Howell st, contemplates the erection of a factory at 236 Gorham st, for which no architect has been selected.

BUFFALO, N. Y.—All Saints Church, Rev. G. Herbert Gavilear, rector, 9 West Utica st, Buffalo, is receiving competitive sketches for a stone church to be erected in Michigan near Utica st. It is expected an architect will be selected about June 18.

WATERVLIET, N. Y.—The City of Watervliet, E. W. Josten, Mayor, Clinton Robinson, Clerk, contemplates the erection of a brick and stone city hall at the southwest corner of 15th st and Broadway, at a cost of about $25,000. An architect will be selected during the summer by competition.

LEWIS COUNTY, N. Y.—A committee, composed of Dr. I. D. Spencer, Croghan, N. Y., Dr. F. D. Bigeral, Port Leyden, N. Y., Dr. E. N. K. Mears, Lowville, has been appointed to investigate conditions and report at the fall meeting of the Board of Supervisors, regarding the erection of a tuberculosis hospital here. Project will probably not go ahead until fall.

LITTLE FALLS, N. Y.—The Combined Lodges F. & A. M., Little Falls Lodge No. 181, Asterogan Chapter No. 161, Little Falls Commandery No. 46, R. J. Thorpe, master; William H. Yourdon, secretary, 10 Arthur st; N. S. Ranson, 66 Diamond st, chairman of building committee, contemplates the erection of a masonic temple at School and Prospect sts. The project will be taken up and details considered at a meeting early in July. If they decide to use this property they will sell their other property in Albany st, between Mary and William sts. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Henry Cleland, 1849 Anthony av, owner, is ready for bids on subs and materials for a 5-sty brick and limestone tenement, 37x90 ft., to be erected at the northwest corner of Davidson av and North st, from plans by the Tremont Architectural Co., 401 Tremont av. Cost about $45,000.

BROOKLYN.—L. J. Frank, 206 Crescent st, architect, is taking bids for a 3-sty brick and limestone flat, 20x75 ft., to be erected in the west side of Humbolt st, 347 ft. north of Driggs av, for Joseph Hren, 32 Diamond st, owner.

BRONX.—The Cedar Construction Co., Inc., Jos. J. Lese, president, Samuel Lese, secretary, 35 Nassau st, is taking bids on subs and materials for a 5-sty tenement, 50x86 ft., to be erected in the south side of 159th st, 148 ft. west of Courtlandt av, from plans by the Tremont Architectural Co., 401 Tremont av. Cost about $50,000.

MANHATTAN.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty tenement, 28x74 ft., to be erected at the south-

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Plans Figuring (Continued).

east corner of Broadway and 231st st for John Gilbert, 5572 Broadway, owner, who is ready for bids on subs and materials. Estimated cost, $25,000.

TARRYTOWN, N. Y.—F. Salvini, owner, care of Benton S. Russell, this place, is taking bids on general contract for a 2-sty store and apartment building, 50x66 ft, to be erected here. Estimated cost, $12,000.

CHURCHES.

SCARSDALE, N. Y.—Browne & Almiroty, 220 5th av, N. Y. C., architects, are taking bids for a 2-sty church to be erected at Post rd and Carmen av, for the R. C. Church, Rev. Father Wm. C. O'Rourke, pastor. Estimated cost, $50,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—The Swiss Chalet Specialists, Inc., 200 5th av, contracting architects, are taking bids on masonry, carpentry, tile, plaster, heating, plumbing and lighting, for a 3-sty chalet residence, 43x34 ft., to be erected here.

GRANTWOOD, N. J.—The Swiss Chalet Specialists, Inc., 200 5th av, contracting architects, are taking bids on masonry, carpentry, tile, plaster, heating, plumbing and lighting, for a 2-sty chalet residence, 44x28 ft., to be erected here.

FACTORIES AND WAREHOUSES.

BROOKLYN.—W. S. Timmis, 1328 Broadway, N. Y. C., architect and engineer, has completed plans for a 6-sty and basement reinforced concrete warehouse, 100x105 ft., to be erected at Hudson av and Front st for Boorum Pease Co., 109 Leonard st, N. Y. C., and Front st, Brooklyn, Wm. B. Boorum, Jr., president, Edwin E. Jackson, Jr., treasurer, and William C. Bardenheuer, secretary. The engineer will call for bids on general contract immediately. Cost about $100,000.

POWER HOUSE.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract for interior alterations to the 2-sty brick and steel sub-station, 35x100 ft, at 114 West 40th st, for the New York Edison Co., 55 Duane st, Anthony N. Brady, president; Lewis B Gawtry, secretary, and Jos. Williams, treasurer. W. Weissenberger, 55 Duane st, is architect. Cost, $50,000.

PUBLIC BUILDINGS.

BRONX.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the Eighth Regiment Armory to be erected at Kingsbridge rd and Jerome av, from plans and specifications prepared by Pilcher and Tachau, 109 Lexington av, and desire bids on sub-contracts prior to July 1st.

STORES, OFFICES AND LOFTS.

PORTCHESTER, N. Y.—William Wenkenbach, 115 North Main st, owner, is taking bids on the general contract for alterations to the 2-sty brick store and office building, 25x60 ft., at 113 North Main st, from plans by W. S. Wetmore, Depot sq, architect.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the erection of a 12-sty loft building at 39-41 West 29th st, in accordance with the plans and specifications by Frederick C. Zobel. Bids from sub-contractors are wanted prior to June 25.

MISCELLANEOUS.

CENTRAL PARK.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for a new central office for the Bureau of Fire Alarm Telegraph, on the south side of Transverse rd, No. 2, Central Park, about 1,300 ft. from the intersection of 5th av and 79th st, in accordance with plans and specifications, prepared by Morgan & Trainor. The Libman Co. want bids on all subs at once.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

89TH ST.—The Excelsior Holding Co., owner, George Backer, pres., 27 West 42d st, will soon take bids on all subs for the 8-sty apartment house, 60x100 ft., to be erected at 311 West 89th st, at a cost of $300,000. Wallis & Goodwillie, 346 4th av, have prepared plans.

172D ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for three 5-sty brick and limestone apartments, 200x100 ft., to be erected in the south side of 172d st, 150 ft. east of Boston rd, for the Solo Realty Co., Samuel Carruci, president, 641 East 183d st, owner.

INWOOD AV.—The Erie Basin Improvement Co., care of J. Clarence Davies, 3d av and 149th st, has purchased the property on Inwood av, through to Cromwell av, 350 ft. south of 170th st, a plot 200x177 ft., for speculation only. No building is contemplated.

158TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 6-sty tenement, 50x86.8 ft. to be erected at 529-531 West 158th st, for Gross & Herman, Inc., 217 West 125th st, owners. Cost, $70,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education for sanitary repairs to various schools. For P. S. 1, Christopher Nally was low bidder at $645; P. S. 8, Joseph W. O'Brien, $624; P. S. 12 and P. S. 21, Joseph D. Duffy, at $1,143 and $3,144; P. S. 23, Joseph D. Egan, $475; P. S. 29, Flanagan-Fay Co., $661; P. S. 34, Nicholas P. Lorenzo, $1,273; P. S. 42, Nicholas P. Lorenzo, $539; P. S. 44, Joseph D. Duffy, $1,314; P. S. 65, Christopher Nally, $655; P. S. 88, Christopher Nally, $582; P. S. 92, Christopher Nally, $690; P. S. 107, Christopher Nally, $965; P. S. 110, Flanagan-Fay Co., $493; P. S. 147, Christopher Nally at $1,030; P. S. 177, Nicholas P. Lorenzo, at $867.

MANHATTAN.—The Board of Education received bids on June 16 for heating and ventilating repairs in various schools. For P. S. 4, H. S. Doncourt was low bidder at $359; P. S. 24, E. Rutzler Co., $920; P. S. 27, Ernest W. Newman, $2,990; P. S. 42, H. S. Doncourt, $359; P. S. 59, Ernest W. Newman, $1,510; P. S. 62, Drum Elevator Co., $850; P. S. 63, E. Rutzler Co., $3,691; P. S. 65, Drum Elevator Co., $850; P. S. 85, Wm. J. Olvany, $1,420; P. S. 91, Drum Elevator Co., $790; P. S. 96, Johnson Service Co., $360; P. S. 158, Johnson Service Co., $355; P. S. 160, H. S. Doncourt, $369; P. S. 172, Wm. J. Olvany, $1,234; P. S. 174, H. S. Doncourt, $359.

STORES, OFFICES AND LOFTS.

GRAND ST.—Oscar Lowinson, 5 West 31st st, architect, is preparing plans and will take bids on the general contract for alterations to the 5-sty loft building, 75x100 ft., at the northeast corner of Grand and Greene sts, to cost about $25,000. The general interior will be changed, and concrete floors and an elevator will be installed. No contract has been awarded.

HAMILTON PL.—The Domain Realty Co. has purchased the plot 54x81 ft., on the easterly side of Hamilton pl, 81 ft. north of 136th st, at the junction of Broadway and opposite the subway station at 137th st. The property will be improved with 2½-sty stores, lofts and offices.

61ST ST.—Von Beren & La Velle, 507 5th av, are preparing plans and will soon take bids for alterations to the restaurant at Broadway and 61st st for Louis Martin, 1457 Broadway, owner. Cost about $60,000.

BROADWAY.—Chas. E. Birge, 29 West 34th st, is preparing plans for converting the garage at 1881-1885 Broadway into a 4-sty brick auto salesrooms building, 87x46 ft., for the Detroit Cadillac Motor Car Co., 1819 Broadway, owner, I. M. Uppercu, president. R. H. MacDonalds & Co., 29 West 34th st, have the general contract. Cost about $10,000.

MISCELLANEOUS.

CENTRAL PARK PL.—Carrere & Hastings, 5th av and 26th st, have completed plans for the fountain to be erected at Central Park pl, south of 59th st entrance, for the estate of Joseph Pulitzer. Cost about $50,000. Estimates will soon be received.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

DAVIDSON AV.—The Tremont Architectural Co., 401-403 Tremont av, has completed plans for a 5-sty tenement, 37x90 ft., to be erected at the northwest corner of Davidson av and North st for Henry Cleland, 1849 Anthony av, owner. Cost about $45,000.

159TH ST.—The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x86 ft, to be erected in the south side of 159th st, 148 ft. west of Courtland av, for the Cedar Construction Co., Inc., Jos. J. Lese, president, Samuel Lese, secretary, 35 Nassau st. Cost about $50,000.

181ST ST.—Foundations have been completed for the 5-sty brick tenement, 83x46 ft., at the northeast corner of 181st st and Arthur av for Chas. A. Corby, 2308 Hughes av, owner. Moore & Landsiedel, 148th st and 3d av, are architects. Marrimucci & Champoli, 2384 Hughes av, have the mason work; Pierce & Goldstone, 663 Crescent av, the plumbing, and the Bronx Cut Stone Co., Webster av and 197th st, cut stone. Cost about $50,000.

BATHGATE AV.—The Bloom Realty Corporation has purchased a plot, 50x114 ft., at 1699 Bathgate av, near Wendover av, on which will be erected a 6-sty tenement with stores. The same company recently purchased a plot on the east side of Bathgate av, 150 ft. south of 174th st, 50x115.6 ft., which will also be improved with tenements.

HOTELS.

156TH ST.—Frederick Hammond, Melrose av and 149th st, is preparing plans for alterations, consisting of a brick extension, 60x60 ft., and interior changes to the casino in the north side of 156th st, between St. Ann's av and Eagle av, for Ebling's Casino, 742 St. Ann's av. Cost about $75,000.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were received by the Board of Education June 16th for alterations, repairs, etc., to various schools. For P. S. 9, Samuel Nestle was low bidder at $614; P. S. 20, Samuel Nestle at $514; P. S. 23, Jacob Herskowitz, $532; P. S. 25, Lawrence J. Bengert, $635; P. S. 27, Joseph L. Fries, $740; P. S. 29, M. Inkelas & H. Mundell, $669; P. S. 30, Robert J. Mackey, $625; P. S. 38, Samuel Nestle, $571; P. S. 43, Samuel Nestle, $538; Morris High School, W. H. Quinn, $679; M. H. S. Field, W. H. Quinn, $1,072.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HICKS ST.—Thos. Drysdale, 26 Court st, has completed plans for a 5-sty apartment house, 24x87 ft., to be erected in the east side of Hicks st, 27 ft. south of Orange st, Brooklyn, for the P. L. Construction Co., 26 Court st, owner. Frederick J. Dassau, 1373 Broadway, is architect.

ADELPHI ST.—Farbstein & Markwitz, 189 Montague st, are preparing plans for a 5-sty apartment house to be erected at 250-52 Adelphi st, for the Kahan Construction Co., 320 Schermerhorn st, owner.

4TH AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty brick apartment house, 50x107 ft., to be erected at the southeast corner of 4th av and 10th st for

the Rogers Improvement Co., 320 6th av, owner, S. L. Rosenberg, 320 6th av. Cost about $50,000.

MARCY AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty apartment house to be erected on the northwest corner of Marcy av and South 9th st, Brooklyn, for Jacob Siris, owner.

CHURCHES.

ELM AV.—Work started on Monday for remodelling St. Matthais R. C. Church on Elm av, near Woodward av. An additional wing will be added in the rear.

CONCORD ST.—Reiley & Steinback, 481 5th av, N. Y. C., are preparing plans for a 4-sty brick rectory and church to be erected at the corner of Concord and Prince sts, for St. Michaels R. C. Church, Father Jos. R. Agrella, 37A Lawrence st, owner, and will take bids on general contract about June 25th.

BUSHWICK AV.—Hopkins & McEntee, 37 East 28th st, N. Y. C., have completed plans for a 1-sty brick and limestone church, 56x110 ft., to be erected at Bushwick av and Cooper st, for St. Thomas P. E. Church, Bushwick av and Hooper st, D. McPherson Genns, pastor. The architects will take bids on general contract about July 12. Cost, about $40,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education June 16, for completing item 2, plumbing and drainage of P. S. 173 of Ruegamer & Auer Co.'s contract which has been declared abandoned. Christopher Nally was low bidder at $11,687.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—The William Ulmer Brewing Co. will erect several 4-sty brick tenements on Jackson av, near Payntar av, in the Queensboro Bridge Plaza district, Long Island City, at a cost of $28,000 each.

LONG ISLAND CITY.—Gustave Erda, architect and owner, 826 Manhattan av, is preparing plans for a 4-sty brick tenement, 50x88 ft., to be erected at the northeast corner of 9th av and Vanderventer av. Walter Bond, 12 Hallett st, is general contractor. Cost about $30,000.

DWELLINGS.

CEDARHURST, L. I.—L. J. Frank, 206 Crescent st, Brooklyn, is preparing plans for a 2½-sty frame residence, 23x45 ft., to be erected on the east side of Madison av, 225 ft. north of 5th av, for Theo. C. Hilderbrand, Ridgewood, L. I., owner. Cost about $5,000.

FOREST HILLS.—The Sage Foundation Co. will erect ten 2½-sty dwellings in Burns st at a cost of $52,000.

LONG ISLAND CITY.—Joseph H. Ralph will erect several 2-sty dwellings in the Ravenswood section of Long Island City on the boulevard, north of Webster av, at a cost of $3,500 each.

DOUGLASTON PARK.—Three lots at the southwest corner of Douglaston av and Virginia rd, Douglaston Park, have been purchased by Samuel A. Jenkins, who has contracted with the J. W. Doolittle Building Co. for the erection of a residence to cost, $9,500.

CORONA, L. I.—C. L. Varrone, Corona, L. I., has completed plans for two 2½-sty residences, 22x50 ft., to be erected on Evergreen av for G. Linstrom, Corona, owner. Cost about $9,000.

Richmond.

CHURCHES.

ST. GEORGE.—The Board of Trustees of the First Church of Christ Scientist of Staten Island have purchased a site for a church building on Richmond terrace, St. George, S. I.

Nassau.

DWELLINGS.

GLEN HEAD, L. I.—Foundations are under way for a 2½-sty frame residence, 32x45 ft., for L. E. K. White, 116 West 14th st, N. Y. C., owner. Lionel Moses, 101 Park av, N. Y. C., is architect. J. R. Hill, Yale av, Westbury, L. I., has the general contract. McKenna Bros., Westbury, L. I., the heating and plumbing work.

GARDEN CITY, L. I.—W. H. Mercereau, 32 Broadway, N. Y. C., is preparing plans for a 2½-sty frame residence, 44x37 ft., to be erected here for George Scriba, care of architect, owner, and will take bids on separate contracts about June 23d. Cost about $10,000.

OYSTER BAY, L. I.—George Bullock, of the North Shore District, has sold his country estate on Centre Island and contemplates the erection of a new country home on Moses Point.

MISCELLANEOUS.

HEMPSTEAD, L. I.—The village of Hempstead contemplates the installing of a water system, additional pumps, 150 h.p. boilers, and brick stack. Cost about $20,000.

Suffolk.

HOTELS.

PATCHOGUE, L. I.—The Lincoln House, a summer hotel at 116 Grove av, was totally destroyed by fire on Monday. Plans for rebuilding have not been settled.

SCHOOLS AND COLLEGES.

DEER PARK, L. I.—The Board of Education will enlarge the Deer Park Public School with an extension and new heating and ventilating system. The extension will be 20x30 ft., and work will begin as soon as possible after June 28.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—P. Coletta, 18 North Bond st, has completed plans for a 4-sty brick store and apartment house, 38x85 ft., to be erected at 20-22 North Bond st, to cost about $20,000.

DWELLINGS.

RYE, N. Y.—Plans are being prepared privately for a 2½-sty brick residence, 27x38 ft., to be erected on Highland rd, for Stuyvesant Wainwright, Boston rd, owner. Elsworth & Marshall, of this place, have the general contract. Cost about $8,000.

YONKERS, N. Y.—William H. Humphrey, 74 Hearst st, has had plans completed privately for a 2½-sty frame residence, 22x36 ft., to be erected on Trueman av, to cost about $4,000.

NEW ROCHELLE, N. Y.—Foundations are under way for a 2½-sty frame residence on Centre av, for J. N. Thompson, 121 Church st, New Rochelle, owner. Cost, about $7,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—The Standard Oil Co., 26 Broadway, N. Y. C., has completed plans for the erection of a 1-sty brick warehouse and office-stable wagon shed and tank foundations on Ashburton av.

HALLS AND CLUBS.

PHILIPSE MANOR.—Ewing & Chappell, Park av and 40th st, N. Y. C., have completed plans for a club house for the Philipse Manor Club to be built for land and water sports at the widest part of the Hudson, on the far famed Tappan Zee. Following out the same architectural treatment a group of bath houses will also be built on the beach for the use of the club members and residents of Philipse Manor.

PUBLIC BUILDINGS.

PEEKSKILL, N. Y.—Bids have been opened for the jail to be erected here for the Village of Peekskill at an estimated cost of $50,000. Kirby & Petit, 103 Park av, N. Y. C., architects.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

430 ST. James McWalters & Son, 2434 Broadway, have received the general contract for alterations to the ten 4-sty residences at 207-215 West 43d st and 206-214 West 44th st into stores and apartments for Vincent As-

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Contracts Awarded (Continued).

for, 23 West 26th st, owner Tracy & Swartwout, 244 5th av, architects. Cost, about $100,000

CHURCHES.

NEWARK, N. J.—Contracts for the completion of the Cathedral of the Sacred Heart have been awarded to E. M. Waldron, of Newark, and the Webb Granite & Construction Co., of Worcester, Mass. The total of these two contracts almost equals $1,000,000.

105TH ST.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect the 5-sty brick, limestone and terra cotta chapel and gymnasium, 40x100 ft., at 162 West 105th st for the West End Presbyterian Church, George W. Elkins, president, 34 Pine st, owner. Frank Freeman, 132 Nassau st, is architect.

DWELLINGS.

PARK AV.—J. B. Acken, 25 West 42d st, has received the general contract to alter the 5-sty brick residence at 1024 Park av, for R. Hoguet, 52 William st, owner. Fred S. Keeler, 140 Cedar st, is architect. Cost about $10,000.

NEWARK, N. J.—Frank R. Jackson, 239 18th av, Paterson, N. J., has received the general contract to erect a 2½-sty frame residence, 38x40 ft., at 534-536 Ridge st, for Mrs. Anne K. Fagen, owner. Cost about $9,000.

PLAINFIELD, N. J.—Michael Rimmer, 681 Essex st, has received the general contract to make alterations and additions to the 2½-sty brick residence at 563 West 8th st, for Percy H. Stewart, owner, care of Arthur Ware, 1170 Broadway, N. Y. C., architect. Cost about $10,000.

WYCKOFF, N. J.—Cornelius T. Yeomans, Ridgewood, N. J., has received the general contract to erect a 2½-sty frame residence at Cedar Crest Farms, for Isabel L. Newman, Township of Franklin, N. J., owner. Chas M. Gay, this place, is architect. Cost about $10,000.

73D ST.—Patrick Reynolds, 102 East 12th st, has received the general contract for alterations to the 4-sty brick residence, 22x54 ft., at 8 East 73d st, for Mrs. Edward Van Ingen, 8 East 73d st, owner. Donn Barber, 101 Park av, is architect. Cost about $15,000.

ROCKAWAY BEACH, L. I.—Mr. Anderson, at site, has been awarded the general contract to erect three 2½-sty frame residences, 24x40 ft., at the northeast corner of Vernam av and Almeda av, for Michael Tortansaldi, 1670 81st st, Brooklyn, owner. Cost about $15,000.

WHITE PLAINS, N. Y.—David H. Carpenter has received the contract to erect a residence on Park av, for F. H. Hurdman, from plans by John C. Moore, a local architect. Work will start immediately.

BRONXVILLE, N. Y.—M. E. Sullivan, South 6th av, has received the general contract to erect two 2½-sty residences at Bronxville Terrace for Henry Lohman, of this place, owner. Total cost, $12,000.

PLEASANTVILLE, N. Y.—Rocco Briante, White Plains, N. Y., has received the general contract to erect a 2½-sty hollow tile and stucco residence on Pear Ridge rd for I. Bassford, Pleasantville, owner. W. H. Butterfield, 103 Park av, N. Y. C., is architect. Estimated cost, $20,000.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—The Drum Construction Co., of this place, has received the general contract to erect a 5-sty brick and steel warehouse here for the Fleischmann Manufacturing Co., Fleischmann, N. Y., owner. Estimated cost, $20,000.

HOSPITALS AND ASYLUMS.

FORT WRIGHT, N. Y.—The contract for addition and alterations of the post hospital at Fort H. G. Wright, N. Y., has been awarded to the Merritt Fireproofing Co., N. Y. C., at $4,200. The work includes heating, lighting and plumbing.

HOTELS.

NEWARK, N. J.—The Hedden Iron Co 1 Madison av, N. Y. C., has received the contract for furnishing between 1,300 and 1,400 tons of structural steel for the Military Plaza Hotel.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—Cornelius Kevitt, Inc., 72 Glen Ridge av, Glen Ridge, has received the general contract for additions to the 2-sty and basement brick Public School No. 2 in the Soho Section, Montgomery st, for the Board of Education of Belleville, H. Henry, president. Chas. Granville Jones, 280 Broadway, N. Y. C., is architect. Cost about $14,000.

WESTHAMPTON BEACH, L. I.—E. Raynor Sons, Inc., of this place, have received the contract at $12,749.25 to erect a 4-room brick addition to the Union Free School. The bid submitted by Wm. H. Corwin, of Aquevogue, who was originally awarded the contract, was withdrawn.

STORES, OFFICES AND LOFTS.

LEXINGTON AV.—The White Contracting Co., 181 Chrystie st, has received the contract for demolishing the two dwellings and excavating at 350-352 Lexington av, which is to be improved by Hoggson Bros., owners, 7 East 44th st, with a business building from plans by Starrett & Van Vleck, 45 East 17th st.

36TH ST.—Jos. B. Acken, 25 West 42d st, has received the general contract to erect a 3-sty store and loft at 147 West 36th st for Finney & Mathews, 103 Park av, owners. Mulliken & Moeller, Park av and 41st st, architects. Cost about $15,000.

THEATRES.

BROADWAY.—The George A. Just Co., 239 Vernon av, Long Island City, has received the general contract to erect a theatre and office building at Broadway and 47th st; 900 tons of structural steel will be necessary.

MISCELLANEOUS.

MOTT HAVEN YARDS—The Robins-Ripley Co., 30 Church st, has received the general contract for alterations to the 1 and 2-sty frame and brick produce house, and a 1-sty frame addition, 20x30 ft., at the Mott Haven Yards, for the N. Y. Central R. R. Co., 70 East 45th st, Wm. C. Brown, president. G. W. Kittredge, care of owner, is engineer. Cost about $12,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

APARTMENTS, FLATS AND TENEMENTS.

55TH ST, 124-126 West, 8-sty brick apartment, 50x85; cost, $140,000; owner, Geo. Backer Construction Co., 33 West 42d st; architects, Wallis & Goodwillie, 346 4th av. Plan No. 316.

DWELLINGS.

BANK ST, 33-35, 6-sty brick dwelling, 50x82; cost, $45,000; owner, Martha Bldg. Corp., 960 Prospect av; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 313.

64TH ST, 11 East, 5-sty brick dwelling, 29x80; cost, $75,000; owner, M. Orme Wilson, Jr., 40 East 69th st; architects, Trowbridge & Livingston, 527 5th av; builder, Wm. Crawford, 7 East 42d st. Ulan No. 312.

STORES, OFFICES AND LOFTS.

35TH ST, 9 West, 6-sty brick store and loft, 18x98; cost, $35,000; owners, Carnegie Construction Co., Chas. Newmark, president, 600 West 113th st; architects, Gross & Kleinberger, Bible House, N. Y. Plan No. 309.

33D ST, 33-43 East, 12-sty brick lofts, 115x88; cost, $400,000; owner, The 3d St. Realty Co., Inc., Geo. Backer, 33 West 42d st; architects, Wallis & Goodwillie, 346 4th av. Plan No. 315.

THEATRES.

BROADWAY, 2766-70, 3-sty brick office and store and 2-sty theatre, 103x113; cost, $100,000; owner, Lewis B. Curtis, 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 310.

MISCELLANEOUS.

45TH ST, 125 West, frame wash house, 14x12; cost, $75; owner, Thos. Kellilie, Bayside, L. I.; architect, Wm. J. Russell, 1476 Broadway. Plan No. 311.

118TH ST, 534-536 East, 1-sty brick blacksmith shop, 25x30; cost, $1,500; owner, Washburn Wire Co., 542 East 118th st; architects, Bart & John P. Walther, 147 East 125th st. Plan No. 314.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

162D ST, s s, 300 e Morris av, two 5-sty brick tenements, slag roof, 41.8x100.8; cost, $60,000; owner, Louis T. Haffen, 308 East 162d st; architect, M. J. Garvin, 3307 3d av. Plan No. 406.

CHURCHES.

238TH ST, n w cor Matilda av, 1-sty brick church, 22.8x74.2, slate and shingle roof; cost, $2,000; owners, The Diocesan Missionary & Church Extension Society, 214 East 23d st; architect, Wm. Horation Day, 14 East 43d st. Plan No. 408.

FORDHAM RD, Bronx Park, So Boulevard & 3d av L, 1-sty stone church, 48x139.5, copper roof; cost, $100; owners, Fordham University, Rev. Thos. J. McClusky, on premises, president; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 411.

DWELLINGS.

OLINVILLE AV, w s, 100 s Mace av, 2-sty brick dwelling, 21x52, tin roof; cost, $6,000; owner, Daniel Beecher, 439 West 39th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 409.

FACTORIES AND WAREHOUSES.

LINCOLN AV, e s, 25 s 138th st, 2-sty brick factory, 75x95, slag roof; cost, $30,000; owner, Edw. Callan, 2211 3d av; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 412.

HALLS AND CLUBS.

3D AV, e s, 199.09 n 152d st, 2-sty brick stores and amusement hall, slag roof, 25x186; cost, $20,000; lessees, Starrett Const. Co., Inc., 7 East 42d st; owners, Maul & Wilhelm, 388 East 155th st; architect, Emery Roth, 507 5th av. Plan No. 404.

STABLES AND GARAGES.

162D ST, n s, 55 w Melrose av, 1-sty brick garage, 35x13.4; cost, $100; owners, Passe & Blueler, on premises; architect, Paul Stirm, on premises. Plan No. 407.

THEATRES.

TREMONT AV, n e cor Marmion av, open air theatre, 40.2x115.9; cost, $1,500; owner, Beaux Arts Amusement Co., J. T. Reardon, 596 Riverside drive, Pres.; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 402.

3D AV, w s, 94 s 183d st, open air theatre, 36x120; cost, $1,500; owner, Sauphy Amusement Co., A. A. Sauna, 406 East 149th st, Pres.; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 403.

MISCELLANEOUS.

183D ST, s s, from Belmont to Cambrelling av, 2-sty brick recreation house and stable, copper roof, 96x28.6; cost, $15,000; owners, Little Sisters of the Poor, on premises; architect, Raymond F. Almirall, 185 Madison av. Plan No. 405.

BRIGGS AV, e s, 73.8 s 196th st, 1-sty frame shed, 18x18; cost, $100; owner, B. F. Mills, 2721 Bainbridge av; architect, R. F. Knockenhauer, 1901 Bathgate av. Plan No. 410.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DUMONT AV, n s, 50 e Hinsdale st, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $25,000; owner, Henry Friedland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3332.

DUMONT AV, n e cor Hinsdale st, 4-sty brick tenement, 50x90, slag roof, 23 families; cost, $25,000; owner, Hy Friedland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av, Plan No. 3334.

PENNSYLVANIA AV, e s, 50 s Dumont av, five 4-sty brick tenements, 42x88.8, slag roof, 16 families each; total cost, $125,000; owner, Conservator Construction Co., 1265 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3318.

BEDFORD & CANARSIE AVS, 4-sty brick tenements, 48.11x90, gravel roof, 16 families; cost, $40,000; owner, H. V. Terboss, 26 Court st; architect, Abraham Benerit, 35 Nassau st, N. Y. Plan No. 3390.

HEWES ST, n w cor Lee av, 5-sty brick tenement, 75x61.6, slag roof, 20 families; cost, $60,000; owner, Isaac Hoff, 86 West 119th st, N. Y.; architects, Shampan & Shampan, 772 Broadway. Plan No. 3421.

HEWES ST, n s, 75 w Lee av, 5-sty brick tenement, 50x98, slag roof, 20 families; cost, $65,000; owner, Isaac Hoff, 86 West 119th st, N. Y.; architects, Shampan & Shampan, 772 Broadway. Plan No. 3422.

PINE ST, w s, 200 s Pitkin av, 4-sty brick tenement, 39.10x86, gravel roof, 16 families; cost, $16,000; owner, Emil Reinking, 386 Crescent st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 3408.

STATE ST, s s, 215.1 w Bond st, 4-sty brick tenement, 20.11x86, gravel roof, 8 families; cost, $1,200; owner, Bradon Realty Co., 177 Remsen st; architect, C. H. De Lion, 120 Berkeley pl. Plan No. 3413.

LEE AV, w s, 85 n Hewes st, 5-sty brick tenement, 40x63, slag roof, 15 families; cost, $65,000; owner, Isaac Hoff, 86 West 119th st, N. Y.; architects, Shampan & Shampan, 772 Broadway. Plan No. 3423.

CHURCHES.

9TH ST, n s, 247.10 e 6th av, 1-sty brick synagogue, 60x80, composition roof; cost, $2,500; owner, J. Lehman as president, 171 7th av; architect, A. S. Hedman, 371 Fulton st. Plan No. 3382.

ROCHESTER AV, n e cor Lincoln pl, 2-sty brick synagogue, 46.8x90.8, gravel roof; cost, $25,000; owner, Wm. B. Roth, as Pres., on premises; architects, Cohn Bros., 361 Stone av. Plan No. 3417.

DWELLINGS.

BARBEY ST, e s, 125 s Hegeman av, 1-sty frame dwelling, 20x30, gravel roof, 1 family; cost, $1,500; owner, Mones Herkowitz, Vienna and Williams avs; architect, Morris Rothstein, 627 Sutter av. Plan No. 3357.

HENDRIX ST, w s, 261.2 n New Lotts av, six 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $23,400; owner, Hadrian Realty Co., 284 Hendrix st; architect, Morris Rothstein, 627 Sutter av. Plan No. 3323.

HENDRIX ST, w s, 221.2 n New Lotts av, two 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $7,800; owner, Hadrian Realty Co., 284 Hendrix st; architect, Morris Rothstein, 627 Sutter av. Plan No. 3322.

HENDRIX ST, w s, 401.2 n New Lotts av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $3,900; owner, Hadrian Realty Co., 284 Hendrix st; architect, Morris Rothstein, 627 Sutter av. Plan No. 3321.

EAST 19TH ST, e s, 42.6 s Foster av, 2-sty frame dwelling, 29x38, shingle roof, 1 family; cost, $4,000; owner, E. R. Strong, 970 Coney Island av; architects, Slee & Bryson, 159 Montague st. Plan No. 3349.

91ST ST, s s, 24 w 11th av, 1-sty frame dwelling, 14x25, shingle roof, 1 family; cost, $600; owner, Andrew Fosbeck, 293 8th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3338.

CHRISTOPHER AV, w s, 140 s New Lotts av, six 2-sty brick dwellings, 23.3x53, tin roof, 2 families each; total cost, $30,000; owner, Wm. Trieb & ano, 643 Watkins st; architects, Cohn Bros., 361 Stone av. Plan No. 3302.

FOSTER AV, s s, 98 e East 19th st, 2-sty frame dwelling, 29x28, shingle roof; cost, $4,000; owner, E. R. Strong, 970 Coney Island av; architects, Slee & Bryson, 159 Montague st. Plan No. 3348.

FOSTER AV, s e cor East 19th st, 2½-sty frame dwelling, 25.2x39, shingle roof; cost, $5,000; owner, E. R. Strong, 970 Coney Island av; architects, Slee & Bryson, 159 Montague st. Plan No. 3347.

PACIFIC ST,, n e cor Nostrand av, 4-sty brick dwelling, 22.4x90, slag roof, 6 families; cost, $2,200; owner, C. C. Reynolds, 1359 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 3381.

EAST 46TH ST, w s, 300 s Linden av, 2-sty brick dwelling, 28x60, gravel roof, 2 families; cost, $7,000; owner, Sam McCuarick, 649 Linden av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3386.

NORWOOD AV, e s, 76.1 s Force Tube av, 2-sty brick dwelling, 30x26, gravel roof, 1 family; cost, $3,500; owners, Gatehouse Bros (Inc.), 37 Chestnut st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3398.

NORWOOD AV, e s, 57.7 s Force Tube av, five 2-sty brick dwellings, 20x33, gravel roof, 1 family; cost, $15,000; owners, Gatehouse Bros. (Inc.), 37 Chestnut st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3399.

13TH AV, e s, 60 n 48th st, 2-sty frame dwelling, 30x47, tile roof, 1 family; cost, $7,000; owner, Leah Jacobs, 5323 13th av; architect, B. F. Hudson, 319 9th st. Plan No. 3395.

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CARROLL ST, s s, 132 e Kingston av, six 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $36,000; owner, Leslie Posen Realty Co., 1606 President st; architects, Laspia & Salvati, 525 Grand av. Plan No. 3427.

CARROLL ST, s s, 300 e Kingston av, six 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $36,000; owner, Leslie Posen Realty Co., 1606 President st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3428.

FULTON ST, s w cor Ralph av, 2-sty brick dwelling, 40x23, tin roof, 2 families; cost, $3,500; owner, A. A. Kloster, 2116 Eastern parkway; architect, C. Infanger, 2634 Atlantic av. Plan No. 3426.

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86TH ST, s s, 120 w Shell rd, two 1-sty frame dwellings, 17x30, gravel roof, 1 family; cost, $3,000; owner, Christina Appomento, 2908 86th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3426.

SHELL RD, w s, 14 s 86th st, 1-sty frame dwelling, 17x30, gravel roof, 1 family; cost, $500; owner, Christina Appomento, 2908 86th st; architect, Laspia & Salvati, 525 Grand st. Plan No. 3425.

FACTORIES AND WAREHOUSES.

LEWIS AV, e s, 122.3 n Gates av, 2-sty brick storage and garage, 27.9x80, gravel roof; cost, $9,000; owner, Herman Ahlers, 210 Lewis av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 3327.

3D AV, e s, 107.4 s 93d st, 2-sty frame storage, 19x24, tin roof; cost, $1,000; owner, A. T. Boulton, on premises; architect, Hy Rocker, 9004 5th av. Plan No. 3345.

4TH AV, n e cor 1st st, 1-sty frame storage, 12x30, metal roof; cost, $100; owner, Rosalie Aron, 557 8th st; architect, W. J. Conway, 400 Union st. Plan No. 3316.

WEST 1ST ST, w s, 253 s Sheepshead Bay rd, 1-sty frame storage, 40x25, tarpaper roof; cost, $500; owner, Wm. Cleave, Ocean parkway near Park pl; architect, Richard Marzan, 2818 West 6th st. Plan No. 3397.

STABLES AND GARAGES.

DOUGLASS ST, w s, 50 n Blake av, 1-sty frame stable, 11.6x11, tin roof; cost, $100; owner, Jacob Rabinowitz, 2008 Douglass st; architects, Cohn Bros., 361 Stone av. Plan No. 3329.

STRATFORD RD, s s, 86 e Albemarle rd, 1-sty frame garage, 12x18, shingle roof; cost, $200; owner, Anna P. Koch, 1236 Pacific st; architect, P. J. Van Note, 8804 24th av. Plan No. 3314.

WEST 6TH ST, w s, 372 n Av U, 1-sty frame stable, 28x20, tin roof; cost, $600; owner, Jas. Moore, 300 West st; architect, Hy B. Polak, 358 Stone av. Plan No. 3309.

EAST 22D ST, e s, 200 n Av F, 1-sty frame garage, 12x18, shingle roof; cost, $500; owner, Theresa M. Strong, 600 East 18th st; architect, A. H. Strong, 600 East 8th st. Plan No. 3350.

72D ST, s s, 260 w 14th av, 1-sty frame garage, 20x18, shingle roof; cost, $150; owner, Wm. Jones, 1352 72d st; architect, W. H. Harrington, 5906 5th av. Plan No. 3361.

CHURCH AV, n s, 100 w Stony st, 2-sty brick garage, 20x100, gravel roof; cost, $3,000; owner and architect, Chas. L. Behlert, 161 Prospect Park West. Plan No. 3325.

ROCKAWAY AV, e s, 290 s Vienna av, 1-sty frame stable, 40x15, slag roof; cost, $650; owner, Herman Dichting, 1971 Fulton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3336.

GRAND AV, w s, 110 n Bergen st, 1-sty brick garage, 60x80, gravel roof; cost, $7,000; owner, Frank F. Fairchild, 180 South Portland av; architects, Eisenla & Carlson, 16 Court st. Plan No. 3296.

49TH ST, s s, 400 e 16th av, 1-sty frame garage, 16x18, shingle roof; cost, $200; owner, Chas. Weinberg, 1636 49th st; architect, B. F. Hudson, 319 9th st. Plan No. 3396.

85TH ST, n s, 140 w 3d av, 1-sty frame garage, 20x20, slag roof; cost, $250; owner, Wm. S. Hassan, 263 85th st; architect, Peter Eagan, 612 72d st. Plan No. 3400.

ST MARKS AV, s s, 317.4 e Troy av, 2-sty brick stable, 50x80, slag roof; cost, $9,000; owner and architect, John C. Fittall, 187 Putnam av. Plan No. 3407.

ADELPHI ST, w s, 333 s Park av, 2-sty brick stable and dwelling, 50x26.8, slag roof, 1 family; cost, $7,500; owner, Jas. Rollo, on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 3416.

83D ST, s w cor 20th av, 1-sty frame garage, 14x16, shingle roof; cost, $150; owner, Jas. Leahey, on premises; architect, Adolph Guthiel, 8758 24th av. Plan No. 3431.

STORES AND TENEMENTS.

GRAND ST, n s, 50 w Humboldt st, 5-sty brick store and tenement, 50x88, gravel roof, 23 families; cost, $36,000; owner, Lamar Realty Co., 1095 Bergen st; architect, Fred'k J. Dassau, 1373 Broadway. Plan No. 3311.

PENNSYLVANIA AV, s e cor Dumont av, 4-sty brick store and tenement, 50x90, —— roof, 18 families; cost, $25,000; owners, Conservator Construction Co., 1265 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av Plan No. 3319.

STORES, OFFICES AND LOFTS.

BOERUM ST, s s, 175 w Lorimer st, 3-sty brick office, 67x92, gravel roof; cost, $100,000; owner, N. Y. Telephone Co., 15 Dey st, N. Y.; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. Plan No. 3362.

FLUSHING AV, n s, 208.8 w Broadway, 4-sty brick commercial building, 55x95, slag roof; cost, $6,000; owner, M. B. Evers, 839 Broadway; architects, Shampan & Shampan, 772 Broadway. Plan No. 3306.

THEATRES.

DRIGGS AV, s w cor Leonard st, 1-sty brick open air show, 73.3x107, slag roof; cost, $2,500; owner, Max Trefenbaum, 826 Manhattan av; architect, Gust. Erda, 826 Manhattan av. Plan No. 3341.

MESEROLE AV, s w cor Guernsey st, 1-sty frame moving picture show, 10.6x9.6, tin roof; cost, $1,400; owners, Nathan Groberg & ano, 128 Kent st; architect, Gustave Erda, 826 Manhattan av. Plan No. 3320.

FULTON ST, s s, 294 w Utica av, 1-sty brick theatre, 80x65, slag roof; cost, $75,000; owners, Stuyvesant Fulton Co., 375 Fulton st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3373.

MISCELLANEOUS.

LINWOOD ST, w s, 85 n Wortman av, 1-sty frame workmen's house, 30x20, tin roof; cost, $770; owner, Louis Fish, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 3313.

HIGHLAND PARK, 260 n Jamaica av, 1-sty brick comfort station, 42.8x29.2, tile roof; cost, $10,000; owner, Department Parks; architect, F. J. Hahn, 190 Montague st. Plan No. 3333.

5TH AV, w s, 100.2 s 52d st, 1-sty frame sun shelter, 12x24, canvas roof; cost, $200; owner, J. B. McQuillan, 1425 55th st; architect, A. W. Pierce, 59 Court st. Plan No. 3346.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Vandeventer av, n s, 50 w 9th av, 4-sty brick tenement, 50x86, slag roof, 20 families; cost, $40,000; owner, Leona Erda, 826 Manhattan av, Brooklyn; architect, Gustave Erda, same address. Plan No. 1918.

LONG ISLAND CITY.—Hamilton st, w s, 262 s Freeman av, 4-sty brick tenement, 29x54, tin roof, 8 families; cost, $10,800; owner, Vito Tortora, 345 Hamilton st, Long Island City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1927.

DWELLINGS.

BAYSIDE.—Maurice av, e s, 200 n Vienna av, 1-sty frame dwelling, 16x20, tin roof, 1 family; cost, $300; owner, Frank Zallemwsky, Broadway, Bayside. Plan No. 1867.

CORONA.—National av, e s, 250 s Smith av, two 2-sty frame dwellings, 18x45, tin roof, 2 families; cost, $6,900; owner, A. Napoli, 124 43d st, Corona; architect, Alfred DeBlasi, 94 East Jackson av, Corona. Plan Nos. 1882-83.

CORONA.—High st, n s, 125 w Chestnut st, 2½-sty frame dwelling, 19x27, shingle roof, 1 family; cost, $2,500; owner, A. Schrott, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1860.

CORONA.—Evergreen st, w s, 160 n Park av, 2½-sty frame dwelling, 22x50, shingle roof, 2 families; cost, $4,200; owner, G. Lindstrom, 68 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1861.

DOUGLAS MANOR.—Shore rd, n w cor Rimold av, 2-sty brick dwelling, 44x57, tile roof, 1 family; cost, $28,000; owner, Henry Sampson, 14 West 58th st, N. Y. C.; architect, Wm. F. Dimmock, 3 West 29th st, N. Y. C. Plan No. 1876.

DUNTON.—Chichester av, s s, 125 w Van Wyck av, 2½-sty frame dwelling, 18x33, shingle roof, 1 family; cost, $2,500; owner and architect, John Leonardi, 389 Hillside av, Jamaica. Plan No. 1859.

ELMHURST.—Manila st, w s, 220 s Maurice av, 1-sty frame dwelling, 19x20, shingle roof, 1 family; cost, $400; owner, Angelo Pace, Manila st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1885.

ELMHURST.—Britton av, n s, 50 w Hampton st, 2½-sty frame dwelling, 22x52, shingle roof, 1 family; cost, $5,000; owner, Estate of J. Ann Hendry, Baxter av, Elmhurst; architect, Chas. Hendry, Baxter av, Elmhurst. Plan No. 1875.

JAMAICA.—Humboldt boulevard, n s, 75 e Jay st, two 2-sty frame dwellings, 20x25, gravel roof, 2 families; cost, $3,600; owner, M. Ludowsky, 216 Elm st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1878.

KEW.—Pembroke av, e s, 150 n Auston st, 2-sty brick dwelling, 28x42, slate roof, 1 family; cost, $6,000; owner, Arthur S. Hoffman, Kew; architect, E. Williams, 311 17th st, N. Y. C. Plan No. 1868.

NEW ELMHURST.—Endicott av, n s, 289 w Newtown and Bushwick turnpike, two 2½-sty frame dwellings, 20x30, shingle roof, 1 family; cost, $5,600; owner, Frank Mangeletti, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 1879-80.

RICHMOND HILL.—Scott st, s s, 25 e Chestnut st, two 2-sty frame dwellings, 19x56, shingle roof, 2 families; cost, $6,000; owner, W. C. Johnson, Chestnut st, Jamaica; architect, C. W. Vanderbeck, Woodhaven. Plan Nos. 1863-64.

ROCKAWAY BEACH.—Hammels av, w s, 174 s Boulevard, 2½-sty frame dwelling, 19x36, shingle roof, 1 family; cost, $4,000; owner, Mrs. Tillie C. Stephen, Rockaway Beach; architects, W. T. Kenndy Co., Rockaway Beach. Plan No. 1865.

WOODSIDE.—Bryant st, e s, 60 s Monroe st, 2-sty frame dwelling, 19x20, shingle roof, 1 family; cost, $1,800; owner, Jos. Konaruk, 536 East 81st st, N. Y. C.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1884.

WOODHAVEN.—2d st, s s, 100 e Snediker av, three 2-sty frame dwellings, 16x28, tin roof, 1 family; cost, $9,000; owners, Fred & Geo. Eierman, 63 Ridgewood av, Brooklyn, architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1869.

WOODHAVEN.—Lott av, w s, 802 n Jamaica av, five 2-sty frame dwellings, 17x44, tin roof, 1 family; cost, $15,000; owner, Wilson Realty Co., Freeport, L. I.; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 1870-71-72-73-74.

BAYSIDE.—Lamartine av, n s, 65 e 3d st, 2½-sty frame dwelling, 20x38, shingle roof, 1 family; cost, $3,800; owner, Anna Kremp, 25 Sutter av, Middle Village; architect, A. J. Kremp, same address. Plan No. 1909.

ELMHURST.—Grove st, s s, 250 e Chicago av, 2½-sty frame dwelling, 20x46, shingle roof, 2 families; cost, $3,500; owner, Frederick Schaeffer, Satterlee av, Ridgewood; architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 1910.

ROCKAWAY BEACH.—South Division av, w s, 539 s Boulevard, 3-sty frame dwelling, 22x42, shingle roof, 1 family; cost, $3,000; owner, Pauline Hartung, 18 Beech st, Rockaway Beach; architect, Paul Hartung, 18 Beech st, Rockaway Beach. Plan No. 1911.

KEW.—Pembroke pl, n e cor Austin st, 2½-sty brick dwelling, 42x27, tile roof, 1 family; cost, $7,500; owner, John R. Corbin, 1 West 34th st, N. Y. C.; architect, Arthur M. Gaynor, 332 East 67th st, N. Y. C. Plan No. 1913.

DUNTON.—Bryant av, e s, 111 n Broadway, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $5,000; owner, Geo. Watt, 20 Sterling pl, Brooklyn; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1915-16.

SOUTH OZONE PARK.—Fields av, e s, 141 n Baldwin av, 2-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,200; owner, R. N. Ashby, Rockaway rd, South Ozone Park; architect, owner. Plan No. 1890.

ARVERNE.—Remington av, e s, 400 n Amstel boulevard, 2½-sty frame dwelling, 23x30 shingle roof, 1 family; cost, $5,000; owner, M. D. Sacks, 357 8th av, N. Y. C.; architect, H. P. Hofstatter, 401 Lawrence av, Arverne. Plan No. 1920.

COLLEGE POINT.—2d av, n s, 75 e 11th st, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, $3,200; owner, Wm. Kirchner, 2d av near 11th st, College Point; architect, E. Leo. McCracken, Manhattan ct, College Point. Plan No. 1892.

KEW.—Newbold pl, n s, 375 e Austin st, 2-sty frame dwelling, 23x37, terra cotta roof, 1 family; cost, $3,000; owner, Martha Hartman, Ward st, Richmond Hill; architect, H. B. Hartman, Ward st, Richmond Hill. Plan No. 1896.

LITTLE NECK.—3d av, e s, 730 s Broadway, 2-sty frame dwelling, 30x22, shingle roof, 1 family; cost, $2,400; owner, Asabella S. Miller, Bowne av, Flushing; architect, Chas. Spaeth, 126 Smart av, Flushing. Plan No. 1898.

METROPOLITAN.—Metropolitan av, s e cor Troutman st, 2-sty frame dwelling, 30x45, tin roof, 1 family and store; cost, $4,500; owner, Chas. Schnoor, Metropolitan av, Metropolitan; architects, Edw. Rose & Son Grand st, Elmhurst. Plan No. 1908.

SOUTH OZONE PARK.—Kenneth av, n s, 160 e Fields av, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $2,200; owner and architect, R. N. Ashby, Rockaway rd, South Ozone Park. Plan No. 1891.

EAST ELMHURST.—Manhattan boulevard, w s, 425 n Flushing av, 1-sty frame dwelling, 20x25, tin roof, 1 family; cost, $300; owner, C. Rattopeda, on premises; architect, owner. Plan No. 1921.

EDGEMERE.—Edgemere Camp, erect three 1-sty frame bungalows; cost, $300; owner, Wm. A. Reinhardt, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan Nos. 1932-33-34.

FOREST HILLS.—Fife st, e s, 100 s Seminole av, 2½-sty brick dwelling, 38x26, tile roof, 1 family; cost, $4,500; owner, Mary A. Hurley, 133 East 50th st, N. Y. C.; architect, Edw. Hahn, Queens Court Plaza Building, Long Island City. Plan No. 1940.

JAMAICA.—Washington st, n w cor Orchard av, 2½-sty frame dwelling, 36x42, shingle roof, 1 family; cost, $8,000; owner, Dr. J. E. Shuttleworth, 427 Lincoln av, Richmond Hill; architect, Wm. Woodin, Richmond Hill. Plan No. 1938.

JAMAICA.—Eiseman av, s s, 167 w Kissena parkway, 2-sty frame dwelling, 18x35, shingle roof; cost, $3,000; owner, E. L. Hartman, Bains Bridge, N. Y.; architect, M. E. Gilbert, 193 Shelton av, Jamaica. Plan No. 1935.

LITTLE NECK.—Hilldale av, e s, 100 s Queens pl, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, $4,000; owner, Peter Nelson, 5 1st st, Bayside; architect, S. Pierson, Floral Park, L. I. Plan No. 1931.

METROPOLITAN.—Grandview av, n s, 50 w Armory court, two 2-sty frame dwellings, 35x59, tin roof, 2 families; cost, $6,000; owner, Carl Schwarz, 92 Stagg st, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1930.

MORRIS PARK.—Chichester av, n s, 80 e Ward st, two 2-sty frame dwellings, 25x29, shingle roof, 1 family; cost, $4,000; owner, Frank Gload, 15 Rugby rd, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1929.

RICHMOND HILL CIRCLE.—Lulu av, n s, 70 w Walnut st, 2½-sty frame dwelling, 15x25, shingle roof, 1 family; cost, $500; owner, M. Chalander, Lulu av, Richmond Hill Circle; architect, M. Rabinowitz, Richmond Hill Circle. Plan No. 1926.

WOODHAVEN.—Manor av, n e & n w cors Ashland st, two 2-sty frame dwellings, 20x40, tar and gravel roof, 1 family; cost, $6,000; owner, Manor Homes Co., 1381 Woodhaven av, Woodhaven; architect, Lawrence J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 1936-37.

EDGEMERE.—Frank av, e s, 1060 n Boulevard, 1-sty frame bungalow, 16x35, tar and gravel roof; cost, $1,500; owner, J. J. Gabriel, 746 Grand st, Brooklyn; architect, A. D. Hough, Jr., 35 Avolan av, Jamaica. Plan No. 1899.

FACTORIES AND WAREHOUSES.

GLENDALE.—Lafayette av, n s, 250 e Main av, 1-sty frame storage shed, 25x16, felt roof; cost, $100; owner, Isaac Dubrisky, 53 Wayne st, Middle Village. Plan No. 1905.

STABLES AND GARAGES.

DOUGLAS MANOR.—Shore rd, n w cor Rinold av, 1½-sty brick garage, 20x22, shingle roof; cost, $3,000; owner, Henry Sampson, 14 West 58th st, N. Y. C.; architect, Wm. F. Dimmock, 3 West 29th st, N. Y. C. Plan No. 1877.

JAMAICA.—Gilbert st, 81, 1-sty frame stable, 8x18, prepared roofing; cost, $300; owner, N. Silverstein, premises. Plan No. 1856.

MALBA.—Malba drive, n s and east river, 1-sty brick garage, 16x29, metal roof; cost, $500; owner, Miss M. Burns, premises. Plan No. 1889.

LONG ISLAND CITY.—Queens st, n s, 375 e Jackson av, 1-sty brick stable, 25x64, tar and gravel roof; cost, $1,500; owner, William

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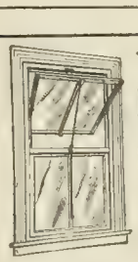
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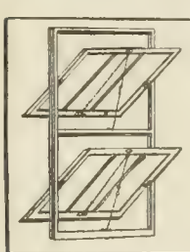
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Plans Filed, New Buildings, Queens (Cont.).

Walsh, 21 Orchard st, L. I. C.; architect, J. M. Grady, 356 13th av, L. I. City. Plan No. 1917

KEW, Greenfell av, e s, 350 s Quentin st, 1-sty stucco garage, 20x31, tile roof; cost, $500; owner, John R. Corbin, 1 West 34th st, N. Y. C.; architect, A. M. Gaynor, 332 East 67th st, N. Y. C. Plan No. 1912.

JAMAICA.—Hillside av, n s, 410 w Alsop st, 1-sty frame garage, 20x30, shingle roof; cost, $500; owner, Mrs. Keeler, premises. Plan No. 1893.

GLENDALE.—Welling st, s s, 198 e Northern boulevard, 2-sty frame stable, 18x41, gravel roof; cost, $1,000; owner, Lorenz Campo, premises. Plan No. 1895.

JAMAICA.—Avolan av, 9, 1-sty frame garage, 12x16, shingle roof; cost, $150; owner, Mr. Roebling, premises. Plan No. 1897.

FLUSHING.—Exeter st, n s, 200 w Highland av, 1-sty frame garage, 20x22, shingle roof; cost, $300; owner, L. W. Schwenk, 294 Bedford av, Brooklyn; architect, owner. Plan No. 1939.

STORES AND DWELLINGS.

JAMAICA. Jay st, n w cor Humboldt boulevard, 2-sty brick store and dwelling, 40x25, tar and slag roof, 2 families; cost, $3,900; owner, Max Liebermann, premises; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1862.

JAMAICA.—Union av, w s, 133 n Triton st, 1-sty frame store, 30x40, tin roof; cost, $3,000; owner, Jos. Macbeth, Queens County Trust Bldg., Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 1914.

CORONA.—Randall av, s e cor Jackson av, 1-sty frame store and dwelling, 38x38, tin roof, 2 families; cost, $500; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 50 Grove st, Corona. Plan No. 1919.

THEATRES.

JAMAICA.—Washington av, s w cor South st, erect booth, etc., for air drome; cost, $500; owner, H. G. Morris, 272A Halsey st, Brooklyn. Plan No. 1924.

MASPETH.—Fisk av, s w cor Perry av, erect booth, etc., for air drome; cost, $500; owner, Louis DuJardin, 19 Fulton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1922.

MISCELLANEOUS.

CYPRESS HILLS—Center av, e s, 275 s Jamaica av, erect new cesspool; cost, $40; owner, Henry Meyer, premises. Plan No. 1887.

HOLLIS.—Hillside av, n s, 250 e Carpenter av, erect metal sign board, 75x10; cost, $150; owner, Jamaica Bill Poster Co., Jamaica. Plan No. 1881.

JAMAICA CREEK.—Lewis st, e s, 200 n Rockaway rd, 1-sty frame boat house, 12x18, tin roof; cost, $400; owner, Otto F. Weber, 379 Ridgewood av, Brooklyn. Plan No. 1858.

LONG ISLAND CITY.—8th av, n w cor Pierce av, 2-sty brick repair shop, 75x160, felt and slag roof; cost, $30,000; owner and architect, New York Telephone Co., N. Y. C. Plan No. 1866.

LONG ISLAND CITY.—Hancock st, s s, 150 w Freeman av, 1-sty frame dye house, 43x47, gravel roof; cost, $700; owner, Cornelius Textile Co., premises; architect, F. L. Loud, 119 Remsen st, L. I. C. Plan No. 1855.

MASPETH.—Fisk av, s w cor Perry av, erect toilet compartment in open airdome; cost, $25; owner, Louis Dujardin, 19 Fulton av, Maspeth. Plan No. 1886.

ROCKAWAY BEACH.—Bayside pl, s s, 490 e Fairview av, 1-sty frame shop, 16x20, paper roof; cost, $150; owner, J. J. Kelly, adjoining premises. Plan No. 1888.

ROSEDALE.—Gildersleeve st, n s, junction Rosedale av, 1-sty M. D. S. stand, 10x20, paper roof; cost, $40; owner, A. F. O'Connell, Rosedale. Plan No. 1857.

WHITESTONE.—11th av, e s, 9th to 11th sts, 1-sty brick dye house, 463x150, tar and gravel roof; cost, $55,000; owner, Jacob Sulzbach, 72 Wooster st, N. Y. C.; architect, P. M. Coco, 505 Sandford av, Flushing. Plan No. 1900.

JAMAICA.—Gullford st, e s, 282 s Archer pl, 2-sty brick signal tower, 17x27, slate roof; cost, $4,600; owner, L. I. R. R., Penn Terminal, N. Y. C. Plan No. 1907.

MASPETH.—Perry av, s s, 25 w Hamilton pl, erect booth for open air drome; cost, $300; owner, Jacob Schaeffer, 504 East 89th st, N. Y. C. Plan No. 1906.

CORONA.—Story st, s s, 450 w Corona av, erect stone basement for church, 40x40; cost, $2,000; owner, D. Gopollone, 14 Strong st, Corona; architect, ——. Plan No. 1894.

FOREST HILLS.—Austin st, n w cor Shelbourne av, erect frame coal pocket, 8x72; cost, $5,950; owners, J. E. Backus & Sons, Forest Hills; architect, Guarantee Const. Co., 140 Cedar st, N. Y. C. Plan No. 1923.

FLUSHING.—22d st, e s, 100 n Franconia av, 1-sty frame coop, 10x14, paper roof; cost, $25; owner, Mrs. F. Schatschneider, on premises. Plan No. 1928.

Richmond.

DWELLINGS.

ASPINWALL ST, e s, 52 s Amboy rd, Tottenville, 1-sty frame dwelling, 34x24; cost, $1,400; owner, F. S. Fowler, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 453.

ASPINWALL st, e s, 200 s Amboy rd, Tottenville, 1½-sty dwelling, 22x28; cost, $2,100; owner, Chas. L. Reiss, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 456.

BUTLER AV, w s, 175 n Amboy rd, Tottenville, 2-sty frame dwelling, 20x26; cost, $2,200; owner, Elizabeth H. Cole, Tottenville; architect and builder, G. Dissoway, Tottenville. Plan No. 452.

BRIGHTON ST, e s, 250 s Claremont, Tottenville, 1½-sty frame dwelling, 22x28; cost, $2,350; owner, Mrs. C. Bellette, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 455.

CENTRAL AV, e s, 240 s Jacob st, Tottenville, 1½-sty frame dwelling, 22x28; cost, $2,000; owner, A. C. Hamman, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 454.

GIFFORD ST, s e c Dewey av, Great Kills, 2-sty frame dwelling, 26x36; cost, $3,000; owner, Mrs. Kate Renihold, Great Kills; architect and builder, Condit & Berry, Great Kills. Plan No. 458.

LINCOLN AV, n s, 60 e 2d st, Grant City, 1-sty frame bungalow, 14x22; cost, $200; owner, Wm. F. Schmidt, Grant City; architect and builder, A. A. King, Grant City. Plan No. 464.

LINCOLN AV, n s, 23 n 6th st, Grant City, 1-sty frame bungalow, 17x26; cost, $250; owner, Chas. Sequine, Grant City; architects and builders, Kalsen & Morteson, Grand City. Plan No. 462.

MANHATTAN ST, w s, 250 n Clermont, Tottenville, 1-sty frame bungalow, 16x24; cost, $650; owner, Thos. Ryder, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 457.

LOT 111, New Dorp lane, New Dorp, 1-sty frame bungalow, 14x30; cost, $350; owner, Wm. Hansen, New Dorp; builder, Frank Jackel, New Dorp. Plan No. 465.

PELTON AV, e s, 99 s Henderson av, West New Brighton, 2-sty frame dwelling, 20x42; cost, $3,500; owner, Jeanette Ennis, Bronx, N. Y. C.; architect, Chas. Hewitt, 717 Crescent st, Jersey City. Plan No. 460.

ROMA AV, s s, 200 e Marine way, New Dorp, 1-sty frame bungalow, 15x30; cost, $450; owner, Anna Vetre, New Dorp; builder, Jos De Bennett, New Dorp. Plan No. 450.

SAND LANE, e s, 183 n Old Town rd, South Beach, 1-sty frame bungalow, 25x28; cost, $200; owner, S. Pugliese, South Beach; builder, S. Cuillo, South Beach. Plan No. 451.

SUMMIT ST, n s, 49 e Ridledge st, Tottenville, 1-sty frame dwelling, 28x26; cost, $1,800; owner, Mrs. A. H. Flynn, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 467.

ST. PAUL'S AV, w s, 252 n Swan st, Tompkinsville, 2-sty frame dwelling, 21x46; cost, $4,000; owner, Mrs. Mohlenbrook, Elm Park; architect and builder, John P. From, Port Richmond. Plan No. 463.

5TH ST, n s, 220 e Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, $400; owner, Mariani Frederick, Grant City; builder, Chas. E. Lockwood, Grant City. Plan No. 449.

11TH ST, w s, 200 s Lincoln av, Grant City, 1-sty frame bungalow, 20x32; cost, $700; owner, Mrs. Margaret Horan, Grant City; builder, Thos. W. Biddle, Jr., Grant City. Plan No. 466.

STORES, OFFICES AND LOFTS.

CEDAR GR AV, e s, 500 s e New Dorp la, New Dorp, 1-sty frame store, 14x18; cost, $125; owner, Henrietta Hett, New Dorp; builder, Edw. Hett, New Dorp. Plan No. 459.

MISCELLANEOUS.

CEDAR GR AV, s s, 850 w New Dorp la, New Dorp, 1-sty frame bath house, 22x110; cost, $800; owner, Mrs. Ella Munger, New Dorp; architect, A. W. Guthal, New Dorp; builder, P. J. Van Note, New Dorp. Plan No. 461.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BAYARD ST, 45-47, alterations to 4-sty brick store and lofts; cost, $2,000; owner, Herbert Baum, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 1793.

BEAVER ST, 1, repair sidewalk to 5-sty brick stores; cost, $300; owner, John G. Wendel, 175 Broadway; architect, Wm. Berger, 36 East 23d st. Plan No. 1830.

BEAVER ST, 93-95, alterations to 7-sty brick store and offices; cost, $500; owner, estate of Wm. Wheeler Smith, 71 Wall st; architect, Matthew J. McQuillan, 253 Pearl st. Plan No. 1790.

CEDAR ST, 112-118, alterations to 3-sty brick store and dwelling; cost, $500; owner, Corp. of St. Peter's Church, 15 Barclay st; architect, Adolph Balschun, 483 Willis av. Plan No. 1809.

CHAMBERS ST, 94, alterations to 5-sty brick store and lofts; cost, $500; owners, Trinity Church Corp., 187 Fulton st; architect, Jacob Fisher, 25 Av A. Plan No. 1800.

CHRISTOPHER ST, 121-23, moving picture theatre to 3-sty brick store and dwelling; cost, $2,000; owner, Fred Stechweb, 121-23 Christopher st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1784.

CHURCH ST, 196, reset store front to 5-sty brick store and lofts; cost, $100; owner, Nathan E. Porter, 317 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1739.

CLINTON ST, 67, new stairs and partition to 6-sty brick store and lofts; cost, $110; owner, Saul Oliver, 67 Clinton st; architect, Max A. Simon, 24 Clinton st. Plan No. 1744.

CORTLANDT ST, 12, masonry, new show window and fireproofing to 5-sty brick store and lofts; cost, $3,000; owner, Andrew F. Kennedy, 12 Cortlandt st; architect, Richard Rohl, 128 Bible House. Plan No. 1742.

HOUSTON ST, 142 West, partition and new skylight to 3-sty brick tenement; cost, $100; owner, Estate of N. Low, Tompkins McIlvane, president, 52 William st; architect, Robt. Teichman, 22 William st. Plan No. 1778.

PEARL ST, 357, reset store fronts to 5-sty brick store and tenement; cost, $150; owner, Joseph T. McColgan, 25 West 42d st; architect, Otto Reissmann, 30 1st st. Plan No. 1753.

PEARL ST, 113-117, alterations to 10-sty brick offices; cost, $500; owners, Coffee Exchange, 68 Beaver st; architect, Matthew J. McQuillan, 253 Pearl st. Plan No. 1791.

PINE ST, 3-5, alterations to 7-sty brick store and offices; cost, $150; owner, Vincent Astor, 23 West 26th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1786.

UNION SQ EAST, 14-18, masonry to 6-sty brick hotel; cost, $1,200; owner, Estate of Courtland Palmer, 271 Madison av; architect, Wm. J. Russell, 1476 Broadway. Plan No. 1740.

UNION SQ, 4 to 8, removal of encroachments to 3, 4, 6 & 8-sty brick hotel and cafe; cost, $750; owner, Daniel Brubacher, 6 Union sq; architect, Bruno W. Berger & Son, 121 Bible House. Plan No. 1774.

WALL ST, 58-62, alterations to 28-sty brick stores and offices; cost, $500; owner, Sixty Wall St., 60 Wall st; architect, Matthew J. McQuilan, 253 Pearl st. Plan No. 1789.

8TH ST, 43 West, alterations to 4-sty brick business, and dwelling; cost, $260; owner Anacelto Sermolino, 40-42 West 8th st; architect, Robt. Hynd, 28 East 23d st. Plan No. 1794.

8TH ST, 23 West, alterations to 5-sty brick stores and dwelling; cost, $100; owners, estate Adelaide Gutman, 1236 Madison av; architect, Adolph Koenig, 15 West 100th st. Plan No. 1811.

8TH ST, 25 West, alterations to 5-sty brick dwelling; cost, $100; owners, estate Adelaide Gutman, 1236 Madison av; architect, Adolph Koenig, 15 West 100th st. Plan No. 1810.

13TH ST, 39-45 West, alterations to two 4 & 8-sty brick stores; cost, $500; owners, The 14th St. Store, 311 6th av; architects, George & Edward Blum, 505 5th av. Plan No. 1766.

14TH ST, 101-3 East, reset store front to 4-sty brick hotel; cost, $250; owner, Joseph Schmitt, 1161 Jackson av; architect, John Ph. Voelker, 979 3d av. Plan No. 1759.

14TH ST, 326 West, fireproof door to 4-sty brick dwelling; cost, $20; owner, St. Bernard's R. C. Church, 330 West 14th st; architect, Jas. S. Maher, 1328 Broadway. Plan No. 1842.

15TH ST, 17 East, reset store front to 3-sty brick store and loft; cost, $75; owner, Van Beuren Estate, 65 5th av; architect, Walter Hearn, 233 East 17th st. Plan No. 1837.

19TH ST, 151 East, reset store front to 6-sty brick store and tenement; cost, $125; owner, Gramercy Freehold Co., 31 Nassau st; architect, F. G. Foley, 151 East 19th st. Plan No. 1840.

20TH ST, 217 West, new store front to 2-sty brick stores and offices; cost, $200; owner, Wilbur C. Goodale, 265 7th av; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 1823.

21ST ST, 261-65 West, masonry and new partition to 6-sty brick tenement; cost, $100; owner, Julius Lichenstein, n e cor Riverside drive and West 92d st; architect, David Bleier, 545 East 139th st. Plan No. 1763.

23D ST, 471 West, 1-sty extension to 5-sty brick dwelling and stores; cost, $6,000; owner, Casinir De E. Moore, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 1826.

24TH ST, 7 West, masonry, new stairs, plumbing and fireproofing to 4-sty brick stores and bachelor apartments; cost, $5,000; owners, Estate of James W. Simonton, Mrs. Mary E. Leeds, trustee, 32 Nassau st; architects, Bart & Jno. P. Walther, 147 East 125th st. Plan No. 1776.

26TH ST, 106 West, alterations to 4-sty brick store and lofts; cost, $100; owners, Wm. & Frank Scholle, 5 Nassau st; architect, Thos. Hall, 243 8th av. Plan No. 1785.

32D ST, 29-35 West, masonry and new partitions to 12-sty brick stores, lofts and offices; cost, $500; owner, Emily B. Hopkins, 1 East 56th st; architect, Jas. P. Whiskeman, 30 East 4th st. Plan No. 1847.

40TH ST, 519 West, rear extension to 2-sty brick store, dwelling and stable; cost, $2,500; owner, Mary Herbison, 523 West 40th st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 1764.

40TH ST, 201 East, alterations to 4-sty brick tenement; cost, $500; owner, Isabel B. Tyte, 100 McDonough st, Brooklyn; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1750.

42D ST, 103 West, repair sign to 4-sty brick stores and offices; cost, $50; owner, Walter J. Solomon, 17 West 42d st; architect, John C. Sims, 17 West 42d st. Plan No. 1839.

42D ST, 216 West, reset store front to 4-sty brick store and lofts; cost, $275; owners, Sturges Estate, 236 West 72d st; architect, Chas. Koster, 29-35 West 32d st. Plan No. 1745.

42D ST, 143 East, new store front to 5-sty brick stores and apartments; cost, $200; owners, Cooper Union Institute, Astor pl; architects, Wolf Shapiro & Son, Inc., 303 West 117th st. Plan No. 1744.

43D ST, 101 West, remove encroachments to 4-sty brick cafe and dwelling; cost, $500; owner, Theo. M. Macy, 907 Faile st; architect, Louis Weber, 1 Madison av. Plan No. 1819.

43D ST, 102 West, alterations to 4-sty brick store and tenement; cost, $400; owner, Herman Reber, 301 West 42d st; architect, L. Glasser, 659 6th av. Plan No. 1817.

44TH ST, 618 West, alterations to 1-sty brick shop; cost, $100; owner, Eugene Higgins, 1 Madison av; architect, John H. Knubel, 305 West 43d st. Plan No. 1788.

44TH ST, 161 West, alterations to 3-sty brick dwelling and stores; cost, $2,500; owner, Abraham J. Levy, 380 Riverside drive; architect, Jacob Fisher, 25 Av A. Plan No. 1798.

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Plans Filed—Alterations, Manhattan (Cont.).

45TH ST, 109 West, alterations to 12-sty brick hotel; cost, $265; owner, Edward H. Litchfield, 141 Wall st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 1806.

45TH ST, 133-135 West, alterations to 4-sty brick stores and dwelling; cost, $1,000; owner, Isidore H. Kramer et al, 160 Broadway; architect, G. L. Howland, 110 West 47th st. Plan No. 1787.

46TH ST, 10 West, 2-sty extension to 4-sty brick lofts; cost, $2,000; owner, Cornelia Segardi, 21 Liberty st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1849.

46TH ST, 75 West, alterations to 3-sty brick dwelling; cost, $1,100; owner, Philip A. Fitzpatrick, Glendale, L. I.; architect, Patrick J. Murray, 2 Whitehall pl. Plan No. 1807.

46TH ST, 16-18 West, partitions to 10-sty brick loft; cost, $100; owner, Chas. Schneider, 16-18 West 46th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1760.

47TH ST, 9 West, alterations to 11-sty brick store and offices; cost, $550; owner, Williamson W. Fuller, Ryecliff, N. Y.; architect, John A. Gurd, 281 5th av. Plan No. 1803.

48TH ST, 14 East, alterations to 5-sty brick store and dwelling; cost, $15,000; owner, Elizabeth Host, 5 West 39th st; architect, Fred. Jacobsen, 132 East 23d st. Plan No. 1815.

49TH ST, 108-10 West, frame shed to 3-sty brick restaurant and dwelling; cost, $150; owner, Samuel T. Jacobs, 12 West 83d st; architect, Wm. F. Holtz, 68 West 162d st. Plan No. 1772.

55TH ST, 422 E, masonry and fireproofing to 1-sty brick loft & storage; cost, $75; owner, Chas. E. Kroehle, 159 East 7th st; architect, John Ph. Voelker, 979 3d av. Plan No. 1773.

55TH ST, 6-8 East, masonry and steel to 1-sty brick office and shop; cost, $150; owner, Wm. V. Astor, 23 West 26th st; architect, Wm. J. Larch, 35 Lotus av, Glendale, L. I. Plan No. 1825.

57TH ST, 26 East, furnishings and decorations to 6-sty brick studios; cost, $8,000; owner, Henry H. Rogers, 26 Broadway; architect, Wm. G. Hannessen, 473 5th av. Plan No. 1754.

62D ST, 239-41 East, new partition to 2½-sty brick clubhouse; cost, $50; owners, The Christian Hungarian S. & B. Co., on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 1769.

66TH ST, 55-69 West, masonry and stairs to 2-sty brick skating rink; cost, $325; owners, St. Nicholas Skating & Ice Co., 69 West 66th st; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 1768.

67TH ST, 201 West, enlarge window to 5-sty brick store and tenement; cost, $50; owners, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1738.

68TH ST, 212 West, new show window to 3-sty brick garage; cost, $50; owner, Jas. Butler, 390 Washington st; architect, Jacob Minsky, 23 Duane st. Plan No. 1824.

69TH ST, 107 East, alterations to 4-sty brick dwelling; cost, $150; owner, Geo. C. Milbank, 107 East 69th st; architect, Otto Reissmann, 30 1st st. Plan No. 1813.

71ST ST, 112 East, 1-sty addition to 5-sty brick kindergarten; cost, $6,000; owners, The Frobel School League, 112 East 71st st; architect, Samuel Katz, 1447 Minford pl. Plan No. 1781.

78TH ST, 169 East, alterations to 3-sty brick dwelling; cost, $1,500; owner, Pauline A. McArthur, 346 West 84th st; architect, Howard Majors, 31 West 11th st. Plan No. 1795.

78TH ST, 3 East, alterations to 5-sty brick dwelling; cost, $600; owner, John D. Ryan, 3 East 78th st; architect, John A. Gurd, 281 5th av. Plan No. 1802.

81ST ST, 428 East, new drainage to 5-sty brick store and tenement; cost, $200; owner, Mathilda White, 255 West 108th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1835.

81ST ST, 426 East, galvanized iron to 5-sty brick store and tenement; cost, $200; owner, Mathilda White, 255 West 108th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1827.

82D ST, 345 East, alterations to 3-sty frame store and dwelling; cost, $100; owner, Julia Szilot, 345 East 82d st; architects, Gross & Kleinberger, Bible House. Plan No. 1792.

83D ST, 17 E, alterations to 4-sty brick dwelling; cost, $700; owner, David Lydig, 83 East 79th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1836.

86TH ST, 249 East, masonry to 3-sty brick dwelling; cost, $200; owner, Rhinelander Real Estate Co., 31 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1832.

89TH ST, 101 East, enlarge window to 5-sty brick store and tenement; cost, $30; owner, Jessie Ash, 1200 Madison av; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1771.

98TH ST, 200 West, alterations to 12-sty brick department store; cost, $100; owner, Samuel Barchardt, 349 West 36th st; architect, Jacob Fisher, 25 Av A. Plan No. 1799.

103D ST, 74-76 West, masonry and vent shaft to 5-sty brick tenement; cost, $250; owner, Edward W. Schroeder, 414 East 4th st, Mt Vernon; architect, Alfred C. Wein, 160 West 99th st. Plan No. 1834.

110TH ST, 139 East, reset show windows to 5-sty brick stores and tenement; cost, $75; owner, Florence Koones, 1946 Leggett av, Bronx; architect, Frank Straub, 25 West 42d st. Plan No. 1845.

121ST ST and 3d av, sw cor, new store fronts to 5-sty brick warehouse; cost, $500; owners, Cowperthwait & Sons, 121st st and 3d av; architect, Jas. O'Connor, 3 West 29th st. Plan No. 1743.

124TH ST, 122 West, alterations to 5-sty brick dwelling; cost, $75; owner, Mary Frank, 566 Amsterdam av; architect, Max Sukelas, 206 East 78th st. Plan No. 1805.

126TH ST, 259-261 West, front and rear extension to 2-sty brick dwelling; cost, $2,520; owner, Specialists Realty Co., 241 West 125th st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 1848.

128TH ST, 101 W, new store front and partitions to 5-sty brick stores and tenement; cost, $350; owners, Lenox Investing Co., 30 Broad st; architect, Leonides E. Denslow, 44 West 18th st. Plan No. 1752.

AV A, 107, alterations to 4-sty brick store and dwelling; cost, $1,000; owner, Paul Tirseble, 107 Av A; architect, Nathan Tanenbaum, 83 Av B. Plan No. 1812.

AV B, 62, new store front to 5-sty brick stores and tenements; cost, $400; owner, Emil Friedman, 330 Pearl st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1770.

AV C, 129, new partitions to 5-sty brick store and tenement; cost, $100; owner, Morris D. Fischle, 129 Av C; architect, Jacob Fisher, 25 Av A. Plan No. 1846.

AMSTERDAM AV, 261-67, alterations to 12-sty brick store and apartments; cost, $1,200; owners, The Moorewood Realty Co., 71 Broadway. Plan No. 1767.

BROADWAY, 100-6, reset building front to two 1-sty brick offices; cost, $50; owners, American Surety Co., Ferdinand Lafrentz, president, 100 Broadway; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1775.

BROADWAY, 1492-94, sign to 7½-sty brick hotel; cost, $500; owner, Robert Goelet, 9 West 17th st; architect W. T. Totten, 17 West 42d st. Plan No. 1758.

BROADWAY, 203, alterations to 11-sty brick stores and offices; cost, $149; owner, Margaret L. V. Shepard, 203 Broadway; architect, Jas. H. Hughes, 38 East 29th st. Plan No. 1801.

BROADWAY, 3025, alterations to 4-sty brick school; cost, $2,500; owner, Silas B. Brownell, 422 West 56th st; architect, Chas. A. Rich, 320 5th av. Plan No. 1796.

BROADWAY, 627-629, sprinkler tank to 10-sty brick lofts; cost, $1,520; owner, Daniel Rechter, 627-29 Broadway; architects, Taylor & Levi, 105 West 40th st. Plan No. 1831.

BROADWAY, 149, remove encroachments to 14-sty brick offices; cost, $500; owner, Singer Manufacturing Co., 149 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 1841.

COLUMBUS AV, 467, new show window to 5-sty brick tenement and store; cost, $350; owner, Michael J. Wolf, 467 Columbus av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 1838.

COLUMBUS AV, 486-88, masonry to 5-sty brick restaurant and tenement; cost, $500; owner, Jos. P. Kennelly, 101 West 83d st; architects, Hester Inc., 358 5th av. Plan No. 1757.

LENOX AV, 438, rear extension to 3-sty brick store and dwelling; cost, $2,000; owner, Herman Jacobies, 255 7th av; architect, Michael Bernstein, 185 Madison av. Plan No. 1780.

LENOX AV, 123, wooden balcony to 2-sty brick store and office; cost, $500; owner, Milton Bernheimer, 128th st and Amsterdam av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1783.

MADISON AV, 185-7, new partitions to 11-sty brick offices and lofts; cost, $500; owners, Glengarry Realty Co., Margaret S. Cameron, president, 185-7 Madison av. Plan No. 1782.

MADISON AV, 518, alterations to 4-sty brick store and dwelling; cost, $500; owner, Mary F. Haynes, 518 Madison av; architect, Vincent Robin, 99 West 3d st. Plan No. 1816.

MADISON AV, 1881, masonry and steel to 1-sty brick garage; cost, $100; owner, Bernard Gordon, 1801 Madison av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1843.

MADISON AV, 341, marquise to 8-sty brick tenement; cost, $350; owner, Chas. A. Dards, 341 Madison av; architects, Bruno .W. Berger & Son, 121 Bible House. Plan No. 1828.

PARK AV, 659, alterations to 4-sty brick hospital; cost, $15,000; owner, The Hahneman Hospital, 651 Park av; architect, H. F. Ballantyne, 244 5th av. Plan No. 1818.

WADSWORTH AV, 190, alterations to 5-sty brick tenement; cost, $150; owner, Giovanni B. Raffetto, 4 West 93d st; architect, Chas. E. Miller, 111 Madison st. Plan No. 1797.

2D AV, 1519, carpentry to 2-sty brick moving picture theatre; cost, $25; owner, F. & N. Schaefer Brewing Co., 51st st and Park av; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 1833.

2D AV, 1109, new store front to 4-sty brick store and tenement; cost, $200; owner, Morris Marks, 2752 3d av; architect, J. G. Hamberger, 114 East 28th st. Plan No. 1756.

3D AV, 1164, masonry, new roof and fireproofing to 2-sty brick stable, stores and dwelling; cost, $4,000; owner, Joseph W. Hatch, 517 West 149th st; architect, J. M. Murphy, 39 East 42d st. Plan No. 1761.

3D AV, 1482, alterations to 5-sty brick store and tenement; cost, $450; owner, Jas. Fay, 1482 3d av; architect, S. B. Ogden, 530 Brook av. Plan No. 1814.

3D AV, 2233, new show window to 4-sty brick store and dwelling; cost, $200; owner, Andrew Davey, 350 Greenwich st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1821.

5TH AV, 73, masonry to 11-sty brick offices; cost, $700; owners, 73 5th Av. Co., Robt. S. Minturn, president, 100 William st; architect, Chris A. Ketchen, Jr., 381 4th av. Plan No. 1765.

5TH AV, 475-477, partition and new plumbing to 4-sty brick offices; cost, $1,200; owners, Farmers Loan & Trust Co., 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 1777.

5TH AV, 858-864, masonry, steel and new roof to 7-sty brick residence; cost, $2,000; owner, Thos. F. Ryan, 858 5th av; architect, Thos. Hastings, 225 5th av. Plan No. 1844.

5TH AV, 489, new windows to 7-sty brick stores and offices; cost, $100; owner, A. W. Pottier Estate, 489 5th av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1829.

6TH AV, 505, masonry and steel to 4-sty brick office and dwelling; cost, $500; owner, Fred W. Hotchkiss, 30 East 42d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1822.

6TH AV, 604-606, reset store front to 5-sty brick stores and tenement; cost, $200; owner, estate Wm. Berls, 155 West 80th st; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 1820.

6TH AV, 767, reset store front to 4-sty brick store and restaurant; cost, $200; owners, Est. of Richard S. Clarke, 95 Liberty st; architect, Frank Jeckel, 458 West 51st st. Plan No. 1755.

6TH AV, 814, removal of encroachments to 4-sty brick stores and apartments; cost, $125; owner, Philip A. Fitzpatrick, Glen Cove, L. I.; architect, Patrick J. Murphy, 2 Mitchell pl. Plan No. 1748.

6TH AV, 818, reset store front to 4-sty brick stores and apartments; cost, $125; owner, Philip A. Fitzpatrick, Glen Cove, L. I.; architect, Patrick J. Murphy, 2 Mitchell pl. Plan No. 1747.

7TH AV, 702-10, alterations to 3-sty brick stores and restaurant; cost, $2,500; owner, Thomas F. Murtha, 313 West 70th st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 1751.

8TH AV, 754-756, masonry, new doors and windows to 5-sty brick tenement; cost, $500; owner, Henry Claman, 325 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1762.

8TH AV, 708, rear extension to 3-sty brick store and dwelling; cost, $300; owner, W. W. Astor, 23 West 26th st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 1746.

8TH AV, 415-19, sign to 4-sty brick stores and dwelling; cost, $475; owners, H. Koehler & Co., 29th st and 1st av; architects and builders, O. J. Gude Co., 220 West 42d st. Plan No. 1779.

8TH AV, 2297, alterations to 5-sty brick store and tenement; cost, $250; owner, Jacob Spangeberg, 26 E. Kingsbridge rd; architect, David E. Klein, 2152 7th av. Plan No. 1808.

8TH AV, 2673, alterations to 1-sty frame store; cost, $300; owner, Geo. C. D. Brand, 1 West 124th st; architect, Eli Benedict, 1947 Broadway. Plan No. 1804.

Bronx.

SIMPSON ST, e s, 149.11 s Home st, 1-sty brick extension, 30x12 to 1-sty brick shop; cost, $2,000; owner, Michele Barone, 1154 Simpson st; architects, Toelberg & Son, 1167 Fox st. Plan No. 268.

156TH ST, 423, 1-sty frame extension, 13x14, to 1-sty frame store and stable; cost, $200; owner, Harry Sherman, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 265.

198TH ST, n e cor Valentine av, new partitions & new plumbing to 3-sty frame tenement; cost $500; owners, Valentine Construction Co., Jacob H. Amsler, 1616 Crosby st, president and architect. Plan No. 267.

BROOK AV, 1250-1252, 1-sty of brick built upon 1-sty brick factory; cost, $5,000; owner, Geo. S. Leiner, on premises; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 263.

KINGSBRIDGE AV, s w cor 231st st, 1-sty brick extension, 45.10x12.8, to 1-sty brick church; cost, $25,000; owners, Church of the Mediator, Rev. John Campbell, on premises, rector; architect, Henry Vaughan, 20 Lamberton sq, Boston, Mass.,. Plan No. 272.

MACLAY AV, n s, 50.27 e Parker st, move 2-sty frame dwelling; cost, $1,000; owner, Salvatore Genzardi, 1636 Parker st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 271.

TREMONT AV, 411 to 419, new beams, etc., to 2-sty brick store; cost, $500; owners, Estate of Richard Webber, R. W. Webber, 2191 3d av, executor; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 264.

WILLIS AV, e s, 24.1 s Junction 3d av, 2-sty brick extension, 25x100.1 to 4-sty brick stores and offices; cost, $10,000; owners, Buschmann & Entelman, 534 Willis av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 266.

3D AV, 3414, new show windows to 5-sty brick store and tenement; cost, $500; owner, Jacob Schapiro, on premises; architect, Rudolph Mouller, 1007 Tinton av. Plan No. 269.

3D AV, e s, 150 n Rose st, remove encroachments from two 5-sty brick stores and tenements; cost, $250; owner, John Ott, 1972 3d av; architects, Howard, Callman & Treat, 18 West 31st st. Plan No. 270.

Brooklyn.

ADELPHI ST, ws, 150 s Lafayette av, plumbing to 3-sty dwelling; cost, $250; owner, Irving J Chapman, 560A Quincy st; architect, Eugene Lambert, 184 DeKalb av. Plan No. 3410.

CONCORD ST, s w cor Duffield st, extension to 2-sty store and dwelling; cost, $500; owner, Mrs. Chas. Goldman, 176 Concord st; architect, Wm. F. Goldman, 183 Nassau st. Plan No. 3378.

COURT ST, s w cor Montague st, interior alterations to stores and offices; cost, $1,500; owners, Continental Ins. Co., 158 Montague st; architect, H. E. Wheeler, 1540 Brooklyn av. Plan No. 3388.

DENTON PL, e s, 95.10 s Carroll st, exterior alterations to 2-sty dwelling; cost, $300; owner, John R. Zager, 15 Whitewell pl; architect, W. J. Conway, 400 Union st. Plan No. 3386.

DEVOE ST, n s, 100 e Leonard st, plumbing to 3-sty dwelling; cost, $150; owner, Mary Taylor, 95 Devoe st; architect, ——. Plan No. 3367.

ESSEX ST, w s, 225 s Atlantic av, extension to 2-sty dwelling; cost, $128; owner, Louise Annunciata, 276 Essex st; architect, Ernest Dennis, 241 Schenck av. Plan No. 3314.

FULTON ST, south corner Elm pl, new electric sign; cost, $125; owner, C. V. B. Barker, 472 Fulton st; architect, Empire Elec. Sign Co., 162 East 118th st, N. Y. Plan No. 3328.

GARRISON ST, n w cor Mercein st, 1-sty frame extension, 3.4x5.6, to tenement; cost, $350; owner, Nicola Molinari, 49 Main st; architect, W. J. Conway, 400 Union st. Plan No. 3358.

GEORGE ST, s s, 150 e Evergreen av, exterior and interior alterations to 3-sty tenement; cost, $500; owner, John Weber, 16 George st; architect, John Vandervegt, 47 Butler st, Evergreen, L. I. Plan No. 3379.

GRAND ST, n s, 94.1 e Bedford av, plumbing to 2-sty store and dwelling; cost, $150; owner, Peter Shute, 910 Lafayette av; architect, Max Cohn, 280 Bedford av. Plan No. 3300.

HERKIMER ST, s e cor Albany av, exterior alterations to hospital; cost, $300; owner, Church Charity Foundation, on premises; architects, Lord, Hewlett & Tallant, 345 5th av, N. Y. Plan No. 3340.

IMLAY ST, n w cor Commerce st, plumbing installed in storage; cost, $844; owners, N. Y. Dock Co., 8 Bridge st, N. Y.; architects, Gibbons Co., 318 Columbia st. Plan No. 3374.

LORIMER ST, s w cor Skillman av, 1-sty frame extension, 20x10, to store and dwelling; cost, $300; owner, Antonio Trofa, 37 Skillman av; architect, C. P. Cannella, 60 Graham av. Plan No. 3359.

LORIMER ST, e s, 75 s Devoe st, exterior and interior alterations to 4-sty tenement; cost, $350; owner, Matilda Wiest, 429 9th av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 3310.

OAKLAND ST, s e cor Nassau av, interior alterations to 3-sty store and dwelling; cost, $350; owner, Edw. Greenberg, 25 Greenpoint av; architect, E. J. Messinger, 394 Graham av. Plan No. 3368.

PACIFIC ST, s s, 290 e Carlton av, electric roof sign on factory; cost, $800; owners, Wm. H. Rich & Son, 768 Pacific st; architect, M. Ford, 534 West 46th st, N. Y. Plan No. 3369.

PARK PL, s e cor Franklin av, exterior and interior alterations to 4-sty tenement; cost, $150; owner, Herman Hamel, 642 Park pl; architect, Hy Vollweiler, 696 Bushwick av. Plan No. 3372.

RYERSON ST, w s, 260 s Myrtle av, plumbing to 3-sty dwelling; cost, $200; owner, Merle Brown, 170 Ryerson st; architect, Thos. F. Huntington, 334 DeKalb av. Plan No. 3389.

ST EDWARDS ST, e s, 55.6 n Tillary st, extension to 3-sty tenement; cost, $250; owner, Anna M. Fischelli, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3355.

STAGG ST, s s, 125 e Graham av, plumbing to 3-sty dwelling; cost, $400; owner, Andrew H. Haugarth, 200 Stag st; architect, C. F. Dauberman, 250 Humboldt st. Plan No. 3354.

TILLARY ST, s s, 20.3 w Navy st, extension to 3-sty store and dwelling; cost, $1,500; owner, Anna Esposito, 232 Tillary st; architect, Edw M. Adelsohn, 1776 Pitkin av. Plan No. 3404.

BAY 18TH ST, e s, 268 n Bath av, extension to 2-sty dwelling; cost, $5,000; owner, Mildred Feinberg & ano, 1418 Bay 8th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3387.

20TH ST, s s, 77.3 e Gravesend av, extension to 2-sty dwelling; cost, $500; owner and architect, Jas. Dooley, 1812 10th av. Plan No. 3344.

26TH ST, 150, plumbing to 3-sty tenement; cost, $100; owners, Jos. Conardella & ano, on premises; architect, David A. Lucas, 98 3d st. Plan No. 3342.

BAY 32D ST, e s, 260 s 86th st, extension to 3-sty dwelling; cost, $1,000; owner, Edw. Bauer, 35 Bay 32d st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3394.

EAST 32D ST, w s, 280 s Clarendon rd, extension to 1-sty garage; cost, $750; owner, Geo. Van Deilen, on premises; architect, W. J. Twiss, 49 Prospect pl. Plan No. 3290.

EAST 38TH ST, e s, 200.6 n Av W, exterior alterations to boat house; cost, $300; owner and architect, Chas. Bense, 263 Nostrand av. Plan No. 3365.

42D ST, n s, 100 w 13th av, 1-sty brick extension, 13.4x8 to store and dwelling; cost, $300; owner, Rose Frucht, 1215 50th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 3335.

61ST ST, ns, 260 w 11th av, plumbing to 3-sty dwelling; cost, $275; owner, Addie Plate, 1051 61st; architect, J. G. Plate, 1051 61st st. Plan No. 3419.

66TH ST, s s, 180 w 11th av, exterior and interior alterations to 3-sty dwelling; cost, 300; owner, Antonio Duido, 1060 66th st; architect, C. A. Olsen, 1221 66th st. Plan No. 3303.

83D ST, s w cor 20th av, extension to 3-sty dwelling; cost, $2,500; owner, Jas. Leahey, on premises; architect, Adolph Guthiel, 87-35 24th av. Plan No. 3432.

ATLANTIC AV, s s, 250 w Carlton av, exterior and interior alterations to factory; cost, $300; owners, C. Kenyon Co., 718 Atlantic av; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 3295.

ATLANTIC AV, s s, 437.11 w Nostrand av, new vault extension to loft; cost, $1,000; owner, Metropolitan Engr. Co., 1246 Atlantic av; architect, Wm. Weissenberger, Jr., 55 Duane st, N. Y. Plan No. 3411.

BEDFORD AV, n w cor Clifton pl, exterior and interior alterations to shed; cost, $250; owner, Caroline Penggin, 1058 Bedford av; architect, John Von Hograf, Neptune av and West 23d st. Plan No. 3352.

BEDFORD av, w s, 140 s Hancock st, interior alterations to 3-sty store and dwelling; cost, $400; owner, Juliet Kruger, 1238 Bedford av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3429.

CARLTON AV, w s, 146 s Flushing av, 1-sty brick extension, 19.8x16, to 2-sty store and dwelling; cost, $900; owners, Obermeyer & Liebmann, Bremen and Noble sts; architect, E. J. Messinger, 394 Graham av. Plan No. 3418.

CENTRAL AV, e s, 50 n Jefferson av, exterior and interior alterations to 4-sty store and tenement; cost, $200; owner, Antonio Cascioppo, 79 Central av; architect, C. P. Cannella, 60 Graham av. Plan No. 3407.

CHRISTOPHER AV, w s, 200 s Riverdale av, exterior alterations and plumbing to 3-sty dwelling; cost, $150; owner, Jos. Capo, 453 Christopher av; architect, L. Danancher, 7 Glenmore av. Plan No. 3375.

CHURCH AV, s s, 100 w Story st, new elevator; cost, $300; owner, Chas. L. Behlert, 161 Prospect Park West; architects, Otis Elevator Co., N. Y. Plan No. 3326.

CONEY ISLAND AV, e s, 165 n Cortelyou rd, extension to 2-sty dwelling; cost, $500; owner, Jake Daubert, on premises; architect, C. R. Van Buskirk, 387 Washington st. Plan No. 3359.

DEKALB AV, s s, 50 w Carlton av, exterior and interior alterations to 3-sty store and dwelling; cost, $4,000; owner, Ernst J. Strubbe, 182 DeKalb av; architect, A. Ullrich, 371 Fulton st. Plan No. 3384.

EASTERN PKWY, n w cor Bedford av, extension to 2-sty cafe; cost, $1,500; owners, Hann & Douglass, on premises; architect, C. R. Van Guskirk, 307 Washington st. Plan No. 3434.

GRAHAM AV, e s, 50 s Devoe st, extension to 3-sty store and dwelling; cost, $2,000; owner, Cath. Schmidt, 322 Graham av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3392.

GRAHAM AV, e s, 50 n Montrose av, exterior and interior alterations to 3-sty store and dwelling; cost, $400; owner, Louis I. Atkins, 782 Broadway; architect, A. E. Kunzi, 98 Cedar st. Plan No. 3391.

GREENE AV, s s, 51.3 w Broadway, interior alterations to offices; cost, $4,500; owner, N. Y. Telephone Co., 15 Dey st, N. Y.; architect, E. A. Messinger, same address. Plan No. 3293.

HOPKINSON AV, s s, 150 w Throop av, exterior and interior alterations to 3-sty store and tenement; cost, $250; owner, Chas. Stern, 256 Hopkins st; architect, W. J. Conway, 400 Union st. Plan No. 3403.

KNICKERBOCKER AV, s e cor Stockholm st, exterior and interior alterations to 4-sty store and tenement; cost, $1,000; owner, Henry Koster, 1340 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3405.

MANHATTAN AV, e s, 758 s Nostrand av, exterior and interior alterations to 4-sty store and tenement; cost, $400; owner, Arnold Sundquist, 712 Broadway; architect, A. C. Kunzi, 98 Cedar st. Plan No. 3324.

MESEROLE AV, n e cor Lorimer st, new electric sign; cost, $500; owner, E. P. Lyon, 11 Bond st; architect, Rob't Gerlinger, 229 West 42d st, N. Y. Plan No. 3312.

NASSAU AV, n e cor Guernsey st, exterior and interior alterations to 2-sty offices; cost, $4,500; owner, N. Y. Telephone Co., 15 Dey st, N. Y.; architect, E. A. Messinger, same address. Plan No. 3294.

NECK RD, n s, 33 e Mermaid av, exterior alterations and plumbing to 3-sty dwelling; cost, $125; owners, Wm. Ulmer Bwg. Co., 31 Belvidere st; architects, Koch & Wagner, 26 Court st. Plan No. 3385.

NEWPORT AV, n e cor Osborne st, exterior alterations to 2-sty dwelling; cost, $100; owner, Rosina Gaite, on premises; architect, L. Danancher, 7 Glenmore av. Plan No. 3377.

ROCKAWAY AV, n e cor Glenmore av, exterior and interior alterations to 3-sty store and dwelling; cost, $150; owner, Ruben Leiberman, 3 Glenmore av; architect, L. Danancher, 7 Glenmore av. Plan No. 3331.

SHORE RD, n s, 100 w East 15th st, plumbing to 2-sty dwelling; cost, $100; owner, Maria Caputo, on premises; architect, Frank Malone, 642 Nostrand av. Plan No. 3424.

SUTTER AV, s w cor Pine st, new bay window; cost, $200; owner, Springfield Realty Co., 290 Broadway; architect, O. J. Schuessler, 290 Broadway. Plan No. 3299.

SUTTER AV, n s, 60 w Snediker av, plumbing to 2-sty dwelling; cost, $100; owner, D. Drexler, 4834 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3351.

TILDEN AV, s s, 383.6 e Flatbush av, extension to 2-sty dwelling; cost, $500; owner, Christina Osman, 40 Tilden av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3406.

14TH AV, s e cor 67th st, exterior and interior alterations to 3-sty store and tenement; cost, $500; owner, Andrew De Lorenzo, 1... 71st st; architect, E. J. Messinger, 394 Graham av. Plan No. 3420.

Queens.

COLLEGE POINT.—16th st, 233, install new gas piping in dwelling; cost, $10; owner, Mathew Fink, premises. Plan No. 1079.

CORONA.—Albutus st, n w cor Corona av, erect new vestibule on store and dwelling; cost, $250; owner, James Butler, premises. Plan No. 1084.

CORONA.—Spruce st, w s, 225 n National av, erect new piazza on dwelling; cost, $150; owner, Robt. Buggeln, 18 Spruce st, Corona. Plan No. 1085.

CORONA.—Spruce st, n w cor Vesper st, 1-sty frame extension, 7x7, on rear dwelling, tin roof; cost, $50; owner, A. Schutte, premises. Plan No. 1086.

EAST ELMHURST.—Harbor Terrace, w s, 300 n Manhattan Boulevard, 1-sty frame extension, 20x6, on rear 2½-sty frame dwelling, tin roof; cost, $200; owner, F. Backs, premises. Plan No. 1088.

EVERGREEN.—Myrtle av, s w cor Decatur st, cut new windows in stone shed; cost, $50; owner, Evergreen Stine Works, premises. Plan No. 1070.

FAR ROCKAWAY.—Clinton st, w s, 450 e Mott av, 2-sty frame extension, 12x20, on rear 2-sty frame dwelling, shingle roof; cost, $200; owner, Mrs. H. C. Gipson, premises. Plan No. 1108. Architect, owner.

FLUSHING.—Ash st, 103, install new plumbing in dwelling; cost, $50; owner, Geo. Engles, premises. Plan No. 1089.

FLUSHING.—Madison av, s s, 60 e Wilson av, 1-sty frame extension, 21x13, on rear of dwelling, tin roof; cost, $350; owner, Mary Lathrop, Flushing. Plan No. 1080.

FLUSHING.—Boerum av, e s, 32 s Madison av, general repairs to store and dwelling; cost, $300; owner, Herman Witte, premises. Plan No. 1075

JAMAICA.—Guilford st, s e cor Johnson av, 1-sty frame extension, 7x2, on front 1-sty frame store, general interior alterations; cost, $3,500; owner, Edw. G. Scherer, Vernon av, L. I. City; architect Hans Liebau, Jamaica. Plan No. 1091.

JAMAICA.—Payntar av, n s, 143 e Rockaway rd, raise dwelling and erect new foundation; cost, $50; owner, A. Van Horen, 344 McDonough st, Brooklyn. Plan Nos. 1105-6-7. (Three houses; cost, $150.)

JAMAICA.—Herriman av, 59, install new plumbing in dwelling; cost, $100; owner, T. A. Nash, premises. Plan No. 1092.

LONG ISLAND CITY.—Marion st, w s, 272 n Payntar av, erect new brick retaining wall; cost, $200; owner, Michael Cheese, 13 Marion st, L. I. City. Plan No. 1081.

LONG ISLAND CITY.—Queens st, s cor Jackson av, install new plumbing in dwelling; cost, $100; owners, Conion & Pfeffer, 26 Jackson av, L. I. City. Plan No. 1073.

LONG ISLAND CITY.—Hamilton st, s e cor Pierce av, 1-sty brick extension, 39x64, on rear 3-sty brick factory, slag roof; cost, $8,000; owner, Prospero DeNobilo Cigar Co., premises; architect, Thos. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1102.

LONG ISLAND CITY.—Graham av, s e cor Hamilton st, remove building and erect new foundation, interior alterations; cost, $200; owner, Wm. Lehr, 88 Graham av, L. I. City; architect, Peter Seifert, 83 Graham av, L. I. City. Plan No. 1078.

LONG ISLAND CITY.—Flushing av, 43, install new plumbing in dwelling; cost, $275; owner, P. Bumsder, premises. Plan No. 1103.

LONG ISLAND CITY.—Pine st, s s, 175 w L. I. R. R., 1-sty frame extension, 10x11, on front factory, felt roof; cost, $350; owner, Standard Oil Co. of N. Y., 26 Broadway, N. Y. C. Plan No. 1111.

LONG ISLAND CITY.—Pine st, n s, 40 w L. I. R. R., install new plumbing in factories; cost, $500; owner, Standard Oil Co., 26 Broadway, N. Y. C. Plan Nos. 1109-1110.

RICHMOND HILL.—Jamaica av, s s, 126 e Church st, install new plumbing in dwelling; cost, $60; owner, Geo. Fey, premises. Plan No. 1071.

RICHMOND HILL.—Jamaica av, s s, 50 e Church st, install new plumbing in dwelling; cost, $50; owner, T. E. Herby, premises. Plan No. 1072.

RICHMOND HILL.—Stoothoff av, 3007, install new plumbing in dwelling; cost, $90; owner, R. W. Aume, 673 Hancock st, Brooklyn. Plan No. 1094.

RICHMOND HILL.—Jamaica av, 3403-3405, install new plumbing in 2 dwellings; cost, $140; owner, J. Kurtz, Church st, Richmond Hill. Plan Nos. 1099-1100.

RICHMOND HILL.—Jamaica av, n s, 102 e Walnut st, install new plumbing in 2 dwellings; cost, $140; owner, A. Dunstatter, Orchard st, Richmond Hill. Plan Nos. 1095-1096.

RICHMOND HILL.—Jamaica av, n s, 200 e Chestnut st, install new plumbing in dwelling (two houses; cost, $140); owner, H. Hardsted, premises. Plan Nos. 1097-98.

ROCKAWAY BEACH.—Amstel Boulevard, s e cor Vernam av, erect new signboard; cost, $40; owner, J. J. Jamison, premises. Plan No. 1090.

ROCKAWAY BEACH.—Ocean front, s s, 280 w Pier av, repair picture gallery; cost, $25; owner, John Petroff, premises. Plan No. 1077.

ROCKAWAY BEACH.—Boulevard, s s, 75 e Chase av, 1-sty frame extension, 12x32, on rear of shed, gravel roof; cost, $75; owner, B. Bladowski, Hammels. Plan No. 1076.

WHITESTONE.—8th st, e s, 212 n Whitestone av, erect new stone foundation under dwelling; cost, $150; owner, Herbert Brown, premises. Plan No. 1074.

WINFIELD.—Roosevelt av, s w cor 19th st, install new plumbing in dwelling; cost, $20; owner, Chas. Wenderoth, premises. Plan No. 1087.

WOODSIDE.—3d st, e s, 250 s Riker av, erect new stone foundation under dwelling; cost, ...; owner, Frank Wiegman, Powell av, Woodside. Plan No. 1093.

Richmond.

BARKER ST, w s, 200 n Castle av, West New Brighton, addition to frame dwelling; cost, $850; owner, William Morris, West New Brighton; builder, John J. Murphy, West New Brighton. Plan No. 211.

CEBRA AV, s s, 400 e Rich turnpike, Tompkinsville, alterations to frame dwelling; cost, $1,500; owner, Chester E. Clark, Tompkinsville; builder, Jos Sandiona, Tompkinsville. Plan No. 213.

Plans Filed Alterations, Richmond (Cont.)

CENTRAL AV, cor Rich terrace, Mariners Harbor, alteration to frame bake shop; cost, $238; owner, Ainsley S. Jones, Mariners Harbor; builder, C. C. Conklin, Mariners Harbor. Plan No. 216.

FAIRVIEW AV, w s, s w c 3d st, New Brighton, to make good damage cause by fire to frame dwelling; cost, $1,500; owner, Mrs. L. H. Clistal, New Brighton; builder, A. McIntyre, New Brighton Plan No. 212.

FR. K. RD, n s, 600 n w W. Bl-dale rd, Rossville, piazza and shingle house to frame dwelling; cost, $75; owner, Mrs. Meyers, Rossville; builder, Samuel Andoerette, Kreischerville. Plan No. 217.

HARRISON ST, w s, 100 s Brownel st, Stapleton, extension to frame dwelling; cost, $250; owner, Mr. Lauer Stapleton; builder, L. Fuchlocher, Stapleton. Plan No. 210.

HUDSON ST, s s, 275 w Cedar st, Stapleton, alteration to frame dwelling; cost, $300; owner, A. Palmieri, Stapleton; architect and builder, A. D. Brizzi, Stapleton. Plan No. 219.

QUINN ST, w s, 25 s McKeon st, Stapleton, extension to frame dwelling; cost, $200; owner and builder, M. Pressman, Stapleton. Plan No. 218.

RICH AV, e s, 800 n Old Stone rd, New Springville, two sides to extension to frame dwelling; cost, $85; owner and builder, J. F. Zimmer, New Springville. Plan No. 215.

VAN DUZER ST, 379, s e c Beach st, Stapleton, metal electric sign to frame store and dwelling; cost, $10; owner, Fred F. Herrmann, Stapleton; architect and builder, American Sign Co., 160 8th av. Plan No. 214.

WILLOW AV, n s, 200 e N. Y. A., Stapleton, alteration to brick boiler house; cost, $2,400; owner and architect, N. Y. & Rich. Gas Co., Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 220.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been aproved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending June 14:

HOBOKEN.—Nicholas Musto, 608 Grand st, 3-sty frame, alterations, $200.

NEWARK.—Pellegrino Pollocchia, 161 Warren st, 4-sty brick, $9,000; Pauline Braun, 39 Houston st, 3-sty frame, $7,000; Samuel Sodowich, 645-649 South 19th st, two 3-sty frame, $11,000; Irvington Realty Co., 150 Brunswick st, 4-sty brick, $16,000; Samuel Nadel, 642 Springfield av, 3-sty frame,, $10,000; Michael O. Halleron, 57 Highland av, 3-sty frame, $8,000; Jacob Aronson, 237 Jelliff av, 4-sty brick alteration, $200; Vito A. Turtoriello, 390 Chestnut st, 3-sty brick, $3,000; Joseph Kirschenbaum, 199 Peshine av, 3-sty frame, alteration, $5,000; Julius Dubowitz, 125 16th av, 3-sty frame, $5,000; Mirror Realty Co., s e cor Nye av and Hobson st, 3-sty frame, $9,000; Jacob Bonda, 424 12th av, 3-sty frame, $7,000; D. Gustave Strecker, 743 South 11th st, 3-sty frame, $5,000; Scally Garuno, 11 Bedford st, 4-sty brick, $15,000; Alexander Rothenberg, n w cor Bragaw av and Leslie st, 3-sty frame, $9,000; Louis Sokoloff and Isidore Shapiro, 83-85-87 Demarest st, three 3-sty frame, $17,000.

JERSEY CITY.—Donato Carpinelle, s e cor Boulevard and Neptune av, 3-sty frame, $9,000; Louis Doroson, 16 Reed st, 3-sty brick, $10,000; Marchia Pajiadia, 87 Colgate st, 3-sty frame, alteration, $500; Abram Gorlin, 10 Westervelt pl, 4-sty brick, $15,000; Abram Gorlin, n e cor Grand st and Westervelt pl, 4-sty brick, $16,000.

ORANGE.—Peter Broderson, s e cor High and White sts, 4-sty brick, $20,000.

WEST HOBOKEN.—Fredk. Steinhoff, n side Ann st, nr Boulevard, 3-sty brick, $9,000.

ELIZABETH.—Samuel Kuzama, 543 South Park st, 3-sty frame, $7,000.

KEARNY.—Joseph Edelstein, n side Kearny av, 25 ft. w of Halstead st, 3-sty frame, $6,000.

WEST NEW YORK.—Edith P. Beck, s e cor Bergenline av and 18th st, two 3-sty brick, $26,000.

SAYBROOK.—Alice Lechontshak, New York av, nr Long av, 2-sty frame, $5,000.

EAST ORANGE.—John H. McKeon, 79 14th st, 3-sty frame, $7,000.

IRVINGTON.—Horcula & Wolowina, e side 22d st, 100 ft. s of 17th av, 3-sty frame, $6,000.

PASSAIC.—Abram Birnbaum, 140 3d st, 3-sty frame, alteration. $2,000.
NEW Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Work will start soon on the 3-sty frame flat, 22x53 ft., to be erected at 83 Demarest st, for Zokoloff & Shapiro, 231 Bruce st, owners. Cost about $5,500.

CHURCHES.

NEWARK, N. J.—Work on the Forest Hill Presbyterian Church has been temporarily postponed on account of the failure of the Russell-Robinson Co., the contractors. The church is protected by bonds. Cost about $70,000.

LEONIA, N. J.—Work is to be pushed for the new Catholic Church edifice. It is estimated to cost $20,000.

WASHINGTON, N. J.—The building committee of Asbury M. E. Church will receive bids immediately for the erection of a building to replace the one destroyed by fire. Work is expected to begin by July 1. Cost about $12,000.

DWELLINGS.

MONTCLAIR, N. J.—Hughes & Whitby have sold a building site at the corner of South Mountain av and Llewelyn road, Montclair, to W. Wilkstrom. Three residences costing about $15,000 each will be erected there.

LEONIA, N. J.—Robert Brown, a resident of Tarrytown, N. Y., contemplates the erection of a new residence on property which he recently purchased here.

COYTESVILLE, N. J.—Wm. McKenna, Philip Ernst and Thomas McCormack have purchased plots on the Woods estate for improvement with residences.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The Warren E. Green Co. contemplates the erection of a 2-sty brick factory at a cost of $75,000, on West Side av, near Audubon av.

HALLS AND CLUBS.

SOUTH ORANGE, N. J.—Work has started at Seton Hall College in South Orange for the new Bayley Hall adjoining the chapel on the Ward place side of the grounds. The building will have a frontage of 120 ft. and a depth of 64 ft. It will be 2-stys and cost about $70,000.

SCHOOLS AND COLLEGES.

PORT READING, N. J.—The Monarch Ventilator Co., 30 Church st, N. Y. C., has received the heating and ventilating contract for the school here, for the Woodbridge Township Board of Education at $4,050.

AVENEL, N. J.—Smith & Ostergaard, contractors, have received the contract to erect a school for the Board of Education of Woodbridge Township for $15,336.

KEARNEY, N. J.—Bids were received by the Board of Education for alterations to P. S. 6. J. Allan Conklin, 437 7th av, was low bidder at $3,577, and was awarded the contract.

WOODSIDE, N. J.—Our Lady of Good Counsel contemplates the erection of a parochial school on Summer av, Woodside. Rev. W. J. Richmond is pastor.

SOUTH ORANGE, N. J.—Work on the new South Orange school is to be carried out. The Board of Education has been authorized to spend $65,000 for the building. D'Oench & Yost, 105 West 40th st, N. Y. C., are the architects.

PRINCETON, N. J.—Plans are under way for a new school for the Sisters of Mercy. The architects are T. H. Poole & Co., N. Y. C.

STORES, OFFICES AND LOFTS.

CLIFTON, N. J.—A. Preiskel, Hobart Trust Building, Passaic, N. J., is preparing plans for a 2-sty brick and limestone store, bakery and flat, 26x92 ft., to be erected at Prescott av and Main st for Max Glass and Zamost Bros., at site, owners. Cost about $12,000.

THEATRES.

PLAINFIELD, N. J.—B. F. Keith, the theatrical man, has leased the Weinberger Building, 201-203 West Front st, and will remodel it at a cost of about $10,000 into a moving picture theatre.

NEWARK, N. J.—A moving picture theatre will be erected at the southwest corner of Springfield av and South 18th st by Nicholas Marimaro, of Morristown. H. K. Conklin, of Newark, is architect. Estimated cost about $35,000

Other Cities.

CHURCHES.

BUFFALO, N. Y.—St. Lukes Episcopal Church, Richmond and Summer sts, Walter North, rector, 230 Bryant st, contemplates the erection of a stone church to seat about 1,000. No site or architect have been selected. Cost about $40,000.

WATERFORD, N. Y.—The Presbyterian Church, Rev. R. S. Wightman, pastor, will erect a new edifice at once. It is understood that no plans have been prepared.

FACTORIES AND WAREHOUSES.

PORT JEFFERSON, N. Y.—L. Levy & Son, shirt manufacturers, contemplate the erection of a factory here to employ 800 hands.

MUNICIPAL WORK.

AMSTERDAM, N. Y.—The Concrete Steel Engineering Co., of N. Y. C., which has been retained as consulting engineers on the proposed new bridge across the Mohawk River have forwarded two sets of plans, both calling for concrete construction. The N. Y. Central Railroad Co. is to pay for part of the work.

HERKIMER, N. Y.—Herkimer County, Superintendent of Highways, W. H. Corey, contemplates the erection of a reinforced concrete bridge across the Mohawk River. No engineer has been selected. Cost about $65,000.

SCHOOLS AND COLLEGES.

MONTICELLO, N. Y.—The question of voting a $48,000 school house for School District No. 1 comprising the district of Monticello was submitted to the voters June 14th. Immediate action will be taken.

NIAGARA FALLS, N. Y.—John Lennon & Sons, 1328 South av, Niagara Falls, have received the general contract to rebuild the Alumni building in Main st, beyond the city limits, for the Niagara University, Very Rev. W. F. Likly, C. M., architect. Baldwin & Pennington, 601 Professional Building, Baltimore, Md., are the architects. Cost about $100,000.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, are preparing plans for a 3-sty brick and stone college building, 130x250 ft., for the Albany Medical College, 58-64 Eagle st, Schenectady. Cost about $100,000.

MISCELLANEOUS.

UTICA, N. Y.—The New York Central Railroad Co. has completed plans for an engine house to accommodate 30 locomotives at the foot of Gilbert st. Plans also call for the enlargement of the coaling facilities.

Government Work.

BALTIMORE, MD.—Sealed proposals will be received until July 7 for alterations in plumbing system at the U. S. post office and court house, Baltimore, Md. O. Wenderoth, supervising architect.

WASHINGTON, D. C.—Sealed proposals will be received until June 30 for a hydraulic lift at the United States Treasury Building, Washington, D. C. O. Wenderoth, supervising architect.

BANGOR, ME.—Sealed proposals will be received until July 7 for the construction (except mechanical equipment and approaches), of the United States post office at Bangor, Me. The building is three stories and basement and has a ground area of approximately 15,600 sq. ft. Fireproof construction, stone and brick facing, composition roof. Drawings and specifications may be obtained from the custodian of site at Bangor, Me., or at the office of O. Wendenroth, supervising architect, Washington, D. C.

NEW YORK.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until 11 a. m., June 28, for the removal of cob dock at the navy yard, New York, N. Y. Amount available, approximately $100,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. H. R. Stanford, chief of bureau.

NEWPORT, R. I.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until 11 a. m., June 28 for wharves and fender wharf at the naval torpedo station, Newport, R. I. Appropriation available, $10,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the naval station, Newport, R. I. H. R. Stanford, chief of bureau.

ATLANTA, GA.—Sealed proposals will be rereived until 10 a. m. June 27, for furnishing and delivering at the United States penitentiary at Atlanta, Ga., mill work and flooring for administration, U. S. penitentiary, Atlanta, Ga., in accordance with specifications. Copies of the specifications together with further information may be had upon application. R. V. La Dow, superintendent of prisons, Washington, D. C.

STATEN ISLAND.—Army Building, 39 Whitehall st, New York City.—Sealed proposals for dredging in Staten Island Sound, N. Y., and N. J., will be received until 12 m. June 28. Information on application. William T. Rossell, col., engrs.

BROOKFIELD, MO.—The contract for the construction of the U. S. post office at Brookfield, Mo., has been awarded to Rogers & Kaiser, People's Gas Building, Chicago, Ill., at $60,990; less alternate C, substituting limestone for all exterior ornamental terra cotta, as specified, $100; net amount, $60,890; time, Sept. 10,1914.

Incinerator Interests Combine.

Just as the patent situation in the waste destructor field bids fair to be an important factor in the establishment of of a new industry of waste disposal comes the announcement of the taking over of the incinerator business of Lewis & Kitchen, Chicago and Kansas City, by the National Iincinerator Company of New York. Coincident is the announcement of appointment of Mr. Samuel R. Lewis to be consulting engineer of the National Incinerator Co., and of the arrangement by which Lewis & Kitchen become the dealers and distributors of "Incinerite" devices for the territory served by their Chicago and Kansas City offices.

The long established heating and ventliating business of Lewis & Kitchen continues without changes.

The National Incinerator Company succeeded the Incinerator Company of America at the death of Paul Mortor, former Secretary of the Navy, president of the Equitable Insurance Co., etc., who in conjunction with O. M. Shannon, organized that company to build small sized gas burning destructors for household and hospital use from the designs and patents of the latter. The business has grown remarkably, as the National Incinerator Company and the taking over of this large device business completes the "Incinerite" line and provides a waste destroyer for every waste center, both large and small.

Samuel R. Lewis, former president of the National Association of Heating and Ventilating Engineers, has been appointed consulting engineer and will spend much of his time in this city.

Miller Urges City Terminal Markets.

At the fourth conference of New York State Mayors and other city officials, at Binghamton, Borough President Miller of The Bronx addressed the meeting on "What the City Can Do to Reduce the Cost of Living" and said:

"The city can help to cut the cost of the necessaries of life by providing terminal markets, by supervising and inspecting the marketing so that the interests of all are safeguarded; by giving publicity to market conditions so that the people can market more intelligently; by educating our youth to the dignity and importance of agriculture and by aiding nearby farmers to improve productions and to market goods advantageously.

"Retailing is now the most expensive link in the chain of distribution. The retailer adds 15 per cent. to the cost of food for delivery alone. Perhaps eventually some one will work out a plan whereby the common sight of ten wagons in one street distributing goods to ten families will be replaced by a view of one wagon delivering to ten families."

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New ork, N. Y., as second class matter."

Vol. XCI No. 2362 New York, June 21, 1913 (51) PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 13, 14, 16, 17, 18, 19.

Allen st, 190 (2:417-40), es, 146.4 n Stanton, 22.2x87.6, 4-sty bk tnt & strs, Leo Rovere to Alfred B Jaworower, 204 W 118, QC; AL; June17; June19'13, A$15,-000-18,000. nom

Benson st, 1 to 3, see Bleecker, 127-33.

Bleecker st, 2-6, see Bowery, 316-18.

Bleecker st, 127-33 (2:536-39-41), ns, 50 w Wooster, 100x100, 7-sty bk loft & str bldg; A$106,000-194,000; also LEONARD ST, 109-15 (1:171-29-31), nec Benson (Nos 1-3), runs n124xe61.8xs20xe23.4xs104 to Leonard xw85 to beg, 1-5 & 1-6-sty bk tnt &str bldgs; A$115,000-235,000; Ethel W Hurst to Jaffray Realty Co, a corpn, 30 Church; AT; CaG & correction deed, Apr 30; June14'13. nom

Broome st, 18 (2:322-26), nwc Mangin (No 19), 25x80, 5-sty bk tnt & strs; Helen Kurzman to Isaac Rosenthal, 650 Manhattan av; mtg $29,000; June17; June18'13; A$15,000-29,000. nom

Canal st, 264 (1:196-15), ss, 77.11 e Cortlandt alley, 24.10x91x25x93.9, 6-sty bk loft & str bldg; also CANAL ST, 266 (1:196), ss, 53.2 e Cortlandt alley, 24.9x93.9x24.11x 96.5, 6-sty bk loft & str bldg; A$70,000-95,000; also WALKER ST, 84 (1:196-27), n s, 72 e Cortlandt alley, 24.1x91.1x24.3x 93.10, 4-sty bk loft & str bldg; A$23,000-28,000; Peter J Shields to Mary R J Du Bois, at Hartford, Conn; 1-20 pt; AT; Mar24; June13'13. O C & 100

Canal st, 266, see Canal, 264.

Cannon st, 16 (2:326-7), es, 80 s Broome 20x50, 2-sty fr tnt; Henry Sohn to Caroline Toepfer, 31 E 125, ¼ pt; Jacob Sohn at Richmond Hill, B of Q, ¼ pt; Louis Sohn, 1-16 pt, & Caroline Sohn, 1-16 pt, both at 115 E 127; Margt Dixon, 1-16 pt, & Kath Sohn, 1-16 pt, both at 30 McCombs pl, in all ¾ parts; B&S; June10; June17 '13; A$6,000-7,000. nom

Croton st, swc Ams av, see Ams av, swc Croton.

Downing st, 45-7 (2:528-80-81), ns, 92.7 w Bedford, 29.7x90; vacant; Lillian B Koepke to Jos Tassi, 121 W Houston; AL; Feb17; June19'13; A$15,000-15,000. nom

Division st, 253-5, see East Bway, 266.

East Broadway, 25 (1:280-48), ss, 97.8 e Cath, 21x48x21x—, 4-sty bk loft & str bldg; Louis Rosenberg to Clara Rosenberg, 6 Rutgers; mtg $20,000 & AL; June 14; June19'13; A$15,500-21,000. nom

East Broadway, 266 (1:287-28-46-47), ns, 54 e Montgomery, runs n 103.9 to ss Division (Nos 253-5) xe36xs42xw9xs61.5 to East Bway xw27 to beg, 2 2 & 1 3-sty & b bk dwgs; Rudolph Wallach Co to Wm Lustgarten, 86 Orchard; B&S; June13'13; A$31,000-31,500. O C & 100

Grand st, 484-8 (2:336-61) nec Willett, 50 x62, 6-sty bk tnt & strs; Israel Hermann to Stanislaus N Tuckman, 4722 13 av, Bklyn; mtg $73,000 & AL; June12; June14 '13; A$40,000-75,000. nom

Grand st, 534 (2:331-55), ns, 50 w Cannon, 25x75, 5-sty bk tnt & strs; Henry A Forster, ref, to Sigmund Ashner, 1058 Coney Island av, Bklyn; FORECLOS June 9; June13'13; A$15,500-25,000. **5,000**

Greenwich st, 806, see Greenwich, 808-10.

Greenwich st, 808-10 (2:641-54-56), ws, 62.6 n 12th, 41.8x75; also GREENWICH ST, 806 (2:641), ws, 41.8 n 12th, 20.10x75, 6-sty bk factory; Philip Hano & Co, a corpn, to Philip Hano, 116 Riverside dr; mtg $55,000; June13; June17'13; A$24,000-58,500. nom

Hamilton pl (7:1988-151-152),, es, 384.9 s 138th as measured along line parallel with es of Bway, runs n54.3xe— to ws old Bloomingdale rd xs—xw— to beg, with all title to c l said rd, vacant; Mary E J Devlin to Domain Realty Co, a corpn, 80 Maiden la; June16'13; A$19,000-19,500. O C & 100

Hester st, 101 (1:307-39), ns, 65.6 w Allen, 22x50, 3-sty bk synagogue & str; Bessie Silverman to Saml Rauch, 677 Beck; QC; Oct27'09; June14'13; A$15,000-17,000. O C & 100

Houston st, 34-6 W (2:523-29), ns, abt 22 e Wooster, 40x83, 9-sty bk loft & str bldg; Rexton Realty Co to Rose Bernstein, 1016 Washington, Hoboken, NJ; mtg $70,000; May22; rerecorded from May29; June17'13; A$44,000-100,000. nom

Houston st, 128 W (2:525-32), nec Sullivan (No 167-9), 25x100, 6-sty bk tnt & strs; Phoenix Ingraham ref to Jno De Paoli, 211 W 10 & Antonio Semenza, 113 Sullivan; FORECLOS, June11; June16'13; $32,000-70,000. **5,000**

Howard st, 8 & pt 10, see Lafayette, 139-45.

Lafayette st, 139-45 (1:234-1), nec Howard (No 8 & pt No 10), runs n 112.4xe27.5 xs111.8 to Howard, xw31 to beg, 5-sty bk loft & str bldg; Betty M Hawks to Alliance Realty Co, a corpn, 115 Bway; B&S; mtg $60,000; June13; June14'13; A$55,000-80,000. O C & 100

Leonard st, 109-15, see Bleecker, 127-33.

Lewis st, 11 (2:326-19), ws, 158.4 n Grand, 16.8x100, 6-sty bk loft & str bldg; Saml Rosenberg et al EXRS, &c, Sigmund Cohn, decd, et al to Klara Israel, 3212 Oxford, Phila, Pa; QC; AL; June5; June17 '13; A$8,000-19,000. nom

Mangin st, 19, see Broome, 18.

Manhattan st (7:1891), ss, bounded w by cl old Bloomingdale rd, closed & e by es said old rd & s by ns 127th; also 127TH ST W (7:1891), ns, at ns Blackberry alley, closed, runs w along said alley — to es old Bloomingdale rd, closed xs— to ns 127th xe— to beg; Miriam B Wafrock et al by Henry S Hooker GDN to Jas A Deering, 22 E 47; AT; B&S; June17'13. **65**

Mercer st, 81 (63) (2:485-28), ws, abt 225 n Broome, 25x100, except strip on Mercer, ws, 225 n Broome, 1.2x—x0.7x100, 1-sty fr bldg; Wm Goldstone to Alrose Realty Co, a corpn, 103 Park Row; AL; June18'13; A$21,500-32,000. nom

Mercer st, 246 (2:532-8), sec 3d (No 8), 25x100, 6-sty bk loft & str bldg; Mortimer B Bernstein, ref, to Windham Realization Co (Inc), a corpn, 18 Bway; FORECLOS May2; June18; June19'13; A$40,000-70,000. **75,000**

Pearl st, 18½, see State, 5.

Pearl st, 20, see State, 5.

Ridge st, 110 (2:344-40), es, 90.3 n Rivington, 21x100, 6-sty bk loft & str bldg & 4-sty bk loft bldg in rear; Paulina Ryshpan to Emma C Orr, 16 E 92; AL; June17; June18'13; A$16,000-25,000. nom

Rivington st, 136-8 (2:354-77), ns, 56 e Norfolk, runs n78xe22.1xn22xe22.1xs100 to st xw44.2 to beg, 6-sty bk tnt & strs; Maud B Barclay to Sarah A Brevoort, 7 W 81; mtg $61,400; June12; June16'13; A$40,000-75,000. nom

Stanton st, 127 (2:354-15), ss, 100 w Norfolk, 25x75, 5-sty bk tnt & strs; Fanny Kohn (Mandelskorn) to Morris Mandelskorn, 130 W 112; AT; AL; June13'13; A $19,000-26,000. nom

Stanton st, 143 (2:354-53), sws, 57 se Norfolk, 23x50, 3-sty bk tnt & strs; Morris Mandelskorn to Fanny Korn (Mandelskorn), 35 W 115 [130 W 112]; ½ of all R T & I; AL; June13'13; A$14,000-15,500. nom

State st, 1 & 2 (1:91), nwc Whitehall (Nos 40-8), runs n130.11xw53.3xs30.7xe14.7 xs41.1 & 60.5 to ns State xe56.1 to beg, 2-3 & 4-sty bk loft & str bldgs; Augustus N Hand et al EXR &c of Geo & Alex Coles to Gertrude A Vanderbeck, 149 W 126; mtg $125,000; June16'13; A$315,000-325,000. O C & 100

State st, 1 & 2; Gertrude A Vanderbeck to South Ferry Realty Co, Inc, a corpn. 115 Bway; mtg $206,500; June16'13. O C & 100

State st, 1 & 2, Gertrude A Vanderbeck runs n58.11xe0.8xn41.2 & 113.. to ss Pearl (No 18½) xw19.10xs108.9xw6xs104.8 to State, xe24.5 to beg, 4-sty bk bldg & str,1-sty fr shop; A$95,000-105,000; also PEARL St, 20 (1:9-26), ss, 53.8 w Whitehall, runs s 81.7xe4xs15xw24.8xn97.8 to st xe19.10 to beg, 6-sty bk loft & str bldg; A$32,000-42,000; Morgan J O'Brien & ano, EXRS &c Herman Wronkow, to Gertrude A Vanderbeck, 249 W 126; mtg $90,000; June16; June19'13. O C & 100

Sullivan st, 167-9, see Houston, 128 W.

Walker st, 84, see Canal, 264.

Willett st, nec Grand, see Grand, 484-8.

Whitehall st, 40-8, see State, 1 & 2.

Wooster st, 233-7, see 3d, 43-5 W.

3D st, 84 E (2:444-31), sws, abt 150 w 1 av, 25x100.6x25x100.5, sws, 5-sty bk tnt & strs; Louis Jaffe et al to Sabina Rabinowitz, 314 S 3, Bklyn; mtg $30,500; June5; June18'13; A$20,000-32,000. O C & 100

3D st, 43-5 W (2:538-1-2 & 22), nwc Wooster (Nos 233-7), 42x74.10, 4-2-sty bk & fr tnts & strs; Vahan Z M Boyajian to Aaron Goodman, 117 W 119; mtg $40,000; June16; June17'13; A$47,500-49,500. O C & 100

3D st, S W, see Mercer, 246.

6TH st, 749-51 E (2:376-40), ns, 52 w Av D, 41x22.9, 3-sty bk stable; Realty Realization Corpn to Geo Ricard, 317 W 139; mtg $9,950; May7; June14'13; A$8,000-10,000. O C & 100

13TH st, 640 E (2:395-26), ss, 158 w Av C, 25x103.3, 5-sty bk tnt & strs; Jno J Hynes, ref, to Harry R Kohn, 16 W 68; FORECLOS June5; June13'13; A$13,000-20,000. **19,000**

13TH st, 640 E; Harry R Kohn to Saml Levy, 229 E 115, & Jos Kreinik, 221 E 115; B&S & CaG; June13'13. O C & 100

15TH st, 158 W (3:790-68), ss, 100 e 7 av, 25x103.3, 5-sty stn tnt; Lena Marcus to Marcus Realty Co, 431 W 34; mtg $——; June16; June18'13; A$18,000-34,000. nom

16TH st, 18 W (3:817-69), ss, 388 w 5 av, 21x103.3, 4-sty & b bk dwg; Wm Rau to Julius B Fox, 520 Ocean av, Jersey City, NJ; mtg $31,000; June19'13; A$32,-000-36,000. O C & 100

23D st, 505 W (3:695-32), nes, 40 nw 10 av, 20x54, 3-sty bk tnt & str; Celia Gafney to Michl Gafney, both at 2211 Bway, & both being heirs of Mary A Mulvihill; ½ pt; June17'13; A$11,500-14,500. nom

24TH st, 232 E (3:904-34), ss, 171.1 w 2 av, 24.1x98.9, 5-sty bk tnt; Geo J Saffer to Jno J Mackin, 1027 Ogden av; 4-13 pts; Martin F Huberth, 147 4 av, 4-13 pts; Wm J Gabel, 147 4 av, 3-13 pts, & Harry G Huberth, 147 4 av, 2-13 pts; mtg $20,500; Feb20'11; June19'13; A$12,000-24,000. nom

24TH st, 240-2 E, see 2 av, 411-5.

27TH st, 39-43 E (3:857-32), ns, 150 w 4 av, 75x113.6, 2-8-sty stn tnts; Ernest L Sawyer to Durham Realty Corpn, 200 5 av; B&S; AL; May1; June16'13; A$190,000-370,000. nom

27TH st, 148 E (3:882-55), ss, 195 w 3 av, 25x98.9, 3-sty & b bk dwg; Alfred V Wittmeyer et al to Fannie Levy, 3 E 86; mtg $10,000 & AL; June17; June18'13; A$22,500-23,500. O C & 100

27TH st, 434 W (3:724-55), ss, 325 e 10 av, 25x98.9, 5-sty stn tnt; Lena Marcus to Marcus Realty Co, Inc, a corpn, 436 W 34; AL; June16; June18'13; A$10,000-27,-000. nom

29TH st, 2 E (3:858-77), ss, 100 e 5 av, 20.6x98.9, 4-sty bk tnt & str; Wm H Chesebrough to Augustus N Hand, 46 W 9, TRSTE Geo Coles, decd, ½ pt, & Townsend Jones, 140 W 74th, & said Augustus N Hand, 46 W 9, TRSTES will of Alex Coles, decd, ½ pt; mtg $54,000; June16'13; A$57,500-70,500. O C & 100

34TH st, 431 W (3:732-21), ns, 400 e 10 av, 25x98.9, 5-sty stn tnt; Lena Marcus to Marcus Realty Co, Inc, 431 W 34; AL; June16; June18'13; A$18,000-30,000. nom

36TH st, 12 W (3:837-54), ss, 200 w 5 av, 25x98.9, 5-sty bk bldg & str; Mary M Irvin wid to 12 W 36th St Corpn, 37 Wall; mtg $55,000; June17; June18'13; A$100,000-111,000. O C & 1,000

37TH st, 207 E (3:918-7), ns, 105 e 3 av, 25x102.11x25.3x106.6, 5-sty bk tnt &strs; J Willett Hall to Jos Hall, Adele H Graham & Thos H Hall, all at 59 E 75; 1-6 pt; AT; June16; June18'13; A$12,000-25,000. nom

37TH st, 209-11 E (3:918-8), nes, 130 e 3 av, —x95.8x50.6x102.11, 5-sty bk factory; J Willett Hall to Jos Hall, Adele H Graham & Thos H Hall, all at 59 E 75; 1-6 pt; June16; June18'13; A$23,500-40,000. nom

37TH st, 316 W (3:760-53), ss, 550 e 9 av, 25x98.9, 4-sty bk tnt & strs; Mary I Hughes to Anthony Werner, 312 W 37; mtg $12,000 & AL; June19'13; A$13,000-15,-000. O C & 100

37TH st, 541-3 W (3:709-15-16), ns, 500 w 10 av, 50x98.9, 2 & 4-sty bk stables; Edw T Thomson to 210 West 56th St Co, a corpn, 135 Bway; B&S; mtg $26,000; June 2; June16'13; A$16,000-27,000. O C & 100

37TH st, 541-3 W; 210 West 56th st Co to Edw T Thomson, 258 W 22; B&S; mtg $26,000; June2; June16'13. O C & 100

38TH st, 16 W (3:839-57), ss, 220 w 5 av, 25x98.9, 4-sty stn tnt; Alice D Seward & ano to J J Steindler Co, a corpn, 8 W 38; AL; June13; June19'13; A$100,000-118,-000. O C & 100

41ST st, 326 E (5:1333-42), ss, 253 e 2 av, 16x98.9, 3-sty & b bk dwg; Mary Sheridan, widow, to Mary E Sheridan, 992 Jackson av; AT; QC; June5; June19'13; A $5,000-7,000. nom

42D st, 107 W (4:995-29C), ns, 80 w 6 av, 20x100.5, except strip 0.1 n of line, 75.4 n 42d, 5-sty bk bldg & str, 2-sty ext; Chas F Bauerdorf & ano EXRS Wm Sperb to Michl J Gilhuly, 200 Claremont av & Dominick J Gilhuly, 850 8 av; AL; June16 '13; A$120,000-125,000. **160,000**

43D st, 106 W (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty stn tnt & str; Emma Ervin to Earle B Grandin, 45 W 35; mtg $65,000 & AL; June19'13; A$62,000-64,000. O C & 100

43D st, 106 W; Earle B Grandin to Fifth Ave Bond & Mtg Co, a corpn, 334 5 av; mtg $65,000 & AL; June19'13. nom

43D st, 106 W; Sarah C Faile, individ & with ano as EXRS Chas V Faile, to Emma Ervin, 1046 Teller av; mtg $42,000 & AL; June19'13. **70,000**

44TH st, 158 E (5:1298-41), ss, 80 w 3 av, runs s84xw23xs16.5xw2.6xn100.5 to st xe25.6 to beg, 4-sty bk tnt; Julius B Fox to Jos L Buttenwieser, 300 Central Park W; mtg $15,000; June19'13; A$18,000-25,000. O C & 100

44TH st, 158 E (5:1298-41), ss, 80 w 3 av, runs s84xw23xs16.5xw2.6xn1005 to st xe25.6 to beg, 4-sty bk tnt; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; mtg $——; June9; June 18'13; A$18,000-25,000. O C & 100

46TH st, 453 W (4:1056-10), ns, 224.2 e 10 av, 24.2x100.5, 5-sty bk tnt & strs; Clara Goldstein to Bernard J Foss, 349 W 35; mtg $18,800; June12; June13'13; A$11,-000-18,500. nom

51ST st, 413 E (5:1363-6½), ns, 131.6 e 1 av, 18.9x100.5, 3-sty & b stn dwg; Annie Peyser to Annie L Richardson & Louise B Scofield, both at 413 E 51; mtg $7,000 & AL; June16; June17'13; A$6,500-9,000. O C & 100

52D st, 248 W (4:1023-56), ss, 204.2 e 8 av, 20.10x100.5, 3-sty & b stn dwg; Fredk C Newbourg, Jr, & ano EXRS &c Michl C Gross to Thos V McLaughlin, 60 W 83; mtg $25,000; June13; June16'13; A$25,000-28,000. **35,500**

53D st, 234 E (5:1326-34), ss, 230 w 2 av, 20x100.5, 3-sty & b bk dwg; M Spencer Bevins ref to Ruth A Johnstone, 2043 Bway; FORECLOS May 26; June18'13; A $8,500-11,000. **9,400**

53D st, 21 W (5:1269-20), ns, 437 w 5 av, 23x100.5, 5 & 6-sty stn dwg; Florence C E Graves to Blanche Q Shoemaker, 26 W 53; mtg $85,000 & AL; June16'13; A$68,-000-125,000. O C & 100

53D st, 128 W (4:1005-48), ss, 385.6 w 6 av, 18x100.5, 3-sty stn tnt & str; Louis Kendal to Harry K Miller at [Harrison av] Mamaroneck, NY; AT; QC; June11; June16'13; A$14,500-15,500. nom

53D st, 128 W; Lillian E Bates to same; AT; QC; June11; June16'13. nom

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53D st, 128 W (4:1005-48), ss, 385.6 w 6 av, 18x100.5, 3-sty stn tnt & str; Marie M Wolfe to Thos A Enger, 82 Varick; mtg $16,000 & AL; June12; June14'13; A$14,-500-15,500. nom

55TH st, 245-9 W (4:1027-7-8), ns, 140 e 8 av, 60x100.5, bldg being erected; Chas C Cattanach et al heirs &c Jas S Cattanach to Aeon Realty Co, a corpn [care Gerard & Sumpter] 60 Bway; mtg $170,000 & AL; Sept21'12; re recorded from Sept24'12; June16'13; A$84,000-84,000. O C & 100

56TH st, 237 E (5:1330-16), ns, 200 w 2 av, 25x100.5, 5-sty bk tnt & strs; Abr Landau, ref to Ethel L Best at Bronxville, N Y; FORECLOS Nov25'10; Decl'10; June13 '13; A$11,000-23,000.

500 over & above 1st mtg $——

56TH st, 237 E; Ethel L Best to Emily L Britton at Bronxville, NY; B&S; May 20; June13'13. nom

56TH st, 237 E; Emily L Britton to Alfd D Britton at Bronxville, NY; B&S; May28; June13'13. nom

58TH st, 21 W (5:1274-18), ns, 415 e 6 av, 20x100.5, 4-sty & b stn dwg; Frank W Jones & ano, EXRS Wm T Wardwell, to Alex S Cochran, at Yonkers, NY; C a G; June18; June19'13; A$57,000-67,000. **70,000**

61ST st, 214 E (5:1415-41½), ss, 188.6 e 3 av, 16.6x100.5, 3-sty & b stn dwg; Wm L Mitchell to Nettie I Mitchell, 125 Riverside dr; AL; June17; June18'13; A$9,250-13,000. O C & 100

68TH st, 230 E (5:1422-37), ss, 282.10 e 3 av, 18.2x100, 3-sty & b stn dwg; Louis Sroka, a corpn to Wm H Silk, 411 West End av; mtg $10,000; June13; June14'13; A$8,000-12,500. nom

72D st, 152 E (5:1406-53), ss, 24 e Lex av, 20x74.4, 4-sty stn tnt & strs; Geo Thompson to E A L Realty Co, a corpn, 505 5 av; mtg $22,000; June16'13; A$20,000-30,000. O C & 100

72D st, 154-6 E (5:1406-51½-52), ss, 44 e Lex av, 36x74.4, 2-4-sty & b stn dwgs; Cornelius W Clark to E A L Realty Co, a corpn, 505 5 av; mtg $38,000; June16'13; A$33,000-46,000. O C & 100

73D st, 223 E (5:1428-13), ns, 275 w 2 av, 25x102.2, 5-sty stn tnt & strs; Benj J Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; June17'13; A$11,000-22,000. O C & 100

74TH st, 129 W (4:1146-17½), ns, 360 w Col av, 20x102.2, 4-sty & b bk dwg; Alice Marshall & ano to Elliott Marshall, Montclair, NJ [48 Wall], heir Seth P Marshall [48 Wall]; QC; Feb26'10; June13'13; A$16,-000-28,000. nom

75TH st, 59 E (5:1390-33), ns, 68.4 w Park av, 20x102.2, 4-sty & b stn dwg, 2-sty ext; J Willett Hall to Jos Hall, Adele H Graham & Thos H Hall, all at 59 E 75, 1-6 pt; AT; June16; June18'13; A$40,000-48,000. nom

75TH st, 309 E (5:1450-7), ns, 137.6 e 2 av, 37.6x102.2, 6-sty bk tnt & strs; Lambert Suydam to Neerg Realty Co, a corpn, 160 Bway; mtg $34,000; June5; June 18'13; A$15,000-43,000. O C & 100

75TH st, 329 E (5:1450-17), ns, 228.4 w 1 av, 28.4x102.2, 4-sty stn tnt; Walter L McCorkle ref to Monroe J Fischer, 2814 W 2, Coney Island, NY; FORECLOS Aug 29'12; June6; June18'13; A$10,500-17,500. **15,000**

76TH st, 14 E (5:1390-63), ss, 159.2 w Mad av, 19.11x102.2, 5-sty bk dwg; Saml R Bertron to Eliz B Fahrenstock, 14 E 76; mtg $40,000; June18; June19'13; A$60,-000-95,000. nom

77TH st, 337 E (5:1452-16), ns, 375 e 2 av, 25x102.2, 4-sty stn tnt; Henry Aronson to Herman Wagner, 337 E 77; AL; May28; June13'13; A$9,000-15,000. nom

80TH st, 236-8 E (5:1525-31), ss, 147.1 w 2 av, runs w40xs79se—xe5.6xn102.2 to beg, 6-sty bk tnt & strs; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg $35,000; June18; June19'13; A$17,000-45,000. nom

81ST st, 405 E (5:1561-6), ns, 131.6 e 1 av, 25x102.2, 5-sty bk tnt & strs; Adele D O'Reilly to Annie McGee, 17 E 87; mtg $13,000 & AL; June11; June13'13; A$8,500-18,000. O C & 100

82D st, 41-3 W (4:1196-11-12), ns, 258.4 e Col av, 33.4x102.2, 2-4-sty & b bk dwgs; Henry L Morris & ano EXRS &c Cornelia Jay to Greycourt Realty Co, Inc, 115 E 78; AL; June2; June18'13; A$25,000-40,000. **40,000**

82D st, 45-7 W (4:1196-10-10½), ns, 225 e Col av, 33.4x102.2, 2-4-sty & b bk dwgs; Alice Jay by Henry L Morris her ATTY to Greycourt Realty Co, Inc, 115 E 78; AL; June3; June18'13; A$25,000-40,000. O C & 100

84TH st, 41 W (4:1198-10), ns, 231 e Col av, 19x102.2, 4-sty & b stn dwg; Emil W Kahn & ano heirs Annette Kahn to Rose Kahn, 30 E 60; mtg $18,000; June18 '13; A$14,000-23,500. nom

86TH st, 149-63 W (4:1217-6-13), ns, 125 e Ams av, 162.6x100.8, 8-4-sty & b bk & stn dwgs; Alliance Realty Co to Almore Realty Co, Inc, a corpn, 30 E 42; mtg $226,000 & AL; June18'13; A$146,000-262,-000. O C & 100

87TH st, 70 W (4:1200-63), ss, 30 e Col av, 20x100.8, 4-sty & b bk dwg; Millicent T Roelker to Jus Realty Corpn, 75 Wooster; AL; June18; June19'13; A$15,000-25,-000. O C & 100

87TH st, 144-60 W (4:1217-50-56), ss, 205.6 e Ams av, 164.6x100.8, 9-4-sty & b stn dwgs; Alliance Realty Co to Princeton Constn Co, a corpn, 30 E 42; mtg $154,000 & AL; June17; June18'13; A$131.-200-208,000 . O C & 100

87TH st, 162-72 W (4:1217-57-61), ss, 97.6 e Ams av, 108x100.8, 6-4-sty & b bk & stn dwgs; Alliance Realty Co to West Side Constn Co, a corpn, 322 W 100; mtg $100,000 & AL; June16'13; A$86,700-137,-500. O C & 100

88TH st, 122 W (4:1218-40), ss, 193.6 w Col av, 15.6x100.8, 3-sty & b stn dwg; N Y Life Ins & Trust Co EXR Jas E Childs to Walter S Schneider, 120 W 88; June13'13; $10,000-16,000. O C & 100

88TH st, 122 W; Laura G Childs to same; QC; June11; June13'13. nom

88TH st, 338 W (4:1249-50), ss, 441 w West End av, 21x100.8, 4-sty & b bk dwg; Adam K Luke to Frontenac Realty Co, a corpn, 43 Cedar; mtg $23,000; June13'13; A $15,500-34,000. O C & 100

88TH st, W, nec Bway, see 89th W, ss, at cl Old Bloomingdale rd.

89TH st, 9 E (5:1501-8), ns, 206.11 e 5 av, 23.1x100.8, 5-sty & b stn dwg; Melville A Stern to Jane Y Lawrence, at Seabright, NJ; mtg $80.000 & AL; June3; June16'13; A$62,000-130,000. O C & 100

89TH st W (4:1236-44 & 17), ss, at cl Old Bloomingdale rd (closed), runs w 80.6 to sec Bway & 89th xs— to nec Bway & 88th xe100xn100.8xw— to cl said rd xne — to beg, 1-sty bk & fr bldgs of coal yd; above now owned by party 2d pt, & party 1st pt releases AT & QC to any land in said old rd only; J Frederic Kernochan, EXR Mary S Whitney, to Metropolitan Impt Co, a corpn, 100 Bway; June10; June 19'13; A$410,000-410,000. **1,314.22**

89TH st W; same prop; similar re QC, &c, in said old rd, as above; Lizzie W Constable, TRSTE Jas Constable, Jr, to same; AT; June16'13. **160**

89TH st W; same prop; similar re QC, &c, as above; Eweretta E McVickar et al, heirs &c Wm C McVickar, to same; AT; May14; June19'13. nom

89TH st W; same prop; similar re QC, &c, as above; Matilda C McVickar, heir &c Edw McVickar, to same; AT; May10; June19'13. nom

89TH st W; same prop; similar re QC, &c, as above; Mary H S Humphrey, widow, to same; AT; May29; June19'13. nom

89TH st W; same prop; similar re QC, &c, as above; Edith S McVickar, widow, to same; AT; May8; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Anna McV McCarter to same; AT; May27; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Howard Constable to same; AT; May12; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Jane Constable to same; QC; May19; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Anna Constable to same; QC; May8; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Walter Devereux to same; AT; June7; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Edw S J McVickar et al to same; AT; May2; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Fanny B Constable to same; AT; May19; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Eweretta C McVickar to same; AT; May21; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Frances H Saltonstall to same; AT; May12; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Cornelia A McV Miller to same; AT; May15; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Jno A Devereux to same; AT; May27; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Dora H Campbell to same; AT; May27; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Maria E McV Durand to same; AT; May22; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Edw P Lee to same; AT; June16; June19'13. nom

89TH st W; same prop; similar re, QC, &c as above; Jno Forbes to same; AT; June2; June19'13. nom

89TH st W; same prop; similar re, QC, &c, as above; Eliz C Constable to same; AT; June16; June19'13. nom

89TH st W; same prop; re dower; Lizzie W Constable, widow, to same; AT, QC; June16; June19'13. nom

89TH st, 311 W (4:1250-85), ns, 190 w West End av, 20x100, 3-sty & b stn dwg; Margt G wife Walter L Titus to Excelsior Holding Co, a corpn, 128 Bway; June11; June16'13; A$[illegible] O C & 100

89TH st, 313 W (4:1250-84), ns, 210 w West End av, 20x100, 3-sty & b stn dwg; Chas I Henry to Excelsior Holding Co, a corpn, 128 Bway; mtg $16,000; June13; June16'13; A$16,000-26,000. O C & 100

92D st, 52 W (4:1205-51), ss, 328 e Col av, 18x100.8, 4-sty & b stn dwg; Henry R Bond, Jr, & ano EXRS Frank S Bond to Annie Davis, 168 E 93; Feb8; June18'13; A$12,300-22,500. **20,600**

92D st, 214 W, see Bway, sec 92d.

96TH st, 334 E (5:1558-33), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Geo Wallach to Mary F Stanley, 274 W 140; AL; June4; June14'13; A$11,000-37,000. nom

96TH st, 338 W (4:1249-[illegible]), s, 359 w West End av, 25x100.8, 3-sty bk tnt & strs; [illegible] to [illegible] M Wallach, 274 W 140; AL; June19'13; A $[illegible]-21,000 O C & 100

99TH st, 212-16 W (7:1870-42), ss, 140 w Ams av, 60x100.11, 6-sty bk tnt; Isaac Polstein to Alliance Realty Co, a corpn, 115 Bway; mtg $90,000; June6; June18'13; A$48,000-100,000. O C & 100

101ST st, 217 E (6:1651-11), ns, 260 e 3 av, 25x100.11, 4-sty bk tnt & strs; Harriet B Morse & ano to Jas Kelly & Mary, his wife, 217 E 101, joint tenants; mtg $12,500; May20; June19'13; A$9,000-14,000. nom

103D st, 245-7 E, see 2 av, 2001.

105TH st, 25-7 E (6:1611-13), ns, 300 e 5 av, 50x100.11, 6-sty bk tnt & strs; Parker K Deane, TRSTE for Jean G Deane et al, to Saml L Ettinger, 171 Manhattan av; B&S; mtg $66,000; June17'13; A$26,-000-63,000. **72,500**

105TH st, 403 E (6:1699-1½), ns, 91 e 1 av, 22x75.7, 3-sty fr tnt; Jas M Auld EXR Jane Auld to Jos Auld, 60 College av, Tarrytown, NY; Robt Auld, — Bradley st, Scarsdale, NY; Emma J Haenlein, 464 E 135; Jessie Hutcheon, 519 E 135, & Wm I & Jas M Auld, both at 554 W 184, heirs Jane Auld, decd; June12; June13'13; A$4,-500-6,000. nom

107TH st, 8-10 E (6:1612-63), ss, 182.5 w Mad av, 41.2x100.11, 6-sty bk tnt; Hyman Hyams to Isaac Cohen, 315 Central Park W; mtg $45,000; Apr1; June17'13; A$21,-500-52,000. O C & 100

113TH st, 230 W (7:1828-42), ss, 200 w 7 av, 50x100.11, 6-sty bk tnt; West Side Constn Co to Alliance Realty Co, a corpn, 115 Bway; B&S; mtg $66,500 & AL; June 16'13; A$31,000-85,000. O C & 100

115TH st, 8-10 W (6:1598-42-43), ss, 145 w 5 av, 50x100.11, 2 5-sty stn tnts; Rose Heyman to Bonmor Realty Corpn [care H K Heyman], 56 Beaver; mtg $46,750; June16; June17'13; A$28,000-54,000. O C & 100

115TH st, 32 W (6:1598-52), ss, 469 e Lenox av, 20x100.11, 3-sty & b bk dwg; Max Marx to M M Realty Co, a corpn [care Max Marx], 128 Bway; mtg $10,000; June 11; June13'13; A$11,000-14,000. O C & 100

116TH st, 104-6 W (7:1825-38-39), ss, 105 w Lenox av, 40x100.11, 2 4-sty & b bk dwgs; Louis Auerbach to Arco Realty Co, 30 E 42; June16; June17'13; A$33,600-44,-000. O C & 100

120TH st, 147 W (7:1905-9), ns, 180 e 7 av, 19x100.11, 3-sty & b stn dwg; Geo B Hayes, ref, to Christian H Kruse, 2302 Bway & Geo Wm Kruse, 329 W 88; FORECLOSURE June11' June16; June17 '13; A$10,600-17,500. **16,000**

121ST st, 501 W, see Ams av, 1240-52.

122D st, 422 E (6:1809-39), ss, 308.4 w Pleasant av, 16.8x100.11, 3-sty & b stn dwg; Wm J A McKim ref to U S Trust Co of NY, a corpn, 45 Wall TRSTE Clothilde de Vaisse, decd; FORECLOS June10; June 16'13; A$3,800-6,000. **5,000**

127TH st W, ns, at ns Blackberry alley, see Manhattan, ss, bounded w by cl Old Bloomingdale rd (closed) &c.

127TH st, 145-7 W (7:1912-8), ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; Wenare Holding Co to Brown-Weiss Realties, a corpn, 61 Park Row; mtg $65,000 & AL; Mar25; June14'13; A$27,000-80,000. O C & 100

127TH st, 145-7 W; Brown-Weiss Realties to Inter-City Land & Securities Co, a corpn, 115 Bway; mtg $65,000; May—'13; June14'13. O C & 100

128TH st, 10 E (6:1752-66), ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Irene M Brobst to Esther C Nelson, Bayonne, NJ; AL; June13; June19'13; A$9,500-14,000.

128TH st, 18 W (6:1725-44), ss, 200 w 5 av, 17.6x99.11, 3-sty & b stn dwg; Veronica C Ford to Nellie K Reed, 2465 Bway; mtg $12,000; June16; June18'13; A$8,000-11,000. O C & 100

128TH st W, nec Convent av, see Convent av, 21-35.

129TH st, 2 W, see 5 av, 2098.

129TH st, 217 W (7:1935-23), ns, 200 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Edw M Kirkpatrick to Jas C Cleary, 330 W 95; mtg $8,179.50; Apr30; June18'13; A $7,500-10,500. nom

129TH st, 217 W; Jas C Cleary to Ellen Cleary, 330 W 95; mtg $8,179.50; June17; June18'13. nom

129TH st, 420 W, see Convent av, 21-35.

136TH st, 579 W, see Broadway, 3240-52.

133D st, 28 W (6:1730-51), ss, 360 w 5 av, 25x99.11, 5-sty bk tnt; Edw A Warren to Jas C Thomas, Jr, 89 W 134; mtg $21,250 & AL; May31; June16'13; A$9,000-20,000. exch

123D st, 144 W (7:1917-51), ss, 300 e 7 av, 24.9x99.11x24.10x99.11, 6-sty bk tnt & str; Fortunato D'Onofrio to Lucia D'Onofrio, 158 W 119; AL; June16; June17'13: A$10,000-28,000. nom

133D st, 152 W (7:1917-53½), ss, 487.6 w Lenox av, 12.6x99.11, 3-sty & b bk dwg; Jas H Miller to Dora Frank, 123 E 115; mtg $5,000 & AL; June13; June16'13; A $4,500-5,000. nom

135TH st, 16-8 W (6:1732-46-47), ss, 235 w 5 av, 50x99.11, 2 5-sty bk tnts; Frank De K Huyler et al EXRS, &c, Jno S Huyler to Frank De K Huyler, 265 West End av; mtg $24,500; Apr14; June13'13; A$24,-000-44,000. **36,000**

135TH st, 16-8 W; Frank De K Huyler to Gramercy Investing Co, a corpn, 64 Irving pl; B&S; mtg $24,500; Apr14; June13 '13. nom

136TH st, 121 W (7:1921-22), ns, 493.6 e 7 av, 15.6x99.11, 4-stv bk dwg; Augusta Raymond to Lillian Bacon, at Plainfield, NJ; [illegible] & AL; June19'13; A$6,200-9,500. **14,600**

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136TH st, 133 W (7:1921-18), ns, 399.6 e 7 av, [illegible] Philip Hoyt & Co, a corpn, to [illegible] Realty Co, a corpn, [illegible] & AL, June17'13; A$6,600-10,000. nom

140TH st, 318 W [illegible] dwg; J Romaine Brown to Kate Johnston, [illegible] & AL; May27; June17'13; A$6,000-9,000. nom

141ST st, 105-11 W (7:2010-24), ns, 100 w Lenox av, 100x99.11, 6-sty bk tnt; Chas C Marrin, ref, to Montrose Realty Co, a corpn, 135 Bway; FORECLOS Mar26; Apr 26; June13'13; A$42,000-141,000. **115,000**

143D st W, swc Bway, [illegible]

144TH st, 341 W [illegible] 8 av, 24.6x99.11, 5-sty bk tnt; Selby Realty Co Inc to Ethel A Moore, 200 E Main, East Rutherford, NJ; mtg $16,500; June 11; June13'13; A$9,000-19,000. O C & 100

152D st, 617 W (7:2099-22), ns, 200 w Bway, [illegible] & Bertha, his wife, to May Boltan, 617 W 152; mtg $51,000; June15; June17'13; A$[illegible] O C & 100

173D st, 501 W, see Ams av, 2280.

175TH st W, nwc Audubon av, see St Nicholas av, 2321.

175TH st W, nec St Nicholas av, see St Nicholas av, 2321.

178TH st, 656 W (8:2145-33), ss 100 w Wadsworth av, 50x100, 5-sty bk tnt; Vanderbilt Tile Co, to Wm E Mallon, 23 W Main, Newark, Ohio; $58,000; June13; June 14'13; A$19,000-53,000. nom

184TH st, 651 W, see Wadsworth av, 220-34.

Adrian av, 27 (13:3402-239), nws, 294.5 ne Terrace View av, 45.3x200 to ses Terrace View av, x45.4x198.5, 3-sty fr dwg & 3-sty fr rear stable; Helene Knuepfer to Marie H Beyer, 168 E 38; AL; June17; June18'13; A$14,000-17,000. nom

Amsterdam av, 1240-52 (7:1976-29), nwc 121st (No 501), 100.11x100, 6-sty bk tnt & strs; Geo E Weller ref to Saml Hirsh at the Belnord, Bway & 86th; FORECLOS June16; June18'13; A$100,000-220,000. **44,000**

Amsterdam av (8:2123-14 & pt 15), swc Croton, 24.8x93x24x89.5, except pt for 165th, 1-sty bk bldg & vacant; Wm P Cox, EXR Matthew Cox, to Kath & Margt Kelly, both at 2121 Ams av; June17; June 19'13; A$——$——. O C & 100

Amsterdam av (8:2123), swc Croton; same prop; Kath & Margt Kelly to Andw T McKegney, 2480 Devoe ter; QC; June 10; June19'13. nom

Amsterdam av, 2280 (8:2130-48), nwc 173d (No 501), 100x35, 6-sty bk tnt & strs; Aaron Goodman to Edw J Moore, 247 W 11; mtg $5,000; June16; June17'13; A$34,000-72,000. O C & 100

Audubon av, ws, a strip, see St Nicholas av, es, a strip, bounded e by line 100 e St Nicholas av.

Audubon av, 200, see St Nicholas av, 2321.

Bowery, 208 (2:492-31), ws, 193.11 n Spring, 16.10x100x16.7x100, 3-sty bk bldg & str; Wm D Sporborg,(ref, to Louis Greenfield, 208 Bowery; PARTITION May 8; June18; June19'13; A$16,000-19,500. **16,100**

Bowery, 208; Mary A Linherr, EXTRX &c Geo J Meinell, to same; 1-96 pt; June 18; June19'13. nom

Bowery, 316-18 (2:521-74), swc Bleecker (Nos 2-6), 40.5x98.10x40.3x95.7, 4-sty bk loft & str bldg; Eugene H Paul to Jacob H Schiff, 965 5 av; Apr18; June16'13; A$35,-000-48,000. O C & 100

Broadway (4:1239-44), sec 92d (No 214), runs e125xs56.8xw6xs51.3xw119 to es Bway xn108 to beg, 7-sty bk tnt; Eufrasia Leland & Emma L Wesson, to The Aguilar Corpn, 79 8 av; mtg $365,000; June11; June 19'13; A$260,000-390,000. O C & 100

Broadway, 3240-52 (7:1985-1 to 4), nec 130th (No 579), 149.10x100, 2-sty bk office, 3-sty bk stable & fr bldgs of coal yd; 2041 5th Ave Co to Jas Mathews, 457 6 av; B&S; AL; June12; June13'13; A$99,500-119,000. nom

Broadway, 3489-99 (7:2089-33), swc 143d, 99.11x125, 10-sty bk tnt; Ernest L Sawyer to Durham Realty Corpn, a corpn, 200 5 av; B&S; AL; May1; June14'13; A$126,000-528,000. nom

Convent av, 21-35 (7:1968-29-37 & 54-58), nec 128th, runs e256.1xn99.11xw189xn 99.11 to ss 129th (No 420) xw170.6 to es of Convent av xs225 to beg, 8-5-sty bk tnts; strs on av; Manchester Constn Co to Lawrence Holding Co, a corpn, 223 Wooster; B&S; June17; June 18'13; A$203,000-341,-000 [illegible]

Fort Washington av [illegible] 250.5 w Bway [illegible] parallel with ns 158th 103.5xs60xe100xne45.2 to ws of av at pt 209.2 w Bway xn41.3 to beg, 6-sty bk tnt; Robt S Smith to Saranac Construction Co, a corpn, 3785 Bway; QC; June12; June18'13; A$60,000-P120,000.

Lenox av, 156 [illegible] AL; June16; June17'13; A$18,000-29,000.

Park av, 478 [illegible]

Pleasant av, 274 [illegible] Madison [illegible] AL; June16; June17'13; A$[illegible]

St Nicholas av, 928-30 (8:2107-14), es, 248.4 n 155th, 124.9x124 to ws old Croton Aqueduct x120.3x90.11, 6-sty bk tnt; Geo G Fry, ref, to Queen Mab Co, a corpn, 60 Wall; mtg $190,000; FORECLOS June11; June13'13; A[illegible] 15,000

St Nicholas av, 2321 (8:2133-1), nec 175th runs e 350 to ws Audubon av (No 200), x n106.3xw100.3xs1.5xw150xn13.4xw100.3 to es St Nicholas av xs134 to beg, vacant; City Real Estate Co to Jacob Hertzberg, 223 W 121; B&S; June9; June14'13; A $190,000-190,000. O C & 100

St Nicholas av; same prop; Jacob Hertzberg to 175th St Holding Co, a corpn, 128 Bway; mtg $146,000; June13; June14'13. O C & 100

St Nicholas av (8:2133), es, a strip, bounded e by line 100 e St Nicholas av as measured along ns of 175th n by line 134 n 175th xs by land of party 1st pt; also AUDUBON AV (8:2133), ws, a strip, bounded w by line 100 w Audubon av as measured along ns 175th n by line 106.3 n 175th & s by land of party 1st pt; N Y Juvenile Asylum to City Real Estate Co, a corpn, 176 Bway; AT; QC; June5; June 14'13. nom

Terrace View av, nes, abt 300 n Ardian av, see Adrian av, 27.

Wadsworth av, 220-34 (8:2167-24), nwc 184th (No 651), 179.10 to ss 185th (No 650), x70, 6-sty bk tnt; Arco Realty Co to Louis Auerbach, 75 E 80; mtg $200,000 & AL; June14; June17'13; A$60,000-220,-000. O C & 100

West End av, 626 (4:1238-4), es, 64 n 90th, 19x100, 3 & 4-sty & b stn dwg; Anna Forster to Margt G Titus, 311 W 89; mtg $21,000 & AL; June16; June17'13; A$[illegible] O C & 100

West End av, 949, or Broadway (7:1892-16), ws, 75.11 n 106th, 75x100.1, 2 & 3-sty stn church; Classis of NY of the Reformed Church in America to Harry Schiff, 355 West End av; mtg $100,000; June13; June 13'13; Aexempt-exempt. **200,000**

West End av, 949, or Broadway; Harry Schiff to West 82d St Realty Co, a corpn, 52 William; mtg $165,000; June18'13; nom

1ST av, 1891 (6:1669-28), ws, 50.6 s 98th, 25.6x100, 5-sty bk tnt & strs; Jacob Starkman to Seal Realty Co, a corpn, 74 E 92; AL; Apr27; June13'13; A$[illegible] O C & 100

2D av, 411-5 (3:904-27-30), swc 24th (Nos 240-2), 74x97.1, 4-5-sty bk tnts & strs; Alnose Realty Co to Wm Goldstone, 2 W 89; mtg $67,000, June5; June13'13; A $70,000-85,500. O C & 100

2D av, 2081 (6:1753-21), nwc 103d (Nos 245-7), 25.5x75, 4-sty bk tnt & strs; Edw Blumenthal to Arnold Barnett, 54 E 129; ½ pt; mtg $22,000 & AL; June12; June13 '13; A$14,500-23,000. O C & 100

2D av, 2001; Mary Barnett to same; ½ pt; mtg $22,000 & AL; June12; June13'13. O C & 100

2D av, 2003-5 (6:1653-22-23), ws, 25.5 n 103d, 50.3x75, 2-4-sty bk tnts & strs; Mary Barnett to Morris Blumenthal, 54 E 129; ½ pt; mtg $15,750, June14'13; A$18,000-25,-000. nom

2D av, 2003-5; same to Gabriel Blumenthal at Dr Gibbons Sanitarium, Stamford, Conn; ½ pt; mtg $[illegible] June 14'13 nom

2D av, 2004 (6:1675-3), es, 50.5 n 103d, 25x74.7, 4-sty bk tnt & str; Dean Nelson ref to Jno F Seekamp, 18 Dennington av, Forest Park, Woodhaven, LI; FORECLOS June3; June17; June18'13; A$8,500-13,500. **13,500**

5TH av, 2094 (6:1726-37), ws, 50.5 s 129th, 43.11x110, 7-sty bk tnt; Francis W Judge, ref to [illegible] Life Ins Co, a corpn [illegible] Los [illegible] June 17'13; A$[illegible] 000-88,000. **70,000**

5TH av, 2098 (6:1726-39), swc 129th (No 2), 56x110, 7-sty bk tnt; Francis W Judge, ref to [illegible] Life Ins Co, a corpn [illegible] Los [illegible] June 18, [illegible] 000-160,000. **130,000**

6TH av, 224 (3:816-79), es, 50 s 15th, 22 x80, 5-sty bk tnt & str; Bessie R wife of Ogden Chisolm to Cornelia H Rhoades, 559 Mad av; 2-3 pt; B&S; mtg $50,000; June 11; June14'13; A$72,000-82,000. nom

6TH av, 503 (3:806-35), ws, 30 n 30th, runs n17xw46.3xs26 to ns Stewart (closed) xe41.5 to beg, 1-sty bk entr; Loew Amusement Co to Greeley Square Amusement Co, a corpn, 260 W 42; AL; May20; [illegible] June 19'13; A$12,000-19,000. O C & 100

7TH av, 2598 (7:2012-32), ws, 80.7 n [illegible] & Alex C [illegible] to [illegible] NJ, Q; June [illegible] 2000

7TH av, 2611 (Map 130), E P [illegible] Bl. [illegible] NJ [illegible]

[illegible] R [illegible] N R, [illegible] Barclay, runs n from ss said pier along bulkhead 137 ft; also BULKHEAD [illegible] N R, opposite foot Murray, runs s from ns said pier along bulkhead 156 ft, with all rights of wharfage [illegible] to leases, etc; May1; June13'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Canal st, 362, see Water, 191.

Chrystie st, 196½, see Water, 191.

Grand st, 343, see Water, 191.

Greene st, 65 & 68, see Water, 191.

Lafayette st, 206, see Water, 191.

Morris st, 2-6 (1:20), extdg from ws Bway to es Trinity pl, owned by party 1st pt; TRINITY PL, 11, es, owned by party 2d pt; agmt as to encroachments, etc; Spencer Aldrich, 29 W 50, with Augustus Hemenway at Canton, Mass, et al TRSTES of Augustus Hemenway, decd; Apr12; June 13'13. nom

Roosevelt st, 13, see Water, 191.

Walker st, 57, see Water, 191.

Water st, 191 (1:74-39), valued at $23,-500; A$16,000-22,000; also ROOSEVELT ST, 13 (1:118-27), valued at $24,000; A $16,000-24,000; also ROOSEVELT ST, 15 (1:118-28), valued at $24,000; A$16,000-24,000; also BOWERY, 24 (1:163-36), valued at $27,000; A$22,000-26,000; also WALKER ST, 57 (1:193-37), valued at $40,000; A$30,000-39,000; also GRAND ST, 343 (1:310-14), valued at $32,000; A$27,000-30,000; also CHRYSTIE ST, 196½ (2:421-10), valued at $16,000; A$15,000-17,000; also LAFAYETTE ST, 206 (2:482-34), valued at $25,500; A$20,000-26,000; also 30TH ST, 32 E (3:859-59), valued at $52,-500; A$48,000-50,500; also 37TH ST, 146 E (3:892-56), valued at $24,000; A$14,000-21,000; also 83D ST, 104 W (4:1213-37), valued at $31,000; A$15,000-28,000; also 83D ST, 126 W (4:1213-44), valued at $32,-000; A$15,000-29,000; also 65TH ST, 115 E (5:1400-7), valued at $42,500; A$30,000-35,-000; also GREENE ST, 65 (2:486-27), valued at $37,000; A$22,000-32,000; also GREENE ST, 68 (2:485-6), valued at $46,-000; A$26,500-42,000; also CANAL ST, 362 (1:211-33), valued at $16,000; A$15,500-16,000; certf of Jas A Wendell as Deputy Comptroller of State NY as to payment of transfer tax of $8,519.19, being on interest of Laura R Conkling, decd; Alfred R Conkling & ano [157 E 70], as EXRS; June12; June13'13.

30TH st, 32 E, see Water, 191.

37TH st, 146 E, see Water, 191.

37TH st, 207 E (3:918-7), ns, 105 e 3 av, 25x102.11x25.3x106.6, 5-sty bk tnt & strs; re dower; Grace H wife J Willett Hall to Jos Hall, Adele H Graham & Thos H Hall, all at 59 E 75; 1-6 pt; AT; QC; June13; June18'13; A$12,000-25,000. nom

37TH st, 209-11 E (3:918-8), nes, 130 e 3 av, —x95.8x50.6x102.11, 5-sty bk factory; re dower; Grace H Wife J Willett Hall to Jos Hall, Adele H Graham & Thos H Hall, all at 59 E 75; 1-6 pt; AT; QC; June13; June18'13; A$23,500-40,000. nom

47TH st, 5 E, see 47th st, 7 E.

47TH st, 7 E (5:1283), owned by party 1st pt; also 47TH ST, 5 E (5:1283), owned by party 2d pt; party wall agmt; Wm B Dinsmore et al with Henry W Hayden, 34 E 76, et al; Mar13; June19'13. nom

47TH st, 522 W (4:1075-43), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; A$9,000-15,-500; mtg $14,200; also 143D ST, 494 on map 496 E (9:2287), swc Brook av (No 377), 90x25; mtg $18,000; CONTRACT; D H Jackson Co, a corpn, with Fredk Kuhn, 703 W 171; May9; June17'13. **40,200**

65TH st, 115 E, see Water, 191.

75TH st, 59 E (5:1390-33), ns, 68.4 w Park av, 20x102.2, 4-sty & b stn dwg, 2-sty ext; re dower; Grace H, wife of J Willett Hall to Jos Hall, Adele H Graham & Thos H Hall, all at 59 E 75; 1-6 pt; AT; QC; June16; June18'13; A$40,000-48,-000. nom

83D st, 104 W, see Water, 191.

83D st, 126 W, see Water, 191.

92D st, 77-9 W, see Col av, 661-9.

99TH st, 206-10 W (7:1870); also 99TH ST, 212-16 W (7:1870); also 100TH ST, 306-10 W (7:1888); re asn rents; Albt Jarmulowsky et al EXRS &c Sender Jarmulowsky to Isaac Polstein, 311 W 100, 1st parcel; Alliance Realty Co, a corpn, 115 Bway, 2d parcel, & Princeton Constn Co, a corpn, 30 E 42, 3d parcel; June17; June18'13. nom

99TH st, 212-16 W, see 99th, 206-10 W.

100TH st, 306-10 W, see 99th, 206-10 W.

127TH st, 145-7 W (7:1912), ns, 150 e 7 av, 50x99.11, asn rents to secure $4,000; Inter-City Land & Securities Co to Estates Mtg Securities Co, 160 Bway; June12; June 14'13. nom

128TH st W (7:1968-35-37), ns, 135.7 e Convent av, 120.6x99.11, 2 5-sty bk tnts; re mtg; Metropolitan Life Ins Co to Manchester Constn Co, a corpn, 223 Wooster; QC; June12; June13'13; A$44,000-$——. 50,820

149TH st, 318 W, see Jerome av, 1349-51, Bronx.

149TH st W, see Bway, see Bway, sec 149th.

Bowery, 24, see Water, 191.

Broadway (7:2080), sec 149th, 74.11x100; asn rents as collateral for mtg of $10,000; Robt Wallace to Jos Hamershlag, 38 W 69; June18; June19'13. nom

Columbus av, 661-9 (4:1206-1-3), nec 92d (Nos 77-9), 100.8x60, 2 5-sty bk tnts strs on av; re dower; Louise J Schmid to Leopold Schmid, 171 W 71; AT; QC; May 14; June19'13; A$83,000-134,000. nom

1ST av, 2250 (miscl), es, 50.10 s 116th, 25x95; power of atty to receive mtg &c from Angiulina Parlato; Raffaele Celendano, of Positano, Italy, to Angelo Pinto, 2261 1 av; Feb10; June19'13.

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Asn (Miscl) of a ¼ interest in estate of Leopold Hutter to secure payment of $1,500; Amalia Picker to Alfred Hutter, 1415 Av I, Bklyn; May13'11; June16'13. nom

Asn (Miscl) all title in above assignment; Alfred Hutter to Lewis Englander, 1318 No Broad, Phila, Pa; Oct10'11; June 16'13. nom

Asn (Miscl) of ¼ interest in Estate of Leopold Hutter as security for payment of $1,500; same to same; Oct10'11; June16'13. nom

General re of legacy, &c (miscl); Anna B Osborn, 2048 Valentine av, to Wm S & Emily de B Osborn EXRS Isabella A Osborn, 2048 Valentine av; June11; June 13'13. 1,000

General re of legacy, &c (miscl); Wm S & Anna B Osborn, parents of Wm H Osborn Jr et al to same; June11; June13 '13. 800

General re of legacy, &c (miscl); Wm S & Emily de B Osborn to same; June11; June13'13. 1,640.67

General re of legacy, &c (miscl); Emily J de Behrens, 5 Abercrom. st, Providence, RI, to same; June11; June13'13. 200

General release (Misc); Peter Poberesky, 52 Lispenard to Philip Seldes, 1044 De Kalb av, Bklyn; May31; June14'13. nom

General release (miscl); Alice L Matlack to Wm S & Emily de B Osborn, EXRS Isabella A Osborn, 2048 Valentine av; June11; June17'13. nom

Power of atty (PA); Theo G Strater to Richd P Mervin, Orange, NJ; Mar12; June 17'13.

Power of atty (Miscl); Clara J McKnight to Arthur M McKnight, both of Bayside, LI; June14'13;

Power of atty (miscl); Edith C Phelps to Stowe Phelps; May29; June13'13.

Power of atty (P A); Louis Eickwort to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; June9; June15'13.

Power of atty (Miscel); Alice Jay to Henry L Morris, 12 & 53; Apr11; June 18 '13.

Power of atty (PA); Isaac J Greenwood et al to Chas H Voorhees, 53 W 72; June16; June19'13.

WILLS.

Borough of Manhattan.

Broome st, 143 (2:341-42), sec Ridge (No 34), 20x60.2, 3-sty bk tnts & strs; Cath M Donnelly Est, Cecelia Gafney EXTRX, 2211 Bway; atty, Wm R Rust, 38 Park row; A$16,000-21,000. Will filed June13'13.

Duane st, 23, see Park Row, 102-6.

Horatio st, 100-12 (2:642-12-18), ss, 70 w Washington, 171x87.7, 6-5, 2-4-sty, 3-3-sty & 2-sty bk loft bldgs; A$68,000-101,500; also JANE ST, 99-111 (2:642-28-34), ns, 70 w Washington, 161x87.6, 1-6, 3-2-sty & 1-1-sty bk lofts; A$67,500-83,000; also PARK AV, 59 (3:893-92). es, 91 n 37th, 25x80, 4-sty & b stn ft dwg; A$67,500x106,000; Fredk W Devoe Est, Geo A Meyer, EXR, 688 Park av; attys. Hold, Warner & Gaillard, 42 Bway. Will filed Apr2'13.

Jane st, 99-11, see Horatio, 100-12.

Perry st, 19 (2:613-29), ns, 21.4 w Waverly pl, 19x75, 3-sty & b bk dwg; Jas Fagan Est, Jane Fagan EXTRX, 258 W 94; attys, R & E J O'Gorman, 51 Chambers; A$7,500-8,500. Will filed June14'13.

Ridge st, 34, see Broome, 143.

13TH st, 156 W (2:608-11), ss, 120.6 e 7 av, 20x103.3, 3-sty & b stn ft dwg (pt int); Mary J Devlin Est, Saml B Devlin, EXR, 156 W 13; attys, Campbell, Moore & Amerman, 233 Bway; A$13,500-17,000. Will filed June12'13.

21ST st, 29 E (3:850-23), ns, 236.9 e Bway, 25x98.9, 5-sty bk loft bldg & str; Abbie M Pierce Est, Robt B Pierce, EXR, Quogue, Suffolk Co, NY; atty, Wales F Severance, 115 Bway; A$52,500-75,000. Will filed Feb4'13.

34TH st, 302 E (3:949-58), ss, 80 e 2 av, 21.3x98.9, 5-sty bk tnt & str; A$12,700-20,000; also 48TH ST, 449 W (4:1058-6), ns, 125 e 10 av, 25x100.5, 5-sty stn ft tnt; A$12,000-21,000; Caroline Stueber Est, Ernest K Adler EXR, 1506 1 av; atty, Chas Recht, 80 Maiden la. Will filed June 13'13.

43D st, 139 E (5:1295-27), ns, 225 w 3 av, 20x100.5, 3-sty & b stn ft dwg; Theresa Smith Est, Wm J MacDonald EXR, 219 E 50; atty, Carl F Flach, 154 Nassau; A$18,200-21,000. Will filed June12'13.

48TH st, 449 W, see 34th, 302 E.

70TH st, 401½ E map 401 (5:1465-26), ns, 87 e 1 av, 26x55.4, 5-sty bk tnt & str; Jas Garvey Est, Jno Garvey, ADMR, 1191 1 av; atty, Saml E Worthen, 170 Bway; A $8,000-19,000. Letters of admr filed Mar 19'13.

130TH st, 4 E (6:1754-67½), ss, 126.8 e 5 av, 16.8x99.11, 3-sty & b stn ft dwg (pt int); Jean Graeme Cunningham Est, Elihu C Church, EXR, 4 E 130; atty, Chas H Shaw, 25 Broad; A$6,000-8,500. Will filed June3'13.

Broadway, nec 88th, see 89th W, ss, at cl Old Bloomingdale rd.

Edgecombe av, 139 (7:2051-14), ws, 177.2 n 141st, runs n 25.3xw110.1xs24.11xe113.9, 5-sty bk tnt; Ray Simmons Stern Est, Louis Stern EXR, 537 W 121; atty, Benj H Stern, 149 Bway; A$10,500-27,000. Will filed June14'13.

Manhattan av, 135 (7:1841-51¼), ws, 67.7 s 106th, 16.8x75, 3-sty bk dwg; Edw Roome Est, Isabel Roome, EXTRX, 135 Manhattan av; atty, Jas S Greves, 309 Bway; A $10,000-11,500. Will filed June7'13.

Park av, 59, see Horatio, 100-12.

Park Row, 102-6 (1:159-58), nws, 25.6 n e Duane, runs ne49.1xnw102.2xsw7.5xnw3 xsw67.4 to Duane (No 23), xse22xne25xse 80 to beg, 6-sty bk loft & str bldg; Augustus Clason Est, Leda B Clason, EXTRX, 205 W 94; atty, Francis Colety, 160 Bway; A$225,000-265,000. Will filed June20'13.

9TH av, 736 (4:1040-63), es, 44.2 s 50th, 22.2x80, 3-sty fr loft & str bldg; Chas Swingman Est, Julia Swingman, EXTRX, Highland Falls, NY; A$15,000-15,500. Will filed in person June3'13.

CONVEYANCES.

Borough of the Bronx.

Aldus st, 953-7 (10:2743), ns, 110 e So blvd, 84x105, 2 5-sty bk tnts; Podgur Realty Co to Asor Wolf, 509 W 110; mtg $69,000; June16; June19'13. O C & 100

Bartholdi st (*), swc Holland av, 50x 100; Wm T Quinn, ref to Wappinger Savings Bank at Wappingers Falls, NY; FORECLOS May28; June3; June16'13. **6,000**

Beck st, 775 (10:2708), ws, 400 n 156th, 25x100, 2-sty fr dwg; Jos Birnbaum to Emilia Schwartz, 341 E 80; mtg $11,000 & AL; June14; June16'13. O C & 100

Bronx ter (*), ws, 1,103 s 224th (10 av), 105x130, except pt for Bronx blvd; Arthur J Mace & ano EXRS Malinda G Mace to Grace L Mack, sec Barnes av & 205th; A L; June12; June13'13. **2,700**

Buchanan pl (11:3196), ns, 100 w Jerome av, 25x100, vacant; Emma Fraser to Ruth M Fraser, 749A Macon, Bklyn; May 27; June16'13. nom

Catharine st (*), es, 150 s 238th, 25x 100; Wm H Cochran to Jno J Larkin, 1694 Mt Hope av; mtg $2,600; June13; June16 '13. O C & 100

Charlotte st, 1516 (11:2966), es, 235.7 n Seabury pl, at 170th, 50x100, 5-sty bk tnt; Schuyler C Carlton, ref, to Leavitt J Hunt, as TRSTES, 119 W 45; FORECLOS June12; June13; June16'13. **40,000**

Clifford pl (11:2849), nwc Townsend av, 148.4x100x156.2x100.4, vacant; Harold P Coffin, ref to Simeon M Barber, 137 E 55; FORECLOS transfer tax lien; June4; June 16'13. **5,000**

Edgewater ter, es, 250 s Town Dock rd, see Edgewater ter, es, 150 s Town Dock rd.

Edgewater ter (*), es, 150 s Town Dock rd, 100x161.4 to high water line x104.4x 191; also EDGEWATER TER (*), es, 250 s Town Dock rd, 50x146.5 to L I Sound x 52.2v161.5; Wm Judge to Lena Volz, 2315 Gleason av; AL; Mar18; June19'13. O C & 100

Elsmere pl, swc Marmion av, see Marmion av, swc Elsmere pl.

Elsmere pl (11:2955), swc Marmion av, 25x200 to ns Fairmount pl, 2 5-sty bk tnts; Bertha Cohen to Value Realty Co, a corpn, 170 Bway; AL; June18'13. nom

Elsmere pl, 854, on map 852 (11:2960), ss, 353.3 w Southern blvd, 40x100, 5-sty bk tnt; Alice P Butman ADMRX Jas D Butman to Henrietta Ingber, 139 W 116; AL; June16'13. O C & 100

Evelyn pl, see Grand av, see Grand av, 2288.

Fairmount pl, nwc Marmion av, see Marmion av, swc Elsmere pl.

Fulton st, nec Becker av, see Becker av, nec Fulton.

Garden st, 704 (11:3099), ss, 28.7 e Crotona av, 37.6x100, 4-sty bk tnt; Edw J Byrne Constn Co to Charlotte M Buscall, 287 E 162; AL; May17; June19'13. O C & 100

Garden st, 704; Charlotte M Buscall to Sadie A Byrne, 287 E 162; AL; May17; June19'13. O C & 100

Grote st (road from Fordham to West Farms) (11:3100), ss, 487.4 e Orchard ter, 100x127.7x100x126; also —w So blvd, except pt for Grote; Jus Realty Corpn to Michael T Hooker, 70 W 95; mtg $100,000; June18; June19'13. O C & 100

Harlem River ter, es, abt 1087 s 192d, see Bailey av, ws, abt 1087 s 192d.

Loring pl, 2292 (11:3225), es, 533 s Fordham rd, 37.6x99.2x37.7x101.6, 4-sty bk tnt; Onawin Constn Co to Kath C Kasser, 2292 Loring pl; mtg $25,500; June10; June17'13. O C & 100

Lyman pl, 1367, see Stebbins av, 1267.

Minford pl, 1558-62 (11:2977 & 2978), es, 33 s 173d, 87.3x102.3x65.11x100, 2-5-sty bk tnts; Jno H Bodine to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; mtg $60,000; June4; June13'13. nom

Montgomery pl (*), sws, 75.1 se West Farms rd, 150x100; Lillian E Zellner to Eliz C Schitz at Slatington, Pa; mtg $9,-000 & AL; June13'13. nom

Mott st (9:2327), old ss, 171 w Old Boston rd, now 3 av, a strip, runs n1.2 to new ss 148th xw28xs1.2xe28 to beg; Henry L Morris et al individ EXRS &c Arthur R Morris to Julian W Bauer, 362 E 148 & Hy C Bauer, 649 St Anns av AT; QC; June 11; June13'13. **63.16**

Mott st; same prop; Jno A Foley assignee in bankruptcy of Francis J Barretto to same; AT; QC; June12; June13'13. **1.80**

Mott st (9:2327), old ss, 149 w Old Boston rd, now 3 av, a strip, runs n1.3 to new ss 148th xw22xs1.2xe22 to beg; Henry L Morris et al individ & EXR &c Arthur R Morris to Mary Bauer, 366 E 148; AT; QC; June11; June13'13. **49.62**

Mott st; same prop; Jno A Foley assignee in bankruptcy of Francis J Barretto to same; AT; QC; June12; June13'13; **1.42**

Reiss pl, nwc White Plains av, see White Plains av, nwc Reiss pl.

Seminole st (*), ns, 255 e Eastchester rd, 25x100; Hudson P Rose Co to Salvatore Cinnante, 277 E 15; AL; June19'13. nom

Timpson pl, 532 (10:2600), ses, 134.3 sw 149th, 24x100, 2-sty & b fr dwg; Ida Olman to Moris Brenner, 967 Washington av; mtg $3,500; June18; June19'13. O C & 100

135TH st, 617 E (10:2548), ns, 504.6 e St Ann's av, 40x100, 5-sty bk tnt; Benenson Realty Co to Henry A Brann, 2287 Aqueduct av; mtg $33,500; June16; June18'13. nom

138TH st, 456 E (9:2282), ss, 516.8 e Willis av, 16.8x100, 3-sty & b bk dwg; Elma G Klein widow to Jno W Hofmann, 419 E 138; mtg $5,000 & AL; May29; June 14'13. O C & 100

139TH st, 511 E, see Brook av, 276.

140TH st E, sec Jackson av, see Jackson av, sec 140.

146TH st, 452 E (9:2290), ss, 281.6 w Brook av, 33.6x100, 6-sty bk tnt & strs; Ezekiel Fixman ref to Harvard Realty Constn Co, 128 Bway; mtg $21,000; FORECLOS June11; June12; June13'13. **$11,500 over mtg**

146TH st, 456 E (9:2290), ss, 248.4 w Brook av, 33.2x100, 6-sty bk tnt & strs; Ezekiel Fixman ref to Harvard Realty Constn Co, 128 Bway; mtg $21,000; FORECLOS June11; June12; June13'13. **$11,500 over mtg**

146TH st E, nwc Mott av, see Mott av, nwc 146.

148TH st E, ss, 149 & 171 w Old Boston rd, now 3 av, see Mott, old ss, 171 w Old Boston rd.

148TH st E (9:2327), ss, 146.5 w 3 av, runs e112.11, rest of description omitted, being all land in triangular block bounded by 148th, 3d & Courtlandt avs, owned by party 1st part; Emma Henneberger to Mary Bauer, 366 E 140; QC; June3; June 13'13. nom

156TH st, 650 E, see Cauldwell av, 734.

156TH st, 1013 on map 843 E (10:2676), ns, 94.3 w Prospect av, 40x130.5x40x128.10; vacant; Edw T Hiscox, ref, to Jno J Brennan, 20 9 av, at Rockaway Park, B of Q; mtg $4,000; FORECLOS June9; June16; June17'13. **5,000**

156TH st, 1013 E; Jno J Brennan to Jonas Weinberger, 861 Caldwell av; B&S; June4; June17'13. O C & 100

156TH st, 1013 on map 843 E (10:2676), ns, 94.3 w Prospect av, 40x130.5x40x128.10, vacant; Jonas Weinberger to Austrian-Hungerian Congregation of the Observers of the Law, a corpn, 814 Union av; B&S & CaG; mtg $7,500; June14; June18'13. O C & 100

158TH st, 661 E (10:2630), ns, 100 w Trinity av, 48x47.7x48.1x47.5, 5-sty bk tnt; Mandel Constn Co to Wolf Burland, 801 Cauldwell av; mtg $19,500; June16; June 17'13. O C & 100

160TH st, 310 E, see Park av, 3152.

168TH st, 411 E, see Brook av, 1225-7.

169TH st E, nwc Webster av, see Webster av, nwc 169th.

173D st, 341-3 E (11:2790), nes, 49.11 n w Clay av, 48.10x76.3x47x89.6, 5-sty bk tnt; Mandel Constn Co to Vito & Nicola Mitarotonda, 238 E 56; mtg $29,500; June 13; June14'13. O C & 100

174TH st E (*), ws, 381.8 s Gleason av; 50x100; Mary Hughes to Therese Krupholder, 636 Lex av; mtg $900 & AL; June 16; June17'13. O C & 100

182D st, 491 E (11:3050), ns, 100 e Washington av, old line, 17.7x94, 2-sty fr dwg; Chas Hlavac & Louise R his wife to Franziska Hlavac, 493 Fletcher pl or 182d; ½ R, T & I; AL; June13'13. nom

182D st, 491 E; Franziska Hlavac to Chas Hlavac & Louise R his wife, 2195 2 av, as tenants by entirety; AL; June13'13. nom

182D st, 738 E (11:3099), ss, 90.11 e Clinton av, 20x70, 2-sty fr dwg; Geo Metzger to Jos Bissert, 586 E 179; mtg $2,000; June 16; June17'13. O C & 100

184TH st, 505 E, see Bassford av, 2320.

188TH st E (189th) (11:3147), ss, 115 w Tiebout av, runs s113.6xw120 to es Valentine av xn38.6xe75xn75 to 189th xe45 to beg, vacant; also 188TH ST, 300 E (189th) (11:3147), ss, 160 w Tiebout av, 75 to es Valentine av x75, 3-sty fr dwg; Frances Weiss to Royal Atlantic Realty Corpn, 21 E 75; mtg $15,000; Mar20; June13'13. O C & 100

188TH st, 300 E, see 188th st E, ss, 115 w Tiebout av.

188TH st E, sec Valentine av, see 188th E, ss, 115 w Tiebout av.

193D st, 61 E (11:3177), ns, 105 e Morris av, 20x129.4, 3-sty bk dwg; H U Singhi Realty Co to Mary L Farley, 493 E 143; mtg $6,000; June10; June19'13. O C & 100

194TH st E, swc Webster av, see Webster av, 2599-2609.

201ST st, 270 E (12:3298), swc Briggs av, 35x100, 2-sty fr dwg; Ella M Murphy to Eliz Burke, 340 E 198; mtg $12,000; June14; June16'13. O C & 100

207TH st, 312 E (12:3346), ss, 101.3 e Perry av, 25.4x98.7x25x94.7, 2-sty fr dwg; Barbara Ehrhart to Patk McDermott, 223 E 124; mtg $5,000 & AL; June13; June16 '13. nom

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208TH st E (12:3826), sl 100 w Bronx Pk, 25x100; vacant; Jno Z Lowe to Jas S Smith, 359 W 57; FORECLOS Apr2; Mem. June13'13. **10,000**

Hall av (*), es, 125 n 205th, 25x100; Julia M Brennen to Julia C Martin, 283 St Ann's av; mtg $3,000; June12; June13 '13. O C & 100

Hill av (*), es, 475 s Randall av, 50x100; Jno J McEntee to Theresa Tengstrom, 3937 Amundson av; mtg $400; June16'13. O C & 100

Hoe av (10:2752), es, 100 n 167th, 100x100; vacant; Chas Murray to Roman Catholic Church of St John Chrysostom, a corpn, 985 E 167; AL; June16; June17'13. nom

Holland av, swc Bartholdi, see Bartholdi swc Holland av.

Honeywell av, 2061 (11:3123), ws, 54 n 179th, 20.9x140, 2-sty fr dwg; Mary E Michels to J G Michels Co, 881 E 179; all liens; June13; June16'13. O C & 100

Hughes av, 2023 (11:3069), ws, 382.8 s 180th, 25.1x100, 3-sty bk dwg; Jno E O'Brien to Jno E McCarthy, 1696 Topping av; June12; June13'13. O C & 100

Huxley av (13:3423), es, 125 n 259th, 25 x93.9x25.2x96.9, vacant; Jos W Cummin to Anna M Spring at Manchester Apartments, Bway & 108th; mtg $510; May14; June18'13. nom

Independence av (Palisade) (13:3424), e s, 154 s 254th (River), 182x347x150x385, 2-sty fr dwg; A Leo Everett, ref, to Moritz Rosenthal, on premises, as above; mtg $31,500; FORECLOS June5; June18'13. **3,775**

Jackson av (10:2569), sec 140th, 100.10x 95, vacant; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg $5,850; June 18; June19'13. nom

Jerome av, 1349-51 (Macombs rd) (11:2856), ws, 370.8 s 170th, 51.4x130.3x50x 118.5, 2 & 3-sty fr hotel; Fredk Johnson et al to Kate Johnson, 215 Audubon av; QC; AL; June16; June17'13. nom

Jerome av, 1349-51 (Macombs rd); Kate Johnson, individ & ADMTRX Edw Johnson, to J Romaine Brown, 340 Convent av; mtg $8,000; June16; June17'13. nom

Marmion av (11:2955), swc Elsmere pl, 200 to Fairmount pl x25, 2 5-sty bk tnts; Alert Constn Co (Inc) to Bertha Cohen, 1102 Washington av; mtg $58,000; June16; June17'13. O C & 100

Marmion av, nwc Fairmount pl, see Marmion av, swc Elsmere pl.

Marmion av, 1960 (11:3117), old ses, at nes Tremont av (No 851) (177th), 115.8x 50.2x115.9x50.2, less about 10 ft taken for av, vacant; Cora F Creagh individ & EXTRX Anthony H Creagh to Bronx County Constn Co, a corpn, 2720 3 av; AT; AL; June9; June13'13. **12,333,33**

Marmion av, 1960; Wm A Creagh an infant by Wm W Butcher GDN to same; AT; AL; June9; June13'13. **6,166.67**

Mohegan av, ws, 199 s 180th, see Crotona pkway, es, 199 s Mohegan av.

Morris av, 995 (9:2447), ws, 75 n 164th, 25x98, 2-sty & a fr dwg; Robt I Wallace to Jas H Henry, 995 Morris av; AL; June10; June17'13. O C & 100

Mott av (9:2346), nwc 146th, 101.9x80x 101.11x75.5, 2-sty fr dwg; Marion W Lawson to City NY; AL; June16'13; O C & 100

Mulford av (*), ws, 150 n James, 25x100; Chas H Stumpfel to Mrs H Marshall at Plainfield, NJ; mtg $2,500; June18; June 19'13. O C & 100

Muliner av (*), es, 450 n Lydig av, 25x 100; Alex Brough, ref, to Hudson Trust Co, a corpn, 1411 Bway· FORECLOS May 29; July17; July19'13. **1,000**

Muliner av (*), es, 475 n Lydig av, 25x 100; Alex Brough, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May 29; June17; June19'13. **1,000**

Muliner av (*), es, 525 n Lydig av, 25x 100; Alex Brough, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May 29; June17; June19'13. **1,000**

Muliner av (*), es, 500 n Lydig av, 25x 100; Alex Brough, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May 29; June17; June19'13. **1,000**

Muliner av (*), es, 550 n Lydig av, 25x 100; Alex Brough, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May 29; June17; June19'13. **1,050**

Muliner av (*), es, 600 n Lydig av, 25x 100; Alex Brough, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May 29; June17; June19'13. **1,000**

Muliner av (*), es, 575 n Lydig av, 25x 100; Alex Brough, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May 29; June17; June19'13. **1,000**

Newbold av, ns, 39 w Castle Hill av, see Westchester av, swc Castle Hill av.

Newbold av, nwc Castle Hill av, see Westchester av, swc Castle Hill av.

Newton av, see Valles av.

Park av, 3152 (Vanderbilt), (9:2419), se c 160th (No 310), 26.7x85.5x23.6x73, 2-sty & b fr dwg; Frank A Spencer Jr ref to Michl J Sullivan, 343 E 141; FORECLOS Apr29; June18'13. **4,475**

Pelham rd, ws, 100 s Libby, see Arnold av, es, 100 s Libby.

Pilgrim av (*), es, 125 s Mildred pl, 25 x100; Chas H Stumpfel to Mrs H Marshall at Plainfield, NJ; mtg $2,000; June 18; June19'13. O C & 100

Plimpton av, 1311 (9:2522-39), asn rents; Ray V Allen to Mary A Bressel, 174 W 95; AT; June7; June14'13. 100

Prospect av, 633 (10:2674), ws, 50 n 151st, 25x100, 2-sty fr dwg; Katie Oestreich to Elsie Oestreich, 633 Prospect av; B&S; mtg $5,500; June17'13. nom

Prospect av, 633; Elsie Oestreich to Chas Oestreich & Katie, his wife, 633 Prospect av; B&S; mtg $5,500; June17'13. nom

Prospect av (Taylor) (11:3104), nws, 100 ne 187th (Clay), 100x100, except part for Prospect av, vacant; Jas T Barry to Cath Darling, 1380 Wash av; June12; June 13'13. O C & 100

Sedgwick av, 1763 (11:2882), ws, abt 529.6 n 176th, 16.8x100, 3-sty fr dwg; Henry E Tobey to Frances A B Ward, 161 Mad av; B&S & CaG; Feb3; June17'13. **3,050**

Starling av (*), ss, 75 e Olmstead av, 25x105; Fannie Jerome et al to Fred E Yung, 686 Park av, Bklyn; mtg $5,600 & AL; June16; June18'13. O C & 100

Stebbins av, 1267 (11:2970), ws, 197.9 n Lyman pl, 24.9x—, 3-sty fr tnt; also LYMAN PL, 1367 (11:2970), ws, 267.8 n 169th, 34.1x34x111.6x55.3, 3-sty bk dwg; Lamberti Constn Co to Annie Lamberti, 1369 Lyman pl; AL; Mar25; June19'13. O C & 100

Stebbins av, 1318 (11:2965), es, at nes Freeman (Nos 871-5), runs n87.5xe124.8xs 116.5xw113.1 to an angle xnw25.2 to beg; vacant; Lillian G Sullivan to Freeman-Stebbins Co (Inc), a corpn, 1116 Jackson av; AL; May24; June19'13. nom

Story av, 2159 (*), ns, 199.9 w Castle Hill av, 49.3x103; Timothy Murray, ref, to Jno B & Olga Martin, 555 E 141, tenants by entirety; FORECLOS May6; June17'13. **4,800**

Townsend av, nwc Clifford pl, see Clifford pl, nwc Townsend av.

Tremont av, 851 E, see Marmion av, 1960.

Union av, 718 (10:2675), es, 173.6 s 156th, 18.9x93.4x18.9x93.6, 2-sty & b bk dwg; Katie E Russell, widow, to Harry Goldfarb, 406 Ellison, Paterson, NJ; AL; Apr 30; June14'13. nom

MISCEL vtes shr

University av (Aqueduct) (11:2878), ws, 36 n 176th, 105x100; vacant; Henry Cleland to Henry Cleland (Inc), a corpn, 1849 Anthony av; mtg $17,800 & AL; June17; June19'13. nom

Valles av & Newton av (13:3421); re mtg on land in bed of avs in front of prop; mortgaged Nov17'12 & recorded in l 11 p 363; Mabel A Robinson to City NY; QC; May13; June17'13. nom

Valles av (13:3421), land in bed of av in front lots 1, 2, 39 & 40 map (1368) Samler Estate; also NEWTON AV (13:-3421), land in bed of av in front lots 178 & 179 same map; deed of cession; Christian Gaul to City NY; B&S; Mar30; June 17'13. nom

Valentine av, es, abt 75 s 188, see 188th, E, ss, 115 w Tiebout av.

Valentine av, sec 188th, see 188th E, ss, 115 w Tiebout av.

Walton av, 2395 (11:3188), ws, 189.5 n 184th, 19.10x96.5, 3-sty bk dwg; Jno W Remer, ref to Wm Ollendorff, 230 W 97; FORECLOS; June12; June16'13. **7,450**

Watson av (9th) (*), ns, 100 w Pugsley av (Av E), 100x103, Unionport; David O Williams to North Bronx Realty Co, a corpn, 2022 Boston rd; AL; May10; June 13'13. O C & 100

Webster av (11:2887), nwc 169th, 97x 100; vacant; Bertha Cohen to Alert Constn Co (Inc), 1905 Marion av; mtg $12,000; June16; June17'13. O C & 100

Webster av (11:2887), nwc 169th, 97x 100; vacant; Frederic A de Peyster et al to Bertha Cohen, 1102 Washington av; AL; May30; June17'13. O C & 100

Webster av, 2599-2609 (12:3276), swc 194th, 112.5x30.9x108.1x52.11, 6 1-sty fr strs; Michl Regan to Thos Regan, 127 W 121; Dec2'12; June17'13. O C & 100

Westchester av (*), swc Castle Hill av, 73.11x105x103x130.7; also NEWBOLD AV (*), ns, 39 w Castle Hill av, 90x137 ws x94 x111 es, Unionport; also CASTLE HILL AV (*), nwc Newbold av, 100.9x40.4x111x39, except pt for Castle Hill av; Theo K McCarthy, ref, to Gustav A Schwenk, 1339 Bristow; FORECLOS May16; June16; June 17'13. **42,300**

Westchester av (*), swc Castle Hill av; also NEWBOLD AV; also CASTLE HILL AV, nwc Newbold av; same prop; Gustav A Schwenk to A Hupfel's Sons, a corpn, 842 St Anns av; mtg $35,000; June16; June 17'13. nom

White Plains av (*), nwc Reiss pl, 100.9 x107.1x100x119.5; Denis O L Cohalan, ref, to Kath O Reiss, 1748 Topping av; FORECLOS May20; June18'13. **4,450**

3D av, 4001-3 (11:2921), ws, abt 255 n 173d, 50x128.8x50x130.6, with 6 inch strip in front bet above & old ws Fordham av, 5-sty bk tnt & strs; Geo H Pratt to Elsie Nathan, 408 E 50; AL; Mar7; June13'13. O C & 100

Lots 55 & 56 blk 32, lots 3, 25, 55 & 56 blk 39, Morris Park, see lots 1 & 2 blk 70 map Morris Park.

Lots 1 & 2 blk 70 (*), LOTS 55 & 56 blk 32; LOTS 3, 25, 26, 55 & 56 blk 39, secs 1 to 4 map Morris Park; Morris Park Estates to Oak Investment & Security Co, a corpn, 105 Hudson, Jersey City, NJ; June13'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Elsmere pl, 850 (11:2955), swc Marmion av, 25x100, 2-sty fr dwg & 2-sty fr stable; also FAIRMOUNT PL (11:2955), nwc Marmion av, 25x100, 5-sty bk tnt; re mtg; City Mtg Co, a corpn, to Alert Constn Co, Inc, a corpn, 1905 Marmion av; QC; June16'13. nom

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Fairmount pl, nwc Marmion av, see Elsmere pl, 850.

143D st, 494 on map 496 E, see 47th, 522 W, Manhattan.

148TH st E (9:2327), ss, bet Courtlandt & 3 avs; agmt as to release of easement over strip lying bet above & old ns Mott; Henry Reich, 2 W 120 et al with Anthony Cuneo, 871 Brook av; Feb24; June13'13. O C & 100

156TH st, 1013 on map 843 E (10:2676), ns, 94.3 w Prospect av, 40x130.5x40x128.10, vacant; re judgt; Mary B Schwab to Isaac Goldberg, 50 E 96, on account of firm Kassel & Goldberg; AT; May14; June17'13. nom

165TH st, 250 E, see Grant av, sec 165.

168TH st E, nwc Brook av, see Webster av, nec 168th.

174TH st E (11:2983), ss, 100 e So blvd, 25x—, owned by party 1st pt; also 174TH ST E (11:2983), ss, 125 e So blvd, —x—, owned by party 2d pt; beam right agmt; Harry C Bryan, 600 E 164, with H W & B Realty Corpn, 499 Willis av; May29; June 17'13. nom

174TH st E, ss, 125 e So blvd, see 174th E, ss, 100 e So blvd.

184TH st E, nec Bassford av, see Bassford av, nec 184.

230TH st W, nec Heath, see Heath av, 3000.

236TH st E (12.3367), ns, 359 w Oneida av, 33.8x98.1x33.6x100; also 236TH ST E (12:3367), ns, 392.8 w Oneida av, 38.8x98.3 x25.5x98.1; vacant; re mtg; Clara F Thomassen to Sadie A Byrne, 287 E 162; June16; June17'13. nom

236TH st E, ns, 392.8 w Oneida av, see 236th st E, ns, 359 w Oneida av.

Barnes av (*), ws, 345 n Morris Park av, runs w5xn25xe5xs25 to beg; re mtg; Regent Realty Co to City NY; QC; Mar4; June17'13. nom

Bassford av (11:3053), nec 184th, 55x 93.4x55x91.4; re asn rents; Estates Mtg Securities Co to Inter-City Land & Securities Co, a corpn, 115 Bway; June11; June13'13. nom

Bogart av (*), es, 275 n Brady av, 25x 100; re mtg; Van Nest Land & Impt Co to Fidelity Development Co, a corpn, 5 Nassau; QC; June9; June18'13. nom

Bogart av (*), es, 275 n Brady av, 25x 100; re mtg; N Y Trust Co to Morris Park Estates, a corpn, 25 Broad; QC; June7; June18'13. 400

Brook av, nwc 168th, see Webster av, nec 168th.

Grant av (9:2447), sec 165th (No 250), 80.10x31.1x80.9x30, 5-sty bk tnt; re mtg; N Y Trust Co to Mitchell-McDermott Constn Co, a corpn, 1094 Southern blvd; QC; June17; June18'13. nom

Heath av, 3000 (12:3256), nec 230th, 75x 100x74.8x104.2, vacant; re dower; Fanny Ernst to Geo Rosendale at Long Beach, LI; AT; QC; May24; June16'13. O C & 100

Intervale av (11:2965), ws, 185.4 s Jennings, 85x110; vacant; re mtg; Jno Robertson & ano to Jacob Streifler Co, 1135 Intervale av; June12; June17'13. 5,000

Jerome av, 1349-51 (11:2856), ws, 370.8 s 170th, 51.4x130.3x50x118.5, 2 & 3-sty fr hotel, valued at $17,000; CONTRACT to exch for $3,900 cash & the balance for deed to following: 140TH ST, 318 W (7:-2042-24½), ss, 115 e Edgecombe av, 15x 99.11, 3-sty & b bk dwg; mtg $7,000; Edw Johnson with J Romaine Brown; May10; June17'13. exch

Marmion av, swc Elsmere pl, see Elsmere pl, 850.

University av (Aqueduct) (11:2878), ws, 21 n 176th, 67.6x100; vacant; re mtg; Jos E Butterworth to Henry Cleland (Inc), 1849 Anthony av; June17; June19'13. nom

Washington av, 2254 on map 2212 (11:-3050), es, 109.9 n Fletcher, 40.8x66x40x73.4, 5-sty bk tnt; re mtg; Gustav Possehl to Nora Constn Co, 2242 Wash av; Apr21; June16'13. nom

Webster av (9:2396), nec 168th, 34.6x 90, owned by party 1st pt; also BROOK AV (9:2396), nwc 168th, 43.7x90, owned by party 3d pt; party wall agmt; Louise Ebling & N Y Trust Co with Jos C Schrader, 29th st & Blvd Loop, Woodcliff-on-Hudson, NJ; June17; June19'13. nom

Lots 1 & 2 (*), blk 70; LOTS 55 & 56 blk 32; LOTS 3, 25, 26, 55 & 56 blk 39; re mtg; NY Trust Co to Morris Park Estates, 25 Broad; QC; June13'13. O C & 3,600

Lots 1 & 2 (*) blk 70; LOTS 55 & 56 blk 32, LOTS 3, 25, 26, 55 & 56 blk 39, same prop; re mtg; Van Nest Land & Impt Co to same; QC; June12; June13'13. nom

Lots 55 & 56 blk 32, & lots 3, 25, 55 & 56 blk 39, Morris Park, see lots 1 & 2 blk 70, map Morris Park.

LEASES

Borough of Manhattan

JUNE 13, 14, 16, 17, 18, 19.

[1]**Barclay st, 12** (1:88); str, basement & sub basement; Hamilton V Meeks to Max Horowitz, 232 E 3; Jacob Braunstein, 338 E 15, & Albt A Winkler, 919 Av St John; 9 9-12yf Aug1'13; June17'13. 3,500 & 4,800

[1]**Bayard st, 57** (1:163); s fl & b; Mary Brinn individ et al; EXRS &c Aaron Levy to Barnett Levy, 2 & 4 E 108; 5yf May1; June17'13. 1,800

[1]**Chrystie, 87** (1:304), str fl & b; Nathan Harrison Realties, a corpn, to S J Friedland Inc, a corpn, 215 Canal; 10yf June1; June16'13. 1,475

[1]**Dyckman st, 104** (8:2174), str & c; Jno V Fitzpatrick to Herman Samuel, 825 E 170; 10yf Aug1; June18'13. 840 to 1,500

[1]**East Broadway, 179** (1:284); asn Ls with consent to same by Etta Cuba; Boruch Schultz to Oscar Rubinstein & ano, 179 East Bway; June3; June16'13. nom

[1]**Frankfort st, 15,** see William, 199.

[1]**Houston st, 141-3 E** (2:422), all; M Wm Minsky to Sidney Ascher, 1018 E 163; 7 7-12yf May1; June16'13. 9,000

[1]**Houston st, 141-3 E** (2:422), all; Minsker Realty Co et al to M Wm Minsky, 212 E 15; 7 7-12yf May1; June14'13. 8,000

[1]**John st, 85-7** (1:77), 3d fl; Rodney Gibson to American Stamp Mfg Co Inc, 85 John; 3yf May1; 2y ren; June16'13. 1,800

[1]**Old sl, nec Water,** see Water, 77.

[1]**Spring st, 312** (2:594), str & b; Robt W Courtney to I Wertheimer & Son, on premises; 5yf May1'11; June18'13. 720

[1]**Water st, 77** (1:33);, nec Old sl, 23.6x 85.1x24.7x85; asn Ls; Climax Road Machine Co to Chas H Davis, of South Yarmouth, Mass; Feb24; June19'13. nom

[1]**Water st, 77;** consent to asn Ls as above; Marie M I de Courval to same; Feb24; June19'13. nom

[1]**William st, 199;** also FRANKFORT ST, 15 (1:102), str & b; Geo M Mackellar, EXR &c, Wm Mackellar to Greater New York Lunch Room Co, a corpn, 15 Frankfort; 5 yf May1; June18'13. 4,200

[1]**1ST st E, swc 2 av,** see 2 av, swc 1st.

[1]**2D st, 255** (2:384); asn Ls; Henry Goldberg to Fischel Goldberg, 255 2d; June3; June17'13. nom

[1]**3D st, 138 E** (2:430); asn Ls; Henry A Keckeissen to Peter Doelger, 339 W 100; Aug16'11; June16'13. O C & 100

[1]**6TH st, 403 E,** see 1 av, 100.

[1]**13TH st, 102 W** (2:608), large room on parlor fl; Chas Nebauer to Jackson Service Agency, on premises; Dec15'10 to Apr 30'14 at $360 & for 3 yrs thereafter at $600; June16'13.

[1]**14TH st, 3 W** (3:816), ns, 100 w 5 av, 25x103.3; sur Ls; Helen L G Stapler to Fredk T Van Beuren, 60 E 75 et al; mtg $4,000; June6; June7'13. O C & 100

[1]**14TH st, 59 W** (3:816), all; Colonial Real Estate Assocn to Abr H Eisenstadt, 1345 47th, Bklyn, et al; 11 8-12yf June1; June 18'13. 5,000

[1]**14TH st, 431 W** (3:712), b & 1st & 2d fls; Jno J Gillen to Anton Grandl, 2053 Grand av; 10yf July1; June16'13. 2,500 & 3,000

[1]**14TH st, 442 W** (2:646), str fl & pt b; Matilda Bunck to Jno Garrie & Son Inc, a corpn, 442 W 14; 1yf May1; 3y ren; June16'13. 1,380

[1]**23D st E, sec Bway,** see Bway, sec 23.

[1]**28TH st, 539-45 W** (3:700), ns, 200 e 11 av, 100x98.9, the land; Marie M I de Courval to Henry Hencken, 534 W 27; 21yf Jan1'13; 21y ren; June16'13. taxes, &c, & 2,800 & 3,000

[1]**33D st, 33-43 E** (3:863), 10th loft; 33 E 33d St Realty Co to Drezwell Co Inc, a corpn, 118 W 22, 5yf Feb1'14, June18'13. 7,000

[1]**33D st, 424-38 W** (3:730), 10th fl; McKeon Realty Co to The Zeese-Wilkinson Co, a corpn, 213-7 E 24; 10yf May1; June19'13. 5,500

[1]**35TH st, 3-7 W** (3:837), str, b & mezzanine fl; Brunswick Realty Co to Exchange Buffet Corpn, 52 Wm; 19 8-12yf Sept1; June14'13. 14,000 & 15,000

[1]**40TH st, 245 E** (5:1314), two westerly strs; Rosehill Realty Corpn to Frank Quagliotti, 245 E 40; 6yf May1; June13'13. 840

[1]**41ST st, 108-12 W** (4:993); asn Ls; Albt H MacCarthy to Chas E Force Co, 17 Battery pl; June18'13. 20,000

[1]**42D st, 155-7 E** (5:1297), east b; Geo Belchas to Jas Mavomatis & ano, on premises; 5yf May1; June18'13. 720 & 840

[1]**47TH st W, nwc 11 av,** see 11 av, nwc 47th.

[1]**50TH st, 125 E** (5:1305), str fl; Geo Roedler to Jos Griffith, 125 E 50; 2 4-12y & 23 days f May7; June18'13. 480

[1]**51ST st, 212 E** (5:1324), 1-5 pt; Blanche P Saltman to Hannah Lewinson, 212 E 51; 7yf June1; June18'13. all taxes, &c, & 60

[1]**55TH st W, ns, 126.4 w Bway,** see Bway, 1739.

[1]**61ST st, 241 W** (4:1153), all; Sophie Knepper to Michaels Realty Co, a corpn, 99 Nassau; 5yf Oct1'12; June14'13. 1,200

[1]**67TH st W, nwc Bway,** see Bway, 1951.

[1]**74TH st, 317 E** (5:1449); asn Ls; Jos Nemes to Jacob Hoffman Brewing Co, 211-13 E 55; June13; June16'13. nom

[1]**81ST st, 522-4 E** (5:1577), 1st loft or fl & b underneath same except pt of b; Louis Weber Building Co to Ernest Distelhorst & Co, 29 Junction av, Corona, LI; 4½yf Nov1'13; 5yren at $2,000; June18'13. 1,800 & 1,900

[1]**87TH st E, nec Lex av,** see Lex av, 1297.

[1]**94TH st E, nwc 3 av,** see 3 av, 1678.

[1]**100TH st, 200-200½ E,** see 3 av, 1799.

[1]**101ST st W, sec Col av,** see Col av,, 835.

[1]**103D st, 311-13 E** (6:1675); 2 strs, rooms in rear & pt c; Sebastiano Gargiulo to Vincenzo Apuzzo, 320 E 103; 4 11-12yf June1; June19'13. 300

[1]**103D st, E** (7:1857), ss, 353.4 e Ams av, a strip at c l party wall bet 136 & 134 W 103d, —x104.9; Henry Muhlker to Jno J Falahee, 102 W 103; QC; June17; June18 '13. nom

[1]**103D st, 134 W** (7:1857), ss, 353.6 e Ams av, 27x104.9x24x104.9; also 103D ST, 136 W (7:1857), ss, 327.5 e Ams av, 26x104.9x 26x104.10; Jos Shardlow et al EXRS, &c, Annie F Shardlow to Jno J Falahee, 102 W 103; June4; June18'13. O C & 100

[1]**103D st, 136 W,** see 103d, 134 W.

[1]**105TH st E, sec 2 av,** see 2 av, 2038.

[1]**105TH st, 315-7 E** (6:1677); all; Nathan Lamport to Frank Cauzio, 315-7 E 105; 5yf July1; June19'13. 3,600

[1]**106TH st E, nec Park av,** see Park av, nec 106.

[1]**111TH st W, sec Lenox av,** see Lenox av, sec 111th.

[1]**116TH st E, nwc Lex av,** see Lex av, nw c 116.

[1]**125TH st W, nwc 8 av,** see 8 av, nwc 125.

[1]**141ST st W, sec 7 av,** see 7 av, sec 141.

[1]**207TH st W, swc Bway,** see Bway, swc 207.

[1]**Av B, 216** (2:407); asn Ls; Edw & Sidney Freund to Arthur Jost, 159 W 129; May29; June19'13. nom

[1]**Av B, 216;** asn Ls; Max Goldstein et al to Arthur Jost, 159 W 129; May29; June 19'13. nom

[1]**Amsterdam av, 500** (4:1232), asn Ls; Jno J Browne to Geo Browne, 119 W 90; mtg $5,125; June16; June17'13. nom

[1]**Amsterdam av, 534-6** (4:1233), strs & rooms in b; Arthur C James & ano EXRS D Willis James to Max Lindenberger, 200 W 86; 5yf Oct1'13; June13'13. 2,500 to 2,700

[1]**Broadway** (3:851), sec 23d, part b; Orville A Dickinson & ano to Isaac Butt, 2768 Decatur av; 4 9-12yf Aug1'12; June18'13. 2,000

[1]**Broadway,** sec 23d; agmt modifying Ls; same to same; Mar3; June18'13. nom

[1]**Broadway, 1439** (3:993), all, except rear portion of c or b; Jos R Munter to Jno W Ritchie & ano, 471 Central Park W, individ & firm Ritchie & Cornell; from June 10'13 to May30'20; June18'13. 13,000

[1]**Broadway, 1739** (4:1027), ground fl, 25x —; also ground fl on 55th st W, ns, 126.4 w Bway, 75x—, & adj Bway str in rear; Jesse Froehlich et al to C T Silver Motor Co Inc, a corpn, 1599 Bway; 12 4-12yf Sept 1; June14'13. 14,500 to 16,000

[1]**Amsterdam av, 1970-8** (8:2116); five bldgs; Jos Brucker to David Cohen, 1974 Ams av; 5yf May1; June17'13. 9,000

[1]**Broadway, 1981** (4:1139), nwc 67th, str & b; Eliza J Arkenburgh individ & ano as TRSTE Robt H Arkenburgh to Jno Marrin, 204 W 78; 5 5-12yf May1; June18'13. 3,000 & 3,500

[1]**Broadway** (8:2235), swc 207th, 100x101x 100x100, all; T G Galardi & Co to Wm Arras Jr & Geo R Arras, 242d & Bway; 20 yf June1; June13'13. taxes, &c, & net 3,000 to 10,000

[1]**Columbus av, 835** (7:1836), sec 101st; str & b; Chas H Abbott to Cath Noonan, 835 Col av; from June18'13 to Oct30'14; June19'13. 2,000

[1]**Columbus av, 835;** str & b; Mary J Noonan to same; from Nov1'14 to Apr30'22; June19'13. 2,500 & 2,680

[1]**Lenox av** (6:1594), sec 111th; asn Ls; Lenave Amusement Co to Morris Punch, 68 Lenox av, & Paul Tanzman, 91 2 av; Jan16; June19'13. nom

[1]**Lenox av** (6:1594); same prop; asn Ls as collateral security for payment of notes; Morris Punch & ano to Merchants' Realization Co (Inc), 116 Nassau; June19 '13. nom

[1]**Lenox av** (6:1594); same prop; asn Ls as collateral security for payment of notes; same to same; June19'13. nom

[1]**Lexington av, 1297** (5:1516), nec 87th; str & b; Moritz Neuman to Max Rothenberg, 5 Beekman; 2 10-12yf July1'12; re recorded from June11; June17'13. 1,044

[1]**Lexington av** (6:1644), nwc 116th; asn Ls; David A Schulte to Lexington Leasing Co, a corpn, 39 Park row; Dec9'11; June18 '13. nom

[1]**Park av** (6:1634), nec 106th; asn Ls; Michl W Keogh to Patk McAneney, 234 Willis av; mtg $2,000; June17; June18'13. nom

[1]**1ST av, 100;** also 6TH ST, 403 E (2:434), str & pt b; Mary Nurse to Saml Wohlstadter, 95 Av B & ano; 5yf May1'16; June 13'13. 1,740

[1]**1ST av, 319** (3:924), str, pt c & 8 rooms on fl above str; Emma Weber to Margaretha Fetteroll, 319 1 av; 2 10-12yf July1; June18'13. 1,296

[1]**2D av** (2:456), swc 1st; moving picture theatre; all; M Wm Minsky to Second Av Amusement Co (Inc), 140 Nassau; 10yf Aug15; June19'13. 5,400 to 6,000

[1]**2D av** (2:456), swc 1st; same prop; asn Ls; Jacob Kaplan & ano to same; AT; May22; June19'13. nom

[1]**2D av, 812** (5:1336), es, 75.5 n 43d, 25x 100; Sofie Bermann to Sigmund Bermann, 319 E 57; ½ pt; mtg $22,500; June10; June 18'13. nom

[1]**2D av, 812;** Sigmund Bermann to Leo M Baum, 112 E 89, all of; mtg $20,000; June 16; June18'13. nom

[1]**2D av, 812;** Leo M Baum to Sigmund Bermann & Elsie, his wife, 319 E 57; mtg $20,000; June16; June18'13. nom

[1]**2D av, 1421** (5:1429); asn Ls; Cornelius Cronin to Thos O'Gorman, 234 W 114; mtg $——; June6; June16'13. nom

[1]**2D av, 2038** (6:1676), sec 105th, str & pt b; also n flat above str; Louis Masbach to Frank La Scalea, 2038 2 av; 3yf May1'15; June18'13. 1,608

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[1]**2D av, 2365** (6:1786); asn Ls; Emma Davis to Lena Garber, 64 Pleasant, Hartford, Conn; mtg $3,000 & AL; May28; June 17'13. O C & 100

[1]**3D av, 213** (3:899), ses, 74 ne 18th, 18x 60, all; Mary Schulz to Henry E Andresen, 213 3 av; 5yf July11; June16'13. 2,000

[1]**3D av, 987** (5:1332); str & pt b; Max Schwarz to Lorenzo Mandraccia & ano, 987 3 av, 6yf May1; June17'13. 2,300

[1]**3D av, 1678** (5:1523), nwc 94th, str & pt b; Wm D Faris to Margt McDermott, 1680 3 av; 5yf June1, June13'13. 2,000

[1]**3D av, 1799, & 100th st, 200 & 200½** (6:1649), str & e; David Schwartz to Thos Fitzpatrick, 195 E 100; 12yf May1; June 19'13. 2,700

[1]**3D av, 1953** (6:1655), str fl, b & 1st fl; Morris Prowler to Otto Carstens, 1953 3 av; 5yf May1; June18'13. 1,500

[1]**6TH av, 410** (3:826); str &c; Josephine S Price to Pauls Lunch System, 410 6 av; Louis Richter, 37 W 115, & Herman Horowitz, 24 W 98; 5yf May1; June17'13. 3,000

[1]**7TH av** (7:2009), sec 141st; str &c; Jno Schreiner to Jno M Halper, 560 W 163; 5 4-12yf June1; June17'13. 1,500 to 1,800

[1]**8TH av, 2329** (7:1952); consent to asn Ls to Thos Kelly, 177 W 83; Michl J Adrian Corpn to Jno McMahon, 306 E Bway; June17; June19'13.

[1]**8th av, 2350** (7:1932); asn Ls; David P Foster to Geo E Moore, 201 W 14; mtg $8,000; June2; June17'13. nom

[1]**8TH av, 2795** (7:2045), str fl & pt b; Chas Petroll to Moritz Isenburger, 2795 8 av; 5yf Oct1; June13'13. 1,380

[1]**8TH av** (7:1952), nwc 125th; asn Ls; Jno McMahon to Thos Kelly, 177 W 83; June18'13. nom

[1]**10TH av, 763** (4:1080); asn Ls; Ida Otten to Margt Behrens, 367 W 15; June10; June 19'13. nom

[1]**10TH av, 763** (4:1080); str & pt 2d fl; Louisa Muller to Margt Behrens, 367 W 15; 5yf Apr1'15; June19'13. 1,800

[1]**11TH av** (4:1095), nwc 47th, 100.5x125; asn Ls; Lew M Fields & ano to Marfields Co, 1441 Bway; May3; June13'13. nom

LEASES.

Borough of the Bronx.

[1]**Jennings st, 890** (11:2976), all; The Duo Co to Julius Zap et al, 890 Jennings; 5yf May1; June16'13. 1,700 to 2,000

[1]**136TH st E, sec St Ann's av,** see St Ann's av, 174.

[1]**153D st, 274 E** (9:2412), asn Ls; Frank D Maglio to Ebling Brewing Co, 760 St Ann's av; June6; June13'13. nom

[1]**168TH st, 391 E** (9:2427), nec Clay av, east str; Amelia Maloney to Hyman Tashman, 391 E 168; 3yf May1; June18'13. 300

[1]**180TH st, 523 E** (11:3047), str; Hubbard Realty Co to Wm B Stacom Inc, a corpn, 523 E 180; 8yf May1; June13'13. 1,020 to 1,500

[1]**180TH st, 536 E,** see 3 av, sec 180.

[1]**184TH st W, swc Jerome av,** see Jerome av, 2371.

[1]**184TH st W, nec Cedar av,** see Cedar av, nec 184th.

[1]**Cedar av** (11:3235), nec 184th, 44.6x—x 76.7; gore; asn Ls; Michl J Broderick to Jos Gruber, Cedar av & 184th; AT; June 13; June19'13. nom

[1]**Clay av, nec 168th,** see 168th, 391 E.

[1]**Forest av, 721-3,** see Westchester av, 711-25.

[1]**Jerome av, 2371** (11:3198), swc 184th; asn Ls; Ralph Levy & ano to Wm Zoll, 564 W 149; June12; June19'13. nom

[1]**Jackson av, 720-4,** see Westchester av, 711-25.

[1]**St Ann's av, 174** (10:2548), sec 136th; oor str; Robt Koch to Wm Zoll, 564 W 149; 10yf July1; June19'13. 1,500 & 1,800

[1]**Westchester av, 711-25** (10:2645), nws, 176 sw Forest av (Concord av), runs nw 86.8 to es Jackson av (Nos 720-4), xn148.3 xe175 to ws Forest av (Nos 721-3) (Concord av), xs46.2 to Westchester av xsw176 to beg; leasehold; Meyer M Friend, ref, to Sophia Brenner, 274 Av A; mtg $55,000 & AL; FORECLOS Apr15; June17; June18 '13. 2,500 over & above mtgs

[1]**Westchester av, 966-8** (10:2713), The Ideal Theatre, for use as synagogue on following days, Oct 1, 2, 3, 10 & 11; Jos Greenwald to Harlem Kranken Unterstutzungs Verein; June17'13. for 5 days as above 225

[1]**3D av** (10:3061), sec 180th (No 536), str No 15, 18x55; Kellwood Realty Co to Theo Neckles, 4327 3 av; 10yf Nov1'11; June16'13. 900 to 2,400

[1]**3D av,** sec 180th (No 536), same prop; asn Ls with consent of Kellwood Realty Co; Theo Neckles to Wm Spandon & ano, 202 W 25; AT; June3; June16'13. nom

MORTGAGES.

Borough of Manhattan.

JUNE 13, 14, 16, 17, 18, 19.

[m]**Allen st, 190** (2:417), es, 146 n Stanton, 22.2x88x22.2x87.6; pr mtg $18,000; June19 '13; due Aug8'13, —%; Alfred B Jaworower to Henry Kranzler, 3 W 111. 345

[m]**Bank st, 40** (2:614), ss, 145.2 e 4th, 20x 90x19.5x90, given to secure indebtedness; June14; June17'13; installs, 6%; Henry W Guernsey to N Y County Natl Bank, 79 S av. 4,500

[m]**Beekman st, 113,** see Beekman, 115-7.

[m]**Beekman st, 115-7** (1:95), nwc Water (Nos 220-2), runs n57.7xw50.9xs63.4xe56.9 to beg; also BEEKMAN ST, 113 (1:95), sws, 92.2 se Pearl, 19.2x50.9x19.1x48.10; bldg loan; Oct17'12; June17'13; 5y5%; Volunteer Hospital to Chas Laue, 152 8 av, Bklyn. 35,000

[m]**Benson pl, 1, 2 & 3** (1:171), nec Leonard (Nos 109-15), runs n124xe61.8xs20xe23.4xs 104 to Leonard xw85 to beg; pr mtg $100,000; Apr1; June14'13; 6y6%; Jaffray Realty Co, 30 Church to Anna M E Creveling, 31 Glenwood av, Jersey City, NJ. 20,000

[m]**Benson pl, 1, 2 & 3;** certf as to above mtg; Apr10; June14'13; same to same.

[m]**Benson pl, 1, 2 & 3;** sobrn agmt; Apr10; June14'13; same & J Frederic Kernochan with same. nom

[m]**Benson pl, 1, 2 & 3;** sobrn agmt; Apr10; June14'13; Jaffray Realty Co & Wm P Hamilton trste with same. nom

[m]**Bleecker st, 18-24** (2:521), swc Elizabeth (Nos 309-11), 92x90; pr mtg $80,000; June17; June19'13; due Dec17'14; 6%; Jno E Pye to Anton H Meyer, 256 W 125. 2,000

[m]**Bleecker st, 211-9** (2:542), nec Minetta (No 1[illegible]), 92.1x100; leasehold; pr mtg $ —; May28; June16'13; due May28'18, 6%; Pietro Alvino & Carmine Marasco, exrs &c Rocca M Marasco, to David Israel, 61 E 86. 17,000

[m]**Broad st, 42, & New st, 38** (1:24); ext of $175,000 mtg to May17'15 at 6%; June18; June19'13; Wall St Journal Bldg Co, 42-4 Broad, with Union Trust Co, 80 Bway. nom

[m]**Broad st, 42-4** (1:24), ws, abt 130 s Exchange pl, runs s41.4xw16.2 to New (Nos 38-40) xn64.3xe73.7x—76.3 to beg; pr mtg $475,000; June19'13; due May17'15, 6%; Wall St Journal Bldg Co to General Electric Co, at Schenectady, NY. 125,000

[m]**Broad st, 42-4, & New st, 38-40;** certf as to above mtg; June19'13; same to same.

[m]**Broad st, 42-4, & New st, 38-40;** certf as to ext of mtg for $175,000 to May17'15 at 6%; June19'13; same to Union Trust Co.

[m]**Canal st, 317** (1:230), ns, abt 40 w Mercer, 19.5x69x18.8x67.9, ws; also CANAL ST, 319 (1:230), ns, abt 60 w Mercer, 20.2x 98.9x19.7x95.6, ws; June17; June19'13; due &c as per bond; Frances L Glover, Philipstown, NY, to Grace Williams, gdn Lesta Ford, 882 Park av. 35,000

[m]**Canal st, 319,** see Canal, 317.

[m]**Charles st, 84-6** (2:620), ss, 137.6 e Bleecker, 37.6x95; pr mtg $——; June13; June14'13; 1y6%; Bessie Kittenplan to Jos L Buttenwieser, 300 Central Park West. 3,500

[m]**Croton st** (8:2123), ss, 85.5 w Ams av, 25x18.5 to 165th x25x14.5; also 165TH ST W (8:2123), ns, 139.5 w Ams av, 25.4x26.6x 20x22.6; also AMSTERDAM AV (8:2123), swc Croton, 24.8x93x24x89.5, except pt for 165th; PM; June11; June19'13; 3y6%; Andw T McKegney, 2486 Devoe ter, to Emilie Schulz, 161 E 116. 5,000

[m]**Croton st, swc Ams av,** see Croton, ss, 85.5 w Ams av.

[m]**Dutch st, 4-10** (1:78), es, 86.10 n John, runs e27.7xe36.6xe17xn24.7xw5.10xn77xw73. to es Dutch xs93.5 to beg; leasehold; pr mtg $450,000; June10; June17'13; due May 1'29, 5½%; Four to Ten Dutch St, a corpn, to Commercial Union Assurance Co (Lim), 55 John. 100,000

[m]**Dutch st, 4-10;** certf as to above mtg; June11; June17'13; same to same.

[m]**Dutch st, 4-10;** consent to mtg on lease for $100,000; June5; June17'13; Minister &c of the Reformed Protestant Dutch Church of City NY to Four to Ten Dutch St, a corpn.

[m]**East Broadway, 183** (1:284), ss, 78.4 w Jefferson, 26.1x100; June12; June14'13; due &c as per bond; Israel Hermann, 183 East Bway, to Stanislaus N Tuckman, 4722 13 av, Bklyn. 1,700

[m]**East Broadway, 183;** ext of $1,800 mtg to June10'18 at 6%; June10; June14'13; Stanislaus N Tuckman with Israel Hermann, 183 E Bway. nom

[m]**Elizabeth st, 309-11,** see Bleecker, 18-24.

[m]**Greenwich st, 842-4** (2:643), ws, 23.2 s Gansevoort, 46.1x64.2x46.1x66.7; ext of $16,000 mtg to June17'16, at 4½%; June17'13; Andw Wilson trste Chas E Fleming with Jessica T Van Beuren, 812 Park av. nom

[m]**Grove st, 66-8** (2:591), ss, 250 e Bleecker, 43.10x93.7x43.9x95.7; June13; June14'13; 3y5½%; Trustees of the Corpn of the African Methodist Episcopal Church in City NY, known as Zion Church, to N Y Title Ins Co, 135 Bway. 17,000

[m]**Hamilton pl** (7:1988), es, 135.8 n 136th, —x—; pt of ground floor given to secure payment of deposit of $5,000 given as security for performance of terms of Ls; Apr30; June17'13; due as per agmt, 5%; Domain Realty Co, 3487 Bway, to Rachel Lesser, 552 W 140, & ano. 5,000

[m]**Hamilton pl** (7:1988), es, 384.9 s 134th as measured along line parallel with es Bway, runs n54.3xe— to ws old Bloomingdale rd xs—xw— to beg; PM; June16 '13; 5y5%; Domain Realty Co, 80 Maiden la, to Mary E J Devlin, 168 W 87. 42,500

[m]**Hamilton pl** (7:1988), same prop; certf as to above mtg; June16'13; same to same.

[m]**Leonard st, 109-15,** see Benson pl, 1 to 3.

[m]**Market sl, 83** (1:250); asn Ls by way of mtg to secure $1,650; June6; June14'13; Vincenzo Abbate with North American Brewing Co, 1306 Greene av, Bklyn. nom

[m]**Minetta st, 1½,** see Bleecker, 211-9.

[m]**Mott st, 66** (1:201), es, abt 180 n Bayard, 25x94; June5; June19'13; 5y5%; Martin Rothschild to Walter Blumenthal, 2176 Bway, & ano, exrs Rebecca S Blumenthal. 17,000

[m]**New st, 38,** see Broad, 42.

[m]**New st, 38-40,** see Broad, 42-4.

[m]**Oliver st, 17** (1:279); ext of $3,000 mtg to July6'16 at 5%; June4; June14'13; Bankers Trust Co with Francis J O'Connor, 17 Oliver. nom

[m]**Prince st, 125** (2:514), nec Wooster (Nos 130-2), 25.8x95; ext of $40,000 mtg to May1 '16 at 4½%; June10; June17'13; Helian Co to Bank for Savings in City of N Y, 280 4 av. nom

[m]**Pearl st, 18½,** see State, 5.

[m]**Pearl st, 20,** see State, 5.

[m]**Rivington st, 110** (2:411); ext of $15,000 mtg to Nov1'18 at 5%; June16; June17'13; St Luke's Home for Aged Women, 30 E 20, with Dora Finkelstein, 1800 7 av. nom

[m]**Rivington st, 110;** ext of $4,000 mtg to Nov1'16 at 6%; June16; June17'13; same with same. nom

[m]**Stanton st, 125** (2:354), ss, 50 e Essex, 25x75; June17'13; 5y5%; Morris Mandelskorn to German Savgs Bank, 157 4 av. 22,000

[m]**Stanton st, 125** (2:354), ss, 50 e Essex, 25x75; pr mtg $22,000; June5; June17'13; 3y6%; Morris Mandelskorn to Fanny Kohn, 35 W 115. 7,000

[m]**Stanton st, 192** (2:345); agmt changing interest days; June16'13; Jonas Cohen, Bklyn, to German Savgs Bank, 157 4 av. nom

[m]**State st, 1 & 2** (1:9), nwc Whitehall (Nos 40-8), runs n130.11xw53.3xs30.7xe14.7 xs41.1xs60.5 to State xe56.1 to beg; PM; pr mtg $——; June16'13; 5y4½%; Gertrude A Vanderbeck, 149 W 126, to Augustus N Hand, 46 W 9 et al exr, &c, Geo & Alex Coles. 81,500

[m]**State st, 5** (1:9), ns, 111 w Whitehall, runs n58.11xe0.8xn41.2xn113.6 to ss Pearl (No 18½) xw19.10xs108.9xw6xs104.8 to st xe24.5 to beg; also PEARL ST, 20 (1:9), ss, 53.8 w Whitehall, runs s81.7xe4xs15xw 24.8xn97.8 to Pearl xe19.10 to beg, with all strips & gores adj above; PM; pr mtg $90,000; June19'13; due July1'16, 5%; Gertrude A Vanderbeck to Morgan J O'Brien, 729 Park av, & ano, exrs Herman Wronkow. 10,000

[m]**Suffolk st, 43** (2:351), ws, 75 n Grand, 25x50; June19'13; 5y5%; Jennie Greenberg, 43 Suffolk, & Rosie Greenberg, 221 Henry, to Annie S Arnold, West Islip, LI. 14,000

[m]**Suffolk st, 43;** sobrn agmt; June19'13; same & Marks Kirshbaum with same. nom

[m]**Water st, 220-2,** see Beekman, 115-7.

[m]**West st, 174** (1:131), es, abt 55 s Warren, 26.6x87.10x26.6x88.1, ns; June13'13; due, &c, as per bond; Helen W Seamans to Title Guar & Trust Co. 14,500

[m]**Whitehall st, 40-8,** see State, 1 & 2.

[m]**Wooster st, 130-2,** see Prince, 125.

[m]**Wooster st, 233-7,** see 3d, 43-5 W.

[m]**3D st, 43-5 W** (2:538), nwc Wooster (Nos 233-7), 42x74.10; PM; pr mtg $——; June 16; June17'13; due Dec16'13, 6%; Aaron Goodman, 117 W 119, to Christopher-Pitkin Co, 378 Grand. 6,037.66

[m]**5TH st, 11 E** (2:360), nes, 148 se Av D, 26.8x97; June13; June19'13; installs, 6%; Bernard or Bernot Sandrowitz to Mendel Marcus, 503 W 5, Coney Island, NY. 720

[m]**6TH st, 609 E** (2:389), ns, 168 e Av B, 25x70.10; June19'13; 5y5%; Bernard Plath to Estelle Scholle, 11 E 76. 20,000

[m]**7TH st, 227 E** (2:390); ext of $8,000 mtg to June13'18 at 5%; June13; June18'13; Annie Schwartz, Jersey City, NJ, with Bowery Savings Bank, 128 Bowery. nom

[m]**8TH st, 3-5 W** (2:572), ns, 100 w 5 av, 56.6x93.11; June16'13; 5y5%; Edw Jansen, 141 W 79, to Emigrant Indus Savgs Bank. 130,000

[m]**13th st, 640 E** (2:395), ss, 158 w Av C, 25x103.3; PM; Jun13'13; 3y5%; Saml Levy, 229 E 115 & Jos Kreinik, 221 E 115 to Harry R Kohn, 16 W 68. 15,000

[m]**14TH st, 241 E** (3:896), ns, 105.5 w 2 av, 25x103.3; June16; June17'13; 1y6%; Doric Constn Co to Kath Fielder, 675 Harmon, Bklyn. 1,200

[m]**14TH st, 241 E;** certf as to above mtg; June16; June17'13; same to same.

[m]**16TH st, 524 E** (3:973), ss, 308 e Av A, 37.6x103.3; ext of $35,000 mtg to May28 '16 at 5%; June9; June16'13; Mortgage Bond Co of N Y with Jos Strauss. nom

[m]**17TH st, 413 E** (3:949), ns, 194 e 1 av, 25x92; June12; June16'13; demand, 6%; Jacob Wolf to Ebling Brewing Co, a corpn, 760 St Ann's av. 1,000

[m]**23TH st, 29 W** (3:827), ns, 400 e 6 av, 25x98.9; ext of $45,000 mtg to May 12'16, at 5%; June14; June19'13; Rosanna Batchelor with Society of the Free Church of St Mary the Virgin, 1 Mad av. nom

[m]**27TH st, 148 E** (3:882), ss, 195 w 3 av, 25x98.9; pr mtg $10,000; June17; June18'13; 3y6%; Fannie Levy to Alfd V Wittmeyer, 606 W 137 & ano. 7,000

[m]**38TH st, 8-16 W** (3:839), ss, 145 w 5 av, 100x98.9; plot begins 145 w 5 av & 38 s 38th, runs s28.3xe12 to es or an alley xn 28.3xw12 to beg, with use of alley; June 16; June19'13; 5y5%; J J Steindler Co to N Y Life Ins Co, 346 Bway. 625,000

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m38TH st, S-16 W; certf as to above mtg; June11; June19'13; same to same.

m42D st, 107 W (4:995), ns, 80 w 6 av, 20x75.4; also PLOT begins 75.5 n 42d & 80 w 6 av, runs n25xw20xs25xe20 to beg; also strip begins 75.4 n 42d & 80 w 6 av, runs n0.1xw20xs0.1x20 to beg; PM; June16'13, 5y5½%; Michl J & Dominick J Gilhuly to Emigrant Indus Savgs Bank. 90,000

m43D st, 106 W (4:995), ss, 102.6 w 6 av, 22.6x100.5; PM, pr mtg $42,000; June19'13; 3y6%; Emma Ervin to Sarah C Faile, 53 W 49, & ano, exrs Chas V Faile. 23,000

m43D st, 106 W (4:995); ext of $42,000 mtg to May29'16 at 5½%; June19'13; Lawyers Mtg Co with Sarah C Faile & ano, exrs Chas V Faile. nom

m47TH st, 529-31 W (4:1076), ns, 350 e 11 av, 100x100.5; June17'13; due &c as per bond; Hartley Open Stair Tenement Co to Manhattan Savgs Instn, 644 Bway. 90,000

m47TH st, 529-31 W; certf as to above mtg; June17'13; same to same.

m48TH st, 209 E (5:1322), ns, 145 e 3 av, 17.1x100.5; June16'13; 5y5%; Harriet Jones of Bklyn to Albert Ranken, 368 Greene av, Bklyn. 7,000

m48TH st, 367 W (4:1039), ns, 125 e 9 av, 15x100.5; pr mtg $15,000; June17; June18 '13; 2y6%; Millard Veit to Mildred E Veit at Bayview av & Healy av, Far Rockaway, LI. 2,100

m50TH st, 251 E (5:1324), ns, 88.6 w 2 av, 18x100; ext of $7,000 mtg to June12'16 at 5%; June12; June19'13; Chas Cohen with Bowery Savgs Bank, 128 Bowery. nom

m50TH st W, nwc 9 av, see 9 av, nwc 50.

m51ST st, 434 W, see 51st, 436 W.

m51ST st, 436 W (4:1060), ss, 360 e 10 av, 20x100.5; also 51ST ST, 434 W (4:1060), ss, 380 e 10 av, 20x100.5; pr mtg $21,000; June13; June19'13; 1y5½%; Annie, wife of & Peter L Rafferty, to Mary E Brophy, 514 10 av. 3,500

m52D st, 301 W, see 8 av, 871.

m52D st, 622 W (4:1099), ss, 375 w 11 av, 25x100.5; pr mtg $6,500; May9; June19'13; due &c as per bond; Ellen Rafferty, 622 W 52, to Thos Kelly, 177 W 83. 2,000

m53D st 128 W (4:1005), ss, 385.6 w 6 av, 18x100.5; PM; pr mtg $5,000; June11; June14'13; due Mar1'15, 6%; Thos A Eager, 82 Varick, to Marie M Wolfe, 550 W 42. 6,000

m55TH st, 240 W (4:1026), ss, 145.10 w Bway, 20x100.5; pr mtg $25,000; June13; June17'13; due &c as per bond; Sadie Bonwit to Emma Popper, 112 W 72. 5,000

m57TH st, 543 W (4:1086), ns, 275 e 11 av, 25x100.5; June19'13; due &c as per bond; Virginia Coyne, of B of R, NY, to Title Guar & Trust Co. 3,000

m69TH st, 257 W (4:1161), ns, 175 e West End av, 20x100.5; June18'13; 5y5%; Emil L Kieger, 167 W 29, to Metropolitan Savings Bank, 59 Cooper Sq E. 12,000

m69TH st, 257 W; pr mtg $12,000; June 18'13; 3y6%; same to M Emma Klatzl, 424 E 154 & ano. 3,000

m70TH st, 323 E (5:1445), ext of $8,500 mtg to June16'16 at 5%; June2; June18'13; Guaranty Trust Co exr Margt J Westcott with Morris Mendel. nom

m72D st, 122 W (4:1143), ss, 200 w Col av, 25x102.2; June16'13; 1y6%; Danl Appleton to Lawyers Title Ins & Trust Co. 6,000

m75TH st, 305 E (5:1450); ext of $34,000 mtg to June14'16 at 5½%; June13; June19 '13; Chas A Smith & ano, exrs &c Chas Smith, with Isaac & Michl Hirsch. nom

m77TH st, 337 E (5:1452), ns, 375 e 2 av, 25x102.2; PM; May28; June13'13; due &c as per bond; Herman Wagner, 337 E 77 to Henry Aronson, 1725 Lex av. 1,000

m80TH st, 208 W (4:1227), ss, 175 w Ams av, 25x102.2; certf as to payment of $2,500 on account of mtg; June16; June19'13; Meyer M Ganz to E T Realty Co, 76 William.

m81ST st, 343 E (5:1544), ns, 200 w 1 av, 25x102.2; June19'13; 5y4½%; Henry O Distler to Wm Elliott, 522 West End av, et al, trstes Geo L Elliott. 9,000

m81ST st, 405 E (5:1561), ns, 131.6 e 1 av, 25x102.2; pr mtg $13,000; June11; June13' 13; 3y6%; Annie McGee to Adele D O'Reilly, 472 W 141st. 2,500

m82D st, 41-3 W (4:1196), ns, 258.4 e Col av, 33.4x102.2; PM; June18'13; 3y5%; Greycourt Realty Co Inc to Henry L Morris, 12 W 53 & ano exrs Cornelia Jay. 35,000

m82D st, 45-7 W (4:1196), ns, 225 e Col av, 33.4x102.2; PM; June18'13; 3y5%; Greycourt Realty Co Inc to Alice Jay, 1919 N st, Wash, DC. 35,000

m82D st, 118 W (4:1212), ss, 205.11 w Col av, 19.1x102.2; June17'13; 3y5%; Mary H Watts to Lawyers Mtg Co, 59 Liberty. 15,000

m86TH st, 2 E (5:1497), ss, 100 e 5 av, 20x102.2; June17; June18'13; 3y5%; Edw N Tailer to Lawyers Title Ins & Trust Co. 28,000

m86TH st, 149-53 W (4:1217), ns, 212.6 e Ams av, 75x100.8; pr mtg $——; June18'13; due Dec1'18, 6%; Almore Realty Co Inc to Alliance Realty Co, 115 Bway & ano. 57,500

m86TH st, 149-53 W; certf as to above mtg; June18'13; same to same.

m86TH st, 155-63 W (4:1217), ns, 125 e Ams av, 87.6x100.8; pr mtg $——; June18'13; due Dec1'18, 6%; Almore Realty Co Inc to Alliance Realty Co, 115 Bway & ano. 80,000

m86TH st, 155-63 W; certf as to above mtg; June13; June18'13; same to same.

m87TH st, 70 W (4:1200), ss, 30 e Col av, 20x100.8; PM; pr mtg $——; June19'13; due Apr1'17, 6%; Jus Realty Corpn to Millicent T Roelker, 70 W 87. 5,000

m87TH st, 144-52 W (4:1217), ss, 287.9 e Ams av, 82.3x100.8; PM; pr mtg $86,000; June17; June18'13; due Oct1'14, 6%; Princeton Constn Co to Alliance Realty Co, 115 Bway. 19,250

m87TH st, 144-60 W (4:1217), ss, 205.6 e Ams av, 164.6x100.8; pr mtg $422,600; June 17; June18'13; 1y6%; Princeton Constn Co to Harris Mandelbaum, 12 W 87. 39,000

m87TH st, 144-60 W; certf as to above mtg; June17; June18'13; same to same.

m87TH st, 154-60 W (4:1217), ss, 205.6 e Ams av, 82.3x100.8; PM; pr mtg $85,000; June17; June18'13; due Oct1'14, 6%; Princeton Constn Co to Alliance Realty Co, 115 Bway. 19,250

m87TH st, 162-72 W (4:1217), ss, 97.6 e Ams av, 108x100.8; bldg loan; June16'13; due Sept1'18, 6%, until completion of bldg & 5½% thereafter; West Side Constn Co to Metropolitan Life Ins Co, 1 Mad av. 325,000

m87TH st, 162-72 W; certf as to above mtg; June16'13; same to same.

m87TH st, 162-72 W (4:1217), ss, 97.6 e Ams av, 108x100.8; PM; pr mtg $325,000; June16; June17'13; due &c as per bond; West Side Constn Co to Thos Guardincerri, 44 Charlton, & ano. 14,000

m87TH st, 162-72 W; certf as to above mtg; June16; June17'13; same to same. nom

m88th st, 62 W (4:1201), ss, 125 e Col av, 20x100.8; June13'13; due &c as per bond; Robt B Baker, Greenwich, Conn to Title Guar & Trust Co. 18,000

m88TH st, 122 W (4:1218), ss, 193.6 w Col av, 15.6x100.8; PM; June13'13; 3y4½%; Walter S Schneider, 120 W 88 to N Y Life Ins & Trust Co, 52 Wall exr Jas E Childs. 14,000

m88TH st, 338 W (4:1249), ss, 441 w West End av, 21x100.8; ext of $23,000 mtg to May1'16 at 4½%; May1; June13'13; Rebecca S Mills with Adam K Luke, 338 W 88. nom

m89TH st, 311 W (4:1250), ns, 190 w West End av, 20x100; PM; June11; June16'13; due June16'15, 5%; Excelsior Holding Co, a corpn, 128 Bway, to Margt G Titus, 626 West End av. 25,000

m92D st, 350 E, see 1 av, 1779.

m92D st, 52 W (4:1205), ss, 328 e Col av, 18x100.8; PM; May1; June18'13; 3y5%; Annie Davis to Henry R Bond Jr, New London, Conn, & ano exrs Frank S Bond. 15,000

m94TH st, 311 W (4:1253), ns, 175 w West End av, 50x100.8; agmt as to share ownership in mtg; June16'09; June16'13; David Rosenblum with Lawyers Title Ins & Trust Co. nom

m96TH st, 308-10 E (5:1558), ss, 150 e 2 av, 75x100; June16; June18'13; due, &c, as per bond; M Bowsky Fur Dressing & Dyeing Co, 306-10 E 96, to Cecilia Ober, 321 W 138. 4,056.20

m99TH st, 169 E (6:1627), ns, 125 w 3 av, 25x100.11; Feb17; June14'13; due, &c, as per bond; Bronx Investing Co to Jennie Reichman, 199 Belmont, Bronx. 300

m99TH st, 206-10 W (7:1870), ss, 185 e Bway, runs e62.6xsw58.4xs39xw38.9xs4.1xw 16xn100.11 to beg; pr mtg $94,000; June6; June18'13; due Jan1'14, 6%; Isaac Polstein, 311 W 100, to Chas Friedenberg, 312 Manhattan av. 5,000

m101ST st, 76 W, see Col av, 835.

m101ST st W, sec Col av, see Col av, 835.

m101ST st, 311 W (7:1889), ns, 125 w West End av, 25x100.11; pr mtg $23,000; June14; June16'13; 1y6%; Melusine wife of & Andw Brose to Eliz Schulz, 828 St Marks av, Bklyn. 4,000

m103D st, 108-10 E (6:1630), ext of $32,000 mtg to Apr29'18 at 5½%; May29; June13 '13; N Y City Mission Tract Society with Saul Abraham. nom

m103D st, 313 E (6:1675); asn Ls by way of mtg as collateral security; June18; June19'13; Vincenzo A Puzzo to M Groh's (Inc), 238 W 28. nom

m103D st, 134 W (7:1857), ss, 353.5 e Ams av, 27x104.9x24x104.9; PM; June17; June 18'13; due, &c, as per bond; Jno J Falahee to Title Guar & Trust Co. 20,000

m103D st, 136 W (7:1857), ss, 327.5 e Ams av, 26x104.9x26x104.10; PM; June17; June 18'13; due, &c, as per bond; Jno J Falahee to Title Guar & Trust Co. 20,000

m105TH st, 25-7 E (6:1611), ns, 300 e 5 av, 50x100.11; PM; pr mtg $50,000; June 17'13; 5y6%; Saml L Ettlinger, 171 Manhattan av, to Parker K Deane, Cornwall, NY, trste for Jean G Deane et al. 16,000

m105TH st, 340 E (6:1676); ext of $28,000 mtg to June22'16 at 5%; June4; June16 '13; Lawyers Mort Co with Thos D Adams. nom

m105TH st, 403 E (6:1699), ns, 91 e 1 av, 22x75.7; June11; June13'13; 3y5½%; Jos Auld, Tarrytown, NY; Robt Auld, Scarsdale, NY; Jessie Hutcheon, Emma J Haenlein, Wm I Auld, Jas S Auld, of NY, children & heirs Jane Auld to N Y Title Ins Co, 135 Bway. 3,500

m105TH st, 176 W (7:1859), ext of $30,000 mtg to Sept1'18 at 5%; June12; June13 '13; Chas C McMann with Archibald H M Sinclair, at Regents Park, Barracks, London, N W, England. nom

m105TH st W, nec West End av, see West End av, 920-8.

m110TH st E, sec 1 av, see 1 av, sec 110.

m111TH st W, sec Lenox av, see Lenox av, sec 111th.

m113TH st, 327-31 E (6:1685), ext of $42,000 mtg to May17'18 at 5½%; June6; June 13'13; Lawyers Mtg Co with Salvatore Soraci & Giuseppe Molea. nom

m113TH st, 76-8 W (6:1596), ext of $60,000 mtg to May31'18 at 5½%; May29; June18 '13; Geo A Quinby committee Julia T Sneden with Carrie S Lyons. nom

m115TH st, 412 W (7:1867), ext of $33,000 mtg to Aug10'18 at 5%; May27; June13'13; Peter Doerr with Frederic deP Foster, Tuxedo Park, NY, trste for Louisa Minturn, &c, will Jno W Minturn. nom

m116TH st, 104-6 W (7:1825), ss, 105 w Lenox av, 40x100.11; PM; June16; June17 '13; due &c as per bond; Arco Realty Co to Louis Auerbach, 73 E 80. 7,500

m122D st, 307 W, see St Nicholas av, 241-7.

m125TH st, 442 W (7:1965), ext of $20,000 mtg to Aug7'16; 5%; June12; June13'13; Jno Mc L Nash with Ida C Lilienthal, 60 W 129. nom

m125TH st W, nwc 8 av, see 8 av, 2329.

m127th st, 145-7 W (7:1912), ns, 150 e 7 av, 50x99.11; PM; pr mtg $72,500; June1; June13'13; 3y6%; Inter-City Land & Securities Co, 115 Bway to Brown-Weiss Realties, 63 Park Row. 7,500

m127TH st, 145-7 W (7:1912), ns, 150 e 7 av, 50x99.11; pr mtg $140,000; June12; June14'13; installs, 6%; Inter-City Land & Securities Co to Estates Mortgage Securities Co, 160 Bway. 4,000

m127TH st, 145-7 W; certf as to above mtg; June12; June14'13; same to same.

m131ST st, 5 E (6:1756), ns, 125 e 5 av, 25x99.11; ext of $16,900 mtg to Aug1'18 at 5½%; Mar22; June17'13; Jennie Lerner with Jos Hildesheimer. nom

m136TH st, 103 W (7:1921), ns, 91.8 w Lenox av, 15.8x99.11; ext of $8,000 mtg to May1'16 at 5%; May1; June19'13; Corpn for the Relief of Widows & Children of Clergymen of the Protestant Episcopal Church with Carrie B Meyer. nom

m142D st, 131 W (7:2011), ns, 270 w Lenox av, 40x99.11; pr mtg $37,000; May23; June 19'13; due &c as per bond; Margt E Weill, 634 W 138, to Chelsea Exchange Bank, 266 W 34. 3,000

m142D st, 506 W (7:2073), ss, 469 e Bway, 16x90; June13'13; 5y5%; Margt McCue to Emigrant Industrial Savgs Bank. 9,500

m143D st, 450-6 W, see Convent av, 310-8.

m148th st, 628-32 W, see Riverside dr, sec 148th.

m152D st, 617 W (7:2099), ns, 200 w Bway, 50x99.11; PM; June15; June17'13; demand, 6%; May Boltan to Jos Boltan, 147 Clinton. 4,000

m161ST st, W, nwc Ft Wash av, see Ft Wash av, nwc 161.

m165TH st W, ns, 85.5 w Ams av, see Croton, ss, 85.5 w Ams av.

m165TH st W, ns, 139.5 w Ams av, see Croton, ss, 85.5 w Ams av.

m165TH st W, nwc Ams av, see Croton, ss, 85.5 w Ams av.

m175TH st W, nwc Audubon av, see Audubon av, nwc 175.

m175TH st W, nec St Nicholas av, see St Nicholas av, nec 175.

m175TH st W (8:2133), ns, 100 e St Nicholas av, 150x112.9; PM; June9; June14'13; due, &c, as per bond; Jacob Hertzberg to City Real Estate Co, 176 Bway. 42,000

mAv B, 97-9 (2:389), es, 40.5 n 6th, 37x93; June11; June13'13; 3y6%; Isaac & Eva Male to Saml Kamlet, 54 St Marks pl. 4,000

mAmsterdam av, 1324-8 (7:1980), ws, 49.10 n 125th, 50x100; May5; June14'13; due 12 mos from completion of bldg, interest as per bond; Arch Amusement Co to Acme Metal Ceiling Co, 2295 2 av. 4,000

mAmsterdam av, 1970-8 (8:2116); given to secure deposit of $1,000 as security for performance of terms of lease; pr mtg $85,000; June16; June17'13; 5y4%; Jos Brucker to David Cohen, 1974 Ams av. 1,000

mAmsterdam av, nwc 165th, see Croton, ss, 85.5 w Ams av.

mAmsterdam av, swc Croton, see Croton, ss, 85.5 w Ams.

mBowery, 208 (2:492), ws, 193.11 n Spring, 16.10x100x16.7x100; PM; June19'13; 3y5%; Louis Greenfield to Eliz S Burrill, Summit, NJ. 12,000

mBowery, 208; PM; pr mtg $12,000; June 19'13; 1y6%; same to Sam Jacobs, 9 E 97. 1,000

mAudubon av (8:2133), nwc 175th, 106.3x 100.3x114.2x100; PM; June9; June14'13; due, &c, as per bond; Jacob Hertzberg to City Real Estate Co, 176 Bway. 34,000

mBroadway, 2741-7, see West End av, 920-8.

mColumbus av, 835 (7:1836), sec 101st; str Ls; June19'13; demand, 6%; Cath Noonan to Beadleston & Woerz, a corpn, 291 W 10. 4,000

mColumbus av, 835 (7:1836), sec 101st (No 76), 25.6x74; pr mtg $28,000; June19'13; demand, 6%; Mary J Noonan to Beadleston & Woerz, a corpn, 291 W 10. 10,000

mConvent av, 310-8 (7:2058), swc 143d (Nos 450-6), 99.11x125; sobrn agmt; Aug 30'12; June13'13; State Realty & Mort Co with Albion Constn Co, 2228 Bway. nom

mFt Washington av (8:2136), nwc 161st, 102.2x118.5x99.2x140; pr mtg $35,000; June 16'13; 1y6%; Hilliard Constn Co Inc to New York Mort & Security Co. 105,000

mFt Washington av (8:2136), same prop; certf as to above mtg; June16'13; same to same.

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m**Ft Washington av** (8:2136), same prop, two sobrn agmts, June16'13, Harris Mandelbaum with same. nom

m**Fort Washington av** (8:2136), ws, 250.5 w Bway (or formed by intersection of ws Bway & ws Ft Washington av as same curves), runs w103.6xs80xe100xn45.2 to av xn41.3 to beg, pr mtg $85,000, June12; xn41.3 to beg, pr mtg $85,000, June12; June18'13 due, &c, as per bond, Saranac Constn Co to Robt S Smith, 32 W 92. 9,500

m**Fort Washington av** (8:2136), same prop, certf as to above mtg; June12; June18'13; same to same.

m**Lenox av, 669-71** (7:2012), ws, 40 n 143d, 39.11x100, June9, June17'13 1y5½; Mary Schwartz to Emigrant Indust Savgs Bank. 30,000

m**Lenox av, 669-71;** sobrn agmt, June14; June17'13; same & Frank Schwartz with same. nom

m**Lenox av** (6:1594), sec 111th; leasehold; June19'13; due &c as per notes, 6%; Morris Punch & Paul Tanzman to Merchants' Realization Co (Inc), 116 Nassau. 5,000

m**Madison av, 1532** (6:1610); ext of $15,000 mtg to June5'16 at 5%, June5, June13 '13, Abr Rubinstein with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

m**Manhattan av, 122** (7:1841), es, 17.3 n 105th, 17x70; June19'13; 5y5%; Susie G May to Laura H Jones, 18 E Park, Newark, NJ. 7,500

m**Manhattan av, 495** (7:1947), ws, 78.5 s 121st, 15x80; ext of $8,000 mtg to June5 '18 at 5%, June5; June13'13, Mark Miller with Camilla M Waldron, 200 W 57. nom

m**Park av, 1022-4** (5:1497), ws, 22.2 n 85th, 40x70; pr mtg $32,500; June14; June18'13; due, &c, as per bond; Christine Hoguet & Louis J de Milhau to Julia Coddington, 24 W 58. 5,500

m**Park av, 1224** (5:1507), ws, 25.2 n 95th, 25.2x100; June11; June17'13; 5y5%; Anton Friedrich Jr, Northport, LI; Anna Friedrich, N Y, individ & as exr &c Anton Friedrich, & Henry W Friedrich, of Morris Park, NY, to Dorothea T S Pope, 101 E 92, & ano, trstes Jno W Pope. 26,000

m**Riverside dr** (7:2094), sec 148th (Nos 628-32), 99.11x105; pr mtg $340,000; Feb 14; June19'13; demand, —%, Geo F Picken Constn Co to Vito Contessa, 311 E 119, & ano. 15,000

m**Riverside dr** (7:2094); same prop; certf as to above mtg; Feb14; June19'13; same to same.

m **St Nicholas av, 241-7** (7:1949), nwc 122d (No 307), 118.5x62.2x100.11x124.2; June18'13; 5y5%; Hancock Constn Co to Franklin Savings Bank, 656-8 S av. 140,000

m**St Nicholas av, 241-7;** consent & certf as to above mtg; June18'13; same to same.

m**St Nicholas av** (8:2133), nec 175th, 134x 100x126.1x100; PM; June9; June14'13; due, &c, as per bond; Jacob Hertzberg to City Real Estate Co, 176 Bway. 70,000

m**West End av, 920-8** (7:1877), nec 105th, 100.11x150 to Bway (Nos 2741-7), x109.4x 193.3; June17'13; due Mar1'18, 6% until completion of bldg, & 5½% thereafter; West 82d St Realty Co to Metropolitan Life Ins Co, 1 Mad av. 900,000

m**West End av, 920-8. & Broadway, 2741-7;** certf as to above mtg; June17'13; same to same.

m**West End av, 949** (7:1892), ws, 75.11 n 106th, 75x100; PM; June13; June18'13; 3y 5%; Harry Schiff, 355 West End av, to The Classis of N Y of the Reformed Church in America, 25 E 22. 65,000

m**1ST av** (6:1703), sec 110th; sal Ls; June 6; June16'13; demand, 6%; Andrea Laus to Lion Brewery, 104 W 108. 898.13

m**1ST av, 1779** (5:1554), swc 92d (No 350), 25.8x75; June19'13; 3y5%; Geo Karsch, Flushing, LI, to Franklin Savgs Bank, 656 8 av. 15,000

m**1ST av, 1779;** sobrn agmt; June19'13; Edw Karsch with same. nom

m**1ST av, 2250** (6:1709), es, 50.10 s 116th, 25x95; June17; June18'13; 3y5%; Angiulina Parlato to Crescent-Star Realty Co, 211-13 E 55. 18,000

m**2D av, 1421** (5:1429); sal Ls; June6; June16'13; demand, 6%; Thos O'Gorman to Lion Brewery, 104 W 108. 635

m**2D av, 2002** (6:1675),; ext of $13,000 mtg to Apr2'16 at 5%; May13; June17'13; Anna M Phelps with Fannie Mandelbaum, 787 Prospect av. nom

m**1ST av, 2250;** pr mtg $18,000; June17; June18'13; due, &c, as per bond; same to Antonio Avagraziaplena, 316 E 154. 5,000

m**3D av, 1678** (5:1523); sal Ls; June4; June 13'13; demand, 6%; Margt McDermott to Geo Ehret, 1197 Park av. 1,500

m**5TH av, 94** (3:816), ws, 51.7 s 15th, 25.9 x100; leasehold; June18'13; due Apr30'16, 6%; Wm C Demorest, 68 E 66, to Ruth Livingston, Staatsburg, NY. 14,000

m**8TH av, 871** (4:1043), nwc 52d (No 301), 23.5x80; pr mtg $61,022.50; June13'13; demand, 6%; Wm Cahill to Lion Brewery of NY, 960 Col av. 4,603.83

m**8TH av, 2329** (7:1952), nwc 125th; leasehold; June18'13; demand, 6%; Thos Kelly to Geo Ehret, 1197 Park av. 10,000

m**9TH av, 736** (4:1040), es, 44 s 50th, 22.4x 80; pr mtg $5,000; June16'13; due, &c, as per bond; Julia Coberg extrx &c Christopher J Swingmann to Title Guar & Trust Co. 3,500

m**9TH av** (4:1060), nwc 50th; sal Ls; June 12; June16'13; demand, 6%; Francis R Burns to Geo Ehret, 1197 Park av. 3,000

m**10TH av, 763** (4:1080); sal Ls; June13; June19'13; demand, 6%; Margt Behrens to Lion Brewery, 104 W 108. 4,845.79

m**Plot begins 145 w 5 av & 38 s 38th,** see 38th, N-16 W.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to mtg or deed of trust for $100,000; June14; June16'13; Tennessee Packing & Stock Yards Corpn to Empire Trust Co trste.

m**Certf** (miscl) as to chattel mtg for $10,500; June17; June19'13; Market & Harlem Auto Trucking Co to David Podolsky, 447 E 9th.

m**Land at Mt Vernon, NY** (miscl); certf as to mtg for $40,000; May5; June17'13; Mt Vernon Holding Co to Yonkers Savgs Bank, at Yonkers, NY.

m**Land at Whitestone Landing, LI** (miscl); certf as to mtg for $75,000; May16; June14'13; Shore Acres Realty Co to Mutual Life Ins Co of NY.

m**Land at Hempstead, LI** (miscl); certf as to mtg for $2,000; June12; June18'13; Ellison & Co to Stella Foreman.

MORTGAGES.

Borough of the Bronx.

m**Austin pl** (10:2601), ss, 607.2 e 144th, 27x120.9x94.8x100; June17; June19'13; due &c as per bond; Alemanno Attilio & Silvestro Tozzini to Josephina Pellegrini, 703 E 187. 5,100

m**Bronx Park S, swc Honeywell av,** see Honeywell av, swc Bronx Park S.

m**Bronx ter (*),** ws, 1,103 s 224th (10 av), 105x130, except part for Bronx blvd; PM; June12; June13'13; 3y6%; Grace L Mack to Marie T Dunn Rousset at Poitiers, France. 2,000

m**Elsmere pl, 850,** see Marmion av, swc Elsmere pl.

m**Elsmere pl, 854, on map 852** (11:2960), ss, 353.3 w Southern blvd, 40x100; PM; June16'13; 5y5%; Henrietta Ingber to Alice P Butman admrx Jas D Butman, 100 Morningside dr. 27,500

m**Elsmere pl, swc Marmion av,** see Marmion av, swc Elsmere pl.

m**Evelyn pl, sec Aqueduct av,** see Aqueduct av, sec Evelyn pl.

m**Evelyn pl, sec Grand av,** see Grand av, 228S.

m**Fairmount pl, nwc Marmion av,** see Marmion av, nwc Fairmount pl.

m**Fairmount pl, nwc Marmion av,** see Marmion av, nwc Fairmount pl.

m**Fulton st, es, 150 s 242d,** see White Plains av, ws, 150 s 242.

m**Grote st (road from Fordham to West Farms)** (11:3100), ss, 487.4 e Orchard ter, also —w So blvd, 100x127.7x100x126, except pt for Grote; pr mtg $9,000; June19 '13; due Apr1'17, 6%; Jus Realty Corpn to Sydney S Braunberg, 548 11th, Bklyn. 1,000

m**Harlem River ter, es, abt 1087 s 192,** see Bailey av, ws, 1087 s 192.

m**Hewitt pl** (10:2688-2695), ws, 119.6 n 156th, runs w128.10xn19xne9x130 to pl xs 25 to beg; also HEWITT PL (10:2688-2695), ws, 90 s Macy pl, 4.9x50; bldg loan; June16; June17'13; 5y6% until final advance is made, & 5% thereafter; Alfred Beyrodt to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 8,000

m**Hewitt pl** (10:2688-2695); same prop; sobrn agmt; May28; June17'13; Jno Higgins with same. nom

m**Hewitt pl, ws, 90 s Macy pl,** see Hewitt pl, ws, 119.6 n 156th.

m**Jennings st, 752** (11:2969), ss, 170.2 e Union av, 25x100; pr mtg $5,000; June13 '13; 1y6%; Agnes M Pragnell, 819 Ritter pl, to Leopold Loewus, 106 Mt Hope pl. 1,000

m**Lorillard pl** (11:3054), sec 187th, 24.3x 100x22.3x100; participation agmt in mtg for $20,000; June12; June14'13; N Y Mtg & Security Co, 135 Bway with Jos J Cullen, 246 Lafayette.

m**Lorillard pl** (11:3054), same prop; ext of $20,000 mtg to June12'18 at 5½%; June 10; June13'13; N Y Mtg & Security Co with Jos A Faiella, 550 E 187. nom

m**Mathilda st** (*), ws, 115.1 n 236th, 425x 100; June16'13; 5y5½%; Jos L O'Brien to Hamilton F Dean, 214 E 31. 11,000

m**Seabury pl, 1520** (11:2967), nec 172d, 50x 100; certf as to mtg dated May22'13; May 22; June19'13; Seabury Realty Co to Louis Lass, 101 W 118.

m**Timpson pl, 532** (10:2600), ses, 134.3 sw 149th, 24x100; PM; pr mtg $3,500; June13; June19'13; 3y6%; Moris Brenner to Ida Olman, 532 Timpson pl. 1,500

m**Washington st (*),** es, 53.4 s Railroad av, 50x108, Unionport; June13; June16'13; demand, 6%; Philip Baumann to Anna Baumann, 3 Lincoln av, Woodside, LI. 1,000

m**Wright st, sec 187th,** see Grace av, es, 25 n St Raymond av.

m**132D st E, nec Willow av,** see Willow av, nec 132d.

m**133D st E, sec Willow av,** see Willow av, nec 132.

m**138TH st, 456 E** (9:2282), ss, 516.8 e Willis av, 16.8x100; PM; pr mtg $7,000; May29; June14'13; 3y5½%; Jno W Hofmann to Elma G Klein, 152 East End av. 4,000

m**138TH st, 456 E;** PM; May29; June14'13; 5y5%; Jno W Hoffmann to Abr Lightstone, 268 Willis av. 7,000

m**140TH st E, sec Jackson av,** see Jackson av, sec 140th.

m**143D st, 440 E** (9:2287), ss, 375 e Willis av, 25x100; June18'13; 1y6%; Ellen Sica to Paul Schnizler, 401 E 139. 2,500

m**146TH st, 452 E** (9:2290), ss, 281.6 w Brook av, 33.6x100; PM; pr mtg $21,000; June12; June13'13; demand, 6%; Harvard Realty Constn Co to Jos Simerman, 241 Vernon av, Bklyn. 9,000

m**146TH st, 456 E** (9:2290), ss, 284.4 w Brook av, 33.2x100; PM; pr mtg $21,000; June12; June13'13; demand, 6%; Harvard Realty Constn Co to Jos Simerman, 241 Vernon av, Bklyn. 9,000

m**148TH st E** (9:2327), ss, 146.5 w 3 av, 50x111.9x59x112.11; June12; June13'13; 3y 5%; Maria or Mary, Julian & Henry C Bauer to Dollar Savings Bank, 2808 3 av. 11,000

m**154TH st E** (9:2376), ns, 100w Elton av, 23.7x100; ext of $4,500 mtg to June15'18 at 5%; June14; June17'13; Margt S Tabor with Mary A McCarthy, 420 E 154 nom

m**156TH st, 1013 on map 843 E** (10:2676), ns, 94.3 w Prospect av, 40x130.5x40x128.10; June16; June17'13; due Oct15'13, 6%; Jonas Weinberger to Jno J Brennan, 20 9 av, Rockaway Park, LI. 3,500

m**160TH st, 310 E,** see Park av, 3152.

m**165TH st E** (9:2447), ss, 30 e Grant av, 36.9x80.6x36.9x80.9; pr mtg $18,500; June 12; June13'13; 3y6%; Mitchell-McDermott Constn Co, 1094 Southern blvd, to Mary U Mitchell, 3342 Olinville av. 3,500

m**165TH st E** (9:2447), same prop; certf as to above mtg; June12; June13'13; same to same.

m**165TH st E** (9:2447), ss, 66.9 e Grant av, 36.9x80.3x36.9x80.6; pr mtg $18,500; June12; June13'13; 3y6%; Mitchell-McDermott Constn Co, 1094 Southern bldv, to Mary U Mitchell, 3342 Olinville av. 3,500

m**165TH st E** (9:2447), same prop; certf as to above mtg; June12; June13'13; same to same.

m**165TH st, 250 E,** see Grant av, sec 165.

m**167TH st W** (9:2527), sws, 225 nw Lind av, 25x100; June12; June13'13; installs, 6%; Cath Connelly to Bronx Security & Brokerage Co, 258 E 138. 200

m**168TH st E, nwc Brook av,** see Brook av, nwc 168th.

m**169TH st E, nwc Webster av,** see Webster av, nwc 169th.

m**172D st E, nec Seabury pl,** see Seabury pl, 1520.

m**173D st, 341-3 E** (11:2970), nes, 49.11 nw Clay av, 48.10x76.3x47x89.6; PM; pr mtg $29,000; June13; June14'13; 1y6%; Vito & Nicola Mitarotonda, 238 E 56 to Mandel Constn Co, 1062 Morris av. 2,500

m**173D st E, nwc Southern blvd,** see Southern blvd, nwc 173.

m**173D st E, ns, 40 w Southern blvd,** see Southern blvd, nwc 173.

m**173D st E** (11:2978), ns, 40 w Southern blvd, runs n80.5xw33xs24xnw17.10xs67.5 to st xe60 to beg; bldg loan; June11; June13 '13; demand, 6%; Trask Bldg Co to City Mort Co, 15 Wall. 38,000

m**173D st E** (11:2978), same prop; certf as to above mtg; June12; June13'13; same to same.

m**173D st E, sec So blvd, see So blvd,** see 173d.

m**182D st, 457 E** (11:3038); ext of $16,000 mtg to June12'16 at 5%; June12; June13 '13; Edwin W Bullinger to Eugenia Reichert, 457 E 182. nom

m**182D st E, sec Clinton av,** see Clinton av, sec 182.

m**187TH st E, sec Wright,** see Grace av, es, 25 n St Raymond av.

m**187TH st E, sec Lorillard pl,** see Lorrillard pl, sec 187.

m**193D st, 61 E** (11:3177); ext of $6,000 mtg to Dec1'15 at 5%; June9; June19'13; Ira J Ray with H U Singhi Realty Co, 121 W Kingsbridge, & ano. nom

m**194TH st, 342 E** (12:3276), ss, 40.1 e Marion av, 18x80.2x18x80.9; June12; June 13'13; due May1'16, 5½%; Helena Rheinish, 342 E 194, to Henrietta C De Grove, 31 W 49. 4,500

m**194TH st, 342 E;** pr mtg $4,500; June12; June13'13; installs, 6%; same to Wm H Wright, 351 E 141. 300

m**207TH st, 312 E** (12:3346), ss, 101.3 e Perry av, 25.4x98.7x25x94.7; PM; June13; June16'13; installs, 6%; Patk McDermott, 223 E 124 to Barbara Ehrhart, 312 E 207. 1,750

m**214TH st E, sec Barnes av,** see Barnes av, sec 214.

m**226TH st E (*),** ss, 505 e Barnes av, 100x114.6; sobrn agmt; June18; June19'13; Chas J Breck, trste in bankruptcy, with Central Mtg Co, 60 Wall. nom

m**226TH st E (*);** same prop; sobrn agmt; June18; June19'13; G & S Realty Co with same. nom

m**226TH st E (*),** ss, 505 e Barnes av, 4 lots, ea 25x114.6; 4 mtgs, ea $4,000; June 1; June19'13; due Aug1'15, 5½%; Giosue Arcoleo to Central Mtg Co, 60 Wall. 16,000

m**235TH st, W, swc Arlington av,** see 235th W, sec Spuyten Duyvil pkwy.

m**235TH st W** (13:3409), sec Spuyten Duyvil pkwy, 186.5 to cl Arlington av x225x 307.1x256.4; Feb26; June16'13; 3y5½%; Jno A Prigge to Dina Beinhauer, 780 Park av. 4,000

m**236TH st E** (12:3367), ns, 359 w Oneida av, 33.8x98.1x33.6x100; pr mtg $——; June 17'13; due &c as per bond; Edw J Byrne Constn Co to Manhattan Mtg Co, 200 Bway. 12,000

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m**236TH st E** (12:3367), same prop; certf as to above mtg; June17'13; same to same.

m**236TH st E** (12:3367), ss, 392.8 w Oneida av, 38.8x92.11x25.5x98.1; pr mtg $——; June17'13; due &c as per bond; Edw J Byrne Constn Co to Manhattan Mtg Co, 200 Bway. 12,000

m**236TH st E** (12:3367), same prop; certf as to above mtg; June17'13; same to same.

m**237TH st E** (12:3391), ns, 100 e Martha av 3 lots, ea 33.4x100; 3 mtgs, ea $4,250, Apr1; June19'13; 3y5½%; Wesley Constn Co to Central Mtg Co, 60 Wall. 12,750

m**Andrews av** (11:3217), es, 437.8 s 183d, 50x100; pr mtg $17,250; June2; June19'13; 5y5%; Jessamine C Bliss to Mary N Bliss, Hotel Gramatan, Bronxville, NY. 3,200

m**Aqueduct av** (11:3209), sec Evelyn pl, 25.4x92x25x88.11; ext of $3,000 mtg to Jan 10'16 at 5%; Feb14; June13'13; Margaretha Geis with Wm & Josephine Bassler, 2228 Aqueduct av E. nom

m**Aqueduct av** (11:2878), ws, 88.6 n 176th, 52.6x100; sobrn agmt; June17; June19'13; Jos E Butterworth with City Mtg Co, 15 Wall. nom

m**Arlington av, swc 235**, see 235th W, sec Spuyten Duyvil pkwy.

m**Arthur av, 2417** (11:3066), ws, 152.7 n 187th, 25x113.1x25x113.3, except pt for av; PM; May29; June17'13; due &c as per bond; Jos F Tingo to Matteo Tincatella, 2419 Arthur av. 2,000

m**Arthur av** (11:3067), ws, 208 s Pelham av, 25x117.8, except part for Arthur av; June12; June13'13; 3y6%; Francisco Vacca to Simeon C Bradley, Nyack, NY. 3,000

m**Bailey av** (11:3236), ws, 1087 s 192d, 76.8 x119.9 to Harlem River ter x75x130.3; May 22; June19'13; 3y5½%; Theresa Distler, Mt Vernon, NY, to Merwin Realty Co, 5 Beekman. 5,000

m**Bailey av** (12:3261), es, 1125 n Boston av, 75.1x144.8x75x139.1; also HEATH AV, (12:3261), ws, abt 800 n Boston av, 105.6x 121.4x100x98.6; July31'12; June17'13; demand; 6%; Cath & Gyulo Armeny to Ellen Ingram, 1051 Trinity av. 5,000

m**Barnes av (*)**, sec 214th, 26.5x129.4x25x 138.1; June11; June13'13; due, &c, as per bond; Rosa Spitalieri, 764 E 214, to North Side Mtg Corpn, 391 E 149. 800

m**Bathgate av, 1637** (11:2914), ws, 155.2 n 172d, 25x114.5; June19'13; due &c as per bond; Jno Lynagh, Bayonne, NJ, to Title Guar & Trust Co. 5,000

m**Belmont av, 2153** (11:3082), agmt as to share ownership in mtg; Sept25'12; June 14'13; Tax Payers Holding Co with Stephen H Jackson, 53 E 67. nom

m**Belmont av** (11:3076), ws, 145 n 188th, 50x87.6; ext of mtg for $14,000 to May25 '16 at 5½%; June7; June19'13; Giuseppe Fontana et al, 2467 Belmont av, with Lewis S Goebel, 338 W 87, exr, &c, Philip Grun. nom

m**Belmont av** (11:3076), same prop; ext of $2,000 mtg to June1'14 at 6; May22; June19'13; Francesco Verdirame et al with Sol Sulzberger, 77 E 89. nom

m**Brook av** (9:2396), nwc 168th, 43.7x90; PM; June18; June19'13; 5y5%; Louis Hemerdinger, 760 Beck, to Jno C Schrader, at 29th & Blvd Loop, Woodcliff-on-Hudson, NJ. 20,000

m**Brown av (*)**, es, 450 n Sagamore av, 25 x67x29.7x51.2, being part of lot 137 map partition sale Lott G Hunt Est; June12; June13'13; due, &c, as per bond; Helena A Gooding, 2385 Tiebout av to North Side Mtg Corpn, 391 E 149. 1,500

m**Brown av (*)**, same prop; June12; June 13'13; due, &c, as per bond; Helena A Gooding, 2385 Tiebout av to Sadie B Clocke, 800 Riverside dr. 250

m**Burdett av (*)**, ns, 634.4 w Ft Schuyler rd, 25x100; June12; June13'13; due, &c, as per bond; Louis Mantel to Henry Brodhead, 2961 Briggs av. 350

m**Cambreling av, 2493** (11:3091), agmt as to increase of amt of mtg from $1,200 to $1,800; Dec23'11; June18'13; Jno W Davis with Chas H Collins as atty for Louise Gottschalk. nom

m**Castle Hill av, nwc Newbold av**, see Westchester av, swc Castle Hill av.

m**Castle Hill av, swc Westchester av**, see Westchester av, swc Castle Hill av.

m**Clinton av** (11:3097-3099), sec 182d, 70.4 x82.8x70x90; June19'13; 5y5%; Normal Constn Co to J Frederic Kernochan, 862 Park av, & ano, committee Marie Marshall. 50,000

m**Clinton av** (11:3097-3099); same prop; certf as to above mtg; June19'13; same to same.

m**Crotona pkway** (11:3118), es, 199 s 180th (Samuel), 66x144.7 to Mohegan av x66x 146.2; June11; June18'13; 3y5½%; Hannah Schwab to Maimie E Cohn, 315 Central Park W et al exrs &c Abr Cohn. 9,000

m**Decatur av** (12:3352), ws, 250 n 209th (Ozark), 55.3x100x41x100; June14; June16 '13; due Jan1'14; 6%; Edson Bldg Co to Cresco Mtg Co, 507 E Tremont av. 11,000

m**Decatur av** (12:3352), same prop; certf as to above mtg; June14; June16'13; same to same.

m**Forest av, 1004** (10:2659), es, 90 s 165th, 17.10x100; June19'13; 3y5%; Katie Hahn, Flushing, LI, & Charlotte Brucher, to Bernhard Schmidt, 304 North Terrace av, Mt Vernon, NY. 4,000

m**Forest av, 1004;** sobrn agmt; June19'13; Carl Klug with same. nom

m**Grace av (*)**, es, 25 n St Raymond av, 25x100, except pt for Glover av; also 187TH ST E (*), sec Wright, 25x100; June 16'13; due &c as per bond; Ferdinando Marino to Danl Ryer, 2265 Powell av. 3,000

m**Grace av (*)**; also 187TH ST; same prop; sobrn agmt; June14; June16'13; Wm E Fitzgerald with same. nom

m**Grant av** (9:2447), sec 165th (No 250), 80.10x31.1x80.9x30; bldg loan; June17; June 18'13; demand; 6%; Mitchell-McDermott Constn Co to NY Trust Co, 26 Broad. 24,000

m**Grant av** (9:2447), same prop; certf as to above mtg; June18'13; same to same.

m**Grand av, 2288** (11:3197), sec Evelyn pl, 50x100; PM; June17; June18'13; 3y5½%; Jas S Smith to N Y Title Ins Co, 135 Bway 6,000

m**Heath av, ws, abt 800 n Boston av**, see Bailey av, es, 1125 n Boston av.

m**Hoe av** (10:2752), es, 100 n 167th, 100x 100; PM; June16; June17'13; 1y5½%; Roman Catholic Church of Ct John Chrysostom of City NY to Chas Murray, 146 E 81. 15,000

m**Hoe av** (10:2742), ws, 294 s Aldus, 42x 150; sobrn agmt; June19'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

m**Hoe av** (10:2742), ws, 294 s Aldus, 42x 150; ext of $33,000 mtg to June19'18 at 5%; June19'13; Stephen D Pringle with Ensign Impt Co, 945 Hoe av. nom

m**Honeywell av** (11.3124), swc Bronx Park S, 100.1x78.10x100x64.7; June18'13; 1y5½%; Jacob Cohen Cnstn Co to Comity Mtg Co, 40 Wall. 32,000

m**Honeywell av** (11:3124), , same prop; certf as to above mtg; June18'13; same to same.

m**Hughes av, 2023** (11:3069), ws, 382.8 s 180th, 25.1x100; PM; June12; June13'13; 3 y5%; Jno E McCarthy, 1696 Topping av, to Jno E O'Brien, 535 W 152. 6,500

m**Hull av (*)**, es, 125 n 205th, 25x100; pr mtg $3,000; June12; June13'13; 3y6%; Julia C Martin to Jno Isenhart, 4307 17 av, Bklyn. 500

m**Inwood av** (11:2864), ws, 345 s 170th, 200 x177.7; June12; June17'13; 3y6%; Queen Mab Co to Jennie Currier, 5 W 81, & ano, exrs Geo C Currier. 5,500

m**Inwood av** (11:2864); same prop; certf as to above mtg; June12; June17'13; same to same.

m**Inwood av** (11:2864); same prop; pr mtg $5,500; June12; June17'13; 3y6%; same to Kath Yale, 2207 7 av. 2,500

m**Inwood av** (11:2864); same prop; certf as to above mtg; June12; June17'13; same to same.

m**Jackson av** (10:2569), sec 140th, 100.10x 95; June19'13; 3y6%; Jno H Bodine to N Y Title Ins Co, 135 Bway. 5,850

m**Lind av** (9:2533), ws, 373.2 n 169th, 50x 96.3x50.2x92.2; June12; June13'13; due, &c, as per bond; Ernst Keller Constn Co to Manhattan Mtg Co, a corpn, 200 Bway. 34,000

m**Lind av** (9:2533), same prop; certf as to above mtg; June12; June13'13; same to same.

m**Macombs rd, ws, 63.4 s 175**, see Nelson av, ss, 225 w Macombs rd.

m**Marmion av** (11:2955), swc Elsmere pl, 100x25; PM; pr mtg $——; June16; June 17'13; due Dec16'16, 6%; Bertha Cohen, 1102 Washington av, to Alert Constn Co (Inc), 1905 Marmion av. 4,500

m**Marmion av** (11:2955), swc Elsmere pl, 100x25; agmt as to share ownership in mtg; June11; June16'13; Fred M Stein with Lawyers Title Ins & Trust Co, 160 Bway. nom

m**Marmion av** (11:2955), swc Elsmere pl (No 850), 100x25; bldg loan; June11; June 16'13; demand; 6%; Alert Constn Co, Inc to City Mtg Co, 15 Wall. 24,500

m**Marmion av** (11:2955), same prop; certf as to above mtg; June13; June16'13; same to same.

m**Marmion av** (11:2955), same prop; ext of $24,500 mtg to June16'17 at 5½%; June 11; June16'13; Fred M Stein with Alert Constn Co, Inc. nom

m**Marmion av** (11:2955), nwc Fairmount pl, 100x25; bldg loan; June11; June16'13; demand; 6%; Alert Constn Co to City Mtg Co, 15 Wall. 24,500

m**Marmion av** (11:2955), same prop; certf as to above mtg; June13; June16'13; same to same.

m**Marmion av** (11:2955), same prop; ext of $24,500 mtg to June16'17 at 5½%; June 11; June16'13; Fred M Stein with Alert Constn Co, Inc. nom

m**Marmion av** (11:2955), nwc Fairmount pl, 100x25; agmt as to share ownership in mtg; June11; June16'13; Fred M Stein with Lawyers Title Ins & Trust Co. nom

m**Marmion av** (11:2955), nwc Fairmount pl, 100x25; PM; pr mtg $——; June16; June 17'13; due Dec16'16, 6%; Bertha Cohen, 1102 Washington av, to Alert Constn Co (Inc), 1905 Marmion av. 4,500

m**Marmion av, 1960** (11:3117), old ses at nes Tremont av (No. 851), (177th), 115.8x 40.2x115.9x40.2; PM; June13'13; due, &c, as per bond; Bronx County Constn Co to Title Guar & Trust Co. 12,500

m**Marmion av, 1960;** certf as to above mtg; June13'13; same to same.

m**Marion av** (11:3024), ses, 22 ne 184th, 25x127, except pt for av; June13; June19 '13; installs, 6%; Ridgefield Constn Co to Bronx Security & Brokerage Co, 258 E 138. 600

m**Mohegan av, ws, 199 s 180**, see Crotona pkwy, es, 199 s 180.

m**Morris av, 995** (9:2447), ws, 75 n 164th, 25x98; PM; June16; June17'13; 5y5%; Jas H Henry to Robt I Wallace, 266 E 162. 4,750

m**Mosholu av** (13:3421), ss, abt 1,182.5 nw on curve from c l South Bway, 50x100.8; June13'13; 5y5%; Geo Geringer to Adelaide Benedict at Katonah, NY, gdn Eliz A Benedict. 6,000

m**Newbold av, ns, 39 w Castle Hill av**, see Westchester av, swc Castle Hill av.

m**Newbold av, nwc Castle Hill av**, see Westchester av, swc Castle Hill av.

m**Nelson av** (11:2876), ss, 225 w Macombs rd, 63x109.8x66.9x85.9; also MACOMBS RD (11:2876), ws, 63.4 s 175th, 63.4x68.11x50x 107.9; June4; June17'13; installs; 6%; Jas J Conroy, Grantwood, NJ to Natl Surety Co, 115 Bway. notes, 7,000

m**Olinville av (*)**, ws, 200 n 216th, 50x100; May1; June13'13; 3y6%; Anna B Robson to Noble H Briggs exr Sarah A Briggs, 39 Albert, Plainfield, NJ. 5,700

m**Park av, 3152** (9:2419), sec 160th (No 310), 26.9x85.5x23.6x73; June17; June18'13; due &c as per bond; Michl J Sullivan to Cath Shea, 459 W 143 & ano trstes Denis Shea. 4,000

m**Park av** (11:3038), es, 90 s 183d, 24.3x 141.5xirregx93.8; ext of $16,000 mtg to July28'18 at 5½%; June9; June17'13; Robt W Von Felde & ano exrs Isabella Von Felde with J Herbert Mack. nom

m**Parker av (*)**, ns, 287.3 e Castle Hill av, 50x100, except part for Parker av; June12; June13'13; 3y6%; Vincenzo Tamborino to Edw H Bailey, — Beach 48th, Seagate, NY. 750

m**Pierce av (*)**, ss, 275 e Deane pl, 44x194x 17x191.11; June6; June19'13; 1y6%; Beulah H Whittaker, Harriman, NY, to Alice E Howes, 1524 Commonwealth av. 1,061.38

m**Popham av** (11:2877), ws, 121.4 n 176th, 25x100; June17; June18'13; 3y6%; Henrietta Gerken to Geo W Young, 126A W 127. 5,000

m**Prospect av (Taylor)** (11:3104), ws, 100 n 187th (Clay av), 100x100, except pt for Prospect av; June16'13; 3y6%; Cath Darling to Emily T Fairchild, 65 W 56. 7,000

m**Prospect av, 876-878½** (10:2690), es, 112 n Westchester av, runs e38.11xe38.11 to ws Westchester av (Nos 845-7), xn50xw 56.3xw56.3 to Prospect av xs50 to beg; pr mtg $30,000; June16; June18'13; due &c as per bond; Walter Wilkens to Reuben Quint, 891 Kelly & ano. 8,000

m**Southern blvd** (11:2982-2983), sec 173d; sal Ls; June12; June17'13; demand, 6%; Jno P Bastone to Clausen-Flanagan Brewery, a corpn, 441 W 25. 7,800

m**Southern blvd** (11:2978), nwc 173d, 80.5x 40; bldg loan; June11; June13'13; demand, 6%; Trask Bldg Co to City Mort Co, 15 Wall. 37,000

m**Southern blvd** (11:2978), same prop; certf as to above mtg; June12; June13'13; same to same.

m**Southern blvd** (11:2978), ws, 80.5 n 173d, runs w73xne60.11xn21xe44.9 to Southern blvd, xs75 to beg; bldg loan; June11; June 13'13; demand, 6%; Trask Bldg Co to City Mort Co, 15 Wall. 37,000

m**Southern blvd** (11:2978), same prop; certf as to above mtg; June12; June13'13; same to same.

m**Southern blvd** (11:2978), nwc 173d, 80.5 x40; also Southern blvd (11:2978), ws, 80.5 n80.5xw33xs24xnw17.10xs67 to st xe60 to Southern blvd xs75 to beg; also 173D ST E (11:2978), ns, 40 w Southern blvd, runs n80.5xw33xs24xn17.10xs67 to st xe60 to beg; agmt that all advances to be made under bldg loan mtg of $80,000 or upon the security of three mtgs; one for $38,000 & two for $37,000 each, or any of them, shall be secured by said mortgages in the same manner as if they were secured by a blanket mtg covering the whole of said premises & not by several respective mtgs covering portions thereof; June11; June13'13; Trask Bldg Co with City Mort Co, 15 Wall. nom

m**Southern blvd, ws, 80.5 n 173**, see Southern blvd, nwc 173.

m**Spuyten Duyvil pkwy, sec 235**, see 235th, W, sec Spuyten Duyvil pkwy.

m**Stebbins av, 1185** (10:2693); ext of $3,500 mtg to June16'23 at 5½%; June16; June 17'13; Title Guar & Trust Co with Louise Gatti, 1179½ Stebbins av. nom

m**Stebbins av** (10:2698), es, 188.9 s 165th, 50x80; June18'13; 1y6%; Michl Ginto, 2026 Lex av to Comity Mtg Co, 40 Wall. 27,000

m**Stebbins av** (10.2698), same prop; sobrn agmt; June12; June18'13; same & Mary Hebron with same. nom

m**Story av, 2159 (*)**, ns, 199.9 w Castle Hill av, 49.3x103; pr mtg $——; June17'13; 3y6%; Jno B & Olga Martin to Sol Libman, 48 W 38, & ano. 5,000

m**Tremont av, 851**, see Marmion av, 1960.

m**Trinity av, 769** (10:2629), ext of $28,000 mtg to June22'14 at 5%; May28; June16 '13; Rochester Trust & Safe Deposit Co with Diedrich Goebelsmann. nom

m**University av** (11:2878), ws, 36 n 176th, 2 lots, ea 50.6x100, 2 bldg loan mtgs, ea $45,000; June17; June19'13; demand, 6%; Henry Cleland (Inc), a corpn, to City Mtg Co, 15 Wall. 90,000

m**University av** (11:2878); same prop; 2 certfs as to above mtgs; June19'13; same to same.

m**Valentine av** (11:3144), ws, 175 n 179th (Central av), 35.6x100x42x100, except pt for av; also VALENTINE AV (11:3144), ws, 374.5 s 180th, 50x97.11x50x98.4, except pt for av; June16; June17'13; due &c as per bond; Chas J Sands to Harlem Savgs Bank, 124 E 125. 6,000

m**Valentine av, ws, 374.5 s 180th**, see Valentine av, ws, 175 n 179th.

m**Van Nest av, 606 (*)**; ext of mtg for $2,800 to June12'16,5%; June10; June14'13; Mary A Cotier with Bernard Meyer. nom

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m**Virginia av** (*), ws, 266.8 s Walter av ot 9th, 25.3x101.3; June16'13; due &c as per bond; Wm Buhl (Inc), a corpn, 1940 McGraw av, to Sarah E Strickland, 420 W 119. 4,250

m**Virginia av** (*); same prop; certf as to above mtg; June16'13; same to same.

m**Virginia av (*),** ws, 216.3 s Walter, 25.4 x101.3; June13'13; 3y5½%; Wm Buhl Inc to Ellen K Dennison, 113 W 76. 4,250

m**Virginia av (*),** same prop; certf as to above mtg; June13'13; same to same.

m**Virginia av (*),** ws, 241.7 s Walter, 25.4 x101.3; June13'13; 3y5½%; Wm Buhl Inc to Elvey K Johnston, 512 W 142. 4,250

m**Virginia av (*),** same prop; certf as to above mtg; June13'13; same to same.

m**Vyse av, 1159** (10:2752), ws, 380 n 167th, 20x100; ext of $7,000 mtg to Aug20'15 at 5%; Aug20'12; June18'13; Robt C Rathbone et al trstes Kane Lodge No 454, F & A M, with Rose E Murray, 401 Central av, Cranford, NJ. nom

m**Vyse av, 1159;** sobrn agmt; June18'13; Wm Lyons & Rose E Murray with Jno H McArdle, 18 Broome. nom

m**Washington av, 2254, on map 2212** (11:3050), es, 109.9 n Fletcher, 40.5x66x40x73.4; June16'13; 5y5½%; Nora Constn Co to Helen M Kelly, 763 5 av. 20,000

m**Washington av, 2254, on map 2212;** certf a sto above mtg; June14; June16'13; same to same.

m**Washington av, 2254 on map 2212;** sobrn agmt June 16'13; Fredk N DuBois et al with same. nom

m**Washington av, 2254;** two sobrn agmts; June16'13; Wm V Simpson with same. nom

m**Webster av** (11:2887), nwc 169th, 97x100; PM; June16; June17'13; 3y5%; Bertha Cohen to Frederic A de Peyster, 13 E 86, et al. 12,000

m**Westchester av** (*), swc Castle Hill av, 73.11x105x103x130.7; also NEWBOLD AV (*), ns, 39 w Castle Hill av, 90x137x94x111; also CASTLE HILL AV (*), nwc Newbold av, 100.9x40.4x111x39, except pt for Castle Hill av, Unionport; PM; June16'13; 3y5%; Gustav A Schwenk to Dollar Savgs Bank, 2808 3 av. 35,000

m**Westchester av, 845-7,** see Prospect av, 876-878½.

m**White Plains rd** (*), ws, 339 n 226th, 93x125, except pt for rd; June17'13; 3y6%; Patk Cully to NY Title Ins Co, 135 Bway. 4,500

m**White Plains av (*),** ws, 150 s DeMilt av or 242d, —x— to es Fulton, except pt for rd; June14; June16'13; 3y6%; Annie E wife Augustus E Barnett to Chas F Halsted, 174 Prospect pl, Bklyn trste Mary J Halsted. 2,500

m**Wilkins av** (11:2965), ws, 144 n 170th, 50x90.1x50.2x94.7; bldg loan; June16'13; demand; 6%; Reville-Siesel Co to City Mtg Co, 15 Wall. 38,000

m**Wilkins av** (11:2965), same prop; certf as to above mtg; June16'13; same to same.

m**Wilkins av** (11:2965), ws, 194 n 170th, 50x89.8x50.2x90.1; bldg loan; June16'13; demand; 6%; Reville-Siesel Co to City Mtg Co, 15 Wall. 38,000

m**Wilkins av** (11:2965), same prop; certf as to above mtg; June16'13; same to same.

m**Willow av, sec 133d,** see Willow, nec 132.

m**Willow av** (10:2584), nec 132d, 210 to ss 133d x100; ext of $28,000 mtg to Aug19'16 at 5½%; June12; June16'13; Edgar S Appleby, trste, with Grossman Bros & Rosenbaum, 98 Willow av. nom

m**Lots 3 & 4 (*),** blk 22, map Bruce-Brown Co at Throggs Neck; June18'13; due &c as per bond; Grace Ackermann, 223 W 121 to Magdalena Erzer, 1180 Jackson av. 750

m**Bronx River** (11:3020), ws, being plot begins at se end of a st at fence formerly the line bet land Morris Kelly & Lemuel Pearce & adj the low marsh or salt meadow formerly Danl Edwards, runs ne 183xne68xs along Bronx River—xnw197 to beg, contains 66-100 acres; also WEST FARMS RD (11:3020), es, being plot begins at cl West Farms Creek, runs w50 to West Farms rd xs108 to rock on es West Farms rd xe—xne, e & n to beg, except pt for 174th & West Farms rd; pr mtg $43,000; Oct23'12; due Jan2'14; 6%; Isidor L Cohen to Hirsch Lumber Co, 26 Beaver. 2,490.61

m**Bronx River** (11:3020), West Farms rd; same prop; correction to supplemental mtg recorded Jan12'10 for $10,000 & to secure all sums to that amount; Aug1'11; June 16'13; due Jan1'13; 6%; Isidor L Cohen to Hirsch Lumber Co, a corpn, 26 Beaver.

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REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 28, 1913

OBVIOUS NEXT STEPS FOR TAXPAYERS

Real Estate as New York's Principal Source of Revenue—Modernize Method of Selecting Public Servants—Why a New Charter is Needed—Home Rule Necessary.

———Article IV, Part II.———

By HENRY BRUERE, Director, Bureau of Municipal Research.

EACH taxpayers' pronunciamento on civic matters combines a demand for economy with a complaint against the growing taxation of real estate. Complaints and protests have yet been unavailing. Taxes on land have increased from $67,927,925 in 1903, to $144,658,762, in 1912. Land taxes are New York City's chief revenue reliance and doubtless they will continue so. For the past ten years an average of 74 per cent. of the budget total has been levied against real estate. As long as the cost of government continues to increase, it is safe to assume that at least there will be no important reduction in the total tax collected from real estate.

The Income Tax a German Alternative.

In contrast with New York, the budgets of the great German cities show that most of their revenues comes from sources other than land taxation. In Hamburg, for example, in 1910, only $6,250,000 (Mess. 25,000,000) of the $19,250,000 (Mess. 77,000,000) total revenues were collected from the land tax. In Frankfurt, in 1911, $1,250,000 (Mess. 5,000,000) out of a total of $6,250,000 (Mess. 25,000,000) were collected from land taxes.

There are few taxpayers or rentpayers who would prefer the substitution of the income tax for present land taxation as a means of supplying funds for municipal purposes. But income taxation is a chief source of revenue of the great German cities. Citing Frankfurt and Hamburg again, in 1910, 58 per cent. of the total revenue in the first city, and in 1911, 60 per cent. in the second, was collected from incomes.

Income taxation is a logical means of obtaining funds to defray the cost of city government, if the principle governing taxation is the ability of taxpayers to pay. But for municipal purposes, taxation of land makes the stronger equitable appeal, because land values not only reflect the benefit of municipal services, but are themselves the peculiar product of community growth. The average non-land owning citizen of New York will prefer to continue paying taxes in the disguised form of rent to the more direct method of the income tax.

German Cities Make Money as Well as Spend It.

The preponderance of land taxation in the municipal economy is a result of a city business policy which taxpayers themselves have willed. Revenue statements of German cities often show a surplus derived from the operation of public utilities. German cities are to this extent in the business of making money. It is a commonplace that taxpayers in Germany are the advocates of municipal ownership of their utilities, because they have always been accustomed to a city government competent to organize and operate them. New York's taxpayers very largely still regard any extension of public operation of public utilities as fraught with danger.

Assuming that there had existed the efficient, business-like government that New York is now striving for, it would long ago have been regarded mere common sense for the municipality to derive whatever legitimate profit it could from public utility services, and not merely take over, as in the case of the Staten Island ferry, only those utilities which are commercially forlorn hopes.

When perpetual franchises are forever revoked, and the city acquires control of its natural common services, taxpayers will doubtless be prepared to compel their efficient operation by the city and for the city. For the time being, however, reduction in taxation by means of public service revenues is out of the question.

Lesser Alternatives.

The large revenue alternatives of the income tax and public ownership profits being out of the question, there are left lesser ones which merit attention. Irrespective of the propriety of land taxation it is good public policy to develop other proper sources of revenue. Two years ago a revenue commission was appointed to inquire into possible new sources of revenue. They made their report in January, 1913. The commission suggested some new sources, but the bulk of their report has to do with further development of old sources. Some taxpayers protested against one of the commission's recommendations, that for a land value increment tax, but no organized taxpayers support has been given to other recommendations concerning which there is little chance of controversy.

Revenue Commission's Suggestions.

In the six months that have passed since the commission reported, action has been taken on only one recommendation. The Legislature has authorized the establishment of a fund from the sale of real estate owned by the city, but no longer required to be used in purchasing other real estate. There is some question whether it would ever be wise for the city to give up land once acquired, provided it made it its business to put all vacant city land to some profitable use.

At present, land can be purchased by the city only for public use and used only for public purposes (except dock lands and lands under water and property awaiting use for the purpose for which the city acquired it).

Recommendations not yet acted upon and which taxpayers will hardly oppose, are the following:

1. Annual payment for the privilege of erecting and maintaining billboards and signs on private property.

The very reasonable proposal is made that the square footage of bill boards, sign boards and electric signs be taxed at the rate of 2 per cent. per annum on an assessed valuation of 1 per cent. of the front foot value of the land occupied. This tax will either bring a substantial revenue, or discourage the present plague of offensive, uncontrolled billboard advertising.

2. Adequate payment for the use of vault spaces under sidewalks. An annual charge, as made in Chicago and demanded by common sense, is proposed instead of the present ridiculously low once-for-all payment.

3. Taxing franchises irrespective of other payments. Sec. 48 of the tax law which the commission proposes should be repealed, according to the report, "has whittled away a source of income to which the city is justly entitled." It permits corporations to deduct from the levy made upon their franchises, payments made under franchise provisions.

4. Sale of privileges at public auction. A practice that not only increases revenue but interferes with political favoritism in disposing of park concessions and other privilege rights.

5. An extended use of water meters. A business-like method of collecting water revenues and the only means of

Non-partisan Government

Until taxpayers insist that the method of selecting the men who are to administer public business is modernized, the efficiency program is likely to suffer periodic political obstruction. Good administration is more likely to be obtained from a government directly responsible to the people than from a government responsible to political bosses, self-constituted committees, however well-intentioned, or to one or another dominating or influential personality. Direct and non-partisan primaries and non-partisan elections will help mightily in modernizing New York City's government.

HENRY BRUÈRE.

equitably distributing the cost of supplying water.

6. Discontinuing the practice (required by law) of exempting church and other tax exempt (except city) property from assessment for benefits resulting from public improvements.

Many now favor the complete doing away with all exemption from taxation.

7. Assessing cost of rapid transit extensions against benefited property, as permitted by the Rapid Transit Act. An economically sound proposal, but one generally regarded as politically inexpedient.

8. Charging slightly higher fees for certain specific services performed in the county offices, e. g., recording instruments, in order that these services may be self-sustaining.

This proposal opens the question of the economy with which county offices are conducted. It may be desirable to increase fees charged, but a study should first be made of county administration.

The commission recommended in addition, a tax on all forms of business which require inspection and regulation by the city government. This proposal bears resemblance to the archaic occupation tax, and, therefore, is not likely to be welcomed.

Excess Condemnation.

An amendment of the constitution to permit excess condemnation was included among the commission's proposals. An amendment providing for excess condemnation had been passed by the Legislature before the commission made its report, but was defeated at the polls because of insufficient vote. The 1913 Legislature has again passed the proposed amendment and it will be submitted to the people in November. Taxpayers can help bring out a full vote in November to give cities the desirable power of participating in the increment in contiguous land values that generally result from great public improvements.

Investigate Operation of Lower Tax on Buildings.

The Bureau of Municipal Research, and the writer personally, are frequently asked for an opinion on the "halving-the-tax-on-buildings" proposal. The friends of this measure say that it will shift the incidence of taxation to the land miser and land under-user from the occupiers of buildings and the owners of improvements. There is an appealing force in the argument that to tax improvements is to tax enterprise. Personally, I believe that the argument is so appealing that persistent advocacy of it will continue for some time and with reasonable prospects of success.

The project of lowering the tax on buildings at the expense of land is not untried. Influential taxpayers whose public interests outweigh their real estate interests, should have a scientific, impartial study made of its operation in Canadian provinces. It would be appropriate for the Tax Department itself to conduct an investigation of the measure if funds were granted for the purpose. If it is true that by lowering the tax rate on buildings the use of land now unused is encouraged, and the burdens of enterprising land owners and the owners of small houses lowered, the measure will benefit all taxpayers who are not land speculators, as well as their tenants.

Opposition to this adjustment in taxation methods will not finally prevail unless it is based on evidence clearly showing that the predictions of its advocates are disproved by the experience of other communities.

However great the zeal and ability which officials may apply to improving administrative methods, thoroughly direct, business-like and progressive government will not be attained under the present charter.

Defects in the Charter.

From time to time scores of defects have been pointed out in the present city charter, but five attempts to prepare a new charter in the past six years have inspired more opposition than advocacy. Perhaps one reason for this condition was that none of the charters was framed by a commission truly representative of the community. Taxpayers should see that the new constitution (1914) permits local home rule and charter-making by representatives chosen by the electorate. This is the method employed in Ohio and State further west.

At this moment the three important cities of St. Louis, Minneapolis and Cleveland have see charter commissions at work. The Cleveland commission has just submitted its proposal. This commission is headed by the mayor of the city. Its secretary is the secretary of the Municipal Association of Cleveland.

Whatever action the people take upon these charter proposals, they at least will have had an opportunity to say not only who shall prepare their charter, but whether the charter prepared suits them. The people of New York should have this power and when they do, more public support will be obtained for the much needed redrafting of the city charter.

Taxpayers should include the preparation of an efficient home-rule charter among their next steps towards efficient government for New York City.

Make Use of the Home Rule Law.

Amid a good deal of doubt as to its application, there is a general understanding that the Home Rule bill passed at the last session of the Legislature, confers upon the Board of Aldermen power to regulate in detail and reconstruct, if necessary, the administrative machinery of the city.

The Governor vetoed several bills amending the charter on the ground that the aldermen now have power to do for the city what formerly lay within the exclusive power of the Legislature. This being so, there is no longer any excuse for postponing the adoption of a city-wide business procedure. At the suggestion of the Bureau of Municipal Research several cities are now preparing administrative codes to insure uniformity and efficiency of method throughout all city departments. An administrative code provides one best way of letting and executing contracts, one best way of executing public improvements, one best way of making purchases, keeping stores, preparing payrolls, and all the other details of city business that can be standardized, and by standardization made efficient. Taxpayers should see that the aldermen have this opportunity for promoting efficient government effectively brought to their attention.

Non-Partisan Primaries and Elections Help Efficient Government.

Nothing in government is more important than the method of selecting those who govern. Good administration is helped by popular control of the elective machinery. It will help New York's efficiency program if the New York electorate are given as full control over the selection and removal of officials as is provided for in the charters of many Western cities. There modern election provisions are fairly represented by the election clauses of the proposed new Cleveland charter. Would citizens find it less difficult to insure the election of competent officials than now if these provisions, taken from Cleveland's charter, governed the selection of public officials in New York?

1. Nominations by petition.
2. Ballots without party mark or designation.
3. Ballots so printed that each elector is enabled to designate for each office the candidate of his first choice, the candidate of his second choice and such other candidates as he may desire to support.
4. Names of candidates on ballots printed in rotation in different order in different lots, so that no candidate shall have undue advantage by reason of having his name placed first in the list of candidates.
5. Recall of elective officials by majority vote on petition signed by a suitable number of voters.

The Iowa and New Jersey commission laws add to these provisions a plan for primaries on similar lines for the purpose of reducing the number of contestants for each office to two. With provisions of this kind in force, pilgrimages of aspiring candidates to the seats of the mighty, more or less secret deliberations of self-constituted committees, and speculation as to the intentions of the boss or bosslets, would play a less important part in the all-serious people's business of choosing the managers of city government. If nothing more, the people themselves would have the right to pass on the relative merits of aspirants for nomination. Every four years intelligent voters in New York undergo the humiliation of having applicants for the chief administrative positions of the city combed over and culled out by the politicians or well-intentioned men who act no doubt conscientiously but wholly without popular authority.

Until taxpayers insist that the method of selecting the men who are to administer public business is modernized, the efficiency program is likely to suffer periodic political obstruction. Good administration is more likely to be obtained from a government directly responsible to the people than from a government responsible to political bosses, self-constituted committees, however well-intentioned, or to one or another dominating or influential personality. Direct and non-partisan primaries and non-partisan elections will help mightily in modernizing New York City's government.

Mechanics' Wages at Various Centers.

A table, showing the rate of wages, per hour, that is being paid in the building trades, has been compiled and issued by E. M. Craig, secretary of the Builders' Association, 808 Chamber of Commerce, Chicago, Ill. On studying this table it will be seen that New York by no means pays the highest wages in the country. The following list gives the average rate per hour paid to bricklayers at various centers:

Albany, $0.65; Birmingham, $0.70; Buffalo, $0.60; Chicago, $0.72½; Cincinnati, $0.65; Cleveland, $0.67½; Denver, $0.75; Des Moines, $0.70; Indianapolis, $0.70; Kansas City, $0.75; Los Angeles, $0.75; Minneapolis, $0.65; Newark, $0.65; New York, $0.70; Omaha, $0.70; Peoria, $0.70; Portland, $0.75; Philadelphia, $0.62½; Rochester, $0.60; San Francisco, $0.87½; Salt Lake City, $0.75; Seattle, $0.75; St. Louis, $0.70; Sioux City, $0.80; Washington, $0.62½; Tacoma, $0.75. A number of cities, it will be noted from the above list, pay mechanics equally well as New York City.

THE PROBLEM OF LIGHT AND VENTILATION

As Intensified By Skyscrapers—A Practical Method For Limiting Building Bulk—Evils Not Due to Height Alone—Restricting Ground Dimensions.

By A. L. A. HIMMELWRIGHT, C. E., Member Advisory Committee on Building Code.

THE advisability of restricting the height of buildings in this city is a subject that has again been brought to the attention of owners, architects and builders. Limiting the height of buildings will not in itself bring about the improved conditions so greatly desired in the congested districts, nor will it affect the most important question of light and ventilation in the buildings.

We all know that the present building code in effect in this city is in part hopelessly antiquated and inadequate. The proposed revisions that have been submitted to the Board of Aldermen during the last six years have each represented considerable advances in the right direction. All the revisions, however, so far submitted have been defective in the following details:

(1) Lack of specific regulations in regard to lighting and ventilation, except for sleeping rooms. The sizes of light courts are carefully designated, but there are no provisions as to the minimum number or location of such courts.

(2) The portions of building lots that may be occupied by buildings is left practically the same as is permitted under the existing laws and regulations, without any different or better distribution of the unoccupied spaces.

There can be no question but that the time has arrived when it is absolutely necessary for the protection of the public health that some definite and effective regulations should be provided governing the questions of light and ventilation. Unscrupulous and grasping owners and speculators are so prone in these days to evade the building law and construct buildings which will have the maximum amount of renting space, irrespective of sanitary conditions, light and ventilation, that regulations governing these matters must positively be enacted and enforced.

The Case Against High Buildings.

Many persons erroneously believe that the conditions in regard to light and ventilation are due to the height of buildings, and that the limitation of the height of buildings is the proper and only means of correcting the difficulties in regard to light and ventilation.

The leading argument against high buildings is that they obstruct the light and impede the fresh air currents. Localities such as Nassau street, near Printing House Square, and lower Broadway, are pointed out as illustrating the wanton and exorbitant appropriation of sunshine and air. It is asserted that high buildings at such places produce the effect of continuous canyon-like walls on both sides of the narrow streets, intercepting the light and rendering the streets dark and gloomy; that offices and stores in the lower stories are dark and in many cases must be lighted by artificial means.

While these assertions are undoubtedly true, it is necessary to consider this subject in a broader light and look into the conditions of light and ventilation that exist in other sections of the city where the buildings are of moderate height, and we will see that the high buildings are not the many headed monsters some would have us believe.



A. L. A. HIMMELWRIGHT.

Everyone who is familiar with lower New York and other closely built up sections of our large cities is well aware that block after block of buildings present a solid front on the streets. The depth of the buildings generally averages between 60 and 90 feet, the average frontage being about 25 feet per lot and the average height from five to seven stories. These buildings, flanked on both sides by solid party walls, are wholly dependent for light upon the windows in the front and rear. In some instances additional light is obtained in the top story by means of skylights in the roof. The great majority of these buildings are dismally dark and artificial light must invariably be resorted to whenever they are to be used for business purposes.

Even in four and five-story residences, of which there are many thousands between 23d street and the Harlem River, practically the same conditions exist. These residences have only a few well-lighted rooms in the front and rear, while the hallways and interior rooms are dark, cheerless and frequently are lighted only by doorways leading to the front and rear rooms and have insufficient or no ventilation.

A Question of Design.

When we find the same conditions as to inadequate lighting and ventilation in practically all the moderate height residences and commercial buildings that have been built under our existing laws, is it not conclusive proof that the question of light and ventilation is one wholly of design? This is the important point to which I wish to call attention. The question of light and ventilation is simply and absolutely a question of suitable design and depends only in a very small degree on the height of the building. It would amaze most persons if they were to have correct knowledge of the actual number of owners and architects who besiege the Building Department after plans have been filed in their effort to evade the laws and sacrifice necessary stairways, light and ventilation to secure maximum renting space. It is also to be regretted that there are numerous architects, who, for a consideration, are willing to smother whatever professional pride they may possess and in opposition to their better judgment and good taste, cater to the vicious greed of unprincipled speculators and owners.

It seems to me that the permissible area of a lot which may legally be occupied by a building can be properly further restricted, and that there cannot be any reasonable objection in requiring this, if an owner by complying with legal regulations governing light and ventilation is permitted to build a large part of his building to any desired height. This, in my opinion, is the solution of the present problem.

The area of lots which buildings may occupy should, therefore, be further restricted so as to permit conformity with reasonable and sufficient regulations governing the problems of light and ventilation.

A Practical Method Suggested.

The problem of restricting the height of buildings in New York City was first suggested and considered sixteen years ago and met with overwhelming opposition by the property owners. To improve the conditions and solve the problem of light and ventilation, I suggested that a law be framed prescribing that only a certain portion of the total frontage in the middle of the lot might be occupied by a building. A passage for light and air would thus be provided between all buildings which would render each independent of any and all others as regards light and ventilation.

Such a plan would have many other advantages. It would afford better and safer means of escape for the occupants in case of fire and would facilitate the operations of the Fire Department. Many of the perplexing difficulties experienced by owners of adjoining properties when excavating for new buildings would be obviated and, most important of all, such a plan would insure absolute freedom of design, which is impossible when buildings adjoin each other.

A practical illustration may make this plan clearer. Assume a law as suggested that prescribes that a building may occupy 80 per cent of the middle portion of the frontage of the lot (other than corner lots) and 72 per cent. of its total area to a height of two and one-half times the width of the street; and that one-half of the building, or 36 per cent. of the lot area, may be continued to any desired height.

Properly Lighted Buildings.

It would be apparent that under this plan a lot with 50-foot frontage would be occupied by a building 40 feet wide in the center of the lot; a lot 25 feet wide by a building 20 feet wide, and a lot 100 feet wide by a building 80 feet wide. The space between two adjoining 50-foot lots would be 10 feet; between two 25-foot lots 5 feet, and between two 100-foot lots 20 feet.

The unoccupied spaces distributed in this way would afford conditions making it possible to design buildings that would be properly lighted and ventilated to a height of two and one-half times the width of the street, and by restricting the portion of the building of unlimited height to 36 per cent. of the lot area, similar conditions would result for the proper lighting and ventilation of the higher portions of the buildings.

No more difficult problem has ever been presented to architects than the

artistic designing of high buildings. When this problem is still further complicated by the necessity of adapting the design so that it may harmonize with adjoining buildings the task becomes well nigh hopeless. If, on the other hand, all buildings were isolated as is here proposed the utmost liberty of design and freedom of action would result.

The Profit Limit.

The practical and profit-producing limit of height to which buildings may be built has been approximately reached in the cases of the Singer Building, the Metropolitan Life Tower, and the Woolworth Building. From authoritative sources it is learned that these buildings, provided they can be kept filled with tenants, will furnish sufficient revenue to pay only a fair rate of interest on the entire investment. They are, therefore, not attractive investments from a business standpoint, and never can be. Consequently, we need have no fear that any considerable number of such buildings will ever be built in this city.

It is my belief that to arbitrarily limit the height of buildings is not only a mistake, but that the 100,000 property owners in this city whose interest and influence would overwhelm any other influence would never consent to it. Take for example a man owning a lot with a 100-foot front on Broadway, which at the present time may be covered with five or six-story buildings, alongside of an adjoining property of the same size improved by a building twenty-five stories in height. Would not the owner of the property with the low buildings make an instant and vigorous protest against a law which would restrict any proposed new building to a height of two and one-half times the width of the street and thus prevent him from ever constructing a building as high as his neighbor's, and thus forever cut off the possibility of his obtaining the same income or returns for his property as his neighbor? In other words, all owners of such property would have the actual value of their properties arbitrarily diminished. This would result in a universal protest, which could only be remedied by a modification of the law restricting the height of buildings, and this would probably be done within a few months after its adoption.

In view of these conditions, it is the duty of the Board of Aldermen to anticipate any such result, and so regulate the questions of light and ventilation that wholesome and healthful conditions will result independently of the height of buildings.

Adequate Exits.

Another important question that heretofore has never been considered in our building laws is the question of adequate exits so as to provide reasonable safety in buildings occupied by large numbers of persons. The joint committee report represents a distinct advance in this respect on all previous drafts that have been proposed, but even the joint committee draft is insufficient and inadequate in some respects. It is now possible to make buildings of any height perfectly safe for all the occupants and without materially increasing the cost or sacrificing space. In fact, it is generally possible to make a building safe for its occupants at less cost than they are now being constructed.

TRINITY'S DWELLINGS ARE REAL HOMES

They Give Character to Greenwich Village—Are Free From the Lodger Evil—In Good Repair and Carefully Looked After.

By MISS E. W. DINWIDDIE.

(Miss Dinwiddie has again made a report to Trinity Corporation on the general conditions in its tenement properties. For years the corporation needlessly submitted to criticism through a mistaken policy of official silence. Miss Dinwiddie, who has been called Trinity's housekeeper, has through her reports revealed the corporation as an excellent landlord.)

TRINITY'S houses have some advantages which most homes, even of the very wealthy, in downtown New York City lack. They have, as a rule, large yards, which not only serve as playgrounds for the children, but are commonly utilized by the tenants for flower gardens and in a few instances for vegetable gardens as well. They are, in over two-thirds of the cases, private dwellings for only one or two families in each, giving an opportunity for quiet family life with room for children to grow up and space for their play, totally different from the surroundings in New York's towering apartment houses and swarming barrack tenements.

As compared with East Side houses equally far downtown, the contrast is marked. They are low buildings, not making dark canyons of the streets on which they stand, and the large open spaces in the rear give abundant light for the back rooms as well as for those facing on the street. There are no rear tenements on the back of the lots. There are few stairs for mothers and babies to climb. The bedroom windows do not open on air-shafts where one crying child keeps twenty families awake. The rooms are on the average much larger than in the dumbbell and other common tenement and apartment types. Large families are not excluded from the houses, but are welcomed as tenants, the only restriction enforced being that they shall not take or keep quarters too small for the number of persons.

Free from Saloons.

The houses through the corporation's control are kept free from saloons, gambling houses and immoral resorts, and also from rag shops and junk shops with their dangers to health and proper sanitary conditions. The rents have remained practically the same for a quarter of a century. Probably as a result of this the dwellings even of the tenants in very limited circumstances are free from the lodger evil in its dangerous form. Moreover, the corporation on its own initiative has instituted systematic inspections of the houses for the purpose of discovering need for repairs, or other defects which call for remedy, or opportunities for improvements of any kind, or for being of service to the tenants in other ways.

The popularity of the dwellings is shown by the length of residence of the tenants, of whom more than half have been living in the same houses for from ten to fifty years or more.

Few who have not seen this section realize that such a neighborhood is to be found on Manhattan Island, below 14th street, within a short distance of the business district and the congested tenement streets. Flower gardens and low buildings are not commonly thought of in connection with this part of the city.

Though the lots belonging to Trinity are not blocked solidly together, but are sandwiched in among others, still they are sufficiently closely grouped for the corporation's houses to affect the character of the whole neighborhood, making this an area of quiet residences, very different from the swarming tenements to the east and the waterfront section to the west.

What Trinity Corporation Owns.

The corporation now owns 366 houses, containing accommodations for 882 families, or between 3,000 and 4,000 persons, a small village in itself with many characteristics of village life.

The average number of families to a house is only 2.4. Of the total number of dwellings, 36.6 per cent. are two-family houses; 32.0 per cent. are occupied by one family each, and only 31.4 per cent. have as many as three families. Most of the buildings are only three stories high, and many cover less than half of the lots on which they stand.

Effort is made by the corporation to prevent overcrowding in the houses and its consequent



TYPICAL TRINITY HOUSES.
West Houston St., between Hudson and Greenwich.

evils, but apart from this no attempt is made to keep out children or to make families move when the number of children increases. One record-breaking tenant was a woman, twice married, who had twenty-four children. Another family had eight sturdy sons born in a space of eight years.

The lodger evil as it is seen on the East Side is non-existent in the Trinity properties. In examination of all the houses no instances have been found in which lodgers shared the use of sleeping rooms with members of the family. Over 80 per cent. of the tenants have no lodgers, and where lodgers are taken they are in separate rooms, not interfering with the privacy of home life.

Rental Rates.

The rents in the houses vary between wide limits, but they have not been raised to the excessive rates which make one of the heaviest burdens families in New York with small incomes have to bear if they wish decent accommodations. One small dwelling rents for only $12 a month for the entire house. Another building, a two-family house, rents for $1,200 a year. The lowest rents in apartments in three-family houses are $7 per month for three rooms. The highest apartment rents are $26 a month for five rooms. An average rent per room in the Trinity houses is at the rate of only about $1 per week or between $4 and $5 a month per room.

Not only is it true, as previously stated, that over half the tenants have been living in the same houses for from ten to fifty years or more, but in many cases the actual length of tenancy under Trinity is longer than appears, because the families rented from the corporation in other buildings before moving to their present quarters. Because of increase in the size of the family, or on account of the growing up of small children, or because sons and daughters have married and left the home, families sometimes wish to move into a larger or smaller number of rooms. Or they may wish to move into more or less expensive quarters, or to be in a different section for business or other reasons.

But the permanency of residence in the individual house and still greater permanency of residence under Trinity are conspicuous. One tenant still in a Trinity house has been living here for fifty-five years, and her four children were born and grew up in the house. Another tenant, now ninety-five years old, has been living in one Trinity house for forty-six years. As she says, she has been renting from Trinity since she first came over from "the old country" as a "greenhorn." This is a striking contrast to the proverbial New York tenant, moving once a year, and to the actual migratory life of a large part of the population of the city.

It should, however, be borne in mind that with the exception of ten houses built by the corporation as model tenements the dwellings were all erected and owned by holders of ground leases and have only come into the possession of Trinity by purchase on the termination of these leases. They are old, are usually in a run-down condition when acquired, and require a larger amount of renovation and repair than would be the case with newer houses of the same type. The number of children occupying them increases this amount, especially in the houses tenanted by three or more families. The structural conditions were fixed before the houses came into the hands of the corporation, but these have been modified, and in cases of such matters as interior rooms, where found in three-family houses, and of inadequate fire-escapes and so on, they have been altered to conform to law and to the needs of the tenants.

The proximity of the Trinity houses to those held by other owners in certain cases has objectionable features. Some very neat tenants, for instance, have difficulty in keeping their premises in good condition on account of rubbish carelessly thrown out of the windows of adjoining tenement houses. An unsettled condition in one section of the properties, too, is already in existence and more disturbances here are in prospect on account of the projected widening of one of the streets, which the city has in view as part of a general scheme of municipal improvement. This scheme will involve at some date in the future the tearing down of the houses on one side of the street, some of which belong to Trinity, some to other owners. The liking of Trinity's tenants for their houses is shown by the general satisfaction expressed by the families living in other sections that their dwellings are not to be disturbed.



TYPICAL TRINITY BUSINESS IMPROVEMENT.

This fine loft building stands on a site formerly occupied by stores and dwellings, on the west side of Hudson street, between LeRoy and Clarkson, opposite the park.

Newly-Acquired Houses.

Within the year the corporation has taken over eleven additional houses formerly belonging to ground leaseholders. Of these one was a rear building on the back of a lot behind a front house. This rear building was removed at once, as soon as it was within the corporation's power to do so. The house was the last but one of its kind anywhere on Trinity's land. The single remaining rear dwelling is a one-story janitress' house, belonging to an owner holding an old ground lease, which does not expire for a number of years. Another recently purchased small house was torn down and its site was concreted to make a large yard for the use of the two adjoining dwellings. Still a third house taken over in the course of the year was vacated permanently, as it was an old frame building in poor repair and eight houses purchased on termination of leases have been renovated and put in thoroughly satisfactory repair and have had many improvements added.

The number of dwelling houses on Trinity's land belonging to other owners has greatly decreased. Since early in 1910 these have been reduced from between 200 and 300 to 136. But as it will be many years before all the ground leases expire, there are some dwellings on Trinity's ground which will not come under the corporation's control for a long period.

There are other dwellings on land held on short ground leases. In cases where ground tenants ask renewals of leases not compulsory under the terms of the original lease, the corporation makes it a rule not to grant these where the houses are in unsatisfactory condition, or where they do not comply with the law, but has not thought renewals for one year objectionable in the case of sites of dwelling houses ascertained by examination to be in good condition throughout. Some of the tenants who have well-kept houses which they have owned for many years would feel it a great hardship to have these taken from them.

Holiday Business Prospects.

The "Fourth of July," which falls on a Friday, and the succeeding Saturday and Sunday are three holidays, in which to have merry times in the suburbs. Transit lines will unquestionably be crowded during these three days. A general outpour is expected on Friday, Saturday and Sunday, July 4th, 5th and 6th, if the weather is good. Promoters are running special excursion trains, as requests for free tickets are coming from all quarters. Even other large cities are sending big delegations to look at New York's growing suburbs. This stimulation in the realty business is unquestionably due to the advertising of the Dual Subway System, running into all the outlying sections of the city.

Home sites are wanted as urgently as new homes. According to suburban promoters, a large proportion of this year's lot buyers say they intend to build dwellings for their own use. If all carry out their plans, a great boom in suburban building will take place. It is the intention of several promoters on scores of new settlements to keep open house for the visitors over the triple holiday period, and many unique "Fourth of July" displays are being planned for the streams of visitors. It is expected that this entertainment will continue throughout the three days. It is said that the masses of wage earners are buying more enthusiastically than ever, and that most of them are paying in cash. They have been convinced that real estate is the safest investment, because it alone, above all other securities, has been able to hold its own against the recent hard times.

Brooklyn Terminal Plans Sent Back.

Upon the motion of Borough President McAneny at the Board of Estimate meeting, this week the recommendations of the Terminal Committee of the Board of Estimate, with regard to the improvement of the South Brooklyn waterfront, were referred back to the committee for further consideration and report.

GREATER CHANGES FOR MANHATTANVILLE.

Engineer Rice's Plans to Save Real Estate Values—Would Cover Over the Freight Yard, Raise Grade of Manhattan Street and Build Marginal Way.

THE three-sided negotiations over plans for improving the West Side terminal facilities became so tangled that the Board of Estimate concluded at the public hearing on Tuesday afternoon to send the whole matter back to the Terminal committee for reconsideration. Doubts are expressed that the committee will be able to make the new study and general revision which it intends before the close of the present administration.

The property owners who challenged the legal soundness of claims concerning right of way on the part of the New York Central Railroad Company, those who protested against the monopolization of the river shore at Manhattanville with an enormous freight yard and those who alleged a serious error in the railroad company's map affecting Fort Washington Park, bombarded ex-President John Purroy Mitchel's arrangement with the New York Central with what seemed great effectiveness. Besides, Col. Kline, Mr. Mitchel's successor in the board, was new to the negotiations, while Comptroller Prendergast and President McAneny on whose perspicuity real estate interests have learned to place great reliance, had been unable on account of the subway negotiations to give much aid to Mr. Mitchel as chairman of the Terminal Committee, in his negotiations with the railroad company for a reformation of its lines and terminals.

Moreover, the arguments made against the written opinions from the Corporation Counsel's office on legal points involved, by Charles L. Craig, of the firm of Hoadley, Lauterbach and Johnson, representing the West End Association, and Julius Henry Coehn, representing the Citizens Union, came with such logical power as to make another reason for reconsideration.

The proceedings at the hearing were of such short duration as to suggest the probability that the members of the board had tacitly agreed on this course in advance, and when counsel for the property owners asked for time to study the latest opinion of the Corporation Counsel, which had just been read, it was decided to send the whole matter back to the committee for reconsideration. Further hearings will be held but no date was named, and Mr. McAneny remarked that if those who wished to appear in opposition would give their names to the stenographer they would be specially notified.

Whereat, a long roll of names of civic bodies was called off, including the Riverside Drive Protective Association, the West End Association, the Washington Heights Taxpayers' Association, Citizens Union, Merchants' Association, Parks and Playgrounds Association, Founders Progressive Club, Manhattan Single Tax Association, the Socialist Party, the Municipal Art Society and the Reform Club.

Engineer Rice's New Plans for Manhattanville.

Apart from the questions concerning franchise and Ft. Washington Park, the most interesting problem the Terminal Committee has been called upon to solve is the modification of the plans for the enormous terminal at Manhattanville. A month ago George S. Rice, who was the chief engineer of the Rapid Transit Commission, was called upon by the property owners on Riverside Drive at 135th to 153d streets to see if some scheme could not be devised to overcome the objectionable features of a freight yard on the west side of the Manhattan waterfront from 135th street to 153d street. In an interview Mr. Rice gave this explanation of the railroad company's scheme:



GEO. S. RICE, C.E.

"I find that the plan as proposed contemplates the construction of a freight yard of over thirty acres, extending from 135th street to 153d street west of Riverside Park, and embracing the greater part of the land to the bulkhead line, as shown on the plans you see here and designated by a yellow color.

"The scheme of the railroad company contemplates the use of this section as a yard with the elevation of about six tracks from 146th street southerly to about 122d street, crossing the Manhattan Valley streets from 129th to 133d streets with a viaduct. The main objectionable features of this scheme is that the greater part of the territory is absolutely cut off from access to the waterfront by the construction of the yard; also the elevating of the tracks is an objectionable feature, as the freight cars and traffic would at all times be in evidence for a good portion of this section. And the yard will be a great detriment to the residential abutting property owners from the necessary annoyance both day and night from the constant movement and bumping of cars, due to the breaking and making up of trains, and to the passing of the same.

Would Elevate Manhattan Street.

"I have carefully studied this question and have hit upon a scheme by which a greater part of the objectionable features can be eliminated. In 1906 I made a careful study of the treatment of the New York Central tracks on the West Side of Manhattan while I was Chief Engineer of the Rapid Transit Railroad Commission, which study was made at the order of the Legislature. At that time the carrying out of the Act was not easily secured, and at a later date a new Act was drawn under which the present scheme has been divulged. At that time it was suggested that an easy solution of abolishing the grade crossings in the Manhattan Valley would be to elevate the railroad in this particular section, but the construction of a freightyard was not then considered.

"I now propose to keep the yard and railroad at their original grades and to elevate Manhattan street by a structure extending for about five or six hundred feet from the eastward of the railroad, and then to construct a way along the marginal road as proposed, with a down grade of 3 per cent.

"The section in the vicinity of 133d street is treated in the same way with a connection along 12th avenue with Manhattan street if desired. There would be a connection with the street extending from the Riverside Drive section south of 129th street with a crossing at about 129th street, rendering the lands of the Park department to the south available by means of a ramp and also connecting directly with the upper level of the recreation pier at 129th street."

Mr. Rice illustrated his points by means of colored drawings.

Ferry Accessible From Two Levels.

He further said that this scheme enables the upper level of the ferryhouse to be directly connected with the elevated portion of Manhattan street, giving a parking space for automobiles and also rendering the ferry and recreation pier accessible for both levels. This treatment of the abolition of the grade crossings in the Manhattan Valley is shown on the plan in red.

The railroad in this particular section is to be laid out for six tracks at the present grade and allows of communication along a large portion of both sides of the railroad with the abutting properties. A very little damage to real estate interests is involved in this treatment and practically no business interests are eliminated or wiped out of existence as far as the use of the railroad is concerned.

Covering the Railroad Tracks.

It is proposed that the railroad shall be covered to the south of 129th street through the Park and also that the yard north of 135th street shall be wholly covered. Mr. Rice says this yard can be covered by a masonry and steel structure and the deck parked and used by the public in connection with Riverside Park from one end of the yard to the other. The surface can be laid out in an agreeable and presentable scheme with openings for the railroad yard underneath so that good ventilation can be secured and the front of the railroad yard can be left open as suggested in the scheme contemplated south of 122d street to 72d street.

A Marginal Way.

It is proposed for the preservation of the waterfront directly to the west of the yard and extending from 129th street north, that a marginal way 150 feet in width shall be laid out so that the Hudson River can in the future be available both for vehicular travel and for pedestrians. It is proposed that on top of the yard that ways of communication can be laid out so that the public living on and using the Riverside Drive can have access by means of stairways along the west side of the covered yard with the waterfront.

(Continued on page 1334.)

FIFTH AVENUE'S PERIL.

Depreciation in Real Estate Values—Reasons for Decline.

"If we do not take strong measures now, Fifth avenue, the street of which all America is proud, will have become in a few decades merely a name. Already the cancer has eaten in deeply. It was only a few years ago that a well known piece of property on the avenue near 30th street sold for $380,000, for a 25x100 foot lot. Today the same property goes begging at $240,000. Why this drop of nearly forty per cent.? And there is nothing to prevent the same thing happening further up the avenue, unless buildings are restricted in height or size and in character or amount of occupancy."

All of this and a great deal more came out at the conference just held between the Heights of Buildings Commission and A. W. Bruner, representing the Fifth Avenue Commission; Robert Grier Cooke, president., and Messrs. Frank D. Veiller, Simon Brentano, Bruce M. Falconer, R. P. Bolton, S. H. Tyng, J. M. Gerard, and Louis H. Hosmer, representing the Fifth Avenue Association; Edward I. Devine, Comptroller of the New York Life Insurance Co.; Gerald R. Brown, Comptroller of the Equitable Life Insurance Co., and Edward R. Hardy of the New York Fire Insurance Exchange.

A man well known for his real estate operations on Fifth avenue gave reasons for this decline. He said land between that avenue and Sixth avenue or Broadway, on one side, and Madison or Fourth on the other, has no shopping value that compares with Fifth avenue. Where land on the avenue is worth from $10,000 to $20,000 or more per front foot for an inside lot, land just back from the avenue on the side streets is selling for from $3,000 to $5,000 per front foot. Influenced by the settled factory development on lower Fifth avenue and on Fourth avenue these side streets are far more desirable for salesrooms, sample rooms and warehouses than for any other purposes. Now manufacturers, especially of "seasonal" goods, are convinced that the salesroom and the factory must be together under one management and under one roof. And so they are crowding their often large plants into these loft buildings near the avenue above 23d street.

"Various tall office buildings have been erected along the avenue between 23d and 34th streets," this expert said. "It has been becoming difficult in some cases to fill them, partly due to the constantly increasing crowd of factory operatives from the side streets filling the avenue during the noon hour and decidedly hurting its use as a high-class shopping and office street. Probably the office building managers could have made their buildings pay in the end as office buildings, but the temptation to fill up the building at any cost was too great, so they tore down partitions and changed many an unlet office floor into a loft floor, although these let at only half as much per square foot as the offices did. This again has helped to drive out the best retail trade and so values have dropped to nearer the factory loft level.

"If a man in Chicago or St. Louis has $100,000 to spend does he spend it in the Chicago shops? No, he comes to New York. The great number of the highest class retail shops must be here, and they must be near together so that the shoppers can go readily from one to another. They must be, too, on a quiet broad street, where people can circulate easily on foot or in motors unobstructed by trolley cars or trucks.

"It is obvious that except for a short stretch on 57th street absolutely the only place left in Manhattan for this high-class shopping is on Fifth avenue below 59th street. For the best interest not only of New York but of the whole country this stretch of Fifth avenue must be reserved for high-class shopping."

Agreed on Proper Limit.

Those with the most experience seemed pretty well agreed that for this purpose a six-story or at most a seven or eight-story building is by far the most profitable investment and so they are convinced that along the avenue a cornice line about 100 feet above the curb with perhaps two more stories in the roof, bringing the total height up to 125 feet, would not only be to the great advantage of all but would work no hardship on the individual owner of property. They would, however, exempt from this height limit hotels and high class office buildings, for a certain number of both are for the good of the avenue yet they often have to be higher than eight stories to pay, especially on land worth $20,000 or more per front foot.

They would keep lofts and factories off the avenue and for several hundred feet back from the avenue on side streets so as to keep the factory hordes away from the avenue at all hours. If the courts would not allow a direct discrimination against factories within the Fifth avenue zone, then they would urge the passage of a law from the standpoint of safety and health which would raise the minimum permissible space per person especially for the upper floors of buildings and so increase the size and number of exits that it would not pay to use these buildings for manufacturing.

STARTLING FACTS.

Disclosed at a Meeting of the City Economy League—To Open Campaign.

The present debt of the city is in the neighborhood of $1,225,000,000, an increase since December 31, 1898, of over $900,000,000.

The budget has increased from $77,000,000 in 1898, to $192,000,000 in 1913. In addition to this tremendous increase in the budget the habit of issuing corporate stock has grown enormously and from $20,000,000 to $30,000,000 of corporate stock is now issued annually.

The assessment on real property has been raised from $2,063,135,687, in 1897, to $7,861,898,890 in 1912. Notwithstanding this tremendous increase in assessment, both the debt limit and the taxrate are near the constitutional limit.

There was uncollected taxes due on January 1, 1913, amounting to $21,818,996. There was due for unpaid assessments at the same time $25,847,420. There was due for uncollected water rates $543,999. This makes a total of $48,210,415, and this great amount was due notwithstanding the fact that there had been tax sales in each of the boroughs except Manhattan and that a Manhattan tax sale was then being advertised.

The foregoing startling facts were made known by the publicity committee of the City Economy League, in a report submitted at the last meeting of the executive committee by Chairman Edward P. Doyle and Secretary Henry Bloch.

Another startling fact disclosed at the meeting was that at the tax sales the liens are almost invariably bid in by tax lien companies and not by the property owners, and that there are nearly 6,000 tax liens offered for sale in the Borough of Manhattan.

In view of the situation the committee recommended, and the recommendation was adopted, that the property owners and rentpayers of the city of New York be organized by election districts, each election district to have a leader; the leaders to form an assembly district committee and the assembly district committee to send one or more delegates to a central committee.

This central committee is to force the several political parties to nominate proper candidates for the municipal offices to be filled at the coming election.. In the Borough of Manhattan the trades and professions are to be organized also, but the basis of organization is to be the election district.

The executive committee feels that it is time a halt is called in the expenditure of city money for things not absolutely necessary. The organization is now going on and will be perfected within a month, when it is hoped to have at least 60,000 enrolled voters.

The opening gun of the campaign will be the massmeeting to be held at New York Turn Hall, Lexington avenue and 85th street, June 30, at 8 p. m.. William H. Chesebrough will preside and many prominent speakers will be present.

REAL ESTATE BOARD.

The Old Board of Brokers Adopts a New Constitution and Changes Its Name.

At a special meeting of the Real Estate Board of Brokers of the City of New York, held on Thursday afternoon, at the board rooms, 115 Broadway, important changes were made in the organization. The following statement was issued at the close of the meeting:

"The membership in the future will be divided into three classes: Active, non-resident and associate. The active membership which is to be limited to 200 will be composed of real estate brokers whose main office is in the City of New York. Non-resident membership will be composed of brokers whose main office is outside of the Borough of Manhattan. The associate membership is open to any owner of real estate or other persons who are interested in the welfare and advancement of real estate interests.

The name of the association was changed to the Real Estate Board of New York. The Board now has an active membership of 155.

President E. A. Tredwell, made the comment to a Record and Guide representative:

"The changes are along lines now in force in Chicago. Our new name is a shorter and broader term than the old, and we have limited the active membership, consisting of professional real estate men, to 200. After that number is reached those professional real estate men who desire to become active members will be placed on a waiting list.

"It was felt by the Board that its assets and influence had so grown in the past few years that a broader plan of operation was required.

"A healthy difference of opinion was developed during the meeting, but as the committee having the special matter in charge, consisting of Lawrence M. D. McGuire, chairman, Charles E. Duross, Edward L. King, Pierre M. Clear and W. J. Van Pelt, had given considerable thought and care to the revision of the constitution, they were ready and able to explain the details promptly to the satisfaction of all present.

"The final outcome of the deliberation was the unanimous adoption of the new constitution, including the new name of the organization."

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

ECONOMIC BUILDING HEIGHT.

A Method Checking or Determining It In the Case of Skyscraper Office Buildings.*

By C. T. COLEY, M. E., 14 Wall Street.

WHEN our Secretary, Mr. Patterson, asked me to come to Cincinnati and lead in the discussion on some subject, I at once thought of the many friends that I have made among you, and realized that we were all handling hard problems, and that should I show you how I have solved one or two of mine, the work for you would be easy, when you are called upon to solve a similar problem.

I chose the subject, "The Method of Checking the Economic Height of an Office Building," both because it is a problem that is encountered almost daily, and also because it is one for which I have not seen a satisfactory solution, and consequently the development of a solution would be a little new and interesting to you.

First, the Land Value.

We will consider the erection of one of the most modern and expensive office building skyscrapers, the construction of which must be of the very highest grade. The plot of ground should be in the very best location for a building of this kind. Let us assume a land value of $300 per square foot of lot area. The value of a plot of ground is determined by the best possible use to which it can be put, or the best improvement that can be made thereon, to bring in the largest net financial return per annum, upon the money invested in the lot.

The value of a plot of ground is therefore dependent upon its net annual earning capacity, which earnings are usually funded at 5 per cent., making the value of the land about twenty times the net return per annum earned by the land.

The annual interest charged on $300 valuation per square foot would be $15 with money worth 5 per cent. The New York City taxes are about $1.83 per $100 valuation, which on each square foot of land under consideration would be about $5.50 per year. This added to the interest cost of $15 makes a total cost of $20.50 per year for owning one square foot of land in the best financial business district on which to stand a building.

Only 65 Per Cent. of Rentable Area.

If the entire area is not covered by the building, but say only 95 per cent. of the total, the balance being used for light courts, we must divide the total cost per square foot per annum ($20.50) by 95c., giving $21.58 the amount that must be earned per annum on each square foot of land on which the building actually stands. Since only 65 per cent. of the area is rentable area, to produce one square foot of rentable area, we will require one divided by .65, or 1.54 square feet of floor area, and consequently the land carrying charge would be increased from $21.58 to $33.23 per square foot of land over which to secure one square foot of rentable floor area per floor.

The question arises at once, what can be done to meet this great expense? One answer is, after looking around to see that it is suitable for the neighborhood—build a skyscraper office building. What will one cost? How high will it have to be, so that the net profit on the building, will equal the expense on the land? What will the operating and other expenses be per annum? We will look into the problem.

An Office Building the Solution.

Experience shows that office buildings of the very best type of granite, marble, bronze and steel construction cost from



C. T. COLEY.
Will be the Operating Manager of the New Equitable Building.

80c. to $1.00 per cubic foot of building volume to build. When the average distance between finished floors is 12 feet, it requires 12 cubic feet of building volume to produce one square foot of floor surface, of which past experience shows that in a well designed building, about 65 per cent. of the total floor area is rentable area. Therefore, to obtain one square foot of rentable area of floor under consideration, it will be necessary to build 12 divided by .65, or about 18½ cubic feet of building volume.

Let us assume that we are to erect a building about twenty-five stories high of the type costing 80c. per cubic foot. It would therefore be necessary to make an expenditure of 80c. multiplied by 18½, or $14.80 for 18½ cubic feet of building volume, in order to secure one square foot of rentable area.

Cost of Maintenance.

The cost of maintaining one square foot of rentable area per annum in a high class building of this kind is shown in the accompanying table.

Assume an allowance of 10 per cent. of gross rents for vacancies and loss of rent on an average rent rate of $3.50 per square foot—35c. This makes the total $1.50. Interest on 5 per cent. on an investment of $14.80 necessary to produce the required building volume to secure one square foot of rentable area, 74c. Allow for depreciation and amortization in 50 years about 30c. (Money worth 4 per cent. compounded semi-annually.) Total cost per annum, $2.54 per square foot of rentable area.

	Per sq. ft. rentable area.
Engine room labor, supplies and repairs	.18
Coal and ash removal	.15
Elevator labor, supplies and repairs	.09
Janitor's labor and supplies	.15
Electrician's labor and supplies	.02
Supervision and collections	.09
Building repairs	.15
Insurance	.01-1
Water	.02-1
Sundries	.01
Sub Total	.88
Taxes on structure alone	.27
Total	1.15

Subtracting this cost of $2.54 from the gross rent rate of $3.50 per square foot of rentable area leaves a net profit per square foot of rentable area of 96c. per floor.

The Final Calculation.

In order to equalize or wipe out the annual expense of $33.23 for the lot area on which to build one square foot of rentable area, we would need to get the profit of 96c. per square foot rentable area per floor by repeating the operation or building floors upon floors as many times as 96c. is contained into $33.23, or 34.6 times, making the building 35 stories high.

Hence it will be seen that properly to develop or improve a plot of land with the value assumed which will pay 5 per cent. on the investment in the land and building, and at the same time set aside a proper fund for depreciation and amortization, a 35-story building will be necessary. This would be the proper height for the building, provided that the plot area was sufficient to allow for the proper shafts up through the building to contain pipes, smokestack, stairs and elevator shafts and still give a rentable area of the assumed 65 per cent. of the gross area.

*A paper read before the National Convention of Building Owners and Managers, Cincinnati.

WIRE ROPE SUGGESTIONS.

Many Elements Combine to Produce Satisfactory and Economical Service.

Wire rope expense can be greatly reduced by the use of a suitable rope for every work and by its correct handling during installation and proper care during operation. Working conditions also require careful consideration and oftentimes changes can be made that will effect a material saving.

The most satisfactory results are always obtained with large size sheaves and drums; the greater the diameter of the sheaves and drums, the longer the rope will last.

Experience has demonstrated that wear increases with speed; therefore, true economy results from increasing the load

and diminishing the speed. For a working load, one-fifth of the ultimate strength of the rope is usually considered safe, although this is not recommended for all cases, as very frequently a greater safety factor is required.

Wire rope must not be coiled or uncoiled like a hemp rope. When not on a reel, roll on the ground like a wheel or hoop to prevent kinking or untwisting.

To insure against accidents the ordinary precautions should be taken to frequently examine wire rope and install a new one before the old is worn to the danger point.

However used, a wire rope should be made of the best obtainable material of the most suitable grade, for rope made from cheap materials is far more expensive in the end, as the time lost by the frequent changing of rope will greatly overcome the first cost saving.

The use of high-grade wire rope also provides the necessary strength in the smallest possible diameter, thereby reducing the dead weight of the rope itself.

The hemp center in a wire rope is also an important factor. If the quality is poor, it will soon go to pieces and allow the rope to lose its correct shape. After such an occurrence, deterioration of the rope is rapid.

Proper lubrication, both during manufacture and use, is necessary, as it lessens internal and external friction, prevents corrosion and renders the various wires impervious to the effect of steam, acids and other damaging influences often present.

QUESTIONS and ANSWERS

Varnish That Never Dried.

I had a little antique varnish job done recently and the varnish never dried. What can I do with it?

Answer: Get a good varnish remover, take it off entirely, fill the surface again and revarnish with a good, standard make of varnish. Be sure and wait until the wood is thoroughly dry and never varnish on a day when the temperature is below 70 degrees or when the humidity is excessive.

Testing Laboratories.

Is there any place in the city that is available to the general public where building materials are tested for fire.

Answer: The Bureau of Buildings cooperates with the Engineering Department of Columbia University which maintains a laboratory where tests may be arranged for.

Architect's Lien.

Can an architect file a lien upon a building for his pay if the owner refuses to pay on the ground that the charges are exorbitant?

Answer: An architect has a lien on a building for his pay, provided he superintends erection of the structure. He must file the same claim of lien as is required of laborers, mechanics and material men. The question of the size of his bill should be settled before he is formally engaged.

Where to Place Meters.

What is the best place to put electric meters in multi-tenanted buildings?

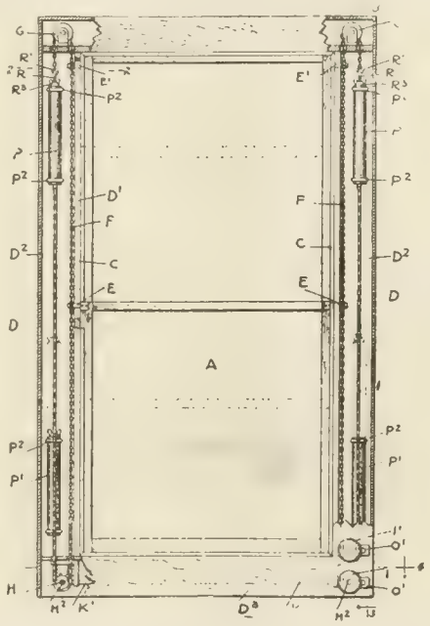
Answer: If it is the plan that tenants shall pay by meter for their illumination, meters should be located in the basement, as then the humming will not inconvenience anyone. For smaller apartments equipped with not more than one circuit, the branch cut-out should also be in the basement.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

An Operating Device for Window Sash.

Patrick F. Fitz Gerard, builder, of 823 Third avenue, has been granted a patent, No. 1,055,156, serial No. 701,557, for an operating device for window sashes. It comprises a pair of sidewise-extending brackets on the upper ends of the stiles of the sash, the brackets projecting into the weight pockets of the window frame through vertical slots formed in the sides of the window casing; a pair of endless chains for the sash and each connected at one run with the corresponding sash bracket; a counterbalancing weight interposed in the other run of each of the said chains, this weight having at one end a swivel connection with the chain; guide pulleys in the upper portion of the window casing, over which pass the upper ends of the chains; sprocket wheels around which pass the lower ends of the chains; transverse shafts journaled in the lower portions of the sides of the window casing and carrying the sprocket wheels, longitudinally-extending shaft journaled in the sill of the window casing; pairs of beveled mashing gear wheels connecting the ends of the



said longitudinal shaft with the said transverse shafts, one of the latter extending into the room, and a handle on the outer end of the shaft.

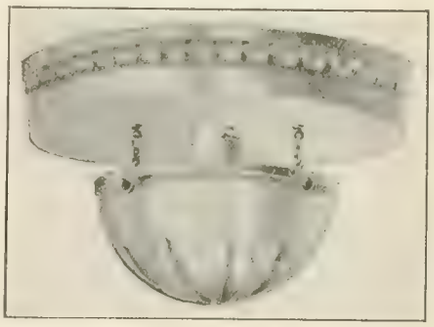
2. In a window-sash balance, an endless chain connected at one run with the sash, and a counter-balancing weight interposed in the other run of the chain, the said counter-balancing weight having at one end a swivel connection with the chain and having at the other end an adjustable screw and nut connection with the chain to permit of taking up.

An Improved Packing System.

If your engineer has constant trouble with his packing and blames his inability to bring his engine up to proper efficiency upon this factor, there may be a solution awaiting upon this problem by investigating a new type of packing that is now on the market. It is a woven fabric, but is conspicuous among others because of its soft metal inserts in the weave that prevent scoring, especially on rods. Building managers having trouble with leaky elevator plungers and pumps may find permanent relief by writing James Walker & Co., Ltd., of 27 Thames street, this city.

A Novel Indirect Lighting Fixture.

Here is an indirect lighting fixture which has some principles that are quite distinctive. It is called the Brascolite Unit and is semi-direct; or, in other words, all direct rays are diffused and indirect rays are reflected downward and outward. A glance at the cut will show how this is accomplished. It is provided with a canopy or reflector, which is made of dense white opal glass, and

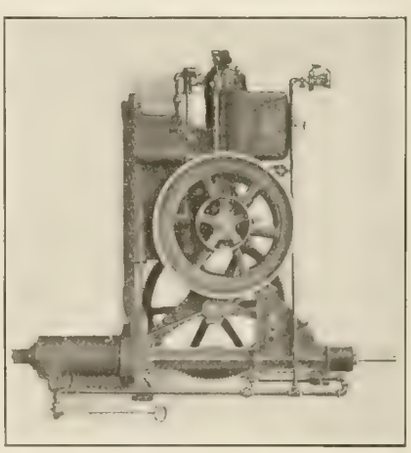


the suspended bowl below is made of Alba glass. This is a new illuminating unit which has attracted the favorable attention of illuminating engineers. It was recently put upon the market by the St. Louis Brass Manufacturing Co. of St. Louis, Mo.

Suburban Water Feed.

One of the advantages of living in the suburbs is the absolute independence one may have from domination by the rules and regulations of a water supply company. Many owners of estates have excellent water supply at hand, but very frequently the problem of cheaply conveying that water to the point of consumption is a problem which is not always satisfactorily solved. Usually the well system is the one employed, but this has been proved in many cases to be only a half solution. It is now possible to go into the market and buy a pumping unit line which is not only satisfactory but is absolutely dependable in any kind of weather. The accompanying illustration shows the new device being introduced by the Leader Iron Works, of 103 Park avenue.

This apparatus is distinguished by a differential plunger for equalizing the load which relieves the strain on the pump rod and connection, thus largely reducing the liability of fracture or wrenching when service is heavy. The discharge can be arranged either above or below the base, and water is discharged on both the up and the down



stroke. When the discharge is below the base. the pump is anti-freezing. An air compressor is attached to the plunger near the top of the pump. The device, herewith shown, is a great improvement over the systems heretofore on the market and where used has given splendid results. The ease with which it is operated also commends it highly to estates where the foreman is a general handy man. It is very simple in operation.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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Published Every Saturday

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Don't fail to attend the mass meeting in the New York Turn Hall next Monday evening, at 8 o'clock. The meeting has been arranged by the City Economy League under the auspices of the United Real Estate Owners' Associations.

The extra session of the Legislature did quick work with Governor Sulzer's direct primaries bill, and adjourned promptly—not promptly enough, however, to prevent the introduction of a bill levying a direct State tax of one mill.

—Whether the City Economy League wins its cause completely or no, it has achieved a remarkable thing in rallying to its banner so large a proportion of the really able men of the city. By the way, what are the league's colors and when can we expect to see its badges?

The board of governors of the Stock Exchange has voted to grant the petition of the members for a suspension of business Saturday, July 5, making a three-day holiday Some architects, according to information and belief, are taking a three months holiday; and quite a number of real estate brokers would like to join them in Paris, if mortgage money wasn't so tight.

The Real Estate Board of Brokers did effective work in the field which it originally chose to occupy. Under its new name—the abbreviation to The Real Estate Board is significant—it may, therefore, be expected to accomplish larger results in the broad sphere of activity which it now proposes to enter. A professional body like the Board is a permanent institution, held together by permanent causes; and ought to be in a position to represent real estate for all purposes, including some that are now aimed at by temporary associations.

The Future of Seventh Avenue.

The consummation of the Seventh Avenue Improvement has now entered upon its final phase. Commissioners will soon be taking testimony as to the value of the property which has to be condemned and title will doubtless be vested in the city at the earliest possible moment, so as not to delay the construction of the Seventh avenue subway. That district of the city known as Greenwich Village, is expecting to reap considerable benefit from the opening up of Seventh avenue, and it is very much to be hoped that property owners thereabouts will not be disappointed.

Undoubtedly the business development of the section has been very much retarded as a consequence of its absurd street system, which seems to have been designed to prevent its convenient connection with the adjacent parts of Manhattan. Undoubtedly, also, the expected results would follow, in case the city possessed the power of excess condemnation. In that case a frontage on the new avenue sufficiently large for building purposes could be condemned and this frontage could be sold off to builders in large plots, which would be improved with up-to-date modern buildings, and which would bring new business and new life into the district. As it is the new avenue will be improved very slowly because of this difficulty and expense of collecting plots available for modern building out of the fragments of lots left by the improvement. Largely for this reason the widening and the cutting through of Elm street to the east of Broadway was never attended with the expected results.

The new Elm street has never become as important, either for traffic or for business purposes, as was confidently anticipated, and its failure to come up to anticipations has taken place in spite of the fact that it contained a subway which benefited property all along the rest of its line. Considering the amount of vehicular traffic using Elm street, it seems absurd that a surface railroad franchise for the street was refused, because it was expected that the cars would interfere with the trucks. No similar mistake should be made with reference to Seventh avenue. The future business of the thoroughfare demands the extension of the surface tracks at least as far south as Canal street. Such a new West Side railroad would be of the greatest benefit, not only to that particular locality, but to the whole of the lower West Side.

A Defect in Our Borrowing System.

A prominent official connected with the mortgage department of one of the title companies recently suggested a change in the prevailing system of borrowing money on real estate that is deserving of serious attention. He considers that the failure to provide for a systematic reduction of the principal of the mortgage constitutes a fundamental defect of existing methods. The lack of some regular plan of amortization frequently makes it extremely difficult for the borrower to renew his loan or obtain a new one, while it obviously injures the security which is obtained by the lender. The need of some amortization clause applies particularly to the case of modern apartment houses and loft buildings that are erected for sale by speculative buildings. Such structures are usually mortgaged to the limit.

In many cases their value depreciates very rapidly either because of indifferent construction or because of the substitution of more desirable types of building. Yet this element of depreciation is largely ignored in mortgage lending, the idea apparently being that the increase in the value of the land will take care of the decrease in the value of the building.

But now that the conditions of business development are becoming more stable in Manhattan, there is less chance for a future increase in land values, and the lenders of money, will frequently find the margin upon which the security for their loan depends, wiped out. These speculative buildings, which are mortgaged to the hilt, should be required during their early period of probable prosperity to earn enough money to pay for their own future depreciation. With an amortization clause in the mortgage, borrowers might be able to obtain loans running for periods from ten to twenty years, and thus avoiding the loss, which results from the frequent calling of their loans and the increased aggregate expense of refunding them. "There can be no doubt," says Mr. Randall Salisbury, "that in the past real estate owners have been to a certain extent responsible for their own troubles in this direction, owing to the apparent tendency of some of them to regard a real estate investment as of somewhat the nature of stocks carried on a margin." There can also be little doubt that in the course of time the terms, upon which money will be borrowed on New York improved real estate, will approximate to those which prevail and rightly prevail in other highly developed business communities.

What Does Space in the Municipal Building Cost?

The Record and Guide of last week contained a number of interviews with real estate brokers and architects respecting the future location of the offices of the Bureau of Buildings. The present plan is to move the offices of that bureau into the new Municipal Building, as soon as it is ready for occupancy; but the Superintendent of Buildings, Mr. R. P. Miller, objects to this removal. The Bureau of Buildings, over which Mr. Miller presides, is concerned with building in the Borough of Manhattan only. It should be situated in that part of the borough which is most convenient both to the employes of the bureau and to the citizens who need to go frequently to its offices.

In Mr. Miller's opinion these considerations demand a location somewhere between 32d and 39th streets. He has found, after careful inquiry, that the geographical centre of the offices of those who were applicants for building permits during the last six months of 1912 was somewhere near 39th street. Considerable difference of opinion was developed among the brokers and architects whose opinion was sought in relation to this question; but these differences of opinion were explicable. In every case those architects and brokers, whose own offices were situated uptown preferred an uptown situation for the Bureau of Buildings. In every case those architects and brokers whose offices were situated downtown preferred a downtown location. It is evident, consequently, that the opinions expressed by these gentlemen were determined largely by their own individual interests. As to the arguments on which these opinions are based, the one in favor of a location downtown which has most force hinges upon the desirability of having all departments in one building. It is frequently necessary for a broker or an architect to consult with several of them in relation to one matter, and the new Municipal Building has been erected chiefly for the purpose of concentrating the offices and enabling a citizen to go from one department to another with very little loss of time. On the other hand, it is unquestionably and emphatically true that the particular clientele of the Bureau of Buildings and

the most important part of its own fieldwork is situated uptown.

For this reason the Building Bureau has for a very long time occupied offices in the central part of Manhattan, and the arguments which were formerly urged in favor of such a location have become of late years more rather than less pursuasive. It is undoubtedly the case that a concentration of the offices of architects, builders and building material dealers has been taking place in the district between 34th and 42d streets. It is undoubtedly the case, also, that a large and constantly increasing proportion of the money used in Manhattan buildings is being spent in the central district. Finally, there is another aspect of the matter upon which it would be interesting to have light. What would be the comparative expense to the city of offices for the Bureau of Buildings in the Municipal Building or in a loft building uptown? How much does space in the Municipal Building cost the city per square foot? Could the space which the Bureau of Buildings did not use in the Municipal Building be advantageously employed by some other department? Answers to all these questions are necessary to an adequately determination of the proper location of the office of the Building Bureau.

The Week in Real Estate.

The private sales reported during the week were few in number and of the miscellaneous order, reflecting a total absence of positive market movements or of tendencies toward expansion. Several modern buildings, including a loft building in 24th street, figured in trades; an investment corporation bought a Riverside Drive apartment house; a couple of dwellings in good residential blocks in the middle fifties were purchased by dressmakers; one or two sites were acquired by apartment house builders, and a building in middle Broadway which has remained tenantless about a year found a new owner. This enumeration will serve to illustrate the general character of the week's private sales in Manhattan.

The chief immediate cause of the present dullness is the scarcity of capital. Ordinary mortgage loans are difficult to obtain, except at stiff rates, and in the case of building loans bonuses are quite generally demanded. The monetary prospect is apparently clearing up, but the improvement. though substantial, is not of a kind to encourage the belief that there will be any notable change in real estate trading or in building for some little time.

Mortgage lenders will probably continue to be extremely conservative until the existing surplus of new housing is taken up. At present they are generally demanding higher rates on, or a reduction in the principal of, expiring mortgages. The falling off in building construction, which has been so marked in the last few weeks, should enable the demand to overtake the supply of housing, and the scarcity of money is, therefore, not an unmixed evil.

Because of the many vacancies in apartment houses, old and new, it is believed that the number of changes in tenants will be very considerable this summer. The changes under the present leasing custom will be made for the most part within a few days of October 1, resulting in a congestion of work for a number of professional people. It is interesting to note that a committee, appointed by the New York Furniture Warehousemen's Association, is trying to bring about a change to obviate this congestion. A letter sent out by the committee to agents reads in part:

"The New York Furniture Warehousemen's Association has had under discussion the matter of the change of date in the expiration of leases, particularly of apartments, and at a recent meeting of the association a committee was appointed to take up this matter with real estate agents.

"It is not necessary to remind you of the tremendous congestion in moving on October 1, when all leases under the present custom expire, but it is not only the moving man who is affected disadvantageously by this congestion but all lines of business engaged in the fitting up of homes. The moving business is only one of a number of industries thus affected. Painters, decorators, house furnishers and others find it impossible to get sufficient satisfactory help to carry them through this busy season. You real estate brokers also feel the pressure.

"We believe it has always been the custom in Philadelphia to have leases terminate at any period of the year. In Chicago, where conditions are more like those in New York City, and where leases formerly expired on May 1, a change was made about two years ago, and we are informed greatly to the advantage of all concerned.

"If it would not seem practical to have leases terminate the year round in New York City, might it not be well to extend the time to cover a period of, say, three months, from September first to December first?"

The chairman of the committee is Chas. R. Saul, of the Columbia Storage Warehouse, 149 Columbus avenue.

Who Owns the Brooklyn Waterfront?

Editor of the RECORD AND GUIDE:

Now that the Corporation Counsel has virtually thrown up the sponge and in effect admitted that he can not answer the question as to the title of the New York Central Railroad Company to its roadbed along the Hudson River in any way that would support the report of the subcommittee of the Board of Estimate and Aportionment—is it not time that a similar question be asked as to the title of the Brooklyn shore, along which the same subcommittee recommends that the City of New York pay eleven million dollars to acquire rights from private corporations? I believe that also in this Brooklyn case it will be found that the City of New York owns as substantial rights in the lands occupied by the companies from which it proposes to buy the water front freight railroad as it is now virtually confessed that the city owns in the roadbed of the New York Central along the Hudson River waterfront.

Certainly our experience in the latter case justifies the question being put to the Corporation Counsel, what right has the City of New York in the Brooklyn waterfront occupied by the freight railroad which the city is about to buy?

J. BLEECKER MILLER,
203 Broadway, June 26.

Moral: Advertise Your Auction Sales.

Editor of the RECORD AND GUIDE:

The outcome of the Morris Park track sale, proves that whether prices may be considered high, low or normal, the fact still remains that there are buyers for 3,000 lots at a time when money is positively hard to find for real estate investment. Therefore, the deduction is fair that the perfectly arranged advertising, logical and far-reaching, had the effect of producing the audience, without which neither the skill of the auctioneer nor agent could have produced results. The success can be largely spelled in one word "Publicity."

Now why not apply this same means to bring about results (in a manner and amount proportionate to the particular circumstances) when property is offered under forced conditions at foreclosure? A little timely adv. (not a mere perfunctory notice of sale) in display type, in the regular columns, used for auction advertisements, might prove helpful in offering to the public at large bargains now proverbially secured by plaintiffs (who do not care to acquire the premises in that manner) simply because no one else is notified to come and compete at the sale. A READER.

Tax Liens.

Editor of the RECORD AND GUIDE:

In the matter of tax liens in favor of the United States, to which I referred in a recent letter, I find from the Corporation Trust Company Journal that section 3186 of the revised statutes has been amended so that such tax liens are invalid against mortgagees, purchasers or judgment creditors, until notice of such lien is filed by the Collector of Internal Revenue with the clerk of the property is situated; and, further, the court for the district within which that where there is provision for the filing of such notices in the office of a recorder of deeds in any State, the lien of the United States tax is likewise invalid until a notice is so filed.

With this change in the law, there will be no difficulty in finding any liens that may attach to real property by reason of the failure of the owner to pay a federal income tax. A. C. PLEYDELL.

Extending High Bridge Park.

The Morris Heights Property Owners' Association and the American Scenic and Historic Preservation Society are favoring a plan for an extension of Highbridge Park to include the territory bounded by Amsterdam, Fort George avenue, St. Nicholas avenue, Dyckman street, the present westerly boundary of Highbridge Park and Laurel Hill terrace, Borough of Manhattan.

The Board of Estimate's engineer reports that the plan relates to an area of about 27.5 acres, of which 0.2 acres have been acquired for sewer purposes, while about 0.3 acres are included in a proceeding now in progress for acquiring land for the construction of a flight of steps. The latter improvement has been given preliminary authorization at an estimated expense of about $25,000. The property is situated on a precipitous slope and is similar to that within the limits of Highbridge Park as heretofore laid out and acquired.

A large portion of the frontage on Amsterdam avenue is occupied by amusement resorts. The petitioners for the improvement allege that the inclusion of this area within the park system and the removal of the amusement resorts will substantially enhance property values in this vicinity, and that the land can now be bought at a low figure.

It is recommended by the engineer that the plan be approved provided that the property owners in the immediate vicinity are prepared to assume 30 per cent. of the cost of the proceeding, with the understanding that 65 per cent. of the expense will be placed upon the Borough of Manhattan, and the remaining 5 per cent. on the Borough of The Bronx, and that an opening proceeding will be instituted as soon as the map is adopted. It is also suggested that in this case the Borough President be asked to defer the carrying out of the work heretofore authorized relative to the construction of steps, inasmuch as this would become a corporate stock charge rather than one to be paid from the Street Improvement Fund.

In case the map is disapproved, it is recommended by the engineer that the attention of the Borough President be

called to the desirability of laying out a street along the present westerly boundary line of Highbridge Park in the section north of Laurel Hill terrace. At this week's meeting of the Board of Estimate consideration of the matter was laid over.

Changes at Manhattanville.

(Continued from Page 1328.

"I realize from the reports and the statements of the New York Central authorities that there will be an objection to the covering of a freight yard," said Mr. Rice. "This problem I have studied very carefully and realize that the only real objection will be the question of cost. Of course it is more expensive to have a covered freight yard than an open one, but when one considers that the space above the yard can be made of some use and that the yard instead of being an eyesore can be entirely hidden, I think that the benefits to be derived are desirable, particularly as the front of the Hudson River along Manhattan should not be placed in the same category of 'squallor' as exists along the Manhattan and Brooklyn shores of the East River south of the Harlem River. The New York Central Railroad has to-day a large amount of space for waterfront traffic at the 60th to 72d street yard and no doubt another yard can be secured in some desirable locality to the north of this residential district desired. It has been my fortune to live in this particular section for the last thirteen years, first at 157th street, then at 137th street, and now at 113th street, and I have paid particular attention to this question on account of my study for the Rapid Transit Board of 1906.

"Independent of the aesthetic question of the location of a yard in this vicinity, I know that the disagreeable noise occasioned by the making up of trains and the shunting of cars both day and night is a decidedly objectionable one. These features will be entirely eliminated by the covered yard.

"Notwithstanding what has been said about the undesirability of a yard which will be covered, I am confident a freight yard although covered can be operated with ease and safety. One has only to raise the top of the yard to such a height as to enable men on top of freight cars to be safe in handling the cars. In our subway from 137th street to 145th street such a yard exists for eight tracks."

Mr. Rice's scheme does not attempt to limit the area of the proposed freight yard. He leaves to the Board of Estimate the duty of fixing the bounds, but provides for covering the entire yard whatever its extent, and strongly urges the laying out of a marginal road outside of the yards for the eventual use of the public.

—It is hoped that the new commission appointed to select a site for a State prison to take the place of Sing Sing will not make the mistake of desecrating sacred ground, as the first commission did when it chose the Fort Montgomery battlefield in the Hudson River highlands. To have reared a felons' pen where a national monument should have been dedicated long ago to commemorate one of the most glorious combats in American history would have been a shame to the nation. The second commission found a less incongruous place to immure convicts on the Harlem railroad out of sight from the river that has the strongest possible claim on patriotic Americans to be defended from desecration. It will be recalled that the Record and Guide was the first to inform the public that the site chosen and first designated by an obscure name was in reality the famous battleground of the Revolution; and the outcome was that Mr. Harriman and Mr. Morgan, with the associates that they called together, bought up the whole tract between Stony Point and West Point and gave it to the people for an interstate park. The new commissioners are Simon Rosendale, of Albany; Edward M. Crocker, of Byron; A. V. Wadhams, of Wadhams; Leon C. Weinstock, of New York, and Charles Oberlander, of Buffalo.

—The sidewalk widths on Unionport road, between Walker avenue and White Plains road, were fixed this week by the Board of Estimate at a uniform width of fifteen feet.

—Mayor Gaynor has his own ideas on how to rectify the "break" on Park avenue and has vetoed the plan approved by the city engineers.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1913	1912
	June 20 to 26	June 21 to 27
Total No.	156	155
Assessed value	$9,296,600	$7,176,500
No. with consideration	25	26
Consideration	$744,483	$1,822,500
Assessed value	$1,042,800	$1,787,000
	Jan. 1 to June 26	Jan. 1 to June 27
Total No.	4,253	4,891
Assessed value	$253,405,022	$416,472,795
No. with consideration	614	508
Consideration	$26,068,025	$36,632,557
Assessed value	$26,705,862	$51,926,650

Mortgages.

	June 20 to 26	June 21 to 27
Total No.	95	110
Amount	$2,607,908	$2,520,850
To Banks & Ins. Cos.	34	30
Amount	$1,668,400	$1,210,000
No at 6%	37	41
Amount	$752,103	$615,200
No. at 5½%	1	1
Amount	$400,000	$30,000
No. at 5%	29	31
Amount	$724,800	$1,047,750
No. at 4½%	2	5
Amount	$34,000	$218,000
No at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	26	29
Amount	$697,005	$609,900
	Jan. 1 to June 26	Jan. 1 to June 27
Total No.	2,726	3,298
Amount	$119,891,203	$129,915,080
To Banks & Ins. Cos.	672	722
Amount	$44,251,650	$115,605,121

Mortgage Extensions.

	June 20 to 26	June 21 to 27
Total No.	49	59
Amount	$1,118,000	$5,276,000
To Banks & Ins. Cos.	19	35
Amount	$453,000	$4,709,500
	Jan. 1 to June 26	Jan. 1 to June 27
Total No.	1,029	1,272
Amount	$41,244,956	$42,460,904
To Banks & Ins. Cos.	349	390
Amount	$23,877,700	$28,097,500

Building Permits.

	June 21 to 27	June 22 to 28
New buildings	10	23
Cost	$907,500	$3,982,800
Alterations	$247,521	$377,740
	Jan. 1 to June 27	Jan. 1 to June 28
New buildings	350	457
Cost	$30,988,035	$65,119,100
Alterations	$6,991,704	$6,498,283

BRONX.

Conveyances.

	June 20 to 26	June 21 to 26
Total No.	109	120
No. with consideration	8	14
Consideration	$70,725	$184,970
	Jan. 1 to June 26	Jan. 1 to June 27
Total No.	3,162	3,651
No. with consideration	424	354
Consideration	$3,549,969	$4,612,559

Mortgages.

	June 20 to 26	June 21 to 27
Total No.	70	100
Amount	$666,345	$972,232
To Banks & Ins. Cos.	6	9
Amount	$76,000	$167,500
No. at 6%	33	49
Amount	$244,145	$480,538
No. at 5½%	3	5
Amount	$74,600	$37,000
No. at 5%	9	18
Amount	$131,613	$286,990
Unusual rates	4	3
Amount	$4,247	$1,604
Interest not given	21	25
Amount	$211,740	$166,100
	Jan. 1 to June 26	Jan. 1 to June 27
Total No.	8,199	2,671
Amount	$22,943,692	$25,730,735
To Banks & Ins. Cos.	225	299
Amount	$4,016,779	$5,464,666

Mortgage Extensions.

	June 20 to 26	June 21 to 27
Total No.	8	10
Amount	$159,500	$138,700
To Banks & Ins. Cos.	1	1
Amount	$29,000	$28,000
	Jan. 1 to June 26	Jan 1 to June 27
Total No.	301	358
Amount	$5,990,735]	$6,060,956
To Banks & Ins. Cos.	71	66
Amount	$1,885,750	$1,856,500

Building Permits.

	June 20 to 26	June 22 to 28
New buildings	19	36
Cost	$370,950	$988,600
Alterations	$36,225	$10,150
	Jan. 1 to June 26	Jan. 1 to June 28
New buildings	552	733
Cost	$15,155,656	$19,768,570
Alterations	$595,495	$657,355

BROOKLYN.

Conveyances.

	1913	1912
	June 19 to 25	June 20 to 26
Total No.	381	510
No. with consideration	44	37
Consideration	$149,714	$247,963
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	11,987	12,443
No. with consideration	1,023	778
Consideration	$6,269,006	$7,217,837

Mortgages.

	June 19 to 25	June 20 to 26
Total No.	284	387
Amount	$1,298,531	$1,322,205
To Banks & Ins. Cos.	69	92
Amount	$664,500	$1,244,500
No. at 6%	138	212
Amount	$521,571	$1,496,251
No. at 5½%	53	42
Amount	$223,054	$155,088
No. at 5%	67	110
Amount	$477,145	$592,420
Unusual rates	3	3
Amount	$11,036	$16,500
Interest not given	23	20
Amount	$65,725	$61,946
	Jan. 1 to June 25	Jan. 1 to June 26
Total No.	8,674	9,717
Amount	$35,585,824	$39,106,263
To Banks & Ins. Cos.	2,080	2,389
Amount	$13,812,696	$16,765,223

Building Permits.

	June 20 to 26	June 20 to 26
New buildings	74	48
Cost	$427,675	$775,270
Alterations	$50,370	$96,865
	Jan. 1 to June 26	Jan. 1 to June 26
New buildings	1,908	3,017
Cost	$16,113,767	$22,051,008
Alterations	$2,372,547	$2,384,485

QUEENS.

Building Permits.

	June 20 to 26	June 21 to 27
New buildings	51	70
Cost	$205,825	$256,790
Alterations	$7,854	$14,970
	Jan. 1 to June 26	Jan. 1 to June 27
New buildings	2,290	2,370
Cost	$7,729,993	$8,796,799
Alterations	$578,137	$434,865

RICHMOND.

Building Permits.

	June 20 to 26	June 21 to 27
New buildings	11	22
Cost	$23,730	$63,620
Alterations	$6,135	$3,605
	Jan. 1 to June 26	Jan. 1 to June 27
New buildings	519	499
Cost	$928,731	$1,776,308
Alterations	$126,651	$172,027

BUILDING MATERIALS AND SUPPLIES

WHY THE FIRST HALF OF THE YEAR JUST CLOSED HAS BEEN A GLOOMY ONE AND WHEREIN IT EXCEEDS IN VIRTUE 1912

A Comparison of Price Conditions That Offset Current Operations

HERE endeth the first half of 1913, with building material men sitting around heavy of face and gloomy of heart, and their voice ladened with plaint of dull times; but is such an attitude warranted?

In the brick market, for instance, up to June 20, twelve more barge loads of Hudson river common brick had arrived than in the corresponding period last year, and sixty more barge loads had been sold than in the same period during 1912. About 100,000,000 brick of last year's output is still unsold in the Hudson River sheds as against almost 200,000,000 brick last year at this time. In the first half of 1912 the average wholesale market price for North river brick was about $6.37½ to $6.72½, while the average price for the same brick during the first half of this year was from $6.75 to $7.25.

Portland cement at this time last year sold at $1.48 a barrel, while the same product this year is bringing $1.58 and is stiff at that level. During the first half of 1912 hardwood lumber brought $2 a thousand less than it brought in the first six months of 1913. General building grades brought prices all the way from $1 to $1.50 more during the last six months just closed than they did in the corresponding period of a year ago. Lime was from five to ten cents a barrel lower in the first half of last June than it is at present, and in addition to that consumers are getting a standard barrel of 300 pounds now, whereas they were not sure whether they were getting uniform weight a year ago.

Steel is one exception to the general stiffness of prices at the end of the current half year, but this is only a temporary shading, designed to stimulate orders, and as an indication of the general crumbling in the market, pig iron is also down, but reductions have been made chiefly because of the falling off in demand for steel shapes, consequently pig iron producers have suffered. Architectural terra cotta, which can not be measured by prices, has had a good average season so far. Granite and other building stones have done fairly well, although prices have been shaded at times where competition has been unusually keen. The volume of paints that has been turned out of the leading factories has not been restricted, despite the fact that the enactment of proposed tariff legislation would seriously effect the raw material entering into its manufacture. Furthermore, the consuming paint market had a very encouraging half year, which usually is the case when construction is restricted.

This brings us up to the cause for the curtailment of new building operations in the East during the six months just closed. No two persons agree as to the actual cause of a drop of about 33 1/3 per cent. of the volume of new building construction in New York. It is doubtful if there is any one factor which has been responsible for it. It is significant that on the first of June building construction throughout the whole country was one per cent. in advance of the total volume for 1912, which was a boom year. At the same time Eastern construction fell away from last year's record approximately one-third. In the first place, the tariff unsettled the securities market. In the second place, New York City, where the greatest stimulus to statistics emanates, found itself surfeited with too many buildings of one type per district, with the result that prospective builders did not see their way clear to invest as heavily as they otherwise might have done.

The fact that a new building code was in course of compilation was also a deterrent to new building projects. That there was to be a general breaking away of prices in the building material market as a result of the disturbance in the financial market, caused by pending tariff legislation, led many investors to believe that they could save considerable money in the cost of their materials by waiting for a sick market. Investors began to realize early in April that, instead of mills being overstocked and ready to sell at a sacrifice, in order to obtain working capital during the spring money stringency, that they were not only holding their prices firm, but in many cases actually advancing them, because their stocks were low and their terms rigid. As the open winter permitted general building construction, the retail yard stocks were seriously depleted, so that the estimates made by the wholesalers were entirely set at naught, and much of the spring reserve that manufacturers would have otherwise carried was sapped by general hand-to-mouth buying throughout the Metropolitan district which has continued even up to the present time.

Nobody looks for anything startling in the second half of this year because the renting market has not proved itself able for the time being to absorb the loft and office space now available. But the principal scene of building activity is expected to be shifted from the heart of Manhattan to its outskirts during the next six months, and in the following year, 1914, the close proximity of the opening of the new transportation lines will probably result in a great building movement in the suburbs.

There is no reason to be gloomy over the future. The second half of the year, judging from present indications, should provide a moderate volume of business. The speculator will begin to show some activity as soon as the tariff bill passes, and with most of the building material manufacturers forced to keep their supplies low because of the scarcity of labor, it is entirely probable that at the end of the ensuing six months manufacturers will find that they can take a profit that will be considered fair for a normal building year, considering the handicaps that business has had to meet during a twelve-months whose last two digits end with a 13.

BRICK IN LIGHT DEMAND.

Price Splitting a Feature of Week's Business—Few Out at Top.

NORTH RIVER common brick continues in light demand. Prices showed some signs of weakening at top where split-shilling quotations were made in some instances. Sales were fewer than arrivals, which accounts for the weakness in prices. Raritan Rivers are firm in Brooklyn. Raritans and Hackensacks in Newark and vicinity are active in demand and quotatiosn are holding firm. Few Connecticuts are coming into the market now, except on specified jobs in the upper Bronx.

Official transactions covering the week ending Thursday evening, June 26, with comparisons for the corresponding period last year, follow:

1913.

Left over, Friday, A. M., June 20, 48.

	Arrived.	Sold.
Friday, June 20	8	10
Saturday, June 21	9	5
Monday, June 23	21	13
Tuesday, June 24	2	2
Wednesday, June 25	7	8
Thursday, June 26	10	10
Total	57	48

Reported enroute to market, Friday A. M., June 27, 11.

Condition of market, dull. Prices, Hudsons, $6.75 to $7.25. (Top price split-shillinged to $7.10 on some brands.) Raritans, $6.62½ to $7.12½. (Wholesale dock, N. Y.) Newark (yard), $8.25. Left over, Friday A. M., June 27, 57.

1912.

Left over, Friday, A. M., June 21, 8.

	Arrived.	Sold.
Friday, June 2	10	9
Saturday, June 23	3	3
Monday, June 24	18	19
Tuesday, June 25	4	4
Wednesday, June 26	12	13
Thursday, June 27	8	6
Total	55	54

Condition of market, dull. Prices, $6.75 to $7. Raritans, $6.75 to $7. Left over, Friday, June 28, 8.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913	113
Total No. of barge loads arrived, including left overs, Jan. 1 to June 27	989
Total No. barge loads sold, Jan. 1 to June 27	932
Left over, Friday A. M., June 27	57
Left over, Jan. 1, 1912	17
Total No. barge loads arrived, including left overs, Jan. 1 to June 28, 1912	891
Total No. barge loads sold, Jan. 1 to June 28, 1912	882
Total No. barge loads left over, Friday A. M., June 28	9

STRUCTURAL STEEL OUTPUT.

1912 Statistics Just Compiled Show Tremendous Consumption.

COMPLAINT frequently is heard that the volume of business taken by building material producers this year does not compare with that taken for a corresponding period last year. As a matter of fact such a comparison is not fair because, as official statistics for 1912 come out, it is more and more evident that the year preceding this was distinctly abnormal whereas this one is barely a normal one. Recently the brick consumption figures for this market were announced showing record breaking conditions in many instances. Now comes the report of the American Iron and Steel Institute showing a greater tonnage of structural shapes turned out than ever before and in view of the fact that the behavior of the steel and iron markets have an intimate bearing upon those of almost every other building material, the following statistics are of more than passing interest: The total production of heavy and light structural shapes in 1912 amounted to 2,846,487 gross tons, of which 2,470,415 tons were heavy and 376,072 tons were light structural shapes. All the heavy shapes were rolled from steel, while of the light shapes 5,517 tons were rolled frim iron and 370,555 tons were rolled from steel. As the classification adopted for 1912 differs materially from that used in both 1911 and 1910, we have not compared the output in 1912 with the output in 1911 or 1910.

In the following table the production of heavy and light structural shapes by states is separately given for 1912:

States—Gross tons	Heavy shapes.	Light shapes.	Total.
New York, New Jersey and Pennsylvania	1,968,967	204,650	2,173,617
Alabama and Ohio	6,818	66,323	73,141
Indiana, Illinois, Wisconsin, Col. and Cal.	494,630	105,099	599,729
Total	2,470,415	376,072	2,846,487

The production of structural shapes since 1909 by states was as follows: See the explanatory statement above in relation to the change in classifications in collecting the statistics for 1912:

States—Gross tons	1909.	1910.
New York & New Jersey.	177,483	1,853,407
Pennsylvania	1,642,074	
Alabama & Ohio	60,213	40,433
Indiana, Illinois, Wisconsin, Colorado & Cal.	395,792	373,050
Total	2,275,562	2,266,890
	1911.	1912.
New York & New Jersey.	1,565,457	122,773
Pennsylvania		2,050,844
Alabama & Ohio	30,773	73,144
Indiana, Illinois, Wisconsin, Colorado & Cal.	316,137	599,729
Total	1,912,367	2,846,487

In 1912 there were 38 works in ten states which rolled heavy or light structural shapes, as follows: New York, 2; New Jersey, 2; Pennsylvania, 20; Alabama, 1; Ohio, 4; Indiana, 3; Illinois, 3; Wisconsin, 1; Colorado, 1, and California, 1.

The following table gives the approximate annual consumption of iron and steel structural shapes in this country from 1900 to 1912 in gross tons, imports for each year having been added and exports deducted. Iron structural shapes were not separated from steel structural shapes for 1900 1901, 1902 or 1903. Imports were included with ingots, billets, etc., prior to 1903:

(Continued on Page 1349.)

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

The Middle and Upper West Side Sustained the Market this Week.

The real estate market was quiet this week. Queens contributed the largest transaction, the purchase of 70 lots to be improved with 68 dwellings. In Manhattan the sales were few and inconspicuous, the biggest deals being trades of a loft building on East 24th street for dwellings in the East 30's, and the trade of West 27th street property for downtown parcels.

Trade continues its invasion of exclusive residential sections. This week two dressmakers purchased properties in West 55th street and West 56th street.

A new record price for waterfront property along the Sound was established by the Lyon purchase at Larchmont Manor.

The total number of sales in Manhattan this week was 24.

The number of sales south of 59th street was 13 against 8 last week and 5 a year ago.

The sales north of 59th street aggregated 11 compared with 20 last week and 14 a year ago.

From the Bronx 11 sales at private contract were reported, against 9 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was $1,311,647, compared with $3,012,078 last week, making a total since January 1 of $33,376,098. The figure for the corresponding week last year was $459,500, making the total since January 1, 1912, $28,848,063.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

PEARL ST, 253, 4-sty loft building, on lot 23x113, resold to Marie Talbot Constant by the Charles F. Noyes Co. The building was recently modernized and leased by the same brokers for five years to the Richard L. Walsh Co. and Jacobs & Cohen. The property was held at $35,000 and the purchase was made for investment purposes. David C. Bennett represented the buyer.

RIVINGTON ST, 136-138, 6-sty flat, on plot 44x100xirreg., sold by Sarah A. Ward to a Mr. Arigon.

12TH ST, 539 East, 3-sty and basement building, on lot 22x103.3, sold for Margaret Brown to a client by the Herbert H. Herrman Co. The purchaser will improve the property by altering it into apartments.

24TH ST, 117-119 East, 12-sty mercantile building, on plot 46x100, between 4th and Lexington avs, sold for the 117 East 24th St. Co. (C. W. Cooley) to Mrs. Hedwig S. Beck, by Varick D. Martin. Mrs. Beck gave in part payment the 2 private houses at 35 and 37 East 31st st, 42.10x100. The deal amounts to over $450,000.

25TH ST, 434 West, 3-sty building, on lot 22.2x100, sold by Register Max S. Grifenhagen to Hiram R. Smith, president of the Bank of Rockville Centre, L. I., for $20,000. In exchange, the buyer gave the property known as the Ben Homan House, at the corner of Ocean and Atlantic avs, Freeport, L. I., a garage and about 1⅛ acres of land being included. The buildings are new and have never been occupied. The property, which will be used by Mr. Grifenhagen as a summer home, is in a most desirable locality, near the Freeport Yacht Club. It is to be delivered free from incumbrances, for a consideration said to be $25,000.

27TH ST, 337-347 West, new 8-sty American Tobacco Co. Building, on plot 127x100, sold for the St. John's Park Realty Co. (William G. Kilpatrick and James H. Cruikshank) to the Colonial Real Estate Association. The property was taken by the buyer for more than $400,000. In part payment they gave 83-5 White st, a 5-sty building, 50x100, located between Broadway and Lafayette st. This building is near the proposed civic centre and the County Court House zone, and directly adjoins the 20,000-sq ft. plot about to be improved by H. C. Hallenbeck and the Hungerford Brass & Copper Co. with a 16-sty building at a cost of over $2,000,000. The St. John's Park Realty Co also took in part payment 378-80 West Broadway, a 5-sty building, on lot 50x70, leased to Weiland & Co. for a long term of years. Dixon & Holmes represented the Colonial Real Estate Association, of which George P. Flade is treasurer and Alfred R. Kirkus is secretary. Bowers & Sands represented the St. John's Park Realty Co. Charles F. Noyes & Co. were the brokers in the deal.

37TH ST, 7 East, vacant lot, 22x98.9, and 8 East 38th st, a 4-sty building, on lot 25x98.9, sold by Evart Jansen Wendel to Albert J. Milbank, acting for his sister, Mrs. Elizabeth M. Anderson, who owns the large structure occupied by Bonwit Teller & Co., at the southeast corner of 5th av and 38th st; the adjoining building, 415 5th av; 2 lots at 3 and 5 East 37th st, and the plot, 53.9x100, at 9 and 11 East 37th st. The latter Mrs. Anderson leased last year to a syndicate which erected the present 12-sty structure, which is under lease to Higgins & Seiter. With this acquisition, Mrs. Anderson's property comprises a frontage of 123.6 ft. on 5th av, 122.7 ft. on 37th st, and 200 ft. on 38th st.

39TH ST, 119 East, 5-sty American basement dwelling, on lot 20x100.5, sold for the estate of Fanny B. N. Harper to a buyer, who will take title in the name of a realty corporation, by N. Brigham Hall & W. D. Bloodgood.

55TH ST, 39-41 West, 9-sty apartment house, on plot 50x100.5, sold by the 39 and 41 West 55th St. Realty Co. (George Becker and Arnstein & Levy) to Minnie T. Brown. The dwellings at 372 to 378 West End av and 262 West 78th st, on plot 83.2x68, reported sold last week, were given in part payment. Pease & Elliman were the brokers in the transaction.

55TH ST, 49 West, 4-sty dwelling, on lot 18.9 x100, sold for John B. Stevens to William T. Cully, a dressmaker, by J. P. Whiton-Stuart & Co.

56TH ST, 46 West, 5-sty American basement structure, on lot 25x100, sold for Mrs. Jackson Gouraud to Rebecca Crear, by Pease & Elliman. The buyer is a dressmaker, who will alter the building for business purposes. The property was held at $150,000.

BROADWAY, 443-445, 5-sty building on plot 50x200, with an interior piece in the south side of 25x36, sold for the heirs of John Ludlum to a client, by William A. White & Sons. The property, which is assessed at $260,000, has been in the Ludlum family since 1841. The entire building was up to last February occupied by Einstein-Wolff & Co., but has been vacant since that firm moved to its own building at Broadway and 25th st. Plans are being made for remodeling the present structure.

MADISON AV, 67, 3-sty brick dwelling, on lot 24.8x100, sold for Mrs. Lyle Van Wyck Butler and Mrs. Catherine Butler Thompson to a client, by John P. Kirwan. The building, which formerly housed the New York Yacht Club, has been owned by the Butler family for over 50 years.

Manhattan—North of 59th Street.

72D ST, 174 East, 4-sty dwelling, on lot 16.8 x102.2, sold for Chester Darling to a client, by Douglas L. Elliman & Co. The property adjoining at 176, owned by Hannah J. Hall, has not been sold, although in the early part of week the sale had been rumored.

77TH ST, 165 East, 5-sty flat, on lot 25x 102.2, sold for Leonard Weill to Sigmund Meyer, by the J. Romain Brown Co. The same buyer bought last week the three adjoining buildings at 159-163 East 77th st. On the combined plot of 75x102.2, he will erect a substantial modern building.

86TH ST, 310 West, and 312 West 86th st, two 4-sty and basement dwellings, on plot 38.6x102.2; 310 sold for Israel Lebowitz and C. J. Behan, and 312 sold for Emma H. Naething to a client of Osgood Pell and Clark T. Chambers. This is the third sale of properties on West 86th st in the last month, which means apartment house erection.

88TH ST, 338 West, 4-sty and basement dwelling, on lot 21x100.8, resold for Samuel A. Herzog to a client, by Pease & Elliman. This property was secured by Mr. Herzog recently from Adam A. Luke in a trade involving the former David Dows place at Irvington, N. Y.

92D ST, 54 West, a 4-sty and basement dwelling, on lot 18x100.8, sold for the Equitable Life Assurance Society to Eugene Vallens, by L. J. Phillips & Co. The buyer owns the adjoining property at 46 to 52, and now controls a plot 90x100.8, which will be resold to a builder as a site for an apartment house.

123D ST, 402-406 East, three 4-sty single flats, on plot 54x100.11, sold by the Gifford Building Co. to a Mr. Meyer, who gave in part payment a plot on the west side of Intervale av, bet 165th and 167th sts. This property will be improved with apartment houses.

160TH ST, 531 537 West, two 5-sty flats, each on plot 44.2x99, sold by Lowenfeld & Prager to Bernard Curry, who gave in part payment a tract of 35 acres and a big hotel at Liberty, N. Y.

RIVERSIDE DRIVE, n e cor 135th st, 6-sty elevator apartment, known as the "St. Francis Court," on lot 102x125, sold for the Tilden Investing Co. to the New York Real Estate Security Co. by the Loton H. Slawson Co., in conjunction with the McVickar, Gaillard Realty Co. The property has been held at $300,000.

2D AV, 1174, 4-sty brick building, on lot 25 x80, sold for Samuel Harris & Seamon Sylvester to a client, by Bernard J. Foss.

3D AV, s e cor 97th st, 6-sty tenement with stores, on plot 51x62.11, sold for the Lawyers Mortgage Co. by Louis Hutter. A sale of this property reported last month was not consummated.

7TH AV, s e c 142d st, 6-sty flat on plot 40x100, and 949 2d av, 4-sty single flat, on lot 20x70, sold by Bernhard Kolb to Lowenfeld & Prager, who gave in exchange the three 5-sty new law houses at 918-926 Morris av, on plot 126x86.

Bronx.

CHARLOTTE ST, s w c Crotona Park East, vacant plot 127x105, sold for Margaret J. Decker to Roy Barnett by Alexander Selkin and B. Mintz. The buyer will erect an apartment house.

COSTER ST, 622-624, two 2-family brick houses, on plot 40x100, sold for the Brown-Weiss Realties to John Buehler, by Charles Kuntze. In exchange the buyer gave 371 1st av, a 5-sty Hamilton Fish leasehold, reported sold in last week's news columns.

COSTER ST, 654, 2-family dwelling, on lot 21x100, sold by Brown-Weiss Realties to S. Wolkowitz.

LORILLARD PL, 2448, 2-family house, sold for Annie Heilpern to J. de Palma and M. de Palma Vergilio by D. A. Trotta.

159TH ST, 435 East, 2-family house, on lot 15x51, near Elton av, sold for Mrs. Nannie E. Fowler by L. G. Losere.

BRYANT AV, 1522, 5-sty apartment on lot 25 x100, sold for Cornelius O'Keefe to the Absur Construction Co. by A. J. Madden. The company gave in exchange the plot, 66x100, on the east side of Mapes av, 25 ft south of 181st st.

CRESTON AV, e s ,205 ft. south of 188th st, plot 70x100, sold for a client by McLernon Bros.

ELTON AV, 810, 5-sty apartment house, on plot 50x100, sold by Cahn & Cahn to Mary A. Walters, for investment.

GRAND AV, 2610, 3-sty frame dwelling, on plot 50x100, bet 192d st and Kingsbridge rd, sold by Grace I. Van Demark to James J. Martin.

NORTH CHESTNUT DRIVE, s s, 460 ft. east of Earnes av, plot 40x100, known as plot 114 on amended map of Bronxwood Park, sold for George P. Shiemer to V. M. D'Amora, by D. A. Trotta.

PARK AV, s e c 184th st, vacant plot 50x100, sold for Mary Deeley to the John H. Buscall Co. by Thomas & Son. The buyer will erect a 5-sty flat house.

Brooklyn.

DECATUR ST, 101, 3-sty and basement brownstone dwelling, 20x100, sold for F. F. Quinn to a client for investment, by Everett Kuhn.

HANCOCK ST, 327, 3-sty and basement dwelling, on lot 18x100, sold for John J. Finnegan to W. H. Thomas by Everett Kuhn.

LEO PL, 34, 3-sty 3-family house, bet Myrtle av and Johnson st, sold for Claus H. Stelling to James H. Bracken for investment, by the Bulkley & Horton Co.

QUINCY ST, 560A, 2½-sty and basement brick dwelling, 17.6x100, sold for a client to M. Wolf, by Everett Kuhn.

3D ST, 339, 4-sty double brick flat, 28x70x100, sold for Paul E. Theis to Mary L. Warren, for investment, by the John Pullman Real Estate Co.

6TH ST, 603, 3½-sty basement whitestone dwelling, on lot 19x100, sold for Dr. C. H. Whitcome to a client for occupancy, by G. W. Snyder & Son.

49TH ST, 414-418, two 4-sty double steam heated 8-family apartments, on plot 60x100, sold for Annie Wroath to the Realty Circle, by Tutino & Cerny. This is the second sale of this property by the same brokers in the past 6 months.

73D ST, 1048, 2-sty and attic Queen Anne cottage, 31.3x100, sold for a client to F. F. Quinn by Everett Kuhn.

100TH ST, n s, 112 ft. east of 4th av, 5 lots sold for a client to William Searing, of Lakewood, N. J., by Frank A. Seaver. The same broker has also sold an interior lot adjoining the northeast corner of 4th av and 78th st for Graham Townsend to S. Goldberg.

ALBANY AV, e s, 87 ft. south of St. Johns pl, plot 93x100, sold by Henry K. Wilcox, of Middletown, N. Y., to Thomas A. Duffy, of Brooklyn, who will improve the site with apartment houses. The deal was negotiated by the Loton H. Slawson Co., in conjunction with E. J. & S. Grant and the firm of Delmasse.

BEVERLY ROAD, 504, dwelling on plot 80x100, sold by Henry Pierson & Co. to Frank E. Brundage, for occupancy.

BROADWAY, 1259-1261, 4-sty brick building on plot 28x125, sold by George Kreig to Henry von Glahn for investment. The same buyer secured the 2-sty frame dwelling in the rear, on Central pl, on plot 18x125.

LINDEN AV, n s, bet Bedford and Rogers avs, vacant plot 225x257, sold for Mrs. Louise F. Cole and George A. Needham to New York Congregational Home for the Aged, now located at 125 Gates av. A handsome new building will be erected on the plot from plans being drawn by Parfitt Bros., to be completed as one of the finest buildings of its character.

PATCHEN AV, s e cor McDonough st, 3-sty store and apartment building, on lot 20x80, sold for the Lawyers Mortgage Co. by F. A. Young.

ST MARKS AV, s w cor New York av, a brick and stone dwelling and garage, on plot 120x130, sold for the estate of John C. Schenck to Dr E. W. Candidine for occupancy, by Edward Lyons.

EASTERN PARKWAY SECTION.—The Cooper tract in the Eastern Parkway section, comprising about 200 lots, which includes a part of the Grace tract purchased some time ago by former Senator Charles Cooper, is said to have been sold to a realty company, which will improve the entire property with dwellings. The property takes in half of the block on Union st bet Bedford and Franklin avs, half of the block on President st bet Bedford and Franklin avs and extends along Montgomery st bet Bedford and Rogers avs and takes in the block on Carroll st bet Bedford and Franklin avs. It is located at the south of Troop C Armory, and includes part of the block bet Crown st and Bedford av. The Weber estate also sold 22 lots in Eastern Parkway, Franklin av and Union st. The property fronts 220 ft. in Eastern Parkway, 192 ft. in Franklin av and 220 ft. in Union st, and is adjacent to the Cooper tract.

Queens.

BAYSIDE.—Henry Brady has purchased from Margaret McCoon the plot, 400x60, on Ashburton av, from Bismarck to 2d sts. The Halleran Agency was the broker.

LONG ISLAND CITY.—The Renault Freres Co. have bought a plot containing 17,500 sq. ft at Jackson, 3d and Beebe avs on which they will erect a 2-sty service building.

LONG ISLAND CITY.—The F. L. Bradbury Co., of Bridgeport, Conn., has acquired 4 lots at the northwest corner of Washington and 7th avs, and has begun the construction of a bakery building, 1-sty, 100x100 ft.

QUEENSBORO BRIDGE PLAZA.—Theodore M. Tobani has sold a plot and 2-sty frame dwelling on the west side of William st, for Thomas Spalding to an investor.

RIDGEWOOD.—Richard Goodwin sold for the Timothy G. Sellin estate to James A. Canfield for $140,000 70 lots, facing in both sides of Jefferson av and both sides of Hancock st, bet Irving and Wyckoff avs. The buyer intends to improve the tract with 68 2-family brick houses, at an estimated cost of $450,000.

Richmond.

ANNADALE.—Mrs. C. A. Williams sold through Cornelius G. Kolff to Catherine B. Richardson her 5-acre farm with residence, stable and outbuildings on the east side of the Annadale rd, near the Wood-Harmon development.

CLERMONT HEIGHTS.—J. Sterling Drake has sold for Edwin S. Lundy and John B. Dorman to John Brown and Jessie Brown 2 lots on Clermont av. Mr. and Mrs. Brown expect to erect a fine modern house thereon.

LIVINGSTON.—Cornelius G. Kolff sold to R. T. Rakeby, of Bard av, Livingston, plot, 50x200, on the west side of Davis av, adjoining the residence of Mrs. Edwards and opposite the Cricket Club at Livingston.

WEST NEW BRIGHTON.—Mr. Miller Jones purchased through Cornelius G. Kolff plot 50x117 on the east side of Pelton av.

WEST NEW BRIGHTON.—Henry F. Contois purchased through Cornelius G. Kolff plot 50x117 on east side of Pelton av, near Richmond Terrace.

Rural and Suburban.

ARLINGTON, N. J.—Henry G. Eilshemius sold for estate H. G. Eilshemius to Mrs. M. K. Ritner, of Arlington, N. J., a building site, the southeast corner of Grand and Laurel avs, frontage 75 ft. on Grand av, on the Eilshemius tract, at Arlington, N. J.; site to be improved with dwelling for the owner's occupancy.

CANAAN LAKE, L. I.—R. L. Kilby, builder and developer, sold a tract of 1,500 lots partially surrounding Canaan Lake, to the Great South Bay Development Co. The company has begun the development of the tract with the erection of several dwellings. Others will be started shortly.

EAST NORWICH, L. I.—Worthington Whitehouse sold for Henry W. Warner about 15 acres in the north side of the Flushing and North Hempstead turnpike. The property is just east of a tract of 32 acres reported sold a month ago by the same broker.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to Leon Noel plot fronting on the south side of Arleigh rd, 320 ft. east of East drive, Kensington, upon which Mr. Noel is now erecting a Dutch Colonial house from plans by Aymar Embury II.

GREENLAWN, L. I.—Morris & Gerard have sold to W. L. Winkworth of Jersey City the Whipple property at Stony Hollow. It is the intention of the purchaser to improve the place for his all year residence.

LARCHMONT, N. Y.—Ennis & Sinnott have sold the Flint Homestead property known as Oak Bluffs, adjoining La Hacienda, the famous country home of Mrs. Jackson Gouraud, consisting of an acre and a half with 3-sty dwelling and outbuildings. O'Reilly & Dahn were the brokers. The buyer will make extensive alterations.

LARCHMONT MANOR, N. Y.—The Louis V. Sone estate sold Point House, in Fleming Park to Whitney Lyon, the tooth-powder manufacturer. Mr. Lyon will fill land below highwater mark and erect a hotel to cost about $1,000,000. The property was held at $125,000, and it is understood that the purchase price was slightly under that figure. The price for 1 1/2 acres is probably the record for waterfront property on the Sound.

LITTLE NECK, L. I.—The Rickert-Finlay Realty Co. sold to Anna Quinn, for investment, a plot situated on the northeast corner of Broadway and Bayview av, Westmoreland.

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(Rural & Suburban Sales Continued.)

MONTCLAIR, N. J.—F. M. Crawley & Bros. sold to F. A. Sawyer a large plot on Harrison av and Warren pl, Montclair, N. J., on which a 2½ sty residence of old English design is to be erected.

MORRISTOWN, N. J.—Worthington Whitestone has sold for Louis A. Ripley, of Litchfield, Conn., his country estate on Madison and Woodland avs, consisting of 19½ acres with house and buildings, to Wallace M. Scudder, of Newark, N. J.

PRINCETON, N. J.—Cahn & Cahn have sold a 150-acre farm, known as the Hawk Farm, for M. J. Moriarty to the Connelly estate.

ROSLYN, L. I.—Margaret Thaw Carnegie sold to a client of Worthington Whitehouse her country estate. The property consists of about 46 acres and has a house, stable, cottage, &c. It has frontages on Middle Neck rd and Barrow Beach rd, and water rights on Hempstead Harbor. The purchaser will occupy.

RYE, N. Y.—Warren & Skillen sold for S. Roger Mitchell about 2½ acres at the corner of Forest and Manursing avs.

LEASES.

Manhattan.

THE ASCHER AMUSEMENT CO. leased for 8 years at $9,000 per annum from the Minsker Realty Co. the Houston Hippodrome, a 2-sty structure at 141 to 145 East Houston st, between Eldridge and Forsyth sts. The leasing company was recently incorporated with a capital of $100,000 and the following directors; Sidney Ascher, Jacob H. Lubin and Jay Leigh Wolf to operate motion picture enterprises.

ROBERT BROWN leased for a term of years the parlor floor of 57 West 39th st to Farber & Wallsh, of 57 West 39th st; the parlor floor of 10 West 46th st to Miss Anna Rothstein, milliner; the 5th loft of 11 West 46th st to Daniel Brandon, of 20 West 39th st.

THE CROSS & BROWN CO. leased the store in 137 West 42d st to Davis Fox & Co., owners of the London Shop of 986 3d av. The lease is for a long term of years. Also leased space on the 2d floor in 6 to 9 Columbus Circle to Jacob Wachter, and space on the 7th floor in the United States Rubber Bldg., at the southeast corner of Broadway and 58th st, to the General Automatic Sales Co., of Broadway and 58th st.

THE DUROSS CO. leased to Margaret Westervelt 40 Perry st; to Amelia Dausend 223 West 12th st; to William Wallace 319 West 18th st; to James Jarvis 211 Waverly pl; the 4th loft in 162 West 18th st to the Chemical Dyeing Co.; and the store and basement in 2739 8th av to George B. Gardner; also to Patrick Callan, of 245 West 19th st, the stable at 245 West 19th st; a loft in 116 West 14th st to E. Lederer; a loft in 26 9th av to the Georgette Hat Co., of 7 East 20th st; and to Arthur D. Barton the store in 152 West 14th st; also for Stephen J. Collins the dwelling at 323 West 18th st to John Boyle Hart; for the estate of Lawrence Mulry the dwelling at 38 Bedford st to Frank Denardo, and for the estate of M. W. Mack the dwelling at 38 Grove st to Charles F. Burnham.

FREDERICK FOX & CO. leased for the Fabian Construction Co. for a long term of years the 4th loft in 122 to 126 West 26th st to A. H. Morgen & Co., of 220 5th av; for the 29 West 35th St. Co. the 12th floor in 29 to 33 west 35th st to Max Wersha, of 37 West 28th st; and for Webster B. Mabie & Co. the 11th floor in 15 and 17 West 26th st to S. M. Brookstone.

GOODWIN & GOODWIN rented for Lowenfeld & Prager to Millie Fisher the 4-sty private dwelling at 105 West 119th st.

N. BRINGHAM HALL & WM. D. BLOODGOOD leased for the Fourth Av. and 32d St. Co. the entire 11th floor in 470 4th av to Jas. Gamble Rogers, architect, of 11 East 24th st, for a long term of years.

LOWENFELD & PFEIFFER leased the store in 1568 Park av to Berman Bros., and the store and basement in 1396 Madison av to the Yorkville Hat Renovating Co., of 167 East 86th st, and the store in 1491 Av A to G. Csoke for a term of years.

MISS MARGARET MINER leased from a client of the United States Trust Co., through Pease & Elliman, 11 West 56th st, a 4-sty dwelling, on a lot 24.8x100.5. The lessee is a dressmaker and will occupy the building for her business.

PEASE & ELLIMAN leased the 4-sty dwelling at 11 West 56th st for the United States Trust Co. to the Frances Willard Co., now located at 9 East 41st st. The house will be altered for business use.

THE CHARLES F. NOYES CO. leased a store in 320 and 322 Pearl st to Courtney E. Knight and John C. Gittens; basement space in 543 Broadway to Samstag & Hilder Bros., of 557 Broadway; and a large suite of rooms in 45 John st to Law Union & Rock Insurance Co., Ltd., of London. Also for William F. Procter to London & Sack, of 249 Front st, for a long term of years 259 Front st and 36 and 38 Dover st, connected buildings reconstructed a few years ago from plans of Frederick Putnam Platt; also for the County Holding Co. the building at 56 Front st to Ross W. Weir & Co., of 60 Front st.

HARVEY BLOOMER leased for the United Cigar Stores Co. to J. Bishop the 10-sty building at the southeast corner of 22d st and 6th av; also to the same party the store in 18 West 23d st. These leases are for a term of years.

JOHN J. CLANCY & CO. leased the dwelling at 332 West 58th st to Francois Roche for a term of years.

THE CROSS & BROWN CO. leased for a term of years the ground floor and basement in the building being erected at 245 to 249 West 55th st to the Brady-Murray Corporation, of 225 West 57th st, as a sales, show and service room for the Chandler, Mack and Smith cars, for which they are the agents.

THE DUROSS CO. leased to J. H. Seibold the top loft in 106 and 108 Centre st; also to Elmus Coles the building at 216 West 30th st, and to Edward Levinsohn, of 429 East 86th st, the building at 218 West 30th st.

DOUGLAS L. ELLIMAN & CO., INC., and S. Osgood Pell & Co. leased for Mrs. Moses Hopkins 16 East 70th st, a 5-sty American basement dwelling on a lot 17x100, for a term of years to Myron C. Taylor, president of the International Cotton Mills Co.

M. & L. HESS leased the 1st loft in 110 West 14th st to Hindenburg & Cohn; space in 30 and 32 East 20th st, to A. W. Danziger, and space in 1270 Broadway to M. G. Ashie.

MRS. V. L. P. MONTGOMERY leased the dwelling at 41 West 52d st to Mrs. Mary Jeffery for a term of years.

M. MORGENTHAU, JR., CO. leased for the Selkirk Realty Co., Frederick Fox & Co., agents, the 4th loft in 29 and 31 East 22d st to Beir Levy & Co., ladies' neckwear manufacturers, of 13 West 20th st; also apartments in the 10-sty elevator apartment house at 307 to 313 West 79th st, known as Lasanno Court, to Richard B. Aldcrofft, Jr., Wm. G. Dooley, Dr. R. Johnson Held, Edward J. O'Gorman.

J. P. & E. J. MURRAY leased for C. B. King to Charles Landadio the 3-sty dwelling at 118 East 113th st.

H. C. SENIOR & CO. leased for Hannah Halpin the 4-sty dwelling at 130 West 85th st to Nellie Kurtz for a term of years.

JOHN FREDERICK ZEREGA leased the 11th loft in 461 and 463 4th av for a term of years to the Canton Magazine Co., publishers of Today's Magazine for the Home.

THE CROSS & BROWN CO. leased space in 25 and 27 West 36th st to Sarah Fuertes Hitchcock and space in 235 and 237 5th av to H. A. Jacobson.

THE DUROSS CO. leased the 4-sty house at 328 West 14th st to John F. Devlin, of 54 Wall st; also to Schmidt-Dauber Co. the 3d loft in 409 West 14th st.

JOHN J. KAVANAGH leased for Edward Zellenka to E. W. Poor for a term of years 132 East 64th st, a 3-sty dwelling on lot 15x100; also for Pauline MacArthur to J. H. Boedecker, 171 East 78th st, a dwelling.

PEASE & ELLIMAN leased stores in 507 5th av to the Eastern Utilities Co; at 1651 Broadway for the Schnader Co. to the Republic Motor Co., of 816 11th av, and at 510 Park av to Leon Ingrassia.

PEASE & ELLIMAN leased the residence at 40 East 69th st for Mrs. Charles Winthrop to Orme Wilson, Jr. Mr. Wilson filed plans recently for a new 29-ft. house to be built in the north side of 64th st, bet 5th and Madison avs.

S. OSGOOD PELL & CO. have leased in the Carlton Chambers Building, Madison av and 45th st, half the 2d floor to Madame S. Walsh, milliner; also part of the store at 31 West 46th st for Madame Alberti to Madame Nilsen, embroideries and linens.

H. C. SENIOR & CO. have leased for Anna J. Kelly the 3-sty English basement dwelling 125 West 95th st to Frank A. Gruber, for a term of years.

H. C. SENIOR & CO. leased for Mrs. A. B. McCord the 4-sty dwelling at 48 West 97th st to Miss DeYoung.

SOL. STERN leased in the office and salesroom building at 31-33 East 27th st space to Commercial Designers, of 31 East 27th st, George Hill, Herbert L. Furman, of 33 East 27th st, and Spengel & Menol.

G. W. BARNEY leased the store and basement in 462 8th av to the Hanover Lunch, Inc.; also to Samuel E. Bernstein of 205 Grand st the store and basement in 474 Broadway.

BENJAMIN BERNSTEIN leased for the Graft Realty and Holding Co., Inc., the store and basement in 119-125 West 24th st, consisting of 25,000 sq. ft., for a term of years to the National Cloak and Suit Co. of 207 West 24th st.

THE CROSS & BROWN CO. leased space in the United States Rubber Company Building to Taylor & Fiedler; Robert M. Lloyd; Wm. F. Mohr, and Geo. Le Prevost of 150 Nassau st.

THE DUROSS CO. leased for James S. Hermann to the Finkelstein Packing Box Co. of 131 West 3d st 518-520 West 21st st, and to Winifred S. Thorpe, 626-628 West 24th st.

DOUGLAS L. ELLIMAN & CO. leased for a long term of years for Alfred R. Conkling 41 East 60th st, a 4-sty high stoop dwelling on a lot 20x100, to Miss Sandifer, for dressmaking purposes.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for the Municipal Mortgage Co. the 6th floor in 39 to 47 West 19th st, to S. Rosenhaupt of 418 Broadway, for a long term of years.

AUGUST HERCKMANS, proprietor of a restaurant in the Bryant Arcade, leased from Mary G. Davis the Holland, a 7-sty apartment hotel, at 66 and 68 West 46th st. The lease is for a long term of years.

ISIDOR KEMPNER leased for Lewine & Kempner, Inc., the double store at 2555 8th av to B. Wilkes.

THE McVICKAR, GAILLARD REALTY CO. leased the store in 1708 Broadway for the Times Square Automobile Co. to Nicholas A. Morris, for a term of years also the parlor floor store in 243 West 42d st for E. T. Paull to R. F. Moody.

THE MIDWEST REALTY CO. leased space in 22 to 26 West 32d st to Kagel & Kagel of 28 West 25th st.

WILLIAM R. MOORE leased for a term of years for the Estate of Edward Janeway 46 West 48th st; also an entire floor in 77 West 46th st to John Pase of 36 West 28th st.

M. MORGENTHAU, JR., CO. leased apartments in the Ridgewood Apartment House at the northeast corner of Broadway and 107th st to Wm. H. Barley, Mrs. Emily F. Engelke, Dr.

Charles Greene Brink, W. R. Hazelton, Mrs. Fleurette Dunk.

THE NEHRING CO. leased the store at the northwest corner of 162d st and Broadway for 10 years to Michael Cassidy.

WILLIAM R. WARE has leased for the William Nelson estate the dwelling at 12 West 85th st to Emma Leopold for a term of years.

MILLICENT T. ROELKER has leased the dwelling at 70 West 85th st to a Miss Hall.

MISS E. M. HART has leased the dwelling at 11 West 82d st from Julius Janowitz.

DR. EPHRAIM D. KLOTS has leased the dwelling at 265 West 71st st.

J. IRVING WALSH leased for the Traber estate the 3-sty building 305 Bleecker st to Eugene Ritto for a term of years.

THE CROSS & BROWN CO., in conjunction with J. Edgar Leaycraft & Co., have leased for the 42d St. and Madison Av. Co. the store and mezzanine at 304 Madison av to "Hahn," opticians. After extensive alterations they will occupy same for their business.

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we are entirely out of the New York Edition of the Record and Guide of September 28, December 21, 1912, and June 14, 1913. We will pay 20 cents for these numbers, if both sections are delivered to us in good conditoin. This offer will expire on July 1, 1913. Record and Guide Company, 119 West 40th Street, New York.

THE DUROSS CO. has leased the store at 104 7th av to Louis Greenberg and the house at 272 West 19th st to Elizabeth Doty.

REAL ESTATE NOTES.

THE KNEPPER REALTY CO. has moved to 4054 3d av.

J. G. BASSMAN is now managing the sales and exchange departments of the Nicholls-Ritter-Goodnow Co.

PEASE & ELLIMAN have been appointed agents of 162 East 74th st, also of 256 and 258 West 97th st.

ASHFORTH & CO. were the brokers in the recent sale of 524 West 45th st, a 5-sty tenement with stores.

BRYAN L. KENNELLY was the broker in the sale of 311 West 144th st, a 5-sty flat on lot 24.6x99.11, for the Selby Realty Co.

SCHWAB & CO. negotiated the sale of the 5-sty apartment house at 343 East 173d st for Max Cohen, the builder.

THE REPORT of the appraiser of the estate of Alice C. McGuire shows the value of 157 East 33d st to be $20,000.

CHARLES KUNTZE was the broker in the sale of 371 1st av last week for John Buehler to the Brown-Weiss Realties.

THE EVERETT M. SEIXAS CO. has been appointed agent for the Columbia Bank Building, 507 5th av.

ERNST & CAHN were the brokers in the recent sale of 16 and 18 East 110th st for the Value Realty Co. to Harriet M. McKeown.

THE PROPERTY 135 West 131st st, belonging to the estate of Sophia J. Torrance has been appraised at $9,500, showing a depreciation in value of over $4,500 in the past five years.

NEGOTIATIONS are pending for the sale of the 5-sty flat on plot 50x100, west side of Forest av, 100 ft. north of 156th st, owned by the Benenson Realty Co.

THE REAL ESTATE BUSINESS of T. Scott & Son, established since 1886, will be continued at 1135 Lexington av by Julius Scott, Mr. T. Scott having died on June 16.

LOWENFELD & PFEIFER have been appointed agents for 59 East 102d st, 2158 2d av, 826 East 167th st, 944 East 165th st, 7 to 11 Prince st and 501 West 125th st.

JOSEPH P. DAY sold the remaining lots, numbering out 40, of the Lynbrook Estates, on Wednesday evening. The highest price paid for a single lot was $375.

E. FRANCIS HILLEBRAND and the Cross & Brown Co. negotiated the sale of the flat 304 East 123d st, reported sold recently by the Lawyers' Mortgage Co. to the Efjay Realty and Holding Co.

LILLIE FREEMAN has taken title from the Watson estate to the three 5-sty lofts on the northeast corner of Grand and Greene sts, which were sold at partition sale last May.

THE ESTATE OF JACOB KISSLING is the purchaser of the southwest corner of 106th st and Amsterdam av, sold recently by Ferdinand Sheppard and others, through Arnold, Byrne & Baumann.

BY DIRECTION of Comptroller Prendergast, Daniel Moynahan, Collector of Assessments and Arrears, has prepared a pamphlet setting forth in concise form the provisions of law with regard to local assessments.

THE ALICE PHELAN SULLIVAN CORPORATION, of San Francisco, realty, $1,000,000 has been authorized to do business in this state. Charles L. Clark, of 21 Liberty st, New York, is its representative.

PEASE & ELLIMAN have been appointed agents of 162 East 74th st, a private dwelling owned by Frederick R. Swift, and also of the "Florham," a 7-sty apartment house at 256-258 West 97th st, owned by George J. Smith.

JAMES P. EADIE announces that the partnership heretofore existing between William J. Wells and himself having been dissolved by the death of the former, he will still continue the business under the name of James N. Wells' Sons, which it has borne for the past 94 years.

THE METROPOLITAN LIFE INSURANCE CO. has given a building loan of $400,000 to the Herbert Dongan Construction Co. for the new apartment house to be erected on the southwest corner of Broadway and 161st st, plot 99.11x125.

THE WAITT INVESTING CO., incorporated this week with a capital stock of $20,000, has as a director W. H. Waitt, who last week purchased 309-311 West 86th st, as a site for an apartment house. The other directors are Arthur M. Waitt and Francis Gilbert.

ROBERT J. H. POWEL has been named as receiver of the rents of 141-147 5th av, an 11 and 12-sty loft building, on plot 94x90, pending a suit by the Farmers Loan & Trust Co. as trustee, to foreclose a second mortgage of $300,000 made by William S. Duncan.

JOSEPH S. EDELMAN, advertising director for Joseph P. Day, will be connected with the advertising department of Robert H. Ingersoll and Brother. He will assist in the planning and execution of advertising at special conferences. This arrangement will not affect his connection with Mr. Day.

PATRICK A. GEOGHEGAN, a prominent broker for many years in the "Pennsylvania Station" district, died at his home, 545 West 111th st, of a complication of diseases, aged 43 years. He was widely known in real estate circles and was long a member of the Real Estate Board of Brokers. His office was at 464 8th av, near 34th st.

IN THE REPORT of the appraiser of the estate of John Gitz, the property 267 West 113th st is valued at $45,000 and 1758 2d av at $25,000; in the estate of Herman Mehmelman, 133 West 188th st, is valued at $7,600; in the estate of William M. Schwenker, 340-344 East 92d st, has been valued at $40,000.

Loans on Concrete

Conservative financial institutions of the city, such as the Title Guarantee and Trust Co., and the Equitable Life Insurance Co., have placed loans on reinforced concrete warehouse, factory and loft buildings because they know that such buildings, properly erected, are profitable and a safe risk.

Usually, the only question they ask is, "Who is the Contractor?"

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Real Estate Notes—Continued.

LITTLE FARM SALE.—Another proof of the initiative of Joseph P. Day's office in planning new ideas comes in the form of a lithographed folder in colors, advertising a "Little Farm" auction sale to be held by him at Terrace Garden on July 15 next. This sale will be the second night auction sale that Mr. Day will have held in his business career.

THE GREENWICH PRESBYTERIAN CHURCH has obtained permission from Justice Giegerich of the Supreme Court to sell its property on the southwest corner of 21 av and 14th st, 77.6x 143xirregular, for $200,000 to the Church Extension Committee of the Presbytery of New York. The proceeds of the sale will be applied toward the enlargement of the endowment fund of the Greenwich Presbyterian Church.

THE MORGENTHAU, JR., CO., has placed for Charles J. and Gustav Benisch a first mortgage loan of $25,000 on their plant at Jamaica and Railroad avs, Cypress Hills, Brooklyn, N. Y. The monument and granite works of Messrs. Benisch Bros. has been located on this property for about 40 years. The proceeds of the loan have been used by the firm in the purchase of additional granite quarries in Maine.

THE 303 5TH AV. CO. was incorporated on Saturday with a capital of $750,000 and the following directors: Theodore M. Tonnelle, James C. Higgins and Thomas C. Curtis, Jr. The company will take over the 20-sty loft building at the northeast corner of 5th av and 31st st, sold recently in foreclosure proceedings to Campbell Carrington, chairman of the Bondholders' Committee of the Improved Property Holding Co.

ACTIVITY IN QUEENS.

Effect of the New Trolley Road—A New Land Development.

One of the latest important phases of the suburban real estate market is the renewed activity at Rosedale, which is the eastern terminus of the new trolley road through Queens borough, which is destined to be completed by July 1. This is the road which extends across Queensborough Bridge to Manhattan. It will be the first trolley road to run across the Borough of Queens and connect directly with Manhattan for a five-cent fare. The circumstance spells a rapid change in the landscape of eastern Queens the same as the trolley roads through upper Brooklyn caused a wide lot selling and building movement there two decades ago.

The logical result of the operation of the new trolley road through Queens will be the influx of residential population to Rosedale and other points on the route, from middle Manhattan, because that part of the metropolis is on a direct line with Queens and the trolley road will remove all devious routes between the two boroughs. Rosedale is at the head of Jamaica Bay and is just within the boundaries of the city. A new land development is being made at a point southwest of the station while there is an extensive lot development right at the station, it having been laid out by the Windsor Land & Improvement Company a few years ago.

All property in Rosedale has shown an upward trend for the reason that the community is on the electrified Long Beach division as well as on the steam Montauk division of the Long Island Railroad. But, the five cent fare on the new trolley road must necessarily result in an active building movement at Rosedale with a resultant further increment in lot values. The new trolley road means a new five-cent fare zone in the greater city with all the salutary accompaniments.

Closely linked henceforth are Rosedale, Jamaica and other important places along the line of the road, notably Long Island City, where the Queens County court house and borough offices are situated. Eastern Queens from now onward is linked to its western part for a five-cent fare as well as to Manhattan.

Steel Ceilings that Look Like Timber.

Tremendous progress is being made in the perfection of the steel ceiling. Among the notable innovations along this line in the recent past being the introduction of the craftsman idea in ceiling design executed in metal by Northrop, Coburn & Dodge Co., of 40 Cherry street. This is a beam ceiling wherein both sides and end edges of the sheet fit into grooves or channels of the adjoining pieces, and the end of the small beams fit into the grooves of the large beams. All the nailing is in the solid flanges so that the full beauty of a quartered oak beamed ceiling is returned in the finished job without any nail indentures. This company makes imitation wood-beam ceilings to correspond with any scheme of decoration. The practical utility of a metal ceiling is nowhere better demonstrated than in the following case:

In 1887 metal ceilings were put throughout the four-story building at the northeast corner of 125th street and Seventh avenue, now occupied by a well-known grocery firm. A few years afterwards the entire fourth story and roof were burned off, and the entire building flooded with water. At an expense of $15 and repainting, the then remaining ceilings were restored, and are still looking well. Such instances are of frequent occurrence, and in a great many cases the metal ceilings have prevented the spread of flames. Other instances of the durability of steel ceilings are those in the Cary Building, 105-107 Chambers street, and the building at 86 and 88 Chambers street, put up in 1889; the Parsons Building, 149-151 Franklin st, put up in 1888. A water tank on the roof of this building burst a few years ago and the ceiling was flooded, but it seems to be in perfect order to-day.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 27, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Greene st, 255, ws, 100.8 n Waverly pl, 25x75, 4-sty bk loft & str bldg, leasehold; A D Moran, party in interest (reprinted from last issue). 2,100

*Hoffman st, 2352 (*), es, 475.3 s 187th, 18x119.10, 3-sty fr tnt; due, $4,430.86; T&c, $575; Christian Leukel exr. 5,000

*Washington pl, 7, nwc Mercer (No 283), 25x100, 4-sty bk loft & str bldg; A D Moran, party in interest (reprinted from last issue). 50,000

*Washington pl, 12, ss, 71.6 e Greene, 42.9 x96.2, 4-sty bk loft & str bldg; A D Moran, party in interest (reprinted from last issue). 35,000

*17TH st, 452 W (*), ss, 125 e 10 av, 25x 92, 5-sty bk tnt; due, $6,982.61; T&c, $171.95; sub to a mtg of $14,500; Edw Bachmann. 21,798

*17TH st, 454 W (*), ss, 100 e 10 av, 25x 92, 5-sty bk tnt; due, $7,483.69; T&c, $171.95; sub to a mtg of $14,500; Edw Bachmann. 21,952

*43D st, 305-9 E, ns, 100 e 2 av, 75x100.5, 5-sty bk loft & str bldg & 2-sty bk rear stable; due, $50,470.21; T&c, $3,195.20; sub to 1st mtg $40,000; Jas M Dunlap. 44,400

*80TH st, 323 W (*), ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6xs13.8xw5xs 32.4xe43 to beg, 5-sty & b bk dwg; due, $49,651.08; T&c, $421.15; Hudson City Savings Inst. 30,000

*120TH st, 341-3 E (*), ns, 187.6 w 1 av, 37.6x100.11, 6-sty bk tnt; due, $35,413.52; T&c, $1,168.58; Mathias Nicoll as trste. 34,000

*135TH st, 168-70 W (*), ss, 300 e 7 av, 50x99.11, 2-5-sty bk tnts; due, $19,785.34; T&c, $1,147.50; sub to two mtgs aggregating $41,000; Wm J Farrell et al. 51,515

*142D st W, nec Lenox av, see Lenox av, nec 142.

*143D st W, ss, 85 e Lenox av, see Lenox av, nec 142.

*Av A, 1406 (*), es, 50 s 75th, 26.1x98, 5-sty bk tnt & strs; due, $21,566.12; T&c, $2,884.19; Chas A Robinson individ & trste &c. 17,000

*Ash av (*) ns, 485.2 w Corsa la, 25x 100, Wakefield; due, $560.76; T&c, $34.47; Chas Currao. 100

*Broadway, 240, ws, 27.6 n Park pl, 22.8 x97.10, 6-sty stn office & str bldg; A D Moran, party in interest (reprinted from last issue). 216,000

*Broadway, 738, es, 91 s Astor pl, 25x126 x26.9x116.4, 5-sty stn loft & str bldg; A D Moran, party in interest (reprinted from last issue). 61,000

*Broadway, 1155-9, swc 27th, 50.5x84.1x 60.6x77.1, 3-sty bk office & str bldg; A D Moran, party in interest (reprinted from last issue). 305,000

*Castle Hill av (*), nec Chatterton av, 58x79.6, Unionport; due, $5,110.94; T&c, $800; Jacob Weinheimer. 5,500

*Chatterton av, nec Castle Hill av, see Castle Hill av, nec Chatterton av.

*Harrington av, 2037 (*), ns, 175 e Mapes av, 25x100, Throggs Neck; due, $4,461.17; T&c, $82.68; Chas A Laumeister et al. 4,500

*Lenox av, nec 142d, runs n74.11xe85xn 124.11 to 143d, xe600xs199.10xw685 to beg, vacant; adj July10.

*Post av (*), ns, intersec nws 10 av, runs e20xne6.1xn156.6xw25xs160 to beg, vacant; due, $3,549.42; T&c, $1,660.45; sub to mtg $3,500; Gustav Sinn. 6,000

(At County Court House.)

*Broadway, 474½-6, es, 120.11 s Broome, extending to Crosby (No 38), 49.10x199.7x 25x irreg, 11-sty loft bldg; G C Curtis Jr. 475,000

HENRY BRADY.

*Kelly st, 835 (*), ws, 226 n Longwood av, 40x100, 5-sty bk tnt; due, $8,214.74; T &c, $736.45; sub to a first mtg of $27,000; Sigmund Kraus. 30,700

*Sheriff st, 63 (*), ws, 125 s Rivington, 25x100, 5-sty stn tnt & strs; due, $24,-270.67; T&c, $819.92; City Real Estate Co. 23,000

*117TH st W, nec Bway, see Bway, 4180.

*119TH st, 510 E (*), ss, 168 e Av A, 20 x98.9, 4-sty stn tnt; due, $8,056.77; T&c, $505.47; Annie Kimberly. 6,000

*136TH st, 121 W (*), ns, 241 w Lenox av, 15.6x99.11, 4-sty bk tnt; due, $8,672.61; T &c, $181.92; City Real Estate Co. 7,500

*Boston rd, 1051 (*), ws, abt 290 n 165th, 71.7x116.5x67.8x117.7, 6-sty bk tnt; due, $29,936.46; T&c, $1,485.60; Montrose Realty Co. 12,000

*Broadway, 4180, nec 177th, 91.2x115.9x 99.10x100.2, 6-sty bk tnt & strs; adj July 11.

*Undercliff av, 1751, ws, 446.10 s Sedgwick av, 25x100, 2-sty fr dwg; withdrawn.

D. PHOENIX INGRAHAM.

***Broad st, 102-8 (*),** nwc Water (Nos 16-20), runs w92.6xn109.4 to Pearl (Nos 44-50) xne113.1xs111.5 to beg, 6-5-sty bk loft & str bldgs; due, $22,865.93; T&c, $2,909.57; sub three mtgs aggregating $320,000; Myer Phillips. 342,610

***Clinton st, 175 (*),** ws, 225 n Hester, 25 x100, 5-sty bk tnt & strs; due, $8,515.55, T &c, $289.60; sub to first mtg of $20,000; Emil W Oppenheim. 28,712

***Pearl st, 44-50,** see Broad, 102-8.

***Water st, 16-20,** see Broad, 102-8.

***48TH st, 300-4 E,** see 2 av, 898-90.

***2D av, 898-90 (*),** sec 48th (Nos 300-4), 50.3x100, 6-sty bk tnt & strs; due, $86,-388.62; T&c, $2,799.36; Margarette E Griffith. 75,000

JACOB H. MAYERS.

***121ST st, 66 E (*),** ss, 175 w Park av, 25.6x100.11, 5-sty stn tnt; due, $19,869.56; T&c, $484.60; United Hebrew Charities of N Y C. 18,000

L. J. PHILLIPS & CO.

***38TH st, 274 W (*),** ns, 100 e 8 av, 20.6x 98.9, 4-sty bk tnt & str; due, $17,634.19; T &c, $690.22; sub to first mtg of $11,000; Jno Merkel. 26,037

BRYAN L. KENNELLY.

***103D st, 107 W (*),** ns, 150 w Col av, 18.9x100.11, 5-sty stn tnt; due, $4,301.43; T &c, $363.30; Danl Woodcock. 19,350

Total	$1,311,674
Corresponding week, 1912	459,500
Jan. 1st, 1913, to date	33,376,098
Corresponding period, 1912	28,848,063

Borough of Brooklyn.

The following are the sales that have taken place during the week ending June 25, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. P. RAE.

LEFFERTS pl, sws, 130.9 se Classon av, 16.8 x119; adj July 9. —

MAUJER st (*), ss, 475 e Waterbury, 25x 95; Aloysius Huwer. 4,000

THAMES st, ns, 150 e Porter av, 25x100; A B Roberts. 9,000

E 15TH st (*), ws, 100 s Av K, 253.9x100; Lawyers Title Ins & Trust Co. 30,000

36TH st, nes, 321 nw 15 av, 19x100.2; A B Roberts. 2,000

58TH st (*), sws, intersec nws 17 av, 100x 60.2; Antonio Gedicks. 4,000

85TH st, nes, 160 nw 12 av, 80x100; Henry Bixby. 8,500

17TH av (*), ses, intersec sws 81st, 20x80; Bklyn Young Men's Christian Asn. 4,650

17TH av (*), ses, 20 sw 81st st, 20x80; Bklyn Young Men's Christian Asn. 4,100

17TH av (*), ses, 40 sw 81st, 20x80; Bklyn Young Men's Christian Asn. 4,100

WM. H. SMITH.

NEWELL st (*), ws, 91.4 n Driggs av, 25x 100; Edw S Anderson. 4,951

UNION st, ss, 520 e Kingston av, 20x100; UNION st, ss, 540 e Kingston av, 20x100; UNION st, ss, 620 e Kingston av, 20x100; UNION st, ss, 640 e Kingston av, 20x100; Minnie Ruppert. 25,650

BAY 15TH st, ses, 480.8 s 86th, 19.4x96.8; Edgar F Kingsley. 2,500

17TH st, ss, 124 w 6 av, 19x100; Carsten Roggenkamp. 2,500

40TH st, sws, 140 se 16 av, 40x100.2; Jacob Strauss. 4,650

EMMONS av (*), ns, 80.1 e E 14th, 40.1x 99.7; Emile Huber. 1,600

REMSEN av (*), s & Sea View av, —s, lots 627 to 631; Henry S Goodspeed. 300

3D av, ws, 60.9 s Wyckoff, 19.3x80; Morris Beck. 4,170

LOT 755, block 8695, sec 24; Jno J & Arthur B Stewart. 400

CHARLES SHONGOOD.

GLEN st, ss, 48 w Crescent, 26x100; withdrawn. —

OSBORN st (*), ws, 140.6 s Riverdale av, 59.6x200x56.10x200; Louis Schundler. 3,870

36TH st, nes, 260 nw 15 av, 20x100.2; A B Roberts. 2,000

WILLIAMS av (*), es, 125 n Sutter av, 25x 100; Matilda Schaffer. 79

8TH av (*), es, 31.5 n Prospect av, 100x97.10; Emil Lanzansky. 6,500

JAS. L. BRUMLEY.

BAY 15TH st (*), ses, 75 ne 17 av, 45x96.8; Ethel G Hawley. 4,800

Total	$134,320
Corresponding week 1912	$226,630

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

JUNE 28.

No Legal Sales advertised for this day.

JUNE 30.

MADISON st, 162, ss, 46.1 e Pike, 23x100, 4-sty bk tnt & strs; Jacob Karp—Emil Rebstein et al; Henry V Rothschild (A), 290 Bway; A Welles Stump (R); due, $6,725.80; T &c, $3,000; sub to a first mtg of $25,000; mtg recorded Jan22'08; Joseph P Day.

MAIN st, 1461, es, 100.1 s Halperin, 32.6x 102.10x—x100.11, Westchester; Mathilde Weinberg—Zerega Realty Co et al; Geo Meyer (A), 115 Bway; Robt F Wagner (R); due, $3,751.54; T&c, $248.91; sub to a mtg of $10,000; mtg recorded Oct9'12; Henry Brady.

15TH st, 225 W, see 16th, 124 W.

16TH st, 124 W, ss, 300 w 6 av, 25x103.9, 3-sty & b bk dwg; also 20TH st, 229 W, ns, 367.3 w 7 av, runs n92xw33xs16xe8.4xs76xe25.2 to beg, 5-sty bk tnt; also 15TH st, 225 W, ns, 287 w 7 av, 25x103.3, 5-sty stn tnt; Anna E Hicks—Francis P Early et al; Walter W Wetsall (A), 55 Liberty; Robt Gibson Jr (R); partition; Byran L Kennelly.

19TH st, 49 W, ns, 225.4 e 6 av, 18.11x92, 5-sty bk tnt & str; Mutual Alliance Trust Co of NY—Organizers Investing Co et al; Stoddard & Mark (A), 128 Bway; Guy Van Amringe (R); due, $6,504.55; T&c, $1,007.18; Joseph P Day.

130TH st, 502 W, ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Geo J Bauernschmidt—Eugenie Rosendorf et al; Louis Wendel Jr (A), 277 Bway; Wm S Keiley (R); due, $15,615.77; T&c, $626.63; Henry Brady.

142D st, 512 W, sec Audubon av, 100x50, 1 & 2-sty bk church; N Y Savgs Bank—Washington Heights United Presbyterian Church et al; Webber & Webber (A), 7 Beekman; Cambridge Livingston (R); due, $19,801.79; T&c, $874.15; Joseph P Day.

179TH st, 981 E, ns, 203.4 e Vyse av, 25x 112.9x25.1x113.7, 2-sty fr dwg; Geo A Meyer—Charlotte F Pickens et al; Holt, Warner & Gaillard (A), 42 Bway; Jas A Farrell (R); due, $1,660.92; T&c, $325.06; sub to a mtg of $2,-500; Joseph P Day.

215TH st W, ns, — w Seaman av, 50.1x100, vacant; Lawrence Drake—Chas A Fluri et al; Action 2; Francis W Judge (A), 90 W Bway; Max Altmayer (R); due, $2,146.32; T&c, $784.35; Joseph P Day.

215TH st W, nwc Seaman av, see Seaman av, nwc 215.

ANTHONY av, 2000, sec Burnside av, runs s 118xe100xs89.2xne102.7xnw181.5xw58.6 to beg, 2-sty fr dwg & vacant; Wm F Clare et al exrs—Mary J Ryan et al; Jas L Clare (A), 135 Bway; Timothy Murray (R); due, $14,351.32; T&c, $3,646; Bryan L Kennelly.

AUDUBON av, sec 172d, see 172d, 512 W.

RICHARDSON av, 4728, es, 286 n 243d, 28x 125; also RICHARDSON av, es, 457.6 s 239th, 27x125.1x11x125; also BRONX blvd, es, 350 s Westchester av, 50x100, Wakefield; Antonie Benda gdn—Wm W Penfield et al; Henry D Patton (A), 27 Cedar; Edw D Dowling (R); due, $4,411.18; T&c, $241.22; Joseph P Day.

SEAMAN av, nwc 215th, 50x100.1, vacant; Lawrence Drake—Chas A Fluri et al; Action 1; Francis W Judge (A), 90 W Bway; Max Altmayer (R); due, $3,880.37; T&c, $784.35; Joseph P Day.

WASHINGTON av, 1962, es, 82.1 n 178th, 27.6 x92.1x27.6x91.11, 4-sty bk tnt; Edw W Davis—Anthony H Werneke et al; Hamilton Odell (A), 60 Wall; Geo T Brokaw (R); due, $11,-843.71; T&c, $4,589.60; Bryan L Kennelly.

3D av, 4009-29, swc 174th (No. 510-2), 200x 128.8x200x121.2, three 2-sty & two 1-sty bk strs & 3-sty fr tnt & str; Richd Bauer—Harry Simon et al; Fischer & Rosenbaum (A), 115 Bway; Arthur M Levy (R); due, $7,074.12; T&c, $1,400; sub to two mtgs aggregating $61,-000; mtg recorded Feb10'12; J H Mayers.

JULY 1.

GOLD st, 62-4, es, 64.1 s Beekman, runs e48 x26.6x20.4xs10.4xw63.6xn38.4 to beg, two 4-sty bk loft & str bldgs; Union Trust Co N Y—Chas A McMann et al; Miller, King, Lane & Trafford (A), 80 Bway; Henry H Davis (R); due, $34,924.49; T&c, $1,976.86; Saml Marx.

132D st E, nec Mad av, see Mad av, 2101.

151ST st, 527 W, see 170th, 500 W.

170TH st, 500 W, swc Ams av (Nos 2208-10), 37.6x100, 5-sty bk tnt & strs; also 151ST st, 527 W, ns, 385 w Ams av, 40x99.11, 6-sty bk tent; Abr E Friedelson -Ellemmay Realty Co et al; Kantrowitz & Esberg (A), 320 Bway; Maurice Deiches (R); due, $26,905.28; T&c, $1,255.80; sub to 4 mtgs aggregating $107,000; Joseph P Day.

AMSTERDAM av, 2208-10, see 170th, 500 W.

EASTBURN av, es, 338.3 n 174th, 50x95, vacant; Saml H Kupferman—Jos Monahan et al; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, $2,787.32; T&c, $644.25; Saml Goldsticker.

MADISON av, 2101, nec 132d, 19.11x80, 3-sty & b stn dwg; Farmers Loan & Trust Co, trste—Jno McClure, exr; Geller, Rolston & Horan (A), 22 Exchange pl; Reginald E Wigham (R); due, $7,701.63; T&c, $381.47; Bryan L Kennelly.

WALTON av, 2411, ws, 348.5 n 184th, 19.10x 96.6, 3-sty bk dwg; Geo F Gifford—Liberty Investing Co et al; Ernest Hall (A), 62 William; M Spencer Bevins (R); due, $7,105.09; T&c, $164.44; Joseph P Day.

JULY 2.

WASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xe32.2 to beg, two 2-sty bk tnts & strs & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A), 46 Cedar; Saml C Herriman (R); due, $17,084.47; T&c, $241.94; Joseph P Day.

AV A, 1743, ws, 25.10 s 91st, 25x94, 5-sty bk tent & strs; Jadwiga Grunert—Martha Realty Co et al; Adolph & Henry Bloch (A), 99 Nassau; Wm W Hoffman (R); due, $3,445.50; T&c, $390; sub to a 1st mtg of $12,000 Joseph P Day.

COLUMBUS av, 483, es, 25.8 n 83d, runs e94.10 xne15xn11.6xw100xs25.6, 5-sty stn tnt & strs; Sheriff's sale of all right, title, &c, which Gussie Herman had on Dec21'12, or since; Saml A Singerman (A), 35 Nassau; Julius Harburger sheriff; Henry Brady.

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Advertised Legal Sales Manhattan and Bronx
(Continued)

H Mayers.

JULY 3.

nw75.5xne50xse100xsw75.8xw42.2 to beg, va-

hse, sw cor 4th av & 176 Bway; Jas A Foley (R); due, $2,091.67; T&c, $2,351.22; Henry Brady.

Nos 71 to 73 E. ns 100.4 w Park av, 28.10x irreg, 5 sty bk tnts; Chas Schram Jam, Geo et al, Jr & A L Zinke (A), 290 Bway; Jno M Nolan (R); due, $22,059.98; T&c, $701.35; Joseph P Day.

166TH st, 125.35 E. ns, 270 e Jer av, 150x100.11, 1 & 2 sty bk & fr stables; Wm Meyer, Ehler J Ernst et al; Hugo S Mack (A), 7 Beekman; Jno H Rogan (R); due, $5,482.79; T&c, $1,-[illegible] sub to mtg of $30,000; mtg recorded Nov 4 12; Bertha L Kennelly.

222D st, 847 E. ns, 500.8 e Barnes av, 25x88.10 Wakefield; Chas S Whitney, exr; Chas Ringelstein et al; Jos W Middlebrook (A), 82 Beaver; Carl S Flanders (R); due, $2,052.95; T&c, $517.29; Herbert A Sherman.

GREYSTONE av, es, 275 s 238th, runs e70xs 25xw [illegible]xs25xw65xn50 to beg; vacant; American Real Estate Co—Edw J Duggan et al; Jas C Meyers (A), 527 5 av; Chas Putzel (R); due, $1,434.14; T&c, $66.86; Henry Brady.

JULY 4 AND 5.

No Legal Sales advertised for these days.

JULY 7.

22D st, 261 & 265 W, ns, 548.9w 7 av, runs n98.9 xw6.3xn98.9 to 23d (Nos 250-2 W), xw50xs197.6 to 22d xe18.9xn98.9xe18.9xs98.9xe18.9 to beg, vacant; Jno R Drexel—Fannie C Hoadley et al; Anderson, Iselin & Anderson (A), 25 Broad; Schuyler E Day (R); due, $29,537.08; T&c, $1,-102.66; sub to 2 mtgs aggregating $100,000; Joseph P Day.

23D st, 250-2 W, see 22d 261 & 265 W.

80TH st, 119 W, ns, 125.10 w Col av, 18.2x 102.2x15x102.2, 4-sty & b bk dwg; Edw F Tull—Marion A Barrett; Chas O Mags (A), 87 Nassau; Chas Putzel (R); due, $32,556.99; T&c, $494.20; Henry Brady.

BROOK av, 1531, swc Wendover av (No 412), 75x25.11, 4-sty bk tnt & strs; Mary Levy, admtrx, Danl F Mahoney et al; Stoddard & Mark (A), 128 Bway; Jas M Donohue (R); due, $7,035.34; T&c, $793.92; mtg recorded May 6'05; Henry Brady.

SHERMAN av, 135, ns, 100 w Academy, 40x 150, 5-sty bk tnt; Jas Devlin—Hanover Realty & Constn Co et al; Bernard Zwinge (A), 203 Bway; Jas A Foley (R); due, $33,035.64; T&c, $1,566.88; J H Mayers.

WENDOVER av, 412, see Brook av, 1531.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

JUNE 28.

No Legal Sales advertised for this day.

JUNE 30.

ST JOHNS pl, ss, 100 e 5 av, 21.3x120; Winifred Egan, Andw Egan et al; Wm T Bolger (A), 149 Bway, Manhattan; Fredk H Chase (R); partition; Wm P Rae.

NEW YORK av, ws, 60.6 s Martense, 19.6x 100; Wm Grantham, Theodora W Baker et al; Caldwell & Holmes (A), 44 Court; Henry W Beer (R); Chas Shongood.

NEW YORK av, ws, 80 s Martense, 19.6x100; Chas N Harper, Theodora W Baker et al; Caldwell & Holmes (A), 44 Court; Richd C Addy (R); Chas Shongood.

JULY 1.

FULTON st, 1011, nec Grand av, runs e20xne 11.2xn[illegible] to Putnam av, xw[illegible]x53.1 to beg; Cora H Tangeman et al, Saml Pettit et al; Albt E Hagar (A), 60 Wall; Wilbur Larremore (R); Wm P Rae.

NEW st, nec Cortlandt, 100x75; Public Administrator's sale of prop of Mary L Flynn; Edw J Byrne (A), 44 Court; Frank V Kelly public administrator; Wm H Smith.

BAY 34TH st, ses, 650 sw Benson av, 50x96.8; Lida P Bell, Milton Constn Co et al; O'Neil & O'Neil (A), 1098 Bway; Henry E Wilke (R); W H Smith.

26TH st, nos, 200 nw 15 av, 21x100.2; Ella I Emmons, Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Harold Otis (R); Wm H Smith.

AV C, sec E 23d, 60x100; Emma L Price—Eleonora Fuchs et al; Henry M McKean (A), 189 Montague; Percival G Barnard (R); Jas L Brumley.

FLUSHING av, ss, 50 w St Nicholas av, 75x [illegible]; Emma D Pfaff, Jno H Hillker et al; Jas Moffett (A), 891 Bway; Geo C Buchner (R); Wm H Smith.

GLENMORE av, sec Fountain av, 20x75; Otto E Reimer, Israel Handburg et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas W Hyde (R); Wm H Smith.

MILDRED ct, e s, 100 w Graham av, 25x100; Geo Kessell—Jno Kessell et al; Leander B Faber (A), Jamaica, Queens Co, N Y; Jas O [illegible], Wm H Smith.

NASSAU av, ss, 103.6 e Hausman, 25.4x100; Freda Buehl -Berthold Hecht et al; Fredk J Griefenstein (A), 957 Bway; Abr Rockmore (R); Wm H Smith.

JULY 2.

INGRAHAM st, ss, 100 w Porter av, 200x 100, [illegible] A Barr et al, All-Boro Realty & Constn Co et al; action 1; Coombs & Wilson (A), 260 Bway; Thos Moore (R); Wm H Smith.

INGRAHAM st, swc Porter av, 100x200; same —same; action 2; same (A); same (R); Wm H Smith.

LORIMER st, es, 25 n Withers, 26.3x100; Louise Stephenson -Salvatore Boniello et al; Speir & Bartlett (A), 32 Wall, Manhattan; Chas J Masone (R); Wm H Smith.

NASSAU st, ns, 50 e Bridge, 25x95; Emma R Jones—Dora Carroll et al; Harry L Thompson (A), 175 Remsen; Henry S Goodspeed (R); Wm P Rae.

UNION st, ss, 150 e Nostrand av, 50x127.9; Morris Salzman—Lyn Realty Co et al; Jno MacCrate (A), 861 Manhattan av; Andw C Morgan (R); Wm P Rae.

N 7TH st, ss, 225 w Havemeyer, 25x100; Wm Simmons—Marcella Filan et al; Harry L Thompson (A), 175 Remsen; Edw R W Karutz (R); Wm P Rae.

DEKALB av, ss, 325 w Lewis av, 50x100; Jno Klein et al—Benj Sel et al; Harry L Thompson (A), 175 Remsen; O Grant Esterbrook (R); Wm P Rae.

GRAHAM av, es, 50 n Devoe, 100x25x irreg to N 2d; also MOORE st, swc White, 91x100; Abr E Friedelson—Eliemmay Realty Co et al; Kantrowitz & Esberg (A), 320 Bway, Manhattan; Maurice Deiches (R); Saml Goldsticker.

GRAVESEND av, ws, 240 n Av C, 240x100; Arthur H Selinger—The G C, Inc et al; Saml A Telsey (A), 44 Court; Chas H Fuller (R); Chas Shongood.

JULY 3.

PRESIDENT st, ns, 100 w Prospect av, 24.9x 95; Jno Pullman—Lillian B Koepke et al; Chas A Clayton (A), 44 Court; Jos J Speth (R); Jas L Brumley.

WAREHOUSE st, ns, 20 e Williams av, 40x 90; also WILLIAMS av, es, 20 s Vienna av, 46.6x60; Manly R Hubbs—Bernard Gravey et al; Jno Kapp (A), 106 Van Siclen av; Jacob A Freedman (R); Chas Shongood.

W 6TH st, nec Av R, 30x100; Chas A Rippman—Jno Herrmann et al; Clarence F Corner (A), 375 Pearl; Chas A Clayton (R); Wm H Smith.

11TH st, ss, 88.3 w 4 av, 17.6x100; Saml Polglase et al—Mary E Trainor et al; Walter L Durack, Jr (A), 215 Montague; Wm P Pickett (R); Wm H Smith.

E 14TH st, ws, 420 n Av N, 20x99.11; Julian F Scott—Anna E Mondshain et al; Franklin Taylor (A), 25 Liberty; Jacob A Freedman (R); Chas Shongood.

SUNNYSIDE av, ns, 100 e Miller av, 110x 220; Delia C Baker—Henry J Furlong et al; Smith, Doughty & Weynberg (A), 44 Court; Geo H Harman (R); Jas L Brumley.

21ST av, nws, intersec sws 74th, 200x700; also STILWELL av, nwc 78th, —x—, ½ pt; also 75TH st, sec New Utrecht av, 132.4x100x irreg; also 80TH st, ns, 100 w 17 av, 380x100; also BAY 16TH st, ws, 108 n 84th, 22x86.5; Katherine M Kessel—Peter E Seib et al; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Chas F Murphy (R); Wm H Smith.

JULY 4 AND 5.

No Legal Sales advertised for these days.

JULY 7.

COURT st, ses, 59.5 sw Degraw, 22x55x irreg; Merchants Co-operative Mortgage Co—Marvel Baking Co et al; Milton Hertz (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

E 51ST st, ws, lots 44 & 45, 40x100; Aug Blancke et al—Gertrude N Phillips et al; Isaac Sargent (A), 140 Nassau, Manhattan; A Abr Sarafan (R); Shuter & Sanford.

75TH st, nec Ft Hamilton av, 208.6x101.8; East River Savings Institution—Josephine Cohen et al; Omri F Hibbard (A), 71 Bway, Manhattan; Irving Katz (R); Wm H Smith.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 21.

No Foreclosure Suits filed this day.

JUNE 23.

3D st, 136 W; Bowery Savings Bank—Aug Hellrung et al; Strong & Cadwalader (A).

24TH st, 140 W; North River Savgs Bank—Leopold Weil et al; amended; N B Sanborn (A).

77TH st, ns, 275 w 1 av, 25x102.2; Flora L Root—Josef Lustig et al; Amend & Amend (A).

93D st, 262 W; Henry L Wolff—Chas S Reed et al; Merrill & Rogers (A).

109TH st, ss, 120 w Lex av, 19x100.11; Richd Lathers, Jr, et al—Sarah Bird et al; R & E J O'Gorman (A).

215TH st, ns, Lot 107, map of New Village of Jerome; Beni F Elgar—Filomena De Carlo et al; Cook & Elgar (A).

KATONAH av, nwc 238th, 20x100; also KATONAH av, ws, 20 n 238th, 20x100; also KATONAH av, ws, 40 n 238th, 20x100; also KATONAH av, ws, 60 n 238th, 20x100; also KATONAH av, ws, 80 n 238th, 20x100; five actions; Arville P Keeler -Jennie R Irving et al; S Keeler (A).

LENOX av, ws, 81.3 s 118th, 20.1x57.10; Philip Rhinelander—Fanny Scheideberg extrx et al; Miller & Hartcorn (A).

SARATOGA av, ns, 50 w Newport, 100x100; Jacob A Bresemer et al, Sydney J P Kennedy et al; amended: J J O'Brien (A).

WEBSTER av, es, 138.6 n Tremont av, 75x 158.11; Edgar S Appleby et al—Adolph Freund et al; Cannon & Cannon (A).

JUNE 24.

5TH st, ns (proposed), 173.11 e Green la or av, 25x103, Bronx; Mary A Mead—Antonio Ponessa et al; Patterson & Brinckerhoff (A).

BELMONT av, 2153; Stephen H Jackson—Michaels Realty Co; S H Jackson (A).

E BROADWAY, 236 & 230; also DIVISION st, 225-9; Harvey I Underhill—Margt T Monahan et al; Chrystie Williamson & Bayles (A).

VYSE av, 1217; Henry M Powell—Moses Rosenthal et al; Saxe & Powell (A).

10TH av, sec 211th, 99.11x100; John M Rice —Apthorp Co; C B Augustine (A).

JUNE 25.

CATHERINE st, 38; Frank Davin et al; Mary E McCafferty; W B Hopping (A).

1ST st, es, 150 n 237th, 275x100; Frances G de Peyster—Havnes & Coryell et al; Shattuck, Glenn, Huse & Ganter (A).

126TH st, 318 E; Valentine E Macy et al—Land Map Realty Co et al; Davison & Underhill (A).

CROTONA av, ws, lot 132, map of Ryder Homestead, Bronx; Sarah Friend—Thos F Devine et al; A O Ernst (A).

MAPLE AV, ws, 25 n Logan, 25x100.10; Bronx Savgs Bank—Maria D'Angelo et al; D B Simpson (A).

CONVENT av, 328; Colonial Bank—Ailie W Grant et al; J S Epstein (A).

RIVERSIDE dr, nec 155th, 105.11x150xirreg; Adolph M Bendheim—Savonia Realty Co, Inc, et al; L S Marx (A).

UNION av, 696; Anna Kurzman et al; Thos H Roff et al; Kurzman & Frankenheimer (A).

10TH av, sec 211th, 99.11x100; Jno M Rice—Apthorp Co; C B Augustine (A).

14TH av, ws, 214 to 215th, —x—; also 14TH av, ws, being w part of lot 23, map of Saml Thomson, containing 2 acres & 301-1000 of an acre; Mitchell A C Levy—Frank M Van Wagoner et al; Lachman & Goldsmith (A).

JUNE 26.

ELDRIDGE st, 133; also SUFFOLK st, ws, 125.10 s Broome, 74.11x100.7; David Frankel—Sale Agid et al; Sohmer & Sonnenthal (A).

4TH st, ns, 172.7 e Av D, 67.10x96; Eliza Fleischhauer et al—Max Verschleiser; F B Chedsey (A).

18TH st, ns, 225 w 7 av, 25x95; N Y Savgs Bank—Robt Ackerman et al; amended; Webber & Webber (A).

37TH st, 15 W ;City Real Estate Co—Dundonald Estates Co et al; amended; M Swain (A).

84TH st, ss, 83.4 e W End av, 66.2x102.2; also 8TH av, ws, whole front bet 116th & 117th; also MANHATTAN av, nwc 114th, 100.11x—; also 3D av, ss, — w Brook av, —x—; Horace W Forster—Fredk P Forster; Fletcher, McCutchen & Brown (A).

109TH st, 334 E; Eliza M Roberts—Vincenzo Cudemo et al; S H Mollesen (A).

110TH st, ns, 100 e 7 av, 100x70; Autocar Co —Saml Simon et al; Jerome, Rand & Kresel (A).

5TH av, 141-7; Farmers' Loan & Trust Co trste—Wm S Duncan et al; Geller, Rolston & Horan (A).

JUNE 27.

BRYANT av, ws, 215.3 n Garrison av, 25x 100; Otto H Blell—Murray Hill Park; I Loewenthal (A).

CROSBY st, 35-7; D Brainerd Ray et al—Concetta Delli Paoli et al; Baylis & Sanborn (A).

EAST BROADWAY,234; also DIVISION st, 223; American Savgs Bank—Bertha Kremer; Irwin & Orr (A).

ERNESCLIFFE pl, ss, 292.3 w Lisbon pl, 25.1 x136.1; Mary R Dolan et al—Fredk Pistone et al; J H Rogan (A).

1ST st, ns, 250 w 1 av, 20.8x100.4; State Bank —Hyman Berkowitz et al; J A Kohn (A).

15TH st, 219 W; Edw M N Tailer—Helen F McKeough et al; W H Hagen (A).

WALTON av, sec 176th, 102.11x51.5; Emil W Klappert —Loraine Lorey et al; Wesselman & Kraus (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 19.

LOT 190, map of Hunts Point Realty Co, Bronx; Allen H Remsen—Mary Walpole; Einstein, Townsend & Gupiterman (A); Geo W Clune (R); due, $12,372.86.

BRIGGS av, ns, lot 43, map of Briggs Estate; Bridget Williamson—Jas J O'Connell et al; Friend & Friend (A); Peter A Hatting (R); due, $4,126.01.

JUNE 20.

13TH st, ns, 330 e Av E, 25x108; Marie Kolbe—Geo Costar; McLaughlin & Stern (A); Leopold W Harburger (R); due, $5,343.33.

JUNE 21.

No Judgments in Foreclosure Suits filed this day.

JUNE 23.

119TH st, ss, 50 e 2 av, 50x60.10; Michl Piel - Wm J Greenfield et al; Ashbel P Fitch, Mott & Grant (A); Hugo Wintner (R); due, $34,-190.62.

JUNE 24.

COMMERCE st, 19-23; also BARROW st, 53-7; Harry Bachrach et al—Haase-Lippman Constn Co et al; Isaac Cohen (A); Chas L Kingsley (R); due, $18,174.50.

3D av, 245; also 20TH st, 201 E; Guaranty Trust Co of N Y—Mary C O'Beirne; Alfd W Booram (A); Guy Van Amringe (R); due, $10,757.21.

JUNE 25.

104TH st, ns, 255 w 4 av, 25x100.11; Edwin Kaufman&Bella Cohn et al; Cary & Carroll (A); Hugh G Miller (R); due, $14,616.40.

114TH st, ns, 260 e 3 av, 25x100.11; J Thos Webb Bertha Schonberger et al; Cannon & Cannon (A); Max S Levin (R); due $18,640.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

JUNE 21.

19TH st, nes, 100 nw 2 av, 16.6x92; Lincoln Trust Co Mary Mooney et al; M S Borland (A).

BAILEY av, es, 295.8 n Heath av, 16.8x100; also BAILEY av, es, 312.5 n Heath av, 16.8x100; also BAILEY av, es, 345.8 n Heath av, 16.8x100; three actions; Jno S Wilson—Tessier Bldg Co et al; J C Higgins (A).

BEAUMONT av, ses, lot 96 and part of lot 92, map of Belmont Village, Bronx; Corn Exchange Bank Eliz Haskin et al; M S Borland (A).

BROOK av, es, 311.2 s 168th, 27.11x104.6; Herman Knobloch—Christian Jaissle et al; amended foreclosure of transfer of tax lien; J L Lindner (A).

JUNE 23.

91ST st, ns, 225.8 e Madison av, .01x100.8; Philip Vose et al—Ethel Forster et al; partition; J G Moses (A).

9TH av, 460; Ethel D Weaver—Geo Weaver; action to impress trust; Otis & Otis (A).

LOT 78, part of, map of Village of Morrisania, Bronx; Arthur Brinkworth—Anna Brinkworth et al; partition; A E Gutgsell (A).

JUNE 24.

DIVISION st, 39-39½; also FORSYTH st, ws, 25 s Hester, 26.8x50xirreg; ½ part; also RIDGE st, ws, 76.4 n Delancey, 24.4x66.10; ½ part; Jacob Hertzberg—Isaac Hertzberg et al; action to declare lien; Hulett & Norris (A).

ELLWOOD st, nwc Hillside av, 115.7x204; Peter Condon—Elfred B Cregan et al; amended foreclosure of transfer of tax lien; P Condon (A).

35TH st, ns, 393.9 e 6 av, 56.3x98.9; Geo W Young—Patk Maloney et al; action to determine claim; Hoadly, Lauterbach & Johnson (A).

INTERVALE av, ss, 57.5 ne Kelly av, 100x80; Philip W Saitta—Sol Friend; action to declare deed void; P S Saitta (A).

JUNE 25.

11TH st, 613 E; Lena Schiff—Jos Rabinowitz et al; partition; M A Rabinovitch (A).

AV B, 215-7; also 13TH st, 601-3 E; also 11TH st, 612 E; also 7TH st, 83 E; Orlando M Barnes—Lena Jacobowitz et al; action to set aside conveyance; S G Gibboney (A).

BROOK av, ws, bet 167th & 168th, lot 28; Chas Black—Adam Rice et al; foreclosure of transfer of tax lien; Wing & Wing (A).

S BOULEVARD, nws, 185 sw Tiffany, 100x100; Katz & Kanter, Inc—Levine & Atlas Co et al; action to foreclose mechanics lien; Bogart & Bogart (A).

3D av, es, 113 n 188th, 25x100; Henry Neugass—Mary J Lee et al; amended foreclosure of tax lien; Sternberg, Jacobson & Pollock (A).

JUNE 26.

HAMILTON pl, es, 249.8 s 138th, 32.7x44.6x irreg; David Lippmann—Albt Meldon et al; foreclosure of transfer of tax lien; Deering & Deering (A).

PARK row, 129; also CHATHAM st, 89; also 58TH st, ss, 181.5 e 1 av, 25x100.4; and property in Nassau County & Queens County; Mary Hilbert et al—Rachel Liebeskind et al; partition; Foster & Cunningham (A).

50TH st, 507 W; Van Cleve Co—Julius G Hocke; notice of attachment; J B Baer (A).

6TH av, 148-50; also 7TH av, es, 133.8 sw 14th, 15.5x100; Warren A Clapp et al—Florence L Colubrn et al; partition; N C Rogers (A).

JUNE 27.

156TH st, ns, 100 e 8 av, 25x99.11; Marie C Lowe—Mary C Leary et al; amended partition; Haight, Sandford & Smith (A).

SOUTHERN blvd, ws, 193.5 s 182d, 139.11x90.10; Germania Bank of the City of NY—Waverly Constn Co et al; action to debar claim; V S Lippe (A).

3D av, 2356; Bernhard Blumenthal—Harold Thompson; notice of attachment; S Bitterman (A).

Brooklyn.

JUNE 19.

CHESTER st, es, 175 n Sackett, 75x100; Jno Steuer & ano—Simon Shnapier et al; I Sargent (A).

COURT st, es, 20.6 s Huntington, 29.6x80; Mary L Cheeks—Jane Whelan et al; T F Redmond (A).

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COURT st, ws, 45.9 s Garnet, runs s25.10xw 50xnw16.8xne62 to beg; Title Guar & Trust Co - Michl J Whelan et al; T F Redmond (A).

LUQUEER st, ss, 166.6 w Hicks, 68.6x100, Title Guar & Trust Co—Ellen Drummond & ano; T F Redmond (A).

POWELL st, ws, 150 n Belmont av, 25x100; Harry G Lawton Isidor Bilsky et al; T F Redmond (A).

WYNOA st, es, 180 s Pitkin av, 20x100; Title Guar & Trust Co Morris Schulman et al; T F Redmond (A).

2D pl, ns, 87.6 w Court, 18.9x133.5; Catskill Savgs Bank Ciro Lamzaro et al; T F Redmond (A).

2D st, ss, 176.1 w Prospect Pk W, 19.1x95; Lawyers Mtg Co Miriam Flash et al; Cary & Carroll (A).

9TH st, ss, 380 w 7 av, 15.9x72.6; Kings Co Trust Co Andw T Mack et al; G V Brower (A).

10TH st, ns, 100 e 2 av, 100x56.4x—x74; Greater N Y Savgs Bank—Fredk Tilney et al; J E Ruston (A).

W 28TH st, ws, 100 s Neptune av, 80x118.10; City of N Y Raymond Liquori et al; foreclosure of tax lien; A R Watson (A).

W 29TH st, es, 200 s Neptune av, 40x118.10; City of N Y—Antonio Calvano et al; foreclosure of tax lien; A R Watson (A).

BAY RIDGE av, ns, 84.9 e 1 av, 20x100; South Bklyn Savgs Inst;Louis Hueter et al; Cary & Carroll (A).

CLINTON av, ns, 25 e Forest pl, 50x100; Hattie A Irons—Jennie M Hamilton; J H Lack (A).

ST MARKS av, ns, 125 e Kingston av, 100x155; Regal Holding Co Montague Mtg Co & ano; specific performance; H Kuntz (A).

WORTMAN av, ss, 60 w Linwood, 20x100; City of N Y—Augusta Garnier; foreclosure of tax lien; A R Watson (A).

LOTS 84 & 85 on map of prop belonging to Jno Dimon et al; Wm Rockwell et al—Louise A S Allen & ano; to set aside deed; F H Cothern (A).

JUNE 20.

HANCOCK st, ns, 630 e Bedford av, 20x100; Lloyd E Marshall Eliz N Marshall et al; partition; C H McCarty (A).

KENILWORTH pl, sws, 140 nw Melrose av, runs nw50xsw144.6xs51.4xne151.4 to beg; N Y Investors Co Ethel M Halstead & ano; T F Redmond (A).

PRESIDENT st, sc 3 av, 18.9x70; Thos H Ireland Caternia Gallo et al; T F Redmond (A).

PROSPECT pl, ns, 295.10 e Troy av, 81x155.7; Benj M Wallace—Agnes I Maillie et al; H J Davenport (A).

PULASKI st, ns, 125 e Marcy av, 25x100; Eliza A Neumann—Sarah V Murray et al; Hurd & Grim (A).

WEST st, sc 52d, runs w109xs100.2xe80xn32 xne79xnw26 to beg; also WEST st, nwc 53d, 90.8x62.9x65.11; Tudor Realty Co—Bklyn Realty Sellers; F M Sanders (A).

E 29TH st, es, 257.6 n Av J, 40x100; Wm M Young Gottlieb Steiger & ano; foreclosure of mechanics lien; Hovell McChesney & C (A).

E 8TH st, ws, 108 s Montgomery, 20x100; Esther Isaacs—Paula Alifeld et al; J J Hood (A).

W 37TH st, es, 240 n Canal av, 60x118.10; Lafayette Trust Co—Charles Gibbs et al; F M Patterson (A).

64TH st, nc 10 av, 100x140; also 52D st, swc 20 av, 40x100.2; Geo T Mortimer—Bklyn Realty Sellers & ano; F M Sanders (A).

89TH st, ns, bet 1 av & Ridge blvd, —x—; Wm Meyer—Michl J Johnson et al; Van Aleno Dykman (A).

104TH st, es, 140 se Foster av, 20x100; Henry Tonges—Vanderveer-Canarsie Impt Syndivate et al; S F Frank (A).

AV P, nec E 19th, 60x100; Corinne Lee Scott —American Natl Realty Corpn; F Taylor (A).

CARLTON av, es, 274.2 n DeKalb av, 21x100; Michl F McGoldrick—Jessie F B Sheffer; G H Harman (A).

E NEW YORK av, nws, 49.11 sw Stone av, runs nw70xsw19.9xsw31.3xse90.1xne46.2 to beg; Newburgh Savgs Bank—Morris Levy et al; H L Thompson (A).

E NEW YORK av, nws, 131.1 sw Stone av, runs nw100.8xsw36.7xse111.4xne35 to beg; Poughkeepsie Savgs Bank—Morris Levy et al; H L Thompson (A).

E NEW YORK av, nws, 96.1 sw Stone av, runs nw90.1xsw36.7xse100.8xne35 to beg; Mary A Quinlin—Morris Levy et al; H L Thompson (A).

GRAVESEND av, nwc Av F, 20x80; Jno Keck —Clara Gilbride et al; A W Burlingame (A)

HOWARD av, es, 81.3 n Chauncey, 18.9x80; Natl Savgs Bank of Albany—Hyman Goldstein et al; T F Redmond (A).

PITKIN av, nwc Powell, 50x100; Thos M Montgomery et al—Rosa Brein et al; T F Redmond (A).

SUTTER av, ns, 49.9 e Powell, 20x100; Title Guar Trust Co Fanny Rothstein et al; T F Redmond (A).

TROY av, es, 102.6 s St Marks av, 50x80; Darwin R James, Jr—Agnes I Marille et al; H J Davenport (A).

13TH av, ses 60 ne 76th, 20x80; Mary Davies, extr—Lena Goldberg et al; Smith, Doughty & W (A).

JUNE 21.

HARRISON st, swc Cheever pl, runs nw21.4x sw39.2xsw37.2xse26xne75 to beg; Philip Wengrow—Benj Tockerman et al; I Enselman (A).

PRESIDENT st, ss, 216.6 e Henry, 25.6x100; Oliver B Van Beuhen—Jos Stewart et al; D S Edgar (A).

SANFORD st, ws, 290 s Willoughby av, 25x100; Jno F Saddington—Bernard L Hagen et al; Geo F Alexander (A.

SMITH st, ws, 100 s Lorraine, 50x100; Hannah McWilliams—Eliz T Morrin; A G Vanderpoel (A).

Lis Pendens—Brooklyn (Continued).

SMITH t ws, 100 s Lorraine 50x100; Jos F McWilliams same, same (A).

VAN BRUNT st, ws, 240 s Verona, 20x90; Thos P Archer Jno Connor et al, partition; J P Judge (A).

E 34TH st, ws, 100 n Church av, 20.6x100; Home Fire Ins Co Sarah D Fogelson et al; H J Davenport (A).

E 34TH st, ws, 120.6 n Church av, 20x100; Horace G Teele same, same (A).

ATLANTIC av, sec Barbey, 50x86x50x81; Barney Zirinsky—Hyman London et al; D Zirinsky (A).

BROADWAY, sws, 41.1 nw Whipple, 20x85.1 x20.6x80.5; Adele Barad—Max Meyerson et al; S Berg (A).

NOSTRAND av, es, 60 n Snyder av, 20x100; Glen Falls Ins Co Mary L Perkins et al; Hirsh & Newman (A).

SKILLMAN av, ss, 182.7 w Kingsland av, runs s59.8xsw165xn128.4xe150 to beg; Thos F Magner—Mary Russell et al; Magner & Carew (A).

VERNON av, ns, 160 e Throop av, 20x100; Bertha Sternberg Louis Rich et al, M Wyckoff (A).

JUNE 23.

BERRIMAN st, ws, 120 n Sutter av, 20x100; Title Guar & Trust Co—Sophie Schmitt et al; T F Redmond (A).

BOND st, ws, 20 n President, 20x75; Jas P Tossing—Giovanni Frasca et al; J S Giambalvo (A).

ST JOHNS pl, ss, 163.5 w Ralph av, runs s 100xw38.11xnw4.3xn95.11xe40 to beg; Geo Wolf —Wm H Krimko et al; Ludwig (A).

71ST st, nes, 440.2 se 18 av, 18.6x100; Harry Vogel & ano Jacob Kaiser et al; L F Hallenbach (A).

DUMONT av, ns, 60 w Georgia av, 20x60.4; Title Guar & Trust Co—Rachel Feinberg; T F Redmond (A).

EASTERN PKWAY, ss, 157.8 e Utica av, 19.8x120.7; Onslow-Moore Co—Adeline A Smith & ano; G Elliott (A).

GEORGIA av, ws, 200 s Blake av, 20x100; Home Savgs Bank—David Cable et al; T F Redmond (A).

GEORGIA av, es, 360 s Blake av, 20x97.6; Peekskill Savgs Bank—Cecil Kleinmaneter; T F Redmond (A).

NEW LOTS rd, nec Alabama av, 26.6x97x 25x105.9; also NEW LOTS rd, ns, 26.6 n Alabama av, 26.6x88.3x25x97; also NEW LOTS rd, ns, 53 e Alabama av, 26.6x79.6x25x88.3; also NEW LOTS rd, ns, 79.6 e Alabama av, runs e 26.6xn94.8xw13xs24xw12xs79.6 to beg; also NEW LOTS rd, ns, 106 e Alabama av, 26.6x85.11x25x 94.8; also NEW LOTS rd, ns, 159 e Alabama av, 21.2x76.2x20x83.2; also NEW LOTS rd, ns, 180.2 e Alabama av, 76.2x2.4x74.3x31.9; also NEWPORT av, ss, 87 e Alabama av, runs s37x e63xn6xe22.4xn80.11 to beg; also NEWPORT av, sec Alabama av, 21x87; also ALABAMA av, es, 21 s Newport av, 20x87; also ALABAMA av, es, 41 s Newport av, 20x87; Merchants Co-operative Mtg Co—Georgia Bldg Co et al; M Hertz (A).

NEW UTRECHT av, ws, 89.1 ne 65th, runs nw78.5xne20xse68.7xs22.3 to beg; Hamilton Trust Co—Pietro Malone et al; H L Thompson (A).

SMITH av, es, 150 s Bway, 50x100; Agress Constn Co—Wm J Maguire et al; J Solomon (A).

JUNE 24.

JEROME ST, ws, bet Hegeman & Vienna avs, x ; Tax Lien Co of N) Louis J Sloane; foreclosure of tax lien; Eliz S Pope (A).

SCHERMERHORN st, ss, 168 w Hoyt, 22x 100; Wm A Hill—Edith R Howard; foreclosure of mechanics lien; Smith, Doughty & W (A).

VAN BRUNT st, sc Wolcott, 25x90; Rack Realty Co—Clara Gilbride et al; Trasbourger, Eschwege & S (A).

2D st, ns, 88 e 6 av, 20.8x100; Title Guar & Trust Co—Mercedes Gorin; T F Redmond (A).

51ST st, ss, 140 e 3 av, 20x100.2; Fredk H Schornburg David Jaret et al; J M Poyser (A).

61ST st, nes, 180 se 5 av, 20x100; Herman Tappe—Julia A Allen et al; specific performance; C E Russell (A).

74TH st, sec New Utrecht av, runs s111.4xse 70.4xne100xnw119.4 to beg; Margt J Young—Builders & Traders Realty Co & ano; Hovell, McChesney & C (A).

74TH st, ns, 100 e Narrows av, 50x100; NY Investors Corpn—Annie F Farrell et al; T F Redmond (A).

BAY pkwy, ses, 273.6 ne Cropsey av, 96.8x 100; Ed G Vail, Jr—Walter Schrenkeiser et al; C G Mary (A).

BLAKE av, ss, 75.6 e Jerome, 24.6x120; Title Guar & Trust Co—Ida Kostakowsky et al; T F Redmond (A).

CHRISTOPHER av, es, 210 s Newport, 40x 100; Title Guar & Trust Co—Giovacchine Squillaci; T F Redmond (A).

DE KALB av, nwc Skillman, 20x80; Jno H Rowland—American Natl Realty Corpn et al; Phillips & Avery (A).

DUMONT av, ns, 20 w Alabama av, 20x75; Title Guar & Trust Co—Dufferin Realty Co et al; T F Redmond (A).

FT HAMILTON av, nc 49th, runs e57.7xnw 140xsw29.4xse131 to beg; Title Guar & Trust Co —Benburb Realty & Constn Co et al; T F Redmond (A).

FRANKLIN av, es, 80 n DeKalb av, 28x120; Jno H Rowland—Abels Gold Realty Co et al; Phillips & Avery (A)

GEORGIA av, ws, 240 s Blake av, 20x100; Home Savgs Bank of Albany—Sarah Portnoy et al; T F Redmond (A)

PENNSYLVANIA av, es, 80 n Livonia av, 20x100; Utica Co Savgs Inst Dora Domerer et al, T F Redmond (A).

UNDERHILL av, ws, 100 s Dean, 25x100; Bridget Quinn—Thos Boyle et al; partition; H O Dobson (A).

PLOT begins 58.6 ne Bway & 71.9 nw Ditmars, runs ne41.6xse10.9xsw42.10 to beg interior lot; also PLOT begins 61 nw Ditmars st & 121.10 ne Bway, runs nw34.5xsw21.10xse34.9xne21.10 to beg; also PLOT begins 61 nw Ditmars & 140.7 ne Bway, runs nw34.2xne18.9xse33.10xsw 18.9 to beg; also PLOT begins 61 nw Ditmars & 215.7 ne Bway, runs nw30.9xne18.9xse30.6xsw 18.9 to beg; also PLOT begins 59 nw Ditmars & 253.1 ne Bway, 18.9x34x18.9x34.4; N Y Consolidated R R Co & ano—Amalia M C Droge et al; to acquire title; G D Yeomans (A).

JUNE 25.

BOERUM st, sec Lorimer, 35x100; Binghamton Savgs Bank—Rose Kauson et al; T F Redmond (A).

CHESTER st, es, 175 n Sackett, 75x100; Jno Steuer & ano—Simon Shnerpier et al; I Sargent (A).

DEGRAW st, ns, 25 w Van Brunt, 12.6x75; Title Guar & Trust Co—Francis L Meher; T F Redmond (A).

DOBBIN st, ns, 170 s Norman av, 93x220x68 x50; Greenpoint Savgs Bank—Libbie Frant et al; C & T Perry (A).

ELM st, sc Wyckoff av, 25x102.6x25x103.8; Martin Klos & ano—Michl F Loughran et al; O F C Megie (A).

FLOYD st, ss, 200 e Tompkins av, 50x100; Newburgh Savgs Bank—Berger Realty & Constn Co et al; T F Redmond (A).

VAN BUREN st, ss, 218.4 w Patchen av, 21.7 x100; Eugene T Trotter—Mortimer L Hinchman et al; Caldwell & Holmes (A).

E 4TH st, ws, 130.8 n Greenwood av, 25x100; Marion C Faraci—Maddalena Allessandro et al; N L Keach (A).

E 8TH st, ws, 120 n Av M, 20x120.6; Henry J Samuel—Robinson & Smith Constn Co et al; Rivkin & Koven (A).

E 8TH st, ws, 100 n Av M, 20x120.6; Christian T Christensen & ano—Robinson-Smith Constn Co et al; Rivkin & Koven (A).

E 19TH st, nwc Ditmas av, runs n107.4xw 41.10xe5.6xs100xe60 to beg; Bklyn Children's Aid Society—Theodora W Baker et al; Wood, Cooke & S (A).

E 32D st, es, 347.6 n Av H, 40x102.6; Anna M Everit—Frank M Castner et al; G W Pearsall (A).

50TH st, ss, 300 e 16 av, 40x100.2; Maria L Autenrieth—Gustav Baron et al; J J O'Brien (A).

E 51ST st, es, 100 s Linden av, 20x100; Clinton T Roe—Jno W Dempsey et al; D C Hayes (A).

61ST st, nes, 300 se 12 av, runs se40xne100x nw5xsw15xnw35xne15xnw6xsw92.6xe6.5xsw9.8 to beg; also 60TH st, ss, 360 w 13 av, 40x100; also 61ST st, nes, 300 se 12 av, runs se40xne100xnw 46xsw92.6xe6.5xsw9.8 to beg; The Frank Brewery—Maria Vitolo et al; G S Smith (A).

68TH st, ns, 144.2 w Ridge blvd, 20x100; South Bklyn Savgs Inst—Florence H Day et al; Coombs & Whitney (A).

CORTELYOU rd, ss, 43.3 e 13th, 20x97.11x 21.7x89.9; Title Guar & Trust Co—Virginia Lee Egbert & ano; T F Redmond (A).

DORCHESTER rd, ns, 21.10 e 11th, 20x106.5x 21.10x97.8; Title Guar & Trust Co—Virginia Lee Egbert & ano; T F Redmond (A).

KENT av, ws, 26.11 n S 1st, 58.10x26.3x66.2x 23.9; Fannie M Devan extx—Eliz Plumer et al; J M Rider (A).

LEXINGTON av, ss, 340 e Classon av, 55x 100; Louisa P Boaz—Wm Briggs et al; T F Redmond (A).

LINCOLN rd, ss, 460 e Flatbush av, 50x105; Rhinebeck Savgs Bank—Chas A Smith et al; T F Redmond (A).

LINDEN av, swc N Y av, 70x100; Jas Hannigan—Bridged Saladino et al; W H Smith (A).

OCEAN pkway, —c Beverly rd, 100x170; Caroline Goepfert—Auguste Feitner et al; partition; Morschawser, Mack & M (A).

PROSPECT pl, ns, 100 e Franklin av, 25x131; Maurice Epstein—Geo F Tait; specifis performance; A S Aaronstamm (A).

PUTNAM av, ns, 203.2 w Franklin av, 26.4x 100; David P Cameron—Jno R Cameron & ano; Roy, Watson & N (A).

WYCKOFF av, nes, 80 se Ralph, 20x93; R Weinberg, Inc—Frank M Muller, et al; foreclosure of mechanics lien; A Levitt (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

JUNE 21.

ST PAULS pl, sec Brook av, 47x100; Peter Aglion et al—Kitchen Realty Co (124). 493.50

17TH st, 618 E; Isidor Kramer—Henry Tischman & Pincus B Brown (125). 83.25

25TH st, 124-6 W; J Portman & Co Celia Posnansky & Yorktown Realty Co (126). 755.00

167TH st, ss, whole front bet Audubon & St Nicholas avs, 179.4x80x154.1x83.10; Saml D Jaseph—Larimer A Cushman, Edw A MacKenzie, Chas F King & Patk Reddy Contracting Co (123). 33.00

2D av, 1121; Isaac Glassman—Josephine Del Drago, R Gruber & Son & Thos Kelly (127). 977.00

JUNE 23.

HOFFMAN st, 2381; Smilio Farago—Esposito Realty Co (137). 130.00

20TH st, 521-7 W; Jno C Edmead—Baker & Williams & Geo C Robinson & Co (129). 175.00

AMSTERDAM av, 1324-6; Danl Sidelsky—N Y Railways Co & Acme Metal Ceiling Co (130). 1,115.00

BROADWAY, 872; Otto W Kritz—Kate P Hawes, Oswald Cammann, Susan Harshman Cammann, Jas H Brewster & Kate P Hawes (128). 895.00

BROADWAY, 872; Libert Iron Works—Elmer E Hawes & Skerritt Constn Co (134). 390.00

HUNTS POINT rd, 866-8; Cooper Electric Engineering Co—Geo G Graham Constn Co (131). 2,100.00

HUNTS POINT rd, 868; same—Robt I Patterson & Geo G Graham Constn Co (132). 2,100.00

JUNE 24.

46TH st, 616-20 W; Alberene Stone Co—616-20 W 46th St Realtp Corpn, Brown Bros & Alex Brown Jr (135). 650.00

178TH st, ss, bet Mapes & Prospect avs, 141.5 x100; Jacob B Levine et al—Middlebronx Realty & Constn Co, Inc (136). 5,400.00

PARK av, ws, 71.9 n 188th, 40x100; Lewis H Woods—Henry H Hemens & Wm A Burr & Co (137). 19.00

9TH av, 237-9; Rubin Cohen—Sadie Mainthow (138). 224.25

JUNE 25.

105TH st, ns, whole front bet Bway & West End av, —x—; Fuller Bros & Co—H Schiff & Edw M Farrelly (141). 90.06

178TH st, Mapes to Prospect avs, 295x47; Maximilian Zipkes—Middle Bronx Realty & Constn Co & Leonard B Kaufman (144). 530.00

BROADWAY, nwc 72d, 104x180; Chas W Leveridge—Hotel St Andrew Co (143). 143.52

BROADWAY, 346; Frank H Tucker—N Y Life Ins Co & Mark C Tredennick (145). 2,299.27

NAGLE av, nwc Dyckman, 100x100; Title Guar & Trust Co—Jno V Fitzpatrick (142). 70.00

JUNE 26.

FOX st, ws, 29.7 s 169th, 50x136; Jno Williams, Inc—W S P Shields & Robt B Schollenberger (153). 464.00

MINETTA la, 20; Rocco Luisi—Thos Rosson (146). 150.00

10TH st, 375 E; Jacob Rosenbloom et al—Rosine Oettinger, Saml Rhonheimer, Sarah Rice, Clara Rice, Bertha Rice, Estella Rice, Abr Rice, Ida Rice & Harry A Goldberg (152). 1,500.00

105TH st, ns, whole front bet W End av & Bway, 192.3x100.11xirreg; Fireproof Products Co, Inc—H Schiff, Edw Farrelly, Wm F Campbell & H Schiff (150). 55.74

122D st, 161 E; Wm I Klein—Wm Klein (149). 275.00

125TH st, 107-9 W; Jos J Halpin—N Y Operating Co (154). 80.00

SAME prop; same—same (155). 150.00

BROADWAY, ws, whole front bet 51st & 52d, 201x108.2xirreg; Lustbader Constn Co—Girard Trust Co, Schnader Co, Inc & Louis P Roeder (148). 21,564.26

BROADWAY, nwc 36th, 145.4x159.4xirreg; also 36TH st, ns, 374.2 e 7 av, 66.6x98.9xirreg; H P Wright & Co—Crosstown Realty Co, Marlborough Blenheim Corpn, F A McNamee & M Holloran (151). 5,058.00

GLEASON av, nec St Lawrence av, 100x20; Hyman Rosenberg—Jacob Cohen (147). 800.00

JUNE 27.

14TH st, 218 E; Jos Eisner—Herman Sirotta & Cleonice Polecastro (163). 436.00

48TH st, 168 W; Harry Ginsburg—Fredk F Bruock, Saml H Wilson, Wm Hoegg, Richd Cole & Henry C Smith (160). 120.00

49TH st, 126 W; Harry Ginsburg—Carolyn M Swiney & J M McCurry (161). 27.50

54TH st, 156 W; Thos J Daley—Caroline Laury & Edith Simmons (166). 466.00

65TH st, 134 W; Harry Ginsburg—J Ida L Hurlburt & Henry C Smith (158). 35.00

76TH st, 185 E; Jno F Evans et al—Fathers of the Blessed Sacrament; Wm G Clark (164). 979.83

76TH st, 187 E; Jno F Evans et al—Eglise St Jean Baptiste & Wm G Clark (165). 979.83

137TH st, 245 W; Sandor Herzog—Leonidas H Cress, M Foley & M McLaughlin (157). 79.50

BROADWAY, nec 52d, 75.11x61.10; Harry Ginsburg—Hobart Estate Co & J M McCurry (159). 11.50

BROADWAY, ws, whole front bet 51st & 52d, 201x108.2x irreg; Lustbader Constn Co—Girard Trust Co & The Schnader Co, Inc (162). 21,564.26

BROADWAY, 1351-65; Wm L Rouse—Crosstown Realty Co, Marlborough Blenheim Corpn. & McNamee & Holloran (167). 2,223.75

5TH av, ws, whole front bet 33d & 34th, 197.8 x350; Bayside Iron Works—Waldorf Astor, Astor Estate, the Waldorf Astoria Hotel Co & H C Maxwell Co, Inc (156). 1,160.52

Brooklyn.

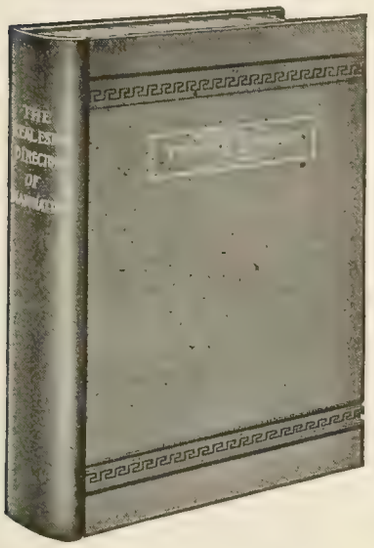
JUNE 19.

WEST st, 217-37 & 224-42; Meisel-Danowitz Co—Boyd Constn Co & Max Fogelson, pres. 2,894.64

E 24TH st, es, 175 n Av L, 37.6x100; Tisdale Lumber Co Anna & Neils Sondergaard. 331.00

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[illegible] Lenox ... 350.00

[illegible] Mary S Mer... 100.00

BROADWAY, 2nd l, Taylor Iron Works—Wm ... 121.00

LEE av, ns, 100 w Wilson, 110x60x95x60; ... Lee Av Theatre Co, Inc—Palace Theatre & Morris S Schlesinger. 6,200.00

PUTNAM av, nw ... Downing, 53x150, I A ... Realty Co & Meyer Solomon ... 400.00

VAN SICKLEN av, es, 205 s Livonia av, 125x100, Highview Bldg & Development Co—Cohen & Schwartz Constn Co. 241.15

WYCKOFF av, 269; Frank D Arcuri—Frank M, Anna Muller & Christian Bauer, Jr. 165.00

JUNE 20.

BRISTOL st, es, 230 n Sutter av, 70x100; Houghtaling & Wittpenn—Sam Morris Impt Co. 342.50

86TH st, 2235-7; Geo P Peltyns—Bridgett Flynn & Acme Metal Ceiling Co. 269.00

LEXINGTON av, 25-7; Robt M Rodgers—Annie P Smnth & Lexington Storage Warehouse. 22.00

JUNE 21.

82D st, ss, 100 w Narrows, 150x100; A Pardi Tile Co—N Y Terrain & Bldg Co. 617.50

PARKSIDE av, nwc Parkside ct, 105x42; Wm Young—Parkside Court Realty Co. 272.87

UTICA av, es, 100 s Union, 55x100; Wm Robb—Van Brunt Bldg Co. 80.00

JUNE 23.

VARET st, nec Bway, runs e50.10xn100xw42.8 xnw68.3xsw81.4xse68.3 to beg; Newburger Elec Co—Gold Theatre Co & Max Gold $43.45

LOTT av, ss, 40 w Amboy, 20x100; Milford Constn Co—Annie Weisman. 70.00

SUTTER av, nwc Barrett, 100x100; Jacob Rutstein & ano—Barrett Constn Co. 236.23

JUNE 24.

HEMLOCK st, 31; Christ P Zehner—Edw Weingarten. 55.00

MADISON st, ss, 195 w Summer av, 50x100; Hyman Gash & ano Cath Phelan & Mary A Phelan. 52.00

2D pl, 138; Henry Edwards—Joh McGuinn & Michl Hart. 29.50

E 12TH st, es, 260 s Av P, 40x100; Frank S Blest & Co—Hollow-Wall Constn Co. 250.00

57TH st, ns, 420 w 8 av, 100x100.2; Peter Ollikainen—York-Penn Co. 89.99

BEDFORD, FLATBUSH & NEWKIRK avs, 73.11x45.1x86.2; Wm Maurer—Lehigh Land Co, Emanuel H Gold & Morris Singer. 75.00

SUTTER av, 611; Moses Aunenberg †Israel Bires & Max Krasnitzky. 35.00

JUNE 25.

WINTHROP st, 34; Wm S Ross—Wm A A Brown. $0.00

E 2D st, es, 100 s Cortelyou rd, 20x100; Chas Bennett—Saml Bochner & Rosie Bochner. 37.00

67TH st, 2149-51; Jacob Levy—Alco Bldg Co. 300.00

FLATBUSH av, 1261-7; Pittsburgh Plate Glass Co—Lehigh Land Co, Morris Singer & Emanuel H Gold. 212.00

HOWARD av, swc Dean, 90x107.2; Morris Rosenblatt—Jersum Realty Co. 250.00

MERMAID av, nec W 32d, —x—; Christopher Narrazzo—Menotte Maran & Chas Bosio. 240.00

PARKSIDE av, 290 to 298 & 302; Wm S Ross —Wm A A Brown. 899.87

WYCKOFF av, 269; R Weinberg, Inc—Frank & Anna Muller & Christian Bauer, Jr. 93.61

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Subcontractor.

Manhattan and Bronx.

JUNE 21.

[3]14TH st, 52 W; Sam Kaplan—Edw C Center et al; Jan9'13. 290.00

JUNE 23.

BEEKMAN st, 26; Jordan Bros Inc—Butler & Kelly Co et al; June19'13. 150.00

JUNE 24.

48TH st, 137-45 W; Eureka Fire Hose Mfg Co—New Netherlands Theatre Co; Nov13'11. 21.70

175TH st, ns, 170 w Marmion av; N Y Roofing Co—Biograph Co et al; Apr15'13. 500.00

WESTCHESTER av, nwc Bergen av; T R McMann & Co—Libman Contracting Co et al; May21'13. 122.08

JUNE 25.

ST MARKS PL, 37; Hirsch Jawer—Alice Keteltas et al; Mar27'13. 185.20

41ST st, 18-20 E; Jones & McLaughlin Steel Co—Rivoli Realty Co et al; May23'13. 2,545.21

46TH st, ss, 300 w 11 av; David E Kennedy, Inc—616-20 W 46th St Realty, Inc, et al; June 25'13. 977.75

110TH st, 28 E; Manhattan Electrical Contracting Co—L Goodman et al; June10'13. 45.00

[3]130TH st, 617-21 W; Jno P Leine—Louis Strauss et al; Aug28'12. 600.00

S BOULEVARD, ws, bet Grote & 183d; Ely Feinstein Margt F Warner et al; Apr16'13. 47.50

1ST av, 2140-8; Lord Electric Co—Standard Gas Light Co et al; Mar18'12. 2,500.00

JUNE 26.

14TH st, 52 W; David Weiner—Robt S Smith et al; Feb1'13. 225.00

[3]PROSPECT av, 965-1007; Lenox Tile Co—Zarland Realty Co et al; June14'13. 88.51

8TH av, 2519-23; Abr Bloomson—Eduardo M Gato et al; June 14'13. 280.18

8TH av, 2099; Edw R Hotaling—Jacob H Westheimer et al; June5'13. 82.05

JUNE 27.

BROADWAY, 1564-6; also 47TH st, 156-70 W; Anchor Corrugating Constn Co et al—Martin Beck et al; Feb13'13. 315.00

SAME prop; Evans Fire Door Co—Palace Theatre Co et al; Feb19'13. 115.00

SAME prop; same—same; Feb13'13. 115.00

SAME prop; Leonard Sheet Metal Works, Inc —same; Feb13'13. 4,930.00

SAME prop; Whale Creek Iron Works—same; Feb15'13. 3,016.00

SAME prop; Leonard Sheet Metal Works—same; Feb18'13. 4,390.00

SAME prop; Century Iron Works, Inc—same; Feb14'13. 444.00

SAME prop; Winkler Iron Works—same; Mar11'13. 74.40

SAME prop; Anchor Corrugating Constn Co —same; Feb26'13. 315.00

SAME prop; W C Davis & Co, Inc—same; Feb15'13. 300.00

SAME prop; Tuttle & Bailey Mfg Co—same; May29'13. 2,683.00

SAME prop; Lincoln Architectural Iron Co —same; Feb13'13. 870.00

SAME prop; U T Hungerford Brass & Copper Co—same; Feb13'13. 1,375.00

SAME prop; Vulcan Rail & Constn Co—same; Feb13'13. 600.00

[3]CONVENT av, 120-28; Harry Bregman—Frank Paterno et al; June19'13. 60.00

6TH av, 839-41; Herman Glasser—Henry Wahler et al; June25'13. 60.00

11TH st, 345 E; White Iron Works—Edw Rafter et al; May29'12. 56.37

Brooklyn.

JUNE 19.

84TH st, ss, 260 w 23 av, 40x100; Cresto Volpe—Jennie Winterbottom & Marloe Constn Co; March24'13. 60.00

84TH st, ss, 260 w 23 av, 40x100; Audley Clarke Co—same; June2'13. 809.38

PARKSIDE av, ss, 425.2 w Bedford av, runs s100xw2.4xn4.10xw14.8xn95.3xe17 to beg; Alfd G Edwards—Wm A A Brown; June 12'13. 1,000.00

PARKSIDE av, ss, 425.2 w Bedford av, runs s100xw2.4xn4.10xw14.8xn95.3xe17 to beg; Henry Miles & Sons—Wm A A Brown; June 13'13. 687.50

JUNE 20.

VARET st, 146; Alter Miller—Jennie Fischer; Jan10'13. 265.00

JUNE 21.

LOTT av, ss, 40 w Amboy, 20x100; Hyman Lurio—Annie Weisman; May23'13. 100.00

LOTT av, ss, 40 w Amboy, 20x100; Mulford Constn Co—Annie Weisman & Julius Lehrenkrauss & Sons; Mar31'13. 1,500.00

JUNE 23.

CHRISTOPHER st, nec Riverdale av, 100x100; Hydraulic Press Brick Co—Cris River Co & Bertha Baltowsky; June14'13. 171.00

ELLERY st, 339; Ike Karlson—Morris Schmaltz; June2'13. 60.00

ATLANTIC av, ss, 200 w Hopkinson av, 200x100; Standard Lime Co—M & J Constn Co; May 21'13. 102.68

ATLANTIC av, ss, 300 w Hopkinson av, 50x100; Simon Grasner & Sons Co—M & J Constn Co; May22'13. 1,900.00

ATLANTIC av, ss, 300 w Hopkinson av, 50x100; same—same; May22'13. 400.00

JUNE 24.

ATLANTIC av, ss, 300 w Hopkinson av, 100x100; Giuseppe De Stefano & ano—M & J Constn Co; June10'13. 1,300.00

SUTTER av, nwc Barrett, —x—; Hyman Wolovitz—Max Applebaum & Barrett Constn Co; Apr19'13. 239.17

SUTTER av, nwc Barrett, 100x100; Square Sash & Door Co—Barrett Constn Co; May14'13. 49.80

JUNE 25.

STERLING pl, ns, 100 w Saratoga av, —x—; Laurence Rukeyser—Commonwealth Impt Co; Apr14'13, 300.00

STERLING pl, ns, 100 w Saratoga av, 175x100; Sam Rosenberg—same; Apr11'13. 157.00

STERLING pl, ns, 100 w Saratoga av, 175x100; Terminal Lumber Co—same; May20'13. 250.00

STERLING pl, ns, 100 w Saratoga av, 175x127; Green & Block Lumber Co—same; May7'13. 150.00

STERLING pl, ns, 100 w Saratoga av, 175x143; Fanny Feldman—same; May29'13. 157.50

STERLING pl, ns, 100 w Saratoga av, 175x143; Hyman Simon—same—May29'13. 157.50

STERLING pl, ns, 100 w Saratoga av, 175x100; Max Berman—same; June17'13. 225.00

N 8TH st, 205; F J Hertel—Assunta Caperti & Frank Franzeze; Feb28'13. 200.00

BAY 17TH st, sec Bath av, —x—; R L Williams—E Sarno; June12'13. 40.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

JUNE 19.

No Attachments filed this day.

JUNE 20.

Miraglia, Domenico; Michael G Pasca, $4,000; Macdonald & Bostwick.

JUNE 21.

De Pass, Walter L; Edw Moyse et al; $7,770; G A Hoffman.

National General Ins Co Ltd; Oshinsky & Valentine; $11,523.43; Morrison & Schiff.

Hills, Wm, Jr; Emily D Day; $2,948.95; P M Crandell.

JUNE 23.

Lehigh Valley Structural Steel Co; Andw N Haney; $4,951.48; M A Barney.

JUNE 24.

No Attachments filed this day.

JUNE 25.

First National Bank of Keyser, W. Va.; Bankers Building Bureau; $2,175.36; W H Chorosh.

Tucker, Lucia P; Chas W Anderson; $1,211.58; R M Boyd, Jr.

Thompson, Harold; Bernhard Blumenthal; $1,077.66; S Bitterman.

Villard, Harold G; Ernst Bystrom; $16,000; N Hernsheimer.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

JUNE 20, 21, 23, 24, 25 & 26.

Braun, Aug. 423-5 E 76th..Wheeler-McDowell Elevator Co. Elevators. $2,550

Casolaro-Fasany Co. Lafayette pl. — s 90 w 3d av. —x—..Jos R Landesberg. Fixtures. 190

Isaac A Hopper, Inc. 423-39 W 55th..Wheeler-McDowell Elevator Co. Elevators. 26,800

Major Realty Co. 70 Morningside av..Margt A Goldingham. Chattel Mtg on lease. 960

Shaw, Edw. 1465 Broadway..Wm H Considine, Inc. Cafe Fixtures. 15,000

Brooklyn.

JUNE 19, 20, 21, 23, 24 & 25.

Barrett Constn Co. Barrett cor Sutter av.. Colonial Mantel & Refrigerator Co. Consols. $402

Barrett Constn Co. nwc Barrett & Sutter av ..Colonial Mantel & Refrigerator Co. Consols. 577

Bristol Bldg Co. West st nr Av C..H F Meistrell. Boilers, &c. 137

Chizner, M. Snediker av nr New Lots av.. Globe Mantel & Mirror Co. Consols, &c. 120

Douglass Bldg Co. Buffalo av cor Park pl.. General Iron Works. Doors, &c. 190

Hab Bldg Co. E 29th st nr Foster av.. Union Stove Works. Ranges. 77

H K Realty Co. E 35th st nr Av K..Oliver B Taylor. Ranges. 747

Ralph Sterling (Inc). Ames st bet Blake & Sutter avs..Popkin Gas Fix Co. Gas Fix. 180

Stevens, Mrs. 249-51 Willoughby..Gust Seaberg. Elevators, &c. 4,345

Taft Constn Co. West 8th st bet Avs R & S.. Sherman Natl Co. (R) 9,010

Throgs Neck Bldg & Constn Co. E 26th st nr Clarendon rd..Wm Kerby. (R) 518

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

JUNE 21.

FREEMAN st, ns, 85.2 e Stebbins av, 53.2x116.5; Morris Osmansky loans Freeman-Stebbins Co, Inc, to erect a —-sty bldg; — payments. 30,000

188TH st, ns, 29 e Tiebout av, 38x83.7; Manhattan Mtg Co loans Schorn Co to erect a 5-sty apartment; 13 payments. 20,000

MARMION av, swc 176th, 100x62; Jas G Wentz loans Frank A Wahlig Co to erect a 5-sty apartment; 8 payments. 46,500

STEBBINS av, nec Freeman, 87.5x25.2xirreg; Morris Osmansky loans Freeman-Stebbins Co, Inc, to erect a —-sty bldg; — payments. 50,000

TIEBOUT av, nec 188th, 83.3x29; Manhattan Mtg Co loans Schorn Co to erect a 5-sty apartment; 13 payments. 22,000

JUNE 23.

51ST st, ns, 494 w 5 av, 42x100.5; Dudley S Harde loans 33 West 51st St Co, Inc, to erect a 12-sty apartment hotel; — payments. 350,000

51ST st, ns, 494 w 5 av, 42x100.5; Robt McGill loans 33 West 51st St Co, Inc, to erect a 12-sty apartment hotel; — payments. 95,000

180TH st, ss, 145 w Hughes av, 41x36; Jas G Wentz loans D'Auria Constn Co to erect a 5-sty apartment; — payments. 30,000

3D av, es, 199.4 n 152d, 25x186; Eliz Wilhelm loans Starrett Constn Co to erect a — sty bldg; — payments. 7,000

JUNE 24.

172D st, ws, 150 s Boston rd, 200x100; Comity Mtg Co loans Sole Realty & Constn Co to erect three 5-sty bldgs; — payments. 63,100

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Building Loan Contracts, Manhattan and Bronx Continued.

MILFORD av, ws, 50 n Pelham rd, 25x100; Geo Horner, atty, loans Christian & Martha Swenson to erect a — sty bldg; — payments. 3,000

JUNE 25.

BRONXWOOD av, es, 100 s 214th, 25x100; North Side Mtg Corpn loans Vincenza Natiello to erect a — sty bldg; — payments. 2,000

BROADWAY, sws 161st, 99.11x125; Metropolitan Life Ins Co loans Herbert Doman Constn Co to erect a — sty bldg; — payments. 400,000

JUNE 26.

124TH st, ss, 300 w Amsterdam av, 100x100.11; David Zipkin loans Martha Bldg Corpn to erect a 6-sty apartment; 8 payments. 50,000

230TH st, ns, 80.6 w White Plains rd, 25x114; Eliz K Dooling loans Grace & Angelo Pandolfo to erect a —-sty dwelling; — payments. 4,050

ROEBLING av, ns, 100 w Mayflower av, 25x100; Richd W Horner, atty, loans Clotilda Zambetti to erect a —-sty bldg; — payments. 1,500

ROEBLING av, ns, 125 w Mayflower av, 50x100; Warren L Sawyer, atty, loans same to erect a —-sty bldg; — payments. 1,500

JUNE 27.

ALDUS st, ns, from Faile to Bryant av, x100; City Mtg Co loans M J B Constn Co to erect four 5-sty apartments; 11 payments. 125,000

MONTEREY av, swc 179th, 152.5x100; Comity Mtg Co loans Angel Constn Co, Inc, to erect three 5-sty apartments; 7 payments. 85,500

MONTEREY av, ws, 152.4 s 179th, 152.4x95.9; same loans same to erect three 5-sty apartments; 7 payments. 79,500

NORTH CHESTNUT dr, ss, 450 e Barnes av, 40x100; North Side Mtg Corpn loans Vita M D'Amore to erect a — sty bldg; — payments. 3,500

SWINTON av, es, 150.11 n Eastern blvd, 18.5x95.5; Central Mtg Co loans Andw J Swanson to erect a — sty bldg; — payments. 3,500

ORDERS.

Brooklyn.

JUNE 19, 20 & 21.

No Orders filed these days.

JUNE 23.

W 35TH st, ws, 300 n Av K, 160x100; H K Realty Co on Title Ins Co of NY to pay Audley Clarke Co. 215.44

JUNE 24.

MORGAN av, ws, 220 s Norman av, 80x100; Carminare Peretta & Matthew Marsiha on Sylfred Constn Co to pay Meserole Mason Materials Co. 1,534.08

JUNE 25.

SNEDIKER av, ws, 60 s Blake av, —x—; Snediker Constn Co on Title Ins Co of N Y to pay Max Cohen & Theo I Schwartzman. 110.00

SNEDIKER av, ws, 60 s Blake av, —x—; same on same to pay same. 125.00

THE ASTOR ESTATE.

Schedule of the Real Estate as Reported to the Surrogate by the State Tax Appraiser.

The report of the State Transfer Tax Appraiser, who was designated to appraise the estate of Col. John Jacob Astor, as filed in the Surrogates Office, places the value of the real estate at $63,124,321, and the value of the entire estate at $85,311,228 net. The appraising was done by one expert in each line. Robert E. Dowling was the appraiser for the property in the Broadway and Fifth avenue sections, Clarence J. Ramsey for lower West Side parcels, Joseph P. Day for premises in Harlem and The Bronx, and Clarence W. Eckhardt appraised the East Side property.

The papers show that the real estate appraisers chosen by agreement assessed the property in Manhattan and The Bronx at nearly $10,000,000 more than the property is taxed by the city, or an increase of about 20 per cent.

The real and personal property was appraised in five parts, first of which was the property owned outright by Col. Astor. This was valued at $51,258,388, of which $31,987,000 was real estate and $15,986,890 was stocks and bonds.

The second schedule of property embraced real estate and securities in a trust fund established by Col. Astor's father, of which he had the life use and testamentary disposition. The real estate in this fund was worth $29,457,770, and securities and cash raised the total to $33,238,981.

As the real estate schedule is a document of the highest value to real estate men as a fair estimate by private parties of the value of typical properties in all parts of New York, it is reproduced in essential form as a matter of record.

Summary of Real Estate.

	Assessed Value.	Appraised Value.
Broadway, 5th av, downtown (Appraised by Robert E. Dowling.)	$44,999,600	$53,729,000
Harlem and the Bronx.. (Appraised by Joseph P. Day.)	3,589,700	4,615,501
West side (Appraised by Clarence J. Ramsey.)	2,121,000	2,767,820
East side (Appraised by Clarence W. Eckhardt.)	1,444,000	1,539,000
Total Manhattan and the Bronx	$52,154,300	$62,596,821
Holdings at Rhinebeck (Appraised by Bryan L. Kennelly.)	112,080	527,500

Following is a table showing the appraised value of individual pieces of property:

94 and 96 Broadway, 6 Wall st, 3 and 5 Pine st	$1,800,000
24 Cliff	250,000
N W cor Broadway and Vesey st, (Astor House)	2,400,000
302 and 304 Broadway, 84 and 86 Duane st	700,000
374, 376 and 378 Broadway	450,000
134, 136, 138 and 140 Grand st	215,000
416, 418, 420 and 422 Broome st	400,000
546 and 548 Broadway	376,000
550 Broadway	123,000
552, 554, 556 Broadway	355,000
560, 562, 564 and 566 Broadway	625,000
145, 147, 149 and 151 Greene st	200,000
44 East 14th st to 13th st	395,000
258, 260, 262, 264 and 266 6th av, including 56, 58, 60 and 62 West 17th st	783,000
44 and 46 Union Square	500,000
295, 297, 299, 301 and 303 6th av, including 100, 102, 104, 106 and 108 West 19th st	1,183,500
414, 416, 418, 420, 422, 424, 426 and 428 6th av, including 52, 54, 56 and 58 West 26th st and 53 and 55 West 25th st	1,235,000
25 and 27 West 26th st	220,000
29 West 26th st	130,000
20 West 27th st	125,000
1, 3, 5, 7, 9, 11 and 13 East 33d st	557,000
328, 330, 332 and 334 5th av, corner of 33d st	1,475,000
2 and 4 West 33d st	380,000
6 West 33d st	177,500
8 West 33d st	172,500
10 West 33d st	167,500
12 West 33d st	165,000
14 and 16 West 33d st	330,000
18, 20, 22, 24, 26 and 28 West 33d st	850,000
S w cor 5th av and 34th st (Hotel Astoria)	10,400,000
18 and 20 West 34th st	670,000
22, 24 and 26 West 34th st	837,000
28 and 30 West 34th st	587,000
225 West 34th st	30,000
227 West 34th st	30,000
229 West 34th st	44,000
231 West 34th st	22,000
233 West 34th st	22,000
235 West 34th st	22,000
237 West 34th st	22,000
239 West 34th st	38,000
241 West 34th st	38,000
234, 236 and 238 West 35th st	93,000
3, 5 and 7 West 35th st	400,000
S e cor Broadway and 42d st (Hotel Knickerbocker)	4,875,000
N e cor Broadway and 42d st	2,125,000
W s Broadway, 43d and 44th sts	2,525,000
207 and 209 West 43d st	197,500
211, 213 and 215 West 43d st	258,000
206 and 208 West 44th st	205,000
210, 212 and 214 West 44th st	260,000
217 and 219 West 43d st	129,000
216, 218, 220, 222, 224, 226, 228, 230 and 232 West 44th st	515,000
234 and 236 West 44th st	108,000
238, 240 and 242 West 44th st	120,000
244 West 44th st	25,000
246, 248, 250 and 252 West 44th st	120,000
254 West 44th st	31,000
256 West 44th st	31,000
305 West 45th st	35,000
307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327 and 329 West 45th st	276,000
331, 333, 335, 337, 339, 341, 343, 345 and 347 West 45th st	264,000
Southeast cor of 5th av and 55th st (Hotel St. Regis) including 6, 8 and 10 East 55th st	3,975,000
697 5th av	350,000
7 and 9 East 58th st and 10, 12 and 14 East 59th st	425,000
840 and 842 5th av	2,475,000
844 5th av	300,000
5 East 65th st	190,000
7 East 65th st	175,000
13 East 65th st	130,000
Block Broadway to Amsterdam av, 89th to 90th sts	1,150,000
S w cor Broadway and 95th st	600,000
S e cor Broadway and 96th st	350,000
2810, 2812, 2814, 2816, 2818 Broadway and 248 to 258 West 109th st	450,000
W s 8th av, 124th to 125th st	600,000
2108 5th av	13,500
2110 5th av	13,500
2112 5th av	13,500
2114 5th av	13,500
2116 5th av	13,500
2 West 130th st	24,000
4 West 130th st	11,000
6 West 130th st	10,000
7th av to 8th av, 149th to 150th st	400,000

Realty in William Astor Trust.

The realty in the William Astor Trust for the benefit of John Jacob Astor was valued by Clarence J. Ramsay and Clarence W. Eckhardt as follows:

24 Av A	$30,000
31 Av A	30,000
33 Av A	30,000
35 Av A	30,000
37 Av A	30,000
39 Av A	30,000
41 Av A and 140 East 3d st	48,500
42 Av A	43,000
44 Av A	27,500
46 Av A	27,000
48 Av A	27,000
50 Av A	27,000
52 Av A	27,000
54 Av A	27,500
56 Av A	43,000
276-278 Bowery	52,500
280-282 Bowery	56,000
284-286 Bowery	90,000
1472-78 Broadway and 147 West 42d st	2,125,000
2810-2818 Broadway and 254-258 West 109th st	450,000
74-78 8th av and 254-6 West 14th st	90,000
717 8th av	95,000
719 8th av	95,000
721 8th av	60,000
723 8th av	60,000
8th av, w s, 124th-125th st	600,000
260-268 Elizabeth st	135,000
42 1st av	19,500
44 1st av	19,500
46 1st av	30,000
334 5th av	1,475,000
194-196 E 4th st	35,000
2108 5th av	13,500
2110 5th av	13,500
2112 5th av	13,500
2114 5th av	13,500
2116 5th av	13,500
2 W 130th st	24,000
4 West 130th st	11,000
6 W 130th st	10,000
4 9th av	20,000
6 9th av	14,000
8 9th av	14,000
9-19 9th av	150,000
29-35 9th av	192,000
10-20 9th av	230,000
433 E 6th st	22,500
435 E 6th st	22,500
437 E 6th st	22,500
439 E 6th st	22,500
258 to 266 6th av	783,000
295 to 303 6th av	1,183,500
414 to 426½ 6th av	1,235,000
52 to 64 W 26th st	904,000
28 and 30 10th av	100,000
32 and 34 10th av	82,000
104 E 3d st	10,000
106 E 3d st	19,000
108 E 3d st	22,500
110 E 3d st	22,500
112 E 3d st	22,500
114 E 3d st	22,500
116 E 3d st	22,500
118 E 3d st	22,500
120 E 3d st	22,500
122 E 3d st	22,500
124 E 3d st	22,500
126 E 3d st	22,500
128 E 3d st	22,500
130 E 3d st	23,000
132 E 3d st	23,000
134 E 3d st	23,000
136 E 3d st	23,000
138 E 3d st	23,000
157 E 3d st	15,000
848 to 856 Washington st	150,000
416 to 424 W 13th st	500,000
414 W 13th st	13,000
411 to 417 West 13th st	220,000
402 W 13th st	11,000
405 to 409 W 13th st	130,000
414 W 14th st	32,500
343 W 18th st	8,720
345 W 18th st	8,720
347 W 18th st	8,720
344 W 19th st	8,720
346 W 19th st	8,720
348 W 19th st	8,720
2 to 4 W 33d st	380,000
6 W 33d st	177,500
8 W 33d st	172,500
10 W 33d st	167,500
12 W 33d st	165,000
14 to 16 W 33d st	330,000
18 to 28 W 33d st	850,000
1493 to 1505 Broadway	2,525,000
211-215 W 43d st	258,000
217-219 W 43d st	129,000
207-209 W 43d st	197,500
206-208 W 44th st	205,000
210-214 W 44th st	260,000
216-232 W 44th st	515,000
234-236 W 44th st	108,000
238-242 W 44th st	120,000
244 W 44th st	25,000
246-252 W 44th st	120,000
254 W 44th st	31,000
256 W 44th st	31,000
305 W 45th st	35,000
307-329 W 45th st	276,000
331-347 W 45th st	264,000
526-530 W 48th st	51,000
532 W 48th st	13,000
534-536 W 48th st	25,000
538 W 48th st	11,000
84-86 Duane st	700,000
374-378 Broadway	450,000
546-548 Broadway	376,000
550 Broadway	123,000
552-556 Broadway	355,000
560-566 Broadway	625,000
416-422 Broome st	400,000
44 E 14th st	395,000
134-140 Grand st	215,000
145-151 Greene st	200,000
N w cor 50th st and 11th av	260,000
S e cor 51st st and 12th av	62,000
Other extreme W 51st st property	70,000
Mt. Eden property	865,000
Section 9, Block 2497, Lot 34	185,000
Lot 66	8,250
Lot 63	639,500
Lot 62	162,000
Block 2490, Lot 40	1,200
Block 2482, Lot 1	37,000
Block 2473, Lot 1	115,000
Block 2357, Lot 86	23,000
Block 2357, Lot 21	53,000
Block 2354, Lot 25	109,000
Lot 96	26,000
Lot 65	22,000
Lot 20	56,500
Lot 74	30,000
Block 2353, Lot 57	30,000
Block 11, Lot 20	12,000
Block 2348, Lot 61	8,000
Land and buildings at Pelham Parkway and Williamsbridge rd	756,000
Land and buildings on north side of Bear Swamp rd	300,000
Land and buildings on south side of Pelham Parkway and east of Unionport rd	224,000
Land and buildings at southeast cor of Pelham Parkway and White Plains rd	60,000

The Ava S. Willing Trust.

The realty in the trust made between John Jacob Astor, Ava S. Willing, et al., over which John Jacob Astor had testamentary disposition, was appraised as follows:

The Westmoreland Apartment, 4th av and 17th st (46 Union Square)	$360,000

The Madeleine T. Force Trust.

The realty in the trust fund created on Aug. 28, 1911, between John Jacob Astor and Madeleine T. Force, over which John Jacob Astor had an interest in reversion, was appraised as follows:

22-26 W 34th st	$837,500
28-30 W 34th st	637,500

BUILDING MATERIALS.

(Continued from page 1335.)

	Iron	Steel—	Total.
1900	815,161		815,161
1901	1,013,150		1,013,150
1902	1,300,326		1,300,326
1903	1,095,813		1,095,813
1904	8,019	941,127	949,146
1905	11,630	1,648,889	1,660,519
1906	4,719	2,114,053	2,118,772
1907	3,973	1,936,379	1,940,352
1908	2,423	1,080,758	1,083,181
1909	14,814	2,230,748	2,275,562
1910	426	2,266,464	†2,266,890
1911	811	1,911,556	†1,912,367
1912	5,517	2,840,970	2,846,487
	Add imports	Deduct exports.	Consumption.
1900	*	67,714	747,447
1901	*	54,005	959,145
1902	*	53,859	1,246,467
1903	8,805	30,641	1,074,037
1904	7,203	*55,514	900,835
1905	16,147	84,234	1,592,432
1906	28,573	112,555	2,034,790
1907	2,294	138,442	1,804,204
1908	3,623	116,881	969,923
1909	6,146	90,830	2,190,878
1910	14,897	146,721	2,135,066
1911	5,345	223,493	1,694,217
1912	3,120	288,164	2,561,443

*Imports of structural shapes were included with ingots, billets, etc., prior to 1903. †Do not include some small forms of rolled iron and steel which were included as structural shapes in 1909 and previous years.

AWAIT U. S. FLAX REPORT.
Linseed Interests Look for Some Price Fluctuation Before July 10.

THE annual report of the Department of Agriculture relating to the available supply of flaxseed is due on July 10, and already there is some nervousness apparent among holders. Upon publication of the report prices may fluctuate in the oil market. Should the acreage show a material decline oil prices may go up, but earlier prophesies indicated a good crop which may result from a greater yield per acre. The American reserve can stand a decrease of 6,000,000 bushels without dangerously disturbing the market. Crushers want to see oil at 50 cents and seed at $1.50. Current prices (June 26) were 47 and 48 cents, city, raw. There is little speculative buying, showing that paint and varnish interests expect little change from current quotations.

SHEETS ARE FIRMING.
Orders Somewhat Below Normal for June.

THE demand for black and galvanized sheets is slightly better, although very far from being what was expected for June. The present quotations at jobbers' store are as follows.

BLACK.

One Pass, Cold Rolled, Soft Steel.

No. 14, per lb....2.75c.
No. 16, per lb....2.85c.
Nos. 18 to 20, per lb....2.90c.
Nos. 22 to 24, per bl....2.95c
No. 26, per lb....3.00c.
No. 27, per lb....3.05c.
No. 28, per lb....3.10c.
No. 20 and lighter, 36 inches wide, 10c. per 100 lbs. higher.

Russia, Plainshed, etc.

Genuine Russia, per lb....12 to 14½c.
Stained....8½ to 11c.
W. Dewees Wood's Pat. Planished, per lb., A.10c.
W. Dewees Wood's Pat. Planished, per lb. B. 9c.

Galvanized.

No. 14, per lb....3.35c.
No. 16, per lb....3.45c.
Nos. 18, 20, per lb....3.60c.
Nos. 22 and 24....3.75c.
No. 26, per lb....3.90c.
No. 27, per lb....4.05c.
No. 28, per lb....4.20c.
No. 30, per lb....4.60c.
No. 20 and lighter, 36 inches wide, 10c. per 100 lbs. higher.

Galvanized corrugated sheets, 2½ inches, 10c. per hundred pounds over flat sheets.

Genuine Iron.

Galvanized.

Nos. 22 and 23, per lb....5.75c.
No. 26, per lb....6.25c.
No. 28, per lb....7.25c.

Stained and Leaded Glass for the House.

Among the architectural accessories that lend refinement to the dwelling house are to be considered windows of stained and leaded glass. Stained glass, as distinguished from leaded glass, is that material which depends primarily upon color for its effect, whereas leaded glass is dependent upon the lines of lead that form a patterned network to hold the bits of plain glass that compose the whole panel, and rarely contain color at all, although occasionally color is introduced in a slight degree into the decorative scheme.

There are, of course, certain rooms in the house where windows of stained glass will find their most appropriate setting. In the library—that is to say, in the room which is a real library—the stained glass window above the book shelves may form a most appropriate decorative feature, and while admitting a certain amount of light, will obviate the strong crosslights that would otherwise result from the use of windows throughout of clear glass. In some instances small window spaces above the book shelves have been filled by portrait heads in stained glass, and in other instances larger spaces have been occupied by landscape windows worked out with subdued or glowing tints, as good taste determines.

Hall, staircase and music room windows of stained glass are appropriate in the proper setting, and in town houses, where the rear of the dwelling has an unpleasant outlook and yet must give place to the dining-room, stained glass windows let in a sufficient amount of light and yet screen the undesirable view. Naturally one does not look for large figure composition in stained glass windows intended for small rooms. —House and Garden.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Marion st, 41-43—Max Goldman....K

Numbered Streets.

19th st, 21 W—Boat & Realty Co....B
20th st, 40-6 W—Sam'l N Beck & Leo Beck...D
20th st, 40-6 W—David Harris....D
20th st, 40-6 W—Jacob Erlich & Co....D
20th st, 40-6 W—Rosenberg Bros....D
20th st, 40-6 W—Harry B & Norman Rosen..D
20th st, 40-6 W—Norwolk Bros Co....D
20th st, 143-5 W—New York Packing Co....D
20th st, 143-5 W—D R M Company....D
20th st, 143-5 W—Levine & Marcus Co....D
20th st, 143-5 W—Stein, Moss & Co....D
20th st, 143-5 W—Sansone & Gottlieb....D
20th st, 143-5 W—Kessler & Co....D
20th st, 143-5 W West Point Waist Co....D
20th st, 143-5 W—Abraham Jacobs....D
20th st, 143-5 W J Mergenthaler....D
20th st, 143-5 W—Julius Cohen....D
20th st, 143-5 W—Morris A Kaplan....D
20th st, 143-5 W—Jacob Koniasky....D
21st st, 12-14 W—Ralph Garfiel & Co....D
21st st, 12-14 W—Chas Kaye....D
21st st, 12-14 W—C Goldberg & D Smitman...D
21st st, 12-14 W—Rapp-Jelenko, Inc....D
21st st, 12-14 W H & A Hirschhorn....D
21st st, 12-14 W—A M & H Silverman....D
21st st, 12-14 W—G J Conrad & W Valerius...D
21st st, 12-14 W—Samuel L Gellis....D
21st st, 30-32 W—International Hat Works....D
21st st, 30-32 W—Stewart-Hess Co....D
21st st, 30-32 W—Emil Deutsch & Co....D
21st st, 30-32 W Hyman, Norman & Nathan Miller....D
21st st, 30-32 W—Nathan Berwanger & Jacob R Herstein....D
21st st, 30-32 W—Harry P Herzig & Joseph Rappaport....D
21st st, 30-32 W—Abraham & Isaac Hertzberg.D
21st st, 30-32 W Gotham Knitting Mills....D
98th st, 227 E—Mrs E Geller....C
132d st, 79 W—Reid Ice Cream Co....K
198th st, n w c Ft Washington av—Robert & Mary Prehar....A

Numbered Avenues

2d av, 2058—Samuel Klein....L
3d av, 1703—Harowitz & Hecht....I-C
8th av, 304—A M Cohen....A
8th av, 409—Edward J Cromer....I-G-A

BRONX ORDERS SERVED.

Named Streets.

Magenta st n e c Holland av—Donato Pizzutiello....A

Named Avenues.

Wilkins av, 1330—M H Lehr....G

BROOKLYN ORDERS SERVED.

Named Streets.

Bridge st, 165—Louis B Mantonya....M-C
Columbia st, 537-555—H Kohnstamm & Co...L
Marion st, 41-43—Max Goldman....K-C-L
Meserole st, 304—Chas Schaefer & Son....A
Quay st, 85-87—Burr & Houston Co, John W Burr, Pres....G
State st, 224-226—Palmer-Herring Motor Co. L-K-C
Wallabout Market, 32 & 149—Jacobs & Berger....A
Wallabout st, 77-79—Samuel Greenstein....C

Numbered Streets.

55th st, 825 Frank Wetsel....G

Named Avenues.

Atlantic av, 1042—Sterling Piano Co..L-A-G-K
Bedford av, 531—Mrs Pauline Culhane....C
Broadway, 71—H Jerum....G
Caton av, 202—Hoagland & Lemmer....C-L-A-G
Cortelyou rd & E 17th st—Arthur G Robinson.K
Flatbush av, 930—Henry D Lott....A-D-K-C
Nostrand av, 572—G E Callmander....A
Ocean Parkway, 150 Mrs Assunda Palmieri G-A-C
Reid av, 198-200 John Hagen....C

Numbered Avenues.

3d av & 72d st Laemmel & McIntosh....A
4th av, 945—Carl G F Lindstrand....K
21st av, w s, 60 ft n 78th st Henry V Terboss....M

QUEENS ORDERS SERVED.

Named Streets.

Jay st, 186—Alfred H Porter....C
Pierrepont st, 151 Daniel P Morse....C

Numbered Streets.

40th st, 114 (Corona)—Rose Keenan....C
70th st, 336 W Maria Louise Marshall....C

Named Avenues.

Boulevard, 114 (Rockaway Beach)—Queens Borough Gas & Elec Co, Carleton Macy, Pres....A
Broadway, 1468—Sam Kellner....G-B-C
Carlton av, 83 (Far Rockaway)—Mott Estate, Guy C Mott, executor....C
Clarendon rd, 2184—Sweeney & Nail Auto Co. K-D-L-A-G
Dry Harbor rd & L I R R Bldg No 1— Bayview Ribbon Co, E Louis Jacobs, Secy. E-G-C-F-A-B
Ehret av, 24 (North Beach)—Hyman Spivak F-A-C
Eldret av S, ft of (Holland Station) —Mrs Julia & Luke Eldret....D-C-F-B-A
Hummels av, 59 S (Rockaway)—Manuel Kleinman....C
Johnson av, 227 (rear)—Morris Blostein & Jos Levy....G
Lee av, 33—Frank A Zunino....G
Mott av (Montauk Hotel, Far Rockaway)—William Brown....E-F-G-C-A
New York & St Mark's avs—Miss E M Schenck A-G-K
Snyder av, 44-46—Brooklyn Motor Car Co.. C-L-G-K

BOARD OF EXAMINERS.

APPEAL 63 of 1913, New Building 137 of 1913, premises 334 Broadway, Manhattan, Charles L. Berg, appellant.

Enclosure walls. Sec. 27.

APPROVED.

APPEAL 64 of 1913, New Building 671 of 1913, premises 33 West 51st Street, Manhattan, J. Riely Gordon, appellant.

Pent house. Sec. 105.

APPROVED.

APPEAL 65 of 1913, New Building 104 of 1913, premises southwest corner Lafayette and White Streets, Manhattan, William E. Austin, appellant.

Enclosure walls (for skeleton structure). Sec. 36.

APPROVED.

APPEAL 66 of 1913, New Building 185 of 1913, premises southwest corner Broadway, 181st Street and Wadsworth Avenue, Manhattan, Messrs. Townsend, Steinle & Haskell, appellants.

Theatre (motion pictures). Courts, entrances, distance back of last row of seats. Sec. 109.

APPROVED ON CONDITION THAT a fireproof passage be provided near the westerly end of the northerly court leading to 181st Street, not less than six feet wide and eight feet high; and on the further condition that all the rear windows of the 181st Street stores be made fireproof, self-closing, and equipped with fusible links.

APPEAL 67 of 1913, New Building 165 of 1913, premises northeast corner Broadway and 94th Street, Manhattan, Messrs. Schwartz & Gross and B. N. Marcus, appellants.

Pent house, on 12-story fireproof hotel. Sec. 105.

APPROVED.

APPEAL 68 of 1913, New Building 460 of 1913, premises 166 to 180 East 87th Street and 1538 Third Avenue, Manhattan, Thomas W. Lamb, appellant.

Theatre.

Withdrawn by appellant.

APPEAL 69 of 1913, New Building 190 of 1913, premises 822-824 Broadway and 58-60 East 12th Street, Manhattan, Messrs Townsend, Steinle & Haskell, appellants.

Enclosure walls. Section 36.

APPROVED.

APPEAL 70 of 1913, New Building 157 of 1913, premises northeast corner Broadway and 37th Street, Manhattan, George Keister, appellant.

Theatre.

Withdrawn by appellant.

APPEAL 71 of 1913, New Building 667 of 1913, premises 7-9-11 West 45th Street, Manhattan, Messrs. Schwartz & Gross, appellants.

Enclosure walls. Sections 36 and 39.

DISAPPROVED.

The Painting of Bathrooms.

Probably the most satisfactory painted treatment of bathroom walls is in stenciled tile effects, says the Decorator. The entire wall may be given this tile effect, or the tile design may be carried up as a dado to a height of some five feet where it should be capped with the border, and the wall painted in a plain tint above. For these tile designs light colors should be used in imitation of the tiles most generally used in bathrooms. Delft colorings are very popular, either dull blue or dull green on white or ivory white.

Blue green on a background of pale cream is very pleasing, or a more pronounced green on a pale pink ground. Very light lemon yellow might be used as a ground color with the design stenciled in a light ochre tint. The color should be mixed so as to dry with a gloss. A good result could be obtained by mixing the color very thick for the last coat and adding a certain proportion of varnish, then stippling it on the wall in such a manner as to give a roughened effect. A coat of outside or flowing coach varnish over this would give the work the mellow tone that many of the art tiles have.

It is remarkable how conspicuously the tiniest bit of dust that may get worked into the varnish will show up when the work is finished, and great care must therefore be taken that dust is not present.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

West End Avenue Apartments.

Wallis & Goodwillie, 346 4th avenue, have been commissioned to prepare plans for a twelve-story apartment house to cover the plot at 262 West 78th street and 372-378 West End avenue, fronting 47 feet on the avenue and 68 feet in the street. The Herald Square Holding Company composed of George M. Backer, and Arnstein & Levy, of 128 Broadway, is the owner. There are five-story dwellings on the property which must be demolished. No contracts have been awarded.

Hospital for Sisters of Charity.

Isaac E. Ditmars, architect, 111 5th avenue, will not be ready to receive estimates before September 1, for the new hospital to be erected at 430-432 West 164th street, for the Sisters of Charity of St. Vincent de Paul, of Mount Saint Vincent on-the-Hudson. The building will measure 112x50 ft. and will be six stories in height. The cost is placed at $500,000. A selected list of general contractors will be invited to figure.

Contract for Freundschaft Club House.

Jacob A. Zimmermann, 505 5th avenue, received the general contract this week to erect the six-story club-house, 43x100 feet, at 105-107 West 57th street, for the Freundschaft Society, now located at Park avenue and 72d street. The plans which were prepared by George and Edward Blum, 505 5th avenue, show a facade of light brick, limestone and terra cotta. The cost is estimated at $150,000.

News Boys' Home Club to Build.

The News Boys' Home Club, 170 2d avenue, of which R. S. Crummy is house director, will soon start the erection of a boys' home, the location of which is for the present withheld. Plans have already been prepared and it was learned on Wednesday that estimates will soon be taken from general contractors. The proceeds of a baseball game between the Yankees and the Giants will be donated toward the building found.

Rumor of Terminal Plans Denied.

The Jordan L. Mott Estate denies the sale of the property on the west side of Third avenue, between the Harlem River and 134th street, to the Central Railroad of New Jersey, for additional freight terminal facilities. An official of the real estate department of the railroad company could not confirm the report.

PERSONAL AND TRADE NOTES.

EDWARD MUNSON, a builder, died at the Kings County Hospital, Brooklyn, on Sunday of a complication of diseases. His home was at 551 Putnam av.

W. & J. SLOANE, 5th av and 47th st, have the contract for furnishing the Hotel Biltmore, now in course of construction. The contract provides for everything to fit up the building.

S. H. GRAHAM CO., with offices at Rye, has been incorporated to do a general contracting and auto garage business, with Samuel H., William H., Samuel A., and George E. Graham, all of Rye, as directors. The attorneys are Graves & Miles, 111 Broadway, N. Y. C.

JAMES C. HARDING, who has been associated with George W. Fuller, consulting hydraulic and sanitary engineer, for the past two years, has withdrawn from the firm and opened an office for similar practice at 170 Broadway.

JOHN T. BRADY & CO., 103 Park av, Manhattan, has submitted estimates for the construction of the addition to the Ritz-Carlton Hotel at Philadelphia, Pa., for P. A. B. Widener, from plans by Horace Trumbauer, architect.

UNION SQUARE CONSTRUCTION CO. has been incorporated to do a realty and construction business in Manhattan with Max Kaufman, 106 Broadway, Brooklyn, John Dryshpel, 1642 Anthony av, Bronx, and Meyer Lifshitz, 239 East Broadway, Manhattan, as directors. The attorneys are Steiner & Peterson, 309 Broadway.

KUHN PLUMBING & HEATING CO. has filed papers to do a plumbing and heating business, with offices in Manhattan, with John J. Kuhn, 968 Anderson av, Bronx, Peter Kuhn, 184 East 123d st and Jessie B. Kuhn, 318 Lenox av, as directors. The attorney is M. S. Cohen, 302 Broadway.

RUSSIAN-AMERICAN PATENTED CORRUGATED STEEL PLATE CORP. has filed papers at Albany to manufacture and deal in concrete, steel, iron and lumber, with Samuel J. Brigader, 511 East 135th st, Charles Pechner and Samuel Sperling, both of 299 Broadway, as directors. The attorney is Chas. Pechner, 299 Broadway.

SOUTH SIDE MATERIALS CO. has filed papers, with offices at Jamaica, to manufacture and deal in brick, concrete, stone and building materials. The directors are Henry L. O'Brien, 527 Jamaica av, George Wart, 20 Sterling pl, and Mary Thompson, 1657 Bedford av, all of Brooklyn. The attorney is H. A. O'Brien, Jamaica.

WALLER & EVANS have filed papers to do a general building, contracting and engineering business, with offices in Manhattan. John D. Evans, 11 East 19th st, Samuel L. Waller, 41 St. Nicholas terrace, and Ira E. Miller, 526 West 111th st, are the directors.

WITTNAUER REALTY CO., realty and construction, has filed papers with E. J. Wittnauer, 46 East 31st st, M. S. Wittnauer, 46 East 31st st, and E. C. M. Kroenke, 62 East 34th st, as directors. The attorney is Herbert Reeves, 55 Liberty st.

AMERICAN SHEET METAL LATH CO. has filed incorporation papers to manufacture and deal in metal lath, brick, stone and lumber, with offices in Manhattan. Norman W. Peters, 33 West 42d st, N. Y. C., Jacob Schratwieser, 426 3d av, Brooklyn, and Roy Thompson, 33 West 42d st, are the directors.

THOMAS S. McINTIRE CO. has filed papers to manufacture and deal in iron, steel, wood and quarrying stone, with Francis B. Wood, 233 Broadway, Jos. R. Clevenger, Woolworth Building, and Henry C. Data, 622 West 137th st, as directors. Francis B. Wood, 233 Broadway, is attorney.

L. KOSCHERAK has filed incorporation papers to do a general contracting and trucking business, with offices in Manhattan. The directors are Laura Koscheral, 1000 Tinton av, Louis Eckstein, 1116 West State st, Trenton, N. J., and Max Fishel, 215 61st st, Brooklyn. The attorney is Mortimer Fishel, 43 Cedar st.

TIBER BUILDING CORP. has filed papers to do a realty and building business, with offices in The Bronx. The directors are Isabella and Dominick P. Comforti, both of 324 East 116th st, N. Y. C., and Isidore A. Lavy, 1472 Bryant av, Bronx. The attorneys are Weschler & Kohn, 141 Broadway.

ALBERT ESTATE CORP. has been incorporated with Arthur J. Albert, 1026 Park av, Hoboken, N. J., John T. Dwane, 333 Bleecker st, Brooklyn, and Richard P. Lydon, 149 East 61st st, N. Y. C., as directors, to do a general engineering and contracting business. L. V. Lockwood, 35 Nassau st, is attorney.

MILLER-REED-DELAFIELD have been incorporated to do a realty and construction business, with Matthew K. Miller, 20 West 126th st, N. Y. C., M. C. Reed, Brewster, N. Y., and Eugene L. Delafield, Riverdale-on-Hudson. Pressinger & Newcom, 60 Wall st, are the attorneys.

JOSEPH P. CASEY & SON, builders and contractors, have filed incorporation papers, with offices in Manhattan. Joseph P. Casey, Thomas F. Casey and Margaret Casey, all of 12 Briggs av, Richmond Hill, are the directors. The attorney is G. F. Orr, 27 William st.

ROBERT STUART METAL MFG. CO. has filed incorporation papers at Albany to do a hardware business, with offices in Manhattan. Robert Stuart and Henry C. Spratley, 141 East 25th st, and Richard Dreisler, 281 East 33d st, are directors. Wise & Lichtenstein, 48 Exchange pl, are the attorneys.

MODERN TILE & MARBLE CO. has filed papers to do a general contracting business, with offices in Manhattan. Dominico Bravin, Mary Bravin, both of 181 East 11th st, and Harris Libman, 7 East 106th st, are the directors. Boudin & Liebman, 302 Broadway, are the attorneys.

SIMPLEX HOISTING MACHINERY CO., mechanical engineers, with offices in Manhattan, have filed papers with Alfred A. Scheuer and Joseph Obstler, both of 95 Liberty st, and Emanuel B. Cohen, 149 Broadway, as directors. Emanuel B. Cohen, 149 Broadway, is the attorney.

DILLON-BOYLE WATERPROOFING & CONSTRUCTION CO. has filed incorporation papers to deal in waterproofing products in Manhattan. Edward J. Dillon, 2341 Andrews av, The Bronx, William G. Dillon, 1226 Park av, N. Y. C., Charles I. Boyle and Margaret E. Boyle, both of 113 Tonnele av, Jersey City, N. J., are the directors. The attorney is John F. Conway, 207 West 142d st, N. Y. C.

ALTMAN-WALLACH CO. has filed incorporation papers at Albany to do a construction business with offices in Manhattan. Daniel W. Richman, 601 West 115th st, Addie R. Altman, 376 Columbus av, Adele W. Kaempfer, 3816 Broadway, and Moses S. Wallach, 52 William st, are the directors. O. W. Richman, 18 West 33d st, is the attorney.

MAX BARON BUILDING CO., realty and building, has been incorporated with offices in Manhattan. Max Baron and Lizzie Baron, of 15th av and 50th st, and Dolores S. Vogel, 1236 50th st, Brooklyn, are the directors. M. A. Vogel, 198 Broadway, is the attorney.

UNEXCELLED PAINT & VARNISH REMOVER CO. has filed papers to do a realty and construction business with offices in Manhattan. The directors are Israel Shilmover and Benjamin Gershenson, both of 839 Blake av, Maurice Gussman, 477 Schenck av, and two others, all of Brooklyn. Abraham Feinstein, 203 Broadway, N. Y. C., is the attorney.

SNARE & TRIEST, of New York, have taken a contract from New York Central R. R. Co. to erect a ferry-house for the Ramsdell estate at Fishkill. In planning for an extensive reorganization of the terminal facilities the railroad agreed to erect a new ferry-house in consideration of a grant of land by the Ramsdells.

GEORGE E. JONES, architect, of Bernardsville, New Jersey, was married on Thursday evening, June 26, to Miss Wahnita Danford, of Delaware, Ohio. The ushers were Edwin S. Jones, the bridegroom's brother, who is connected with the architectural office of the Delaware, Lackawanna & Western Railroad; Richard W. Erier, architect, of Newark, and John Buechle, of Guilbert & Betelle's office, Newark.

BALLANCE-HOWLAND LUMBER CO. has filed incorporation papers as lumber dealers, with offices in Brooklyn. William A. Ballance, 158 Rutland rd, Brooklyn, Joseph Howland, 156 Rockwell av, Long Branch, N. J., and Louis Jakobson, 300 Schenck av, Brooklyn, are the directors. Jonas Lazansky & Neuburger, 115 Broadway, N. Y. C., are the attorneys.

STAPLETON PLUMBING CO. has filed papers at Albany to manufacture and deal in plumbers supplies with offices in Richmond. Louis Sessler, 169 5th av, Brooklyn, Benjaman Israel, Stapleton, S. I., and Samuel Katz, 31 Nassau st, N. Y. C., are the directors. Dodnick & Wilson, 31 Nassau st, are the attorneys.

THE PLYMOUTH SEAM FACE GRANITE CO., 101 Park av, held its annual meeting June 18 and elected the following officers for the ensuing year: George C. Treaswell, president; Henry A. L. Sand, vice-president; Harold G. Chatfield, treasurer; Thomas B. Hamilton, manager, and Frederick M. Crossett, chairman of the Board of Directors.

UNION TRIM, SASH & DOOR CO. has filed incorporation papers, with offices in Brooklyn. Jacob Schmukler, 205 Snediker av, Sarah Schmukler, same address, and Rubin Abramson, 1541 St. Marks av, all of Brooklyn, are the directors. H. S. & S. G. Bachrach, 309 Broadway, are the attorneys.

CONSOLIDATED BUILDING TRADES CREDIT ASSOCIATION has moved from 119 West 125th st to 67-69 West 125th st. The officers are A. C. Horn, of A. C. Horn Company, president; Thos. Smith, of Robertson & Smith, first vice-president; P. C. Spence, second vice-president; H. G. P. Nerge, secretary, and John Wegmann, treasurer.

METROPOLITAN LIFE INS. CO. made a building loan of $400,000 to the Herbert Dongan Construction Company for the erection of a 10-sty apartment house at the southwest corner of Broadway and 161st st, 99.11x125. The Metropolitan has also loaned the West Side Construction Co. $325,000 to erect a 9-sty apartment house in 87th st, south side, east of Amsterdam av.

AMERICAN CERAMIC SOCIETY will hold its summer meeting, beginning July 15th, 1913, in New York City. The members will meet at the office of J. Parker B. Fiske, at 9 a. m. The following general outline has been prepared: Tuesday, July 15—New York City. Wednesday, July 16—Hartford, Conn., and Worcester, Mass. Thursday, July 17—Worcester, Mass., and Boston, Mass. Friday, July 18—Boston, Mass., and boat to New York.

N. JACOBSON, a Danish boat builder, well known in and around Tarrytown, began work this week putting the pier at Philipse Manor in shape for the more convenient use of boats. The first work to be done is the construction of a pontoon float, 14x20 ft., with two caissons, which will be connected with the present large pier on which the Yacht Club building is to be placed by a self-adjusting stair gangway to suit all points of the tide which rises and falls about 4 ft. at this point in the river.

LeROY T. HARKNESS, counsel for the Public Service Commission, gives the assurance that the White Plains road extension will be among the first started and completed. The application to the Supreme Court for an extension of time for the letting of the contracts, he says, is merely to provide against litigation growing out of the failure of the commission to heed technicalities, one of which would be the letting of the contracts by October 15, when the consent of the Court expires.

GEORGE C. WHEELER, city surveyor, of 1409 St. Nicholas av, who takes an interest in the work of the Washington Heights Taxpayers' Association, was the one who discovered a little black line on a map of the new West Side improvements which meant a deep cut through Ft. Washington Park, when the general supposition was that the park was going to be tunneled by the railroad. New and widespread opposition on the part of many civic bodies followed the announcement of the discovery and culminated in Borough President McAneny's statement at Tuesday's hearing that no member of the Terminal Committee ever contemplated an open cut.

BUILDING TRADES BASEBALL LEAGUE

The Building Trades Baseball League, composed of the employees of the various building houses of Greater New York, is now booming along at a great rate, and the keen interest displayed by both employers and employees in the results of the games gives every indication of a banner season for this league. The following is the standing of the clubs: Post & McCord, 1000; Geo. A. Just, 1000; U. S. Metal Products Co., 500; Radley Steel Constr. Co., 500; C. T. Wills Inc., 500; Levering & Garrigues Co., 000; Cauldwell-Wingate Co., 000; Turner Construction Co., 000. Joseph A. Deegan, Secretary.

STATE ARCHITECT.—Gov. Sulzer sent a special message to the Legislature recently urging the passing of the bill reorganizing the State Architect's office so as to give the State Architect complete jurisdiction over the construction of State buildings both as to the method of construction and the materials used. The bill would create an art commission to cooperate with the State Architect, the judgment of this commission to be the determining factor as to the architecture of State buildings. The salary of the State Architect was increased from $7,500 to $10,000 at the last session of the Legislature. The bill now before the Legislature would make the State Architect says, the department self-sustaining in three years.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN. A corporation in care of Walter T. Scott, 453 Fulton st, Brooklyn, contemplates the erection of a 2-sty brick and stone factory on the north side of Atlantic av, between Brooklyn and New York avs. No architect has been selected.

GREAT NECK, L. I.—Ernest Gomory, 139 Grand st, N. Y. C., contemplates the erection of a 2-sty residence, probably of hollow tile, on Myrtle drive, for which no architect has been retained.

NIAGARA FALLS, N. Y.—The City of Niagara Falls, Board of Education, R. A. Taylor, superintendent, contemplates the erection of a 2-sty school of brick and stone, 297x132 ft., at Ferry and 10th sts, at a cost of $60,000. No architect has been selected, and the project will probably go ahead as soon as appropriation is granted.

MAPLEWOOD, N. J.—The Board of Education of South Orange Township, Geo. E. Low, chairman of building committee, Ridgewood rd, contemplates the erection of a 2-sty brick addition to the school in Baker st, for which no architect has been selected. Cost, $45,000.

LIBERTY, N. Y.—The Baptist Church, Rev. Benjamin Stinson, pastor, care of Mrs. Van Norden, contemplates the erection of a church in North Main st, for which no architect has been selected.

TARRYTOWN, N. Y.—Jas. Ledwith, Courtland st, Tarrytown, contemplates the erection of a 1-sty brick store building in Courtland st, north of Wildey st, for which no architect has been selected.

SARANAC LAKE, N. Y.—The Episcopal Church, Rev. Wm. B. Lusk, pastor, 121 Main st, contemplates the erection of a $100,000 church to be known as "Trudeau Memorial," for which no architect has been retained.

FERNDALE, N. Y.—Ira Teeple, this place, contemplates the erection of a 3-sty brick store and apartment building, 20x50 ft., in Sullivan County, for which no architect has been selected. Cost about $15,000.

AMSTERDAM, N. Y.—The Y. M. C. A. of Amsterdam, Wm. McCleary, chairman of building committee, contemplates the erection of a Y. M. C. A. building at the northwest corner of Division and Pearl sts at a cost of $100,000. An architect will probably be selected in July by invited competition.

BLISS, N. Y.—The Village of Bliss, N. Y., Wyoming County, contemplates the erection of a 2-sty brick high school here at a cost of $20,000. An architect will probably be selected by competition about the middle of July.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Alice E. Entwistle, 465 West Side av, Jersey City, owner, is taking bids on general contract for a 3-sty brick apartment, 37x87 ft., to be erected at West Side and Virginia avs, from plans by Chris. H. Ziegler, 75 Montgomery st, architect. Cost about $18,000.

CHURCHES.

BRONX.—McDermott & Hanigan, 103 Park av, are figuring the general contract for the Whalen Memorial Church to be erected at 3d av and Fordham rd, from plans by Wm. H. Gompert, architect.

DWELLINGS.

HASTINGS, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., architect, is taking bids on general contract, including mason and carpenter work, for the 2½-sty hollow tile and stucco residence, 35x40 ft., for J. B. Saner, care of architect, owner. Cost about $11,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Peter Guthy, 926 Broadway, Brooklyn, general contractor, is taking bids on subs for a 3-sty brick storage warehouse to be erected at St. Nicholas and Gates avs for W. C. Edwards, care of architects, L. Berger & Son, Myrtle and Cypress avs, Ridgewood, L. I.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

86TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing plans for two 12-sty apartment houses, 162x100 ft., to be erected at 149 and 163 West 86th st, for the Almore Realty Co., Benjamin Mordecai, president, 30 East 42d st. Cost about $500,000.

WADSWORTH AV.—Foundations are under way for three 5-sty apartments, 154x102 ft., on the north side of Wadsworth av, 60 ft. north of 185th st, for the Comfort Realty Co., 10 West 40th st, owner, Barnet House, president. Gronenberg & Leuchtag, 303 5th av, are the architects. Tunkel & Livintan, at site, have the carpenter work. Levine & Posner, 533 East 119th st, have the structural and ornamental iron contract. Cost about $185,000.

12TH ST.—Henry B. Herts, 35 West 31st st, is making plans for alterations to the 3-sty building 539 East 12th st for apartments and not for a bath house as was elsewhere reported during the week.

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Contemplated Construction (Continued).

DWELLINGS.

45TH ST.—T. Goldstone, 49 Graham av, Brooklyn, is preparing plans for alterations to the brick store and residence at 129 West 45th st for Edith C. Manley and Louisa M. Gilly, 49 West 44th st, owners. Nathan Sater, 47 Delancey st, is general contractor.

52D ST.—Hiss & Weeks, 452 5th av, have completed plans and will take bids on general contract from a selected list of contractors for alterations to two residences at 24-26 West 52d st, for H. M. Tilford, 42 Broadway, owner. Cost about $10,000.

HOSPITALS AND ASYLUMS.

164TH ST.—Isaac E. Ditmars, 111 5th av, is preparing plans for a 6-sty brick hospital, 112x50 ft., to be erected at 430-432 West 164th st for the Sisters of Charity of St. Vincent De Paul. Julia M. Dunne, president. Bids on general contract will be received about September from a selected list of contractors. Cost about $500,000.

MUNICIPAL WORK.

HOUSTON ST.—Bids were opened Tuesday, June 24, by the Public Service Commission for the construction of the section of the Brooklyn Rapid Transit Broadway subway between Houston and Bleecker sts and the southern end of Union sq. This subway is already under construction from Trinity pl and Morris st to half way between Houston and Bleecker sts, and the section for which bids were opened this week was the first on any of the main lines of the dual system to be advertised for since the operation contracts were signed. Dock Contractor Co., 2 Rector st, $2,578,000, was the lowest bid received and will in all probability be awarded the contract. Other bids were from the Oscar Daniels Co., Woolworth Building, $2,650,000; Degnon Contracting Co., 60 Wall st, $2,735,000; Underpinning & Foundation Co., 290 Broadway, $2,749,000; Mason & Hanger Co., Van Cortlandt Park, $2,758,000; E. E. Smith Contracting Co., 101 Park av, $2,799,000; Holbrook, Cabot & Rollins Corporation, 331 Madison av, $2,841,000; Cranford Co., 190 Montague st, Brooklyn, $2,861,000; Godwin Construction Co., 251 4th av, $3,048,000; Booth & Flynn, 3785 Broadway, $3,136,000; J. F. Cogan Co., Woolworth Building, $3,310,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education June 23 for alterations, repairs, etc., at P. S. 62. Jacob Herskowitz was low bidder at $629.

MANHATTAN.—Bids were opened by the Board of Education June 23 for alterations, repairs, etc., at P. S. 150. Fred E. Crotois was low bidder at $2,395.

STORES, OFFICES AND LOFTS.

BEAVER ST.—Hoppin & Koen, 244 5th av, have completed plans for alterations, including new fronts, to the 4-sty brick store building, 36x80 ft., at 48-54 Beaver st, for Andrew C. Zabriskie, 52 Beaver st, owner.

46TH ST.—August Herckman, Bryant Arcade Building, 6th av and 42d st, has leased the Holland Apartment Hotel at 66-68 West 46th st, the ground floor of which will be altered for restaurant purposes.

THEATRES.

HAMILTON PL.—Foundations are under way for the 2-sty brick and galvanized iron moving picture theatre and taxpayer, 81x80x60 ft., on the east side of Hamilton pl, 135 ft. north of 136th st, for the Domain Realty Co., 3487 Broadway, owner. Lorenz F. J. Weiher, 217 West 125th st, is architect. Joseph Holme, at site, has the mason work. Cost about $40,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST.—The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x86 ft., to be erected in the south side of 159th st, 148 ft. west of Courtland av, for the Cedar Construction Co., Inc., Jos. J. Lese, president, 35 Nassau st. Cost about $50,000.

187TH ST.—Foundations have been completed for the 4-sty brick tenement, 45x50 ft., in 187th st, 115 ft. west of Beaumont av, for the Nesta Construction Co., 655 East 189th st, John Nesta, owner. M. W. Del Gaudio, Webster and Tremont avs, is architect. L. E. Gunset, 2259 Ryer av, has the heating contract. Cost about $22,000. The owner builds.

179TH ST.—H. G. Steinmetz, 1007 East 180th st, is preparing plans for a 5-sty brick tenement, 40x87 ft., to be erected in the north side of 179th st, 100 ft. west of Honeywell av, for the John G. Michales Building Co., 881 East 179th st, owner. Cost about $50,000.

BELMONT AV.—Foundations are under way for a 5-sty brick tenement, 36x96 ft., on the east side of Belmont av, 391 ft. north of East 181st st, for Margherita Galotta, 2289 1st av, owner. The Kreymborg Architectural Co., 163d st and Hunts Point rd, are architects. Miller Bros., at site, have the brick mason work. Jas. Lyttle, 903 Freeman st, has the heating contract. Cost about $30,000.

159TH ST.—The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x86 ft., to be erected in the south side of 159th st, 148 ft. west of Courtland av, for the Cedar Construction Co., Inc., Jos. J. Lese, president, 35 Nassau st. Cost about $50,000.

HOSPITALS AND ASYLUMS.

183D ST.—Raymond F. Almirall, 185 Madison av, has completed plans for a 2-sty brick recreation house and stable, 96x28 ft., to be erected in the south side of 183d st, from Belmont to Cambreling avs, for the Home for the Aged of the Little Sisters of the Poor, on premises. The contract will be awarded without competition. Cost about $15,000.

THEATRES.

CROTONA PARKWAY.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for the 2-sty brick and terra cotta theatre, office and store building, 110x206 ft., to be erected at the southeast corner of Crotona Parkway and Elsemere pl, for the Crotona Parkway Amusement Co., 20 Nassau st, who will start work about July 2d. Cost about $400,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HINSDALE AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty brick tenements to be erected on the west side of Hinsdale av, 199 ft. north of Blake av, for Simon & Lewis Halperin, 1414 Lincoln pl, owners. Cost about $55,000.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for three high class flats to be erected at southwest corner of Ocean av and Cortelyou road, Flatbush, on a plot 177x125 ft. The Cortelyou Investing Co., N. Y. C., is owner. The buildings will be equipped with parquet flooring, steam heat, electric lighting and garbage receptacles. Estimated cost, $225,000.

CHURCHES.

BROOKLYN.—Father Malloy, rector of the Church of St. Aloysius, is planning the erection of a new church. Plans have been drawn and ground will soon be broken.

BEDFORD AV.—As soon as funds can be raised to wipe out the indebtedness of the Church of the Evangel, Bedford av and Hawthorne st. Tentative plans for a new structure will be submitted to the church officials.

DWELLINGS.

CARROLL ST.—Laspia & Salvati, 525 Grand st, Brooklyn, have completed plans for six 2-sty brick residences, 20x55 ft., to be erected in the south side of Carroll st, 432 ft. east of Kingston av, for the Leslie Posen Realty Co., 1606 President st, owner. Total cost, $36,000.

NORWOOD AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for six 2-sty brick residences to be erected on the east side of Norwood av, 7 ft. south of Force Tube av, for Gatehouse Bros., Inc., 37 Chestnut st, owner.

LINDEN AV.—The Congregational Home for the Aged, 125 Gates av, Brooklyn, has just purchased 223 ft. on the north side of Linden av, between Bedford and Rogers av, by 257 feet deep, as a site for a new home. The building will be 3-stys, and cost about $200,000. Plans are being prepared by Walter E. & W. A. Parfitt, 26 Court st.

FACTORIES AND WAREHOUSES.

ST. NICHOLAS AV.—Excavating is under way for a 3-sty brick storage warehouse at St. Nicholas and Gates avs, Brooklyn, for E. C. Edwards, owner, care of L. Berger & Son, Myrtle and Cypress avs, Ridgewood, L. I., architects. Peter Duthy, 926 Broadway, Brooklyn, is general contractor.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education June 23 for alterations, repairs, etc., at P. S. 7. All bids were laid over.

BROOKLYN.—The Board of Education opened bids June 23 for sanitary alterations to various schools. For item 1, P. S. 25, B. Diamond was low bidder at $2,339; item 2, P. S. 25, James Harley Plumbing Co., $1,561; item 1, P. S. 43, C. L. Dooley, Inc., $598; item 2, P. S. 43, James Harley Plumbing Co., $1,871; item 1, P. S. 62, B. Diamond, $2,379; item 2, P. S. 62, Martin F. Maloney, $2,384; item 1, P. S. 69, A. W. King, $2,230; item 2, P. S. 69, Adolph Berengarten, $2,178; P. S. 117, Finnan & Lee, $1,964; P. S. 141, James Harley Plumbing Co., $639; item 1, Girls' High School, Finnan & Lee, $960; item 2, Girls' High School, James Harley Plumbing Co., $3,191.

THEATRES.

NASSAU AV.—Brook & Rosenfeld, 350 Fulton st, are preparing plans for a 1-sty brick and limestone moving picture theatre, 27x100 ft., to be erected on the south side of Nassau av, 50 ft. east of Morgan av, for Herman Weingarten, 179 Nassau av, owner. Cost about $8,000.

Queens.

DWELLINGS.

DOUGLASTON, L. I.—Chas. C. Grant, 37 East 28th st, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence, 26x70 ft., for Ira L. Hill, care of architect, owner. Cost about $12,500.

RIDGEWOOD, L. I.—Winters & Tatje, 106 Van Sicklen av, Brooklyn, are preparing plans for two 2-sty brick residences, 20x55 ft., to be erected on the east side of Dill pl, 208 ft south of Myrtle av, for Chas. Leyman, Sunnyside av and Barbey st, owner. Cost, $8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Renault Freres Co. has purchased a plot containing 17,500 sq. ft., at Jackson, Third and Beebe avs, Long Island City, on which the company will erect a 2-sty service building.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education June 23 for improving the premises in rear of P. S. 72. Edward Steapleton was low bidder at $2,641.

QUEENS. The Board of Education opened bids June 23 for the general construction, plumbing and drainage of P. S. 96. All bids were laid over.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—The F. L. Bradbury Co., of Bridgeport, Conn., has purchased four lots at the northwest corner of Washington and 7th avs for improvement with a 1-sty bakery, 100x100 ft.

LONG ISLAND CITY.—The Renault Freres Co. has bought a plot containing 17,500 sq. ft. at Jackson, 3d and Beebe avs, on which they will erect a 2-sty service building.

Nassau.

CHURCHES.

INWOOD, L. I.—The Church of Our Lady of Good Counsel is collecting money for the erection of a new church. Address the pastor for particulars.

Suffolk.

HALLS AND CLUBS.

HUNTINGTON, L. I.—A branch Y. M. C. A. building is to be erected here. Money will be raised and work started as soon as possible. Address the secretary for particulars.

Westchester.

DWELLINGS.

DOBBS FERRY, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., has completed plans for a 2½-sty hollow tile and stucco residence, 35x45 ft., for Otis Allen Kenyon, care of architect, owner. Cost about $12,000.

DOBBS FERRY, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., is preparing plans for a 2-sty stucco and wire lath bungalow, 25x38 ft., for August Rosenstrom, care of architect, owner, and will soon take bids on masonry and carpenter work. Cost, $7,000.

HASTINGS, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., has completed plans for a 2½-sty hollow tile and stucco residence, 35x40 ft., to be erected here for J. B. Saner, care of architect, owner. Cost, $11,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Israel Max, 331 Randolph av, has received the general contract to erect a brick apartment, 25x85 ft., at the southeast corner of Jackson and Boswick avs, for Israel Richman, 412 Jackson av, owner. Eugene Reilly, 63 West 34th st, Bayonne, N. J., is architect. Cost about $15,000.

PARK AV.—The Underpinning & Foundation Co., 290 Broadway, has received the contract for driving the steel pile foundation for the 12-sty apartment hotel to be erected at the southwest corner of Park av and 77th st. The 850 Park Avenue Corporation, 212 5th av, are the owners and builders, and Rouse & Goldstone, of 40 West 32d st, the architects.

CHURCHES.

NEWARK, N. J.—J. Sylvester & Son, 20 Eckert av, have received the general contract to erect a 1-sty church, 60x60 ft., at Clinton av and Hedden terrace, for the Emanuel M. E. Church, Rev. John Muller, pastor, Walnut and Mulberry sts. H. E. Reeve, 763 Broad st, is architect. Cost about $23,000.

DWELLINGS.

HARTSDALE, N. Y.—F. L. Brown, 11 Bank st, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stucco residence, 52x35 ft., for Rastus S. Ransom, owner, care of Gerard Fountain, 103 Park av, N. Y. C., architect. Cost about $15,000.

68TH ST.—Langley Slevin Co., 132 East 23d st, has received the mason work for alterations and additions to the 5-sty brick residence at 39 East 68th st, for Thomas P. Fowler, 70 East 45th st, owner. Fred H. Dodge, 133 East 41st st, is architect. Pottier & Stymus Co., 375 Lexington av, have the general contract. The cost is placed at $40,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Hunk & Conkey, Cleveland, Ohio, have received the general contract to erect a 4-sty brick, steel and reinforced concrete factory, 200x400 ft., at Henderson and Provost sts for the National Carbon Co., of Cleveland, Ohio, James Parmlee, president, J. S. Crider, general manager. The Osborn Engineering Co., 740 Engineers' Building, Cleveland, Ohio, is the architect. Cost about $175,000.

HALLS AND CLUBS.

57TH ST.—Jacob A. Zimmermann, 505 5th av, has received the general contract to erect the 6-sty clubhouse at 105-107 West 57th st, for the Freundschaft Society.

MUNICIPAL WORK.

FLEMINGTON, N. J.—Contract for macadamizing 3½ miles of road from Bloomsbury to West Portal has been awarded by Hunterdon County Board Freeholders to M. Irving Demarest, of Sewarren, at $38,342.

PUBLIC BUILDINGS.

79TH ST.—The Libman Contracting Co., 107 West 46th st, has received the contract to erect the central office for the fire alarm telegraph bureau for the Fire Department in the south side of 79th st, 1,300 ft. west of 5th av in the Transverse rd, for which Morgan & Trainor, 331 Madison av are the architects. This building which will serve as the main office for the

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Contracts Awarded (Continued).

notification of all fires which occur in the Borough of Manhattan, is expected to be completed by December 1, 1913.

28TH ST.—The White Contracting Co., 181 Chrystie st, has received the contract for excavating for the public bath and gymnasium at 407-11 West 28th st according to plans by Wm. Emerson. The T. J. Buckley Construction Co., 103 Park av, has the general contract.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—E. E. Paul Co., 101 Park av, N. Y. C., has received the general contract to make alterations to the 4-sty brick telephone building at Avon av and Hunterdon st for the New York Telephone Co., 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are the architects. Cost about $15,000.

BUFFALO, N. Y.—B. I. Crocker, Builders' Exchange, Buffalo, has received the general contract to erect a 1-sty brick and terra cotta office building, 60x120 ft., on Military rd, for Taylor & Crate, 324 Prudential Building, owner, Horace F. Taylor, president. Robert North, 1330 Prudential Building, is architect. Cost about $25,000.

MOUNT VERNON, N. Y.—Wm. H. Sergeant, 3 South 3d av, Mt. Vernon, has received the general contract to erect a 3-sty brick store and loft building, 52x80 ft., at 1st st and Wilson pl, for the Vernon Building Co., care of William Krais, 121 South 9th av, architect. Cost about $25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

29TH ST, 230-232 East, 6-sty brick tenement, 40x85; cost, $40,000; owner, A. Capace, 232 East 29th st; architect, John H. Knubel, 305 West 43d st. Plan No. 319.

CONVENT AV, 80-88, two 5-sty brick tenements, 63x91; cost, $130,000; owner, Elias A. Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 318.

72D ST, 150-56 East, 12-sty brick tenement, 104x70; cost, $250,000; owners, Ed. L. Realty Co., Edgar A. Levy, president, 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 323.

DWELLINGS.

110TH ST, 114-16 West, 7-sty brick nurses' home, 96x41; cost, $125,000; owners, Woman's Hospital, John E. Parsons, president, 30 East 36th st; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 321.

STABLES AND GARAGES.

WATER ST, 590, 3-sty brick stable, 22x56; cost, $8,000; owners. Kauffman & Lewenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 317.

AMSTERDAM AV, 1970-72, 1-sty rear brick garage, 32x25; cost, $2,500; owner, Jos. Brooker, 175th st and Audubon av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 325.

STORES, OFFICES AND LOFTS.

5TH AV, 680, 10-sty brick store and lofts, 52 x108; cost, $200,000; owner, Jno. D. Rockefeller, Jr., 10 West 54th st; architect, Wm. Wells Bosworth, 527 5th av. Plan No. 320.

THEATRES.

95TH ST, 256-266 West, 1-sty stone theatre, 154x111; cost, $150,000; owner, W. Vincent Astor, 23 West 26th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 324.

MISCELLANEOUS.

136TH ST, to 137th st, Madison and 5th avs, frame stand; cost, $2,000; owners, J. Sergeant Cram Estate, 47 Cedar st; architect, Hugh Shanks, 375 West 125th st. Plan No. 322.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

NORTH st, nw cor Davidson av, 5-sty brick tenement, plastic slate roof, 37.6x90; cost, $45,000; owner, Henry Cleland, 1825 Anthony av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 417.

174TH ST, s e cor Longfellow av, 5-sty brick tenement, plastic slate roof, 50x90; cost, $50,000; owner, Trask Bldg. Co., Aug. F. Schwarzler, 1662 Boston rd, Pres.; architects, Kreymborg Archtl. Co., 163d st & So. Boulevard. Plan No. 418.

BELMONT AV, e s, 391.5¼ n 181st st, 5-sty brick tenement, slag roof, 36.8¾x91.2¾; cost, $30,000; owner, Margerita Galotta, 2281 1st av; architects, Kreymborg Archtl. Co., 163d st & So. Boulevard Plan No. 416.

168TH ST, s s, 112.12 e Forest av, two 5-sty brick tenements, tin roof, 37.6x97.6; cost, $70,000; owner, Moorehead Realty & Const Co., Robt. J. Moorehead, 415 East 140th st, Pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 422.

SO. BOULEVARD, w s, 127.1¾ n 176th st, 5-sty brick tenement, slag roof, 48x120.1¾; cost, $45,000; owner, P. J. Dwyer Bldg. Co., P. J. Dwyer, 176th st and Trafalgar pl, Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 420.

170TH ST, s s, 148 w Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x86.6; cost, $50,000; owner, Cedar Const. Co., Jos. J. Lese, 38 Nassau st, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 426.

231ST ST, s e cor Broadway, 5-sty brick tenement, plastic slate roof, 28.11¼x67.8; cost, $25,000; owner, John Gilbert, 5572 Broadway; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 427.

DWELLINGS.

GRAND CONCOURSE, n e cor 188th st, 2-sty and attic brick dwelling, tile roof, 37x39; cost, $15,000; owner, John A. Keil, 20 Nassau st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 414.

DECATUR av, w s, 250 n 209th st, two 2-sty brick dwellings, tin roof, 21x60; cost, $15,000; owner, Edson Const. Co., Geo. W. Edmundson, 2251 Tiebout av, Pres.; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 425.

CANNON PL, e s, 25 n 238th st, 2-sty brick dwelling, Cement Dewen plastic roof, 31x35; cost, $6,000; owner, P. A. Gallagher, 320 8th av; architects, Hoppin & Koen, 244 5th av. Plan No. 428.

BARKER AV, e s, 225 s Mace av, 2-sty brick dwelling, tin roof, 22x54; cost, $6,000; owner, Richard Cooper, 1522 Bryant av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 429.

FACTORIES AND WAREHOUSES.

PARK AV, e s, 268.71 n Wendover av, 1-sty brick storage, tin roof, 29.11x78; cost, $1,800; owner, The Dressel Railway Lamp Works, F. W. Dressel, on premises, Pres. and architect. Plan No. 421.

STABLES AND GARAGES.

GRAND CONCOURSE, n e cor 188th st, rear 1-sty brick garage, tile roof, 20x20; cost, $1,000; owner, John A. Keil, 20 Nassau st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 415.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD, w s, 108.2¾ n 176th st, 1-sty store, 50x91.6; cost, $10,000; owners, P. J. Dwyer Building Co., P. J. Dwyer, Trafalgar pl and 176th st, president; architects, Kreymbold Architectural Co., 163d st and So. Boulevard. Plan No. 423.

THEATRES.

BATHGATE AV, 1740, open air theatre, 50x 95.56; cost, $400; owner, Andrew McCahill, 1945 Park av; architect, M. J. Harrison, 230 Grand st. Plan No. 413.

MISCELLANEOUS.

OLMSTEAD AV, w s, 108 n Story av, 1-sty frame shed, 10x19; cost, $250; owner, Chas. E. Lawrence, Jr., on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 419.

BARNES AV, 1905, 1-sty frame shed, 25x40; cost, $500; owner, Rosa Lagindara, 1918 Barnes av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 424.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HINSDALE ST, w s, 199.6 n Blake av, two 4-sty brick tenements, 50x88.4, gravel roof, 23 families; cost, $55,000; owner, Simon Halpern, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 3491.

VAN BUREN ST, n s, 100 e Tompkins av, 4-sty brick tenement, 25x89, gravel roof, 8 families; cost, $16,000; owner, Herman Krancer, 132 Vernon av; architect, Mich'l Bernstein, 185 Madison av, N. Y. Plan No. 3524.

BEDFORD AV, s w cor Ross st, 5-sty brick tenement, 50.8x89.9, plastic slate roof, 25 families; cost, $50,000; owner, Chas. S. Mandel, 193 Broadway; architect, Samuel Sass, 32 Union sq, N. Y. Plan No. 3529.

CHURCH AV, n s, 187.2 w Rogers av, 4-sty brick tenement, 40.3x90, slag roof, 16 families; cost, $28,000; owner, K. E. Sevenson and ano, 2539 Church av; architects, Eisenla & Carlson, 26 Court st. Plan No. 3555.

DWELLINGS.

MALTA ST, e s, 115 s Vienna av, 1-sty frame dwelling, 18x38, gravel roof, 1 family; cost, $1,000; owner, Jacob Pocetzky, 660 New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3448.

58TH ST, n s, 160 w 13th av, 3-sty brick residence, 55x45, slag roof; cost, $15,000; owner, Fathers of Mercy, on premises; architect, F. J. Helmle, 190 Montague st. Plan No. 3440.

PITKIN AV, n s, 60 w Vermont st, 1-sty frame dwelling, 19.10x21, tin roof, 1 family; cost, $900; owner, Peter Flohn, 204 Pennsylvania av; architect, L. F. Schellinger, 167 Van Siclen av. Plan No. 3456.

BERRIMAN ST, e s, 40 n Glenmore av, 2-sty frame dwelling, 22x55, tin roof, 2 families; cost, $4,500; owners, Kalkofsky & Sons, on premises; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 3521.

BAY 13TH ST, w s, 95 s 86th st, two 2-sty brick dwellings, 20x35, slag roof, 1 family; cost, $7,000; owners, Nathan Kaiser & ano, 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3497.

BARBEY ST, e s, 20 n Dumont av, two 2-sty brick dwellings, 17.6x40, gravel roof, 1 family each; total cost, $6,000; owner, Abraham Stromwasser, 287 Vermont st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3492.

DELAMERE PL, w s, 300 s Av M, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, $4,500; owner, Wm. H. Sawins, 1804 Av N; architect, Jos. A. Brock, 865A Gates av. Plan No. 3487.

DELAMERE PL, e s, 300 s Av M, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, $4,500; owner, Wm. H. Sawkins, 1804 Av N; architect, Jos. A. Brock, 865A Gates av. Plan No. 3486.

BAY 47TH ST, e s, 190 s Bath av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, $2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj Driesler, 153 Remsen st. Plan No. 3474.

EAST 51ST ST, w s, 245 s Rutland rd, 1½-sty frame dwelling, 20x30, tin roof, 1 family; cost, $1,000; owner, John Hubbard, 1952 Nostrand av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3493.

CROPSEY AV, n s, 77 w Bay 49th st, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, $2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3475.

CROPSEY AV, s s, 38.6 e Bay 47th st, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, $2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3473.

CROPSEY AV, s s, 58 w 28th av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, $2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3472.

CROPSEY AV, s s, 58 w Bay 49th st, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, $2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3476.

CROPSEY AV, s s, 38.6 e 28th av, 2-sty frame dwelling; cost, $2,000; owner, C. A. Speer, 2725 Cropsey av architect, Benj. Driesler, 153 Remsen st. Plan No. 3477.

ELTON ST, e s, 340 s Vienna av, two 2-sty brick dwellings, 20x45, tin roof, 2 families each; total cost, $8,000; owner, Sam Levine, 88 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 3531.

EAST 87TH ST, w s, 110 s Av K, 1-sty frame dwelling, 14x20, shingle roof, 1 family; cost, $800; owner, Conrad Hulzler, 1627 Rockaway av; architect, Louis Danancher, 7 Glenmore av. Plan No. 3545.

EAST 94TH ST, w s, 205 n Av G, 2-sty frame dwelling, 20x45, gravel roof, 2 families; cost, $3,000; owner, John Bridegroom, 9823 Flatbush av; architect, Louis Danancher, 7 Glenmore av. Plan No. 3546.

ALBANY AV, w s, 117.6 s Av H, 2-sty frame dwelling, 20x47, gravel roof, 2 families; cost, $3,000; owners, Pat'k Callahan & ano, 352 56th st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3544.

BEDFORD AV, e s, 188 s Crown st, 2-sty frame dwelling; cost, $2,000; owner, Thos. Given, 9 Sterling st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3543.

ROCKAWAY PARKWAY, e s, 40 s Av B, 2-sty frame dwelling, 20x44, gravel roof, 2 families; cost, $3,000; owners, Wm. and Annie Bocykus, 147 Chester st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3541.

NORTH 8TH ST, n s, 125 w Wythe av, two 2-sty brick dwellings, 25x25, slag roof, 1 and 2 families; cost, $4,000; owner, Maria Farski, 67 North 8th st; architect, Geo. J. Fischer, 406 12th av, L. I. City. Plan No. 3568.

54TH ST, n s, 300 e 13th av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost, $6,500; owner, Max Barron, 49th st and New Utrecht av; architect, A. J. McManus, 49th st and New Utrecht av. Plan No. 3567.

EAST 96TH ST, e s, 140 s Av L, four 2-sty frame dwelling, 17x29, shingle roof, 1 family each; total cost, $7,200; owner, Kath Le Bean 375 Fulton st; architect, Jas. D. Geddes, 26 Court st. Plan No. 3561.

BROOKLYN AV, w s, 107 n Linden av, four 2-sty frame dwellings, 20x32, slag roof, 1 family each; total cost, $14,000; owner and architect, H. Rockmore, 99 Forbell av. Plan No. 3565.

SUNNYSIDE AV, s s, 60 w Hendrix st, fourteen 2½sty brick dwellings 20x45, gravel roof, 2 families each; total cost, $63,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, Ernst Talje, 106 Van Siclen av. Plan No. 3564.

FACTORIES AND WAREHOUSES.

JOHNSON ST, n w cor Raymond st, 1-sty brick storage, 7.4x16.6, gravel roof; cost, $250; owner, Cucenzo Sparno, 56 Raymond st; architect, W. J. Conway, 400 Union st. Plan No. 3464.

STABLES AND GARAGES.

MELROSE ST, s s, 200 e Bremen st, two 2-sty brick stables and dwellings, 25x35, gravel roof, 1 family; cost, $8,000; owner, Fannie Bernstein, 114 Melrose st; architect, Lew Keon, 9 Debevoise st. Plan No. 3557.

EAST 15TH ST, e s, 240.7 n Cortelyou rd, 1-sty frame garage, 13x18, shingle roof; cost, $250; owner, Edw. A. Mieshone, 227 East 25th st; architect, S. A. Olsen, 1526 Cortelyou rd. Plan No. 3438.

EAST 21ST ST, e s, 100 n Av I, 1-sty frame garage, 13x22, shingle roof; cost, $250; owner, F. B. Hall, 895 East 21st st; architect, A. A. Nelson 1811 Av I. Plan No. 3439.

46TH ST, n e s, 320 w 12th av, 1-sty frame garage, 12x16, shingle roof; cost, $175; owner and architect, John W. Downing, 1545 46th st. Plan No. 3452.

ROCHESTER AV, e s, 703 s East N Y av, 1-sty brick carriage shed, 15x20, tin roof; cost, $200; owner, Louis A. Dwyer, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3494.

AV H, n s, 50 w East 18th st, 1-sty frame garage, 18x20, shingle roof; cost, $300; owner and architect, C. A. Kingsley, 1715 Av H. Plan No. 3549.

THATFORD AV, n e cor Lott av, 1-sty frame stable, 35x42, gravel roof; cost, $2,100; owner, Abraham Maransky, 46 Newport av; architect, E. Dennis, 241 Schenck av. Plan No. 3558.

STORES AND DWELLINGS.

ESSEX ST, n e cor New-Lots rd, 2-sty brick store and dwelling, 17.4x30.4, gravel roof, 1 family; cost, $3,000; owner, Ethel Stromwasser, 287 Vermont st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3489.

BATH AV, n s, 54.4 w Bay 15th st, three 2-sty brick stores and dwellings, 18x40, slag roof, 1 family; cost, $15,000; owner, Morris Kaiser, 8611 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3500.

BATH AV, n s, 18.4 w Bay 15th st, two 2-sty brick stores and dwellings, 18x50, slag roof, 1 family each; total cost, $10,000; owners, Na-

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Plans Filed, New Buildings, Brooklyn (Contd.).

than Kaiser & ano, 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3499.

BATH AV, n w cor Bay 15th st, 2-sty brick store and dwelling, 18.4x55, slag roof, 1 family; cost, $6,000; owners, Nathan Kaiser & ano, 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3498.

CHRISTOPHER AV, e s, 560 n Livonia av, 3-sty brick store and dwelling, 31x100, slag roof, 2 families; cost, $3,500; owner, Sam'l Buchranda, 361 Livonia av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3502.

STORES, OFFICES AND LOFTS.

GRAND ST, junction of Grand st extension, 1-sty brick stores, 38x26.6, gravel roof; cost, $1,500; owner, John H. Frietag, 464 Grand st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 3528.

THEATRES.

NASSAU AV, s s, 50 e Morgan av, 1-sty brick moving picture show, 27x100, gravel roof; cost, $6,000; owner, Herman Weingarten, 179 Nassau av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3454.

DUFFIELD ST, e s, 440 s Willoughby st, 2-sty brick moving picture show, 74x75, concrete roof; cost, $50,000; owners, Imperial Manhattan Corporation, 576 5th av, N. Y.; architect, H. E. Ficker, 10 West 22d st, N. Y. Plan No. 3522.

PROSPECT AV, n s, 107.9 e 5th av, 6-sty iron open air show, 8x6, iron roof; cost, $250; owner, Fay Barasch, 333 New York av; architect, Louis Danancher, 7 Glenmore av. Plan No. 3513.

MISCELLANEOUS.

BRIDGE ST, e s, 75 n Myrtle av, 1-sty brick shed, 25x110.3, gravel roof; cost, $700; owner, Isaac Mason, 115 Myrtle av; architect, John M. Murphy, — —. Plan No. 3467.

MYRTLE AV, s s, 182.3 e Sumner av, 1-sty brick boiler room, 48x55, gravel roof; cost, $300; owner, Fred Munch Brew. Co., 277 Vernon av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3462.

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Queens.

DWELLINGS.

COLLEGE POINT.—Av D, n s, 194 e 10th st, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, $3,500; owner, Chas. B. Hauseman, 631 13th st, College Point; architect, E. Leo McCrackem, Manhattan court, College Point. Plan No. 1954.

EAST WILLIAMSBURG.—Prospect st, w s, 75 n Woodbine st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owner, Miss Mary Kellerman, 150 Prospect av, East Williamsburg; architect, Henry Brucher, 160 Prospect av, East Williamsburg. Plan No. 1903.

EAST ELMHURST.—Grant boulevard, w s, 80 s Harbour terrace, 2-sty frame dwelling, 25x36, shingle roof, 1 family; cost, $3,500; owner, James S. Gwathney, 15 West 34th st, N. Y. C.; architect, Chas. Stegmeyer, 168 East 91st st, N. Y. C. Plan No. 1969.

ELMHURST.—Victor pl, s s, 150 w 3d st, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, $3,500; owner, J. L. Gundry, 173 9th st, Elmhurst; architect, E. H. Lockhart, Staten Island, N. Y. Plan No. 1904.

FOREST HILLS.—Markwood road, n e s, 100 e Underwood road, 2½-sty brick dwelling, 70x45, tile roof, 1 family; cost, $30,000; owner, H. H. Buckley, 112 West 42d st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 1901.

FOREST HILLS.—Markwood road, n e cor Underwood road, 2½-sty brick dwelling, 45x29, tile roof, 1 family; cost, $20,000; owner, H. H. Buckley, 112 West 42d st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 1902.

GLENDALE.—Pulaski st, s s, 50 e Fulton av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $3,200; owner, Jos. Maurscaeche, 765 Hart st, Brooklyn; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 1970.

JAMAICA.—Buffington av, e s, 100 s Southern boulevard, six 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $10,450; owner, W. S. Glickman, 373 Saratoga av, Brooklyn, architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1956 to 1961.

JAMAICA.—Beatrice st, s s, 203 e Rockaway road, three 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, $7,500; owner, Baisley Lake Realty Co., Butlers Bldg., Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plans Nos. 1962-63-64.

JAMAICA.—Ackroyd av, e s, 160 s Briarwood av, 2½-sty frame dwelling, 24x40, shingle roof, 1 family; cost, $4,000; owner and architect, Samuel Guilfoy, 4 Shipley st, Woodhaven. Plan No. 1965.

CORONA.—Evergreen st, w s, 190 n Park av, 2½-sty frame dwelling, 22x50, shingle roof, 2 families; cost, $4,200; owner, G. Lindstron, 68 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1975.

EAST ELMHURST.—Harbour terrace, e s, 100 s Manhattan boulevard, 2½-sty frame dwelling, 25x32, shingle roof, 1 family; cost, $4,600; owner, Mrs. J. W. Rose, East Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1974.

ELMHURST.—Chicago av, e s, 100 s Cook av, 2½-sty frame dwelling, 20x38, shingle roof, 1 family; cost, $4,000; owner, Chas. Simonson, Cook av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1983.

JAMAICA.—Hillcrest av, e s, 242 n Hillside av, 2½-sty brick dwelling, 25x35, tin roof, 1 family; cost, $6,000; owner, Herman John, 998 Bushwick av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1973.

JAMAICA.—Kosciusko st, n s, 380 e Strenski pl, 1½-sty frame dwelling, 14x30, shingle roof, 1 family; cost, $1,200; owner, Chas. Goerski, Pacific st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1977.

JAMAICA.—Norris av, e s, 150 s Pacific st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,000; owner, K. Hrostosky, South st near Allen, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1984.

BAYSIDE.—Woodland av, e s, 600 s Ashburton av, 2-sty brick dwelling, 26x36, asbestos shingle roof, 1 family; cost, $4,500; owner, A. LeBrasseur, 249 West 109th st, N. Y. C.; architect, Chas. E. Saffer, 47 West 34th st, N. Y. C. Plan No. 1955.

EDGEMERE.—Frank av, e s, 1,600 n Boulevard, three 1-sty frame dwellings, 16x35, shingle roof, 1 family; cost, $3,000; owner, Rockaway Const. Co., Edgemere; architect, T. A. Hough, Edgemere. Plan Nos. 1991-2-3.

RIDGEWOOD.—Dill pl, e s, 205 s Myrtle av, two 2-sty brick dwellings, 28x55, tar and gravel roof, 2 families; cost, $8,000; owner, Chas. Lehman, Sunnyside av & Barby st, Brooklyn; architect, Ernest H. Tatje, 106 Van Siclen av, Brooklyn. Plan No. 1985.

ROCKAWAY PARK.—10th av, w s, 150 n Newport av, 2½-sty frame dwelling, 26x29, shingle roof, 1 family; cost, $5,500; owner, Mrs. Hannah Murray, Rockaway Park; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 1986.

ROCKAWAY PARK.—6th av, w s, 260 s Newport av, two 2½-sty frame dwellings, 24x27, shingle roof, 1 family; cost, $9,000; owner, Clarence Sherwood Estate, Rockaway Park; architect, W. T. Kennedy Co., Rockaway Beach. Plan Nos. 1987-88.

ROCKAWAY PARK.—10th av, e s, 160 s Newport av, 2½-sty frame dwelling, 26x40, shingle roof, 1 family; cost, $6,000; owner, Clarence Sherwood Estate, Rockaway Park; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 1989.

DOUGLAS MANOR.—Hillside av, n s, 271 w East Drive, 2½-sty frame dwelling, 28x37, shingle roof, 1 family; cost, $5,500; owner, J. Hart Welch, Douglaston; architect, Josephine Wright Chapman, 40 West 40th st, N. Y. C. Plan No. 1998.

DOUGLAS MANOR.—Arleigh rd, n s, 171 w East Drive, 2½-sty frame dwelling, 35x34, shingle roof, 1 family; cost, $7,300; owner, E. W. Palmer, 27 Cedar st, N. Y. C.; architect, Josephine Wright Chapman, 4 West 40th st, N. Y. C. Plan No. 1997.

MIDDLE VILLAGE.—Cook st, n s, 200 e Proctor av, 2½-sty frame dwelling, 18x30, single roof, 1 family; cost, $2,250; owner, Edward Dryden, 1773 Gates av, Brooklyn; architects, Olsen & Anderson, South Ozone Park. Plan No. 2000.

QUEENS.—Hendrickson st, w s, 100 n Jericho Turnpike, 2-sty brick dwelling, 22x30, shingle roof, 1 family; cost, $3,000; owner, Chas. Fisher, Fulton st, Queens; architect, D. J. Wyans, 3 Herriman av, Jamaica. Plan No. 2002.

SOUTH OZONE PARK.—Martin av, e s, 420 w Horan av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, $2,250; owner, Burkhard Benson, 245 Curtis av, Richmond Hill, architects. Olsen & Alnerson, South Ozone Park. Plan No. 1999.

HALLS AND CLUBS.

LONG ISLAND CITY.—Sherman st, e s, 275 n Webster av, 1-sty brick dance hall, 50x100, slate roof; cost, $10,000; owner, T. Tordik, 74 Sherman st, Long Island City; architect, Frank Braun, 310 Steinway av, L. I. City. Plan No. 1979.

STABLES AND GARAGES.

FLUSHING.—26th st, w s, 280 s State st, 1-sty frame garage, 10x18, shingle roof; cost, $200; owner, N. C. Alviene, Broadway, Flushing. Plan No. 1980.

LONG ISLAND CITY.—Steinway av, 893, 2-sty brick garage, 25x50, slag roof; cost, $6,000; owners, Edw. J. Scully & Sons, 895 Steinway av, L. I. City; architect, Frederick W. Hoffmann, 287 9th av, L. I. City. Plan No. 1982.

RICHMOND HILL.—Nostrand pl, e s, 275 s Brandon av, 1-sty frame stable, 12x17, shingle roof; cost, $100; owner, E. B. Johnson, 65 Garfield av, Richmond Hill; architect, James Clausen, Richmond Hill. Plan No. 1966.

COLLEGE POINT.—15th st, w s, 177 n 8th av, 1½-sty frame stable, 22x20, shingle roof; cost, $150; owner, John Horshes, premises. Plan No. 1996.

STORES AND DWELLINGS.

GLENDALE.—Walnut st, s s, 160 e Northern boulevard, 2-sty frame store and dwelling, 22x32, tin roof, 2 families; cost, $3,000; owner, Jacob Lenhart, 100 Walnut st, Glendale; architect, Samuel Guilfoy, 3 Shipley st, Woodhaven. Plan No. 1967.

RIDGEWOOD.—Forest av, s e cor Cornelia st, 3-sty brick store and dwelling, 37x56, tin roof, 2 families; cost, $7,500; owner, Jacob Rodler, 6 Cornelia st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1971.

SOUTH OZONE.—Rockaway road, s s, 20 e Pressberger av, 2-sty frame store and dwelling, 19x50, tin roof, 1 family; cost, $2,500; owner and architect, R. Y. Ashby, Rockaway road and Boss av, South Ozone Park. Plan No. 1890.

MISCELLANEOUS.

WHITESTONE.—18th st, n s, 150 w 8th av, 1-sty brick bakery, 22x40, slag roof; cost, $3,000; owner, Max Reib, 18th st, Whitestone; architect, Peter Coco, Sandford av, Flushing. Plan No. 2001.

LONG ISLAND CITY.—Steinway av, w s, 625 n Vandeventer av, 1-sty frame shed, 16x16, paper roof; cost, $50; owner, Gustave Freid, 541 10th av, L. I. C. Plan No. 1972.

CORONA.—Orchard st, n s, 206 e Corona av, 1-sty frame shop, 23x70, tin roof; cost, $2,000; owner, Henry Gireb, 123 Orchard st, Corona; architect, A. Schoell, Mulberry av, Corona. Plan No 1981.

JAMAICA.—Max Weber av, e s, 219 n Fulton st, 1½-sty frame tool house, 16x18, shingle roof; cost, $600; owner, Chas. Baylis, premises. Plan No. 1978.

ROCKAWAY PARK.—5th av, w s, 240 s Washington av, 1-sty frame stand, 8x13, paper roof; cost, $175; owner, Mr. Mapes, 6th and and Washington avs, Rockaway Park. Plan No. 1976.

LONG ISLAND CITY.—Potter av, n s, 75 e Rapelje av, 1-sty frame temporary shed, 60x16, paper roof; cost, $600; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 1994.

Richmond.

DWELLINGS.

KENTRE ST, e cor McKinley av, Rossville, 2-sty brick dwelling, 27x27; cost, $1,200; owner, Mrs. A. D. Eisengrein, Rossville; architect and builder, A. Eisengrein, Rossville. Plan No. 470.

SEAFOAM ST, w s, 140 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, $300; owner, Ocean Edge Land Co., 220 Broadway, N. Y. C.; builder, T. H. Sanjour, New Dorp Manor. Plan No. 469.

WESTERVELT av, w s, 177 n Crescent av, New Brighton, 2-sty frame dwelling, 30x30; cost, $5,400; owner, Isidore Bernstein, New Brighton; architect and builder, Jos. Kienan, New Brighton. Plan No. 471.

WOODLAND BEACH, 350 s Lincoln av, Grant City, three 1-sty frame bungalows, 10x15; total cost, $180; owner and builder, H. W. Putnam, Grant City. Plan No. 472.

WOODLAND BEACH, 100 s Lincoln av, Grant City, three 1-sty frame bungalows, 10x15; total cost, $300; owner and builder, B. B. Babbitt, New Brighton. Plan No. 476.

3D ST & MIDLAND AV, Grant City, 1-sty frame bungalow, 14x16; cost, $250; owner, Geo. Kuntz, Jr., Grant City; builder, Mr. Knoler, Grant City. Plan No. 473.

8TH ST, e s, 120 n Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, $250; owner, Francis Dickinson, Grant City; builder, Adam Marks, Jr., Grant City. Plan No. 475.

8TH ST, s s, 160 n Lincoln av, Grant City, 1-sty frame bungalow, 14x18; cost, $200; owner and builder, A. Corrigan, Grant City. Plan No. 474.

HALLS AND CLUBS.

CRESCENT AV, w s, 200 n Water Front, Great Kills, 1½-sty frame club house, 16x30; cost, $500; owner, Benj. Ohlhausen, 266 East Houston st, N. Y. C.; architect, A. W. Anderson, 344 5th av, N. Y. C.; builder, Axel. Landgren, Great Kills. Plan No. 468.

MISCELLANEOUS.

BAY ST, w s, 57 n Canal st, Stapleton, 1-sty brick comfort station, 50x26; cost, $15,000; owner, City of N. Y. (Com. of Parks); architect, Jaraslar Krause, New York. Plan No. 477.

BARREN AV, w s, 300 n Wallace av, Arrochar, 1-sty frame chicken house, 12x20; cost, $150; owner and builder, August Miller, Arrochar. Plan No. 478.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 32-36, masonry and new stairs to 3-sty brick and stone stock exchange; cost, $5,000; owner, Consolidated Stock Exchange Co., 36 Beaver st; architects, Clinton & Russell. Plan No. 1883.

BETHUNE ST, 33-37, masonry and iron to 6-sty brick factory; cost, $100; owner, The Silk Finishing Co. of America, 33-39 Bethune st; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 1851.

CANAL ST, 45, masonry and new partitions to 5-sty brick store and tenement; cost, $1,500; owner, H. Rabinowick, 102 Rivington st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1917.

CEDAR ST, 111, new store fronts to 3-sty brick stores and lofts; cost, $250; owner, Havemeyer Real Estate Co., on premises; architect, Walter H. Volckening, 116 Decatur st. Plan No. 1952.

CHRYSTIE ST, 60-74, masonry and iron to 4-sty brick school; cost, $4,500; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 1941.

CROSBY ST, 80-88, masonry and fireproofing to 5-sty brick store and lofts; cost, $600; owner, Vincent Astor, 23 West 26th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1913.

DIVISION ST, 118, reset store front to 5-sty brick stores and tenement; cost, $250; owner, Rachel Block, 137 West 118th st; architect, Otto Reissmann, 30 1st st. Plan No. 1922.

ESSEX ST, 122, new store fronts to 3-sty brick store and office; cost, $1,000; owner, Abraham L. Kass, 100 Essex st; architect, Jacob Fisher, 25 Av A. Plan No. 1937.

GRAND ST, 609-13, fireproof room to 3-sty brick stable; cost, $800; owner, East Broadway & Battery R. R. Co., 2396 3d av; architect, Chas. E. Corby, 621 Broadway. Plan No. 1944.

GRAND ST, 609-13, alterations to 3-sty brick stable; cost, $800; owner, Fred W. Whitridge, 2396 3d av; architect, Chas. E. Corby, 621 Broadway. Plan No. 1944.

HOUSTON ST, 97 West, new store fronts and iron fence to 5-sty brick store and tenement; cost, $1,000; owner, Domenico Spena, 362 Broome st; architect, Jacob Fisher, 25 Av A. Plan No. 1938.

HOUSTON ST, 417 East, masonry and steel to 3-sty brick store and dwelling; cost, $1,500; owner, Flora Greenfeld, 417 East Houston st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1895.

HUDSON ST, 621, new plumbing to 4-sty brick store and tenement; cost, $150; owner, Jas. Everard, 12 East 133d st; architects, Gross & Kleinberger, Bible House. Plan No. 1902.

LAIGHT ST, 57, fireproofing to 6-sty brick stores and lofts; cost, $750; owner, The Denver Chemical Mfg. Co., 57 Laight st; architect, Henry C. Smith, 618 West 148th st. Plan No. 1871.

MADISON SQ N, 15-19, masonry to 20-sty brick lofts; cost, $100; owner, Jacob Rupnert, 15-19 Madison Sq N; architect, David Bleier, 545 East 139th st. Plan No. 1940.

MOTT ST, 295, masonry and steel to 2-sty brick dwelling and stores; cost, $800; owner, Catherine W. Deckwith, 327 Central Park West; architect, Otto Reissmann, 30 1st st. Plan No. 1924.

MOTT ST, 57, masonry and new partitions to 5-sty brick tenement; cost, $1,000; owners, Raffaele & Josephine Cammarta, 262 Montgomery st, Jersey City N. J.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1936.

NASSAU ST, 113, new vault lights and show windows to 6-sty brick restaurant and lofts; cost, $4,000; owner, Codington Co., 1487 Broadway; architect, Peres B. Pohlemus, 110 West 34th st. Plan No. 1914.

PINE ST, 28-32, reset building front to 13-sty brick offices; cost, $5,000; owner, Kean Van Cortlandt Realty Co., Hamilton F. Kean, Pres., 30 Pine st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1954.

WALL ST, 37-43, reset building front to 25-sty brick bank and offices; cost, $1,500; owners, Equitable Trust Co. of New York, 37 Wall st; architect, Arthur C. Jackson, 346 4th av. Plan No. 1891.

WEST ST, 401, alterations; owner, Stephen Ransom, 402 West st; architect, S. Levingson, 39 West 38th st. Plan No. 1892.

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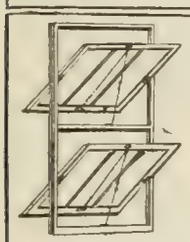
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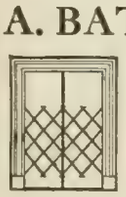
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Plans Filed—Alterations, Manhattan (Cont.).

WILLIAM ST, 61-63, galvanized cornice to 5-sty brick offices and stores; cost, $1,200; owner, Lloyds Plate Glass Ins. Co., 63 William st; architects, Palmer, Hornbostel & Jones, 63 William st. Plan No. 1948.

WILLIAM ST, 61-63, removal of encroachments to 5-sty brick offices and stores; cost, $500; owner, Lloyds Plate Glass Ins. Co., 61 William st; architect, F. L. McGarrett, 553 West 33d st. Plan No. 958.

5TH ST, 600, new partitions and plumbing to 3-sty brick church and dwelling; cost, $300; owners, German Ev. Reform Church, s e cor 5th st and Av B; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1888.

6TH ST, 531-33, reset building front to 7-sty brick stores and lofts; cost, $400; owner, Estate of Chas. F. Hoffman, 258 Broadway; architect, B. Bealek, 53 West 125th st. Plan No. 1930.

8TH ST, 51 East, reconstructed show windows to 4-sty brick store and lofts; cost, $1,000; owners, Joseph Rosenthal & Son, 51 East 8th st; architect, Henry Reglemann, 133 7th st. Plan No. 1898.

8TH ST, 5 West, reset building front to 5-sty brick tenement; cost, $800; owner, Leopold W. V. Leiser, 53 West 8th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1866.

14TH ST, 342-48 East, reset building front to 4-sty brick public school No. 19; cost, $1,800; owner, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1863.

16TH ST, 145 East, new doorway to 3-sty laundry and dwelling; cost, $50; owner, Hamilton Fish Corp., 52 Wall st; architect, Otto Reissmann, 30 1st st. Plan No. 1923.

17TH ST, 403 East, masonry and iron to 6-sty brick stores and tenement; cost, $25; owner, Samuel Glaser, 286 1st av; architect, Eugene Schoen, 25 West 42d st. Plan No. 1912.

19TH ST, 1-5 West, masonry to 10-sty brick loft; cost, $800; owner, Havemeyer Estate, 129 Front st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1928.

20TH ST, 26 West, marquise to 5-sty brick store and lofts; cost, $20; owner, Samuel N. Katz, 202 Centre st; architect, Geo. J. Froebbel, 690 Whitlock av. Plan No. 1926.

21ST ST, 118-20 West, opening to 4-sty brick dwelling; cost, $40; owners, United States Realty & Improvement Co., 111 Broadway; architect, Milton Schultz, 459 West 155th st. Plan No. 1897.

22D ST, 133 West, front extension to 3-sty brick dwelling, office and store; cost, $500; owner, Teresa Rowan, 239 West 14th st; architect, Otto Reissmann, 30 1st st. Plan No. 1893.

23D ST, 114-20 East, alterations to brick loft; cost, $150; owner, Fred C. Beach, 907 Broadway; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1909.

23D ST, 62 West, masonry, fireproofing and new stairs to 4-sty brick store and loft; cost, $2,000; owners, George Lowther et al, Riverside, Conn.; architect, Justin McAghon, 247 East 43d st. Plan No. 1857.

28TH ST, 57 West, reset store front to 5-sty brick stores and offices; cost, $750; owner, John Hayes, 57 West 28th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1858.

28TH ST, 108 West, masonry to 4-sty brick store and lofts; cost, $100; owner, Samuel A. French, 108 West 28th st; architect, Henry Holly, 39 West 27th st. Plan No. 1925.

30TH ST, 305 West, new partitiosn to 3-sty brick store and dwelling; cost, $200; owner, John Lyons, 305 West 30th st; architect, Otto Reissmann, 30 1st st. Plan No. 1949.

32D ST, 168-170 East, masonry to 3-sty brick store and dwelling; cost, $50; owner, Geo. S. Connell, 721 Lexington av; architect, Jno. H. Friend, 148 Alexander av. Plan No. 1918.

33D ST, 53-63 West, alterations to 25-sty brick hotel; cost, $7,500; owner, Greeley Sq. Hotel Co., Hotel McAlpin; architect, Geo. Sykes, 314 East 34th st. Plan No. 1908.

33D ST, 128 West, reset building front to 6-sty brick loft; cost, $250; owner, Pennsylvania Real Estate Co., 7th Av and 32d St Terminal; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1911.

34TH ST, 11 West, alterations to 5-sty brick store and lofts; cost, $450; owner, Frances Harris, 11 West 34th st; architect, Frank G. Shattuck Co., 54 West 23d st. Plan No. 1907.

35TH ST, 3 to 7 West, masonry, new partitiosn and stairway to 11-sty brick restaurant and lofts; cost, $1,000; owner, Estate of John Jacob Astor, 23 West 26th st; architect, Jas. P. Whiskeman, 30 East 4th st. Plan No. 1960.

35TH ST, 127 East, masonry steel and new stairs to 4-sty brick dwelling; cost, $4,000; owner, Eustace Conway, 127 East 35th st; architects, York & Sawyer, 50 East 41st st. Plan No. 1921.

38TH ST, 261, alterations to 4-sty brick store and dwelling; cost, $200; owner, Annie Sinnott, Whitestone, L. I.; architect, Thos. Sinnott, 257 West 38th st. Plan No. 1903.

40TH ST, 113-119 West, new partitions and fireproofing to 22-sty brick office and loft; cost, $500; owner, West 40th & 41st Sts. Co., 88-90 5th av; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 1921.

40TH ST, 628-630, masonry to 2-sty brick abbatoir; cost, $500; owner, Joseph Stern, 628-30 West 40th st; architect, W. G. Clark, 438 West 40th st. Plan No. 1935.

40TH ST, 36 West, 5-sty addition to 5-sty brick offices and apartments; cost, $15,000; owner, Estate of Edward G. Janeway, 138 East 65th st; architect, S. Edson Gage, 346 Madison av. Plan No. 1955.

42D ST, 225-27 W, alterations to two 2-sty brick stores and offices; cost, $350; owners, Louis V. O'Donohue et al, 25 West 42d st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1865.

46TH ST, 56 West, masonry to 5-sty brick store and lofts; cost, $25; owner, Emil Fraad, 330 West 25th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1894.

49TH ST, 6 East, masonry and steel to 4-sty brick dwelling; cost, $600; owner, Eliza W. White, 258 Broadway; architects, Jno. B. Snook's Sons, 261 Broadway. Plan No. 1876.

54TH ST, 342-48 East, masonry, new partitions and stairway to 3-sty brick public bath; cost, $40,000; owner, City of New York, Dept. of Public Works, Park Row Bldg.; architects, Chas. G. Armstrong & Son, 149 Broadway. Plan No. 1869.

54TH ST, 203 West, marquise to 11-sty brick hotel; cost, $300; owner, Andrew J. Kerwin, 1133 Broadway; architect, H. H. Bunker, 115 East 34th st. Plan No. 1900.

57TH ST, 10-12 West, 1-sty extension to 9-sty brick store and lofts; cost, $6,000; owners, Dreicer Realty Co., 560 5th av; architect, Henry H. Holly, 39 West 27th st. Plan No. 1859.

59TH ST, 218-20 West, galvanized iron to 5 and 6-sty brick tenement; cost, $350; owner, Chas. E. Appleby, 617 7th av, Asbury Park; architect, Geo. Drass, 1436 Lexington av. Plan No. 1899.

59TH ST, 301 West, masonry, steel and new stores to 4-sty brick cafe and hotel; cost, $10,000; owner, Oliver L. Jones, 116 West 72d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1896.

59TH ST, 400-500 West, alterations to hospital; cost, $75; owner, Roosevelt Hospital, 400-500 West 59th st; architect, A. H. Clark, Brooklyn. Plan No. 1910.

66TH ST, 118 East, masonry and new stores to 3-sty brick garage; cost, $3,000; owner, Theodore Schumacker Estate, 13 East 40th st; architect, Frederick Liebich, 771 Lexington av. Plan No. 1950.

69TH ST, 137 East, masonry, fireproofing and plumbing to 3-sty brick garage and dwelling; cost, $20,000; owner, Arthur C. James, 99 John st; architects, Barney & Colt, 40 West 38th st. Plan No. 1852.

73D ST, 512-250 East, terra cotta partition to 11-sty brick lofts; cost, $200; owner, Godfrey Knoche, 516 East 72d st; architect, Louis A. Hornum, 1133 Broadway. Plan No. 1874.

73D ST, 132 East, masonry to 4-sty brick dwelling; cost, $3,500; owner, Blanche P. Taylor, 132 East 73d st; architect, John J. Foley, 244 5th av. Plan No. 1961.

73D ST, 128 East, general repairs to 3-sty brick dwelling; cost, $800; owner, Dr. Burton Jas. Lee, 128 East 73d st; architect, Geo. Marshall Lawton, 30 East 42d st. Plan No. 1916.

79TH ST, 531-33 East, masonry and steel to 2-sty brick market; cost, $500; owner, Lewis Newman, 531-33 East 79th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1920.

88TH ST, 316-22 East, iron and carpenter work to 1-sty brick church; cost, $550; owner, Corp. of St. James' Church, 316 East 88th st; architects, Barney & Colt, 31 West 37th st. Plan No. 1889.

123D ST, 46-48 East, alterations to 5-sty brick tenement; cost, $500; owner, Wm. Manning, 2021 Lexington av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1886.

125TH ST, 149 East, alterations to 2-sty brick stores; cost, $250; owner, Est. Chas. Weisbecker, 270 West 125th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1905.

146TH ST, 547-57 West, alterations to 2-sty brick theatre; cost, $800; owners, Bradhurst Amusement & Building Co., 1482 Broadway; architect, Geo. Keister, 12 West 31st st. Plan No. 1887.

146TH ST, 515-521 West, masonry and new skylight to 3-sty brick sub-station; cost, $2,500; owner, The United Electric Light & Power Co., 1170 Broadway; architect, Walter E. McCoy, 1170 Broadway. Plan No. 1929.

AV A, 78, 1-sty extension to 4-sty brick store and tenement; cost, $2,000; owner, Joseph Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1854.

AV A, 80-82, new plumbing to 4-sty brick store and tenement; cost, $1,000; owner, Jos. Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1853.

AV A, 86-90, masonry and plumbing to 4-sty brick store and tenement; cost, $1,500; owner, Jos. Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1855.

AV A, 84, new plumbing to 4-sty brick store and lofts; cost, $800; owner, Joseph Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1860.

AMSTERDAM AV, 1522, masonry to 6-sty brick tenement; cost, $75; owner, Chas. D. Donahue, 7-9 5th av; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 1856.

AMSTERDAM AV, 968, remove partition to 5-sty brick store and tenement; cost, $50; owner, Philip Ohl, 351 West 120th st; architect, Wm. H. Paine, 55 West 105th st. Plan No. 1872.

AMSTERDAM AV, 1972, new stairs to 3-sty brick store and dwelling; cost, $200; owner, Jos. Brooke, 175th st & Audubon av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 1942.

AMSTERDAM AV, 1773, new store and partitions to 5-sty brick tenement; cost, $300; owner, Henry Keithan, 1792 Amsterdam av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1946.

BOWERY, 2, new windows, stairs and marquise to 5-sty brick restaurant and store; cost, $3,000; owner, Estate of Thos. Suffern, E. W. Tailer, exr., 99 Franklin st; architect, Rich. Berger, 309 Broadway. Plan No. 1956.

BOWERY, 93, masonry anad new operator's booth to 3-sty brick theatre and loft; cost, $5,000; owner, Robert Goelet, 9 West 17th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1867.

BROADWAY, 3144-3150, carpentry to 1-sty brick moving picture theatre; cost, $200; owner Samuel McMillan, 210 West 42d st; architect, A. G. Rochler, 210 West 42d st. Plan No. 1881.

BROADWAY, 565-567, fireproofing to 9-sty brick offices, stores and lofts; cost, $600; owner, Pittsburgh Life & Trust Co., 1133 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1885.

BROADWAY, 90-94, remove encroachments to 9-sty brick bank and offices; cost, $1,800; owners, First National Bank, 90-94 Broadway; architect, Chas. T. Wills, 286 5th av. Plan No. 1901.

BROADWAY, 950, new stores to 7-sty brick offices and stores; cost, $500; owner, Susan McComb, 950 Broadway; architect, John Ashmead, 459 West 57th st. Plan No. 1915.

CENTRAL PARK WEST, 285, iron wall to 12-sty brick tenement; cost, $3,000; owner, Bartsum Realty Co., 395 4th av; architect, Raphael Prager, 149 Broadway. Plan No. 1953.

COLUMBUS AV, 26, alterations to 5-sty brick store and tenement; cost, $100; owner, Patrick Keinan, 26 Columbus av; architect, L. A. Sheinart, 194 Bowery. Plan No. 1904.

LEXINGTON AV, 2076, 2 marquises to 5-sty brick stores and dwelling; cost, $150; owner, Adolph Brussel, on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 1959.

MADISON AV, 500, masonry and fireproofing to 10-sty brick apartment; cost, $20,000; owner, Berkshire Apt. Assn., C. S. Shepard, on premises; architects, Hewitt & Bottomley, 527 5th av. Plan No. 1878.

MANHATTAN ST, 25, remove partitions to 5-sty brick tenement and stores; cost, $150; owner, Manhattan Park & Provision Co., Inc., 25 Manhattan st; architect, Samuel Cohen, 500 West 176th st. Plan No. 1882.

PARK AV, 21-23, new partitions and skylight to 5-sty brick dwelling; cost, $2,000; owner, J. Hampton Robb, 24 Nassau st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1873.

ST. NICHOLAS AV, 1428, extension to 4-sty brick store, office and dwelling; cost, $5,000; owner, Henry J. Purvis, 1428 St. Nicholas av; architect, M. V. B. Ferdon, 124 Metropolitan Tower. Plan No. 1868.

1ST AV, 2325, alterations to 5-sty brick tenement; cost, $125; owner, Anna Lietjen, 355 East 119th st; architect, Eugene De Rosa, 644 8th av. Plan No. 1906.

1ST AV, 802-804, new stairs to 4-sty brick ice house; cost, $100; owners, Swift & Co., s e c 45th st & 1st av; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1932.

2D AV, 23-27, alterations to three 4-sty stores, lofts and moving pictures; cost, $8,000; owner, Lydia A. Carel, Richmond Hill, L. I.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1864.

2D AV, 1863, reset store front to 5-sty brick store and dwelling; cost, $200; owner, Morris Freundlich, 28 West 127th st; architect, Philip E. Abrahams, 172 East 104th st. Plan No. 1951.

3D AV, 1327, new partitions to 5-sty brick tenement; cost, $500; owner, Pauline Goldstein, 61 East 92d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1875.

3D AV, 2343, reset store front to 4-sty brick stores and tenement; cost, $53; owner, Pauline Krauss, 73 East 128th st; architect, John J. McCoy, 1874 Park av. Plan No. 1939.

3D AV, 205-211, steel balcony to 6-sty brick stores and lofts; cost, $900; owners, Eimer & Amend, 205-211 3d av; architect, Jas. Spence, 131 East 18th st. Plan No. 1933.

5TH AV, 576-78, alterations to 11-sty brick offices and stores; cost, $800; owner, Theo. B. Starr, s w c 47th st & 5th av; architect, Joseph Wolf, 103 Park av. Plan No. 1931.

5TH AV, 170, masonry and new partitions to 13-sty brick store and lofts; cost, $550; owner, Chas. Welling, 2 Wall st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 1957.

5TH AV, 144, new store front to 4-sty brick stores and offices; cost, $450; owner, Adrian A. Edgar, 206 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1945.

6TH AV, 460-62, masonry, fireproof partitions and plumbing to 3-sty brick hotel; cost, $3,000; owner, Wm. Hencken, 50 West 18th st; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 1850.

6TH AV, 777, new store front to 4-sty brick hotel and cafe; cost, $300; owner, Maresi Estate, care United States Trust Co.; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 1879.

6TH AV, 446, reset store front to 4-sty brick stores and offices; cost, $200; owner, Bernard Courtney, 446 6th av; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 1880.

6TH AV, 1043-51, reset show windows to 3-sty brick stores and tenement; cost, $520; owner, John Winters, 1051 6th av; architect, John H. Friend, 148 Alexander av, Bronx. Plan No. 1890.

6TH AV, 310-316, skylight to 6-sty brick store and lofts; cost, $100; owner, Samuel M. Gallert, 310 6th av; architect, Geo. L. Wills, 92 Weirfield pl, Brooklyn. Plan No. 1919.

6TH AV, 659, enlarge show window to 5-sty brick stores and dwelling; cost, $100; owner, Fred. H. Mellinger, 395 Broadway; architect, David Scott, 119 West 33d st. Plan No. 1862.

6TH AV, 765, reset store front to 4-sty brick store and tenement; cost, $450; owners, Home Circle Realty Co., Henry Steinhart, Pres., 35 9th av; architect, H. P. Hansen, 257 West 20th st. Plan No. 1934.

6TH AV, 310-318, reset show windows to 6-sty brick store and loft; cost, $500; owner, Rhinelander Real Estate Co., 31 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1943.

8TH AV, 611, addition to 5-sty brick store and dwelling; cost, $1,500; owners, I. Blynn & Sons, 2240 3d av; architect, Joseph J. Eberle, 489 5th av. Plan No. 1861.

8TH AV, 662, masonry and plumbing to 4-sty brick store and apartments; cost, $350; owner, Richard S. Treacy, 662 8th av; architect, Peter J. Ryan, 314 West 44th st. Plan No. 1870.

8TH AV, 2185, reset store front to 5-sty brick store and apartments; cost, $200; owner, Estate of Joseph M. Alexander, 143 West 120th st; architect, Raffael J. Wolkenstein, 1870 Belmont av. Plan No. 1877.

10TH AV, 484, masonry to 5-sty brick tenement; cost, $100; owner, A. Victor Donellan, 204 West 109th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1947.

11TH AV, 854-860, masonry, fireproofing and repairs to 4-sty brick laboratory; cost, $15,000; owner, Louis C. Jandorf, 342 West 86th st; architect, E. S. Haynes, 501 5th av. Plan No. 1884.

Bronx.

165TH ST, n s, 24.63 e Cauldwell av, 1-sty frame extension, 11x12.6, to 3-sty frame dwelling; cost, $500; owner, A. Bruckner, on premises; architect, Carl J. Itzel, 847 Freeman st. Plan No. 276.

168TH ST, n w cor Brook av, new show window, new partitions to 3-sty frame stores and dwelling; cost, $2,000; owner, Louis Hemmerdinger, 760 Beck st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 277.

178TH ST, s s, 60 w Boston rd, new stalls to 3-sty brick and frame stable; cost, $900; owners, Michael Ross Estate, D. Peters, West Farms rd, Executor; architect, A. D. Goldberg, 882 Southern Boulevard. Plan No. 281.

AQUEDUCT AV, 2308, 1-sty frame built upon 1-sty extension of 2-sty frame dwelling; cost, $500; owner, Clarence Boyd, on premises; architect, E. H. Janes, 124 West 45th st. Plan No. 274.

BELMONT AV, w s, 40 n 189th st, new bake oven, &c, to 3-sty brick store and tenement; cost, $1,500; owner, Maria Bongurui, 188th st and Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 285.

BELMONT AV, w s, 100 n 186th st, new bath, new partitions to 4-sty brick tenement; cost, $500; owner, Nicola Rossano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 288.

CODDINGTON AV, 2839, 1-sty frame extension, 10.4x5, to 2-sty frame dwelling; cost, $25; owner and architect, Philip Wimmie, on premises. Plan No. 282.

COMMONWEALTH AV, 1447, 1-sty of frame built upon 1-sty extension of 2-sty frame dwelling; cost, $400; owner, A. M. Ware, on premises; architect, Albert V. Sielke, 1466 Rosedale av. Plan No. 273.

MORRIS PARK AV, n e cor Victor st, 1-sty frame extension, 5x15, to 3-sty frame store and dwelling; cost, $150; owner, Geo. Lahrman, 876 Morris Park av; architect, T. J. Kelly, 782 Morris Park av. Plan No. 283.

MORRIS AV, e s, 50 n 152d st, new girders new partition, new plumbing to 3-sty brick stores and dwelling; cost, $500; owner, Henry Pizzutiello, 646 Morris av; architects, Moore & Landsiedel, 3d av & 148th st. Plan No. 284.

OGDEN AV, 1187, new partitions to 3-sty frame store and dwelling; cost, $350; owner, Maurice Steirer, 416 East 135th st; architect, Lloyd I. Phyfe, 970 Anderson av. Plan No. 281.

PARKER AV, e s, 287 s Castle Hill av, move 2-sty frame dwelling; cost, $1,000; owner, Vincenzo Tamburrino, 316 West 134th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 279.

SYCAMORE AV, e s, 503 s 254th st, 1-sty stone extension, 17.6x11.6, to 2-sty frame stable; cost, $300; owner, Estella M. Pierce, Riverdale; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 289.

TREMONT AV, s s, 100 w So. Boulevard, new store front to 5-sty brick tenement; cost, $300; owner, John McNulty, 3058 Bainbridge av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 275.

WESTCHESTER AV, 2044, two 2-sty brick and frame extension, 31.21x105, 31.21x155.13, to 3-sty frame ball room and hotel; cost, $25,000; owner, Wm. Schmitz, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 280.

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Plans Filed for Alterations, Brooklyn (Continued).

WILKINS PL, northerly junction So. Boulevard, new [illegible], new girders, new partitions to 1 sty brick store, roof, $800; owner, Emil S. Levi, 29 West 71st st; architects, Koppe & Moore, 830 Westchester av. Plan No. 278.

ZEREGA AV, w s, 379.9 s Castle Hill av, [illegible] and dwelling; cost, $1,500; owner, Chas. G. Verio, 765 Garden st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 287.

Brooklyn.

ANSLEE ST, s s, 130 e Rodney st, interior alterations to 1-sty electric plant; cost, $8,000; owner and architect, Edison Electric Ill. Co., 360 Pearl st. Plan No. 3534.

BALTIC ST, s s, 170.5 e Columbia st, exterior alterations to 3-sty tenement; cost, $100; owner, Mohlman Estate, 25 West 42d st, N. Y.; architect, S. C. Robbins, 331 Lewis av. Plan No. 3441.

BUSH ST, s s, 140 w Hicks st, plumbing to 3-sty dwelling; cost, $150; owner, Mary Ayres, on premises; architect, M. A. Dooley, 335 Columbia st. Plan No. 3527.

BUSH ST, n s, 176 w Hicks st, plumbing to 3-sty dwelling; cost, $150; owner, Mary Rieley, on premises; architect, M. A. Dooley, 335 Columbia st. Plan No. 3526.

BUSH ST, s s, 160 e Columbia st, plumbing to 2-sty dwelling; cost, $125; owner, Mrs. Wm. Thompson, 72 Bush st; architect, M. A. Dooley, 335 Columbia st. Plan No. 3539.

BUSH ST, s s, 140 e Columbia st, plumbing to 2-sty dwelling; cost, $125; owner, Mrs. Wm. Thompson, 72 Bush st; architect, M. A. Dooley, 335 Columbia st. Plan No. 3540.

CLARKSON ST, s s, 80 w Bedford av, exterior and interior alterations to 3-sty dwelling; cost, $1,000; owner, David Mayer, 529 West st, N. Y.; architect, Jas. S. Maher, 1328 Broadway. Plan No. 3457.

DEGRAW ST, n s, 250 e Howard av, remove walls, &c., of stable; cost, $35; owner, Sarah Ginsberg, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3468.

FULTON ST, s s, 40.5 w Franklin av, plumbing to 2-sty store and dwelling; cost, $200; owner, Geo. F. Johnson, 858 Westchester av; architect, Aug. Keller, 168 East 91st st, N. Y. Plan No. 3572.

FULTON ST, n s, 140.6 w Rockaway av, exterior alterations to 3-sty dwelling; cost, $350; owner, Wm. W. Shassen, 35 9th av, N. Y. Plan No. 2560.

GOLD ST, e s, 50 s Sands st, interior alterations to 3-sty tenement; cost, $500; owner, Wm. C. Burling, 208 Gold st; architect, W. J. Conway, 400 Union st. Plan No. 3483.

GRAND ST, n s, 100 w Rodney st, 1-sty frame extension, 25x73; cost, $1,500; owner, Simon Semel, ——; architect, Hy. M. Entlich, ——. Plan No. 3442.

HOPE ST, s s, 154 w Union av, exterior and interior alterations to 5-sty store and tenement; cost, $600; owner, Vincenzo De Stefano, 168 Hope st; architect, E. J. Messinger, 394 Graham av. Plan No. 3445.

HUMBOLDT ST, e s, 220 n Nassau av, interior alterations to 3-sty dwelling; cost, $160; owner, Morris Krampt, 540 Graham av; architect, Jas. McKolop, 154 India st. Plan No. 3523.

JEROME ST, w s, 169.7 s Fulton st, exterior and interior alterations to 2-sty dwelling; cost, $300; owner, John Dyas, 99 Jerome st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3456.

JORALEMON ST, s w cor Garden pl, 2-sty brick extension, 9x10, to dwelling; cost, $500; owner, Fred W. Hine, 90 Joralemon st; architect, Irving B. Ells, 47 West 34th st, N. Y. Plan No. 3506.

LEONARD ST, e s, 25 n Stagg st, extension to 4-sty store and tenement; cost, $325; owner, Bernard Rainbartz, 160 Leonard st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3514.

MONTGOMERY ST, n s, 15 w East New York av, exterior alterations and plumbing to 3-sty dwelling; cost, $500; owner, Louisa Dwyer, Rochester and East New York avs; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3547.

NEWELL ST, w s, 144 n Norman av, exterior and interior alterations to 3-sty tenement; cost, $400; owner, John D. Dreyer, 75 Oakland st; architect, Mary De Peu, 40 Jewell st. Plan No. 3518.

PEARL ST, e s, 22 n Tillary st, interior alterations to 2-sty store and dwelling; cost, $300; owner, J. J. Healy, on premises; architect, Richard W. Runnell, 45 Bay 28th st. Plan No. 3548.

POWELL ST, s w cor Glenmore av, new bay window; cost, $200; owner, H. H. Morris, 220 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3573.

REMSEN ST, n w cor Court st, exterior alterations to offices; cost, $150; owner, W. E. Harmon, 125 Willow st; architect, C. H. De Lion, 154 Montague st. Plan No. 3444.

RICHARD ST, foot of (store No. 23), new elevator; cost, $2,500; owner, American Molasses Co., 111 Wall st, N. Y.; architect, Otis Elev. Co., 250 11th av, N. Y. Plan No. 3553.

ROSS ST, e s, 100 s Lee av, exterior and interior alterations to 3-sty dwelling; cost, $1,500; owner, Rosie Berkowitz, 164 Ross st; architect, Jacob Fisher, 25 Av V. Plan No. 3557.

SIEGEL ST, s s, 70 e Manhattan av, interior alterations to 2-sty store and dwelling; cost, $200; owner, Mich'l Bershatsky, 72 Seigel st; architect, C. P. Cannella, 60 Graham av. Plan No. 3446.

SPENCER ST, w s, 107.9 n Myrtle av, plumbing to two 3-sty tenements; cost, $150; owner, Thos. Simpson, 161 Spencer st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3435.

TROUTMAN ST, w s, 100 s Cleveland st, exterior and interior alterations to shop; cost, $200; owner, Rudolph Bachert, 110 Central av; architect, C. P. Cannella, 60 Graham av. Plan No. 3486.

TROUTMAN ST, n s, 25 w Bushwick av, plumbing to 3-sty tenement; cost, $100; owner, St. Marks Church Cong., 50 Jefferson st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3575.

WILLOUGHBY ST, n s, 125 w St. Edward's st, repair elevators in factory; cost, $2,000; owner, Annie Stevens, 96 Sterling pl; architect, Gus Seaberg, 407 Douglass st. Plan No. 3437.

2D PL, n s, 106.3 w Court st, plumbing to 3-sty dwelling; cost, $200; owner, Jas. Hetherson, 80 2d pl; architect, Jas. D. Carroll, 71 Dean st. Plan No. 3552.

NORTH 6TH ST, s s, 180 e White st, plumbing to storage; cost, $500; owners, Swift & Co., 100 North 6th st; architect, C. F. Lohie, 311 East 180th st. Plan No. 3555.

SOUTH 8TH ST, n s, 130.1 e Bedford av, 1-sty brick extension, 22.6x31 to stable and dwelling; cost, $500; owner and architect, Fredk. Borghard, 5 Cook st. Plan No. 3554.

SOUTH 9TH ST, s s, 91.2 w Marcy av, interior alterations to 3-sty dwelling; cost, $1,000; owner, Rebecca Seiler, 135 Essex st, N. Y.; architect, Max Muller, 115 Nassau st. Plan No. 3525.

10TH ST, s w cor 6th av, exterior alterations to 2-sty store and dwelling; cost, $150; owner and architect, Casper Koster, 540 6th av. Plan No. 3488.

12TH ST, n s, 247 w 3d av, 1-sty brick extension to laundry; cost, $500; owner, F. E. Evans, 118 West Houston st, N. Y.; architect, R. Hulsart, 312 Tompkins av. Plan No. 3559.

WEST 15TH ST, w s, 200 s Neptune av, 2-sty frame extension, 11x6, to tenement; cost, $500; owner, Jos. Cuccomillo, 2824 West 15th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3463.

WEST 28TH ST, e s, 140 n Surf av, plumbing to 2-sty dwelling; cost, $125; owner, John Witworth, Surf av and West 34th st; architect, J. A. Boyle, 367 Fulton st. Plan No. 3538.

32D ST, n s, 275 e 3d av, plumbing to 2-sty dwelling; cost, $100; owner, Peter Sabastronis, 125 32d st; architects, Kane Bros., 203 27th st. Plan No. 3520.

59TH ST, n s, 180 e 3d av, plumbing to 4-sty tenement; cost, $150; owner, John Slattery, 325 58th st; architect, W. J. Conway, 400 Union st. Plan No. 3563.

61ST ST, n s, 197 w 11th av, plumbing to 2-sty dwelling; cost, $250; owner, Terena L. Holt, 1059 61st st; architect, A. E. Thorsen, 99 Pineapple st. Plan No. 3511.

66TH ST, s s, 180 e 12th av, plumbing to 3-sty dwelling; cost, $200; owner, Olaf Swensen, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 3537.

EAST 99TH ST, e s, 240 s Av D, exterior and interior alterations to 2-sty dwelling; cost, $250; owner, Mary Hoby, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No. 3542.

BENSON AV, n w cor 20th av, 1-sty frame extension, 23x67.4, to temple; cost, $1,500; owner, A. E. Ehrlich, as trustee, 8714 21st av; architects, Slee & Bryson, 154 Montague st. Plan No. 3466.

BROADWAY, n e cor Lafayette av, exterior and interior alterations to 3-sty hotel; cost, $800; owner, Henry Parker, 10 West 23d st; architects, Koch & Wagner, 26 Court st. Plan No. 3519.

CENTRAL AV, e s, 25 n Madison st, exterior and interior alterations to 3-sty store and tenement; cost, $125; owner, Sam'l Ettinger, 185 Manhattan av; architects, Laspia & Salvati, 25 Grand st. Plan No. 3517.

CLINTON AV, w s, 160.2 s DeKalb av, 2-sty brick extension, 9.9x20, to dwelling; cost, $1,000; owner, Dr. Raymond Clark, 310 Clinton av; architect, Benj. Driesler, 153 Remsen st. Plan No. 35——.

EAST NEW YORK AV, s s, 50 w Rochester av, 1-sty frame extension, 16x14, to dwelling; cost, 1,400; owner, Wm. Gildea, on premises; architect, Ernst Dennis, 241 Schenck av. Plan No. 3495.

JOHNSON AV, s s, 100 e Lorimer st, exterior and interior alterations to 3-sty store and dwelling; cost, $800; owner, Julius Weisman, 68 Johnson av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 3482.

KNICKERBOCKER AV, w s, 50 s Stockholm st, exterior and interior alterations to 4-sty tenement; cost, $1,000; owner, Soloman Rosenblum, 1737 President st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 3478.

NORMAN AV, s s, 25 w Kingsland av, new elevator; cost, $400; owner, E. D. Dey Wks., 260 Norman av; architect, Reedy Elev. Co., Willow av & 13th st, Hoboken. Plan No. 3451.

NORTH PORTLAND AV, n s, 124 s Flushing av, interior alterations to 3-sty tenement; cost, $300; owner, Mary Cummings, 16 North Portland av; architect, C. P. Cannella, 60 Graham av. Plan No. 3465.

NOSTRAND AV, w s, 60 s Putnam av, interior alterations to 3-sty store and dwelling; cost, $800; owner, A. E. Ganipy, 73 Lynch st; architect, C. H. De Lion, 154 Montague st. Plan No. 3507.

OCEAN BOARDWALK, n e cor Henderson Walk, raise bathhouses; cost, $500; owner, Thomas Cox, on premises; architect, Richard Marzari, 2818 West 6th st. Plan No. 3512.

PROSPECT AV, s s, 227 e 6th av, exterior and interior alterations to 3-sty store and dwelling; cost, $500; owner, Dora Bader, 326 Prospect av; architect, W. J. Conway, 400 Union st. Plan No. 3453.

RUTLAND RD, n s, 274.6 w Kingston av, exterior and interior alterations to 1-sty dwelling; cost, $250; owner, Rosario Baralaido, —— Rutland rd; architect, Ernst Dennis, 241 Schenck av. Plan No. 3490.

STUYVESANT AV, w s, 75 s Bainbridge st, exterior alterations to 3-sty dwelling; cost, $200; owner, Aron Aron, 410 Stuyvesant av; architect, Wm. Debus, 86 Cedar st. Plan No. 3515.

UTICA AV, n e cor Pacific st, extension to 2-sty store and dwelling; cost, $1,500; owner, Rich'd Mathias, 69 Utica av; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 3449.

VERNON AV, n s, 250 e Nostrand av, new porch to 3-sty dwelling; cost, $500; owner, John H. Graham, 13 Vernon av; architect, C. J. Ernst, 110 South Oxford st. Plan No. 3509.

WASHINGTON AV, w s, 96 n Lafayette av, 1-sty brick extension, 20x19.2, to dwelling; cost, $2,500; owner, John F. Anderson, 336 Washington av; architects, Pinson U Bar Co., 1 Madison av, N. Y. Plan No. 3508.

WASHINGTON AV, w s, 168.7 n Greene av, 3-sty brick extension, 12.6x36.6, to dwelling; cost, $8,000; owner, Mrs. J. P. Warbasse, 384 Washington av; architect, H. Green, 103 Park av, N. Y. Plan No. 3458.

WILLOUGHBY AV, n w cor Stuyvesant av, extension to garage; cost, $200; owner, Robt. Ulrich, 28 Stuyvesant av; architect, C. P. Cannella, 60 Graham av. Plan No. 3447.

5TH AV, n w cor Prospect av, exterior and interior alterations to 3-sty store and dwelling; cost, $500; owner, Louis Stolitzky, 598 5th av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3481.

14TH AV, e s, 150 s Bath av, plumbing to 2-sty dwelling; cost, $350; owner, J. L. Chatfield, on premises; architect, G. W. Burnes, 180 Bay 14th st. Plan No. 3516.

Queens.

BROOKLYN HILLS.—Poplar st, s s, 100 e Union pl, 1-sty frame extension, 13x14, on rear 2-sty dwelling, new plumbing; cost, $400; owners, Lehman & Bedell, Cherry st, Brooklyn Hills; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 1132.

COLLEGE POINT.—21st st, w s, 100 s Av D, 1-sty frame extension, 13x14, on side 2-sty dwelling, tin roof; cost, $250; owner, M. M. Leonardi, 21st st and Av D, College Point; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan No. 1137.

CORONA.—Jackson av, 621, erect new electric sign on store and dwelling; cost, $27; owner, Thos. M. Ontessilo, 439 Clinton st, Ozone Park. Plan No. 1128.

CORONA.—41st st, e s, 180 n Park av, erect new piaza on dwelling; cost, $75; owner, Alfred Manfreda, 14 47th st, Corona. Plan No. 1124.

EAST WILLIAMSBURG.—Atlantic st, 48, 1-sty frame extension, 7x8, on rear 2-sty frame dwelling, tin roof, new plumbing; cost, $300; owner, Mathilda Hahn, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1122.

FLUSHING.—Washington st, s s, 35 e Garden st, cut new windows in dwelling; cost, $100; owner, John Hefferman, 45 Washington st, Flushing. Plan No. 1115.

FLUSHING.—Congress av, e s, 220 n Myrtle av, 2-sty frame extension, 20x14, rear 2-sty frame dwelling, tin roof, interior alterations, new plumbing; cost, $600; owner, John Carlide, 98 Congress av, Flushing; architect, John Mordhessen, 111 Congress av, Flushing. Plan No. 1117.

GLENDALE.—Myrtle av, s e cor Fosdick av, 1-sty frame extension, 14x33, on side 2-sty dwelling, tin roof, new plumbing; cost, $300; owner, Louis Ullath, premises; architect, H. E. Funk, 1084 Jamaica av, Union Course. Plan No. 1131.

JAMAICA.—Norris av, e s, 200 s Meyer av, 1-sty added to top of dwelling, tin roof; cost, $500; owner, John Carlson, 178 Norris av, Jamaica. Plan No. 1134.

JAMAICA.—Elm st, e s, 350 s Bandman av, 1-sty added to top of dwelling, tin roof, new plumbing; cost, $500; owner, V. Francione, 90 Rockaway rd, Jamaica; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 1133.

LONG ISLAND CITY.—10th st, n s, 200 w Vernon av, remove burned building and erect temporary shed to cover tanks; cost, $1,000; owner, D. T. Williamson, premises. Plan No. 1140.

LONG ISLAND CITY.—13th av, 357, 1-sty frame extension, 8x9, on rear dwelling, tin roof; cost, $60; owner, A. Vonwald, premises. Plan No. 1139.

LONG ISLAND CITY.—Chestnut st, e s, 285 s Flushing av, interior alterations to dwelling, new plumbing; cost, $1,600; owner, Frank Palanto, 678 2d av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1138.

LONG ISLAND CITY.—West av, w s, 100 s 8th st, repair shed; cost, $50; owner, Jacob Ruppert, 91st st and 3d av, N. Y. C. Plan No. 1144.

LONG ISLAND CITY.—Sherman st, 14, erect new stone foundation under dwelling, new plumbing; cost, $750; owner, Noiola Nunciota, on premises; architect, Chas. W. Hewitt, 717 Crescent st, L. I. C. Plan No. 1123.

LONG ISLAND CITY.—Hancock st, e s, 400 n Washington av, install gas piping in dwelling; cost, $10; owner, P. Gleason, on premises. Plan No. 1120.

LONG ISLAND CITY.—Sherman st, w s, 150 n Webster av, install new gas piping in dwelling; cost, $15; owner, Mrs. Tilno, on premises. Plan No. 1119.

LONG ISLAND CITY.—Sherman st, w s, 125 n Webster av, install gas piping in dwelling; cost, $10; owner, Mrs. Hettner, 65 Sherman st, L. I. C. Plan No. 1118.

LONG ISLAND CITY.—Van Alst av, e s, 148 s Jackson av, erect new frame shed to cover railroad platform 660 ft. long, tin roof; cost, $——; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1113.

LONG ISLAND CITY.—Crescent st, 141, erect new electric sign on store; cost, $50; owner, C. Ciofoni, on premises. Plan No. 1114.

LONG ISLAND CITY.—7th st, n s, 75 w West av, install new plumbing in factory; cost, $700; owner, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1112.

MASPETH.—Clinton av, n s, 70 e Willow st, raise dwelling and erect new stone foundation; cost, $250; owner, J. Ricobackus, on premises. Plan No. 1121.

RIDGEWOOD.—Onderdonk av, 270, erect new electric sign; cost, $50; owner, W. S. Silvers, on premises. Plan No. 1125.

RIDGEWOOD.—Stephen st, 140, erect new electric sign on store; cost, $50; owner, M. Arnold, premises. Plan No. 1129.

UNION COURSE.—South st, n s, 100 e Enfield st, 2-sty frame extension over present extension on rear dwelling, tin roof; cost, $600; owner, M. J. Kreamer, 2 South st, Jamaica; architect, H. E. Funk, 1084 Jamaica av, Union Course. Plan No. 1130.

WOODHAVEN.—Jamaica av, 1097, erect new electric sign on store; cost, $27; owner, Wm. H. Wade, 285 Elm st, Woodhaven. Plan No. 1127.

Richmond.

LOW TERRACE, n s, 50 w Crescent av, New Brighton, alterations to frame dwelling; cost, $1,000; owner, R. Davis, New Brighton; architect and builder, John Larsen, Port Richmond. Plan No. 227.

MILLER ST, w s, 225 w Greenleaf av, West New Brighton, alterations to frame dwelling; cost, $300; owner, H. A. Merriman, West New Brighton; builder, B. Macilo, West New Brighton. Plan No. 231.

NEIL ST, 25, Stapleton, raise frame house to frame dwelling; cost, $250; owner and builder, K. Buonome, Stapleton. Plan No. 224.

NORTH ST, w s, 200 n Rich Ter, Port Richmond, alterations to brick dwelling; cost, $900; owners, Meyer & Schrader, Port Richmond; architect and builder, F. H. Skerritt, Port Richmond. Plan No. 229.

RICH TERRACE, n s, 325 e Franklin av, New Brighton, alterations to frame storage; cost, $200; owner and builder, J. B. King & Co., New Brighton. Plan No. 228.

RICHMOND TURNPIKE, n s, 51 e Monroe av, Tompkinsville, addition in rear to frame dwelling; cost, $2,000; owner and builder, H. Krancer, Tompkinsville; architect, John Davis, Tompkinsville. Plan No. 223.

AMBOY RD, n s, 142 n William st, Tottenville, addition to frame store and dwelling; cost, $300; owner, Arthur Decker, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 225.

ROCKAWAY AV, w s, 50 s Belmont, Tottenville, addition rear to frame dwelling; cost, $300; owner, Chas. Regnault, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 222.

ROCKAWAY AV, w s, 450 s Clermont av, Tottenville, additon in front to frame dwelling; cost, $500; owner, E. R. Parkinson, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 221.

ROSSVILLE AV, s s, 15 e Carleton av, Princess Bay, addition to frame dwelling; cost, $85; owner, H. J. Kirchner, Princess Bay; builder, J. H. Bailey, 58 West 127th st, N. Y. C. Plan No. 226.

VIRGINIA AV, e s, 257 s Tompkins av, Rose Bank; alterations to frame dwelling; cost, $200; owner and builder, Martin Mastrangelo, Rose Bank. Plan No. 230.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending June 21:

PASSAIC.—William Deutsch, 13 Passaic st, 3-sty brick, $7,000; Francis Mason, n s Henry st, near Myrtle av, 3-sty brick, $20,000; David Salom, 402-404 Monroe st, two 3-sty brick, $20,000.

EAST ORANGE.—John H. Dunn & Sons, 46-50 South 20th st, two 3-sty frame, $36,000.

TOWN OF UNION.—Catherine Durkes, 307 5th st, 3-sty frame, alteration, $1,500.

NEWARK.—Angelo Tamburo, 248-50 Academy st, two 3-sty frame, alteration, $3,000; Progressive Inv. Co., n w cor Milford av and Bigelow st, 4-sty brick, $35,000; Moses Levine and Saml. Baime, 323 South 19th st, 3-sty frame, $5,000; John Forto, 239 Walnut st, 3-sty frame, alteration, $500; Peter C. Streburger, n w cor Record st and Vermont av, 3-sty frame, $6,000; Vencenzo Pannullo, 205 Parkhurst st, 3-sty brick, $7,000; Stephen Zawartkay, 138 South st, 3-sty brick, $9,000; Thaddeus W. VenVeer and Marks Brooks, 197-201 Barclay st, two 4-sty brick, $40,000.

GUTTENBERG.—Mrs. Kreszentia Brunchofer, 117 28th st, 3-sty brick, $9,000.

ELIZABETH.—Fillippo & Giovanni Rocco, n e cor 3d av and High st, 3-sty brick, $9,000.

KEARNY.—Fredk. Brunner, n e cor Kearny av and Pomeroy st, 3-sty frame, $8,000.

IRVINGTON. — Arthur Muehlfelder, 755 Springfield av, 3-sty frame, $7,000.

JERSEY CITY.—Alice E. Entwistle, n e cor West Side av and Virginia av, 3-sty brick, $15,000; David Pogoch, 436 Pacific av, 3-sty frame, alteration, $1,000.

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—William T. Fanning, Colt Building, has completed plans for a 4-sty brick flat, 22x55 ft., to be erected in Market st, opposite Madison av, for David S. Koggan, 52 16th av, owner. Cost about $10,000.

JERSEY CITY, N. J.—Chris. H. Ziegler, 75 Montgomery st, has completed plans for a 3-sty brick apartment, 37x87 ft., to be erected at West Side and Virginia avs for Alice E. Entwistle, 465 West Side av, owner. Cost, $18,000.

CHURCHES.

RUTHERFORD, N. J.—The Rutherford Baptist Church will break ground this summer for a new edifice.

NEWARK, N. J.—A new edifice costing $60,000 is to be erected for St. Augustine R. C. Church at Sussex av and Jay st. Rev. Rudolph Huelsebusch, rector.

HOPEWELL, N. J.—Sutphin Bros., of Hopewell, submitted the lowest bid for erecting the First Presbyterian Church on Broad st at $17,253.

DWELLINGS.

ARLINGTON, N. J.—Mrs. H. B. Ritner has purchased the southeast corner of Grand and Laurel avs, fronting 75 ft. on Grand av for improvement with a new residence.

SAYREVILLE, N. J.—Geo. Fross, Jr., of this place, has purchased a building site, and contemplates the erection of a residence.

WEEHAWKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for five 2-sty brick residences, 52x125 ft., to be erected on Gregory av for Henry Albertalli, owner, care of architect. Cost about $25,000.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—Jos. Broome, 123 Liberty st, N. Y. C., has completed plans for a 1-sty steel and terra cotta block machine shop, 60x373 ft., with an L 47x50 ft. Cost about $40,000. It will be erected in Market st for the C. Pardee Works, C. F. Elert, secretary, who will build by days work.

HALLS AND CLUBS.

JERSEY CITY, N. J.—The Young Men's Hebrew Legion, of Jersey City, contemplates the erection of an institute for Hebrews of this city, and it is proposed to get a site near Five Corners. Isidore Posner is chairman of building committee.

HOSPITALS AND ASYLUMS.

HOBOKEN, N. J.—The German Hospital and Dispensary Association is collecting funds for a new hospital building.

PATERSON, N. J.—Wm. T. Fanning has prepared plans for an addition to the tuberculosis hospital, 30x75 ft., 1-sty, in the rear of the present Administration building of the Isolation Hospital for male patients only.

HOTELS.

PATERSON, N. J.—A Mr. Harris has purchased the Hotel de Paris, 26 Hamilton st, from Mrs. Lottie Layton, and will renovate and remodel it.

MUNICIPAL WORK.

WESTFIELD, N. J.—Bids will be received by the Town Council (Chas. Clark, Town Clk.) until July 7 for improving E. Broad st, from Chestnut st to Springfield av, about 11,294 sq. yds. concrete pavement, with bituminous surface, 2,052 sq. yds. cobble stone gutters, 7,600 lin ft. underdrains, etc.

PATERSON, N. J.—Bids are being received until July 1 by the Bd. of Pub. Wks. (H. J. Harder, City Engr.) for resurfacing Main st with about 10,500 sq. yds. wood or asphalt block.

HACKENSACK, N. J.—Sealed proposals will be received by a committee of the Board of Chosen Freeholders of Bergen County, N. J., at the office of the clerk of the Board in the court house at Hackensack until Wednesday, July 2, for the improvement of Hackensack st, from Erie av, Rutherford, to the Hasbrouck Borough line.

POWER HOUSES.

BURLINGTON, N. J.—Plans are being considered by the Public Service Corp. of New Jersey, 705 Broad st, Newark, for constructing a power plant on Delaware River, near Burlington, to cost about $1,000,000.

PUBLIC BUILDINGS.

BAYONNE, N. J.—Company I, Armory Association, will purchase a site and erect a new armory building on Broadway, between 33d and 34th sts; $7,000 has been collected toward the building fund.

MONTCLAIR, N. J.—Nelson & Van Wagenen, 15 West 38th st, N. Y. C., have been selected architects for the Montclair Free Public Library, to cost $40,000. Work on the plans will be started immediately and ground will be broken by September.

SCHOOLS AND COLLEGES.

EAST RUTHERFORD, N. J.—The Board of Education has decided to tear down the old school building in Main st. The Board has also decided to select sites for future schools soon to be erected.

PATERSON, N. J.—Wm. T. Fanning, Colt Bldg., Paterson, will prepare plans for an addition to School No. 12, at Clifton, and No. 11, at Lakeside, the cost not to exceed $40,000.

UNION, N. J.—A special school election has been held to decide upon the erection of a $30,000 school to replace the Unionville school building with an up-to-date structure. Nothing definite has been decided.

MILLBURN, N. J.—The Board of Education is discussing plans for the erection of a new high school. A building committee has been appointed to make necessary arrangements.

FLEMINGTON, N. J.—J. N. Pierson & Son, 95 Smith st, Perth Amboy, N. J., are preparing plans for a 2-sty brick public school to be erected in Hunterdon County for the Board of Education, Gudia Higgins, clerk. Cost, about $40,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The West Side Trust Co., 59 Springfield av, will start work immediately on a 1-sty brick, terra cotta and limestone and granite building on Springfield av and High st, at a cost of $75,000.

MISCELLANEOUS.

PERTH AMBOY, N. J.—The Raritan Copper Works, foot of Elm st, A. C. Clark, superintendent, is having plans prepared for a concrete shed to be erected in Elm st.

Other Cities.

CHURCHES.

COHOES, N. Y.—The Jewish residents of this place contemplate the erection of a synagogue. Mayor Scott was the first to contribute to the building fund.

DWELLINGS.

HILLSDALE, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., has completed plans for a 2½-sty hollow tile stucco and timber residence, 35x50 ft., for W. G. Mallery, care of architect, owner. Cost, $18,000.

WATERTOWN, N. Y.—A residence costing $12,000 will be erected in Winthrop st for Rev. M. R. Burns, pastor of the Holy Family Church. Plans have already been prepared.

SOUTH NYACK, N. Y.—Miss Anna K. Hays will erect on Salisbury Point, South Nyack, a $15,000 residence to be ready for occupancy by February. Hutton & Buys, 103 Park av, N. Y. C., are the architects.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—The Steinbock Engineering Co., of this place, is completing arrangements for the erection of an addition to its factory.

HALLS AND CLUBS.

NYACK, N. Y.—The Community Club contemplates the erection of a new clubhouse. H. P. McKenney, C. C. Galbraith and Winfield S. Abrahams were appointed a committee with power to select a suitable location and employ an architect.

WATERTOWN, N. Y.—Work on the new Y. M. C. A. building is to be started at once, the contract having been awarded to Carleton & Co. at $180,000.

JAMESTOWN, N. Y.—The Norden Realty Co., a business corporation, composed of the Norden Club, of Jamestown, which is an organization of 100 of the leading Swedish American citizens, has purchased a plot of ground fronting 100 ft. in East 2d st and will erect a 2-sty clubhouse and business block combined. Freeburg & Fidler, of Jamestown, have prepared plans.

HOSPITALS AND ASYLUMS.

FALL RIVER, MASS.—L. G. Destremps, 56 North Main st, is preparing plans for a steel frame, brick and stone building for the St. Joseph Orphanage, to include dormitory and class rooms.

HOTELS.

WASHINGTON, D. C.—Plans have been accepted by the new Harrington Hotel Co. for the hotel to be erected at 11th and E sts, to cost $150,000. The company's president is Chas. W. McCutcheon, of N. Y. C. Sam J. Prescott, of this city, has been awarded the contract.

MUNICIPAL WORK.

CANTON, N. Y.—Sealed proposals will be received at the Town Clerk's office until July 7th for furnishing the necessary labor and material for a concrete bridge and abutments and an iron bridge with concrete abutments and floor for the same across Little River on the Russell rd, near the Village of Canton, St. Lawrence County. Address A. H. Wiggins, supervisor.

SCHOOLS AND COLLEGES.

SARANAC LAKE, N. Y.—Extensive alterations to the Saranac Lake High School will be started at once. More than $30,000 will be expended including new wiring, fire escapes and remodelling.

CLYDE, N. Y.—Jos. Oberlies, 838 Powers Block, has completed plans for a 2-sty brick school and hall, 58x81 ft., for St. Mary's R. C. Church, Father Gleason, in charge, and will take bids on general contract immediately. Cost about $10,000.

Government Work.

BISMARK, N. D.—The contract for the installation of an electric passenger elevator in the U. S. post office and court house at Bismark, N. D., has been awarded to the Otis Elevator Co., Washington, D. C., at $4,157.

FORT JAY, N. Y.—Joseph Weisner & Co., of 61 Ann st, N. Y. C., presented the successful bid, at $1,885.55, for installing screens in 21 sets of officers' quarters at Fort Jay, N. Y.

BOSTON, MASS.—The contract for the reconstruction of building No. 24 at the navy yard, Boston, Mass., has been awarded to C. M. Leach, of Boston, Mass., at $61,873.

RADIO, VA.—The contract for furnishing three electric hoists for the U. S. radio station, Radio, Va., has been awarded to the Lidgerwood Mfg. Co., 96 Liberty st, N. Y. C., at $5,437.50.

WASHINGTON, D. C.—The contract for the installation of special lighting fixtures for the new post office building at Washington, D. C., has been awarded to the Sterling Bronze Co., of 18 East 40th st, N. Y. C., at $24,000. Bids for the work were opened May 13.

NEW YORK.—The bid of Joseph Balaban & Co., N. Y. C., $12,920 in amount, has been accepted for wood-block paving at the navy yard, New York, bids for which were opened May 31.

FORT TOTTEN, N. Y.—Contracts have been awarded for the construction of an isolation hospital at Fort Totten, N. Y.: Holm Building Corporation, N. Y. C., construction, omitting side porches and subsoil drain under alternates A and B, $17,075; J. P. Casey, Richmond Hill, N. Y., plumbing and electric wiring, using Douglas plumbing fixtures, $2,900; electric fixtures, $300; heating, $2,600.

Classified List of Advertisers

Boilers
H. B. Smith Co., 39 East Houston st.

Brick
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Neebit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')
Builders Brick & Supply Co., Inc., 172d st. & West Farms rd.
Candee, Smith & Howland Co., Foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports
Dodge Co., F. W., 11 East 24th st.

Carpenter.
C. Sandhop, 771 Lexington av.

Cement
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Lehigh Portland Cement Co., 261 Broadway.
Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work
Harrison & Meyer, 1182 Broadway.
Taylor, Ronald, 520 East 20th st.

Concrete Construction (Reinforced)
Turner Construction Co., 11 Broadway.

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)
Cauldwell-Wingate Co., 381 4th ave.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 131-133 East 23d st.
Libman Contracting Co., 107 West 46th st.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Charles E. Knox, 101 Park Avenue.

Cornices and Skylights
Hayes, Geo., 71 8th ave.

Cut Stone
La Spina-Morris Cut Stone Co., Inc., 108th st and East River.

Cypress
Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.

Dumb Waiters
Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st.

Electrical Service
N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing
Eastern F. P. Sash, Door & Cornice Co., 100 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 110th st.

Glass
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Granite
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer.
Vorndran's Sons, C., 412 E. 147th st.

Insurance
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork
Empire City-Gerard Co., 40 E. 23d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Norton Co., Alfred E., 105 W. 40th st.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave. & E. 151st.

Lime
Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber
Finch & Co., Chas. H., Coney Island ave. & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble
Kleber & Son, A., 211 Vernon ave., L. I. City

Metal Bars for Store Fronts
Werbelovsky, J. H., 93 Meserole st., Bklyn.

Metal Ceilings
Berger Mfg. Co., 11th ave. & 22d st.
Garry Iron & Steel Co., 521-523 W. 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 30 East 42d st.
Westergren, Inc., M. F., 213 East 144th st.

Mortgages
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.
McVickar, Gaillard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.

Paint
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.

Painting
Oliver, W. H., 57 Fifth ave.

Plaster
King & Co., J. B., 17 State st.

Pumps (Electric)
George & Co., E., 194 Front st.

Radiators
H. B. Smith Co., 39 East Houston st.

Real Estate (Manhattan and The Bronx)
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 299 Madison ave.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d st.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Eckerson, J. C. R., 35 W. 30th st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
George M. Gillies, 128 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.
Harft, Chas., 58 E. 8th st
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Leaycraft & Co., J. E., 30 E. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
McNally, G. V., 47 W. 34th st.
Manning, E. A., 489 5th ave.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bergen & Son, J. D. H., 63 Lafayette ave.
Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor So Oxford.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague st.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
John Pullman, 741 Union st.
Pyle Co., H. C., 201 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Skylights
Superior Cornice & Skylight Works, 214 E. 127th st.

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 413 E. 34th. st.

Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance
Lawyers' Title Ins. & Trust Co., 160 Bway.
New York Title Insurance Co., 135 Broadway.
Title Guarantee & Trust Co., 176 Broadway.
United States Title Guaranty Co., 32 Court St., Brooklyn.

Trucking
Atlanta Contracting Co., 230 E. 42d st.

Vault Lights
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New ork, N. Y., as second class matter."

Vol. XCI No. 2363 New York, June 28, 1913 (52) PRICE 20 CENTS

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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no offcial designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—ali title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor -corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 20, 21, 23, 24, 25 & 26.

Bank st, 29 (2:615-50), ns, 200 w Waverly pl, 25x100, 3-sty & b bk dwg; Cath Hart & ano to Mary J & Margt M Mitchell, 246 E 33, mtg $10,000; June16; June 23'13. A$11,500-11,500. O C & 100

Bank st, 29; Harry W Hoff to same; June13; June23'13. nom

Bayard st, 60, see Houston, 170-2 W.

Beekman pl, 12 (5:1361-36), ws, 57 s 50th, 19x90, 4-sty & b stn dwg; Maurice Deiches, ref, to Rosa Vesell, 763 5 av; mtg $8,000 & AL; FORECLOS June20; June26'13. A$5,300-8,800. 5,000

Broome st, 213, see Houston, 170-2 W.

Broome st, 424 (2:482-41), nes, abt 75 e Crosby, —x106x25x107.6, 7-sty bk loft & str bldg; Geo A Ellis ref to Cath A & Mary Tone, 215 W 126; FORECLOS June10; June 17; June21'13; A$35,000-65,000. 45,000

Broome st, 525-7 (2:476-21), ss, 72.2 e Sullivan, runs e37.6xs60.4 to ns of an alley xw19.5xs3xw0.1xn30.8xe2xn32.3 to beg, with use of alley, 6-sty bk loft & stn bldg; Fulton Trust Co of NY to Beatrice wife Chas Shiverick, Rye, NY; 14-36 pt; May21; June20'13; $18,000-33,000. nom

Broome st, 525-7; same to Vira Cornell, Rye, NY; 14-36 pts; May21; June20'13. nom

Cannon st, 131 (2:335-68), ws, 100 s Houston, 20x100, 5-sty bk tnt & strs; Louis Berman to Pepi Weiss [131 Cannon]; mtg $17,550; Sept12'10; June25'13; re-recorded from Sept27'10; A$12,000-17,500. O C & 100

Cathedral pkway, 214-20 W (7:1881-47-49), ss, 300 w Ams av, 200x70.11, 2-12-sty bk tnts; Paterno Constn Co to Benj N Duke, 2 E 89; mtg $580,000; June23; June 24'13; A$152,000-550,000. O C & 100

Clinton st, 232, see Houston, 170-2 W.

Croton st (8:2123-13), ss, 85.5 w Ams av, 25x18.5 to 165th x25.4x14.5, vacant; A$2,-000-2,000; also 165TH ST W (8:2123-11), n s, 139.5 w Ams av, 25.4x26.6x20x22.6, vacant; A$2,800-2,800; Henry A Brann to Andw T McKegney, 2486 Devoe ter; June 9; June21'13. O C & 100

De Peyster st, 9 see Front, 142-4.

Dry Dock st, 19 (2:381-18-21), swc 12th, (Nos 722-8 E), 75x84, 4-3-sty bk tnts & 1-4-sty bk tnt, strs in Nos 19 & 723; Arthur McGlone to Chas W Bennett, 616 W 179; May10; June25'13; A$26,000-33,500. O C & 100

Elizabeth st, 1-3, see Houston, 170-2 W.

Front st, 142-4 (1:38-33), nwc De Peyster (No 9), 36x64x37.1x63.11, 5-sty bk loft & str bldg; A$37,000-48,000; also FRONT ST, 146 (1:38-32), ws, 36 n De Peyster, 17.7 x71.7x16.9x69.10, 5-sty bk loft & str bldg; A$13,000-19,000; Edmund L Baylies et al heirs, &c Nathalie E Baylies to Ray Estate Corpn, 54 Wall; May13; June21'13. an issue of stock, bonds, &c

Front st, 146, see Front, 142-4.

Front st, 263 (259) (1:108-10), ss, abt 25 e Dover, runs e21.6xs70.10xw14.4xn5.11xw6 xn64.8 to beg, 5-sty bk loft & str bldg; Harriet S James to Chas B Meyer, 148 E 36; mtg $10,000; June20; June21'13; A$9,-000-14,000. O C & 100

Fulton st, 44 (1:75-52), sws, 75 nw Pearl, runs sw6.4xnw6.4xsw12.9xnw16.10xne30.11 to st xse26.9 to beg, 4-sty bk loft & str bldg; Albt W Ranson ref to Annie W & Buell Hollister & Saml T Peters, all at Islip, LI, EXRS Hy H Hollister decd; FORECLOS June17; June20'13; A$18,500-21,000. 20,000

Grand st, 90-4 (2:474-26), nec Greene (No 40), 75x101, 5-sty stn loft & str bldg; A$90,000-125,000; also GREENE ST, 42-50 (2:474-1), es, 101 n Grand, 110.3x 100x109.11x100, with all title to strip adj on n 0.8x100, 5-sty bk & stn loft & str bldg; A$98,000-150,000; Michl J Egan, ref, to Mary A Watson, Hastings-on-Hudson, NY, & Eliz B Davies, 22 Grant sq, Liverpool, Eng; PARTITION May20; June25; June26'13. 157,000

Grand st, 90-4, & Greene st, 42-50; Mary A Watson & ano to Lillie Freeman, 1109 Forest av; AL; June25; June26'13. O C & 100

Greene st, 40-50, see Grand, 90-4.

Greenwich st, 542 (2:596-62), ws, 154.3 s Charlton, 25x155 to es Washington (No 521) x25x154.7, 6-sty bk loft bldg; Grace Van D & Jennie P Lucas to Jno Lucas & Co, Inc, a corpn, 542 Greenwich; AT; B& S; mtg $45,000 & AL; June5; June20'13; A $20,000-48,000. nom

Hancock st, nwc Houston, see Houston, 170-2 W.

Hester st, 68, see Houston, 170-2 W.

Houston st, 170-2 W (2:527-48), nwc Hancock, 35.10x100, 6-sty bk tnt & strs; A$40,000-72,000; also RIDGE ST, 91 (67) (2:343-21), ws, 102.11 s Rivington, runs s 25xw125.7xn27.6xe25xs2 6xe100.7 to beg, 6-sty bk tnt & strs; A$22,000-37,000; also HESTER ST, 68 (1:299-21), swc Orchard (No 37), 25x75, 5-sty bk tnt & strs; A $34,000-50,000; also BAYARD ST, 60 (1:-201.29), nwc Elizabeth (Nos 1 & 3), 23x 70, 6-sty bk tnt & strs; A$22,000-35,000; also BROOME ST, 213 (2:351-14), ss, 25 w Norfolk, 25x75, 5-sty bk tnt & strs; A $22,500-30,000; also CLINTON ST, 232 (1:-269-1), nec Monroe (Nos 149-51), 25x93.4, 6-sty bk tnt & strs; A$25,000-50,000; Edw Greenwald to Benj Barnett [75 5 av]; 1-6 pt; B&S & CaG; May7'09; June23'13. O C & 100

Hudson st, 617-9 (2:625-10-11), ws, 19 s Jane, runs w40.1xs0.10xw14.4xs36.2xe53.2 to st xn37.1 to beg, 2 4-sty bk tnts & strs; Alfred Lyons to Julius J Lyons, on Main, Chatham, NJ [76 William]; B&S; A L; May15; June26'13; A$15,000-24,000. nom

James st, 55 (1:116-22), ws, abt 70 s Mad, 25x100, 5-sty bk tnt & strs; Josephine M Nicholas (Egan) EXTRX Wm G Egan to Josephine E Beekman (Egan), 1111 Dean, Bklyn; June18; June24'13; A $15,000-25,000. 15,000

Lafayette st, 415 (2:544-11), es, 287.8 n 4th, 28.4x150, 3-sty bk loft & str bldg & 3-sty bk rear loft bldg; Hattie Despres to Moses Samuel, 545 W 111; mtg $35,000 & AL; Mar27'12; June24'13; A$45,000-50,000. nom

Madison st, 33-5 (1:116-45-46), ns, 25.1 w James, —x79.7x50x79.7, 2-4-sty bk tnts & strs; Josephine M Nicholas (Egan) EXTRX Wm G Egan to Josephine E Beekman (Egan), 1111 Dean, Bklyn; June18; June 24'13; A$25,000-32,000. 15,000

Mercer st, 113-5 (89-91) (2:499-39), ws, abt 150 n Spring, 50x100, 2 5-sty stn loft & str bldgs; Improvers Land Co to Aaron Weiss, 215 Audubon av; mtg $82,000 & AL; June25; June26'13; A$45,000-60,000. O C & 250

Mitchell pl, 4 (5:1361-3), ns, 54 e 1 av, 18x80.10, 3-sty & b stn dwg; Leslie J Tompkins, ref, to U S Trust Co of NY, 45 Wall, committee Mary McBride; FORECLOS June6; June17; June20'13; A$4,500-7,000. 6,500

Monroe st, 122, see Rutgers, 47.

Monroe st, 149-51, see Houston, 170-2 W.

Monroe st, 255 (1:266-29), ns, 225.8 w Jackson, 25x93.11, 6-sty bk tnt & strs; Saml Lewis to Jennie Lewis, 1-3 E 107; A L; June18; June20'13; A$16,500-34,500. O C & 100

Orchard st, 37, see Houston, 170-2 W.

Pearl st, 18½ & 20, see State, 5.

Pike st, 36 (1:275-36), ws, 127.3 s Henry, 27x84.6, 6-sty bk tnt & strs; Aaron Goodman to Celia or Celie Kirsh, 123 W 118; QC; June23'13; A$17,000-32,500. nom

Ridge st, 52 (2:342-38), es, 150 n Broome, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Plain Realty Co to Max Mayer, 517 W 171; AL; June23; June26'13; A$17,-500-25,000 nom

Ridge st, 91, see Houston, 170-2 W.

Rutgers st, 47 (1:256-32), sec Monroe (No 122), 17.6x53, 3-sty bk synagogue; Congregation Adash Israel to Congregation Hadas Israel, a corpn, 22 Monroe; B&S; A L; June23; June24'13; A$11,250-15,000. nom

St Nicholas pl (7:2054-81), es, 150 n from cl 153d if extended, 25x100; vacant; Fredk N Du Bois to Frank W Blauvelt, 247 9 av; Mar28'08; June25'13; A$14,000-14,000. nom

St Nicholas pl, 59, see St Nicholas av, 856.

Spring st, 91-7, see Bway, 529-33.

State st, 5 (1:9-5), ns, 111 w Whitehall, runs n58.11xe0.8xn41.2 & 113 to ss Pearl (No 18½), xw19.10xs108.9xw6xs104.8 to State, xe24.5 to beg, 4-sty bk bldg & str, 1-sty fr shop; A$95,000-105,000; also PEARL ST, 20 (1:9-26), ss, 53.8 w Whitehall, runs s 81.7xe4xs15xw24.8xn97.8 to st xe19.10 to beg, 6-stv bk loft & str bldg; A$32,000-42,000; Morgan J O'Brien & ano, EXRS &c Herman Wronkow to Gertrude A Vanderbeck, 249 W 126; mtg $90,000; June16; June 19'13; corrects error in last issue when property was State st, 1 & 2. O C & 100

State st, 5 (1:9-5), ns, 111 w Whitehall, runs n58.11xe0.8xn41.2xn113.6 to Pearl (No 18½), xw19.10xs108.9xw6xs104.8 to State xe24.5 to beg, 4-sty bk loft & str bldg, 1-sty fr stable in Pearl; A$95,000-105,000; also PEARL ST, 20 (1:9-26), ss, 53.8 w Whitehall, runs s81.7xe4xs15xw24.8 xn97.8 to Pearl xe19.10 to beg, 6-sty bk loft & str bldg; all title to any strips or gores adj; A$32,000-42,000; Gertrude A Vanderbeck to South Ferry Realty Co Inc, 115 Bway; mtg $100,000; June19; June20 '13. O C & 100

Walker st, 85 (1:195-13), ss, 96 e Cortlandt alley, 24x100, 5-sty stn loft & str bldg; Etagloc Holding Co to Wm J Stich, 1842 Bryant av; mtg $33,500; June18; June 20'13; A$24,000-40,000. O C & 100

Walker st, 85; Wm J Stich to Etagloc Holding Co, 59 Wm; mtg $35,500; June18; June20'13. O C & 100

Washington st, 521, see Greenwich, 542.

Watts st, 155-9, see West, 278-80.

West st, 278-80 (1:224-8), sec Watts (Nos 155-9), 50x80.9x50.1x79.9, 3-3-sty bk tnts & strs, 2-sty bk stable; Isaac C Ogden to Jas L Ogden, 9 Lincoln Park, Newark, NJ; ½ pt; mtg $20,000 & AL; June19; June20'13; A$47,000-50,000. nom

Wooster st, 175-7 (2:524-21), nws, abt 175 n Houston, 50x100, with all R T & I to strip as follows: Wooster st, ws, adj above on s 0.4x100, 7-sty bk loft & str bldg; Jos & Louis Frankel to Franbro Realty Co, a corpn, 318 E 32; mtg $65,000; June23; June24'13; A$40,000-72,000. O C & 100

1ST st, 56 E (2:443-49), ns, 250 w 1 av, 20.8x100.4x25.3x100, 6-sty bk tnt & strs; Chas Schlesinger et al to Hyman Berkowitz, 1746 Mad av; mtg $25,500 & AL; June20; June23'13; A$18,000-37,000. O C & 100

3D st, 388 E (2:356-9), ss, abt 105 w Goerck, runs s51.9xw20xn54 to st xe20 to beg, 3-sty bk tnt; Saml Friedman to Saml Greenfeld, 417 E Houston; AL; June11; June20'13; A$5,500-6,000. O C & 100

4TH st, 307 E (2:374-66), ns, 82.3 e Av C, 25x96, 4-sty bk tnt & strs & 2-sty bk rear bldg; Morris Mannheimer to Monte London, 560 W 144; mtg $16,000; June23; June24'13; A$16,000-19,000. O C & 100

4TH st, 307 E; Monte London to Jacob B & Gussie Prager, 309 E 4; mtg $16,000; June23; June24'13. O C & 100

6TH st, 749-51 E (2:376-40), ns, 52 w Av D, 41x22.9, 3-sty bk stable; Geo Ricard to Realty Realization Corpn, 1400 5 av; AL; June5; June26'13; A$8,000-10,000. O C & 100

8TH st, 397-9 E (2:365-58-59), ns, 77.3 e Av D, runs e51xn94.5xw48.1xs46.5xw3.1xs 48 to beg, 4-sty bk warehouse; Roosevelt D Todd to Eloise B Todd, his wife, at [188 Godwin], Ridgewood, NJ; ⅓ R T & I; AL; June14; June20'13; A$19,000-25,500. nom

12TH st, 532 E (2:405-24), ss, 445.6 s, (should be e) from sec Av A & 12th, runs —103.3xse25xne103.3to st xnw25 to beg, 5-sty bk tnt & strs & 4-sty bk rear tnt; Max Sass to Tillie Sass, his wife, 1687 Bathgate av; mtg $26,500; June20; June26'13; A$16,000-24,000. O C & 100

12TH st, 722-8 E, see Dry Dock, 19.

12TH st, 82-4 W (2:575-13), ss, 65.6 e 6 av runs e43.4xs103.3xw39.9xn16.4xnw3.7xn84.8 to beg, 6-sty bk tnt; Harry Rosenwasser et al to Eliz B Davies, 22 Grant sq, Liverpool, England, & Morris A Hulett, 205 Midwood, Bklyn; mtg $70,000; June23; June26'13; A$50,000-130,000. O C & 100

13TH st, 528 E (2:406-20), ss, 270 w Av B, 25x103.3, 5-sty bk tnt & strs; Frederic E Klein et al EXRS, &c, Josef Klein to Frederic E Klein, 72 W 119; AL; June23 '13; A$16,000-27,000. O C & 32,000

14TH st, 600-2 E, see Av B, 227-31.

15TH st, 142 E (3:870-47), ss, 100 w 3 av, 22.6x84, 3-sty bk tnt & str & 4-sty bk rear tnt; Hamilton Fish Corpn to City Real Estate Co, a corpn, 176 Bway; AL; June 16; June25'13; A$21,500-24,500. O C & 100

18TH st, 100-6 E, see 4 av, 215-9.

19TH st, 22 E, see Bway, 886-8.

19TH st, 28 E, see Bway, 886-8.

25TH st, 208 E (3:905-53), ss, 146.5 e 3 av, 25x98.9, 5-sty bk tnt & strs; Edw Bachrach to Fredk W & Jane G Sherman, 128 E 29; mtg $30,000 & AL; June16; June21'13; A$12,000-29,000. O C & 100

28TH st, 320-2 W, see 11 av, swc 29th.

28TH st, 365-9 W, see 11 av, swc 29th.

29TH st, 33 E (3:859-29), ns, 175 e Mad av, 21.9x98.9, 3-sty bk tnt & strs; A$47,-800-49,500; also 30TH ST, 32 E (3:859-59), ss, 175 e Mad av, 21x98.9, 3-sty & b stn dwg; Howard Conkling to Woman's Hotel Co, a corpn, 340 Mad av; AL; June16; June 21'13; A$48,000-50,500. omitted

29TH st, 320 W, see 11 av, swc 29th.

29TH st, 342-4 W, see 11 av, swc 29th.

29TH st, 532 W, see 11 av, swc 29th.

29TH st, 364-8 W, see 11 av, swc 29th.

29TH st W, ss, 250 w 11 av, see 11 av, swc 29th.

29TH st W, swc 11 av, see 11 av, swc 29th.

29TH st W, sec 12 av, see 11 av, swc 29th.

30TH st, 32 E, see 29th, 33 E.

30TH st, 532 W, see 11 av, swc 29th.

30TH st, 604 W, see 11 av, swc 29th.

32D st, 344-6 E (3:937-44), ss, 135 w 1 av, 35x98.9, 8-sty bk loft bldg; Jos Frankel & ano to Franbro Realty Co, 318 E 32; mtg $55,000; June23; June24'13; A$15,000-63,000. O C & 100

33D st, 157 E (3:889-31), ns, 195 w 3 av, 20x98.9, 4-sty bk dwg; Chas A Hickey & ano EXRS Alice C McGuire or Maguire to the J P Zurla Tile Co, a corpn, 116 Charlton; June25'13; A$18,000-20,000. O C & 100

33D st, 36 W (3:834-66), ss, 502.6 w 5 av, 17.6x98.9, 4-sty bk loft & str bldg, 1-sty ext; Agnes Geoghegan to Emily B Hopkins, 1 E 56; mtg $70,000; June16; June24 '13; A$88,000-105,000. nom

35TH st, 347 W (3:759-16), ns, 300 e 9 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; Patk McGuinness to Philip Liberman, 352 W 46; mtg $13,000; June16; June24'13; A$13,000-14,500. O C & 100

36TH st, 109 E (3:892-6), ns, 130 e Park av, 25x98.9, 4-sty & b stn dwg; Frank Cunningham et al EXRS, &c, Mary M Cunningham to Caroline S Endicott, 109 E 35; June11; June23'13; A$50,000-65,000. 67,500

37TH st, 165-7 E, see 3 av, 560.

38TH st, 60 W (3:839-79), ss, 183.4 e 6 av, 20.10x98.9, 4-sty & b stn dwg; Alice A Moorehead, Mary C McCarville & Margt Moorehead to Danl J Carroll, 32 W 40; mtg $26,000; Apr29'12; Apr30'12; A$71,000-75,000 (corrects error as to name of party 2d pt in issue of May 4'12). O C & 1,000

39TH st, 305-7 E (3:945-7-8), ns, 99.6 e 2 av, runs n54xe0.6xn44.8xe50.6xs98.9 to st xw 51 to beg, 2-5-sty bk tnts & strs; Eliza Lustig to Jos Landes, 71 2d; mtg $24,500; June18; June24'13; A$21,000-34,000. nom

40TH st, 520 W (3:711-45), ss, 300 w 10 av, 25x98.9, 5-sty bk loft bldg; Celia Schlesinger to Hannah Fox, 124 W 114; [10 Vernon av, Arverne, LI]; ½ pt; AL; June23; June26'13; A$10,000-14,000. nom

42D st, 505 W (4:1071-28), ns, abt 100 w 10 av, —x—, 2-sty bk stable; Jno A Leighton to Peter Schmuck, 325 W 39; mtg $10,-000; June20; June21'13; A$14,000-17,000. nom

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44th st, 9 E (5:1279-10), ns, 221 e 5 av, 27x100.5, 4-sty & b stn dwg, 1 & 2-sty ext; Wm M Spackman EXR Anna M T Blakeman to 9 East 44th St Co, Inc, a corpn, 141 Bway; June16; June20'13; A$120,000-131,000. **140,000**

45TH st, 145 E (5:1300-27½), ns, 200 w 3 av, 20x100.5, 3-sty & b stn dwg; Jno Conville to Augustus F Groll, 145 E 53 [147 E 53]; AT; mtg $18,500; June23; June25'13; A$14,000-19,000. nom

45TH st, 524 W (4:1073-47), ss, 350 w 10 av, 25x100.4, 5-sty bk tnt & strs; Isabel Leonard to Wohlfarth Realty Co, a corpn, 11 E 42, & Adam Urbach, 259 7 av; mtg $15,500; June24; June25'13; A$9,000-18,500. O C & 100

48TH st, 449 W (4:1058-6), ns, 125 e 10 av, 25x100.5, 5-sty stn tnt; Caroline Stueber to Louis Stueber [care H C Botty, 140 Nassau], party 1st pt retains life estate; mtg $9,000; Dec12'04; June20'13; A$12,000-21,000. O C & 100

50TH st, 532 W (4:1078-49), ss, 400 w 10 av, 25x100.5, 5-sty stn tnt & strs & 5-sty bk rear tnt; Philip C Samuels, ref, to Chas E Annett, 353 Av A, Bayonne, NJ, TRSTES Stephen C Burdett; FORECLOS June10'13; June25; June26'13; $9,000-22,000. **15,000**

52D st, 343 W (4:1043-16), ns, 365 e 9 av, 22.10x100.9x31.4x100.5, 4-sty bk tnt & strs & 3-sty bk rear stable; Thos McGuire to Jacob J Tabolt, 332 W 28; mtg $12,500 & AL; June24; June25'13; A$15,500-17,500. O C & 100

53D st, 152 E (5:1307-45), ss, 200 e Lex av, 25x100.5, 5-sty bk tnt & strs & 2-sty rear bldg; Josephine M Nicholas, EXTRX Wm G Egan to Josephine E Beekman, 1111 Dean, Bklyn; June18; June24'13; A$15,000-22,000. **15,500**

53D st, 20 W (5:1268-51), ss, 325 w 5 av, 25x100.4, 4-sty & b stn dwg, 3-sty ext; B T Babbitt Hyde et al to Eliz A & Mabel L Hyde, 17 Park av; 3-5 pts; AT; AL; June 24; June25'13; A$82,000-112,000. O C & 100

59TH st, 15-9 E (5:1374-11 to 13), ns, 250 e 5 av, 75x100.5, 3-4-sty stn bldgs & strs; Judson Lawson to Chas S Williams, 16 E 60; CaG; mtg $170,000; Sept19'10; June 21'13; A$216,000-240,000. nom

59TH st, 345 W (4:1112-7), ns, 150 e Col av, 25x100.5, 5-sty bk tnt & strs; Francis S McAvoy, ref to Jacob S Berliner, 71 Central Park W; FORECLOS May19; June19; June20'13; A$24,000-32,000. **35,000**

59TH st, 347 W (4:1112-6), ns, 125 e 9 av, 25x100.5, 5-sty bk tnt & strs; Francis S McAvoy, ref, to Jacob S Berliner, 71 Central Park W; FORECLOS May19; June 19; June20'13; A$24,000-32,000. **35,000**

60TH st, 246 W (4:1151-56), ss, 200 e West End av, 25x100.5, vacant; Andw G Halpin to Libman Contracting Co, a corpn, 107 W 46; AL; June14; June23'13; A $6,000-6,000. O C & 100

63D st, 16 E (5:1377-61), ss, 275 e 5 av, 18.9x100.5, 4-sty & b stn dwg; Fredk C Callen to Michl F Burns, 270 Henry [Bklyn]; mtg $30,000 & AL; June26'13; A $68,000-77,000. nom

63D st, 16 E (5:1377-61), ss, 275 e 5 av, 18.9x100.5, 4-sty & b stn dwg; Henrietta Dinkelspiel to Fredk C Callen, 115 Vanderbilt av, Bklyn; mtg $4,000; June26'13; A$68,000-77,000. O C & 100

68TH st, 306 W (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & strs; Arlington Estates Inc a corpn to Plainfield Plumbing, Hardware & Paint Supply Co, a corpn, 55 W 8; mtg $17,500; June16; June21'13; A$8,000-20,000. nom

70TH st, 184 E, see 3 av, 1200-8.

73D st, 223 E (5:1428-13), ns, 275 w 2 av, 25x102.2, 5-sty stn tnt & strs; Bertha Kaufmann to Ellicott D Curtis, at Litchfield, Conn; B&S; AL; June26'13; A $11,000-22,000. O C & 100

76TH st, 167 W (4:1148-7), ns, 140 e Ams av, 20x102.2, 4-sty & b bk dwg; Geo Burnham, ref, to Chas C Bull, 34 Gramercy Park, TRSTE Wm V Brady, decd, for Adelaide B Harris; FORECLOS Apr 10; June5; June23'13; A$16,000-30,000. **20,000**

78TH st, 401 E (5:1473-4½), ns, 64 e 1 av, 30x52.2, 5-sty bk tnt & strs; Wilgro Realty Co to Louis M Jerkowski, 151 Central Park W; B&S; mtg $18,125 & AL; June19; June20'13; A$6,000-17,500. nom

83D st, 68 W (4:1196-60), ss, 100 e Col av, 20x102.2, 4-sty & b bk dwg; Isabel McCord et al, heirs &c Wm H McCord, to W H M Co, Inc, a corpn, 101 Park av; C a G; mtg $12,000; June23; June26'13; A $15,000-22,000. nom

86TH st, 117 W (4:1217-27), ns, 170 w Col av, 20x102.2, 4-sty & b bk dwg; Albt E Stratton et al to May S Wynkoop, 335 State, Albany, NY; Alice S MacLeod & Dorothy B Stratton, both at 117 W 86; Apr26; June24'13; QC; AL; A$18,000-32,000. nom

87TH st, 55 W (4:1201-7), ns, 145 e Col av, 21x100.8, 4-sty & b stn dwg; Maurice Deiches, ref, to Meyer Vesell, 763 5 av; mtg $27,500 & AL; FORECLOS June20; June26'13; A$15,500-31,000. **10,000**

88TH st, 325 W (4:1250-19), ns, 401.4 e Riverside dr, 20x100.8, 4-sty & b bk dwg; Gertrude A Vanderbeck to Bertha F Long, 151 W 86; mtg $25,000; June23'13; A$15,000-34,000. O C & 100

89TH st E (5:1500-pt lt 69), ss, 112 e 5 av, runs e23xs100.8xw7.4xn5.8xw27.8xn60xe 12xn35 to beg, vacant; Benj N Duke to Carl D Jackson, 17 E 82; June23; June24 '13; A$——$——. nom

89TH st W (4:1236-44 & 17), ss, at cl Old Bloomingdale rd (closed), runs w 80.6 to sec Bway & 89th xs— to nec Bway & 88th xe100xn100.8xw— to cl said rd xne — to beg, 1-sty bk & fr bldgs of coal yd; above now owned by party 2d pt, & party 1st pt releases AT & QC to any land in said old rd only; Frances C Maclean to Metropolitan Impt Co, a corpn, 100 Bway; June12; June25'13; A$410,000-410,000. nom

89TH st W; same prop; similar re QC, &c, in said old rd as above; Jno P Constable to same; AT; June20; June25'13. nom

89TH st W, same prop; similar re QC, &c, as above; Emily M F Maclean to same; AT; June9; June25'13. nom

91ST st E (5:1503), ns, 228.8 e Mad av, a strip 0.1x100.8; Jas Livingston to Philip Voss, 701 Mad av; ½ pt; AT; B&S; May14; June20'13. nom

91ST st E (5:1503), ns, 228.8 e Mad av, a strip 0.1x100.8; Robt J Forster et al to Philip Voss, 701 Mad av; 4-14 pts; AT; B &S; June20; June23'13. nom

100TH st, 65 E (6:1606-32), ns, 100 w Park av, 20x100.11, 5-sty bk tnt & str; Christopher Pitkin Co to Hyman Schmulewitz, 83 W 115; mtg $17,750; May9; June 26'13; A$8,000-19,000. O C & 100

103D st, 108-10 E (6:1630-70), ss, 39.4 e Park av, 40x100.11, 6-sty bk tnt & strs; Saul Abraham to Jos Yeska, 155 Riverside dr; mtg $41,875; June24'13; A$18,500-46,000. O C & 100

105TH st, 128 E (6:1632-61½), ss, 266.8 e Park av, 16.8x100.11, 3-sty & b stn dwg; Therese R Spear to Felix Hertz, 292 West Bway; mtg $9,000; June23; June24'13; A $7,500-8,500. O C & 100

110TH st, 16 E (6:1615-61), ss, 125 w Mad av, 25x100.11, 5-sty bk tnt & strs; A$15,000-27,000; also 110TH ST, 18 E (6:-1615-60), ss, 100 w Mad av, 25x100.11, 5-sty bk tnt & strs; Value Realty Co to Harriet M Mackeown, 2014 5 av; mtg $45,000 & AL; June6; June24'13; A$15,000-27,000. O C & 100

110TH st, 18 E, see 110th, 16 E.

112TH st, 68 E (6:1617-41), ss, 78.9 w Park av, 26.3x100.11, 5-sty stn tnt; Carol H Street et al EXRS Sophie W Hamilton to Chas M Camp, 257 Lafayette av, Bklyn, TRSTE Sophie W Hamilton; ⅓ pt; Apr4; June25'13; A$11,500-19,500. **6,333.33**

112TH st, 68 E; Mary H Torrey to Carol H Street, 406 Grand av, Bklyn; ⅓ pt R T & I; B&S; Apr4; June25'13. nom

113TH st, 70 E (6:1618-46), ss, 205 w Park av, 25x100.11, 5-sty bk tnt & strs; Melinsa H Fox to Jennie Rosenthal, 201 W 120; mtg $23,000; June20; June26'13; A $11,000-20,500. nom

113TH st, 77 W (6:1597-8½), ns, 158 e Lenox av, 17x100.11, 3-sty & b stn dwg; Harry R Mercer to Jos H Schwartz, 920 Av St John; mtg $10,000 & AL; June20; June21'13; A$9,500-11,500. O C & 100

113TH st, 230 W (7:1828-42), ss, 200 w 7 av, 50x100.11, 6-sty bk tnt; Alliance Realty Co to Columbia Bank, a corpn, 507 5 av; mtg $66,500 & AL; June23; June26 '13; A$31,000-85,000. O C & 100

115TH st, 40-2 W (6:1598-55-56), ss, 379 e Lenox av, 36x100.11, 2-3-sty & b bk dwgs; A$20,500-26,000; also 115TH ST, 44 W (6:1598-56½), ss, 361 e Lenox av, 18x 100.11, 3-sty & b stn dwg; Jonas S Schiff et al to Uptown Talmud Torah Association, a corpn, 132-42 E 111; mtg $32,000; Mar12; June24'13; A$10,500-13,000. O C & 36,000

115TH st, 44 W, see 115th, 40-2 W.

115TH st, 609-15 W (7:1896-57), ns, 175 w Bway, 100x100.11, 6-sty bk tnt; Sara Oppenheim to Emanuel Van Raalte, 10 W 87; QC; June12; June25'13; A$88,000-180,000. nom

116TH st, 18 E (6:1621-62), ss, 135 w Mad av ,25x100, 5-sty bk tnt & strs; Julius Goetz to Abr Rauh, 5807 Elmer, Pittsburg, Pa; mtg $26,200; June17; June23'13; A$17,000-29,000. O C & 100

117TH st, 424 E (6:1710-39), ss, 277.4 e 1 av, 16.8x100.11, 3-sty & b bk dwg; Lawyers Mtg Co to Vito Belmonte, 236 E 113; B&S; June24; June26'13; A$4,500-6,000. O C & 100

118TH st, 426-8 E (6:1711-36), ss, 277.4 w Pleasant av, runs s100.10xw16.8xs0.1xw 25xn100.11 to st xe41.8 to beg, 6-sty bk tnt & strs; Geo Ricard to Realty Realization Corpn, 1400 5 av; mtg $33,000; also mtg for $36,887.89 on this & other prop & AL; June3; June26'13; A$12,000-43,000. O C & 100

118TH st, 430-2 E (6:1711-35), ss, 235.8 w Pleasant av, runs s100.11xw8.4xn0.1xw 33.4xn100.10 to st xe41.8 to beg, 6-sty bk tnt & strs; Geo Ricard to Realty Realization Corpn, 1400 5 av; mtg &c as above; June3; June26'13; A$12,000-43,000. O C & 100

118TH st, 434-6 E (6:1711-33), ss, 194 w Pleasant av, 41.8x100.11, 6-sty bk tnt & strs; Geo Ricard to Realty Realization Corpn, 1400 5 av; mtg etc as above; June 3; June26'13; A$12,000-43,000. O C & 100

120TH st E, nec Madison av, see Madison av, 1839.

122D st, 107 W (7:1907-27), ns, 118 w Lenox av, 19x100.11, 3-sty & b stn dwg; Frank B Wood et al EXRS, &c, Louisa Randell to Bertha Nissenson, 108 W 124; A L; June14; June25'13; A$10,600-18,000. **12,550**

122D st, 117 W (7:1907-23), ns, 215 w Lenox av, 19.11x100.11, 3-sty & bk stn dwg; Jessie B Mattocks to Josiah S Knapp, 117 W 122; AL; June26'13; A$11,200-18,500. O C & 100

123D st, 304 E (6:1799-50½), ss, 80 e 2 av, 28.8x100.11, 6-sty bk tnt & strs; Lawyers Mtg Co to Efjay Realty & Holding Co (Inc), a corpn, 60 Liberty [c are Frank Locker, 111 Bway]; B & S; June20; June 26'13; A$8,500-28,500. O C & 100

124TH st, 7 E (6:1749-7), ns, 140 e 5 av, 20x100.11, 3-sty & b stn dwg; Ronald K Brown EXR Thos H Newman to Timothy J Regan, 211 W 108; June19; June20 '13; A$14,000-18,500. **11,600**

124TH st, 7 E; Timothy J Regan to B T Realty Co, a corpn, 309 Bway; mtg $8,000; June20'13. nom

124TH st, 150 E (6:1772-52), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31), x100.11 5-sty bk hotel; Rose Cogut to Gussie Decklade, 129 E 123; AL; June20; June21'13; A $40,000-80,000. nom

124TH st, 182 E (6:1772-40½), ss, 64 w 3 av, 31x100.11, 5-sty stn tnt; Jacob Chaimowitz to Thos Carroll, 16 E 129; mtg $21,000; June23; June24'13; A$15,000-25,000. O C & 100

127TH st, 116 W (7:1911-41), ss, abt 175 w Lenox av, —x—, 3-sty & b stn dwg; Emeline Van Syckel to Eliz & Hans Schrefeld [Schrefel], 116 W 127, joint tenants; mtg $10,000; June23; June26'13; A $8,000-10,000. O C & 100

127TH st E, nwc Madison av, see Madison av, 1994.

128TH st, 10 E (6:1752-66), ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Paul E Bonner to Irene M Brobst, 592 Eastern pkway, Bklyn; QC; AL; June13; June20'13; A$9,500-14,000. nom

128TH st, 234 E (6:1792-33½), ss, 223.9 w 2 av, 18.9x99.11, 3-sty & b stn dwg; Isidore D Morrison, ref, to German Savgs Bank, a corpn, 157 4 av; FORECLOS June16; June 20'13; A$5,000-7,500. **5,100**

130TH st, 266 W (7:1935-59), ss, 118.6 e 8 av, 18.6x99.11, 3-sty & b bk dwg; Max Rubin to Jeanette Siegel, 148 W 118; mtg $10,500; May17; June20'13; A$8,200-10,500. O C & 100

131ST st, 155 W (7:1916-9½), ns, 191 e 7 av, 17x99.11, 3-sty & b stn dwg; Selma Laufer widow to Mary Burns, 112 W 63; June19; June25'13; A$6,800-10,000. O C & 100

131ST st, 218 W (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Tressa wife Jas D Taylor to Ethel Mearson, 1742 Bathgate av; mtg $11,000 & AL; June20; June21'13; A$6,700-9,000. O C & 100

132D st, 100 W, see Lenox av, 439.

132D st, 227 W (7:1938-21½), ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; Neil P Duross to Mary B Murphy, 165 E 62; mtg $7,750; June20; June21'13; A$5,400-7,500. O C & 100

132D st, 268 W (7:1937-57½), ss, 166.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Junius J Pittman et al to Jos McCue, 2340 Aqueduct av; mtg $8,500 & AL; June3; June24 '13; A$6,000-9,000. O C & 100

133D st, 312 W (7:1958-37), ss, 150 w 8 av, 25x99.11, 5-sty bk tnt; Geo A Sipp to Mary E Sipp, his wife, 56 W 130; AL; Jan 20; June25'13; A$10,000-20,000. nom

136TH st, 210 W (7:1941-40½), ss, 167.6 w 7 av, 17.6x99.11, 3-sty & b bk dwg; Henry J Mark to Louis C Wagner, 1925 7 av; AL; June25; June26'13; A$7,000-10,500. O C & 100

136TH st, 614-6 W (7:2002-89), ss, 167.6 w Bway, 54x99.11, 5-sty bk tnt; Sara Oppenheim to Louis A & Sarah C Rodenstein, 561 W 152; QC; June12; June25'13; A $33,500-65,000. nom

140TH st, 303 W (7:2042-43), ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Wm S Bennet ref to Elliott L Brown at [Amackassin ter], Yonkers, NY; PARTITION May 12; June20; June21'13; A$5,400-6,000. **5,000**

144TH st, 311 W (7:2044-25), ns, 175 w 8 av, 24.6x99.11, 5-sty bk tnt; Ethel A Moore to Vincent A Catoggio, 921 Hudson, Hoboken, NJ; mtg $14,000; June20; June21'13; A $9,000-19,000. omitted

148TH st, 204 W (7:2033-40), ss, 137.6 w 7 av, 37.6x99.11, 5-sty bk tnt; Chas Kimmelman et al to Fannie Mannheimer, 602 St Nicholas av; mtg $30,000; June23; June 24'13; A$13,000-37,000. nom

153D st, 400 W, see St Nicholas av, 856.

153D st, 536 W (7:2084-53), ss, 500 w Ams av, 25x99.11, 5-sty bk tnt; Loretta A Harrison to Emma E A White, 117 W 227; June23; June24'13; A$12,000-26,000. nom

153D st W, sec St Nicholas av, see St Nicholas av, 856.

153D st W, swc St Nicholas pl, see St Nicholas av, 856.

164TH st, 503-5 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Manchester Leasing Co to Alfd Marshall at Islip, LI; mtg $67,450 & AL; June18; June 23'13; A$21,000-61,000. O C & 100

165TH st W, ns, 139.5 w Ams av, see Croton st, ss, 85.5 w Ams av.

165TH st W, ss, nbt 85.5 w Ams av, see Croton st, ss, 85.5 w Ams av.

180TH st, 516 W, see Audubon av, 289-91.

185TH st W (8:2166-11-12), ss, 150 w St Nicholas av, 50x79.11, vacant; Louis Frankel to Franbro Realty Co, a corpn, 318 E 32; mtg $7,500; June23; June24'13; A$14,000-14,000. O C & 100

Av B, 227-31 (2:396-7-9), sec 14th (Nos 600-2), 68.9x88, 3-5 & 1-3-sty bk tnts & strs; Ignatz Koref to Olga K Freyer, 1214 Boston rd; mtg $61,000 & AL; June24'13; A$41,500-61,000. O C & 100

Av C, 301 (3:985-30), ws, 82 n 17th, 20x 88, 5-sty bk tnt & strs; Jno E Roeser, ref, to Jos L R Wood, 17 Rue Vernet, Paris, France; FORECLOS June13; June 19; June23'13; A$5,500-11,000. **11,950**

Amsterdam av, 590-2 (4:1236-34-35), ws, 25.8 s 89th, 50x100, 2-5-sty bk tnts & strs; ⅓ pt; A$46,000-70,000; also COLUMBUS AV, 982 (7:1863-30), ws, 25.5 n 108th, 25.2x 100, 5-sty bk tnt & strs; ½ pt; A$21,000-32,000; also 134TH ST, 700 E (10:2562), ss,

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237.6 e Cypress or Trinity av, 37.6x103.7, ... bk 1st ½ pt; also ROCHAMBEAU AV (12-332S) nec Gun Hill rd, 105x114.11x irr x100.5, 3-sty fr dwgs, ½ pt, also ROCHAMBEAU AV (12-332S), es, 109.5 n Gun Hill rd, 75x103.7, vacant, ½ pt; also FAIRBRIDGE AV (Woodlawn rd) (12-332S), w s, 220.5 n Gun Hill rd, 75x103.7, vacant; ½ pt, except lands in beds of sts; Chas J Pflug & ano EXRS, &c, Adam Dengler to Dengler Bros Inc, a corpn, 5 Beekman; A L Jones; June23'13. **30,000**

Amsterdam av, 590-2 (4.1236-34-35), w s, 25 n 90th, 50x100, 2 5-sty bk tnts & strs; Theo J Dengler et al to Dengler Bros Inc, a corpn, 5 Beekman, ⅔ pts, B & S; June16; June23'13. A$16,000-70,000 O C & 100

Amsterdam av, 1253 (7:1963-62), es, 36.2 s 122d, 39.1x100, 6-sty bk tnt & strs; Saml J Wood to Evelyn L Wood, his wife, 55; W 123; mtg $46,000; June23; June24'13; A$33,500-65,000. O C & 100

Audubon av, 289-91 (8.2152-38), sec 180th (No 516), 38x95, 5-sty bk tnt & strs; Minot W Seaman & ano heirs, EXRS, &c, Sarah A Seaman to Casper E Ughetta, 721 6 av; mtg $40,000; June20; June21'13; A$23,000-55,000. O C & 100

Bowery, 263 (2:427-10), es, abt 200 n Stanton, 24.3x101.1x24.3x101, 4-sty bk tnt & strs; Edwin Baldwin & ano EXRS, &c, Jno H McGurk to Hyman Berkovitz, 110 Forsyth; mtg $21,000; June9; June23'13; A$21,000-26,000. **31,250**

Broadway, 456 (1:232-11), es, 30 s Grand, 25x100, 5-sty stn loft & str bldg; Columbia Bank, a corpn, 507 5 av, to Alliance Realty Co, a corpn, 115 Bway; B&S; mtg $75,000 & AL; June13; June25'13; A$70,000-78,000 nom

Broadway, 456; Alliance Realty Co to City Real Estate Co, a corpn, 176 Bway; mtg $75,000 & AL; June24; June25'13. O C & 100

Broadway, 520-33 (2:498-23-25), nwc Spring (Nos 91-7), runs w150xn75xe50xs25 xse100 to Bway xs50 to beg, 6-sty bk loft & str bldg; Edmund L Baylies et al heirs, &c, Nathalie E Baylies to Ray Estate Corpn, 54 Wall; May13; June21'13; A$250,000-268,000. an issue of stock, bonds, &c

Broadway, 886-8 (3:847-pt lt 21), sec 19th (No 22), 45.8x108.9x33.10x123; also 19TH ST, 28 E (3:847), ss, 123 e Bway, runs se20xsw92xnw15.2xw8xne95 to beg, pt 6-sty bk str; Columbia-Knickerbocker Trust Co TRSTE Chas S Barnes to Emily G Woolley at Neuvville, Switzerland & Frances S Barnes, 269 W 72; AT; B&S; June24; June25'13; A$——$——. nom

Columbus av, 982 (7:1863-30), ws, 25.5 n 108th, 25.2x100, 5-sty bk tnt & strs; Theobald J Dengler to Philip H & Adam Dengler; ⅔ pts; mtg $20,000 & AL; June 30'99; June23'13; A$21,000-32,000. nom

Columbus av, 982; Theobald J Dengler et al to Dengler Bros Inc, a corpn, 5 Beekman; ⅔ pts; B&S; June16; June23'13. O C & 100

Columbus av, 982, see Ams av, 590-2.

Convent av (7:1971), ws, 324.7 sw 135th, runs sw9.3xn9.3xe0.1¾ to beg; City NY to Paterno & Son Contracting Co, 3058 Heath av; QC; AT; June10; June20'13. nom

Lenox av, 439 (7:1916-36), swc 132d (No 100), 24.11x75, 5-sty bk tnt & str; Jno J McGrath to 132d St Realty Corpn, 100 W 132; AL; June26'13; A$28,000-40,000. nom

Lexington av, 857 (5:1399-52), es, 50.11 s 65th, 16.6x80, 3-sty & b stn dwg; Mary B Murphy to Neil P Durosss, 227 W 132; mtg $12,000 & AL; June20; June21'13; A$12,500-16,000. O C & 100

Lexington av, 2027-13, see 124th, 150 E.

Madison av, 1839 (6:1747-1), nec 120th, 17.9x83, with all title to an additional depth on both sides of same 5 ft, 3-sty stn tnt & str; Edw Regenhard to Hirsh B Alper, 236 E 86; B&S & CaG; mtg $21,-500 & AL; June19; June23'13; A$16,000-20,000. nom

Madison av, 1994 (6:1752-16), nwc 127th, 20.4x35, 4-sty & b bk dwg; Frances R Scott to Dani V McCarthy, 122 W 44; CaG; mtg $12,000; June18; June24'13; A$10,000-14,-000. O C & 100

Manhattan av, 27-9 (7:1837-14), ws, 81.6 n 101st, runs n38.6xw100xs19.1xe0.1xs19.5xe 99.11 to beg, 6-sty bk tnt; Mary W Crissman to Pauline A Valentine, — Carpenter av, Sea Cliff, LI; mtg $40,000; June14; June25'13; A$27,700-57,000. O C & 100

Riverside dr (Blvd Lafayette), 859 (8:-2135-25), ws, 51.4 n on curve from cl 159th, if extended, 28.6x94.3x20.5x108.11, 3-sty & b bk dwg; Chas B Meyer to Harriet S James, 5 W 82; QC; June20; June25'13; A $6,400-14,000. nom

Riverside dr, 859 (8:2135-25), ws & 51.4 n c l on curve from 159th if extended, runs n27.5xw94.3xs20.5xe108.10 to beg, 3-sty & b bk dwg; Chas B Meyer to Harriet S James, 5 W 82; mtg $10,000 & AL; June 18; June21'13; A$6,400-14,000. nom

St Nicholas av, 51 (7:1822-49), ws, 86.8 s 113th, 31.7x124.2x27x107.7, 5-sty bk tnt; Casper Levy et al to Chas W O'Connor, 19 W 10; QC; AL; June19; June25'13; A $23,000-43,000. nom

St Nicholas av, 856 (7:2067-36), sec 153d (No 400), 25.6x159.6 to ws St Nicholas pl (No 59) x24.11 to 153d x164, 5 & 6-sty bk tnt; Marian Schramme, widow, to Jno T Schramme, at Garden City, LI; mtg $57,-000; June20'13; A$37,000-80,000. nom

2D av, 1006 (5:1346-2), es, 20.5 n 53d, 20 x70, 5-sty bk tnt & strs; Christian Gommel to Bernhard Kolb, 994 2 av; mtg $11,-800; June23; June24'13; A$9,500-16,000. O C & 100

2D av, 1010 (5:1346-3½), es, 60.5 n 53d, 20x70, 5-sty bk tnt & strs; Bernhard Kolb to Christian Gommel, 1010 2 av; mtg $9,-000; June23; June24'13; A$9,500-16,000. O C & 100

3D av, 560 (3:893-41), nwc 37th (Nos 165-7), 27x80, 4-sty bk tnt & str, 1-sty ext; Henry Hof to Lillian Hof, both at 80 Argyle rd, Bklyn; mtg $47,800 & AL; June 20; June24'13; A$32,000-40,000. nom

3D av, 585 (3:919-4), es, 55.9 n 38th, 16.7x 75x17.4x75, 5-sty bk tnt & strs; Henry Hof to Lillian Hof, both at 80 Argyle rd, Bklyn; mtg $15,400 & AL; June20; June24'13; A$11,500-17,000. nom

3D av, 613-5 (3:920-64-65), es, 19 s 40th, 36.8x75, 4-sty bk tnt & strs; Jno B Harrison to Annie M Harrison, his wife, 31 Woodland av, New Rochelle, NY [258 Bway]; mtg $35,000; June21'13· A$25,400-38,000. nom

3D av, 1200-8 (5:1404-37-40), swc 70th (No 184), 100.5x75, 5 4-sty stn tnts; Harry B Cutner to Directors' Realty Holding Co, a corpn, 160 Bway; AL; Dec4'12; June 20'13; A$81,000-127,500. O C & 100

4TH av, 215-9 (3:873-67), sec 18th (Nos 100-6), runs s78.6xe115xn25.6xe10xs41xe50 xn2xe0.2xn92 to 18th xw175.2 to beg, with all title to 10 ft alley running from 17th, 20-sty bk office & str bldg; Eufrasia Leland and ano to Aguilar Corpn [care Jas C Brower], 79 8 av; mtg $1,200,000 & AL; June11; June26'13; A$500,000-1,355,000. O C & 100

5TH av, 1075 (5:1500-pt lt 69), es, 34 s 89th, 26x100, vacant; Benj N Duke to Geo D Gregory, 628 E 32, Bklyn; June23; June 24'13; A$——$——. nom

5TH av, 2216 (6:1732-39), ws, 24.11 s 135th, 25x90, 5-sty bk tnt & strs; Henry M Goldfogle, ref, to Maria Josefa Jayas y Gobel, at Calzada de Vives, No 155 (Altos), Havana, Cuba [care Julius J Lyons, 76 Wm]; FORECLOS June6; June 20; June26'13; A$14,000-25,000. **20,700**

6TH av, 514 (3:832-80), es, 42 s 31st, 21 x60, 4-sty bk loft & str bldg; Philip Bumb to Lina Bumb, his wife, 53 W 125; AT; A L; June23; June24'13; A$63,000-78,000. O C & 100

8TH av, 397, see 11 av, swc 29th.

9TH av, 314-20, see 11 av, swc 29th.

11TH av, 602 (4:1073-63), es, 61.9 s 45th, 19.2x70, 4-sty bk tnt & strs; Chas E Hawthorne, ref, to Adelia J Sparks, 205 Washington Park, Bklyn; FORECLOS; June17; June20'13; A$6,000-11,000. **8,500**

11TH av (3:674-34-35), swc 29th, 49.4x 100, railroadtracks; A$27,000-27,000; also 29TH ST (3:674-42-57), ss, 250 w 11 av, 16 lots, ea 25x98.9, railroad tracks; A$128,-000-128,000; also 12TH AV (3:674-59-60), sec 29th, 50.8x83.11x49.4x95.3, railroad tracks; A$22,500-22,500; also 30TH ST, 604 W (3:675-38), ss, 100 w 11 av, 25x98.9, 1-sty bk bldg; A$7,500-10,500; also 29TH ST, 532 W (3:700-52), ss, 450 w 10 av, 25x98.9, 5-sty bk tnt & strs & 3-sty bk rear tnt; A$8,000-15,000; also 30TH ST, 532 W (3:-701-59), ss, 475 w 10 av, 25x98.9, 2 & 3-sty bk stable; A$8,000-11,500; also 28TH ST, 320-2 W (3:751-55-56), ss, 250 w 8 av, 25x 98.9, 2 4-sty & b stn dwgs; all of above sub to ground leases; A$13,000-20,000; also 9TH AV, 314-20 (3:752-1-6), nec 28th (Nos 365-9), 98.9x125, 4 5-sty bk tnts & strs & 2 3-sty & b stn dwgs; sub to ground leases except 365-7 W 28; A$87,000-164,500; also 29TH ST, 364-8 W (3:752-80-84), ss, 100 e 9 av, 50x98.9, 1-4 & 2-3-sty & b stn dwgs; A$28,000-37,500; also 29TH ST, 342-4 W (3:752-69-70), ss, about 300 e 9 av, 37.6x98.9, 2 3-sty & b stn dwgs; sub to ground leases; A $21,000-27,000; also 29TH ST, 320 W (3:-752-58), ss, 237.6 w 8 av, 20.10x98.9, 3-sty & b stn dwg; A$12,000-15,000; also 8TH AV, 397 (3:753-42), ws, abt 45 s 30th, 21x 70, 4-sty bk tnt & strs; A$20,000-24,500; Edmund L Baylies et al heirs &c Nathalie E Baylies, to Ray Estate Corpn, 54 Wall; May13; June21'13. an issue of stocks, bonds, &c

12TH av, sec 29th, see 11 av, swc 29th.

Interior strip (4:1000), 60.5 s 48th & 46 w 6 av, runs w38xn2.5xe38xs2.5 to beg; Eugent I Murtha to Bernard M Baruch, 6 W 52; QC; June10; June26'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Worth st, 142-50 (1:166-9), ss, abt 95 e Centre, —x—, 2 5-sty bk loft & str bldgs; asn of all R T & I to extent of $105 of all moneys to be realized from sale of above under will of Wm B Dana; Ethel D Shephard to Peter Henderson & Co, 35 Cortlandt; May1; June23'13; A$200,000-260,000. nom

19TH st, 28 E, see Bway, 886-8.

31ST st, 2 W, see 5 av, 298.

52D st, 343 W (4:1043), ns, 365 e 9 av, 22.10 x100.9x31.4x100.5; re asn rents; Royal Co of NY to Thos McGuire, 244 W 114; June 24; June25'13. nom

63D st W, ss, 99.10 e West End av, see West End av, sec 63.

89TH st, 2 E, see 5 av, 1075.

89TH st, 2 E, see 89th E, ss, 112 e 5 av.

89TH st, E (5:1500), ss, 112 e 5 av, 23.2x 100.8x irreg x irreg, owned by party 2d pt; also 5TH AV, 1076 (5:1500), sec 89th (No 2),34x—,owned by party 1st pt; agmt as to use of alleyway bet above, etc; Benj N Duke, 2 E 89, with Carl D Jackson, 17 E 82; June23; June24'13. nom

131ST st, 155 W (miscl); power of atty to sell, etc; Selma Laufer to Jos S Isidor [402 Mt Prospect av], Newark, NJ; May 10'12; June25'13.

177TH st W, sec Audubon av, see Audubon av, 227-33.

Audubon av, 227-33 (8:2132), sec 177th, —x—; asn rents to extent of $1,800; Rebecca Goldberg to Max Hoffman, 916 So blvd; June24; June25'13. nom

Broadway, 886-8 (3:847), also 19TH ST, 28 E (3:847); power of atty to mtg, etc; Emily G O Woolley to Frances S Barnes, 269 W 72, & W Russell Osborn; Apr25; June25'13.

Columbus av, 788 (7:1853), ws, 75 s 99th, 25x100; station consent by owners to station at 99th st; Augusta Simon & Max Bamberger to Interborough Rapid Transit Co & ano, 165 Bway; mtg $4,000; Apr12'08; June20'13. nom

West End av (4:1154), sec 63d (owned by party 2d part); also 63D ST W (4:1154), s s, 99.10 e West End av, 0.3x25x0.2x25 (owned by party 1st part), deed of easement; Shults Bread Co to Robt McClenahan, 121 E 40; June14; June20'13. 175

5TH av, 298 (3:832-47), swc 31st (No 2), runs s30xw75xs44xw25xn74 to 31st, xe 100, 6-sty stn office & str bldg; re dower; Alice E Gibert widow by Chas N Harris, ATTY, to Title Guar & Trust Co, 176 Bway; AT; QC; June20; June23'13; A $545,000-580,000. nom

5TH av, 298; power of atty; Alice E Gibert to Chas N Harris; May15; June23'13.

5TH av, 1075 (5:1500), es, 34 s 89th, 26x 100, owned by party 2d pt; also 5TH AV, 1076 (5:1500), sec 89th (No 2), 34x—,owned by party 1st pt; agmt as to encroachments, etc; Benj N Duke, 2 E 89, with Geo D Gregory, 628 E 32, Bklyn; June23; June 24'13. nom

5TH av, 1076, see 5 av, 1075.

5TH av, 1076, see 89th E, ss, 112 e 5 av.

Deed (miscl) of appointment & consents; Frederic de P Foster EXR, &c, Wm H Aspinwall to Paul Tuckerman at Tuxedo, N Y, EXR, &c, under same will; Feb25; June 25'13.

Exemplified (miscl) copy last will & codicil of Katharine S Van D Burton, late of Orange Co, NY; Nov27'06; June25'13.

General (miscl) re of legacy, etc; Olivia C Steele to Wm S & Emily de B Osborn, 2048 Valentine av, EXRS Isabella A Osborn; June11; June25'13. 200

General (miscl) re of legacy, etc, as above; Evelyn I Steele to same; June11; June25'13. 200

Power of atty (miscl); Harry Cooper to Chas Cooper; May31; June24'13.

Power of atty (miscl); Constance H or Henrietta C Brown to Chas L Dean; May 19; June23'13.

Power of atty (PA); Henrietta Dinkelspiel to Celia Goldsmith, 16 E 63; June18; June26'13.

Power of atty (PA); Cath Hanfstaengl to Ernst F Hanfstaengl; Mar11; June26'13.

Revocation (miscl) of power of atty; Dora Katz to Morris Baronsky; June25; June26'13.

WILLS.

Borough of Manhattan.

Beekman st, 75 (1:94-24), ss, 153.5 e Gold, runs e25.7xs120.5xw23.6xn114, 5-sty bk loft & str bldg; A$32,000-45,000; also 87TH ST, 351 W (4:1249-10½), ns, 137 e Riverside dr, 20x100.8, 4-sty & b stn ft dwg (pt int); A$15,000-34,000; Anna L Livingston Est, Henry R Noyes EXR, 351 W 88; atty, Chas S Noyes, 198 Bway. Will filed June24'13.

Chrystie st, nec Grand, see Grand, 254.

Grand st, 254 (2:418-30), nec Chrystie, 25x75, 3-sty bk loft & str bldg; Michelis Kaliski Est, Eidney Kallis, EXR, 76 E 96; attys, Aronson & Salant, 34 Pine; A $40,000-45,000. Will filed June23'13.

Irving pl, 71 (3:874-19), ws, 69 n 18th, 23x85.6, 4-sty & b bk dwg (pt int); Marie Lang Sheafe Est, Charlotte S Kraus, EXTRX, 41 W 84; attys, Douglas, Armitage & McCann, 235 Bway; A$32,000-36,500. Will filed June7'13.

Lawrence st, 21-3 (7:1967-6 & 7), ns, 114.5 se 127th, runs se39.9xn88.3xw55.9xs 61.10 to beg, 2 5-sty bk tnts & strs; A$13,-500-29,000; also 125TH ST, 502-8 W (7:-1979-34-37), ss, 25 w Ams av, 100x100.11, 4-4-sty bk tnts; A $62,000-75,000; also 126TH ST, 366-72 W (7:1952-57-60), ss, 100 e Morningside av, 100x99.11, 4 4-sty bk tnts & strs; A$56,000-72,000; also MADISON AV, 1983 (6:1751-53½), es, 99.11 n 126th, 23.11x110, 3-sty & b stn ft dwg; A$15,500-17,000; Wm M Moran Est, Isabella H Bodentine, EXTRX, 1983 Mad av; atty, Paul Grout, 111 Bway. Will filed June12'13.

14TH st, 333 W (3:738-17), ns, 450 w 8 av, 25x125, 4-sty bk dwg; A$19,000-23,500; also 17TH ST, 357 W (3:741-5), ns, 100 e 9 av, 25x92, 4-sty bk stable; A$10,500-17,-000; also 18TH ST, 411-13 W (3:716-27), n s, 150 w 9 av, 50x92, 5-sty bk tnt; A$21,-000-45,000; Robt H Clark Est, EXRS Daisy M B Clark, 333 W 14, & Richd Shepard, 248 W 132; attys, Campbell, Moore & Amerman, 233 Bway. Will filed June25'13.

17TH st, 357 W, see 14th, 333 W.

18TH st, 411-13 W, see 14th, 333 W.

28TH st, 210-14 E (3:908-47-49), ss, 14[illegible] e 3 av, 77x98.9, 3-3-sty bk tnts & 2-3-sty bk tnts in rear; A$36,900-53,000; also 34TH ST, 113 E (3:890-10), ns, 162.6 e Park av, 21x98.9, 4-sty & b stn ft dwg; A$52,500-56,500; Pauline K or Anna P K Taylor Est, Cortlandt E Taylor, EXR, 226 W 70; atty, David Keane, 35 Wall. Will filed June 12'13.

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34TH st, 113 E, see 28th st, 210-4 E.

37TH st E, see Park av, see Park av, 47.

70TH st, 106 E (5:1404-68½), ss, 89 e Park av, 16x100.5, 4½-sty bk dwg; Walter Wood Adams Est, Phineas Hillhouse Adams, EXR, 106 E 70; atty, Jno Lindley, 32 Nassau; A$25,000-48,000. Will filed June20'13.

87TH st, 351 W, see Beekman, 75.

125TH st, 502-8 W, see Lawrence, 21-3.

126TH st, 366-72 W, see Lawrence, 21-3.

Columbus av, 824 (7:1855-31), ws, 50.11 n 100th, 25x100, 5-sty bk tnt & str; Jno Bosch Est, Lena Bosch ADMRX, 660 E 163; atty, Jno Hardy, 265 Bway; A$22,000-32,000. Will filed June18'13.

Madison av, 1983, see Lawrence, 21-3.

Park av, 47 (3:892-85), sec 37th (No 102), 98.9x105, 4-sty stn ft dwg & 3-sty bk stable (pt int); Horace Russell Est, Josephine H Russell, EXTRX, 47 Park av; atty, Edw D Loughman, 280 Bway; A$410,000-469,000. Will filed June20'13.

7TH av, 2192 (7:1935-33), ws, 99.11 n 129th, 25x75, 5-sty bk tnt & str; Frances Von der Linden Est, Rose Von der Linden, EXTRX, 530 9 av; attys, Albert & Albert, 149 Bway; A$17,000-27,000. Will filed June 20'13.

7TH av, 2350 (7:2023-34), ws, 44.2 s 138th, 20x78.6, 3-sty & b bk dwg; Paul Goepel Est, Carl P Goepel, EXR, 2350 7 av; atty, Jos H Niles, 290 Bway; A$12,000-17,500. Will filed June20'13.

CONVEYANCES.

Borough of the Bronx.

Allen pl (*), ss, 100 e Delavelle av, runs e59xs78.9xse33.11xw83.8xn100 to beg; Pasquale Di Guglielmo to Hudson P Rose Co, 32 W 45; June17; June21'13. nom

Beck st, 845 (10:2710), ws, 350 n Longwood av, 40x100, 5-sty bk tnt; Bronx County Constn Co to Progress Holding Co, a corpn, 35 Nassau; pr mtg $34,000; June20; June25'13. O C & 100

Coster st, 622 (10:2769), es, 540 s Spofford av, 20x100, 2-sty bk dwg; also COSTER ST, 624 (10:2769), es, 520 s Spofford av, 20x100, 2-sty bk dwg; Brown-Weiss Realties, a Corpn, to Jno Buehler, 901 E 156; mtg $11,500; June26'13. O C & 100

Coster st, 624, see Coster, 622.

Elizabeth st (*), ns, 300 w City Island av, runs w275 to h w mark Eastchester Bay xn100xe254xs100 to beg, City Island; Saml J T Wood to Evelyn L Wood, his wife, 357 W 123; June23'13. O C & 100

Freeman st, 847 (11:2971), ns, 75 w Chisholm, 25x95, 2-sty fr dwg; Wm Prosnitz to Regina Prosnitz; mtg $5,500; Apr20'10; June25'13. nom

Freeman st, 849 (11:2971), ns, 50 w Chisholm, 25x95, 2-sty fr dwg; Wm Prosnitz to Regina Prosnitz; mtg $6,000; Apr20'10; June25'13. nom

Freeman st, 990 (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4, 5-sty bk tnt; Jacob Larus to Felix Prince, 746 St Nicholas av; mtg $18,000; June26'13. O C & 100

Lorillard pl, 2343, see 3 av, 4566.

Main st, es, 250 s Westchester av, see St Marys av, nwc Westchester av.

Main st (*), ws, 275 n Central av, 25x100; also MAIN ST (*), ws, 325 n Central av, 25x100; also LAWRENCE AV (*), es, 175 s Westchester av, 25x100, except pts for Briggs & Baychester avs; Sarah A Langan to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct8'10; June20'13. nom

Marian st (*), ses, 200 n Becker av, 50 x100, except pt for Bronx blvd; Fredk Brockman to Hy E Bliss, 431 Greene av, Bklyn, & Louis E Bliss, 1664 Lex av, NY; AL; June20; June21'13. O C & 100

Matilda st (*), ses, 150 ne Westchester av, 50x100; Cath C Golding widow to Lars Olson, 4632 Matilda av; June23; June24'13. O C & 100

Ritter pl (11:2969), ns, 250 e Union av, 100x102, 1-sty fr church & vacant; N Y City Baptist Mission Soc to Mary Coffy, 1956 Bathgate av; mtg $13,000; June25; June26'13. exch

Rogers pl, nec Westchester av, see Westchester av, nec Rogers pl.

Simpson st, 1087-9 (10:2726), ws, 234.10 s 167th, 50x100, 5-sty bk tnt & strs; J C Gaffney Constn Co to Edw Greenebaum, 151 W 121; mtg $38,000; June25'13. nom

Taylor st (*), ws, 230 n Col av, 25x100, except pt for Taylor; Jno A McEveety ref to Paul J Schmitz, 989-91 Intervale av; FORECLOS Mar14; Apr14; June20'13. 100

Tiffany st, 1142 (10:2718), es, 287.1 n 167th, 30x113.2, 2-sty fr dwg; Kandel Concrete Co to Chas Schlesinger & Harry Gillman, both at 1682 Anthony av; mtg $4,000; June20; June23'13. O C & 100

134TH st, 700 E (10:2562), ss, 337.6 e Trinity av, 37.6x103.7, 5-sty bk tnt; Theobald J Dengler to Dengler Bros Inc, a corpn, 5 Beekman; B&S; ½ pt; June16; June23'13. 100

134TH st, 700 E; same to Chas J Pflug, 53 Stuyvesant av, Bklyn, & Julia G Sievers, 494 8 av, EXRS Adam Dengler; B&S; ½ pt; June16; June23'13. 100

134TH st, 700 E, see Amsterdam av, 590-2, Manhattan.

135TH st, 418 E (9:2279), ss, 210 e Willis av, 20x100, 3-sty & b bk dwg; Isabel McCord et al, heirs &c Isabella R McCord, to W H M Co, a corpn, 101 Park av; C a G; June23; June26'13. nom

136TH st E (10:2549), ns, 139.5 w Trinity or Cypress av, 50x100, vacant; Henrietta Krakauer EXTRX Julius Krakauer to Hattie Bretzfelder, 495 West End av; June14; June25'13. **10,000**

139TH st, 479 (737) E (9:2284), ns, 733.4 e Willis av, 16.8x100, 2-sty & b bk dwg; Millie Taterka to Jennie Peiser, 477 E 139; pr mtg $4,000; June23; June24'13. nom

147TH st E (9:2273), ss, 100 e Brook av, 25x100, vacant; Jno Coleman to David Coleman; Jan15'90; June24'13. nom

147TH st E (9:2273), same prop; Mary Guthrie et al heirs Mary Coleman to Aimee B Wenzel, 405 Frelinghuysen av, Newark, NJ; June23; June24'13. O C & 100

147TH st E (9:2273), same prop; Aimee B Wenzel to Julius Wanner, 715 E 237 & Peter F Wanner, 711 E 237; mtg $2,000; June23; June24'13. nom

151ST st, 241 E (9:2441), ns, 275 w Morris av, 25x100, 3-sty fr tnt & str & 1-sty bk ext; Filomena Sanducci to Francesco Sanducci, 241 E 151; mtg $4,000; June21; June23'13. **14,500**

151ST st, 241 E; Francesco Sanducci to Filomena Sanducci, 241 E 151; mtg $4,000; June21; June23'13. nom

156TH st, 780 E, see Tinton av, 730.

156TH st, 809 E, see Union av, 753-753½.

156TH st, 1018 E (10:2720), ss, 85 w So blvd, 40x100, 5-sty bk tnt; Evelyn H White to Edw Greenbaum, 151 W 121; mtg $25,000 & AL; June26'13. O C & 100

165TH st E, swc Grant av, see Grant av, swc 165.

165TH st E, sec Sherman av, see Grant av, swc 165.

167TH st, 1023 E (10:2754), ns, 25 e Bryant av, 37.7x97.3x37.6x94.6, 5-sty bk tnt; Chas Richardson to Vasa Realty Co, a corpn, 1025 E 167; mtg $28,000; July19'12; June20'13. O C & 100

167TH st, 1027 E (10:2754), ns, 62.8 e Bryant av, 37.7x100x37.6x97.3, 5-sty bk tnt; Chas Richardson to Vasa Realty Co, a corpn, 1025 E 167; mtg $28,000; July19'12; June20'13. O C & 100

167TH st E, nec Bryant av, see Bryant av, 1120.

172D st E, nec Bryant av, see Bryant av, nec 172.

173D st, 301-9 E, see Mt Hope av, 1680.

173D st E, swc Weeks av, see Weeks av, 1665.

174TH st E, swc Hoe av see Hoe av, swc 174th.

176TH st W, nec Andrews av, see Andrews av, nec 176.

179TH st E, nwc Belmont av, see Hughes av, nec 179.

179TH st, 641 E, see Hughes av, 2014.

180TH st, 535-41 E, see 3 av, 4378-84.

180TH st, 738 E (11:3094), ss, 80.6 e Clinton av, 40.6x107, 5-sty bk tnt & strs; Dayton Realty Co to Geo Beckenstein, 57 Henry; B&S; mtg $42,500; June23; June 26'13. O C & 100

180TH st E, nwc Monterey av, see 3 av, 4378-84.

187TH st, 462 E (11:3040), ss, 184.5 w Washington av, 16.7x100, 2-sty fr dwg; Josephine E Fletcher to Francis B Chedsey, at Yorktown, Westchester Co, NY; B&S & CaG; mtg $3,000; June5; June26'13. nom

187TH st, 464 E (11:3040), ss, 167.10 w Washington av, 16.7x100, 2-sty fr dwg; Josephine E Fletcher to Francis B Chedsey, at Yorktown, NY; B&S & C a G; mtg $3,000; June5; June26'13. nom

199TH st, 381 E, see Decatur av, 2844.

216TH st E (2d) (*), nwc Bronxwood av (5th), 30x89, Wakefield; Vincenzo Pizzo to Damiano Pizzo, 3701 Bronxwood av; ½ pt; mtg $7,000; June18; June24'13. O C & 100

225TH st E (*), ss, 100 e Paulding av, 22.7x109.6; S Clinton Crane ref to Robt N Quinn, 115 W 130; FORECLOS June3; June 24'13. 100

225TH st E (*), ss, 272.7 e Paulding av, 25x109.6; S Clinton Crane ref to Robt N Quinn, 115 W 130; FORECLOS June3; June24'13. 100

226TH st E (*), ns, 325 w Paulding av, 25x74.10x30.7x92.6; S Clinton Crane ref to Robt N Quinn, 115 W 130; FORECLOS June3; June24'13. 100

232D st E (18th) (*), ns, 150 e Carpenter av (2d st), 50x90.2, being e ½ lot 1024 map Wakefield; Minnie Mazziotta to Wm W Howland, 310 Neuber av, Mt Vernon, NY; June19; June21'13. O C & 100

Andrews av (11:2878), nec 176th, 90.1x 100x33.6x95.11, vacant, except land in 176th; Marion Knobloch to Emma C Guggolz, 2740 Creston av; mtg $3,780; June23; June24'13. O C & 100

Arthur av, 2187 (11:3063), ws, 16.8 s 182d, 16.8x80, 3-sty bk dwg; Minnie C Klingbeil to Jno F Bruder, 2301 Beaumont av; mtg $7,500; June23'13. O C & 100

Bainbridge av, ws, 220.5 n Gun Hill rd, see Rochambeau av, nec Gun Hill rd.

Bainbridge av, ws, 220.5 n Gun Hill rd, see Ams av, 590-2, Manhattan.

Baisley av, swc Ellsworth av, see Fairmount av, nwc Fairfax av.

Bathgate av, 1991 (11:3044), nws, 112.6 sw 179th, 37.6x100, except pt for av, 5-sty bk tnt; mtg $29,500; also HUGHES AV, 2017 (11:3069), ws, 41.11 n 179th, 32.10x 85.3, 4-sty bk tnt; mtg $19,000; also 179TH ST, 615 E (11:3069), ns, 153 w Hughes av, runs n84.9xw3.11xn25.1xe24.6xs25.1xe12.5xs 89.8 to st xw33.2 to beg, 4-sty bk tnt; mtg $18,500; D Clinton Mackay to Mary E John, 98 Franklin, Hempstead, LI; B&S; June17; June21'13. nom

Baychester av, es, 275 n Central av, see St Marys av, nwc Westchester av.

Baychester av (*), ws, 75 n Westchester av, 75x90; also BAYCHESTER AV (*), es, 175 n Westchester av, 50x90; Hannah J McCreery to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; July31 '10; June20'13. nom

Baychester av, es, 175 n Westchester av, see Baychester av, ws, 75 n Westchester av.

Beach av (*), es, 175 s Lacombe av, 25x 100; Willard P Beach to D J Dillon Co, a corpn, — Boston Post rd, at Larchmont, NY; AL; June17; June25'13. O C & 100

Becker av (*), ns, 75 w Fulton, 25x 100; Frank B Doughty to Wm W Penfield, 730 E 242; AL; Oct7'11; June23'13. nom

Belmont av, nwc 179th, see Hughes av, 2014.

Broadway (13:3421), ws, at line bet lots 17 & 18, map Sheridan & Segrave, runs sw 23.4to ws old Albany Post rd xw— to line bet lots 22& 23 xn16.9 to ss Mosholu av xe95 to ws Bway xse72 to beg; People of State NY to Fredk Zibelin, 170 E 78; QC; June4; June25'13. letters patent

Bronx blvd (*), es, 100 s 216th, 45x100; Melvin H Dalberg, ref, to Geo Bonavia, 727 E 217; FORECLOS May19; June19; June20'13. **2,225**

Bronxwood av (*), es, 75 n 213th, 25x 100; Ellen Smyth widow et al to Vincenza Nardiello, 141 W 3; Apr8; June25'13. 100

Bronxwood av, nwc 216th, see 216th E, nwc Bronxwood av.

Bryant av, 1120 (10:2754), nec 167th 92.8x25x94.6x25, 5-sty bk tnt; Chas Richardson to Vasa Realty Co, a corpn, 1025 E 167; mtg $26,000; July19'12; June20'13. O C & 100

Bryant av, 1510 (11:3001), nec 172d, 20x 100, 3-sty bk dwg; Saml Resnik to Ida M Winters, 160 E 91; mtg $10,000; June17; June25'13. O C & 100

Bryant av, 1522 on map 1524 (11:3001), es, 125 n 172d, 25x100, 5-sty bk tnt; Cornelius O'Keeffe to Absar Realty Co, a corpn, 919 Fox; mtg $20,000; June5; June 24'13. O C & 100

Cambreling av (Pyne), 2486 (11:3090), e s, 606.3 n 188th (Bayard), 18.9x157, 2-sty fr dwg; Jno D Vincent to Giuseppe & Angelo Sassani, 2486 Cambreling av; QC & correction deed; June23; June25'13. nom

Carpenter av (*), es, 100 n Bronxwood av (5th av), 25x100, Wakefield; Wm Bernard, ref, to Henrietta N Greely, 1914 G st, Washington, D. C.; FORECLOSED & drawn Mar10; June21'13. **1,000**

Cauldwell av, 715 (10:2624), ws, 212.6 s 156th, 18.9x115, 3-sty fr tnt; Elma L Holton to Abr Axler, 1325 Franklin av; mtg $5,500 & AL; June25'13. O C & 100

Clinton av (11:3094), sec Oakland pl (No 730), 50x100x49.8x100, vacant; Wolf Burland to Max Cohen, 1062 Morris av; mtg $4,500; June14; June21'13. O C & 100

Commonwealth av (*), es, 175 s Merrill, 25x100, except pt for Commonwealth av; Laura Lehman to Lillie N Scheele, 731 Melrose av; mtg $6,250 & AL; June20; June23'13. O C & 100

Creston av (11:3165), es, 205.1 s 188th (189th), runs e86.3xs10xe8.8xs60xw95 to av xn70 to beg, 3-sty fr dwg; Addie B Seligman & ano ADMRS &c Simon Bernheimer to H Nelson McLernon, 2455 Grand av; June12; June21'13. O C & 100

Creston av, 2738 (12:3315), es, 307.11 n 196th, 25x96.4x25.1x98.7, 2-sty bk dwg; Florence I Squires to Emma C Guggolz, 2740 Creston av; mtg $7,500 & AL; May 16; June24'13. O C & 100

Creston av, 2767 (12:3318), ws, 578 n 196th, 16.4x100.4, 2-sty fr dwg; Johanna A Koster to Wm O'Connell, 2847 Briggs av; AL; June23; June24'13. O C & 100

Crotona av, 2320 (11:3102), es, 300 n 183d, 50x100, 5-sty bk tnt; Winona C Schoefer to Onawin Constn Co, a corpn, 2296 Loring pl; pr mtg $40,000; June6; June24'13. O C & 100

Crotona av, 2320; Onawin Constn Co to Marie Lumpe, 730 Tinton av; mtg $40,000; June7; June24'13. exch & 500

Decatur av, 2703 (12:3283), ws, 50.10 n 195th, 25x103.6x25x104.6, 3-sty fr tnt; Robt Treupel to Chas Beckman, 2185 Bathgate av; June11; June24'13. nom

Decatur av, 2703-5 (12:3283), ws, 50.10 n 195th, 50.1x102.6x50.1x104.6, 2-3-sty fr tnts; Amalia Pirk to Concourse Building Co, a corpn, 391 E 149; QC & correction deed; AL; June16; June24'13. nom

Decatur av, 2844 (12:3279), nec 199th (No 381), 26.9x105x25.8x102, 2-sty fr dwg; Alwina Engelskirchen to Augusta Hennessey, 2844 Decatur av; mtg $9,500; June25 '13. nom

Ellsworth av, swc Baisley av, see Fairmount av, nwc Fairfax av.

Fairfax av, nwc Fairmount av, see Fairmount av, nwc Fairfax av.

Fairfax av, ws, 125 n Fairmount av, see Fairmount av, nwc Fairfax av.

Fairmount av (*), nwc Fairfax av, 25x 100; also FAIRFAX AV (*), ws, 125 n Fairmount av, 50x100; also BAISLEY AV (*), swc Ellsworth av, 50x100; Vincent A Catoggio to Selby Realty Co Inc, 100 Wm; June11; June21'13. Q C & 100

Ferris av (*), sec Baychester av, 90x 175; also BAYCHESTER AV (*), ws, 125 s Ferris av, 75x90; also BAYCHESTER AV (*), ws, 25 s Ferris av, 50x90; also BAYCHESTER AV (*), ws, 300 n Ferris av, 25 x90; also ST MARYS AV (*), es, 175 s Westchester av, 50x100; Cath Callahan to

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Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av, AL; Apr14'10; June20'13. nom

Ferris av, sec Lawrence av, see Lawrence av, sec Ferris av.

Findlay av, 1306 (11:2783), es, 155.7 n 169th, 20x100, 2-sty fr dwg; Jno Marquardt to Benj Steinman & Alfd Weinstock, both at 1278 Webster av; mtg $4,-; Junc21, June23'13. O C & 100

Forest av, 871 (10:2647), swc 161st (Nos 728-32), 25.4x100, 3-sty fr tnt &strs & 1 & 2-sty fr stable; Jno Cuneo et al to Harry Rubizek, 830 E 163; mtg $9,000; June20; June21'13. O C & 100

Fordham rd, nec Hughes av, see Hughes av, nec Fordham rd.

Gifford av (*), ns, 555.8 e Balcom av, 50 x100.5x99x100.2, Ida M Winters to Saml Resnik, 911 Freeman; AL; June17; June 25'13. O C & 100

Grant av (9:2447), swc 165th, 81.2x201 to Sherman av x56.1x202.5, vacant; Frederic A de Peyster et al to Lillian B Rogers, 317 W 121, Apr21, June23'13. O C & 100

Gun Hill rd, nec Rochambeau av, see Rochambeau av, nec Gun Hill rd.

Gun Hill rd, nec Rochambeau av, see Ams av, 590-2, Manhattan.

Hoe av (11:2983), swc 174th, 100x38; vacant; H W & B Realty Corpn to Trask Bldg Co, a corpn, 1662 Boston rd; mtg $[illegible],000 & AL; June5, June20'13. **17,000**

Houghton av (5th st (*), ns, 380 w Castle Hill av (Av C), 25x108, Unionport; Oscar Sommer to Henry Sommer, 2210 Blackrock av; B&S & correction deed; June21; June26'13. nom

Hughes av, 2014 (11:3080), nec 179th (No 641), 66.5x95x80.9x96; also BELMONT AV, 2013 (11:3080), nwc 179th, 81.7x11.9x 80.9x1.8, 2-5-sty bk tnts; Salvitore di Salvo to Orlando Miscione, 2340 Belmont av; ½ pt; AT; AL; May16; June24'13. O C & 100

Hughes av (12:3273), nec Fordham rd (Pelham av), runs n229.4xe87xs75xe12xs 134.11 to av xw101.10; vacant; Realty Realization Corpn to Sherman Co, a corpn, 1400 5 av; AL; May15; June26'13. O C & 100

Hughes av, 2508 (11:3078), es, 112.10 s Fordham rd (Pelham av), 25x87.6, 3-sty bk tnt & strs; Thos Pasquale to Margt Pasquale, 17 Minetta; B&S; June20; June24 '13. nom

Hunts Point av (10:2761), es, 102.8 n Seneca av, 51.4x111.9x50x100; vacant; Adelaide Carey to Economy Real Property Co, a corpn, 231-41 W 39; ½ pt; B&S; mtg ⅓ of $5,000; June17; June25'13. O C & 100

Independence av (Palisade) (13:3424), es, 336 s River (now 254th), runs e347xn150x w385 to av xs182 to beg, 2-sty fr dwg & 1-sty fr stable; Alice T wife Geo D Eldridge to Moritz Rosenthal, Independence av, es, — s 254th; QC; AL; June12; June21 '13. O C & 100

La Salle av (*), ns, 930.10 e Ft Schuyler rd, 50x100; Lena Deaken & Rose A Mullen to Lena Deaken, 539 W 59; mtg $750; June24; June26'13. nom

La Salle av (*), ns, 955.10 e Ft Schuyler rd, runs e25xn137.8xw100.1xs32.7xe75xs100 to beg; Lena Deaken & Rose A Mullen to Rosemary F Mullen, 420 84; June24; June 26'13. nom

Lawrence av (*), sec Ferris av, 150x90; also ST MARYS AV (*), ws, 150 n Westchester av, 125x90; also ST MARYS AV (*), ws, 25 s Ferris av, 175x90; Wm A Wallas to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct8'10; June20'13. nom

Lawrence av (*), es, 125 n Westchester av, 250x90; also LAWRENCE AV (*), es, 50 n Westchester av, 50x90; also ST AGNES AV (*), ws, 200 s Westchester av, 25x100; Wm A Wallas to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct8'10; June20'13. nom

Lawrence av (*), es, 100 s Westchester av, 75x100; also ST MARYS AV (*), swc Westchester av, 50x100, except pt for Briggs av; also ST AGNES AV (*), ws, 75 s Central av, 50x100; Anthony H Werneke to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

Maclay av (*), nws, 79.10 ne Zerega av, 20x100.4x20x100.3; Edw T Hiscox, ref, to Eliz B Beyer, 430 Palmetto dr, Pasadena, Cal; FORECLOS June16; June20'13. **4,000**

Mapes av (11:3111), es, 199 n 180th, 66x 100, vacant; Absar Realty Co to Cornelius O'Keeffe, 1227 Hoe av; mtg $7,000; June5; June24'13. O C & 100

Mayflower av (*), es, 124 s Alice, 50x 100; Felix Prost to Teodoro Grassi, 401 E 100; June10; June20'13. nom

Mayflower av (*), es, 174.9 s Liberty, 50 x100, Westchester; Claes Johnson & ano to Josephine wife Andw Odeane, 1859 Victor; AL; June25; June26'13. O C & 100

Monterey av, nwc 180th, see 3 av, 4378-4384.

Mt Hope av, 1680 (Monroe) (11:2751), nec 173d (Nos 301-9), 95x95, 2-sty fr dwg & vacant; Realty Realization Corpn to The Sherman Co, a corpn, 1400 5 av; AL; May15; June26'13. O C & 100

Mosholn av, ss, see Bway, ws, at line bet lots 17 & 18, map Sheridan & Seagrave.

North Chestnut dr (*), ss, 400 e of el North Chestnut dr, 40x100x41x100, being lot 114, amended map Bronxwood Park; Jos E Butterworth to Vita M D'Amore, 2106 Prospect av; mtg $1,200 on this & other property; June10; June24'13. O C & 100

Pilgrim av (*), es, 25 n Mildred pl, 50x 100; Chas H Stumpfel to Geo Hublitz, 1920 Pilgrim av; mtg $375; June9; June23 '13. nom

Prospect av (Taylor) (11:3104), nws, 250 se 189th (Webster av), 25x100; vacant, except pt for Prospect av; Sarah Greenbaum to J C Gaffney Constn Co, a corpn, 1148 Tiffany; June25'13. nom

Quarry rd, 2110-12, see 3 av, 4378-84.

Rochambeau av (12:3328), nec Gun Hill rd, 105x114.11x103.8x109.5, 3-sty fr dwg; also ROCHAMBEAU AV (12:3328), es, 109.5 n Gun Hill rd, 75x103.7, vacant; also BAINBRIDGE AV (Woodlawn rd) (12:-3328), ws, 220.5 n Gun Hill rd, 75x103.7, vacant; Theobald J Dengler to Dengler Bros Inc, a corpn, 5 Beekman; ½ pt; B&S; June16; June23'13. 100

Rochambeau av, es, 109.5 n Gun Hill rd, see Rochambeau av, nec Gun Hill rd.

Rochambeau av, nec Gun Hill rd, see Ams av, 590-2, Manhattan.

Rochambeau av, es, 109.5 n Gun Hill rd, see Ams av, 590-2, Manhattan.

Rochambeau av (12:3328), also ROCHAMBEAU AV; also BAINBRIDGE AV (Woodlawn rd), same prop; same to Chas J Pflug, 53 Stuyvesant av, Bklyn, & Julia G Sievers, 494 8 av, EXRS Adam Dengler, B&S; ½ pt; June16; June23'13. 100

St Agnes av (*), ws, 175 n Central av, 50x100; Viola Werneke to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

St Agnes av (*), ws, 75 s Central av, 150x100; also ST MARYS AV (*), es, 75 s Central av, 100x100; also ST MARYS AV (*), es, 75 s Westchester av, 100x100; Agnes K Mulligan to Jno P Wenninger, 1538 Silver; 1-3 pt; QC; Oct8'10; June20'13. nom

St Marys av (*), ws, 50 n Central av, 50x 100; Andreas Wolf to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Feb1'10; June20'13. nom

St Marys av, es, 25 s Central av, see St Marys av, ws, 75 n Westchester av.

St Mary's av, ws, 25 s Ferris av, see Lawrence av, sec Ferris av.

St Marys av (*), es, 25 n Westchester av, 50x100; also ST MARYS AV (*), es, 175 s Central av, 50x100; Sarah A Langan to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct8'10; June20'13. nom

St Marys av (*), ws, 75 n Westchester av, 75x90; also ST MARYS AV (*), es, 25 s Central av, 50x100; Wm A Wallas to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

St Marys av (*), nwc Westchester av, 75 x90; also BAYCHESTER AV (*), es, 275 n Central av, 25x90; also MAIN ST (*), es, 250 s Westchester av, 25x100; Cath Thomas to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

St Marys av, ws, 150 n Westchester av, see Lawrence av, sec Ferris av.

Sherman av, sec 165th, see Grant av, s wc 165.

South Oak dr (*), swc Wallace av, 25.1 x98.11x25x101; Corti Building Co to Geo Corti, 331 E 146; AL; June17; June24'13. nom

Steuben av (12:3337), es, 225 n 208th, 50 x100, vacant; Belle Propper to Jos Davidson, 151 W 140; ½ pt; mtg $2,000; Oct21'12; June24'13. nom

Steuben av (12:3337), same prop; Johanna Schlosser to same; ½ pt; mtg $2,-000; June23; June24'13. O C & 100

Steuben av (12:3337), es, 225 n 208th, 50x100; vacant; Jos Davidson to Jacob Larus, 707 St Nicholas av; mtg $2,000 & AL; June25'13. nom

Teller av, 1033 (9:2428 & 2433), ws, 139.6 n 165th, 20x100, 3-sty bk dwg; Marcel Levy, ref, to Beatrice S B Ziegel, 8 W 86; FORECLOS June17; June20'13. **8,000**

Tinton av, 730 (Beach) (10:2665), nes at ss 156th (No 780), 97.10x15.4x96x34.5, 5-sty bk tnt & strs; Emil F Lumpe to Valentine Gies, 1318 Leland av; AT; mtg $20,-000; June19; June20'13. O C & 100

Undercliff av (11:2880), ws, 446.10 s from nec blk 2880, bounded by Undercliff & Sedgwick avs, 25x100, 2-sty fr dwg; Bertha Dieffenbach to Fredk Dieffenbach Jr, 137 Hutton, Jersey City, NJ; mtg $6,500 & AL; June24'13. nom

Union av, 753 & 753½ (10:2676), nwc 156th (No 809), 100x20, 2-4-sty bk tnts & strs; Jacob Muller to Thos Schneider, 805 E 156; all liens; June29'12; June20'13. O C & 100

Wallace av, swc So Oak dr, see So Oak dr, swc Wallace av.

Walton av, 2155 (11:3185), ws, 38.8 n 181st, 19x75, 2-sty bk dwg; Jas J De Marte to Ange Angerole, 503 W 138; June7; June 24'13. nom

Weeks av, 1665 (11:2793), swc 173d, 84x 95, 2-sty fr dwg & vacant; Realty Realization Corpn to The Sherman Co, a corpn, 1400 5 av; AL; May15; June26'13. O C & 100

Weeks av, 1767 (11:2796), ws, 264 s 175th, 75x95, 2-sty fr dwg; Realty Realization Corpn to Sherman Co, a corpn, 1400 5 av; AL; May15; June26'13. O C & 100

Westchester av, 851 (10:2690), nws, 162 ne Prospect av, 20x63.5x21.3x56.3, 3-sty fr tnt; Henry Karlich to Wilhelmina Schmidt, 534 W 45; mtg $8,000 & AL; June 21; June23'13. O C & 100

Westchester av (10:2699), nec Rogers pl, runs n250.1xe90xs75xe31.7xs74.11 to av xw199.7 to beg, vacant; Geo F Johnson Jr to Geo F Johnson, Hanover Township, NJ; B&S; ¼ pt; AT; May9; June23'13. O C & 100

Westchester av, nwc St Marys av, see St Marys av, nwc Westchester av.

3D av, 3316 (10:2607), es, 194.5 n 164th, runs s30xe108 to ws Boston rd (No 1003) xn30xw120.2 to beg, 1-sty bk str & 2-sty fr dwg & str; Helen A Chappell, wid, individ & ADMRX Geo Chappell to Hermann Intemann, 848 Union av; mtg $12,-500; June20; June21'13. **14,000**

3D av, 3081 (11:2921), ws, 50 n 173d, 50.2 x119.10x50x115, with all title to strip 1.6 in width bet above & Fordham av, 2-sty fr dwg & strs & vacant; Sarah Greenebaum to J C Gaffney Constn Co, a corpn, 1148 Tiffany; mtg $8,000; June25'13. nom

3D av, 4378-84 (11:3062), nec 180th, (Nos 535-41), runs n74.2 to Quarry rd (Nos 2110-12), xne96.2xe138.5 to ws Monterey av xs 160.6 to ns 180th xw235.2 to beg, 5-2-sty bk & fr tnts & strs & 3-1-sty bk & fr strs, except 3d av, 4378-82 (11:3062), nec 180th (Nos 535-41), runs e130.2xn100x again n25xw74.3 to ses Quarry rd (No 2110) xsw37.5 to 3 av xs74.11 to beg, with agmt as to ext of mtg for $—— to Dec1'12 at 5%; Empire Mtg Co to Michl F Kerby; Nov30'09; June20'13. nom

3D av, 4566 (11:3055), nes, at ws Lorillard pl (No 2343), 51.3x91.9x40x123.8, except pt for sts; vacant; Jno J Brady to Belmont Square Market (Inc), a corpn, 4434 3 av; June24; June26'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Coster st, 622-4 (10:2769), es, 520 s Spofford av, 40x100, 2 2-sty bk dwgs; re mtg; Hunts Point Estates to Brown-Weiss Realties, a corpn, 65 Park row; June16; June26'13. 1,100

Seabury pl (11:2966 & 2977), es, 185 s 172d, 45x100, vacant; re mtg; Comity Mtg Co to Angel Constn Co Inc, a corpn, 1228 Hoe av; QC; June24; June25'13. 25,000

Seabury pl (11:2966 & 2977), es, 50 s 172d, 45x100, vacant; re mtg; Comity Mtg Co to Angel Constn Co Inc a corpn, 1228 Hoe av; QC; June24; June25'13. 23,000

174TH st E (11:2983), ss, 25 w Hoe av, 13x100, vacant; re mtg Ella L Murphy GDN Elsie J Murphy to The H W & B Realty Corpn, 499 Willis av; June17; June 21'13. nom

174TH st E, ss, — w Hoe av, see Hoe av, swc 174th.

Boston rd, 1003, see 3 av, 3316.

Bronxwood Park (*); all R. T & I to streets, avenues, roads, &c, on amended map 1038 of Bronxwood Park & supplementary map 1039; Bronxwood Realty Co to Bela D Eisler, 2508 Bway; May26; June 21'13. nom

Bronxwood av (*), es, 75 n 213th, 25x100; re mtg; Adam Kerner to Ellen, Mary F, Marcella G Anna & Owen Smyth, all at 7 Hulbert, Auburn, NY; Apr5; June25'13. 500

Bronxwood av (*), same prop; re mtg; Henrietta Seckel to Vincenza Nardiello, 141 W 3; June23; June25'13. 150

Elton av, 897 (9:2383), ws, 95.6 s 162d, 50.7x73.6x39.11x104.9, 6-sty bk tnt; re mtg; Comity Mort Co to Chas T Streeter Constn Co, 895 Elton av; June23'13. **30,000**

Fulton av, 1555 (Miscl); power of atty; Rachel Feinberg to Jacob Harris, 1555 Fulton av; May22'12; June21'13. ——

Hoe av (11:2983), swc 174th (to be purchased by party 2d pt); also 174TH ST E (11:2983), ss, adj above on w (owned by party 1st pt); party wall agmt; H W & B Realty Corpn, 499 Willis av, with Trask Bldg Co, 1662 Boston rd; June5; June26'13. nom

Prospect av, 777, see Westchester av, 756.

St Ann's av, 174 (miscl), the business; power of atty; Chas Nienaber to Paula Nienaber; June10; June20'13. ——

Southern blvd (11:3113), ws, 25.3 s 183d, 50.9x110.4x50x102.7, vacant; re mtg; Norton A Kent to Eliz A Heaney, 1030 Faile; QC; June4; June21'13. 1,000

Westchester av, 756 (10:2654), also PROSPECT AV, 777 (10:2676); asn rents to secure $2,000; Rebecca Goldberg, 937 E 156, to David L Schwartz, 777 Hewitt pl; June23; June24'13. nom

LEASES

Borough of Manhattan

JUNE 20, 21, 23, 24, 25 & 26.

[1]**Barclay st, 30-2** (1:86), all; Benj & Susie L Parr TRSTES of Estate S P Lilienthal to Stumpp & Walter Co, a corpn, 50 Barclay; 10 8-12yf Sept1; June23'13. 11,500

[1]**Broome st, 195;** also SUFFOLK ST, 59 (2:351), 7 rooms on 2d fl; Chas & Jacob Falkenberg to Benj Schwartz, 940 Tiffany; 7yf June1; June23'13. 612 & 660

[1]**East Broadway, 133** (1:283), str & b; Saml Remer to Israel Hermann, 183 East Bway; 5y & 9½ mos f July15; June23'13. 1,200

[1]**East Broadway, 177** (1:284); asn Ls; Hyman Levine to Nathan Levine, 19 Henry & ano; mtg $1,630; June9; June23 '13. O C & 100

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[1]**Fulton st, 144** (1:79), ss, 161.2 e Bway, 27.2x107.1x27.4x106.9, all; Berghoff Brewing Assn to Maurice & John's Inc, a corpn, 144 Fulton; 5yf May1; June25'13. 10,000 & 11,000

[1]**Greenwich st, 14** (1:14); all; Regina B Saportas to Stephen Hnath; 3yf July1'13; June24'13. 1,380 to 1,500

[1]**Greenwich st, 342** (1:182); 3 lofts above str; Morris Fliegel to Sol L Reiss, 5 W 91, firm Reiss & Bernhard; 5yf May1; June20'13. 830

[1]**Hancock st, 5-7** (2:526); asn Ls; Pinto & Pignatelli to Leonardo Lafiosca, 24 Mad; mtg $——; June18; June20'13. nom

[1]**Hamilton ter, 25** (7:2050); all; Barney Estate Co to J S Murphy, 16 E 130; 3yf Oct1'13; June24'13. 1,200

[1]**Houston st, 192 E** (2:428), 3 upper flrs; Bernard Katz to Harry & Emil Zipper, 192 E Houston; 5yf May1; June26'13. 870

[1]**Lawrence st, see Ams av,** see Ams av, 1355.

[1]**South st, 104** (1:97); all; Walter L Suydam to Fredk & Dietrich Degenhardt, on premises; ext of Ls for 8 yrs from May1 '15; June20'13. 6,000

[1]**Suffolk st, 59,** see Broome, 195.

[1]**University pl, 116** (2:570), all; Fredk D Fricke to Jno C Steinmetz, 155 W 102; 10 yf Jan1'14; June25'13. 4,500 & 5,000

[1]**Vesey st, 94** (1:84); all; Ronald E Curtis to Nicola Satriani, 65 Carmine; 4 11-12yf June1'12; June26'13. 1,300

[1]**3D st, 60 E** (2:444), all; Jacob Finkelstein to Ethel Freedman, 60 E 3; 3yf July 1; June23'13. 3,535

[1]**8TH st, 18 E** (2:550), ss, 104.7 w University pl, 25x120 to alley; asn Ls; Alex B Duncan et al EXRS Wm B Duncan to Alex B Duncan, at Hempstead, LI; Mary D B wife Paul Dana, at Glen Cove, LI, & Jessie P D Phipps, 3 Culford Gardens, Chelsea, London, Eng; Apr12; June24'13. nom

[1]**9TH st, 614 E,** str fl & pt c; also 9TH ST, 616 E (2:391), str fl; Theresa Straukamp to Walter Mikulski, 534 E 148; 5yf May1'15; June25'13. 990

[1]**9TH st, 616 E,** see 9th, 614 E.

[1]**16TH st, 124 W** (3:791); all; Danl J Early et al to Eleanor Steinbeck, 124 W 16; 3yf May1; June20'13. 1,200

[1]**21ST st, 312 W** (3:744), sws, 25x91.11; consent to asn Ls; Francis L Ogden, by Jas N Wells, atty, to Mary E Kelly; July 16'97; June26'13.

[1]**21ST st, 312 W;** asn Ls; Mary E Kelly, widow, to Cath R Kelly et al; July16'97; June26'13. nom

[1]**21ST st, 312 W;** asn Ls; Eliz R Nicholson (Kelly) & ano to Cath R Kelly, 2 W 83; AT; Mar31; June26'13. nom

[1]**21ST st, 312 W;** consent to asn Ls as above; Francis L Ogden, by Wm M Smith, atty, to Cath R Kelly, 2 W 83, et al; Mar 31; June26'13.

[1]**23D st, 310 W,** see 8 av, 259.

[1]**23D st W, swc 8 av,** see 8 av, 259.

[1]**25TH st, 57-9 E,** see 4 av, 352.

[1]**31ST st W, see Bway,** see Bway, 1232.

[1]**33D st, 424-38 W** (3:730); str fl, b & 1st & 2d lofts; McKeon Realty Co to Library Bureau, a corpn, 15 Exch pl, Jersey City, NJ; 10yf Sept1; June20'13. 18,500

[1]**34TH st, 44 W** (3:835), ss, 695 w 5 av, 25x98.9; agmt as to sur & cancellation of Ls; Jonas G Goldsmith with Chas H Leland, 563 Park av; June23; June26'13. nom

[1]**36TH st, 44 W** (3:837); all; Chas E Quimby to Jno W Britt; 1yf Mar1'10; June 24'13. 1,200

[1]**43D st, 149-51 W** (4:996), ns, 125.6 e Bway, 60x100.5; leasehold; Maurice J McCarthy, ref, to Berghoff Brewing Assn, a corpn, at Fort Wayne, Ind; sub to taxes &c of $17,567.71; FORECLOS June3; June 12; June26'13. 5,000

[1]**56TH st, 210 W** (4:1027), all; 48th St Realty & Constn Co to Chas E Ellis, 210 W 56; 10yf May1; June23'13. 20,000

[1]**56TH st, 210 W;** asn Ls with consent of 48th St Realty & Constn Co; Chas E Ellis to Hotel Frederick Inc, a corpn, 210 W 56; Apr1; June23'13. nom

[1]**82D st E, swc Madison av,** see Madison av, 1086.

[1]**84TH st, 216 W** (4:1231); asn Ls; Thos F Burke & ano to Jos Miller, 172 W 96; AT; June10; June26'13. nom

[1]**99TH st E, nwc 3 av,** see 3 av, nwc 99.

[1]**100TH st, 61 E** (6:1606), all; Rosie Greisman et al to Sol Kalnitzky, 52 E 103; 3yf July1; June21'13. 2,670

[1]**100TH st, 13 W** (7:1836); str & pt b; Dennis O'Neill to Christ Ackermann, 7 W 102; 5yf July1; 5y ren at $1,320 & $1,380; June20'13. 1,200

[1]**100TH st, 38 W** (7:1835), all; Leo A Price to Maxime Vannacci, 317 W 29; from Oct1 '12 to Sept30'17; June25'13. 2,700

[1]**100TH st, 306-10 W** (7:1888), all; agmt as to Ls from July1'13 to —— upon terms & conditions in agmt dated June16'13; Princeton Constn Co to Albt Jarmulowsky, 1295 Mad av et al, firm S Jarmulowsky, 54 Canal; June16; June23'13. nom

[1]**105TH st, 116-38 W** (7:1859), ss, 190 w Col av, runs s100.11xw54.9 to ws Croton Aqueduct xn on curve 40.4x again n94.2xe along st 141.6 to beg, all; Mary A Loeffler to Louis Burghard, 250 W 78; 5yf Sept 1'13; option of 16 yrs ren; June24'13. 7,142.86

[1]**110TH st, 61-3 E** (6:1616); east str; Jos Wiener to Jennie Hessel & Louis Siegelman; 3yf May1'13; June24'13. 1,200

[1]**125TH st, 324-6 E** (6:1801), all; U S Trust Co of N Y & ano EXRS, &c Andrews Soher to Jos Greenwald, 1077 Fox; 5yf June1; June23'13. 3,000

[1]**125TH st, 326 W** (7:1951), str & b; Roanoke Realty Co to Josephine Kalzmarski, 330 W 125; 9 9-12y & 10 days f Apr25'13; June23'13. 2,500

[1]**131ST st, 528-34 W** (7:1985), two houses, all; Abner T Bowen to Jos Greenwald, 1077 Fox; 5yf Mar1; June23'13. 5,650

[1]**135TH st, 36-8 W** (6:1732), east pt 2d fl & all of 3d fl; John B Friob & ano to Hallade Co, a corpn, 36 W 135; 4 2-12yf Apr1; 5yren at $3,000; June23'13. 2,400

[1]**135TH st W, nec Lenox av,** see Lenox av, nec 135.

[1]**141ST st, 117-35 W** (7:2010); sur & cancellation of Ls; Louis Schlechter with Kramer Contracting Co, 35 Nassau; AT; June19; June20'13. nom

[1]**144TH st W, nec 8 av,** see 8 av, 2710-6.

[1]**150TH st, 457-9 W** (7:2065), all; Ernest F Dannemann to Convent Garage Inc, a corpn, 457-9 W 150; 5y & 3½ mos f June 16; June23'13. 6,000

[1]**207TH st W, nwc Ams av,** see Ams av, 3868.

[1]**Amsterdam av, 1355** (7:1966), sec Lawrence; asn Ls, bill of sale &c; Johanna K Hoover, individ & ADMTRX Rudolph Keller, to Lina Banuat, 418 E 163; AT; mtg $2,075; June24; June26'13. 1,100

[1]**Amsterdam av, 3868** (8:2219), nwc 207th; asn Ls; Martin J Martell &ano to Nicolaus Wrede, 270 W 37; mtg $7,500; May28; June26'13. O C & 100

[1]**Bowery, 89** (1:303), all; Michl Ginzburg to Leslie Mark, 85 Bowery; 5yf May 1; June23'13. 3,700 & 4,000

[1]**Bowery, 89;** asn Ls; Leslie Mark to Sam Jacobs, 9 E 97; ½ pt; May14; June 23'13. nom

[1]**Broadway, 1232** (3:832), sec 31st; str or ticket office, with 3 rooms on 2d fl at $1,000 additional; Hurlbert Grand Hotel Co to Atchison, Topeka & Santa Fe Railroad Co, 5 Nassau; 6 2-12yf June1; June26'13. 7,000

[1]**Broadway, 2281** (4:1230), str & b; Lansing Realty Holding Co to Jacques R & Anna B Haas, 176 W 81; 3½yf Nov1'14; June25'13. 4,500

[1]**Columbus av, 785** (7:1834), station consent by lessee to L station at 99th; Edgar Greason to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 786** (7:1853); station consent by lessee; Jos Goldgraben to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 790** (7:1853); station consent by lessee; Morris Shaffron to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 795** (7:1834); station consent by lessee; David Robinson to Interborough Rapid Transit Co & ano, 165 Bway; June3; June 20'13. nom

[1]**Columbus av, 800** (7:1854); station consent by lessee; Jonas Berrman to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 802** (7:1854), station consent by lessee; Cord Stahl to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 805** (7:1835); station consent by lessee; Giuseppi Carini to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 805** (7:1835); station consent by lessee; Simon Strauss to same; May26; June20'13. nom

[1]**Columbus av, 806** (7:1854); station consent by lessee; Louis Filsicht to Interborough Rapid Transit Co & ano, 165 Bway; June18; June20'13. nom

[1]**Columbus av, 807** (7:1835); station consent by lessee; Aaron Rhode to Interborough Rapid Transit Co & ano, 165 Bway; May27; June20'13. nom

[1]**Columbus av, 809** (7:1835); station consent by lessee; Otto Ebrenhardt to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 812** (7:1854); station consent by lessee; Barnet S Peyser to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 814** (7:1854); station consent by lessee; Adolph Fischer to Interborough Rapid Transit Co & ano, 165 Bway; June2; June20'13. nom

[1]**Columbus av, 816** (7:1854); station consent by lessee; Terence & Bernard Kelly to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

[1]**Columbus av, 887** (7:1839); str & pt b; Danl Buckley to August D Ritterhoff, 87 W 103; 5yf Sept1'12; June20'13. 3,000 & 3,300

[1]**Lenox av** (6:1733), nec 135th; str; Oscar Schein, Inc, a corpn, to Geo Lubman, 56 1st; 4 10-12yf July1'13; June24'13. 1st yr 2,400 & thereafter 1,200

[1]**Madison av, 1086** (5:1493), swc 82d, 3d store from s end of bldg, 11.6x33; H S Realty Co, a corpn, to Adolph Meyer, 945 Park av; from Oct1'13 to Sept1'18; June24 '13. 1,000 & 1,100

[1]**West End av, 206** (4:1161), n str; M S Marks to Morris Bloom, on premises; 3yf Aug1; option of ren; June23'13. 750

[1]**1ST av, 371** (3:927), ws; consent to asn Ls by Jno M Buehler; Hamilton Fish Corpn to Jno Buehler, Jr; May16'10; June 26'13.

[1]**1ST av, 371;** asn Ls; Jno Buehler, Jr, to Brown-Weiss Realties, a corpn, 63 Park row; mtg $5,900; June21; June26'13. nom

[1]**1ST av, 371;** consent to asn Ls as above; same to Brown-Weiss Realties, a corpn, 63 Park row; June18; June26'13.

[1]**1ST av, 1102-6** (5:1455); all; except cor str & b of 1102; also privilege of roof signs; Fredk Herrmann to Auguste Savoretti, 1118 1 av & ano; 3yf July1'13; 3y ren; June24'13. 6,000

[1]**1ST av, 2070** (6:1701), str & c; Michl J Bove to Nicholas J Vaccarelli, 354 E 116; 5yf May1; June21'13. 1,296

[1]**2D av, 76** (2:446); b & c; Marguerite Maidhof to Sol Hechter, 76 2 av; 5yf Apr 15; June26'13. 1,200 & 1,300

[1]**2D av, 1312** (5:1444); all; Pierce Brennan to Jno J Gannon, 1312 2 av; 10yf Jan1 '11; June24'13. 3,400

[1]**3D av, 54-6** (2:556); all; Luder Reinken to Otto Zinn, 536 E 86; 10yf May1'12; June 26'13. 3,800

[1]**3D av, 261** (3:901); asn Ls; Jno H Roepke & ano to Arthur Jost, 159 W 129; June18; June20'13. nom

[1]**3D av, 2203** (6:1785); asn Ls; Annie Ropke EXTRX Herman Ropke, to Jno H & Jno K Roepke, 201 E 120; June18; June 20'13. nom

[1]**3D av, 2203** (6:1785); asn Ls; Jno H Roepke & ano to Arthur Jost, 159 W 129; June18; June20'13. nom

[1]**3D av** (6:1627), nwc 99th; asn Ls; Edw Pierce to Edmond Butler, 158 W 34, & Richd Butler, 72 E 87; June21; June23'13. nom

[1]**4TH av, 352;** also 25TH ST, 57-9 E (3:-855), portion of 15th fl (with option for balance of floor for $1,000 per annum additional); Israel Unterberg to A L Eisenstaedt Co, 7 E 20; 5yf Feb1'14; June25'13. 5,000

[1]**5TH av, 1** (2:550), es, 81 s 8th, 39 to alley x100; asn Ls; Alex B Duncan et al EXRS Wm B Duncan to Alex B Duncan at Hempstead, LI; Mary D B wife Paul Dana, Glen Cove, LI, Aug6'12; June24'13. nom

[1]**7TH av, 320** (3:777); ground fl & b; Mary A Donnelly et al, individ, EXRS &c Mayme G Schoenenberger, to Sarah McEbwy, 254 W 31; 2yf June21; June20'13. 1,200

[1]**7TH av, 2513-5** (7:2014); s str & c; Julius Schalscha to Jno & Bertha Strong, 2513 7 av; 3 3-12yf Feb1; June26'13. 1,020 to 1,140

[1]**8TH av, 259** (3:746), swc 23d, all; also 23D ST, 310 W (3:746), all; agmt modifying lease & reducing rent from $10,000 to $9,000 per annum, &c; Oak Holding Co Inc to Levi W Wheeler & Ernest B Douglas, 622 W 158; June14; June21'13. nom

[1]**8TH av, 462** (3:783), str & b; Auerbach Realty Co to Hanover Lunch Inc, a corpn, 138 E 14; 5yf Oct1; June25'13. 1,500 & 1,800

[1]**8TH av, 2072** (7:1828), str & pt b; Abr King to Saml Krauthammer, 250 W 112; 5 yf Nov1; June25'13. 2,100

[1]**8TH av, 2710-6** (7:2030), nec 144th, all; Barwood Realty Co to Leo Stark, 221 W 120 et al; 3yf May1; June25'13. 12,000

[1]**9TH av, 483** (3:734); asn Ls; Wm P Fogarty to Wm P Whelan, 404 W 37; mtg $5,779; June19; June20'13. nom

LEASES.

Borough of the Bronx.

[1]**Fox st, 1018** (10:2726); str; Vincent Kapp to J D'Alessando or Giovanni D'Alessandro & ano, 1018 Fox; 4 3-12yf Feb1'12; June26'13. 240 to 360

[1]**Fox st, 1018;** asn Ls; Giovanni D'Alessandro to Antonio Sinisi, 1018 Fox; June 26'13. nom

[1]**Kelly st, see 163,** see 163 E, sec Kelly.

[1]**Merrill st, swc St Lawrence av,** see St Lawrence av, 1447.

[1]**133D st, 676 E** (10:2561), ss, 50 e Cypress av, 25x100; sur Ls; Pari Greco to Jno Gerosa, 2453 3 av; June16; June24'13. nom

[1]**161ST st, 834 E** (10:2677); str; Denis Sullivan to Mrs Saml Levy, 834 E 161; 4yf Jan1; June20'13. 324,360

[1]**161ST st, 834 E** (10:2677); str; Denis Sullivan to Leon Lichtenstein, 834 E 161; 4yf May1; June20'13. 420,480

[1]**162D st, 362 E** (9:2422); all; Wm E Miller to J A Newsom, 323 E 162; 5yf May 1; June26'13. 780

[1]**162D st, 492-4 E** (9:2366), sec Brook av; asn Ls; Henry C Martinson to Emma F Phillips, 492 E 162; mtg $5,130; June26'13. nom

[1]**163D st E** (10:2711), sec Kelly; asn Ls; Francis Delaney to Jno Crimmins, 950 E 163; mtg $——; June20'13. nom

[1]**165TH st E, nwc College av,** see College av, nwc 165.

[1]**165TH st E, swc Findlay av,** see Findlay av, 1001.

[1]**169TH st E, sec Prospect av,** see Prospect av, sec 169.

[1]**Anthony av, 1695** (11:2889), str; Mellwin Realty & Constn Co to Antonio Marino, 2456 2 av; 3yf May1; June24'13. 180 & 216

[1]**Arthur av, 2294** (11:3071), asn Ls; Jno F Bruder to Edw A Klingbeil, 2187 Arthur av; June23; June24'13. nom

[1]**Bergen av, 643,** see 3 av, 2952.

[1]**Brook av, 354** (9:2268); all; Thos J Gannon to Jacob Hoffmann Brewing Co, 211 E 55; 10yf July1; June26'13. 2,400

[1]**Brook av, 519** (9:2293), str & pt c; also str & c on extension on 148th; Henry Michaelis to Albt B Schroder; 5yf Sept 1'07 with ext to Sept1'22 at $2,000; June 23'13; re-recorded from Jan31'07. 1,800

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[illegible] **Brook av, sec 162d,** sec 162d, 192-4 E [illegible]

College av (2243), swc 166th, bakeshop [illegible] Wm Lyman to Jacob Goodman, Lease dated av 3d May1, June25'13. 720

Findlay av, 1601 (2432), swc 165th; str & [illegible] Wm A Gates to Sarah Kaplan, 16 E 3d, E 1 Sept12, 2y 10m at $850. 750

Prospect av (10:2694), sec 169th, str & [illegible] M Schwebell & ano TRSTES Jennie H Schwebell to Abr Allison, 1169 Webster av & ano 3yl Nov1'12 June25'13. $40 & 900

St Lawrence av, 1447 (*), swc Merrill; [illegible] Jos Shea to Wm J Nichols, 1447 St L, w f mtge av Apr2 June26'13. nom

St Lawrence av, 1447; asn Ls, Wm J Nichols to Jno H Jachens, 1591 3 av, Apr 29 June26'13. O C & 100

St Lawrence av, 1447; asn Ls; Jno H Jachens to Geo Stengele, 1254 Webster av mtg $3,215.57, May3, June26'13 O C & 100

Tinton av, 920 (10:2668); asn Ls; Kleins Stables, a corpn, to Louis Hirsch & Jos Schwartz, both at 50 Willett; June21; June23'13 nom

3D av, 2783 (36:232?), asn Ls, Dora Rosenstein to Boris Levitt, 221 S 4, Bklyn; June18; June20'13. nom

3D av, 2952, es, 25x86, also BERGEN av, 613 (36:2962), ws, 25x100, all, Henry Maul to Starrett Constn Co Inc, a corpn, 7 E 42, 1y 10 12yr July1, June23'13. taxes, &c, & 1,970 to 2,620

MORTGAGES.

Borough of Manhattan.

JUNE 20, 21, 23, 24, 25 & 26.

Arden st, sws, at nws Nagle av, see Nagle av, nws, at sws Arden.

Bleecker st, 177 (2:540), ns, 75 w Sullivan, 25x100; June25'13; 5y5%; Louis Kresner to Emigrant Indust Savgs Bank. 24,000

Cathedral pkway, 214 (7:1881), ss, 300 w Ams av, 100x70.11; pr mtg $250,000; May5; June23'13; due July1'14, 6%; Paterno Constn Co to E Morris Morales, 1997 Daly av. 50,000

Cathedral pkway, 214; certf as to above mtg; May5; June23'13; same to same. ——

Cathedral pkwy, 220 (7:1881), ss, 275 e Bway, 100x70.11; ext of $25,000 mtg to Mar28'14 at 6%; Mar27; June24'13; Helen N Spraker with Paterno Constn Co. nom

Cathedral pkway, 220 (7:1881), ss, 400 w Ams av, 100x70.11; pr mtg $260,000; May5; June23'13; due July1'14, 6%; Paterno Constn Co to E Morris Morales, 1997 Daly av. 20,000

Cathedral pkway, 220; certf as to above mtg; May5; June23'13; same to same. ——

Chrystie st, 97 (1:304), ws,, 100.3 s Grand, 25x74.10; June23; June26'13; 5y 4½%; Adelaide P C Hand, Glen Cove, LI, & Eliz C Hegeman, of Bklyn, to Citizens Savgs Bank, 56 Bowery. 12,000

Clinton st, 97 (2:348), sobrn agmt; June 10; June23'13; Frederic E Klein, Philip Klein & Rose Sobel exrs Josef Klein with Richd Lathers Jr, 125 W 81, & ano trstes Richd Lathers. nom

Clinton st, 97; ext of $32,000 mtg to July1'16 at 5%; June13; June23'13; Richd Lathers Jr & ano exrs Richd Lathers with Morris Mandelskorn, 130 W 112. nom

Dominick st, 39 (2:579), ns, 160 e Hudson, 20x87.6; May29; June24'13; 3y6%; Nelson W Woods to Robertson G Wood, 8 Prospect av, Middletown, NY. 5,000

Downing st, 33 (2:527); asn Ls by way of mtg as collateral security for payment of $3,710; June18; June20'13; Antonio Tomasulo to S Liebmanns Sons Brewing Co, 36 Forest, Bklyn. nom

Forsyth st, 217 (2:422); ext of $36,000 mtg to June30'18 at 5%; May14; June26'13; Harris Cohen, 1892 Bergen, Bklyn, with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

Hamilton ter, 22 (7:2050),; ext of $9,000 mtg to June30'16 at 5%; June9; June21'13; Lawyers Mort Co with Mary Hubbs. nom

Henry st, 29 (1:280), ns, 174.10 e Cath, 25x100; pr mtg $25,000; June23; June24'13; installs; 6%; Sarah Schneiderman, 917 Bway, Bayonne, NJ, to Lena Gordon, —— W 42, Bayonne, NJ. 1,500

Henry st, 188 (1:270); ext of $27,000 mtg to Apr30'16 at 5%; June19; June23 '13; Mary Roxburghe with Arthur M Mundt, 11 W 120. nom

Hudson st, 548 (2:621), es, 46.10 s Perry, runs s20.6xe58.1xe9.11xe12.4xn15.6 xw74.11 to beg; June24'13; due &c as per bond; Dora H Heinsohn to Title Guar & Trust Co. 8,400

Leroy st, or St Lukes pl, 11 (2:583), ns, 232.1 e Hudson, 21.8x100; June24'13; 5y 5%; Thos M Blake to Emigrant Industrial Savgs Bank. 8,000

Mott st, 280 (2:508); sal Ls; June17; June20'13; demand, 6%; Eugenio & Ernesto Di Lorenzo to Lion Brewery, 104 W 108. 500

Perry st, 36 (2:612); ext of $9,000 mtg to June20'18 at 5%; June20; June23'13; Lawyers Mort Co with Chas Harft. nom

Pike st, 36 (1:275), ws, 127.3 s Henry, 27x84.6; June23'13; 5y4½%; Celia or Celie Kirsh to Sheltering Arms, a corpn, 504 W 129. 22,000

Rivington st, 136-8 (2:354); ext of $12,000 mtg to June1'15 at 6%; Apr9; June24 '13; Saml Kadin with Maud B Barclay, 7 W 81. nom

Walker st, 85 (1:195), ss, 96 e Cortlandt alley, 24x100; pr mtg $33,500; June18; June 20'13; due &c as per bond; Wm J Stich to Chas A Moran, at Bernardsville, NJ, trste for Emily Lutyens. 2,000

West st, 495 (2:641), sal Ls; June10; June23'13; demand, 6%; Danl J Crotty to Clausen-Flanagan Brewery, a corpn. 2,500

Worth st, 142-50 (1:166), ss, abt 95 e Centre, —x—; given as collateral security for payment of note for $105; May1; June23'13; due, &c, as per note; Ethel D Shepherd, 18 E 47, to Peter Henderson & Co, 35 Cortlandt. 105

Wooster st, 175-7, see 32d, 344-6 E.

1ST st, 19-21 E (2:456); ext of $10,000 mtg to Apr25'14 at 5%; June7; June21'13; Lawyers Mort Co with N Y City Society of the Methodist Episcopal Church. nom

1ST st, 56 E (2:443), ns, 250 w 1 av, 20.8x100.4x20.3x100; PM; pr mtg $35,500; June20; June23'13; 3y6%; Hyman Berkowitz to Chas Schlesinger, 1682 Anthony av & ano. 900

3D st, 84 E (2:444); ext of mtg for $25,000 to July2'18 at 5%; Jan10; June20'13; Louis Jaffe, 53 Lenox av, & ano, with Cath A Stevens, 17 W 74. nom

5TH st, 343-5 E (2:447), ns, 69.6 w 1 av, 55.6x—; ext of $7,000 mtg to June 15'18 at 6%; June16; June25'13; Ehrich Weiss with Sigmund Schnee, 69 E 7. nom

9TH st, 61 E (2:561), ns, 174.4 w Bway, 26x92.3, leasehold; ext of $14,500 mtg to Jan15'16 at 6%; June2; June23'13; Oliver Smith with Lily C Kellogg. nom

9TH st, 614 E (2:391); sal Ls; June16; June25'13; demand; 6%; Walter Mikulski to Lion Brewery, a corpn, 104 W 108. 2,239.60

11TH st, 331 W (2:634), ns, 158.2 e Washington, 21.1x95; June26'13; 5y5%; Ann Walsh to Emigrant Indust Savgs Bank. 8,000

12TH st, 82-4 W (2:575), ss, 65.6 e 6 av, runs e43.4xs103.3xw39.9xn16.4xnw3.7xn84.8 to beg; PM; pr mtg $70,000; June23; June 26'13; 3y6%; Morris A Hulett, Bklyn, to Mary A Watson, Hastings-on-Hudson, NY. 10,000

16TH st, 37 W (3:818); ext of $15,000 mtg to Apr1'18 at 5%; June12; June20'13; Eliz J Clarke with Henry M Sands, 48 Av Gabriel, Paris, France. nom

16TH st, 39 W (3:818); ext of $15,000 mtg to Apr1'18 at 5%; June12; June20'13; Eliz J Clarke with Fredk de P Foster, Tuxedo Park, NY, & ano, trste for Ethel Sands et al, will Sarah A Sands. nom

17TH st, 421 W (3:715), ns, 250 w 9 av, 25x92; ext of $18,000 mtg to June24'18 at 5%; June24'13; Israel Lewis with American Savgs Bank, 115 W 42. nom

18TH st, 215 W (3:768), ns, 200 w 7 av, 25x92; June20; June21'13; due, &c, as per bond; Theo A L Davis, Atlantic Highlands, NJ, to Title Guar & Trust Co. 15,000

19TH st, 22 E, see Bway, 886-8.

19TH st, 28 E, see Bway, 886-8.

25TH st, 134-6 W (3:800), ss, 375 w 6 av, 50x81.1; ext of $85,000 mtg to Nov1'16 at 5%; June17; June20'13; Wm A Kerr with Union Dime Savings Bank, 701 6 av. nom

29TH st, 33 E (3:859), ns, 175 e Mad av, runs e21.9xn98.9xw0.9xn98.9 to ss 30th (No 32), xw21xs197.6 to beg; PM; June20; June 21'13; due, &c, as per bond; Woman's Hotel Co to Title Guar & Trust Co. 65,000

29TH st, 33 E & 30TH ST, 32 E; PM; pr mtg $65,000; June16; June21'13; due Feb1 '17, 5%; same to Howard Conkling, 157 E 70. 30,000

30TH st, 32 E, see 29th, 33 E.

31ST st, 2 W, see 5 av, 298.

32D st, 314-16 E, see 32d, 344-6 E.

32D st, 344-6 E (3:937), ss, 135 w 1 av, 35x98.9; pr mtg $66,000; also WOOSTER ST, 175-7 (2:524), nws, 174.8 s Bleecker, 50x100, with all R, T & I to strip adj above on s, 0.4x100; pr mtg $65,000; also LAND in Long Island City, B of Q; also 185TH ST W (8:2166), ss, 150 w St Nich av, 50x79.11; ½ pt of this; pr mtg $7,500; also 32D ST, 314 E (3:937), ss, 180 e 2 av, 20x98.9; also 32D ST, 316 E (3:937), ss, 200 e 2 av, 25x98.9; PM; pr mtg $23,000 on last two parcels; June23; June24'13; due Mar15 '16; 6%; Franbro Realty Co, a corpn to Jos & Louis Frankel, 808 West End av. 44,000

32D st, 344-6 E; also WOOSTER ST, 175-7; also LAND in Long Island City (B of Q); also 185TH ST W (8:2166); also 32D ST, 314-16 E; same prop; certf as to above mtg; same to same; June24'13. ——

32D st, 344-6 E (3:937), ss, 135 w 1 av, 35x98.9; PM; pr mtg $55,000; June23; June 24'13; 2y6%; Franbro Realty Co to Jos Frankel, 808 West End av & ano. 11,000

32D st, 22-4 W (3:833), ss, 325 w 5 av, 50x98.9; also 32D ST, 26 W (3:833), ss, 375 w 5 av, 25x98.9; pr mtg $525,000; June25; June26'13; 2y6%; Midwest Realty Co to Alfred R Levy, 38 St Andrews pl, Yonkers, NY. 53,540.89

32D st, 22-4 W, & 32d st, 26 W; certf as to above mtg; June25; June26'13; same to same. ——

32D st, 26 W, see 32d, 22-4 W.

33D st, 157 E (3:889), ns, 195 w 3 av, 20x98.9; PM; June25'13; 5y5%; J P Zurla Tile Co to Lawyers Title Ins & Trust Co. 15,000

34TH st, 240-2 E (3:914); ext of $20,000 mtg to June22'16 at 5½%; June10; June 21'13; Lawyers Title Ins & Trust Co with Vittorio Bernardi. nom

37TH st, 122 E (3:892), ss, 75.6 w Lex av, runs s34.1xe0.6xs15.4xw9xs24.6xw16xn 73.11 to st xe24.6 to beg; pr mtg $5,000; June20'13; due &c as per bond; Wm C Fargo to Title Guar & Trust Co. 2,500

38TH st, 223-31 W (3:788); ext of 10 mtgs aggregating $135,000 to Aug15'17 at 4½%; Aug15'12; June21'13; Greenwich Savgs Bank, 246 6 av, with Realty Holding Co, a corpn, 907 Bway. nom

39TH st, 35-7 W (3:841), ns, 560 w 5 av, 44x98.9; June24'13; 1y6%; Brunswick Realty Co, 35 W 39 to Metropolitan Savgs Bank, 59 Cooper Sq E. 210,000

39TH st, 35-7 W; certf to above mtg; June24'13; same to same. ——

39TH st, 35-7 W; sobrn of mtgs for $55,000 & $120,000 to mtg for $210,000; June23; June24'13; State Realty & Mtg Co, a corpn, 11 Pine with Metropolitan Savgs Bank, a corpn, 59-61 Cooper sq. nom

40TH st, 18-22 W (3:841), ss, 293.6 w 5 av, 54x98.9; June19; June21'13; 5y5%; New York Club, a corpn, to Bowery Savgs Bank, 128 Bowery. 50,000

42D st, 350 E (5:1334); asn rents to extent of $1,000 at 6%; June26'13; Terence J Lynch to Alema Realty Exchange Co, 1 W 34. nom

42D st, 225-7 W (4:1014), ns, 137.6 e 8 av, 37.6x100.5; June17; June20'13; due Jan 8'17, % as per bond; Louis V & Mary A O'Donohue & Isabelle O'D Amy to Farmers' Loan & Trust Co, 22 William. 40,000

44TH st, 7 W (5:1260), ns, 175 w 5 av, 25x100.5; pr mtg $85,000; Dec1'12; June26 '13; 15y5%; St Nicholas Club of City NY to Ephraim Williams, 12 W 44, et al, trstes. 20,090

45TH st, 524 W (4:1073), ext of $12,000 mtg to Junel'16; 5%; June24; June25'13; Edw H Bailey with Wohlfarth Realty Co, 11 E 42 & Adam Urbach, 259 7 av. nom

51ST st, 170-2 E, see 3 av, 836.

51ST st, 33 W (5:1267), ns, 494 w 5 av, 42x100.5; bldg loan; pr mtg $145,000; June 21; June23'13; 1y6%; 33 West Fifty-First Street Co Inc, a corpn, to Robt McGill, Hoboken, NJ. 95,000

51ST st, 33 W; certf as to above mtg; June21; June23'13; same to same. ——

54TH st, 311 E (5:1347); ext of $18,000 mtg to June10'18 at 5%; May28; June23 '13; Thos Sheils & Jos E Newburger exrs Patk Keenan with Hannah M Trotta. nom

59TH st, 345-7 W (4:1112), ns, 125 e Col av, 2 lots, ea 25x100.5, 2 PM mtgs, ea $21,000; June19; June20'13; due &c as per bond; Jacob S Berliner to Dry Dock Savgs Instn, 341 Bowery. 42,000

63D st, 16 E (5:1377), ss, 275 e 5 av, 18.9x100.5; PM; pr mtg $4,000; June26'13; due Sept25'15 5%; Fredk E Callen, Bklyn, to Henrietta Dinkelspiel, 16 E 63. 26,000

63D st, 140 W (4:1134), ss, 550 w Col av, 25x100.5; June24'13; due &c as per bond; Jno J & Ottilia M Biehn to Title Guar & Trust Co. 15,000

68TH st W, nec Col av, see Col av, nec 68.

70TH st, 331 W (4:1182), ns, 325 w West End av, 15x100.5; June26'13; 3y5%; Helen Card to Franklin Savgs Bank, 656 8 av. 7,000

75TH st, 30 W (4:1127), ss, 380 e Col av, 20x102.2; June25'13; due &c as per bond; Mary H Hazelton to Title Guar & Trust Co. 15,000

76TH st, 432 E (5:1470); ext of $15,000 mtg to June22'16 at 5½%; June18; June21 '13; Lawyers Title Ins & Trust Co with Frank Beck. nom

78TH st, 129 E (5:1413), ns, 46.8 w Lex av, 16.8x102.2; pr mtg $——; June17; June 25'13; due Apr1'16; 6%; Henry B Montgomery, 167 E 78 to Rosalie M Gilbert, 4344 Rockhill rd, Kansas City, Mo. 7,640

84TH st, 216 W (4:1231); sal Ls; May26; June26'13; demand, 6%; Thos J Murray & Thos F Burke to Jacob Ruppert, a corpn, 1639 3 av. 3,000

85TH st, 31 W (4:1199); ext of $25,000 mtg to July1'18 at 4½%; June25; June 26'13; Albt W Scholle et al with Isaac J Bernheim, 31 W 85. nom

86TH st, 327-9 E (5:1549), ns, 265 e 2 av, 40x100.8; June23; June24'13; 1y6%; Ambrose F Stolzenberger to Jno D Von Twistern, 353 E 83. 3,000

87TH st, 526 E (5:1583), ss, 311.6 e Av A, 18.3x62.7x18.3x62.9; June20'13; 5y5%; Jos N Courtade, 526 E 87, to Emigrant Indus Savgs Bank. 6,000

87TH st, 526 E; sobrn agmt; June20'13; same & Bertha Hochberger with same. nom

87TH st, 526 E (5:1583); ext of $4,000 mtg to June20'18 at 6%; June20'13; Bertha Hochberger with Jos N Courtade, 526 E 87. nom

88TH st, 46 E, see Mad av, 1217-21.

89TH st, 2 E, see 5 av, 1076.

91ST st, 107 E (5:1520), ns, 105 e Park av, 15x100.8; June24; June25'13; due June 1'18; 5%; Richd H Morrison to Jennie G Biddulph at Montclair, NJ. 11,000

98TH st, 289-91 E (6:1648), ns, 75 w 2 av, 50x100.11; ext of $25,000 mtg to Apr 28'16 at 5%; Apr28; June24'13; Henry Say with Jos Yeska, 155 Riverside dr. nom

99TH st E, nwc 3 av, see 3 av, nwc 99.

99TH st, 41 W (7:1835), ns, 325 e Col av, 25x99.11; ext of $17,000 mtg to Jan2'17 at 5%; June13; June26'13; Louis Sonn with Alice B Cohen, Ashburnham Gardens, Eastbourne, Eng. nom

100TH st, 65 E (6:1606), ns, 100 w Park av, 20x100.11; PM; pr mtg $——; May29; June26'13; 5y6%; Hyman Schmulewitz, 83 W 115, to Christopher Pitkin Co, 378 Grand. 1,750

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100TH st, 13 W (7:1836); sal Ls; June 18; June20'13; demand, 6%; Christ Ackermann to Lion Brewery, 104 W 108. 2,000

101ST st, 217 E (6:1651), ns, 260 e 3 av, 25x100.11; PM; June20'13; due &c as per bond; Jas Kelly to Harriet B Morse, 170 W 73, & ano. 12,500

103D st, 300-2 E, see 2 av, 1998.

105TH st, 128 E (6:1632), ss, 266.8 e Park av, 16.8x100.11; PM; pr mtg $6,000; June 23; June24'13; due May15'14; 6%; Felix Hertz, 292 West Bway to Therese R Spear, 128 E 105. 3,000

105TH st, 4-6 W (7:1840), ss, 100 w Central Park W, 50x100.11; June21; June 24'13; 5y5%; Ellen A Stewart & Mary E Horton to Bowery Savgs Bank ,128 Bowery. 35,000

106TH st, 61 E (6:1612), ns, 175 e Mad av, 24.6x100.11; June24'13 ;5y5%; H & L Realty Co, Inc, to Richd Fitzpatrick, 324 W 20. 19,000

106TH st, 61 E; certf as to above mtg; May27; June24'13; same to same.

109TH st, 401-3 E, see 1 av, 2122.

111TH st, 20 E (6:1616), ss, 218 e 5 av, 26.11x100.11; pr mtg $17,000; June23'13; due, &c, as per bond; Mathilde J Bennett, 20 E 111, & Edwin H Koezly, Hawthorne, NY, to Chas Elbogen, 504 W 134 & ano. 2,000

111TH st, 25 E (6:1617), ns, 270 e 5 av, 20x100.11; ext of $19,500 mtg to June16'16 at 5%; June3; June25'13; Louis Barrett to Jas Stokes, Ridgefield, Conn. nom

113TH st, 357 E (6:1685), sal Ls; June 16; June25'13; demand; 6%; Gaetano De Angelis to Lion Bwy, a corpn, 104 W 108. 500

114TH st, 304 E (6:1685), ss, 80 e 2 av, 20x100.11; pr mtg $10,000; June16; June 20'13; 3y6%; Michele A or Michelangelo Bove to Carolina Bove, 304 E 114. 2,000

115TH st, 169 E (6:1643), ns, 245 w 3 av, runs n100.11xe20xse—xs88 to st x—30 to beg; June23'13; 1y5%; Ann Daly to Emigrant Indus Savgs Bank. 1,000

115TH st, 3 W (6:1599); ext of $22,000 mtg to June13'16 at 5½%; June2; June21 '13; Geo W Murray, exr, &c, Jas Hedges with Jas & Jessie Neil. nom

117TH st, 424 E (6:1710), ss, 277.4 e 1 av, 16.8x100.11; PM; June26'13; 5y5%; Vito Belmonte to Lawyers Mtg Co, 59 Liberty. 5,000

122D st, 107 W (7:1907), ns, 118 w Lenox av, 19x100.11; June14; June25'13; 5y5%; Bertha Nissenson, 108 W 124 to Frank B Wood, 55 Maple av, New Rochelle, NY, et al exrs Louisa Randell. 8,800

123D st, 304 E (6:1799), ss, 80 e 2 av, 28.8x100.11; PM; June20; June26'13; 5y5%; Efjay Realty & Holding Co (Inc), a corpn, to Lawyers Mtg Co, 59 Liberty. 25,500

124TH st, 7 E (6:1749), ns, 140 e 5 av, 20x100.11; June20'13; 3y5%; Timothy J Regan to Lawyers Title Ins & Trust Co. 8,000

124TH st, 150 E (6:1772), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31)x100.11; pr mtg $33,000; June20; June24'13; due &c as per bond; Gussie Decklade, 129 E 123 to Kath Sullivan, 100 E 124. 11,000

124TH st W (7:1978), ss, 300 w Ams av, 100x100.11; pr mtg $25,000; June26'13; 1y 6%; Martha Bldg Corpn, 600 Prospect av, to David Zipkin, 22 Mt Morris Park W. 50,000

124TH st W (7:1978); same prop; certf as to above mtg; June26'13; same to same.

124TH st W (7:1978), same prop; sobrn agmt; June26'13; same & Samson Lachman & Abr Goldsmith, 50 W 75, with same. nom

125TH st, 307 W (7:1952); ext of $19,000 mtg to May7'19 at 5%; May27; June26'13; Mary E Robertson with Soc for Relief of the Destitute Blind of the City of NY & Its Vicinity, 896 Ams av. nom

127TH st, 116 W (7:1911), ss, abt 175 w Lenox av, —x—; June23; June26'13; installs; 6%; Eliz & Hans Schrefeld, 116 W 127, to Emeline Van Syckel, 100 Fanshaw av, Yonkers, NY. 1,250

127TH st, 116 W (7:1911), ss, 175 w Lenox av, 16.8x99.11; ext of $8,000 mtg to June10'15 at 5%; June10; June26'13; Sarah R Wells trste Cath A Schuchardt with Emeline Van Syckel, Yonkers. nom

127TH st E, nwc Mad av, see Mad av, 1994.

131ST st, 155 W (7:1916), ns, 191 e 7th av, 17x99.11; PM; June25'13; 3y5%; Mary Burns to American Mtg Co, 46 Cedar. 5,000

132D st, 100 W, see Lenox av, 439.

137TH st, 47 W (6:1735), ns, 375 e Lenox av, 25x99.11; June20'13; 3y5%; Jos Goldberger, 174 St Nicholas av, to Wm Rankin, 119 W 77. 15,000

137TH st, 47 W; pr mtg $15,000; June 20'13; 1y6%; same to same. 1,500

139TH st, 565-9 W (7:2071), ns, 100 e Bway, 75x99.11; ext of $82,500 mtg to June13'18 at 5%; June16; June24'13; Valentine E Macy & ano trstes Josiah Macy Jr with Corpn of H & A Cohen, a corpn, 168 Park Row; Harris Cohen, 19 W 69 & Abr Cohen, 155 Riverside dr. nom

140TH st, 303 W (7:2042), ns, 90 w 8 av, 15x99.11; PM; June20; June21'13; 3y5%; Elliott L Brown, Yonkers, NY, to N Y Title Ins Co, 135 Bway. 3,500

144TH st, 311 W (7:2044), ns, 175 w 8 av, 24.6x99.11; ext of mtg for $12,000 to May20'16, 5%; May20; June21'13; Jas M Crafts & ano trstes will Ogden Haggerty for Anna K Shaw, with Selby Realty Co. a corpn, 1 Liberty. nom

150TH st, 457-9 W (miscl); consent to chattel mtg; June16; June23'13; Convent Garage Co Inc to whom it may concern.

161ST st, 574-8 W (8:2119), ss, 100 e Bway, 72x99.11; pr mtg $70,000; June24'13; 3y6%; Wm Kuhn to Eliz wife said Wm Kuhn, 508 W 142. 10,000

161ST st W, swc Bway, see Bway, swc 161.

164TH st, 503-5 W (8:2121), ns, 100 w Ams av, 50x99.11; June18; June23'13; due Sept18'13, 6%; Manchester Leasing Co to Fredk C Simons, Great Neck, LI. 350

164TH st, 503-5 W; Mar24; June23'13; 1y 6%; Manchester Leasing Co, 55 Liberty to Andw J Dam, 141 E 39. 1,100

180TH st, 516 W, see Audubon av, 289-91.

182D st, 532 W (8:2155); ext of $3,000 mtg to May17'16 at 5%; June17; June21 '13; Bankers Trust Co with Gustav Saenger, 17 E 11. nom

185TH st W, ss, 150 w St Nich av, see 32d, 344-6 E.

207TH st W, nwc Ams av, see Ams av, 3868.

Amsterdam av, 590 (4:1236), ws, 50.8 s 89th, 25x100; June20; June23'13; 3y6%; Dengler Bros Inc, a corpn, to St Laurentius Kranken Unters's Verein, 418 W 50. 8,000

Amsterdam av, 590; certf as to above mtg; June20; June23'13; same to same.

Amsterdam av, 592 (4:1236), ws, 25.8 s 89th, 25x100; PM; June16; June21'13, 5y5%; Dengler Bros Inc to Chas J Pflug, 53 Stuyvesant av, Bklyn, et al as exrs, &c, Adam Dengler. 28,000

Amsterdam av, 3868 (8:2219), nwc 207th, —x—; leasehold; pr mtg $17,000; May 28; June26'13; due &c as per notes; Nicolaus Wrede, 270 W 37, to Martin J Martell & Jno V Fitzpatrick, 1543 St Nicholas av. 9,500

Audubon av, 289-91 (8:2152), sec 180th (No 516), 38x95; PM; pr mtg $40,000; June 20; June21'13; due, &c, as per bond; Casper B Ughetta to Minot W Seaman, Catskill, NY, & ano. 5,000

Bowery, 263 (2:427), es, abt 200 n Stanton, 24.3x101.1x24.3x101; pr mtg $21,000; June9; June23'13; 1y6%; Hyman Berkowitz, 110 Forsyth to Lembeck & Betz Eagle Brewing Co, 173 9th, Jersey City, NJ. 4,000

Bowery, 303 (2:456); ext of $17,000 mtg to June23'16 at 5%; June11; June26'13; Title Guar & Trust Co with Edwin Baldwin & Jno Cawein, exrs Jno H McGurk. nom

Broadway, 886-8 (3:847), sec 19th (No 22), 45.8x108.9x33.10x123; also 19TH ST, 28 E (3:847), ss, 123 e Bway, runs se20x sw92xnw15.2xw8xne95 to beg; 1-10 pt AT; June24; June25'13; due &c as per bond; Emily G Woolley at Neuvville, Switzerland & Frances S Barnes, 269 W 72 to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway. 25,000

Broadway, 2633-5 (7:1877), ws, 100.11 n 99th, 60.3x219x69.5x220.4; leasehold; June 19; June24'13; due &c as per bond; Quincy Amusement Co, 2633 Bway to Fleischmann Bros Co, 507 5 av. 25,000

Broadway, 2633-5; certf as to above mtg; June19; June24'13; same to same.

Broadway (8:2137), swc 161st, 99.11x 125; bldg loan; June25'13; due Sept1'18; 6% until completion of bldg & 5½% thereafter; Herbert Dongan Constn Co to Metropolitan Life Ins Co, 1 Mad av. 400,000

Broadway (8:2137); same prop; certf as to above mtg; June25'13; same to same.

Broadway (8:2137), same prop; 2 sobrn agmts; June21; June25'13; same & Leicestershire Realty Co & Leo A Price with same. nom

Broadway (8:2137), same prop; sobrn agmt; Apr9; June25'13; Herbert Dongan Constn Co & Edw Casper, Franklin Pettit & Leicestershire Realty Co with same. nom

Broadway (8:2137), same prop; agmt as to share ownership in mtg; May13; June 25'13; Leicestershire Realty Co with Franklin Pettit, 340 W 88. nom

Columbus av (4:1121), nec 68th, —x—; ext of $50,000 mtg to May23'16 at 4½%; May23; June23'13; Henry Harburger with Bank for Savings in City NY. nom

Lenox av, 439 (7:1916), swc 132d (No 100), 24.11x75; June26'13; due &c as per bond; 132d St Realty Corpn, 100 W 132, to Jno J McGrath, 171 W 71. 30,000

Lenox av, 439; PM; pr mtg $30,000; June 26'13; due &c as per bond; same to Bernheimer & Schwartz Pilsener Brewing Co, Ams av & 128th. 4,000

Lexington av, 465 (Miscl) certf as to chattel mtg for $4,000; June24; June25'13; Carlton Private Sanitarium Inc, a corpn, to Oscar Linder of Schenectady, NY.

Lexington av, 857 (5:1399), es, 50.11 s 65th, 16.6x80; PM; pr mtg $12,000; June20; June21'13; 3y6%; Neil P Duross to Mary B Murphy, 165 E 62. 4,750

Madison av, 1217-21 (5:1499), sec 88th (No 46), 100.8x62.2; ext of $100,000 mtg to May15'15 at 4½%; May27; June24'13; NY Trust Co with Bank for Savgs, 280 4 av. nom

Madison av, 1217-21; ext of $10,000 mtg to May15'15 at 4½%; May27; June24'13; same with same. nom

Madison av, 1392-4 (6:1602), ws, 50.11 s 97th, runs s50xw103.11xn51.2xe92.1 to beg; agmt as to share ownership in mtg for $63,500; June19; June23'13; Chas Hoffman, 39 W 89, as committee Jno Rich & De Witt Fox, 411 West End av, trstes Alex Rich with Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74. nom

Madison av, 1392-4; ext of $63,500 mtg to June19'16 at 5%; June19; June23'13; same with Chas I Weinstein, 17 W 120. nom

Madison av, 1994 (6:1752), nwc 127th, 20.4x35; ext of $7,000 mtg to June23'16 at 5%; June23; June24'13; Robt L McGehee with Danl V McCarthy, 122 W 44. nom

Manhattan av, 483 (7:1947), ws, 18.5 n 120th, 15x80; June23; June24'13; 3y5%; Chas H Dockstadter, 483 Manhattan to Empire City Savgs Bank, 231 W 125. 6,000

Nagle av (8:2174), nws, at sws Arden, 130x129.6; bldg loan; May5; June25'13; 1y 6%; Brown Brothers Inc Owners & Builders, a corpn, to Union Mtg Co, 100 Bway. 125,000

Nagle av (8:2174), same prop; certf as to above mtg; May5; June25'13; same to same.

Nagle av (8:2174), same prop; 2 sobrn agmts; May5; June25'13; same & Robt E Phelan with same. nom

Park av, 886 (5:1393); ext of $12,000 mtg to May1'16 at 5%; June13; June26'13; Emelie P Regenburger, 215 W 98; Leonora Phillips & Henrietta Phillips, 886 Park av, with An Assoc for the Relief of Respectable Aged Indigent Females in City NY. nom

1ST av, 1069 (5:1351), ws, 50.2 n 58th, 25.1x75; June23'13; 5y5%; Bella Fisher & Flora Mautner to Emigrant Indus Savgs Bank. 4,000

1ST av, 2122 (6:1703), nec 109th (Nos 401-3), 25.10x95; June16; June20'13; 3y6%; Francesca Siviglia, 207 E 109, to Antonio Ruggiero, 225 E 115. 2,000

2D av, 1312 (5:1444), leasehold; June24 '13; demand; 6%; Jno J Gannon to Clausen-Flanagan Brewery, a corpn, 441 W 25. 6,000

2D av, 1471 (5:1431), ws, 75 s 77th, 25x 100; ext of $25,000 mtg to June20'18 at 5%; June20'13; Jas E Bale with Morris Morrison, 75 W 119. nom

2D av, 1992 (6:1674), es, 76 s 103d, 24.11x 100; June26'13; due &c as per bond; Esther Levine to Title Guar & Trust Co. 14,000

2D av, 1998 (6:1674), sec 103d (Nos 300-2), 26x100; June20'13; 5y5%; Nathan Schancupp, 151 E 81 to Emigrant Indus Savgs Bank. 20,000

3D av, 693 (5:1317), es, 100.5 n 43d, 20x 80; PM; pr mtg $13,000; June7; June25'13; due &c as per bond; Mayer & Jourmire Silverman to Rosa Epstein, 60 St Nich av. 4,000

3D av (6:1627), nwc 99th; sal Ls; June 21; June23'13; demand, 6%; Edw & Richd Butler to Geo Ehret, 1197 Park av. 3,600

3D av, 836 (5:1305), swc 51st (Nos 170-2), 20x80; pr mtg $15,000; June26'13; 1y5%; Kate W Kenney to Emigrant Indust Savgs Bank. 4,000

4TH av, 464 (3:861), nws, 21.7 ne31st, 20.1x78.11; June24'13; 3y5%; Sauer Realty Co to Bowery Savgs Bank, 128 Bowery. 7,000

4TH av, 464; consent to above mtg; June19; June24'13; same to same.

4TH av, 464; certf as to above mtg; June19; June24'13; same to same.

5TH av, 298 (3:832), swc 31st (No 2), runs s30xw75xs44xw25xn74 to st xe100 to beg; ½ pt; AT; pr mtg $36,000; June9; June23'13; due, &c, as per bond; Frederic E Gibert & Chas N Harris exrs, &c, Frederic E Gibert & Frederic E Gibert individ to Title Guar & Trust Co. 30,000

5TH av, 518 (5:1529), ws, 29 n 43d, 28x 125; June23; June24'13; 3y % as per bond; Henry G Trevor, Southampton, LI, to Farmers Loan & Trust Co, 22 Wm. 300,000

5TH av, 1075 (5:1500), es, 34 s 89th, 26x 100; PM; June23; June24'13; 3y5%; Geo D Gregory, 628 E 32d, Bklyn to Wm H Macy, Jr, Harrison, NY. 75,000

5TH av, 1076 (5:1500), sec 89th (No 2), 34x112; June20'13; 5y5%; Benj N Duke to U S Trust Co, 45 Wall. 250,000

7TH av, 320 (3:777), sal Ls; June13; June20'13; demand, 6%; Sarah McElroy to Lion Brewery, 104 W 108. 2,484.67

7TH av, 2208 (7:1936), ws, 75.6 s 131st, 25x75; pr mtg $20,000; June20; June23'13; 2y6%; Felice B Keene, 112 W 72, to City National Securities Co, a corpn, 2 Rector. 2,500

8TH av, 2540 (7:1941), es, 49.10 n 135th, 25x80; June17; June20'13; due &c as per bond; N & Z Realty Co to Title Guar & Trust Co. 18,000

8TH av, 2540; certf as to above mtg; June17; June20'13; same to same.

8TH av, 2540; sobrn agmt; June16; June 20'13; Harry L Rosen with same. nom

8TH av, 2733 (7:2045); ext of $23,000 mtg to July17'16 at 5%; June20; June25 '13; Bertha von Rimpler with Frederic deP Foster, Tuxedo Park, NY & ano trstes Jos W Minturn for Louisa Minturn. nom

9TH av, 483 (3:734); sal Ls; pr mtg $5,779; June19; June20'13; demand, 6%; Wm P Whalen to Kips Bay Brewing & Malting Co, 650 1 av. 2,000

9TH av, 859 (4:1065), ext of $25,000 mtg to June29'16 at 4½%; June29'11; June25 13; American Mtg Co with Morris D Solinger.

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[illegible] 9TH av, S61 (4:1065); ext of $35,000 mtg [illegible] at 6%; June29'11; June25 13; Vermilyea Mtg Co with Morris D Solinger. nom

m**11TH av, 602** (4:1073), es, 61.9 s 45th, 19.2x'70; PM; June20'13; due, &c, as per bond; Adelia J Sparks widow, Bklyn, to Mary E Birrell, 2 W 86, trste Leander Sarles. 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (miscl) as to mtg or deed of trust to be dated May15'13; May15; June26'13; Times Land & Impt Co to Victor K Moore, Arch bet Forks, Essex Co, NY, trste [illegible]

m**Certf** (5:1364) as to mtg or deed of trust dated July1'13; June19; June26'13; Artificial Ice Co to Hudson Trust Co, trste

m**General mtg** (miscl), car & R R equipment agmt, ls, etc; agmt that ls & mtg for $500,000 dated May1'12 shall be supplemented & amended by additional equipment, etc; June2; June23'13; Guaranty Trust Co of N Y as trste with Rutland R R Co. supplemental agmt

MORTGAGES.

Borough of the Bronx.

m**Barretto st, 934** (10:2723); asn rents to secure $1,000; June25; June26'13; due Dec 25'13, 6%; Jacob Gumpel, 215 Audubon av, to Fannie Podolsky, 447 E 9. 1,000

m**Barretto st** (10:2723), nec Simpson, 50x 105; pr mtg $62,000; June25; June26'13; installs, 6%; Jacob Gumpel, 215 Audubon av, to Fannie Podolsky, 447 E 9. 1,000

m**Charlotte st, 1412** (11:2977); given as security for deposit of $1,500 given to secure performance of terms of lease; pr mtg $90,000; June5; June24'13; 3y3%; Narcorth Realty Co to Louis & Mandel Bandes, 1532 Webster av. 1,500

m**Crotona Park E** (11:2937), nec Prospect av, 44x90; June25; June26'13; due &c as per bond; Annie Leahy to Title Guar & Trust Co. 10,000

m**Dawson st, nwc Leggett av,** see Leggett av, nwc Dawson.

m**Elsmere pl** (11:2955), —s, bet Prospect av & Marmion av, being lot 9 blk 2955 tax map; transfer of tax lien for yrs 1906-1911, assessed to unknown; Dec16'12; June 20'13; 3y 11 8-10%; City N Y to Nathan Himowich, 113 Canal. 1,062.07

m**Fox st** (10:2718), nwc 167th, 48.7x102.2x 81.3x78.8; ext of $50,000 mtg to July1'16 at 5%; June18; June20'13; American Missionary Assn with J C Gaffney Constn Co, 1148 Tiffany. nom

m**Freeman st,** (11:2965), ns, 60 e from an angle in ns said st where same turns, runs nw25.2 to intersection nes Freeman & es Stebbins av xn113.2xe53xs116.5 to Freeman xw53.1; June20; June21'13; 1y6%; Freeman-Stebbins Co Inc to Morris Osmansky, 112 W 113. 50,000

m**Freeman st** (11:2965), same prop; certf as to above mtg; June20; June21'13; same to same.

m**Freeman st, 990** (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4; PM; pr mtg $——; June26'13; 4y6%; Felix Prince, 746 St Nicholas av, to Jacob Larus, 707 St Nicholas av. 2,000

m**Freeman st, nes, at es Stebbins av,** see Stebbins av, es, at nes Freeman.

m**Kelly st** (10:2701), nwc 156th, 100x25; pr mtg $9,000; June25; June26'13; due &c as per bond; Jos W Babcock to Eliz C Muller, 316 E 120. 3,000

m**Light st, nwc Dyre av,** see Dyre av, nwc Light.

m**Light st (*),** ss, 100 w Rombouts av, runs w50.10 to N Y W & B R R Co xsw 101.9xs10.11xe75xn100 to beg; June23; June 25'13; 5y6%; Dyre Ave Realty Co to First Mtg & Real Estate Co, 30 E 42. 7,000

m**Light st (*),** nwc Rombouts av, 50x100; June23; June25'13; 5y6%; Dyre Av Realty Co to First Mtg & Real Estate Co, 30 E 42. 3,350

m**Lorillard pl, 2343,** see 3 av, 4566.

m**Magenta st (*),** ns, bet Bronxwood av & White Plains rd, being lot 215 on map Assoc Lace Makers; transfer of tax lien for yrs 1906 to 1911, assessed to ——; May12; June25'13; 3y10%; City of N Y to Albt L Lowenstein, 12 West Fordham rd. 183.08

m**Minerva pl** (12:3319), ns, 100 w Grand blvd & concourse, runs n125xw25xw26.8xs 115.7 to pl xe50 to beg; also ANTHONY AV (12:3319), ws, 50 n Minerva pl, 25x100; pr mtg $15,500; June26'13; due &c as per bond; Dorothea Essig to Addie A Sullivan, 343 E 141. 3,200

m**Seabury pl** (11:2966-2977), es, 50 s 172d, 45x100; June24; June25'13; due Dec1'16; 5%; Angel Constn Co, Inc, a corpn to Dollar Savgs Bank, 2808 3 av. 29,000

m**Seabury pl** (11:2966-2977), same prop; certf as to above mtg; June24; June25'13; same to same.

m**Seabury pl, 1468** (11:2966-2977), es, 185 s 172d, 45x100; June25'13; 5y5%; Angel Constn Co, Inc, a corpn, to Reuben Isaacs, 829 West End av trste Israel Isaacs for Mabel Bloomberg. 31,500

m**Seabury pl, 1468;** certf as to above mtg; June25'13; same to same.

m**Seabury pl** (11:2966-2977), es, 50 s 172d, 3 lots ea 45x100; 3 mtgs ea $5,000; 3 pr mtgs $29,000 ea; June24; June25'13; due &c as per bond; Angel Constn Co, Inc, a corpn, 1228 Hoe av, to Jas T Barry, 1149 Boston rd. 15,000

m**Seabury pl** (11:2966-2977), es, 50 s 172d, 135x100; certf as to 3 mtgs for $5,000 ea; June24; June25'13; Angel Constn Co to Jas T Barry.

m**Seabury pl** (11:2966-2977), es, 95 s 172d, 45x100; also SEABURY PL (11:2966 & 2977), es, 140 s 172d, 45x100; agmt apportioning mtg for $58,000 so as there will be a lien of $29,000 on each of above parcels & agmt extending same to Dec1'16 at 5%; June24; June25'13; Dollar Savgs Bank of City of NY with Angel Constn Co, 1228 Hoe av. nom

m**Seabury pl** (11:2966 & 2977), es, 230 s 172d, 45x100; ext of $29,000 mtg to Dec1 '16 at 5%; June24; June25'13; Dollar Savgs Bank of City NY with Angel Constn Co, Inc, 1228 Hoe av. nom

m**Seabury pl, es, 140 s 172d,** see Seabury pl, es, 95 s 172d.

m**Silver st (*),** ss, 116.2 sw rd from Westchester to Boston Post rd, runs s100xw 50xs42.11xw25.3xn139.2 to st xe75 to beg; June26'13; 3y6%; Thos B Watson, 1551 Eastchester rd, to Chas F Halsted, 174 Prospect pl, Bklyn, trstes Mary J Halsted. 3,750

m**Simpson st, nec Barretto,** see Barretto, nec Simpson.

m**Tiffany st, 1142** (10:2718), es, 287.1 n 167th, 30x113.2; PM; pr mtg $4,000; June 20; June23'13; 1y6%; Chas Schlesinger & Harry Gillman to Kandel Concrete Co, 2 W 119. 1,500

m**West st** (11:3124), ss, abt 245 w Daly av, 50x88.7 to 181st x50.6x81.4; June20; June 23'13; due, &c, as per bond; Peter A Peterson, Perth Amboy, NJ, to City Real Estate Co, 176 Bway. 32,000

m**135TH st, 831 E** (9:2263), ns, 208.4 e Brook av, 27x100; ext of $15,500 mtg to Feb15'15 at 5%; Feb15; June25'13; Hermina Pundt to Jacob Brown. nom

m**135TH st E** (9:2263), ns, 181.4 e Brook av, 54x100; pr mtg $30,500; June24; June 25'13; installs; 6%; Jacob Brown to Hyman Fish, 137 Cathedral pkwy. notes 6,500

m**147TH st E** (9:2273), ss, 100 e Brook av, 25x100; PM; June23; June24'13; 3y5%; Aimee B Wenzel to Christina Miller, 596 St Ann's av. 2,000

m**149TH st E** (9:2327), ss, 175 e Courtlandt av, 25x106.6, except part for 149th; pr mtg $25,000; June20; June24'13; 1y6%; Abr Kaufman to Danl Woodcock, 1166 Pacific, Bklyn. 10,000

m**151ST st E** (9:2441), ns, 100 w Morris av, 50x118.1x50x117.11; June23; June24'13; due, &c, as per bond; Guiseppe Fusco to Luigi Porpora, 729 9 av. 3,000

m**156TH st E, nwc Kelly,** see Kelly, nwc 156th.

m**156TH st E, nwc So blvd,** see So blvd, nwc 156th.

m**156TH st, 780 E,** see Tinton av, 730.

m**165TH st, 721 E** (10:2650), ext of $6,500 mtg to July24'16 at 5%; June5; June24'13; Harriet W Winslow trste Jno F Winslow with Edw Fluhr exr Philip Fluhr. nom

m**165TH st E, sec Grant av,** see Grant av, sec 165.

m**165TH st E, swc Grant av,** see Grant av, swc 165.

m**165TH st E, sec Sherman av,** see Grant av, swc 165.

m**167TH st E, nwc Fox,** see Fox, nwc 167.

m**170TH st E, ss, 102.1 w Boston rd,** see Boston rd, ns, 85 w 170th.

m**172D st E** (11:2966), ws, 150 s Boston rd ,200x100; June24'13; 1y5½%; Sole Realty & Constn Co, 641 E 183, to Comity Mtg Co, 40 Wall. 63,100

m**172D st E** (11:2966), same prop; certf as to above mtg; June24'13; same to same.

m**174TH st E, swc Hoe av,** see Hoe av, swc 174th.

m**175TH st E** (11:2944), ss, bet Arthur & Crotona avs, being lot 35 blk 2944 tax map; transfer of tax lien for yrs 1902-1911, assessed to unknown; Dec16'12; June 20'13; 3y 9 9-10%; City NY to Nathan Himowich, 113 Canal. 1,502.01

m**176TH st E, swc Marmion av,** see Marmion av, swc 176.

m**179TH st E, swc 3 av,** see 3 av, swc 179.

m**179TH st E, nec Mohegan av,** see Mohegan av, nec 179th .

m**181ST st E** (11:3081), ss, 50 w Belmont av, 69.3x115x—x97.11; pr mtg $57,000; June14; June24'13; due Aug8'13,6%; Jno Perry, 646 E 181 to Thos H Calhoun, 414 Convent av. 600

m**182D st E, sec Clinton av,** see Clinton av, sec 182d.

m**187TH st, 737 E** (11:3104); agmt as to share ownership in mtg of $32,000; Jan 24; June23'13; City Real Estate Co with Mary E O'Sullivan & Michl E O'Donovan exrs Thos J O'Sullivan. nom

m**188TH st E** (11:3023), nec Tiebout av, 29x83.3; June19; June20'13; due &c as per bond; Schorn Co, a corpn, to Manhattan Mtg Co, 200 Bway. 22,000

m**188TH st E;** same prop; certf as to above mtg; June19; June20'13; same to same.

m**188TH st E** (11:3023), ns, 29 e Tiebout av, 38x83.3; June19; June20'13; due &c as per bond; Schorn Co, a corpn, to Manhattan Mtg Co, a corpn, 200 Bway. 20,000

m**188TH st E** (11:3023); same prop; certf as to above mtg; June19; June20'13; same to same.

m**190TH st E** (11:3174), ss, 168.6 e Morris av, 43x106; June2; June26'13; demand, 6%; Henry F A Wolf Co to Louis Reichardt, 62 W 120. 32,000

m**218TH st E, sec Bronxwood av,** see Bronxwood av, sec 218.

m**224TH st E (*),** ns, 175.11 e Paulding av, 50x109.6; June19; June25'13; installs; 6%; Margt E Watts, 2144 Haviland av to Serial Bldg Loan & Savgs Instn, 195 Bway. 3,700

m**228TH st E (14th) (*),** nwc White Plains av (3d st), runs n96.9xnw9.3xsw 110.9 to White Plains rd (3d st) xe50 to beg; plot begins at boundary line between cities of NY & Mt Vernon, distance 85 from ns 242d, runs nw82.9xn25xe76.10 xs25.8 to beg, being lot 78C on amended map (1108B) Penfield prop; June13; June 25'13; 3y6%; Pasquale Yannantuono or Guanantuono, Mt Vernon, NY, to Kath G Boland, —— Oak av, Eastchester, NY. 1,600

m**230TH st E (*),** ns, 80.6 w White Plains rd, 25x114; May24; June26'13; 3y5½%; Grace, wife of & Angelo Pandolfo, to Eliz K Dooling, 179 E 80. 4,000

m**233D st E (*),** ns, abt 100 e Barnes av, runs e35xn44.3xsw57.1 to beg; June18; June20'13; 3y6%; Jno D Murray, 4124 Boyd av, to North Side Mtg Corpn, 391 E 149. 1,000

m**237TH st E** (12:3391), ns, 100 e Martha av, 100x100; PM; pr mtg $12,750; June19; June21'13; due Dec19'13, 6%; Wesley Constn Co to Jno McGonegal, 413 E 240. 3,000

m**Anthony av, ws, 50 n Minerva pl,** see Minerva pl, ns, 100 w Grand blvd & concourse.

m**Arthur av, 2294** (11:3071); sal Ls; June 23; June24'13; demand, 6%; Edw A Klingbeil, 2187 Arthur av, to Henry Elias Bwg Co, 403 E 51. 3,500

m**Bathgate av** (11:2922), es, 49.7 n 174th, 50x95; leasehold; May22; June20'13; demand, 6%; Abe G Michaels to Jennie Reichman, 199 Belmont. 500

m**Bathgate av** (11:3055), es, 115.8 s 187th, 38.6x90; ext of $20,000 mtg to June30'16 at 5%; June14; June24'13; Wilhelmina M Bonhag et al with Jas Stokes, Ridgewood, Conn. nom

m**Beach av (*),** es, 225 s Lacombe av, 45x 100; June17; June25'13; 3y6%; D J Dillon Co to J Homer Hildreth trste, 362 E 136. 4,500

m**Beach av (*),** same prop; certf as to above mtg; June17; June25'13; same to same.

m**Bergen av, ws, abt 199.1 n 152d,** see 3 av, 2952.

m**Boston rd** (11:2937), ns, 85 w 170th, runs n102.1 to ss 170th xnw1.1xs28.5xw12.9 xs83.8 to rd xe25 to beg; June20'13; 3y5%; Andw W Gerlach to Leah Bartley, 122 Elm, New Rochelle, NY, et al, trstes for Isabella Miller, will Mary A Ferguson. 6,000

m**Boston av** (12:3254), ss, abt 491 e Perot, runs e71xs86.6xsw32.11xnw50.4xw49xn65 to beg; June26'13; installs, 6%; Jas M Kieran to Teachers' Co-Operative Bldg & Loan Assn of City NY, 170 E 60. 9,400

m**Boyd av (*),** es, 275 s Barnes av, 25x 97.6; June20; June23'13; 3v6%; Edw Cahill to Geo Hauser, 1462 St Lawrence av. 400

m**Bronxwood av (*)** es, 75 n 213th, 25x 100; June24; June25'13; due &c as per bond; Vincenza Nardiello, 141 W 3 to North Side Mtg Corpn, 391 E 149. 2,000

m**Bronxwood av (5th) (*),** sec 218th (4th), 105x60, Wakefield; pr mtg $——; June20; June23'13; due Oct20'14, 6%; Henrietta C Brown to Mary A Grace, 49 Charlton. 500

m**Cambreleng av (Pvne), 2486** (11:3090), es, 606.3 n 188th (Bayard) 18.9x157; pr mtg $1,500; June20; June25'13; due Dec 20'14; 6%; Giuseppe & Angelo Sassani to Michele Giordano, 2494 Cambreling av. 1,300

m**Cauldwell av, 715** (10:2624), ws, 212.6 s 156th, 18.9x115; PM; pr mtg $5,500; June 25'13; 3y6%; Abr Axler to Elma L Holton, 715 Cauldwell av. 1,500

m**Clinton av** (11:3097-3099), sec 182d, 70.4 xS2.8x70x90; pr mtg $50,000; June19; June 20'13; due Dec 19'13, 6%; Normal Constn Co to Rockland Realty Co, 509 Willis av. 2,000

m**Clinton av** (11:3097-3099); same prop; certf as to above mtg; June19; June20'13; same to same.

m**Creston av** (11:3165), es, 205.1 s 189th, runs e86.3xs10xe8.8xs60xw95 to av xn70 to beg; PM; June12; June21'13; 3y5½%; H Nelson McLernon to Addie B Seligman, 1 E 59 & ano admr Simon Bernheimer. 7,500

m**Creston av, 2767** (12:3318), ws, 578 n 196th, 16.4x100.4; PM; June23; June24'13; 3y5%; Wm O'Connell to Johanna A Koster, 2767 Creston av. 3,800

m**Dyre av (*),** nwc Light, 25.3x106.4x25x 109.11; June23; June25'13; 5y6%; Dyre Av Realty Co to First Mtg & Real Estate Co 30 E 42. 3,500

m**Elton av, 897** (9:2383), ws, 50.8x106.9x40 x74, ss; certf as to mtg for $30,000; June 13; June24'13; Chas T Streeter Constn Co to Alfd S Brown & ano exrs Mary N Mayo.

m**Elton av, 897** (9:2383), ws, 95.6 s 162d, 50.7x73.6x39.11x104.9; June18; June23'13; 4 y5%; Chas T Streeter Constn Co, a corpn, to Alfd S Brown, 14 E 44 & ano, exrs, &c, Mary N Mayo. 30,000

m**Elton av, 897;** pr mtg $30,000; June18; June23'13; 3y6%; same to Ottilie M Hochreiter, 688 E 133. 5,000

m**Elton av, 897;** certf as to above mtg for $5,000; June18; June23'13; same to same.

m**Elton av, 897;** subrn of mtg for $15,952.08 to mtg for $30,000; June18; June 23'13; Oliver E Davis with Alfd S Brown, 14 E 44, & ano exrs, &c, Mary N Mayo. nom

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m**Findlay av, 1306** (11:2783), es, 155.7 n 169th, 20x100; PM; pr mtg $——; June21; June23'13; due, &c, as per bond; Benj Steirman & Alfd Weinstock, 1278 Webster av, to Jno Marquardt, 1306 Findlay av. 1,300

m**Grant av** (9:2447), sec 165th (No 250), 80.10x31.1x80.9x30; ext of $24,000 mtg to June18'16 at 5%; June18; June24'13; Emily M Wheeler with Mitchell-McDermott Constn Co. nom

m**Grant av** (9:2447), swc 165th, 81.2x201 to es Sherman av xn56.4xe202.5 to beg; P M; June23'13; due May12'18, 5%; Lillian B Rogers to Frederic A de Peyster, 13 E 86 et al. 10,000

m**Haviland av (10th st)** (*), ss, 305 e Castle Hill av (Av C), 100x108, Unionport, except pt for Haviland av; June25; June26'13; due &c as per bond; Anna R, Kilner D, Thos J, Jno C, Helen D, Wm & Mary C Newman, by Nellie A Newman, gdn, & the said Nellie A Newman, individ, to Frederike Koppelmann, 1410 Crotona av. 3,000

m**Hoe av** (11:2983), swc 174th, 100x38; PM; pr mtg $45,500; June5; June20'13; 3y 6%; Trask Bldg Co, 1662 Boston rd, to H W & B Realty Corpn, 499 Willis av. 2,000

m**Leggett av** (10:2695 & 2687), nwc Dawson, runs sw along st 100xnw28xne97.3 to av xe0.11 to an angle xse27.4 to beg; ext of $25,000 mtg to July6'18 at 5½%; June 4; June23'13; Harriet W Winslow trste Jno F Winslow with Katie Dreyer & Ehler H Ernst. nom

m**Longfellow av** (10:2754), ws, 307.3 n 167th, 25x100; pr mtg $7,000; June23; June 24'13; 3y6%; Frank Fischer, 2184 Valentine av to Ellen F Donlin, 2681 Marion av. 1,700

m**Longfellow av, 1151** (10:2754), ext of $7,000 mtg to June15'18 at 5%; June23; June25'13; Edwin W Bullinger with Frank Fischer, 2184 Valentine av. nom

m**Marmion av** (11:2953), swc 176th, 100x 62; bldg loan; June20; June21'13; due, &c, as per bond; Frank A Wahlig Co to Jas G Wentz, 335 West End av. 46,500

m**Marmion av** (11:2953), same prop; certf as to above mtg; June20; June21'13; same to same.

m**Marmion av** (11:2953), ws, 140 s 176th, 50x146; sobrn agmt; June4; June21'13; Norton A Kent to City Real Estate Co, 176 Bway. nom

m**Marion av** (11:3024), ses, 22 ne 184th, 25x127, except pt for av; sobrn agmt; June 17; June20'13; Mary A Howley with Bronx Security & Brokerage Co, 258 E 138. nom

m**Mayflower av** (*), es, 124 s Alice, 50x 100; PM; June19; June20'13; due &c as per bond; Teodoro Grassi, 401 E 100, to Felix Prost, 1898 Belmont av. 650

m**Mohegan av** (11:3123), nec 179th, 99.1x 95.2; June25; June26'13; due &c as per bond; Annie Leahy, New Rochelle, NY, to Title Guar & Trust Co. 8,000

m**Monterey av, ws, abt 100 n 180th,** see Quarry rd, 2112.

m**Morris av** (9:2437), es, 75 n 165th, 35x 92.5; June21; June24'13; due, &c, as per bond; Cath E Hodgins, 1042 Morris av, to Chas M Neville, 3236 Decatur av. 1,500

m**Morris av** (11:2829), ws, 180 s 179th, 20 x100; June23'13; due, &c, as per bond; Chas F Siemons to Title Guar & Trust Co. 7,000

m**Mt Hope av, sec Tremont av,** see Tremont av, sec Mt Hope av.

m**Mulford av (*),** ws, 175 s Alice, 25x100; June23; June24'13; due Dec 16'15; 6%; Emaline Putney to Jennie Y Hallock, 2070 Honeywell av. 1,200

m**North Chestnut dr (*),** ss, 400 e e l North Chestnut dr, 40x100x41x100, being lot 114, amended map Bronxwood Park; PM; pr mtg $400; June23; June24'13; due, &c, as per bond; Vita M D'Amore, 2106 Prospect av, to Jos E Butterworth, 5 Colden av, White Plains, NY. 190

m**Prospect av, ws, 225 n 156th,** see Westchester av, es, 44.5 s 156.

m**Prospect av (*),** ss, 825 e Throggs Neck rd, 25x116.1x25x115.4; June23; June24'13; due &c as per bond; Pasquale Cestaro, 345 E 122 to Jno E Hartz, 519 Timpson pl. 1,400

m**Prospect av, nec Crotona Park E,** see Crotona Park E, nec Prospect av.

m**Quarry rd, 2112** (11:3062), ses, 37.5 e 3 av, runs ne 58.10xe138.5 to ws Monterey av xs59.5xw115.1xw74.3 to beg; May29; June20'13; 2y6%; Tripoli Realty Co & Frank Capobianco to F Paul A Vaccarelli, 354 E 116. 2,500

m**Quarry rd, 2112, & Monterey av;** certf as to above mtg; May28; June20'13; same to same.

m**Rombouts av, nwc Light,** see Light nwc Rombouts av.

m**St Lawrence av, 1447** (*); sal Ls; Apr 29; June26'13; demand, 6%; Jno H Jachens to Jacob Ruppert, a corpn, 1639 3 av. 3,245.57

m**Sherman av, sec 165th,** see Grant av, s wc 165.

m**Southern blvd** (10:2720), nwc 156th, being lot 93 blk 2720 tax map; transfer of tax lien for years 1906 to 1908, assessed to unknown; Apr10'11; June26'13; 4y5%; City NY to Tax Lien Co of NY, 68 William. 2,813.27

m**Southern blvd** (11:2978), ws, 155.5 n 173d, 84x50; ext of $7,500 mtg to June5'18 at 6%; June5; June20'13; Ekin Holding Co with Trask Bldg Co, 1662 Boston rd. nom

m**Stebbins av** (11:2965), es, at nes Freeman, runs se25.1xe60xn113.1xw71.8 to es Stebbins av xs87.5 to beg; June20; June21 '13; 1y6%; Freeman-Stebbins Co, Inc, to Morris Osmansky, 112 W 113. 75,000

m**Stebbins av** (11:2965), same prop; certf as to above mtg; June20; June21'13; same to same.

m**Stebbins av, nec Freeman,** see Freeman, ns,, 60 e from an angle in ss Freeman.

m**Tibbett av** (13:3415), ws, 265.2 s 246th, 70x100; June11; June21'13; due, &c, as per bond; Delafield Estate, a corpn, to Title Guar & Trust Co. 7,000

m**Tibbett av** (13:3415), same prop; certf as to above mtg; June11; June21'13; same to same.

m**Tiebout av, nec 188th,** see 188th E, nec Tiebout av.

m**Timpson av (*),** ws, 100 n 205th, 25x100; June24; June25'13; 3y6%; Jos A Mascia, 775 So Oak dr to North Side Mtg Corpn, 391 E 149. 700

m**Tinton av, 730 (Beach)** (10:2665), nes, at ss 156th (No 780), 97.10x15.4x96x34.5; PM; pr mtg $20,000; June19; June20'13; due &c as per bond; Valentine Gies to Emil F Lumpe, 730 Tinton av. 10,000

m**Tinton av, ws, abt 50 s 156th,** see Westchester av, es, 44.5 s 156.

m**Tremont av** (11:2804), sec Mt Hope av (Monroe), 24.6x60.11x24.6x60.3; pr mtg $——; June24'13; 1y6%; Clement H Smith Co to Minnie Behrens, 2021 Morris av. 3,000

m**Tremont av** (11:2804), same prop; certf as to above mtg; June23; June24'13; same to same.

m**Westchester av** (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xne13.9 to Tinton av, xn29.11xsw6.10xw65.8 to beg; also PROSPECT AV (10:2676), ws, 225 n 156th, 20x100; pr mtg $——; June23; June24'13; due Jan23'14, 6%; Rebecca Goldberg, 937 E 156, to David L Schwartz, 777 Hewitt pl. 2,000

m**White Plains av, nwc 228th,** see 228th E, nwc White Plains av.

m**3D av** (11:3061), swc 179th, 100.4x109.1 x102.7x115.4; pr mtg $15,000; June23; June 25'13; due &c as per notes; T J McGuire Constn Co to West Side Bank, 481 8 av. notes 15,000

m**3D av** (11:3061), same prop; certf as to above mtg; June21; June25'13; same to same.

m**3D av, 4566** (11:3055), nes, at ws Lorillard pl (No 2343), 51.2x91.9x40x123.8, except pt for av & pl; PM; June24; June26 '13; 1y5%; Belmont Sq Market (Inc) to Jno J Brady, 2395 Valentine av. 16,500

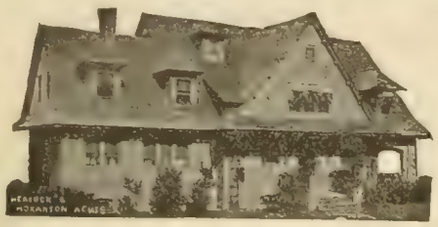
m**3D av, 2952** (9:2362), es, 199.1 n 152d, 25x186 to Bergen av (No 643); leasehold; bldg loan; June23'13; due Oct1'20, 6%; Starrett Constn Co Inc, 7 E 42 to Eliz Wilhelm, 383 E 155 & ano. 7,000

m**Plot begins at boundary line bet cities Mt Vernon & N Y,** see 228th E, nwc White Plains av.

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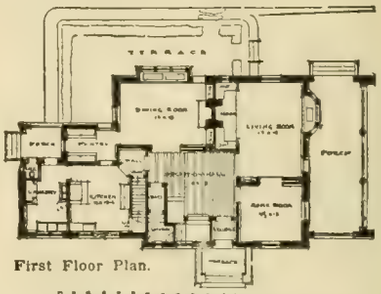


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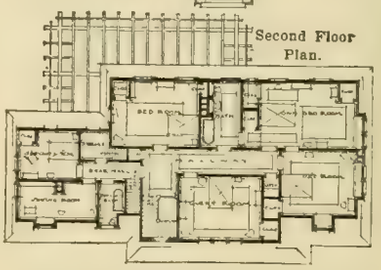
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